

March 14, 2024

PROJECT NAME: SW 100TH STREET PUD - WEST

PROJECT NUMBER: 2022070105

APPLICATION: IMPROVEMENT PLAN #29965

- 1 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 2.12.9/10 - Proposed Drainage Right-of-Way/Easements
STATUS OF REVIEW: INFO
REMARKS: This criteria to be reviewed with the final plat. If infrastructure will be dedicated to an HOA, easements will be required in accordance with the LDC.
- 2 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 2.12.22 - Stormwater Tract/Right-of-Way
STATUS OF REVIEW: INFO
REMARKS: This criteria to be reviewed with the final plat. If infrastructure will be dedicated to an HOA, drainage tracts or ROWs will be required in accordance with the LDC.
- 3 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 6.13.10.B - Copy of NPDES Permit or NOI
STATUS OF REVIEW: INFO
REMARKS: Please provide a copy of the NPDES permit or NOI prior to construction.
- 4 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: Copy of District Permit (County Interest)
STATUS OF REVIEW: INFO
REMARKS: Please provide a copy of the District permit prior to construction.
- 5 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: Additional Stormwater comments
STATUS OF REVIEW: INFO
REMARKS: If you have questions or would like to discuss the stormwater review comments, please contact Kevin Vickers, PE at 352-671-8695 or kevin.vickers@marionfl.org.
- 6 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW
REVIEW ITEM: 2.12.4.K - List of approved waivers, conditions, date of approval
STATUS OF REVIEW: INFO
REMARKS: 5/22/23 - add waivers if requested in the future
- 7 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW
REVIEW ITEM: 2.18.2.G - Easement requirements of each utility shall be indicated by the utility on a copy of the Preliminary Plat or by letter. (Letters/emails of easement acceptance due with improvement plan.)
STATUS OF REVIEW: INFO
REMARKS:
- 8 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW
REVIEW ITEM: 2.19.4.C - No Final Plat shall be accepted for filing by the Clerk of the Circuit Court until...an MSBU, CDD, or other special district for the purposes of maintaining the improvements for this plat has been established
STATUS OF REVIEW: INFO
REMARKS:

- 9 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW
REVIEW ITEM: Additional Development Review Comments
STATUS OF REVIEW: INFO
REMARKS: Establishment of an MSBU is required prior to final plat approval. Contact the MSTU Department at (352)438-2650 to create an MSBU or obtain a waiver from BCC via DRC.
- 10 DEPARTMENT: 911 - 911 MANAGEMENT
REVIEW ITEM: Additional 911 comments
STATUS OF REVIEW: INFO
REMARKS: On AR 29965 (Improvement Plan) Sheet C001 shows 204 Single Family Lots under Site Information and on AR 29089 (Preliminary Plat) Sheet C001 shows 203 Single Family Lots under Site Information. The Site Layouts in both plans have Block C showing 21 lots but other sheets are showing 20 lots. The lot to the North of Block C Lots 1&2 needs to be labeled a lot or a tract on all applicable sheets in both plans. When the finals are submitted the lot mentioned above needs to be labeled and the number of single family lots will need to match on all plans to avoid the plats being rejected for this.
- 11 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION
REVIEW ITEM: 6.7.9 - Replacement trees; general requirements
STATUS OF REVIEW: INFO
REMARKS: Existing trees to remain = 7,259" which meets the 100" per acre requirement. Please clarify calculations for additional tree inches.
- 12 DEPARTMENT: ENGTRF - TRAFFIC REVIEW
REVIEW ITEM: Additional Traffic comments
STATUS OF REVIEW: NO
REMARKS: An offsite improvement plan for the construction of SW 100th Street is required to be approved with this improvement plan.
- 13 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW
REVIEW ITEM: 2.18.2.B - Improvement Plan fee of \$340.00 + (\$5.00 x per lot) made payable to Marion County BCC
STATUS OF REVIEW: NO
REMARKS: 5/22/23 - 911 fee due with resubmittal
- 14 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION
REVIEW ITEM: 2.12.25 - Marion Friendly Landscape Areas
STATUS OF REVIEW: NO
REMARKS: Provide calculations
- 15 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION
REVIEW ITEM: 6.8.2 - Landscape plan requirements (details, schedule, calculations, notes)
STATUS OF REVIEW: NO
REMARKS: 1. Provide native status of plants 2. provide calculations showing native percentage is met
- 16 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION
REVIEW ITEM: 6.8.5 - Landscape area requirements for residential and mixed use developments
STATUS OF REVIEW: NO
REMARKS: Provide calculations for open area 2. Developments with more than 50 lots required to provide copy of HOA docs or Covenants showing Florida Friendly Landscape principles

17 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION
REVIEW ITEM: 6.8.6 - Buffers
STATUS OF REVIEW: NO
REMARKS: 1. Waiver required to use existing vegetation as buffer



**Marion County
Board of County Commissioners**

Office of the County Engineer

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

DEVELOPMENT REVIEW COMMITTEE WAIVER REQUEST FORM

Date: 3/11/2024 Parcel Number(s): 35695-011-01 Permit Number: 29965

A. PROJECT INFORMATION: Fill in below as applicable:

Project Name: SW 100th Street PUD - West - Improvement Plans Commercial ☐ Residential ☒
Subdivision Name (if applicable): _____
Unit _____ Block _____ Lot _____ Tract _____

B. PROPERTY OWNER'S AUTHORIZATION: The property owner's signature authorizes the applicant to act on the owner's behalf for this waiver request. The signature may be obtained by email, fax, scan, a letter from the property owner, or original signature below.

Name (print): Ocala SW 100th LLC
Signature: Michael W. Radcliffe
Mailing Address: 4912 Turnbury Wood Drive City: Tampa
State: FL Zip Code: 33647 Phone #: (813) 444-8742
Email address: c/o Dawson Ransome dawsonransome@newstrategyholdings.com

C. APPLICANT INFORMATION: The applicant will be the point of contact during this waiver process and will receive all correspondence.

Firm Name (if applicable): Michael W. Radcliffe Engineering, Inc. Contact Name: Mike Radcliffe
Mailing Address: 2611 SE Lake Weir Avenue City: Ocala
State: FL Zip Code: 34471 Phone #: (352) 629-5500
Email address: info@radcliffeengineering.com

D. WAIVER INFORMATION:

Section & Title of Code (be specific): _____ Sec. 6.8.6 - Buffers
Reason/Justification for Request (be specific): Waiver to use existing vegetation in proposed perimeter buffers and supplement in-fill areas with vegetation as designed by Landscape Architect.

DEVELOPMENT REVIEW USE:

Received By: _____ Date Processed: _____ Project # _____ AR # _____

ZONING USE: Parcel of record: Yes ☐ No ☐ Eligible to apply for Family Division: Yes ☐ No ☐
Zoned: _____ ESOZ: _____ P.O.M. _____ Land Use: _____ Plat Vacation Required: Yes ☐ No ☐
Date Reviewed: _____ Verified by (print & initial): _____



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DEVELOPMENT REVIEW PLAN APPLICATION

Date: 3-27-2023

A. PROJECT INFORMATION:

Project Name: SW 100th Street PUD - West

Parcel Number(s): 35695-011-01

Section 28 Township 16 Range 21 Land Use Medium Density Res. Zoning Classification PUD

Commercial ☐ Residential ☒ Industrial ☐ Institutional ☐ Mixed Use ☐ Other ☐

Type of Plan: IMPROVEMENT PLAN

Property Acreage _____ Number of Lots _____ Miles of Roads _____

Location of Property with Crossroads _____

Additional information regarding this submittal: _____

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



Engineer:

Firm Name: Michael W. Radcliffe Contact Name: Michael W. Radcliffe

Mailing Address: 2611 SE Lake Weir Avenue City: Ocala State: FL Zip Code: 34471

Phone # (352) 629-5500 Alternate Phone # _____

Email(s) for contact via ePlans: info@radcliffeengineering.com



Surveyor:

Firm Name: Rogers Engineering, LLC Contact Name: Rodney Rogers

Mailing Address: 105 SE 3rd Avenue City: Ocala State: FL Zip Code: 34471

Phone # (352) 622-9214 Alternate Phone # _____

Email(s) for contact via ePlans: rkrogers@rogerseng.com

Property Owner:

Owner: Ocala SW 100th LLC Contact Name: Dawson Ransome

Mailing Address: 4912 Turnbury Wood Drive City: Tampa State: FL Zip Code: 33647

Phone # (813) 444-8742 Alternate Phone # _____

Email address: dawsonransome@newstrategyholdings.com

Developer:

Developer: _____ Contact Name: _____

Mailing Address: _____ City: _____ State: _____ Zip Code: _____

Phone # _____ Alternate Phone # _____

Email address: _____

Revised 6/2021

General Notes:

- SURVEY INFORMATION PROVIDED BY ESP ASSOCIATES FL, INC. (SEE SEPARATE SURVEY SUPPLIED ALONG WITH THIS PLAN.) DATE OF SURVEY: JUNE 11, 2021. UNLESS OTHERWISE SHOWN, UNDERGROUND IMPROVEMENTS NOT LOCATED. PUBLIC RECORDS NOT SEARCHED BY ESP ASSOCIATES FL, INC. ADDITIONS OR DELETIONS TO SURVEY MAPS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
- SUBJECT TO EASEMENTS, RIGHTS OF WAY, RESTRICTIONS, AND RESERVATIONS OF RECORD, ALL CONSTRUCTION COVERED BY THESE PLANS SHALL COMPLY WITH THE MATERIAL REQUIREMENTS AND QUALITY CONTROL STANDARDS CONTAINED IN THE MARION COUNTY LAND DEVELOPMENT CODE. ALL CONSTRUCTION PERFORMED IN MARION COUNTY RIGHT-OF-WAY REQUIRES A RIGHT-OF-WAY PERMIT.
- ORIENTATION FOR THE IMPROVEMENTS SHOWN HEREON SHOULD NOT BE USED TO RECONSTRUCT BOUNDARY LINES. ADDITIONS OR DELETIONS TO SURVEY MAPS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
- REPRODUCTIONS OF THIS SKETCH ARE NOT VALID UNLESS SEALED WITH AN EMBOSSED ENGINEER'S SEAL. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MARION COUNTY LAND DEVELOPMENT CODE AND THIS PLAN.
- ALL STORMWATER MANAGEMENT SYSTEMS SHALL BE COMPLETED PRIOR TO THE CONSTRUCTION OF IMPERVIOUS AREAS.
- NO CHANGE TO THE WORK AS SHOWN ON THE APPROVED PLANS SHALL BE MADE WITHOUT NOTIFICATION TO AN APPROVAL BY THE OFFICE OF THE COUNTY ENGINEER.
- SIGNAGE MUST BE IN CONFORMANCE WITH THE COUNTY SIGN CODE AND IN ACCORDANCE WITH ALL APPLICABLE FDOT STANDARDS. ALL STOP SIGNS IN THE COUNTY R/W SHALL BE 30" HIGH INTENSITY REFLECTIVE MATERIAL.
- OWNER SHALL PROTECT EXISTING SHADE TREES TO BE SAVED. TREE PROTECTION MUST BE INSTALLED AND INSPECTED (SEE DETAIL).
- UNDERGROUND IMPROVEMENTS AND UTILITIES, IF ANY, WERE NOT LOCATED, EXCEPT AS SHOWN. UTILITIES AS SHOWN ARE BASED ON ABOVE GROUND EVIDENCE PER SURVEY AND MARION COUNTY G.I.S. INFORMATION.
- THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES AND REPORT ANY DISCREPANCIES (IF ANY) TO THE PROJECT ENGINEER.
- ALL NON-CONDUCTIVE UNDERGROUND PIPING SHALL HAVE LOCATOR WIRE.
- SITE CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANIES FOR CONDUIT INSTALLATION AS REQUIRED FOR ELECTRIC AND TELEPHONE.
- OWNER TO COORDINATE WITH PROJECT ELECTRICAL CONTRACTOR FOR LIGHTING AND ELECTRICAL SERVICE.
- CONTRACTOR SHALL COORDINATE WITH THE FIRE DEPARTMENT FOR FIRE PROTECTION IN COMPLIANCE WITH CURRENT N.F.P.A. CODES AND STANDARDS.
- A TREE REMOVAL PERMIT IS REQUIRED BEFORE ANY TREES CAN BE REMOVED. TREES TO BE SAVED MUST HAVE PROTECTION MEASURES INSTALLED AND INSPECTED BEFORE TREES DESIGNATED FOR REMOVAL ARE REMOVED.
- TREES MAY NOT BE PLANTED AROUND, OVER OR UNDER ANY EXISTING OR PROPOSED POWER LINES. THIS INCLUDES ANY LINE DESIGNED AFTER SITE PLAN APPROVAL. ELECTRICAL DISTRIBUTION EASEMENTS WILL BE PROVIDED FOR ELECTRICAL POWER LINES ON PRIVATE PROPERTY; AS MAY BE REQUIRED BY DUKE ENERGY.
- THE SITE SHALL REMAIN FREE OF EXCESS DUST AND DEBRIS AT ALL TIMES. ANY INCIDENCE OF EROSION, SEDIMENTATION, DUST OR DEBRIS OCCURRING OFF-SITE AS A RESULT OF CONSTRUCTION ACTIVITIES ON THIS DEVELOPMENT SHALL BE CORRECTED BY THE CONTRACTOR WITHIN 48 HOURS OF EACH OCCURRENCE.
- PER DIVISION 22, SECTION 2.22.1(1) OF THE MARION COUNTY LAND DEVELOPMENT CODE, A RIGHT-OF-WAY UTILIZATION PERMIT IS REQUIRED FOR ALL CONSTRUCTION, HERBICIDE/PESTICIDE SPRAYING, TREE CLEARING, AND ALL TEMPORARY PRIVATE USE OF PUBLIC RIGHT-OF-WAY.
- ALL AREAS DISTURBED IN THE R/W DURING CONSTRUCTION SHALL BE RESTORED AND SODDED. ALLOW FOR SOD WITH A 1-1/2" UNDERCUT. OTHER AREAS DISTURBED AFTER CONSTRUCTION SHALL BE GRASSED & MULCHED UNLESS SOD IS SPECIFICALLY PROPOSED.
- IF THE CONTRACTOR ENCOUNTERS LIMESTONE DURING EXPANSION OF THE DRA, (THE DRA WILL BE OVER-EXCAVATED AND BACKFILLED TO MEET SENSITIVE KARST AREA BASIN REQUIREMENTS), IF A SINK CHIMNEY IS ENCOUNTERED ON SITE, MAKE REPAIRS IN ACCORDANCE WITH THE REPAIR DETAIL.
- ALL STRIPING WITHIN COUNTY RIGHT-OF-WAY SHALL THERMOPLASTIC AND AT LEAST 6" WIDE WITH 24" STOP BARS. ALL STRIPING SHALL BE 6" WIDE, PAINTED WITH WHITE PAINT, UNLESS OTHERWISE NOTED. ALL STRIPING SHALL CONFORM TO F.D.O.T. SPECIFICATIONS UNLESS OTHERWISE NOTED.
- ASPHALT PAVEMENT AREA TO BE CONSTRUCTED TO THE FOLLOWING SPECIFICATIONS:
 - 1 1/4" - 9-5 ASPHALTIC CONCRETE
 - 8" LIME ROCK BASE, COMPACTED (98% OF MAX. DENSITY, L.B.R. 100)
 - 12" STABILIZED SUBGRADE (95% OF MAX. DENSITY, ASHTO T-180, L.B.R. 40)
 - OPTIONAL 6" CONCRETE 3000 P.S.I.
- AN AS-BUILT CERTIFICATION SHALL BE PROVIDED TO THE COUNTY ENGINEERING DEPARTMENT BY A DESIGN PROFESSIONAL UPON REVIEW AND APPROVAL OF THE COMPLETED CONSTRUCTION. ALSO, THE PROJECT ENGINEER SHALL SIGN & SUBMIT A STATEMENT OF COMPLETION PRIOR TO THE FINAL INSPECTION.
- UPON COMPLETION OF CONSTRUCTION AND FINAL INSPECTION, AN ELECTRONIC COPY OF THE RECORD DRAWING IN AUTOCAD FORMAT WILL BE PROVIDED TO THE MARION COUNTY ENGINEERING DEPARTMENT.
- ALTERNATIVE PIPE MATERIAL TO RCP MAY BE USED WITH PRIOR APPROVAL FROM THE PROJECT ENGINEER. CONTRACTOR TO GROUT BOTTOM OF STORMWATER STRUCTURES UP TO PIPE INVERT TO PREVENT STANDING WATER.
- SOIL BORING INFORMATION SHOWN ON THIS PLAN SET IS COPIED DIRECTLY FROM GEOTECHNICAL REPORT DATED AUGUST 31, 2022. SOIL BORING INFORMATION IN THE GEOTECHNICAL REPORT WILL TAKE PRECEDENCE OVER ANY DISCREPANCY FOUND BETWEEN THE PLANS AND THE GEOTECHNICAL REPORT.
- NO CHANGE TO THE WORK AS SHOWN ON THE APPROVED PLANS SHALL BE MADE WITHOUT NOTIFICATION TO AND APPROVAL BY THE OFFICE OF THE COUNTY ENGINEER.

Public & Private Facilities:

- ROADS WITHIN PUD DEVELOPMENT WILL BE PRIVATE.
- INTERIOR ROADS SHALL BE 20' WIDE PAVEMENT.
- ALL ROAD RIGHT-OF-WAYS TO HAVE UTILITY & DRAINAGE EASEMENTS ON BOTH SIDES.
- POTABLE WATER, SANITARY SEWER, ELECTRICAL AND SOLID WASTE COLLECTION SERVICES ARE PUBLIC FOR THE DEVELOPMENT AND WILL BE PROVIDED BY MARION COUNTY AND SECO ELECTRIC.
- FUTURE PROPOSED SW 100TH STREET TO BE PUBLIC. (CURRENTLY UNDER DESIGN BY RADCLIFFE ENGINEERING)

Water & Sewer Notes:

WATER NOTES:

- NO EXISTING WATER SYSTEM IS PRESENT ON-SITE.
- PROJECT WILL CONNECT TO EXISTING WATER SYSTEM OWNED & OPERATED BY MARION COUNTY. ALL PVC WATER PIPE TO BE DR 18.
- POTABLE WATER ESTIMATED DEMAND (PER MARION COUNTY LDC):
 - 204 UNITS X 400 gpd = 81,600 gpd
 - 1,500 SF CLUBHOUSE + 1,500 SF POOL X 0.1 gpd = 300 gpd
- 81,600 gpd + 300 gpd = 81,900 gpd

SEWER NOTES:

- NO EXISTING SEWER SYSTEM IS PRESENT ON-SITE.
- GRAVITY SEWER SHALL BE DESIGNED TO CONNECT TO EXISTING MEADOW GLENN (MARION COUNTY OPERATED) SEWER ALONG PROPOSED SW 100TH STREET.
- ALL WATER AND SEWER CONSTRUCTION WILL BE IN ACCORDANCE WITH MARION COUNTY WATER AND SEWER CONSTRUCTION DESIGN STANDARDS.
- SANITARY SERVICE SIZE TO BE AS SHOWN ON PLAN AND LAID AT A MINIMUM SLOPE OF 0.45% FOR 8" PVC AND 1.00% FOR 4" PVC.
- ALL SEWER PIPE MATERIAL SHALL BE SDR 26.
- CLEAN OUTS TO BE PLACED AT THE CONNECTION POINT TO THE EXISTING LATERAL, 5' FROM THE BUILDING, AT ANY WYES AND BENDS, AND AT MOST EVERY 75' ALONG CONSTANT RUNS. BRASS TOPS TO BE FLUSH MOUNTED IN PAVED AREAS.
- SANITARY SEWER ESTIMATED DEMAND (PER MARION COUNTY LDC):
 - 204 UNITS X 200 gpd = 40,800 gpd
- PEAK FLOW = 40,800 gpd / 1,440 min/day X 4.0 PEAK FACTOR = 113.33 gpm

Design Professionals:

DESIGN SUBJECT	COMPANY	CONTACT PERSON	PHONE NUMBER
ENGINEER	RADCLIFFE ENGINEERING	MICHAEL W. RADCLIFFE, P.E.	(352) 629-5500
SURVEYOR	ROGERS ENGINEERING, LLC	RODNEY ROGERS	(352) 622-9214
DEVELOPER	NEW STRATEGY HOLDINGS, LLC	DAWSON RANSOME	(813) 444-8742

Utility Contacts:

UTILITY	COMPANY	CONTACT PERSON	PHONE NUMBER
ELECTRIC	SECO ELECTRIC	JERRY BOLDUC	(352) 237-4107
TELEPHONE	CENTURY LINK	GREG SCHMID	(352) 401-6555
CABLE	SPECTRUM	KENNETH POWELL	(352) 330-2905
WATER	MARION COUNTY UTILITIES	CUSTOMER SERVICE 247/365	(352) 307-6000
SEWER	MARION COUNTY UTILITIES	CUSTOMER SERVICE 247/365	(352) 307-6000
FIRE	MARION COUNTY FIRE DEPT.	KEN MCCANN	(352) 291-8000

West PUD Development Conditions (211008Z):
(Verbatim)

- THE PUD SHALL CONSIST OF A TOTAL OF 222 SINGLE-FAMILY DETACHED DWELLINGS UNITS AND ACCOMPANYING ACCESSORY AMENITIES (E.G., CLUBHOUSE, POOL, SPORT FIELD, OPEN SPACE WITH TRAIL) CONSISTENT WITH THE PUD APPLICATION AND PUD CONCEPT PLAN (DATED 10/06/2021; ATTACHED).
- THE DEVELOPER SHALL BE REQUIRED TO FULLY CONSTRUCT SW 100TH STREET, INCLUDING SIDEWALKS, FROM SW 62ND AVENUE ROAD EASTWARD TO SW 49TH AVENUE ROAD IN CONJUNCTION WITH THE COMPANION PUD (211009Z) AND/OR UP TO AND INCLUDING THE SW 54TH COURT INTERSECTION AT THE WOODS & MEADOWS EAST SUBDIVISION AT A MINIMUM. THE PUD SHALL NOT BE DEVELOPED AND/OR CONSTRUCTED AS A GATED COMMUNITY AND SHALL ACCOMMODATE RECIPROCATING INTERCONNECTED STREETS WITH THE ADJOINING SURROUNDING SUBDIVISIONS AS PROPOSED TO BE USED BY THIS PUD.
- NO PUD PROJECT VEHICLE ACCESS SHALL BE ALLOWED TO THE EAST TO SW 56TH AVENUE IN THE ALEJANDRIA ESTATES SUBDIVISION.
- GATED EMERGENCY VEHICLE ACCESS IS PERMITTED TO THE EAST TO SW 101ST PLACE IN THE WOODS AND MEADOWS EAST SUBDIVISION. FULL VEHICLE ACCESS AND CONNECTIVITY TO THE WEST TO SW 101ST PLACE IN THE WOODS AND MEADOWS EAST SUBDIVISION SHALL BE EVALUATED AS PART OF THE PUD'S TRAFFIC STUDY AND A FINAL ACCESS MANAGEMENT PLAN (E.G., VEHICLE, BICYCLE, PEDESTRIAN, ETC.) SHALL BE PROVIDED AS PART OF THE PROJECT'S FINAL PUD MASTER PLAN FOR BOARD OF COUNTY COMMISSIONERS REVIEW AND CONSIDERATION AS LISTED IN CONDITION #11.
- CONSTRUCTION ACCESS FOR THE INITIAL DEVELOPMENT OF THE SUBDIVISION INFRASTRUCTURE AND PUD RESIDENTIAL DWELLING UNITS SHALL BE PROVIDED VIA SW 100TH STREET.
- RESIDENTIAL LOTS ALONG THE PROJECT'S EAST BOUNDARY SHARED WITH THE WOODS & MEADOWS EAST SUBDIVISION SHALL COMPLY WITH THE R-1 ZONING CLASSIFICATION'S MINIMUM 70' WIDE LOT WIDTH REQUIREMENT.
- A TYPE "A" BUFFER (MINIMUM 30' WIDE, THREE SHADE TREES AND FIVE ACCENT TREES PER 100 LINEAL FEET, WITH SHRUBS AND GROUND COVER FOR AT LEAST 50% OF THE BUFFER TO BE THREE FEET WITHIN ONE YEAR OF PLANTING) WHEREIN EXISTING VEGETATION IS MAINTAINED, WITH SUPPLEMENTAL PLANTINGS PROVIDED WHEN EXISTING VEGETATION IS INSUFFICIENT TO MEET THE VEGETATION REQUIREMENTS, SHALL BE PROVIDED ALONG THE PUD BOUNDARIES AS FOLLOWS:
 - a. ALONG THE NORTH BOUNDARY AND BOUNDARIES SHARED WITH THE WOODS AND MEADOWS EAST, OAKCREST ESTATES, AND ALEJANDRIA ESTATES SUBDIVISIONS IN THE "REMAINDER OPEN SPACE AREA" WHILE ALLOWING PROPOSED WALKING TRAIL TO BE ESTABLISHED WITHIN THE INTERIOR 15' OF THE BUFFER, AND
 - b. ALONG THE WEST AND NORTHWEST PUD BOUNDARIES SHARED WITH CHERRYWOOD ESTATES SUBDIVISION WHEREIN NO WALKING TRAIL WILL BE PROVIDED,
- THE PUD MASTER PLAN (EQUIVALENT) SHALL DEMONSTRATE COMPLIANCE WITH THE PROJECT'S OPEN SPACE REQUIREMENTS OF:
 - a. THE FINAL PUD MASTER PLAN SUBMITTAL SHALL BE ACCOMPANIED BY DOCUMENTATION DEMONSTRATING CURRENT NATIONAL HOME BUILDER ASSOCIATION RESIDENTIAL COMMUNITY AMENITY PACKAGE PRACTICES AND RATES.
 - b. AMENITIES FOR THE PUD SHALL THEN CONFORM TO THE GREATER OF EITHER THE CITED BUILDER PRACTICES AND RATES NOTED PREVIOUSLY, OR SHALL INCLUDE AT A MINIMUM THE FOLLOWING: 2,500 SQUARE FOOT CLUBHOUSE, POOL, PLAYGROUND, AND BALL/PLAY FIELD (E.G., SOCCER) THAT MAY BE PROVIDED AS A COMPONENT OF THE PUD'S DRAINAGE RETENTION AREA DESIGN ACCEPTABLE TO THE COUNTY ENGINEER, WHICHEVER IS GREATER.
 - c. THE AMENITY DETAILS AND LOCATIONS SHALL BE PROVIDED AS PART OF THE PUD'S SUBDIVISION INFRASTRUCTURE IMPROVEMENTS, AND THE PROJECT'S FINAL PUD MASTER PLAN SHALL ESTABLISH THE SCHEDULE FOR CONSTRUCTION AND COMPLETION OF THE AMENITIES IN COORDINATION WITH THE PUD'S DEVELOPMENT (E.G., THRESHOLDS FOR INITIATING CONSTRUCTION, THRESHOLDS FOR COMPLETING CONSTRUCTION, ETC.).
- ANY LIGHTING PROVIDED FOR THE PUD'S COMMUNITY RECREATION AND AMENITY FACILITIES, INCLUDING THE PROPOSED PLAY/BALL FIELDS, SHALL COMPLY WITH THE PROVISIONS OF LDC DIVISION 6.19, OUTDOOR LIGHTING, PARTICULARLY IN REGARDS TO PREVENTING DIRECT GLARE AND LIGHT SPILLAGE ON TO ADJACENT STREETS AND PROPERTIES.
- THE PROJECT'S FINAL PUD MASTER PLAN, OR EQUIVALENT, SHALL REQUIRE APPROVAL BY THE MARION COUNTY BOARD OF COUNTY COMMISSIONERS, INCLUDING BEING DULY NOTICED AND ADVERTISED CONSISTENT WITH THE LDC'S NOTICE PROVISIONS AT THE APPLICANT'S EXPENSE.

Development Notes:

- SIDEWALKS ARE PROPOSED ON ONE SIDE OF THE ROADS AND WILL CONNECT TO THE PROPOSED MULTI-MODAL PATH ALONG SW 100TH STREET.
- THIS PUD SHALL MEET SECTION 6.8.5 OF THE MARION COUNTY LDC REGARDING MARION-FRIENDLY LANDSCAPE AREAS (MFLA). DEVELOPER SHALL ALSO PROMOTE PRACTICES AND PRINCIPLES OF FLORIDA-FRIENDLY DEVELOPMENT AND COMPLETION OF THE AMENITIES IN COORDINATION WITH THE PUD'S HANDBOOK, AS AMENDED. A PROGRAM WHICH PROMOTES THESE PRINCIPLES SHALL BE INCORPORATED INTO AND MADE PART OF THE RESTRICTIVE COVENANTS.
- THE CONSTRUCTION AND MAINTENANCE OF PRIVATE ROADS, PARKING AREAS, DETENTION AREAS, COMMON AREAS, OPEN SPACE, BUFFERS, COMMON AREA LANDSCAPING WILL BE COORDINATED DURING DEVELOPMENT AND PERPETUALLY AFTER THE SITE IS COMPLETE BY A PROPERTY ASSOCIATION FORMED AND ESTABLISHED FOR SUCH PURPOSES.
- ALL NECESSARY EASEMENTS WILL BE RECORDED PRIOR TO CERTIFICATE OF OCCUPANCY.

Fire Protection:

- FIRE HYDRANTS WILL BE INSTALLED TO PROVIDE COVERAGE OF BUILDINGS AND. SEE PLANS FOR LOCATIONS.
- FIRE HYDRANTS MAXIMUM DISTANCE TO CLOSEST POINT ON A BUILDING = 500'. MAXIMUM DISTANCE BETWEEN FIRE HYDRANTS = 1000'.
- MIN. 6" WATER MAIN (SEE WATER-SEWER PLAN) TO PROVIDE FIRE FLOW TO HYDRANTS. FIRE DEPARTMENT CONNECTIONS AND BACK FLOW PREVENTION DEVICES TO BE INSTALLED AS REQUIRED BY FIRE MARSHALL.

IMPERVIOUS AREA					
DRAINAGE BASIN	ON-SITE IMPERVIOUS		OFF-SITE IMPERVIOUS		TOTAL IMPERVIOUS AREA PER BASIN
	EXISTING	PROPOSED	EXISTING	PROPOSED	
DB 3.0	0-0-	693,822 (15.93 Ac.)(31.1%)	68,616 SF (1.58 Ac.)(3.1%)	43,788 SF (1.01 Ac.)(2.0%)	806,226 SF (18.51 Ac.)(36.1%)
DB 4.0	0-0-	144,303 SF (3.31 Ac.)(33.3%)	0-0-	144,303 SF (3.31 Ac.)(33.3%)	433,517 SF (9.95 Ac.)(100%)
TOTAL					921,682 SF (21.16 Ac.)(34.6%)

Drainage Design Summary:

THIS PROPERTY WILL HAVE PRIVATE ON-SITE RETENTION AREAS HANDLING THE 100 YR./24 HR. POST (11.0") STORM EVENT THUS MEETING SWFWMD REQUIREMENTS FOR WATER QUALITY TREATMENT. STORM WATER FROM THE 55.8 AC SITE WILL BE ACCOMMODATED IN MULTIPLE DRAINAGE RETENTION AREAS EACH CONTAINED WITHIN AN INDIVIDUAL BASIN.

STORMWATER RUNOFF FROM THIS PROJECT WILL BE COLLECTED THROUGH A SERIES OF DRAINAGE INLETS, UNDERGROUND PIPES, GUTTERS, DOWN SPOUTS, OVERLAND FLOW AND SWALES WHICH DISCHARGE INTO PROPOSED DRAINAGE RETENTION AREAS (DRA) FOR WATER QUALITY AND/OR WATER QUANTITY ATTENUATION AS REQUIRED BY MARION COUNTY AND SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT.

EXISTING SOIL TYPE = ApB (APOPKA) HYDROLOGIC SOIL GROUP = A
CoB (CANDLER) HYDROLOGIC SOIL GROUP = A

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

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

STORMWATER MANAGEMENT DESIGN TO BE COMPLETED DURING FINAL IMPROVEMENT PLAN STAGE AND PERMITTED THROUGH MARION COUNTY AND SWFWMD.

Maintenance and Operation Schedule
for Stormwater Management System:

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

Flood Certification:

FLOOD ZONE "X" - AN AREA OF MINIMAL FLOODING ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT ADMINISTRATION (FEMA) PER THE MARION COUNTY GEOGRAPHIC INFORMATION SYSTEMS WEB PAGE LOCATED AT: <http://www.marioncountyfl.org>

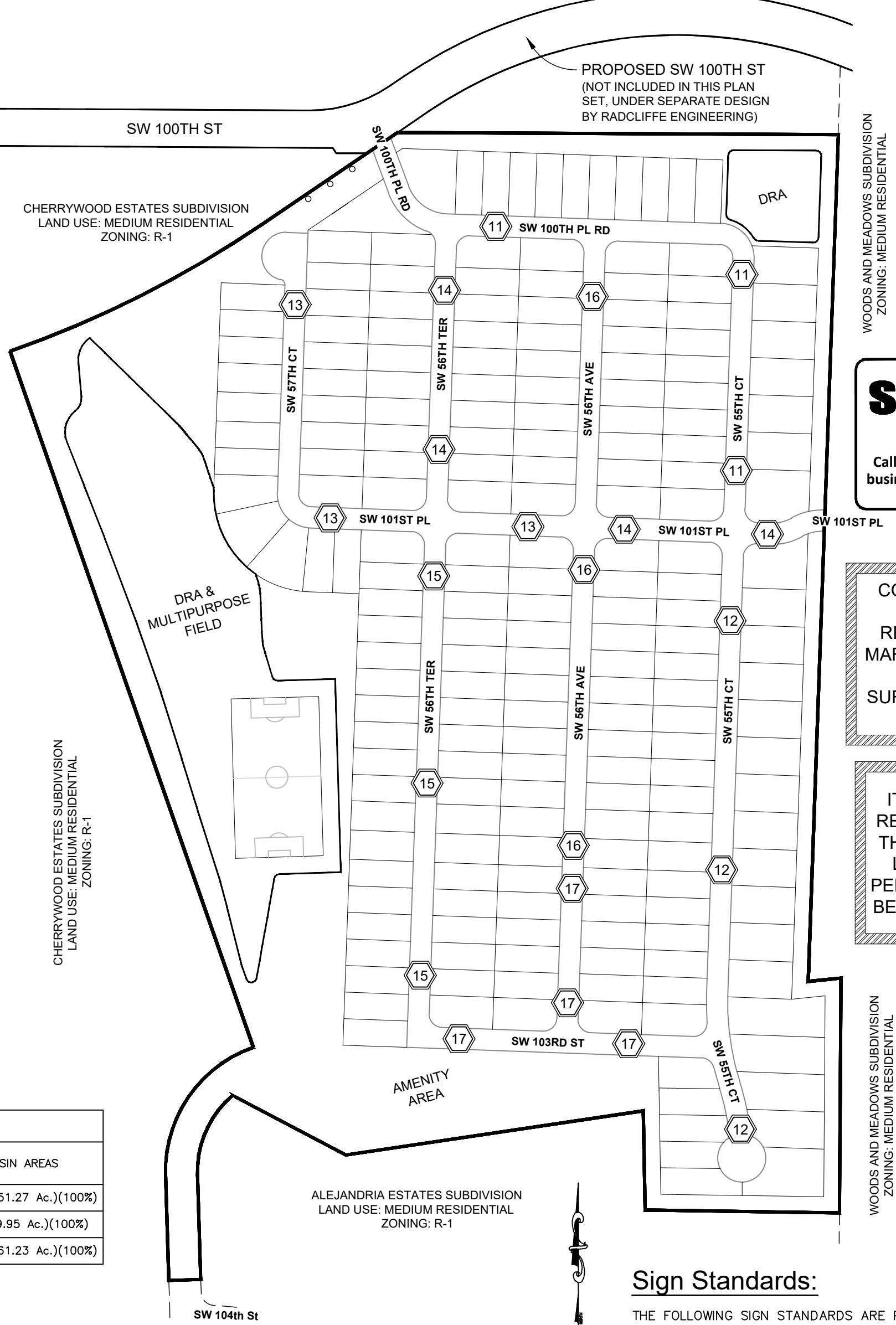
Environmental:

ECOLOGICAL ASSESSMENT DONE BY OTHERS. SEE REPORT DATED FEBRUARY 2021.

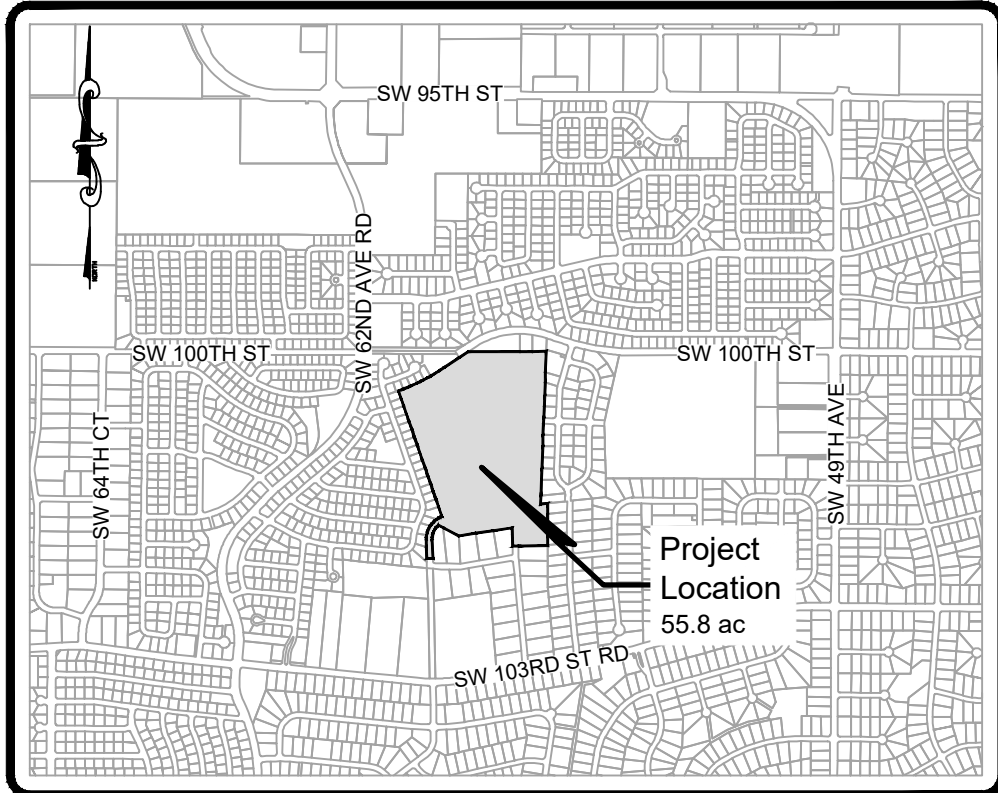
Tree Planting & Landscaping Requirements:

SEE SEPARATE LANDSCAPE PLAN BY OTHERS.

IMPROVEMENT PLANS
for
SW 100th STREET PUD - WEST
MARION COUNTY, FLORIDA



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



LOCATION MAP

SCALE: 1" = 200'
SECTION 28, TOWNSHIP 16 SOUTH, RANGE 21 EAST

MARION COUNTY PROJECT
No. 29965

Sunshine811
Call 811 or www.sunshine811.com two full business days before digging to have utilities located and marked.

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

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

SCALE: 1" = 200'

KEY MAP

15 = PLAN & PROFILE SHEET NUMBER

Sign Standards:

THE FOLLOWING SIGN STANDARDS ARE PROPOSED WITH THIS APPROVAL:

- RESIDENTIAL PD IDENTIFICATION SIGNS SHALL BE ALLOWED AT THE PRINCIPAL ENTRANCES TO INDIVIDUAL SUBDIVISIONS, WITH A MAXIMUM AREA OF 60 SQUARE FEET EACH.
- PARCEL AND CLUBHOUSE IDENTIFICATION SIGNS SHALL BE ALLOWED AT PRINCIPLE ENTRANCES TO EACH PARCEL, WITH A MAXIMUM AREA OF 24 SQUARE FEET EACH.

Underground Electric:

ALL ELECTRIC WILL BE UNDERGROUND. UNDERGROUND ELECTRIC PLANS TO BE COORDINATED WITH SECO ELECTRIC SERVICE.

Outdoor Lighting:

OUTDOOR STREET LIGHTING TO BE COORDINATED WITH SECO ELECTRIC.

Concurrency Deferral Elected Note:

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

Cross Access Easement:

NONE PROVIDED AS THIS IS A PRIVATE DEVELOPMENT.

Springs Protection Zone:

THIS PROJECT LIES WITHIN THE SECONDARY SPRINGS PROTECTION ZONE FOR MARION COUNTY.

Sight Distance:

SIGHT DISTANCE CALCULATED USING FDOT INDEX No. 546 (2 LANE UNDIVIDED ROADWAY). SIGHT DISTANCE AT ALL INTERSECTIONS COMPLY WITH FDOT REQUIREMENTS.

Owner's Certification:

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

BY: JOSEPH TABSHE, MANAGER, OCALA SW 100TH LLC DATE

Site Information:

PROJECT NAME: SW 100TH STREET PUD - WEST
PROJECT LOCATION: GENERALLY SOUTHEAST OF SW 100TH ST & SW 62ND AVE
PARCEL NUMBER: 35695-011-01
OWNER: OCALA SW 100TH LLC
4912 TURBURY WOOD DRIVE
TAMPA, FL 33647
CONTACT: JOSEPH TABSHE, MANAGER
TELEPHONE: (813) 444-8742
TOTAL SITE AREA: 55.75 ACRES (2,428,387 SF)
EXISTING ZONING: PUD
BUFFERS : PROPOSED PER PUD DEVELOPMENT CONDITIONS
WEST = 30' FROM CHERRYWOOD ESTATES SUBDIVISION
SOUTH = 30' FROM ALEJANDRIA ESTATES SUBDIVISION
EAST = 30' FROM WOODS AND MEADOWS SUBDIVISION
NORTH = 30' FROM SW 100TH ST R/W BOUNDARY, ADJACENT PROPERTIES & CHERRYWOOD ESTATES SUBDIVISION

PROPOSED LOTS: 204 SINGLE FAMILY LOTS
PROPOSED DENSITY: 204 LOTS/55.75 ACRES = 3.66 LOTS PER ACRE
(222 MAX ALLOWABLE PER WEST PUD DEVELOPMENT CONDITIONS (211008Z))
LAND USE: MEDIUM RESIDENTIAL
PROPOSED ROAD LENGTH: 7790 LF. (1.475 MILES)
MAX. BUILDING HEIGHT: 40 FEET
LAND USE: MEDIUM DENSITY RESIDENTIAL LAND USE
ZONING: PUD

Sheet Index:

C001 COVER SHEET
C002 PREDEVELOPMENT PLAN
C003 HORIZONTAL CONTROL PLAN (NORTH)
C004 HORIZONTAL CONTROL PLAN (CENTER)
C005 HORIZONTAL CONTROL PLAN (SOUTH)
C006 SITE LAYOUT PLAN
C007 CLEARING & TREE PLAN
C008 DRAINAGE PLAN
C009 GRADING PLAN
C010 UTILITY PLAN
C011-C017 PLAN & PROFILE SHEETS
C018 SIGNS & SIDEWALK PLAN
C019-C021 DETAILS
C022 STORMWATER POLLUTION PREVENTION PLAN (SWPPP)
S001 BOUNDARY SURVEY (ROGERS - SHEET 1 OF 2)
S002 TOPOGRAPHIC SURVEY (ROGERS - SHEET 2 OF 2)

Waivers:

- WAIVER GRANTED ON 8-8-2022:**
 - TO SELECTIVELY LOCATE TREES IN TWO (2) 1 ACRE TYPICAL PLOTS, 30' PERIMETER BUFFERS AND ALL TREES GREATER THAN 30" DBH IN LIEU OF COMPLETE TREE LOCATIONS ON 55.8 ACRE PARCEL.
- WAIVERS GRANTED ON 7-17-2023:**
 - SEC. 6.12.9(K.) - TO ALLOW 15 MPH CURVES WITH APPROPRIATE SIGNAGE.
 - SEC. 6.13.8.B(7) - MINIMUM STORMWATER PIPE SIZE - TO ALLOW USE OF 15 INCH MINIMUM STORMWATER PIPE WITH SUPPORTING CALCULATIONS.
 - SEC. 2.12.8 - TO ALLOW USE OF SURVEY OLDER THAN 12 MONTHS (PROPERTY SURVEYED MARCH 2022) WITH CONTOURS EXTENDED LESS THAN 100' FROM PROPERTY BOUNDARY.
 - SEC. 6.13.3 - TO ALLOW 10' WIDE DRA MAINTENANCE BERMS & NO BERM ALONG EXISTING NATURAL SECTIONS ON THE EAST SIDE OF DRA 3.0.
 - SEC. 6.12.2 - TO REDUCE RIGHT-OF-WAY WIDTH TO 40' WITH 10' EASEMENTS ON EACH SIDE (60' TOTAL).

Traffic Impact Analysis:

SEE SEPARATE TRAFFIC IMPACT ANALYSIS FOR OCALA SW 100TH PUD BY VHB DATED APRIL 2022.

Engineer's Certification:

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

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

SIGNATURE DATE

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY
MICHAEL W. RADCLIFFE, 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.

Revisions	By	Date
REVISIONS PER COUNTY COMMENTS	N/A	2-26-23
REVISIONS PER COUNTY COMMENTS	OSB	2-14-23
REVISIONS PER COUNTY COMMENTS	OSB	2-14-23

Designed: MWR	Scale: N/A
Drawn: OSB	Project: 2022-06W
Checked: OSB	Date: 4-6-2023
File: SW100SPUD West Imp. Plans Sheets.dwg	

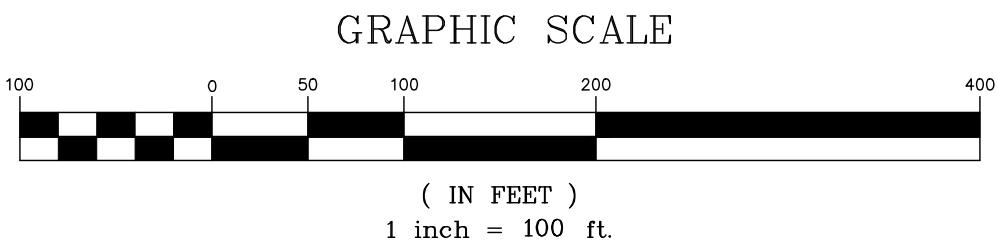
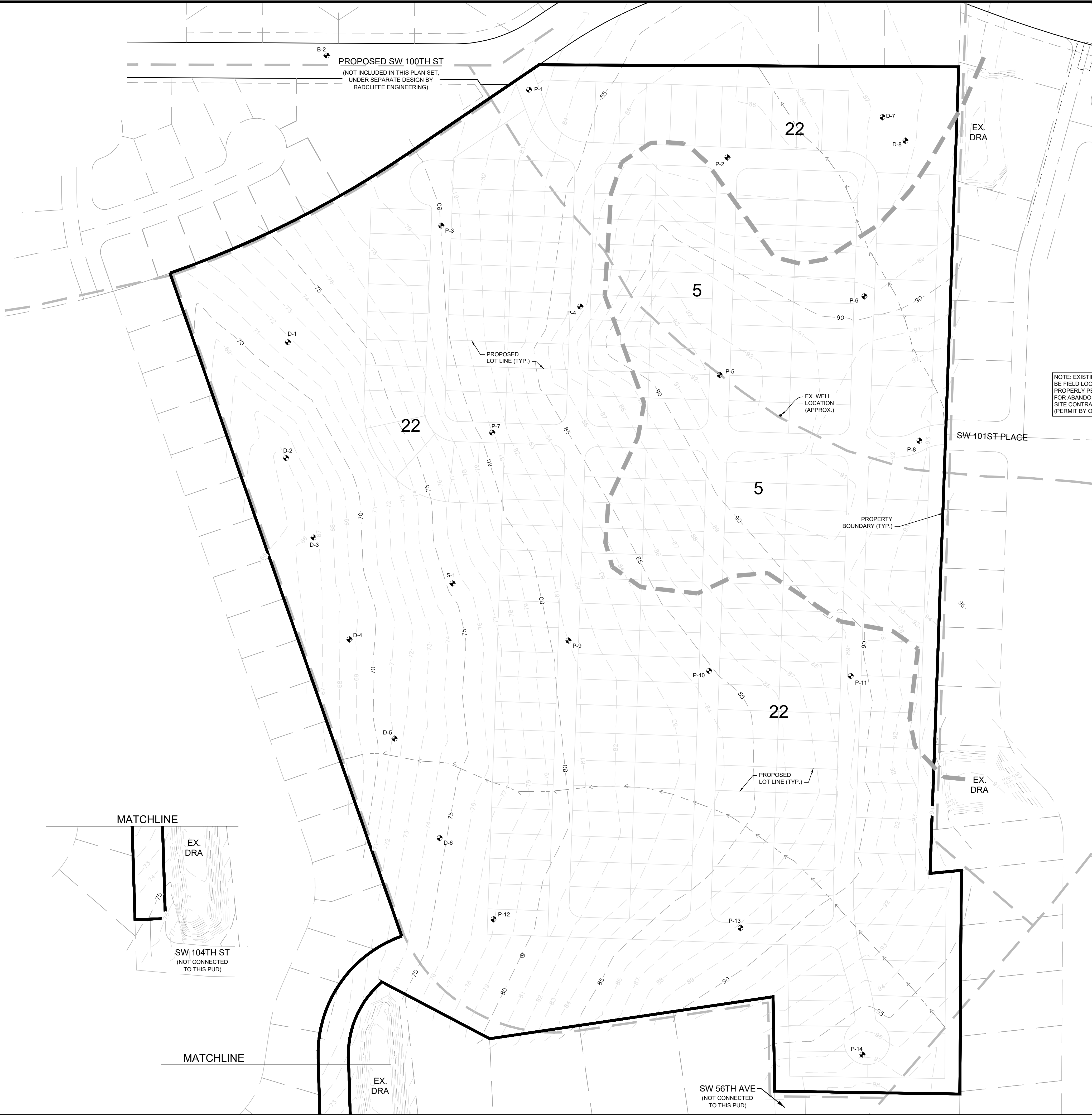
MWR MICHAEL W. RADCLIFFE ENGINEERING, INC.
2011 SEE LANE WAY, TAMPA, FL 33617 (813) 639-5500 FAX (813) 639-1010
Certificate No. EB-0006188 • Michael W. Radcliffe, P.E. #31170 • Christopher A. Gwin, E. #6588

Project Name: SW 100th St. PUD - West - Improvement Plans - Marion County, FL
Sheet Name:

Revisions to Plan Set
THIS DATE INDICATES THE LATEST DATE AT WHICH ANY PART OF THIS PLAN SET WAS REVISED.

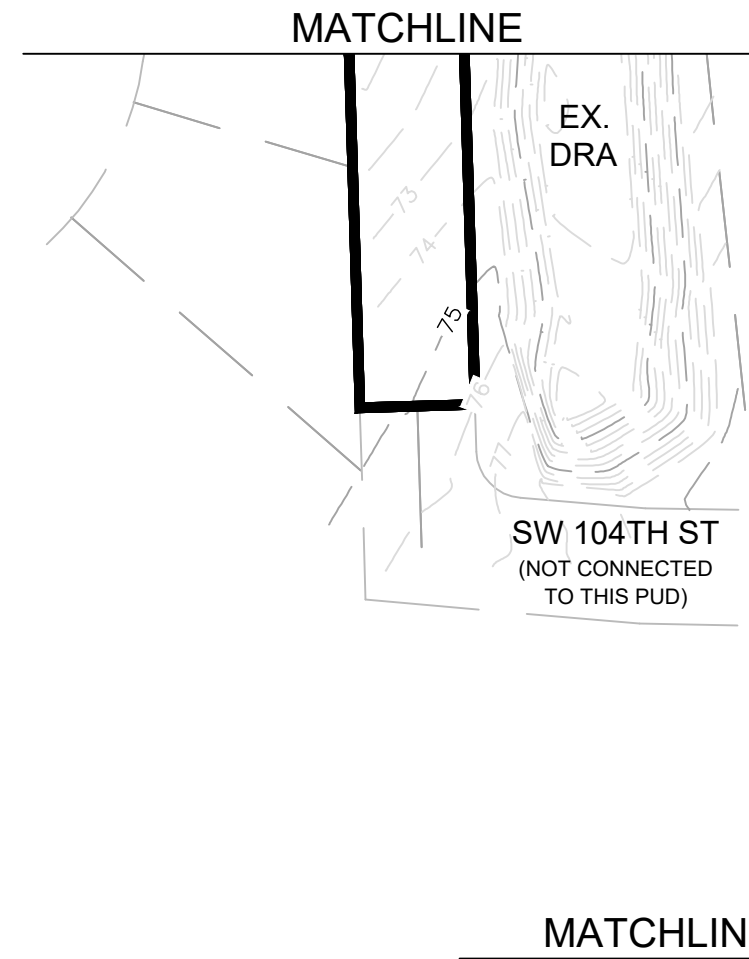
Sheet No.
C001
of
C022

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MARION COUNTY PROJECT
No. 29965

- LEGEND**
- D-1 = DRA SOIL BORING
 - P-14 = ROAD SOIL BORING
 - = EXISTING GROUND CONTOUR LINES
 - - - - - = EXISTING TIME OF CONCENTRATION LINE
 - = EXISTING DRAINAGE BREAKLINE
 - = SOIL TYPE BREAKLINE
 - 22 = CANDLER SANDS
 - 5 = APOPKA SANDS



Project Name: SW 100th St. PUD - West - Improvement Plans - Marion County, FL		Revision:	
Sheet Name: Predevelopment Plan		By:	
Sheet No. C002 of C022		Date:	
		Project:	2022-06W
		Drawn:	OSB
		Check:	MWR
		File:	SW100SPUD West Imp. Plans Sheets.dwg
		Date:	4-6-2023
		Revisions:	REVISIONS PER SW100 COMMENTS

MICHAEL W. RADCLIFFE ENGINEERING, INC.
2811 S.E. Lake Weir Avenue, Ocala, FL 34471 (352) 629-5500 FAX (352) 629-1010
Certificate No. EB-000698 • Michael W. Radcliffe P.E. #3170 • Christopher A. Cain P.E. #6558
www.radcliffeengineering.com

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Curve Table					
CURVE #	LENGTH	RADIUS	DELTA	CHORD LEN.	CH. BEAR.
C263	117.79	100.00	67°29'27"	111.10	S54°13'02"E
C264	70.69	45.00	90°00'00"	63.64	N42°57'46"W
C265	70.69	45.00	90°00'00"	63.64	S42°57'46"E
C266	53.52	100.00	30°39'55"	52.88	N76°42'17"E
C267	53.86	100.00	30°51'39"	53.21	S76°48'09"W
C268	90.49	500.00	10°22'11"	90.37	S3°08'52"E
C271	94.24	80.00	67°29'27"	88.88	S54°13'02"E
C272	76.04	65.00	67°01'45"	71.78	N54°26'53"W
C273	26.06	65.00	22°58'15"	25.89	N9°26'53"W
C274	39.27	25.00	90°00'00"	35.36	S42°57'46"E
C275	42.82	80.00	30°39'55"	42.31	N76°42'17"E
C276	34.26	120.00	16°21'21"	34.14	S69°33'00"W

Curve Table					
CURVE #	LENGTH	RADIUS	DELTA	CHORD LEN.	CH. BEAR.
C277	103.49	120.00	49°24'39"	100.31	S45°10'38"E
C278	11.51	25.00	26°23'23"	11.41	N56°41'16"W
C279	19.87	25.00	45°31'49"	19.35	N20°43'40"W
C280	39.27	25.00	90°00'00"	35.36	N47°02'14"E
C281	39.27	25.00	90°00'00"	35.36	S42°57'46"E
C282	39.27	25.00	90°00'00"	35.36	S47°02'14"E
C283	39.27	25.00	90°00'00"	35.36	N42°57'46"W
C284	39.27	25.00	90°00'00"	35.36	N47°02'14"E
C285	39.27	25.00	90°00'00"	35.36	S42°57'46"E
C286	39.27	25.00	90°00'00"	35.36	S47°02'14"W
C287	39.27	25.00	90°00'00"	35.36	N42°57'46"W
C288	39.27	25.00	90°00'00"	35.36	N47°02'14"E

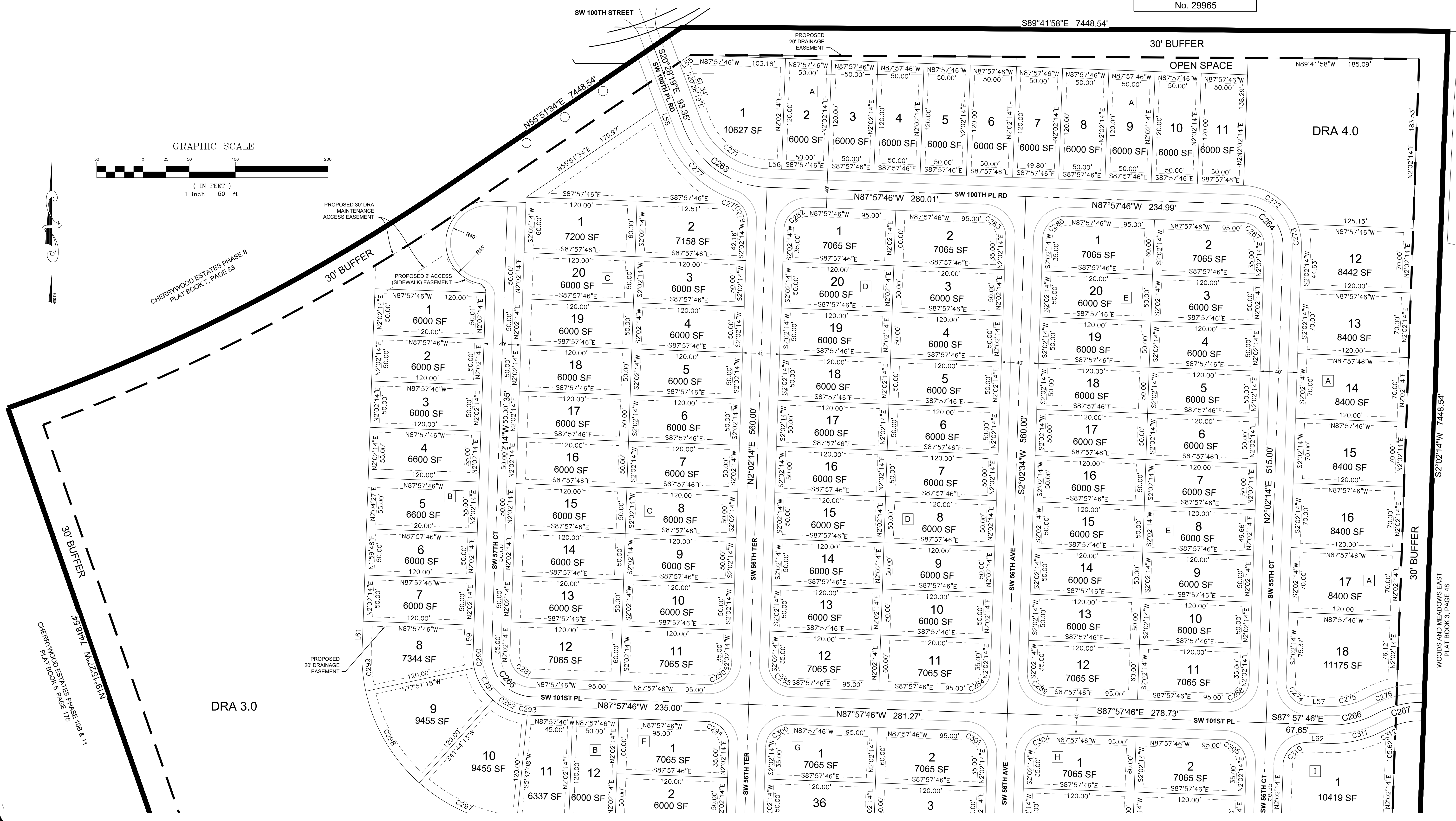
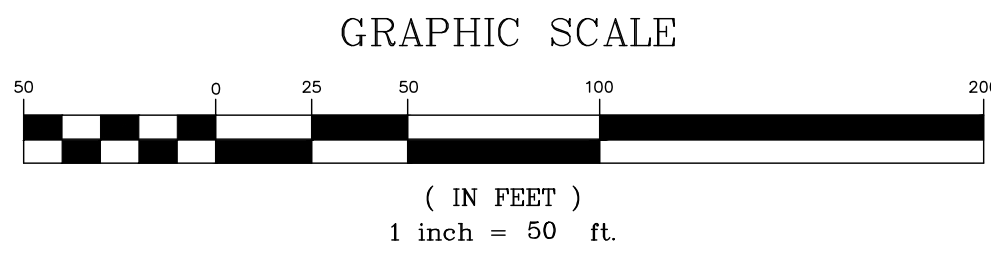
Curve Table					
CURVE #	LENGTH	RADIUS	DELTA	CHORD LEN.	CH. BEAR.
C289	39.27	25.00	90°00'00"	35.36	S42°57'46"E
C290	16.09	65.00	14°10'56"	16.05	S5°03'14"E
C291	40.97	65.00	36°07'05"	40.30	S30°12'14"E
C292	40.97	65.00	36°07'05"	40.30	S66°19'20"E
C293	4.06	65.00	3°34'54"	4.06	S86°10'19"E
C294	39.27	25.00	90°00'00"	35.36	N42°57'46"W
C296	11.56	185.00	3°34'54"	11.56	S86°10'19"E
C297	116.62	185.00	36°07'05"	114.70	S66°19'20"E
C298	116.62	185.00	36°07'05"	114.70	S30°12'14"E
C299	45.79	185.00	14°10'56"	45.68	S5°03'14"E
C300	39.27	25.00	90°00'00"	35.36	S47°02'14"W
C301	39.27	25.00	90°00'00"	35.36	N42°57'46"W

Curve Table					
CURVE #	LENGTH	RADIUS	DELTA	CHORD LEN.	CH. BEAR.
C302	39.27	25.00	90°00'00"	35.36	N47°02'14"E
C303	39.27	25.00	90°00'00"	35.36	S42°57'46"E
C304	39.27	25.00	90°00'00"	35.36	S47°02'14"W
C305	39.27	25.00	90°00'00"	35.36	N42°57'46"W
C306	20.00	520.00	2°12'15"	20.00	S0°56'06"W
C307	32.56	520.00	3°35'16"	32.56	S1°57'39"E
C308	41.80	25.00	95°47'31"	37.10	N44°08'28"E
C309	39.27	25.00	90°00'00"	35.36	S42°57'46"E
C310	39.27	25.00	90°00'00"	35.36	S47°02'14"W
C311	64.23	120.00	30°39'55"	63.46	N76°42'17"E
C312	12.43	80.00	8°54'16"	12.42	S65°49'27"W
C320	70.29	480.00	8°23'24"	70.23	S2°33'27"E

Curve Table					
CURVE #	LENGTH	RADIUS	DELTA	CHORD LEN.	CH. BEAR.
C321	3.35	480.00	0°23'59"	3.35	S1°50'14"W
C348	81.18	500.00	9°18'10"	81.09	S12°59'02"E
C349	151.07	500.00	17°18'42"	150.50	N8°58'46"W
C350	92.24	45.00	117°26'23"	76.92	N30°46'42"E
C351	25.96	45.00	33°03'26"	25.60	N44°28'12"W
C352	9.49	10.00	54°22'22"	9.14	S33°48'44"E
C353	45.86	520.00	5°03'10"	45.84	N9°09'08"W
C354	54.06	520.00	5°57'24"	54.04	N14°39'25"W
C355	19.24	480.00	2°17'47"	19.24	S16°29'14"E
C356	50.79	45.00	64°39'52"	48.13	S58°10'10"E
C357	53.51	45.00	68°08'03"	50.41	S81°3'48"W
C358	8.26	45.00	10°30'39"	8.24	S47°33'09"W

Curve Table					
CURVE #	LENGTH	RADIUS	DELTA	CHORD LEN.	CH. BEAR.
C359	10.43	10.00	59°45'25"	9.96	N22°55'46"E
C360	35.65	480.00	4°15'21"	35.65	N9°04'37"W
C361	51.83	480.00	6°11'13"	51.81	N14°17'54"W
C362	2.04	480.00	0°14'36"	2.04	N17°30'49"W
C363	38.51	520.00	4°14'34"	38.50	S15°30'50"E
C364	35.25	25.19	80°10'53"	32.44	N53°31'21"W

MARION COUNTY PROJECT
No. 29965



Project Name: SW 100th St. PUD - West - Improvement Plans - Marion County, FL
Sheet Name: Horizontal Control Plan (North)
Sheet No.: C003 of C022

Project: 2022-06W
Drawn: OSB
Checked: NWR
Date: 4-6-2023
File: SW05PUD West Imp. Plans Sheets.dwg

Scale: 1" = 50'
North Arrow

Revisions:
7-26-23 OSB REVISIONS PER COUNTY COMMENTS

MICHAEL W. RADCLIFFE ENGINEERING, INC.
2811 S.E. Lake Weir Avenue, Suite 100, Ft. Lauderdale, FL 33309
(954) 333-5500
www.radcliffeengineering.com

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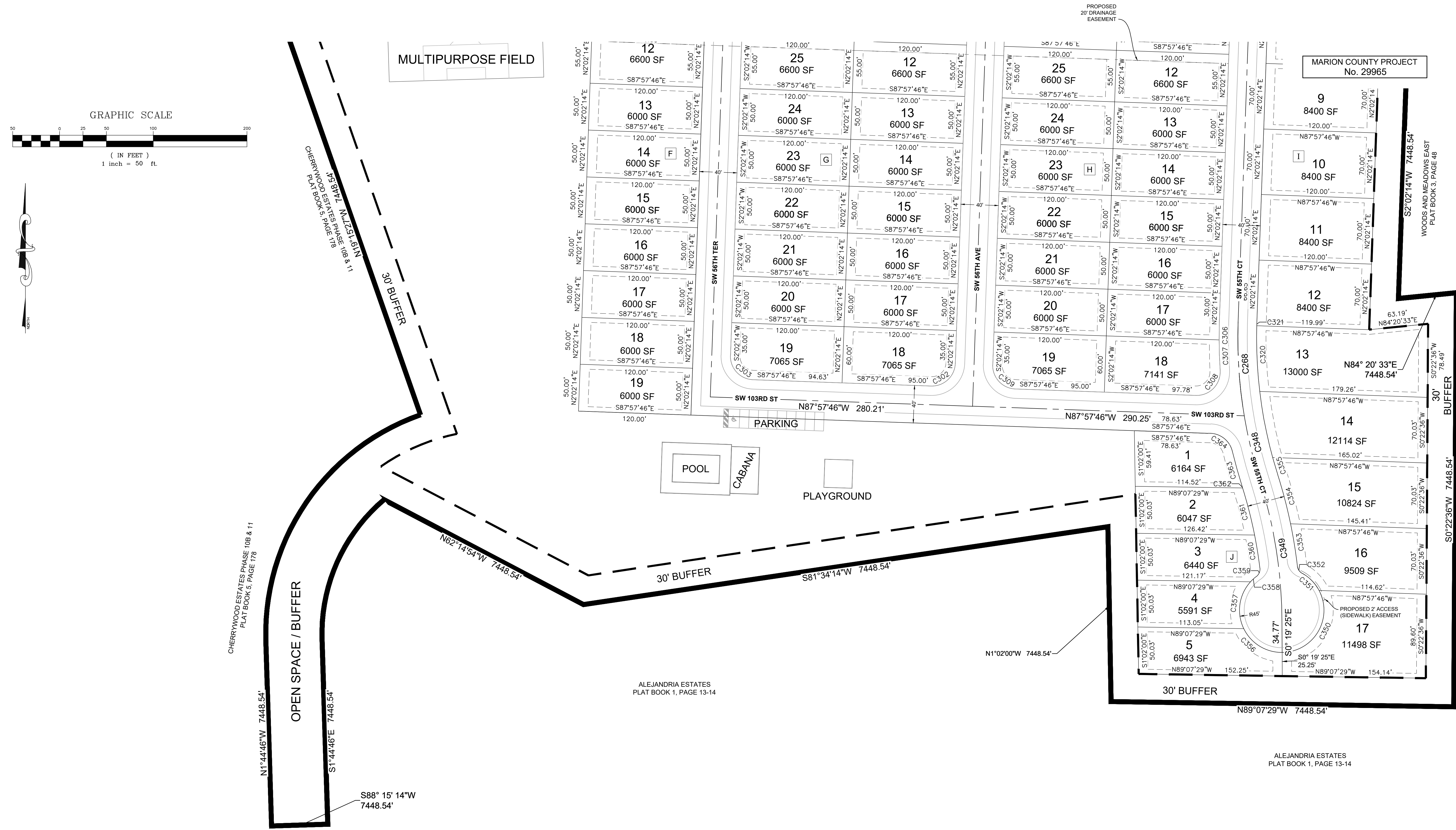
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C320	70.29	480.00	8°23'24"	70.23	S2°33'27"E

Curve Table					
CURVE #	LENGTH	RADIUS	DELTA	CHORD LEN.	CH. BEAR.
C321	3.35	480.00	0°23'59"	3.35	S1°50'14"W
C348	81.18	500.00	9°18'10"	81.09	S12°59'02"E
C349	151.07	500.00	17°18'42"	150.50	N8°58'46"W
C350	92.24	45.00	117°26'23"	76.92	N30°46'42"E
C351	25.96	45.00	33°03'26"	25.60	N44°28'12"W
C352	9.49	10.00	54°22'22"	9.14	S33°48'44"E
C353	45.86	520.00	5°03'10"	45.84	N9°09'08"W
C354	54.06	520.00	5°57'24"	54.04	N14°39'25"W
C355	19.24	480.00	2°17'47"	19.24	S16°29'14"E
C356	50.79	45.00	64°39'52"	48.13	S58°10'10"E
C357	53.51	45.00	68°08'03"	50.41	S81°3'48"W
C358	8.26	45.00	10°30'39"	8.24	S47°33'09"W

Curve Table					
CURVE #	LENGTH	RADIUS	DELTA	CHORD LEN.	CH. BEAR.
C359	10.43	10.00	59°45'25"	9.96	N22°55'46"E
C360	35.65	480.00	4°15'21"	35.65	N9°04'37"W
C361	51.83	480.00	6°11'13"	51.81	N14°17'54"W
C362	2.04	480.00	0°14'36"	2.04	N17°30'49"W
C363	38.51	520.00	4°14'34"	38.50	S15°30'50"E
C364	35.25	25.19	80°10'53"	32.44	N53°31'21"W



Project Name: SW 100th St. PUD - West - Improvement Plans - Marion County, FL
Sheet Name: Horizontal Control Plan (South)

Project: 2022-06W
Drawn: OSB
Checked: NWR
Date: 4-6-2023
File: SW100SPUD West Imp. Plans Sheets.dwg

Scale: 1" = 50'
Designed: NWR
Drawn: OSB
Checked: NWR
Date: 4-6-2023
File: SW100SPUD West Imp. Plans Sheets.dwg

Revision:
By: OSB
Date: 7-26-23
REVISIONS PER COUNTY COMMENTS

Sheet No.
C005
of
C022



Legend:

- BUILDING SETBACK
- PROPOSED BUFFER
- ROAD CENTERLINE
- PROPOSED DRAINAGE RETENTION AREA (TOP OF BANK)
- PROPERTY BOUNDARY

NUMBER OF LOTS (PER BLOCK)

14

OPEN SPACE AREA

DRA AREA (25% OF TOTAL COUNTED AS OPEN SPACE)

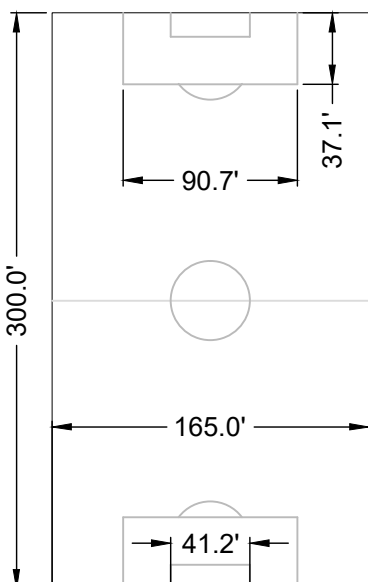
TYPICAL LOTS:
50' WIDE X 120' DEEP = 180
70' WIDE X 120' DEEP = 24
END LOTS TYPICALLY 10'± WIDER

TOTAL LOTS = 204

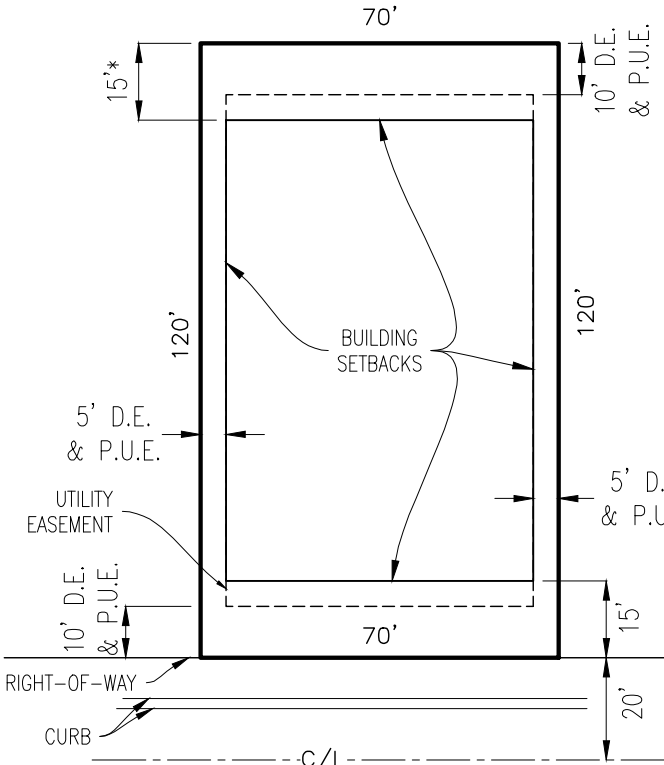
Open Space:

SITE AREA:	2,428,387 SF (55.75 AC)
20% OPEN SPACE REQUIRED:	485,677 SF
LANDSCAPE BUFFERS & TRACTS:	342,165 SF
DRA/MULTIPURPOSE AREA - 100% OPEN SPACE:	402,991 SF
DRA AREA - 25% OPEN SPACE:	31,722 SF
OPEN SPACE PROPOSED:	776,878 SF 32.0%

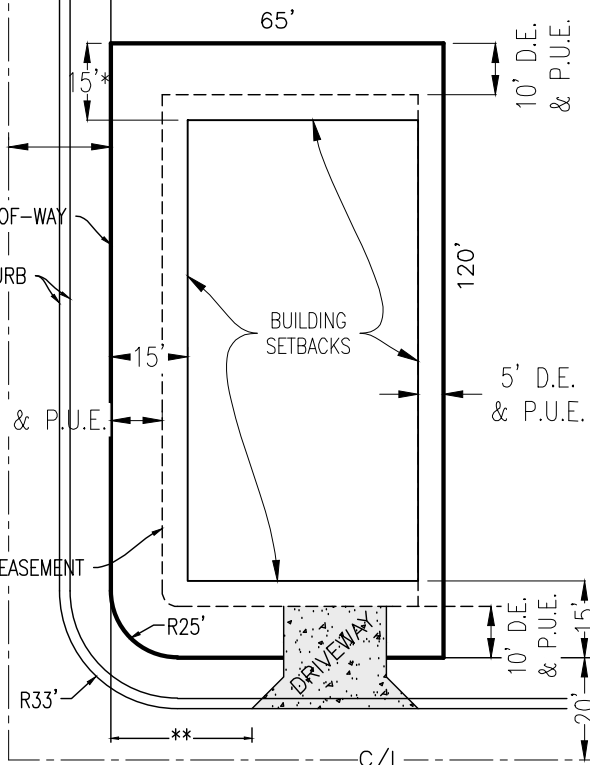
MARION COUNTY PROJECT
No. 29965



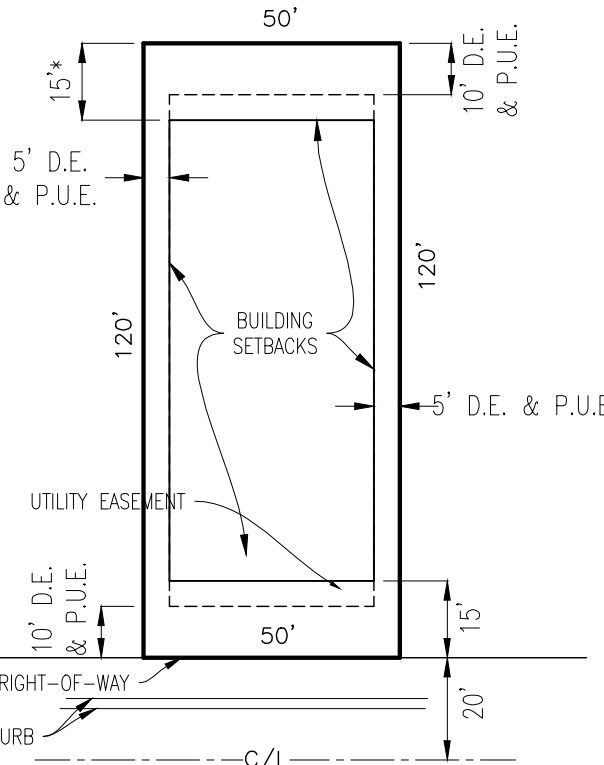
PROPOSED SOCCER /
MULTIPURPOSE FIELD
(HIGH SCHOOL REGULATION)



70' LOT
40' RIGHT-OF-WAY
NOT TO SCALE



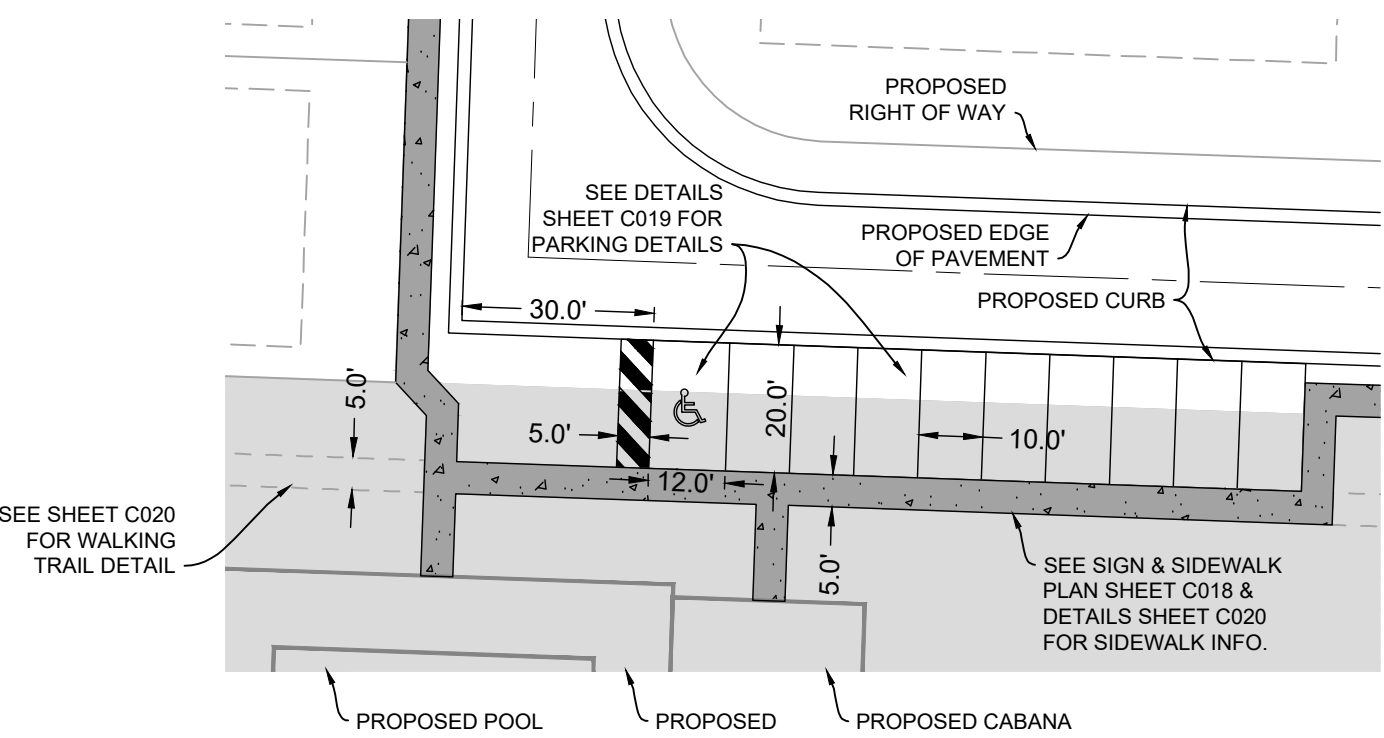
65' CORNER LOT
40' RIGHT-OF-WAY
NOT TO SCALE



50' LOT
40' RIGHT-OF-WAY
NOT TO SCALE

Typical Lot Details

- * THIS SETBACK MAY BE 10' FOR ACCESSORY USES (POOLS, SHEDS, ETC.)
- ** THIS DISTANCE SHALL BE THE LESSER OF 1/2 THE LOT WIDTH OR 50 FEET



Parking Area Inset

1" = 30'

Revisions	By	Date	Revisions	By	Date
7-26-23	OSB	2022-06W	12-14-23	OSB	2023

Scale: 1" = 100'	Designed: MWR	Drawn: OSB	Checked: MWR	File: SW100B010.Dwg
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MICHAEL W. RADCLIFFE ENGINEERING, INC.
2811 S.E. Lake Weir Avenue, Ocala, FL 34471 (352) 629-5500 FAX (352) 629-1010
Certificate No. EB-000698 • Michael W. Radcliffe P.E. #31710 • Christopher A. Cain P.E. #6588
www.radcliffeengineering.com

Project Name: SW 100th St PUD - West Improvement Plans - Marion County, FL
Sheet Name: 029 of 029
Sheet No.: C006 of C022

X:\MWR\Projects\2022\Projects\2022-06W SW 100th Street West PUD\Design\LAND\SW 100th St West Imp. Plans Sheets.dwg 7/26/2023 3:32 PM



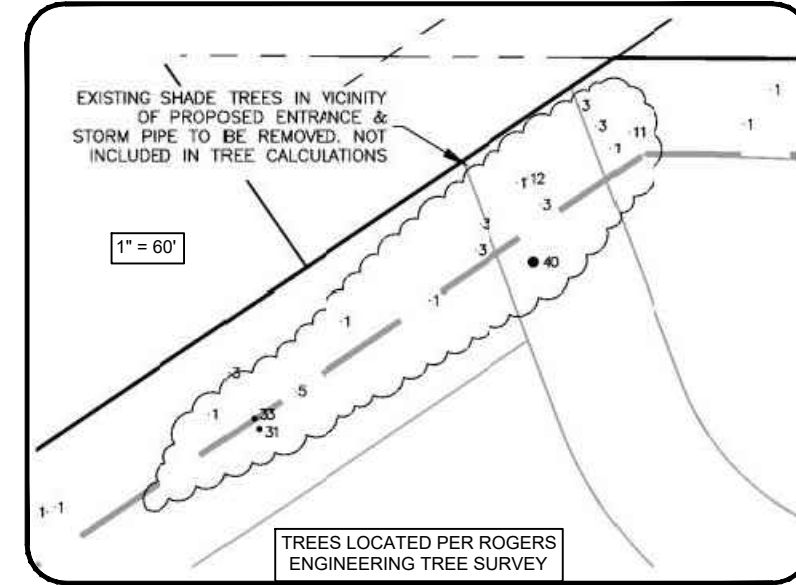
SEE ROGERS ENGINEERING TREE SURVEY (SHEETS L003 & L004) FOR TREE LOCATIONS

TREES TO BE REMOVED WITHIN ENTRANCE VICINITY (NOT INCLUDED IN BELOW TREE CALCULATIONS)

- FIVE 4" OAK TREES (SURVEY ID 1)
- FIVE 5" OAK TREES (SURVEY ID 5)
- ONE 6" OAK TREE (SURVEY ID 5)
- ONE 9" OAK TREE (SURVEY ID 11)
- ONE 9" PINE TREE (SURVEY ID 12)
- ONE 22" OAK TREE (SURVEY ID 31)
- ONE 24" OAK TREE (SURVEY ID 33)

TREES TO BE REMOVED WITHIN PROPERTY INTERIOR (NOT INCLUDED IN BELOW TREE CALCULATIONS)

- FOUR 30" OAK TREES (SURVEY ID 37)
- TWO 36" OAK TREES (SURVEY ID 38)
- FOUR 38" OAK TREES (SURVEY ID 39)
- TWO 42" OAK TREES (SURVEY ID 40)



Site Area:
2,428,387 SF (55.75 AC)
30' Buffer Area:
219,990 SF (5.05 AC)

MARION COUNTY PROJECT
No. 29965

Legend:

- PROPOSED BUFFER
- PROPERTY BOUNDARY
- SILT FENCE (ALONG BUFFER/BOUNDARY) / LIMITS OF CLEARING (TREE PROTECTION)
- PROPOSED IRRIGATION WELL (BY OTHERS)

TREE CALCULATIONS:

SHADE TREES:

REQUIRED: 1 SHADE TREE PER 3,000 SF SITE AREA

PROPERTY AREA: 2,428,387 SF (55.75 AC.)

2,428,387 SF / 3,000 = 809.46 = 809 SHADE TREES REQUIRED

TOTAL TREES TO REMAIN IN BUFFER = 653

TOTAL BUFFER AREA = 5.05 ACRES
653 TREES / 5.05 = 129.3 TREES/ACRE

TOTAL NATURAL OPEN SPACE AREA TO REMAIN = 4.74 ACRES
4.74 ACRES x 129.3 TREES/ACRE = 612.9 = 613

SHADE TREE REQUIREMENTS ARE MET BY EXISTING TREES WITHIN BUFFER AREAS AND WITHIN NATURAL OPEN SPACE AREAS TO REMAIN:

653 TREES WITHIN BUFFER 653
613 TREES WITHIN NATURAL OPEN SPACE 613
1,266 SHADE TREES

1,266 > 809, THEREFORE SHADE TREE REQUIREMENTS ARE MET

TREE REPLACEMENT:

PER MARION COUNTY LAND DEVELOPMENT CODE SECTION 6.7.8-A: "REPLACEMENT IS NOT REQUIRED WHERE THE PROPERTY OWNER RETAINS EXISTING TREES ON THE SITE WHICH TOTAL AN AVERAGE OF 100 INCHES DBH PER ACRE. IF REPLACEMENT IS NECESSARY, A MINIMUM OF 100 INCHES DBH PER ACRE ON THE AVERAGE SHALL BE ACHIEVED."

55.75 ACRES x 100 INCHES/ACRE = 5,575 TOTAL INCHES REQUIRED

TOTAL TREE INCHES TO REMAIN WITHIN BUFFER = 7,259 INCHES

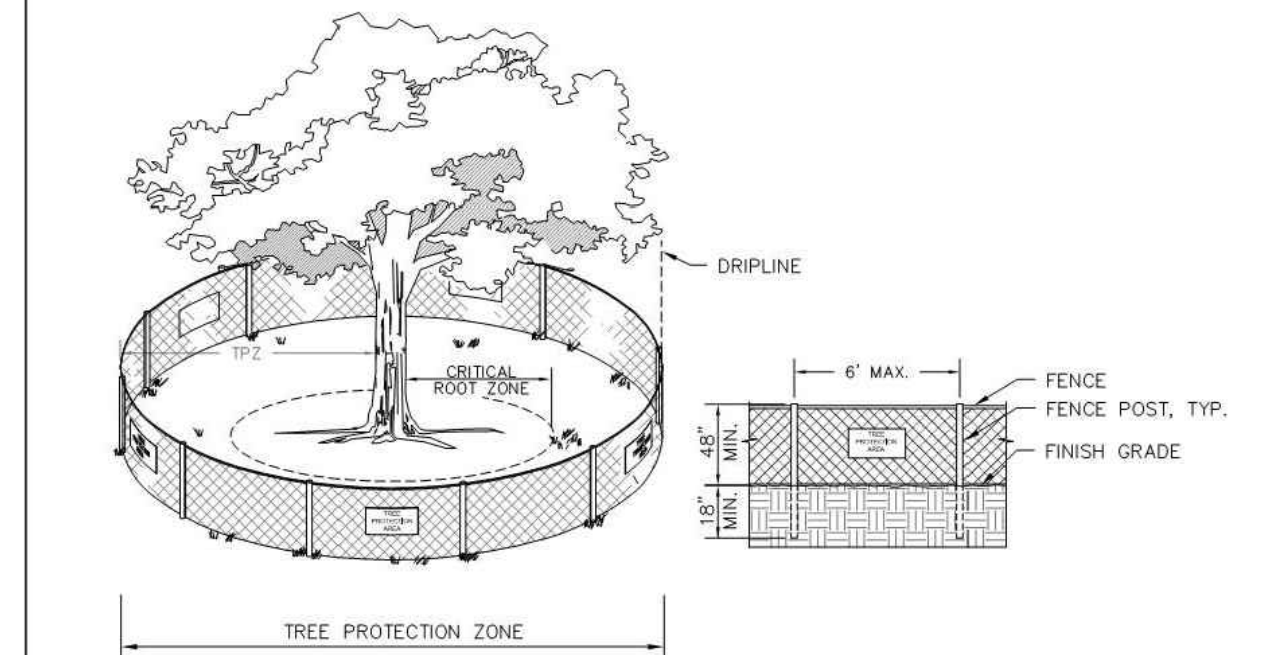
TOTAL BUFFER AREA = 5.05 ACRES
7,259 INCHES / 5.05 ACRES = 1,437 INCHES/ACRE

TOTAL NATURAL OPEN SPACE AREA TO REMAIN = 4.74 ACRES
4.74 ACRES x 1,437 INCHES/ACRE = 6,811 INCHES

7,259 INCHES + 6,811 INCHES = 14,070 INCHES TO REMAIN

14,070 INCHES / 55.75 ACRES TOTAL = 252.4 INCHES/ACRE TO REMAIN

252.4 > 100, THEREFORE TREE REPLACEMENT IS MET.



TREE PROTECTION DETAIL

NOTES:

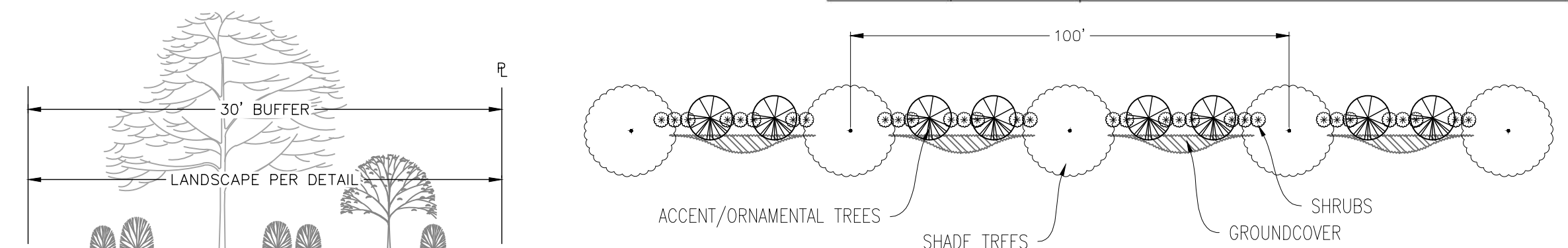
1. TREE PROTECTION BARRICADES SHALL BE INSTALLED AROUND ALL PROTECTED TREES AND GROUPS OF TREES PRIOR TO ANY CLEARING OR GRADING OPERATIONS, INCLUDING THE REMOVAL OF OTHER TREES.
2. FOR LARGE GROUPS OF TREES, BARRICADES MAY BE PLACED BETWEEN THE PROTECTED TREES AND THE CONSTRUCTION ACTIVITY AREA.
3. BARRICADES SHALL BE MADE OF RIGID MATERIAL CAPABLE OF SURVIVING FOR THE DURATION OF THE CONSTRUCTION.
4. BARRICADES SHALL BE INSPECTED WEEKLY DURING THE DURATION OF CONSTRUCTION AND REPAIRED/REINSTALLED AS REQUIRED.
5. CLEANING OF EQUIPMENT OR MATERIAL, OR THE DISPOSAL OF WASTE MATERIALS, INCLUDING BUT NOT LIMITED TO, PAINT, OIL, SOLVENT, ASPHALT, CONCRETE, AND MORTAR WITHIN THE TREE PROTECTION ZONE (TPZ) OF ANY TREE IS NOT ALLOWED.
6. THE MOVEMENT OF EQUIPMENT OR STORAGE OF EQUIPMENT, MATERIALS, DEBRIS, OR FILL WITHIN THE TPZ OF ANY TREE IS NOT ALLOWED.
7. IF ANY TREE WHICH IS NOT PERMITTED FOR REMOVAL IS DESTROYED, OR RECEIVES MAJOR DAMAGE DURING CONSTRUCTION, WITH THE EXCEPTION OF NATURAL EVENTS, SO AS TO PLACE ITS LONG TERM SURVIVAL IN QUESTION, MUST BE REPLACED AT AN INCH-TO-INCH BASIS OF THE TOTAL (COMBINED) DBH OF THE TREE(S) SO DESTROYED OR DAMAGED. THE REPLACEMENT TREE(S) SHALL BE OF COMPARABLE SPECIES OF THE DESTROYED OR DAMAGED TREE(S) WITH A MINIMUM SIZE OF 3 1/2" CALIPER.
8. REQUIRED SIGNS SHALL STATE "TREE PROTECTION ZONE".



MCBCC EFFECTIVE
10/12/2013

TREE PROTECTION

7.3.4
LS
009



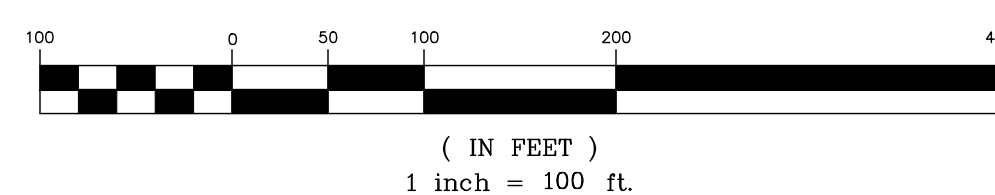
Type "A" Buffer Planting Detail

(PER 100' - TYPICAL)
NOT TO SCALE

30' Buffer Detail

NOT TO SCALE

GRAPHIC SCALE

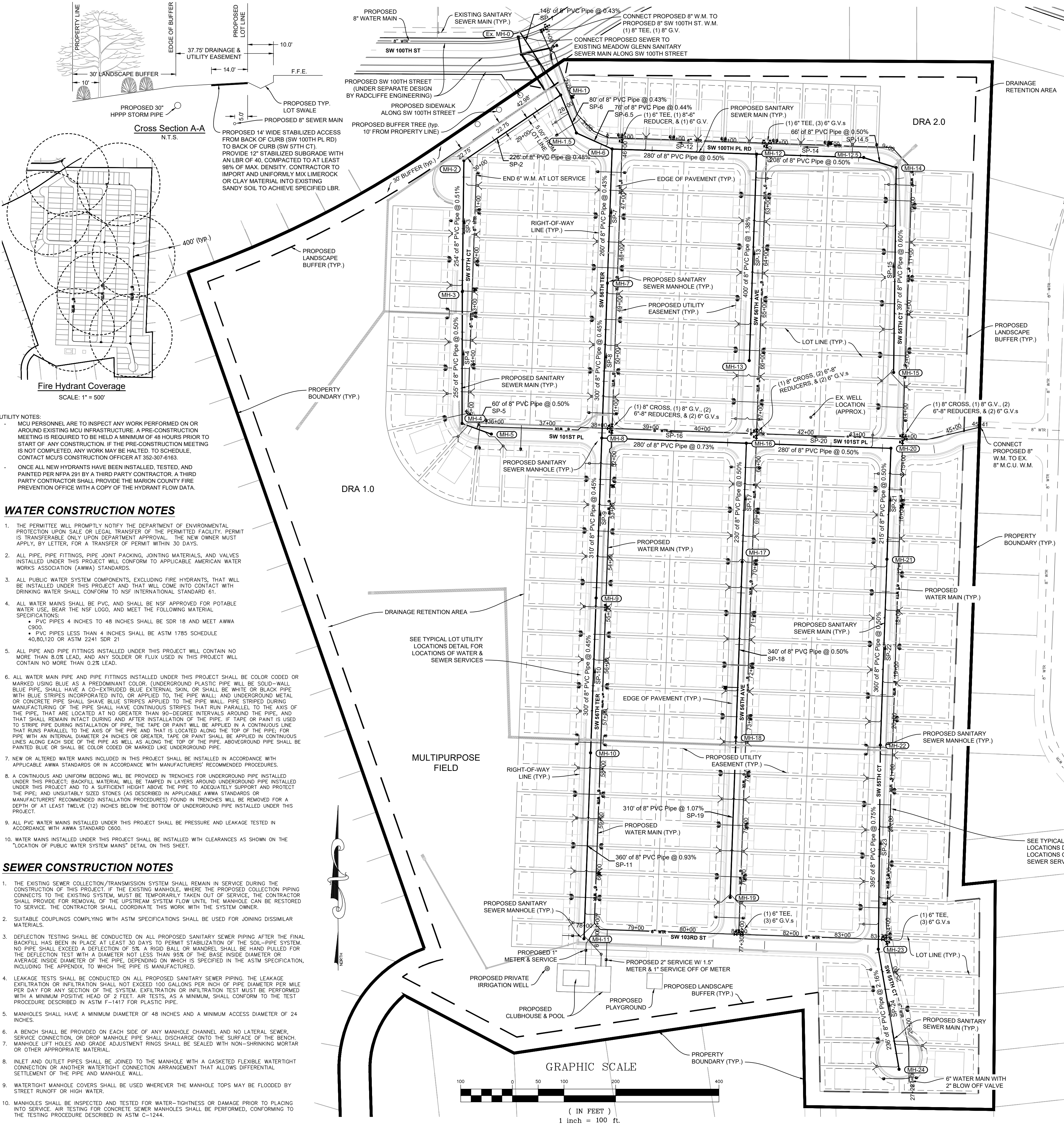


Project Name: SW 100th St. PUD - West - Improvement Plans - Marion County, FL
Sheet Name: Clearing & Tree Plan

Sheet No.
C007
of
C022

MICHAEL W. RADCLIFFE ENGINEERING, INC.
2811 S.E. Lake Weir Avenue
Ocala, FL 34471 (352) 629-5500 FAX (352) 629-1010
Certificate No. EB-0006198 • Michael W. Radcliffe P.E. #31710 • Christopher A. Cain P.E. #6568
www.radcliffeengineering.com

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Sanitary Sewer Structure Table			
Structure Name	Structure Details	Alignment Details	
Ex. MH-0	RIM = 89.52 SP-1 INV IN = 67.83	STA: ??? OFF: ???	
MH-1	RIM = 82.09 SP-6 INV IN = 68.56 SP-2 INV IN = 68.60 SP-1 INV OUT = 68.46	STA: 2+14.20 OFF: -5.026	
MH-1.5	RIM = 83.57 SP-4.5 INV IN = 69.00 SP-6 INV OUT = 68.90	STA: 2+94.82 OFF: 0.000	
MH-2	RIM = 80.24 SP-3 INV IN = 69.78 SP-2 INV OUT = 69.68	STA: 30+18.23 OFF: 5.929	
MH-3	RIM = 77.45 SP-4 INV IN = 71.18 SP-3 INV OUT = 71.08	STA: 32+71.88 OFF: 0.000	
MH-4	RIM = 79.10 SP-5 INV IN = 72.56 SP-4 INV OUT = 72.46	STA: 35+28.72 OFF: 0.000	
MH-5	RIM = 79.71 SP-5 INV OUT = 72.86	STA: 35+92.15 OFF: 0.000	
MH-6	RIM = 85.00 SP-7 INV IN = 69.43 SP-12 INV IN = 76.67 SP-6.5 INV OUT = 69.33	STA: 34+72.31 OFF: 0.000	
MH-7	RIM = 83.14 SP-8 INV IN = 70.65 SP-7 INV OUT = 70.55	STA: 48+60.00 OFF: 0.000	
MH-8	RIM = 82.36 SP-9 INV IN = 72.10 SP-16 INV IN = 73.90 SP-8 INV OUT = 72.00	STA: 38+06.15 OFF: 0.000	
MH-9	RIM = 80.49 SP-10 INV IN = 73.60 SP-9 INV OUT = 73.50	STA: 54+70.00 OFF: 0.000	
MH-10	RIM = 79.22 SP-11 INV IN = 75.05 SP-10 INV OUT = 74.95	STA: 57+70.00 OFF: 0.000	
MH-11	RIM = 82.40 SP-11 INV OUT = 78.40	STA: 61+30.00 OFF: 0.000	
MH-12	RIM = 88.02 SP-13 INV IN = 79.97 SP-14 INV IN = 78.17 SP-12 INV OUT = 78.07	STA: 64+52.31 OFF: 0.000	
MH-12.5	RIM = 86.25 SP-14.5 INV IN = 79.31 SP-14 INV OUT = 79.21	STA: 84+59.82 OFF: -0.699	
MH-13	RIM = 89.43 SP-13 INV IN = 85.50	STA: 66+00.00 OFF: 0.000	
MH-14	RIM = 86.00 SP-15 INV IN = 79.74 SP-14.5 INV OUT = 79.64	STA: 94+27.70 OFF: -0.749	
MH-15	RIM = 90.97 SP-15 INV OUT = 82.10	STA: 13+25.96 OFF: -0.006	
MH-16	RIM = 90.10 SP-17 INV IN = 76.05 SP-20 INV IN = 77.85 SP-16 INV OUT = 75.95	STA: 40+86.10 OFF: 0.000	
MH-17	RIM = 88.07 SP-18 INV IN = 77.30 SP-17 INV OUT = 77.20	STA: 69+90.00 OFF: 0.037	
MH-18	RIM = 83.72 SP-19 INV IN = 79.10 SP-18 INV OUT = 79.00	STA: 73+30.00 OFF: 0.000	
MH-19	RIM = 86.30 SP-19 INV OUT = 82.40	STA: 76+40.00 OFF: 0.000	
MH-20	RIM = 92.57 SP-21 INV IN = 79.35 SP-20 INV OUT = 79.25	STA: 14+73.00 OFF: 0.000	
MH-21	RIM = 91.16 SP-22 INV IN = 80.52 SP-21 INV OUT = 80.42	STA: 16+88.00 OFF: 0.000	
MH-22	RIM = 88.68 SP-23 INV IN = 82.42 SP-22 INV OUT = 82.32	STA: 20+48.00 OFF: 0.000	
MH-23	RIM = 92.09 SP-24 INV IN = 87.28 SP-23 INV OUT = 85.38	STA: 24+43.67 OFF: 0.000	
MH-24	RIM = 96.39 SP-24 INV OUT = 92.39	STA: 26+80.75 OFF: 0.157	

Sanitary Sewer Pipe Table				
Pipe Name	Size	Length	Slope	
SP-1	8	145.66	0.43%	
SP-2	8	226.41	0.48%	
SP-3	8	253.72	0.51%	
SP-4	8	255.16	0.50%	
SP-5	8	60.35	0.50%	
SP-6	8	79.59	0.43%	
SP-6.5	8	75.56	0.44%	
SP-7	8	260.00	0.43%	
SP-8	8	300.00	0.45%	
SP-9	8	310.00	0.45%	
SP-10	8	300.00	0.45%	
SP-11	8	360.00	0.93%	
SP-12	8	280.00	0.50%	
SP-13	8	400.00	1.38%	
SP-14	8	207.51	0.50%	
SP-14.5	8	65.55	0.50%	
SP-15	8	396.60	0.60%	
SP-16	8	279.95	0.73%	
SP-17	8	230.00	0.50%	
SP-18	8	340.00	0.50%	
SP-19	8	310.00	1.07%	
SP-20	8	280.05	0.50%	
SP-21	8	215.00	0.50%	
SP-22	8	360.00	0.50%	
SP-23	8	395.13	0.75%	
SP-24	8	236.07	2.16%	

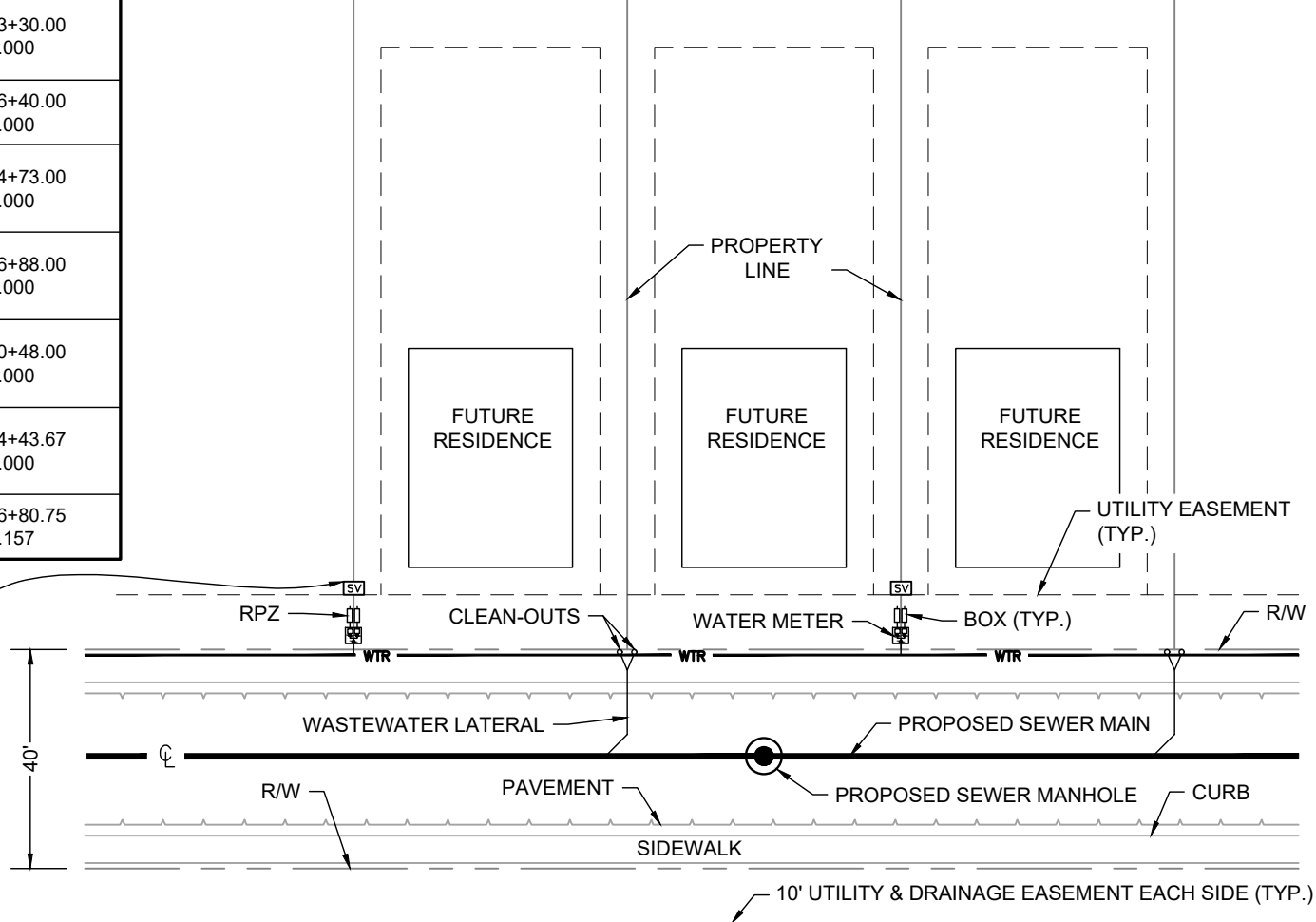
MARION COUNTY PROJECT
No. 29965

Legend:

- EXISTING SANITARY SEWER MANHOLE
- PROPOSED SANITARY SEWER MANHOLE
- PROPOSED WATER MAIN
- PROPOSED SEWER MAIN
- PROPOSED UTILITY EASEMENT
- EXISTING SEWER MAIN
- PROPOSED DRAINAGE RETENTION AREA (TOP OF BANK)
- PROPERTY BOUNDARY
- DOUBLE 1" WATER SERVICE W/ 3/4" METER
- SINGLE 1" WATER SERVICE W/ 3/4" METER
- DOUBLE 4" SEWER LATERAL
- SINGLE 4" SEWER LATERAL

NOTE: EXISTING WELL TO BE FIELD LOCATED AND PROPERLY PERMITTED FOR ABANDONMENT BY SITE CONTRACTOR (PERMIT BY OTHERS)

NOTE: WATER AND SEWER SERVICES SHOWN ARE DIAGRAMATIC IN NATURE. CONTRACTOR TO FIELD ADJUST SERVICE LOCATIONS AS NECESSARY.



LOCATION OF PUBLIC WATER SYSTEM MAINS IN ACCORDANCE WITH F.A.C. RULE 62-555.314

Other Pipe	Horizontal Separation	Crossings (1)	Joint Spacing @ Crossings (Full Joint Centered)
Storm Sewer, Stormwater Force Main, Reclaimed Water (2)	Water Main 3 ft. minimum	Water Main 12 inches is the minimum, except for storm sewer, then 6 inches is the minimum and 12 inches is preferred	Alternate 3 ft. minimum Water Main
Vacuum Sanitary Sewer	Water Main 10 ft. preferred 3 ft. minimum	Water Main 12 inches preferred 6 inches minimum	Alternate 3 ft. minimum Water Main
Gravity or Pressure Sanitary Sewer, Sanitary Sewer Force Main, Reclaimed Water (4)	Water Main 10 ft. preferred 6 ft. minimum (3)	Water Main 12 inches is the minimum, except for gravity sewer, then 6 inches is the minimum and 12 inches is preferred	Alternate 6 ft. minimum Water Main
On-Site Sewage Treatment & Disposal System	10 ft. minimum	---	---

- (1) Water main should cross above other pipe. When water main must be below other pipe, the minimum separation is 12 inches.
- (2) Reclaimed water regulated under Part III of Chapter 62-610, F.A.C.
- (3) 3 ft. for gravity sanitary sewer where the bottom of the water main is laid at least 6 inches above the top of the gravity sanitary sewer.
- (4) Reclaimed water not regulated under Part III of Chapter 62-610, F.A.C.

Disclaimer - This document is provided for your convenience only. Please refer to F.A.C. Rule 62-555.314 for additional construction requirements.

Revisions	By	Date
7-26-23 OSB	OSB	2022-06W
2-14-23 OSB	OSB	2022-09-23
2-14-23 OSB	OSB	2022-09-23

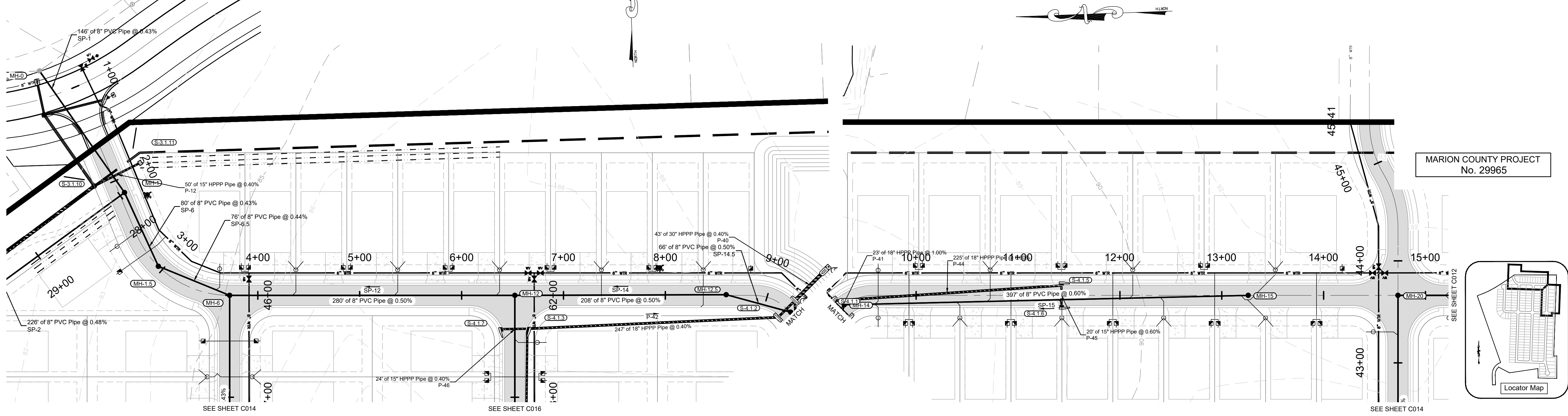
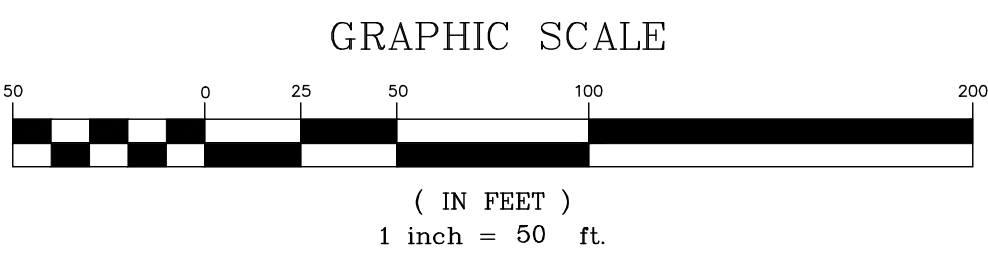
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Project	2022-06W
Drawn	OSB
Check	OSB
File	SW000PUD West Imp. Plans 3D.dwg

MICHAEL W. RADCLIFFE ENGINEERING, INC.
2811 S.E. Lake Weir Avenue
Ocala, FL 34471
(352) 829-5500 FAX (352) 659-1016
Certificate No. EB-0006198 • Michael W. Radcliffe P.E. #31710 • Christopher A. Cain P.E. #6588
www.radcliffeengineering.com

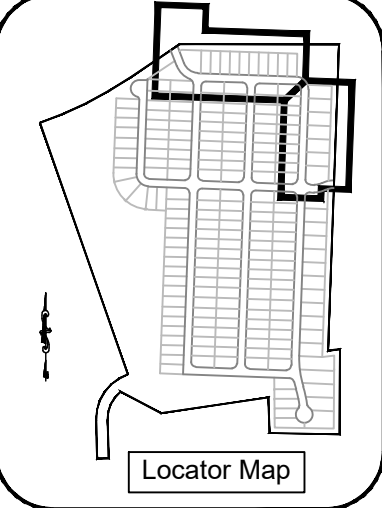
Project Name	100th Street PUD - West - Improvement Plans - Marion County, FL
Sheet Name	Utility Plan

Sheet No.	C010 of C022
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IMPROVEMENT PLANS
for SW 100th STREET PUD - WEST
MARION COUNTY, FLORIDA

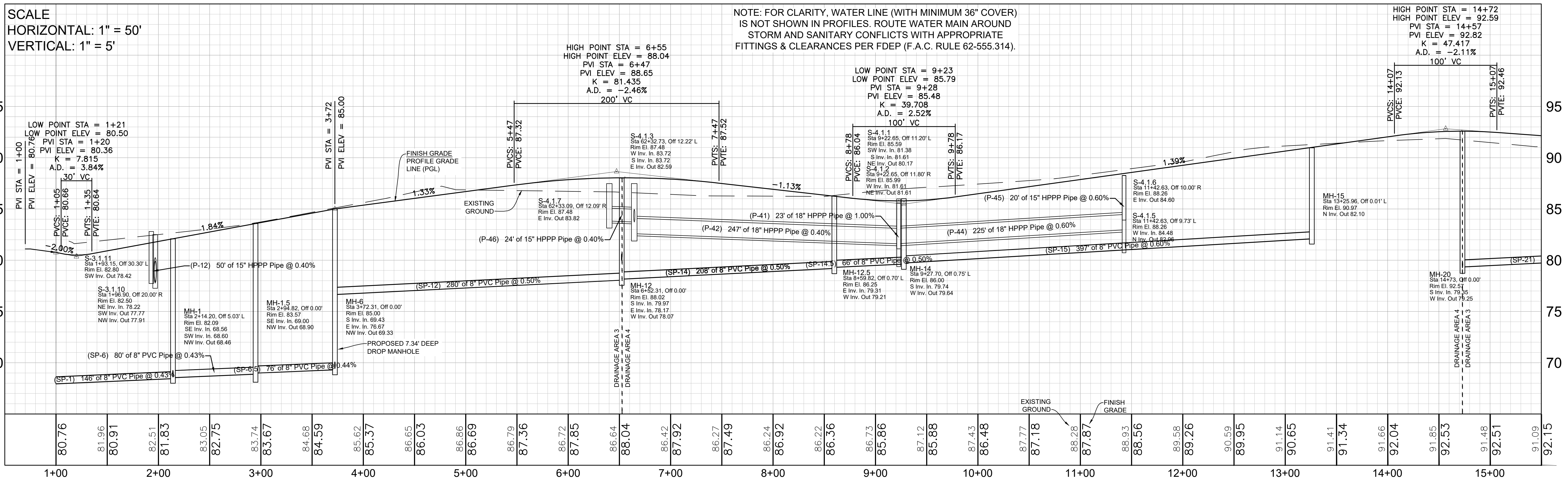


MARION COUNTY PROJECT
No. 29965



SW 100th PI Rd

SW 55th Court



Revisions	
Date	By
7-26-23	OSB
12-14-23	OSB

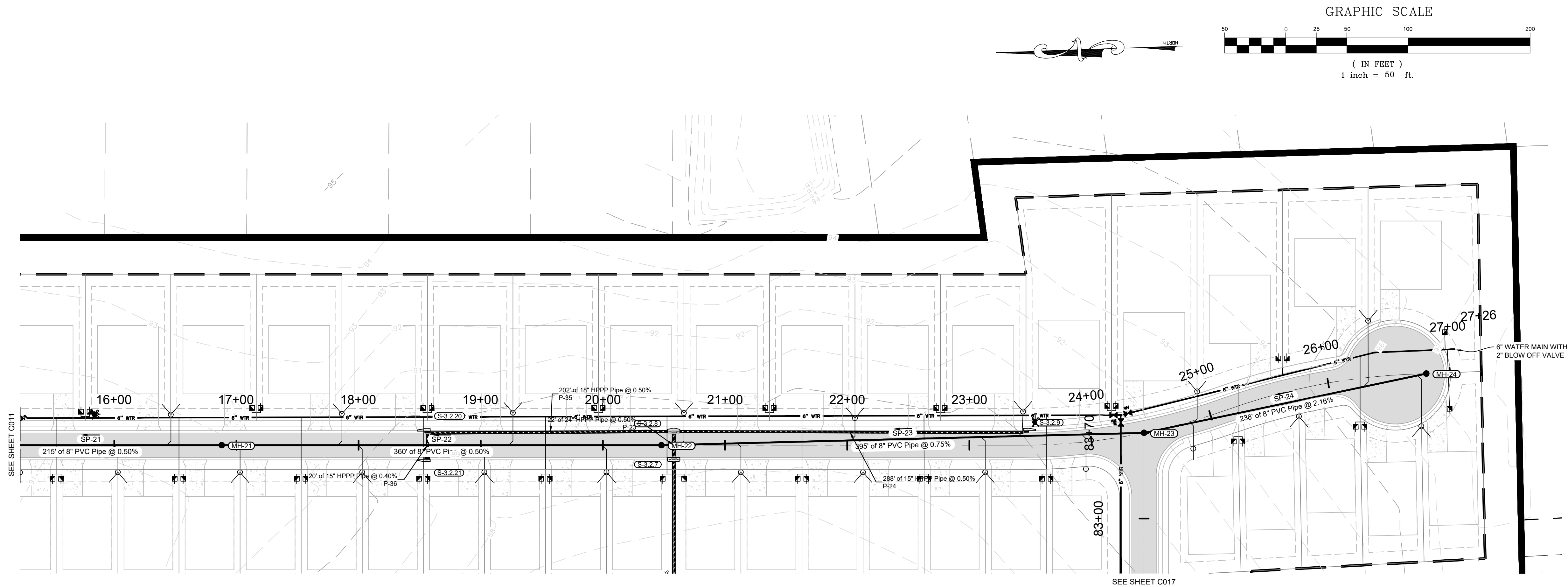
Revisions PER COUNTY COMMENTS	
Date	By
3-29-23	MWR
3-29-23	MWR

Project: 100th Street PUD - West
Scale: 1" = 50'
Drawn: OSB
Checked: MWR
File: SW100SPUD West Imp Plans 30.dwg

MICHAEL W. RADCLIFFE ENGINEERING, INC.
2811 S.E. Lake Weir Avenue
Ocala, FL 34471
(352) 629-5500
FAX (352) 629-1010
Certificate No. EB-000698 • Michael W. Radcliffe P.E. #3170 • Christopher A. Geln P.E. #6588
www.radcliffeengineering.com

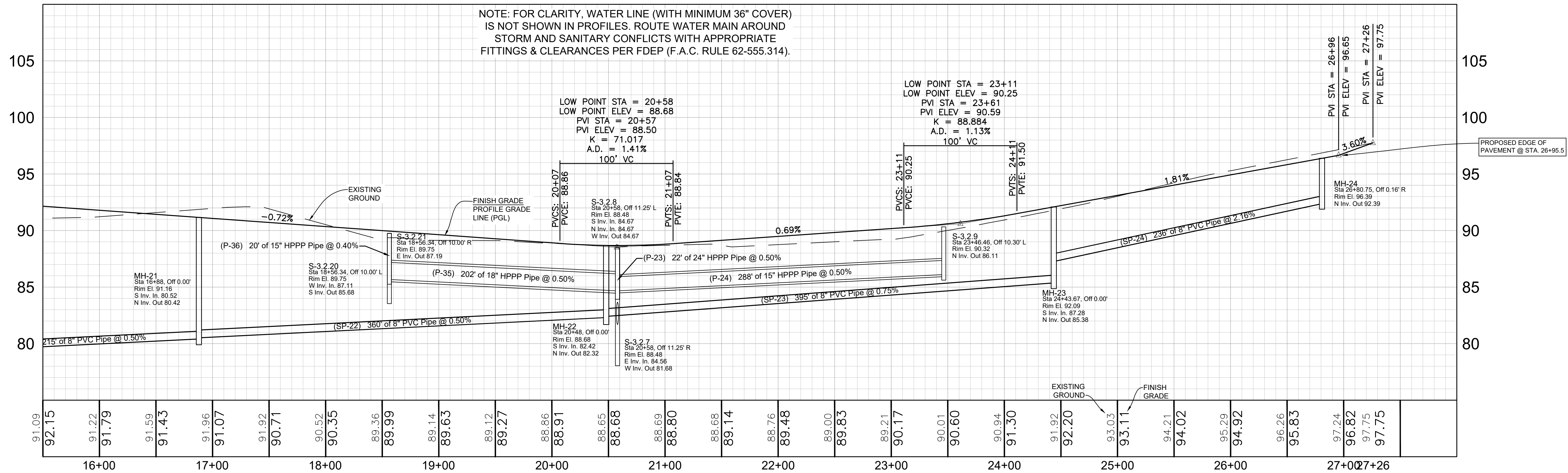
Project Name: 100th Street PUD - West - Improvement Plans - Marion County, FL
Sheet Name: Plan & Profile

Sheet No.
C011
of
C022



SW 55th Court (Cont.)

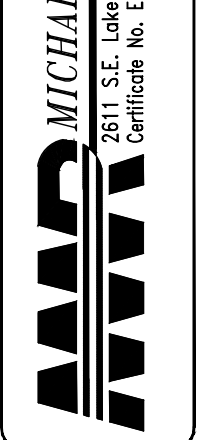
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VERTICAL: 1" = 5'



Revisions	By	Date
7-26-23 OSB	OSB	2022-06W
12-14-23 OSB	MWR	3-29-23
REVISIONS PER COUNTY COMMENTS		

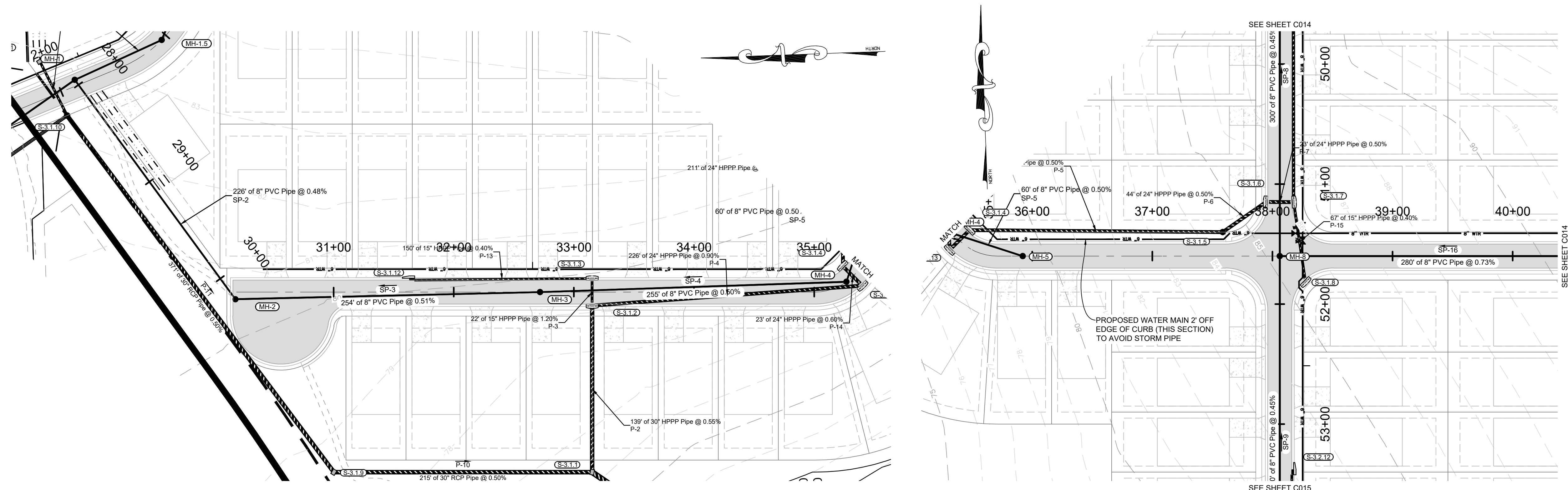
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Drawn: OSB	Check: MWR
File: SW05SPUD West Imp. Plans 30.dwg	

MICHAEL W. RADCLIFFE ENGINEERING, INC.
2811 S.E. Lake Weir Avenue
Ocala, FL 34471
(352) 829-5500 FAX (352) 629-1010
Certificate No. EB-000698 • Michael W. Radcliffe P.E. #4558
www.radcliffeengineering.com

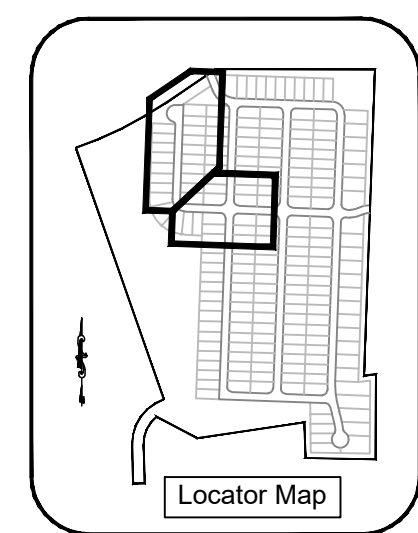


Project Name: 100th Street PUD - West - Improvement Plans - Marion County, FL
Sheet Name: Plan & Profile

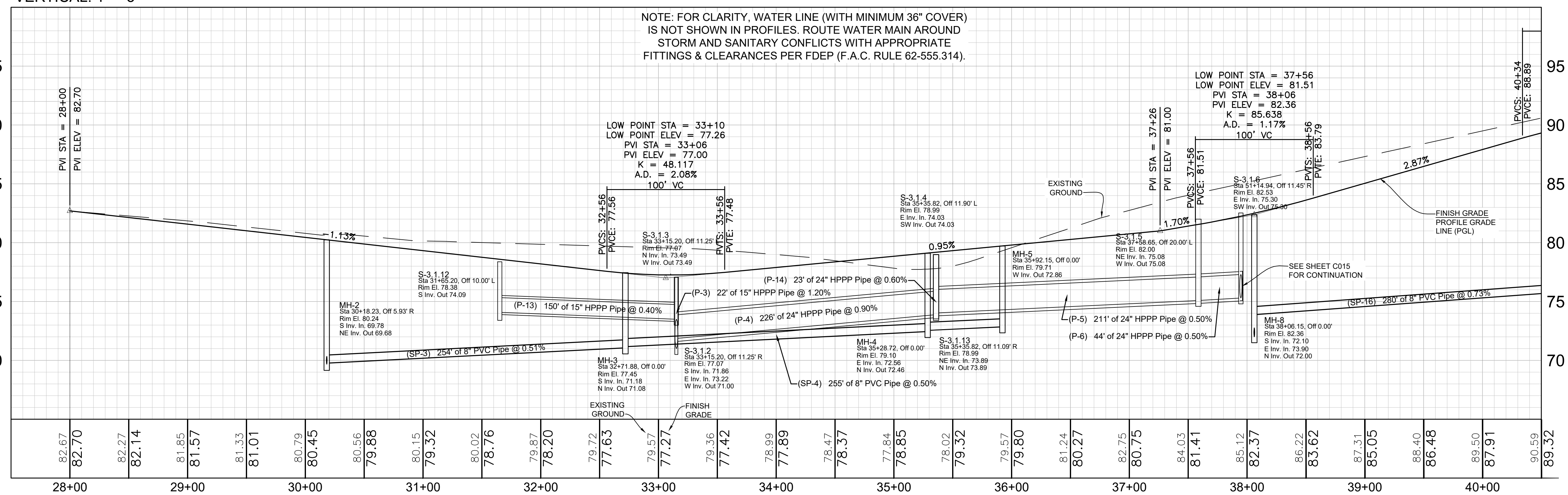
Sheet No.
C012
of
C022



MARION COUNTY PROJECT
No. 29965



SCALE
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'



Project Name: 100th Street PUD - West - Improvement Plans - Marion County, FL
Sheet Name: Plan & Profile

Sheet No.
C013
of
C022

MICHAEL W. RADCLIFFE ENGINEERING, INC.
2811 S.E. Lake Weir Avenue
Ocala, FL 34471
(352) 629-5500 FAX (352) 629-1010
Certificate No. EB-006198 • Michael W. Radcliffe P.E. #31710 • Christopher A. Cain P.E. #65588
www.radcliffeengineering.com

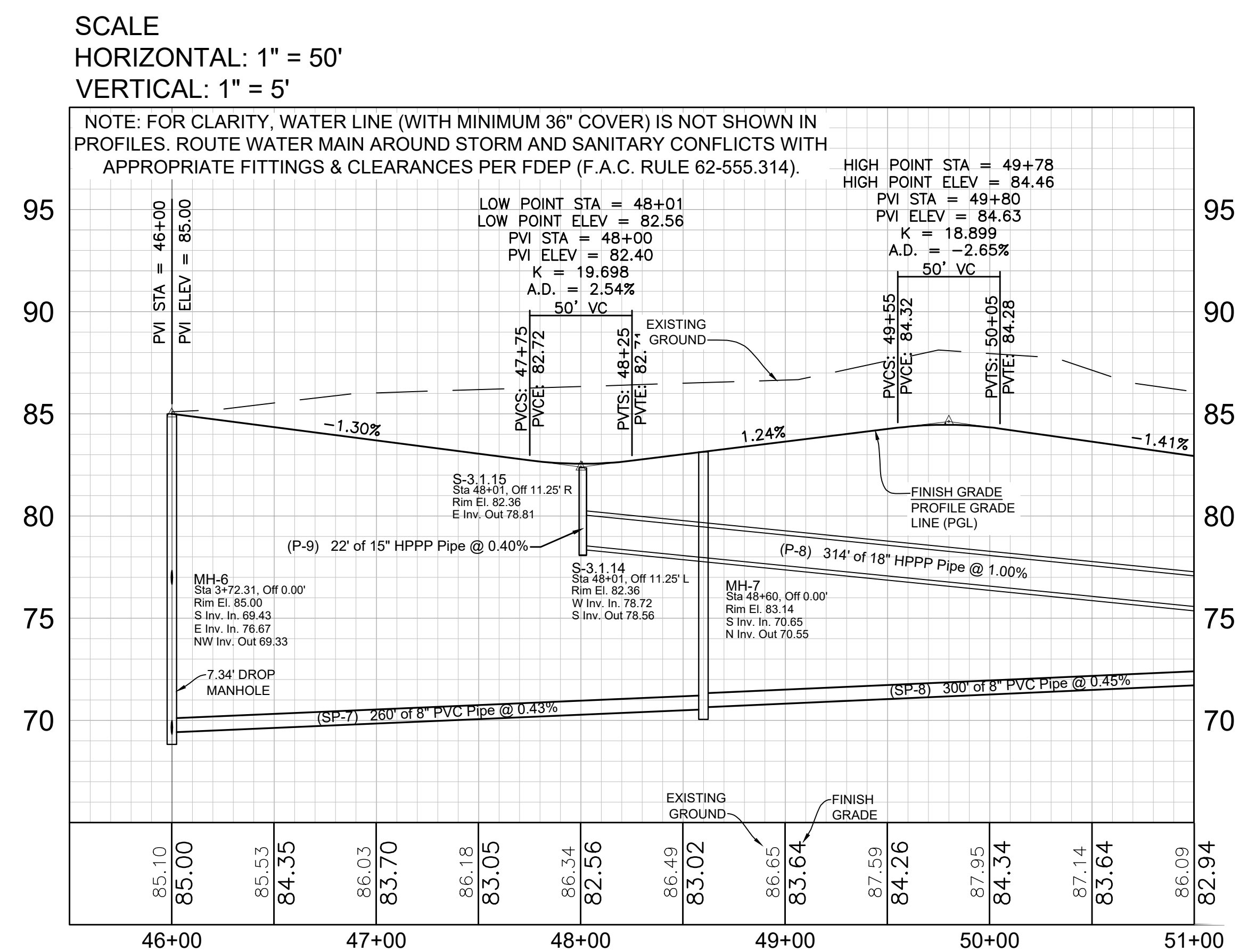
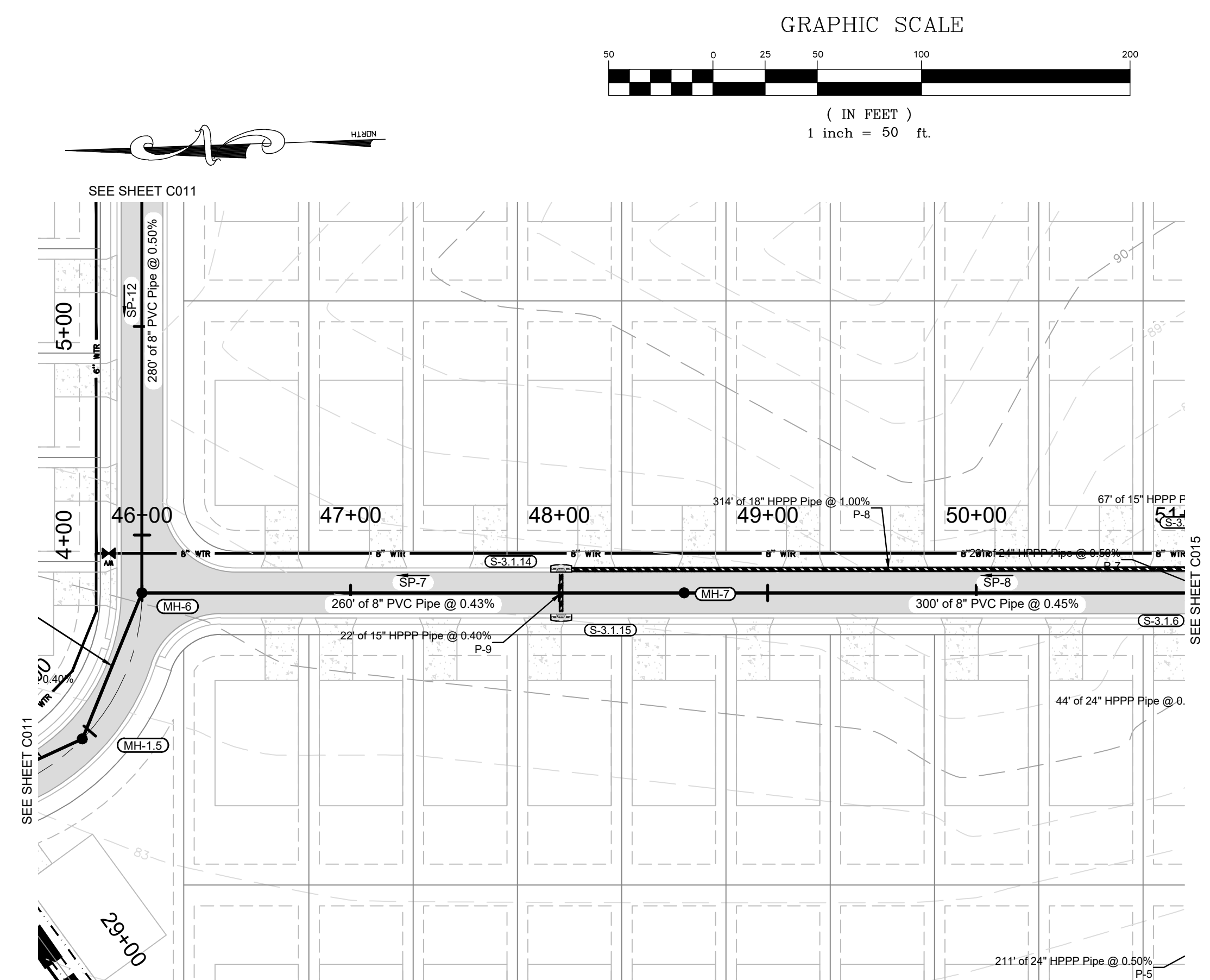
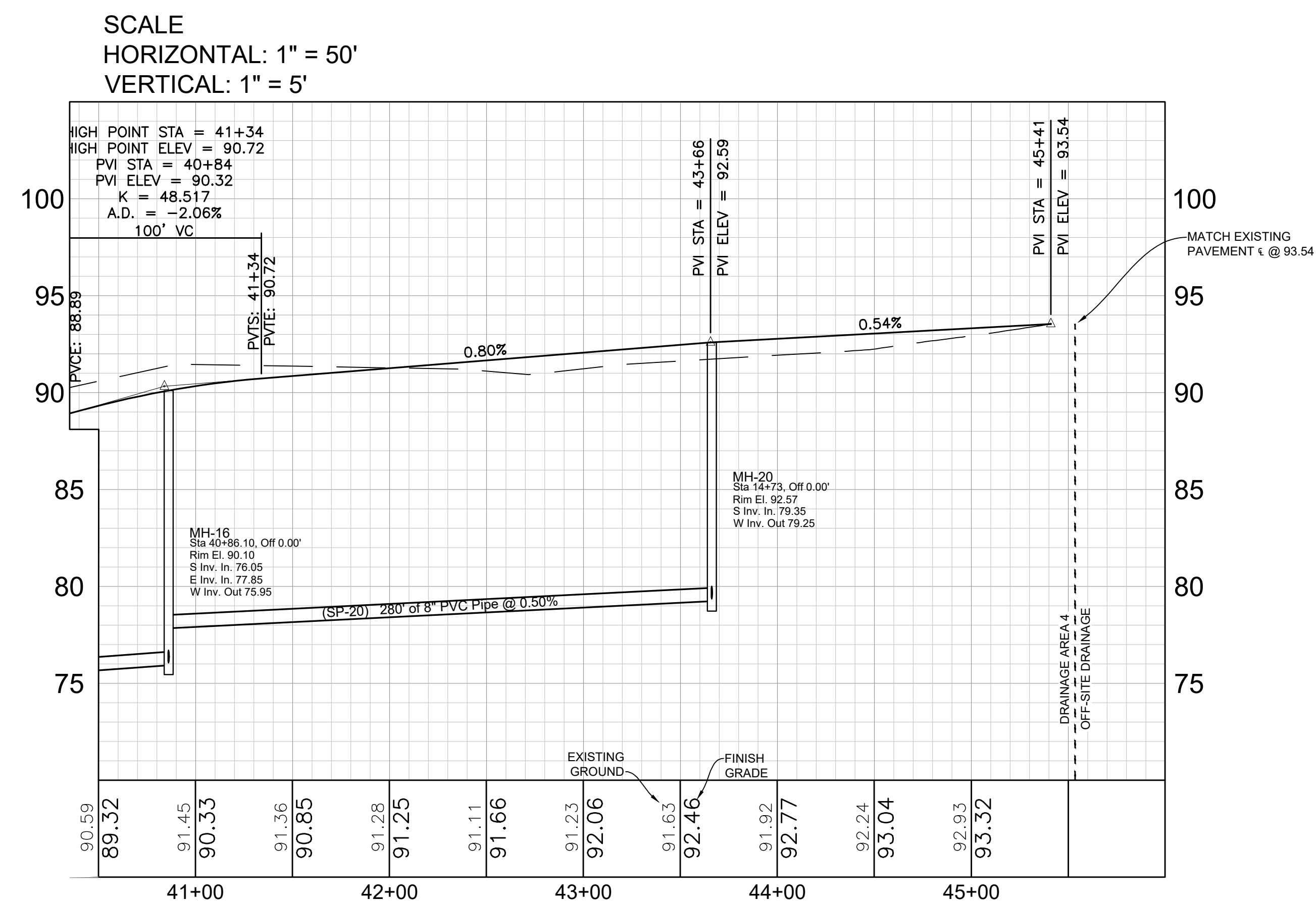
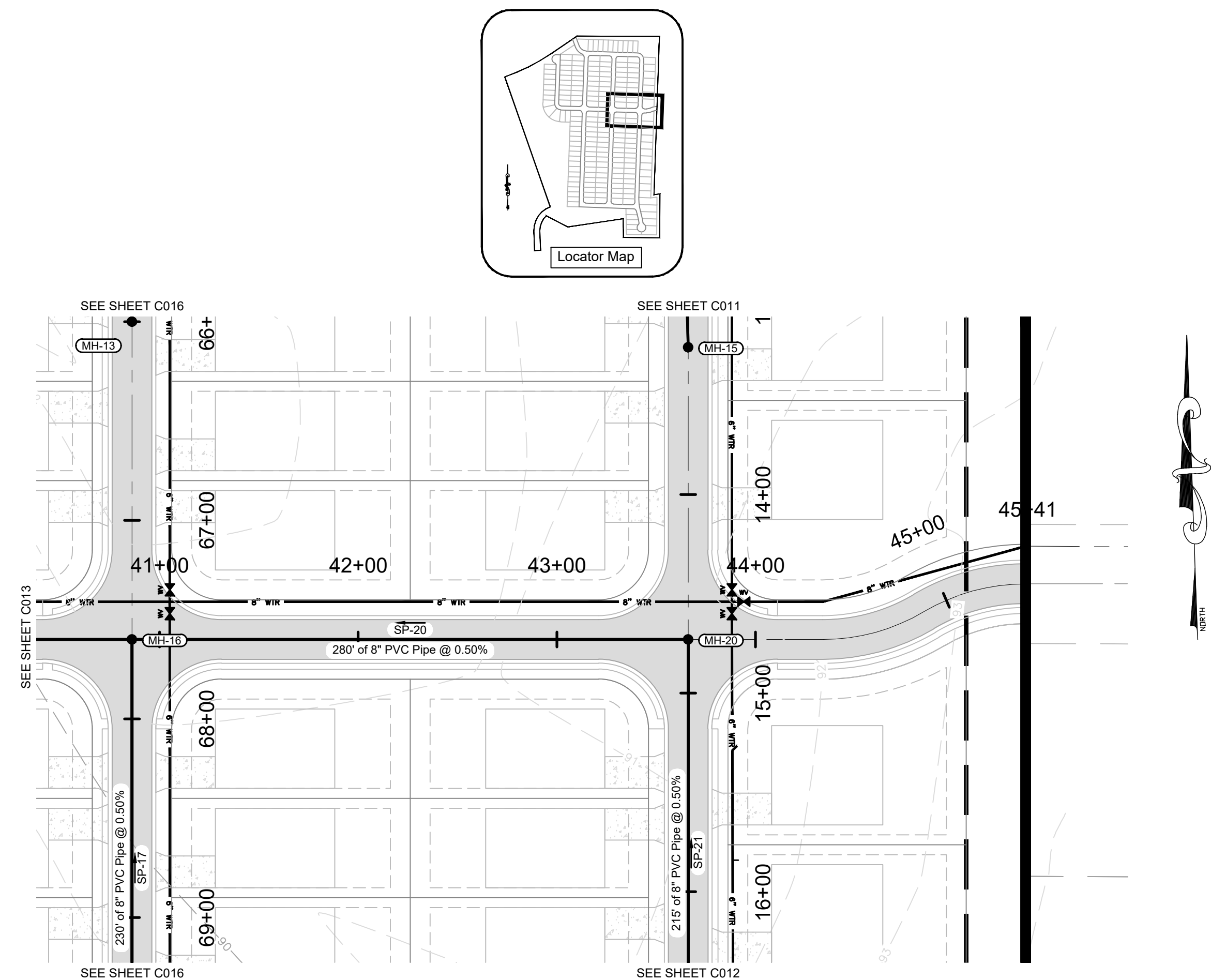
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Drawn: OSB
Checked: MWR
Date: 3-29-23
File: SW00SPUD West Imp. Plans 30.dwg

Revisions:
By: OSB
Date: 7-26-23
Revisions Per County Comments:
By: OSB
Date: 7-26-23
Revisions Per County Comments:

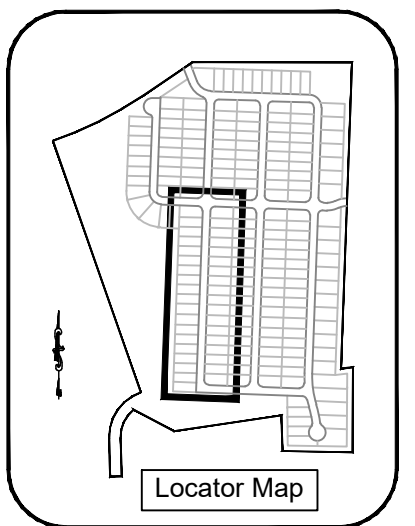
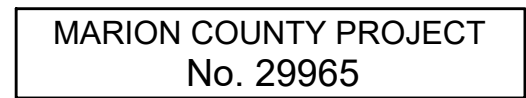
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Scale: 1" = 50'

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Drawn: OSB
Checked: MWR
Date: 3-29-23
File: SW00SPUD West Imp. Plans 30.dwg



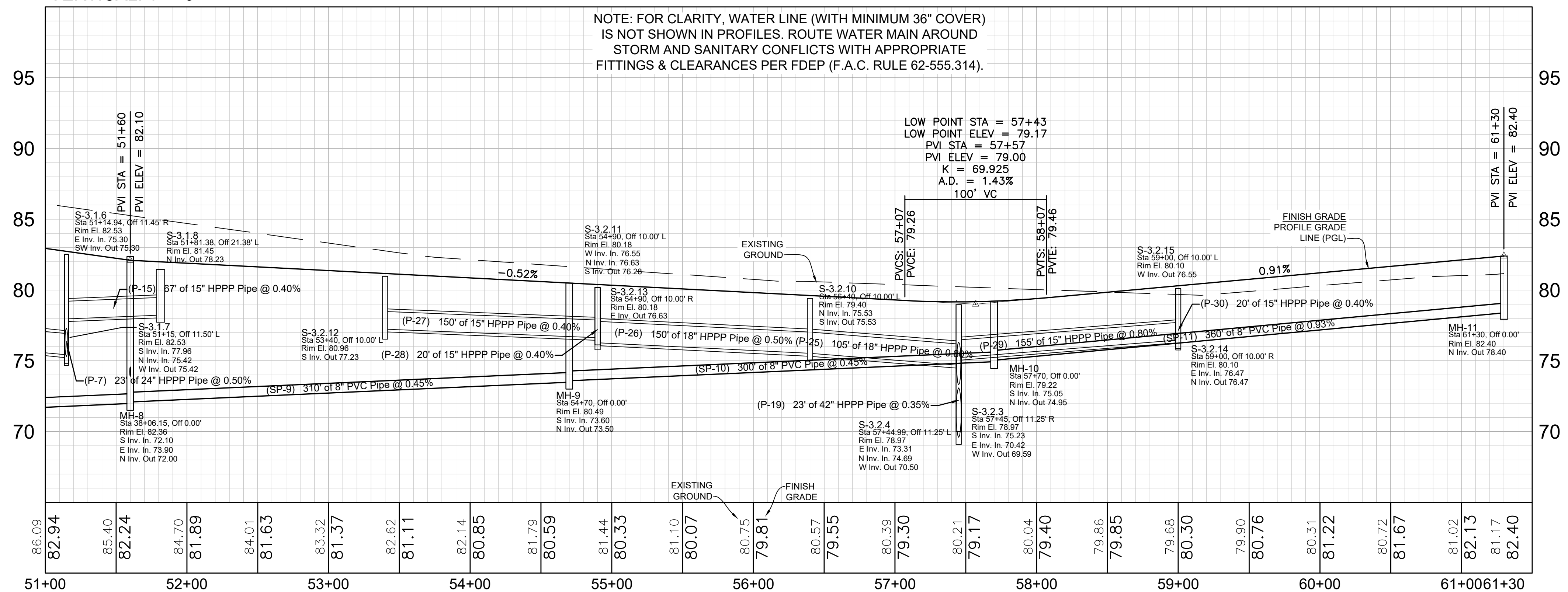
MARION COUNTY, FLORIDA



SW 56th Terrace (Cont

SCALE
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'

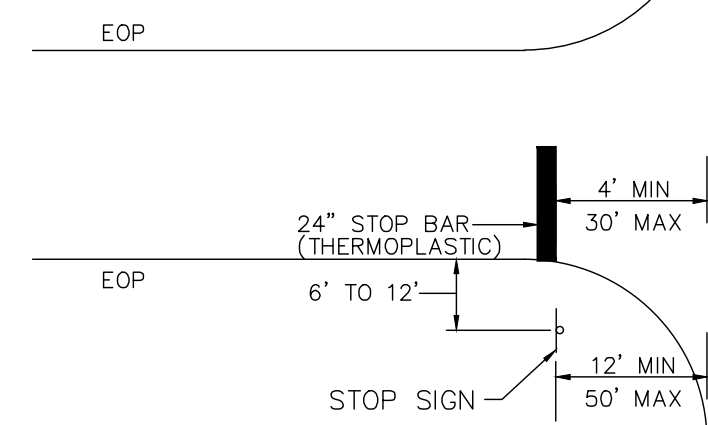
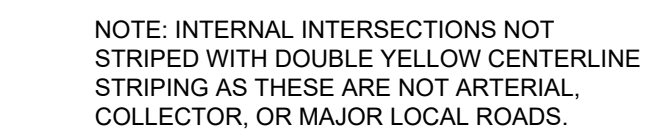
NOTE: FOR CLARITY, WATER LINE (WITH MINIMUM 36" COVER) IS NOT SHOWN IN PROFILES. ROUTE WATER MAIN AROUND STORM AND SANITARY CONFLICTS WITH APPROPRIATE FITTINGS & CLEARANCES PER FDEP (F.A.C. RULE 62-555.314).



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C022

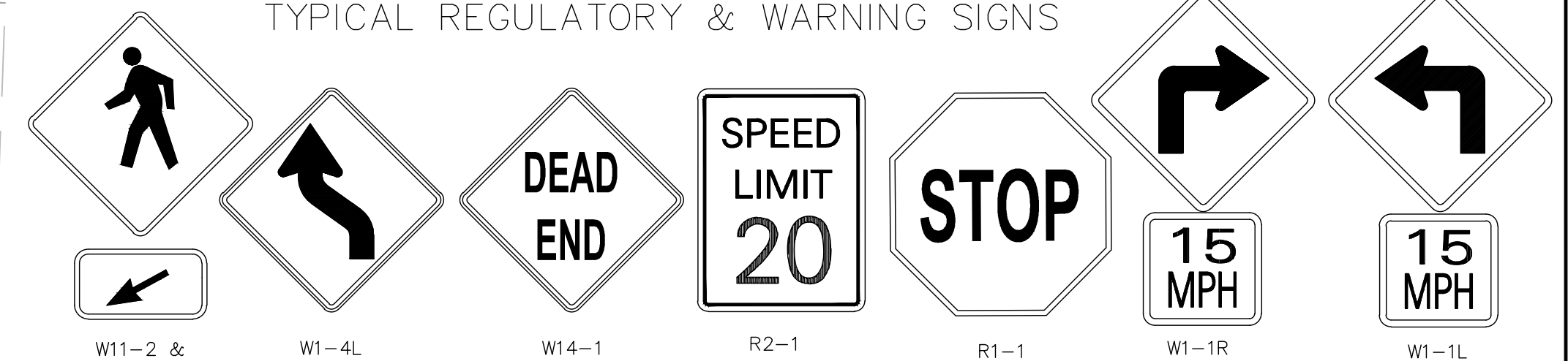
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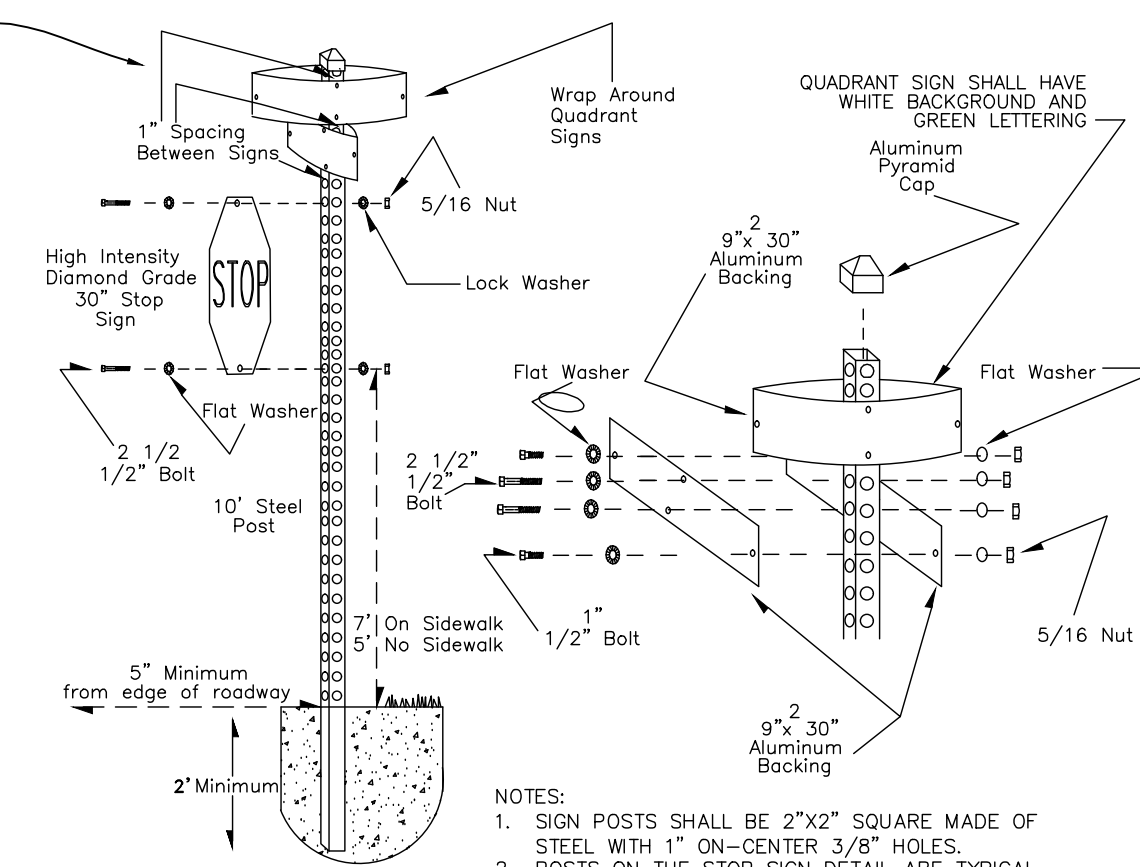
Typical Intersection Sign & Striping Detail

MARION COUNTY PROJECT
No. 29965

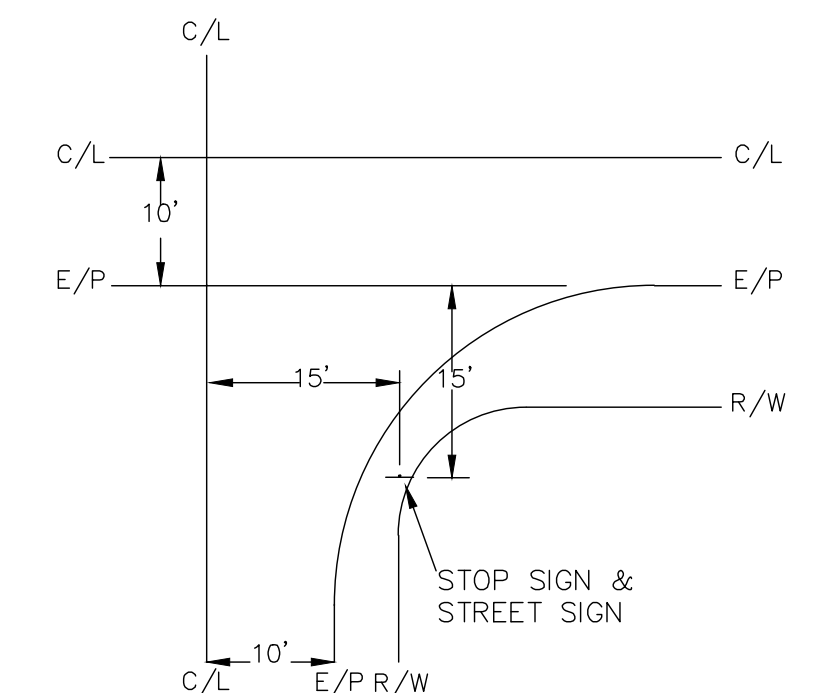
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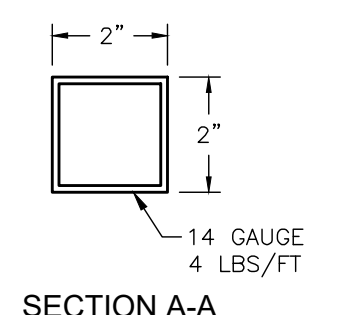
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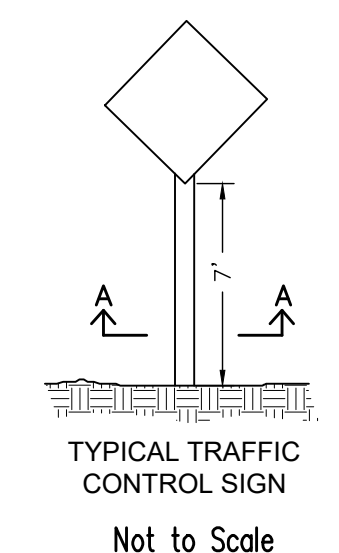
STOP SIGN DETAIL



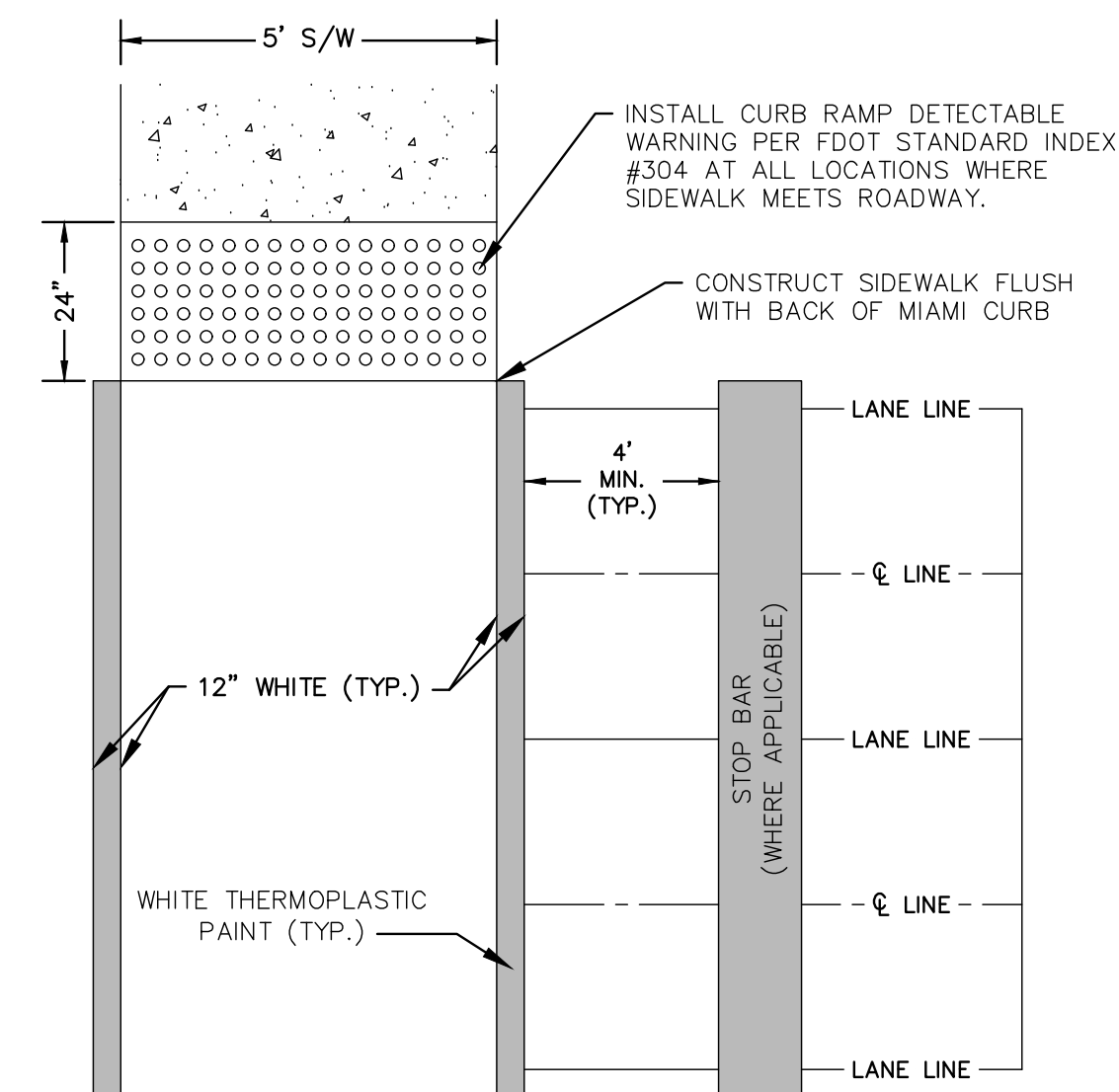
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PLACEMENT**
N.T.S.



SECTION A-A

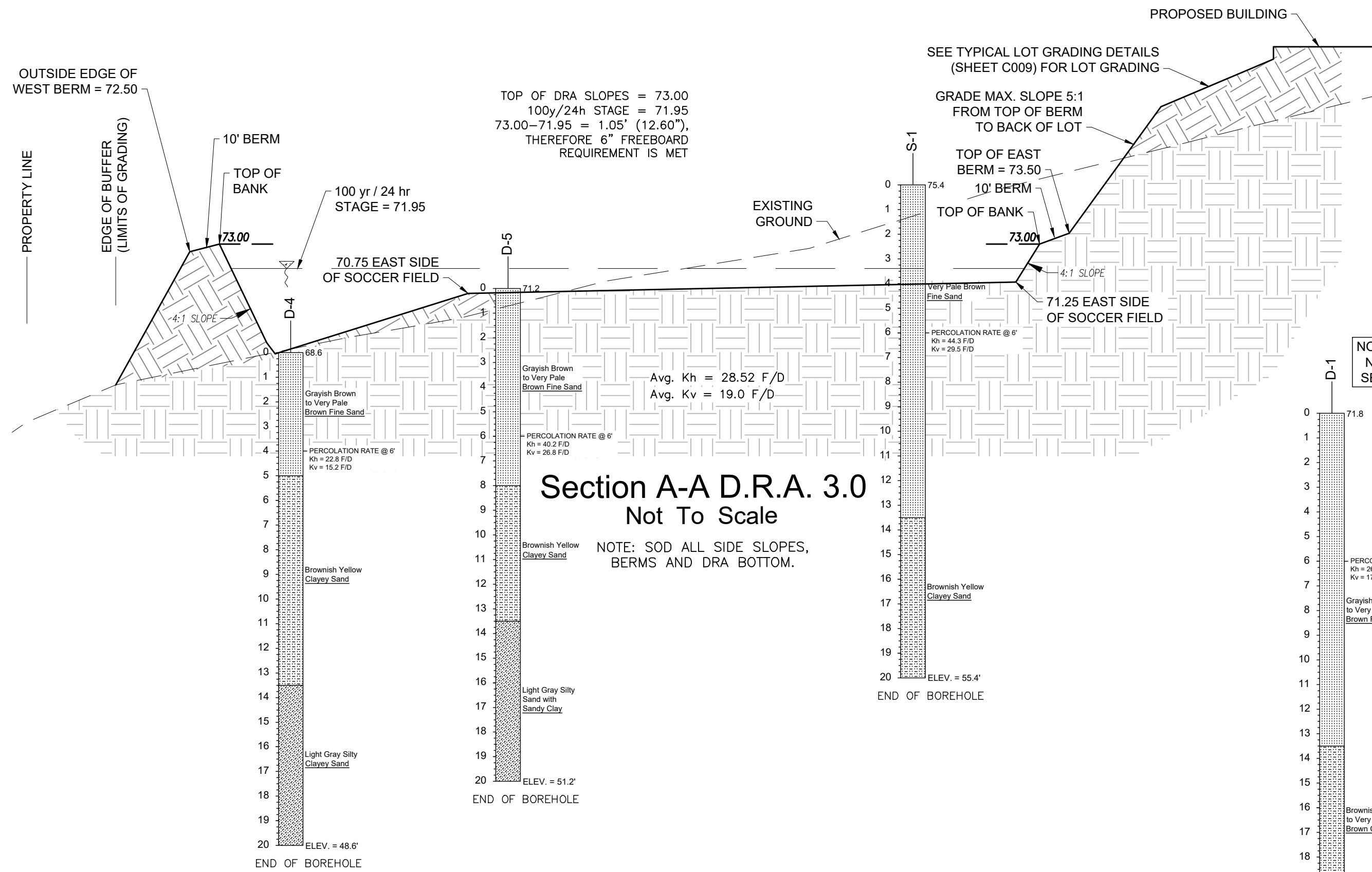


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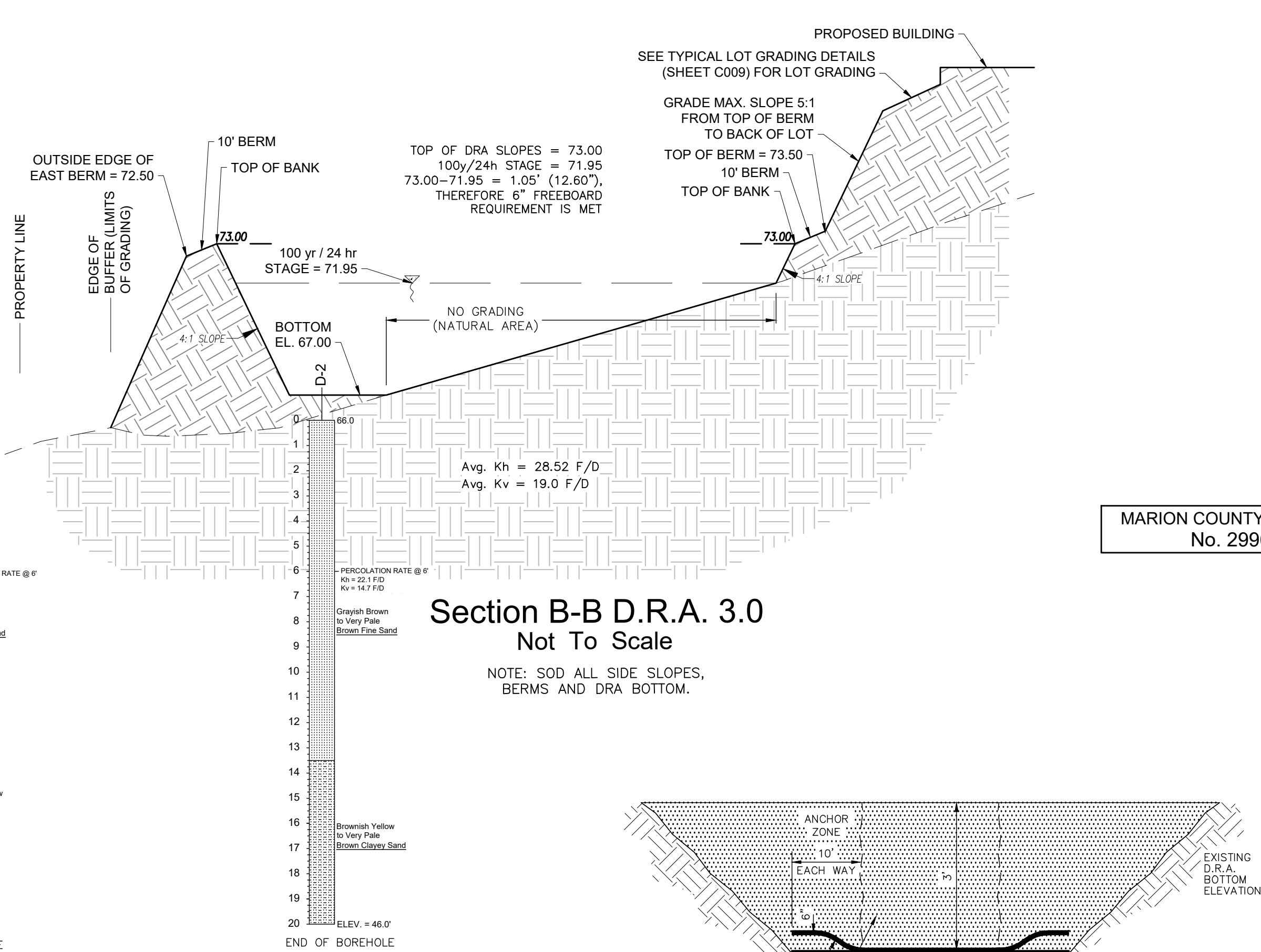
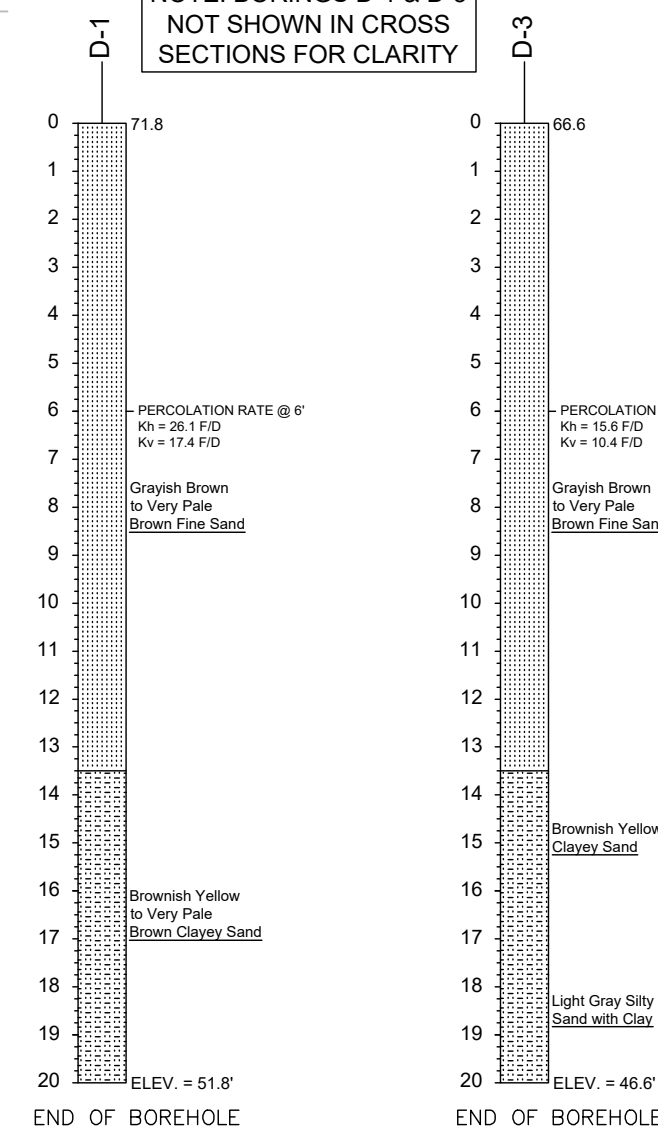


STANDARD CROSSWALK

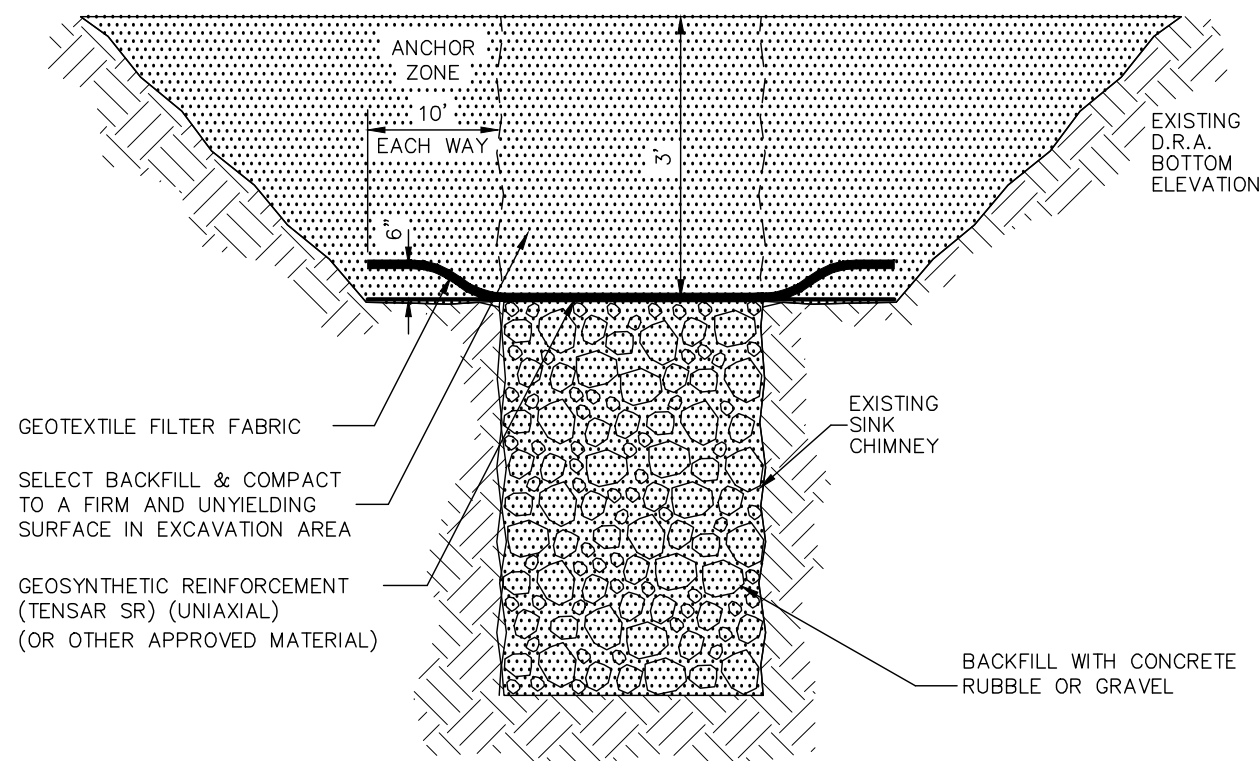
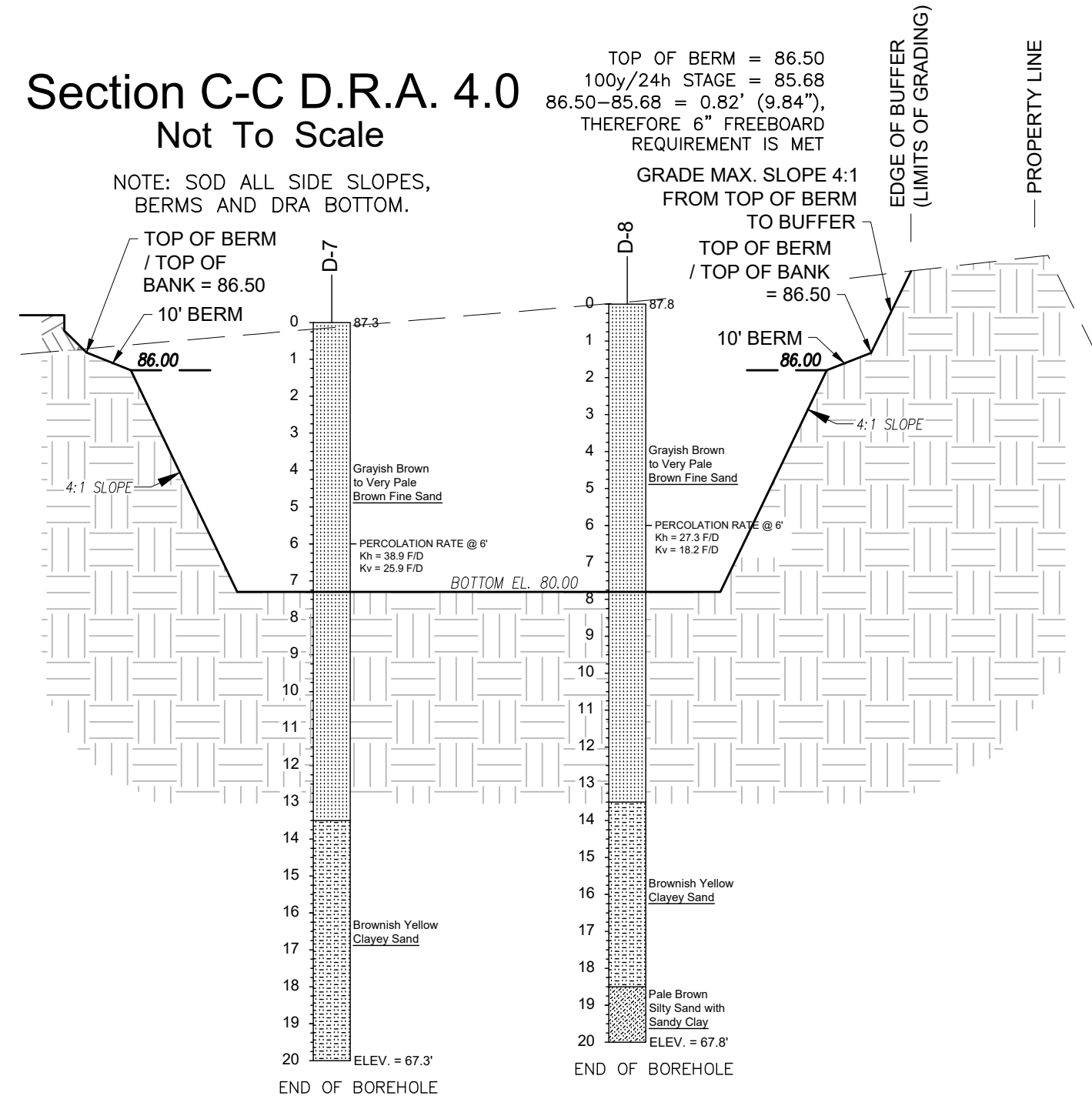
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NOTE: BORINGS D-1 & D-3 NOT SHOWN IN CROSS SECTIONS FOR CLARITY

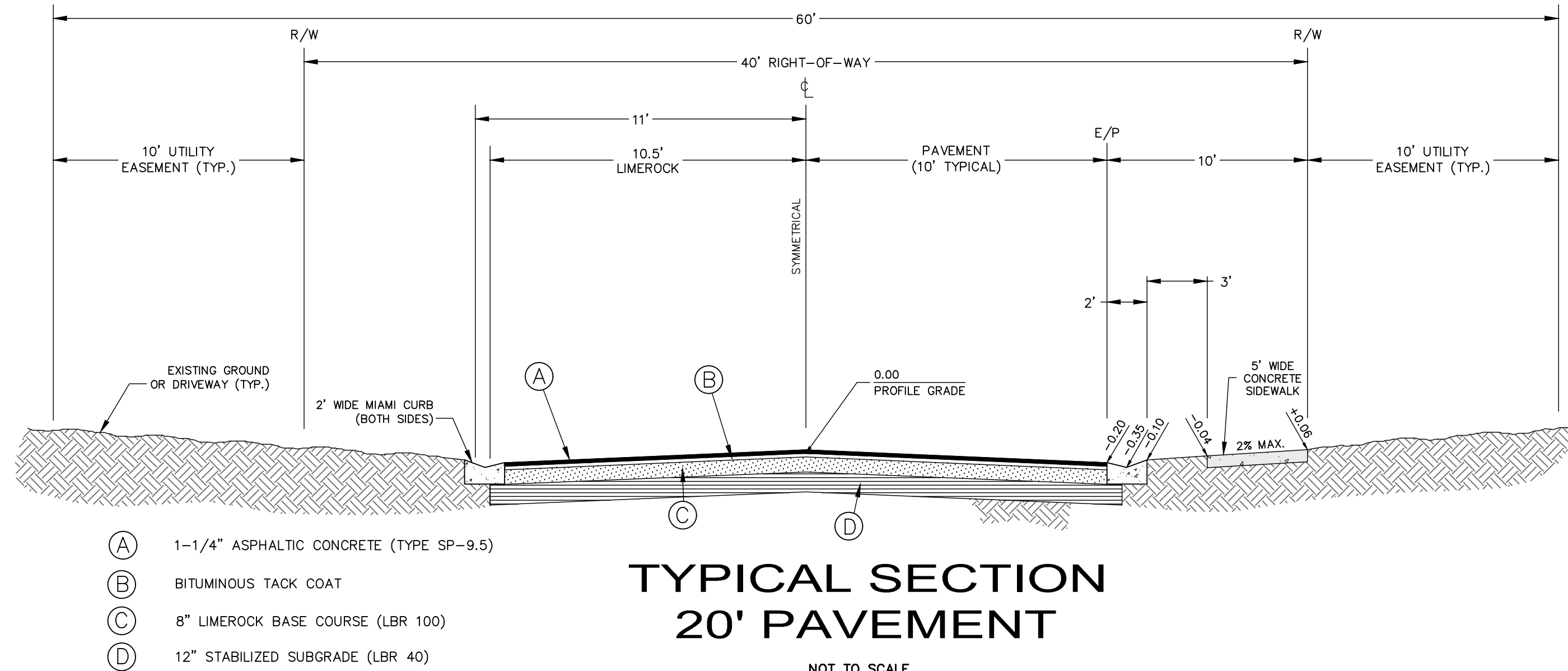
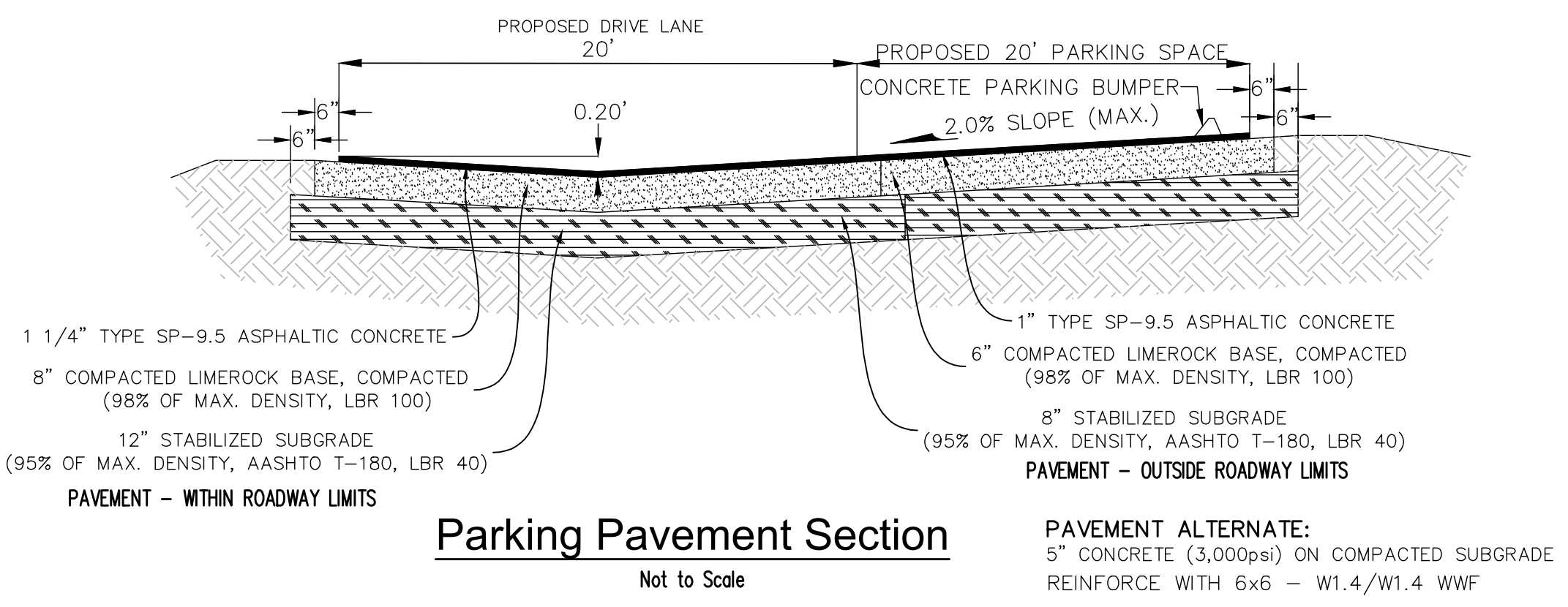


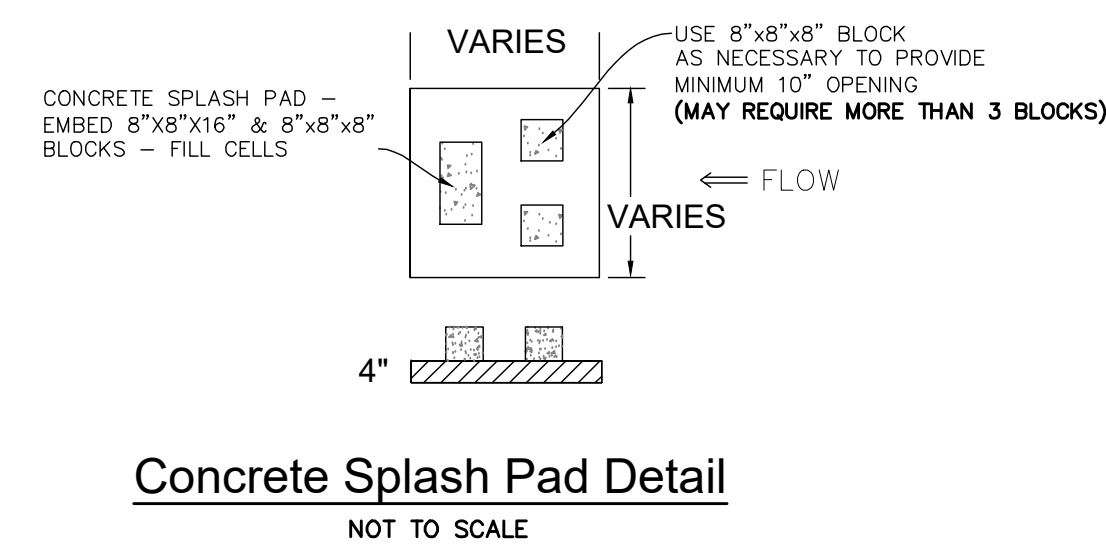
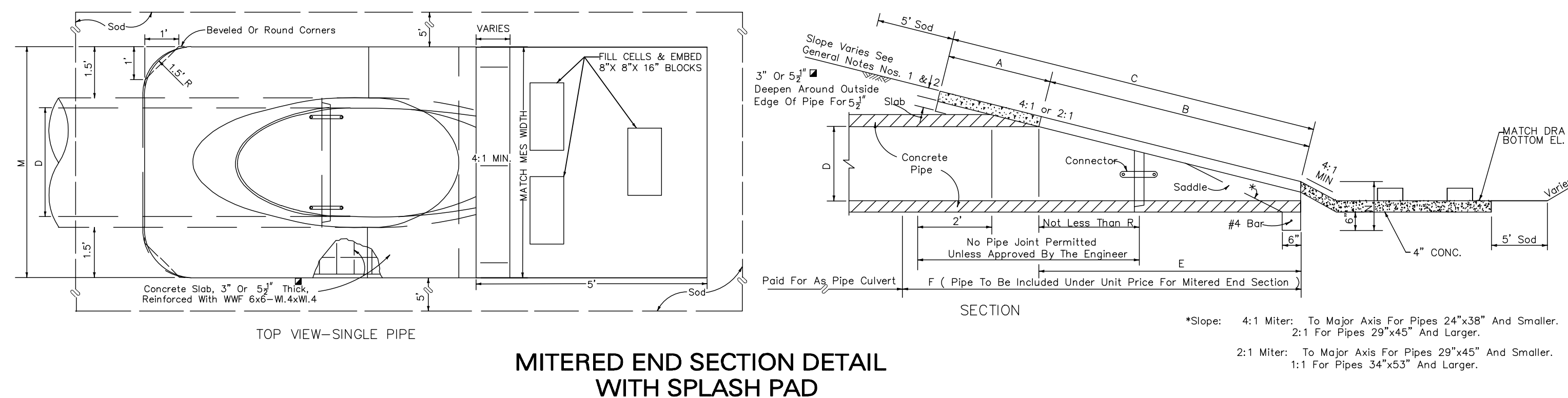
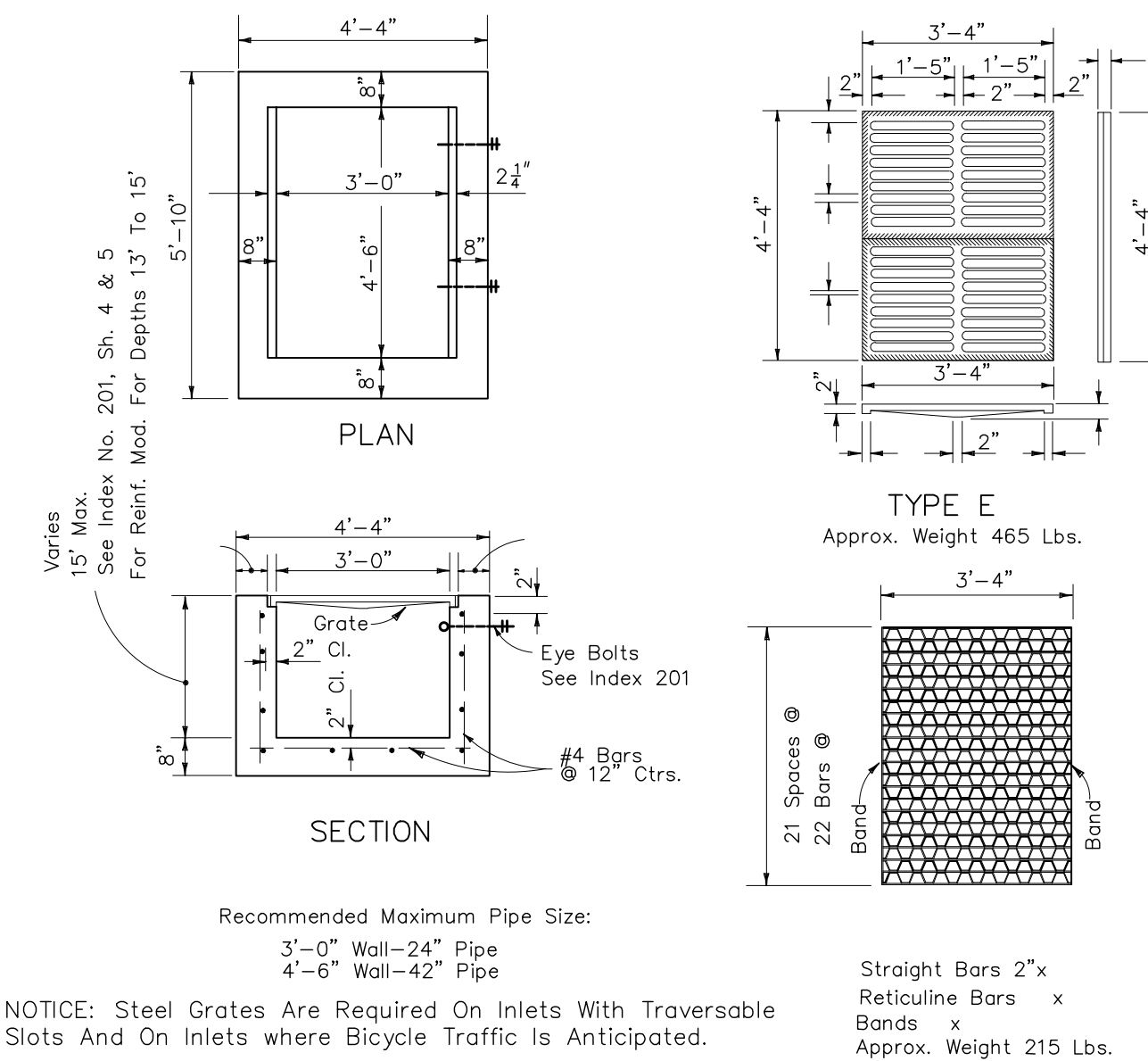
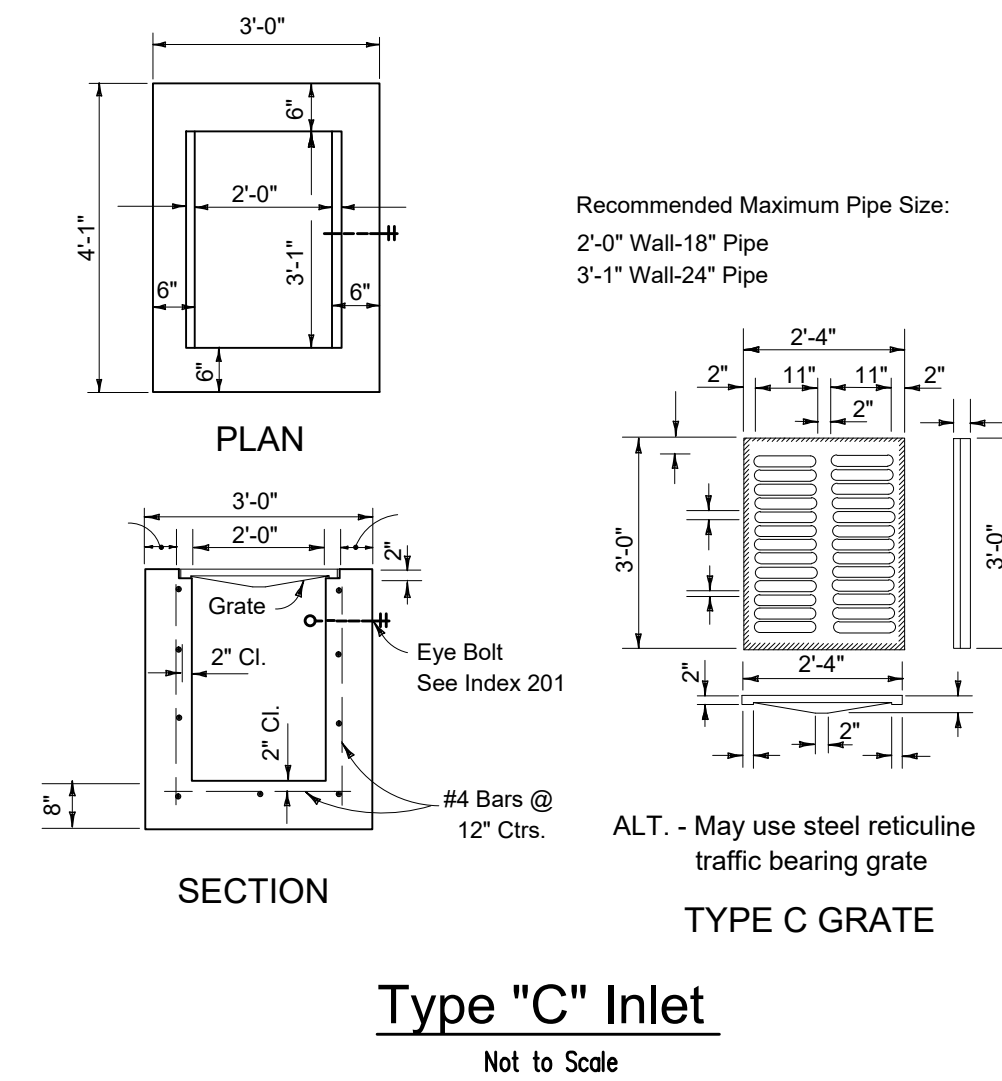
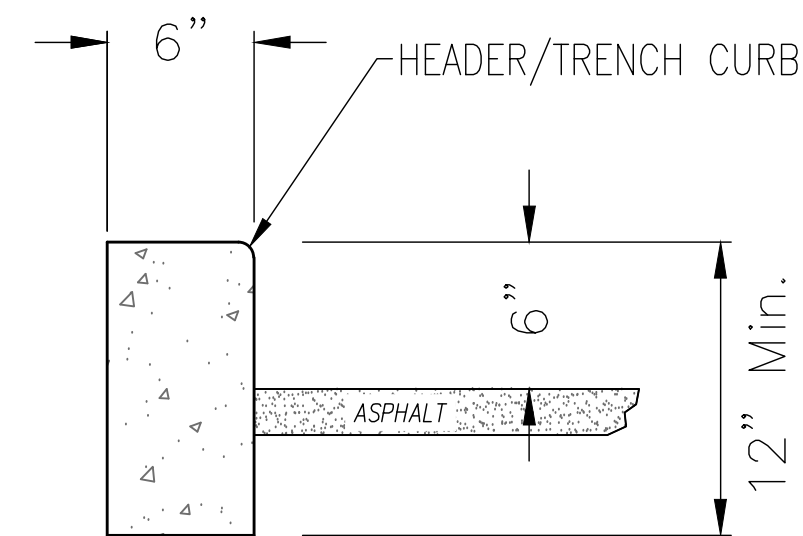
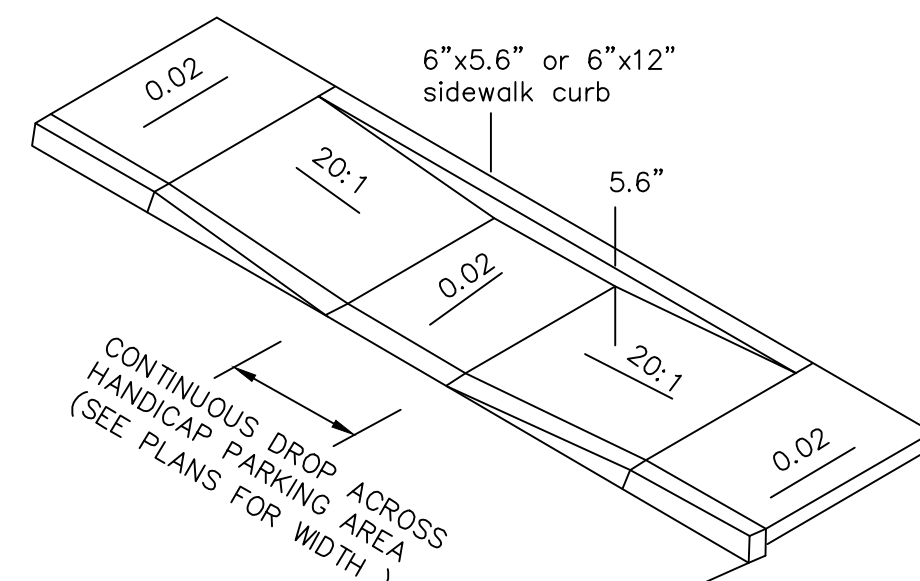
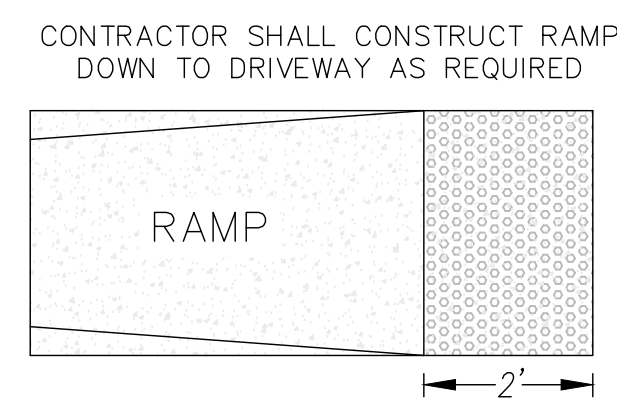
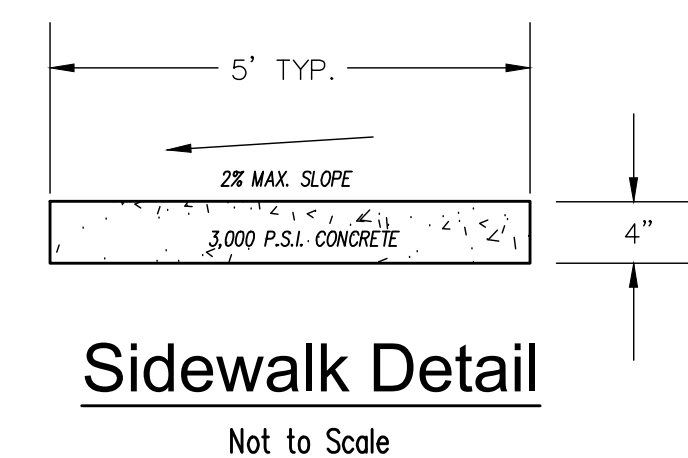
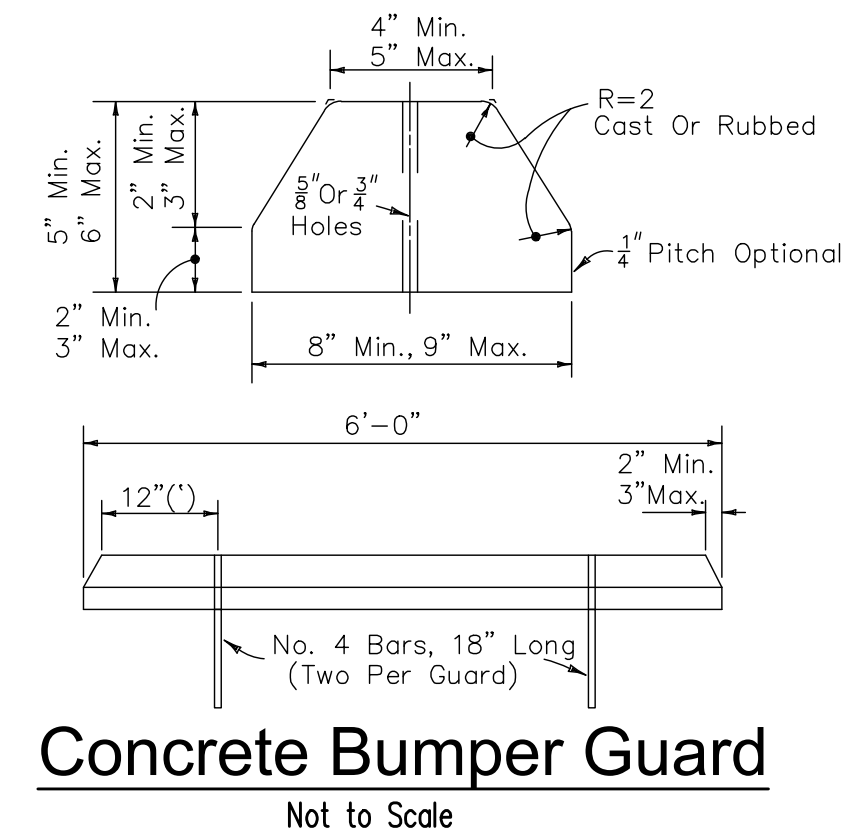
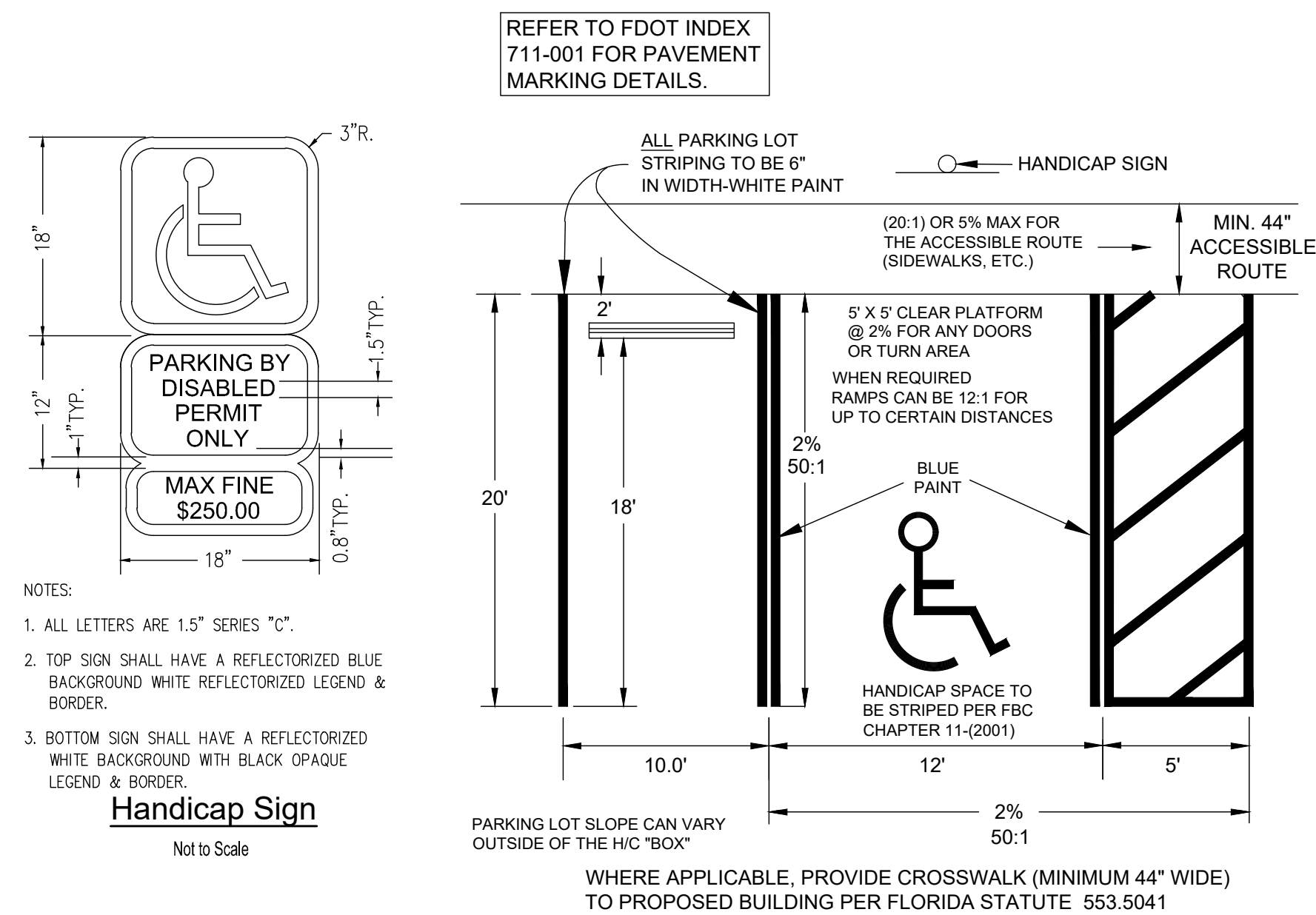
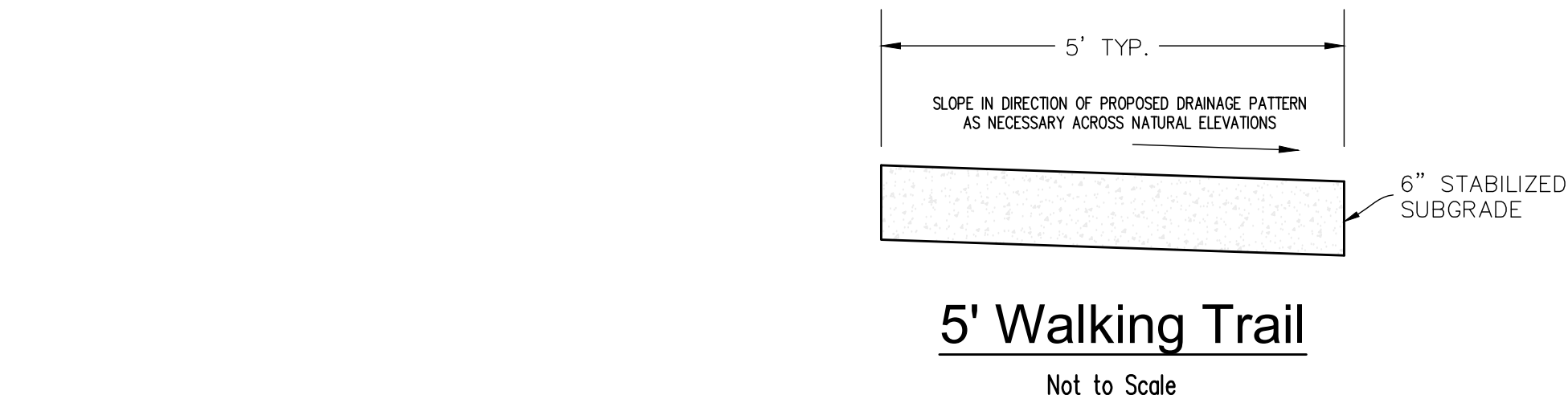
MARION COUNTY PROJECT
No. 29965



- NOTES:
- IF LIMESTONE IS ENCOUNTERED OR A SINKHOLE OR SOLUTION PIPE FORMS DURING CONSTRUCTION, CONSTRUCTION OF THE BASIN MUST BE HALTED AND THE PROJECT GEOTECHNICAL ENGINEER MUST BE NOTIFIED IMMEDIATELY.
 - THE SINKHOLE OR SOLUTION PIPE MUST BE REPAIRED WITHIN 10 DAYS OF THE DISCOVERY USING A DISTRICT APPROVED METHOD.
 - THE STORMWATER SYSTEM MUST BE INSPECTED MONTHLY FOR THE OCCURRENCE OF SINKHOLES OR SOLUTION PIPES.

TYPICAL SINK CHIMNEY REPAIR DETAIL
N.T.S.





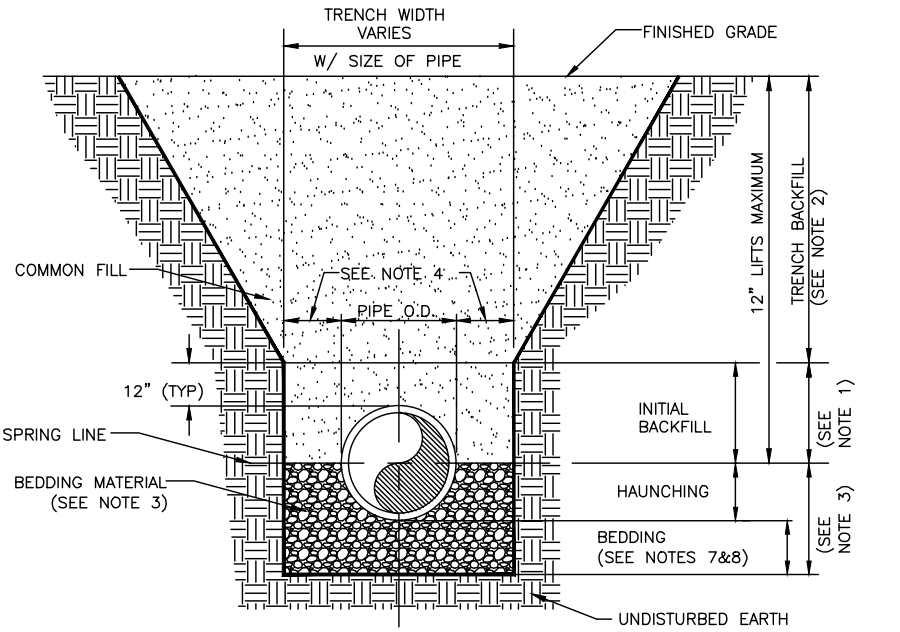
MARION COUNTY PROJECT
No. 29965

RADCLIFFE **MICHAEL W. RADCLIFFE ENGINEERING, INC.**
2611 S.E. Lake Weyburn Avenue, Ocala, FL 34471 (352) 626-5300 FAX (352) 923-1070
Certificate No. EB-0008198 • Michael W. Radcliffe P.E. #31170 • Christopher A. Gwin P.E. #65568
www.radcliffeengineering.com

Project Name: SW 100th St. PUD - West - Improvement Plans - Marion County, FL
 Sheet Name:

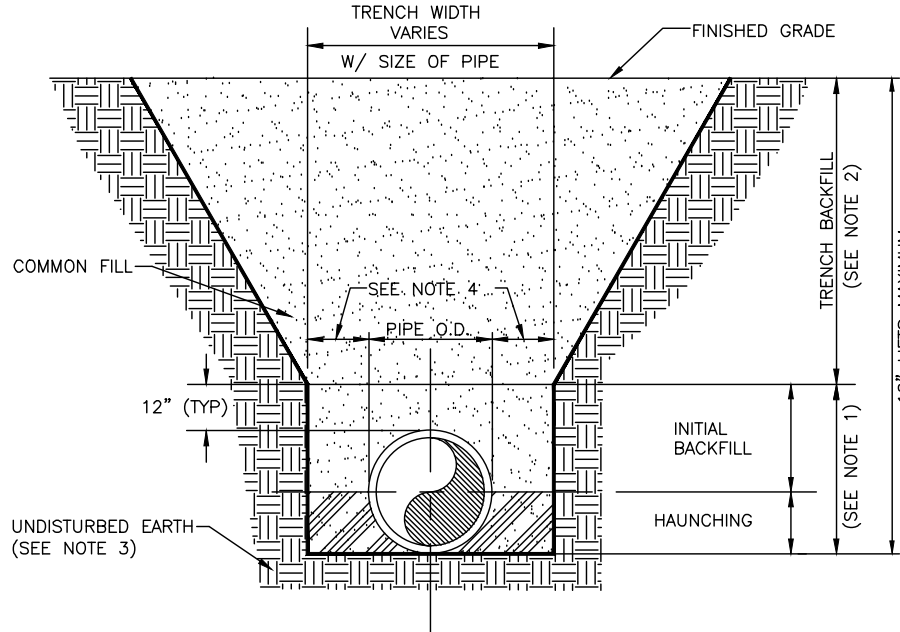
Details

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of
C022



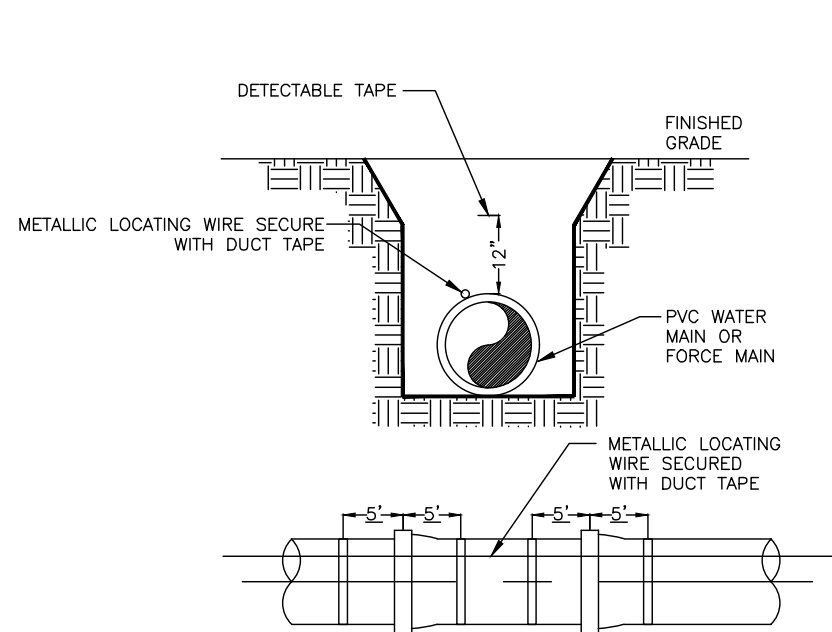
- NOTES:
1. INITIAL BACKFILL: COMMON FILL COMPACTED TO 95% (98% UNDER PAVEMENT) OF THE MAXIMUM DENSITY AS PER ASTM T-180.
 2. TRENCH BACKFILL: COMMON FILL COMPACTED TO 95% (98% UNDER PAVEMENT) OF THE MAXIMUM DENSITY AS PER ASTM T-180.
 3. BEDDING MATERIAL SHALL CONFORM TO FDOT NO. 57 AGGREGATE.
 4. 15" MAX (12" MIN) FOR PIPE DIAMETER LESS THAN 24" AND 24" MAX (12" MIN) FOR PIPE DIAMETER 24" AND LARGER.
 5. WATER SHALL NOT BE PERMITTED IN THE TRENCH DURING CONSTRUCTION.
 6. ALL PIPE TO BE INSTALLED WITH BELL FACING UPSTREAM TO THE DIRECTION OF THE FLOW.
 7. BEDDING DEPTH SHALL BE 4" MINIMUM FOR PIPE DIAMETER UP TO 12" AND 6" MINIMUM FOR PIPE DIAMETER 12" AND LARGER.
 8. PIPE REMOVAL: UNSUITABLE MATERIAL SHALL COVER DEPTH OF BEDDING ROCK BELOW THE DEPTH FOR REMOVAL. DETERMINE IN THE FIELD REQUIRED REMOVAL OF UNSUITABLE MATERIAL TO REACH SUITABLE FOUNDATION.
 9. FINAL RESTORATION IN IMPROVED AREAS SHALL BE IN COMPLIANCE WITH ALL APPLICABLE REGULATIONS OF GOVERNING AGENCIES. SURFACE RESTORATION WITHIN MARION COUNTY RIGHT-OF-WAY SHALL COMPLY WITH REQUIREMENTS OF RIGHT-OF-WAY UTILIZATION REGULATIONS AND ROAD CONSTRUCTION SPECIFICATIONS.
 10. ONE COMPACTION TEST SHALL BE REQUIRED FOR EACH LIFT NOT TO EXCEED 200'.

Marion County FLORIDA	MCBCC EFFECTIVE 04/13/2023	TYPE "A" BEDDING AND TRENCHING	7.3.2
	REVISION # 2		UT 102



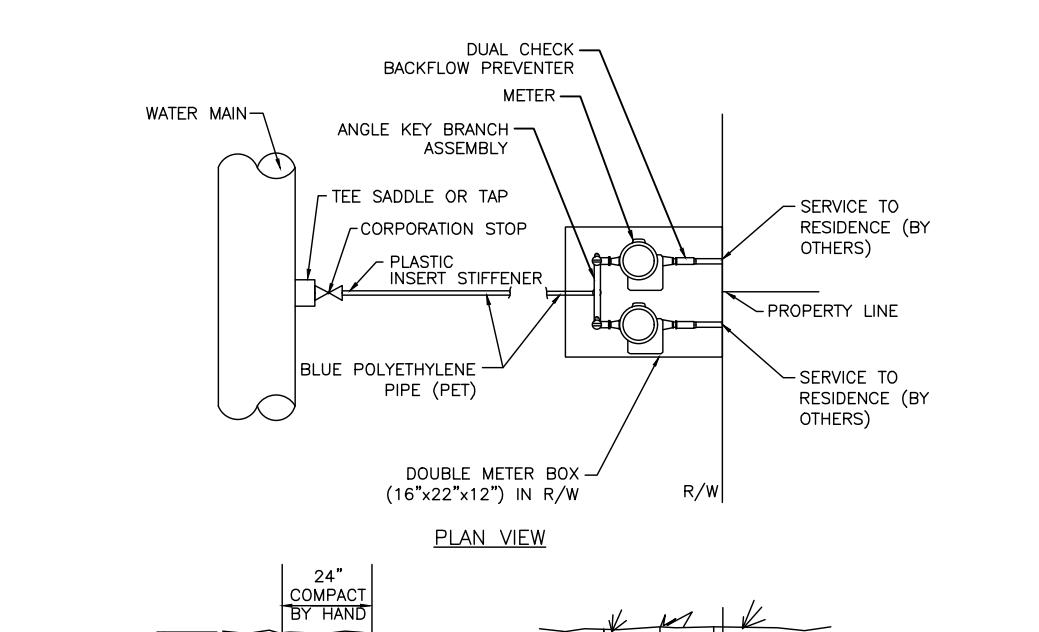
- NOTES:
1. INITIAL BACKFILL AND HAUNCHING: SELECT COMMON FILL COMPACTED TO 95% (98% UNDER PAVEMENT) OF THE MAXIMUM DENSITY AS PER ASTM T-180.
 2. TRENCH BACKFILL: COMMON FILL COMPACTED TO 95% (98% UNDER PAVEMENT) OF THE MAXIMUM DENSITY AS PER ASTM T-180.
 3. PIPE BEDDING UTILIZING SELECT COMMON FILL OR BEDDING ROCK IN ACCORDANCE WITH BEDDING AND TRENCHING 1 DETAIL MAY BE REQUIRED AS DIRECTED BY MCJ.
 4. 15" MAX (12" MIN) FOR PIPE DIAMETER LESS THAN 24" AND 24" MAX (12" MIN) FOR PIPE DIAMETER 24" AND LARGER.
 5. WATER SHALL NOT BE PERMITTED IN THE TRENCH DURING CONSTRUCTION.
 6. ALL PIPE TO BE INSTALLED WITH BELL FACING UPSTREAM TO THE DIRECTION OF THE FLOW.
 7. FINAL RESTORATION IN IMPROVED AREAS SHALL BE IN COMPLIANCE WITH ALL APPLICABLE REGULATIONS OF GOVERNING AGENCIES. SURFACE RESTORATION WITHIN MARION COUNTY RIGHT-OF-WAY SHALL COMPLY WITH REQUIREMENTS OF RIGHT-OF-WAY UTILIZATION REGULATIONS AND ROAD CONSTRUCTION SPECIFICATIONS.
 8. ONE COMPACTION TEST SHALL BE REQUIRED FOR EACH LIFT NOT TO EXCEED 200'.

Marion County FLORIDA	MCBCC EFFECTIVE 04/13/2023	BEDDING AND TRENCHING 2	7.3.2
	REVISION # 2		UT 103



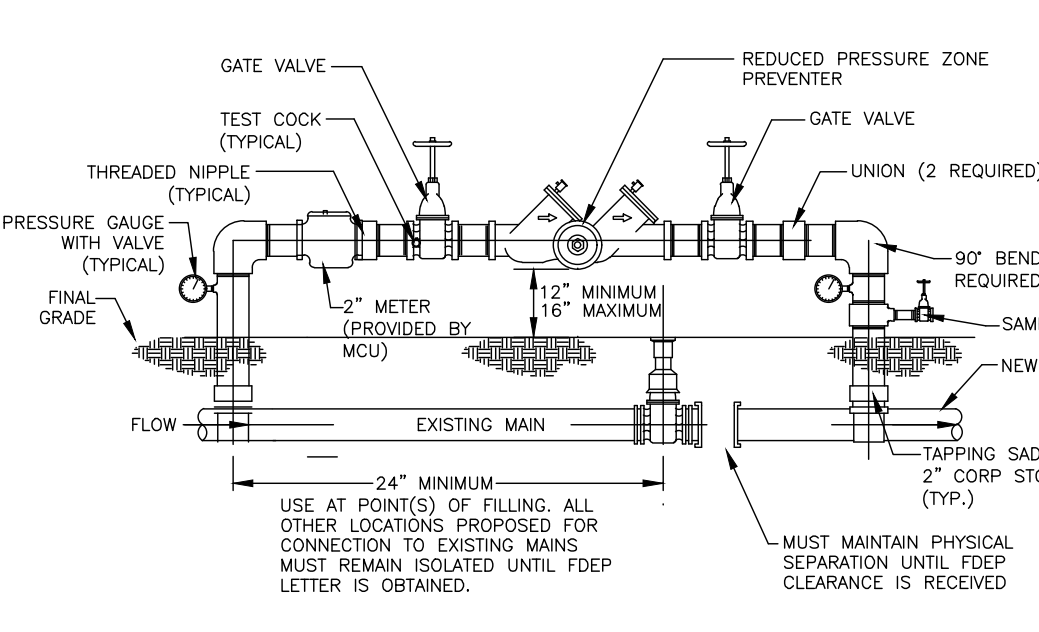
- NOTES:
1. PVC PIPE SHALL REQUIRE INSULATED METALLIC LOCATING WIRE (10 GAUGE COPPER) CAPABLE OF DETECTION BY A CABLE LOCATOR AND SHALL BE BURIED ON TOP OF THE PIPE.
 2. LOCATING WIRE SHALL TERMINATE AT EACH VALVE BOX AND BE CAPABLE OF EXTENDING 12" ABOVE TOP OF BOX IN SUCH A MANNER SO AS NOT TO INTERFERE WITH VALVE OPERATION PER UT 112.
 3. ALL WIRE CONNECTIONS SHALL BE SPLICED TOGETHER USING WATERPROOF WIRE NUTS.
 4. FOR HORIZONTAL DIRECTIONAL DRILLING, UTILIZE 2 LOCATING WIRES EACH WITH A BREAK LOAD OF 2032 POUNDS.
 5. DETECTABLE TAPE SHALL BE 1' ABOVE THE CENTERLINE OF THE PIPE.

Marion County FLORIDA	MCBCC EFFECTIVE 04/13/2023	PIPE LOCATING WIRE AND DETECTABLE TAPE	7.3.2
	REVISION # 2		UT 104



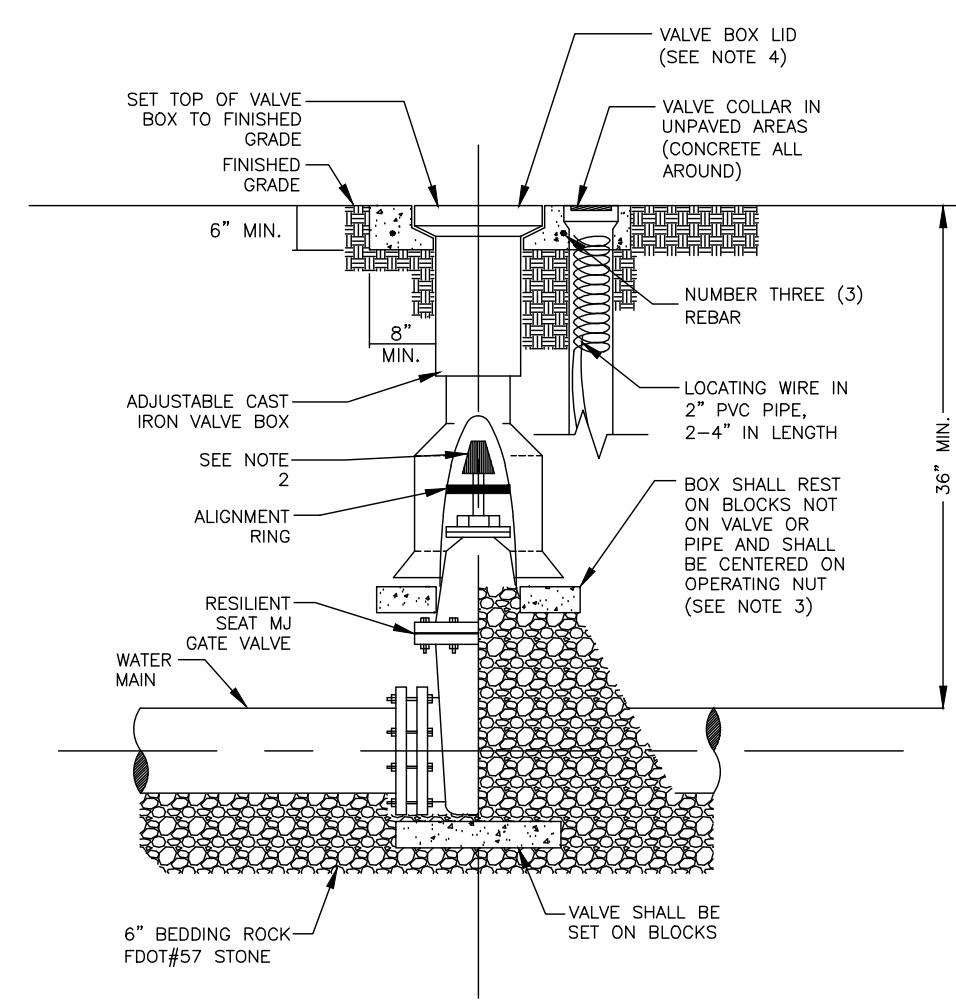
- NOTES:
1. ALL RESIDENTIAL SERVICES SHALL HAVE A MINIMUM SIZE OF 1".
 2. CURB STOP SHALL BE INSTALLED ON STREET SIDE OF THE SIDEWALK BETWEEN SIDEWALK AND CURB.
 3. SCHEDULE 40 PVC CASING TO BE USED UNDER PAVEMENT, EXTENDING A MINIMUM OF 3' ON EITHER SIDE OF THE PAVEMENT WHERE POSSIBLE. THE INSIDE DIAMETER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

Marion County FLORIDA	MCBCC EFFECTIVE 04/13/2023	WATER AND RECLAIMED WATER SERVICES (TYPICAL)	7.3.2
	REVISION # 2		UT 107



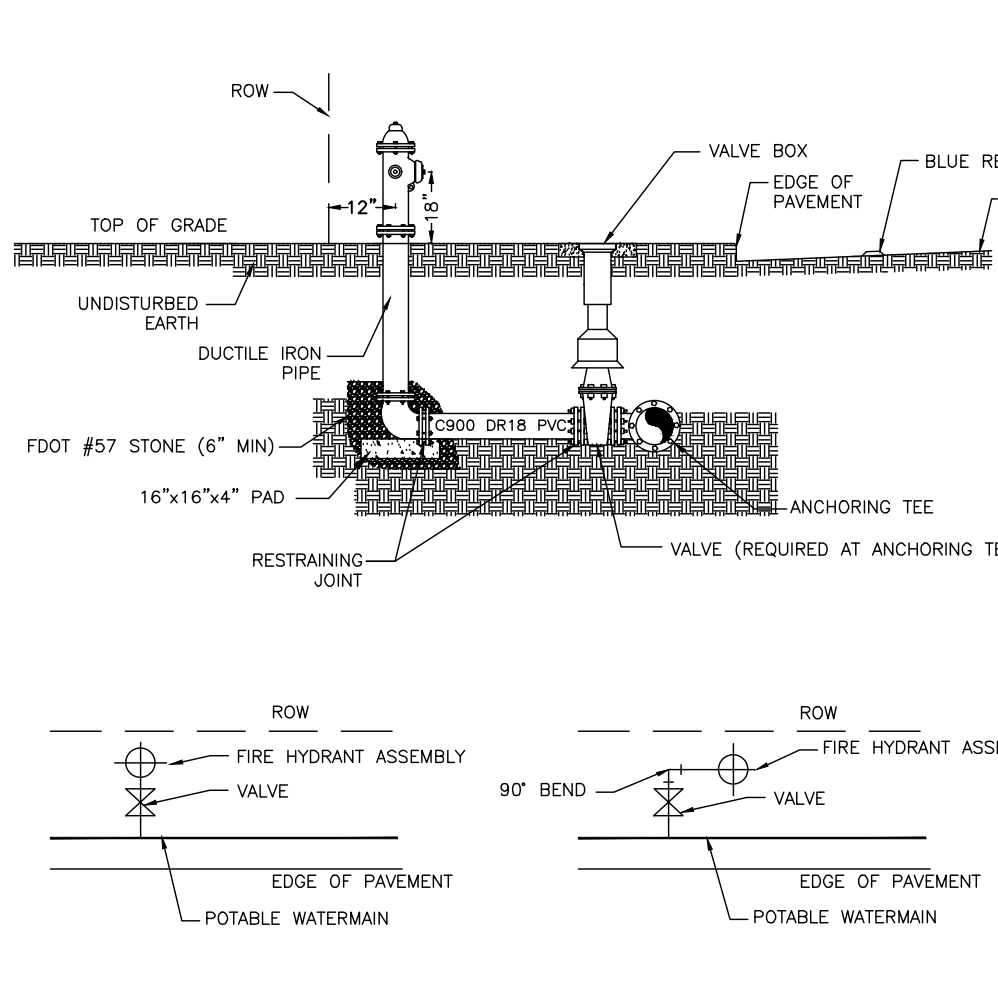
- NOTES:
1. A TEMPORARY JUMPER CONNECTION IS REQUIRED AT ALL CONNECTIONS BETWEEN EXISTING ACTIVE WATER MAINS AND PROPOSED NEW WATER MAIN IMPROVEMENTS. TEMPORARY JUMPER WATER METERS WILL BE SUPPLIED BY MCJ.
 2. THIS DETAIL IS TO BE USED FOR FILLING ANY NEW WATER MAIN OF ANY SIZE FOR EXISTING ACTIVE WATER MAINS AND FOR PULLING BACTERIOLOGICAL SAMPLES FROM ANY NEW WATER MAIN OF ANY SIZE. THE JUMPER CONNECTION SHALL BE MAINTAINED UNTIL AFTER FILLING, FLUSHING, TESTING, AND DISINFECTION OF THE NEW MAIN HAS BEEN SUCCESSFULLY COMPLETED AND CLEARANCE FOR USE FROM FDEP HAS BEEN RECEIVED. THIS JUMPER CONNECTION SHALL ALSO BE USED TO MAINTAIN A MINIMUM PRESSURE OF 20 PSI IN THE NEW MAINS ALL THE TIME AFTER DISINFECTION AND UNTIL THE FDEP CLEARANCE LETTER IS OBTAINED. ADEQUATE THRUST BLOOMING AND/OR RESTRAINTS SHALL BE PROVIDED TEMPORARILY, AS REQUIRED. PIPE AND FITTINGS USED FOR CONNECTING THE NEW PIPE TO THE EXISTING PIPE SHALL BE DISINFECTED PRIOR TO INSTALLATION IN ACCORDANCE WITH AWWA C651, LATEST EDITION.
 3. THE TAPPING SLEEVE AND THE EXTERIOR OF THE MAIN TO BE TAPPED SHALL BE DISINFECTED BY SPRAYING OR SWABING PER SECTION 8 OF AWWA C651, LATEST EDITION.
 4. UPON RECEIPT OF CLEARANCE FOR USE FROM FDEP AND MCJ, THE CONTRACTOR SHALL REMOVE THE TEMPORARY JUMPER CONNECTION. THE 2" CORP VALVES ARE TO BE CLOSED AND PLUGGED WITH 2" BRASS PLUGS. THE MAINS CAN NOW BE CONNECTED BY SLEEVE OR FLANGED CONNECTIONS.
 5. ALL INSTALLATION AND MAINTENANCE OF THE TEMPORARY JUMPER CONNECTION ASSEMBLY SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
 6. WATER FOR TESTING AND DISINFECTION OF THE NEW WATER MAIN AND WATER FOR MAINTENANCE OR OTHER USES SHALL BE AT THE CONTRACTOR'S EXPENSE.
 7. ALL PIPING AND APPURTENANCES TO BE 2" FOR 8" AND BELOW WATER MAINS; 4" FOR 12" WATER MAINS; 6" FOR 16" WATER MAINS; 12" FOR 24" WATER MAINS.
 8. ALL TAPS MUST BE LOCATED A MINIMUM OF 24" AWAY FROM ANY BELL AND/OR FITTING.

Marion County FLORIDA	MCBCC EFFECTIVE 04/13/2023	TEMPORARY JUMPER CONNECTION	7.3.2
	REVISION # 2		UT 203



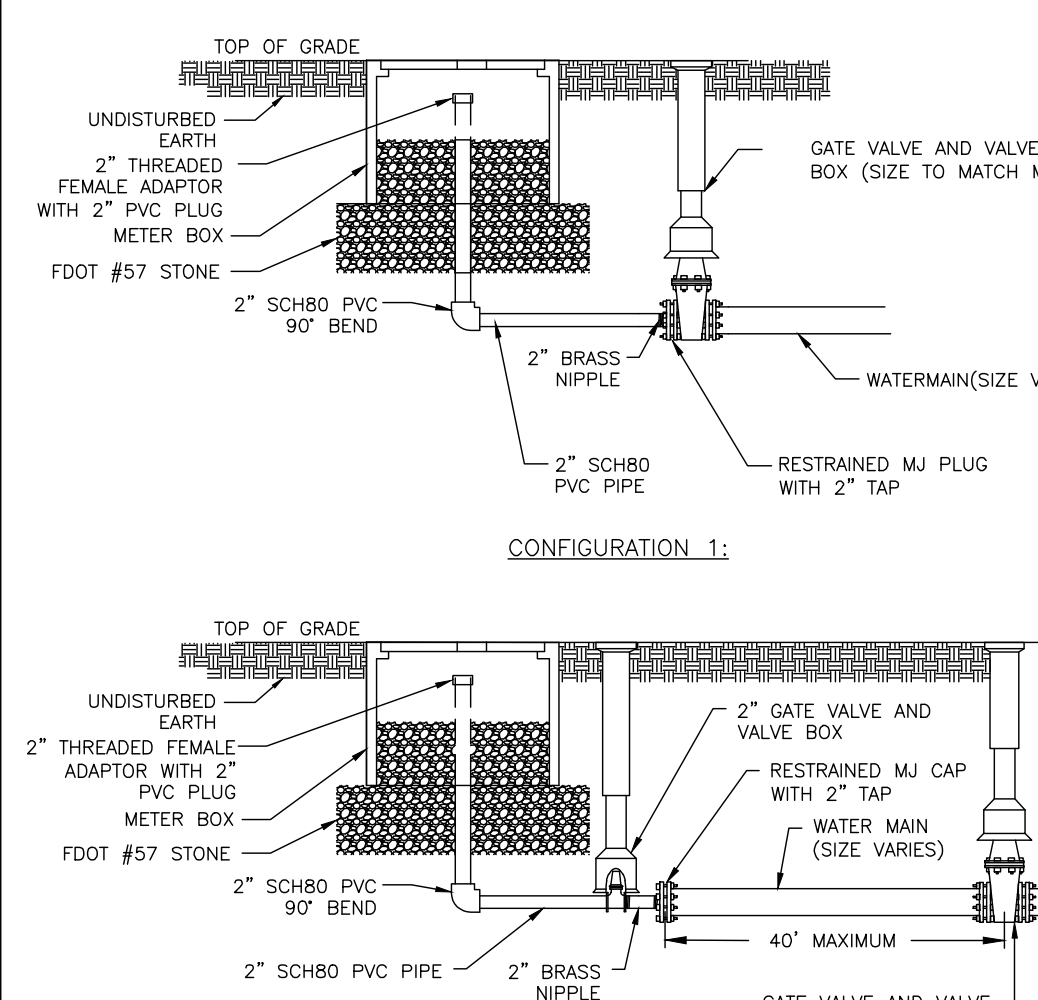
- NOTES:
1. PVC EXTENSIONS SHALL NOT BE USED ON VALVE BOX INSTALLATION (SEE UT111).
 2. THE ACTUATING NUT FOR VALVES DEEPER THAN SIX (6) FEET SHALL BE EXTENDED TO COME UP TO 3 FOOT DEPTH BELOW FINISHED GRADE.
 3. VALVE BOX SHALL BE SET ON FIVE (5) SOLID COMMON BLOCKS.
 4. VALVE BOX LID TO BE LETTERED WITH THE WORD "WATER" OR "RECLAIMED".
 5. INSTALL BRASS ID TAG IN CONCRETE.

Marion County FLORIDA	MCBCC EFFECTIVE 04/13/2023	GATE VALVE WATER AND RECLAIMED MAINS	7.3.2
	REVISION # 2		UT 204



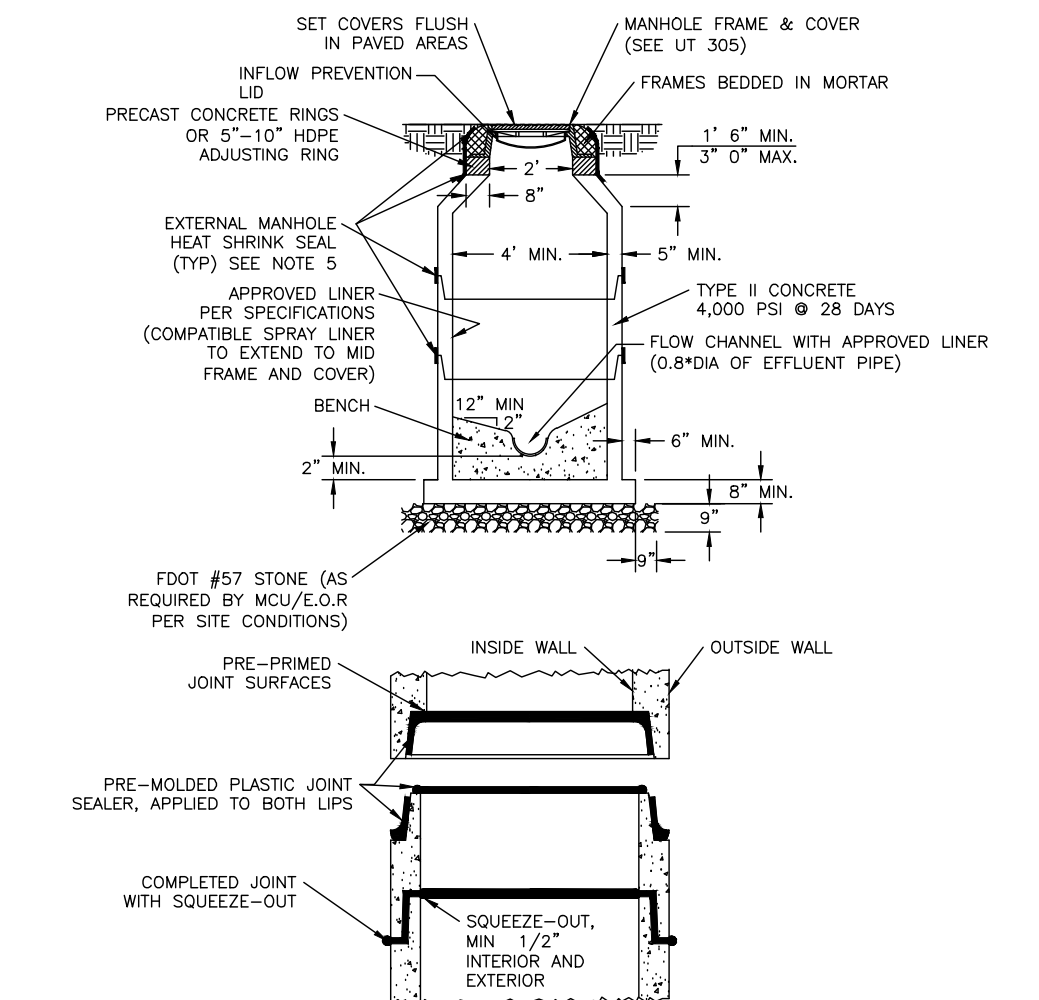
- NOTES:
1. BONNET COLORS SHALL BE IN ACCORDANCE WITH SEC. 6.18.2-G.
 2. HYDRANT SHALL BE 1' INSIDE OF RIGHT-OF-WAY WHEN POSSIBLE.
 3. BLUE REFLECTOR SHALL BE PLACED IN THE MIDDLE OF THE ADJACENT TRAVEL LANE.
 4. RADIUS OF CLEAR SPACE AROUND THE FIRE HYDRANT SHALL BE IN ACCORDANCE WITH NFPA STANDARDS (NFPA 1 SEC. 18.5.7, AS AMENDED).

Marion County FLORIDA	MCBCC EFFECTIVE 04/13/2023	FIRE HYDRANT ASSEMBLY	7.3.2
	REVISION # 2		UT 210



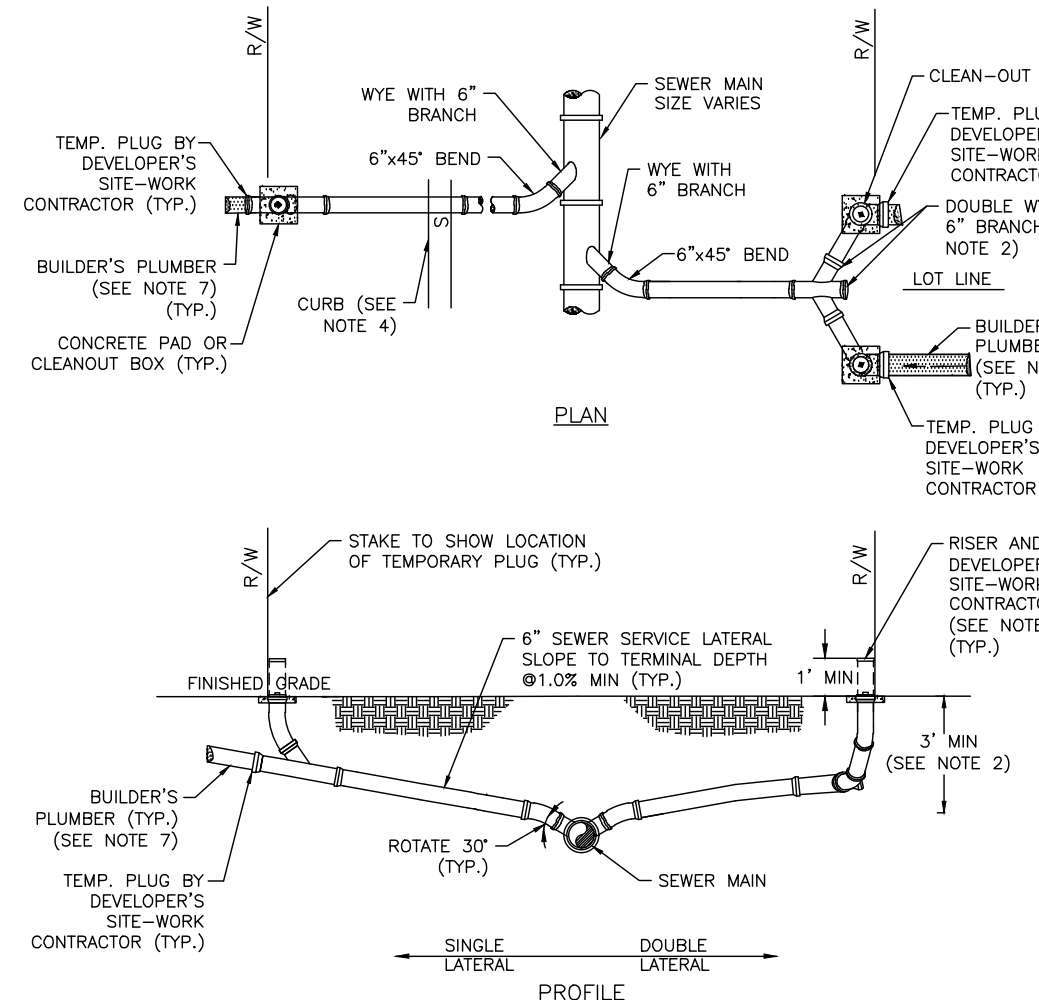
- NOTES:
1. BLOW-OFF VALVES TO BE PROVIDED ON ALL DEAD END MAINS OR AS DETERMINED BY MCJ.
 2. BLOW-OFF VALVES ARE NOT TO BE LOCATED IN DITCHES.
 3. CONNECTIONS SHALL BE ASSEMBLED USING COMPOUNDS APPROVED FOR POTABLE WATER SYSTEMS.
 4. SHALL BE SIZED TO ACHIEVE ADEQUATE FLUSHING VELOCITY.
 5. NO MALE ADAPTERS ALLOWED AT VALVE; SHALL BE A BRASS NIPPLE WITH 2" SCH80 FEMALE STEEL BANDED ADAPTER.

Marion County FLORIDA	MCBCC EFFECTIVE 04/13/2023	MANUAL BLOW OFF VALVE WATER MAIN	7.3.2
	REVISION # 2		UT 212



- NOTES:
1. DROP CONNECTIONS ARE REQUIRED WHENEVER INVERT OF INFLUENT SEWER IS 24" OR MORE ABOVE THE INVERT OF THE MANHOLE. SEE GRAVITY MANHOLE CONNECTION DETAIL UT 303.
 2. ECCENTRIC CONE DESIGN MAY ONLY BE USED FOR CONFLICT RESOLUTION WITH MCJ APPROVAL. ALL MANHOLES REQUIRING DROP CONNECTIONS SHALL COMPLY WITH UT 303.
 3. A FLOW CHANNEL SHALL BE CONSTRUCTED INSIDE MANHOLE TO DIRECT INFLUENT INTO FLOW STREAM.
 4. LIFT HOLES TO STRUCTURE ARE NOT PERMITTED.
 5. USE EXTERNAL WRAP TO TIGHTLY WRAP MANHOLE AROUND CASTING JOINTS AND APPLY HIGH INTENSITY PROPANE TORCH TO EFFECTIVELY SEAL THEM FROM GROUND WATER INFILTRATION. ALL EXTERNAL HEAT SHRINK WRAPS SHALL BE INSPECTED IN PERSON, OR THROUGH A MCJ APPROVED METHOD, BY A MCJ CONTRACTOR REPRESENTATIVE.
 6. INFLOW PREVENTION LIDS SHALL BE REQUIRED FOR ALL MANHOLES.
 7. PRECAST CONCRETE RINGS MAY BE SUBSTITUTED FOR HOPE RINGS.
 8. SECTION HEIGHTS VARY AS REQUIRED, AND AS AVAILABLE.
 9. IN LIEU OF SHRINK WRAPPING, MANHOLES SHALL BE VACUUM TESTED IN ACCORDANCE WITH ASTM C1244 OR HYDROSTATIC TESTED IN ACCORDANCE WITH ASTM C900 AS REQUIRED BY MCJ.
 10. FLOW CHANNEL DEPTH AND WIDTH CANNOT BE LESS THAN BOX OF OUTFLOW PIPE.

Marion County FLORIDA	MCBCC EFFECTIVE 04/13/2023	PRECAST CONCRETE MANHOLE	7.3.2
	REVISION # 2		UT 306



- NOTES:
1. INVERT OF SERVICE LATERAL SHALL NOT ENTER SEWER MAIN BELOW SPRING LINE.
 2. WYE TO BE NO SHALLOWER THAN 3' AND NO DEEPER THAN 5'.
 3. ALL FITTINGS SHOWN ARE TO BE INSTALLED.
 4. SERVICE CONNECTIONS SHALL BE PERMANENTLY MARKED BY ETCHING OR STAMPING AN "S" IN THE CURB DIRECTLY OVER THE LATERAL. WHERE NO CURB EXISTS, LOCATION SHALL BE MARKED BY PLACEMENT OF ADHESIVE REFLECTIVE MARKERS AS SPECIFIED BY MCJ.
 5. CLEANOUT CAP SHALL BE SET A MINIMUM OF 2" ABOVE THE FINISHED GRADE. CLEANOUTS IN PARKS SHALL BE SET AT ABOVE FINISHED GRADE WITH A CONCRETE COLLAR.
 6. DURING CONSTRUCTION, SERVICE LATERAL AND CLEANOUTS SHALL BE STUBBED OUT A MINIMUM OF 1' ABOVE FINISHED GRADE AND SHALL BE CAPPED BY DEVELOPER'S SITE-WORK CONTRACTOR UNTIL PROPERTY IS DEVELOPED AND CONNECTION TO CENTRAL SEWER IS MADE BY PLUMBER.
 7. BUILDER'S PLUMBER SHALL CUT RISER, INSTALL CLEANOUT CAP, REMOVE TEMPORARY PLUG, CONNECT SERVICE LATERAL TO EXISTING SEWER MAIN, AND GROUT VENT CLEANOUT AND PAD.
 8. ALL DEVELOPMENT SHALL BE DESIGNED AND BUILT IN A MANNER WHERE THE LOWEST WASTEWATER SERVICE LATERAL DOES NOT DROP BELOW THE GRAVITY SEWER GRADE LINE.

Marion County FLORIDA	MCBCC EFFECTIVE 04/13/2023	SEWER SERVICE LATERAL	7.3.2
	REVISION # 2		UT 312

Revisions	By	Date	7-26-23	OSB	REVISIONS PER CITY COMMENTS

Scale	N/A	Project	2022-06W
Drawn	OSB	Check	NWR
Date	4-6-2023	File	SW005PUD West Imp. Plans Sheets.dwg

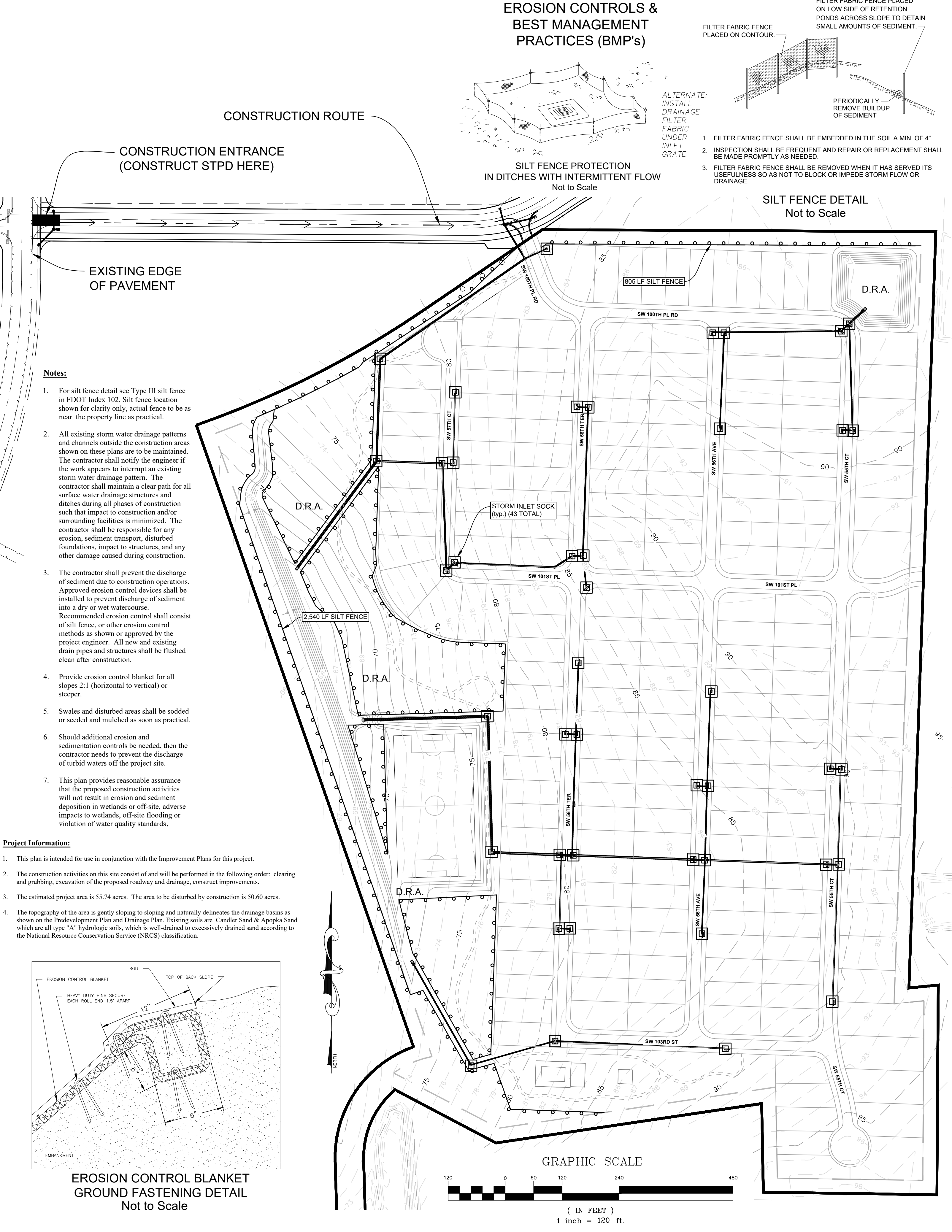
MICHAEL W. RADCLIFFE ENGINEERING, INC.
2811 S.E. Lake Way Avenue
Ocala, FL 34471
(352) 629-5500 FAX (352) 629-1010
Certificate No. EB-000698 • Michael W. Radcliffe P.E. #3170 • Christopher A. Cain P.E. #6588
www.radcliffeengineering.com

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Project Name
SW 100th St. PUD - West - Improvement Plans - Marion County, FL
Sheet Name
Details

Sheet No.
C021
of
C022

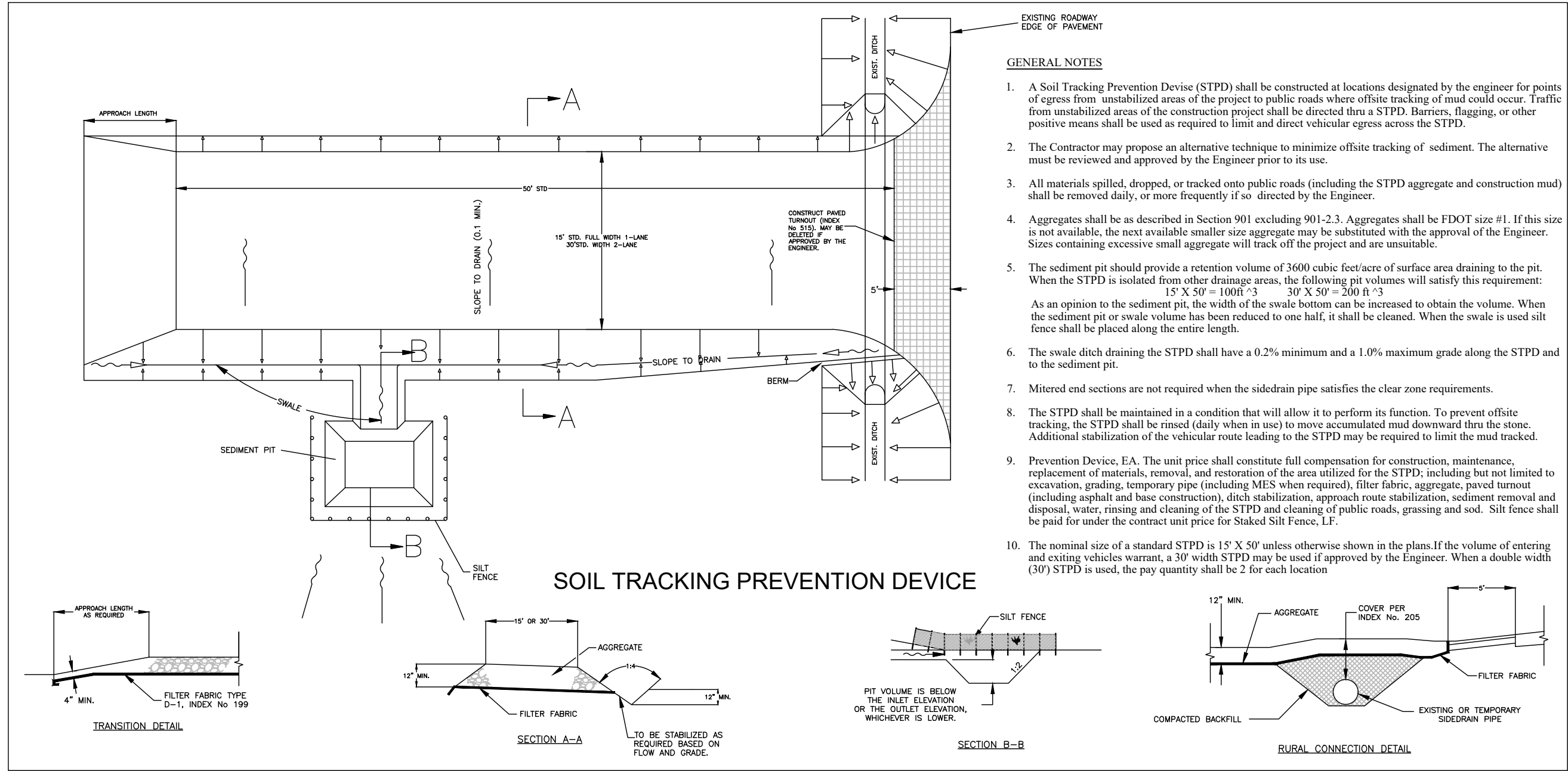
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General Notes:

- A copy of the Notice of Intent (NOI) or letter from the Department of Environmental Protection (DEP) confirming coverage under this Generic Permit shall be posted at the construction site in a prominent place for public viewing (such as alongside a building permit).
- The discharge of hazardous substances or oil in the stormwater discharge(s) from a facility or activity shall be prevented or minimized in accordance with the applicable stormwater pollution prevention plan for the facility or activity.
- The permittee shall provide for compliance with the terms and schedule of this plan beginning with the initiation of construction activities.
- Permittee shall adhere to the State of Florida DEP Generic Permit for Stormwater Discharge from Large and Small Construction Activities.
- Preserve existing vegetation where attainable and stabilize disturbed portions of the site to prevent erosion. Stabilization measures include permanent seeding, sod, preservation of existing mature vegetation and protection of existing trees. Stabilization measures shall be initiated as soon as practicable, but in no case more than 7 days, in portions of the site where construction activities have temporarily or permanently ceased.
- Each plan shall include a description of structural practices, to divert flows from exposed soils, store flows, retain sediment on-site, or otherwise limit runoff and the discharge of pollutants from exposed areas of the site. Such practices may include silt fences, swales, check dams, storm drain inlet protection, permanent sediment basins or Drainage Retention Areas (D.R.A.'s).
- Construct temporary Sediment Control Basins at each point of discharge into D.R.A.'s.
- Controls for Other Potential Pollutants.
 - Waste Disposal. The plan shall assure that waste, such as discarded building materials, chemicals, litter, and sanitary waste are properly controlled in accordance with all applicable state, local, and federal regulations. This permit does not authorize the discharge of solid materials, including building materials, to surface waters of the State or an Municipal Separate Storm Sewer System (MS4).
 - The plan shall assure that off-site vehicle tracking of sediments and the generation of dust is minimized.
 - The plan shall be consistent with applicable State and local waste disposal, sanitary sewer or septic system regulations.
 - The plan shall address the proper application rates and methods for the use of fertilizers, herbicides and pesticides at the construction site and set forth how these procedures will be implemented and enforced. Nutrients shall be applied only at rates necessary to establish and maintain vegetation.
 - The plan shall ensure that the application, generation, and migration of toxic substances is limited and that toxic materials are properly stored and disposed.
- A qualified inspector (provided by the operator) shall inspect all points of discharge into surface waters of the State or a Municipal Separate Storm Sewer System (MS4); disturbed areas of the construction site that have not been finally stabilized; areas used for storage of materials that are exposed to precipitation; structural controls; and, locations where vehicles enter or exit the site, at least once every seven calendar days and within 24 hours of the end of a storm that is 0.50 inches or greater in accordance with the Generic Permit.**
- The permittee shall retain copies of stormwater pollution prevention plans and all reports required by this permit, and records of all data used to complete the NOI to be covered by this permit, for a period of at least three years from the date that the site is finally stabilized.
- The permittee shall retain a copy of the stormwater pollution prevention plan and all reports, records and documentation required by this permit at the construction site, or an appropriate alternative location as specified in the NOI, from the date of project initiation to the date of final stabilization.
- The permittee shall submit a completed Notice of Termination (NOT) (DEP Form 62-621.300(6)), signed in accordance with Part VII.C. of this permit, within 14 days of final stabilization of the site to terminate coverage under this permit.
- A permittee shall submit a NOI to the following address:

NPDES Stormwater Notices Center, MS# 2510
Florida Department of Environmental Protection
2600 Blair Stone Road
Tallahassee, Florida 32399-2400
- Projects that discharged stormwater associated with construction activity to a MS4 shall submit a copy of the NOI to the operator of the MS4.



Stabilization Schedule:
(Required to be completed by Contractor)

Major Construction Activities:
Start Date _____
End Date _____

Cease Construction Activities:
Temporary Dates _____

Permanent Date _____

Date that Stabilization Measures
were Initiated: _____

Note: Install erosion control features prior
to any construction activities on this site.

Permittee's Certification:

The undersigned ensures that the surface water and stormwater
management measures proposed in the plan will be effectively
implemented until completion of the project or until the permanent
surface water management system is operational.

Signature _____

Date _____

Print Name _____

Contractor's Certification:

"I certify under penalty of law that I understand, and shall comply with, the terms and conditions
of the State of Florida Generic Permit for Stormwater Discharge from Large and Small
Construction Activities and this Stormwater Pollution Prevention Plan prepared thereunder."

Signature _____

Date _____

Print Name _____

Address _____

Phone Number _____

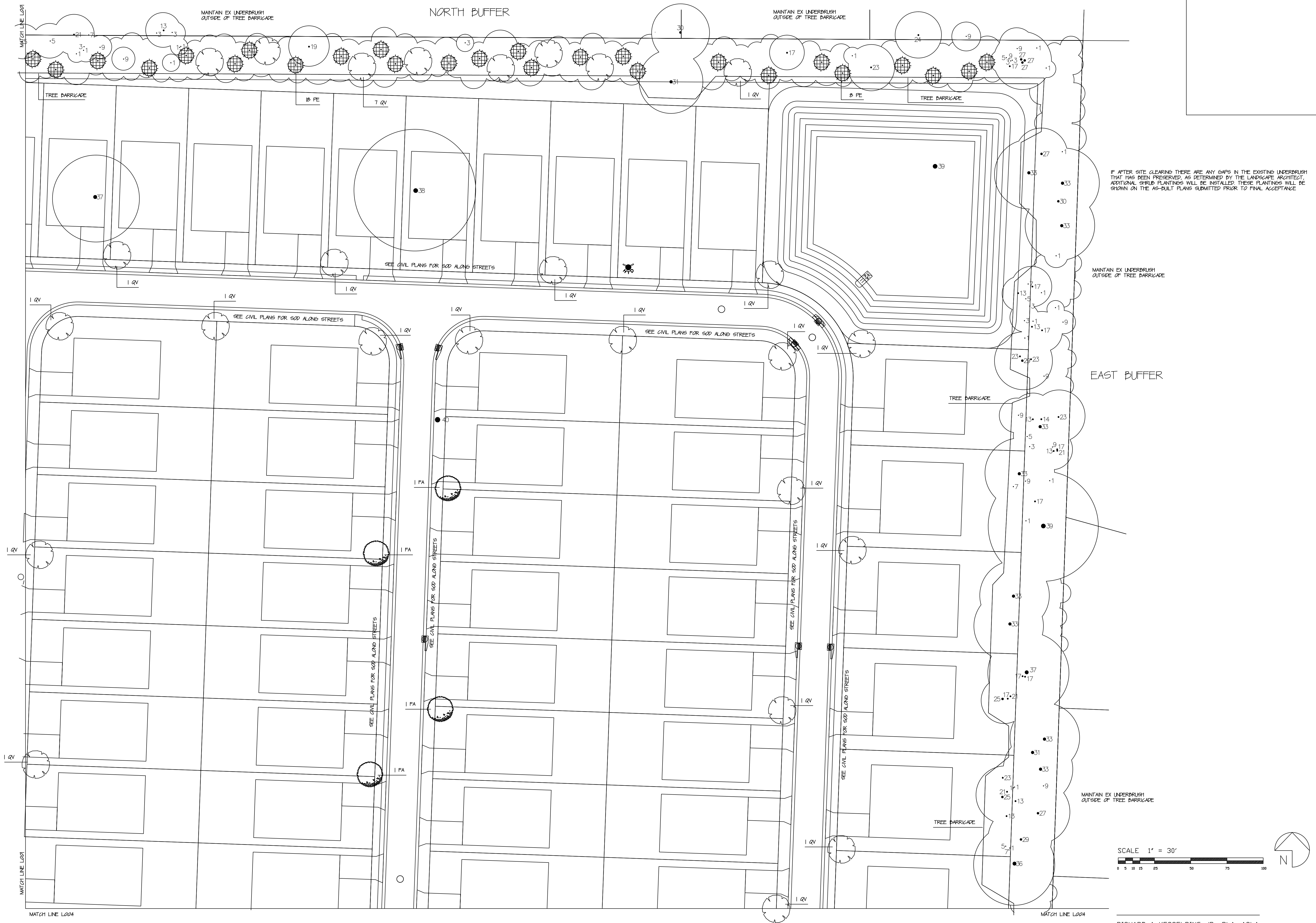
Project Name: SW 100th St. PUD - West - Improvement Plans - Marion County, FL
Sheet Name: STORMWATER POLLUTION PREVENTION PLAN (SWPPP)

Sheet No.
C022
of
C022

MICHAEL W. RADCLIFFE ENGINEERING, INC.
2811 S.E. Lake Weir Avenue
Ocala, FL 34471 (352) 629-5500 FAX (352) 629-1010
Certificate No. EB-0006198 • Michael W. Radcliffe P.E. #3170 • Christopher A. Cain P.E. #6588
www.mradcliffeengineering.com

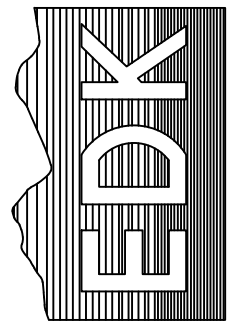
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Revisions:
By: _____
Date: 7-26-23
Project: 2022-06W
OSB
Date: 4-6-2023
MWR
File: SW05SPUD West Imp. Plans Sheets.dwg



NO.	DATE	DESCRIPTION	BY

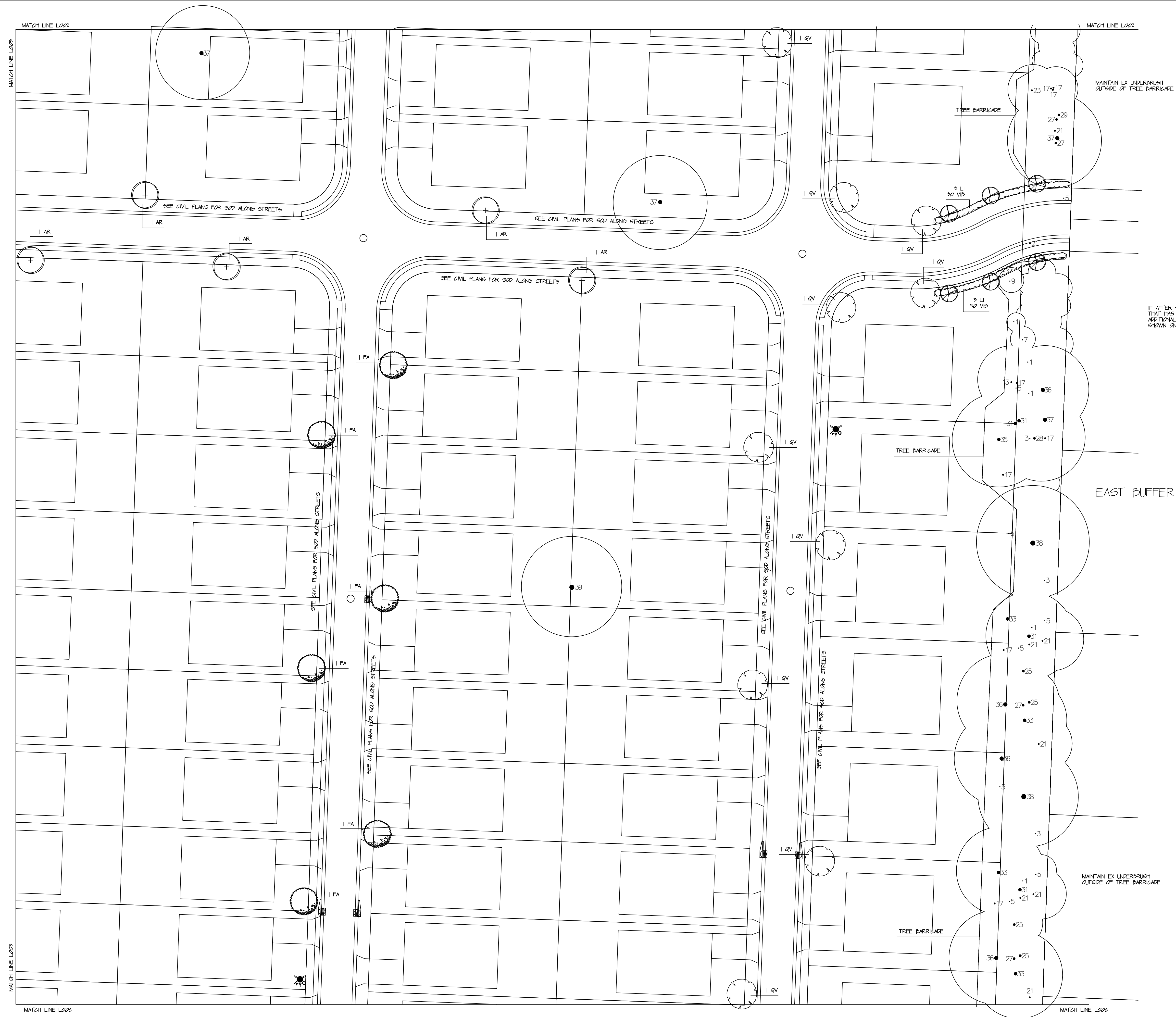
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	DRAWING NO.:
SCALE: 1" = 30'	VIEW NAME:
JOB NO.:	PG.



ENVIRONMENTAL DESIGN
ANDY KESSELING, LANDSCAPE ARCHITECT
P.O. BOX 5121
1920 SE. 8th STREET
OCALA, FLORIDA 34478
(352) 622-8899
LANDSCAPE ARCHITECTURE, SITE PLANNING,
GOLF COURSE DESIGN, COMMERCIAL-RESIDENTIAL DESIGN

LANDSCAPE PLAN - NORTH
SW 100th STREET PUD - WEST
MARION COUNTY FLORIDA

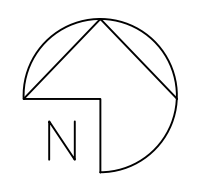
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IF AFTER SITE CLEARING THERE ARE ANY GAPS IN THE EXISTING UNDERBRUSH THAT HAS BEEN PRESERVED, AS DETERMINED BY THE LANDSCAPE ARCHITECT, ADDITIONAL SHRUB PLANTINGS WILL BE INSTALLED. THESE PLANTINGS WILL BE SHOWN ON THE AS-BUILT PLANS SUBMITTED PRIOR TO FINAL ACCEPTANCE.

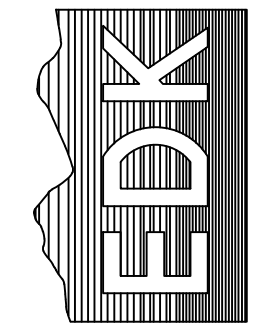
SCALE 1" = 30'

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RICHARD A KESSELING JR., PLA, ASLA
LANDSCAPE ARCHITECT , STATE OF FLORIDA #858

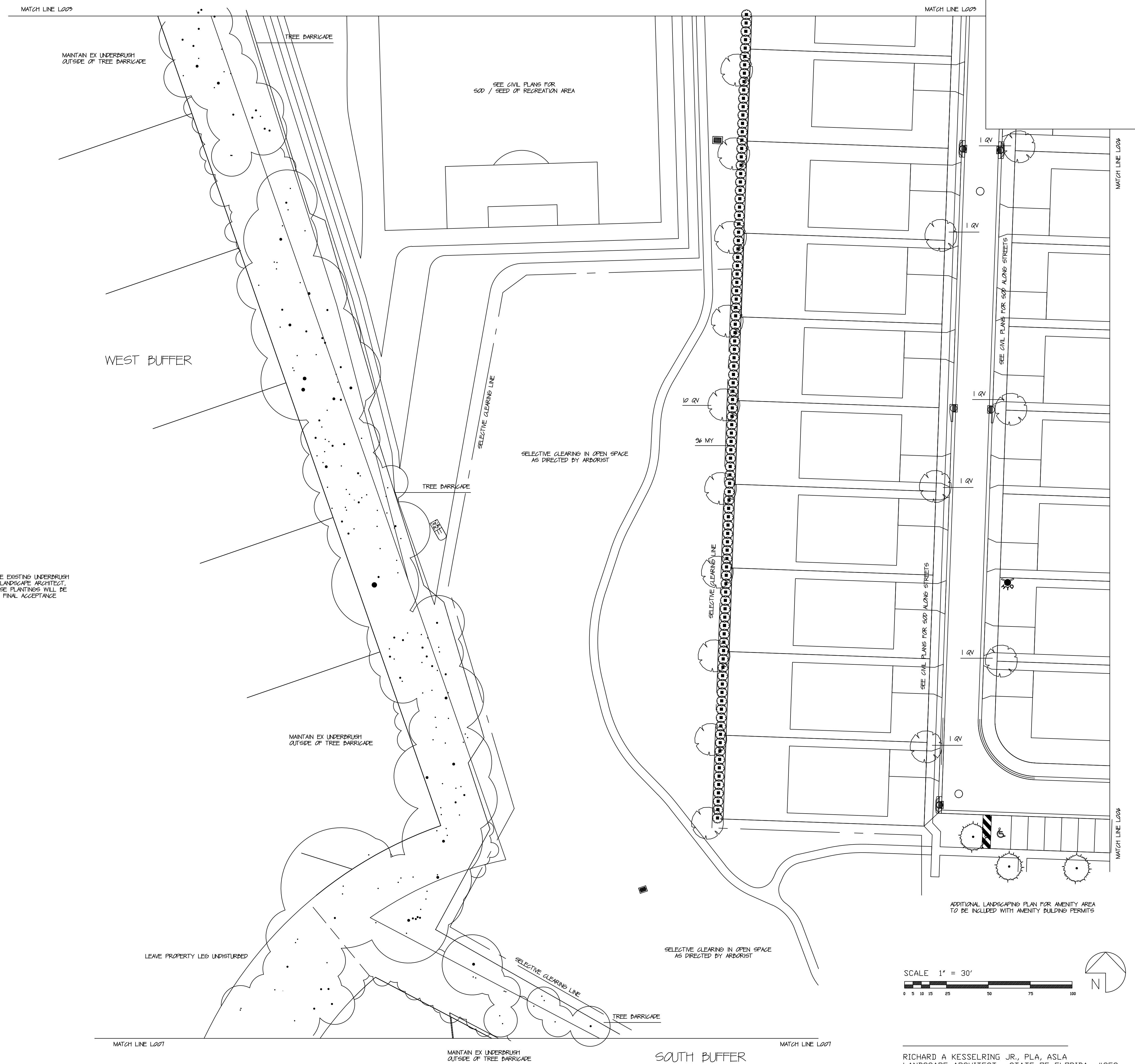
LANDSCAPE PLAN - EAST |
SW 100th STREET PUD - WEST
MARION COUNTY FLORIDA



ENVIRONMENTAL DESIGN
ANDY KESSLERING, LANDSCAPE ARCHITECT
1920 SE. 8th STREET
OCALA, FLORIDA 34478
(352) 622-8899

LANDSCAPE ARCHITECTURE, SITE PLANNING,
GOLF COURSE DESIGN, COMMERCIAL-RESIDENTIAL DESIGN

DRAWN BY: RAK	DATE: 11 / 23
SCALE: 1" = 30'	DRAWING NO.: VIEW NAME:
JOB NO.:	FB. PG.



RICHARD A KESSELRING JR., PLA, ASLA
LANDSCAPE ARCHITECT , STATE OF FLORIDA #858



ENVIRONMENTAL DESIGN
ANDY KESSELING, LANDSCAPE ARCHITECT
1920 SE. 8th STREET
OCALA, FLORIDA 34478
(352) 622-8899

LANDSCAPE ARCHITECTURE, SITE PLANNING,
GOLF COURSE DESIGN, COMMERCIAL-RESIDENTIAL DESIGN

SCALE: 1" = 30'

JOB NO.:

FB. PG.

DATE: // / 23

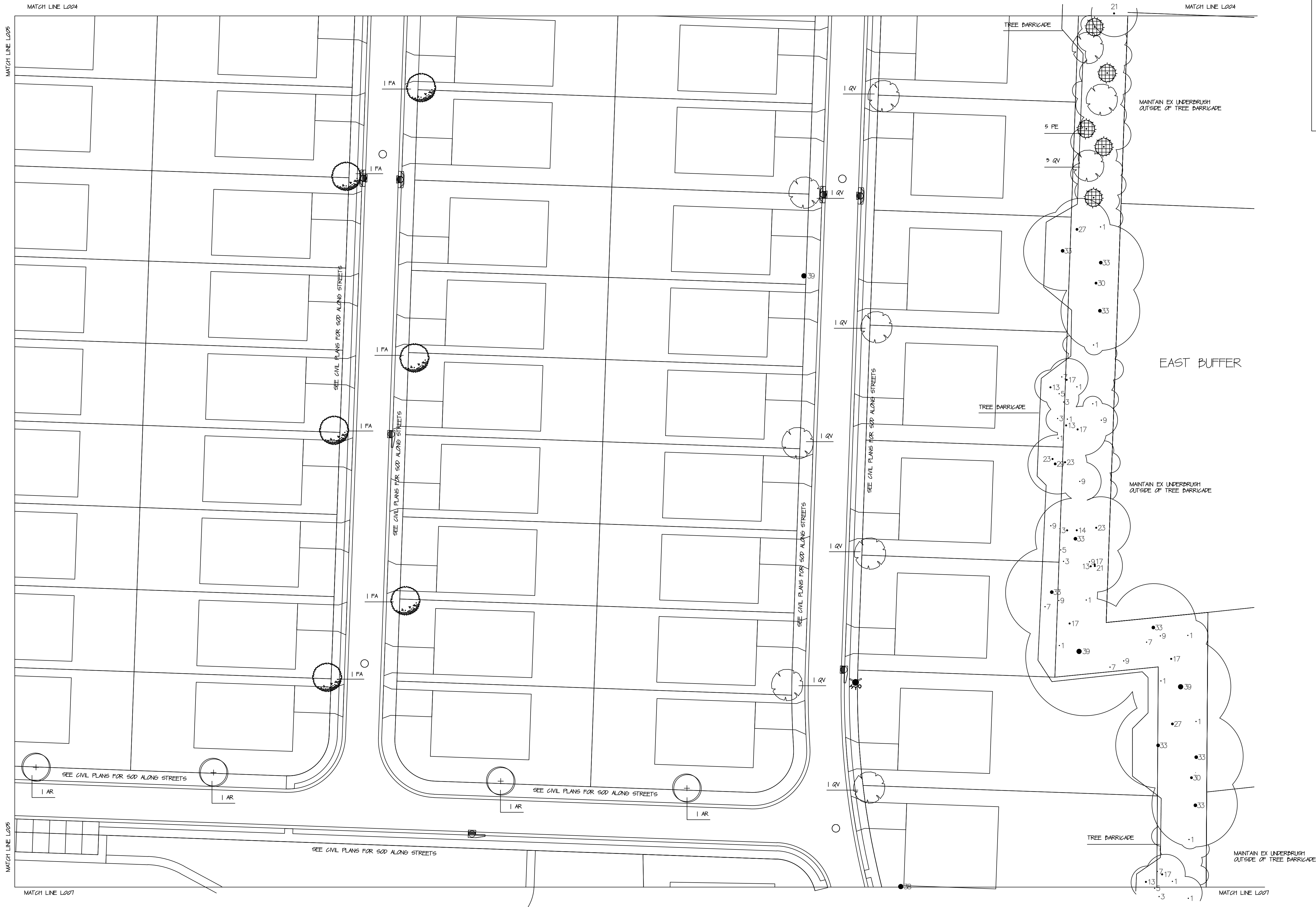
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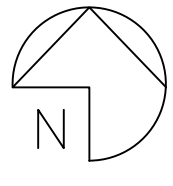
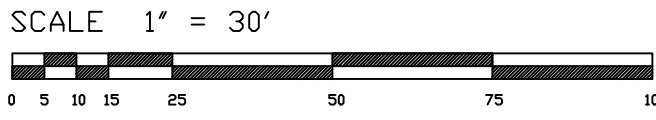
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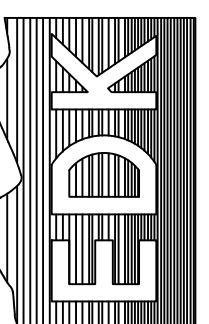


IF AFTER SITE CLEARING THERE ARE ANY GAPS IN THE EXISTING UNDERBRUSH THAT HAS BEEN PRESERVED, AS DETERMINED BY THE LANDSCAPE ARCHITECT, ADDITIONAL SHRUB PLANTINGS WILL BE INSTALLED. THESE PLANTINGS WILL BE SHOWN ON THE AS-BUILT PLANS SUBMITTED PRIOR TO FINAL ACCEPTANCE



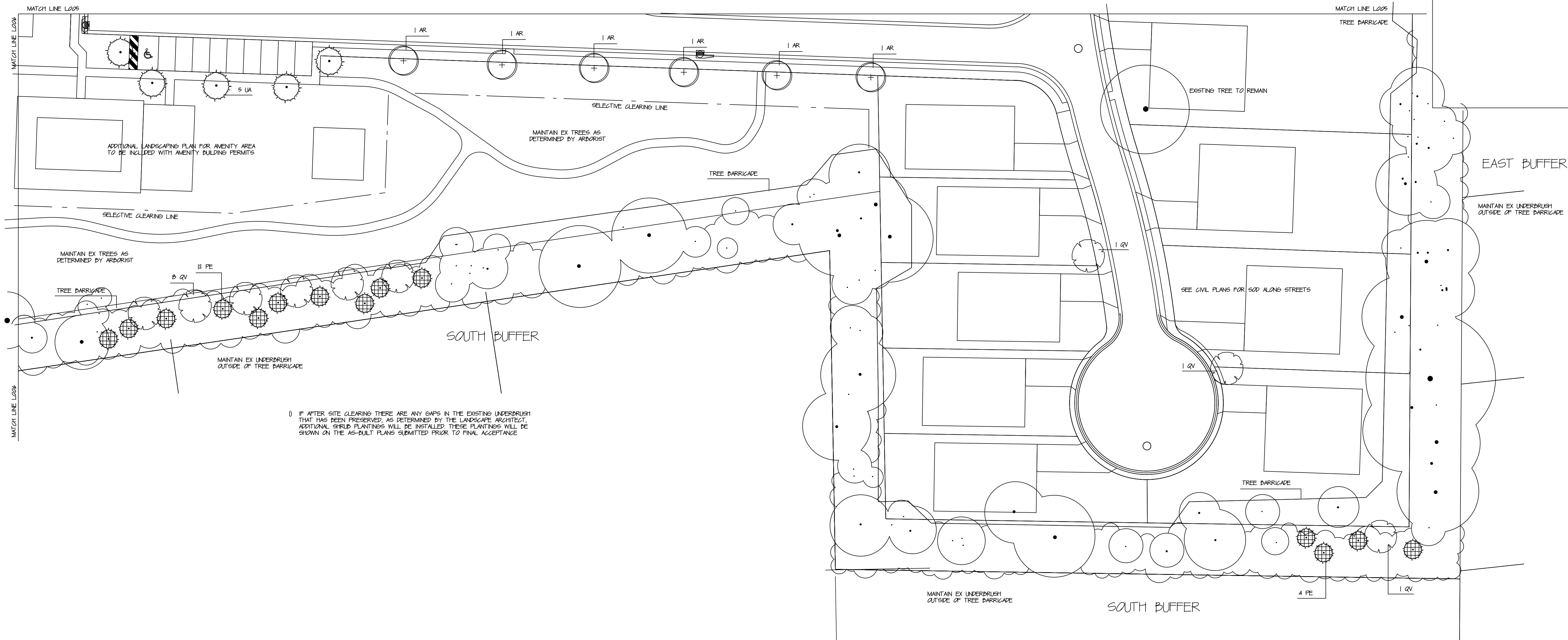
RICHARD A KESSELRING JR., PLA, ASLA
LANDSCAPE ARCHITECT, STATE OF FLORIDA #858

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BY		NO.	

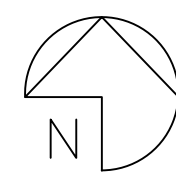


ENVIRONMENTAL DESIGN
ANDY KESSELRING, LANDSCAPE ARCHITECT
1920 SE. 8th STREET
OCALA, FLORIDA 34478
(352) 622-8899
LANDSCAPE ARCHITECTURE, SITE PLANNING,
GOLF COURSE DESIGN, COMMERCIAL-RESIDENTIAL DESIGN

LANDSCAPE PLAN - EAST 2
SW 100th STREET PUD - WEST
MARION COUNTY FLORIDA



SCALE 1" = 30'

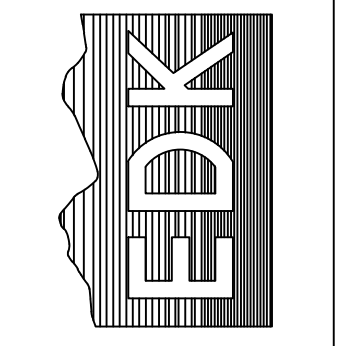


RICHARD A KESSELRING JR., PLA, ASLA
LANDSCAPE ARCHITECT, STATE OF FLORIDA #858

NO.	DATE	DESCRIPTION	BY

DRAWN BY: RAK	DATE: 11 / 23
SCALE: 1" = 30'	DRAWING NO:
JOB NO:	NEW NAME:
FB:	PC:

ENVIRONMENTAL DESIGN
ANDY KESSELRING, LANDSCAPE ARCHITECT
1000 SW 100th STREET, SUITE 101
OCALA, FLORIDA 34478 (352) 822-8899
LANDSCAPE ARCHITECTURE, SITE PLANNING,
GOLF COURSE DESIGN, COMMERCIAL-RESIDENTIAL DESIGN



LANDSCAPE PLAN - SOUTH
SW 100th STREET PUD - WEST
MARION COUNTY FLORIDA

SHEET 001 of 001

LANDSCAPE NOTES

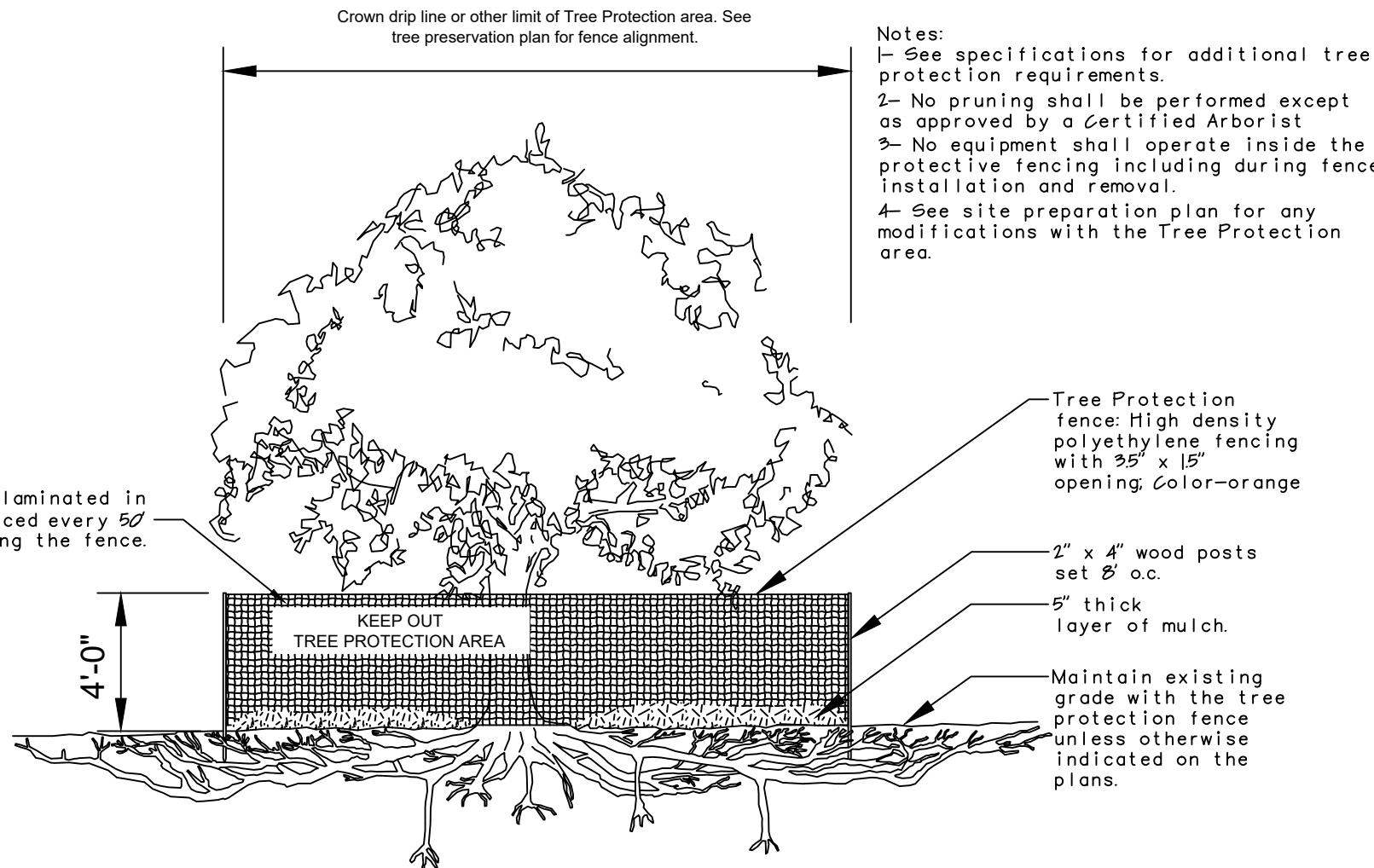
1. ALL MATERIAL SHALL BE FLORIDA #1 GRADE OR BETTER
2. ALL LANDSCAPED AREAS SHALL BE MULCHED WITH 2" - 3" OF FINE DARK MULCH
3. MULCH SHALL NOT BE INSTALLED ON TOP OF THE ROOT BALLS OF ANY SHADE OR ORNAMENTAL TREES
4. ALL MATERIAL INSTALLED SHALL MEET THE 2015 GRADES AND STANDARDS FOR LANDSCAPE INSTALLATION
5. CERTIFICATION IS REQUIRED FROM THE NURSERY AND/OR THE LANDSCAPE CONTRACTOR THAT THE TREE ROOT BALL HAS BEEN SHAVED PER GRADES AND STANDARDS
6. ALL TREES MUST BE INSPECTED AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO ACCEPTANCE
7. ALL NEW TREES MUST BE GUYPED OR STAKED AS DETAILED
8. EXISTING TREES THAT ARE TO REMAIN MUST BE PROTECTED THROUGHOUT CONSTRUCTION
9. THE LANDSCAPE ARCHITECT SHALL REVIEW WITH THE CONTRACTOR ALL LANDSCAPING THAT IS TO BE DONE AND SHALL IDENTIFY THE SCOPE OF WORK
10. PLACEMENT OF ALL LANDSCAPE MATERIAL MUST BE APPROVED BY THE LANDSCAPE ARCHITECT
11. ALL LANDSCAPE MATERIAL MUST BE INSTALLED WITH NATIVE PEAT AND SLOW-RELEASE NITROGEN FERTILIZER
12. ALL PALMS SHALL HAVE STRAIGHT, UNBLENCHED TRUNKS AS APPROVED BY LANDSCAPE ARCHITECT
13. SABEL PALMS MAY BE "HURRICANE" CUT BUT MUST MAINTAIN A FULL HEALTHY PUD
14. ALL MATERIAL SHALL BE GUARANTEED FOR 30 DAYS FROM THE DATE OF ACCEPTANCE
15. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING IN ALL TREES & PALMS AND REMOVING AIR-POCKETS
16. DURING THE ESTABLISHMENT PERIOD (FIRST 30 DAYS) THE LANDSCAPE CONTRACTOR SHALL APPLY A MINIMUM OF 60 - 80 GPD TO ALL NEW TREES AND PALMS
17. DURING INSTALLATION OF ALL PALMS "DIHARD" PALM TRANSPLANT SHALL BE APPLIED PER MANUFACTURER'S SPECIFICATIONS AND CONTRACTOR MUST VERIFY THIS TO THE LANDSCAPE ARCHITECT
18. LANDSCAPE CONTRACTOR MUST LOCATE ALL UNDERGROUND UTILITIES PRIOR TO ANY INSTALLATION
19. ALL MATERIAL SHALL BE GUARANTEED FOR 30 DAYS FROM THE DATE OF ACCEPTANCE
20. NO PLANTINGS OR OTHER OBSTRUCTIONS MAY BE WITHIN THE 1' VEHICULAR OVERHANGS AREA
21. SOD SHALL BE ARGENTINE-BAHIA INSTALLED WITH NO GAPS OR OVERLAPS
22. SOD SHALL BE SHOVEL-CUT AND ROUNDED AROUND BEDS FOR MAINTENANCE
23. ALL WIRE / MESH BACKING SHALL BE COMPLETELY REMOVED PRIOR TO ANY ACCEPTANCE
24. ALL SOD AREAS SHALL BE ROLLED AND JOINTS SANDED AS DIRECTED BY THE LANDSCAPE ARCHITECT
25. SEE CIVIL PLANS TO COORDINATE AREAS TO BE SODDED
26. PLANTING SOL USED FOR THE BUILDING PLANTERS AND BACKFILLING OF THE LANDSCAPE ISLANDS, ETC. MUST BE REVIEWED AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO ANY INSTALLATION. ALL SOL SHALL BE WEED-FREE, CONTAIN NO STAKES, RODS, OR OTHER FOREIGN OBJECTS, AND SHALL BE A MIXTURE OF 40% SAND, 50% LOAM, AND 10% TOP-SOL
27. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR THE PROPER DISPOSAL OF ALL PLANT MATERIAL, ROOTS, SOIL, AND OTHER LANDSCAPE ITEMS REMOVED FROM THIS SITE
28. THE LANDSCAPE CONTRACTOR MUST PROVIDE AN AS-BUILT OF THE IRRIGATION SYSTEM TO THE LANDSCAPE ARCHITECT PRIOR TO REQUESTING ANY INSPECTIONS AND/OR APPROVALS
29. THE CONTRACTOR SHALL KEEP THE SITE CLEAN OF ALL DEBRIS, SEDIMENT, DIRT, ETC., AND ENSURE THAT THAT DRAINAGE SYSTEM REMAINS CLEAR AND THAT PEDESTRIAN WAYS ARE NOT BLOCKED
30. DO NOT PLANT NEW TREES TOO DEEP. UNCOVER THE TRUNK FLARE AND SET THIS AT OR ABOVE THE SURROUNDING SOL LEVEL
31. REMOVE ANY TREE WRAP FROM AROUND THE TRUNK OF NEW TREES TO BE INSTALLED
32. ALL NEW TREES AND SHRUBS MUST MEET THE "AMERICAN STANDARDS FOR NURSERY STOCK" (ANSI 2401)
33. LANDSCAPE ARCHITECT MAY REQUIRE PRUNING OF NEW TREES AFTER INSTALLATION IF IT IS DETERMINED THAT THE TREES NEED A SINGLE DOMINANT LEADER ESTABLISHED OR CLUSTER BRANCHES REMOVED
34. ALL PLANT MATERIAL MUST MEET ALL OF THE SIZE SPECIFICATIONS, NOT JUST THE CONTAINER SIZE
35. HAVING THE LANDSCAPE ARCHITECT APPROVAL OF PLANT PLACEMENT IS ESSENTIAL FOR ACCEPTANCE
36. ALL SIZE SPECIFICATIONS SHOWN ON THE MATERIAL LIST ARE FOR THE HEIGHT OF THE MATERIAL UNLESS OTHERWISE NOTED. MEASUREMENT SHALL BE AS PER THE CURRENT INDUSTRY GRADES AND STANDARDS
37. EXISTING UNDERBRUSH SHALL REMAIN IN AREAS OUTSIDE OF THE TREE BARRICADES AS SHOWN
38. IF THERE ARE ANY GAPS IN THE EXISTING UNDERBRUSH, AFTER INTERIOR CLEARING, ADDITIONAL SHRUB PLANTINGS WILL BE INSTALLED PRIOR TO ACCEPTANCE BY THE COUNTY
39. SELECTIVE TREES WILL REMAIN WITHIN THE CONSERVATION AREAS AS APPROVED BY CERTIFIED ARBORIST

MARION COUNTY NOTES

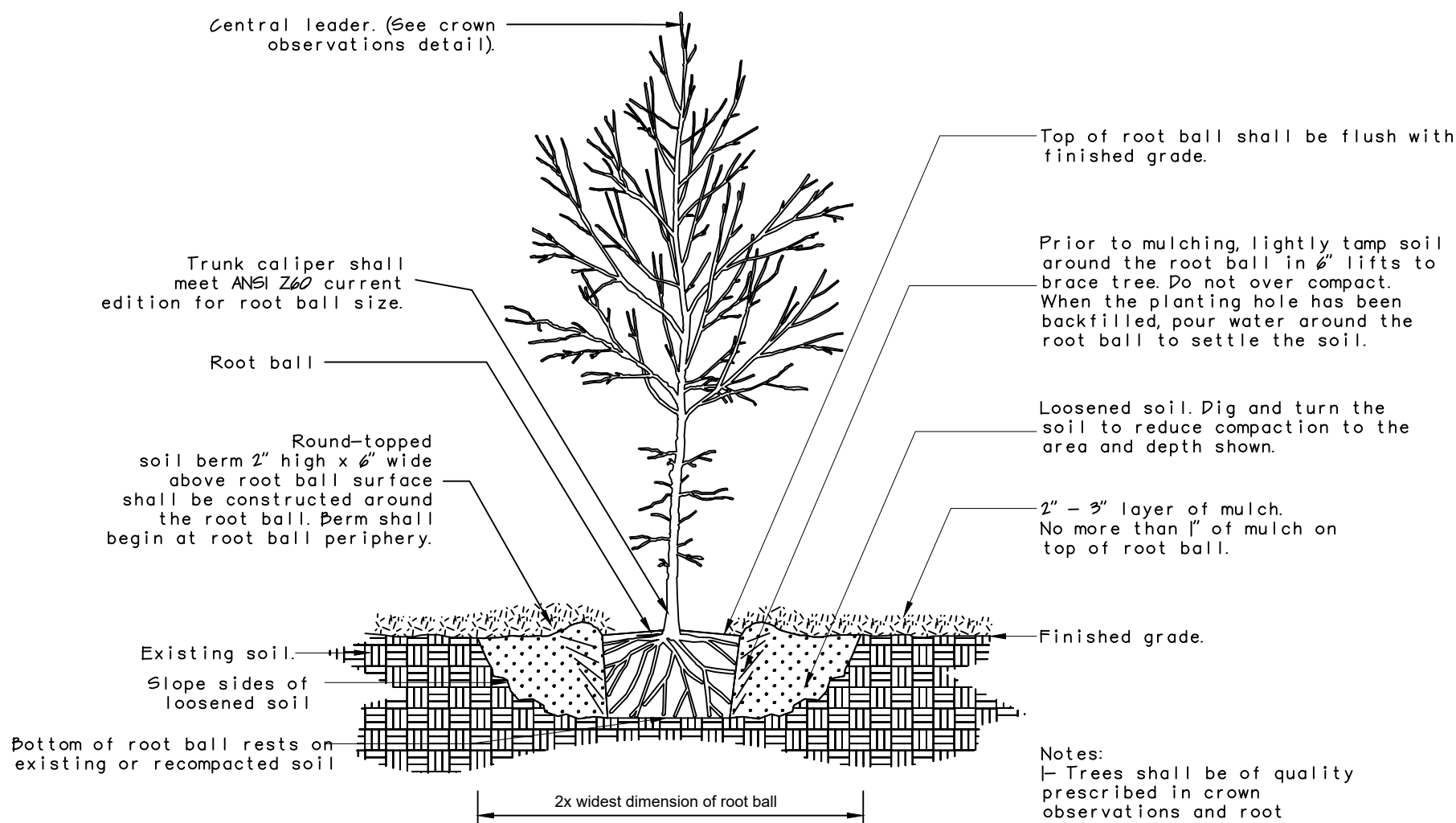
1. TREE PROTECTION SHALL CONTINUE DURING THE COURSE OF CONSTRUCTION. ALL REQUIREMENTS OUTLINED IN SECTION 679 E SHALL BE COMPLIED WITH BY ALL CONTRACTORS OPERATING ON SITE
2. ALL REQUIREMENTS OUTLINED IN SECTION 679 SHALL BE COMPLIED WITH FOR ANY REPLACEMENT TREES REQUIRED ON THIS SITE BY THIS CONSTRUCTION
3. THE PRELIMINARY AND FINAL INSPECTIONS AS OUTLINED IN SECTION 6712 SHALL BE COMPLIED WITH. NO CERTIFICATE OF OCCUPANCY OR CERTIFICATION OF COMPLETION SHALL BE ISSUED UNTIL THESE INSPECTIONS HAVE BEEN COMPLETED AND APPROVAL GRANTED
4. NOTES HAVE BEEN SHOWN REGARDING LICENSING (6819 , 6910), TREE PROTECTION (679 E), MAINTENANCE (6819 , 6909), FERTILIZER USE (6814), AND WATERING (6939)
5. ALL REQUIREMENTS OUTLINED IN SECTION 6814 REGARDING FERTILIZER AND OTHER LANDSCAPE CHEMICALS SHALL BE COMPLIED WITH BY THE OWNER AND/OR OTHER LANDSCAPE PROFESSIONALS
6. UPON COMPLETION OF THE INSTALLATION, THE CONTRACTOR SHALL REQUEST AN INSPECTION BY THE DESIGN PROFESSIONAL. A LANDSCAPE AND IRRIGATION AS-BUILT CERTIFICATION SHALL BE SIGNED AND SEALED BY THE DESIGN PROFESSIONAL AND SUBMITTED TO THE MARION COUNTY LANDSCAPE ARCHITECT PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY
7. ALL REQUIREMENTS OUTLINED IN SECTION 6819 REGARDING LANDSCAPE MAINTENANCE SHALL BE COMPLIED WITH BY THE OWNER AND/OR OTHER MAINTENANCE PROFESSIONALS
8. ALL REQUIREMENTS OUTLINED IN SECTION 6819 REGARDING LANDSCAPE INSTALLATION AND MAINTENANCE LICENSING AND CERTIFICATION SHALL BE COMPLIED WITH
9. ANY PERSON PROVIDING LANDSCAPE INSTALLATION SERVICES FOR HIRE SHALL MEET THE LICENSING AND CERTIFICATION REQUIREMENTS UNDER SECTION 6819
10. ALL PLANTINGS SHALL BE INSTALLED ACCORDING TO BEST MANAGEMENT PRACTICES
11. TREES AND PALMS SHALL BE PROPERLY PLANTED AND GUYPED OR STAKED
12. ALL PLANTINGS SHALL BE PROPERLY WATERED DURING INSTALLATION AND THROUGH THE ESTABLISHMENT PERIOD FOR HEALTHY GROWTH AS RECOMMENDED BY UF/IFAS
13. INSTALLATION SHALL MEAN SURVIVAL IN PERPETUITY AND REPLACEMENT IF NECESSARY OF ALL MATERIALS. DEAD AND/OR DYING PLANT MATERIAL SHALL BE REPLACED BY THE OWNER WITHIN 30 DAYS OF NOTIFICATION BY THE COUNTY

TREE PROTECTION NOTES

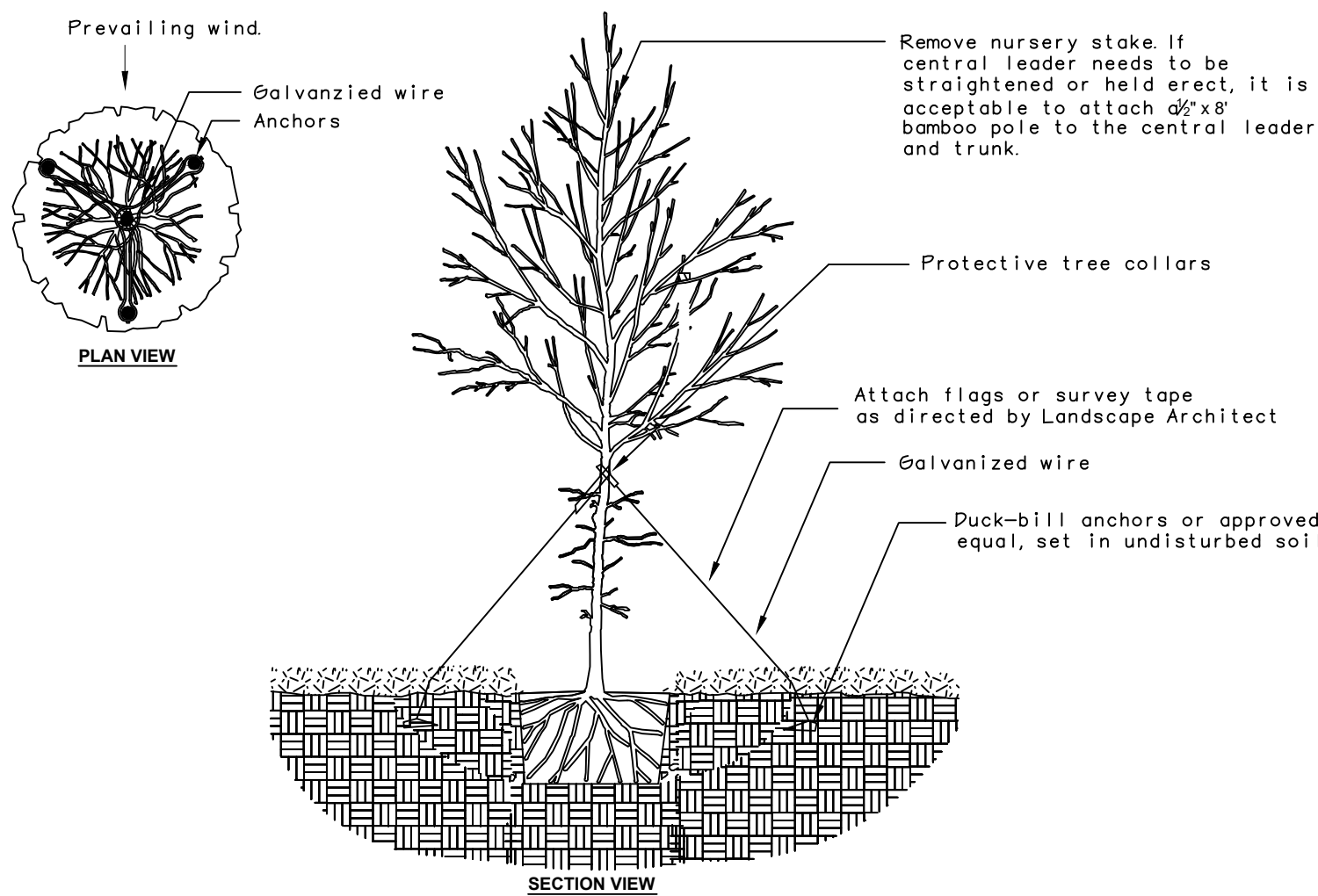
- TREE PROTECTION SHALL CONTINUE DURING THE COURSE OF CONSTRUCTION. THE FOLLOWING REQUIREMENTS SHALL BE CONDITIONS OF TREE REMOVAL PERMITS, ALL PERMITS FOR CONSTRUCTION IN PUBLIC RIGHT-OF-WAY, AND ALL DEVELOPMENT PERMITS ISSUED UNDER AND PURSUANT TO THIS CODE:
- 1) THE CLEANING OF CONSTRUCTION EQUIPMENT OR MATERIAL OR THE DISPOSAL OF WASTE MATERIALS INCLUDING BUT NOT LIMITED TO PAINT, OIL, SOLVENTS, ASPHALT, CONCRETE, AND MORTAR WITHIN THE TPZ OF ANY TREE WHICH IS PROTECTED IS NOT ALLOWED.
 - 2) THE MOVEMENT OF EQUIPMENT OR THE STORAGE OF EQUIPMENT, MATERIALS, DEBRIS, OR FILL WITHIN THE TPZ OF ANY TREE WHICH IS BEING PROTECTED IS NOT ALLOWED.
 - 3) THE CONTRACTOR SHALL INSPECT ALL TREE PROTECTION BARRICADES AND SIGNS ON A WEEKLY BASIS DURING THE COURSE OF CONSTRUCTION. ANY BARRICADE OR SIGN WHICH HAS BEEN DAMAGED OR IS MISSING SHALL BE REPLACED IMMEDIATELY.
 - 4) IF ANY TREE WHICH HAS NOT BEEN APPROVED TO BE REMOVED IS DESTROYED, OR RECEIVES MAJOR DAMAGE DURING CONSTRUCTION, WITH THE EXCEPTION OF NATURAL EVENTS, SO AS TO PLACE ITS LONG TERM SURVIVAL IN QUESTION, THE TREE(S) MUST BE REPLACED AT AN INCH-FOR-INCH BASIS OF THE TOTAL (COMBINED) DBH OF THE TREE(S) SO DESTROYED OR DAMAGED. THE REPLACEMENT TREE(S) SHALL BE OF COMPARABLE SPECIES TO THE DESTROYED OR DAMAGED TREE(S) WITH A MINIMUM REPLACEMENT SIZE OF 35-INCH CALIPER. THE COUNTY RESERVES THE RIGHT TO ESTABLISH A REPLACEMENT VALUE FOR SUCH TREES AND PAYMENT INTO THE TREE MITIGATION FUND MAY BE AUTHORIZED BY THE COUNTY'S LANDSCAPE ARCHITECT.



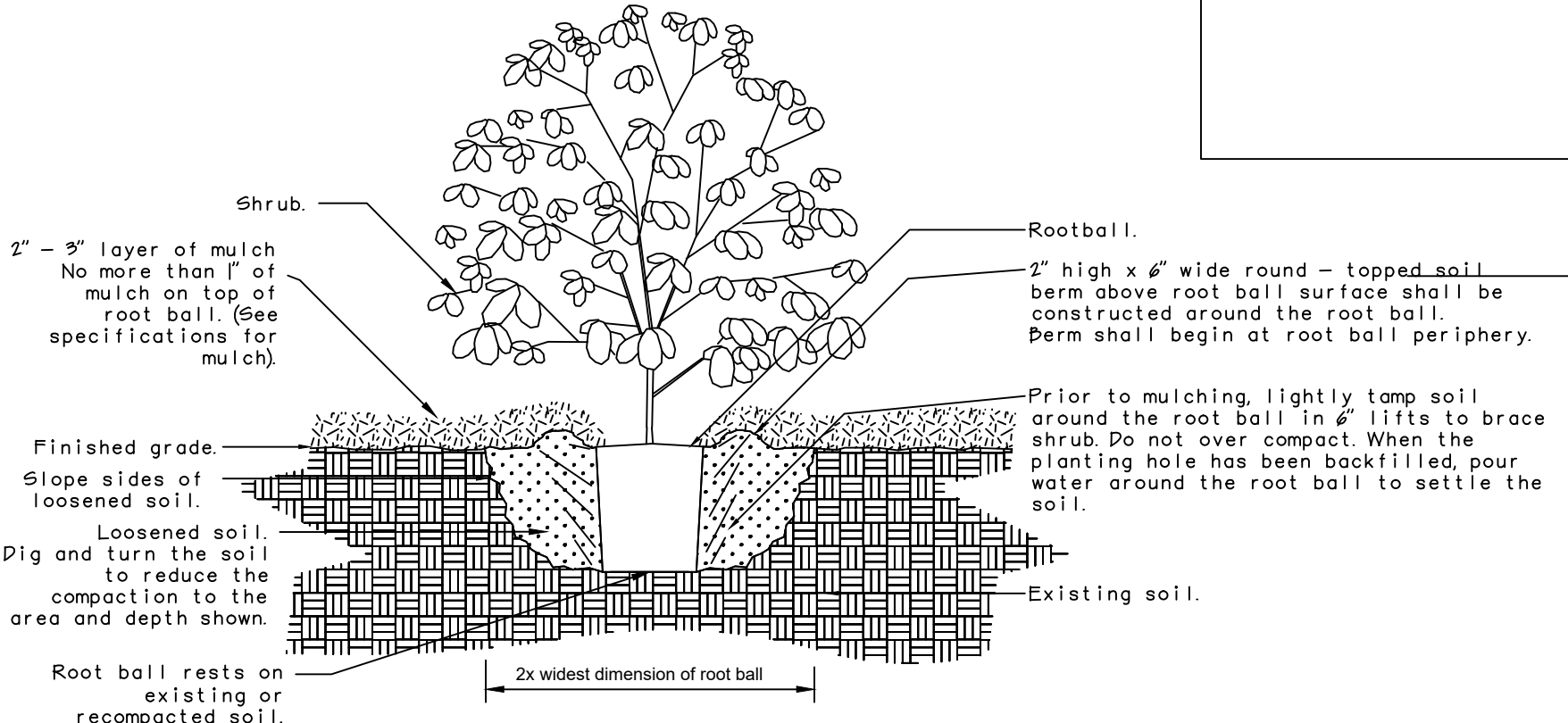
TREE PROTECTION



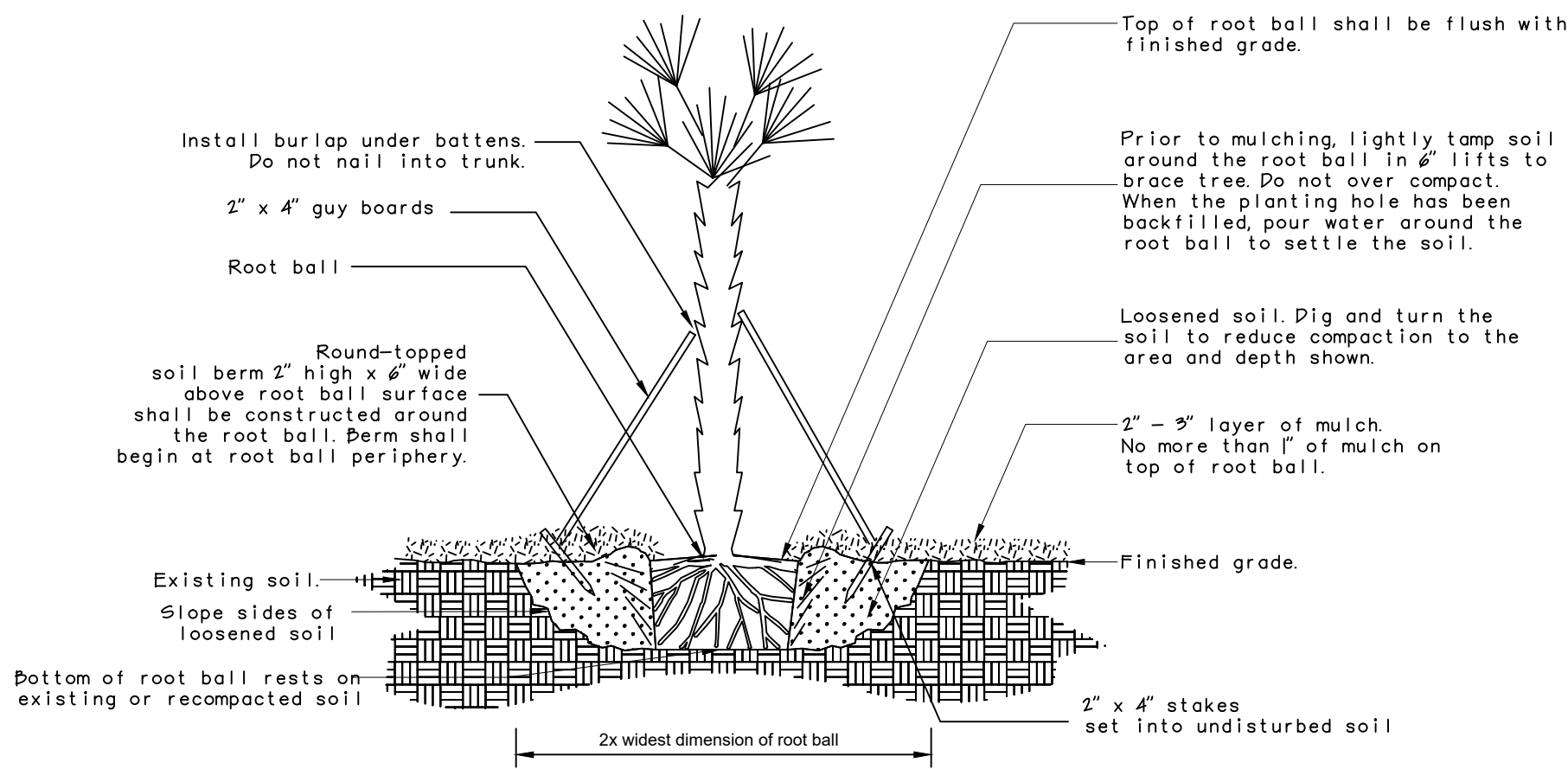
TREE INSTALLATION



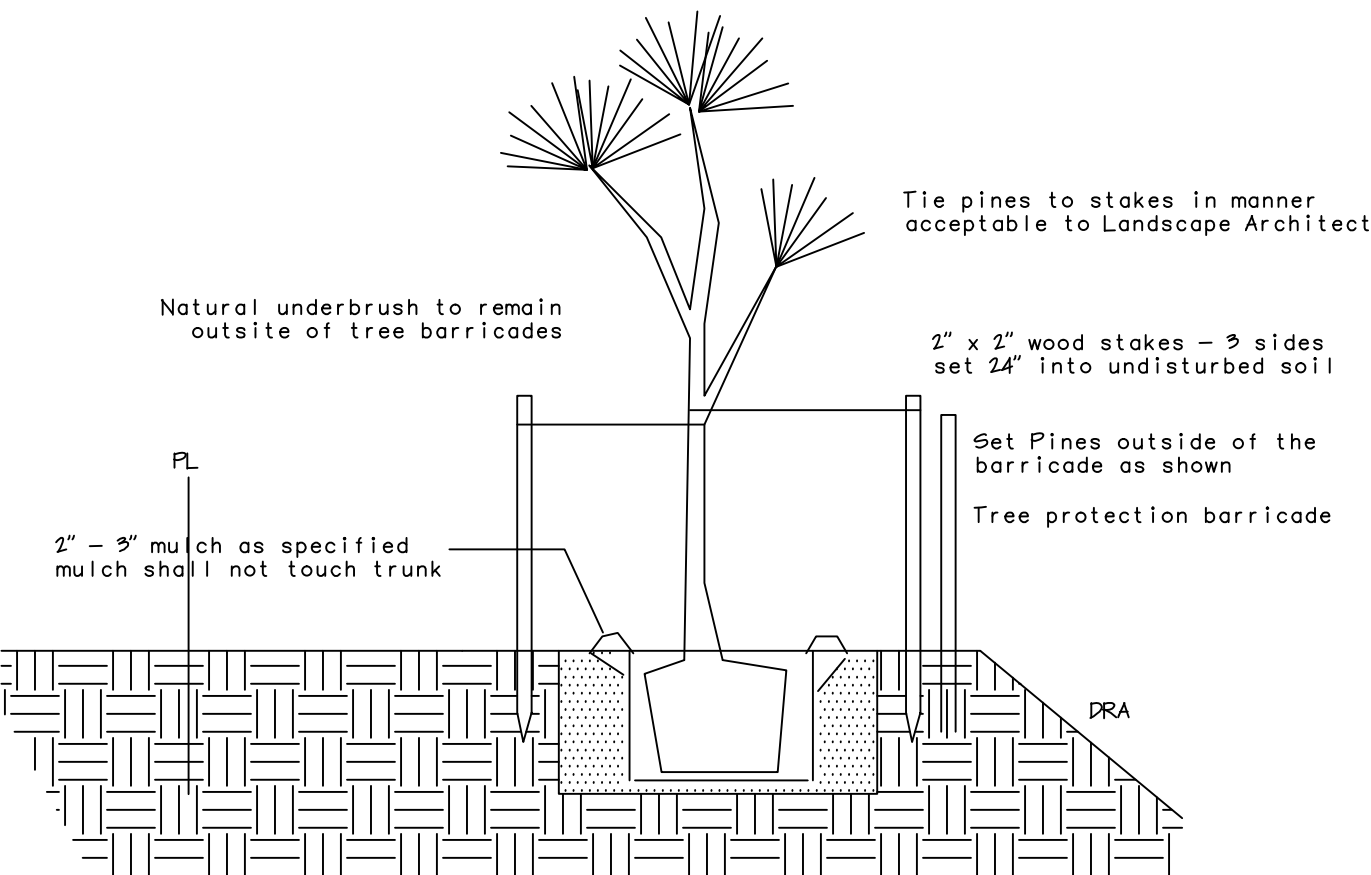
TREE STAKING - TREES < 2" CALIPER



SHRUB INSTALLATION



PALM INSTALLATION



PINE TREE STAKING

NO.	DATE	DESCRIPTION

DATE: 11 / 23	DRAWING NO.:	VIEW NAME:	PG.
DRAWN BY: RAK	SCALE: 1" = 30'	JOB NO.:	FB.

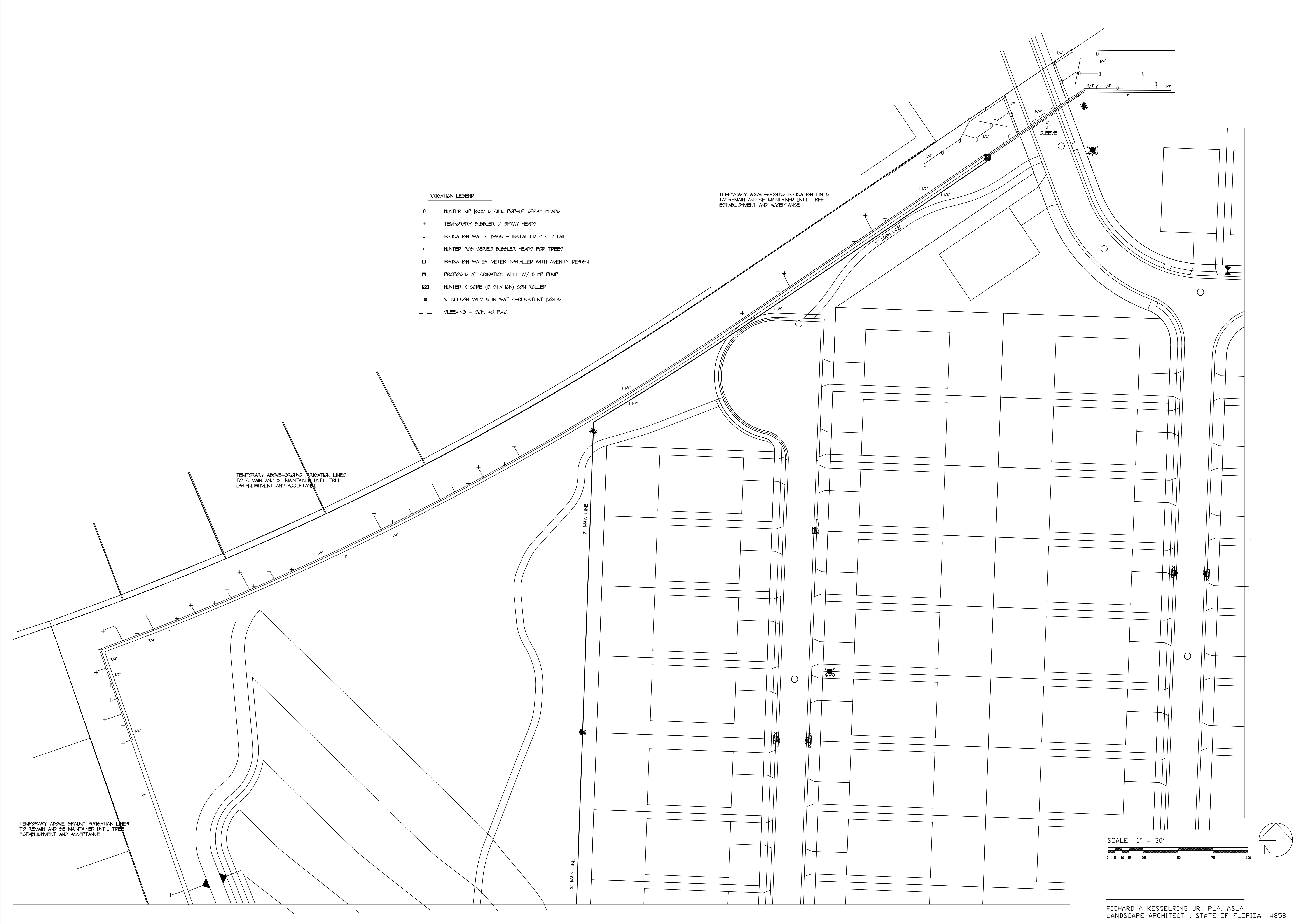
ENVIRONMENTAL DESIGN
ANDY KESSELING, LANDSCAPE ARCHITECT
15101 SW 15TH AVE, SUITE 101
OCALA, FLORIDA 34478
(352) 822-8899

LANDSCAPE ARCHITECTURE, SITE PLANNING,
GOLF COURSE DESIGN, COMMERCIAL-RESIDENTIAL DESIGN

EDK

LANDSCAPE NOTES & DETAILS
SW 100th STREET PUD - WEST
MARION COUNTY
FLORIDA

SHEET 1008 of 1008

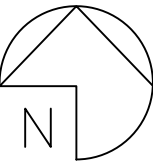
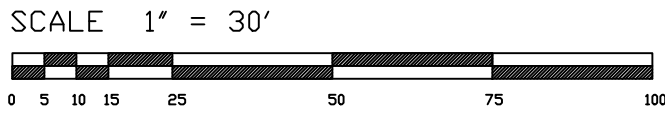


- IRRIGATION LEGEND
- HUNTER MP 1000 SERIES POP-UP SPRAY HEADS
 - + TEMPORARY BUBBLER / SPRAY HEADS
 - IRRIGATION WATER PADS - INSTALLED PER DETAIL
 - * HUNTER P&D SERIES BUBBLER HEADS FOR TREES
 - IRRIGATION WATER METER INSTALLED WITH AMENITY DESIGN
 - ⊞ PROPOSED 4" IRRIGATION WELL W/ 5 HP PUMP
 - ▨ HUNTER X-CORE (12 STATION) CONTROLLER
 - 2" NELSON VALVES IN WATER-RESISTENT BOXES
 - == SLEEVING - SCH. 40 P.V.C.

TEMPORARY ABOVE-GROUND IRRIGATION LINES
TO REMAIN AND BE MAINTAINED UNTIL TREE
ESTABLISHMENT AND ACCEPTANCE

TEMPORARY ABOVE-GROUND IRRIGATION LINES
TO REMAIN AND BE MAINTAINED UNTIL TREE
ESTABLISHMENT AND ACCEPTANCE

TEMPORARY ABOVE-GROUND IRRIGATION LINES
TO REMAIN AND BE MAINTAINED UNTIL TREE
ESTABLISHMENT AND ACCEPTANCE



RICHARD A KESSELRING JR., PLA, ASLA
LANDSCAPE ARCHITECT , STATE OF FLORIDA #858

DRAWN BY: RAK		DATE: 11 / 23	NO.	DATE	DESCRIPTION	BY
SCALE: 1" = 30'		DRAWING NO.: VIEW NAME:				
JOB NO.:		PG.				

ENVIRONMENTAL DESIGN
ANDY KESSELRING, LANDSCAPE ARCHITECT
1920 SE. 8TH STREET
OCALA, FLORIDA 34478
LANDSCAPE ARCHITECTURE, SITE PLANNING,
GOLF COURSE DESIGN, COMMERCIAL-RESIDENTIAL DESIGN

IRRIGATION PLAN - NE
SW 100th STREET PUD - WEST
MARION COUNTY FLORIDA

SHEET 18201 of 18201

TEMPORARY ABOVE-GROUND IRRIGATION LINES TO REMAIN
AND BE MAINTAINED UNTIL TREE ESTABLISHMENT AND ACCEPTANCE

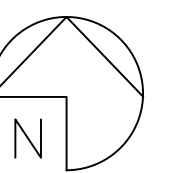
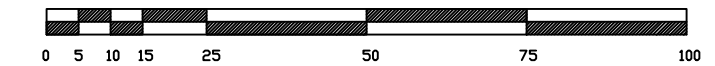
TEMPORARY ABOVE-GROUND IRRIGATION LINES TO REMAIN
AND BE MAINTAINED UNTIL TREE ESTABLISHMENT AND ACCEPTANCE

IRRIGATION LEGEND

- HUNTER MP 1000 SERIES POP-UP SPRAY HEADS
- + TEMPORARY BUBBLER / SPRAY HEADS
- IRRIGATION WATER PAGES - INSTALLED PER DETAIL
- * HUNTER PCD SERIES BUBBLER HEADS FOR TREES
- IRRIGATION WATER METER INSTALLED WITH AMENITY DESIGN
- Ⓢ PROPOSED 4" IRRIGATION WELL W/ 5 HP PUMP
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- 2" NELSON VALVES IN WATER-RESISTENT BOXES
- == GLEEVING - SCH. 40 P.V.C.

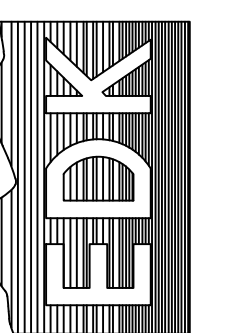
TEMPORARY ABOVE-GROUND IRRIGATION LINES
TO REMAIN AND BE MAINTAINED UNTIL TREE
ESTABLISHMENT AND ACCEPTANCE

SCALE 1" = 30'



RICHARD A. KESSELRING JR., P.L.A., A.S.L.A.
LANDSCAPE ARCHITECT, STATE OF FLORIDA #858

ENVIRONMENTAL DESIGN
ANDY KESSELRING, LANDSCAPE ARCHITECT
1920 SE 8th STREET, P.O. BOX 5121
OCALA, FLORIDA 34478 (352) 822-8899
LANDSCAPE ARCHITECTURE, SITE PLANNING
GOLF COURSE DESIGN, COMMERCIAL-RESIDENTIAL DESIGN



IRRIGATION PLAN - NORTH
SW 100th STREET PUD - WEST
MARION COUNTY FLORIDA

SHEET 16022 of 16022

DATE	NO.	DATE	DESCRIPTION	BY
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NEW NAME				
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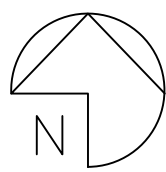
TEMPORARY ABOVE-GROUND IRRIGATION LINES
TO REMAIN AND BE MAINTAINED UNTIL TREE
ESTABLISHMENT AND ACCEPTANCE

TEMPORARY ABOVE-GROUND IRRIGATION LINES
TO REMAIN AND BE MAINTAINED UNTIL TREE
ESTABLISHMENT AND ACCEPTANCE

IRRIGATION LEGEND

- 0 HUNTER MP 1000 SERIES POP-UP SPRAY HEADS
- + TEMPORARY PUPBLER / SPRAY HEADS
- IRRIGATION WATER DAGS - INSTALLED PER DETAIL
- ✱ HUNTER PCD SERIES PUPBLER HEADS FOR TREES
- IRRIGATION WATER METER INSTALLED WITH AMENITY DESIGN
- ⊞ PROPOSED 4" IRRIGATION WELL W/ 5 HP PUMP
- ▨ HUNTER X-CORE (12 STATION) CONTROLLER
- 2" NELSON VALVES IN WATER-RESISTENT BOXES
- == SLEEVING - SCH. 40 P.V.C.

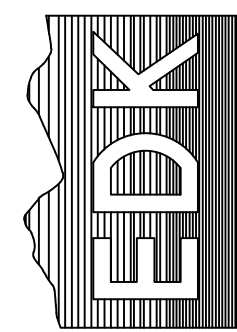
SCALE 1" = 30'



RICHARD A KESSELING JR., PLA, ASLA
LANDSCAPE ARCHITECT , STATE OF FLORIDA #858

IRRIGATION PLAN - WEST 1
SW 100th STREET PUD - WEST
MARION COUNTY FLORIDA

ENVIRONMENTAL DESIGN
ANDY KESSELING, LANDSCAPE ARCHITECT
1920 SE. 8th STREET
OCALA, FLORIDA 34478
(352) 622-8899
LANDSCAPE ARCHITECTURE, SITE PLANNING,
GOLF COURSE DESIGN, COMMERCIAL-RESIDENTIAL DESIGN



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DATE: 11 / 23

SCALE: 1" = 30'

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JOB NO.:

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PG.

NO. DATE DESCRIPTION BY

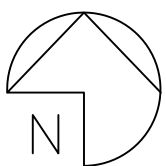
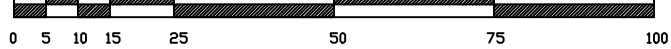


TEMPORARY ABOVE-GROUND IRRIGATION LINES
TO REMAIN AND BE MAINTAINED UNTIL TREE
ESTABLISHMENT AND ACCEPTANCE

IRRIGATION LEGEND

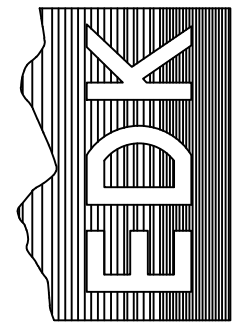
- HUNTER MP 1000 SERIES POP-UP SPRAY HEADS
- ✚ TEMPORARY BUBBLER / SPRAY HEADS
- IRRIGATION WATER PADS - INSTALLED PER DETAIL
- ✱ HUNTER PUD SERIES BUBBLER HEADS FOR TREES
- IRRIGATION WATER METER INSTALLED WITH AMENITY DESIGN
- ⊠ PROPOSED 4" IRRIGATION WELL W/ 5 HP PUMP
- ▢ HUNTER X-CORE (12 STATION) CONTROLLER
- 2" NELSON VALVES IN WATER-RESISTANT BOXES
- == SLEEVING - SCH. 40 P.V.C.

SCALE 1" = 30'



RICHARD A KESSELRING JR., PLA, ASLA
LANDSCAPE ARCHITECT, STATE OF FLORIDA #858

ENVIRONMENTAL DESIGN
ANDY KESSELRING, LANDSCAPE ARCHITECT
1920 SE. 8th STREET
OCALA, FLORIDA 34478
(352) 622-8899
LANDSCAPE ARCHITECTURE, SITE PLANNING,
GOLF COURSE DESIGN, COMMERCIAL-RESIDENTIAL DESIGN

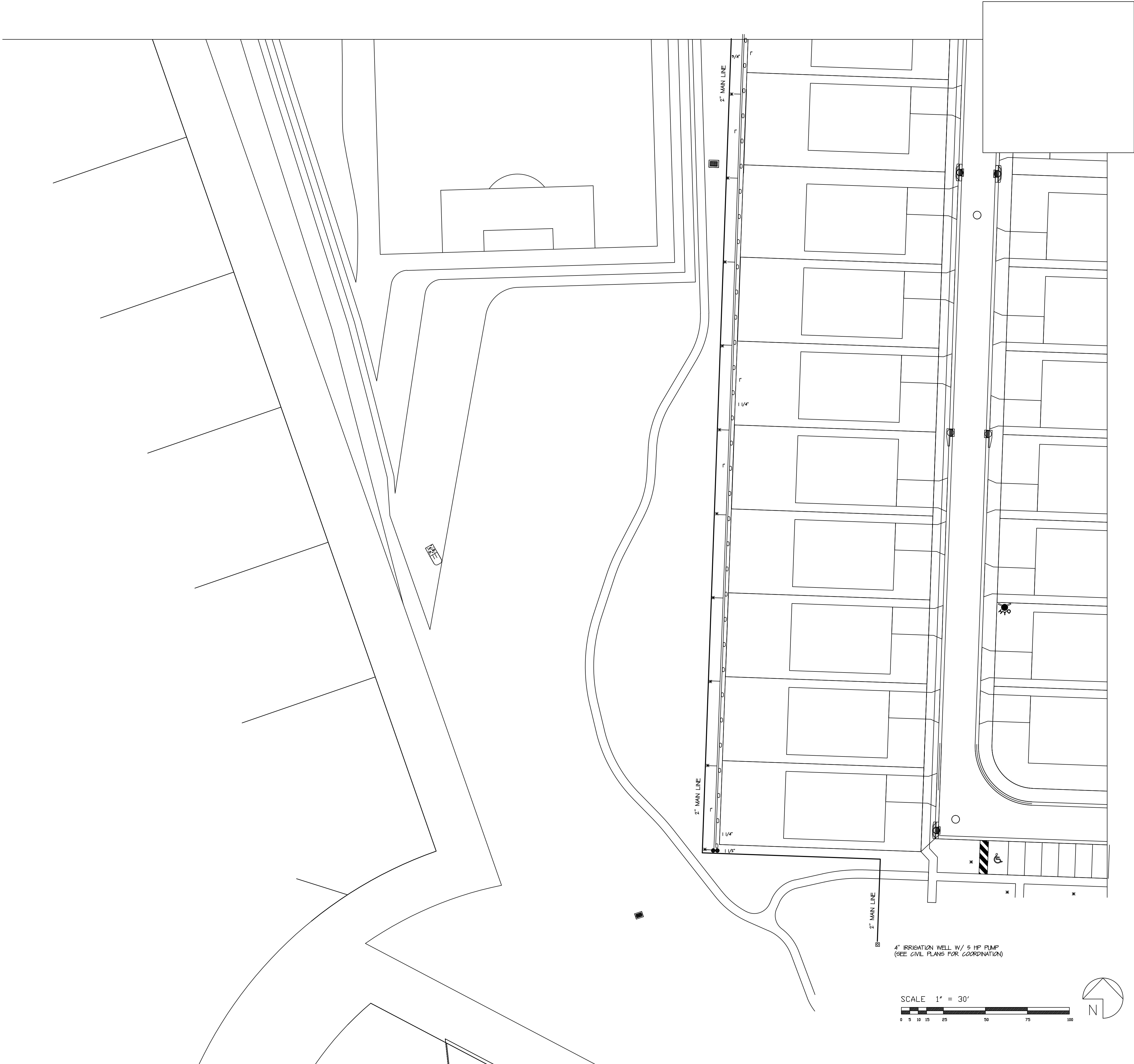


IRRIGATION PLAN - EAST 1
SW 100th STREET PUD - WEST
MARION COUNTY FLORIDA

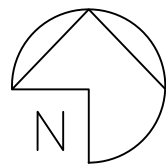
SHEET 182024 of 182024

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SCALE:	1" = 30'	DRAWING NO.:					
		VIEW NAME:					
JOB NO.:		FB.	PG.				
		NO.	DATE	DESCRIPTION			BY

- IRRIGATION LEGEND
- HUNTER MP 1000 SERIES POP-UP SPRAY HEADS
 - + TEMPORARY DUBBLER / SPRAY HEADS
 - IRRIGATION WATER BASIS - INSTALLED PER DETAIL
 - * HUNTER PCD SERIES DUBBLER HEADS FOR TREES
 - IRRIGATION WATER METER INSTALLED WITH AMENITY DESIGN
 - ⊞ PROPOSED 4" IRRIGATION WELL W/ 5 HP PUMP
 - ▨ HUNTER X-CORE (12 STATION) CONTROLLER
 - 2" NELSON VALVES IN WATER-RESISTENT BOXES
 - == SLEEVING - SCH. 40 P.V.C.



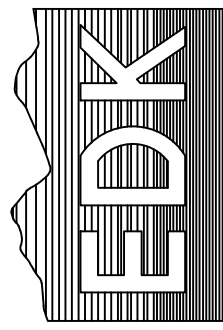
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RICHARD A KESSELRING JR., PLA, ASLA
LANDSCAPE ARCHITECT , STATE OF FLORIDA #958

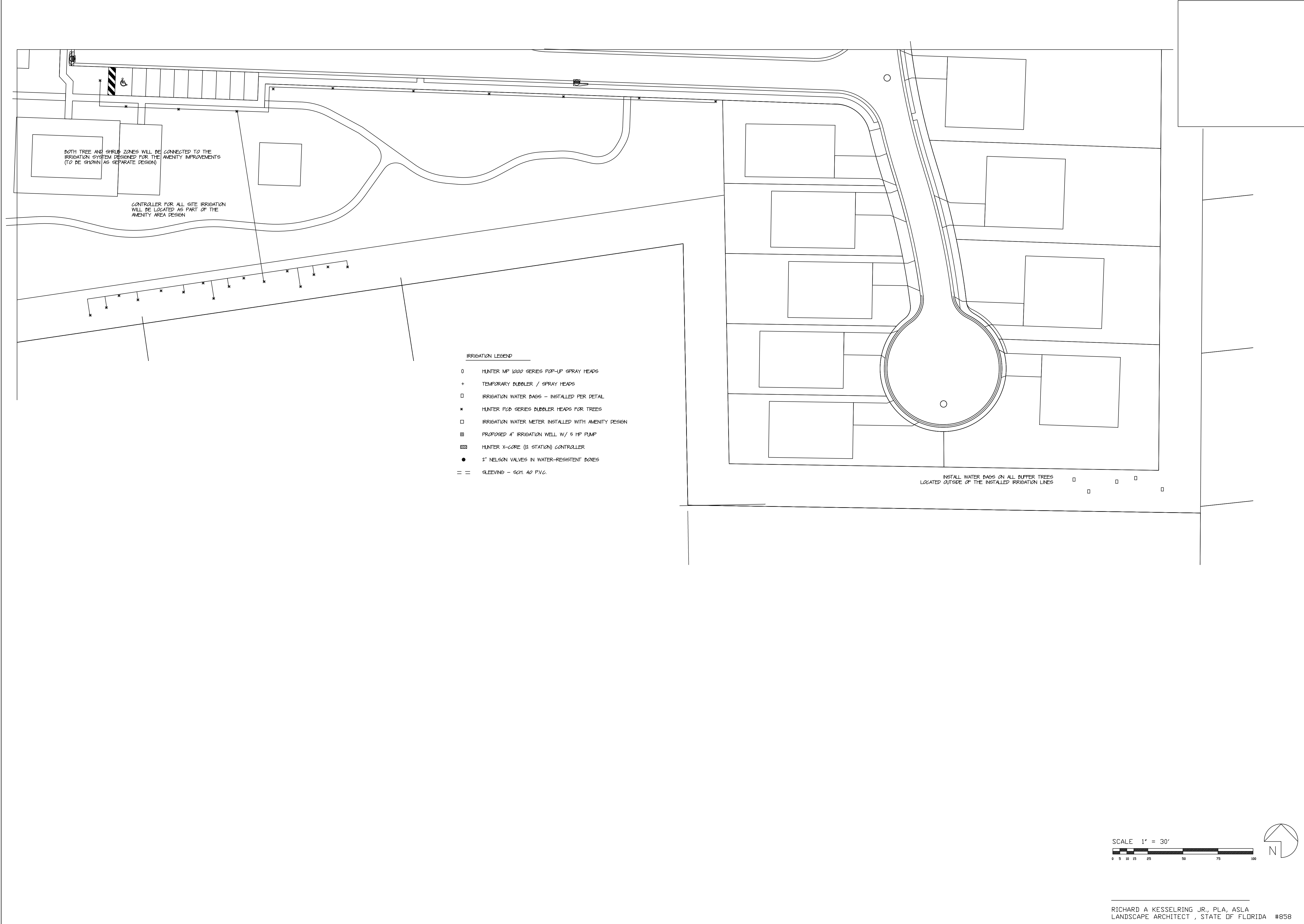
IRRIGATION PLAN - WEST 2
SW 100th STREET PUD - WEST
MARION COUNTY FLORIDA

ENVIRONMENTAL DESIGN
ANDY KESSELRING, LANDSCAPE ARCHITECT
1920 SE. 8th STREET
OCALA, FLORIDA 34478
(352) 622-8899
LANDSCAPE ARCHITECTURE, SITE PLANNING,
GOLF COURSE DESIGN, COMMERCIAL-RESIDENTIAL DESIGN



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DATE: 11 / 23
SCALE: 1" = 30'
JOB NO.:
DRAWING NO.:
NEW NAME:
FE: PG.

NO.	DATE	DESCRIPTION	BY



IRRIGATION PLAN - SOUTH
SW 100th STREET PUD - WEST
MARION COUNTY
FLORIDA

ENVIRONMENTAL DESIGN
ANDY KESSELRING, LANDSCAPE ARCHITECT
1920 SE. 8th STREET
OCALA, FLORIDA 34478
(352) 622-8899
LANDSCAPE ARCHITECTURE, SITE PLANNING,
GOLF COURSE DESIGN, COMMERCIAL-RESIDENTIAL DESIGN

DATE: 11 / 23
DRAWING NO.:
VIEW NAME:
PG.

SCALE: 1" = 30'
JOB NO.:

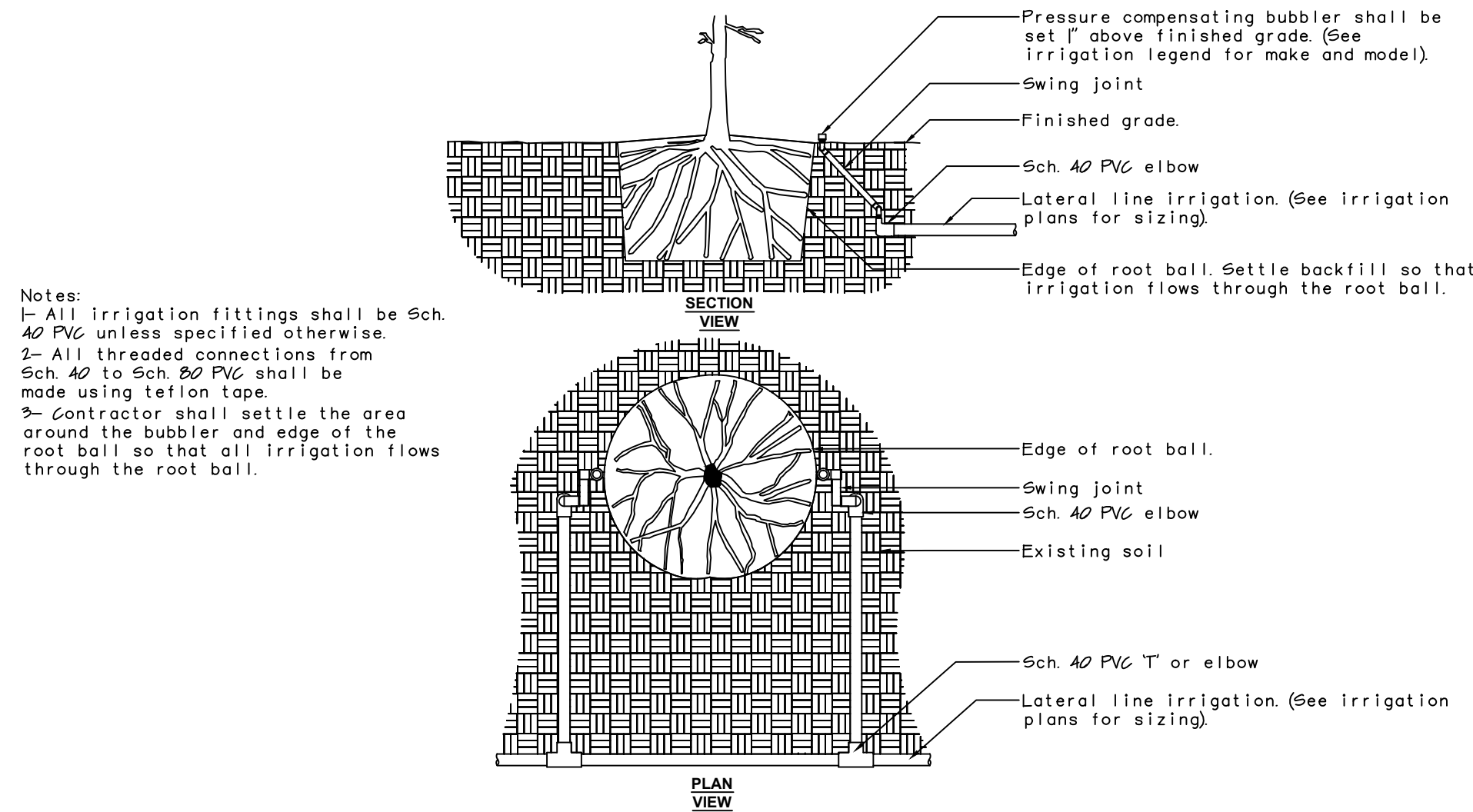
NO. DATE DESCRIPTION BY

RICHARD A KESSELRING JR., PLA, ASLA
LANDSCAPE ARCHITECT , STATE OF FLORIDA #858

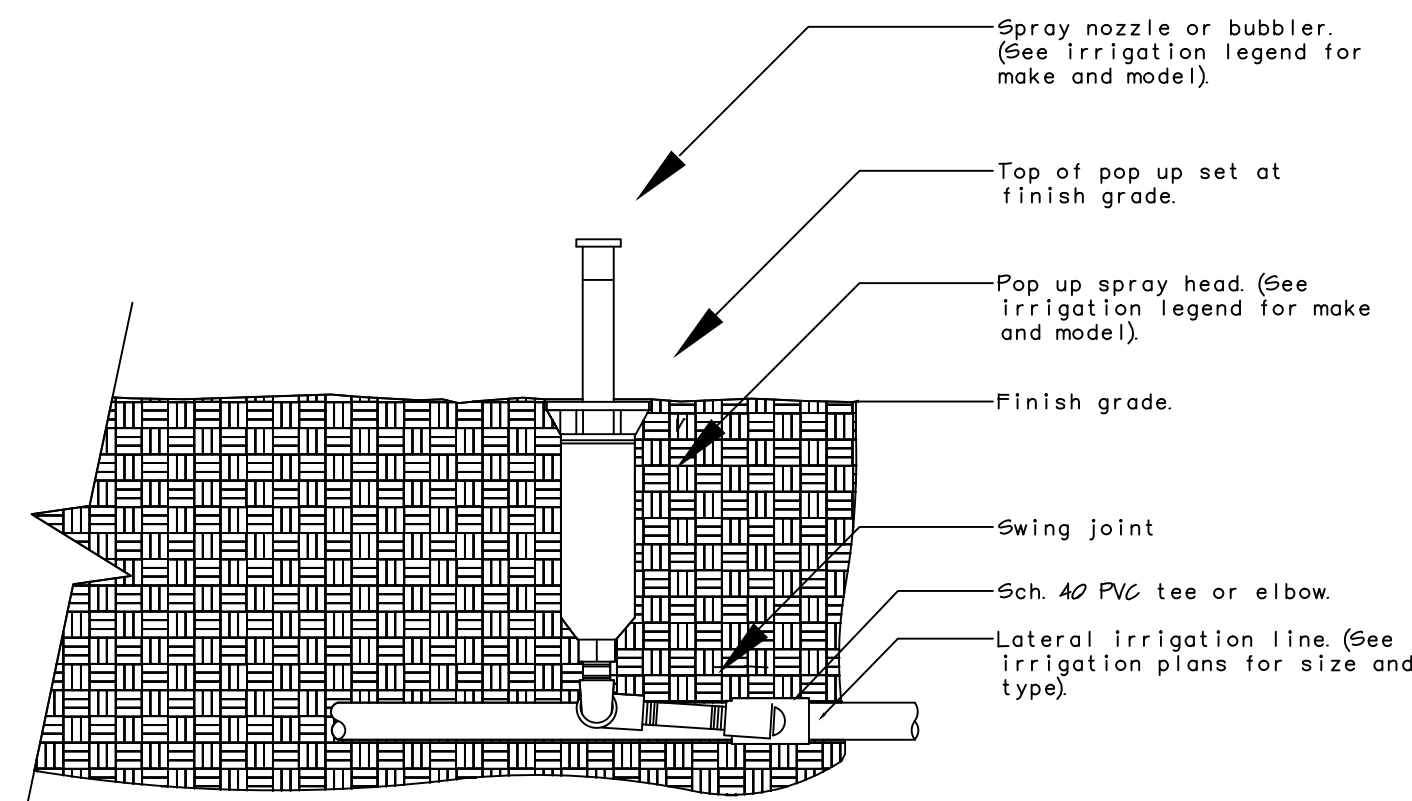
SHEET R207 of ---

IRRIGATION NOTES

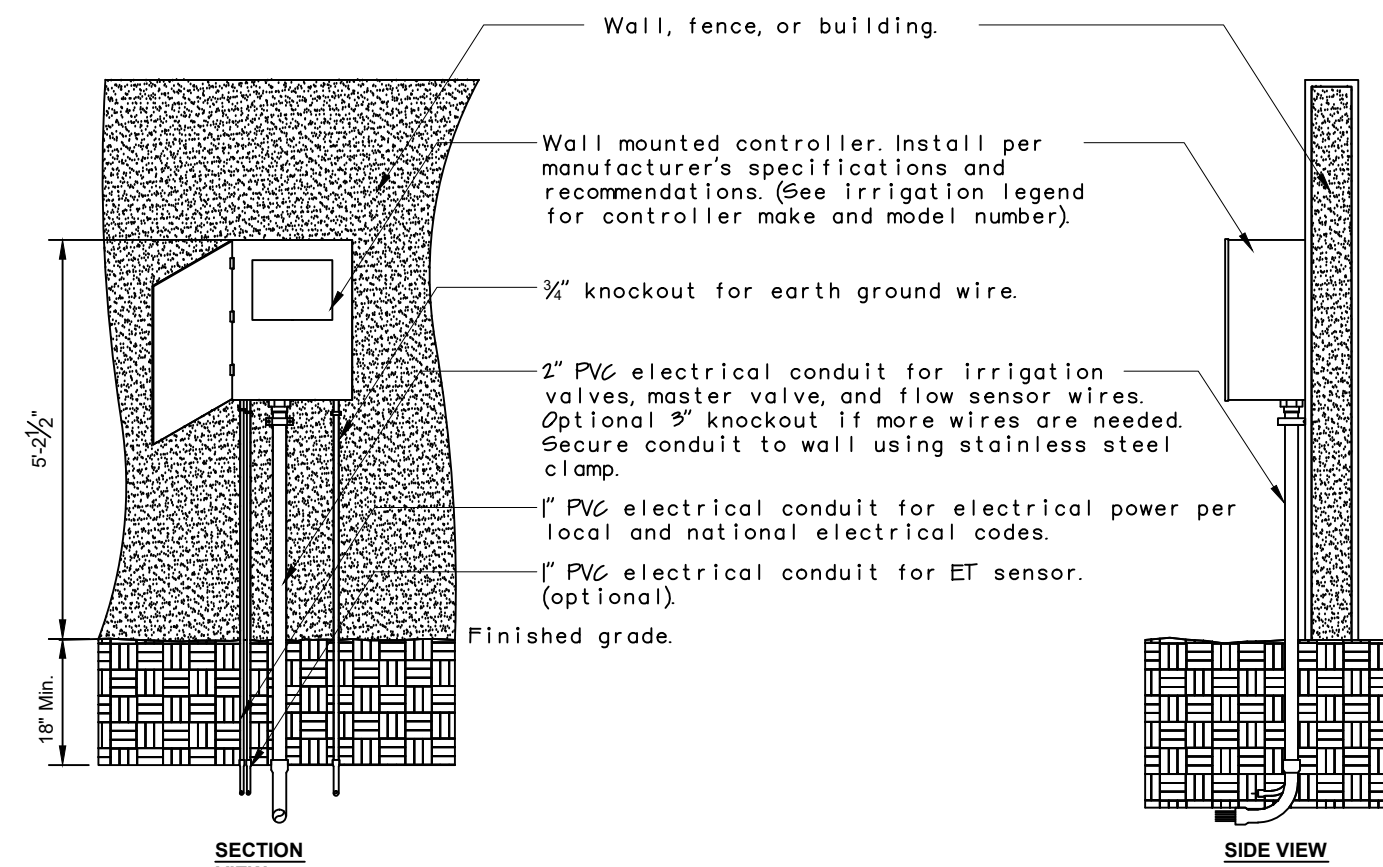
- MINOR CHANGES MAY BE MADE IN THIS LAYOUT WITH APPROVAL BY THE LANDSCAPE ARCHITECT
1. ALL HEAD LOCATIONS MUST BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION
2. HEADS SHALL BE 1/4, 1/2, OR FULL ORGEE AS EACH LOCATION REQUIRES
3. SPRAYS PATTERNS SHALL BE SET TO MINIMIZE SPRAY ON ADJACENT WALKS, DRIVES, AND BUILDINGS
4. IRRIGATION WELL WITH 5 HP PUMP WILL BE LOCATED IN ADEQUATE AREA
SEE CIVIL PLANS FOR COORDINATION
5. PRIOR TO ANY INSTALLATION THE IRRIGATION CONTRACTOR SHALL INSPECT THE EXISTING SITE AND CONDITIONS AND PROVIDE ANY QUESTIONS TO THE LANDSCAPE ARCHITECT IN WRITING PRIOR TO THE START OF ANY INSTALLATION
ANY MODIFICATIONS MUST BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO ANY INSTALLATION
6. THE OWNER WILL PROVIDE ELECTRICAL SERVICE TO THE WELL SITE
7. THE CONTROLLER SHALL BE LOCATED IN THE GENERAL AREA SHOWN AND SHALL BE MOUNTED AS APPROVED BY THE LANDSCAPE ARCHITECT IN A LOCABLE CASE
8. THE OWNER WILL PROVIDE AN ELECTRICAL OUTLET IN THE CONTROLLER AREA
9. ALL VALVES SHALL BE INSTALLED IN WATER-RESISTANT BOXES
10. ALL SLEEVING MUST BE INSTALLED PRIOR TO THE UNLAKING OF THE PAVED AREAS
11. ALL SLEEVING SHALL BE SCH. 40 PVC AND INSTALLED A MINIMUM OF 18" DEEP
12. ALL FEEDER LINES SHALL BE INSTALLED A MINIMUM OF 12" DEEP
13. RAINFROD RAINCHECK DEVICE SHALL BE INSTALLED TO MINIMIZE IRRIGATION DURING SIGNIFICANT RAINFALL (SEE SPEC.) IN ADDITION, A RAINFALL MEASUREMENT DEVICE WITH SOX CONTROL MONITOR MUST BE INSTALLED AS LOCATED BY THE LANDSCAPE ARCHITECT FOR PROPER IRRIGATION AMOUNTS
14. THE ENTIRE SYSTEM MUST BE OPERATIONAL, REVIEWED, AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO FINAL ACCEPTANCE
15. THE CONTRACTOR SHALL RETURN WITHIN THE FIRST 30 DAYS TO ADJUST THE SYSTEM AS NECESSARY AND DIRECTED BY THE LANDSCAPE ARCHITECT
16. ALL LABOR AND MATERIALS SHALL BE GUARANTEED FOR 1 YEAR FOR FINAL ACCEPTANCE
17. THE CONTRACTOR MUST PROVIDE AN AS-BUILT DRAWING TO THE LANDSCAPE ARCHITECT PRIOR TO FINAL ACCEPTANCE
18. BACKFLOW PREVENTION DEVICE SHALL BE INSTALLED AT THE WELL LOCATION PER APPLICABLE CODES
19. SLEEVES MUST BE INSTALLED IN ALL AREAS WHERE IRRIGATION PIPING IS INSTALLED UNDER PAVEMENT
20. ZONES ARE DESIGNED TO FUNCTION AT 50 GPM AND 40 PSI AT THE VALVE LOCATIONS
CONTRACTOR SHALL BE RESPONSIBLE FOR TESTING AT ALL VALVES TO INSURE PROPER PRESSURE AND WATER QUALITY FOR THE DESIGNED COVERAGE
21. CONTRACTOR SHALL CONSULT WITH BOTH OWNER AND THE LANDSCAPE ARCHITECT FOR THE TIMING OF THE SYSTEM, BASED ON CURRENT WATER RESTRICTIONS
22. SYSTEM DOES NOT PROVIDE 100% COVERAGE OF THE ENTIRE PROJECT SITE. CONTRACTOR MUST ADJUST HEADS TO COVER NEW PLANT INSTALLATION AND SOD AREAS AS DIRECTED BY THE LANDSCAPE ARCHITECT
23. ALL LINE LOCATIONS MUST BE ADJUSTED ON-SITE TO INSURE THAT THEY DO NOT IMPACT THE MAJOR ROOT SYSTEMS OF THE TREES TO BE PRESERVED
24. ALL IRRIGATION HEADS SHALL BE LOW-VOLUME, MICRO-IRRIGATION TO MINIMIZE WATER CONSUMPTION
25. SET RUN TIMES FOR THE SYSTEM PER RECOMMENDATIONS BY IFAS @ EPIS/FAS/ULFPU/NE230
26. ON HEADS LOCATED BELOW THE VALVE LOCATIONS, INSURE CHECK VALVES ARE INSTALLED AT THE HEAD
27. POP-UP HEIGHTS WITHIN SOD AREAS SHALL BE SET AT 6"
28. ALL VALVES SHALL HAVE A FACTORY-INSTALLED FILTER SENTRY AND VERIFIED BY CONTRACTOR
29. VERIFY CONTROLLER SET-UP WITH LANDSCAPE ARCHITECT PRIOR TO INSTALLATION
30. ALL IRRIGATION INSTALLATION SHALL MEET 20% GRADES AND STANDARDS
31. NO IRRIGATION HEADS SHALL BE INSTALLED ON RISERS UNLESS SPECIFICALLY NOTED AND DETAILED
32. ALL AS-BUILTS, VERIFICATIONS, ETC. MUST BE SUBMITTED PRIOR TO FINAL INSPECTION AND ACCEPTANCE
33. BURRLERS AT ALL TREES AND PALMS SHALL BE STAKED AT THEIR PROPER LOCATIONS
34. TEMPORARY ABOVE-GROUND IRRIGATION LINE TO BE INSTALLED FOR WEED BUFFER PLANTINGS
35. TEMPORARY LINE TO REMAIN AND BE MAINTAINED UNTIL ESTABLISHMENT OF THE BUFFER PLANTINGS
36. WHEN APPROVED, TEMPORARY LINE SHALL BE COMPLETELY REMOVED
37. IRRIGATION WATER BAGS SHALL BE INSTALLED AT ALL BUFFER TREES OUTSIDE OF IRRIGATION INSTALLATION
38. WATER BAGS MUST BE MAINTAINED AND REFILLED BY CONTRACTOR UNTIL TREES ARE ESTABLISHED



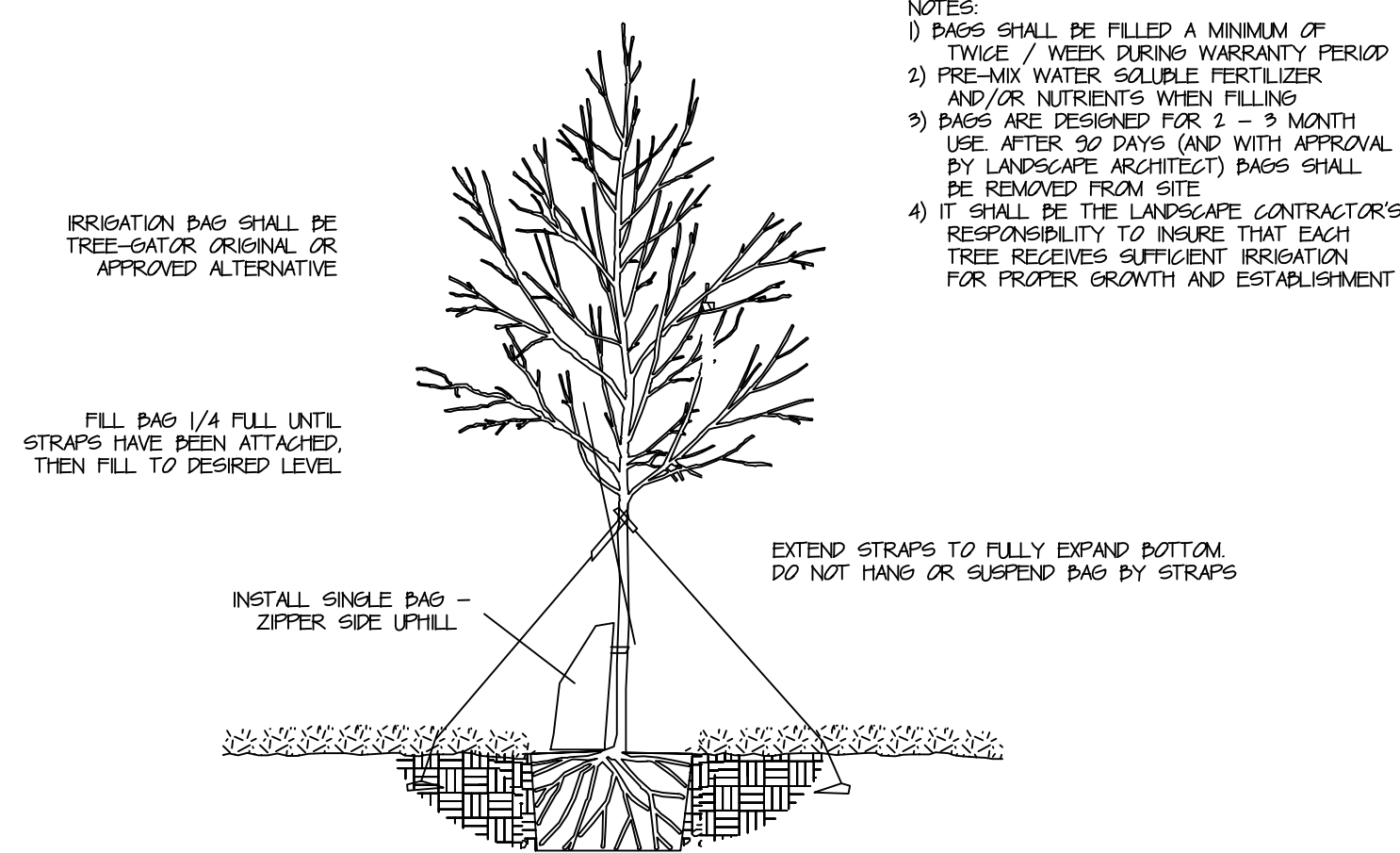
TREE BUBBLER LAYOUT



POP UP-SPRAY HEAD



WALL MOUNTED CONTROLLER

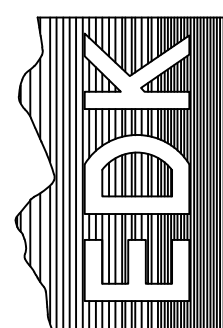


WATER BAG DETAILS

[illegible]

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	DRAWING NO.:
SCALE: 1" = 30'	VIEW NAME:
JOB NO.:	FB. PG.

ENVIRONMENTAL DESIGN
NANDY KESSLING, LANDSCAPE ARCHITECT
P.O. BOX 5121
920 SE. 8th STREET
TALLAHASSEE, FLORIDA 32304
(904) 622-8899



IRRIGATION NOTES & DETAILS
SW 100th STREET PUD - WEST
MARION COUNTY FLORIDA



LANDSCAPE MATERIAL LIST

1	MS	MAGNOLIA GRANDIFLORA	SOUTHERN MAGNOLIA	65 GAL, 35" CAL, 10' TALL, FULL CANOPY
29	QV	QUERCUS VIRGINIANA	LIVE OAK	65 GAL, 35" CAL, 12' TALL, FULL CANOPY
6	LI	LAGERSTROEMIA INDICA	GRAPE MYRTLE	25 GAL, 25" CAL, 7' TALL, MULTI-TRUNK
20	FE	FINUS ELLIOTTI	SLASH PINE	25 GAL, 2" CAL, 7' TALL, EVENLY BRANCHED
6	SP	SABEL PALMETTO	FLORIDA PALM	D & B, MIN 10' CLEAR TRUNK, VARIED HEIGHTS
150	DE	DURANTA ERECTUS	GOLDEN DENDROP	3 GAL, 15" - 18" TALL, FULL
21	JV	JUNIPERUS VIRGINIANA	RED CEDAR	10 GAL, 36" - 41" TALL, FULL, SET 5' o.c.
179	MY	MYRTICA CERIFERA	WAX MYRTLE	7 GAL, 30" - 36" TALL, FULL, SET 5' o.c.
23	VO	VIBURNUM OBOVATUM	WALTERS VIBURNUM	3 GAL, 15" - 18" TALL, FULL, SET 3' o.c.
60	VID	VIBURNUM ODORATISSUM	SWEET VIBURNUM	3 GAL, 18" - 24" TALL, FULL, SET 3' o.c.
80	DT	DIANELLA TASMANICA	FLAX LILY	1 GAL, MIN 5 - 7 PPS, FULL, SET 24" o.c.

STREET TREE PLANTINGS (TO BE INSTALLED AS LOTS ARE DEVELOPED)

10	AR	ACER RUBRUM	FLORIDA MAPLE	65 GAL, 35" CAL, 15' TALL, FULL CANOPY
16	FA	FRAXINUS AMERICANA	AMERICAN ASH	65 GAL, 35" CAL, 12' TALL, FULL CANOPY
51	QV	QUERCUS VIRGINIANA	LIVE OAK	65 GAL, 35" CAL, 12' TALL, FULL CANOPY
5	UA	ULMUS ALATA	WINGED ELM	65 GAL, 35" CAL, 10' TALL, FULL CANOPY

TREE PRESERVATION

SEE SHEET 0007 FOR TREE PRESERVATION CALCULATIONS

SHADE TREES

SEE SHEET 0007 FOR SHADE TREE CALCULATIONS

BUFFER CALCULATIONS

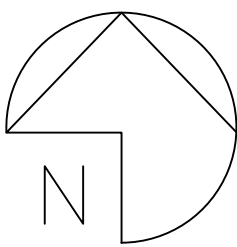
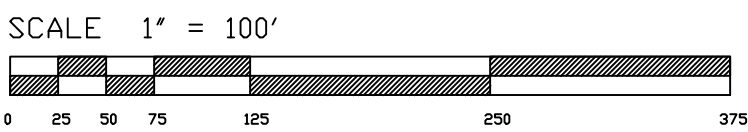
NORTHWEST BUFFER - 730 LF, TYPE 'A', 30' WIDE, 21,700 SF
SHADE TREES REQUIRED = 23.7 (3 / 100 LF)
SHADE TREES PROVIDED = 24 (64 EX, 8 QV)
ORNAMENTAL TREES REQUIRED = 235 (3 / 100 LF)
ORNAMENTAL TREES PROVIDED = 51 (30 EXCESS SHADE, 19 PE)
LANDSCAPE AREA REQUIRED = 11,850 SF (50%)
LANDSCAPE AREA PROVIDED = 19,000 SF (NATURAL BUFFER)

NORTH BUFFER - 810 LF, TYPE 'A', 30' WIDE, 24,600 SF
SHADE TREES REQUIRED = 24.6 (3 / 100 LF)
SHADE TREES PROVIDED = 25 (26 EX, 11 QV)
ORNAMENTAL TREES REQUIRED = 41.0 (3 / 100 LF)
ORNAMENTAL TREES PROVIDED = 46 (31 EXCESS SHADE, 29 PE)
LANDSCAPE AREA REQUIRED = 12,300 SF (50%)
LANDSCAPE AREA PROVIDED = 19,800 SF (NATURAL BUFFER)

EAST BUFFER - 1080 LF, TYPE 'A', 30' WIDE, 62,400 SF
SHADE TREES REQUIRED = 62.4 (3 / 100 LF)
SHADE TREES PROVIDED = 63 (224 EX)
ORNAMENTAL TREES REQUIRED = 124.0 (3 / 100 LF)
ORNAMENTAL TREES PROVIDED = 161 (61 EXCESS SHADE)
LANDSCAPE AREA REQUIRED = 31,200 SF (50%)
LANDSCAPE AREA PROVIDED = 43,910 SF (NATURAL BUFFER)

SOUTH BUFFER - 1355 LF, TYPE 'A', 30' WIDE, 40,650 SF
SHADE TREES REQUIRED = 40.7 (3 / 100 LF)
SHADE TREES PROVIDED = 41 (100 EX, 7 QV)
ORNAMENTAL TREES REQUIRED = 61.5 (3 / 100 LF)
ORNAMENTAL TREES PROVIDED = 76 (61 EXCESS SHADE, 14 PE)
LANDSCAPE AREA REQUIRED = 20,315 SF (50%)
LANDSCAPE AREA PROVIDED = 31,510 SF (NATURAL BUFFER)

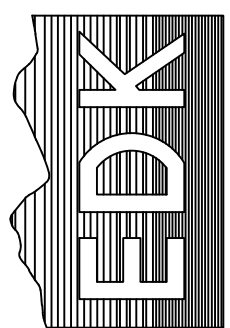
WEST BUFFER - 1360 LF, TYPE 'A', 30' WIDE, 41,600 SF
SHADE TREES REQUIRED = 41.6 (3 / 100 LF)
SHADE TREES PROVIDED = 42 (100 EX, 14 QV)
ORNAMENTAL TREES REQUIRED = 62.0 (3 / 100 LF)
ORNAMENTAL TREES PROVIDED = 101 (155 EXCESS SHADE, 26 PE)
LANDSCAPE AREA REQUIRED = 20,700 SF (50%)
LANDSCAPE AREA PROVIDED = 39,110 SF (NATURAL BUFFER)



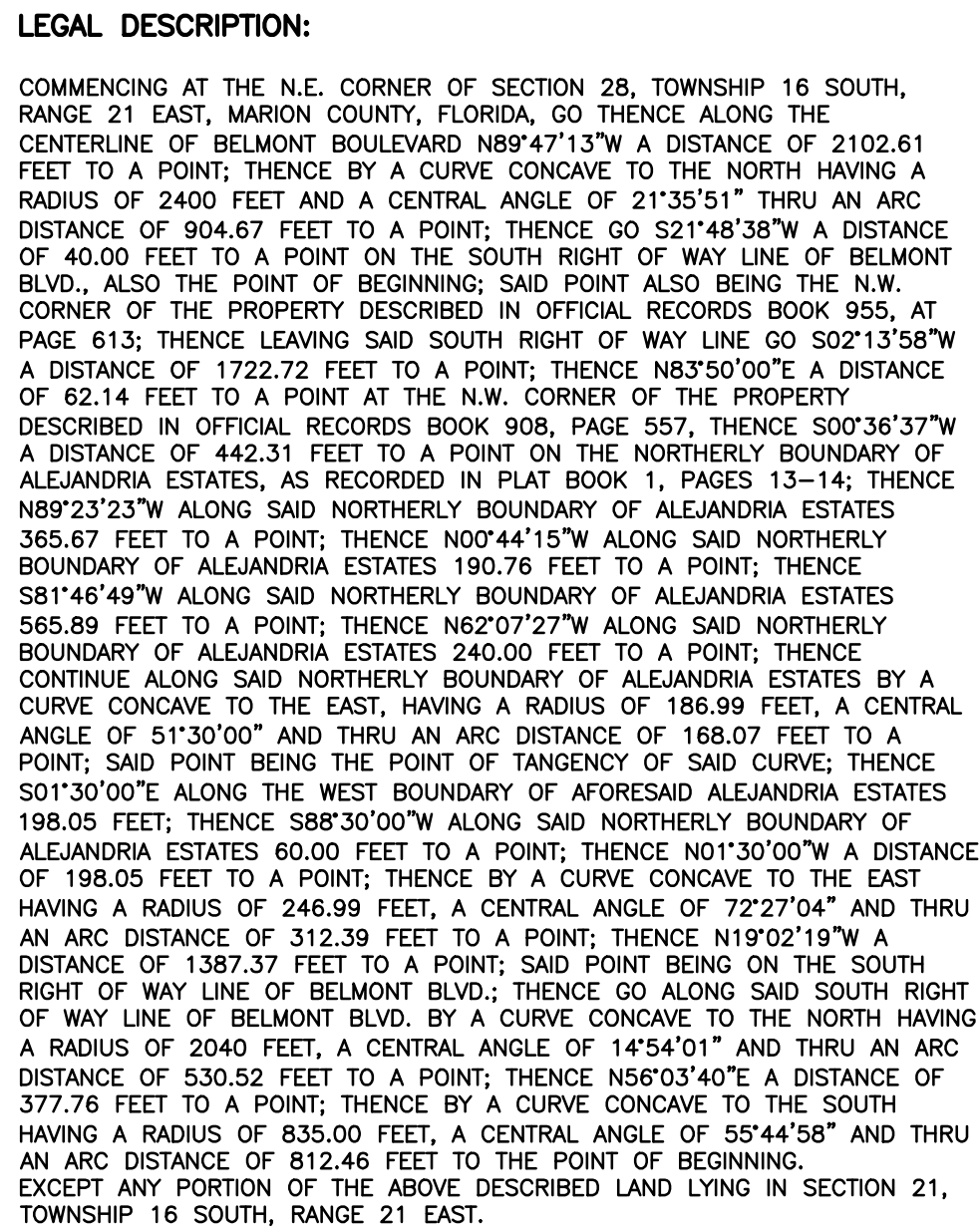
NO.	DATE	DESCRIPTION	BY

DATE: 11 / 23	DRAWING NO.:	PG.
SCALE: 1" = 100'	NEW NAME:	FB
DRAWN BY: RAK	JOB NO.:	

ENVIRONMENTAL DESIGN
ANDY KESSELRLING LANDSCAPE ARCHITECT
1920 SE 8th STREET P.O. BOX 5121
OCALA, FLORIDA 34478 (352) 622-8899
LANDSCAPE ARCHITECTURE SITE PLANNING
GOLF COURSE DESIGN, COMMERCIAL-RESIDENTIAL DESIGN



MASTER LANDSCAPE PLAN
SW 100th STREET PUD - WEST
MARION COUNTY FLORIDA



SURVEY REPORT:

1. FIELD BEARINGS AND STATE PLANE COORDINATES SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, FLORIDA WEST ZONE, NAD-83, AND DERIVED FROM THE L-NET NETWORK.
2. BOUNDARY AND TOPO SURVEY DATE: 3/29/2022.
3. THE LEGAL DESCRIPTION AND TITLE INFORMATION REFLECTING OWNERSHIP, RIGHTS-OF-WAY, OR EASEMENTS OF RECORD, WERE FURNISHED BY STEWART TITLE GUARANTY COMPANY, FILE NO.: 20211293, COMMITMENT DATE: JUNE 17, 2021.
4. ALL RIGHTS OF WAY SHOWN HEREON ARE PHYSICALLY OPEN UNLESS OTHERWISE STATED.
5. UNDERGROUND IMPROVEMENTS OR UTILITIES WERE NOT LOCATED.
6. THIS PROPERTY APPEARS TO BE IN A ZONE "X" (AREA OF MINIMAL FLOOD HAZARD) ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY NUMBER 120830, PANEL 0704, SUFFIX E, WITH AN EFFECTIVE DATE OF 4/19/2017.
7. THIS PROPERTY THIS SURVEY MEETS THE STANDARDS OF PRACTICE CONTAINED IN CHAPTER 5J-17.050 THROUGH .052, FLORIDA ADMINISTRATIVE CODE AND THE ACCURACY OBSERVED BY MEASUREMENT AND CALCULATION OF A CLOSED GEOMETRIC FIGURE WAS FOUND TO EXCEED THE MINIMUM RELATIVE DISTANCE ACCURACY FOR SUBURBAN LAND USE.
8. UNLESS IT BEARS THE DIGITAL SIGNATURE AND CERTIFICATION OR THE PHYSICAL SIGNATURE AND SEAL OF THE LICENSED SURVEYOR AND MAPPER, THIS MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

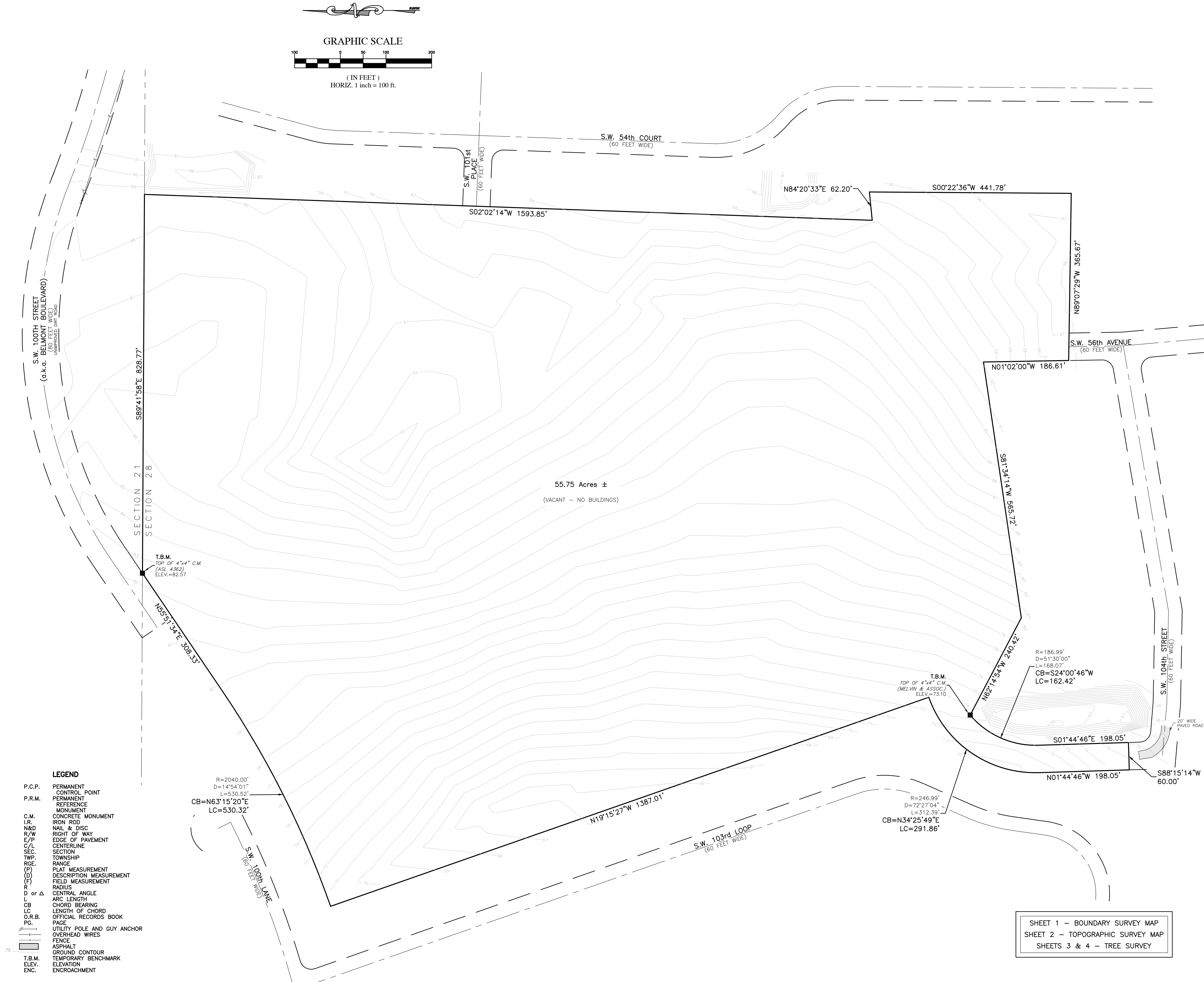
SURVEYORS CERTIFICATION:

TO: NEW STRATEGY HOLDINGS, LLC
FIRST AMERICAN TITLE INSURANCE COMPANY

I HEREBY CERTIFY THAT THE SURVEY REPRESENTED HEREON IS IN ACCORDANCE WITH ALL APPLICABLE REQUIREMENTS OF THE MARION COUNTY L.D.C. AND MEETS THE STANDARDS OF PRACTICE PER CHAPTER 124-147 SECTION 1. SECTION 472.027, FLORIDA STATUTES.

STATE PLANE		COORDINATES	
	N: 1724463.877 E: 586595.990		N: 1722528.225 E: 587390.860
	N: 1722891.039 E: 586539.331		N: 172330.264 E: 587336.897
	N: 1722897.171 E: 586861.1231		N: 172228.328 E: 587336.929
	N: 1722455.400 E: 586598.326		N: 1722526.397 E: 587330.888
	N: 1722647.563 E: 586829.333		N: 1722767.129 E: 587765.905
	N: 1722460.987 E: 587232.699		N: 1724076.527 E: 587038.651
	N: 1722564.634 E: 587669.728		N: 1724515.130 E: 587812.043
	N: 1722766.583 E: 587456.964		N: 1724488.223 E: 587776.236

RODNEY K. ROGERS DATE
PROFESSIONAL SURVEYOR & MAPPER
REGISTRATION NO. 5274
STATE OF FLORIDA



SURVEY REPORT:

- VERTICAL DATA IS BASED ON SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT CONTROL POINT "C-197", PUBLISHED ELEVATION = 83.40', NAVD-88.
- BOUNDARY AND TOPO SURVEY DATE: 3/29/2022.

SHEET 1 - BOUNDARY SURVEY MAP
SHEET 2 - TOPOGRAPHIC SURVEY MAP
SHEETS 3 & 4 - TREE SURVEY

RODNEY K. ROGERS DATE
PROFESSIONAL SURVEYOR & MAPPER
REGISTRATION NO. 5274
STATE OF FLORIDA

ROGERS ENGINEERING, LLC
Civil Engineering & Land Surveying

1105 S.E. 3rd Avenue • Ocala, Florida 34471 • Ph. (352) 622-9214 • Lic. Bus. #4074

A BOUNDARY & TOPOGRAPHIC SURVEY
FOR
NEW STRATEGY HOLDINGS, LLC
Topographic Survey Map

JOB No.
22_35695-011-01

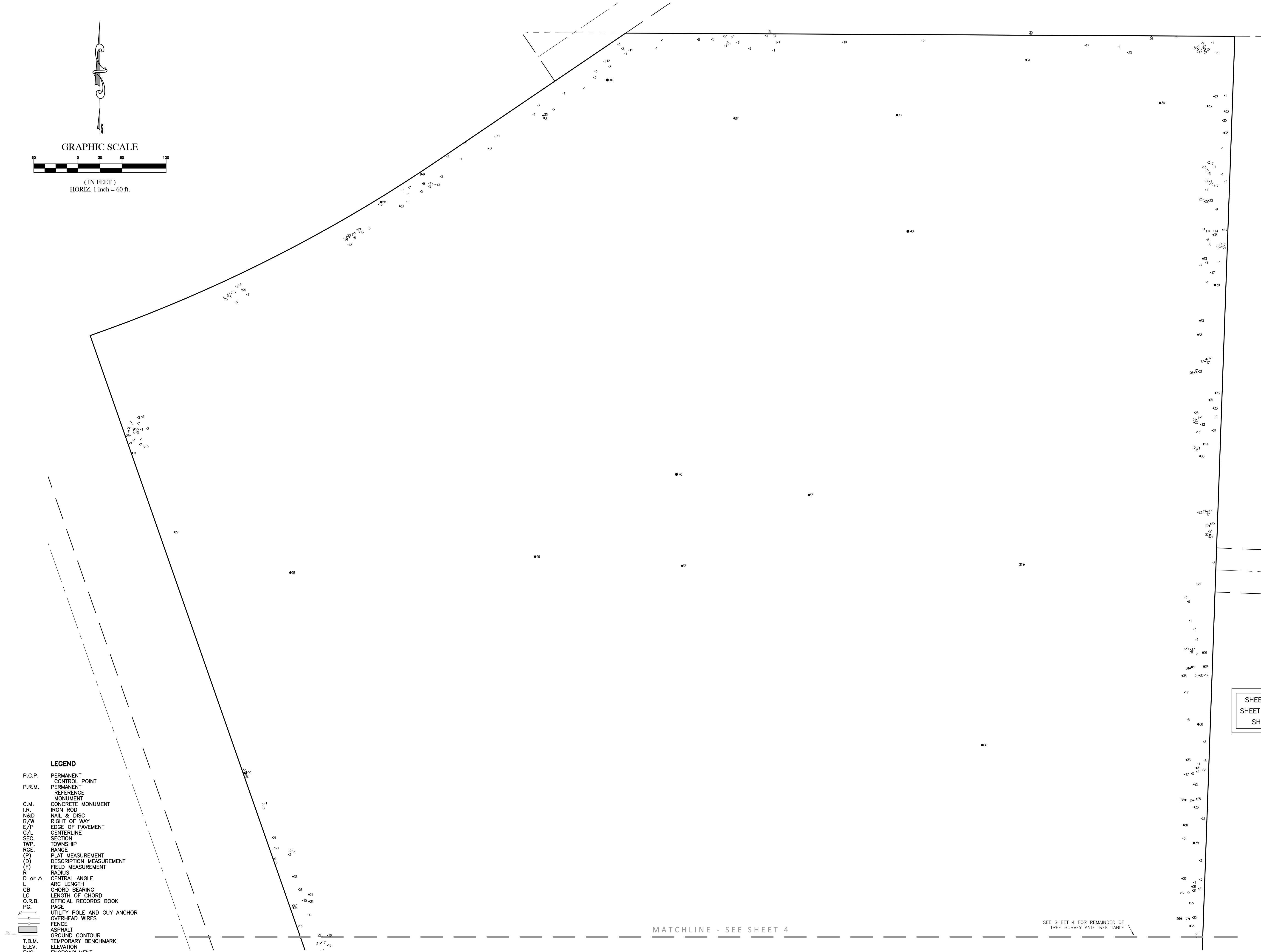
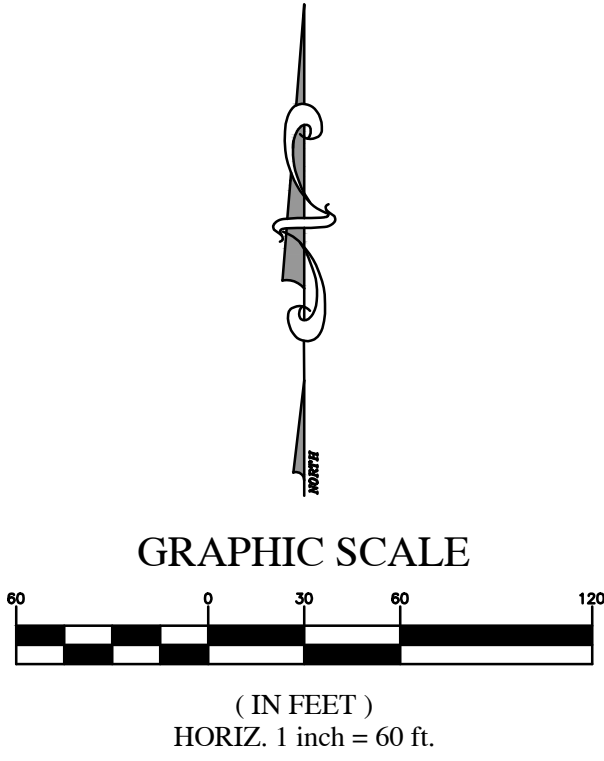
DATE
4-6-2022

SCALE
1" = 100'

SHEET
2 OF 4

Robert L. Rogers, PE
rlrogers@rogerseng.com
Rodney K. Rogers, PSM
rkrogers@rogerseng.com
Mekelle M. Boyette, PSM
mboyette@rogerseng.com

3-27-2023
DATE
ADDED TREE SURVEY
REVISION



LEGEND

- P.C.P. PERMANENT CONTROL POINT
P.R.M. PERMANENT REFERENCE MONUMENT
C.M. CONCRETE MONUMENT
I.R. IRON ROD
N&D NAIL & DISC
R/W RIGHT OF WAY
E/P EDGE OF PAVEMENT
C/L CENTERLINE
SEC. SECTION
TWP. TOWNSHIP
RGE. RANGE
(P) PLAT MEASUREMENT
(D) DESCRIPTION MEASUREMENT
(F) FIELD MEASUREMENT
R RADIUS
L CENTRAL ANGLE
L ARC LENGTH
CB CHORD BEARING
LC LENGTH OF CHORD
O.R.B. OFFICIAL RECORDS BOOK
PG. PAGE
PG. UTILITY POLE AND GUY ANCHOR
OVERHEAD WIRES
FENCE
ASPHALT
GROUND CONTOUR
TEMPORARY BENCHMARK
ELEVATION
ENCROACHMENT

MATCHLINE - SEE SHEET 4

SEE SHEET 4 FOR REMAINDER OF TREE SURVEY AND TREE TABLE

SHEET 1 - BOUNDARY SURVEY MAP
SHEET 2 - TOPOGRAPHIC SURVEY MAP
SHEETS 3 & 4 - TREE SURVEY

RODNEY K. ROGERS DATE
PROFESSIONAL SURVEYOR & MAPPER
REGISTRATION NO. 5274
STATE OF FLORIDA

ROGERS ENGINEERING, LLC
Civil Engineering & Land Surveying

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A BOUNDARY & TOPOGRAPHIC SURVEY
FOR
NEW STRATEGY HOLDINGS, LLC
Tree Survey

JOB No.
22_35695-011-01

DATE
4-6-2022

SCALE
1" = 60'

SHEET
3 OF 4

Robert L. Rogers, PE
rlrogers@rogerseng.com
Rodney K. Rogers, PSM
rkrogers@rogerseng.com
Mekelle M. Boyette, PSM
mboyette@rogerseng.com

3-27-2023
DATE
ADDED TREE SURVEY
REVISION

