

March 5, 2024

PROJECT NAME: RD PLAZA WAREHOUSES

PROJECT NUMBER: 2024010064

APPLICATION: MAJOR SITE PLAN #31078

- 1 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 6.13.2.B(8) - Calculation & Plan Consistency
STATUS OF REVIEW: INFO
REMARKS: This item will be reviewed upon resubmittal
- 2 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 6.13.10.B - Copy of NPDES Permit or NOI
STATUS OF REVIEW: INFO
REMARKS: Please provide a copy of the NPDES permit or NOI prior to construction.
- 3 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: Copy of District Permit (County Interest)
STATUS OF REVIEW: INFO
REMARKS: Please provide a copy of the District permit prior to construction.
- 4 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: Additional Stormwater comments
STATUS OF REVIEW: INFO
REMARKS: If you have questions or would like to discuss the stormwater review comments, please contact Alexander Turnipseed at (352) 671-8376 or at alexander.turnipseed@marionfl.org.
- 5 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW
REVIEW ITEM: Additional Development Review Comments
STATUS OF REVIEW: INFO
REMARKS: After approval, plans will be electronically stamped by the County. The applicant will receive an email indicating that approved plans are available for download and are located in the ePlans project Approved folder. For Development Review submittals, with the exception of Final Plats and Minor Site Plans, applicants are required to print, obtain required signatures, and sign and seal two 24"x 36" sets of the electronically stamped approved plan and deliver them to the Office of County Engineer, Development Review Section, located at 412 SE 25th Avenue Ocala, FL 34471. Upon receipt, a development order will be issued. Until such time as that development order is issued, the project does not have final approval and construction, if applicable, shall not commence. For plans requiring As-Builts, As-Builts and associated documentation shall be submitted on paper in accordance with current county requirements.
- 6 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: 6.14.2.A(1) - Letter of Availability and Capacity (w/Location Map of water and/or sewer as app) from provider
STATUS OF REVIEW: INFO
REMARKS: When building(s) are permitted, MCU Permitting (a different division) will require proof of service connection by the City of Belleview Utilities to clear the permit. Defer all connection requirements to CoB (their system).

- 7 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: 6.14.2.A - Water Connection Requirements
STATUS OF REVIEW: INFO
REMARKS: The City of Belleview Utilities division is not a reviewer in this process. MCU strongly recommends EoR confirm all water extensions and service connections with the CoB in accordance with LDC.
- 8 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: 6.14.2.A - Sewer Connection Requirements
STATUS OF REVIEW: INFO
REMARKS: The City of Belleview Utilities division is not a reviewer in this process. MCU strongly recommends EoR confirm all sewer extensions, lift stations, and service connections with the CoB in accordance with LDC.
- 9 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: 6.15.3 - Fire Protection/Fire Flow Capacity
STATUS OF REVIEW: INFO
REMARKS: defer to MCFR - public water available through City of Belleview Utilities dept
- 10 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: Utilities Plan Review Fee per Resolution 15-R-583 - payable to Marion County Utilities
STATUS OF REVIEW: INFO
REMARKS: defer to the City of Belleview as the utility provider; no fee for this review by MCU at this time.
- 11 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: 2.12.4.L(6) - Gross/wetland/floodplain acreage listed?
STATUS OF REVIEW: INFO
REMARKS: No wetland or Floodplain
- 12 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: 2.12.16/6.5 - [EALS or EALS-ER provided?]
STATUS OF REVIEW: INFO
REMARKS: Engineer signed & sealed exemption provided
- 13 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: 6.5 & 6.6 - Habitat Preservation/Mitigation Provided?
STATUS OF REVIEW: INFO
REMARKS: Engineer signed & sealed exemption provided
- 14 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: Additional Planning Items:
STATUS OF REVIEW: INFO
REMARKS: This project is being rejected due to the still uncombined parcels. A condition of the approved special use was that the two parcels involved must be combined before development can take place. The combine application provided from the property appraiser's office is not signed by the landowner or signed off as approved. Furthermore, these still show as two separate parcels. Please complete the combine process with the property appraisers office and upload the completed form.

- 15 DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: 2.12.6 - Location of water and sewer. Does this need a special use permit?
STATUS OF REVIEW: INFO
REMARKS: Defer to MCU.
- 16 DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: 4.4.4 -Sign (provisions for advertising signage), if it is a multi occupancy complex like shopping centers they must submit a master sign plan.
STATUS OF REVIEW: INFO
REMARKS: Please provide sign information if applicable.
- 17 DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: 2.12.27 - Show location of outside storage areas
STATUS OF REVIEW: INFO
REMARKS: Please provide outside storage areas information if applicable.
- 18 DEPARTMENT: ENRAA - ACQ AGENT ENG ROW
REVIEW ITEM: Major Site Plan
STATUS OF REVIEW: INFO
REMARKS: Sec. 2.18.1.I - Show connections to other phases.
Sec.2.19.2.H – Legal Documents
Legal documents such as Declaration of Covenants and Restrictions, By-Laws, Articles of Incorporation, ordinances, resolutions, etc.
Sec. 6.3.1.B.1 – Required Right of Way Dedication (select as appropriate)
For Public Streets. "[All streets and rights-of-way shown on this plat or name specifically if less than all] are hereby dedicated for the use and benefit of the public."
Sec. 6.3.1.B.2 – Required Right of Way Dedication
For Non-Public Streets. "[All streets and rights-of-way shown on this plat or name specifically if less than all] are hereby dedicated privately to the [entity name]. All public authorities and their personnel providing services to the subdivision are granted an easement for access. The Board of County Commissioners of Marion County, Florida, shall have no responsibility, duty, or liability whatsoever regarding such streets. Marion County is granted an easement for emergency maintenance in the event of a local, state, or federal state of emergency wherein the declaration includes this subdivision or an emergency wherein the health, safety, or welfare of the public is deemed to be at risk."
Sec. 6.3.1.D.3 - Cross Access Easements
For Cross Access Easements. "All parallel access easements shown on this plat are hereby dedicated for the use and benefit of the public, and maintenance of said easements is the responsibility of [entity name]."
Sec. 6.3.1.C.1 - Utility Easements (select as appropriate)
"[All utility easements shown or noted or name specifically if less than all] are dedicated [private or to the public] for the construction, installation, maintenance, and operation of utilities by any utility provider."
Sec. 6.3.1.C.2 – Utility Easements
"[All utility tracts or identify each tract as appropriate] as shown are dedicated [private or to the public] for the construction and maintenance of such facilities."
Sec.6.3.1.D(c)(1)(2)(3) - Stormwater easements and facilities, select as appropriate:
1. "[All stormwater and drainage easements as shown or noted or name specifically if less than all] are dedicated [private or to the public] for the construction and maintenance of such facilities."
2. "[All stormwater management tracts or identify each tract as appropriate] as shown are dedicated [private or to the public] for the construction and maintenance of such facilities."
3. When any stormwater easement and/or management tract is not dedicated to the public or Marion County directly, the following statement shall be added to the dedication language: "Marion County is granted the right to perform emergency maintenance on the [stormwater easement and/or management tract, complete accordingly] in the event of a local, state, or federal state of emergency wherein the declaration includes this

subdivision or an emergency wherein the health, safety, or welfare of the public is deemed to be at risk."

Sec.6.3.1.D(f) –

If a Conservation Easement is required the following shall be provided: "A conservation easement [as shown or on tract and identify the tract, complete accordingly] is dedicated to [the Board of County Commissioners of Marion County, Florida or entity name, if not Marion County] for the purpose of preservation of [listed species, habitat, Karst feature and/or native vegetation, complete accordingly]."

- 19 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 2.12.4.L(9)(b) - Data Block (Impervious Area)
STATUS OF REVIEW: NO
REMARKS: Please provide data block on the cover sheet detailing the existing impervious & pervious area in SF, ac, and %. Please include any offsite drainage to your site in the data block.
- 20 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 6.13.4 - Stormwater Quantity Criteria
STATUS OF REVIEW: NO
REMARKS: See comment under "6.13.2.B(4) - Hydrologic Analysis"
- 21 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 6.13.2.B(4) - Hydrologic Analysis
STATUS OF REVIEW: NO
REMARKS: Please provide calculations to show the pond recovering during the 24-hr 100yr storm event
- 22 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 6.13.4.C - Discharge Conditions
STATUS OF REVIEW: NO
REMARKS: See comment under "6.13.2.B(4) - Hydrologic Analysis"
- 23 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 6.13.2.B(6) - Freeboard
STATUS OF REVIEW: NO
REMARKS: See comment under "6.13.2.B(4) - Hydrologic Analysis"
- 24 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 6.13.4.D - Recovery Analysis
STATUS OF REVIEW: NO
REMARKS: See comment under "6.13.2.B(4) - Hydrologic Analysis"
- 25 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 6.13.6 - Stormwater Quality Criteria
STATUS OF REVIEW: NO
REMARKS: See comment under "6.13.2.B(4) - Hydrologic Analysis"
- 26 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: Please provide a final signed and sealed hard copy signature page with references to the stormwater analysis or final hard copy of the full stormwater analysis.
STATUS OF REVIEW: NO
REMARKS: After all stormwater comments are resolved, please upload a digitally signed and sealed drainage report/letter. A hard copy signed and sealed report can be submitted if desired.

- 27 DEPARTMENT: ENGTRF - TRAFFIC REVIEW
REVIEW ITEM: 2.12.9 - Location and dimensions of streets and right-of-way
STATUS OF REVIEW: NO
REMARKS: 2/20/24 - Show existing driveways on the opposite side of the roadways.
- 28 DEPARTMENT: ENGTRF - TRAFFIC REVIEW
REVIEW ITEM: 6.11.5 - Driveway access
STATUS OF REVIEW: NO
REMARKS: 2/20/24 - The driveway on Chestnut Road does not meet spacing requirements.
- 29 DEPARTMENT: ENGTRF - TRAFFIC REVIEW
REVIEW ITEM: 6.12.12 - Sidewalks
STATUS OF REVIEW: NO
REMARKS: 2/20/24 - Sidewalks are required on Chestnut Road and Walnut Road. A sidewalk connection from each of these sidewalks onto the site is required.
- 30 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW
REVIEW ITEM: 2.21.2.B - Major Site Plan fee of \$1,000.00 + (\$10.00 x total site acreage)
STATUS OF REVIEW: NO
REMARKS: 2/15/24-fee due with resubmittal - sk
- 31 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW
REVIEW ITEM: 2.12.4.C - Name, address, phone number, and signature of owner and applicant on front sheet
STATUS OF REVIEW: NO
REMARKS: 2/15/24-missing phone number - sk
- 32 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: 6.14.5.B - Construction Notes - UT DETAILS - current LDC version
STATUS OF REVIEW: NO
REMARKS: LDC UT details all updated 4/13/23 - all details can be found here IN CAD format (pdf available upon request) <https://utilities.marionfl.org/i-want-to/find-construction-related-forms>
- 33 DEPARTMENT: FRMSH - FIRE MARSHAL REVIEW
REVIEW ITEM: 6.18.2 - Fire Flow/Fire Hydrant
STATUS OF REVIEW: NO
REMARKS: It appears that the building in the rear is greater than 400 feet from a hydrant. Please show fire department water supply within 400 feet of the closet point for the building in the rear.
- 34 DEPARTMENT: FRMSH - FIRE MARSHAL REVIEW
REVIEW ITEM: 6.18.2.G - Painting and Marking of Fire Hydrants
STATUS OF REVIEW: NO
REMARKS: Please add an additional note on the plans, the new hydrants are to be installed, tested, and painted per NFPA 291, by a third party contractor and witnessed by a Marion County Fire Inspector.
- 35 DEPARTMENT: FRMSH - FIRE MARSHAL REVIEW
REVIEW ITEM: NFPA 1 Chapter 18.2.3 - Fire Dept Access Roads
STATUS OF REVIEW: NO
REMARKS: The access road between both buildings is over 150 feet. A turn around will need to be provided. Please show an auto turn for Marion County Fire Rescue Largest Apparatus.

- 36 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: 3.2.3 - NON-RESIDENTIAL - Complies with FAR?
STATUS OF REVIEW: NO
REMARKS: Once combined, FAR will comply
- 37 DEPARTMENT: 911 - 911 MANAGEMENT
REVIEW ITEM: 2.12.8 - Legal description matches boundary on plan
STATUS OF REVIEW: NO
REMARKS: Sheet C001 has the incorrect Section & Township as 7/17, it should be 13/16.
- 38 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION
REVIEW ITEM: 6.8.6 - Buffers
STATUS OF REVIEW: NO
REMARKS: 1. Type b buffer requires a wall, waiver required for fence
- 39 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION
REVIEW ITEM: 6.19.3 - Outdoor lighting plan requirements
STATUS OF REVIEW: NO
REMARKS: will there be outdoor lighting? if so a photometric plan is required
- 40 DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: 2.12.21/6.3.1.C(10) - Land use and zoning on project and on adjacent properties shown
STATUS OF REVIEW: NO
REMARKS: The land use of adjacent parcels on the south is HR. The land use and zoning information on Lot 13 is not showing completely. The lot 11 and 12 is one parcel. Please correct.



Marion County
Board of County Commissioners

AR 31078

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: 03/04/2024 Parcel Number(s): 9024-0565-08 & 9024-0565-09 Permit Number: 31078

A. PROJECT INFORMATION: Fill in below as applicable:

Project Name: RD Plaza Warehouses Commercial or Residential
Subdivision Name (if applicable): NA
Unit NA Block NA Lot NA

B. PROPERTY OWNER'S AUTHORIZATION: Attach a letter from the owner(s), or the owner(s) may sign below, authorizing the applicant to act on the owner's behalf for this waiver request:

Property Owner's Name (print): Ricardo Duque
Property Owner's Signature: _____
Property Owner's Mailing Address: 315 SW 72nd Place
City: Ocala State: FL Zip Code: 34475 Phone #: _____

C. APPLICANT INFORMATION: The applicant will be the point of contact during this waiver process. Letters will be faxed or emailed to the applicant.

Firm Name (if applicable): Menadier Engineering, LLC Contact Name: Bill Menadier, PE
Mailing Address: 13800 Tech City Cir Ste D302 City: Alachua State: FL Zip Code: 32615
Phone #: (386) 347-5133 Alternate Phone #: _____
FAX Number or Email address: wmenadier@menadier.com

D. WAIVER INFORMATION:

Section & Title of Code: Section 6.11.5 Driveway Access
Reason/Justification for Waiver Request: Driveway proposed 176-ft from PC to PC; 213-ft from PC to CL of proposed driveway; and if measured from edge of pavement to edge of pavement, the distance is 241-ft. We located the driveway as far from the intersection as possible. County requires 245-ft for roads with 35 mph or less. This portion of roadway is 30 mph. We're requesting a waiver to driveway spacing for the driveway on Chestnut Road. (Attach sheet 3 for additional waivers)

FOR STAFF USE ONLY:

Received By: Email 3/4/24 Date Processed: 3/4/24 BM Project # 2024010064 AR # 31078

Zoning Use: Parcel of record: Yes No Eligible to apply for Family Division: Yes No
Zoned: _____ ESOZ: _____ Must Vacate Plat: Yes No Date: _____ Verified by: _____
Land Use: _____ Date: _____ Verified by: _____

"Meeting Needs by Exceeding Expectations"

**DEVELOPMENT REVIEW COMMITTEE
WAIVER REQUEST FORM CONTINUED**

Section & Title of Code: _____ Section 6.8.6 Buffers

Reason/Justification for Waiver Request: Requesting a waiver to construct a 6-ft tall vinyl fence in lieu of wall along northern boundary within Type B Buffer.

Section & Title of Code: _____

Reason/Justification for Waiver Request: _____

Section & Title of Code: _____

Reason/Justification for Waiver Request: _____

Section & Title of Code: _____

Reason/Justification for Waiver Request: _____

Section & Title of Code: _____

Reason/Justification for Waiver Request: _____

Section & Title of Code: _____

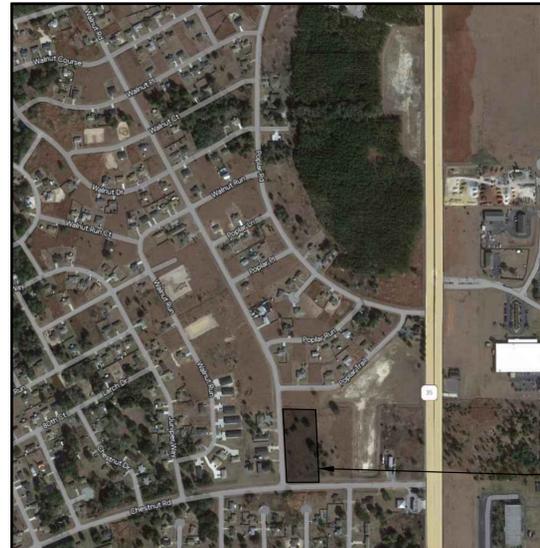
Reason/Justification for Waiver Request: _____

Section & Title of Code: _____

Reason/Justification for Waiver Request: _____

A MARION COUNTY MAJOR SITE PLAN FOR: RD PLAZA WAREHOUSES

PREPARED FOR: BWC CONSTRUCTION



SECTION 7, TOWNSHIP 17 S., RANGE 22 E.
LOCATION SKETCH

SITE

MAINTENANCE PRACTICE AND SCHEDULE INSTRUCTIONS

MAINTENANCE RESPONSIBILITIES:

THIS PROJECT HAS BEEN DESIGNED TO PROVIDE SUITABLE REMOVAL OF STORM WATER FROM THE PROJECT USE AREA. THE PREVIOUSLY PERMITTED RETENTION BASIN WAS SIZED TO MEET BOTH LOCAL AND STATE REQUIREMENTS. THE PROPOSED BASIN WILL ATTENUATE THE PRE/POST VOLUME DIFFERENCE PRIOR TO DISCHARGE. TO ASSURE PROPER FUNCTIONING OF THE FACILITIES AFTER COMPLETION OF CONSTRUCTION, THE FOLLOWING RECOMMENDATIONS ARE SUGGESTED:

1. ASPHALT PAVEMENT

- AFTER COMPLETION OF CONSTRUCTION, THE INSIDE EDGES OF ALL TURNING RADII SHALL BE MONITORED TO ASSURE NO POTHOLE, ETC. OCCUR BEHIND THE CURBING.
- ALL PAVEMENT SHALL BE MONITORED TO ASSURE NO FAILURES OCCUR. IF A HOLE DEVELOPS, CUT A SQUARE EDGE AROUND FAILURE AND REPAIR WITH FULL DEPTH OF ASPHALT.
- ASPHALT PAVEMENT SHALL BE CLOSELY MONITORED TO ASSURE NO FUEL SPILLAGE OCCURS THAT WOULD DESTROY BOTH PAVEMENT AND ALSO GRASS IN THE RETENTION BASIN. IF A SPILL DOES OCCUR, FLOOD IMMEDIATELY WITH LARGE VOLUMES OF WATER.
- REPAIR ANY BROKEN CURBING IMMEDIATELY.

2. CULVERTS

- ALL CULVERTS MUST BE MAINTAINED TO ASSURE COMPLETE FULL VOLUME. IF THE ENDS BECOME CRUSHED OR SEDIMENT BUILDS UP IN THE CULVERTS, REPAIR AND/OR CLEAN IMMEDIATELY.
- ALL DRAINAGE CULVERTS SHOULD BE INSPECTED QUARTERLY AND CLEANED TO ASSURE FULL VOLUME CAPACITY.

3. GRATE INLETS

- MAKE SURE GRATES ARE NOT CLOGGED WITH DEBRIS AFTER EACH RAINSTORM.
- MAKE QUARTERLY CHECKS OF INTERIOR OF CONCRETE INLET AND REMOVE ANY SEDIMENT BUILDUP THAT OCCURRED.
- ANY BROKEN GRATES OVER THE INLETS MUST BE REPLACED IMMEDIATELY.

REQUESTED AND APPROVED WAIVERS:

NOT APPLICABLE AT THIS TIME.

TRAFFIC STATEMENT:

PROPOSED DEVELOPMENT

WAREHOUSING (ITE CODE 150, 11th EDITION)
PER 1,000 SF OF GFA
GFA = 18,000 S.F.

WEEKDAY

FITTED CURVE (T) = 1.58(X) + 38.29
TRIP DISTRIBUTION = 50% ENTER / 50% EXIT
VTPD = 1.58(18.0) + 38.29 = 66.73 VTPD
ENTERING - 33 VTPH
EXITING - 34 VTPH

A.M. PEAK HOUR

FITTED CURVE (T) = 0.12(X) + 23.62
TRIP DISTRIBUTION = 77% ENTER / 23% EXIT
VTPD = 0.12(18.0) + 23.62 = 25.78 VTPD
ENTERING - 20 VTPH
EXITING - 6 VTPH

P.M. PEAK HOUR

FITTED CURVE (T) = 0.12(X) + 26.48
TRIP DISTRIBUTION = 28% ENTER / 72% EXIT
VTPD = 0.12(18.0) + 26.48 = 28.64 VTPD
ENTERING - 8 VTPH
EXITING - 21 VTPH

PROJECT WATER AND SEWER DEMANDS:

THIS PROJECT IS SERVED WATER AND SEWER BY CITY OF BELLEVUE UTILITIES

WAREHOUSE BUILDING:
SANITARY SEWER DEMAND
*PER CHAPTER 64E-6
15 GPD / EMPLOYEE x 4 EMPLOYEES / UNIT = 60 GPD / UNIT
60 GPD / UNIT x 12 UNIT = 720 GPD

WATER DEMAND - 1.25 x SEWER DEMAND
1.25 x 720 GPD = 900 GPD

IRRIGATION DEMAND: SEE LANDSCAPE ARCHITECT PLANS

OPEN SPACE CALCULATIONS:

PROPOSED IMPROVEMENTS

PARCEL AREA: 125,889 S.F. (2.89 ACRES)

PROPOSED IMPERVIOUS AREA

BUILDING	18,000 S.F.
ASPHALT	37,942 S.F.
CONCRETE	8,617 S.F.
TOTAL	66,291 S.F. (52.6%)

PROPOSED WATER RETENTION AREA: 15,378 S.F. (12.2%)

TOTAL OPEN SPACE PROVIDED - 44,220 S.F. (35.2%)
WATER RETENTION AREA NOT INCLUDED IN OPEN SPACE

INTERIOR LANDSCAPE CALCULATIONS:

SEE LANDSCAPE & IRRIGATION PLANS

INDEX

SHEET NO.	CONTENTS
C001	TITLE SHEET
C002	BOUNDARY & TOPOGRAPHIC SURVEY
C003	DEMOLITION & EROSION CONTROL PLAN
C004	LAYOUT PLAN
C005	GRADING & DRAINAGE PLAN
C006	UTILITY PLAN
C007	FDOT UTILITY CONNECTION PLAN & PROFILE
D001	CONSTRUCTION DETAILS
D002	MARION COUNTY UTILITY NOTES & DETAILS (1 of 2)
D003	MARION COUNTY UTILITY NOTES & DETAILS (2 of 2)
D004	LIFT STATION DETAILS
L001	LANDSCAPE PLAN
L002	IRRIGATION PLAN
L003	LANDSCAPE & IRRIGATION DETAILS

STATEMENT OF PROPOSED USE:

THIS PROJECT WILL SUPPORT A MULTI-TENANT DEVELOPMENT WITH PARKING, TWO DRIVEWAY ACCESSSES, UTILITY AND STORMWATER INFRASTRUCTURE. IT IS INTENDED TO HOUSE TRADESMAN TYPE USES PRIMARILY DEVOTED TO THE STORAGE OF SUPPLIES / MATERIALS AND OFFICE SPACE. EACH UNIT WILL HAVE AN OFFICE AND STORAGE SPACE.

CONCURRENCY NOTE:

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



PROJECT NUMBER: 2022-01-001

SITE DATA:

PROJECT NAME: RD PLAZA WAREHOUSES

OWNER: RICARDO DUQUE
315 SW 72ND PLACE
OCALA, FL 34476

CONTRACTOR: BWC CONSTRUCTION
4330 N US HWY 441
OCALA, FL 34475

PARCEL NO.'s: 9024-0565-08
9024-0565-09

LAND USE / ZONING: COMMERCIAL / B-4

PARCEL AREA: 2.89 ACRES

FLOOR AREA RATIO:
PROPOSED BUILDING - 18,000 S.F.
PROPOSED COVERED STORAGE - 1,500 S.F.
PARCEL AREA - 125,889 S.F.
F.A.R. = 19,500 / 125,889 = 0.155

MAXIMUM BUILDING HEIGHT: 50-FT

BUILDING SETBACKS:
FRONT: 40-FT
REAR: 25-FT
SIDE: 10-FT

PROPOSED USE: WAREHOUSING

HOURS OF OPERATION: 8:00 am - 10:00 pm

PROPERTY LIES TOTALLY WITHIN FLOOD ZONE 'X' PER FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 12083C0735D DATED AUGUST 28, 2008.

PROPERTY LIES WITHIN THE SECONDARY SPRINGS PROTECTION ZONE.

PROPERTY IS NOT LOCATED IN AN ENVIRONMENTALLY SENSITIVE OVERLAY ZONE (ESOZ).

SPECIAL USE PERMIT

RESOLUTION No. 23-R-683
ADOPTED DECEMBER 19, 2023

PARKING CALCULATIONS

TOTAL WAREHOUSE SPACE - 16,800 S.F.
TOTAL OFFICE SPACE (12 OFFICES)(10'x10') - 1,200 S.F.

REQUIRED:

PROPOSED WAREHOUSE BLDGS
1 SPACE / 3,000 S.F.
16,800 S.F. x (1 SPACE / 3,000 S.F.) = 6 SPACES

PROPOSED OFFICES

2.5 SPACES / 1,000 S.F.
1,200 S.F. x (2.5 SPACES / 1,000 S.F.) = 3 SPACES

H/C PARKING

2 H/C SPACES / 26-50 SPACES

TOTAL REQUIRED - 9 SPACES
2 H/C SPACES
11 SPACES

PROVIDED:

36 SPACES
4 H/C SPACES
40 TOTAL

GENERAL NOTES:

- ALL AREAS DISTURBED BY CONSTRUCTION OF THIS PROJECT WHICH ARE NOT OTHERWISE PAVED SHALL BE IMMEDIATELY SODDED FOLLOWING FINAL GRADING. ALLOW FOR THICKNESS OF SOD WITH A 2-INCH UNDERCUT. SOD SHALL BE ARGENTINA BAHIA UNLESS OTHERWISE NOTED ON LANDSCAPE PLAN, AND SHALL BE REGULARLY WATERED BY THE CONTRACTOR THROUGHOUT CONSTRUCTION DURATION.
- ALL CONCRETE SHALL BE 3000 p.s.i. - 28 DAY STRENGTH UNLESS OTHERWISE NOTED.
- TO PREVENT EROSION DURING CONSTRUCTION, SILT FENCING SHALL BE INSTALLED AS INDICATED ON THE DEMOLITION & EROSION CONTROL PLAN AND MAINTAINED UNTIL THE COMPLETION OF ALL SITE CONSTRUCTION.
- ALL STRIPING SHALL BE 6" WIDE TRAFFIC PAINT, UNLESS OTHERWISE INDICATED, APPLIED WITH DOUBLE COAT A MINIMUM OF 24 HOURS APART IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES AND FOOT DESIGN STANDARDS; LATEST EDITIONS. HANDICAPPED MARKINGS AND HANDICAPPED SIGNS SHALL CONFORM WITH FDOT'S FTP-20-06 AND FTP-22-06 AND STANDARD PLANS 711-001.
- ALL TRAFFIC CONTROL DEVICES SHALL BE PER THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), LATEST EDITION.
- ALL CONSTRUCTION TRAFFIC SHALL ENTER AND EXIT THE SITE FROM THE CHESTNUT ROAD CONSTRUCTION ENTRANCE SHOWN ON THE DEMOLITION & EROSION CONTROL PLAN.
- SITE LIGHTING SHALL BE SHIELDED TO PREVENT GLARE ON THE ADJOINING PROPERTIES AND ROADWAY. A SITE LIGHTING PLAN, PREPARED BY THE ARCHITECT, SHALL BE SUBMITTED TO MARION COUNTY FOR REVIEW AND APPROVAL.
- ALL STORMWATER MANAGEMENT SYSTEMS SHALL BE COMPLETED PRIOR TO THE CONSTRUCTION OF IMPERVIOUS AREAS.
- THIS PROJECT SHALL BE SERVED WATER AND SEWER BY MARION COUNTY UTILITIES.
- ALL CONSTRUCTION COVERED BY THESE PLANS SHALL COMPLY WITH THE MATERIAL REQUIREMENTS AND QUALITY CONTROL STANDARDS CONTAINED IN THE MARION COUNTY LAND DEVELOPMENT CODE, AS APPLICABLE.
- TRAFFIC SIGNS SHALL BE INSTALLED ON 2" ROUND ALUMINUM POSTS, 14-FT IN LENGTH. ALL SIGNS SHALL MEET MARION COUNTY LAND DEVELOPMENT REGULATIONS.
- IT IS THE CONTRACTORS RESPONSIBILITY TO VERIFY THE LOCATION AND BURIAL DEPTH OF ALL UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION.
- ALL STOP BARS SHALL BE 24" WIDE WHITE LEAD FREE THERMOPLASTIC.
- LANDSCAPE INSTALLATION PROFESSIONALS PERFORMING WORK FOR HIRE WITHIN THE UNINCORPORATED AREAS OF MARION COUNTY SHALL BE LANDSCAPE CONTRACTORS LICENSED BY THE MARION COUNTY BUILDING DEPARTMENT, UNLESS OTHERWISE LICENSED BY THE STATE OF FLORIDA.
- NO REVISIONS TO THE WORK SHOWN ON THE APPROVED PLANS SHALL BE MADE WITHOUT NOTIFICATION TO AND APPROVAL BY THE OFFICE OF THE COUNTY ENGINEER.
- ALL PARALLEL ACCESS EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED FOR THE USE AND BENEFIT OF THE PUBLIC, AND MAINTENANCE OF SAID EASEMENTS IS THE RESPONSIBILITY OF THE OWNERS OF SAID LANDS.
- ALL UTILITY EASEMENTS SHOWN HEREON ARE DEDICATED PUBLIC FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF UTILITIES BY ANY UTILITY PROVIDER.
- ALL STORMWATER AND DRAINAGE EASEMENTS AS SHOWN ARE DEDICATED TO THE PUBLIC FOR THE CONSTRUCTION AND MAINTENANCE OF SUCH FACILITIES.
- THE STORMWATER MANAGEMENT SYSTEMS PROPOSED ON-SITE AS SHOWN ARE DEDICATED PRIVATE FOR THE CONSTRUCTION AND MAINTENANCE OF SUCH FACILITIES.
- MARION COUNTY IS GRANTED THE RIGHT TO PERFORM EMERGENCY MAINTENANCE ON THE ON-SITE STORMWATER MANAGEMENT FACILITY IN THE EVENT OF A LOCAL, STATE, OR FEDERAL STATE OF EMERGENCY WHEREIN THE DECLARATIONS INCLUDES THIS PARCEL OR AN EMERGENCY WHEREIN THE HEALTH, SAFETY, OR WELFARE OF THE PUBLIC IS DEEMED TO BE AT RISK.

MARION COUNTY OWNER'S CERTIFICATE:

I HEREBY CERTIFY THAT I, MY SUCCESSORS, AND ASSIGNS, SHALL PERPETUALLY OPERATE AND MAINTAIN THE STORMWATER MANAGEMENT SYSTEM AND ASSOCIATED ELEMENTS, AND MAINTAIN THE TRAFFIC CONTROL SIGNAGE AND STRIPING IN ACCORDANCE WITH THE SPECIFICATIONS SHOWN HEREIN AND ON THE APPROVED PLANS.

RICARDO DUQUE
OWNER

DATE

ENGINEER'S CERTIFICATE:

I HEREBY CERTIFY THAT THIS PLAN AND CALCULATIONS WERE COMPLETED IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS OF THE MARION COUNTY LAND DEVELOPMENT CODE, EXCEPT AS WAIVED, AND THE SITE IMPERVIOUS SURFACE RATIO IS LESS THAN 0.8.

WILLIAM A. MENADIER
PROFESSIONAL ENGINEER
FLORIDA REGISTRATION NO. 74581

NO.	DATE	REVISIONS

William A. Menadier, ME, PE
P. Reg. No. 74581
Wmenadier@menadier.com



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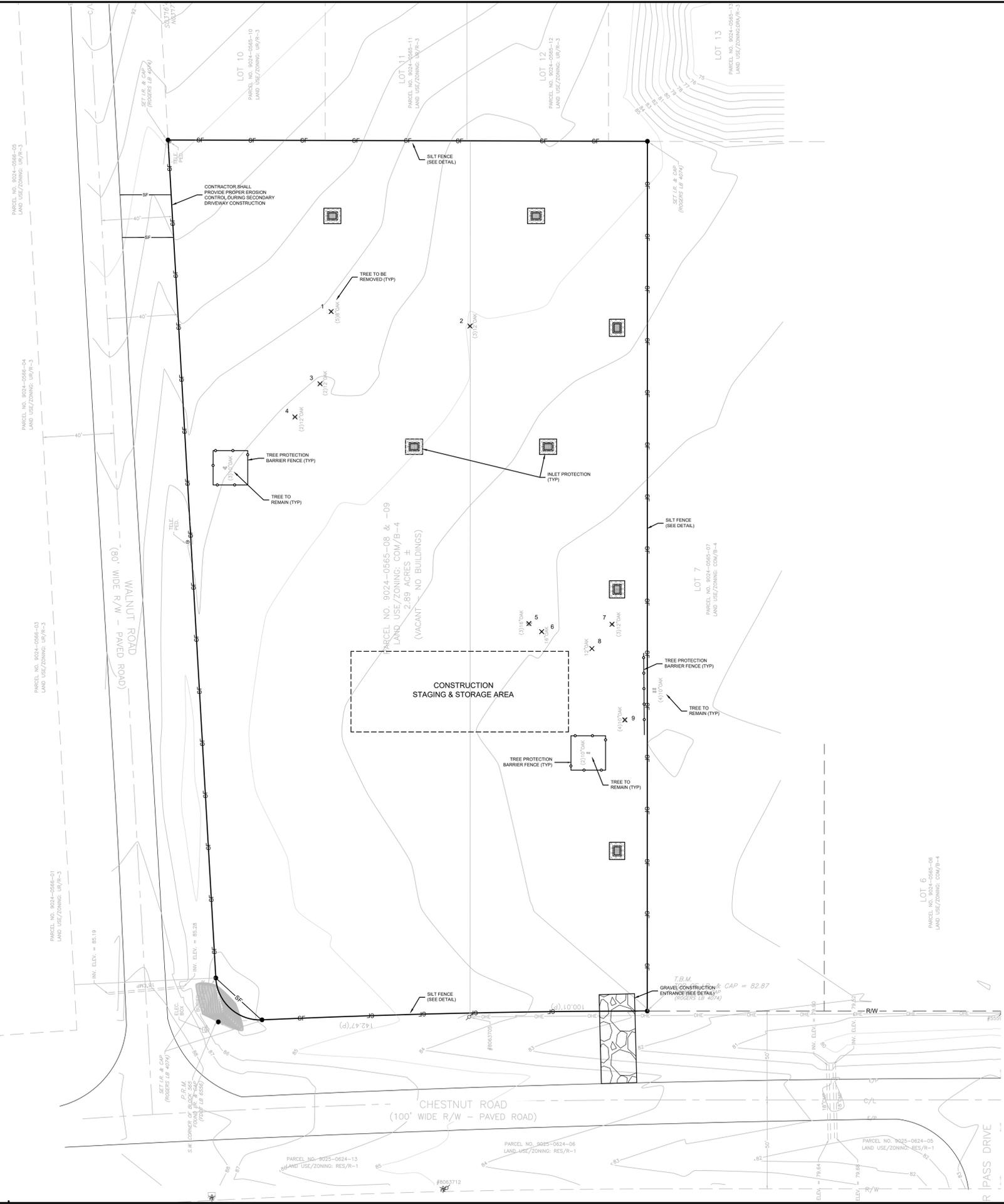
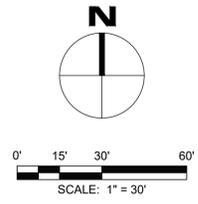
A MARION COUNTY MAJOR SITE PLAN
FOR
RD PLAZA WAREHOUSES
MARION COUNTY
Title Sheet

JOB No:
2022-01-001

DATE:
1-30-24

SCALE:
--

C001

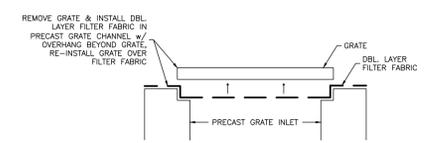


STORMWATER POLLUTION PREVENTION PLAN NOTES:

- SILT FENCING SHALL BE INSTALLED PRIOR TO CLEARING OF THE PROPERTY AND MAINTAINED UNTIL COMPLETION OF CONSTRUCTION AND STABILIZATION OF ALL DISTURBED AREAS.
- THE GRAVEL CONSTRUCTION ENTRANCE SHALL BE CONSTRUCTED AND MAINTAINED UNTIL COMPLETION OF ALL PAVING.
- ALL CONSTRUCTION VEHICLES SHALL ENTER THE PROJECT AREA VIA CHESTNUT ROAD CONSTRUCTION ENTRANCE. NO CONSTRUCTION TRAFFIC SHALL ENTER THE SITE FROM THE NORTHERN ENTRANCE. THERE SHALL BE NO CONSTRUCTION ACTIVITIES, MACHINERY, OR VEHICLES BEYOND THE CONSTRUCTION BARRIER FENCE.
- ALL GRATE INLETS SHALL BE PROTECTED BY EITHER OF THE FOLLOWING:
 - THE GRATE OVER INLET SHALL BE REMOVED AND A PREFABRICATED DROP INLET INTERNAL FILTER BAG (ACF SILT SACK) INSERTED AND THE GRATE REPLACED TO HOLD THE BAG IN PLACE. WHEN SEDIMENT HAS ACCUMULATED TO WITHIN ONE FOOT OF THE BOTTOM OF THE GRATE, THE FILTER BAG MUST BE REMOVED BY A FRONT END LOADER OR FORKLIFT, DISCARDED AND REPLACED WITH A NEW OR A CLEAN REUSED FILTER BAG.
 - INSTALL A 2"x4"x3" STAKED FRAME AROUND THE PERIMETER OF THE INLET WITH THE STAKES DRIVEN A MINIMUM OF 8" INTO THE GROUND WITH A 2"x4" FRAME AROUND THE TOP, AND BURLAP BURIED AT LEAST 4" DEEP AROUND THE ENTIRE PERIMETER.
- INLET PROTECTION SHALL REMAIN IN PLACE UNTIL ALL SURFACE AREAS WITHIN THE PROJECT HAVE BEEN COMPLETED TO THEIR PROPOSED FINISHED CONDITION.
- PRIOR TO ANY DEMOLITION, THE CONTRACTOR SHALL HAVE ALL ON-SITE UTILITIES LOCATED.
- ALL EXISTING SANITARY SEWER SERVICES, GREASE TRAPS, MANHOLES, CLEAN-OUTS AND WATER LINES SHALL BE PROTECTED.
- THE CONTRACTOR SHALL PERIODICALLY SWEEP EXISTING ON-SITE PAVED SURFACES AS WELL AS ALL ABUTTING CITY STREETS, COUNTY ROADS, AND STATE HIGHWAYS TO KEEP THOSE SURFACES IN A SUBSTANTIALLY SEDIMENT-FREE CONDITION. SWEEPING SHALL BE DONE ON A PERIODIC, AS-NEEDED BASIS THROUGHOUT THE WORK WEEK INCLUDING, MOST IMPORTANTLY, AFTER EVERY RAIN EVENT AND EVERY FRIDAY AFTERNOON PRIOR TO CEASING WORK FOR THE WEEK.
- ALL MATERIALS, MACHINERY, AND VEHICLES SHALL BE STORED ON-SITE IN AN ORDERLY, ORGANIZED FASHION.
- CONTRACTOR SHALL DEVELOP AND IMPLEMENT A PLAN TO ASSURE THAT ALL WASTE, SUCH AS DISCARDED BUILDING MATERIALS, CONCRETE TRUCK WASH-OUT, CHEMICALS, LITTER AND SANITARY WASTE, ARE PROPERLY CONTROLLED WHILE ON-SITE AND TRANSPORTED AND DISPOSED OF (OFF-SITE) IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS. NO WASTE MATERIALS OF ANY KIND ARE PERMITTED TO BE BURIED ON-SITE OR DISCHARGED TO SURFACE WATERS OF THE STATE OR TO THE CITY STORM WATER SYSTEM.

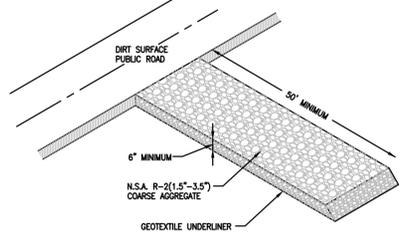
TREES TO BE REMOVED:

- (5) 8" OAK
- (3) 12" OAK
- (2) 12" OAK
- (2) 12" OAK
- (3) 16" OAK
- 16" OAK
- (3) 12" OAK
- 12" OAK
- (4) 10" OAK



- NOTES:
- REMOVE ANY SEDIMENT BUILD-UP ON TOP OF FILTER FABRIC AFTER EVERY RAINSTORM.
 - BE SURE TO REMOVE FILTER FABRIC UPON COMPLETION OF NEW PAVEMENT, ALL SODDING AND LANDSCAPING.

INLET PROTECTION DETAIL



CONSTRUCTION ENTRANCE DETAIL
N.T.S.

NO.	DATE	REVISIONS

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 Wmenadier@menadier.com

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 PO Box 656 | Alachua, Florida 32016 | Ph. (386) 347-5133 | www.menadier.com

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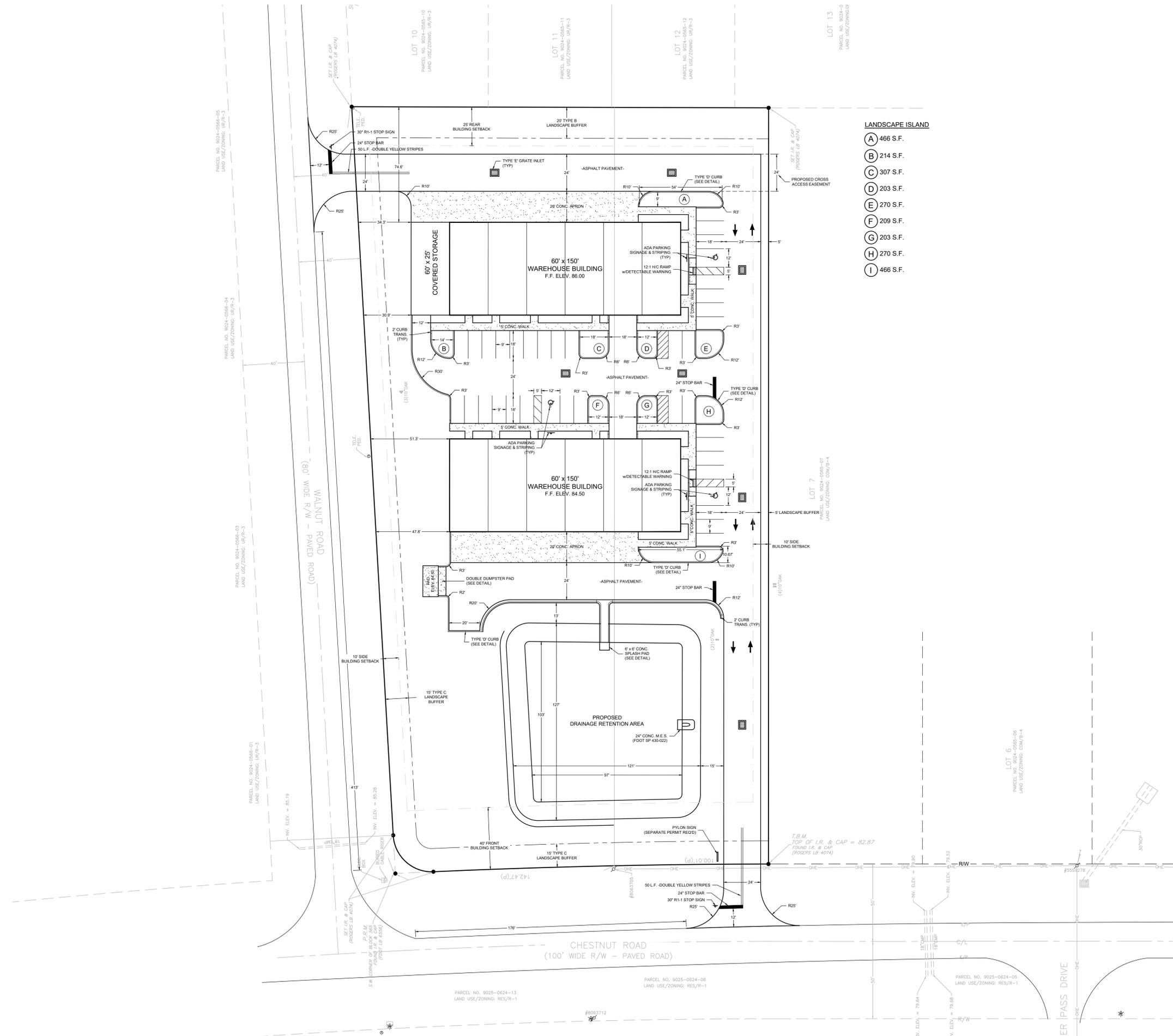
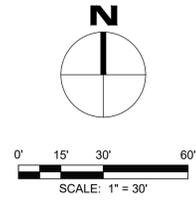
A MARION COUNTY MAJOR SITE PLAN FOR
RD PLAZA WAREHOUSE
 MARION COUNTY
Demolition & Erosion Control Plan

JOB No:
2022-01-001

DATE:
1-30-2024

SCALE:
1" = 30'

C003



- LANDSCAPE ISLAND**
- (A) 466 S.F.
 - (B) 214 S.F.
 - (C) 307 S.F.
 - (D) 203 S.F.
 - (E) 270 S.F.
 - (F) 209 S.F.
 - (G) 203 S.F.
 - (H) 270 S.F.
 - (I) 466 S.F.

NO.	DATE	REVISIONS

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 Wmenadier@menadier.com



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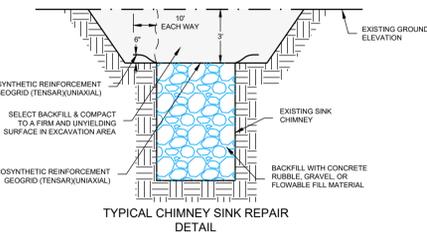
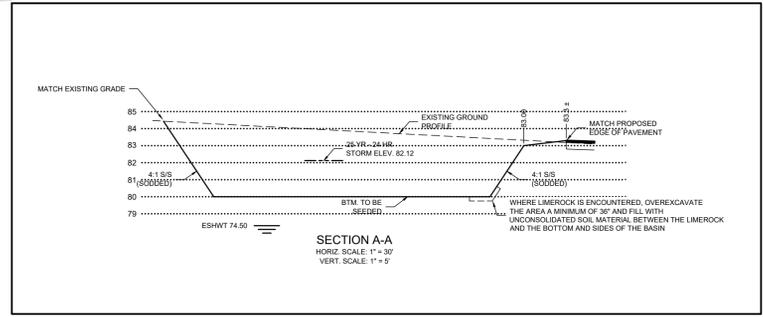
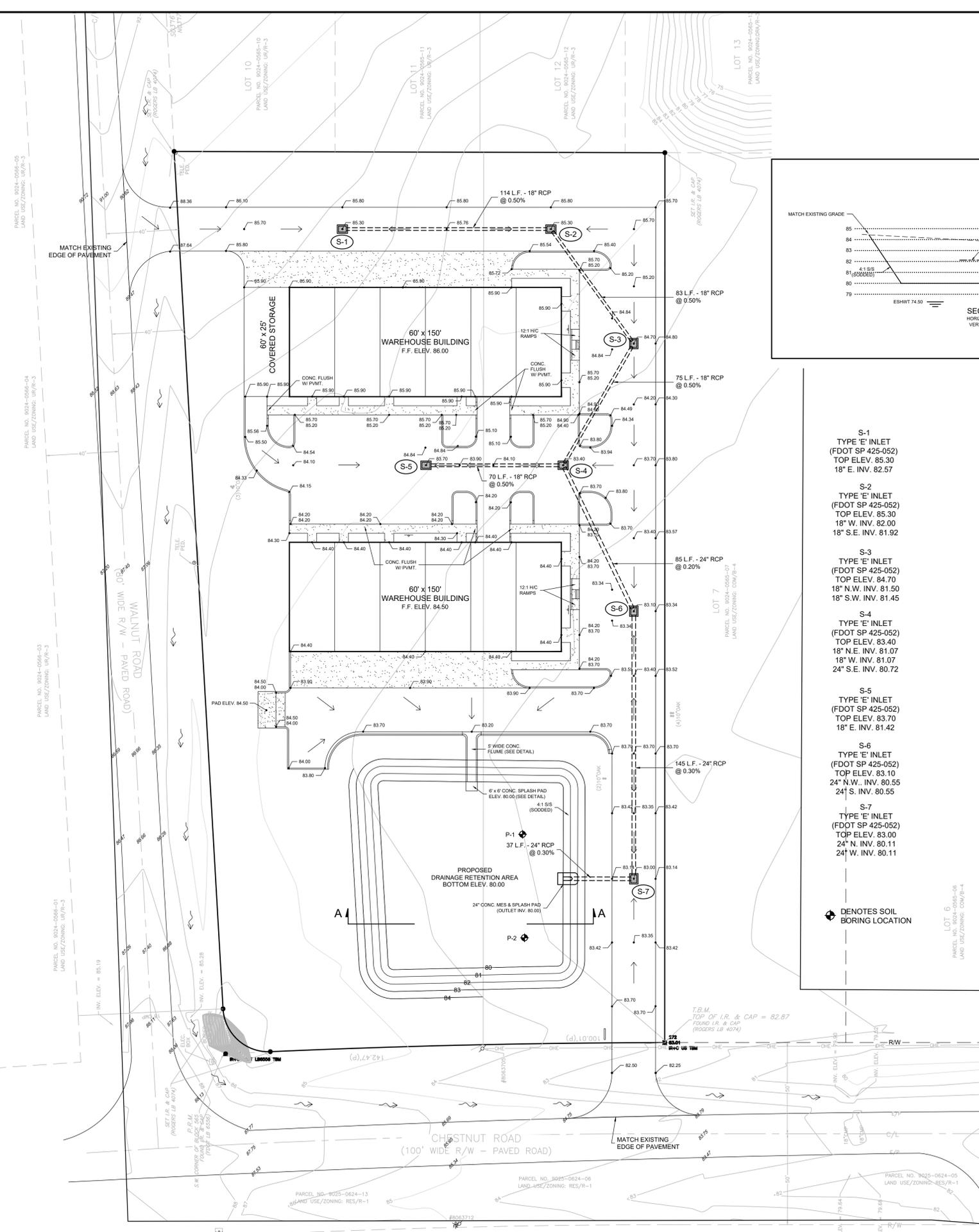
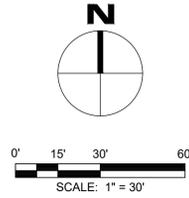
A MARION COUNTY MAJOR SITE PLAN FOR
RD PLAZA WAREHOUSE
 MARION COUNTY
Layout Plan

JOB No:
 2022-01-001

DATE:
 1-30-2024

SCALE:
 1" = 30'

C004



- S-1
TYPE 'E' INLET
(FDOT SP 425-052)
TOP ELEV. 85.30
18" S.E. INV. 82.57
- S-2
TYPE 'E' INLET
(FDOT SP 425-052)
TOP ELEV. 85.30
18" N.W. INV. 82.00
18" S.E. INV. 81.92
- S-3
TYPE 'E' INLET
(FDOT SP 425-052)
TOP ELEV. 84.70
18" N.W. INV. 81.50
18" S.W. INV. 81.45
- S-4
TYPE 'E' INLET
(FDOT SP 425-052)
TOP ELEV. 83.40
18" N.E. INV. 81.07
18" W. INV. 81.07
24" S.E. INV. 80.72
- S-5
TYPE 'E' INLET
(FDOT SP 425-052)
TOP ELEV. 83.70
18" S.E. INV. 81.42
- S-6
TYPE 'E' INLET
(FDOT SP 425-052)
TOP ELEV. 83.10
24" N.W. INV. 80.55
24" S. INV. 80.55
- S-7
TYPE 'E' INLET
(FDOT SP 425-052)
TOP ELEV. 83.00
24" N. INV. 80.11
24" W. INV. 80.11

SINKHOLE REPAIR INSTRUCTIONS:

- IF A SINKHOLE DEVELOPS WITHIN THE WATER RETENTION BASINS, THE FOLLOWING IS THE RECOMMENDED CORRECTIVE ACTION:
- A. INFORM THE LOCAL JURISDICTION'S STORMWATER ENGINEERING DEPT. AND THE APPLICABLE WATER MANAGEMENT DISTRICT IMMEDIATELY UPON DISCOVERY AND PROVIDE WARNING BARRICADES, ETC. AROUND THE HOLE.**
- B. WHERE LIMEROCK OR SHELL STONE IS EVIDENT FROM THE OPENING OF THE HOLE, WE RECOMMEND THE FOLLOWING REPAIR:**
1. USING 1 - 2' DIAMETER BOULDERS OF LIMEROCK, CHERT OR SIMILAR HARD MATERIAL, BACKFILL THE CAVITY TO WITHIN 5' OF THE SURFACE.
 2. USING A SMALLER DIAMETER (4" - 1") STONE, FILL THE REMAINDER OF THE CAVITY TO WITHIN 2' OF THE SURFACE.
 3. USING A BACKHOE, PROVIDE FOR THE COMPACTION OF THE FILLED CAVITY BY HYDRAULICALLY COMPRESSING THE FILLED MATERIAL.
 4. FILL THE REMAINDER OF THE CAVITY USING SEPTIC TANK DRAINFIELD GRAVEL TO THE GROUND SURFACE.
 5. USING A VERY WET CEMENT SLURRY, POUR CONCRETE OVER THE CAVITY IN A SLOW AND GRADUAL MANNER RAKING THE CEMENT WITH THE GRAVEL TO OBTAIN AS MUCH VERTICAL PENETRATION OF THE CONCRETE AS POSSIBLE.
- C. IN THOSE AREAS WHERE NO LIMEROCK IS EVIDENT, THE FOLLOWING PROCEDURE IS SUGGESTED:**
1. USING BACKHOE, REMOVE SUFFICIENT MATERIAL FROM THE SURFACE OF THE HOLE TO ALLOW ADEQUATE AREA IN WHICH MATERIAL CAN BE PLACED SO THAT IT WILL REACH THE BOTTOM OF THE HOLE.
 2. USING A HEAVIER SOIL (CLAYEY-SAND OR CLAY) PLACE MATERIAL IN THE HOLE WITH A BACKHOE AND USE THE BUCKET TO HYDRAULICALLY COMPACT THE MATERIAL TO BE PLACED. PERFORM THIS OPERATION IN LIFTS, WITH NO LIFT BEING GREATER THAN 2' IN HEIGHT.
 3. COMPACT THE MATERIAL TO WITHIN 4"± OF THE SURFACE OF THE SINKHOLE.
 4. FORM AND POUR A CONCRETE CAP OVER THE DISTURBED AREA USING 2500# CONCRETE AND FORM BOARDS TO ASSURE THAT ALL CONCRETE IS AT LEAST 4" IN THICKNESS. BE ASSURED THAT THE CONCRETE CAP IS AT THE SAME LEVEL AS THE SURROUNDING ELEVATION.
- D. AFTER COMPLETION OF THE WORK, REMOVE AND HAUL OFF ANY EXCESS MATERIAL (SOIL AND ROCK) AND REMOVE ANY WASTE CONCRETE THAT WOULD TEND TO SEAL THE POND BOTTOM. REPAIR AND RESOD SIDE SLOPES OF THE BASIN AS A RESULT OF THE WORK.**
- E. PLEASE EXERCISE CAUTION AND WALK THE ENTIRE BOTTOM AREA OF THE POND BEFORE COMMENCEMENT TO ASSURE GOOD SOLID SUPPORT OF THE PROPOSED CONSTRUCTION EQUIPMENT AND MATERIALS.**

⬮ DENOTES SOIL BORING LOCATION

NO.	DATE	REVISIONS

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 P. Reg. No. 7458
 Wmenadier@menadier.com

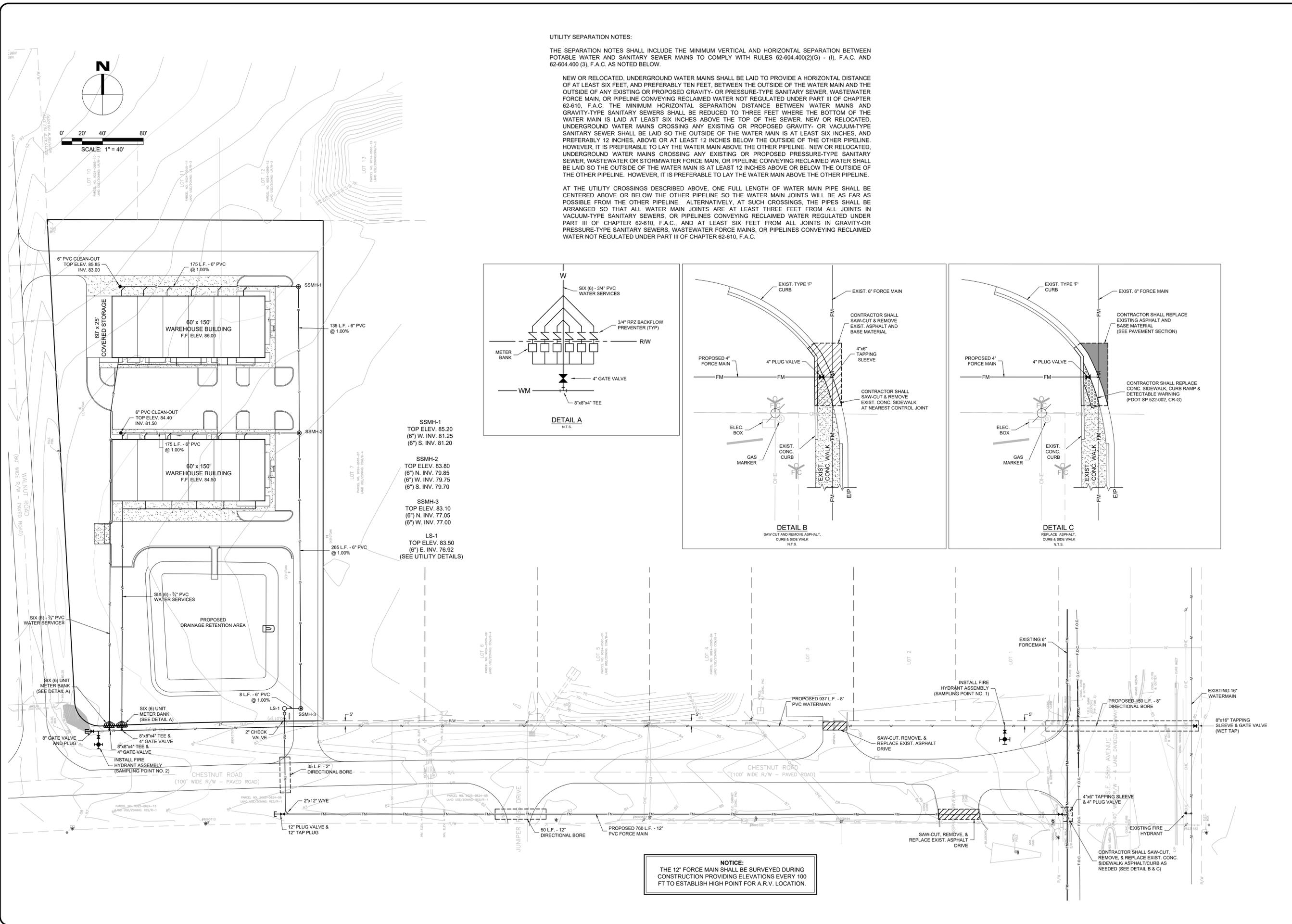
MENADIER ENGINEERING

A LACHUA COUNTY MAJOR SITE PLAN FOR
RD PLAZA WAREHOUSE
 MARION COUNTY
Grading & Drainage Plan

PO Box 636 | Alachua, Florida 32016 | Ph. (860) 374 - 5133 | www.menadier.com

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JOB No: 2022-01-001
DATE: 1-30-2024
SCALE: 1" = 30'
C005



NO.	DATE	REVISIONS

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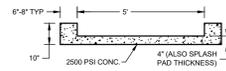
A MARION COUNTY MAJOR SITE PLAN FOR
RD PLAZA WAREHOUSE
 MARION COUNTY
Utility Plan

JOB No:
2022-01-001

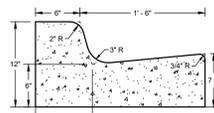
DATE:
1-30-2024

SCALE:
1" = 40'

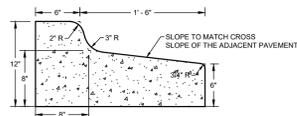
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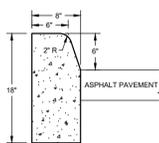
**DETAIL
FLUME CONC. 5'
SECTION**
N.T.S.



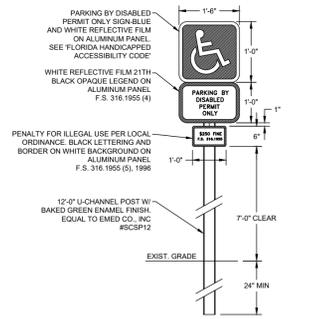
**STANDARD TYPE "F" CURB
DETAIL**
N.T.S.



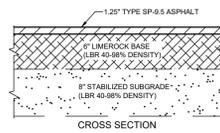
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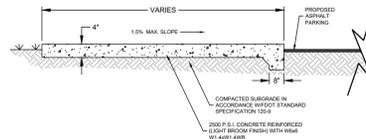
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TYPE "D" CURB**
N.T.S.



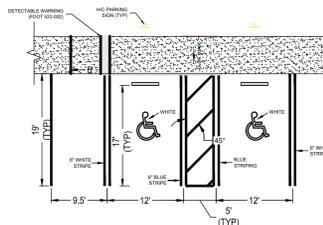
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PARKING FOR THE DISABLED SIGN**
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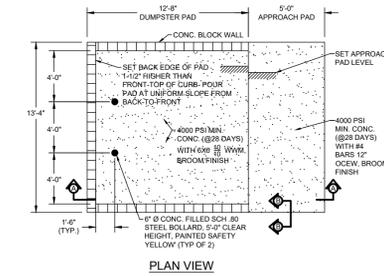
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ON-SITE PAVEMENT**
N.T.S.



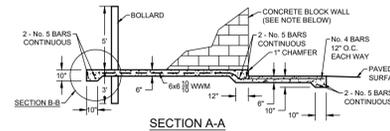
CONCRETE SIDEWALK DETAIL
N.T.S.



**TYPICAL STRIPING AND PARKING
DIMENSIONS FOR PERPENDICULAR PARKING**
N.T.S.



PLAN VIEW



SECTION A-A

NOTE:
1. CONTRACTOR SHALL PROVIDE STRUCTURAL DESIGN IN ACCORDANCE WITH THE FLORIDA BUILDING CODE, LATEST EDITION, FOR THE DUMPSTER PAD INCLUDING FOOTING.
2. 6'-0\"/>

DUMPSTER DETAIL
N.T.S.

NO.	DATE	REVISIONS

William A. Menadier, ME, PE
P. Eng. No. 7458
Wmenadier@menadier.com

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PO Box 656 | Aichua, Florida 32016 | Ph: (386) 347-5133 | www.menadier.com

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A MARION COUNTY MAJOR SITE PLAN FOR
RD PLAZA WAREHOUSE
MARION COUNTY
Construction Details

JOB No:
2022-01-001

DATE:
1-30-2024

SCALE:
1" = 30'

D001

VALVE BOX PAD

7.3.2
UT
112

REVISION # 1A

**RESTRAINED PIPE TABLE
WATER AND RECLAIMED MAINS**

7.3.2
UT
200

REVISION # 1

THRUST COLLAR WATER MAINS

7.3.2
UT
201

REVISION # 1A

**METER BANK
2" SUPPLY**

7.3.2
UT
202

REVISION # NA

**TEMPORARY JUMPER
CONNECTION**

7.3.2
UT
203

REVISION # 1

**GATE VALVE
WATER AND RECLAIMED MAINS**

7.3.2
UT
204

REVISION # 1

**REDUCED PRESSURE
BACKFLOW PREVENTER**

7.3.2
UT
209

REVISION # NA

FIRE HYDRANT ASSEMBLY

7.3.2
UT
210

REVISION # 1

TEMPORARY SAMPLE POINT

7.3.2
UT
211

REVISION # NA

**RESTRAINED PIPE TABLE
WASTEWATER FORCE MAINS**

7.3.2
UT
300

REVISION # 1

**THRUST COLLAR
WASTEWATER FORCE MAINS**

7.3.2
UT
301

REVISION # 1A

PLUG VALVE AND BOX

7.3.2
UT
304

REVISION # 1

**STANDARD SEWER MANHOLE
FRAME AND COVER**

7.3.2
UT
305

REVISION # 1

PRECAST CONCRETE MANHOLE

7.3.2
UT
306

REVISION # 1

SEWER SERVICE LATERAL

7.3.2
UT
312

REVISION # 1

REVISIONS	DATE

William A. Menadier, ME PE
P. Reg. No. 7458
wmenadier@menadier.com

**MENADIER
ENGINEERING**

PO Box 656
Alicia, Florida 32016
Ph. (850) 974-0162
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A MARION COUNTY MAJOR SITE PLAN FOR
RD PLAZA WAREHOUSE
MARION COUNTY

Marion County Utility Notes & Details (2 of 2)

JOB No:
2022-01-001

DATE:
1-30-2024

SCALE:
--

D003

RILEY & Company, Inc. (H-20 GP)

w/ BATTERY BACK-UP FOR AUDIO AND VISUAL ALARMS

NOTE: COMPLETE SYSTEM TO BE SUPPLIED BY:

RILEY & COMPANY, INC.
SANFORD, FL 32773
(407)265-9963

NO SUBSTITUTIONS - NO ALTERNATES
LIFT STATION WILL BE PRIVATELY OWNED AND MAINTAINED.

The H-20 Load Rated Fiberglass Wetwell Must Be Manufactured By L.F. Manufacturing, Giddings, Texas, Which Includes A Written 20 Yr. Warranty. Certification of the wetwell H-20 load rating must be supplied with submittals. H-20 certification must be signed and sealed by an engineer registered in the State of Florida.

After the H-20 load rated wetwell has been installed, the ASTM Certification Number and Serial Tracking Number must be visible.

PUMPS: (3YR. WARRANTY w/ Maintenance Agreement)

Submersible grinder pumps shall be HOMA Model GRP12 The pumps shall be installed in the H-20 GP FRP wetwell utilizing a dual slide rail system. The grinder unit shall be capable of macerating materials normally found in domestic and commercial sewage into a fine slurry which will pass through the pump and the Sch.80 PVC discharge piping.

Stator winding shall be open type with Class H insulation and shall be heat-shrink fitted into the stator housing. The use of pins, bolts, or other fastening devices is not acceptable.

A heat sensor thermostat shall be attached to the top end of the motor winding and shall be connected in series with the magnetic contactor coil in the control panel to stop motor if winding temperature exceeds 140 C, but shall automatically reset when the winding temperature returns to normal. Two heat sensor thermostats shall be used on three phase motors.

The pump motor grinder shaft shall be AISI 430F SS threaded to take the pump impeller and the grinder impeller.

Upper & lower mechanical seals shall be Silicon Carbide vs Silicon Carbide.

DUPLEX CONTROL PANEL: (3 YR. WARRANTY w/ Maintenance Agreement)

To insure complete unit and warranty responsibility the electrical control panel must be manufactured and built by the pump supplier. The pump supplier must be a TUV (UL508A CERTIFIED) manufacturing facility, with a minimum of 5 years history in the manufacturing of electrical control panels.

The Enclosure shall be NEMA 4K, minimum 30" high x 20" wide x 10" deep fiberglass with 3 point latching system.

The enclosure shall have external mounting feet to allow for wall mounting.

The following components shall be mounted through the enclosure:

- 1-ea. Red Alarm Beacon (Light) LED
- 1-ea. Alarm Horn (minimum 95 DCB)
- 1-ea. Generator Receptacle w/ weatherproof cover (SCM460-UL 1686)

The back panel shall be fabricated from .125, 5052-H32 marine alloy aluminum. All components shall be mounted by machined stainless steel screws.

The following components shall be mounted to back panel:

- 2- ea. Motor Contactors
- 1-ea. Volt Monitor (1 Ph) Phase Monitor (3 Ph) w/ 2 N/O & 1 N/C Contacts
- 1-ea. Control Transformer (480 Volt Only) (Min. 500VA)
- 1-ea. Duplex Alternator w/ Pump Selector Switch
- 1-ea. Model RCBS5AH Battery Back-Up w/ Smart Charger
- 20- ea. Terminals For Field Connections
- 6- ea. Terminals For Motor Connections (Single Phase Only)
- 7- ea. Grounding Lugs
- 1-ea. Seal Failure Relay

The inner door shall be fabricated from .080, 5052-H32 marine alloy aluminum. The inner door shall have a continuous aluminum piano hinge.

The following components shall be mounted through the inner door:

- 1-ea. Main Circuit Breaker
- 1-ea. Emergency Circuit Breaker
- 1-ea. Mechanical Interlock For Emergency And Main Breakers (UL Listed)
- 2- ea. Short Circuit Protectors w/ Auxiliary Contacts
- 1-ea. Control Circuit Breaker
- 2- ea. Seal Failure Indicator Lights
- 1-ea. Hand-Off-Auto Selector Switches
- 2- ea. Pump Run Pilot Lights
- 1-ea. Power On Pilot Light
- 2- ea. Elapse Time Meters (Non-Resettable)
- 1-ea. GFI Duplex Convenience Outlet

COMPONENT SPECIFICATIONS:

All circuit breakers shall be molded thermal magnetic. The mechanical interlock shall prevent the normal and emergency main breakers being energized at the same time.

An emergency generator receptacle shall be supplied in accordance with DEP standards. The generator receptacle shall be adequately sized to meet the equipment operating conditions.

NEUTRAL TO BE SUPPLIED FOR BOTH 230V 3PHASE OR 230V SINGLE PHASE POWER

All motor short circuit protection devices must provide for under voltage release and class 10 overload protection on all three phases. Visible trip indication, test, and reset capability must be provided without opening inner door. Open frame, across the line, contactors shall be rated per IEC standards and properly sized per the motor requirements. Contactors shall provide for safe touch power and control terminals.

Lightning Arrestor shall meet UL1449 3rd Edition or exceed the requirements of ANSI/IEEE Std. C62.21-1984 section 8.6.1. and 8.7.3 shall be supplied by electrician and mounted on the bottom side of the switch disconnect ahead of the pump control panel.

A voltage monitor shall be supplied for single phase service. A phase monitor shall be supplied for (3) phase service.

A green pilot light shall be supplied for each motor. The pilot light shall illuminate each time the motor is called to run. Each pump shall have an Elapse Time Meter to record the accumulated run time. The ETM shall be 2" diameter, non-resettable, six digit, totally encapsulated unit.

A Red pilot light shall be supplied for control power. The pilot light shall illuminate when the control power is available inside the control panel.

Relays shall be ice-cube plug in type. Relay contacts shall be rated 10 amp minimum, DPDT.

Twenty (20) terminals shall be supplied for field connections. The terminals shall be rated 25 amps minimum.

Each motors over-temperature contact shall be connected to the terminal strip and shall open a contact to de-energize the appropriate motor upon a high temperature within the motor. A 15 Amp GFI duplex receptacle shall be supplied and mounted on the innerdoor.

Ground lugs shall be supplied and appropriately sized for each motor and for service entrance.

MISCELLANEOUS: All wiring on the back panel shall be contained within the wiring duct. All wiring between the inner door and the back panel shall be contained with in a plastic spiral wrap. Each wire shall have a wire number at each end to correspond to the as built drawing for field troubleshooting. The control panel must be manufactured in-house by lift station supplier and be a TUV (UL508A Certified) facility.

FASTENERS & APPURTANCES: All fasteners, lifting cables, float cable bracket, hinges, and appurtances shall be made of AISI 304SS.

A 304SS slide/latch assembly shall be provided for holding the doors open on the wetwell and valve box. Slide rails shall be made of SCH.40 AISI 304SS pipe. Pump lifting cables shall be made of AISI 304 SS. Pump lifting bales shall be made of AISI 304 SS.

H-20 LOAD RATED WETWELL WITH LIFTING LUGS:

The fiberglass wetwell must be H-20 load rated with integral lifting lugs. fiberglass slope in bottom of wetwell and valve box. Certification of the H-20 load rating must be supplied at the time of submittals to Engineer. The wetwell shall be manufactured of fiberglass reinforced polyester (FRP) of depth and diameter as shown on the lift station elevation detail. The wall thickness shall be adequate for the depth of the wetwell to maintain the H-20 LOAD RATING.

EXECUTION:

Installation shall be in strict accordance with the manufacturer's recommendations in the locations shown on the drawing.

INSPECTION & TESTING: A factory representative shall be provide for a one (1) time start-up and shall have complete knowledge of the proper operation and maintenance of complete system. Megger the motors. The pump motors shall be megged out prior to the start-up to ensure that the insulation of the pump motor/cable is intact.

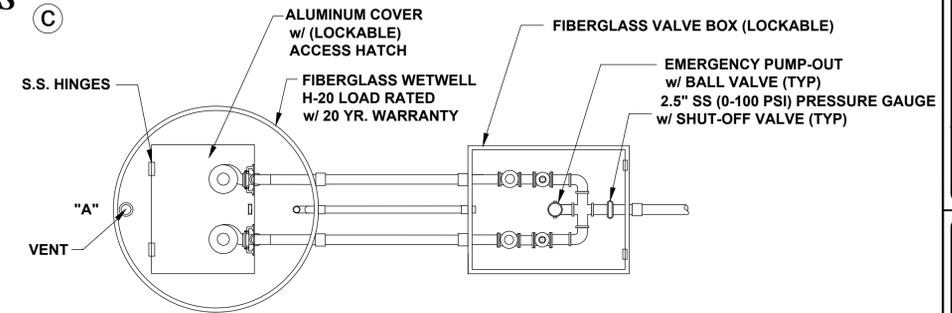
The pump controls and pumps shall be checked for mechanical reliability and proper operation.

PUMP DATA		ELEVATIONS	
PRIMARY PUMP CAPACITY	30 GPM	TOP OF WETWELL	84.00
PRIMARY TDH	25 'TDH	INLET INVERT	76.72
PUMP MANUFACTURER	HOMA	HIGH LEVEL ALARM (HLA)	76.50
PUMP MODEL #	GRP12/1	2nd PUMP ON (LAG)	76.00
R.P.M.	3450	1st PUMP ON (LEAD)	75.00
HORSEPOWER	1.2	PUMPS OFF (OFF)	74.78
ELECTRICAL/ VOLTS / PHASE	230V/1	BOTTOM OF WETWELL	73.50
PUMP DISCHARGE SIZE	2"	WETWELL DIAMETER	36"

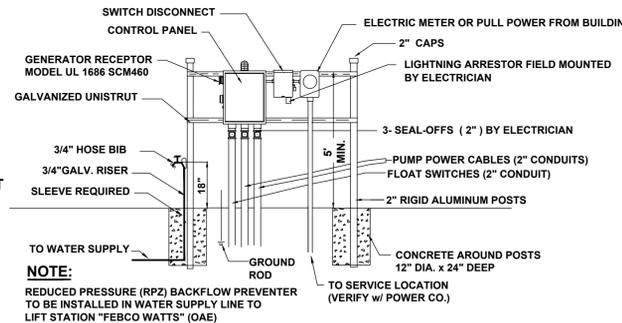
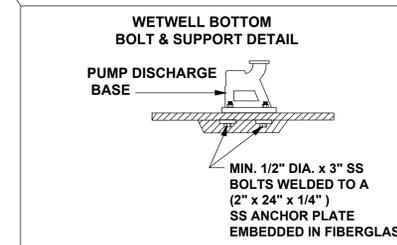
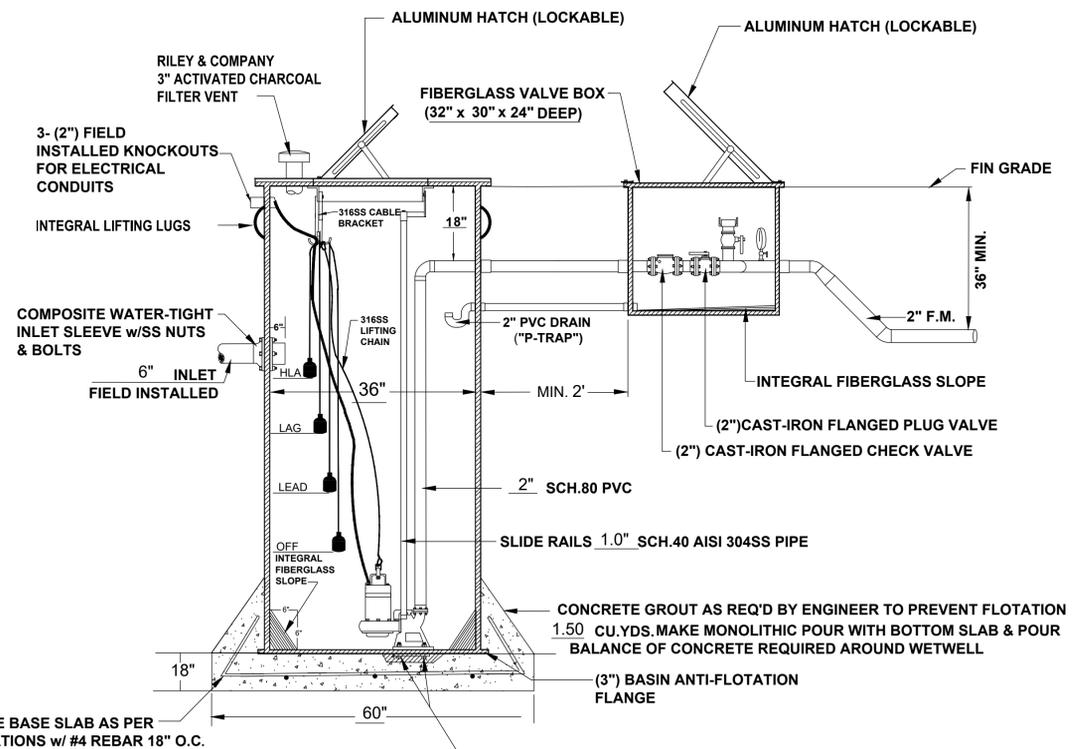
*** ELECTRICIAN NOTES:**

1. DRAWING NOT TO SCALE
- * 2. ALL ELECTRICAL WORK SHALL BE IN ACCORDANCE WITH LOCAL CODES
- * 3. ELECTRICIAN SHALL SEAL OFF CONDUIT RUNS
- * 4. ELECTRICIAN TO MOUNT LIGHTNING ARRESTOR AT SWITCH DISCONNECT
- * 5. CONTRACTOR SHALL VERIFY POWER SOURCE PRIOR TO ORDERING EQUIPMENT
- * 6. NEUTRAL TO BE SUPPLIED FOR 230V-3 PHASE OR 230V-SINGLE PHASE POWER.

RILEY & CO. / H-20 GP 06-28-22 GV



NOTE: PUMP CONTROL PANEL SHALL BE LOCATED 3 FEET FROM WETWELL PERIMETER AT POINT "A"



ELECTRICAL RISER FOR ILLUSTRATION PURPOSES ONLY

REVISIONS	DATE

William A. Menadier, ME, PE
 P. Reg. No. 7458
 Wmenadier@menadier.com

MENADIER ENGINEERING
 PO Box 636 Alachua, Florida 32016
 Ph. (860) 347-5133
 www.menadier.com

NOT APPROVED UNLESS ACCOMPANIED WITH A VALID SIGNATURE. THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY WILLIAM A. MENADIER, P.E. ON THE DATE NOTED ON THE ELECTRONIC SIGNATURE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES

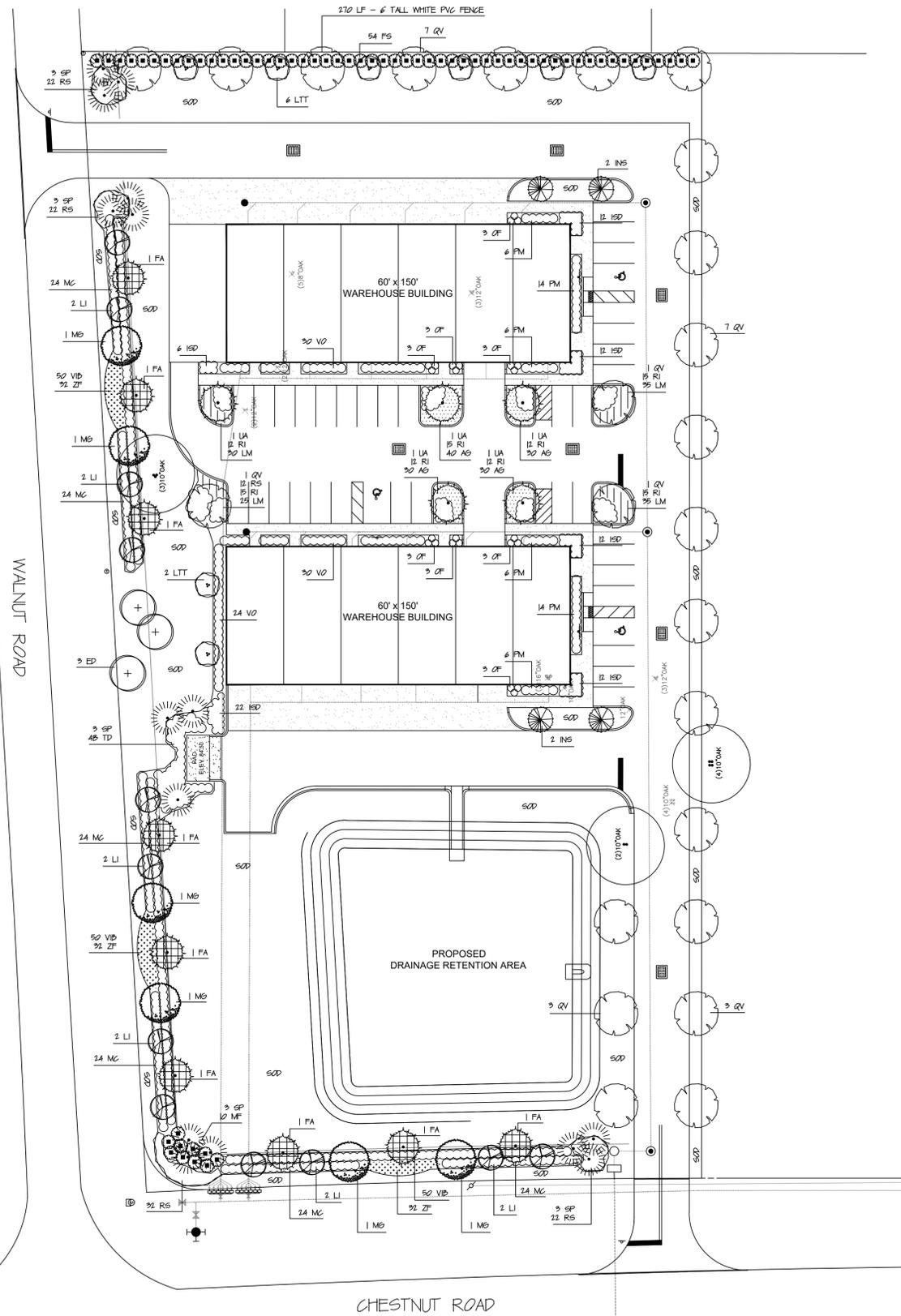
A MARION COUNTY MAJOR SITE PLAN FOR
RD PLAZA WAREHOUSE
 MARION COUNTY
 Lift Station Details

JOB No: 2022-01-001

DATE: 1-30-2024

SCALE: ---

D004



LANDSCAPE MATERIAL LIST

QTY	SYMBOL	COMMON NAME	SCIENTIFIC NAME	NATIVE	DESCRIPTION
3	FA	FRAXINUS AMERICANA	AMERICAN ASH	NATIVE	65 GAL, 35" CAL, 12' TALL, SINGLE LEADER, FULL CANOPY
6	MS	MAGNOLIA GRANDIFOLIA	SOUTHERN MAGNOLIA	NATIVE	65 GAL, 35" CAL, 12' TALL, SINGLE LEADER, FULL CANOPY
23	QV	QUERCUS VIRGINIANA	LIVE OAK	NATIVE	65 GAL, 35" CAL, 12' TALL, SINGLE LEADER, FULL CANOPY
5	LA	LINUM CATENARIA	WINGED ELM	NATIVE	65 GAL, 35" CAL, 12' TALL, SINGLE LEADER, FULL CANOPY
ORNAMENTAL TREES					
3	ED	ELAEAGARIS DECIPENS	JAPANESE BLUEBERRY		25 GAL, 25" CAL, 7' TALL, SINGLE LEADER, FULL CANOPY
4	INS	ILEX NELLE STEVENS	NELLE STEVENS HOLLY		25 GAL, 25" CAL, 7' TALL, SINGLE LEADER, FULL CANOPY
1	LI	LAGERSTROMIA INDICA	GRAPE MYRTLE		25 GAL, 25" CAL, 7' TALL, MULTI-TRUNK, FULL CANOPY
8	LIT	LEUCISTRA MEXICANA	PRIVET TREE		25 GAL, 25" CAL, 6' TALL, MULTI-TRUNK, FULL CANOPY
15	SP	SABEL PALM	FLORIDA PALM	NATIVE	D & D, MIN 1/2" CLEAR TRUNK, VARIOUS HEIGHTS, FULL BUD
SHRUBS					
54	FS	FORESTERA SEBRIFATA	FLORIDA FRUIT	NATIVE	3 GAL, 24" - 30" TALL, FULL, SET 5' o.c.
10	MF	MYRTANTHERA FRANKENS	SIMPSONS STOPPER	NATIVE	10 GAL, 30" - 36" TALL, FULL, SET 5' o.c.
144	MC	MULLENBERGIA CAPILLARIS	MULPY GRASS	NATIVE	3 GAL, 18" - 24" TALL, FULL, SET 5' o.c.
24	OF	OSMANTHUS FRANGENS	TEA OLIVE		3 GAL, 18" - 24" TALL, FULL
92	FM	FORSCYTHIA MACROPHYLLUM	FLORIDA YEW		3 GAL, 24" - 30" TALL, FULL, SET 5' o.c.
110	RS	RUSSELLIA SARMENTOSA	FIRECRACKER PLANT	NATIVE	3 GAL, 18" - 24" TALL, FULL
46	TD	TRIPSACUM DACTYLOIDES	FAKATAKACHEE GRASS	NATIVE	3 GAL, 24" - 30" TALL, FULL, SET 5' o.c.
84	VO	VIORNUM OROVATIUM	WALTERS VIORNUM	NATIVE	3 GAL, 18" - 24" TALL, FULL, SET 5' o.c.
150	VB	VIORNUM DOORVILLEANUM	SWEET VIORNUM	NATIVE	3 GAL, 24" - 30" TALL, FULL, SET 5' o.c.
GROUNDCOVERS					
120	AS	ARACHIS GLABRATA	NATIVE PEANUT	NATIVE	1 GAL, 12" - 15" SPREAD, EVENLY BRANCHED, FULL
14	SD	ILEX STOKES DWARF	STOKES DWARF HOLLY	NATIVE	3 GAL, 18" - 18" SPREAD, WELL-ROUNDED, SET 30" o.c.
25	LM	LIRIOPE MUSCARI	BORDER GRASS		1 GAL, MIN 7" - 9" PPS, FULL, SET 18" o.c.
100	RI	RAFFOLESIA INDICA	INDIAN HAWTHORN	NATIVE	3 GAL, 18" - 18" SPREAD, WELL-ROUNDED, SET 30" o.c.
30	ZF	ZAVIA FLORIDANA	COOTE		3 GAL, 18" - 18" SPREAD, EVENLY BRANCHED, FULL

LANDSCAPE NOTES

- ALL MATERIAL SHALL BE FLORIDA #1 GRADE OR BETTER
- ALL LANDSCAPED AREAS SHALL BE MULCHED WITH 2" - 3" OF PINE BARK MULCH
- MULCH SHALL NOT BE INSTALLED ON TOP OF THE ROOT BALLS OF ANY SHADE OR ORNAMENTAL TREES
- ALL MATERIAL INSTALLED SHALL MEET THE 2015 GRADES AND STANDARDS FOR LANDSCAPE INSTALLATION
- CERTIFICATION IS REQUIRED FROM THE NURSERY AND/OR THE LANDSCAPE CONTRACTOR THAT THE TREE ROOT BALL HAS BEEN SHAVED PER GRADES AND STANDARDS
- ALL TREES MUST BE INSPECTED AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO ACCEPTANCE
- ALL NEW TREES MUST BE GUAYED OR STAKED AS DETAILED
- EXISTING TREES THAT ARE TO REMAIN MUST BE PROTECTED THROUGHOUT CONSTRUCTION
- THE LANDSCAPE ARCHITECT SHALL REVIEW WITH THE CONTRACTOR ALL LANDSCAPING THAT IS TO BE DONE AND SHALL IDENTIFY THE SCOPE OF WORK
- PLACEMENT OF ALL LANDSCAPE MATERIAL MUST BE APPROVED BY THE LANDSCAPE ARCHITECT
- ALL LANDSCAPE MATERIAL MUST BE INSTALLED WITH NATIVE PEAT AND SLOW-RELEASE NITROGEN FERTILIZER
- ALL PALMS SHALL HAVE STRAIGHT, UNBLEMISHED TRUNKS AS APPROVED BY LANDSCAPE ARCHITECT
- PALMS MAY BE "HURRICANE" CUT BUT MUST MAINTAIN A FULL HEALTHY BUD
- PALMS SHALL BE VARIED IN HEIGHT AND ARRANGED AS ACCEPTABLE TO THE LANDSCAPE ARCHITECT
- ALL MATERIAL SHALL BE GUARANTEED FOR 30 DAYS FROM THE DATE OF ACCEPTANCE
- DURING THE ESTABLISHMENT PERIOD (90-120 DAYS), THE LANDSCAPE CONTRACTOR SHALL REMOVE AIR-POCKETS A MINIMUM OF 60 - 80 GPD TO ALL NEW TREES AND PALMS**
- DURING INSTALLATION OF ALL PALMS DIEHARD PALM TRANSPLANT SHALL BE APPLIED PER MANUFACTURER'S SPECIFICATIONS AND CONTRACTOR MUST VERIFY THIS TO THE LANDSCAPE ARCHITECT**
- LANDSCAPE CONTRACTOR MUST LOCATE ALL UNDERGROUND UTILITIES PRIOR TO ANY INSTALLATION
- NO PLANTINGS OR OTHER OBSTRUCTIONS MAY BE WITHIN THE 2' VEHICULAR OVERHANG AREA
- ALL DISTURBED AREAS OUTSIDE PLANTING BEDS SHALL BE SODED WITH ARGENTINE-PAHIA
- SOD SHALL BE INSTALLED WITH NO GAPS OR OVERLAPS AND JOINTS SANDED AS DIRECTED
- ALL EDGES SHALL BE SHOVEL-CUT AND ROUNDED FOR MAINTENANCE
- ALL WIRE / MESH BACKING SHALL BE COMPLETELY REMOVED PRIOR TO ANY ACCEPTANCE
- SEE CIVIL PLANS FOR SODING OF DRA SIDE-SLOPES
- 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 STICKS, ROCKS, OR OTHER FOREIGN OBJECTS, AND SHALL BE A MIXTURE OF 40% SAND, 50% LOAM, AND 10% TOP-SOL
- THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR THE PROPER DISPOSAL OF ALL PLANT MATERIAL, ROOTS, SOL, AND OTHER LANDSCAPE ITEMS REMOVED FROM THIS SITE
- THE LANDSCAPE CONTRACTOR MUST PROVIDE AN AS-BUILT OF THE IRRIGATION SYSTEM TO THE LANDSCAPE ARCHITECT PRIOR TO REQUESTING ANY INSPECTIONS AND/OR APPROVALS
- 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
- DO NOT PLANT NEW TREES TOO DEEP. UNCOVER THE TRUNK FLARE AND SET THIS AT OR ABOVE THE SURROUNDING SOL LEVEL
- REMOVE ANY TREE WRAP FROM AROUND THE TRUNK OF NEW TREES TO BE INSTALLED
- ALL NEW TREES AND SHRUBS MUST MEET THE 'AMERICAN STANDARDS FOR NURSERY STOCK' (ANSI Z601)
- 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
- ALL PLANT MATERIAL MUST MEET ALL OF THE SIZE SPECIFICATIONS, NOT JUST THE CONTAINER SIZE
- HAVING THE LANDSCAPE ARCHITECT APPROVAL OF PLANT PLACEMENT IS ESSENTIAL FOR ACCEPTANCE
- 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

MARION COUNTY NOTES

- TREE PROTECTION SHALL CONTINUE DURING THE COURSE OF CONSTRUCTION. ALL REQUIREMENTS OUTLINED IN SECTION 673 E SHALL BE COMPLIED WITH BY ALL CONTRACTORS OPERATING ON SITE
- ALL REQUIREMENTS OUTLINED IN SECTION 679 SHALL BE COMPLIED WITH FOR ANY REPLACEMENT TREES REQUIRED ON THIS SITE BY THIS CONSTRUCTION
- THE PRELIMINARY AND FINAL INSPECTIONS AS OUTLINED IN SECTION 672 SHALL BE COMPLIED WITH. NO CERTIFICATE OF OCCUPANCY OR CERTIFICATION OF COMPLETION SHALL BE ISSUED UNTIL THESE INSPECTIONS HAVE BEEN COMPLETED AND APPROVAL GRANTED
- NOTES HAVE BEEN SHOWN REGARDING LICENSING (625, 6910), TREE PROTECTION (673 E), MAINTENANCE (621, 623), FERTILIZER USE (624), AND WATERING (623)
- ALL REQUIREMENTS OUTLINED IN SECTION 624 REGARDING FERTILIZER AND OTHER LANDSCAPE CHEMICALS SHALL BE COMPLIED WITH BY THE OWNER AND/OR OTHER LANDSCAPE PROFESSIONALS
- 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
- ALL REQUIREMENTS OUTLINED IN SECTION 629 REGARDING LANDSCAPE MAINTENANCE SHALL BE COMPLIED WITH BY THE OWNER AND/OR OTHER MAINTENANCE PROFESSIONALS
- ALL REQUIREMENTS OUTLINED IN SECTION 625 REGARDING LANDSCAPE INSTALLATION AND MAINTENANCE LICENSING AND CERTIFICATION SHALL BE COMPLIED WITH
- ANY PERSON PROVIDING LANDSCAPE INSTALLATION SERVICES FOR HIRE SHALL MEET THE LICENSING AND CERTIFICATION REQUIREMENTS UNDER SECTION 625
- ALL PLANTINGS SHALL BE INSTALLED ACCORDING TO BEST MANAGEMENT PRACTICES
- TREES AND PALMS SHALL BE PROPERLY PLANTED AND GUAYED OR STAKED
- ALL PLANTINGS SHALL BE PROPERLY WATERED DURING INSTALLATION AND THROUGH THE ESTABLISHMENT PERIOD FOR HEALTHY GROWTH AS RECOMMENDED BY UF/IFAS
- 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 LIST

QTY	SYMBOL	COMMON NAME	SCIENTIFIC NAME	NATIVE	DESCRIPTION
1	10'	OAK			10' OAK (TBR)
2	10'	OAK			10' OAK (TBR)
3	10'	OAK			10' OAK (TBR)
4	12'	OAK			12' OAK (TBR)
5	12'	OAK			12' OAK (TBR)
6	16'	OAK			16' OAK (TBR)

LANDSCAPE / OPEN SPACE

TOTAL PROJECT AREA	=	125,800 SF
LANDSCAPE AREA REQUIRED	=	23,700 SF (19%)
LANDSCAPE AREA PROVIDED	=	44,220 SF (35%)

TREE PRESERVATION / MITIGATION

TOTAL EXISTING INCHES	=	190" (455' / ACRE)
TOTAL INCHES (TBR)	=	10"
TOTAL INCHES PRESERVED	=	20"
MITIGATION INCHES REQUIRED	=	10"
MITIGATION INCHES PROVIDED	=	190"

SHADE TREE CALCULATIONS

TOTAL PROJECT AREA	=	125,800 SF
SHADE TREES REQUIRED	=	419 (1 / 3000 SF)
LESS TREES PRESERVED	=	<2>
NEW SHADE TREES REQUIRED	=	399
NEW SHADE TREES PROVIDED	=	49

DRA LANDSCAPING

DRA FRONTAGE	=	240 LF
TREES REQUIRED	=	26 (4 / 100 LF)
TREES PROVIDED	=	15
SHRUB AREA REQUIRED	=	480 SF (200 SF / 100 LF)
SHRUB AREA PROVIDED	=	120 SF

BUILDING LANDSCAPING

BUILDING FRONTAGE	=	120 LF
LANDSCAPE AREA REQUIRED	=	120 LF
LANDSCAPE AREA PROVIDED	=	120 LF

NATIVE PLANTS

TOTAL NATIVE MATERIAL	=	1284
NATIVE PLANTS REQUIRED	=	449 (35%)
NATIVE PLANTS PROVIDED	=	488

LANDSCAPE ISLANDS

TOTAL VIA ISLANDS REQUIRED	=	37,042 SF (29%)	
ISLANDS PROVIDED	=	32,800 SF (26%)	
A	200 SF	I	324 SF
B	200 SF	J	216 SF
C	450 SF	K	256 SF
D	256 SF	L	450 SF
E	216 SF	M	200 SF
F	216 SF	N	200 SF
G	200 SF	O	200 SF
H	216 SF		

BUFFERS

SOUTH BUFFER - 240 LF, TYPE 'C', 15' WIDE, 2970 SF

SHADE TREES REQUIRED	=	44 (2 / 100 LF)
SHADE TREES PROVIDED	=	5 (3 FA, 2 MS)
ORNAMENTAL TREES REQUIRED	=	65 (3 / 100 LF)
ORNAMENTAL TREES PROVIDED	=	1 (4 LI, 3 SP)
LANDSCAPE AREA REQUIRED	=	1695 SF (50%)
LANDSCAPE AREA PROVIDED	=	1260 SF

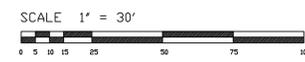
WEST BUFFER - 470 LF, TYPE 'C', 15' WIDE, 7050 SF

SHADE TREES REQUIRED	=	24 (2 / 100 LF)
SHADE TREES PROVIDED	=	10 (6 FA, 4 MS)
ORNAMENTAL TREES REQUIRED	=	141 (3 / 100 LF)
ORNAMENTAL TREES PROVIDED	=	17 (3 ED, 3 LI, 6 SP)
LANDSCAPE AREA REQUIRED	=	3925 SF (56%)
LANDSCAPE AREA PROVIDED	=	3160 SF

NORTH BUFFER - 210 LF, TYPE 'B', 20' WIDE, 5400 SF

SHADE TREES REQUIRED	=	54 (2 / 100 LF)
SHADE TREES PROVIDED	=	7 (1 QV)
ORNAMENTAL TREES REQUIRED	=	81 (3 / 100 LF)
ORNAMENTAL TREES PROVIDED	=	9 (6 LIT, 3 SP)
LANDSCAPE AREA REQUIRED	=	2700 SF (50%)
LANDSCAPE AREA PROVIDED	=	2100 SF

EAST - NO BUFFER REQUIRED

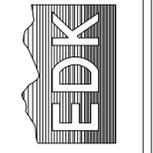


RICHARD A KESSELING JR., PLA, ASLA
LANDSCAPE ARCHITECT, STATE OF FLORIDA #858

NO.	DATE	DESCRIPTION	BY

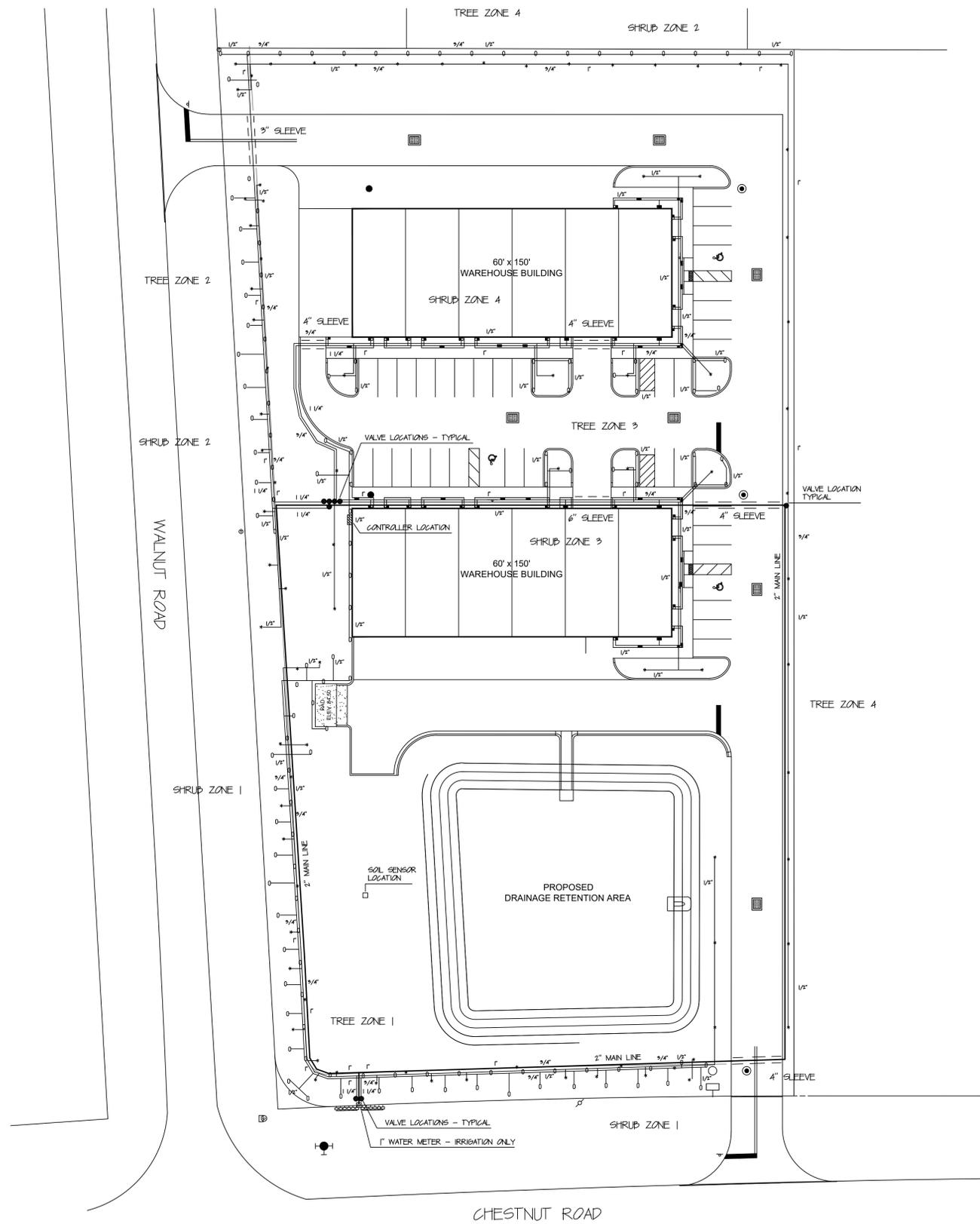
DATE:	7 / 23
DRAWING NO.:	
NEW NAME:	
SCALE:	1" = 30'
JOB NO.:	
DRAWN BY:	RAK
DATE:	7 / 23
DRAWING NO.:	
NEW NAME:	
SCALE:	1" = 30'
JOB NO.:	

ENVIRONMENTAL DESIGN
ANDY KESSELING, LANDSCAPE ARCHITECT
P.O. BOX 9121
1920 SE 8TH STREET
OCALA, FLORIDA 34478
(352) 622-8899
LANDSCAPE ARCHITECTURE, SITE PLANNING
GOLF COURSE DESIGN, COMMERCIAL-RESIDENTIAL DESIGN



LANDSCAPE PLAN
RD PLAZA WAREHOUSES
MARION COUNTY FLORIDA

SHEET 001 of 001



IRRIGATION LEGEND

- HUNTER MP 1000 SERIES POP-UP SPRAY HEADS
- HUNTER MP 1000 SERIES POP-UP SIDE-SPRAY HEADS
- ✱ HUNTER PCD SERIES BUBBLER HEADS FOR TREES
- SOIL SENSOR LOCATION
- ⊖ 1" WATER METER - IRRIGATION USE ONLY
- ⊞ HUNTER X-CORE (8 STATION) CONTROLLER
- 2" NELSON VALVES IN WATER-RESISTENT BOXES
- == SLEEVING - SCH. 40 P.V.C.

IRRIGATION ZONE DATA

TREE ZONE 1	=	15.0 GPM
TREE ZONE 2	=	15.0 GPM
TREE ZONE 3	=	26.0 GPM
TREE ZONE 4	=	27.0 GPM
SHRUB ZONE 1	=	22.8 GPM
SHRUB ZONE 2	=	17.6 GPM
SHRUB ZONE 3	=	18.8 GPM
SHRUB ZONE 4	=	17.2 GPM

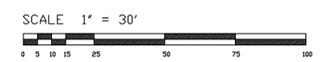
15.4 GPM x 15 = 24% GFR x
 2 = 487.2 GPM / 7 = 69.6 GPD
 GPM = GALLONS PER MINUTE
 GFR = GALLONS PER ZONE RUN TIME
 GPM = GALLONS PER WEEK
 GPD = GALLONS PER DAY

IRRIGATION NOTES

1. MINOR CHANGES MAY BE MADE IN THIS LAYOUT WITH APPROVAL BY THE LANDSCAPE ARCHITECT
2. ALL HEAD LOCATIONS MUST BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO ANY INSTALLATION
3. HEADS SHALL BE 1/4, 1/2, OR FULL CIRCLE AS EACH LOCATION REQUIRES
4. SPRAYS PATTERNS SHALL BE SET TO MINIMIZE SPRAY ONTO ADJACENT WALKS, DRIVES, AND BUILDINGS
5. WATER SOURCE SHALL BE A NEW 1" WATER METER, INSTALLED IN THE GENERAL AREA SHOWN THAT SHALL BE FOR IRRIGATION USE ONLY
6. PRIOR TO ANY INSTALLATION, THE IRRIGATION CONTRACTOR SHALL INSPECT THE EXISTING SITE AND PROPOSED SYSTEM, AND PROVIDE ANY QUESTIONS TO THE LANDSCAPE ARCHITECT IN WRITINGS PRIOR TO THE START OF ANY INSTALLATION. ANY MODIFICATIONS MUST BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO ANY INSTALLATION
7. INSTALL LOOPED 2" MAIN LINE IN THE GENERAL AREAS SHOWN
8. THE CONTROLLER SHALL BE LOCATED IN THE GENERAL AREA SHOWN AND SHALL BE MOUNTED AS APPROVED BY THE LANDSCAPE ARCHITECT IN A LOCKABLE CABINET
9. THE OWNER WILL PROVIDE AN ELECTRICAL OUTLET IN THE CONTROLLER AREA
10. ALL VALVES SHALL BE INSTALLED IN WATER-RESISTENT BOXES
11. ALL SLEEVINGS MUST BE INSTALLED PRIOR TO THE LIMEROCKING OF THE PAVED AREAS
12. ALL SLEEVING SHALL BE SCH. 40 P.V.C. AND INSTALLED A MINIMUM OF 18" DEEP
13. ALL FEEDER LINES SHALL BE INSTALLED A MINIMUM OF 12" DEEP
14. RAINBIRD "RAINCHECK" DEVICE SHALL BE INSTALLED TO MINIMIZE IRRIGATION DURING SUFFICIENT RAINFALL (RED SERIES). IN ADDITION, AN AGCLIMA TDT SENSOR WITH SCH. CONTROL MONITOR MUST BE INSTALLED AS LOCATED BY THE LANDSCAPE ARCHITECT FOR PROPER IRRIGATION AMOUNTS
15. THE ENTIRE SYSTEM MUST BE OPERATIONAL, REVIEWED, AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO FINAL ACCEPTANCE
16. THE CONTRACTOR SHALL RETURN WITHIN THE FIRST 30 DAYS TO ADJUST THE SYSTEM AS NECESSARY AND DIRECTED BY THE LANDSCAPE ARCHITECT
17. ALL LABOR AND MATERIALS SHALL BE GUARANTEED FOR 1 YEAR FOR FINAL ACCEPTANCE
18. THE CONTRACTOR MUST PROVIDE AN AS-BUILT DRAWING TO THE LANDSCAPE ARCHITECT PRIOR TO FINAL ACCEPTANCE
19. CONTRACTOR SHALL INSURE THAT BACKFLOW PREVENTION DEVICE HAS BEEN INSTALLED AT THE METER LOCATION
20. SLEEVES MUST BE INSTALLED IN ALL AREAS WHERE IRRIGATION PIPING IS INSTALLED UNDER PAVEMENT
21. ZONES ARE DESIGNED TO FUNCTION AT 95 GPM AND 40 PSI AT THE VALVE LOCATIONS. CONTRACTOR SHALL BE RESPONSIBLE FOR TESTING AT ALL HEADS TO INSURE PROPER PRESSURE AND WATER QUANTITY FOR THE DESIGNED COVERAGE
22. CONTRACTOR SHALL CONSULT WITH BOTH OWNER AND THE LANDSCAPE ARCHITECT FOR THE TIMING OF THE SYSTEM, BASED ON CURRENT WATER RESTRICTIONS
23. SYSTEM DOES NOT PROVIDE 100% COVERAGE OF THE ENTIRE PROJECT SITE. CONTRACTOR MUST ADJUST HEADS TO COVER THE NEW TREE AND SHRUB INSTALLATION AS DIRECTED BY THE LANDSCAPE ARCHITECT
24. 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
25. ALL IRRIGATION HEADS SHALL BE LOW-VOLUME, MICRO-IRRIGATION TO MINIMIZE WATER CONSUMPTION
26. SET RUN TIMES FOR THE SYSTEM PER RECOMMENDATIONS BY IFAS @ EDIS/IFAS/ULEDU/NE220
27. ON HEADS LOCATED BELOW THE VALVE LOCATIONS, INSURE CHECK VALVES ARE INSTALLED AT THE HEAD
28. POP-UP HEIGHTS WITHIN 500' AREAS SHALL BE SET AT 6"
29. ALL VALVES SHALL HAVE A FACTORY-INSTALLED FILTER SENTRY AND VERIFIED BY CONTRACTOR
30. VERIFY CONTROLLER SET-UP WITH LANDSCAPE ARCHITECT PRIOR TO INSTALLATION
31. ALL IRRIGATION INSTALLATION SHALL MEET 205 GRADES AND STANDARDS
32. NO IRRIGATION HEADS SHALL BE INSTALLED ON RIGERS UNLESS SPECIFICALLY NOTED AND DETAILED
33. ALL AS-BUILTS, VERIFICATIONS, ETC. MUST BE SUBMITTED PRIOR TO FINAL INSPECTION AND ACCEPTANCE
34. BUBBLERS AT ALL TREES AND PALMS SHALL BE STAKED AT THEIR PROPER LOCATIONS

MARION COUNTY NOTES

1. UPON COMPLETION OF THE IRRIGATION SYSTEM INSTALLATION AND THE ACCEPTANCE OF THE AS-BUILT DIAGRAM AND OPERATIONAL INFORMATION, A FINAL INSPECTION AND LANDSCAPE / IRRIGATION RELEASE SHALL BE SIGNED AND SEALED BY THE IRRIGATION DESIGN PROFESSIONAL AND SUBMITTED TO THE MARION COUNTY LANDSCAPE ARCHITECT. ALL REQUIREMENTS OUTLINED IN SECTION 696 SHALL BE COMPLIED WITH BY THE IRRIGATION INSTALLATION PROFESSIONALS
2. ALL REQUIREMENTS IN SECTION 698 REGARDING SYSTEM INSTALLATION, SCHEDULING, OPERATION, AND MAINTENANCE SHALL BE COMPLIED WITH. SYSTEM SHALL BE OPERATED AND MAINTAINED IN ACCORDANCE WITH FLORIDA-FRIENDLY BEST MANAGEMENT PRACTICES FOR PROTECTION OF WATER RESOURCES BY THE GREEN INDUSTRIES OF THE FLORIDA YARDS AND NEIGHBORHOOD PROGRAM
3. ALL REQUIREMENTS OUTLINED IN SECTION 699 REGARDING THE IRRIGATION SCHEDULING SHALL BE COMPLIED WITH BY THE IRRIGATION INSTALLATION PROFESSIONALS
4. ALL REQUIREMENTS OUTLINED IN SECTION 6910 REGARDING LICENSING AND CERTIFICATION OF THE IRRIGATION INSTALLATION AND MAINTENANCE PROFESSIONALS SHALL BE COMPLIED WITH
5. NOTES HAVE BEEN SHOWN REGARDING CLOSE-OUT REQUIREMENTS (696) WATERING INSTALLATION (699) AND INSTALLATION LICENSING REQUIREMENTS (6912)



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

NO.	DATE	DESCRIPTION	BY

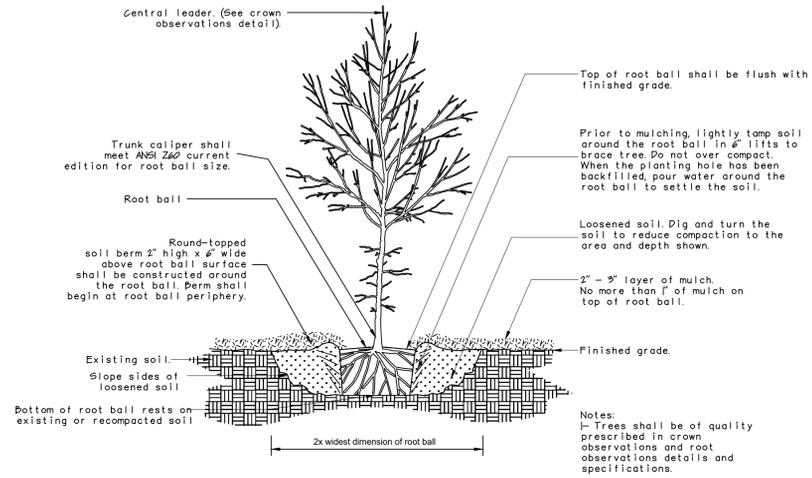
DATE: 7 / 23	PG.
DRAWING NO.:	FBI
NEW NAME:	

DRAWN BY: RAK	SCALE: 1" = 30'	JOB NO.:
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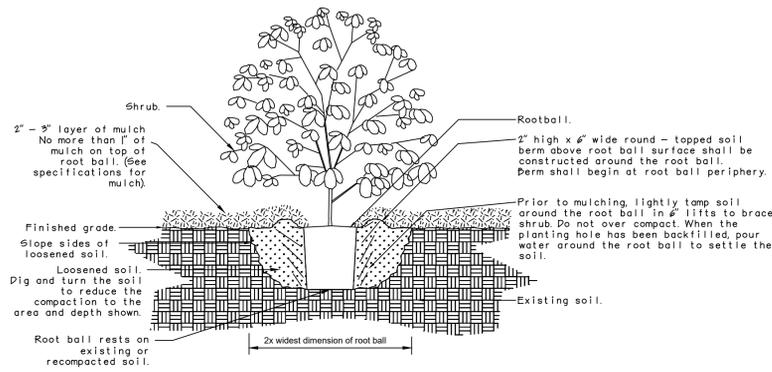
ENVIRONMENTAL DESIGN ARCHITECT
 ANDY KESSELRING, LANDSCAPE ARCHITECT
 1920 SE 8th STREET P.O. BOX 5121
 Ocala, FLORIDA 34478 (352) 622-8899
 LANDSCAPE ARCHITECTURE, SITE PLANNING,
 GOLF COURSE DESIGN, COMMERCIAL-RESIDENTIAL DESIGN



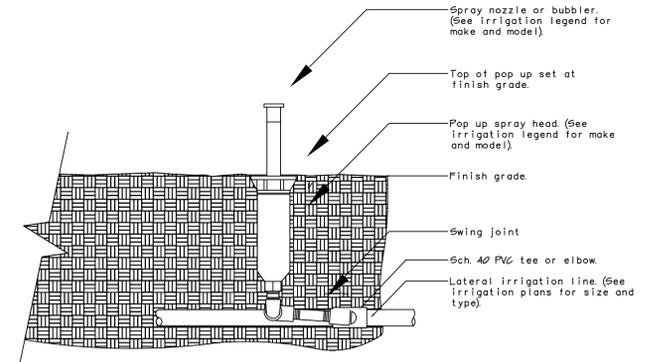
IRRIGATION PLAN
 RD PLAZA WAREHOUSES
 MARION COUNTY FLORIDA



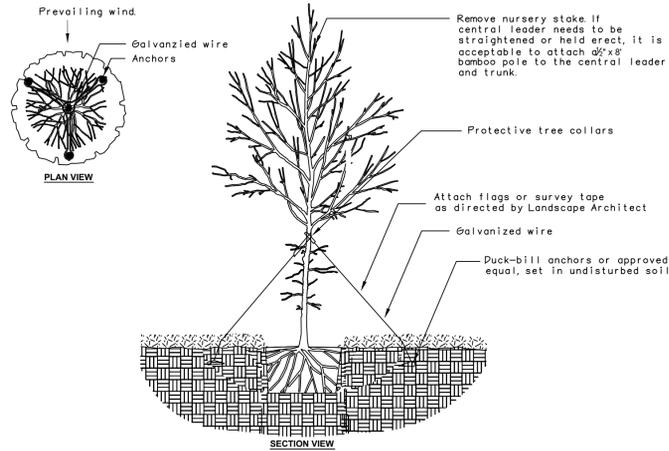
TREE INSTALLATION



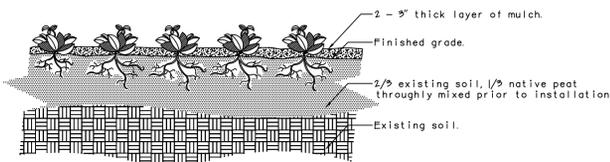
SHRUB INSTALLATION



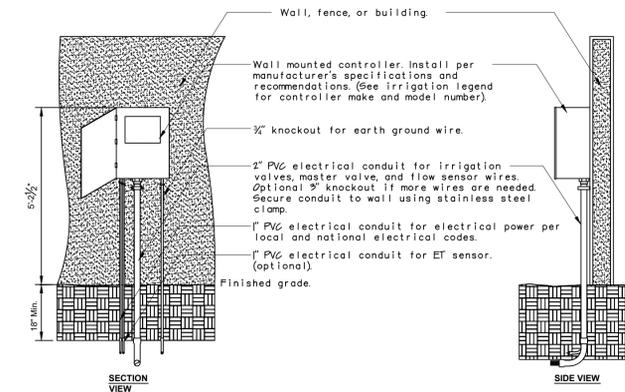
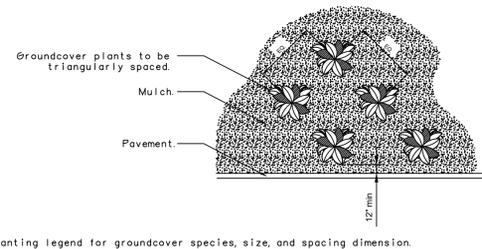
POP UP-SPRAY HEAD



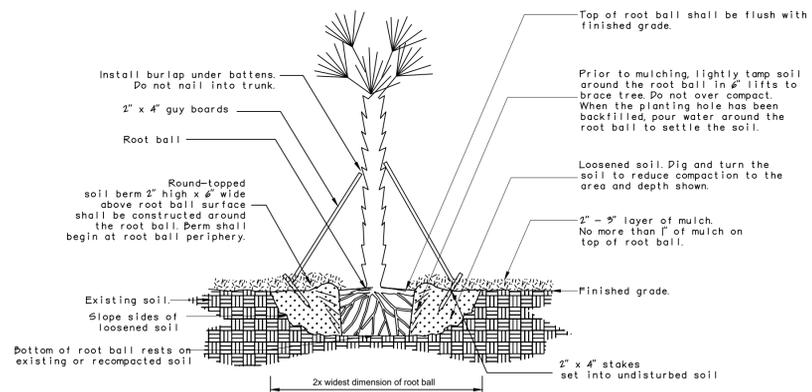
TREE STAKING - TREES < 2" CALIPER



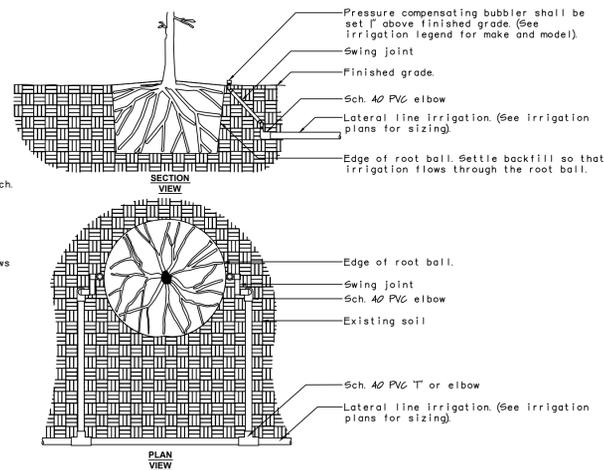
GROUNDCOVER INSTALLATION



WALL MOUNTED CONTROLLER



PALM INSTALLATION

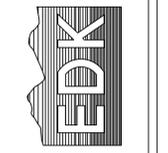


TREE BUBBLER LAYOUT

NO.	DATE	DESCRIPTION	BY

DATE:	7 / 23
DRAWING NO.:	
NEW NAME:	
SCALE:	1" = 30'
JOB NO.:	
FB:	
PC:	

ENVIRONMENTAL DESIGN
ANDY KESSELRING, LANDSCAPE ARCHITECT
1000 S.W. 15th St., Suite 500
Ocala, Florida 34478
(352) 622-8899
LANDSCAPE ARCHITECTURE, SITE PLANNING,
GOLF COURSE DESIGN, COMMERCIAL-RESIDENTIAL DESIGN



LANDSCAPE & IRRIGATION DETAILS
RD PLAZA WAREHOUSES
MARION COUNTY FLORIDA