

October 10, 2025

PROJECT NAME: ALIEN ENGINEERED PRODUCTS SHOP EXPANSION

PROJECT NUMBER: 2025050081

APPLICATION: MAJOR SITE PLAN #32920

- 1 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 2.12.20 - Stormwater Infrastructure Supports Phasing
STATUS OF REVIEW: INFO
REMARKS: Stormwater improvements must be in place to support each phase of development at time of phase completion.
- 2 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 6.13.2.B(8) - Calculation & Plan Consistency
STATUS OF REVIEW: INFO
REMARKS: This criteria to be reviewed with resubmittal.
- 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, their conditions, and the date of approval
STATUS OF REVIEW: INFO
REMARKS: 6/3/25-add waivers if requested in future
- 7 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.

- 8 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: 6.14.2.A(1) - Public water service area/provider
STATUS OF REVIEW: INFO
REMARKS: Marion County Utility service area, outside connection distance to water. Nearest MCU water main is 3+ miles away.
- 9 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: 6.14.2.A(1) - Public sewer service area/provider
STATUS OF REVIEW: INFO
REMARKS: Marion County Utility service area, outside connection distance to sewer. Nearest MCU sewer force main is 4+ miles away.
- 10 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: 6.14.3.B - Springs Protection Zone
STATUS OF REVIEW: INFO
REMARKS: Located within the Silver Springs Primary Protection Zone. Additional requirements may be enforced for septic system, Defer to Department of Health,
- 11 DEPARTMENT: DOH - ENVIRONMENTAL HEALTH
REVIEW ITEM: 2.12.6 - Location of septic systems & wells
STATUS OF REVIEW: INFO
REMARKS: Well must be 100' from septic system not 75'. Please correct setback on site plan.
- 12 DEPARTMENT: DOH - ENVIRONMENTAL HEALTH
REVIEW ITEM: Additional Health comments
STATUS OF REVIEW: INFO
REMARKS: Protect existing well during all phases of demolition and construction. Well will need to be permitted as a limited use water system through the Department of Health in Marion County. You may email EHInfoMarion@flhealth.gov for more information.
The septic system will likely require an existing modification for the proposed building. You will need to reach out to the Department of Environmental Protection to ensure your septic system meets the requirements.
- 13 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: 2.12.4.L(5)/5.2 - [Applicable ESOZ/FPOZ Status Listed?]
STATUS OF REVIEW: INFO
REMARKS: No flood or ESOZ.
- 14 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: 6.5 & 6.6 - Habitat Preservation/Mitigation Provided?
STATUS OF REVIEW: INFO
REMARKS: If listed species present, preservation and/or mitigation efforts may be required per FWC.
- 15 DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: 2.12.32 - Show 100yr flood zone
STATUS OF REVIEW: INFO
REMARKS:
Parcel is in flood zone X.
- 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: Indicate if sign(s) is proposed on site. If so, show proposed sign's location and design.

17 DEPARTMENT: ZONE - ZONING DEPARTMENT

REVIEW ITEM: 2.12.27 - Show location of outside storage areas

STATUS OF REVIEW: INFO

REMARKS: Provide a statement indicating any outside storage area is proposed. If applicable, show location of outside storage areas on plan.

18 DEPARTMENT: ENRAA - ACQ AGENT ENG ROW

REVIEW ITEM: Major Site Plan

STATUS OF REVIEW: INFO

REMARKS: Checked Sunbiz & project list. 6-4-25 HR

IF APPLICABLE:

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: 2.12.8 - Topographical Contours

STATUS OF REVIEW: NO

REMARKS: LDC requires that one-foot contours extend 100 feet beyond the project boundary. The southern boundary does not appear to comply with this requirement.

20 DEPARTMENT: ENGDRN - STORMWATER REVIEW

REVIEW ITEM: 2.12.38 - Stormwater Maintenance Entity

STATUS OF REVIEW: NO

REMARKS: Please add the name of the individual who will sign the Owner's Certification to the signature line. The individual signing the certification needs to be an agent or member of the entity that will own and maintain the stormwater system, or an authorized signatory of that entity. If signatory is not an agent or member, a letter authorizing a different individual needs to be submitted with the signed documents. The authorization letter must be signed by and agent/officer of owner. Sunbiz will be used to verify agents and/or officers.

21 DEPARTMENT: ENGDRN - STORMWATER REVIEW

REVIEW ITEM: 6.13.3 - Type of Stormwater Facility Criteria

STATUS OF REVIEW: NO

REMARKS: Retention/detention areas serving commercial lots shall be designed with a minimum berm width of 5 feet stabilized at a maximum of six percent grade maximum around the entire perimeter of the facility.

22 DEPARTMENT: ENGDRN - STORMWATER REVIEW

REVIEW ITEM: 6.13.2.B(6) - Freeboard

STATUS OF REVIEW: NO

REMARKS: (1) DRAs are required to maintain 6" of freeboard during the design storm. The top of DRA appears to be 80. Peak stage of the 100-year 24-hour storm appears to be 79.57. Adequate freeboard does not appear to be provided. (2) DRA stage during design storm will spread to adjacent CSX property. Please provide written approval for this design from CSX.

23 DEPARTMENT: ENGDRN - STORMWATER REVIEW

REVIEW ITEM: 6.13.6 - Stormwater Quality Criteria

STATUS OF REVIEW: NO

REMARKS: DRAs greater than 4' deep require the bottom to be sodded in addition to the side slopes.

24 DEPARTMENT: ENGDRN - STORMWATER REVIEW

REVIEW ITEM: 7.1.3 - Drainage Construction Specifications

STATUS OF REVIEW: NO

REMARKS: Please add the following note to the cover page: "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."

25 DEPARTMENT: ENGDRN - STORMWATER REVIEW

REVIEW ITEM: 6.13.12 - Operation and Maintenance

STATUS OF REVIEW: NO

REMARKS: Please provide an signed and complete O&M manual. An owner's certification is required on the O&M manual. Certification to state "I hereby certify that I, my successor, and assigns shall perpetually operate and maintain the stormwater management and associated elements in accordance with the specifications shown herein and on the approved plan." The individual signing the certification needs to be

an agent or member of the entity that will own and maintain the stormwater system, or an authorized signatory of that entity. If signatory is not an agent or member, a letter authorizing a different individual needs to be submitted with the signed documents. The authorization letter must be signed by and agent/officer of owner. Please have the person signing also print their name for verification. Sunbiz will be used to verify agents and/or officers. Please contact reviewer if you need examples of O&M manuals accepted in the past.

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 report. A hard copy signed and sealed report can be submitted if desired.

27 DEPARTMENT: ENGTRF - TRAFFIC REVIEW

REVIEW ITEM: 6.11.4.B - Cross access

STATUS OF REVIEW: NO

REMARKS: 6/16/25 - Access to southern parcel must be achieved through cross-access from northern parcel unless a formal driveway and any required related deviations are approved.

28 DEPARTMENT: ENGTRF - TRAFFIC REVIEW

REVIEW ITEM: 6.11.5 - Driveway access

STATUS OF REVIEW: NO

REMARKS: 6/16/25 - Un-permitted driveway for southern parcel at the gate shown on the survey must be removed and right-of-way sod restored unless a formal driveway apron is proposed and approved through site plan.

29 DEPARTMENT: ENGTRF - TRAFFIC REVIEW

REVIEW ITEM: 6.12.12 - Sidewalks

STATUS OF REVIEW: NO

REMARKS: 6/16/25 - Sidewalks (or a related waiver) are required along NE 97th Street Road and along one side of NE 21st Avenue to the extent the boundaries of the properties adjoin the right-of-way.

30 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW

REVIEW ITEM: 2.12.3 - Title block on all sheets denoting type of application; project name, location, county, and state; and date of original and all revisions

STATUS OF REVIEW: NO

REMARKS: 6/3/25-Title block on ALL sheets denoting type of application; project name, location, county, and state; and date of original and all revisions

31 DEPARTMENT: DOH - ENVIRONMENTAL HEALTH

REVIEW ITEM: Operating Permit Required

STATUS OF REVIEW: NO

REMARKS: Limited Use Water System Permit required for well if not regulated by DEP. You will need to apply for the permit through the Department of Health in Marion County and submit water testing. Well equipment will have to be reviewed to ensure proper sizing for proposed use.

32 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW

REVIEW ITEM: 2.12.16/6.5 - [EALS or EALS-ER provided?]

STATUS OF REVIEW: NO

REMARKS: Please provide environmental assessment or exemption.

- 33 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: 2.12.5/1.8.2.F - Is Concurrency Approval or Deferral Elected?
STATUS OF REVIEW: NO
REMARKS: Please include note regarding approval or deferral of concurrency on cover page.
- 34 DEPARTMENT: 911 - 911 MANAGEMENT
REVIEW ITEM: Additional 911 comments
STATUS OF REVIEW: NO
REMARKS: Sheet LA-1 has an incorrect parcel number of 14224-000-00 that needs to be removed under Site Data. That parcel is not part of this project.
- 35 DEPARTMENT: ENGSUR - SURVEY REVIEW
REVIEW ITEM: 6.4.7.B(2) - Horizontal control points shall be monumented and referenced to the Florida State Plane Coordinate System
STATUS OF REVIEW: NO
REMARKS: Please provide.
- 36 DEPARTMENT: ENGSUR - SURVEY REVIEW
REVIEW ITEM: 6.4.7.B(4) - Provide a statement or table detailing horizontal datum, adjustment, and coordinate values
STATUS OF REVIEW: NO
REMARKS: Please provide.
- 37 DEPARTMENT: ENGSUR - SURVEY REVIEW
REVIEW ITEM: 2.12.11 - Provide an aerial map of the site with a layout of the development
STATUS OF REVIEW: NO
REMARKS: Please provide.
- 38 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION
REVIEW ITEM: 6.7.4 - Shade tree requirements
STATUS OF REVIEW: NO
REMARKS: All shade trees required for Phase I shall be installed on site unless waiver is approved
- 39 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION
REVIEW ITEM: 6.8.4 - Landscape area requirements for non-residential development
STATUS OF REVIEW: NO
REMARKS: Provide landscape area calculations showing 20% minimum is met
- 40 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION
REVIEW ITEM: 6.8.6 - Buffers
STATUS OF REVIEW: NO
REMARKS: 1. Crape Myrtles do not meet the intent of year round screening, evergreens should be used for the majority of buffering 2. Dwarf viburnum may not reach the 3' ht in 1 year, recommend other native hedge material 3. Shrubs shall be 18" ht at installation, no exceptions 4. Understory trees shall be 6' ht x 42" spr minimum at installation, no exceptions 5. Please provide calculations showing 50% shrubs and Groundcovers coverage in buffers is met 6.
- 41 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION
REVIEW ITEM: 6.8.8 - Building landscaping
STATUS OF REVIEW: NO
REMARKS: 1. Landscape areas shall be provided adjacent to or within 25 feet from the building walls and shall extend along 60 percent of the total length of the wall, excluding those areas required for access to the

building. Landscape areas shall be a minimum of five feet wide allowing for a minimum distance of two feet from the façade to the innermost plants.

42 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION

REVIEW ITEM: 6.8.9 - Service and equipment areas

STATUS OF REVIEW: NO

REMARKS: will there be a dumpster? if so, please show screening

43 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 signed and sealed photometric plan is required

44 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION

REVIEW ITEM: Additional Landscape comments

STATUS OF REVIEW: NO

REMARKS: Landscape and Irrigation plans shall be signed and sealed at submittal (6.2.1 & 6.9.2)

45 DEPARTMENT: ZONE - ZONING DEPARTMENT

REVIEW ITEM: 2.12.24 - Landscape requirements/6.8.6 - Buffering

STATUS OF REVIEW: NO

REMARKS: Proposed buffers are missing/incorrect. Please provide all required descriptions and illustrations for each proposed buffer. Type-B buffer consisting of 20-foot-wide landscape strip and a buffer wall required for portions of the parcel abutting residential properties.

46 DEPARTMENT: ZONE - ZONING DEPARTMENT

REVIEW ITEM: 2.12.32 - Modified Environmental Assessment for Listed Species (LDC 6.5.4) -OR- EALS Exemption Application (LDC 6.5.3) submitted (including habitat assessment as necessary per LDC 6.6.4)

STATUS OF REVIEW: NO

REMARKS: Provide Environmental Assessment of Listed Species (EALS) or submit an Exemption per LDC Sec. 6.5.



**Marion County
Board of County Commissioners**

32920

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: 10/7/25 Parcel Number(s): 14221-000-00;14138-000-00 Permit Number: App# 32920

A. PROJECT INFORMATION: Fill in below as applicable:

Project Name: Alien Engineered Products - Shop Expansion Commercial ☒ Residential ☐
Subdivision Name (if applicable): N/A
Unit N/A Block N/A Lot N/A Tract N/A

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): GironJ LLC; Juan Giron
Signature: _____
Mailing Address: 4716 SE 31 Street City: Ocala
State: FL Zip Code: 34480 Phone # 352-304-4960
Email address: jgiron@alienep.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): GDC Contact Name: Paul Wildman
Mailing Address: 2817 NE 3rd Street City: Ocala
State: FL Zip Code: 34470 Phone # 352-629-8060
Email address: GDC@GuerraCorp.net

D. WAIVER INFORMATION:

Section & Title of Code (be specific): 6.12.12 - Sidewalks
Reason/Justification for Request (be specific): A Waiver to the construction of the sidewalk is being requested and payment to be made into the general sidewalk fund.

DEVELOPMENT REVIEW USE:

Received By: email 10/9/25 Date Processed: 10/10/25 kah Project # 2025050081 AR # 32920

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): _____



Marion County Board of County Commissioners

Office of the County Engineer

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DEVELOPMENT REVIEW COMMITTEE WAIVER REQUEST FORM

Section & Title of Code (be specific) 6.13.2.B(6) - Freeboard 6.13.2.B(6) - Freeboard
Reason/Justification for Request (be specific): 1) A Waiver is being requested for the 6" of freeboard to the top of bank. The previously approved design and code requirements do not appear to have considered freeboard in 2000.
Proposed design increases capacity such that freeboard is increased from 0" to 5.6" (86% of today's code) to the top of DRA.
Existing conditions creates additional burden for full compliance and design will greatly improve system capacity.

Section & Title of Code (be specific) 2.12.24 - Landscape requirements/6.8.6 - Buffering
Reason/Justification for Request (be specific): Requesting waiver to buffer requirements for the south boundary and most of the east boundary. (1) South boundary (Type B) requesting to be postponed and evaluated with future phase improvements (building, parking), and waiver for DRA side, area to remain vacant/DRA, the expansion is on far north side with no line of sight to south properties; (2) East boundary (Type C) requesting reduction as this side has access to railroad for business operations which needs line of sight for access, safety, and security.

Section & Title of Code (be specific) _____
Reason/Justification for Request (be specific): _____

Section & Title of Code (be specific) _____
Reason/Justification for Request (be specific): _____

Section & Title of Code (be specific) _____
Reason/Justification for Request (be specific): _____

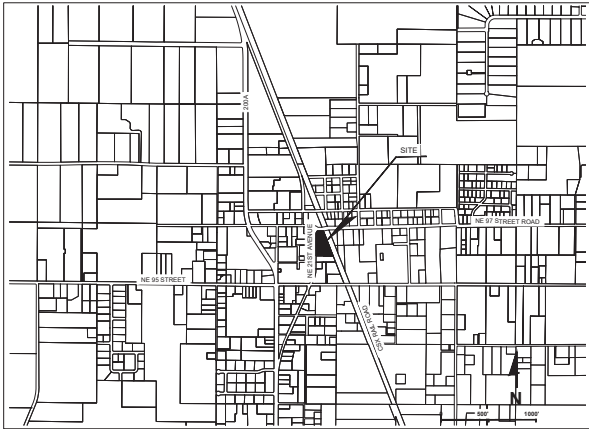
Section & Title of Code (be specific) _____
Reason/Justification for Request (be specific): _____

Section & Title of Code (be specific) _____
Reason/Justification for Request (be specific): _____

MAJOR SITE PLAN
ALIEN ENGINEERED PRODUCTS
SHOP EXPANSION

GDC PROJECT NUMBER 23-05

MARION COUNTY, FLORIDA
MAY 28, 2025



SECTION 09 TOWNSHIP 14S. RANGE 22E.

LOCATION MAP



Guerra Development Corporation
Consulting Engineering
Civil - Structural
2817 NE 3rd Street - Ocala, Florida 34470
Ph: (352) 629-8060
GDC@guerracorp.net
State of Florida Certificate of Authorization No. 4954

OWNER'S CERTIFICATION

I HEREBY CERTIFY THAT I HAVE REVIEWED THESE PLANS WITH THE IMPROVEMENTS CALLED FOR AND FIND THEM ACCEPTABLE FOR THE PURPOSE OF THEIR INTENDED USE AND THAT I AND/OR MY SUCCESSORS AND ASSIGNS SHALL PERPETUALLY MAINTAIN THE IMPROVEMENTS AS SHOWN HEREON. ALL CONSTRUCTION COVERED BY THESE PLANS SHALL COMPLY WITH THE MATERIAL REQUIREMENTS AND QUALITY CONTROL STANDARDS AS SET FORTH IN THE CURRENT AND APPLICABLE REGULATIONS HAVING JURISDICTION OVER THIS PROJECT.

OWNER/APPLICANT SIGNATURE
DATE _____

ENGINEER'S CERTIFICATION

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

PAUL WELDMAN, P.E.
P.L. REG. NO. 78624
DATE _____

VALID ONLY WITH
SEAL

SITE DATA

OWNER:

JUAN GRON
GRON LLC
4716 SE 31ST STREET
OCALA, FL 34480
352-304-4960



PID:

14221-000-00 - 14138-000-00

GENERAL STATEMENT:

MAJOR SITE PLAN IS INTENDED FOR THE REDEVELOPMENT OF THE SITE TO SERVE THE EXISTING METAL FABRICATION USE, EXPANSION OF THE SAME USE, AND PLANNING FOR FUTURE IMPROVEMENTS.

FUTURE LAND USE:

DEV. AGREEMENT:

ZONING:

VARIANCE:

PREVIOUS SITE PLAN APPROVED:

SPECIAL USE PERMITS:

OVERLAY ZONES:

COMMERCIAL

NONE FOUND

8-5 & R-1

NONE FOUND

SSC ANTHONY +/- SEPTEMBER 6, 2000

NONE FOUND

PRIMARY SPRINGS PROTECTION ZONE: OCKLAWAHA BMAP

LOT AREA:

3.67 AC WIDTH: +/-519 FEET

SETBACKS:

FRONT: 40 FT REAR: 25 FT SIDE: 10 FT HT: LESS THAN 50'

FAR:

(992 SF + 7985 SF + 3600 SF + 15,000SF) / 159,865 = 0.17

WATER & SEWER:

ON-SITE WELL/SEPTIC

EXISTING CONDITIONS

USE:

MANUFACTURING, METAL FABRICATION & WELDING SHOP

BUILDING#1 OFFICE:

992 SF

BUILDING#2 WAREHOUSE:

7985 SF

SITE IMPERVIOUS:

42,571 SF

LANDROCK IMPERVIOUS:

14,320 SF

TOTAL IMPERVIOUS AREA:

65,871 SF

SITE ALLOWABLE IMPERVIOUS AREA:

87,120 SF (1.51 AC) (41.2%)

PROPOSED CONDITIONS

USE:

MANUFACTURING, METAL FABRICATION & WELDING SHOP EXPANSION

BUILDING #1 OFFICE:

992 SF

(TO REMAIN)

BUILDING #2 WAREHOUSE:

7985 SF

(TO REMAIN)

BUILDING #2 SHOP EXP:

3600 SF

(PROPOSED)

SITE IMPERVIOUS:

19,439 SF

(PROPOSED)

POND IMPERVIOUS:

36,431 SF

(PROPOSED)

SUB-TOTAL SITE IMPERV AREA:

68,447 SF (PROPOSED)

SUB-TOTAL SITE IMPERV AREA:

32,109 SF (FUTURE)

TOTAL SITE IMPERV AREA:

100,556 SF (2.30 AC) (62.9%)

OPEN SPACE:

59,309 SF (1.36 AC) (37.0%)

PARKING REQUIREMENTS

BUILDING #1 & #2

992 SF*(2.58P/1000SF):

2.48 SPACES OFFICE EXISTING

3993 SF*(1.5P/1000SF):

5.92 SPACES MANUFACTURE EXISTING

3992 SF*(1.5P/1000SF):

1.33 SPACES WAREHOUSE EXISTING

3600 SF*(1.5P/1000SF):

5.33 SPACES MANUFACTURE PROPOSED

ADA SPACE: (15P/25SPACES):

1

TOTAL REQUIRED:

16.06 SPACES

TOTAL PROVIDED:

18.00 SPACES

TRIP GENERATION - 7TH EDITION

LAND USE	CODE	SIZE(SF)	DAILY TRIPS	AMPM PEAK HR
MANUFACTURE	140	7,593	29.0	15.9 / 5.7
OFFICE	710	992	10.9	1.5 / 1.5
WAREHOUSE	150	3,992	19.8	2.3 / 2.4
TOTAL			59.73	9.74 / 9.61

MILES OF ROADWAY:

N/A

NUMBER OF LOTS:

N/A

IMPORTANT NOTES FOR CONTRACTOR

1. A MINIMUM OF 72 HOURS PRIOR TO CONSTRUCTION A PRE-CONSTRUCTION MEETING SHALL BE SCHEDULED ON-SITE WITH OWNER, CONTRACTOR, COUNTY INSPECTOR TO CONFIRM WORK APPROACH, TESTING REQUIREMENTS, AND THAT ALL PERMITS HAVE BEEN OBTAINED.

INDEX OF SHEETS

COVER SHEET		C001
GENERAL NOTES		C002
DEMOLITION PLAN		C003
SITE LAYOUT PLAN		C004
PAVING, GRADING, & DRAINAGE PLAN		C005
DRA CROSS SECTION SHEET		C006
UTILITY PLAN		C007
STORMWATER POLLUTION PREVENTION PLAN		C008
GENERAL DETAILS		C009-C010
LANDSCAPING & IRRIGATION PLAN (BY OTHERS)		
BOUNDARY & TOPO SURVEY (BY OTHERS)		

UTILITY PROVIDERS

ELECTRIC	DUKE ENERGY	YANI MKRDIS	352-694-8811
COMMUNICATIONS	LUMEN	OWEN HURLEY	352-431-2217
COMMUNICATIONS	OCALA FIBER	BILLY WEARLAND	352-401-6969
SEWER	ON-SITE SEPTIC	DOH	352-622-7744
WATER	ON-SITE WELL	DOH	352-622-7744

MARION COUNTY LIST OF APPROVED WAIVERS

WAIVER TBD	CONDITIONS	DATE
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LEGAL DESCRIPTION

PARCEL 1:
COMMENCE AT THE SOUTHWEST CORNER OF THE RAILROAD DEPOT GROUNDS, ANTHONY, FLORIDA AND RUN THENCE NORTH 88°07'34" EAST A DISTANCE OF 86.38 FEET TO A POINT ON THE EAST MAINTEINED RIGHT OF WAY OF MAIN STREET. SAID POINT BEING THE POINT OF BEGINNING; THENCE NORTH 07°32'22" WEST, ALONG THE EAST MAINTEINED RIGHT OF WAY OF MAIN STREET A DISTANCE OF 291.98 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 70.05 FEET, A CENTRAL ANGLE OF 89°17'07" A TANGENT LENGTH OF 66.13 FEET, A CHORD BEARING OF NORTH 44°06'12" EAST AND A CHORD LENGTH OF 38.38 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 109.84 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 88°44'07" EAST ALONG SAID SOUTHERLY RIGHT OF WAY A DISTANCE OF 91.04 FEET TO THE WESTERLY RIGHT OF WAY OF THE BEARBOARD COASTLINE RAILROAD; THENCE SOUTH 21°43'57" EAST A DISTANCE OF 384.4 FEET; THENCE SOUTH 88°54'30" WEST, A DISTANCE OF 222.98 FEET; THENCE NORTH 07°46'49" WEST A DISTANCE OF 348.38 FEET; THENCE SOUTH 88°12'30" WEST, A DISTANCE OF 20.00 FEET; THENCE SOUTH 07°46'49" EAST, A DISTANCE OF 110.47 FEET; THENCE SOUTH 88°50'53" WEST, A DISTANCE OF 34.94 FEET TO SAID EAST RIGHT OF WAY OF MAIN STREET; THENCE NORTH 07°32'22" WEST ALONG SAID RIGHT OF WAY A DISTANCE OF 110.17 FEET TO THE POINT OF BEGINNING, MARION COUNTY, FLORIDA.

PARCEL 2:
COMMENCING 30 FEET EAST AND 110 FEET SOUTH OF SOUTHWEST CORNER OF RAILROAD DEPOT GROUNDS, ANTHONY, FLORIDA, THENCE SOUTH 118 FEET; THENCE EAST 177 FEET; THENCE NORTH 118 FEET; THENCE WEST 177 FEET; IN SECTION 9, TOWNSHIP 14 SOUTH, RANGE 22 EAST, MARION COUNTY, FLORIDA, LESS THE WESTERLY 30 FEET FOR ROAD RIGHT OF WAY

PARCEL 3:
COMMENCE AT THE SOUTHWEST CORNER OF THE RAILROAD DEPOT GROUNDS, ANTHONY, FLORIDA AND RUN N 88°07'34" E 227 FEET TO THE POINT OF BEGINNING; THENCE RUN S 07°47' 28" E 240.00 FEET; THENCE RUN S 87°00'59" W 20.00 FEET; THENCE E RUN N 00°47'28" W 340.00 FEET; THENCE RUN N 88°07'34" E 20.00 FEET TO THE POINT OF BEGINNING LYING AND BEING IN SECTION 9, TOWNSHIP 14 SOUTH RANGE 22 EAST, MARION COUNTY, FLORIDA

THIS SET OF PLANS IS TO BE USED FOR ANY PURPOSE UNLESS ALL SHEETS LISTED IN THE INDEX ARE INCLUDED IN THE SET. SECURITY BOARD AND SHEET SHEETS CERTIFIED.

ALL CONSTRUCTION COVERED BY THESE PLANS MUST CONFORM WITH THE LATEST MATERIAL AND METHOD SPECIFICATIONS AND APPROVED BY THE DISTRICT ENGINEER MANAGING CONTRACTS IN THE LATEST MAJOR COUNTY LAND DEVELOPMENT REGULATIONS.

ANY DEVIATION FROM THESE PLANS REQUIRED FROM WRITTEN APPROVAL FROM THE PROFESSIONAL ENGINEER AND THE DISTRICT ENGINEER MANAGING CONTRACTS.

THE GENERAL CONTRACTOR FOR THE PROJECT IS HEREBY REQUIRED TO, AS PART OF THE CONTRACT, TO REVIEW EACH SHEET OF THE SET AND STUDY THE CORRELATION PRIOR TO BEGINNING A CONSTRUCTION. THE GENERAL CONTRACTOR SHALL ALSO REVIEW ALL REPORTS, SPECIFICATIONS, STRUCTURAL, SURVEY AND PERMITS FOR SPECIAL CONDITIONS. CONTRACTOR MUST IMMEDIATELY NOTIFY THE ENGINEER OF ANY DISCREPANCIES OR CONFLICTS.

THE GENERAL CONTRACTOR IS HEREBY REQUIRED TO IMPLEMENT JOY SAFETY AT ALL TIMES THROUGHOUT THE DURATION OF THE PROJECT. JOY SAFETY PRACTICES, MEASURES, ETC., SHALL BE APPROVED BY THE DISTRICT ENGINEER MANAGING CONTRACTS, STATE AND FEDERAL REGULATIONS.

THE GENERAL CONTRACTOR IS HEREBY REQUIRED TO CONTACT ALL PERTINENT UTILITY COMPANIES AND OBTAIN THE NECESSARY INFORMATION AND PERMITS PRIOR TO BEGINNING CONSTRUCTION. THE PROJECT SHEET NO. 1000 PLANS FOR STARTING CONSTRUCTION WITH ANY WORK UTILITIES ARE APPROXIMATE.

ALL SIGN AND MARKING MATERIAL SHALL CONFORM TO THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES AND SPECIFICATIONS FOR THE FEDERAL HIGHWAY ADMINISTRATION.

THIS PROJECT FALLS WITHIN THE JURISDICTION OF THE FOLLOWING REGULATORY/MUNICIPAL AGENCIES. CONTRACTOR WILL COMPLY ONLY AFTER APPROVAL OF ALL APPLICABLE PERMITS:

- MAJOR COUNTY, SITE PLAN
- FLORIDA DEPARTMENT OF TRANSPORTATION, DISTRICT - ERP PERMIT
- FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION, INDELS AND PERMITS

THE GENERAL CONTRACTOR IS HEREBY REQUIRED TO NOTIFY AND MAINTAIN BEST MANAGEMENT PRACTICES (BMP) FOR EROSION CONTROL OF ANY UTILITY AND CONSTRUCTION AS PER THE FLORIDA STORMWATER EROSION CONTROL INSPECTORS MANUAL.

THE GENERAL CONTRACTOR IS HEREBY REQUIRED TO NOTIFY PROPERTY OWNERS PRIOR TO THE BEGINNING OF CONSTRUCTION FOR DISSEMINATION OF ANY UTILITY AND CONSTRUCTION FOR COORDINATION OF WORK AND ASSOCIATED IMPACTS WITH PROPERTY OWNERS.

ALL AREAS DURING BY THE CONSTRUCTION OF THIS PROJECT WHICH ARE NOT OTHERWISE PAVED SHALL BE IMMEDIATELY SODDED FOLLOWING PAVING GRADING. ALLOW FOR THICKNESS OF SOD WITH A MINIMUM OF 1.0 INCH. SOD SHALL BE REPLACED WITHIN 14 DAYS OF THE COMPLETION OF UTILITY, ESTABLISHMENT.

DATA

ALL ELEVATIONS ARE BASED ON 10+0 BENCHMARK (79.430) ELEVATION 10+0 DATUM - NAVD 83.

THE BEARINGS SHOWN HEREON ARE BASED ON FLORIDA STATE PLANE COORDINATES WEST ZONE BASED ON THE 1983 FPNZ WGS 84, AND ARE UNADJUSTED, AND REFERENCED TO THE EAST. THE BEARINGS ARE BASED ON THE CALCULATED BEARINGS OF THE ADJACENT LOTS.

ALL OVERHEAD UTILITIES SHALL BE RELOCATED TO MEET A MINIMUM VERTICAL CLEARANCE OF 18 FEET. TREES TO REMAIN SHALL NOT BE TRIMMED TO COMPLY WITH THE MINIMUM VERTICAL CLEARANCE.

THE DESIGN CONSULTANT SHALL NOT BE RESPONSIBLE FOR ANY CLAIMS OR DELAYS OF THE PROJECT DUE TO THE CONTRACTOR'S FAILURE TO OBTAIN NECESSARY PERMITS FROM THE CONTRACTOR'S OPERATIONS SHALL BE REPAIRABLE AT THE CONTRACTOR'S EXPENSE.

THE GENERAL CONTRACTOR IS HEREBY MADE RESPONSIBLE AS PART OF THIS CONTRACT FOR ALL PERMITS AND NOTICES REQUIRED BY ANY AGENCIES AND THE DISTRICT ENGINEER MANAGING CONTRACTS. A PROFESSIONAL LAND SURVEYOR LICENSED FOR PRACTICE IN THE STATE OF FLORIDA.

OWNER SHALL ENTER INTO A CONTRACT WITH A TESTING LABORATORY FOR THE PURPOSE OF QUALITY CONTROL OF PAVEMENTS TO BE CONSTRUCTED. THE CONTRACTOR SHALL BE RESPONSIBLE TO REQUEST APPROVALS TO THE DISTRICT ENGINEER MANAGING CONTRACTS FOR ANY REQUESTS TO RETEST IMPROVEMENTS IN THE EVENT OF "PAVEMENT TESTS". THE GENERAL CONTRACTOR IS HEREBY MADE RESPONSIBLE FOR THE COST OF ALL TESTING AND ANALYSIS. THE DISTRICT ENGINEER MANAGING CONTRACTS SHALL INSPECT AND REPAIR AS NECESSARY (THE EROSION/SEDIMENTATION PROTECTION AT THE END OF EACH WORKING DAY).

PAVING, GRADING AND DRAINAGE GENERAL NOTES

THE CONTRACTOR IS RESPONSIBLE FOR EROSION/SEDIMENTATION CONTROL PRACTICES DURING CONSTRUCTION TO MINIMIZE SOIL EROSION/SEDIMENTATION AND TO PROTECT AGAINST DAMAGE TO ADJACENT PROPERTIES AND THE ENVIRONMENT.

EROSION AND SEDIMENTATION CONTROL SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. A SILT BARRIER SHALL SPECIFICALLY BE REQUIRED; CONSTRUCTED AND MAINTAINED AS INDICATED ON THE PLANS. THE CONTRACTOR SHALL MAINTAIN THE SILT BARRIER AT ALL TIMES. THE CONTRACTOR SHALL MAINTAIN TO ESTABLISH PERMANENT VEGETATION. SOD SHALL BE REPLACED AS EARLY AS POSSIBLE. THE CONTRACTOR SHALL MAINTAIN THE SILT BARRIER AT ALL TIMES. THE CONTRACTOR SHALL MAINTAIN TO ESTABLISH PERMANENT VEGETATION. SOD SHALL BE REPLACED AS EARLY AS POSSIBLE. THE CONTRACTOR SHALL MAINTAIN THE SILT BARRIER AT ALL TIMES. THE CONTRACTOR SHALL MAINTAIN TO ESTABLISH PERMANENT VEGETATION. SOD SHALL BE REPLACED AS EARLY AS POSSIBLE.

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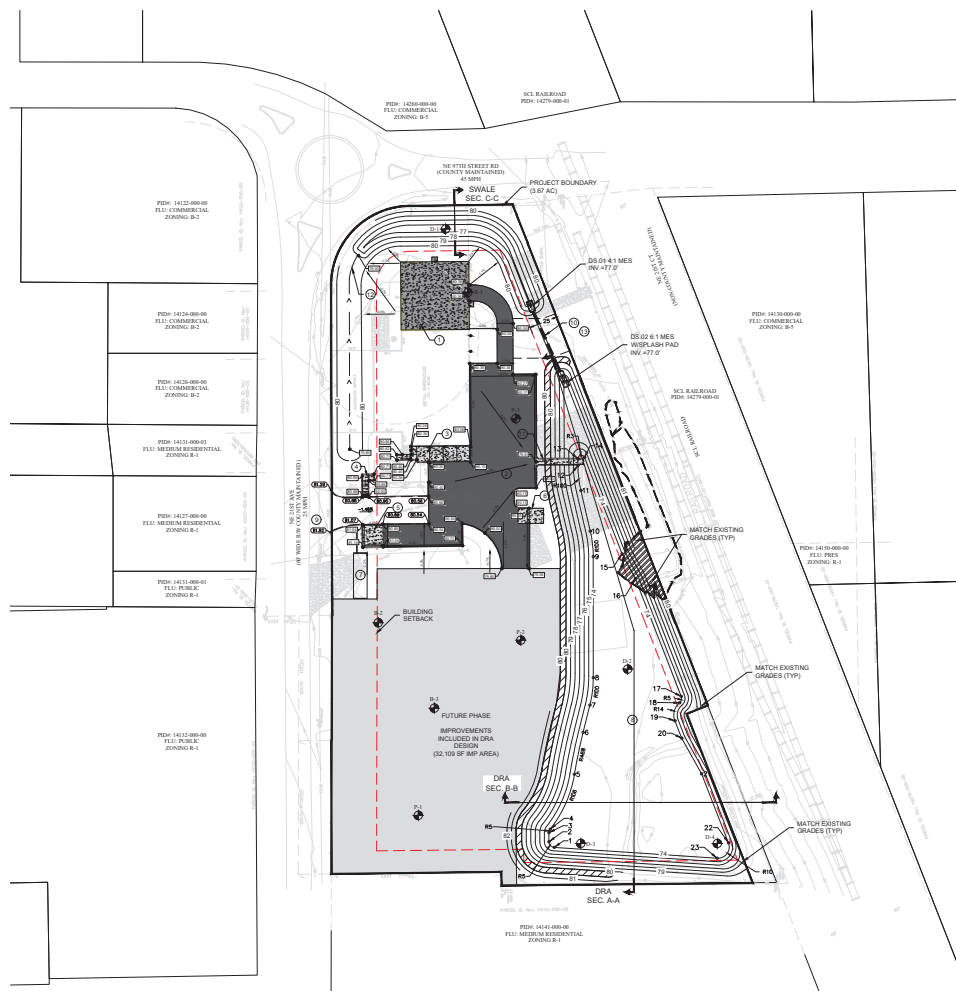
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[illegible][illegible][illegible]

■ FOUND CONCRETE MARKER
 (4"x4" NUMBER AS NOTED)
 ● FOUND 1/2" IRON ROD AND CAP
 (UNLESS NOTED OTHERWISE)
 — SIGN
 ● BOLLARDS
 — FENCE
 ○ OVERHEAD WIRES
 ○ LIGHT POLE
 ○ POWER POLE
 ○ POWER POLE ANCHOR
 □ TELEPHONE CLOSURE BOX
 □ ELECTRICAL BOX
 (D) DESCRIBED MEASUREMENT
 (F) FIELD MEASUREMENT
 — CENTER LINE
 □ SQUARE
 FT. FEET
 FNC. FENCE CORNER
 M.C.R. MARION COUNTY RECORDS
 CONC. CONCRETE

[illegible]



PAVING, GRADING, AND DRAINAGE PLAN

1. PROPOSED 3600 SF METAL BUILDING. FINISH FLOOR ELEVATION TO MATCH EXISTING ADJACENT ELEVATION OF 80.30'.
2. HEAVY DUTY ASPHALT SECTION. GRADE TO SHEET FLOOR TO DRA AS SHOWN.
3. CONCRETE PAVEMENT SECTION. USE CURE IN REMOVING THE EXISTING CONCRETE. RETROFIT AREA, GRADE TO CREATE POSITIVE FLOW AWAY FROM BUILDINGS AS SHOWN AND INTO THE NEW PROPOSED DRAINAGE SYSTEM.
4. EXISTING ASPHALT SECTION. HEAVY DUTY ASPHALT TO EXISTING DRIVE ISLE AND MATCH EXISTING DRIVE ELEVATION TO CREATE A SMOOTH TRANSITION. ALSO TO BE ADA COMPLIANT.
5. CONCRETE ADA PARKING SECTION - SEE SHEET C009.
6. CONCRETE DUMPSTER PAD - SEE SHEET C009.
7. PROPOSED UNDERGROUND FIRE PROTECTION TANK.
8. EXISTING DRAINAGE DIRECTION AREA TO BE EXPANDED. SEE CROSS SECTIONS. NOTE THAT THIS SITE HAS SOME RETROFIT CONDITIONS THAT WILL NEED TO BE CONSIDERED FOR DESIGN.
9. EXISTING ASPHALT PAVEMENT TO REMAIN.
10. PROPOSED 75.5' OF 34" RCP STORM PIPE AT 0.0% SLOPE.
11. PROPOSED 5 FT WIDE CONCRETE FLUME AND A SPLASH PAD.
12. PROPOSED 175 LF OF SODDED BWALE AT 0.5% SLOPE FOR PAVEMENT FLOW LINES.
13. OPEN SPACE ACCESS TO REMAIN FOR RAIN PLAN CONNECTION.

PAVING, GRADING, AND DRAINAGE NOTES

1. SEE DRAINAGE CALCULATIONS FOR PRE-DEVELOPMENT AND POST-DEVELOPMENT BASINS.
2. THE PROJECT IS LOCATED IN A FLOOD ZONE "X" AS SHOWN UNDER FEMA FIRM 1208303340D EFFECTIVE 8/28/2008.
3. IN AREAS WHERE EXISTING PAVEMENT IS TO REMAIN, CONTRACTOR SHALL SAWCUT, AND MATCH PROPOSED GRADES TO EXISTING AND PROVIDE A SMOOTH TRANSITION.

DRA POINT TABLE

Point #	Elevation	Northings	Eastings
1	74.00	1801829.39	421660.60
2	74.00	1801834.38	421660.60
3	74.00	1801842.39	421660.60
4	74.00	1801845.48	421657.67
5	74.00	1801893.63	421676.88
6	74.00	1801930.87	421688.66
7	74.00	1801954.56	421692.62
8	74.00	1801979.19	421695.95
9	74.00	1802085.06	421705.00
10	74.00	1802108.44	421705.00
11	74.00	1802144.30	421694.84
12	74.00	1802166.31	421681.81
13	74.00	1802172.38	421681.81
14	74.00	1802173.49	421677.80
15	74.00	1802088.41	421720.00
16	74.00	1802096.38	421732.00
17	74.00	1801962.84	421772.00
18	74.00	1801956.97	421771.77
19	74.00	1801941.13	421773.73
20	74.00	1801925.81	421767.67

STORMWATER SYSTEM OPERATION AND MAINTENANCE NOTES TO OWNER

1. THE ST. JOHN'S RIVER WATER MANAGEMENT DISTRICT AND MARION COUNTY REQUIRE THAT THE STORMWATER SYSTEM SHOWN IN THESE PLANS BE MAINTAINED AND REMAIN IN GOOD WORKING ORDER IN PERPETUITY.
2. AN ACCEPTABLE OPERATION AND MAINTENANCE ENTITY SHALL HAVE THE FINANCIAL, ADMINISTRATIVE, AND LEGAL CAPABILITY TO ACCESS, MONITOR, OPERATE, AND MAINTAIN THE PERMITTED STORMWATER SYSTEM.
3. SEE THE OPERATION AND MAINTENANCE PLAN WHICH CONTAINS ALL THE REQUIREMENTS THAT THE MAINTENANCE ENTITY IS RESPONSIBLE FOR.

[illegible]

Profile view of the proposed road showing elevations and stationing. The vertical axis represents elevation in feet, ranging from 72 to 88. The horizontal axis represents stationing, ranging from 0+40 to 2+00. The profile includes a 5' wide maintenance berm for the expanded GRA, a 500' GRA side slopes, and a 25' wide maintenance berm for the expanded GRA. The existing ground is shown as a dashed line, and the proposed road is shown as a solid line. The profile includes a 5' wide maintenance berm for the expanded GRA, a 500' GRA side slopes, and a 25' wide maintenance berm for the expanded GRA. The existing ground is shown as a dashed line, and the proposed road is shown as a solid line.

Station	Elevation (ft)	Notes
0+40	81.68	
0+51	77.11	
0+67	81.37	
0+68	74.00	
1+20	78.74	
1+20	74.00	
1+60	74.00	
2+00	77.86	

Additional labels on the profile include: 5' WIDE MAINTENANCE BERM FOR EXPANDED GRA, 500' GRA SIDE SLOPES, 25' WIDE MAINTENANCE BERM FOR EXPANDED GRA, MATCH EXISTING, PROPERTY LINE, EXISTING GRADE, BOT=74.0, and ESWHT=70.62.

The diagram illustrates a ditch cross-section at station O+40. The vertical scale ranges from 72 to 88 feet. Key features include:

- SIDE SWALE**: Located at the top of the section.
- MATCH EXISTING**: Indicated at the top edge of the ditch.
- TOP = 80.0**: Elevation of the top edge of the ditch.
- BOT = 77.0**: Elevation of the bottom of the ditch.
- DITCH WIDTH**: The bottom width is 8.0 feet.
- SLOPE**: The side slopes are 1:1.
- EXISTING T = 70.62**: Elevation of the existing ground surface.
- O+40**: Stationing mark at the bottom of the diagram.

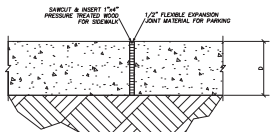
 GUERRELLA DEVELOPMENT CORPORATION 1717 N. 17th St., Suite 100 Phoenix, AZ 85016 (602) 441-1111 www.gdc.com	SEAL (To be filled by the contractor) Date: _____	 GUERRELLA DEVELOPMENT CORPORATION 1717 N. 17th St., Suite 100 Phoenix, AZ 85016 (602) 441-1111 www.gdc.com	PROJECT NO. KC20000202	PROJECT TITLE OKC DOWNTOWN OFFICE	OKC DOWNTOWN OFFICE 3512'
			CLIENT OKC	PROJECT TYPE OFFICE	OKC DOWNTOWN OFFICE 2,130,000
PROJECT NO. KC20000202	PROJECT TITLE OKC DOWNTOWN OFFICE	OKC DOWNTOWN OFFICE 3512'	CLIENT OKC	PROJECT TYPE OFFICE	OKC DOWNTOWN OFFICE 2,130,000
			PROJECT NO. KC20000202	PROJECT TITLE OKC DOWNTOWN OFFICE	OKC DOWNTOWN OFFICE 3512'

2.0" MIN SP9.5 FINE MIX
8" MIN LIMEROCK (LBR 100)
98% MOD PROCTOR
MAX DRY DENSITY PER
AASHTO T-180
12" MIN SUBGRADE (LBR 40)
TYPE "B" STABILIZATION
98% MOD PROCTOR
MAX DRY DENSITY PER
AASHTO T-180

MATERIALS, INSTALLATION, AND TESTING SHALL BE IN ACCORDANCE WITH THE GEOTECHNICAL REPORT #2117994 BY UNIVERSAL ENGINEERING, INC.

HEAVY PAVEMENT SECTION

NO SCALE 1/2000



EXPANSION JOINT DETAIL

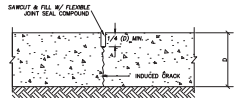
NO SCALE 1/2000

1.5" MIN SP9.5 FINE MIX
6" MIN LIMEROCK (LBR 100)
98% MOD PROCTOR
MAX DRY DENSITY PER
AASHTO T-180
12" MIN SUBGRADE (LBR 40)
TYPE "B" STABILIZATION
98% MOD PROCTOR
MAX DRY DENSITY PER
AASHTO T-180

MATERIALS, INSTALLATION, AND TESTING SHALL BE IN ACCORDANCE WITH THE GEOTECHNICAL REPORT #2117994 BY UNIVERSAL ENGINEERING, INC.

LIGHT PAVEMENT SECTION

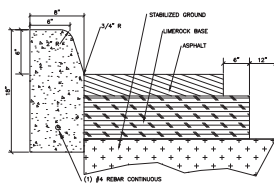
NO SCALE 1/2000



JOINTS MUST BE CUT WITHIN 24-HOURS AFTER POURING OR AS SOON AS CONCRETE HARDENS ENOUGH TO POINT THE WORK.
DEPTH OF JOINT IS 1" MIN FOR A 4" SLAB, 1 1/2" FOR A 6" SLAB (PARKING).
WIDTH OF JOINT MUST BE UNIFORM @ 1/4" OR 1/2".
PARKING JOINTS SHALL BE PLACED AS SHOWN ON DRAWING.
SIDEWALK JOINTS SHALL BE PLACED AS SHOWN IN THESE DETAILS.

CONTRACTION JOINT DETAIL

NO SCALE 1/2000



REFER TO PROJECT NOTES FOR TYPICAL SECTION SPECIFICATIONS.

FDOT TYPE "D" CONCRETE CURB SECTION

NO SCALE 1/2000

6" MIN 4000 PSI CONCRETE MIX
W/1.4 XW1.4 10 GA
FLAT SHEETS - NO ROLL
MAX JOINT SPACING = 12'X12'
SAWCUT DEPTH = 2 IN
12" MIN SUBGRADE (LBR 40)
95% MOD PROCTOR
MAX DRY DENSITY PER
AASHTO T-180

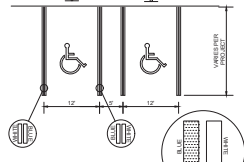
MATERIALS, INSTALLATION, AND TESTING SHALL BE IN ACCORDANCE WITH THE GEOTECHNICAL REPORT #2117994 BY UNIVERSAL ENGINEERING, INC.

CONCRETE PAVEMENT SECTION

NO SCALE 1/2000

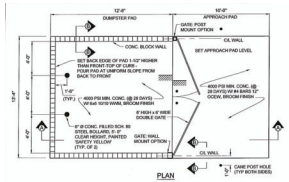


1. ALL LETTERS ARE 1" SERIES "C".
2. TOP PORTION OF SIGN SHALL HAVE A REFLECTORIZED BLUE BACKGROUND WITH WHITE REFLECTORIZED LEGEND & BORDER.
3. BOTTOM PORTION OF SIGN SHALL HAVE A REFLECTORIZED WHITE BACKGROUND WITH BLACK CONTOUR LEGEND & BORDER.



HANDICAP PARKING

NO SCALE 1/2000

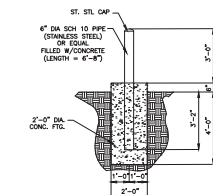


COMMERCIAL DUMPSTER PAD TYPE 3

- NOTES:
1. TYPE 3 DUMPSTER PAD IS FOR ALL GENERAL USE EXCEPT RESTAURANT DRY RECYCLABLE APPLICATIONS.
 2. ONE (1) TYPE 3 DUMPSTER PAD FOR RESTAURANT DRY RECYCLABLE APPLICATIONS ONLY.
 3. DUMPSTER SHALL USE THE CURRENT VERSION OF THE ALBANY CODE AND PROVIDE A COMPLETE STRUCTURAL DESIGN FOR THE DUMPSTER AND ALL ANCHORING AND ALL ANCHORING SHALL BE IN ACCORDANCE WITH THE ALBANY CODE. THE DUMPSTER SHALL BE PLACED ON THE PAD AND THE PAD SHALL BE PLACED ON THE PAD AND THE PAD SHALL BE PLACED ON THE PAD.

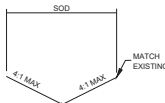
CONCRETE DUMPSTER PAD

NO SCALE 1/2000



BOLLARD

NO SCALE 1/2000

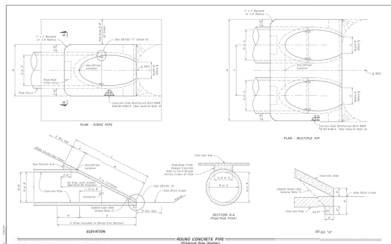


SWALE

NO SCALE 1/2000

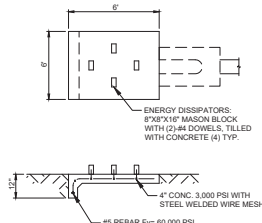
SHEET TITLE		SHEET NO.	
PROJECT		DATE	
DESIGNED BY	CHECKED BY	APPROVED BY	DATE
DRAWN BY	CHECKED BY	APPROVED BY	DATE
CLIENT	AMERICAN	DATE	DATE
SHEET NO.		DATE	

Guerra Development Corp.
2101 N. 10th St. Suite 100
Olathe, KS 66061
(913) 766-1111
www.guerra.com



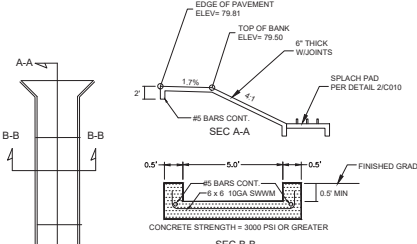
CONCRETE MITERED END SECTION

NO SCALE



SPLASH PAD

NO SCALE



CONCRETE FLUME

NO SCALE

- Chapter 3: Temporary BMPs for Erosion and Sedimentation Control
- When used to control sediments from a steep slope, silt fences should be placed away from the toe of the slope for increased holding capacity (see Figure 3.4d).
 - Silt fences shall be removed when they have served their useful purpose, but not before the upslope area has been permanently stabilized.

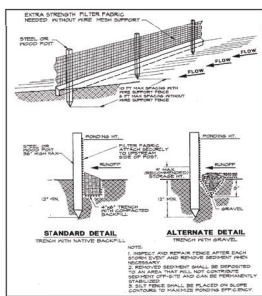


Figure 3.4d: Silt fence

Source: Erosion Data

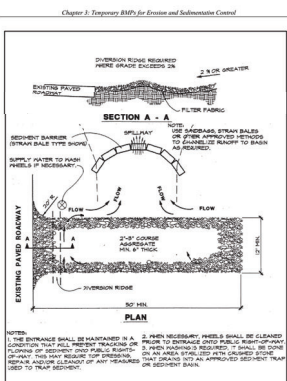
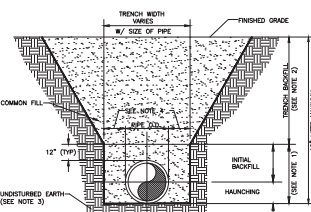


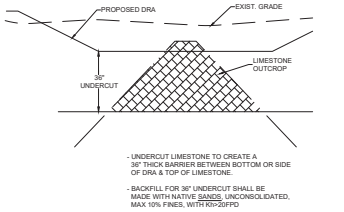
Figure 3.3a: Temporary graded construction entrance

Source: Erosion Data



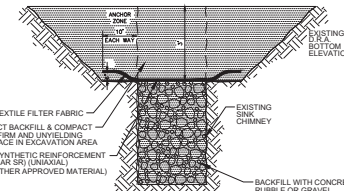
TYPE "B" BED TRENCH (UT 103)

NO SCALE



LIMESTONE UNDERCUT AT DITCH

NO SCALE



STANDARD SINKHOLE CHIMNEY REPAIR DETAIL

NO SCALE

DATE	BY	REVISION	DESCRIPTION

DATE	BY	REVISION	DESCRIPTION

DATE	BY	REVISION	DESCRIPTION

DATE	BY	REVISION	DESCRIPTION

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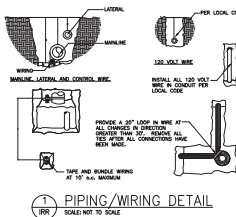
DATE	BY	REVISION	DESCRIPTION

DATE	BY	REVISION	DESCRIPTION

DATE	BY	REVISION	DESCRIPTION

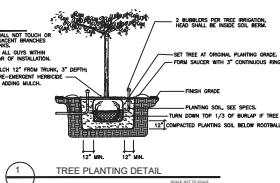
IRRIGATION NOTES

- This schematic irrigation plan serves primarily as a guide. The Contractor shall be entirely responsible for proper coverage and operation of the systems, including changes from the plan as necessary to adjust for actual site conditions.
- The Contractor shall be responsible for providing all labor, materials, and accessories required for complete irrigation systems meeting the performance requirements outlined herein.
- All work shall be installed in accordance with the regulations of the local, county, or other governing authorities. Fees for all permits, inspections, and impact fees required shall be included as work required.
- The water source shall be well water. Design data shall be verified by the Contractor prior to installation.
- A rain sensor device, Mini-Click II, or approved equal, shall be installed for each controller installed.
- All remote control valves, gate valves, ball valves, hose bibs and wire splices shall be installed in a suitable Ametek-type valve box of proper size as required for easy access to the valve. Valve boxes shall have a sump of 1" of gravel. Valve boxes shall be set flush and sloped with the surrounding grade.
- All PVC pipe in the system less than 2" O.D. except risers, shall be Class 160 PSI Polyvinyl Chloride solvent weld pipe conforming to the ASTM-D2466, Type 1, requirements, NSF approved.
- All PVC pipe in the system greater or equal to 2" O.D. and fittings shall be Schedule 40, Type 1, NSF approved conforming to the ASTM-D2466 requirements.
- All wiring, if required, shall be U.L. U.F. wiring. A separate power wire shall be installed from the controller to each individual valve. Wiring shall be installed with main lines where possible; when not, it shall be installed in conduit. Waterproof wire connectors shall be used for controller wiring. Provide pressure compensating devices as necessary to reduce misting.
- Verify the presence of all sleeving before commencing work. Where piping must pass under existing concrete or pavement, it shall be jacked or jetted where possible. Only if impossible to get in place without cutting pavement, permission will be given by the Owner to cut paving. If this is necessary, all cutting and replacing of the paving to match the existing shall be included under this section of the specifications.
- All PVC piping and wiring shall be installed in the trenches with a minimum of 12" of cover and a maximum depth of 24", except where specific permission is obtained from the Landscape Architect and/or Owner for less cover due to existing conditions. Where necessary because of landscaping, cover shall be as deep as required.
- All flex pipe shall be buried to a depth of at least 4" (or covered with 3" of mulch) except where the tubing daylight's over newly planted rootballs.
- All emitters and flood bubblers shall be installed at the rootball and be minimally visible above the mulch.
- The Contractor shall warrant the installation workmanship for a period of one year from date of job completion and retainage release. The Contractor shall further see to the fulfillment of all manufacturer's warranties and shall provide an Owner's Manuals. A reproducible as-built, coded from the original showing all dimensional system components shall be required for final job acceptance.
- Irrigation System to include backflow device. Rainsensor to be installed at controller.

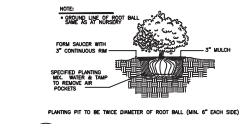


1 PIPING/WIRING DETAIL
SCALE: NOT TO SCALE

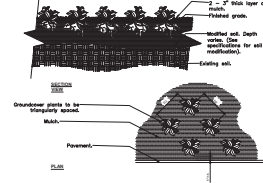
2 BUBBLER HEAD DETAIL
SCALE: NOT TO SCALE



1 TREE PLANTING DETAIL
SCALE: NOT TO SCALE

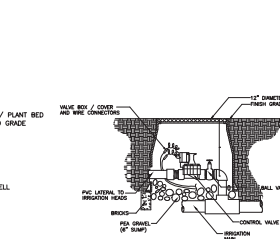


2 SHRUB PLANTING
SCALE: NOT TO SCALE



3 GROUNDCOVER
SCALE: NOT TO SCALE

Notes:
1- See planting legend for groundcover species, size, and spacing dimension.
2- Small plants (4" or less) that grow ground up, or down the main bed gridlines are considered a normal condition in container production and are acceptable provided they should be eliminated at the time of planting. Plants on that priority can be removed at the time of planting.
3- Settle soil around root ball of each groundcover prior to mulching.



3 CONTROL VALVE DETAIL
SCALE: NOT TO SCALE

LANDSCAPE NOTES

- All plants shall be Florida No. 1 or better, as outlined under Grades and Standards for Nursery Plants, Division of Plant Industries, State of Florida, latest edition.
- All work shall be performed in accordance with standard and accepted nursery practices in a workmanlike manner.
- The Landscape Contractor shall be responsible for finish grading all areas of the site. Rough grade will be within 2" of finish grade. The Landscape Contractor shall be responsible for any grade disturbed by his work.
- The Landscape Contractor shall be responsible for the thorough removal of existing weeds and grass in the areas to be planted, including application(s) of appropriate herbicides before and after plant installation.
- Soil used for planting shall consist of two parts of the existing soil and one part domestic peat moss (or sandy fill in heavy soils), mixed with two lbs. fertilizer per cubic yard. Fertilizer shall be SLOW RELEASE for new plantings.
- Terra-Sorb, or approved equal, shall be incorporated into the planting soil of all trees in sandy soils only at the following rates:

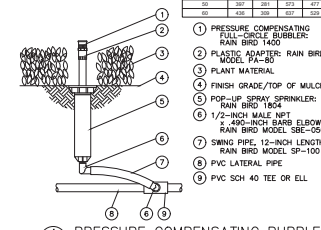
15 gallon containers = one (3 oz.) Handy Pac
30 gallon containers = two (3 oz.) Handy Pacs
Up to 3" caliper = one (3 oz.) Handy Pac
4" to 5" caliper = two (3 oz.) Handy Pacs
Broadcast 1/2 throughout the planting pit; mix 1/2 with backfill.

All plant beds shall be top-dressed with 4" of pine bark nuggets.

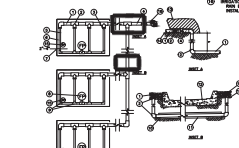
- The Landscape Architect reserves the right to field locate or review flagged locations of any or all plant material.
- All balled and burlapped trees shall be hardened-off at the supplier's for a minimum of 30 days prior to shipping. All suppliers must be approved by the Landscape Architect prior to delivery and installation of the trees; any tree which shows signs of stress shall be replaced immediately at no charge to the Owner.
- All trees will be staked per detail sheet or by another method approved by the Landscape Architect. Mulched tree rings shall encompass guys.
- No substitutions shall be permitted without prior approval from the Landscape Architect.
- Maintain minimum 12 inches mulch clearance from trunk of trees.
- Guaranty (from time of job completion and retainage release):

Trees and shrubs = 1 year

XFS-01 Displine Maximum Lateral Lengths (Feet)			
Main Pressure Pipe	1/2" Spacing		1" Spacing
	1/2" Spacing	1" Spacing	1" Spacing
20	5.4	5.3	5.3
25	10.2	10.2	10.2
30	15.0	15.0	15.0
40	20.0	20.0	20.0
50	25.0	25.0	25.0
60	30.0	30.0	30.0
70	35.0	35.0	35.0
80	40.0	40.0	40.0
90	45.0	45.0	45.0
100	50.0	50.0	50.0



4 PRESSURE COMPENSATING BUBBLER
SCALE: NOT TO SCALE



5 SUBSURFACE DRIP LAYOUT
SCALE: NOT TO SCALE

Notes:
1. FOR ALL 1/2" AND 3/4" PIPING, COMPENSATING BUBBLER, SET AND SET OFF DISTANCE.
2. COMPENSATING BUBBLER, COMPENSATING BUBBLER, SET AND SET OFF DISTANCE.
3. COMPENSATING BUBBLER, COMPENSATING BUBBLER, SET AND SET OFF DISTANCE.
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10. COMPENSATING BUBBLER, COMPENSATING BUBBLER, SET AND SET OFF DISTANCE.

DRAFT

ELIZABETH D. DICK
LANDSCAPE ARCHITECTURE, LLC
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SHEET
LA-3 OF 3

