

April 24, 2024

PROJECT NAME: SWEET DIXIE SOUTH RV PARK

PROJECT NUMBER: 2016080002

APPLICATION: MAJOR SITE PLAN #30849

- 1 DEPARTMENT: ENGDRN - STORMWATER REVIEW  
REVIEW ITEM: 6.13.2.B(8) - Calculation & Plan Consistency  
STATUS OF REVIEW: INFO  
REMARKS: This item will be reviewed upon 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: Copy of District Permit (County Interest)  
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: 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](mailto: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: 12/20/23 - add waivers if requested in the 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: 6.15.3 - Fire Protection/Fire Flow Capacity  
STATUS OF REVIEW: INFO  
REMARKS: defer to MCFR; public water NOT available.

- 8 DEPARTMENT: DOH - ENVIRONMENTAL HEALTH  
REVIEW ITEM: Additional Health comments  
STATUS OF REVIEW: INFO  
REMARKS: Park can file letter if RV spaces each have water and sewer hookups and park will only allow self contained RVs then no water filling station, dump station, bath house required.  
RV park permit is required for any park with more than 5 spaces. Permit and fees required before park can be open and operating.  
RV spaces meet the required 1200sqft per space
- 9 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: 200903SU and 161002SU both granted permissions for the development seen here
- 10 DEPARTMENT: 911 - 911 MANAGEMENT  
REVIEW ITEM: Additional 911 comments  
STATUS OF REVIEW: INFO  
REMARKS: When applying for permit the entire property needs to be shown on the site plan as well as the location of all current structures and the new structures going on the property. All roadways that are along property lines need to be shown and labeled correctly on the site plan.
- 11 DEPARTMENT: ZONE - ZONING DEPARTMENT  
REVIEW ITEM: 2.12.24 - Landscape requirements/6.8.6 - Buffering  
STATUS OF REVIEW: INFO  
REMARKS: Show buffering per landscape requirement
- 12 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: Provide sign information if applicable.
- 13 DEPARTMENT: ZONE - ZONING DEPARTMENT  
REVIEW ITEM: 2.12.27 - Show location of outside storage areas  
STATUS OF REVIEW: INFO  
REMARKS: Provide outside storage areas if applicable.
- 14 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]."

15 DEPARTMENT: ENGDRN - STORMWATER REVIEW

REVIEW ITEM: 2.12.13/14/15 - General Exhibits

STATUS OF REVIEW: NO

REMARKS: Please provide a National Wetland Inventory map & a FEMA flood map

16 DEPARTMENT: ENGDRN - STORMWATER REVIEW

REVIEW ITEM: 2.12.38 - Stormwater Maintenance Entity

STATUS OF REVIEW: NO

REMARKS: Please identify the owner/representative who will be signing the owner's certification below the date and signature lines

17 DEPARTMENT: ENGDRN - STORMWATER REVIEW

REVIEW ITEM: 6.13.2.B(4) - Hydrologic Analysis

STATUS OF REVIEW: NO

REMARKS: See comment under "6.13.4.D - Recovery Analysis"

18 DEPARTMENT: ENGDRN - STORMWATER REVIEW

REVIEW ITEM: 6.13.4.D - Recovery Analysis

STATUS OF REVIEW: NO

REMARKS: Please provide the recovery calculations to show that the modified DRA recovers with 14 days. If the DRA does not fully recover in the 14 days, the DRA must be designed to retain an additional Post-Pre volume during a second design storm (this is typically a second 100-year 24-hour storm)

- 19 DEPARTMENT: ENGDRN - STORMWATER REVIEW  
REVIEW ITEM: 6.13.6.C - Best Management Practices  
STATUS OF REVIEW: NO  
REMARKS: Please provide a karst repair detail in the plans
- 20 DEPARTMENT: ENGDRN - STORMWATER REVIEW  
REVIEW ITEM: 6.13.2.A(11)(a) - Construction Entrance  
STATUS OF REVIEW: NO  
REMARKS: Please provide a construction entrance in the plans
- 21 DEPARTMENT: ENGDRN - STORMWATER REVIEW  
REVIEW ITEM: 6.10 - Karst Topography and High Recharge Areas  
STATUS OF REVIEW: NO  
REMARKS: Please provide a signed and sealed karst analysis
- 22 DEPARTMENT: ENGDRN - STORMWATER REVIEW  
REVIEW ITEM: 7.1.3 - Drainage Construction Specifications  
STATUS OF REVIEW: NO  
REMARKS: We need the following note on the cover page of the plans: "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."
- 23 DEPARTMENT: ENGDRN - STORMWATER REVIEW  
REVIEW ITEM: 6.13.12 - Operation and Maintenance  
STATUS OF REVIEW: NO  
REMARKS: An operation and maintenance manual is required for all projects. This is a standalone document from the plans and calculations. If you need an example of O&M documents that have been approved in the past, contact the stormwater department. The O&M manual will need to have the following certification on the cover: "I hereby certify that I, my successors, and assigns shall perpetually operate and maintain the stormwater management system and associated elements in accordance with the specifications shown herein and on the approved plans." This certification must be signed by the current property owner or their authorized representative. We used the State of Florida Sunbiz website to verify agents/member/officers of business entities. If the owner is an out of state organization we will need to see articles of incorporation/organization to verify the authority of the individual signing the certifications. For property ownership, we use the Marion County Property Appraiser's website. If you need an example contact the stormwater department.
- 24 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 drainage report/letter. A hard copy signed and sealed report can be submitted if desired.
- 25 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: NO  
REMARKS: 12/20/23 - fee due with resubmittal

- 26 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:
- 27 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW  
REVIEW ITEM: 2.12.4.A - Type of application on front page  
STATUS OF REVIEW: NO  
REMARKS: 12/20/23 - type of application is Major Site Plan
- 28 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:
- 29 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:
- 30 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW  
REVIEW ITEM: 2.12.4.G - A key location or vicinity map, with north arrow, with reference to surrounding properties, streets, municipal boundaries, sections, ranges, and township  
STATUS OF REVIEW: NO  
REMARKS:
- 31 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW  
REVIEW ITEM: 2.12.4.H - A portrait oriented minimal 3 inches x 5 inches space, located 2.75 inches from the right edge of paper and .75 inches from the top edge of paper, shall remain blank to allow for a County approval stamp  
STATUS OF REVIEW: NO          REMARKS:
- 32 DEPARTMENT: UTIL - MARION COUNTY UTILITIES  
REVIEW ITEM: Additional Utilities comments  
STATUS OF REVIEW: NO  
REMARKS: Typo on cover sheet - see changemark in ePlans.
- 33 DEPARTMENT: FRMSH - FIRE MARSHAL REVIEW  
REVIEW ITEM: 6.18.2 - Fire Flow/Fire Hydrant  
STATUS OF REVIEW: NO  
REMARKS: Site plan will need to show fire department water supply. with in 400 feet of all the structures.
- 34 DEPARTMENT: FRMSH - FIRE MARSHAL REVIEW  
REVIEW ITEM: NFPA 1 Chapter 18.2.3 - Fire Dept Access Roads  
STATUS OF REVIEW: NO  
REMARKS: The site plan will need to indicate fire department access that has a width of 20 feet. The fire department access road appears to be greater than 150 feet and a turn around will need to be provided. Engineer will need to state that the road design will support the weight of an emergency apparatus

- 35 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW  
REVIEW ITEM: 2.12.4.L(6) - Gross/wetland/floodplain acreage listed?  
STATUS OF REVIEW: NO  
REMARKS: What is the acreage of this area? Please provide on plan.
- 36 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW  
REVIEW ITEM: 2.12.4.L(5)/5.2 - [Applicable ESOZ/FPOZ Status Listed?]  
STATUS OF REVIEW: NO  
REMARKS: Please provide on cover page.
- 37 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW  
REVIEW ITEM: 2.12.4.L(5)/5.4 - [Applicable Springs Protection Zone Listed?]  
STATUS OF REVIEW: NO  
REMARKS: Please provide on cover page.
- 38 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 on cover page.
- 39 DEPARTMENT: 911 - 911 MANAGEMENT  
REVIEW ITEM: 2.12.8 - Legal description matches boundary on plan  
STATUS OF REVIEW: NO  
REMARKS: Sheet C001 under Legal Description has individual tracts listed. The tracts listed were combined with others to create a new Parcel Account Number. The land that was known as Tracts 4 through 9 are now known as Parcel Account Number 01978-001-00. Please update with the new Legal Description.
- 40 DEPARTMENT: 911 - 911 MANAGEMENT  
REVIEW ITEM: 2.12.28 - Correct road names supplied  
STATUS OF REVIEW: NO  
REMARKS: Sheet C130 is missing road name label for NW 170th St.
- 41 DEPARTMENT: ENGSUR - SURVEY REVIEW  
REVIEW ITEM: 6.4.7.D - The location of the existing one percent (100-year) flood plain as shown on FEMA FIRM, with zone, elevation, and vertical datum noted  
STATUS OF REVIEW: NO  
REMARKS: Please provide on survey.
- 42 DEPARTMENT: ENGSUR - SURVEY REVIEW  
REVIEW ITEM: 6.4.7.D - A note shall appear on the construction plans detailing source and survey field methods used to obtain and delineate the flood plain line shown  
STATUS OF REVIEW: NO  
REMARKS: Please provide on survey.
- 43 DEPARTMENT: ENGSUR - SURVEY REVIEW  
REVIEW ITEM: 2.12.8 - Provide current boundary and topographic survey less than one year old  
STATUS OF REVIEW: NO  
REMARKS: Please update boundary survey.

- 44 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION  
REVIEW ITEM: Additional Landscape comments  
STATUS OF REVIEW: NO  
REMARKS: No Tree mitigation, Landscape or Irrigation plans submitted, unable to review
- 45 DEPARTMENT: ZONE - ZONING DEPARTMENT  
REVIEW ITEM: 2.12.4.L(4) - Zoning requirements: lot width, area , setbacks , coverage (floor area ratios) and parking  
STATUS OF REVIEW: NO  
REMARKS: Show zoning requirement on site plan per LDC 2.12.3.1
- 46 DEPARTMENT: ZONE - ZONING DEPARTMENT  
REVIEW ITEM: 2.12.23/4.2 -Setbacks, dimensions for all improvements, and easements  
STATUS OF REVIEW: NO  
REMARKS: Show setbacks on site plan
- 47 DEPARTMENT: ZONE - ZONING DEPARTMENT  
REVIEW ITEM: 2.12.32 - Show 100yr flood zone  
STATUS OF REVIEW: NO  
REMARKS: Please show flood zone area on site plan.
- 48 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: Provide overlay zones information on site plan.



**Marion County  
Board of County Commissioners**

**AR 30849**

Office of the County Engineer

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

**DEVELOPMENT REVIEW COMMITTEE WAIVER REQUEST FORM**

Date: 4/23/24 Parcel Number(s): 01978-001-00 Permit Number: AR30849

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

Project Name: Sweet Dixie South RV Park 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): Sweet Dixie South, LLC (Mike Campbell)  
Signature: *Paul Dwyer*  
Mailing Address: 187 March Mill Rd. City: Fayetteville  
State: TN Zip Code: 37334 Phone # 256-509-3333  
Email address: sweetdixiefarms@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): eda consultants, inc. Contact Name: Claudia Vega, P.E.  
Mailing Address: 720 SW 2nd Ave, S. Tower, Ste 300 City: Gainesville  
State: FL Zip Code: 32601 Phone # 352-373-3541  
Email address: cvega@edafl.com; permitting@edafl.com

**D. WAIVER INFORMATION:**

Section & Title of Code (be specific): \_\_\_\_\_ LDC Sec. 6.7.4 (Shade Trees)  
Reason/Justification for Request (be specific): See attached "Waiver Information" document  
\_\_\_\_\_  
\_\_\_\_\_

**DEVELOPMENT REVIEW USE:**

Received By: Email 4/23/24 Date Processed: 4/24/24 BM Project # 2016080002 AR # 30849

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

**Empowering Marion for Success**

[marionfl.org](http://marionfl.org)



**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) \_\_\_\_\_ LDC Sec. 6.8.1 – 6.8.15 (Landscaping)

Reason/Justification for Request (be specific): See attached "Waiver Information" document

Section & Title of Code (be specific) \_\_\_\_\_ LDC Sec. 6.9.1 – 6.9.10 (Irrigation)

Reason/Justification for Request (be specific): See attached "Waiver Information" document

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

# Waiver Information

The following waivers are requested as part of the proposed Site Plan application:

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**1. Section & Title of Code:** LDC Sec. 6.7.4 (Shade Trees)

**Reason/Justification of Request:** This Code section states that shade trees are required for all developments, excluding residential developments. The justification for the waiver from this requirement includes several points. First, we suggest that it is not the intent of the Land Development Code to require planting of shade trees on large agricultural use properties. This development is located on a large, isolated agricultural property which includes many large, high quality heritage trees, all of which will be protected and will remain as part of the project. These trees provide significant canopy tree shading of the site and an aesthetic quality that is far above and beyond new, smaller planted trees and as such, we believe meets or exceeds the Code intent for planting of shade trees. In addition, this facility is more residential in nature than commercial and as such, would lessen the applicability of any shade tree planting requirements.

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**2. Section & Title of Code:** LDC Sec. 6.8.1 – 6.8.15 (Landscaping)

**Reason/Justification of Request:** The applicant requests a waiver from the requirement to provide a landscape plan for this project and the associated landscape plan requirements. The justification for the waiver from the landscape plan requirements includes several points. The proposed development does not specifically trigger any of the landscape plan requirements in this Section. Specifically, the project does not require any buffers (none were required in the Special Use Permit approved by the County Commission), there are no proposed buildings (so no required building landscaping), there are no commercial vehicular use areas (i.e. parking lots) and there are no trees proposed for removal on the property and therefore, no tree mitigation plantings required. This, in addition to the fact that the project has a very small footprint impact on a large, isolated agricultural property which includes many large, high quality heritage trees that will all be protected and remain as part of the project.

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**3. Section & Title of Code:** LDC Sec. 6.9.1 – 6.9.10 (Irrigation)

**Reason/Justification of Request:** As discussed in waiver request #2 (if approved), the site does not require new landscaping to be included in the site plan approval. As such, if no new landscape is proposed / required, then there is no need for site irrigation, which is the justification for a waiver from the irrigation requirements in Sec. 6.9.1 – 6.9.10.

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# SWEET DIXIE SOUTH RV PARK

## MARION COUNTY, FLORIDA

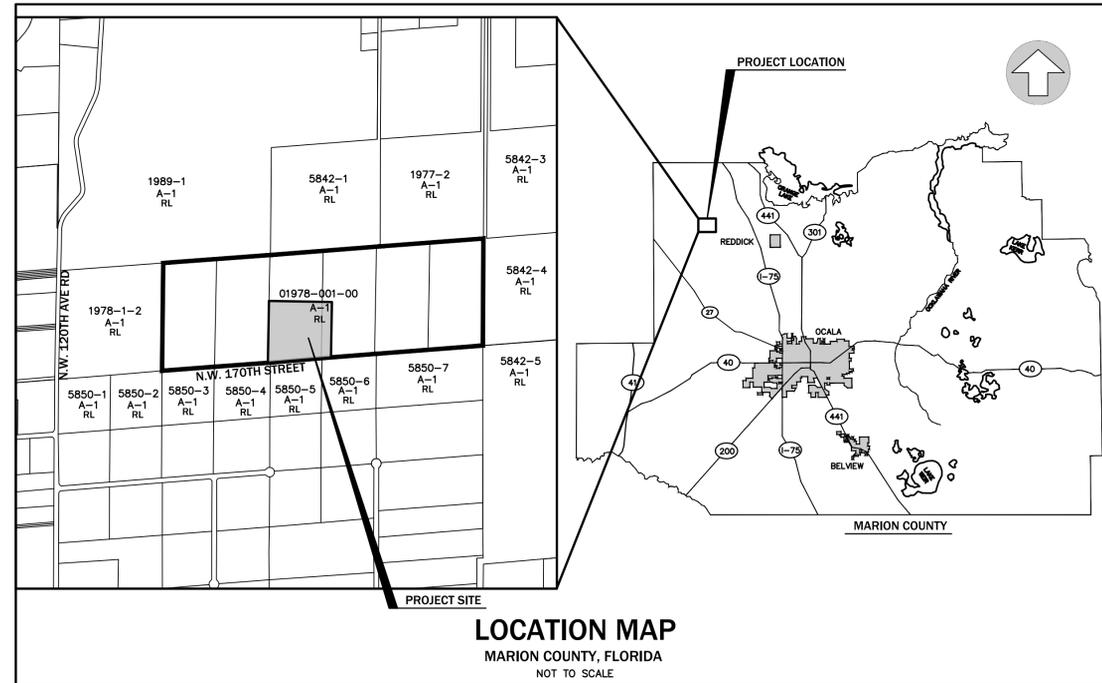
DEVELOPMENT INFORMATION	
1. NAME OF PROJECT:	SWEET DIXIE SOUTH RV PARK
2. PROJECT DESCRIPTION:	RV PARK WITH 8 PROPOSED ADDITIONAL RV SPACES WITH ASSOCIATED UTILITIES AND DRAINAGE IMPROVEMENTS
3. PROJECT ADDRESS:	11411 NW 170TH ST, REDDICK, FL 32686
4. TAX PARCEL NUMBER:	01978-001-00
5. SECTION/TOWNSHIP/RANGE:	SECTION 33, TOWNSHIP 12 SOUTH, RANGE 20 EAST
6. ZONING:	AGRICULTURAL
7. FUTURE LAND USE DESIGNATION:	RURAL LAND
8. TOTAL SITE AREA:	13.20 AC

CONTACT INFORMATION	
1. PROPERTY OWNERS:	SWEET DIXIE SOUTH LLC 187 MARCH MILL RD FAYETTEVILLE, TN 37334 CONTACT: MICHAEL W. CAMPBELL (256) 509-3333
2. CONSULTANT ENGINEER:	eda consultants inc. 720 S.W. 2nd AVE, SOUTH TOWER, SUITE 300 GAINESVILLE, FL 32601 (352) 373-3541 CONTACT: SERGIO REYES, P.E.
3. PLANNER:	eda consultants inc. 720 S.W. 2nd AVE, SOUTH TOWER, SUITE 300 GAINESVILLE, FL 32601 (352) 373-3541 CONTACT: CLAY SWEGER, AICP, LEED AP
4. SURVEYOR:	R.M. BARRINEAU AND ASSOCIATES 1309 S.E. 25TH LOOP SUITE 103 OCALA, FL 32901 (352) 622-3133 CONTACT: REGINALD M. BARRINEAU, PSM

TRIP GENERATION							
ITE LAND USE: 416 CAMPGROUND/RECREATIONAL VEHICLE PARK				*Uses data from ITE Land Use 240 Mobile Home Park due to the lack of data for ITE Land Use 416			
PROPOSED: 16 RECREATIONAL VEHICLE SITES							
PERIOD	RATE	PER UNIT	TRIPS	TRIP DISTRIBUTION		PROJECTED TRIPS	
				ENTER	EXIT	IN	OUT
AM	0.25	16.00	4.00	36%	64%	1.44	2.56
PM	0.41	16.00	6.56	62%	38%	4.07	2.49
AVG*	7.12	16.00	113.92	50%	50%	56.96	56.96
SOURCE: ITE TRIP GENERATION, 11TH EDITION, PAGES 26-34							

STORMWATER MANAGEMENT UTILITY DATA			
TOTAL IMPERVIOUS AREA = 57,077 SF			
BASIN ID#	LOWEST DISCHARGE ELEVATION (FT)	RETENTION VOL BELOW LOWEST DISCHARGE ELEVATION (CF)	RETENTION AREA AT LOWEST DISCHARGE ELEVATION (SF)
EXISTING BASIN 1		341,004 C.F.	175,868 S.F.
TOTAL:		341,004 C.F.	175,868 S.F.

IMPERVIOUS AREA CALCULATIONS				
#	DESCRIPTION	SQUARE FOOTAGE (S.F.)	ACREAGE (AC.)	PERCENTAGE (%)
1.	TOTAL SITE AREA:	574,867 S.F.	13.20 AC.	100.00%
2.	PROPOSED BUILDING COVERAGE:	9,600 S.F.	0.22 AC.	1.67%
3.	PAVEMENT AND SIDEWALK AREA:	6,076 S.F.	0.14 AC.	1.06%
4.	EXISTING IMPERVIOUS AREA:	41,402	0.95 AC.	7.20%
5.	TOTAL IMPERVIOUS AREA:	57,077	1.31 AC.	9.93%
6.	OPEN AREA:	517,790	11.89 AC.	90.07%



LEGEND:  
ZONING:  
PD - PLANNED DEVELOPMENT  
R-2A - MULTI-FAMILY RESIDENTIAL  
R-2 - MULTI-FAMILY RESIDENTIAL  
R-1B - SINGLE FAMILY RESIDENTIAL  
HM - HOSPITAL/MEDICAL  
RP - RESIDENTIAL/PROFESSIONAL  
A-1 - AGRICULTURAL

FUTURE LAND USE:  
I - INSTITUTIONAL  
MDR - MEDIUM DENSITY RESIDENTIAL  
MHR - MEDIUM HIGH DENSITY RESIDENTIAL  
RL - RURAL LAND

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

### LEGAL DESCRIPTION

PER TITLE COMMITMENT NO. 2076-3615231, FILE NO. 16-2181, ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, BEARING AN EFFECTIVE DATE OF AUGUST 23, 2016.

TRACT 6

THE WEST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 33, TOWNSHIP 12 SOUTH, RANGE 20 EAST, TOGETHER WITH AND SUBJECT TO A 60 FOOT PRIVATE ROAD EASEMENT AS DESCRIBED IN OFFICIAL RECORD BOOK 2085, PAGE 116, ON THE NORTH 30.00 FEET OF THE WEST 3/4 OF THE N 1/4 OF SECTION 4, TOWNSHIP 13 SOUTH, RANGE 20 EAST AND ON THE SOUTH 30.00 FEET OF THE W 7/8 OF THE S 1/4 OF SECTION 33, TOWNSHIP 12 SOUTH, RANGE 20 EAST, BEING SITUATE IN MARION COUNTY, FLORIDA.

TRACT 7

THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 33, TOWNSHIP 12 SOUTH, RANGE 20 EAST, TOGETHER WITH AND SUBJECT TO A 60 FOOT PRIVATE ROAD EASEMENT AS DESCRIBED IN OFFICIAL RECORD BOOK 2085, PAGE 116, ON THE NORTH 30.00 FEET OF THE WEST 3/4 OF THE N 1/4 OF SECTION 4, TOWNSHIP 13 SOUTH, RANGE 20 EAST AND ON THE SOUTH 30.00 FEET OF THE W 7/8 OF THE S 1/4 OF SECTION 33, TOWNSHIP 12 SOUTH, RANGE 20 EAST, BEING SITUATE IN MARION COUNTY, FLORIDA.

### SWEET DIXIE SPECIAL USE PERMIT CONDITIONS

- THE SITE SHALL BE OPERATED CONSISTENT WITH THE SUBMITTED CONCEPTUAL PLAN AND CONDITIONS AS PROVIDED WITH THIS APPROVAL.  
RESPONSE:
- THIS SPECIAL USE PERMIT SHALL RUN WITH THE OWNER (SWEET DIXIE SOUTH LLC OR THEIR DIRECT TRUST) AND NOT THE PROPERTY.  
RESPONSE:
- THE APPLICANT SHALL SUBMIT A SITE PLAN THROUGH THE DEVELOPMENT REVIEW PROCESS.  
RESPONSE:
- IN ACCORDANCE WITH SECTION 6.8.14 OF THE MARION COUNTY LAND DEVELOPMENT CODE, A LOW MAINTENANCE ZONE SHALL BE PROVIDED AROUND ANY WATER BODY OR WETLAND FOUND ON SITE.  
RESPONSE:
- ALL IMPROVEMENTS ON THE SITE RELATED TO THE RV SITES AND BARN APARTMENTS SHALL REQUIRE PERMITS AND MUST CONFORM TO THE MARION COUNTY LAND DEVELOPMENT CODE.  
RESPONSE:
- THE PROPERTY OWNER SHALL FILE FOR A CHANGE OF USE WITH MARION COUNTY BUILDING DEPARTMENT TO MATCH THE REQUESTED USE OF THE PROPERTY.  
RESPONSE:
- THE MAXIMUM NUMBER OF RECREATIONAL VEHICLES AND TEMPORARY LODGING UNITS SHALL BE 25. THIS IS LIMITED TO FIVE (5) BARN APARTMENTS AND TWENTY (20) RV SITES.  
RESPONSE:
- THE BARN APARTMENT SHALL BE COUNTED AGAINST THE SUBJECT PROPERTY'S OVERALL DENSITY.  
RESPONSE:
- ALL SITES SHALL BE REGISTERED WITH MARION COUNTY TOURISM DEVELOPMENT TO ENSURE PROPER BED TAXES ARE PAID LODGING.  
RESPONSE:
- THE SITE SHALL CONFORM TO THE FLORIDA DEPARTMENTS OF HEALTHY'S REQUIREMENTS FOR RV PARK AS THE SITE HAS FIVE (5) OR MORE R.V. SITES.  
RESPONSE:
- ANY NEW OR REPLACEMENT SEPTIC TANKS SHALL BE ADVANCED TREATMENT NITROGEN REDUCING SEPTIC TANKS. THIS INCLUDES ANY NEW SEPTIC TANKS FOR ANY PRIMARY RESIDENTIAL STRUCTURES.  
RESPONSE:
- ANY FUTURE EXPANSION OF THE PROPOSED USE SHALL REQUIRE A WASTE WATER TREATMENT PLANT.  
RESPONSE:
- ALL R.V. SITES SHALL BE SETBACK AT LEAST 150 FEET FROM THE PROPERTY BOUNDARY.  
RESPONSE:
- USE OF THE R.V. SITES AND BARN APARTMENTS ARE FOR REGISTERED ATTENDEES OF THE RIDING ACADEMY ONLY.  
RESPONSE:
- ANY DIVISION OF PROPERTY SHALL CONFORM TO THE MARION COUNTY LAND DEVELOPMENT CODE.  
RESPONSE:
- THE SPECIAL USE PERMIT SHALL EXPIRE ON NOVEMBER 17, 2030; HOWEVER, IT MAY BE RENEWED ADMINISTRATIVELY FOR UP TO 3 CONSECUTIVE TIMES FOR UP TO 10 YEARS BY A WRITTEN INSTRUMENT SIGNED AND ISSUED BY THE GROWTH SERVICES DIRECTOR (OR POSITION EQUIVALENT TO THE GROWTH SERVICES DIRECTOR AT THAT TIME), UNLESS:
  - THERE HAVE BEEN UNRESOLVED VIOLATIONS OF THE COUNTY LAND DEVELOPMENT CODE, THE COUNTY CODE OF ORDINANCES, AND/OR THE CONDITIONS OF THE PERMIT.
  - NEIGHBORING PROPERTY OWNERS WITHIN 300' OF THE SUBJECT PROPERTY HAVE COMPLAINED TO THE COUNTY CODE ENFORCEMENT, ZONING, OR EQUIVALENT/SIMILAR DEPARTMENTS/DIVISIONS ABOUT THE USES OF THE SUBJECT PROPERTY BY THIS PERMIT, OR
  - THE GROWTH SERVICES DIRECTOR DETERMINES THAT RENEWAL SHOULD BE CONSIDERED DIRECTLY BY THE BOARD OF COUNTY COMMISSIONERS THROUGH THE SPECIAL USE PERMIT REVIEW PROCESS (OR REVIEW PROCESS EQUIVALENT AT THAT TIME).

DRAWING INDEX	
SHEET NUMBER	SHEET TITLE
C100	COVER SHEET
C110	LEGEND, SYMBOLS, AND NOTES
C120	AERIAL EXHIBIT
C130	MASTER DEVELOPMENT PLAN
C200	DIMENSION, PAVING, GRADING, AND DRAINAGE PLAN
C210	BASIN 1 DETAILS
C220	STORMWATER POLLUTION PREVENTION PLAN
C300	UTILITY PLAN
S	BOUNDARY AND TOPOGRAPHIC SURVEY (BY OTHERS)



No.	Date	Comment

Professional Engineer of Record:  
  
Sergio J. Reyes, P.E. 47311  
Engineer Certificate No.  
Project No: 2022-0133  
Project phase: COUNTY SUBMITTAL  
Project title:

SWEET DIXIE SOUTH RV PARK  
MARION COUNTY, FL  
  
Sheet title:  
COVER SHEET  
  
Designed: JLD Sheet No.:  
Drawn: NJG  
Checked: TAR  
Date: 12/01/23  
C100

**EXISTING SYMBOLS & ABBREVIATIONS**

- ℄ = CENTERLINE OF RIGHT OF WAY
- O.R. = OFFICIAL RECORDS OF MARION COUNTY
- = FOUND 5/8" IRON ROD & CAP - LB 5091
- = FOUND 4" x 4" CONCRETE MONUMENT - RLS 1918
- ⊙ = FOUND NAIL & DISC - LB 5091
- (F) = FIELD MEASUREMENT
- + = SANITARY CLEANOUT
- ⊖ = WOOD POWER POLE
- ⊞ = ELECTRIC TRANSFORMER
- ⊞ = ELECTRIC BOX
- + = GUY ANCHOR
- ⊞ = TELEPHONE BOX
- ⊞ = SATELLITE DISH
- ⊞ = WATER METER
- ⊞ = IRRIGATION CONTROL VALVE
- ⊞ = WATER TROUGH
- ⊞ = WELL
- ⊞ = METAL REFLECTOR POST
- ⊞ = MAILBOX
- P.V.C. = POLYVINYL CHLORIDE
- R.C.P. = REINFORCED CONCRETE PIPE
- C.M.P. = CORRUGATED METAL PIPE
- A/E— = AERIAL ELECTRIC
- = DENOTES CONCRETE
- = DENOTES ASPHALT

**TREE LEGEND**

THE ONLY TREES LOCATED FOR THIS SURVEY WERE HARDWOODS 8" AND GREATER AND PINES 12" AND GREATER (DIAMETER MEASURED AT BREAST HEIGHT)

- |  |   |
|--|---|
| <ul style="list-style-type: none"> <li>● 10"0 = 10" BAY</li> <li>● 11"0 = 11" CHINA BERRY</li> <li>● 11"1 = 11" CEDAR</li> <li>● 12"0 = 12" CHERRY</li> <li>● 11"1 = 11" HICKORY</li> <li>● 12"0 = 12" LAUREL OAK</li> <li>● 10"0 = 10" CHINESE TALLOW</li> <li>● 11"0 = 11" LIVE OAK</li> <li>● 12"0 = 12" MULBERRY</li> <li>● 18"0 = 18" MAGNOLIA</li> <li>● 18"0 = 18" PALM</li> <li>● 14"0 = 14" PINE</li> <li>● 9"0 = 9" POST OAK</li> <li>● 11"0 = 11" SUGARBERRY</li> <li>● 17"0 = 17" SWEETGUM</li> <li>● 11"0 = 11" TURKEY OAK</li> <li>● 18"0 = 18" UNIDENTIFIED TREE</li> <li>● 14"0 = 14" WATER OAK</li> </ul> | <p>LOCATION<br/>SPACES<br/>NUMBER AT<br/>INTERVAL</p> |
|--|---|

**LEGEND**

- TREE BARRICADE
- //— SILT FENCE
- (TBR) EXISTING FEATURES TO BE REMOVED (TBR)
- ▨ LIMITS OF EXISTING ASPHALT PAVEMENT, CONCRETE AND/OR BUILDING TO BE REMOVED
- ▨ LIMITS OF ASPHALT PAVEMENT
- ▨ LIMITS OF CONCRETE PAVEMENT AND SIDEWALKS
- p120 EXISTING TREE TO REMAIN
- ✕ p120 EXISTING TREE TO BE REMOVED
- ⊞ 80.00 EXISTING SPOT ELEVATION
- ⊞ 180.00 PROPOSED SPOT ELEVATION
- 183.25— PROPOSED CONTOUR ELEVATION
- 183— EXISTING CONTOUR ELEVATION

**PROPOSED UTILITY SYMBOLS**

- WM— WATER MAIN, PROPOSED
- WM— WATER MAIN, EXISTING
- WW— WASTEWATER GRAVITY MAIN, PROPOSED
- PLUG END AND CAP
- BLOW-OFF ASSEMBLY
- GATE VALVE & BOX
- BUTTERFLY VALVE
- PLUG VALVE
- SWING CHECK VALVE
- BACK FLOW PREVENTER
- REDUCED PRESSURE ZONE BFP
- DOUBLE CHECK BFP
- DUAL CHECK VALVE
- AIR RELEASE VALVE
- REDUCER FITTING
- PRESSURE REGULATOR
- POST INDICATOR VALVE
- CLEAN OUT OR ROOF DRAIN LATERAL
- FITTING W/ THRUST BLOCK
- FIRE HYDRANT W/ THRUST BLOCK
- FIRE HYDRANT ASSEMBLY
- POTABLE WATER METER
- SINGLE SERVICE WATER METER
- DUAL SERVICE WATER METER
- GANG WATER METER ASSEMBLY
- ELECTRIC TRANSFORMER
- RECLAIMED WATER METER ASSEMBLY
- RCW— RECLAIMED WATER MAIN, PROPOSED
- RCW— PLUG END AND CAP
- RCW— BLOW-OFF ASSEMBLY
- RCW— GATE VALVE & BOX
- RCW— REDUCER FITTING
- FM— WASTEWATER (PRESSURE) MAIN, PROPOSED
- SS— SANITARY SEWER MAIN, PROPOSED
- SS— SANITARY SEWER MAIN, EXISTING
- SANITARY SEWER MANHOLE, PROPOSED
- SANITARY SEWER MANHOLE, EXISTING
- SANITARY SEWER PLUG
- PLUG VALVE
- SEWER LATERAL, SINGLE SERVICE
- GATE VALVE
- CHECK VALVE
- AIR RELEASE VALVE

**GENERAL NOTES**

- 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 VERIFY THE LOCATIONS, ELEVATIONS, AND DIMENSIONS OF ALL EXISTING UTILITIES, STRUCTURES AND OTHER FEATURES, AFFECTING THIS WORK, PRIOR TO CONSTRUCTION.
- PRIOR TO THE INITIATION OF SITE CONSTRUCTION, THE CONTRACTOR SHALL VERIFY ANY EXISTING UTILITIES INCLUDING GAS, WATER, ELECTRIC, CABLE TV, COMMUNICATIONS, SANITARY SEWERS AND STORM DRAINAGE SYSTEMS, ON AND/OR ADJACENT TO THE SITE. REMOVE OR CAP AS NECESSARY. CONTACT ENGINEER OF RECORD IMMEDIATELY WITH ANY DISCREPANCIES.
- 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 OR SUB-CONTRACTORS, AS CALLED FOR IN THESE CONTRACT DOCUMENTS.
- CONTRACTOR TO COORDINATE WITH UTILITY COMPANIES FOR THE RELOCATION OF EXISTING UTILITIES. UTILITIES NEEDING TO BE REMOVED OR RELOCATED SHALL BE COORDINATED WITH THE AFFECTED UTILITY COMPANY. ADEQUATE TIME SHALL BE PROVIDED FOR RELOCATION, AND CLOSE COORDINATION WITH THE UTILITY COMPANY IS NECESSARY TO PROVIDE A SMOOTH TRANSITION IN UTILITY SERVICE. THE CONTRACTOR SHALL COORDINATE WITH THE UTILITY COMPANY CONCERNING PORTIONS OF THE WORK WHICH MAY BE PERFORMED BY THE UTILITY COMPANY'S FORCES AND ANY FEES WHICH ARE TO BE PAID TO THE UTILITY COMPANY FOR THEIR SERVICES. THE CONTRACTOR IS RESPONSIBLE FOR PAYING ALL FEES AND CHARGES.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO 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 ACCORDING TO AGENCY INSTRUCTION/REQUIREMENTS.
- THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS, ON ALL PRECAST AND MANUFACTURED ITEMS, TO THE OWNER'S ENGINEER FOR REVIEW. FAILURE TO OBTAIN APPROVAL BEFORE INSTALLATION MAY RESULT IN REMOVAL AND REPLACEMENT AT THE CONTRACTOR'S EXPENSE.
- SAFETY:
  - 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/HER PERSONNEL.
  - LABOR SAFETY REGULATIONS SHALL CONFORM TO THE PROVISIONS SET FORTH BY OSHA.
  - THE MINIMUM STANDARDS AS SET FORTH IN THE CURRENT EDITION OF "THE STATE OF FLORIDA, MANUAL ON TRAFFIC CONTROL AND SAFE PRACTICES FOR STREET AND HIGHWAY CONSTRUCTION, MAINTENANCE AND UTILITY OPERATIONS" SHALL BE FOLLOWED IN THE DESIGN, APPLICATION, INSTALLATION, MAINTENANCE AND REMOVAL OF ALL TRAFFIC CONTROL DEVICES, WARNING DEVICES AND BARRIERS NECESSARY TO PROTECT THE PUBLIC AND CONSTRUCTION PERSONNEL FROM HAZARDS WITHIN THE PROJECT LIMITS.
  - 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.
  - ALL SUBSURFACE CONSTRUCTION SHALL COMPLY WITH THE "TRENCH SAFETY ACT". THE CONTRACTOR SHALL INSURE THAT THE METHOD OF TRENCH PROTECTION AND CONSTRUCTION IS IN COMPLIANCE WITH THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) REGULATIONS.
  - IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO COMPLY AND ENFORCE ALL APPLICABLE SAFETY REGULATIONS. THE ABOVE INFORMATION HAS BEEN PROVIDED FOR THE CONTRACTOR'S INFORMATION ONLY AND DOES NOT IMPLY THAT THE OWNER OR ENGINEER WILL INSPECT AND/OR ENFORCE SAFETY REGULATIONS.
- ALL UNDERGROUND UTILITIES MUST BE IN-PLACE, TESTED AND INSPECTED PRIOR TO BASE AND SURFACE CONSTRUCTION.
- CONTRACTOR IS REQUIRED TO SECURE A FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (FDEP) "NATURAL POLLUTANT DISCHARGE ELIMINATION SYSTEM" (NPDES) PERMIT BEFORE BEGINNING CONSTRUCTION.
- A COMPLETE SET OF PERMITTED DRAWINGS AND SPECIFICATIONS MUST BE MAINTAINED ON SITE AT ALL TIMES THAT THE CONTRACTOR IS PERFORMING WORK. THESE DRAWINGS SHALL BE MADE AVAILABLE UPON REQUEST.
- ALL EROSION AND SEDIMENT CONTROL DEVICES SHALL BE CONSTRUCTED SIMULTANEOUSLY WITH THE DISTURBANCE OF THE LAND AND SHALL REMAIN FUNCTIONAL UNTIL THE CONTRIBUTING DISTURBED AREAS ARE STABILIZED. SILT BARRIERS WILL BE INSTALLED AS NECESSARY TO PREVENT EXCESSIVE SEDIMENTATION OF DOWNSTREAM AREAS.
- THE CONTRACTOR SHALL CONSTRUCT GRAVITY SEWER LATERALS, MANHOLES GRAVITY SEWER LINES AND DOMESTIC WATER AND FIRE PROTECTION SYSTEM AS SHOWN ON THESE PLANS. THE CONTRACTOR SHALL FURNISH ALL NECESSARY MATERIALS, EQUIPMENT, MACHINERY, TOOLS, MEANS OF TRANSPORTATION AND LABOR NECESSARY TO COMPLETE THE WORK IN FULL AND COMPLETE ACCORDANCE WITH THE SHOWN, DESCRIBED AND REASONABLY INTENDED REQUIREMENTS OF THE CONTRACT DOCUMENTS AND JURISDICTIONAL AGENCY REQUIREMENTS. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.

**DEMOLITION NOTES**

- ALL MATERIAL REMOVED FROM THIS SITE BY THE CONTRACTOR SHALL BE DISPOSED OF BY THE CONTRACTOR IN A LEGAL MANNER.
- REFER TO THE TOPOGRAPHIC SURVEY FOR ADDITIONAL DETAILS OF EXISTING STRUCTURES, ETC., LOCATED WITHIN THE PROJECT SITE. UNLESS OTHERWISE NOTED, ALL EXISTING BUILDINGS, STRUCTURES, SLABS, CONCRETE, ASPHALT, DEBRIS PILES, SIGNS, AND ALL APPURTENANCES ARE TO BE REMOVED FROM THE SITE BY THE CONTRACTOR AND PROPERLY DISPOSED OF IN A LEGAL MANNER AS PART OF THIS CONTRACT. SOME ITEMS TO BE REMOVED MAY NOT BE DEPICTED ON THE TOPOGRAPHIC SURVEY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VISIT THE SITE AND DETERMINE THE FULL EXTENT OF ITEMS TO BE REMOVED. IF ANY ITEMS ARE IN QUESTION, THE CONTRACTOR SHALL CONTACT THE OWNER PRIOR TO REMOVAL OF SAID ITEMS.
- THE CONTRACTOR SHALL REFER TO THE DEMOLITION PLAN FOR DEMOLITION / PRESERVATION OF EXISTING TREES. ALL TREES NOT SPECIFICALLY SHOWN TO BE PRESERVED OR RELOCATED SHALL BE REMOVED AS A PART OF THIS CONTRACT. TREE PROTECTION FENCING SHALL BE INSTALLED PRIOR TO ANY DEMOLITION.
- CONTRACTOR SHALL SUBMIT DEMOLITION SCHEDULE TO OWNER PRIOR TO PROCEEDING WITH DEMOLITION ACTIVITIES.
- CONDUCT SITE DEMOLITION OPERATIONS TO ENSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, WALKS, AND OTHER ADJACENT OCCUPIED OR USED FACILITIES. DO NOT CLOSE OR OBSTRUCT STREETS, WALKS, OR OTHER OCCUPIED OR USED FACILITIES WITHOUT PERMISSION FROM AUTHORITIES HAVING JURISDICTION. CLOSURE OF THESE FACILITIES MAY REQUIRE A MAINTENANCE OF TRAFFIC PLAN PREPARED BY A REGISTERED PROFESSIONAL AT THE CONTRACTORS EXPENSE.
- PROVIDE PROTECTION AS NECESSARY TO PREVENT DAMAGE TO EXISTING IMPROVEMENTS SHOWN IN THE PLANS TO REMAIN.
- LOCATE EXISTING ABOVE GROUND AND UNDERGROUND UTILITIES IN AREAS OF WORK. IF UTILITIES ARE TO REMAIN IN PLACE, PROVIDE ADEQUATE MEANS OF SUPPORT AND PROTECTION DURING DEMOLITION AND CONSTRUCTION OPERATIONS.
- CONTRACTOR SHALL COORDINATE WITH APPLICABLE UTILITY COMPANIES FOR THE TERMINATION, CAPPING-OFF AND REMOVAL OF ALL EXISTING UNDERGROUND AND ABOVE GROUND UTILITY SERVICES UNLESS DIRECTED TO OTHERWISE.

**CONSTRUCTION NOTES**

- SIGNS AND BARRICADES SHALL BE IN ACCORDANCE WITH THE U.S. DEPARTMENT OF TRANSPORTATION'S MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES; AND THE FLORIDA DEPARTMENT OF TRANSPORTATION'S ROADWAY AND TRAFFIC DESIGN STANDARDS-INDEXES 600 THROUGH 685 (LATEST EDITIONS).
- SAFE PEDESTRIAN TRAFFIC IS TO BE MAINTAINED AT ALL TIMES.
- DISTURBED AREA WITHIN THE R-O-W WILL BE COMPACTED TO 98% OF MAXIMUM DENSITY AND SODDED.
- STOCKPILING OF MATERIAL IS NOT ALLOWED ON ROADWAYS OR SIDEWALKS. ALL DIRT AND DEBRIS WILL BE REMOVED FROM JOB SITE DAILY. ROADS AND SIDEWALKS ARE TO BE SWEEP DAILY AS PART OF JOB CLEANUP.
- ANY PORTION OF ROADWAYS OR SIDEWALKS THAT SUSTAIN EXCESSIVE CONSTRUCTION RELATED DAMAGE, IN THE OPINION OF APPLICABLE AGENCIES, SHALL BE REPAIRED AT CONTRACTOR EXPENSE IN A MANNER SPECIFIED BY THAT PARTICULAR AGENCY.
- CONSTRUCTION MUST BE PER THE APPROVED SITE PLAN OF THE DRC (OR EQUIVALENT) DEVIATIONS IN ROADWAY, UTILITY OR DRAINAGE CONSTRUCTION WILL REQUIRE PRIOR WRITTEN APPROVAL OF THE CITY ENGINEER OR THE DIRECTOR OF PUBLIC SERVICES (OR EQUIVALENT). NOTE: SIGNIFICANT CHANGES FROM THE DRC APPROVED PLAN MAY REQUIRE THE OWNER/DEVELOPER TO SUBMIT A REVISED SITE PLAN FOR REVIEW THROUGH THE DRC AND MAY CAUSE PROJECT DELAYS.
- OFF-SITE OR ROADWAY R-O-W CONSTRUCTION SHALL BE IN ACCORDANCE WITH ALL CONDITIONS OF THE APPROVED R-O-W PERMIT(S). A COPY OF THE APPROVED R-O-W PERMIT MUST BE KEPT ON-SITE AND READILY AVAILABLE DURING ALL CONSTRUCTION ACTIVITIES WITHIN THE R-O-W.
- 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/HER PERSONNEL.
- ALL CONSTRUCTION, MATERIALS AND WORKMANSHIP ARE TO BE IN ACCORDANCE WITH FLORIDA DEPARTMENT OF TRANSPORTATION SPECIFICATIONS AND STANDARDS.
- CONTRACTOR IS RESPONSIBLE FOR CHECKING ACTUAL SITE CONDITIONS BEFORE STARTING CONSTRUCTION.
- ANY DISCREPANCIES ON THE DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER BEFORE COMMENCING WORK.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED CONSTRUCTION PERMITS AND BONDS IF REQUIRED PRIOR TO CONSTRUCTION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR SUBMITTING TO THE ENGINEER A CERTIFIED RECORD SURVEY SIGNED AND SEALED BY A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF FLORIDA DEPICTING THE ACTUAL FIELD LOCATION OF ALL CONSTRUCTED IMPROVEMENTS THAT ARE REQUIRED BY THE JURISDICTIONAL AGENCIES FOR THE CERTIFICATION PROCESS. ALL SURVEY COSTS WILL BE THE CONTRACTORS RESPONSIBILITY. BOTH PAPER AND AUTOCAD FILES SHALL BE PROVIDED.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR DOCUMENTING AND MAINTAINING AS-BUILT INFORMATION WHICH SHALL BE RECORDED AS CONSTRUCTION PROGRESSES OR AT THE COMPLETION OF APPROPRIATE CONSTRUCTION INTERVALS AND SHALL BE RESPONSIBLE FOR PROVIDING AS-BUILT DRAWINGS TO THE OWNER AND ENGINEER OF RECORD FOR THE PURPOSE OF CERTIFICATION TO JURISDICTIONAL AGENCIES AS REQUIRED. BOTH PAPER AND AUTOCAD SHALL BE PROVIDED.

**EROSION CONTROL NOTES**

- PERMITS FOR ANY CONSTRUCTION ACTIVITY IMPACTING STATE WATERS OR REGULATED WETLANDS MUST BE MAINTAINED ON SITE AT ALL TIMES.
- ALL WASH WATER (CONCRETE TRUCKS, VEHICLE CLEANING, EQUIPMENT CLEANING, ETC.) SHALL BE DETAINED AND PROPERLY TREATED OR DISPOSED.
- SUFFICIENT OIL AND GREASE ABSORBING MATERIALS AND FLOTATION BOOMS SHALL BE MAINTAINED ON SITE OR READILY AVAILABLE TO CONTAIN AND CLEAN-UP FUEL OR CHEMICAL SPILLS AND LEAKS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR DUST CONTROL ON SITE. THE USE OF MOTOR OILS AND OTHER PETROLEUM BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION OPERATIONS IS PROHIBITED.
- RUBBISH, TRASH, GARBAGE, LITTER, OR OTHER SUCH MATERIALS SHALL BE DEPOSITED INTO SEALED CONTAINERS. MATERIALS SHALL BE PREVENTED FROM LEAVING THE PREMISES THROUGH THE ACTION OF WIND OR STORM WATER RUNOFF.
- ALL STORM WATER POLLUTION PREVENTION MEASURES PRESENTED ON THE PLAN SHALL BE INITIATED AS SOON AS PRACTICABLE.
- DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS PERMANENTLY STOPPED SHALL BE PERMANENTLY SEEDED. THESE AREAS SHALL BE SEEDED NO LATER THAN 7 DAYS AFTER THE LAST CONSTRUCTION ACTIVITY OCCURRED IN THESE AREAS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING SEDIMENT IN THE DETENTION POND AND ANY SEDIMENT THAT MAY HAVE COLLECTED IN THE STORM DRAINS IN CONJUNCTION WITH THE STABILIZATION OF THE SITE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING THE EROSION CONTROL MEASURES (SILT FENCES, STABILIZATION, SEDIMENT BASINS, ETC.) AS NEEDED FOR EACH STAGE OF SITE WORK / GRADING.
- NO GRADING, CUTTING, OR FILLING SHALL COMMENCE UNTIL SUCH TIME AS APPROPRIATE EROSION AND SEDIMENTATION CONTROL DEVICES HAVE BEEN INSTALLED BETWEEN ALL DISTURBED AREAS AND WATER BODIES, WATERCOURSES OR WETLANDS AND ANY CONVEYANCES SUCH AS DRAINAGE DITCHES, STORM DRAINS, AND INLETS.
- ALL EROSION AND SEDIMENT CONTROL DEVICES SHALL BE INSTALLED PRECEDING ANY DISTURBANCE OF THE LAND AND SHALL REMAIN FUNCTIONAL UNTIL THE CONTRIBUTING DISTURBED AREAS ARE STABILIZED. THE CONTRACTOR SHALL INSTALL ALL EROSION AND PREVENTION STRUCTURES SHOWN ON THE PLANS AT A MINIMUM AND IN FULL CONFORMANCE WITH ALL APPLICABLE WATER MANAGEMENT DISTRICT PERMITS AND REGULATIONS.
- ALL CONTROL STRUCTURE AND OUTFALL CULVERT INSTALLATIONS SHALL BE PROTECTED WITH SEDIMENT BARRIERS AT A MINIMUM.
- ALL DISTURBED AREAS (ABOVE NORMAL WATER LEVELS) UNLESS OTHERWISE NOTED HEREIN, SHALL BE SEEDED AND MULCHED WITHIN 7 DAYS OF FINAL GRADING. UNLESS OTHERWISE NOTED, ALL SLOPES STEEPER THAN 4:1 SHALL BE SODDED.

**PAVING, GRADING, AND DRAINAGE NOTES**

- ALL OPEN AREAS WITHIN THE PROJECT SITE SHALL BE SODDED UNLESS INDICATED OTHERWISE ON THE LANDSCAPE PLAN.
- THE CONTRACTOR SHALL INSTALL FILTER FABRIC OVER ALL DRAINAGE STRUCTURES FOR THE DURATION OF CONSTRUCTION AND UNTIL ACCEPTANCE OF THE PROJECT BY THE OWNER. ALL DRAINAGE STRUCTURES SHALL BE CLEANED OF DEBRIS AS REQUIRED DURING AND AT THE END OF CONSTRUCTION TO PROVIDE POSITIVE DRAINAGE FLOWS.
- IF DEWATERING IS REQUIRED, THE CONTRACTOR SHALL OBTAIN ANY APPLICABLE REQUIRED PERMITS. THE CONTRACTOR IS TO COORDINATE WITH THE OWNER AND THE DESIGN ENGINEER PRIOR TO ANY EXCAVATION.
- THE CONTRACTOR MUST REVIEW AND MAINTAIN A COPY OF THE ENVIRONMENTAL RESOURCE PERMIT COMPLETE WITH ALL CONDITIONS, ATTACHMENTS, EXHIBITS, AND PERMIT MODIFICATIONS IN GOOD CONDITION AT THE CONSTRUCTION SITE. THE COMPLETE PERMIT MUST BE AVAILABLE FOR REVIEW UPON REQUEST BY WATER MANAGEMENT DISTRICT REPRESENTATIVES.
- THE CONTRACTOR SHALL ENSURE THAT ISLAND PLANTING AREAS AND OTHER PLANTING AREAS ARE NOT COMPACTED AND DO NOT CONTAIN ROAD BASE MATERIALS. THE CONTRACTOR SHALL ALSO EXCAVATE AND REMOVE ALL UNDESIRABLE MATERIAL FROM ALL AREAS ON THE SITE TO BE PLANTED AND PROPERLY DISPOSED OF IN A LEGAL MANNER.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXCAVATIONS AGAINST COLLAPSE AND WILL PROVIDE BRACING, SHEETING OR SHORING AS NECESSARY. DE-WATERING METHODS SHALL BE USED AS REQUIRED TO KEEP TRENCHES DRY WHILE PIPE AND APPURTENANCES ARE BEING PLACED.
- THE CONTRACTOR WILL STABILIZE BY SEED AND MULCH, SOD, OR OTHER APPROVED MATERIALS ANY DISTURBED AREAS WITHIN ONE WEEK FOLLOWING CONSTRUCTION OF THE UTILITY SYSTEMS AND PAVEMENT AREAS. CONTRACTOR SHALL MAINTAIN SUCH AREAS UNTIL FINAL ACCEPTANCE BY OWNER. CONTRACTOR TO COORDINATE WITH OWNER REGARDING TYPE OF MATERIAL, LANDSCAPING AND IRRIGATION IMPROVEMENTS TO FULFILL.
- SITE GRADING, PAVING AND DRAINAGE MATERIALS AND CONSTRUCTION SHALL CONFORM TO FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
- IMMEDIATELY AT ONSET 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.
- PRIOR TO CONSTRUCTION, CONTRACTOR SHALL FIELD STAKE AND ROPE OFF CONSERVATION AREA LINES. OWNER RESERVES THE RIGHTS TO CHECK THE STAKING AND ROPING AND REQUIRE IT TO BE RELOCATED IF NECESSARY. IT SHALL REMAIN IN PLACE UNTIL ADJACENT CONSTRUCTION IS COMPLETE.
- CONTRACTOR SHALL BE EXTREMELY CAUTIOUS WHEN WORKING NEAR TREES WHICH ARE TO BE SAVED, WHETHER SHOWN IN THE PLANS OR DESIGNATED IN THE FIELD.
- ALL SIGNAGE, PAVEMENT MARKING AND TRAFFIC CONTROL DEVICES SHALL BE IN ACCORDANCE WITH FDOT ROADWAY AND TRAFFIC DESIGN STANDARDS AND FHWA MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.
- REGULATORY SIGNS (STOP, ETC.) SHALL BE PAID FOR BY THE CONTRACTOR AND IN PLACE PRIOR TO FINAL INSPECTION OF PAVING AND DRAINAGE IMPROVEMENTS.
- CONTRACTOR IS RESPONSIBLE FOR GRADING ALL PAVEMENTS TO DRAIN POSITIVELY. INTERSECTIONS SHALL BE DESIGNED TO PROVIDE 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 COURSES, SO THAT RECOMMENDATIONS FOR CORRECTION MAY BE MADE.
- FINISHED FLOOR ELEVATIONS ARE MINIMUM ELEVATIONS REQUIRED TO SATISFY DRAINAGE AND/OR 100-FLOODPLAIN REQUIREMENTS. PAD ELEVATIONS, IMMEDIATELY OUTSIDE OF BUILDING WALLS, SHALL BE NO MORE THAN 8 INCHES BELOW THE FINISHED FLOOR ELEVATIONS SHOWN.
- CONTRACTOR IS RESPONSIBLE FOR IDENTIFYING AND DISPOSING ALL WASTE MATERIALS CONSISTENT WITH ALL RULES AND REGULATIONS APPLICABLE TO THE SPECIFIC MATERIAL FOUND. ALL DELETERIOUS SUBSURFACE MATERIAL (I.E. MUCK, PEAT, BURIED DEBRIS, ETC.) IS TO BE EXCAVATED AND REPLACED WITH SUITABLE/COMPACTED SOILS, AS DIRECTED BY THE OWNER, THE OWNERS ENGINEERS, OR OWNERS SOILS 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.
- ALL NECESSARY FILL AND EMBANKMENT THAT IS PLACED DURING CONSTRUCTION SHALL CONSIST OF MATERIAL SPECIFIED BY THE OWNER'S SOILS TESTING COMPANY OR ENGINEER AND BE PLACED AND COMPACTED ACCORDING TO THESE PLANS.
- PROPOSED SPOT ELEVATIONS REPRESENT FINISHED PAVEMENT, SIDEWALK, OR GROUND SURFACE GRADES, UNLESS OTHERWISE NOTED.
- CURBING SHALL BE PLACED AT THE EDGES OF ALL PAVEMENT, UNLESS OTHERWISE NOTED. REFER TO THE LATEST EDITION OF F.D.O.T. "ROADWAY AND TRAFFIC DESIGN STANDARDS" FOR DETAILS AND SPECIFICATIONS OF ALL FDOT TYPE CURB AND GUTTERS CALLED FOR IN THESE PLANS.
- THE CONTRACTOR SHALL RESTORE OFF-SITE CONSTRUCTION AREAS TO EQUAL AND/OR BETTER CONDITION THAN EXISTING PRIOR TO START OF CONSTRUCTION.
- UNLESS OTHERWISE NOTED, GRADE TO MEET EXISTING ELEVATION AT PROPERTY LINES.
- SURVEY MONUMENTS OR BENCHMARKS, WHICH HAVE TO BE DISTURBED BY THIS WORK, SHALL BE REPLACED UPON COMPLETION OF WORK BY A REGISTERED LAND SURVEYOR. ALL SURVEY COSTS WILL BE CONTRACTORS RESPONSIBILITY.
- FINAL GRADES SHOWN INCLUDE SOD HEIGHT. ALL AREAS SHALL BE GRADED TO DRAIN AWAY FROM THE BUILDINGS.
- IF WORK IS SUSPENDED OR DELAYED FOR 14 DAYS, THE CONTRACTOR SHALL TEMPORARILY STABILIZE THE DISTURBED AREAS AT NO ADDITIONAL COST TO THE OWNER.
- STORM DRAINS SHALL BE REINFORCED CONCRETE PIPE, PER ASTM C-76 CLASS III, UNLESS OTHERWISE SPECIFIED. LIFTING HOLES ARE PROHIBITED.
- THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING APPLICABLE TESTING WITH THE SOILS ENGINEER. TESTS WILL BE REQUIRED PURSUANT WITH THE SOILS REPORT. UPON COMPLETION OF WORK THE SOILS ENGINEER WILL SUBMIT CERTIFICATIONS TO THE OWNER AND OWNER'S ENGINEER STATING THAT ALL REQUIREMENTS HAVE BEEN MET.
- A QUALIFIED TESTING LABORATORY SHALL PERFORM ALL TESTING NECESSARY TO ASSURE COMPLIANCE OF THE IN-PLACE MATERIALS AS REQUIRED BY THESE PLANS, THE VARIOUS AGENCIES AND PERMIT CONDITIONS. SHOULD ANY RETESTING BE REQUIRED DUE TO THE FAILURE OF ANY TESTS TO MEET THE REQUIREMENTS, THE CONTRACTOR WILL BEAR ALL COSTS OF SAID RETESTING.



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No.	Date	Comment

Professional Engineer of Record:

Sergio J. Reyes, P.E. 47311  
Engineer Certificate No.

Project No: 2022-0133

Project phase: COUNTY SUBMITTAL

Project title: SWEET DIXIE SOUTH RV PARK MARION COUNTY, FL

Sheet title: LEGEND, SYMBOLS, AND NOTES

Designed: JLD Sheet No.:

Drawn: NJG

Checked: TAR

Date: 12/01/23



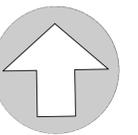
Know what's below.  
Call before you dig.

C110

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**NORTH**

SCALE: 1" = 60'



GRAPHIC SCALE

No.	Date	Comment

Professional Engineer of Record:

Sergio J. Reyes, P.E. 47311  
Engineer Certificate No.

Project No: 2022-0133

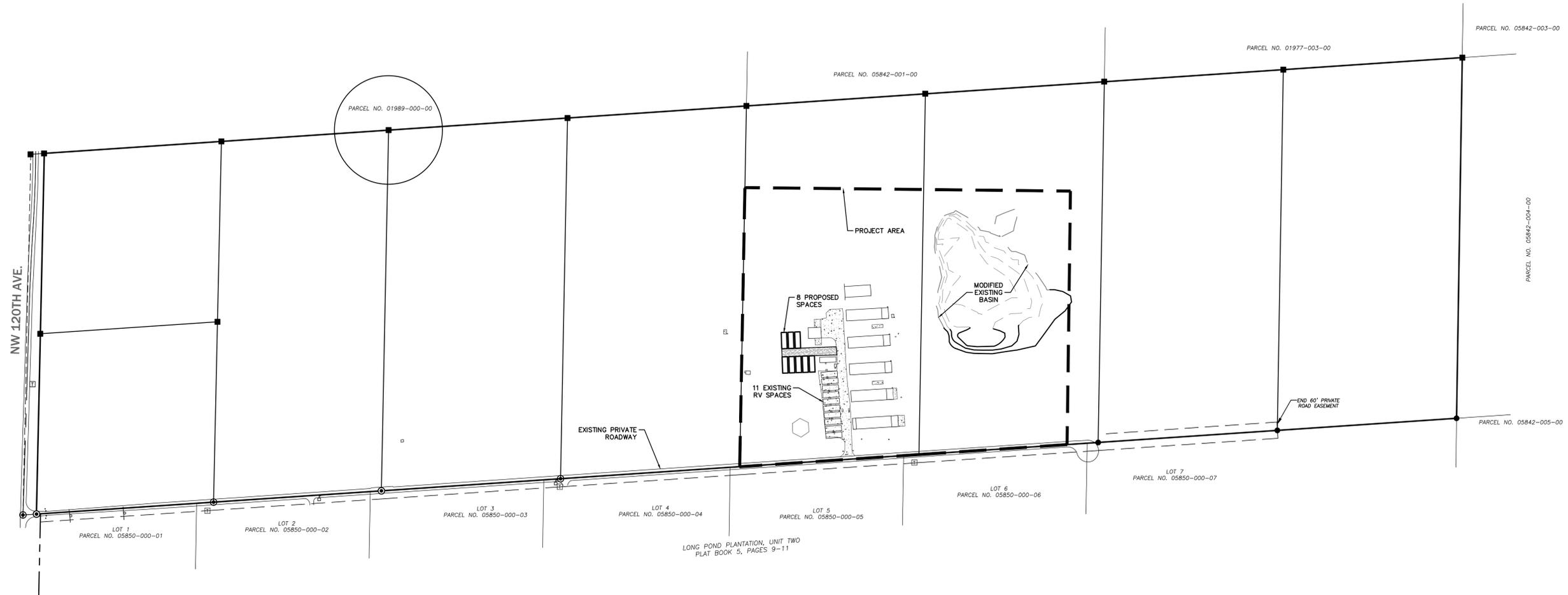
Project phase: COUNTY SUBMITTAL

Project title: SWEET DIXIE SOUTH RV PARK  
MARION COUNTY, FL

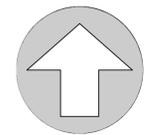
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Designed: JLD	Sheet No.:
Drawn: NJG	C120
Checked: TAR	
Date: 12/01/23	

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**NORTH**

SCALE: 1" = 200'



GRAPHIC SCALE

No.	Date	Comment

Professional Engineer of Record:

Sergio J. Reyes, P.E. 47311  
Engineer Certificate No.

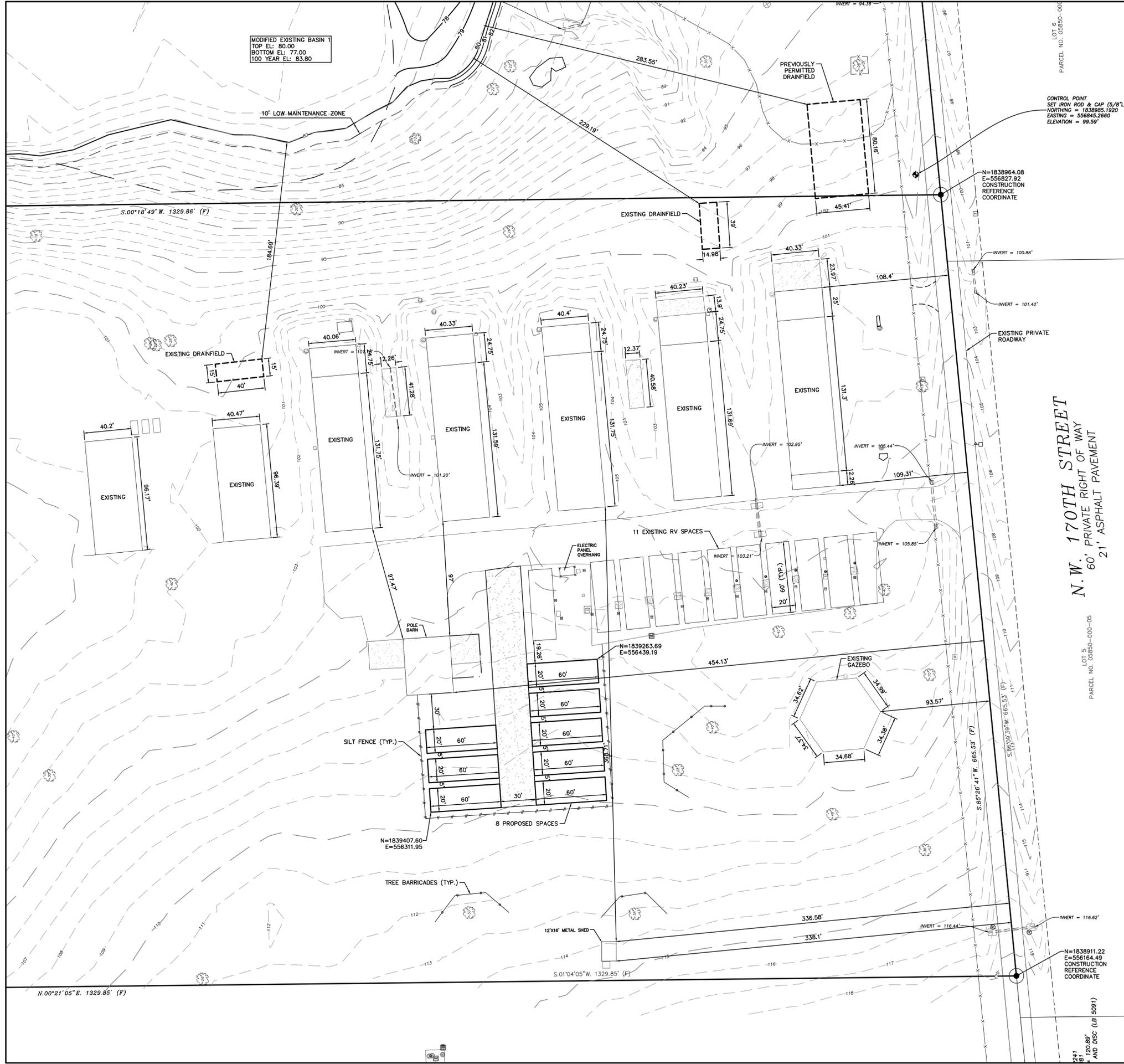
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Project phase: COUNTY SUBMITTAL

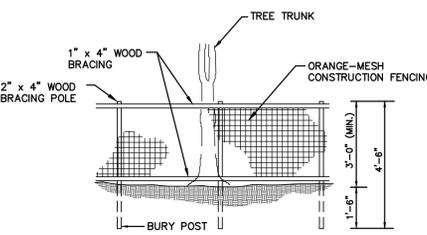
Project title: SWEET DIXIE SOUTH RV PARK  
MARION COUNTY, FL

Sheet title: MASTER DEVELOPMENT PLAN

Designed: JLD	Sheet No.:
Drawn: NJG	C130
Checked: TAR	
Date: 12/01/23	



**LEGEND**

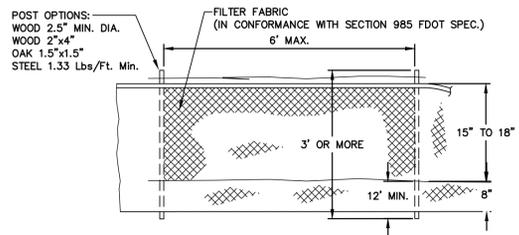
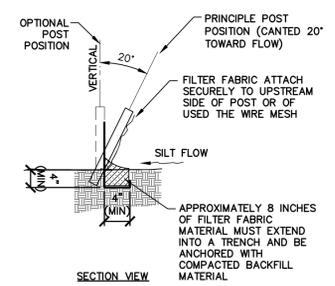


**ELEVATION**

**NOTES:**

- TREE BARRICADES WILL BE BUILT BEFORE ANY SITE WORK IS UNDERTAKEN AND WILL REMAIN IN PLACE UNTIL THE LANDSCAPING IS PLANTED.
- EACH BARRICADE MUST BE AT LEAST 3 FEET TALL, WITH CORNER POSTS OF 2" X 4" WOOD INSERTED AT LEAST ONE AND A HALF (1-1/2) FEET DEEP. THE TWO ROWS OF SIDE SLATS MUST BE 1" X 4" AND BE MARKED WITH PLASTIC RIBBONS OR MESH FENCING FOR VISIBILITY.
- NO GRADING WITHIN FENCING. ANY ROOTS GREATER THAN 1" IN DIAMETER THAT ARE DAMAGED OR EXPOSED SHALL BE CLEANLY CUT AND COVERED OVER WITH SOIL.
- NO CONSTRUCTION MATERIALS OR EQUIPMENT SHALL BE PERMITTED WITHIN CONSTRUCTION FENCING OR BEYOND THE CONSTRUCTION LIMITS.
- THE AREA ENCLOSED MUST BE EQUAL TO THE DRIPLINE OF THE TREE. WHERE SUFFICIENT PROTECTION CAN BE DEMONSTRATED, THE REQUIRED MINIMUM UNDISTURBED AREA MAY BE REDUCED WITH COUNTY APPROVAL, TAKING INTO CONSIDERATION THE TYPE OF ACTIVITY, AND THE SPECIES, HEALTH, AND LOCATION OF TREES AND NATIVE VEGETATION WITHIN THE LANDSCAPE.

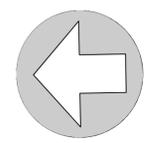
**TREE BARRICADE FENCING DETAIL**  
N.T.S.



**TYPE III SILT FENCE DETAIL**  
N.T.S.



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**NORTH**  
SCALE: 1" = 40'  
0 20 40 80  
GRAPHIC SCALE

No.	Date	Comment

Professional Engineer of Record:

Sergio J. Reyes, P.E. 47311  
Engineer Certificate No.

Project No: 2022-0133

Project phase: COUNTY SUBMITTAL

Project title: SWEET DIXIE SOUTH RV PARK  
MARION COUNTY, FL

Sheet title: DIMENSION, PAVING, GRADING, AND DRAINAGE PLAN

Designed: JLD Sheet No:

Drawn: NJG

Checked: TAR

Date: 12/01/23

**C200**

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\\server3\engprojects\Marion County - RV Park - Sweet Dixie South, LLC\Plans\Current DWG\2213331.dwg, C210 - BASIN 1, 12/5/2023 9:02:48 AM, lowens



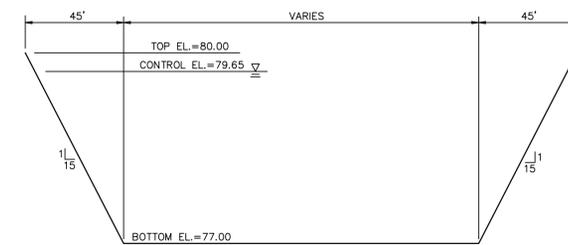
**ENGINEER'S CERTIFICATION**

1. **ENGINEER'S CERTIFICATION:**  
I HEREBY CERTIFY THAT THE DESIGN OF THE STORMWATER MANAGEMENT SYSTEM FOR THE PROJECT KNOWN AS EXISTING BASIN 1 MEETS ALL THE REQUIREMENTS AND HAS BEEN DESIGNED SUBSTANTIALLY IN ACCORDANCE WITH THE SOUTHWEST WATER MANAGEMENT DISTRICT REQUIREMENTS.

\_\_\_\_\_  
SERGIO REYES, P.E.

**MAINTENANCE NOTES**

1. **MAINTENANCE RESPONSIBILITY:**  
WILL BE THE ENTITY RESPONSIBLE FOR THE MAINTENANCE OF THE EXISTING STORMWATER MANAGEMENT SYSTEM.
2. **MAINTENANCE PLAN:**
  - A. BASINS SHALL BE MOWED REGULARLY TO AVOID EXCESSIVE VEGETATIVE GROWTH. MOWING SCHEDULE SHOULD BE MONTHLY DURING WINTER MONTHS AND MORE FREQUENTLY (BIWEEKLY) DURING SUMMER MONTHS.
  - B. BASIN SHALL BE CLEANED OUT ANNUALLY OF ANY ACCUMULATED SEDIMENTATION BUILDUP. IF THE BASINS ARE SHOWING EXCESSIVE SEDIMENTATION ACCUMULATION AT THE BASIN BOTTOM, THE BASIN BOTTOM SHALL BE SCRAPPED CLEAN MORE OFTEN AS THE CONDITION DICTATES.
  - C. BASIN SIDE SLOPES SHALL BE MAINTAINED WITH A GOOD STAND OF GRASS. SEASONAL GRASSES SHALL BE PLANTED TO AVOID EROSION (WINTER RYE, SUMMER MILLET).
  - D. BASIN THAT DO NOT DRAWDOWN PROPERLY AND MAINTAIN STANDING WATER FOR AN EXTENDED PERIOD OF TIME MAY REQUIRE REMEDIAL ACTION. THE ENGINEER SHALL BE NOTIFIED TO HELP COORDINATE REMEDIAL ACTION IN THE EVENT THIS OCCURS.
  - E. THE REQUIRED LANDSCAPING SHALL BE MAINTAINED IN A SOUND CONDITION AT ALL TIMES. ANY DEAD LANDSCAPING MATERIALS SHALL BE REPLACED IMMEDIATELY TO ASSURE PUBLIC SAFETY.

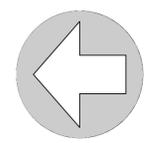


**MODIFIED EXISTING BASIN 1**  
N.T.S.

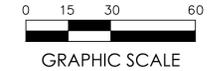
**LEGEND**



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**NORTH**  
SCALE: 1" = 30'



No.	Date	Comment

Professional Engineer of Record:

Sergio J. Reyes, P.E. 47311  
Engineer Certificate No.

Project No: 2022-0133

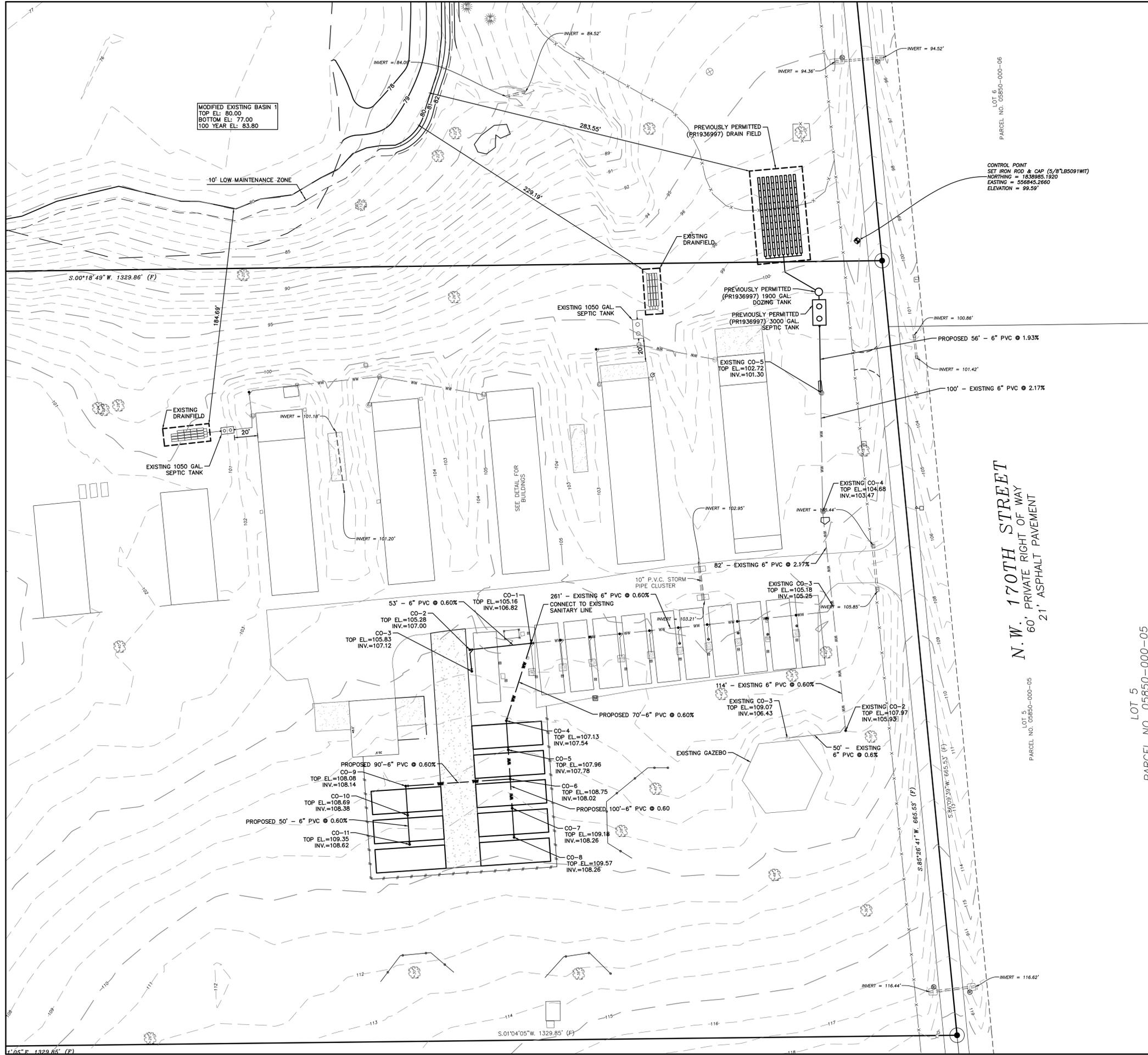
Project phase: COUNTY SUBMITTAL

Project title: SWEET DIXIE SOUTH RV PARK  
MARION COUNTY, FL

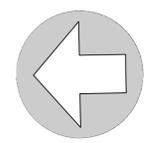
Sheet title: BASIN 1 DETAILS

Designed: JLD	Sheet No.:
Drawn: NJG	C210
Checked: TAR	
Date: 12/01/23	





LEGEND	
	EXISTING WASTEWATER
	PROPOSED WASTEWATER



**NORTH**  
SCALE: 1" = 40'  
0 20 40 80  
GRAPHIC SCALE

No.	Date	Comment

Professional Engineer of Record:

Sergio J. Reyes, P.E. 47311  
Engineer Certificate No.

Project No: 2022-0133

Project phase: COUNTY SUBMITTAL

Project title: SWEET DIXIE SOUTH RV PARK  
MARION COUNTY, FL

Sheet title: UTILITY PLAN

Designed: JLD Sheet No.:

Drawn: NJG

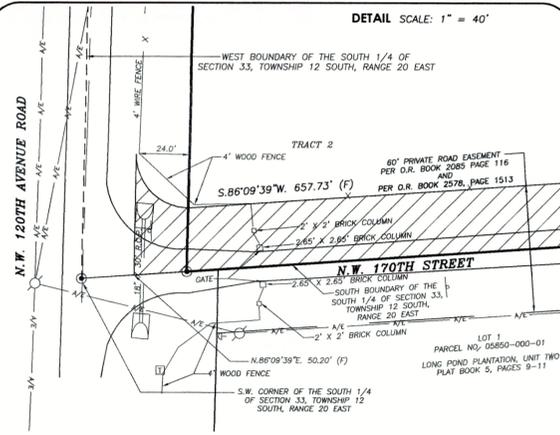
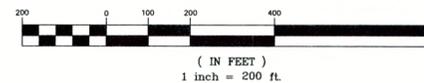
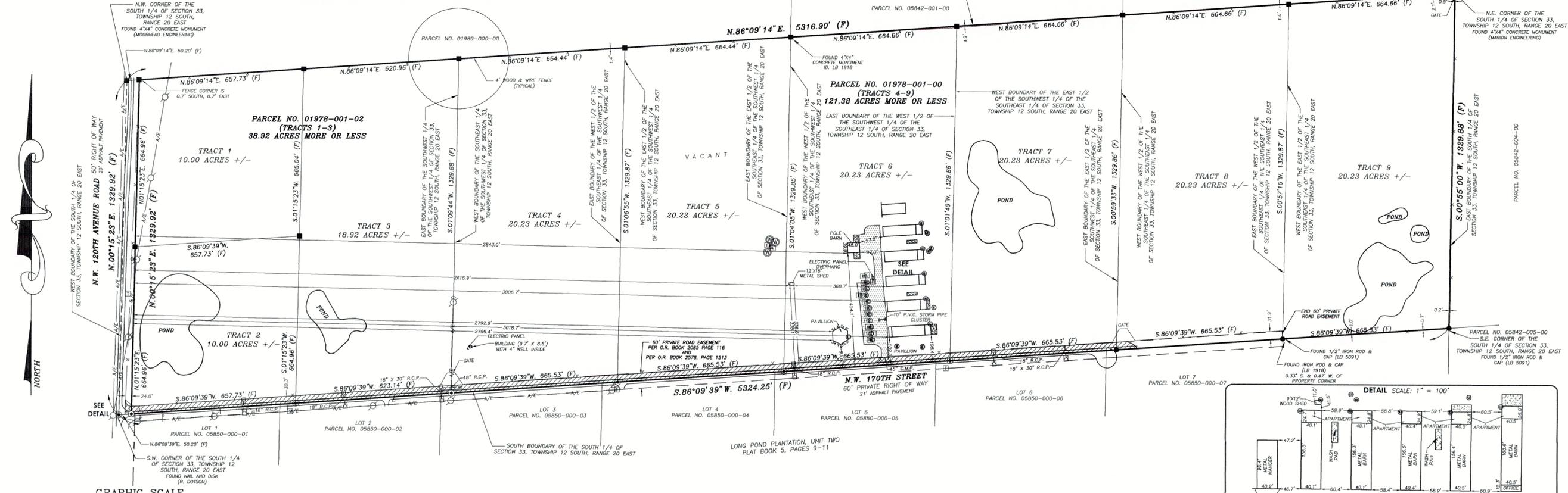
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Date: 12/01/23

**C300**

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SECTION 33, TOWNSHIP 12 SOUTH, RANGE 20 EAST  
MARION COUNTY, FLORIDA



- LEGEND** UNLESS OTHERWISE NOTED
- CENTERLINE OF RIGHT OF WAY
  - OFFICIAL RECORDS OF MARION COUNTY
  - FOUND 4" x 4" CONCRETE MONUMENT - LB 5091
  - FOUND 1/2" IRON ROD & CAP - LB 5091
  - FOUND 5/8" IRON ROD & CAP - LS 1918
  - SET NAIL & DISK - LB 5091
  - FIELD MEASUREMENT
  - (D) = DEED DIMENSION
  - (P) = PLAT DIMENSION
  - CONCRETE MITERED END SECTION
  - TELEPHONE BOX
  - ELECTRIC BOX
  - WOOD POWER POLE
  - GUY ANCHOR
  - WATER METER
  - MAILBOX
  - SANITARY CLEANOUT
  - SIGN
  - REINFORCED CONCRETE PIPE
  - CORRUGATED METAL PIPE
  - AERIAL ELECTRIC
  - DENOTES GRAVEL
  - DENOTES CONCRETE
  - DENOTES ASPHALT
  - AREA OF OVERLAP WITH PLAT OF LONG POND PLANTATION, UNIT TWO

**DESCRIPTION:**  
PER TITLE COMMITMENT NO. 2076-3615240, FILE NO. 16-2180, ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, BEARING AN EFFECTIVE DATE OF AUGUST 23, 2016.

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

- TRACT 1**  
THE WEST 707.93 FEET OF THE SOUTH 1/4 OF SECTION 33, TOWNSHIP 12 SOUTH, RANGE 20 EAST; EXCEPT THE WEST 50.00 FEET FOR RIGHT OF WAY AND EXCEPT THE SOUTH 664.96 FEET THEREOF, BEING SITUATE IN MARION COUNTY, FLORIDA.
- TRACT 2**  
THE SOUTH 664.96 FEET OF THE WEST 707.93 FEET OF THE SOUTH 1/4 OF SECTION 33, TOWNSHIP 12 SOUTH, RANGE 20 EAST; EXCEPT THE WEST 50.00 FEET FOR RIGHT OF WAY AND EXCEPT THE SOUTH 664.96 FEET THEREOF, BEING SITUATE IN MARION COUNTY, FLORIDA.
- TRACT 3**  
THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 33, TOWNSHIP 12 SOUTH, RANGE 20 EAST; EXCEPT THE WEST 707.93 FEET THEREOF, TOGETHER WITH AND SUBJECT TO A 60 FOOT PRIVATE ROAD EASEMENT AS DESCRIBED IN OFFICIAL RECORD BOOK 2085, PAGE 116, ON THE NORTH 30.00 FEET OF THE WEST 3/4 OF THE N 1/4 OF SECTION 4, TOWNSHIP 13 SOUTH, RANGE 20 EAST AND ON THE SOUTH 30.00 FEET OF THE W 7/8 OF THE S 1/4 OF SECTION 33, TOWNSHIP 12 SOUTH, RANGE 20 EAST. BEING SITUATE IN MARION COUNTY, FLORIDA.

**ALSO DESCRIBED AS:**  
THE WEST 1/4 OF THE SOUTH 1/4 OF SECTION 33, TOWNSHIP 12 SOUTH, RANGE 20 EAST, MARION COUNTY, FLORIDA, LESS AND EXCEPT RIGHT OF WAY, ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE N.W. CORNER OF THE SOUTH 1/4 OF SAID SECTION 33; THENCE ALONG THE NORTH BOUNDARY OF THE SOUTH 1/4 OF SAID SECTION 33, N.86°09'14"E., A DISTANCE OF 50.20 FEET TO THE POINT OF BEGINNING; SAID POINT BEING ON THE EAST RIGHT OF WAY LINE OF N.W. 120TH AVENUE ROAD (BEING A 50 FOOT RIGHT OF WAY); THENCE CONTINUE ALONG THE NORTH BOUNDARY OF THE SOUTH 1/4 OF SAID SECTION 33, N.86°09'14"E., A DISTANCE OF 1278.69 FEET TO THE N.E. CORNER OF THE WEST 1/4 OF THE SOUTH 1/4 OF SAID SECTION 33; THENCE DEPARTING THE NORTH BOUNDARY OF THE SOUTH 1/4 OF SAID SECTION 33, ALONG THE EAST BOUNDARY OF THE WEST 1/4 OF THE SOUTH 1/4 OF SAID SECTION 33, S.01°09'44"W., A DISTANCE OF 1329.88 FEET TO THE S.E. CORNER OF THE WEST 1/4 OF THE SOUTH 1/4 OF SAID SECTION 33; THENCE DEPARTING THE EAST BOUNDARY OF THE WEST 1/4 OF THE SOUTH 1/4 OF SAID SECTION 33, ALONG THE SOUTH BOUNDARY OF SAID SECTION 33, S.86°09'39"W., A DISTANCE OF 1280.87 FEET TO A POINT ON THE AFOREMENTIONED EAST RIGHT OF WAY LINE OF N.W. 120TH AVENUE ROAD; THENCE DEPARTING THE SOUTH BOUNDARY OF SAID SECTION 33, ALONG SAID EAST RIGHT OF WAY LINE, N.01°15'23"E., A DISTANCE OF 1329.92 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH AND SUBJECT TO A 60 FOOT PRIVATE ROAD EASEMENT AS DESCRIBED IN OFFICIAL RECORD BOOK 2085, PAGE 116, ON THE NORTH 30.00 FEET OF THE WEST 3/4 OF THE N 1/4 OF SECTION 4, TOWNSHIP 13 SOUTH, RANGE 20 EAST AND ON THE SOUTH 30.00 FEET OF THE W 7/8 OF THE S 1/4 OF SECTION 33, TOWNSHIP 12 SOUTH, RANGE 20 EAST. BEING SITUATE IN MARION COUNTY, FLORIDA.

- NOTES:**
- DATE OF FIELD SURVEY: OCTOBER 13, 2020
  - SUBJECT TO RIGHTS OF WAY, RESTRICTIONS, EASEMENTS AND RESERVATIONS OF RECORD.
  - UNLESS OTHERWISE SHOWN, UNDERGROUND IMPROVEMENTS NOT LOCATED.
  - PUBLIC RECORDS NOT SEARCHED BY R.M. BARRINEAU & ASSOCIATES, INC.
  - BEARINGS ARE ASSUMED BASED ON THE EAST BOUNDARY OF THE SOUTH 1/4 OF SECTION 33, TOWNSHIP 12 SOUTH, RANGE 20 EAST, AS BEING S.00°55'00"W.
  - ORIENTATION FOR THE IMPROVEMENTS SHOWN HEREON SHOULD NOT BE USED TO RECONSTRUCT BOUNDARY LINES.
  - ADDITIONS OR DELETIONS TO SURVEY MAPS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
  - THIS SURVEY DEPICTS THE PROPERTY AS IT EXISTED ON THE SURVEY DATE, NOT NECESSARILY THE SIGNATURE DATE.
  - 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 R.M. BARRINEAU & ASSOCIATES, INC.
  - IT IS THE SURVEYOR'S OPINION THAT THE SOUTH 30' PLUS OR MINUS OF SECTION 33, WHICH IS DEPICTED HEREON AS A PRIVATE ROAD EASEMENT, WAS DEDICATED AS FEE SIMPLE OWNERSHIP WITH THE DEDICATION OF LONG POND PLANTATION UNIT TWO AS RECORDED IN PLAT BOOK 5, PAGE 9 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

**DESCRIPTION:**  
PER TITLE COMMITMENT NO. 2076-3615231, FILE NO. 16-2181, ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, BEARING AN EFFECTIVE DATE OF AUGUST 23, 2016.

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

- TRACT 4**  
THE WEST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 33, TOWNSHIP 12 SOUTH, RANGE 20 EAST, TOGETHER WITH AND SUBJECT TO A 60 FOOT PRIVATE ROAD EASEMENT AS DESCRIBED IN OFFICIAL RECORD BOOK 2085, PAGE 116, ON THE NORTH 30.00 FEET OF THE WEST 3/4 OF THE N 1/4 OF SECTION 4, TOWNSHIP 13 SOUTH, RANGE 20 EAST AND ON THE SOUTH 30.00 FEET OF THE W 7/8 OF THE S 1/4 OF SECTION 33, TOWNSHIP 12 SOUTH, RANGE 20 EAST. BEING SITUATE IN MARION COUNTY, FLORIDA.
- TRACT 5**  
THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 33, TOWNSHIP 12 SOUTH, RANGE 20 EAST, TOGETHER WITH AND SUBJECT TO A 60 FOOT PRIVATE ROAD EASEMENT AS DESCRIBED IN OFFICIAL RECORD BOOK 2085, PAGE 116, ON THE NORTH 30.00 FEET OF THE WEST 3/4 OF THE N 1/4 OF SECTION 4, TOWNSHIP 13 SOUTH, RANGE 20 EAST AND ON THE SOUTH 30.00 FEET OF THE W 7/8 OF THE S 1/4 OF SECTION 33, TOWNSHIP 12 SOUTH, RANGE 20 EAST. BEING SITUATE IN MARION COUNTY, FLORIDA.
- TRACT 6**  
THE WEST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 33, TOWNSHIP 12 SOUTH, RANGE 20 EAST, TOGETHER WITH AND SUBJECT TO A 60 FOOT PRIVATE ROAD EASEMENT AS DESCRIBED IN OFFICIAL RECORD BOOK 2085, PAGE 116, ON THE NORTH 30.00 FEET OF THE WEST 3/4 OF THE N 1/4 OF SECTION 4, TOWNSHIP 13 SOUTH, RANGE 20 EAST AND ON THE SOUTH 30.00 FEET OF THE W 7/8 OF THE S 1/4 OF SECTION 33, TOWNSHIP 12 SOUTH, RANGE 20 EAST. BEING SITUATE IN MARION COUNTY, FLORIDA.
- TRACT 7**  
THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 33, TOWNSHIP 12 SOUTH, RANGE 20 EAST, TOGETHER WITH AND SUBJECT TO A 60 FOOT PRIVATE ROAD EASEMENT AS DESCRIBED IN OFFICIAL RECORD BOOK 2085, PAGE 116, ON THE NORTH 30.00 FEET OF THE WEST 3/4 OF THE N 1/4 OF SECTION 4, TOWNSHIP 13 SOUTH, RANGE 20 EAST AND ON THE SOUTH 30.00 FEET OF THE W 7/8 OF THE S 1/4 OF SECTION 33, TOWNSHIP 12 SOUTH, RANGE 20 EAST. BEING SITUATE IN MARION COUNTY, FLORIDA.
- TRACT 8**  
THE WEST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 33, TOWNSHIP 12 SOUTH, RANGE 20 EAST, TOGETHER WITH AND SUBJECT TO A 60 FOOT PRIVATE ROAD EASEMENT AS DESCRIBED IN OFFICIAL RECORD BOOK 2085, PAGE 116, ON THE NORTH 30.00 FEET OF THE WEST 3/4 OF THE N 1/4 OF SECTION 4, TOWNSHIP 13 SOUTH, RANGE 20 EAST AND ON THE SOUTH 30.00 FEET OF THE W 7/8 OF THE S 1/4 OF SECTION 33, TOWNSHIP 12 SOUTH, RANGE 20 EAST. BEING SITUATE IN MARION COUNTY, FLORIDA.
- TRACT 9**  
THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 33, TOWNSHIP 12 SOUTH, RANGE 20 EAST, TOGETHER WITH AND SUBJECT TO A 60 FOOT PRIVATE ROAD EASEMENT AS DESCRIBED IN OFFICIAL RECORD BOOK 2085, PAGE 116, ON THE NORTH 30.00 FEET OF THE WEST 3/4 OF THE N 1/4 OF SECTION 4, TOWNSHIP 13 SOUTH, RANGE 20 EAST AND ON THE SOUTH 30.00 FEET OF THE W 7/8 OF THE S 1/4 OF SECTION 33, TOWNSHIP 12 SOUTH, RANGE 20 EAST. BEING SITUATE IN MARION COUNTY, FLORIDA.

**ALSO DESCRIBED AS:**  
THE EAST 3/4 OF THE SOUTH 1/4 OF SECTION 33, TOWNSHIP 12 SOUTH, RANGE 20 EAST, MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE N.W. CORNER OF THE SOUTH 1/4 OF SAID SECTION 33; THENCE ALONG THE NORTH BOUNDARY OF THE SOUTH 1/4 OF SAID SECTION 33, N.86°09'14"E., A DISTANCE OF 1328.89 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG THE NORTH BOUNDARY OF THE SOUTH 1/4 OF SAID SECTION 33, N.86°09'14"E., A DISTANCE OF 3987.92 FEET TO THE N.E. CORNER OF THE SOUTH 1/4 OF SAID SECTION 33; THENCE DEPARTING THE NORTH BOUNDARY OF THE SOUTH 1/4 OF SAID SECTION 33, ALONG THE EAST BOUNDARY OF THE SOUTH 1/4 OF SAID SECTION 33, S.00°55'00"W., A DISTANCE OF 1329.88 FEET; THENCE DEPARTING THE EAST BOUNDARY OF THE SOUTH 1/4 OF SAID SECTION 33, ALONG THE SOUTH BOUNDARY OF SAID SECTION 33, S.86°09'39"W., A DISTANCE OF 3993.18 FEET TO THE S.W. CORNER OF THE EAST 3/4 OF THE SOUTH 1/4 OF SAID SECTION 33; THENCE DEPARTING THE SOUTH BOUNDARY OF SAID SECTION 33, ALONG THE WEST BOUNDARY OF THE EAST 3/4 OF THE SOUTH 1/4 OF SAID SECTION 33, N.01°09'44"E., A DISTANCE OF 1329.88 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH AND SUBJECT TO A 60 FOOT PRIVATE ROAD EASEMENT AS DESCRIBED IN OFFICIAL RECORD BOOK 2085, PAGE 116, ON THE NORTH 30.00 FEET OF THE WEST 3/4 OF THE N 1/4 OF SECTION 4, TOWNSHIP 13 SOUTH, RANGE 20 EAST AND ON THE SOUTH 30.00 FEET OF THE W 7/8 OF THE S 1/4 OF SECTION 33, TOWNSHIP 12 SOUTH, RANGE 20 EAST. BEING SITUATE IN MARION COUNTY, FLORIDA.

**ALSO DESCRIBED AS:**  
THE EAST 3/4 OF THE SOUTH 1/4 OF SECTION 33, TOWNSHIP 12 SOUTH, RANGE 20 EAST, MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE N.W. CORNER OF THE SOUTH 1/4 OF SAID SECTION 33; THENCE ALONG THE NORTH BOUNDARY OF THE SOUTH 1/4 OF SAID SECTION 33, N.86°09'14"E., A DISTANCE OF 1328.89 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG THE NORTH BOUNDARY OF THE SOUTH 1/4 OF SAID SECTION 33, N.86°09'14"E., A DISTANCE OF 3987.92 FEET TO THE N.E. CORNER OF THE SOUTH 1/4 OF SAID SECTION 33; THENCE DEPARTING THE NORTH BOUNDARY OF THE SOUTH 1/4 OF SAID SECTION 33, ALONG THE EAST BOUNDARY OF THE SOUTH 1/4 OF SAID SECTION 33, S.00°55'00"W., A DISTANCE OF 1329.88 FEET; THENCE DEPARTING THE EAST BOUNDARY OF THE SOUTH 1/4 OF SAID SECTION 33, ALONG THE SOUTH BOUNDARY OF SAID SECTION 33, S.86°09'39"W., A DISTANCE OF 3993.18 FEET TO THE S.W. CORNER OF THE EAST 3/4 OF THE SOUTH 1/4 OF SAID SECTION 33; THENCE DEPARTING THE SOUTH BOUNDARY OF SAID SECTION 33, ALONG THE WEST BOUNDARY OF THE EAST 3/4 OF THE SOUTH 1/4 OF SAID SECTION 33, N.01°09'44"E., A DISTANCE OF 1329.88 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH AND SUBJECT TO A 60 FOOT PRIVATE ROAD EASEMENT AS DESCRIBED IN OFFICIAL RECORD BOOK 2085, PAGE 116, ON THE NORTH 30.00 FEET OF THE WEST 3/4 OF THE N 1/4 OF SECTION 4, TOWNSHIP 13 SOUTH, RANGE 20 EAST AND ON THE SOUTH 30.00 FEET OF THE W 7/8 OF THE S 1/4 OF SECTION 33, TOWNSHIP 12 SOUTH, RANGE 20 EAST. BEING SITUATE IN MARION COUNTY, FLORIDA.

**SCHEDULE B-2 ITEMS:**

**TRACTS 1-3:**  
ABSTRACT INFORMATION WAS PROVIDED BY TITLE COMMITMENT NO. 2076-3615240, FILE NO. 16-2180, ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, BEARING AN EFFECTIVE DATE OF AUGUST 12, 2016.

10 = THE FOLLOWING NOTES CORRESPOND TO SCHEDULE B SECTION 2 ITEMS FOR TITLE COMMITMENT REFERENCED ABOVE

**TRACTS 4-9:**  
ABSTRACT INFORMATION WAS PROVIDED BY TITLE COMMITMENT NO. 2076-3615231, FILE NO. 16-2181, ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, BEARING AN EFFECTIVE DATE OF AUGUST 11, 2016.

10 = THE FOLLOWING NOTES CORRESPOND TO SCHEDULE B SECTION 2 ITEMS FOR TITLE COMMITMENT REFERENCED ABOVE

- ITEM 12 (11) MATTERS APPEARING ON THE PLAT OF LONG POND PLANTATION AS RECORDED IN PLAT BOOK 5, PAGES 9 THROUGH 11, AS TO THE EXTENT THAT THEY AFFECT SUBJECT PROPERTY, ARE DEPICTED HEREON. BEING LIMITED TO THE SOUTH 30 FEET OF TRACTS 2 THROUGH 8 AS SHOWN HEREON.
- ITEM 13 (12) DECLARATION AS RECORDED IN O.R. BOOK 2551, PAGE 1789, AS RE-RECORDED IN O.R. BOOK 2565, PAGE 1959, AMENDED IN O.R. BOOK 2625, PAGE 1305, O.R. BOOK 2778, PAGE 430, O.R. BOOK 5207, PAGE 537, E.O. LAWS PER O.R. BOOK 2568, PAGE 1085, O.R. BOOK 2578, PAGE 1058, AND O.R. BOOK 5429, PAGE 483, AFFECTS SUBJECT PROPERTY, BEING LIMITED TO THE SOUTH 30 FEET OF TRACTS 2 THROUGH 8 AS SHOWN HEREON. SAID ITEMS ARE NOT DEPICTED HEREON.
- ITEM 14 (13) DECLARATION OF PRIVATE ROADS AS RECORDED IN O.R. BOOK 2551, PAGE 1787 AFFECTS SUBJECT PROPERTY, BEING LIMITED TO THE SOUTH 30 FEET OF TRACTS 2 THROUGH 8 AS SHOWN HEREON. SAID ITEM IS NOT DEPICTED HEREON.
- ITEM 15 (14) COVENANT RECORDED IN O.R. BOOK 2551, PAGE 1719 AFFECTS SUBJECT PROPERTY, BEING LIMITED TO THE SOUTH 30 FEET OF TRACTS 2 THROUGH 8 AS SHOWN HEREON. SAID ITEM IS NOT DEPICTED HEREON.
- ITEM 16 (15) COVENANT RECORDED IN O.R. BOOK 2552, PAGE 184 AFFECTS SUBJECT PROPERTY, BEING LIMITED TO THE SOUTH 30 FEET OF TRACTS 2 THROUGH 8 AS SHOWN HEREON. SAID ITEM IS NOT DEPICTED HEREON.
- ITEM 17 (16) EASEMENT GRANTED TO CLAY ELECTRIC COOPERATIVE, INC. AS RECORDED IN O.R. BOOK 2551, PAGE 1788, AFFECTS THE SOUTH 30' OF TRACTS 2 THROUGH 8 OF THE SUBJECT PROPERTY, IS BLANKET IN NATURE AND IS NOT DEPICTED HEREON.
- ITEM 18 (17) EASEMENT GRANTED TO CLAY ELECTRIC COOPERATIVE, INC. AS RECORDED IN O.R. BOOK 2609, PAGE 281, AFFECTS THE SOUTH 30' OF TRACTS 2 THROUGH 8 OF THE SUBJECT PROPERTY, IS BLANKET IN NATURE AND IS NOT DEPICTED HEREON.
- ITEM 19 (18) EASEMENT GRANTED TO CLAY ELECTRIC COOPERATIVE, INC. AS RECORDED IN O.R. BOOK 2609, PAGE 282 DOES NOT AFFECT SUBJECT PROPERTY AND IS NOT DEPICTED HEREON.
- ITEM 20 (19) ROAD MAINTENANCE AGREEMENT AS RECORDED IN O.R. BOOK 2085, PAGE 116 AFFECTS SUBJECT PROPERTY, BEING LIMITED TO THE SOUTH 30 FEET OF TRACTS 2 THROUGH 8 AS SHOWN HEREON. SAID ITEM IS DEPICTED HEREON.
- ITEM 21 (20) PRIVATE ROAD EASEMENT AS SHOWN IN DEED RECORDED IN O.R. BOOK 2578, PAGE 1513 AFFECTS SUBJECT PROPERTY, BEING LIMITED TO THE SOUTH 30 FEET OF TRACTS 2 THROUGH 8 AS SHOWN HEREON. SAID ITEM IS DEPICTED HEREON.

**SURVEYOR'S CERTIFICATION:**

I HEREBY CERTIFY THAT THE SURVEY REPRESENTED HEREON MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17.050-052, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

11/4/2020  
SIGNATURE DATE  
TRAVIS P. BARRINEAU, P.S.M. - LS 6897  
OF R.M. BARRINEAU & ASSOCIATES, INC.  
TRAVIS@RMBARRINEAU.COM  
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

NO.	REVISIONS	BY	DATE
3.	UPDATE BND & IMPROVEMENTS	CAM	10/16/20
2.	ADD ALSO DESCRIBED AS DESCRIPTIONS	TPB	8/30/16
1.	ADDRESS LEGAL DESCRIPTION IN NEW TITLE COMMITMENT	TPB	8/29/16

**R.M. BARRINEAU AND ASSOCIATES**  
PROFESSIONAL SURVEYORS & MAPPERS  
Cultural Professionals Park • 1309 S.E. 29th Loop • Suite 101 • Ocala, Florida 34471  
PHONE (352) 222-3333 • FAX (352) 388-2771 • www.rmbarrineau.com  
RENEALD M. BARRINEAU P.S.M. - FOUNDER • CERTIFICATE OF AUTHORIZATION LB 8901  
MARION COUNTY BUSINESS ENTERPRISE

**BOUNDARY SURVEY FOR:  
SWEET DIXIE SOUTH, LLC**

REFERENCES:  
F.B. 632, PG. 63  
X-REF: 04184  
FILE: 33-12-20

J.O.# 16215  
DWG.# 16215R2UP  
SHT 1 OF 1

