

October 3, 2024

PROJECT NAME: CORTA COMMONS

PROJECT NUMBER: 2024020064

APPLICATION: MAJOR SITE PLAN #31416

- 1 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 6.13.10.B - Copy of NPDES Permit or NOI
STATUS OF REVIEW: INFO
REMARKS: Please provide a copy of the NPDES permit or NOI prior to construction.
- 2 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: Copy of District Permit (County Interest)
STATUS OF REVIEW: INFO
REMARKS: Please provide a copy of the District permit prior to construction.
- 3 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW
REVIEW ITEM: 2.12.4.K - List of approved waivers, their conditions, and the date of approval
STATUS OF REVIEW: INFO
REMARKS: 4/16/24-add waivers if requested in future
- 4 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW
REVIEW ITEM: Additional Development Review Comments
STATUS OF REVIEW: INFO
REMARKS: After approval, plans will be electronically stamped by the County. The applicant will receive an email indicating that approved plans are available for download and are located in the ePlans project Approved folder. For Development Review submittals, with the exception of Final Plats and Minor Site Plans, applicants are required to print, obtain required signatures, and sign and seal two 24"x 36" sets of the electronically stamped approved plan and deliver them to the Office of County Engineer, Development Review Section, located at 412 SE 25th Avenue Ocala, FL 34471. Upon receipt, a development order will be issued. Until such time as that development order is issued, the project does not have final approval and construction, if applicable, shall not commence. For plans requiring As-Builts, As-Builts and associated documentation shall be submitted on paper in accordance with current county requirements.
- 5 DEPARTMENT: DOH - ENVIRONMENTAL HEALTH
REVIEW ITEM: Additional Health comments
STATUS OF REVIEW: INFO
REMARKS: N/A
- 6 DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: 2.12.4.L(10) - Parking requirements, service entrances, space size paved parking isle and access to parking area/6.11.8 - Off-street parking requirements/6.11.7 - Loading Areas/ 6.11.6 - Construction access/route
STATUS OF REVIEW: INFO
REMARKS: [08/05/2024] According to comment response from the applicant, "(residential) parking will be provided in the future in separate application once unit count and needs are understood."
[original comments] parking calculated for commercial only, future residential will be calculated when a site plan is submitted.

7 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: [08/05/2024] Proposed sign locations are marked on the site plan. According to the comment response from the applicant, the sign applications are submitted and under review.

[original comments] Will there be monument signs? please label dimensions and setbacks



**Marion County
Board of County Commissioners**

AR 31416

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: April 8, 2024

A. PROJECT INFORMATION:

Project Name: Corta Commons
Parcel Number(s): 3501-200-023, -022, -021, -020, 019, -018, -040, -039, -038, -037, -036, -035, & 3501-200-034
Section 24&25 Township 16S Range 20E Land Use Vacant Zoning Classification B-2 (PUD pending)
Commercial Residential Industrial Institutional Mixed Use Other _____
Type of Plan: MAJOR SITE PLAN
Property Acreage 8.65 Number of Lots 15 (exist) 5 (Prop) Miles of Roads N/A
Location of Property with Crossroads State Road 200 SW 100th St (Approx 400-ft north)
Additional information regarding this submittal: Project currently in Review for PUD zoning (240506ZP) & Replat
Project currently in Review for PUD zoning (240506ZP) & Replat

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

Engineer:
Firm Name: MJ Stokes Consulting, LLC Contact Name: John J Stoeckel, P.E. (Principal)
Mailing Address: PO Box 22821 City: Tampa State: FL Zip Code: 33622
Phone # 813.724.4199 Alternate Phone # 607.725.3269
Email(s) for contact via ePlans: jjs@mjstokesconsulting.com

Surveyor:
Firm Name: CHW Professional Consultants Contact Name: Clinton Rickner, PSM
Mailing Address: 11801 Research Drive City: Alachua State: FL Zip Code: 32615
Phone # 352.331.1976 Alternate Phone # _____
Email(s) for contact via ePlans: clintr@chw-inc.com

Property Owner:
Owner: A. Saldarriaga Trust Contact Name: _____
Mailing Address: 17643 Sawgrass Run City: Tavares State: FL Zip Code: 32778
Phone # 407.375.0197 Alternate Phone # _____
Email address: saldarriaga.camilo@gmail.com

Developer:
Developer: CORTA OCALA, LLC Contact Name: Cory Presnick, Manager/Owner
Mailing Address: 1112 1st Street City: Newptune beach State: FL Zip Code: 32266
Phone # 404.625.5119 Alternate Phone # _____
Email address: cpresnick@cortadev.com

Revised 6/2021



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Date: April 8, 2024

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Parcel Number(s): 3501-400-003 & 3501-400-004
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Commercial Residential Industrial Institutional Mixed Use Other _____
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Phone # 813.724.4199 Alternate Phone # 607.725.3269
Email(s) for contact via ePlans: jjs@mjstokesconsulting.com

Surveyor:
Firm Name: CHW Professional Consultants Contact Name: Clinton Rickner, PSM
Mailing Address: 11801 Research Drive City: Alachua State: FL Zip Code: 32615
Phone # 352.331.1976 Alternate Phone # _____
Email(s) for contact via ePlans: clintr@chw-inc.com

Property Owner:
Owner: Whitehill of Ocala, LLC Contact Name: Srinivasa M Murthy (Manager)
Mailing Address: 2290 SW 37th Street City: Ocala State: FL Zip Code: 34471
Phone # 352.817.8599 Alternate Phone # _____
Email address: VASMurthy4@gmail.com

Developer:
Developer: CORTA OCALA, LLC Contact Name: Cory Presnick, Manager/Owner
Mailing Address: 1112 1st Street City: Newptune beach State: FL Zip Code: 32266
Phone # 404.625.5119 Alternate Phone # _____
Email address: cpresnick@cortadev.com

Revised 6/2021

DEMOLITION NOTES:

- ENGINEER IS NOT RESPONSIBLE FOR JOB SITE SAFETY OR SUPERVISION. CONTRACTOR IS TO PROCEED WITH THE DEMOLITION IN A SYSTEMATIC AND SAFE MANNER, FOLLOWING ALL OSHA REQUIREMENTS, TO ENSURE PUBLIC AND CONTRACTOR SAFETY.
- ALL DEMOLITION ACTIVITIES ARE TO BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AS WELL AS ALL FEDERAL, STATE AND LOCAL REGULATIONS. ANY DISCREPANCIES OR DEVIATIONS SHALL BE IDENTIFIED BY THE CONTRACTOR TO THE ENGINEER IN WRITING PRIOR TO INITIATION OF SITE ACTIVITY.
- PRIOR TO STARTING ANY DEMOLITION CONTRACTOR SHALL:
 - OBTAIN A SUNSHINE STATE ONE CALL LOCATION CERTIFICATION PRIOR TO ANY EXCAVATION OR DEMOLITION.
 - ENSURING COPIES OF ALL PERMITS AND APPROVALS MUST BE MAINTAINED ON SITE AND AVAILABLE FOR REVIEW.
 - INSTALLING THE REQUIRED SOIL EROSION AND SEDIMENT CONTROL MEASURES PRIOR TO SITE DISTURBANCE.
 - LOCATE/CAP ALL UTILITIES AND SERVICES, INCLUDING BUT NOT LIMITED TO GAS, WATER, ELECTRIC, SANITARY AND STORM SEWER, TELEPHONE, CABLE, FIBER OPTIC CABLE, ETC. WITHIN THE LIMITS OF DISTURBANCE.
 - PROTECTING AND MAINTAINING IN OPERATION, ALL ACTIVE SYSTEMS THAT ARE NOT BEING REMOVED DURING ALL DEMOLITION ACTIVITIES.
 - FAMILIARIZING THEMSELVES WITH THE APPLICABLE UTILITY SERVICE PROVIDER AND BEING RESPONSIBLE FOR ALL COORDINATION REGARDING UTILITY DEMOLITION REQUIRED FOR THE PROJECT.
 - COORDINATION WITH UTILITY COMPANIES REGARDING WORKING "OFF-PEAK" HOURS OR ON WEEKENDS AS MAY BE REQUIRED TO MINIMIZE THE IMPACT ON THE AFFECTED PARTIES.
 - A COMPLETE INSPECTION OF CONTAMINANTS BY A LICENSED ENVIRONMENTAL TESTING AGENCY, OF ALL BUILDINGS AND/OR STRUCTURES TO BE REMOVED. SAME SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL ENVIRONMENTAL REGULATIONS. ANY/ALL CONTAMINANTS SHALL BE REMOVED AND DISPOSED OF BY A FEDERALLY LICENSED CONTRACTOR IN ACCORDANCE WITH FEDERAL, STATE, AND LOCAL REGULATIONS. ALL ENVIRONMENTAL WORK INCLUDING HAZARDOUS MATERIAL, SOILS, ASBESTOS, OR OTHER REFERENCED OR IMPLIED HEREIN IS THE SOLE RESPONSIBILITY OF THE OWNER'S ENVIRONMENTAL CONSULTANT.
- THE CONTRACTOR SHALL PROVIDE ALL THE "MEANS AND METHODS" NECESSARY TO PREVENT MOVEMENT, SETTLEMENT, OR COLLAPSE OF EXISTING STRUCTURES, AND ANY OTHER IMPROVEMENTS THAT ARE REMAINING ON OR OFF SITE. THE DEMOLITION CONTRACTOR IS RESPONSIBLE FOR ALL REPAIRS OF DAMAGE TO ALL ITEMS THAT ARE TO REMAIN AS A RESULT OF HIS ACTIVITIES. ALL REPAIRS SHALL USE NEW MATERIAL. THE REPAIRS SHALL RESTORE THE ITEM TO THE PRE-DEMOLITION CONDITION.
- IN THE ABSENCE OF SPECIFICATIONS, THE CONTRACTOR SHALL PERFORM EARTH MOVEMENT ACTIVITIES, DEMOLITION AND REMOVAL OF ALL FOUNDATION WALLS, FENCES, AND OTHER MATERIALS WITHIN THE LIMITS OF DISTURBANCE IN ACCORDANCE WITH DIRECTION BY OWNER'S STRUCTURAL OR GEOTECHNICAL ENGINEER.
- CONTRACTOR SHALL PROVIDE TRAFFIC CONTROL AND GENERALLY ACCEPTED SAFE PRACTICES IN CONFORMANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL, AS WELL AS FEDERAL, STATE, AND LOCAL REGULATIONS WHEN DEMOLITION RELATED ACTIVITIES IMPACT ROADWAYS OR ROADWAY RIGHTS-OF-WAY.
- CONDUCT DEMOLITION ACTIVITIES IN SUCH A MANNER TO ENSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, SIDEWALKS, WALKWAYS, AND OTHER ADJACENT FACILITIES. STREET CLOSURE PERMITS MUST BE RECEIVED FROM THE APPROPRIATE GOVERNMENTAL AUTHORITY.
- DEMOLITION ACTIVITIES AND EQUIPMENT SHALL NOT USE AREAS OUTSIDE THE DEFINED PROPERTY LINE WITHOUT WRITTEN PERMISSION OF THE OWNER, AND/OR APPROPRIATE GOVERNMENT AGENCY.
- USE DUST CONTROL MEASURES TO LIMIT AIRBORNE DUST AND DIRT RISING AND SCATTERING IN THE AIR IN ACCORDANCE WITH FEDERAL, STATE, AND/OR LOCAL STANDARDS. AFTER THE DEMOLITION IS COMPLETE, ADJACENT AREAS AND IMPROVEMENTS SHALL BE CLEANED OF ALL DUST AND DEBRIS CAUSED BY THE DEMOLITION OPERATIONS. THE CONTRACTOR IS RESPONSIBLE FOR RETURNING ALL ADJACENT AREAS TO THEIR "PRE-DEMOLITION" CONDITION.
- CONTRACTOR IS RESPONSIBLE TO SAFEGUARD SITE AS NECESSARY TO PREVENT THE DEMOLITION IN SUCH A MANNER AS TO PREVENT THE ENTRY OF UNAUTHORIZED PERSONS AT ANY TIME.
- THIS DEMOLITION PLAN IS INTENDED TO IDENTIFY THOSE EXISTING ITEMS/CONDITIONS WHICH ARE TO BE REMOVED. IT IS NOT INTENDED TO PROVIDE DIRECTION OTHER THAN THAT ALL METHODS AND MEANS ARE TO BE IN ACCORDANCE WITH STATE, FEDERAL, LOCAL, AND JURISDICTIONAL REQUIREMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL OSHA AND OTHER SAFETY PRECAUTIONS NECESSARY TO PROVIDE A SAFE WORK SITE.
- DEBRIS SHALL NOT BE BURIED ON THE SUBJECT SITE. ALL DEMOLITION WASTES AND DEBRIS (SOLID WASTE) SHALL BE DISPOSED OF IN ACCORDANCE WITH ALL TOWN, COUNTY, STATE, AND FEDERAL LAWS AND APPLICABLE CODES.
- CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING ALL EXISTING SITE IMPROVEMENTS AND UTILITIES. ALL DISCREPANCIES SHALL BE IDENTIFIED TO THE ENGINEER IN WRITING.
- ALL EXISTING UTILITIES BEING REMOVED SHALL BE DONE SO BY THE CONTRACTOR IN ACCORDANCE WITH STATE AND LOCAL REGULATIONS.
- THERE ARE NO KNOWN WATER COURSES, WATER BODIES, FLOODPLAINS, WETLANDS, OR HISTORICAL AND ARCHAEOLOGICAL RESOURCES WITHIN PROJECT LIMITS.
- CONTRACTOR MUST PROVIDE A DETAILED DEMOLITION PLAN, IF APPLICABLE, TO THE LOCAL REGIONS DEPARTMENT OF ENVIRONMENT FOR REVIEW PRIOR TO INITIATION.
- CONTRACTOR IS REQUIRED TO OBTAIN A DEMOLITION PERMIT FROM THE LOCAL AUTHORITY, AS APPLICABLE, PRIOR TO COMMENCING DEMOLITION. ALL DEMOLITION SHALL BE IN ACCORDANCE WITH THE PERMIT AND APPLICABLE CODES/ORDINANCES.



EROSION CONTROL NOTES:

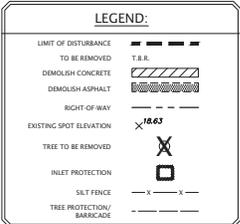
- TO PREVENT SEDIMENTARY RUNOFF DURING CONSTRUCTION, STAKED HAYBALES, STAKED SILT FENCE OR INLET DEBRIS CONTROL MEASURES ARE TO BE PLACED AT STORM INLETS, OUTFALL LOCATIONS AND ADJACENT PROPERTY LINES AS REQUIRED PRIOR TO ANY CONSTRUCTION ACTIVITIES. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING THE SEDIMENTATION BARRIERS IN A WORKING MANNER FOR THE DURATION OF CONSTRUCTION AND SHOULD BE CHECKED DAILY. SILTATION ACCUMULATIONS GREATER THAN THE LESSER OF SIX INCHES OR ONE-THIRD OF THE DEPTH OF THE SEDIMENTATION BARRIER SHALL BE IMMEDIATELY REMOVED AND REPLACED IN UPLAND AREAS. IN ADDITION TO SPECIFIED EROSION CONTROL LOCATIONS, THE CONTRACTOR SHALL PERFORM DAILY SITE INSPECTIONS FOR POTENTIAL EROSION PROBLEMS. IF PROBLEMS OCCUR, THE CONTRACTOR IS RESPONSIBLE FOR INSTALLING APPROPRIATE EROSION CONTROL IMMEDIATELY. STORMWATER TREATMENT FACILITIES INCLUDING OUTFALLS ARE TO BE CONSTRUCTED EARLY IN SITE DEVELOPMENT, WITH NO OFF-SITE UNTREATED RUN-OFF OCCURRING DURING CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING TEMPORARY EROSION CONTROL DEVICES FOLLOWING COMPLETION OF ALL CONSTRUCTION AND FINAL STABILIZATION.
- THE CONTRACTOR AND OWNER ARE RESPONSIBLE FOR APPLYING TO UTILIZE THE NPDES CONSTRUCTION GENERIC PERMIT (CGP) FOR THIS PROJECT. THE CONTRACTOR/OWNER IS REQUIRED TO SUBMIT A COMPLETED NOTICE OF INTENT (NOI) FORM TO FDEP A MINIMUM OF FIVE (5) DAYS PRIOR TO COMMENCING WORK. ONCE THE PERMIT IS ISSUED, A COPY OF THE PERMIT SHOULD BE PROVIDED TO THE JURISDICTION HAVING AUTHORITY FOR RECORD PURPOSES.
- ALL EROSION CONTROL MEASURES SHALL BE MAINTAINED IN-PLACE UNTIL THE SITE HAS BEEN STABILIZED AND REVEGETATED.
- CONSTRUCTION METHOD AND MATERIALS TO BE IN ACCORDANCE WITH SECTION 104-6 OF THE FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD CONSTRUCTION SPECIFICATIONS. JOINTS OF THE FILTER FABRIC MUST BE OVERLAPPED AND PROPERLY CONNECTED TO PREVENT ANY OPENING FROM OCCURRING.
- SILT FENCE MAY ALSO REPRESENT CONSTRUCTION LIMITS BARRIERS. THEY SHALL BE ERCTED PRIOR TO INITIATION OF SITE CLEARING OPERATIONS NEAR WETLANDS, BUFFER AREAS AND ANY OTHER AREAS SHOWN AS PRESERVED OR PROTECTED FROM CONSTRUCTION ACTIVITIES. FAILURE TO INSTALL AND MAINTAIN BARRIERS MAY BE CAUSE FOR PENALTIES.
- ALL DISTURBED AREAS OFFSITE AND/OR OUTSIDE THE PROTECTED PERIMETER SHALL BE SODDED IMMEDIATELY UPON COMPLETION OF WORK.

EARTHWORK & FILL NOTES:

- ALL GRADED OR DISTURBED AREAS INCLUDING SLOPES SHALL BE PROTECTED DURING CLEARING AND CONSTRUCTION IN ACCORDANCE WITH THE APPROVED EROSION AND SEDIMENT CONTROL PLAN UNTIL THEY ARE PERMANENTLY STABILIZED.
- ALL SEDIMENT CONTROL PRACTICES AND MEASURES SHALL BE CONSTRUCTED, APPLIED AND MAINTAINED IN ACCORDANCE WITH THE APPROVED EROSION AND SEDIMENT CONTROL PLAN.
- TOPSOIL REQUIRED FOR THE ESTABLISHMENT OF VEGETATION SHALL BE STOCKPILED IN AMOUNT NECESSARY TO COMPLETE FINISHED GRADING OF ALL EXPOSED AREAS.
- AREAS TO BE FILLED SHALL BE CLEARED, GRUBBED, AND STRIPPED OF TOPSOIL TO REMOVE TREES, VEGETATION, ROOTS OR OTHER OBJECTIONABLE MATERIAL.
- AREAS WHICH ARE TO BE TOPSOILED SHALL BE SCRAPPED TO A MINIMUM DEPTH OF FOUR INCHES PRIOR TO PLACEMENT OF TOPSOIL.
- ALL FILLS SHALL BE COMPACTED AS REQUIRED TO REDUCE EROSION, SLIPPAGE, SETTLEMENT, SUBSIDENCE OR OTHER RELATED PROBLEMS. FILL INTENDED TO SUPPORT BUILDINGS, STRUCTURES AND CONDUITS, ETC. SHALL BE COMPACTED IN ACCORDANCE WITH LOCAL REQUIREMENTS OR CODES.
- ALL FILL SHALL BE PLACED AND COMPACTED IN LAYERS NOT TO EXCEED 6 INCHES IN THICKNESS.
- FILL MATERIAL SHALL BE FREE OF BRUSH, ROOTS, SOIL, OR OTHER FOREIGN OR OTHER OBJECTIONABLE MATERIALS THAT WOULD INTERFERE WITH OR PREVENT CONSTRUCTION OF SATISFACTORY FILLS.
- SOFT, MUCKY OR HIGHLY COMPRESSIBLE MATERIALS SHALL NOT BE INCORPORATED IN FILLS.
- FILL SHALL NOT BE PLACED ON SATURATED SURFACES.

CONCRETE WASHOUT NOTES:

- ASSIGNED CONCRETE WASHOUTS AREAS ARE REQUIRED ON ALL CONSTRUCTION SITES INVOLVING CONCRETE AND STUCCO USE.
- THE CONTRACTOR SHALL REQUIRE ALL CONCRETE DRIVERS TO UTILIZE THE CONCRETE WASHOUTS ONSITE.
- WASHOUT FACILITIES SHALL BE LOCATED AT LEAST 100 FEET AWAY FROM STORM INLETS, GUTTERS, OPEN DITCHES, AND WATER COURSES.
- APPROPRIATE STONE SHOULD COVER PATHS TO CONCRETE WASHOUT (SEE ACCESS DETAIL).
- CONCRETE WASHOUT AREAS SHALL BE IDENTIFIED BY POSTING SIGNS ONSITE.
- CONCRETE WASHOUTS ARE TO BE INSPECTED DAILY BY THE CONTRACTOR FOR LEAKS OR TEARS IN PLASTIC LINER.
- REMOVE AND DISPOSE OF ALL MATERIAL WHEN THE WASHOUT HAS BEEN FILLED TO 75% CAPACITY.
- ONCE THE MATERIAL HAS BEEN CLEANED OUT OF THE CONCRETE WASHOUT FACILITY, THE FACILITY MUST BE INSPECTED FOR REPAIR, RECONSTRUCTION OR REPLACEMENT. ALL PLASTIC LINING SHALL BE REMOVED AND REPLACED.
- OPTIONS INCLUDE AN ONSITE PIT AND LINER WITH 10 MIL PLASTIC SHEETING OR CREATE AN ABOVE-GROUND STRUCTURE FROM STRAW BALES OR SANDBAGS WITH 10 MIL PLASTIC LINING.
- PRE-FABRICATED CONCRETE WASHOUTS MAY BE USED PROVIDED THEY MEET THE ABOVE MINIMUM REQUIREMENTS.



MJ STOKES CONSULTING

P.O. BOX 22821
TAMPA, FL 33622
813.724.4199
INFO@MJSTOKESCONSULTING.COM
FLORIDA BUSINESS REGISTRY NO. 3448

NO.	REVISION	DATE	DESCRIPTION
01	ISSUE FOR PERMIT REVIEW		
02	REVISION TO BUFFER PERMITS (TYP.)		
03	REVISION TO BUFFER PERMITS (TYP.)		
04	REVISION TO BUFFER PERMITS (TYP.)		
05	REVISION TO BUFFER PERMITS (TYP.)		
06	REVISION TO BUFFER PERMITS (TYP.)		
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50	REVISION TO BUFFER PERMITS (TYP.)		

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

This item has been digitally signed and sealed by John J. Stoeckel, P.E. on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

JOHN J. STOECKEL
FLORIDA PROFESSIONAL ENGINEER
LICENSE NO. 80758

PROJECT NAME:
**MAJOR SITE PLAN
CORTA COMMONS**

FOR
CORTA OCALA, LLC
SW HWY 200 - OCALA
MARION COUNTY, FLORIDA

SHEET TITLE
**DEMOLITION &
EROSION
CONTROL PLAN**

PROJECT NO: 23-3306
CHECKED BY: JJS
VERTICAL DATUM: NAVD 1988
DATE: 03/29/2024
SHEET NUMBER

C-003

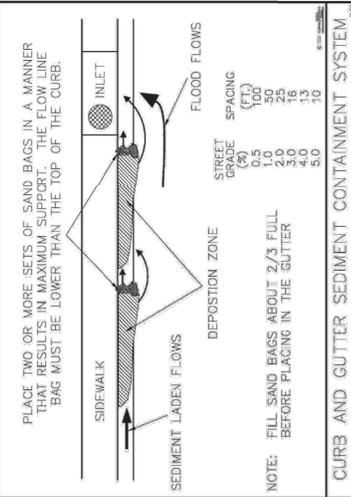


Figure V-19: Illustration of a Curb and Gutter Sediment Containment System

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V-40

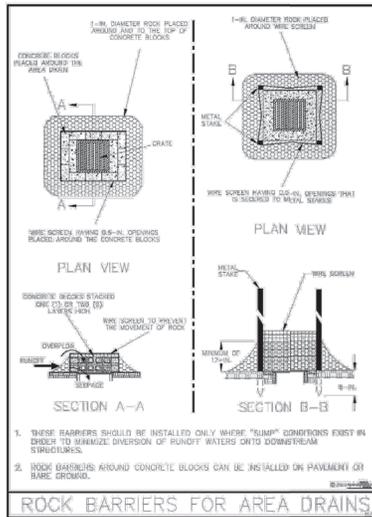


Figure V-13: Illustration of Rock Barriers around Area Drains

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V-32

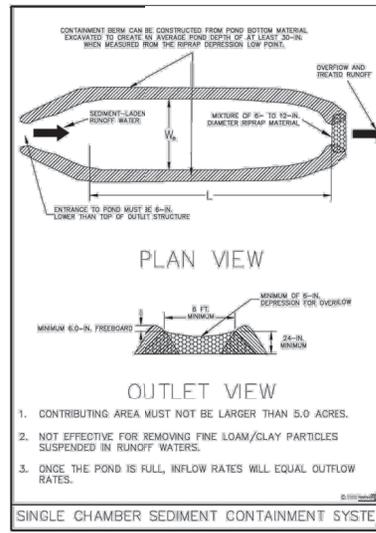
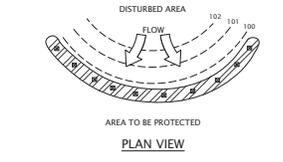
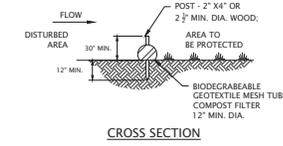


Figure IV-13: Illustration of a Single Chamber Sediment Containment System

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IV-28



- NOTES:
1. SIZING TO MEET FOOT OR MANUFACTURER SPECIFICATION, WHICHEVER IS MORE RESTRICTIVE.
 2. COMPOST/ROCK/SEED FILL TO MEET APPLICATION REQUIREMENTS
 3. COMPOST MATERIAL TO BE DISPERSED ON SITE, AS DETERMINED BY ENGINEER UPON COMPLETION OF WORK AND STABILIZATION OF SITE.

3	COMPOST FILTER SOCK DETAIL N.T.S.
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TAMPA, FL 33622
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NO.	DATE	DESCRIPTION	BY
01	4/13/24	REVISION PER ZONING APPROVAL COUNTY & SWANWOLD REVIEW COMMENTS	JIS

Sunshine811

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

This item has been digitally signed and sealed by John J. Stoeckel, P.E. on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

JOHN J. STOECKEL
FLORIDA PROFESSIONAL ENGINEER
LICENSE NO. 80758

PROJECT NAME:
**MAJOR SITE PLAN
CORTA COMMONS**

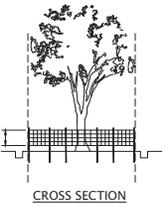
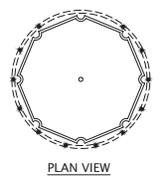
FOR
CORTA OCALA, LLC

SW HWY 200 - OCALA
MARION COUNTY, FLORIDA

SHEET TITLE
**EROSION & SEDIMENT
CONTROL DETAILS**

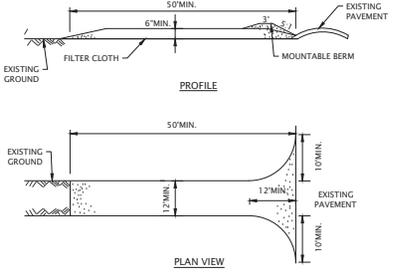
PROJECT NO: 23-3306
CHECKED BY: JIS
VERTICAL DATUM: NAVD 1988
DATE: 03/29/2024
SHEET NUMBER

C-004



- NOTES:
1. USE TRENCHER (I.E. DITCH WHICH) TO CUT A 4'-5" W X 18" D TRENCH ALONG DRIP LINE (LIMIT OF CLEARING AND BACKFILL WITH SAND AND LIGHTLY COMPACT).
 2. SPACE STAKES AT INTERVALS SUFFICIENT TO MAINTAIN ALL FENCING OUT OF DRIP LINE OR AS SHOWN BY ENGINEER (SET STAKES NO GREATER THAN 6 FEET ON CENTER-REBAR IS NOT TO BE USED FOR STAKES).
 3. MAINTAIN FENCE BY REPAIRING AND/OR REPLACING DAMAGED FENCE. DO NOT REMOVE FENCING PRIOR TO LANDSCAPING OPERATIONS.
 4. DO NOT STORE OR STACK MATERIALS, EQUIPMENT, OR VEHICLES WITHIN FENCED AREA.
 5. FENCE SHALL BE ORANGE VINYL CONSTRUCTION FENCE 4' HIGH MINIMUM OR EQUAL.

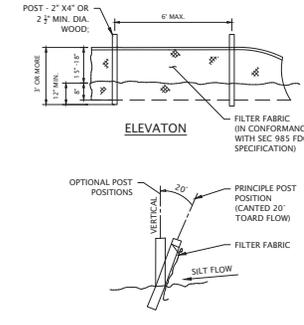
5	TREE PROTECTION DETAIL N.T.S.
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- NOTES:
1. STONE SIZE - USE 2-3 COURSE AGGREGATE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
 2. LENGTH - NOT LESS THAN 50 FEET (EXCEPT ON A SINGLE RESIDENCE LOT).
 3. THICKNESS - NOT LESS THAN SIX (6) INCHES.
 4. WIDTH - TWELVE (12) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS. TWENTY-FOUR (24) FOOT IF SINGLE ENTRANCE TO SITE.
 5. GEOTEXTILE - WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.
 6. SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ACCESS SHALL BE PIPED BENEATH THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 4:1 SLOPES WILL BE PERMITTED.
 7. MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY, ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.
 8. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
 9. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

6	STABILIZED CONSTRUCTION ENTRANCE DETAIL N.T.S.
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1. THE ENGINEERING SHALL BE NOTIFIED IN WRITING AT LEAST 72 HOURS PRIOR TO THE START OF ANY WORK.
2. PRIOR TO THE COMMENCEMENT OF ANY SITE WORK THE APPLICANT SHALL INSTALL THE SOIL EROSION AND SEDIMENT CONTROLS AS PER THE APPROVED PLANS, WHICH INCLUDES THE SILT FENCES AND INLET FILTERS. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL CONFORM TO THE LATEST VERSION OF THE FLORIDA STORMWATER EROSION AND SEDIMENT CONTROL INSPECTION MANUAL.
3. PRIOR TO INITIATING DISTURBANCE, AN INSPECTION OF THE EROSION CONTROLS IS REQUIRED AND THE JURISDICTION HAVING AUTHORITY SHALL BE NOTIFIED.
4. CONSTRUCT AND MAINTAIN THE CONSTRUCTION ENTRANCES AS SHOWN ON THE PLANS AND DETAILS. STAGING AND STORAGE AREA SHALL BE SET UP IN THE LOCATIONS DESIGNATED ON THE PLANS.
5. DEMOLISH EXISTING SITE IMPROVEMENTS (SIDEWALKS, PAVEMENT, CURBING, ETC.) AS SHOWN ON THE DEMOLITION PLAN (AS APPLICABLE).
6. INSTALL DEWATERING SYSTEM AS NECESSARY.
7. ROUGH GRADE THE SITE BASED ON THE GRADING PLAN TO THE APPROPRIATE BUILDING PAD ELEVATIONS, EXCAVATE FOR AND CONSTRUCT THE DRAINAGE IMPROVEMENTS PROGRESSING UPSTREAM.
8. CONSTRUCT BUILDING FOUNDATIONS. INSTALL PROPOSED UTILITIES, CURBING AND THEN PAVE (BASE COURSE) DRIVE AISLES.
9. STABILIZATION - THE OPERATOR SHALL INITIATE STABILIZATION MEASURES AS SOON AS PRACTICABLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED. STABILIZATION MEANS COVERING OR MAINTAINING AN EXISTING COVER OVER SOIL. COVER CAN BE VEGETATIVE (E.G. GRASS, TREES, SEED AND MULCH, SHRUBS, OR TURF) OR NON-VEGETATIVE (E.G. GEOTEXTILES, RIP RAP, OR GABIONS).
10. MAINTENANCE - SEDIMENT SHALL BE REMOVED FROM SEDIMENT TRAPS WHENEVER THEIR CAPACITY HAS BEEN REDUCED BY TWENTY-FIVE (25) PERCENT FROM THE DESIGN CAPACITY. A FREED VERTICAL SEDIMENT DEPTH MARKER SHOULD BE INSTALLED TO MONITOR THE CAPACITY.
11. FINALIZE CONSTRUCTION OF SITE IMPROVEMENTS INCLUDING THE BUILDINGS, SIDEWALKS, LANDSCAPE AREAS, SIGNAGE, LIGHTING AND ANY OTHER OUTSTANDING ITEMS.
12. AFTER COMPLETION OF CONSTRUCTION, FINISH GRADE TO FINAL ELEVATIONS AND APPLY SEED OR SOD ON ALL LAWN AREAS.
13. AFTER STABILIZATION HAS BEEN ESTABLISHED CLEAR DRAINAGE PIPES AND STRUCTURES OF ANY SEDIMENT WHICH MAY HAVE ACCUMULATED. REMOVE ALL EROSION CONTROL DEVICES.
14. MAINTAIN ALL LAWN AND LANDSCAPED AREAS TO ENSURE A VIABLE STABILIZED VEGETATIVE COVER.
15. ADDITIONAL EROSION CONTROL MEASURES SHALL BE INSTALLED, AS MAY BE REQUIRED AND REQUESTED BY AUTHORITIES, TO PREVENT THE INCIDENTAL DISCHARGE OF SILT LADEN RUNOFF FROM ENTERING A WATER COURSE OF A DRAINAGE SYSTEM.
16. THE GENERAL PERMIT FOR STORM WATER DISCHARGES FROM CONSTRUCTION ACTIVITIES STATES THAT IT IS UNLAWFUL FOR ANY PERSON TO CAUSE OR CONTRIBUTE TO A VIOLATION OF WATER QUALITY STANDARD.



- NOTES:
1. PREFABRICATED UNITS SHALL MEET THE MINIMUM REQUIREMENTS SHOWN.
 2. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.

4	SILT FENCE DETAIL N.T.S.
---	-----------------------------

OWNER 1:

A. SALDARRIAGA TRUST
17643 SAWGRASS BLVD
TAVARES, FL 32778

OWNER 2:
WHITEHILL OF OCALA LLC
2290 SW 37TH STREET
OCALA, FL 34471

APPLICANT:

APPLICANT:

CORTA OCALA LLC
12632 SW 92ND AVE
MIAMI, FL 33157

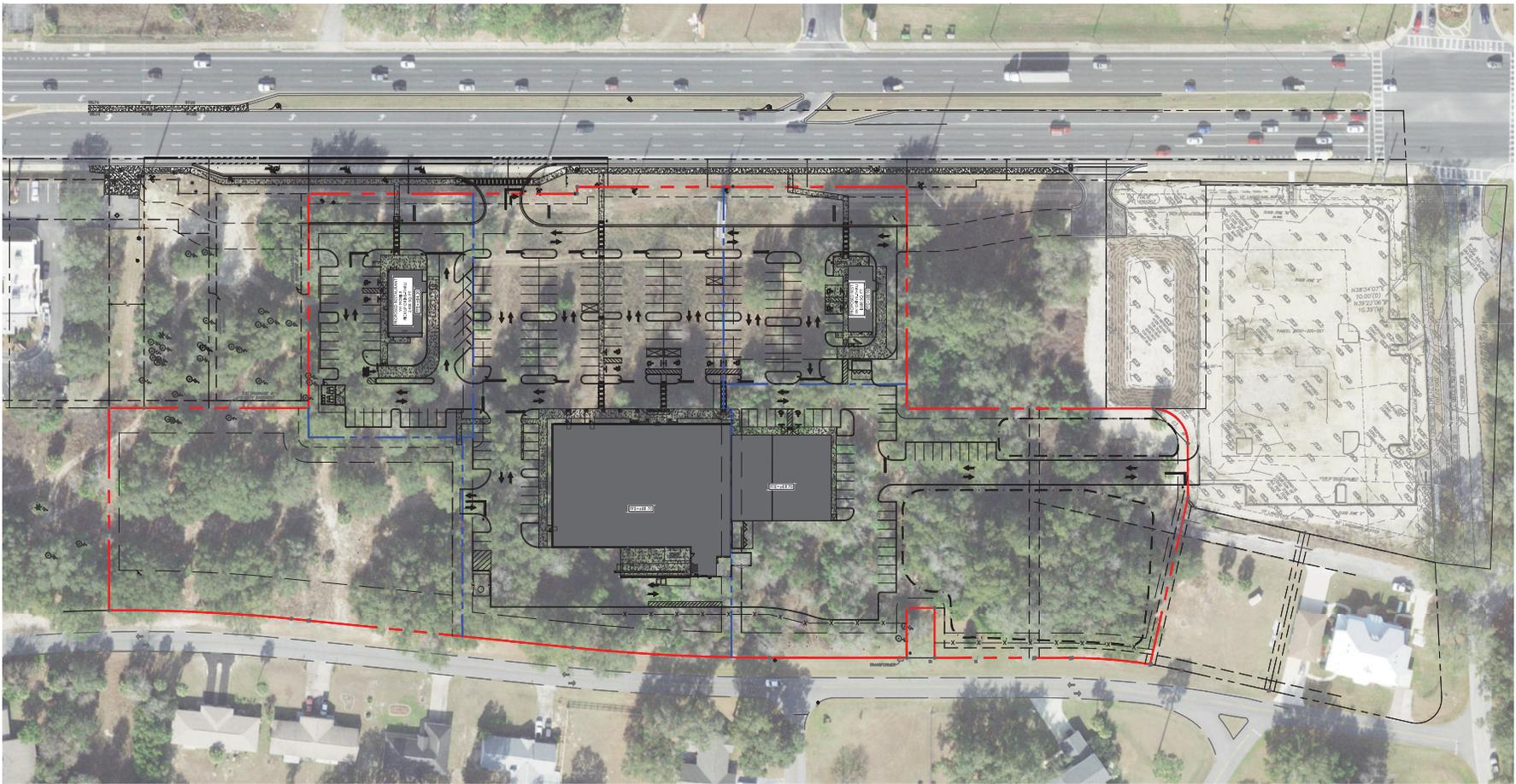
- EXISTING ZONING DESIGNATION: B-2 (COMMERCIAL BUSINESS)
- PROPOSED ZONING DESIGNATION: PUD (PLANNED UNIT DEVELOPMENT)
- PARCEL ID:

A. SALDARRIAGA TRUST (OWNER 1)		WHITEHILL OF OCALA LLC (OWNER 2)	
3501-200-023	3501-200-039	3501-400-003	
3501-200-022	3501-200-038	3501-400-004	
3501-200-021	3501-200-037		
3501-200-020	3501-200-036		
3501-200-019	3501-200-035		
3501-200-018	3501-200-034		
3501-200-040			

- SITE AREA - 8.76 ACRES
- TOTAL WETLANDS: 0.0 ACRES
- PHYSICAL ADDRESS: PENDING
- FUTURE LAND USE (FLUM): COMMERCIAL (0 - 8 DU/AC; FAR 1.0)
- EXISTING USE: VACANT
- PROPOSED USE: SHOPPING PLAZA (RETAIL & RESTAURANT)
- LANDSCAPE BUFFERS SHALL BE 15-FT FRONT YARD, 10-FT SIDE YARD, AND 10-FT REAR YARD, FURTHER IN ACCORDANCE WITH MARION COUNTY DEVELOPMENT CODE SECTION 6.8.6.
- A RECIPROCAL EASEMENT AGREEMENT (REA) WILL BE PREPARED AND RECORDED FOR BETWEEN THE PROPOSED PARCELS AND OWNERSHIP TO BENEFIT BOTH THE DEVELOPMENT AND ADJACENT PROPERTIES IMPACTED.

GENERAL NOTES:

- BOUNDARY, TOPOGRAPHIC, AND TREE INFORMATION SHOWN HEREON TAKEN FROM A SURVEY ENTITLED "ALTAINPS LAND TITLE SURVEY LOCATED IN SECTIONS 24 & 25, TOWNSHIP 15 SOUTH, RANGE 20 EAST, MARION COUNTY, FLORIDA," PREPARED BY CHW PROFESSIONAL CONSULTANTS, DATED MARCH 18, 2023.
- THE HORIZONTAL & VERTICAL DATUMS PER ABOVE REFERENCED SURVEY.
- ACCORDING TO THE FLOOD INSURANCE MAP FOR MARION COUNTY, FLORIDA, COMMUNITY PANEL NUMBER 120160, MAP PANEL NUMBER 12083C0684E, EFFECTIVE DATE APRIL 19, 2017, THE SUBJECT PARCEL APPEARS TO FALL WITHIN SPECIAL FLOOD HAZARD ZONE X AND AE. THE AE AREA APPEARS TO FALL WITHIN THE TOP OF BANK LIMITS OF THE POND WITHIN LOT 3 OF SAMIRA VILLAS AS DEPICTED ON THE SURVEY REFERENCED ABOVE, BASE FLOOD ELEVATION OF 70.3-FT (NAVD89).
- SUBSURFACE INFORMATION SHOWN HEREON IS TAKEN FROM A REPORT ENTITLED "GEO TECHNICAL INVESTIGATION, PROPOSED SPROUTS AND ROSS RETAIL DEVELOPMENT, STATE ROAD 200 AND SOUTHWEST 100TH STREET, OCALA, MARION COUNTY, FLORIDA" PREPARED BY ANDREYEV ENGINEERING, INC. DATED NOVEMBER 3, 2022.



MJ STOKES
CONSULTING

P.O. BOX 22821
TAMPA, FL 33622
813.744.1199
INFO@MJSTOKESCONSULTING.COM

FLORIDA BUSINESS REGISTRY NO. 34468

REVISIONS

NO.	DATE	DESCRIPTION	BY
01	4/12/24	REVISION PER ZONING APPROVAL COUNTY & SWANHO REVIEW COMMENTS	JJS



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

This item has been digitally signed and sealed by John J. Stoeckel, P.E. on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

JOHN J. STOECKEL
FLORIDA PROFESSIONAL ENGINEER
LICENSE NO. 80758

PROJECT NAME:
**MAJOR SITE PLAN
CORTA COMMONS**
FOR
CORTA OCALA, LLC
SW HWY 200 - OCALA
MARION COUNTY, FLORIDA

SHEET TITLE
**OVERALL SITE PLAN
W/ AERIAL**

PROJECT NO.: 23-3306
CHECKED BY: JJS
VERTICAL DATUM: NAVD 1988
DATE: 03/29/2024
SHEET NUMBER

C-101

OWNER 1:
A. SALLDARRIAGA TRUST
17643 SAWGRASS RUN
TAVARES, FL 32778

APPLICANT:
CORTA OCALA LLC
12632 SW 52ND AVE
MIAMI, FL 33157

OWNER 2:
WHITEHILL OF OCALA LLC
2250 SW 37TH STREET
OCALA, FL 34471

PARCEL INFORMATION:

- EXISTING ZONING DESIGNATION: B-2 (COMMERCIAL BUSINESS)
- PROPOSED ZONING DESIGNATION: PUD (PLANNED UNIT DEVELOPMENT)
- PARCEL ID:

A. SALLDARRIAGA TRUST (OWNER 1)		WHITEHILL OF OCALA LLC (OWNER 2)	
3501-200-023	3501-200-039	3501-400-003	
3501-200-022	3501-200-038	3501-400-004	
3501-200-021	3501-200-037		
3501-200-020	3501-200-036		
3501-200-019	3501-200-035		
3501-200-018	3501-200-034		
3501-200-040			

- SITE AREA = 8.76 ACRES
- TOTAL WETLANDS: 0.0 ACRES
- PHYSICAL ADDRESS: PENDING
- FUTURE LAND USE (FLUM): COMMERCIAL (0 - 8 DU/AC; FAR 1.0)
- EXISTING USE: VACANT
- PROPOSED USE: SHOPPING PLAZA (RETAIL & RESTAURANT)
- LANDSCAPE BUFFERS SHALL BE 15 FT FRONT YARD, 10 FT SIDE YARD, AND 10 FT REAR YARD, FURTHER IN ACCORDANCE WITH MARION COUNTY DEVELOPMENT CODE SECTION 6.8.6.
- A RECIPROCAL EASEMENT AGREEMENT (REA) WILL BE PREPARED AND RECORDED FOR BETWEEN THE PROPOSED PARCELS AND OWNERSHIP TO BENEFIT BOTH THE DEVELOPMENT AND ADJACENT PROPERTIES IMPACTED.

LEGAL DESCRIPTION:

SUBJECT PROPERTIES ARE UNDERGOING RE-PLAN AND IS CONCURRENTLY UNDER REVIEW BY MARION COUNTY STAFF. SEE PROJECT SURVEY FOR MULTIPLE PROPERTY PARCELS AND LEGAL DESCRIPTIONS.

ZONING TABLE:

MINIMUM LOT SIZE	REQUIRED	PROPOSED OVERALL
FRONT BUILDING SETBACK (FT)	N/A	40'
SIDE YARD SETBACK (FT)	N/A	10'
REAR YARD SETBACK (FT)	N/A	25'
MINIMUM LOT WIDTH (FT)	N/A	N/A
BUILDING HEIGHT (FT)	50'	< 50'
MAX IMPERVIOUS SURFACE RATIO (ISR)	N/A	63.3% (241,507/381,754)
MAXIMUM FLOOR AREA RATIO (FAR)	1.0	0.09 (35,936/381,754)

NOTE: REQUIRED ZONING SHOWN HEREIN BASED ON EXISTING B-2 (COMMERCIAL BUSINESS) ZONING REQUIREMENTS. THE PUD IS APPROVED AND KNOWN AS RESOLUTION NO. 24-R-183. THE SITE PLAN HAS BEEN UPDATED TO REFLECT CONDITIONS OF THAT RESOLUTION.

PROPOSED COMMERCIAL PARCELS

PARCEL	FLOOR AREA (SQ FT)	AREA (ACRES)
PARCEL 1 (COMMERCIAL)	±1,680 SQ FT	±0.034
PARCEL 2 (COMMERCIAL)	±2,400 SQ FT	±0.026
PARCEL 3 (COMMERCIAL)	±23,256 SQ FT	±2.750
PARCEL 4 (COMMERCIAL)	±8,600 SQ FT	±2.629
PARCEL 5 (MULTI-FAMILY)	30 UNITS	±1.625
TOTAL	±35,936 SQ FT & 30 RES. UNITS	±8.764

PARKING SCHEDULE

- PARKING REQUIRED**
- SPROUTS GROCERY (RETAIL) - REQUIRED 1 PER 300 SQ. FT. GFA
 - 23,256 SQ. FT. 1.0 SPACES PER 300 SQ. FT. = **78 SPACES**
 - RETAIL OUTPARCEL - REQUIRED 1.0 SPACES PER 300 SQ. FT. GFA
 - 4,200 SQ. FT. * 1.0 SPACES PER 300 SQ. FT. = **14 SPACES**
 - SHOPPES SPACE -
 - 3,526 SQ. FT. (RETAIL) * 1.0 SPACE PER 300 SQ. FT. = **12 SPACES**
 - 5,074 SQ. FT. (60 SEATS) - RESTAURANT * 1.0 SPACE PER 4 SEATS = **15 SPACES**
 - CHIPOTLE W/ MOBILE PICKUP - FAST-FOOD RESTAURANT - REQUIRED 1 PER 75 SQ. FT. GFA
 - 2,400 SQ. FT. * 1.0 SPACES PER 75 SQ FT GFA = **32 SPACES**
 - HANDICAP SPACES REQUIRED = 7 SPACES (201-300 TOTAL SPACES)
 - TOTAL SPACES REQUIRED = **151 SPACES** (INCLUDING 7 HANDICAP SPACES)*

PARKING PROVIDED

- REGULAR SPACES = 208
- HANDICAP SPACES = 12
- TOTAL = 220

GENERAL NOTES:

- BOUNDARY, TOPOGRAPHIC, AND TREE INFORMATION SHOWN HEREON TAKEN FROM A SURVEY ENTITLED "PALMTRIPS LAND TITLE SURVEY LOCATED IN SECTIONS 24 & 25, TOWNSHIP 15 SOUTH, RANGE 20 EAST, MARION COUNTY, FLORIDA," PREPARED BY CHW PROFESSIONAL CONSULTANTS, DATED MARCH 18, 2023.
- THE HORIZONTAL & VERTICAL DATUMS PER ABOVE REFERENCED SURVEY.
- ACCORDING TO THE FLOOD INSURANCE MAP FOR MARION COUNTY, FLORIDA, COMMUNITY PANEL NUMBER 120160, MAP PANEL NUMBER 120830686E, EFFECTIVE DATE APRIL 19, 2017, THE SUBJECT PARCEL APPEARS TO FALL WITHIN SPECIAL FLOOD HAZARD ZONE "X" AND "AE." THE "AE" AREA APPEARS TO FALL WITHIN THE TOP OF BANK LIMITS OF THE POND WITHIN LOT 3 OF SAMIRA VILLAS AS DEPICTED ON THE SURVEY REFERENCED ABOVE. BASE FLOOD ELEVATION OF 70.2 FT (NAVD8).
- IN ACCORDANCE WITH THE ABOVE FEMA MAP AND CALCULATIONS PROVIDED ON THE SURVEY, THE APPROXIMATE AREA FROM THE FEMA MAP IS 0.17 ACRES (7,485 SQ. FT.).
- SUBSURFACE INFORMATION SHOWN HEREON IS TAKEN FROM A REPORT ENTITLED "GEOTECHNICAL INVESTIGATION, PROPOSED SPROUTS AND ROSS RETAIL DEVELOPMENT, STATE ROAD 200 AND SOUTHWEST 100TH STREET, OCALA, MARION COUNTY, FLORIDA," PREPARED BY ANDREYEV ENGINEERING, INC. DATED NOVEMBER 3, 2022.

CURVE TABLE:

LINE	BEARING	DISTANCE
L1	N 47°57'42" W	50.00 (F)
L2	S 42°02'18" W	28.00 (F)
L3	S 47°57'42" E	50.00 (F)
L4	N 47°57'39" W	7.00 (F)

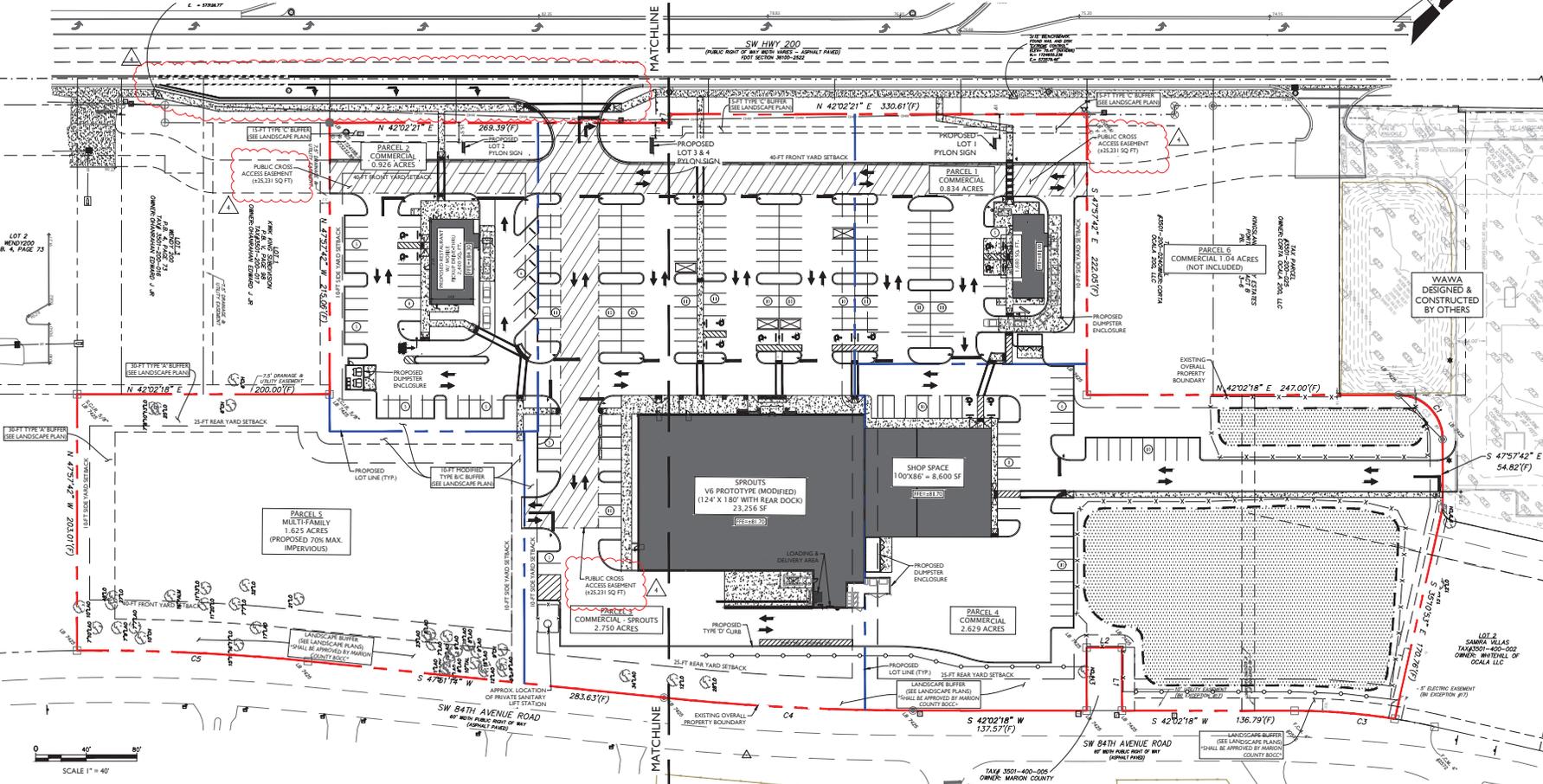
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	35.00 (F)	54.98 (F)	49.50 (F)	N 87°02'18" E
C2	500.00 (F)	111.83 (F)	111.80 (F)	S 48°25'42" W
C4	1946.86 (F)	197.61 (F)	197.52 (F)	S 44°58'39" W
C5	1505.00 (F)	183.29 (F)	183.17 (F)	S 44°36'57" W

LEGEND:

- ADJACENT PROPERTY LINE
- PROPERTY BOUNDARY
- PROPOSED CONCRETE CURBS
- PROPOSED CONCRETE
- PROPOSED YARD SETBACK
- PROPOSED 6 FT FENCE
- HAND RAIL
- PROPOSED EARTHMENT
- PROPOSED TRAFFIC SIGN
- PARKING SPACE COUNT

TREE LEGEND:

10' = TREE LOCATION & SIZE



MJ STOKES CONSULTING

P.O. BOX 22821
TAMPA, FL 33622
813.744.1199
INFO@MJSTOKESCONSULTING.COM

FLORIDA BUSINESS REGISTRY NO. 34468

REVISIONS

NO.	DATE	REVISION
01	01/24/24	REVISION PER ZONING APPROVAL, CDD & SWAYD REVIEW COMMENTS
02	01/24/24	REVISION PER ZONING APPROVAL, CDD & SWAYD REVIEW COMMENTS
03	01/24/24	REVISION PER ZONING APPROVAL, CDD & SWAYD REVIEW COMMENTS
04	01/24/24	REVISION PER ZONING APPROVAL, CDD & SWAYD REVIEW COMMENTS
05	01/24/24	REVISION PER ZONING APPROVAL, CDD & SWAYD REVIEW COMMENTS
06	01/24/24	REVISION PER ZONING APPROVAL, CDD & SWAYD REVIEW COMMENTS
07	01/24/24	REVISION PER ZONING APPROVAL, CDD & SWAYD REVIEW COMMENTS
08	01/24/24	REVISION PER ZONING APPROVAL, CDD & SWAYD REVIEW COMMENTS
09	01/24/24	REVISION PER ZONING APPROVAL, CDD & SWAYD REVIEW COMMENTS
10	01/24/24	REVISION PER ZONING APPROVAL, CDD & SWAYD REVIEW COMMENTS

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JOHN J. STOECKEL
FLORIDA PROFESSIONAL ENGINEER
LICENSE NO. 80758

PROJECT NAME:
**MAJOR SITE PLAN
CORTA COMMONS**

FOR
CORTA OCALA, LLC

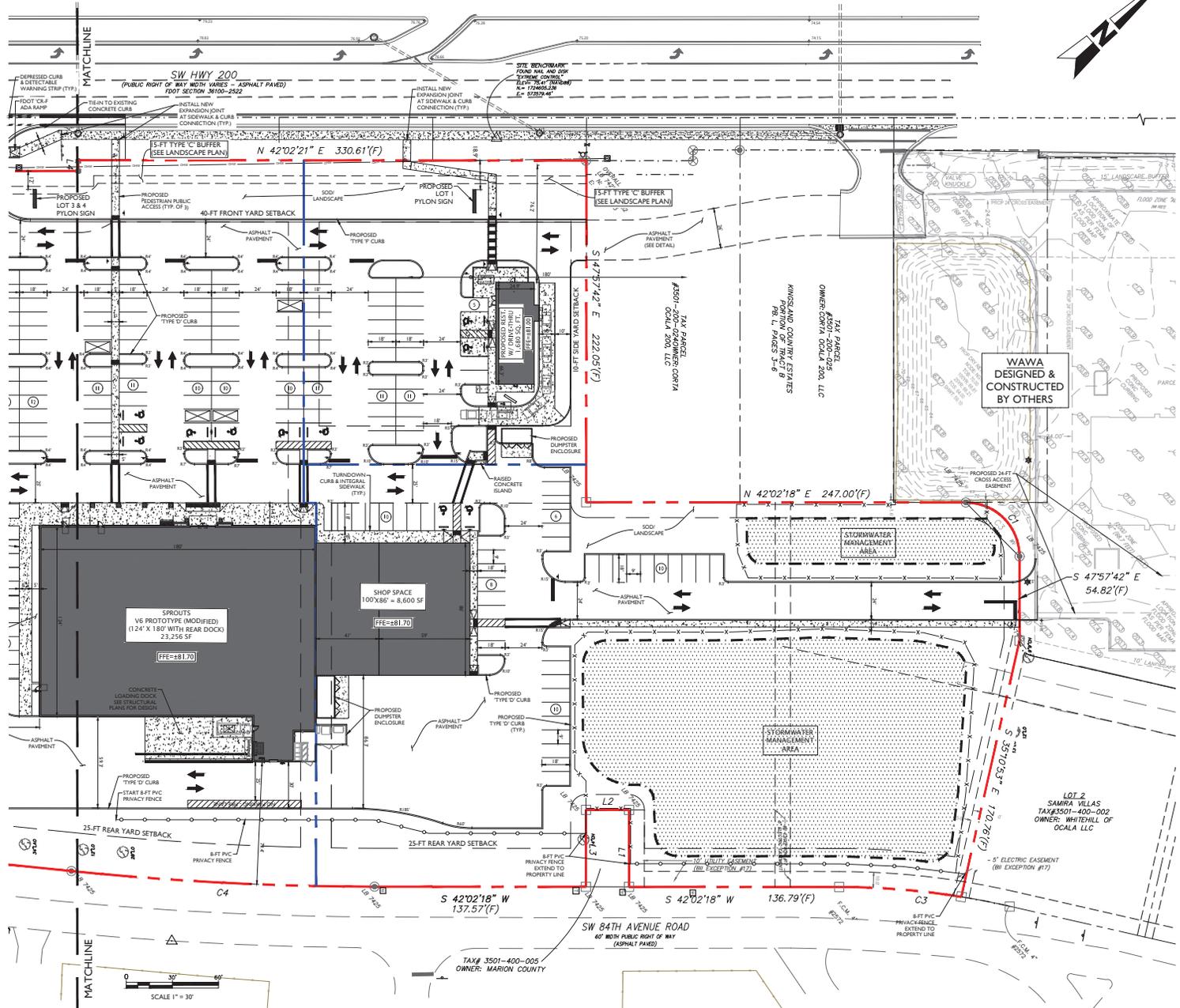
SW HWY 200 - OCALA
MARION COUNTY, FLORIDA

SHEET TITLE
**OVERALL DIMENSION
& LAYOUT PLAN**

PROJECT NO: 23-3306
CHECKED BY: JJS
VERTICAL DATUM: NAVD 1988
DATE: 01/29/2024
SHEET NUMBER
C-102

GENERAL NOTES:

- BOUNDARY, TOPOGRAPHIC, AND TREE INFORMATION SHOWN HEREON TAKEN FROM A SURVEY ENTITLED "ALTAIR'S LAND TITLE SURVEY LOCATED IN SECTIONS 24 & 25, TOWNSHIP 15 SOUTH, RANGE 20 EAST, MARION COUNTY, FLORIDA, PREPARED BY CHW PROFESSIONAL CONSULTANTS, DATED MARCH 18, 2023.
- THE HORIZONTAL & VERTICAL DATUMS PER ABOVE REFERENCED SURVEY.
- ACCORDING TO THE FLOOD INSURANCE MAP FOR MARION COUNTY, FLORIDA, COMMUNITY PANEL NUMBER 120160, MAP PANEL NUMBER 12082C084E, EFFECTIVE DATE APRIL 19, 2017, THE SUBJECT PARCELS APPEARS TO FALL WITHIN SPECIAL FLOOD HAZARD ZONE 'X' AND 'AE'. THE 'AE' AREA APPEARS TO FALL WITHIN THE TOP OF BANK LIMITS OF THE POND WITHIN LOT 3 OF SAMIRA VILLAS AS DEPICTED ON THE SURVEY REFERENCED ABOVE. BASE FLOOD ELEVATION OF 70.2 FT (NAVD8).
- SUBSURFACE INFORMATION SHOWN HEREON IS TAKEN FROM A REPORT ENTITLED "GEO-TECHNICAL INVESTIGATION, PROPOSED SPROUTS AND ROSS RETAIL DEVELOPMENT, STATE ROAD 200 AND SOUTHWEST 100TH STREET, OCALA, MARION COUNTY, FLORIDA, PREPARED BY ANDREYEV ENGINEERING, INC. DATED NOVEMBER 3, 2022.



LEGEND:

- ADJACENT PROPERTY LINE
- PROPERTY BOUNDARY
- PROPOSED CONCRETE CURB
- PROPOSED CONCRETE
- PROPOSED YARD SETBACK
- PROPOSED 4-FT FENCE
- HAND RAIL
- PROPOSED BASSHIRT
- PROPOSED TRAFFIC SIGN
- PARKING SPACE COUNT

TREE LEGEND:

10' = TREE LOCATION & SIZE

MJ STOKES CONSULTING
 P.O. BOX 22821
 TAMPA, FL 33622
 813.744.1199
 INFO@MJSTOKESCONSULTING.COM
 FL ORIGIN BUSINESS REGISTRY NO. 34468

REV	DATE	DESCRIPTION
01	01/25/24	REVISION PER ZONING APPROVAL BOARD COMMENTS
02	02/01/24	REVISION PER COUNTY ENGINEER COMMENTS
03	02/05/24	REVISION FOR BUFFER PER RESOLUTION
04	02/05/24	REVISION FOR BUFFER PER RESOLUTION

Revisions:

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JOHN J. STOECKEL
 FLORIDA PROFESSIONAL ENGINEER
 LICENSE NO. 80758

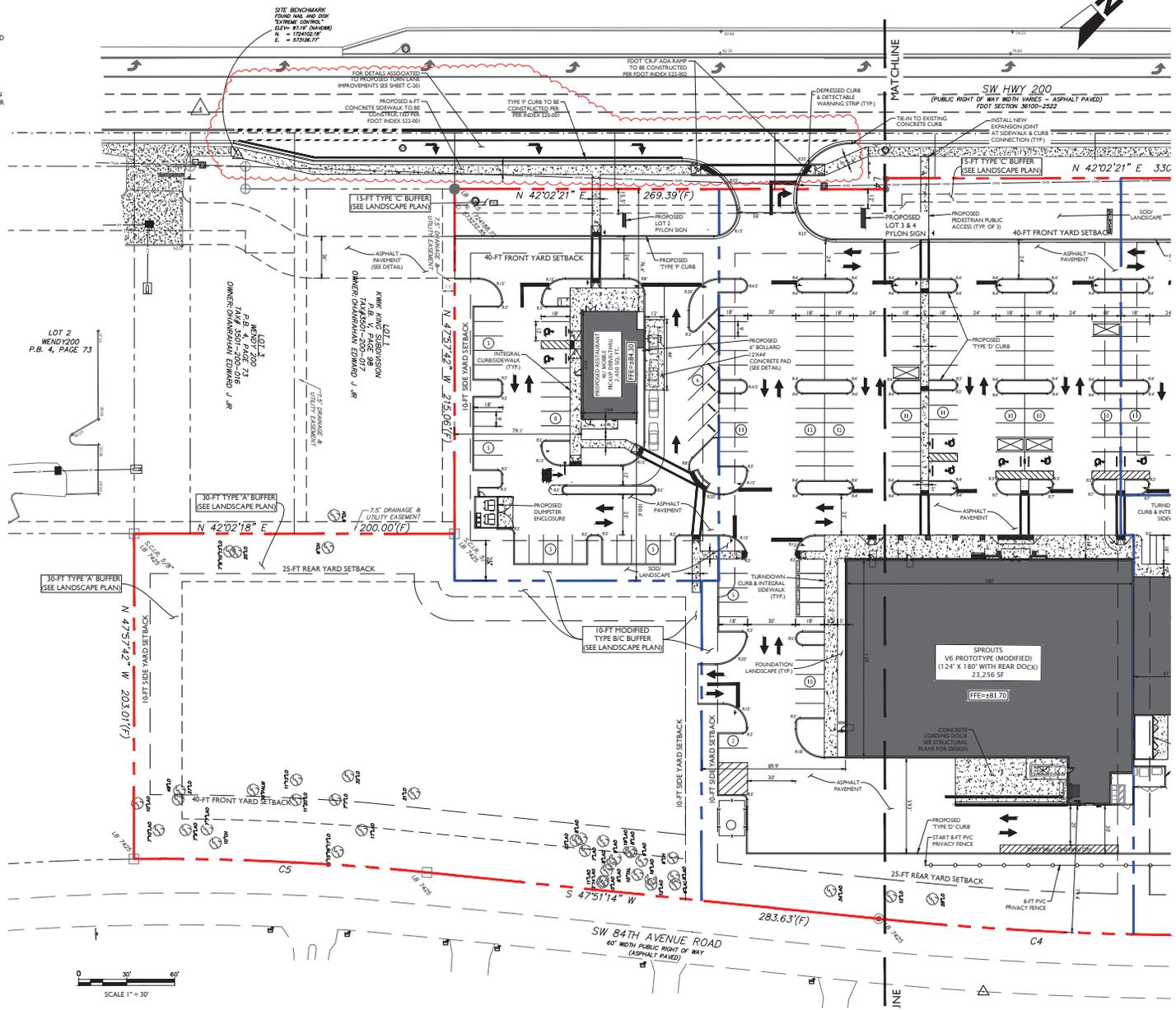
PROJECT NAME:
**MAJOR SITE PLAN
 CORTA COMMONS**
 FOR
CORTA OCALA, LLC
 SW HWY 200 - OCALA
 MARION COUNTY, FLORIDA

SHEET TITLE:
**DIMENSION & LAYOUT
 PLAN (NORTH)**

PROJECT NO: 23-3306
 CHECKED BY: JJS
 VERTICAL DATUM: NAVD 1988
 DATE: 03/29/2024
 SHEET NUMBER:
C-103

GENERAL NOTES:

- BOUNDARY, TOPOGRAPHIC, AND TREE INFORMATION SHOWN HEREON TAKEN FROM A SURVEY ENTITLED "ALTANS LAND TITLE SURVEY" LOCATED IN SECTIONS 24 & 25, TOWNSHIP 15 SOUTH, RANGE 03 EAST, MARION COUNTY, FLORIDA; PREPARED BY CHW PROFESSIONAL CONSULTANTS, DATED MARCH 18, 2023.
- THE HORIZONTAL & VERTICAL DATUMS PER ABOVE REFERENCED SURVEY.
- ACCORDING TO THE FLOOD INSURANCE MAP FOR MARION COUNTY, FLORIDA, COMMUNITY PANEL NUMBER 120160, MAP PANEL NUMBER 120B3C0884E, EFFECTIVE DATE APRIL 19, 2017, THE SUBJECT PARCEL APPEARS TO FALL WITHIN SPECIAL FLOOD HAZARD ZONE "X" AND "AE". THE "AE" AREA APPEARS TO FALL WITHIN THE TOP OF BANK LIMITS OF THE POND WITHIN LOT 3 OF SAMIRA VILLAS AS DEPICTED ON THE SURVEY REFERENCED ABOVE, BASE FLOOD ELEVATION OF 70.3 FT (NAVD89).
- SUBSURFACE INFORMATION SHOWN HEREON IS TAKEN FROM A REPORT ENTITLED "GEO TECHNICAL INVESTIGATION, PROPOSED SPROUTS AND ROSS RETAIL DEVELOPMENT, STATE ROAD 200 AND SOUTHWEST 100TH STREET, OCALA, MARION COUNTY, FLORIDA" PREPARED BY ANDREYEV ENGINEERING, INC. DATED NOVEMBER 3, 2022.



LEGEND:

- ADJACENT PROPERTY LINE
- PROPERTY BOUNDARY
- PROPOSED CONCRETE CURB
- PROPOSED CONCRETE
- PROPOSED YARD SETBACK
- PROPOSED 4-FT FENCE
- HAND RAIL
- PROPOSED EASEMENT
- PROPOSED TRAFFIC SIGN
- PARKING SPACE COUNT

TREE LEGEND:

10' = TREE LOCATION & SIZE

MJ STOKES CONSULTING

P.O. BOX 22821
TAMPA, FL 33622
813.744.1199
INFO@MJSTOKESCONSULTING.COM

FLORIDA BUSINESS REGISTRY NO. 34468

NO.	REVISIONS	DATE	DESCRIPTION
01	AS BUILT		
02	REVISION PER FOOT ACCESS & FORESHAW RELOCATION	JIS	
03	REVISION PER ZONING APPROVAL COUNTY & SWANNED REVIEW COMMENTS	JIS	
04	REVISION PER ZONING APPROVAL COUNTY & SWANNED REVIEW COMMENTS	JIS	
05	REVISION PER ZONING APPROVAL COUNTY & SWANNED REVIEW COMMENTS	JIS	
06	REVISION PER ZONING APPROVAL COUNTY & SWANNED REVIEW COMMENTS	JIS	
07	REVISION PER ZONING APPROVAL COUNTY & SWANNED REVIEW COMMENTS	JIS	
08	REVISION PER ZONING APPROVAL COUNTY & SWANNED REVIEW COMMENTS	JIS	
09	REVISION PER ZONING APPROVAL COUNTY & SWANNED REVIEW COMMENTS	JIS	
10	REVISION PER ZONING APPROVAL COUNTY & SWANNED REVIEW COMMENTS	JIS	
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14	REVISION PER ZONING APPROVAL COUNTY & SWANNED REVIEW COMMENTS	JIS	
15	REVISION PER ZONING APPROVAL COUNTY & SWANNED REVIEW COMMENTS	JIS	
16	REVISION PER ZONING APPROVAL COUNTY & SWANNED REVIEW COMMENTS	JIS	
17	REVISION PER ZONING APPROVAL COUNTY & SWANNED REVIEW COMMENTS	JIS	
18	REVISION PER ZONING APPROVAL COUNTY & SWANNED REVIEW COMMENTS	JIS	
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30	REVISION PER ZONING APPROVAL COUNTY & SWANNED REVIEW COMMENTS	JIS	
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48	REVISION PER ZONING APPROVAL COUNTY & SWANNED REVIEW COMMENTS	JIS	
49	REVISION PER ZONING APPROVAL COUNTY & SWANNED REVIEW COMMENTS	JIS	
50	REVISION PER ZONING APPROVAL COUNTY & SWANNED REVIEW COMMENTS	JIS	

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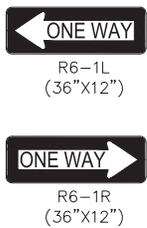
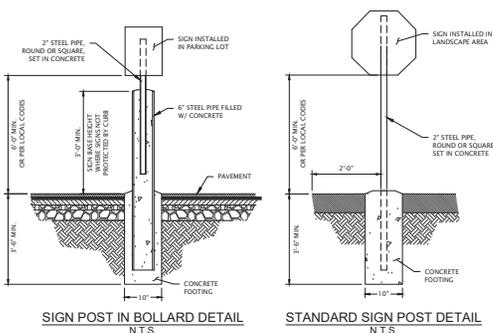
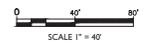
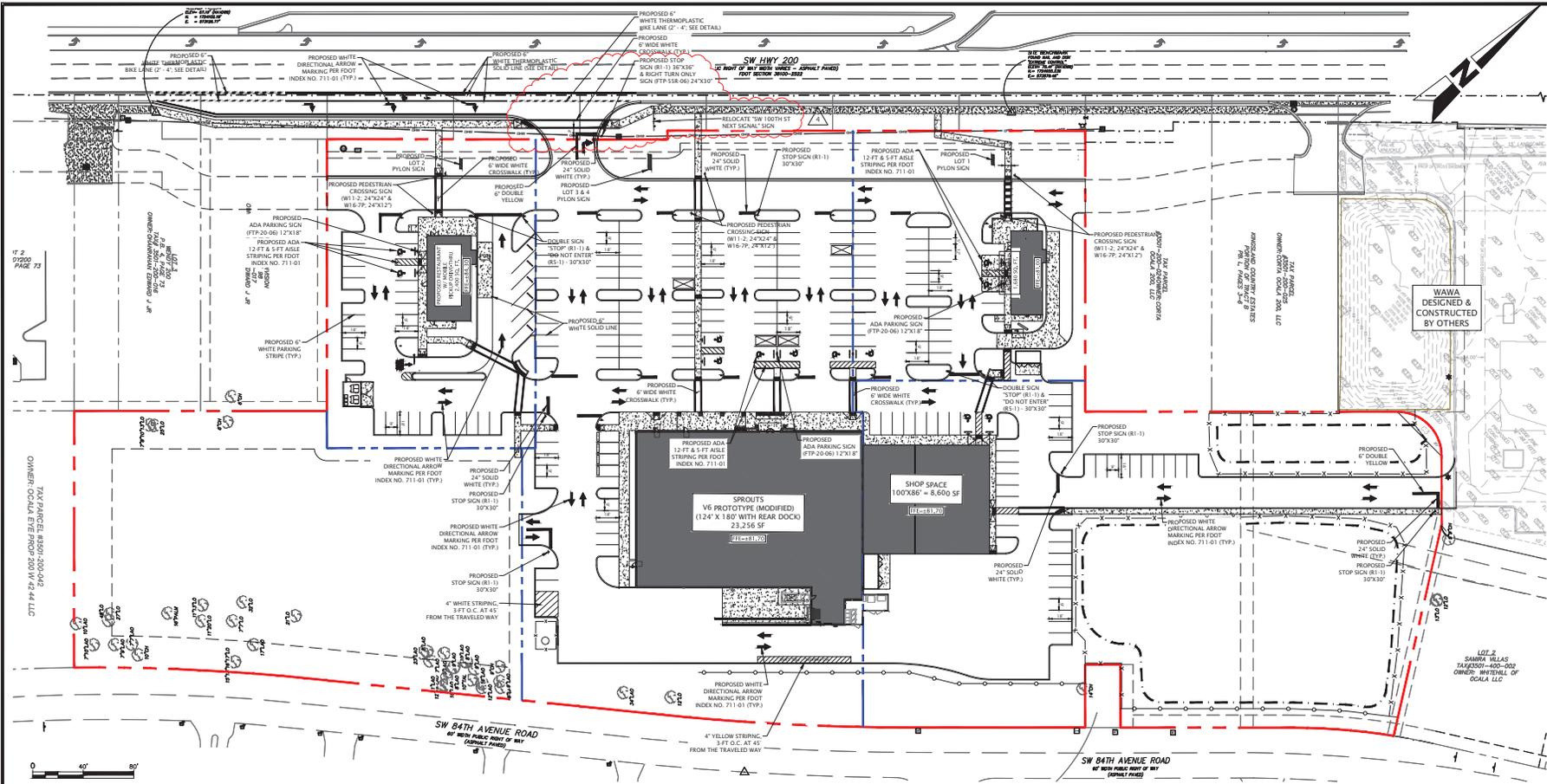
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JOHN J. STOECKEL
FLORIDA PROFESSIONAL ENGINEER
LICENSE NO. 80758

PROJECT NAME:
**MAJOR SITE PLAN
CORTA COMMONS**
FOR
CORTA OCALA, LLC
SW HWY 200 - OCALA
MARION COUNTY, FLORIDA

SHEET TITLE:
**DIMENSION & LAYOUT
PLAN (SOUTH)**

PROJECT NO: 23-3306
CHECKED BY: JIS
VERTICAL DATUM: NAVD 1988
DATE: 03/29/2024
SHEET NUMBER:
C-104



W11-2
(30"X30")



W16-7P
(24"X12")

SIGN LEGEND



R5-1
(24"X24")



R1-1
(30"X30")

LEGEND:	
ADJACENT PROPERTY LINE	---
PROPERTY BOUNDARY	---
EXISTING FENCE	---
PROPOSED CONCRETE	---
PROPOSED YARD SETBACK	---
EXISTING SPOT ELEVATION	114.5x
PROPOSED SPOT ELEVATION	---
PROPOSED CONTOUR	---
TREE LEGEND:	
10x	= TREE LOCATION & SIZE
LO	= LIVE OAK
CP	= CABBAGE PALM
LAO	= LAUREL OAK

GENERAL NOTES:

- BOUNDARY, TOPOGRAPHIC, AND TREE INFORMATION SHOWN HEREON TAKEN FROM A SURVEY ENTITLED 'ALTA/NSPS LAND TITLE SURVEY LOCATED IN SECTIONS 24 & 25, TOWNSHIP 15 SOUTH, RANGE 20 EAST, MARION COUNTY, FLORIDA', PREPARED BY CHW PROFESSIONAL CONSULTANTS, DATED MARCH 18, 2023
- THE HORIZONTAL & VERTICAL DATUMS PER ABOVE REFERENCED SURVEY.

MJ STOKES CONSULTING

P.O. BOX 22821
TAMPA, FL 33622
813.744.1199
INFO@MJSTOKESCONSULTING.COM

FLORIDA BUSINESS REGISTRY NO. 34468

NO.	DATE	DESCRIPTION
1	03/23/24	REVISIONS PER FOOT ACCESS & FENCE/MAINTENANCE
2	03/23/24	REVISIONS PER FOOT ACCESS & FENCE/MAINTENANCE
3	03/23/24	REVISIONS PER FOOT ACCESS & FENCE/MAINTENANCE
4	03/23/24	REVISIONS PER FOOT ACCESS & FENCE/MAINTENANCE
5	03/23/24	REVISIONS PER FOOT ACCESS & FENCE/MAINTENANCE
6	03/23/24	REVISIONS PER FOOT ACCESS & FENCE/MAINTENANCE
7	03/23/24	REVISIONS PER FOOT ACCESS & FENCE/MAINTENANCE
8	03/23/24	REVISIONS PER FOOT ACCESS & FENCE/MAINTENANCE
9	03/23/24	REVISIONS PER FOOT ACCESS & FENCE/MAINTENANCE
10	03/23/24	REVISIONS PER FOOT ACCESS & FENCE/MAINTENANCE
11	03/23/24	REVISIONS PER FOOT ACCESS & FENCE/MAINTENANCE
12	03/23/24	REVISIONS PER FOOT ACCESS & FENCE/MAINTENANCE
13	03/23/24	REVISIONS PER FOOT ACCESS & FENCE/MAINTENANCE
14	03/23/24	REVISIONS PER FOOT ACCESS & FENCE/MAINTENANCE
15	03/23/24	REVISIONS PER FOOT ACCESS & FENCE/MAINTENANCE
16	03/23/24	REVISIONS PER FOOT ACCESS & FENCE/MAINTENANCE
17	03/23/24	REVISIONS PER FOOT ACCESS & FENCE/MAINTENANCE
18	03/23/24	REVISIONS PER FOOT ACCESS & FENCE/MAINTENANCE
19	03/23/24	REVISIONS PER FOOT ACCESS & FENCE/MAINTENANCE
20	03/23/24	REVISIONS PER FOOT ACCESS & FENCE/MAINTENANCE

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Call 811 or visit sunshine811.com two full business days before digging to have buried facilities located and marked.

Check positive response codes before you dig!

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JOHN J. STOECKEL
FLORIDA PROFESSIONAL ENGINEER
LICENSE NO. 80758

PROJECT NAME:
**MAJOR SITE PLAN
CORTA COMMONS**

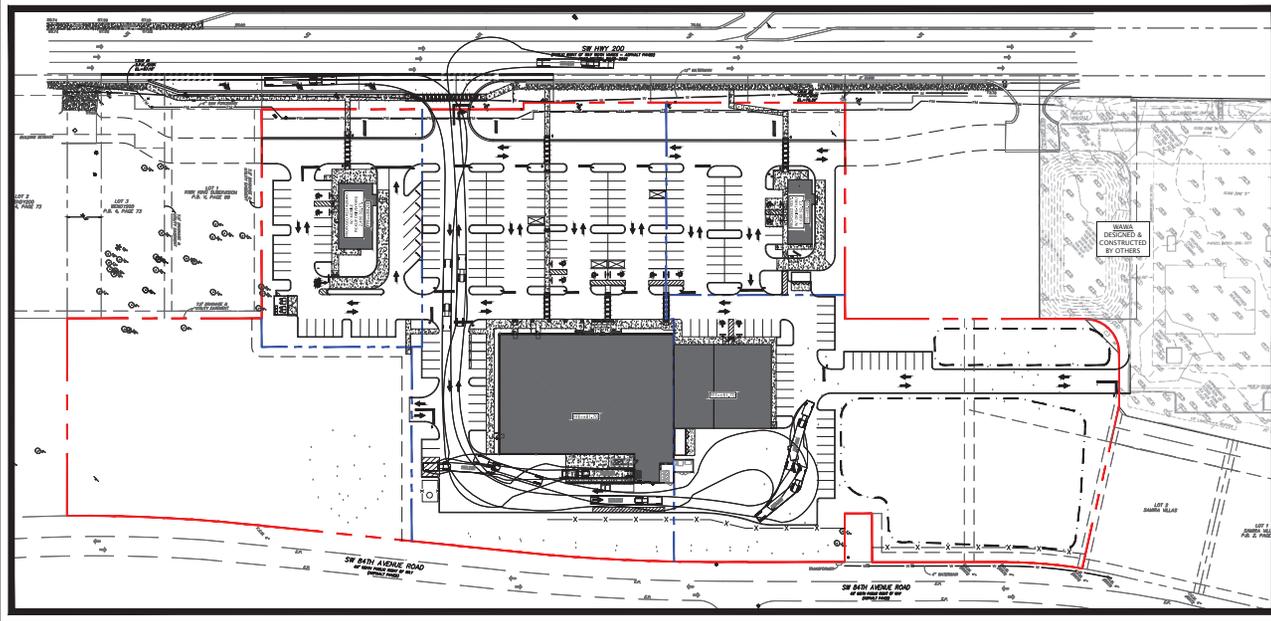
FOR
CORTA OCALA, LLC

SW HWY 200 - OCALA
MARION COUNTY, FLORIDA

SHEET TITLE
OVERALL SIGNING & MARKING PLAN

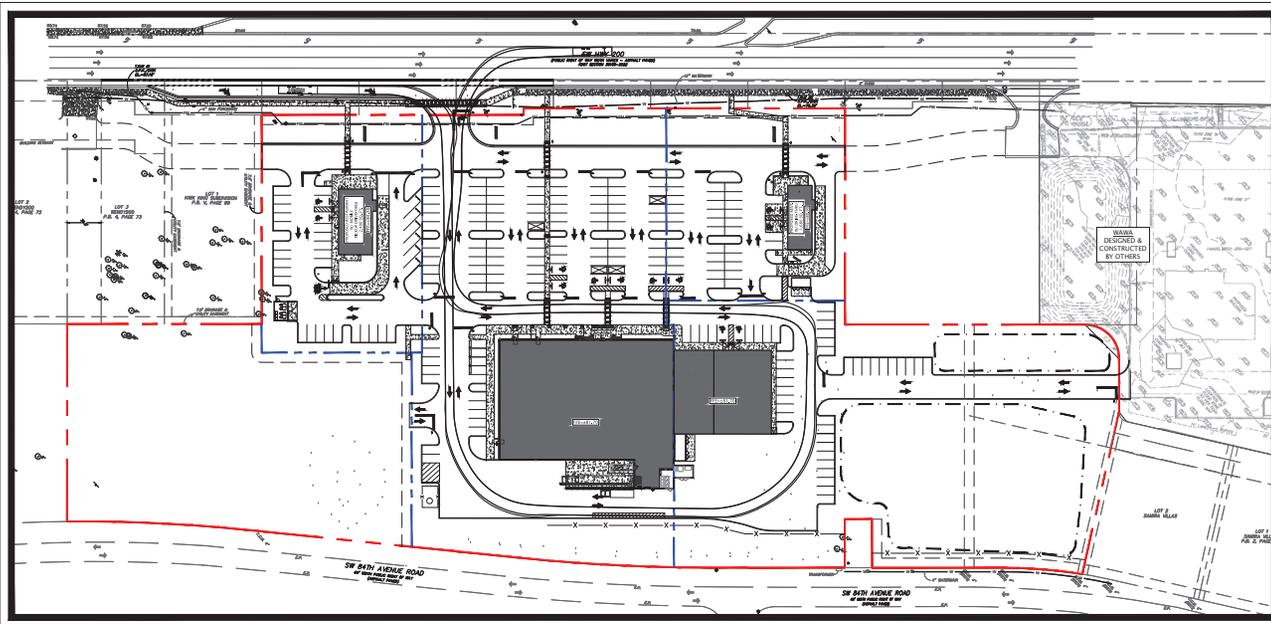
PROJECT NO: 23-3306
CHECKED BY: JJS
VERTICAL DATUM: NAVD 1988
DATE: 03/23/2024
SHEET NUMBER

C-105



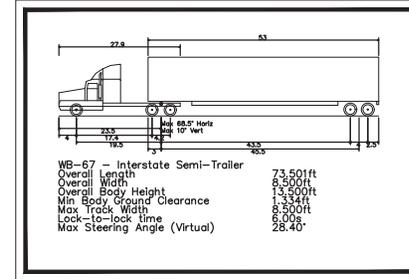
SPROUTS DELIVERY CIRCULATION EXHIBIT

SCALE 1" = 60'

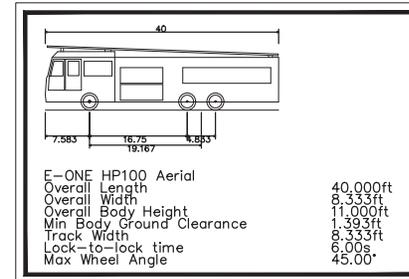
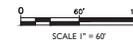


FIRE & RESCUE CIRCULATION EXHIBIT

SCALE 1" = 60'



SPROUTS DELIVERY TRUCK (WB-67)



TRACKING VEHICLE - E-ONE HP100 AERIAL

NOTE:
COUNTY E-ONE HP78 AERIAL NOT AVAILABLE DEFAULT VEHICLE IN LIBRARY.
HP100 MEETS OR EXCEED ALL DIMENSIONS & TURNING CONDITIONS AND AS SUCH
TRACKING PATH EXCEEDS REQUIRED BY COUNTY HP28 AERIAL

MJ STOKES
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TAMPA, FL 33622
813.744.1199
INFO@MJSTOKESCONSULTING.COM
FLORIDA BUSINESS REGISTRY NO. 3446

NO.	DATE	DESCRIPTION	BY
01	11/20/24	REVISION PER ZONING APPROVAL COUNTY & SWANWHD REVIEW COMMENTS	JJS

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JOHN J. STOECKEL
FLORIDA PROFESSIONAL ENGINEER
LICENSE NO. 80758

PROJECT NAME:
**MAJOR SITE PLAN
CORTA COMMONS**
FOR
CORTA OCALA, LLC
SW HWY 200 - OCALA
MARION COUNTY, FLORIDA

SHEET TITLE
**TRUCK TURN
EXHIBIT**

PROJECT NO: 23-3306
CHECKED BY: JJS
VERTICAL DATUM: NAVD 1988
DATE: 03/29/2024
SHEET NUMBER

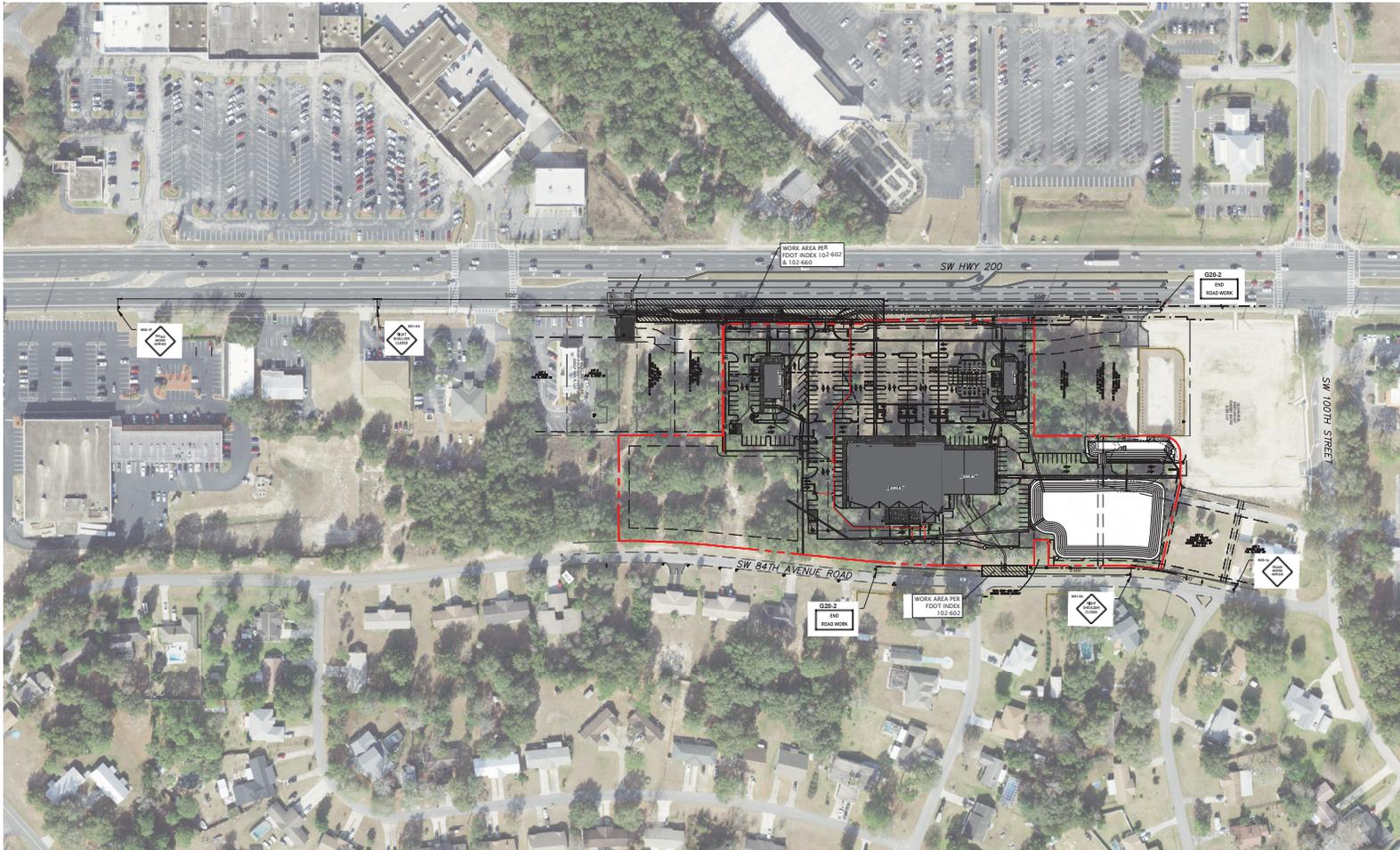
C-106

GENERAL NOTES:

- BOUNDARY, TOPOGRAPHIC, AND TREE INFORMATION SHOWN HEREON TAKEN FROM A SURVEY ENTITLED "ALCATRIZ LAND TITLE SURVEY" LOCATED IN SECTIONS 24 & 25 TOWNSHIP 15 SOUTH, RANGE 20 EAST, MARION COUNTY, FLORIDA", PREPARED BY CHW PROFESSIONAL CONSULTANTS, DATED MARCH 18, 2023.
- THE HORIZONTAL & VERTICAL DATUMS PER ABOVE REFERENCED SURVEY.
- ACCORDING TO THE FLOOD INSURANCE MAP FOR MARION COUNTY, FLORIDA, COMMUNITY PANEL NUMBER 120160, MAP PANEL NUMBER 12083C068E, EFFECTIVE DATE APRIL 19, 2017, THE SUBJECT PARCEL APPEARS TO FALL WITHIN SPECIAL FLOOD HAZARD ZONE "X" AND "AE". THE "AE" AREA APPEARS TO FALL WITHIN THE TOP OF BANK LIMITS OF THE POND WITHIN LOT 3 OF SABLE VILAS AS DEPICTED ON THE SURVEY REFERENCED ABOVE. BASE FLOOD ELEVATION OF 70.2 FT. (NAVD83).
- SUBSURFACE INFORMATION SHOWN HEREON IS TAKEN FROM A REPORT ENTITLED "GEO TECHNICAL INVESTIGATION, PROPOSED SPROUTS AND ROSS RETAIL DEVELOPMENT, STATE ROAD 200 AND SOUTHWEST 100TH STREET, OCALA, MARION COUNTY, FLORIDA" PREPARED BY ANDREYEV ENGINEERING, INC., DATED NOVEMBER 3, 2022.
- ALL CONSTRUCTION SHALL COMPLY WITH ALL REQUIREMENTS AND PERMIT CONDITIONS FROM LOCAL, STATE, AND FEDERAL AGENCIES, AS APPLICABLE. THE CONTRACTOR SHALL KEEP A COPY OF ALL PERMITS AND APPROVED CONSTRUCTION DOCUMENTS ON-SITE, AT ALL TIMES. ALL APPLICABLE PERMITS SHALL BE OBTAINED PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF MOT, FINAL LAYOUT/DESIGN BASE DON MEANS AND METHODS OF CONSTRUCTION, AND ATTAINING ALL REQUIRED PERMITS PRIOR TO COMMENCING CONSTRUCTION.

GENERAL MOT NOTES

- FLORIDA STATE STATUTE 316.0745:
 - ANY AND ALL TRAFFIC CONTROL DEVICES INSTALLED ON THE COUNTY ROAD SYSTEM SHALL CONFORM TO FLORIDA STATE STATUTE 316.0745, UNIFORM SIGNALS AND DEVICES.
 - THIS STATUTE REQUIRES THAT ALL DEVICES CONFORM TO FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) SPECIFICATIONS. THE FDOT HAS ADOPTED THE FEDERAL MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES AS THE STANDARDS TO BE USED IN THE STATE OF FLORIDA.
- PAVEMENT MARKINGS:
 - ALL PAVEMENT MARKINGS SHALL BE THERMOPLASTIC OR PREFORMED TAPES
 - PAVEMENT MARKINGS AND RAISED PAVEMENT MARKERS SHALL BE INSTALLED ON ALL ROADS CLASSIFIED OTHER THAN RESIDENTIAL WITH AN ADT GREATER THAN 500 VEHICLES, OR IF OTHER CONDITIONS EXIST THAT REQUIRE PAVEMENT MARKINGS, (SEE M.U.T.C.D. SECTION 3B-1).
- TRAFFIC CONTROL SIGNS:
 - ALL SIGN BLANKS SHALL BE OF A TYPE CURRENTLY CERTIFIED BY THE FDOT FOR USE IN THE STATE OF FLORIDA.
 - ALL SIGN FACES SHALL BE HIGH INTENSITY GRADE AND OF A TYPE CURRENTLY CERTIFIED BY THE FDOT FOR USE IN THE STATE OF FLORIDA.
- ALL SIGNS SHALL BE NO LESS THAN THE STANDARD SIZE AS SPECIFIED BY THE FEDERAL MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
- NO MINIMUM SIZE SIGNING SHALL BE ACCEPTED. LARGER SIGNS SHALL BE USED WHEN REQUIRED BY DESIGN SPEED ETC.
- STREET NAME SIGNS SHALL BE 9-INCH ON ALL ROAD CLASSIFICATIONS. ALL SIGNS SHALL HAVE 6-INCH SERIES B LETTERS. ALL STREET NAME SIGNS ON PRIVATE ROADS SHALL BE STANDARD D3 STREET NAME SIGNS WITH THE COLORS REVERSED. WHITE BACKGROUND WITH GREEN LETTERS AND BORDER. AT INTERSECTIONS WITH COUNTY MAINTAINED ROADS, THE COUNTY OR STATE MAINTAINED ROAD SHALL BE GREEN BACKGROUND WITH WHITE LETTERS AND BORDER. ALL STREET NAME SIGN BRACKETS SHALL BE SUPPLIED WITH BOLTS. SET SCREWS WILL NOT BE ACCEPTED.
- ALL POST SYSTEMS, MOUNTING BRACKETS AND HARDWARE SHALL BE OF A TYPE CURRENTLY IN USE BY THE PASCO COUNTY PUBLIC WORKS DEPARTMENT AND CURRENTLY CERTIFIED BY THE FLORIDA DEPARTMENT OF TRANSPORTATION FOR USE IN THE STATE OF FLORIDA. ALTERNATIVE SYSTEMS ETC. SHALL ONLY BE USED IF APPROVED BY THE COUNTY ENGINEER.



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813.724.4199
INFO@MJSTOKESCONSULTING.COM
FLORIDA BUSINESS REGISTRY NO. 3448

REV.	DATE	DESCRIPTION	BY
00	8/10/24	REVISION PER COUNTY, TOWN AND FDOT REVIEW COMMENTS	JJS
01	8/10/24	REVISION PER ZONING APPROVAL COUNTY & SWHWD REVIEW COMMENTS	JJS

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LICENSE NO. 80758

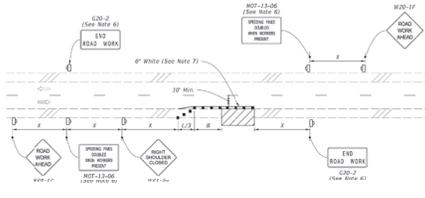
PROJECT NAME:
**MAJOR SITE PLAN
CORTA COMMONS**
FOR
CORTA OCALA, LLC
SW HWY 200 - OCALA
MARION COUNTY, FLORIDA

SHEET TITLE:
**MAINTENANCE OF
TRAFFIC PLAN**

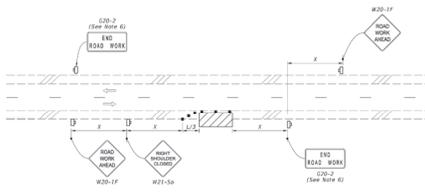
PROJECT NO: 23-3306
CHECKED BY: JJS
VERTICAL DATUM: NAVD 1988
DATE: 03/29/2024
SHEET NUMBER:

C-201

- NOTE:**
- The Index applies to Two-Lane, Two-Way and Multilane Roadways, including Medians of divided roadways, with work on the shoulder.
 - L = Taper Length
B = Work Zone Sign Spacing
See Index 102-600 for "X", "Y", "W", and channelizing device spacing values.
 - Where work activities are between 2' and 15' from the edge of traveled way, the Engineer may use signs and channelizing devices for work operations 60 minutes or less.
 - When four or more vehicles enter the through traffic lane in a one hour period (excluding establishments and occupying the work area, one 3' taper or cone cluster) to accommodate work vehicle ingress and egress.
 - For work less than 2' from the traveled way and work zone speed is greater than 45 MPH, use a cone cluster.
 - The "Speeding Fines Disabled When Workers Present" signs (W07-13-06) and "End Road Work" signs (W07-13-06) along with the associated work zone sign spacing distances may be omitted when the work operation is in place for 24 hours or less.
 - Temporary pavement markings may be omitted when the work operation is in place for 3 days or less.
 - Only "Shoulder Closed" signs (W21-5a) along with associated work zone sign spacing distances for work on the shoulder.
 - When there is no paved shoulder, the "Workers" sign (W21-1) may be used instead of the "Shoulder Closed" sign (W21-5a).



**TWO-LANE ROADWAY
SHOULDER WORK LESS THAN 2' FROM THE TRAVELED WAY
WITH WORK ZONE SPEED OF 45 MPH OR LESS**



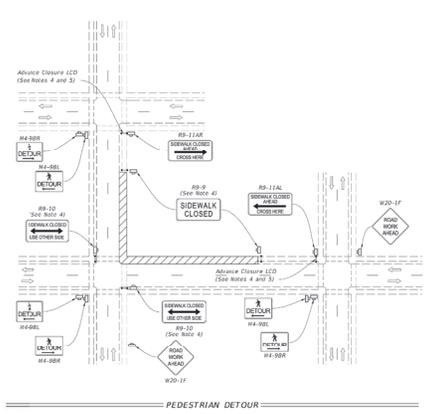
**TWO-LANE ROADWAY
SHOULDER WORK BETWEEN 2' AND 15' FROM THE TRAVELED WAY**

- SYMBOLS:**
- Work Area
 - Channelizing Device (See Index 102-600)
 - Work Zone Sign
 - Lane Identification and Direction of Traffic

LAST REVISION	DESCRIPTION	INDEX	SHEET
11/01/23		102-602	1 of 2

FY 2024-25 STANDARD PLANS

- NOTES:**
- Close or deactivate pedestrian traffic signal displays controlling closed crossings.
 - Place pedestrian LCDs across the full width of the closed sidewalk.
 - For post mounted signs located near or adjacent to a sidewalk, maintain a minimum 7' clearance from the bottom of the sign panel to the surface of the sidewalk.
 - "Sidewalk Closed" signs (R4-9B) may be mounted on pedestrian LCDs in accordance with the manufacturer's instructions.
 - Close the Advance Closure LCD if it blocks access to other pedestrian facilities (e.g., transit stops, residences, or business entrances).



GENERAL NOTES:

- BOUNDARY, TOPOGRAPHIC, AND TREE INFORMATION SHOWN HEREON TAKEN FROM A SURVEY ENTITLED "ALTANPS LAND TITLE SURVEY LOCATED IN SECTIONS 24 & 25, TOWNSHIP 15 SOUTH, RANGE 20 EAST, MARION COUNTY, FLORIDA," PREPARED BY CHW PROFESSIONAL CONSULTANTS, DATED MARCH 18, 2023
- THE HORIZONTAL & VERTICAL DATUMS PER ABOVE REFERENCED SURVEY.
- ACCORDING TO THE FLOOD INSURANCE MAP FOR MARION COUNTY, FLORIDA, COMMUNITY PANEL NUMBER 120160, MAP PANEL NUMBER 12082068E, EFFECTIVE DATE APRIL 19, 2017, THE SUBJECT PARCEL APPEARS TO FALL WITHIN SPECIAL FLOOD HAZARD ZONE "X" AND "AE." THE "AE" AREA APPEARS TO FALL WITHIN THE TOP OF BANK LIMITS OF THE POND WITHIN LOT 3 OF SAMIRA VILLAS AS DEPICTED ON THE SURVEY REFERENCED ABOVE. BASE FLOOD ELEVATION OF 73.2-FT (NAVDB88).
- SUBSURFACE INFORMATION SHOWN HEREON IS TAKEN FROM A REPORT ENTITLED "GEOTECHNICAL INVESTIGATION, PROPOSED SPROUTS AND ROSS RETAIL DEVELOPMENT, STATE ROAD 200 AND SOUTH HWY 100TH STREET, OCALA, MARION COUNTY, FLORIDA" PREPARED BY ANDREYEV ENGINEERING, INC. DATED NOVEMBER 3, 2022.
- ALL CONSTRUCTION SHALL COMPLY WITH ALL REQUIREMENTS AND PERMIT CONDITIONS FROM LOCAL, STATE, AND FEDERAL AGENCIES, AS APPLICABLE. THE CONTRACTOR SHALL KEEP A COPY OF ALL PERMITS AND APPROVED CONSTRUCTION DOCUMENTS ON-SITE, AT ALL TIMES. ALL APPLICABLE PERMITS SHALL BE OBTAINED PRIOR TO COMMENCEMENT OF CONSTRUCTION.

GRADING NOTES:

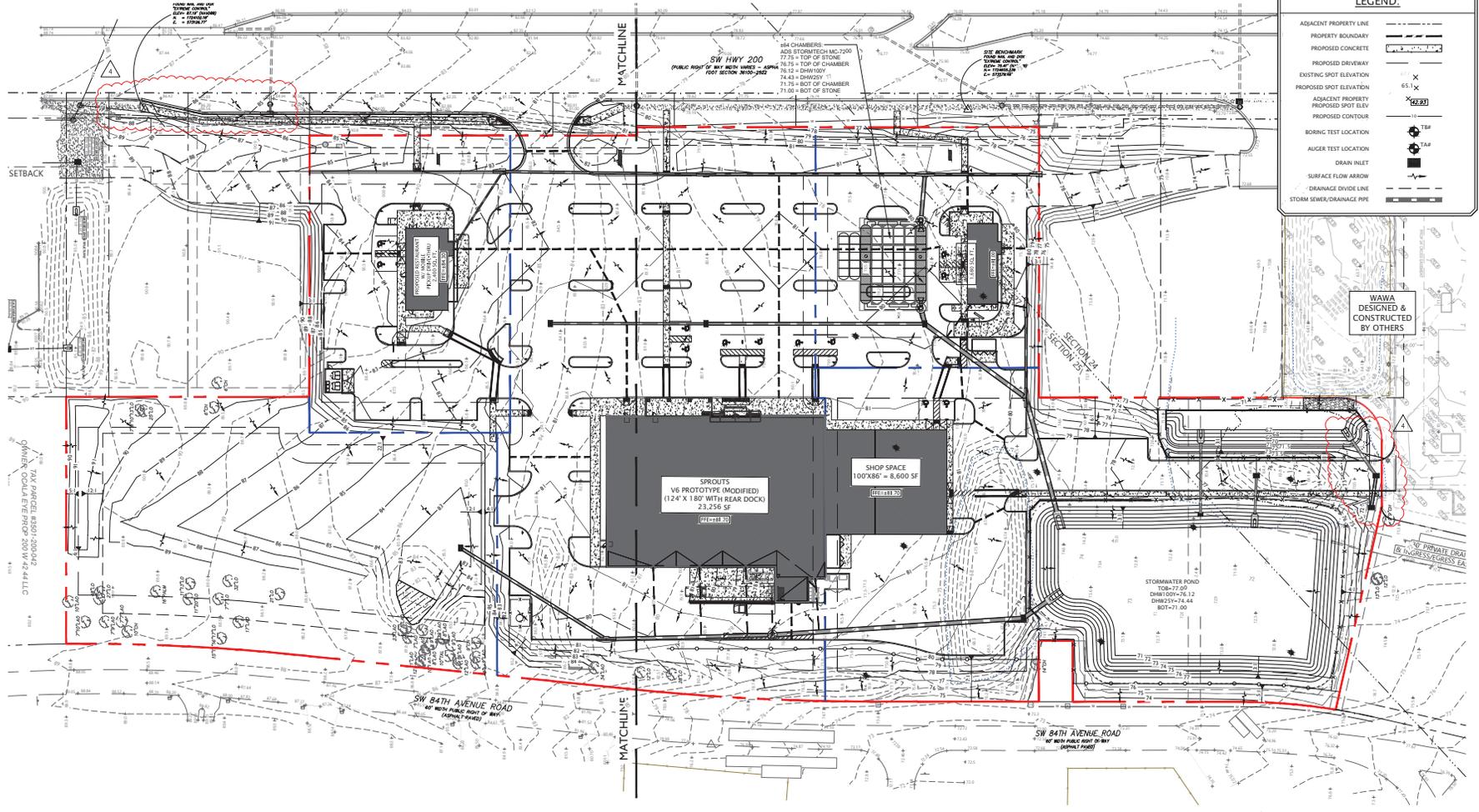
- PROPOSED GRADE ELEVATIONS SHOWN AT BUILDING LINE ARE GROUND ELEVATIONS.
- PROPOSED SPOT ELEVATIONS IN PAVEMENT AREAS ARE TOP OF FINISHED PAVEMENT.
- A QUALIFIED TESTING LABORATORY SHALL PERFORM ALL TESTING NECESSARY TO ASSURE COMPLIANCE OF THE IN-PLACE MATERIALS AS REQUIRED BY THESE PLANS AND THE VARIOUS AGENCIES. 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.
- ALL DELETERIOUS SUBSURFACE MATERIAL (I.E. MUCK, PEAT, BURIED DEBRIS) IS TO BE EXCAVATED IN ACCORDANCE WITH THESE PLANS OR AS DIRECTED BY THE OWNER, OWNER'S REPRESENTATIVE, OR THE OWNER'S ENGINEER. 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.
- IT MAY BE NECESSARY TO FIELD ADJUST PAVEMENT ELEVATIONS TO PRESERVE THE ROOT SYSTEMS OF TREES SHOWN TO BE SAVED. CONTRACTOR TO COORDINATE WITH OWNER'S ENGINEER PRIOR TO ANY ELEVATION CHANGES.
- CONTRACTOR SHALL SAWCUT, TACK AND MATCH EXISTING PAVEMENT AT LOCATIONS WHERE NEW PAVEMENT MEETS EXISTING PAVEMENT AS SHOWN ON THE DETAILS HEREIN.
- CONTRACTOR TO PROVIDE A 1/2" TO 1" BITUMINOUS EXPANSION JOINT MATERIAL WITH SEALER AT ABUTMENT OF CONCRETE AND OTHER MATERIALS (STRUCTURES, OTHER PLACED CONCRETE, ETC.)
- THE CONTRACTOR WILL STABILIZE, BY SEED AND MULCH, SOO, 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 REQUIREMENTS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXCAVATIONS AGAINST COLLAPSE AND WILL PROVIDE BRACING, SHEETING OR SHORING AS NECESSARY. DEWATERING METHODS SHALL BE USED AS REQUIRED TO KEEP TRENCHES DRY WHILE PIPE AND APPURTENANCES ARE BEING PLACED.
- EROSION & SEDIMENT CONTROL PRACTICES SHALL BE INSTALLED & REMAIN COMPLIANT WITH LOCAL AND STATE REGULATIONS THROUGHOUT DURATION OF CONSTRUCTION.
- DOWNSPOUTS SHALL BE CONNECT TO THE SITE DRAINAGE NETWORK WITH THE MOST DIRECT CONNECTION POSSIBLE UTILIZING INSERT-A-TEE PRODUCT WITH A PERPENDICULAR ALIGNMENT OR OTHERWISE APPROVED.

TESTING & INSPECTION REQUIREMENTS (PAVING/GRADING)

- THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING APPLICABLE TESTING WITH THE SOILS ENGINEER. TESTS WILL BE REQUIRED PURSUANT WITH SITE SPECIFIC GEOTECHNICAL REPORT FOR THE SITE, AS WELL AS THE TESTING SCHEDULE REQUIRED BY FOOT AND THE AFFECTED MUNICIPALITY. 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 AND THE VARIOUS AGENCIES. CONSIDERATION SHOULD BE GIVEN, ALTHOUGH NOT REQUIRED, TO THE GEOTECHNICAL ENGINEER PROVIDING RECOMMENDATIONS FOR THIS SITE PROJECT. 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.



VERTICAL DATUM
ELEVATION SHOWN HEREON ARE BASED ON NAVD 1988 (NAVDB88) AND SAID ELEVATIONS ARE BASED ON BENCHMARKS RESEARCHED BY THE SURVEYOR.



LEGEND:

- ADJACENT PROPERTY LINE
- PROPERTY BOUNDARY
- PROPOSED CONCRETE
- PROPOSED DRIVEWAY
- EXISTING SPOT ELEVATION
- PROPOSED SPOT ELEVATION
- ADJACENT PROPERTY PROPOSED SPOT ELEV
- PROPOSED CONTOUR
- BORING TEST LOCATION
- AUGER TEST LOCATION
- DRAIN INLET
- SURFACE FLOW ARROW
- DRAINAGE DIVIDE LINE
- STORM SEWER/DRAINAGE PIPE

WAWA
DESIGNED &
CONSTRUCTED
BY OTHERS

MJ STOKES CONSULTING
P.O. BOX 22821
TAMPA, FL 33622
813.724.1199
INFO@MJSTOKESCONSULTING.COM
FL ORLA BUSINESS REGISTRY NO. 34468

NO.	DATE	REVISION	DESCRIPTION
01	07/24/24	ISSUED FOR PERMITS	ISSUED FOR PERMITS
02	08/01/24	REVISION FOR ZONING APPROVAL	REVISION FOR ZONING APPROVAL
03	08/01/24	REVISION FOR ZONING APPROVAL	REVISION FOR ZONING APPROVAL
04	08/01/24	REVISION FOR ZONING APPROVAL	REVISION FOR ZONING APPROVAL
05	08/01/24	REVISION FOR ZONING APPROVAL	REVISION FOR ZONING APPROVAL
06	08/01/24	REVISION FOR ZONING APPROVAL	REVISION FOR ZONING APPROVAL
07	08/01/24	REVISION FOR ZONING APPROVAL	REVISION FOR ZONING APPROVAL
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15	08/01/24	REVISION FOR ZONING APPROVAL	REVISION FOR ZONING APPROVAL
16	08/01/24	REVISION FOR ZONING APPROVAL	REVISION FOR ZONING APPROVAL
17	08/01/24	REVISION FOR ZONING APPROVAL	REVISION FOR ZONING APPROVAL
18	08/01/24	REVISION FOR ZONING APPROVAL	REVISION FOR ZONING APPROVAL
19	08/01/24	REVISION FOR ZONING APPROVAL	REVISION FOR ZONING APPROVAL
20	08/01/24	REVISION FOR ZONING APPROVAL	REVISION FOR ZONING APPROVAL

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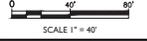
JOHN J. STOECKEL
FLORIDA PROFESSIONAL ENGINEER
LICENSE NO. 80758

PROJECT NAME:
**MAJOR SITE PLAN
CORTA COMMONS**
FOR
CORTA OCALA, LLC
SW HWY 200 - OCALA
MARION COUNTY, FLORIDA

SHEET TITLE:
**GRADING &
DRAINAGE PLAN**

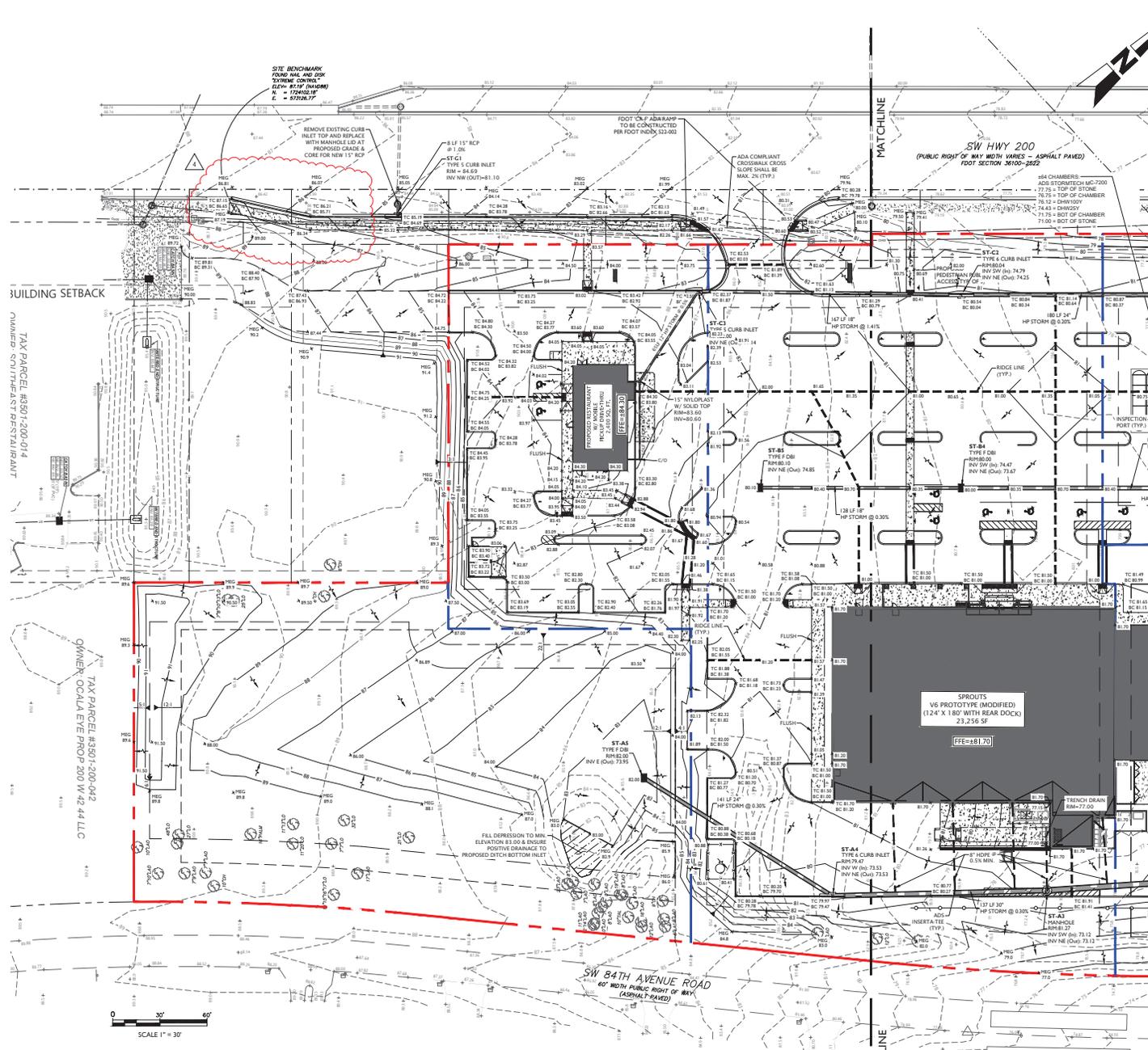
PROJECT NO: 23-3306
CHECKED BY: JJS
VERTICAL DATUM: NAVD 1988
DATE: 03/29/2024
SHEET NUMBER:

C-301



GENERAL NOTES:

- BOUNDARY, TOPOGRAPHIC, AND TREE INFORMATION SHOWN HEREON TAKEN FROM A SURVEY ENTITLED "LATINO'S LAND TITLE SURVEY LOCATED IN SECTIONS 24 & 25, TOWNSHIP 15 SOUTH, RANGE 20 EAST, MARION COUNTY, FLORIDA," PREPARED BY CHW PROFESSIONAL CONSULTANTS, DATED MARCH 18, 2023.
- THE HORIZONTAL & VERTICAL DATUMS PER ABOVE REFERENCED SURVEY.
- ACCORDING TO THE FLOOD INSURANCE MAP FOR MARION COUNTY, FLORIDA, COMMUNITY PANEL NUMBER 120160, MAP PANEL NUMBER 120203A06, EFFECTIVE DATE APRIL 19, 2017, THE SUBJECT PARCEL APPEARS TO FALL WITHIN SPECIAL FLOOD HAZARD ZONE "X" AND "AE". THE "AE" AREA APPEARS TO FALL WITHIN THE TOP OF BANK LIMITS OF THE POND WITHIN LOT 1 OF SAKIRA VILLAS AS SHOWN ON THE SURVEY REFERENCED ABOVE, BASE FLOOD ELEVATION OF 70.2-FT (NAVD88).
- SUBSURFACE INFORMATION SHOWN HEREON IS TAKEN FROM A REPORT ENTITLED "GEO-TECHNICAL INVESTIGATION, PROPOSED SPROUTS AND ROSS RETAIL DEVELOPMENT, STATE ROAD 200 AND SOUTHWEST 100TH STREET, OCALA, MARION COUNTY, FLORIDA" PREPARED BY ANDRIEYEV ENGINEERING, INC. DATED NOVEMBER 3, 2022.
- ALL CONSTRUCTION SHALL COMPLY WITH ALL REQUIREMENTS AND PERMIT CONDITIONS FROM LOCAL, STATE AND FEDERAL AGENCIES, AS APPLICABLE. THE CONTRACTOR SHALL KEEP A COPY OF ALL PERMITS AND APPROVED CONSTRUCTION DOCUMENTS ON-SITE. AT ALL TIMES, ALL APPLICABLE PERMITS SHALL BE OBTAINED PRIOR TO COMMENCEMENT OF CONSTRUCTION.



LEGEND:

ADJACENT PROPERTY LINE	
PROPERTY BOUNDARY	
PROPOSED CONCRETE	
PROPOSED DRIVEWAY	
EXISTING SPOT ELEVATION	
PROPOSED SPOT ELEVATION	
ADJACENT PROPERTY PROPOSED SPOT ELEV	
PROPOSED CONTOUR	
BORING TEST LOCATION	
AUGER TEST LOCATION	
DRAIN INLET	
SURFACE FLOW ARROW	
DRAINAGE DIVIDE LINE	
STORM SEWER/DRAINAGE PIPE	

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813.744.1199
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FLORIDA BUSINESS REGISTRY NO. 34468

NO.	REVISIONS	DATE	DESCRIPTION
01	ISSUE FOR PERMIT	03/29/2024	ISSUE FOR PERMIT
02	REVISED PER ZONING APPROVAL	03/29/2024	REVISED PER ZONING APPROVAL
03	REVISED PER CITY ENGINEER COMMENTS	03/29/2024	REVISED PER CITY ENGINEER COMMENTS
04	REVISED PER CITY ENGINEER COMMENTS	03/29/2024	REVISED PER CITY ENGINEER COMMENTS
05	REVISED PER CITY ENGINEER COMMENTS	03/29/2024	REVISED PER CITY ENGINEER COMMENTS
06	REVISED PER CITY ENGINEER COMMENTS	03/29/2024	REVISED PER CITY ENGINEER COMMENTS
07	REVISED PER CITY ENGINEER COMMENTS	03/29/2024	REVISED PER CITY ENGINEER COMMENTS
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14	REVISED PER CITY ENGINEER COMMENTS	03/29/2024	REVISED PER CITY ENGINEER COMMENTS
15	REVISED PER CITY ENGINEER COMMENTS	03/29/2024	REVISED PER CITY ENGINEER COMMENTS
16	REVISED PER CITY ENGINEER COMMENTS	03/29/2024	REVISED PER CITY ENGINEER COMMENTS
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19	REVISED PER CITY ENGINEER COMMENTS	03/29/2024	REVISED PER CITY ENGINEER COMMENTS
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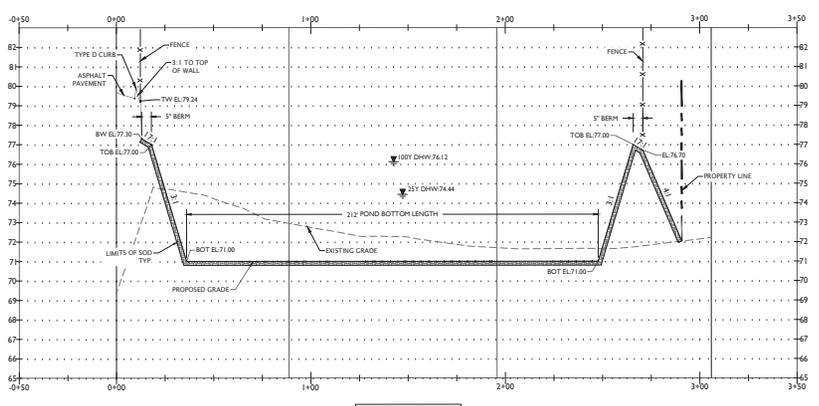
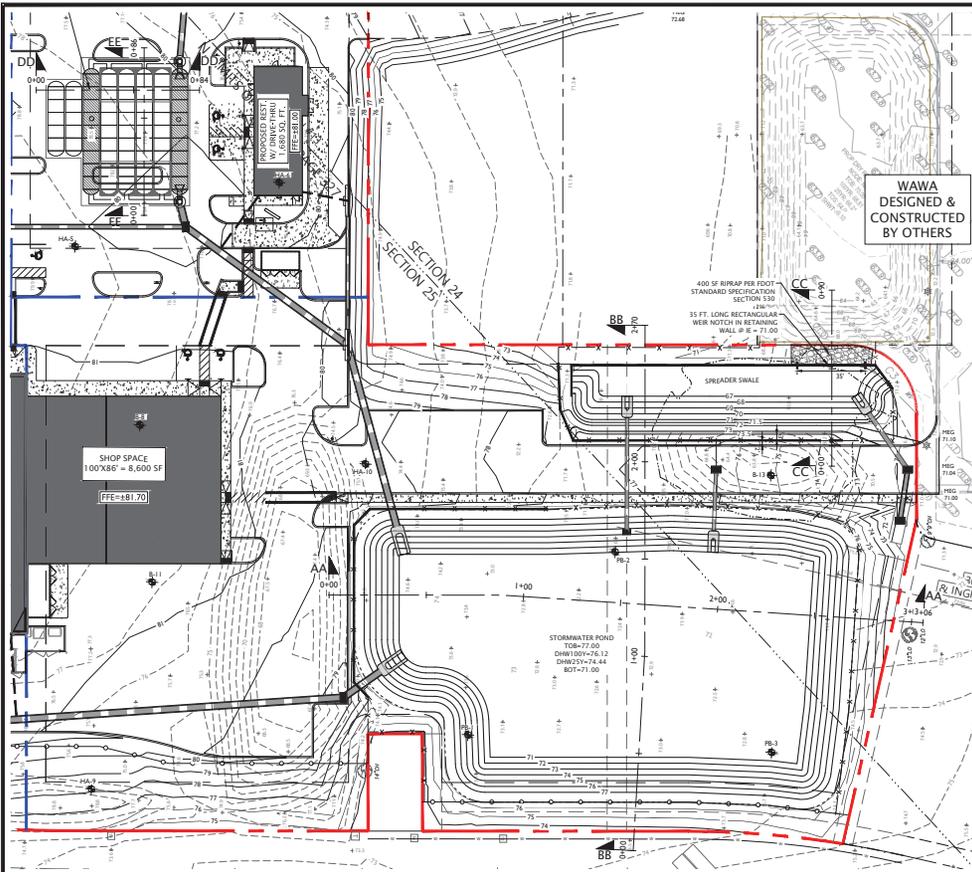
This item has been digitally signed and sealed by John J. Stoeckel, P.E. on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

JOHN J. STOECKEL
FLORIDA PROFESSIONAL ENGINEER
LICENSE NO. 80758

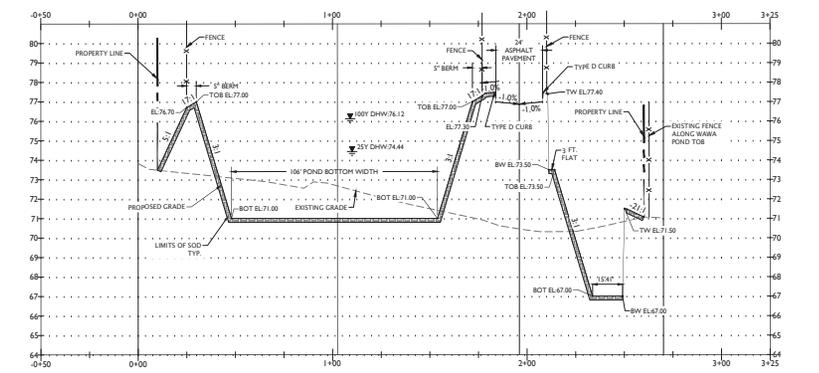
PROJECT NAME:
**MAJOR SITE PLAN
CORTA COMMONS**
FOR
CORTA OCALA, LLC
SW HWY 200 - OCALA
MARION COUNTY, FLORIDA

SHEET TITLE:
**GRADING &
DRAINAGE PLAN**

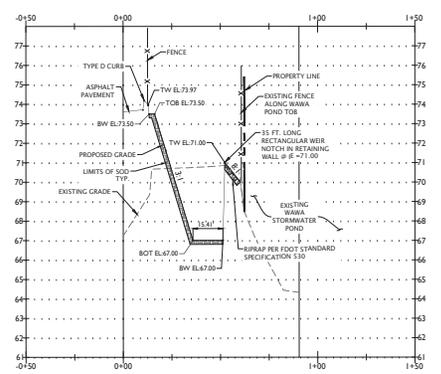
PROJECT NO: 23-3306
CHECKED BY: JJS
VERTICAL DATUM: NAVD 1988
DATE: 03/29/2024
SHEET NUMBER:
C-303



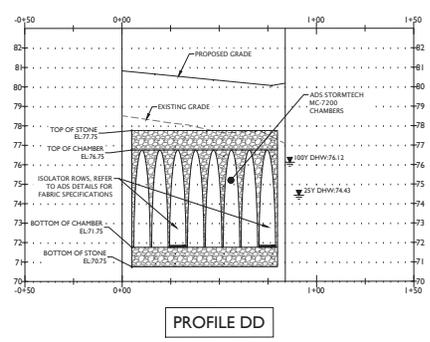
PROFILE AA



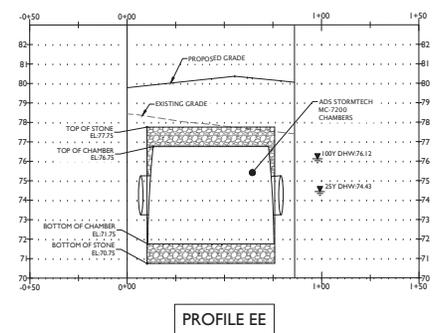
PROFILE BB



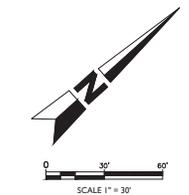
PROFILE CC



PROFILE DD



PROFILE EE



LEGEND:

- ADJACENT PROPERTY LINE
- PROPERTY BOUNDARY
- PROPOSED CONCRETE
- PROPOSED DRIVEWAY
- EXISTING SPOT ELEVATION
- PROPOSED SPOT ELEVATION
- ADJACENT PROPERTY
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- BORING TEST LOCATION
- AUGER TEST LOCATION
- DRAIN/INLET
- SURFACE FLOW ARROW
- DRAINAGE DIVIDE LINE
- STORM SENSER/DRAINAGE PIPE

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TAMPA, FL 33622
813.744.1199
INFO@MJSTOKESCONSULTING.COM
FLORIDA BUSINESS REGISTRY NO. 3448

NO.	DATE	DESCRIPTION	BY
01	07/24	REVISION FOR ZONING APPROVAL QUANTITY & SWAMP REVIEW COMMENTS	JJS
02	08/24	REVISION FOR COUNTY APPROVAL QUANTITY & SWAMP REVIEW COMMENTS	JJS
03	08/24	REVISION FOR COUNTY APPROVAL QUANTITY & SWAMP REVIEW COMMENTS	JJS
04	08/24	REVISION FOR COUNTY APPROVAL QUANTITY & SWAMP REVIEW COMMENTS	JJS
05	08/24	REVISION FOR COUNTY APPROVAL QUANTITY & SWAMP REVIEW COMMENTS	JJS
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19	08/24	REVISION FOR COUNTY APPROVAL QUANTITY & SWAMP REVIEW COMMENTS	JJS
20	08/24	REVISION FOR COUNTY APPROVAL QUANTITY & SWAMP REVIEW COMMENTS	JJS

Revisions:

NO.	DATE	DESCRIPTION	BY
01	07/24	REVISION FOR ZONING APPROVAL QUANTITY & SWAMP REVIEW COMMENTS	JJS
02	08/24	REVISION FOR COUNTY APPROVAL QUANTITY & SWAMP REVIEW COMMENTS	JJS
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JOHN J. STOECKEL
FLORIDA PROFESSIONAL ENGINEER
LICENSE NO. 80758

PROJECT NAME:
**MAJOR SITE PLAN
CORTA COMMONS**

FOR
CORTA OCALA, LLC
SW HWY 200 - OCALA
MARION COUNTY, FLORIDA

SHEET TITLE:
CROSS SECTIONS

PROJECT NO: 23-3306
CHECKED BY: JJS
VERTICAL DATUM: NAVD 1988
DATE: 03/29/2024
SHEET NUMBER:
C-304

GENERAL NOTES:

- BOUNDARY, TOPOGRAPHIC, AND TREE INFORMATION SHOWN HEREON TAKEN FROM A SURVEY ENTITLED "ALTANRPS LAND TITLE SURVEY LOCATED IN SECTIONS 24 & 25, TOWNSHIP 15 SOUTH, RANGE 29 EAST, MARION COUNTY, FLORIDA," PREPARED BY CHW PROFESSIONAL CONSULTANTS, DATED MARCH 18, 2023.
- THE HORIZONTAL & VERTICAL DATUMS PER ABOVE REFERENCED SURVEY.
- ACCORDING TO THE FLOOD INSURANCE MAP FOR MARION COUNTY, FLORIDA, COMMUNITY PANEL NUMBER 120166, MAP PANEL NUMBER 12083C0646, EFFECTIVE DATE APRIL 19, 2017, THE SUBJECT PARCEL APPEARS TO FALL WITHIN SPECIAL FLOOD HAZARD ZONE "X" AND "AE." THE "AE" AREA APPEARS TO FALL WITHIN THE TOP OF BANK LIMITS OF THE POND WITHIN LOT 3 OF SAMIRA VILLAS AS DEPICTED ON THE SURVEY REFERENCED ABOVE. BASE FLOOD ELEVATION OF 702.42 (NAVD8).
- SUBSURFACE INFORMATION SHOWN HEREON IS TAKEN FROM A REPORT ENTITLED "GEO TECHNICAL INVESTIGATION, PROPOSED SPROUTS AND ROSS RETAIL DEVELOPMENT, STATE ROAD 200 AND SOUTHWEST 100TH STREET, OCALA, MARION COUNTY, FLORIDA," PREPARED BY ANDREWEY ENGINEERING, INC. DATED NOVEMBER 3, 2022.
- ALL CONSTRUCTION SHALL COMPLY WITH ALL REQUIREMENTS AND PERMIT CONDITIONS FROM LOCAL, STATE, AND FEDERAL AGENCIES, AS APPLICABLE. THE CONTRACTOR SHALL KEEP A COPY OF ALL PERMITS AND APPROVED CONSTRUCTION DOCUMENTS ON-SITE, AT ALL TIMES. ALL APPLICABLE PERMITS SHALL BE OBTAINED PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- THE CONTRACTOR MUST VERTICALLY AND HORIZONTALLY LOCATE ALL UTILITIES AND SERVICES INCLUDING, BUT NOT LIMITED TO, GAS, WATER, ELECTRIC, SANITARY AND STORM, TELEPHONE, CABLE, FIBER OPTIC CABLE, ETC. WITHIN THE LIMITS OF DISTURBANCE OR WORK SPACE, WHICHEVER IS GREATER. THE CONTRACTOR MUST USE REFER TO, AND COMPLY WITH THE REQUIREMENTS OF THE APPLICABLE UTILITY NOTIFICATION SYSTEM TO LOCATE ALL OF THE UNDERGROUND UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ALL DAMAGE TO ANY EXISTING UTILITIES WHICH OCCUR DURING CONSTRUCTION. AT NO COST TO THE OWNER AND AT CONTRACTOR'S SOLE COST AND EXPENSE, THE CONTRACTOR MUST BEAR ALL COSTS ASSOCIATED WITH DAMAGE TO ANY EXISTING UTILITIES WHICH OCCUR DURING CONSTRUCTION.

FIRE FLOW DATA

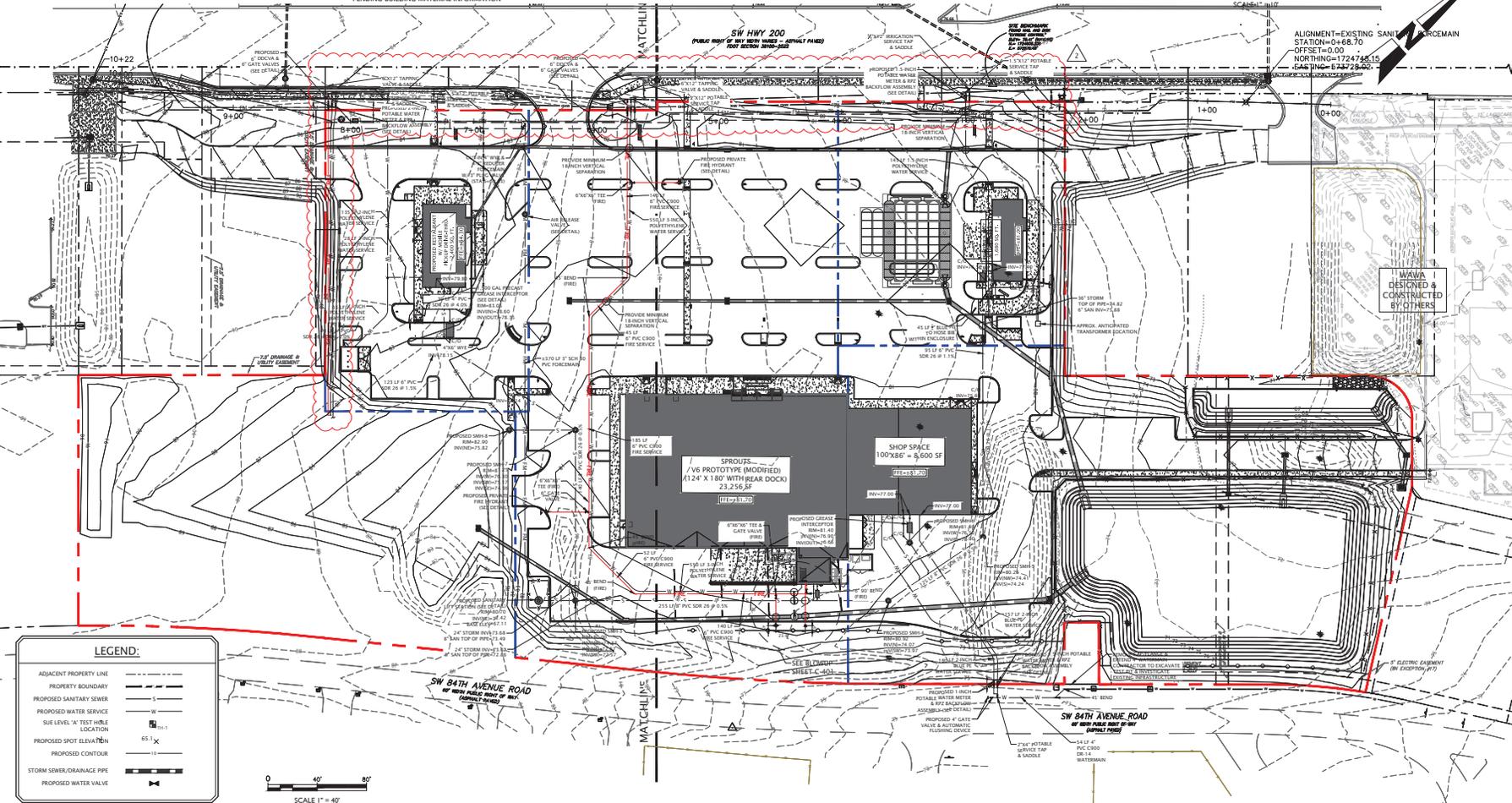
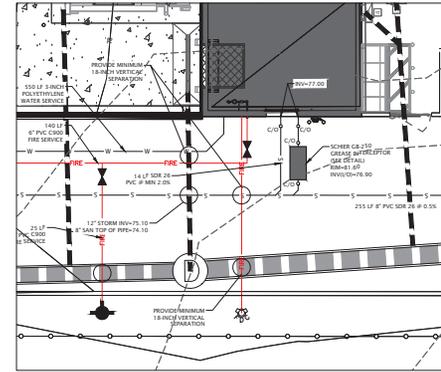
TEST DATE:	APRIL 3, 2024 - TEST PERFORMED BY COX FIRE PROTECTION AND WITNESSED BY MARION COUNTY UTILITIES.
FLOW HYDRANT LOCATION:	3225 # 8530 SW SR 200
STATIC HYDRANT LOCATION:	35.8 @ WENDYS 8470 SW SR 200
HYDRANT FLOW:	1,250 GPM @ 55.5 PSI
STATIC PRESSURE:	55 PSI
RESIDUAL PRESSURE:	50 PSI
AVAILABLE FLOW @ 20 PSI:	4,563 GPM

NEEDED FIRE FLOW (NFF) CALCULATIONS

PENDING BUILDING MATERIAL INFORMATION

MARION COUNTY NOTES:

- AS-BUILTS, ANY UTILITIES WHICH WILL BE DEDICATED TO MCU POST-CONSTRUCTION SHALL BE SHOWN ON AS-BUILTS IN ACCORDANCE WITH LATEST LDC REV 4/13/23.
- ANY ASSETS TO BE CONVEYED TO MCU (MAINS, SERVICES, APPURTENANCES) SHALL BE IDENTIFIED ON PLAN.
- ANY ASSETS TO BE CONVEYED TO MCU (MAINS, SERVICES, APPURTENANCES) SHALL BE DONE THROUGH BILL OF SALE PROCESS PRIOR TO MCU SIGNING OUT DEE CLEAREANCES.
- MCU PERSONNEL ARE TO INSPECT ANY WORK PERFORMED ON OR AROUND EXISTING MCU INFRASTRUCTURE. A PRE-CONSTRUCTION MEETING IS REQUIRED TO BE HELD A MINIMUM OF 48 HOURS PRIOR TO START OF ANY CONSTRUCTION. IF THE PRE-CONSTRUCTION MEETING IS NOT COMPLETED, ANY WORK MAY BE HALTED, TO SCHEDULE, CONTACT MCUS CONSTRUCTION OFFICER AT 352-307-6163.
- KNOX BOX TO BE INSTALLED ON BUILDINGS WITH A FIRE ALARM AND OR SPRINKLER SYSTEM.
- BUILDING SHALL COMPLY WITH THE IN-BUILDING PUBLIC SAFETY MINIMUM RADIO SIGNAL STRENGTH REQUIREMENTS PER WFA 11 CHAPTER 11.10.1. THE LOCATION WILL NEED TO HIRE AN INDEPENDENT FIRM TO TEST THE STRENGTH OF THE SIGNAL AND IF DEEMED NECESSARY ADD EQUIPMENT WHICH ALLOWS THE BUILDING TO MEET THE MINIMUM POLICES. THE BUILDING MUST HAVE A PASSING RADIO TEST PRIOR TO CALLING FOR THE FINAL FIRE INSPECTION OF THE BUILDING. ANY INSTALLATION OF EQUIPMENT MUST BE DONE UNDER A PERMIT AND BE APPROVED BY THE OFFICE OF THE FIRE MARSHAL.
- SITE PLANS SHALL NOTE ON THE PLANS IF A NEW HYDRANT IS INSTALLED SHALL BE INSTALLED, TESTED, AND PAINTED PER WFA 291.1 BY A THIRD PARTY CONTRACTOR, AND WITNESSED BY A MARION COUNTY FIRE INSPECTOR. FIRE HYDRANT LOCATIONS SHALL BE INDICATED BY PLACEMENT OF A BLUE REFLECTOR IN THE MIDDLE OF THE ROADWAY LANE CLOSEST TO THE HYDRANT.
- SIGNAGE SHALL BE POSTED AND/OR PAINTED FIRE DEPARTMENT ACCESS - NO PARKING ALONG THE FRONT OF THE MAIN BUILDING AND REAR IN THE PROXIMITY OF THE PROPOSED HYDRANT AND FDC.



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FLORIDA BUSINESS REGISTRY NO. 34468

NO.	DATE	DESCRIPTION
01	01/23/24	REVISION FOR FOOT ACCESS & FOREMAN RELOCATION
02	01/23/24	REVISION FOR COUNTY, SWANWELL, FOOT, REVIEW COMMENTS
03	01/23/24	REVISION FOR ZONING APPROVAL, COUNTY & SWANWELL REVIEW COMMENTS

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JOHN J. STOECKEL
FLORIDA PROFESSIONAL ENGINEER
LICENSE NO. 80758

PROJECT NAME:
**MAJOR SITE PLAN
CORTA COMMONS**

FOR
CORTA OCALA, LLC

SW HWY 200 - OCALA
MARION COUNTY, FLORIDA

SHEET TITLE:
**OVERALL
UTILITY PLAN**

PROJECT NO: 23-3306
CHECKED BY: JJS
VERTICAL DATUM: NAVD 1988
DATE: 03/29/2024
SHEET NUMBER:
C-401

GENERAL NOTES:

- BOUNDARY, TOPOGRAPHIC, AND TREE INFORMATION SHOWN HEREON TAKEN FROM A SURVEY ENTITLED "ALTAIR'S LAND TITLE SURVEY" LOCATED IN SECTIONS 24 & 25, TOWNSHIP 15 SOUTH, RANGE 20 EAST, MARION COUNTY, FLORIDA, PREPARED BY CHW PROFESSIONAL CONSULTANTS, DATED MARCH 18, 2023.
- THE HORIZONTAL & VERTICAL DATUMS PER ABOVE REFERENCED SURVEY.
- ACCORDING TO THE FLOOD INSURANCE MAP FOR MARION COUNTY, FLORIDA, COMMUNITY PANEL NUMBER 120160, MAP PANEL NUMBER 120B3C0848E, EFFECTIVE DATE APRIL 19, 2017, THE SUBJECT PARCEL APPEARS TO FALL WITHIN SPECIAL FLOOD HAZARD ZONE 'X' AND 'AE'. THE 'AE' AREA APPEARS TO FALL WITHIN THE TOP OF BANK LIMITS OF THE POND WITHIN LOT 1 OF SARIRA VILLAS AS DEPICTED ON THE SURVEY REFERENCED ABOVE. BASE FLOOD ELEVATION OF 70.5 FT (NAVD8).
- SUBSURFACE INFORMATION SHOWN HEREON IS TAKEN FROM A REPORT ENTITLED "GEO-TECHNICAL INVESTIGATION, PROPOSED SPROUTS AND ROSS RETAIL DEVELOPMENT, STATE ROAD 200 AND SOUTHWEST 100TH STREET, OCALA, MARION COUNTY, FLORIDA" PREPARED BY ANDRETEV ENGINEERING, INC., DATED NOVEMBER 3, 2022.
- ALL CONSTRUCTION SHALL COMPLY WITH ALL REQUIREMENTS AND PERMIT CONDITIONS FROM LOCAL, STATE, AND FEDERAL AGENCIES, AS APPLICABLE. THE CONTRACTOR SHALL KEEP A COPY OF ALL PERMITS AND APPROVED CONSTRUCTION DOCUMENTS ON-SITE, AT ALL TIMES. ALL APPLICABLE PERMITS SHALL BE OBTAINED PRIOR TO COMMENCEMENT OF CONSTRUCTION.

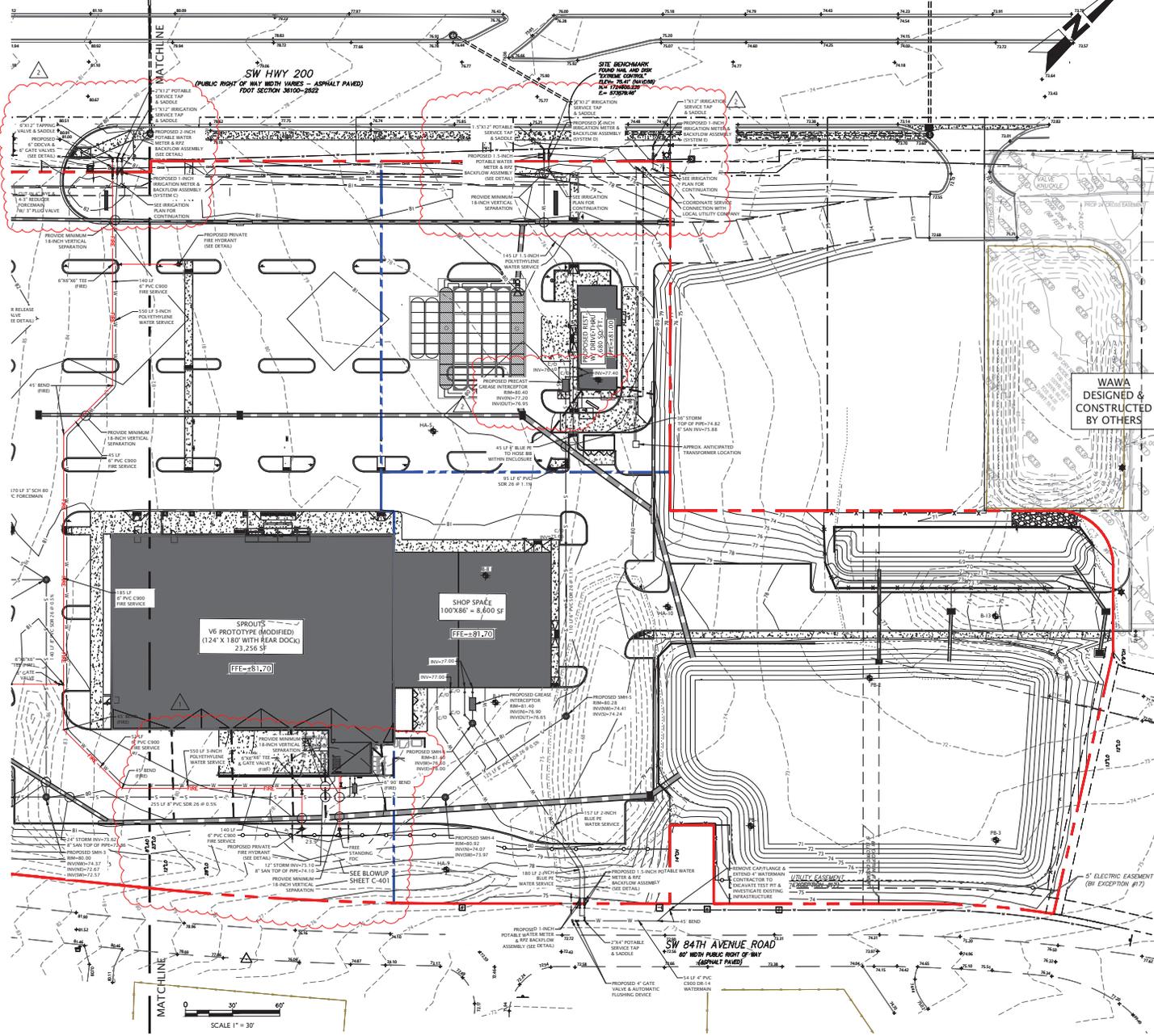
MARION COUNTY NOTES:

- AS-BUILTS. ANY UTILITIES WHICH WILL BE DEDICATED TO MCUI POST-CONSTRUCTION SHALL BE SHOWN ON AS-BUILTS IN ACCORDANCE WITH LATEST LDC REV 4/13/23.
- ANY ASSETS TO BE CONVEYED TO MCUI (MANS, SERVICES, APPURTENANCES) SHALL BE IDENTIFIED ON PLAN.
- ANY ASSETS TO BE CONVEYED TO MCUI (MANS, SERVICES, APPURTENANCES) SHALL BE DONE THROUGH BILL OF SALE PROCESS PRIOR TO MCUI SIGNING OUT DEP CLEARANCES.
- MCUI PERSONNEL ARE TO INSPECT ANY WORK PERFORMED ON OR AROUND EXISTING MCUI INFRASTRUCTURE. A PRE-CONSTRUCTION MEETING IS REQUIRED TO BE HELD A MINIMUM OF 48 HOURS PRIOR TO START OF ANY CONSTRUCTION. IF THE PRE-CONSTRUCTION MEETING IS NOT COMPLETED, ANY WORK MAY BE HALTED. TO SCHEDULE, CONTACT MCUI'S CONSTRUCTION OFFICER AT 352-307-6163.
- KNOX BOX TO BE INSTALLED ON BUILDINGS WITH A FIRE ALARM AND/OR SPRINKLER SYSTEM.
- BUILDING SHALL COMPLY WITH THE IN-BUILDING PUBLIC SAFETY MINIMUM RADIO SIGNAL STRENGTH REQUIREMENTS PER NFPA 1 CHAPTER 11.10.1. THE LOCATION WILL NEED TO HIRE AN INDEPENDENT FIRM TO TEST THE STRENGTH OF THE SIGNAL AND IF DEEMED NECESSARY ADD EQUIPMENT WHICH ALLOWS THE BUILDING TO MEET THE MINIMUM POLICIES. THE BUILDING MUST HAVE A PASSING RADIO TEST PRIOR TO CALLING FOR THE FINAL FIRE INSPECTION OF THE BUILDING. ANY INSTALLATION OF EQUIPMENT MUST BE DONE UNDER A PERMIT AND BE APPROVED BY THE OFFICE OF THE FIRE MARSHAL.
- SITE PLANS SHALL NOTE ON THE PLANS IF A NEW HYDRANT IS INSTALLED SHALL BE INSTALLED, TESTED, AND PAINTED PER NFPA 291, BY A THIRD PARTY CONTRACTOR AND WITNESSED BY A MARION COUNTY FIRE INSPECTOR. FIRE HYDRANT LOCATIONS SHALL BE INDICATED BY PLACEMENT OF A BLUE REFLECTOR IN THE MIDDLE OF THE ROADWAY LANE CLOSEST TO THE HYDRANT.

IRRIGATION SYSTEM INFORMATION

BELOW IS AN OUTLINE OF THE IRRIGATED AREA FOR EACH SYSTEM WITHIN THE SUBJECT PROPERTIES BEING DEVELOPED.

- SYSTEM A (RESIDENTIAL) = 14,350 SQ. FT.
 - SYSTEM B (CHPOTLE) = 11,575 SQ. FT.
 - SYSTEM C (SPROUTS) = 25,255 SQ. FT.
 - SYSTEM D (SMOOTHIE) = 4,140 SQ. FT.
 - SYSTEM E (RETAIL) = 28,000 SQ. FT.
- TOTAL AREA TO BE IRRIGATED = 83,790 SQ. FT.



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NO.	DATE	DESCRIPTION	BY
01	01/25/24	REVISION PER COUNTY, TOWN, & FOOT REVIEW COMMENTS	JIS
02	01/25/24	REVISION PER ZONING APPROVAL, COUNTY & SWHWD REVIEW COMMENTS	JIS

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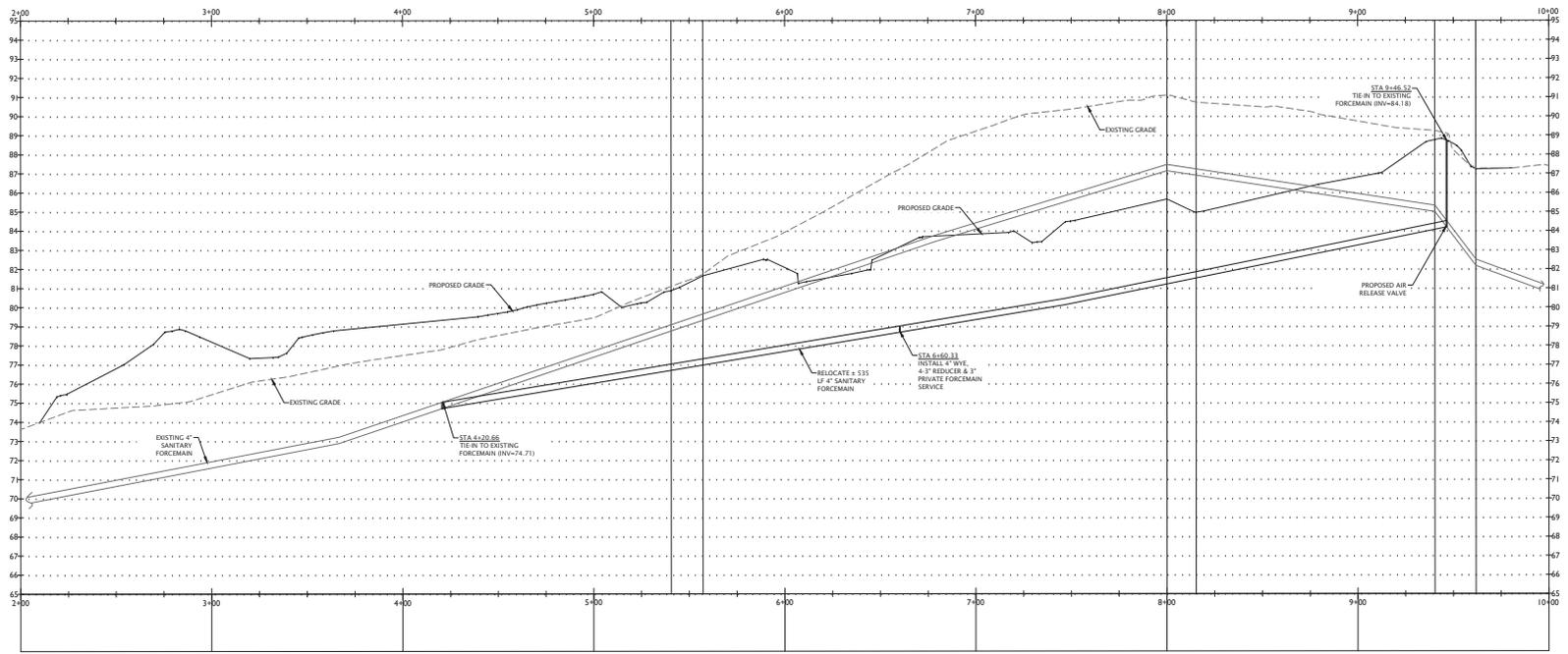
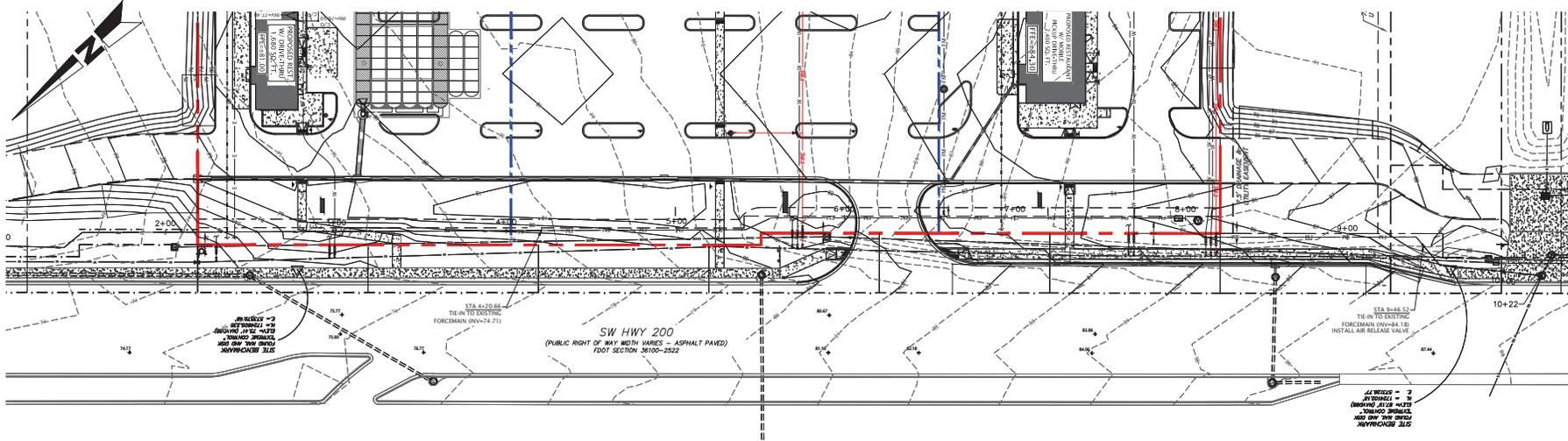
JOHN J. STOECKEL
FLORIDA PROFESSIONAL ENGINEER
LICENSE NO. 80758

PROJECT NAME:
**MAJOR SITE PLAN
CORTA COMMONS**
FOR
CORTA OCALA, LLC
SW HWY 200 - OCALA
MARION COUNTY, FLORIDA

SHEET TITLE:
**UTILITY PLAN
(NORTH)**

PROJECT NO: 23-3306
CHECKED BY: JIS
VERTICAL DATUM: NAVD 1988
DATE: 03/29/2024
SHEET NUMBER:

C-402



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NO.	DATE	DESCRIPTION	BY
01	01/24	ISSUE FOR PERMITS	JJS
02	01/24	REVISIONS PER COUNTY APPROVAL COMMENTS	JJS
03	01/24	REVISIONS PER COUNTY APPROVAL COMMENTS	JJS
04	01/24	REVISIONS PER COUNTY APPROVAL COMMENTS	JJS
05	01/24	REVISIONS PER COUNTY APPROVAL COMMENTS	JJS
06	01/24	REVISIONS PER COUNTY APPROVAL COMMENTS	JJS
07	01/24	REVISIONS PER COUNTY APPROVAL COMMENTS	JJS
08	01/24	REVISIONS PER COUNTY APPROVAL COMMENTS	JJS
09	01/24	REVISIONS PER COUNTY APPROVAL COMMENTS	JJS
10	01/24	REVISIONS PER COUNTY APPROVAL COMMENTS	JJS

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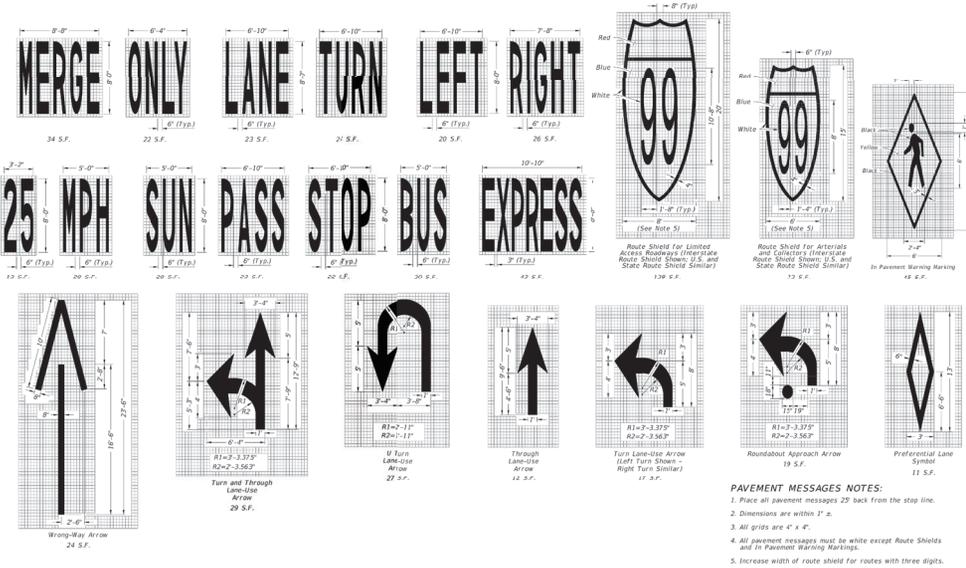
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PROJECT NAME:
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CORTA COMMONS**
FOR
CORTA OCALA, LLC
SW HWY 200 - OCALA
MARION COUNTY, FLORIDA

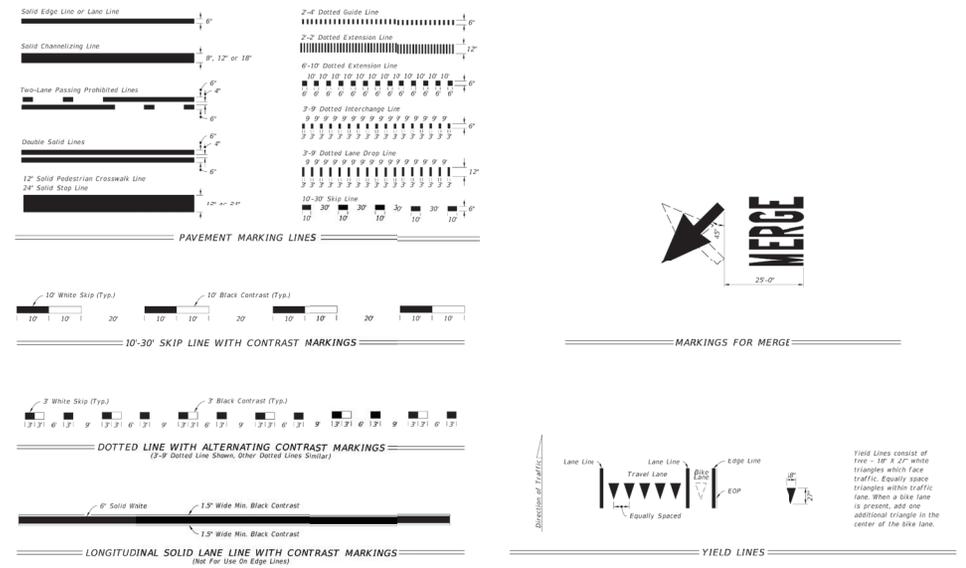
SHEET TITLE:
**EXISTING SANITARY
FORCEMAIN
PROFILE**

PROJECT NO.: 23-3306
CHECKED BY: JJS
VERTICAL DATUM: NAVD 1988
DATE: 03/29/2024
SHEET NUMBER:

C-404



LAST REVISION	DESCRIPTION	FY 2023-24 STANDARD PLANS	INDEX	SHEET
11/01/21		FDOT	711-001	1 of 13



LAST REVISION	DESCRIPTION	FY 2023-24 STANDARD PLANS	INDEX	SHEET
11/01/22		FDOT	711-001	2 of 13

REVISIONS		DATE	DESCRIPTION	BY
01	11/24	REVISION PER ZONING APPROVAL COUNTY & SWANWD REVIEW COMMENTS		JIS

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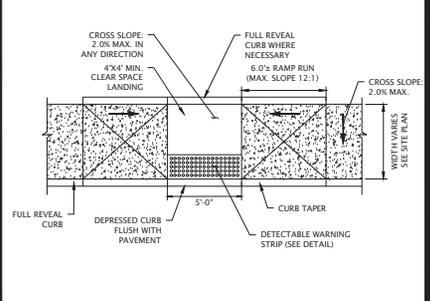
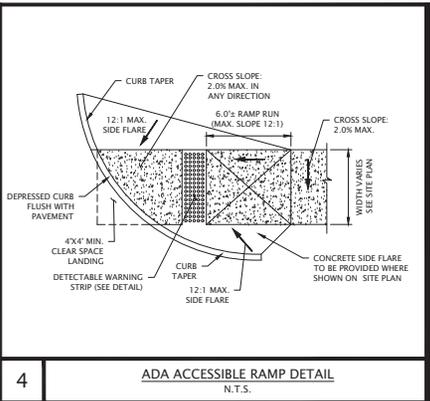
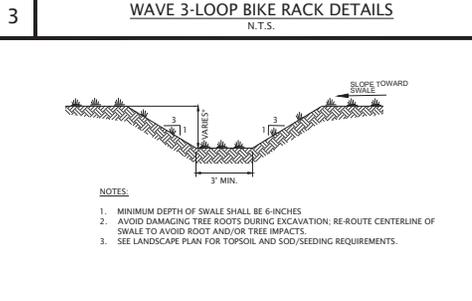
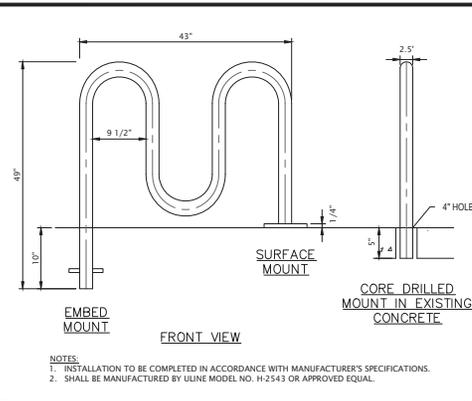
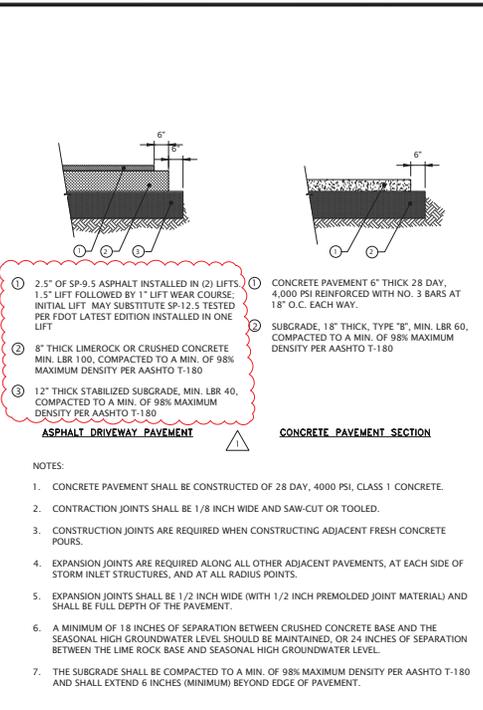
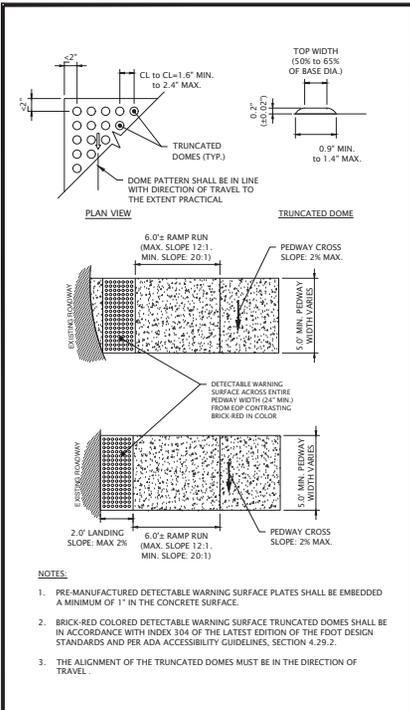
PROJECT NAME:
**MAJOR SITE PLAN
 CORTA COMMONS**
 FOR
CORTA OCALA, LLC
 SW HWY 200 - OCALA
 MARION COUNTY, FLORIDA

SHEET TITLE	
CONSTRUCTION DETAILS	
PROJECT NO:	23-306
CHECKED BY:	JIS
VERTICAL DATUM:	NAVD 1988
DATE:	03/29/2024
SHEET NUMBER:	C-502

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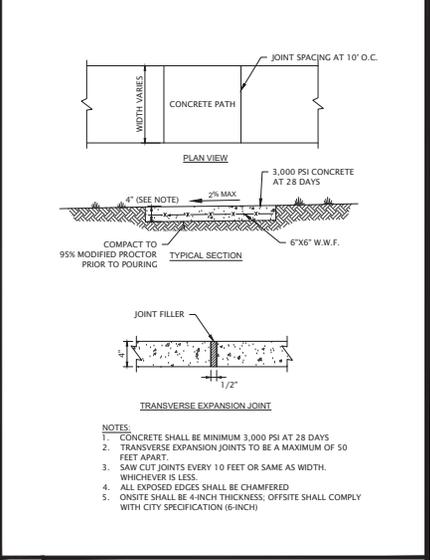
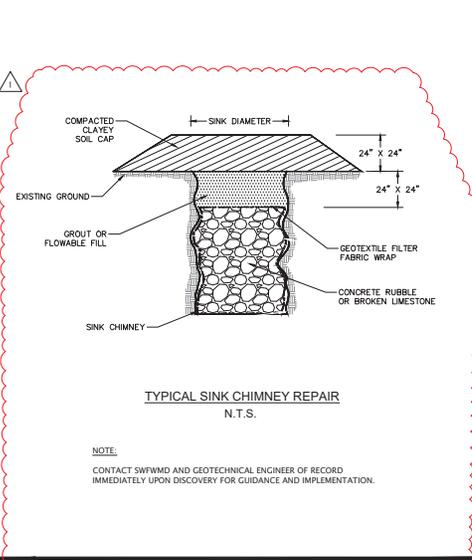
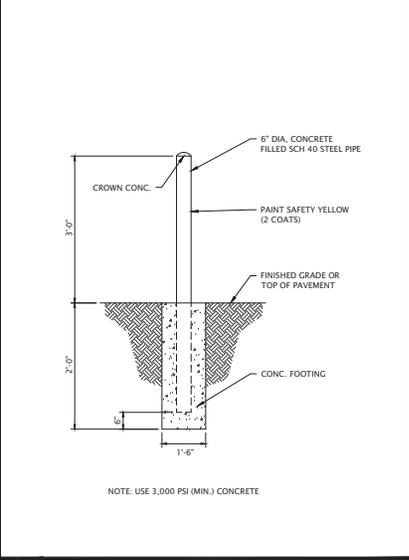
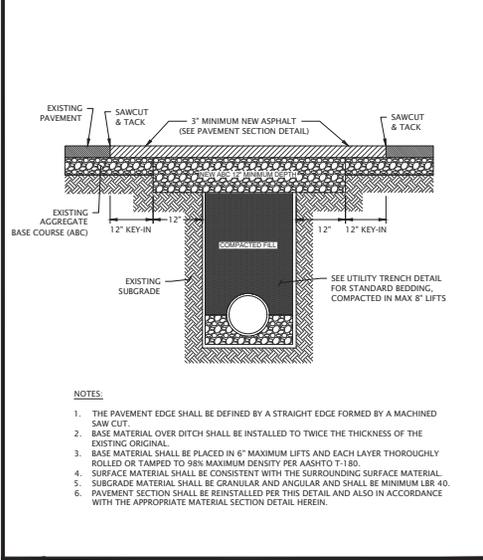


1 HANDICAP DETECTABLE WARNING DETAIL
N.T.S.

2 PAVEMENT SECTION DETAILS
N.T.S.

5 GRASS SWALE SECTION DETAIL
N.T.S.

6 ADA ACCESSIBLE RAMP DETAIL
N.T.S.



7 PAVEMENT REPAIR DETAIL
N.T.S.

8 BOLLARD DETAIL
N.T.S.

9 TYPICAL SINK CHIMNEY REPAIR DETAIL
N.T.S.

10 CONCRETE SIDEWALK DETAIL
N.T.S.

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NO.	DATE	DESCRIPTION	BY
01	4/12/24	REVISION PER ZONING APPROVAL COUNTY & SWANWOLD REVIEW COMMENTS	JIS

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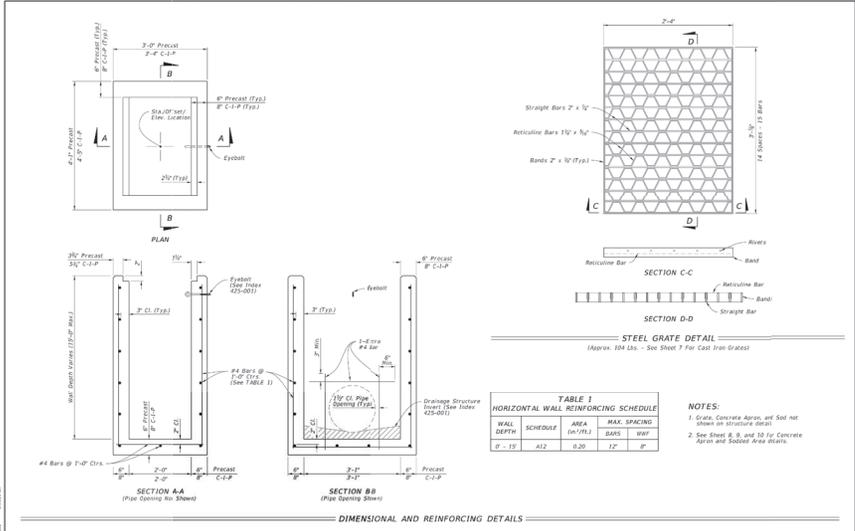
JOHN J. STOECKEL
FLORIDA PROFESSIONAL ENGINEER
LICENSE NO. 80758

PROJECT NAME:
**MAJOR SITE PLAN
CORTA COMMONS**
FOR
CORTA OCALA, LLC
SW HWY 200 - OCALA
MARION COUNTY, FLORIDA

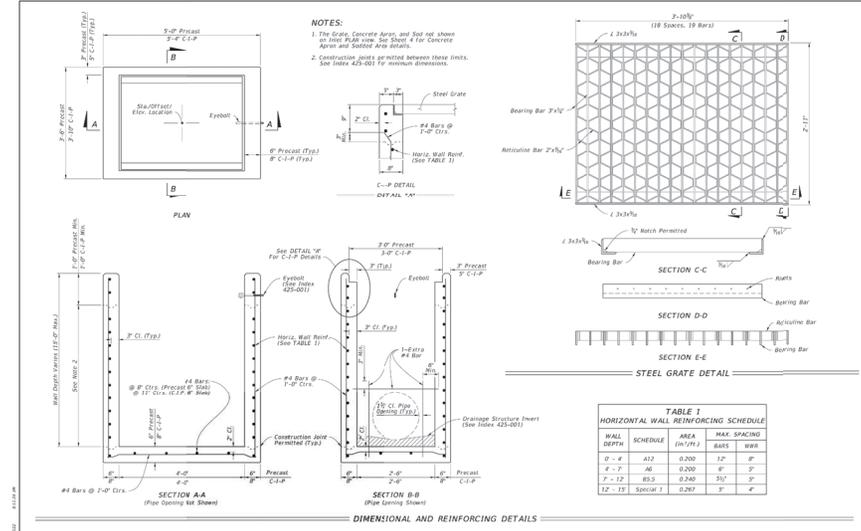
SHEET TITLE:
**CONSTRUCTION
DETAILS**

PROJECT NO: 23-3306
CHECKED BY: JIS
VERTICAL DATUM: NAVD 1988
DATE: 03/29/2024
SHEET NUMBER:

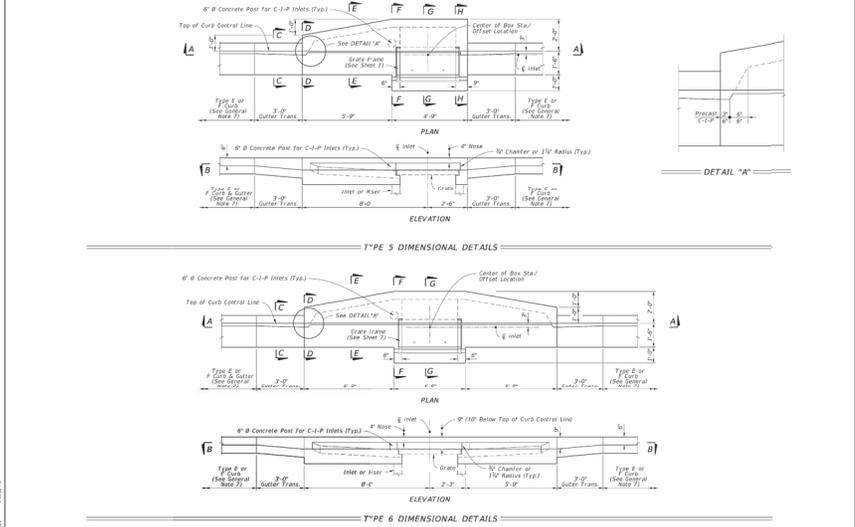
C-503



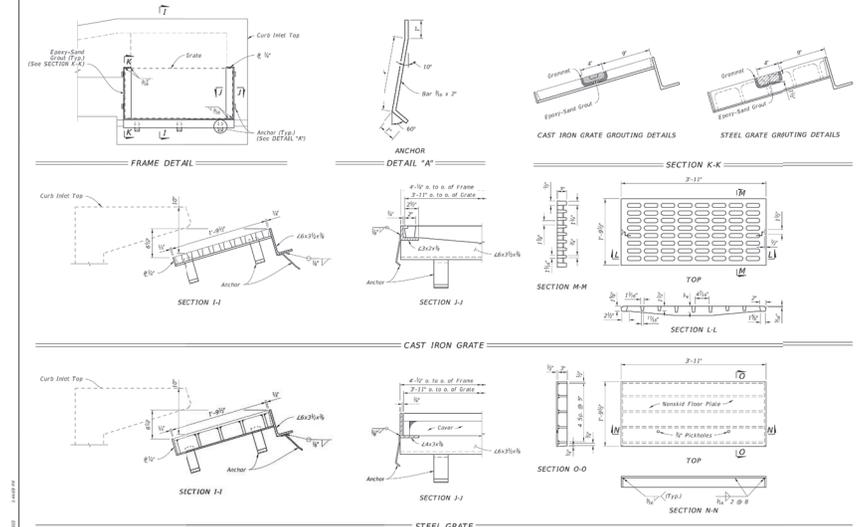
LAST REVISION	DESCRIPTION	FY 2023-24 STANDARD PLANS	DITCH BOTTOM INLET TYPES C, D, E, AND H	INDEX SHEET	425-052 2 of 14
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LAST REVISION	DESCRIPTION	FY 2023-24 STANDARD PLANS	DITCH BOTTOM INLET TYPES F AND G	INDEX SHEET	425-053 2 of 4
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LAST REVISION	DESCRIPTION	FY 2023-24 STANDARD PLANS	CURB INLET TOP TYPES 5 AND 6	INDEX SHEET	425-021 2 of 7
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LAST REVISION	DESCRIPTION	FY 2023-24 STANDARD PLANS	CURB INLET TOP TYPES 5 AND 6	INDEX SHEET	425-021 7 of 7
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01	01/20/24	REVISION PER ZONING APPROVAL COUNTY & SWANWHD REVIEW COMMENTS	JIS

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PROJECT NAME:
**MAJOR SITE PLAN
 CORTA COMMONS**
 FOR
CORTA OCALA, LLC
 SW HWY 200 - OCALA
 MARION COUNTY, FLORIDA

SHEET TITLE
DRAINAGE DETAILS

PROJECT NO: 23-3306
 CHECKED BY: JIS
 VERTICAL DATUM: NAVD 1988
 DATE: 01/29/2024
 SHEET NUMBER
C-504

NO.	DATE	DESCRIPTION	BY
01	01/20/24	REVISION PER ZONING APPROVAL COUNTY & SWANWICH REVIEW COMMENTS	JIS

Revisions

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PROJECT NAME:
**MAJOR SITE PLAN
CORTA COMMONS**
FOR
CORTA OCALA, LLC
SW HWY 200 - OCALA
MARION COUNTY, FLORIDA

SHEET TITLE
DRAINAGE DETAILS

PROJECT NO: 23-3306
CHECKED BY: JIS
VERTICAL DATUM: NAVD 1988
DATE: 03/29/2024
SHEET NUMBER

C-505

ELLIPTICAL PIPE
Concrete Pipe
Concrete Jacket (See Note 6)
Wire Mesh (Typ) (See Note 3)
Class NS Concrete
Class FS Concrete

ROUND PIPE
Steel & Stainless Steels
Concrete Pipe
Concrete Jacket (See Note 6)
Wire Mesh (Typ) (See Note 3)
Class NS Concrete
Class FS Concrete

CONCRETE AND METAL PIPE SHOWY
(Others Similar)
DISSIMILAR TYPES

PIPE PLUG
Massive Plug
Pipes to 60"
12" Pipes to 100"
36" Pipes Above 100"

NOTES:
1. Alternative connection must be approved by the Engineer.
2. Install securing device in accordance with Specification 985.
3. Any wire mesh arrangement which provides 0.128 square inches of steel area per linear foot both ways may be used, provided the wires are spaced a minimum of 2" and/or a maximum of 6" on centers.
4. Do not use a concrete jacket to join dissimilar metal pipes.
5. 12" for pipes 15" through 24"; 24" for pipes 24" & larger.
6. 12" for pipes 15" & 24" through 18" & 30"; 24" for pipes 24" & larger.

TABLE:
LAST REVISION: 10/01/20
DESCRIPTION: FDOT
FY 2023-24 STANDARD PLANS
INDEX: 430-001
SHEET: 3 of 7

END ELEVATION
Concrete Collar (See Note 3)
Class NS Concrete
Existing Endwall
2 - #4 Rebar Frame or Hoop
6-Dowels (Typ) (See Note 3)
Cut Top of Existing Endwall to Contour of New Pipe

SIDE ELEVATION
Remove Portion of Existing Endwall Less Than 1'-0" Below Grade
Proposed Grade
Existing Grade
Concrete Collar (See Note 3)
1'-0" (See Note 3)
2 - #4 Rebar Frame or Hoop
6-Dowels (Typ) (See Note 3)
Slope End to be Placed in Existing Endwall Regardless of Direction of Flow
Cut Top of Existing Endwall to Contour of New Pipe

EXTENSION OF EXISTING PIPE CULVERTS

NOTES:
1. The collar may be formed by any method approved by the Engineer.
2. Install 1/2" x 1/8" mesh in adhesive bond material.

TABLE:
LAST REVISION: 10/01/20
DESCRIPTION: FDOT
FY 2023-24 STANDARD PLANS
INDEX: 430-001
SHEET: 4 of 7

NOTE:
INJECTION MOLDED FITTING ARE AVAILABLE IN TEES, WYES, REDUCERS, 45° BENDS AND BELLWELL COUPLERS.
WATERTIGHT (WT) JOINTS SHOWN. SOIL-TIGHT (ST) FITTINGS ARE ALSO AVAILABLE.

FINISHED GRADE
NYLOPLAST CLEANOUT END CAP
ADJUST GRADE PER ENGINEERS PLAN
DOWNSPOUT ADAPTER
INSERTED IN RISER PIPE
INJECTION MOLDED WT TEE
INSERT INJECTION MOLDED, GASKETED SPOUTTY BELL REDUCER
INJECTION MOLDED WT 90° BEND
GASKETED CLEANOUT PLUG
HOPE PIPE (TYP)

TABLE:
REV. 2: FORMATTING UPDATES AND RENAMED
TAR 03/07/18
BY: MGD/VPY/CHK
DESCRIPTION: ROOF DRAIN (TIE CLEANOUT)
DRAWING NUMBER: STD-1002

TABLE:
LAST REVISION: 11/01/19
DESCRIPTION: FDOT
FY 2023-24 STANDARD PLANS
INDEX: 430-021
SHEET: 4 of 6

PLAN - SINGLE PIPE
7" x 7" Bored or 1.5" Radius
Soil Offset
Pipe/Slab Filler (Typ.)
Concrete Slab Reinforced With WWR #16-@5'-@28" (See General Note 3)
RES
Anchor
Slope Ditch Grade

ELEVATION
Slope to the major axis for elliptical pipes 24"x36" or smaller and 1:2 for pipes 24"x45" or larger.
Slope to the span line for pipe arches 28"x20" or smaller and 1:2 for pipe arch 30"x24" or larger.
12" Water - Slope to 1/4" of pipe for round pipes less than or equal to 18" diameter and 1:1 for round pipes greater than or equal to 24" diameter.
Slope to the major axis for elliptical pipes 24"x36" or smaller and 1:2 for pipes 24"x45" or larger.
Slope to the span line for pipe arches 28"x20" or smaller and 1:1 for pipes 34"x15" or larger.
Slope 1:1 for all pipe arch sizes.
B. Quantities shown are for estimating purposes only.

SECTION B-B (Pipe/Slab Filler)
Concrete Slab
Pipe/Slab Filler: Open Concrete Slab to Form Bridge Across Crown of Pipe
Anchor (Typ.)
Slope Ditch Grade
Saddle Slope (See General Note 7)
Corrugated Metal Pipe
Revised End Required
7" (Type Included in Mitered End Section)

DETAIL "B"
Concrete Slab
Anchor
Slope Ditch Grade
Corrugated Metal Pipe
Slope Ditch Grade

GENERAL NOTES:
1. Unless otherwise designated in the plans, concrete pipe mitered end sections may be used with any type of cross drain pipe; corrugated steel pipe mitered end sections may be used with any type of cross drain pipe except aluminum pipe; and corrugated aluminum mitered end sections may be used with any type of cross drain pipe except steel pipe. When aluminum coated metal pipe is specified for cross drain pipe, construct the mitered end sections with the pipe or concrete pipe. When the mitered end section pipe is dissimilar to the cross drain pipe, construct a concrete jacket in accordance with Index 430-001.
2. Use either corrugated metal or concrete mitered end sections for corrugated polyethylene pipe (HDPE), polyvinylchloride pipe (PVC), steel reinforced polyethylene pipe (SRPE), and polypropylene pipe (PP). When used in conjunction with corrugated mitered end sections, make connection using either a formed metal band specifically designed to join HDPE, PVC, SRPE, or PP pipe, with metal pipe. When used in conjunction with a concrete mitered end section, construct concrete jacket in accordance with Index 430-001.
3. Class NS concrete cast-in-place reinforced slabs are required for all sizes of cross drain pipes. Construct slabs at 5/8" thick, unless 3" thickness is called for in the Plans.
4. Select lengths of concrete pipe that avoid excessive connections in the assembly of the mitered end section.
5. Repair corrugated metal pipe deforming that is damaged during beveling and perforating.
6. When existing multiple cross drain pipes are spaced other than the dimensions shown in this Index, have nonparallel axes, or non-uniform sections, either construct the mitered end sections separately as single pipe or construct a multiple pipe end section as directed by the Engineer.
7. Saddle Slope:
14" Water - Slope to 1/4" of pipe for round pipes less than or equal to 18" diameter and 1:1 for round pipes greater than or equal to 24" diameter.
Slope to the major axis for elliptical pipes 24"x36" or smaller and 1:2 for pipes 24"x45" or larger.
Slope to the span line for pipe arches 28"x20" or smaller and 1:2 for pipe arch 30"x24" or larger.
12" Water - Slope to 1/4" of pipe for round pipes less than or equal to 18" diameter and 1:1 for round pipes greater than or equal to 24" diameter.
Slope to the major axis for elliptical pipes 24"x36" or smaller and 1:1 for pipes 34"x15" or larger.
Slope 1:1 for all pipe arch sizes.
B. Quantities shown are for estimating purposes only.

TABLE:
LAST REVISION: 11/01/19
DESCRIPTION: FDOT
FY 2023-24 STANDARD PLANS
INDEX: 430-021
SHEET: 4 of 6



MC-7200 STORMTECH CHAMBER SPECIFICATIONS

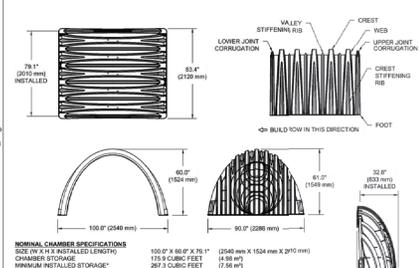
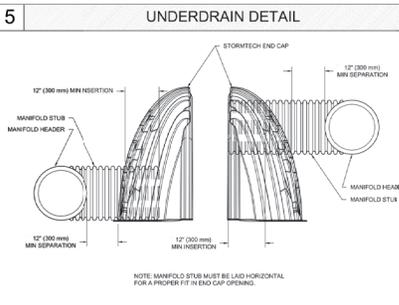
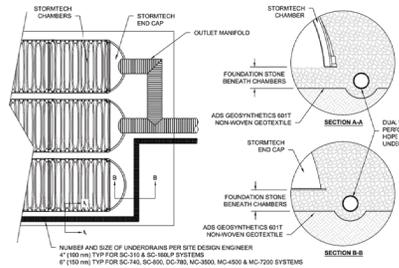
- CHAMBERS SHALL BE STORMTECH MC-7200.
- CHAMBERS SHALL BE ARCH SHAPED AND SHALL BE MANUFACTURED FROM VIRGIN, IMPACT-ADDED POLYPROPYLENE COPOLYMERS.
- CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2418-16, "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS" CHAMBER CLASSIFICATION B415.
- CHAMBER ROWS SHALL PROVIDE CONTINUOUS UNOBSTRUCTED INTERNAL SPACE WITH NO INTERNAL SUPPORTS THAT WOULD OBSTRUCT FLOW OR LIMIT ACCESS FOR INSPECTION.
- THE STRUCTURAL DESIGN OF THE CHAMBERS, THE STRUCTURAL BACKFILL AND THE INSTALLATION REQUIREMENTS SHALL BE IN ACCORDANCE WITH THE "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS" LOAD CONFIGURATION SHALL INCLUDE 1) INSTANTANEOUS 14 KIP UNIFORM DESIGN TRUCK LOADS ON MINIMUM COVER 2) MINIMUM PERMANENT (75 YR) COVER LOAD AND 3) ALLOWABLE COVER WITH MAINTAINED (1 WEEK) ASHTO DESIGN TRUCK.
- CHAMBERS SHALL BE DESIGNED, TESTED AND ALLOWABLE LOAD CONFIGURATION OF TERMINAL IN ACCORDANCE WITH ITEM FIVE "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS" LOAD CONFIGURATION SHALL INCLUDE 1) INSTANTANEOUS 14 KIP UNIFORM DESIGN TRUCK LOADS ON MINIMUM COVER 2) MINIMUM PERMANENT (75 YR) COVER LOAD AND 3) ALLOWABLE COVER WITH MAINTAINED (1 WEEK) ASHTO DESIGN TRUCK.
- REQUIREMENTS FOR HANDLING AND INSTALLATION:
 - TO MAINTAIN THE WIDTH OF CHAMBERS DURING SHIPPING AND HANDLING, CHAMBERS SHALL HAVE INTERNAL WEBBING STACING USES.
 - TO ENSURE A SECURE JOINT DURING INSTALLATION AND BACKFILL, THE HEIGHT OF THE CHAMBER JOINT SHALL NOT BE LESS THAN 7".
 - TO ENSURE THE INTEGRITY OF THE ARCH SHAPE DURING INSTALLATION, THE ARCH STIFFNESS CONSTANT SHALL BE GREATER THAN OR EQUAL TO 400 LB-IN. THE MINIMUM REQUIRED ARCH STIFFNESS CONSTANT SHALL BE GREATER THAN OR EQUAL TO 400 LB-IN. THE ARCH STIFFNESS CONSTANT IS 2.0 OF ASTM F2418 AND TO RESIST CHAMBER DEFORMATION DURING INSTALLATION AT ELEVATED TEMPERATURES ABOVE 72 °F (21 °C), CHAMBERS SHALL BE PRODUCED FROM REFLECTIVE COLOR OR YELLOW COLOR.
- ONLY CHAMBERS THAT ARE APPROVED BY THE SITE DESIGN ENGINEER WILL BE ALLOWED. UPON REQUEST BY THE SITE DESIGN ENGINEER OR OWNER, THE CHAMBER MANUFACTURER SHALL SUBMIT A STRUCTURAL EVALUATION FOR APPROVAL BEFORE DELIVERING CHAMBERS TO THE PROJECT SITE AS FOLLOWS:
 - THE STRUCTURAL EVALUATION SHALL BE SEALED BY A REGISTERED PROFESSIONAL ENGINEER.
 - THE STRUCTURAL EVALUATION SHALL DEMONSTRATE THAT THE SAFETY FACTORS ARE GREATER THAN OR EQUAL TO 1.5 FOR PERMANENT LOADS AND 1.75 FOR LIVE LOADS. THE MINIMUM REQUIRED ARCH STIFFNESS CONSTANT SHALL BE GREATER THAN OR EQUAL TO 400 LB-IN. THE ARCH STIFFNESS CONSTANT IS 2.0 OF ASTM F2418 AND TO RESIST CHAMBER DEFORMATION DURING INSTALLATION AT ELEVATED TEMPERATURES ABOVE 72 °F (21 °C), CHAMBERS SHALL BE PRODUCED FROM REFLECTIVE COLOR OR YELLOW COLOR.
- CHAMBERS AND END CAPS SHALL BE PRODUCED AT AN ISO 9001 CERTIFIED MANUFACTURING FACILITY.

IMPORTANT - NOTES FOR THE BIDDING AND INSTALLATION OF MC-7200 CHAMBER SYSTEM

- STORMTECH MC-7200 CHAMBERS SHALL NOT BE INSTALLED UNTIL THE MANUFACTURER'S REPRESENTATIVE HAS COMPLETED A PRE-CONSTRUCTION MEETING WITH THE INSTALLERS.
- STORMTECH MC-7200 CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH THE "STORMTECH MC-7200 CONSTRUCTION GUIDE".
- CHAMBERS ARE NOT TO BE BACKFILLED WITH A DOZER OR EXCAVATOR SITUATED OVER THE CHAMBERS. STORMTECH RECOMMENDS 3 BACKFILL METHODS:
 - STONES/ROCKS LOCATED OFF THE CHAMBER BED.
 - BACKFILL AS ROWS ARE BUILT USING AN EXCAVATOR ON THE FOUNDATION STONE OR SURGRADE.
 - BACKFILL AS ROWS ARE BUILT USING AN EXCAVATOR ON A LINE ROW AND OR EXCAVATOR.
- THE FOUNDATION STONE SHALL BE PROVED AND COMPACTED PRIOR TO PLACING CHAMBERS.
- JOINTS BETWEEN CHAMBERS SHALL BE LEVELLED PRIOR TO PLACING STONE.
- MAINTAIN MINIMUM 6" (200 mm) SPACING BETWEEN THE CHAMBER ROWS.
- INLET AND OUTLET MANIFOLDS MUST BE INSERTED A MINIMUM OF 12" (300 mm) INTO CHAMBER END CAPS.
- EMBEDMENT STONE SURROUNDING CHAMBERS MUST BE A CLEAN, CRUSHED, ANGULAR STONE MEETING THE ASHTO M30 DESIGNATION OF 40 OR 44.
- STONE SHALL BE BROUGHT UP EVENLY AROUND CHAMBERS SO AS NOT TO DISTORT THE CHAMBER SHAPE. STONE DEPTH SHOULD EXCEED BY MORE THAN 12" (300 mm) BETWEEN ADJACENT CHAMBER ROWS.
- STONE MUST BE PLACED ON THE TOP CENTER OF THE CHAMBER TO ANCHOR THE CHAMBERS IN PLACE AND PRESERVE ROW SPACING.
- THE CONTRACTOR MUST REPORT ANY DISCREPANCIES WITH CHAMBER FOUNDATION MATERIAL BEARING CAPACITIES TO THE SITE DESIGN ENGINEER.
- STONE SHALL BE BROUGHT UP EVENLY AROUND CHAMBERS SO AS NOT TO DISTORT THE CHAMBER SHAPE. STONE DEPTH SHOULD EXCEED BY MORE THAN 12" (300 mm) BETWEEN ADJACENT CHAMBER ROWS.
- STONE MUST BE PLACED ON THE TOP CENTER OF THE CHAMBER TO ANCHOR THE CHAMBERS IN PLACE AND PRESERVE ROW SPACING.
- THE CONTRACTOR MUST REPORT ANY DISCREPANCIES WITH CHAMBER FOUNDATION MATERIAL BEARING CAPACITIES TO THE SITE DESIGN ENGINEER.
- ASHTO RECOMMENDS THE USE OF "ULTRASTONATCH" IT INSERTS DURING INSTALLATION AT ALL INLETS RUNOFF.

NOTES FOR SUBSURFACE EQUIPMENT

- STORMTECH MC-7200 CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH THE "STORMTECH MC-7200 CONSTRUCTION GUIDE".
- THE USE OF EQUIPMENT OVER MC-7200 CHAMBERS IS LIMITED:
 - NO RUBBER Tired LOADER, DUMP TRUCK, OR EXCAVATOR ARE ALLOWED UNTIL PROPER FILL IS IN PLACE.
 - WEIGHT LIMITS FOR CONSTRUCTION EQUIPMENT CAN BE FOUND IN THE "STORMTECH MC-7200 CONSTRUCTION GUIDE".
- FILL 30" (900 mm) OF STABILIZED COVER MATERIALS OVER THE CHAMBERS IS REQUIRED FOR DUMP TRUCK, TRAILER, OR COMPACTOR.
- USE OF A DOZER TO FLUSH EMBEDMENT STONE BETWEEN THE ROWS OF CHAMBERS MAY CAUSE DAMAGE TO CHAMBERS AND IS NOT AN ACCEPTABLE BACKFILL METHOD. ANY CHAMBERS DAMAGED BY USING THE "DUMP AND POINT" METHOD ARE NOT COVERED UNDER THE STORMTECH MC-7200 WARRANTY.



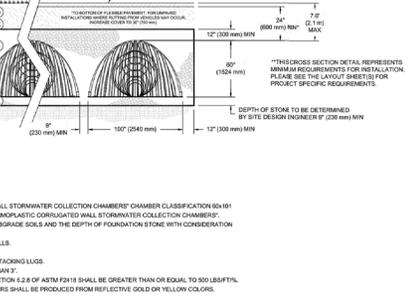
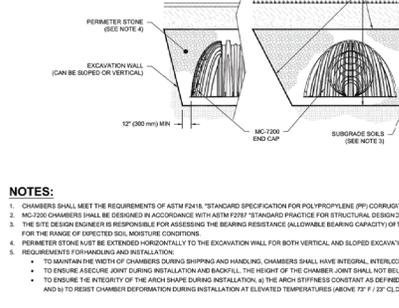
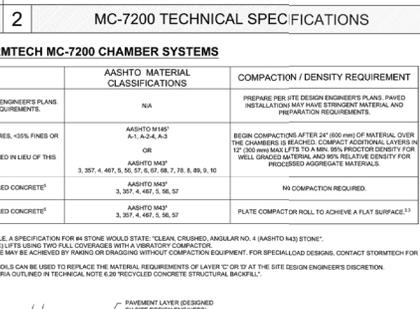
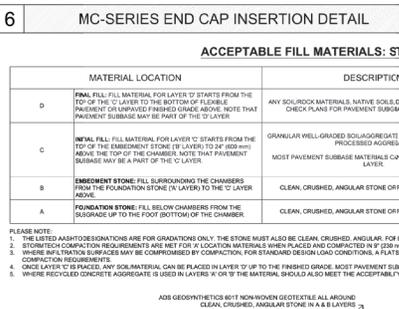
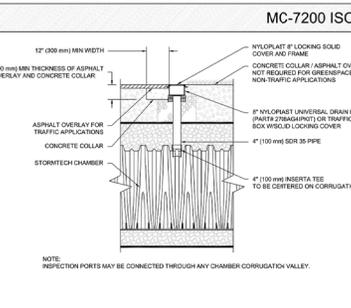
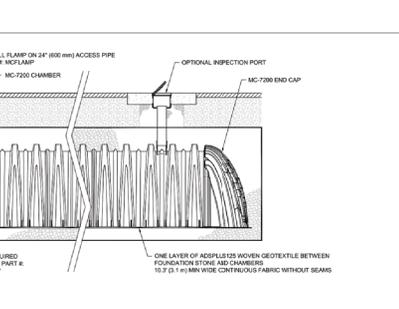
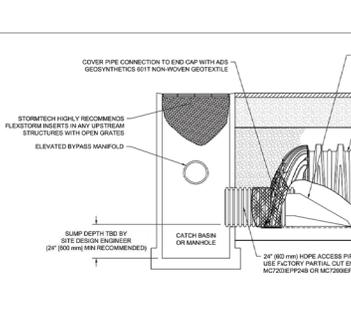
2 MC-7200 TECHNICAL SPECIFICATIONS

ACCEPTABLE FILL MATERIALS: STORMTECH MC-7200 CHAMBER SYSTEMS

MATERIAL LOCATION	DESCRIPTION	ASHTO MATERIAL CLASSIFICATIONS	COMPACTION / DENSITY REQUIREMENT
D	FINAL FILL: FILL MATERIAL FOR LAYER 'D' STARTS FROM THE TOP OF THE 'C' LAYER TO THE BOTTOM OF FLEXIBLE PAVENTMENT UNLESS OTHERWISE SPECIFIED. ABOVE, NOTE THAT PAVENTMENT SUBBASE MAY BE PART OF THE 'C' LAYER.	ANY SOIL/ROCK MATERIALS, NATIVE SOILS OR PER ENGINEERS PLANS. CHECK PLANS FOR INVENTORY SUBGRADE REQUIREMENTS.	N/A
C	FINAL FILL: FILL MATERIAL FOR LAYER 'C' STARTS FROM THE TOP OF THE EMBEDMENT STONE (B) LAYER TO 400 mm ABOVE THE TOP OF THE CHAMBER. THAT PAVENTMENT SUBBASE MAY BE A PART OF THE 'C' LAYER.	ASHTO M30 OR M35 OR ASHTO M47 OR 3, 307, 4, 467, 5, 56, 57, 6, 67, 68, 5, 9, 10	REGION COMPACTED IN FRONT OF 200 mm OF MATERIAL OVER THE CHAMBERS IS RECOMMENDED. COMPACT ADDITIONAL LAYERS IN 150 mm MAX LIFTS TO A MIN. 98% PROCTOR DENSITY FOR WELL GRADED MATERIAL AND 90% RELATIVE DENSITY FOR PROCESSED AGGREGATE MATERIALS.
B	EMBEDMENT STONE: FILL SURROUNDING THE CHAMBERS FROM THE FOUNDATION STONE (A) LAYER TO THE 'C' LAYER ABOVE.	CLEAN, CRUSHED, ANGULAR STONE OR RECYCLED CONCRETE ¹	NO COMPACTION REQUIRED.
A	FOUNDATION STONE: FILL BELOW CHAMBERS FROM THE FOUNDATION UP TO THE FOOT (BOTTOM) OF THE CHAMBER.	CLEAN, CRUSHED, ANGULAR STONE OR RECYCLED CONCRETE ¹	PLATE COMPACT OR ROLL TO ACHIEVE A FLAT SURFACE. ¹¹

PLEASE NOTE:

- THE LISTED ASHTO DESIGNATIONS ARE FOR GRANULATIONS ONLY. THE STONE MUST ALSO BE CLEAN, CRUSHED, ANGULAR, FOR EXAMPLE A SPECIFICATION FOR #4 STONE WOULD STATE: "CLEAN, CRUSHED, ANGULAR NO. 4 (ASHTO) #4 STONE".
- STORMTECH CONSTRUCTION REQUIREMENTS ARE MET FOR 'C' LOCATION MATERIALS WHEN PLACED AND COMPACTED IN 150 mm (6 IN) MAX LIFTS USING TWO FULL COVERS WITH A VIBRATORY COMPACTOR.
- WHERE NECESSARY SUBBASES MAY BE COMPOSED BY COMPACTION FOR STANDARD DESIGN LOAD CONDITIONS. A FLAT SURFACE MAY BE ACHIEVED BY FINISHING OR GRADING WITHOUT COMPACTION EQUIPMENT. FOR SPECIAL-LAD DESIGN, CONTACT STORMTECH FOR COMPACTION REQUIREMENTS.
- WHERE NECESSARY, ANY SOLID MATERIAL CAN BE PLACED IN LAYER 'D' UP TO THE FINISHED GRADE. MOST PAVENTMENT SUBBASES SHOULD BE REPLACED WITH THE MATERIAL REQUIREMENTS OF LAYER 'C' OR 'D' AT THE SITE DESIGN ENGINEER'S DISCRETION.
- WHERE RECYCLED CONCRETE AGGREGATE IS USED IN LAYERS 'C' OR 'D' THE MATERIAL SHOULD ALSO MEET THE ACCEPTABLE CRITERIA OUTLINED IN TECHNICAL NOTE 6.29 "RECYCLED CONCRETE STRUCTURAL BACKFILL".



DATE: 01/10/24
PROJECT NO:
NOT TO SCALE

DRAWN: JLM
REVIEWED: JLM
REV:
STANDARD DETAILS

StormTech
Member - Systems
888-228-1111 | www.stormtech.com

4640 TREUMAN BLVD
HILLIARD, OH 43026

SHEET
1

MJ STOKES CONSULTING

P.O. BOX 22821
TAMPA, FL 33622
813.724.4199
INFO@MJSTOKESCONSULTING.COM
FLORIDA BUSINESS REGISTRY NO. 34468

NO.	DATE	DESCRIPTION	BY
01	4/13/24	REVISION PER APPROVAL	JLS

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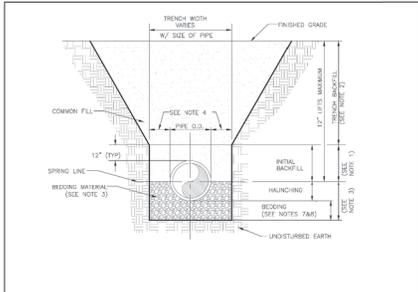
JOHN J. STOECKEL
FLORIDA PROFESSIONAL ENGINEER
LICENSE NO. 80758

PROJECT NAME:
**MAJOR SITE PLAN
CORTA COMMONS**

FOR
CORTA OCALA, LLC
SW HWY 200 - OCALA
MARION COUNTY, FLORIDA

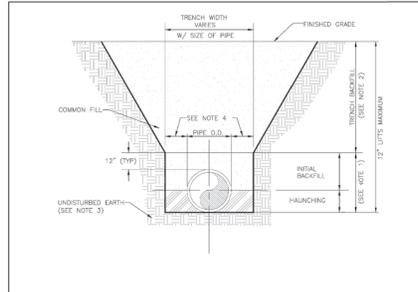
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CHECKED BY: JJS
DATE: 03/29/2024
SHEET NUMBER
C-506



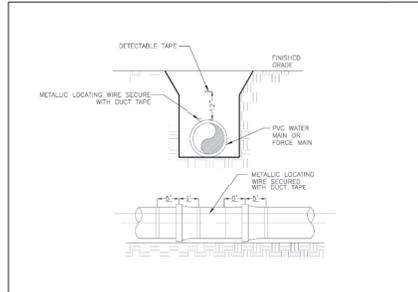
- NOTES:
1. INITIAL BACKFILL COMMON FILL COMPACTED TO 95% (98% UNDER PAVEMENT) OF THE MAXIMUM DENSITY AS PER AASHTO T-99.
 2. TRENCH BACKFILL COMMON FILL COMPACTED TO 95% (98% UNDER PAVEMENT) OF THE MAXIMUM DENSITY AS PER AASHTO T-99.
 3. BEDDING MATERIAL SHALL CONFORM TO FOOT NO. 53 AGGREGATE.
 4. 12" MAX (12" MIN) FOR PIPE DIAMETER LESS THAN 24" AND 24" MAX (12" MIN) FOR PIPE DIAMETER 24" AND LARGER.
 5. BEDDING DEPTH SHALL BE 4" MINIMUM FOR PIPE DIAMETER UP TO 12" AND 6" MINIMUM FOR PIPE DIAMETER 12" AND LARGER.
 6. UNDESIRABLE MATERIAL SHALL COVER DEPTH OF BEDDING ROCK BELOW THE PIPE UTILITIES SHALL BE PERMITTED IN THE TRENCH DURING CONSTRUCTION.
 7. ALL PIPE TO BE INSTALLED WITH BELL FACING UPSTREAM TO THE DIRECTION OF THE FLOW.
 8. BEDDING DEPTH SHALL BE 4" MINIMUM FOR PIPE DIAMETER UP TO 12" AND 6" MINIMUM FOR PIPE DIAMETER 12" AND LARGER.
 9. UNDESIRABLE MATERIAL SHALL COVER DEPTH OF BEDDING ROCK BELOW THE PIPE UTILITIES SHALL BE PERMITTED IN THE TRENCH DURING CONSTRUCTION.
 10. SURFACE RESTORATION APPROVED AREAS SHALL BE IN COMPLIANCE WITH ALL APPLICABLE REGULATIONS OF GOVERNING AGENCIES. SURFACE RESTORATION WITHIN MARION COUNTY RIGHT-OF-WAY SHALL COMPLY WITH REQUIREMENTS OF RIGHT-OF-WAY UTILIZATION REGULATIONS AND ROAD CONSTRUCTION SPECIFICATIONS.
 11. ONE COMPACTION TEST SHALL BE REQUIRED FOR EACH LIFT NOT TO EXCEED 200'.

Marion County UTILITIES	MCBC EFFECTIVE 04/15/2023	BEDDING AND TRENCHING 1	7.3.2
	REVISION # 2	UT 102	



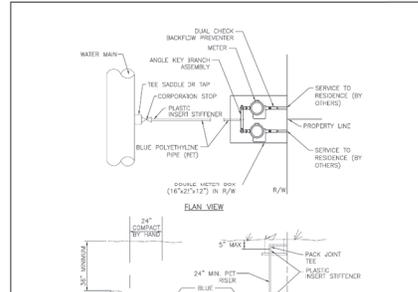
- NOTES:
1. INITIAL BACKFILL AND HAUNCHING SELECT COMMON FILL COMPACTED TO 95% (98% UNDER PAVEMENT) OF THE MAXIMUM DENSITY AS PER AASHTO T-99.
 2. TRENCH BACKFILL COMMON FILL COMPACTED TO 95% (98% UNDER PAVEMENT) OF THE MAXIMUM DENSITY AS PER AASHTO T-99.
 3. PIPE BEDDING UTILIZE SELECT COMMON FILL OR BEDDING ROCK IN ACCORDANCE WITH BEDDING AND HAUNCHING. LOCAL MAY BE REQUIRED AS DIRECTED BY MCJ.
 4. 12" MAX (12" MIN) FOR PIPE DIAMETER LESS THAN 24" AND 24" MAX (12" MIN) FOR PIPE DIAMETER 24" AND LARGER.
 5. WATER SHALL NOT BE PERMITTED IN THE TRENCH DURING CONSTRUCTION.
 6. ALL PIPE TO BE INSTALLED WITH BELL FACING UPSTREAM TO THE DIRECTION OF THE FLOW.
 7. FINAL RESTORATION IN IMPROVED AREAS SHALL BE IN COMPLIANCE WITH ALL APPLICABLE REGULATIONS OF GOVERNING AGENCIES. SURFACE RESTORATION WITHIN MARION COUNTY RIGHT-OF-WAY SHALL COMPLY WITH REQUIREMENTS OF RIGHT-OF-WAY UTILIZATION REGULATIONS AND ROAD CONSTRUCTION SPECIFICATIONS.
 8. ONE COMPACTION TEST SHALL BE REQUIRED FOR EACH LIFT NOT TO EXCEED 200'.

Marion County UTILITIES	MCBC EFFECTIVE 04/15/2023	BEDDING AND TRENCHING 2	7.3.2
	REVISION # 2	UT 103	



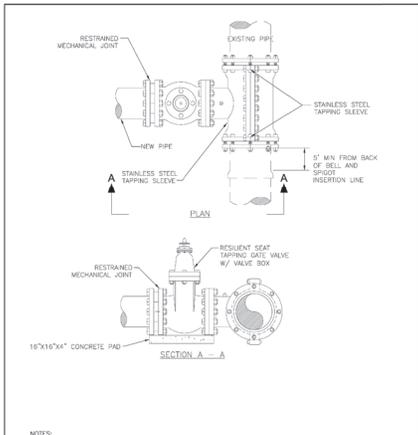
- NOTES:
1. PVC PIPE SHALL REQUIRE INSULATED METALLIC LOCATING WIRE (10 GAUGE COPPER) CAPABLE OF WITHSTANDING 60 V. A SINGLE LOCATING WIRE SHALL BE RUN ON TOP OF THE PIPE.
 2. LOCATING WIRE SHALL TERMINATE AT EACH VALVE BOX AND BE CAPABLE OF EXTENDING 12" ABOVE TOP OF BOX IN SUCH A MANNER SO AS NOT TO INTERFERE WITH VALVE OPERATION PER UT 112.
 3. ALL WIRE CONNECTIONS SHALL BE SPUN TOGETHER USING WIRE NUTS.
 4. FOR HORIZONTAL DIRECTIONAL DRILLING, UTILIZE 2 LOCATING WIRES EACH WITH A BREAK LOAD OF 1032 POUNDS.
 5. DETECTABLE TAPE SHALL BE 1" ABOVE THE CENTERLINE OF THE PIPE.

Marion County UTILITIES	MCBC EFFECTIVE 04/15/2023	PIPE LOCATING WIRE AND DETECTABLE TAPE	7.3.2
	REVISION # 2	UT 104	



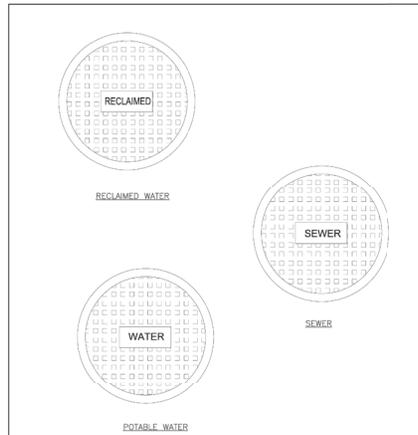
- NOTES:
1. ALL RESIDENTIAL SERVICES SHALL HAVE A MINIMUM SIZE OF 1".
 2. CURB STOP SHALL BE INSTALLED ON STREET SIDE OF CURB SEPARATELY BETWEEN SIDEWALK AND CURB.
 3. SCHEDULE 40 PVC SERVICE TO BE USED UNDER PAVEMENT, EXTENDING A MINIMUM OF 5' ON EITHER SIDE OF THE PAVEMENT WHERE POSSIBLE. THE INSIDE DIAMETER OF THE CASINO PIPE SHALL BE A MINIMUM OF ONE (1) INCH LARGER THAN THE OUTSIDE DIAMETER OF THE SERVICE PIPE.
 4. CURB STOP SHALL BE HORIZONTAL TO WATER MAIN.
 5. LOCATING WIRE SHALL BE INSTALLED FROM MAIN TO SERVICE LINE.
 6. PIPE AND FITTING SHALL BE PERMANENTLY MARKED BY SERVICE TAP.
 7. CONNECTION SHALL BE MADE UNDER AND AROUND THE CONNECTION TO THE SATISFACTION OF THE ENGINEER.
 8. RECLAIMED WATER SERVICE CONNECTIONS SHALL BE PERMANENTLY MARKED BY ETCHING OR STAMPING A "RW" IN THE CURB DIRECTLY OVER THE SERVICE LINE.
 9. RECLAIMED WATER SERVICE CONNECTIONS SHALL BE PERMANENTLY MARKED BY ETCHING OR STAMPING A "RW" IN THE CURB DIRECTLY OVER THE SERVICE LINE.
 10. SERVICE LINES SHALL NOT COMPLY WITH OTHER UTILITIES. SERVICE LINES SHALL BE SLEAVED WITH SCH40 PVC UNDER OTHER UTILITIES.
 11. ALL TAPS MUST BE LOCATED A MINIMUM OF 24" AWAY FROM ANY BELL AND/OR FITTING.

Marion County UTILITIES	MCBC EFFECTIVE 04/15/2023	WATER AND RECLAIMED WATER SERVICES (TYPICAL)	7.3.2
	REVISION # 2	UT 107	

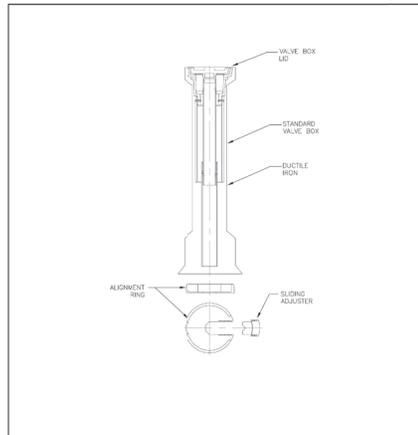


- NOTES:
1. PRIOR TO BEGINNING THE TAPPING OPERATION, THE SLEEVE AND VALVE SHALL BE PRESSURE TESTED AT 100 PSI FOR A MINIMUM OF 30 MINUTES TO ENSURE THAT NO LEAKAGE WILL OCCUR.
 2. CONTRACTOR SHALL PROVIDE MCJ PROOF OF PRESSURE TEST IN THE FORM OF A TAPPING TEST LOG WITH THE CONTRACTOR'S SIGNATURE.
 3. CONTRACTOR MUST CONFIRM RESTRAINTS IN ALL DIRECTIONS AND INSTALL ADDITIONAL RESTRAINTS AS NECESSARY TO COMPLY WITH LAND DEVELOPMENT CODE.
 4. ALL TAPS MUST BE LOCATED A MINIMUM OF 5' AWAY FROM ANY BELL AND/OR FITTING.
 5. STAINLESS STEEL TAPPING SLEEVE SHALL BE MADE OF 316SS.

Marion County UTILITIES	MCBC EFFECTIVE 04/15/2023	TAPPING SLEEVE AND GATE VALVE ASSEMBLY	7.3.2
	REVISION # 1	UT 108	

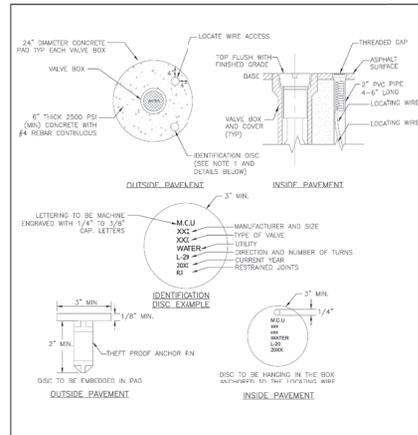


Marion County UTILITIES	MCBC EFFECTIVE 04/15/2023	TYPICAL VALVE BOX COVER	7.3.2
	REVISION # NA	UT 110	



- NOTES:
1. FOR ALL WANS 6.0\"/>

Marion County UTILITIES	MCBC EFFECTIVE 04/15/2023	SEALED VALVE BOX, ADJUSTABLE	7.3.2
	REVISION # 1	UT 111	



- NOTES:
1. BRONZE (OR STAINLESS STEEL) IDENTIFICATION DISC SHALL BE REQUIRED FOR ALL VALVES, EXCEPT HORIZONTAL VALVES.
 2. LOCATING WIRE SHALL TERMINATE AT EACH VALVE BOX AND BE CAPABLE OF EXTENDING 12" ABOVE TOP OF BOX IN SUCH A MANNER SO AS NOT TO INTERFERE WITH VALVE OPERATION.

Marion County UTILITIES	MCBC EFFECTIVE 04/15/2023	VALVE BOX PAD	7.3.2
	REVISION # 1	UT 112	

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FLORIDA BUSINESS REGISTRY NO. 3448

NO.	DATE	DESCRIPTION	BY
01	01/20/24	REVISION PER ZONING APPROVAL MARION COUNTY & SPANARD REVIEW COMMENTS	JIS

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JOHN J. STOECKEL
FLORIDA PROFESSIONAL ENGINEER
LICENSE NO. 80758

PROJECT NAME:
**MAJOR SITE PLAN
CORTA COMMONS**
FOR
CORTA OCALA, LLC
SW HWY 200 - OCALA
MARION COUNTY, FLORIDA

SHEET TITLE
**MARION COUNTY
UTILITY DETAILS**

PROJECT NO: 23-3306
CHECKED BY: JIS
VERTICAL DATUM: NAVD 1988
DATE: 03/29/2024
SHEET NUMBER

C-507

Missing or invalid reference
 File: ..\..\OneDrive - MJ Stokes Consulting, LLC\Projects\23-3306 - CORTA SR200 Ocala CAD Details\County Utility 2023\Overall 18.pdf
 Sheet: 1

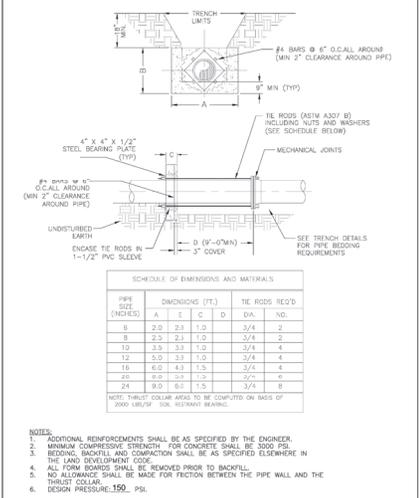
MINIMUM RESTRAINED LENGTH (FT)
 EACH SIDE OF FITTING AND VALVE
 FOR DIP, FE ENCASED DIP OR BARE PVC
 WATER MAIN, PRESSURE: 150 PSI, DEPTH OF COVER: 3.0 ft.

H=HORIZONTAL
 VU=VERTICAL-UP
 VD=VERTICAL-DOWN

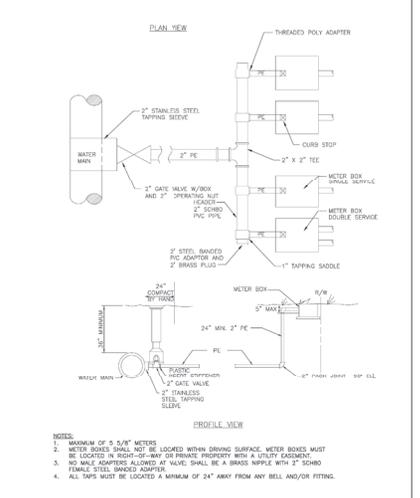
Band Type	Pipe Length (ft)					TEE FITTING					Reducer Fitting				
	4"	6"	8"	10"	12"	4"	6"	8"	10"	12"	4"	6"	8"	10"	12"
11-1/4"	2	3	4	5	6	4	4	4	4	4	4	4	4	4	4
15-1/4"	2	3	4	5	6	4	4	4	4	4	4	4	4	4	4
22-1/2"	4	6	8	10	12	4	4	4	4	4	4	4	4	4	4
40"	8	11	15	20	25	4	4	4	4	4	4	4	4	4	4
90"	15	20	25	30	35	4	4	4	4	4	4	4	4	4	4

Minimum Design Criteria
 Bedding Type: 4
 Safety Factor: 1.5
 Soil: Sand-Silt
 Run Length (First Joint): 10 ft.

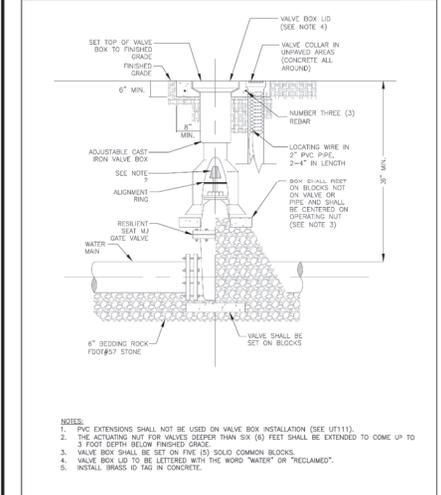
7.3.2
 RESTRAINED PIPE TABLE
 UT 201



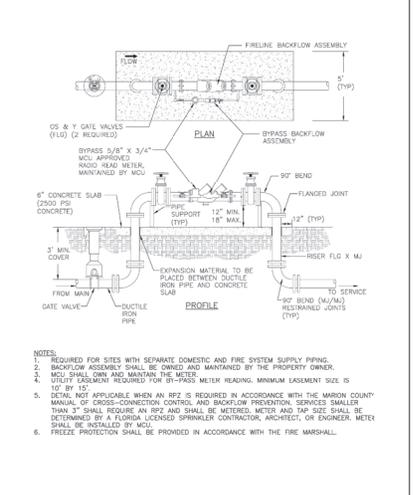
7.3.2
 THRUST COLLAR WATER MAINS
 UT 201



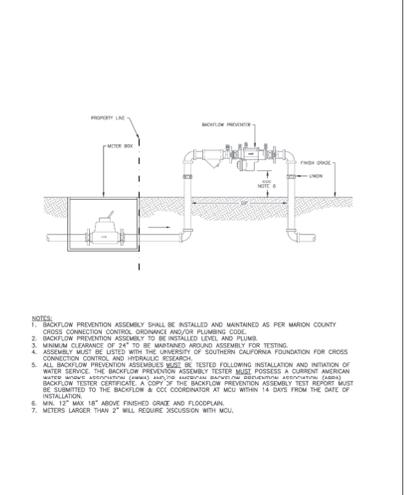
7.3.2
 METER BANK
 2" SUPPLY
 UT 202



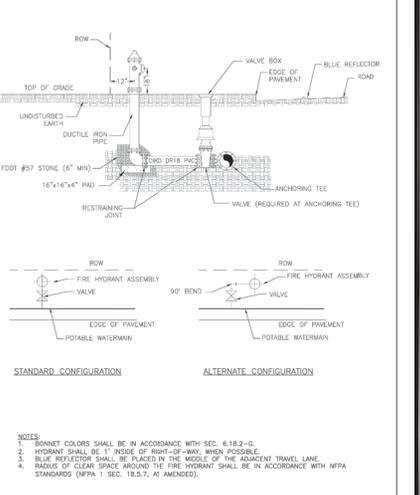
7.3.2
 GATE VALVE
 WATER AND RECLAIMED MAINS
 UT 204



7.3.2
 FIRE LINE DOUBLE DETECTOR
 CHECK VALVE ASSEMBLY
 UT 208



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



7.3.2
 FIRE HYDRANT ASSEMBLY
 UT 210

MJ STOKES CONSULTING
 P.O. BOX 22821
 TAMPA, FL 33622
 813.744.1199
 INFO@MJSTOKESCONSULTING.COM
 FLORIDA BUSINESS REGISTRY NO. 34468

NO.	DATE	REVISION / DESCRIPTION	BY
01	4/13/24	REVISION PER ZONING APPROVAL COMMENTS	JIS

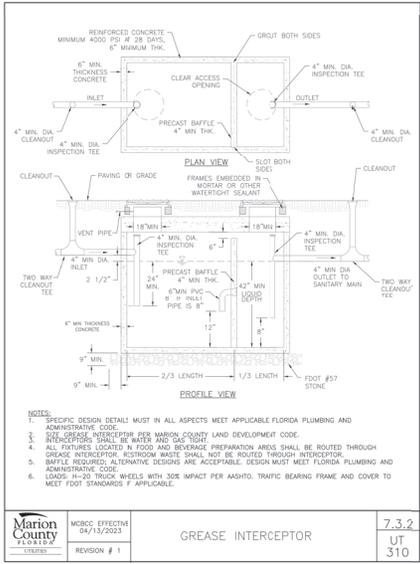
Sunshine811
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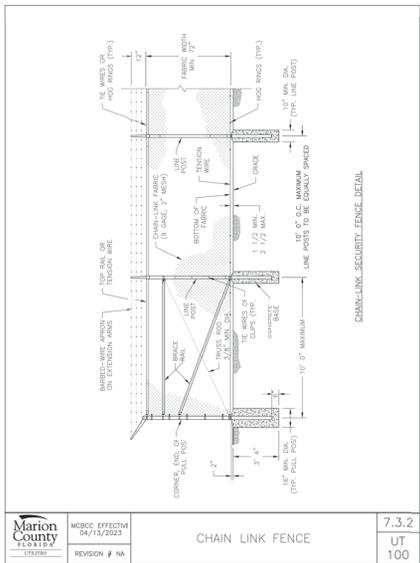
JOHN J. STOECKEL
 FLORIDA PROFESSIONAL ENGINEER
 LICENSE NO. 80758

PROJECT NAME:
 MAJOR SITE PLAN
 CORTA COMMONS
 FOR
 CORTA OCALA, LLC
 SW HWY 200 - OCALA
 MARION COUNTY, FLORIDA

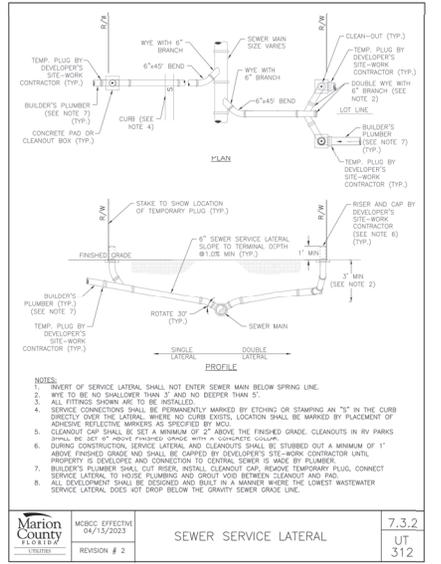
MARION COUNTY UTILITY DETAILS
 PROJECT NO: 23-3306
 CHECKED BY: JIS
 VERTICAL DATUM: NAVD 1988
 DATE: 03/29/2024
 SHEET NUMBER:
C-508



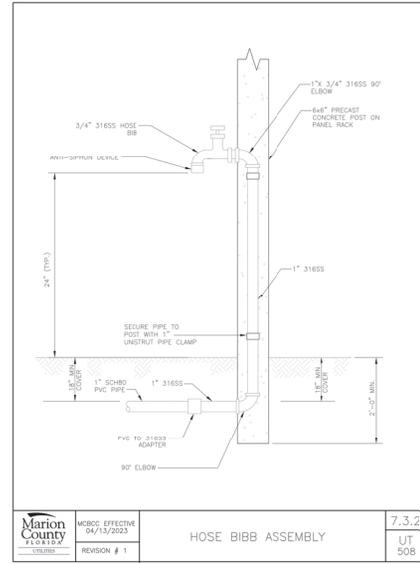
Marion County FLORIDA	MCBCC EFFECTIVE 04/15/2023	7.3.2
LIBRARY	REVISION # 1	UT 310
GREASE INTERCEPTOR		



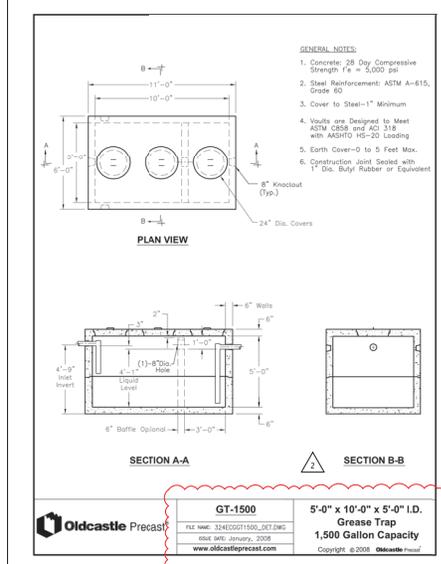
Marion County FLORIDA	MCBCC EFFECTIVE 04/15/2023	7.3.2
LIBRARY	REVISION # NA	UT 100
CHAIN LINK FENCE		



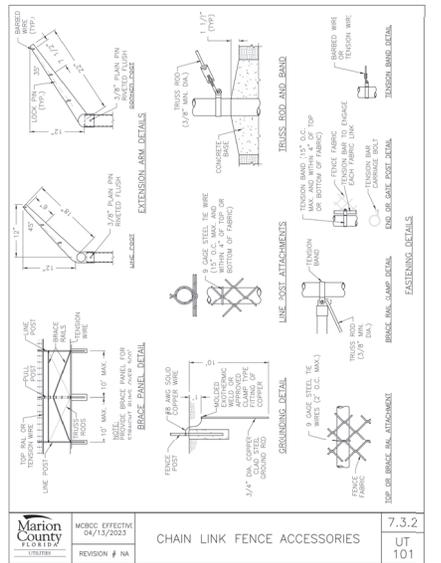
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LIBRARY	REVISION # 2	UT 312
SEWER SERVICE LATERAL		



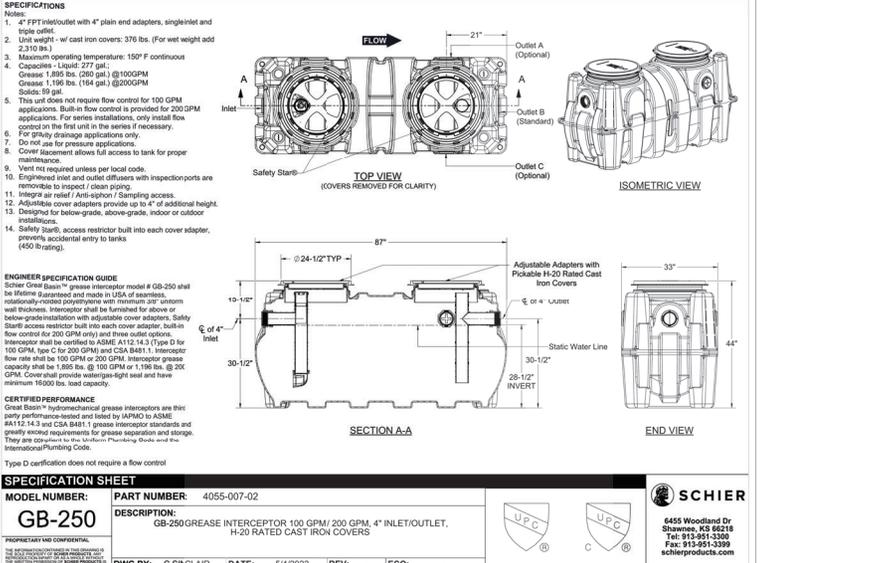
Marion County FLORIDA	MCBCC EFFECTIVE 04/15/2023	7.3.2
LIBRARY	REVISION # 1	UT 508
HOSE BIBB ASSEMBLY		



Oldcastle Precast	GT-1500	5'-0" x 10'-0" x 5'-0" I.D.
	GREASE TRAP	1,500 Gallon Capacity
	REV. DATE	DESCRIPTION



Marion County FLORIDA	MCBCC EFFECTIVE 04/15/2023	7.3.2
LIBRARY	REVISION # NA	UT 101
CHAIN LINK FENCE ACCESSORIES		



Marion County FLORIDA	MCBCC EFFECTIVE 04/15/2023	7.3.2
LIBRARY	REVISION # NA	UT 101
CHAIN LINK FENCE ACCESSORIES		

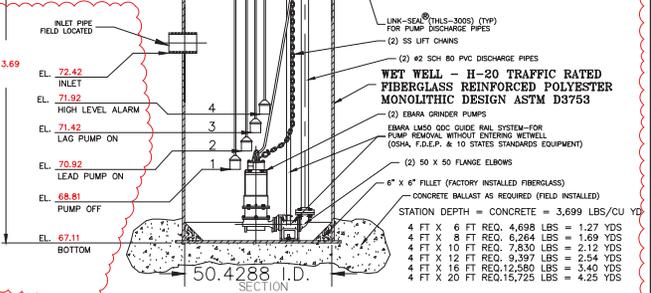
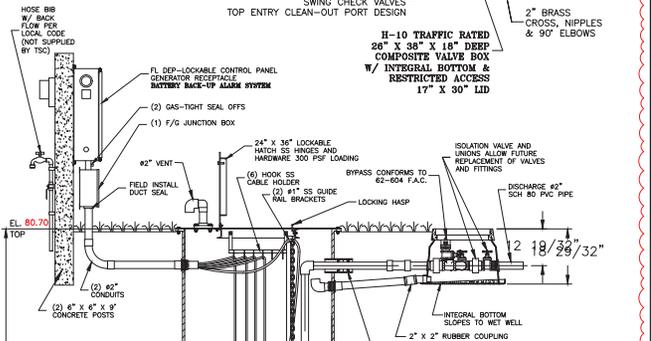
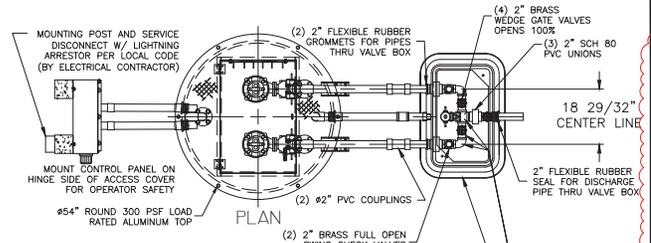
MJ STOKES CONSULTING
P.O. BOX 22821
TAMPA, FL 33622
813.744.1199
INFO@MJSTOKESCONSULTING.COM
FLORIDA BUSINESS REGISTRY NO. 3448

REV.	DATE	DESCRIPTION
01	11/24	REVISION FOR ZONING APPROVAL CORDATA & SWANWOLD REVIEW COMMENTS
02	01/24	REVISION FOR COUNTY SWANWOLD & FOOT REVIEW COMMENTS
03	01/24	REVISION FOR ZONING APPROVAL CORDATA & SWANWOLD REVIEW COMMENTS
04	01/24	REVISION FOR ZONING APPROVAL CORDATA & SWANWOLD REVIEW COMMENTS
05	01/24	REVISION FOR ZONING APPROVAL CORDATA & SWANWOLD REVIEW COMMENTS
06	01/24	REVISION FOR ZONING APPROVAL CORDATA & SWANWOLD REVIEW COMMENTS
07	01/24	REVISION FOR ZONING APPROVAL CORDATA & SWANWOLD REVIEW COMMENTS
08	01/24	REVISION FOR ZONING APPROVAL CORDATA & SWANWOLD REVIEW COMMENTS
09	01/24	REVISION FOR ZONING APPROVAL CORDATA & SWANWOLD REVIEW COMMENTS
10	01/24	REVISION FOR ZONING APPROVAL CORDATA & SWANWOLD REVIEW COMMENTS
11	01/24	REVISION FOR ZONING APPROVAL CORDATA & SWANWOLD REVIEW COMMENTS
12	01/24	REVISION FOR ZONING APPROVAL CORDATA & SWANWOLD REVIEW COMMENTS
13	01/24	REVISION FOR ZONING APPROVAL CORDATA & SWANWOLD REVIEW COMMENTS
14	01/24	REVISION FOR ZONING APPROVAL CORDATA & SWANWOLD REVIEW COMMENTS
15	01/24	REVISION FOR ZONING APPROVAL CORDATA & SWANWOLD REVIEW COMMENTS
16	01/24	REVISION FOR ZONING APPROVAL CORDATA & SWANWOLD REVIEW COMMENTS
17	01/24	REVISION FOR ZONING APPROVAL CORDATA & SWANWOLD REVIEW COMMENTS
18	01/24	REVISION FOR ZONING APPROVAL CORDATA & SWANWOLD REVIEW COMMENTS
19	01/24	REVISION FOR ZONING APPROVAL CORDATA & SWANWOLD REVIEW COMMENTS
20	01/24	REVISION FOR ZONING APPROVAL CORDATA & SWANWOLD REVIEW COMMENTS

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JOHN J. STOECKEL
FLORIDA PROFESSIONAL ENGINEER
LICENSE NO. 80758
PROJECT NAME:
MAJOR SITE PLAN
CORTA COMMONS
FOR
CORTA OCALA, LLC
SW HWY 200 - OCALA
MARION COUNTY, FLORIDA
SHEET TITLE
MARION COUNTY UTILITY DETAILS

PROJECT NO: 23-3306
CHECKED BY: JJS
VERTICAL DATUM: NAVD 1988
DATE: 03/29/2024
SHEET NUMBER
C-510



EBARA SEWAGE GRINDER PUMP
 48" DUPLEX STATION - 2" PIPING
 WITH SLIDE RAIL SYSTEM, V.B. AND F.D.E.P. PANEL
 TSC PRE-FAB PUMP SOLUTIONS[®]

1. HOSE BIBB WITH REDUCED PRESSURE BACK FLOW PREVENTER
 2. GROUT FILLET (1 TO 1 SLOPE TO "HOPPER" BOTTOM)

GENERAL NOTES
 FURNISH AND INSTALL LIBERTY SUBMERSIBLE GRINDER PUMPS:

DESIGN CONDITION:

MODEL	LGV_LGH	2.5	HP
GPM	46	23.95/83.76	FT/DH
VOLTAGE	208/230 OR 460	SINGLE / THREE	PHASE
DISCHARGE	2"		IMPELLER

- SEWAGE GRINDER PUMP:**
- RATED FOR FIFTEEN (15) STARTS PER HOUR.
 - OIL FILLED MOTOR DESIGNED FOR SEWAGE APPLICATION WITH CLASS H INSULATION.
 - DUAL MECHANICAL SHAFT SEALS (SILICON CARBIDE / SILICON CARBIDE)
 - HIGH TEMPERATURE BALL BEARINGS 8-10 RATING OF 100,000 HOURS, UPPER - SINGLE ROW, LOWER - DOUBLE ROW
 - PUMP SHAFT HORSEPOWER (BHP) SHALL NOT EXCEED MOTOR RATED HORSEPOWER THROUGHOUT THE ENTIRE OPERATING RANGE OF THE PUMP PERFORMANCE CURVE.
 - MOTORS SHALL BE DUAL WOUND AND CAPABLE OF OPERATING ON 208/230 VOLT WITH A 10% TOLERANCE VOLTAGE (190 TO 260) OR OPERATE ON 460 VOLT BY CHANGING THE MOTOR LEADS INSIDE THE PUMP.

FIBERGLASS WET WELL: SHALL BE A ONE PIECE UNIT WITH INTEGRAL BOTTOM, WALL AND UPPER FLANGE. THE ENTIRE FIBERGLASS WET WELL SHALL HAVE A DYNAMIC LOAD RATING OF 16,000 FT/LBS. EACH UNIT MUST BE SERIAL NUMBERED TO IDENTIFY THE TEST PROCEDURE. ASTM D 3753 & H-20 SPECIFICATIONS SHALL BE REQUIRED AS MINIMUM.

ALUMINUM HATCH: TSC MODEL-SAR (54") ROUND WITH 24" X 38" LOOKABLE HATCH, REINFORCED FOR LOAD RATING OF 300 LBS/FT WITH HOLD OPEN SAFETY ARM, LOCKING DEVICE FOR HASP TYPE PADLOCK AND STAINLESS STEEL HARDWARE.

VALVE BOX: FIBERGLASS COMPOSITE (H-10 TRAFFIC RATED) WITH INTEGRAL BOTTOM. (FOR 1 1/4" AND 2" DISCHARGE PIPING SXS HEADER SYSTEM) SHALL BE 26" X 38" X 18" WITH 17" X 30" LIMITED ACCESS LID

ACCESSORIES: #304 S/S - GUIDE RAILS, UPPER GUIDE RAIL BRACKETS, CABLE HOLDER, ANCHOR BOLTS AND PUMP LIFTING CHAINS.

VALVES: SHALL BE SEWAGE SERVICE DESIGN BRASS SWING CHECK VALVES WITH TOP ENTRY CLEAN-OUT PORT AND BRASS WEDGE GATE VALVES OPEN 100%.

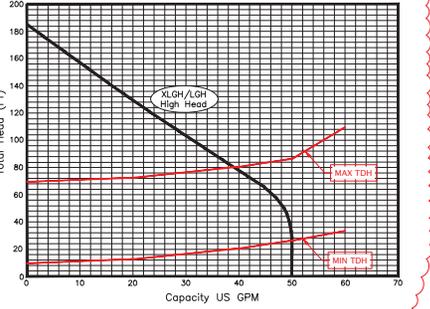
PIPING: 2" SCHEDULE 80 PVC.

FLOAT SWITCHES: UL LISTED SJ ELECTRO MODEL (SJ 30 SWENO).

PUMP SUPPLIER SHALL PROVIDE SUBMERSIBLE PUMPS, SLIDE RAIL ASSEMBLIES, CONTROL PANEL, JUNCTION BOX, FLOAT SWITCHES, ALUMINUM HATCH AND ACCESSORIES TO INSURE PROPER OPERATION AND WARRANTY.
 THE COMPLETE PACKAGE PUMPING STATION SHALL HAVE PUMP BASES, SLIDE RAIL ASSEMBLIES AND DISCHARGE PIPING ASSEMBLED BY TECHNICAL SALES CORPORATION READY TO SHIP FOR FIELD INSTALLATION. THE MANUFACTURER OF PRE-FAB PUMP SOLUTIONS[®]. TECHNICAL SALES CORPORATION, 4621 N. HALE AVE TAMPA, FL 33614 (813)876-9256

LIBERTY ENGINEERED PRODUCTS

LIBERTY LGV_LGH 2.5HP Synchronous Speed: 3450 RPM
 Single and Three Phase 2 inch Discharge
 Design flow: 46 GPM @ TDH/FT



PUMP PERFORMANCE CURVE

CONTROL PANEL - SHALL CONFORM TO FL DEP 62-604 F.A.C.

CONTROL PANEL SHALL BE TSC MODEL # 38-D IN NEMA 4X FIBERGLASS ENCLOSURE. THE PANEL SHALL MEET STATE OF FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (DEP), ENVIRONMENTAL PROTECTION COMMISSION (EPC) AND LOCAL CODE REQUIREMENTS GOVERNING PRIVATE LIFT STATIONS.

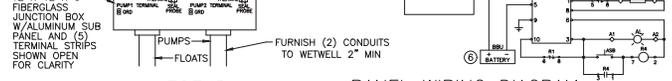
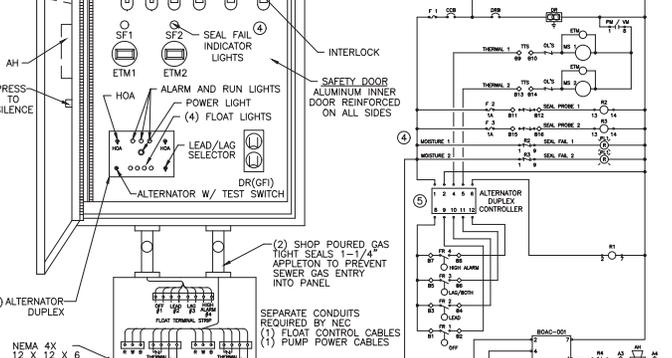
FLOAT SWITCHES AND CONTROL SYSTEM SHALL BE UL LISTED AND INTRINSICALLY SAFE. ALL COMPONENTS SHALL BE UL LISTED.

A JUNCTION BOX IS REQUIRED, WITH SHOP POURED SEALS BETWEEN BOX AND CONTROL PANEL TO PREVENT SEWER GAS ENTRY INTO CONTROL PANEL.

ELECTRICAL CONTRACTOR TO PROVIDE SERVICE DISCONNECT WITH LIGHTNING ARRESTOR MOUNTED PER LOCAL CODES.

THE CONTROL PANEL SHALL BE SUITABLY INSTALLED TO PREVENT SETTLING OR TIPPING.

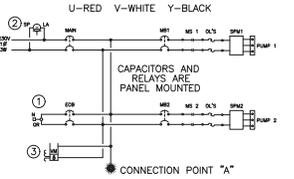
BATTERY BACK-UP ALARM SYSTEM TO BE INCORPORATED INTO CONTROL PANEL PER THE "10 STATES STANDARDS"



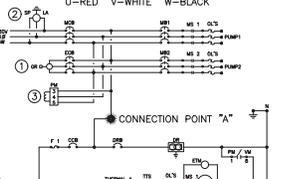
LEGEND

- AH ALARM HORN
- AL ALARM LIGHT
- ASB ALARM SILENCE BUTTON
- ATS ALTERNATOR W/TEST SWITCH
- BBU BATTERY (BACK-UP UNIT)
- CCB CONTROL CIRCUIT BREAKER
- DR DUPLEX RECEPTACLE
- DRB DUPLEX RECEPTACLE BREAKER
- ECB EMERGENCY CIRCUIT BREAKER
- ETM ELAPSED TIME METER
- F FUSE
- FL FLASHER
- PS FLOAT SWITCH (REGULATOR)
- GR GENERATOR RECEPTACLE
- GROUND
- HOA HAND-OFF-AUTOMATIC SELECTOR
- LA LIGHTNING ARRESTOR
- MB MOTOR BREAKER
- MCB MAIN CIRCUIT BREAKER
- MS MOTOR STARTER
- N NEUTRAL
- OL'S OVERLOAD HEATERS
- PM PHASE MONITOR
- PTS PUMP TERMINAL STRIP
- RD ROUND
- R RUN CAPACITOR
- RD DISCHARGE RESISTOR
- RL PUMP RUN INDICATORS
- RS REGULATOR TERMINAL STRIP
- SC START CAPACITOR
- SEF SEAL FAIL (SHAFT)
- SR START RELAY
- SP SURGE PROTECTOR
- TTS THERMAL TERMINAL STRIP

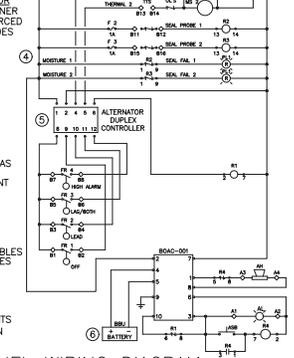
SINGLE PHASE WIRING DIAGRAM



THREE PHASE WIRING DIAGRAM



PANEL WIRING DIAGRAM



TECHNICAL SALES CORPORATION

TSC PRE-FAB PUMP SOLUTIONS[®]
 WATERWORKS & WASTEWATER SPECIALTIES[®]
 Representing Innovative Manufacturers
 MODEL TSC2-48.1 BBU
 4621 N. HALE AVENUE PH (813)876-9256
 TAMPA, FL 33614 FAX (813)874-1194
 EMAIL: Sales@TSCtopps.com
 REV-21 SCALE: N.T.S.

MJ STOKES CONSULTING
 P.O. BOX 22821
 TAMPA, FL 33622
 813.744.1199
 INFO@MJSTOKESCONSULTING.COM
 FL CIRCUL. BUSINESS REGISTRY NO. 34468

NO.	DATE	DESCRIPTION	BY
01	01/20/24	REVISION PER ZONING APPROVAL COUNTY & SWANWOLD REVIEW COMMENTS	JIS

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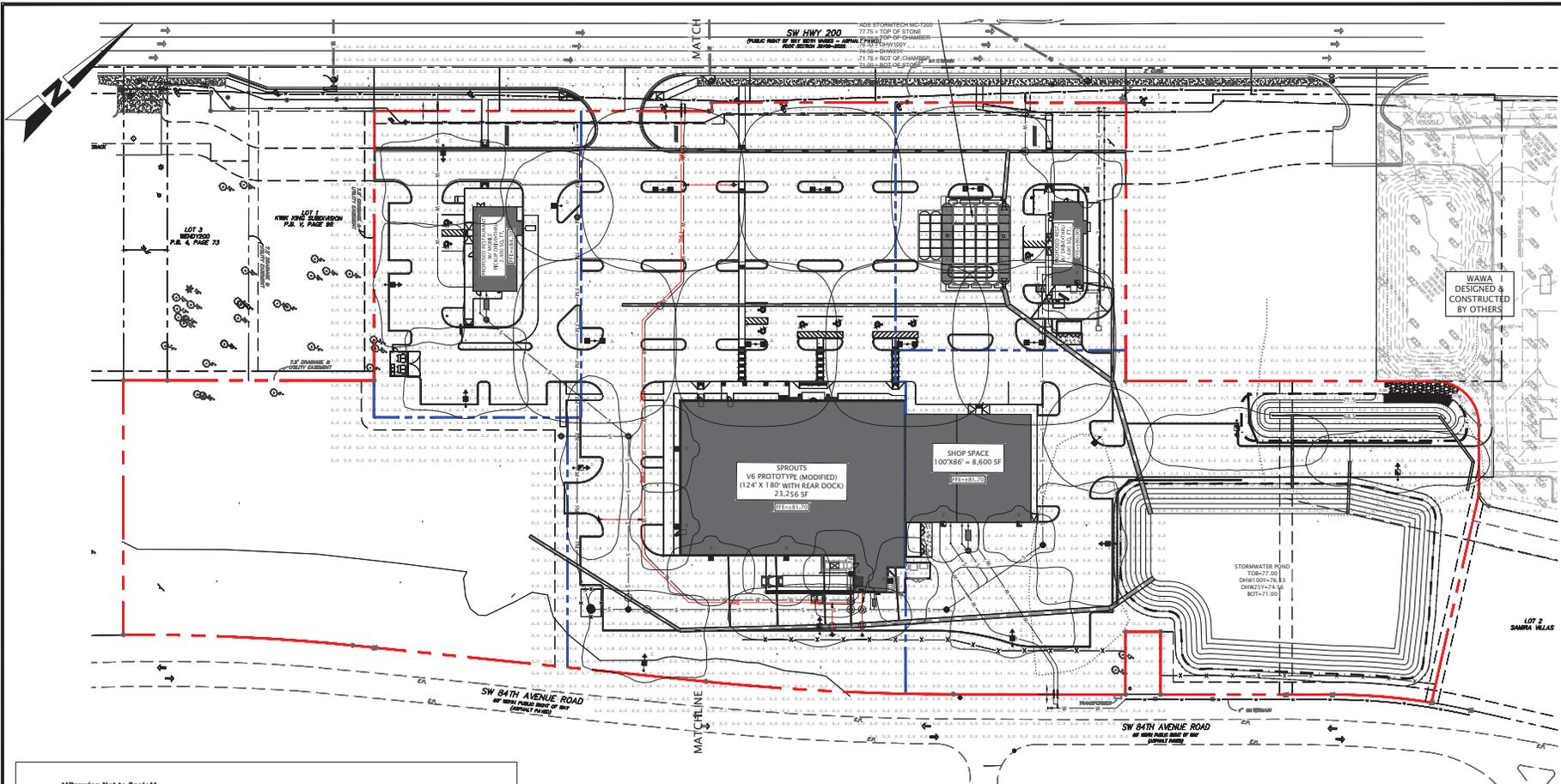
PROJECT NAME:
**MAJOR SITE PLAN
 CORTA COMMONS**

FOR
CORTA OCALA, LLC
 SW HWY 200 - OCALA
 MARION COUNTY, FLORIDA

SHEET TITLE
**LIFT STATION
 DETAILS &
 SPECIFICATIONS**

PROJECT NO: 23-3306
 CHECKED BY: JIS
 VERTICAL DATUM: NAVD 1988
 DATE: 03/29/2024
 SHEET NUMBER

C-511



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 P.O. BOX 22821
 TAMPA, FL 33622
 813.744.1199
 INFO@MJSTOKESCONSULTING.COM
 FLORIDA BUSINESS REGISTRY NO. 34468

NO.	DATE	DESCRIPTION	BY
01	01/20/24	REVISION PER ZONING APPROVAL COMMENTS & SWAMP REVIEW COMMENTS	JJS

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PROJECT NAME:
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 CORTA COMMONS**

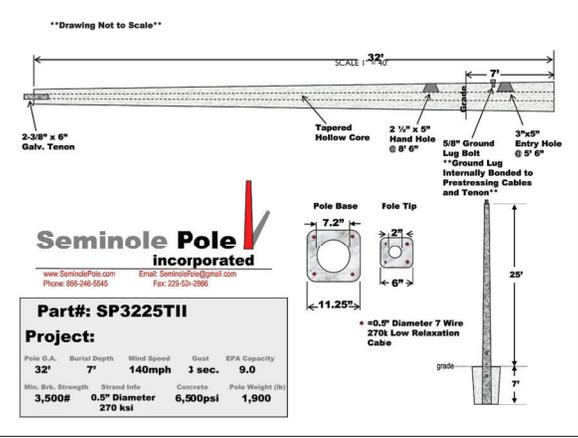
FOR
CORTA OCALA, LLC

SW HWY 200 - OCALA
 MARION COUNTY, FLORIDA

SHEET TITLE
**EXTERIOR LIGHTING
 PHOTOMETRIC
 PLAN**

PROJECT NO: 23-3306
 CHECKED BY: JJS
 VERTICAL DATUM: NAVD 1988
 DATE: 03/29/2024
 SHEET NUMBER

C-601



LIGHTING POLE DETAIL & SPECIFICATION:

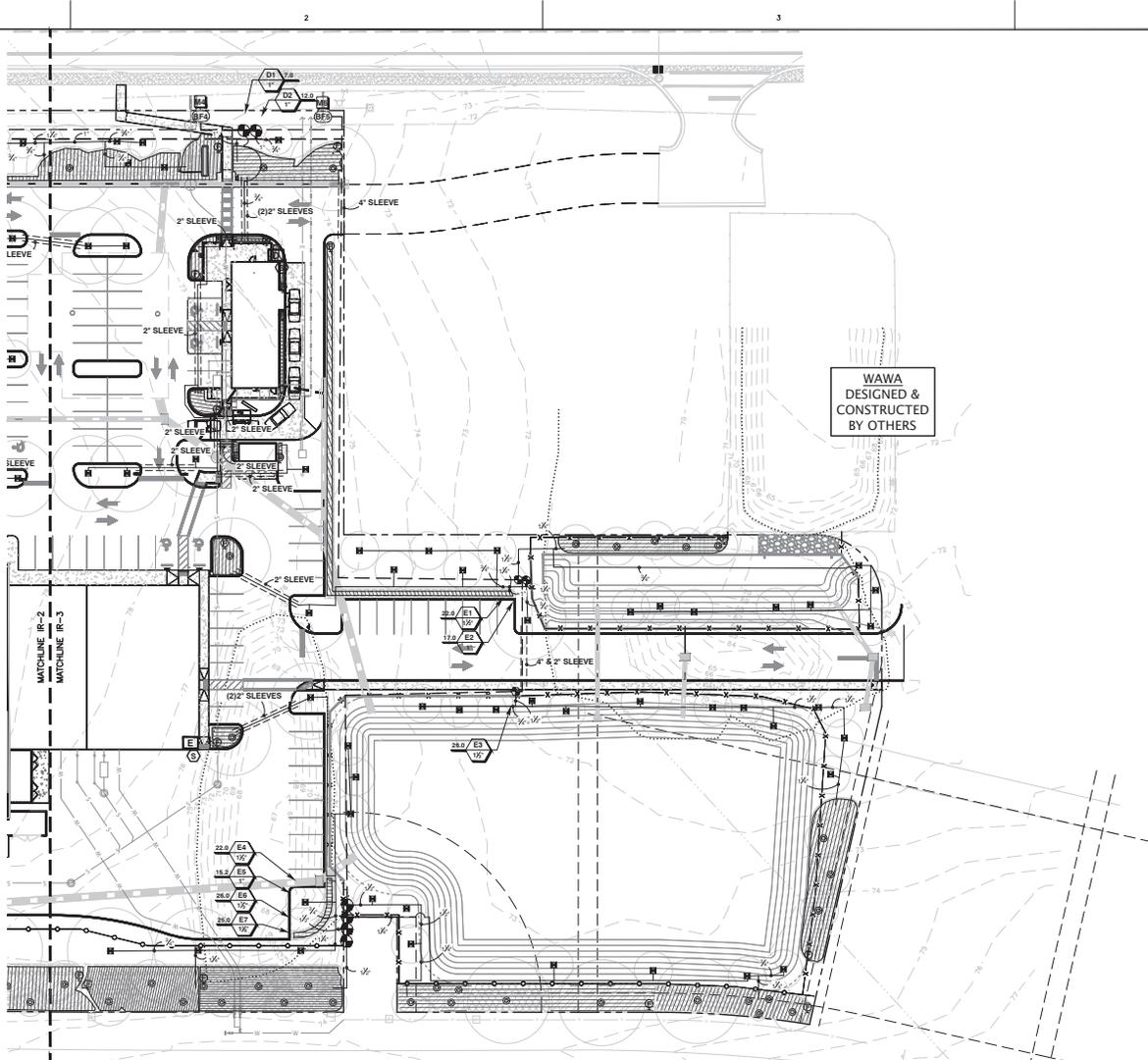
- GENERAL NOTES:**
- BOUNDARY, TOPOGRAPHIC, AND TREE INFORMATION SHOWN HEREON TAKEN FROM A SURVEY ENTITLED "ALTA NPS LAND TITLE SURVEY LOCATED IN SECTIONS 24 & 25, TOWNSHIP 15 SOUTH, RANGE 20 EAST, MARION COUNTY, FLORIDA", PREPARED BY CHW PROFESSIONAL CONSULTANTS, DATED MARCH 18, 2023.
 - THE HORIZONTAL & VERTICAL DATUMS PER ABOVE REFERRED SURVEY.
 - THIS LIGHTING PATTERN REPRESENTS ILLUMINATION LEVELS CALCULATED FROM LABORATORY DATA TAKEN UNDER CONTROLLED CONDITIONS UTILIZING CURRENT INDUSTRY STANDARD LAMP RATINGS IN ACCORDANCE WITH ILLUMINATING ENGINEERING SOCIETY APPROVED METHODS. ACTUAL PERFORMANCE OF ANY MANUFACTURER'S LUMINAIRE MAY VARY DUE TO VARIATION IN ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS AND OTHER VARIABLE FIELD CONDITIONS.
 - FIXTURES MOUNTED ON 25-FT POLE. LIGHT LEVEL CALCULATED ON THE GROUND.
 - THE ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR RECEIVING, STORAGE, INSTALLATION AND WIRING OF LIGHT FIXTURES.
 - THE ELECTRICAL CONTRACTOR SHALL REPORT ANY DAMAGED LIGHT FIXTURES OR MISSING PARTS TO THE MANUFACTURER WITHIN 48 HOURS OF RECEIPT OF LIGHT FIXTURE PACKAGE.
 - SITE LIGHTING MATERIALS SHOULD BE PROCURED THROUGH WLS LIGHTING. NO ALTERNATIVE FIXTURES SHALL BE PERMITTED. CONTACT KEN BRONSTAD, WLS LIGHTING AT 817.840.9332 OR KBRONSTAD@WLSLIGHTING.COM.

Calculation Summary

Label	Units	Avg	Max	Min	Avg/Min	Max/Min	Footcals	Footcals
ENTRANCE DRIVES	Fc	2.38	4.0	1.0	2.38	4.00	10	10
MAIN PARKING	Fc	2.73	4.8	2.0	1.37	2.40		
MAIN SIDES & REAR	Fc	2.64	5.5	0.7	3.77	7.86		
RESTAURANT DRIVE	Fc	2.13	4.4	1.0	2.13	4.40		
RESTAURANT DRIVE THRU	Fc	2.08	2.8	1.5	1.39	1.87		
RESTAURANT PARKING	Fc	2.48	4.3	1.5	1.65	2.87		

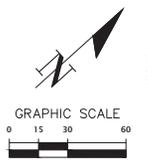
Luminaire Schedule

Symbol	Qty	Label	Lot	Lumens	LLF	Description	Lum. Watts
■	7	A	20239	0.970		WLS-CL-158-48T-5QM-SLM 30' MOUNTING HEIGHT	158
■	2	B	20239	0.970		WLS-CL-158-48T-5QM-SLM 30' MOUNTING HEIGHT	158
■	6	C	17729	0.970		WLS-CL-158-48T-4F-HSS-90-B-SLW 30' MOUNTING HEIGHT	158
■	4	D	19669	0.970		WLS-CL-158-48T-2-SLW 30' MOUNTING HEIGHT	158
■	6	E	9550	0.950		WLS-W-9-24-32L-7-408-SLM 18' MOUNTING HEIGHT	71
■	4	F	6328	0.950		WLS-W-9-24-16L-1-408-SLM 15' MOUNTING HEIGHT	56.11



WAWA
DESIGNED &
CONSTRUCTED
BY OTHERS

811
KNOW WHAT'S
BELOW
ALWAYS CALL 811
BEFORE YOU DIG
It's fast, it's free, it's the law.
Call 811 two business days
before digging



	
	
SCALE: 1" = 30' 1/4" = 30' 1/8" = 30' 1/16" = 30' 1/32" = 30'	CONSTRUCTION BY OTHERS
JURISDICTION: HAMILTON COUNTY 06/17/24 HAMILTON COUNTY 06/17/24 HAMILTON COUNTY 09/01/24 HAMILTON COUNTY	
CLIENT: COSTA, LLC PROJECT: COSTA COMMONS PHD SHEET: IRRIGATION PLAN	SURVEYOR: JAMES J. JENNINGS ET PROJECT NO.: 23-0865
	
SHEET NO.: IR-3	

A
B
C
D

1

2

3

4

TREE MITIGATION CALCULATIONS

SITE AREA: 8.76 ACRES	5,901*
EXISTING TOTAL DBH OF TREES	8,976*
REQUIRED MITIGATION	379*
PROVIDED TREES (40 TREES)	544*
PROVIDED MITIGATION	47*
SURPLUS:	

SHADE TREE REQUIREMENT

Per Marion County code 6.7.A, post-development ratio of shade trees to the area of the site shall be a minimum of one shade tree per 3,500 square feet.

TOTAL SITE AREA: 8.76 ACRES (381,756 SF)	
SHADE TREES REQUIRED	127 SHADE TREES
SHADE TREES PROVIDED	140 SHADE TREES PROVIDED

LANDSCAPED AREA REQUIREMENT

Per Marion County code 6.8.A, FOR PARCELS OVER 1 ACRE, THE MINIMUM LANDSCAPED AREA MUST BE 20%.

TOTAL SITE AREA: 8.76 ACRES (381,756 SF)	
LANDSCAPED AREA	79,790 SF (21%)
PROPOSED LANDSCAPED AREA	79,790 SF (21%)
PROVIDED VEGETATIVE AREAS	0 SF (0%)
TOTAL LANDSCAPED AREA	79,790 SF (21%)

NATIVE PLANT REQUIREMENTS

NATIVE REQUIREMENTS	PROVIDED NATIVE LANDSCAPE
25% OF ALL LANDSCAPE MATERIAL TO BE NATIVE	40% FLORIDA NATIVE

PERIMETER BUFFER REQUIREMENTS

Per Sec. 6.8.6(K)(3)

LOCATION	BUFFER TYPE & (LENGTH)	LANDSCAPE REQUIRED	LANDSCAPE PROVIDED
EAST	N/A	N/A	N/A
NORTH	TYPE C ALONG THE RIGHT-OF-WAY (570 LF)	15' WIDTH 2 SHADE TREES PER 100 LF (11 TREES) 3 ACCENT TREES PER 100 LF (17 TREES) 50% OF THE BUFFER SHALL BE SHRUBS AND GROUNDCOVERS (4,270 SF)	15' WIDE BUFFER 11 SHADE TREES 17 ACCENT TREES 6,260 SF OF SHRUBS & GROUNDCOVERS
SOUTH	TYPE C ALONG THE RIGHT-OF-WAY (1,016 LF) NOTE: BUFFER WIDTH HAS BEEN INCREASED TO 25' PER RESOLUTION 91-4-113	25' WIDTH 2 SHADE TREES PER 100 LF (20 TREES) 3 ACCENT TREES PER 100 LF (30 TREES) 50% OF THE BUFFER SHALL BE SHRUBS AND GROUNDCOVERS (12,700 SF)	25' WIDE BUFFER 20 SHADE TREES 30 ACCENT TREES 16,700 SF OF SHRUBS & GROUNDCOVERS
WEST (MF/COMM)	TYPE A ALONG THE FUTURE MULTI-FAMILY RESIDENTIAL SITE AREA (378 LF)	30' WIDTH 3 SHADE TREES PER 100 LF (11 TREES) 5 ACCENT TREES PER 100 LF (15 TREES) 50% OF THE BUFFER SHALL BE SHRUBS AND GROUNDCOVERS (5,670 SF)	30' WIDE BUFFER 11 SHADE TREES 19 ACCENT TREES 5,670 SF OF SHRUBS & GROUNDCOVERS
INTERNAL (MF/COMM)	TYPE B ALONG THE FUTURE MULTI-FAMILY RESIDENTIAL SITE AREA (338 LF)	20' WIDTH 2 SHADE TREES PER 100 LF (7 TREES) 3 ACCENT TREES PER 100 LF (10 TREES) 50% OF THE BUFFER SHALL BE SHRUBS AND GROUNDCOVERS (3,380 SF)	20' WIDE BUFFER 7 SHADE TREES 10 ACCENT TREES 3,380 SF OF SHRUBS & GROUNDCOVERS

PLANT SCHEDULE

CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
TREES					
IE	26	ILEX X ATTENUATA 'EAST PALATKA'	EAST PALATKA HOLLY (N)	65 GAL, 12' HT, 6 SPR, 3.5" CAL	
NS	25	ILEX X NELLEI R. STEVENS'	NELLEI R. STEVENS HOLLY	30 GAL, 7' HT, 9" SPR, 2" CAL	
JS	10	JUNIPERUS SILICICOLA	SOUTHERN RED CEDAR (N)	65 GAL, 12' HT, 6 SPR, 3.5" CAL	
LM	33	LAGERSTROEMIA INDICA 'MUSKOGEE'	MUSKOGEE ORANGE MYRTLE	30 GAL, 10' HT, 4" SPR, 2" CAL	
LN	10	LAGERSTROEMIA INDICA 'NATCHEZ'	NATCHEZ ORANGE MYRTLE	30 GAL, 10' HT, 4" SPR, 2" CAL	
MD	20	MAGNOLIA GRANDIFLORA 'DD BLANCHARD'	DD BLANCHARD MAGNOLIA (N)	65 GAL, 12' HT, 6 SPR, 3.5" CAL	
QVB	16	QUERCUS VIRGINIANA 'BORDWALK'	BORDWALK LIVE OAK (N)	100 GAL, 12' HT, 7" SPR, 4" CAL	
TD	38	TAXODIUM DISTICHUM	BALD CYPRESS (N)	100 GAL, 12' HT, 7" SPR, 4" CAL	
UA	33	ULMUS ALATA	WINGED ELM (N)	100 GAL, 12' HT, 7" SPR, 4" CAL	
SHRUBS					
BX	49	BUXUS MICROPHYLLA	BOXWOOD	3 GAL, 18" HT, 9" SPR	
IB	93	ILEX CORNUTA 'DWARF BURFORD'	DWARF BURFORD HOLLY	3 GAL, 24" HT, 16" SPR	
PM	27	PODOCARPUS MACROPHYLLUS	PODOCARPUS	3 GAL, 18" HT X 12" SPR	
VD	245	VACUNUM DAWSONII	LIGHTBLUE BLUEBERRY (N)	3 GAL, 16" HT. X 12" SPR.	
VO	339	VIBURNUM ODORATISSIMUM	SWEET VIBURNUM	1 GAL, 24" HT. X 12" SPR.	
VOS	284	VIBURNUM OBOVATUM 'MRS. SCHILLER'S DELIGHT'	MRS. SCHILLER'S DELIGHT VIBURNUM (N)	3 GAL, 18" HT., 18" SPR.	
ZF	429	ZAMIA FLORIDANA	COONTIE (N)	3 GAL., 15" HT X 15" HT.	
CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
GROUND COVERS					
AA	184	AGAPANTHUS AFRICANUS	50% 'MIDNIGHT SKY', 50% 'EVER MIDNIGHT'	1 GAL., FULL	18" o.c.
JB	995	JUNIPERUS CHINENSIS 'BLUE PACIFIC'	BLUE PACIFIC JUNIPER	1 GAL., FULL	18" o.c.
JP	44	JUNIPERUS CONFERTA 'PARSONS'	PARSON'S JUNIPER	1 GAL., FULL	24" o.c.
EM	1,480	EMERALD GODESS 'EMERALD GODESS'	EMERALD GODESS UROPE	1 GAL., FULL	18" o.c.
MJ	250	MULHLENBERGIA CAPILLARIS	PINK MUHLY (N)	1 GAL., FULL	24" o.c.
SB	744	SPARTINA BAKERI	SAND CORD GRASS (N)	1 GAL., FULL	42" o.c.
TG	71	TRIPSACUM DACTYLOIDES	FRANKSMEAD GRASS (N)	1 GAL., FULL	48" o.c.
SOD/SEED					
SOD		PASPALLUM NOTATUM 'ARGENTINE'	BAHIA GRASS		WEED FREE AND SAND GROWN SOD

NOTE: NATIVE PLANTS ARE IDENTIFIED WITH (N) NEXT TO THEIR COMMON NAME

GENERAL NOTES

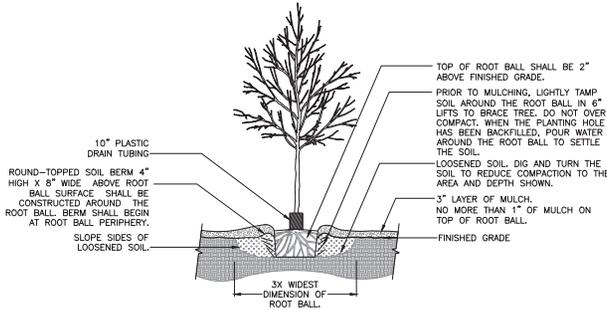
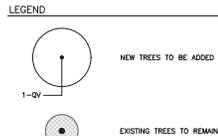
PER MARION COUNTY CODE SECS. 6.7, 6.8, AND 6.9 LANDSCAPE AND IRRIGATION DESIGN STANDARDS AND TREE PRESERVATION AND TREE MAINTENANCE. ALL SHADE TREES SHALL HAVE A MINIMUM CALIBER OF 3.5" AND SHALL BE NURSERY GROWN, OF SUBSTANTIALLY UNIFORM SIZE AND SHAPE, HAVE STRAIGHT TRUNKS, AND BE FLORIDA NO. 1 QUALITY OR BETTER, AS SET OUT IN GRADES AND STANDARDS FOR NURSERY PLANTS, STATE OF FLORIDA. ACCENT OR ORNAMENTAL (UNDERSTORY) TREES SHALL HAVE A MINIMUM OVERALL HEIGHT OF 30 FEET AND A MINIMUM SPREAD OF 42 INCHES UPON INSTALLATION. SHRUBS SHALL BE A MINIMUM OF 18" HEIGHT. TREES AND PALMS SHALL BE PROPERLY PLANTED AND GUYED OR STAKED. ALL PLANTING SHALL BE INSTALLED ACCORDING TO CURRENT BEST MANAGEMENT PRACTICES.

ALL LANDSCAPE AREAS SHALL BE MULCHED WITH A MIN. 3" THICKNESS OF MULCH. FINE BARK MULCH SHALL BE USED IN ALL AREAS. TREES SHALL BE PROPERLY PLANTED AND STAKES AND PROVISIONS MADE BY THE APPLICANT FOR REGULAR WATERING AND MAINTENANCE UNTIL ESTABLISHED. DEAD OR DYING TREES SHALL BE REPLACED BY THE APPLICANT DURING THE NEXT PLANTING SEASON. ALL LANDSCAPE MAINTENANCE SHALL BE IN ACCORDANCE WITH MARION COUNTY LOC ARTICLE 6.8.13. ALL IRRIGATION SYSTEMS SHALL BE OPERATED AND MAINTAINED IN ACCORDANCE WITH MARION COUNTY LOC ARTICLE 6.8.8. FERTILIZER MUST COMPLY WITH MARION COUNTY FERTILIZER ORDINANCE AND SEC 6.8.14.

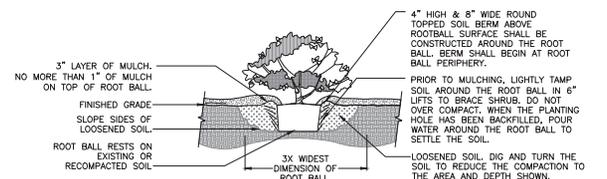
ALL LANDSCAPE INSTALLATION PROFESSIONALS, IRRIGATION INSTALLATION AND MAINTENANCE PROFESSIONALS SHALL MEET ALL REQUIREMENTS IN ACCORDANCE WITH MARION COUNTY LOC ARTICLE 6.8.10 - LICENSING AND CERTIFICATION. PER LOC 6.8.3 (D) "ALL PLANT SPECIES LISTED AS "PROHIBITED" IN THE UF/IFAS ASSESSMENT OF NON-NATIVE PLANTS (CENTRAL ZONE) SHALL BE REMOVED FROM PROPOSED DEVELOPMENT SITES." ALL EXOTIC INVASIVE PLANT SPECIES SHALL BE REMOVED FROM SITE. UPON COMPLETION OF THE INSTALLATION, THE CONTRACTOR SHALL REQUIRE AN INSPECTION BY THE DESIGN PROFESSIONAL, A LANDSCAPE AND IRRIGATION AS-BUILT CERTIFICATION SHALL BE SIGNED AND SEALED BY THE DESIGN PROFESSIONAL, AND SUBMITTED TO THE COUNTY LANDSCAPE ARCHITECT PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.

PLANT MATERIAL
ALL PLANT MATERIAL TO BE FLORIDA NO.1 OR BETTER, GRADED IN ACCORDANCE WITH THE STATE OF FLORIDA DEPARTMENT OF AGRICULTURE, DIVISION OF PLANT INDUSTRY'S "GRADES AND STANDARDS FOR NURSERY PLANTS", CURRENT EDITION AT THE TIME PLANTS ARE ISSUED. PLANT QUANTITIES SHOWN ARE FOR PERMITTING PURPOSES ONLY. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CONFIRM ALL QUANTITIES SHOWN ON THE PLAN. PER MARION COUNTY CODE SEC. 6.8.11.E, INSTALLATION SHALL MEAN SURVIVAL IN PERPETUITY, AND REPLACEMENT IF NECESSARY, OR ALL MATERIALS, DEAD AND/OR DYING PLANT MATERIAL, SHALL BE REPLACED BY THE OWNER WITHIN 30 DAYS NOTIFICATION BY THE COUNTY.

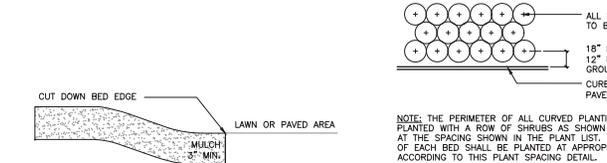
SEEDING
ALL DISTURBED AND UNPAVED AREAS, INCLUDING THE ADJACENT RIGHT OF WAY, TO BE SEEDDED WITH SO2 A FREE OF NOXIOUS WEEDS AND TROPICAL SO2 AS APPLICABLE OR SEEDDED AND MULCHED, UNLESS OTHERWISE NOTED. SEE CALL SITE PLANS FOR ADDITIONAL RELATED INFORMATION.



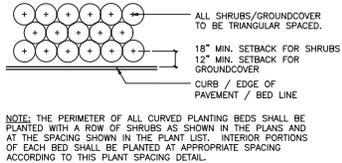
1 TREE PLANTING DETAIL
SCALE: N.T.S.



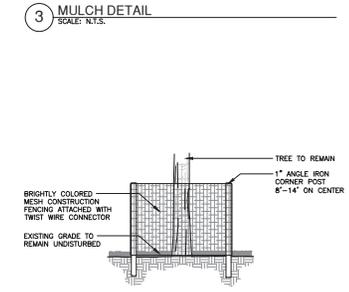
2 SHRUB PLANTING DETAIL
SCALE: N.T.S.



3 MULCH DETAIL
SCALE: N.T.S.



4 SHRUB PLANTING DETAIL
SCALE: N.T.S.



5 TREE PROTECTION DETAIL
SCALE: N.T.S.

811 KNOW WHAT'S BELOW
ALWAYS CALL 811 BEFORE YOU DIG
It's fast, it's free, it's the law.
Call 811 two business days before digging.

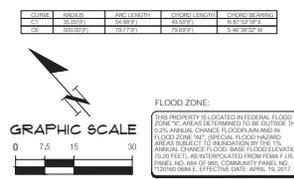
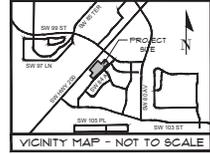
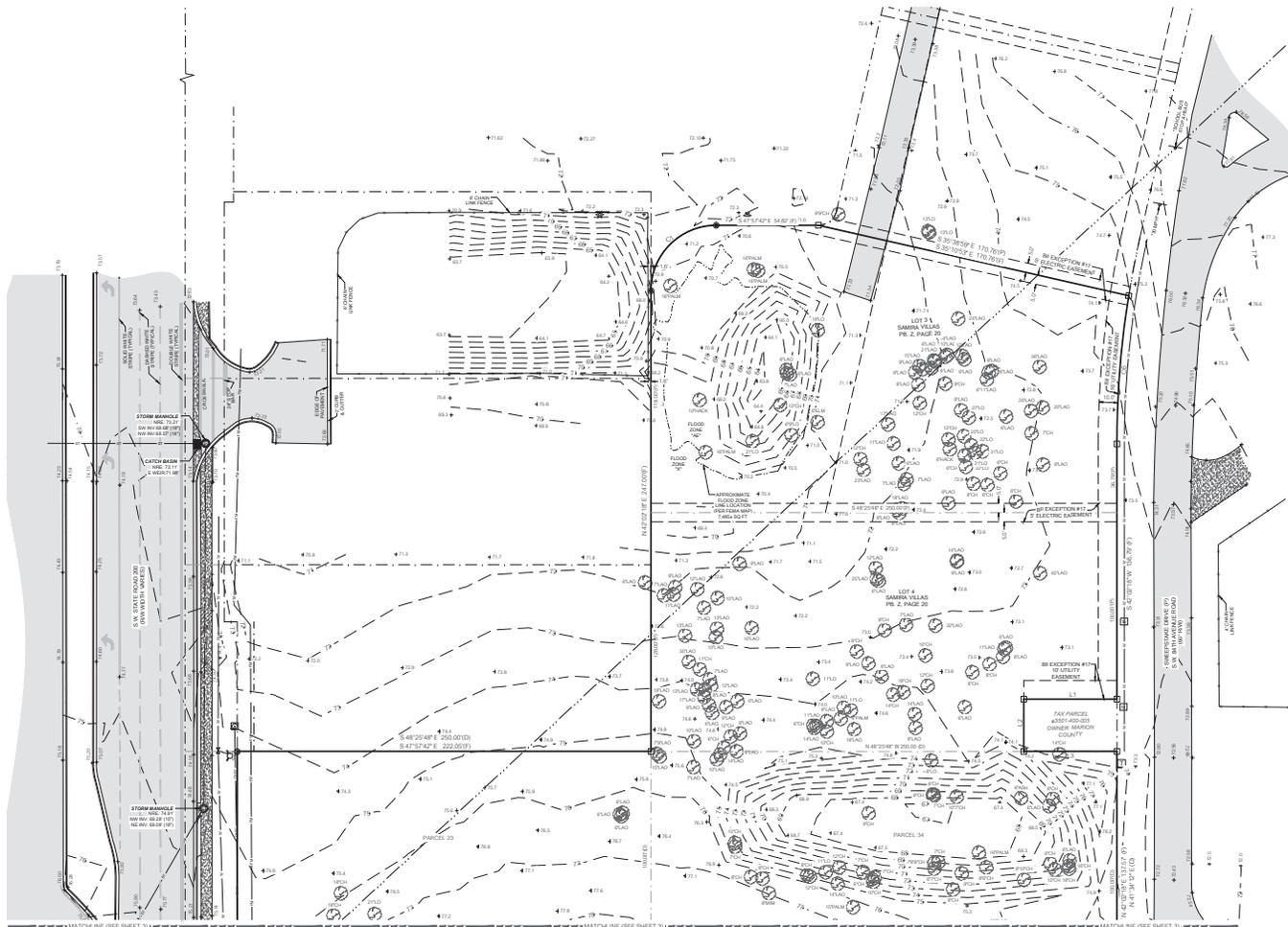
CH2M HILL
CONSTRUCTION SERVICES
CORP., LLC
PROJECT: CORTA COMMONS PHD
SHEET NO.: 23-00865
DATE: 06/17/24
DESIGNED BY: JAMES J. FERRARO, P.E.
CHECKED BY: JAMES J. FERRARO, P.E.
PROJECT NO.: 23-00865
STATE OF FLORIDA
REGISTERED PROFESSIONAL ENGINEER
LICENSE NO. 12438
EXPIRES: 12/31/25
SHEET NO.: LS-1

ALTA/NSPS LAND TITLE SURVEY

LOCATED IN SECTIONS 24 & 25,
TOWNSHIP 16 SOUTH, RANGE 20 EAST,
MARION COUNTY, FLORIDA

SURVEYOR'S NOTES:

- HORIZONTAL DATUM SHOWN HEREON IS DERIVED FROM A BEARING OF SOUTH 42° 02' 00" WEST FOR THE EXISTING SOUTHERN RIGHT OF WAY LINE OF SW STATE ROAD 200. COORDINATE SYSTEM BEARINGS SHOWN HEREON ARE REFERENCED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, TRANSVERSE MERCATOR PROJECTION, WEST ZONE, NORTH AMERICAN DATUM OF 1983 (UNADJUSTED).
- VERTICAL DATUM IS DERIVED FROM NGS CONTROL POINT "559", WHICH HAS A PUBLISHED ELEVATION OF 85.52 FEET AND IS SHOWN IN DETAILED VERTICAL DATUM OF 1988 SHADING.
- UTILITY NOTE: OBSERVED EVIDENCE OF UTILITIES HAS BEEN SHOWN PURSUANT TO SECTIONS 19 AND 20 OF THE ALTA/NSPS MINIMUM STANDARD REQUIREMENTS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA. EXCEPT AS NOTED OR INDICATED, THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
- THE SURVEYOR HAS NO KNOWLEDGE OF UNDERGROUND FOUNDATIONS WHICH MAY ENDOCHOR.
- FENCING, SIGNAGE AND MONUMENTATION SHOWN HEREON MAY BE ENDOCHORED FOR PICTORIAL PURPOSES ONLY AND MAY NOT BE SHOWN TO SCALE.
- IN THE OPINION OF THIS SURVEYOR, THE REFERENCED LINES AS SHOWN HEREON REPRESENT THE LOCATION OF THE BOUNDARY LINES OF THE SUBJECT PARCEL, IN RELATION TO THE DESCRIPTION OF RECORD AND THESE EXISTING LAND CONVEYANCES TO BE ACCEPTABLE BY THIS SURVEYOR.
- THIS SURVEY WAS PRODUCED WITH THE BENEFIT OF FURNISHED TITLE INFORMATION VIA CHICAGO TITLE INSURANCE COMPANY, COMMITMENT NUMBER: 202-0812-0-1, COMMITMENT DATED MAY 13, 2024. SEARCH OF THE PUBLIC RECORDS HAS NOT BEEN PERFORMED BY THE SURVEYOR.
- INFORMATION FROM FEDERAL EMERGENCY MANAGEMENT AGENCY, IF E.A.A. FLOOD INSURANCE RATE MAPS, SHOWN ON THIS MAP WAS CURRENT AS OF THE REFERENCE DATE. MAP REVISIONS AND AMENDMENTS ARE PERIODICALLY MADE BY LETTER AND MAY NOT BE REFLECTED ON THE MOST CURRENT MAP.
- THERE WERE NO MARKED PARKING SPACES OBSERVED AT THE TIME OF THIS SURVEY.
- THERE WAS NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS BEING CONDUCTED AT THE TIME OF THIS SURVEY.
- THERE WAS NO EVIDENCE OF CHANGES IN STREET RIGHT OF WAY LINES. THERE WAS NO OBSERVED EVIDENCE OF CHANGES IN CURBLINE OR REPAIRS. THERE WAS NO OBSERVED EVIDENCE OF CURRENT SIDEWALK CONSTRUCTION OR REPAIRS.
- THERE IS NO OBSERVED EVIDENCE OF SITE USE AS A CEMETERY, SOLID WASTE DUMP, SLUMP OR SANITARY LANDFILL.
- NO CURRENT ADDRESS PROVIDED FOR THE SUBJECT PROPERTY.
- ZONING SETBACK REQUIREMENTS WERE NOT PROVIDED TO THE SURVEYOR AT THE TIME OF SURVEY.
- DISTANT TO THE NEAREST INTERSECTION STREET IS 6 FEET, AT THE INTERSECTION OF S.W. 84th AVENUE ROAD AND S.W. 70th LINE ROAD.
- ONLY TREES 8" IN DIAMETER OR GREATER (MEASURED AT CHEST HEIGHT) ARE SHOWN HEREON.
- ADDITIONAL POINTS MAY BE FOUND BY TURNING ON THE SPANDED LAYERS IN THE SUPPLIED DIGITAL FILE.
- TOPOGRAPHIC INFORMATION SHOWN HEREON BASED ON GROUND SURVEY. CONTOURS SHOWN HEREON REFLECT 1'00" INTERVALS.
- THIS SURVEY IS A TOTAL OF FOUR (4) SHEETS. SEE SHEET ONE (1) FOR OVERALL BOUNDARY INFORMATION. SEE SHEETS TWO (2) THRU FOUR (4) FOR DETAILED TOPOGRAPHIC INFORMATION AND IMPROVEMENT LOCATIONS.



- LEGEND:**
- (D) = DATA BASED ON FURNISHED DESCRIPTION
 - (F) = DATA BASED ON FIELD MEASUREMENTS
 - FEMA = FEDERAL EMERGENCY MANAGEMENT AGENCY
 - FIRM = FLOOD INSURANCE RATE MAP
 - NEE = NEAREST ELEVATION
 - RV = INVERT
 - ROW = RIGHT OF WAY
 - PL = PLAT BOOK
 - SE = SEED BOOK
 - PG = PAGE
 - SI = IDENTIFICATION
 - ASH = ASH TREE
 - CH = CHERRY TREE
 - ELM = NORWICH ELM TREE
 - LUM = LAUREL TREE
 - LD = LIVE OAK TREE
 - MBA = MANGROVE TREE
 - PA = PALM TREE
 - TR = TRUNK
 - FO = FOUND SP. STEEL ROD & CAP
 - CM = FOUND 4"X4" CONCRETE MONUMENT
 - ST = SET SP. STEEL ROD AND CAP (EB 5075)
 - FO = FOUND 1"2" IRON ROD (NO ID.)
 - CP = CONCRETE POWER POLE
 - MI = MITERED END SECTION
 - TE = TELEPHONE PRESTAL
 - WE = WELL
 - WM = WATER LINE MARKER
 - SV = STREET VALVE
 - SI = STORM INLET
 - SK = STREET SIGN
 - MA = MAILBOX
 - SM = SANITARY SEWER MANHOLE
 - SM = STORM SEWER MANHOLE
 - SM = STORM SEWER MANHOLE
 - PR = PRESSURE REDUCER VALVE
 - CH = CHIMNEY PIPE
 - SP = SANITARY SEWER PIPE
 - ST = STORMWATER PIPE (CORRUGATED METAL)
 - UN = UNDERGROUND WATER LINE
 - UN = UNDERGROUND FORCE MAIN
 - FI = FENCE (IF ANY)
 - BR = BENCHMARK
 - CL = CORNER LINE
 - SE = SPOT ELEVATION (IMPERVIOUS)
 - SE = SPOT ELEVATION (PERVIOUS)
 - AS = ASPHALT SURFACE
 - CS = CONCRETE SURFACE

Title: 2425 - ALTA/NSPS Land Title Survey - Marion County, Florida - 10/24/2024 - 10:15:00 AM - Project: 23-0985 - Sheet: 2 of 4

CHW
CANTON N. BECKER
REGISTERED PROFESSIONAL SURVEYOR
FLORIDA LICENSE NO. 12457

DATE: 10/24/2024
TIME: 10:15:00 AM
PROJECT: 23-0985
SHEET: 2 OF 4

LOCATION: CANTON N. BECKER
JOB NO.: 23-0985
PROJECT NAME: ALTA/NSPS LAND TITLE SURVEY
PROJECT NUMBER: 23-0985
JOB DATE: 10/24/2024
JOB TIME: 10:15:00 AM

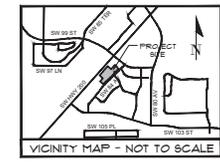
DATE: 10/24/2024
TIME: 10:15:00 AM
PROJECT: 23-0985
SHEET: 2 OF 4

DATE: 10/24/2024
TIME: 10:15:00 AM
PROJECT: 23-0985
SHEET: 2 OF 4

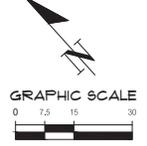
ALTA/NSPS LAND TITLE SURVEY

LOCATED IN SECTIONS 24 & 25,
TOWNSHIP 16 SOUTH, RANGE 20 EAST,
MARION COUNTY, FLORIDA

- SURVEYOR'S NOTES:**
- HORIZONTAL DATUM SHOWN HEREON IS DERIVED FROM A BEARING OF SOUTH 42° 52' 22" WEST FOR THE EXISTING SOUTHERLY PROPERTY OF WAY LINE OF SW STATE ROAD 200. COORDINATES AND BEARING SHOWN HEREON ARE REFERENCED TO THE 1983 STATE PLANE COORDINATE SYSTEM, TRANSVERSE MERCATOR PROJECTION, WEST ZONE, NORTH AMERICAN DATUM OF 1983 (NAD83/2011 ADJUSTMENT).
 - VERTICAL DATUM IS DERIVED FROM HGS CONTROL POINT "052" WHICH HAS A PUBLISHED ELEVATION OF 85.35 FEET AND IS SHOWN IN NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD83).
 - UTILITY NOTE: OBSERVED EVIDENCE OF UTILITIES HAS BEEN SHOWN PURSUANT TO SECTIONS 5 PARAGRAPHS 10V OF THE ALTA TRANSFORMER STANDARD DETAIL REQUIREMENTS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA COVERED BY THIS SURVEY. THE SURVEYOR HAS CONDUCTED VISUAL INSPECTION AND CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
 - THE SURVEYOR HAS NO KNOWLEDGE OF UNDERGROUND FOUNDATIONS WHICH MAY ENCROACH.
 - FENCING SYMBOLS AND MONUMENTATION SHOWN HEREON MAY BE EXAGGERATED FOR PICTORIAL PURPOSES OR MAY NOT BE SHOWN TO SCALE.
 - IN THE OPINION OF THIS SURVEYOR, THE PERMITS/LINES AS SHOWN HEREON REPRESENT THE LOCATION OF THE BOUNDARY LINES OF THE SUBJECT PARCEL, IN RELATION TO THE DESCRIPTION OF RECORD AND THESE EXISTING LAND CORNERS FOUND TO BE ACCEPTABLE BY THE SURVEYOR.
 - THIS SURVEY WAS PRODUCED WITH THE BENEFIT OF FURNISHED TITLE INFORMATION VIA CHICAGO TITLE INSURANCE COMPANY, COMPANY NUMBER 2024-01-10-1, COMPLETED TO MAY 13, 2024. SEARCH OF THE PUBLIC RECORDS HAS NOT BEEN PERFORMED BY THE SURVEYOR.
 - INFORMATION FROM FEDERAL EMERGENCY MANAGEMENT AGENCY, IF IT IS A FLOOD INSURANCE RATE MAP, SHOWN ON THIS MAP WAS CURRENT AS OF THE REFERENCE DATE. MAP SYMBOLS AND ABILITIES ARE PERIODICALLY MADE BY LETTER AND MAY NOT BE REFLECTED ON THE MOST CURRENT MAP.
 - THERE WERE NO MARKED PARKING SPACES OBSERVED AT THE TIME OF THIS SURVEY.
 - THERE WAS NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS BEING CONDUCTED AT THE TIME OF THIS SURVEY.
 - THERE WAS NO EVIDENCE OF CHANGES IN STREET RIGHT OF WAY LINES. THERE WAS NO OBSERVED EVIDENCE OF CURRENT STREET CONSTRUCTION OR REPAIRS. THERE WAS NO OBSERVED EVIDENCE OF CURRENT SIDEWALK CONSTRUCTION OR REPAIRS.
 - THERE WAS OBSERVED EVIDENCE OF SITE USE AS A CEMETERY, SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
 - NO CURRENT ADDRESS PROVIDED FOR THE SUBJECT PROPERTY.
 - ZONING SETBACK REQUIREMENTS WERE NOT PROVIDED TO THE SURVEYOR AT THE TIME OF SURVEY.
 - DEPART TO THE NEAREST INTERSECTION STREET IS 6 FEET, AT THE INTERSECTION OF SW 14TH AVENUE ROAD AND S.W. 10TH LANE ROAD.
 - ONLY TREES 4" IN DIAMETER OR GREATER (MEASURED AT CHEST HEIGHT) ARE SHOWN HEREON.
 - ADDITIONAL POINTS MAY BE FOUND BY TURNING ON THE "SWATCH" LAYERS IN THE SUPPLIED DIGITAL FILE.
 - TOPOGRAPHIC INFORMATION SHOWN HEREON BASED ON GROUND SURVEY, CONTOURS SHOWN HEREON REFLECT FLOOD RETENTION.
 - THIS SURVEY IS A TOTAL OF FOUR (4) SHEETS. SEE SHEET ONE (1) FOR OVERALL BOUNDARY INFORMATION. SEE SHEETS TWO (2) THRU FOUR (4) FOR DETAILED TOPOGRAPHIC INFORMATION AND IMPROVEMENT LOCATIONS.

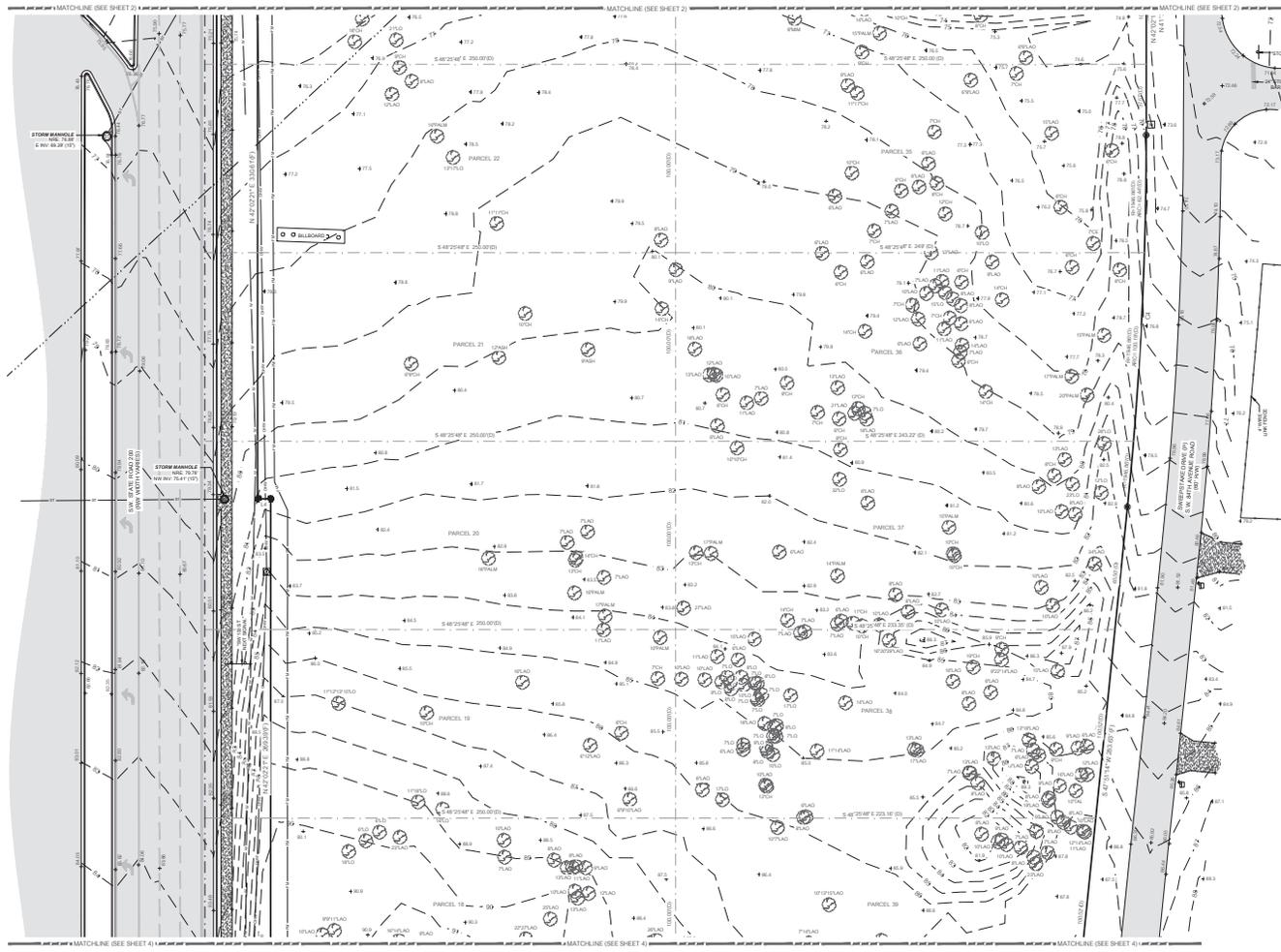


CURVE	ARC	CHORD	ANGLE	CHORD BEARING
101	108.80 (31)	107.81 (31)	107.22 (61)	S 44.62 (39) W



FLOOD ZONE:
THIS PROPERTY IS LOCATED IN FEDERAL FLOOD ZONE "X" AREAS DETERMINED TO BE OUTSIDE THE 1% ANNUAL CHANCE FLOODPLAIN AND IS NOT AN AREA SUBJECT TO FLOODING BY THE 1% ANNUAL CHANCE FLOOD. BASED ON FLOOD ELEVATION TO 20 FEET, AN INTERPOLATED FROM FEMA FIRM PANEL NO. 484 OF 08, COUNTY OF MARION, FL. (2019) 084-E, EFFECTIVE DATE APRIL 18, 2017.

- LEGEND:**
- GN - DATA BASED ON FURNISHED DESCRIPTION
 - FD - DATA BASED ON FIELD MEASUREMENTS
 - FEM - FEDERAL EMERGENCY MANAGEMENT AGENCY
 - FIRM - FEDERAL INSURANCE RATE MAP
 - ME - NORTH IRM ELEVATION
 - RM - INSERT
 - RW - RIGHT OF WAY
 - PL - PLAT BOOK
 - DB - DEED BOOK
 - PC - PAGE
 - AL - ALLOCATION
 - AD - ADJACENT
 - CE - CLEAR TREE
 - CH - CHOPPED TREE
 - ELM - WINGED ELM TREE
 - LAD - LAUREL OAK TREE
 - LO - LIVE OAK TREE
 - MBA - MIMOSA TREE
 - PALM - PALM TREE
 - TAL - TALLER TREE
 - ▲ - FOUND NAIL AND DISK
 - - FOUND SIF STEEL ROD & CAP
 - - FOUND #4# CONCRETE MONUMENT
 - - SET SIF STEEL ROD AND CAP (SIF ROD)
 - - FOUND SIF SIGN ROD (NO ID)
 - ⊗ - CONCRETE POWER POLE
 - ⊕ - INTERIOR END SECTION
 - - TELEPHONE PESTAL
 - - WELL
 - - WATER LINE MARKER
 - - WATER VALVE
 - - MANHOLE
 - - STREET SIGN
 - - SANITARY SEWER MANHOLE
 - - STORM SEWER MANHOLE
 - - STORM FLEET
 - - PRESSURE REDUCER VALVE
 - - OVERHEAD WIRE
 - - SANITARY SEWER PIPE
 - - STORMWATER PIPE (CONCREGATED METAL)
 - - UNDERGROUND WATER LINE
 - - UNDERGROUND FORCE MAIN
 - - FIBER OPTIC
 - - CONTOUR LINE
 - - SPOT ELEVATION (IMPERVIOUS)
 - - SPOT ELEVATION (PERVIOUS)
 - - ASPHALT SURFACE
 - - CONCRETE SURFACE



CHW
CANTON N. RECHNER
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This map prepared by:
CANTON N. RECHNER
Professional Engineer & Surveyor, License No. 23-0965

DATE: 05/13/2024
PROJECT: ALTA/NSPS LAND TITLE SURVEY
SHEET: 9 OF 9

3 OF 4

Drawn by: PLS Date: 05/13/2024 10:58am Plot Date: 05/13/2024 10:58am Plotter: PLS Date: 05/13/2024 10:58am Plotter: PLS Date: 05/13/2024 10:58am

