

June 20, 2024

PROJECT NAME: SUN AUTO - PARCEL B OCALA HIGHWAY 200 SUBDIVISION - REVISION OF AR# 30335

PROJECT NUMBER: 2023060057

APPLICATION: MAJOR SITE PLAN REVISION #31228

- 1 DEPARTMENT: ZONE - ZONING DEPARTMENT  
REVIEW ITEM: 2.12.27 - Show location of outside storage areas  
STATUS OF REVIEW: INFO  
REMARKS:
- 2 DEPARTMENT: ZONE - ZONING DEPARTMENT  
REVIEW ITEM: 4.4.4 -Sign (provisions for advertising signage), if it is a multi occupancy complex like shopping centers they must submit a master sign plan  
STATUS OF REVIEW: INFO  
REMARKS: A proposed monument sign is shown on sheet C5.0 Site Plan. Will be permitted at a later date.
- 3 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION  
REVIEW ITEM: Additional Landscape comments  
STATUS OF REVIEW: INFO  
REMARKS: Revision to dumpster does not impact Landscape
- 4 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW  
REVIEW ITEM: 2.12.4.K - List of approved waivers, their conditions, and the date of approval  
STATUS OF REVIEW: INFO  
REMARKS: 3/8/24-add waivers if requested in future - sk
- 5 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW  
REVIEW ITEM: 2.21.2.B - Major Site Plan fee per 23-R-254  
STATUS OF REVIEW: INFO  
REMARKS: 5/1/24-fee due with resubmittal  
3/8/24-fee due with resubmittal - sk
- 6 DEPARTMENT: ENGDRN - STORMWATER REVIEW  
REVIEW ITEM: Additional Stormwater comments  
STATUS OF REVIEW: INFO  
REMARKS: If you have questions or would like to discuss the stormwater review comments, please contact Kevin Vickers, PE at 352-671-8695 or kevin.vickers@marionfl.org.
- 7 DEPARTMENT: DOH - ENVIRONMENTAL HEALTH  
REVIEW ITEM: Additional Health comments  
STATUS OF REVIEW: INFO  
REMARKS: n/a
- 8 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW  
REVIEW ITEM: Additional Development Review Comments  
STATUS OF REVIEW: INFO  
REMARKS: After approval, plans will be electronically stamped by the County. The applicant will receive an email indicating that approved plans are available for download and are located in the ePlans project Approved folder. For Development Review submittals, with the exception of Final Plats and Minor Site Plans, applicants are required to print, obtain required signatures, and sign and seal two 24"x 36" sets of the

electronically stamped approved plan and deliver them to the Office of County Engineer, Development Review Section, located at 412 SE 25th Avenue Ocala, FL 34471. Upon receipt, a development order will be issued. Until such time as that development order is issued, the project does not have final approval and construction, if applicable, shall not commence. For plans requiring As-Builts, As-Builts and associated documentation shall be submitted on paper in accordance with current county requirements.



**Marion County  
Board of County Commissioners**

Office of the County Engineer

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

**DEVELOPMENT REVIEW PLAN APPLICATION**

Date: 05/01/2023  
mm/dd/yyyy

**A. PROJECT INFORMATION:**

Project Name: REVISION OF AR # 30335 (Sun Auto @ SR 200 & SW 95th Street Rd)  
Parcel Number(s): 35696-000-00  
Section 19 Township 16 Range 21 Land Use Vacant Zoning Classification B2  
Commercial  Residential  Industrial  Institutional  Mixed Use  Other \_\_\_\_\_  
Type of Plan: MAJOR SITE PLAN REVISION  
Property Acreage +/-1.11ac Number of Lots \_\_\_\_\_ Miles of Roads \_\_\_\_\_  
Location of Property with Crossroads S Corner of intersection at SR 200 & SW 95th Street Rd  
Additional comments regarding this submittal This is a revision of AR 30335, We only propose to change the dumpster / tire enclosure size and orientation due to conflict with 8 foot utility easement.

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

**Engineer:**

Firm Name: Native Engineering, PLLC Contact Name: Josh Bradley, PE  
Mailing Address: PO Box 2995 City: Land O Lakes State: FL Zip Code: 34639  
Phone # 813-536-2539 Alternate Phone # \_\_\_\_\_  
Email(s) for contact via ePlans: adrian@nativefla.com, nich@nativefla.com, josh@nativefla.com

**Surveyor:**

Firm Name: TBD Contact Name: \_\_\_\_\_  
Mailing Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_  
Phone # \_\_\_\_\_ Alternate Phone # \_\_\_\_\_  
Email(s) for contact via ePlans: \_\_\_\_\_

**Owner:**

Owner: Same as Developer Contact Name: \_\_\_\_\_  
Mailing Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_  
Phone # \_\_\_\_\_ Alternate Phone # \_\_\_\_\_  
Email address: \_\_\_\_\_

**Developer:**

Developer: Amprop Ventures, LLC Contact Name: Eric Schoessler  
Mailing Address: 4201 W Cypress St City: Tampa State: FL Zip Code: 33607  
Phone # 813-854-2211 Alternate Phone # \_\_\_\_\_  
Email address: eric@amprop.com

Revised 7/2017

# SITE CONSTRUCTION PLANS FOR MAJOR SITE PLAN FOR TIRE STORE @ SR 200 & SW 95TH STREET RD

AKA  
OCALA HIGHWAY 200 SUBDIVISION'S PARCEL 'B'  
AS RECORDED IN MARION COUNTY  
PLAT BOOK 15, PAGE 159-160  
SECTION 19, TOWNSHIP 16, RANGE 21  
MARION COUNTY, FL

SITE ADDRESS:

TBD

PREPARED FOR:

AMPROP VENTURES, INC.  
4201 W. CYPRESS ST., TAMPA, FL 33607  
813-854-2211



LOCATION MAP

N.T.S.



PREPARED BY:

**NATIVE**   
**engineering,pllc**  
P.O. BOX 2995  
LAND O' LAKES, FL 34639  
(813) 536-2539

OWNER:

AMPROP ENTERPRISES 200, LLC  
4201 W. CYPRESS ST.,  
TAMPA, FL 33607

APPLICANT:

AMPROP VENTURES, INC.  
4201 W. CYPRESS ST.,  
TAMPA, FL 33607  
(813) 854-2211

SURVEYOR:

MOORHEAD ENGINEERING COMPANY  
P.O. BOX 998, 305 S.E. 1ST AVENUE  
OCALA, FLORIDA 34478  
(352) 732-4406

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 NOTED;

JOSHUA S. BRADLEY, PE. DATE  
ENGINEER'S CERTIFICATION

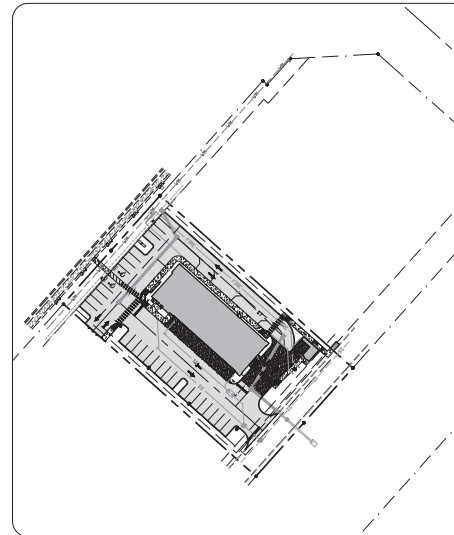
I HEREBY CERTIFY THAT I, MY SUCCESSORS, AND ASSIGNS SHALL PERPETUALLY ORIGINATE AND MAINTAIN THE STORMWATER MANAGEMENT AND ASSOCIATED ELEMENTS IN ACCORDANCE WITH THE SPECIFICATIONS SHOWN HEREIN AND ON THE APPROVED PLAN.

ERIC SCHOESSLER DATE  
AMPROP ENTERPRISES 200, LLC  
4201 W. CYPRESS ST.  
TAMPA, FL 33607  
813-854-2211  
OWNER'S CERTIFICATION

COUNTY APPROVED SET:  
**DECEMBER 2023**

NO.	DATE	DESCRIPTION
1	04/27/24	REVISED PER COUNTY COMMENTS
2	04/17/24	REVISED TO ADD BRICK/CONCRETE ON LOCATIONS
3	05/23/24	REVISED DAMPTER ENCLOSURE SIZE & LOCATION

CONTRACTOR SHALL CALL  
SUNSHINE STATE ONE CALL OF FLORIDA, INC.  
AT LEAST 48 HOURS PRIOR TO EXCAVATION  
1-800-432-4770



SITE DATA

PARCEL ID: 35696-000-00  
SITE ADDRESS: TBD  
EXISTING ZONING: B-2  
EXISTING LAND USE: VACANT COMMERCIAL  
FUTURE LAND USE: COM  
EXISTING FLOOD ZONE: ZONE "X"  
PANEL #: 12083C 0703 E.  
DATED: 4/19/07  
DEVELOPMENT TYPE: COMMERCIAL  
BUILDING USE: TIRE STORE  
BUILDING GROSS FLOOR AREA: 6,785 SF  
PARKING CALCULATIONS:  
REQUIRED SPACES FOR TIRE STORE: 24 SPACES (3 SPACES X 8 BAYS)  
(3 SPACES PER BAY)  
PROVIDED PARKING: 30 SPACES  
POST-DEVELOPED IMPERVIOUS SURFACE:  
EXISTING IMPERVIOUS SURFACE TO REMAIN: 4,140 SF  
BUILDINGS: 6,785 SF  
PEDESTRIAN CONCRETE: 1,898 SF  
VEHICLE USE CONCRETE: 3,503 SF  
PAVEMENT (VIA): 20,098 SF  
TOTAL: 36,424 SF = 0.836 AC (75.3%)  
OPEN SPACE: 11,984 SF = 0.275 AC (24.7%)  
TOTAL AREA: 48,408 SF = 1.111 AC (±)  
F.A.R.: 6,785 SF/48,408 SF = 0.14  
\*NOT INCLUDING IMPERVIOUS AREAS INSIDE THE RIGHT-OF-WAY  
WATER SERVICE SUPPLIER: MARION COUNTY UTILITIES  
WASTEWATER SERVICE SUPPLIER: MARION COUNTY UTILITIES  
FIRE SERVICE SUPPLIER: MARION COUNTY UTILITIES  
ELECTRICAL SERVICE SUPPLIER: SUMNER ELECTRIC COOPERATIVE

SHEET INDEX

SHEET #	DESCRIPTION
C1.0	COVER
C2.0	GENERAL NOTES
C3.0	EXISTING CONDITIONS & DEMOLITION PLAN
C4.0	STORMWATER POLLUTION PREVENTION PLAN
C5.0	SITE PLAN
C6.0	PAVING, GRADING, & DRAINAGE PLAN
C7.0	UTILITY PLAN
C8.0	GENERAL DETAILS
C9.0	UTILITY DETAILS
C10.0	UTILITY DETAILS
L1.0	LANDSCAPE PLAN
L2.0	LANDSCAPE DETAILS
L3.0	IRRIGATION PLAN

SUPPLEMENTAL SHEET INDEX  
SURVEY (BY OTHERS)

SPRING PROTECTION  
PROJECT IS WITHIN SECONDARY SPRINGS PROTECTION AREA

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

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

PRE-CONSTRUCTION NOTE  
A PRE-CONSTRUCTION MEETING IS REQUIRED TWO WEEKS PRIOR TO ANY CONSTRUCTION. PLEASE CONTACT THE MUNICIPALITY TO SCHEDULE AT THE APPROPRIATE TIME.





0:\SHARED\DRIVES\CLIENTS\AMPROP\PROJECTS\12101410 - SUN AUTO @ SR 200 & SW 95TH STREET RD\DRAWINGS\C4.0 STORMWATER POLLUTION PREVENTION PLANING - 4/21/2024 12:22 PM

**STORMWATER POLLUTION PREVENTION PLAN**

CONTAINED ON THESE PLANS AND WITHIN THE FOLLOWING NOTES IS A STORM WATER POLLUTION PREVENTION PLAN FOR THE POND WHICH HAS BEEN DEVELOPED IN ACCORDANCE WITH THE REQUIREMENTS OF THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) GENERAL PERMIT.

THE FOLLOWING ENTITIES ARE IDENTIFIED AS TEAM MEMBERS OF THE PLAN: NATIVE ENGINEERING, P.L.L.C., AND AMPROP VENTURES, INC. FOR THE DESIGN AND CONSTRUCTION OF THE STORMWATER POLLUTION PREVENTION PLAN. IN GENERAL, ALL TEAM MEMBERS WILL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE STORMWATER POLLUTION PREVENTION PLAN. NECESSARY STORM WATER MANAGEMENT CONTROLS SHALL BE ASSURE COMPLIANCE WITH THE NPDES GENERAL PERMIT FOR STORM WATER DISCHARGES FROM CONSTRUCTION ACTIVITIES. AN ATTACHMENT, EQUIPMENT RENEWAL PERMIT, THE APPLICABLE LOCAL GOVERNING AGENCY MATCH COUNTY AND THE DISCHARGE LISTED IN THE PERMIT. THE DATES AND RESPONSIBILITIES OF THE TEAM MEMBERS AS THEY PERTAIN TO THE SHEET ARE AS FOLLOWS:

- NATIVE ENGINEERING, P.L.L.C.**
1. DEVELOP STORM WATER POLLUTION PREVENTION PLAN (SWPPP) INCLUDING, BUT NOT LIMITED TO, IDENTIFICATION/DEFINITION/CONTROL/CONSTRUCTION/EROSION CONTROL/VEGETATION AND SODIUMS AND STABILIZATION CRITERIA. THIS DESIGN IS INCLUDED WITHIN THESE CONSTRUCTION PLANS AND THE FOLLOWING NOTES AND INSTRUMENTS.
  2. SUBMIT AND OBTAIN THE NECESSARY DESIGN RELATED STORM WATER PERMITS FROM THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION, THE COUNTY SEPARATE STORM WATER SYSTEM (CSWSS) AND OTHER APPLICABLE GOVERNMENTAL BODIES.
  3. UPON RECEIPT OF THE DEVELOPER'S OR HIS AGENT'S IN COMPLIANCE CERTIFICATION, SUBMIT A NOTICE OF INTENT TO THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION ON BEHALF OF THE DEVELOPER AND THE CONTRACTOR. ALSO, SUBMIT A COPY OF THE SWPPP PERMIT OR COMPLETE LETTERS IF THE PERMIT IS NOT YET AVAILABLE. THIS SUBMITTAL WILL BE MADE NO LATER THAN 48 HOURS PRIOR TO BEGINNING OF CONSTRUCTION.
  4. SUBMIT TO SWPPP AND THE OPERATOR OF THE MUNICIPAL SEPARATE STORM WATER SYSTEM, IF APPLICABLE, A LETTER OF CONSTRUCTION COMMENCEMENT.
  5. COMPLETE AND SUBMIT A NOTICE OF TERMINATION AND CERTIFICATION FOR DEVELOPER AND CONTRACTOR. THE NOTICE SHALL BE SUBMITTED NO MORE THAN 30 DAYS AFTER:
    - a. COMPLETION OF THE PROJECT AND FINAL STABILIZATION OF THE SITE OR
    - b. WHEN ALL SOIL DISTURBING ACTIVITIES AT THE SITE HAVE BEEN COMPLETED AND A VEGETATION (E.G. DRYLY ESTABLISHED, WHOLEY LARGE WEDGE AREAS) PERMANENT VEGETATION COVER WITH A DENSITY OF 70% OF THE NATIVE BACKGROUND VEGETATION COVER FOR THE AREA HAS BEEN ESTABLISHED ON ALL UNPAVED AREAS AND AREAS NOT COVERED BY PERMANENT STRUCTURES, AS AN ALTERNATIVE, EQUIPMENT RENEWAL PERMIT, THE APPLICABLE LOCAL GOVERNING AGENCY MATCH COUNTY AND THE DISCHARGE LISTED IN THE PERMIT. THE CLIENT AND CONTRACTOR SHALL NOTIFY NATIVE ENGINEERING WITH ONE OF THESE CRITERIA HAS BEEN MET.

**CONTRACTOR**

1. SIGN AND RETURN TO NATIVE ENGINEERING A NOTICE OF INTENT AND CERTIFICATION OF STORM WATER POLLUTION PREVENTION PLAN NO LATER THAN 48 HOURS PRIOR TO COMMENCEMENT OF CONSTRUCTION. COPY MUST BE PROVIDED TO THE DEVELOPER AND THE CONTRACTOR THAT THEY UNDERSTAND AND SHALL COMPLY WITH THE NPDES PERMIT AND SWPPP. RECORDS OF THESE CERTIFICATIONS SHALL BE MAINTAINED ON SITE.
2. OBTAIN CONSTRUCTION, INSURE COMPLIANCE WITH THE DESIGN STORM WATER POLLUTION PREVENTION PLANS PREPARED BY NATIVE ENGINEERING AND THE NPDES GENERAL PERMIT FOR STORM WATER DISCHARGES FROM CONSTRUCTION ACTIVITIES.
3. MAINTAIN A COPY OF THE CONSTRUCTION PLANS, WHICH INCLUDE THE STORM WATER POLLUTION PREVENTION PLAN BOTH NOW AND ALL INSPECTION REPORTS AND CERTIFICATIONS ON SITE.
4. OPERATE ALL RESOURCES BEST MANAGEMENT PRACTICES (BMPs) TO ASSURE THAT ALL SOIL OR OTHER POLLUTED STORM WATER IS NOT ALLOWED TO DISCHARGE FROM THE SITE DURING ALL PHASES OF CONSTRUCTION. THIS SHALL BE USED FOR STABILIZATION OF SODIUMS, CONSTRUCTION, EROSION AND SEDIMENT CONTROL BMPs THAT SHALL BE USED INCLUDING: SALT FENCES (AS SHOWN, THE SHEET) & EXISTING STORM DRAIN INLET WITHIN THE SITE. THIS SHEET, INCLUDING MAPS THAT MAY NEED TO BE IMPLEMENTED INCLUDING: (1) PROVIDING PERMANENT STORM DRAINAGE FOR CHANNELS, CHANNELS, TRENCHES, AND OTHER PERMANENTLY TOOK MATERIALS; (2) PROVIDING WASTE RECEPTACLES AT CONVENIENT LOCATIONS AND PROVIDING SUFFICIENT SEGMENTS; (3) MAKING ADEQUATE PREPARATIONS, INCLUDING TRAINING AND EQUIPMENT TO CONTAIN SPILLS OF OIL AND HAZARDOUS MATERIALS AND (3) COMPLYING WITH APPLICABLE STATE OR LOCAL WATER QUALITY STANDARDS AND THE USE OF APPROPRIATE POLLUTION PREVENTION MEASURES FOR ALL OTHER NON-STORM WATER COMPOUNDS OF DISCHARGE.

5. NOTIFY NATIVE ENGINEERING AND THE DEVELOPER IN WRITING OF ANY NON-STORM WATER POLLUTION SOURCES WHICH ARE BEING STORED ON OR OVERHEAD USED DURING THE CONSTRUCTION OF THE PROJECT (I.E. FERTILIZERS, PESTICIDES, OTHER CHEMICALS, ETC.). THIS NOTIFICATION SHOULD BE ACCOMPANIED WITH THE CONTRACTORS DESIGN AND METHODS TO PREVENT POLLUTION RUN-OFF FROM THESE SOURCES.
6. DEVELOP A MAINTENANCE AND INSPECTION PLAN WHICH INCLUDES, BUT IS NOT LIMITED TO THE FOLLOWING:
  - a. THE EROSION AND SEDIMENT CONTROLS EQUIPMENT IN THE SWPPP TO BE MAINTAINED AND INSPECTED AND
  - b. THE EROSION AND SEDIMENT CONTROLS EQUIPMENT IN THE SWPPP TO BE MAINTAINED AND INSPECTED AND
  - c. THE ADDITIONAL CONTROLS THAT THE CONTRACTOR DEEMES NECESSARY;
  - d. MAINTENANCE PROCEDURES;
  - e. INSPECTION PROCEDURES; AND
  - f. INSPECTION AND MAINTENANCE FORMS; AND
  - g. THE PERSONNEL ASSIGNED TO EACH TASK.

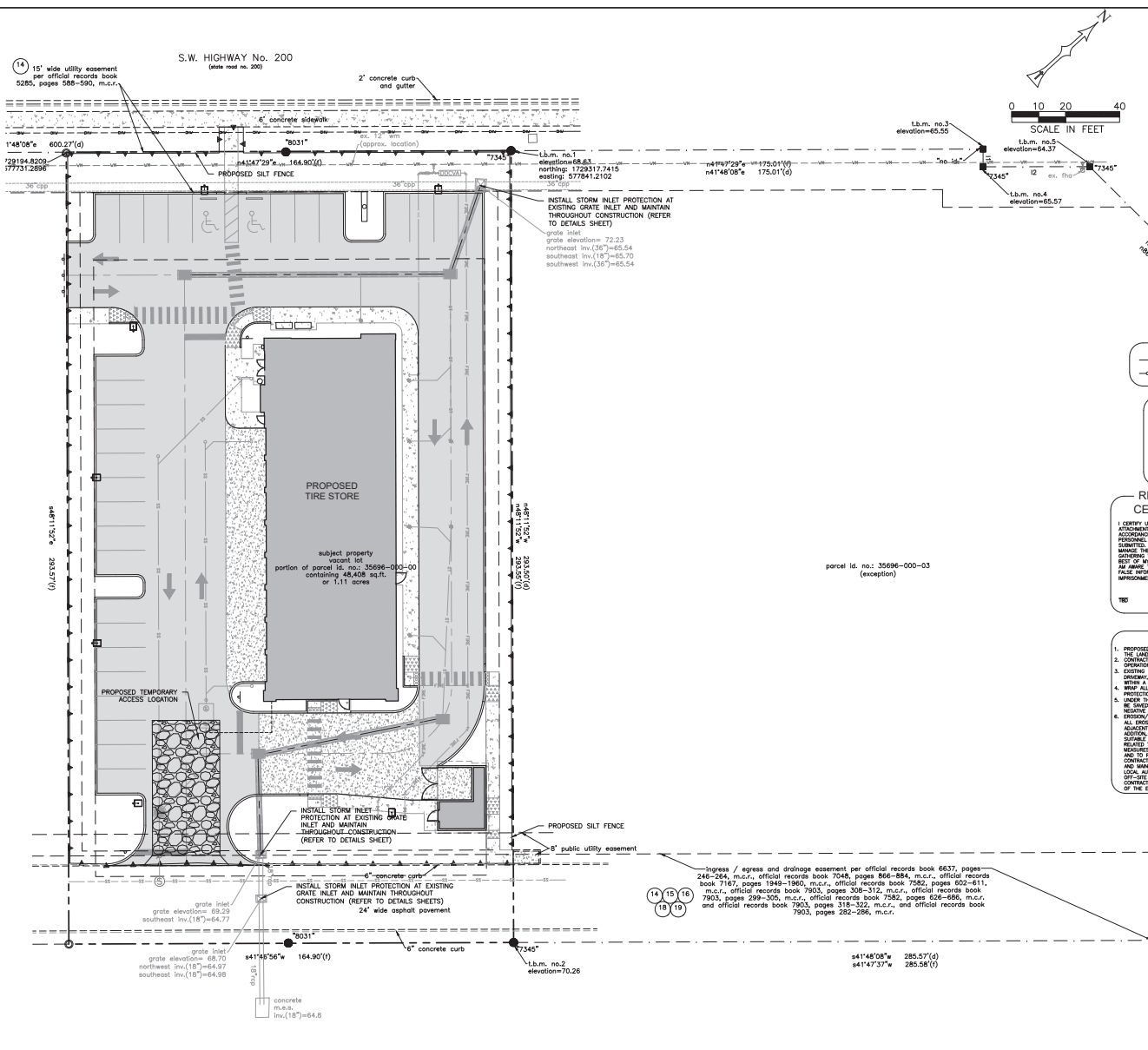
- THE FOLLOWING SHALL BE INSPECTED A MINIMUM OF ONCE A WEEK OR WITHIN 24 HOURS AFTER 0.25 INCHES OF RAINFALL:
- STABILIZATION MEASURES (ONCE A MONTH IF FULLY STABILIZED);
  - STRUCTURAL CONTROLS;
  - DISCHARGE POINTS;
  - CONSTRUCTION ENTRANCE AND EXITS;
  - AREAS USED FOR STORAGE OF EXPLODIBLE MATERIALS.
- AN INSPECTION FORM SHALL BE COMPLETED FOR EACH INSPECTION. ANY PERMIT VIOLATIONS SHOULD BE NOTED AND CORRECTED MEASURED TO BE TAKEN SHALL BE NOTED. IF REVISIONS TO THE SWPPP ARE NEEDED, THE CONTRACTOR SHALL BE ADVISED AND A COPY SENT TO NATIVE ENGINEERING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THE NECESSARY PERMITS AND INSPECTION REPORTS. THE OPERATOR OF THE SWPPP OR A DAILY AUTHORIZED REPRESENTATIVE OF THE PRINCIPAL EXECUTIVE OFFICER OF THE DEVELOPER SHALL BE PRESENT AT ALL INSPECTIONS. THE SWPPP SHALL BE REVISIONS ACCORDING TO THE FOLLOWING CRITERIA: A DRAIN BASIN SAMPLE WILL BE TAKEN DURING REGULAR WORKING HOURS (ONCE FOR MONTH) WITHIN THE FIRST 30 DAYS OF THE BEGINNING OF THE DISCHARGE OF A PROPOSED COLLECTOR DRAINAGE SYSTEM FOR RETAINABLE SOLIDS OR TURBIDITY FLOW. THIS SOLID IS TO BE RECORDED AND SUBMITTED TO USEPA AND FEOP ONCE PER MONTH. RETAIN INSPECTION REPORTS AND CERTIFICATIONS FOR AT LEAST THREE YEARS.

**DEVELOPER**

1. NOTIFY NATIVE ENGINEERING OF YOUR INTENT TO COMMENCE CONSTRUCTION. SIGN THE NOTICE OF INTENT FROM AS OPERATOR OF THE STORM WATER POLLUTION PREVENTION PLAN AND RETURN TO NATIVE ENGINEERING. COPY MUST BE PROVIDED TO THE DEVELOPER AND THE CONTRACTOR THAT THEY UNDERSTAND AND SHALL COMPLY WITH THE NPDES PERMIT AND SWPPP.
2. SIGN A CERTIFICATION OF STORM WATER POLLUTION PREVENTION PLAN AND RETURN TO NATIVE ENGINEERING.
3. NOTIFY NATIVE ENGINEERING WHEN IT IS TIME TO SUBMIT A NOTICE OF TERMINATION UNDER PART 6 OF THE NPDES PERMIT, P.L.L.C. SECTION OF THE SWPPP. SIGN AND RETURN TO NATIVE ENGINEERING FOR SUBMITTAL TO EPA A NOTICE OF TERMINATION FORM AND CERTIFICATION. PRE-DEVELOPED SITE INFORMATION:
  - a. TOTAL SITE AREA: 1.11 AC
  - b. LAND USE: VACANT COMMERCIAL
  - c. VEGETATION: TREES
  - d. SOIL TYPE: MARIAN FINE SAND & MIXOVA FINE SAND
  - e. DISCHARGE POINTS: N/A

**PROJECT INFORMATION**

1. PROJECT TYPE: COMMERCIAL
2. ANTICIPATED CONSTRUCTION BEGINNING DATE AS FOLLOWS:
  - a. TOTAL SITE AREA: 1.11 AC
  - b. PRE-DEVELOPED WETLANDS AREA: 0.10 AC (10)
  - c. POST-DEVELOPED WETLANDS AREA: 0.04 AC (4)
3. ANTICIPATED COMPLETION DATE: 11/2024
4. ANTICIPATED COMPLETION DATE: 11/2024
5. PRE-DEVELOPED WETLANDS AREA: 0.10 AC (10)
6. POST-DEVELOPED WETLANDS AREA: 0.04 AC (4)
7. AS-BUILT SUBMITTALS WILL BE OBTAINED AND MAINTAINED BY AMPROP VENTURES, INC. THE PERSONNEL SOURCE OF POLLUTION FROM THIS PROJECT IS ON-SITE STORAGE AND CONSTRUCTION ACTIVITY.
8. DATES THE PROJECT DISCHARGE INTO A WATER BODY LISTED ON THE 1988 EPA APPROVED 303 (d) LIST FOR WELLS BEING MAINTAINED UNDER THE TOTAL SUSPENDED SOLIDS? NO. # 303, SAMPLING IS REQUIRED AS DISCLOSED IN SECTION F.



**DEWATERING NOTE**  
IF REMOVAL OF WATER IS NECESSARY, CONTRACTOR TO PUMP THROUGH A FILTER SOCK INTO THE EXISTING POND. ONLY CLEAN WATER ADDING TO THE POND PROGRAM CAN ENTER THE POND.

**LEGEND**  
- - - SILT FENCE  
- - - TREE BARRICADE

**CONTRACTOR CERTIFICATION STATEMENT**  
I CERTIFY UNDER PENALTY OF LAW THAT I UNDERSTAND AND SHALL COMPLY WITH THE TERMS AND CONDITIONS OF THE STATE OF FLORIDA GENERAL PERMIT FOR STORMWATER DISCHARGES FROM LARGE AND SMALL CONSTRUCTION ACTIVITIES AND THIS STORMWATER POLLUTION PREVENTION PLAN PREPARED THEREUNDER.

**RESPONSIBLE AUTHORITY CERTIFICATION STATEMENT**  
I CERTIFY UNDER PENALTY OF LAW THAT THIS DOCUMENT AND ALL ATTACHMENTS WERE PREPARED UNDER MY SUPERVISION OR SUPERVISION IN ACCORDANCE WITH A SYSTEM DESIGNED TO ASSURE THAT QUALIFIED PERSONNEL, PROPERLY TRAINED AND LICENSED, AND THE WORKMANSHIP SUBMITTED BASED ON MY KNOWLEDGE OF THE PERSON OR PERSONS WHO MANAGE THE SYSTEM OR PERSONS PROPERLY TRAINED AND LICENSED TO CONDUCT THE ACTIVITIES OF THE PROJECT. I AM AWARE THAT THERE ARE SEVERAL PENALTIES FOR SUBMITTING FALSE INFORMATION, INCLUDING THE POSSIBILITY OF FINE AND IMPRISONMENT FOR KNOWING VIOLATIONS.

**EROSION CONTROL NOTES**  
1. PROPOSED SILT FENCE MUST REMAIN IN PLACE UNTIL FINISH GRADING FOR CONSTRUCTION IS UNDERWAY.  
2. CONSTRUCTION MUST CLEAN PAVEMENT AREAS DAILY DURING DARTHWORK.  
3. EXISTING FURNACE DEMOLITION AREA A REPLACEMENT WITH NEW DRIVEWAY, SIDEWALK AND/OR DRIVEWAY SHOULD TO BE COMPLETED WITHIN A SINGLE WORK PERIOD.  
4. UNDER THE DRIFTLINE OF ALL EXISTING TREES ON-SITE OR OFF-SITE TO BE REMOVED SHALL BE MAINTAINED AND PROTECTED TO AVOID NEGATIVE IMPACTS.  
5. ALL EROSION/SEDIMENTATION CONTROL... THE CONTRACTOR SHALL SUPPLY AGENT PROPERTY, STREETS, STORM SEWERS AND WATERWAYS. IN ADDITION, THE CONTRACTOR SHALL PLACE STORM SEWER OR GRASS SODDING MATERIAL ON THE GROUND IN AREAS WHERE CONSTRUCTION RELATED IMPACTS TO THE POND AND THAT THE EROSION CONTROL MEASURES ARE TO BE IN PLACE PRIOR TO THE START OF CONSTRUCTION AND TO REMAIN IN PLACE UNTIL CONSTRUCTION IS COMPLETED. THE CONTRACTOR IS TO INSPECT BARRIERS FOR DAMAGE DURING CONSTRUCTION AND MAINTAIN AS NEEDED. IF, IN THE OPINION OF THE ENGINEER AND/OR LOCAL AUTHORITY, ADEQUATE QUANTITIES OF GRASS ARE TRANSPORTED OFF-SITE LITER BY WIND, BARRIERS OR BY WETLAND IMPACT, CONTRACTOR IS TO REMOVE AND CLEAR SAND DIRT TO THE SATISFACTION OF THE OWNER AND/OR AGENCIES.

**INGRESS / EGRESS AND DRAINAGE EASEMENT** per official records book 6637, pages 246-264, m.c.r., official records book 7048, pages 866-884, m.c.r., official records book 7167, pages 1949-1960, m.c.r., official records book 7262, pages 602-611, m.c.r., official records book 7303, pages 308-312, m.c.r., official records book 7303, pages 298-305, m.c.r., official records book 7364, pages 626-656, m.c.r., and official records book 7903, pages 318-322, m.c.r., and official records book 7903, pages 262-286, m.c.r.

CONTRACTOR SHALL CALL SUNSHINE STATE ONE CALL OF FLORIDA, INC. AT LEAST 48 HOURS PRIOR TO EXCAVATION 1-800-432-4770

NO.	DATE	DESCRIPTION
1	4/21/2024	ISSUED FOR PERMIT REVIEW
2	4/21/2024	ISSUED FOR PERMIT REVIEW
3	4/21/2024	ISSUED FOR PERMIT REVIEW
4	4/21/2024	ISSUED FOR PERMIT REVIEW
5	4/21/2024	ISSUED FOR PERMIT REVIEW
6	4/21/2024	ISSUED FOR PERMIT REVIEW
7	4/21/2024	ISSUED FOR PERMIT REVIEW
8	4/21/2024	ISSUED FOR PERMIT REVIEW
9	4/21/2024	ISSUED FOR PERMIT REVIEW
10	4/21/2024	ISSUED FOR PERMIT REVIEW

**NATIVE** engineering, p.l.l.c.  
15077776 EAGLE BLVD. SUITE 200  
JACKSONVILLE, FL 32216  
LAND: 904.346.3439  
FAX: 904.346.2539  
FLORIDA

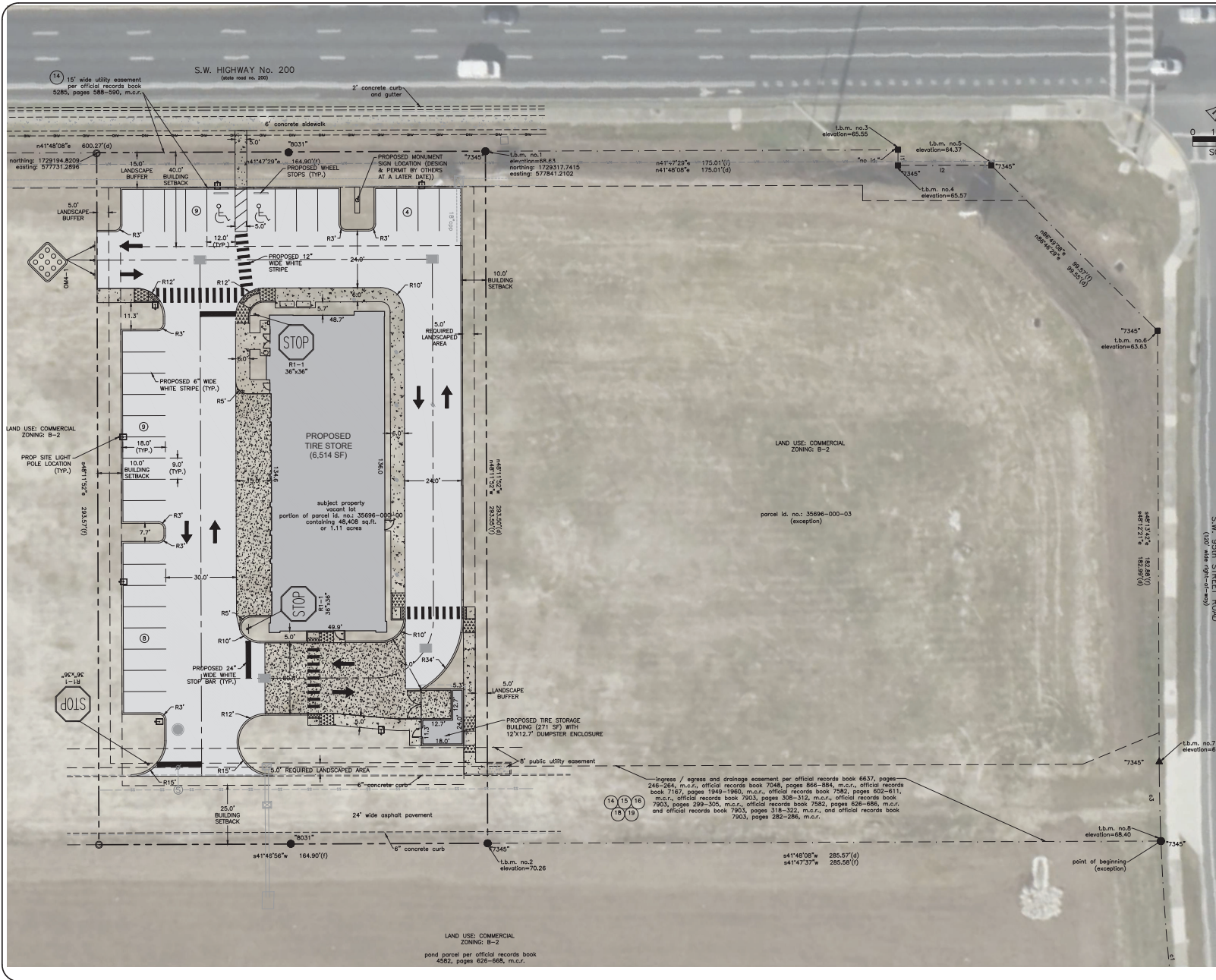
**MAJOR SITE PLAN FOR TIRE STORE @ SR 200 & SW 95TH STREET RD**  
FOR  
**AMPROP VENTURES, INC.**  
42011 W. CYRESS ST., TAMPA, FL 33607  
MARION COUNTY

**STORMWATER POLLUTION PREVENTION PLAN**

JOSHUA S. BRADLEY  
State of Florida,  
Professional Engineer,  
License No. 60320  
THIS SET OF BLUE PRINTS HAS BEEN PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND I AM AWARE THAT THERE ARE SEVERAL PENALTIES FOR SUBMITTING FALSE INFORMATION, INCLUDING THE POSSIBILITY OF FINE AND IMPRISONMENT FOR KNOWING VIOLATIONS.

SHEET NUMBER  
**C4.0**  
S-1-R  
19-16-21

C:\SHARED\_DRAWINGS\CLIENTS\AMPROP PROJECTS\1.23.016.00 - SUN AUTO @ SR 200 & SW 95TH STREET RD\DRAWINGS\5.0 SITE PLANING - 4/23/2024 2:22 PM



**LEGEND**

- PROPERTY LINE
- PROPOSED CENTERLINE
- EXISTING EDGE OF PAVEMENT & BACK OF CURB
- PROPOSED EDGE OF PAVEMENT & BACK OF CURB
- EXISTING CONCRETE
- PROPOSED ASPHALT
- PROPOSED 4" THICK PEDESTRIAN CONCRETE (UNLESS OTHERWISE NOTED)
- PROPOSED 6" THICK 4,000 PSI FIBERMESH REINFORCED CONCRETE PAVEMENT
- PROPOSED RED ADA TRUNCATED DOMES
- PROPOSED ADA RAMP
- PARKING NUMBERS
- EXISTING TREE TO REMAIN

**NOTES**

**GENERAL**

1. CONTRACTOR SHALL PROTECT ALL COUNTY REGULATORY SIGNS DURING CONSTRUCTION AND REPLACE THOSE IN THE COUNTY RIGHT-OF-WAY WHEN CONSTRUCTION IS COMPLETED PRIOR TO ENGINEER FINAL.

**CULTURAL RESOURCES**

1. THERE ARE NO OBSERVED REGISTERED CULTURAL RESOURCES PRESENT ON SITE.

**TRAFFIC MARKINGS AND SIGNING**

1. FLORIDA STATUTE 316.0747 REQUIRES THAT ALL TRAFFIC CONTROL SIGNING AND MARKINGS ON PRIVATE PROPERTY OPENED TO THE GENERAL PUBLIC BE IN CONFORMANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES AND FLORIDA DEPARTMENT OF TRANSPORTATION STANDARDS.

CONTRACTOR SHALL CALL SUNSHINE STATE ONE CALL OF FLORIDA, INC. AT LEAST 48 HOURS PRIOR TO EXCAVATION 1-800-432-4770

**MAJOR SITE PLAN FOR TIRE STORE @ SR 200 & SW 95TH STREET RD**  
 FOR  
**AMPROP VENTURES, INC.**  
 4201 W. CYRESS ST., TAMPA, FL 33607

**SITE PLAN**

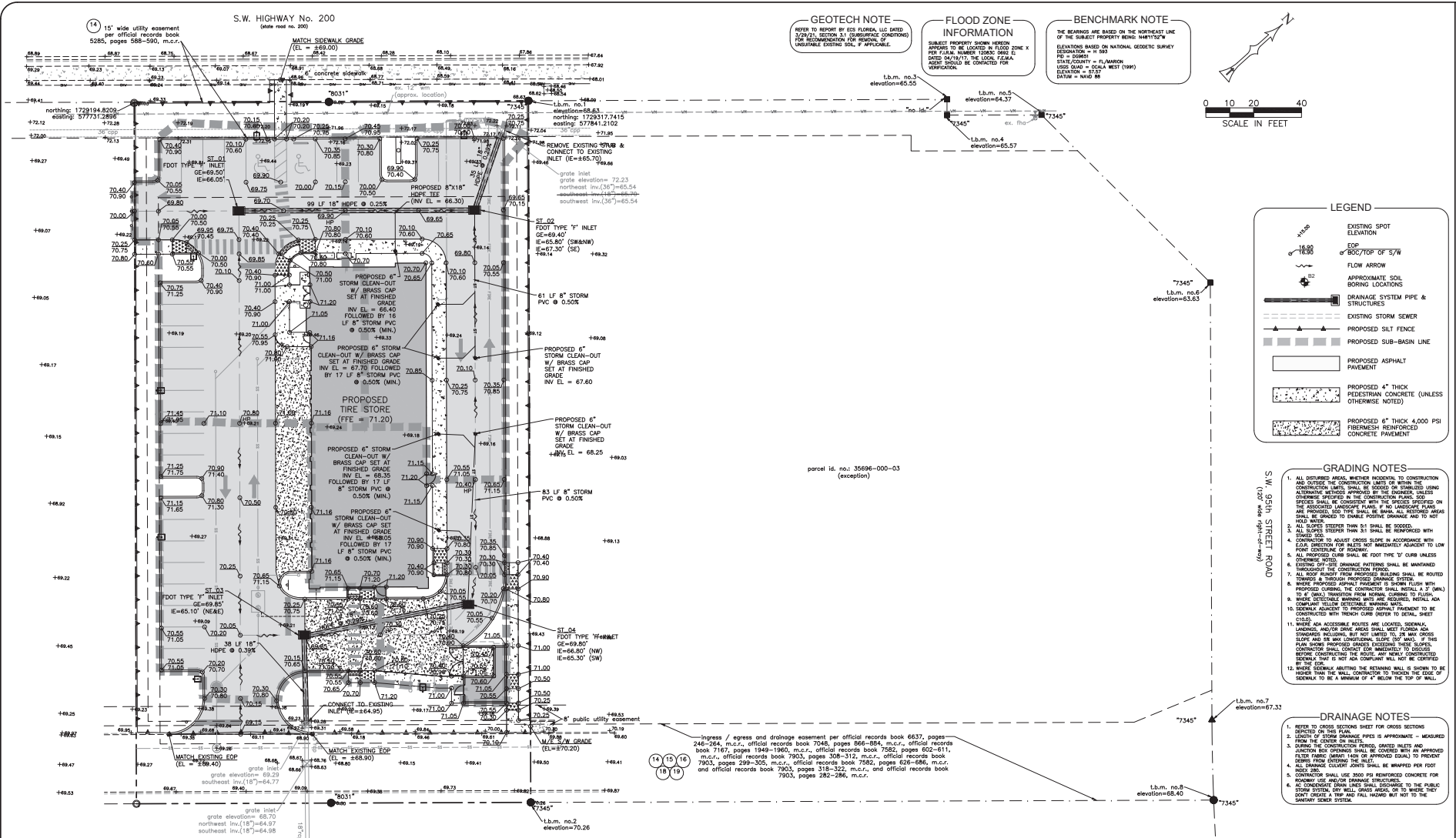
COUNTY APPROVED SET RECORDS 02/23  
 POST COUNTY APPROVAL REVISIONS:

NO.	DATE	DESCRIPTION
1	02/23/24	ISSUED FOR COUNTY RECORD
2	02/23/24	ISSUED FOR COUNTY RECORD
3	02/23/24	ISSUED FOR COUNTY RECORD
4	02/23/24	ISSUED FOR COUNTY RECORD
5	02/23/24	ISSUED FOR COUNTY RECORD

JOSHUA S. BRADLEY  
 State of Florida  
 Professional Engineer  
 License No. 60020

SHEET NUMBER  
**C5.0**  
 S.I.T.  
 19-16-21

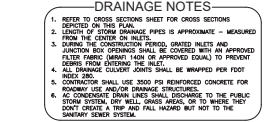
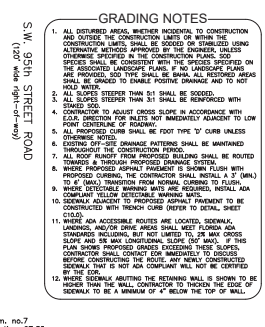
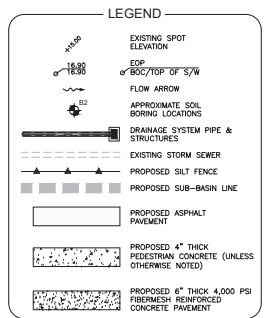
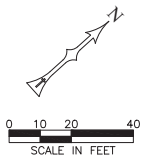
© 2024 SHAW GROUP INC. ALL RIGHTS RESERVED. PROJECT NO. 24-001. DATE: 04/15/2024. SHEET NO. 18 OF 19.



**GEOTECH NOTE**  
 REFER TO SHEET BY ETS FLORIDA, LLC DATED 3/26/23, SECTION 2.1 (SUBSURFACE CONDITIONS) FOR RECOMMENDATIONS FOR DESIGN OF FOUNDATION EXISTING SOIL, IF APPLICABLE.

**FLOOD ZONE INFORMATION**  
 SUBJECT PROPERTY SHOWN HEREON APPEARS TO BE LOCATED IN FLOOD ZONE X FOR FEMA NUMBERED FLOOD INSURE EL. DATE: 04/18/15. THE LOCAL FORMAL MAP SHOULD BE CONSULTED FOR FURTHER INFO.

**BENCHMARK NOTE**  
 THE BENCHMARKS ARE BASED ON THE NORTHWEST CORNER OF THE SUBJECT PROPERTY BEING 1481752.00' ELEVATION = 88.00' DESIGNATION = 88.00' STATE/COUNTY = FLORIDA/DADE COUNTY LOCAL WEST (1985) ELEVATION = 87.27' DATUM = NAVD 88



**DRAINAGE MAINTENANCE NOTES**

1. INLET GRATES: INLET GRATES WILL BE CHECKED PERIODICALLY (AT LEAST EVERY 3 MONTHS) FOR DAMAGE OR BLOCKAGE. ANY DAMAGED GRATES WILL BE REPLACED OR REPAIRED. ANY DEBRIS BLOCKING FULL FLOW THROUGH THE GRATE WILL BE REMOVED.
2. PIPES AND INLETS: PIPES AND INLETS WILL BE INSPECTED PERIODICALLY (AT LEAST EVERY 3 MONTHS) FOR DAMAGE OR BLOCKAGE. ANY DAMAGED PIPES OR INLETS WILL BE REPAIRED OR REPLACED. ANY TRASH, DEBRIS, OR SAND DEPOSITS WILL BE REMOVED.

COUNTY COMMISSIONER, REGISTRATION NO. 2023  
 POST COUNTY APPROVAL REVISIONS  
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<p style="text-align: center;"><b>CHAIN LINK SECURITY FENCE DETAIL</b></p>	<p style="text-align: center;"><b>BEDDING AND TRENCHING 1</b></p>	<p style="text-align: center;"><b>BEDDING AND TRENCHING 2</b></p>
<p>MCBC EFFECTIVE 04/13/2023 REVISION # NA</p> <p style="text-align: center;">CHAIN LINK FENCE</p> <p>7.3.2 UT 100</p>	<p>MCBC EFFECTIVE 04/13/2023 REVISION # 2</p> <p style="text-align: center;">BEDDING AND TRENCHING 1</p> <p>7.3.2 UT 102</p>	<p>MCBC EFFECTIVE 04/13/2023 REVISION # 2</p> <p style="text-align: center;">BEDDING AND TRENCHING 2</p> <p>7.3.2 UT 103</p>
<p style="text-align: center;"><b>PIPE LOCATING WIRE AND DETECTABLE TAPE</b></p>	<p style="text-align: center;"><b>TAPPING SLEEVE AND GATE VALVE ASSEMBLY</b></p>	<p style="text-align: center;"><b>TYPICAL VALVE BOX COVER</b></p>
<p>MCBC EFFECTIVE 04/13/2023 REVISION # 2</p> <p style="text-align: center;">PIPE LOCATING WIRE AND DETECTABLE TAPE</p> <p>7.3.2 UT 104</p>	<p>MCBC EFFECTIVE 04/13/2023 REVISION # 1</p> <p style="text-align: center;">TAPPING SLEEVE AND GATE VALVE ASSEMBLY</p> <p>7.3.2 UT 108</p>	<p>MCBC EFFECTIVE 04/13/2023 REVISION # NA</p> <p style="text-align: center;">TYPICAL VALVE BOX COVER</p> <p>7.3.2 UT 110</p>
<p style="text-align: center;"><b>SEALING VALVE BOX, ADJUSTABLE</b></p>	<p>MCBC EFFECTIVE 04/13/2023 REVISION # 1</p> <p style="text-align: center;">SEALING VALVE BOX, ADJUSTABLE</p> <p>7.3.2 UT 111</p>	

COUNTY COMMISSION USE - REGISTRATION NO. POST COUNTY APPROVAL REVISIONS

NO.	DATE	DESCRIPTION

**NATIVE**  
Engineering, Inc.  
16077761 ROAD SW, TALLAHASSEE, FL 32310  
LANE O' JACQUES, P.E. 344639  
(813) 536-2559

FLORIDA

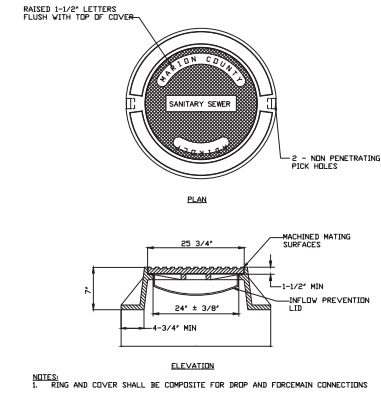
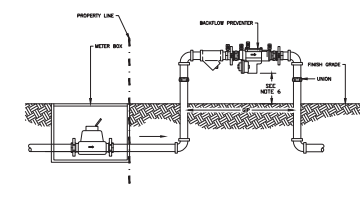
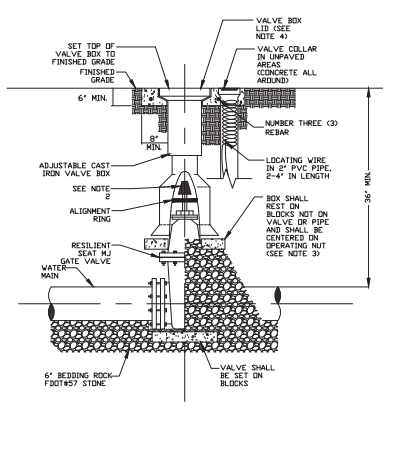
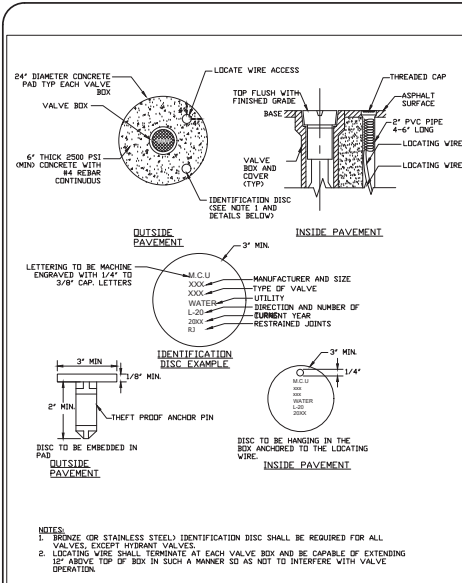
**MAJOR SITE PLAN FOR TIRE STORE @**  
**SR 200 & SW 95TH STREET RD**  
FOR  
**AMPROP VENTURES, INC.**  
4201 W. CYPRRESS ST., TAMPA, FL 33607

**UTILITY DETAILS**

JOSHUA S. BRADLEY  
State of Florida,  
Professional Engineer,  
License No. 60206

THIS SET OF BLUE PRINTS HAS BEEN PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND I AM A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF FLORIDA. I AM NOT PROVIDING CONTRACT ADMINISTRATION SERVICES.

SHEET NUMBER  
**C9.0**  
S-1-R  
19-16-21

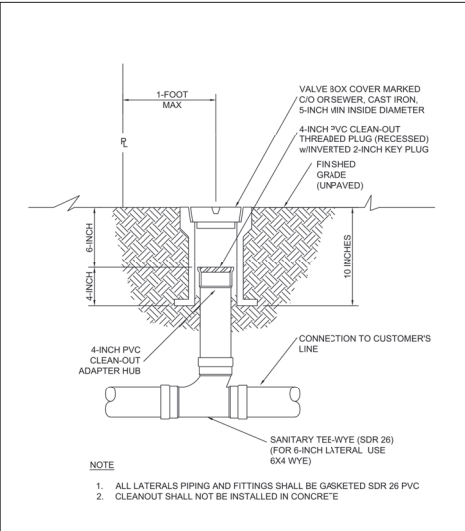
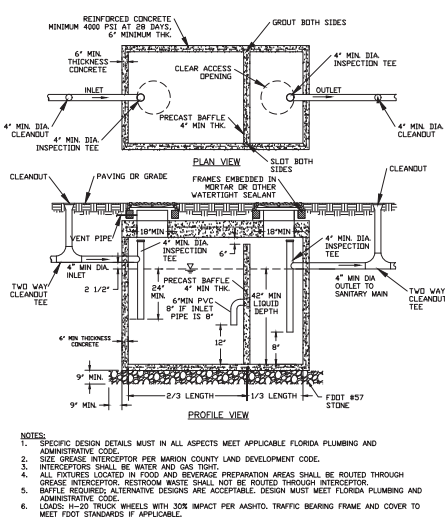
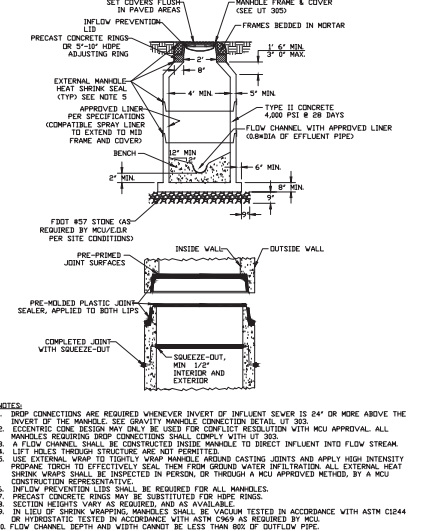
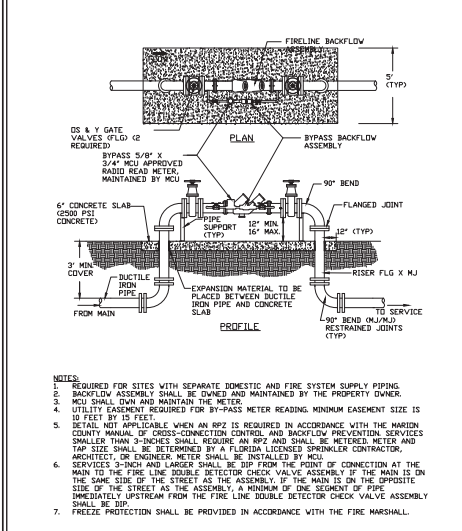


	MCBC EFFECTIVE 04/13/2023	7.3.2	UT 112	VALVE BOX PAD
	REVISION # 1			

	MCBC EFFECTIVE 04/13/2023	7.3.2	UT 204	GATE VALVE WATER AND RECLAIMED MAINS
	REVISION # 2			

	MCBC EFFECTIVE 04/13/2023	7.3.2	UT 209	2" AND SMALLER REDUCED PRESSURE AND/OR DOUBLE CHECK BACKFLOW ASSEMBLY
	REVISION # 1			

	MCBC EFFECTIVE 04/13/2023	7.3.2	UT 305	STANDARD SEWER MANHOLE FRAME AND COVER
	REVISION # 2			



	MCBC EFFECTIVE 04/27/2018	7.3.2	UT 208	FIRE LINE DOUBLE DETECTOR CHECK VALVE ASSEMBLY
	REVISION # 1			

	MCBC EFFECTIVE 04/13/2023	7.3.2	UT 306	PRECAST CONCRETE MANHOLE
	REVISION # 2			

	MCBC EFFECTIVE 04/13/2023	7.3.2	UT 310	GREASE INTERCEPTOR
	REVISION # 1			

	MCBC EFFECTIVE 04/13/2023	7.3.2	UT 310	CLEAN-OUT DETAIL WITH VALVE BOX COVER
	REVISION # 1			

C:\SHARED\_DRAWINGS\AMPROP\_PROJECTS\1231016100 - SUN AUTO @ SR 200 & SW 95TH STREET RD\DRAWINGS\C100 UTILITY DETAILS.DWG - 4/23/2024 2:22 PM

COUNTY APPROVED USE: FEBRUARY 2023  
 POST COUNTY APPROVAL REVISIONS:

NO.	DATE	DESCRIPTION
1	04/29/2023	ISSUED FOR COUNTY APPROVAL
2	05/07/2023	ISSUED FOR COUNTY APPROVAL
3	05/17/2023	ISSUED FOR COUNTY APPROVAL
4	05/24/2023	ISSUED FOR COUNTY APPROVAL

MARION COUNTY  
 PROFESSIONAL ENGINEER  
 LICENSE NO. 60030

THIS SET HAS BEEN DIGITALLY  
 SIGNED AND SEALED BY THE  
 REGISTERED PROFESSIONAL ENGINEER  
 AND THE SEALING AND SCHEDULING  
 BOARD OF MARION COUNTY, FLORIDA.

JOSHUA S. BRADLEY  
 State of Florida,  
 Professional Engineer,  
 License No. 60030

MAJOR SITE PLAN FOR FIRE STORE @  
 SR 200 & SW 95TH STREET RD  
 FOR  
 AMPROP VENTURES, INC.  
 4201 W. CYRESS ST., TAMPA, FL 33607

FLORIDA  
 UTILITY DETAILS  
 SHEET NUMBER  
**C10.0**  
 8:11 AM  
 19-16-21





