



SUBMITTAL SUMMARY REPORT 32405

PLAN NAME: MERIDIAN STORAGE GROUP

LOCATION: 10579 SE MARICAMP RD
OCALA,

APPLICATION DATE: 01/24/2025

PARCEL: 3761-004-000

DESCRIPTION:

CONTACTS	NAME	COMPANY
Applicant	Davis Dinkins	Davis Dinkins Engineering, PA
Applicant	Davis Dinkins	Davis Dinkins Engineering, PA
Engineer of Record	Davis Dinkins	Davis Dinkins Engineering, PA
Engineer of Record	Davis Dinkins	Davis Dinkins Engineering, PA

SUBMITTAL	STARTED	DUE	COMPLETE	STATUS
OCE: Plan Review (DR) v.				Not Received
OCE: Plan Review (DR) v.	08/26/2025	08/19/2025	11/10/2025	Requires Re-submit
OCE: Plan Review (DR) v.	12/10/2025	12/24/2025		Approved

SUBMITTAL DETAILS

OCE: Plan Review (DR) v.1

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
911 Management (DR) (911 Management)		08/19/2025	11/09/2025	Approved
Comments	YES 2.12.8 - Legal description matches boundary on plan YES 2.12.28 - Correct road names supplied Sheet C001 has incorrect road names in the Location Map. SE Maricamp Rd is incorrectly labeled as SW Highway 484; SE 110th Street Rd is incorrect labeled as SW 110th Street Rd (quadrant is incorrect). YES 6.2.1.F - North arrow and graphic drawing and written scale YES Additional 911 comments Sheet C002 needs Building Number Labels for the two new buildings. The existing storage buildings are numbered Buildings 1 thru 6 therefore I propose Buildings 7 & 8.			
Environmental Health (Plans) (Environmental Health)		08/19/2025	11/09/2025	Approved
Comments	INFO Central Sewer If property is allowed to stay on septic system you will need to contact the Department of Environmental Protection to determine septic system needs N/A Lot Size N/A Total Flow N/A Available Area YES DEP Water Approval Central Water N/A Operating Permit Required N/A 2.12.6 - Location of septic systems & wells N/A 2.12.36 - Location of water & septic systems INFO Additional Health comments If property will be on septic system you will need to contact the Department of Environmental Protections to determine septic system needs.			
Fire Marshal (Plans) (Fire)		08/19/2025	11/09/2025	Approved
Comments	YES 6.18.2 - Fire Flow/Fire Hydrant YES 6.18.3 - Gated Communities/Properties N/A 6.18.4 - Wildland Interface Area N/A 6.18.5 - Access Control Box Any commercial building which contains a fire sprinkler system and or fire alarm system must install an access control box. The access control box must be ordered on a specific form signed by MCFR to ensure the correct box is ordered for the jurisdiction. Please contact our office to obtain the form 352-291-8000. N/A 6.18.2.D - Fire Department Connections Firewalls to be added to separate into 2500 sqft sections. N/A NFPA 1 Chapter 11.10.1 - In Building Minimum Radio Signal Strength YES 6.18.2.G - Painting and Marking of Fire Hydrants YES NFPA 1 Chapter 18.2.3 - Fire Dept Access Roads N/A Additional Fire comments			
Growth Services Planning & Zoning (DR) (GS Planning and Zoning)		08/19/2025	11/09/2025	Requires Re-submit
Comments	Land Use - Approved - YES 2.12.4.L(2)/3.2.3 - Use Consistent with FLU Designation? N/A 2.12.4.L(3) - All applicable Developer's Agreements listed? N/A 2.12.4.L(2,3, & 5)/6.3.1C(15)(g) - DRI/FQD Compliance Note? N/A 3.2.3/6.6/5.2.5/flood - RESIDENTIAL - Complies with Min/Max Density? YES 3.2.3 - NON-RESIDENTIAL - Complies with FAR? YES 2.12.4.L(6) - Gross/wetland/floodplain acreage listed?			

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N/A 3.3.2.C - Complies with Approved ECSD PUD?
N/A 3.3.3.A(1)- Complies with Approved Rural Residential Cluster Plan?
N/A 3.3.3.A(2) - Complies with Approved Hamlet Plan?
YES 2.12.4.L(5)/5.2 - [Applicable ESOZ/FPOZ Status Listed?]
YES 2.12.4.L(5)/5.4 - [Applicable Springs Protection Zone Listed?]
N/A 2.12.4.L(5)/5.7 - Wellhead Protection - P/S/T Zones Shown/Listed?
YES 2.12.4.L(7 & 9) - Building Uses/Identifiers/Designations Provided for 911?
N/A 4.1.4.J - [Greenway Setback Provided?]
YES 2.12.16/6.5 - [EALS or EALS-ER provided?] Please provide environmental assessment or exemption.
INFO 6.5 & 6.6 - Habitat Preservation/Mitigation Provided? If listed species on-site, preservation and/or mitigation may be required per FWC.
N/A 2.12.9 - [Show All Existing Surrounding & Intersecting R/Ws?]
N/A 6.12.2.A - [Local Road right-of-Way Provided?]
N/A 6.12.2.A - [Access Improvements R/W Provided (decel/accel/turn lanes)?]
YES 2.12.9/6.12.2.B - Comp Plan Future Thoroughfares R/W Provided (TE Map)?
N/A 6.11.4.C - [Additional/Alternate/Interconnected Access (S/QS-L) Provided?]
N/A 6.11.2, 4 & 5 - Internal Access Consistent with PUD/Master Plan/Plat?
N/A 6.11.4.B & D/7.3.1 - [Cross/Parallel Access Required/Suitable?]
N/A 6.11.5 -[Driveways to Intersections Separated/Coordinated?]
N/A 6.11.4.E - [Sight Triangle Provided?]
N/A 6.11.5 - [Driveways to Driveways Separated/Coordinated?]
N/A 6.12.12 - [Sidewalks Internal/External Provided?]
YES 2.12.5/1.8.2.A - Concurrency/Traffic - Study/Capacity Available?
N/A 2.12.5/1.8.2.D - Concurrency - PRELIM Evaluation Required?
YES 2.12.5/1.8.2.F - Is Concurrency Approval or Deferral Elected?
N/A 2.12.6, 35, & 36/6.14 - [Concurrency/Water Provided?]
N/A 2.12.6, 35, & 36/6.14 - [Concurrency/Sewer Provided?]
N/A Additional Planning Items:

Planning - Rejected - YES 2.12.4.C - Owner and applicant name

YES 2.12.4.L(1) - Parcel number

YES 2.12.21/6.3.1.C(10) - Land use and zoning on project and on adjacent properties shown 8/26: Shown on Sheet C005.

Initial: Land use and zoning designation of adjacent parcels are missing. Please correct.

YES 2.12.4.L(4) - Zoning requirements: lot width, area, setbacks, coverage (floor area ratios) and parking

YES 2.12.23/4.2 -Setbacks, dimensions for all improvements, and easements

NO 2.12.24 - Landscape requirements/6.8.6 - Buffering 8/28:

Buffers for 3761-003-000 - North boundary shown as C-Type (this is correct, due to existing school use). No C-Type buffer shown along Maricamp Rd ROW, shown on site plan sheet (but shown on landscape sheet). Show south buffer on site plan sheet. East and West, no buffers required due to existing commercial uses.

Buffers for 3761-004-000 - A portion of this parcel is within the proposed project area; however, it is an expanding use with buffers that do not conform to today's code. Therefore, the entirety of the parcel shall be brought up to code for buffers and screening (see outdoor storage comment for screening).

Required buffers are as follows:

North - 15' C-Type

West - None

South - 15' C-Type

East - 20' B-Type (includes wall)

Waivers may be considered but are subject to BCC approval. First step is applying for a waiver with DRC. DRC will hear the applicant's case for waiving the requirements, then motion to deny the request. DRC denial is procedurally necessary to all the applicant to appeal to the BCC. BCC will make final decision.

Initial: North boundary abutting residential zoning requires Type B Buffering, 20-foot-wide landscape strip with buffer wall.

YES 2.12.4.L(7) - List and describe land use including floor area of particular use (example: office, warehouse, storage or assembly) these descriptions are often found in the summary of parking requirements but should be clearly shown on plan

N/A 2.12.6 - Location of water and sewer. Does this need a special use permit? defer to MCU

YES 2.12.9 - Show adjacent streets serving development

YES 2.12.32 - Show 100yr flood zone

INFO 2.12.32 - Modified Environmental Assessment for Listed Species (LDC 6.5.4) -OR- EALS Exemption Application (LDC 6.5.3) submitted (including habitat assessment as necessary per LDC 6.6.4) Environmental Assessment of Listed Species transmitted to FWC. Follow recommendations of FWC and environmental consultants.

YES 2.12.4.L(10) - Parking requirements, service entrances, space size paved parking isle and access to parking area/6.11.8 - Off-street parking requirements/6.11.7 - Loading Areas/ 6.11.6 - Construction access/route

NO 4.4.4 -Sign (provisions for advertising signage), if it is a multi occupancy complex like shopping centers they must submit a master sign plan. 8/28: The applicant did not respond to the previous comment which was left as [INFO]. Changed to [NO] to for this review to get a response from applicant - Is there any proposed change to the existing signage at the existing driveway? Must retain a 5' setback from property line and cannot exceed 30' in height.

Initial: Indicate if sign(s) is proposed on site. If so, show proposed sign's location and design.

YES 2.12.19 - Provide dimensions and location of all existing site improvements; dimensions and location for all proposed site improvements with all setbacks 8/26: Shown on Sheet C005.

Initial: Provide dimensions of all existing site improvements with all setbacks.

NO 2.12.27 - Show location of outside storage areas 8/28: Show locations of outdoor storage (existing and proposed) for both parcels. Existing areas need to be updated to code and new areas will comply with code - see LDC Sec 4.2.15.I. Required 8' tall,

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opaque fencing. Chain link fencing with slats does not count as opaque.

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

YES 5.2 & 5.3 - Verify any overlay zones such as ESOZ, Springs Protection, or Flood Plain

INFO Additional Zoning comments For questions or concerns regarding zoning review, contact erik.kramer@marionfl.org or call directly at 352-438-2604

Landscape (Plans) (Parks and Recreation)	08/19/2025	11/09/2025	Requires Re-submit
<i>Comments</i>			
N/A 2.12.18 - All trees 10" DBH and larger			
N/A 2.12.25 - Marion Friendly Landscape Areas			
N/A 6.7.3 - Tree protection			
YES 6.7.4 - Shade tree requirements			
N/A 6.7.6 - Tree removal submittal requirements			
N/A 6.7.8 - Protected tree replacement requirements			
N/A 6.7.9 - Replacement trees; general requirements			
YES 6.8.2 - Landscape plan requirements (details, schedule, calculations, notes)			
YES 6.8.3 - Landscape design standards			
YES 6.8.4 - Landscape area requirements for non-residential development Provide landscape area calculation showing 20% is met			
N/A 6.8.5 - Landscape area requirements for residential and mixed use developments			
NO 6.8.6 - Buffers North buffer may require type B buffer pending planning/zoning confirmation			
N/A 6.8.7 - Parking areas and vehicular use areas			
YES 6.8.8 - Building landscaping Landscape areas shall be provided adjacent to or within 25 feet from the building walls and shall extend along 60 percent of the total length of the wall, excluding those areas required for access to the building. Landscape areas shall be a minimum of five feet wide allowing for a minimum distance of two feet from the façade to the innermost plants.			
N/A 6.8.9 - Service and equipment areas Will there be a dumpster? If so show screening			
N/A 6.13.3.C(5) - Landscaping of public stormwater management facilities			
YES 6.13.3.D(4) - Landscaping of private stormwater management facilities			
YES 6.8.10 - General planting requirements (specifications)			
YES 6.8.11 - Landscape installation			
YES 6.8.12 - Landscape completion inspection requirements			
YES 6.9.2 - Irrigation plan requirements (details, legend, notes)			
YES 6.9.3 - Irrigation design standards			
YES 6.9.5 - Irrigation system installation			
YES 6.9.6 - Completion inspection requirements			
YES 6.19.3 - Outdoor lighting plan requirements			
YES 6.19.4 - Exterior lighting design standards			
YES 5.5.4.B - Permitted uses within Springs Protection Overlay Zone			
YES Additional Landscape comments			
OCE Design (Plans) (Office of the County Engineer)	08/19/2025	11/09/2025	Approved

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ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
OCE Design (Plans) (Office of the County Engineer)		08/19/2025	11/09/2025	Approved
Comments	<p>YES 2.21.2.B - Major Site Plan fee of \$1,000.00 + (\$10.00 x total site acreage) 8/20/25-fee due with resubmittal 6/9/25-fee due with resubmittal</p> <p>N/A 2.21.2.B - Plan review fee of \$40.00 made payable to Marion County Health Department</p> <p>N/A Traffic study / methodology fee of \$200.00 made payable to Marion County BCC is required prior to plan approval. Refer to Resolution 10-R-630 for the current fee schedule.</p> <p>N/A 2.1.6.A - \$100 Resubmittal fee payable to Marion County BCC</p> <p>N/A 2.1.7.A - \$100 Revision fee payable to Marion County BCC</p> <p>N/A 2.1.3 - Order of plan approval</p> <p>YES 2.12.3 - Title block on all sheets denoting type of application; project name, location, county, and state; and date of original and all revisions</p> <p>YES 2.12.4.A - Type of application on front page</p> <p>YES 2.12.4.B - Project name centered at top of front page</p> <p>YES 2.12.4.C - Name, address, phone number, and signature of owner and applicant on front sheet</p> <p>YES 2.12.4.D - Owner's certification on front sheet: I hereby certify that I, my successors, and assigns shall perpetually maintain the improvements as shown on this plan</p> <p>YES 2.12.4.E - The name, address, phone number, signature, date, license number, and seal of the responsible professional shall be shown on each plan sheet</p> <p>YES 6.2.1.A - Name, street address, signature, date, license number, and seal of licensed professional on each sheet</p> <p>YES 2.12.4.F - Licensed professional certification on cover sheet with signature and seal on all sheets after plan approval</p> <p>YES 2.12.4.F(1) - Licensed Design Professional Certification: 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.</p> <p>YES 2.12.4.G - A key location or vicinity map, with north arrow, with reference to surrounding properties, streets, municipal boundaries, sections, ranges, and township</p> <p>YES 2.12.4.H - A portrait oriented minimal 3 inches x 5 inches space, located 2.75 inches from the right edge of paper and .75 inches from the top edge of paper, shall remain blank to allow for a County approval stamp</p> <p>YES 2.12.4.I & 6.2.1.D - Index of sheets and numbering</p> <p>INFO 2.12.4.K - List of approved waivers, their conditions, and the date of approval 6/9/25-add waivers if requested in future</p> <p>YES 2.12.4.L(1) - Parcel number</p> <p>YES 2.12.7 - A digital version of the plan in a format pre-approved by the Office of the County Engineer</p> <p>YES 2.21.2.A - 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</p> <p>YES 6.2.1.B - Plans shall be legible and meet typical industry standards</p> <p>YES 6.2.1.C - Standardized sheet size shall be 24" x 36"</p> <p>YES 6.2.1.F - North arrow and graphic drawing and written scale</p> <p>N/A Legal Documents</p> <p>INFO Additional Development Review Comments After approval, plans will be electronically stamped by the County. The applicant will receive an email indicating that approved plans are available for download and are located in the ePlans project Approved folder. For Development Review submittals, with the exception of Final Plats and Minor Site Plans, applicants are required to print, obtain required signatures, and sign and seal two 24"x 36" sets of the electronically stamped approved plan and deliver them to the Office of County Engineer, Development Review Section, located at 412 SE 25th Avenue Ocala, FL 34471. Upon receipt, a development order will be issued. Until such time as that development order is issued, the project does not have final approval and construction, if applicable, shall not commence. For plans requiring As-Builts, As-Builts and associated documentation shall be submitted on paper in accordance with current county requirements.</p>			

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ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
OCE Property Management (Plans) (Office of the County Engineer)		08/19/2025	11/09/2025	Approved
Comments	<p>INFO Major Site Plan Check Sunbiz & road project. 6-4-25 HR</p> <p>IF APPLICABLE:</p> <p>Sec. 2.18.1.I - Show connections to other phases.</p> <p>Sec.2.19.2.H – Legal Documents</p> <p>Legal documents such as Declaration of Covenants and Restrictions, By-Laws, Articles of Incorporation, ordinances, resolutions, etc.</p> <p>Sec. 6.3.1.B.1 – Required Right of Way Dedication (select as appropriate)</p> <p>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."</p> <p>Sec. 6.3.1.B.2 – Required Right of Way Dedication</p> <p>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."</p> <p>Sec. 6.3.1.D.3 - Cross Access Easements</p> <p>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]."</p> <p>Sec. 6.3.1.C.1 - Utility Easements (select as appropriate)</p> <p>"[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."</p> <p>Sec. 6.3.1.C.2 – Utility Easements</p> <p>"[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."</p> <p>Sec.6.3.1.D(c)(1)(2)(3) - Stormwater easements and facilities, select as appropriate:</p> <p>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."</p> <p>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."</p> <p>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."</p> <p>Sec.6.3.1.D(f) –</p> <p>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]."</p>			

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ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
OCE Stormwater (Permits & Plans) (Office of the County Engineer)		08/19/2025	11/09/2025	Requires Re-submit
Comments	<p>YES 2.12.4.L(9)(b) - Data Block (Impervious Area)</p> <p>YES 2.12.8 - Topographical Contours</p> <p>YES 2.12.9/10 - Existing Drainage Right-of-Way/Easements</p> <p>N/A 2.12.9/10 - Proposed Drainage Right-of-Way/Easements</p> <p>YES 2.12.13/14/15 - General Exhibits</p> <p>N/A 2.12.20 - Stormwater Infrastructure Supports Phasing</p> <p>YES 2.12.38 - Stormwater Maintenance Entity</p> <p>YES 6.13.2.C - Geotechnical Investigation Report</p> <p>YES 6.13.7 - Geotechnical Criteria</p> <p>YES 6.13.2 A(1)/(2) - Contributing Basins/Tc</p> <p>YES 6.13.2.B(1)/(2) - Runoff Analysis/ Tc Calculations</p> <p>YES 6.13.2.A(4) - Stormwater Features & Connective Elements</p> <p>YES 6.13.2.A(3) - Retention/Detention Area Design Parameters</p> <p>YES 6.13.3 - Type of Stormwater Facility Criteria</p> <p>YES 6.13.4 - Stormwater Quantity Criteria</p> <p>YES 6.13.2.B(4) - Hydrologic Analysis</p> <p>YES 6.13.4.C - Discharge Conditions</p> <p>YES 6.13.2.B(6) - Freeboard</p> <p>YES 6.13.4.D - Recovery Analysis</p> <p>N/A 6.13.5 - Flood Plain & Protection</p> <p>YES 6.13.2.A(8) - Finish Floor Elevation Criteria</p> <p>YES 6.13.6 - Stormwater Quality Criteria</p> <p>N/A 6.12.6 - Roadway Flooding Level of Service</p> <p>N/A 6.13.6.B - Alternative Treatment Techniques</p> <p>YES 6.13.6.C - Best Management Practices</p> <p>YES 6.13.8 - Stormwater Conveyance Criteria</p> <p>NO 6.13.2.B(5) - Hydraulic Analysis The calculations don't appear to have the intensity used or time of concentration used for each subbasin. Please update and resubmit hydraulic calculations for verification.</p> <p>N/A 6.13.8.B(3) - Lane Spread Calculations</p> <p>N/A 6.13.2.A(9) - Access Accommodates Stormwater</p> <p>YES 6.13.8.B(7) - Minimum Pipe Size</p> <p>YES 6.13.2.A(5) - Existing/Proposed Stormwater Structures</p> <p>YES 6.13.2.A(6) - Existing/Proposed Stormwater Pipes</p> <p>YES 6.13.2.A(7) - Existing/Proposed Stormwater Swales</p> <p>YES 6.13.9 - Grading Criteria</p> <p>YES 6.13.2.A(11)(a) - Construction Entrance</p> <p>YES 6.13.2.A(11)(b) - Erosion Control</p> <p>YES 6.13.2.A(12)/6.12.5 - Stormwater Details, Cross Sections, References</p> <p>YES 6.13.2.B(8) - Calculation & Plan Consistency</p> <p>INFO 6.13.10.B - Copy of NPDES Permit or NOI Please provide a copy of the NPDES permit or NOI prior to construction.</p> <p>INFO Copy of District Permit (County Interest) Please provide a copy of the District permit prior to construction.</p> <p>YES 6.10 - Karst Topography and High Recharge Areas</p> <p>YES 7.1.3 - Drainage Construction Specifications</p> <p>NO 6.13.12 - Operation and Maintenance Please submit signed O&M manual.</p> <p>NO Please provide a final signed and sealed hard copy signature page with references to the stormwater analysis or final hard copy of the full stormwater analysis. 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.</p> <p>INFO Additional Stormwater comments 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.</p>			

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ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
OCE Survey (Plans) (Office of the County Engineer)		08/19/2025	11/09/2025	Approved
<i>Comments</i>				
YES 6.2.1.A - The name, street address, signature, date, license number, and seal of the responsible professional shall be shown on each plan sheet.				
YES 6.2.1.E - Provide drawing legend				
YES 6.2.1.F - Provide north arrow and graphic drawing and written scale				
YES 6.4.7.A(1) - Show a minimum of two bench marks per site				
YES 6.4.7.A(2 & 3) - Bench mark information shown				
N/A 6.4.7.A(2 & 3) - One copy of the vertical control field notes shall be submitted to the Office of the County Engineer for review				
YES 6.4.7.B(1) - Show a minimum of two intervisible horizontal control points per site				
YES 6.4.7.B(2) - Horizontal control points shall be monumented and referenced to the Florida State Plane Coordinate System				
YES 6.4.7.B(4) - Provide a statement or table detailing horizontal datum, adjustment, and coordinate values				
N/A 6.4.7.B(4) - One copy of the horizontal control notes along with reduction reports shall be submitted to the Office of the County Engineer for review				
N/A 6.4.7.D - The location of the existing one percent (100-year) flood plain as shown on FEMA FIRM, with zone, elevation, and vertical datum noted				
N/A 6.4.7.D - A note shall appear on the construction plans detailing source and survey field methods used to obtain and delineate the flood plain line shown				
YES 6.4.7.E - Line and curve table must be shown on the sheet to which they apply				
YES 6.4.7.F - All abbreviations used shall be clearly defined in the legend				
YES 2.12.4.F.(2) - Surveyor and Mapper certification				
YES 2.12.4.G - Show a location or vicinity map				
YES 2.12.8 - Provide current boundary and topographic survey less than one year old				
YES 2.12.9 - Provide location and dimensions of all rights-of-way serving the project				
YES 2.12.10 - Show any known existing or proposed easement or land reservation				
YES 2.12.11 - Provide an aerial map of the site with a layout of the development				
N/A 2.12.32 - Provide site analysis map depicting the existing (100-year) flood plain				
N/A Additional Survey comments				
OCE Traffic (Permits & Plans) (Office of the County Engineer)		08/19/2025	11/09/2025	Approved
<i>Comments</i>				
YES 2.12.9 - Location and dimensions of streets and right-of-way				
N/A 2.12.20 - Phases of development				
N/A 2.12.30 - Route Plan				
N/A 2.12.38 - Maintenance of improvements				
YES 6.2.1.E - Drawing legend				
YES 6.11.3 - Traffic Impact Analysis				
N/A 6.11.4.B - Cross access				
YES 6.11.4.E - Sight triangle				
YES 6.11.5 - Driveway access				
N/A 6.11.6 - Construction route				
N/A 6.11.9.A - Traffic signals				
N/A 6.11.9.B - Traffic signs				
N/A 6.11.9.C - Pavement marking				
N/A 6.12.1.A - Transportation Facilities - Purpose and Intent				
N/A 6.12.2 - Right-of-way				
N/A 6.12.11 - Turn lanes				
YES 6.12.12 - Sidewalks				
N/A 6.12.13 - Utility position in right-of-way				
N/A Additional Traffic comments				
OCE Utilities (Plans) (Utilities)		08/19/2025	11/09/2025	Approved

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Comments

YES Marion County Utilities Contact Information C001 - Change Marion County Utilities contact to: Customer Service 352-307-6000.

YES Parcel numbers identified in project match proposed site plan layout 3761-003-000 & 3761-004-000 listed in cover page.

YES 6.14.2.A(1) - Public water service area/provider Marion County Utilities

INFO 6.14.2.A(1) - Public sewer service area/provider EOR will provide a capacity charge worksheet to ensure the parcel is outside the connection distance to sewer. Per LDC 6.14.5, the development, including both parcels, is to be calculated. Previous Comment - Marion County Utilities service area. A Capacity Charge Worksheet will need to be completed for Parcel 3761-004-000 to confirm that the parcel is outside of the sewer connection distance. All units on parcel need to be included, along with the office and any living quarters. Previously approved site plan to be included.

N/A 6.14.2.A(1) - Letter of Availability and Capacity (w/Location Map of water and/or sewer as app) from provider

YES 6.14.2.A - Water Connection Requirements Updated. C002: #15 Emphasize that TAP will be made by the contractor/ developer.

N/A 6.14.2.A - Sewer Connection Requirements To be decided. If parcel is permitted to stay on septic, it will need to be shown on the Utility Plan.

N/A 6.14.2.C.2(e) - Grease Trap, FOG Worksheet

N/A 6.14.2.C - Industrial Pretreatment

YES 6.14.3 - Onsite Waste Treatment and Disposal System (OSTDS) - connection requirement on plan TBD

YES 6.14.3.B - Springs Protection Zone Secondary Springs Protection Zone

YES 6.14.4 - Water (potable) Capital Charges and Flow Rates - proposed use identified to calculate Capital charges and flow rates will be calculated during the permitting stage, before approval.

N/A 6.14.4 - Water (irrigation) Capital Charges and Flow Rates - total irrigated area identified IR001 - Irrigation by proposed 4" irrigation well.

N/A 6.14.4 - Sewer Capital Charges and Flow Rates - proposed use identified to calculate TBD

YES 6.14.5.A(1) - Submittal Requirements - Existing on-site & off-site mains and service connections

YES 6.14.5.A(2) - Submittal Requirements - Proposed on-site & off-site mains and service connections

N/A 6.14.5.A(3) - Submittal Requirements - Lift Stations layout, elevations, schedules

N/A 6.14.5.A(6) - Submittal Requirements - Manhole locations, rim and invert elevations outside paved areas

YES 6.14.5.A(8) - Submittal Requirements - Connection to existing water system 8/25/25 Provided. C002 - Need profile for bore.

N/A 6.14.5.A(8) - Submittal Requirements - Connection to existing sanitary system TBD

N/A 6.14.5.B - Construction Notes - Cover, horiz/vert datums, construction requirements

YES 6.14.5.B - Construction Notes - UT DETAILS - current LDC version 8/25/25 Included - C007: Missing UT108, UT208

YES 6.14.5.C - All issued permits related to this project shall be submitted to MCU (DOT, ROW, misc)

N/A 6.14.5.C - DEP permit for water mains to be constructed/owned by MCU

N/A 6.14.5.C - DEP permit for water mains to be constructed/owned by developer

N/A 6.14.5.C - DEP permit for sewer mains to be constructed/owned by MCU

N/A 6.14.5.C - DEP permit for sewer mains to be constructed/owned by developer

N/A 6.14.5.D - Hydraulic Analysis

N/A 6.14.6 - Design Criteria for Utility Systems to be owned/maintained by MCU

YES 6.14.7 - Construction Inspection - PLAN NOTE: 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 Coordinator, Brandy Raymond - (352) 307-6013 or Brandy.Raymond@MarionFL.org

YES 6.14.8.A - Completion and Closeout - PLAN NOTE: As-builts 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

N/A 6.14.9.A - Developer's Agreement

YES 6.14.9.B - Transfer of Facilities to Marion County Utilities - PLAN NOTE: 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.

YES 6.14.9.B - Bill of Sale

YES 6.15.1 - Potable Water Distribution System

N/A 6.15.2 - Decentralized Water System (WTP)

YES 6.15.3 - Fire Protection/Fire Flow Capacity 8/25/25 Complied C002: #14 - Hydrants need to be painted yellow if on private property. (2) May want to reconsider location of Hydrant with vehicle drive,

YES 6.15.4 - Water Main Piping Installation

YES 6.15.5 - Water Service and Connection

YES 6.15.6.A - Potable Water Metering - individual/banked, size C002: Sized need to be shown on plans.

N/A 6.15.6.B - Irrigation Water Metering - size Proposed well for irrigation

N/A 6.15.6.C - Sewer service only (water meter required/shown)

YES 6.15.6.D - Meter Location 8/25/25 Shown in ROW. C002: Meters need to be in ROW or an easement provided if located on private property.

N/A 6.15.6.E - Meter Easements See previous comment.

N/A 6.15.6.F - Meter Boxes

YES 6.15.6.G & H - Meter Sizing 8/25/25 Corrected - C002: #15 (BY CITY) need to be changed to (BY COUNTY ONLY). (2) Meter size for PWS and Fire lines need to be listed.

N/A 6.15.7 - Cross Connection Control and Backflow Prevention

N/A 6.15.8 - Public Water Well Standards

N/A 6.15.9 - Wellfield and Water Supply

N/A 6.15.10 - Water Treatment Plants (WTP)

N/A 6.16.2 - Decentralized Wastewater Treatment Plant (WWTP)

N/A 6.16.4 - Wastewater Collection Systems (Gravity/Pressurized) Design

N/A 6.16.5.A & B - Private Wastewater Pump Stations

N/A 6.16.5.C - Public Wastewater Pump Stations (MCU Standards)

N/A 6.17 - Water Reclamation/Reuse Facilities

YES Article 7 - Construction Standards - PLAN NOTE: All facilities constructed on the developer's property prior to interconnection with Marion County Utility's existing or proposed facilities, shall convey such component parts to MCU by bill of sale in a form satisfactory to the County Attorney, with the following evidence required by MCU: Refer to LDC 6.14.9 (B).

SUBMITTAL SUMMARY REPORT (32405)

YES Utilities Plan Review Fee per Resolution 15-R-583 - payable to Marion County Utilities 8/25/25 No fee for this review - Previous comment: Utilities Plan Review Fee: \$225.00 Fee(s) can be paid by calling 352-671-8686 or visiting the Development Review Office at 412 SE 25th Ave, Ocala, FL 34471. Reference AR# ENTER AR #

N/A Additional Utilities comments 8/25/25 - Did not do, but inspector should know. Delineate end of County Maintenance at water meter.

YES Additional Utilities comments For any questions regarding this review, please contact Heather Proctor, Utilities Development Review Officer, at Heather.Proctor@marionfl.org or by phone at (352) 438-2896.

N/A Additional Utilities comments
N/A Additional Utilities comments
N/A Additional Utilities comments
N/A Additional Utilities comments
N/A Additional Utilities comments
N/A Additional Utilities comments
N/A Additional Utilities comments

OCE: Plan Review (DR) v.3

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
911 Management (DR) (911 Management)	Caroline Dennison	12/24/2025	12/17/2025	Approved
Environmental Health (Plans) (Environmental Health)	Evan Searcy	12/24/2025	01/08/2026	Approved
Comments	Proposed irrigation well will require a permit through the Department of Health in Marion County			
Fire Marshal (Plans) (Fire)	Jonathan Kenning	12/24/2025	12/10/2025	Approved
Comments	PREVIOUSLY APPROVED			
Growth Services Planning & Zoning (DR) (GS Planning and Zoning)	Erik Kramer	12/24/2025	12/17/2025	Approved
Landscape (Plans) (Parks and Recreation)	Susan Heyen	12/24/2025	01/08/2026	Approved
Comments	No landscape plans submitted for review			
OCE Design (Plans) (Office of the County Engineer)	Jack Dingman	12/24/2025	01/15/2026	Approved
Corrections	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			
Corrections	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			
Corrections	Legal Documents (Resolved) - Legal Documents			
Corrections	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			
Corrections	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			
Corrections	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.)			
Corrections	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.			
Corrections	Additional Design Comments (Resolved) - Additional Comments:			
Corrections	2.12.4 - Front page of the plan (Resolved) -			
Corrections	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			
Corrections	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			
Corrections	2.12.3 - Title block (Resolved) - 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			

SUBMITTAL SUMMARY REPORT (32405)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
OCE Property Management (Plans) (Office of the County Engineer)	Elizabeth Woods	12/24/2025	12/18/2025	Informational
<i>Comments</i>	<p>Check Sunbiz & road project. 6-4-25 HR// 12.18.25 EMW</p> <p>IF APPLICABLE:</p> <p>Sec. 2.18.1.I - Show connections to other phases.</p> <p>Sec.2.19.2.H – Legal Documents</p> <p>Legal documents such as Declaration of Covenants and Restrictions, By-Laws, Articles of Incorporation, ordinances, resolutions, etc.</p> <p>Sec. 6.3.1.B.1 – Required Right of Way Dedication (select as appropriate)</p> <p>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."</p> <p>Sec. 6.3.1.B.2 – Required Right of Way Dedication</p> <p>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."</p> <p>Sec. 6.3.1.D.3 - Cross Access Easements</p> <p>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]."</p> <p>Sec. 6.3.1.C.1 - Utility Easements (select as appropriate)</p> <p>"[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."</p> <p>Sec. 6.3.1.C.2 – Utility Easements</p> <p>"[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."</p> <p>Sec.6.3.1.D(c)(1)(2)(3) - Stormwater easements and facilities, select as appropriate:</p> <p>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."</p> <p>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."</p> <p>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."</p> <p>Sec.6.3.1.D(f) –</p> <p>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]."</p>			
OCE Stormwater (Permits & Plans) (Office of the County Engineer)	Jason Cambre	12/24/2025	12/19/2025	Approved
<i>Comments</i>	All stormwater review comments have been addressed.			
<i>Corrections</i>	6.13.12 - Operation and Maintenance (Resolved) - 6.13.12 - Operation and Maintenance: Please submit signed O&M manual.			
<i>Corrections</i>	Additional Stormwater comments (Resolved) - INFO 6.13.10.B - Copy of NPDES Permit or NOI Please provide a copy of the NPDES permit or NOI prior to construction.			
<i>Corrections</i>	Final signed and sealed hard copy signature page (Resolved) - 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(5) - Hydraulic Analysis (Resolved) - 6.13.2.B(5) - Hydraulic Analysis: The calculations don't appear to have the intensity used or time of concentration used for each subbasin. Please update and resubmit hydraulic calculations for verification.			
<i>Corrections</i>	Additional Stormwater comments (Resolved) - INFO Copy of District Permit (County Interest) Please provide a copy of the District permit prior to construction.			
OCE Survey (Plans) (Office of the County Engineer)		12/24/2025	12/17/2025	Approved
OCE Traffic (Permits & Plans) (Office of the County Engineer)	Chris Zeigler	12/24/2025	12/10/2025	Approved
OCE Utilities (Plans) (Utilities)	Heather Proctor	12/24/2025	01/12/2026	Approved
<i>Comments</i>	The project is within the Marion County Utilities service area and will be served by Marion County Utilities (MCU) water. Please see the recommended comments, which will require redline revisions.			
<i>Recommendations</i>	The proposed tap at the current location on the water main will be extremely difficult to complete due to where the existing water main is located within the right-of-way. MCU's GIS indicates that the 16-inch water main shifts away from the roadway further to the east, providing additional working room.			
<i>Recommendations</i>	<p>It is recommended that the main be jetted at an angle to complete the tap at the location where adequate clearance is available.</p> <p>C2 - Plan Shows 10" HDPE and directional bore detail shows 2" HDPE. Change to show 10" on both plan and detail.</p> <p>This must be addressed as a redline change prior to the Utilities Pre-Construction Meeting. The contractor will be required to have the redlined utility plans on site.</p>			



**Marion County
Board of County Commissioners**

AR #32405

Office of the County Engineer

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

DEVELOPMENT REVIEW PLAN APPLICATION

Date: 01/22/2025

A. PROJECT INFORMATION:

Project Name: MERIDIAN STORAGE GROUP
Parcel Number(s): 3761.003.000/3761.004.000
Section 26 Township 16 Range 23 Land Use COMM Zoning Classification B4
Commercial ☒ Residential ☐ Industrial ☐ Institutional ☐ Mixed Use ☐ Other _____
Type of Plan: MAJOR SITE PLAN
Property Acreage +/- 8.67 Number of Lots _____ Miles of Roads _____
Location of Property with Crossroads 10579 SE MARICAMP RD
Additional information regarding this submittal: _____

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

☒ **Engineer:**
Firm Name: DAVIS DINKINS ENGINEERING, P.A. Contact Name: DAVIS DINKINS
Mailing Address: 125 NE 1ST AVE., #2 City: OCALA State: FL Zip Code: 34470
Phone # 352.854.5961 Alternate Phone # _____
Email(s) for contact via ePlans: davis@dinkinsengineering.com

☐ **Surveyor:**
Firm Name: _____ Contact Name: _____
Mailing Address: _____ City: _____ State: _____ Zip Code: _____
Phone # _____ Alternate Phone # _____
Email(s) for contact via ePlans: _____

Property Owner:
Owner: SOUTHSHORE GROUP, LLC Contact Name: PATRICK KIDDER
Mailing Address: 2400 GRANADA CIR E City: ST. PETERSBURG State: FL Zip Code: 33712
Phone # 727.219.9051 Alternate Phone # _____
Email address: _____

Developer:
Developer: _____ Contact Name: _____
Mailing Address: _____ City: _____ State: _____ Zip Code: _____
Phone # _____ Alternate Phone # _____
Email address: _____

Revised 6/2021

CLEAR FORM

Empowering Marion for Success

marionfl.org

MERIDIAN STORAGE GROUP

MAJOR SITE PLAN MARION COUNTY, FLORIDA

GENERAL NOTES:

- ALL CONSTRUCTION COVERED BY THESE PLANS SHALL COMPLY WITH THE MATERIAL REQUIREMENTS AND QUALITY CONTROL STANDARDS CONTAINED IN THE MARION COUNTY LAND DEVELOPMENT CODE* AND "UTILITY MANUAL" AS APPLICABLE. ANY WORK WITHIN THE FOOT RIGHT OF WAY SHALL CONFORM TO THE FOOT STANDARD PLANS INDEX (CURRENT EDITION).
- NO CHANGE TO THE WORK AS SHOWN ON THE APPROVED PLANS SHALL BE MADE WITHOUT PRIOR APPROVAL BY BOTH THE PROJECT ENGINEER, AND THE OFFICE OF THE COUNTY ENGINEER.
- BUILDING SHALL BE HANDICAP ACCESSIBLE PER AMERICANS WITH DISABILITIES ACT (ADA) STANDARDS FOR ACCESSIBLE DESIGN (LATEST EDITION).
- THE CONTRACTOR SHALL VERIFY THE LOCATION AND COVER OF ALL EXISTING UTILITIES AND REPORT ANY DISCREPANCY TO THE PROJECT ENGINEER. THERE MAY BE ADDITIONAL UTILITIES NOT SHOWN ON THESE PLANS. CAUTION IS ADVISED PRIOR TO DIGGING.
- TYPE OF SIX FENCE SHALL BE INSTALLED AS SHOWN ON THESE PLANS PRIOR TO ANY CONSTRUCTION, MAINTAINED DURING THE LIFE OF THE PROJECT, AND REMOVED FOLLOWING COMPLETION OF CONSTRUCTION.
- THE SITE SHALL REMAIN FREE OF EXCESS DUST AND DEBRIS AT ALL TIMES. ANY INCIDENCE OF EROSION, SEDIMENTATION, DUST OR EMISSION OCCURRING ON-SITE AS A RESULT OF CONSTRUCTION ACTIVITIES ON THIS DEVELOPMENT SHALL BE CORRECTED BY THE CONTRACTOR WITHIN 48 HOURS OF EACH OCCURRENCE.
- ALL DRAINAGE FACILITIES AND STORM STRUCTURES MUST BE BUILT PRIOR TO CONSTRUCTION OF ANY IMPERVIOUS SURFACES.
- IF UNSUITABLE MATERIAL IS ENCOUNTERED WITHIN THE PROPOSED PAVING LOT, TWO (2) FEET OF UNDERCUT BELOW THE PROPOSED STABILIZED SUBGRADE, TOGETHER WITH SATISFACTORY BACKFILL MATERIAL (OR GEOTECHNICAL ENGINEER'S RECOMMENDATION) IS RECOMMENDED. THE CONTRACTOR SHOULD PROVIDE A WRITING INFO. AND HE SHALL NOTIFY THE PROJECT ENGINEER WHEN UNSUITABLE MATERIAL IS ENCOUNTERED. BEFORE PROCEEDING WITH ANY WORK RELATED TO UNSUITABLE MATERIAL, THE CONTRACTOR IS ADVISED TO CONTACT A LICENSED GEOTECHNICAL ENGINEER TO DETERMINE THE SATURABILITY OF THE NGSTU SOIL AND THE AREA OF UNDERCUT THAT IS REASONABLY REQUIRED.
- ON-SITE STANDARD ASPHALT PAVEMENT SHALL BE 1 1/2" THICK F.D.O.T. SP-12.5 ON 8" EMERGENCY BASE WITH PRIME COAT (SBE MAX DENSITY, 140 LB/LL ON 8" F.D.O.T. TYPE B) STABILIZED SUBGRADE (SBE MAX DENSITY, 40 LB/LL). ON-SITE HEAVY DUTY ASPHALT PAVEMENT SHALL BE 2" THICK F.D.O.T. SP-12.5 (TWO LIFTS REQUIRED) ON 8" EMERGENCY BASE WITH PRIME COAT (SBE MAX DENSITY, 140 LB/LL ON 8" F.D.O.T. TYPE B) STABILIZED SUBGRADE (SBE MAX DENSITY, 40 LB/LL). CONSTRUCTION REQUIREMENTS OF THE F.D.O.T. STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (LATEST EDITION) SHALL GOVERN. SEE REPORT BY GEOTECH, INC. FOR ADDITIONAL INFORMATION.
- MINIMUM STRENGTH FOR ANY CONCRETE ON SITE SHALL BE 3000 P.S.I. AT 28 DAYS UNLESS INDICATED OTHERWISE ON THESE PLANS.
- ANY DISTURBED ON-SITE AREAS LEFT UNPAVED SHALL BE RESTORED AND SOODED, SEEDED AND MULCHED, OR LANDSCAPED (AS APPLICABLE). ALL SOODED AREA SHALL BE UNDERCUT 2" PRIOR TO INSTALLATION.
- IF A SINGLEHOLE SHOULD FORM ON THIS SITE, ALL APPLICABLE REPAIR PROCEDURES SHALL BE FOLLOWED AS OUTLINED IN TYPICAL SINK CHANNEY REPAIR DETAIL SHOWN HEREON. ALSO, MARION COUNTY AND S.J.R.M.D. SHALL BE NOTIFIED IMMEDIATELY.
- DAVIS DINKINS ENGINEERING, P.A. AND ITS EMPLOYEES ARE NOT RESPONSIBLE FOR ON-SITE SAFETY DURING CONSTRUCTION.
- THE ELECTRICAL SHALL COORDINATE WITH ELECTRIC SERVICE PROVIDER ANY SUPERVISOR TO ELECTRIC SERVICE. ANY SLEWING REQUIREMENTS SHALL BE COORDINATED WITH THE SITE CONTRACTOR.
- THERE ARE NO WETLANDS ON THIS SITE.
- AN AS-BUILT SURVEY SHALL BE PERFORMED BY A REGISTERED LAND SURVEYOR AND PROVIDED TO THE PROJECT ENGINEER FOR REVIEW. IN ATTEMPTING TO THE COMPLETION OF THE PROJECT PRIOR TO C.O. ALL AS-BUILT SHALL COMPLY WITH CURRENT LOCAL, STATE AND FEDERAL REQUIREMENTS.
- SITE CONTRACTOR MUST OBTAIN A PERMIT FROM THE COUNTY RIGHT-OF-WAY DIVISION PRIOR TO COMMENCEMENT OF WORK WITHIN THE COUNTY RIGHT-OF-WAY.
- A POINT MUST BE OBTAINED FROM THE MARION COUNTY PERMITTING DIVISION PRIOR TO COMMENCEMENT OF ANY WORK WITHIN THE COUNTY RIGHT-OF-WAY.
- MARION COUNTY UTILITIES PERSONNEL ARE TO INSPECT ANY WORK PERFORMED ON OR AROUND EXISTING MARION COUNTY UTILITIES 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 MAIN FLOORING AT (204)84-5476.
- COPIES OF ALL RELATED PERMIT APPLICATIONS AND ISSUED PERMITS SHALL BE SUBMITTED TO THE DEVELOPMENT REVIEWER FOR THE MARION COUNTY UTILITIES DEPARTMENT.
- THIS PROJECT IS LOCATED WITHIN THE SILVER SPRINGS SECONDARY PROTECTION ZONE.
- THIS SITE IS NOT LOCATED IN AN ENVIRONMENTALLY SENSITIVE OVERLAY ZONE (ESOS).
- FEMA HAS NOT DESIGNATED A 100-YEAR, 24-HOUR FLOOD ZONE ON THIS SITE. THE SITE IS IN FLOOD ZONE X.
- SIGNAGE AND STRIPING NOTES:
 - PAVED PARKING SPACES AND ISLANDS SHALL BE PAINTED WITH 6" WHITE STRIPES.
 - ANY STRIPING WITHIN THE RIGHT OF WAY SHALL BE THERMOPLASTIC. ALL WORK IS TO BE IN ACCORDANCE WITH F.D.O.T. STANDARDS.
 - ALL PROPOSED STOP, STREET, ADVISORY, AND OTHER SIGNAGE TO BE NEW UNLESS INDICATED OTHERWISE ON THESE PLANS.
 - SIGNS AT PROPERTY EXITS AND SIGNS IN RIGHT OF WAY TO BE CONSTRUCTED WITH DAMAGED GRADE REFLECTIVE SHEETING. OTHER PRIVATE SIGNS TO BE CONSTRUCTED WITH HIGH INTENSITY REFLECTIVE SHEETING.
 - PRIVATE STOP SIGNS AND SIGNS WITHIN COUNTY RIGHT OF WAY ARE TO BE INSTALLED ON SQUARE POSTS (14 FEET LONG, 14 GAUGE, 4 RE/AL). SIGN POSTS WITHIN F.D.O.T. RIGHT OF WAY TO BE IN ACCORDANCE TO FOOT STANDARD PLANS INDEX #700.
 - ALL PRIVATE SIGN POSTS (OTHER THAN STOP SIGN POSTS) TO BE U-CORNER GALVANIZED STEEL 2"x4"x1/2" BREAKAWAY POSTS UNLESS INDICATED OTHERWISE ON THESE PLANS.
 - ALL SIGNS SHALL HAVE 7" OF CLEARANCE FROM BOTTOM OF SIGN TO FINISH GRADE.
 - PAIN ALL AREAS OF CURB AND/OR SIDEWALK TRANSITIONS FROM FLUSH TO 6"-HIGH WITH "SAFETY YELLOW" ALONG TRANSITION.
 - ALL TRAFFIC CONTROL SIGNS SHALL BE PER THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.), LATEST EDITION.
- ANY AND ALL SIGNAGE WILL REQUIRE ADDITIONAL PERMITTING (BY OTHERS).

- ANY FIRE APPARATUS MUST COMPLY WITH THE FLORIDA FIRE PROTECTION CODE, AND SHALL BE FLOW TESTED AND COLOR CODED AS REQUIRED. HYDRANTS ON PAVEMENT SHALL HAVE TO BE FACTORY PAINTED RED. PRIVATE HYDRANTS TO BE FACTORY PAINTED YELLOW. ALL PUBLIC AND PRIVATE HYDRANTS SHALL HAVE THE CAPS PAINTED PER NFPA 291. ALL FLOW TESTS SHALL BE TESTED FOR WITH 251 BY A THIRD PARTY CONTRACTOR AND WITNESSED BY A MARION COUNTY FIRE INSPECTOR. PRIVATE HYDRANTS SHALL BE INSTALLED WITHIN THE BUILDING WHOLEY AND SHALL BE FLOW TESTED ANNUALLY BY A CERTIFIED THIRD PARTY CONTRACTOR WITH THE ANNUAL TESTING REPORTS PROVIDED TO MARION COUNTY FIRE RESCUE.
- CONTRACTOR TO COORDINATE LOCATION OF INCH BOXES WITH FIRE MARSHAL PRIOR TO C.O.
- BUILDING SHALL COMPLY WITH THE IN-BUILDING PUBLIC SAFETY MANUAL RADIO SIGNAL STRENGTH REQUIREMENTS. THE LOCATION WILL NEED TO USE AN INSTRUMENT FROM TO TEST THE STRENGTH OF THE SIGNAL AND IF DOMESTIC NECESSARY ADD EQUIPMENT WITHIN THE BUILDING. THE BUILDING MUST HAVE A RADIO RADIO TEST PRIOR TO THE FINAL FIRE INSPECTION OF THE BUILDING. ANY INSTALLATION OF EQUIPMENT MUST BE DONE UNDER A PERMIT AND BE APPROVED BY THE OFFICE OF THE FIRE MARSHAL.
- IF THIS LOCATION WILL BE ACCEPTING USED OIL OR OTHER INDUSTRIAL PRODUCTS, DEVELOPER SHALL COORDINATE TREATMENT AND/OR DISPOSAL WITH HOU'S INDUSTRIAL WASTE MANAGEMENT COORDINATOR. DISPOSAL SHALL NOT BE PERMITTED THROUGH THE PUBLIC SEWER SYSTEM. CALL (352)-357-4500 FOR ADDITIONAL SUPPORT.

CONCURRENCY DEFERRAL NOTE:

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

OWNER'S CERTIFICATION:

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

PATRICK HODDER, MANAGING MEMBER
SOUTHSIDE GROUP LLC
2405 GRANDVIEW DR E
ST. PETERSBURG, FL 33712
(727) 276-9051

DATE



48 HOURS BEFORE YOU DIG
CALL 800-331-5776
1-800-432-4770
IT'S THE LAW IN FLORIDA

IMPORTANT!

PRIOR TO CONSTRUCTION, CONTRACTOR IS TO LOCATE ALL UTILITIES, INCLUDING SOFT-LOGS TO VERIFY LOCATION AND INVERTS AND CONTACT PROJECT ENGINEER WITH LOCATION INFORMATION. IT MAY BE NECESSARY TO REMOVE, MODIFY AND/OR RELOCATE EXISTING UTILITY SYSTEMS TO CONTINUE PROVIDING SERVICE TO EXISTING BUILDING AND FACILITIES. COORDINATION OF ANY TEMPORARY SERVICE INTERRUPTIONS TO BE THE RESPONSIBILITY OF THE CONTRACTOR.

IMPERATIVE:

IT IS THE SURVEYOR'S AND CONTRACTOR'S RESPONSIBILITY TO HAVE THE MOST CURRENT PLAN PRIOR TO AND DURING CONSTRUCTION.

INDEX OF SHEETS:

SHEET	DESCRIPTION
C1	MAJOR SITE PLAN - COVER
C2	MAJOR SITE PLAN - LAYOUT/UTILITY
C3	MAJOR SITE PLAN - DETAILS
C4	GRAVING
C5	MAJOR SITE PLAN - DRAINAGE
C6	MAJOR SITE PLAN - S.W.A.P.P.
C7	MAJOR SITE PLAN - UTILITY DETAILS

INCORPORATED FOR REFERENCE - CERTIFIED BY OTHERS:

- L1 LANDSCAPE PLAN (BY MICHAEL PARE AND ASSOCIATES, P.A.)
- PHOTOMETRICS PLAN (BY MICHAEL PARE AND ASSOCIATES, P.A.)
- IR-1 IRRIGATION PLAN (BY MICHAEL PARE AND ASSOCIATES, P.A.)
- BOUNDARY & TOPOGRAPHIC SURVEY (BY ROGERS ENGINEERING, LLC)

DESCRIPTION:

LOTS 5, 4, 3, AND 6, DEAL'S SUBDIVISION, ACCORDING TO THE MAP OR PLAN THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 20, PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

SURVEY NOTICE:

SEE SEPARATE SURVEY BY ROGERS ENGINEERING, LLC FOR BEARINGS & DISTANCES, MONUMENTATION, AND STATE PLANE COORDINATES.

GENERAL STATEMENT:

THE CHARACTER AND INTENDED USE OF THESE PLANS IS FOR THE CONSTRUCTION OF A ADDITIONAL STORAGE BUILDINGS TOGETHER WITH ALL REQUIRED IMPROVEMENTS SHOWN HEREON.

SITE DATA:

PARCEL ID# : 3761-003-000 & 3761-004-000
ZONING : B-5
FUTURE LAND USE : COMMERCIAL
PROPOSED USE : STORAGE FACILITY
LAND OWNER : SOUTHSIDE GROUP LLC
PATRICK HODDER, MANAGER
2405 GRANDVIEW DR E
ST. PETERSBURG, FL 33712
(727) 276-9051
SITE LOCATION : 10579 S.E. MARICAMP ROAD, OCALA, FL 34472
SE BACKSIDE : 10579 S.E. MARICAMP ROAD, OCALA, FL 34472
SITE AREA : 2,330,000 S.F. (57.6 AC)
PROJECT AREA : 156,000 S.F. (3.52 AC)
EXISTING IMPERVIOUS AREA : 49,700 S.F. (1.13 AC)
PROPOSED BUILDING AREA : 27,400 S.F. (2.22 AC)
PROPOSED TOTAL IMPERVIOUS AREA : 77,100 S.F. (1.76 AC)
PROPOSED OPEN AREA : 2,172,900 S.F. (49.88 AC)
(INCLUDING D.P.A.)

PARKING CALCULATIONS:

PARKING REQUIRED : 1,100 S.F. @ 2.5 SPACES / 1,000 S.F. = 3 SPACES
PARKING PROVIDED :
PROPOSED STANDARD PARKING SPACES = 2 SPACES
PROPOSED CONCRETE HANDICAP SPACES = 1 SPACES
TOTAL = 3 SPACES

TRAFFIC IMPACT STATEMENT:

BASED ON THE TRIP GENERATION MANUAL, 11TH EDITION

ESTIMATED PROPOSED TRAFFIC:
BASED ON 27,400 S.F. OF MIN-WAREHOUSE (CODE 151)

TRIPS PER DAY	ON PEAK HOUR
CODE 151	ENTERING 2 EXITING 2

ENGINEER'S CERTIFICATION:

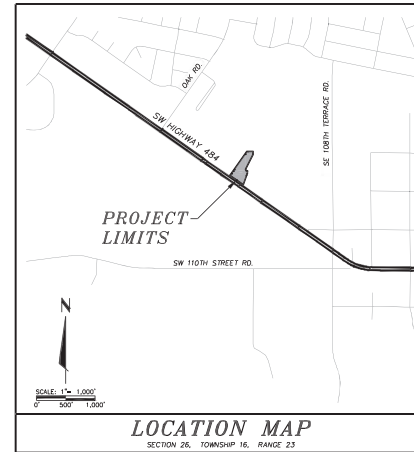
I HEREBY CERTIFY THAT THESE PLANS AND CALCULATIONS WERE COMPLETED IN ACCORDANCE WITH ALL APPLICABLE REQUIREMENTS OF THE MARION COUNTY LAND DEVELOPMENT CODE (LDC), EXCEPT AS WAIVED, AND FURTHERMORE THAT THESE PLANS MEET THE APPLICABLE REQUIREMENTS OF THE LDC, TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DAVIS L. DINKINS, P.E.
FL LICENSE NO. 60558

DATE

IF ORALLY SIGNED AND SEALED BY THE ENGINEER, THIS CERTIFICATION SHALL BE VALID FOR 90 DAYS. IF NOT ORALLY SIGNED AND SEALED BY THE ENGINEER, THIS CERTIFICATION SHALL BE VALID FOR 90 DAYS. IF NOT ORALLY SIGNED AND SEALED BY THE ENGINEER, THIS CERTIFICATION SHALL BE VALID FOR 90 DAYS.

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.



PERMITS REQUIRED:

AGENCY	PERMIT	ISSUANCE DATE	NO.
F.D.E.P./N.D.E.S.	NOTICE OF INTENT	-	-
MARION COUNTY	MAJOR SITE PLAN	-	-
S.J.R.M.D.	ENVIRONMENTAL RESOURCE PERMIT MODIFICATION	-	-

WAIVERS REQUESTED:

CODE SECTION	WAIVERS REQUESTED	APPROVAL/CONDITIONS	DATE
-	-	-	-

DAVIS DINKINS
ENGINEERING, P.A.

CERTIFICATE OF AUTHORIZATION #28150

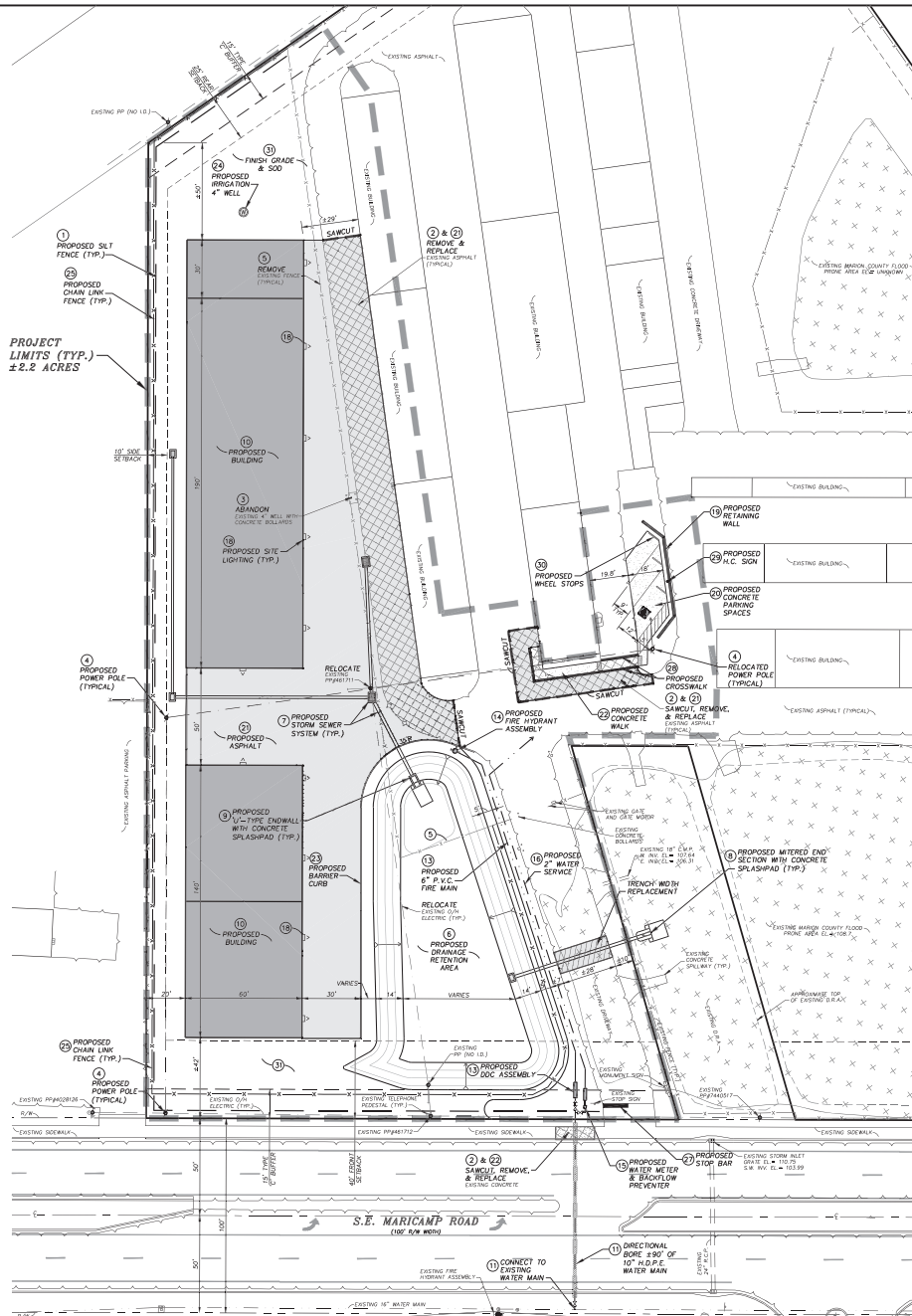
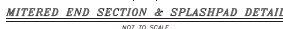
125 NE 1st AVENUE
SUITE 2
OCALA, FL 34470
PHONE: (352) 854-3961

A. ALL NOTES LISTED BELOW ARE THE RESPONSIBILITY OF THE SITE CONTRACTOR UNLESS STATED OTHERWISE.

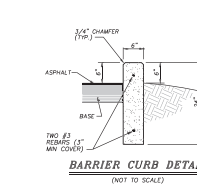
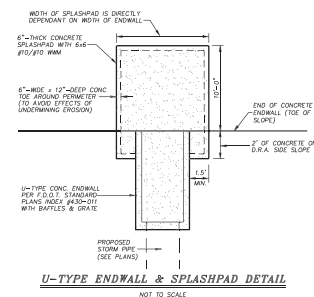
B. THIS PLAN AND THESE NOTES ARE INTENDED TO INDICATE THE GENERAL SCOPE OF CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE TO PROVIDE ALL REQUIRED IMPROVEMENTS TO COMPLETE THE PROJECT WHETHER OR NOT SPECIFICALLY LISTED OR ITEMIZED HEREON.

- THE CONTRACTOR IS RESPONSIBLE TO FAMILIARIZE THEMSELVES WITH EXISTING SITE CONDITIONS.
- THE CONTRACTOR IS RESPONSIBLE FOR ANY NECESSARY TRENCH WITHIN PAVEMENT REPRESENTATIONS, DIRECTIONAL BORDERS, BORDERS, TRENCH GRADING AND GRADING TO BE MAINTAINED FOR FUTURE INSTALLATION OF CONDUITS.
12. INITIAL PILE LINE TO BE EXISTING PROPERTY LINE. CONSTRUCTION OF EXISTING CONDUITS SHOWN ON S.W.P.R. SHEET C-8.
13. S.W.P.R. SHEET C-8 TO BE USED FOR ALL CONDUIT WORK. THE CONTRACTOR SHALL MAINTAIN PAVEMENT REPRESENTATIONS AS NECESSARY FOR STORM SEWER AND UTILITY CONNECTIONS.
14. PROPERTY ABOUNDING EXISTING WALL, ALL REQUIRED PERMITTING BY THE CITY CONTRACTOR.
15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY CONTRACTOR WITH ELECTRIC COMPANY AND ELECTRIC POWER TO CONSTRUCTION. IMPORTANT! IT IS THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE FINAL ROUTING AND VERIFY CONDUIT ROUTING WITH THE CITY CONTRACTOR.
16. REMOVE EXISTING FENCING, GATES, POSTS, ETC.
17. CONSTRUCT DETENTION RETENTION AREAS WITH SLOPED SIDE SLOPES AS APPLICABLE. SEE CROSS SECTIONS AND DETAILS ON SHEET C-9.
18. INSTALL STORM INLETS AND STORM PIPING. CONSTRUCT TRENCH WITH PAVEMENT REPRESENTATION AS REQUIRED. SEE STORM DATA CHART ON SHEET C-4 FOR SIZES AND INLET TYPES.
19. INSTALL INTERIOR END SECTION WITH CONCRETE SPLASHPAD. SEE DETAIL ON THIS SHEET.
20. INSTALL 1/4" THICK CONCRETE ENDWALL WITH CONCRETE SPLASHPAD. SEE DETAIL ON THIS SHEET.
21. CONSTRUCT 10" STORM WATER, BULKHEAD.
22. CONSTRUCT TO EXISTING WATER MAIN WITH TAPPING SLOPE AND VALVE AND DIRECTIONAL BORER UP TO 6" N.D.P.C. (CONDS. DIPS, 18" P. 340) WATER MAIN. SEE DIRECTIONAL BORER DETAIL AND SEE D.E.R. NOTES ON SHEET C-7 FOR CLEARANCE REQUIREMENTS.
23. INSTALL 6" & 8" P.V.C. (CONDS. SLOPES) BURIED WATER MAIN AND SERVICES WITH VALVES & FITTINGS SHOWN ON 4" (3" MAX.) DUCT DETAIL. SEE D.E.R. NOTES ON SHEET C-7 FOR CLEARANCE REQUIREMENTS.
24. INSTALL 4" DOUBLE DUCTED DUCTS (CONDS. ASSEMBLY) AND INSTALL 6" & 8" P.V.C. (CONDS. SLOPES) BURIED WATER MAIN WITH VALVES & FITTINGS SHOWN ON 4" (3" MAX.) DUCT DETAIL. SEE D.E.R. NOTES ON SHEET C-7 FOR CLEARANCE REQUIREMENTS. FINAL ROUTING AND CONNECTIONS TO EXISTING SYSTEM TO BE DETERMINED.
25. CONSTRUCT 10" STORM WATER, BULKHEAD. SEE DETAIL ON THIS SHEET.
26. CONSTRUCT TO EXISTING WATER MAIN WITH TAPPING SLOPE AND VALVE. INSTALL FIRE HYDRANT TO BE FACTORY PATTERNED REBAR. APPROXIMATE COLORED CAPS AND BOWTIE WILL BE REQUIRED PRIOR TO C.O.
27. CONSTRUCT TO IMPROVED WATER MAIN WITH TAPPING SLOPE & VALVE. INSTALL 2" POLYETHYLENE PIPE (DIPIT, 1/4" THICK, ENDPOWERS) 1/4" WATER MAIN. SEE D.E.R. NOTES ON SHEET C-7 FOR CLEARANCE REQUIREMENTS.
28. CONSTRUCT TO EXISTING WATER MAIN WITH TAPPING SLOPE AND VALVE. INSTALL 2" POLYETHYLENE PIPE (DIPIT, 1/4" THICK, ENDPOWERS) 1/4" WATER MAIN. SEE D.E.R. NOTES ON SHEET C-7 FOR CLEARANCE REQUIREMENTS. FINAL ROUTING AND CONNECTIONS TO EXISTING SYSTEM AS REQUIRED.
29. INSTALL 6" & 8" P.V.C. (CONDS. SLOPES) WATER SERVICE TO BUILDING WITH GATE VALVES, SHOWN AND VALVE BOXES. AS REQUIRED SEE D.E.R. NOTES ON SHEET C-7 FOR CLEARANCE REQUIREMENTS. FINAL ROUTING AND CONNECTIONS TO EXISTING SYSTEM AS REQUIRED.
30. CONSTRUCT 10" STORM WATER, BULKHEAD. SEE DETAIL ON THIS SHEET.
31. INSTALL IRIGATION LEADING BY PIPES BY MICHAEL, PEARCE & ASSOCIATES, P.A. CONTRACTOR TO VERIFY CONDITIONS AND INSTALLATIONS WITH MICHAEL, PEARCE & ASSOCIATES, P.A.
32. INSTALL IRIGATION LEADING AT LOCATIONS SHOWN BY PIPES BY MICHAEL, PEARCE & ASSOCIATES, P.A. COORDINATE CONDUIT INSTALLATION WITH MICHAEL, PEARCE & ASSOCIATES, P.A.
33. INSTALL SLOPED BACK RETAINING WALL (STRUCTURE, SLOPES BY OTHERS) WITH 1/4" THICK, DOWNSIDE ALUMINUM NAIL FENCING, PONDING, PONDING BOARD BACK AND MEETING THE REQUIREMENTS OF THE FLORIDA BOARDING FOR APPROVED ALTERNATE, EITHER SHOWN OR 4" HIGH. CONSTRUCTION OF SLOPED BACK RETAINING WALL (STRUCTURE, SLOPES BY OTHERS) WITH 1/4" THICK, DOWNSIDE ALUMINUM NAIL FENCING, PONDING, PONDING BOARD BACK AND MEETING THE REQUIREMENTS OF THE FLORIDA BOARDING FOR APPROVED ALTERNATE, EITHER SHOWN OR 4" HIGH. CONSTRUCTION OF SLOPED BACK RETAINING WALL (STRUCTURE, SLOPES BY OTHERS) WITH 1/4" THICK, DOWNSIDE ALUMINUM NAIL FENCING, PONDING, PONDING BOARD BACK AND MEETING THE REQUIREMENTS OF THE FLORIDA BOARDING FOR APPROVED ALTERNATE, EITHER SHOWN OR 4" HIGH. 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MARION COUNTY UTILITIES PERSONNEL ARE TO INSPECT ANY WORK PERFORMED ON OR AROUND EXISTING MARION COUNTY UTILITIES 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 MARION COUNTY UTILITIES CONSTRUCTION OFFICER AT (352) 307-6163.



PRIOR TO CONSTRUCTION, CONTRACTOR IS TO LOCATE ALL UTILITIES, INCLUDING SOFT-DIGS TO VERIFY LOCATION AND INVERTS AND CONTACT PROJECT ENGINEER WITH LOCATION INFORMATION!! IT MAY BE NECESSARY TO REMOVE, MODIFY AND/OR RELOCATE EXISTING UTILITY SYSTEMS TO CONTINUE PROVIDING SERVICE TO EXISTING BUILDING AND FACILITIES. COORDINATION OF ANY TEMPORARY SERVICE INTERRUPTION TO BE THE RESPONSIBILITY OF THE CONTRACTOR.



NOT VALID UNLESS EITHER DIGITALLY SIGNED
AND SEALED, OR ORIGINALLY SIGNED, DATED
AND SEALED WITH PROFESSIONAL ENGINEER'S
SEAL BELOW:

DAVIS L. DINKINS, P.E.
FL LICENSE NO. 60098

IF USUALLY SIGNED AND SEALED:
DAVIS L. DINKINS, STATE OF FLORIDA,
PROFESSIONAL ENGINEER, LICENSE NO. 6000
THIS ITEM HAS BEEN DIGITALLY SIGNED AND
SEALED BY DAVIS L. DINKINS ON THE DATE
INDICATED HERE.

PRINTED COPIES OF THIS DOCUMENT ARE NOT
CONSIDERED SIGNED AND SEALED AND THE
SIGNATURE MUST BE VERIFIED ON ANY
ELECTRONIC COPIES

SHEET C2 OF 7

MAJOR SITE PLAN - LAYOUT/UTILITY

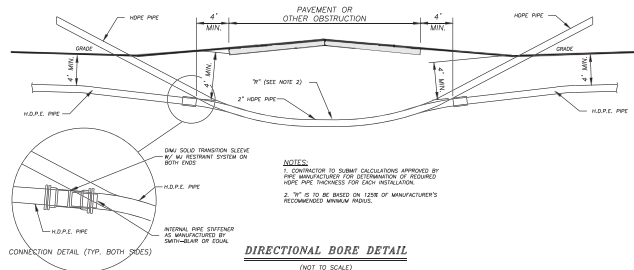
MERIDIAN STORAGE GROUP

MARION COUNTY, FLORIDA

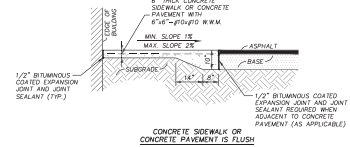
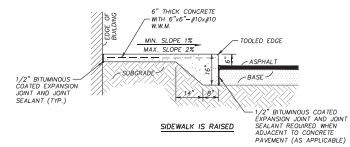
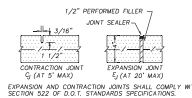
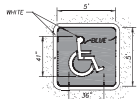
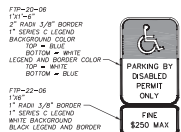
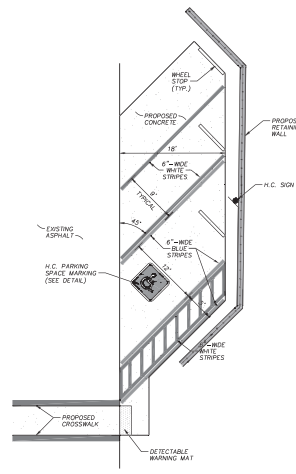
DAVIS DINKINS
ENGINEERING, P.A.
125 NE 1st AVENUE
SUITE 2
OCALA, FL 34470
PHONE: (352) 854-5961
CERTIFICATE OF AUTHORIZATION #28150

Ocala, FL 34470
PHONE: (352) 854-5961

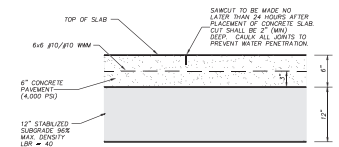
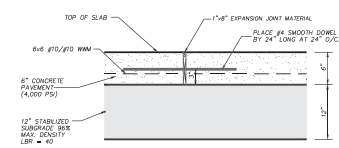
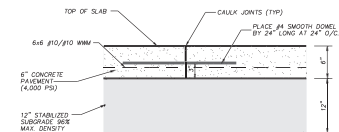
CERTIFICATE OF AUTHORIZATION #28150



NOTES:
1. CONTRACTOR TO SUBMIT CALCULATIONS APPROVED BY PIPE MANUFACTURER FOR DETERMINATION OF REQUIRED HOPE PIPE THICKNESS FOR LOAD PROTECTION.
2. 7' IS TO BE BASED ON L200E OF MANUFACTURER'S RECOMMENDED MINIMUM RADIUS.



SIDEWALK & PAVEMENT DETAILS
(NOT TO SCALE)



CONTRACTION JOINT
(NOT TO SCALE)

DAVIS DINKING ENGINEERING, P.A.
125 NE 14 AVENUE
OCALA, FL 34470
PHONE: (352) 854-4961
CERTIFICATE OF AUTHORIZATION #28150

NO.	04-00-25	DATE
REVISION		
DESIGN	D.D./J.S.	DRAWN
CHECK	T.N./S.U.	CHECK

MAJOR SITE PLAN - DETAILS
MERIDIAN STORAGE GROUP
MARION COUNTY, FLORIDA

NOT VALID UNLESS EITHER ORIGINALLY SIGNED AND SEALED OR ORIGINALLY SIGNED AND SEALED WITH PROFESSIONAL ENGINEER'S SEAL BELOW:

DAVID L. DINKING, P.E.
FL LICENSE NO. 10008

THIS DOCUMENT IS PRELIMINARY ONLY.
IT IS NOT TO BE USED FOR CONSTRUCTION.
ANY CHANGES MUST BE MADE BY THE ENGINEER.
ANY CHANGES MUST BE MADE BY THE ENGINEER.
ANY CHANGES MUST BE MADE BY THE ENGINEER.

DRAINAGE CALCULATIONS:

FORMAL 100-YEAR 24-HOUR SCS TYPE "A" HYDROLOGIC SOLUTION

WATERSHED CALCULATIONS:

PRE-DEV.	POST-DEV.	DN
WATERSHED AREA: 88,800	88,800	88.0
WATERSHED AREA: 15,000	15,000	15.0
WATERSHED AREA TYPE "A": 74,800	74,800	74.0
WATERSHED VOLUME (CU): 33,314	33,314	33.0
POST MINUS PRE (CU): 33,314	33,314	33.0

WATER QUALITY REQUIRED:

(ON-LINE WATER QUALITY TREATMENT)

0.5" OF RUNOFF FROM WATERSHED: 5,742 C.F.

THE GREATER OF: 5,742 C.F.

0.5" OF RUNOFF FROM WATERSHED: 5,742 C.F.

0.5" OF RUNOFF FROM WATERSHED: 5,742 C.F.

WATER QUALITY TREATMENT VOLUME REQUIRED: 9,138 C.F.

WATER QUALITY TREATMENT VOLUME PROVIDED: 9,138 C.F.

RETENTION AREA DESIGN:

D.R.A. STORAGE

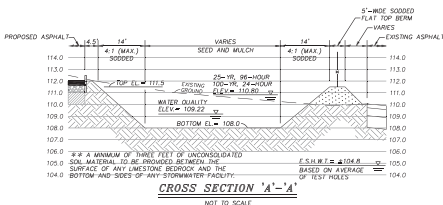
MAX. AREA (SQ)	VOLUME (CU)
111.0 12,843	6,040
111.0 11,604	5,600
110.0 8,785	4,100
109.0 8,100	3,700
108.0 6,536	3,100
D.R.A. VOLUME (6.1) =	32,855 #

DRAINAGE NOTES:

1. METHOD OF CALCULATION FOR THE POST DEVELOPMENT STORM AREA IS BY 10-50 "URBAN HYDROLOGY FOR SMALL WATERSHEDS".
2. THE TOTAL ON-SITE AREA WAS USED AS THE WATERSHED LIMITS TO FIND THE WEIGHTED DN.
3. SEE SEPARATE DRAINAGE CALCULATIONS FOR ADDITIONAL DRAIN DOWN ANALYSIS.
4. # INDICATES PHYSICAL VOLUME ONLY. PERCOLATION IS NOT INCLUDED. SEE NOTE 3 ABOVE.

DRAINAGE NARRATIVE:

MERIDIAN STORAGE GROUP IS A +/- 2.2 ACRE SITE LOCATED IN MARION COUNTY, FLORIDA. THE EXISTING SITE HAS BEEN DEVELOPED AND GENERALLY SLOPES TOWARDS THE EXISTING DRAINAGE RETENTION AREA BY THE R/W AND THE D.R.A. ON THE EASTERN PORTION OF THE PROPERTY. THE PROPOSED DEVELOPMENT WILL CONSIST OF BUILDINGS AND PAVED PARKING IMPROVEMENTS AMOUNTING TO +/- 1.2 ACRES OF NEW IMPERVIOUS AREA. STORMWATER FROM THE PROPOSED DEVELOPMENT WILL BE DIRECTED TO AN EXISTING DRAINAGE RETENTION AREA (D.R.A.) BY A 24" DIA. 10' DEEP 24-HOUR STORM PUMP. THE STORMWATER FACILITY IS SIZED TO ACCOMMODATE THE POST-LESS PRE-CONDITION RUNOFF FROM THE 100-YEAR, 24-HOUR STORM EVENT. THE POST-CONDITION RUNOFF RATE AND VOLUME IS LESS THAN THE PRE-CONDITION RATE AND VOLUME. STORMWATER QUALITY IS PROVIDED IN THE PROPOSED D.R.A.



D.R.A. CONSTRUCTION NOTES:

THE FOLLOWING CONSTRUCTION PROCEDURES ARE ADVISABLE TO AVOID POTENTIAL IMPACTS TO THE RETENTION AREA RECOVERY DUE TO CONSTRUCTION PRACTICES. CONTRACTOR TO REFER TO APPLICABLE WATER MANAGEMENT DISTRICT PERMIT INFORMATION MANUAL FOR ADDITIONAL INFORMATION.

1. INITIALLY EXCAVATE AND ROUGH GRADE THE RETENTION BASIN WITHIN 12 INCHES OF THE BASIN BOTTOM AND SIDE SLOPES. IMPORTANT! DO NOT OVER-EXCAVATE ANY PORTION OF THE RETENTION BASIN BOTTOM OR SIDE SLOPES.
2. AFTER THE AREA CONTRIBUTING TO THE BASIN HAS BEEN STABILIZED, THE INTERIOR SIDE SLOPES AND BASIN BOTTOM SHOULD BE EXCAVATED TO FINAL DESIGN SPECIFICATIONS. THE EXCESS SOIL AND UNDESIRABLE MATERIAL SHOULD BE CAREFULLY EXCAVATED AND REMOVED FROM THE POND SO THAT THE EXCAVATED MATERIAL SHOULD BE PLACED OR DISPOSED OF.
3. THE ENTIRE BASIN BOTTOM SHOULD BE DEEP RAKED AND LOOSENED FOR OPTIMAL INFILTRATION.
4. THE FINAL STABILIZATION OF THE BASIN SHOULD BE DONE PER THE CONSTRUCTION PLANS.

SOIL TEST RESULTS:

TESTED BY: GEOTEC INC. P-1-X

TEST DATE: FEBRUARY 26, 2020

TEST HOLE P-1 (GROUND EL. ±111.3)

0" - 72" BROWN FINE SAND (S)

72" - 240" YELLOWISH BROWN AND GRAY CLAYEY SAND (SC)

FIELD HORIZONTAL PERMEABILITY @ APPROX. 3.0' = 2.8 FEET/DAY

FIELD HORIZONTAL PERMEABILITY @ APPROX. 8.0' = 1.7 FEET/DAY

FIELD VERTICAL PERMEABILITY @ APPROX. 1.0' = 2.5 FEET/DAY

FIELD VERTICAL PERMEABILITY @ APPROX. 8.0' = 2.4 FEET/DAY

ESTIMATED SEASONAL HIGH WATER TABLE @ APPROX. 8.5 FEET

CONFIRMING LAYER GREATER THAN DEPTH DRILLED

TEST HOLE P-2 (GROUND EL. ±110.4)

0" - 72" BROWN FINE SAND (S)

72" - 240" YELLOWISH BROWN AND GRAY CLAYEY SAND (SC)

ESTIMATED SEASONAL HIGH WATER TABLE @ APPROX. 6.0 FEET

CONFIRMING LAYER GREATER THAN DEPTH DRILLED

TEST HOLE P-3 (GROUND EL. ±111.2)

0" - 72" BROWN FINE SAND (S)

72" - 240" YELLOWISH BROWN AND GRAY CLAYEY SAND (SC)

FIELD HORIZONTAL PERMEABILITY @ APPROX. 3.0' = 3.5 FEET/DAY

FIELD HORIZONTAL PERMEABILITY @ APPROX. 8.0' = 1.8 FEET/DAY

FIELD VERTICAL PERMEABILITY @ APPROX. 1.0' = 2.0 FEET/DAY

FIELD VERTICAL PERMEABILITY @ APPROX. 8.0' = 2.4 FEET/DAY

ESTIMATED SEASONAL HIGH WATER TABLE @ APPROX. 8.5 FEET

CONFIRMING LAYER GREATER THAN DEPTH DRILLED

IMPORTANT!!

BEFORE CONSTRUCTION, CONTRACTOR IS TO LOCATE ALL UTILITIES, INCLUDING SOFT-TOES TO VERIFY LOCATION AND DEPTHS AND CONTACT PROJECT ENGINEER WITH LOCATION INFORMATION. IT MAY BE NECESSARY TO REMOVE, MODIFY, AND/OR RELOCATE EXISTING UTILITY SYSTEMS TO CONTINUE PROVIDING SERVICE TO EXISTING BUILDING AND FACILITIES. COORDINATION OF TEMPORARY SERVICE INTERRUPTIONS TO BE THE RESPONSIBILITY OF THE CONTRACTOR.

TYPICAL SINK CHIMNEY REPAIR DETAIL

PER SD-60 (SEWERAGE, PWD, P.C.)

125 NE 14th AVENUE
OCALA, FL 34470
PHONE: (352) 884-4961

**DAVIS DINKING
ENGINEERING, P.A.**
CERTIFICATE OF AUTHORIZATION #28150

NO.	DATE	REVISION
1	04-10-23	PRELIMINARY ISSUE
2	04-10-23	DESIGN

MAJOR SITE PLAN - DRAINAGE
MERIDIAN STORAGE GROUP
MARION COUNTY, FLORIDA

NOT VALID UNLESS EITHER ORIGINALLY SIGNED AND SEALED OR ORIGINALLY SIGNED, DATED AND SEALED WITH PROFESSIONAL ENGINEER'S SEAL BELOW.

DATE: 04-10-23
BY: [Signature]

PROJECT: MERIDIAN STORAGE GROUP

PROJECT NO.: 23-0000

PROJECT LOCATION: 125 NE 14th AVENUE, OCALA, FL 34470

PROJECT DESCRIPTION: DRAINAGE

PROJECT ENGINEER: [Signature]

PROJECT ENGINEER: [Signature]

PROJECT ENGINEER: [Signature]

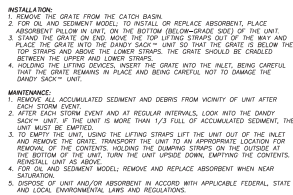
PROJECT ENGINEER: [Signature]

PROJECT ENGINEER: [Signature]

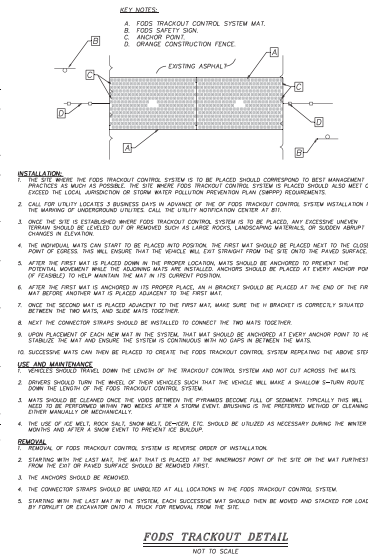
PROJECT ENGINEER: [Signature]

PROJECT ENGINEER: [Signature]

PROJECT ENGINEER: [Signature]

[illegible]

FDOT INDEX #102



I CERTIFY UNDER PENALTY OF LAW THAT I UNDERSTAND, AND SHALL COMPLY WITH, THE TERMS AND CONDITIONS OF THE STATE OF FLORIDA GENERIC PERMIT FOR STORMWATER DISCHARGE FROM LARGE AND SMALL CONSTRUCTION ACTIVITIES AND THIS STORMWATER POLLUTION PREVENTION PLAN PREPARED THEREUNDER.

NAME/CONSTRUCTION COMPANY NAME _____ DATE: _____

THE STORMWATER MANAGEMENT MEASURES PROPOSED ON THIS PLAN SHALL BE EFFECTIVELY IMPLEMENTED AND MAINTAINED. THE OWNER/AGENT IS AWARE OF AND MUST ASSURE MAINTENANCE OF THE EROSION PROTECTION THAT IS ASSOCIATED WITH THE PROJECT DURING CONSTRUCTION.

PATRICK KIDDER, MANAGER
ENVI/STEMORE GROUP, LLC

MAJOR SITE PLAN - S.W.P.P.P.

MERIDIAN STORAGE GROUP

MARION COUNTY, FLORIDA

**DAVIS DINKINS
ENGINEERING, P.A.**
125 NE 1st AVENUE
SUITE 2
OCALA, FL 34470
PHONE: (352) 854-5961

PHONE: (352) 854-5961

CERTIFICATE OF AUTHORIZATION #28150

NOT VALID UNLESS EITHER DIGITALLY SIGNED
AND SEALED, OR ORIGINALLY SIGNED, DATED
AND SEALED WITH PROFESSIONAL ENGINEER'S
SEAL BELOW:

DAVE L. DINKINS, P.E.
FL LICENSE NO. 60055

IF PHYSICALLY SIGNED AND SEALED:
DAVE L. DINKINS, STATE OF FLORIDA,
PROFESSIONAL ENGINEER, LICENSE NO. 60058.
THIS ITEM HAS BEEN DIGITALLY SIGNED AND
SEALED BY DAVE L. DINKINS ON THE DATE
INDICATED HERE.

PRINTED COPIES OF THIS DOCUMENT ARE NOT
CONSIDERED SIGNED AND SEALED AND THE
SIGNATURE MUST BE VERIFIED ON ANY
ELECTRONIC COPIES

SHEET C6 OF 7

SHEET C7 OF 7