



SUBMITTAL SUMMARY REPORT 33488

PLAN NAME: TRACTOR SUPPLY	LOCATION: 16649 S US HWY 301 SUMMERFIELD,
APPLICATION DATE: 10/02/2025	PARCEL: 48405-001-00
DESCRIPTION:	

CONTACTS	NAME	COMPANY
Applicant	HERB GREEN	CADJAZZ ENGINEERING
Engineer of Record	HERB GREEN	CADJAZZ ENGINEERING

SUBMITTAL	STARTED	DUE	COMPLETE	STATUS
OCE: Plan Review (DR) v.1	11/21/2025	12/09/2025	01/20/2026	Requires Re-submit
OCE: Plan Review (DR) v.2				Not Received

SUBMITTAL DETAILS

OCE: Plan Review (DR) v.1				
ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
911 Management (DR) (911 Management)	Caroline Dennison	12/09/2025	12/10/2025	Requires Re-submit
<i>Corrections</i>	Additional 911 Comments (Not Resolved) - Corrective Action: Incorrect Property Location on Sheet 1 under Data Summary - It should be TBD S US HWY 301. - Additional Comments: Please update on future submittals.			
<i>Comments</i>	Incorrect Property Location on Sheet 1 under Data Summary - It should be TBD S US HWY 301. Please update on future submittals.			
Environmental Health (Plans) (Environmental Health)		12/09/2025	12/12/2025	Approved
<i>Comments</i>	per MCU email 12/9/2025			
Fire Marshal (Plans) (Fire)	Jonathan Kenning	12/09/2025	12/03/2025	Deny
<i>Comments</i>	1) Please submit plans to the Office of the County Engineer.			
Growth Services Planning & Zoning (DR) (GS Planning and Zoning)	Kathleen Brugnoli	12/09/2025	12/09/2025	Requires Re-submit
<i>Corrections</i>	2.12.4/6.11.7 - Loading area (Not Resolved) - Corrective Action: Proposed loading area is missing/incorrect/not compliant to LDC/approved XXX. Please show on the plan. - 2.12.4/6.11.7 - Loading area: Show proposed loading areas on plan, per Sec. 6.11.7. - Loading areas.			
<i>Corrections</i>	6.5 & 6.6 - Habitat Preservation/Mitigation (Not Resolved) - Corrective Action: If any listed species are observed/potentially located on site, coordinate with FWC and get required permits. Habitat preservation/mitigation plan shall be submitted to County for records at later stage. - 6.5 & 6.6 - Habitat Preservation/Mitigation: Refer to LDC Sec. 6.6 for requirements and design standards if the site contains open water, wetland, listed species, native habitat vegetation, and/or natural open space. When a proposed development or land clearing site is found to include listed species, the application shall identify species and habitat protection as on-site or off-site. The selected option shall be a condition of approval and shall be completed at time of final inspection.			
<i>Corrections</i>	2.12.4.L & Article 5 - Overlay zones (Not Resolved) - Corrective Action: Overlay zone information is missing/incorrect. Please provide correct statement on the cover sheet. **Secondary Springs Protection Overlay Zone** - 2.12.4.L & Article 5 - Overlay zones: Provide a statement showing all applicable overlay zones on the subject properties such as Airport Overlay Zones (AOZ), Environmentally Sensitive Overlay Zone (ESOZ), Floodplain, Springs Protection Overlay Zone (SPOZ), Military Operating Area (MOA), Scenic Roads Area (SRA), Wellhead/Wellfield Protection Area (WHPA), Silver Springs Community Redevelopment Area (SSCRA), and CR 475A Visual Enhancement Gateway Development Overlay, etc. Refer to LDC Article 5 - OVERLAY ZONES AND SPECIAL AREAS.			
<i>Corrections</i>	2.12.5/1.8.2.A - Traffic Capacity Available (Not Resolved) - Corrective Action: What is the traffic generation for this type of use and size of business? - 2.12.5/1.8.2.A - Traffic Capacity Available?:			
<i>Corrections</i>	2.12 - Rezoning (Not Resolved) - Corrective Action: Rezoning approval information is missing. Please show approved rezoning information per requirement on the cover sheet. 181005Z - M-1 to B-4 Ord. 18-24 - 2.12 - Rezoning: List of approved Rezoning, case numbers, conditions, and the date of approval.			
<i>Corrections</i>	2.12/2.12.21 - Open space and natural areas (Not Resolved) - Corrective Action: Open space and natural area information provided exceeds the actual size of this parcel. Please revise. - 2.12/2.12.21 - Open space and natural areas: Provide list of open space and natural areas in square footage, acreage, and percentage. Including existing and proposed natural open space, improved open space, open water, wetland, and preserved natural areas. Also show them on the plan.			
<i>Corrections</i>	2.12 - Site coverage (Not Resolved) - Corrective Action: Site coverage information is incorrect. Please provide correct information on the list reflecting correct parcel size. - 2.12 - Site coverage: Provide list of site coverage in square footage, acreage, and percentage. Including existing and proposed building coverage by intended use with gross floor area, leasable/interior area, existing and proposed gross impervious area.			

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Growth Services Planning & Zoning (DR) (GS Planning and Zoning)	Kathleen Brugnoli	12/09/2025	12/09/2025	Requires Re-submit
<i>Corrections</i>	2.12.5/1.8.2.F - Concurrency Deferral Statement (Not Resolved) - Corrective Action: Provide the concurrency statement on the cover sheet. - 2.12.5/1.8.2.F - Concurrency Deferral Statement: Please provide a concurrency statement on the cover sheet according to LDC Sec. 1.8.2 (F) - Concurrency Deferral. An owner may elect to defer required concurrency review and approval for a development application identified in Section 1.8.2.A to a subsequent development application review stage by executing the following "Concurrency Deferral Statement" on the development application plan, or in a separate sworn and notarized affidavit, a copy of which shall be provided to Growth Services and the original shall be recorded in Marion County's Public Records, as applicable: "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, [list subsequent applications expected pursuant to Section 1.8.2.C as applicable]."			
<i>Corrections</i>	2.12.16/6.5 - EALS or Exemption provided (Not Resolved) - Corrective Action: Provide Environmental Assessment of Listed Species (EALS) or submit an Exemption Request per LDC Sec. 6.5. - 2.12.16/6.5 - EALS or Exemption provided?: Provide Environmental Assessment of Listed Species (EALS) or submit an Exemption (EALS-ER). Copy of the EALS/EALS-ER will be forwarded to review agency for comments. Refer to LDC Sec. 6.5 for submittal requirements and review procedures.			
<i>Corrections</i>	2.12 - Lot area & lot width (Not Resolved) - Corrective Action: Parcel 48405-001-00 is 4.12-acres in size. The cover page for this is providing figures as if the parcel is 8.48-acres in size. All figures, including open space, pervious/impervious, etc. must also be updated. - 2.12 - Lot area & lot width: Provide required lot area and lot width in the site data table. Show proposed lot area and lot width of all lots in the site data table and on the plan.			
<i>Corrections</i>	2.12.32 - 100yr flood zone and flood prone areas (Not Resolved) - Corrective Action: Provide a statement indicating if the subject property is located within one percent (100-year) FEMA flood plain and/or within Marion County Flood Prone Areas. Show one percent (100-year) FEMA flood zone on plan and list acreage and percentage. Show Marion County Flood Prone Areas on plan. If subject property is not located within FEMA flood plain, please list the site as being in flood zone X - 2.12.32 - 100yr flood zone and flood prone areas: Show existing one percent (100-year) FEMA flood plain on plan with zone elevation and vertical datum noted; water line of lakes, wetlands, rivers, streams and canals; and other manmade or natural features. A note shall be provided detailing source and survey field methods used to obtain and verify data field methods of delineation of all lines shown.			
Landscape (Plans) (Parks and Recreation)	Susan Heyen	12/09/2025	12/03/2025	Requires Re-submit
<i>Comments</i>	no documents viewable			
OCE Design (Plans) (Office of the County Engineer)	Jack Dingman	12/09/2025	01/15/2026	Requires Re-submit
<i>Corrections</i>	2.1.3 - Order of plan approval (Resolved) - 2.1.3 - Order of plan approval: Plans listed may be reviewed concurrently, but must be approved in the order listed at the link below, when applicable and when the proper land use and zoning are in place			
<i>Corrections</i>	2.21.2.A - Multi-phase Major Site Plans (Resolved) - 2.21.2.A - Multi-phase Major Site Plans: Multi-phase Major Site Plans may include a separate sheet showing independent, stand alone phasing and shall not be subject to a separate Master Plan application			
<i>Corrections</i>	2.21.2.A - Multi-phase Major Site Plans (Resolved) - 2.21.2.A - Multi-phase Major Site Plans: Multi-phase Major Site Plans may include a separate sheet showing independent, stand alone phasing and shall not be subject to a separate Master Plan application			
<i>Corrections</i>	2.12.4.I & 6.2.1.D - Index of sheets and numbering (Resolved) - 2.12.4.I & 6.2.1.D - Index of sheets and numbering: Index of sheets; All sheets shall indicate each sheet number and the total number of sheets. Cross references between sheets is required			
<i>Corrections</i>	2.12.4.E & 6.2.1.A - Licensed Professional (Resolved) - 2.12.4.E & 6.2.1.A - Licensed Professional: 2.12.4.E & 6.2.1.A - The name, address, phone number, signature, date, license number, and seal of the responsible professional shall be shown on each plan sheet			
<i>Corrections</i>	2.12.3 - Title block (Not Resolved) - Corrective Action: Include type of application in title block - 2.12.3 - Title block: Title block on all sheets denoting type of application; project name, location, county, and state; and date of original and all revisions			
<i>Corrections</i>	6.2.1.B.-F. - Requirements (Resolved) - 6.2.1.B.-F. - Requirements: Technical standards and requirements as listed in Section 6.2.1.B. through F. of the LDC			
<i>Corrections</i>	6.2.1.A. - Licensed Professional (Resolved) - 6.2.1.A. - Licensed Professional: Plans shall be prepared by a professional licensed by the State of Florida. The name, street address, signature, date, license number, and seal of the responsible professional shall be shown on each plan sheet. The same shall be provided on the cover page of any supporting documents and calculations.			
<i>Corrections</i>	2.18.2.G Utility Easements (Resolved) - 2.18.2.G Utility Easements: Easement requirements of each utility shall be indicated by the utility on a copy of the Preliminary Plat or by letter. (Letters/emails of easement acceptance due with improvement plan.)			
<i>Corrections</i>	Additional Design Comments (Resolved) - Additional Comments:			
<i>Corrections</i>	Legal Documents (Resolved) - Legal Documents			
<i>Corrections</i>	2.12.4 - Front page of the plan (Not Resolved) - 2.12.4 - Front page of the plan: Front page of the plan shall minimally include A through L of this section of the LDC.			

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OCE Property Management (Plans) (Office of the County Engineer)	Elizabeth Woods	12/09/2025	12/09/2025	Requires Re-submit
<i>Comments</i>	Please add Owner's Certification and information to the cover sheet -EMW 12.09.2025			
	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]."			
OCE Stormwater (Permits & Plans) (Office of the County Engineer)	Kevin Vickers	12/09/2025	11/25/2025	Requires Re-submit
<i>Recommendations</i>	Copy of District Permit (County Interest) - Please provide a copy of the District permit prior to construction.			
<i>Recommendations</i>	6.13.10.B <input type="checkbox"/> Copy of NPDES Permit or NOI - Please provide a copy of the NPDES permit or NOI prior to construction.			
<i>Recommendations</i>	2.12.20 <input type="checkbox"/> Stormwater Infrastructure Supports Phasing - Stormwater improvements must be in place to support each phase of development at time of phase completion.			
<i>Corrections</i>	6.13.2.B(5) - Hydraulic Analysis (Not Resolved) - Corrective Action: Please provide conveyance systems calculations for the proposed and modified conveyance systems. - 6.13.2.B(5) - Hydraulic Analysis: Hydraulic stormwater model analysis including all input parameters, supporting calculations, assumptions, documentation for design and results. Provide a sub-basin map for each sub-basin; label each sub-basin and provide total area as well as area of impervious coverage within each sub-basin.			
<i>Corrections</i>	6.13.2 A(1)/(2) - Contributing Basins/Tc (Not Resolved) - Corrective Action: See comment under "6.13.2.B(4) - Hydrologic Analysis" - 6.13.2 A(1)/(2) - Contributing Basins/Tc: Plan sheets shall minimally show: All pre-development and post-development basins that contribute runoff to the area proposed for development, including all off-site contributions, and areas that may be impacted by the development fully delineated and quantified. The time of concentration, and travel path, for each watershed shall be shown.			

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OCE Stormwater (Permits & Plans) (Office of the County Engineer)	Kevin Vickers	12/09/2025	11/25/2025	Requires Re-submit
<i>Corrections</i>	6.13.6.B - Alternative Treatment Techniques (Not Resolved) - Corrective Action: See comment under "6.13.6 Stormwater Quality Criteria". The swale designed with the previous site plan is being modified with this plan. Please demonstrate that adequate volume exists to meet the requirement of code section 6.13.6.B(1). There is direct discharge from the new site being constructed. This direct discharge must be considered in evaluating the percentage of area being directly discharged to the DRA. - 6.13.6.B - Alternative Treatment Techniques: When proposed systems do not meet the County's stormwater quality criteria, alternative treatment techniques shall be implemented and evaluated per contributing basin. Please see LDC 6.13.6.B for alternative treatment techniques.			
<i>Corrections</i>	2.12.9/10-Existing Drainage Right-of-Way/Easements (Not Resolved) - Corrective Action: Please submit a survey for review. - 2.12.9/10-Existing Drainage Right-of-Way/Easements: Provide dimensions and label any existing drainage ROW and/or easements on the survey and site plan.			
<i>Corrections</i>	7.1.3.B. - Drainage Construction Specifications (Not Resolved) - Corrective Action: LDC requires the use of RCP pipe for stormwater conveyance piping. To pursue using an alternative material, the engineer needs to submit a request letter identifying the alternative material type requested, explanation for why alternative pipe material is being requested, and providing documentation of compliance with the following conditions: 1. Pipe service life shall be equal to or greater than 100 years. 2. Pipe diameter for High Density Polyethylene (HDPE) and Polypropylene shall be 48" maximum. 3. Polyvinyl Chloride (PVC), HDPE, and Polypropylene pipe shall not be installed exposed to direct sunlight. 4. Steel pipe shall only be listed as an option after consideration of all other pipe materials and justification is provided. 5. Justification for steel pipe shall include, but not be limited to data and values of water levels, soil conditions, resistivity, pH, chlorides and sulfates. 6. Pipe shall not be installed outside of the allowable maximum and minimum cover heights as specified by the manufacturer. - 7.1.3.B. - Drainage Construction Specifications: Provide following note on cover sheet: "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."			
<i>Corrections</i>	6.13.12 - Operation and Maintenance (Not Resolved) - Corrective Action: (1) The proposed project has an existing DRA onsite that is utilized by the adjacent site for runoff disposal. Please clarify the ownership/maintenance structure that exists between these two parcels establishing drainage rights and responsibilities for both parcels. In shared used situations like this usually there are easements and maintenance agreements between the lots or there is a POA established for long term maintenance. Please clarify the intent and provide documentation supporting the long term ownership/maintenance of the DRA and conveyance systems. (2) Please provide an O&M manual detailing the steps for operating and maintaining the proposed system of inlets, drains and DRAs. 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. - 6.13.12 - Operation and Maintenance: Provide an O&M manual detailing the steps for operating and maintaining the proposed private system of DRAs, pipes, inlets, swales, etc. Manual shall be signed by Owner and owner's certification statement shall be on the manual. Owner's certification statement: "I hereby certify that I, my successors, 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".			
<i>Corrections</i>	6.13.8 - Stormwater Conveyance Criteria (Not Resolved) - Corrective Action: Please provide conveyance systems calculations for the proposed and modified conveyance systems. - 6.13.8 - Stormwater Conveyance Criteria: Conveyance systems shall be sized to accommodate the 25-year 24-hour storm event. The tailwater elevation utilized shall be based on the tailwater elevation of the receiving water body plus 6 inches at the peak discharge time of the design storm. Alternatively, the tailwater elevation utilized can be the design high water elevation of the 25-year 24-hour design storm. All retention/detention areas within subdivision developments shall have direct access to a right-of-way. A drainage right-of-way may be necessary to establish this access. Drainage rights-of-way shall be a minimum of 30 feet in width. All drainage swales to facilities or underground stormwater conveyance systems shall be within drainage easements, except where rights-of-way are provided. Drainage easements shall be a minimum of 20 feet in width.			
<i>Corrections</i>	6.13.4.D - Recovery Analysis (Not Resolved) - Corrective Action: See comment under "6.13.2.B(4) - Hydrologic Analysis" - 6.13.4.D - Recovery Analysis: All retention/detention areas shall recover the total volume required to meet the discharge volume limitations within 14 days following the design rainfall event. For retention/detention areas not able to recover the total required volume within 14 days, the stormwater facility volume shall be increased to retain an additional volume from a second design storm.			
<i>Corrections</i>	6.13.4 - Stormwater Quantity Criteria (Not Resolved) - Corrective Action: See comment under "6.13.2.B(4) - Hydrologic Analysis" - 6.13.4 - Stormwater Quantity Criteria: Methodologies, rainfall distribution and intensities shall be consistent with those approved by the governing water management district. Assumed parameters must be supported by conventional methods. Design storms shall consider open or closed basins as provided in Table 6.13-1.			
<i>Corrections</i>	2.12.13/14/15 - General Exhibits (Not Resolved) - Corrective Action: Please submit a USGS Quadrangle Map, FEMA FIRM or Firmette Map, NRCS soils map and National Wetland Inventory maps. Please indicate the site location on each of these maps. - 2.12.13/14/15 - General Exhibits : Please provide the NRCS Soil Survey Map, USGS Quad Map, NWI Map, and FEMA Map with the project boundary outlined.			
<i>Corrections</i>	6.13.2.B(4) - Hydrologic Analysis (Not Resolved) - Corrective Action: (1) Please provide pre and post development drainage basin maps for review. (2) Please provide ICPR input sheets so that model input values can be confirmed. (3) The pond side banks are being heavily modified with this plan and will rely on stack block walls for approximately half the pond perimeter. This heavily impacts horizontal percolation by reducing the perimeter available for percolation. Please provide a percolation ring exhibit and ICPR inputs demonstrating that the routing and recovery analysis considers the reduced horizontal percolation capacity. (4) Per the geotechnical borings, the pond bottom required excavating into clayey sand materials. The perc rate of these materials is known for being highly sensitive to site work practices. The concern is that disturbing and/or compacting this material can result in creating a virtually impervious material that will not perc as designed. Engineer may want to confirm that this did not occur during initial pond construction. Additionally, since the pond will be modified with these plans, engineer may want to include special provisions to avoid compacting the existing pond bottom. - 6.13.2.B(4) - Hydrologic Analysis: Hydrologic stormwater model analysis including all input parameters, supporting calculations, assumptions, documentation for design and results.			
<i>Corrections</i>	2.12.4.L(9)(b) - Data Block (Impervious Area) (Not Resolved) - Corrective Action: Please provide clarification for the impervious numbers included in the data block on the cover sheet. This looks like a copy/paste of the information from the previous plan set, where the subject parcel was labeled as future. Please clean this up so that it is clear what is included with this project and what was previously constructed on the adjacent parcel. - 2.12.4.L(9)(b) - Data Block (Impervious Area): Provide existing and proposed gross impervious area in SF, ac, and percentage in the data block on the cover sheet. Include any offsite drainage to your site in the data block.			

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OCE Stormwater (Permits & Plans) (Office of the County Engineer)	Kevin Vickers	12/09/2025	11/25/2025	Requires Re-submit
<i>Corrections</i>	Additional Stormwater comments (Not Resolved) - Corrective Action: (1) 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. (2) Please submit a copy of the DRA ownership/maintenance agreement for staff review. (3) Proposed grading and drainage modifications that impact the FDOT ROW drainage systems need to be coordinated directly with FDOT. - Additional Stormwater comments			
<i>Corrections</i>	6.13.2.A.3 - Retention/Detention Design Parameters (Not Resolved) - Corrective Action: (1) Please update DRA cross sections to extend across entire DRA. Please also update the cross sections to include the maintenance berm width. (2) Please add the following note with the pond cross section: "A minimum of three feet of unconsolidated soil material shall be provided between the surface of any limestone bedrock and the bottom and sides of any stormwater facility." (3) Add coordinates or dimensions to the major pond components (changes in alignment, corners, etc) for constructability. - 6.13.2.A.3 - Retention/Detention Design Parameters: Show location and design parameters for all retention/detention areas including: 1. Dimensions or coordinates for constructability. 2. Cross sections along the width and length of each pond, showing the design high water elevation, estimated seasonal high water elevation, pond top elevation, pond bottom elevation, side slope steepness, maintenance berm width, sod stabilization of the pond side slopes, and appropriate vegetative cover on the pond bottom. 3. Soil boring location with labels.			
<i>Corrections</i>	6.13.8.B(7) - Minimum Pipe Size (Not Resolved) - 6.13.8.B(7) - Minimum Pipe Size: Stormwater conveyance pipes and cross culverts shall be a minimum of 18 inches diameter or equivalent. Driveway culverts shall be a minimum of 15 inches diameter or equivalent for residential use and a minimum of 18 inches diameter or equivalent for commercial use. Roof drains, prior to connection to the overall stormwater system, are exempt from minimum diameter requirements.			
<i>Corrections</i>	6.13.6 - Stormwater Quality Criteria (Not Resolved) - Corrective Action: Previous waiver for pond depth appears to have been contingent on providing one alternative treatment technique and only relieved the requirement for a second alternative treatment technique (two are required by code). Code section 6.13.6.B(1) was cited with the previous site plan as meeting one of the alternative water quality requirements. Since the DRA and the water quality swale are both being modified with this application, compliance with the water quality section of the code must be demonstrated. - 6.13.6 - Stormwater Quality Criteria: The following systems shall be considered as meeting the County's stormwater quality criteria: a) Systems that demonstrate numerically the post-development stormwater quality is equal to or better than the pre-development stormwater quality using methodology approved by the County Engineer or his designee. b) Dry retention systems that have a depth of four feet or less, measured from top of bank to pond bottom, shall have an appropriate vegetative cover. c) Dry retention systems that have a depth of six feet or less, measured from top of bank to pond bottom, with side slopes that are no steeper than 4:1, shall have sodded bottoms. d) Wet retention/detention systems, including wetlands, shall meet the governing State standards. e) Systems demonstrating distributed volume.			
<i>Corrections</i>	Final signed and sealed hard copy signature page (Not Resolved) - Corrective Action: 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. - Final signed and sealed hard copy signature page: A hard copy of the final signed and sealed drainage report cover or complete drainage report shall be submitted to the Office of the County Engineer.			
<i>Corrections</i>	6.13.2.B(1)/(2) - Runoff Analysis/ Tc Calculations (Not Resolved) - Corrective Action: See comment under "6.13.2.B(4) - Hydrologic Analysis" - 6.13.2.B(1)/(2) - Runoff Analysis/ Tc Calculations: Calculations shall minimally include: Runoff analysis that reflects the project basin soil type, area, and ground cover based on pre-conditions and post-conditions for ultimate development. Time of concentration and travel time analysis for hydrology and hydraulic systems.			
<i>Corrections</i>	6.13.4.C - Discharge Conditions (Not Resolved) - Corrective Action: See comment under "6.13.2.B(4) - Hydrologic Analysis" - 6.13.4.C - Discharge Conditions: All stormwater facilities shall be designed to limit discharges considering open or closed basins per Table 6.13-1. A discharge structure shall be required for all retention/detention areas not designed to retain the entire 100-year 24-hour post-development design storm. Discharge structures shall include a skimmer at a minimum.			
<i>Corrections</i>	6.13.7 - Geotechnical Criteria (Not Resolved) - Corrective Action: LDC requires that borings extend a minimum of 10' below the bottom of the proposed ponds. A waiver is required for this plan since the DRA is being modified. Staff will support the waiver as it was granted on the previous project and the existing borings are very close to extending 10' below the pond bottom. - 6.13.7 - Geotechnical Criteria: Soil test borings shall be performed to a minimum depth of 10 feet below the proposed finished grade of the bottom of all retention/detention areas or the permanent pool elevation and once the data has been obtained the hole shall be backfilled and compacted. At least two tests shall be performed within the boundary of each proposed retention/detention area. For each half acre of pond bottom area and for each lineal retention/detention area of 250 feet, an additional test shall be conducted. For retention/detention areas utilizing percolation or infiltration in the design model, there shall be a minimum of two infiltration rate tests for each retention/detention area. Data used for soil permeability testing or infiltration analyses for the retention/detention areas shall be signed and sealed by a professional engineer or professional geologist for both data and procedural accuracy. The estimated seasonal high ground water elevation and confining layer shall be clearly identified. The estimated seasonal high water elevation and the confining layer shall be set no lower than the bottom of the boring for the purposes of stormwater system modeling. The pond bottom elevation of a stormwater facility shall be designed a minimum of 1 foot above the estimated seasonal high water elevation. When the pond bottom is within 1 foot of the estimated seasonal high water elevation, a 50 percent reduction factor shall be used for percolation or ground water mounding analysis shall be included.			
<i>Corrections</i>	6.13.2.B(8) - Calculation & Plan Consistency (Not Resolved) - Corrective Action: This criteria to be reviewed with resubmittal. - 6.13.2.B(8) - Calculation & Plan Consistency: Calculations must be consistent with the plan sheets and other supporting details. Calculations shall use standard methodology recognized in the State of Florida, including hand and/or computerized calculations.			
<i>Corrections</i>	2.12.8 - Topographical Contours (Not Resolved) - Corrective Action: Please submit a survey for review. - 2.12.8 - Topographical Contours: Current boundary and topographic survey (one foot contour intervals extending 100 feet beyond the project boundary) based upon accepted vertical datum. Surveys will be less than 12 months old and accurately reflect current site conditions, meeting standards set forth in Ch. 5J-17 FAC. Alternate topographic data may be accepted if pre-approved by the Marion County Land Surveyor.			

SUBMITTAL SUMMARY REPORT (33488)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
OCE Stormwater (Permits & Plans) (Office of the County Engineer)	Kevin Vickers	12/09/2025	11/25/2025	Requires Re-submit
<i>Corrections</i>	6.13.9 - Grading Criteria (Not Resolved) - Corrective Action: Please clarify the tie-in grading along the north, south, and west property lines. - 6.13.9 - Grading Criteria: Sufficient grading shall be designed to allow surface water runoff and controlled discharge to be drained to the retention/detention areas without causing adverse effects on adjacent property. Grading can be demonstrated by the use of flow arrows, spot grades, etc. Buildings: All buildings shall have a minimum finished floor elevation 8 inches above finish grade and graded away from the building for stormwater runoff. Exceptions are listed in LDC 6.13.9.B. In no case shall finished floor elevations be below the one percent (100-year) flood plain plus one foot. Driveways: In the case where roadside swales are the drainage conveyance system, driveway design information shall be included on the plans minimally addressing culvert size, invert elevation, and direction of slope of culvert or the placement of ditch block for each at every specific lot. Affidavit: At time of building application, applicant shall provide an affidavit that the impervious area, lot grading plan, minimum finished floor elevation, and stormwater system complies with the development plan on file with the County. If no development plan is on file, applicant shall provide an affidavit that all drainage is held on-site or directly tied to a recognized drainage system. The applicant shall provide a sketch with the building application indicating the drainage intent. Construction: All stormwater runoff increase during construction and following must be kept on-site or directed to swales, ditches, or piping to approved drainage areas.			
<i>Corrections</i>	6.13.2.B(6) - Freeboard (Not Resolved) - Corrective Action: See comment under "6.13.2.B(4) - Hydrologic Analysis" - 6.13.2.B(6) - Freeboard: A minimum freeboard of six inches shall be provided for all retention/detention areas.			
OCE Survey (Plans) (Office of the County Engineer)	Theresa Smail	12/09/2025	11/26/2025	Requires Re-submit
<i>Corrections</i>	2.12.8. - Current boundary and topographic survey (Not Resolved) - 2.12.8. - Current boundary and topographic survey: Current boundary and topographic survey (one foot contour intervals extending 100 feet beyond the project boundary) based upon accepted vertical datum. Surveys will be less than 12 months old and accurately reflect current site conditions, meeting standards set forth in Ch. 5J-17 FAC. Alternate topographic data may be accepted if pre-approved by the Marion County Land Surveyor.			
OCE Traffic (Permits & Plans) (Office of the County Engineer)	Chris Zeigler	12/09/2025	11/21/2025	Requires Re-submit
<i>Corrections</i>	6.12.12 - Sidewalks (Not Resolved) - Corrective Action: Sidewalk is required along US 301. Staff supports the payment of a fee in-lieu of sidewalk construction. A waiver must be submitted to the Development Review Committee to approved the fee payment options. If approved by the DRC, the fee comes out to \$7,056.25 for 1,411.25 SF of sidewalk at \$5 per SF. The fee must be paid prior to final plan approval. - 6.12.12 - Sidewalks: Show sidewalk on the plans as required in section 6.12.12.			
<i>Corrections</i>	6.11.4.B - Cross access (Not Resolved) - Corrective Action: 1. The cross access easement must be paved to the property line. 2. Provide an executed public cross access easement in the form established by the County. The template for the cross access easement can be obtained from the Development Review Office at DevelopmentReview@marionfl.org or 352-671-8686. The executed easement and recording fees must be submitted back to the Development Review Office prior to final plan approval. - 6.11.4.B - Cross access: Provide a 24' wide paved cross access easement as specified in 6.11.4.B			
Utilities (OCE Plans) (Utilities)	Heather Proctor	12/09/2025	12/09/2025	Requires Re-submit
<i>Corrections</i>	6.15.5 - Water Service & Connection (Resolved) - 6.15.5 - Water Service & Connection :			
<i>Corrections</i>	6.14.8.A - Completion & Closeout - PLAN NOTE: (Not Resolved) - Corrective Action: For any Utility assets between the water main and the meter, Marion County will require a Bill of Sale and As-builts of the service, prior to meter(s) being installed. A final hold has been placed on permit, if applicable. All as-builts shall comply with the current Marion County LDC, section 6.14.8 - 6.14.8.A - Completion & Closeout - PLAN NOTE:			
<i>Corrections</i>	6.15.7 - Cross Connection Control/Backflow (Not Resolved) - 6.15.7 - Cross Connection Control/Backflow:			
<i>Corrections</i>	MCU Contact Info on Project Cover Sheet (Not Resolved) - Corrective Action: Change phone number on cover sheet - MCU Contact Info on Project Cover Sheet: Marion County Utilities, 11800 S US Hwy 441, Belleview FL 34420 - Customer Service 24/7/365 352-307-6000			
<i>Corrections</i>	Additional Utilities Comments (Not Resolved) - Corrective Action: General Notes - W & WW Lines - Change note #4 to a 3 - Additional Utilities Comments			
<i>Corrections</i>	6.14.6 - Utilities design to be owned by MCU (Not Resolved) - Corrective Action: Review Section 6.14.6 - 6.14.6 - Utilities design to be owned by MCU:			
<i>Corrections</i>	7.1.3 - UT DETAILS - current LDC version (Not Resolved) - Corrective Action: Use current approved version of UT Details. 4/2023 - Details can be found in the Marion County Land Development Code - Article 7.			
<i>Corrections</i>	Sheet 10: The cleanout is not a MCU detail. - 7.1.3 - UT DETAILS - current LDC version: UT details shall be current version based on latest edition of approved LDC			
<i>Corrections</i>	6.15.3 - Fire Protection/Fire Flow Capacity (Not Resolved) - Corrective Action: Water service will be provided by Marion County Utilities. Please consult with Marion County Fire Rescue for any additional comments or requirements related to fire protection. - 6.15.3 - Fire Protection/Fire Flow Capacity:			
<i>Corrections</i>	6.14.2.C(2) - Industrial Pretreatment/FOG (Resolved) - Corrective Action: None needed. - 6.14.2.C(2) - Industrial Pretreatment/FOG:			
<i>Corrections</i>	Review Fee as applicable (per Resolution) (Not Resolved) - Utilities Plan Review Fee: \$225.00 Fee(s) may be paid online through the Civic Access portal.			
<i>Corrections</i>	Parcel numbers match project area (Not Resolved) - Corrective Action: Confirm Fema Map on cover page. Appears to be for the wrong project area. - Parcel numbers match project area: The parcels(s) shown on the application and/or site plan must match the project area.			
<i>Corrections</i>	6.14.5.B - Submit permits to MCU (DOT, ROW etc) (Not Resolved) - Corrective Action: Copies of all related permit applications and issued permits must be submitted to the Marion County Utilities Department prior to, or at the time of, the Pre-Construction Meeting. - 6.14.5.B - Submit permits to MCU (DOT, ROW etc):			
<i>Corrections</i>	6.14.9.A - Developer's Agreement (Resolved) - Corrective Action: N/A AS OF 12/9/25 - 6.14.9.A - Developer's Agreement:			
<i>Corrections</i>	6.15.4 - Water Distribution System (Resolved) - 6.15.4 - Water Distribution System:			
<i>Corrections</i>	6.16.5 - Wastewater Pump Stations (Not Resolved) - Corrective Action: Marion County Utilities does not allow two separate parcels under separate ownership to share a lift station. To serve both parcels, a public lift station constructed in accordance with Marion County Utilities standards would be required. - 6.16.5 - Wastewater Pump Stations: Private pump stations (6.16.5 A, B);			

SUBMITTAL SUMMARY REPORT (33488)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
Utilities (OCE Plans) (Utilities)	Heather Proctor	12/09/2025	12/09/2025	Requires Re-submit
<i>Corrections</i>	6.14.5.A(2) - Proposed mains & connections shown (Not Resolved) - Corrective Action: Ensure proposed new mains are called out; include profile views. Sewer Force Main connection to be shown with next submittal. - 6.14.5.A(2) - Proposed mains & connections shown: Proposed mains shall be marked as private or public (MCU); points of demarcation shall be called out as necessary to identify changes in ownership. Shall include profile views unless otherwise noted.			
<i>Corrections</i>	6.15.6.D - Meter Location (Not Resolved) - Corrective Action: Meters must be located in the right-of-way. Delineate End of County Maintenance on Utility Plan. - 6.15.6.D - Meter Location:			
<i>Corrections</i>	6.16.4 - Wastewater Collection Systems (Not Resolved) - Corrective Action: A separate private lift station shall be provided for this site, as Marion County Utilities does not allow private lift stations to be shared among multiple parcels under separate ownership. Show the proposed private lift station on the utility plans, including a lift station plan on a separate sheet and all applicable lift station details. A pressure test will need to be conducted on the force main and provided with plan submittal.			
	<p>The Engineer of Record is responsible for ensuring that the proposed private lift station is properly sized and designed to accommodate the projected flows from the development. The design must also account for potential fluctuations in pressure and dynamic head within the Marion County Utilities (MCU) system, ensuring the lift station remains functional under all anticipated system conditions.</p> <p>Delineate end of county maintenance at sewer clean out.</p> <p>Info: Marion County Utilities (MCU) will require proof of a successful, EOR signed and sealed, hydrostatic leak test for all private manholes and grease traps. MCU inspectors will not perform on-site testing for privately owned systems. A hold will be added to the site's building permit, if applicable.</p> <p>Alternatively, all private manholes may be sealed using the WrapidSeal. - 6.16.4 - Wastewater Collection Systems:</p>			
<i>Corrections</i>	6.15.4 - Water Main Piping Installation (Resolved) - 6.15.4 - Water Main Piping Installation:			
<i>Corrections</i>	6.14.2 - Connection Requirements (Resolved) - Corrective Action: Connecting to Marion County Utilities - Water and Sewer. Shown on plans, listed on cover sheet. - 6.14.2 - Connection Requirements:			
<i>Corrections</i>	6.14.7 - Construction Inspection - PLAN NOTE: (Not Resolved) - Corrective Action: MCU personnel are to inspect any work performed on or around existing MCU infrastructure. A pre-construction meeting is required to be held a minimum of 48 hours prior to start of any construction. If the pre-construction meeting is not completed, any work may be halted. To schedule, contact MCU's Construction Division, 352) 307-6000, ext. 5 or MCUconstruction@marionfl.org - 6.14.7 - Construction Inspection - PLAN NOTE:			
<i>Corrections</i>	6.14.9.B - Transfer of Assets to MCU - PLAN NOTE: (Not Resolved) - Corrective Action: Any assets to be conveyed to Marion County Utilities as part of the public utility system shall be coordinated PRIOR TO Marion County Utilities through the Bill of Sale, and prior to MCU's authorization of the DEP connection/Clearance Package. The Bill of Sale for any Lift Station(s) MUST include the first electric bill to capture necessary data prior to transfer to Marion County Utilities. ALLOW A MINIMUM OF 5 WORKING DAYS for processing the Bill of Sale information. - 6.14.9.B - Transfer of Assets to MCU - PLAN NOTE:: Assets shown on this plan require a Bill of Sale before any DEP Clearances will be released by MCU. Building permit holds may be affected.			
<i>Corrections</i>	6.15.6.B - Irrigation Water Metering - size (Not Resolved) - Corrective Action: Sheet 6 - Plan note calls out a well for irrigation. What is the second meter /service for? If irrigating by MCU, provide meter size and irrigated sqft. - 6.15.6.B - Irrigation Water Metering			
<i>Corrections</i>	6.14.4 - Capacity charges - irrigation (Not Resolved) - Corrective Action: See Irrigation meter comment - Show irrigated SF on UTILITY PLAN PAGE - if site will be irrigated by MCU - 6.14.4 - Capacity charges - irrigation: Projects using MCU irrigation shall must show the irrigation tap, meter placement, size, and backflow. Indicate total SF of irrigated area in anticipation of the irrigation meter request through Customer Service.			
<i>Corrections</i>	6.14.5.A(3) - LS layout, elevations, schedules (Not Resolved) - Corrective Action: Include separate lift station sheet per Code - 6.14.5.A(3) - LS layout, elevations, schedules: Lift station details shall be included on a separate page showing general location of LS with details, working elevations & schedules.			
<i>Corrections</i>	6.14.5.A(6) - MH locations, rim & invert elevation (Resolved) - Corrective Action: N/A - Manholes will be onsite, and private. - 6.14.5.A(6) - MH locations, rim & invert elevation:			
<i>Corrections</i>	6.14.4 - Capacity charges - domestic water/sewer (Not Resolved) - Corrective Action: Capacity Charge Worksheet as been uploaded into the project attachments. Please return completed Capacity Charge Worksheet to Heather.Proctor@Marionfl.org. - 6.14.4 - Capacity charges - domestic water/sewer: Capacity charges to be invoiced and collected by MCU Permitting at time of building permit review - Cap Fee Worksheet and interior floor plan may be required.			
<i>Corrections</i>	6.15.6.G & H - Meters up to 2" and over 2" (Not Resolved) - Corrective Action: Sheet 6 - MCU to provide meter and install. - 6.15.6.G & H - Meters up to 2" and over 2": Meters up to 2" shall be paid for by the developer and will be installed by MCU through its inventory. Meters over 2" shall be purchased by the developer, and provided to MCU for installation.			
<i>Corrections</i>	6.14.5.B - FDEP PWS and/or WW permits (Not Resolved) - Corrective Action: The Engineer of Record is responsible for requesting and submitting the appropriate FDEP Public Water System (PWS) and/or Wastewater (WW) permit applications, if applicable. All applications must be signed and sealed prior to submission for Marion County Utilities' signature and must be provided before the Utilities Pre-Construction meeting. - 6.14.5.B - FDEP PWS and/or WW permits:			
<i>Corrections</i>	6.14.5.A(1) - Existing water & sewer mains shown (Not Resolved) - Corrective Action: Show the proposed sewer force main on the plans, including the method of connection, tap size, and the proposed method of crossing the roadway. Provide a separate plan and profile sheet for the sewer force main at the roadway crossing. - 6.14.5.A(1) - Existing water & sewer mains shown: The entire utility system shall be shown on the plan, including existing water systems and all proposed components within the project area.			
<i>Corrections</i>	6.14.5.C - Hydraulic Analysis (Not Resolved) - Corrective Action: No hydraulic analysis was submitted for this site. - 6.14.5.C - Hydraulic Analysis: The hydraulic analysis is required to analyze the water or wastewater pressures in this area.			
<i>Corrections</i>	6.15.6.A - Potable Water Metering - loc/bank/size (Resolved) - 6.15.6.A - Potable Water Metering - loc/bank/size:			
<i>Comments</i>	Parcel will be required to connect to Marion County Utility water and sewer force main. See Correction(s).			



**Marion County
Board of County Commissioners**

Office of the County Engineer

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

PLN 33488
TRACTOR
SUPPLY

Development Review Committee Waiver Request Form

Per Section 2.10.1. of the Land Development Code: The Development Review Committee (DRC) may waive certain code requirements when not applicable to the proposed type of development or where alternative standards may promote flexibility, economical flexibility, and environmental soundness in layout and design.

Waiver requests and required documentation may be submitted through Civic Access. Waiver requests will not be processed without required information and applicable fees paid. Please be specific with all entries below.

Section Number & Title of Code:

2.12.8 Current Boundary and Topographic Survey

Section Details from Code:

Current boundary and topographic survey (one foot contour intervals extending 100 feet beyond the project boundary) based upon accepted vertical datum. Surveys will be less than 12 months old and accurately reflect current site conditions, meeting standards set forth in Ch 5J 17 FAC. Alternate topographic data may be accepted if pre approved by the Marion County Land Surveyor.

Reason/Justification for Request:

No current boundary and topo survey are required because of survey along with as built survey from the self storage facility that constructed the master drainage pond provides the required information.

Section Number & Title of Code:

6.13.7 Geotechnical Criteria

Section Details from Code:

6.13.7.B.1 Depth, Soil test borings shall be performed to a minimum depth of 10 feet below the proposed finished grade of the bottom of all retention/detention areas or the permanent pool elevation and once the data has been obtained the hole shall be backfilled and compacted.

Reason/Justification for Request:

Soil borings were completed for master pond by self storage project. That data should be consistent with current design because there is no substantial change from initial permitted plans.

Section Number & Title of Code:

6.12.12 Sidewalks

Section Details from Code:

Sidewalks shall be provided in the Urban Area, Rural Activity Centers, and Specialized commerce Districts along arterial, collector, and major local streets where these streets adjoin the project and minimally along one side of the internal streets. Sidewalks shall be constructed with all weather surfaces and shall meet Americans with Disabilities Act, Florida building Code, and FDOT Design Standards.

Reason/Justification for Request:

Applicant will contribute to Marion County Sidewalk Fund.

Section Number & Title of Code:

Section Details from Code:

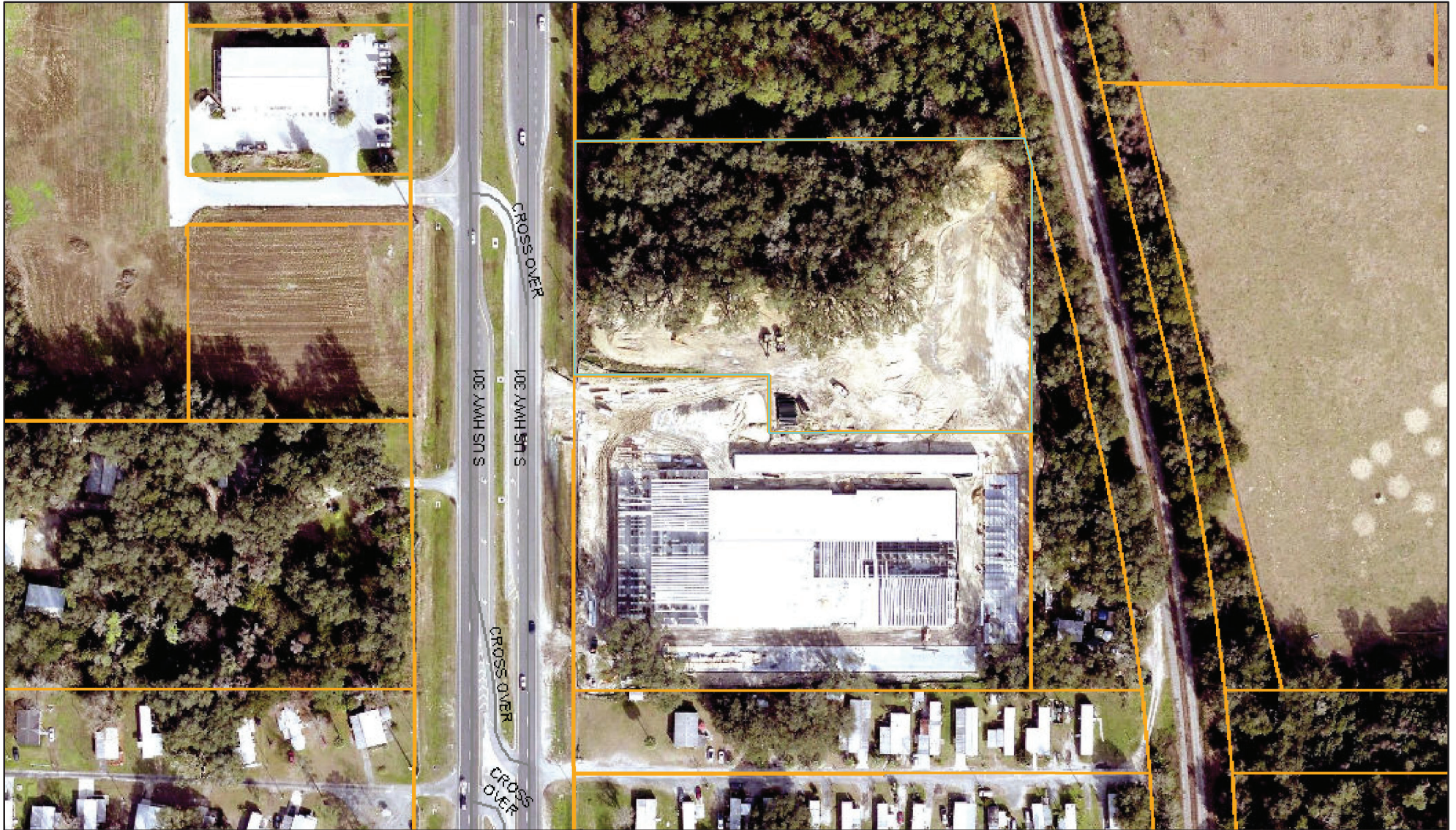
Reason/Justification for Request:

Section Number & Title of Code:

Section Details from Code:

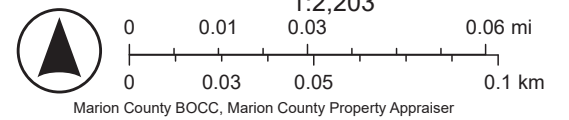
Reason/Justification for Request:

ArcGIS Web Map2



6/5/2026, 11:11:59 AM

- Marion County
- Streets
- Aerial 2024
- Parcels
- Green: Band_2
- Blue: Band_3
- Red: Band_1



CIVIL CONSTRUCTION PLANS

For



DRIVEWAY MODIFICATION PLAN
 US-301, Summerfield, FL 34491
 PARCEL ID # 48405-001-00
 JUNE 2025

PREPARED FOR:

PRIMAX PROPERTIES, LLC



• Engineering Consultants •
 PO BOX 450006 • KISSIMMEE, FL 34745
 Phone: (407) 738-1979 Fax: (407) 348-7552

MARION COUNTY APPROVAL BLOCK

SHEET INDEX

NO.	TITLE	REV. NO.
1.	COVER SHEET	
2.	SPECIFICATIONS & NOTES	
3.	SITE PREPARATION/DEMOLITION PLAN	
3T.	TREE PRESERVATION PLAN	
4.	SITE PLAN	
4T.	TRUCK TURNING PLAN	
5.	PAVING, GRADING AND DRAINAGE PLAN	
5A.	PREDEVELOPMENT DRAINAGE PATTERN	
5B.	POST DEVELOPMENT DRAINAGE PATTERN	
6.	UTILITY PLAN	
6A.	WATER MAIN PLAN & PROFILE	
6B.	SANITARY SEWER & FORCEMAIN PROFILES	
7.	STRIPING, SIGNS, & EROSION CONTROL DETAILS	
8.	PAVING AND DRAINAGE DETAILS	
9.	UTILITY DETAILS	
10.	UTILITY DETAILS	
1S.	PRIVATE LIFT STATION DETAILS	
11.	MISCELLANEOUS DETAILS	
12.	CROSS SECTIONS AND DETAILS	
DOT	FDOT 660 DRIVEWAY PLAN	
MOT1	MAINTENANCE OF TRAFFIC (MOT)	
MOT2	MAINTENANCE OF TRAFFIC (MOT)	
MOT3	MAINTENANCE OF TRAFFIC (MOT)	
L-1	LANDSCAPE PLAN	
PH-1	PHOTOMETRIC PLAN	
ECP	NPDES/SWPPP EROSION CONTROL PLAN	
	SURVEY BOUNDARY	
	SURVEY TREE & TOPOGRAPHY	

APPROVED WAIVERS

CONSULTANTS

CIVIL ENGINEER
 CADJAZZ
 PO BOX 45006
 KISSIMMEE, FLORIDA 34745
 PH: 407-738-1979

LAND SURVEYOR
 PREECE LAND SURVEYING, INC.
 BILWETHER PROFESSIONAL PARK
 2201 S.E. 30TH AVENUE, SUITE 102
 OCALA, FLORIDA 34471
 PH: 352-351-0691

ARCHITECT
 FARMER ARCHITECTURE
 541 LAKE BALDWIN LANE
 ORLANDO, FLORIDA 32814
 PH: 321-441-3120

UTILITIES

WATER:
 MARION COUNTY UTILITIES
 11800 SE US HIGHWAY 441
 BELLEVILLE, FLORIDA 34420
 PH: 352-307-6163

POWER:
 SUNTEC ELECTRIC COOPERATIVE
 PO BOX 301
 SEMTEVILLE, FLORIDA 31585
 TRACEY CORTRELL
 PH: 352-569-9665

SEWER:
 MARION COUNTY UTILITIES
 11800 SE US HIGHWAY 441
 BELLEVILLE, FLORIDA 34420
 PH: 352-307-6000

GAS:
 TFCO PEOPLES GAS
 1722 BIRKWOOD AVENUE
 DAYTONA BEACH, FLORIDA 32117

TRANSPORTATION:
 TRANSCO
 719 S. WOODLAND BLVD
 DELAND, FLORIDA 32720
 KIRBY SMITH
 PH: 386-943-5319

CABLE/PHONE:
 CENTURYLINK
 319 SE BROADWAY
 OCALA, FLORIDA 34470
 KIRBY SMITH
 PH: 352-326-1722

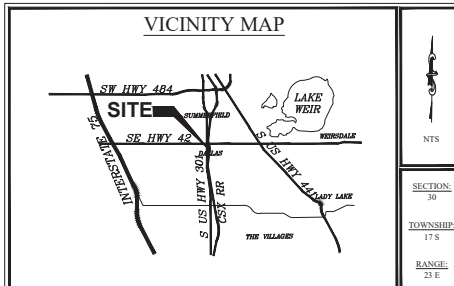
CONTRACTOR TO CALL SUNSHINE ONE AT 1-800-432-4770 (811)
 TO VERIFY LOCATION OF ALL EXISTING UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION

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

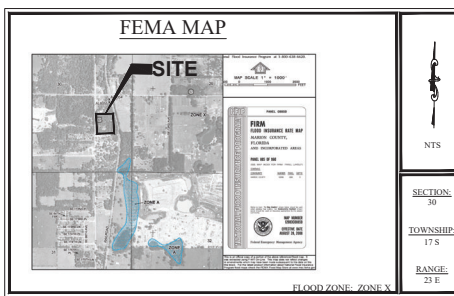
THE DESIGN AND IDEAS INCORPORATED HEREIN, AS AN INSTRUMENT OF PROFESSIONAL SERVICE, IS THE PROPERTY OF CADJAZZ, AND IS NOT TO BE USED FOR ANY OTHER PROJECT WITHOUT WRITTEN AUTHORIZATION FROM CADJAZZ.

DIMENSION INFORMATION SHOULD NOT BE OBTAINED BY SCALING THE PLANS. DIMENSION INFORMATION NOT PROVIDED HEREIN CAN BE OBTAINED BY CONTACTING CADJAZZ, LLC AT (407) 738-1979

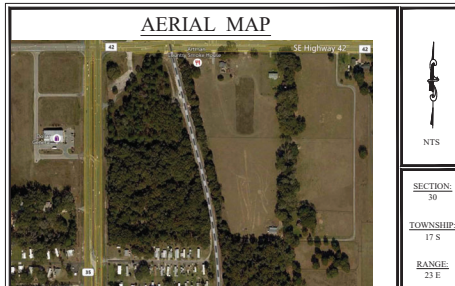
Loraine V. Miller, M.D.
 Chair, Estates of Marion, LLC



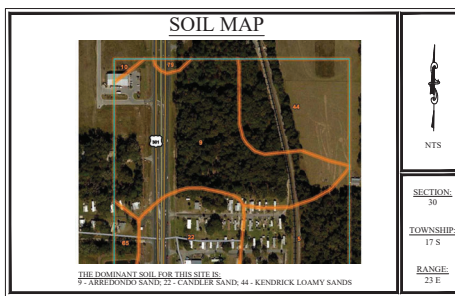
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 TOWNSHIP: 17 S
 RANGE: 23 E



SECTION: 30
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SECTION: 30
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SECTION: 30
 TOWNSHIP: 17 S
 RANGE: 23 E

DATA SUMMARY

PROJECT INTENT:
 THE INTENT OF THIS PROJECT IS THE CONSTRUCTION OF A TRACTOR SUPPLY, INCLUDING RECONSTRUCTION OF THE EXISTING DRY POND BOTTOM WATER POND.

PROPERTY LOCATION:
 SOUTHEAST CORNER OFF CR. 42 & US 301

OWNER OF RECORD:
 CLASSIC ESTATES OF MARION, LLC
 206 S. CROSSWATER PATH
 LEICANTO, FLORIDA 34461

APPLICANT:
 CLASSIC ESTATES OF MARION, LLC
 206 S. CROSSWATER PATH
 LEICANTO, FLORIDA 34461

PROPERTY ZONING: B4
 DECEMBER 21, 2021 BCC SPECIAL USE APPROVAL ITEM #212280 ALLOWING CONSTRUCTION OF TRACTOR SUPPLY, INCLUDING RECONSTRUCTION OF DRY POND BOTTOM WATER POND. RESOLUTION NO. 21-8-602 (NOT APPLICABLE FOR PROPOSED SELF STORAGE)

PROPERTY LAND USE: COMMERCIAL

PROPERTY LAND USE: COMMERCIAL

MAXIMUM BUILDING HEIGHT: 30 FEET

BUILDING SETBACKS: REQUIRED
 FRONT - 40'
 SIDE - 10'
 REAR - 25'

MAX. BUILDING FLOOR AREA RATIO: 12

FIRE PROTECTION METHOD:
 CLASS IV NFPA (VWB) SPRINKLER TO BE PROVIDED WITHIN THE BUILDINGS

EXISTING LOT COVERAGE CALCULATIONS:

DESCRIPTION	SQUARE FOOTAGE	ACREAGE	PERCENTAGE
BUILDING FOOTPRINT	780 S.F.	0.02 AC.	0.28%
GREEN OPENSPACE	30,413 S.F.	0.69 AC.	99.80%
TOTAL AREA	30,593 S.F.	0.69 AC.	100.00%

PROPOSED LOT COVERAGE CALCULATIONS SELF STORAGE FACILITY:

DESCRIPTION	SQUARE FOOTAGE	ACREAGE	PERCENTAGE
BUILDING AREA	91,000 S.F.	2.08 AC.	25.71%
PAVEMENT/CONCRETE AREAS	48,500 S.F.	1.10 AC.	13.11%
NET TOTAL IMPERVIOUS AREA	140,500 S.F.	3.19 AC.	38.82%
PERVIOUS: GREENSPACE AREAS	46,033 S.F.	1.07 AC.	12.62%
TRACT 1 PROJECT AREA	190,533 S.F.	4.37 AC.	51.46%

FUTURE LOT COVERAGE CALCULATIONS PARCEL B:

DESCRIPTION	SQUARE FOOTAGE	ACREAGE	PERCENTAGE
FUTURE IMPERVIOUS AREA	114,200 S.F.	2.62 AC.	30.80%
GREENSPACE	45,812 S.F.	1.03 AC.	12.19%
PERVIOUS AREA	30,148 S.F.	0.69 AC.	5.82%
TRACT 1 PROJECT AREA	190,160 S.F.	4.34 AC.	68.92%
TOTAL AREA	30,593 S.F.	0.69 AC.	100%
POND BOTTOM AREA	16,498 S.F.	0.38 AC.	48.8%
TOTAL PERVIOUS AREA WITHOUT DRY POND BOTTOM	95,315 S.F.	2.19 AC.	25.9%
TOTAL PERVIOUS AREA WITH DRY POND	111,415 S.F.	2.57 AC.	30.2%
TOTAL IMPERVIOUS AREA WITH POND BOTTOM	274,248 S.F.	6.30 AC.	743.1%

PARKING SPACES REQUIRED:
 11.1TH EDITION LAND USE CODE: 151 RETAIL SALES (TRACTOR SUPPLY) PER 300 S.F. REQUIRED 72 SPACES

PARKING SPACES PROVIDED:
 PARCEL B (TRACTOR SUPPLY) 73 SPACES PROVIDED, INCLUDING 4 ADA SPACES W/ ACCESS AISLE EXCEEDS 72 SPACES

LANDSCAPE BUFFER MINIMUMS:
 FRONT - 10' (US 301)
 SIDE - 10' (IF COMMERCIAL NORTH & SOUTH OF PROJECT)
 REAR - 10' (IF ADJACENT TO EAST OF PROJECT) (US 301)

LEGAL DESCRIPTION

DESCRIPTION (TRACT 1)
 A PARCEL OF LAND LYING IN THE S.E. 1/4 OF SECTION 30, TOWNSHIP 17 SOUTH, RANGE 23 EAST, MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 COMMENCE AT THE S.E. CORNER OF THE S.W. 1/4 OF THE N.E. 1/4 OF THE S.E. 1/4 OF SECTION 30, TOWNSHIP 17 SOUTH, RANGE 23 EAST; THENCE N48°30'00"W, ALONG THE SOUTH BOUNDARY OF THE S.W. 1/4 OF THE N.E. 1/4 OF THE S.E. 1/4 OF SAID SECTION 30, A DISTANCE OF 565.15 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF SOUTH U.S. HIGHWAY 301 (500 FEET WIDE); THENCE DEPARTING SAID SOUTH BOUNDARY, N02°03'12"E, ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 32.38 FEET TO A POINT OF INTERSECTION ON SAID EAST RIGHT OF WAY LINE; THENCE CONTINUE ALONG SAID EAST RIGHT OF WAY LINE, N02°03'12"E, A DISTANCE OF 22.84 FEET TO A POINT ON THE NORTH BOUNDARY OF THE S.W. 1/4 OF THE N.E. 1/4 OF THE S.E. 1/4 OF SAID SECTION 30; THENCE DEPARTING SAID EAST RIGHT OF WAY LINE, S28°50'00"E, ALONG SAID NORTH BOUNDARY, A DISTANCE OF 464.92 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF SEABOARD AIRLINE (100 FEET WIDE); THENCE DEPARTING SAID NORTH BOUNDARY, S12°17'41"E, ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 30.09 FEET TO A POINT ON THE EAST BOUNDARY OF THE S.W. 1/4 OF THE N.E. 1/4 OF THE S.E. 1/4 OF SAID SECTION 30; THENCE S00°09'30"W, ALONG SAID EAST BOUNDARY, A DISTANCE OF 317.46 FEET; THENCE DEPARTING SAID EAST BOUNDARY, S89°19'19"E, A DISTANCE OF 21.23 FEET; THENCE N02°04'14"W, A DISTANCE OF 71.00 FEET; THENCE S89°50'31"E, A DISTANCE OF 206.81 FEET TO THE POINT OF BEGINNING.

DESCRIPTION (TRACT 2)
 A PARCEL OF LAND LYING IN THE S.E. 1/4 OF SECTION 30, TOWNSHIP 17 SOUTH, RANGE 23 EAST, MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGIN AT THE S.E. CORNER OF THE S.W. 1/4 OF THE N.E. 1/4 OF THE S.E. 1/4 OF SECTION 30, TOWNSHIP 17 SOUTH, RANGE 23 EAST; THENCE N48°30'00"W, ALONG THE SOUTH BOUNDARY OF THE S.W. 1/4 OF THE N.E. 1/4 OF THE S.E. 1/4 OF SAID SECTION 30, A DISTANCE OF 565.15 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF SOUTH U.S. HIGHWAY 301 (500 FEET WIDE); THENCE DEPARTING SAID SOUTH BOUNDARY, N02°03'12"E, ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 32.38 FEET; THENCE DEPARTING SAID EAST RIGHT OF WAY LINE, N48°30'00"W, A DISTANCE OF 206.81 FEET; THENCE S00°09'30"W, A DISTANCE OF 317.46 FEET; THENCE DEPARTING SAID EAST BOUNDARY, S89°19'19"E, A DISTANCE OF 21.23 FEET; THENCE N02°04'14"W, A DISTANCE OF 71.00 FEET; THENCE S89°50'31"E, A DISTANCE OF 206.81 FEET TO THE POINT OF BEGINNING.

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

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

THESE PLANS MAY NOT BE COPIED OR MODIFIED WITHOUT WRITTEN PERMISSION FROM CADJAZZ.

HERBERT LEE GREEN
 June 26, 2023
 CADJAZZ, CERTIFICATE OF AUTHORIZATION #28509
 P.E. # 48867

DATE: 12/20/2022 | DESCRIPTION: MAJOR SITE PLAN #28202 | BY: IMV
 CDJ-56

SHEET NUMBER

1

SPECIFICATIONS & NOTES

FIELD ENGINEERING

- IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE ALL SURVEYING SERVICES REQUIRED. THIS SHALL INCLUDE ALL STAKEOUT BOTH HORIZONTAL AND VERTICAL.
- MAINTAIN A COMPLETE, ACCURATE LOG OF ALL FIELD NOTES.
- ON COMPLETION OF PROJECT, PREPARE A RECORD DRAWING SHOWING LOCATION AND ELEVATION FOR ALL IMPROVEMENTS.
- TESTING LABORATORY TO MEET RECOMMENDED REQUIREMENTS FOR INDEPENDENT LABORATORY QUALIFICATIONS. LATEST EDITION AS PUBLISHED BY AMERICAN COUNCIL OF ENGINEERING SURVEYORS AND MEET BASIC REQUIREMENTS OF ASTM E 330 STANDARDS FOR TESTING FOR CONCRETE AND STEEL AS USED IN CONSTRUCTION.
- TESTING REQUIREMENTS SHALL BE IN ACCORDANCE WITH ACCEPTABLE STANDARDS; ASTM, FOOT, OR OTHER RECOGNIZED AUTHORITIES AND AS SPECIFIED.
- CONTRACTOR IS RESPONSIBLE FOR OBTAINING REQUIRED TEMPORARY ELECTRICAL SERVICE, AND PROVIDING WATER AS REQUIRED FOR CONSTRUCTION AND LANDSCAPING MAINTENANCE UNTIL SUCH TIME THE OWNER ACCEPTS THE PROJECT AS COMPLETE IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS.
- CONTRACTOR TO PROVIDE BARRIERS AS REQUIRED TO PREVENT PUBLIC ENTRY TO CONSTRUCTION AREAS AND PROTECT EXISTING FACILITIES AND ADJACENT PROPERTIES FROM DAMAGE FROM CONSTRUCTION OPERATIONS. THE REQUIRED BARRIERS AND DEVICES SHALL BE ERRECTED PRIOR TO CREATION OF ANY HAZARDOUS CONDITION. CONTRACTORS SHALL PAY ALL COSTS OF BARRIERS AND SAFETY CONTROL DEVICES.
- CONTRACTOR SHALL PROVIDE TO THE OWNER'S ENGINEER SHOP DRAWINGS AND ENGINEER SHALL BE GIVEN ONE WEEK FOR RETURN OF REVIEWED SHOP DRAWINGS TO CONTRACTOR.
- CONTRACTOR SHALL COORDINATE AND GIVE PROPER NOTIFICATIONS TO ALL INSPECTION AGENCIES PRIOR TO START OF CONSTRUCTION.
- UPON SUBSTANTIAL COMPLETION OF PROJECT, CONTRACTOR SHALL PROVIDE DIGITAL CONSTRUCTION AS BUILT DRAWINGS IN AUTOCAD FORMAT UNLESS OTHERWISE INSTRUCTED BY ENGINEER THAT ARE LEGIBLY MARKED SHOWING ACTUAL CONSTRUCTED FACILITIES INCLUDING PIPE HORIZONTAL LOCATIONS SHOWING ANY DEVIATIONS FROM THE PLANS AND ALL FITTINGS INCLUDING VALVES AND FITTINGS BASED ON TWO MEASUREMENTS FROM A PERMANENT SURFACE REFERENCE SUCH AS MANHOLES, CATCH BASINS, POWER POLES, CURBS, OR SIDEWALKS.
- AS PART OF THE CLOSE OUT DOCUMENTS, CONTRACTOR SHALL PROVIDE TO OWNER ALL MANUALS, WARRANTIES, AND MAINTENANCE MANUALS.

SITENWORK

- CONTRACTOR WILL LOCATE AND VERIFY EXISTING CABLES, DUCTS, CONDUIT, PIPELINE, ETC. IN ADVANCE OF ANY PROPOSED CONSTRUCTION. CONTRACTOR WILL NOTIFY ALL AFFECTED UTILITIES, ENGINEER, AND OWNER AT LEAST 48 HOURS IN ADVANCE OF THE CONSTRUCTION NEAR THESE UTILITIES.
- CONTRACTOR WILL NOTIFY ENGINEER OF ANY SUBSTANTIAL CHANGES THAT WILL REQUIRE A DEVIATION IN THE PLANS.
- CONTRACTOR WILL REPAIR ANY DAMAGE DONE TO EXISTING UTILITIES AT NO ADDITIONAL EXPENSE TO THE OWNER OR ENGINEER.
- CONTRACTOR TO OBTAIN A COPY OF THE GEOTECHNICAL REPORT FROM OWNER OR ENGINEER TO CONSTRUCT EARTHWORKS IN ACCORDANCE WITH THE GEOTECHNICAL RECOMMENDATIONS.
- CONTRACTOR SHALL PROVIDE FILL MATERIAL THAT CONSIST OF BANK GRANULAR MATERIAL, FREE OF ROOTS, TIMBERS, LARGE ROCKS AND OTHER DELETERIOUS SUBSTANCES. FILL WILL BE TAKEN FROM ON-SITE PILES FIRST, AND IF REQUIRED, ADDITIONAL FILL WILL BE SUPPLIED FROM AN OFF-SITE BROWK.
- CONTRACTOR SHALL PROVIDE SUFFICIENT PROTECTION FOR TRENDING AND EARTHWORK ACTIVITIES BY PROVIDING PROPER SHORING AND BRACING TO PREVENT DAMAGE OR SHIFTING OF EARTHWORKS.
- CONTRACTOR SHALL PROVIDE GRADING THAT IS CONSISTENT OF BRINGING THE GROUND ELEVATIONS TO THE LEVELS, GRADES, AND ELEVATIONS CALLED FOR IN THE PLANS. THIS MAY INCLUDE TAPERING OR TRANSITIONING EXISTING GROUND ELEVATIONS OUTSIDE OF THE PROJECT LIMITS SHOWN ON THE PLANS.
- FINE GRADING SHALL CONSIST OF ELIMINATING UNEVEN AREAS AND LOW SPOTS, REMOVING DEBRIS, ROOTS, BRANCHES, STONES IN EXCESS OF HALF INCH IN SIZE SUCH THAT THE FINE GRADING HAS A FINISHED APPEARANCE THAT IS PLEASING TO THE EYE.
- WHEN ACCEPTABLE MATERIAL IS ENCOUNTERED IN THE TRENCH, THE BOTTOM SHALL BE EXCAVATED AND GRADED TO THE DEPTH REQUIRED SO AS TO PROVIDE A UNIFORM AND CONTINUOUS BEARING AND SUPPORT FOR THE PIPE ON SLOD AND UNDISTURBED GROUND AT EVERY POINT BETWEEN BELL HOLES, EXCEPT THAT IT WILL BE PERMISSIBLE TO DESTROY AND OTHERWISE DAMAGE THE FINISHED SURFACE OVER A MAXIMUM LENGTH OF 18" NEAR THE MIDDLE OF EACH LENGTH OF PIPE BY THE WITHDRAWAL OF PIPE SLINGS OR OTHER LIFTING TACKLE.
- BELL HOLES SHALL BE PROVIDED AT EACH JOINT TO PERMIT THE JOINT TO BE MADE PROPERLY.

- IF MUCK OR OTHER DELETERIOUS MATERIAL IS ENCOUNTERED IN THE TRENCH, IT SHALL BE COMPLETELY REMOVED FOR THE DEPTH OF THE TRENCH AT THE PIPE AND TO A DEPTH WHERE ACCEPTABLE MATERIAL IS ENCOUNTERED. AFTER REMOVAL OF ALL MUCK OR DELETERIOUS MATERIAL, THE TRENCH SHALL BE BACKFILLED WITH BEDDING MATERIAL TO THE BOTTOM OF PIPE GRADE.
- EXCAVATION FOR FOUNDATIONS SHALL BE TO THE BOTTOM ELEVATIONS SHOWN ON THE PLANS, AND 12" BEYOND THE HORIZONTAL LIMITS OF THE FOUNDATIONS IN ALL DIRECTIONS. EXCAVATION SIDE SLOPES SHALL BE SUCH THAT THE SOIL WILL BE SELF SUPPORTING BUT SHALL NOT BE STEEPER THAN 1:1.
- BACKFILL SHALL NOT BE PLACED AGAINST WALLS UNTIL A MINIMUM CONCRETE COMPRESSIVE STRENGTH OF 1,500 PSI IS ACHIEVED.
- STOCKPILE AND/OR REMOVAL OF EXCESS EXCAVATED MATERIAL SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- TRENCH BACKFILL UNDER PAVEMENT AREAS WITH SELECT MATERIAL AROUND AND UNDER HAUNCHES OF PIPE AND UP TO THE BOTTOM OF THE PAVEMENT SUBBASE MATERIAL PLACED IN 6" LIFTS AND COMPACTED TO NOT LESS THAN 98% OF THE MAXIMUM DENSITY AS DETERMINED BY FM 1-1180.
- TRENCH BACKFILL IN AREAS OUTSIDE PAVEMENT TO ONE FOOT ABOVE THE CROWN OF THE PIPE TO NOT LESS THAN 95% OF THE MAXIMUM DENSITY AS DETERMINED BY FM 1-1180. ABOVE THE ONE FOOT OF PIPE CROWN, CONTRACTOR TO PROVIDE DENSITY EQUAL TO OR GREATER THAN THE SOIL ADJACENT TO THE PIPE TRENCH TO FINAL GRADE.
- COMPACTON REQUIREMENTS FOR DITCHES AND SMOLES TO BE FILLED SHALL BE CLEAN GRANULAR FILL PLACED AND COMPACTED IN 12" LIFTS TO 98% MAXIMUM FM 1-1180 DENSITY.
- LIMBROCK BASE MATERIAL SHALL MEET THE REQUIREMENTS OF SECTION 911 OF THE FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATION LATEST EDITION AVERAGE LBR VALUE OF NOT LESS THAN 100.
- ASPHALTIC CONCRETE MATERIALS 5-1, 5-2, AND 5-3 SHALL MEET THE REQUIREMENTS OF SECTION 331 OF FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATION LATEST EDITION.
- SUBGRADE SHALL BE PREPARED, STABILIZED, GRADED, AND COMPACTED TO AN AVERAGE LBR OF 40 WITH A 98% MAXIMUM DENSITY PER FM 1-1180.
- PAVEMENT MARKING SHALL BE IN ACCORDANCE WITH SECTIONS 710 AND 971 FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATION LATEST EDITION.
- CONCRETE UNLESS OTHERWISE SPECIFIED SHALL HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3,000 PSI SHALL BE PLACED IN ACCORDANCE WITH ACI 301, ACI 318, AND ACI 347 LATEST EDITIONS.
- CONCRETE REINFORCEMENT SHALL BE DEFORMED BILLET STEEL GRADE 60 IN ACCORDANCE WITH THE ASTM A618-A LATEST EDITION, WELDED FABRIC STEEL SHALL BE IN ACCORDANCE WITH ASTM A108 LATEST EDITION, AND WELDING ELECTRODES SHALL BE LOW HYDROGEN, E70 SERIES.
- REINFORCED UTILITY MASONRY SYSTEM SHALL BE ASTM C90, GRADE N-1 TYPE 1 NORMAL WITH COMPRESSIVE STRENGTH OF $m = 3,000$ PSI WITH TYPE S 1,800 PSI MORTARS ABOVE GRADE AND TYPE M (2,500 PSI) BELOW GRADES), REINFORCED MASONRY WILL BE Laid IN A RUNNING BOND CONFIGURATION UNLESS OTHERWISE NOTED.
- GROUND FILL FOR MASONRY SHALL BE 3,000 PSI AT 28 DAYS PREMIXED IN ACCORDANCE WITH ASTM C476 OR ASTM C94.

SITE CONSTRUCTION NOTES

- ALL CURB RAMP TO BE 3 FEET AND AT BACK OF CURB, UNLESS OTHERWISE NOTED.
- ALL DIMENSIONS SHOWN ARE TO THE BACK OF CURB, UNLESS OTHERWISE NOTED.
- CONCRETE SIDEWALK RAMP SHALL BE INSTALLED ACCORDING TO F.D.O.T. INDEX OR A.D.A. STANDARDS, WHOEVER IS MORE RESTRICTIVE, THIS SHALL INCLUDE, BUT NOT LIMITED TO, THE INSTALLATION OF DETECTABLE WARNING SURFACES. COLOR DETECTABLE WARNING SURFACES SHALL PROVIDE A DARK-ON-LIGHT OR LIGHT-ON-DARK CONTRAST BETWEEN THE DETECTABLE WARNING SURFACE AND THE ADJACENT WALKING SURFACE PER F.D.O.T. AND A.D.A. STANDARDS.
- ALL STRUCTURES, PIPE AND OTHER CONSTRUCTION IN THE DEPARTMENT RIGHT-OF-WAY SHALL BE PERFORMED TO THE LATEST APPLICABLE FLORIDA DEPARTMENT OF TRANSPORTATION ROADWAY DESIGN STANDARDS AND SPECIFICATIONS.

UTILITIES NOTES

WATER AND SEWER LINES

- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH LOCAL UTILITY STANDARDS LATEST EDITION & MARION COUNTY UTILITY DETAILS. CONSTRUCTION MATERIALS SHALL BE IN ACCORDANCE WITH LOCAL UTILITY QUALIFIED PRODUCTS LIST. REFER TO UTILITY PLAN AND DETAIL SHEETS FOR PROJECT REFERENCE SPECIFICATIONS & DETAILS. FOR ALL DETAILS NOT INCLUDED WITHIN THIS PLAN, CONTRACTOR SHALL REFER TO THE ABOVE REFERENCED DOCUMENTS. CONTRACTOR SHALL PROVIDE ADVANCE NOTICE OF REQUIRED INSPECTIONS PER MARION COUNTY UTILITIES REQUIREMENTS. IF ANY DAMAGE SHOULD OCCUR TO EXISTING FACILITIES, CONTRACTOR SHALL IMMEDIATELY NOTIFY UTILITIES PRIOR TO ANY FURTHER REPAIR.
- CONTRACTOR WILL BE RESPONSIBLE FOR THE COST TO REPAIR ANY DAMAGE DONE TO EXISTING UTILITIES AT NO ADDITIONAL EXPENSE TO THE OWNER OR ENGINEER. CONTRACTOR WILL NOT REPAIR EXISTING FACILITIES WITHOUT THE EXPRESS WRITTEN PERMISSION OF UTILITY.
- CONTRACTOR TO COORDINATE WITH MARION COUNTY BEFORE INSTALLATION OF WATER SERVICES AND METERS.

STORMWATER PIPING

- STORM SEWER PIPE OR CULVERT PIPE SHALL MEET REINFORCED ASTM C76 FOR CLASS 3, CLASS 4, AND CLASS 5, AND, IF ELITICAL, SHALL MEET REINFORCED ASTM C507, HE CLASS 3 AND HE CLASS 4. THEY SHALL MEET THE FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION.
- JOINTS FOR REINFORCED CONCRETE STORM SEWER AND/OR CULVERT PIPE WILL BE PROFILED RUBBER GASKETS AS HERETOFORE SPECIFIED. ELITICAL, REINFORCED PIPE SHALL BE PROFILED RUBBER GASKETS AND/OR COOL ADHESIVE, FDOT 942-2 AND 942-4.
- THESE SPECIFICATIONS DESCRIBES THE HIGH DENSITY POLYETHYLENE PIPE REQUIREMENTS FOR 4 THRU 60 INCH HOPE PIPES.
- EQUIPMENT PIPE SHALL BE N-12 WT BE PIPE PER ASTM F2468 AND SHALL HAVE A SMOOTH INTERIOR AND ANNUAR EXTERIOR CORROSION.
- JOINT SHALL BE WATER TIGHT ACCORDING TO THE REQUIREMENTS OF ASTM D3312. GASKETS SHALL MEET THE REQUIREMENTS OF ASTM F477. GASKETS SHALL BE INSTALLED BY PIPE MANUFACTURER AND COVERED WITH A REMOVABLE, PROTECTIVE WAX TO INSURE THE GASKET IS FREE FROM ANY DAMAGE. MANUFACTURER SHALL BE NOTIFIED ON THE GASKET AND BELL DURING ASSEMBLY. THE PIPE SHALL HAVE A REINFORCED BELL WITH A POLYMER COMPOSITE BAND. THE BELL TOLERANCE DEVICE SHALL BE INSTALLED BY THE MANUFACTURER.

FDOT NOTES:

- NOT SETUP MUST BE SUPERVISED BY A CERTIFIED PERSON.
- TEST RESULTS ARE REQUIRED UPON REQUEST.
- THE ENGINEER'S CERTIFICATION ALONG WITH AS-BUILTS, IF REQUIRED, MUST BE SUBMITTED WITHIN 30 DAYS FROM COMPLETION OF THE PROJECT.
- FOOT OFFICE TO BE NOTIFIED A MINIMUM OF 48 HOURS PRIOR TO ANY WORK WITH THE RIGHT-OF-WAY OR LAKE CLOSURES.
- ALL DISTURBED AREAS TO BE SODDED.
- CONCRETE SIDEWALKS AND RAMPS WITHIN THE RIGHT-OF-WAY SHALL BE INSTALL PER F.D.O.T. INDEXES 304 AND 310. THIS SHALL INCLUDE, BUT NOT LIMITED TO, THE INSTALLATION OF DETECTABLE WARNING SURFACES AT RAMPS. COLOR REQUIREMENTS FOR THE DETECTABLE WARNING SURFACES SHALL PROVIDE A DARK-ON-LIGHT OR LIGHT-ON-DARK CONTRAST BETWEEN THE DETECTABLE WARNING SURFACE AND THE ADJACENT WALKING SURFACE PER F.D.O.T. AND A.D.A. STANDARDS.

ASPHALTIC CONCRETE QUALITY CONTROL SPECIFICATIONS

SPECIFIC REQUIREMENTS FOR ASPHALTIC CONCRETE WEARING SURFACES ARE OBTAINED IN SECTIONS 330 AND 334 IN THE FLORIDA DEPARTMENT OF TRANSPORTATION, STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, 2004 EDITION. REQUIREMENTS SHALL MEET OR EXCEED THE FOLLOWING:

- IT SHALL BE THE CONTRACTOR RESPONSIBILITY TO FURNISH A 15 FOOT MANUAL AND A 15 FOOT ROLLING STRAIGHTEDGE, MAKE THEM AVAILABLE AT THE JOB SITE AT ALL TIMES DURING THE PAVING OPERATIONS FOR CHODING JOINTS AND SURFACE IRREGULARITIES.
- OBTAIN A SMOOTH SURFACE ON ALL PAVEMENT COURSES PLACED, AND THEN STRAIGHTEDGE ALL INTERMEDIATE AND FINAL COURSES WITH A 15 FOOT ROLLING STRAIGHTEDGE.
- CONSTRUCT A PAVEMENT SURFACE WITH CROSS SLOPE IN COMPLIANCE WITH THE REQUIREMENTS OF THE CONTRACT PLANS, FURNISH A LEVEL WITH A MINIMUM LENGTH OF 4 FEET, OR A DIGITAL MEASURING DEVICE APPROVED BY THE ENGINEER, FOR THE MEASUREMENT OF CROSS SLOPE. MAKE THE LEVEL, OR MEASURING DEVICE AVAILABLE AT THE JOB SITE AT ALL TIMES FOR THE MEASUREMENT OF CROSS SLOPE DURING PAVING OPERATIONS.
- PRODUCE A FINISHED SURFACE OF UNIFORM TEXTURE AND COMPACTION WITH NO PULLED, TORN, CRUSHED OR LOSSESS PORTIONS AND FREE FROM SEGREGATION, SAND STRIAMS, SAND SPOTS, OR RIPPLES. CORRECT ANY AREA THAT DOES NOT MEET THE REQUIREMENTS.
- UPON COMPLETION OF THE FINAL SURFACE OR FINISH COURSE, PERFORM ACCEPTANCE TESTING FOR SURFACE TOLERANCE ON THE FINISHED SURFACE WITH A 15 FOOT ROLLING STRAIGHTEDGE. CORRECT ALL DEFICIENCIES IN EXCESS OF 3/16" INCH.

INSPECTION AND TESTING

- CONTRACTOR SHALL COORDINATE THE INS TO EXISTING LINES FOR MOST APPROPRIATE TIME.
- AFTER THE MAINS HAVE BEEN LAID AND BEFORE PRESSURE TESTING, EACH RUN OF PIPE SHALL BE THOROUGHLY FLUSHED SO AS TO REMOVE ALL DEBRIS AND FOREIGN MATTER FROM THE LINES. WHERE PIPE HYDRAULIC OR BLOWERS ARE NOT AVAILABLE OR ARE INSUFFICIENT CAPACITY TO PERMIT ADEQUATE FLUSHING, THE WATER LINE SHALL BE OPENED AND FLAMES OR PIPING SHALL BE PRODUCED BY THE CONTRACTOR TO WASTE THE WATER TO THE NEAREST APPROVED DISPOSAL OR CONTAINMENT POINT. SUFFICIENT FLUSHING OF WATER SHALL BE INTRODUCED INTO THE MAINS TO PRODUCE A VELOCITY OF AT LEAST 3 FEET PER SECOND. THE RATE OF FLOW SHALL BE CONTINUED UNTIL THE DISCHARGE IS CLEAR AND NO DEPOSIT OF SLT OR FOREIGN MATTER IS VISIBLE.
- CONTRACTOR SHALL OBTAIN A COPY OF FEEP WATER AND SEWER PERMITS IN ORDER TO SATISFY THE PERMIT REQUIREMENTS FOR TESTING AND CLEARANCE.
- CONTRACTOR SHALL USE DISINFECTING AGENT SUCH AS LIQUID CHLORINE OR SODIUM HYPOCHLORITE SOLUTION. DRY HYPOCHLORITE SHALL BE EQUAL TO "W" MAY ALSO BE USED AS THE DISINFECTING AGENT. THE DISINFECTING AGENT SHALL BE PUMPED INTO THE PIPING IN SUCH A MANNER THAT THE ENTIRE SYSTEM WILL BE FILLED WITH WATER CONTAINING A MINIMUM CHLORINE CONCENTRATION OF 50 PPM AT ANY POINT IN THE PIPING. THIS WATER SHALL BE ALLOWED TO REMAIN IN THE SYSTEM FOR A MINIMUM CONTACT PERIOD OF 6 HOURS BEFORE THE SYSTEM IS FLUSHED OUT.
- AFTER THE DISINFECTING AGENTS HAVE BEEN PERMITTED TO REMAIN FOR THE SPECIFIED CONTACT PERIODS, THE WATER LINES AND VALVES SHALL BE THOROUGHLY FLUSHED WITH POTABLE WATER UNTIL RESIDUAL CHLORINES TESTS ARE LESS THAN 2 PPM IN EACH INSTANCE.
- FORCE MAINS SHALL BE TESTED WITH HYDROSTATIC PRESSURE CONSISTENT WITH THE WATER LINE TESTING PROCEDURES.
- GRAVITY SEWERS SHALL BE TESTED BY MEANS OF EXFILTRATION/FILTRATION OR VACUUM PRESSURE TESTING. CONTRACTOR SHALL COORDINATE THE REQUIRED TESTING OF THE GRAVITY LINE PER LOCAL REQUIREMENTS. CONTRACTOR SHALL CONFIRM THE VIDEO REQUIREMENTS OF THE LOCAL CODE PRIOR TO CONSTRUCTION AND SHALL PROVIDE VIDEO AS REQUIRED WITHOUT ADDITIONAL COST TO OWNER.

STRIPING NOTES

- TYPICAL PARKING SPACE SHALL BE STRIPED WITH A 4" WHITE STRIPE.
- SEE DETAILS FOR HANDCAP PARKING.
- LOADING ZONE SHALL BE MARKED WITH 12" WHITE STRIPES AT 5' CENTERS ON A 45' ANGLE UNLESS OTHERWISE NOTED.
- TYPICAL STOP BAR SHALL BE 24" WIDE WHITE STRIPE.
- ALL OFF-SITE PAVEMENT MARKING SHALL BE THERMOPLASTIC STYLE PAINT.
- ALL ON-SITE PAVEMENT MARKING SHALL BE WHITE REFLECTIVE PAINT.
- ALL PAVEMENT MARKING, STRIPING, AND SIGNAGE SHALL BE IN ACCORDANCE WITH LATEST APPLICABLE FLORIDA DEPARTMENT OF TRANSPORTATION ROADWAY DESIGN STANDARDS AND SPECIFICATIONS.

UTILITY CONSTRUCTION NOTES

- CONTRACTOR TO THE INTO EXISTING WATER AND SEWER SERVICES AS SPECIFIED ON PLANS.
- CONTRACTOR TO COORDINATE WITH ALL UTILITY COMPANIES FOR EXACT LOCATION OF UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION.
- ON-SITE POTABLE WATER DISTRIBUTION SYSTEM WILL BE PRIVATELY OWNED AND MAINTAINED.
- CONTRACTOR SHALL PROVIDE ASBUILT SURVEYS TO NAD 83 STANDARDS INCLUDING NORTHING, EASTING LOCATIONS AND ELEVATIONS OF ALL INSTALLED ELEMENTS.

NOTE TO CONTRACTORS:

- BEFORE BEGINNING SITE WORK, THE CONTRACTOR IS REQUIRED TO FIELD VERIFY THE EXISTENCE AND LOCATION OF UNDERGROUND UTILITIES AND OTHER FEATURES. THE CONTRACTOR MAY CONSULT THE UTILITIES OWNER'S RECORD DRAWINGS, BUT THE UTILITY OWNER AND THE ENGINEER DO NOT GUARANTEE, BY IMPLICATION OR OTHERWISE, THE ACCURACY OF THE UTILITY OWNERS RECORD DRAWINGS. THE SITE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ANY MISAPPROXIMATION OR OTHER THAN SHOWN ON PLANS.
- CONTRACTOR TO COORDINATE WITH LOCAL WATER PROVIDER FOR INSTALLATION OF WATER METER.

SLOPE CRITERIA FOR WALKWAYS AND PLAZA SURFACES:

ARCHITECTURAL REQUIREMENTS FOR PLAZA ELEVATIONS ARE BASED UPON POSITIVE DRAINAGE AND ACCESSIBLE ROUTE REQUIREMENTS, INCLUDING THE FOLLOWING:

- ALL PAVED AREAS (WALKWAYS) SHALL BE CONTINUOUSLY SLOPED TOWARD DRAINAGE AREAS, UNLESS SUCH THAT ALL WALKING SURFACES DRY OUT IMMEDIATELY WITHOUT DRAINAGE OR TRAPPED POOLED. PROVIDE MIN. 1% POSITIVE SLOPE FOR DRAINAGE IN ALL AREAS (NO DEAD LEVEL REGIONS).
- DETECTABLE WARNINGS: WHERE WALKWAYS MEET VEHICULAR WAYS AND NO RAISED CURB EXISTS, PROVIDE A DETECTABLE WARNING SURFACE PER FLORIDA BUILDING CODE 11-4-29-2 AND 102.04(A)-117.3. SECTION 705. ALSO PROVIDE DETECTABLE WARNING SURFACE AT ALL CURB RAMPS, PER FLORIDA BUILDING CODE SECTION 11-4-29.2 AND SECTION 11-4-29-2. THE DETECTABLE WARNING SHALL EXTEND THE FULL WIDTH AND DEPTH OF THE CURB RAMP. DETECTABLE WARNING SURFACES SHALL HAVE CONTRASTING COLOR PER 102.04(A)-117.3 SECTION 705.5, AND SHALL UTILIZE TRIANGULAR TOPES COMPLYING WITH 102.04(A)-117.3 SECTION 705.5.
- SLOPE IN DIRECTION OF TRAVEL SHALL BE 1 IN 20 OR LESS, UNLESS THE SURFACE IS TREATED AS A RAMP.
- SLOPE IN DIRECTION OF TRAVEL ON RAMPS MAY VARY FROM 1 IN 20 TO 1 IN 12. THERE SHALL BE NO PAVED SURFACES SLOPED MORE IN 12.
- TRAVEL DISTANCE ALONG RAMPS SHALL NOT EXCEED 6' HORIZONTALLY, NOR SHALL IT RISE MORE THAN 4" VERTICALLY, UNLESS THE RAMP IS EQUIPPED WITH GRASPING RAILS ON BOTH SIDES. NO SUCH CONDITIONS ARE ANTICIPATED.
- CROSS SLOPE (PERPENDICULAR TO DIRECTION OF TRAVEL) ON WALKWAYS AND RAMPS SHALL NOT EXCEED 1 IN 50 (E.G. OR MAX).
- CHANGE IN DIRECTION ALONG A RAMP OR WALKING SURFACE: PROVIDE A 5X5" TURNING SPACE WITH A CROSS SLOPE IN BOTH DIRECTIONS LESS THAN 1 IN 20. PROVIDE 1% MIN TO 2% MAX SURFACE SLOPE FOR DRAINAGE. SLOPE IN GENERAL DIRECTION OF SURROUNDING PAVEMENT.
- WALKWAYS ALONG THE FRONT OF STOREFRONT ENTRANCES SHALL HAVE A CROSS SLOPE (PERPENDICULAR TO THE DIRECTION OF TRAVEL - PARALLEL TO STOREFRONT) THAT IS 1 IN 50 OR LESS (E.G. 2% MAX). A 6"-0" WIDE REGION ALONG ALL STOREFRONT ENTRY SYSTEMS HAS BEEN DESIGN AS THE WALKWAY. WITH A MAX FALL IN THE CROSS SLOPE DIRECTION OF 0.11 FEET IN 6'-0" (E.G. 01.83%)
- CHANGES IN LEVEL: CHANGES IN LEVEL UP TO 1/4" MAY BE VERTICAL AND WITHOUT EDGE TREATMENT; CHANGES IN LEVEL BETWEEN 1/4" AND 1/2" SHALL BE BEVELED WITH A SLOPE NO GREATER THAN 1 VERTICAL TO 2 HORIZONTAL. LEVEL CHANGES GREATER THAN 1/2" SHALL BE TREATED AS A RAMP. (FL. BLDG. CODE 11-4-5.2)
- CHANGES IN LEVEL AT DOOR THRESHOLDS: ALL DOORS SHALL HAVE ROLL-THROUGH THRESHOLDS THAT MEET THE ABOVE REQUIREMENT FOR CHANGES IN LEVEL. DOOR THRESHOLDS SHALL BE BEVELED 1/4" MAX INTO CONCRETE SLAB FOR WATERPROOFING. ALL THRESHOLDS SHALL TAPER DOWN AT THE OUTSIDE EDGE TO MEET THE EXISTING SLAB WITH LESS THAN A 1/4" HIGH BUMP. THE HIGHEST BUMP OF THE THRESHOLD SHALL NOT EXCEED 1/8" AND SHALL SLOPE 1 VERTICAL TO 2 HORIZONTAL.

THE ABOVE SLOPE REQUIREMENTS SHALL BE MET IN ALL WALKWAY AREAS, REGARDLESS OF WHETHER ARCHITECTURAL SPOT ELEVATIONS ARE PROVIDED THAT INDICATE THE REQUIRED ELEVATIONS. WHERE ERRORS OR DISCREPANCIES IN DESIGN DATA EXIST (WHETHER SUCH INFORMATION IS OBTAINED FROM ARCHITECTURAL OR CIVIL DRAWINGS), THE ABOVE REQUIREMENTS SHALL BE MET TO ENSURE CODE COMPLIANCE. ALL DISCREPANCIES SHALL BE COORDINATED WITH THE ARCHITECT OR CIVIL ENGINEER PRIOR TO CONSTRUCTION.

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

(N.T.S.)			
Other Pipe	Horizontal Separation	Crossings (1)	Joint Spacing @ Crossings (Full Joint Centerline)
Storm Sewer, Storm water Force Main, Reclaimed Water (2)			
Vacuum Sanitary Sewer			
Gravity or Pressure Sanitary Sewer, Storm water Force Main, Reclaimed Water (4)			
On-Site Sewage Treatment & Disposal System			

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

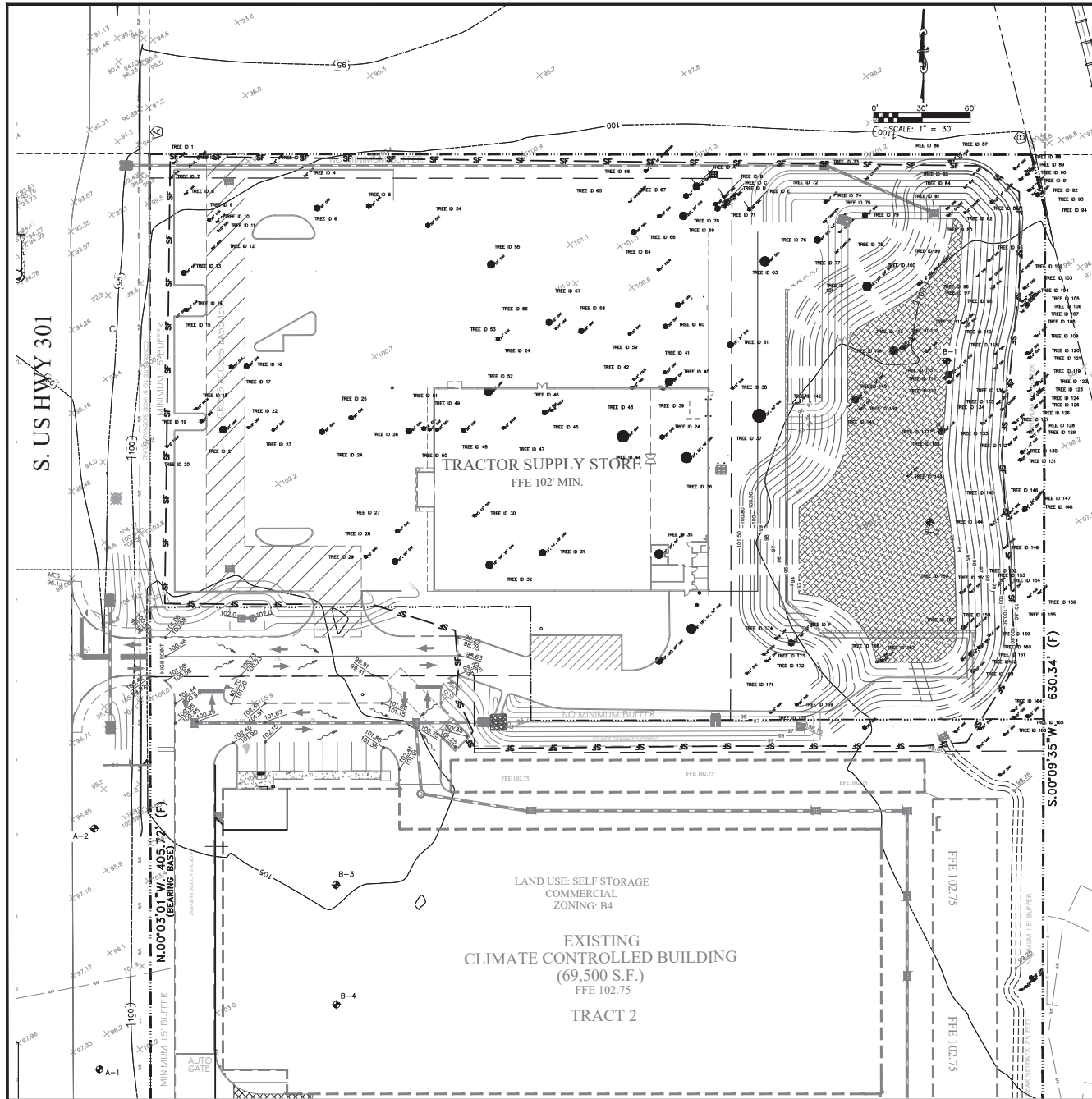
NO.	DATE	BY	CHECKED BY	REVISION	DATE	BY	CHECKED BY	REVISION	DATE

SPECIFICATIONS, NOTES & KEY LEGEND
TRACTOR SUPPLY STORE @ SUMMERFIELD
MARION COUNTY, FLORIDA
PRIMA'S PROPERTIES

Engineering Consultants
Professional Seal
P.O. Box 149004, Lake Wales, Florida 33854
Phone: (888) 738-1979 Fax: (888) 348-7552

NOT VALID UNLESS SIGNED & SEALED BY AN ENGINEER
A REGISTERED ENGINEER
CERTIFICATION OF
ALL INFORMATION FROM
THE DESIGN GROUP
SEAL

SHEET NUMBER
2



Primax Summerfield			
Tree ID	Diam (in)	Type	Note:
1	210, 12	12 PALM	
2	10	6 OAK	
3	12	12 OAK	
4	6	6 OAK	
5	34	34 OAK	
6	40	40 OAK	
7	6	6 OAK	
8	6	6 OAK	
9	20	20 OAK	
10	6	6 OAK	
11	10	10 OAK	
12	6	6 OAK	
13	34	34 OAK	
14	24	24 OAK	
15	6	6 OAK	
16	36	36 OAK	
17	28	28 OAK	
18	16	16 PALM	
19	20	20 OAK	
20	12	12 PALM	
21	50	50 OAK	
22	16	16 OAK	
23	16	16 OAK	
24	36	36 OAK	
25	30	30 OAK	
26	42	42 OAK	
27	24	24 OAK	
28	20, 20	OAK	
29	22	22 OAK	
30	8, 12	OAK	
31	14, 14, 18	OAK	
32	16, 16, 20	OAK	
33	10, 20, 20	OAK	
34	8, 18, 18, 22	OAK	
35	16, 22, 24	OAK	
36	24, 26, 26	OAK	
37	16, 60	OAK	
38	18	18 OAK	
39	16	16 PALM	
40	36	36 OAK	
41	22	22 OAK	
42	12	12 PALM	
43	22	22 OAK	
44	84	84 OAK	
45	16	16 PALM	
46	34	34 OAK	
47	18	18 PALM	
48	28	28 OAK	
49	22	22 OAK	
50	18	18 OAK	
51	28	28 OAK	
52	60	60 OAK	
53	24	24 OAK	
54	30	30 OAK	
55	52	52 OAK	
56	42	42 OAK	
57	10	10 OAK	
58	36	36 OAK	
59	18	18 OAK	
60	32	32 OAK	
61	18, 24	OAK	
62	36	36 OAK	
63	68	68 OAK	
64	36	36 OAK	
65	6	6 HACKBERRY	
66	6, 6, 30	HACKBERRY	
67	34	34 OAK	
68	24	24 OAK	
69	26, 28	OAK	
70	26	26 OAK	
71	10, 26	OAK	
72	24	24 OAK	
73	6	6 CAMPHOR	
74	8	8 CAMPHOR	
75	75	75 CAMPHOR	
76	44	44 OAK	
77	6	6 CAMPHOR	
78	6	6 CAMPHOR	
79	36	36 OAK	
80	12	12 CHERRY	
81	8	8 OAK	
82	12	12 CHERRY	
83	12, 14	CHERRY	
84	6	6 OAK	
85	6	6 OAK	
86	24	24 OAK	
87	6	6 OAK	
88	16	16 OAK	
89	12	12 OAK	
90	6	6 OAK	
Sub Total		1942	

Primax Summerfield			
Tree ID	Diam (in)	Type	Note:
91	6	6 OAK	
92	18	18 CHERRY	
93	28	28 OAK	
94	8	8 OAK	
95	12	12 OAK	
96	6	6 OAK	
97	8	8 CHERRY	
98	8	8 OAK	
99	10	10 CHERRY	
100	8	8 OAK	
101	18, 20, 24	OAK	
102	8	8 CHERRY	
103	12	12 OAK	
104	14	14 OAK	
105	12	12 CHERRY	
106	6	6 OAK	
107	12	12 CHERRY	
108	6	6 OAK	
109	14	14 OAK	
110	10	10 OAK	
111	12	12 OAK	
112	18	18 OAK	
113	34	34 OAK	
114	18, 18, 22	OAK	
115	14, 14, 18	OAK	
116	18	18 OAK	
117	20	20 OAK	
118	8	8 OAK	
119	6	6 OAK	
120	22	22 OAK	
121	14	14 OAK	
122	24	24 OAK	
123	8	8 OAK	
124	6	6 OAK	
125	8	8 CHERRY	
126	16	16 OAK	
127	14	14 OAK	
128	14	14 OAK	
129	12	12 OAK	
130	8, 16	OAK	
131	28	28 OAK	
132	6	6 OAK	
133	14	14 OAK	
134	14	14 CHERRY	
135	12	12 OAK	
136	12	12 OAK	
137	6	6 OAK	
138	48	48 OAK	
139	18	18 OAK	
140	10, 12, 12	OAK	
141	6	6 CHERRY	
142	16	16 OAK	
143	18	18 OAK	
144	6, 6	OAK	
145	8	8 OAK	
146	16	16 OAK	
147	8, 12	CHERRY	
148	14	OAK	
149	10	10 PINE	
150	16	16 OAK	
151	12	12 OAK	
152	10	10 OAK	
153	6	6 OAK	
154	6	6 OAK	
155	8	8 OAK	
156	8	8 OAK	
157	24	24 OAK	
158	12	12 OAK	
159	14	14 OAK	
160	20	20 OAK	
161	16, 18	OAK	
162	16	16 OAK	
163	26	26 OAK	
164	16	16 OAK	
165	22	22 OAK	
166	20	20 OAK	
167	20	20 OAK	
168	14	14 OAK	
169	20	20 OAK	
170	16	16 OAK	
171	12	12 OAK	
172	14	14 OAK	
173	14	14 OAK	
174	14	14 OAK	
Sub Total		1158	
Total		3100	

DESIGNED BY:	DATE:	SCALE:
DRAWN BY:	12/2022	1" = 30'
CHECKED BY:		
EXTENSION:		
REVISED PER DRC COMMENTS:		
NO.		
DATE:	2/2/23	

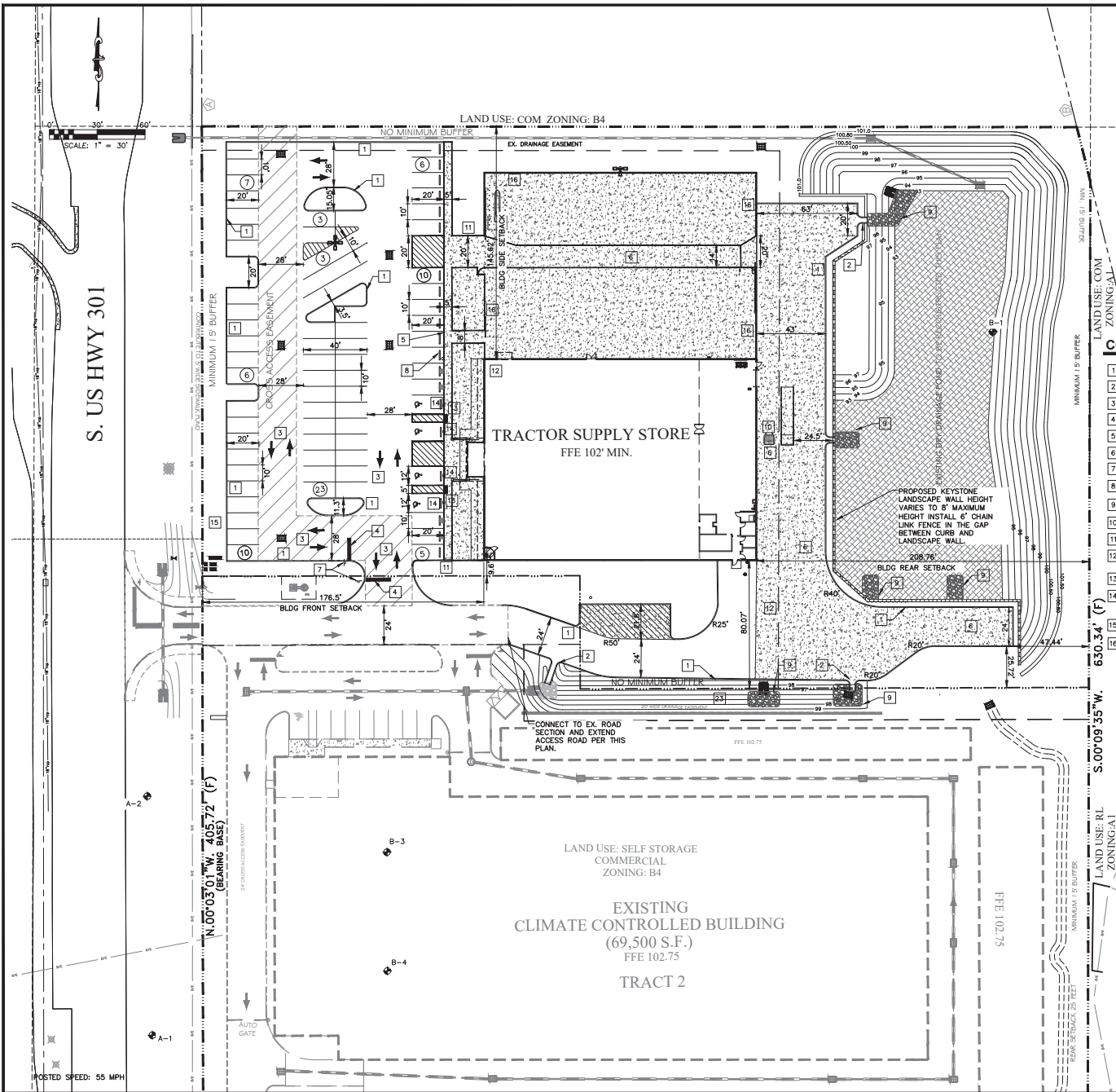
TREE MITIGATION PLAN
TRACTOR SUPPLY STORE AT SUMMERFIELD
MARION COUNTY, FLORIDA
PRIMAX PROPERTIES



THESE PLANS MAY NOT BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF THE ENGINEER.
SEAL

SHEET NUMBER
3A





LEGEND / ABBREVIATIONS

—	PROPOSED CURB	○	# PARKING SPACES
- - -	EXISTING EDGE OF PAVEMENT	S/W OR SW	SIDEWALK
---	SITE BOUNDARY LINE	C2	CURVE NUMBER
---	CENTER LINE OF ROAD	R=	CURVE RADIUS
---	RIGHT-OF-WAY LINE	SF OR SQ. FT.	SQUARE FEET
---	R/W OR RW	EX	EXISTING
---	TYP		
HC	HANDICAP PARKING (SEE SIGNING & MARKING SHEET FOR PARKING LAYOUT DETAILS)		
PC	PROPOSED CONCRETE (SEE DETAIL)		
PM	PAVEMENT MARKINGS (PER FOOT INDEX 17346)		
ET	EXISTING TREES TO REMAIN		
EL	PROPOSED SITE LIGHTING (SEE PHOTOMETRIC PLAN)		
EN	CONSTRUCTION NOTES: PLEASE REFER TO SHEET 2 FOR CONSTRUCTION NOTES LEGEND		

CONSTRUCTION NOTES:

- 1 FOOT TYPE "D" CURB (SEE DETAIL SHEET 8)
- 2 CONCRETE DRAINAGE FLUME (SEE DETAIL SHEET 8)
- 3 PAINTED TRAFFIC ARROWS (TYPICAL)
- 4 24" WIDE PAINTED STOP BAR, (SEE DETAIL SHEET 7)
- 5 INTEGRAL CURB AND SIDEWALK, (SEE DETAIL SHEET 8)
- 6 6" THICK CONCRETE (SEE DETAIL SHEET 11)
- 7 R1-1 (STOP SIGN, SEE DETAIL SHEET 7)
- 8 WHEEL STOP
- 9 INSTALL RUBBLE RIP RAP (DITCH LINING), PER FOOT SPECIFICATION 530, WITH MIRA® FILTER FABRIC, REFER TO RIP RAP / ROCK RUBBLE DETAIL SHEET 5
- 10 12" X 9"-3" (CONFIRM DIMENSIONS PER BLDG PLANS) PVC FENCE DUMPSTER ENCLOSURE (DETAIL SHEET 11)
- 11 INSTALL BICYCLE RACK, WITH 6"x6"x4" THICK CONC. PAD (SEE DETAIL SHEET 7)
- 12 CONSTRUCT ROOF DRAINS, REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND REQUIRED DETAILS AND SPECIFICATIONS, ALSO REFER TO SHEET 5 GRADING PLANS FOR STORM LINE LOCATIONS.
- 13 DETECTABLE WARNING SURFACE (SEE DETAILS)
- 14 6" DIA. STEEL PIPE BOLLARD 4 FEET HIGH ABOVE PAVEMENT, FILLED WITH CONCRETE, PAINTED YELLOW. AT HANDICAP PARKING SPOTS INSERT ADA PARKING SIGNS PRIOR TO CONCRETE FILL (SEE DETAIL SHEET 7)
- 15 PROJECT SIGNAGE PER MARION COUNTY LAND DEVELOPMENT CODE.
- 16 SECURITY FENCING, MINIMUM 10 FEET WIDE GAP WITH 6 FEET ACCESS GATE, REFER TO ARCHITECTURAL PLANS

TRAFFIC CONTROL SIGNS

- R1-1 STOP SIGN MIN. 30"x30" - SEE DETAIL SHEET 8 FOR MINIMUM STANDARDS
 FTP-59R-08 RIGHT TURN ONLY
 R6-1R ONE WAY 36" X 12"
 1. REFER TO DETAIL SHEET 8 FOR HANDICAP PARKING SPACE SIGNING AND MARKING.
 2. ALL SIGNS SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.

NOTE:
 STAND ALONE BUILDING PERMITS ARE REQUIRED ON THE PRIMARY STRUCTURE, SIGNS, WALLS, FENCES, DUMPSTER CORNERS, STREET LIGHTING, IRRIGATION SYSTEMS, LIFT STATIONS AND ANY OTHER ACCESSORY STRUCTURES.



NO.	DATE	BY	REVISION

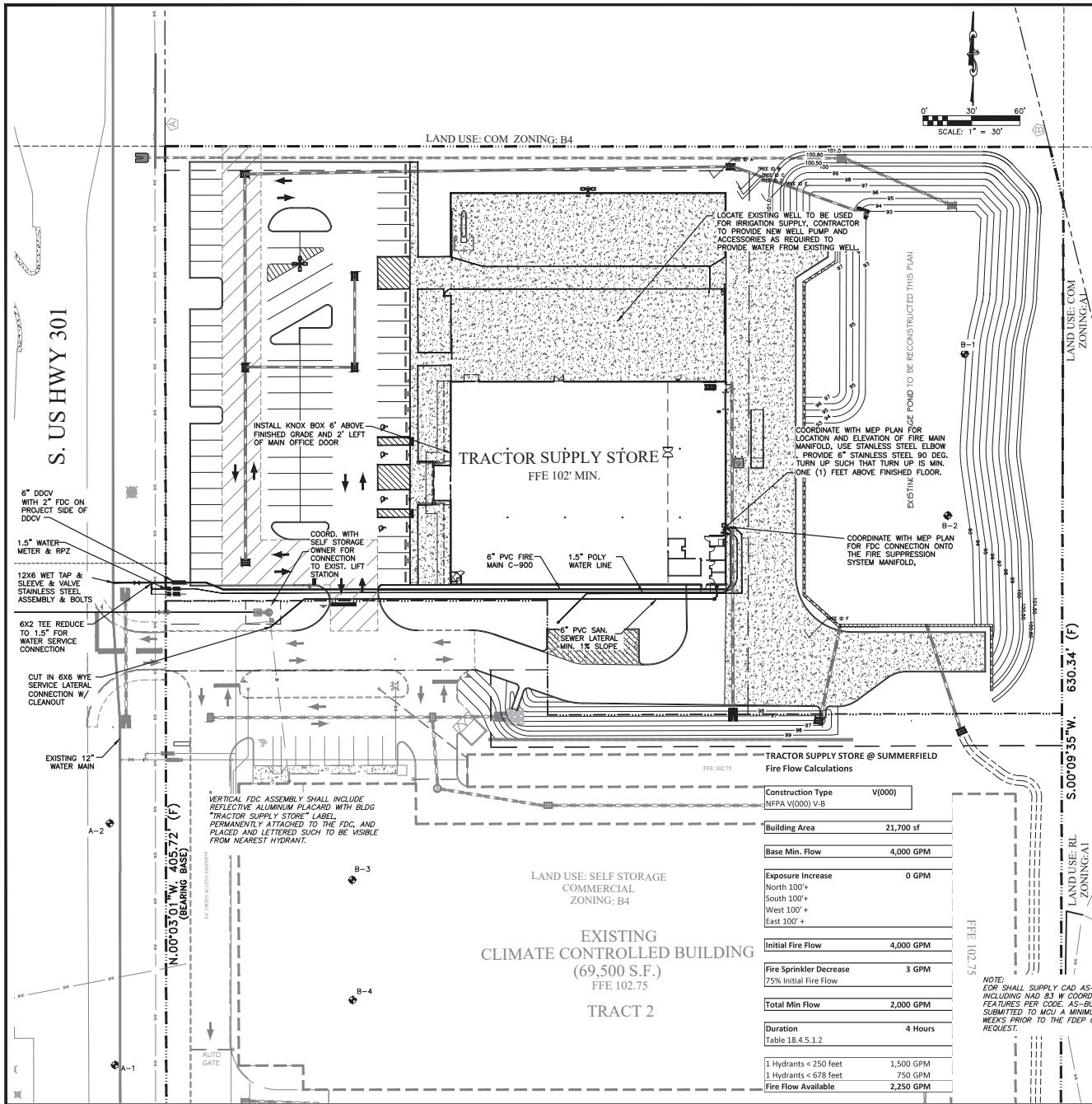
SITE PLAN
 TRACTOR SUPPLY STORE @ SUMMERFIELD
 MARION COUNTY, FLORIDA
 PRIMAX PROPERTIES



SEAL

NOT VALID UNLESS SIGNED & SEALED BY A REGISTERED ENGINEER
 CAROLINA LLC
 1111 W. 10th St.
 ALBUQUERQUE, NM 87102

SHEET NUMBER
4



LEGEND / ABBREVIATIONS

EXISTING	PROPOSED	DESCRIPTION
		FIRE HYDRANT
		WATER VALVE-WV
		BLOWOFF - BO
		WATER METER - WM
		SANITARY MANHOLE - MH
		BACKFLOW PREVENTER - BFP OR REDUCED PRESSURE ASSEMBLY - RPZ
		SANITARY MAIN
		GAS LINE
		EASEMENT LINE
		SWALE
		LINEAR FEET
		POLYVINYL CHLORIDE
		STORM DRAIN
		INVERT
		PROPOSED SITE LIGHTING (SEE PHOTOMETRIC PLAN)

CONSTRUCTION NOTES

1. MCU PERSONNEL ARE TO INSPECT ANY WORK PERFORMED ON OR AROUND EXISTING MCU INFRASTRUCTURE. A PRE-CONSTRUCTION MEETING IS REQUIRED TO BE HELD A MINIMUM OF 48 HOURS PRIOR TO START OF ANY CONSTRUCTION. IF THE PRE-CONSTRUCTION MEETING IS NOT COMPLETED, ANY WORK MAY BE HALTED. TO SCHEDULE, CONTACT MCU AT 352-307-6163.

2. CONTRACTOR SHALL PROVIDE A METER & RPZ BFP CONSISTENT MARION COUNTY UTILITIES APPROVED EQUIPMENT.

3. ALL SPECIFICATIONS AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH MARION COUNTY UTILITY STANDARDS & SPECIFICATIONS LATEST EDITION AND STANDARD UTILITY DETAILS. CONSTRUCTION MATERIALS SHALL BE IN ACCORDANCE WITH MARION COUNTY QUALIFIED PRODUCTS LIST.

WATER

1. 1.5" WATER METER WITH 1.5" RPZ FOR POTABLE SERVICE
2. INSTALL WELL FOR IRRIGATION SERVICE
3. WATER MAIN SHALL BE PIGGED PRIOR TO CHLORINATION AND PRESSURE TESTING

SEWER

1. CLEANOUTS, SEE PLAN FOR INVERTS. SEE UTILITY DETAILS FOR SPECIFICATIONS.

ELECTRICAL

1. CONTRACTOR TO COORDINATE W SIGN PROVIDER & INSTALL CONDUIT AND WIRING FOR SIGN POWER, COORDINATE WITH ELECTRICAL PLANS AND PROVIDE POWER TO SIGN.
2. ELECTRICAL CONDUIT PER ARCHITECTURAL PLANS & COORDINATE WITH POWER PROVIDER & CONFIRM WITH OWNER ON PLACEMENT OF ELECTRIC TRANSFORMER PRIOR TO INSTALLATION.
3. CONTRACTOR TO PROVIDE ALL ELECTRICAL CONDUITS AND WIRING FOR SITE POWER AND LIGHTING COORDINATE WITH ARCHITECTURAL PLANS FOR POLE HEIGHT AND LIGHTING SPECIFICATIONS. POWER TO GRINDERS STATION SHALL BE INDEPENDENT FROM SITE POWER.
4. CONTRACTOR TO COORDINATE WITH LOCAL SERVICE PROVIDERS FOR INSTALLING CONDUIT FOR CABLE, PHONE AND INTERNET SERVICE.
5. CONTRACTOR SHALL PROVIDE POWER SUPPLY TO THE IRRIGATION CONTROLLER THROUGH THE HOUSE PANEL.
6. CONTRACTOR TO PROVIDE SLEEVING UNDER PAVED AREAS FOR IRRIGATION WATER AND COORDINATE WITH POWER, PHONE AND CABLE ON CONDUIT REQUIREMENTS PRIOR TO BASE INSTALLATION.
7. CONTRACTOR TO PROVIDE 4" SLEEVING UNDER PAVED AREAS TO ACCOMMODATE IRRIGATION & COORDINATE WITH LANDSCAPE PLANS.
8. NO LANDSCAPING SHALL BE PLANTED IN SUCH A MANNER AS TO ADVERSELY AFFECT UTILITY INSTALLATION, OPERATION AND MAINTENANCE.

REQUIRED MATERIALS

1. PVC WATER LINES SHALL BE IN ACCORDANCE WITH AWWA C900 AND C905 CLASS 235; FOR LINES BETWEEN 4" AND 12" PIPE SCHEDULE SHALL BE DR 18. ALL FITTINGS SHALL BE IN ACCORDANCE WITH AWWA/ANSI C151.5/ 21.53.06 CLASS 350. ALL PVC LINES SMALLER THAN 4" SHALL BE SCHEDULE 80 PVC.
2. POLYETHYLENE TUBING SHALL BE IN ACCORDANCE WITH AWWA C901 PE 3608 CLASS 200 AND BE SCHEDULE DR 9 FOR POTABLE WATER LINES. POLY SEWER LINES SHALL BE CLASS 160 DR 11.
3. GRAVITY SEWER SHALL BE IN ACCORDANCE WITH ASTM D-3034 WITH A SCHEDULE SDR 26 WITH JOINTS IN ACCORDANCE WITH ASTM D-3212, LOW PRESSURE PVC SHALL BE IN ACCORDANCE WITH ASTM D2241 AND 1784 SDR 21 CLASS 200.
4. ALL VALVES SHALL COMPLY WITH MARION COUNTY STANDARDS.

CONTRACTOR NOTES

1. BEFORE BEGINNING SITE WORK, THE CONTRACTOR IS REQUIRED TO FIELD VERIFY THE EXISTENCE AND LOCATION OF UNDERGROUND UTILITIES AND OTHER FEATURES. THE CONTRACTOR MAY CONSULT THE UTILITIES OWNER'S RECORD DRAWINGS BUT THE UTILITY OWNER AND THE ENGINEER DO NOT GUARANTEE BY IMPLICATION OR OTHERWISE, THE ACCURACY OF THE UTILITY OWNER'S RECORD DRAWINGS. THE SITE CONTRACTOR SHALL BE FINANCIALLY RESPONSIBLE FOR ANY MODIFICATION REQUIRED, OTHER THAN SHOWN ON PLANS.
2. CONTRACTOR SHALL COORDINATE WITH ARCHITECTURAL PLANS PRIOR TO CONSTRUCTION TO CONFIRM LOCATIONS OF UTILITY AND STORM DRAINAGE FROM BUILDING. IF ANY SUBSTANTIAL DEVIATIONS FROM THIS PLAN, NOTIFY ENGINEER AND OBTAIN WRITTEN INSTRUCTIONS PRIOR TO START OF CONSTRUCTION.
3. PRIOR TO COMMENCEMENT OF UTILITY SITE CONSTRUCTION, THREE COPIES OF SHOP DRAWINGS, IN ADDITION TO ANY COPIES REQUIRED BY THE APPLICANT SHALL BE SUBMITTED TO THE UTILITY DEPARTMENT FOR REVIEW AND APPROVAL.

TRACTOR SUPPLY STORE @ SUMMERFIELD Fire Flow Calculations	
Construction Type NFPA (V000) V-B	V(000)
Building Area	21,700 sf
Base Min. Flow	4,000 GPM
Exposure Increase	0 GPM
North 100'	
South 100'	
West 100'	
East 100'	
Initial Fire Flow	4,000 GPM
Fire Sprinkler Decrease	3 GPM
75% Initial Fire Flow	
Total Min Flow	2,000 GPM
Duration Table 18.4.5.1.2	4 Hours
1 Hydrants < 250 feet	1,500 GPM
1 Hydrants < 678 feet	750 GPM
Fire Flow Available	2,250 GPM

NOTE:
FOR SHALL SUPPLY CAD AS-BUILTS INCLUDING NAD 83 W COORDINATES FOR ALL FEATURES PER CODE AS-BUILTS SHALL BE SUBMITTED TO MCU A MINIMUM OF TWO WEEKS PRIOR TO THE FDEP CLEARANCE REQUEST.

PROJECT NO.	DATE	SCALE	BY
1000000000	12/22/24	1" = 30'	...
1000000000	02/23/24		...
1000000000	02/29/24		...

UTILITY PLAN
TRACTOR SUPPLY STORE @ SUMMERFIELD
MARION COUNTY, FLORIDA
PRIMA-X PROPERTIES

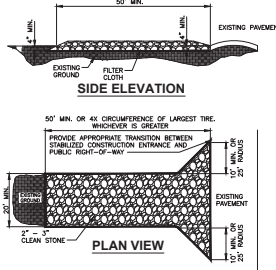
Engineering Consultants
PO Box 45906 • Kissimmee, Florida 34745
Phone: (407) 738-1979 Fax: (407) 346-7552

SEAL

NOT VALID UNLESS SIGNED & SEALED BY A REGISTERED ENGINEER AND THE ENGINEER'S SEAL IS PLACED IN THE LOCATION OF THE SEAL.

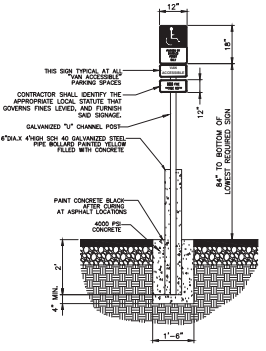
SHEET NUMBER
6



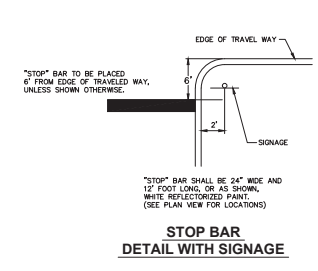


- ### CONSTRUCTION SPECIFICATIONS
- STONE - USE COARSE AGGREGATE (2 - 3 INCH STONE).
 - LENGTH - AS EFFECTIVE, BUT NOT LESS THAN 50 FEET.
 - THICKNESS - NOT LESS THAN EIGHT (8) INCHES.
 - WIDTH - NOT LESS THAN FULL WIDTH OF ALL POINTS OF INGRESS OR EGRESS.
 - WASHING - WHEN NECESSARY, WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE AND PUBLIC RIGHT-OF-WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH SOLOPED STONE WHICH DRAINS TO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN. ALL SEDIMENT SHALL BE PREVENTED FROM ENTERING ANY STORM DRAIN SYSTEM OR WATERCOURSE THROUGH USE OF SAND BAGS, GRAVEL, BOARDS OR OTHER APPROVED METHODS.
 - MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAY. THE WAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SHALLOW, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.
 - 12" x 24" METAL GRATE MAY BE USED. GRATE SHALL BE 25' AWAY FROM FRAGMENT AND APPROPRIATE SEDIMENT CONTROL TRAPPING DEVICE SHALL BE USED AT GRAVE OUTLET POINT.

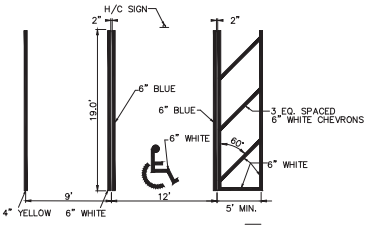
STABILIZED CONSTRUCTION ENTRANCE
SCALE = NTS



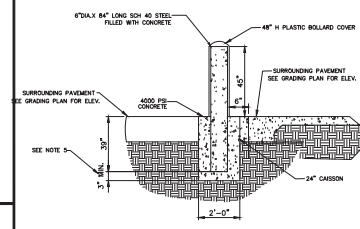
HANDICAP SIGN DETAIL
SCALE = NTS



STOP BAR DETAIL WITH SIGNAGE
SCALE = NTS

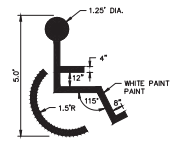


ADA PARKING STALL DETAIL
(NOT TO SCALE)

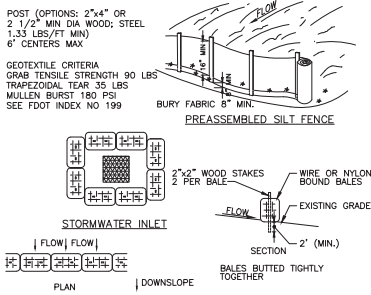


TYPICAL BOLLARD DETAIL
SCALE = NTS

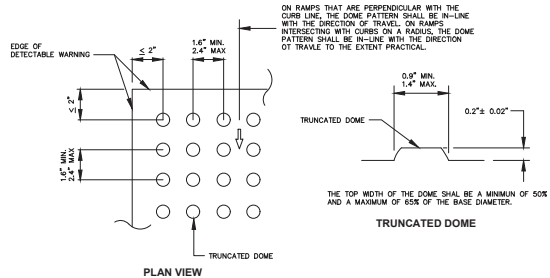
- NOTES:**
- CONCRETE MUST BE MINIMUM 4000 PSI COMPRESSIVE STRENGTH WITH FIBER MESH REINFORCEMENT.
 - PROVIDE PLASTIC BOLLARD COVER COVER TO BE BOLLARDED OR APPROVED EQUAL) 2" THICK BROWN (RD-4400), 4" PIPE FITMENT, WITH SOME TOP, 48" TALL.
 - DESIGN PARAMETERS:
- 20 MPH
- 5,000 LB VEHICLE
- USE SIGNATURE IN SANDY OR OTHER SOILS THAT MIGHT CAVE IN.
 - INCREASE DEPTH OF CASSON BELOW PIPE TO MEET LOCAL JURISDICTION MIN. FRONT DEPTH REQUIREMENT. PIPE CAN STAY AT 36" BELOW PAVEMENT.
 - IT IS THE CONTRACTORS RESPONSIBILITY TO VERIFY NO UTILITY CONFLICTS EXIST WHERE BOLLARDS ARE TO BE INSTALLED. NOTIFY ENGINEER OF RECORD OF ANY CONFLICTS AND ABAND WITHIN INSTRUCTIONS PRIOR TO INSTALLATION.



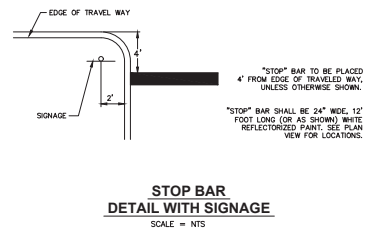
HANDICAP PAVEMENT SYMBOL DETAIL
SCALE = NTS



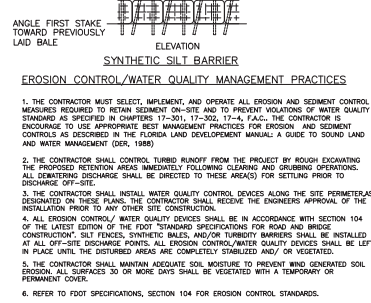
STORMWATER INLET
SCALE = NTS



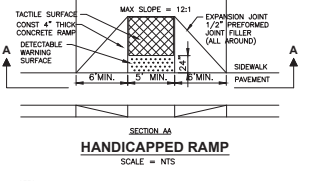
CURB RAMP DETECTABLE WARNING DETAIL
SCALE = NTS



STOP BAR DETAIL WITH SIGNAGE
SCALE = NTS

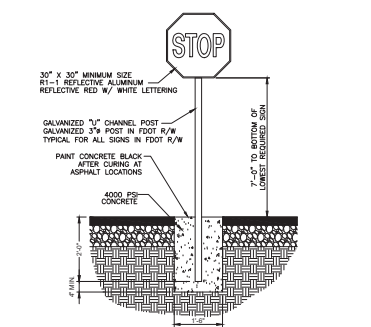


EROSION CONTROL DETAIL
SCALE = NTS

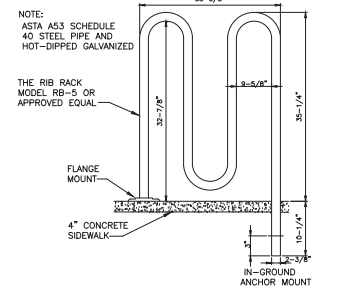


HANDICAP RAMP
SCALE = NTS

- NOTES:**
- TACTILE SURFACES SHALL BE CONSTRUCTED BY TEXTURING TO A DEPTH NOT EXCEEDING 1/8" BY USE OF A TAMP OR ROLLER FABRICATED WITH AN IMPRINT SURFACE OF EITHER 1" MESH 0.220 WIRE CLOTH (PLAIN WEAVE, CONVENTIONAL CRIMP), #6 EXPANDED METAL (STANDARD) OR 3 LB. EXPANDED METAL GRATING.
 - DETECTABLE WARNING SURFACE SHALL BE INSTALLED IN ACCORDANCE WITH F.O.D.T. INDEX 522-002 AND A.D.A. STANDARDS. PER F.O.D.T. AND A.D.A. STANDARDS, THE COLOR REQUIREMENTS FOR THE DETECTABLE WARNING SURFACE SHALL PROVIDE A DARK-ON-LIGHT OR LIGHT-ON-DARK CONTRAST BETWEEN THE DETECTABLE WARNING SURFACE AND THE ADJACENT WALKING SURFACE.



STOP SIGN DETAIL
SCALE = NTS



BICYCLE RACK DETAILS
SCALE = NTS

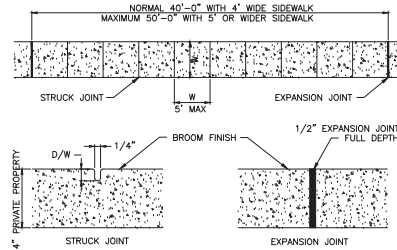
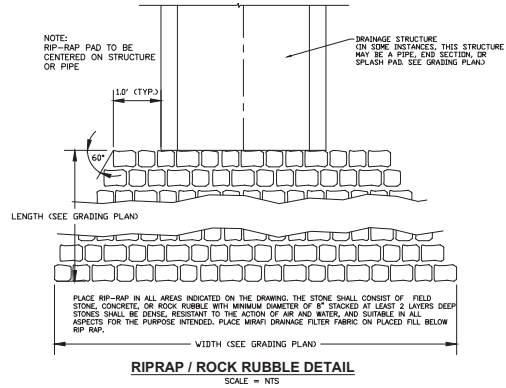
PROJECT NO.	DATE	SCALE	DATE	SCALE	DATE	SCALE

SIGN, PARKING & EROSION CONTROL DETAILS
TRACTOR SUPPLY STORE @ SUMMERFIELD
MARION COUNTY, FLORIDA
PRIMAAX PROPERTIES

Engineering Consultants
PO Box 45066 • Ft. Lauderdale, FL 33308
Phone: (407) 738-1079 Fax: (407) 348-7572

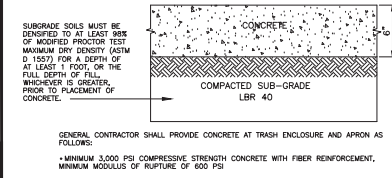
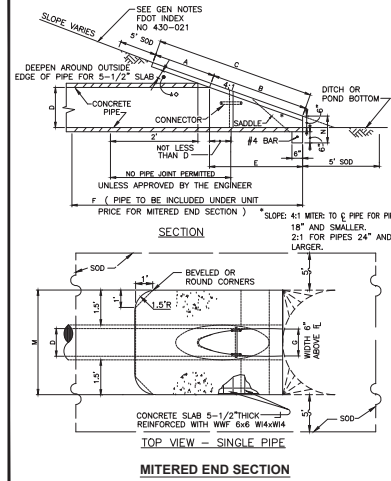
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SEAL

NOT VALID UNLESS SIGNED & EMPOWERED BY A REGISTERED ENGINEER
REGISTERED PROFESSIONAL ENGINEER
CENTER CITY OF ATLANTA REGISTRATION # 2006
SHEET NUMBER
7

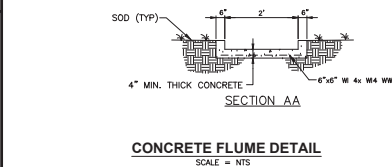
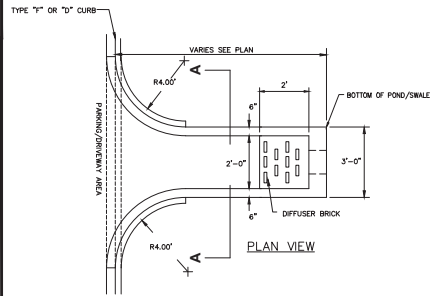


- NOTES:
1. SIDEWALK EXPANSION JOINTS TO BE AT ALL TIES TO CONCRETE OTHER THAN DRIVEWAYS. MAXIMUM SPACING SHALL BE 60'.
 2. EXPANSION JOINT MATERIAL SHALL BE ASPHALT FIBER IMPREGNATED PREFORMED JOINT FILLER, TO FILL DEPTH OF CONCRETE.

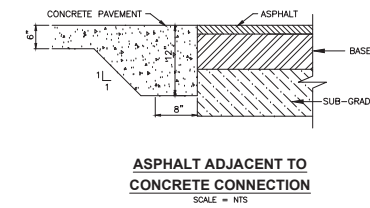
D	X	A	B	C	E	F	G	H	M				
									SINGLE PIPE	DOUBLE PIPE	TRIPLE PIPE	QUAD PIPE	
15"	2'-7"	2.27	4.09	6.36	4.03	6'	4.02	4.00	4.02	7.25	8.79	12.37	1.19
18"	2'-10"	2.36	5.12	7.48	5.03	9'	4.41	4.02	4.92	7.70	10.26	13.42	1.21
24"	3'-5"	2.57	7.18	9.71	7.04	11'	1.13	4.02	5.07	8.82	12.37	16.79	.29
30"	4'-3"	2.70	9.25	11.95	9.03	13'	2.00	4.02	6.08	10.33	14.58	18.83	1.29



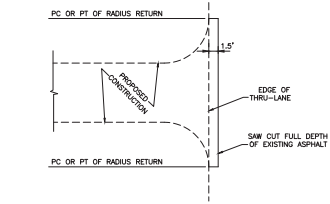
TYPICAL CONCRETE PAVEMENT DETAIL
SCALE = NTS



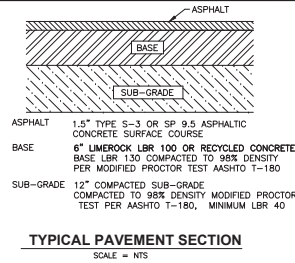
CONCRETE FLUME DETAIL
SCALE = NTS



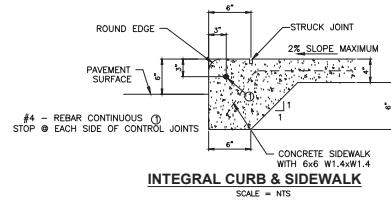
ASPHALT ADJACENT TO CONCRETE CONNECTION
SCALE = NTS



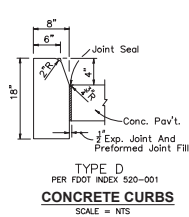
PAVEMENT CONNECTION DETAIL AT EXISTING AISLES & DRIVEWAYS
SCALE = NTS



TYPICAL PAVEMENT SECTION
SCALE = NTS



INTEGRAL CURB & SIDEWALK
SCALE = NTS



CONCRETE CURBS
SCALE = NTS

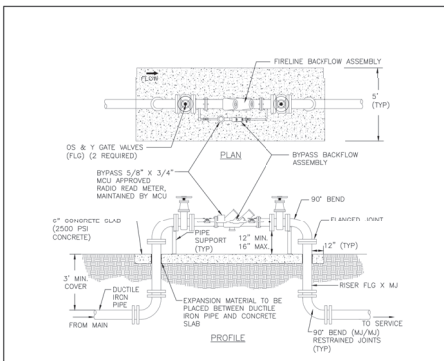
REVISION	DATE	BY	CHKD	SCALE	DATE	DATE
NO.						

PAVING AND DRAINAGE DETAILS
TRACTOR SUPPLY STORE @ SUMMERFIELD
MARION COUNTY, FLORIDA
PRIMA X PROPERTIES



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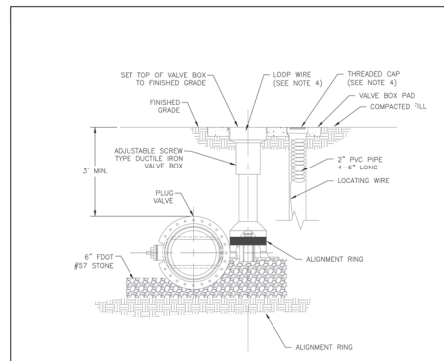


NOTES:

1. REQUIRED FOR SITES WITH SEPARATE DOMESTIC AND FIRE SYSTEM SUPPLY PIPING.
2. BACKFLOW ASSEMBLY SHALL BE OWNED AND MAINTAINED BY THE PROPERTY OWNER.
3. MCU SHALL OWN AND MAINTAIN THE METER.
4. UTILITY EASEMENT REQUIRED FOR BY-PASS METER READING. MINIMUM EASEMENT SIZE IS 10 FEET BY 15 FEET.
5. DETAIL NOT APPLICABLE WHEN AN RPP IS REQUIRED IN ACCORDANCE WITH THE MARION COUNTY MANUAL OF CROSS-CONNECTION CONTROL AND BACKFLOW PREVENTION. SERVICES SMALLER THAN 3-INCHES SHALL REQUIRE AN RPP AND SHALL BE ACCURATELY METERED AND TAP SIZE SHALL BE DETERMINED BY A LICENSED SPRINKLER ADJUSTOR, ARCHITECT, OR ENGINEER.
6. METER SHALL BE INSTALLED BY MCU.
7. SERVICES 3-INCH AND LARGER SHALL BE 50' FROM THE POINT OF CONNECTION AT THE MAIN TO THE FIRE LINE DOUBLE DETECTOR CHECK VALVE ASSEMBLY IF THE MAIN IS ON THE OPPOSITE SIDE OF THE STREET AS THE ASSEMBLY. A MINIMUM OF ONE SEGMENT OF PIPE IMMEDIATELY UPSTREAM FROM THE FIRE LINE DOUBLE DETECTOR CHECK VALVE ASSEMBLY SHALL BE 50'.
8. FREEZE PROTECTION SHALL BE PROVIDED IN ACCORDANCE WITH THE FIRE MARSHAL.

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

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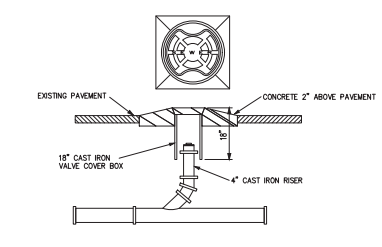


NOTES:

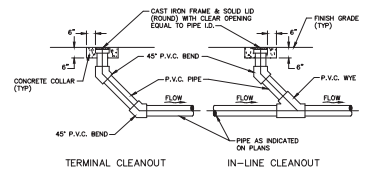
1. P.V.C. PIPE EXTENSIONS SHALL BE USED ON VALVE BOX INSTALLATION.
2. THE VALVE ACTUATING NUT SHALL BE EXTENDED TO BE WITHIN 3" OF FINISHED GRADE.
3. PROVIDE A PLASTIC GEBBS SHIELD / ALIGNMENT RING WHICH INSTALLS BELOW THE VALVE ACTUATING NUT. THIS SHIELD SHALL CENTER THE RISER PIPE OVER THE ACTUATING NUT AND MINIMIZE INFILTRATION.
4. LOCATING WIRE SHALL BE CONTINUOUS WITH NO SPICES AND SHALL EXTEND 12" ABOVE TOP OF COLLAR. WIRE SHALL BE COLOR CODED TO MATCH THE UTILITY INSTALLED.
5. FOR NEW CONSTRUCTION, THE VALVE BOX SHALL BE ADJUSTED TO MIDRANGE TO ALLOW FOR FUTURE BOX ADJUSTMENTS.

	MCBCC EFFECTIVE 04/27/2018	PLUG VALVE AND BOX	7.3.2
	REVISION # 1		UT 304

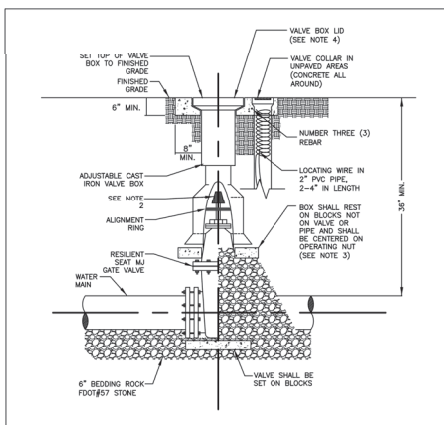
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TRAFFIC BEARING CLEANOUT
SCALE = NTS



CLEANOUT DETAIL IN UNPAVED AREA
SCALE = NTS

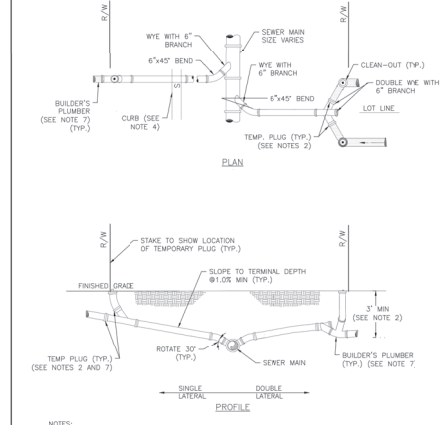


NOTES:

1. P.V.C. EXTENSIONS SHALL NOT BE USED ON VALVE BOX INSTALLATION (SEE UT111).
2. THE ACTUATING NUT FOR VALVES DEEPER THAN 5' (6' FEET SHALL BE EXTENDED TO COME UP TO 3' FROM 18\"/>

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

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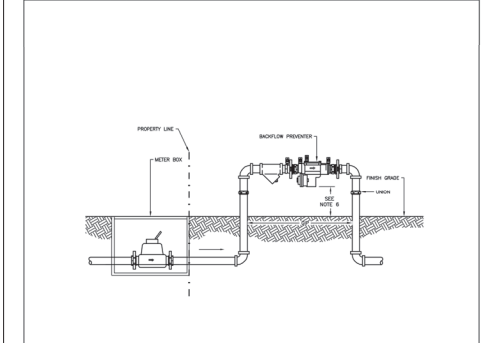


NOTES:

1. INVERT OF SERVICE LATERAL SHALL NOT ENTER SEWER MAIN BELOW SPRING LINE.
2. WYE TO BE NO SHALLOWER THAN 3'-FEET AND NO DEEPER THAN 5'-FEET.
3. ALL FITTINGS SHOWN ARE TO BE INSTALLED.
4. SERVICE CONNECTIONS SHALL BE PERMANENTLY MARKED BY ETCHING OR STAMPING AN "S" IN THE CURB DIRECTLY OVER THE LATERAL WHERE NO CURB EXISTS. LOCATION SHALL BE MARKED BY PLACEMENT OF ADHESIVE REFLECTIVE MARKERS AS SPECIFIED BY MCU.
5. BUILDER'S PLUMBER WILL REMOVE PLUG, INSTALL CLEANOUT, AND CONNECT SERVICE LATERAL TO HOUSE.
6. CLEANOUT SHALL BE INSTALLED AT THE PROPERTY LINE AND SET A MINIMUM OF 2' ABOVE THE FINISHED GRADE.
7. DURING CONSTRUCTION SERVICE LATERAL AND CLEANOUTS SHALL BE STUBBED OUT A MINIMUM OF 1' AND SHALL BE CAPPED BY DEVELOPER'S SITE-WORK CONTRACTOR UNTIL PROPERTY IS DEVELOPED AND CONNECTION TO CENTRAL SEWER IS MADE.

	MCBCC EFFECTIVE 04/27/2018	SEWER SERVICE LATERAL	7.3.2
	REVISION # 1		UT 312

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NOTES:

1. BACKFLOW PREVENTION ASSEMBLY SHALL BE INSTALLED AND MAINTAINED AS PER MARION COUNTY CROSS CONNECTION CONTROL ORDINANCE AND/OR PLUMBING CODE.
2. BACKFLOW PREVENTION ASSEMBLY TO BE INSTALLED LEVEL AND PLUMB.
3. MINIMUM CLEARANCE OF 24" TO BE MAINTAINED AROUND ASSEMBLY FOR TESTING.
4. ASSEMBLY MUST BE LISTED WITH THE UNIVERSITY OF SOUTHERN CALIFORNIA FOUNDATION FOR CROSS CONNECTION CONTROL AND HYDRALIC RESEARCH.
5. ALL BACKFLOW PREVENTION ASSEMBLIES MUST BE TESTED FOLLOWING INSTALLATION AND INITIATION OF WATER SERVICE. THE BACKFLOW PREVENTION ASSEMBLY TESTER MUST POSSESS A CURRENT AMERICAN WATER WORKS ASSOCIATION (AWWA) AND/OR AMERICAN BACKFLOW PREVENTION ASSOCIATION (ABPA) BACKFLOW TESTER CERTIFICATE. A COPY OF THE BACKFLOW PREVENTION ASSEMBLY TEST REPORT MUST BE SUBMITTED TO THE BACKFLOW & CCC COORDINATOR AT MCU WITHIN 14 DAYS FROM THE DATE OF INSTALLATION.
6. MIN. 12" MAX. 18" ABOVE FINISHED GRADE AND FLOORPLAN.
7. METERS LARGER THAN 2" WILL REQUIRE DISCUSSION WITH MCU.

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

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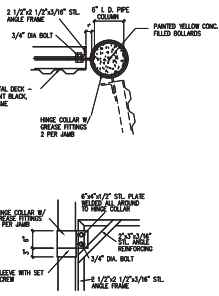
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DRAWN BY	DATE	SCALE	DATE
DATE	DATE	DATE	DATE
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UTILITY DETAILS
TRACTOR SUPPLY STORE @ SUMMERFIELD
MARION COUNTY, FLORIDA
PRIMAAX PROPERTIES



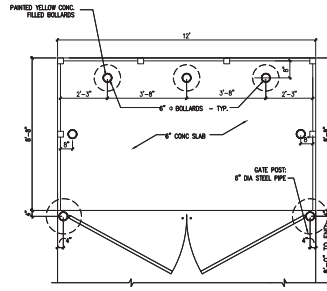
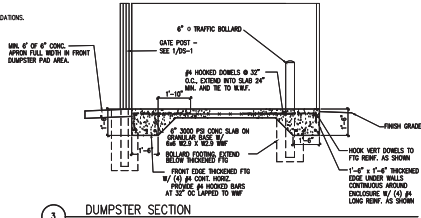
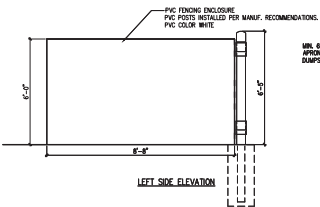
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SHEET NUMBER
10

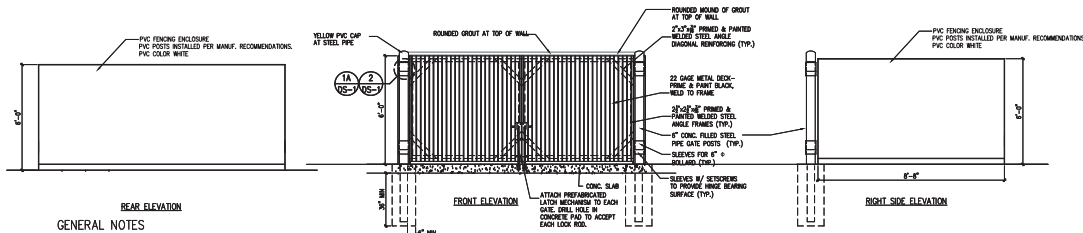


TYPICAL PVC PANEL COLOR WHITE

2 HARDWARE DETAILS
NTS



3 DUMPSTER SECTION



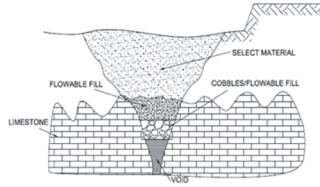
GENERAL NOTES

- 4" DIA. STEEL POSTS SHALL BE SET A MINIMUM OF 3/4" INTO CONCRETES
- DUMPSTER ENCLOSURE CONSTRUCTION TO MATCH BUILDING CONSTRUCTION. U.L.C. OR EQUAL
- CONCRETE STRENGTH F_c = 3000 PSI. WALL SLUMP = 3" FOR SLABS AND FOOTINGS
- REINFORCING STEEL AREA, GRADE AND DESIGN IN ACCORDANCE WITH FLORIDA BUILDING CODE 8TH EDITION, 2023
- PVC FENCING TO BE INSTALLED PER MANUFACTURER'S RECOMMENDATION FOR MINIMUM WIND LOAD RESISTANCE PER IRC 8TH EDITION, 2023.

MATERIALS:

- ALL HARDWARE TO MATCH BUILDING IN COLOR COORDINATE TO BE CONSISTENT WITH BUILDING COLORS.

1 DUMPSTER PLAN & ELEVATIONS
NTS



NOTE:

SJRWMD AND THE COUNTY SHOULD BE NOTIFIED AFTER FEATURES ARE OBSERVED, AND THE ACTUAL REMEDIATION PLAN SHALL BE SUBMITTED FOR REVIEW AND APPROVAL PRIOR TO REPAIR BASED ON SPECIFIC SITE VISIT.

SINKHOLE REPAIR DETAIL
SCALE = NTS

NO.	REVISION	DATE	BY	CHKD BY
1	ISSUED FOR BIDDING	08/23/24		
2				
3				
4				
5				

MISCELLANEOUS DETAILS
TRACTOR SUPPLY STORE @ SUMMERFIELD
MARION COUNTY, FLORIDA
PRIMAAX PROPERTIES

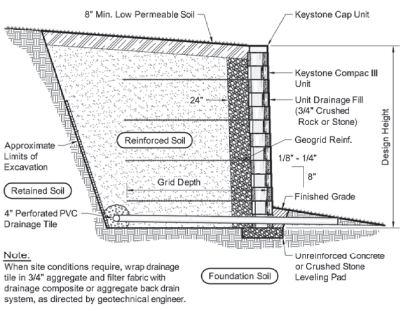


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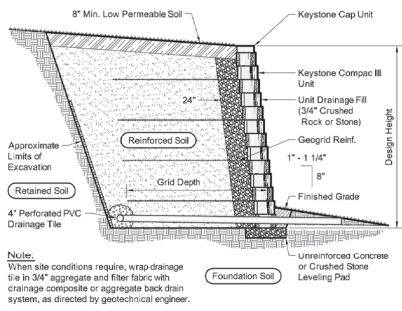
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SHEET NUMBER

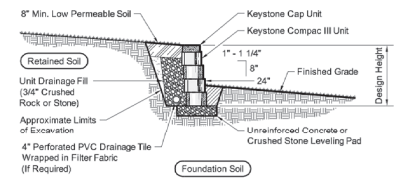
11



Typical Reinforced Wall Section
Compac III Unit - Near Vertical Setback



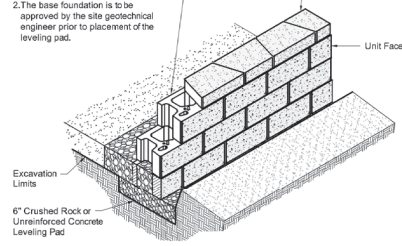
Typical Reinforced Wall Section
Compac III Unit - 1" Setback



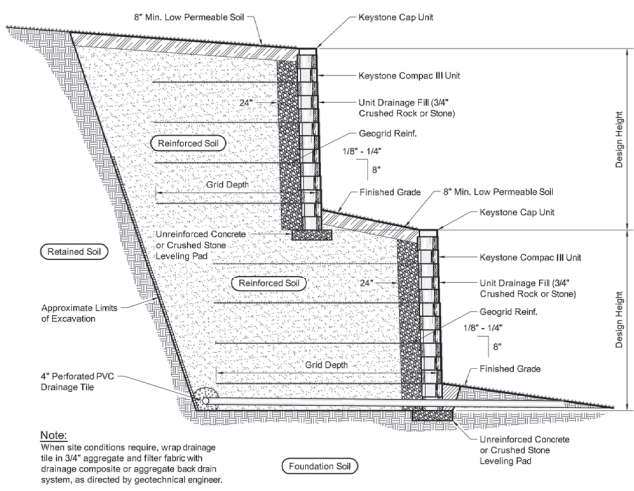
Typical Gravity Wall Section
Compac III Unit - 1" Setback

Base Leveling Pad Notes:
 1. The leveling pad is to be constructed of crushed stone or 2,000 psi unreinforced concrete.
 2. The base foundation is to be approved by the site geotechnical engineer prior to placement of the leveling pad.

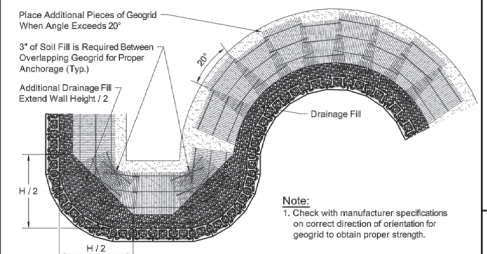
Compac III Unit		Universal Cap Unit	
* Width:	18"	* Width:	18 1/2"
* Depth:	12"	* Depth:	10 1/2"
* Height:	8"	* Height:	4"
* Weight:	75 lbs	* Weight:	48 lbs



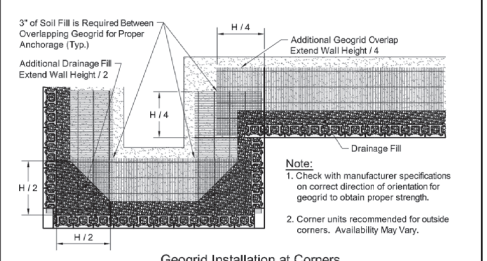
Compac III Unit/Base Pad Isometric Section View
* Dimensions & Weight May Vary by Region



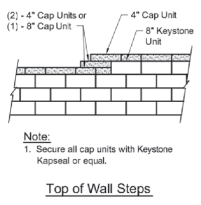
Typical Reinforced Tiered Wall Section
Compac III Unit - Near Vertical Setback



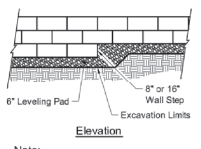
Geogrid Installation on Curves



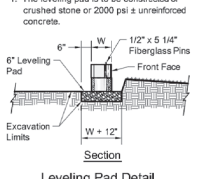
Geogrid Installation at Corners



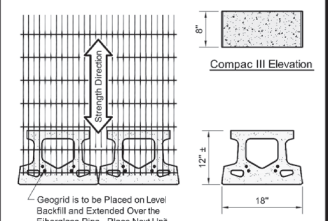
Top of Wall Steps



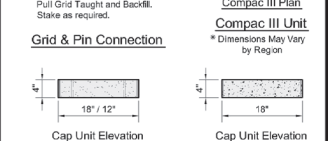
Elevation



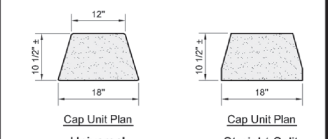
Leveling Pad Detail



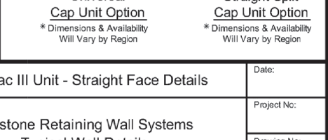
Compac III Elevation



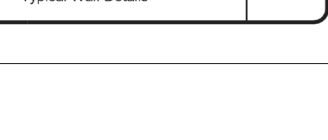
Compac III Plan



Cap Unit Elevation



Cap Unit Plan



Universal Cap Unit Plan

Straight Split Cap Unit Plan

* Dimensions & Availability Will Vary by Region

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No.	Date	Revision	By



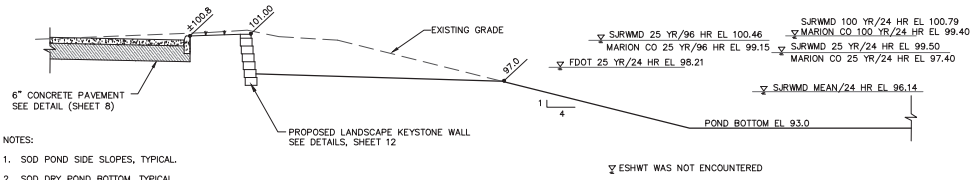
Designed By: RKM	Title: Compac III Unit - Straight Face Details	Date:
Checked By: CDM	Project: Keystone Retaining Wall Systems Typical Wall Details	Project No.:
Scale: No Scale		Drawing No.:

DESIGNED BY	CHKD BY	DATE
DRAWN BY	DATE	
PROJECT NUMBER		

CROSS SECTIONS AND DETAILS
 TRACTOR SUPPLY STORE @ SUMMERFIELD
 MARION COUNTY, FLORIDA
 PRIMAX PROPERTIES

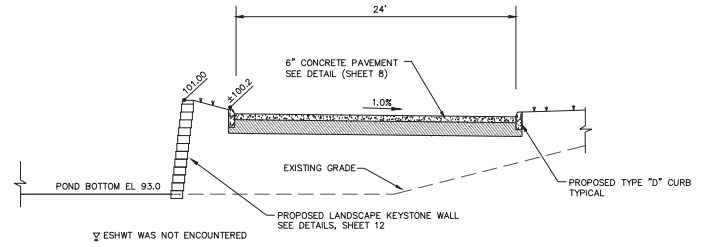


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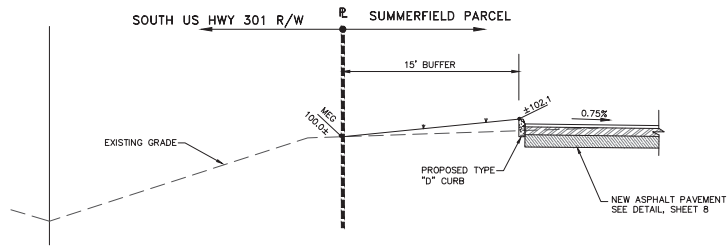


- NOTES:
- SOD POND SIDE SLOPES, TYPICAL
 - SOD DRY POND BOTTOM, TYPICAL

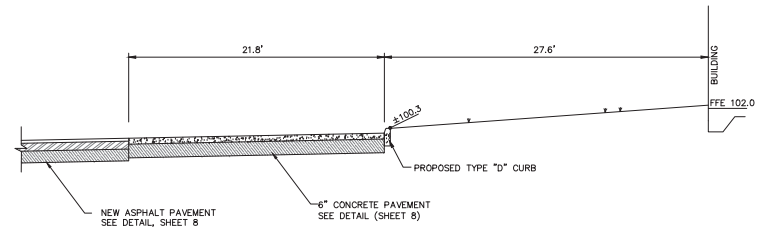
**STORMWATER POND SECTION
SECTION A - A**
SCALE: 1" = 5'



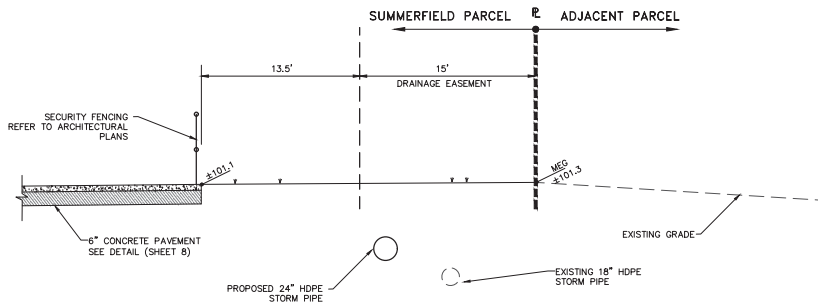
**STORMWATER POND SECTION
SECTION B - B**
SCALE: 1" = 5'



**TYPICAL SECTION
SECTION C - C**
SCALE: 1" = 5'



**TYPICAL SECTION
SECTION D - D**
SCALE: 1" = 5'



**TYPICAL SECTION
SECTION E - E**
SCALE: 1" = 5'

NO.	REVISION	DATE	BY	CHKD.
1				
2				
3				
4				
5				

CROSS SECTIONS AND DETAILS
TRACTOR SUPPLY STORE @ SUMMERFIELD
MARION COUNTY, FLORIDA
PRIMAX PROPERTIES



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SHEET NUMBER
13

