

General Notes:

1. CONTRACTOR SHALL FILE A NOA (NOTICE OF INTENT) WITH TIED PRIOR TO CONSTRUCTION. A COPY OF THE NOA MUST ALSO BE SENT TO MARION COUNTY PRIOR TO CONSTRUCTION.
2. CONTRACTOR SHALL COORDINATE WITH THE FIRE DEPARTMENT FOR FIRE PROTECTION IN COMPLIANCE WITH CURRENT N.F.P.A. CODES AND STANDARDS.
3. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES AND REPORT ANY DISCREPANCIES (IF ANY) TO THE PROJECT ENGINEER.
4. SITE CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANIES FOR CONDUIT INSTALLATION AS REQUIRED FOR ELECTRIC AND TELEPHONE. ALL ELECTRIC TO THE PROPOSED BUILDING AND TO PARKING AREA LIGHT FIXTURES ARE TO BE PLACED UNDERGROUND TO THE SIDEWALK EXCISE OF THE OWNER.
5. OWNER TO COORDINATE WITH PROJECT ELECTRICAL CONTRACTOR FOR PARKING LOT LIGHTING AND ELECTRICAL SERVICE.
6. SUBJECT TO EASEMENTS, RIGHTS OF WAY, RESTRICTIONS, AND RESERVATIONS OF RECORD, ALL CONSTRUCTION COVERED BY THESE PLANS SHALL COMPLY WITH THE MATERIAL REQUIREMENTS AND QUALITY CONTROL STANDARDS CONTAINED IN THE MARION COUNTY LAND DEVELOPMENT CODE. ALL CONSTRUCTION PERFORMED IN MARION COUNTY RIGHT-OF-WAY REQUIRES A RIGHT-OF-WAY PERMIT. ALL CONSTRUCTION IN FOOT RIGHT-OF-WAY REQUIRES A PERMIT FROM TIED.
7. ORIENTATION FOR THE IMPROVEMENTS SHOWN HEREON SHOULD NOT BE TO RECONSTRUCT BOUNDARY LINES. ADJUSTMENTS OR DELETIONS TO SURVEY MAPS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
8. REPRODUCTIONS OF THIS SKETCH ARE NOT VALID UNLESS SEALED WITH AN EMBOSSED ENGINEER'S SEAL.
9. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MARION COUNTY LAND DEVELOPMENT CODE AND THIS PLAN.
10. ALL STORMWATER MANAGEMENT SYSTEMS SHALL BE COMPLETED PRIOR TO THE CONSTRUCTION OF IMPERVIOUS AREAS.
11. ALL DRAINAGE STRUCTURE INVERTS SHALL BE GROUTED TO ELIMINATE SAND CONDITIONS UNLESS OTHERWISE INDICATED. SEE SHEET 4 OF FOOT STANDARD PLAN 425-001 FOR REFERENCE.
12. SURVEY INFORMATION PROVIDED BY CLUMBER FARMER BARLEY. (SEE SEPARATE SURVEY SUPPLIED ALONG WITH THIS PLAN.) DATE OF SURVEY: NOVEMBER 19, 2020.
UNLESS OTHERWISE SHOWN, UNDERGROUND IMPROVEMENTS NOT LOCATED. PUBLIC RECORDS NOT SEARCHED BY CLUMBER FARMER BARLEY ADJUSTMENTS OR DELETIONS TO SURVEY MAPS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
13. NO CHANGE TO THE WORK AS SHOWN ON THIS PLAN SHALL BE MADE WITHOUT PRIOR APPROVAL OF THE PROJECT ENGINEERS.
14. SLOPES MUST BE IN CONFORMANCE WITH THE COUNTY SIGN CODE AND IN ACCORDANCE WITH ALL APPLICABLE FOOT STANDARDS. ALL STOP SLOPES SHOWN IN THE PLANS SHALL BE 30% HIGH INTEREST REFLECTIVE MATERIAL.
15. OWNER SHALL PROTECT EXISTING SHADE TREES TO BE SAVED. TREE PROTECTION MUST BE INSTALLED AND INSPECTED. (SEE DETAIL.)
16. UNDERGROUND IMPROVEMENTS AND UTILITIES, IF ANY, WERE NOT LOCATED, EXCEPT AS SHOWN.
17. ALL NON-CONDUCTIVE UNDERGROUND PIPING SHALL HAVE LOCATOR WIRE.
18. A TREE REMOVAL PERMIT IS REQUIRED BEFORE ANY TREES CAN BE REMOVED. TREES TO BE SAVED MUST HAVE PROTECTION MEASURES INSTALLED AND INSPECTED BEFORE TREES DESIGNATED FOR REMOVAL ARE REMOVED.
19. TREES MAY NOT BE PLANTED AROUND, OVER OR UNDER ANY EXISTING OR PROPOSED POWER LINES. THIS INCLUDES ANY LINE DESIGNED AFTER SITE PLAN APPROVAL. ELECTRICAL DISTRIBUTION EASEMENTS WILL BE REQUIRED FOR ELECTRICAL POWER LINE ON PRIVATE PROPERTY; 10 FOOT FOR UNDER-GROUND, AND 20 FOOT FOR OVERHEAD ELECTRIC.
20. THE SITE SHALL REMAIN FREE OF EXCESS DUST AND DEBRIS AT ALL TIMES. ANY INCIDENCE OF EROSION, SEDIMENTATION, DUST OR DEBRIS OCCURRING OFF-SITE AS A RESULT OF CONSTRUCTION ACTIVITIES ON THIS DEVELOPMENT SHALL BE CORRECTED BY THE CONTRACTOR WITHIN 48 HOURS OF EACH OCCURRENCE.
21. PER DIVISION 22, SECTION 2.22.1(1) OF THE MARION COUNTY LAND DEVELOPMENT CODE, A RIGHT-OF-WAY UTILIZATION PERMIT IS REQUIRED FOR ALL CONSTRUCTION, HERBICIDE/PESTICIDE SPRAYING, TREE CLEARING, AND ALL TEMPORARY PRIVATE USE OF PUBLIC RIGHT-OF-WAY.
22. ALL AREAS DISTURBED IN THE R/W DURING CONSTRUCTION SHALL BE RESTORED AND SOODED. ALLOW FOR SOO WITH A 1-1/2" UNDERCUT. OTHER AREAS DISTURBED AFTER CONSTRUCTION SHALL BE GRASSED & MULCHED UNLESS SOO IS SPECIFICALLY PROPOSED.
23. IF THE CONTRACTOR ENCOUNTERS LIMESTONE DURING EXPANSION OF THE DRA, (THE DRA WILL BE OVER-EXCAVATED AND BACKFILLED TO MEET SENSITIVE HARBOR AREA BASIN REQUIREMENTS). IF A SINK CHIMNEY IS ENCOUNTERED ON SITE, MAKE REPAIRS IN ACCORDANCE WITH THE REPAIR DETAIL.
24. ALL STRIPING WITHIN COUNTY RIGHT-OF-WAY SHALL THERMOPLASTIC AND AT LEAST 6" WIDE WITH 24" STAP BAR WITHIN COUNTY RIGHT-OF-WAY. MARKS SHALL BE 4" WIDE, PAINTED WITH WHITE PAINT, UNLESS OTHERWISE NOTED. ALL STRIPING SHALL CONFORM TO F.O.D.O.T. SPECIFICATIONS UNLESS OTHERWISE NOTED.
25. ASPHALT PAVEMENT AREA TO BE CONSTRUCTED TO THE FOLLOWING SPECIFICATIONS:
- 1.25" SP-9.5 ASPHALTIC CONCRETE
- 8" LIME ROCK BASE, COMPACTED (95% OF MAX. DENSITY, L.B.R. 100)
- 12" STABILIZED SUBGRADE (95% OF MAX. DENSITY, AASHTO T-180, L.B.R. 40)
26. AN AS-BUILT CERTIFICATION SHALL BE PROVIDED TO THE COUNTY ENGINEERING DEPARTMENT BY A DESIGN PROFESSIONAL UPON REVIEW AND APPROVAL OF THE COMPLETED CONSTRUCTION. ALSO, THE PROJECT ENGINEER SHALL SIGN & SUBMIT A STATEMENT OF COMPLETION PRIOR TO THE FINAL INSPECTION.
27. UPON COMPLETION OF CONSTRUCTION AND FINAL INSPECTION, AN ELECTRONIC COPY OF THE RECORD DRAWING IN AUTOCAD FORMAT WILL BE PROVIDED TO THE MARION COUNTY ENGINEERING DEPARTMENT.
28. ALTERNATIVE PIPE MATERIAL TO RCP MAY BE USED WITH PRIOR APPROVAL FROM THE PROJECT ENGINEER. CONTRACTOR TO GROUT BOTTOM OF STORMWATER STRUCTURES UP TO PIPE INVERT TO PREVENT STANDING WATER.
29. SOIL BORING INFORMATION SHOWN ON THIS PLAN SET IS COPIED DIRECTLY FROM GEOTECHNICAL REPORT DATED MARCH 14, 2023. SOIL BORING INFORMATION IN THE GEOTECHNICAL REPORT WILL TAKE PRECEDENCE OVER ANY DISCREPANCY FOUND BETWEEN THE PLANS AND THE GEOTECHNICAL REPORT.
30. A CERTIFIED AS-BUILT SURVEY SHALL BE PREPARED FOR THE PROJECT BY A FLORIDA LICENSED SURVEY PROFESSIONAL. THE AS-BUILT SURVEY SHALL SHOW ALL ORIGINAL DESIGN INFORMATION PERTINENT TO THE IMPROVEMENTS BEING SURVEYED. ORIGINAL DESIGN INFORMATION SHALL BE MARKED THROUGH WITH AS-BUILT INFORMATION LISTED ADJACENT TO IT. THE SURVEY SHALL CLEARLY INDICATE WHICH IS THE AS-BUILT-RECORDED INFORMATION.

Sewer Notes:

1. GRAVITY SEWER ON-SITE TO CONNECT TO PROPOSED ON-SITE LIFT STATION. CONNECT 6" FORCE MAIN FROM LIFT STATION TO EXISTING FORCE MAIN AT SE HWY 42 OWNED & OPERATED BY MARION COUNTY.
2. SANITARY SERVICE SIZE TO BE AS SHOWN ON PLAN AND LAID AT A MINIMUM SLOPE OF 0.50% FOR 8" PVC AND 1.00% FOR 4" PVC.
3. CLEAN OUTS TO BE PLACED AT THE CONNECTION POINT TO THE EXISTING LATERAL, 5' FROM THE BUILDING, AT ANY TURNS AND BENDS, AND AT MOST EVERY 75' ALONG CONSTANT RUNS. BRASS TOSPS TO BE FLUSH MOUNTED IN PAVED AREAS.
4. SANITARY SEWER ESTIMATED DEMAND (PER CHAPTER 64E-6, F.A.C.)
HOMES: 78 X 200 gpd = 15,600 gpd
SELF-STORAGE: 200 UNITS X 1.0 gpd = 200 gpd
SHOPPING CENTER: 35,000 X 0.1 gpd = 3,500 gpd
OFFICE: 9,925 sf (15 gpd PER 100 sf) = 1,489 gpd
TOTAL SANITARY SEWER ESTIMATED DEMAND: 20,789 gpd

*OFFICE TOTALS INCLUDE OFFICE SPACE FOR SELF-STORAGE.

Water Notes:

1. CONNECT TO EXISTING WATER SYSTEM OWNED & OPERATED BY MARION COUNTY. ALL PVC WATER PIPE TO BE DR 15.
2. RESIDENTIAL POTABLE WATER DEMAND = 78 X 400 gpd = 31,200 gpd
3. COMMERCIAL POTABLE WATER DEMAND = SEWER DEMAND (5,189 gpd) X 1.1 = 5,708 gpd (ROUNDED)

PUD MASTER PLAN FOR 9494 SUMMERFIELD

MARION COUNTY, FLORIDA

**Tree Planting & Landscaping Requirements:**

SEE LANDSCAPE & IRRIGATION PLAN SHEETS.

LANDSCAPED AREAS SHALL BE MARION FRIENDLY (MFLA) AND WILL BE INCLUDED IN IMPROVEMENT PLANS.

Drainage Design Summary:

THIS PROPERTY WILL HAVE PRIVATE ON-SITE RETENTION AREAS HANDLING THE 100 YR./24 HR. POST (11.57) STORM EVENT THIS MEETING SURROUND REQUIREMENTS FOR WATER QUALITY TREATMENT.

STORM WATER FROM THE 39.27 AC BASIN WILL BE ACCOMMODATED IN 3 DRAINAGE RETENTION AREAS (DRA 1.0, 2.0 AND 3.0).

RUNOFF WILL BE DIVERTED TO DRA 1.0, 2.0 AND 3.0 THROUGH GUTTERS, DOWN SPOUTS, OVERLAND FLOW, SWALES, DRAINAGE INLETS AND UNDERGROUND PIPES.

EXISTING SOIL TYPE = 11.6% ssp (Apopka) HYDROLOGIC SOIL GROUP = A
0.40% ccc (CANDLER) HYDROLOGIC SOIL GROUP = A
88.0% cob (CANDLER) HYDROLOGIC SOIL GROUP = A

DESIGN MEETS MARION COUNTY STORMWATER QUALITY CRITERIA PER SECTION 6.13.6.A(3)(C):

- DRY RETENTION SYSTEMS THAT HAVE A DEPTH OF SIX FEET OR LESS, MEASURED FROM TOP OF BANK TO POND BOTTOM, WITH SIDE SLOPES THAT ARE NO STEEPER THAN 4:1 AND SOODED BOTTOMS

SEE STORMWATER MANAGEMENT REPORT FOR ADDITIONAL STORMWATER CALCULATIONS.

Maintenance and Operation Schedule for Stormwater Management System:

1. BASINS SHALL BE CLEANED AND MOWED REGULARLY TO AVOID EXCESSIVE VEGETATIVE GROWTH AT LEAST MONTHLY DURING WINTER MONTHS AND BI-WEEKLY DURING THE GROWING SEASON.
2. THE BASINS SHALL BE CLEANED OUT ANNUALLY OF ACCUMULATED SEDIMENTATION BUILDUP. IF THE BASINS ARE SHOWING EXCESSIVE SEDIMENTATION AT THE BASIN BOTTOM, THE BASIN BOTTOM SHALL BE SCRAPED CLEAN MORE FREQUENTLY.
3. BASIN SIDE SLOPES SHALL BE MAINTAINED WITH A GOOD STAND OF GRASS DURING ALL SEASONS TO AVOID EROSION.
4. REMEDIAL ACTION MAY BE REQUIRED, IF THE BASINS DO NOT DRAIN DOWN PROPERLY AND MAINTAIN STANDING WATER FOR AN EXTENDED PERIOD OF TIME. THE ENGINEER SHALL BE NOTIFIED TO ASSIST IN THE IMPLEMENTATION OF THE REMEDIAL ACTION.

Traffic Statement:

SEE TRAFFIC STUDY BY KITTELSON & ASSOCIATES, DATED OCTOBER 19, 2022.

Parking Requirements:

COMMERCIAL 1:

PROPOSED OFFICE: 1,925sf
2.5 PARKING SPACES PER 1000sf OF GFA (GROSS FLOOR AREA)
1,925sf ÷ (2.5 SPACES/1000sf) = 4.81 = 5 SPACES

PROPOSED STORAGE: 194,825sf

1 PARKING SPACE PER 2000sf OF GFA (GROSS LEASABLE AREA)
194,825sf ÷ 2000sf = 97.41 = 97 SPACES

NOTE: SUFFICIENT PARKING SPACES PROVIDED ALONG STORAGE BUILDINGS. NOT SHOWN ON PLAN.

REQUIRED HANDICAP PARKING: 1 H/C SPACE PER 25 REGULAR SPACES
5 / 25 = 0.2 = 1 SPACEPROVIDED:
11 TOTAL REGULAR SPACES + 1 HANDICAP SPACE = 12

12 TOTAL PARKING SPACES PROVIDED

COMMERCIAL 2:

PROPOSED RETAIL: 35,000sf

1 PARKING SPACE PER 300sf OF GFA

35,000sf ÷ 300 sf = 116.67 = 117

REQUIRED HANDICAP PARKING: 1 H/C SPACE PER 25 REGULAR SPACES
117 / 25 = 4.68 = 5 SPACES

COMMERCIAL 3:

PROPOSED OFFICE: 8,000sf

2.5 PARKING SPACES PER 1000sf OF GFA

8,000sf ÷ (2.5 SPACES/1000sf) = 20 SPACES

REQUIRED HANDICAP PARKING: 1 H/C SPACE PER 25 REGULAR SPACES
20 / 25 = 0.8 = 1 SPACE**Permits:**

| AGENCY | PERMIT # | APPROVAL DATE |
|---------------|----------|---------------|
| MARION COUNTY | - | - |
| SWFWM | - | - |
| FDOT DRIVEWAY | - | - |
| FDOT DRAINAGE | - | - |
| FDOT UTILITY | - | - |
| FDOP WATER | - | - |
| FDOP SEWER | - | - |

Utility Contacts:

| | | |
|----------------|------------------------------------|----------------|
| WATER & SEWER: | MARION COUNTY UTILITIES DEPARTMENT | (352) 307-6000 |
| ELECTRIC: | SECO - MEAGAN ELLIOT | (352) 569-9835 |
| TELEPHONE: | CENTURY LINK - KURT JUDD | (352) 401-6555 |
| CABLE: | COX CABLE - DAVID TERRELL | (352) 873-5641 |
| FIRE: | MARION COUNTY - KEN MCCANN | (352) 291-8000 |
| GAS: | TECO PEOPLES GAS - MARCO SAMANEGO | (352) 401-3419 |

Statement of Intent:

A 237,412± SF COMMERCIAL SPACE IS PROPOSED ALONG WITH 78 UNITS OF SINGLE FAMILY RESIDENTIAL HOUSING. COMMERCIAL SPACE WILL BE CONSTRUCTED IN PHASES 1 THROUGH 4 AND RESIDENTIAL IN PHASE 5.

Description:

THE EAST 18.59 FEET OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 27, TOWNSHIP 17 SOUTH, RANGE 23 EAST, MARION COUNTY, FLORIDA, LESS THE NORTH 60.00 FEET THEREOF

AND

THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 27, TOWNSHIP 17 SOUTH, RANGE 23 EAST, MARION COUNTY, FLORIDA

LESS AND EXCEPT THAT PORTION OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 DEEDED TO MARION COUNTY IN OFFICIAL RECORDS BOOK 2962, PAGE 35 BEING MORE FULLY DESCRIBED AS FOLLOWS:

FROM THE NORTHEAST CORNER OF THE SAID SOUTHWEST 1/4, RUN SOUTH 07°19'10" WEST ALONG THE EAST LINE THEREOF 31.41 FEET TO THE RIGHT OF WAY OF COUNTY ROAD NO. 42, AS DELINEATED IN THE MAINTENANCE MAP THEREOF AS RECORDED IN MAINTENANCE BOOK 1, PAGES 81 THROUGH 90, PUBLIC RECORDS OF MARION COUNTY, FLORIDA, AND THE POINT OF BEGINNING; THENCE ALONG SAID MAINTENANCE RIGHT OF WAY THE FOLLOWING SEVEN COURSES, NORTH 79°12'22" WEST 7.85 FEET; THENCE SOUTH 89°51'50" WEST 34.115 FEET; THENCE NORTH 89°32'15" WEST 210.50 FEET; THENCE NORTH 89°36'50" WEST 525.00 FEET; THENCE SOUTH 89°53'41" WEST 100.46 FEET; THENCE SOUTH 89°53'35" WEST 133.51 FEET; THENCE SOUTH 82°37'49" WEST 8.66 TO THE WEST LINE OF THE SAID NORTHEAST 1/4 OF THE SOUTHWEST 1/4; THENCE ALONG THE WEST LINE THEREOF AND DEPARTING SAID RIGHT OF WAY RUN SOUTH 07°15'57" WEST 18.59 FEET; THENCE SOUTH 89°50'58" EAST 136.88 FEET TO THE EAST LINE OF THE SAID NORTHEAST 1/4 OF THE SOUTHWEST 1/4; THENCE ALONG SAID EAST LINE RUN NORTH 07°19'10" EAST 18.59 FEET TO THE POINT OF BEGINNING.

Density / Intensity:

MEDIUM RESIDENTIAL UNITS (4 DU/AC ON 19.64 AC) = 78.56 = 78

COMMERCIAL (1 FAR @ ± 19.64) = 256,590/855,518 = 0.23 F.A.R.*

*SEE SHEET 2 FOR F.A.R. TOTALS.

Concurrency Deferral Elected 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 THE CONCURRENCY REVIEW AND/OR APPROVAL HAS BEEN DEFERRED TO LATER DEVELOPMENT REVIEW STAGES, SUCH AS, BUT NOT LIMITED TO, BUILDING PERMIT REVIEW.

Flood Certification:FLOOD ZONE "X" = AN AREA OF MINIMAL FLOODING, ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT ADMINISTRATION (FEMA) PER THE MARION COUNTY GEOGRAPHIC INFORMATION SYSTEMS WEB PAGE LOCATED AT: <http://www.marioncounty.org>**Springs Protection:**

THIS PROJECT LIES WITHIN THE SECONDARY SPRINGS PROTECTION ZONE.

Sight Distance:

SIGHT DISTANCE CALCULATED USING FOOT INDEX NO. 546 (6 LANE DIVIDED HIGHWAY, SIGHT 6). NO CALCULUS NOTED.

Fire Protection:

1. FIRE HYDRANTS WILL BE INSTALLED TO PROVIDE COVERAGE OF BUILDINGS. SEE PLANS FOR LOCATIONS.

2. BUILDING FIRE SYSTEM TO BE ADDRESSED BY OTHERS. SEE BUILDING PLANS.

Outdoor Lighting:

OUTDOOR LIGHTING TO BE INSTALLED ON SITE. SEE PHOTOMETRIC PLAN.

Owner's Certification:

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

BY: JAMES MARTIN, PRESIDENT, 9494 SUMMERFIELD L.L.C. DATE _____

Engineer's Certification:

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

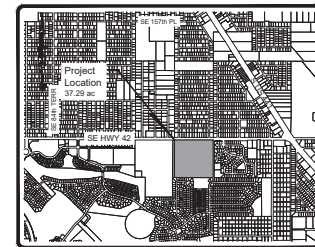
MICHAEL W. RADCLIFFE, P.E.
FLORIDA REG. ENGINEER, NO. 31170

SIGNATURE DATE

IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT THEY ARE USING THE LATEST APPROVED AND PERMITTED PLANS PRIOR TO BEGINNING CONSTRUCTION.

CONSTRUCTION STAKEOUT SURVEYOR SHALL BE RESPONSIBLE FOR BENCH MARK & DATUM VERIFICATION. CONTACT PROJECT SURVEYOR FOR BENCH MARK INFORMATION.

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.

MARION COUNTY AR#
REZONING = 29123
PUD MASTER = 30470SCALE: 1" = 200'
SECTION 22, TOWNSHIP 17 SOUTH, RANGE 23**Site Information:**

PROJECT NAME: 9494 SUMMERFIELD
PROPOSED USE: SELF STORAGE FACILITY AND MEDIUM RESIDENTIAL NEIGHBORHOOD
PROJECT LOCATION: 9494 S.E. HWY 42, SUMMERFIELD, FL 34491
PARCEL NUMBER: 48320-000-00
TOTAL AREA: 1,710,694 s.f. (39.27 AC.)
OWNER: 9494 SUMMERFIELD LLC
CONTACT: JIMMY MARTIN
ADDRESS: 310 N FRONT ST STE 200, WILMINGTON NC 28401-5082
TELEPHONE: 910-443-4456
EXISTING LAND USE: COMMERCIAL (NORTH HALF) MEDIUM RESIDENTIAL (SOUTH HALF)
PROPOSED LAND USE: COMMERCIAL (17.95 AC/NORTH PORTION) MEDIUM RESIDENTIAL (21.32 AC/SOUTH PORTION)
EXISTING ZONING: PUD
PROPOSED ZONING: PUD
SETBACKS: COMMERCIAL: FRONT - 40', REAR - 20', SIDE - 20'
RESIDENTIAL: FRONT - 20', REAR - 15', SIDE - 5'
BUFFER: TYPE C BUFFER WITH OPAQUE FENCE BUFFER WIDTH VARIES AS SHOWN ON PLAN BUFFER & OPEN SPACE OCCUPY THE SAME SPACE

Index of Sheets:

C01 - COVER SHEET
C02 - SITE PLAN
C03 - PHOTOMETRIC PLAN
S01-S05 - SURVEY

| Project | Sheet | Date | Revised |
|-------------------------------|---------|----------|----------|
| 9494 SUMMERFIELD | 2021-53 | 07-13-23 | 07-13-23 |
| REVISIONS FOR COUNTY COMMENTS | | | |
| REVISIONS FOR CITY COMMENTS | | | |
| REVISIONS FOR DESIGN COMMENTS | | | |

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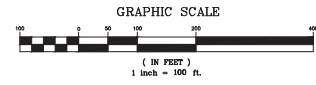
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Open Space:

SITE AREA: 1,701,259 sf (39.06 AC)

20% OPEN SPACE REQUIRED: 340,252 sf (20%)

IMPROVED OPEN SPACE:

LANDSCAPE, BUFFERS, WALKWAYS, TRACTS: 263,365 sf

PARK/AMENITY AREA: + 61,014 sf

25% OF DRA AREAS: + 41,528 sf

365,907 sf

IMPROVED OPEN SPACE PROVIDED: 365,907 sf (21.5%)

Impervious Area:

BUILDINGS:

194,825 SF - PROPOSED STORAGE BUILDINGS (7)

195,000 SF - HOMES (78)

9,825 SF - OFFICE (2)

2,800 SF - CLUB HOUSE (1)

TOTAL = 402,550 SF

PAVEMENT AREA:

387,002 SF - PROPOSED SITE PAVEMENT

CONCRETE/SIDEWALKS:

23,362 SF - PROPOSED CONCRETE

16,798 SF - PROPOSED SIDEWALKS

TOTAL = 40,160 SF

TOTAL IMPERVIOUS AREA

829,672 SF (19.05 AC)

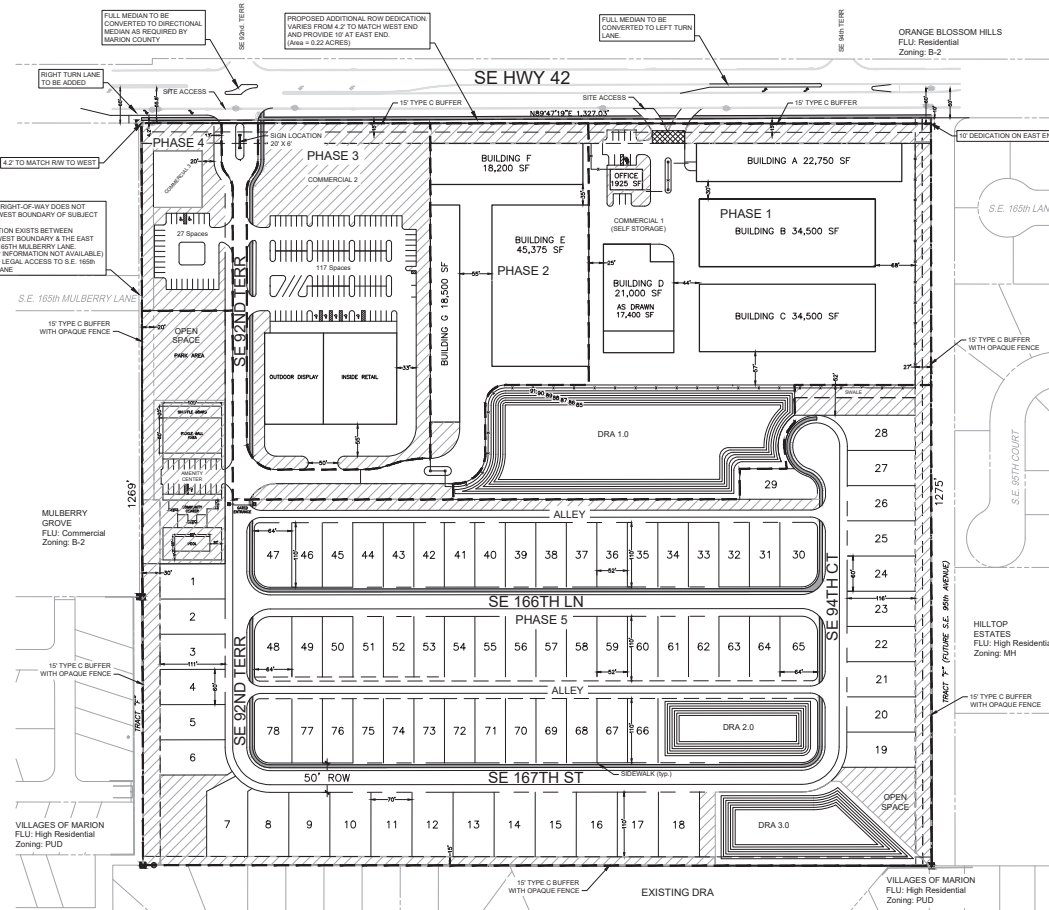
Floor Area Ratio:

| COMMERCIAL | AREA | PRIOR D.A.* | FUTURE | F.A.R. |
|--------------------|------------------|--------------------|-------------------|--------|
| 1. COMMERCIAL 1 | 11.51 AC. | - | 196,750 sf | 0.39 |
| 2. COMMERCIAL 2 | 4.39 AC. | - | 35,000 sf | 0.16 |
| 3. COMMERCIAL 3 | 1.30 AC. | - | 8,000 sf | 0.14 |
| TOTAL | 17.19 AC. | 256,590 sf | 237,412 sf | |
| RESIDENTIAL | AREA | PRIOR D.A.* | FUTURE | |
| HOMES | 21.86 AC. | 78 | 78 | |

*PRIOR DEVELOPER'S AGREEMENT DATED 8-24-01, AS RECORDED IN OR BK 3450/P.0 454.

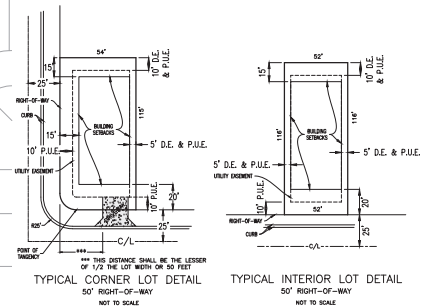
Notes:

- REQUIRED OPEN SPACE = 20%
- OPEN SPACE FOR COMMERCIAL 1 IS INCLUDED IN OVERALL PUD PLAN.
- 20% OPEN SPACE IS REQUIRED FOR COMMERCIAL 2 & 3.
- FOR RESIDENTIAL AREAS, PAVEMENT = 20' WIDE WITH MIAMI CURB & OUTER EACH SIDE & 5' SIDEWALK ON ONE SIDE.
- DESIGNATED AREAS AND YIELDS MAY VARY AFTER FINAL DESIGN.
- THE CONSTRUCTION AND MAINTENANCE OF PRIVATE ROADS, PARKING AREAS, DRAINAGE RETENTION AREAS, COMMON AREAS, OPEN SPACE, BUFFERS AND/OR COMMON AREA LANDSCAPING WILL BE COORDINATED DURING DEVELOPMENT AND PERPETUALLY AFTER THE SITE IS COMPLETE BY A PROPERTY ASSOCIATION FORMED AND ESTABLISHED FOR SUCH PURPOSES.
- FINAL OPEN SPACE AND DRAINAGE RETENTION AREA (DRA) LOCATIONS AND SIZES MAY VARY DURING IMPROVEMENT PLAN DEVELOPMENT AND WILL MEET OR EXCEED MINIMUM MARION COUNTY LAND DEVELOPMENT CODE REQUIREMENTS.
- NO PARALLEL ACCESS IS PROPOSED AS THERE IS NO ACCESS TO SE 160TH MULBERRY LANE & ADJACENT PROPERTIES ARE FULLY DEVELOPED. SECURED SELF STORAGE IS PROPOSED FOR PHASE 1 & 2.
- SEE SEPARATE TREE PLAN BY OTHERS.
- ALL SIZES, LOCATIONS AND DIMENSIONS ARE PRELIMINARY AND SUBJECT TO CHANGE AT FINAL DESIGN. FINAL SPACE COUNT MAY VARY BUT CANNOT EXCEED 78 SPACES.
- INTERIOR LOTS DEPICTED ARE 52' WIDE TYPICAL AND CORNER LOTS ARE 64' WIDE TYPICAL. MINIMUM LOT WIDTHS TO BE 50' WIDE FOR LOTS FRONTING ON CURVES OR CUL-DE-SACS. MINIMUM WIDTH IS MEASURED AT THE FRONT BUILDING SETBACK.
- CONSTRUCTION TO BE COMPLETED WITHIN 10 YEARS OF START DATE.
- EXTERIOR LIGHTING SHALL BE CONSISTENT WITH LDC ARTICLE 6, DIVISION 19.
- PHASES 1-4 ARE PUBLIC SPACES AND WILL BE PROPERLY LIT. PHASE 5 IS PRIVATE AND WILL HAVE STREET LIGHTS AND PARK/AMENITY LIGHTING AS ALLOWED BY CODE.
- FULL MEDIAN TO BE CONVERTED TO DIRECTIONAL MEDIAN AS REQUIRED BY MARION COUNTY.
- PHASES MAY BE CONSTRUCTED IN DIFFERING ORDER AS LONG AS INFRASTRUCTURE ALLOWS.
- BUFFERS ON WESTERN, SOUTHERN, AND EASTERN BOUNDARIES TO CONTAIN 6' HIGH OPAQUE FENCE.
- GATE TO BE SIREN ACTIVATED.



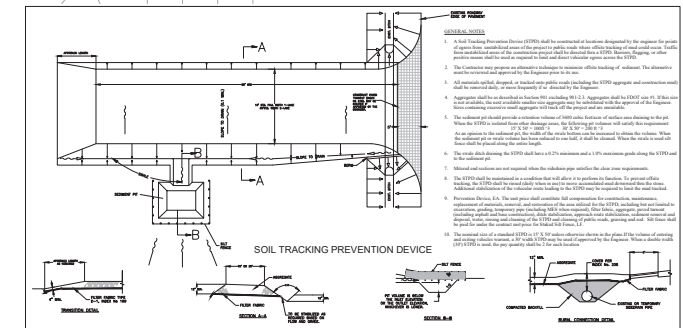
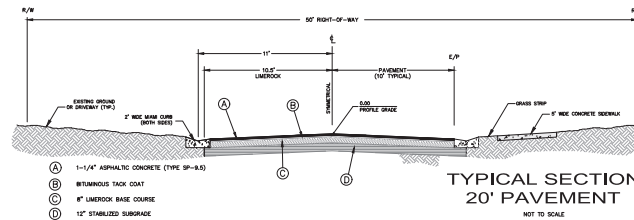
Legend:

- = PROPOSED DRAINAGE FLOW
- = OPEN SPACE
- = PHASE BOUNDARY
- = CONSTRUCTION ENTRANCE



Note:

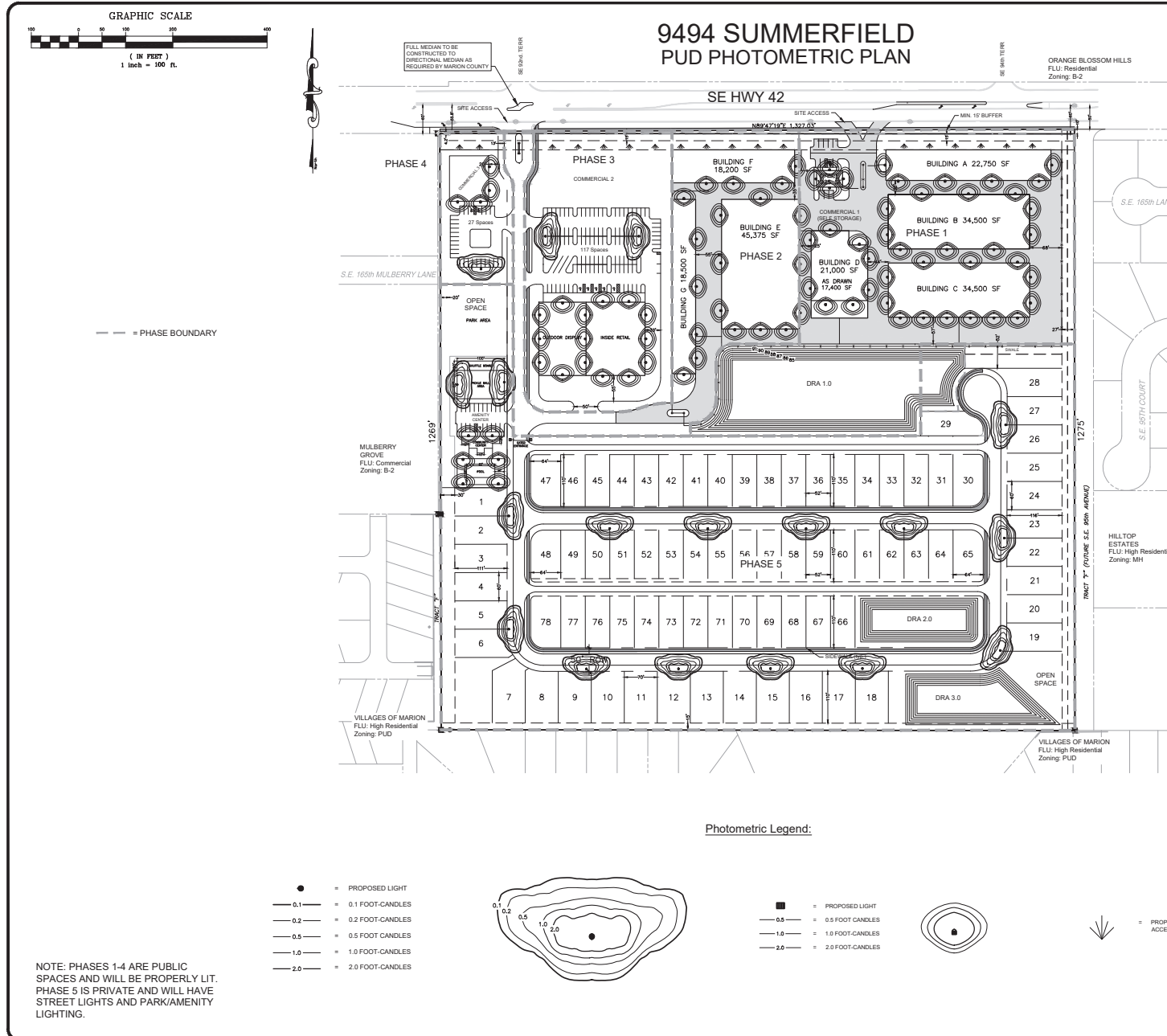
THIS PROPOSED PROJECT HAS NOT BEEN GRANTED CONCURRENCY APPROVAL AND/OR GRANTED AND/OR RESERVED ANY PUBLIC FACILITY CAPACITIES. FUTURE RIGHTS TO DEVELOP THE PROPERTY ARE SUBJECT TO A DEFERRED CONCURRENCY DETERMINATION AND FINAL APPROVAL TO DEVELOP THE PROPERTY HAS NOT BEEN OBTAINED. THE COMPLETION OF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



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Project: SUMMER ELD PUD
Location: SE HWY 42, SE 160TH LANE, SE 167TH ST, SE 168TH LN
City: Fort Lauderdale, FL
County: Broward
Project No.: 2021-03
Sheet No.: C02

Revised Per County Comments:
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| Project Name: 9494 SUMMERFIELD PUD Project Location: 9494 S.E. Summerfield, Marion County, FL 34481 Client: Villages of Marion | | Revision: 01-03-24 MTR REVISION PER COUNTY COMMENTS 02-17-24 MTR REVISION PER COUNTY COMMENTS | |
| Prepared: MMR Drawn: MTR Checked: MMR By: MMR | Date: 2021-03 Project: 2021-03 Issue: 07-13-23 File: 9494 - PUD Master Drawings | Scale: 1" = 100' Sheet No.: C03 of 03 | |

PUD Photometric Plan

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