

From: Linda Pigeon
To: Development Review
Cc: Chuck Pigeon
Subject: RE: EON Consumer Welfare Mini-Warehouse - Major Site Plan #29416 - Request for Extension
Date: Friday, August 15, 2025 7:30:03 AM
Attachments: image001.png
image002.png
image003.png
image004.png
image005.png

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Kelly:

We are available for the meeting on Monday, 8-18-2025. Thank you.



Linda Pigeon, PE
Professional Engineer
O: (352) 861-7799 | M: (352) 274-5625
925 SE 17th Street, Suite A, Ocala, FL 34474
LPigeon@Ardurra.com | www.ardurra.com

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From: Development Review <DevelopmentReview@marionfl.org>
Sent: Thursday, August 14, 2025 12:50 PM
To: Linda Pigeon <lpigeon@ardurra.com>; Development Review <DevelopmentReview@marionfl.org>
Cc: Chuck Pigeon <cpigeon@ardurra.com>
Subject: RE: EON Consumer Welfare Mini-Warehouse - Major Site Plan #29416 - Request for Extension

Good afternoon,

We are in receipt of your request. Per the LDC, 2.21.4.:

- A. Major Site Plans shall be valid for two years with a one-time extension of one year if requested in writing by the applicant and approved by DRC.

We can place this item on the DRC Agenda for Monday, 8/18/25, if you wish, but someone will need to be in attendance. We do offer attendance via Teams. Please advise of availability for this date.

Thank you,

Kelly

From: Linda Pigeon <lpigeon@ardurra.com>
Sent: Wednesday, July 16, 2025 12:52 PM
To: Development Review <DevelopmentReview@marionfl.org>
Cc: Chuck Pigeon <cpigeon@ardurra.com>
Subject: EON Consumer Welfare Mini-Warehouse - Major Site Plan #29416 - Request for Extension

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On behalf of the owner, we are requesting an extension for one-year from the County for the EON Consumer Welfare Mini-Warehouse – Major Site Plan #29416. Due to personal matters and the current market situation, the owner is unable to start the project by September 2025 and has asked that we request an extension from the County for the project.

If you need any additional information concerning this request, please let me know. Thank you for your consideration.



Linda Pigeon, PE
Professional Engineer
O: (352) 861-7799 | M: (352) 274-5625
925 SE 17th Street, Suite A, Ocala, FL 34474
LPigeon@Ardurra.com | www.ardurra.com

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Marion County Board of County Commissioners

Office of the County Engineer

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

DEVELOPMENT REVIEW PLAN APPLICATION

Date: October 31, 2022

A. PROJECT INFORMATION:

Project Name: EON Consumer Welfare Mini-Warehouse

Parcel Number(s): 23819-001-01 and 02

Section 28 Township 15 Range 21 Land Use IC Zoning Classification Industrial Complex

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

Type of Plan: MAJOR SITE PLAN

Property Acreage _____ Number of Lots _____ Miles of Roads _____

Location of Property with Crossroads _____

Additional information regarding this submittal: _____

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



Engineer:

Firm Name: Pigeon-Ardurra, LLC Contact Name: Chuck Pigeon

Mailing Address: 925 SE 17th Street, Suite A City: Ocala State: FL Zip Code: 34471

Phone # (352) 861-7799 Alternate Phone # _____

Email(s) for contact via ePlans: _____



Surveyor:

Firm Name: Ardurra Group Inc. Contact Name: Gary Milam

Mailing Address: 2182 NE 2nd Street City: Ocala State: FL Zip Code: 34470

Phone # (352) 622-7224 Alternate Phone # _____

Email(s) for contact via ePlans: _____

Property Owner:

Owner: EON Consumer Warehouse, Inc. Contact Name: Momin Ud Dowlah

Mailing Address: 4940 SW 95th Court City: Miami State: FL Zip Code: 33165-6432

Phone # _____ Alternate Phone # _____

Email address: CEO@EONgroup.net.bd

Developer:

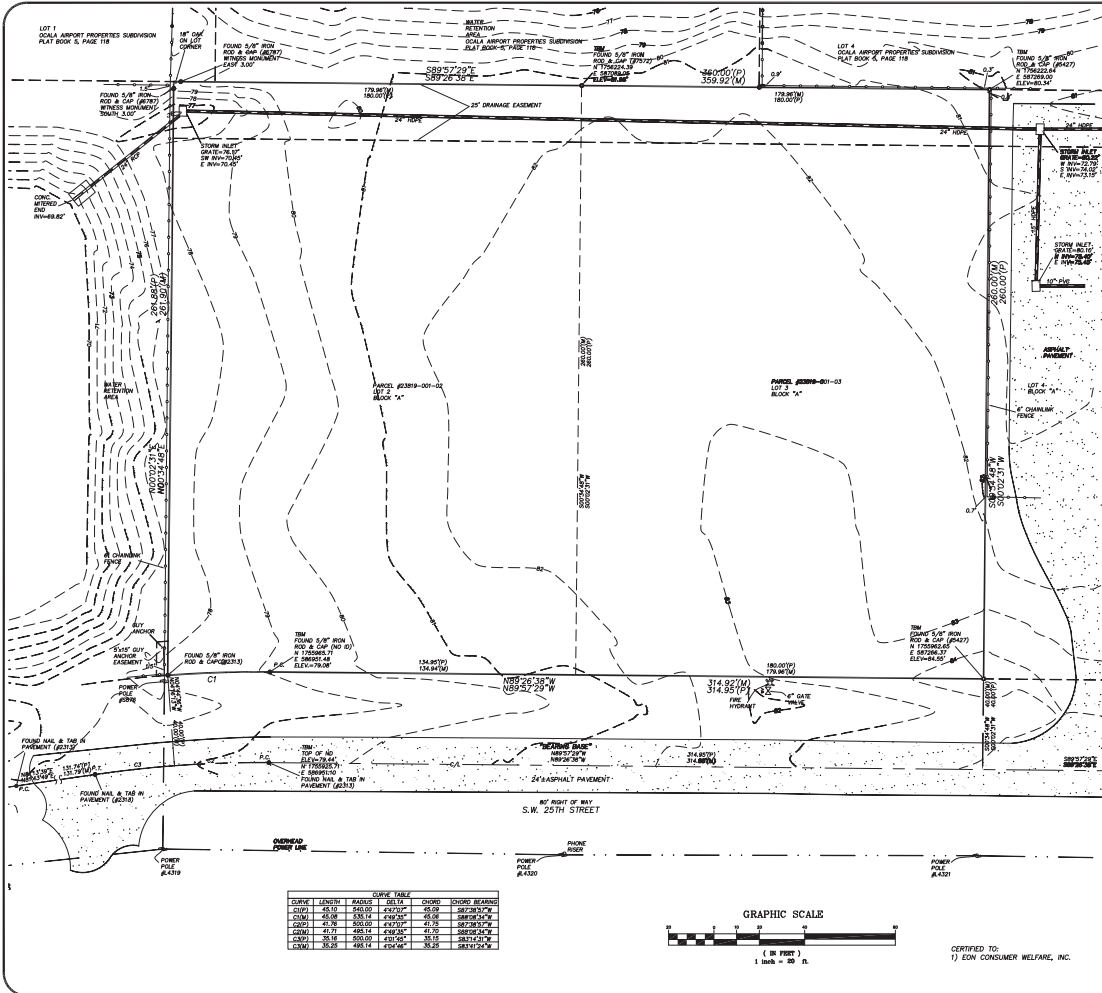
Developer: EON Consumer Warehouse, Inc. Contact Name: Momin Ud Dowlah

Mailing Address: 4940 SW 95th Court City: Miami State: FL Zip Code: 33165-6432

Phone # _____ Alternate Phone # _____

Email address: CEO@EONgroup.net.bd

Revised 6/2021



DESCRIPTION:
LOTS 2 AND 3, BLOCK "A" OF RUNWAY INDUSTRIAL PLAZA, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK "2", PAGE 59, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

NOTES:
1) BEARING BASED ON STATE PLANE COORDINATES ALONG THE CENTERLINE OF S.W. 25TH STREET, BEARING BEING N89°28'38"W.
2) SURVEY BASED ON EXISTING MONUMENTATION OF SUBDIVISION.
3) DESCRIPTION AS PER O.R. BOOK 7736, PAGE 1337.
4) BOUNDARY & TOPOGRAPHIC SURVEY FOR EON CONSUMER WELFARE, INC.
5) LANDS SHOWN HEREON HAVE NOT BEEN ABSTRACTED FOR RIGHT-OF-WAY, EASEMENTS AND/OR OTHER INSTRUMENTS OF RECORD.
6) UNDERGROUND AND OVERHEAD IMPROVEMENTS, IF ANY, WERE NOT LOCATED.
7) LANDS SHOWN HEREON ARE NOT SUBJECT TO THE FLOOD PRONE AREA AS ESTABLISHED BY THE NATIONAL FLOOD INSURANCE PROGRAM COMMUNITY PANEL NUMBER 12000C 0512 E, DATED AUGUST 26, 2006, AND IS CONSIDERED TO BE IN ZONE "X".
8) REPRODUCTIONS OF THIS SURVEY ARE NOT VALID UNLESS SIGNED & SEALED WITH AN EMBOSSED SURVEYOR'S SEAL.
9) THE ACCURACY OF THE SURVEY MEASUREMENTS USED FOR THIS SURVEY MEETS OR EXCEEDS 1 FOOT IN 10,000 FEET.
10) THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE BENEFIT OF THE PARTIES NAMED HEREON, AND SHALL NOT BE DUPLICATED OR REPRODUCED BY ANY OTHER INDIVIDUAL OR ENTITY WITHOUT AUTHORIZATION FROM ARDURA GROUP, INC.
11) FENCES, SYMBOLS, MONUMENTATION, AND UTILITIES SHOWN HEREON MAY BE OBSOLETE FOR PICTORIAL PURPOSES AND MAY NOT BE SHOWN TO SCALE.
12) ELEVATIONS AND STATE PLANE COORDINATES ARE BASED ON THE GPS RTK NETWORK DATUM FROM F.L.S.T. CHANGES AND HAVE BEEN ESTABLISHED ON THIS SITE BY RTK GPS. THE VERTICAL DATUM IS BASED ON NAVD-83 DATUM AND THE HORIZONTAL DATUM IS BASED ON NAD 83 (2011 ADJUSTMENT), FLORIDA ZONE WEST (902).

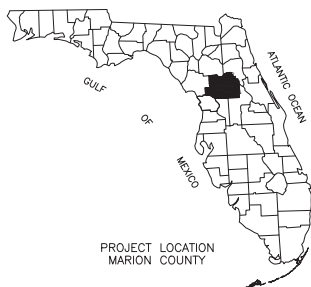
LEGEND:
D = DEGREES WHEN USED IN A BEARING AND/OR ANGLE
M = MINUTES WHEN USED IN A BEARING AND/OR ANGLE
S = SECONDS WHEN USED IN A BEARING AND/OR ANGLE
R/W = RIGHT OF WAY
C/L = CENTERLINE
CONC. = CONCRETE
M = MEASURED DISTANCE OR BEARING
A = PLAT MEASUREMENT
R = CENTRAL ANGLE OF CURVE
R = RADIUS OF CURVE
P.C. = POINT OF CURVATURE
P.T. = POINT OF TANGENCY
P.R.C. = POINT OF REVERSE CURVATURE
P.B.S. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT
TBM = TEMPORARY BENCHMARK
D.U.E. = DRAINAGE & UTILITY EASEMENT
F.F.E. = FINISHED FLOOR ELEVATION
RC = ROW ROAD & C&P
CM = CONC. MONUMENT
B.S. = BUILDING SETBACK
ELEV. = ELEVATION
M&T = MAIL & T&B
INV. = INVERT
CMP = CORRUGATED METAL PIPE
RCP = REINFORCED CONCRETE PIPE
HDP = HIGH DENSITY POLYETHYLENE PIPE
PVC = POLYVINYL CHLORIDE

1. I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION, AND THE PLAT AND DESCRIPTION ABOVE IS A CORRECT REPRESENTATION OF THE LAND SURVEYED AND MEETS THE ESTABLISHED STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 54-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

CERTIFIED TO:
1) EON CONSUMER WELFARE, INC.

GARY L. MILAM P.S.M. #0558 L.B. #2610
ARDURA GROUP, INC.
2182 N.E. 2nd STREET
SUITE 200
ORLANDO, FLORIDA 32801
(407) 622-7224

SHEET NO.		1 of 1	
DATE		8/23/22	
DRAWN BY		RUB	
CHECKED BY		CM	
PROJECT NAME		BOUNDARY & TOPOGRAPHIC SURVEY FOR EON CONSUMER WELFARE, INC.	
PROJECT NO.		22-1559	
JOB NO.		22-1559	
SURVEYOR		GARY L. MILAM	
FIRM		ARDURA GROUP, INC.	
ADDRESS		2182 N.E. 2nd STREET, SUITE 200, ORLANDO, FLORIDA 32801	
PHONE		(407) 622-7224	
FAX		(407) 622-7224	
EMAIL		GARY@ARDURA.COM	



MAJOR SITE PLAN FOR EON CONSUMER WELFARE, INC MARION COUNTY, FLORIDA SECTION 28, TOWNSHIP 15 SOUTH, RANGE 21 EAST

LEGAL DESCRIPTION:

LOTS 2 AND 3, BLOCK "A" OF RUNWAY INDUSTRIAL PLAZA, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK "2", PAGE 59, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

MARION COUNTY
PROJECT No. 2022110065
APPLICATION No. #29416

INDEX OF SHEETS

SHEET NO.	CONTENTS
C-01	COVER SHEET
C-02	GENERAL NOTES
C-03	SWPPP AND CSWMP PLAN
C-04	SWPPP DETAILS AND NOTES
C-05	SITE & GEOMETRY PLAN
C-06	GRADING & DRAINAGE PLAN
C-07	UTILITY PLAN ON-SITE
C-08	UTILITY PLAN OFF-SITE
C-09	DRAINAGE DETAILS
C-10	UTILITY DETAILS
C-11	UTILITY DETAILS AND PROFILE
C-12	LIFT STATION DETAILS
C-13	SITE DETAILS
S-01	BOUNDARY AND TOPOGRAPHIC SURVEY
L001-L003	LANDSCAPE PLANS

PROJECT INFORMATION:

SITE ADDRESS: , OCALA, FL

PROJECT NAME: EON CONSUMER WELFARE, LLC
FUTURE LAND USE DESIGNATION: COMMERCIAL
PROPOSED LAND USE: RETAIL/COMMERCIAL
TOTAL OWNERSHIP AREA: 2.15 ACRES
TOTAL PROJECT AREA: 2.15 ACRES
ZONING: T-28
TAX PARCEL NUMBER: 23819-001-02 AND 03
SETBACKS:
FRONT: 40 FEET
BACK: 25 FEET
SIDE: 10 FEET
MAX. BUILDING HEIGHT: 50 FEET
EXISTING IMPERVIOUS: NONE
TOTAL IMPERVIOUS SURFACE: 70,013 SF 1.61 AC 75%
PROPOSED BUILDINGS: 34,110 SF 0.79 AC 37%
PROPOSED SIDEWALKS: 5,850 SF 0.14 AC 6%
PROPOSED PAVEMENT: 30,034 SF 0.69 AC 32%

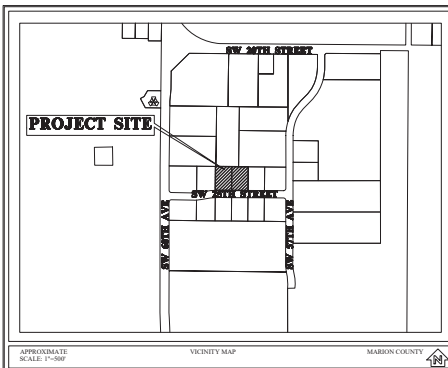
FLOOR AREA RATIO (FAR): 0.70 MAXIMUM
0.79 AC / 2.15 AC = 0.37
GROSS LEASABLE AREA: 34,110 SF

FLOOD ZONE: ZONE "A"
WATER SUPPLY SERVICE: CONNECT TO CITY OF OCALA UTILITIES
SANITARY SEWER SERVICE: CONNECT TO CITY OF OCALA UTILITIES
ELECTRIC: SUMMIT ELECTRIC COOPERATIVE (SECO)
GARBAGE COLLECTION: PRIVATE COLLECTION
CABLE SERVICE: TICO
TRAFFIC ACCESS: CONNECT TO SW 25TH STREET
SPRINGS PROTECTION: THIS PROJECT IS LOCATED IN THE SECONDARY SPRINGS PROTECTION ZONE.

PROJECT WAIVERS:

THE FOLLOWING WAIVERS FROM THE LAND DEVELOPMENT CODE OF MARION COUNTY WERE APPROVED BY THE MARION COUNTY DRC ON AUGUST 14, 2023.

- 6.8.6.K(2)-BUFFERS-APPROVED TO PROVIDE 5-FOOT TYPE E BUFFER WITH WEST PROPERTY WITH COUNTY DRA.
- 6.8.6.K(2)-BUFFERS-APPROVED TO PROVIDE 5-FOOT TYPE E BUFFER WITH NORTH PROPERTY WITH COUNTY DRA.
- 6.11.5.C(1)-DRIVEWAY ACCESS-APPROVE TO PROVIDE 175 FOOT SPACING BETWEEN DRIVEWAYS AS PROPERTY DOES NOT HAVE ENOUGH FRONTAGE TO PROVIDE SPACING AND SECOND DRIVE ALLOWS FOR BETTER ACCESS FOR EMERGENCY VEHICLES.
- 6.8.7.C(2)-LANDING AREA AND VEHICULAR USE AREAS-APPROVED TO INSTALL THREE PALMS IN TDMAL ISLANDS INSTEAD OF CANOPY TREES DUE TO THE PROXIMITY TO THE CANOPY TREES IN FRONT BUFFER.
- 613.B.(7)-STORMWATER CONVEYANCE CRITERIA-APPROVE TO USE 16-INCH DIAMETER PIPES IN STORM SEWER SYSTEM PROPOSED AS SHOWN TO WORK HYDRAULICALLY.



NOTES:

- THIS PROPOSED PROJECT HAS NOT BEEN GRANTED CONCURRENCY APPROVAL AND/OR GRANTED AND/OR RESERVED ANY PUBLIC FACILITY CAPACITIES. FUTURE RIGHTS TO DEVELOP THE PROPERTY ARE SUBJECT TO A DEFERRED CONCURRENCY DETERMINATION, AND FINAL APPROVAL TO DEVELOP THE PROPERTY HAS NOT BEEN OBTAINED. THE COMPLETION OF CONCURRENCY REVIEW AND/OR APPROVAL HAS BEEN DEFERRED TO LATER DEVELOPMENT REVIEW STAGES, SUCH AS, BUT NOT LIMITED TO, BUILDING PERMIT REVIEW.
- CONTRACTOR SHALL CONTACT FLORIDA SUNSHINE ONE-CALL AT 1-800-432-4770 PRIOR TO COMMENCING ANY UNDERGROUND EXCAVATION. THE GENERAL CONTRACTOR IS HEREBY REQUIRED TO CONTACT ALL PERTINENT UTILITY COMPANIES, FIELD VERIFY THE EXACT LOCATION, BOTH HORIZONTAL AND VERTICAL, OF ALL EXISTING UTILITIES WITHIN THE PROJECT BOUNDARY BY DIGGING TEST PITS BY HAND AT ALL UTILITY CROSSINGS WELL IN ADVANCE OF TRENCHING.
- 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.
- BUILDING USE: MINI-WAREHOUSE

OWNER'S CERTIFICATION

I HEREBY CERTIFY THAT I, MY SUCCESSORS AND ASSIGNS SHALL PERPETUALLY MAINTAIN THE IMPROVEMENTS AS SHOWN ON THE APPROVED PLANS AND SPECIFICATIONS HEREIN FOLLOWING COMPLETION OF CONSTRUCTION.

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 EXCEPT AS WAIVED.

CONTACTS

OWNER:
MOMN UD DOWLAH
9039 SE 7TH AVE RD.
OCALA, FL 34460
PHONE (786) 999-3113

CIVIL ENGINEER:
PIGEON-ARDURA, LLC
925 SE 17TH AVE., SUITE A
OCALA, FL 34471
CONTACT: CHUCK A. PIGEON P.E.
PHONE (352) 861-7789

SURVEYOR:
ARDURA GROUP INC
2182 NE 2ND STREET
OCALA, FL 34470
CONTACT: GARY MILAN, P.S.M.
PHONE (352) 622-7224

LANDSCAPE ARCHITECT:
EDK ENVIRONMENTAL
1900 SE 8TH STREET
OCALA, FL 34470
CONTACT: ANDY KESSLERING
PHONE (352) 622-8899



ATTENTION IS DIRECTED TO THE FACT THAT THESE PLANS MAY HAVE BEEN REDUCED IN SIZE BY REPRODUCTION. THIS MUST BE CONSIDERED WHEN OBTAINING SCALED DATA.

MOMN UD DOWLAH
EON CONSUMER WELFARE, INC.

DATE SIGNED: _____

CHUCK A. PIGEON
PROFESSIONAL ENGINEER NO. 37338
STATE OF FLORIDA

DATE SIGNED: _____

LEGEND:

	1 = MEAS. POINT		TRK = SECTION
	2 = CROSS SECTION POINT		TRK = TURNING POINT
	3 = MEAS. POINT		STW = NAME OF STW
	4 = MEAS. POINT		STW = SECTION NO. SECTION
	5 = MEAS. POINT		PA = POLYLINE
	6 = MEAS. POINT		LA = SQUARE FEET
	7 = MEAS. POINT		PA = POLYLINE ACTIVES IN
	8 = MEAS. POINT		PL = PLANE OF SECTION
	9 = MEAS. POINT		PL = PLANE OF SECTION
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	56 = MEAS. POINT		PL = PLANE OF SECTION
	57 = MEAS. POINT		PL = PLANE OF SECTION
	58 = MEAS. POINT		PL = PLANE OF SECTION

THE CONTRACTOR SHALL REFER TO AND AIDE BY ALL PERMIT DOCUMENTS AND TO ANY ADDITIONAL REGULATIONS OR ADMINISTRATIVE DIRECTIONS FOR ANY ADDITIONAL REQUIREMENTS OF SAID AGENCIES.

ANY DEVIATION FROM THESE PLANS REQUIRES PRIOR WRITTEN APPROVAL FROM THE PERSONAL ENGINEER OF RECORD AND, IF APPLICABLE, FROM MAJOR COUNTY.

THE GENERAL CONTRACTOR FOR THIS PROJECT IS HEREBY REQUESTED, AS PART OF THE BIDDING PROCESS, TO CONDUCT A VISUAL SURVEY AND STUDY OF THE CORRELATION FROM SITE TO BIDDING & CONSTRUCTION.

THE GENERAL CONTRACTOR IS HEREBY REQUESTED TO IMPLEMENT SITE SAFETY MEASURES TO PROTECT THE ADJACENT PROPERTY.

CONTRACTOR SHALL CONTACT FLORENCE SUNSHINE ONE-CALL, AT 800-451-7233, TO LOCATE ALL UTILITIES. THE GENERAL CONTRACTOR IS HEREBY REQUESTED TO CONTACT ALL PERTINENT UTILITIES TO LOCATE ALL UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES WITHIN THE PROJECT BOUNDARY BY DIRECT MEASUREMENT BY HAND AT ALL UTILITY CROSSINGS WELL IN ADVANCE OF TRENCHING.

CONSTRUCTION SHALL COMMENCE ONLY AFTER APPROVAL OF ALL APPLICABLE PERMITS AND ORDINANCES WITHIN THE JURISDICTION OF THE FOLLOWING AGENCIES: REGULATORY / MUNICIPAL AGENCIES:

- MAJORITY COUNTY, FLORIDA
- SOUTHWEST FLORIDA REGIONAL MANAGEMENT DISTRICT
- FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION
- FLORIDA DEPARTMENT OF TRANSPORTATION
- FLORIDA DEPARTMENT OF TRANSPORTATION

THE CONTRACTOR SHALL OBTAIN ALL PERMITS AS PER THE NATIONAL FLOOD INSURANCE RATE MAP. PANE NO. 1203030012E DATED APRIL 19, 2017.

ALL CONSTRUCTION COVERED BY THESE PLANS SHALL COMPLY WITH THE MATERIAL REQUIREMENTS AND QUALITY CONTROL STANDARDS CONTAINED IN THE MAJORITY COUNTY LAND DEVELOPMENT CODE, AND THE PROJECT SPECIFICATIONS.

THE CONTRACTOR SHALL IMMEDIATELY CONTACT PROJECT ENGINEER, PRIOR TO ANY CONSTRUCTION, IF ANY DISCREPANCY OR CONFLICTING INFORMATION IS DISCOVERED.

THE CONTRACTOR SHALL COORDINATE ON-SITE WORK UTILITY ACCESS AND EGRESS WITH THE MAJORITY COUNTY. CONSTRUCTION OF THE PROJECT SHALL BE WORK AT THE PROPOSED PROJECT SITE CAN COMMENCE IN HARMONY WITH THE MAJORITY COUNTY.

- CLEARING NOTES:
1. REFERENCE LOCAL CODE FOR NATIVE VEGETATION REQUIREMENTS. CLEARING SHALL EXTEND ONLY TO THE LIMITS IDENTIFIED ON THE PLANS. TREES DURING REMOVAL SHALL BE SAVED, IF APPLICABLE AND WITHIN THE CLEARING LIMITS OF THE CONSTRUCTION LIMITS SHALL BE IDENTIFIED AND PROTECTED PRIOR TO AND DURING CLEARING.
 2. ALL EXOTIC VEGETATION AS DEFINED BY LOCAL CODE SHALL BE REMOVED FROM THE SITE CONSTRUCTION LIMITS. THE SITE SHALL BE MAINTAINED EXOTIC FREE DURING CONSTRUCTION.
 3. THE CONTRACTOR SHALL DISPOSE OF ALL CLEARED AND GRUBBED MATERIALS

1. EXISTING DRAINAGE STRUCTURES WITHIN CONSTRUCTION LIMITS SHALL REMAIN UNLESS OTHERWISE NOTED, IF APPLICABLE.

2. GAS, POWER, PHONE AND CABLE TELEVISION UTILITIES TO BE ADJUSTED, REMOVED AND/OR INSTALLED BY OTHERS. CONTRACTOR SHALL COORDINATE WITH EACH AGENCY FOR THE UTILITIES TO BE ADJUSTED OR ALTERED TO FACILITATE SITE AND SWALE GRADING REQUIREMENTS.

3. ANY PUBLIC LAND CORNER WITHIN THE LIMITS OF CONSTRUCTION ARE TO BE PROTECTED. IF A CORNER MONUMENT, POST OR OTHER IDENTIFICATION IS IN DANGER OF BEING DESTROYED, AND HAS NOT BEEN PROPERLY REFERENCED, THE CONTRACTOR SHALL EMPLOY THE SERVICES OF A PROFESSIONAL SURVEYOR TO REESTABLISH THE MONUMENT AND REFERENCES AND PROPERLY NOTIFY LOCAL PUBLIC AGENCIES AND FILE ALL RECORDS.

2. THE BOUNDARY AND TOPOGRAPHIC SURVEY UPON WHICH THESE PLANS ARE BASED WAS PREPARED BY ARDURRA GROUP, INC. PROJECT NO. 514.01, FILE NO. 22-1558, DATED AUGUST 23, 2022. ELEVATIONS AND STATE PLANE COORDINATES ARE BASED ON THE GPS RTK NETWORK DATUM FROM F.D.O.T. DATABASE AND HAVE BEEN ESTABLISHED ON THIS SITE BY RTK GPS. THE VERTICAL DATUM IS BASED ON NAVD-88 DATUM AND THE HORIZONTAL DATUM IS BASED ON NAD 83 (2011 ADJUSTMENT), FLORIDA ZONE WEST (902).

24. THE CONTRACTOR SHALL BE RESPONSIBLE TO REVIEW THE SITE TO DETERMINE EXISTING CONDITIONS. ANYTHING NOT COVERED IN THE CONTRACT DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE AND SHALL NOT CONSTITUTE AN EXTRA, UNLESS APPROVED IN WRITING BY THE OWNER.

Pigeon-Ardurra, LLC
 CIVIL ENGINEERS • PLANNERS
 10000 N. 10th Ave., Suite 100
 Phoenix, AZ 85020
 Phone: (602) 998-8800
 Fax: (602) 998-8801
 Email: info@pigeon-ardurra.com

SCALE: NO SCALE
DATE: 05.31.2023
CHECKED: CAP
DRAWN: LPT

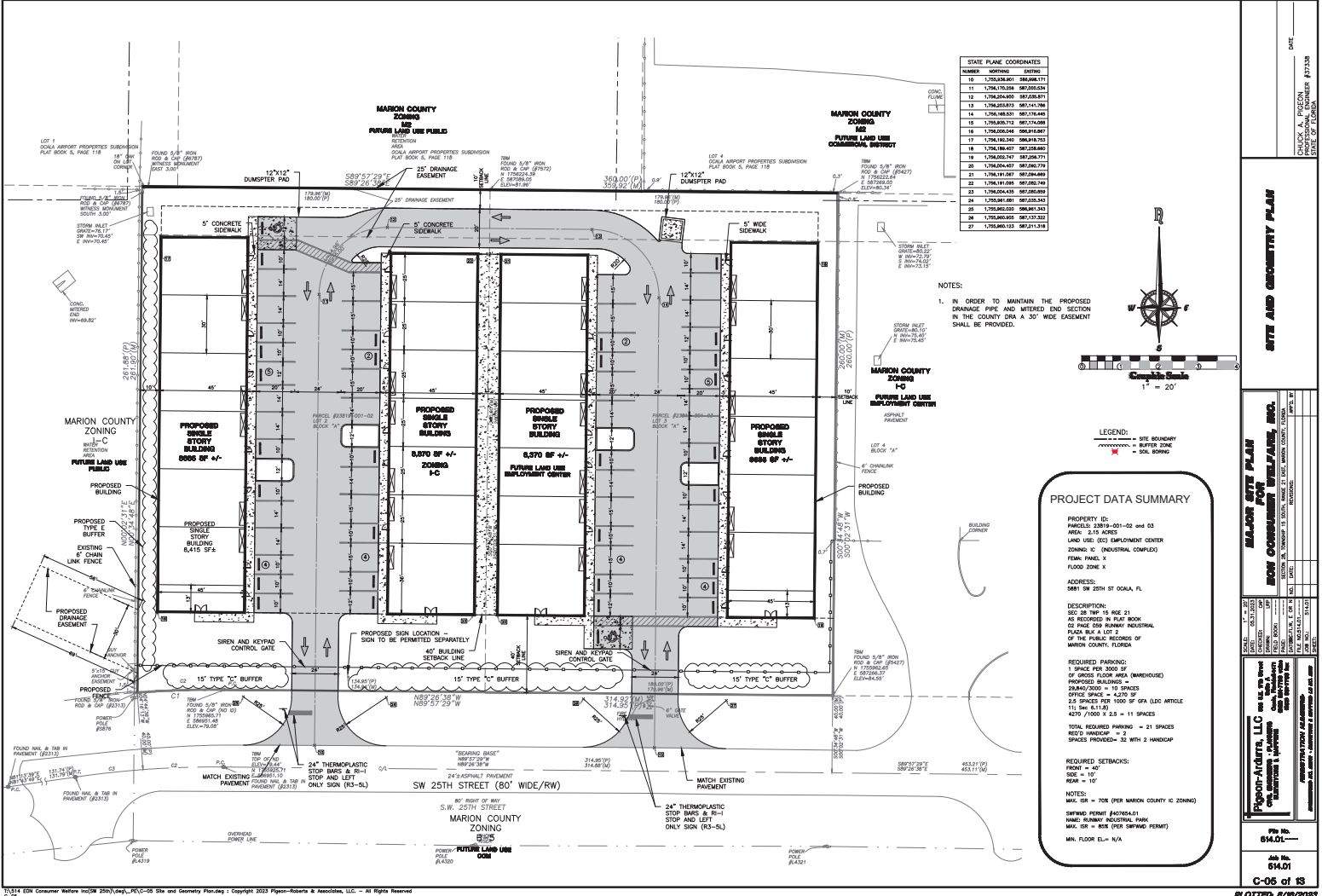
MAJOR SITE PLAN FOR
IRON CONSUMER WELFARE, INC.

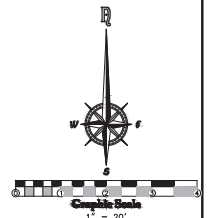
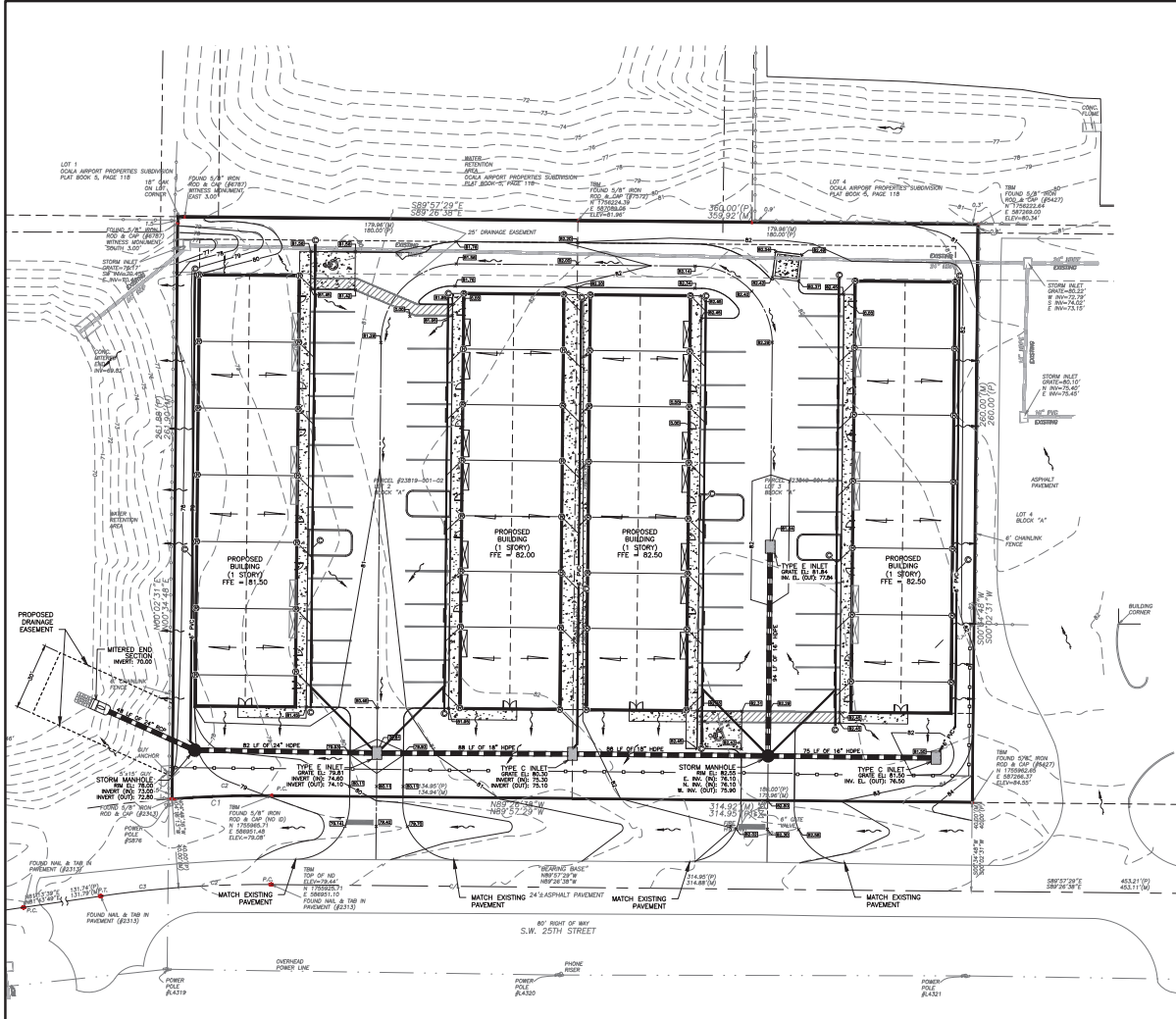


1. REFER TO SHEET C-04 FOR SWPPP DETAILS AND NOTES.

C-03 of 13

MINIMUM REQUIRED VISIBILITY STANDARD FOR MAJOR PRINTS & COPIES





KEY NOTES

- 1 TYPE D CURB
- 2 ROOF DRAIN DOWNSPOUT (TYPICAL)
- 3 CONCRETE FLUME (SEE DETAIL SHEET C-12)

LEGEND:

- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- PROPOSED CONTOUR
- PROPOSED SPOT ELEVATIONS
- TOP OF GROUND / EDGE OF PAVEMENT
- CHANNELLED FLOW DIRECTION
- RUNOFF FLOW DIRECTION
- EXISTING RUILTS AND PIPES
- PROPOSED RUILTS AND PIPES
- MITERED END SECTION AND RIP-404
- CLEANOUTS
- ROOF DRAINS
- SOIL BORINGS
- TREES TO BE REMOVED
- ROOF DRAIN DIRECTION
- WATERSHEDLINE

MAJOR SITE PLAN

ROOF DRAIN DOWNSPOUT (TYPICAL)

NO.	DATE	REVISION
1	01/11/2023	ISSUED FOR PERMIT
2	01/11/2023	ISSUED FOR PERMIT
3	01/11/2023	ISSUED FOR PERMIT
4	01/11/2023	ISSUED FOR PERMIT
5	01/11/2023	ISSUED FOR PERMIT
6	01/11/2023	ISSUED FOR PERMIT
7	01/11/2023	ISSUED FOR PERMIT
8	01/11/2023	ISSUED FOR PERMIT
9	01/11/2023	ISSUED FOR PERMIT
10	01/11/2023	ISSUED FOR PERMIT

08 of 18

PLOTTED: 08/10/2023



- | | |
|----|---|
| 13 | GRINDER PUMP STATION, SEE DETAIL ON SHEET C-11 |
| 14 | 3" PVC ASTM A-2241 SDR 21 FORCEMAIN |
| 15 | 1" GATE VALVE AND BOX ASSEMBLY |
| 16 | HOSE END BACKFLOW PREVENTER AT LIFT STATION, SEE DETAIL ON SHEET C-11 |
| 17 | PROPOSED CONTROL PANEL, SEE DETAIL ON SHEET C-11 |
| 18 | FORCEMAIN TIE-IN TO EXISTING MH, SEE DETAIL ON SHEET C-10 |
| 19 | ASPHALT TRCH WIDTH REPLACEMENT, SEE DETAIL ON SHEET C-09 |
| 20 | 3" PVC (SCH 80) 45 DEGREE BEND |
| 21 | WATER SERVICE PIPING PRIOR TO WATER METER BOX IS 2" PE PIPING |
| 22 | IRRIGATION 1" WATER SERVICE, 1/2" METER, CONTRACTOR INSTALLED, SEE DETAIL ON SHEET C-09 |
| 23 | 4" PVC C-90 (DR18) W/ RESTRAINTS |
| 24 | 3" PVC (SCH 80) 90 DEGREE BEND W/ 4" x 3" REDUCER |

[illegible]

1. **SANITARY GROUND WATER** SHALL BE **PVC 4" HD 40-200**. DO NOT USE UNLESS OTHERWISE SPECIFIED IN THE CONTRACT DOCUMENTS. **ALL** SANITARY GROUND WATER SHALL BE **THE** **PROVIDED** **CONNECTION** **TO** **THE** **SEWAGE** **AND** **WASTE** **WATER** **SYSTEM** **AND** **FLUSH** **THE** **WATER** **AND** **EXTEND** **THE** **SEWER** **LINE** **UNDER** **THE** **PROJECT** **LOT**.

2. **SEWER** **LINE** **UNDER** **THE** **PROJECT** **LOT** SHALL BE **PVC 4" HD 40-200** **PER** **FOOT** **UNLESS** **NOTED** **OTHERWISE**.

3. **SEWER** **LINE** **UNDER** **THE** **PROJECT** **LOT** SHALL BE **PVC 4" HD 40-200** **PER** **FOOT** **UNLESS** **NOTED** **OTHERWISE**. **ALL** **FORWARDING** **SHALL** **BE** **THE** **PROVIDED** **CONNECTION** **TO** **THE** **SEWAGE** **AND** **WASTE** **WATER** **SYSTEM** **AND** **FLUSH** **THE** **WATER** **AND** **EXTEND** **THE** **SEWER** **LINE** **UNDER** **THE** **PROJECT** **LOT**.

4. **CONTRACTOR** **AND** **OWNER** **TO** **SUBSTITUTE** **DIRECTIONS** **BOOK** **FOR** **OPEN** **CUT** **3"** **FORWARDS**.

5. **CONTRACTOR** **AND** **OWNER** **TO** **SUBSTITUTE** **DIRECTIONS** **BOOK** **FOR** **OPEN** **CUT** **3"** **FORWARDS**.

6. **CONTRACTOR** **AND** **OWNER** **TO** **SUBSTITUTE** **DIRECTIONS** **BOOK** **FOR** **OPEN** **CUT** **3"** **FORWARDS**.

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33. **CONTRACTOR** **AND** **OWNER** **TO** **SUBSTITUTE** **DIRECTIONS** **BOOK** **FOR** **OPEN** **CUT** **3"** **FORWARDS**.

34. **CONTRACTOR** **AND** **OWNER** **TO** **SUBSTITUTE** **DIRECTIONS** **BOOK** **FOR** **OPEN** **CUT** **3"** **FORWARDS**.

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38. **CONTRACTOR** **AND** **OWNER** **TO** **SUBSTITUTE** **DIRECTIONS** **BOOK** **FOR** **OPEN** **CUT** **3"** **FORWARDS**.

39. **CONTRACTOR** **AND** **OWNER** **TO** **SUBSTITUTE** **DIRECTIONS** **BOOK** **FOR** **OPEN** **CUT** **3"</**

1. SEE SHEET C-8 FOR GRADING AND DRAINAGE INFORMATION.
2. STORM SEWER MAIN DETAILS AND MATERIAL SPECIFICATIONS SHALL BE ADVANCED DRAINAGE SYSTEMS, INC. OR APPROVED EQUAL.
3. PVC ASTM 3034, SDR 35 AND PVC FITTINGS MAY BE SUBSTITUTED FOR ADS DRAIN PIPE.
4. STORM SEWER SHALL BE SLOPED AT A MINIMUM 0.5% REFER TO GRADING AND DRAINAGE PLAN.
5. MINIMUM DEPTH OF COVER OVER STORM SEWER PIPE SHALL BE 24" INCHES, UNLESS NOTED OTHERWISE.

1. GAS SERVICE INSTALLATION SHALL BE COORDINATED WITH THE LOCAL GAS UTILITY AND THE OWNER TO PROVIDE GAS SERVICE TO EACH REQUIRED UNIT, (IF APPLICABLE)

FIRE NOTES:

1. FIRE LINE SHALL BE IN ACCORDANCE WITH NFPA 24 AND SHALL BE PRESSURE TESTED AT A MINIMUM OF 200 PSI FOR A MINIMUM OF 2 HOURS.



100 = EXISTING MAJOR CONTOUR
101 = EXISTING MINOR CONTOUR
102 = PROPOSED CONTOUR
103 = PROPOSED ELEVATIONS
104 = PROPOSED WATER MAIN
105 = PROPOSED FORCEMAIN
106 = PROPOSED SANITARY SEWER
107 = FIRE HYDRANTS
108 = VALVES
109 = PROPOSED SANITARY CLEANOUT
110 = PROPOSED SANITARY MANHOLE
111 = PROPOSED WATER METER
112 = PROPOSED RPZ BACKFLOW PREVENTER

1	RELOCATE EXISTING FIRE HYDRANT ASSEMBLY, SEE DETAIL ON SHEET C-09
2	4" COMMERCIAL SERVICE W/ CLEANOUTS, SEE DETAIL ON SHEET C-11
3	6" DETECTOR CHECK VALVE ASSEMBLY WITH ISOLATION VALVES AND ISOLATION PLUGS, SEE DETAIL ON SHEET C-09
4	2" PVC (SCH 80) 90 DEGREE BEND
5	6" PVC (SCH 80) 45 DEGREE W/ RESTRANITS
6	2" GATE VALVE AND BOX ASSEMBLY, SEE DETAIL ON SHEET C-09
7	2" PVC (SCH 80) 90 DEGREE BEND
8	2" PVC (SCH 80) TEE
9	6" X 10" T&P SADDLE FOR WATER SERVICE
10	2" X 3" PVC (SCH 80) REDUCER
11	INDIVIDUAL UNIT - WATER SERVICE, 1" METER, CONTRACTOR INSTALLED, SEE DETAIL ON SHEET C-09
12	4" GATE VALVE AND BOX ASSEMBLY, SEE DETAIL ON SHEET C-09
13	GRINDER PUMP STATION, SEE DETAIL ON SHEET C-11
14	3" PVC ASTM D-2241 SDR 21 FOREMAN
15	1" GATE VALVE AND BOX ASSEMBLY
16	HOSEBIE & BACKFLOW PREVENTER, SEE DETAIL ON SHEET C-11
17	PROPOSED CONCRETE PLANK, LIFT ON SHEET C-11
18	FOREMAN IN IN TO EXISTING IN, COAT, SEE DETAIL ON SHEET C-10
19	ASPHALT TRENCH WITH REPLACEMENT, SEE DETAIL ON SHEET C-09
20	3" PVC (SCH 80) 45 DEGREE BEND
21	WATER SERVICE PIPING FROM WATER METER BOX TO PE PIPING
22	IRRIGATION / WATER SERVICE, 1" METER, CONTRACTOR INSTALLED, SEE DETAIL ON SHEET C-09
23	4" PVC (SCH 80) 90 DEGREE W/ RESTRANITS
24	4"X6" (SCH 80) 90 DEGREE W/ 4" X 2" REDUCER

[illegible]

1. SANITARY GRAVITY SEWER MAINS SHALL BE PVC ASTM D-3034, SDR 26 UNLESS OTHERWISE SPECIFIED IN THE PROJECT SPECIFICATIONS OR CONSTRUCTION PRACTICES.

2. MANHOLE GIVEN ARE AT THE PIPE CONNECTION OF THE STRUCTURES.

3. AFTER COMPLETION THE CONTRACTOR SHALL CLEAN ALL DEBRIS FROM SEPTIC TANK AND LINE AND FLUSH NEW AND EXISTING SEWER LINES WITHIN THE PROJECT LIMITS.

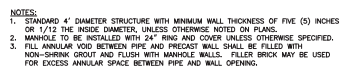
4. SANITARY SEWER SHALL BE LAYED AT A MINIMUM 0.25 inch PER FOOT (2%) UNLESS NOTED OTHERWISE.

5. PIPE LENGTHS ARE CALCULATED FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE.

6. SANITARY SEWER FORCEMAINS SHALL BE PVC ASTM D-2241, SDR-21 UNLESS OTHERWISE SPECIFIED. ALL FORCEMAINS SHALL BE PRESSURE TESTED AT MINIMUM PRESSURE OF 100 PSI FOR TWO (2) CONSECUTIVE HOURS.

7. CONSTRUCTION WAS OPTION TO NOT SUBSTITUTE DIRECTIONAL BORING FOR CUT PIPE FORCEMAINS.

8. DISPOSED PRINCEP PLUMP STATION, SEE SHEET C-3.



**STANDARD PRE-CAST STORM MANHOLE
FOR DEPTHS 5 FEET OR LESS**

NOT TO SCALE



CONCRETE MITERED END SECTION

NOT TO SCALE



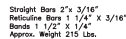
NOTES:
SEE INDEX NO. 425-001,
SH. 4 & 5 FOR REINF. MOD.
FOR DEPTHS 13' TO 15'

SECTION

Recommended Maximum Pipe Size:
3'-0" Wall-24" Pipe
4'-6" Wall-42" Pipe

TYPE 'E' INLET
NOT TO SCALE

NOT TO SCALE



Straight Bars 2"x 3/16"
Reticuline Bars 1 1/4" X 3/16"
Bands 1 1/2" X 1/4"
Approx. Weight 215 Lbs.



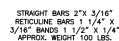
PLAN



SECTION

RECOMMENDED MAXIMUM PIPE SIZE:
2'-0" WALL-18" PIPE
3'-1" WALL-24" PIPE

NOTES:
SEE INDEX NO. 425-001, SH. 4 & 5
FOR REINF. MOD. FOR DEPTHS 13' TO
15'



STRAIGHT BARS 2" X 3/16"
RETICULINE BARS 1 1/4" X
3/16" BANDS 1 1/2" X 1/4"
APPROX. WEIGHT 100 LBS.

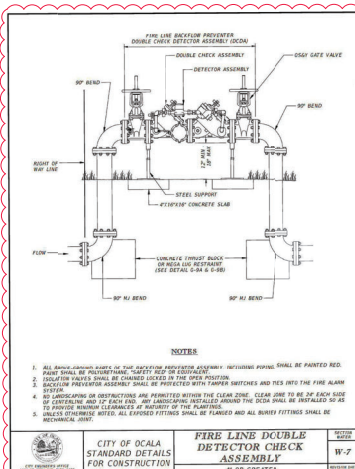
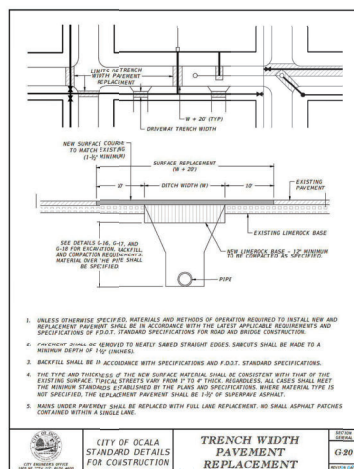
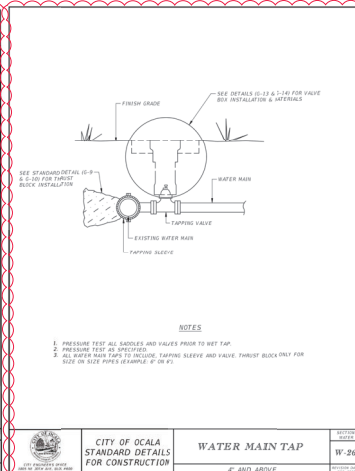
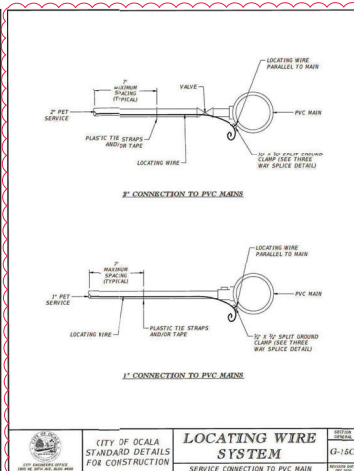
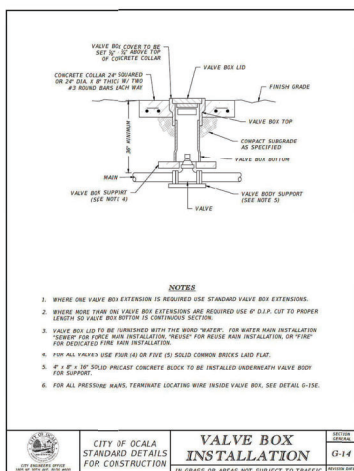
NOTE: REFER TO FDOT INDEX
425-052 & 425-001.

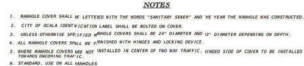
PROVIDE REQUIRED CHAIN(S) AND
SECURITY OF GRATE

TYPE 'C' INLET

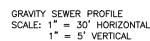
NOT TO SCALE

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FORCEMAIN TIEIN TO EXISTING MANHOLE

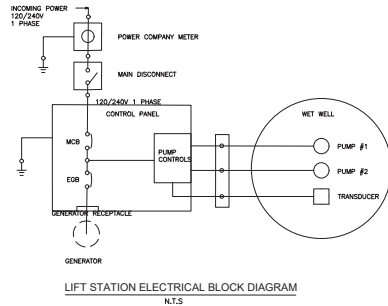


1. MINIMUM WALL THICKNESS SHALL BE FIVE INCHES (5") OR 1/12 THE INSIDE DIAMETER, WHICHEVER IS GREATER.
2. THE INTERIOR, INTERIOR JOINTS AND GROUDED AREAS SHALL BE COATED AS SPECIFIED. WHERE FORCE MAINS ARE TO BE CONNECTED OR THE MANHOLE IS IMMEDIATELY UPSTREAM FROM THE WET WELL THE COMPLETE INSIDE OF THE MANHOLE SHALL BE LINED AS SHOWN AND SPECIFIED.
3. MANHOLES SHALL BE FURNISHED WITH FACTORY INSTALLED BOOTS TO CONNECT SEWER PIPES TO MANHOLES.
4. MANHOLE TO BE INSTALLED WITH 24" HANGING RING AND COVER.
5. FULL ANNUAL VISIT BETWEEN PIPE AND RUBBER BOOT WITH GROUT AND FLUSH WITH MANHOLE WALL.
6. LINERWORK WILL BE PLACED AROUND RING & COVER TO BOTTOM OF ASPHALT.
7. EACH MANHOLE INSTALLED SHALL HAVE ONE COMPACTION DENSITY TEST AS SPECIFIED.

NOTES

7. ALL CLEANOUTS ON SITE NEED TO HAVE CONCRETE PADS

 <p>CITY OF OCALA CITY ENGINEER'S OFFICE 1000 N. GULF AVENUE, SUITE 200 OCALA, FL 32668</p>	<p>CITY OF OCALA STANDARD DETAILS FOR CONSTRUCTION</p>	<p>COMMERCIAL SEWER CLEANOUT</p>	<p>SECTION SS- REVISIONS</p>
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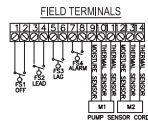


PUMP DATA TABLE	
PUMP MANUFACTURER	KEEN
PUMP MODEL	KFG 2
IMPELLER DIAMETER	4.75 IN.
PUMP DESIGN CAPACITY	40 GPM
PUMP DESIGN TDH	27 FT.
SECONDARY CAPACITY	GPM
SECONDARY TDH	FT.
HORSEPOWER	2 HP.
VOLTAGE	230 V.
PHASE	1 PH.
DISCHARGE SIZE	1-1/4 IN.
NOTES:	

ELEVATIONS	
A TOP OF WET WELL	80.00
B INLET INVERT	74.50
C HIGH WATER ALARM	74.00
D LAG PUMP ON	73.50
E LEAD PUMP ON	73.00
F PUMP OFF	71.50
G BOTTOM OF WET WELL	70.00

4 FT WETWELL DIAMETER
FDEP REQUIREMENTS
PROVIDE 1" WATER LINE WITH A 1" RPS.
ALL ELECTRICAL PANELS SHALL BE ABOVE THE 100 YEAR FLOOD ELEVATION.

ELECTRICAL
INCOMING POWER: 240 V 1 Ø
(CONTRACTOR TO VERIFY)



LEGEND

ABBV.	DESCRIPTION
ENC	ENCLOSURE, POLYCARBONATE, NEMA 4X
MCB	MAIN CIRCUIT BREAKER
ECB	EMERGENCY CIRCUIT BREAKER
PCB-2	PUMP CIRCUIT BREAKER
CCB	CONTROL CIRCUIT BREAKER
QCB	QFI CIRCUIT BREAKER
QCB	QFI CIRCUIT BREAKER
QFI	QFI RECEPTACLE
AL	ALARM LIGHT
ASB	ALARM SILENCE BUTTON
CPM	SEAL FAIL MODULE
HGA	HAND OFF AUTO SWITCH
EL	PUMP LIGHT, GREEN
ETM	ELAPSED TIME METER

PANEL NOTES

- ALL PANELS SHALL BE UL LISTED AND CONFORM TO FLORIDA DEP 62-604
- EXTENDING TO THE CONTROL PANEL
- PHASE OR VOLTAGE MONITOR SHALL BE PROVIDED IN CONTROL PANEL
- ALL PANELS, WET WELL, VALVE BOX, AND ACCESS DOORS SHALL HAVE LOCKABLE MECHANISMS. CONTRACTOR TO PROVIDE KEYS TO LOCKS.
- POST UNBROKEN SIGN MADE OF DURABLE WEATHER RESISTANT MATERIAL WITH THE FOLLOWING:
- IN CASE OF EMERGENCY CONTACT:
- FLIGHT SWITCHES SHALL BE UL LISTED.
- PUMP FAIL DETECTION

GENERAL NOTES

PUMPS SHALL BE OF THE SUBMERSIBLE TYPE MANUFACTURED BY HERRMANN OR KEEN. EACH PUMP SHALL BE MOUNTED ON A 10" RAIL SYSTEM. THE RAIL SYSTEM SHALL BE SELF ENGAGING RESULTING IN A LEAKPROOF COUPLING. THE RAIL SYSTEM SHALL INCLUDE THE BASE ELIM, DISCHARGE PUMP ASSEMBLY, 1/2" DIA. SLIDE RAIL, 1/2" DIA. UPPER SLIDE BRACKET, 1/2" DIA. UPPER RAIL, AND CABLE, AND A 3/4" DIA. 316SS CABLE HOLDER. THE RAIL SYSTEM SHALL BE MOUNTED AND PRE-PIPED BY THE PUMP SUPPLIER.

PUMP CONSTRUCTION
THE PUMP, IMPELLER, MOTOR AND SEAL HOUSING SHALL BE CONSTRUCTED OF CAST IRON. ALL EXTERNAL FASTENERS SHALL BE SERIES 303 STAINLESS STEEL. THE PUMP SHAFT SHALL BE CONSTRUCTED OF SERIES 316 STAINLESS STEEL.

IMPELLER
THE IMPELLER SHALL BE OF MULTI-VANE, SEMI-OPEN CONSTRUCTION. THE IMPELLER SHALL BE STATIONARY AND HYDRAULICALLY BALANCED.

CUTTERS
A CUTTER ASSEMBLY SHALL BE MOUNTED ON THE SUCTION SIDE OF THE PUMP WITH DIRECT DISCHARGE INTO THE PUMP IMPELLER. THE CUTTER SHALL BE CAPABLE OF GRINDING MATERIALS FOUND IN NORMAL DOMESTIC SEWAGE. BOTH THE STATIONARY AND ROTATING CUTTERS SHALL BE CONSTRUCTED OF HARDENED STEEL.

MOTOR
THE MOTOR SHALL BE MOUNTED IN A SEALED, SUBMERSIBLE TYPE HOUSING. THE MOTOR SHALL BE SECURELY HELD IN PLACE WITH A REMOVABLE END RING AND THREADED FASTENERS FOR EASE OF REMOVAL WITHOUT THE USE OF HEAT OR A PRESS. THE MOTOR WILL HAVE TWO 1/2" DIA. 316SS RAIL ENDINGS (ONE UPPER (DRAG) AND ONE LOWER (THROST) TO SUPPORT THE SHAFT. THE MOTOR SHALL BE EQUIPPED WITH A WINDING THERMISTAT THAT IS WIRED TO SHUT THE MOTOR OFF IN CASE OF MOTOR OVERHEATING.

SEAL CHAMBER
THE PUMP SHALL HAVE TWO MECHANICAL SEALS MOUNTED IN TANDER WITH AN OIL CHAMBER BETWEEN THE SEALS. THE PUMP SHALL BE EQUIPPED WITH A SEAL LEAK DETECTION PROBE AND WARNING SYSTEM BY USING A SEAL FAILURE SENSOR INSTALLED IN THE SEAL CHAMBER.

WET WELL
THE PUMP SUPPLIER SHALL PROVIDE THE WET WELL. THE WET WELL SHALL BE GLASS FIBER-REINFORCED POLYESTER BIRN SHALL BE CONSTRUCTED OF A COMMERICAL GRADE OF GLASS FIBER AND SHALL BE PROVIDED WITH FILLET AND AN ANTI-FLOTATION RING WITH A MINIMUM DIAMETER OF THREE TIMES LARGER THAN THE WET WELL DIAMETER. THE RAIL SYSTEM, IMPELLER, PUMP AND DISCHARGE CONNECTIONS SHALL BE PRE-INSTALLED BY THE PUMP SUPPLIER.

WETWELL COVER
THE WETWELL COVER SHALL BE 2 1/2" THICK TO ALLOW FOR MAXIMUM ACCESS TO THE WET WELL. THE WETWELL COVER SHALL BE ALUMINUM WITH STAINLESS STEEL HARDWARE (NUTS FOR 300 PIP OR GREATER). THE WETWELL COVER SHALL INCLUDE A SHADE OR DUAL LOCK OF DIMENSIONS SPECIFIED BY THE PUMP MANUFACTURER FOR PROPER PUMP CLEARANCE. THE COVER SHALL BE MANUFACTURED BY US FABRICATION, MILLING, OR ETC.

VALVE BOX
THE VALVE BOX SHALL BE FIBERGLASS WITH ALUMINUM LOCKABLE COVER. STANDARD SIZE VALVE BOX IS 24"X30"X15".

VALVES
VALVES SHALL BE SERVO SWING CHECK WITH CLEAN-OUT PORTS AND BIRNS GATE VALVES.

FLUENTS
FLUENTS SHALL BE ANCHOR SCIENTIFIC ROTO-FLUENTS OR EQUAL.

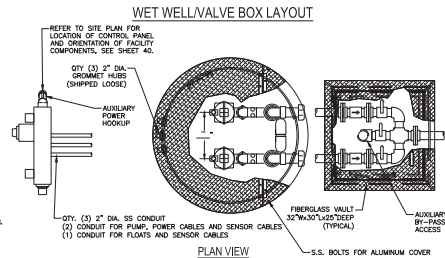
CONTROLS
THE CONTROL PANEL SHALL BE UL LISTED. ENCLOSURE SHALL BE PROVIDED IN 4X POLYCARBONATE. THE PANEL SHALL INCLUDE AN ALTERNATING CURRENT SENSITIVE (CAPS) AND ANCHOR. MAIN CIRCUIT BREAKER, GENERATOR RECEPTACLE, HIGH LEVEL ALARM LIGHT AND HORN, ELAPSED TIME METER, VOLTAGE OR PHASE MONITOR, SEAL FAILURE AND OVERLOAD SENSORS. THE LIGHTING ARRESTOR SHALL BE PROVIDED BY SUPPLIER AND INSTALLED BY CONTRACTOR.

ELECTRICAL
ALL ELECTRICAL WORK SHALL BE IN ACCORDANCE WITH LOCAL CODES.

SUPPLIES
PUMP SUPPLIER SHALL PROVIDE SUBMERSIBLE PUMPS, SLIDE RAIL ASSEMBLY, FIBERGLASS BIRN AND VALVE BOX, CONTROL PANEL, PUMP IMPELLER, ALUMINUM HOUSING AND ACCESSORIES TO INSURE PROPER OPERATIONS AND MAINTENANCE. THE COMPLETE PUMP/RAIL PUMPING STATION SHALL HAVE PUMP BASES, RAIL ASSEMBLY, AND DISCHARGE PIPING ASSEMBLY BY SUPPLIER READY FOR FIELD INSTALLATION.

PUMP PROHIBIT
PUMP PROHIBIT SHALL BE SUPPLIED BY BARNETT'S PUMPS INC. OR ENGINEER APPROVED EQUAL.

EMERGENCY NOTICE SIGN
CONTRACTOR IS TO PROVIDE AND POST AN UNBROKEN SIGN MADE OF DURABLE WEATHER RESISTANT MATERIAL AT A LOCATION VISIBLE TO THE PUBLIC WITH A TELEPHONE NUMBER FOR A POINT OF CONTACT IN CASE OF EMERGENCY AS SHOWN ABOVE.



LIFT STATION GRINDER DETAIL

N.T.S.

LIFT STATION DETAILS

DATE: _____

THOMAS A. PIGEON
PROFESSIONAL ENGINEER #37338

MAJOR SITE PLAN FOR BENT CONSUMER WELFARE, INC.

PROJECT NO. 2020-001

DATE: 1/12/2023

SCALE: 1" = 10' (PLAN)
1" = 10' (SECTION)

REVISIONS:

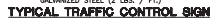
NO.	DATE	DESCRIPTION
1	1/12/2023	ISSUED FOR PERMIT

Pigeon-Ardura, LLC
Civil Engineers & Surveyors
1000 N. W. 10th Ave., Suite 100
Fort Lauderdale, FL 33304
(954) 551-1000
www.pigeon-ardura.com

File No. 814.01-1

Job No. 814.01

C-12 of 13



PROJECT DATA SUMMARY

PROPERTY ID:
PARCELS: 23819-001-02 and 03
AREA: 1.06 ACRES
LAND USE: (IC) INDUSTRIAL COMPLEX
ZONING: IC (INDUSTRIAL COMPLEX)
FDMA: PANEL X
FLOOD ZONE X

ADDRESS:
5881 SW 25TH ST OCALA, FL

ADDRESS:
5881 SW 25TH ST OCMA, FL

DESCRIPTION:
SEC 28 TWP 15 RGE 21
AS RECORDED IN PLAT BOOK
02 PAGE 059 RUNWAY INDUSTRIAL
PLAZA BLK A LOT 2
OF THE PUBLIC RECORDS OF
MARION COUNTY, FLORIDA

REQUIRED PARKING:
1 SPACE PER 675 SF
OF GROSS FLOOR AREA (INDUSTRIAL
PROPOSED BUILDINGS =
33,030/675 = 49 SPACES
MANAGER OFFICE SPACE = 1260 SF
2.5 SPACES PER 1000 SF GFA (LDC ARTICLE
11; Sec 6.11.8)
1260 /1000 X 2.5 = 4 SPACES

TOTAL REQUIRED PARKING = 53 SPACES
REQ'D HANDICAP = 2
SPACES PROVIDED= 56 WITH 2 HANDICAP

REQUIRED SETBACKS:
FRONT = 40'
SIDE = 10'
REAR = 10'

NOTES:
MAX. ISR = 70% (PER MARGON COUNTY IC ZONING)
SWFMD PERMIT #407854.01
NAME: RUNWAY INDUSTRIAL PARK
MAX. ISR = 85% (PER SWFMD PERMIT)
MIN. FLOOR EL. = N/A

LEGEND:
 - - - - - SITE BOUNDARY

**CONCEPT PLAN FOR
A 77-WAREHOUSE
OCALA, FLORIDA**

**CONCEPT: FEELING
FOR
WILDERNESS WILDLIFE**

Pigeon-Ardurra, LLC
CIVIL ENGINEERING • PLANNING
SURVEYING & MAPPING
200 S.E. 7th Street
Suite A
Ocala, Florida 34701
352.236.8888

File No.
54-01-2000

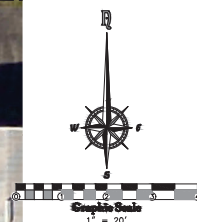
614.01

- of C

SLOTTED: 11/29/2022

⋮

— — — — —



LEGEND:

- SITE BOUNDARY
- ~~~~~ BUFFER ZONE
- ☀ SOL. BORING

**AERIAL MAP
CONCEPT PLAN "A"
HEALTH-WAREHOUSE
OCALA, FLORIDA**

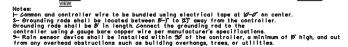
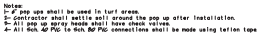
**CONCEPT PLAN
FOR
HOMESIDE WELFARE, INC.**

[illegible]

File No.
614.01.—


01 of 01

PLOTTED: 10/31/2022

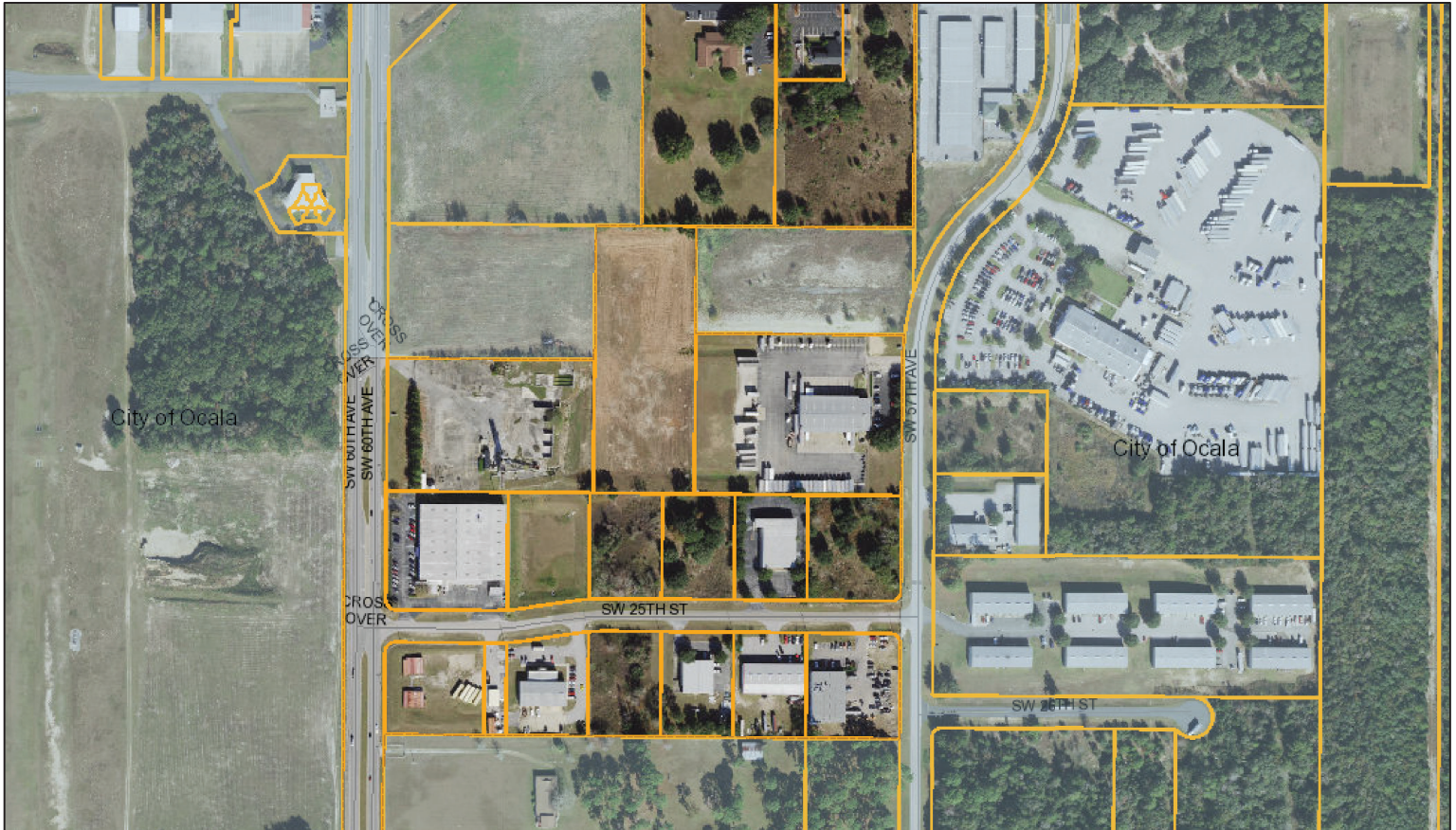


RICHARD A KESSELRING JR., PLA, ASLA
LANDSCAPE ARCHITECT, STATE OF FLORIDA #858

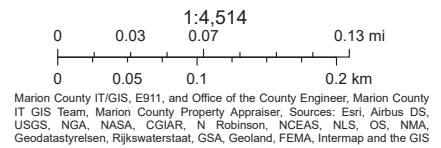


LANDSCAPE & IRRIGATION DETAILS		SHEET 1222 OF 1223	
EON WAREHOUSE			
MARION COUNTY FLORIDA			
			
ENVIRONMENTAL DESIGN 1400 S. W. 11TH STREET SUITE 100 MIAMI, FLORIDA 33135 (305) 855-1211 FAX (305) 855-1212 WWW.EDK-FL.COM WWW.EDK-FL.COM/CONTACT-INFO/EDK			
OWNER REF:	RAK	DATED:	5 / 13
DESIGNED:	1" = 30'	APPROVED BY:	
JOB NAME:	PK	REVISED:	
		NO. OF SHEETS:	7/73
		DATE OF SUBMISSION:	
		NO. OF SHEETS:	7/73
		DATE OF SUBMISSION:	

Marion County Florida - Aerial Map



5/6/2022, 10:48:51 AM



Marion County Board of County Commissioners

This map is provided "as is" without any warranty or any representation of accuracy, timeliness, completeness, merchantability, or fitness for any purpose. The user is responsible for verifying any information and assumes all risk for reliance on any information herein.