Marion County
Development Review Committee
Meeting Agenda

Monday, November 17, 2025 9:00 AM Office of the County Engineer

MEMBERS OF THE PUBLIC ARE ADVISED THAT THIS MEETING / HEARING IS A PUBLIC PROCEEDING, AND THE CLERK TO THE BOARD IS MAKING AN AUDIO RECORDING OF THE PROCEEDINGS, AND ALL STATEMENTS MADE DURING THE PROCEEDINGS, WHICH RECORDING WILL BE A PUBLIC RECORD, SUBJECT TO DISCLOSURE UNDER THE PUBLIC RECORDS LAW OF FLORIDA. BE AWARE, HOWEVER, THAT THE AUDIO RECORDING MAY NOT SATISFY THE REQUIREMENT FOR A VERBATIM TRANSCRIPT OF THE PROCEEDINGS, DESCRIBED IN THE NOTICE OF THIS MEETING, IN THE EVENT YOU DESIRE TO APPEAL ANY DECISION ADOPTED IN THIS PROCEEDING.

1. ROLL CALL

2. PLEDGE OF ALLEGIANCE

3. ADOPT THE FOLLOWING MINUTES:

3.1. November 3, 2025

4. PUBLIC COMMENT

5. CONSENT AGENDA: STAFF HAS REVIEWED AND RECOMMENDS APPROVAL

5.1. McGinnis Builders Office and Warehouse - Major Site Plan
Project #2025070053 #33082 Parcel #41503-001-00
Moorhead Engineering Co.

5.2. Orange Blossom Replat #1 - Preliminary Plat
Orange Blossom Replat #1
Project #2025050013 #32811 Parcel #47695-000-01
Clymer Farner Barley, Inc.

5.3. SW Hwy 200 Mattress Warehouse - Major Site Plan
8454 SW Hwy 200 Ocala
Project #2025030012 #32568
Parcel #3501-200-017 & 3501-200-016
MJ Stokes Consulting, LLC

6. SCHEDULED ITEMS:

6.1. Enclosure - Waiver Request to Major Site Plan
Project #2025090015 #33346 Parcel #3651-006-004
Kristen Wrestling

This item was tabled for 30 days at the October 20, 2025, DRC Meeting for the applicant to work with Stormwater staff.

LDC 2.21.1.A(1) - Major Site Plan
CODE states a Major Site Plan shall be submitted for review and approval prior to the issuance of a Building Permit or prior to the construction of site improvements when proposed improvements exceed any of the following thresholds:
(1) Collectively, all existing and proposed impervious ground coverage equals or exceeds 35 percent of the gross site area or 9,000 square feet.
APPLCANT requests a waiver for 24 feet by 44-foot patio extension with enclosure.

6.2. Rotary Sportsplex - Major Site Plan - Extension Request
5230 SE Maricamp Rd Ocala
Project #2023050108 #30224 Parcel #31413-000-00
Kimley-Horn & Associates, Inc.

On 11/6/25, Applicant requested a one-year extension for this Major Site Plan. The request is to extend it one year from the current expiration date of September 25, 2025. The new expiration date would be September 25, 2026.

6.3. Diamond A Shopping Center - Major Site Plan - Waiver to Major Site Plan in Review
Project #2025100091 #33554
Parcel # 41200-056-04; 41200-056-12 and portion of 41200-056-00
Tillman & Associates Engineering, LLC

LDC 2.1.3 - Order of Plan Approval
CODE states Plans listed below may be reviewed concurrently, but must be approved in the order listed below, when applicable and when the proper land use and zoning are in place: A. Master Plan. B. Preliminary Plat. C. Improvement Plan. D. Final Plat. E. Major Site Plan. However, a Major Site Plan can be substituted for the Improvement Plan and can be approved before approval of the Final Plat in cases when the infrastructure improvements supporting the plat are proposed as part of the Major Site Plan application.
APPLICANT requests a waiver to allow for current approved Improvement Plan (AR #31954) to act as Major Site Plan which will allow owner to pull building permits at their own risk. A hold will be placed on all COs until major site is approved.

6.4. Orange Lake Overlook Restoration - Major Site Plan - Waiver to Major Site Plan in Review
19865 N US Hwy 441 Micanopy
Project #2025030052 #32721 Parcel #02709-000-00
JB Pro

DIVISION 10. - KARST TOPOGRAPHY AND HIGH RECHARGE AREAS

CODE states **Sec. 6.10.1. - Purpose and intent.** Marion County is uniquely situated in a geologic area featuring limestone and rock characteristics identified as karst, promoting the quick and rapid movement of water between the surface and the aquifer. As the aquifer is the vital source of Marion County's potable water, as well as much of the State of Florida, its protection and preservation is essential. (Ord. No. 13-20, § 2, 7-11-2013) **Sec.6.10.2. - General requirements.** A. An application for any new development or expansion of existing development, located within a high recharge or karst sensitive area as designated by the appropriate water management district or Marion County maps, shall submit an analysis of site conditions in sufficient detail to define hydrologic and geologic conditions which may guide mining, land development, or construction activities on the proposed site. B. An applicant for any new development or expansion of existing development shall depict karst features on the project site and off-site within 200 feet of the project boundary. (Ord. No. 13-20, § 2, 7-11-2013) **Sec.6.10.3. - Additional submittal requirements.** A. When providing a submittal for the purposes of demonstrating karst feature and high recharge area protection, the following minimal information shall be included: (1) Potentiometric surface map; (2) Geologic bulletins and papers specific to the project area; (3) Geotechnical and hydrogeologic reports or studies, including test borings. The total number of borings shall be determined by the professional responsible for signing and sealing the study; (4) Assessment of sinkhole, cave, lineament, escarpment, solution pipe and other known and potential karst features; and (5) Engineering analysis and recommendations, including: (a) Evaluation of planned site area; and (b) Options and recommendations including but not limited to: 1. Remediation or buffering; 2. Minimization of impervious surfaces; 3. Potential for innovative stormwater collection and protection measures including pre-treatment and shallow drainage retention areas; and 4. Alternatives to stormwater retention basins when soil cover is inadequate to protect the Floridan aquifer. (Ord. No. 13-20, § 2, 7-11-2013) **Sec.6.10.4. - Untreated stormwater.** No untreated stormwater shall be directed into a karst feature. (Ord. No. 13-20, § 2, 7-11-2013) **Sec.6.10.5. - Development restrictions.** Development restrictions in high recharge and karst sensitive areas are as follows: A. Businesses or industries which produce, use, or store hazardous materials listed in Section 12.7 shall prepare the proposed development plans in conformance with the requirements of Section 12.8.3, the Florida Administrative Code, and the requirements of this division. B. Non-residential uses shall be set back 200 feet from a sinkhole, unless the sinkhole is remediated or alternative design addressing water quality issues is approved. (Ord. No. 13-20, § 2, 7-11-2013) **Sec.6.10.6. - Karst feature remediation.** If remediation of a karst feature is proposed, the application for development must include a remediation plan containing all details for the remediation activity. A final certification documenting that the karst feature was successfully remediated in accordance with the plan shall be submitted with the final certifications for the development. The remediation plan and final certification must be signed and sealed by a Professional Engineer or Professional Geologist. Karst features remediated in compliance with this paragraph shall not be required to meet

the buffer requirements of this division. (Ord. No. 13-20, § 2, 7-11-2013) **Sec.6.10.7. - Karst feature conservation.** All new development and expansion of existing development shall provide and maintain a permanent vegetative buffer around any sinkhole, cave, lineament, escarpment, solution pipe, and other known karst features that are not remediated. The buffer shall be entirely within a Conservation Easement. The Conservation Easement shall be clearly delineated, labeled, and described on the applicable plan, and follow the provisions in the Habitat Protection section of this Code. A. Buffer Width. The minimum width of the required karst buffer shall be 150 feet for karst features with a direct connection to the aquifer and 75 feet for karst features with no direct connection to the aquifer, as measured from the outermost closed contour or edge of the escarpment, as applicable, but no greater in width than the contributing watershed. These minimum buffer widths may be reduced if the applicant demonstrates either of the following: (1) A narrower buffer can be calculated using the design methodology for calculating buffer width based on infiltration, as set forth in the Applicant's Handbook for Regulation of Stormwater Management Systems, SJRWMD 2005, as amended; or (2) The lot of record is too small to accommodate permitted development in compliance with the minimum width, in which case the applicant shall, as an alternative, design and construct a stormwater control feature such as, but not limited to, a vegetated swale and/or berm that effectively prevents drainage to the karst feature. B. Design Buffer Use. The karst buffer shall be maintained in permanent vegetative cover. In addition, the following shall be prohibited within the buffer: (1) Buildings, pavement and other impervious surfaces, except sidewalks five feet or less wide may be permitted; (2) Septic tank drain fields and any form of domestic wastewater disposal; (3) Drainage retention areas; and (4) Use of irrigation, fertilizers, and pesticides. C. Native Vegetation. The native vegetation shall be restored, preserved, and maintained to provide a buffer around sinkholes in excess of 50 feet in diameter.
Applicant Request a waiver due to the proposed site plan is under the threshold required for stormwater

LDC 6.13.2.(B)- Minimum requirements
CODE states 6.13.2 B. Calculations shall minimally include: (1) Runoff analysis that reflects the project basin soil type, area, and ground cover based on pre-conditions and post-conditions for ultimate development. (2) Time of concentration and travel time analysis for hydrology and hydraulic systems. (3) Soil boring parameters including the confining layer elevation, estimated seasonal high-water elevation, porosity, and permeability rates as justified in the geotechnical investigation report. (4) Hydrologic stormwater model analysis including all input parameters, supporting calculations, assumptions, documentation for design and results. (5) Hydraulic stormwater model analysis including all input parameters, supporting calculations, assumptions, documentation for design and results. (6) A minimum freeboard of six inches shall be provided for all retention/detention areas. (7) Recovery analysis based on drawdown of the total required volume. (8) Calculations must be consistent with the plan sheets and other supporting details. Calculations shall use standard methodology recognized in the State of Florida, including hand and/or computerized calculations.
Applicant states the proposed site plan is under the threshold required for stormwater

LDC 6.13.4 - Stormwater Quantity Criteria
CODE states A. Methodologies, rainfall distribution and intensities shall be

consistent with those approved by the governing water management district. Assumed parameters must be supported by conventional methods. B. Design storms shall consider open or closed basins as provided in Table 6.13-1. C. Discharge conditions (1) All stormwater facilities shall be designed to limit discharges considering open or closed basins per Table 6.13-1. (2) Discharges shall mimic the pre-development condition, match the pre-development location and not exceed the pre-development rate, except when discharging into a stormwater system designed to accept such discharges. (3) The bypass or discharge of offsite runoff, shall be allowed when it mimics the pre-development condition, matches the pre-development location and does not exceed the pre-development rate, except when discharging into a stormwater system designed to accept such discharges. (4) In closed basins with downstream flooding, existing improvements may be included in the pre-development calculations when all of the following apply: (a) The existing improvements were constructed as part of a development with a permitted stormwater system or constructed prior to stormwater permitting requirements; (b) Discharge from the existing improvements are into a private system designed to accept such discharges or a public system; and (c) There is no adverse impact downstream including, but not limited to, flooding of structures or hindering of access. (5) A discharge structure shall be required for all retention/detention areas not designed to retain the entire 100-year 24-hour post-development design storm. (6) Discharge structures shall include a skimmer at a minimum. Design elements such as baffles or other mechanisms suitable for preventing oils, greases, and floating pollutants from discharging out of the facility shall be considered. When discharging from a natural facility, a skimmer may not be required upon approval from the County Engineer or his designee. When a grassed weir is used it shall be constructed with a hard core center or geoweb. D. Recovery. (1)All retention/detention areas shall recover the total volume required to meet the discharge volume limitations within 14 days following the design rainfall event. (2) For retention/detention areas not able to recover the total required volume within 14 days, the stormwater facility volume shall be increased to retain an additional volume of the post minus pre difference in runoff for the 25-year 24-hour design storm when in an open basin or for the post minus pre difference in runoff for the 100-year 24-hour design storm when in a closed basin. The control elevation for retaining this volume shall be no greater than the top of constructed stormwater facility or the easement limits of a natural facility. Credit for the recovered volume through the 14-day duration may be considered to meet this requirement. E. Infiltration or percolation can be considered when establishing the design high and discharge elevation. F. Other design criteria may be used if approved by the County Engineer or his designee.

APPLICANT requests a waiver due to the proposed site plan is under the threshold required for stormwater

LDC 6.13.6 - Stormwater Quality Criteria

CODE states A. Methodology. Stormwater management systems may be designed using a combination of design techniques ranging from traditional to low impact. The method(s) utilized shall focus on enhancing the quality of stormwater discharge and recharge through shallow systems, the processes of adsorption, filtration, denitrification, ion exchange, nutrient uptake, microbial activity, and decomposition. (1) Exemptions. (a) Sites less than ten acres with an industrial use, as defined by North American Industry Classification System. Larger size exemptions will be considered through the waiver process. (b) Existing commercial parcels two acres in size or less. This exemption shall only apply if the parcel is a parcel of record, with

the appropriate land use and zoning, on or before the original adoption of the Springs Protection Ordinance 09-17 dated June 2, 2009. Land use changes and rezonings that occur after this date which create a parcel two acres or less are not exempted. (2) Transportation facilities. Public transportation projects that have a contributing drainage area comprised mostly of the road right-of-way and non-developed natural areas are not considered significant contributors of nutrients and shall meet the water quality standards of the governing state agency. Public transportation projects in urbanized or developed areas shall be evaluated for their nutrient loading impact and designed accordingly. Transportation facilities provided as part of a development shall meet the water quality requirements set forth in this Code unless it is clearly demonstrated that drainage is not received from parcels within the development. (3) The following systems shall be considered as meeting the County's stormwater quality criteria: (a) Systems that demonstrate numerically the post-development stormwater quality is equal to or better than the pre-development stormwater quality using methodology approved by the County Engineer or his designee. Consideration shall be for both surface water and groundwater; or (b) Dry retention systems that have a depth of four feet or less, measured from top of bank to pond bottom, and shall have a vegetative cover; or (c) Dry retention systems that have a depth of six feet or less, measured from top of bank to pond bottom, with side slopes that are no steeper than 4:1 and sodded bottoms; or (d) Wet retention/detention systems, including wetlands, that meet the governing State standards; or (e) Distributed volume. This treatment type shall provide distributed volume within each sub-basin, mimicking the pre-development sub-basin, prior to discharging to the project's stormwater quantity facility. 1. The required volume to be distributed shall be a minimum of 75 percent of the difference between the post-development and the pre-development initial abstraction, not to exceed 1 inch. If the initial abstraction is less than 0.25 inches, a minimum of 0.25 inches shall be used. The initial abstraction shall be calculated using the National Resources Conservation Service Technical Release 55 (NRCS TR-55) methodology. 2. The contributing area shall be of approximately two acres or less. 3. Distributed volume shall be controlled within systems such as, shallow swales, bioretention facilities, or recessed medians located within a right-of-way, drainage right-of-way, drainage easement or conservation easement. 4. When bioretention facilities are used they shall provide retention/detention of stormwater for the basin utilizing vegetated depressions that implement landscaping and soil specifications in the design. 5. Distributed volume upstream of the receiving on-site retention/detention area shall fully recover surface storage within 72 hours. 6. There is no freeboard requirement for systems such as shallow swales, recessed medians or bioretention facilities used to solely achieve distributed volume. 7. Distributed volume shall be allowed within required buffer area if the applicant can demonstrate that the intent of the buffer can still be accomplished. 8. The seasonal high water table shall be a minimum of 1 foot below the invert of the swale or 1 foot below the bottom of the prepared soil matrix of the bioretention facility. B. Alternative treatment techniques. When proposed systems do not meet the above stormwater quality criteria, two of the following alternative treatment techniques shall be implemented and evaluated per contributing basin. (1) Limiting direct discharge. No greater than 15 percent of the project area can be directly discharged to the water quantity facility. Roof area shall not be included in these calculations and may be directly connected. The remaining impervious area shall be conveyed for a minimum distance of 25 feet at a rate no greater than 1.5 fps for a mean annual storm event to the water quantity facility via overland flow or a vegetated swale. Pipe can only be used when crossing under driveways and roads and when directly connecting roof

runoff. (2) Pervious parking. Projects that require more than 30 parking spaces shall utilize porous concrete or asphalt material on a minimum of 20 percent of the total parking spaces required. Approved grass parking spaces may also be used as an alternative to meet this requirement. Use of this alternative may be considered throughout the site and not per contributing basin. (3) Stormwater harvesting system. This technique shall provide for the collection and reuse of stormwater or rainwater through the use of cisterns, underground tanks, wet stormwater facilities, rain barrels or other systems, as may be approved by the County Engineer or his designee. These systems must harvest and reuse the first 1 inch of runoff from a minimum of 40 percent of the impervious area. Two alternative treatment techniques will be satisfied when runoff is collected from a minimum of 80 percent of the impervious area. Use of this alternative may be considered throughout the site and not per contributing basin. These systems must provide the following: (a) An overflow or bypass. (b) A drawdown mechanism by use or direct discharge. (c) Reuse for irrigation or other approved purposes to augment a water supply. (4) Site preservation. This treatment type shall provide for the preservation of natural low areas, existing vegetation, and wetlands as well as karst features, when only non-developed, natural areas discharge to the karst feature. A recorded conservation easement shall be established over the area to be preserved and shall not be less than 10 percent of the parcel of record at time of submittal. Marion-friendly landscaping area and groundwater recharge preservation area, when applicable, may be considered toward meeting this criteria. (5) Limit impervious area. This treatment type shall limit the total impervious area to no greater than 50 percent of commercial or industrial parcels or 30 percent of residential subdivisions or 25 percent of residential parcels (when an individual residential improvement is being proposed without road improvements). (6) Other low impact development treatment types. Alternative techniques may be approved by the County Engineer or his designee in which the technique can demonstrate a water quality benefit greater than or equal to the treatment types provided in this division. C. Best Management Practices (BMPs) are characterized as runoff prevention, retention, detention, and pollution prevention. The following BMPs are required and shall be incorporated as part of the project's stormwater management system and demonstrated by a permit from another agency if applicable: (1) Oil/water separator or comparable BMP technology is required for pre-treating runoff from vehicular traffic areas associated with the following practices: (a) Car washes; (b) Auto or marine paint and body shops; (c) Auto, recreational vehicle, commercial truck, tractor-trailer, farm tractor, heavy machinery, or small engine parts, service and repair operations; (d) Automotive fleet operations; and (e) Gas stations, including convenience stores with gas pumps. (2) A minimum of three feet of unconsolidated soil material shall be provided between the surface of any limestone bedrock and the bottom and sides of any stormwater facility. Excavation and backfill of suitable material may be made to meet this criterion. (3) Retention and/or detention facilities shall have a maximum depth of ten feet, as measured between the design high water elevation and the pond bottom for dry facilities, and between the design high water elevation and the normal control water elevation for wet ponds. (4) Other best management practices are encouraged, such as but not limited to routine street sweeping, and fertilizer free zones. When practices such as these are proposed and documented in a manner that is enforceable, the County Engineer may accept these as an additional treatment technique.

APPLICANT requests a waiver due to the proposed site plan is under the threshold required for stormwater.

7. CONCEPTUAL REVIEW ITEMS:

8. DISCUSSION ITEMS:

9. OTHER ITEMS:

10. ADJOURN:

Marion County

Development Review Committee

Agenda Item

File No.: 2025-21343 **Agenda Date:** 11/17/2025 **Agenda No.:** 3.1.

SUBJECT:
November 3, 2025

Marion County

Development Review Committee

Meeting Minutes

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

Monday, November 3, 2025 **9:00 AM** **Office of the County Engineer**

MEMBERS OF THE PUBLIC ARE ADVISED THAT THIS MEETING / HEARING IS A PUBLIC PROCEEDING, AND THE CLERK TO THE BOARD IS MAKING AN AUDIO RECORDING OF THE PROCEEDINGS, AND ALL STATEMENTS MADE DURING THE PROCEEDINGS, WHICH RECORDING WILL BE A PUBLIC RECORD, SUBJECT TO DISCLOSURE UNDER THE PUBLIC RECORDS LAW OF FLORIDA. BE AWARE, HOWEVER, THAT THE AUDIO RECORDING MAY NOT SATISFY THE REQUIREMENT FOR A VERBATIM TRANSCRIPT OF THE PROCEEDINGS, DESCRIBED IN THE NOTICE OF THIS MEETING, IN THE EVENT YOU DESIRE TO APPEAL ANY DECISION ADOPTED IN THIS PROCEEDING.

1. **ROLL CALL**

MEMBERS PRESENT:
Michael Savage Chairman (Building Safety Director)
Michelle Sanders (911 Management) for Ken McCann, Vice Chairman (Fire Marshal)
Steven Cohoon (County Engineer)
Chuck Varadin (Growth Services Director)
Tony Cunningham (Utilities Director)

OTHERS PRESENT:)
Ken Odom (Planning/Zoning)
Liz Madeloni (Planning/Zoning)
Kevin Vickers (Office of the County Engineer)
Alexander Turnipseed (Office of the County Engineer)
Chris Zeigler (Office of the County Engineer)
Aaron Pool (Office of the County Engineer)
Susan Heyen (Parks)
Linda Blackburn (Legal)
Kelly Hathaway (Office of the County Engineer)
Sandi Sapp (Office of the County Engineer)

2. **PLEDGE OF ALLEGIANCE**

3. **ADOPT THE FOLLOWING MINUTES:**

3.1. October 27, 2025

Motion by Michelle Sanders to approve the minutes, seconded by Chuck Varadin
Motion carried 5-0

4. PUBLIC COMMENT

5. CONSENT AGENDA: STAFF HAS REVIEWED AND RECOMMENDS APPROVAL - None

6. SCHEDULED ITEMS:

6.1. Florida Horse Park RV Site - Major Site Plan
Project #2025040020 #32700
Parcel #37343-001-00 & 37343-000-00
Clymer Farner Barley, Inc

LDC 6.13.2.B(6) Freeboard requirements
CODE states: A minimum freeboard of six inches shall be provided for all retention/detention areas.
APPLICANT request - Per discussion with Kevin Vickers, staff will support a waiver for the pond minimum freeboard requirement considering all structures are at least six inches above the floodplain, the lift station access road is above the floodplain, and the entire floodplain is contained on-site.

Motion by Steven Cohoon to approve, seconded by Tony Cunningham
Motion carried 5-0

6.2. Champion Homes - Waiver Request to Major Site Plan
Project #2025100073 #33541 Parcel #36943-001-00
Clymer Farner Barley, Inc.

LDC 6.12.12.D Sidewalks
CODE states: At the discretion of the Development Review Committee, in lieu of construction along external streets, the developer may pay a sidewalk fee to the County in an amount necessary to complete construction. This amount shall be determined by the project engineer and approved by the County with payment required prior to final plan approval. The County may use these funds toward the construction of sidewalks throughout the County based on priorities established by the Board.
APPLICANT request: Per 10/20/25 DRC Meeting, Steven Cohoon motioned supporting a fee in lieu of sidewalk construction along US Hwy 441 & SE 92nd Place Road due to an FDOT sidewalk project planned for constriction at this location within the next year according to Ken Odom. SE 92nd Place Road is in the County's approximate 20-year plan to be widened, and existing roadside swales will not allow for a sidewalk.

Motion by Steven Cohoon to approve paying the fee in lieu along all sidewalks for this project, seconded by Michelle Sanders
Motion carried 5-0

LDC 6.8.6.K(3) Buffers
CODE states: C-Type buffer shall consist of a 15-foot wide landscape strip without a buffer wall. The buffer shall contain at least two shade trees and three accent/ornamental trees for every 100 lineal feet or fractional part thereof. Shrubs and groundcovers, excluding turfgrass, shall comprise at least 50 percent of the required buffer and form a layered landscape screen with a minimum height of three feet achieved within one year.
APPLICANT request: During Conceptual Plan review, staff informed that the railway along the easter property would require a Type C landscape buffer. A waiver is requested to use existing vegetation along the eastern property boundary in lieu of the required Type C buffer. Susan Heyen mentioned staff supporting this waiver during the 10/9/25 DRC Staff meeting.

Motion by Chuck Varadin to approve conditioned upon the tree survey and trees being viable equivalent to at least a Type C buffer, some type of signature that the area will not be touched and some kind of identification of where that line is on the plans and on site, if any future development took place on the site they would have to come into compliance with a Type C landscape buffer, seconded by Michael Savage
Motion carried 5-0

LDC 6.14.2. Connection requirements
CODE states: Connection distance determinations shall be measured beginning at the nearest property boundary and extend along any legal access eligible for utility installation and/or operation to available publicly served mains within the providing utility. (3) When property is within connection distance to water, the water main shall be extended to the farthest property line by Developer. Refer to Sec. 6.15.3.B for fire hydrant installation requirements. (4) When property is within connection distance to sewer:(a) Sewer main shall be extended by Developer to the closest point of service. (b)Sewer gravity main shall be extended by the Developer as directed by MCU.
APPLICANT request: City of Belleview available sewer is within 390.91 feet of the closest property corner of the subject parcel, on the east side of the CSX railroad tracks. Based on the proposed 2,432 SF office, the required connection for sewer is 758 feet. A waiver is requested to use a nitrogen-reducing septic system in lieu of having to connect to public sewer.

Motion by Tony Cunningham to deny, seconded by Michelle Sanders
Motion carried 5-0

6.3. 3GED Major Site Plan - Major Site Plan - Waiver to Major Site Plan
Project #2025050058 #32875 Parcel #13370-000-00
Mastroserio Engineering, Inc.

LDC 2.12.8 Current boundary and topographic survey
CODE states: Current boundary and topographic survey (one foot contour intervals extending 100 feet beyond the project boundary) based upon accepted vertical

datum. Surveys will be less than 12 months old and accurately reflect current site conditions, meeting standards set forth in Ch. 5J-17 FAC. Alternate topographic data may be accepted if pre-approved by the Marion County Land Surveyor.
APPLICANT requests a waiver not to require an updated topographic survey for the development. No changes have been made to the site.

Motion by Steven Cohoon to approve, seconded by Tony Cunningham
Motion carried 5-0

LDC 6.12.12.D Sidewalks
CODE states: At the discretion of the Development Review Committee, in lieu of construction along external streets, the developer may pay a sidewalk fee to the County in an amount necessary to complete construction. This amount shall be determined by the project engineer and approved by the County with payment required prior to final plan approval. The County may use these funds toward the construction of sidewalks throughout the County based on priorities established by the Board.
APPLICANT requests to pay fee in lieu of sidewalks on N. US Hwy 441 frontage. Fee is $8,475.00.

Motion by Steven Cohoon to approve paying fee in lieu of, seconded by Michelle Sanders
Motion carried 5-0

LDC 6.13.2.B(6) Freeboard
CODE states: A minimum freeboard of six inches shall be provided for all retention/detention areas.
APPLICANT requests a waiver to the freeboard requirement. The project is located in a flood prone area that covers both this and the adjacent property. The post-development stage EL is less than the pre-development stage EL. There is a net improvement in the post condition.

LDC 6.13.4.D(1)(2) Recovery
CODE states: For retention/detention areas not able to recover the total required volume within 14 days, the stormwater facility volume shall be increased to retain an additional volume of the post minus pre difference in runoff for the 25-year 24-hour design storm when in an open basin or for the post minus pre difference in runoff for the 100-year 24-hour design storm when in a closed basin. The control elevation for retaining this volume shall be no greater than the top of constructed stormwater facility or the easement limits of a natural facility. Credit for the recovered volume through the 14-day duration may be considered to meet this requirement.
APPLICANT request - The pre-development condition does not recover in 14 days. The post recovers to the same or less than the pre-condition EL. Refer to the calculations. We have improved the overall watershed as compared to the pre-condition.

Motion by Steven Cohoon to approve both LDC 6.13.2.B(6) Freeboard and LDC 6.13.4.D.(1)(2) Recovery, seconded by Tony Cunningham
Motion carried 5-0

LDC 6.8.6.K (2) Buffers

CODE states: B-Type buffer shall consist of a 20-foot wide landscape strip with a buffer wall. The buffer shall contain at least two shade trees and three accent/ornamental trees for every 100 lineal feet or fractional part thereof. Shrubs and groundcovers, excluding turfgrass, shall comprise at least 50 percent of the required buffer.

APPLICANT request waiver to use a fence in lieu of a wall in the Type B Buffer on the south parcel boundary. Also, requesting to reduce the buffer from 20 feet to 10 feet for encroachment of drive aisle pavement.

Applicant withdrew

6.8.8. Building landscaping

CODE states: A. Landscape plantings shall be provided along the public view sides of all proposed structures to reduce the monotony of large blank walls, reduce heat gain and glare, and enhance the aesthetic appearance of the building. B. 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. C. 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. D. Large trees shall not be located within 20 feet of a building. Accent/ornamental trees shall be located sufficiently to allow for healthy growth and to minimize the need for pruning.

APPLICANT requests a waiver to increase the Type C buffer landscaping to achieve the intent of this code. The Type 'C' buffer extends the length of the R.O.W and provides sufficient buffering for the building from the public R.O.W.

Motion by Chuck Varadin to approve conditioned on showing additional increase in buffer to include one shade tree, two accent trees and 65 shrubs, seconded by Michael Savage

Motion carried 4-0

6.4. Oak Villas III - Minor Site Plan (8009-1279-19 Fourplex WM Ext) - Waiver to Minor Site Plan in Review
Project #2025050021 #32971 Parcel #8009-1279-19
Cycorp Engineering, Inc.

LDC 6.8.6. Buffers

CODE states - A. It is the intent of this section to eliminate or reduce the negative impacts of the adjacent uses upon each other such that the long term continuance of either use is not threatened by such impacts and the uses may be considered compatible. B. Buffers shall provide a year-round screen and provide an aesthetic quality, especially along public rights-of-way, which enhance travel corridors and screen unsightly areas from public view. C. Plant species shall be mixed to provide diversity and appeal. D. Buffers may consist of landscaping, buffer walls, fencing, berms, or combinations thereof which work cohesively to achieve the intent of buffering. E. Every development, with the exception of the construction of an individual single-family residence or duplexes on an individual parcel of record, shall

provide sufficient buffering when topographical or other barriers do not provide reasonable screening. F. If buffers are required, the length shall be measured along each property line, and shall exclude driveways and other access points. G. No buildings, structures (other than buffer walls or buffer fences), storage of materials, or parking shall be permitted within the buffer area. H. Buffers shall not be located on any portion of an existing or dedicated right-of-way. I. Arrangement of plantings in buffers shall provide maximum protection to adjacent properties, avoid damage to existing trees and plant material, and take mature growing sizes into consideration regarding shade, root damage, and interference with nearby utilities. J. Required buffer types between land uses. (1) Specialized Commerce Districts include a mix of both commercial and industrial land uses, therefore, buffer requirements shall apply only to lots on the perimeter of the district. (2) Buffer installation and maintenance shall be provided concurrently with the development of the more intense land use, with the following deviations: (a)When a new but less intense land use is developed adjoining a pre-existing developed site with a higher intensity use, the new use is subject to providing the required land use buffer. (b) When a new but less intense land use is responsible for providing the required land use buffer, the developer may reduce the required buffer by one buffer type with acknowledgement of the buffer reduction clearly noted on the development plan. (c) The development of an individual single family residence or duplex is exempt from providing the required buffer (3) In interpreting and applying the provisions of buffers, development is classified into categories shown in Table 6.8-1. (4) Table 6.8-2 provides the type of buffer required between a proposed use and an existing use, or in the absence of an existing use.

APPLICANT requests a waiver to an alternative buffer design. The project site has the same FLU and zoning as well as all adjacent properties. The existing structure to the west is a single-story duplex that is of similar use and intensity as the subject property. See the attached purposed alternative buffer design.

Motion by Michael Savage to deny due to the waiver is not needed, seconded by Tony Cunningham

Motion carried 5-0

6.5. Heartland Dental Ocala Freedom - Major Site Plan Waiver to Major Site Plan in Review
Project #2025090020 #33354 Parcel # 35699-006-04
Common Oak Engineering

LDC 6.8.7.D(2) Parking areas and vehicular use areas

CODE states: All parking lot islands, including terminal parking lot islands, shall contain one shade tree unless site lighting fixtures are proposed in said island. Double parking lot islands (where double-loaded parking bays are proposed) shall contain two shade trees.

APPLICANT requests a waiver to remove the canopy tree required in the terminus island near the development signage. This tree would be in close proximity to the sign and could block its visibility.

Motion by Chuck Varadin to approve removing the canopy tree and replacing with an ornamental tree, seconded by Michael Savage

Motion carried 5-0

6.6. Maricamp Market Centre Replat - Phase 2, Replat of Lots 9 & 10 - Final Plat - Waiver to Final Plat in Review
Project #2024120031 #32296 Parcel #37491-003-09
R.M. Barrineau and Associates, Inc.

LDC 2.17.1 Applicability
CODE states: Preliminary Plats shall be submitted for each development where platting is required in this Code or by Florida Statute.
APPLICANT requests a waiver for the Preliminary Plat because this replat is a replat of Maricamp Market Centre Replat - Phase 2 recorded in PB 13, PG 199. Applicant is dividing lots 9 and 10 into three lots rather than two lots. There are no additional changes.

Motion by Steven Cohoon to approve waiving the Preliminary Plat as long as the Final Plat reflects the driveway placement as required with Office of the County Engineer, seconded by Chuck Varadin
Motion carried 5-0

6.7. CR 200A From North of NE 57th Street to South of NE 60th Street - Offsite Improvements - Waiver to Offsite Improvement Plan in Review
Summerbrooke Estates Subdivision
5823 NE Jacksonville Rd Ocala
Project #2006060068 #31973 Parcel #14973-000-00
Avant Engineering Group, LLC

LDC 2.12.8 Current boundary and topographic survey
CODE states Current boundary and topographic survey (one foot contour intervals extending 100 feet beyond the project boundary) based upon accepted vertical datum. Surveys will be less than 12 months old and accurately reflect current site conditions, meeting standards set forth in Ch. 5J-17 FAC. Alternate topographic data may be accepted if pre-approved by the Marion County Land Surveyor.
APPLICANT request - The project area has not been modified since the original topographic survey was obtained. Additionally, obtaining survey 100-ft beyond the project boundary is not necessary for this project, as we have accounted for drainage patterns using LiDar.

Motion by Chuck Varadin to approve condition on providing the necessary documentation to the County Surveyor, seconded by Steven Cohoon
Motion carried 5-0

6.8. Angel David Lopez Zayas - Family Division Waiver Request
Project #2025100067 #33536 Parcel #44870-002-00
Angel David Lopez Zayas

Staff are currently evaluating proper format of boundary survey and title work.

LDC 2.16.1.B(10) - Family Division

CODE states a parcel of record as of January 1, 1992 that is not located in a recognized subdivision or an Ag Lot Split. and is located in the Rural Lands may be subdivided for use of immediate family members for their primary residences. Within the Farmland Preservation Area, each of the new tract and the remaining parent tract must be at least three (3) acres in size. Within the Rural Lands. outside of the Farmland Preservation Area each of the new tract and the remaining parent tract must be at least one (1) acre in size. In the Urban Area, only parcels of record as of January 1, 1992 which are Low Residential property exceeding two (2) acres in size may be divided for the use of immediate family members for their primary residences up to the maximum density of one (1) dwelling unit per gross acre. Immediate family is defined as grandparent, parent, step-parent, adopted parent, sibling, child, step-child, adopted child, or grandchild. A parcel of record shall not be divided more than three (3) times as a family division. Minimum access onto a road or street shall be a shared access that is at least forty (40) feet in width and shall be provided by recorded deed or by recorded non-exclusive easement. No subdivision and conveyance to the same family member more than once shall be permitted. No new parcel created by way of family division may be sold or offered for sale within five (5) years of the date of recording the deed transferring ownership of the new parcel to the immediate family member, except in the event of such immediate family member's death. During the five-year holding period, the immediate family member receiving the resulting family division parcel may convey ownership and interest in that resulting family division parcel to their spouse, as tenants in common with rights of survivorship, consistent with the Laws of Florida. Any subdividing of a parcel of record for the purpose of family division shall follow the waiver request process pursuant to Article 2, Division 10 of the Code.
APPLICANT requesting a Family Division to deed 2.5 acres of property to his brother, Carlos Lopez.

Motion by Chuck Varadin to approve contingent on providing boundary survey, title work and legal documentation and identifying the parent parcel, seconded by Michael Savage
Motion carried 5-0

6.9. Jean and Peter Salvas - Family Division Waiver Request
Project #2024090078 #33523 Parcel #44679-003-00
Miranda Andrews

Staff are currently evaluating proper format of boundary survey and title work.

LDC 2.16.1.B(10) - Family Division
CODE states a parcel of record as of January 1, 1992 that is not located in a recognized subdivision or an Ag Lot Split. and is located in the Rural Lands may be subdivided for use of immediate family members for their primary residences. Within the Farmland Preservation Area, each of the new tract and the remaining parent tract must be at least three (3) acres in size. Within the Rural Lands. outside of the Farmland Preservation Area each of the new tract and the remaining parent tract must be at least one (1) acre in size. In the Urban Area, only parcels of record as of January 1, 1992 which are Low Residential property exceeding two (2) acres in size may be divided for the use of immediate family members for their primary residences

up to the maximum density of one (1) dwelling unit per gross acre. Immediate family is defined as grandparent, parent, step-parent, adopted parent, sibling, child, step-child, adopted child, or grandchild. A parcel of record shall not be divided more than three (3) times as a family division. Minimum access onto a road or street shall be a shared access that is at least forty (40) feet in width and shall be provided by recorded deed or by recorded non-exclusive easement. No subdivision and conveyance to the same family member more than once shall be permitted. No new parcel created by way of family division may be sold or offered for sale within five (5) years of the date of recording the deed transferring ownership of the new parcel to the immediate family member, except in the event of such immediate family member's death. During the five-year holding period, the immediate family member receiving the resulting family division parcel may convey ownership and interest in that resulting family division parcel to their spouse, as tenants in common with rights of survivorship, consistent with the Laws of Florida. Any subdividing of a parcel of record for the purpose of family division shall follow the waiver request process pursuant to Article 2, Division 10 of the Code.
APPLICANT requests a family division to deed an acre to their daughter.

Motion by Chuck Varadin to table, seconded by Michelle Sanders
Motion carried 5-0

7. CONCEPTUAL REVIEW ITEMS: None

8. DISCUSSION ITEMS: None

9. OTHER ITEMS:
Utilities Director asked about moving citizens items to the top of the agenda

Motion to adjourn by Tony Cunningham, seconded by Michael Savage
Motion Carried 5-0

10. ADJOURN:10:36 AM

_____
Michael Savage, Chairman

Attest:

_____
Sandi Sapp
Development Review Coordinator

Marion County

Development Review Committee

Agenda Item

File No.: 2025-21344 **Agenda Date:** 11/17/2025 **Agenda No.:** 5.1.

SUBJECT:
McGinnis Builders Office and Warehouse - Major Site Plan
Project #2025070053 #33082 Parcel #41503-001-00
Moorhead Engineering Co.

October 31, 2025

1 DEPARTMENT: ENGTRF - TRAFFIC REVIEW
REVIEW ITEM: 6.12.12 - Sidewalks
STATUS OF REVIEW: INFO
REMARKS: The DRC approved payment of a fee in-lieu-of sidewalk construction. The fee comes out to $4,000.00 and must be paid prior to final inspection.

2 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW
REVIEW ITEM: 2.12.4.K - List of approved waivers, their conditions, and the date of approval
STATUS OF REVIEW: INFO
REMARKS: 7/31/25-add waivers if requested in future

3 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW
REVIEW ITEM: Additional Development Review Comments
STATUS OF REVIEW: INFO
REMARKS: After approval, plans will be electronically stamped by the County. The applicant will receive an email indicating that approved plans are available for download and are located in the ePlans project Approved folder. For Development Review submittals, with the exception of Final Plats and Minor Site Plans, applicants are required to print, obtain required signatures, and sign and seal two 24”x 36” sets of the electronically stamped approved plan and deliver them to the Office of County Engineer, Development Review Section, located at 412 SE 25th Avenue Ocala, FL 34471. Upon receipt, a development order will be issued. Until such time as that development order is issued, the project does not have final approval and construction, if applicable, shall not commence. For plans requiring As-Builts, As-Builts and associated documentation shall be submitted on paper in accordance with current county requirements.

4 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: 6.14.2.A(1) - Public water service area/provider
STATUS OF REVIEW: INFO
REMARKS: Marion County Utility Service Area - Parcel is outside of connection distance. Nearest MCU water infrastructure is over 7,900 feet away.

5 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: 6.14.2.A(1) - Public sewer service area/provider
STATUS OF REVIEW: INFO
REMARKS: Marion County Utility Service Area - Parcel is outside of connection distance. Nearest MCU waste water infrastructure is over 11,200 feet away. Per Florida Statute?381.00655: "(1)(a) The owner of a properly functioning onsite sewage treatment and disposal system, excluding an approved onsite graywater system, must connect the system or the building's plumbing to an available publicly owned or investor-owned sewerage system within 365 days after written notification by the owner of the publicly owned or investor-owned sewerage system that the system is available for connection."

6 DEPARTMENT: DOH - ENVIRONMENTAL HEALTH
REVIEW ITEM: Operating Permit Required
STATUS OF REVIEW: INFO
REMARKS: Limited Use Water System Construction permit is required before beginning. You will need to provide construction application, site plan, and proposed water system diagram with equipment specifications to the Department of Health in Marion County. You may submit to Rebecca.Roy@FLHealth.gov
Once constructed the water system will require an operating permit and quarterly sampling.

7 DEPARTMENT: DOH - ENVIRONMENTAL HEALTH
REVIEW ITEM: 2.12.6 - Location of septic systems & wells
STATUS OF REVIEW: INFO
REMARKS: Well is at least 100' from any portion of septic systems.

8 DEPARTMENT: DOH - ENVIRONMENTAL HEALTH
REVIEW ITEM: Additional Health comments
STATUS OF REVIEW: INFO
REMARKS: Please contact the Department of Health in Marion County to ensure the construction permit for the limited use water system is approved.
You will require a septic permit through the Department of Environmental Protection before you can begin building.

9 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: 6.5 & 6.6 - Habitat Preservation/Mitigation Provided?
STATUS OF REVIEW: INFO
REMARKS: Preservation and/or mitigation may be required if listed species found on-site.

10 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION
REVIEW ITEM: 6.8.3 - Landscape design standards
STATUS OF REVIEW: INFO
REMARKS: Design of Type C buffer as shown will create maintenance issues with mowing, please consider re-design of buffer

11 DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: 2.12.23/4.2 -Setbacks, dimensions for all improvements, and easements
STATUS OF REVIEW: INFO
REMARKS: Please show dimensions for office and warehouse spaces separately

12 DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: 2.12.19 - Provide dimensions and location of all existing site improvements; dimensions and location for all proposed site improvements with all setbacks
STATUS OF REVIEW: INFO
REMARKS: Please show dimensions for office and warehouse spaces separately

13 DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: 2.12.27 - Show location of outside storage areas
STATUS OF REVIEW: INFO
REMARKS: Initial - Will there be any outside storage?
10/9/25 - No outdoor storage/garbage collection area is proposed. Otherwise, such areas will need to be shown on plan.

14 DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: 5.2 & 5.3 - Verify any overlay zones such as ESOZ, Springs Protection, or Flood Plain
STATUS OF REVIEW: INFO
REMARKS: FEMA Flood Zone X
No ESOZ
Secondary Springs Protection Zone

15 DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: Additional Zoning comments
STATUS OF REVIEW: INFO

REMARKS: JARED RIVERA / GROWTH SERVICES / 352-438-2687 / JARED.RIVERA@MARIONFL.ORG

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

33082

DEVELOPMENT REVIEW PLAN APPLICATION

Date: 7-10-2025

A. PROJECT INFORMATION:

Project Name: McGinnis Builders office and warehouse
Parcel Number(s): 41503-001-00
Section 9 Township 17 Range 22 Land Use Commerce Zoning Classification B-5
Commercial ☑ Residential ☐ Industrial ☐ Institutional ☐ Mixed Use ☐ Other
Type of Plan: MAJOR SITE PLAN
Property Acreage 2.88 Number of Lots N/A Miles of Roads N/A
Location of Property with Crossroads 1700 block of SE Hwy 484
Additional information regarding this submittal: This major site plan is for a 7800 SF office and warehouse building together with the other associated site improvements.

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: Moorhead Engineering Co. Contact Name: Doug iannarelli, P.E.
Mailing Address: 305 E 1st Ave. City: Ocala State: FL Zip Code: 34471
Phone # 352-732-4406 Alternate Phone #
Email(s) for contact via ePlans: eplans@meco.us

☐ **Surveyor:**
Firm Name: Moorhead Engineering Co. Contact Name: Bruce Varnadoe
Mailing Address: 305 SE 1st Ave. City: Ocala State: FL Zip Code: 34471
Phone # 352-732-4406 Alternate Phone #
Email(s) for contact via ePlans: brucev@meco.us

Property Owner:
Owner: Camp 247, LLC Contact Name: Tim McGinnis, Mgr.
Mailing Address: 2876 SE 163rd Street Road City: Summerfield State: FL Zip Code: 34491
Phone # 352-850-7858 Alternate Phone #
Email address: McGinnisbuildersinc@gmail.com

Developer:
Developer: Camp 247, LLC Contact Name: Tim McGinnis, Mgr.
Mailing Address: 2876 SE 163rd Strret Road City: Summerfield State: FL Zip Code: 34491
Phone # 754-246-9375 Alternate Phone #
Email address: McGinnisbuildersinc@gmail.com

Revised 6/2021

CLEAR FORM

MCBCC Interactive Map - Internal

10/31/2025, 10:41:12 AM

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

1:4,514

0 0.05 0.1 0.2 mi
0 0.07 0.15 0.3 km

Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, Marion County BOCC

MCBCC IT/GIS

FOR INTERNAL COUNTY USE ONLY: MAY CONTAIN CONFIDENTIAL INFORMATION. IMPROPER DISCLOSURE MAY RESULT IN CRIMINAL PENALTIES (F.S.119.10).

MAJOR SITE PLAN

FOR

McGINNIS BUILDERS OFFICE & WAREHOUSE

WAIVERS SECTION:		STATUS:	DRC MTG:
WAIVER No.1:	LDC 6.8.6(K2) & (4)- Buffers. Buffers will be provided by existing trees and understush	APPROVED BY BoCC	10-21-2025
WAIVER No.2:	LDC 6.13.8 B(7) -Minimum pipe size. Request to be permitted to use 15" pipe for drainage and 8" for yard drains	APPROVED	9-15-2025
WAIVER No.3:	LDC 6.6.4.3(H) - Topographic survey - Request a waiver from the 100' distance beyond the property boundary	APPROVED	9-15-2025
WAIVER No.4:	LDC 6.12.12.D - Sidewalks. Pay the sidewalk fee of $4000.00 in lieu of construction	APPROVED	9-15-2025

NOTES:

1. THE PROPOSED PROJECT IS TO CONSTRUCT A NEW OFFICE AND WAREHOUSE FOR McGINNIS BUILDERS TOGETHER WITH AN ASPHALT DRIVEWAY, PARKING AREA AND OTHER ASSOCIATED IMPROVEMENTS. ADDITIONALLY, THE PROJECT WILL INCLUDE AN ON-SITE WATER RETENTION AREA TO PROVIDE THE REQUIRED ON-SITE RETENTION AND TREATMENT OF THE STORMWATER RUNOFF FROM THE PROJECT.

2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL TESTING (DENSITY, ETC.) TO INSURE CONFORMANCE WITH THE SPECIFICATIONS.

3. THE CONTRACTOR SHALL NOT SCALE DRAWINGS. ANY DISCREPANCIES OR INFORMATION THAT CANNOT BE OBTAINED FROM DIMENSIONS OR DETAILS, MUST BE BROUGHT TO THE ATTENTION OF THE PROJECT ENGINEER, MOORHEAD ENGINEERING COMPANY (PHONE 732-4406).

4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ANY AND ALL UTILITIES, SERVICES, UNDERGROUND AND OVERHEAD LINES, ETC. PRIOR TO BEGINNING WORK.

5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INITIATING, MAINTAINING AND SUPERVISING ALL SAFETY PRECAUTIONS, SITE MAINTENANCE AND DISPOSAL OF ALL DEBRIS.

6. ALL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CONSTRUCTION LAYOUT AND GRADING. THE CONTRACTOR SHALL FURNISH THE OWNER WITH AN AS-BUILT SURVEY BY A FLORIDA REGISTERED LAND SURVEYOR UPON COMPLETION OF THE PROJECT.

7. ALL DISTURBED AREAS ON THE SITE WHICH ARE NOT PAVED SHALL BE SODDED.

8. ALL CONSTRUCTION COVERED BY THESE PLANS SHALL COMPLY WITH THE MATERIAL REQUIREMENTS AND QUALITY CONTROL STANDARDS CONTAINED IN THE MARION COUNTY LAND DEVELOPMENT CODE.

9. 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.

10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PERIODIC SWEEPING OF THE ABUTTING COUNTY STREET (CR 484) TO KEEP THOSE SURFACES IN A SUBSTANTIALLY SEDIMENT-FREE CONDITION. SWEEPING SHALL BE DONE ON AN AS-NEEDED BASIS THROUGHOUT THE WEEK, AFTER EVERY RAINFALL EVENT AND EVERY FRIDAY AFTERNOON PRIOR TO CEASING WORK FOR THE WEEK.

11. THIS PROJECT IS LOCATED IN THE SECONDARY SPRINGS PROTECTION ZONE.

12. ALL AREAS OF THE PROJECT AND ROAD RIGHT-OF-WAY THAT ARE DISTURBED DURING CONSTRUCTION SHALL BE SODDED ACCORDING TO THESE PLANS. THE SOD SHALL CONSIST OF ARGENTINE BAHIA, FREE OF WEEDS AND DISEASES. DO NOT USE ROLLED SOD WITH PLASTIC MESH. USE PALLETIZED SOD ONLY.

13. ALL EXCESS MATERIALS SHALL BE DISPOSED OF OFF-SITE BY THE CONTRACTOR.

14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TRAFFIC CONTROL THROUGHOUT THE PROJECT CONSTRUCTION AND SHALL COORDINATE THE WORK WITH THE COUNTY STAFF.

15. THE CONTRACTOR SHALL RETAIN A QUALIFIED INDEPENDENT TESTING COMPANY TO VERIFY THAT ALL MATERIALS PROVIDED (E.G. ASPHALT) AND OTHER REQUIREMENTS MEET THE SPECIFIED FDOT STANDARD SPECIFICATIONS.

16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TRAFFIC CONTROL THROUGHOUT THE DURATION OF THE PROJECT.

17. THE 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.

UTILITY INFORMATION:

UTILITY SERVICES AND INFORMATION

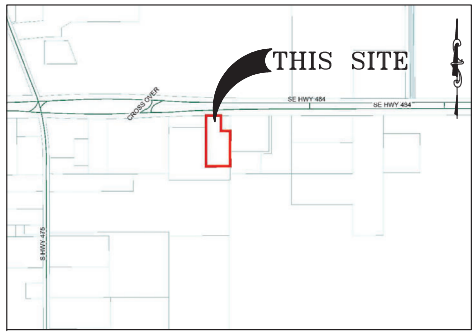
BEFORE DIGGING, OR FOR CONNECTION-DISCONNECTION SCHEDULE, OR OTHER UTILITY RELATED WORK, CONTACT THE APPROPRIATE AGENCY MARKED BELOW:

SECO	352-237-4107
CENTURYLINK TELEPHONE	352-368-8817
BRIGHT HOUSE	352-245-2408

STATE PERMITS & APPROVALS

STATE PERMITS & APPROVALS	PERMIT No.	ISSUE DATE	EXPIRATION DATE
FDEP-STORMWATER SELF-CERTIFICATION			

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



LOCATION MAP

NOT TO SCALE

SECTION: 9 TOWNSHIP: 17S RANGE: 22E
MARION COUNTY, FLORIDA

SHEET INDEX

SHEET No.	DESCRIPTION
C001	COVER SHEET
C002	DEMOLITION PLAN
C003	SITE PLAN
C004	UTILITY PLAN
C005	GRADING PLAN
C006	STORM WATER POLLUTION PREVENTION PLAN
C007	CIVIL DETAIL SHEET No.1
C008	CIVIL DETAIL SHEET No.2
L001	LANDSCAPE PLAN
L002	LANDSCAPE DETALS
L003	IRRIGATION PLAN
S001	BOUNDARY SURVEY

DESCRIPTION:

COMMENCE AT THE NW CORNER OF THE NE 1/4 OF SW 1/4 OF SECTION 9, TOWNSHIP 17 SOUTH, RANGE 22 EAST, MARION COUNTY, FLORIDA, THENCE RUN EAST ALONG THE NORTH LINE OF THE WEST 1/2 OF SAID NE 1/4 OF THE SW 1/4 OF A DISTANCE OF 401.37 FEET TO THE POINT OF BEGINNING, THENCE RUN S 00°16'56" W, A DISTANCE OF 575.54 FEET, THENCE RUN EAST A DISTANCE OF 200.00 FEET, THENCE RUN N 00°16'56" E, A DISTANCE OF 375.54 FEET, THENCE RUN WEST A DISTANCE OF 100.00 FEET, THENCE RUN N 00°16'56" E, A DISTANCE OF 200.00 FEET TO A POINT ON THE NORTH LINE OF SAID NE 1/4 OF THE SW 1/4, THENCE RUN WEST ALONG SAID NORTH A DISTANCE OF 160.00 FEET TO THE POINT OF BEGINNING, LESS AND EXCEPT ANY PORTION LYING WITH THE COUNTY ROAD 484 RIGHT-OF-WAY.

MARION COUNTY AND
SWFWMD WATER MANAGEMENT DISTRICT :

DRAINAGE SUMMARY:

THE WATER RETENTION AREA RETAINS THE WATER QUANTITY AND QUALITY TREATMENT VOLUME FROM THE PROJECT AREA AND 5.40 ACRES OF OFFSITE AREA. THE WATER RETENTION AREA RETAINS THE POST DEVELOPMENT RUNOFF FROM THE 100 YEAR STORM EVENT (11.5 INCHES OF RAINFALL AND THE OVERFLOW RATE AND VOLUME ARE BOTH LESS THAN THE PRE-DEVELOPMENT AMOUNTS.THE WATER RETENTION AREA RETAINS THE POST DEVELOPMENT RUNOFF FROM THE 25 YEAR STORM EVENT (8.0 INCH RAINFALL) YEAR STORM EVENT WITHOUT OVERFLOWING. THE WATER RETENTION RECOVERS IN LESS THAN 14 DAYS FROM ALL STORM EVENTS (SEE THE DRAINAGE REPORT).

PRE-CONDITION (EXISTING)
TOTAL PROJECT AREA = 2.88 AC
PERVIOUS AREA = 2.88 AC.
TOTAL OFF-SITE AREA =5.40 AC.
OFFSITE IMPERVIOUS AREA = 0.20 AC
OFFSITE PERVIOUS AREA =5.2 AC
CN=45.43

POST-CONDITION (PROPOSED):
TOTAL PROJECT AREA = 2.88 AC
IMPERVIOUS AREA = 0.70 AC
PERVIOUS AREA = 2.18 AC.
TOTAL OFF-SITE AREA = 5.40 AC.
OFFSITE IMPERVIOUS AREA = 0.20 AC
OFFSITE PERVIOUS AREA = 5.2 AC
WEIGHTED CN = 45.41

SJRWMD WATER MANAGEMENT DISTRICT
WATER QUALITY REQUIREMENT:

STORAGE VOLUME IS
THE FIRST 1/2 INCH OF RUNOFF
FROM THE ENTIRE PROJECT AREA
8.28 AC. X 43560 X 1/12 = 15,028 CF
REQUIRED STORAGE VOLUME = 15,028 CF
TOTAL STORAGE PROVIDED =30,103 CF
W.R.A., BERM STAGE STORAGE.

ELEVATION	AREA (sf)	VOLUME (cf)
57.5	15165	(TOP OF WRA)
56.5	12997	(OVERFLOW FLUME)
55.5	10953	11975
54.5	9033	9993
53.5	7236	8134

TOTAL WRA VOLUME = 30102 CF (BELOW OVERFLOW)
100 YEAR 24 HOUR HIGH WATER ELEV. = 56.98

TRAFFIC STATEMENT:

BELOW IS A SUMMARY OF THE AFFECT THE PROPOSED OFFICE AND WAREHOUSE BUILDING.

THE WAREHOUSE ITE CODE FOR THIS SITE IS: 150
6,000 SF OF WAREHOUSE AREA. AVERAGE DAILY RATE = 1.58 (6) + 38.29 = 48 DAILY TRIPS
AND PM PEAK RATE OF 0.19 VEHICLE TRIPS PER 1000 SF OF STORAGE AREA.
6,000/1000 X 0.18=TOTAL PM PEAK HOUR TRIPS
PM PEAK HOUR TRIP COUNT: 2 (1 ENTERING & 1 EXITING)

THE OFFICE ITE CODE FOR THIS SITE IS: 712
1800 SF OF OFFICE AREA. AVERAGE DAILY RATE OF 14.39
AND PM PEAK HOUR RATE OF 2.16 TRIPS PER 1000 SF
1800/1000 X 14.39 = 26 DAILY TRIPS
1800/1000 X 2.16 = 4 TOTAL PM PEAK HOUR TRIPS
PM PEAK HOUR TRIP COUNT = 4 (1 ENTERING & 3 EXITING)

COMBINED TOTAL PM TRIP COUNT = 6 (2 ENTERING & 4 EXITING)
COMBINED DAILY TRIP COUNT = 74

OWNERS CERTIFICATION:

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

TIMOTHY McGINNIS, MANAGER

OWNER'S INFORMATION :
CHAMP 247, LLC
TIMOTHY MCGINNIS, MANAGER
2676 SE 163RD ST. ROAD
SUMMERFIELD, FL 34491
PHONE NO. 352-850-7858

SITE DATA:
PARCEL ID. NO.: 41503-001-00
SITE ADDRESS = TBD
SITE ZONING = B-5
LAND USE = COMMERCIAL
PROJECT AREA = 2.88 ACRES
PROPERTY AREA = 2.88 AC. (BEING 3.0 AC. PER 41503-001-00)

FLOOD CERTIFICATION:
THE DESCRIBED PROPERTY AS SHOWN HEREON IS IN ZONE "X" OF THE FEMA COMMUNITY PANEL No. 12083C0274D. DATED AUGUST 28, 2008, AN AREA OF MINIMUM FLOODING.

SPRINGS PROTECTION:
THIS SITE IS LOCATED WITHIN THE SECONDARY SPRINGS PROTECTION ZONE.

SOILS:
THE ENTIRE PARK AREA IS COMPOSED OF CLASS "A" SCS HYDROLOGIC GROUP SOILS, WHICH ARE: ARREDONDO (ArB)

OPEN/GREENSPACE CALCULATIONS:
TOTAL PROJECT/SITE AREA = 2.88 Ac.
TOTAL OPEN SPACE = 2.38 Ac. (83 %)

TOTAL COVERAGE
TOTAL DEVELOPED SPACE = 17 % (TOTAL IMPERVIOUS)

WATER AND SEWER
THE PROJECT HAS POTABLE WATER FROM A PRIVATE WELL
THE PROJECT WILL HAVE AN ON-SITE SEWAGE SEPTIC TANK & DRAINFIELD

GENERAL CHARACTER OF INTENDED DEVELOPMENT:
CONSTRUCTION COMPANY OFFICE AND WAREHOUSE

PARKING CALCULATIONS:
PROPOSED PARKING REQUIRED:
WAREHOUSE PARKING: 1 SPACE PER 3000 SF
6,000 SF (TOTAL WAREHOUSE AREA)
6,000/3000 = 2 SPACES
OFFICE PARKING = 2.5 SPACES PER 1000 SF
1,800 SF/1000 X 2.5 = 4.5 SPACES
TOTAL NO. OF REQUIRED SPACES = 7
TOTAL NO. OF SPACES PROVIDED = 15

HANDICAP PARKING FLORIDA ACCESSIBILITY CODE:

REQUIRED H/C SPACES= 1 SPACES
H/C SPACES PROVIDED = 1 SPACES

GREENSPACE CALCULATION:
TOTAL REQUIRED
TOTAL PARKING PROVIDED= 15 SPACES
15 SPACES x 200 x 10 % = 300 SF
OTHER PAVED AREA 13,536 SF x 2 % = 270 SF
300 SF + 270 SF = 402 SF OF GREENSPACE REQUIRED
LANDSCAPED AREA TOTAL PROVIDED = 3,556 SF

B-5 DATA BLOCK:

MINIMUM LOT WIDTH = NONE (159.89' PROVIDED)
MINIMUM FRONT SETBACK = 40' (85' PROVIDED)
MINIMUM SIDE YARD SETBACK = 10' (13' WEST SIDE , 89' EAST SIDE PROVIDED)
MINIMUM LOT AREA = NONE (2.88 ACRES PROVIDED)
MINIMUM REAR YARD SETBACK = 20' (320' PROVIDED)
MAXIMUM FLOOR AREA RATIO = 0.70 (0.262 ACTUAL RATIO)
MAXIMUM BUILDING HEIGHT = 50' (ACTUAL 25')

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.

DOUG IANNARELLI, PROFESSIONAL ENGINEER
REGISTERED ENGINEER No. 18340
STATE OF FLORIDA DATE:____

NO.	DATE	DESCRIPTION	BY
2	10-22-25	REVISIONS PER COUNTY COMMENTS	EJM
1	09-17-25	REVISIONS PER COUNTY COMMENTS	EJM

DRAWN BY: EJM
SCALE: N.T.S.
JOB NO.: 25-070
DATE: 07-29-25
DRAWING NO.: 2507Osite
FILE NAME: COVER
FB. 2352 PG. 15-23

MOORHEAD ENGINEERING COMPANY
CONSULTING ENGINEERS
LAND PLANNERS
LAND SURVEYORS
P.O. BOX 998 / 305 S.E. 1ST. AVE.
OCALA, FLORIDA 34471-0998
(352) 732-4406
FAX (352) 867-0112
FLCOA No.LB315
FLBES No.LB315
SINCE 1984

DOUG IANNARELLI, P.E.
STATE OF FLORIDA PROFESSIONAL ENGINEER
P.E. LICENSE No. 18340

THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY DOUG IANNARELLI, P.E. ON THE DATE ADJACENT USING A SHA-1 AUTHENTICATION CODE.

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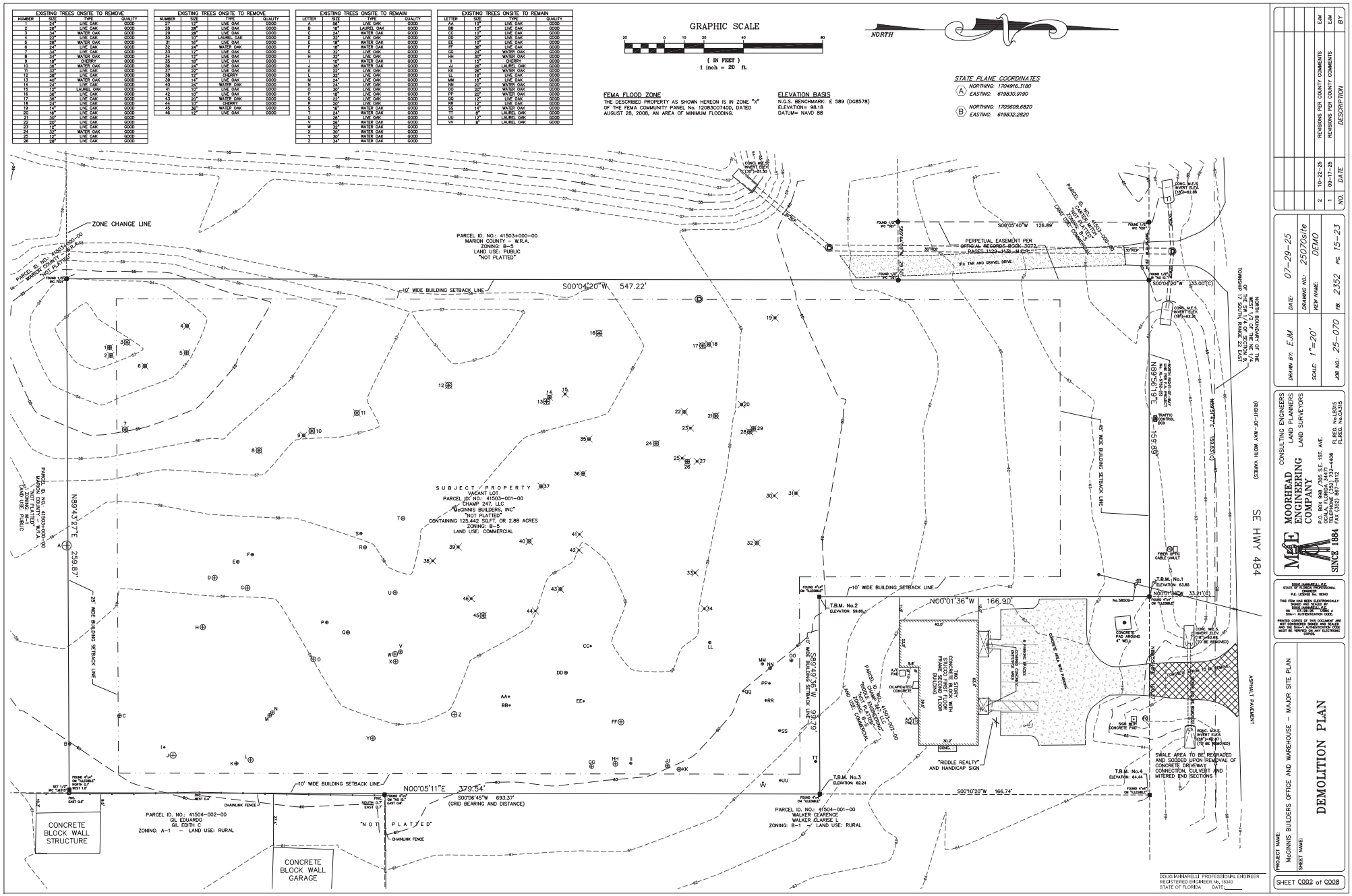
PROJECT NAME: McGINNIS BUILDERS OFFICE AND WAREHOUSE - MAJOR SITE PLAN
SHEET NAME: COVER SHEET

SHEET C001 of C008


EXISTING TREES ONSITE TO REMOVE
NUMBER | SIZE | TYPE | QUALITY
1 | 24" | LIVE OAK | GOOD
2 | 28" | LIVE OAK | GOOD
3 | 34" | WATER OAK | GOOD
4 | 22" | LIVE OAK | GOOD
5 | 28" | WATER OAK | GOOD
6 | 24" | LIVE OAK | GOOD
7 | 34" | LIVE OAK | GOOD
8 | 34" | WATER OAK | GOOD
9 | 18" | CHERRY | GOOD
10 | 36" | WATER OAK | GOOD
11 | 30" | LIVE OAK | GOOD
12 | 38" | CHERRY | GOOD
13 | 40" | WATER OAK | GOOD
14 | 24" | LIVE OAK | GOOD
15 | 12" | LAUREL OAK | GOOD
16 | 36" | LIVE OAK | GOOD
17 | 36" | LIVE OAK | GOOD
18 | 24" | LIVE OAK | GOOD
19 | 14" | LIVE OAK | GOOD
20 | 18" | LIVE OAK | GOOD
21 | 30" | LIVE OAK | GOOD
22 | 20" | LIVE OAK | GOOD
23 | 12" | LIVE OAK | GOOD
24 | 32" | WATER OAK | GOOD
25 | 12" | LIVE OAK | GOOD
26 | 28" | LIVE OAK | GOOD
EXISTING TREES ONSITE TO REMOVE
NUMBER | SIZE | TYPE | QUALITY
27 | 12" | LIVE OAK | GOOD
28 | 28" | LIVE OAK | GOOD
29 | 28" | LIVE OAK | GOOD
30 | 10" | LAUREL OAK | GOOD
31 | 16" | LIVE OAK | GOOD
32 | 24" | WATER OAK | GOOD
33 | 12" | LIVE OAK | GOOD
34 | 12" | LIVE OAK | GOOD
35 | 18" | LIVE OAK | GOOD
36 | 24" | LIVE OAK | GOOD
37 | 22" | LIVE OAK | GOOD
38 | 12" | CHERRY | GOOD
39 | 14" | LIVE OAK | GOOD
40 | 24" | WATER OAK | GOOD
41 | 10" | LIVE OAK | GOOD
42 | 10" | LIVE OAK | GOOD
43 | 20" | WATER OAK | GOOD
44 | 10" | CHERRY | GOOD
45 | 36" | WATER OAK | GOOD
46 | 12" | LIVE OAK | GOOD
EXISTING TREES ONSITE TO REMAIN
LETTER | SIZE | TYPE | QUALITY
A | 58" | LIVE OAK | GOOD
B | 15" | LAUREL OAK | GOOD
C | 24" | WATER OAK | GOOD
D | 53" | LIVE OAK | GOOD
E | 18" | WATER OAK | GOOD
F | 18" | WATER OAK | GOOD
G | 33" | LIVE OAK | GOOD
H | 33" | LIVE OAK | GOOD
I | 10" | WATER OAK | GOOD
J | 36" | WATER OAK | GOOD
K | 23" | LIVE OAK | GOOD
L | 24" | LIVE OAK | GOOD
M | 24" | LIVE OAK | GOOD
N | 24" | LIVE OAK | GOOD
O | 30" | LIVE OAK | GOOD
P | 18" | LIVE OAK | GOOD
Q | 23" | LIVE OAK | GOOD
R | 20" | LIVE OAK | GOOD
S | 18" | WATER OAK | GOOD
T | 24" | WATER OAK | GOOD
U | 28" | LIVE OAK | GOOD
V | 28" | WATER OAK | GOOD
W | 32" | WATER OAK | GOOD
X | 30" | WATER OAK | GOOD
Y | 30" | WATER OAK | GOOD
Z | 34" | WATER OAK | GOOD
EXISTING TREES ONSITE TO REMAIN
LETTER | SIZE | TYPE | QUALITY
AA | 10" | LIVE OAK | GOOD
BB | 10" | LIVE OAK | GOOD
CC | 10" | LIVE OAK | GOOD
DD | 20" | LIVE OAK | GOOD
EE | 10" | LIVE OAK | GOOD
FF | 36" | LIVE OAK | GOOD
GG | 24" | WATER OAK | GOOD
HH | 30" | WATER OAK | GOOD
II | 15" | CHERRY | GOOD
JJ | 36" | LAUREL OAK | GOOD
KK | 26" | WATER OAK | GOOD
LL | 18" | LIVE OAK | GOOD
MM | 18" | LIVE OAK | GOOD
NN | 20" | WATER OAK | GOOD
OO | 20" | WATER OAK | GOOD
PP | 20" | WATER OAK | GOOD
QQ | 12" | LIVE OAK | GOOD
RR | 12" | LIVE OAK | GOOD
SS | 14" | WATER OAK | GOOD
TT | 8" | LAUREL OAK | GOOD
UU | 12" | LAUREL OAK | GOOD
VV | 8" | LAUREL OAK | GOOD
GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.
NORTH
STATE PLANE COORDINATES
A
NORTHING: 1704916.3180
EASTING: 619830.9190
B
NORTHING: 1705609.6820
EASTING: 619832.2820
FEMA FLOOD ZONE
THE DESCRIBED PROPERTY AS SHOWN HEREON IS IN ZONE "X" OF THE FEMA COMMUNITY PANEL No. 12083C0740D, DATED AUGUST 28, 2008, AN AREA OF MINIMUM FLOODING.
ELEVATION BASIS
N.G.S. BENCHMARK: E 589 (DG8578)
ELEVATION= 98.18
DATUM= NAVD 88
ZONE CHANGE LINE
PARCEL ID. NO.: 41503+000-00
MARION COUNTY – W.R.A.
ZONING: B-5
LAND USE: PUBLIC
"NOT PLATTED"
PERPETUAL EASEMENT PER OFFICIAL RECORDS BOOK 3072, PAGES 1129 – 1130, M.C.R.
9'± TAR AND GRAVEL DRIVE
10' WIDE BUILDING SETBACK LINE
S00°04'20"W 547.22'
S00°05'40"W 126.89'
S89°54'40"E 29.50'
S00°04'20"W 33.00'(C)
N89°43'27"E 259.87'
25' WIDE BUILDING SETBACK LINE
SUBJECT PROPERTY
VACANT LOT
PARCEL ID. NO.: 41503-001-00
CHAMP 247, LLC
& McGINNIS BUILDERS, INC"
"NOT PLATTED"
CONTAINING 125,442 SQ.FT. OR 2.88 ACRES
ZONING: B-5
LAND USE: COMMERCIAL
PARCEL ID. NO.: 41503+000-00
MARION COUNTY – W.R.A.
"NOT PLATTED"
ZONING: M-1
LAND USE: PUBLIC
N00°01'36"W 166.90'
N00°01'36"W 33.21'(C)
T.B.M. No.1
ELEVATION: 63.85
T.B.M. No.2
ELEVATION: 59.80
T.B.M. No.3
ELEVATION: 62.24
T.B.M. No.4
ELEVATION: 64.44
S00°10'20"W 166.74'
S00°06'45"W 693.37'
(GRID BEARING AND DISTANCE)
N00°05'11"E 379.54'
S89°43'27"W 259.79'
10' WIDE BUILDING SETBACK LINE
45' WIDE BUILDING SETBACK LINE
TWO STORY CONCRETE BLOCK WITH STUCCO FINISH & FRAME SECOND FLOOR BUILDING
DILAPIDATED CONCRETE
CONCRETE PAD AROUND 4" WELL
CONCRETE SLAB WITH PARKING
"RIDDLE REALTY" AND HANDICAP SIGN
SIGN WITH CONCRETE PAD
SWALE AREA TO BE REGRADED AND SODDED UPON REMOVAL OF CONCRETE DRIVEWAY CONNECTION, CULVERT AND MITERED END SECTIONS
ASPHALT PAVEMENT
SE HWY 484
(RIGHT-OF-WAY WIDTH VARIES)
NORTH BOUNDARY OF THE NE 1/4 OF THE NW 1/4 OF SECTION 19, TOWNSHIP 17 SOUTH, RANGE 22 EAST
N89°56'19"E 1594.84'
N89°56'19"E 1594.84'(C)
TRAFFIC CONTROL BOX
FIBER OPTIC CABLE VAULT
CONC. M.E.S. INVERT ELEV. (18")=62.85 (15")=62.85 (10" RE-ESTABLISHED)
CONC. M.E.S. INVERT ELEV. (18")=62.87 (10" RE-ESTABLISHED)
CONC. M.E.S. INVERT ELEV. (15")=62.88
CONC. M.E.S. INVERT ELEV. (15")=62.31
PARCEL ID. NO.: 41504-001-00
WALKER CLARENCE
WALKER CLARISE L.
ZONING: B-1 – LAND USE: RURAL
PARCEL ID. NO.: 41504-002-00
GIL EDUARDO
GIL EDITH O.
ZONING: A-1 – LAND USE: RURAL
CONCRETE BLOCK WALL STRUCTURE
CONCRETE BLOCK WALL GARAGE
"N O T P L A T E D"
CHAINLINK FENCE
PARCEL ID. NO.: 41504-001-00
WALKER CLARENCE
WALKER CLARISE L.
ZONING: B-1 – LAND USE: RURAL
DOUG IANNARELLI PROFESSIONAL ENGINEER
REGISTERED ENGINEER No. 18340
STATE OF FLORIDA DATE:
DOUG IANNARELLI, P.E.
STATE OF FLORIDA PROFESSIONAL ENGINEER
P.E. LICENSE No. 18340
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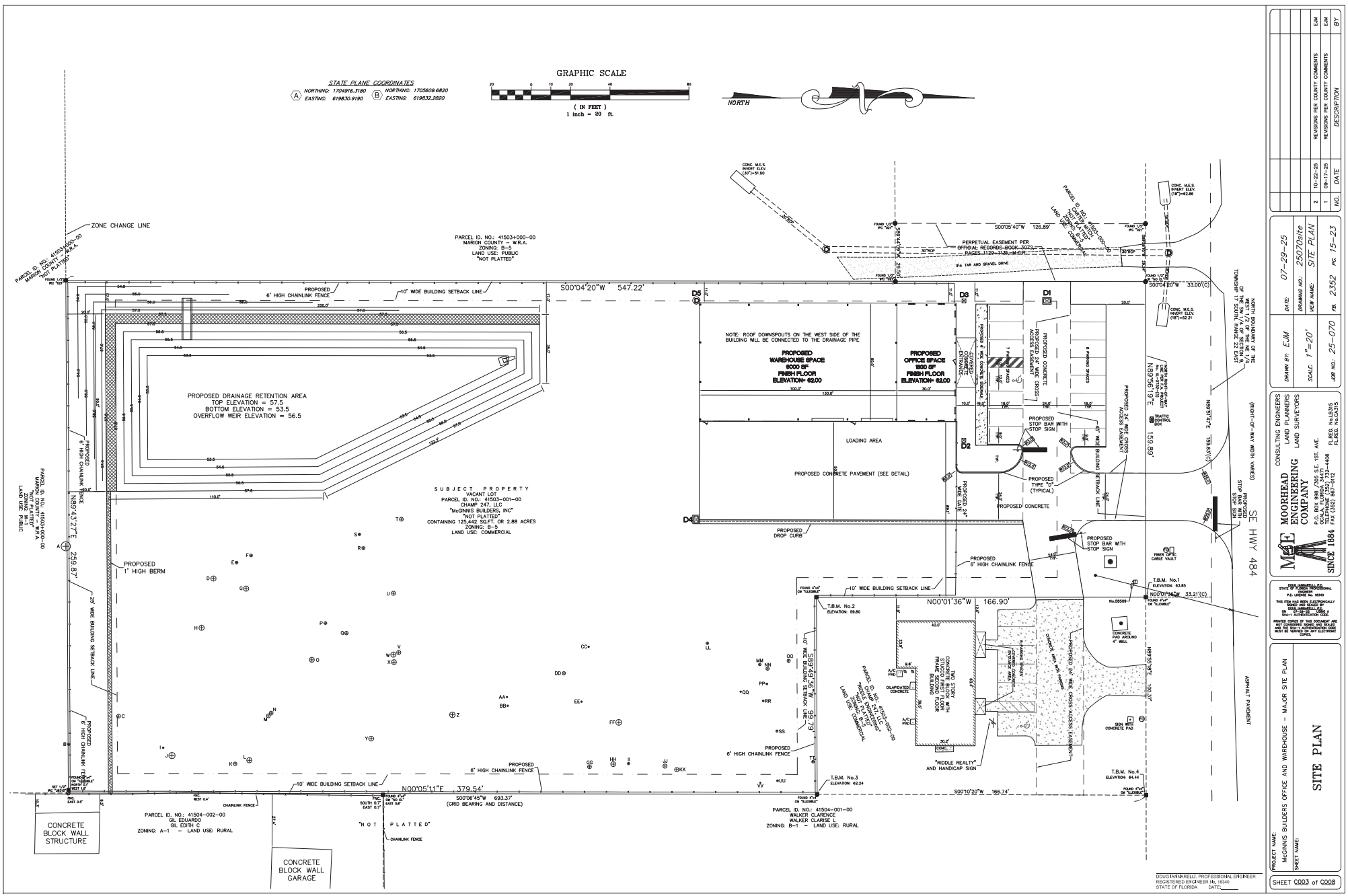
MOORHEAD ENGINEERING COMPANY
CONSULTING ENGINEERS
LAND PLANNERS
LAND SURVEYORS
P.O. BOX 998 / 305 S.E. 1ST. AVE.
OCALA, FLORIDA 34471
(352) 732-7202 FAX (352) 867-0112
SINCE 1884
FLREG. No.LB315
FLREG. No.LA315
NO. | DATE | DESCRIPTION | BY
1 | 09-17-25 | REVISIONS PER COUNTY COMMENTS | EJM
2 | 10-22-25 | REVISIONS PER COUNTY COMMENTS | EJM
DRAWN BY: EJM
DATE: 07-29-25
SCALE: 1"=20'
DRAWING NO.: 25070site
VIEW NAME: DEMO
JOB NO.: 25-070
PB. 2352 PG. 15-23
PROJECT NAME:
McGINNIS BUILDERS OFFICE AND WAREHOUSE – MAJOR SITE PLAN
SHEET NAME:
DEMOLITION PLAN
SHEET C002 of C008



NO.	DATE	DESCRIPTION	BY
2	10-22-25	REVISIONS PER COUNTY COMMENTS	EJM
1	09-17-25	REVISIONS PER COUNTY COMMENTS	EJM

DRAWN BY: EJM
DATE: 07-29-25
SCALE: 1"=20'
DRAWING NO.: 2507Osite
JOB NO.: 25-070
VIEW NAME: SITE PLAN
PB. 2352 PG. 15-23

MOORHEAD ENGINEERING COMPANY
CONSULTING ENGINEERS
LAND PLANNERS
LAND SURVEYORS
P.O. BOX 998 / 305 S.E. 1ST. AVE.
OCALA, FLORIDA 34471
PHONE (352) 867-7708
FAX (352) 867-0112
FLREG. No.LA315
FLREG. No.LA315
SINCE 1884

DOUG HANNARELLI, P.E.
STATE OF FLORIDA PROFESSIONAL ENGINEER
P.E. LICENSE NO. 16340
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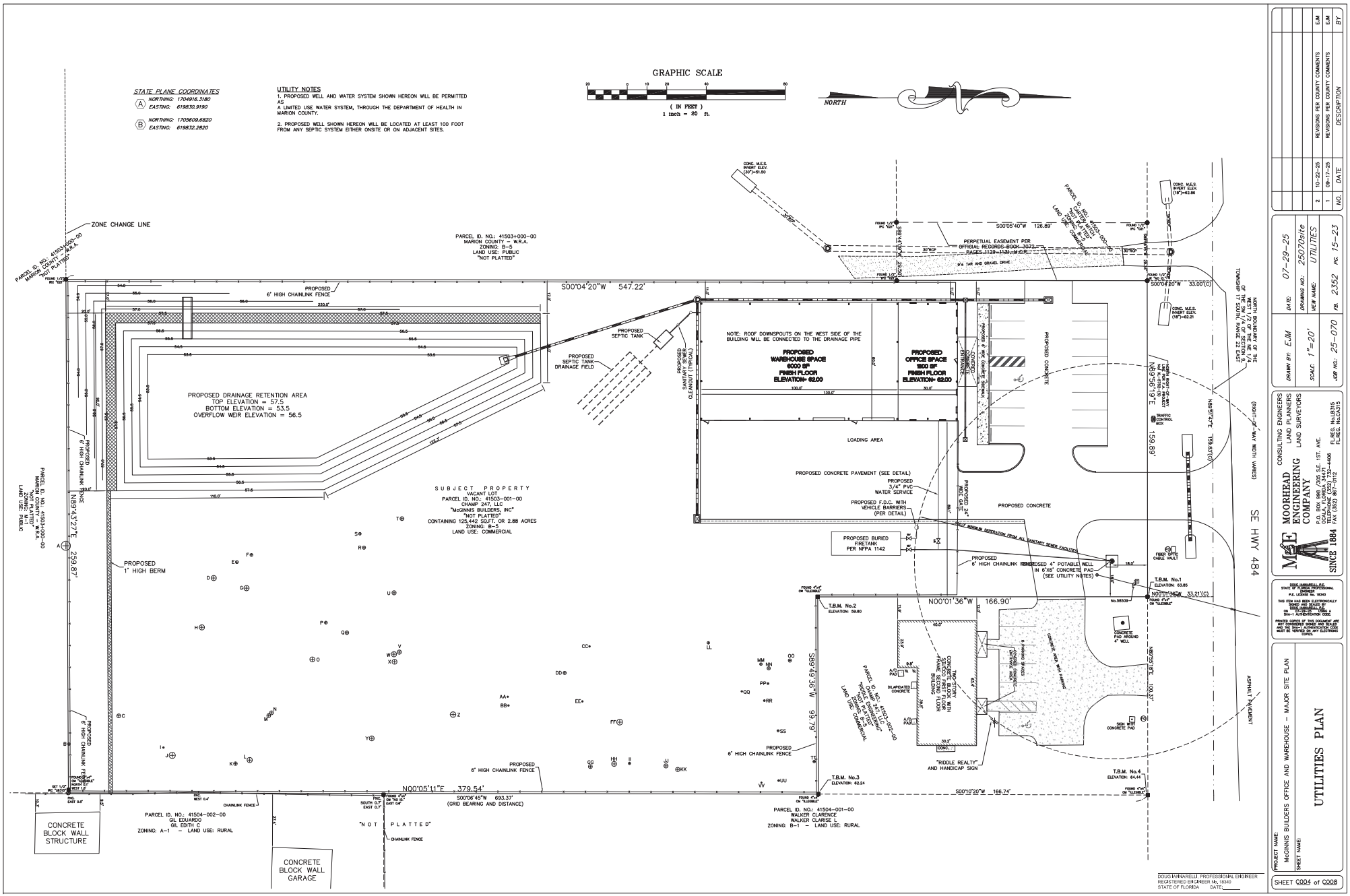
PROJECT NAME: McGINNIS BUILDERS OFFICE AND WAREHOUSE - MAJOR SITE PLAN
SHEET NAME: SITE PLAN
SHEET C003 of C008

DOUG HANNARELLI PROFESSIONAL ENGINEER
REGISTERED ENGINEER No. 16340
STATE OF FLORIDA DATE:



NO.	DATE	DESCRIPTION	BY
2	10-22-25	REVISIONS PER COUNTY COMMENTS	EJM
1	09-17-25	REVISIONS PER COUNTY COMMENTS	EJM

DRAWN BY: EJM
DATE: 07-29-25
SCALE: 1"=20'
DRAWING NO.: 25070site
VIEW NAME: UTILITIES
JOB NO.: 25-070
PB. 2352 PG. 15-23

MOORHEAD ENGINEERING COMPANY
CONSULTING ENGINEERS
LAND PLANNERS
LAND SURVEYORS
P.O. BOX 998 / 305 S.E. 1ST. AVE.
OCALA, FLORIDA 34471
PHONE (352) 732-7406
FAX (352) 867-0112
SINCE 1984
FLREG. No.LA315
FLREG. No.LA315

DOUG HANNARELLI, P.E.
STATE OF FLORIDA PROFESSIONAL ENGINEER
P.E. LICENSE NO. 18340

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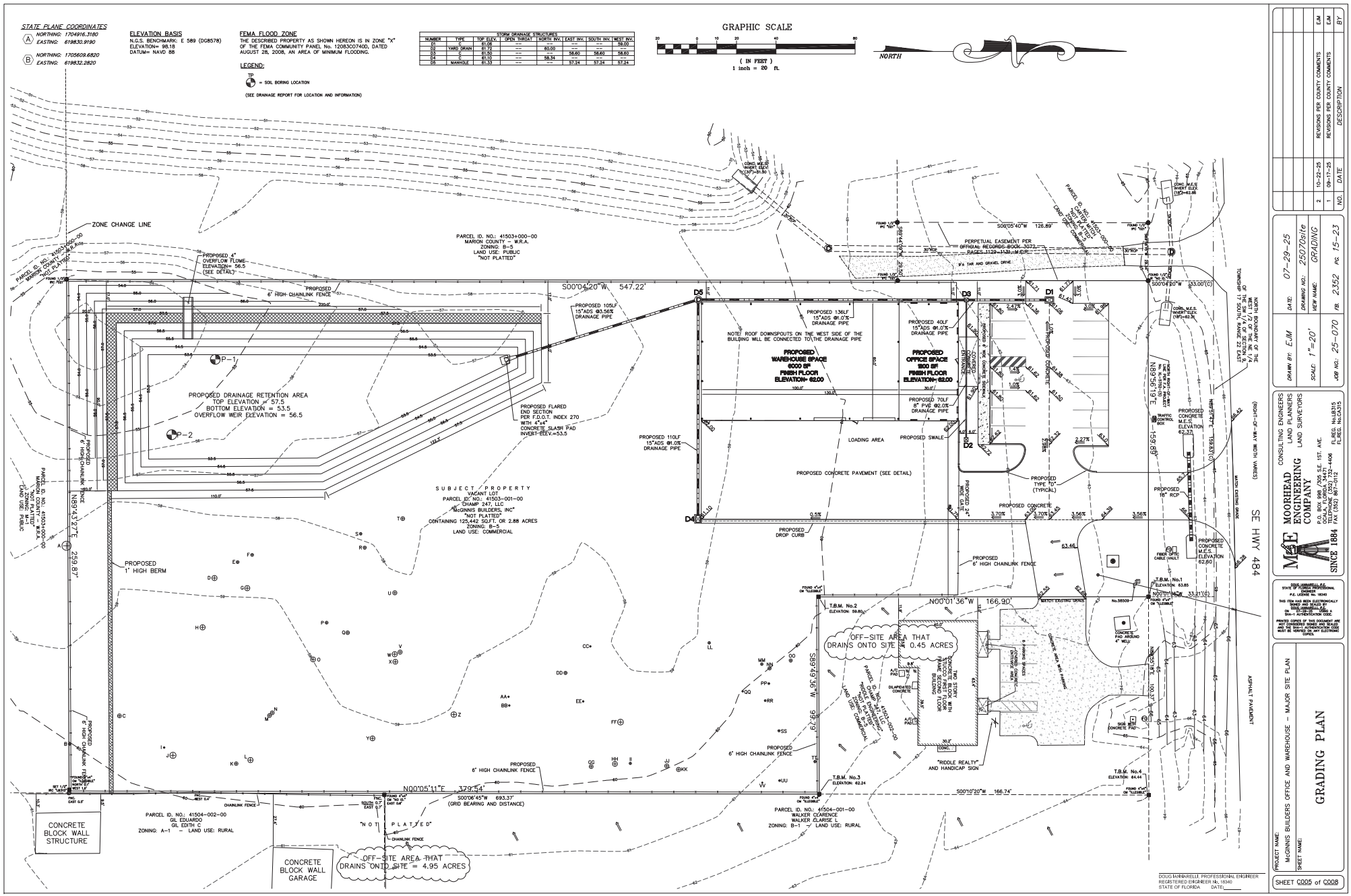
PROJECT NAME: McGINNIS BUILDERS OFFICE AND WAREHOUSE - MAJOR SITE PLAN
SHEET NAME: UTILITIES PLAN

SHEET C004 of C008

DOUG HANNARELLI, PROFESSIONAL ENGINEER
REGISTERED ENGINEER No. 18340
STATE OF FLORIDA DATE:



NO.	DATE	DESCRIPTION	BY
2	10-22-25	REVISIONS PER COUNTY COMMENTS	EJM
1	09-17-25	REVISIONS PER COUNTY COMMENTS	EJM

DRAWN BY: EJM
DATE: 07-29-25
SCALE: 1"=20'
DRAWING NO.: 2502Osite
VIEW NAME: GRADING
JOB NO.: 25-070
PB. 2352 PG. 15-23

MOORHEAD ENGINEERING COMPANY
CONSULTING ENGINEERS
LAND PLANNERS
LAND SURVEYORS
P.O. BOX 998 / 305 S.E. 1ST. AVE.
OCALA, FLORIDA 34471
PHONE (352) 867-7708
FAX (352) 867-0112
SINCE 1984
FLREG. No.LA315
FLREG. No.LB315

PROJECT NAME: McGINNIS BUILDERS OFFICE AND WAREHOUSE – MAJOR SITE PLAN
SHEET NAME: GRADING PLAN
SHEET C005 of C008

STATE PLANE COORDINATES

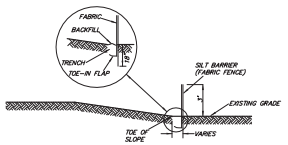
(A) NORTHING: 1704916.3180
EASTING: 619830.9190

(B) NORTHING: 1705609.6820
EASTING: 619832.2820

ELEVATION BASIS
N.G.S. BENCHMARK: E 589 (DG8578)
ELEVATION= 98.18
DATUM= NAVD 88

FEMA FLOOD ZONE
THE DESCRIBED PROPERTY AS SHOWN HEREON IS IN ZONE "X" OF THE FEMA COMMUNITY PANEL No. 12083C0740D, DATED AUGUST 28, 2008, AN AREA OF MINIMUM FLOODING.

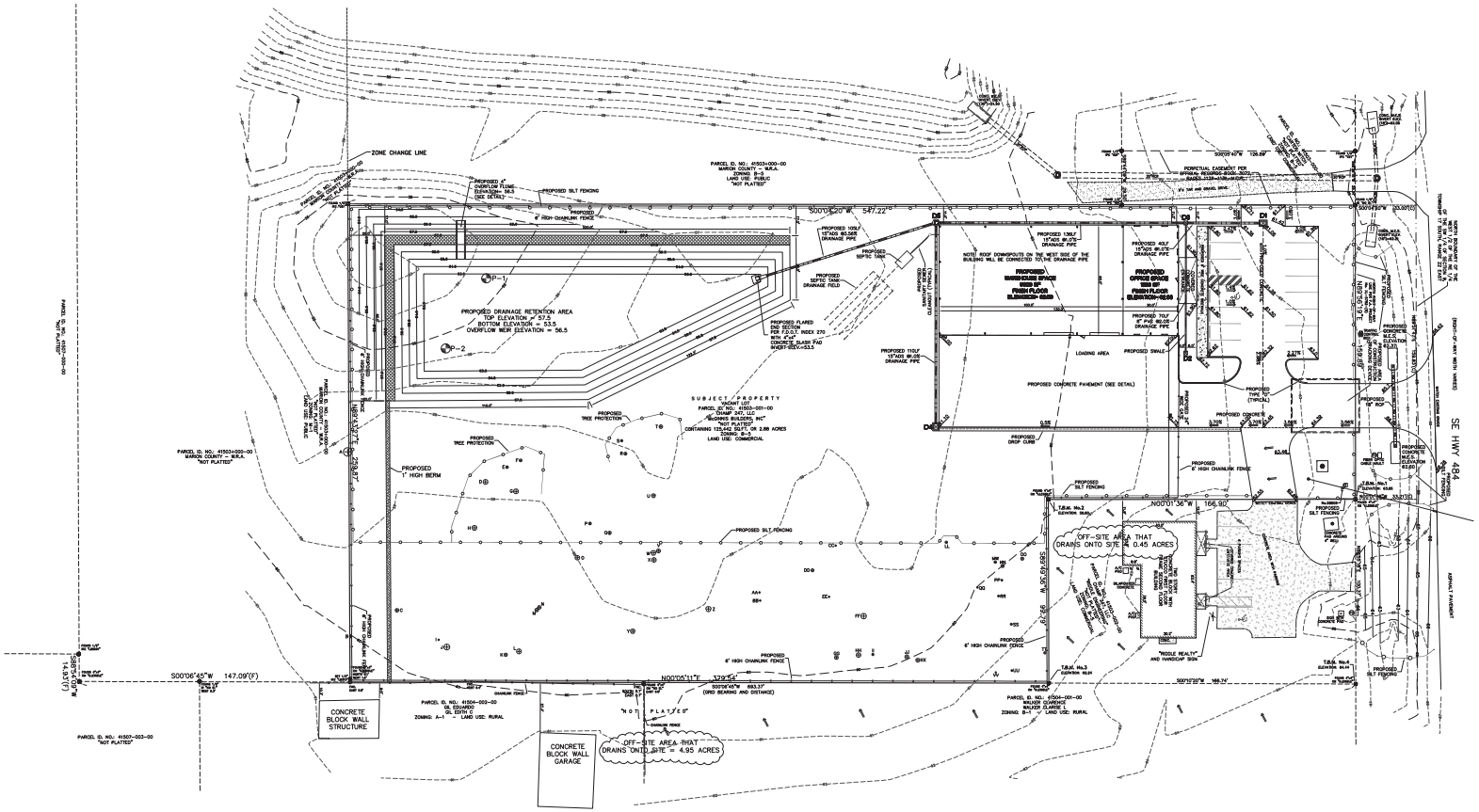
LEGEND
SILT FENCE LINE=



FABRIC SILT BARRIER

NORTH

GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.



EROSION CONTROL NOTES:

1. DISCHARGE CONTROL AND EROSION PROTECTION MEASURES SHALL BE EMPLOYED AND OPERATED AT ALL TIMES DURING CONSTRUCTION TO AVOID ADVERSE IMPACTS TO RECEIVING WATERS AND ADJACENT PROPERTY. DETENTION, RETENTION STORAGE STRUCTURES AND OTHER STORM WATER MANAGEMENT STRUCTURES SHOULD BE BUILT AND CONTINUOUSLY MAINTAINED DURING PROJECT CONSTRUCTION IN A MANNER SUCH THAT, TO THE EXTENT POSSIBLE, THE STRUCTURES ARE INCORPORATED INTO AND BECOME PART OF THE PERMANENT SURFACE WATER MANAGEMENT SYSTEM.

2. THE OWNER/ PERMITS SHALL ENSURE THAT THE SURFACE WATER AND STORM WATER MANAGEMENT MEASURES PROPOSED IN THE PLAN ARE EFFECTIVELY IMPLEMENTED UNTIL THE COMPLETION OF THE PROJECT OR UNTIL THE PERMANENT SURFACE WATER MANAGEMENT SYSTEM IS OPERATIONAL.

3. THE SITE SHALL REMAIN FREE OF EXCESS DUST AND DEBRIS AT ALL TIMES. ANY INCIDENCE OF EROSION, SEDIMENTATION, DUST OR DEBRIS OCCURRING OFFSET AS A RESULT OF CONSTRUCTION ACTIVITIES ON THIS DEVELOPMENT SHALL BE CORRECTED BY THE CONTRACTOR IMMEDIATELY (FOR EACH OCCURRENCE).

4. ALL STORM WATER MANAGEMENT SYSTEMS SHALL BE COMPLETED PRIOR TO THE CONSTRUCTION OF IMPERVIOUS AREAS.

5. SILT FENCE AND CONSTRUCTION TRACKING PAD SHOWN ON THESE PLANS SHALL BE INSTALLED PRIOR TO AND SITE CLEARING OR ANY SITE DEVELOPMENT. SILT FENCE INLET FILTERS AND OTHER EROSION & SEDIMENTATION PROTECTION DEVICES SHOWN ON THESE PLANS SHALL BE INSTALLED PROMPTLY AT THE APPROPRIATE TIME DURING CONSTRUCTION. ALL EROSION PROTECTION DEVICES SHALL BE MAINTAINED DURING THE LIFE OF THE CONSTRUCTION PROJECT, SHALL BE RESTORED WHEN DAMAGED AS NECESSARY OR AS DIRECTED, AND SHALL BE REMOVED AT THE COMPLETION OF THE CONSTRUCTION.

6. CONSTRUCTION WASTE – WASTE SHALL BE COLLECTED AT A DESIGNATED AREA ONSET. AN ADEQUATE NUMBER OF CONTAINERS SHALL BE PROVIDED (WHEN POSSIBLE, COVER CONTAINERS OR PROVIDE LIDS ON CONTAINERS). ARRANGE FOR WASTE COLLECTION BEFORE CONTAINERS OVERFLOW AND PROVIDE FOR CLEAN UP IF SPILLAGE OCCURS.

7. CONCRETE TRUCKS – EMPTYING OR WASH OUT OF EXCESS CONCRETE MAY BE ALLOWED ONSET. EXCESS CONCRETE AND WASH WATER SHOULD BE DISPOSED OF IN A MANNER THAT PREVENTS CONTACT BETWEEN THESE MATERIALS AND STORM WATER WHICH WILL BE DISCHARGED FROM THE SITE. FOR EXAMPLE, DIKES COULD BE CONSTRUCTED AROUND THE AREA TO CONTAIN THESE MATERIALS UNTIL THEY HARDEN, AT WHICH THETHEY MAY BE PROPERLY DISPOSED OF.

8. OFFSET VEHICLE TRACKING OF SEDIMENT – A STABILIZED GRAVEL CONSTRUCTION ENTRANCE SHALL BE PROVIDED AT THE SITE, ADJACENT PAVED STREETS SHALL BE SWEPT TO REMOVE ANY EXCESS MUD, DIRT, OR ROCK TRACKED FROM THE SITE.

9. SANITARY DISPOSAL – DOMESTIC WASTE HAULERS SHOULD BE CONTRACTED TO REGULARLY REMOVE THE SANITARY AND SEPTIC WASTES AND TO MAINTAIN THE FACILITIES IN GOOD WORKING ORDER.

10. PETROLEUM PRODUCTS – OIL, GASOLINE, LUBRICANTS AND ASPHALT SUBSTANCES SUCH AS PAVING MATERIALS SHOULD BE HANDLED CAREFULLY TO MINIMIZE EXPOSURE TO STORM WATER. EQUIPMENT SHOULD BE ON SITE TO CONTAIN AND CLEAN UP ANY PETROLEUM SPILL IN THE FUEL STORAGE AREAS OR ON-BOARD MAINTENANCE AND FUELING VEHICLES. CONTAIN AND CLEAN UP PETROLEUM SPILLS IMMEDIATELY.

11. HAZARDOUS PRODUCTS – THESE PRODUCTS SHALL BE USED IN A SAFE MANNER TO AVOID POLLUTION OF STORM WATER. EQUIPMENT SHOULD BE ON SITE TO CONTAIN AND CLEAN UP SPILLS OF HAZARDOUS MATERIALS IN THE AREAS WHERE THESE MATERIALS ARE STORED OR USED. CONTAIN AND CLEAN UP SPILLS IMMEDIATELY AFTER THEY OCCUR.

12. NON–STORM WATER DISCHARGES – THESE DISCHARGES INCLUDE BUT ARE NOT LIMITED TO: FIRE HYDRANT FLUSHINGS, POTABLE WATER SOURCE FLUSHINGS, IRRIGATION WATER, BUILDING WASHDOWN AND AIR CONDITIONING CONDENSATION. PRIOR TO ANY DISCHARGE, ALL DOWNSLOPE SITE SEDIMENTATION AND EROSION CONTROLS SHOULD BE IN PLACE. DISCHARGE SHOULD ONLY BE DIRECTED TO AREAS THAT ARE STABILIZED TO MINIMIZE EROSION (E.G. BUFFER ZONE, VEGETATED FILTER STRIPS, INLET AND OUTLET PROTECTION, LEVEL SPREADERS, ETC.) DO NOT DISCHARGE NON–STORMWATER FLOWS ONTO DISTURBED AREAS.

13. A STORMWATER POLLUTION PREVENTION PLAN INSPECTION REPORT IS REQUIRED AT LEAST ONCE PER WEEK AND WITHIN 24 HOURS OF THE END OF A STORM EVENT THAT IS 0.5 INCHES OR GREATER. THE REPORTS ARE TO BE FILED AT THE PROJECT SITE WITH THE STORM WATER PREVENTION PLAN.

14. CONTRACTOR SHALL DEVELOP AND IMPLEMENT A PLAN TO ASSURE THAT ALL WASTE, SUCH AS DISCARDED BUILDING MATERIALS, CONCRETE TRUCK WASH–OUT, CHEMICALS, LITTER AND SANITARY WASTE, ARE PROPERLY CONTROLLED WHILE ON–SITE AND TRANSPORTED AND DISPOSED OF (OFF–SITE) IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS. NO WASTE MATERIALS OF ANY KIND ARE PERMITTED TO BE BURIED ON–SITE OR DISCHARGED TO SURFACE WATERS OF THE STATE OR TO THE CITY'S STORM WATER SYSTEM.

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 THEIRS STORMWATER POLLUTION PREVENTION PLAN PREPARED THERE UNDER.

NAME/CONSTRUCTION COMPANY NAME DATE

THE STORMWATER MANAGEMENT PREVENTION MEASURES PROPOSED ON THIS PLAN SHALL BE EFFECTIVELY IMPLEMENTED AND MAINTAINED UNTIL COMPLETION OF THE PROJECT OR UNTIL THE PERMANENT SURFACE WATER MANAGEMENT SYSTEM IS OPERATIONAL.

TIMOTHY McGINNIS, MANAGER DATE

DOUG IANNARELLI, PROFESSIONAL ENGINEER
REGISTERED ENGINEER No. 16340
STATE OF FLORIDA DATE:

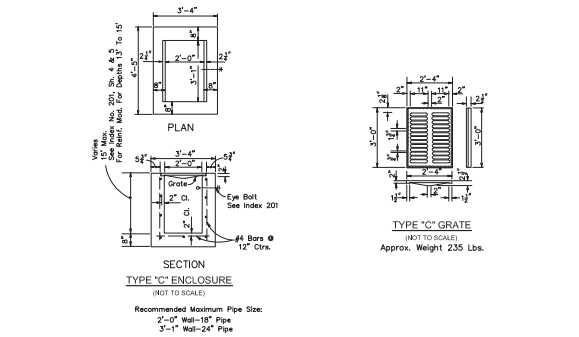
NO.	DATE	DESCRIPTION	BY
2	10-22-25	REVISIONS PER COUNTY COMMENTS	EJM
1	09-17-25	REVISIONS PER COUNTY COMMENTS	EJM

MOORHEAD ENGINEERING COMPANY
CONSULTING ENGINEERS
LAND PLANNERS
LAND SURVEYORS
P.O. BOX 998 / 305 S.E. 1ST. AVE.
OCALA, FLORIDA 34471
(352) 732-7202 FAX (352) 732-8406
SINCE 1884
FL REG. No. LA0315
CA REG. No. LA0315

DRAWN BY: EJM
SCALE: 1"=30'
JOB NO.: 25-070
DATE: 07-29-25
DRAWING NO.: 25070site
NEW NAME: SWPPP
FB. 2352 PG. 15-23

PROJECT NAME:
McGINNIS BUILDERS OFFICE AND WAREHOUSE – MAJOR SITE PLAN
SHEET NAME:
STORM WATER POLLUTION PREVENTION PLAN

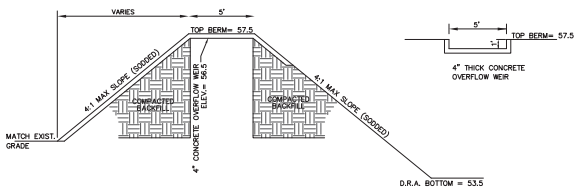
SHEET C006 of C008



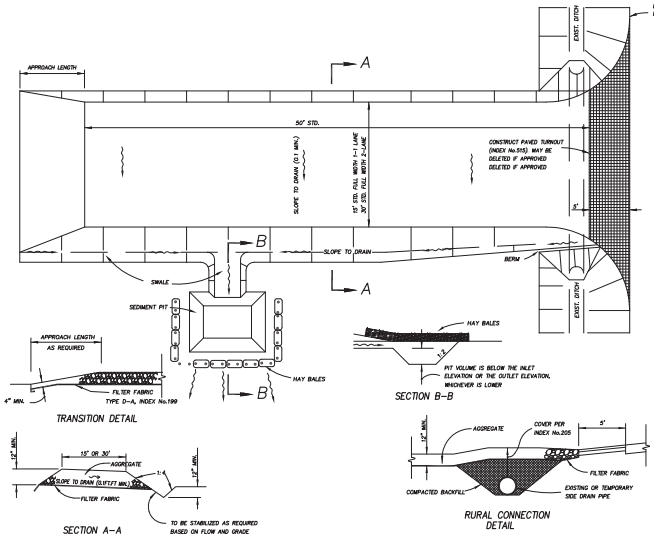
TYPE "C" ENCLOSURE
(NOT TO SCALE)

Recommended Maximum Pipe Size:
2'-0" Wall-18" Pipe
3'-1" Wall-24" Pipe

TYPE "C" GRATE
(NOT TO SCALE)
Approx. Weight 235 Lbs.



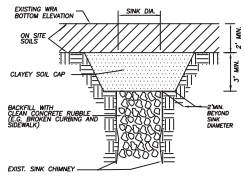
D.R.A. OVERFLOW WEIR AND BERM DETAIL
(NOT TO SCALE)



GENERAL NOTES

1. A SOIL TRACKING PREVENTION DEVICE (STPD) SHALL BE CONSTRUCTED AT LOCATIONS DESIGNATED BY THE ENGINEER FOR POINTS OF EGRESS FROM UNSTABILIZED AREAS OF THE PROJECT TO PUBLIC ROADS WHERE OFFSITE TRACKING OF MUD COULD OCCUR. TRAFFIC FROM UNSTABILIZED AREAS OF THE CONSTRUCTION PROJECT SHALL BE DIRECTED THRU A STPD. BARRIERS, FLAGGING OR OTHER POSITIVE MEANS SHALL BE USED AS REQUIRED TO LIMIT AND DIRECT VEHICULAR EGRESS ACROSS THE STPD.
2. THE CONTRACTOR MAY PROPOSE AN ALTERNATIVE TECHNIQUE TO MINIMIZE OFFSITE TRACKING OF SEDIMENT. THE ALTERNATIVE MUST BE REVIEWED AND APPROVED BY THE ENGINEER PRIOR TO ITS USE.
3. ALL MATERIALS SPILLED, DROPPED, OR TRACKED ONTO PUBLIC ROADS (INCLUDING THE STPD AGGREGATED AND CONSTRUCTION MUD) SHALL BE REMOVED DAILY, OR MORE FREQUENTLY IF SO DIRECTED BY THE ENGINEER.
4. AGGREGATES SHALL BE AS DESCRIBED UN SECTION 901-2.3. AGGREGATE SHALL BE FDOT SIZE #1. IF THIS SIZE IS NOT AVAILABLE, THE NEXT AVAILABLE SMALLER SIZE AGGREGATE MAY BE SUBSTITUTED WITH THE APPROVAL OF THE ENGINEER. SIZES CONTAINING EXCESSIVE SMALL AGGREGATE WILL TRACK OFF THE PROJECT AND ARE UNSUITABLE.
5. THE SEDIMENT PIT SHOULD PROVIDE A RETENTION VOLUME OF 3600 CUBIC FEET/ACRE OF SURFACE AREA DRAINING TO THE PIT. WHEN THE STPD IS ISOLATED FROM OTHER DRAINAGE AREAS, THE FOLLOWING PIT VOLUMES WILL SATISFY THIS REQUIREMENT:
15'x50'=1000.3 30'x50'=2001.3
6. THE SWALE DITCH DRAINING THE STPD SHALL HAVE A 0.2% MINIMUM AND A 1.0% MAXIMUM GRADE ALONG THE STPD AND TO THE SEDIMENT PIT.
7. MITERED END SECTIONS ARE NOT REQUIRED WHEN THE SIDE DRAIN PIPE SATISFIES THE CLEAR ZONE REQUIREMENTS.
8. THE STPD SHALL BE MAINTAINED IN A CONDITION THAT WILL ALLOW IT TO PERFORM IT FUNCTION, TO PREVENT OFFSITE TRACKING, THE STPD SHALL BE RINSED (DAILY WHEN IN USE) TO MOVE ACCUMULATED MUD DOWNWARD THRU THE STONE. ADDITIONAL STABILIZATION OF VEHICULAR ROUTE LEADING TO THE STPD MAY BE REQUIRED TO LIMIT THE MUD TRACKING.
9. A STPD SHALL BE PAID FOR UNDER THE CONTRACT UNIT PRICE FOR SOIL TRACKING PREVENTION DEVICE, E.A. THE UNIT PRICE SHALL CONSTITUTE FULL COMPENSATION FOR CONSTRUCTION, MAINTENANCE, REPLACEMENT OF MATERIALS, REMOVAL, AND RESTORATION OF AREA UTILIZED FOR STPD; INCLUDING BUT NOT LIMITED TO EXCAVATION, GRADING, TEMPORARY PIPE (INCLUDING MES WHEN REQUIRED), FILTER FABRIC, AGGREGATE, PAVED TURNOUT (INCLUDING ASPHALT AND BASE CONSTRUCTION), DITCH STABILIZATION, APPROACH ROUTE STABILIZATION, SEDIMENT REMOVAL AND DISPOSAL, WATER, RINSING AND CLEANING OF STPD AND CLEANING OF PUBLIC ROADS, GRASSING AND SOD. BALED, E.A. SILT FENCE SHALL BE PAID FOR UNDER THE CONTACT UNIT PRICE FOR STAKED SILT FENCE, LF.
10. THE NOMINAL SIZE OF A STANDARD STPD IS 15'x50' UNLESS OTHERWISE SHOWN IN THE PLANS. IF THE VOLUME OF ENTERING AND EXITING VEHICLES WARRANT, A 30' WIDTH STPD MAY BE USED IF APPROVED BY THE ENGINEER. WHEN A DOUBLE WIDTH (30') STPD IS USED, THE PAY QUANTITY SHALL BE 2 FOR EACH LOCATION.

SOIL TRACKING PREVENTION DEVICE
(NOT TO SCALE)
TYPE A

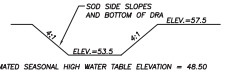


TYPICAL SINKHOLE CHIMNEY REPAIR DETAIL
(NOT TO SCALE)

REPAIR METHOD 2, SECTION 4.0, "APPLICANT'S HANDBOOK, KARST SENSITIVE AREAS", SJRWMD, MAY 1988.

Sinkhole Repair Procedure

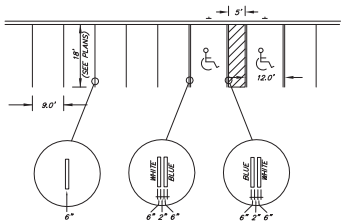
1. The collapse should be excavated to the limestone bedrock.
2. The void(s) in the bedrock should be filled with clean concrete rubble (e.g. concrete curbing or sidewalk sections).
3. A compacted clayey soil cap (being at least three feet thick) shall be placed over the concrete rubble.
4. Existing on-site soils or select backfill shall be placed over the clayey soil and compacted to a firm and unyielding surface level with the bottom of the water retention area.



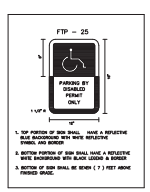
ESTIMATED SEASONAL HIGH WATER TABLE ELEVATION = 48.50

PROPOSED D.R.A. CROSS SECTION
N.T.S.
100 YEAR STORM HIGHWATER ELEVATION = 56.63

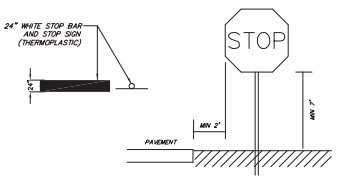
1. A minimum of three feet of unconsolidated soil material shall be provided between the surface of any limestone bedrock and the bottom and sides of any stormwater facility.
2. The maintenance berm width shall be 5 feet.



PARKING DETAILS
(NOT TO SCALE)



HANDICAP SIGN DETAIL
(NOT TO SCALE)



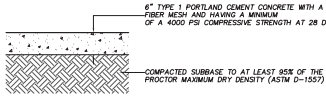
STOP SIGN DETAIL
(NOT TO SCALE)

NOTES:
1. SIGN POST SHALL BE 2"x2" SQUARE MADE OF STEEL WITH ONE INCH ON CENTER, 3/8" HOLES.

2. STOP SIGN SHALL BE 36" AND FABRICATED USING, AT A MINIMUM, 3M DIAMOND GRADE VIP REFLECTIVE SHEETING.

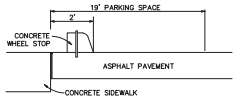
3. ALL INTERIOR STOP SIGNS TO BE STANDARD 24".

4. ALL PERMANENT PAVEMENT MARKINGS WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE THERMOPLASTIC PER THE FLORIDA DEPT. OF TRANSPORTATION DESIGN STANDARDS (LATEST REVISION).



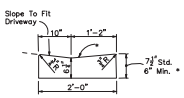
NOTES:
1. TYPICAL "ACI" JOINTING IS REQUIRED.

CONCRETE SECTION
(NOT TO SCALE)

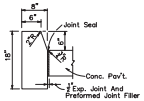


NOTE:
INSTALL CONCRETE WHEEL STOP 2' FROM FACE OF WHEEL STOP TO END OF 19' DEEP SPACE

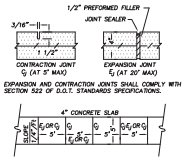
PARKING SPACE WITH WHEEL STOP DETAIL
(NOT TO SCALE)



DROP CURB
(NOT TO SCALE)



TYPE "D" CURB
(NOT TO SCALE)



INTERIOR SIDEWALK DETAIL
(NOT TO SCALE)

DOUG IANNARELLI, PROFESSIONAL ENGINEER
REGISTERED ENGINEER No. 16340
STATE OF FLORIDA DATE:

NO.	DATE	DESCRIPTION	BY
2	10-22-25	REVISIONS PER COUNTY COMMENTS	EJM
1	09-17-25	REVISIONS PER COUNTY COMMENTS	EJM

DRAWN BY: EJM
SCALE: N.T.S.
JOB NO.: 25-070
DATE: 07-29-25
DRAWING NO.: 2502Osite C-DETAILS 1
VIEW NAME:
FB. 2352 PG. 15-23

MOORHEAD ENGINEERING COMPANY
CONSULTING ENGINEERS
LAND PLANNERS
LAND SURVEYORS
P.O. BOX 998 / 305 S.E. 1ST. AVE.
OCALA, FLORIDA 34471
(352) 867-0092 FAX (352) 867-0112
SINCE 1984
FLREG No.LA0315
FLREG No.LA0315

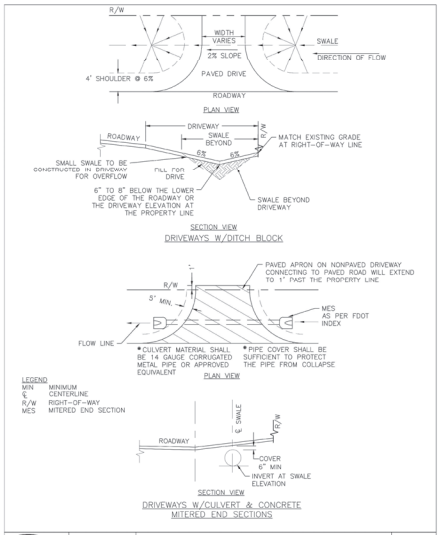
DOUG IANNARELLI, P.E.
STATE OF FLORIDA PROFESSIONAL ENGINEER
P.E. LICENSE No. 16340

THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY DOUG IANNARELLI, P.E. ON THE DATE ADJACENT USING A SHA-1 AUTHENTICATION CODE.

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED SEALED AND THE SHA-1 AUTHENTICATION CODE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

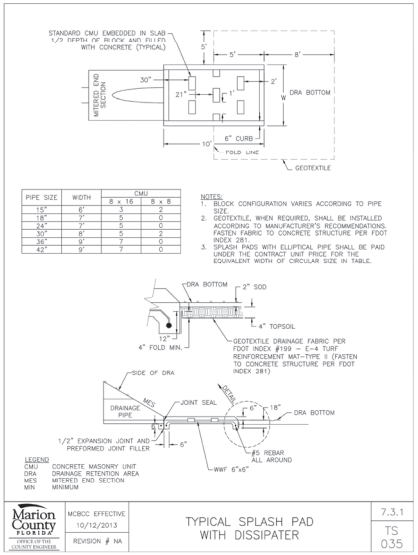
PROJECT NAME:
McGINNIS BUILDERS OFFICE AND WAREHOUSE - MAJOR SITE PLAN
SHEET NAME:
CIVIL DETAILS No.1

SHEET C007 of C008



Marion County Florida — Office of the County Engineer

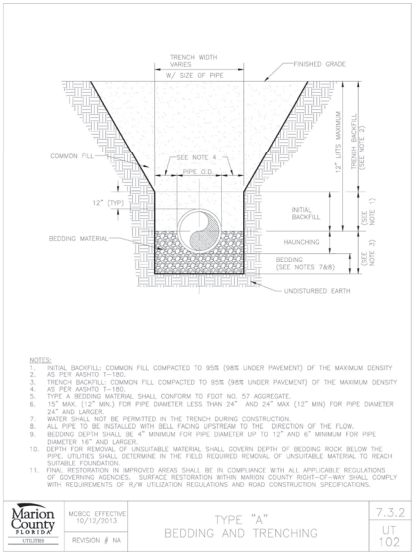
MCBCC EFFECTIVE	DRIVEWAY W/DITCH BLOCK & DRIVEWAY W/CULVERT & CONCRETE MITERED END SECTION	7.3.1
10/12/2013		TS
REVISION # NA		027



PIPE SIZE	WIDTH	CMU 8 x 16	CMU 8 x 8
15"	6'	3	2
18"	7'	5	0
24"	7'	5	0
30"	8'	5	2
36"	9'	7	0
42"	9'	7	0

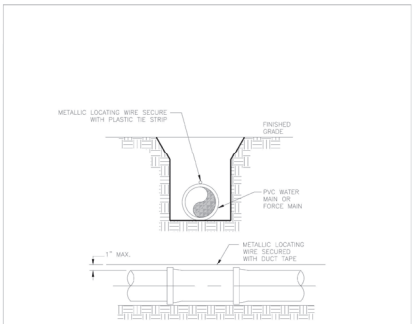
Marion County Florida — Office of the County Engineer

MCBCC EFFECTIVE	TYPICAL SPLASH PAD WITH DISSIPATER	7.3.1
10/12/2013		TS
REVISION # NA		035



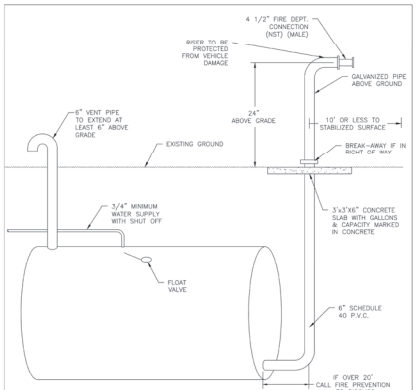
Marion County Florida — Utilities

MCBCC EFFECTIVE 10/12/2013	TYPE "A" BEDDING AND TRENCHING	7.3.2
REVISION # NA		UT 102



Marion County Florida — Utilities

MCBCC EFFECTIVE 10/12/2013	PIPE LOCATING WIRE	7.3.2
REVISION # NA		UT 104



Marion County Florida — Office of Fire Rescue

MCBCC EFFECTIVE 10/12/2013	DRY HYDRANT DETAIL	7.3.3
REVISION # NA		FR 001

DOUG IANNARELLI, PROFESSIONAL ENGINEER
REGISTERED ENGINEER No. 18340
STATE OF FLORIDA DATE:

NO.	DATE	DESCRIPTION	BY
2	10-22-25	REVISIONS PER COUNTY COMMENTS	EJM
1	09-17-25	REVISIONS PER COUNTY COMMENTS	EJM

DRAWN BY: EJM
DATE: 07-29-25
SCALE: N.T.S.
DRAWING NO.: 2507Osite
JOB NO.: 25-070
VIEW NAME: C-DETAILS 2
PB. 2352 PG. 15-23

MOORHEAD ENGINEERING COMPANY
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SINCE 1884
FLORIDA No.: LB315
GEORGIA No.: LCA315

DOUG IANNARELLI, P.E.
STATE OF FLORIDA PROFESSIONAL ENGINEER
P.E. LICENSE NO. 18340
THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY DOUG IANNARELLI, P.E. ON THE DATE ADJACENT USING A SHA-1 AUTHENTICATION CODE.
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PROJECT NAME:
McGINNIS BUILDERS OFFICE AND WAREHOUSE – MAJOR SITE PLAN
SHEET NAME:
CIVIL DETAILS No.2

SHEET C008 of C008

LANDSCAPE NOTES

1. IRRIGATION SYSTEM TO BE PROVIDED IN ACCORDANCE WITH MARION COUNTY STANDARDS AND PERMITTED THROUGH MARION COUNTY.

2. SODDED AREAS TO BE A ARGENTINA BAHIA. ALL OTHER DISTURBED AREAS TO BE SEEDED & MULCHED.

3. ALL DESIGNATED LANDSCAPE AREAS TO BE MULCHED WITH PINE BARK MULCH (4"–5" THICKNESS).

4. NO CONSTRUCTION, DRIVING OR PARKING OF VEHICLES TO OCCUR WITHIN TREE PROTECTION ZONES (TPZ). PROTECTION FENCING TO BE INSTALLED PRIOR TO CONSTRUCTION.

5. TREES SHOWN WITH THE TREE PROTECTION ZONES INSIDE CONSTRUCTION AREAS TO HAVE ROOTS PROPERLY PRUNED AND TRENCH BACKFILLED WITH SOIL PRIOR TO CONSTRUCTION BEGINNING TO MINIMIZE TREE DAMAGE.

6. IF IT BECOMES NECESSARY TO TEMPORARILY REMOVE TREE PROTECTION ZONE FENCING, THE FENCING SHALL BE REPLACED AS SOON AS POSSIBLE IN ITS ORIGINAL POSITION AND CONDITION.

7. SHRUBS SHALL BE A MINIMUM HEIGHT OF 18 INCHES SPACED APPROPRIATELY FOR THE SPECIES AND THE REQUIRED SCREENING AND MAINTENANCE HEIGHT.

8. ACCENT OR ORNAMENTAL (UNDERSTORY) TREES SHALL HAVE A MINIMUM OVERALL HEIGHT OF SIX FEET AND A MINIMUM SPREAD OF 42 INCHES UPON INSTALLATION.

9. SEC. 6.8.12. – LANDSCAPE COMPLETION INSPECTION REQUIREMENT. UPON COMPLETION OF THE INSTALLATION, THE CONTRACTOR SHALL REQUEST AN INSPECTION BY THE DESIGN PROFESSIONAL. A LANDSCAPE AND IRRIGATION AS–BUILT CERTIFICATION SHALL BE SIGNED AND SEALED BY THE DESIGN PROFESSIONAL AND SUBMITTED TO THE COUNTY LANDSCAPE ARCHITECT PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.

10. SEE LANDSCAPE DETAIL SHEET No.1 ON SHEET L002 FOR TREE PROTECTION, SILT FENCE, AND CONSTRUCTION BARRIER.

11. SEE DEMOLITION PLAN ON SHEET C002 FOR TREE TABLES SHOWING EXISTING TREES TO REMAIN AND EXISTING TREES TO BE REMOVED.

PROPOSED PLANT SCHEDULE

SYMBOL	QTY	COMMON NAME	BOTANICAL NAME	SPACING	SIZE	HEIGHT	NATIVE
+	7	LIVE OAK	QUERCUS VIRGINIANA		3.5" CAL.	12' TALL	YES
	5	CRAPE MYRTLE	LAGERSTROEMIA FAURIEI 'NATCHEZ'		3" CAL.	8' TALL	NO
OOO	10	HOLLY, DWARF BURFORD	ILEX CORNUTA 'BURFORDII NANA'	36" O.C.	3 GAL.	18"–24" TALL	NO
●●●	67	MUHLY GRASS	MUHLENBERGIA CAPILLARIS	24" O.C.	1 GAL.	18" TALL (MIN.)	YES
OOO	45	VIBURNUM, WALTER'S	VIBURNUM OBAVATUM	36" O.C.	3 GAL.	24"–36" TALL	YES

SOD NOTES:

1. THICKNESS ON CUT: TURFGRASS SOD SHALL BE MACHINE CUT AT A UNIFORM SOIL THICKNESS AT THE TIME OF CUTTING. MEASUREMENT FOR THICKNESS SHALL EXCLUDE TOP GROWTH OF THATCH.

2. PAD SIZE: INDIVIDUAL PIECES OF TURFGRASS SOD BE CUT TO THE SUPPLIERS STANDARD WIDTH AND LENGTH. MAXIMUM ALLOWABLE DEVIATION FROM STANDARD WITH AND LENGTHS SHALL BE PLUS OR MINUS 0.5 INCH (15MM) ON WIDTH AND PLUS OR MINUS FIVE PERCENT ON LENGTH. BROKEN PADS AND TORN OR UNEVEN ENDS WILL NOT BE ACCEPTABLE.

3. STRENGTH OF TURF SOD SECTION: STANDARD SIZE SECTIONS OF TURFGRASS SOD SHALL BE STRONG ENOUGH THAT IS CAN BE PICKED UP AND HANDLED WITHOUT DAMAGE.

4. MOISTURE CONTENT: TURFGRASS SOD SHALL NOT BE HARVESTED O TRANSPLANTED WHEN ITS MOISTURE CONTENT (EXCESSIVELY DRY OR WET) MAY ADVERSELY AFFECT ITS SURVIVAL.

5. SOD PADS TO BE LAID FLUSH WITH ADJACENT PADS AND TIGHT AGAINST ALL ADJACENT PADS. NO GAPS. RAIL WITH HEAVY ROLLER IF REQUESTED BY LANDSCAPE ARCHITECT.

GREEN SPACE REQUIREMENT

20% GREEN SPACE IS REQUIRED,
BEING .2 X 2.88 AC. = 0.58 AC. EXISTING GREEN SPACE (INCLUDING WRA) = 2.38 AC.

TREE CALCULATIONS

SHADE TREES:

REQUIRED: 1 SHADE TREE PER 3,000 SF SITE AREA

PROJECT AREA: 125,442 SF (2.88 AC)
125,442 / 3,000 = 41.81 = 42 SHADE TREES REQUIRED

EXISTING SHADE TREES = 94 TOTAL 2,137" (55.1" / AC)
SHADE TREES TO BE REMOVED = 45 TOTAL 1,078" DBH
SHADE TREES REMAINING = 49 TOTAL 1,059" DBH
PROPOSED NEW SHADE TREES = 7
TOTAL NUMBER OF SHADE TREES = 56

REPLACEMENT OF SHADE TREES REMOVED IS NOT REQUIRED WHEN THE TREES RETAINED TOTAL AVERAGE IS 100 INCHES DBH PER ACRE OR MORE.
REQUIRED AMOUNT = 2.88 AC X 100 DBH = 288 DBH
RETAINED TREES = 1059 DBH
TREES OVER 30" DBH BEING REMOVED = 418 DBH
THE RETAINED TREES ON SITE BEING 1059 DBH STILL EXCEEDS THE REQUIRED 288 DBH PLUS 418 DBH.

ALL REMAINING TREES ARE MATURE AND EXCEED 30 FOOT CANOPY RADIUS REMAINING SHADE TREES ARE 49 TREES PER SECTION 6.7.3.E THESE TREES MEET THE REQUIREMENT TO COUNT AS 98 TREE CREDIT (49 TREES *2=98 TREES)

SECTION 6.7.3.E - SHADE TREES

SHADE TREES ARE REQUIRED FOR ALL DEVELOPMENTS EXCLUDING RESIDENTIAL DEVELOPMENT.

C. WHEN MATURE TREES WITH A FULL CANOPY OF 30–FOOT RADIUS OR LARGER, WITH A FAVORABLE ASSESSMENT, ARE PRESERVED ON THE PROJECT SITE, A CREDIT OF TWO SHADE TREES MAY BE USED TOWARDS THE OVERALL SHADE TREE REQUIREMENT.

SECTION 6.7.3.E - TREE PROTECTION

TREE PROTECTION SHALL CONTINUE DURING THE COURSE OF CONSTRUCTION. THE FOLLOWING REQUIREMENTS SHALL BE CONDITIONS OF TREE REMOVAL PERMITS, ALL PERMITS FOR CONSTRUCTION IN PUBLIC RIGHTS–OF–WAY, AND ALL DEVELOPMENT PERMITS ISSUED UNDER AND PURSUANT TO THIS CODE:

1. THE CLEANING OF CONSTRUCTION EQUIPMENT OR MATERIAL OR THE DISPOSAL OF WASTE MATERIALS INCLUDING BE NOT LIMITED TO, PAINT, OIL, SOLVENTS, ASPHALT, CONCRETE, AND MORTAR WITHIN THE TPZ OF ANY TREE WHICH IS BEING PROTECTED IS NOT ALLOWED.

2. THE MOVEMENT OF EQUIPMENT OR THE STORAGE OF EQUIPMENT, MATERIALS, DEBRIS, OR FILL WITHIN THE TPZ OF ANY TREE WHICH IS BEING PROTECTED IS NOT ALLOWED.

3. THE CONTRACTOR SHALL INSPECT ALL TREE PROTECTION BARRICADES AND SIGNS ON A WEEKLY BASIS DURING THE COURSE OF CONSTRUCTION. ANY BARRICADE OR SIGN WHICH HAS BEEN DAMAGED OR IS MISSING SHALL BE REPLACED IMMEDIATELY.

4. IF ANY TREE WHICH HAS NOT BEEN APPROVED TO BE REMOVED IS DESTROYED, OR RECEIVES MAJOR DAMAGE DURING CONSTRUCTION, WITH THE EXCEPTION ON NATURAL EVENTS, SO AS TO PLACE ITS LONG TERM SURVIVAL IN QUESTION, THE TREE(S) MUST BE REPLACED AT AN INCH–TO–INCH BASIS OF THE TOTAL (COMBINED) DBH OF THE TREE(S) SO DESTROYED OR DAMAGED. THE REPLACEMENT TREE(S) SHALL BE OF COMPARABLE SPECIES OF THE DESTROYED OR DAMAGED TREE(S) WITH A MINIMUM REPLACEMENT SIZE OF 3.5–DBH CALIPER. THE COUNTY RESERVES THE RIGHT TO ESTABLISH A REPLACEMENT VALUE FOR SUCH TREES AND PAYMENT INTO THE TREE MITIGATION FUND MAY BE AUTHORIZED BY THE COUNTY'S LANDSCAPE ARCHITECT.

SECTION 6.7.12. - TREE INSPECTIONS

THE FOLLOWING TREE PRESERVATION AND/OR REPLACEMENT INSPECTIONS SHALL BE REQUIRED TO ENSURE COMPLIANCE WITH THUS DIVISION AND WITH THE REQUIREMENTS OF PERMITS ISSUED HEREUNDER. NO CERTIFICATE OF OCCUPANCY OR CERTIFICATE OF COMPLETION, AS APPROPRIATE, MAY BE ISSUED FOR ANY DEVELOPMENT INVOLVING THE REMOVAL OF TREES REQUIRING A PERMIT UNTIL ALL OF THE FOLLOWING INSPECTIONS HAVE BEEN COMPLETED AND APPROVAL IS GRANTED:

A. A PRELIMINARY INSPECTION SHALL BE CONDUCTED BY THE COUNTY'S LANDSCAPE ARCHITECT OR HIS DESIGNEE TO CONFIRM THAT THE PERMITTEE HAS MARKED TREES PERMITTED TO BE REMOVED AND HAS INSTALLED TREE PROTECTION BARRICADES AROUND TREES, OR GROUPS OF TREES, TO BE PRESERVED PRIOR TO ANY CLEARING, GRUBBING, OR CONSTRUCTION. ANY DEFICIENCIES NOTED DURING THIS INSPECTION SHALL BE CAUSE TO WITHHOLD APPROVAL UNTIL THEY ARE CORRECTED BY THE PERMITTEE AND REINSPECTED. APPROVAL, AFTER PRELIMINARY INSPECTION, SHALL BE NOTED BY THE COUNTY'S LANDSCAPE ARCHITECT OR HIS DESIGNEE ON THE PERMIT AND SHALL CONSTITUTE NOTICE TO PROCEED WITH TREE REMOVAL.

B. A FINAL INSPECTION SHALL BE CONDUCTED BY THE COUNTY'S LANDSCAPE ARCHITECT OR HIS DESIGNEE AFTER COMPLETION OF TREE REMOVAL AND REPLACEMENT IN ACCORDANCE WITH THE APPROVED PLANS, APPROVAL AFTER FINAL INSPECTION, SHALL BE NOTED BY THE COUNTY'S LANDSCAPE ARCHITECT OR HIS DESIGNEE ON THE PERMIT AND SHALL CONSTITUTE NOTICE OF COMMENCEMENT OF THE REQUIRED MAINTENANCE PERIOD OF REPLACEMENT TREES IF REPLACEMENT IS REQUIRED.

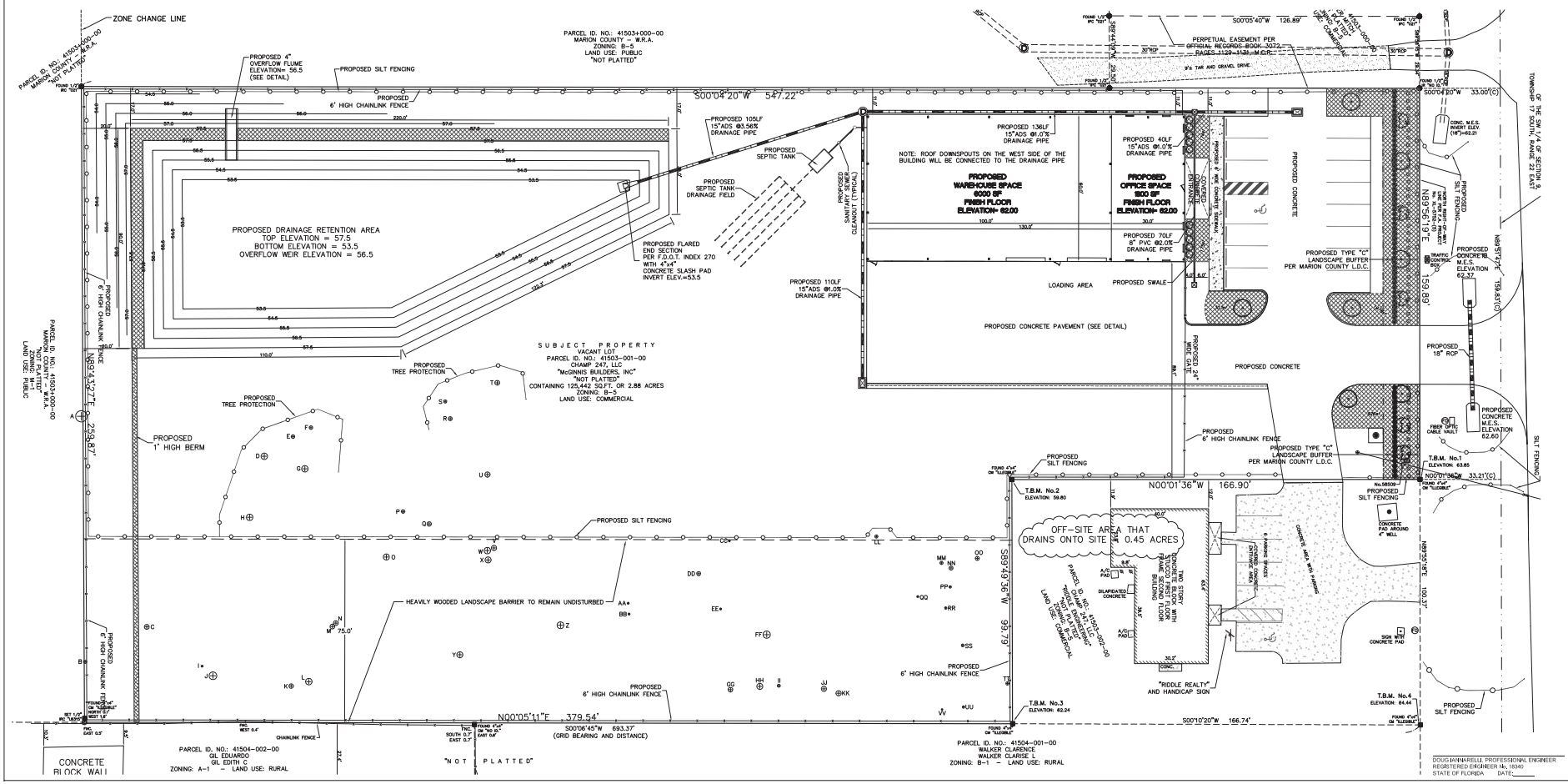
STATE PLANE COORDINATES

A NORTHING: 1704916.3180 EASTING: 619830.9190
B NORTHING: 1705609.6820 EASTING: 619832.2820

NORTH

GRAPHIC SCALE

20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft



NO.	DATE	DESCRIPTION	BY
1	09-17-25	REVISIONS PER COUNTY COMMENTS	EJM
2	10-22-25	REVISIONS PER COUNTY COMMENTS	EJM

JOB NO.: 25-070 | SCALE: 1"=20' | DRAWN BY: EJM | DATE: 07-29-25
NEW NAME: LANDSCAPE | DRAWING NO.: 25070site | FB: 2352 | PG: 15-23

MOORHEAD ENGINEERING COMPANY
CONSULTING ENGINEERS
LAND PLANNERS
LAND SURVEYORS
P.O. BOX 998 / 305 S.E. 1ST. AVE.
OCALA, FLORIDA 34471-0998
PHONE (352) 867-7342
FAX (352) 867-0112
FLREG. No.LA0315
LCB Cert. No.LA0315
SINCE 1984

DOUG IANNARELLI, P.E.
STATE OF FLORIDA PROFESSIONAL ENGINEER
REGISTERED ENGINEER No. 18340
P.E. LICENSE No. 18340

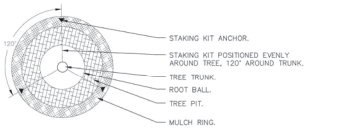
THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY DOUG IANNARELLI, P.E. ON THE DATE ADJACENT USING A SHA-1 AUTHENTICATION CODE.

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SHA-1 AUTHENTICATION CODE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

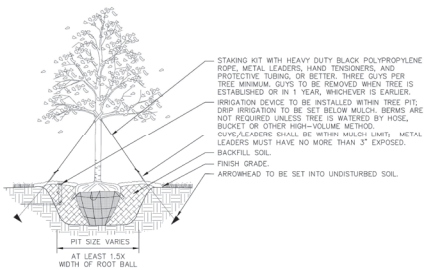
PROJECT NAME: McGINNIS BUILDERS OFFICE AND WAREHOUSE – MAJOR SITE PLAN
SHEET NAME: LANDSCAPE PLAN

SHEET L001 of L003

DOUG IANNARELLI, PROFESSIONAL ENGINEER
REGISTERED ENGINEER No. 18340
STATE OF FLORIDA DATE:

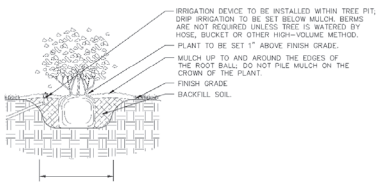


PLAN VIEW



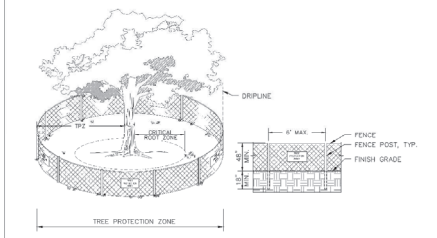
TREE INSTALLATION WITH STAKING KIT
(TREES OVER 10' HEIGHT AT INSTALLATION AND AWAY FROM PUBLICLY USED AREAS)
SET TREE AND APPLY MULCH PER TREE PIT DETAIL.

Marion County FLORIDA	MCBCC EFFECTIVE 10/12/2013	TREE INSTALLATION GUYING KIT	7.3.4 LS 003
	REVISION # NA		



SHRUB INSTALLATION

Marion County FLORIDA	MCBCC EFFECTIVE 10/12/2013	SHRUB INSTALLATION	7.3.4 LS 006
	REVISION # NA		

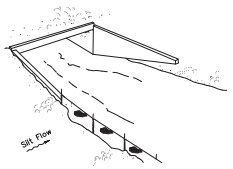


TREE PROTECTION DETAIL

NOTES:
1. TREE PROTECTION BARRICADES SHALL BE INSTALLED AROUND ALL PROTECTED TREES AND GROUPS OF TREES PRIOR TO ANY CLEARING OR GRADING OPERATIONS, INCLUDING THE REMOVAL OF OTHER TREES.
2. FOR LARGE GROUPS OF TREES, BARRICADES MAY BE PLACED BETWEEN THE PROTECTED TREES AND THE CONSTRUCTION ACTIVITY AREA.
3. BARRICADES SHALL BE MADE OF RIGID MATERIAL CAPABLE OF SURVIVING FOR THE DURATION OF THE CONSTRUCTION.
4. BARRICADES SHALL BE INSPECTED WEEKLY DURING THE DURATION OF CONSTRUCTION AND REPAIRED/REINSTALLED AS REQUIRED.
5. CLEANING OF EQUIPMENT OR MATERIAL OR THE DISPOSAL OF WASTE MATERIALS, INCLUDING BUT NOT LIMITED TO, PAINT, OIL, SOLVENT, ASPHALT, CONCRETE, AND MORTAR WITHIN THE TREE PROTECTION ZONE (TPZ) OF ANY TREE IS NOT ALLOWED.
6. THE MOVEMENT OF EQUIPMENT OR STORAGE OF EQUIPMENT, MATERIALS, DEBRIS, OR FILL WITHIN THE TPZ OF ANY TREE IS NOT ALLOWED.
7. IF ANY TREE WHICH IS NOT PERMITTED FOR REMOVAL IS DESTROYED, OR RECEIVES MAJOR DAMAGE DURING CONSTRUCTION, WITH THE EXCEPTION OF NATURAL EVENTS, SO AS TO PLACE ITS LONG TERM SURVIVAL IN QUESTION, MUST BE REPLACED AT AN INCH-TO-INCH BASIS OF THE TOTAL (COMBINED) DBH OF THE TREE(S) SO DESTROYED OR DAMAGED. THE REPLACEMENT TREE(S) SHALL BE OF COMPARABLE SPECIES OF THE DESTROYED OR DAMAGED TREE(S) WITH A MINIMUM SIZE OF 3 3" CALIPER.
8. REQUIRED SIGNS SHALL STATE "TREE PROTECTION ZONE."

Marion County FLORIDA	MCBCC EFFECTIVE 10/12/2013	TREE PROTECTION	7.3.4 LS 009
	REVISION # NA		

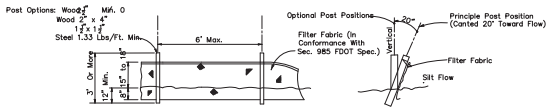
Type III Silt Fence Protection Around Ditch Bottom Inlets.



Type III Silt Fence

Note: Spacing for Type III Fence to be in accordance with Chart ~, Sheet 1 of 3 and ditch installations at drainage structures Sheet 2 of 3.

Do not deploy in a manner that silt fences will act as a dam across permanent flowing watercourses. Silt fences are to be used at upland locations and turbidity barriers used at permanent bodies of water.



Note: Silt Fence to be paid for under the contract unit price for Staked Silt Fence (LF).

TYPE 3 SILT FENCE
IN ACCORDANCE WITH FDOT INDEX 102

BARRIERS AND SILT FENCES
102 3 of 3

DOUG IANNARELLI, PROFESSIONAL ENGINEER
REGISTERED ENGINEER No. 18340
STATE OF FLORIDA DATE:

NO.	DATE	DESCRIPTION	BY
2	10-22-25	REVISIONS PER COUNTY COMMENTS	EJM
1	09-17-25	REVISIONS PER COUNTY COMMENTS	EJM

DRAWN BY: EJM
DATE: 07-29-25
SCALE: N.T.S.
DRAWING NO.: 2507Osite
VIEW NAME: L-DETAILS
JOB NO.: 25-070
PB. 2352 PG. 15-23

MOORHEAD ENGINEERING COMPANY
CONSULTING ENGINEERS
LAND PLANNERS
LAND SURVEYORS
P.O. BOX 998 / 305 S.E. 1ST. AVE.
OCALA, FLORIDA 34471
TELEPHONE (352) 732-7404
FAX (352) 867-0112
SINCE 1884
FLREG. No.LA315
LCREG. No.LA315

DOUG IANNARELLI, P.E.
STATE OF FLORIDA PROFESSIONAL ENGINEER
P.E. LICENSE No. 18340

THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY DOUG IANNARELLI, P.E. ON THE DATE ADJACENT USING A SHA-1 AUTHENTICATION CODE.

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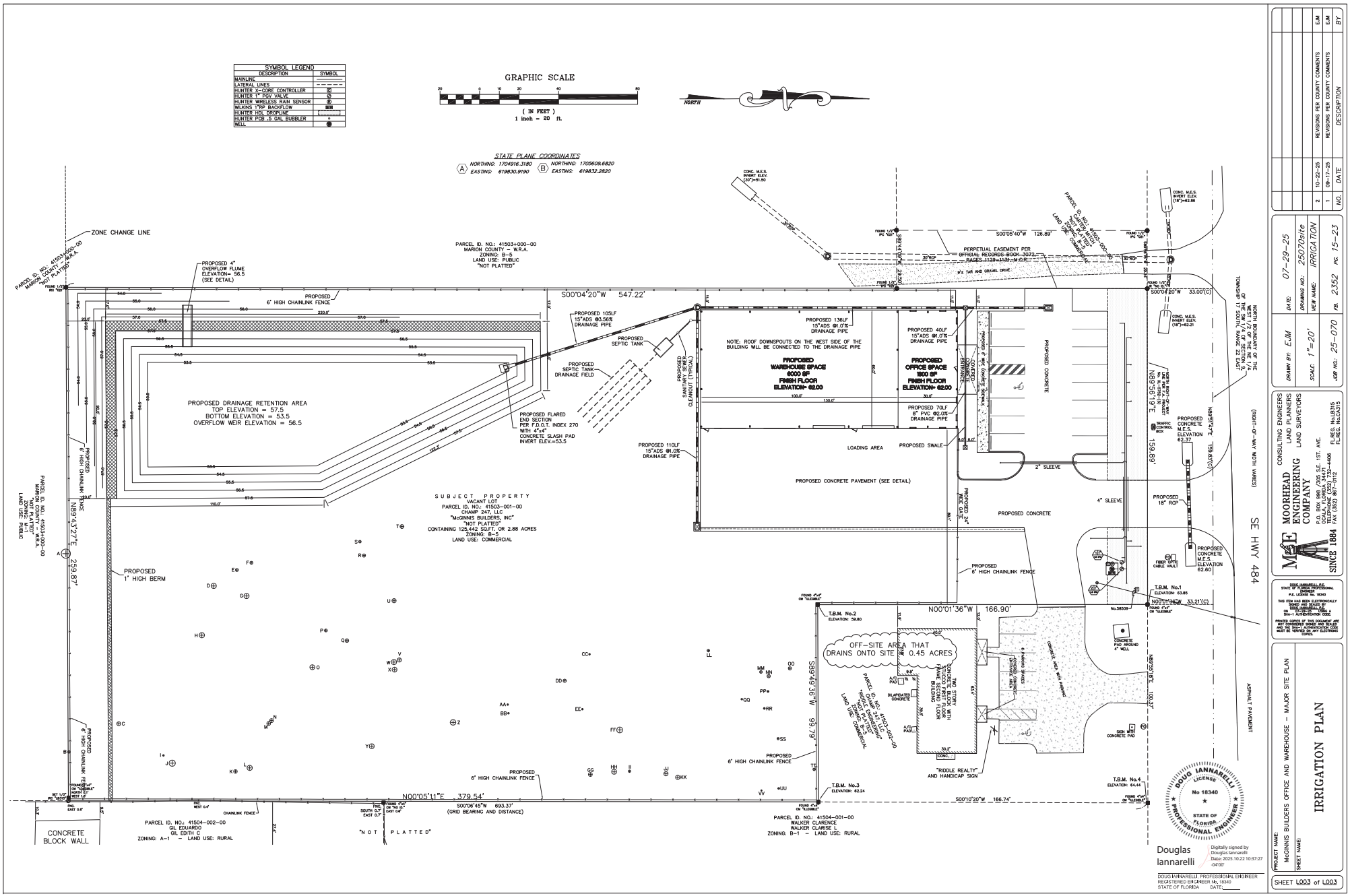
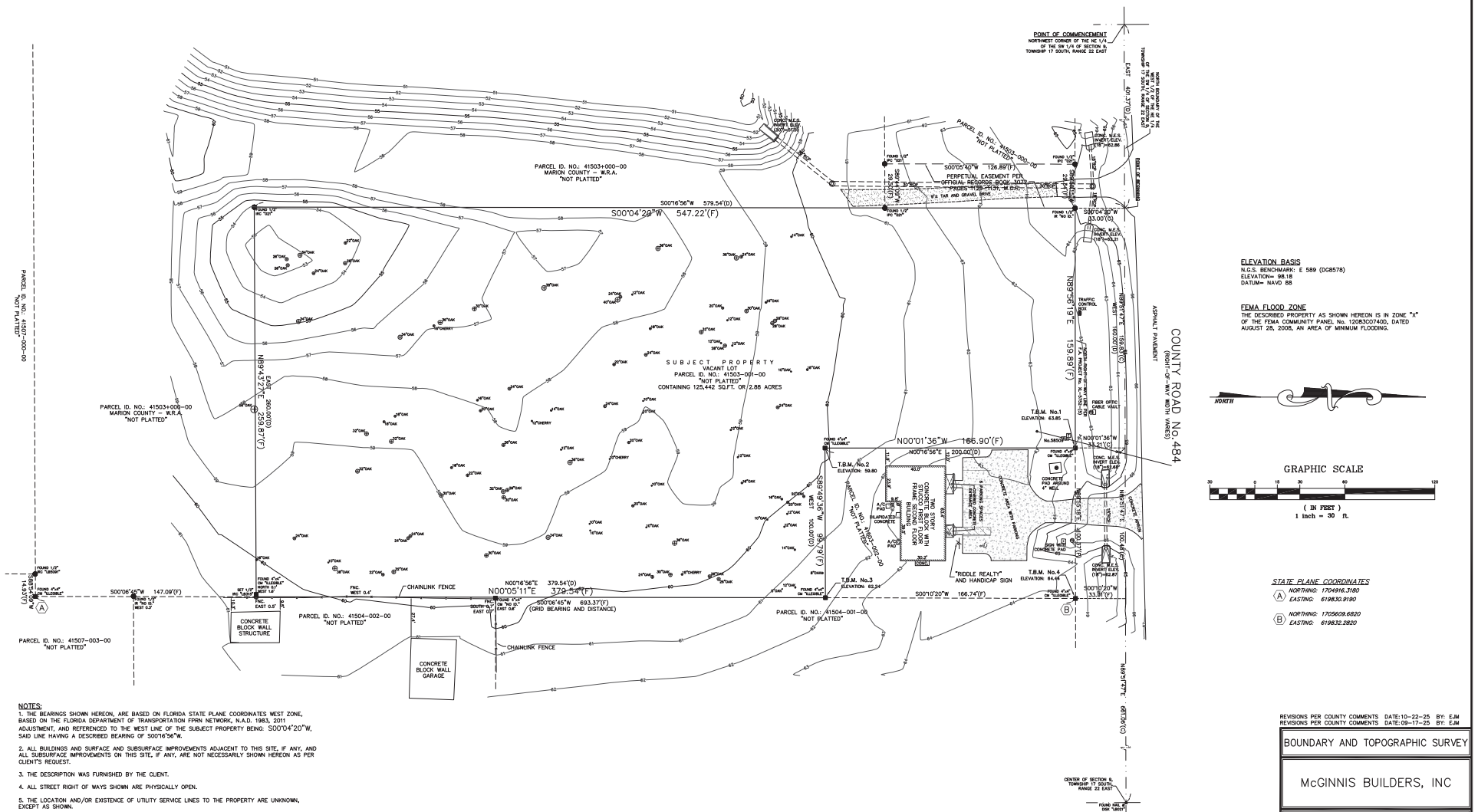
PROJECT NAME: McGINNIS BUILDERS OFFICE AND WAREHOUSE - MAJOR SITE PLAN
SHEET NAME: LANDSCAPING DETAILS

SHEET L002 of L003


SYMBOL LEGEND
DESCRIPTION
SYMBOL
MAINLINE
LATERAL LINES
HUNTER X-CORE CONTROLLER
HUNTER 1" POV VALVE
HUNTER WIRELESS RAIN SENSOR
WILKINS 1"RP BACKFLOW
HUNTER HDL DROPLINE
HUNTER PCB .5 GAL BUBBLER
WELL
GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.
NORTH
STATE PLANE COORDINATES
A NORTHING: 1704916.3180 EASTING: 619830.9190
B NORTHING: 1705609.6820 EASTING: 619832.2820
ZONE CHANGE LINE
PARCEL ID. NO.: 41503-000-00
MARION COUNTY - W.R.A.
"NOT PLATTED"
PROPOSED 4" OVERFLOW FLUME ELEVATION= 56.5 (SEE DETAIL)
PROPOSED 6' HIGH CHAINLINK FENCE
S00°04'20"W 547.22'
PROPOSED 105LF 15"ADS @3.56% DRAINAGE PIPE
PROPOSED SEPTIC TANK
PROPOSED SEPTIC TANK DRAINAGE FIELD
PROPOSED SANITARY SEWER CLEANOUT (TYPICAL)
PROPOSED DRAINAGE RETENTION AREA
TOP ELEVATION = 57.5
BOTTOM ELEVATION = 53.5
OVERFLOW WEIR ELEVATION = 56.5
PROPOSED FLARED END SECTION PER F.D.O.T. INDEX 270 WITH 4"x4" CONCRETE SLASH PAD INVERT ELEV.=53.5
PROPOSED 136LF 15"ADS @1.0"% DRAINAGE PIPE
NOTE: ROOF DOWNSPOUTS ON THE WEST SIDE OF THE BUILDING WILL BE CONNECTED TO THE DRAINAGE PIPE
PROPOSED WAREHOUSE SPACE 6000 SF FINISH FLOOR ELEVATION= 62.00
PROPOSED OFFICE SPACE 1200 SF FINISH FLOOR ELEVATION= 62.00
PROPOSED 40LF 15"ADS @1.0"% DRAINAGE PIPE
PROPOSED 70LF 8" PVC @2.0% DRAINAGE PIPE
PROPOSED 110LF 15"ADS @1.0% DRAINAGE PIPE
LOADING AREA
PROPOSED SWALE
PROPOSED CONCRETE PAVEMENT (SEE DETAIL)
PROPOSED CONCRETE
PROPOSED 24' WIDE GATE
2" SLEEVE
4" SLEEVE
PROPOSED 18" RCP
PROPOSED CONCRETE M.E.S. ELEVATION 62.37
PROPOSED CONCRETE M.E.S. ELEVATION 62.60
TRAFFIC CONTROL BOX
FIBER OPTIC CABLE VAULT
SUBJECT PROPERTY
VACANT LOT
PARCEL ID. NO.: 41503-001-00
CHAMP 247, LLC
"McGINNIS BUILDERS, INC"
"NOT PLATTED"
CONTAINING 125,442 SQ.FT. OR 2.88 ACRES
ZONING: B-5
LAND USE: COMMERCIAL
PROPOSED 1' HIGH BERM
N89°43'27"E 259.87'
PROPOSED 6' HIGH CHAINLINK FENCE
PARCEL ID. NO.: 41504-000-00
MARION COUNTY - W.R.A.
"NOT PLATTED"
ZONING: M-1
LAND USE: PUBLIC
PARCEL ID. NO.: 41503+000-00
MARION COUNTY - W.R.A.
ZONING: B-5
LAND USE: PUBLIC
"NOT PLATTED"
PERPETUAL EASEMENT PER OFFICIAL RECORDS BOOK 3072, PAGES 1129 - 1130
S00°05'40"W 126.89'
N89°36'37"E 156.89'
S89°43'27"W 156.89'
N00°01'36"W 166.90'
N89°58'24"E 100.37'
S89°43'36"W 99.79'
OFF-SITE AREA THAT DRAINS ONTO SITE = 0.45 ACRES
PARCEL ID. NO.: 41503-001-00
CHAMP 247, LLC
"NOT PLATTED"
LAND USE: COMMERCIAL
TWO STORY CONCRETE BLOCK WITH FRAME SECOND FLOOR BUILDING
DILAPIDATED CONCRETE
A/C PAD
CONCRETE AREA WITH AWNING
6 PARKING SPACES
CONCRETE PAD AROUND 4" WELL
SIGN WITH CONCRETE PAD
"RIDDLE REALTY" AND HANDICAP SIGN
ASPHALT PAVEMENT
T.B.M. No.1 ELEVATION: 63.85
T.B.M. No.2 ELEVATION: 59.80
T.B.M. No.3 ELEVATION: 62.24
T.B.M. No.4 ELEVATION: 64.44
N00°01'36"W 33.21'(C)
S00°04'20"W 33.00'(C)
S00°10'20"W 166.74'
N00°05'11"E 379.54'
S00°06'45"W 693.37'
(GRID BEARING AND DISTANCE)
PARCEL ID. NO.: 41504-002-00
GIL EDUARDO
GIL EDITH C
ZONING: A-1 - LAND USE: RURAL
PARCEL ID. NO.: 41504-001-00
WALKER CLARENCE
WALKER CLARISE L
ZONING: B-1 - LAND USE: RURAL
"NOT PLATTED"
CONCRETE BLOCK WALL
NORTH BOUNDARY OF THE WEST 1/2 OF THE NE 1/4 OF THE SW 1/4 OF SECTION 15, TOWNSHIP 15 SOUTH, RANGE 22 EAST
(RIGHT-OF-WAY WIDTH VARIES)
SE HWY 484
DOUG IANNARELLI
LICENSE
No 18340
STATE OF FLORIDA
PROFESSIONAL ENGINEER
Douglas lannarelli
Digitally signed by Douglas Iannarelli
Date: 2025.10.22 10:37:27 -04'00'
DOUG IANNARELLI PROFESSIONAL ENGINEER
REGISTERED ENGINEER No. 18340
STATE OF FLORIDA DATE:
NO. DATE DESCRIPTION BY
2 10-22-25 REVISIONS PER COUNTY COMMENTS EJM
1 09-17-25 REVISIONS PER COUNTY COMMENTS EJM
MOORHEAD ENGINEERING COMPANY
CONSULTING ENGINEERS
LAND PLANNERS
LAND SURVEYORS
P.O. BOX 998 / 305 S.E. 1ST. AVE.
OCALA, FLORIDA 34471
PHONE (352) 732-7406
FAX (352) 867-0112
SINCE 1984
FLREG No.EA315
FLREG No.LA315
DRAWN BY: EJM
DATE: 07-29-25
SCALE: 1"=20'
DRAWING NO.: 25070site
VIEW NAME: IRRIGATION
JOB NO.: 25-070
PB. 2352 PG. 15-23
PROJECT NAME: McGINNIS BUILDERS OFFICE AND WAREHOUSE - MAJOR SITE PLAN
SHEET NAME: IRRIGATION PLAN
SHEET L003 of L003



ELEVATION BASIS
N.G.S. BENCHMARK: E 589 (DG8578)
ELEVATION= 98.18
DATUM= NAVD 88

FEMA FLOOD ZONE
THE DESCRIBED PROPERTY AS SHOWN HEREON IS IN ZONE "X" OF THE FEMA COMMUNITY PANEL No. 12083C0740D, DATED AUGUST 28, 2008, AN AREA OF MINIMUM FLOODING.

NORTH

GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

STATE PLANE COORDINATES
(A) NORTHING: 1704916.3180
EASTING: 619830.9190
(B) NORTHING: 1705609.6820
EASTING: 619832.2820

NOTES:
1. THE BEARINGS SHOWN HEREON, ARE BASED ON FLORIDA STATE PLANE COORDINATES WEST ZONE, BASED ON THE FLORIDA DEPARTMENT OF TRANSPORTATION FPRN NETWORK, N.A.D. 1983, 2011 ADJUSTMENT, AND REFERENCED TO THE WEST LINE OF THE SUBJECT PROPERTY BEING: S00°04'20"W, SAID LINE HAVING A DESCRIBED BEARING OF S00°16'56"W.

2. ALL BUILDINGS AND SURFACE AND SUBSURFACE IMPROVEMENTS ADJACENT TO THIS SITE, IF ANY, AND ALL SUBSURFACE IMPROVEMENTS ON THIS SITE, IF ANY, ARE NOT NECESSARILY SHOWN HEREON AS PER CLIENT'S REQUEST.

3. THE DESCRIPTION WAS FURNISHED BY THE CLIENT.

4. ALL STREET RIGHT OF WAYS SHOWN ARE PHYSICALLY OPEN.

5. THE LOCATION AND/OR EXISTENCE OF UTILITY SERVICE LINES TO THE PROPERTY ARE UNKNOWN, EXCEPT AS SHOWN.

6. NO ATTEMPT HAS BEEN MADE AS A PART OF THIS BOUNDARY SURVEY TO OBTAIN OR SHOW DATA CONCERNING SIZE, DEPTH, CONDITION OR CAPACITY OF ANY UTILITY OR MUNICIPAL/PUBLIC SERVICE FACILITY. FOR INFORMATION REGARDING THESE UTILITIES OR FACILITIES, CONTACT THE APPROPRIATE AGENCY.

7. ANY ADDITIONS OR DELETIONS TO THIS MAP OF SURVEY BY ANY OTHER INDIVIDUAL OR ENTITY SHALL RENDER IT INVALID.

8. EVERY DOCUMENT OF RECORD REVIEWED AND CONSIDERED AS A PART OF THIS SURVEY IS NOTED HEREON. ONLY THE DOCUMENTS NOTED HEREON WERE SUPPLIED TO THE SURVEYOR. LANDS AS DESCRIBED HEREON WERE NOT ABSTRACTED FOR OWNERSHIP AND OTHER INSTRUMENTS OF RECORD WHICH MAY AFFECT USE OR TITLE OF SAID LANDS.

9. THIS SURVEY HAS BEEN PREPARED FOR THE SOLE AND EXCLUSIVE BENEFIT OF THE PARTIES NAMED HEREON AND SHALL NOT BE RELIED UPON BY ANY OTHER INDIVIDUAL OR ENTITY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

10. UNLESS IT BEARS THE ORIGINAL SIGNATURE AND SEAL OR THE DIGITAL EQUIVALENT OF THE LICENSED FLORIDA PROFESSIONAL SURVEYOR AND MAPPER THIS MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

11. TREES ONLY 10" AND ABOVE ARE SHOWN HEREON PER COUNTY REQUIREMENTS.

DESCRIPTION:
COMMENCE AT THE NW CORNER OF THE NE 1/4 OF SW 1/4 OF SECTION 9, TOWNSHIP 17 SOUTH, RANGE 22 EAST, MARION COUNTY, FLORIDA, THENCE RUN EAST ALONG THE NORTH LINE OF THE WEST 1/2 OF SAID NE 1/4 OF THE SW 1/4 OF A DISTANCE OF 401.37 FEET TO THE POINT OF BEGINNING, THENCE RUN S 00°16'56" W, A DISTANCE OF 579.54 FEET, THENCE RUN EAST A DISTANCE OF 260.00 FEET, THENCE RUN N 00°16'56" E, A DISTANCE OF 379.54 FEET, THENCE RUN WEST A DISTANCE OF 100.00 FEET, THENCE RUN N 00°16'56" E, A DISTANCE OF 200.00 FEET TO A POINT ON THE NORTH LINE OF SAID NE 1/4 OF THE SW 1/4, THENCE RUN WEST ALONG SAID NORTH A DISTANCE OF 160.00 FEET TO THE POINT OF BEGINNING. LESS AND EXCEPT ANY PORTION LYING WITH THE COUNTY ROAD 484 RIGHT-OF-WAY.

LEGEND

■ = FOUND CONCRETE MARKER (4"x4"/NUMBER AS NOTED)	(F) = FIELD MEASUREMENT
● = FOUND IRON ROD AND/OR CAP (SIZE, TYPE AND NUMBER AS NOTED)	(C) = CALCULATED MEASUREMENT
○ = SET 1/2" IRON ROD/PIPE AND CAP (AS LB 315)	(D) = DESCRIBED MEASUREMENT
▲ = FOUND NAIL AND DISK (NUMBERED AS NOTED)	SQ. = SQUARE
= UTILITY POLE	FT. = FOOT
= UTILITY POLE ANCHOR	ID. = IDENTIFICATION
= OVERHEAD WIRES	No. = NUMBER
= FENCE LINE	M.C.R. = MARION COUNTY RECORDS
= DRAINAGE MANHOLE	CM = CONCRETE MONUMENT
= BURIED FIBER OPTIC MARKER	IRC = IRON ROD AND CAP
= TELEPHONE BOX	IR = IRON ROD
= 4"WELL	IPC = IRON PIPE AND CAP
= SANITARY SEWER CLEANOUT	A/C = AIR CONDITIONING
= CENTERLINE	M.E.S. = MITERED END SECTION
	CONC. = CONCRETE
	T.B.M. = TEMPORARY BENCHMARK

CERTIFICATION:
McGINNIS BUILDERS, INC

I HEREBY CERTIFY THAT THE HEREON DEPICTED PARCEL OF LAND WAS SURVEYED UNDER MY DIRECTION AND THAT SAID SURVEY CONFORMS TO THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027 FLORIDA STATUTES.

DATED AT OCALA, FLORIDA THIS 5th DAY OF JUNE 2025.

MOORHEAD ENGINEERING COMPANY
CERTIFICATE OF AUTHORIZATION LB 315

BRUCE M. VARNADOE
PROFESSIONAL LAND SURVEYOR
NO. 5870, STATE OF FLORIDA
MOORHEAD ENGINEERING COMPANY LB6315

REVISIONS PER COUNTY COMMENTS DATE:10-22-25 BY: EJM
REVISIONS PER COUNTY COMMENTS DATE:09-17-25 BY: EJM

BOUNDARY AND TOPOGRAPHIC SURVEY

McGINNIS BUILDERS, INC

SECTION 9 - TOWNSHIP 17 SOUTH - RANGE 22 EAST

MOORHEAD ENGINEERING COMPANY
CONSULTING ENGINEERS - LAND SURVEYORS
LAND PLANNERS
P.O. BOX 998 305 S.E. 1st AVENUE OCALA, FLORIDA 34478
PHONE: 352-732-4406 FAX: 352-867-0112

Job No.: 25-070	Drawing: 25070t	Scale: 1"= 30'
Drawn by: EJM	Approved by: BMV	F.B. 2352 Pg. 15-23
Date Finished:	Office: 06-05-25	Field: 06-05-25

SHEET NO. S001 OF S001 SHEETS

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Marion County

Development Review Committee

Agenda Item

File No.: 2025-21345 **Agenda Date:** 11/17/2025 **Agenda No.:** 5.2.

SUBJECT:
Orange Blossom Replat #1 - Preliminary Plat
Orange Blossom Replat #1
Project #2025050013 #32811 Parcel #47695-000-01
Clymer Farner Barley, Inc.

November 3, 2025

PROJECT NAME: ORANGE BLOSSOM REPLAT #1
PROJECT NUMBER: 2025050013
APPLICATION: PRELIMINARY PLAT #32811

1 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 2.12.9/10 - Proposed Drainage Right-of-Way/Easements
STATUS OF REVIEW: INFO
REMARKS: The necessary drainage easements will be reviewed with the improvement/site plan and/or final plat submittal. Please note that code requires that all retention/detention areas within subdivision developments shall have direct access to a right-of-way. A drainage right-of-way may be necessary to establish this access.

2 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 2.12.19 - Existing Drainage Improvements
STATUS OF REVIEW: INFO
REMARKS: Any existing infrastructure and the impact of the proposed development will be reviewed with the improvement/site plan.

3 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 2.12.19 - Proposed Drainage Improvements
STATUS OF REVIEW: INFO
REMARKS: (1) Improvement Plans and Final plat shall reflect the location of the proposed infrastructure with proper easements/tracts. (2) When the improvement/site plan drainage calculations are submitted please provide a table of the lots with a breakdown of the impervious area allocated to each lot. Include the areas allotted for the building, driveway, patio areas, accessory structures (pools, patios, sheds, guest houses, etc.). Ultimately, zoning and stormwater staff need to be able to determine how much impervious is allocated to each lot for permitting structures. Please provide the areas in square feet.

4 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 2.12.22 - Stormwater Tract/Right-of-Way
STATUS OF REVIEW: INFO
REMARKS: Improvement Plans and Final plat shall reflect the location of the proposed infrastructure with proper tracts/ROW.

5 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 2.12.32 - Stormwater Analysis Map
STATUS OF REVIEW: INFO
REMARKS: Pre- and post-development drainage maps will be required and reviewed with the improvement/site plan.

6 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 6.13 - Stormwater Management
STATUS OF REVIEW: INFO
REMARKS: Please ensure the criteria of LDC Section 6.13 is satisfied with the Improvement Plans/Major Site Plans. Stormwater staff has a checklist of items that we can send as guidance for your improvement/site development plan. If you would like a copy, please contact the reviewer.

7 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 6.10 - Karst Topography and High Recharge Areas
STATUS OF REVIEW: INFO
REMARKS: Please provide a signed and sealed Karst Analysis with the improvement/site plan.

8 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: Additional Stormwater comments
STATUS OF REVIEW: INFO
REMARKS: If you have questions or would like to discuss the stormwater review comments, please contact Kevin Vickers, PE at 352-671-8695 or kevin.vickers@marionfl.org.

9 DEPARTMENT: DOH - ENVIRONMENTAL HEALTH
REVIEW ITEM: Additional Health comments
STATUS OF REVIEW: INFO
REMARKS: Central Sewer/Central Water

10 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW
REVIEW ITEM: 2.12.4.K - List of approved waivers, conditions, date of approval
STATUS OF REVIEW: INFO
REMARKS: 5/9/25-add waivers if requested in future

11 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW
REVIEW ITEM: 2.17.2.G - Verification that a copy of the preliminary plat was provided to each municipality within one mile.
STATUS OF REVIEW: INFO
REMARKS:

12 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW
REVIEW ITEM: 2.17.2.H - Verification that a copy of the Preliminary Plat was provided to each utility servicing the project, etc. All utility easement requirements shall be resolved before approval of the Improvement Plans. (Letters/emails sent to utility providers)
STATUS OF REVIEW: INFO
REMARKS:

13 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW
REVIEW ITEM: 6.3.1.F(1) - Establishment of MSBU, CDD, or other State recognized special district responsible for maintenance and operation of dedicated improvements
STATUS OF REVIEW: INFO
REMARKS:

14 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW
REVIEW ITEM: Additional Development Review Comments
STATUS OF REVIEW: INFO
REMARKS: Establishment of an MSBU is required prior to final plat approval. Contact the MSTU Department at (352)438-2650 to create an MSBU or obtain a waiver from BCC via DRC.

15 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: 2.12.4.L(6) - Gross/wetland/floodplain acreage listed?
STATUS OF REVIEW: INFO
REMARKS: None on site

16 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW

REVIEW ITEM: 6.5 & 6.6 - Habitat Preservation/Mitigation Provided?
STATUS OF REVIEW: INFO
REMARKS: EALS being sent to FWC, please follow up with them for more information regarding the preservation or mitigation for listed species on-site.

17 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: Additional Planning Items:
STATUS OF REVIEW: INFO
REMARKS: kathleen.brugnoli@marionfl.org

18 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: 6.14.2 - Connection Requirements
STATUS OF REVIEW: INFO
REMARKS: The parcel is required to connect to Marion County Utilities (MCU) water and sewer services. All proposed utility connections and methods must be clearly shown on the Improvement Plans. Marion County Utilities reserves the right to provide additional comments regarding utility connections, hydraulic calculations, and other related items during the Improvement Plan review process.

Please Note: Proposed utility connections shown on the plan submittal dated 10/23/2025 are not approved by Marion County Utilities and will not be approved in the future. Please coordinate with MCU staff prior to submitting improvement plans that include utility connections.

19 DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: 2.12.23 - Show typical setback layout for primary uses, as well as accessory uses, dimensions for all improvements
STATUS OF REVIEW: INFO
REMARKS: INITIAL - Please include typical lot drawing (including for corner lots), including minimum lot width, length, lot area, and setbacks
10/28/25 - Side-street setbacks shall be 15', pursuant to LDC Sec. 4.1.4.M. Please correct typicals on sheet 3 in future submittals.

20 DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: 2.12.4.K - List of applied for or requested variances, special use permits, rezonings, developer's agreements, and/or land use amendments
STATUS OF REVIEW: INFO
REMARKS: INITIAL - If applicable, please include in cover sheet.
10/28/25 - In future submittals, please indicate Rezoning Case No. 231004ZC (see Supplemental folder)

21 DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: 5.2 & 5.3 - Verify any overlay zones such as ESOZ, Springs Protection, or Flood Plain
STATUS OF REVIEW: INFO
REMARKS: FEMA Flood Zone X
No ESOZ
Secondary Springs Protection Zone

22 DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: Additional Zoning comments
STATUS OF REVIEW: INFO
REMARKS: JARED RIVERA / GROWTH SERVICES / 352-438-2687 / JARED.RIVERA@MARIONFL.ORG

23 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION

REVIEW ITEM: 6.8.6 - Buffers
STATUS OF REVIEW: INFO
REMARKS: Who owns fence? How will it be maintained and or repaired? Will HOA enforce fence maintenance and ensure uniformity?

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

AR #32811

DEVELOPMENT REVIEW PLAN APPLICATION

Date: _____

A. PROJECT INFORMATION:

Project Name: Orange Blossom Replat #1
Parcel Number(s): 47695-000-01
Section 22 Township 17 Range 23 Land Use _____ Zoning Classification R1
Commercial ☐ Residential ☑ Industrial ☐ Institutional ☐ Mixed Use ☐ Other _____
Type of Plan: PRELIMINARY PLAT
Property Acreage 15.7 Number of Lots 40 - 45 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: Clymer Farner Barley, Inc Contact Name: Tyler Counts
Mailing Address: 7413 Alford Ave City: Middleton State: FL Zip Code: 34762
Phone # 352-748-3126 Alternate Phone # _____
Email(s) for contact via ePlans: permitting@cfb-inc.com

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

Property Owner:
Owner: Brilliant Group LLC Contact Name: Juan Ortega
Mailing Address: 1135 103rd St PH02 City: Bay Harbor Island State: FL Zip Code: 33154
Phone # _____ Alternate Phone # _____
Email address: jortega@unityknows.com

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

Revised 5/2021

AGENCY	PERMIT #	SUBMITTED	STATUS
MARION COUNTY	32811	2025-05-02	IN-REVIEW

LIST OF APPROVED WAIVERS

DATE	REVISIONS	BY

LDC 6.12.12.D - SIDEWALKS - APPROVED 2025-08-11

PRELIMINARY PLAT
FOR
ORANGE BLOSSOM HILLS
REPLAT NO. 1

SITE DATA

IMPERVIOUS AREA CALCULATION:

PROPOSED RESIDENTIAL IMPERVIOUS	= 219,206 SQ. FT. (5.17 AC.) 32.01%
PROPOSED POND	= 45,906 SQ. FT. (1.06 AC.) 6.70%
TOTAL IMPERVIOUS AREA	= 265,112 SQ. FT. (6.23 AC.) 38.72%
OPEN AREA	= 419,651 SQ. FT. (9.49 AC.) 22.57%
TOTAL PROPERTY AREA	= 684,763 SQ. FT. (15.72 AC.) 100%

TRAFFIC IMPACT SUMMARY

LAND USE	INTENSITY	DAILY TRIPS	AM PEAK HOUR			PM PEAK HOUR		
			TOTAL	IN	OUT	TOTAL	IN	OUT
SINGLE FAMILY DETACHED HOUSING	43 UNITS	484	36	9	27	47	30	17

NOTE 1: TRIP GENERATION WAS DERIVED USING THE ITE TRIP GENERATION MANUAL (11TH ED).

SINGLE FAMILY DETACHED HOUSING [ITE LUC 210]

INDEPENDENT VARIABLE X = NUMBER OF UNITS

DAILY $Ln(T) = 0.92\ Ln(X) + 2.68$

AM PEAK HOUR OF ADJACENT STREET TRAFFIC $Ln(T) = 0.91\ Ln(X) + 0.12$ (33% IN, 67% OUT)

PM PEAK HOUR OF ADJACENT STREET TRAFFIC $Ln(T) = 0.94\ Ln(X) + 0.27$ (64% IN, 36% OUT)

LEGAL DESCRIPTION

THE SW 1/4 OF THE SW 1/4 OF THE SW 1/4 OF SECTION 22, TOWNSHIP 17 SOUTH, RANGE 23 EAST, AND THE NORTH 1/2 OF THE SW 1/4 OF THE SW 1/4 OF SECTION 22, TOWNSHIP 17 SOUTH, RANGE 23 EAST, EXCEPT THE EAST 853.49 FEET OF SAID NORTH 1/2 OF THE SW 1/4 OF THE SW 1/4, MARION COUNTY, FLORIDA AND LESS AND EXCEPT THE SOUTH 235.00 FEET OF THE WEST 287.00 FEET OF SAID SOUTHWEST 1/4 OF SECTION 22, TOWNSHIP 17 SOUTH, RANGE 23 EAST, MARION COUNTY, FLORIDA.

SAID LANDS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 22; THENCE RUN NORTH 0°00'14" EAST, ALONG THE WEST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 22, A DISTANCE OF 235.00 FEET TO THE NORTHWEST CORNER OF THE SOUTH 235.00 FEET OF THE SOUTHWEST 1/4 OF SAID SECTION 22 AND THE POINT OF BEGINNING; THENCE DEPARTING SAID NORTHWEST CORNER, CONTINUE NORTH 0°00'14" EAST, ALONG SAID WEST LINE, A DISTANCE OF 1091.60 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF SOUTHEAST 157 PLACE (A 50' PUBLIC RIGHT-OF-WAY PER CORRECTED PLAT OF ORANGE BLOSSOM HILLS, AS RECORDED IN PLAT BOOK G, PAGE 23, PUBLIC RECORDS OF MARION COUNTY, FLORIDA); THENCE DEPARTING SAID WEST LINE, RUN SOUTH 89°54'35" EAST, ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 471.21 FEET TO A POINT ON THE WEST LINE OF THE EAST 853.49 FEET OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 22; THENCE DEPARTING SAID SOUTH RIGHT-OF-WAY LINE, RUN SOUTH 0°00'51" EAST, ALONG SAID WEST LINE, A DISTANCE OF 663.42 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 22; THENCE DEPARTING SAID WEST LINE, RUN SOUTH 89°53'42" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 191.23 FEET TO A POINT ON THE EAST LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 22; THENCE DEPARTING SAID NORTH LINE, RUN SOUTH 0°01'14" WEST, A DISTANCE OF 663.47 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 22; THENCE DEPARTING SAID EAST LINE, RUN NORTH 89°52'48" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 375.45 FEET TO A POINT ON THE EAST LINE OF THE WEST 287.00 FEET OF THE SOUTHWEST 1/4 OF SAID SECTION 22; THENCE DEPARTING SAID SOUTH LINE, RUN NORTH 0°00'14" EAST, ALONG SAID EAST LINE, A DISTANCE OF 235.00 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH 235.00 FEET OF THE SOUTHWEST 1/4 OF SAID SECTION 22; THENCE DEPARTING SAID SOUTH LINE, RUN NORTH 89°52'48" WEST, ALONG SAID NORTH LINE, A DISTANCE OF 287.00 FEET TO THE POINT OF BEGINNING.

PROJECT TEAM

OWNER / APPLICANT
BRILLIANT GROUP LLC
1135 103RD STREET PH02
BAY HARBOR ISLAND, FL 33154
MATIAS ARANGO SIERRA
(321)430-1331

SURVEYOR
CLYMER FARNER BARLEY SURVEYING, Inc.
7413 ALFORD AVENUE
MIDDLETON, FL 34762
JOHN T. MCGLOHORN, PSM
FL. LIC. NO. 60232
(352) 748-3126

ENGINEER
CLYMER FARNER BARLEY, Inc.
7413 ALFORD AVENUE
MIDDLETON, FL 34762
TYLER D. COUNTS, PE
FL. LIC. NO. 99025
(352) 748-3126

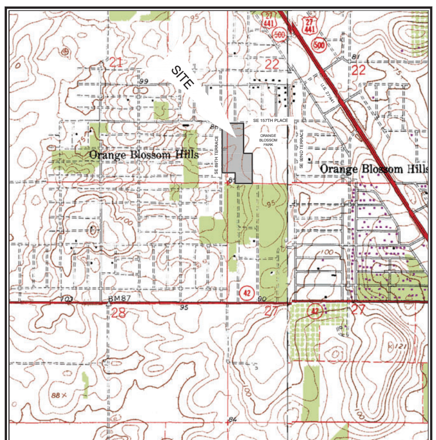
UTILITY CONTACTS

WATER AND WASTE WATER UTILITIES
MARION COUNTY UTILITIES
11800 SE U.S. HIGHWAY 441
BELLEVIEW, FL 34420
(352) 307-6000

SOLID WASTE COLLECTION
MARION COUNTY APPROVED FRANCHISE

ELECTRICAL POWER UTILITIES
DUKE ENERGY
4306 E CR 462
WILDWOOD, FLORIDA 34785
(352) 748-8773

CALL 48 HOURS BEFORE YOU DIG IN FLORIDA
IT'S THE LAW!
1-800-432-4770
SUNSHINE STATE ONE CALL OF FLORIDA, INC.



VICINITY MAP

1" = 1,000 FT.

SECTION 22; TOWNSHIP 17 SOUTH; RANGE 23 EAST
MARION COUNTY, FLORIDA
PARCEL ID: 47695-000-01
FLU: MEDIUM RESIDENTIAL
ZONING: R-1
FEMA FLOOD ZONE: X
ESOZ: NONE
SPRINGS PROTECTION ZONE: SECONDARY

SHEET INDEX

Sheet Number	Sheet Title
01	COVER
02	SITE PLAN
03	TYPICAL ROADWAY SECTION AND UTILITY ALLOCATION

CONCURRENCY DEFERRAL STATEMENT

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

OWNER'S CERTIFICATION:

I, MATIAS ARANGO SIERA, HEREBY CERTIFY THAT I, UNITY INVESTMENT DEVELOPMENT LLC, MY SUCESSORS, AND ASSIGNS STALL PERPETUALLY MAINTAIN THE IMPROVEMENTS AS SHOWN ON THIS PLAN.

X____________________

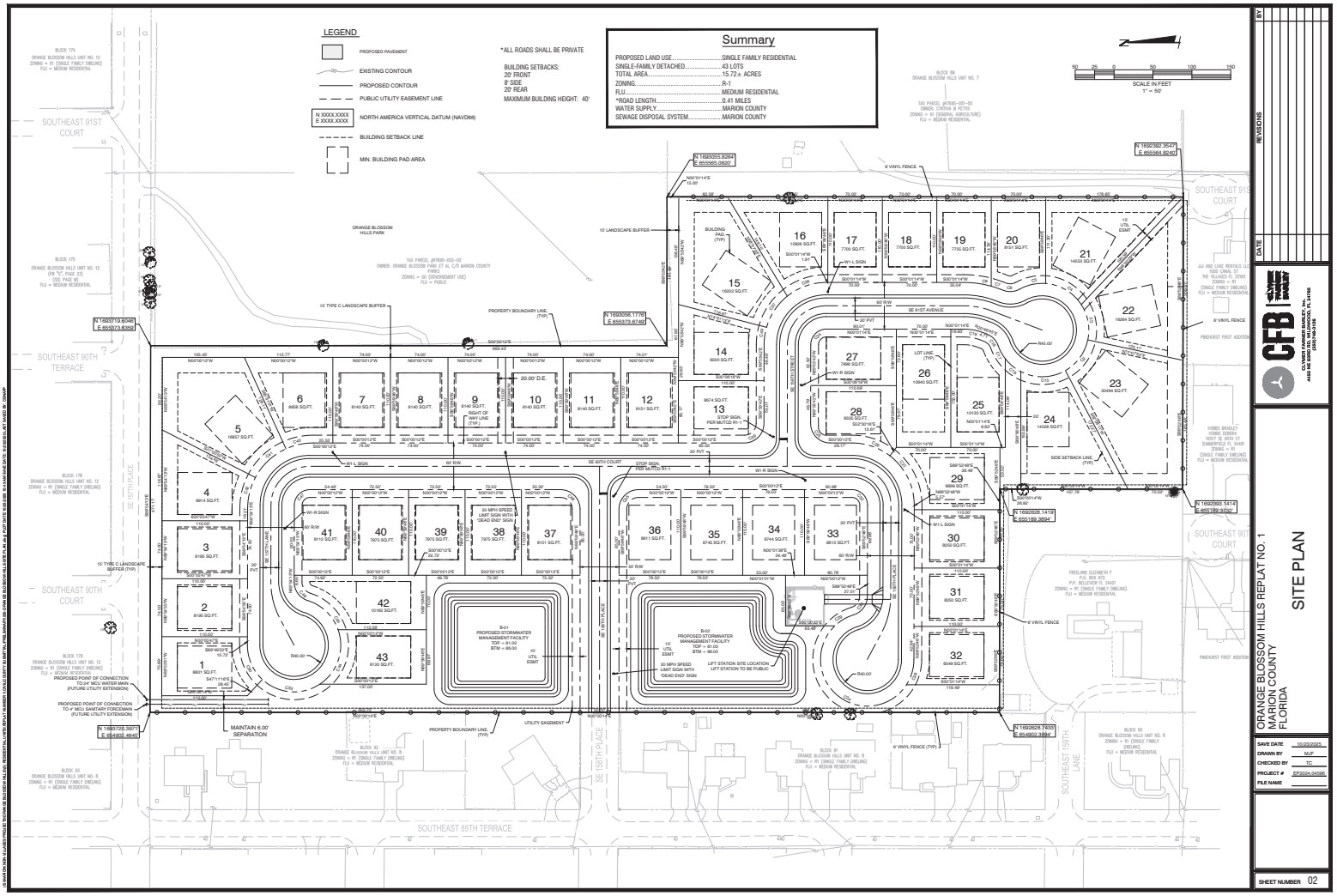
LICENSED DESIGN PROFESSIONAL CERTIFICATION:

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.

X____________________

CLYMER FARNER BARLEY, Inc.
4450 NE 83RD RD. WILDWOOD, FL 34785
(352) 748-3126

ORANGE BLOSSOM HILLS REPLAT NO. 1



BY
REVISIONS
DATE

CLYMER FARMER BARLEY, Inc.
4450 NE 83RD RD, WILDWOOD, FL 34785
(352) 748-7474

ORANGE BLOSSOM HILLS REPLAT NO. 1
MARION COUNTY
FLORIDA

SITE PLAN

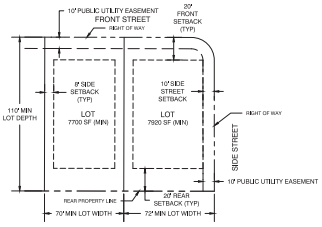
SAVE DATE 10/23/2025
DRAWN BY MJF
CHECKED BY TC
PROJECT # EP2024-04196
FILE NAME

SHEET NUMBER 02

PARCEL CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD BNG.	CHORD
C2	50.36'	60.00'	48°05'41"	26.77'	N53°49'17"W	50.39'
C3	47.40'	60.00'	45°15'59"	25.03'	S79°29'53"W	47.40'
C4	55.01'	60.00'	52°31'55"	29.61'	S30°39'57"W	55.01'
C5	34.80'	60.00'	33°14'02"	17.91'	S12°17'01"E	34.80'
C6	21.68'	25.00'	49°40'47"	11.57'	S04°09'39"E	21.68'
C7	11.70'	130.00'	5°09'30"	5.86'	S18°12'00"W	11.70'
C8	35.40'	130.00'	15°36'01"	17.81'	S07°46'15"W	35.40'
C15	59.63'	60.00'	56°56'41"	32.54'	N01°18'06"W	59.63'
C16	26.18'	60.00'	25°00'12"	13.30'	N39°40'21"E	26.18'
C17	19.12'	60.00'	18°17'55"	9.66'	N51°18'59"E	19.15'
C18	21.68'	25.00'	49°40'47"	11.57'	N45°37'58"E	21.68'
C19	25.36'	70.00'	20°45'31"	12.82'	N10°23'59"E	25.36'
C24	31.39'	20.00'	89°54'58"	19.97'	N44°56'14"W	31.39'
C25	39.32'	25.00'	90°06'31"	25.05'	S46°03'03"W	39.32'
C26	52.36'	80.00'	37°29'56"	27.16'	S18°48'46"W	52.38'
C27	73.48'	85.00'	52°37'28"	39.56'	S63°48'28"W	73.48'
C28	34.20'	65.00'	32°39'37"	17.59'	N73°32'59"W	34.20'
C29	28.14'	60.00'	26°52'56"	14.32'	S30°29'07"E	28.14'

NOTE: REFER TO THE SITE PLAN FOR PLAN VIEW CURVE LABELS

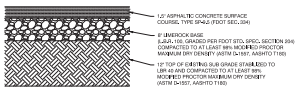
PARCEL CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD BNG.	CHORD
C30	31.81'	25.00'	72°52'43"	18.48'	S53°25'56"E	31.81'
C32	31.48'	20.00'	90°07'24"	20.04'	N45°03'30"E	31.46'
C33	79.78'	60.00'	76°10'57"	47.08'	S04°42'15"W	79.78'
C34	202.49'	60.00'	193°22'03"	S12.00'	S39°37'48"W	202.49'
C35	39.27'	25.00'	90°00'00"	25.00'	N45°04'12"W	39.27'
C36	54.26'	60.00'	38°41'47"	28.22'	S19°24'39"E	54.26'
C37	48.83'	60.00'	34°58'09"	25.26'	S56°16'57"E	48.83'
C39	39.22'	25.00'	89°52'29"	24.96'	S44°56'57"E	39.22'
C40	35.78'	84.00'	24°24'31"	18.17'	S12°12'57"E	35.78'
C41	54.80'	84.00'	37°22'51"	28.42'	S43°06'08"E	54.80'
C42	41.21'	84.00'	28°08'40"	21.03'	S75°50'53"E	41.21'
C44	79.55'	60.00'	75°58'00"	46.85'	N71°12'13"W	79.55'
C45	55.99'	60.00'	53°27'44"	30.22'	S43°56'56"W	55.99'
C46	31.81'	25.00'	72°52'43"	18.48'	S53°25'56"W	31.81'
C47	31.39'	20.00'	89°54'01"	19.97'	N44°57'13"W	31.38'
C48	39.27'	25.00'	90°00'00"	25.00'	N44°56'48"E	39.27'
C49	22.49'	60.00'	16°09'00"	11.30'	S81°51'12"E	22.46'
C50	49.52'	60.00'	47°17'03"	26.27'	N66°27'15"E	48.52'



STANDARD LOT CORNER LOT*

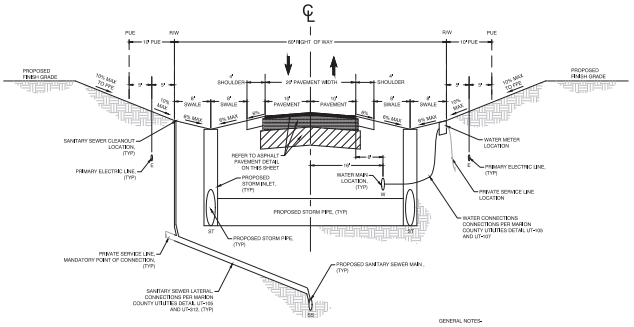
*DRIVEWAY RESTRICTIONS ON CORNER LOTS TO BE CONSISTENT WITH MARION COUNTY LDC 6.11.4 TABLE 6.11.4 AND LDC 6.11.7.B.6.b

TYPICAL LOT LAYOUT
NTS



NOTES:
1. DETAIL IS BASED ON THE GEOTECHNICAL ENGINEERING REPORT, WHICH SHALL GOVERN PAVEMENT AND UNDERLYING SOIL DESIGN.
2. BASE MATERIAL SHALL BE EXTENDED A MINIMUM OF 1 FOOT BEYOND THE BACK OF CURB AND SUBGRADE SHALL BE EXTENDED 1 FOOT MIN. BEYOND THE BASE.
3. A MINIMUM SEPARATION OF 18 INCHES BETWEEN THE BOTTOM OF CRUSHED CONCRETE BASE MATERIAL AND THE ESTIMATED NORMAL SEASONAL HIGH GROUNDWATER TABLE IS RECOMMENDED. A MINIMUM SEPARATION OF 24 INCHES BETWEEN THE BOTTOM OF LIMEROCK BASE AND ESTIMATED NORMAL SEASONAL HIGH GROUNDWATER TABLE IS RECOMMENDED.

TYPICAL STANDARD DUTY
ASHALT PAVEMENT DETAIL
NOT TO SCALE



TYPICAL ROADWAY SECTION
NOT TO SCALE
DESIGN SPEED: 25 MPH
POSTED SPEED: 20 MPH

GENERAL NOTES:
1. UTILITIES: ALL UTILITIES THROUGHTOUT THE DEVELOPMENT WILL BE PLACED UNDERGROUND ADJACENT TO THE PROPOSED TRANSPORTATION NETWORK. PUBLIC UTILITY EASEMENT WILL BE PROVIDED FOR ANY UTILITY REQUIRED TO EXTEND BEYOND THE LIMITS OF THE PROVIDED TRANSPORTATION NETWORK.
2. UTILITY STATEMENT: THE POTABLE WATER AND SANITARY SEWER WILL BE PROVIDED BY MARION COUNTY UTILITIES.

BY:
DATE:
REVISIONS

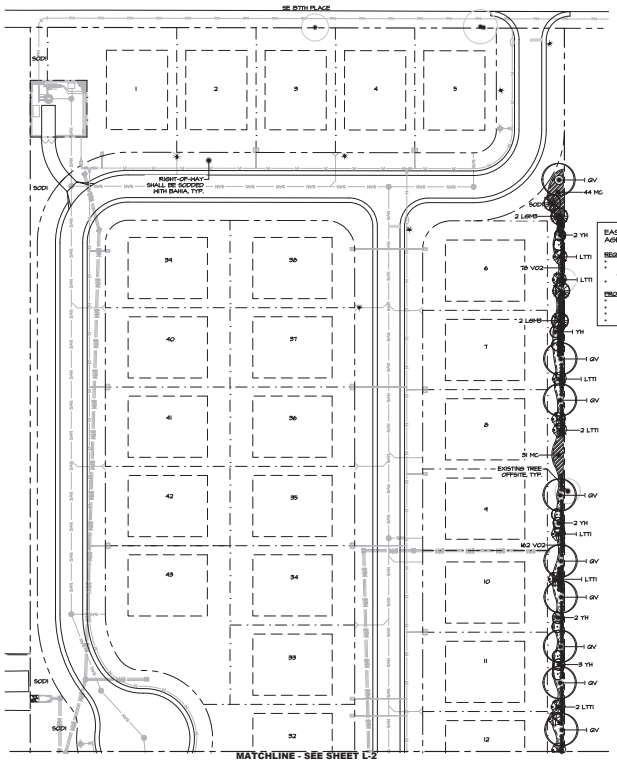
CFB
CLYMER FARMER BURLEY, Inc.
4400 NE 83RD PLACE, Silver Springs, FL 34488
(352) 245-0504

ORANGE BLOSSOM HILLS REPLAT NO. 1
MARION COUNTY
FLORIDA

TYPICAL ROADWAY SECTION AND
UTILITY ALLOCATION

SAVE DATE	10/22/2025
DRAWN BY	JT
CHECKED BY	TC
PROJECT #	EP2024.04586
FILE NAME	

SHEET NUMBER 03

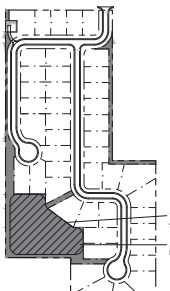


SCALE: 1"=40'

EAST BOUNDARY - TYPE C BUFFER PER PLAT AGREEMENT - 1310 LF

REQUIRED:
- 15' Width
- 2 Shade Trees and 3 Ornamental trees per 100 LF (16 Shade, 24 Ornamental Trees for 1310 LF)
- 50% Shrubs/Groundcover (5,850 sf)

PROVIDED:
- 15+ Width
- 19 Shade Trees
- 27 Ornamental Trees
- 5,263 sf Shrubs/Groundcover (50%)



LANDSCAPE AREA DIAGRAM
NOT TO SCALE

LANDSCAPE CALCULATIONS

LAND USE: MEDIUM RESIDENTIAL

SITE/PROJECT AREA - REFER TO CIVIL PLANS: 15.72 AC± (684,871 SF)

LANDSCAPE AREA: 2.49 AC (108,328 SF) (16%) SEE DIAGRAM SHEET L-1

THIS SITE IS NOT LOCATED WITHIN THE URBAN GROWTH BOUNDARY.
THIS SITE IS LOCATED WITHIN THE SECONDARY SILVER SPRINGS PROTECTION ZONE.

TREE REMOVAL/PRESERVATION

SEE TR-1 FOR TREE MITIGATION CALCULATIONS

OTHER CALCULATIONS

MITIGATION INCHES REQUIRED: 852"

PROPOSED SHADE TREES: 46 TREE AT 4" EACH (184")
100% NATIVE/FL FRIENDLY

MITIGATION REQUIREMENT MET

PROPOSED UNDERSTORY/ORNAMENTAL TREES: 26

SHRUBS, GRASSES AND GROUNDCOVER PROPOSED: 976
NATIVE = 956 (98%)
FL FRIENDLY = 976 (100%)

TOTAL NATIVE PERCENTAGE (ALL TREES AND PLANTS): 94% (61%)

MFLA: REQUIRED: 16,241 SF (15% OF TOTAL LANDSCAPE AREA)
PROVIDED: 65,630 SF (61%)

LANDSCAPE BUFFER REQUIREMENTS

NORTH BOUNDARY - NO BUFFER REQUIRED

EAST BOUNDARY - 15' TYPE C BUFFER

WEST BOUNDARY - DRA BUFFER

SOUTH BOUNDARY - NO BUFFER REQUIRED

SEE PLAN FOR BUFFER DETAILS

MARION COUNTY LANDSCAPE REQUIREMENTS:

1. Upon completion of the installation, the contractor shall request an inspection by the design professional. A Landscape and Irrigation As-Built Certification shall be signed and sealed by the design professional and submitted to the County Landscape Architect prior to the issuance of a Certificate of Occupancy per Section 6.8.13 of LDR.

2. Landscape maintenance shall be in accordance with Section 6.8.15 of LDRs.
   A. All landscape areas shall be maintained in accordance with the Florida-Friendly Best Management Practices for Protection of Water Resources by the Green Industries, UF/IFAS and FDEP.
   B. Trees and palms shall not be severely pinned or stripped. The natural growth habit of a tree or palm shall be considered during the design phase to avoid maintenance conflicts.
   C. Trees or palms which are staked or braced shall have such staking or bracing removed once sufficient root growth has enabled the tree or palm to support itself. Damaging trees with staking devices shall be considered a violation of this Code. Damaged trees shall be replaced at the expense of the owner.
   D. The alteration of any required and approved landscape area without obtaining prior written approval from the County is prohibited. The expansion of drought tolerant landscaping, excluding the replacement of planted areas with turfgrass, or replacing dying or diseased plants with similar plant material is excluded.
   E. Buffers and screening plantings shall provide healthy appearance year round and be maintained at the required minimum heights.

3. Landscape installation and maintenance shall be in accordance with Section 6.8.15 of the LDR.
   A. Landscape installation professionals performing work for hire within the unincorporated areas of Marion County shall be landscape contractors licensed by the Marion County Building Department, unless otherwise licensed by the State of Florida.
   B. Landscape maintenance professionals performing work for hire within the unincorporated areas of Marion County shall possess current, in-date Certificate of Completion.
   C. Any person providing services for hire regarding any aspect of landscape maintenance that includes the application of fertilizer or pesticide shall meet the applicable state and County licensing and certification requirements included herein.

4. An irrigation plan shall be provided prior to issuance of a development order or building permit. All irrigation systems, including temporary, shall comply with the design standards of the Marion County Land Development Code Division 6, Sec. 6.9, and all other state and local statutes that apply. Irrigation design and plans by others.

PLANT SCHEDULE

Note: Plant quantities are provided as a guide only. The contractor shall confirm total quantities as reflected by the plan. All sizes given are minimums unless otherwise noted. Every component of spec shall be met.

	Key	Qty	Plant Name	Size and Spacing	Maintenance
NATIVE	BC2	20	Bald Cypress Taxodium distichum - (BC2)	Cont/B&B, 14'+ ht. x 4"+ spr; 4" cal min	Allow natural growth; prune only dead wood
NATIVE	C9	281	Coralgrass Spartina bakeri - (C9)	#3, 5'x5'; 3' oc	Allow natural growth; "haystack" if required, remove dead and frost damaged foliage biannually
NATIVE	LBHS	6	Little Gem Magnolia Magnolia grandiflora 'Little Gem' - (LBHS)	Cont/B&B, 12-14'+ ht. x 5-6'+ spr; 4" cal	Allow natural growth; prune only for form or dead wood
	LTTI	12	Ligustrum, tree-type Ligustrum japonicum - (LTTI)	B&B; 6'+ ht. x 6'+ spr; multi-trunk; 2' min open below	Allow natural growth; 6-8' open below; prune informally, do not shear
NATIVE	MC	75	Muhly Grass Muhlenbergia capillaris - (MC)	#3; 5'x5'; 5' oc	Allow natural growth; remove seeds; cut back after last frost annually
NATIVE	QV	16	Live Oak Quercus virginiana - (QV)	B&B; 14-16' ht. x 7-9" spr; 4" cal min	Allow natural growth; prune only for form or dead wood
NATIVE	RM4	4	Red Maple Acer rubrum - (RM4)	Cont/B&B; 14-16' ht. x 8'+ spr; 4" cal min	Allow natural growth; prune only for form or dead wood
	VO2	240	Sweet Viburnum Viburnum odoratissimum - (VO2)	#7; 30-36" ht. x 2'+ spr; 3' oc	6' ht. x 3'; full hedge
NATIVE	YH	14	Yaupon Holly, tree type Ilex vomitoria - (YH)	#30; 6-7' ht. x 4-5' spr; multi-trunk	Allow natural growth; do not shear; prune only for form or dead wood
	MULCH		Pine Straw - (MULCH)	3" depth	Refresh annually, or as needed
	SOD1		Argentine Bahia Paspalum notatum 'Argentine' - (SOD1)	Pallet	

IT SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO PROVIDE TEMPORARY IRRIGATION TO UNIRRIGATED BAHIA INSTALLED AS PART OF THIS CONTRACT, UNTIL ESTABLISHMENT OR TURNOVER, WHICHEVER OCCURS EARLIER.

REVISIONS

DATE	BY

Michael Pape & Associates, PA
LAND PLANNING ● SITE DESIGN ● LANDSCAPE ARCHITECTURE
2351 SE 7th Street, Ocala, FL ● 352.351.8004 ● www.MPA-LA.com

ORANGE BLOSSOM HILLS - REPLAT #1
MARION COUNTY, FLORIDA

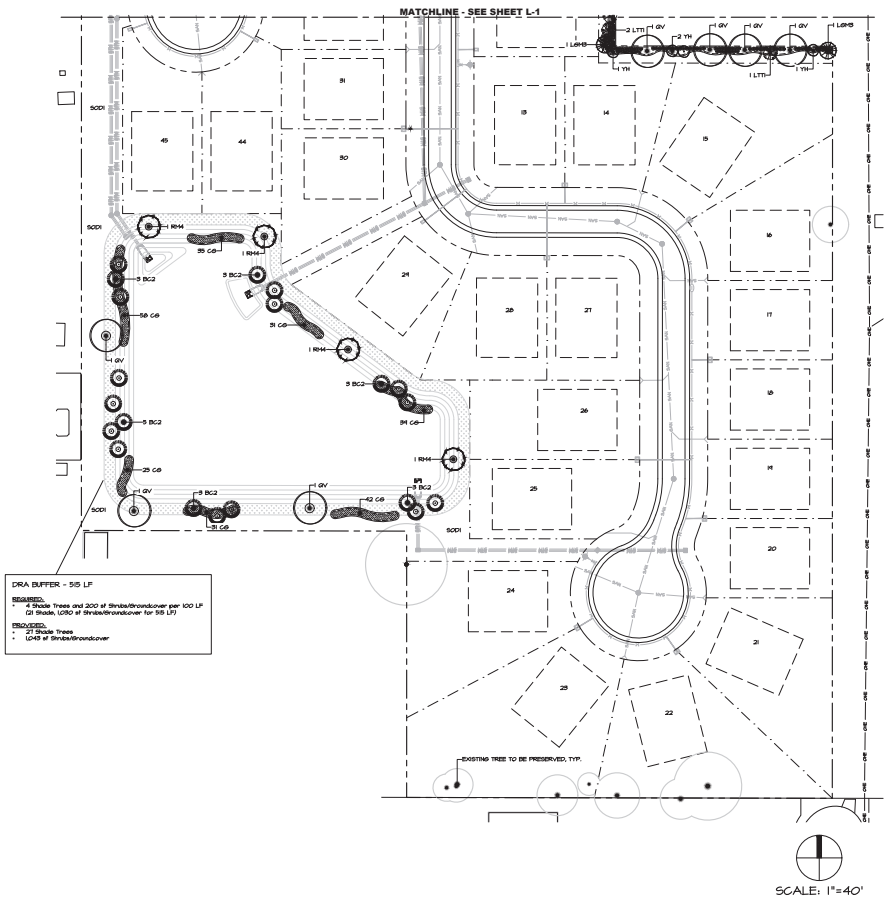
LANDSCAPE PLAN

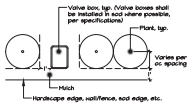
DATE 06-06-25
DWN. BY JRT
CHKD. BY SHS

SHEET 1 OF 2

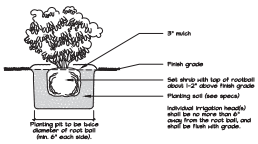
L-1

F:\ORANGE BLOSSOM HILLS\PLAT DESIGN_MARION - PLAT 1 - L.S.DWG

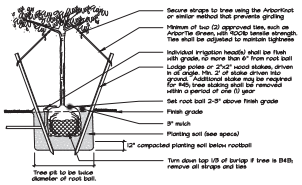




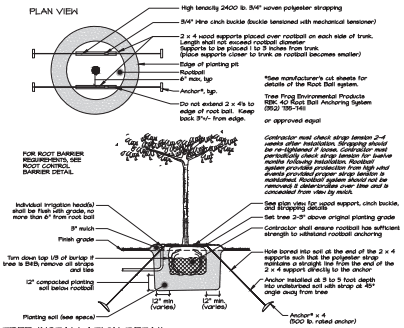
OFFSET DETAIL
N.T.S.



SHRUB INSTALLATION DETAIL



TREE INSTALLATION DETAIL
FOR MULTI-TRUNK TREES, TREES LESS THAN 3" CAL., OR CONTAINER TREES UP TO 45 GAL.



TREE INSTALLATION DETAIL
FOR 3-4" CAL., 65-100 GAL. TREES OR B+B TREES UP TO 40" DIAMETER ROOTBALL

DATE	BY	REVISIONS

MPA Michael Pape & Associates, PA
LAND PLANNING ● SITE DESIGN ● LANDSCAPE ARCHITECTURE
2351 SE 7th Street, Ocala, FL ● 352.351.8004 ● www.MPA-LA.com

ORANGE BLOSSOM HILLS - REPLAT #1
MARION COUNTY, FLORIDA

LANDSCAPE PLAN

DATE 06-06-25
DWN. BY JRT
CHKD. BY SHS

SHEET 2 OF 2

L-2

P:\ORANGE BLOSSOM HILLS\PLAT DESIGN_ANDISH - PLAT 1 - L.DWG

Marion County

Development Review Committee

Agenda Item

File No.: 2025-21346 **Agenda Date:** 11/17/2025 **Agenda No.:** 5.3.

SUBJECT:
SW Hwy 200 Mattress Warehouse - Major Site Plan
8454 SW Hwy 200 Ocala
Project #2025030012 #32568
Parcel #3501-200-017 & 3501-200-016
MJ Stokes Consulting, LLC

November 3, 2025

PROJECT NAME: SW HWY 200 MATTRESS WAREHOUSE
PROJECT NUMBER: 2025030012
APPLICATION: MAJOR SITE PLAN #32568

1 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW
REVIEW ITEM: 2.12.4.K - List of approved waivers, their conditions, and the date of approval
STATUS OF REVIEW: INFO
REMARKS: 3/13/25-add waivers if requested in future

2 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW
REVIEW ITEM: Additional Development Review Comments
STATUS OF REVIEW: INFO
REMARKS: After approval, plans will be electronically stamped by the County. The applicant will receive an email indicating that approved plans are available for download and are located in the ePlans project Approved folder. For Development Review submittals, with the exception of Final Plats and Minor Site Plans, applicants are required to print, obtain required signatures, and sign and seal two 24”x 36” sets of the electronically stamped approved plan and deliver them to the Office of County Engineer, Development Review Section, located at 412 SE 25th Avenue Ocala, FL 34471. Upon receipt, a development order will be issued. Until such time as that development order is issued, the project does not have final approval and construction, if applicable, shall not commence. For plans requiring As-Builts, As-Builts and associated documentation shall be submitted on paper in accordance with current county requirements.

3 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: 6.14.2.A(1) - Public water service area/provider
STATUS OF REVIEW: INFO
REMARKS: Marion County Utilities (MCU) Service Area – MCU will provide water service from the existing 12-inch water main located along SW Highway 200.

4 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: 6.14.2.A(1) - Public sewer service area/provider
STATUS OF REVIEW: INFO
REMARKS: Marion County Utilities (MCU) Service Area – MCU will provide wastewater service to the site via connection to the Corta Commons lift station, which discharges into the existing 4-inch sewer force main along SW Highway 200.

5 DEPARTMENT: DOH - ENVIRONMENTAL HEALTH
REVIEW ITEM: Additional Health comments
STATUS OF REVIEW: INFO
REMARKS: Central Sewer/ Central Water

6 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: 2.12.4.L(6) - Gross/wetland/floodplain acreage listed?
STATUS OF REVIEW: INFO
REMARKS: None listed on this site.

7 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: 2.12.4.L(5)/5.4 - [Applicable Springs Protection Zone Listed?]

STATUS OF REVIEW: INFO
REMARKS:

8 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION
REVIEW ITEM: 6.8.6 - Buffers
STATUS OF REVIEW: INFO
REMARKS: 1. Due to site constraints, south buffer arrangement is acknowledged, please be aware that buffer plantings shall be maintained in perpetuity.

9 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION
REVIEW ITEM: 6.9.5 - Irrigation system installation
STATUS OF REVIEW: INFO
REMARKS: Irrigation systems shall only be installed by installation professionals meeting the licensing requirements under Section 6.9.10, except those being installed by property owners on their own single-family residence or owner/occupied duplex.Irrigation systems shall be constructed in accordance with the Florida Irrigation Society's (FIS) Standards and Specifications for Turf and Landscape Irrigation Systems as updated.

10 DEPARTMENT: ENRAA - ACQ AGENT ENG ROW
REVIEW ITEM: Major Site Plan
STATUS OF REVIEW: INFO
REMARKS: Checked Project Map and SunBiz -EMW 8.18.25//10.27.25

IF APPLICABLE:
Sec. 2.18.1.I - Show connections to other phases.
Sec.2.19.2.H – Legal Documents
Legal documents such as Declaration of Covenants and Restrictions, By-Laws, Articles of Incorporation, ordinances, resolutions, etc.
Sec. 6.3.1.B.1 – Required Right of Way Dedication (select as appropriate)
For Public Streets. "[All streets and rights-of-way shown on this plat or name specifically if less than all] are hereby dedicated for the use and benefit of the public."
Sec. 6.3.1.B.2 – Required Right of Way Dedication
For Non-Public Streets. "[All streets and rights-of-way shown on this plat or name specifically if less than all] are hereby dedicated privately to the [entity name]. All public authorities and their personnel providing services to the subdivision are granted an easement for access. The Board of County Commissioners of Marion County, Florida, shall have no responsibility, duty, or liability whatsoever regarding such streets. Marion County is granted an easement for emergency maintenance in the event of a local, state, or federal state of emergency wherein the declaration includes this subdivision or an emergency wherein the health, safety, or welfare of the public is deemed to be at risk."
Sec. 6.3.1.D.3 - Cross Access Easements
For Cross Access Easements. "All parallel access easements shown on this plat are hereby dedicated for the use and benefit of the public, and maintenance of said easements is the responsibility of [entity name]."
Sec. 6.3.1.C.1 - Utility Easements (select as appropriate)
"[All utility easements shown or noted or name specifically if less than all] are dedicated [private or to the public] for the construction, installation, maintenance, and operation of utilities by any utility provider."
Sec. 6.3.1.C.2 – Utility Easements
"[All utility tracts or identify each tract as appropriate] as shown are dedicated [private or to the public] for the construction and maintenance of such facilities."
Sec.6.3.1.D(c)(1)(2)(3) - Stormwater easements and facilities, select as appropriate:
1. "[All stormwater and drainage easements as shown or noted or name specifically if less than all] are dedicated [private or to the public] for the construction and maintenance of such facilities."

2. "[All stormwater management tracts or identify each tract as appropriate] as shown are dedicated [private or to the public] for the construction and maintenance of such facilities."

3. When any stormwater easement and/or management tract is not dedicated to the public or Marion County directly, the following statement shall be added to the dedication language: "Marion County is granted the right to perform emergency maintenance on the [stormwater easement and/or management tract, complete accordingly] in the event of a local, state, or federal state of emergency wherein the declaration includes this subdivision or an emergency wherein the health, safety, or welfare of the public is deemed to be at risk."

Sec.6.3.1.D(f) –

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

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

AR 32568

DEVELOPMENT REVIEW PLAN APPLICATION

Date: March 4, 2025

A. PROJECT INFORMATION:

Project Name: SW Hwy 200 Mattress Warehouse
Parcel Number(s): 3501-200-016 & 3501-200-017
Section 24 & 25 Township 16S Range 20E Land Use vacant Zoning Classification B-2
Commercial ☑ Residential ☐ Industrial ☐ Institutional ☐ Mixed Use ☐ Other
Type of Plan: MAJOR SITE PLAN
Property Acreage 0.83 Acres Number of Lots 1 Miles of Roads N/A
Location of Property with Crossroads State Road 200, SW100th st (Approx 1,200-ft south of intersection)
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: MJ Stokes Consulting, LLC Contact Name: John J Stoeckel
Mailing Address: PO Box 22821 City: Tampa State: FL Zip Code: 33622
Phone # 813.724.4199 Alternate Phone # 607.725.3269
Email(s) for contact via ePlans: jjs@mjstokesconsulting.com

☐ **Surveyor:**
Firm Name: Thomas M. Ventre Prof. Land Surveyor, Inc. Contact Name: Thomas M. Ventre
Mailing Address: 3661 SE 56th Street City: Ocala State: FL Zip Code: 34470
Phone # 352.629.1696 Alternate Phone #
Email(s) for contact via ePlans: tmvpls@aol.com

Property Owner:
Owner: Edward J O'Hanrahan Contact Name: Edward J O'Hanrahan
Mailing Address: 12062 W Marlin Ct City: Homosassa State: FL Zip Code: 34448
Phone # Alternate Phone #
Email address: eohanra332@aol.com

Developer:
Developer: Edward J O'Hanrahan Contact Name: Edward J O'Hanrahan
Mailing Address: 12062 W Marlin Ct City: Homosassa State: FL Zip Code: 34448
Phone # Alternate Phone #
Email address: eohanra332@aol.com

MAJOR SITE PLAN

FOR

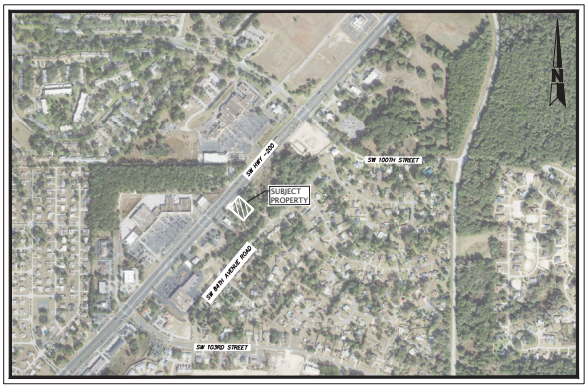
MATTRESS WAREHOUSE

SECTION 25, TOWNSHIP 16S, RANGE 20E

PARCEL ID: 3501-200-017 ⚠1

PROJECT ADDRESS: PENDING
OCALA, MARION COUNTY, FLORIDA

VICINITY MAP
SCALE: 1" = 2000'



KEY MAP
0 500' 1000'
SCALE 1" = 500'

GENERAL NOTES:

1. BOUNDARY, TOPOGRAPHIC, AND TREE INFORMATION SHOWN HEREON TAKEN FROM A SURVEY ENTITLED "BOUNDARY SURVEY FOR EDWARD J. O'HANRAHHAN", PREPARED BY THOMAS M. VENTRE PROF. LAND SURVEYOR, INC. DATED FEBRUARY 11, 2025, LAST REVISED JUNE 10, 2025.
2. THE HORIZONTAL & VERTICAL DATUMS PER ABOVE REFERENCED SURVEY.
3. ACCORDING TO THE FLOOD INSURANCE MAP FOR MARION COUNTY, FLORIDA, COMMUNITY PANEL NUMBER 120160, MAP PANEL NUMBER 12083C0684E, EFFECTIVE DATE APRIL 19, 2017, THE SUBJECT PARCEL APPEARS TO FALL WITHIN SPECIAL FLOOD HAZARD ZONE "X".
4. SUBSURFACE INFORMATION SHOWN HEREON IS TAKEN FROM A REPORT ENTITLED "GEOTECHNICAL SITE EVALUATION PROPOSED RETAIL DEVELOPMENT, PARCEL NO. 3501-200-01 6; STATE ROAD 200, OCALA, FLORIDA" PREPARED BY GEO-TECHNOLOGIES, INC (GEO-TECH) DATED DECEMBER 16, 2024.
5. IN THE EVENT OF INCONSISTENCIES BETWEEN PARTS OF THE CONSTRUCTION PLANS OR BETWEEN THE CONSTRUCTION PLANS AND APPLICABLE STANDARDS, CODES AND ORDINANCES; THE CONTRACTOR SHALL COMPLY WITH THE MORE STRINGENT REQUIREMENT OR PROCEED AS DIRECTED BY THE ENGINEER.
6. ALL CONSTRUCTION SHALL COMPLY WITH ALL REQUIREMENTS AND PERMIT CONDITIONS FROM LOCAL, STATE, AND FEDERAL AGENCIES, AS APPLICABLE. THE CONTRACTOR SHALL KEEP A COPY OF ALL PERMITS AND APPROVED CONSTRUCTION DOCUMENTS ON-SITE, AT ALL TIMES. ALL APPLICABLE PERMITS SHALL BE OBTAINED PRIOR TO COMMENCEMENT OF CONSTRUCTION.
7. ALL MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD PLANS AND CITY OF MELBOURNE PUBLIC WORKS SPECIFICATIONS AND REQUIREMENTS, LATEST EDITIONS AS WELL AS ALL CURRENT MANUFACTURER SPECIFICATIONS, STANDARDS, AND REQUIREMENTS.
8. THE LOCATIONS AND PROPOSED RELOCATIONS OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVE-GROUND STRUCTURES AND MARKINGS PROVIDED BY UTILITY COMPANIES AND AS-BUILT DRAWINGS PROVIDED BY THE SURVEYOR OR OTHER SOURCES. LOCATIONS OF UNDERGROUND UTILITIES/STRUCTURES MAY VARY FROM LOCATIONS SHOWN AND ADDITIONAL BURIED UTILITIES/STRUCTURES MAY BE ENCOUNTERED.
9. IT IS THE CONTRACTORS RESPONSIBILITY TO FIELD VERIFY THE LOCATIONS AND CRITICAL ELEVATIONS OF UTILITIES AND COORDINATE WITH THE APPROPRIATE AUTHORITIES AND UTILITY OWNER PRIOR TO CONSTRUCTION. ANY UTILITY CONFLICTS OR DISCREPANCIES ON THE DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER AND OWNER PRIOR TO CONSTRUCTION.
10. THE CONTRACTOR SHALL NOTIFY SUNSHINE ONE AT 811 TO REQUEST UTILITY LOCATES AND SHALL OBTAIN A LISTING OF ALL EXISTING UTILITY COMPANIES WITH FACILITIES IN THE AREA AT LEAST 72 HOURS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL FOLLOW UP WITH ALL LISTED UTILITY PROVIDERS TO CONFIRM THE LOCATION OF THEIR FACILITIES WITHIN THE PROJECT AREA.
11. THE CONTRACTOR IS RESPONSIBLE FOR PROJECT SAFETY, INCLUDING PROVISION OF ALL APPROPRIATE SAFETY DEVICES AND TRAINING REQUIRED.
12. THE CONTRACTOR IS RESPONSIBLE FOR ANY AND ALL MEANS AND METHODS ASSOCIATED TO CONSTRUCTION, INCLUDING BUT NOT LIMITED TO, PHASING, INTERIM LOGISTICS, DRAINAGE, UTILITIES, ETC, AS MAY BE REQUIRED TO CONSTRUCT THE PROJECT IN ACCORDANCE WITH THE APPROVED CONSTRUCTION PLANS.
13. THE CONTRACTOR SHALL USE A CERTIFIED CONSTRUCTION MATERIALS TESTING LABORATORY TO PROVIDE MATERIALS AND DENSITY TESTING IN ACCORDANCE WITH FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION AND PASCO COUNTY PUBLIC WORKS SPECIFICATIONS AND REQUIREMENTS, LATEST EDITIONS.
14. UPON COMPLETION OF CONSTRUCTION, BEFORE REQUESTING FINAL INSPECTION BY THE ENGINEER, AND BEFORE PLACING SOD, THE CONTRACTOR SHALL PROVIDE THE ENGINEER WITH A COMPLETE AS-BUILT SURVEY CERTIFIED BY A REGISTERED LAND SURVEYOR. THIS "AS-BUILT" INFORMATION SHALL INCLUDE INVERT ELEVATIONS, DRAINAGE STRUCTURES, WEIRS, LOCATIONS OF STRUCTURES FOR ALL UTILITIES INSTALLED, AS WELL AS TOP OF BANK, TOE OF SLOPE AND GRADE BREAK LOCATIONS AND ELEVATIONS FOR POND AND DITCH/SWALE CONSTRUCTION.
15. DO NOT SCALE DRAWINGS AS THEY PERTAIN TO ADJACENT AND SURROUNDING PHYSICAL CONDITIONS, BUILDINGS, AND STRUCTURES EXCEPT WHERE DIMENSIONS ARE SHOWN.
16. THIS PLAN DOES NOT DEPICT ENVIRONMENTAL CONDITIONS OR A WARRANTY REGARDING THE PRESENCE OR ABSENCE OF ENVIRONMENTALLY IMPACTED SITE CONDITIONS. ENGINEER OF RECORD IS NEITHER LIABLE NOR RESPONSIBLE FOR ANY HAZARDOUS MATERIALS, HAZARDOUS SUBSTANCES, OR POLLUTANTS ON, ABOUT OR UNDER THE PROPERTY. ALL ENVIRONMENTAL TESTING AND WORK INCLUDING HAZARDOUS MATERIAL, SOILS, ASBESTOS, OR OTHER REFERENCED OR IMPLIED HEREIN IS THE SOLE RESPONSIBILITY OF THE OWNER'S ENVIRONMENTAL CONSULTANT.
17. THE SUBJECT PROPERTY DOES NOT APPEAR TO BE WITHIN APPLICABLE ESOZ/FPOZ AREAS.
18. THE SUBJECT PROPERTY IS LOCATED WITHIN MARION COUNTY'S SECOND SPRINGS PROTECTION ZONE.
19. 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.
20. 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.

LEGAL DESCRIPTION:

LOT 16, KINGSLAND COUNTY ESTATES
THAT PART OF TRACT 8, KINGSLAND COUNTY ESTATES UNIT 1, LYING IN SECTIONS 24 AND 25, TOWNSHIP 16 SOUTH, RANGE 20 EAST, AS RECORDED IN PLAT BOOK L, PAGES 3 THROUGH 6, OF THE PUBLIC RECORDS OF MARION COUNTY , FLORIDA, LYING WITHIN THE FOLLOWING BOUNDARIES, TO WIT:

COMMENCE AT THE NORTHERNMOST CORNER OF SAID TRACT 8, SAID POINT BEING THE POINT OF INTERSECTION OF THE SOUTHEASTERLY RIGHT OF WAY LINE OF STATE ROAD 200 AND THE SOUTHWESTERLY RIGHT OF WAY LINE OF KINGSLAND COUNTY DRIVE, RUN THENCE SOUTH 41°34'12"W., ALONG SAID RIGHT OF WAY LINE OF STATE ROAD 200, BEING ALSO THE WESTERLY BOUNDARY OF SAID TRACT 8, A DISTANCE OF 1200. 64 FEET TO THE POINT OF BEGINNING, CONTINUE THENCE SOUTH 41°34'12"W., ALONG SAID RIGHT OF WAY LINE AND SAID BOUNDARY A DISTANCE OF 100-FEET; THENCE LEAVING SAID RIGHT OF WAY LINE AND SAID BOUNDARY RUN SOUTH 48°51'02"48"E., A DISTANCE OF 250-FEET TO A POINT; THENCE NORTH 41°34'12" E., A DISTANCE OF 100-FEET TO A POINT; THENCE NORTH 48°25'48" W., A DISTANCE OF 250 FEET TO A POINT OF INTERSECTION WITH AFORESAID RIGHT OF WAY LINE AND BOUNDARY AND THE POINT OF BEGINNING, NOW KNOWN AS LOT 3, WENDY 200 SUBDIVISION, AS PER PLAT THEREOF FILES IN PLAT BOOK 4, PAGE 73 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

AND

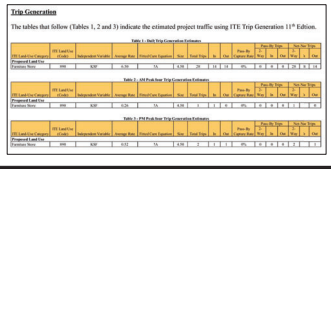
LOT 1, KWIK KING SUBDIVISION
LOT 1, KWIK KING SUBDIVISION, ACCORDINGLY TO PLAT THEREOF RECORDED IN PLAT BOOK V, PAGE 98, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

LESS AND EXCEPT COMMENCE AT THE SOUTHWEST CORNER OF LOT 3 , WENDY200, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 4, PAGE 73 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA. THENCE SOUTH 48°25'48"E., 250 FEET TO THE SOUTHEAST CORNER OF SAID LOT 3; THENCE NORTH 48°25'48"W., 250 FEET TO THE WEST BOUNDARY OF AID LOT 3; THENCE SOUTH 41°34'12"W., ALONG SAID WEST BOUNDARY 35 FEET TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPT THE NORTHWESTERLY 20.93 FEET OF LOT 3, WENDY 200 SUBDIVISION, FOR ADDITIONAL ROAD RIGHT OF WAY OF STATE ROAD 200.

TRAFFIC IMPACT STATEMENT:

THE PROPOSED PROJECT PRODUCES (2) PEAK PM TRIPS


Trip Generation

The tables that follow (Tables 1, 2 and 3) indicate the estimated project traffic using ITE Trip Generation 11th Edition.

Table 1 - Daily Trip Generation Estimates

ITE Land Use Category	ITE Land Use (Code)	Independent Variable	Average Rate	Fitted Curve Equation	Size	Total Trips	In	Out	Pass-By %	Pass-By Trips In	Pass-By Trips Out	Net New Trips In	Net New Trips Out	Total
Proposed Land Use														
Previous Note	890	KSF	4.96	Ln	4.58	20	10	10	0%	0	0	10	10	20

Table 2 - AM Peak Hour Trip Generation Estimates

ITE Land Use Category	ITE Land Use (Code)	Independent Variable	Average Rate	Fitted Curve Equation	Size	Total Trips	In	Out	Pass-By %	Pass-By Trips In	Pass-By Trips Out	Net New Trips In	Net New Trips Out	Total
Proposed Land Use														
Previous Note	890	KSF	0.26	Ln	4.58	1	0	0	0%	0	0	0	0	1

Table 3 - PM Peak Hour Trip Generation Estimates

ITE Land Use Category	ITE Land Use (Code)	Independent Variable	Average Rate	Fitted Curve Equation	Size	Total Trips	In	Out	Pass-By %	Pass-By Trips In	Pass-By Trips Out	Net New Trips In	Net New Trips Out	Total
Proposed Land Use														
Previous Note	890	KSF	0.52	Ln	4.58	2	1	1	0%	0	0	1	1	2

DEVELOPMENT TEAM CONTACTS:

OWNER/APPLICANT:
EDWARD J. O'HANRAHAN
12062 W MARLIN COURT
HOMOSASSA, FL 34448
ATTN: EDWARD J. O'HANRAHAN

ENGINEER:
MJ STOKES CONSULTING, LLC
PO BOX 22821
TAMPA, FL 33622
813.724.4199
ATTN: JOHN J STOECKEL, P.E.

LANDSCAPE ARCHITECT:
HEARTWOOD & BARK, PLC
200 2ND AV, STE. 433
ST. PETERSBURG, FL 33701
727.343.1809
ATTN: JAKE ZIMMERMAN

SURVEYOR:
THOMAS M. VENTRE PROF. SURVEYOR, INC
3661 SE 56TH STREET
OCALA, FL 34470
352.629.1696
ATTN: THOMAS M. VENTRE, PLS

GEOTECHNICAL ENGINEER:
GEO-TECH, INC.
1016 SE 3RD AVENUE
OCALA, FL 34471
352.694.7711
ATTN: GRADY N. POLK, E.I.

SHEET INDEX

SHEET NO.	SHEET TITLE	LAST REVISED
C-100	COVER SHEET	9/11/25
C-101	PROJECT GENERAL NOTES SHEET	6/22/25
C-102	DEMOLITION, EROSION & SEDIMENT CONTROL PLAN	6/22/25
C-103	EROSION & SEDIMENT CONTROL DETAILS	--
C-104	SITE PLAN WITH AERIAL	9/11/25
C-104A	DIMENSION & LAYOUT PLAN	9/11/25
C-104B	SIGNING & MARKING PLAN	--
C-105	GRADING & DRAINAGE PLAN	7/25/25
C-106	UTILITY PLAN	7/25/25
C-201	EXTERIOR LIGHTING PHOTOMETRIC PLAN	9/11/25
C-202	SITE LIGHTING DETAILS & SPECIFICATIONS	9/11/25
C-501	CONSTRUCTION DETAILS	--
C-502	CONSTRUCTION DETAILS	7/25/25
C-503	CONSTRUCTION DETAILS	--
C-504	DRAINAGE DETAILS	--
C-505	MARION COUNTY UTILITY DETAILS	7/25/25
C-506	MARION COUNTY UTILITY DETAILS	--
LS-1	TREE REMOVAL AND PRESERVATION PLAN	9/11/25
LS-2	LANDSCAPE PLAN	9/11/25
LS-3	IRRIGATION PLAN	9/11/25
LS-4	IRRIGATION DETAILS	9/11/25

IMPERVIOUS DATA:

	LAND COVER	AREA (SQ. FT.)	AREA (AC.)	AREA (%)	TOTAL AREA (AC.)
PRE-DEVELOPMENT	OPEN SPACE	13,930	0.32	100	0.32
	IMPERVIOUS	N/A	N/A	N/A	
POST DEVELOPMENT	OPEN SPACE	9,842	0.22	36	0.62
	IMPERVIOUS	15,019	0.35	56	
	DRA (DHW)	2,226	0.05	8	

NOTE: DATA PROVIDED HEREIN IS BASED ON THE PRE- AND POST-DEVELOPMENT STORMWATER ANALYSIS AND AREAS ASSOCIATED WITH SELECT LEGAL AREAS OF SUBJECT PROPERTY; NOTE A SIGNIFICANT PORTION OF THE SUBJECT PROPERTY IN THE PRE-DEVELOPMENT CONDITION RUNS OFF SITE AND IS ACCOUNTED FOR IN A SEPARATE DRAINAGE DESIGN.

SEE SHEET C-102 FOR SUBJECT PROPERTY IMPERVIOUS INFORMATION ASSOCIATED TO ZONING.

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

JOHN J STOECKEL, P.E. DATE
MJ STOKES CONSULTING, LLC
PO BOX 22821, TAMPA, FL 33622
PHONE: 813.724.4199

OWNER'S CERTIFICATION

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

EDWARD J. O'HANRAHAN DATE
12062 W MARLIN COURT
HOMOSASSA, FL 34448
PHONE: 727.742.6446

MJ STOKES CONSULTING
P.O. BOX 22821
TAMPA, FL 33622
813.724.4199
INFO@MJSTOKESCONSULTING.COM
FLORIDA BUSINESS REGISTRY NO. 34448

REVISIONS

REV	DATE	DESCRIPTION	BY
03	9/11/25	REVISED PER COUNTY STAFF COMMENTS	JJS
02	7/25/25	REVISED PER COUNTY STAFF COMMENTS	JJS
01	6/22/25	REVISED PER COUNTY STAFF COMMENTS & DRAINAGE REVISION	BF

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JOHN J. STOECKEL
FLORIDA PROFESSIONAL ENGINEER
LICENSE NO. 80758

PROJECT NAME:
MAJOR SITE PLAN
MATTRESS WAREHOUSE
FOR
EDWARD OHANRAHAN
MARION COUNTY, FLORIDA

SHEET TITLE
COVER SHEET

PROJECT NO: 24-0901
CHECKED BY: JJS
VERTICAL DATUM: NAVD 1988
DATE: 03/04/25

SHEET NUMBER
C-100

GENERAL NOTES:

1. THESE GENERAL NOTES MUST BE INCLUDED AS PART OF THIS ENTIRE DOCUMENT PACKAGE AND ARE PART OF THE CONTRACT DOCUMENTS. THE GENERAL NOTES ARE REFERENCED HEREIN, AND THE CONTRACTOR MUST REFER TO THEM AND FULLY COMPLY WITH THESE NOTES, IN THEIR ENTIRETY.

2. THESE PLANS ARE SOLELY BASED ON INFORMATION THE OWNER AND OTHERS PROVIDED TO THE ENGINEER OF RECORD, (HEREIN "ENGINEER") PRIOR TO THE DATE ON WHICH ENGINEER PREPARED THESE PLANS. THE CONTRACTOR MUST FIELD VERIFY ALL EXISTING CONDITIONS AND IMMEDIATELY NOTIFY THE ENGINEER IN WRITING, IF ANY SITE CONDITIONS DIFFER FROM THOSE SHOWN ON THESE PLANS, OR IF THE PROPOSED WORK CONFLICTS WITH ANY OTHER SITE FEATURES.

3. THE CONTRACTOR MUST STRICTLY COMPLY WITH THESE NOTES AND ALL SPECIFICATIONS/REPORTS CONTAINED HEREIN. THE CONTRACTOR MUST ENSURE THAT ALL SUBCONTRACTORS FULLY COMPLY WITH THESE REQUIREMENTS, AND THESE NOTES. ADDITIONAL NOTES AND SPECIFIC PLAN NOTES MAY BE FOUND ON THE INDIVIDUAL PLANS. THESE GENERAL NOTES APPLY TO THIS ENTIRE DOCUMENT PACKAGE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO REVIEW ALL CONSTRUCTION CONTRACT DOCUMENTS INCLUDING, BUT NOT LIMITED TO, ALL OF THE DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THE PROJECT WORK SCOPE, PRIOR TO THE INITIATION AND COMMENCEMENT OF CONSTRUCTION.

4. PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, THE CONTRACTOR MUST CONFIRM WITH THE ENGINEER OF RECORD THAT THE LATEST EDITION OF THE DOCUMENTS AND/OR REPORTS REFERENCED WITHIN THE PLAN REFERENCES ARE BEING USED FOR CONSTRUCTION. THIS IS THE CONTRACTOR'S SOLE AND COMPLETE RESPONSIBILITY.

5. PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, THE CONTRACTOR MUST ENSURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION IS TO BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED THE CONDITIONS OF APPROVAL TO ALL PLANS AND OTHER DOCUMENTS REVIEWED AND APPROVED BY THE PERMITTING AUTHORITIES AND HAS ALSO CONFIRMED THAT ALL NECESSARY AND REQUIRED PERMITS HAVE BEEN OBTAINED. THE CONTRACTOR MUST HAVE COPIES OF ALL PERMITS AND APPROVALS ON SITE AT ALL TIMES.

6. THE CONTRACTOR MUST ENSURE THAT ALL WORK IS PERFORMED IN ACCORDANCE WITH THESE PLANS, SPECIFICATIONS/REPORTS AND CONDITIONS OF APPROVAL, AND ALL APPLICABLE REQUIREMENTS, RULES, REGULATIONS, STATUTORY REQUIREMENTS, CODES, LAWS AND STANDARDS OF ALL GOVERNMENTAL ENTITIES WITH JURISDICTION OVER THIS PROJECT.

7. PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, THE CONTRACTOR MUST COORDINATE THE BUILDING LAYOUT BY CAREFULLY REVIEWING THE MOST CURRENT ARCHITECTURAL, CIVIL AND STRUCTURAL CONSTRUCTION DOCUMENTS (INCLUDING, BUT NOT LIMITED TO, MECHANICAL, ELECTRICAL, PLUMBING AND FIRE SUPPRESSION PLANS, WHERE APPLICABLE). THE CONTRACTOR MUST IMMEDIATELY NOTIFY OWNER, ARCHITECT AND ENGINEER OF RECORD, IN WRITING, OF ANY CONFLICTS, DISCREPANCIES OR AMBIGUITIES WHICH EXIST BETWEEN THESE PLANS AND ANY OTHER PLANS THAT COMPRISE THE CONSTRUCTION DOCUMENTS.

8. CONTRACTOR MUST REFER TO AND ENSURE COMPLIANCE WITH THE APPROVED ARCHITECTURAL/BUILDING PLANS OF RECORD FOR EXACT LOCATIONS AND DIMENSIONS OF ENTRY/EXIT POINTS, ELEVATIONS, PRECISE BUILDING DIMENSIONS, AND BUILDING UTILITY LOCATIONS.

9. THE CONTRACTOR MUST FIELD VERIFY ALL DIMENSIONS AND MEASUREMENTS SHOWN ON THESE PLANS, PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. THE CONTRACTOR MUST IMMEDIATELY NOTIFY ENGINEER OF RECORD, IN WRITING, IF ANY CONFLICTS, DISCREPANCIES, OR AMBIGUITIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION. NO EXTRA COMPENSATION WILL BE PAID TO THE CONTRACTOR FOR WORK WHICH HAS TO BE RE-DONE OR REPAIRED DUE TO DIMENSIONS, MEASUREMENTS OR GRADES SHOWN INCORRECTLY ON THESE PLANS PRIOR TO BOTH THE CONTRACTOR GIVING ENGINEER OF RECORD WRITTEN NOTIFICATION OF SAME AND ENGINEER OF RECORD, THEREAFTER, PROVIDING THE CONTRACTOR WITH WRITTEN AUTHORIZATION TO PROCEED WITH SUCH ADDITIONAL WORK.

10. THE CONTRACTOR MUST VERIFY ALL DIMENSIONS AND MEASUREMENTS INCLUDED ON DESIGN DOCUMENTS HEREIN AND MUST NOT SCALE OFF THE DRAWINGS DUE TO POTENTIAL PRINTING INACCURACIES. ALL DIMENSIONS AND MEASUREMENTS ARE TO BE CHECKED AND CONFIRMED BY THE GENERAL CONTRACTOR PRIOR TO PREPARATION OF SHOP DRAWINGS,FABRICATION, AND ORDERING OF PARTS AND MATERIALS AND COMMENCEMENT OF SITE WORK. SITE PLAN DRAWINGS ARE NOT INTENDED AS SURVEY DOCUMENTS. DIMENSIONS SUPERSEDE GRAPHICAL REPRESENTATIONS. THE CONTRACTOR MUST MAKE CONTRACTOR'S OWN MEASUREMENTS FOR LAYOUT OF IMPROVEMENTS.

11. THE OWNER AND CONTRACTOR MUST BE FAMILIAR WITH, AND RESPONSIBLE FOR THE PROCUREMENT OF ANY AND ALL CERTIFICATIONS REQUIRED FOR THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.

12. WHEN INCLUDED AS ONE OF THE REFERENCED DOCUMENTS, THE GEOTECHNICAL REPORT, SPECIFICATIONS AND RECOMMENDATIONS SET FORTH THEREIN ARE A PART OF THE REQUIRED CONSTRUCTION DOCUMENTS AND, IN CASE OF CONFLICT, DISCREPANCY OR AMBIGUITY, THE MORE STRINGENT REQUIREMENTS AND/OR RECOMMENDATIONS CONTAINED IN THE PLANS; AND THE GEOTECHNICAL REPORT AND RECOMMENDATIONS, MUST TAKE PRECEDENT UNLESS SPECIFICALLY NOTED OTHERWISE ON THE PLANS. THE CONTRACTOR MUST NOTIFY THE ENGINEER OF RECORD, IN WRITING, OF ANY SUCH CONFLICT, DISCREPANCY OR AMBIGUITY BETWEEN THE GEOTECHNICAL REPORT AND PLANS AND SPECIFICATIONS, PRIOR TO PROCEEDING WITH ANY FURTHER WORK. IF A GEOTECHNICAL REPORT WAS NOT CREATED, THEN THE CONTRACTOR MUST FOLLOW AND COMPLY WITH ALL OF THE REQUIREMENTS OF ANY AND ALL MUNICIPAL, COUNTY, STATE, AND FEDERAL LAWS AND APPLICABLE SPECIFICATIONS WHICH HAVE JURISDICTION OVER THIS PROJECT.

13. ENGINEER OF RECORD IS NEITHER LIABLE NOR RESPONSIBLE FOR ANY SUBSURFACE CONDITIONS AND FURTHER, HAS NO LIABILITY FOR ANY HAZARDOUS MATERIALS, HAZARDOUS SUBSTANCES, OR POLLUTANTS ON, ABOUT OR UNDER THE PROPERTY.

14. THE CONTRACTOR IS RESPONSIBLE FOR IDENTIFYING WHEN AND WHERE SHORING IS REQUIRED AND FOR INSTALLING ALL SHORING REQUIRED DURING EXCAVATION, TO BE PERFORMED IN ACCORDANCE WITH CURRENT OSHA STANDARDS, AND ANY ADDITIONAL PRECAUTIONS TO BE TAKEN TO ASSURE THE STABILITY OF ADJACENT, NEARBY, AND CONTIGUOUS STRUCTURES AND PROPERTIES. ALL OF THIS WORK IS TO BE PERFORMED AT CONTRACTOR'S SOLE COST AND EXPENSE.

15. THE CONTRACTOR MUST EXERCISE EXTREME CAUTION WHEN PERFORMING ANY WORK ACTIVITIES ADJACENT TO PAVEMENT, STRUCTURES, ETC. WHICH ARE TO REMAIN EITHER FOR AN INITIAL PHASE OF THE PROJECT OR AS PART OF THE FINAL CONDITION. THE CONTRACTOR IS RESPONSIBLE FOR TAKING ALL APPROPRIATE MEASURES REQUIRED TO ENSURE THE STRUCTURAL STABILITY OF SIDEWALKS AND PAVEMENT, UTILITIES, BUILDINGS, AND INFRASTRUCTURE WHICH ARE TO REMAIN, AND TO PROVIDE A SAFE WORK AREA FOR THIRD PARTIES, PEDESTRIANS AND ANYONE INVOLVED WITH THE PROJECT.

16. DEBRIS MUST NOT BE BURIED ON THE SUBJECT SITE. ALL DEMOLITION AND CONSTRUCTION WASTES, UNSUITABLE EXCAVATED MATERIAL, EXCESS SOIL AND DEBRIS (SOLID WASTE) MUST BE DISPOSED OF IN ACCORDANCE WITH THE REQUIREMENTS OF ANY AND ALL LOCAL, STATE, AND FEDERAL LAWS AND APPLICABLE CODES WHICH HAVE JURISDICTION OVER THIS PROJECT.

17. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO MAINTAIN RECORDS TO DEMONSTRATE PROPER AND FULLY COMPLIANT DISPOSAL ACTIVITIES, TO BE PROMPTLY PROVIDED TO THE OWNER UPON REQUEST.

18. THE CONTRACTOR MUST REPAIR, AT CONTRACTOR'S SOLE COST, ALL DAMAGE DONE TO ANY NEW OR EXISTING CONSTRUCTION OR PROPERTY DURING THE COURSE OF CONSTRUCTION, INCLUDING BUT NOT LIMITED TO DRAINAGE, UTILITIES, PAVEMENT, STRIPING, CURB, ETC. AND MUST BEAR ALL COSTS ASSOCIATED WITH SAME TO INCLUDE, BUT NOT LIMITED TO, RE-DESIGN, RE-SURVEY, RE-PERMITTING AND CONSTRUCTION. THE REPAIR OF ANY SUCH NEW OR EXISTING CONSTRUCTION OR PROPERTY MUST RESTORE SUCH CONSTRUCTION OR PROPERTY TO A CONDITION EQUIVALENT TO OR BETTER THAN THE CONDITIONS PRIOR TO COMMENCEMENT OF THE CONSTRUCTION, AND IN CONFORMANCE WITH APPLICABLE CODES, LAWS, RULES, REGULATIONS, STATUTORY REQUIREMENTS. THE CONTRACTOR MUST BEAR ALL COSTS ASSOCIATED WITH THE SAME. THE CONTRACTOR MUST DOCUMENT ALL EXISTING DAMAGE AND NOTIFY, IN WRITING, THE OWNER AND THE CONSTRUCTION MANAGER PRIOR TO THE START OF CONSTRUCTION.

19. THE ENGINEER OF RECORD IS NOT RESPONSIBLE FOR AND HAS NO CONTRACTUAL, LEGAL, OR OTHER RESPONSIBILITIES FOR JOB SITE SAFETY OR SITE SUPERVISION.

20. THE ENGINEER OF RECORD IS NOT RESPONSIBLE FOR CONSTRUCTION METHODS, MEANS, TECHNIQUES OR PROCEDURES, GENERALLY OR FOR THE CONSTRUCTION MEANS, METHODS, TECHNIQUES OR PROCEDURES FOR COMPLETION OF THE WORK DEPICTED BOTH ON THESE PLANS, AND FOR ANY CONFLICTS IN SCOPE AND REVISIONS THAT RESULT FROM SAME. THE CONTRACTOR IS FULLY AND SOLELY RESPONSIBLE FOR DETERMINING THE MEANS AND METHODS FOR COMPLETION OF THE WORK, PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.

21. IF THE CONTRACTOR DEVIATES FROM THESE PLANS AND/OR SPECIFICATIONS, INCLUDING THE NOTES CONTAINED HEREIN, WITHOUT FIRST OBTAINING THE PRIOR WRITTEN AUTHORIZATION OF THE ENGINEER OF RECORD FOR ALL DEVIATIONS WITHIN ENGINEER'S SCOPE, THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE PAYMENT OF ALL COSTS AND ADDITIONAL PENALTIES.

22. THE CONTRACTOR IS RESPONSIBLE FOR AND MAINTAINING AND PROTECTING THE TRAFFIC CONTROL PLAN AND ELEMENTS IN ACCORDANCE WITH FEDERAL, STATE, AND LOCAL REQUIREMENTS, FOR ALL WORK THAT AFFECTS PUBLIC TRAVEL EITHER IN THE RIGHT OF WAY OR ON SITE. THE COST FOR THIS ITEM MUST BE INCLUDED IN THE CONTRACTOR'S PRICE AND IS THE CONTRACTOR'S SOLE RESPONSIBILITY.

23. OWNER MUST MAINTAIN AND PRESERVE ALL PHYSICAL SITE FEATURES AND DESIGN FEATURES DEPICTED ON THE PLANS AND RELATED DOCUMENTS IN STRICT ACCORDANCE WITH THE APPROVED PLAN(S) AND DESIGN; AND, FURTHER, THE ENGINEER OF RECORD IS NOT RESPONSIBLE FOR ANY FAILURE TO MAINTAIN OR PRESERVE SITE AND/OR DESIGN FEATURES.

24. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR ENSURING THAT ALL CONSTRUCTION ACTIVITIES AND MATERIALS COMPLY WITH AND CONFORM TO APPLICABLE FEDERAL, STATE AND LOCAL RULES AND REGULATIONS, LAWS, ORDINANCES, AND CODES, AND ALL APPLICABLE REQUIREMENTS OF THE OCCUPATIONAL SAFETY AND HEALTH ACT, AS AMENDED, AND ANY MODIFICATIONS.

25. THE CONTRACTOR MUST STRICTLY COMPLY WITH THE LATEST AND CURRENT OSHA STANDARDS AND REGULATIONS, AND/OR ANY OTHER AGENCY WITH JURISDICTION OVER EXCAVATION AND TRENCHING PROCEDURES. THE ENGINEER OF RECORD HAS NO RESPONSIBILITY FOR EXCAVATION AND TRENCHING PROCEDURES AND WORK.

26. THE CONTRACTOR AND THE OWNER MUST INSTALL ALL ELEMENTS AND COMPONENTS IN STRICT COMPLIANCE WITH AND IN ACCORDANCE WITH MANUFACTURER'S STANDARDS AND RECOMMENDED INSTALLATION CRITERIA AND SPECIFICATIONS.

27. THE CONTRACTOR IS RESPONSIBLE TO MAINTAIN AN ON-SITE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) IN COMPLIANCE WITH THE ENVIRONMENTAL PROTECTION AGENCY (EPA) REQUIREMENTS OR LOCAL GOVERNING AGENCY FOR SITES WHERE ONE (1) ACRE OR MORE IS DISTURBED BY CONSTRUCTION ACTIVITIES. THE CONTRACTOR MUST ENSURE THAT ALL ACTIVITIES, INCLUDING THOSE OF ALL SUBCONTRACTORS, ARE IN COMPLIANCE WITH THE SWPPP.

LAYOUT & DIMENSION NOTES:

1. ALL DIRECTIONAL/TRAFFIC SIGNING AND PAVEMENT STRIPING MUST CONFORM TO THE LATEST STANDARDS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL (MUTCD) AND ANY APPLICABLE STATE OR LOCALLY APPROVED SUPPLEMENTS, GUIDELINES, RULES, REGULATIONS, AND STANDARDS, AS APPLICABLE.

2. THE LOCATIONS OF PROPOSED UTILITY POLES AND TRAFFIC SIGNS SHOWN ON THE PLANS ARE SCHEMATIC. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR FIELD-VERIFYING THEIR LOCATION. THE CONTRACTOR MUST COORDINATE THE RELOCATION OF TRAFFIC SIGNS WITH THE ENTITY WITH JURISDICTION OVER THE PROJECT.

3. ALL DIMENSIONS SHOWN ARE TO BOTTOM FACE OF CURB, EDGE OF PAVEMENT, OR EDGE OF BUILDING, EXCEPT WHEN DIMENSION IS TO A PROPERTY LINE. STAKE OUT OF LOCATIONS OF INLETS, LIGHT POLES, ETC. MUST BE PERFORMED IN STRICT ACCORDANCE WITH THE DETAILS, UNLESS NOTED CLEARLY OTHERWISE.

GRADING NOTES:

1. SITE GRADING MUST BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE GEOTECHNICAL REPORT AS REFERENCED IN THIS PLAN SET. IF NO GEOTECHNICAL REPORT HAS BEEN REFERENCED, THE CONTRACTOR MUST HAVE A GEOTECHNICAL ENGINEER PROVIDE WRITTEN SPECIFICATIONS AND RECOMMENDATIONS PRIOR TO THE CONTRACTOR COMMENCING THE GRADING WORK. THE CONTRACTOR MUST FOLLOW THE REQUIREMENTS OF ALL MUNICIPAL, COUNTY, STATE, AND FEDERAL LAWS, OF WHOM HAVE JURISDICTION OVER THIS PROJECT.

2. THE CONTRACTOR IS REQUIRED TO SECURE ALL NECESSARY AND/OR REQUIRED PERMITS AND APPROVALS FOR ALL OFF-SITE MATERIAL SOURCES AND DISPOSAL FACILITIES. THE CONTRACTOR MUST SUPPLY A COPY OF APPROVALS TO THE ENGINEER OF RECORD AND THE OWNER PRIOR TO THE CONTRACTOR COMMENCING ANY WORK.

3. THE CONTRACTOR IS FULLY RESPONSIBLE FOR VERIFYING EXISTING TOPOGRAPHIC INFORMATION AND UTILITY INVERT ELEVATIONS PRIOR TO COMMENCING ANY CONSTRUCTION. SHOULD DISCREPANCIES BETWEEN THE PLANS AND INFORMATION OBTAINED THROUGH FIELD VERIFICATIONS BE IDENTIFIED OR EXIST, THE CONTRACTOR MUST IMMEDIATELY NOTIFY THE ENGINEER OF RECORD, IN WRITING.

4. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING AND REPLACING ALL UNSUITABLE MATERIALS WITH SUITABLE MATERIALS AS SPECIFIED IN THE GEOTECHNICAL REPORT. THE CONTRACTOR MUST COMPACT ALL EXCAVATED OR FILLED AREAS IN STRICT ACCORDANCE WITH THE GEOTECHNICAL REPORT'S GUIDANCE. MOISTURE CONTENT AT TIME OF PLACEMENT MUST BE SUBMITTED IN A COMPACTION REPORT PREPARED BY A QUALIFIED GEOTECHNICAL ENGINEER, REGISTERED IN THE STATE OF FLORIDA. THIS REPORT MUST VERIFY THAT ALL FILLED AREAS AND SUBGRADE AREAS WITHIN THE BUILDING PAD AREA AND AREAS TO BE PAVED HAVE BEEN COMPACTED IN ACCORDANCE WITH THESE PLANS, SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE GEOTECHNICAL REPORT AND ALL APPLICABLE REQUIREMENTS, RULES, STATUTES, LAWS, ORDINANCES AND CODES WHICH ARE IN EFFECT AND WHICH ARE APPLICABLE TO THE PROJECT.

5. SUBBASE MATERIAL FOR SIDEWALKS, CURB, OR ASPHALT MUST BE FREE OF ORGANICS AND OTHER UNSUITABLE MATERIALS. SHOULD SUBBASE BE DEEMED UNSUITABLE BY OWNER/DEVELOPER'S REPRESENTATIVE, SUBBASE MUST BE REMOVED AND FILLED WITH APPROVED FILL MATERIAL, COMPACTED AS THE GEOTECHNICAL REPORT DIRECTS. EARTHWORK ACTIVITIES MUST COMPLY WITH THE STANDARD FDOT SPECIFICATIONS FOR ROADWAY CONSTRUCTION (LATEST EDITION) AND ANY AMENDMENTS OR REVISIONS THERETO, UNLESS OTHERWISE NOTED.

6. THE TOPS OF EXISTING MANHOLES, INLET STRUCTURES, AND SANITARY CLEANOUTS MUST BE ADJUSTED, AS NECESSARY, TO MATCH PROPOSED FINISHED GRADES WITH NO TRIPPING OR SAFETY HAZARD IN ACCORDANCE WITH ALL APPLICABLE STANDARDS, REQUIREMENTS, RULES, STATUTES, LAWS, ORDINANCES AND CODES.

7. IN THE EVENT OF A DISCREPANCY(IES) AND/OR A CONFLICT(S) BETWEEN PLANS, OR RELATIVE TO OTHER PLANS, THE GRADING PLAN TAKES PRECEDENCE AND CONTROLS. THE CONTRACTOR MUST IMMEDIATELY NOTIFY THE ENGINEER OF RECORD, IN WRITING, OF ANY DISCREPANCY AND/OR CONFLICT.

8. THE CONTRACTOR IS RESPONSIBLE TO IMPORT FILL OR EXPORT EXCESS MATERIAL AS NECESSARY TO CONFORM TO THE PROPOSED GRADING, AND TO BACKFILL EXCAVATIONS FOR THE INSTALLATION OF UNDERGROUND IMPROVEMENTS.

ACCESSIBLE (ADA) DESIGN NOTES:

1. ALL ACCESSIBLE (ADA) COMPONENTS AND ACCESSIBLE ROUTES MUST BE CONSTRUCTED TO MEET, AT A MINIMUM, THE MORE STRINGENT OF THE REQUIREMENTS OF THE "AMERICANS WITH DISABILITIES ACT" (ADA) AND ANY APPLICABLE LOCAL AND STATE GUIDELINES; ANY AND ALL AMENDMENTS TO BOTH, WHICH ARE IN EFFECT WHEN THESE PLANS WERE COMPLETED.

2. THE CONTRACTOR MUST EXERCISE APPROPRIATE CARE AND PRECISION IN CONSTRUCTION OF ACCESSIBLE (ADA) COMPONENTS AND ACCESSIBLE ROUTES FOR THE SITE. FINISHED SURFACES ALONG THE ACCESSIBLE ROUTE OF TRAVEL FROM PARKING SPACES, PUBLIC TRANSPORTATION, PEDESTRIAN ACCESS, AND INTER-BUILDING ACCESS, TO POINTS OF ACCESSIBLE BUILDING ENTRANCE/EXIT, MUST COMPLY WITH THE ACCESSIBLE GUIDELINES AND REQUIREMENTS WHICH INCLUDE, BUT ARE NOT LIMITED TO THE FOLLOWING:

   A. ACCESSIBLE PARKING SPACES AND ACCESS AISLE SLOPES MUST NOT EXCEED 1:50 (2.0%) IN ANY DIRECTION.

   B. PATH OF TRAVEL ALONG ACCESSIBLE ROUTE MUST PROVIDE A 36-INCHES MINIMUM WIDTH (48-INCHES PREFERRED), OR AS SPECIFIED BY THE GOVERNING AGENCY. UNOBSTRUCTED WIDTH OF TRAVEL (CAR OVERHANGS AND/OR HANDRAILS) MUST NOT REDUCE THIS MINIMUM WIDTH. THE SLOPE MUST NOT EXCEED 1:20 (5.0%) IN THE DIRECTION OF TRAVEL AND MUST NOT EXCEED 1:50 (2.0%) IN CROSS SLOPE. WHERE ACCESSIBLE PATH OF TRAVEL IS GREATER THAN 1:20 (5.0%), AN ACCESSIBLE RAMP MUST BE PROVIDED. ALONG THE ACCESSIBLE PATH OF TRAVEL, OPENINGS MUST NOT EXCEED 1/2-INCH IN WIDTH. VERTICAL CHANGES OF UP TO 1/2-INCH ARE PERMITTED ONLY IF THEY INCLUDES A 1/4-INCH BEVEL AT A SLOPE NOT STEEPER THAN 1:2. NO VERTICAL CHANGES OVER 1/4-INCH ARE PERMITTED.

   C. ACCESSIBLE RAMPS MUST NOT EXCEED A SLOPE OF 1:12 (8.3%) AND A RISE OF 30-INCHES. LEVEL LANDINGS MUST BE PROVIDED AT EACH END OF ACCESSIBLE RAMPS. LANDING MUST PROVIDE POSITIVE DRAINAGE AWAY FROM STRUCTURES, AND MUST NOT EXCEED 1:50 (2.0%) SLOPE IN ANY DIRECTION. RAMPS THAT CHANGE DIRECTION BETWEEN RUNS AT LANDINGS MUST HAVE A CLEAR LANDING OF A MINIMUM OF 60-INCHES BY 60-INCHES. HAND RAILS ON BOTH SIDES OF THE RAMP MUST BE PROVIDED ON AN ACCESSIBLE RAMP WITH A RISE GREATER THAN 6-INCHES.

   D. ACCESSIBLE CURB RAMPS MUST NOT EXCEED A SLOPE OF 1:12 (8.3%). WHERE FLARED SIDES ARE PROVIDED, THEY MUST NOT EXCEED 1:10 (10%) SLOPE. LEVEL LANDING MUST BE PROVIDED AT RAMPS TOP AT A MINIMUM OF 36-INCHES LONG (48-INCHES PREFERRED). IN ALTERATIONS, WHEN THERE IS NO LANDING AT THE TOP, FLARE SIDES SLOPES MUST NOT EXCEED A SLOPE OF 1:12 (8.3%).

   E. DOORWAY LANDINGS AREAS MUST BE PROVIDED ON THE EXTERIOR SIDE OF ANY DOOR LEADING TO AN ACCESSIBLE PATH OF TRAVEL. THIS LANDING MUST BE SLOPED AWAY FROM THE DOOR NO MORE THAN 1:50 (2.0%) FOR POSITIVE DRAINAGE. THIS LANDING AREA MUST BE NO FEWER THAN 60-INCHES (5 FEET) LONG, EXCEPT WHERE OTHERWISE CLEARLY PERMITTED BY ACCESSIBLE STANDARDS FOR ALTERNATIVE DOORWAY OPENING CONDITIONS. (SEE ICC/ANSI A117.1-2009 AND OTHER REFERENCES INCORPORATED BY CODE).

   F. WHEN THE PROPOSED CONSTRUCTION INVOLVES RECONSTRUCTION, MODIFICATION, REVISION OR EXTENSION OF OR TO ACCESSIBLE COMPONENTS FROM EXISTING DOORWAYS OR SURFACES, THE CONTRACTOR MUST VERIFY ALL EXISTING ELEVATIONS SHOWN ON THE PLAN. THE CONTRACTOR MUST IMMEDIATELY NOTIFY THE ENGINEER OF RECORD, IN WRITING, OF ANY DISCREPANCIES AND/OR FIELD CONDITIONS THAT DIFFER IN ANY WAY OR IN ANY RESPECT FROM WHAT IS SHOWN ON THE PLANS BEFORE COMMENCING ANY WORK. CONSTRUCTED IMPROVEMENTS MUST FALL WITHIN THE MAXIMUM AND MINIMUM LIMITATIONS IMPOSED BY THE BARRIER FREE REGULATIONS AND THE ACCESSIBLE GUIDELINES

   G. THE CONTRACTOR MUST VERIFY ALL OF THE SLOPES OF THE CONTRACTOR'S FORMS PRIOR TO POURING CONCRETE. IF ANY NON-CONFORMANCE EXISTS OR IS OBSERVED OR DISCOVERED, THE CONTRACTOR MUST IMMEDIATELY NOTIFY THE ENGINEER OF RECORD, IN WRITING, PRIOR TO POURING CONCRETE. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR ALL COSTS TO REMOVE, REPAIR AND/OR REPLACE NON-CONFORMING CONCRETE AND/OR PAVEMENT SURFACES.

12. IT IS STRONGLY RECOMMENDED THAT THE CONTRACTOR REVIEW THE INTENDED CONSTRUCTION TO ENSURE SAME IS CONSISTENT WITH THE LOCAL BUILDING CODE PRIOR TO COMMENCING CONSTRUCTION.

UTILITY NOTES:

1. LOCATIONS OF ALL EXISTING AND PROPOSED SERVICES ARE APPROXIMATE, AND THE CONTRACTOR MUST INDEPENDENTLY VERIFY AND CONFIRM THOSE LOCATIONS AND SERVICES WITH LOCAL UTILITY COMPANIES PRIOR TO COMMENCING ANY CONSTRUCTION OR EXCAVATION. THE CONTRACTOR MUST INDEPENDENTLY VERIFY AND CONFIRM ALL SANITARY CONNECTION POINTS AND ALL OTHER UTILITY SERVICE CONNECTION POINTS IN THE FIELD, PRIOR TO COMMENCING NY CONSTRUCTION. THE CONTRACTOR MUST REPORT ALL DISCREPANCIES, ERRORS AND OMISSIONS IN WRITING, TO THE ENGINEER OF RECORD.

2. THE CONTRACTOR MUST VERTICALLY AND HORIZONTALLY LOCATE ALL UTILITIES AND SERVICES INCLUDING, BUT NOT LIMITED TO, GAS, WATER, ELECTRIC, SANITARY AND STORM, TELEPHONE, CABLE, FIBER OPTIC CABLE, ETC. WITHIN THE LIMITS OF DISTURBANCE OR WORK SPACE, WHICHEVER IS GREATER. THE CONTRACTOR MUST USE, REFER TO, AND COMPLY WITH THE REQUIREMENTS OF THE APPLICABLE UTILITY NOTIFICATION SYSTEM TO LOCATE ALL OF THE UNDERGROUND UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ALL DAMAGE TO ANY EXISTING UTILITIES WHICH OCCUR DURING CONSTRUCTION, AT NO COST TO THE OWNER AND AT CONTRACTOR'S SOLE COST AND EXPENSE. THE CONTRACTOR MUST BEAR ALL COSTS ASSOCIATED WITH DAMAGE TO ANY EXISTING UTILITIES WHICH OCCURS DURING CONSTRUCTION.

3. THE CONTRACTOR MUST FIELD VERIFY THE PROPOSED INTERFACE POINTS (CROSSINGS) WITH EXISTING UNDERGROUND UTILITIES BY USING A TEST PIT TO CONFIRM EXACT DEPTH, PRIOR TO COMMENCEMENT OF CONSTRUCTION.

4. STORMWATER ROOF DRAIN LOCATIONS ARE BASED ON ARCHITECTURAL PLANS. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING LOCATIONS OF SAME BASED UPON FINAL ARCHITECTURAL PLANS.

5. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING SITE PLAN DOCUMENTS AND ARCHITECTURAL PLANS FOR BUILDING UTILITY CONNECTION LOCATIONS, GREASE TRAP REQUIREMENTS AND DETAILS, DOOR ACCESS, AND EXTERIOR GRADING. THE CONTRACTOR MUST COORDINATE INSTALLATION OF UTILITY SERVICES WITH THE INDIVIDUAL COMPANIES, TO AVOID CONFLICTS AND TO ENSURE THAT PROPER DEPTHS ARE ACHIEVED. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT INSTALLATION OF ALL IMPROVEMENTS COMPLIES WITH ALL UTILITY REQUIREMENTS OF THE APPLICABLE JURISDICTION AND REGULATORY AGENCIES AND ALL OTHER APPLICABLE REQUIREMENTS, RULES, STATUTES, LAWS, ORDINANCES AND CODES AND, FURTHER, IS RESPONSIBLE FOR COORDINATING THE UTILITY TIE-INS/CONNECTIONS PRIOR TO CONNECTING TO THE EXISTING UTILITY/SERVICE. WHERE A CONFLICT(S) EXISTS BETWEEN THESE DOCUMENTS AND THE ARCHITECTURAL PLANS, OR WHERE ARCHITECTURAL PLAN UTILITY CONNECTION POINTS DIFFER, THE CONTRACTOR MUST IMMEDIATELY NOTIFY THE ENGINEER OF RECORD, IN WRITING, AND PRIOR TO CONSTRUCTION, MUST RESOLVE SAME.

6. ALL FILL, COMPACTION, AND BACKFILL MATERIALS REQUIRED FOR UTILITY INSTALLATION MUST BE AS PER THE RECOMMENDATIONS PROVIDED IN THE GEOTECHNICAL REPORT AND THE CONTRACTOR MUST COORDINATE SAME WITH THE APPLICABLE UTILITY COMPANY SPECIFICATIONS. WHEN THE PROJECT DOES NOT HAVE GEOTECHNICAL RECOMMENDATIONS, FILL AND COMPACTION MUST, AT A MINIMUM, COMPLY WITH THE STATE DOT REQUIREMENTS AND SPECIFICATIONS AND CONSULTANT HAS NO LIABILITY OR RESPONSIBILITY FOR OR AS RELATED TO FILL, COMPACTION AND BACKFILL.

7. DURING THE INSTALLATION OF SANITARY, STORM, AND ALL UTILITIES, THE CONTRACTOR MUST MAINTAIN THOROUGH RECORD OF CONSTRUCTION TO IDENTIFY THE AS-INSTALLED LOCATIONS OF ALL UNDERGROUND INFRASTRUCTURE. THE CONTRACTOR MUST CAREFULLY NOTE ANY INSTALLATIONS THAT DEVIATE, IN ANY RESPECT, FROM THE INFORMATION CONTAINED IN THESE PLANS. THIS RECORD MUST BE KEPT ON A CLEAN COPY OF THE SITE PLAN, WHICH THE CONTRACTOR MUST PROMPTLY PROVIDE TO THE OWNER IMMEDIATELY UPON THE COMPLETION OF WORK.

8. THE CONTRACTOR MUST ENSURE THAT ALL UTILITY TRENCHES LOCATED IN EXISTING PAVED ROADWAYS INCLUDING SANITARY, WATER AND STORM SYSTEMS, ARE REPAIRED IN ACCORDANCE WITH REFERENCED MUNICIPAL, COUNTY AND OR STATE DOT DETAILS AS APPLICABLE. THE CONTRACTOR MUST COORDINATE INSPECTION AND APPROVAL OF COMPLETED WORK WITH THE AGENCY WITH JURISDICTION OVER SAME.

9. FINAL LOCATIONS OF PROPOSED UTILITY POLES, AND/ OR POLES TO BE RELOCATED ARE AT THE SOLE DISCRETION OF THE RESPECTIVE UTILITY COMPANY, REGARDLESS OF WHAT THIS PLAN DEPICTS.

10. WATER SERVICE MATERIALS, BURIAL DEPTH, AND COVER REQUIREMENTS MUST BE SPECIFIED BY THE LOCAL UTILITY COMPANY. THE CONTRACTOR MUST CONTACT THE APPLICABLE MUNICIPALITY TO CONFIRM THE PROPER WATER METER AND VAULT, PRIOR TO COMMENCING CONSTRUCTION.

LIGHTING NOTES:

1. THE LIGHTING CONTRACTOR MUST COMPLY WITH ALL APPLICABLE CONTRACTOR REQUIREMENTS INDICATED IN THE PLANS, INCLUDING BUT NOT LIMITED TO GENERAL NOTES, GRADING AND UTILITY NOTES, SITE SAFETY, AND ALL AGENCY AND GOVERNMENTAL REGULATIONS.

2. THIS LIGHTING PLAN DEPICTS PROPOSED, SUSTAINED ILLUMINATION LEVELS CALCULATED USING DATA PROVIDED BY THE NOTED MANUFACTURER. ACTUAL SUSTAINED SITE ILLUMINATION LEVELS AND PERFORMANCE OF LUMINAIRES MAY VARY DUE TO VARIATIONS IN WEATHER, ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS, THE SERVICE LIFE OF EQUIPMENT AND LUMINAIRES AND OTHER RELATED VARIABLE FIELD CONDITIONS.

3. THE LIGHTING VALUES AND CALCULATION POINTS DEPICTED ON THIS PLAN, IF APPLICABLE, ARE ALL ANALYZED ON A HORIZONTAL GEOMETRIC PLANE AT ELEVATION ZERO (GROUND LEVEL) UNLESS OTHERWISE NOTED. ILLUMINATION LEVELS ARE SHOWN IN FOOT-CANDLES.

4. THE LUMINAIRES, LAMPS AND LENSES MUST BE REGULARLY MAINTAINED TO ENSURE THAT THEY FUNCTION PROPERLY. THIS WORK MAY INCLUDE, BUT IS NOT LIMITED TO, VISUAL OBSERVATION, CLEANING OF LENSES, AND RE-LAMPING (IF NECESSARY) AT LEAST ONCE EVERY SIX (6) MONTHS. UPON COMPLETION AND OWNER'S ACCEPTANCE OF THE WORK ALL OF THE ABOVE OUTLINED AND DESCRIBED RESPONSIBILITIES SHALL BECOME SOLELY THE OWNER'S.

5. WHERE APPLICABLE, THE EXISTING CONDITION LIGHT LEVELS ILLUSTRATED ARE REPRESENTATIVE OF AN APPROXIMATION UTILIZING LABORATORY DATA FOR SIMILAR FIXTURES, UNLESS ACTUAL FIELD MEASUREMENTS ARE TAKEN WITH A LIGHT METER. DUE TO FACTORS SUCH AS FIXTURE MAINTENANCE, EQUIPMENT TOLERANCES, WEATHER CONDITIONS, ETC., ACTUAL LIGHT LEVELS MAY DIFFER. EXISTING LIGHT LEVELS DEPICTED ON THIS PLAN ARE TO BE CONSIDERED APPROXIMATE.

6. WHERE APPLICABLE, THE LIGHTING PLAN IS INTENDED TO SHOW THE LOCATIONS AND TYPE OF LUMINAIRES. POWER SYSTEM, CONDUITS, WIRING AND OTHER ELECTRICAL COMPONENTS ARE SOLELY THE ARCHITECT'S, MECHANICAL ENGINEER'S AND/OR LIGHTING CONTRACTOR'S RESPONSIBILITY, AS INDICATED IN THE CONSTRUCTION CONTRACT DOCUMENTS. THESE ITEMS MUST BE INSTALLED AS REQUIRED BY STATE AND LOCAL REGULATIONS. CONTRACTOR IS RESPONSIBLE FOR THE INSTALLATION OF LIGHTING FIXTURES AND APPURTENANCES IN ACCORDANCE WITH ALL APPLICABLE BUILDING AND ELECTRICAL CODES.

7. THE CONTRACTOR MUST BRING IMMEDIATELY, IN WRITING, ANY LIGHT LOCATIONS THAT CONFLICT WITH DRAINAGE, UTILITIES, OR OTHER STRUCTURE(S) TO THE ENGINEER OF RECORD'S ATTENTION, PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.

8. THE LIGHTING CONTRACTOR MUST COORDINATE WITH THE PROJECT ARCHITECT REGARDING ANY AND ALL POWERS SOURCE FROM WITHIN THE BUILDING, AND TIMING DEVICES NECESSARY TO MEET THE DESIGN INTENT.

9. THE CONTRACTOR IS RESPONSIBLE TO ENSURE THAT SHIELDING AND OR ROTATED OPTICS ARE INSTALLED AS INDICATED ON THE PLAN IN ORDER TO ACHIEVE THE LIGHTING LEVELS THE REVIEWING AGENCY APPROVED.

EROSION CONTROL NOTES:

1. EROSION CONTROL MEASURES MUST CONFORM TO THE STATE OF FLORIDA EROSION AND SEDIMENT CONTROL DESIGN AND REVIEWER MANUAL JUNE 2013, EPA STORMWATER PROGRAM, AND ANY LOCAL GUIDELINES UNLESS OTHERWISE NOTED, OR UNLESS ENGINEER CLEARLY AND SPECIFICALLY, IN WRITING, DIRECTS OTHERWISE. INSTALLATION OF EROSION CONTROL, CLEARING, AND SITE WORK MUST BE PERFORMED AS INDICATED IN THE EROSION CONTROL CONSTRUCTION NOTES.

2. INSTALLATION OF EROSION CONTROL DEVICES MUST BE IN ACCORDANCE WITH ALL OF THE MANUFACTURER'S RECOMMENDATIONS.

3. THE CONTRACTOR MUST INSPECT EROSION CONTROL MEASURES WEEKLY AND AFTER ANY RAIN EVENT GREATER THAN 1-INCH OF RAINFALL. THE CONTRACTOR MUST REMOVE ANY SILT DEPOSITS GREATER THAN COLLECTED ON THE FILTER FABRIC AND/OR SILT SOCK BARRIERS AND EXCAVATE AND REMOVE ANY SILT FROM DROP INLET PROTECTION.

4. THE CONTRACTOR MUST APPLY TEMPORARY SEED AND MULCH TO ALL DISTURBED AREAS THAT WILL NOT BE BROUGHT TO FINISHED GRADE AND VEGETATED WITHIN 7 DAYS. WHEN AREAS ARE DISTURBED AFTER THE GROWING SEASON, THE CONTRACTOR MUST STABILIZE SAME WITH GEOTEXTILE FABRIC AND MAINTAIN SAME IN STRICT ACCORDANCE WITH BEST MANAGEMENT PRACTICES.

5. THE CONTRACTOR MUST INSTALL ADDITIONAL EROSION CONTROL MEASURES IF ENGINEER SO REQUIRES, TO PREVENT ANY, INCLUDING INCIDENTAL, DISCHARGE OF SILT-LADEN RUNOFF FROM EXITING THE SITE.

6. THE CONTRACTOR IS RESPONSIBLE FOR INSPECTING AND MAINTAINING ALL EROSION CONTROL MEASURES ON THE SITE UNTIL PERMANENT PAVING AND TURF/LANDSCAPING IS ESTABLISHED. THE COSTS OF INSTALLING AND MAINTAINING THE EROSION CONTROL MEASURES MUST BE INCLUDED IN THE BID PRICE FOR THE SITE WORK AND THE CONTRACTOR IS RESPONSIBLE FOR ALL SUCH COSTS.

7. THE CONTRACTOR MUST CONTINUE TO MAINTAIN ALL EROSION CONTROL MEASURES UNTIL THE COMPLETION OF CONSTRUCTION AND THE ESTABLISHMENT OF VEGETATION.

8. THE CONTRACTOR MUST REMOVE EROSION CONTROL MEASURES, SILT AND DEBRIS AFTER ESTABLISHING PERMANENT VEGETATION COVER OR OTHER AFTER INSTALLING OTHER SPECIFIED METHOD OF STABILIZATION.

9. THIS PLAN REPRESENTS THE MINIMUM LEVEL OF IMPLEMENTATION OF TEMPORARY EROSION AND SEDIMENTATION CONTROL FACILITIES, MEASURES AND STRUCTURES. ADDITIONAL FACILITIES, MEASURES AND STRUCTURES MUST BE INSTALLED WHERE NECESSARY TO COMPLY WITH ALL APPLICABLE CODES AND STANDARDS AND/OR TO PREVENT ANY, INCLUDING THE INCIDENTAL DISCHARGE OF SILT-LADEN RUNOFF FROM EXITING THE SITE.

10. THE CONTRACTOR MUST PROTECT ALL EXISTING TREES AND SHRUBS. THE CONTRACTOR MUST REFER TO THE LANDSCAPE AND/OR DEMOLITION PLAN(S) FOR TREE PROTECTION, FENCE LOCATIONS AND DETAILS.

11. THE CONTRACTOR MUST CLEAN EXISTING AND PROPOSED DRAINAGE STRUCTURES AND INTERCONNECTING PIPES ON OR OFF-SITE AS THE JURISDICTIONAL AGENCY REQUIRES, BOTH AT THE TIME OF SITE STABILIZATION AND AT END OF PROJECT.

12. SOIL EROSION CONTROL MEASURES MUST BE ADJUSTED OR RELOCATED BY THE CONTRACTOR AS IDENTIFIED DURING SITE OBSERVATION IN ORDER TO MAINTAIN THE COMPLETE EFFECTIVENESS OF ALL CONTROL MEASURES.

FEMA NOTE:

ACCORDING TO THE FLOOD INSURANCE MAP FOR MARION COUNTY, FLORIDA, COMMUNITY PANEL NUMBER 120160, MAP PANEL NUMBER 12083C0684E, EFFECTIVE DATE APRIL 19, 2017, THE SUBJECT PARCEL APPEARS TO FALL WITHIN SPECIAL FLOOD HAZARD ZONE 'X'.

DATUM NOTE:

ELEVATIONS SHOWN HEREON ARE BASED ON A CLOSED LEVEL LOOP FROM NATIONAL GEODETIC BENCHMARK DESIGNATION "F-593" RECOEVERED IN GOOD CONDITION: ELEVATION = 83.21' (NAVD 1988 DATUM). BENCHMARK SHOWN AND PROVIDED ON SURVEY ENTITLED "BOUNDARY, INFORMATION SHOWN HEREON TAKEN FROM A SURVEY ENTITLED "BOUNDARY SURVEY FOR EDWARD J. O'HANRAHHAN", PREPARED BY THOMAS M. VENTRE PROF. LAND SURVEYOR, INC. DATED FEBRUARY 11, 2025, LAST REVISED JUNE 10, 2025.

BENCHMARK #1 (CENTER OF REAR LOT LINE (EASTERN SIDE OF SUBJECT PROPERTY)
TOP OF CONCRETE MONUMENT
ELEVATION: 89.63'
NAVD 1988

BENCHMARK #2 (SOUTHWEST CORNER OF SITE ON ADJACENT WENDY'S PARCEL WITHIN DRIVEWAY)
SOUTHWEST CORNER OF EXISTING DRAIN INLET
ELEVATION: 89.42'
NAVD 1988

BEARINGS SHOWN ARE BASED ON SURVEY PREPARE BY THOMAS M. VENTRE PROF. SURVEYOR, INC AND DATED FEBRUARY 11, 2025, LAST REVISED JUNE 10, 2025 AND PER NOTE 4 OF SAID SURVEY BASED ON DEED AND/OR PLAT AS SHOWN.

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FLORIDA BUSINESS REGISTRY NO. 34448

REVISIONS

REV	DATE	DESCRIPTION	BY
02	7/25/25	REVISED PER COUNTY STAFF COMMENTS	JJS
01	6/22/25	REVISED PER COUNTY STAFF COMMENTS & DRAINAGE RE-DESIGN	JJS

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JOHN J. STOECKEL
FLORIDA PROFESSIONAL ENGINEER
LICENSE NO. 80758

PROJECT NAME:

MAJOR SITE PLAN
MATTRESS WAREHOUSE

FOR

EDWARD OHANRAHAN

MARION COUNTY, FLORIDA

SHEET TITLE

PROJECT GENERAL NOTES SHEET

PROJECT NO: 24-5901
CHECKED BY: JJS
VERTICAL DATUM: NAVD 1988
DATE: 03/04/25

SHEET NUMBER

C-101

GENERAL NOTES:

1. BOUNDARY, INFORMATION SHOWN HEREON TAKEN FROM A SURVEY ENTITLED "BOUNDARY SURVEY FOR EDWARD J. OHANRAHHAN", PREPARED BY THOMAS M. VENTRE PROF. LAND SURVEYOR, INC. DATED FEBRUARY 11, 2025.
2. TOPOGRAPHIC AND TREE INFORMATION SHOWN HEREON TAKEN FROM A SURVEY ENTITLED "ALTA/NSPS LAND TITLE SURVEY LOCATED IN SECTIONS 24 & 25, TOWNSHIP 15 SOUTH, RANGE 20 EAST, MARION COUNTY, FLORIDA", PREPARED BY CHW PROFESSIONAL CONSULTANTS, DATED MARCH 18, 2023
3. THE HORIZONTAL & VERTICAL DATUMS PER ABOVE REFERENCED SURVEY.

DEMOLITION NOTES:

1. ENGINEER IS NOT RESPONSIBLE FOR JOB SITE SAFETY OR SUPERVISION. CONTRACTOR IS TO PROCEED WITH THE DEMOLITION IN A SYSTEMATIC AND SAFE MANNER, FOLLOWING ALL OSHA REQUIREMENTS, TO ENSURE PUBLIC AND CONTRACTOR SAFETY.
2. ALL DEMOLITION ACTIVITIES ARE TO BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AS WELL AS ALL FEDERAL, STATE AND LOCAL REGULATIONS. ANY DISCREPANCIES OR DEVIATIONS SHALL BE IDENTIFIED BY THE CONTRACTOR TO THE ENGINEER IN WRITING PRIOR TO INITIATION OF SITE ACTIVITY.
3. PRIOR TO STARTING ANY DEMOLITION CONTRACTOR SHALL:
   - A. OBTAIN A SUNSHINE STATE ONE CALL LOCATION CERTIFICATION PRIOR TO ANY EXCAVATION OR DEMOLITION.
   - B. ENSURING COPIES OF ALL PERMITS AND APPROVALS MUST BE MAINTAINED ON SITE AND AVAILABLE FOR REVIEW.
   - C. INSTALLING THE REQUIRED SOIL EROSION AND SEDIMENT CONTROL MEASURES PRIOR TO SITE DISTURBANCE.
   - D. LOCATE/CAP ALL UTILITIES AND SERVICES, INCLUDING BUT NOT LIMITED TO GAS, WATER, ELECTRIC, SANITARY AND STORM SEWER, TELEPHONE, CABLE, FIBER OPTIC CABLE, ETC. WITHIN THE LIMITS OF DISTURBANCE
   - E. PROTECTING AND MAINTAINING IN OPERATION, ALL ACTIVE SYSTEMS THAT ARE NOT BEING REMOVED DURING ALL DEMOLITION ACTIVITIES.
   - F. FAMILIARIZING THEMSELVES WITH THE APPLICABLE UTILITY SERVICE PROVIDER AND BEING RESPONSIBLE FOR ALL COORDINATION REGARDING UTILITY DEMOLITION REQUIRED FOR THE PROJECT.
   - G. COORDINATION WITH UTILITY COMPANIES REGARDING WORKING "OFF-PEAK" HOURS OR ON WEEKENDS AS MAY BE REQUIRED TO MINIMIZE THE IMPACT ON THE AFFECTED PARTIES.
   - H. A COMPLETE INSPECTION OF CONTAMINANTS BY A LICENSED ENVIRONMENTAL TESTING AGENCY, OF ALL BUILDINGS AND/OR STRUCTURES TO BE REMOVED. SAME SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL ENVIRONMENTAL REGULATIONS. ANY/ALL CONTAMINANTS SHALL BE REMOVED AND DISPOSED OF BY A FEDERALLY LICENSED CONTRACTOR IN ACCORDANCE WITH FEDERAL, STATE, AND LOCAL REGULATIONS. ALL ENVIRONMENTAL WORK INCLUDING HAZARDOUS MATERIAL, SOILS, ASBESTOS, OR OTHER REFERENCED OR IMPLIED HEREIN IS THE SOLE RESPONSIBILITY OF THE OWNER'S ENVIRONMENTAL CONSULTANT.
4. THE CONTRACTOR SHALL PROVIDE ALL THE "MEANS AND METHODS" NECESSARY TO PREVENT MOVEMENT, SETTLEMENT, OR COLLAPSE OF EXISTING STRUCTURES, AND ANY OTHER IMPROVEMENTS THAT ARE REMAINING ON OR OFF SITE. THE DEMOLITION CONTRACTOR IS RESPONSIBLE FOR ALL REPAIRS OF DAMAGE TO ALL ITEMS THAT ARE TO REMAIN AS A RESULT OF HIS ACTIVITIES. ALL REPAIRS SHALL USE NEW MATERIAL. THE REPAIRS SHALL RESTORE THE ITEM TO THE PRE-DEMOLITION CONDITION.
5. IN THE ABSENCE OF SPECIFICATIONS, THE CONTRACTOR SHALL PERFORM EARTH MOVEMENT ACTIVITIES, DEMOLITION AND REMOVAL OF ALL FOUNDATION WALLS, FOOTINGS, AND OTHER MATERIALS WITHIN THE LIMITS OF DISTURBANCE IN ACCORDANCE WITH DIRECTION BY OWNER'S STRUCTURAL OR GEOTECHNICAL ENGINEER.
6. CONTRACTOR SHALL PROVIDE TRAFFIC CONTROL AND GENERALLY ACCEPTED SAFE PRACTICES IN CONFORMANCE WITH THE "MANUAL ON UNIFORM TRAFFIC CONTROL," AS WELL AS FEDERAL, STATE, AND LOCAL REGULATIONS WHEN DEMOLITION RELATED ACTIVITIES IMPACT ROADWAYS OR ROADWAY RIGHTS-OF-WAY.
7. CONDUCT DEMOLITION ACTIVITIES IN SUCH A MANNER TO ENSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, SIDEWALKS, WALKWAYS, AND OTHER ADJACENT FACILITIES. STREET CLOSURE PERMITS MUST BE RECEIVED FROM THE APPROPRIATE GOVERNMENTAL AUTHORITY.
8. DEMOLITION ACTIVITIES AND EQUIPMENT SHALL NOT USE AREAS OUTSIDE THE DEFINED PROPERTY LINE WITHOUT WRITTEN PERMISSION OF THE OWNER, AND/OR APPROPRIATE GOVERNMENT AGENCY.
9. USE DUST CONTROL MEASURES TO LIMIT AIRBORNE DUST AND DIRT RISING AND SCATTERING IN THE AIR IN ACCORDANCE WITH FEDERAL, STATE, AND/OR LOCAL STANDARDS. AFTER THE DEMOLITION IS COMPLETE, ADJACENT STRUCTURES AND IMPROVEMENTS SHALL BE CLEANED OF ALL DUST AND DEBRIS CAUSED BY THE DEMOLITION OPERATIONS. THE CONTRACTOR IS RESPONSIBLE FOR RETURNING ALL ADJACENT AREAS TO THEIR "PRE-DEMOLITION" CONDITION.
10. CONTRACTOR IS RESPONSIBLE TO SAFEGUARD SITE AS NECESSARY TO PERFORM THE DEMOLITION IN SUCH A MANNER AS TO PREVENT THE ENTRY OF UNAUTHORIZED PERSONS AT ANY TIME.
11. THIS DEMOLITION PLAN IS INTENDED TO IDENTIFY THOSE EXISTING ITEMS/CONDITIONS WHICH ARE TO BE REMOVED. IT IS NOT INTENDED TO PROVIDE DIRECTION OTHER THAN THAT ALL METHODS AND MEANS ARE TO BE IN ACCORDANCE WITH STATE, FEDERAL, LOCAL, AND JURISDICTIONAL REQUIREMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL OSHA AND OTHER SAFETY PRECAUTIONS NECESSARY TO PROVIDE A SAFE WORK SITE.
12. DEBRIS SHALL NOT BE BURIED ON THE SUBJECT SITE. ALL DEMOLITION WASTES AND DEBRIS (SOLID WASTE) SHALL BE DISPOSED OF IN ACCORDANCE WITH ALL TOWN, COUNTY, STATE, AND FEDERAL LAWS AND APPLICABLE CODES.
13. CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING ALL EXISTING SITE IMPROVEMENTS AND UTILITIES. ALL DISCREPANCIES SHALL BE IDENTIFIED TO THE ENGINEER IN WRITING.
14. ALL EXISTING UTILITIES BEING REMOVED SHALL BE DONE SO BY THE CONTRACTOR IN ACCORDANCE WITH STATE AND LOCAL REGULATIONS.
15. THERE ARE NO KNOWN WATER COURSES, WATER BODIES, FLOODPLAINS, WETLANDS, OR HISTORICAL AND ARCHAEOLOGICAL RESOURCES WITHIN PROJECT LIMITS.
16. CONTRACTOR MUST PROVIDE A DEWATERING PLAN, IF APPLICABLE. TO THE LOCAL ENGINEERING INSPECTIONS DEPARTMENT FOR REVIEW PRIOR TO IMPLEMENTATION.
17. CONTRACTOR IS REQUIRED TO OBTAIN A DEMOLITION PERMIT FROM THE LOCAL AUTHORITY, AS APPLICABLE, PRIOR TO COMMENCING DEMOLITION, ALL DEMOLITION SHALL BE IN ACCORDANCE WITH THE PERMIT AND APPLICABLE CODES/ORDINANCES.

EROSION CONTROL NOTES:

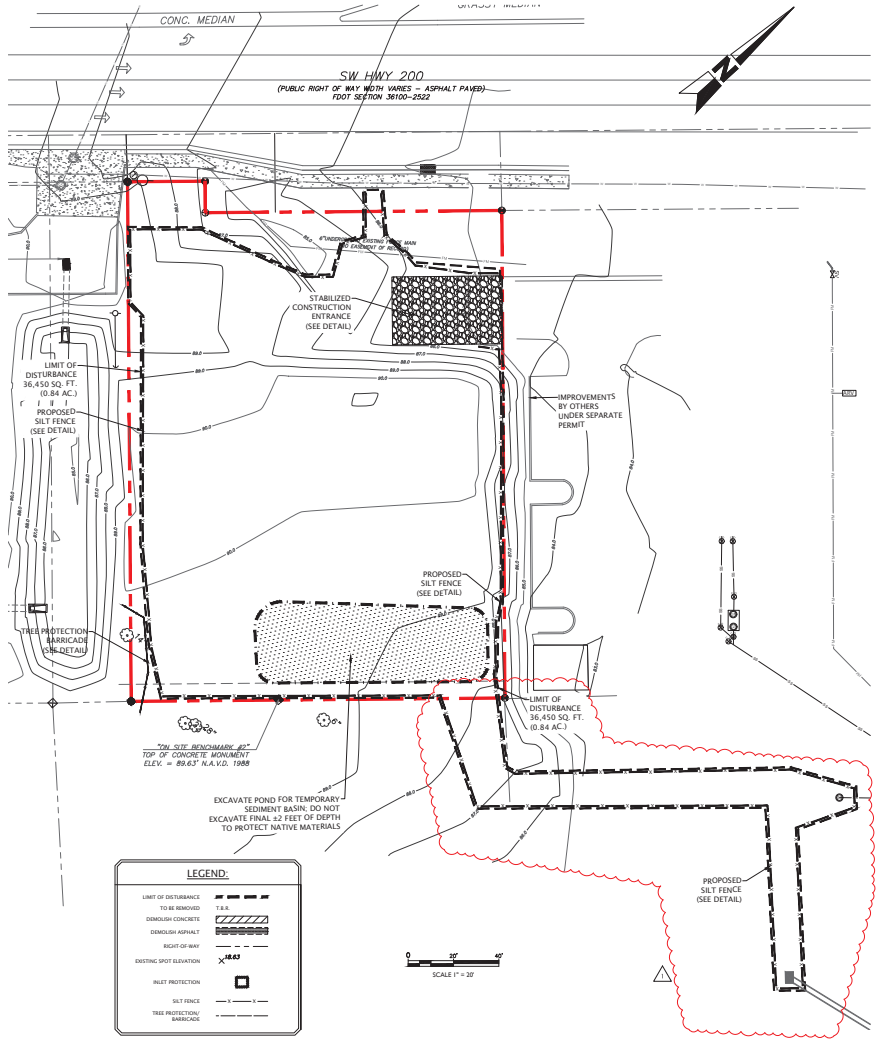
1. TO PREVENT SEDIMENTARY RUNOFF DURING CONSTRUCTION, STAKED HAYBALES, STAKED SILT FENCE OR INLET DEBRIS CONTROL MEASURES ARE TO BE PLACED AT STORM INLETS, OUTFALL LOCATIONS AND ADJACENT PROPERTY LINES AS REQUIRED PRIOR TO ANY CONSTRUCTION ACTIVITIES. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING THE SEDIMENTATION BARRIERS IN A WORKING MANNER FOR THE DURATION OF CONSTRUCTION AND SHOULD BE CHECKED DAILY. SILTATION ACCUMULATIONS GREATER THAN THE LESSER OF 8-INCHES OR ONE-THIRD OF THE DEPTH OF THE SEDIMENTATION BARRIER SHALL BE IMMEDIATELY REMOVED AND REPLACED IN UPLAND AREAS. IN ADDITION TO SPECIFIED EROSION CONTROL LOCATIONS, THE CONTRACTOR SHALL PERFORM DAILY SITE INSPECTIONS FOR POTENTIAL EROSION PROBLEMS. IF PROBLEMS OCCUR, THE CONTRACTOR IS RESPONSIBLE FOR INSTALLING APPROPRIATE EROSION CONTROL IMMEDIATELY. STORMWATER TREATMENT FACILITIES INCLUDING OUTFALLS ARE TO BE CONSTRUCTED EARLY IN SITE DEVELOPMENT, WITH NO OFF- SITE UNTREATED RUN-OFF OCCURRING DURING CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING TEMPORARY EROSION CONTROL DEVICES FOLLOWING COMPLETION OF ALL CONSTRUCTION AND FINAL STABILIZATION.
2. THE CONTRACTOR AND OWNER ARE RESPONSIBLE FOR APPLYING TO UTILIZE THE NPDES CONSTRUCTION GENERIC PERMIT (CGP) FOR THIS PROJECT. THE CONTRACTOR/OWNER IS REQUIRED TO SUBMIT A COMPLETED NOTICE OF INTENT (NOI) FORM TO FDEP A MINIMUM OF FIVE (5) DAYS PRIOR TO COMMENCING WORK. ONCE THE PERMIT IS ISSUED, A COPY OF THE PERMIT SHOULD BE PROVIDED TO THE JURISDICTION HAVING AUTHORITY FOR RECORD PURPOSES.
3. ALL EROSION CONTROL MEASURES SHALL BE MAINTAINED IN-PLACE UNTIL THE SITE HAS BEEN STABILIZED AND REVEGETATED.
4. CONSTRUCTION METHOD AND MATERIALS TO BE IN ACCORDANCE WITH SECTION 104-6 OF THE FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD CONSTRUCTION SPECIFICATIONS. JOINTS OF THE FILTER FABRIC MUST BE OVERLAPPED AND PROPERLY CONNECTED TO PREVENT ANY OPENING FROM OCCURRING.
5. SILT FENCE MAY ALSO REPRESENT CONSTRUCTION LIMITS BARRIERS. THEY SHALL BE ERECTED PRIOR TO INITIATION OF SITE CLEARING OPERATIONS NEAR WETLANDS, BUFFER AREAS AND ANY OTHER AREAS SHOWN AS PRESERVED OR PROTECTED FROM CONSTRUCTION ACTIVITIES. FAILURE TO INSTALL AND MAINTAIN BARRIERS MAY BE CAUSE FOR PENALTIES.
6. ALL DISTURBED AREAS OFFSITE AND/OR OUTSIDE THE PROTECTED PERIMETER SHALL BE SODDED IMMEDIATELY UPON COMPLETION OF WORK.

EARTHWORK & FILL NOTES:

1. ALL GRADED OR DISTURBED AREAS INCLUDING SLOPES SHALL BE PROTECTED DURING CLEARING AND CONSTRUCTION IN ACCORDANCE WITH THE APPROVED EROSION AND SEDIMENT CONTROL PLAN UNTIL THEY ARE PERMANENTLY STABILIZED.
2. ALL SEDIMENT CONTROL PRACTICES AND MEASURES SHALL BE CONSTRUCTED, APPLIED AND MAINTAINED IN ACCORDANCE WITH THE APPROVED EROSION AND SEDIMENT CONTROL PLAN.
3. TOPSOIL REQUIRED FOR THE ESTABLISHMENT OF VEGETATION SHALL BE STOCKPILED IN AMOUNT NECESSARY TO COMPLETE FINISHED GRADING OF ALL EXPOSED AREAS.
4. AREAS TO BE FILLED SHALL BE CLEARED, GRUBBED, AND STRIPPED OF TOPSOIL TO REMOVE TREES, VEGETATION, ROOTS OR OTHER OBJECTIONABLE MATERIAL.
5. AREAS WHICH ARE TO BE TOPSOILED SHALL BE SCARIFIED TO A MINIMUM DEPTH OF FOUR INCHES PRIOR TO PLACEMENT OF TOPSOIL.
6. ALL FILLS SHALL BE COMPACTED AS REQUIRED TO REDUCE EROSION, SLIPPAGE, SETTLEMENT, SUBSIDENCE OR OTHER RELATED PROBLEMS. FILL INTENDED TO SUPPORT BUILDINGS, STRUCTURES AND CONDUITS, ETC., SHALL BE COMPACTED IN ACCORDANCE WITH LOCAL REQUIREMENTS OR CODES.
7. ALL FILL SHALL BE PLACED AND COMPACTED IN LAYERS NOT TO EXCEED 6 INCHES IN THICKNESS.
8. FILL MATERIAL SHALL BE FREE OF BRUSH, ROOTS, SOD, OR OTHER FOREIGN OR OTHER OBJECTIONABLE MATERIALS THAT WOULD INTERFERE WITH OR PREVENT CONSTRUCTION OF SATISFACTORY FILLS.
9. SOFT, MUCKY OR HIGHLY COMPRESSIBLE MATERIALS SHALL NOT BE INCORPORATED IN FILLS.
10. FILL SHALL NOT BE PLACED ON SATURATED SURFACES.

CONCRETE WASHOUT NOTES:

1. ASSIGNED CONCRETE WASHOUTS AREAS ARE REQUIRED ON ALL CONSTRUCTION SITES INVOLVING CONCRETE AND STUCCO USE.
2. THE CONTRACTOR SHALL REQUIRE ALL CONCRETE DRIVERS TO UTILIZE THE CONCRETE WASHOUTS ONSITE.
3. WASHOUT FACILITIES SHALL BE LOCATED AT LEAST 100 FEET AWAY FROM STORM INLETS, GUTTERS, OPEN DITCHES, AND WATER COURSES.
4. APPROPRIATE STONE SHOULD COVER PATHS TO CONCRETE WASHOUT (SEE ACCESS DETAIL).
5. CONCRETE WASHOUT AREAS SHALL BE IDENTIFIED BY POSTING SIGNS ONSITE.
6. CONCRETE WASHOUTS ARE TO BE INSPECTED DAILY BY THE CONTRACTOR FOR LEAKS OR TEARS IN PLASTIC LINER.
7. REMOVE AND DISPOSE OF ALL MATERIAL WHEN THE WASHOUT HAS BEEN FILLED TO 75% CAPACITY.
8. ONCE THE MATERIAL HAS BEEN CLEANED OUT OF THE CONCRETE WASHOUT FACILITY, THE FACILITY MUST BE INSPECTED FOR REPAIR, RECONSTRUCTION OR REPLACEMENT. ALL PLASTIC LINING SHALL BE REMOVED AND REPLACED.
9. OPTIONS INCLUDE AN ONSITE PIT AND LINE WITH 10 MIL PLASTIC SHEETING OR CREATE AN ABOVE-GROUND STRUCTURE FROM STRAW BALES OR SANDBAGS WITH 10 MIL PLASTIC LINING.
10. PRE-FABRICATED CONCRETE WASHOUTS MAY BE USED PROVIDED THEY MEET THE ABOVE MINIMUM REQUIREMENTS.



LEGEND:

- LIMIT OF DISTURBANCE
- TO BE REMOVED T.B.R.
- DEMOLISH CONCRETE
- DEMOLISH ASPHALT
- RIGHT-OF-WAY
- EXISTING SPOT ELEVATION — 18.63
- INLET PROTECTION
- SILT FENCE — X — X —
- TREE PROTECTION/ BARRICADE

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FLORIDA BUSINESS REGISTRY NO. 34418

REVISIONS

REV	DATE	DESCRIPTION	BY
01	7/2025	REVISED PER COUNTY STAFF COMMENTS	JS
00	5/2025	ISSUED FOR COUNTY STAFF COMMENTS & DRAINAGE REVISION	BF

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Check positive response codes before you dig!

JOHN J. STOECKEL
FLORIDA PROFESSIONAL ENGINEER
LICENSE NO. 80758

PROJECT NAME:
MAJOR SITE PLAN
MATTRESS WAREHOUSE
FOR
EDWARD OHANRAHAN
MARION COUNTY, FLORIDA

SHEET TITLE
DEMOLITION & EROSION CONTROL PLAN

PROJECT NO: 24-0901
CHECKED BY: JJS
VERTICAL DATUM: NAVD 1988
DATE: 03/04/25
SHEET NUMBER
C-102

STATE OF FLORIDA E&SC DESIGNER & REVIEWER MANUAL; LATEST EDITION: JULY 2013

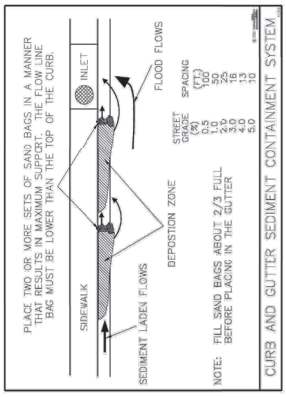

Figure V-19: Illustration of a Curb and Gutter Sediment Containment System

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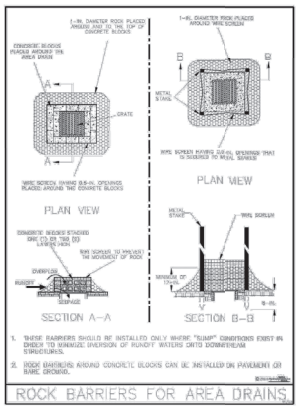

Figure V-13: Illustration ofRock Barriers around Area Drains

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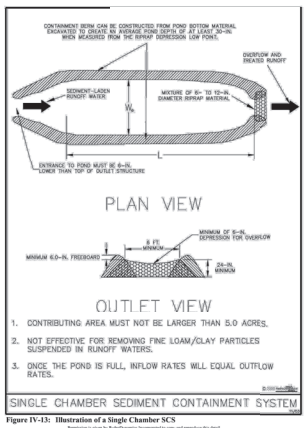

Figure IV-13: Illustration of a Single Chamber SCS

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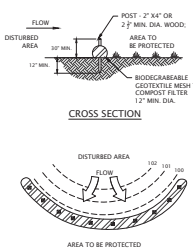
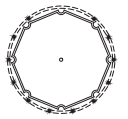


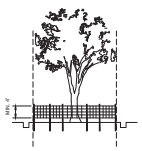
NOTES:

1. SIZING TO MEET FDOT OR MANUFACTURER SPECIFICATION, WHICHEVER IS MORE RESTRICTIVE
2. COMPOST/ROCK/SEED FILL TO MEET APPLICATION REQUIREMENTS
3. COMPOST MATERIAL TO BE DISPERSED ON SITE, AS DETERMINED BY ENGINEER UPON COMPLETION OF WORK AND STABILIZATION OF SITE.

3 COMPOST FILTER SOCK DETAIL
N.T.S.



PLAN VIEW

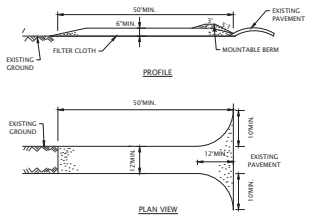


CROSS SECTION

NOTES:

1. USE TRENCHER (I.E. DITCH WHICHI TO CUT A 4"-5" W X 18" D TRENCH ALONG DRIP LINE (LIMIT OF CLEARING) AND BACKFILL WITH SAND AND LIGHTLY COMPACT.
2. SPACE STAKES AT INTERVALS SUFFICIENT TO MAINTAIN ALL FENCING OUT OF DRIP LINE OR AS SHOWN BY ENGINEER (SET STAKES NO GREATER THAN 6 FEET ON CENTER-REBAR IS NOT TO BE USED FOR STAKES).
3. MAINTAIN FENCE BY REPAIRING AND/OR REPLACING DAMAGED FENCE. DO NOT REMOVE FENCING PRIOR TO LANDSCAPING OPERATIONS.
4. DO NOT STORE OR STACK MATERIALS, EQUIPMENT, OR VEHICLES WITHIN FENCED AREA.
5. FENCE SHALL BE ORANGE VINYL CONSTRUCTION FENCE 4' HIGH MINIMUM OR EQUAL.

5 TREE PROTECTION DETAIL
N.T.S.



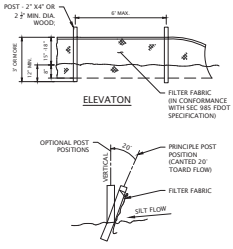
NOTES

1. STONE SIZE - USE 2-3 COURSE AGGREGATE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
2. LENGTH - NOT LESS THAN 50 FEET (EXCEPT ON A SINGLE RESIDENCE LOT).
3. THICKNESS - NOT LESS THAN SIX (6) INCHES.
4. WIDTH - TWELVE (12) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS. TWENTY-FOUR (24) FOOT IF SINGLE ENTRANCE TO SITE.
5. GEOTEXTILE - WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.
6. SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ACCESS SHALL BE PIPED BENEATH THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 4:1 SLOPES WILL BE PERMITTED.
7. MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY, ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.
8. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
9. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

6 STABILIZED CONSTRUCTION ENTRANCE DETAIL
N.T.S.

1. THE ENGINEERING SHALL BE NOTIFIED IN WRITING AT LEAST 72 HOURS PRIOR TO THE START OF ANY WORK.
2. PRIOR TO THE COMMENCEMENT OF ANY SITE WORK THE APPLICANT SHALL INSTALL THE SOIL EROSION AND SEDIMENT CONTROLS AS PER THE APPROVED PLANS, WHICH INCLUDES THE SILT FENCES AND INLET FILTERS. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL CONFORM TO THE LATEST VERSION OF THE FLORIDA STORMWATER EROSION AND SEDIMENT CONTROL INSPECTION MANUAL.
3. PRIOR TO INITIATING DISTURBANCE, AN INSPECTION OF THE EROSION CONTROLS IS REQUIRED AND THE JURISDICTION HAVING AUTHORITY SHALL BE NOTIFIED.
4. CONSTRUCT AND MAINTAIN THE CONSTRUCTION ENTRANCES AS SHOWN ON THE PLANS AND DETAILS. STAGING AND STORAGE AREA SHALL BE SET UP IN THE LOCATIONS DESIGNATED ON THE PLANS.
5. DEMOLISH EXISTING SITE IMPROVEMENTS (SIDEWALKS, PAVEMENT, CURBING, ETC.) AS SHOWN ON THE DEMOLITION PLAN (AS APPLICABLE).
6. INSTALL DEWATERING SYSTEM AS NECESSARY.
7. ROUGH GRADE THE SITE BASED ON THE GRADING PLAN TO THE APPROPRIATE BUILDING PAD ELEVATIONS. EXCAVATE FOR AND CONSTRUCT THE DRAINAGE IMPROVEMENTS PROGRESSING UPSTREAM.
8. CONSTRUCT BUILDING FOUNDATIONS. INSTALL PROPOSED UTILITIES, CURBING AND THEN PAVE (BASE COURSE) DRIVE AISLES.
9. STABILIZATION - THE OPERATOR SHALL INITIATE STABILIZATION MEASURES AS SOON AS PRACTICABLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED. STABILIZATION MEANS COVERING OR MAINTAINING AN EXISTING COVER OVER SOIL. COVER CAN BE VEGETATIVE (E.G. GRASS, TREES, SEED AND MULCH, SHRUBS, OR TURF) OR NON-VEGETATIVE (E.G. GEOTEXTILES, RIP RAP, OR GABIONS).
10. MAINTENANCE - SEDIMENT SHALL BE REMOVED FROM SEDIMENT TRAPS WHENEVER THEIR CAPACITY HAS BEEN REDUCED BY TWENTY-FIVE (25) PERCENT FROM THE DESIGN CAPACITY. A FIXED VERTICAL SEDIMENT DEPTH MARKER SHOULD BE INSTALLED TO MONITOR THE CAPACITY.
11. FINALIZE CONSTRUCTION OF SITE IMPROVEMENTS INCLUDING THE BUILDINGS, SIDEWALKS, LANDSCAPE AREAS, SIGNAGE, LIGHTING AND ANY OTHER OUTSTANDING ITEMS.
12. AFTER COMPLETION OF CONSTRUCTION, FINISH GRADE TO FINAL ELEVATIONS AND APPLY SEED OR SOD ON ALL LAWN AREAS.
13. AFTER STABILIZATION HAS BEEN ESTABLISHED CLEAR DRAINAGE PIPES AND STRUCTURES OF ANY SEDIMENT WHICH MAY HAVE ACCUMULATED. REMOVE ALL EROSION CONTROL DEVICES.
14. MAINTAIN ALL LAWN AND LANDSCAPED AREAS TO ENSURE A VIABLE STABILIZED VEGETATIVE COVER.
15. ADDITIONAL EROSION CONTROL MEASURES SHALL BE INSTALLED, AS MAY BE REQUIRED AND REQUESTED BY AUTHORITIES, TO PREVENT THE INCIDENTAL DISCHARGE OF SILT LADEN RUNOFF FROM ENTERING A WATER COURSE OF A DRAINAGE SYSTEM.
16. THE GENERAL PERMIT FOR STORM WATER DISCHARGES FROM CONSTRUCTION ACTIVITIES STATES THAT IT IS UNLAWFUL FOR ANY PERSON TO CAUSE OR CONTRIBUTE TO A VIOLATION OF WATER QUALITY STANDARD.

CONSTRUCTION SEQUENCE



NOTES:

1. PREFABRICATED UNITS SHALL MEET THE MINIMUM REQUIREMENTS SHOWN.
2. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.

4 SILT FENCE DETAIL
N.T.S.

MJ STOKES CONSULTING
P.O. BOX 22821
TAMPA, FL 33622
813.724.4199
INFO@MJSTOKESCONSULTING.COM
FLORIDA BUSINESS REGISTRY NO. 344418

REVISIONS

REV	DATE	DESCRIPTION	BY
01	11/25/25	REVISED PER COUNTY STAFF COMMENTS	JS
00	10/20/25	ISSUED FOR COUNTY STAFF COMMENTS & DRAINAGE REVISION	BF

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JOHN J. STOECKEL
FLORIDA PROFESSIONAL ENGINEER
LICENSE NO. 80758

PROJECT NAME:
MAJOR SITE PLAN
MATTRESS WAREHOUSE
FOR
EDWARD OHANRAHAN
MARION COUNTY, FLORIDA

SHEET TITLE
EROSION & SEDIMENT CONTROL DETAILS

PROJECT NO: 24-0901
CHECKED BY: JJS
VERTICAL DATUM: NAVD 1988
DATE: 03/04/25

SHEET NUMBER
C-103

OWNER/APPLICANT:

OHANRAHAN EDWARD J JR
12062 W MARLIN CT
HOMOSASSA FL 34448

PARCEL INFORMATION:

PARCEL ID:	3501-200-017
SITE AREA:	±0.83 ACRES (PER PROJECT BOUNDARY SURVEY)
PHYSICAL ADDRESS:	PENDING
ZONING:	COMMUNITY BUSINESS (B-2)
FUTURE LAND USE (FLUM):	COMMERCIAL (0 - 8 DU/AC; FAR 1.0)
EXISTING USE:	VACANT
PROPOSED USE:	RETAIL
LANDSCAPE BUFFERS	15-FT "TYPE-C" FRONT YARD, AND 20-FT "TYPE B" REAR YARD, FURTHER IN ACCORDANCE WITH MARION COUNTY DEVELOPMENT CODE SECTION 6.8.6.

GENERAL NOTES:

1. BOUNDARY, TOPOGRAPHIC, AND TREE INFORMATION SHOWN HEREON TAKEN FROM A SURVEY ENTITLED "BOUNDARY SURVEY FOR EDWARD J. O'HANRAHHAN", PREPARED BY THOMAS M. VENTRE PROF. LAND SURVEYOR, INC. DATED FEBRUARY 11, 2025, LAST REVISED JUNE 10, 025.
2. THE HORIZONTAL & VERTICAL DATUMS PER ABOVE REFERENCED SURVEY.
3. ACCORDING TO THE FLOOD INSURANCE MAP FOR MARION COUNTY, FLORIDA, COMMUNITY PANEL NUMBER 120160, MAP PANEL NUMBER 12083C0684E, EFFECTIVE DATE APRIL 19, 2017, THE SUBJECT PARCEL APPEARS TO FALL WITHIN SPECIAL FLOOD HAZARD ZONE 'X'.
4. SUBSURFACE INFORMATION SHOWN HEREON IS TAKEN FROM A REPORT ENTITLED "GEOTECHNICAL SITE EVALUATION PROPOSED RETAIL DEVELOPMENT, PARCEL NO. 3501-200-016, STATE ROAD 200, OCALA, FLORIDA" PREPARED BY GEO-TECHNOLOGIES, INC (GEO-TECH) DATED DECEMBER 16, 2024.

0 30' 60'
SCALE 1" = 30'

MJ STOKES CONSULTING
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TAMPA, FL 33622
813.724.4199
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FLORIDA BUSINESS REGISTRY NO. 34448

REVISIONS

REV	DATE	DESCRIPTION	
03	9/11/25	REVISED PER COUNTY STAFF COMMENTS	JJS
02	7/30/25	REVISED PER COUNTY STAFF COMMENTS	JJS
01	6/2/25	REVISED PER COUNTY STAFF COMMENTS & DRAINAGE REVISION	JJS

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JOHN J. STOECKEL
FLORIDA PROFESSIONAL ENGINEER
LICENSE NO. 80758

PROJECT NAME:
MAJOR SITE PLAN
MATTRESS WAREHOUSE
FOR
EDWARD OHANRAHAN
MARION COUNTY, FLORIDA

SHEET TITLE
OVERALL SITE PLAN W/ AERIAL

PROJECT NO: 24-0901
CHECKED BY: JJS
VERTICAL DATUM: NAVD 1988
DATE: 03/04/25
SHEET NUMBER
C-104

OWNER/APPLICANT:

EDWARD J O'HANRAHAN
12062 W MARLIN CT
HOMOSASSA FL 34448

PARCEL INFORMATION:

PARCEL ID:	3501-200-017
SITE AREA:	±0.83 ACRES (PER PROJECT BOUNDARY SURVEY)
PHYSICAL ADDRESS:	PENDING
ZONING:	COMMUNITY BUSINESS (B-2)
FUTURE LAND USE (FLUM):	COMMERCIAL (O - 8 DU/AC, FAR 1.0)
EXISTING USE:	VACANT
PROPOSED USE:	RETAIL
LANDSCAPE BUFFERS	15-FT "TYPE-C" FRONT YARD, AND 20-FT "TYPE B" REAR YARD, FURTHER IN ACCORDANCE WITH MARION COUNTY DEVELOPMENT CODE SECTION 6.8.6.

LEGAL DESCRIPTION:

LOT 16, KINGSLAND COUNTY ESTATES
THAT PART OF TRACT 8, KINGSLAND COUNTY ESTATES UNIT 1, LYING IN SECTIONS 24 AND 25, TOWNSHIP 16 SOUTH, RANGE 20 EAST, AS RECORDED IN PLAT BOOK L, PAGES 3 THROUGH 6, OF THE PUBLIC RECORDS OF MARION COUNTY , FLORIDA, LYING WITHIN THE FOLLOWING BOUNDARIES, TO WIT:

COMMENCE AT THE NORTHERNMOST CORNER OF SAID TRACT 8, SAID POINT BEING THE POINT OF INTERSECTION OF THE SOUTHEASTERLY RIGHT OF WAY LINE OF STATE ROAD 200 AND THE SOUTHWESTERLY RIGHT OF WAY LINE OF KINGSLAND COUNTY DRIVE, RUN THENCE SOUTH 41°34'12"W., ALONG SAID RIGHT OF WAY LINE OF STATE ROAD 200, BEING ALSO THE WESTERLY BOUNDARY OF SAID TRACT 8, A DISTANCE OF 1200.64 FEET TO THE POINT OF BEGINNING. CONTINUE THENCE SOUTH 41°34'12"W., ALONG SAID RIGHT OF WAY LINE AND SAID BOUNDARY A DISTANCE OF 100 FEET; THENCE LEAVING SAID RIGHT OF WAY LINE AND SAID BOUNDARY RUN SOUTH 48°25'48"E., A DISTANCE OF 250 FEET TO A POINT; THENCE NORTH 41°34'12" E., A DISTANCE OF 100 FEET TO A POINT; THENCE NORTH 48°25'48" W., A DISTANCE OF 250 FEET TO A POINT OF INTERSECTION WITH AFORESAID RIGHT OF WAY LINE AND BOUNDARY AND THE POINT OF BEGINNING, NOW KNOWN AS LOT 3, WENDY 200 SUBDIVISION, AS PER PLAT THEREOF FILES IN PLAT BOOK 4, PAGE 73 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

AND

LOT 1, KWIK KING SUBDIVISION
LOT 1, KWIK KING SUBDIVISION, ACCORDINGLY TO PLAT THEREOF RECORDED IN PLAT BOOK V, PAGE 98, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

LESS AND EXCEPT COMMENCE AT THE SOUTHWEST CORNER OF LOT 3 , WENDY200, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 4, PAGE 73 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, THENCE SOUTH 48°25'48"E., 250 FEET TO THE SOUTHEAST CORNER OF SAID LOT 3; THENCE NORTH 48°25'48"W., 250 FEET TO THE WEST BOUNDARY OF AID LOT 3; THENCE SOUTH 41°34'12"W., ALONG SAID WEST BOUNDARY 35 FEET TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPT THE NORTHWESTERLY 20.92 FEET OF LOT 3, WENDY 200 SUBDIVISION, FOR ADDITIONAL ROAD RIGHT OF WAY OF STATE ROAD 200.

ZONING TABLE:

	REQUIRED	PROPOSED OVERALL
MINIMUM LOT SIZE	N/A	±0.827 ACRES
FRONT BUILDING SETBACK (FT)	40'	64.9'
SIDE YARD SETBACK (FT)	10'	23.3'
REAR YARD SETBACK (FT)	25'	74.6'
MINIMUM LOT WIDTH (FT)	N/A	165.2'
BUILDING HEIGHT (FT)	50'	< 50'
MAX IMPERVIOUS SURFACE RATIO (ISR)	N/A	55.5% (19,986/36,041)
MAXIMUM FLOOR AREA RATIO (FAR)	1.0	0.125 (4,500/36,041)

PARKING SCHEDULE

PARKING REQUIRED

RETAIL - REQUIRED 1.0 SPACES PER 300 SQ. FT. GFA

- 4,500 SQ. FT. * 1.0 SPACES PER 300 SQ. FT. = 15 SPACES

HANDICAP SPACES REQUIRED = 1 SPACE (1-25 TOTAL SPACES)

TOTAL SPACES REQUIRED = 15 SPACES (INCLUDE 1 HANDICAP SPACE)

PARKING PROVIDED

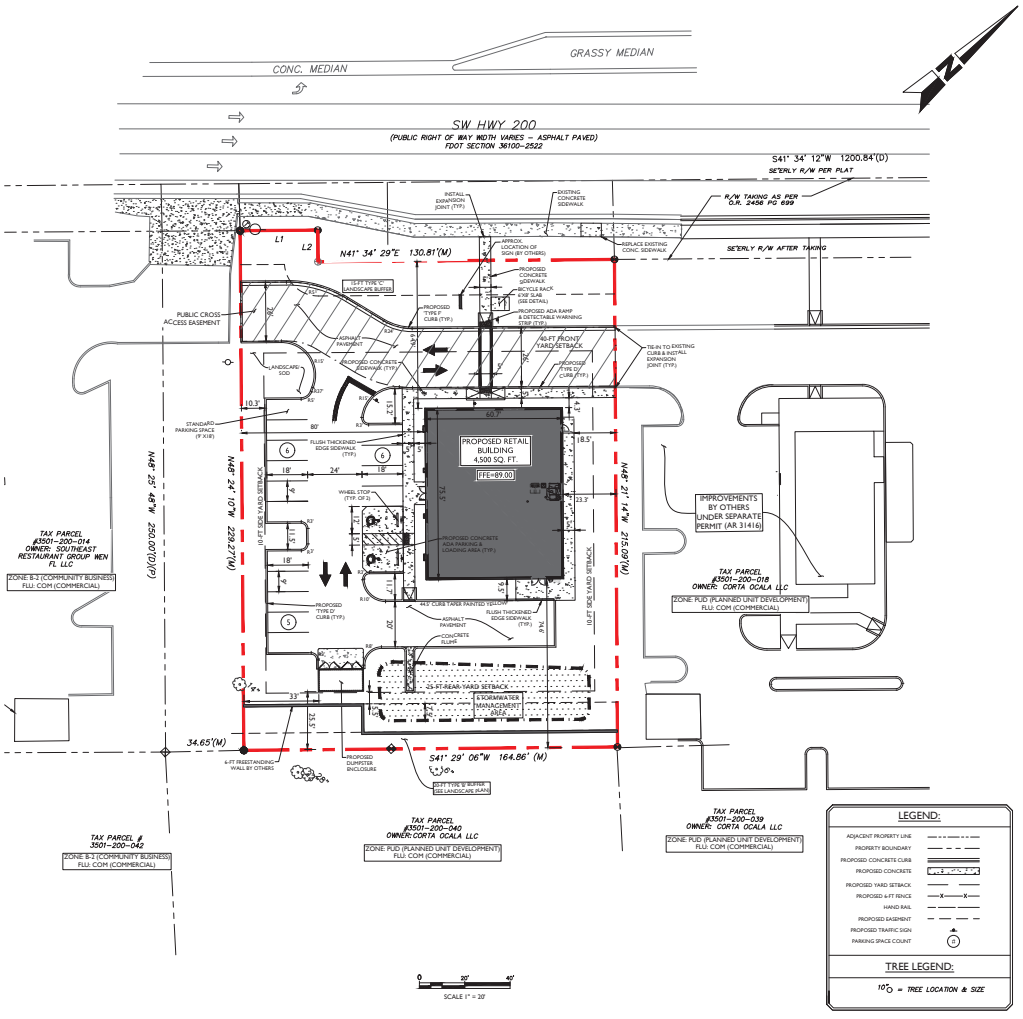
REGULAR SPACES	= 15
HANDICAP SPACES	= 2
TOTAL	= 17

GENERAL NOTES:

1. BOUNDARY, INFORMATION SHOWN HEREON TAKEN FROM A SURVEY ENTITLED "BOUNDARY SURVEY FOR EDWARD J. O'HANRAHAN", PREPARED BY THOMAS M. VENTRE PROF. LAND SURVEYOR, INC. DATED FEBRUARY 11, 2025.
2. TOPOGRAPHIC AND TREE INFORMATION SHOWN HEREON TAKEN FROM A SURVEY ENTITLED "ALTA/NSPS LAND TITLE SURVEY LOCATED IN SECTIONS 24 & 25, TOWNSHIP 15 SOUTH, RANGE 20 EAST, MARION COUNTY, FLORIDA", PREPARED BY CHW PROFESSIONAL CONSULTANTS, DATED MARCH 18, 2023
3. THE HORIZONTAL & VERTICAL DATUMS PER ABOVE REFERENCED SURVEY.
4. ACCORDING TO THE FLOOD INSURANCE MAP FOR MARION COUNTY, FLORIDA, COMMUNITY PANEL NUMBER 120160, MAP PANEL NUMBER 12083C0684E. EFFECTIVE DATE APRIL 19, 2017. THE SUBJECT PARCEL APPEARS TO FALL WITHIN SPECIAL FLOOD HAZARD ZONE "X".
5. SUBSURFACE INFORMATION SHOWN HEREON IS TAKEN FROM A REPORT ENTITLED "GEOTECHNICAL SITE EVALUATION PROPOSED RETAIL DEVELOPMENT, PARCEL NO. 3501-200-016, STATE ROAD 200, OCALA, FLORIDA" PREPARED BY GEO-TECHNOLOGIES, INC (GEO-TECH) DATED DECEMBER 16, 2024.

LINE TABLE:

LINE	BEARING	DISTANCE
L1	N 41°39'28" E	34.25'(M)
L2	S 48°18'49" E	13.87'(M)



MJ STOKES CONSULTING
P.O. BOX 22821
TAMPA, FL 33622
813.724.4199
INFO@MJSTOKESCONSULTING.COM
FLORIDA BUSINESS REGISTRY NO. 34448

REVISIONS

REV	DATE	DESCRIPTION	BY
03	9/11/25	REVISED PER COUNTY STAFF COMMENTS	JJS
02	7/30/25	REVISED PER COUNTY STAFF COMMENTS	JJS
01	6/2/25	REVISED PER COUNTY STAFF COMMENTS & DRAINAGE REVISION	BF

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Call 811 or visit sunshine811.com two full business days before digging to have buried facilities located and marked.
Check positive response codes before you dig!

JOHN J. STOECKEL
FLORIDA PROFESSIONAL ENGINEER
LICENSE NO. 80758

PROJECT NAME:
MAJOR SITE PLAN
MATTRESS WAREHOUSE
FOR
EDWARD OHANRAHAN
MARION COUNTY, FLORIDA

SHEET TITLE
DIMENSION & LAYOUT PLAN

PROJECT NO: 24-0901
CHECKED BY: JJS
VERTICAL DATUM: NAVD 1988
DATE: 03/04/25
SHEET NUMBER
C-104A

GENERAL NOTES:

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2. THE HORIZONTAL & VERTICAL DATUMS PER ABOVE REFERENCED SURVEY.

W11–2
(30"X30")

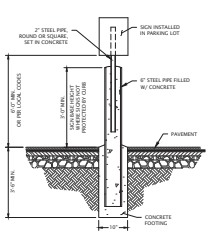
R5–1
(24"X24")

W16–7P
(24"X12")

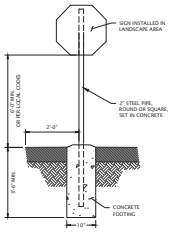
R1–1
(30"X30")

SIGN LEGEND

(SEE MUTCD FOR SPECIFICATIONS. SIGNS SHOWN FOR REFERENCE ONLY)



SIGN POST IN BOLLARD DETAIL
N.T.S.



STANDARD SIGN POST DETAIL
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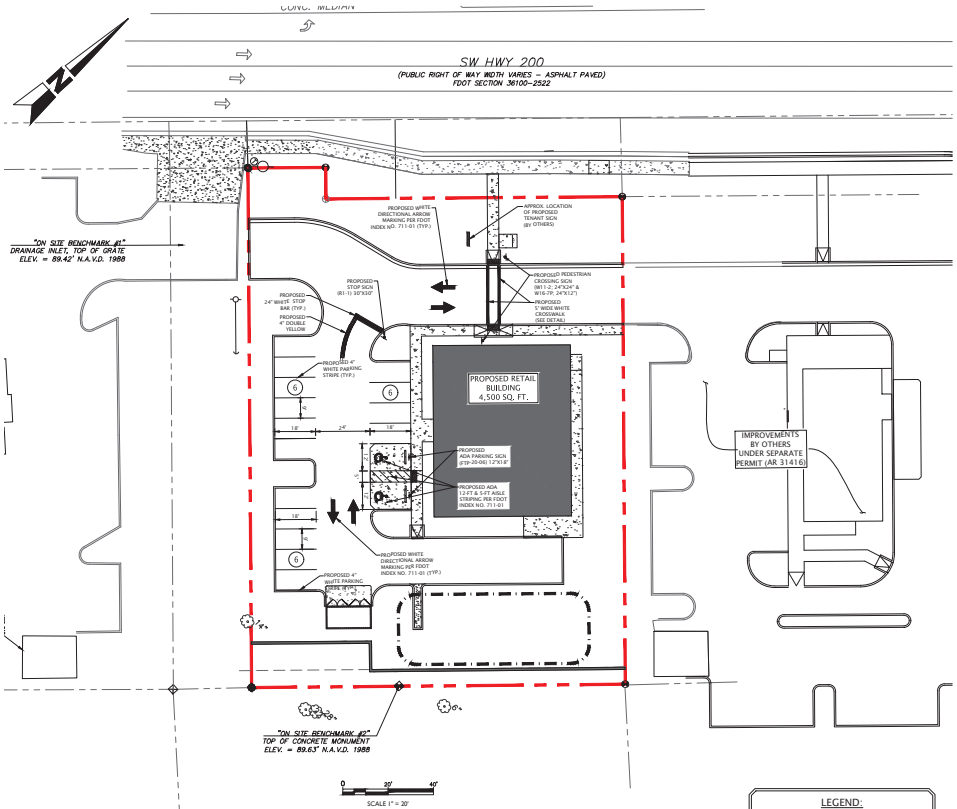

LEGEND:

ADJACENT PROPERTY LINE	
PROPERTY BOUNDARY	
EXISTING FENCE	x x
PROPOSED CONCRETE	
PROPOSED YARD SETBACK	
EXISTING SPOT ELEVATION	98.82 x
PROPOSED SPOT ELEVATION	
PROPOSED CONTOUR	10

TREE LEGEND:

10" = TREE LOCATION & SIZE
LO = LIVE OAK
CP = CABBAGE PALM
LAO = LAUREL OAK

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REVISIONS

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01	7/2025	REVISED PER COUNTY STAFF COMMENTS	JJS
02	11/2025	REVISED PER COUNTY STAFF COMMENTS & DRAINAGE REVISION	BF

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JOHN J. STOECKEL
FLORIDA PROFESSIONAL ENGINEER
LICENSE NO. 80758

PROJECT NAME:
MAJOR SITE PLAN
MATTRESS WAREHOUSE
FOR
EDWARD OHANRAHAN
MARION COUNTY, FLORIDA

SHEET TITLE
OVERALL SIGNING & MARKING PLAN

PROJECT NO: 24-0901
CHECKED BY: JJS
VERTICAL DATUM: NAVD 1988
DATE: 03/04/25
SHEET NUMBER
C-104B

GENERAL NOTES:

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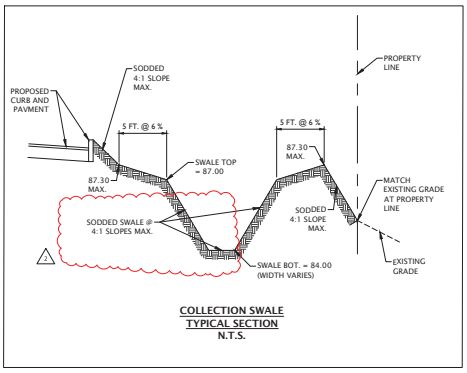
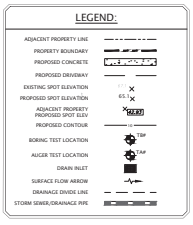
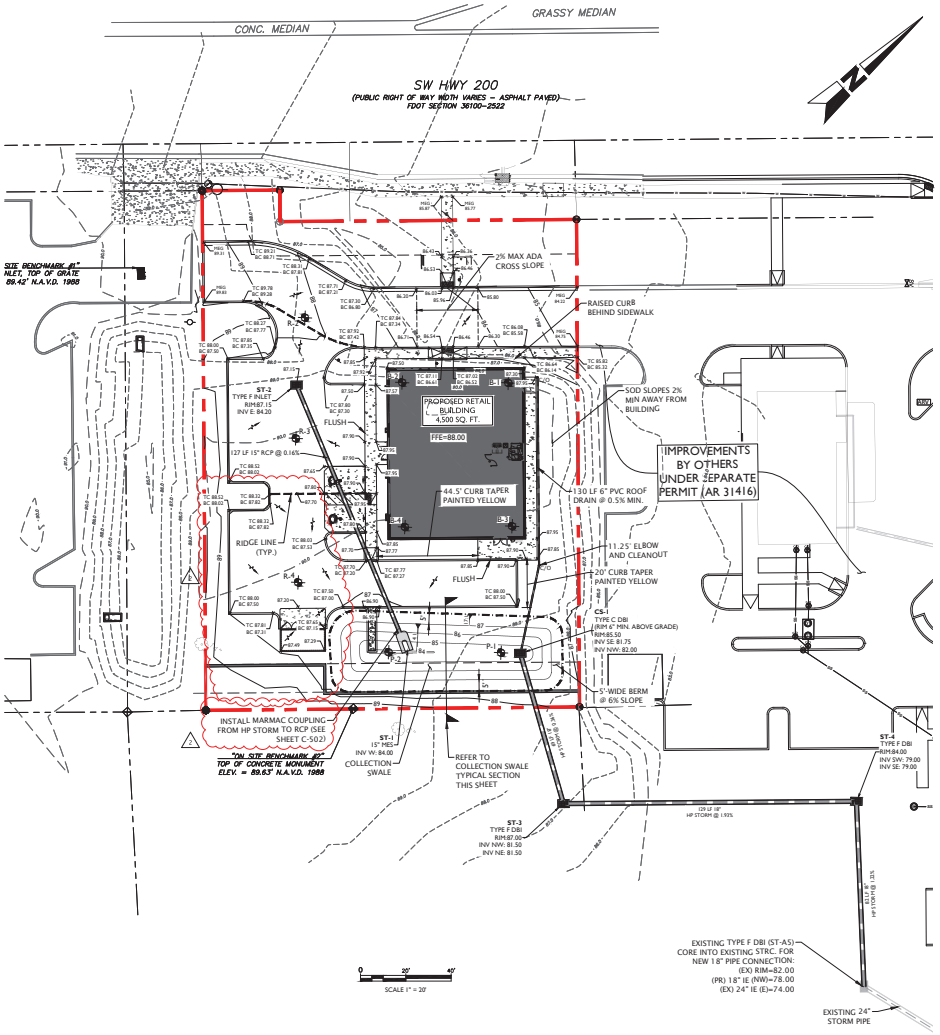
5. ALL CONSTRUCTION SHALL COMPLY WITH ALL REQUIREMENTS AND PERMIT CONDITIONS FROM LOCAL, STATE, AND FEDERAL AGENCIES, AS APPLICABLE. THE CONTRACTOR SHALL KEEP A COPY OF ALL PERMITS AND APPROVED CONSTRUCTION DOCUMENTS ON-SITE, AT ALL TIMES. ALL APPLICABLE PERMITS SHALL BE OBTAINED PRIOR TO COMMENCEMENT OF CONSTRUCTION.



COLLECTION SWALE TYPICAL SECTION
N.T.S.





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PROJECT NAME:
MAJOR SITE PLAN
MATTRESS WAREHOUSE
FOR
EDWARD OHANRAHAN
MARION COUNTY, FLORIDA

SHEET TITLE
GRADING & DRAINAGE PLAN

PROJECT NO: 24-0901
CHECKED BY: JJS
VERTICAL DATUM: NAVD 1988
DATE: 03/04/25
SHEET NUMBER
C-105

GENERAL NOTES:

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6. THE CONTRACTOR MUST VERTICALLY AND HORIZONTALLY LOCATE ALL UTILITIES AND SERVICES INCLUDING, BUT NOT LIMITED TO, GAS, WATER, ELECTRIC, SANITARY AND STORM, TELEPHONE, CABLE, FIBER OPTIC CABLE, ETC. WITHIN THE LIMITS OF DISTURBANCE OR WORK SPACE, WHICHEVER IS GREATER. THE CONTRACTOR MUST USE, REFER TO, AND COMPLY WITH THE REQUIREMENTS OF THE APPLICABLE UTILITY NOTIFICATION SYSTEM TO LOCATE ALL OF THE UNDERGROUND UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ALL DAMAGE TO ANY EXISTING UTILITIES WHICH OCCUR DURING CONSTRUCTION, AT NO COST TO THE OWNER AND AT CONTRACTOR'S SOLE COST AND EXPENSE. THE CONTRACTOR MUST BEAR ALL COSTS ASSOCIATED WITH DAMAGE TO ANY EXISTING UTILITIES WHICH OCCURS DURING CONSTRUCTION.
7. THE CONTRACTOR MUST FIELD VERIFY THE PROPOSED INTERFACE POINTS (CROSSINGS) WITH EXISTING UNDERGROUND UTILITIES BY USING A TEST PIT TO CONFIRM EXACT DEPTH, PRIOR TO COMMENCEMENT OF CONSTRUCTION.
8. ALL FILL, COMPACTION, AND BACKFILL MATERIALS REQUIRED FOR UTILITY INSTALLATION MUST BE AS PER THE RECOMMENDATIONS PROVIDED IN THE GEOTECHNICAL REPORT AND THE CONTRACTOR MUST COORDINATE SAME WITH THE APPLICABLE UTILITY COMPANY SPECIFICATIONS.
9. DURING THE INSTALLATION OF SANITARY, STORM, AND ALL UTILITIES, THE CONTRACTOR MUST MAINTAIN THOROUGH RECORD OF CONSTRUCTION TO IDENTIFY THE AS-INSTALLED LOCATIONS OF ALL UNDERGROUND INFRASTRUCTURE. THE CONTRACTOR MUST CAREFULLY NOTE ANY INSTALLATIONS THAT DEVIATE, IN ANY RESPECT, FROM THE INFORMATION CONTAINED IN THESE PLANS. THIS RECORD MUST BE KEPT ON A CLEAN COPY OF THE SITE PLAN, WHICH THE CONTRACTOR MUST PROMPTLY PROVIDE TO THE OWNER IMMEDIATELY UPON THE COMPLETION OF WORK.

MARION COUNTY NOTES:

1. AS-BUILTS. ANY UTILITIES WHICH WILL BE DEDICATED TO MCU POST-CONSTRUCTION SHALL BE SHOWN ON AS-BUILTS IN ACCORDANCE WITH LATEST LDC REV 4/13/23.
2. ANY ASSETS TO BE CONVEYED TO MCU (MAINS, SERVICES, APPURTENANCES) SHALL BE IDENTIFIED ON PLAN
3. ANY ASSETS TO BE CONVEYED TO MCU (MAINS, SERVICES, APPURTENANCES) SHALL BE DONE THROUGH BILL OF SALE PROCESS PRIOR TO MCU SIGNING OUT DEP CLEARANCES.
4. 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 OFFICER AT 352-307-6163.
5. KNOX BOX TO BE INSTALLED ON BUILDINGS WITH A FIRE ALARM AND OR SPRINKLER SYSTEM
6. BUILDING SHALL COMPLY WITH THE IN BUILDING PUBLIC SAFETY MINIMUM RADIO SIGNAL STRENGTH REQUIREMENTS PER NFPA 1 CHAPTER 11.10.1. THE LOCATION WILL NEED TO HIRE AN INDEPENDENT FIRM TO TEST THE STRENGTH OF THE SIGNAL AND IF DEEMED NECESSARY ADD EQUIPMENT WHICH ALLOWS THE BUILDING TO MEET THE MINIMUM POLICIES. THE BUILDING MUST HAVE A PASSING RADIO TEST PRIOR TO CALLING FOR 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.
7. SITE PLANS SHALL NOTE ON THE PLANS IF A NEW HYDRANT IS INSTALLED SHALL BE INSTALLED, TESTED, AND PAINTED PER NFPA 291, BY A THIRD PARTY CONTRACTOR AND WITNESSED BY A MARION COUNTY FIRE INSPECTOR. FIRE HYDRANT LOCATIONS SHALL BE INDICATED BY PLACEMENT OF A BLUE REFLECTOR IN THE MIDDLE OF THE ROADWAY LANE CLOSEST TO THE HYDRANT.
8. ALL FACILITIES CONSTRUCTED ON THE DEVELOPER'S PROPERTY PRIOR TO INTERCONNECTION WITH MCU'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:
   - FACILITIES PROPOSED TO BE TRANSFERRED TO MCU ARE FREE OF ALL LIENS AND ENCUMBRANCES;
   - MCU HAS APPROVED THE CONSTRUCTION OF SUCH FACILITIES AND ACCEPTED THE TESTS TO DETERMINE THAT SUCH CONSTRUCTION IS IN ACCORDANCE WITH THE CRITERIA ESTABLISHED BY THE MCU;
   - THE BOARD HAS EVIDENCED ITS ACCEPTANCE OF SUCH FACILITIES FOR MCU'S OWNERSHIP, OPERATION, AND MAINTENANCE; AND
   - THE DEVELOPER SHALL MAINTAIN ACCURATE COST RECORDS ESTABLISHING THE CONSTRUCTION COSTS OF ALL UTILITY FACILITIES CONSTRUCTED AND PROPOSED TO BE TRANSFERRED. SUCH COST INFORMATION SHALL BE FURNISHED WITH THE BILL OF SALE AND SHALL BE A PREREQUISITE FOR ACCEPTANCE.
9. COPIES OF ALL RELATED PERMIT APPLICATIONS AND ISSUED PERMITS SHALL BE SUBMITTED TO THE DEVELOPMENT REVIEWER FOR MARION COUNTY UTILITIES DEPARTMENT.

IRRIGATION SYSTEM INFORMATION

BELOW IS THE IRRIGATED AREA WITHIN THE SUBJECT PROPERTY BEING DEVELOPED

TOTAL AREA TO BE IRRIGATED = 19,986 SQ. FT.

DESIGN WASTEWATER FLOWS

AVERAGE DAILY FLOWS (ADF):
1 BATHROOM X 200 GAL/BATHROOM = 200 GALLONS PER DAY (GPD)

(200 GAL/DAY/BATHROOM PER 64E-6.008, TABLE 1)

PEAK HOURLY FLOWS (PHF):
200 GPD X 3.0 = 600 GALLONS PER DAY (GPD)

FIRE FLOW DATA

TEST DATE:	APRIL 3, 2024 - TEST PERFORMED BY COX FIRE PROTECTION AND WITNESSED BY MARION COUNTY UTILITIES.
FLOW HYDRANT LOCATION:	#3225 @ 8530 SW SR 200 & #358 @ WENDYS 8470 SW SR 200
STATIC HYDRANT LOCATION:	#3234 (NE OF PROJECT SITE AT HWY 200
HYDRANT FLOW:	1,250 GPM @ 55.5 PSI
STATIC PRESSURE:	55 PSI
RESIDUAL PRESSURE:	50 PSI
AVAILABLE FLOW @ 20 PSI:	3,575 GPM (CALCULATED BY MJ STOKES CONSULTING)

NEEDED FIRE FLOW (NFF) CALCUATIONS

NOTE: SHALL BE VERIFIED UPON FINAL BUILDING DESIGN

These calculations are for a one story commercial building. The entire building is combustible construction; building construction specifics provided by architect are listed below for reference:

Class of construction: TYPE V-B- UNPROTECTED - COMBUSTIBLE

Fireflow Area **4,500 SF**

Based on Type V (000) construction. Per NFPA 18.4 Fire Flow Requirements, the fire flow area is based on the total square footage of the building. The total is equal to 4,500 SF.

Per Table 18.4.5.2.1, the fire flow requirement for 4,500 SF is 1,750 gpm for 2 hour duration.

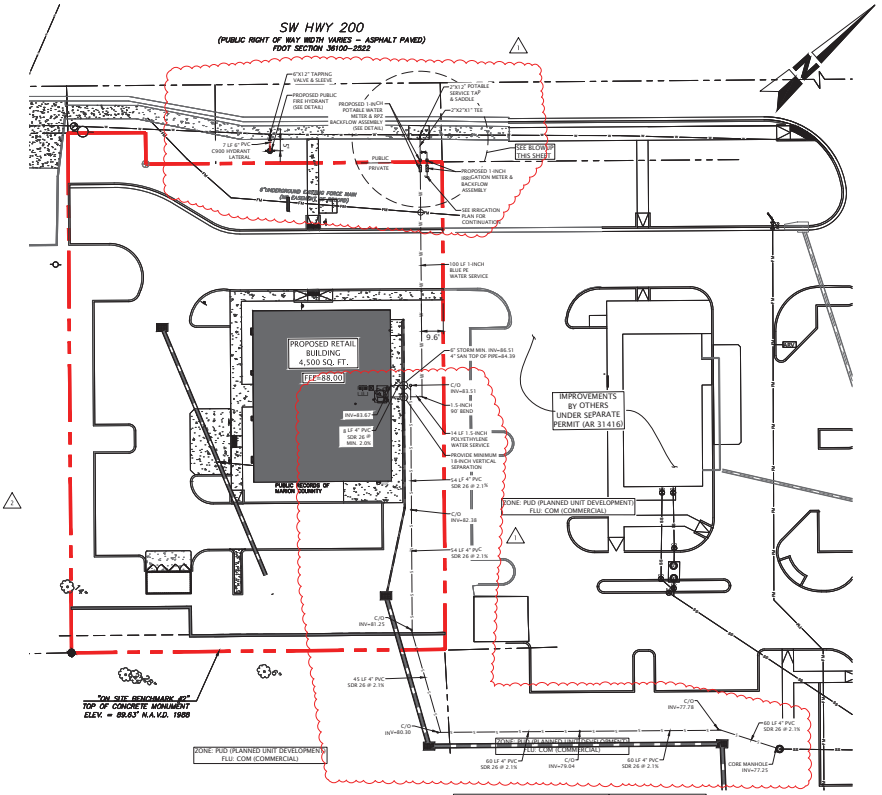
NFPA 18.4 states that the required fire flow can be reduced by 75% if the building has automatic sprinklers.

1,750	GPM	X	0%	=	0	GPM	(fire flow credit)
1,750	GPM	-	0	GPM	=	1750	GPM (Sprinkled)

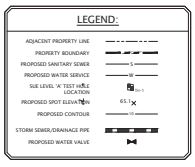
According to NFPA 18.4.5.3.2, A reduction in required fire flow of 75 percent shall be permitted when the building is protected throughout by an approved automatic sprinkler system. The resulting fire flow shall not be less than 1,000 gpm (3,785 l/min).

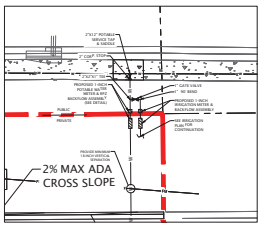
Fire Flow Required = 1,750 GPM :

Available Fire Flow at 20 PSI = 3,575 GPM Building is protected



SCALE 1" = 20'





UTILITY BLOWUP DETAIL
SCALE 1" = 10'

MARION COUNTY UTILITIES, CUSTOMER SERVICE 24/7/365
ADDRESS: 11800 US-441, BELLEVIEW, FL 34420
PHONE: (352) 307-6000

MJ STOKES CONSULTING
P.O. BOX 23821
TAMPA, FL 33623
813.724.4199
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FLORIDA BUSINESS REGISTRY NO. 34448

REVISIONS

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JOHN J. STOECKEL
FLORIDA PROFESSIONAL ENGINEER
LICENSE NO. 80758

PROJECT NAME:
MAJOR SITE PLAN
MATTRESS WAREHOUSE
FOR
EDWARD OHANRAHAN
MARION COUNTY, FLORIDA

SHEET TITLE
UTILITY PLAN

PROJECT NO: 24-0901
CHECKED BY: JJS
VERTICAL DATUM: NAVD 1988
DATE: 03/04/25
SHEET NUMBER
C-106

GENERAL NOTES:

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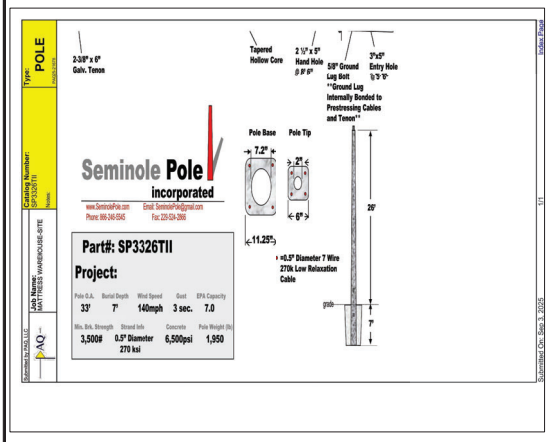
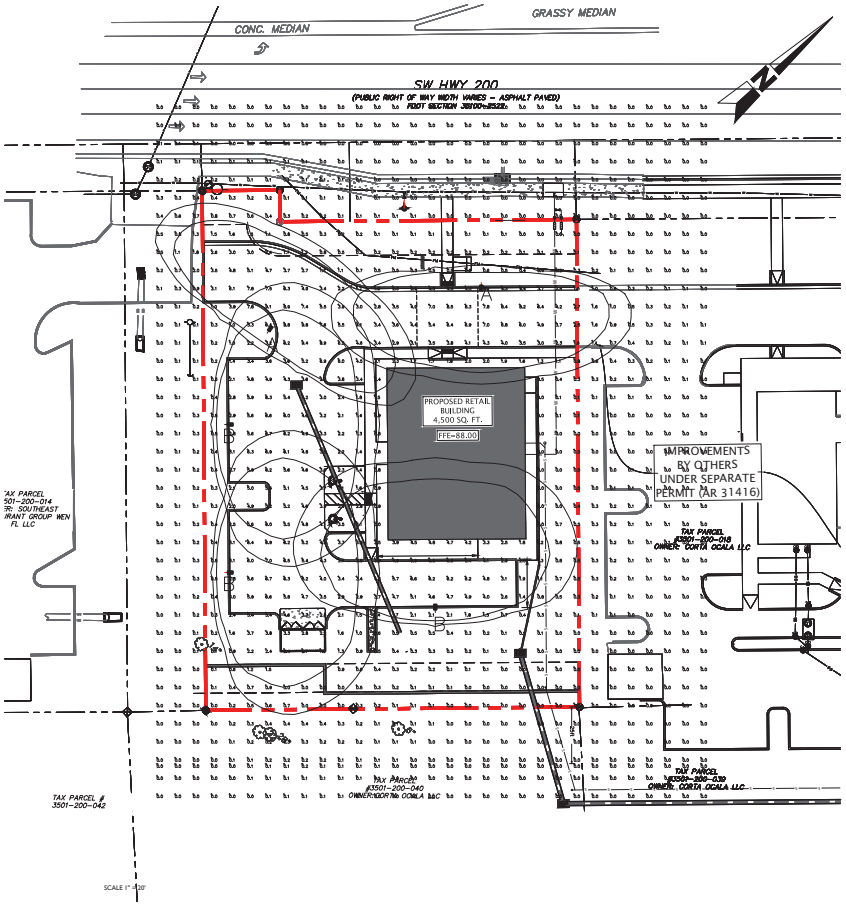
2. THE HORIZONTAL & VERTICAL DATUMS PER ABOVE REFERENCED SURVEY.
3. BASED ON THE INFORMATION PROVIDED, ALL DIMENSIONS AND LUMINAIRE LOCATIONS SHOWN REPRESENT RECOMMENDED POSITIONS. THE ENGINEER AND/OR ARCHITECT MUST DETERMINE THE APPLICABILITY OF THE LAYOUT TO EXISTING OR FUTURE FIELD CONDITIONS
4. THIS LIGHTING PLAN REPRESENTS ILLUMINATION LEVELS CALCULATED FROM LABORATORY DATA TAKEN UNDER CONTROLLED CONDITIONS IN ACCORDANCE WITH THE ILLUMINATING ENGINEERING SOCIETY (IES) APPROVED METHODS. ACTUAL PERFORMANCE OF ANY MANUFACTURER'S LUMINAIRES MAY VARY DUE TO CHANGES IN ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS/LEDS AND OTHER VARIABLE FIELD CONDITIONS. CALCULATIONS DO NOT INCLUDE OBSTRUCTIONS SUCH AS BUILDINGS, CURBS, LANDSCAPING, OR ANY OTHER ARCHITECTURAL ELEMENTS UNLESS NOTED. FIXTURE NOMENCLATURE NOTED DOES NOT INCLUDE MOUNTING HARDWARE OR POLES. THIS DRAWING IS FOR PHOTOMETRIC EVALUATION PURPOSES ONLY AND SHOULD NOT BE USED AS A CONSTRUCTION DOCUMENT OR AS A FINAL DOCUMENT FOR ORDERING PRODUCT.
5. THE IES NO LONGER USES THE CUTOFF CLASSIFICATION SYSTEM FOR LED FIXTURES. THE IES CLASSIFIES LED FIXTURES WITH THE BUG RATING WHICH REFERS TO THE BACKLIGHT-UPLIGHT-GLARE SYSTEM. AN UPLIGHT OF "U0" MOST CLOSELY MATCHES THE OLD FULL CUTOFF RATING.



LIGHTING POLE DETAIL & SPECIFICATION:



Calculation Summary								
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	Grid Z
ALL CALC POINTS @ GRADE	Illuminance	Fc	1.14	9.8	0.0	N.A.	N.A.	0
25' FROM SOUTH EDGE OF PROPERTY	Illuminance	Fc	0.03	0.3	0.0	N.A.	N.A.	N.A.
PAVED AREA	Illuminance	Fc	4.53	9.8	1.3	3.48	7.54	

Luminaire Schedule									
Symbol	Qty	Label	Arrangement	Description	Mounting Height	LLF	Arr. Lum. Lumens	Arr. Watts	BUG Rating
	2	A	Single	MRS-LED-30L-SIL-2-50-700R-IL	26'	0.850	17740	209	B2-U0-G2
	3	B	Single	MRS-LED-30L-SIL-4-50-700R-IL	26'	0.850	19842	209	B1-U0-G3

LIGHTING PROPOSAL LO-162361-1A

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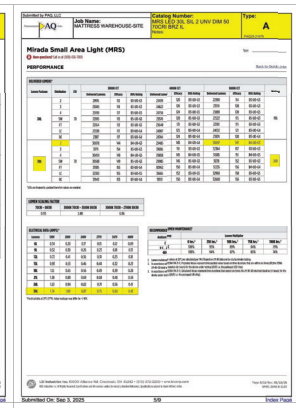
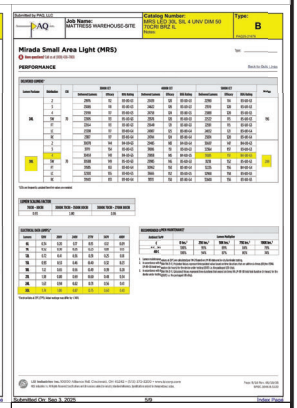
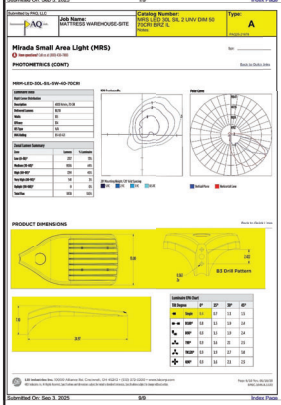
MAJOR SITE PLAN
MATTRESS WAREHOUSE
FOR
EDWARD OHANRAHAN
MARION COUNTY, FLORIDA

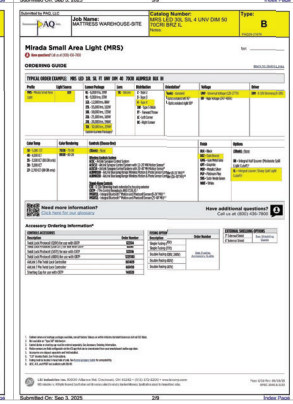
SHEET TITLE
EXTERIOR LIGHTING PHOTOMETRIC PLAN

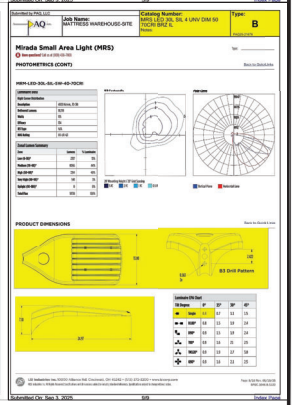
PROJECT NO: 24-0901
CHECKED BY: JJS
VERTICAL DATUM: NAVD 1988
DATE: 03/04/25
SHEET NUMBER
C-201











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FLORIDA BUSINESS REGISTRY NO. 34448

REVISIONS

REV	DATE	DESCRIPTION	
00	9/17/25	REVISED PER COUNTY STAFF COMMENTS	JJS
01	11/20/25	REVISED PER COUNTY STAFF COMMENTS & DRAINAGE REVISION	JJS
02	12/22/25	REVISED PER COUNTY STAFF COMMENTS & DRAINAGE REVISION	BF

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JOHN J. STOECKEL
FLORIDA PROFESSIONAL ENGINEER
LICENSE NO. 80758

PROJECT NAME:
MAJOR SITE PLAN
MATTRESS WAREHOUSE

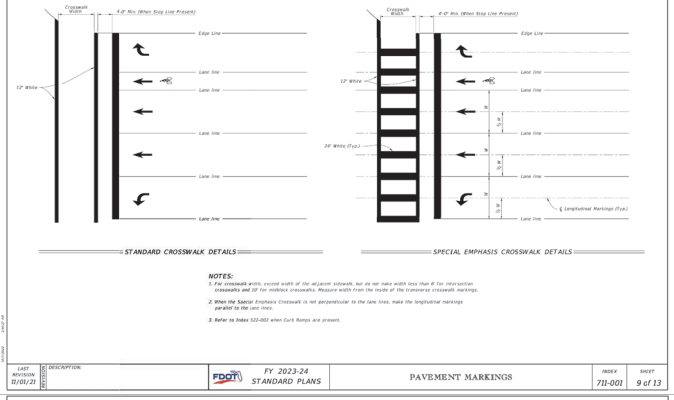
FOR

EDWARD OHANRAHAN

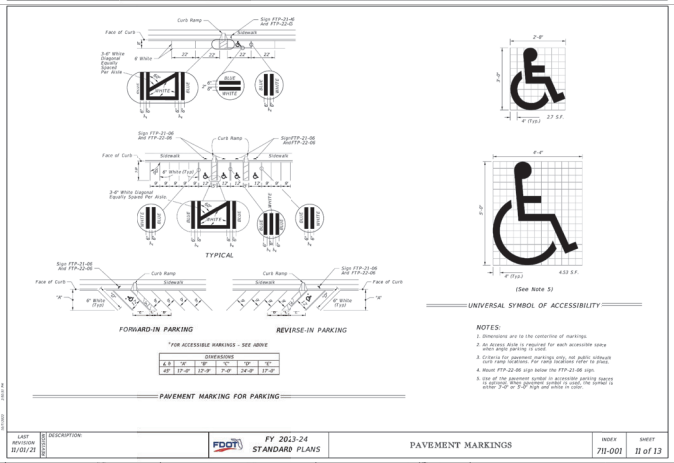
MARION COUNTY, FLORIDA

SHEET TITLE
SITE LIGHTING DETAILS & SPECIFICATIONS

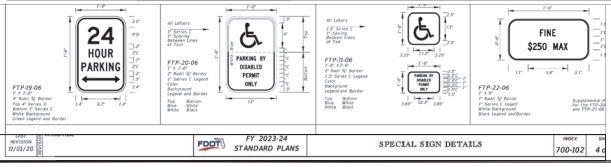
PROJECT NO: 24-0901
CHECKED BY: JJS
VERTICAL DATUM: NAVD 1988
DATE: 03/04/25
SHEET NUMBER:
C-202



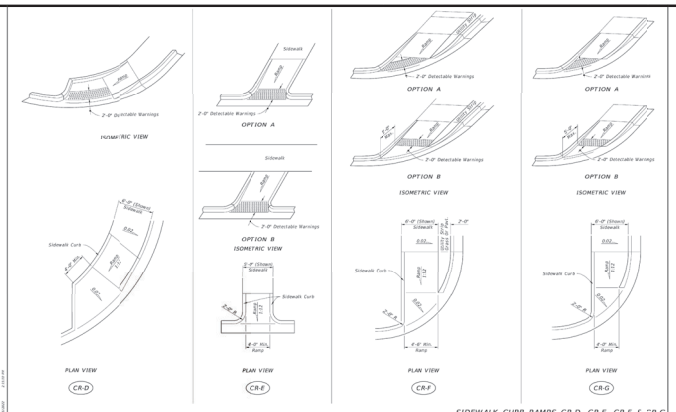
LAST REVISION 11/01/21	DESCRIPTION:	FY 2023-24 STANDARD PLANS	PAVEMENT MARKINGS	INDEX 711-001	SHEET 9 of 13



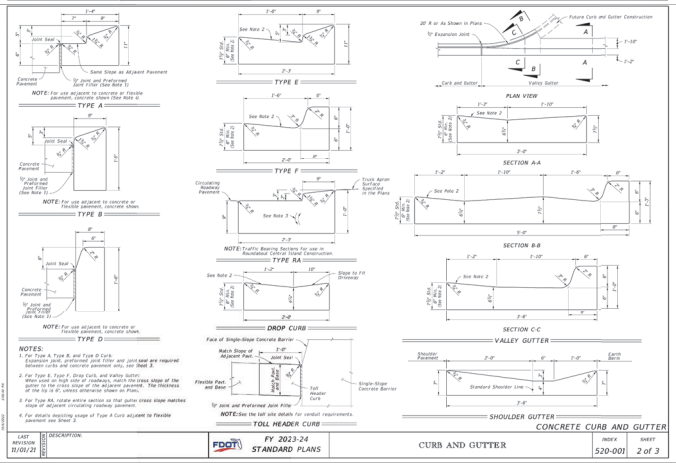
LAST REVISION 11/01/21	DESCRIPTION:	FY 2013-24 STANDARD PLANS	PAVEMENT MARKINGS	INDEX 711-001	SHEET 11 of 13



LAST REVISION 11/01/20	DESCRIPTION:	FY 2023-24 STANDARD PLANS	SPECIAL SIGN DETAILS	INDEX 700-102	SHEET 4 of



LAST REVISION 11/01/21	DESCRIPTION:	FY 2023-24 STANDARD PLANS	DETECTABLE WARNINGS AND SIDEWALK CURB RAMPS	INDEX 522-002	SHEET 4 of 7



LAST REVISION 11/01/21	DESCRIPTION:	FY 2023-24 STANDARD PLANS	CURB AND GUTTER	INDEX 520-001	SHEET 2 of 3

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REVISIONS

REV	DATE	DESCRIPTION	BY
01	7/2025	REVISED PER COUNTY STAFF COMMENTS	JJS
00	03/2025	ISSUED FOR COUNTY STAFF COMMENTS & DRAINAGE REVISION	BF

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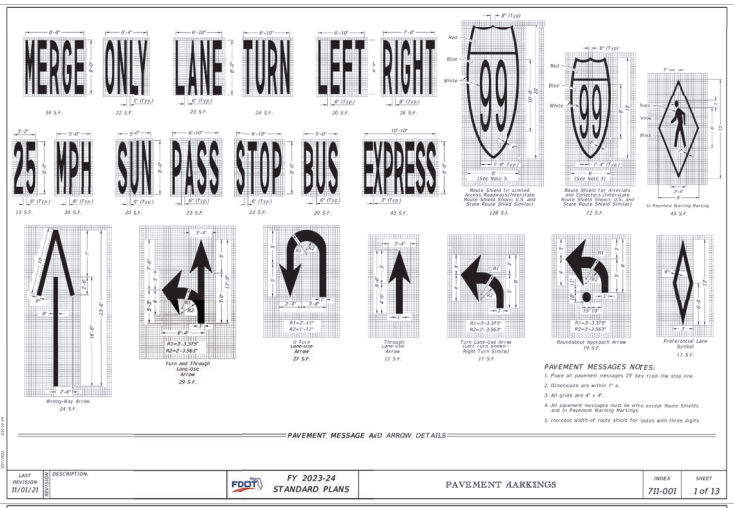
JOHN J. STOECKEL
FLORIDA PROFESSIONAL ENGINEER
LICENSE NO. 80758

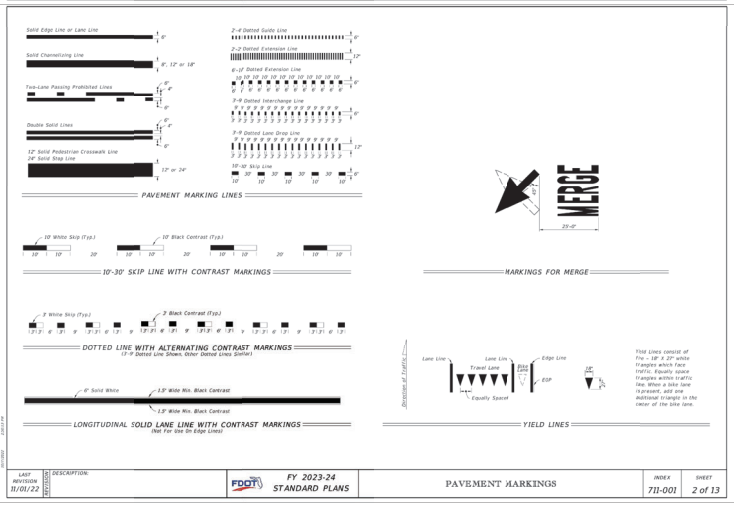
PROJECT NAME:
MAJOR SITE PLAN
MATTRESS WAREHOUSE
FOR
EDWARD OHANRAHAN
MARION COUNTY, FLORIDA

SHEET TITLE
CONSTRUCTION DETAILS

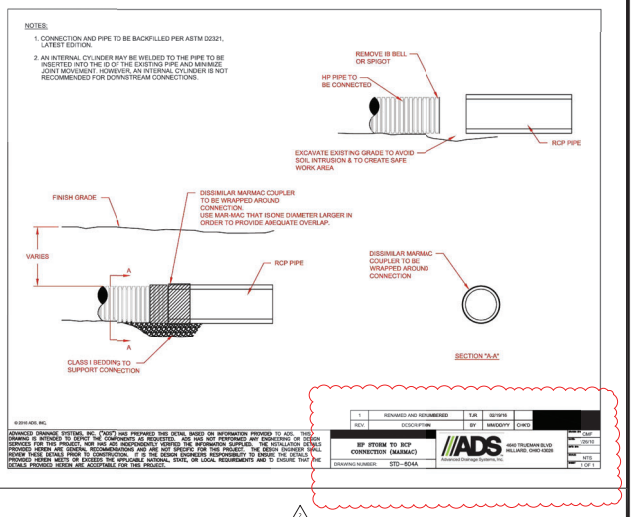
PROJECT NO: 24-0901
CHECKED BY: JJS
VERTICAL DATUM: NAVD 1988
DATE: 03/04/25
SHEET NUMBER
C-501



LAST REVISION	DESCRIPTION:	FDOT	FY 2023-24 STANDARD PLANS	PAVEMENT MARKINGS	INDEX	SHEET
11/01/21					711-001	1 of 13



LAST REVISION	DESCRIPTION:	FDOT	FY 2023-24 STANDARD PLANS	PAVEMENT MARKINGS	INDEX	SHEET
11/01/22					711-001	2 of 13



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REV	DESCRIPTION	BY	MM/DD/YY	CHK'D
1	RENAMED AND RENUMBERED	TJR	02/19/16	

DRAWING NUMBER: STD--804A

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FLORIDA BUSINESS REGISTRY NO. 344418

REVISIONS

REV	DATE	DESCRIPTION	BY
01	7/2025	REVISED PER COUNTY STAFF COMMENTS	JJS
00	6/2025	ISSUED FOR COUNTY STAFF COMMENTS & DRAINAGE REVISION	BP

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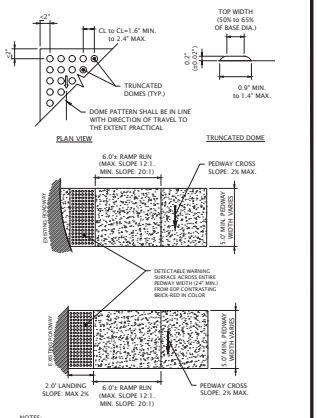
JOHN J. STOECKEL
FLORIDA PROFESSIONAL ENGINEER
LICENSE NO. 80758

PROJECT NAME:
MAJOR SITE PLAN
MATTRESS WAREHOUSE
FOR
EDWARD OHANRAHAN
MARION COUNTY, FLORIDA

SHEET TITLE
CONSTRUCTION DETAILS

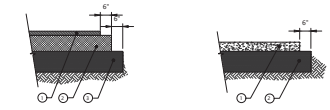
PROJECT NO.: 24-0901
CHECKED BY: JJS
VERTICAL DATUM: NAVD 1988
DATE: 03/04/25
SHEET NUMBER
C-502



NOTES:

1. PRE-MANUFACTURED DETECTABLE WARNING SURFACE PLATES SHALL BE EMBEDDED A MINIMUM OF 1" IN THE CONCRETE SURFACE.
2. BRICK-RED COLORED DETECTABLE WARNING SURFACE TRUNCATED DOMES SHALL BE IN ACCORDANCE WITH INDEX 304 OF THE LATEST EDITION OF THE FDOT DESIGN STANDARDS AND PER ADA ACCESSIBILITY GUIDELINES, SECTION 4.29.2.
3. THE ALIGNMENT OF THE TRUNCATED DOMES MUST BE IN THE DIRECTION OF TRAVEL.

1 HANDICAP DETECTABLE WARNING DETAIL
N.T.S.



① LIGHT DUTY 1.5" SP-9.5 OR SP-12.5 ASPHALT INSTALLED IN ONE LIFT & TESTED PER FDOT LATEST EDITION

HEAVY DUTY 3" OF SP-9.5 OR SP-12.5 ASPHALT INSTALLED IN (2) LIFTS & TESTED PER FDOT LATEST EDITION.

② 6" THICK (9" HEAVY DUTY) LIMEROCK OR CRUSHED CONCRETE MIN. LBR 100, COMPACTED TO A MIN. OF 98% MAXIMUM DRY DENSITY PER ASTM D-1557.

③ 8" THICK (12" HEAVY DUTY) STABILIZED SUBGRADE, MIN. LBR 40, COMPACTED TO A MIN. OF 98% OF THE MODIFIED PROCTOR MAXIMUM DRY DENSITY

ASPHALT DRIVEWAY PAVEMENT

① CONCRETE PAVEMENT 8" THICK 28 DAY, 4,000 PSI REINFORCED WITH NO. 3 BARS AT 18" O.C. EACH WAY.

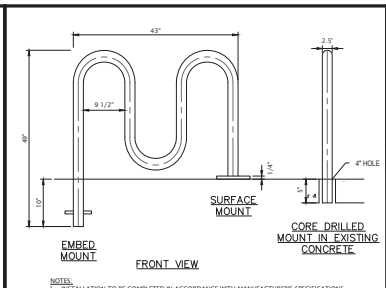
② SUBGRADE, 18" THICK, TYPE "B", MIN. LBR 60, COMPACTED TO A MIN. OF 98% MAXIMUM DENSITY PER AASHTO T-180

CONCRETE PAVEMENT SECTION

NOTES:

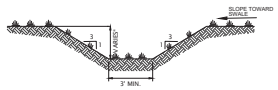
1. LIGHT DUTY ASPHALT SECTION SHALL BE USED IN PARKING SPACES ONLY; HEAVY DUTY SPECIFICATION SHALL BE USED OTHERWISE.
2. CONCRETE PAVEMENT SHALL BE CONSTRUCTED OF 28 DAY, 4000 PSI, CLASS 1 CONCRETE.
3. CONTRACTION JOINTS SHALL BE 1/8 INCH WIDE AND SAW-CUT OR TOOLED.
4. CONSTRUCTION JOINTS ARE REQUIRED WHEN CONSTRUCTING ADJACENT FRESH CONCRETE POURS.
5. EXPANSION JOINTS ARE REQUIRED ALONG ALL OTHER ADJACENT PAVEMENTS, AT EACH SIDE OF STORM INLET STRUCTURES, AND AT ALL RADIUS POINTS.
6. EXPANSION JOINTS SHALL BE 1/2 INCH WIDE (WITH 1/2 INCH PREMOLDED JOINT MATERIAL) AND SHALL BE FULL DEPTH OF THE PAVEMENT.
7. A MINIMUM OF 18 INCHES OF SEPARATION BETWEEN CRUSHED CONCRETE BASE AND THE SEASONAL HIGH GROUNDWATER LEVEL SHOULD BE MAINTAINED, OR 24 INCHES OF SEPARATION BETWEEN THE LIME ROCK BASE AND SEASONAL HIGH GROUNDWATER LEVEL.
8. THE SUBGRADE SHALL BE COMPACTED TO A MIN. OF 98% MAXIMUM DENSITY PER AASHTO T-180 AND SHALL EXTEND 6 INCHES (MINIMUM) BEYOND EDGE OF PAVEMENT.

2 PAVEMENT SECTION DETAILS



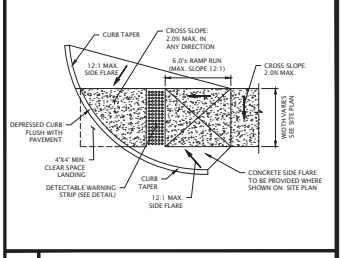
NOTES:
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
2. SHALL BE MANUFACTURED BY ULINE MODEL NO. H-2543 OR APPROVED EQUAL.

3 WAVE 3-LOOP BIKE RACK DETAILS
N.T.S.



NOTES:
1. MINIMUM DEPTH OF SWALE SHALL BE 6-INCHES
2. AVOID DAMAGING TREE ROOTS DURING EXCAVATION; RE-ROUTE CENTERLINE OF SWALE TO AVOID ROOT AND/OR TREE IMPACTS.
3. SEE LANDSCAPE PLAN FOR TOPSOIL AND SOD/SEEDING REQUIREMENTS.

5 GRASS SWALE SECTION DETAIL
N.T.S.



4 ADA ACCESSIBLE RAMP DETAIL
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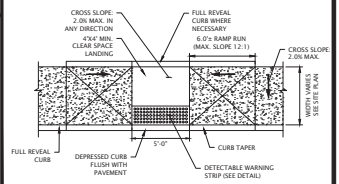
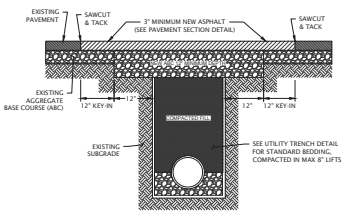


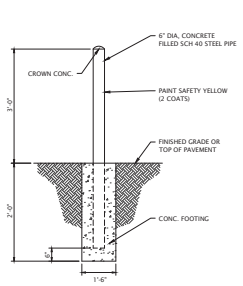
6 ADA ACCESSIBLE RAMP DETAIL
N.T.S.



NOTES:

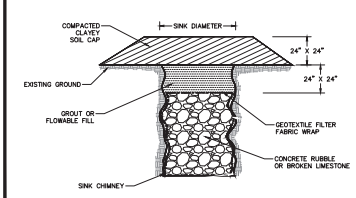
1. THE PAVEMENT EDGE SHALL BE DEFINED BY A STRAIGHT EDGE FORMED BY A MACHINED SAW CUT.
2. BASE MATERIAL OVER DITCH SHALL BE INSTALLED TO TWICE THE THICKNESS OF THE EXISTING, ORIGINAL.
3. BASE MATERIAL SHALL BE PLACED IN 6" MAXIMUM LIFTS AND EACH LAYER THOROUGHLY ROLLED OR TAMPED TO 98% MAXIMUM DENSITY PER AASHTO T-180.
4. SURFACE MATERIAL SHALL BE CONSISTENT WITH THE SURROUNDING SURFACE MATERIAL.
5. SUBGRADE MATERIAL SHALL BE GRANULAR AND ANGULAR AND SHALL BE MINIMUM LBR 40.
6. PAVEMENT SECTION SHALL BE REINSTALLED PER THIS DETAIL AND ALSO IN ACCORDANCE WITH THE APPROPRIATE MATERIAL SECTION DETAIL HEREIN.

7 PAVEMENT REPAIR DETAIL
N.T.S.



NOTE: USE 3,000 PSI (MIN.) CONCRETE

8 BOLLARD DETAIL
N.T.S.

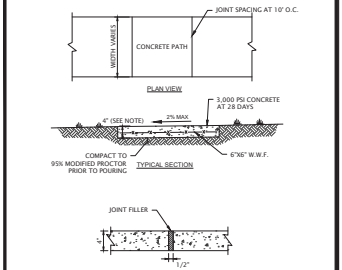


TYPICAL SINK CHIMNEY REPAIR
N.T.S.

NOTE:

CONTACT SWFWMD AND GEOTECHNICAL ENGINEER OF RECORD IMMEDIATELY UPON DISCOVERY FOR GUIDANCE AND IMPLEMENTATION.

9 TYPICAL SINK CHIMNEY REPAIR DETAIL
N.T.S.



NOTES:
1. CONCRETE SHALL BE MINIMUM 3,000 PSI AT 28 DAYS
2. TRANSVERSE EXPANSION JOINTS TO BE A MAXIMUM OF 50 FEET APART.
3. SAW CUT JOINTS EVERY 10 FEET OR SAME AS WIDTH. WHICHEVER IS LESS.
4. ALL EXPOSED EDGES SHALL BE CHAMFERED
5. ONSITE SHALL BE 4-INCH THICKNESS; OFFSITE SHALL COMPLY WITH CITY SPECIFICATION (6-INCH)

10 CONCRETE SIDEWALK DETAIL
N.T.S.

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REVISIONS

REV	DATE	DESCRIPTION	BY
01	7/2025	REVISED PER COUNTY STAFF COMMENTS	JJS
02	10/2025	REVISED TO ADAPT CONCRETE & DRAINAGE REVISION	BT

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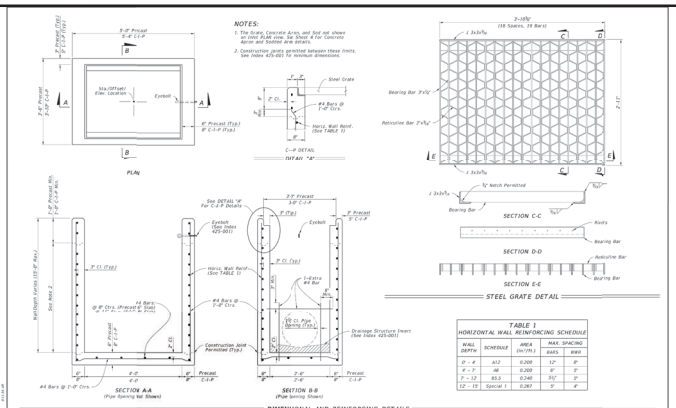
FLORIDA PROFESSIONAL ENGINEER
LICENSE NO. 80758

PROJECT NAME:
MAJOR SITE PLAN
MATTRESS WAREHOUSE
FOR
EDWARD OHANRAHAN
MARION COUNTY, FLORIDA

SHEET TITLE
CONSTRUCTION DETAILS

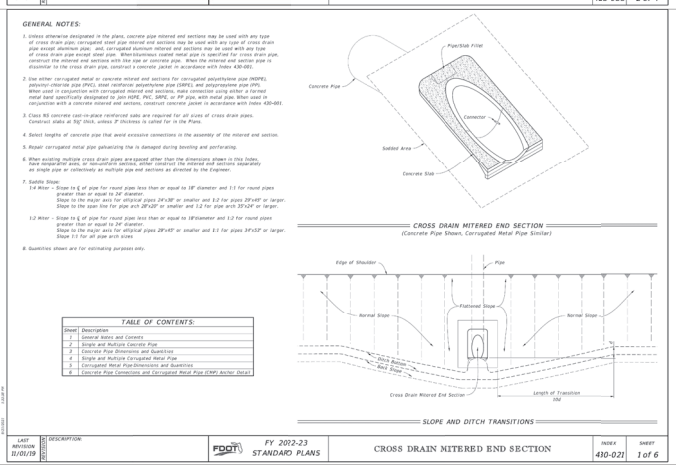
PROJECT NO: 24-0901
CHECKED BY: JJS
VERTICAL DATUM: NAVD 1988
DATE: 03/04/25
SHEET NUMBER
C-503



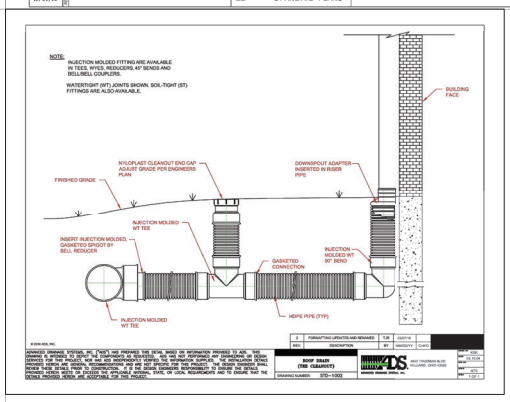
DIMENSIONAL AND REINFORCING DETAILS

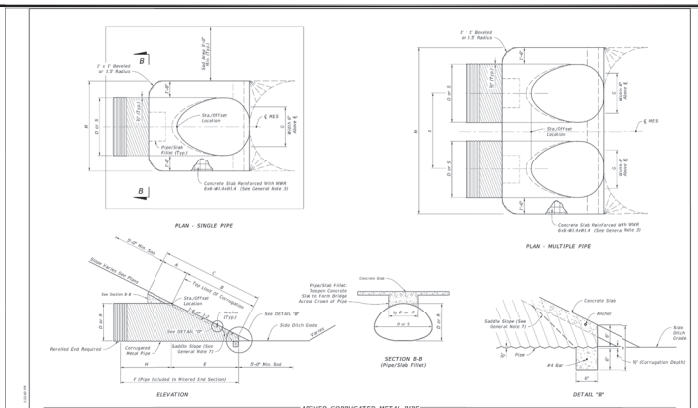
TYPE F - DIMENSIONAL, REINFORCING, AND GRATE DETAILS

LAST REVISION 10/01/20	DESCRIPTION:	FY 2013-24 STANDARD PLANS	DITCH BOTTOM INLET TYPES F AND G	INDEX 425-053	SHEET 2 of 4



LAST REVISION 11/01/19	DESCRIPTION:	FY 2022-23 STANDARD PLANS	CROSS DRAIN MITERED END SECTION	INDEX 430-021	SHEET 1 of 6





SINGLE AND MULTIPLE CORRUGAIED METAL PIPE

LAST REVISION 11/01/19	DESCRIPTION:	FY 2022-23 STANDARD PLANS	CROSS DRAIN MITERED END SECTION	INDEX 430-021	SHEET 4 of 6

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FLORIDA BUSINESS REGISTRY NO. 344148

REVISIONS

REV	DATE	DESCRIPTION	BY
01	7/2025	REVISED PER COUNTY STAFF COMMENTS	JJS
00	03/2025	ISSUED FOR PERMIT COMMENTS & DRAINAGE REVISION	BP

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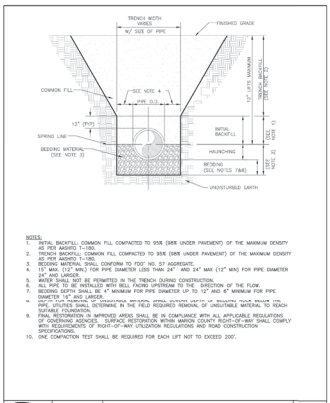
FLORIDA PROFESSIONAL ENGINEER
LICENSE NO. 80758

PROJECT NAME:
MAJOR SITE PLAN
MATTRESS WAREHOUSE
FOR
EDWARD OHANRAHAN
MARION COUNTY, FLORIDA

SHEET TITLE
DRAINAGE DETAILS

PROJECT NO.: 24-0901
CHECKED BY: JJS
VERTICAL DATUM: NAVD 1988
DATE: 03/04/25
SHEET NUMBER
C-504

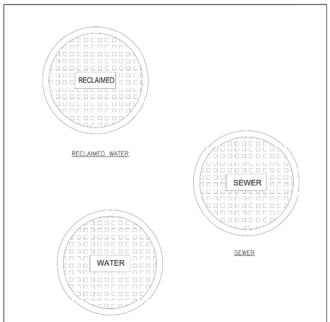


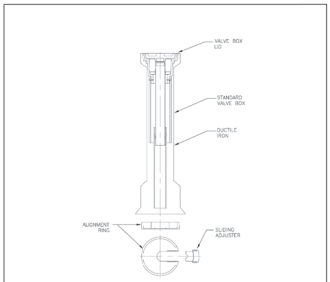
NOTES:
1. INITIAL BACKFILL: COMMON FILL COMPACTED TO 95% (98% UNDER PAVEMENT) OF THE MAXIMUM DENSITY AS PER AASHTO T-180.
2. TRENCH BACKFILL: COMMON FILL COMPACTED TO 95% (98% UNDER PAVEMENT) OF THE MAXIMUM DENSITY AS PER AASHTO T-180.
3. BEDDING MATERIAL SHALL CONFORM TO FDOT NO. 57 AGGREGATE.
4. 15" MAX. (12" MIN.) FOR PIPE DIAMETER LESS THAN 24". AND 24" MAX (12" MIN) FOR PIPE DIAMETER 24" AND LARGER.
5. WATER SHALL NOT BE PERMITTED IN THE TRENCH DURING CONSTRUCTION.
6. ALL PIPE TO BE INSTALLED WITH BELL FACING UPSTREAM TO THE DIRECTION OF THE FLOW.
7. BEDDING DEPTH SHALL BE 4" MINIMUM FOR PIPE DIAMETER UP TO 12" AND 6" MINIMUM FOR PIPE DIAMETER 16" AND LARGER.
8. ALL UTILITIES SHALL BE LOCATED PRIOR TO EXCAVATION. ANY UTILITIES SHALL DETERMINE IN THE FIELD REQUIRED REMOVAL OF UNSUITABLE MATERIAL TO REACH SUITABLE FOUNDATION.
9. FINAL RESTORATION IN IMPROVED AREAS SHALL BE IN COMPLIANCE WITH ALL APPLICABLE REGULATIONS OF GOVERNING AGENCIES. SURFACE RESTORATION WITHIN MARION COUNTY RIGHT-OF-WAY SHALL COMPLY WITH REQUIREMENTS OF RIGHT-OF-WAY UTILIZATION REGULATIONS AND ROAD CONSTRUCTION SPECIFICATIONS.
10. ONE COMPACTION TEST SHALL BE REQUIRED FOR EACH LIFT NOT TO EXCEED 200'.

NOTES:
1. INITIAL BACKFILL AND HAUNCHING: SELECT COMMON FILL COMPACTED TO 95% (98% UNDER PAVEMENT) OF THE MAXIMUM DENSITY AS PER AASHTO T-180.
2. TRENCH BACKFILL: COMMON FILL COMPACTED TO 95% (98% UNDER PAVEMENT) OF THE MAXIMUM DENSITY AS PER AASHTO T-180.
3. PIPE BEDDING UTILIZING SELECT COMMON '57s', OR BEDDING ROCK IN ACCORDANCE WITH BEDDING AND TRENCHING 1 DETAIL MAY BE REQUIRED AS DIRECTED BY MCU.
4. 15" MAX. (12" MIN.) FOR PIPE DIAMETER LESS THAN 24". AND 24" MAX (12" MIN) FOR PIPE DIAMETER 24" AND LARGER.
5. WATER SHALL NOT BE PERMITTED IN THE TRENCH DURING CONSTRUCTION.
6. ALL PIPE TO BE INSTALLED WITH BELL FACING UPSTREAM TO THE DIRECTION OF THE FLOW.
7. FOR HORIZONTAL DIRECTIONAL DRILLING, UTILIZE 2 LOCATING WIRES EACH WITH A BREAK LOAD OF 2032 POUNDS.
8. ONE COMPACTION TEST SHALL BE REQUIRED FOR EACH LIFT NOT TO EXCEED 200'.

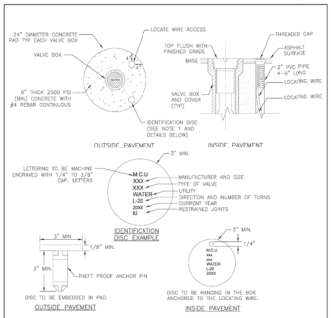
NOTES:
1. PVC PIPE SHALL REQUIRE INSULATED METALLIC LOCATING WIRE (10 GAUGE COPPER) CAPABLE OF DETECTION BY STANDARD ELECTRONIC LOCATING EQUIPMENT.
2. LOCATING WIRE SHALL TERMINATE AT EACH VALVE BOX AND BE CAPABLE OF EXTENDING 12" ABOVE TOP OF BOX IN SUCH A MANNER SO AS NOT TO INTERFERE WITH VALVE OPERATION PER UT 112.
3. ALL WIRE CONNECTIONS SHALL BE SPLICED TOGETHER USING WATERTIGHT WIRE NUTS.
4. FOR HORIZONTAL DIRECTIONAL DRILLING, UTILIZE 2 LOCATING WIRES EACH WITH A BREAK LOAD OF 2032 POUNDS.
5. DETECTABLE TAPE SHALL BE 1' ABOVE THE CENTERLINE OF THE PIPE.

NOTES:
1. ALL RESIDENTIAL SERVICES SHALL HAVE A MINIMUM SIZE OF 1".
2. CURB STOP SHALL BE INSTALLED ON STREET SIDE OF THE SIDEWALK BETWEEN SIDEWALK AND CURB.
3. SERVICE MUT PVC TOUNG TO BE 12OIT TRACER PIPEMING, EXTENDING A MINIMUM OF 3' ON EITHER SIDE OF THE PAVEMENT WHERE POSSIBLE THE PIPE DIAMETER OF THE CASING PIPE SHALL BE A MINIMUM OF DIAMETER LARGER THAN THE OUTSIDE DIAMETER OF THE SERVICE PIPE.
4. COPP STOPS SHALL BE HORIZONTAL TO WATER MAINS.
5. LOCATE WIRE SHALL BE INSTALLED FROM MAIN TO SERVICE LINE.
6. ALL TAPS SHALL BE MADE BY APPROVED METHOD BY SERVICE TYPE.
7. COMPACTION SHALL BE MADE UNDER AND AROUND THE CONNECTION TO THE SATISFACTION OF THE ENGINEER.
8. POTABLE WATER SERVICE CONNECTIONS SHALL BE PERMANENTLY MARKED BY ETCHING OR STAMPING A "P" IN THE CURB DIRECTLY OVER THE SERVICE LINE.
9. RECLAIMED WATER SERVICE CONNECTIONS SHALL BE PERMANENTLY MARKED BY ETCHING OR STAMPING A "RW" IN THE CURB DIRECTLY OVER THE SERVICE LINE.
10. SERVICE LINES SHALL NOT CONFLICT WITH OTHER UTILITIES. SERVICE LINES SHALL BE SLEEVED WITH SCH40 PVC IF UNDER OTHER UTILITIES.
11. ALL TAPS MUST BE LOCATED A MINIMUM 4' 24" AWAY FROM ANY BELL AND/OR FITTING.





NOTES:
1. FOR ALL MAINS 6.0' DEEP OR GREATER, PVC PIPE EXTENSIONS SHALL BE USED ON VALVE BOX INSTALLATION.



NOTES:
1. BRONZE (OR STAINLESS STEEL) IDENTIFICATION DISC SHALL BE REQUIRED FOR ALL VALVES, EXCEPT HYDRANT VALVES.
2. LOCATING WIRE SHALL TERMINATE AT EACH VALVE BOX AND BE CAPABLE OF EXTENDING 12" ABOVE TOP OF BOX IN SUCH A MANNER SO AS NOT TO INTERFERE WITH VALVE OPERATION.

Marion County FLORIDA	MCBCC EFFECTIVE 04/13/2023	TYPICAL VALVE BOX COVER	7.3.2 UT 110
	REVISION # NA		

Marion County FLORIDA	MCBCC EFFECTIVE 04/13/2023	SEALED VALVE BOX, ADJUSTABLE	7.3.2 UT 111
	REVISION # 1		

Marion County FLORIDA	MCBCC EFFECTIVE 04/13/2023	VALVE BOX PAD	7.3.2 UT 112
	REVISION # 1		

Marion County FLORIDA	MCBCC EFFECTIVE 04/13/2023	BEDDING AND TRENCHING 1	7.3.2 UT 102
	REVISION # 2		

Marion County FLORIDA	MCBCC EFFECTIVE 04/13/2023	BEDDING AND TRENCHING 2	7.3.2 UT 103
	REVISION # 2		

Marion County FLORIDA	MCBCC EFFECTIVE 04/13/2023	PIPE LOCATING WIRE AND DETECTABLE TAPE	7.3.2 UT 104
	REVISION # 2		

Marion County FLORIDA	MCBCC EFFECTIVE 04/13/2023	WATER AND RECLAIMED WATER SERVICES (TYPICAL)	7.3.2 UT 107
	REVISION # 2		

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FLORIDA BUSINESS REGISTRY NO. 344148

REVISIONS

REV	DATE	DESCRIPTION	BY
01	7/2025	REVISED PER COUNTY STAFF COMMENTS	JJS
02	8/2025	REVISED PER COUNTY STAFF COMMENTS & DRAINAGE REVISION	BF

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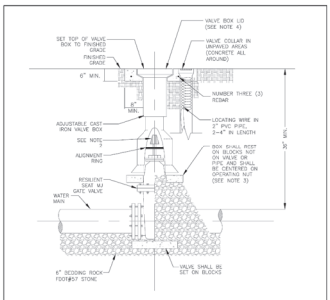
Call 811 or visit sunshine811.com two full business days before digging to have buried facilities located and marked.
Check positive response codes before you dig!

JOHN J. STOECKEL
FLORIDA PROFESSIONAL ENGINEER
LICENSE NO. 80758

PROJECT NAME:
MAJOR SITE PLAN
MATTRESS WAREHOUSE
FOR
EDWARD OHANRAHAN
MARION COUNTY, FLORIDA

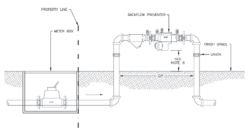
SHEET TITLE
MARION COUNTY UTILITY DETAILS

PROJECT NO: 24-0901
CHECKED BY: JJS
VERTICAL DATUM: NAVD 1988
DATE: 03/04/25
SHEET NUMBER
C-505



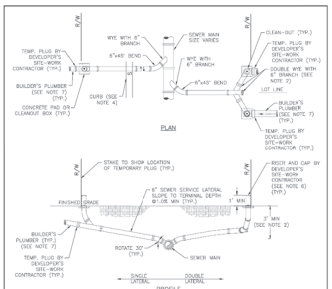
NOTES:
1. PVC EXTENSIONS SHALL NOT BE USED ON VALVE BOX INSTALLATION (SEE UT111).
2. THE ACTUATING NUT FOR VALVES DEEPER THAN SIX (6) FEET SHALL BE EXTENDED TO COME UP TO 3 FOOT DEPTH BELOW FINISHED GRADE.
3. VALVE BOX SHALL BE SET ON FIVE (5) SOLID COMMON BLOCKS.
4. VALVE BOX LID TO BE LETTERED WITH THE WORD "WATER" OR "RECLAIMED".
5. INSTALL BRASS ID TAG IN CONCRETE.

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



NOTES:
1. BACKFLOW PREVENTION ASSEMBLY SHALL BE INSTALLED AND MAINTAINED AS PER MARION COUNTY CROSS CONNECTION CONTROL ORDINANCE AND/OR PLUMBING CODE.
2. BACKFLOW PREVENTION ASSEMBLY TO BE INSTALLED LEVEL AND PLUMB.
3. MINIMUM CLEARANCE OF 24" TO BE MAINTAINED AROUND ASSEMBLY FOR TESTING.
4. ASSEMBLY MUST BE LISTED WITH THE UNIVERSITY OF SOUTHERN CALIFORNIA FOUNDATION FOR CROSS CONNECTION CONTROL AND HYDRAULIC RESEARCH.
5. ALL BACKFLOW PREVENTION ASSEMBLIES MUST BE TESTED FOLLOWING INSTALLATION AND INITIATION OF WATER SERVICE. THE BACKFLOW PREVENTION ASSEMBLY TESTER MUST POSSESS A CURRENT AMERICAN WATER WORKS ASSOCIATION BACKFLOW TESTER CERTIFICATE. WITHIN 10 DAYS OF TESTING A COPY OF THE BACKFLOW TESTER CERTIFICATE, A COPY OF THE BACKFLOW PREVENTION ASSEMBLY TEST REPORT MUST BE SUBMITTED TO THE BACKFLOW & CCC COORDINATOR AT MCU WITHIN 14 DAYS FROM THE DATE OF THE TEST.
6. MIN. 12" MAX 18" ABOVE FINISHED GRADE AND FLOODPLAIN.
7. METERS LARGER THAN 2" WILL REQUIRE DISCUSSION WITH MCU.

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



NOTES:
1. INVERT OF SERVICE LATERAL SHALL NOT ENTER SEWER MAIN BELOW SPRING LINE.
2. WYE TO BE NO SHALLOWER THAN 3' AND NO DEEPER THAN 5'.
3. ALL FITTINGS SHOWN ARE TO BE INSTALLED.
4. SERVICE CONNECTIONS SHALL BE PERMANENTLY MARKED BY ETCHING OR STAMPING AN "S" IN THE Ø.ggg CURB NEAR THE SERVICE. IF NO CURB EXISTS, THE LOCATION SHALL BE MARKED BY PLACEMENT OF ADHESIVE REFLECTIVE MARKERS AS SPECIFIED BY MCU.
5. CLEANOUT CAP SHALL BE SET A MINIMUM OF 2" ABOVE THE FINISHED GRADE. CLEANOUTS IN RV PARKS SHALL BE SET 6" ABOVE FINISHED GRADE WITH A CONCRETE COLLAR.
6. DURING CONSTRUCTION, SERVICE LATERAL AND CLEANOUTS SHALL BE STUBBED OUT A MINIMUM OF 1' BEYOND THE PROPERTY LINE AT THE TIME OF THE MAIN INSTALLATION FOR FUTURE USE BY OTHER UNITS. PROPERTY IS DEVELOPED AND CONNECTION TO CENTRAL SEWER IS MADE BY PLUMBER.
7. BUILDER'S PLUMBER SHALL CUT RISER, INSTALL CLEANOUT CAP, REMOVE TEMPORARY PLUG, CONNECT SERVICE LATERAL TO HOUSE PLUMBING AND GROUT VOID BETWEEN CLEANOUT AND PAD.
8. ALL DEVELOPMENT SHALL BE DESIGNED AND BUILT IN A MANNER WHERE THE LOWEST WASTEWATER SERVICE LATERAL DOES NOT DROP BELOW THE GRAVITY SEWER GRADE LINE.

Marion County FLORIDA UTILITIES	MCBCC EFFECTIVE 04/13/2023	SEWER SERVICE LATERAL	7.3.2 UT 312
	REVISION # 2		

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FLORIDA BUSINESS REGISTRY NO. 34448

REVISIONS

REV	DATE	DESCRIPTION	BY
01	7/2025	REVISED PER COUNTY STAFF COMMENTS	JJS

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JOHN J. STOECKEL
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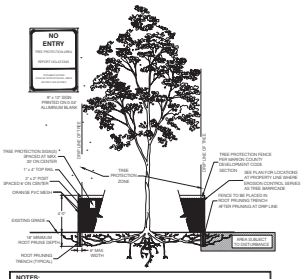
PROJECT NAME:
MAJOR SITE PLAN
MATTRESS WAREHOUSE
FOR
EDWARD OHANRAHAN
MARION COUNTY, FLORIDA

SHEET TITLE
MARION COUNTY UTILITY DETAILS

PROJECT NO: 24-0901
CHECKED BY: JJS
VERTICAL DATUM: NAVD 1988
DATE: 03/04/25
SHEET NUMBER
C-506



NOTES:

1. CRITICAL ROOT ZONE (CRZ) IS 6 INCHES OF SETBACK FOR EACH INCH OF TREE TRUNK DIAMETER MEASURED @ 1.5' FEET HIGH OFF OF EXISTING GRADE. IE. 36" TREE DIAMETER = 216 S FEET OF CRITICAL ROOT ZONE.
2. TREE PROTECTION ZONE (TPZ) IS AREA EQUAL TO DRIP LINE OF THE TREE (PROTECTED BY FENCE).
3. ROOT PRUNING TO BE PERFORMED BY AN ISA CERTIFIED ARBORIST ONLY USING A SPECIALIZED ROOT PRUNING MACHINE.
4. ALL ROOTS TO BE CUT CLEAN AND A FUNGICIDE APPLIED TO ALL CUTS IN UNDER THIRTY MINUTES FROM TIME OF CUTTING. FUNGICIDE CHOSEN BY THE ARBORIST SHALL BE LABELED FOR THIS USE.
5. NO CUTTING OF ROOTS SHALL BE PERMITTED WITHIN THE CRZ.
6. TPZ FENCE TO BE ERECTED PRIOR TO ANY WORK ON SITE.
7. BACKFILL TRENCH WITH NATIVE SOIL AFTER ROOT PRUNING.

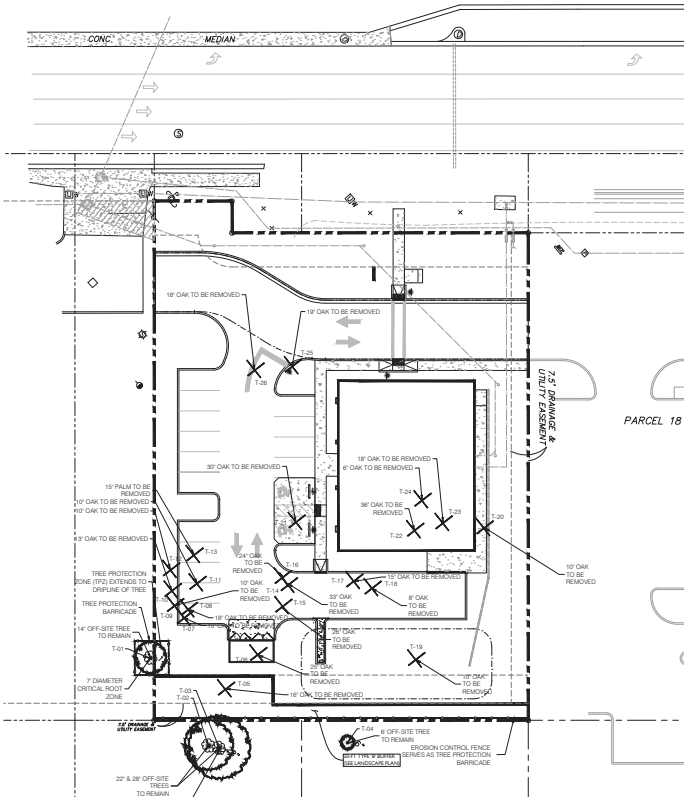
1 LS1 TREE PROTECTION DETAIL

NOT TO SCALE

EXISTING TREE SCHEDULE - OFFSITE							
ID	TYPE	RETAIN	REMOVE	DBH	TREE REPLACEMENT RATIO	NOTES	REPLANT TREES REQUIRED
T-01	CANOPY	Y		14"	1:2	PROTECTED - OFFSITE	0
T-02	CANOPY	Y		22"	1.5:2	PROTECTED - OFFSITE	0
T-03	CANOPY	Y		28"	1.5:2	PROTECTED - OFFSITE	0
T-04	CANOPY	Y		6"	N/A	EXEMPT DUE TO DBH SIZE	0
						TOTAL TREE/PALM REPLACEMENTS	0

EXISTING TREE SCHEDULE								
ID	TYPE	RETAIN	REMOVE	DBH IN INCHES	TREE REPLACEMENT RATIO	NOTES	REPLANT TREE INCHES REQUIRED	REPLANT TREE SIZE (3.5" CALIPER)	REPLANT TREE SIZE (4" CALIPER)
T-05	CANOPY		Y	6	0	EXEMPT DUE TO DBH SIZE	0	0	0
T-06	CANOPY		Y	25	1.5:1	CONSTRUCTION CONFLICT	16.75	16.75	0
T-07	CANOPY		Y	15	2:1	CONSTRUCTION CONFLICT	7.5	7.5	0
T-08	CANOPY		Y	18	2:1	CONSTRUCTION CONFLICT	9	9	0
T-09	CANOPY		Y	10	2:1	CONSTRUCTION CONFLICT	5	5	0
T-10	CANOPY		Y	13	2:1	CONSTRUCTION CONFLICT	6.5	6.5	0
T-11	CANOPY		Y	10	2:1	CONSTRUCTION CONFLICT	5	5	0
T-12	CANOPY		Y	10	2:1	CONSTRUCTION CONFLICT	5	5	0
T-13	PALM		Y	15	2:1	CONSTRUCTION CONFLICT	7.5	7.5	0
T-14	CANOPY		Y	33	1:1	CONSTRUCTION CONFLICT	33	0	33
T-15	CANOPY		Y	26	1.5:1	CONSTRUCTION CONFLICT	17.42	17.42	0
T-16	CANOPY		Y	24	1.5:1	CONSTRUCTION CONFLICT	16.08	16.08	0
T-17	CANOPY		Y	15	2:1	CONSTRUCTION CONFLICT	7.5	7.5	0
T-18	CANOPY		Y	8	0	EXEMPT DUE TO DBH SIZE	0	0	0
T-19	CANOPY		Y	14	2:1	CONSTRUCTION CONFLICT	7	7	0
T-20	CANOPY		Y	10	2:1	CONSTRUCTION CONFLICT	5	5	0
T-21	CANOPY		Y	30	1:1	CONSTRUCTION CONFLICT	30	30	30
T-22	CANOPY		Y	36	1:1	CONSTRUCTION CONFLICT	36	36	36
T-23	CANOPY		Y	18	2:1	CONSTRUCTION CONFLICT	9	9	0
T-24	CANOPY		Y	6	0	EXEMPT DUE TO DBH SIZE	0	0	0
T-25	CANOPY		Y	19	2:1	CONSTRUCTION CONFLICT	9.5	9.5	0
T-26	CANOPY		Y	18	2:1	CONSTRUCTION CONFLICT	9	9	0
				379		TOTAL TREE/PALM REPLACEMENTS	241.75	208.75	99

SITE = 0.83 ACRES (0.83 AC x 100 INCHES PER ACRE) = 83"
EXISTING NATIVE TREE INCHES: 364" (439" PER ACRE)
EXISTING NATIVE TREE INCHES TO BE REMOVED: 359" (379" LESS 20" OF EXEMPT TREES)
EXISTING NATIVE TREE INCHES TO BE PRESERVED: 0"
TREE INCHES REQUIRED: 83"
4" CALIPER REPLANT TREES: 21 (84")



TREE CALCULATIONS

PRE-DEVELOPMENT PROTECTED TREE INCHES PER ACRE: 379/0.826 AC. = 313 INCHES PER ACRE
POST DEVELOPMENT PROTECTED TREE INCHES PER ACRE: 84/0.826 AC. = 101.7 INCHES PER ACRE

TOTAL PROTECTED TREE INCHES REMOVED: 359"
TOTAL PROTECTED TREE INCHES TO BE PRESERVED: 0"
TOTAL TREE INCHES PROVIDED FOR REPLANT REQUIREMENTS: 84"
TOTAL DEFICIT OF TREE INCHES ON SITE: 0"

SCALE: 1" = 20'

0 10' 20' 40' 80'

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JACOB ZIMMERMAN, RLA
REG. NO. FL LA 0001675
LANDSCAPE ARCHITECT

HEARTWOOD ANN BARK PLLC
LANDSCAPE ARCHITECTURE & DESIGN STUDIO
27 Biltmore Ave. #200 Asheville, NC 28801
(727) 543-1819 Web: www.heartwoodandbark.com

MATTRESS WAREHOUSE

SW HIGHWAY 200
PARCEL ID: 3501-200-016 & 3501-200-017
OCALA (MARION COUNTY), FLORIDA

REVISIONS:
1. 3/30/25 COUNTY REVIEW COMMENTS
2. 8/5/25 COUNTY REVIEW COMMENTS
3. 9/11/25 COUNTY REVIEW COMMENTS
4.

DRAWN BY: JAZ
DATE: 2/28/25
25002

TREE REMOVAL AND PRESERVATION PLAN

LS1

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GENERAL LANDSCAPE NOTES

1. All plant material to be Florida #1 or better quality, as specified in the current edition of the FDACS Grades and Standards for Nursery Stock.
2. Tree caliper measurements shall be taken at six (6") inches above natural grade. Measurements for trees over four (4") inches of caliper shall be taken at twelve (12") above natural grade. Diameter breast height (DBH) measurements to be taken at 4.5 feet above natural grade.
3. The Plant Material Schedule included with the Plans is provided only for the landscape contractor's convenience; it shall not be construed as to conflict or predominate over the Plans.
4. In the event of discrepancies in the quantities shown on the Plant Material Schedule/Bid Form and those shown on the Plans, the landscape contractor shall bid the quantity shown on the Plant Material Schedule/Bid Form and provide a note as to the quantity shown on the Plans.
5. If a conflict between the Plans and the Specifications exists, the Plans shall predominate and be considered the controlling document.
6. Landscape contractor shall provide documentation of plant 'variety' when specified. Plants specified by Genus and Species alone shall not require documentation.
7. All materials shall be installed as specified on the Plans. If material and labor do not adhere to the Details and Specifications, they will be rejected by the Landscape Architect. Rejected materials will be replaced by the landscape contractor at no additional cost.
8. All necessary permits are to be provided by the installing contractor for work shown on the Plans (unless otherwise specifically stated in the Specifications or Bid Documents).
9. The landscape contractor shall be responsible for verification and protection of all underground and overhead utilities. Plant material shown on the Plans that conflict with the utilities shall be brought to the attention of the Landscape Architect prior to installation.
10. The General Contractor shall provide site grading to within 0.1 foot of finish grade. The landscape contractor shall provide fine grading to produce a positive drainage condition on the site. Surface water shall be directed to engineered drainage structures/swales with smooth grading transitions. Debris larger than 1.5 inches shall be removed from surface of landscape beds and sodded areas.
11. All plant material shall be installed and maintained in the highest standard of workmanship and in accordance with the Details and Specifications. Plant material shall be maintained by the landscape contractor until Final Acceptance is granted by the Owner.
12. All B&B trees shall have strings, twine or rope removed from the top of the basket. All flagging tape, identification tags, and other objects shall be removed from the plant material prior to calling for a Substantial Completion inspection.
13. **Mulch shall be Pine Bark mini-nuggets. Sod shall be St. Augustine 'Floratam'.**
14. The landscape contractor shall remove existing vegetation necessary to complete the work shown on the plans. Use of herbicide shall be in accordance to manufacturer's recommendations and supervised by licensed applicators. The landscape contractor is solely responsible for the means to remove existing vegetation and responsible to ensure that re-growth does not occur.
15. The landscape contractor shall keep a neat and orderly job site. Paved surfaces necessary for egress shall be kept clear of debris. Debris generated by the work shown on the Plans shall be removed from the site.
16. The landscape contractor shall provide a replacement warranty for trees of one year's duration and shrub/groundcover for three months duration from Final Acceptance.
17. Sod shall be laid with tight joints. Sodded areas shall be rolled within three days after installation. Landscape contractor shall apply proper irrigation water quantities prior to rolling to insure proper soil/root contact but not produce indentations from pedestrians.
18. All questions concerning the Plans, Details, or Specifications shall be directed to the Landscape Architect, (727-343- 1809).
19. Fertilization of proposed plant materials must comply with Marion County Code Section 6.8.14 - Fertilizers and other Landscape Chemicals.
20. Upon completion of the installation, the contractor shall request an inspection by the design professional. A Landscape and Irrigation As-Built Certification shall be signed and sealed by the design professional and submitted to the County Landscape Architect prior to the issuance of a Certificate of Occupancy

STAKING NOTES:

1. STAKING DETAIL FOR TREES WITH 3 1/2" INCH OR GREATER CALIPER MEASUREMENTS. SEE ALTERNATE STAKING DETAIL FOR TREES 3 INCH CALIPER OR LESS (SMALL TREE PLANTING/STAKING).
2. DUCKBILL ROOT BALL STRAP ANCHORS MODEL # 88 REM BY FORESIGHT PRODUCTS, LLC. (800) 325-5360 www.earthanchor.com - OTHER TREE STAKING SYSTEMS MAY BE ACCEPTABLE IF APPROVED BY THE LANDSCAPE ARCHITECT.
3. LANDSCAPE CONTRACTOR SHALL REMOVE STAKING AND GUYING MATERIALS AFTER ONE GROWING SEASON.
4. STAKING TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.

LANDSCAPE CODE REQUIREMENTS

LANDSCAPE BUFFERS

FRONT LANDSCAPE BUFFER: 165 LINEAR FT. OF TYPE 'C' BUFFER
WIDTH: 10'
CANOPY TREES REQUIRED: 4
CANOPY TREES PROVIDED: (4) WINGED ELM
UNDERSTORY TREES REQUIRED: 5
UNDERSTORY TREES PROVIDED: (3) YAUPON HOLLY, (2) EAGLESTON HOLLY
50% OF BUFFER IN SHRUBS AND GROUNDCOVERS PROVIDED (OFFSET TO ALLOW SIGN VISIBILITY)

REAR LANDSCAPE BUFFER: 165 LINEAR FT. OF TYPE 'B' BUFFER
WIDTH: 20'
CANOPY TREES REQUIRED: 4
CANOPY TREES PROVIDED: (2) LIVE OAK, (2) RED MAPLE
UNDERSTORY TREES REQUIRED: 5
UNDERSTORY TREES PROVIDED: (5) CRAPE MYRTLE
57.5% OF BUFFER IN SHRUBS AND GROUNDCOVERS PROVIDED
6' HT. WALL PROVIDED

TREE CANOPY COVERAGE

ONE SHADE TREE REQUIRED PER 3,000 SQ. FT.
35,981 SQ. FT PARCEL/ 3,000 = 12 SHADE TREES REQUIRED
POST DEVELOPMENT SHADE TREES PROPOSED: 21 - RED MAPLE, LIVE OAK, WINGED ELM

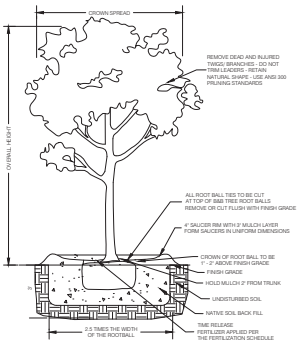
IMPERVIOUS SURFACE PERCENTAGE

20% LANDSCAPE AREA REQUIRED : 36,041 x 20% = 7,209 SQ FT.
LANDSCAPE AREA PROVIDED: 19,986 SQ. FT. (55.5 %)

PLANT MATERIAL SCHEDULE

CODE	QTY	BOTANICAL NAME	COMMON NAME	SPECIFICATION	SPACING	NATIVE
AR	6	ACER RUBRUM	RED MAPLE	4" CAL., 14' HT.,	AS SHOWN	YES
H	181	HEMEROCALLIS 'MING TOY'	DAY LILY	1 GAL., 12" HT. X 10" SPD.	18" O.C.	NO
HP	116	HAMELIA PATENS	FIREBUSH	3 GAL., 20-24" HT., FULL TO GROUND	3' O.C.	YES
ICB	71	ILEX CORNUTA BURFORDII NANA	DWARF BURFORD HOLLY	3 GAL., 20-24" HT., FULL TO GROUND	3' O.C.	NO
IAE	2	ILEX x ATTENUATA 'EAGLESTON'	EAGLESTON HOLLY	3.5" CAL., 12-14' HT.,	AS SHOWN	YES
IV	3	ILEX VOMITORIA	YAUPON HOLLY	MIN. 6' HT. X 3.5' SPD.	AS SHOWN	YES
IVS	63	ILEX VOMITORIA 'NANA'	DWARF YAUPON HOLLY	3 GAL., 15" SPD.	2.5' O.C.	YES
LIN	5	LAGERSTROEMIA INDICA 'NATCHEZ'	CRAPE MYRTLE 'NATCHEZ'	MIN. 6' HT. X 3.5' SPD.	AS SHOWN	NO
MF	66	MYRCIANTHES FRAGRANS 'COMPACTA'	COMPACTA' SIMPSONS STOPPER	3 GAL., 20" HT. X 18" SPD.	3' O.C.	YES
MUC	79	MUHLENBERGIA CAPILLARIS	PINK MUHLY GRASS	3 GAL., 18-24" SPD.	3' O.C.	YES
QV	5	QUERCUS VIRGINIANA	LIVE OAK	4" CAL., 14' HT.,	AS SHOWN	YES
SR	13	STRELITZIA REGINAE	BIRD OF PARADISE	3 GAL., 30" HT., FULL	4' O.C.	NO
UA	10	ULMUS ALATA	WINGED ELM	4" CAL., 14' HT.,	AS SHOWN	YES

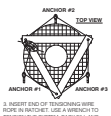
54% SHRUBS AND GROUNDCOVERS QUANTITIES ARE NATIVE SPECIES
100% OF PROPOSED SHADE TREES ARE NATIVE SPECIES AND 63% OF ALL TREES ARE NATIVE SPECIES
NO SHADE TREE SPECIES EXCEEDS 50% OF TOTAL SHADE TREES (WINGED ELM = 48%)



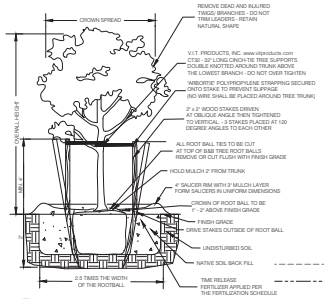
2 LS2 LARGE TREE PLANTING DETAIL (3 1/2" OR GREATER CALIPER) NOT TO SCALE

1. DRIVE DUCKBILL ANCHORS IN TRIANGULAR PATTERN IN BOTTOM OF HOLE UNTIL ONLY LOOP REMAINS EXPOSED USING DS-68 DRIVE STEEL AND HEAVY HAMMER (NOT INCLUDED IN KIT).

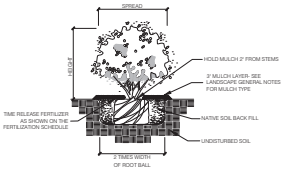
2. REMOVE DRIVE STEEL. PULL UPWARD ON WIRE ROPE LOOPS TO ROTATE ANCHORS INTO THE PERPENDICULAR ANCHOR LOCK POSITION.



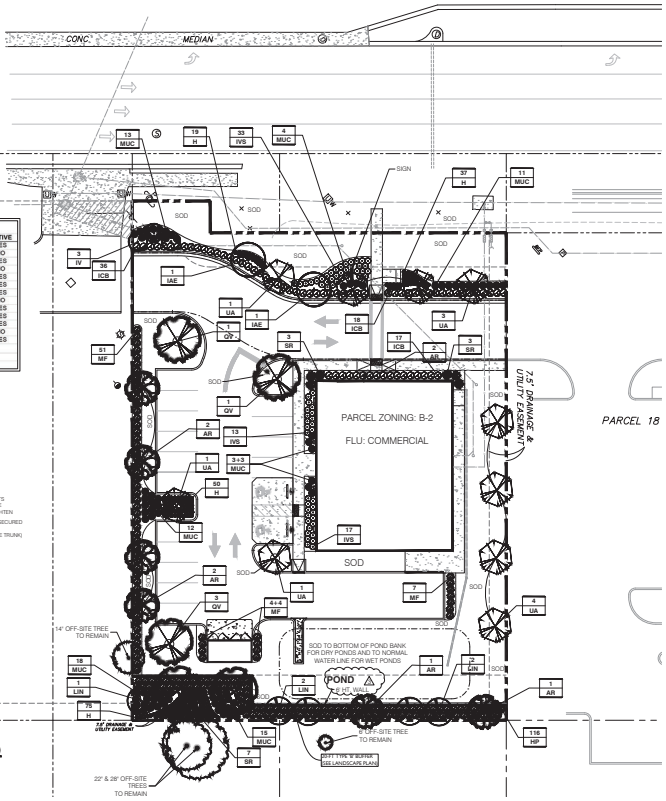
3. INSERT END OF TENSIONING WIRE ROPE IN RATCHET. USE A WRENCH TO TENSION THE SYSTEM. BACK FILL AND COVER THE ROOT BALL. NOTHING PROTRUDES ABOVE GROUND LEVEL.



1 LS2 SMALL TREE PLANTING DETAIL (≤3" CALIPER) NOT TO SCALE



3 LS2 SHRUB & GROUNDCOVER PLANTING DETAIL NOT TO SCALE



SCALE: 1" = 20'
0 10' 20' 40' 80'

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MATTRESS WAREHOUSE

SW HIGHWAY 200
PARCEL ID: 3501-200-016 & 3501-200-017
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REVISIONS:
1. 5/30/25 COUNTY REVIEW COMMENTS
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4.

DRAWN BY: JAZ
DATE: 2/28/25
25002

JACOB ZIMMERMAN, RLA
REG. NO. FL LA 6001675
LANDSCAPE ARCHITECT

LANDSCAPE PLAN
LS2

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GENERAL IRRIGATION NOTES

1. The Contractor shall provide a fully functional irrigation system as shown on the Plans. Irrigation heads shall provide 100% coverage of the area to be irrigated.
2. The source of water for the irrigation system shall be: 1" POTABLE WATER METER
3. The Contractor shall field verify the capability of the water source to deliver a minimum pressure (50 PSI) and volume (37 GPM) to operate the irrigation systems as designed. In the event of discrepancies contact the Landscape Architect prior to installation.
4. All questions concerning the Plans, Details or Specifications shall be directed to the Landscape Architect, (727) 343-1809.
5. All necessary permits (including Right of Way Use Permit) are to be provided by the installing contractor for work shown on the Plans.
6. All components of the proposed irrigation system shall meet the federal, state and local codes, regulations and ordinances concerning irrigation construction.
7. In an effort to create graphic clarity, irrigation mainline, lateral line, valves and other components of the irrigation system may be shown in paved areas or inside buildings on the Plans. These components are to be installed in appropriate landscape areas to carry out the intent of the Plans.
8. The Contractor shall be responsible for verification and protection of all underground and overhead utilities.
9. The Contractor shall review the Landscape Plans prior to installing the irrigation system. Coordinate installation locations of pipes, valves and other equipment with the installation locations of trees and shrubs.
10. As-Built drawings are to be provided by the Contractor. Drawings shall be on Owner furnished base plans in hard copy or electronic versions. Contractor shall note all deviations from the Irrigation Plans as noted in Section 32 8423 of the Specifications.
11. Mainline is to be installed with a minimum of 18" depth of cover, and lateral lines are to be installed with a minimum of 12" depth of cover.
12. Sleeving is to be provided by the Contractor (unless otherwise specifically stated in the Specifications or Bid Documents).
13. The Contractor shall provide operating maintenance instructions and operation manuals to the Owner prior to acceptance of the project.
14. Owner shall provide 110 Volt power to the controller location. Electrical connection from power source to control clock is to be provided by the Contractor (unless otherwise specifically stated in the Specifications or Bid Documents). Contractor shall coordinate installation location of control clock with Owner or Owner's Representative.
15. When the irrigation system Source is a proposed well, the well and pump locations shall be coordinated with the Owner or Owner's Representative prior to installation. The Owner shall provide power to the pump location. Contractor shall coordinate voltage and phase of available power with the local electrical utility and the Owner prior to ordering of the pump. Contractor shall coordinate pump ordering lag time with the irrigation and landscape work schedules to ensure timely supply of water to the project site.
16. Contractor shall install an inline 120VAC-15A lightning surge protector between the power source and the controller. Ground each controller to a 5/8" x 8' copper clad ground rod with AWG #6 bare solid copper wire. A proper ground shall have 10 ohms or less resistance to earth. Use of multiple ground rods may be necessary to achieve the desired resistance reading.
17. Contractor shall label location and head type for each zone in the irrigation system on the inside of the controller door. Suggested zone run time shall be indicated. All zone valves shall have permanent (plastic or metal) tags attached to the valve corresponding to the number of the zone on the controller.
18. Control Clocks shall be programmed to include a watering schedule that provides 1" of water per week during the months April to November and provides 1" of water every two weeks during the months December to March. The zone run time shall be sequenced for the local watering restrictions as Program A: Program B shall be set as the water establishment period watering schedule in cooperation with the Landscape Contractor.
19. The rain shut-off device shall be installed to meet local codes. Contractor shall locate device so that obstructions do not alter the accurate monitoring of rainfall at the project site. All wiring to the device shall be enclosed in 1/2" PVC electrical conduit.
20. 12" pop-up spray (or rotor) heads shall be installed in all groundcover beds and masses of shrubs not exceeding 22 inches height.
21. 6" pop-up spray heads shall be installed in all turf areas. Rotor heads in turf areas to be 6" pop-ups with the exception of Hunter PGP Series (4").
22. All Hunter PGJ and PGP Rotor and Spray heads shall have heavy walled PVC IPS flex pipe for the connection between lateral line and each head. Provide adequate slack for minor head adjustment. All Hunter I-20 Rotor heads shall have rigid PVC swing joints. See Details for Shrub Riser and 12" pop-up head applications.
23. The Contractor shall adjust all heads to provide optimum coverage and minimize overthrow onto paved surfaces. Adjustable nozzles shall be used in areas where fixed spray patterns will result in overthrow onto paved surfaces. Adjust pressure regulating valves to prevent misting from heads.
24. Valve boxes shall be sized to accommodate installation and maintenance of zone valve(s). The valve box shall have a 3" deep layer of 1/2" diameter gravel as a sump installed 2" below the bottom of the valve. Valve boxes shall be installed so that the top of the box is no more than 1.5 inch above finish grade and set parallel to the surrounding grade.
25. All 24 Volt control wiring shall be UL Listed, single strand, Type UF 600 Volt control cable. Common wires to be white,AWG #12 or larger wire. Hot wires to be red, AWG #14 or larger wire. Spare wires to be any color wire except green, red or white, AWG #14 or larger wire.
26. All splices to the 24 Volt control wiring shall be made with King Technology (King 6) silicone filled safety connectors.
27. Shrub risers shall only be installed in hedges or mass plantings abutting vertical walls or objects and not extend more than 6" above the height of the shrubs. In no case shall risers be installed directly adjacent to curbs, sidewalks or other vehicular access ways. If risers are to be used in hedges abutting parking areas without concrete wheel stops, they must be placed a minimum of 30 inches away from the edge of pavement to protect the riser from damage by vehicular overhang. All risers are to be painted black.
28. Mainline piping shall have thrust blocks sized and placed in accordance with the pipe manufacturer's recommendations. Thrust blocks shall be installed at all changes in direction, reduction in pipe size, and end caps on the Mainline.
29. Irrigation Systems designed with Reclaimed Water as the Source shall include purple marking caps for all valve boxes, valves, quick couplers, hose bibs and spray or rotor heads. Rainbird PESBR-PRS-D zone valves with self cleaning scrubber shall be used on all systems connected to Reclaimed Water.
30. Upon completion of the installation, the contractor shall request an inspection by the design professional. A Landscape and Irrigation As-Built Certification shall be signed and sealed by the design professional and submitted to the County Landscape Architect prior to the issuance of a Certificate of Occupancy

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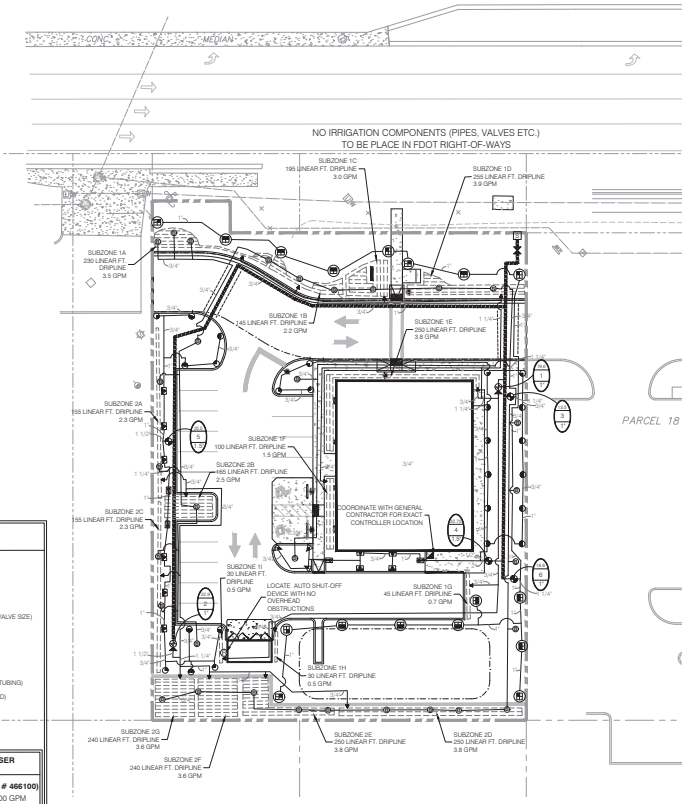

IRRIGATION LEGEND

SYMBOL	SPECIFICATION
	HUNTER ICC2 IRRIGATION CONTROLLER 12C-800-PL (SEE GENERAL IRRIGATION NOTES FOR INSTRUCTIONS)
	HUNTER RAIN-CLIK - RAIN SENSOR
	WATER SOURCE: PROPOSED 1" POTABLE WATER METER
	BACKFLOW PREVENTION DEVICE
	HUNTER ICV 24 VOLT REMOTE CONTROL VALVE FILTER SENTRY ON WELL WATER SYSTEMS (SEE IRRIGATION ZONE TAG FOR VALVE SIZE)
	1" RAINBRD XCZ-101-COM PESB-PRS-D VALVE WITH 150 MESH BASKET FILTERS
	POINT OF CONNECTION - PVC TO DRIP TUBING
	MAINLINE: 2" SCHEDULE 40 PVC
	LATERAL LINE: MINIMUM 160 PSI PVC (MINIMUM PIPE SIZE TO BE 3/4")
	RAIN BIRD AVFD-09-12 IN-LINE PRESSURE COMPENSATING DRIP TUBING (1.5 GPM/100' TUBING)
	SLEEVING: SCHEDULE 40 PVC (TWO NOMINAL SIZES LARGER THAN PIPE TO BE SLEEVED)
STATION NUMBER / GALLONS PER MINUTE / VALVE SIZE	IRRIGATION ZONE TAG

6" POP-UP SPRAY HEADS WITH PLASTIC RISER SYMBOL	MODEL #
	Hunter PROS-06 8F - 0.97 GPM
	Hunter PROS-06 8H - 0.47 GPM
	Hunter PROS-06 8Q - 0.24 GPM
	Hunter PROS-06 10F - 1.59 GPM
	Hunter PROS-06 10H - 0.88 GPM
	Hunter PROS-06 10Q - 0.42 GPM
	Hunter PROS-06 12F - 2.70 GPM
	Hunter PROS-06 12H - 1.30 GPM
	Hunter PROS-06 12Q - 0.67 GPM
	Hunter PROS-06 15F - 3.75 GPM
	Hunter PROS-06 15H - 1.86 GPM
	Hunter PROS-06 15Q - 0.97 GPM
	Hunter PROS-06 ES-515 - .65 GPM
	Hunter PROS-06 SS-530 - 1.30 GPM
	Hunter PROS-06 SS-918 - 1.72 GPM
	Hunter PCB-50 Bubbler - 0.5 GPM

SPRAY ZONES TO BE OPERATED AT 30 PSI

6" POP-UP ROTOR HEADS WITH STAINLESS STEEL RISER SYMBOL	MODEL #
18' O.C. SPACING WITH SHORT RADIUS NOZZLES (BLACK # 466100)	
	Hunter I-20-06-SS-36S-2.0SR 2.0 Short Radius Nozzle 2.00 GPM
	Hunter I-20-06-SS-ADS-1.0SR 1.0 Short Radius Nozzle 1.00 GPM
	Hunter I-20-06-SS-ADS-0.5SR 0.5 Short Radius Nozzle 0.50 GPM
25' O.C. SPACING WITH SHORT RADIUS NOZZLES (BLACK # 466100)	
	Hunter I-20-06-SS-36S-3.0 3.0 Short Radius Nozzle 3.0 GPM
	Hunter I-20-06-SS-ADS-1.5 1.5 Short Radius Nozzle 1.5 GPM
	Hunter I-20-06-SS-ADS-0.75 0.75 Short Radius Nozzle 0.75 GPM
40' O.C. SPACING WITH STANDARD NOZZLES	
	Hunter I-20-06-SS-36S-8.0 8.0 Nozzle 8.50 GPM
	Hunter I-20-06-SS-ADS-4.0 4.0 Nozzle 4.25 GPM
	Hunter I-20-06-SS-ADS-3.0 3.0 Nozzle 3.25 GPM
	Hunter I-20-06-SS-ADS-1.5 1.5 Nozzle 1.65 GPM

ROTOR ZONES TO BE OPERATED AT 50 PSI

Irrigation systems shall only be installed by installation professionals meeting the licensing requirements under Section 6.9.10, except those being installed by property owners on their own single-family residence or owner/occupied duplex. Irrigation systems shall be constructed in accordance with the Florida Irrigation Society's (FIS) Standards and Specifications for Turf and Landscape Irrigation Systems as updated.

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SCALE: 1" = 20'

0 10' 20' 40' 80'

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LANDSCAPE ARCHITECT

LA0001653 STATE OF FLORIDA

MATTRESS WAREHOUSE

SW HIGHWAY 200
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OCALA (MARION COUNTY), FLORIDA

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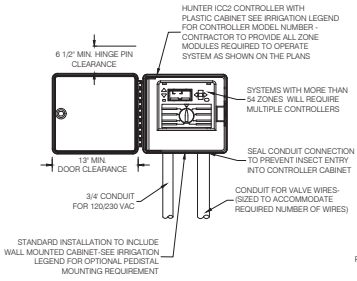
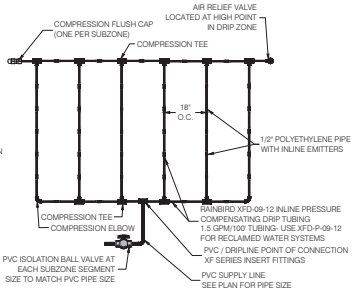
4.

DRAWN BY: JAZ
DATE: 2/28/25
25002

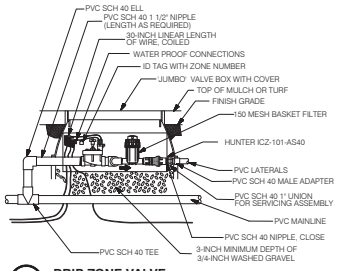
IRRIGATION PLAN
LS3



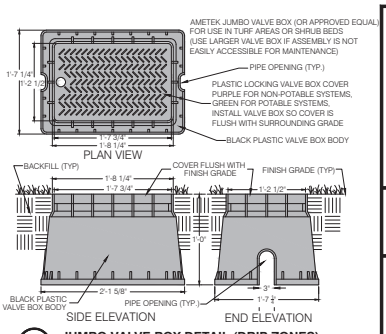
1 LS4 **IRRIGATION CONTROLLER**



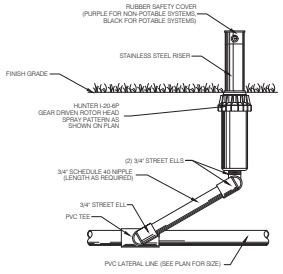
2 LS4 **DRIP IRRIGATION TUBING LAYOUT**



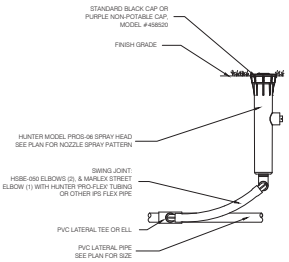
3 LS4 **DRIP ZONE VALVE**



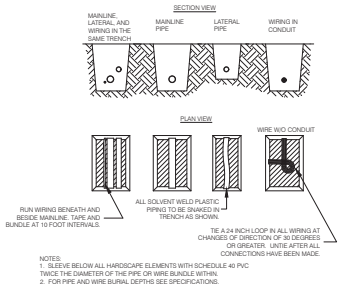
4 LS4 **JUMBO VALVE BOX DETAIL (DRIP ZONES)**



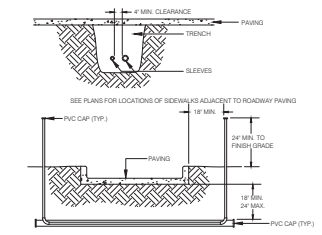
5 LS4 **6" POP-UP ROTOR HEAD- HUNTER I20-6P**



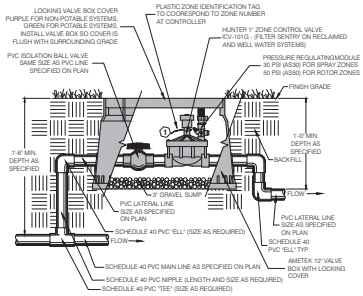
6 LS4 **6" POP-UP SPRAY HEAD- HUNTER PROS-06**



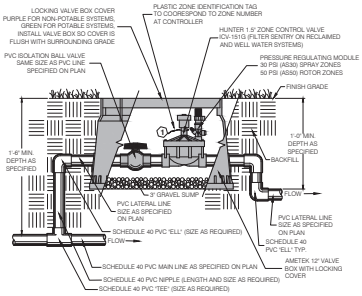
7 LS4 **PIPE AND WIRE TRENCHING DETAIL**



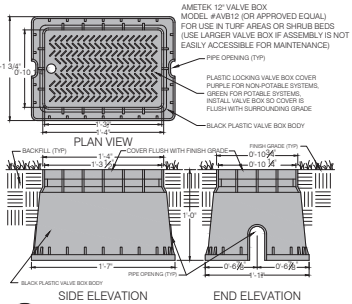
9 LS4 **SLEEVING DETAIL**



9 LS4 **1" ZONE CONTROL VALVE**



10 LS4 **1 1/2" ZONE CONTROL VALVE**



11 LS4 **VALVE BOX DETAIL (SPRAY & ROTOR ZONES)**

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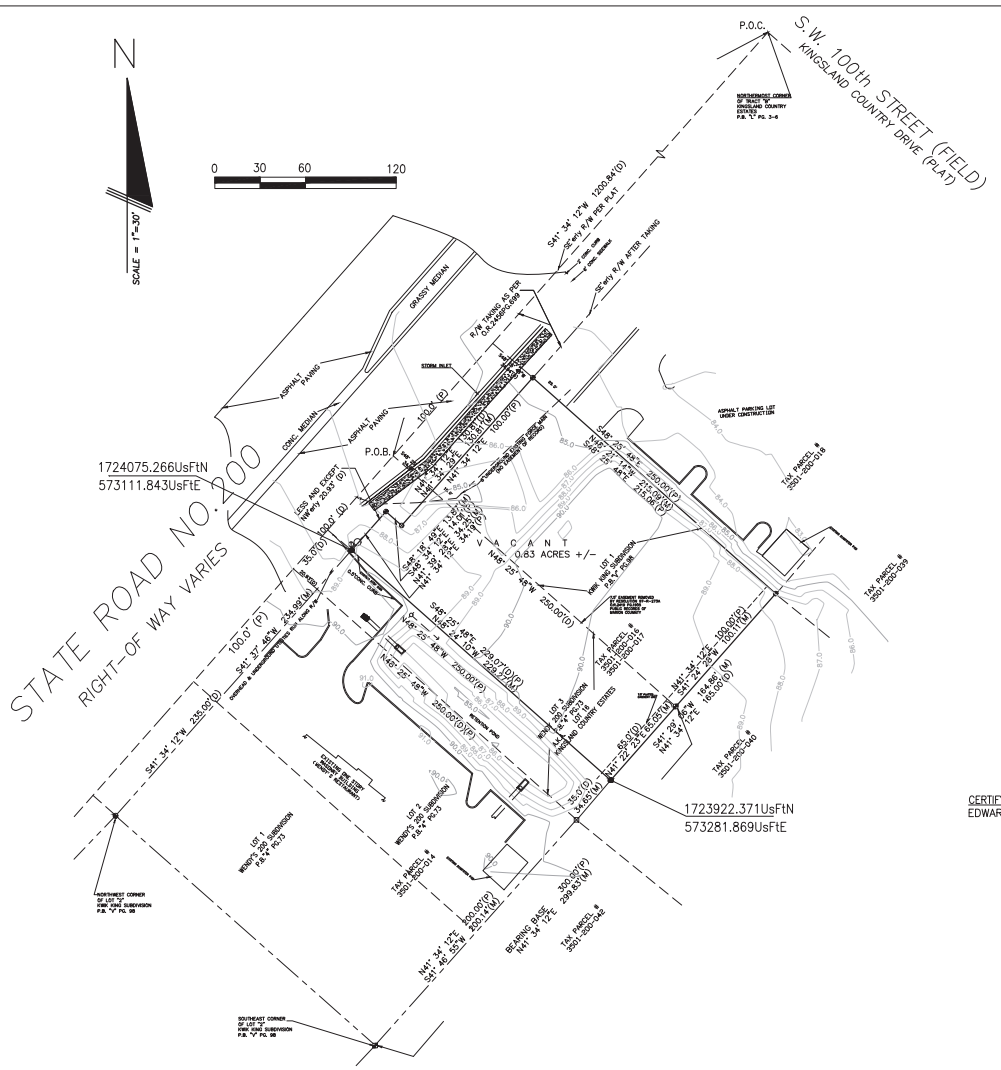
IRRIGATION DETAILS

LS4

JACOB ZIMMERMAN, RLA
REG. NO. FLA 0001675
LANDSCAPE ARCHITECT



BOUNDARY SURVEY for EDWARD J. O'HANRAHHAN

LEGAL DESCRIPTION:

Lot 16, Kingsland Country Estates
That part of Tract B, KINGSLAND COUNTRY ESTATES UNIT 1, lying in Sections 24 and 25, Township 16 South, Range 20 East, as recorded in Plat Book L, Pages 3 through 6, of the Public Records of Marion County, Florida, lying within the following boundaries, to wit:

Commence at the Northernmost corner of said Tract B, said point being the Point of Intersection of the Southeasterly right of way line of State Road 200 and the Southwesterly right of way line of Kingsland Country Drive, run thence South 41°34'12" W., along said right of way line of State Road 200, being also the Westerly boundary of said Tract B, a distance of 1200.64 feet to the Point of Beginning; continue thence South 41°34'12" W., along said right of way line and said boundary a distance of 100 feet; thence leaving said right of way line and said boundary run South 48°25'48" E., a distance of 250 feet to a point; thence North 41°34'12" E., a distance of 100 feet to a point; thence North 48°25'48" W., a distance of 250 feet to a Point of Intersection with aforesaid right of way line and boundary and the Point of Beginning, now known as Lot 3, WENDY 200 SUBDIVISION, as per plat thereof filed in Plat Book 4, Page 73 of the Public Records of Marion County, Florida.

AND

Lot 1, Kwik King Subdivision
Lot 1, KWIK KING SUBDIVISION, according to plat thereof recorded in Plat Book V, Page 98, of the Public Records of Marion County, Florida.

LESS AND EXCEPT

Commence at the Southwest corner of Lot 3, WENDY200, as per plat thereof recorded in Plat Book 4, Page 73 of the Public Records of Marion County, Florida; thence South 48°25'48" E., 250 feet to the Southeast corner of said Lot 3; thence North 41°34'12" E., along the East boundary of Lot 3, 35 feet; thence North 48°25'48" W., 250 feet to the West boundary of said Lot 3; thence South 41°34'12" W., along said West boundary 35 feet to the Point of Beginning.

ALSO LESS AND EXCEPT the Northwesterly 20.93 feet of Lot 3, WENDY 200 SUBDIVISION, for additional road right of way of State Road 200.

LEGEND:

N = NORTH E = EAST W = WEST S = SOUTH (OR ANY COMBINATION SUCH AS NE, SW)
° = DEGREES WHEN USED IN A BEARING
' = MINUTES WHEN USED IN A BEARING
" = SECONDS WHEN USED IN A BEARING
' = FEET WHEN USED IN A DISTANCE
" = INCHES WHEN USED IN A DISTANCE
R/W = RIGHT OF WAY LINE
= BROKEN SCALE LINE
℄ = CENTERLINE
= FENCE CORNER
= FENCE LINE (WOOD)
= FENCE LINE (CHAIN LINK)
= OVERHEAD UTILITY LINES
= UTILITY POLE
= GUY ANCHOR
+00.00 = SPOT ELEVATIONS
= TELEPHONE RISER
= CABLE TV RISER
= ELECTRIC BOX
= STORM SEWER MANHOLE

(M) = FIELD MEASUREMENT
(P) = PLAT CALL
(CP) = CALCULATED FROM PLAT DIMENSIONS
(F) = CALCULATED FROM FIELD MEASUREMENTS
(D) = DEED DIMENSION
R = RANGE
T = TOWNSHIP
± = MORE OR LESS
O.R. = OFFICIAL RECORDS BOOK
P.B. = PLAT BOOK
PG. = PAGE
P.C.P. = PERMANENT CONTROL POINT
P.R.M. = PERMANENT REFERENCE MONUMENT
P.T. = POINT OF TANGENT
P.C. = POINT OF CURVATURE
P.I. = POINT OF INTERSECTION
L = LENGTH OF CURVE
CONC. = CONCRETE
R/W = RIGHT-OF-WAY
WRA = WATER RETENTION AREA

= FOUND 4" x 4" CONCRETE MONUMENT WITH DISC STAMPED "PRM"
= FOUND 4" x 4" CONCRETE MONUMENT WITH NAIL ONLY (NO LB.#)
= SET MAG NAIL & BRASS DISC STAMPED LS # 5245
= SET 5/8" REBAR WITH CAP STAMPED LS # 5245
= FOUND 5/8" REBAR WITH CAP STAMPED LS # 3492
= FOUND 5/8" REBAR WITH CAP STAMPED LB # 7829
= FOUND 5/8" REBAR WITH NO CAP (NO LB. #)
= FOUND 5/8" REBAR WITH CAP STAMPED LB # 7532
= CLACULATED POINT ONLY (NOT FOUND)

STATE PLANE COORDINATES SHOWN HEREON AS SUCH (SEE NOTE #11) = 1726400.52UsFtN, 663592.846UsFtE

NOTES:

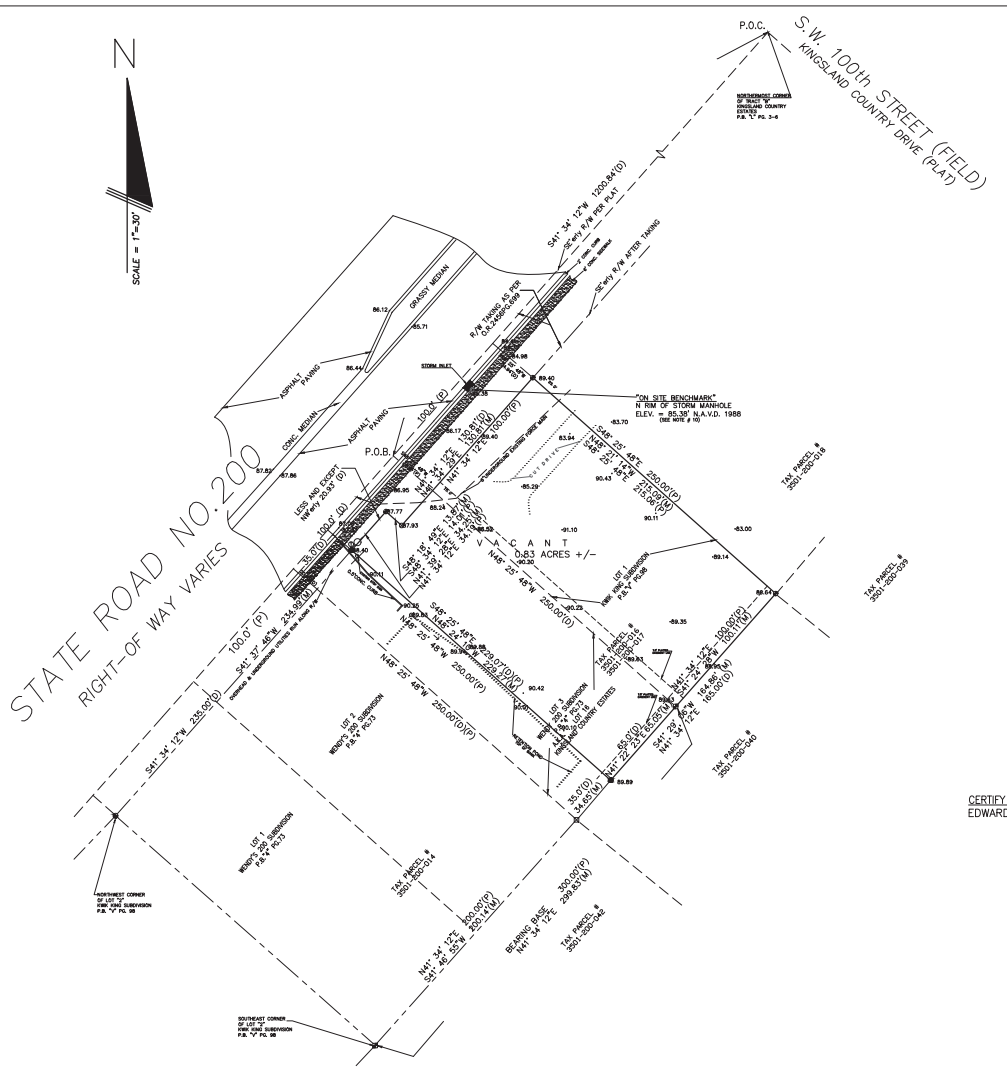
1) THIS IS A BOUNDARY SURVEY WITH TOPOGRAPHIC INFORMATION
2) SURVEY BASED ON EXISTING MONUMENTATION, RECORDS OF THIS COMPANY, AND PUBLIC RECORDS OF MARION COUNTY, FLORIDA.
3) LEGAL DESCRIPTION OF PARENT TRACT FURNISHED BY CLIENT.
4) BEARINGS BASED ON DEED AND/OR PLAT AS SHOWN.
5) UNDERGROUND IMPROVEMENTS, SEPTIC SYSTEMS, AND UTILITIES, IF SHOWN HEREON, ARE APPROXIMATED AND MUST BE EXPOSED FOR ACCURATE LOCATION; OTHER SUCH UNDERGROUND FEATURES MAY EXIST WHICH WERE NOT LOCATED.
6) SEPTIC TANK, DRAIN FIELD, AND/OR ANY OTHER POSSIBLE UNDERGROUND FEATURES MUST BE FIELD VERIFIED PRIOR TO CONSTRUCTION ON PROPERTY, AND/OR USE THAT MAY DAMAGE SAME.
7) LINES SHOWN HEREON HAVE NOT BEEN ABSTRACTED FOR RIGHTS OF WAY, EASEMENTS AND/OR OTHER INSTRUMENTS OF RECORD.
8) NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER OR ELECTRONIC SEAL AUTHORIZED BY THIS SURVEYOR.
9) ELEVATIONS SHOWN HEREON ARE REFERRED TO NAVD 1988 DATUM.
10) ELEVATIONS SHOWN HEREON ARE BASED ON A CLOSED LEVEL LOOP FROM NATIONAL GEODETIC BENCHMARK DESIGNATION "J 507, RECORDED IN 2005 CONDITION: ELEVATION = 83.21' - NAVD 1988 DATUM.
11) STATE PLANE COORDINATES - ZONE 902 FLORIDA WEST, ARE BASED ON A FIELD GPS/RTK PROJECTION LATITUDE/LONGITUDE CONVERTED ON https://www.earthpoint.us/StatePlane.aspx WITH A SCALE FACTOR OF 1.000350 & ROTATION ANGLE OF -0°19'35.76" AND DEPLOYED IN U.S. Feet

I HEREBY CERTIFY THAT THE SURVEY REPRESENTED HEREON MEETS THE STANDARDS PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

CERTIFY TO:
EDWARD J. O'HANRAHHAN

THOMAS VENTRE P.L.S. # 5245
THOMAS M. VENTRE PROF. LAND SURVEYOR, INC. L.B. # 7083
3661 SE 58th STREET
OCALA, FLORIDA 34470
tmvpls@aol.com
(352) 629-1696

CLIENT: ED O'HANRAHHAN
DATE OF FIELD WORK: 01/30/25
DRAWN BY: T.V.
JOB NUMBER: 25-OHANRA
REVISION 1 (04/25/25) : REVISED TO SHOW O.R. 2419 PG.1905
REVISION 2 (06/10/25) : REVISED TO SHOW TOPOGRAPHIC DATA



BOUNDARY SURVEY for EDWARD J. O'HANRAHHAN

LEGAL DESCRIPTION:

Lot 16, Kingsland Country Estates
That part of Tract B, KINGSLAND COUNTRY ESTATES UNIT 1, lying in Sections 24 and 25, Township 16 South, Range 20 East, as recorded in Plat Book L, Pages 3 through 6, of the Public Records of Marion County, Florida, lying within the following boundaries, to wit:

Commence at the Northernmost corner of said Tract B, said point being the Point of Intersection of the Southeasterly right of way line of State Road 200 and the Southwesterly right of way line of Kingsland Country Drive, run thence South 41°34'12" W., along said right of way line of State Road 200, being also the Westerly boundary of said Tract B, a distance of 1200.64 feet to the Point of Beginning; continue thence South 41°34'12" W., along said right of way line and said boundary a distance of 100 feet; thence leaving said right of way line and said boundary run South 48°25'48" E., a distance of 250 feet to a point; thence North 41°34'12" E., a distance of 100 feet to a point; thence North 48°25'48" W., a distance of 250 feet to a Point of Intersection with aforesaid right of way line and boundary and the Point of Beginning, now known as Lot 3, WENDY 200 SUBDIVISION, as per plat thereof filed in Plat Book 4, Page 73 of the Public Records of Marion County, Florida.

AND

Lot 1, Kwik King Subdivision
Lot 1, KWIK KING SUBDIVISION, according to plat thereof recorded in Plat Book V, Page 98, of the Public Records of Marion County, Florida.

LESS AND EXCEPT

Commence at the Southwest corner of Lot 3, WENDY'200, as per plat thereof recorded in Plat Book 4, Page 73 of the Public Records of Marion County, Florida; thence South 48°25'48" E., 250 feet to the Southeast corner of said Lot 3; thence North 41°34'12" E., along the East boundary of Lot 3, 35 feet; thence North 48°25'48" W., 250 feet to the West boundary of said Lot 3; thence South 41°34'12" W., along said West boundary 35 feet to the Point of Beginning.

ALSO LESS AND EXCEPT the Northwesterly 20.93 feet of Lot 3, WENDY 200 SUBDIVISION, for additional road right of way of State Road 200.

LEGEND:

N = NORTH E = EAST W = WEST S = SOUTH (ON ANY COMBINATION SUCH AS NE, SW)
° = DEGREES WHEN USED IN A BEARING
' = MINUTES WHEN USED IN A BEARING
" = SECONDS WHEN USED IN A BEARING
' = FEET WHEN USED IN A DISTANCE
" = INCHES WHEN USED IN A DISTANCE
R/W = RIGHT OF WAY LINE
= BROKEN SCALE LINE
℄ = CENTERLINE
= FENCE CORNER
= FENCE LINE (WOOD)
X = FENCE LINE (CHAIN LINK)
= OVERHEAD UTILITY LINES
= UTILITY POLE
= GUY ANCHOR
TP = TELEPHONE RISER
TV = CABLE TV RISER
EB = ELECTRIC BOX
= STORM SEWER MANHOLE

(M) = FIELD MEASUREMENT
(P) = PLAT CALL
(CP) = CALCULATED FROM PLAT DIMENSIONS
(F) = CALCULATED FROM FIELD MEASUREMENTS
(D) = DEED DIMENSION
R = RANGE
T = TOWNSHIP
± = MORE OR LESS
O.R. = OFFICIAL RECORDS BOOK
PG. = PAGES
P.B. = PLAT BOOK
P.C.P. = PERMANENT CONTROL POINT
P.R.M. = PERMANENT REFERENCE MONUMENT
P.T. = POINT OF TANGENT
P.C. = POINT OF CURVATURE
P.I. = POINT OF INTERSECTION
L = LENGTH OF CURVE
CONC. = CONCRETE
R/W = RIGHT-OF-WAY
WMA = WATER RETENTION AREA

= FOUND 4" x 4" CONCRETE MONUMENT WITH DISC STAMPED "PRM"
= FOUND 4" x 4" CONCRETE MONUMENT WITH NAIL ONLY (NO I.D.#)
= SET MAG NAIL & BRASS DISC STAMPED LS # 5245
= SET 5/8" REBAR WITH CAP STAMPED LS # 5245
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= FOUND 5/8" REBAR WITH CAP STAMPED LB # 7829
= FOUND 5/8" REBAR WITH NO CAP (NO I.D. #)
= FOUND 5/8" REBAR WITH CAP STAMPED LB # 7532
= CLACULATED POINT ONLY (NOT FOUND)

NOTES:
1) THIS IS A BOUNDARY SURVEY WITH MINOR ELEVATIONS SHOWN
2) SURVEY BASED ON EXISTING MONUMENTATION, RECORDS OF THIS COMPANY, AND PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.
3) LEGAL DESCRIPTION OF PARENT TRACT FURNISHED BY CLIENT.
4) BEARINGS BASED ON DEED AND/OR PLAT AS SHOWN.
5) UNDERGROUND IMPROVEMENTS, SEPTIC SYSTEMS, AND UTILITIES, IF SHOWN HEREON, ARE APPROXIMATED AND MUST BE EXPOSED FOR ACCURATE LOCATION; OTHER SUCH UNDERGROUND FEATURES MAY EXIST WHICH WERE NOT LOCATED.
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7) LANDS SHOWN HEREON HAVE NOT BEEN ABSTRACTED FOR RIGHTS OF WAY, EASEMENTS AND/OR OTHER INSTRUMENTS OF RECORD.
8) NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER OR ELECTRONIC SEAL AUTHORIZED BY THIS SURVEYOR.
9) ELEVATIONS SHOWN HEREON ARE REFERRED TO NAVD 1988 DATUM.
10) ELEVATIONS SHOWN HEREON ARE BASED ON A CLOSED LEVEL LOOP FROM NATIONAL GEODETIC BENCHMARK DESIGNATION "I 597, RECORDED IN GOOD CONDITION. ELEVATION = 83.17' - NAVD 1988 DATUM.

CERTIFY TO:
EDWARD J. O'HANRAHHAN

I HEREBY CERTIFY THAT THE SURVEY REPRESENTED HEREON MEETS THE STANDARDS PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

THOMAS VENTRE P.L.S. # 5245

THOMAS M. VENTRE PROF. LAND SURVEYOR, INC. L.B. # 7083
3661 SE 58th STREET
OCALA, FLORIDA 34470
tmvpls@aol.com
(352) 629-1696

CLIENT: ED O'HANRAHAN
DATE OF FIELD WORK: 01/30/25
DRAWN BY: T.V.
JOB NUMBER: 25-OHANRA

ELECTRICAL SPECIFICATIONS GENERAL

A. All work shall be performed or installed in strict accordance with the following (each contractor and subcontractor shall be responsible for compliance):
1. NFPA 70 National Electrical Code (2020 Edition)
2. Florida Building Code (2023, 8th Edition)
3. Florida Fire Prevention Code (2023, 8th Edition)
4. NFPA 72 National Fire Alarm and Signaling Code (2019 Edition)
5. NFPA 101 Life Safety Code (2021)
6. NFPA 110 Emergency and Standby Power Systems (2019)
7. NFPA 780 Lightning Protection (2017)
8. OSHA Regulations
9. All other applicable rules, regulations, and codes of local, state, and federal governments having lawful jurisdiction.

B. Furnish all labor, materials, fixtures, equipment, tools and service necessary for installation, testing, and adjusting of all electrical system. Electrical systems shall be furnished and installed in compliance with the Drawings, Specifications, and any Addenda thereto.

C. All equipment and materials provided shall meet or exceed specification requirements, be new and unused (unless furnished by the owner), listed under an UL category, and shall be a product of a manufacturer regularly engaged in producing such equipment and materials for at least five years.

D. Drawings and Specification shall be understood to cover, according to their intent and meaning, complete electrical systems. Work shown on the drawings yet not specified, and work specified yet not shown on the drawings shall be performed as though mentioned in both.

E. Minor items and accessories reasonably inferred as necessary for the complete and proper operation of any system shall be provided by contractor or subcontractor for such system whether or not they are specifically called for.

F. The Electrical Contractor shall include in his bid the cost of furnishing, installing, maintaining, and removing all material and equipment required to provide temporary lights and power to perform the work of all trades during construction and until work is completed. Adequate lighting and receptacle outlets for operation of hand tools shall be provided throughout the project - including shanties, trailers, field offices, and temporary toilet enclosures - and shall be extended as construction progresses.

G. Prior to bidding, the Electrical Contractor shall coordinate with the electric power company to ascertain, in detail, the division of work, and the extent of performance by the Power Company.

H. Each panelboard, switchboard, disconnect, pullbox larger than 4"x4", transformer, contactor, separately enclosed breaker, separately enclosed starter, transfer switch, and time clock shall be labeled with the same designation shown on the drawings.

I. Labels shall be laminated plastic engraved, with letter size no less than 3/8 inch in height. Exterior labels shall be UV resistant and weatherproof.

J. Furnish all equipment and personnel and conduct all tests required to secure approval of the installation.

K. Safety Tests
1. All systems shall test free from short circuits and grounds, shall be free from mechanical and electrical defects, and shall show an insulation resistance between phase conductors and ground of not less than that specified by the cable manufacturer.
2. All systems shall show proper neutral connections.
3. Key-operated interlock mechanisms shall be demonstrated to perform as intended.

M. Upon completion of each part of the electrical system, the contractor shall demonstrate to the Engineer that each item on that system is installed with proper covers, safeties, controls, etc., and that all are in proper working order.

N. A set of "red-lined" electrical drawings shall be carefully maintained at the job site by the contractor. Markings shall be made legibly on the drawings in red on a daily basis so the drawings will continuously show deviations and other relevant information required by the Owner and Engineer. Please note: if Engineer is contracted to draft as-built markups, the resulting documents will not be signed & sealed by the Engineer. Certification of any as-built documents or constructed items, if required, would fall under the responsibility of the contractor.

O. Shop drawings and product data shall be submitted on all equipment, fixtures, etc. Shop drawings shall be labeled in the same designation as individual piece of equipment for which they are being submitted; the proper designation shall be the designation used on the various equipment schedules and or in other Sections of this Specification, i.e. Fixture A, Panel B, MDP, etc. Each submittal package shall be combined into a single PDF file and emailed (or otherwise electronically transmitted) to Engineer.

P. Job condition shall be determined prior to bidding in the following manner:
1. Site visit to determine:
   a. Existing conditions
   b. How and where materials will be delivered and stored
   c. Special problems encountered during construction
2. Examine all Contract Drawings and Specifications to determine:
   a. Type of construction to be used
   b. Nature and extent of work of other trades

S. General
1. Contract Drawings show the intended arrangements and sizes of principal apparatus and devices to be provided under this Contract. Drawings shall be followed as closely as actual building construction will permit.
2. Dimensions of work as indicated on Plans are not guaranteed to be as-built dimensions.
3. Measurements shall not be scaled from Drawings and used as definite dimensions for layout or fitting of work in place.
4. Layout of equipment, as shown on the plan, shall be checked and exact location determined by dimension of equipment approved by the Architect.
5. Consult the Drawings for all dimensions, locations of partitions, sizes of structural members, foundations etc.
6. Do not make final layouts until shop or equipment drawings are approved and job conditions verified.

T. Coordination:
1. Work shall be coordinated between all Contractors, Subcontractors, Installers, Suppliers, Trades, etc. to:
   a. Insure a neatly fitted installation
   b. Eliminate interferences
   c. Maintain maximum headroom and clearances
2. Any interference which develops or is foreseen and cannot be resolved by the affected trades, shall be handled as follows:
   a. Cease installation of the portion of the work which is in conflict.
   b. Continue work on items which are not in conflict.
   c. Notify the Architect immediately.
   d. Architect's decision shall be final as to any relocation, rerouting, removal, or change.
   e. No additional compensation will be allowed for removal, relocation, repairs or changes required by interferences.

U. Clear away all debris, surplus materials, etc. resulting from work. Maintain job and equipment in clean, first-class condition.

V. Clean all panel boards, switches, boxes, etc., and leave them in a ready-to-use condition.

W. All panelboard and junction box covers shall be secured with proper screws or bolts.

X. Where factory finish is provided on equipment, each marred or damaged surface shall be touched-up or refinished in accordance with manufacturer recommendations.

Y. In addition to provisions and stipulation set forth in other Sections of these Specifications, provide various types of protection as follows:
1. Protect finished floors from chips and cutting oil by use of metal chip receiving pan and oil-proof floor cover.
2. Protect surfaces and items from over-spray and drops due to painting and finishing work associated with electrical work.
3. Protect grills, diffusers, parts, openings, and vents as necessary to prevent intrusion of smoke, dust, and debris into devices, equipment, and systems. Ensure protection of heat-generating equipment does not cause equipment to overheat.
4. Stored equipment shall be covered to exclude dust and moisture, shall be protected from weather, shall be protected from entry of foreign materials, and shall be protected from theft and vandalism.

Z. Concrete housekeeping pad or pads shall be provided for floor-mounted equipment, U.N.O. Concrete shall be cast no less than 4" thick, shall be rated no less than 3000 PSI, and shall be cast with 1/2" chamfered top perimeter edges. Housekeeping pad vertical surfaces, chamfers, and a stripe 6" wide around the top perimeter of the pad shall be painted safety yellow.

AA. Contractor shall be responsible for photographing the following items, or ensuring that the items are safely observable - with covers removed or easily removable - during substantial inspection: incoming feeder terminations at main disconnecting means, main bonding jumper, grounding electrode connection(s) at each system (main and separately derived), transfer switch terminations, transformer terminations, system bonding jumper(s) as applicable, isolated neutral at downstream equipment, panels, switchboards, switchgear, motor control centers, starters, disconnects, and pull-boxes.

AB. Each penetration of a rated assembly by a pipe, tube, wire, conduit, or cable tray shall be protected by a UL listed fire-stop system (tested per ANSI/UL 1479 or ASTM E814) with a rating no less than the rating of the assembly, and in no case less than 1-hour.

AC. Self-illuminated exit signs, emergency lighting fixtures, and emergency lighting drivers shall be connected to unswitched conductors. Such conductors shall be connected directly to the branch circuit breaker (bypassing all control devices, switches, contactors, timeclocks, photocells, etc.). Contractor shall provide additional conductor with switched lighting circuit conductor as necessary to meet this requirement.

DEMOLITION

A. Demolition of each noted item shall include complete removal of associated dedicated circuiting back to source.

B. Demolition of circuiting shall include complete removal of cables, conductors, raceway, conduit, tubing, conduit bodies, fittings, boxes, labeling, splices, taps, mounting hardware, hangers, anchors, and supporting means. Empty raceway concealed below concrete floors, within concrete, or within existing-to-remain walls may be abandoned in place. Exposed conduit at floor stub-ups, at wall stub-outs, and at cast-ceiling stub-outs shall be cut off and shall be ground below surface; the affected surface shall be repaired to be flush with adjacent surfaces and shall be refinished to match adjacent surfaces.

C. For each branch circuit removed:
1. The associated circuit schedule and source labeling shall be updated to identify existing breaker as "SPARE".
2. The associated existing branch breaker shall be opened (switched to the "OFF" position).

D. An appropriately sized cover or plug shall be provided to close each opening - in raceways, boxes, and enclosures - caused by work under this project.

E. Surface openings resulting from demolition shall be sealed, patched, repaired, and finished to match existing adjacent surfaces.

F. Each existing-to-remain item damaged by demolition work shall be replaced or repaired to previous condition.

G. Dedicated support accessories - such as concrete pads, tank saddles, support piers, equipment curbs, pole bases, posts, stanchions, trunions, anchors, guy wires, suspension means, and other support accessories - shall be removed if the item supported is removed.

H. Each surface exposed by the removal of a surface-mounted item shall be cleaned and repainted to match adjacent surfaces.

I. Landscaping, sod, sidewalk, asphalt and grading damaged by demolition work shall be repaired to match surrounding area.

J. Disposal of demolished items shall be in accordance with all applicable regulations.

K. Fluids shall be removed from demolished items prior to transport.

EXCAVATION AND BACKFILL

A. Contractor shall coordinate with the General Contractor to determine the extent of his responsibility to perform the excavation and backfilling related to the electrical scope of work.

B. Contractor shall be responsible for contacting the appropriate "CALL BEFORE YOU DIG" authority prior to commencing excavation activities.

ROUGH-IN

A. Contractor shall rough-in for all equipment, fixtures, etc., in building whether or not such equipment is furnished by this Contractor or under other divisions of Specifications or by Owner.

B. Determine in advance the location and size of all openings and chases necessary for proper installation of all work and have openings and chases provided during construction.

C. Install all inserts for hangers and supports of electrical work as general construction progresses.

D. Rough-in openings in masonry, brick, or stud walls shall be cut, not broken or chiseled.

E. Openings shall not be larger than the coverplate or box which will fit over it.

F. A sleeves shall be required at each location where exposed conduit is to pass through a concrete wall, concrete floor slab, or masonry wall. Sleeves installed below grade or where subject to high water conditions shall be installed water tight.

BASIC MATERIALS & METHODS CONDUIT

A. Rigid metal conduit (RMC) shall be steel, hot dip galvanized, minimum trade size shall be 3/4".

B. Electrical Metallic Tubing (EMT) shall be steel, electro or hot dip galvanized. EMT fittings shall be compression type, concrete-tight.

C. Flexible Metallic Tubing shall be galvanized steel (aluminum not acceptable). Sealtite type UA or EF shall be used for all motor connections.

D. Liquid-tight Flexible Metal Conduit shall conform to UL360.

E. Rigid Non-metallic conduit shall be listed for use as electrical raceways. PVC shall be high density Type I Schedule 40, unless noted otherwise.

F. Connectors shall have insulated throats.

G. All fittings and connectors shall be steel or malleable iron. Pot-metal and die cast zinc not acceptable.

H. Power conductors shall be installed in conduit.

I. Fittings or symmetrical bends shall be required wherever right angle turns are made in exposed work.

J. Bends and offsets shall be avoided wherever possible, but where necessary, they shall be made with an approved conduit bending tool or machine.

K. All conduit joints shall be cut square, reamed smooth and drawn up tight.

L. Conduit shall be installed in horizontal and vertical runs in such a manner as to ensure against trouble from the collection of trapped condensation and shall be arranged so as to be devoid of traps.

M. Special care shall be used to ensure that aboveground conduit runs are parallel or perpendicular to walls, structural members, building lines, or intersections of vertical planes and ceiling.

N. During construction, all conduit work shall be protected to prevent introduction of water, dust, or debris into conduits, fittings or boxes.

O. Previously plugged or capped conduit shall be entirely free of damage, accumulation, debris, and residue prior to use, or the conduit shall be replaced.

P. All conduits in floors or below grade shall be swabbed free of debris and moisture before wires are pulled.

Q. Conduit noted as "SPARE", "EMPTY", or "FOR FUTURE USE" shall be provided with pullstring and readily removable caps or duct seal (no glue). Such conduit shall be labeled on both ends of run.

R. Conduit shall be properly supported per NEC and as specified herein.

S. Expansion fittings or other approved devices shall be used to provide for expansion and contraction where conduits cross building expansion joints and as recommended by manufacturer for long runs.

T. Each conduit passing from conditioned to non-conditioned space (such as from interior to exterior) or between two conditioned spaces with temperature differences greater than 15°F (such as from conditioned building to refrigeration unit) shall be sealed internally with duct seal or similar at the the penetration.

U. A flexible grounding strap shall bridge expansion joints and shall be bonded to conduit.

V. Conduit, boxes, devices, lights, and other electrical items shall be located to eliminate interference with moveable or serviceable items, such as eyebolts, cranes, equipment access doors, lifts, rollup doors, valves, or other items that may require clearance.

W. Conduit above slab shall be run concealed in the walls or ceilings unless specifically noted to be exposed. Noted exceptions include electrical and mechanical rooms.

X. Conduit under ground shall be buried no less than 24 inches below finished grade for non-service entrance, and no less than 30 inches below finished grade for service entrance (unless utility requires greater depth).

Y. Conduit installed for incoming utilities (such as service entrance power, telephone, data, cable TV, etc.) shall comply with the appropriate utility requirements. Contractor shall coordinate with utility inspection of installation prior to backfill.

Z. Conduit bushings shall be provided at the termination point of all conduit runs.

AA. Underground raceway shall be thoroughly photographed by the contractor prior to backfill or concrete pour. The photos shall be taken in sufficient quantity and in such a manner to enable the Engineer and Owner to accurately discern the raceway routing, burial depth, type of bends (coated RMC, for example) and if applicable, duct bank layout and reinforcing steel.

AB. Routing with conduits less than 2" trade size is intentionally not typically depicted on drawings, but shall be provided. Routing for conduit 2" trade size and larger is typically depicted to show intended routing. Exact routing of conduit shall be determined in the field for ease of installation provided that the following criteria is met:
1. All conduit, home runs, and circuits are made to the panel specified on the drawings, unless specifically noted to be routed via a control device (such as a switch, contactor, or time clock).
2. Conduit runs shall comply with NEC.
3. Conduits shall not conflict with other trades.
4. Conduits shall not encroach on spaces dedicated for clearance or accessibility.
5. Routing shall not render covers or doors inaccessible or non-removeable.

AB. Final connection to motors, etc., shall be made via one of the following methods (method must also be appropriate for the environment installed):
1. Flexible metal conduit with stranded conductors
2. Liquid-tight flexible metal conduit with stranded conductors
3. Armored flexible conduit which shall be waterproof for any locations outside, in kitchens, or any inside area subject to water, heavy moisture, condensation, etc.

AC. SPECIFIC CONDUIT TO BE USED
1. All conduit and fittings shall be in new, unused condition, shall be free from rust, dirt, moisture, kinks, flats, cuts, or other distortions of shape.
2. Concealed and exposed conduit in building, above slab shall be EMT with compression fittings. IMC and RMC also permitted.
3. Straight conduit embedded in concrete shall be PVC with waterproof joints or PVC-coated RMC.
4. Exposed conduit outside building, above grade shall be RMC with threaded waterproof fittings.
5. Underground straight conduit shall be PVC with waterproof joints.
6. Underground bends, penetrations through slabs-on-grade, and stub-ups from final bends up to equipment shall be PVC-coated RMC with radius of bend no less than 8x trade size of conduit.

SUPPORTS AND HANGERS

A. Conduit shall be supported on structural building members such as columns, beams, purlins, block, studs, or joists.

B. Conduit shall be supported on galvanized or aluminum brackets, clamps, or straps.

C. Conduit hangers shall be attached to building steel by beam clamps.

D. Hangers and supports shall be attached to wooden stud walls with wood screws.

E. Hangers and supports shall be attached to masonry with expansion type anchors (shield).

F. Supports shall be channel type supports such as manufactured by Uni-Strut, Globe, Kindorf, or equal.

G. Supporting means shall not be attached to roof decking.

BOXES

A. Pullboxes in air-conditioned spaces shall be code gauge and size, galvanized steel with screw-type or hinged-type cover.

B. Exterior pullboxes above grade shall be code gauge and size, galvanized steel with enamel finish and with screw-type or hinged-type cover. Boxes shall be rainproof and rated for the environment, but not less than NEMA 3R.

C. Exterior pullboxes underground and associated covers shall be no less than code size, shall be ANSI-Tier-rated as noted on drawings, and shall be fiberglass-reinforced-concrete polymer. Covers shall be gasketed, with logo on top - such as ELECTRIC, TELECOM, or other applicable logo.

D. Device boxes in stud walls (3-1/2" thickness or greater) shall be galvanized steel, no less than 2-1/2" deep.

E. Device boxes in furred and stud walls less than 3-1/2" thick shall be galvanized steel, 1 1/2 inch deep.

F. Wall boxes in four inch block shall be galvanized steel 2-1/2" deep. And In walls larger than four inch block, galvanized steel 3-1/2" deep.

G. Boxes may be ganged as required for multiple devices.

H. Through-wall boxes are prohibited.

I. Lighting outlet boxes and specified junction boxes shall be galvanized steel, 4" octagon with cover. Ratings shall not be less than N.E.C.

J. Floor boxes shall be standard depth-cast steel, flush-mounted cover with brass. Furnish with threaded brass receptacle covers, unless noted otherwise.

K. Telephone/data boxes shall be standard gauge galvanized steel, 4" square.

L. All wiring devices shall be installed in metallic boxes. Provide outlet boxes, receptacle boxes, junction boxes, and ceiling boxes at locations noted on the drawings and at locations required by the NEC.

M. Provide pull boxes as shown on the Drawings, as required by code, and as needed for ease of construction. Pull boxes shall remain accessible.

N. Outlets shall be installed in the locations shown on the drawings.

O. Contractor shall study the general building plans in relation to the space surrounding each outlet, in order that his work may fit with all other work required by these Specifications.

P. All steel supports for outlet boxes shall be furnished and installed.

Q. Outlet boxes for use with exposed steel conduit shall be cast steel. Cast metal fittings shall be cast steel. Cast metal fittings shall be Crouse-Hinds, Square D, Bryant, or equal.

R. All openings in electrical equipment, enclosures, cabinet, outlet and junction boxes shall be by means of welded bosses, standard knockouts, or shall be sawed, drilled, or punched with tools specially made for the purpose. The use of a cutting torch is prohibited.

S. All conduit connections to electrical boxes shall be made with locknuts and nonmetallic bushings.

T. Locknuts shall be drawn down tight to make ground connection between the conduit and box.

U. All boxes shall be labeled to indicate circuit (and/or feeder name). Boxes larger than 4x4 shall be provided with painted or adhesive labels. Boxes 4x4 and smaller may be legibly labeled via permanent marker. Refer to wiring devices specs regarding cover plate labeling.

WIRE AND CABLES

A. All wire used throughout work shall be soft drawn copper of not less than 98% conductivity. Aluminum is not acceptable, unless explicitly called out on specific feeders.

B. Wire and cable shall be new; and manufacturer's name permanently marked on the outer covering at regular intervals.

C. Conductors AWG No. 8 or smaller may be solid or stranded; larger sizes shall be stranded. Stranded conductors shall be used for final connections to vibrating equipment (such as motors).

D. All conductors for general wiring shall be insulated with THHN/THWN-2 insulation.

E. Conductors shall have solid-colored insulation with specific colors as noted on the details (based on voltage and phase), and shall be in compliance with the N.E.C.

F. Grounding conductors, if insulated, shall have green solid-colored insulation.

G. NM-type (romex) not permitted.

H. AC-type, BX-type, and any cable assembly without an integral wire-type equipment ground conductor is not permitted.

I. All wiring shall be installed in conduit or part of an MC-type cable assembly. MC-type cable acceptable only if:
1. MC-type cable assembly includes integral wire-type green-insulated equipment ground conductor.
2. MC-type cable is installed per NEC.

J. Conductors shall be sized according to the N.E.C., yet not smaller than shown on the drawings.

K. Minimum conductor size for 20A receptacle and lighting circuits shall be No. 12 AWG. Where one-way circuit distance from panelboard to furthest circuit load exceeds 65 feet, use No. 10 AWG minimum; over 100 feet, use No. 8 AWG.

L. All wiring shall be fully polarized throughout using white (or gray depending on voltage) wires for neutral and making all switching connections in colored hot wires.

M. No conductors shall be drawn into conduits until all work which may cause damage is completed; only approved cable lubricants shall be used.

N. As far as practical, all feeder cables shall be continuous from feeder source to load termination without using splices at intermediate pull boxes.

O. All cable terminals, taps, and splices shall be made with solderless, pressure type connectors; connectors shall be Type QA-B or Q2A as manufactured by Burndy, Okonite, McJunkin or equal.

P. The minimum free length of conductor at each box for the connection of a fixture, switch or receptacle shall be 8".

Q. Each branch circuit requiring a neutral connection shall be provided with a dedicated neutral conductor, even if multiple branch circuits share the same raceway. No shared neutrals permitted.

R. Boxes for light switches or other lighting control devices shall be provided with a neutral conductor from each branch circuit brought to devices in the box.

PANELBOARDS

A. The panelboards shall be of dead-front construction with code gauge galvanized steel box, and door-in-door hinged front finished in gray lacquer.

B. Doors shall be provided with a plate tumbler lock with flush handle and typed directory card and holders.

C. See panel schedule for basis of design brand and model.

D. Furnish and install electrical system as described on Drawings, panel schedules and electrical riser diagram.

E. Panels shall be surface mounted or recessed (flush) as specified on the panel schedule.

F. All panelboards shall be circuit breaker type unless noted otherwise.

G. Voltage, phase, wires, poles/breaker space as specified on schedules and riser.

H. Solid neutral.

I. Panels rated at 10,000 AIC shall have stab-in breakers. Panels rated greater than 10,000 AIC shall have bolt-on breakers.

J. Provide fully rated panelboards (and breakers). Series-rated panelboards are not permitted, unless specifically noted.

K. Breakers size and quantity as shown on Schedules.

L. Breakers listed as "spare" shall be furnished and installed.

M. Panel listed with "space" shall be provided with extra space for future breakers. Each "space" shall be one single pole, unless noted otherwise. For I-Line (or similar) panels, each "space" shall be understood to be the mounting space required to accommodate one 20A single-pole breaker.

P. Panelboards shall be provided with no less than the number of breaker spaces (poles) or mounting space indicated on the panel schedules. If not noted, provide not less than 42 poles.

Q. Unless otherwise indicated on Drawings, install all panels with the top of the trim 6'-3" above finished floor.

R. Install panelboards in location shown on the Drawings.

S. Panelboards shall be mounted with screws, bolts, or anchors as required.

T. Panels shall not be supported by conduit alone.

U. Panelboards shall be internally and externally clean and shall be free from dust, debris, and non-intentional markings. Panelboards shall be vacuumed and wiped down (internally and externally) prior to substantial inspection.

V. Neutral and equipment grounding terminals shall be electrically isolated, unless specifically noted otherwise.

W. Panelboard cover shall be provided with engraved phenolic plastic identification and wiring color code nameplates. Refer to detail on drawings.

X. Mount a typewritten directory behind glass or plastic on the inside of each panel door, showing panel information, circuit number, and complete description of all outlets on each circuit. Handwritten edits are not acceptable. Directory shall be installed prior to substantial inspection

CIRCUIT BREAKERS

J. Breakers shall be of the size specified on the Panel Schedules, unless otherwise required to match equipment nameplate MOCP or MOP values.

K. Breakers rated greater than 10,000 AIC shall be bolt-on.

L. Breakers shall have visual trip indicators.

M. Breaker sizes shall be verified against equipment it serves.

N. On three-phase panels, breakers shall alternate between busses to provide a balanced load.

O. Furnish and install all circuits breakers as described on the panel schedules and drawings.

P. Contractor shall be responsible for confirming brand, breaker type, mounting type, kits, accessories, and compatibility of new breakers to be installed in existing panelboards. Existing panelboard information and characteristics shall be field-verified.

Q. Unconnected, spare, and future breakers shall be switched to and remain in the "OFF" (open) position.

FUSES

A. Provide size, type, and class as noted. If specifics are not noted, provide fuse suitable for application.

B. Voltage rating of fuse shall match or exceed circuit voltage.

C. Provide clips or kit as required to correctly mount the specified fuse in designated equipment.

DISCONNECTS

A. Ampere-rated for general disconnects.

B. Horsepower-rated for motor disconnects.

C. Meet Federal Spec. W-S-865c for Heavy Duty Switches.

D. UL Listed.

E. Grey baked enamel finish.

F. Quick-break operating mechanism.

G. Visible handle.

H. Meets NEMA KSI-1975 for Type HD.

I. Indoor disconnects shall be NEMA 1, unless noted otherwise.

J. Outdoor disconnects shall be NEMA 3R, unless noted otherwise.

K. Supply and install a disconnecting means for each motor where required by N.E.C. or if shown on drawings.

L. Locate disconnect as shown or as near as possible to motor within N.E.C compliance.

M. Disconnects furnished as an integral part of any piece of equipment shall be acceptable in lieu of a safety switch.

N. Switches shall be fused where shown on drawings.

O. Motor-rated switches shall be acceptable as disconnects for motors of 1/3 HP or less.

P. Disconnect switches shall be provided with machine-produced labels (on front cover) to indicate circuit source, circuit number, and load served.

STARTERS

A. Provide magnetic or manual starters and associated equipment as required for each motor.

B. Each starter shall have properly sized thermal overload protection for the motor it serves, based on nameplate FLA markings.

C. Overloads shall be manual reset type.

D. Supply and install magnetic motor starters with appropriate control buttons or switches for each piece of equipment unless other specifications call for starter to be furnished with equipment.

E. Contractor shall coordinate with both general contractor and mechanical contractor to assure that a starter has been provided for all equipment.

F. Where both a disconnect switch and motor starter are required in the same location, a combination starter shall be acceptable in lieu of individual components.

WIRING DEVICES

A. Model or part number listed below are for reference and establishing quality.

B. In so far as practical, all wiring devices shall be of the same manufacturer.

C. All catalog numbers listed are Hubbell unless noted.

D. Acceptable manufacturers shall be Hubbell, Pass and Seymour, Leviton, or Arrow-Hart.

E. Provide white device color and cover plate, unless directed otherwise by owner, architect, or .

F. Weather-resistant type receptacles shall be provided for wet locations, damp locations, exterior locations, non-conditioned locations, devices noted by "WP", devices otherwise noted to be provided with a weatherproof cover, and all locations required by NEC.

G. Tamper- resistant type receptacles shall be provided in noted locations and in all locations required by NEC.

H. USB receptacles shall be provided in noted locations. USB receptacles shall include tamper-resistance rating. USB receptacles shall have (2) NEMA 5-20R 125VAC receptacles, (1) type A USB port, (1) type B USB port. USB output shall be 5VDC 5A. Hubbell #USB20AC5W.

I. General Purpose Receptacles and single appliance type receptacles.
1. General purpose receptacles shall be specification grade, 120 volt AC, 20 amp, NEMA 5-20R, grounding type, capable of accepting 15A and 20A plugs.
2. Catalog numbers shall be:
   a. Single receptacle: 5361**
   b. Duplex receptacle: 5362**
   c. ** additional model number letters as required to designate tamper-resistance, GFI, color, weather resistance, etc. as required.

G. Special purpose receptacle
1. Special purpose receptacles shall be installed as required and as shown to match equipment and appliance cord.
2. Refer to plan and/or equipment schedule for NEMA configuration.

H. Switches
1. General light switches shall be specification grade, 125-277 volt, 20 amp, heavy duty.
2. Catalog numbers shall be: SPST 1221 DPST 1222 3-Way 1223 4-Way 1224
3. Motor rated switches shall be used for any switches controlling singles phase motors.
4. Motor rated switches shall be 120-277 volt and rated in accordance with the voltage and amperage of the motor.

I. Cover plates
1. In finished areas with flush boxes: All cover plates shall be white thermoplastic smooth nylon for finished areas. Thermoset or residential grade materials not acceptable.
2. In areas with exposed raceway and surface-mounted boxes: cover plates shall be galvanized steel.
3. Exterior receptacles shall be provided with metallic, gasketed, "extra-duty", weatherproof, while-in-use covers.
4. Weatherproof (yet not necessarily while-in-use) type cover shall only be permitted in locations noted on plans. Such cover shall have gasketed, hinged door(s) over receptacles and shall be weatherproof when no-plug is inserted. Such cover shall not protrude more than 1" from the finished surface.
5. Contractor shall provide adhesive label on each cover plate to indicate source panel and circuit number. Also, circuit number shall be written on back side of cover plate.
6. Catalog numbers:
   a. Switches: Single gang--P1, Two gang-----P2, Three gang---P3
   b. Single Receptacle 93091
   c. Duplex Receptacle Single gang P8, Two gang P82
   d. Special purpose outlets: Single gang P7882, Duplex 7423
   e. Switch Weatherproof covers: 7420
   f. WP while-in-use receptacle cover: WP26E
   g. Weatherproof (not while-in-use): 5206WO, 5205WO, 5226

GROUNDING AND GROUND FAULT PROTECTION

A. All equipment and circuits shall be grounded and bonded in accordance with the National Electrical Code, Article 250.

B. Provide ground fault protection for all circuits noted on the drawings as GFI, all receptacles indicated on the drawings via GFI receptacle symbol, all restroom/bathroom receptacles, all receptacles in exterior locations, and for all locations required by N.E.C. Standard receptacles shall be considered ground fault protected if in series with the GFI protection provided in an upstream GFI receptacle or GFI breaker.

C. Provide ground fault protection on all temporary construction circuits as required by OSHA or the National Electrical Code.

D. Service-entrance neutral and separately-derived neutrals shall each be bonded to the grounding electrode system once and as located on the electrical riser diagram.

E. Grounding electrode conductors shall be sized per N.E.C., yet no smaller than shown on drawings.

F. All conduits shall contain a continuous "green" solid-colored equipment grounding conductor, sized in accordance with Table 250.122 of the N.E.C.

G. All metallic raceway shall be bonded to the equipment grounding conductor.

H. Provide driven ground rod(s) as close as possible to the service entrance location, sized and separated as shown on the drawings and in accordance with N.E.C.

I. Nearest metallic cold water supply pipe, concrete encased steel, building steel, and other electrodes per N.E.C. shall be bonded together to create the grounding electrode system.

J. Mechanical Equipment
1. All mechanical equipment motors shall have grounded cases.
2. All equipment shall have its metallic enclosure, frame, etc. bonded to the circuit equipment grounding conductor.

DATA/TELEPHONE

A. Provide conduit system for Telephone/Data including fish wires, boxes and blank plates.

B. Conduit, cabling, and outlets shall be provided as shown on the drawings and the telephone riser.

C. Consult the local utility representative prior to bidding for any special requirements. All electrical work required by the telephone company shall be furnished and performed by the Electrical Contractor.

DIMMERS

A. LED 0-10V, unless otherwise required to be compatible with controlled fixture(s).

B. Dimmers shall not rely on equipment grounding conductor as a return current path for control power, provide a neutral for this purpose.

C. Dimmers shall be fully compatible with the drivers they control.

SURGE PROTECTION DEVICE (SPD)

A. Provide TYPE 2 on panels as shown.

B. Provide SPD with integral audible and visible alarm features to indicate loss of protection.

C. MOV TYPE meeting UL-1449, 3rd edition, TYPE 2 listing.
1. 120KA Surge Current Rating (L-L and L-G)
2. 20KA Nominal Discharge Current.
3. 200KA SCCR (Short Circuit Current Rating)
4. 150V MCOV (Maximum Continuous Operating Voltage) for 120/240V and 208Y/120V systems, 320V MCOV for 480Y/277V systems.

ABBREVIATIONS

A	AMPERE
AC	ABOVE COUNTER
AFC	AVAILABLE FAULT CURRENT
AFF	ABOVE FINISHED FLOOR
AFG	ABOVE FINISHED GRADE
AH	AIR HANDLER
AHJ	AUTHORITY HAVING JURISDICTION
AHU	AIR HANDLING UNIT
AWG	AMERICAN WIRE GAUGE
BFG	BELOW FINISHED GRADE
BJ	BONDING JUMPER
BKR	BREAKER
BLDG	BUILDING
C	CONDUIT
CKT	CIRCUIT
CLG	CEILING
CONC	CONCRETE
COORD	COORDINATE
CPT	CONTROL POWER TRANSFORMER
CRI	COLOR RENDITION INDEX
CTRL	CONTROL
Cu	COPPER
CU	CONDENSING UNIT
DISC	DISCONNECT
DGR	DRIVEN GROUND ROD
EA	EACH
EBJ	EQUIPMENT BONDING JUMPER
EF	EXHAUST FAN
EGC	EQUIPMENT GROUNDING CONDUCTOR
EJ	EXPANSION JOINT
EM	EMERGENCY
ENCL	ENCLOSURE, ENCLOSED
ETR	EXISTING TO REMAIN
EWC	ELECTRIC WATER COOLER
EWH	ELECTRIC WATER HEATER
EX	EXISTING
EXIST	EXISTING
FA	FIRE ALARM
FACP	FIRE ALARM CONTROL PANEL
G, GND	GROUND
GEC	GROUNDING ELECTRODE CONDUCTOR
GFI	GROUND FAULT INTERRUPT
GWB	GYPSUM WALL BOARD
HD	HEAVY DUTY
HOA	HAND-OFF-AUTO
JB	JUNCTION BOX
K	KELVIN
KVA	KILO-VOLT AMPERE
KW	KILO-WATT
LED	LIGHT EMITTING DIODE
LFMC	LIQUIDTIGHT FLEXIBLE METAL CONDUIT
LTG	LIGHTING
LTS	LIGHTS
MBJ	MAIN BONDING JUMPER
MCB	MAIN CIRCUIT BREAKER
MIN	MINIMUM
MLO	MAIN LUGS ONLY
MTD	MOUNTED
N	NEUTRAL
NEC	NATIONAL ELECTRICAL CODE
NF	NON-FUSED
NL	NIGHT LIGHT
NS	NOT SWITCHED
NTS	NOT TO SCALE
OAE	OR APPROVED EQUAL
OE	OR EQUAL
OEM	ORIGINAL EQUIPMENT MANUFACTURER
OH	OVERHEAD
OL	OVERLOAD
P	POLE
PB	PULL BOX
PC	PHOTOCELL
PP	PUSH PLATE
PH, Ø	PHASE
PNL	PANEL
PRI	PRIMARY
REC	RECEPTACLE
RECEPT	RECEPTACLE
REF	REFRIGERATOR
RGS	RIGID GALVANIZED STEEL
RTU	ROOFTOP UNIT
SBJ	SYSTEM BONDING JUMPER
SEC	SECONDARY
SPD	SURGE PROTECTIVE DEVICE
SW	SWITCH
TC	TIMECLOCK
THD	TOTAL HARMONIC DISTORTION
TYP	TYPICAL
UG	UNDERGROUND
UNO	UNLESS NOTED OTHERWISE
V	VOLT
VA	VOLT-AMPERE
VAC	VOLTS ALTERNATING CURRENT
W	WIRE OR WATT
W/	WITH
W/D	WASHER/DRYER
WAP	WIRELESS ACCESS POINT
WP	WEATHERPROOF
XFMR	TRANSFORMER
XP	EXPLOSION PROOF
~	APPROXIMATELY
Δ	DELTA
§	SECTION
>	GREATER THAN
≥	GREATER THAN OR EQUAL TO
<	LESS THAN
≤	LESS THAN OR EQUAL TO

LIGHTING LEGEND

- 2'X4' LIGHT FIXTURE
  - UPPERCASE LETTER = FIXTURE TYPE
  - LOWERCASE LETTER = SWITCH CIRCUIT
- 2'X2' LIGHT FIXTURE
- WALL-MOUNTED LINEAR FIXTURE
- SURFACE-MOUNTED STRIP FIXTURE
- TRACK LIGHTING
- STRIP OR TAPE LIGHTING
- RECESSED CAN LIGHT
- HANGING PENDANT FIXTURE
- SURFACE-MOUNTED CIRCULAR FIXTURE
- WALL-MOUNTED SCONCE OR WALL-PACK
- EMERGENCY LIGHT, WALL-MOUNTED
- EMERGENCY LIGHT, CEILING-MOUNTED
- EXIT SIGN, WALL/CEILING-MOUNTED, CHEVRON DIRECTION INDICATED BY ARROWS
- EXIT SIGN AND EMERGENCY LIGHT, WALL/CEILING-MOUNTED FACES INDICATED BY SOLID HATCH
- REMOTE EMERGENCY LIGHT HEADS
- OCCUPANCY SENSOR, WALL/CEILING-MOUNTED, DUAL TECHNOLOGY TYPE, UNO
- POWER PACK FOR SENSOR
- AUXILIARY RELAY FOR SENSOR
- DAYLIGHT SENSOR AND RELAY
- PHOTOCELL
- LIGHT SWITCH
  - 3 = 3-WAY
  - 4 = 4-WAY
  - D = 0-10V DIMMER, UNO
  - T = ROTARY TIMER SWITCH, UNO
- COMBINATION WALL-SWITCH/OCCUPANCY SENSOR
- CHANDELIER
- CEILING FAN
- POLE-MTD LIGHT

SYSTEMS LEGEND

- TELECOM OUTLET, INSTALL AT 18", UNO
- TELECOM FLOOR OUTLET
- TV OUTLET, INSTALL AT 72" AFF, UNO
- SPEAKER
- CAMERA
- ANTENNA

POWER LEGEND

- DUPLEX RECEPTACLE, INSTALL AT 18" AFF UNO
  - +48 = INSTALL AT 48" AFF
  - +60 = INSTALL AT 60" AFF
  - TV = INSTALL AT 72" AFF, UNO
  - * = INSTALL 6" ABOVE COUNTER OR DESK
  - REF = DEDICATED FOR REFRIGERATOR
  - M/W = DEDICATED FOR MICROWAVE
  - COFF = DEDICATED FOR COFFEE POT
- DUPLEX RECEPTACLE, GFI
  - WP = WEATHERPROOF
- CEILING DUPLEX RECEPTACLE
- DOUBLE DUPLEX RECEPTACLES
- DOUBLE DUPLEX GFI RECEPTACLES
- CEILING DOUBLE DUPLEX RECEPTACLES
- SINGLE RECEPTACLE
- SPECIAL RECEPTACLE AS NOTED
- POWER FLOOR OUTLET
- POWER/TELECOM FLOOR BOX
- JUNCTION BOX (WALL, CEILING)
- DISCONNECT SWITCH
- STARTER/DISCONNECT SWITCH
- STARTER OR CONTACTOR
- VARIABLE FREQUENCY/SPEED DRIVE
- MANUAL MOTOR STARTER WITH THERMAL OVERLOAD PROTECTION
- PANELBOARD
- ELECTRIC MOTOR
- UTILITY METER
- HOMERUN
- CIRCUIT CONTINUATION
- CONDUIT CONCEALED IN WALL OR CEILING
- CONDUIT UNDERGROUND OR IN FLOOR
- CONDUIT STUB-UP OR STUB-OUT
- DRIVEN GROUND ROD
- GROUND INSPECTION WELL
- CIRCUIT BREAKER
- FUSE
- SWITCH
- KEYNOTE SYMBOL
- INTERCEPT LOCATION
- CONCRETE-FILLED PIPE BOLLARD
- REVISION SYMBOL
- EMERGENCY PUSH BUTTON

NOTE: NOT ALL SYMBOLS AND ABBREVIATIONS ARE USED

ELECTRICAL SHEET INDEX

E001	ELECTRICAL SPECIFICATIONS, LEGEND, AND ABBREVIATIONS
E002	ELECTRICAL SITE PLAN AND PHOTOMETRICS
E101	LIGHTING PLAN
E202	POWER PLAN
E301	ELECTRICAL DETAILS
E401	SCHEDULES AND RISER

H:\SHARED DRIVES\PROJECTS - CURRENT ACTIVE YEARS\2025\2504 MATTRESS WAREHOUSE\2504 ELECTRICAL.DWG

4/23/2025 1:24 PM

DRAWING ISSUE: FOR PERMIT
DATE: 23 APRIL 2025
REVISED: --
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FLORIDA LICENSED ENGINEERS EB 0003687
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SEAL
RICHARD E. COBURN
LICENSE
No. 32820
STATE OF FLORIDA
PROFESSIONAL ENGINEER

THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY RICHARD E. COBURN PE ON THE INDICATED DATE USING A DIGITAL SIGNATURE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC DOCUMENTS

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REGISTRATIONS:
STATE OF FLORIDA AR 12,999
STATE OF GEORGIA 5044

PROJECT

NEW
RETAIL FACILITY
FOR

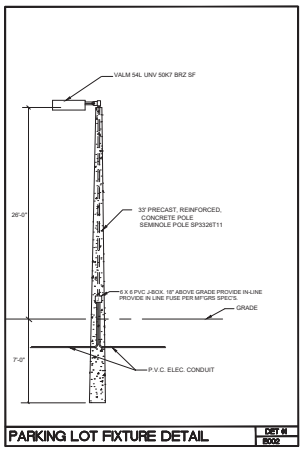
MATTRESS
WAREHOUSE LLC

PID: 3501-200-016 & 3501-200-017
CORTA COMMONS PLAZA
MARION COUNTY, FLORIDA

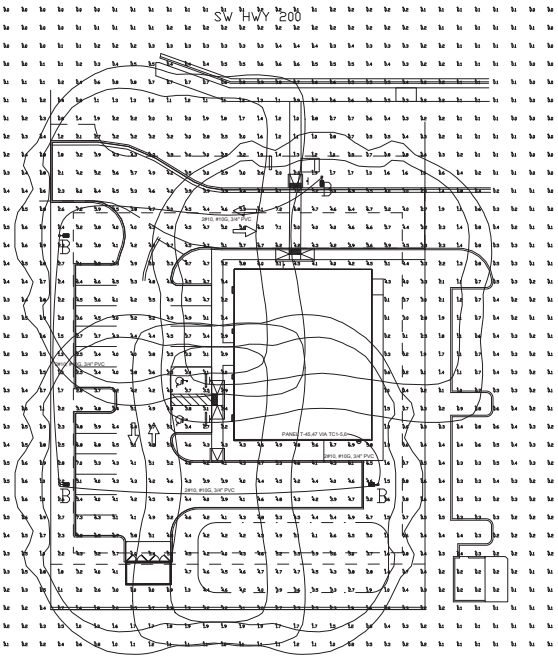
DRAWN BY: DPK
CHECKED BY:
APPROVED BY: DPK
ARCHITECT'S PROJECT No.:

SHEET TITLE:
SPECIFICATIONS, LEGEND & ABBREVIATIONS

SHEET NUMBER
E001



PARKING LOT FIXTURE DETAIL — DET 01 — E002



Calculation Summary								
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	Grid Z
ALL CALC POINTS AT GRADE	Illuminance	Fc	1.99	7.3	0.0	N.A.	N.A.	0
PAVED AREA	Illuminance	Fc	4.69	7.3	1.8	2.61	4.06	0

Luminaire Schedule									
Symbol	Qty	Label	Arrangement	Description	Mounting Height	LLF	Arr. Lum. Lumens	Arr. Watts	BUG Rating
—	4	B	Single	VALM-54L-4F-50K7	26'	0.940	47090	353	B3-U0-G5

SCALE 1"=20FT

Dimensions of drawings that have been scaled or converted from PDF files or scanned /submitted images are approximate.

Total Project Watts
Total Watts = 1412

LIGHTING PROPOSAL — LD-16236LB

MATTRESS WAREHOUSE
SW HWY 200
Ocala, FL

SCALE 1"=20'

DRAWING ISSUE: FOR PERMIT
DATE: 25 APRIL 2025
REVISED: --- --- ---

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STATE OF GEORGIA 5044

PROJECT

NEW
RETAIL FACILITY
FOR
MATTRESS
WAREHOUSE LLC
PID: 3501-200-016 & 3501-200-017
CORTA COMMONS PLAZA
MARION COUNTY, FLORIDA

DRAWN BY: DPK
CHECKED BY:
APPROVED BY: DPK
ARCHITECT'S PROJECT No.:

SHEET TITLE:
ELECTRICAL SITE PLAN AND PHOTOMETRICS

SHEET NUMBER
E002

LIGHTING FIXTURE SCHEDULE

MARK	WATTS	LUMENS	CCT	DESCRIPTION
A	69.8	5200	3500K	LEDALITE TRUGROOVE (BY SIGNIFY) 8' LED SUSPENDED LINEARLR FIXTURE, 5200 LUMENS, CAT #290-6-L-8-QQ-08-6-D-E-T-A6-3-96, 120V, SYMMETRIC MESO OPTIC LENSE.
B	36	5200	4000K	NICOR OUTDOOR, OWC14N1036MV40BZ "DORADO", BRONZE CYLINDER LIGHT, 120V
C	15	1,500	4,000	6" ROUND LED DOWNLIGHT, WIDE BEAM4, OPEN TRIM, WHITE REFLECTOR. LIGHTOUER BY SIGNIFY (SESCO) #6RN/26RDL15940WOWN2IDU, OAE..
D	20	5400	4000K	HE WILLIAMS WPSF20WLEDUNIV 4000KFCL120V SLIM PROFILE WALL PACK 20WLED
Y	<5	N/A	N/A	EMERGENCY LIGHT, 2 HEADS (1.5W EACH), WHITE LED, THERMOPLASTIC HOUSING, SELF-POWERED WITH RECHARGEABLE NI-CAD BATTERY UPON LOSS OF NORMAL VOLTAGE. PROVIDE WITH AUTOTEST. BEGHELIJ #PCH-1-AT, OAE.
Z	<5	N/A	N/A	COMBINATION EXIT SIGN AND EMERGENCY LIGHTS, RED LETTERS, 2 HEADS, THERMOPLASTIC HOUSING. SELF-POWERED WITH RECHARGEABLE NI-CAD BATTERY UPON LOSS OF NORMAL VOLTAGE. PROVIDE WITH AUTOTEST BEGHELIJ #PCH-R-SA-AT, OAE.

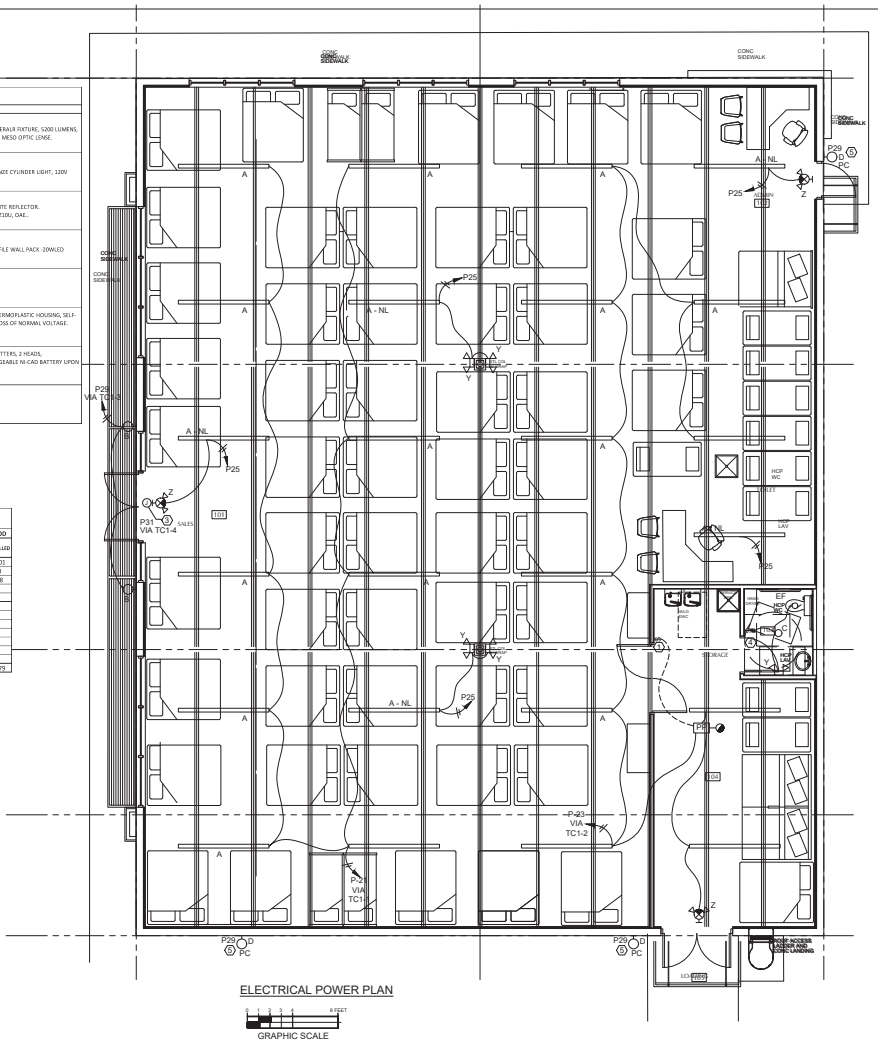
LIGHTING FIXTURE SCHEDULE NOTES:
1. FIXTURES SHALL HAVE 80 CRI (MIN.), UNLESS HIGHER CRI IS NOTED.
2. FIXTURES SHALL BE SUITABLE FOR CONNECTION TO 120V CIRCUITS, U.N.O.

INTERIOR LIGHTING COMPLIANCE

PER 2023 FBC - ENERGY CONSERVATION, 8TH ED. - TABLE C405.3.2(2) SPACE-BY-SPACE METHOD

SPACE	CLASSIFICATION	AREA	ALLOW. W/SQFT	ALLOW. WATTS	INSTALLED
SALES AREA	SALES AREA	3,928	1.05	4,124	1,501
TLT	RESTROOM (OTHERWISE)	48	0.63	30	20
STORAGE	STORAGE ROOM	416	0.38	158	158
	---		0	0	
	---		0	0	
	---		0	0	
	---		0	0	
	---		0	0	
		TOTALS (WATTS)	4,313	1,679	

C406.3 compliance=1679/4313=39% < 90%



ELECTRICAL POWER PLAN

GRAPHIC SCALE 0 1 2 3 4 8 FEET

SHEET NOTES

A. OUTAGES AND EXACT CONFIGURATION OF SERVICE ENTRANCE TO BE COORDINATED WITH UTILITY COMPANY PRIOR TO CONSTRUCTION.

B. COORDINATE SIGN REQUIREMENTS WITH SIGN MFGR SHOP DWGS AND PERMIT.

C. ALL EXPOSED CONDUIT AND BOXES IN THE IN THE BAR JOIST CAVITY SHALL BE PAINTED WHITE. MATCH PAINT COLOR WITH ARCHITECTURAL DRAWINGS.

SHEET KEYNOTES

1. LOW VOLTAGE SWITCH, MANUAL ON, VACANCY SENSOR OFF.
2. SPRING-WOUND TIMER SWITCH, 120V, 0 - 120 MIN FOR TIME CLOCK OVERRIDE.
3. 4 X 4 X 2 ½" J-BOX WITH RING, CENTERED ABOVE DOOR @ 15'-0" AFF FOR EXTERIOR SIGN CKT TO TIME CLOCK TC1-3.
4. WALL MTD MOTION SENSOR, MANUAL ON VACANCY OFF.
6. CONNECT AHEAD OF TC1-3.

DRAWING ISSUE: FOR PERMIT
DATE: 25 APRIL 2025
REVISED: -- / -- / --

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STATE OF GEORGIA 5544

PROJECT

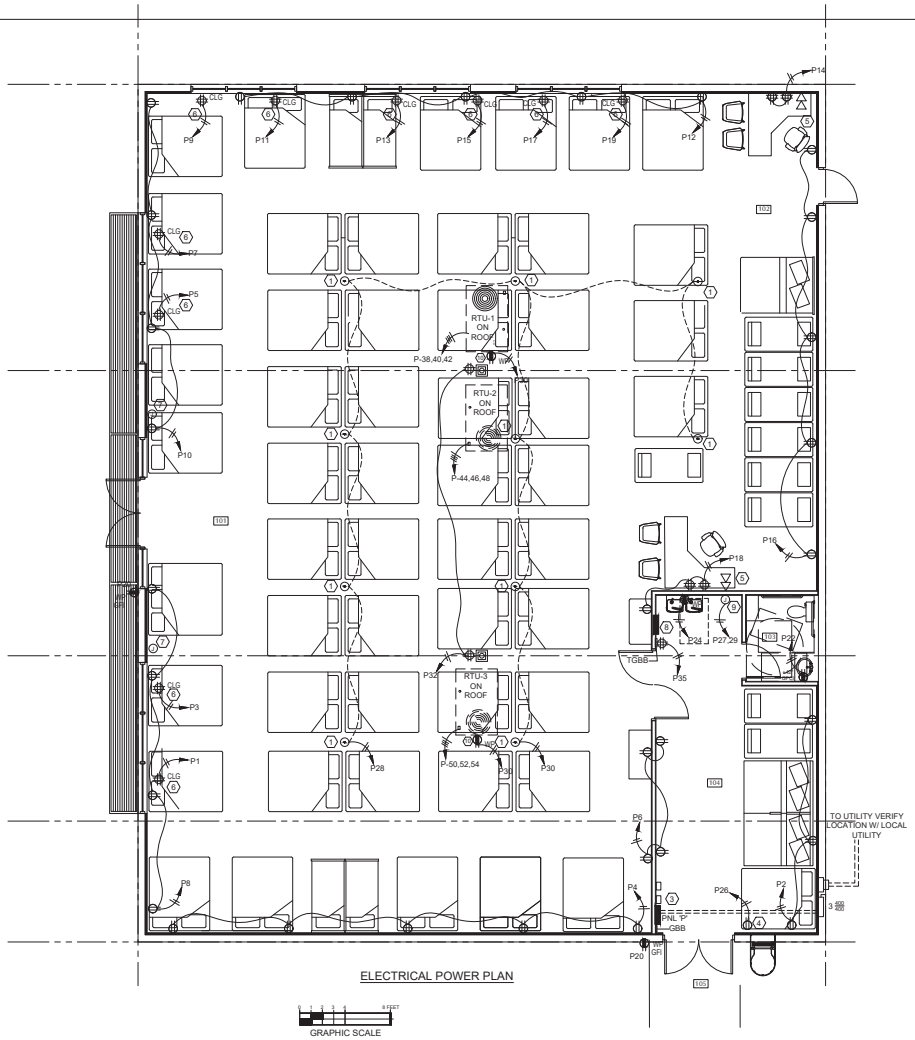
NEW
RETAIL FACILITY
FOR
MATTRESS WAREHOUSE LLC
PID: 3501-200-016 & 3501-200-017
CORTA COMMONS PLAZA
MARION COUNTY, FLORIDA

DRAWN BY: DPK
CHECKED BY:
APPROVED BY: DPK
ARCHITECT'S PROJECT No.:

SHEET TITLE:
LIGHTING PLAN

SHEET NUMBER
E101

ALL DRAWINGS, DESIGNS, PLANS AND SPECIFICATIONS ... ARCHITECTURAL WORK, AND ARCHITECTURAL, MECHANICAL, ELECTRICAL, PLUMBING, AND FIRE PROTECTION SYSTEMS DESIGNED OR REPRESENTED THEREIN ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT ... © COPYRIGHT 2025 DAVID P. KING, JR. ARCHITECT



ELECTRICAL POWER PLAN

GRAPHIC SCALE

SHEET NOTES

A. LIGHTING BASED ON OWNER-TENANT AGREEMENT OF 1 FIXTURE PER 250 SQUARE FEET. 4500 SQFT/250=22.5 FIXTURES IN MIN 23 FIXTURES.

B. DEDICATED ELECTRICAL SIGN CIRCUITS WITH JUNCTION BOXES LOCATED WITHIN FIVE (5) FEET OF THE CENTER OF EACH MATTERSS WAREHOUSE BUILDING SIGNS ON FRONT, RIGHT, LEFT AND REAR OF BUILDING. EACH CIRCUIT SHALL TO BE IDENTIFIED BY TENANT) TO BE CONNECTED TO THE INTERMATIC ET91215CR ELECTRONIC TIMER.

C. LANDLORD TO PROVIDE ACCESS TO AREAS ABOVE CEILING OR ROOF DECK TO ALLOW FOR DIRECT ACCESS TO SIGN FROM BUILING CONNECTION POINTS AND ELECTRICAL SUPPLY WIRES FROM LETTERS. THIS INCLUDES AREAS ABOVE ROOF DECK THAT MAY HAVE BEEN CREATED BY FACADE, PARAPET, PARAPET SUPPORT OR ROOF DESIGN.

SHEET KEYNOTES

1. RECESSED FLOOR RECEPTACLES, EXACT LOCATION TO BE VERIFIED WITH TENANT.
2. PANEL 'P', 120/208, 3Ø, 4W, 200A, SEE PANEL SCHEDULE.
3. ONE (1) INTERMATIC ET91215CR 7-DAY, 15-MINUTE, 12-CIRCUIT, ELECTRONIC TIMER, 12-CIRCUIT, 120V-277V, 30AMPS, WITH SUPERCAPACITOR POWER BACKUP AND EASY USB & ETHERNET CONNECTION FOR PROGRAMMABLE TIMER, MODEL #INTERMATIC-ET91215CR. TIMER TO BE LOCATED NEAR THE CIRCUIT BREAKER BOX IN THE STOCKROOM.
4. ONE (1) ELECTRICAL OUTLET AT THE BACK CORNER OF THE STORAGE ROOM, IN CLOSE PROXIMITY TO THE CEILING FOR SECURITY CAMERA. THE OUTLET SHALL BE PLACED ABOVE CEILING LINE.
5. TWO (2) ELECTRICAL BOXES FOR LOW VOLTAGE TELEPHONE AND DATA WIRING IN THE RECEIVING AREA, WITH RING AND STRING.
6. ONE (1) QUAD ELECTRICAL OUTLET IN CEILING EVERY EIGHT (8) FEET ABOVE WINDOW(S).
7. PROVIDE 12" X 12" X 6" METAL J-BOX FOR SECURITY MTD 10'-0" AFF.
8. 4 X 4 X ¾" PLYWOOD BACKBOARD PAINTED BLACK. EXTEND #6 CU GND TO SERVICE PANEL. MOUNT BOARD AT 8'-0" TO BOTTOM. PROVIDE A QUADPLEX RECEPTACLE MOUNTED TO BOARD.
9. PROVIDE J-BOX TO HARDWIRE 4500 WATT, 208V, 1Ø ELECTRIC WATER HEATER. DISCONNECT AT BREAKER PANEL IN LINE OF SIGHT WITH WATER HEATER.
10. WEATHERPROOF GFCI RECEPTACLE ON ROOF FOR MAINTENANCE.

DRAWING ISSUE: FOR PERMIT
DATE: 25 APRIL 2025
REVISED: --- --- ---

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STATE OF GEORGIA 5044

PROJECT

NEW
RETAIL FACILITY
FOR

MATTRESS WAREHOUSE LLC

PID: 3501-200-016 & 3501-200-017
CORTA COMMONS PLAZA
MARION COUNTY, FLORIDA

DRAWN BY: DPK
CHECKED BY:
APPROVED BY: DPK
ARCHITECT'S PROJECT No.:

SHEET TITLE:

POWER PLAN

SHEET NUMBER

E201

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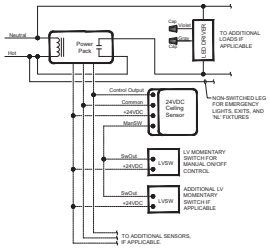
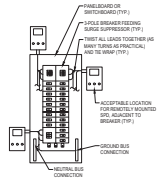


SCHEMATIC NOTES:
1. BASIS OF DESIGN MODEL NUMBERS (WATTSTOPPER):
   1.1. DUAL TECHNOLOGY (SONAR AND PASSIVE INFRARED) CEILING SENSOR: DT-300
   1.2. 24VDC POWER PACK: BZ-250
   1.3. MOMENTARY SWITCH: LVSW-101
2. ISOLATE AND CAP 5-10V LED DRIVER CONTROL LEADS (IF PRESENT) TO ACCOMPLISH 100% LIGHT OUTPUT (CONFIRM WITH DRIVER MANUFACTURER WIRING DIAGRAM).
3. CONFIGURE SENSOR FOR "MANUAL-ON" OPERATION, EXCEPT RESTROOMS, STAIRS, LOBBY, AND CORRIDORS SHALL BE SET FOR "AUTO-ON" OPERATION. SENSOR SHALL AUTOMATICALLY RE-ENERGIZE LIGHTING IF MOTION IS DETECTED IMMEDIATELY AFTER AN "AUTO-OFF" EVENT (EVEN FOR "MANUAL-ON" LOCATIONS).
4. SET SENSOR "AUTO-OFF" TIME DELAY SETTING FOR 20 MINUTES.
5. WHITE DEVICES AND FACEPLATES, UNLESS DIRECTED OTHERWISE BY ARCHITECT OR OWNER.
6. SEE PLAN FOR SWITCH AND SENSOR QUANTITIES.

TYPICAL NON-DIMMING CEILING SENSOR SCHEMATIC



NOTE: MOUNT SPD DEVICE IN A LOCATION TO MAINTAIN ALL LEADS AS SHORT AS POSSIBLE. (IF MAX.)

REMOTE-MOUNT SPD DETAIL

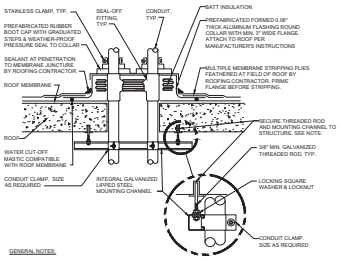
PROVIDE SIGNS ON NOTED EQUIPMENT. SIGNS SHALL BE LAMINATED BLACK PHENOLIC RESIN WITH SOLID WHITE CORE WITH ENGRAVED LETTERING MINIMUM OF 3/8 INCH HEIGHT.

SIGNS ON INTERIOR ITEMS MAY BE ATTACHED USING ADHESIVE. SIGNS ON EXTERIOR ITEMS SHALL BE ATTACHED USING WEATHERPROOF/UV RESISTANT ADHESIVE.

EXAMPLES ARE DEPICTED BELOW.

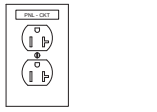
VOLTAGE 120/240 1PH PHASE A BLACK PHASE B RED NEUTRAL WHITE GROUND GREEN OTHER UNIDENTIFIED SYSTEMS EXIST ON PREMISES	PROVIDE ON INSIDE FRONT COVER OF 1200A/3W (SINGLE PHASE) PANEL(S)
PANEL PA 120/240 VOLTS, 1-PHASE, 3-WIRE SERVED FROM PANEL MDP, CKTS 2,4 ELEC ROOM #123	PROVIDE ON FRONT COVER OF EACH PANEL, WITH APPLICABLE INFORMATION ON LABEL INCLUDING PANEL NAME, VOLTAGE, PHASE, WIRE, AND FEEDER SOURCE.
MAIN DISCONNECT 1 OF # PANEL AAA	PROVIDE ON EACH MAIN DISCONNECT. FRONT COVER, WHERE # IS THE QUANTITY OF MAIN DISCONNECTS

EXAMPLE NAMEPLATE DETAILS



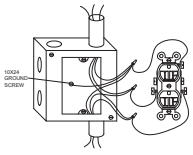
GENERAL NOTES:
1. MAINTAIN A MINIMUM CLEARANCE OF 12" ON ALL SIDES OF ROOF PENETRATION FROM WALLS, CURBS, AND OTHER PROJECTIONS TO FACILITATE PROPER FLASHING.
2. FLANGES OF ADJACENT FLASHINGS SHALL NOT BE CUT OR OVERLAPPED.
3. VERIFY ROOF & STRUCTURAL SYSTEM. ANCHORING METHOD OF THREADED ROD TO ROOF STRUCTURE SHALL BE SUITABLE FOR THE ROOF STRUCTURE ENCOUNTERED.
4. COORDINATE FLASHING INSTALLATION WITH ROOFING CONTRACTOR TO ENSURE PROPER METHODS & MATERIALS ARE USED TO MAINTAIN ROOF WARRANTY.
5. RTU UNITS ARE SPECIFIED WITH THRU UNIT CONNECTIONS. ROOF PENETRATIONS MAY NOT BE REQ'D. VERIFY WITH MECH CONTRACTOR.

CONDUIT ROOF PENETRATION DETAIL



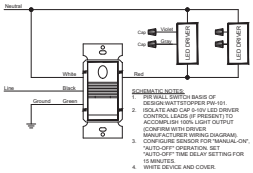
RECEPTACLES SHALL BE INSTALLED WITH GROUND PIN UP, TYPICAL FOR DUPLEX, QUADRAPLEX, AND GFI. PROVIDE ADHESIVE, MACHINE-PRINTED CIRCUIT LABEL AT TOP CENTER OF FACEPLATE INDICATING SOURCE PANEL NAME AND CIRCUIT NUMBER.

TYPICAL RECEPTACLE DETAIL



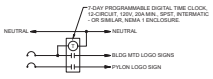
1. NEUTRAL CONDUCTORS SHALL BE CONNECTED INDEPENDENTLY OF THE DEVICE AND PIGTAILED TO THE DEVICE.
2. HOT CONDUCTORS SHALL BE CONNECTED INDEPENDENTLY OF THE DEVICE AND PIGTAILED TO THE DEVICE.
3. UNUSED SCREW TERMINALS ON DEVICE SHALL BE TIGHTENED PRIOR TO INSTALLATION INTO OUTLET BOX.
4. INSTALL SEPARATE GREEN INSULATED EQUIPMENT GROUNDING CONDUCTOR. CONDUCTOR SHALL BE CONNECTED TO CIRCUIT EQUIPMENT GROUNDING CONDUCTOR AND BONDED TO OUTLET BOX.

TYPICAL OUTLET WIRING DETAIL

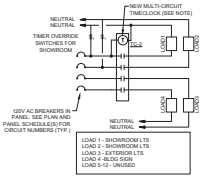


SCHEMATIC NOTES:
1. PIR WALL SWITCH BASIS OF DESIGN WATTSTOPPER PW-101.
2. ISOLATE AND CAP 5-10V LED DRIVER CONTROL LEADS (IF PRESENT) TO ACCOMPLISH 100% LIGHT OUTPUT (CONFIRM WITH DRIVER MANUFACTURER WIRING DIAGRAM).
3. CONFIGURE SENSOR FOR "MANUAL-ON", "AUTO-OFF" OPERATION. SET "AUTO-OFF" TIME DELAY SETTING FOR 15 MINUTES.
4. WHITE DEVICE AND COVER.

TYPICAL PIR WALL SWITCH SCHEMATIC

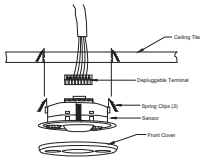


TC-1 CONTROL DIAGRAM



DETAIL NOTES:
1. NEW TIMECLOCK SHALL BE DIGITAL TYPE, ASTRONOMIC, WITH (4)SPST 20A CONTACTS, INDEPENDENTLY SWITCHED, INTEGRAL ON/OFF OVERRIDE BUTTONS, 7-DAY (MIN.), 120V 60HZ INPUT, BATTERY BACKUP, NEMA 3R OUTDOOR ENCLOSURE (BASIS OF DESIGN: INTERMATIC-ET8415CR, OR SIMILAR).
2. CONTRACTOR SHALL SET CLOCK DATE & TIME AND ON/OFF TIMES PER LANDLORD'S DIRECTION
3. CONTRACTOR SHALL LABEL TIMECLOCK AND EACH ASSOCIATED OVERRIDE BUTTON TO IDENTIFY CONTROLLED LOAD. LABELS SHALL NOT INCLUDE ABBREVIATIONS.
4. CONTRACTOR SHALL PRINT-OUT TIMECLOCK LOAD ON/OFF SCHEDULES AND SHALL MOUNT A COPY INSIDE TIMECLOCK FRONT COVER.

TC-1 CONTROL DIAGRAM



TYPICAL CEILING SENSOR MOUNTING

SHEET NOTES

A. OUTAGES AND EXACT CONFIGURATION OF SERVICE ENTRANCE SHALL BE COORDINATED WITH UTILITY COMPANY PRIOR TO CONSTRUCTION.

SHEET KEYNOTES

1. 400A, 2-POLE, SOLID NEUTRAL, SERVICE ENTRANCE RATED FUSED DISCONNECT SWITCH; GENERAL DUTY; FUSED AT 400A WITH RK1 FUSES, 250VAC RATED; 3R ENCLOSURE.
2. PROVIDE WEATHERHEADS, ANCHOR, AND RISER IN ACCORDANCE WITH NEC AND UTILITY COMPANY REQUIREMENTS.
3. PROVIDE SELF-CONTAINED METER SOCKETS SUITABLE FOR 400A SERVICES, IN ACCORDANCE WITH UTIL. CO. REQUIREMENTS.
4. BOND TO ALL OTHER EXISTING GROUNDING ELECTRODES PER NEC 250.

DRAWING ISSUE: FOR PERMIT
DATE: 23 APRIL 2025
REVISED: --
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PROJECT

NEW
RETAIL FACILITY
FOR

MATTRESS WAREHOUSE LLC

PID: 3501-200-016 & 3501-200-017
CORTA COMMONS PLAZA
MARION COUNTY, FLORIDA

DRAWN BY: DPK
CHECKED BY:
APPROVED BY: DPK
ARCHITECT'S PROJECT No.:

SHEET TITLE:

ELECTRICAL DETAILS

SHEET NUMBER

E301

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NEW 3-PHASE PANEL SCHEDULE — PANEL P

MCB (A) 400 | POLES 54 | REMARKS
VOLTAGE 208Y/120 | MOUNTING SURFACE
PHASE WIRE 3PH 4W | B.O.D. SQ D NQ
INTERRUPT | LOCATION
ENCL TYPE 1 | FED FROM

DESCRIPTION	BKR A/P	LOAD TYPE	CKT NO.	PHASE VA A		PHASE VA B		PHASE VA C		CKT NO.	LOAD TYPE	BKR A/P	DESCRIPTION
SHOW WINDOW LTS	20/1	L	1	1,300	720					2	R	20/1	RECEPTACLES'
SHOW WINDOW LTS	20/1	L	3			1,300	900			4	R	20/1	RECEPTACLES'
SHOW WINDOW LTS	20/1	L	5					1,300	1,080	6	R	20/1	RECEPTACLES'
SHOW WINDOW LTS	20/1	L	7	1,300	720					8	R	20/1	RECEPTACLES'
SHOW WINDOW LTS	20/1	L	9			900	720			10	R	20/1	RECEPTACLES'
SHOW WINDOW LTS	20/1	L	11					900	900	12	R	20/1	RECEPTACLES'
SHOW WINDOW LTS	20/1	L	13	900	720					14	R	20/1	RECEPTACLES'
SHOW WINDOW LTS	20/1	L	15			900	720			16	R	20/1	RECEPTACLES'
SHOW WINDOW LTS	20/1	L	17					900	900	18	R	20/1	RECEPTACLES'
SHOW WINDOW LTS	20/1	L	19	900	360					20	R	20/1	RECEPTACLES'
GEN LIGHTING TC1-1	20/1	L	21			1,264	180			22	R	20/1	RECEPTACLES'
GEN LIGHTING TC1-2	20/1	L	23					644	1,200	24	R	20/1	EWC
NIGHT LIGHTS/EM	20/1	L	25	852	180					26	R	20/1	SECURITY RECEPT
EWH	30/2	G	27			2,250	720			28	R	20/1	FLOOR RECEPT
---		G	29					2,250	900	30	R	20/1	FLOOR RECEPT
EXTERIOR SIGN TC1-4	20/1	L	31	1,000	720					32	R	20/1	RECEPTACLES
EXTERIOR LIGHTS TC1-3	20/1	L	33			120	360			34	R		ROOF RECEPT
PHONE BOARD	20/1	M	35					500	1,000	36	S		SPARE
HAND DRYER	20/1	G	37	1,400	7,204					38	V	80/3	RTU 1
SPARE	20/1	S	39			1,000	7,204			40	V		---
SPARE	20/1	S	41					1,000	7,204	42	V		---
SPARE	20/1	S	43	1,000	7,204					44	V	80/3	RTU 2
SITE LIGHTS	20/2	L	45			706	7,204			46	V		---
---		L	47					706	7,204	48	V		---
SPD	30/3		49	0	7,204					50	V	80/3	RTU 3
---	---		51			0	7,204			52	V		---
---	---		53					0	7,204	54	V		---
VA TOTAL EACH PHASE				33,684		33,652		35,792					

AREA SERVED (SF) 4,566
MIN. LTG (VA/SF) 1.9
MIN. LTG TOTAL (VA) 8,675

	CONNECTED	NEC FEEDER
VA LIGHTING	15,892	19,865
VA RECEPTACLE	12,000	11,000
VA MOTOR	29,336	31,739
VA GENERAL	41,900	41,900
VA W/ MULTIPLIER	4,000	5,000
	VA	AMPS
TOTAL CONNECTED	103,128	286
TOTAL NEC FEEDER	109,504	304

NEC Feeder calc:
Lighting per NEC 215.2 & 220.12,
Receptacle per NEC 220.14 & 220.44,
Motor per NEC 430.24.

LOAD TYPES
L = LIGHTING
R = RECEPTACLE
M = MOTOR
G = GENERAL
S = SPECIAL
V = VARIED
* = NON CONCURRENT

SHORT CIRCUIT CALCULATIONS

UTIL-XF	KVA (≤)		VS	PH	%Z (≥)	MA (≤)	SCC-BEG	SCC-END (≤)
	150		208	3	1.4	100	INFINITE	30,140
GEN-1	KW	KVA	V	PH	%X"	FLA		SCC-END (≤)

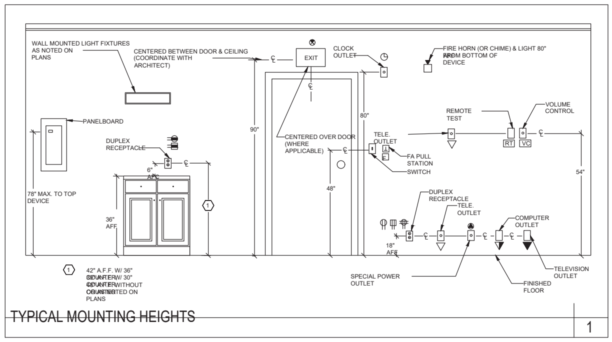
CABLE FROM	CABLE TO	V	PH	SETS	WIRE	COND	FT (≥)	SCC-BEG	SCC-END (≤)
UTIL-XF	PANEL P	208	3	2	3/0 Cu	NON	100	30,140	15,852

ASSUMPTIONS MADE REGARDING SERVICE ENTRANCE FOR SHORT CIRCUIT AND VOLTAGE DROP CALCULATIONS: (NOTIFY ENGINEER IF FOUND OTHERWISE)

UTIL. TRANSFORMER SIZE ≤ 150KVA
UTIL. TRANSFORMER IMPED. ≥ 3.0%Z
AFC AT SERVICE POINT ≤ 30140 AMP
SERVICE ENTRANCE ONE-WAY CKT LENGTH: ≥ 00 FT AND ≤ 60 FT

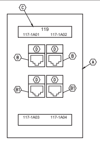
SHORT CIRCUIT PROTECTION PROVIDED BY BUSSMAN JKS CLASS J LIMITRON FUSE.

AT 30,000 AMP SHORT CIRCUIT CURRENT THE FUSE WILL REDUCE THE SHORT CIRCUIT CURRENT AT THE WIREWAY TO APPROXIMATELY 8000 AMPS ALLOWING THE USE OF 10,000 AIC PANELS DOWN STREAM OF THE MAIN.



1 — 42" A.F.F. W/ 36" COUNTER W/ 30" COUNTER WITHOUT OR AS NOTED ON PLANS

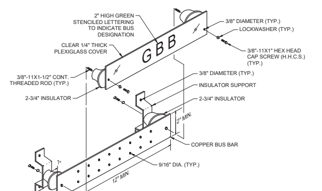
TYPICAL MOUNTING HEIGHTS



TELE/DATA OUTLET KEY NOTES:

(A) COMMUNICATIONS FACEPLATE. SEE SPECIFICATIONS.
(B) "DATA" SNAP-IN COUPLER WITH 8-PIN MODULAR JACK ASSEMBLY. COLOR YELLOW. PROVIDE TWO PER COMMUNICATIONS OUTLET. REFER TO SPEC'S FOR WIRING/TERMINATION REQUIREMENTS.
(B1) "VOICE" SNAP-IN COUPLER WITH 8-PIN MODULAR JACK ASSEMBLY. COLOR GRAY. PROVIDE TWO PER COMMUNICATIONS OUTLET. REFER TO SPEC'S FOR WIRING/TERMINATION REQUIREMENTS.
(C) COMMUNICATIONS OUTLET IDENTIFIER (PER OWNER) ON LASER PRINTED INSERT UNDER FACTORY PLASTIC COVER.
(D) COLORED BLANK TAB OR JACK. COORDINATE COLOR WITH ARCHITECT AND OWNER BEFORE PURCHASING.

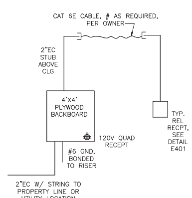
DATA PORT DETAIL



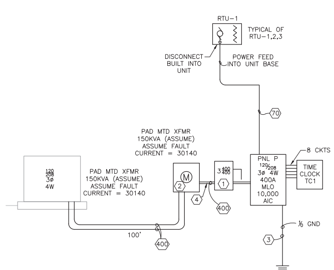
GROUND BUS BAR DETAIL NOTES:

1. PROVIDE 2 INSULATOR SUPPORTS (MIN.).
2. PROVIDE HOLE SIZES AND SPACING AS REQUIRED TO ACCOMMODATE GROUNDING CONDUCTORS. ALSO, PROVIDE A MIN. OF (4) ADDITIONAL SPARE LUG MOUNTING HOLES. HOLE PATTERN FOR TGBB MAY DIFFER FROM GBB.
3. ALL HARDWARE SHOWN SHALL BE STAINLESS STEEL.
4. 'DOUBLING UP' OR 'STACKING' OF CONNECTIONS IS NOT PERMITTED.
5. PROVIDE OXIDE-INHIBITING JOINT COMPOUND ON ALL CONNECTIONS.
6. BACK TO BACK CONNECTIONS SHALL NOT BE USED. PROVIDE BAR LENGTH AS REQUIRED TO ACCOMMODATE ALL LUGS PLUS SPARES ON FRONT SIDE.

GBB (AND TGBB) GROUND BUS BAR DETAIL



DATA RISER DIAGRAM



ELECTRICAL RISER DIAGRAM

SHEET NOTES

A. BRANCH BREAKERS NOTED WITH "GFI" SHALL BE PROVIDED WITH INTEGRAL GFCI PROTECTION FOR PERSONNEL.
B. BRANCH BREAKERS NOTED WITH "LOCK" SHALL BE PROVIDED WITH NEC 110.25 COMPLIANT LOCK-OFF PROVISIONS.

SHEET KEYNOTES

1. 400A, 2-POLE, SOLID NEUTRAL, SERVICE ENTRANCE RATED FUSED DISCONNECT SWITCH, GENERAL DUTY, FUSED AT 400A WITH RK1 FUSES, 250VAC RATED, 3R ENCLOSURE.
2. PROVIDE SELF-CONTAINED METER SOCKETS SUITABLE FOR 400A SERVICES, IN ACCORDANCE WITH UTIL. CO. REQUIREMENTS.
3. BOND TO ALL OTHER EXISTING GROUNDING ELECTRODES PER NEC 250.
4. PROVIDE BONDING JUMPER TO METER.

FEEDER SCHEDULE

NAME	PHASE (AWG)	N (AWG)	G (AWG)	EBJ (AWG)	CONDUIT (3PH 4W)	CONDUIT (1PH 3W)	CONDUIT (1PH 2W)	AMPA-CITY
20	12	12	12	-	3/4"	3/4"	3/4"	20
30	10	10	10	-	3/4"	3/4"	3/4"	30
50	8	8	10	8	3/4"	3/4"	3/4"	50
60	6	6	10	8	1"	3/4"	3/4"	65
70	4	4	8	8	1-1/4"	1"	1"	85
80	4	4	8	8	1-1/4"	1"	1"	85
90	3	3	8	8	1-1/4"	1-1/4"	1"	100
100	3	3	8	8	1-1/4"	1-1/4"	1"	100
125	1	1	6	6	1-1/2"	1-1/2"	-	130
150	1/0	1/0	6	6	2"	1-1/2"	-	150
175	2/0	2/0	6	4	2"	2"	-	175
200	3/0	3/0	6	4	2"	2"	-	200
225	4/0	4/0	4	2	2-1/2"	2"	-	230
250	250	250	4	2	3"	2-1/2"	-	255
300	350	350	4	1/0	3"	3"	-	310
380	500	500	3	1/0	3-1/2"	3"	-	380
400	(2) 3/0	(2) 3/0	(2) 3	(2) 1/0	(2) 2"	(2) 2"	-	400
400*	600	600	3	1/0	4"	3-1/2"	-	420
400AL	(2)250AL	(2)250AL	1 AL	-	(2) 3"	(2) 2-1/2"	-	410

SIZES NOTED ABOVE ARE MINIMUM VALUES (AWG OR KCMIL).

ASSUMPTIONS FOR ITEMS ABOVE:
- THHN/THWN-2 INSULATED CONDUCTORS
- COPPER CONDUCTORS, UNLESS SPECIFICALLY NOTED OTHERWISE
- CONDUIT SIZES BASED ON PVC SCHED 40, EMT, IMC, OR RMC
- AMPACITY BASED ON TERMINATIONS & EQUIP RATED 75 DEGREE C
- CONTRACTOR IS AWARE OF CIRCUIT/FEEDER VOLTAGE

EXAMPLES:
60/G
3PH 3W FEEDER WITH EQUIPMENT GROUNDING CONDUCTOR: 3-#6AWG PHASE CONDUCTORS, NO NEUTRAL, AND 1-#10AWG EQUIPMENT GROUNDING CONDUCTOR IN A 3/4"" CONDUIT

100/N/EBJ
3PH 4W FEEDER WITH EQUIPMENT BONDING JUMPER: 3-#3AWG PHASE CONDUCTORS, 1-#3AWG NEUTRAL CONDUCTOR, AND 1-#8AWG EQUIPMENT BONDING JUMPER IN A 1-1/4"" CONDUIT"

20/G (1PH)
1PH 2W FEEDER WITH EQUIPMENT GROUNDING CONDUCTOR: 2-#12AWG PHASE CONDUCTORS (OR ONE PHASE AND ONE NEUTRAL IF 120V OR 277V), AND 1-#12AWG EQUIPMENT GROUNDING CONDUCTOR IN 3/4" CONDUIT.

20/G (1PH 3W) OR 20/N/G (1PH)
1PH 3W FEEDER WITH EQUIPMENT GROUNDING CONDUCTOR: 2-#12AWG PHASE CONDUCTORS, 1-#12AWG NEUTRAL CONDUCTORS, AND 1-#12AWG EQUIPMENT GROUNDING CONDUCTOR IN 3/4" CONDUIT.

4/23/2025 1:58 PM

DRAWING ISSUE FOR PERMIT
DATE: 23 APRIL 2025
REVISED: --
--
--

Coburn and Associates, Inc
P. O. BOX 577
HIGH SPRINGS, FLORIDA 32655-0577
(386) 454-3748 FAX (386) 454-2652
FLORIDA LICENSED ENGINEERS EB 0003687
RICHARD E. COBURN PE E32820

SEAL
RICHARD E. COBURN LICENSE No. 32820 STATE OF FLORIDA PROFESSIONAL ENGINEER

THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY RICHARD E. COBURN PE ON THE INDICATED DATE USING A DIGITAL SIGNATURE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC DOCUMENTS

GENERAL CONTRACTOR

David P. King, Jr
ARCHITECT
7500 SW 61ST AVE
SUITE 400
OCALA, FL. 34476
352.873.3737 (PH)
352.873.0737 (FAX)

REGISTRATIONS:
STATE OF FLORIDA AR 12,999
STATE OF GEORGIA 5044

PROJECT

NEW
RETAIL FACILITY
FOR

MATTRESS
WAREHOUSE LLC

PID: 3501-200-016 & 3501-200-017
CORTA COMMONS PLAZA
MARION COUNTY, FLORIDA

DRAWN BY: DPK
CHECKED BY:
APPROVED BY: DPK
ARCHITECT'S PROJECT No.:

SHEET TITLE:
SCHEDULES & RISERS

SHEET NUMBER
E401

H:\SHARED DRIVES\PROJECTS - CURRENT ACTIVE YEARS\2025\2504 MATTRESS WAREHOUSE\2504 ELECTRICAL.DWG

Marion County

Development Review Committee

Agenda Item

File No.: 2025-21347 **Agenda Date:** 11/17/2025 **Agenda No.:** 6.1.

SUBJECT:
Enclosure - Waiver Request to Major Site Plan
Project #2025090015 #33346 Parcel #3651-006-004
Kristen Wrestling

This item was tabled for 30 days at the October 20, 2025, DRC Meeting for the applicant to work with Stormwater staff.

LDC 2.21.1.A(1) - Major Site Plan
CODE states a Major Site Plan shall be submitted for review and approval prior to the issuance of a Building Permit or prior to the construction of site improvements when proposed improvements exceed any of the following thresholds:
(1) Collectively, all existing and proposed impervious ground coverage equals or exceeds 35 percent of the gross site area or 9,000 square feet.
APPLCANT requests a waiver for 24 feet by 44-foot patio extension with enclosure.

September 19, 2025

PROJECT NAME: ENCLOSURE
PROJECT NUMBER: 2025090015
APPLICATION: DRC WAIVER REQUEST #33346

1 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: LDC 2.21.1.A(1) Major Site Plan
STATUS OF REVIEW: INFO
REMARKS: Defer to Stormwater.

2 DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: LDC 2.21.1.A(1) Major Site Plan
STATUS OF REVIEW: INFO
REMARKS: Defer to Stormwater.

3 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: LDC 2.21.1.A(1) Major Site Plan
STATUS OF REVIEW: INFO
REMARKS: Parcel 3651-006-004 is within the Legendary Trails POA Utility area. Marion County Utilities has no concerns or comments regarding the enclosure expansion, as no additional flows are proposed for the local utility.
The parcel is located within the Primary Springs Protection Zone and outside of the Urban Growth Boundary.

4 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: LDC 2.21.1.A(1) Major Site Plan
STATUS OF REVIEW: INFO
REMARKS: CONDITIONAL APPROVAL subject to working with Stormwater staff under the following conditions: 1) The applicant must provide stormwater control of the additional runoff from the impervious coverage at the 100-year, 24-hour storm from the total impervious overage on the property. 2) A permit/inspection hold will be in effect until a sketch of the proposed stormwater controls is provided to Stormwater and approved. 3) A Final Hold will be in effect until: a) Stormwater staff conducts a final inspection. Please note that stormwater controls and all disturbed areas must have vegetative cover established at time of final inspection. b) The applicant must provide a final sketch, noting the horizontal extents and volume capacity of the stormwater controls.
The applicant owns a 0.77-acre parcel (PID 3651-006-004) and according to the MCPA, there is approximately 6,657 sf existing impervious area on-site. The applicant is proposing to add 1,056 sf for a patio extension. The total existing and proposed impervious area is 7,713 sf. The site will be approximately 3,113 sf over the allowed 4,600 sf per the LEGENDARY TRAILS Subdivision. There are no FEMA Special Flood Hazard Areas or Flood Prone Areas on the property. The HOA/POA has provided a letter of no-objection to the project. Staff recommends approval with conditions.

AR# 33346

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 COMMITTEE WAIVER REQUEST FORM

Date: 9/8/2025 Parcel Number(s): 3651-006-004 Permit Number: _____

A. PROJECT INFORMATION: Fill in below as applicable:

Project Name: Enclosure Commercial ☐ Residential ☑
Subdivision Name (if applicable): _____
Unit _____ Block F Lot 4 Tract _____

B. PROPERTY OWNER'S AUTHORIZATION: The property owner's signature authorizes the applicant to act on the owner's behalf for this waiver request. The signature may be obtained by email, fax, scan, a letter from the property owner, or original signature below.

Name (print): Kristen Westlin
Signature: _____
Mailing Address: 2615 SE 77th street City: Ocala
State: FL Zip Code: 34480 Phone # 201-874-7349
Email address: Kasm649@hotmail.com

C. APPLICANT INFORMATION: The applicant will be the point of contact during this waiver process and will receive all correspondence.

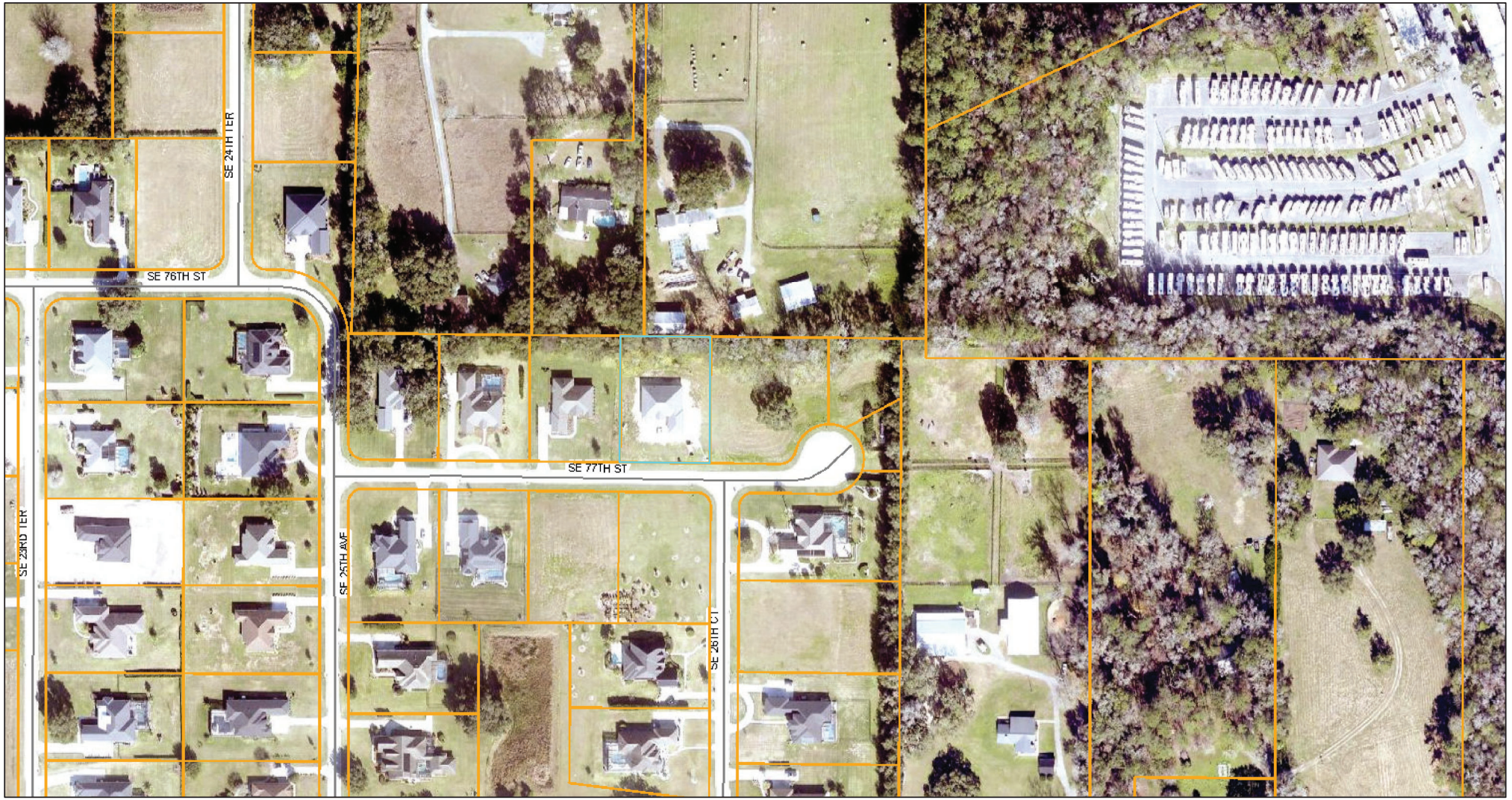
Firm Name (if applicable): _____ Contact Name: Same as above
Mailing Address: _____ City: _____
State: _____ Zip Code: _____ Phone # _____
Email address: _____

D. WAIVER INFORMATION:
Section & Title of Code (be specific): 2.21.1.A Major Site Plan
Reason/Justification for Request (be specific): Patio extension with enclosure (24' by 44')

DEVELOPMENT REVIEW USE:
Received By: Kristen Date Processed: 09/08/2025 Project # 2025-09-0015 AR # 33346

ZONING USE: Parcel of record: Yes ☐ No ☐ **Eligible to apply for Family Division: Yes ☐ No ☐**
Zoned: _____ ESOZ: _____ P.O.M. _____ Land Use: _____ **Plat Vacation Required: Yes ☐ No ☐**
Date Reviewed: _____ Verified by (print & initial): _____

MCBCC Interactive Map - Internal



9/16/2025, 11:54:03 AM

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

1:2,257

0 0.03 0.05 0.1 mi
0 0.04 0.07 0.15 km

Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, Marion County BOCC

MCBCC IT/GIS

FOR INTERNAL COUNTY USE ONLY: MAY CONTAIN CONFIDENTIAL INFORMATION. IMPROPER DISCLOSURE MAY RESULT IN CRIMINAL PENALTIES (F.S.119.10).

Marion County
Board of County Commissioners
Growth Services • Planning and Zoning
710 E. Silver Springs Blvd.
Ocala, FL 34470
Phone: 352-438-2600
Fax: 352-438-2601

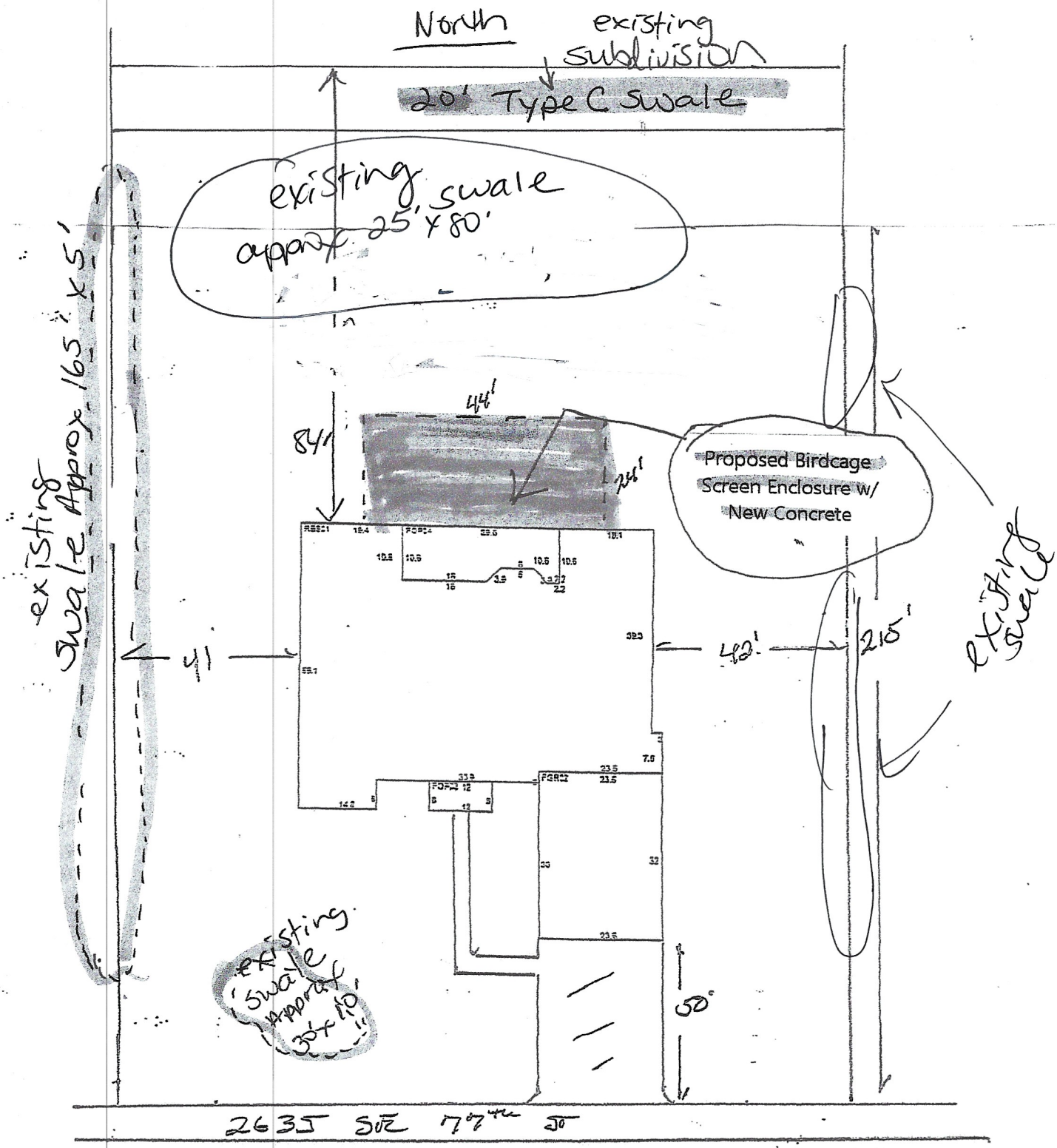
Bird cage screen room
Permit # 2025061972

2635 SE 77th St.

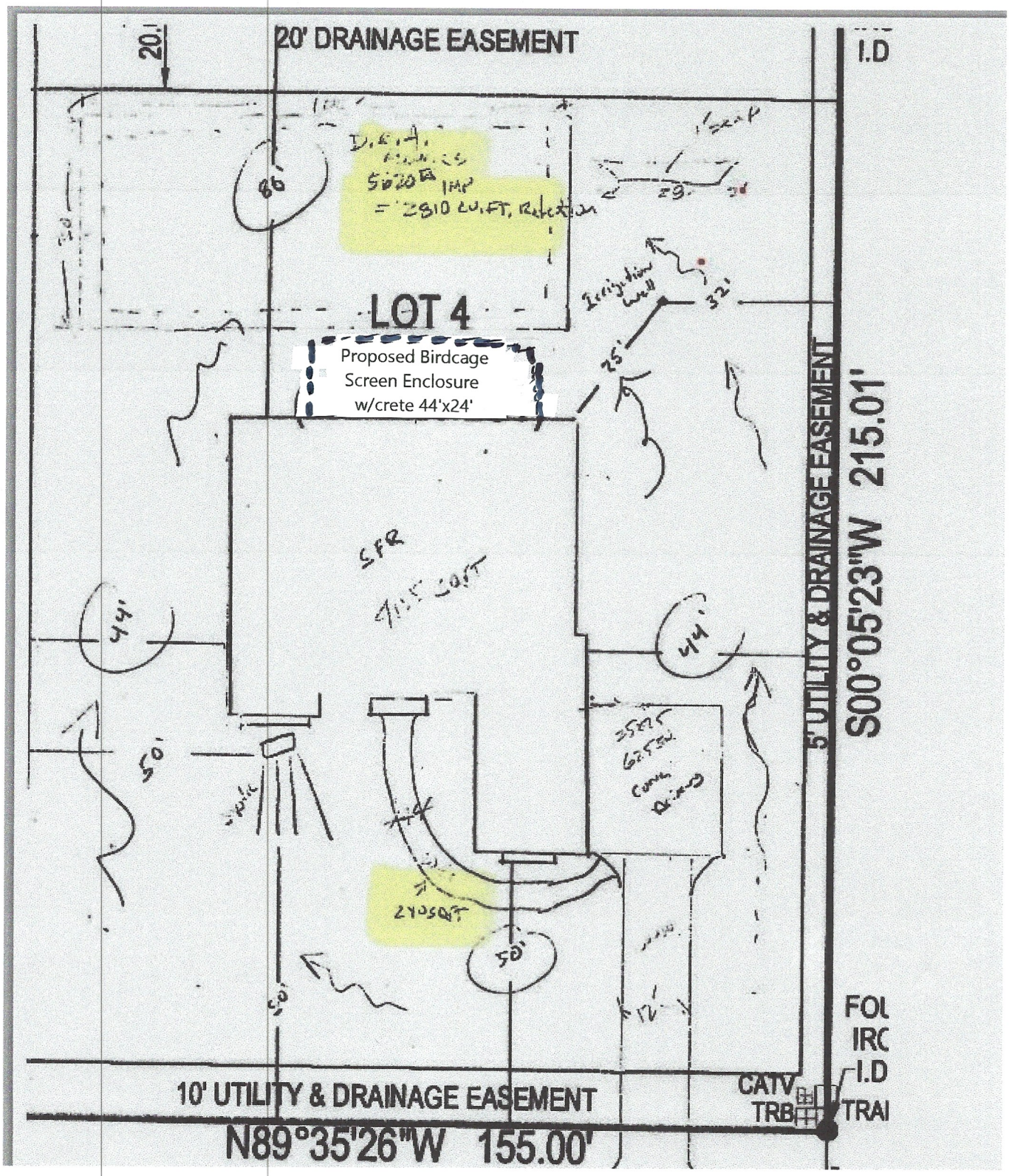
SITE PLAN

State of Florida Department of Health & Marion County Building, Zoning and 9-1-1 Management

Parcel No. 3651-006-004 Scale: NOT TO Scale



Site Plan Submitted By: Aluma-Tec Remodeling Inc Date: 5/12/25


20'
20' DRAINAGE EASEMENT
I.D
LOT 4
Proposed Birdcage
Screen Enclosure
w/crete 44'x24'
SFR
44'
44'
50'
50'
50'
5' UTILITY & DRAINAGE EASEMENT
S00°05'23"W 215.01'
10' UTILITY & DRAINAGE EASEMENT
N89°35'26"W 155.00'
CATV
TRB
FOU
IRC
I.D
TRAI

Applicant Name (Owner): KRISTEN WESTLING

Parcel ID (tax): 3661-4008-4004

Site Address: 2835 SE 77TH ST

Subdivision: Legendary Trails

Marion County Building Permit Application No. (if available): TBD

Stormwater Application Request No. (if available): TBD

ACKNOWLEDGEMENT AND ACCEPTANCE OF ADDITIONAL STORMWATER / LETTER OF NO OBJECTION

The above referenced project is within the Legendary Trails subdivision, which has a privately maintained stormwater management system. This stormwater management system is operated and maintained by the LEGENDARY TRAILS POA INC (name of maintenance entity). The subdivision Improvement Plans (AR# 3102) on file at the County show the stormwater facilities to be sufficient to accommodate the stormwater runoff from the 100 year-24 hour storm [▾] based on 4,800 square feet impervious coverage per lot. The above referenced lot currently has 6,657 square feet impervious coverage and the proposed project will add 1056 square feet impervious coverage.

Kristen Westling — Owner Name (Print)

Owner Signature — 6/22/2025 Date

MASTER PERMITEE: PLEASE SELECT ONE OPTION FROM BELOW AND SIGN TO INDICATE YOUR APPROVAL

☐ **By signing below, I affirm that the above referenced project has been duly reviewed and** POA [▾] **agrees to accept the additional stormwater runoff indicated to the permitted stormwater management system.**

☒ **By signing below, I affirm that the above referenced project has been duly reviewed by the** POA [▾] **and the** POA **does not accept the additional stormwater runoff indicated to the permitted stormwater management system. Construction may proceed with NO OBJECTION and it is understood that the Owner will need to construct stormwater controls on-site to address the excess impervious coverage.**

POA Gene Nelson — Representative (Print)

POA — Representative Signature — Date 1 July 2025

HOA/ POA/ DEVELOPER Contact Information:

HOA/ POA/ DEVELOPER Name: Legendary Trails

Address:

Phone:

Email:

Marion County
Board of County Commissioners
Growth Services • Planning and Zoning
710 E. Silver Springs Blvd.
Ocala, FL 34470
Phone: 352-438-2600
Fax: 352-438-2601

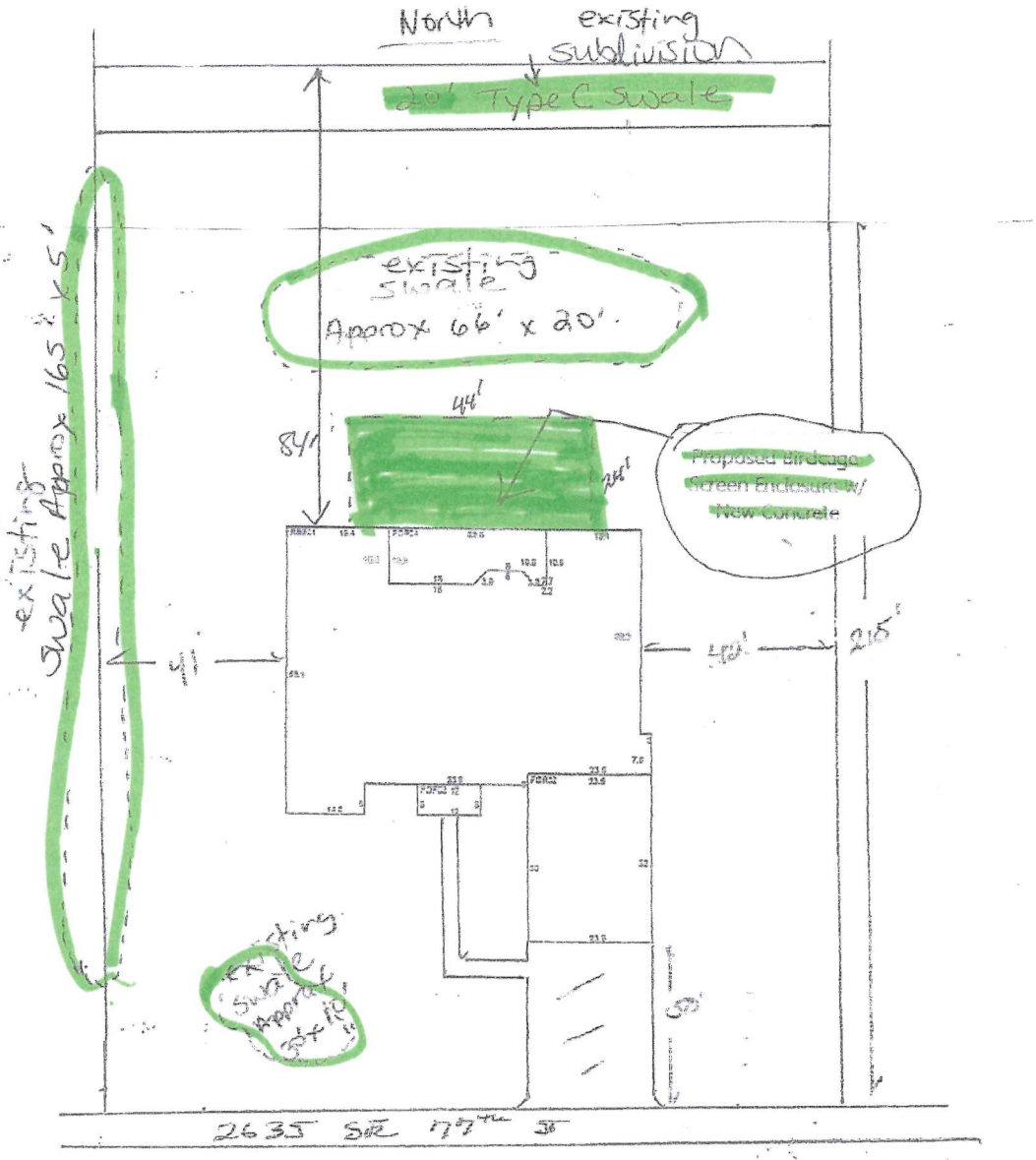
Pool cage Screen room.
Permit # 20250619721

2635 SE 77th St.

SITE PLAN

State of Florida Department of Health & Marion County Building, Zoning and Solid Management

Parcel No. 3651-006-004 Scale: 1 Box To 5 Feet

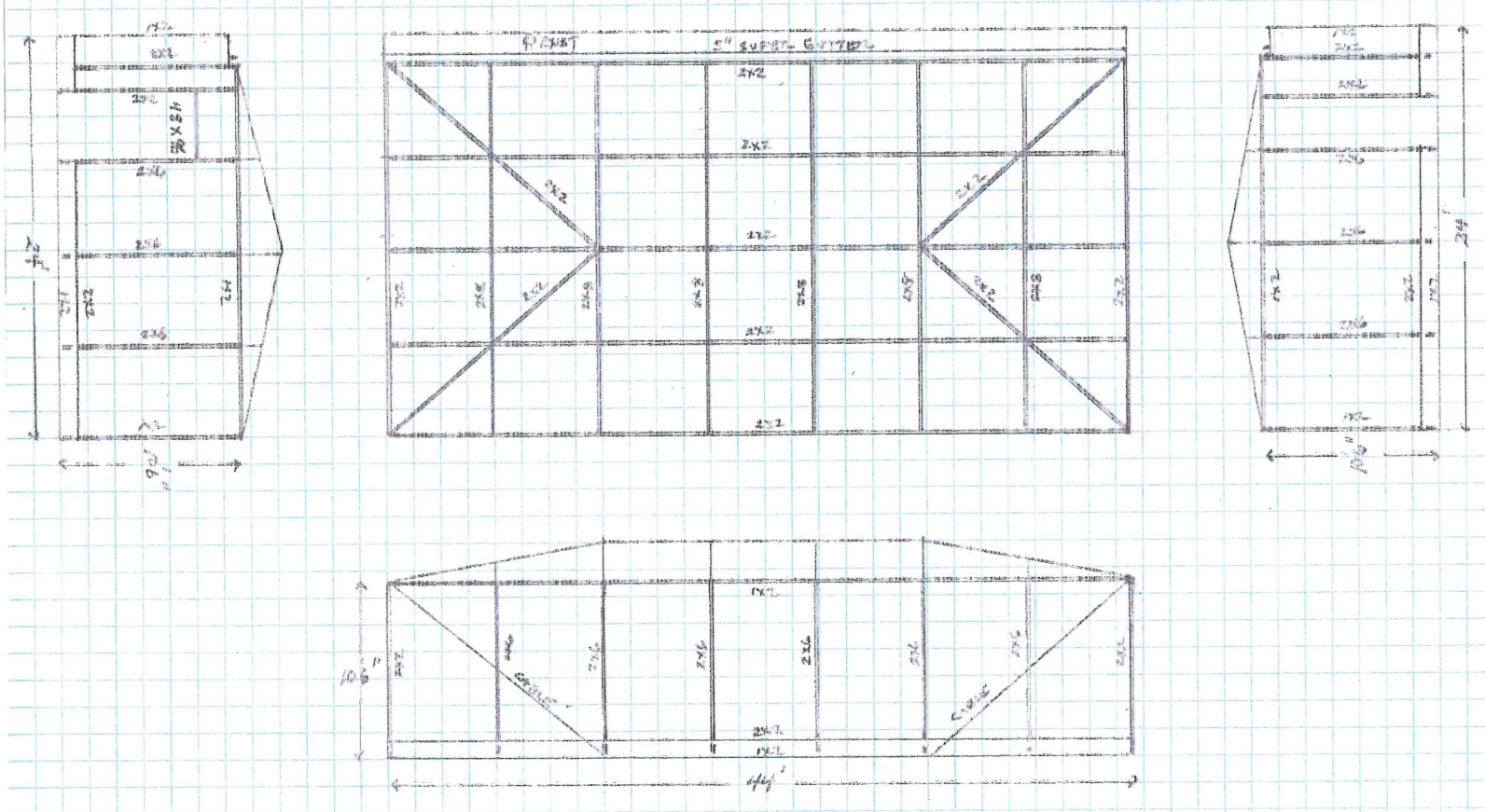


Site Plan Submitted By: Alumatec Remodeling, Inc. Date: 5/12/25

"Meeting Needs by Exceeding Expectations"

BRIAN + KRISTEN WESTRING
2635 S.E. 17 TH. ST.
OCALA, FL. 34480
LEGENDARY TRAILS

BIRD CAGE / FEATURES
SCALE 1/8" = 1'



Marion County

Development Review Committee

Agenda Item

File No.: 2025-21348 **Agenda Date:** 11/17/2025 **Agenda No.:** 6.2.

SUBJECT:
Rotary Sportsplex - Major Site Plan - Extension Request
5230 SE Maricamp Rd Ocala
Project #2023050108 #30224 Parcel #31413-000-00
Kimley-Horn & Associates, Inc.

On 11/6/25, Applicant requested a one-year extension for this Major Site Plan. The request is to extend it one year from the current expiration date of September 25, 2025. The new expiration date would be September 25, 2026.

From: Development Review
To: Lopez, Jose; Development Review
Subject: RE: Rotary Sportsplex - Project# 2023050108, AR# 30224
Date: Friday, November 7, 2025 8:25:00 AM

Thank you. Your extension request has been placed on the November 17th DRC agenda.

From: Lopez, Jose <Jose.LopezJr@kimley-horn.com>
Sent: Thursday, November 6, 2025 3:06 PM
To: Development Review <DevelopmentReview@marionfl.org>
Subject: Rotary Sportsplex - Project# 2023050108, AR# 30224

CAUTION: THIS MESSAGE IS FROM AN EXTERNAL SENDER
This email originated from outside the organization. Do not click links, open attachments, or share any information unless you recognize the sender and know the content is safe. Report suspicious emails using the "Phish Alert" button in Outlook or contact the Helpdesk.

Good afternoon Development Review Team,

I'd like to request an extension to the subject project's approved Major Site Plan. Please let me know if you need any other information on my end. Thank you!

Regards,

Jose A. Lopez Jr., PE | Project Manager
Kimley-Horn | 800 SW 2nd Avenue, Suite 100, Gainesville, FL 32601
Direct: 352 554 9792 | Mobile: 954 655 7594 | Main: 352 374 3274
Connect with us: LinkedIn | Facebook | Instagram | Kimley-Horn.com
Celebrating 18 years as one? of *Fortune*'s 100 Best Companies to Work For

Planned Vacation:
11/26 – 11/28
12/22 – 12/26

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

September 27, 2023

KIMLEY-HORN & ASSOCIATES, INC.
JOSE A. LOPEZ JR.
1700 SE 17 STREET, SUITE 200
OCALA, FL 34471

SUBJECT: **PLAN APPROVAL LETTER**
PROJECT NAME: ROTARY SPORTSPLEX
PROJECT #2023050108 APPLICATION #30224 PARCEL #31413-000-00

Dear JOSE A. LOPEZ JR.:

The above referenced Major Site Plan was approved by the Development Review Committee on September 25, 2023. The approval of this plan will expire on September 25, 2025. If an extension is needed in the future, please submit a written request to be considered by the Development Review Committee prior to the expiration date. The following comments are for your review. You need not reply to the comments, and if the comments have been previously completed, simply disregard:

DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 6.13.10.B - Copy of NPDES Permit or NOI
STATUS OF REVIEW: INFO
REMARKS: Please provide a copy of the NPDES permit or NOI prior to construction.

DEPARTMENT: ENGIN - DEVELOPMENT REVIEW
REVIEW ITEM: 2.12.4.K - List of approved waivers, their conditions, and the date of approval
STATUS OF REVIEW: INFO
REMARKS: 6/26/23 - add waivers if requested in the future

DEPARTMENT: ENGIN - DEVELOPMENT REVIEW
REVIEW ITEM: Additional Development Review Comments
STATUS OF REVIEW: INFO
REMARKS: After approval, plans will be electronically stamped by the County. The applicant will receive an email indicating that approved plans are available for download and are located in the ePlans project Approved folder. For Development Review submittals, with the exception of Final Plats and Minor Site Plans, applicants are required to print, obtain required signatures, and sign and seal two 24”x 36” sets of the electronically stamped approved plan and deliver them to the Office of County Engineer, Development Review Section, located at 412 SE 25th Avenue Ocala, FL 34471. Upon receipt, a development order will be issued. Until such time as that development order is issued, the project does not have final approval and construction, if applicable, shall not commence. For plans requiring As-Builts, As-Builts and associated documentation shall be submitted on paper in accordance with current county requirements.

DEPARTMENT: DOH - ENVIRONMENTAL HEALTH

REVIEW ITEM: Additional Health comments
STATUS OF REVIEW: INFO
REMARKS: NO INCREASE IN FLOW

DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: 2.12.6 - Location of water and sewer. Does this need a special use permit?
STATUS OF REVIEW: INFO
REMARKS: defer to MCU

DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: 2.12.27 - Show location of outside storage areas
STATUS OF REVIEW: INFO
REMARKS: will there be outside storage

Notify Bert Yancey, Road Construction Project Manager, at (352) 671-8683 or Bert.Yancey@marionfl.org, at least 72 hours prior to commencement of any site work.

No deviation from the approved set of plans will be allowed unless submitted by the project engineer for consideration and approved by the Office of the County Engineer or the Development Review Committee, as applicable.

A final site inspection will be scheduled upon receipt of the following: two signed and sealed As-Built plans, the Engineer's Certificate of Satisfactory Completion for non-subdivisions, digital files in both .dwg and .pdf format provided on disc, inspection and material testing report of all improvements, one copy of the survey field notes, and the Landscape and Irrigation As-Built Certification. This inspection must be completed and finaled prior to the issuance of a Certificate of Occupancy.

Feel free to contact the Office of the County Engineer at (352) 671-8686 or DevelopmentReview@marionfl.org should you have questions.

Sincerely,

Your Development Review Team
Office of the County Engineer

AS-BUILT SUBMITTAL CHECKLIST

The following items must be submitted to the Office of the County Engineer, Development Review, at the above address, before the 375 As-Built site inspection on the building permit, the site inspection without building permit, or the subdivision inspection will be scheduled. All signatures and seals must be originals:

1. Two 24"x 36" As-Built plans on paper (with original signatures & seals). LDC 2.18.4.F(1) & 2.21.4.F(1)

2. One CD with As-Built plans in both .pdf & .dwg Autocad 2000 or newer format. LDC 2.18.4.F(1) & 2.21.4.F(1)

3. Original Engineer's Certificate of Satisfactory Completion for non-subdivisions or subdivisions, as appropriate (with original signature & seal). This form can be obtained from the Office of the County Engineer, Development Review. LDC 2.18.4.F(3) & 2.21.4.G
   - ✓ For more information regarding the above three requirements, please the Office of the County Engineer, (352) 671-8686.

4. Inspection and material testing of all improvements shall be submitted in one report. LDC 2.18.4.F(2) & 2.21.4.F(2)
   - ✓ This information may be provided on the CD or on paper.
   - ✓ For more information, please contact Bert Yancey, Bert.Yancey@marionfl.org, at the Office of the County Engineer, (352) 671-8686.

5. One copy of the survey field notes shall be provided and shall detail survey methods used. LDC 6.4.8.
   - ✓ This information may be provided on the CD or on paper.
   - ✓ For more information, please contact Theresa Smail, Theresa.Smail@marionfl.org, or Zachary Stegall, Zachary.Stegall@marionfl.org, at the Office of the County Engineer, (352) 671-8686.

6. Concerning the 450/451 inspection on the building permit: Upon completion of the landscaping and/or irrigation installation, the contractor shall request an inspection by the design professional. Prior to the inspection, the contractor must provide a clear and legible as-built diagram of the irrigation system. A Landscape and Irrigation As-Built Certification shall be signed and sealed by the design professional and submitted to the County Landscape Architect prior to the issuance of a Certificate of Occupancy. LDC 6.8.12 & 6.9.6.B
   - ✓ For more information, please contact the Susan Heyen, Susan.Heyen@marionfl.org, in the Parks & Recreation Department, (352) 671-8560.

Revised 7/2020

30224

MAJOR SITE PLAN FOR

ROTARY SPORTSPLEX

MARION COUNTY, FLORIDA

SECTION 36, TOWNSHIP 15 SOUTH, RANGE 22 EAST

AUGUST 2023

DEVELOPMENT REVIEW COMMITTEE
MARION COUNTY, FLORIDA

APPLICATION #: 30224
APPROVAL DATE: 09/25/23
EXPIRATION DATE: 9/25/25

All construction shall conform to the construction standards contained in the Marion County Land Development Code, latest revision. Areas of the right-of-way disturbed during construction shall be dressed and sodded. Seed and mulch may be used if approved by the County Engineer or designee.

NOTICE
The approval of these plans is limited to construction under the jurisdiction of Marion County and does not substitute nor waive the requirements of other agencies for additional permits, as applicable, by state and/or federal laws.

RECEIVED
NOV 1 8 2023
Marion County
Office of County Engineer

GENERAL NOTES

LAND USE DEVELOPMENT DATA

PARCEL ID NUMBERS:	31413-003-00
PRESENT ZONING:	A-1
LAND USE:	PR (PRESERVATION)
SPRING PROTECTION ZONE:	PRIMARY

GENERAL CHARACTER OF DEVELOPMENT
CONSTRUCTION OF TWO SYNTHETIC TURF, MULTIPLE PURPOSE ATHLETIC FIELDS WITH ASSOCIATED PARKING FACILITIES, STORMWATER CONVEYANCE FACILITIES, DRAINAGE RETENTION AREAS, AND WELL WATER UTILITIES.

FLOOR-AREA RATIO:	0.11
PERCENTAGE OF BUILDING COVERAGE:	11.41%
PARCEL AREA:	83.35 ACRES
PROJECT AREA:	11.69 ACRES
PROJECT IMPERVIOUS AREA:	6.43 ACRES
EXISTING IMPERVIOUS AREA:	1.69 ACRES

PARKING CALCULATION:
EMS STATION
TOTAL EMPLOYEE PER SHIFT @ 21 EMPLOYEES = 21 SPACES
TOTAL REQUIRED = 21
TOTAL PROVIDED = 46

WATER
POTABLE WATER WILL BE PROVIDED BY AN EXISTING WELL.

SEWER
WASTEWATER WILL BE PROVIDED BY AN EXISTING SEPTIC TANK & DRAIN FIELD. NO NEW SANITARY FLOWS ARE PROPOSED.

FLOOD DESIGNATION
THE PROJECT LIES WITHIN FEMA FLOOD ZONE "X", AN AREA OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS PER FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 12083C0536D & 12083C0545D, EFFECTIVE AUGUST 28, 2008.

ROADWAYS, DRAINAGE, AND COMMON AREAS
THE OWNER SHALL PERPETUAL MAINTENANCE FOR THE STREETS, DRAINAGE SYSTEM AND COMMON AREAS OF THE PROJECT.

EASEMENTS
ALL EASEMENTS ARE DESIGNATED ON THE PLANS.

TREE LOCATION
TREE LOCATIONS ARE NOTED ON THE PLANS.

BASIS OF BEARING
BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM OF 1983 (NAD 83), WITH 2011 ADJUSTMENT AS DERIVED FROM THE FLORIDA DEPARTMENT OF TRANSPORTATION VIRTUAL REFERENCE STATION NETWORK.

VERTICAL DATUM
VERTICAL DATUM IS BASED ON NATIONAL GEODETIC SURVEY BENCHMARK V 508, ELEVATION 80.88' (NAVD 1988)

PERMITS
THIS PROJECT WILL REQUIRE ADDITIONAL PERMITS FROM:

- ST. JOHN'S RIVER WATER MANAGEMENT DISTRICT

ADDITIONAL NOTES

- TOPOGRAPHIC AND OTHER DATA IS BASED ON A SURVEY BY CFB SURVEYING, INC. DATED NOVEMBER 09, 2022. TOPOGRAPHY SHALL BE VERIFIED PRIOR TO CONSTRUCTION.
- ALL STREETS TO BE PRIVATE FOR PUBLIC USE.
- 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.
- ALL LIGHTING SHALL BE SHIELDED TO NOT CAST GLARE ONTO ADJACENT PROPERTY.
- ALL AREAS DISTURBED BY THE CONSTRUCTION OF THIS PROJECT WHICH ARE NOT OTHERWISE PAVED SHALL BE IMMEDIATELY SODDED FOLLOWING FINAL GRADING. ALLOW FOR THICKNESS OF SOD WITH A 2-INCH UNDERCUT. SOD SHALL BE ARGENTINE BAHIA, AND SHALL BE REGULARLY WATERED BY THE CONTRACTOR THROUGHOUT THE CONSTRUCTION DURATION.

SURVEY NOTICE

REFER TO SURVEY DRAWING BY CLYMER FARNER BARLEY, FOR BEARINGS & DISTANCES, MONUMENTATION, STATE PLANE COORDINATES, NOTE ON FLOOD ZONE, ETC.

WAIVERS

JUNE 31, 2023

LDC § 7.4.A - SHADE TREES
LDC § 7.4.A - SHADE TREES ARE REQUIRED FOR ALL DEVELOPMENTS EXCLUDING RESIDENTIAL DEVELOPMENTS. THE POST-DEVELOPMENT RATIO OF SHADE TREES TO THE AREA OF THE SITE SHALL BE A MINIMUM OF ONE SHADE TREE PER 3,500 SQUARE FEET. APPLICANT REQUESTS WAIVER TO REDUCE THE SHADE TREE REQUIREMENT BY 43 %. DUE TO THE NATURE OF THE PROJECT AREA, WE ARE UNABLE TO PLANT THE REQUIRED NUMBER OF SHADE TREES WITHIN THE PROJECT LIMITS WHILE MAINTAINING THE HEALTH OF THE TREES. SHADE TREES WILL BE PLANTED IN THE PARKING LOT, DRA, AND FILLING IN THE EXISTING EAST BUFFER.

APPROVED

CONCURRENCY DEFERRAL NOTE

THIS PROJECT HAS NEITHER BEEN GRANTED CONCURRENCY APPROVAL, NOR BEEN 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.

DRAWING INDEX

C101 - COVER SHEET
C102 - GENERAL NOTES
C201 - DEMOLITION PLAN
C301 - KEY SHEET
C301A - OVERALL SITE PLAN
C302 - SITE PLAN
C303 - SITE PLAN
C401 - PAVING, GRADING, & DRAINAGE PLAN
C402 - PAVING, GRADING, & DRAINAGE PLAN
C501 - UTILITY PLAN
C601 - EROSION CONTROL PLAN
C602 - EROSION CONTROL NOTES
C603 - EROSION CONTROL DETAILS
C701 - SITE DETAILS
C703 - POND NOTES & CROSS SECTIONS
C704 - UTILITY DETAILS
C801 - FIELD GRADING PLAN
C802 - FIELD DRAINAGE PLAN
C803 - FIELD STRIPING PLAN
C805 - FIELD DETAILS

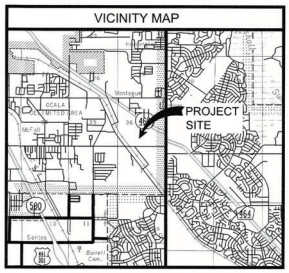
L3.00 - OVERALL HARDSCAPE PLAN
L3.01 - REFERENCE NOTES SCHEDULE
L3.50 - HARDSCAPE DETAILS
L3.51 - HARDSCAPE DETAILS
L3.52 - HARDSCAPE DETAILS

LS-01 - SPECIFICATIONS - (MARION COUNTY PARK & RECREATION)
LS-02 - TREE PRESERVATION PLAN - (MARION COUNTY PARK & RECREATION)
LS-03 - OVERALL PLANTING PLAN - (MARION COUNTY PARK & RECREATION)
LS-04 - PLANTING PLAN - (MARION COUNTY PARK & RECREATION)
LS-05 - IRRIGATION PLAN - (MARION COUNTY PARK & RECREATION)

E001 - GENERAL NOTES, SPECIFICATIONS AND LEGENDS - (CABRAL ENGINEERING INC.)
E101 - SITE ELECTRICAL AND LIGHTING PLAN - (CABRAL ENGINEERING INC.)
E201 - PARKING LOT PHOTOMETRIC PLAN - (CABRAL ENGINEERING INC.)
E202 - SOCCER FIELD PHOTOMETRIC PLAN - (CABRAL ENGINEERING INC.)
E203 - SOCCER FIELD PHOTOMETRIC PLAN - (CABRAL ENGINEERING INC.)
E701 - ELECTRICAL DIAGRAMS, SCHEDULES AND DETAILS - (CABRAL ENGINEERING INC.)
E702 - ELECTRICAL DIAGRAMS, SCHEDULES AND DETAILS - (CABRAL ENGINEERING INC.)

S101 - POLE AND FOUNDATION PLAN - (STRUCTURAL ENGINEERS, P.C.)

VICINITY MAP



AGENCY CONTACT LISTING

ELECTRIC:
OCALA ELECTRIC UTILITY
1805 NE 30TH AVE
OCALA, FL 34470
JENNIFER CONSTABLE
(352) 351-6620

TELEPHONE:
CHARTER COMMUNICATIONS
600 EAST STATE ROAD 50, SUITE A
CLERMONT, FL 34711
KENNETH POWELL
(352) 266-2193

CABLE TV:
CITY OF OCALA TELECOMMUNICATIONS
1805 NE 30TH AVE BUILDING 500
OCALA, FL 34470
WILLIAM WEAKLAND
(352)-401-6912

WATER & SEWER:
MARION COUNTY UTILITIES
11800 SE 120TH ST 141
BELLEVIEW, FL 34420
JOSH KRAMER
(352) 438-2360

TELEPHONE:
CENTURY LINK
231 SE BROADWAY ST
OCALA, FL 34471
KURT JUDD
(352) 401-6956

GAS:
TECO PEOPLES GAS
6604 D ROBINSON ST
ORLANDO, FL 32810
BRUCE STOLT
(407) 420-2678

PROJECT OWNER AND CONSULTANTS

OWNER/APPLICANT:
MARION COUNTY BOARD OF COUNTY COMMISSIONERS
601 SE 25TH AVENUE
OCALA, FL 34471
(352) 438-2322

SURVEYOR:
CFB SURVEYING, INC.
4450 NE 83RD ROAD,
WILDWOOD, FL 34785
(352) 748-3126

CIVIL ENGINEERING CONSULTANT:
KIMLEY-HORN AND ASSOCIATES, INC.
1700 SE 17TH STREET, SUITE 200
OCALA, FL 34471
(352) 438-3000

GEOTECHNICAL CONSULTANT:
ANDREYEV ENGINEERING, INC.
1170 W. MINNEOLA AVENUE
OCALA, FL 34471
(352) 241-0588

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

11/7/23

JARED GOODSPEED
FACILITIES MANAGEMENT DIRECTOR
MARION COUNTY BOARD OF COUNTY COMMISSIONERS

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.

LICENSED PROFESSIONAL ENGINEER
STATE OF FLORIDA
LICENSE NO. 88827
11/7/2023

CALL 2 WORKING DAYS BEFORE YOU DIG
IT'S THE LAW!
DIAL 811
Know what's below. Call before you dig.
SUNSHINE STATE ONE CALL OF FLORIDA, INC.

NO.	REVISIONS	DATE	BY
1	AS NOT FOR CONSTRUCTION		

Kimley»Horn
© 2023 KIMLEY-HORN AND ASSOCIATES, INC.
1700 SE 17TH STREET, SUITE 200, OCALA, FL 34471
PHONE: 352-438-3000
WWW.KIMLEY-HORN.COM REGISTRY NO. 35106

CIVIL PROJECT NO. 061193041
DATE: AUGUST 2023
SCALE: AS SHOWN
DESIGNED BY: KHA
DRAWN BY: KHA
CHECKED BY: KHA

COVER SHEET

ROTARY SPORTSPLEX
PREPARED FOR
MARION COUNTY
MARION COUNTY FLORIDA

SHEET NUMBER
C101

GENERAL NOTES

1. 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.
2. 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 AND PROJECT ENGINEER.
3. THE CONTRACTOR AND SUBCONTRACTORS SHALL OBTAIN A COPY OF THE FLORIDA DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" (LATEST EDITION) AND BECOME FAMILIAR WITH THE CONTENTS PRIOR TO COMMENCING WORK.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING ALL MATERIAL AND LABOR TO CONSTRUCT THE FACILITY AS SHOWN AND DESCRIBED IN THE CONSTRUCTION DOCUMENTS IN ACCORDANCE WITH THE APPROPRIATE APPROVING AUTHORITIES, SPECIFICATIONS AND REQUIREMENTS. CONTRACTOR SHALL CLEAR AND GRUB ALL AREAS UNLESS OTHERWISE INDICATED, REMOVING TREES, STUMPS, ROOTS, MUCK, EXISTING PAVEMENT AND ALL OTHER DELETERIOUS MATERIAL.
5. EXISTING UTILITIES SHOWN ARE LOCATED ACCORDING TO THE INFORMATION AVAILABLE TO THE ENGINEER AT THE TIME OF THE TOPOGRAPHIC SURVEY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR THE ENGINEER. GUARANTEE IS NOT MADE THAT ALL EXISTING UNDERGROUND UTILITIES ARE SHOWN OR THAT THE LOCATION OF THOSE SHOWN ARE ENTIRELY ACCURATE. FINDING THE ACTUAL LOCATION OF ANY EXISTING UTILITIES IS THE CONTRACTOR'S RESPONSIBILITY AND SHALL BE DONE BEFORE HE COMMENCES ANY WORK IN THE VICINITY. FURTHERMORE, THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES DUE TO THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. THE OWNER OR ENGINEER WILL ASSUME NO LIABILITY FOR ANY DAMAGES SUSTAINED OR COST INCURRED BECAUSE OF THE OPERATIONS IN THE VICINITY OF EXISTING UTILITIES OR STRUCTURES, NOR FOR TEMPORARY BRACING AND SHORING OF SAME. IF IT IS NECESSARY TO SHORE, BRACE, SWING OR RELOCATE A UTILITY, THE UTILITY COMPANY OR DEPARTMENT AFFECTED SHALL BE CONTACTED AND THEIR PERMISSION OBTAINED REGARDING THE METHOD TO USE FOR SUCH WORK.
6. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES WHICH MAY HAVE BURIED OR AERIAL UTILITIES WITHIN OR NEAR THE CONSTRUCTION AREA BEFORE COMMENCING WORK. THE CONTRACTOR SHALL PROVIDE 48 HOURS MINIMUM NOTICE TO ALL UTILITY COMPANIES PRIOR TO BEGINNING CONSTRUCTION. A LIST OF THE UTILITY COMPANIES WHICH THE CONTRACTOR MUST CALL BEFORE COMMENCING WORK IS PROVIDED ON THE COVER SHEET OF THESE CONSTRUCTION PLANS. THIS LIST SERVES AS A GUIDE ONLY AND IS NOT INTENDED TO LIMIT THE UTILITY COMPANIES WHICH THE CONTRACTOR MAY WISH TO NOTIFY.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED CONSTRUCTION PERMITS AND BONDS IF REQUIRED PRIOR TO CONSTRUCTION.
8. THE CONTRACTOR SHALL HAVE AVAILABLE AT THE JOB SITE AT ALL TIMES ONE COPY OF THE CONSTRUCTION DOCUMENTS INCLUDING PLANS, SPECIFICATIONS, AND SPECIAL CONDITIONS AND COPIES OF ANY REQUIRED CONSTRUCTION PERMITS.
9. ANY DISCREPANCIES ON THE DRAWINGS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER AND ENGINEER BEFORE COMMENCING WORK. NO FIELD CHANGES OR DEVIATIONS FROM DESIGN ARE TO BE MADE WITHOUT PRIOR APPROVAL OF THE OWNER AND NOTIFICATION TO THE ENGINEER.
10. ALL COPIES OF COMPACTION, CONCRETE AND OTHER REQUIRED TEST RESULTS ARE TO BE SENT TO THE OWNER AND DESIGN ENGINEER OF RECORD DIRECTLY FROM THE TESTING AGENCY.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SUBMITTING TO THE ENGINEER A CERTIFIED RECORD SURVEY SIGNED AND SEALED BY A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF FLORIDA DEPICTING THE ACTUAL FIELD LOCATION OF ALL CONSTRUCTED IMPROVEMENTS THAT ARE REQUIRED BY THE JURISDICTIONAL AGENCIES FOR THE CERTIFICATION PROCESS. ALL SURVEY COSTS WILL BE THE CONTRACTORS RESPONSIBILITY.
12. THE PRESENCE OF GROUNDWATER SHOULD BE ANTICIPATED ON THIS PROJECT. CONTRACTOR'S BID SHALL INCLUDE CONSIDERATION FOR ADDRESSING THIS ISSUE.
13. ANY WELLS DISCOVERED ON SITE THAT WILL HAVE NO USE MUST BE PROPERLY ABANDONED BY A LICENSED WELL DRILLING CONTRACTOR IN A MANNER APPROVED BY ALL JURISDICTIONAL AGENCIES. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ANY WELL ABANDONMENT PERMITS REQUIRED.
14. ANY WELL DISCOVERED DURING EARTH MOVING OR EXCAVATION SHALL BE REPORTED TO THE APPROPRIATE JURISDICTIONAL AGENCIES WITHIN 24 HOURS AFTER DISCOVERY IS MADE.
15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THAT THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS DO NOT CONFLICT WITH ANY KNOWN EXISTING OR OTHER PROPOSED IMPROVEMENTS. IF ANY CONFLICTS ARE DISCOVERED, THE CONTRACTOR SHALL NOTIFY THE OWNER PRIOR TO INSTALLATION OF ANY PORTION OF THE SITE WORK THAT WOULD BE AFFECTED. FAILURE TO NOTIFY OWNER OF AN IDENTIFIABLE CONFLICT PRIOR TO PROCEEDING WITH INSTALLATION RELIEVES OWNER OF ANY OBLIGATION TO PAY FOR A RELATED CHANGE ORDER.
16. ALL SIGN POSTS TO BE U-CHANNEL GALVANIZED STEEL 2lbs/L.F. BREAKAWAY POSTS.
17. ALL UTILITIES UNDER EXISTING OR PROPOSED PAVEMENT SHALL BE SLEEVED IN ACCORDANCE WITH SECTION B.2.6.a OF THE MARION COUNTY LDC.
18. ALL LIGHTING SHALL BE SHIELDED TO NOT CAST GLARE ONTO ADJACENT PROPERTY.
19. BUILDING SHALL COMPLY WITH THE IN BUILDING PUBLIC SAFETY MINIMUM RADIO SIGNAL STRENGTH REQUIREMENTS. THE LOCATION WILL NEED TO HIRE AN INDEPENDENT FIRM TO TEST THE STRENGTH OF THE SIGNAL AND IF DEEMED NECESSARY, ADD EQUIPMENT WHICH ALLOWS THE BUILDING TO MEET THE MINIMUM POLICIES. THE BUILDING MUST HAVE A PASSING RADIO TEST PRIOR TO CALLING FOR 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 MARSHALL.
20. UPON COMPLETION OF THE LANDSCAPE INSTALLATION, THE CONTRACTOR SHALL REQUEST AN INSPECTION BY THE DESIGN PROFESSIONAL, A LANDSCAPE AND IRRIGATION AS-BUILT CERTIFICATION SHALL BE SIGNED AND SEALED BY THE DESIGN PROFESSIONAL AND SUBMITTED TO THE COUNTY LANDSCAPE ARCHITECT PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
21. THE CONTRACTOR SHALL OBTAIN AND PROVIDE A COPY OF THE N.P.D.E.S. PERMIT OR N.O.I. TO MARION COUNTY.

DEMOLITION NOTES

1. ALL MATERIAL REMOVED FROM THIS SITE BY THE CONTRACTOR SHALL BE DISPOSED OF BY THE CONTRACTOR IN A LEGAL MANNER.
2. REFER TO THE TOPOGRAPHIC SURVEY FOR ADDITIONAL DETAILS OF EXISTING STRUCTURES, ETC., LOCATED WITHIN THE PROJECT SITE. UNLESS OTHERWISE NOTED, ALL EXISTING BUILDINGS, STRUCTURES, SLABS, CONCRETE, ASPHALT, DEBRIS PILES, SIGNS, AND ALL APPURTENANCES ARE TO BE REMOVED FROM THE SITE BY THE CONTRACTOR AND PROPERLY DISPOSED OF IN A LEGAL MANNER AS PART OF THIS CONTRACT. SOME ITEMS TO BE REMOVED MAY NOT BE DEPICTED ON THE TOPOGRAPHIC SURVEY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VISIT THE SITE AND DETERMINE THE FULL EXTENT OF ITEMS TO BE REMOVED. IF ANY ITEMS ARE IN QUESTION, THE CONTRACTOR SHALL CONTACT THE OWNER PRIOR TO REMOVAL OF SAID ITEMS.
3. THE CONTRACTOR SHALL REFER TO THE DEMOLITION PLAN FOR DEMOLITION/PRESERVATION OF EXISTING TREES. ALL TREES NOT SPECIFICALLY SHOWN TO BE PRESERVED OR RELOCATED SHALL BE REMOVED AS A PART OF THIS CONTRACT. TREE PROTECTION FENCING SHALL BE INSTALLED PRIOR TO ANY DEMOLITION.

PAVING, GRADING AND DRAINAGE NOTES

1. ALL PAVING, CONSTRUCTION, MATERIALS, AND WORKMANSHIP WITHIN COUNTY'S RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH LOCAL OR COUNTY SPECIFICATIONS AND STANDARDS (LATEST EDITION) OR FDOT SPECIFICATIONS AND STANDARDS (LATEST EDITION) IF NOT COVERED BY LOCAL OR COUNTY REGULATIONS.
2. ALL UNPAVED AREAS IN EXISTING RIGHTS-OF-WAY DISTURBED BY CONSTRUCTION SHALL BE REGRADED AND SODDED.
3. TRAFFIC CONTROL ON ALL FDOT, LOCAL AND COUNTY RIGHTS-OF-WAY SHALL MEET THE REQUIREMENTS OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (U.S. DOT/FHWA) AND THE REQUIREMENTS OF THE STATE AND ANY LOCAL AGENCY HAVING JURISDICTION. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.
4. THE CONTRACTOR SHALL GRADE THE SITE TO THE ELEVATIONS INDICATED AND SHALL REGRADE WASHOUTS WHERE THEY OCCUR AFTER EVERY RAINFALL UNTIL A GRASS STAND IS WELL ESTABLISHED OR ADEQUATE STABILIZATION OCCURS.
5. ALL DRAINAGE FACILITIES AND STORM STRUCTURES MUST BE BUILT PRIOR TO CONSTRUCTION OF ANY IMPERVIOUS SURFACES.
6. ALL AREAS INDICATED AS PAVEMENT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE TYPICAL PAVEMENT SECTIONS AS INDICATED ON THE DRAWINGS.
7. WHERE EXISTING PAVEMENT IS INDICATED TO BE REMOVED AND REPLACED, THE CONTRACTOR SHALL SAW CUT A MINIMUM 2" DEEP FOR A SMOOTH AND STRAIGHT JOINT AND REPLACE THE PAVEMENT WITH THE SAME TYPE AND DEPTH OF MATERIAL AS EXISTING OR AS INDICATED.
8. WHERE NEW PAVEMENT MEETS THE EXISTING PAVEMENT, THE CONTRACTOR SHALL SAW CUT THE EXISTING PAVEMENT A MINIMUM 2" DEEP FOR A SMOOTH AND STRAIGHT JOINT AND MATCH THE EXISTING PAVEMENT ELEVATION WITH THE PROPOSED PAVEMENT UNLESS OTHERWISE INDICATED.
9. THE CONTRACTOR SHALL INSTALL FILTER FABRIC OVER ALL DRAINAGE STRUCTURES FOR THE DURATION OF CONSTRUCTION AND UNTIL ACCEPTANCE OF THE PROJECT BY THE OWNER. ALL DRAINAGE STRUCTURES SHALL BE CLEANED OF DEBRIS AS REQUIRED DURING AND AT THE END OF CONSTRUCTION TO PROVIDE POSITIVE DRAINAGE FLOWS.
10. IF DEWATERING IS REQUIRED, THE CONTRACTOR SHALL OBTAIN ANY APPLICABLE REQUIRED PERMITS. THE CONTRACTOR IS TO COORDINATE WITH THE OWNER AND THE DESIGN ENGINEER PRIOR TO ANY EXCAVATION.
11. STRIP TOPSOIL AND ORGANIC MATTER FROM ALL AREAS OF THE SITE AS REQUIRED. IN SOME CASES TOPSOIL MAY BE STOCKPILED ON SITE FOR PLACEMENT WITHIN LANDSCAPED AREAS BUT ONLY AS DIRECTED BY THE OWNER.
12. FIELD DENSITY TESTS SHALL BE TAKEN AT INTERVALS IN ACCORDANCE WITH THE LOCAL JURISDICTIONAL AGENCY OR TO FDOT STANDARDS. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.
13. ALL SLOPES AND AREAS DISTURBED BY CONSTRUCTION SHALL BE GRADED AS PER PLANS. THE AREAS SHALL THEN BE SODDED OR SEEDED AS SPECIFIED IN THE PLANS, FERTILIZED, MULCHED, WATERED AND MAINTAINED UNTIL HARDY GRASS GROWTH IS ESTABLISHED IN ALL AREAS. ANY AREAS DISTURBED FOR ANY REASON PRIOR TO FINAL ACCEPTANCE OF THE JOB SHALL BE CORRECTED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER. ALL EARTHEN AREAS WILL BE SODDED OR SEEDED AND MULCHED AS SHOWN ON THE LANDSCAPING PLAN.
14. ALL CUT OR FILL SLOPES SHALL BE 4 (HORIZONTAL) :1 (VERTICAL) OR FLATTER UNLESS OTHERWISE SHOWN.
15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTROL OF DUST AND DIRT RISING AND SCATTERING IN THE AIR DURING CONSTRUCTION AND SHALL PROVIDE WATER SPRINKLING OR OTHER SUITABLE METHODS OF CONTROL. THE CONTRACTOR SHALL COMPLY WITH ALL GOVERNING REGULATIONS PERTAINING TO ENVIRONMENTAL PROTECTION.
16. THE CONTRACTOR SHALL TAKE ALL REQUIRED MEASURES TO CONTROL TURBIDITY, INCLUDING BUT NOT LIMITED TO THE INSTALLATION OF TURBIDITY BARRIERS AT ALL LOCATIONS WHERE THE POSSIBILITY OF TRANSFERRING SUSPENDED SOLIDS INTO THE RECEIVING WATER BODY EXISTS DUE TO THE PROPOSED WORK. TURBIDITY BARRIERS MUST BE MAINTAINED IN EFFECTIVE CONDITION AT ALL LOCATIONS UNTIL CONSTRUCTION IS COMPLETED AND DISTURBED SOIL AREAS ARE STABILIZED. THEREAFTER, THE CONTRACTOR MUST REMOVE THE BARRIERS. AT NO TIME SHALL THERE BE ANY OFF-SITE DISCHARGE WHICH VIOLATES THE WATER QUALITY STANDARDS IN CHAPTER 17-302, FLORIDA ADMINISTRATIVE CODE.
17. SOD, WHERE CALLED FOR, MUST BE INSTALLED AND MAINTAINED ON EXPOSED SLOPES WITHIN 48 HOURS OF COMPLETING FINAL GRADING, AND AT ANY OTHER TIME AS NECESSARY, TO PREVENT EROSION, SEDIMENTATION OR TURBID DISCHARGES.
18. THE CONTRACTOR MUST REVIEW AND MAINTAIN A COPY OF THE ENVIRONMENTAL RESOURCE PERMIT COMPLETE WITH ALL CONDITIONS, ATTACHMENTS, EXHIBITS, AND PERMIT MODIFICATIONS IN GOOD CONDITION AT THE CONSTRUCTION SITE. THE COMPLETE PERMIT MUST BE AVAILABLE FOR REVIEW UPON REQUEST BY WATER MANAGEMENT DISTRICT REPRESENTATIVES.
19. THE CONTRACTOR SHALL ENSURE THAT ISLAND PLANTING AREAS AND OTHER PLANTING AREAS ARE NOT COMPACTED AND DO NOT CONTAIN ROAD BASE MATERIALS. THE CONTRACTOR SHALL ALSO EXCAVATE AND REMOVE ALL UNDESIRABLE MATERIAL FROM ALL AREAS ON THE SITE TO BE PLANTED AND PROPERLY DISPOSED OF IN A LEGAL MANNER.
20. THE CONTRACTOR SHALL INSTALL ALL UNDERGROUND STORM WATER PIPING PER MANUFACTURER'S RECOMMENDATIONS.

WATER AND SEWER UTILITY NOTES

1. THE CONTRACTOR SHALL CONSTRUCT GRAVITY SEWER LATERALS, MANHOLES, GRAVITY SEWER LINES AND DOMESTIC WATER AND FIRE PROTECTION SYSTEM AS SHOWN ON THESE PLANS. THE CONTRACTOR SHALL FURNISH ALL NECESSARY MATERIALS, EQUIPMENT, MACHINERY, TOOLS, MEANS OF TRANSPORTATION AND LABOR NECESSARY TO COMPLETE THE WORK IN FULL AND COMPLETE ACCORDANCE WITH THE SHOWN, DESCRIBED AND REASONABLY INTENDED REQUIREMENTS OF THE CONTRACT DOCUMENTS AND JURISDICTIONAL AGENCY REQUIREMENTS. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.
2. THE CONTRACTOR SHALL RESTORE ALL DISTURBED VEGETATION IN KIND, UNLESS SHOWN OTHERWISE.
3. DEFLECTION OF PIPE JOINTS AND CURVATURE OF PIPE SHALL NOT EXCEED THE MANUFACTURER'S SPECIFICATIONS. SECURELY CLOSE ALL OPEN ENDS OF PIPE AND FITTINGS WITH A WATERTIGHT PLUG WHEN WORK IS NOT IN PROGRESS. THE INTERIOR OF ALL PIPES SHALL BE CLEAN AND JOINT SURFACES WIPED CLEAN AND DRY AFTER THE PIPE HAS BEEN LOWERED INTO THE TRENCH. VALVES SHALL BE PLUMB AND LOCATED ACCORDING TO THE PLANS.
4. ALL PHASES OF INSTALLATION, INCLUDING UNLOADING, TRENCHING, LAYING AND BACK FILLING, SHALL BE DONE IN A FIRST CLASS WORKMANLIKE MANNER. ALL PIPE AND FITTINGS SHALL BE CAREFULLY STORED FOLLOWING MANUFACTURER'S RECOMMENDATIONS. CARE SHALL BE TAKEN TO AVOID DAMAGE TO THE COATING OR LINING IN ANY D.I. PIPE FITTINGS. ANY PIPE OR FITTING WHICH IS DAMAGED OR WHICH HAS FLAWS OR IMPERFECTIONS WHICH, IN THE OPINION OF THE ENGINEER OR OWNER, RENDERS IT UNFIT FOR USE, SHALL NOT BE USED. ANY PIPE NOT SATISFACTORY FOR USE SHALL BE CLEARLY MARKED AND IMMEDIATELY REMOVED FROM THE JOB SITE, AND SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
5. WATER FOR FIRE FIGHTING SHALL BE AVAILABLE FOR USE PRIOR TO COMBUSTIBLES BEING BROUGHT ON SITE.
6. ALL UTILITY AND STORM DRAIN TRENCHES LOCATED UNDER AREAS TO RECEIVE PAVING SHALL BE COMPLETELY BACK FILLED IN ACCORDANCE WITH THE GOVERNING JURISDICTIONAL AGENCY'S SPECIFICATIONS. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.
7. UNDERGROUND LINES SHALL BE SURVEYED BY A PROFESSIONAL LAND SURVEYOR BEFORE BACK FILLING.
8. CONTRACTOR SHALL PERFORM, AT HIS OWN EXPENSE, ANY AND ALL TESTS REQUIRED BY THE SPECIFICATIONS AND/OR ANY AGENCY HAVING JURISDICTION. THESE TESTS MAY INCLUDE, BUT MAY NOT BE LIMITED TO, INFILTRATION AND EXFILTRATION, TELEVISION INSPECTION AND A MANDREL TEST ON GRAVITY SEWER. A COPY OF THE TEST RESULTS SHALL BE PROVIDED TO THE UTILITY PROVIDER, OWNER AND JURISDICTIONAL AGENCY AS REQUIRED.
9. MARION COUNTY UTILITIES WILL OWN AND MAINTAIN THE WATER AND SEWER MAINS. DAMAGES TO THE HARDSCAPE, LANDSCAPE, OR RESTORATION WILL BE THE SOLE RESPONSIBILITY OF THE OWNER IN THE EVENT OF ANY MAIN REPAIR.

MAINTENANCE

ALL MEASURES STATED ON THE EROSION AND SEDIMENT CONTROL PLAN, AND IN THE STORM WATER POLLUTION PREVENTION PLAN, SHALL BE MAINTAINED IN FULLY FUNCTIONAL CONDITION UNTIL NO LONGER REQUIRED FOR A COMPLETED PHASE OF WORK OR FINAL STABILIZATION OF THE SITE. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE CHECKED BY A QUALIFIED PERSON AT LEAST ONCE EVERY SEVEN CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A 0.5" RAINFALL EVENT, AND CLEANED AND REPAIRED IN ACCORDANCE WITH THE FOLLOWING:

1. INLET PROTECTION DEVICES AND BARRIERS SHALL BE REPAIRED OR REPLACED IF THEY SHOW SIGNS OF UNDERMINING, OR DETERIORATION.
2. ALL SEEDED AREAS SHALL BE CHECKED REGULARLY TO SEE THAT A GOOD STAND IS MAINTAINED. AREAS SHOULD BE FERTILIZED, WATERED AND RESEEDED AS NEEDED. FOR MAINTENANCE REQUIREMENTS REFER TO SECTION 981 OF THE STANDARD SPECIFICATIONS.
3. SILT FENCES SHALL BE REPAIRED TO THEIR ORIGINAL CONDITIONS IF DAMAGED. SEDIMENT SHALL BE REMOVED FROM THE SILT FENCES WHEN IT REACHES ONE-HALF THE HEIGHT OF THE SILT FENCE.
4. THE CONSTRUCTION ENTRANCES SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE CONSTRUCTION ENTRANCES AS CONDITIONS DEMAND.
5. THE TEMPORARY PARKING AND STORAGE AREA SHALL BE KEPT IN GOOD CONDITION (SUITABLE FOR PARKING AND STORAGE). THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE TEMPORARY PARKING AS CONDITIONS DEMAND.
6. OUTLET STRUCTURES IN THE SEDIMENTATION BASINS SHALL BE MAINTAINED IN OPERATIONAL CONDITIONS AT ALL TIMES. SEDIMENT SHALL BE REMOVED FROM SEDIMENT BASINS OR TRAPS WHEN THE DESIGN CAPACITY HAS BEEN REDUCED BY 55 CUBIC YARDS / ACRE.
7. ALL MAINTENANCE OPERATIONS SHALL BE DONE IN A TIMELY MANNER BUT IN NO CASE LATER THAN 2 CALENDAR DAYS FOLLOWING THE INSPECTION.

DEVELOPMENT REVIEW COMMITTEE
MARION COUNTY, FLORIDA

APPLICATION #: 30224
APPROVAL DATE: 09/25/23
EXPIRATION DATE: 9/25/25

All construction shall conform to the construction standards contained in the Marion County Land Development Code, latest revision. Areas of the right-of-way disturbed during construction shall be dressed and sodded. Seed and mulch may be used if approved by the County Engineer or designee.

NOTICE
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NO.	DESCRIPTION	DATE	BY
1	NOT FOR CONSTRUCTION		
	REVISIONS		

RECEIVED
NOV 1 3 2023
Marion County
Office of County Engineer

Kimley»Horn
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1700 SE 17TH STREET, SUITE 200, OCALA, FL 34471
PHONE: 352-438-3000
WWW.KIMLEY-HORN.COM REGISTRY NO. 35106

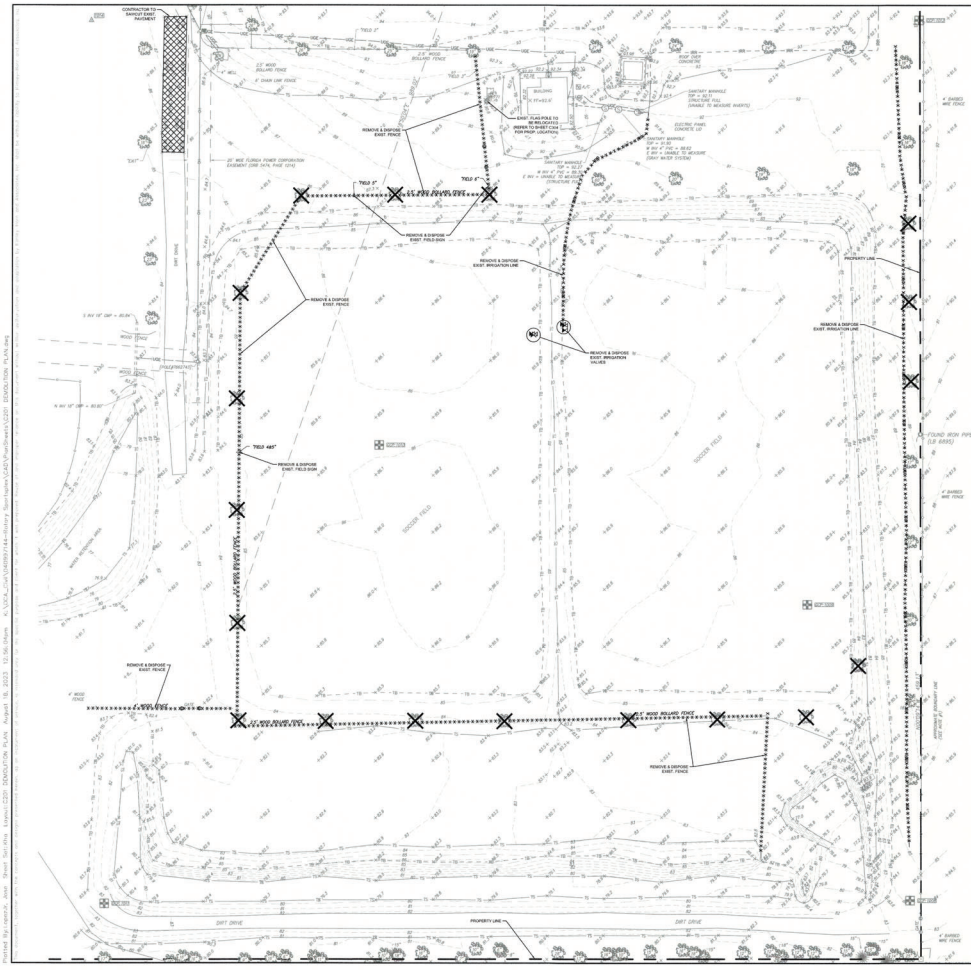
LICENSED PROFESSIONAL ENGINEER — STATE OF FLORIDA — JOSEPH E. QUINN — 70355 — PROFESSIONAL — 11/13/2023

KHA PROJECT	040997144
DATE	AUGUST 2023
SCALE	AS SHOWN
DESIGNED BY	KVA
DRAWN BY	GEE
CHECKED BY	JEQ

ROTARY SPORTSPLEX
PREPARED FOR
MARION COUNTY
MARION COUNTY FLORIDA

GENERAL NOTES

SHEET NUMBER
C102



NORTH

GRAPHIC SCALE IN FEET
0 20 40 80

DEVELOPMENT REVIEW COMMITTEE
MARION COUNTY, FLORIDA

APPLICATION #: 30224
APPROVAL DATE: 09/25/23
EXPIRATION DATE: 9/25/25

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Marion County
Office of County Engineer

DEMOLITION LEGEND

- EXISTING TREE TO BE REMOVED
- EXISTING FEATURE TO BE REMOVED
- EXISTING PAVEMENT TO BE REMOVED

GENERAL DEMOLITION NOTES:

1. THE INTENT OF THE DEMOLITION PLAN IS TO DEPICT EXISTING FEATURES THAT ENCUMBER THE PROPOSED CONSTRUCTION AREA AND AREA AND ARE SCHEDULED FOR REMOVAL. SOME INCIDENTAL ITEMS MAY HAVE BEEN INADVERTENTLY OMITTED FROM THE PLAN. THE CONTRACTOR SHALL FAMILIARIZE HIMSELF/HERSELF WITH THE SITE AS WELL AS REVIEW THE PLANS AND SPECIFICATIONS PRIOR TO SUBMITTING PRICING. CONTRACTOR WILL NOT RECEIVE ADDITIONAL COMPENSATION FOR REQUIRED DEMOLITION OF INCIDENTAL ITEMS NOT SHOWN ON THIS DEMOLITION PLAN.
2. ALL DEMOLITION MATERIALS ARE TO BE REMOVED FROM SITE AND PROPERLY DISPOSED OF AN APPROVED LANDFILL. AFTER DEMOLITION IS COMPLETE THE SITE SHALL BE DELIVERED IN A CONDITION SUITABLE FOR DEVELOPMENT.
3. THIS DEMOLITION PLAN IS BASED ON AVAILABLE UTILITY INFORMATION AND MAY OR MAY NOT BE ALL INCLUSIVE FOR THIS SITE. ANY UTILITIES ENCOUNTERED DURING DEMOLITION THAT ARE NOT DEPICTED/ADDRESSED ON THIS DRAWING SHOULD BE BROUGHT TO THE ATTENTION OF THE OWNER, ARCHITECT, AND ENGINEER.
4. VARIATIONS TO CONDITIONS OR DISCREPANCIES IN ACTUAL FIELD CONDITIONS AS THEY APPLY TO THE DEMOLITION OR SITE DEVELOPMENT WORK MUST BE BROUGHT TO THE OWNER'S ATTENTION AND RESOLVED WITH ATTENTION PRIOR TO THE COMMENCEMENT OF ANY DEMOLITION.
5. CONTRACTOR IS RESPONSIBLE FOR CONTROLLING AIRBORNE DUST AND POLLUTANTS BY USING WATER SPRINKLING OR OTHER SUITABLE MEANS OF CONTROL.
6. DEWATERING SHOULD BE ANTICIPATED AND ALL COSTS, PERMITS, AND EQUIPMENT FOR DEWATERING SHALL BE INCLUDED IN THE CONTRACTOR'S BID PRICE.
7. DEMOLITION CONTRACTOR SHALL CONSTRUCT EROSION CONTROL MEASURES AS SHOWN ON THIS PLAN AS NECESSARY DURING DEMOLITION OPERATIONS OR AS DIRECTED BY THE ENGINEER, CITY, OR COUNTY INSPECTOR TO PROTECT ADJACENT PROPERTIES AND WATER RESOURCES FROM SOIL EROSION AND SEDIMENTATION.
8. CONTRACTOR TO USE CARE IN HANDLING DEBRIS FROM SITE TO ENSURE THE SAFETY OF THE PUBLIC. HAUL ROUTE IS TO BE CLOSELY MONITORED FOR DEBRIS OR MATERIALS TRACKED ONTO ADJOINING ROADWAYS, SIDEWALKS, ETC. ALL ROADWAYS AND WALKWAYS ARE TO BE CLEANED DAILY OR AS NECESSARY TO MAINTAIN PUBLIC SAFETY.
9. THE DEMOLITION CONTRACTOR MUST NOTIFY ALL UTILITY COMPANIES, PRIOR TO THE START OF DEMOLITION, REPRESENTATIVE PRIOR TO INTERRUPTION OF ANY UTILITY SERVICE. THE DEMOLITION CONTRACTOR IS RESPONSIBLE FOR COORDINATION WITH AND ADHERENCE TO THE REGULATIONS REGARDING SERVICE INTERRUPTION OF EACH UTILITY COMPANY AND FIRE MARSHAL.
10. THE DEMOLITION CONTRACTOR MUST PROTECT ALL LANDSCAPING AND OTHER FEATURES DESIGNATED TO REMAIN, AND REPLACE SUCH ITEMS WITHOUT ADDITIONAL PAYMENT IF DISTURBED DURING DEMOLITION.
11. ALL ASPHALT TO BE REMOVED SHALL BE SAW CUT ADJACENT TO REMAINING IMPROVEMENTS.
12. THE DEMOLITION CONTRACTOR MUST PROTECT BENCH MARKS PROPERTY CORNERS, AND ALL OTHER SURVEY MONUMENTS FROM DAMAGE OR DISPLACEMENT. IF A MARKER MUST BE REMOVED, IT SHALL BE REPLACED BY A LICENSED LAND SURVEYOR AND REPLACED.
13. THE DEMOLITION CONTRACTOR SHALL ACQUIRE ALL PERMITS AND PAY ALL ASSOCIATED FEES PERTAINING TO THE DEMOLITION AND DISPOSAL REQUIREMENTS. THE DEMOLITION CONTRACTOR IS RESPONSIBLE FOR ADHERENCE TO ALL LOCAL, STATE, AND FEDERAL REQUIREMENTS REGARDING THIS WORK. WHERE ARE NO LOCAL, STATE, OR FEDERAL REGULATIONS THAT GOVERN THE WORK, CONTRACTOR SHALL ACQUIRE AN ENGINEER'S CERTIFICATION THAT THE WORK HAS BEEN DONE IN ACCORDANCE WITH THE PLANS.

NO.	REVISIONS	DATE	BY
1	ADD FOR CONSTRUCTION		

Kimley»Horn

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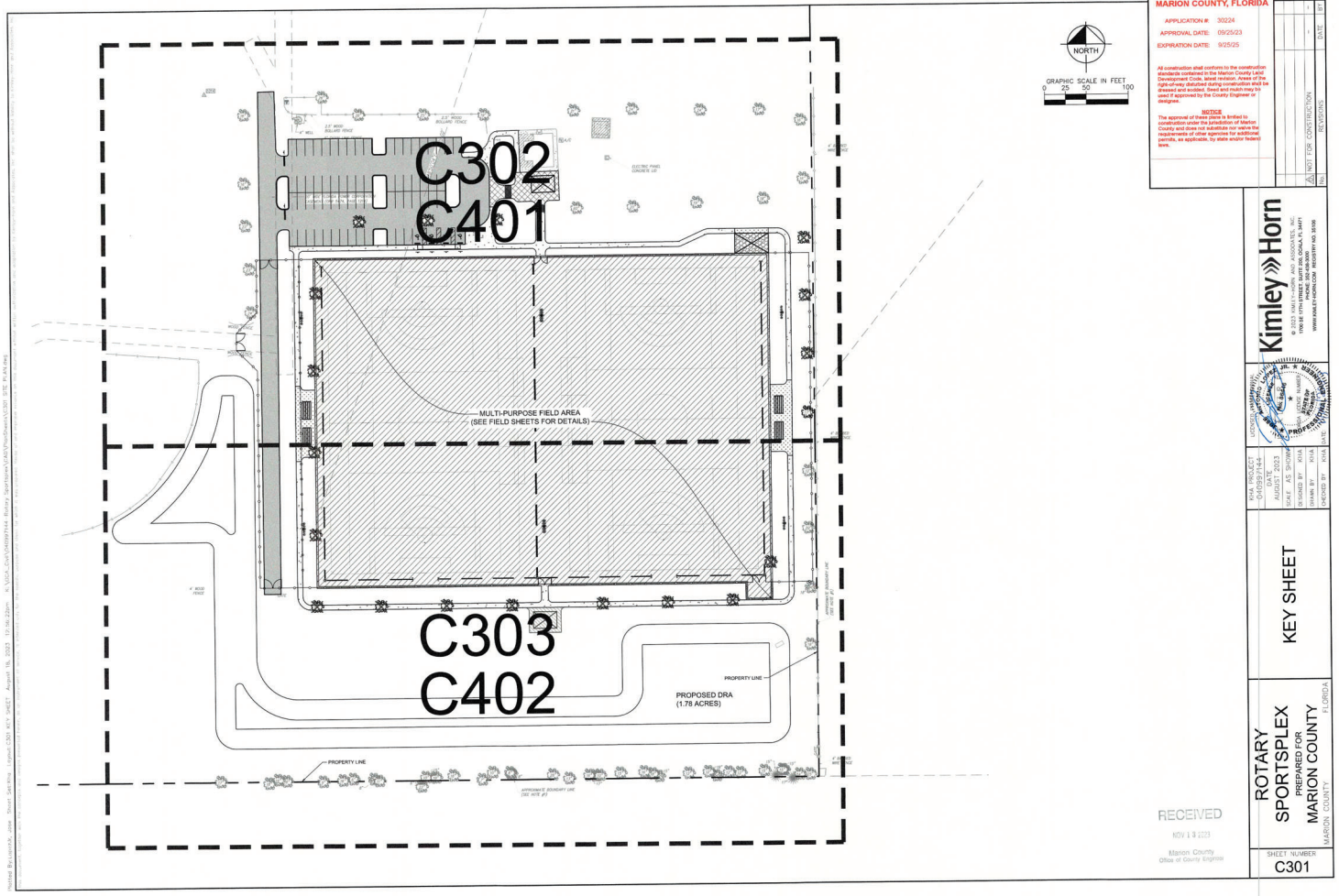
1700 SE 17TH STREET, SUITE 200, OCALA, FL 34471
PHONE: 352-438-3000
WWW.KIMLEY-HORN.COM REGISTRY NO. 35106

DESIGNED BY: KHA
DRAWN BY: KHA
CHECKED BY: KHA
SCALE: AS SHOWN
DATE: AUGUST 2023
KHA PROJECT 068200001

DEMOLITION PLAN

ROTARY SPORTSPLEX
PREPARED FOR
MARION COUNTY
MARION COUNTY, FLORIDA

SHEET NUMBER
C201



DEVELOPMENT REVIEW COMMITTEE
MARION COUNTY, FLORIDA

APPLICATION #: 30224
APPROVAL DATE: 09/25/23
EXPIRATION DATE: 9/25/25

All construction shall conform to the construction standards contained in the Marion County Land Development Code, latest revision. Areas of the right-of-way disturbed during construction shall be dressed and sodded. Seed and mulch may be used if approved by the County Engineer or designee.

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NOV 13 2023
Marion County
Office of County Engineer

No.	NOT FOR CONSTRUCTION	BY	DATE
1	REVISIONS		

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1700 SE 17TH STREET, SUITE 200, OCALA, FL 34471
PHONE: 352 438 3000
WWW.KIMLEY-HORN.COM REGISTRY NO. 35106

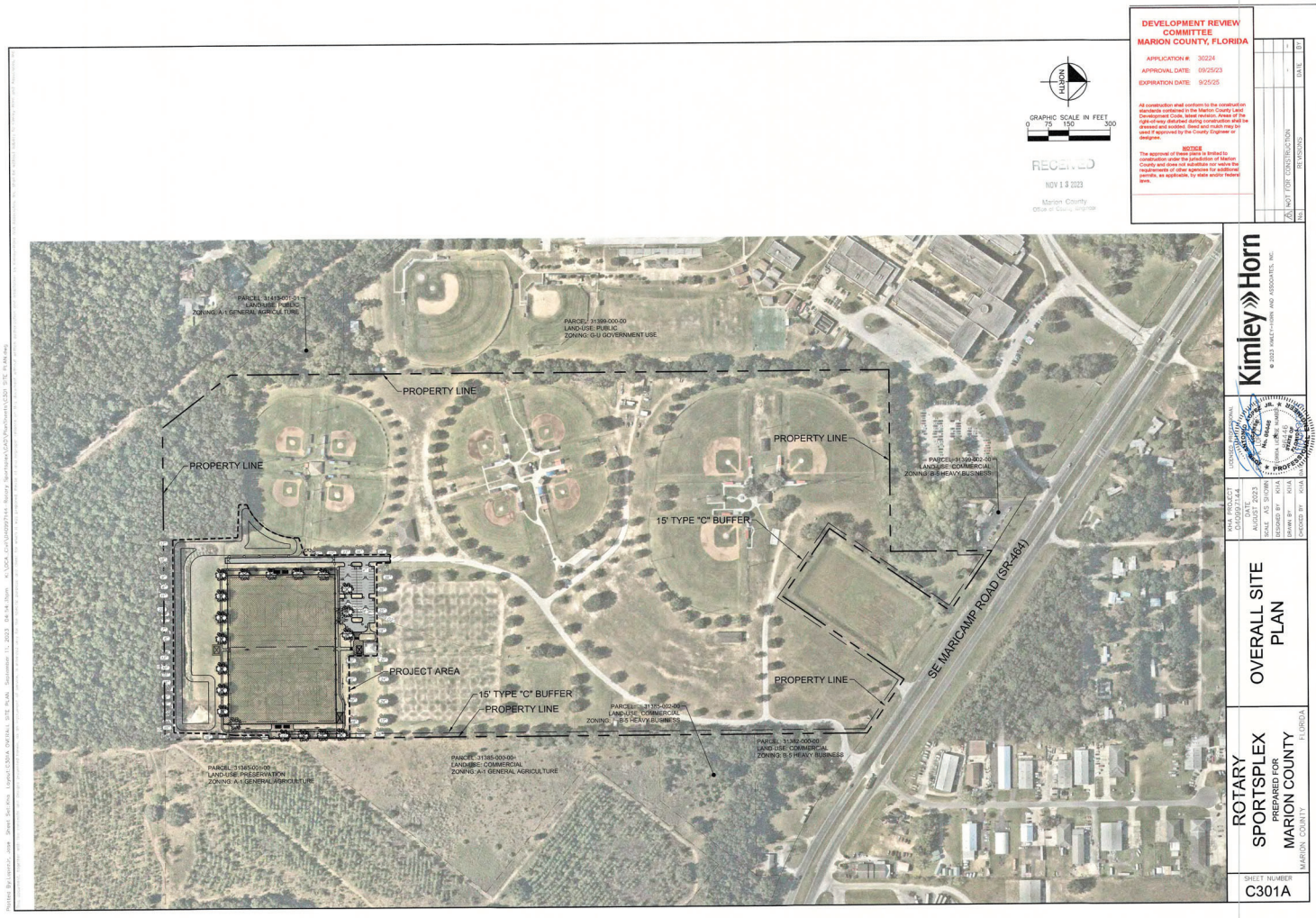
LICENSED PROFESSIONAL ENGINEER
JOSHUA L. HOWARD, JR.
STATE NUMBER 81705
FLORIDA
PROFESSIONAL ENGINEER

KHA PROJECT 040997144
DATE AUGUST 2023
SCALE AS SHOWN
DESIGNED BY KHA
DRAWN BY KHA
CHECKED BY KHA

KEY SHEET

ROTARY SPORTSPLEX
PREPARED FOR
MARION COUNTY
MARION COUNTY FLORIDA

SHEET NUMBER
C301


DEVELOPMENT REVIEW COMMITTEE
MARION COUNTY, FLORIDA
APPLICATION #: 30224
APPROVAL DATE: 09/25/23
EXPIRATION DATE: 9/25/25
All construction shall conform to the construction standards contained in the Marion County Land Development Code, latest revision. Areas of the right-of-way disturbed during construction shall be dressed and sodded. Seed and mulch may be used if approved by the County Engineer or designee.
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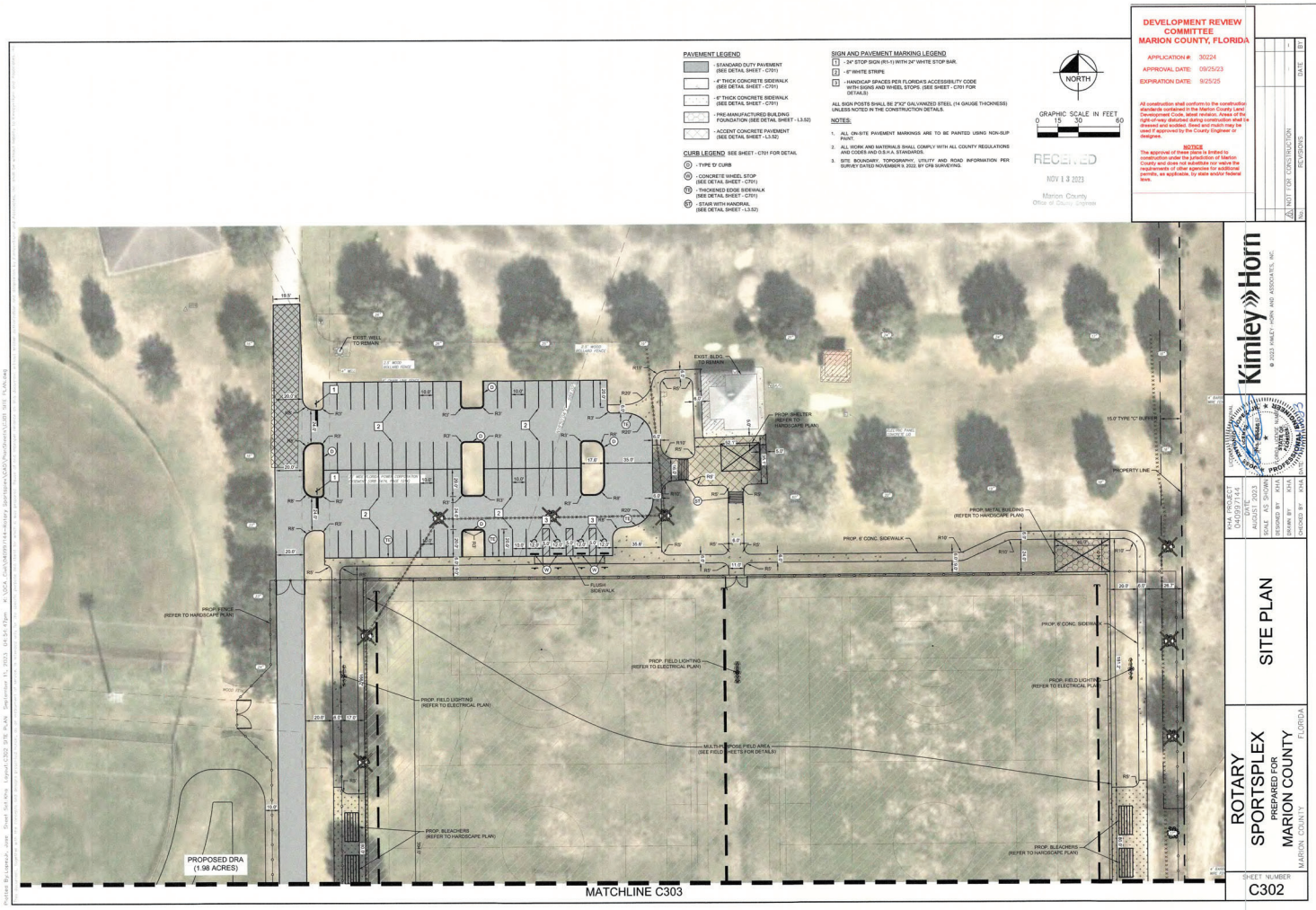
NORTH
GRAPHIC SCALE IN FEET
0 75 150 300
RECEIVED
NOV 13 2023
Marion County
Office of County Engineer
NOT FOR CONSTRUCTION
REVISIONS
Kimley»Horn
© 2023 KIMLEY-HORN AND ASSOCIATES, INC.
PARCEL: 31419-001-01
LAND USE: PUBLIC
ZONING: A-1 GENERAL AGRICULTURE
PARCEL: 31399-000-00
LAND USE: PUBLIC
ZONING: G-U GOVERNMENT USE
PROPERTY LINE
PROPERTY LINE
PROPERTY LINE
PARCEL: 31399-002-00
LAND USE: COMMERCIAL
ZONING: B-5 HEAVY BUSINESS
15' TYPE "C" BUFFER
PROJECT AREA
15' TYPE "C" BUFFER
PROPERTY LINE
PROPERTY LINE
SE MARICAMP ROAD (SR-464)
PARCEL: 31385-002-00
LAND USE: COMMERCIAL
ZONING: B-5 HEAVY BUSINESS
PARCEL: 31382-000-00
LAND USE: COMMERCIAL
ZONING: B-5 HEAVY BUSINESS
PARCEL: 31385-000-00
LAND USE: COMMERCIAL
ZONING: A-1 GENERAL AGRICULTURE
PARCEL: 31345-001-00
LAND USE: PRESERVATION
ZONING: A-1 GENERAL AGRICULTURE
KHA PROJECT 060093744
DATE AUGUST 2023
SCALE AS SHOWN
DESIGNED BY KHA
DRAWN BY KHA
CHECKED BY KHA
OVERALL SITE PLAN
ROTARY SPORTSPLEX
PREPARED FOR MARION COUNTY
MARION COUNTY FLORIDA
SHEET NUMBER
C301A


PAVEMENT LEGEND
- STANDARD DUTY PAVEMENT (SEE DETAIL SHEET - C701)
- 4" THICK CONCRETE SIDEWALK (SEE DETAIL SHEET - C701)
- 6" THICK CONCRETE SIDEWALK (SEE DETAIL SHEET - C701)
- PRE-MANUFACTURED BUILDING FOUNDATION (SEE DETAIL SHEET - L3.52)
- ACCENT CONCRETE PAVEMENT (SEE DETAIL SHEET - L3.52)
CURB LEGEND SEE SHEET - C701 FOR DETAIL
- TYPE 'D' CURB
- CONCRETE WHEEL STOP (SEE DETAIL SHEET - C701)
- THICKENED EDGE SIDEWALK (SEE DETAIL SHEET - C701)
- STAIR WITH HANDRAIL (SEE DETAIL SHEET - L3.52)
SIGN AND PAVEMENT MARKING LEGEND
1 - 24" STOP SIGN (R1-1) WITH 24" WHITE STOP BAR.
2 - 6" WHITE STRIPE
3 - HANDICAP SPACES PER FLORIDA'S ACCESSIBILITY CODE WITH SIGNS AND WHEEL STOPS. (SEE SHEET - C701 FOR DETAILS)
ALL SIGN POSTS SHALL BE 2"X2" GALVANIZED STEEL (14 GAUGE THICKNESS) UNLESS NOTED IN THE CONSTRUCTION DETAILS.
NOTES:
1. ALL ON-SITE PAVEMENT MARKINGS ARE TO BE PAINTED USING NON-SLIP PAINT.
2. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL COUNTY REGULATIONS AND CODES AND O.S.H.A. STANDARDS.
3. SITE BOUNDARY, TOPOGRAPHY, UTILITY AND ROAD INFORMATION PER SURVEY DATED NOVEMBER 9, 2022, BY CPB SURVEYING.
NORTH
GRAPHIC SCALE IN FEET
0 15 30 60
RECEIVED
NOV 13 2023
Marion County
Office of County Engineer
DEVELOPMENT REVIEW COMMITTEE
MARION COUNTY, FLORIDA
APPLICATION #: 30224
APPROVAL DATE: 09/25/23
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NO. DATE BY
1 NOT FOR CONSTRUCTION - RESPONSES
Kimley»Horn
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KHA PROJECT 068211014
DATE AUGUST 2023
SCALE AS SHOWN
DESIGNED BY KHA
DRAWN BY KHA
CHECKED BY KHA
SITE PLAN
ROTARY SPORTSPLEX
PREPARED FOR MARION COUNTY
MARION COUNTY FLORIDA
SHEET NUMBER C302
EXIST. WELL TO REMAIN
EXIST. BLDG. TO REMAIN
PROP. SHELTER (REFER TO HARDSCAPE PLAN)
PROP. METAL BUILDING (REFER TO HARDSCAPE PLAN)
PROP. 6' CONC. SIDEWALK
PROP. 8' CONC. SIDEWALK
FLUSH SIDEWALK
PROP. FENCE (REFER TO HARDSCAPE PLAN)
PROP. FIELD LIGHTING (REFER TO ELECTRICAL PLAN)
MULTI-PURPOSE FIELD AREA (SEE FIELD SHEETS FOR DETAILS)
PROP. BLEACHERS (REFER TO HARDSCAPE PLAN)
15.0' TYPE "C" BUFFER
PROPERTY LINE
PROPOSED DRA (1.98 ACRES)
MATCHLINE C303

PAVEMENT LEGEND
- STANDARD DUTY PAVEMENT (SEE DETAIL SHEET - C701)
- 4" THICK CONCRETE SIDEWALK (SEE DETAIL SHEET - C701)
- 6" THICK CONCRETE SIDEWALK (SEE DETAIL SHEET - C701)
- PRE-MANUFACTURED BUILDING FOUNDATION (SEE DETAIL SHEET - L3.52)
- ACCENT CONCRETE PAVEMENT (SEE DETAIL SHEET - L3.52)
CURB LEGEND SEE SHEET - C701 FOR DETAIL
- TYPE 'D' CURB
- CONCRETE WHEEL STOP (SEE DETAIL SHEET - C701)
- THICKENED EDGE SIDEWALK (SEE DETAIL SHEET - C701)
- STAIR WITH HANDRAIL (SEE DETAIL SHEET - L3.52)
SIGN AND PAVEMENT MARKING LEGEND
- 24" STOP SIGN (R1-1) WITH 24" WHITE STOP BAR
- 6" WHITE STRIPE
- HANDICAP SPACES PER FLORIDA'S ACCESSIBILITY CODE WITH SIGNS AND WHEEL STOPS. (SEE SHEET - C701 FOR DETAILS)
ALL SIGN POSTS SHALL BE 2"X2" GALVANIZED STEEL (14 GAUGE THICKNESS) UNLESS NOTED IN THE CONSTRUCTION DETAILS.
NOTES:
1. ALL ON-SITE PAVEMENT MARKINGS ARE TO BE PAINTED USING NON-SLIP PAINT.
2. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL COUNTY REGULATIONS AND CODES AND O.S.H.A. STANDARDS.
3. SITE BOUNDARY, TOPOGRAPHY, UTILITY AND ROAD INFORMATION PER SURVEY DATED NOVEMBER 9, 2022, BY CFB SURVEYING.
NORTH
GRAPHIC SCALE IN FEET
0 15 30 60
RECEIVED
NOV 13 2023
Marion County
Office of County Engineer
DEVELOPMENT REVIEW COMMITTEE
MARION COUNTY, FLORIDA
APPLICATION #: 30224
APPROVAL DATE: 09/25/23
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NO. DATE
1 11/13/23 PER COMMENTS
MATCHLINE C302
MULTI-PURPOSE FIELD AREA (SEE FIELD SHEETS FOR DETAILS)
PROP. FIELD LIGHTING (REFER TO ELECTRICAL PLAN)
PROP. 6' CONC. SIDEWALK
PROP. FUTURE SHELTER & CONCRETE PAVEMENT
PROPERTY LINE
PROPOSED DRA (1.98 ACRES)
Kimley»Horn
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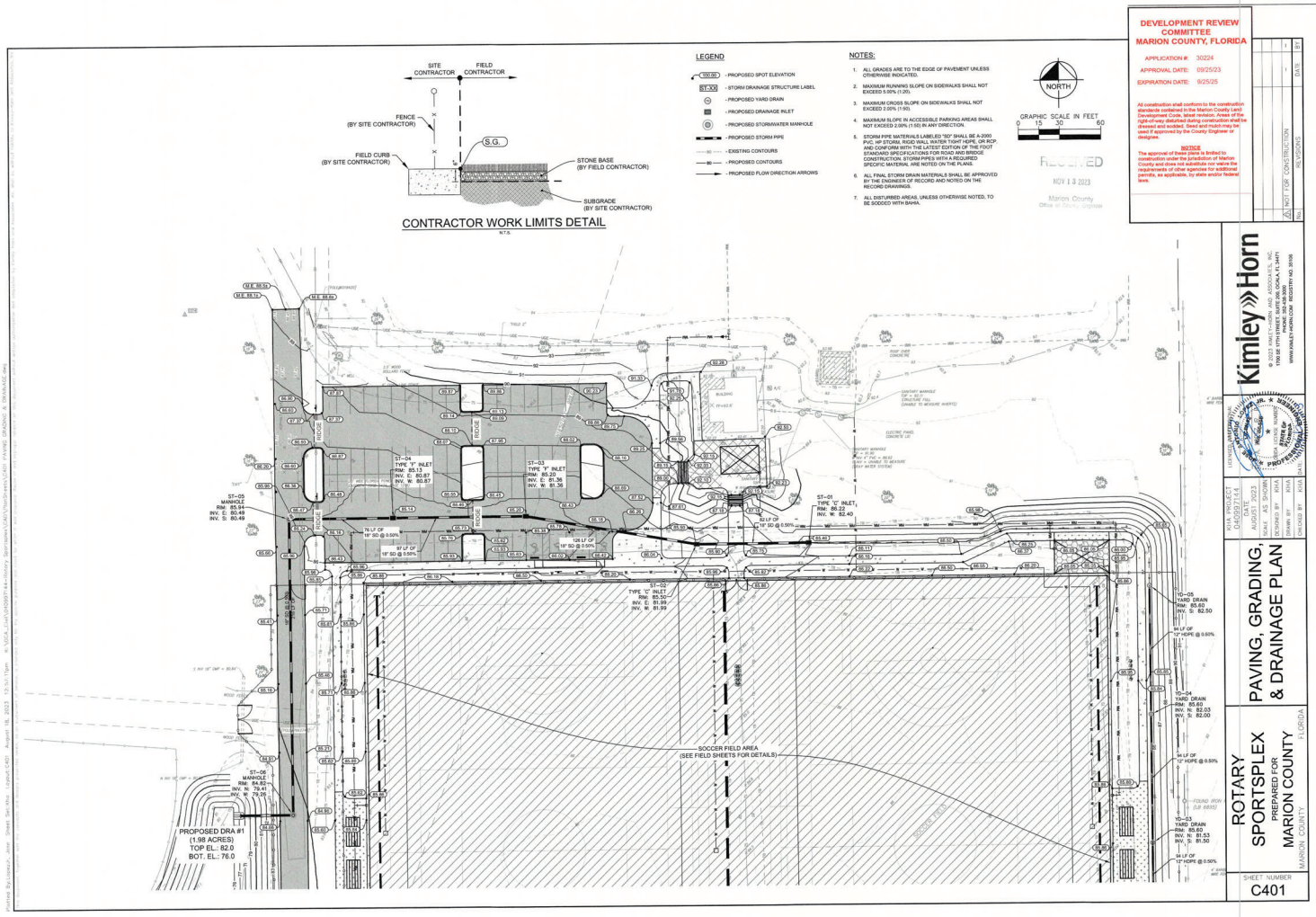
PROFESSIONAL ENGINEER
STATE OF FLORIDA
KHA PROJECT 042144
DATE AUGUST 2023
SCALE AS SHOWN
DESIGNED BY KHA
DRAWN BY KHA
CHECKED BY KHA
SITE PLAN
ROTARY SPORTSPLEX
PREPARED FOR MARION COUNTY
MARION COUNTY FLORIDA
SHEET NUMBER
C303


SITE CONTRACTOR
FIELD CONTRACTOR
FENCE (BY SITE CONTRACTOR)
S.G.
FIELD CURB (BY SITE CONTRACTOR)
STONE BASE (BY FIELD CONTRACTOR)
SUBGRADE (BY SITE CONTRACTOR)
CONTRACTOR WORK LIMITS DETAIL
N.T.S.
LEGEND
- PROPOSED SPOT ELEVATION
- STORM DRAINAGE STRUCTURE LABEL
- PROPOSED YARD DRAIN
- PROPOSED DRAINAGE INLET
- PROPOSED STORMWATER MANHOLE
- PROPOSED STORM PIPE
- EXISTING CONTOURS
- PROPOSED CONTOURS
- PROPOSED FLOW DIRECTION ARROWS
NOTES:
1. ALL GRADES ARE TO THE EDGE OF PAVEMENT UNLESS OTHERWISE INDICATED.
2. MAXIMUM RUNNING SLOPE ON SIDEWALKS SHALL NOT EXCEED 5.00% (1:20).
3. MAXIMUM CROSS SLOPE ON SIDEWALKS SHALL NOT EXCEED 2.00% (1:50).
4. MAXIMUM SLOPE IN ACCESSIBLE PARKING AREAS SHALL NOT EXCEED 2.00% (1:50) IN ANY DIRECTION.
5. STORM PIPE MATERIALS LABELED "RD" SHALL BE A-2000 PVC, HP STORM, RIGID WALL WATER TIGHT HDPE, OR RCP, AND CONFORM WITH THE LATEST EDITION OF THE FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION. STORM PIPES WITH A REQUIRED SPECIFIC MATERIAL ARE NOTED ON THE PLANS.
6. ALL FINAL STORM DRAIN MATERIALS SHALL BE APPROVED BY THE ENGINEER OF RECORD AND NOTED ON THE RECORD DRAWINGS.
7. ALL DISTURBED AREAS, UNLESS OTHERWISE NOTED, TO BE SODDED WITH BAHIA.
NORTH
GRAPHIC SCALE IN FEET
0 15 30 60
RECEIVED
NOV 13 2023
Marion County
Office of County Engineer
ST-04 TYPE "I" INLET RIM: 85.13 INV. E: 80.87 INV. W: 80.87
ST-03 TYPE "I" INLET RIM: 85.20 INV. E: 81.36 INV. W: 81.36
ST-05 MANHOLE RIM: 85.94 INV. E: 80.49 INV. S: 80.49
76 LF OF 18" SD @ 0.50%
97 LF OF 18" SD @ 0.50%
126 LF OF 18" SD @ 0.50%
ST-01 TYPE "C" INLET RIM: 86.22 INV. W: 82.40
52 LF OF 18" SD @ 0.50%
ST-02 TYPE "C" INLET RIM: 85.57 INV. E: 81.99 INV. W: 81.99
YD-05 YARD DRAIN RIM: 85.60 INV. S: 82.50
44 LF OF 12" HDPE @ 0.60%
YD-04 YARD DRAIN RIM: 85.60 INV. N: 82.03 INV. S: 82.00
54 LF OF 12" HDPE @ 0.50%
YD-03 YARD DRAIN RIM: 85.60 INV. N: 81.53 INV. S: 81.50
54 LF OF 12" HDPE @ 0.50%
SOCCER FIELD AREA (SEE FIELD SHEETS FOR DETAILS)
ST-06 MANHOLE RIM: 84.82 INV. N: 79.41 INV. W: 79.05
PROPOSED DRA #1 (1.98 ACRES) TOP EL.: 82.0 BOT. EL.: 76.0
FOUND IRON ROD (LB #852)
DEVELOPMENT REVIEW COMMITTEE
MARION COUNTY, FLORIDA
APPLICATION #: 30224
APPROVAL DATE: 09/25/23
EXPIRATION DATE: 9/25/25
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NOT FOR CONSTRUCTION
Kimley»Horn
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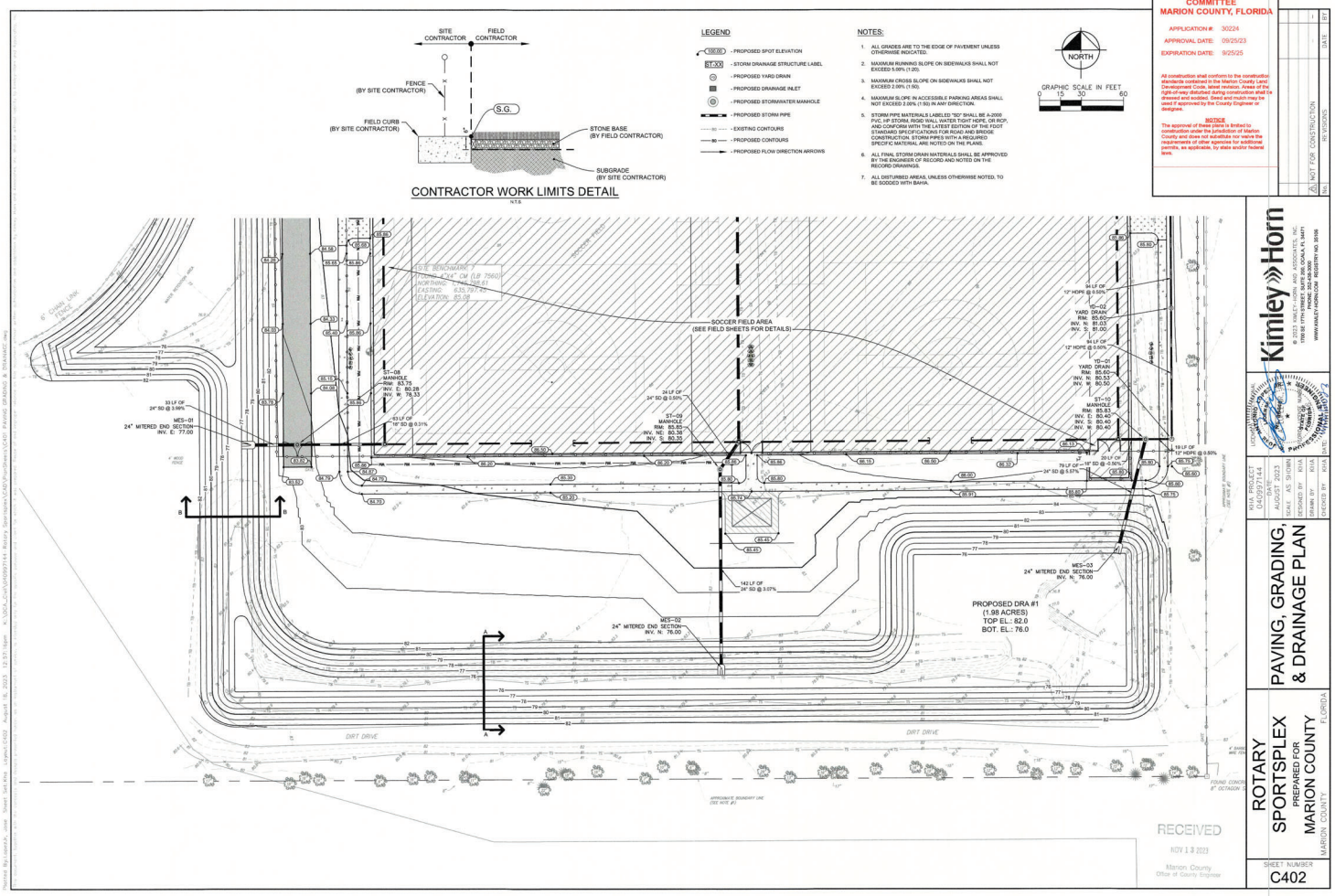
1700 SE 17TH STREET, SUITE 200, OCALA, FL 34471
PHONE: 352 438 3000
WWW.KIMLEY-HORN.COM REGISTRY NO. 35106
KHA PROJECT 040092714
DATE AUGUST, 2023
SCALE AS SHOWN
DESIGNED BY KHA
DRAWN BY KHA
CHECKED BY KHA
ROTARY SPORTSPLEX
PREPARED FOR MARION COUNTY
PAVING, GRADING, & DRAINAGE PLAN
MARION COUNTY FLORIDA
SHEET NUMBER
C401


SITE CONTRACTOR
FIELD CONTRACTOR
FENCE (BY SITE CONTRACTOR)
FIELD CURB (BY SITE CONTRACTOR)
S.G.
STONE BASE (BY FIELD CONTRACTOR)
SUBGRADE (BY SITE CONTRACTOR)
CONTRACTOR WORK LIMITS DETAIL
N.T.S.
LEGEND
- PROPOSED SPOT ELEVATION
- STORM DRAINAGE STRUCTURE LABEL
- PROPOSED YARD DRAIN
- PROPOSED DRAINAGE INLET
- PROPOSED STORMWATER MANHOLE
- PROPOSED STORM PIPE
- EXISTING CONTOURS
- PROPOSED CONTOURS
- PROPOSED FLOW DIRECTION ARROWS
NOTES:
1. ALL GRADES ARE TO THE EDGE OF PAVEMENT UNLESS OTHERWISE INDICATED.
2. MAXIMUM RUNNING SLOPE ON SIDEWALKS SHALL NOT EXCEED 5.00% (1:20).
3. MAXIMUM CROSS SLOPE ON SIDEWALKS SHALL NOT EXCEED 2.00% (1:50).
4. MAXIMUM SLOPE IN ACCESSIBLE PARKING AREAS SHALL NOT EXCEED 2.00% (1:50) IN ANY DIRECTION.
5. STORM PIPE MATERIALS LABELED "SD" SHALL BE A-2000 PVC, HP STORM, RGRD WALL, WATER TIGHT HDPE, OR RCP, AND CONFORM WITH THE LATEST EDITION OF FDOT ROAD AND BRIDGE CONSTRUCTION. STORM PIPES WITH A REQUIRED SPECIFIC MATERIAL ARE NOTED ON THE PLANS.
6. ALL FINAL STORM DRAIN MATERIALS SHALL BE APPROVED BY THE ENGINEER OF RECORD AND NOTED ON THE RECORD DRAWINGS.
7. ALL DISTURBED AREAS, UNLESS OTHERWISE NOTED, TO BE SODDED WITH BAHIA.
NORTH
GRAPHIC SCALE IN FEET
0 15 30 60
SOCCER FIELD AREA (SEE FIELD SHEETS FOR DETAILS)
PROPOSED DRA #1 (1.98 ACRES) TOP EL.: 82.0 BOT. EL.: 76.0
DIRT DRIVE
DEVELOPMENT REVIEW COMMITTEE MARION COUNTY, FLORIDA
APPLICATION #: 30224
APPROVAL DATE: 09/25/23
EXPIRATION DATE: 9/25/25
All construction shall conform to the construction standards contained in the Marion County Land Development Code, latest revision. Areas of the right-of-way disturbed during construction shall be dressed and sodded. Seed and mulch may be used if approved by the County Engineer or designee.
NOTICE
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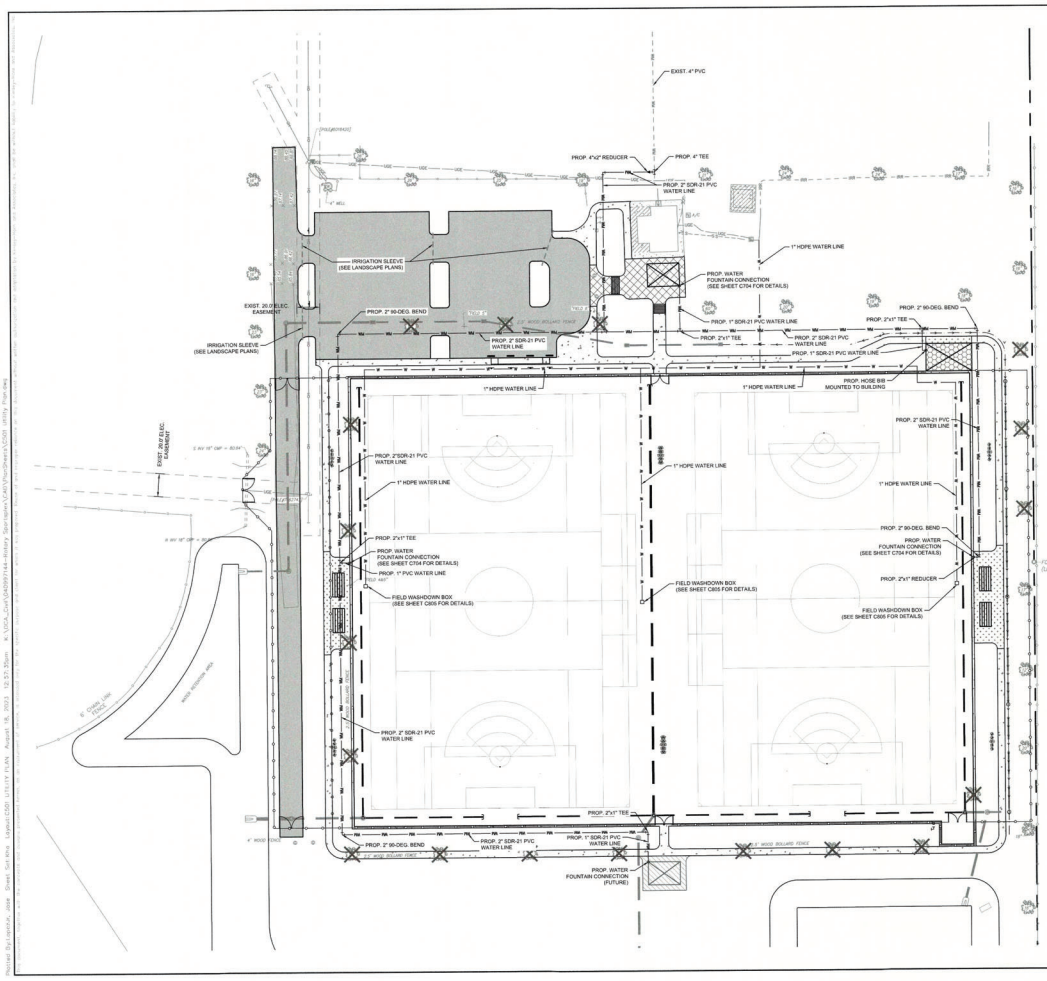
NOT FOR CONSTRUCTION
RECEIVED
NOV 1 3 2023
Marion County
Office of County Engineer
Kimley»Horn
PAVING, GRADING, & DRAINAGE PLAN
ROTARY SPORTSPLEX
PREPARED FOR MARION COUNTY
MARION COUNTY, FLORIDA
SHEET NUMBER
C402



NORTH

GRAPHIC SCALE IN FEET
0 20 40 80

DEVELOPMENT REVIEW COMMITTEE
MARION COUNTY, FLORIDA

APPLICATION #: 30224
APPROVAL DATE: 09/25/23
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LEGEND

- PROPOSED SANITARY SEWER PIPE
- PROPOSED WATER LINE
- PROPOSED SANITARY CLEANOUT
- FIRE HYDRANT ASSEMBLY
- GATE VALVE
- TEE
- BENDS
- WATER METER AND REDUCED PRESSURE BACKFLOW PREVENTOR

NOTES:

1. ALL UTILITY CONSTRUCTION SHALL CONFORM WITH THE MARION COUNTY LAND DEVELOPMENT CODE, DETAILS AND SPECIFICATION. THE CONTRACTOR IS RESPONSIBLE FOR BECOMING FAMILIAR WITH ALL RULES AND STANDARDS CONTAINED THEREIN.
2. THE CONTRACTOR IS RESPONSIBLE FOR THE PROPER NOTIFICATION OF INSPECTING AUTHORITIES BEFORE AND DURING CONSTRUCTION.
3. PROPOSED POTABLE WATER SYSTEM TO CONNECT TO THE EXISTING POTABLE WATER SYSTEM. CONTRACTOR TO LOCATE AND VERIFY TIE IN LOCATIONS PRIOR TO CONSTRUCTION.
4. ALL POTABLE WATER MAINS SHALL BE POLYVINYL CHLORIDE (PVC), ANSI/AWWA C-900, DR 18, 150 PSI PRESSURE RATING, UNLESS OTHERWISE NOTED.
5. ALL VALVE BOXES TO BE CONSTRUCTED PER MARION COUNTY STANDARD DETAIL UT 204.
6. ALL WATER MAINS AND SERVICE LINES REQUIRE LOCATE WIRE AND DIG TAPE.
7. PVC CHASE PIPE REQUIRED AT ALL ROAD CROSSINGS OF WATER SERVICE LINES.
8. PROPOSED SANITARY SEWER SYSTEM TO CONNECT TO THE EXISTING SANITARY SEWER SYSTEM. CONTRACTOR TO LOCATE AND VERIFY TIE IN LOCATIONS PRIOR TO CONSTRUCTION.
9. SANITARY SEWER GRAVITY MAIN SHALL BE POLYVINYL CHLORIDE (PVC), ASTM D3034, STANDARD DIMENSION RATIO (SDR) 26, UNLESS OTHERWISE NOTED.
10. AS-BUILT DRAWINGS SHALL CONFORM WITH THE MARION COUNTY LAND DEVELOPMENT CODE REQUIREMENTS. AS-BUILT DRAWINGS REQUIRE TOP OF PIPE ELEVATIONS MEASURED EVERY 50 FEET ON ALL WATER MAINS AND SERVICE LINES.
11. ALL ISSUED PERMITS RELATED TO THIS PROJECT SHALL BE SUBMITTED TO MARION COUNTY UTILITIES.
12. 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 PRE-CONSTRUCTION MEETING IS NOT COMPLETED, ANY WORK MAY BE HALTED TO SCHEDULE, CONTACT MCU'S CONSTRUCTION OFFICER AT 352-307-6183
13. ASSETS CONVEYED TO MARION COUNTY UTILITIES SHALL BE IDENTIFIED ON AS-BUILTS PER LDC AND SHALL BE IN INGSERV FORMAT.

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Office of County Engineer

No.	REVISIONS	BY	DATE
1	NOT FOR CONSTRUCTION		

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1700 SE 17TH STREET, SUITE 200, OCALA, FL 34471
PHONE: 352-438-3000
WWW.KIMLEY-HORN.COM REGISTRY NO. 35106

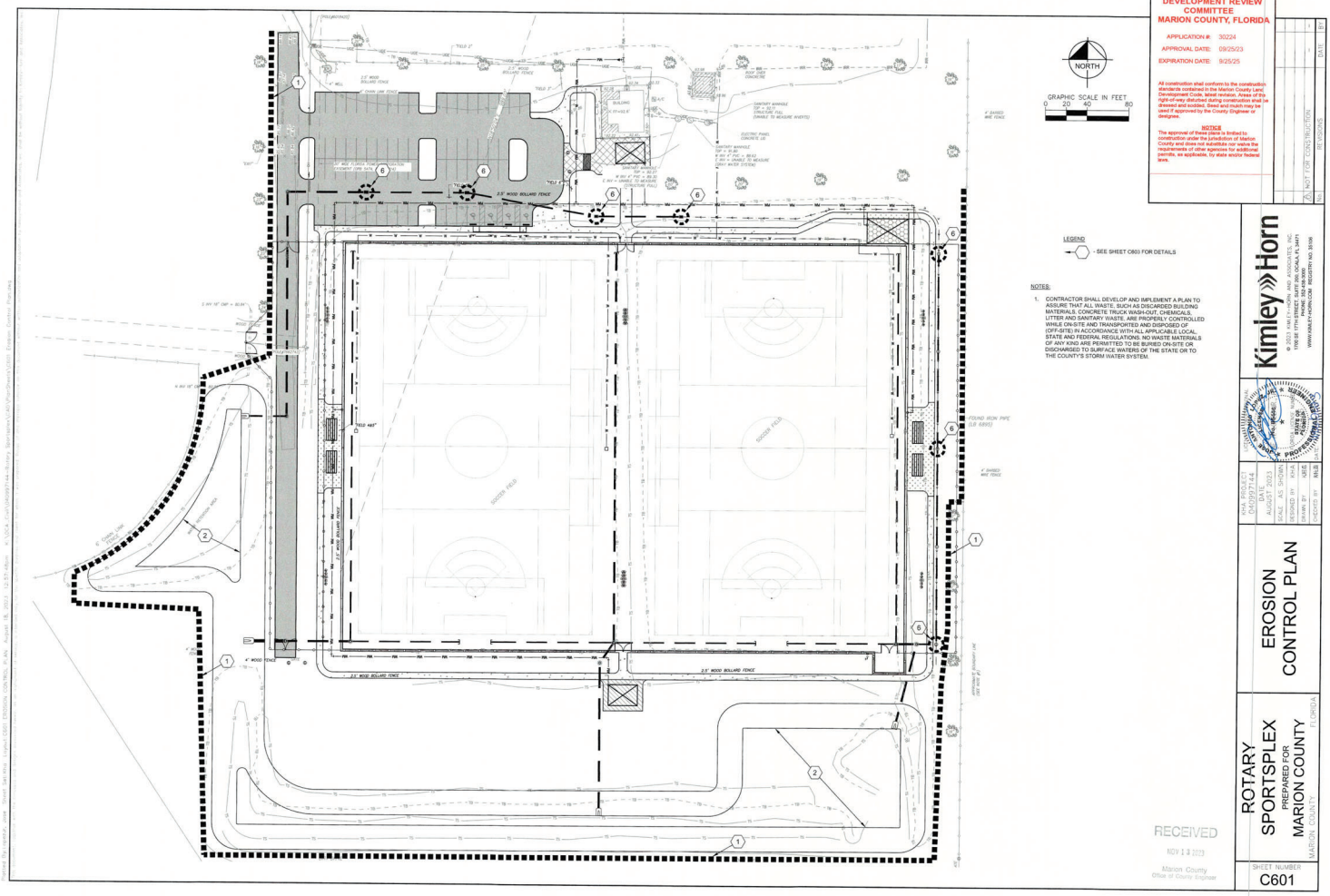
LICENSED PROFESSIONAL ENGINEER — STATE OF FLORIDA — NO. 84818 — DANIEL MICHAEL SHIELDS — PROFESSIONAL ENGINEER

KHA PROJECT 049097144
DATE AUGUST 2023
SCALE AS SHOWN
DESIGNED BY KHA
DRAWN BY KJE
CHECKED BY MHB

UTILITY PLAN

ROTARY SPORTSPLEX
PREPARED FOR
MARION COUNTY
FLORIDA
MARION COUNTY

SHEET NUMBER
C501


NORTH
GRAPHIC SCALE IN FEET
0 20 40 80
LEGEND
- SEE SHEET C603 FOR DETAILS
NOTES:
1. CONTRACTOR SHALL DEVELOP AND IMPLEMENT A PLAN TO ASSURE THAT ALL WASTE, SUCH AS DISCARDED BUILDING MATERIALS, CONCRETE TRUCK WASH-OUT, CHEMICALS, LITTER AND SANITARY WASTE, ARE PROPERLY CONTROLLED WHILE ON-SITE AND TRANSPORTED AND DISPOSED OF (OFF-SITE) IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS. NO WASTE MATERIALS OF ANY KIND ARE PERMITTED TO BE BURIED ON-SITE OR DISCHARGED TO SURFACE WATERS OF THE STATE OR TO THE COUNTY'S STORM WATER SYSTEM.
DEVELOPMENT REVIEW COMMITTEE
MARION COUNTY, FLORIDA
APPLICATION #: 30224
APPROVAL DATE: 09/25/23
EXPIRATION DATE: 9/25/25
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RECEIVED
NOV 13 2023
Marion County
Office Of County Engineer
Kimley»Horn
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1700 SE 17TH STREET, SUITE 200, OCALA, FL 34471
PHONE: 352.438.3000
WWW.KIMLEY-HORN.COM REGISTRY NO. 35106
PROFESSIONAL ENGINEER
KHA PROJECT 041097144
DATE AUGUST 2023
SCALE AS SHOWN
DESIGNED BY KHA
DRAWN BY GES
CHECKED BY MLB
EROSION CONTROL PLAN
ROTARY SPORTSPLEX
PREPARED FOR MARION COUNTY
MARION COUNTY FLORIDA
SHEET NUMBER C601
NO. BY DATE
1 NOT FOR CONSTRUCTION
RESPONSES

TIMING OF SEDIMENT - CONTROL PRACTICES:

SEDIMENT CONTROL PRACTICES SHALL BE FUNCTIONAL THROUGHOUT EARTH- DISTURBING ACTIVITY.

SETTLING FACILITIES, PERIMETER CONTROLS, AND OTHER PRACTICES INTENDED TO TRAP SEDIMENT SHALL BE IMPLEMENTED AS THE FIRST STEP OF GRADING AND WITHIN SEVEN DAYS FROM THE START OF GRUBBING. THEY SHALL CONTINUE TO FUNCTION UNTIL THE UPSLOPE DEVELOPMENT AREA IS RE-STABILIZED.

STABILIZATION OF NON STRUCTURAL PRACTICES:

CONTROL PRACTICES SHALL PRESERVE EXISTING VEGETATION WHERE ATTAINABLE AND DISTURBED AREAS SHALL BE RE-VEGETATED AS SOON AS PRACTICAL AFTER GRADING OR CONSTRUCTION.

DENUDED AREAS SHALL HAVE SOIL STABILIZATION APPLIED WITHIN FOURTEEN DAYS IF THEY ARE TO REMAIN DORMANT FOR MORE THAN FORTY-FIVE DAYS. PERMANENT OR TEMPORARY SOIL STABILIZATION SHALL BE APPLIED TO DENUDED AREAS WITHIN FOURTEEN DAYS AFTER FINAL GRADE IS REACHED ON ANY PORTION OF THE SITE, AND SHALL ALSO BE APPLIED WITHIN SEVEN DAYS TO DENUDED AREAS WHICH MAY NOT BE AT FINAL GRADE, BUT WILL REMAIN DORMANT (UNDISTURBED) FOR LONGER THAN FORTY-FIVE DAYS.

SEDIMENT BARRIERS:

SHEET FLOW RUNOFF FROM DENUDED AREAS SHALL BE INTERCEPTED BY SEDIMENT BARRIERS.

SEDIMENT BARRIERS SUCH AS SEDIMENT FENCE OR DIVERSIONS TO SETTLING FACILITIES SHALL PROTECT ADJACENT PROPERTIES AND WATER RESOURCES FROM SEDIMENT TRANSPORTED BY SHEET FLOW.

INLET PROTECTION:

ALL STORM SEWER INLETS WHICH ACCEPT WATER RUNOFF FROM THE DEVELOPMENT AREA SHALL BE PROTECTED SO THAT SEDIMENT-LADEN WATER WILL NOT ENTER THE STORM SYSTEM WITHOUT FIRST BEING PONDED AND FILTERED.

MAINTENANCE:

TEMPORARY EROSION CONTROL FEATURES SHALL BE ACCEPTABLY MAINTAINED AND SHALL BE REMOVED OR REPLACED WHEN DIRECTED BY THE ENGINEER AT NO COST TO THE OWNER. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE SPECIFICATIONS.

STOCKPILES:

ALL SOIL STOCKPILES SHALL BE PROTECTED FROM EROSION BY PERIMETER CONTROL DEVICES SUCH AS STRAW BALE DIKES OR FILTER FABRIC FENCES. AND THESE PERIMETER CONTROL DEVICES SHALL BE MAINTAINED THROUGHOUT THE LIFE OF THE PROJECT.

PERMANENT VEGETATION:

PERMANENT VEGETATION SHALL NOT BE CONSIDERED ESTABLISHED UNTIL GROUND COVER IS ACHIEVED WHICH, IN THE OPINION OF THE ENGINEER, PROVIDES ADEQUATE COVER AND IS MATURE ENOUGH TO CONTROL SOIL EROSION SATISFACTORILY AND TO SURVIVE ADVERSE WEATHER CONDITIONS.

CONSTRUCTION ACCESS ROUTES:

MEASURES SHALL BE TAKEN TO PREVENT SOIL TRANSPORT ONTO SURFACES OR PUBLIC ROADS WHERE RUNOFF IS NOT CHECKED.

INSPECTION SCHEDULE:

1. DIVERSION SWALE AND STRUCTURAL PROTECTION - INSPECT EVERY 7 DAYS OR AFTER EACH RAINSTORM PRODUCING RUNOFF. REPAIR AS REQUIRED.
2. INLET PROTECTION - INSPECT FOR SEDIMENT ACCUMULATION AFTER EACH RAINFALL AND DAILY DURING CONTINUED RAINFALL. REPAIR OR REPLACE WHEN WATER FLOW IS RESTRICTED BY SEDIMENT.
3. VEGETATIVE PLANTING - INSPECT AFTER SPROUTING OCCURS AND REPLANT BARE AREAS. INSPECT ESTABLISHED COVER EVERY 15 DAYS FOR DAMAGE; REPLANT AS REQUIRED. MAINTAIN ESTABLISHED COVER AT MAXIMUM 6" HEIGHT. IRRIGATE AS REQUIRED DURING DRY PERIODS TO MAINTAIN LIVE VEGETATION.

CONSTRUCTION SEQUENCE:

1. INSTALL SEDIMENT CONTROL MEASURES
2. PERFORM DEMOLITION ACTIVITIES.
3. STABILIZE SITE WITH TEMPORARY VEGETATION AS NEEDED.
4. PERFORM UNDERGROUND UTILITY CONSTRUCTION ACTIVITIES.
5. CONSTRUCT SITE IMPROVEMENTS.
6. PERFORM FINAL GRADING.
7. INSTALL PERMANENT VEGETATION.
8. PERFORM CONTINUING MAINTENANCE THROUGHOUT ALL CONSTRUCTION OPERATIONS.

DITCH BARRIERS:

BALES SHALL BE PLACED IN A SINGLE ROW, LENGTHWISE, ORIENTED PERPENDICULAR TO THE CONTOUR, WITH ENDS OF ADJACENT BALES TIGHTLY ABUTTING ONE ANOTHER.

THE REMAINING STEPS FOR INSTALLING A STRAW BALE BARRIER FOR SHEET FLOW APPLICATIONS APPLY HERE, WITH THE FOLLOWING ADDITION. THE STRAW BALES SHALL BE INSTALLED SUCH THAT UNDERCUTTING BENEATH THE BALES IS MINIMIZED BY THE USE OF ROCK CHECK DAMS PLACED ADJACENT TO THE STRAW BALES.

THE BARRIER SHALL BE EXTENDED TO SUCH A LENGTH THAT THE BOTTOMS OF THE END BALES ARE HIGHER IN ELEVATION THAN THE TOP OF THE LOWEST MIDDLE BALE TO ASSURE THAT SEDIMENT-LADEN RUNOFF WILL FLOW EITHER THROUGH OR OVER THE BARRIER BUT NOT AROUND IT.

MAINTENANCE:

STRAW BALES SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL.

CLOSE ATTENTION SHALL BE PAID TO THE REPAIR OF DAMAGED BALES, END RUNS AND UNDERCUTTING BENEATH BALES.

NECESSARY REPAIRS TO BARRIERS OR REPLACEMENT OF BALES SHALL BE ACCOMPLISHED PROMPTLY.

SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH RAINFALL. THEY MUST BE REMOVED WHEN THE LEVEL OF DEPOSITION REACHES APPROXIMATELY ONE-HALF THE HEIGHT OF THE BARRIER.

ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE STRAW BALE BARRIER IS NO LONGER REQUIRED SHALL BE DRESSED TO CONFORM TO THE EXISTING GRADE, PREPARED AND SEEDED.

CONTRACTOR SHALL PERIODICALLY SWEEP EXISTING ON-SITE PAVED SURFACES AS WELL AS ABUTTING CITY STREETS, COUNTY ROADS AND STATE HIGHWAYS (AS APPROPRIATE FOR THE PARTICULAR PROJECT) TO KEEP THOSE SURFACES IN A SUBSTANTIALLY SEDIMENT-FREE CONDITION. SWEEPING SHALL BE DONE ON A PERIODIC, AS-NEEDED BASIS THROUGHOUT THE WORK WEEK INCLUDING, MOST IMPORTANTLY, AFTER EVERY RAIN EVENT AND EVERY FRIDAY AFTERNOON PRIOR TO CEASING WORK FOR THE WEEK.

SEDIMENT FENCE:

THIS SEDIMENT BARRIER UTILIZES STANDARD STRENGTH OR EXTRA STRENGTH SYNTHETIC FILTER FABRICS. IT IS DESIGNED FOR SITUATIONS IN WHICH ONLY SHEET OR OVERLAND FLOWS ARE EXPECTED.

1. THE HEIGHT OF A SEDIMENT FENCE SHALL NOT EXCEED 36-INCHES (HIGHER FENCES MAY IMPOUND VOLUMES OF WATER SUFFICIENT TO CAUSE FAILURE OF THE STRUCTURE).
2. THE FILTER FABRIC SHALL BE PURCHASED IN A CONTINUOUS ROLL CUT TO THE LENGTH OF THE BARRIER TO AVOID THE USE OF JOINTS. WHEN JOINTS ARE NECESSARY, FILTER CLOTH SHALL BE SPLICED TOGETHER ONLY AT A SUPPORT POST, WITH A MINIMUM 6-INCH OVERLAP, AND SECURELY SEALED.
3. POSTS SHALL BE SPACED A MAXIMUM OF 10 FEET APART AT THE BARRIER LOCATION AND DRIVEN SECURELY INTO THE GROUND (MINIMUM OF 12 INCHES). WHEN EXTRA STRENGTH FABRIC IS USED WITHOUT THE WIRE SUPPORT FENCE, POST SPACING SHALL NOT EXCEED 6 FEET.
4. A TRENCH SHALL BE EXCAVATED APPROXIMATELY 4 INCHES WIDE AND 4 INCHES DEEP ALONG THE LINE OF POSTS AND UPSLOPE FROM THE BARRIER.
5. WHEN STANDARD STRENGTH FILTER FABRIC IS USED, A WIRE MESH SUPPORT FENCE SHALL BE FASTENED SECURELY TO THE UPSLOPE SIDE OF THE POSTS USING HEAVY DUTY WIRE STAPLES AT LEAST 1-INCH LONG, TIE WIRES OR HOG RINGS. THE WIRE SHALL EXTEND INTO THE TRENCH A MINIMUM OF 2 INCHES AND SHALL NOT EXTEND MORE THAN 36 INCHES ABOVE THE ORIGINAL GROUND SURFACE.
6. THE STANDARD STRENGTH FILTER FABRIC SHALL BE STAPLED OR WIRED TO THE FENCE, AND 8-INCHES OF THE FABRIC SHALL BE EXTENDED INTO THE TRENCH. THE FABRIC SHALL NOT EXTEND MORE THAN 36 INCHES ABOVE THE ORIGINAL GROUND SURFACE. FILTER FABRIC SHALL NOT BE STAPLED TO EXISTING TREES.
7. WHEN EXTRA STRENGTH FILTER FABRIC AND CLOSURE POST SPACING ARE USED, THE WIRE MESH SUPPORT FENCE MAY BE ELIMINATED IN SUCH A CASE, THE FILTER FABRIC IS STAPLED OR WIRED DIRECTLY TO THE POSTS WITH ALL OTHER PROVISIONS OF ITEM NO. 6 APPLYING.
8. THE TRENCH SHALL BE BACKFILLED AND SOIL COMPACTED OVER THE FILTER FABRIC.
9. SEDIMENT FENCES SHALL BE REMOVED WHEN THEY HAVE SERVED THEIR USEFUL PURPOSE, BUT NOT BEFORE THE UPSLOPE AREA HAS BEEN PERMANENTLY STABILIZED.

MAINTENANCE

SEDIMENT FENCES AND FILTER BARRIERS SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY.

SHOULD THE FABRIC ON A SEDIMENT FENCE OR FILTER BARRIER DECOMPOSE OR BECOME INEFFECTIVE PRIOR TO THE END OF THE EXPECTED USABLE LIFE AND THE BARRIER IS STILL NECESSARY, THE FABRIC SHALL BE REPLACED PROMPTLY.

SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH STORM EVENT. THEY MUST BE REMOVED WHEN DEPOSITS REACH APPROXIMATELY ONE-THIRD THE HEIGHT OF THE BARRIER.

ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE SEDIMENT FENCE OR FILTER BARRIER IS NO LONGER REQUIRED SHALL BE DRESSED TO CONFORM WITH THE EXISTING GRADE, PREPARED, AND SEEDED.

ADDITIONAL MEASURES:

THIS PLAN AND NARRATIVE REPRESENTS THE MINIMUM AMOUNT OF EROSION AND SEDIMENT CONTROL MEASURES, IN THE OPINION OF THE ENGINEER, THAT MAY BE NECESSARY UNDER FAVORABLE WEATHER CONDITIONS. THE CONTRACTOR IS RESPONSIBLE FOR ANY ADDITIONAL MEASURES OR PRACTICES THAT MAY BE NECESSARY TO CONTROL EROSION, TURBID DISCHARGE, FUGITIVE PARTICULATES, ETC. TO FULLY COMPLY WITH ALL GOVERNMENTAL RULES AND/OR PERMIT REQUIREMENTS.

EROSION AND SEDIMENT CONTROL NARRATIVE

PLAN DESIGNER:	KIMLEY-HORN AND ASSOCIATES INC. 1700 S.E. 17th STREET., SUITE 200 OCALA, FLORIDA 34471 PHONE: 352-438-3000
OWNER/ DEVELOPER:	STATE OF FLORIDA INTERNAL IMPROVEMENT TRUST FUND 3900 COMMONWEALTH BLVD. TALLAHASSEE, FL 32399 (850) 245-2555
ADJACENT AREAS:	NORTH: VACANT LAND (A-1, ZONING) SOUTH: PUD EAST: INTERSTATE 75(IB-4, ZONING) WEST: FUTURE SW 20TH AVENUE ROAD RIGHT-OF-WAY
EROSION CONTROL MEASURE:	EROSION AND SITE RUNOFF WILL BE CONTROLLED BY THE USE OF SEDIMENT FENCE AND STABILIZED VEGETATION WHERE NEEDED.
SITE CONTACT:	JIM COUILLARD MARION COUNTY PARKS & RECREATION 111 S.E. 25TH AVE. OCALA, FL 34471 PHONE: 352-671-8560

POLLUTION PREVENTION:

THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PROGRAM IS REGULATED THROUGH THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (FDEP). IF YOUR CONSTRUCTION ACTIVITY MEETS THE FOLLOWING CRITERIA:

1. CONTRIBUTES STORM WATER DISCHARGE TO SURFACE WATERS OF THE STATE OR INTO A MUNICIPAL SEPARATE STORM SEWER SYSTEM (MS4); AND/OR
2. DISTURBS ONE OR MORE ACRES OF LAND INCLUDING LESS THAN ONE ACRE IF ACTIVITY IS PART OF A LARGE COMMON PLAN OF DEVELOPMENT OR SALE THAT WILL MEET OR EXCEED A ONE ACRE THRESHOLD. DISTURBANCE INCLUDES CLEARING, GRADING AND EXCAVATING. THEN YOU WILL BE REQUIRED TO SUBMIT A NOTICE OF INTENT (NOI) AND PREPARE A STORM WATER POLLUTION PREVENTION PLAN (SWPPP). FOR MORE INFORMATION PLEASE VISIT FDEP'S WEBSITE AT WWW.DEP.STATE.FL.US/WATER/STORMWATER/NPDES.

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NOV 13 2023
Marion County
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DEVELOPMENT REVIEW COMMITTEE
MARION COUNTY, FLORIDA
APPLICATION #: 30224
APPROVAL DATE: 09/25/23
EXPIRATION DATE: 9/25/25

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No.	REVISIONS	DATE	BY
1	NOT FOR CONSTRUCTION		

Kimley»Horn
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1700 SE 17TH STREET, SUITE 200, OCALA, FL 34471
PHONE: 352-438-3000
WWW.KIMLEY-HORN.COM REGISTRY NO. 35106

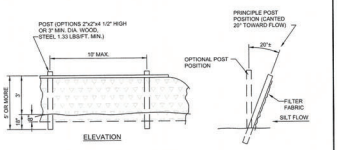
LICENSED PROFESSIONAL ENGINEER
STATE OF FLORIDA
JIMMY D. CRAWFORD
No. 69106
PROFESSIONAL ENGINEER

KHA PROJECT 042977144
DATE AUGUST 2023
SCALE AS SHOWN
DESIGNED BY KHA
DRAWN BY KHA
CHECKED BY JDC

EROSION CONTROL NOTES

ROTARY SPORTSPLEX
PREPARED FOR MARION COUNTY
MARION COUNTY FLORIDA

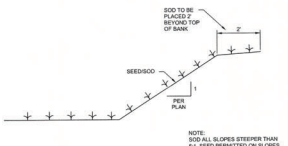
SHEET NUMBER
C602



TYPICAL SILT FENCE
N.T.S.

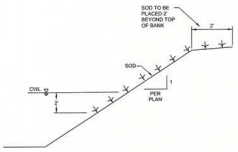
FILTER FABRIC (IN CONFORMANCE WITH SEC. 985 FDOT SPECIFICATIONS)

FIGURE 1



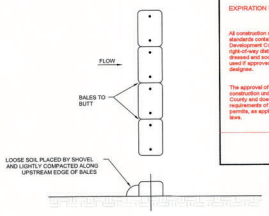
TYPICAL DRY DRAINAGE RETENTION AREA SECTION
N.T.S.

FIGURE 2



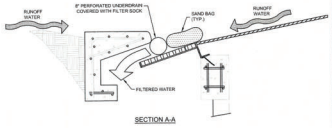
TYPICAL WET RETENTION/DETENTION POND SECTION
N.T.S.

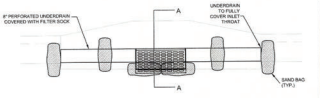
FIGURE 3



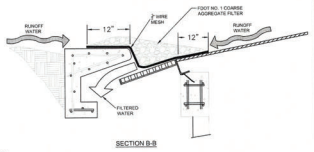
TYPICAL DITCH BARRIER
N.T.S.

FIGURE 4

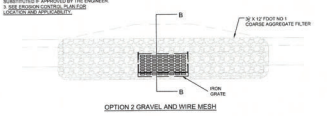




OPTION 1 UNDERDRAIN FILTER



NOTES:
1. DIMENSIONS OF SEDIMENT FILTER DETAILS MAY BE ADJUSTED FOR SITE CONDITIONS.
2. PRE-MANUFACTURED INLET SOCK MAY BE SUBSTITUTED IF APPROVED BY THE ENGINEER.
3. SEE EROSION CONTROL PLAN FOR LOCATION AND APPLICABILITY.

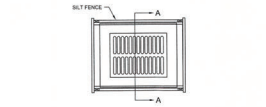


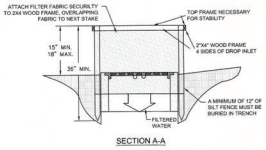
OPTION 2 GRAVEL AND WIRE MESH

CURB INLET SEDIMENT FILTER DETAIL
N.T.S.

FIGURE 5

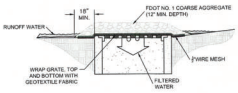
NOTES:
1. DROP INLET SEDIMENT BARRIERS ARE TO BE USED FOR SMALL NEARLY LEVEL DRAINAGE ARES. (LESS THAN 5%).
2. USE 2"X4" WOOD OR EQUIVALENT METAL STAKES (3 FT. MIN. LENGTH).
3. INSTALL 2"X4" WOOD FRAME TO INSURE STABILITY.
4. SEE EROSION CONTROL PLAN FOR LOCATIONS AND APPLICABILITY.





SECTION A-A

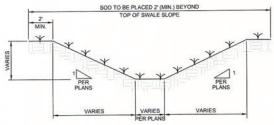
OPTION 1 SILT FENCE BARRIER



OPTION 2 GRAVEL AND WIRE MESH FILTER

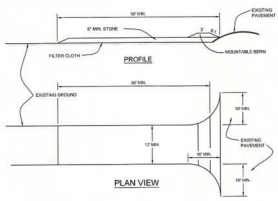
DROP INLET SEDIMENT FILTER DETAIL
N.T.S.

FIGURE 6



TYPICAL SWALE SECTION
N.T.S.

FIGURE 7



STABILIZED CONSTRUCTION ENTRANCE
1. STONE SIZE - USE 2" STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
2. FILTER CLOTH - WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.

STABILIZED CONSTRUCTION ENTRANCE
NOT TO SCALE

FIGURE 8

DEVELOPMENT REVIEW COMMITTEE
MARION COUNTY, FLORIDA
APPLICATION #: 30224
APPROVAL DATE: 09/25/23
EXPIRATION DATE: 9/25/25

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Office of County Engineer

No.	NOT FOR CONSTRUCTION	BY	DATE
1	90 HOUSES		

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1700 SE 17TH STREET, SUITE 200, OCALA, FL 34471
PHONE: 352-438-3000
WWW.KIMLEY-HORN.COM REGISTRY NO. 35105

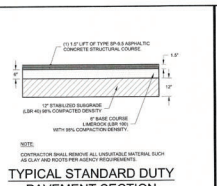
LICENSED PROFESSIONAL ENGINEER
STATE OF FLORIDA
PRINT NAME: KEVIN H. ARNOLD
DATE: 11/13/2023
NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED ENGINEER

KHA PROJECT 040997144
DATE AUGUST 2023
SCALE AS SHOWN
DESIGNED BY KHA
DRAWN BY MJE
CHECKED BY KHA

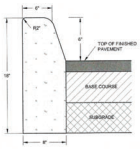
EROSION CONTROL DETAILS

ROTARY SPORTSPLEX
PREPARED FOR
MARION COUNTY
MARION COUNTY FLORIDA

SHEET NUMBER
C603

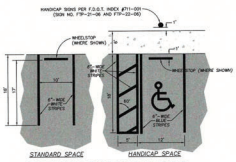


TYPICAL STANDARD DUTY PAVEMENT SECTION

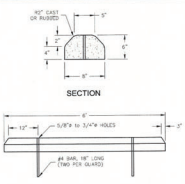


TYPE "D" CURB

PGKH22A.DWG N.T.S.

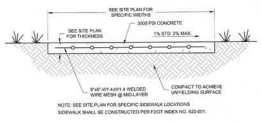


PARKING SPACE DETAILS

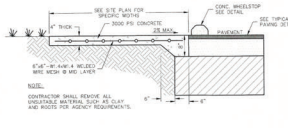


CONCRETE WHEEL STOP

PGKH10A.DWG N.T.S.

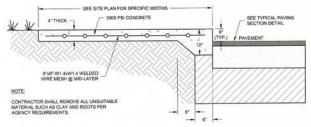


TYPICAL SIDEWALK SECTION



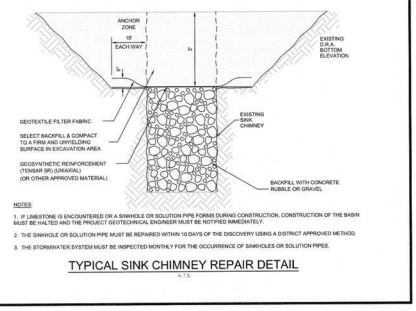
FLUSH SIDEWALK AND PAVEMENT SECTION

PGKH10A.DWG N.T.S.



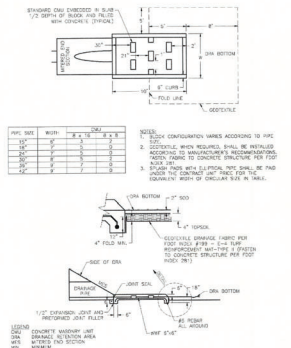
THICKENED EDGE SIDEWALK AND PAVEMENT SECTION

N.T.S.



TYPICAL SINK CHIMNEY REPAIR DETAIL

N.T.S.



MITERED END SECTION & SPLASHPAD DETAIL

NOT TO SCALE

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DEVELOPMENT REVIEW COMMITTEE
MARION COUNTY, FLORIDA
APPLICATION #: 30224
APPROVAL DATE: 09/25/23
EXPIRATION DATE: 9/25/25

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No.	NOT FOR CONSTRUCTION REVISIONS	DATE
1		

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WWW.KIMLEY-HORN.COM REGISTRY NO. 35105

KHA PROJECT 040977144
DATE AUGUST 2023
SCALE AS SHOWN
DESIGNED BY KHA
DRAWN BY KHA
CHECKED BY KHA

SITE DETAILS

ROTARY SPORTSPLEX
PREPARED FOR MARION COUNTY
MARION COUNTY FLORIDA

SHEET NUMBER
C701

SHEET INTENTIALLY LEFT BLANK
NO LONGER NEEDED & REMOVED FROM SHEET INDEX

DEVELOPMENT REVIEW COMMITTEE
MARION COUNTY, FLORIDA
APPLICATION #: 30224
APPROVAL DATE: 09/25/23
EXPIRATION DATE: 9/25/25

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1	NOT FOR CONSTRUCTION	

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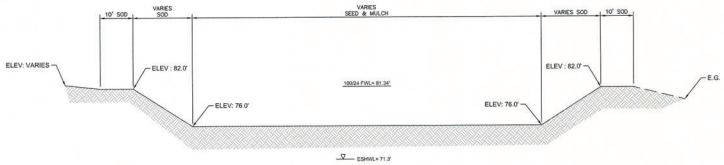
KHA PROJECT 048207144
DATE AUGUST 2023
SCALE AS SHOWN
DESIGNED BY KHA
DRAWN BY KHA
CHECKED BY KHA

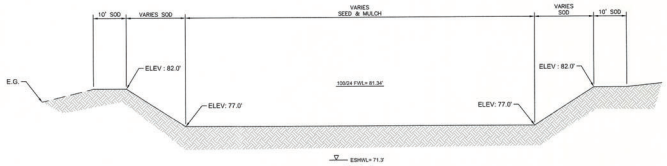
ROTARY SPORTSPLEX
PREPARED FOR MARION COUNTY
MARION COUNTY FLORIDA

SITE DETAILS

SHEET NUMBER
C702



DRA-1
SECTION A-A
NOT TO SCALE



DRA-1
SECTION B-B
NOT TO SCALE

NOTES:

1. STORMWATER RETENTION POND TLP-01, IS DESIGNED TO INFILTRATE STORMWATER. THE POND IS SUSCEPTIBLE TO CLOGGING FROM CONSTRUCTION SEDIMENTS. THEREFORE, REQUIRES A SPECIAL EXCAVATION PROCEDURE AS FOLLOWS:
   a) INITIALLY EXCAVATE RETENTION POND TO AN ELEVATION THAT IS APPROXIMATELY 1 FOOT HIGHER THAN THE FINAL POND BOTTOM ELEVATION.
   b) AFTER THE DRAINAGE AREA CONTRIBUTING TO THE POND IS STABILIZED, EXCAVATE THE REMAINING INTERIOR SIDE SLOPES AND POND BOTTOM TO THE SPECIFIED ELEVATION. THIS SOIL MUST BE REMOVED IN A MANNER TO ENSURE THAT THE SILT, CLAY, ORGANIC AND OTHER FINE SEDIMENTS THAT HAVE WASHED INTO THE POND DURING CONSTRUCTION ARE REMOVED.
   c) FINISH GRADE POND SLOPES AND SOD ALL DISTURBED AREAS.
2. SHOULD ANY LIMEROCK BE ENCOUNTERED, SEE TYPICAL SINK CHIMNEY REPAIR DETAIL ON SHEET C701.

DRAINAGE SUMMARY:
ALL STORMWATER DRAINAGE RUNOFF FROM THE TRAILHEAD LOGISTICS PARK PHASE 1 IS DIRECTED TO POND TLP-01. TLP-01 IS A DRY RETENTION FACILITY THAT WILL TREAT AND RETAIN ALL STORMWATER RUNOFF. RECOVERY WILL BE PROVIDED THROUGH SOIL PERCOLATION AND NO DISCHARGE IS PROPOSED. THE STORMWATER SYSTEM WILL BE PRIVATELY OWNED AND MAINTAINED. THE STORMWATER SYSTEM SHALL OPERATE UNDER SWFWMD ERP NO. 43041180.000.

OPERATION AND MAINTENANCE PROCEDURES AND SCHEDULE SHALL BE IN ACCORDANCE WITH THE "STORMWATER SYSTEM OPERATION AND MAINTENANCE MANUAL FOR THE ROTARY SPORTSPLEX" PREPARED FOR MARION COUNTY, BY KIMLEY-HORN AND ASSOCIATES, INC.

DRA-1 STAGE STORAGE TABLE

STAGE (FT)	AREA (FT^2)	AREA (AC)	VOLUME (AC-FT)
76.0	27657	0.63	0.00
77.0	37345	0.86	0.75
78.0	46873	1.08	1.71
79.0	56557	1.30	2.90
80.0	66344	1.52	4.31
81.0	76232	1.75	5.95
82.0	86220	1.98	7.81

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MARION COUNTY, FLORIDA
APPLICATION #: 30224
APPROVAL DATE: 09/25/23
EXPIRATION DATE: 9/25/25

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NO.	REVISIONS	DATE	BY
1	NOT FOR CONSTRUCTION	09/19	

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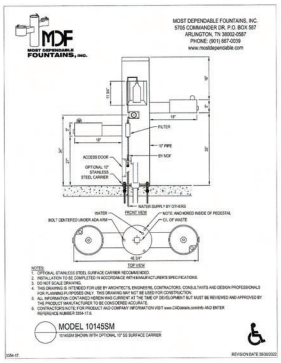
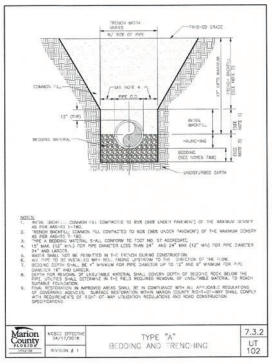
KHA PROJECT 042144
DATE AUGUST 2023
SCALE AS SHOWN
DESIGNED BY KHA
DRAWN BY KHA
CHECKED BY KHA

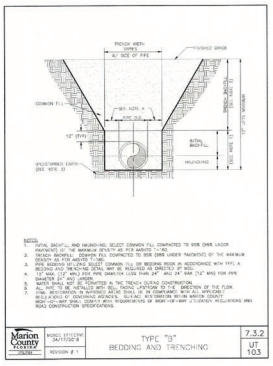
POND NOTES & CROSS SECTIONS

ROTARY SPORTSPLEX
PREPARED FOR
MARION COUNTY
MARION COUNTY FLORIDA

SHEET NUMBER
C703







DEVELOPMENT REVIEW COMMITTEE
MARION COUNTY, FLORIDA

APPLICATION #: 30224
APPROVAL DATE: 09/25/23
EXPIRATION DATE: 9/25/25

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NO.	DESCRIPTION	DATE	BY
1	NOT FOR CONSTRUCTION REVISIONS	10/4/23	

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LICENSED PROFESSIONAL ENGINEER
STEVEN M. DIAZ
No. 73344
STATE OF FLORIDA
PROFESSIONAL ENGINEER

KHA PROJECT 048007.14
DATE AUGUST 2023
SCALE AS SHOWN
DESIGNED BY KHA
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UTILITY DETAILS

ROTARY SPORTSPLEX
PREPARED FOR MARION COUNTY
MARION COUNTY FLORIDA

SHEET NUMBER
C704

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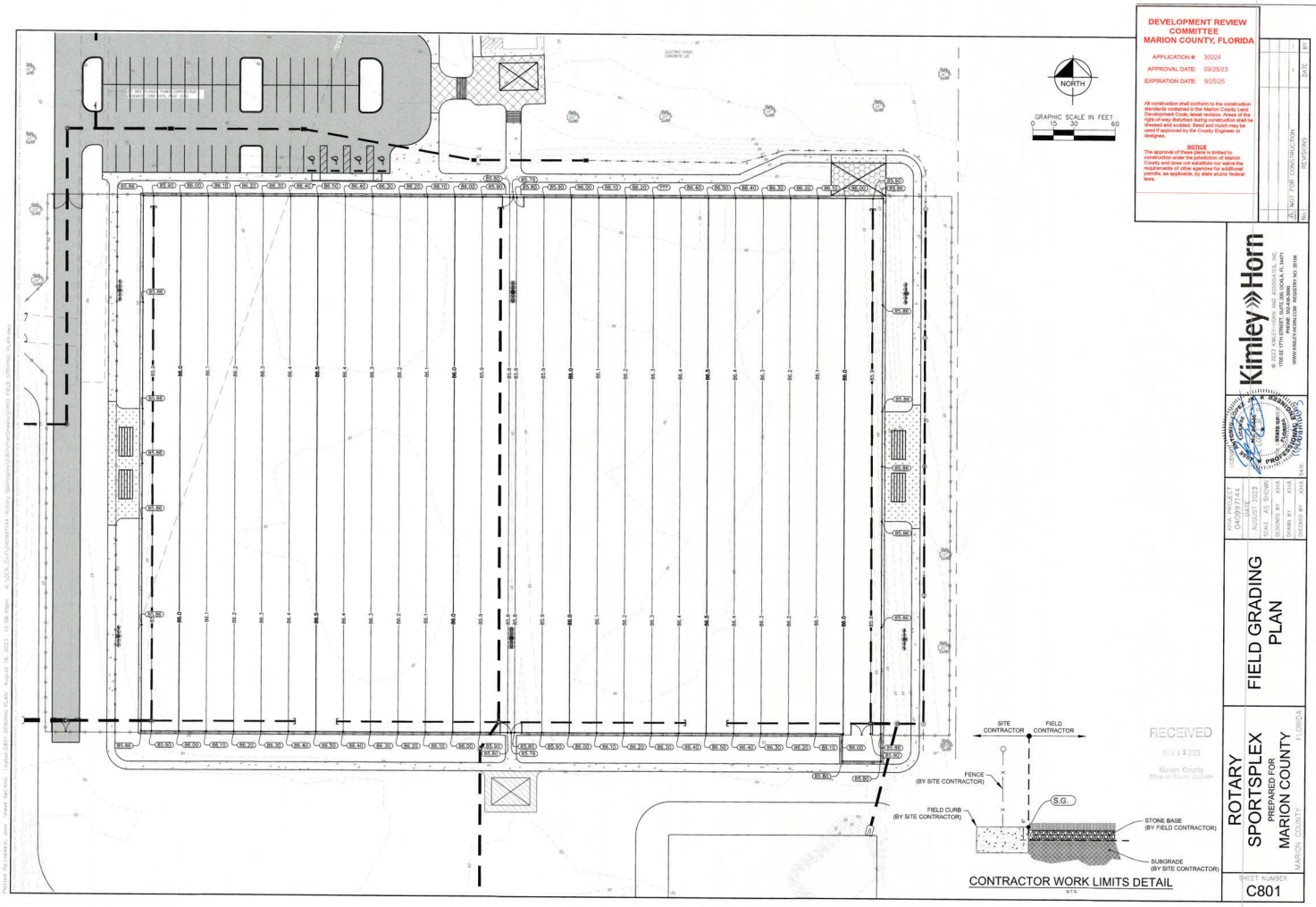
Printed By:Lopez, Jose Sheet Set:Plots Layout:C704 UTILITY DETAILS August 16, 2023 12:08:27pm K:\OCA_Civil\048007.14-Rotary Sportsplex\CAD\PlanSheets\C702 Utility Details.dwg



CONTRACTOR WORK LIMITS DETAIL
N.T.S.

DEVELOPMENT REVIEW COMMITTEE
MARION COUNTY, FLORIDA

APPLICATION #: 30224
APPROVAL DATE: 09/25/23
EXPIRATION DATE: 9/25/25

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1	NOT FOR CONSTRUCTION	10/31/23

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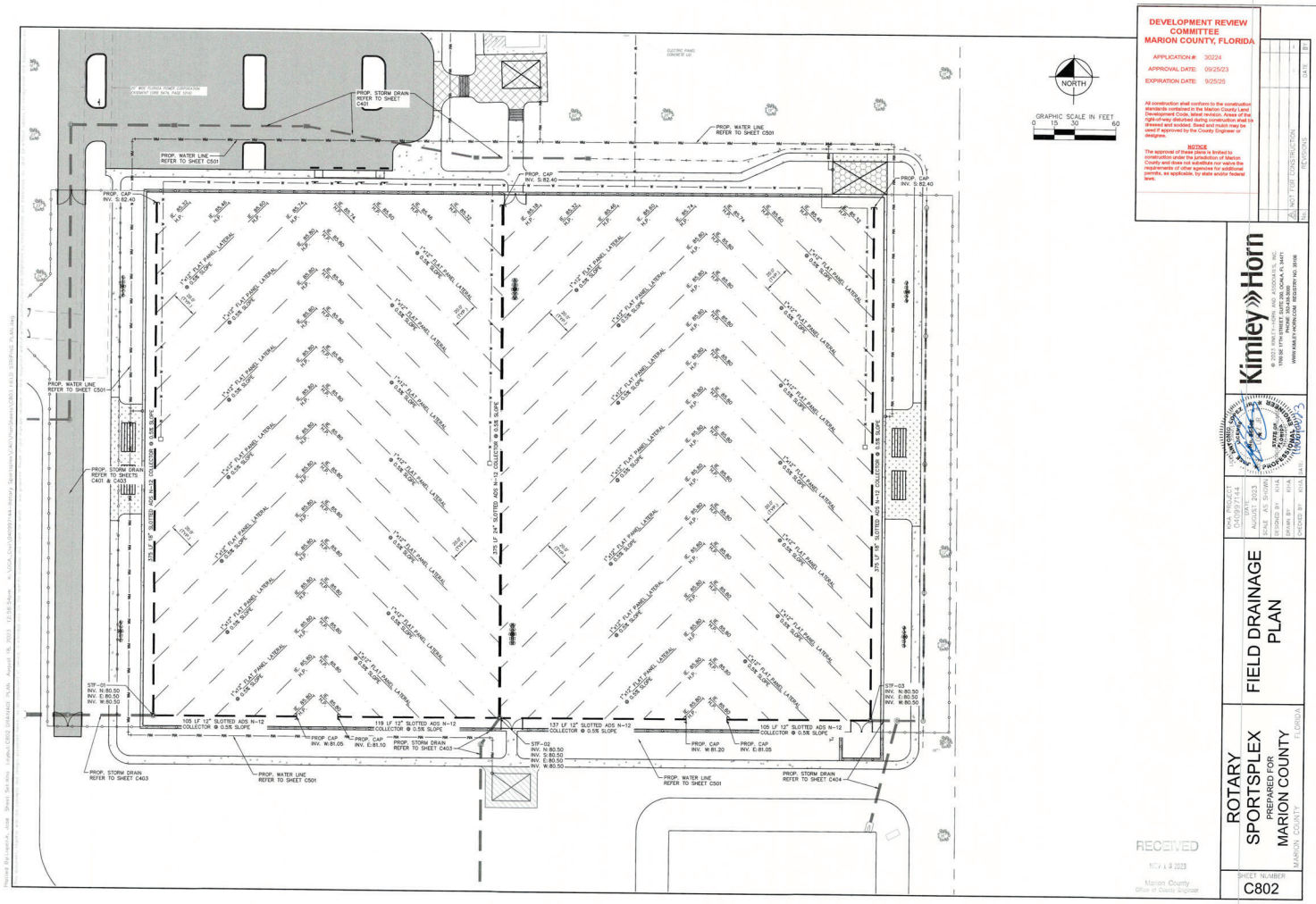
CONSULTANT SEAL AND SIGNATURE
STATE OF FLORIDA
PROFESSIONAL ENGINEER
DATE:

KHA PROJECT 041997144
DATE AUGUST 2023
SCALE AS SHOWN
DESIGNED BY KHA
DRAWN BY KHA
CHECKED BY KHA

FIELD GRADING PLAN

ROTARY SPORTSPLEX
PREPARED FOR MARION COUNTY
MARION COUNTY FLORIDA

SHEET NUMBER
C801


NORTH
GRAPHIC SCALE IN FEET
0 15 30 60
PROP. STORM DRAIN REFER TO SHEET C401
PROP. WATER LINE REFER TO SHEET C501
PROP. CAP INV. S:82.40
PROP. STORM DRAIN REFER TO SHEETS C401 & C403
STF-02 INV. N:80.50 INV. E:80.50 INV. W:80.50
STF-03 INV. N:80.50 INV. E:80.50 INV. W:80.50
105 LF 12" SLOTTED ADS N-12 COLLECTOR @ 0.55% SLOPE
119 LF 12" SLOTTED ADS N-12 COLLECTOR @ 0.55% SLOPE
137 LF 12" SLOTTED ADS N-12 COLLECTOR @ 0.55% SLOPE
PROP. CAP INV. W:81.05
PROP. CAP INV. E:81.10
PROP. CAP INV. W:81.20
PROP. CAP INV. E:81.05
PROP. STORM DRAIN REFER TO SHEET C403
PROP. STORM DRAIN REFER TO SHEET C404
PROP. WATER LINE REFER TO SHEET C501
DEVELOPMENT REVIEW COMMITTEE
MARION COUNTY, FLORIDA
APPLICATION #: 30224
APPROVAL DATE: 09/25/23
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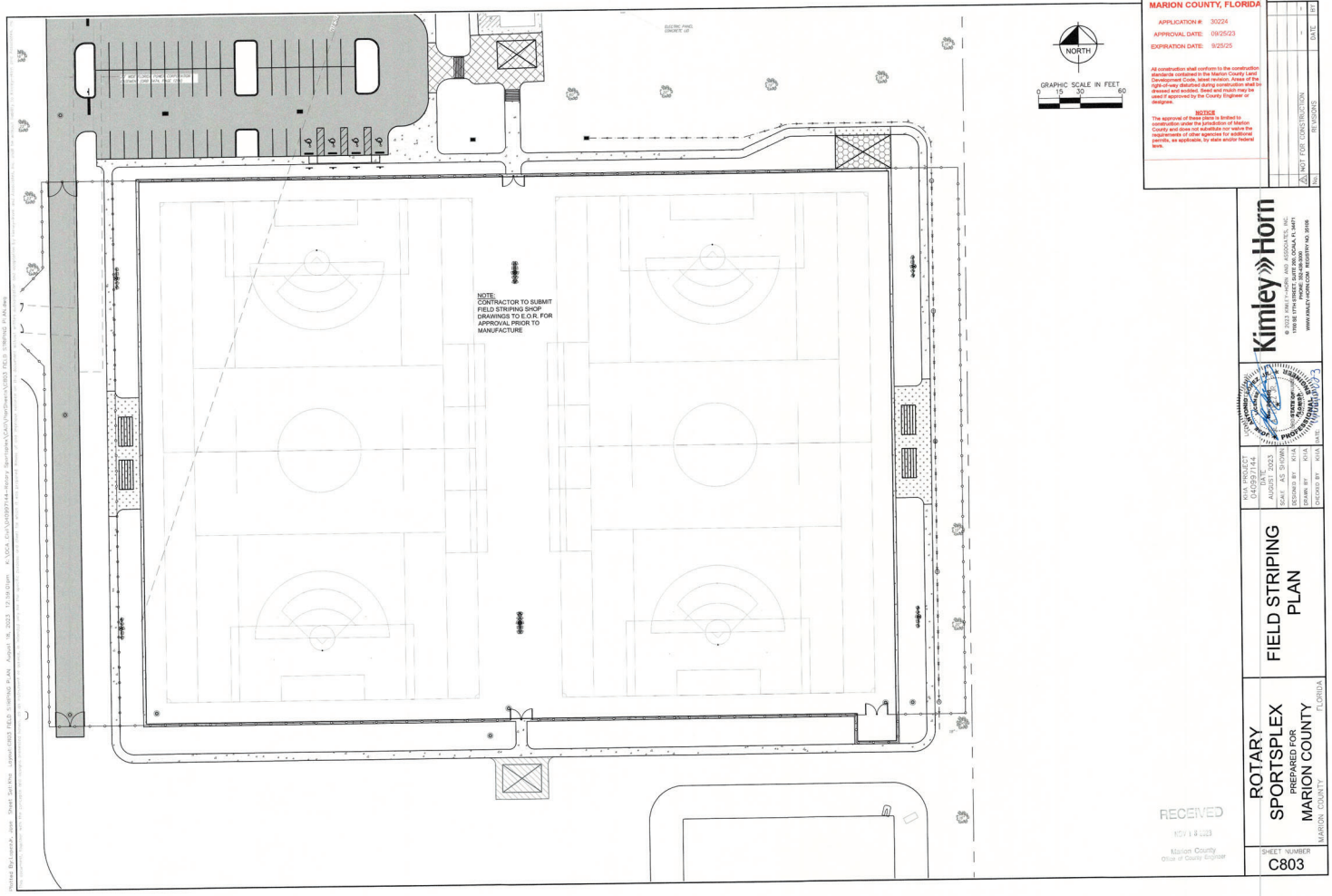
PHONE: 352-438-3000
WWW.KIMLEY-HORN.COM REGISTRY NO. 35106
STATE OF FLORIDA
PROFESSIONAL ENGINEER
KHA PROJECT 041997144
DATE AUG 2023
SCALE AS SHOWN
DESIGNED BY KHA
DRAWN BY KHA
CHECKED BY KHA
FIELD DRAINAGE PLAN
ROTARY SPORTSPLEX
PREPARED FOR MARION COUNTY
MARION COUNTY FLORIDA
SHEET NUMBER
C802



DEVELOPMENT REVIEW COMMITTEE
MARION COUNTY, FLORIDA

APPLICATION #: 30224
APPROVAL DATE: 09/25/23
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NO.	REVISIONS	DATE
1	AS NOTED FOR CONSTRUCTION	11/17/23

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PHONE: 352 438 3000
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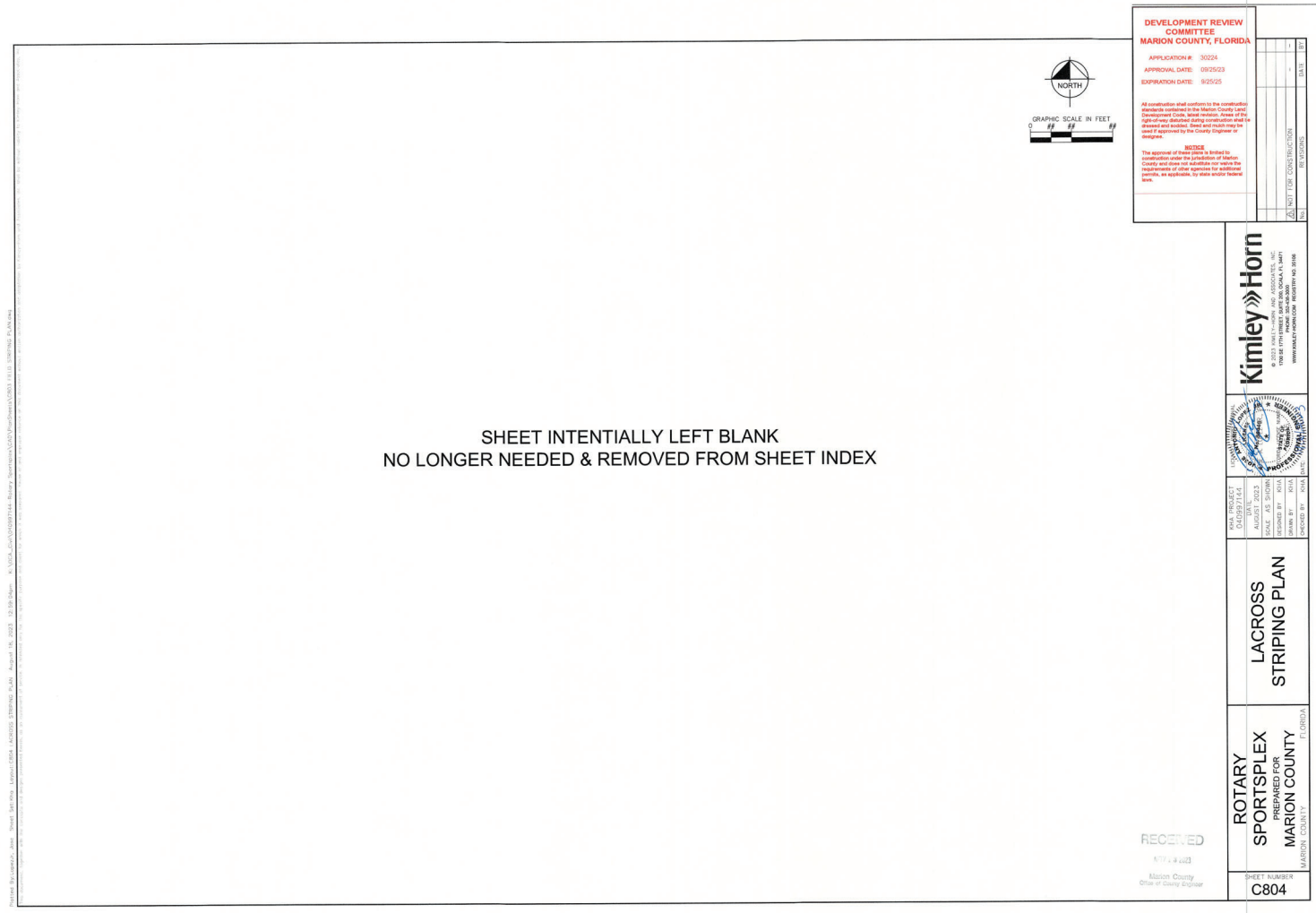
STATE OF FLORIDA
KYLE A. HARRISON
PROFESSIONAL ENGINEER
CERTIFICATE NO. 88427

KHA PROJECT	040937144
DATE	AUGUST, 2023
SCALE	AS SHOWN
DESIGNED BY	KHA
DRAWN BY	KHA
CHECKED BY	KHA

FIELD STRIPING PLAN

ROTARY SPORTSPLEX
PREPARED FOR
MARION COUNTY
MARION COUNTY FLORIDA

SHEET NUMBER
C803


NORTH
GRAPHIC SCALE IN FEET
0 ## ## ##
DEVELOPMENT REVIEW COMMITTEE
MARION COUNTY, FLORIDA
APPLICATION #: 30224
APPROVAL DATE: 09/25/23
EXPIRATION DATE: 9/25/25
All construction shall conform to the construction standards contained in the Marion County Land Development Code, latest revision. Areas of the right-of-way disturbed during construction shall be dressed and sodded. Seed and mulch may be used if approved by the County Engineer or designee.
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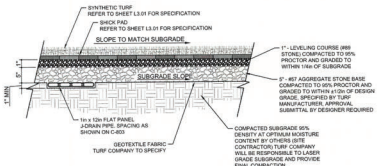
NOT FOR CONSTRUCTION
REVISIONS
DATE
BY
SHEET INTENTIALLY LEFT BLANK
NO LONGER NEEDED & REMOVED FROM SHEET INDEX
RECEIVED
Marion County
Office of County Engineer
Kimley»Horn
KHA PROJECT 048021144
AUGUST 2023
SCALE AS SHOWN
DESIGNED BY KHA
DRAWN BY KHA
CHECKED BY KHA
ROTARY SPORTSPLEX
PREPARED FOR MARION COUNTY
MARION COUNTY FLORIDA
LACROSS STRIPING PLAN
SHEET NUMBER
C804

FIELD DRAINAGE NOTES:

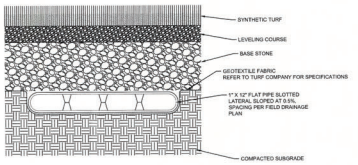
1. AFTER EXCAVATION OF EXISTING SOIL TO THE PROPER ELEVATIONS REQUIRED THE NEW SUBGRADE WILL BE SHAPED AND COMPACTED TO 95% DENSITY WITH A 0.5% SLOPE TO ALLOW FOR DRAINAGE.
2. A NEW CONCRETE CURB AND NAILER WILL BE INSTALLED AROUND THE PERIMETER TO PROVIDE A SECURE EDGE FOR FASTENING THE SYNTHETIC TURF. IN ALL CASES THE NAILER AND STONE ARE AT THE SAME ELEVATION.
3. A GEOTEXTILE FILTER FABRIC OR IMPERMEABLE LINER WILL BE PLACED OVER THE SUBGRADE AND COMPOSITE DRAINS WILL BE INSTALLED AT 20 FEET ON CENTER AT A 45 DEGREE ANGLE TO THE FIELD. REFER TO THE FIELD DRAINAGE PLAN.
4. THE COMPOSITE DRAINS WILL DRAIN TO A PERIMETER COLLECTOR WHICH WILL BE CONNECTED TO THE EXISTING DRAINAGE SYSTEM. REFER TO THE FIELD DRAINAGE PLAN AND THE COMPOSITE DRAIN DETAIL.
5. CLEAN WASHED STONE WILL BE PLACED OVER THE COMPOSITE DRAINS AND THE PERIMETER COLLECTORS AND FINE GRADED FOR A FIELD WITH A 0.5% SLOPE.
6. A 1" LAYER (MAX. DEPTH) OF FINISH STONE WILL BE FINE DRADED OVER THE BASE STONE FOR A FINISH SLOPE OF 0.5%.
7. SYNTHETIC TURF WILL BE INSTALLED OVER THE STONE BASE AND THE RUBBER INFILL WILL BE FLUSH WITH THE TOP OF THE CONCRETE CURB.

TURF NOTES:

1. FOR SUBGRADE INFORMATION REFER TO SHEET C-902 FINISH GRADE SHALL BE CROWNED. SLOPE SHALL MATCH THE SLOPE OF THE SUBGRADE
2. CONTRACTOR TO SUBMIT PRODUCT DATA FOR ALL MATERIAL REQUIRED TO CONSTRUCT FIELD

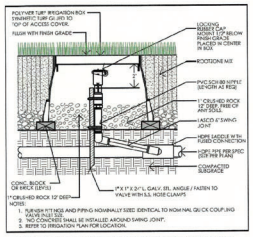


SYNTHETIC TURF PROFILE
N.T.S.

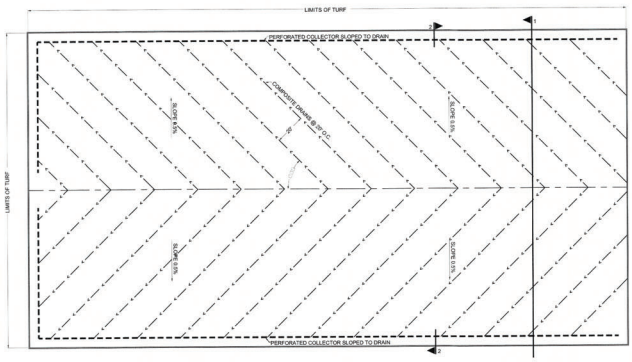


NOTES:
1. HIGH POINT INVERT OF THE LATERAL IS NOTED ON FIELD DRAINAGE PLAN SLOPE AT 0.5% TO COLLECTOR. DEPTH OF LATERAL WILL VARY FROM HIGH POINT TO THE COLLECTOR.
2. TOP OF FLAT PIPE WILL BE FLUSH WITH COMPACTED SUBGRADE AS SHOWN

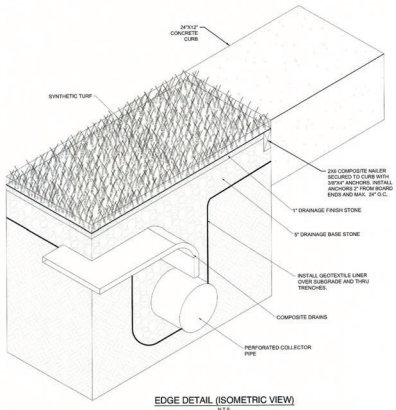
1"x12" FLAT PANEL LATERAL
N.T.S.



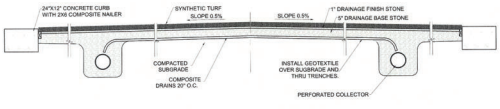
FIELD WASHDOWN & QUICK CONNECT DETAIL
N.T.S.



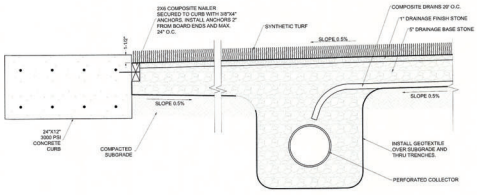
DRAINAGE LAYOUT
N.T.S.



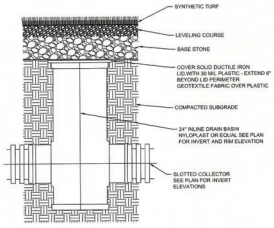
EDGE DETAIL (ISOMETRIC VIEW)
N.T.S.



SECTION-1 THRU FIELD
N.T.S



SECTION-2 TYPICAL EDGE DETAIL
N.T.S.



SYN. TURF STORMWATER INLINE DRAIN BASIN
N.T.S.

DEVELOPMENT REVIEW COMMITTEE
MARION COUNTY, FLORIDA

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NO.	BY	DATE	REVISIONS
1			NOT FOR CONSTRUCTION

RECEIVED
NOV 1 8 2023
Marion County
Office of County Engineer

Kimley»Horn
© 2023 KIMLEY-HORN AND ASSOCIATES, INC.
1700 SE 17TH STREET, SUITE 200, OCALA, FL 34471
PHONE: 352-438-3000
WWW.KIMLEY-HORN.COM REGISTRY NO. 35106

LICENSED PROFESSIONAL ENGINEER — STATE OF FLORIDA — PAUL C. PIERCE — 70181 — PROFESSIONAL ENGINEER

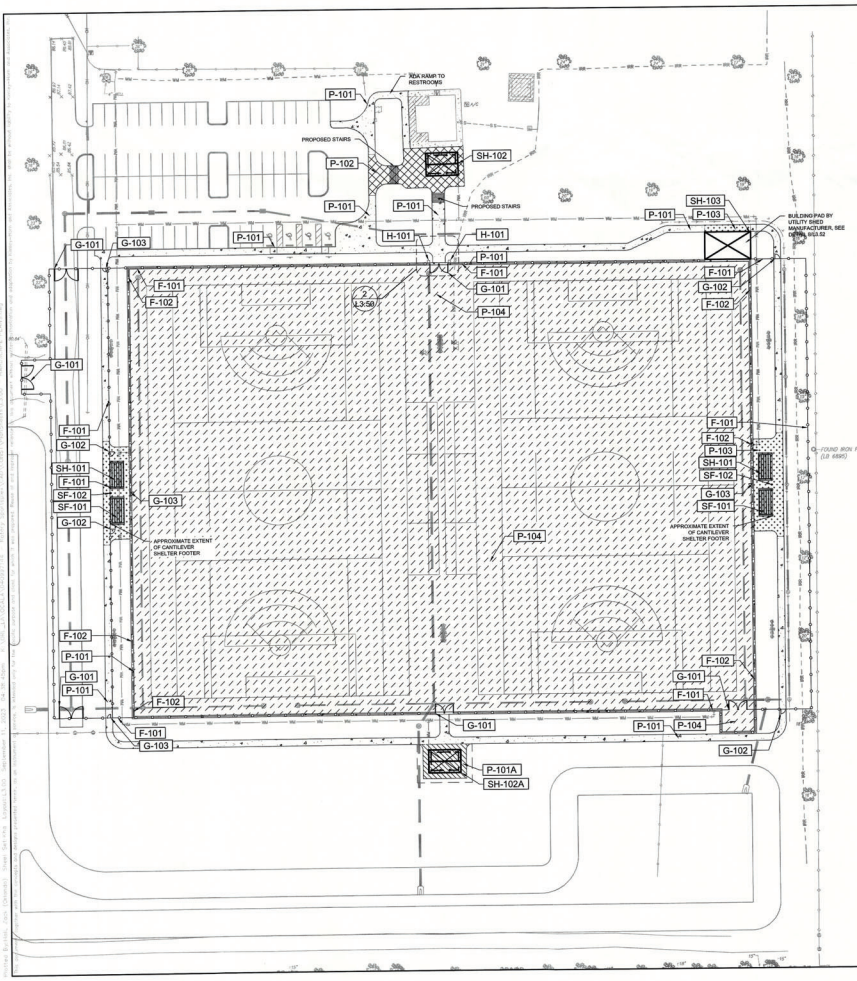
KHA PROJECT	040144
DATE	AUGUST 2023
SCALE	AS SHOWN
DESIGNED BY	KHA
DRAWN BY	KHA
CHECKED BY	KHA

FIELD DETAILS

ROTARY SPORTSPLEX
PREPARED FOR
MARION COUNTY
FLORIDA
MARION COUNTY

SHEET NUMBER
C805

Plotted By:Laura.Jo... Sheet Set:Kha Layout:C805 FIELD DETAILS August 16, 2023 12:39:20pm K:\OCA_Civil\040997144-History Sportsplex\CAD\PlanSheets\C805 Field Details.dwg



REFERENCE NOTES SCHEDULE

SYMBOL	FENCE DESCRIPTION	QTY	DETAIL
F-101	8' HT FENCE	2,530 LF	2/L3.51
F-102	3' HT FENCE	785 LF	1/L3.51

SYMBOL	GATE DESCRIPTION	QTY	DETAIL
G-101	8' HT DOUBLE PEDESTRIAN GATE	6	3/L3.51
G-102	8' HT SINGLE PEDESTRIAN GATE	4	2/L3.51
G-103	3' HT SINGLE PEDESTRIAN GATE	4	1/L3.51
G-104	8' HT DOUBLE VEHICULAR GATE	3	4/L3.51

SYMBOL	HARDSCAPE DESCRIPTION	QTY	DETAIL
H-101	DECORATIVE MONUMENT COLUMNS	2	3/L3.50

SYMBOL	PAVING DESCRIPTION	QTY	DETAIL
P-101	PAVING FIELD 1	17,584 SF	SEE CIVIL PLANS
P-101A	PAVING FIELD 1 - FUTURE	1,151 SF	SEE CIVIL PLANS
P-102	PAVING FEILD 2	2,564 SF	2/L3.50
P-103	PAVING FEILD 3	4,302 SF	SEE CIVIL PLANS
P-104	ARTIFICIAL TURF	211,160 SF	/

SYMBOL	SITE FURNISHING DESCRIPTION	QTY	DETAIL
SF-101	BLEACHERS	4	1/L3.52
SF-102	DRINKING FOUNTAIN	2	2/L3.52

SYMBOL	SHADE STRUCTURE DESCRIPTION	QTY	DETAIL
SH-101	BLEACHER SHADE STRUCTURE	4	4/L3.52
SH-102	PAVILION	1	3/L3.52
SH-102A	PAVILION - FUTURE	1	3/L3.52
SH-103	UTILITY SHED	1	5/L3.52

SEE FULL SCHEDULE ON SHEET L3.01

DEVELOPMENT REVIEW COMMITTEE
MARION COUNTY, FLORIDA

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NO.	REVISIONS	BY	DATE

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Marion County
Office of County Engineer

NORTH

GRAPHIC SCALE IN FEET
0 20 40 80

Kimley»Horn
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LICENSED PROFESSIONAL ENGINEER
No. 84429
STATE OF FLORIDA
ELECTRONICALLY SIGNED AND SEALED
9/11/2023

KHA PROJECT 040997144
DATE 9/11/2023
SCALE AS SHOWN
DESIGNED BY KHA
DRAWN BY NAA
CHECKED BY MSM

OVERALL HARDSCAPE PLAN

ROTARY SPORTSPLEX
PREPARED FOR MARION COUNTY
MARION COUNTY FL

SHEET NUMBER
L3.00

REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION	QTY	DETAIL	MANUFACTURER	PRODUCT	FINISH/COLOR	SIZE	REMARKS	
	FENCE								
F-101	6' HT FENCE	2,530 LF	2/L3.51	TBD	CHAINLINK FENCE	VINYL COATED, BLACK	6' HT	OWNER PURCHASED, CONTRACTOR INSTALLED, SUBMIT SHOP DRAWINGS FOR APPROVAL	
F-102	3' HT FENCE	785 LF	1/L3.51	TBD	CHAINLINK FENCE	VINYL COATED, BLACK	3' HT	OWNER PURCHASED, CONTRACTOR INSTALLED, SUBMIT SHOP DRAWINGS FOR APPROVAL	
	GATE								
SYMBOL	DESCRIPTION	QTY	DETAIL	MANUFACTURER	PRODUCT	FINISH/COLOR	SIZE	REMARKS	M.E.P
G-101	6' HT DOUBLE PEDESTRIAN GATE	6	3/L3.51	TBD	CHAINLINK DOUBLE GATE	VINYL COATED, BLACK	6' HT, 16' WIDE	OWNER PURCHASED, CONTRACTOR INSTALLED, SUBMIT SHOP DRAWINGS FOR APPROVAL	--
G-102	6' HT SINGLE PEDESTRIAN GATE	4	2/L3.51	TBD	CHAINLINK GATE	VINYL COATED, BLACK	6' HT, 4' W	OWNER PURCHASED, CONTRACTOR INSTALLED, SUBMIT SHOP DRAWINGS FOR APPROVAL	--
G-103	3' HT SINGLE PEDESTRIAN GATE	4	1/L3.51	TBD	CHAINLINK GATE	VINYL COATED, BLACK	3' HT, 4' W	OWNER PURCHASED, CONTRACTOR INSTALLED, SUBMIT SHOP DRAWINGS FOR APPROVAL	--
G-104	6' HT DOUBLE VEHICULAR GATE	3	4/L3.51	TBD	CHAINLINK DOUBLE GATE	VINYL COATED, BLACK	6' HT, 20' WIDE	OWNER PURCHASED, CONTRACTOR INSTALLED, SUBMIT SHOP DRAWINGS FOR APPROVAL	--
	HARDSCAPE								
SYMBOL	DESCRIPTION	QTY	DETAIL	MANUFACTURER	PRODUCT	FINISH/COLOR	SIZE	REMARKS	M.E.P
H-101	DECORATIVE MONUMENT COLUMNS	2	3/L3.50	TBD	CUSTOM, SEE DETAIL	PRECAST CONCRETE AND PAINTED STUCCO	7' HT	SUBMIT SHOP DRAWING FOR APPROVAL	--
	PAVING								
SYMBOL	DESCRIPTION	QTY	DETAIL	MANUFACTURER	PRODUCT	FINISH/COLOR	SIZE	REMARKS	
P-101	PAVING FIELD 1	17,584 SF	SEE CIVIL PLANS	TBD	STANDARD CONCRETE	BROOM FINISH, STANDARD GRAY	4" DEPTH	PROVIDE MOCK UP	
P-101A	PAVING FIELD 1 - FUTURE	1,151 SF	SEE CIVIL PLANS	TBD	STANDARD CONCRETE	BROOM FINISH, STANDARD GRAY	4" DEPTH	PROVIDE MOCK UP	
P-102	PAVING FEILD 2	2,564 SF	2/L3.50	TBD	STANDARD CONCRETE	DECORATIVE SCORING, STANDARD GRAY	4" DEPTH	PROVIDE MOCK UP	
P-103	PAVING FIELD 3	4,302 SF	SEE CIVIL PLANS	TBD	REINFORCED CONCRETE	BROOM FINISH, STANDARD GRAY	6" DEPTH	PROVIDE MOCK UP	
P-104	ARTIFICIAL TURF	211,160 SF	/	ASTRO TURF	LIGA TURF	TURF - FIELD GREEN INFILL - WOOD FIBER SHOCKPAD - BROCKFIL 17	--	OWNER PURCHASED, CONTRACTOR INSTALLED, SUBMIT SHOP DRAWING FOR APPROVAL	
	SITE FURNISHING								
SYMBOL	DESCRIPTION	QTY	DETAIL	MANUFACTURER	PRODUCT	FINISH/COLOR	SIZE	REMARKS	M.E.P
SF-101	BLEACHERS	4	1/L3.52	JAYPRO SPORTS	BLCH-521ASGR	ALUMINIUM	21', 5 ROW	OR APPROVED EQUAL, OWNER PURCHASED, CONTRACTOR INSTALLED, INSTALL PER MANUFACTURER'S SPECIFICATIONS	--
SF-102	DRINKING FOUNTAIN	2	2/L3.52	MOST DEPENDABLE FOUNTAINS	2440 SMSS W/ HOSE BIBB	TEXTURED BLACK	--	OR APPROVED EQUAL, OWNER PURCHASED, CONTRACTOR INSTALLED, SUBMIT SHOP DRAWING FOR APPROVAL	PROVIDE WATER
	SHADE STRUCTURE								
SYMBOL	DESCRIPTION	QTY	DETAIL	MANUFACTURER	PRODUCT	FINISH/COLOR	SIZE	REMARKS	M.E.P
SH-101	BLEACHER SHADE STRUCTURE	4	4/L3.52	RCP SHELTERS, INC	BLEACHER COVER	METAL ROOF: BRITE RED WOOD LAMINATE: NATURAL 716 POWDER COAT: WHITE	24' WIDTH, 12' HT AT BACK	OR APPROVED EQUAL, OWNER PURCHASED, CONTRACTOR INSTALLED, SUBMIT SHOP DRAWING FOR APPROVAL	--
SH-102	PAVILION	1	3/L3.52	RCP SHELTERS, INC	GABLE ROOF	METAL ROOF: BRITE RED WOOD LAMINATE: NATURAL 716	20'X28'	OR APPROVED EQUAL, OWNER PURCHASED, CONTRACTOR INSTALLED, SUBMIT SHOP DRAWINGS FOR APPROVAL	-
SH-102A	PAVILION - FUTURE	1	3/L3.52	RCP BLEACHERS, INC	GABLE ROOF	METAL ROOF: BRITE RED WOOD LAMINATE: NATURAL 716	20'X28'	OR APPROVED EQUAL, OWNER PURCHASED, CONTRACTOR INSTALLED, SUBMIT SHOP DRAWING FOR APPROVAL	--
SH-103	UTILITY SHED	1	5/L3.52	CENTRAL FLORIDA STEEL BUILDINGS AND SUPPLY	STEEL BUILDING WITH STANDARD SIDING (4 ROLL UP GARAGE DOORS, 1 PEDESTRIAN DOOR)	ROOF COLOR: PATRIOT RED SIDE COLOR: ARTIC WHITE TRIM COLOR: PATRIOT RED	40'X20'X10'	OR APPROVED EQUAL, OWNER PURCHASED, CONTRACTOR INSTALLED, SUBMIT SHOP DRAWINGS FOR APPROVAL	PROVIDE ELECTRIC

DEVELOPMENT REVIEW COMMITTEE
MARION COUNTY, FLORIDA

APPLICATION #: 30224
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NO.	DESCRIPTION	DATE	BY
1	REVISIONS		

Kimley»Horn
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LICENSED LANDSCAPE ARCHITECT — STATE OF FLORIDA — REGISTERED — JAMES M. MCGRATH — 09/27/2023

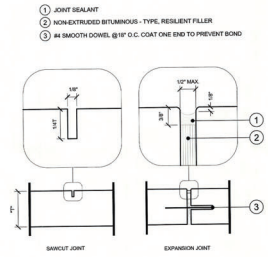
KHA PROJECT	049972144
DATE	9/27/2023
SCALE: AS SHOWN	
DESIGNED BY:	MJM
DRAWN BY:	MJM
CHECKED BY:	MCM

REFERENCE NOTES SCHEDULE

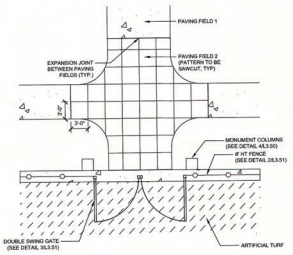
ROTARY SPORTSPLEX
PREPARED FOR
MARION COUNTY
MARION COUNTY, FL

SHEET NUMBER
L3.01

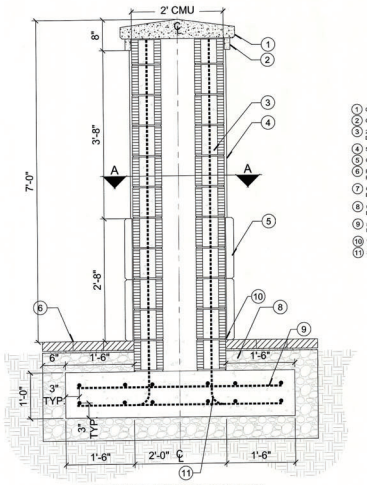
RECEIVED
NOV 13 2023
Marion County
Office of County Engineer



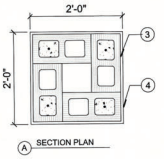
1 CONCRETE PAVING JOINT
1" = 20'



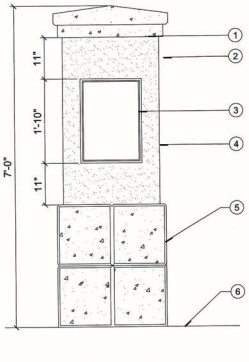
2 SCORED CONCRETE - PATTERN
1/8" = 1'-0"



1 CAST STONE CAP
2 CAST STONE BUILDOUT
3 24" SQ. CMU COLUMN. SEE STRUCTURAL ENGINEER DRAWINGS FOR REINFORCING.
4 5/8" STUCCO WITH SAND TEXTURE FINISH
5 CAST STONE COLUMN BASE VENEER
6 FINISH GRADE AT ENTRY PLAZA AREA. SEE HARDSCAPE PLAN FOR MATERIAL AND LOCATION.
7 CONCRETE COLUMN FOOTING. SEE STRUCTURAL ENGINEER DRAWING FOR SIZE, DEPTH, AND REINFORCING.
8 COMPACTED SUBGRADE. SEE STRUCTURAL ENGINEER DRAWING FOR COMPACTION.
9 #5 BARS @12" O.C. EACH WAY TOP AND BOTTOM, PROVIDE A MINIMUM OF 12 LONGITUDINAL BARS AS SHOWN
10 WATERPROOF SEALANT
11 STANDARD ACI HOOKS



A SECTION PLAN



NOTE: EXTEND WALL FOUNDATION 2' BEYOND END OF WALL

3 MONUMENT COLUMN (DESIGN INTENT ONLY)
NTS

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MARION COUNTY, FLORIDA

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NO.	DATE	BY
1	10/19/2023	

Kimley»Horn
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EXPIRES: 9/30/2025

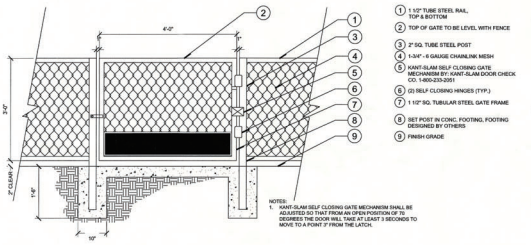
KHA PROJECT: 040097144
9/11/2023
SCALE: AS SHOWN
DESIGNED BY: KHA
DRAWN BY: NAA
CHECKED BY: MSM

HARDSCAPE DETAILS

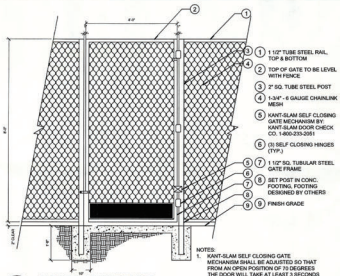
ROTARY SPORTSPLEX
PREPARED FOR MARION COUNTY
MARION COUNTY FL

SHEET NUMBER
L3.50

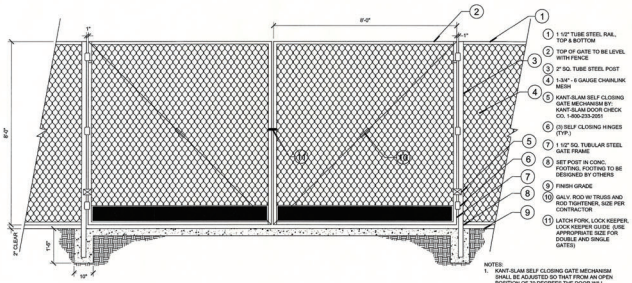
RECEIVED
OCT 13 2023
Marion County
Office of County Engineer



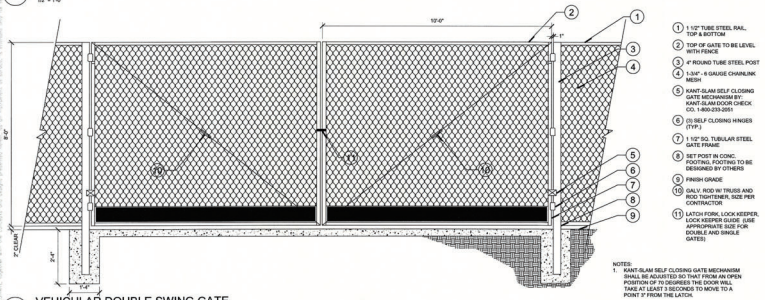
1 3' CHAINLINK FENCE
NTS



2 8' CHAINLINK FENCE
1/2" = 1'-0"



3 DOUBLE SWING GATE
1/2" = 1'-0"



4 VEHICULAR DOUBLE SWING GATE
1/2" = 1'-0"

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The approval of these plans is limited to construction under the jurisdiction of Marion County and does not substitute nor waive the requirements of other agencies for additional permits, as applicable, by state and/or federal laws.

No.	REVISIONS	DATE	BY

Kimley»Horn
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LICENSED PROFESSIONAL — STATE OF FLORIDA — REGISTERED LANDSCAPE ARCHITECT — KRISTEN M. HOLLINGSWORTH — LICENSE NO. 6667324

KHA PROJECT 069007144	DATE: 9/21/2023	SCALE: AS SHOWN	DESIGNED BY: KHA	DRAWN BY: MSM	CHECKED BY: KMH

HARDSCAPE DETAILS

ROTARY SPORTSPLEX
PREPARED FOR
MARION COUNTY
MARION COUNTY, FL

SHEET NUMBER
L3.51

RECEIVED
NOV 1 8 2023
Marion County
Office of County Engineer

DEVELOPMENT REVIEW COMMITTEE
MARION COUNTY, FLORIDA

APPLICATION #: 30224
APPROVAL DATE: 09/25/23
EXPIRATION DATE: 9/25/25

All construction shall conform to the construction standards contained in the Marion County Land Development Code, latest revision. Areas of the right-of-way disturbed during construction shall be dressed and sodded. Seed and mulch may be used if approved by the County Engineer or designee.

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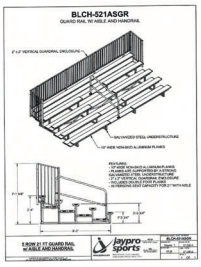
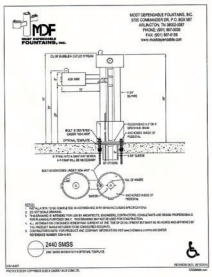
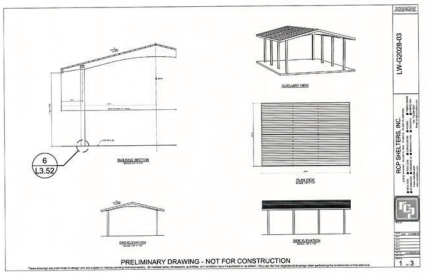


1 BLEACHERS
NTS



NOTE:
CONTRACTOR TO VERIFY HOSE BIBB OPTION WHEN ORDERING. SUBMIT SHOP DRAWINGS FOR REVIEW.

2 WATER FOUNTAIN W/ HOSE BIBB
NTS



3 PAVILION
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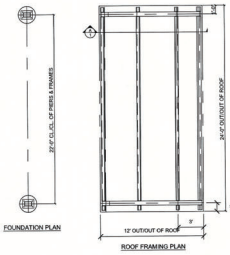
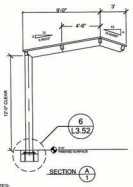


4 BLEACHER SHADE STRUCTURE
NTS



NOTES:
1. DETAILS ARE DESIGN INTENT ONLY. CONTRACTOR TO SUBMIT SHOP DRAWINGS AND FINISH SAMPLES FOR APPROVAL BY LANDSCAPE ARCHITECT AND PROJECT TEAM AT TIME OF FINAL DESIGN AND ENGINEERING.
2. CONTRACTOR TO PROVIDE STRUCTURAL SHOP DRAWINGS FOR REVIEW BY PROJECT TEAM.
3. CONTRACTOR TO SUBMIT "TRADE PERMIT" AND OBTAIN APPROVAL FROM APPLICABLE AGENCIES PRIOR TO CONSTRUCTION AND INSTALLATION.

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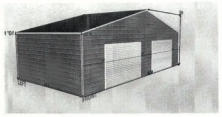

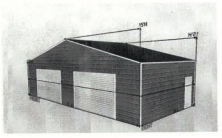

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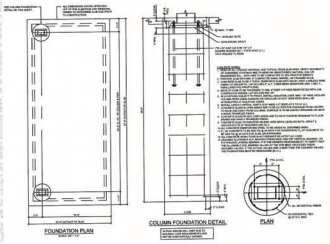
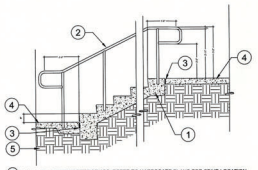
CONTACT:
KELTON BUTLER
EMAIL: KELTON.FRYMYERCD@GMAIL.COM
PHONE: 407-375-2247

5 UTILITY SHED



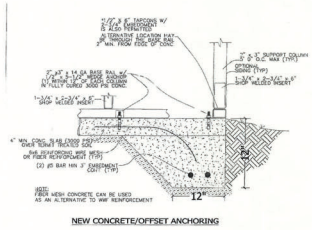
6 BLEACHER SHADE STRUCTURE FOUNDATION DETAIL
1" = 30'



1. CAST IN PLACE CONCRETE STAIRS. REFER TO HARDSCAPE PLANS FOR STAIR LOCATION.
2. 1 1/2" DIA. PIPE HANDRAIL. POWDER COAT PAINT TO MATCH EXISTING HANDRAILS ON SITE.
3. HANDRAIL MOUNTED TO STAIR STRUCTURE AND OR ADJACENT PAVING AREA. CORE DRILL AND SET WITH NON-SHRINK EPOXY GROUT. GROUT COLOR TO MATCH ADJACENT PAVEMENT.
4. ADJACENT PAVEMENT. REFER TO HARDSCAPE PLAN FOR MATERIAL AND LOCATION.
5. COMPACTED SUBGRADE.

NOTES:
1. REFER TO CIVIL PLANS FOR RISER NUMBERS.
2. CONCRETE STEPS TO BE NATURAL GREY WITH LIGHT BROOM FINISH.
3. TREADS TO SLOPE 1% FOR POSITIVE DRAINAGE.
4. ALL STAIR RISERS TO BE EQUAL HEIGHT.

7 TYPICAL STAIR WITH HANDRAIL
3/8" = 1'-0"



NEW CONCRETE/OFFSET ANCHORING

8 UTILITY SHED FOUNDATION
NTS

RECEIVED
NOV 13 2023
Marion County
Office of County Engineer

Kimley»Horn
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LICENSED PROFESSIONAL ARCHITECT
STATE OF FLORIDA
LICENSE NO. AR0019708

KHA PROJECT	040937144
DATE	9/11/2023
SCALE	AS SHOWN
DESIGNED BY	KHA
DRAWN BY	NAA
CHECKED BY	KSM

HARDSCAPE DETAILS

ROTARY SPORTSPLEX
PREPARED FOR
MARION COUNTY
MARION COUNTY FL

SHEET NUMBER
L3.52

LANDSCAPE SPECIFICATIONS

1. SCOPE OF WORK

A. THE CONTRACTOR SHALL FURNISH ALL LABOR, EQUIPMENT, AND MATERIALS AS NECESSARY FOR THE INSTALLATION, ESTABLISHMENT, AND MAINTENANCE OF PLANTS AND RELATED MATERIALS AS INDICATED ON THE PLANS, OR AS DIRECTED IN THE FIELD. ALL INCLUDED WORK SHALL BE COMPLETED IN ACCORDANCE TO THESE SPECIFICATIONS.

B. WORK GENERALLY INCLUDES:
1. LOCATE, LAYOUT, AND PREPARE ALL TREE LOCATIONS AND PLANTING AREAS.
2. REMOVE AND PREVENT REGENERATION OF WEEDS.
3. PROVIDE AND INSTALL ALL PLANT MATERIAL AND RELATED MATERIALS.
4. SUPPLY WATER AND APPLYING WATER TO LANDSCAPE AREAS.
5. MAINTAIN PLANTS AND PLANTING BEDS.
6. OTHER RELATED WORK.

C. CONTRACTOR IS RESPONSIBLE FOR:
1. READING AND FOLLOWING THE BID DOCUMENTS.
2. FOLLOWING ALL GOVERNING CODES AND REGULATIONS WHETHER OR NOT STIPULATED.
3. PROVIDING ALL APPLICABLE PERMITS AND FEES.
4. THOROUGH AND TIMELY COMPLETION OF WORK.
5. GUARANTEE OF PLANTS, AND REPLACEMENT AS NECESSARY THROUGH WARRANTY PERIOD.

D. CONTRACTOR SHALL SUBMIT PRODUCT DATA AND SAMPLES IF REQUESTED, FOR EACH TYPE OF PRODUCT INDICATED AND AS SPECIFIED.

E. PRIOR TO COMMENCING WORK, THE CONTRACTOR SHALL MEET WITH THE LANDSCAPE ARCHITECT ON SITE TO PARTICIPATE IN A PRE-CONSTRUCTION MEETING.

F. THE CONTRACTOR IS RESPONSIBLE FOR ALL WORK UNTIL THE LANDSCAPE ARCHITECT ACCEPTS THE PROJECT AS COMPLETE AND THROUGHOUT MAINTENANCE PERIOD. WORK THAT DOES NOT MEET REQUIREMENTS IS SUBJECT TO REPAIR OR REPLACEMENT AT THE CONTRACTOR'S EXPENSE.

2. PRODUCTS
A. HERBICIDE
1. POST-EMERGENT HERBICIDE SHALL BE OF LIQUID FORMULATION CAPABLE OF ACTING SYSTEMICALLY TO KILL THE ROOT SYSTEMS OF UNDESIRED PLANT MATERIAL.
2. PRE-EMERGENT HERBICIDE MAY BE OF GRANULAR OR LIQUID FORMULATION CAPABLE OF CONTROLLING BROADLEAF WEED GERMINATION.
3. SPECIFIC BRANDS AND FORMULATIONS SHALL BE SUBMITTED TO THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO APPLICATION.
4. HERBICIDES SHALL BE APPLIED UNDER THE GUIDANCE OF QUALIFIED, CERTIFIED PERSONNEL AND IS THE RESPONSIBILITY OF THE CONTRACTOR. NOTHING IN THIS SPECIFICATION SHALL BE CONSTRUED TO BE THE ADVICE OF, OR TO SUBSTITUTE FOR THE ADVICE OF, A LICENSED PEST CONTROL OPERATOR.

B. PLANT MATERIAL
1. REFER TO THE AMERICAN JOINT COMMITTEE ON HORTICULTURAL NOMENCLATURE, STANDARDIZED PLANT NAMES, LATEST EDITION. NAMES NOT LISTED SHALL GENERALLY CONFORM TO NAMES ACCEPTED BY THE NURSERY TRADE IN CENTRAL FLORIDA.
2. PLANT MATERIAL SHALL BE FLORIDA NO. 1 OR BETTER. FURNISH NURSERY GROWN PLANT MATERIAL COMPLYING WITH THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, GRADES AND STANDARDS FOR NURSERY PLANTS, LATEST EDITION.
3. PROVIDE WELL-SHAPED, FULLY BRANCHED, HEALTHY, VIGOROUS STOCK FREE OF DISEASE, INSECTS, EGGS, LARVAE, AND DEFECTS SUCH AS KNOTS, SUN SCALD, INJURIES, ABRASIONS, AND DISFIGUREMENT. ROOT SYSTEMS SHALL BE FULLY DEVELOPED BY TRANSPLANTING OR ROOT PRUNING.
a. CONTAINER GROWN STOCK SHALL MAINTAIN A FIRM BALL CONSISTENT WITH THE PLANT SIZE AND SPECIFIED CONTAINER SIZE. UNDERSIZED ROOT SYSTEMS, PLANTS THAT ARE LOOSE IN THE CONTAINER, HAVING ENCIRCLING ROOTS, OR POT BOUND ROOT SYSTEMS SHALL NOT BE ACCEPTABLE.
b. TREES WITH TURNING ROOTS MUST HAVE ROOTBALLS SHAVED IN ACCORDANCE WITH UF/IFAS RECOMMENDATIONS OR NOT BE DELIVERED TO PROJECT SITE.
c. BALLED AND BURLAPED STOCK SHALL BE DUG AT THE NURSERY WITH FIRM, NATURAL BALLS OF EARTH AT A DIAMETER TO ENCOMPASS THE FIBROUS AND FEEDING ROOT SYSTEM. B&B STOCK SHALL HAVE BEEN HARDENED OFF FOR A MINIMUM OF 30 DAYS PRIOR TO SHIPPING TO THE PROJECT SITE. BURLAP SHALL BE OF A BIODEGRADABLE MATERIAL. DAMAGED OR CRACKED ROOTBALLS SHALL NOT BE ACCEPTED.
5. THE CONTRACTOR SHALL SUBMIT CERTIFICATES OF INSPECTION TO ACCOMPANY EACH SHIPMENT AND BE IN ACCORDANCE WITH FEDERAL, STATE, AND LOCAL REGULATIONS AS REQUESTED.
6. THE LANDSCAPE ARCHITECT MAY OBSERVE PLANTS EITHER AT PLACE OF GROWTH OR AT THE PROJECT SITE PRIOR TO PLANTING FOR COMPLIANCE WITH REQUIREMENTS OF GENUS, SPECIES, VARIETY, SIZE, AND QUALITY. THE LANDSCAPE ARCHITECT RETAINS THE RIGHT TO OBSERVE PLANTS FURTHER FOR SIZE AND CONDITION OF ROOTBALLS AND ROOT SYSTEMS, INSECTS, INJURIES, AND LATENT DEFECTS AND TO REJECT UNSATISFACTORY OR DEFECTIVE MATERIAL AT ANY TIME DURING THE PROGRESS OF WORK. REMOVE REJECTED PLANTS IMMEDIATELY FROM THE PROJECT SITE.
7. SOD
a. SOD SHALL BE SLAB SOD; ROLLED SOD WITH NETTING IS UNACCEPTABLE.
b. SLABS SHALL BE COMPLETE WITH A SOLID BASE CAPABLE OF SUPPORTING THE ROOT SYSTEM AND PROMOTING QUICK ESTABLISHMENT.
8. SEED AND MULCH
a. SEED SHALL BE SCARIFIED ARGENTINE BAHIA SEED.
b. WARM SEASON SEED MIX SHALL CONSIST OF 50 PERCENT BAHIA AND 50 PERCENT MILLET.
c. COOL SEASON SEED MIX SHALL CONSIST OF 50 PERCENT BAHIA AND 50 PERCENT ANNUAL RYE.

C. PLANTING SOIL AND BACKFILL
1. BACKFILL FOR PLANTINGS ARE AMENDED BASED ON THE EXISTING SOIL CONDITIONS OF THE PROJECT AND PLANTING SITES.
2. IF EXCESSIVELY HEAVY SOILS ARE ENCOUNTERED, IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE LANDSCAPE ARCHITECT. FAILURE TO DO SO MAY IMPACT WARRANTY CONDITIONS.
3. IF EXISTING SOILS ARE UNSUITABLE FOR BACKFILL, CLEAN SANDY FILL SHALL BE USED INSTEAD.
4. BACKFILL SHALL CONSIST OF ONE PART OF EXISTING NATIVE SOIL AND ONE PART COMPOSTED PLANTING MIX. WHERE SOILS ARE HEAVIER, USE ONE THIRD EXISTING NATIVE SOIL AND TWO THIRDS SANDY FILL.
5. CLEAN NATIVE SOIL USED FOR BACKFILLING AND DISPOSE OF ROOTS, PLANTS, WEEDS, SOD, STONES, CLAY LUMPS, AND OTHER EXTRANEOUS MATERIALS HARMFUL TO PLANT GROWTH.

D. FERTILIZER
1. FERTILIZER FOR ALL TREES, SHRUBS, GROUNDCOVERS AND PALMS SHALL BE ARGIFORM® 20-10-5 PLANTING TABLETS PLUS MINORS 21-GRAM SIZE, OR APPROVED EQUAL.
2. SOD SHALL BE FERTILIZED WITH SLOW RELEASE ORGANIC GRANULAR FERTILIZER WITH AN N-P-K RATIO OF 6-6-6, PLUS MINOR ELEMENTS.
3. DOCUMENTATION OF FERTILIZER PURCHASES MAY BE REQUESTED AT ANY TIME.

E. MULCH
1. MULCH TYPES MAY VARY, UNLESS SPECIFIED ON THE PLANS. CONFIRM TYPES AND LOCATIONS OF MULCH WITH THE LANDSCAPE ARCHITECT.
a. FOR OUTLYING AREAS AND PLANTINGS, USE MINI PINE BARK NUGGETS.
b. AREAS AROUND BUILDINGS REQUIRE TREATED MELALEUCA MULCH OR ROCK MULCH.
2. SAMPLES OF MULCH OR VERIFICATION OF TYPES PURCHASED MAY BE REQUESTED.

F. STAKING
1. THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO HAVE OTHER MEANS OF STAKING OR GUYING IMPLEMENTED IN ORDER TO PROPERLY SECURE PLANT MATERIAL.
2. TREES LESS THAN 10' IN HEIGHT AT INSTALLATION SHALL BE STAKED WITH A MINIMUM OF TWO PRESSURE TREATED LODGE POLES. STRAPS SHALL BE 1" WIDE UV RESISTANT ARBOR TIE, BLACK OR GREEN IN COLOR.
3. TREES GREATER THAN 10' IN HEIGHT AT INSTALLATION SHALL BE SECURED USING A ROOTBALL STAKING SYSTEM WITH NON-PRESSURE TREATED 2" X 4" LUMBER, HEAVY DUTY UV-RESISTANT STRAPS, AND A MECHANIZED RATCHETING TENSION DEVICE.
4. PALMS SHALL BE BRACED USING PALM BATTEN KITS AND 2" X 4" BRACES.

3. EXECUTION

A. EXAMINATION AND SITE READINESS
1. PROCEED WITH WORK ONLY WHEN EXISTING AND FORECASTED WEATHER CONDITIONS PERMIT.
2. RECEIVE APPROVAL OF MATERIAL SUBMITTALS PRIOR TO WORK.
3. EXAMINE WORK AREAS FOR COMPLIANCE WITH REQUIREMENTS AND CONDITIONS AFFECTING INSTALLATION AND PERFORMANCE. REFER TO SITE PREPARATION SPECIFICATIONS AND IRRIGATION SPECIFICATIONS.
4. IMMEDIATELY NOTIFY THE LANDSCAPE ARCHITECT OF ANY CONDITIONS HARMFUL TO PLANT MATERIAL.
5. PROCEED WITH INSTALLATION ONLY AFTER UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED.

B. DELIVERY, STORAGE AND HANDLING OF PLANT MATERIAL
1. DELIVER PLANTS AFTER PLANTINGS BEDS AND OTHER SITE PREPARATION IS COMPLETE, AND INSTALL IMMEDIATELY ON THEIR ARRIVAL TO THE SITE.
2. PROTECT BARK, BRANCHES, AND ROOT SYSTEMS FROM SUN SCALD, DRYING, SWEATING, WHIPPING, AND OTHER HANDLING AND TYING DAMAGE. DO NOT BEND OR BIND-TIE TREES IN SUCH A MANNER AS TO DESTROY THEIR NATURAL SHAPE. PROVIDE PROTECTIVE COVERING DURING TRANSPORTATION. PLANT MATERIAL EXHIBITING SIGNS OF DAMAGE WILL NOT BE ACCEPTED.
3. HANDLE PLANTING STOCK BY ROOTBALL OR THE PLANT CONTAINER. DO NOT DROP PLANTS DURING DELIVERY AND HANDLING.
4. DO NOT REMOVE CONTAINER-GROWN STOCK FROM CONTAINERS BEFORE TIME OF PLANTING.
5. B&B MATERIAL WHICH CANNOT BE PLANTED IMMEDIATELY AFTER DELIVERY SHALL BE HEALED IN, WATERED, AND MAINTAINED IN A HEALTHY CONDITION UNTIL INSTALLED.
6. WATER ROOT SYSTEMS OF PLANTS STORED ONSITE WITH A FINE-MIST SPRAY. WATER AS OFTEN AS NECESSARY TO MAINTAIN ROOT SYSTEMS IN A MOIST CONDITION.
7. IF PLANTING IS DELAYED MORE THAN SIX HOURS AFTER DELIVERY, SET PLANTS IN SHADE, PROTECT FROM WEATHER AND MECHANICAL DAMAGE, AND KEEP ROOTS MOIST.
8. DO NOT PRUNE TREE BRANCHES OR LIMBS BEFORE DELIVERY OR INSTALLATION EXCEPT AS DIRECTED BY THE LANDSCAPE ARCHITECT.

LANDSCAPE SPECIFICATIONS - CONTINUED

C. PREPARATION
1. CONTRACTOR SHALL LOCATE AND PROTECT ALL UTILITIES, SIDEWALKS, PAVEMENTS, AND OTHER EXISTING FEATURES WITHIN THE PROJECT LIMITS PRIOR TO ANY DIGGING. FOLLOW CHAPTER 556 F.S. UNDERGROUND FACILITY DAMAGE PREVENTION AND SAFETY ACT REQUIREMENTS.
2. VISUALLY INSPECT AND CONFIRM THAT PROPERTY BOUNDARIES ARE CLEARLY MARKED AND THAT PROJECT LIMITS ARE INSIDE THE PROPERTY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSURING THAT ALL WORK HAS OCCURRED WITHIN THE PROJECT LIMITS, INCLUDING THE SURVEYING OF PROPERTY LINES.
3. UTILIZE FDEP BEST MANAGEMENT PRACTICES AND PROVIDE EROSION CONTROL MEASURES TO PREVENT EROSION OR DISPLACEMENT OF SOILS AND DISCHARGE OF SOIL-BEARING WATER RUNOFF OR AIRBORNE DUST TO ADJACENT PROPERTIES AND WALKWAYS.
4. LAY OUT PLANTING BEDS AND INDIVIDUAL PLANT LOCATIONS. STAKE LOCATIONS, OUTLINE AREAS, ADJUST LOCATIONS WHEN REQUESTED, AND OBTAIN LANDSCAPE ARCHITECT'S ACCEPTANCE OF LAYOUT BEFORE PLANTING. MAKE MINOR ADJUSTMENTS AS REQUIRED.
5. THE CONTRACTOR IS RESPONSIBLE FOR WATERING THROUGHOUT INSTALLATION AND DURING MAINTENANCE WHETHER OR NOT AN IRRIGATION SYSTEM IS IN OPERATION. OTHER WATERING METHODS MAY BE ALLOWED WITH LANDSCAPE ARCHITECT'S APPROVAL.
6. PRIOR TO INSTALLING TREES, A PERCOLATION TEST SHALL BE CONDUCTED. DETERMINE THE LARGEST SIZED ROOTBALL PER THE PLANT SPECIFICATIONS AND EXCAVATE THE PROPER SIZED HOLE FOR THIS SIZE OF PLANT. FILL THE HOLE WITH WATER. IF THE WATER DRAINS OUT EFFICIENTLY, PROCEED WITH PLANTING AND BACKFILLING AS STIPULATED. IF WATER HAS NOT DRAINED IN A 24 HOUR TIME FRAME, CONTACT THE LANDSCAPE ARCHITECT IMMEDIATELY. FAILURE TO DO THIS PERCOLATION TEST MAY AFFECT THE CONDITION OF THE WARRANTY.

D. PLANT BED PREPARATION
1. PREPARE PLANTING BEDS TO BE FREE OF WEEDS, GRASSES AND OTHER VEGETATION THROUGH A PROGRAM OF POST-EMERGENT HERBICIDE APPLICATION AND MECHANICAL MEANS. FOLLOW MANUFACTURER'S SPECIFICATIONS AND SET ASIDE ADEQUATE TIME FOR HERBICIDE TO BE EFFECTIVE AND EVIDENT PRIOR TO MECHANICAL REMOVAL. REPEAT APPLICATIONS AS NECESSARY TO THOROUGHLY KILL WEEDS.
2. THE CONTRACTOR SHALL CARRY OUT PRECAUTIONS TO KEEP PERSONS AWAY FROM TREATED AREAS UNTIL THE APPLIED MATERIAL IS FULLY DRY AND SAFE FOR ENTRY.
3. ALL PLANTING BEDS SHALL BE RAKED SMOOTH AND FREE OF ROCKS AND DEBRIS.

E. PLANT INSTALLATION
1. CIRCULAR HOLES WITH VERTICAL SIDES SHALL BE EXCAVATED FOR ALL CONTAINERIZED PLANTS WHILE HOLES FOR B&B PLANT MATERIAL SHALL HAVE AN ADEQUATELY SIZED HOLE WITH SIDES THAT MATCH THE SHAPE OF THE ROOTBALL. THE DIAMETER OF PITS FOR TREES SHALL BE NO LESS THAN TWO TIMES THE DIAMETER OF THE ROOTBALL. A MINIMUM OF 4" OF COMPACTED AMENDED BACKFILL SHALL BE PLACED AT THE BOTTOM OF THE PLANT PIT PRIOR TO INSTALLING THE PLANT.
2. THE PLANT PIT SHALL BE DUG TO A DEPTH SO THAT THE TOP OF THE ROOTBALL IS 1" TO 2" ABOVE FINISH GRADE.
3. PLANTS SHALL BE CAREFULLY REMOVED FROM THE CONTAINER. REMOVE ALL GROW-BAGS FROM B&B PLANTS. B&B PLANTS SHALL HAVE ALL LIFTING STRAPS REMOVED ONCE THE PLANT IS SET. WIRE BASKETS MAY REMAIN ON THE ROOTBALL YET NO EXCESSIVE AMOUNTS OF WIRE SHALL BE VISIBLE ABOVE FINISH GRADE, PRIOR TO MULCH INSTALLATION. PEEL BURLAP DOWN 1/3 OF THE DISTANCE OF THE ROOTBALL.
4. ANY ENTWINED ROOT AREAS ALONG THE SIDES OF THE ROOTBALL SHALL BE DISTURBED OR PRUNED TO PROMOTE OUTWARD ROOT GROWTH. ROOTBALL SHAVING, IN ACCORDANCE WITH UF/IFAS RECOMMENDATIONS, IS REQUIRED FOR ANY TREE WITH TURNING ROOTS.
5. ANY TREE ROOTS THAT ARE DAMAGED SHALL BE PRUNED TO PROVIDE A CLEAN CUT.
6. SET PLANT MATERIAL IN THE PLANTING PIT AT THE PROPER GRADE AND ALIGNMENT. SET PLANTS UPRIGHT, PLUMB AND FACED TO GIVE THE BEST APPEARANCE, RELATIONSHIP TO EACH OTHER, AND ADJACENT STRUCTURES. PLANTING ANY PALMS DEEPER THAN THE DEPTH AT WHICH THEY WERE GROWN SHALL NOT BE ACCEPTABLE.
7. BACKFILL THE PIT WITH SPECIFIED BACKFILL SOIL MIXTURE HALFWAY UP THE ROOTBALL. INSTALL THE SPECIFIED FERTILIZER TABLETS BESIDES AND EVENLY AROUND THE ROOTBALL. DO NOT PLACE THE TABLETS AT THE BOTTOM OF THE PLANT PIT. COMPLETE BACKFILLING. NO FILLING WILL BE PERMITTED AROUND TRUNKS OR STEMS.
8. WATER PLANT THOROUGHLY TO FULL SOILS AGAINST ROOTBALL AND SETTLE AIR POCKETS. ADDITIONAL BACKFILL SOIL MIXTURE MAY BE NEEDED. WATER AGAIN TO ENSURE COMPLETE COMPACTION.
9. FORM A RING OF SOIL AROUND THE EDGE OF EACH PLANTING PIT TO RETAIN WATER. THE SOIL SAUCER SHALL BE SIZED TO RETAIN WATER DURING THE ENTIRE PROGRAMMED RUN TIME OF THE IRRIGATION ZONE WHICH SERVICES THE PLANTED AREA.
10. STAKE, GUY OR BRACE TREES ALL TREES AND PALMS SO THEY MAINTAIN A STABLE AND UPRIGHT POSITION.
A. TREES LESS THAN 10' IN HEIGHT AT INSTALLATION SHALL BE STAKED WITH A MINIMUM OF TWO PRESSURE TREATED LODGE POLES. POLES SHALL BE DRIVEN INTO UNDISTURBED SOILS OUTSIDE OF THE PLANT PIT. FOR MULTI-TRUNK TREES SECURE THE TREE IN A MANNER THAT DOES NOT PULL APART OR BUNCH TOGETHER THE TRUNKS. TRIM ALL EXCESS STRAPS FOR A NEAT APPEARANCE.
B. TREES GREATER THAN 10' IN HEIGHT AT INSTALLATION SHALL BE GUYED USING A ROOTBALL STAKING KIT. LUMBER SHALL BE TIGHTLY SECURED TO THE TOP OF THE ROOTBALL. IF THE ROOTBALL DOES NOT ALLOW FOR ADEQUATE TIGHTENING (DUE TO SHAPE OR SIZE), ALTERNATIVE METHODS OF GUYING MAY BE ACCEPTED IF APPROVED BY THE LANDSCAPE ARCHITECT.
C. PALMS SHALL BE BRACED USING 2" X 4" LUMBER AND PALM BATTEN KITS. A MINIMUM OF TWO WRAPS OF BURLAP SHALL BE INSTALLED ONTO THE TRUNK OF THE PALM PRIOR TO BATTEN KIT BEING SECURED. USE A BALING TYPE STRAP OR LARGE STAINLESS STEEL HOSE CLAMPS TO SECURE BATTEN KIT TO THE PALM. THE CONTRACTOR SHALL CONFIRM ANY LUMBER PAINTING REQUIREMENTS WITH THE LANDSCAPE ARCHITECT.
D. FOR ALL STAKING, GUYING AND BRACING, WHERE TREES OR PALMS ARE INSTALLED IN SOD AREAS, ALL STAKING POLES, GUYS AND BRACES SHALL BE INCLUDED WITHIN THE MULCH RINGS OR EACH TREE.
E. APPROVAL FOR OTHER STAKING, GUYING OR BRACING METHODS MUST BE OBTAINED BY THE LANDSCAPE ARCHITECT.
11. INSTALL MULCH AS SPECIFIED. APPLY 3" LAYER OF MULCH THROUGHOUT PLANTING BEDS. DO NOT PLACE MULCH WITHIN 3" OF TRUNKS OR STEMS AND AVOID EXCESSIVELY PILING MULCH AROUND THE ROOT FLARE OF TREES OR ON THE CROWN OF THE ROOTBALL FOR SHRUBS AND GROUNDCOVERS. NEWLY PLANTED TREES SHALL HAVE ONLY 1" OF MULCH COVERING THE ROOTBALL.
12. SOD INSTALLATION
c. AREAS INDICATED ON THE PLAN AS SOD SHALL BE FINE GRADED USING A LANDSCAPE RAKE. EXTRA CARE SHALL BE TAKEN TO REMOVE ALL BUMPS AND DEPRESSIONS SO THAT THE SOD PLANE IS EVEN AND CONSISTENT WITHIN THE SOD AREAS.
d. ALL ROCKS, TRASH, AND DEBRIS SHALL BE REMOVED.
e. WHERE NEW SOD WILL ABUT ANY EXISTING SOD, THE GRADE SHALL BE CUT AND GRADUALLY TAPERED TO ALLOW FOR A SEAMLESS, BUMP-FREE JOINT BETWEEN THE EXISTING AND NEW SOD AREAS.
f. SOD SHALL BE LAID IN A NEAT MANNER. ALL SOD GAPS MUST BE FILLED AND ALL SOD CUTS MUST BE REMOVED.
g. SOD EDGES AND BEDLINES SHALL BE CRISP. GRADES ALONG CURBS OR SIDEWALKS SHALL BE AT THE CORRECT LEVEL SO THAT THE SOD BASE IS NOT SEEN. GRADES ALONG THESE AREAS SHALL BE TRANSITIONAL AND SAFE FOR PEDESTRIANS.
h. ALL SOD AREAS SHALL BE MECHANICALLY OR MANUALLY ROLLED WITHIN 24 HOURS OF INSTALLATION.
13. SEED AND MULCH
a. AREAS INDICATED ON THE PLAN AS SEED AND MULCH SHALL BE FINE GRADED. EXTRA CARE SHALL BE TAKEN TO REMOVE ALL BUMPS AND DEPRESSIONS SO THAT THE GRADE IS EVEN AND CONSISTENT.
b. ALL ROCKS, TRASH AND DEBRIS SHALL BE REMOVED.
c. SEED SHALL BE EVENLY BROADCAST AT THE SPECIFIED RATE.
d. SEED MIXTURE SHALL BE LIGHTLY RAKED INTO THE SOIL SURFACE AND THEN LIGHTLY ROLLED IN A MANNER TO AVOID DAMAGING SEEDS.
e. CLEAN STRAW SHALL BE EVENLY BROADCAST THROUGHOUT THE SEEDED AREAS.
f. ALL SEEDED AREAS SHALL THEN BE DISKED NO DEEPER THAN 2" TO PROVIDE GOOD CONTACT BETWEEN THE STRAW AND SOIL.
g. SEED AND MULCH AREAS SHALL BE LIGHTLY WATERED DURING THE COURSE OF THE PROJECT TO INSURE ADEQUATE MOISTURE FOR SEED GERMINATION.
14. FERTILIZATION
a. GROUNDCOVERS, SHRUBS, TREES, AND PALMS SHALL BE FERTILIZED DURING THE PLANT INSTALLATION. FOLLOW THE MANUFACTURER'S RECOMMENDATIONS.
b. SOD AREAS SHALL BE FERTILIZED NO EARLIER THAN 30 DAYS AFTER THE SOD IS INSTALLED.
c. SEED AND MULCH AREAS SHALL NOT BE FERTILIZED.

F. PRUNING
1. REMOVE ONLY DEAD, DYING, OR BROKEN BRANCHES ACCORDING TO STANDARD HORTICULTURAL PRACTICES. RETAIN NATURAL CHARACTER OF PLANT; DO NOT PRUNE FOR SHAPE OR CUT TREE LEADERS UNLESS SPECIFICALLY REQUESTED BY THE LANDSCAPE ARCHITECT.
2. TREES MAY BE PRUNED ACCORDING TO UF/IFAS STANDARDS FOR PRUNING TREES AT PLANTING WITH AUTHORIZATION BY THE LANDSCAPE ARCHITECT.
3. REQUIRED SIZES ARE AFTER PRUNING SIZES.

G. PROTECTION AND CLEANUP
1. PROTECT PLANTS FROM DAMAGE DUE TO LANDSCAPE OPERATIONS, OPERATIONS BY OTHER CONTRACTORS AND TRADES, AND OTHERS. MAINTAIN PROTECTION DURING INSTALLATION AND MAINTENANCE PERIODS. TREAT, REPAIR, OR REPLACE DAMAGED PLANTINGS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE IMMEDIATE REPAIR AND RESTORATION OF ANY AND ALL DAMAGE TO HIS OWN WORK, THE WORK OF OTHERS OR EXISTING SITE IMPROVEMENTS AND FEATURES CAUSED BY HIS OPERATIONS.
3. DURING PLANTING, KEEP ADJACENT AREAS AND WORK AREAS IN A CLEAN AND ORDERLY CONDITION.
4. REMOVE SURPLUS SOIL, WASTE MATERIAL, TRASH, DEBRIS, TEMPORARY STRUCTURES, AND EQUIPMENT AND LEGALLY DISPOSE OF THEM OFF SITE.

LANDSCAPE SPECIFICATIONS - CONTINUED

H. MAINTENANCE
3. THE CONTRACTOR IS RESPONSIBLE FOR MAINTENANCE OF PLANTS AND PLANTING BEDS DURING INSTALLATION AND THROUGHOUT A 90 DAY MAINTENANCE PERIOD THAT BEGINS FOLLOWING LANDSCAPE ARCHITECT ACCEPTANCE OF WORK. BEGIN PLANT MAINTENANCE IMMEDIATELY AFTER EACH AREA IS PLANTED AND CONTINUE UNTIL PLANTINGS ARE ACCEPTABLY HEALTHY AND WELL ESTABLISHED, BUT NOT FOR LESS THAN THE MAINTENANCE PERIOD.
4. MAINTAIN PLANTINGS BY REMOVING DEAD BRANCHES, CULTIVATING, WATERING, MULCHING, WEEDING, RESTORING PLANTING SAUCERS, ADJUSTING, REPAIRING, AND RESETTING TO PROPER GRADES OR VERTICAL POSITION, AS REQUIRED TO ESTABLISH HEALTHY, VIABLE PLANTINGS. SPRAY OR TREAT AS REQUIRED TO KEEP PLANTS FREE OF INSECTS AND DISEASE.
5. MAINTAIN A 3" LAYER OF MULCH IN PLANTING BEDS. REMOVE OR KILL WEEDS WEEKLY. APPLY PRE- AND POST-EMERGENT HERBICIDE AS NECESSARY. WEEDS SHALL BE REMOVED AND DISPOSED OF OFF-SITE IF LARGER THAN 6" IN HEIGHT OR WIDTH.
6. WATER AS NEEDED TO MAINTAIN PLANTINGS IN A HEALTHY, STRESS-FREE CONDITION. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE THAT PLANTS RECEIVE ADEQUATE WATER REGARDLESS OF WEATHER CONDITIONS OR PROVIDED GUIDELINES.
7. WHERE "WATER UNTIL ESTABLISHED" IS USED TO DESCRIBE THE PERIOD OF REQUIRED WATERING, A PERIOD OF TIME SHALL NOT BE USED. ESTABLISHMENT IS DETERMINED BY VARIOUS FACTORS FOR THE INDIVIDUAL PLANT AND IS RELATED TO ROOT GROWTH AND CANOPY DEVELOPMENT WHICH IS NEEDED TO SUPPORT THE TREE/PLANT DEVELOPMENT.
8. AT A MINIMUM, APPLY FIVE GALLONS WATER PER INCH OF TRUNK CALIPER TO THE ROOTBALL OF EACH TREE OR PLANT.
a. DAILY WATERING WILL HELP ESTABLISH TREES QUICKER AND KEEP THEM HEALTHIER.
b. THE FREQUENCY OF WATERING HAS A GREATER IMPACT ON ESTABLISHMENT THAN THE VOLUME OF WATER APPLIED.
c. DEEP WATERING (HEAVY CYCLE) WILL NOT MAKE UP FOR A LACK IN WATERING FREQUENCY AND MAY ACTUALLY CREATE EROSION PROBLEMS FOR THE CONTRACTOR TO ADDRESS.
d. RECOMMENDED SCHEDULE:
1) DAILY WATERING: ONE MONTH
2) EVERY OTHER DAY: TWO MONTHS
3) WEEKLY WATERING: UNTIL ESTABLISHED
7. TREE ESTABLISHMENT TAKES ANYWHERE FROM THREE TO SIX MONTHS, DEPENDING ON SOIL CONDITIONS AND OTHER WEATHER RELATED CONDITIONS.

4. ACCEPTANCE
A. THE LANDSCAPE ARCHITECT WILL INSPECT WORK TO DETERMINE IF COMPLETE WITH WRITTEN NOTIFICATION FROM THE CONTRACTOR AT LEAST FIVE BUSINESS DAYS PRIOR TO INSPECTION DATE.

B. THE LANDSCAPE ARCHITECT WILL PROVIDE A PUNCH LIST FOR ITEMS THAT NEED TO BE CORRECTED. NOTIFY THE LANDSCAPE ARCHITECT TWO BUSINESS DAYS PRIOR TO RE-INSPECTION.

C. WHEN ALL WORK COMPLIES AND CONFORMS TO THE PLANS AND SPECIFICATIONS, IS MAINTAINED, AND HAS HEALTHY, VIGOROUS PLANTS AT TIME OF INSPECTION, WORK WILL BE ACCEPTED BY THE LANDSCAPE ARCHITECT AS COMPLETE. SUCH TIME WILL BEGIN THE GUARANTEE PERIOD.

D. WORK SHALL NOT BE FINALLY ACCEPTED UNTIL EXPIRATION OF THE WARRANTY PERIOD.

5. WARRANTY
A. CONTRACTOR AGREES TO REPAIR WORK OR REPLACE PLANTINGS AND ACCESSORIES THAT FAIL IN MATERIALS, WORKMANSHIP, OR GROWTH WITHIN SPECIFIED WARRANTY PERIOD. THE CONTRACTOR IS RESPONSIBLE FOR THE COST OF ALL MATERIALS AND LABOR.

B. FAILURES INCLUDE BUT ARE NOT LIMITED TO, THE FOLLOWING:
1. DEATH OR UNSATISFACTORY GROWTH, EXCEPT FOR INCIDENTS THAT ARE BEYOND CONTRACTOR'S CONTROL.
2. FAILURE TO ADEQUATELY MONITOR NEW PLANT INSTALLATIONS FOR COMPLIANCE WITH THESE SPECIFICATIONS.
3. STRUCTURAL FAILURES INCLUDING PLANTS FALLING, BLOWING OVER, OR WASHING OUT.
4. FAILURE TO CONTACT THE LANDSCAPE ARCHITECT REGARDING POOR SOIL CONDITIONS.
5. FAILURE TO CONDUCT THE REQUIRED SOIL PERCOLATION TESTING.

C. WARRANTY PERIOD: ONE YEAR FROM DATE FOLLOWING COMPLETION OF WORK BY CONTRACTOR, AND ACCEPTANCE BY LANDSCAPE ARCHITECT.

D. INCLUDE THE FOLLOWING REMEDIAL ACTIONS AS A MINIMUM.
1. REMOVE AND REPLACE PLANTS THAT ARE MORE THAN 25 PERCENT DEAD, OR IN AN OTHERWISE UNHEALTHY CONDITION AS DETERMINED BY THE LANDSCAPE ARCHITECT.
2. REPLACEMENT PLANTS SHALL BE NEW AND HEALTHY, AND INSTALLED IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS WITHIN TWO WEEKS OF NOTIFICATION.
3. A LIMIT OF ONE REPLACEMENT OF EACH PLANT WILL BE REQUIRED EXCEPT FOR LOSSES OR REPLACEMENTS DUE TO FAILURE TO COMPLY WITH REQUIREMENTS.
4. PROVIDE EXTENDED WARRANTY AND MAINTENANCE FOR REPLACED PLANT MATERIALS; WARRANTY PERIOD EQUAL TO ORIGINAL WARRANTY PERIOD.

5. END OF LANDSCAPE SECTION

IRRIGATION SPECIFICATIONS

1. SCOPE OF WORK

A. THE CONTRACTOR SHALL PROVIDE ALL DESIGN, LABOR, MATERIALS, EQUIPMENT, SERVICES, PERMITS, AND FEES NECESSARY FOR THE DESIGN AND INSTALLATION OF A COMPLETE AND PROPERLY OPERATING AUTOMATIC UNDERGROUND IRRIGATION SYSTEM.

B. WORK GENERALLY INCLUDES:
1. DRAWINGS, INCLUDING PLAN LAYOUT, SYSTEM PIPING (LOCATIONS, TYPES, SIZES, AND CAPACITIES), WATER METER, PRESSURE TANK, BACK FLOW PREVENTERS, VALVES, PIPING, SPRINKLERS AND DEVICES, ACCESSORIES, CONTROLS, FLOW SENSOR, RAIN SENSOR, AND WIRING.
2. COORDINATING CONNECTIONS TO EXISTING SYSTEM AND/OR ONSITE WELL.
3. DOCUMENTING WATER SUPPLY PERFORMANCE DATA (GPM AND PSI).
4. SIZING, ZONING, AND ROUTING OF LINES.
5. FURNISHING ALL PRODUCTS AND INSTALLING SUCH IN STRICT ACCORDANCE WITH THE MANUFACTURERS RECOMMENDED PROCEDURES AND THESE SPECIFICATIONS.
6. ALL ELECTRICAL WORK AND CONNECTIONS SHALL BE PERFORMED BY A LICENSED ELECTRICIAN.
7. TRENCHING, EXCAVATING, BACKFILLING, AND RELATED SITE WORK.
8. PROVIDING SLEEVES UNDER PROPOSED PAVEMENT AND INFRASTRUCTURE, AND RELATED WORK.
9. PROVIDING MEANS TO GET PIPE SYSTEMS UNDER EXISTING SURFACES OR INFRASTRUCTURE.
10. NECESSARY AND REASONABLE SYSTEM ADJUSTMENTS DURING AND AFTER INSTALLATION.
11. PROVIDING AS-BUILT DRAWINGS RECORDING COMPLETE SYSTEM.
12. TRAINING PERSONNEL TO ADJUST, OPERATE, AND MAINTAIN SYSTEM.
13. MAINTAINING A CLEAN, ORDERLY WORK SITE DURING WORK AND AT THE END OF EACH DAY.
14. OTHER RELATED WORK.

C. CONTRACTOR IS RESPONSIBLE FOR:
1. PROPER SYSTEM PERFORMANCE.
2. FOLLOWING ALL GOVERNING CODES AND REGULATIONS WHETHER OR NOT STIPULATED.
3. PROVIDING ALL APPLICABLE PERMITS AND FEES.
4. ALL REQUIRED COORDINATION DURING INSTALLATION.
5. SYSTEM READINESS FOR TIME OF PLANTING.
6. PROVIDING COMPETENT SUPERVISION OF THEIR WORK AT ALL TIMES.
7. THOROUGH AND TIMELY COMPLETION OF WORK.
8. GUARANTEE ALL WORK AND MATERIALS THROUGH GUARANTEE PERIOD.

D. CONTRACTOR SHALL SUBMIT PRODUCT DATA FOR EACH TYPE OF PRODUCT INDICATED AND AS SPECIFIED.

E. SCHEDULE INSPECTIONS TO CHECK TRENCHING LAYOUT AND TO REVIEW PRESSURE TESTING OF PIPING PRIOR TO BACKFILLING. PRESSURE TESTING IS TYPICALLY REQUIRED FOR PIPES WITH A 3" DIAMETER AND LARGER HOWEVER CERTAIN PROJECTS WITH SMALLER DIAMETER PIPES MAY ALSO REQUIRE TESTING.

F. CONTRACTOR SHALL PROVIDE AN OWNER'S MANUAL TO INCLUDE REQUIRED AS-BUILT PLANS, WARRANTIES, OPERATIONAL INFORMATION, AND OTHER DOCUMENTATION.

G. THE CONTRACTOR IS RESPONSIBLE FOR ALL WORK UNTIL THE LANDSCAPE ARCHITECT ACCEPTS THE PROJECT AS COMPLETE. WORK THAT DOES NOT MEET REQUIREMENTS IS SUBJECT TO REPAIR OR REPLACEMENT AT THE CONTRACTOR'S EXPENSE.

2. PERFORMANCE STANDARDS

A. ALL PRODUCTS AND INSTALLATION METHODS SHALL BE PER THESE REQUIREMENTS. WHERE CONFLICTS BETWEEN STANDARDS OCCUR, THE MORE STRINGENT STANDARD SHALL APPLY.

B. RETROFITTING EXISTING ZONES TO MEET THE PERFORMANCE STANDARDS AND PRODUCT REQUIREMENTS WILL ONLY BE REQUIRED IF DIRECTED BY THE LANDSCAPE ARCHITECT.

IRRIGATION SPECIFICATIONS - CONTINUED

A. DESIGN AND LAYOUT
1. HIGH VOLUME IRRIGATION (AS DEFINED BY THE MARION COUNTY LAND DEVELOPMENT CODE) SHALL NOT EXCEED 75 PERCENT OF THE TOTAL LANDSCAPE AREA. LOW VOLUME IRRIGATION MAY BE USED TO IRRIGATE AN ENTIRE LANDSCAPE AREA EXCEPT FOR TURF GRASS AREAS.
2. HIGH VOLUME IRRIGATION MAY BE USED FOR TURF AND GROUNDCOVER AREAS WHICH HAVE A PLANT GROWTH HEIGHT OF 1' OR LESS. LOW VOLUME IRRIGATION MAY BE USED IN SHRUB AND GROUNDCOVER AREAS WITH A GROWTH HEIGHT OF MORE THAN 1'.
3. IRRIGATION HEADS, EMITTERS, OR VALVES SHALL HAVE PRESSURE REGULATION DEVICES TO REGULATE THE PRESSURE OF WATER LEAVING THE SYSTEM IN ORDER TO REDUCE MISTING AND OVER-WATERING.
4. SEPARATION OF ZONES COVERING TURF AREAS AND BED AREAS SHALL BE REQUIRED TO THE GREATEST EXTENT PRACTICABLE. SEPARATION SHALL BE CLARIFIED BY THE LANDSCAPE ARCHITECT.
5. ALL ZONES SHALL BE PROPERLY BALANCED.
6. THE IRRIGATION MAINLINE SHALL BE LOCATED TO PROVIDE EASE OF CONSTRUCTION FROM THE POINT-OF-CONNECTION, THROUGH THE METER AND BACKFLOW ASSEMBLY AND DISTRIBUTED TO LOCATIONS AS NEEDED TO SUPPLY ADEQUATE WATER AND PRESSURE FOR THIS SYSTEM. CARE SHALL BE TAKEN AT THIS PHASE TO ROUTE MAINLINES AND OTHER LATERAL LINES AROUND EXISTING TREES IN ORDER TO MINIMIZE DISRUPTION OF THE ROOT ZONES.
7. VALVE MANIFOLDS (HENCE VALVE BOXES) SHALL BE LOCATED IN AREAS WHICH PROVIDE EASE OF ACCESS YET NOT BE AN EYESORE OR NOTICEABLE FROM PUBLIC RIGHT-F-WAYS.
8. IRRIGATION HEAD SPACING SHALL PROVIDE 100 PERCENT OVERLAPPING HEAD-TO-HEAD COVERAGE.
9. THERE SHALL BE NO OVER-SPRAY ONTO SIDEWALKS, BUILDINGS, WALLS, OR STRUCTURES.

D. INSTALLATION
1. IRRIGATION INSTALLATION SHALL BE IN ACCORDANCE WITH THE FLORIDA IRRIGATION SOCIETY STANDARDS AND SPECIFICATIONS FOR LANDSCAPE IRRIGATION SYSTEMS, AS AMENDED.
2. CONTRACTOR SHALL LOCATE AND PROTECT ALL UTILITIES, SIDEWALKS, PAVEMENTS, AND OTHER EXISTING FEATURES WITHIN THE PROJECT LIMITS PRIOR TO ANY DIGGING. FOLLOW CHAPTER 556 F.S. UNDERGROUND FACILITY DAMAGE PREVENTION AND SAFETY ACT REQUIREMENTS.
3. NO IRRIGATION SHALL BE INSTALLED IN THE LANDSCAPE AREAS UNTIL THE FINAL LAYOUT OF THE LANDSCAPING HAS BEEN APPROVED BY THE LANDSCAPE ARCHITECT.
4. THE CONTRACTOR WILL LAYOUT THE PROPOSED MAINLINE ROUTE AND OBTAIN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO CONDUCTING ANY TRENCHING. THE APPROVED MAINLINE ROUTE SHALL NOT BE CHANGED WITHOUT AUTHORIZATION FROM THE LANDSCAPE ARCHITECT.
5. ALL TRENCHES SHALL BE EXCAVATED ACCORDING TO THESE STANDARDS. TRENCHES SHALL BE BACKFILLED IN 6" LIFTS AND COMPACTED AS TO PREVENT SETTLING. IF NATIVE SOILS ARE UNSUITABLE FOR COMPACTION, THE CONTRACTOR SHALL IMPORT SANDY FILL TO BACKFILL TRENCHES.
6. REFER TO THE PROJECT DETAILS FOR MINIMUM INSTALLATION STANDARDS.

E. CLEAN UP
1. UPON COMPLETION OF THE IRRIGATION INSTALLATION, THE CONTRACTOR SHALL POLICE THE PROJECT AREA AND REMOVE ALL DEBRIS, TRASH, AND ANY OTHER REMNANTS OF IRRIGATION INSTALLATION.
2. ALL SOD AREAS SHALL BE RAKED AND FREE OF ROCKS OR OTHER DEBRIS.
3. PRODUCTS
A. BACKFLOW PREVENTION
1. BACKFLOW PREVENTION DEVICES SHALL CONFORM TO ALL LOCAL CODES. VERIFY ALL BACKFLOW PROVISIONS WITH THE LANDSCAPE ARCHITECT.
2. FOR LARGER COMMERCIAL PROJECTS, A DOUBLE-CHECK VALVE (WILKINS BRAND, OR APPROVED EQUAL) MAY BE REQUIRED.
3. FOR SMALLER PROJECTS, AN ATMOSPHERIC VACUUM BREAKER MAY BE REQUIRED.

B. PIPING
1. ALL PVC PIPE IN THE SYSTEM SHALL BE CLASS 200 IPS PVC SOLVENT WELD.
2. SLEEVES, IF REQUIRED, SHALL BE SCHEDULE 40 IPS PVC OR BETTER.
3. FLEXIBLE PIPE CONNECTIONS SHALL BE THICK-WALLED FUNNY PIPE. K-FLEX MAY NOT BE USED UNLESS AUTHORIZED BY THE LANDSCAPE ARCHITECT.
4. ALL SOLVENT WELD FITTINGS SHALL BE SCHEDULE 40, OR BETTER. FUNNY PIPE FITTINGS SHALL BE OLSON-ELL, LASCO BLUE TWISTER, OR APPROVED EQUAL.

C. HEADS
1. WITHIN EACH ZONE, BUBBLERS SHALL HAVE MATCHED PRECIPITATION RATES.
2. FLOOD BUBBLERS SHALL BE RAIN BIRD 1300A-F ADJUSTABLE FLOOD BUBBLERS.

D. VALVES
1. REMOTE CONTROL VALVES SHALL BE HUNTER PGV-101G-AS-ADJ, OR APPROVED EQUAL.
2. REMOTE CONTROL VALVES FOR RECLAIMED OR EFFLUENT WATER SUPPLIES SHALL BE RAIN BIRD PEB SERIES.
3. ISOLATION VALVES SHALL BE THREADED PVC SCHEDULE 40 PLASTIC BALL VALVE; USED PRIMARILY TO SHUT DOWN A VALVE MANIFOLD.
4. GATE VALVES SHALL BE THREADED BRASS BALL VALVE SIZED APPROPRIATELY FOR THE MAIN OR LATERAL LINE; USED PRIMARILY TO SHUT DOWN A MAINLINE OR PORTION OF A ZONE.
5. LARGER GATE VALVES (3" DIAMETER AND OVER) SHALL BE AWWA APPROVED CAST IRON RESILIENT SEATED GATE VALVE WITH A 2" OPERATING NUT.
6. QUICK COUPLING VALVES SHALL BE RAIN BIRD 33-DLRC BRASS VALVE WITH A LOCKING CAP.

E. CONTROLLER
1. IRRIGATION CONTROLLER SHALL BE HUNTER ICC SERIES. CONTROL WIRE SHALL BE UF UL DIRECT BURIAL WIRES. WIRE COLOR SHALL BE WHITE FOR COMMON WIRE AND RED FOR ZONE WIRES AND SHALL REMAIN CONSISTENT THROUGHOUT THE INSTALLATION.
2. WATERPROOF WIRE CONNECTORS SHALL BE SPEARS D-400, OR APPROVED EQUAL.
3. RAIN SENSOR SHALL BE HUNTER MINI-CLIK.

F. DRIP IRRIGATION
1. REMOTE CONTROL VALVES FOR DRIP IRRIGATION SHALL BE RAIN BIRD XCZ SERIES DRIP IRRIGATION VALVE KIT INCLUDING VALVE, PRESSURE REGULATOR, AND WYE FILTER. SOLENOID TYPE (AC OR DC-LATCHING) WILL BE DETERMINED PER PROJECT.
2. DISTRIBUTION TUBING SHALL BE RAIN BIRD XBS SERIES, OR APPROVED EQUAL.
3. IN-LINE DRIP TUBING SHALL BE RAIN BIRD XF SERIES DRIPLINE, OR APPROVED EQUAL, WITH EMITTER SPACING OF 24" ON-CENTER.
4. TIE-DOWN STAKES SHALL BE GALVANIZED METAL AND SPECIFICALLY MANUFACTURED FOR STAKING DOWN DRIP IRRIGATION COMPONENTS.
5. TUBING FITTINGS SHALL BE RAIN BIRD EASY FIT COMPRESSION FITTINGS, OR APPROVED EQUAL.
6. DRIP EMITTERS SHALL BE RAIN BIRD XERI-BUG EMITTERS, OR APPROVED EQUAL.

4. ACCEPTANCE
A. THE LANDSCAPE ARCHITECT WILL INSPECT WORK TO DETERMINE IF COMPLETE WITH WRITTEN NOTIFICATION FROM THE CONTRACTOR AT LEAST FIVE BUSINESS DAYS PRIOR TO INSPECTION DATE.
B. THE LANDSCAPE ARCHITECT WILL PROVIDE A PUNCH LIST FOR ITEMS THAT NEED TO BE CORRECTED. NOTIFY THE LANDSCAPE ARCHITECT TWO BUSINESS DAYS PRIOR TO REINSPECTION.
C. WHEN THE CONTRACTOR FURNISHES ALL WORK, SUBMITTALS, PLANS, WARRANTIES, AND DEMONSTRATES TO THE LANDSCAPE ARCHITECT THAT A PROPERLY BALANCED, ADJUSTED, AND EFFICIENTLY OPERATING SYSTEM HAS BEEN COMPLETED, WORK WILL BE ACCEPTED BY THE LANDSCAPE ARCHITECT AS COMPLETE. SUCH TIME WILL BEGIN THE GUARANTEE PERIOD.
D. D. WORK SHALL NOT BE FINALLY ACCEPTED UNTIL EXPIRATION OF THE GUARANTEE PERIOD.

5. GUARANTEE
A. CONTRACTOR AGREES TO REPAIR OR REPLACE ANY DEFECTS IN MATERIALS OR WORKMANSHIP WITHIN SPECIFIED GUARANTEE PERIOD. THE CONTRACTOR IS RESPONSIBLE FOR THE COST OF ALL MATERIALS AND LABOR. CONTRACTOR SHALL FURNISH GUARANTIES IN WRITING.
B. GUARANTEE PERIOD: ONE YEAR FROM DATE FOLLOWING COMPLETION OF WORK BY CONTRACTOR AND ACCEPTANCE BY LANDSCAPE ARCHITECT.
C. MANUFACTURER'S WARRANTIES SHALL ALSO BE HONORED BASED ON THE CONDITIONS OF THOSE WARRANTIES.

END OF IRRIGATION SECTION

DEVELOPMENT REVIEW COMMITTEE
MARION COUNTY, FLORIDA
APPLICATION #: 30224
APPROVAL DATE: 09/25/23
EXPIRATION DATE: 9/25/25

All construction shall conform to the construction standards contained in the Marion County Land Development Code, latest revision. Areas of the right-of-way disturbed during construction shall be dressed and sodded. Seed and mulch may be used if approved by the County Engineer or designee.

NOTICE
The approval of these plans is limited to construction under the jurisdiction of Marion County and does not substitute nor waive the requirements of other agencies for additional permits, as applicable, by state and/or federal laws.

Marion County
FLORIDA
PARKS & RECREATION
... AVE. OCALA, FL 34471
PHONE: (352) 671-8560 FAX: (352) 671-8550
www.marioncountyfl.org

ROTARY SPORTSPLEX
FIELD IMPROVEMENTS
SPECIFICATIONS

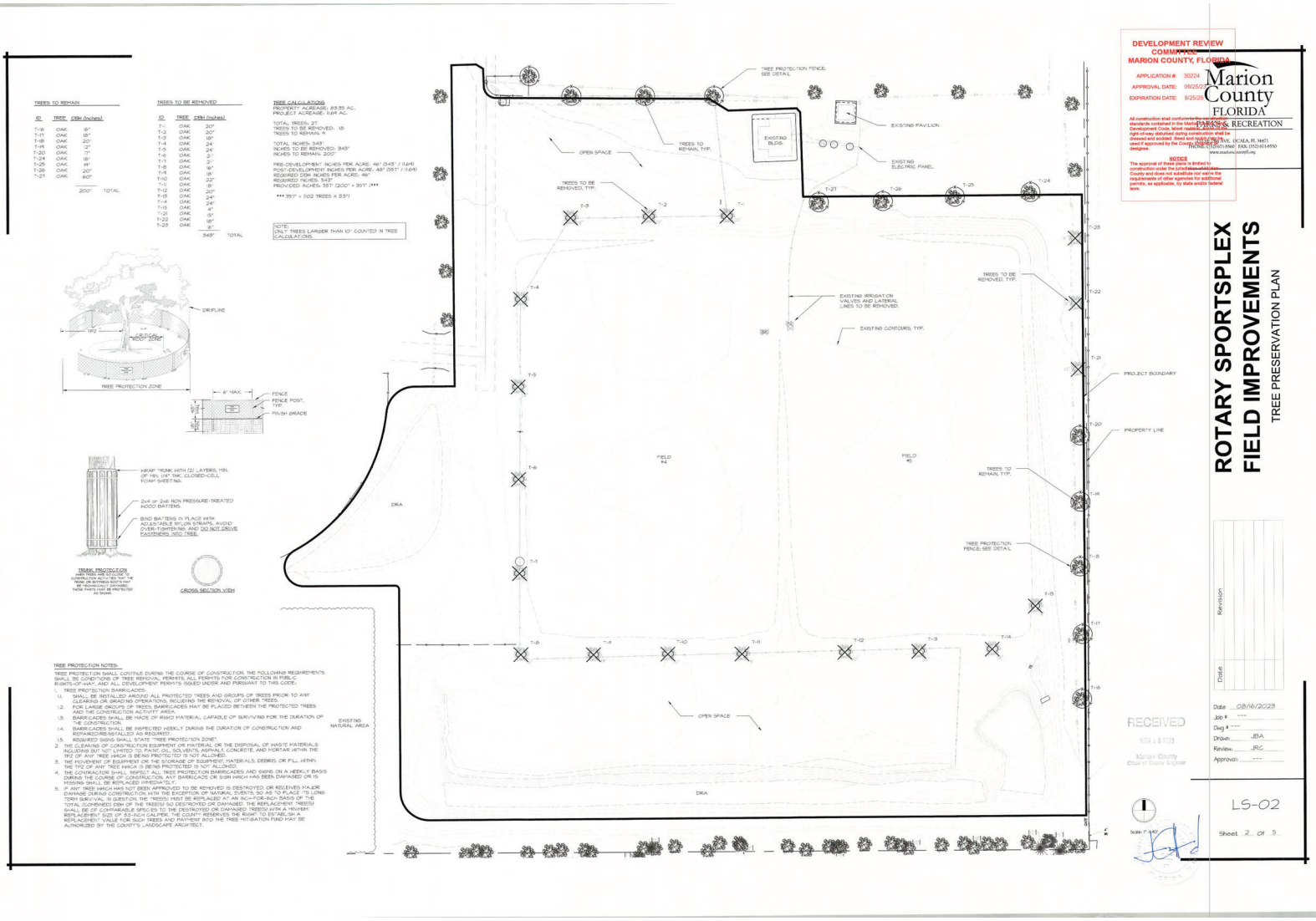
Revision	Date

RECEIVED
NOV 18 2023
Marion County
Office of County Engineer

Date 08/16/2023
Job # ---
Dwg # ---
Drawn: JBA
Review: JRC
Approval: ---

LS-01

Sheet 1 of 5



DEVELOPMENT REVIEW COMMITTEE
MARION COUNTY, FLORIDA
APPLICATION #: 30224
APPROVAL DATE: 09/25/23
EXPIRATION DATE: 9/25/25

All construction shall conform to the applicable standards contained in the Marion County Land Development Code, latest revision. Any deviation shall be approved by the County Engineer. Substitution shall be allowed and audited. Deed and right-of-way shall be used if approved by the County Engineer or his designee.

NOTICE
The approval of these plans is limited to construction under the purview of Marion County and does not substitute nor waive the requirements of other agencies for additional permits, as applicable, by state and/or federal laws.

Marion County FLORIDA
PARKS & RECREATION
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PHONE (352) 671-8560 FAX (352) 671-8570
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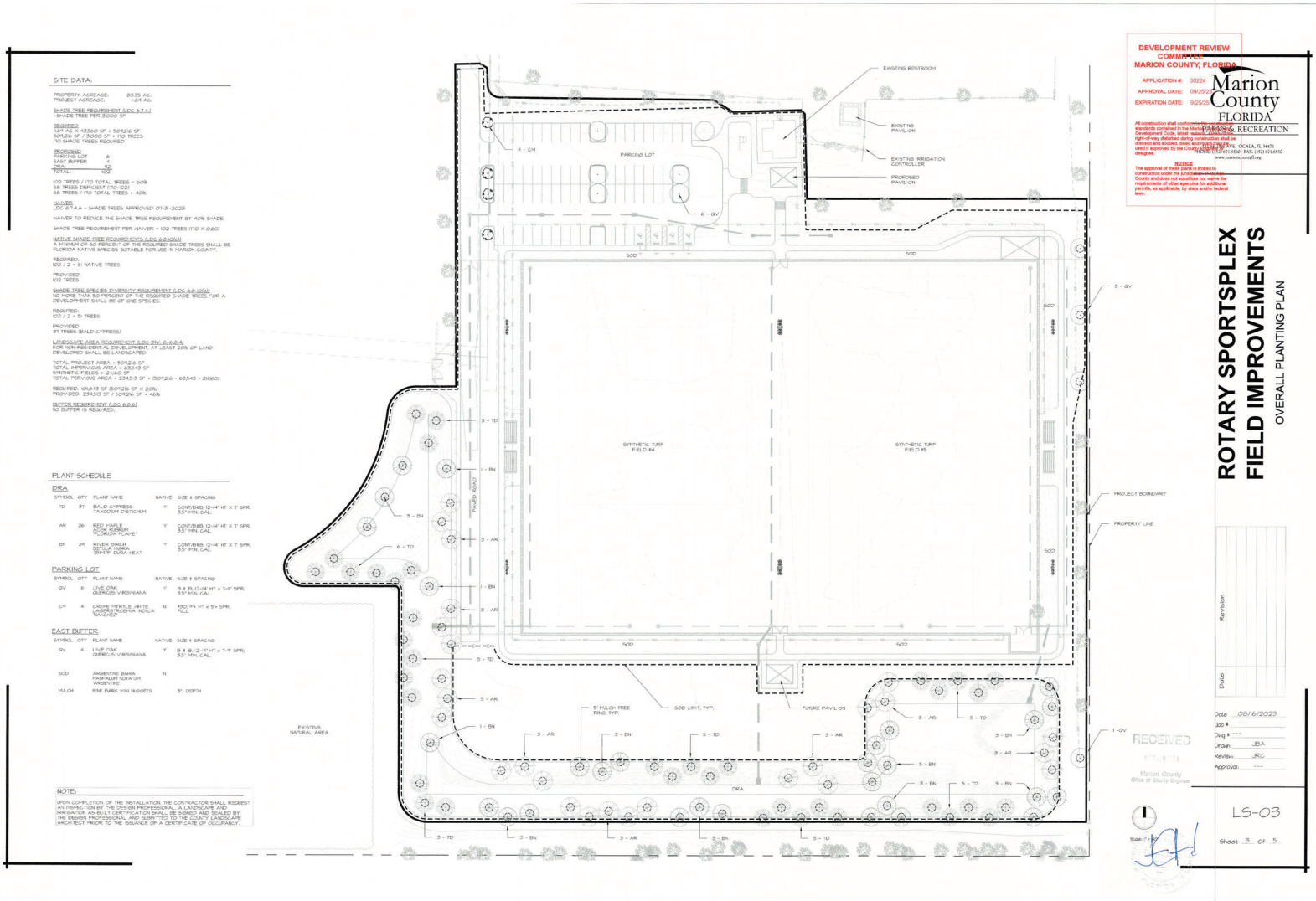
ROTARY SPORTSPLEX FIELD IMPROVEMENTS
TREE PRESERVATION PLAN

Revision	Date

RECEIVED
NOV 1 3 2023
Marion County
Office of County Engineer

Date 08/16/2023
Job # ---
Dwg # ---
Drawn JBA
Review JRC
Approval ---

LS-02
Sheet 2 of 5



SITE DATA:

PROPERTY ACREAGE: 83.35 AC.
PROJECT ACREAGE: 1.64 AC.

SHADE TREE REQUIREMENT (LDC 6.14.)
1 SHADE TREE PER 3,000 SF

REQUIRED
1.64 AC X 43,560 SF = 504,216 SF
504,216 SF / 3,000 SF = 110 TREES
110 SHADE TREES REQUIRED

PROPOSED
PARKING LOT 6
EAST BUFFER 4
DRA 92
TOTAL: 102

102 TREES / 110 TOTAL TREES = 60%
68 TREES DEFICIENT (110-102)
68 TREES / 110 TOTAL TREES = 40%

WAIVER
LDC 6.7.4.A - SHADE TREES APPROVED 07-3 -2023

WAIVER TO REDUCE THE SHADE TREE REQUIREMENT BY 40% SHADE

SHADE TREE REQUIREMENT PER WAIVER = 102 TREES (110 X 0.60)

NATIVE SHADE TREE REQUIREMENTS (LDC 6.8.1(D)(1))
A MINIMUM OF 50 PERCENT OF THE REQUIRED SHADE TREES SHALL BE FLORIDA NATIVE SPECIES SUITABLE FOR USE IN MARION COUNTY.

REQUIRED:
102 / 2 = 51 NATIVE TREES

PROVIDED:
102 TREES

SHADE TREE SPECIES DIVERSITY REQUIREMENT (LDC 6.8.1(D)(3))
NO MORE THAN 50 PERCENT OF THE REQUIRED SHADE TREES FOR A DEVELOPMENT SHALL BE OF ONE SPECIES.

REQUIRED:
102 / 2 = 51 TREES

PROVIDED:
51 TREES (BALD CYPRESS)

LANDSCAPE AREA REQUIREMENT (LDC 2IV. B.6.B.4)
FOR NON-RESIDENTIAL DEVELOPMENT, AT LEAST 20% OF LAND DEVELOPED SHALL BE LANDSCAPED.

TOTAL PROJECT AREA = 504,216 SF
TOTAL IMPERVIOUS AREA = 63,343 SF
SYNTHETIC FIELDS = 21,140 SF
TOTAL PERVIOUS AREA = 234,313 SF - (504,216 - 63,343 - 21,140)

REQUIRED: 101,843 SF (504,216 SF X 20%)
PROVIDED: 234,313 SF / 504,216 SF = 46%

BUFFER REQUIREMENT (LDC 6.8.8.)
NO BUFFER IS REQUIRED.

PLANT SCHEDULE

DRA

SYMBOL	QTY	PLANT NAME	NATIVE	SIZE & SPACING
TD	37	BALD CYPRESS TAXODIUM DISTICHUM	Y	CONT/B&B, 12-14' HT X 7' SPR, 3.5" MIN. CAL.
AR	26	RED MAPLE ACER RUBRUM 'FLORIDA FLAME'	Y	CONT/B&B, 12-14' HT X 7' SPR, 3.5" MIN. CAL.
BN	28	RIVER BIRCH BETULA NIGRA 'BNTP' DURA-HEAT	Y	CONT/B&B, 12-14' HT X 7' SPR, 3.5" MIN. CAL.

PARKING LOT

SYMBOL	QTY	PLANT NAME	NATIVE	SIZE & SPACING
QV	6	LIVE OAK QUERCUS VIRGINIANA	Y	B & B, 12-14' HT x 7-9' SPR, 3.5" MIN. CAL.
CM	4	CREPE MYRTLE 'WHITE LAGERSTROEMIA 'NTCA 1' NATCHEZ'	N	150/ 9'+ HT x 5'+ SPR. FULL

EAST BUFFER

SYMBOL	QTY	PLANT NAME	NATIVE	SIZE & SPACING
QV	4	LIVE OAK QUERCUS VIRGINIANA	Y	B & B, 12-14' HT x 7-9' SPR, 3.5" MIN. CAL.
SOD		ARGENTINE BAHIA PASPALUM NOTATUM 'ARGENTINE'	N	
MULCH		PINE BARK MINI NUGGETS		3" DEPTH

NOTE:
UPON COMPLETION OF THE INSTALLATION, THE CONTRACTOR SHALL REQUEST AN INSPECTION BY THE DESIGN PROFESSIONAL, A LANDSCAPE AND IRRIGATION AS-BUILT CERTIFICATION SHALL BE SIGNED AND SEALED BY THE DESIGN PROFESSIONAL, AND SUBMITTED TO THE COUNTY LANDSCAPE ARCHITECT PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.

DEVELOPMENT REVIEW COMMITTEE
MARION COUNTY, FLORIDA
APPLICATION #: 30224
APPROVAL DATE: 09/25/25
EXPIRATION DATE: 9/25/26

All construction shall conform to the minimum standards contained in the Marion County Land Development Code, latest revision. All disturbed right-of-way disturbed during construction shall be dressed and sodded. Seed and mulch will not be used if approved by the County Engineer or his designee.

NOTICE
The approval of these plans is limited to construction under the jurisdiction of Marion County and does not substitute nor waive the requirements of other agencies for additional permits, as applicable, by state and/or federal laws.

Marion County FLORIDA
PARKS & RECREATION
601 SE 25TH AVE. OCALA, FL 34471
PHONE (352) 671-8560 FAX (352) 671-8550
www.marioncountyfl.org

ROTARY SPORTSPLEX FIELD IMPROVEMENTS

OVERALL PLANTING PLAN

Revision	Date

Date 08/16/2023
Job # ---
Dwg # ---
Drawn JBA
Review JRC
Approval ---

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LS-03

Sheet 3 OF 5

DEVELOPMENT REVIEW COMMENTS
MARION COUNTY, FLORIDA

APPLICATION #: 30224
APPROVAL DATE: 09/25/25
EXPIRATION DATE: 9/25/25

All construction shall conform to the Marion County standards contained in the Manual of Standards. Any right-of-way disturbed during construction shall be dressed and sodded. Weed and mulch may be used if approved by the County Engineer or his designee.

NOTICE
The approval of these plans is limited to construction under the jurisdiction of Marion County and does not substitute nor waive the requirements of other agencies for additional permits, as applicable, by state and/or federal laws.

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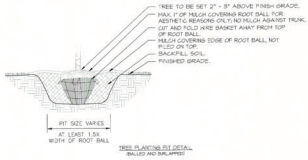
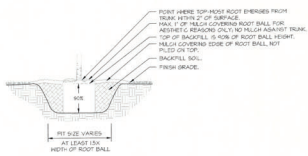
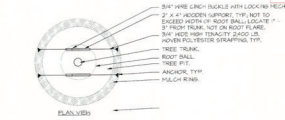


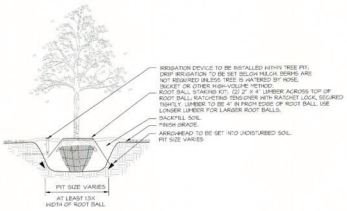
TREE PLANTING PIT DETAIL
BALLED AND BURLAPPED



TREE PLANTING PIT DETAIL
CONTAINER GROWN

NOTES:
1. REMOVE ALL SYNTHETIC MATERIALS INCLUDING STRAPS, STRING, AND SYNTHETIC BURLAP. NATURAL BURLAP MAY BE LEFT IN PLACE.
2. ALL TREES SHALL BE REASONABLY FREE OF ROOT DEFECTS INCLUDING:
   A. SPIRALLY GIRDLING ROOTS ABOVE THE ROOT COLLAR AND MAIN STRUCTURAL ROOTS,
   B. VERTICAL ROOTS, AND
   C. KINKED ROOTS.
3. BACKFILL SOIL SHALL BE NATIVE SOIL REMOVED FROM PIT FREE OF ROCKS, STICKS AND OTHER DELETERIOUS SOILS. WATER-IN AND LIGHTLY COMPACT BACKFILL TO REMOVE AIR POCKETS.
4. BERMS ARE NOT REQUIRED UNLESS TREE IS WATERED BY HOSE, BUCKET OR OTHER HIGH VOLUME METHOD.





TREE INSTALLATION WITH ROOT BALL SIT
(TREES OVER 10' HEIGHT AT INSTALLATION AND AWAY FROM PUBLICLY USED AREAS)
SET TREE AND APPLY MULCH PER TREE PIT DETAIL

LANDSCAPE NOTES:

A. THE CONTRACTOR SHALL BE RESPONSIBLE FOR:

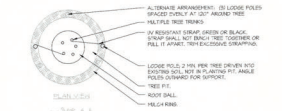
1. FOLLOWING ALL APPLICABLE CODES AND REGULATIONS CONCERNING THE WORK, WHETHER THEY ARE IMPLIED OR STIPULATED IN THE CONSTRUCTION DOCUMENTS.
2. REPORTING AND REPAIRING ANY DAMAGE CAUSED BY HIS WORK OR ACTIONS.
3. MAINTAINING THE JOBSITE IN A CLEAN, PROFESSIONAL, AND HORTICULTURE MANNER.
4. COORDINATION WITH ALL OTHER ASPECTS OF THE JOB AFFECTING THE FINISHED LANDSCAPE, INCLUDING IRRIGATION, GRADING, AND PLANTING.
5. PERFORMING THE WORK IN A CONTINUOUS AND FLUID MANNER UNTIL IT IS COMPLETE, FROM SITE PREPARATION THROUGH FINAL WALK THROUGH AND TURNOVER.
6. OBSERVING AND REPORTING ANY DETRIMENTAL SOIL, DRAINAGE OR ANY OTHER CONDITIONS WHICH WOULD AFFECT THE HEALTH AND PERFORMANCE OF THE LANDSCAPING.
7. OBSERVING AND REPORTING ANY CONDITIONS WHICH MAY AFFECT ANY ASPECTS OF THE PLANTS PRESENT A CONFLICT WITH THE SITE CONDITIONS. ANY CONFLICTS SHALL BE BROUGHT TO THE LANDSCAPE ARCHITECT IMMEDIATELY.
8. OBSERVING AND REPORTING ANY CONDITIONS WHICH WOULD AFFECT THE PERFORMANCE OF THE IRRIGATION SYSTEM(S) TO INCLUDE WATER QUALITY.
9. PROVIDING WATER TO ALL PLANT MATERIAL DURING THE COURSE OF THE INSTALLATION.
10. PROVIDING WATER TO ALL PLANT MATERIAL DURING THE COURSE OF THE INSTALLATION.

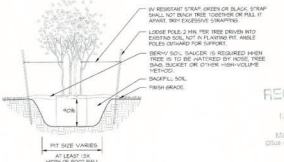
B. THE SCOPE OF WORK SHALL INCLUDE:

1. PRESENTATION OF SUBMITTALS AND SAMPLES OF MATERIALS AS REQUIRED.
2. SURVIVAL OF A WRITTEN GUARANTEE INCLUDING ALL MANUFACTURER'S WARRANTIES.
3. SUPPLYING OF PLANT MATERIAL OF THE SPECIFIED TYPE, SIZE, AND QUANTITY.
4. PROPER LOCATION, LAYOUT, AND ORIENTATION OF TREES AND PLANTING BEDS. APPROVAL OF ALL LAYOUT IS REQUIRED PRIOR TO PLANTING.
5. PROPER PLANTING OF ALL PLANT MATERIAL, INCLUDING PREPARATION OF BED AREAS, SIZING OF PLANTING PITS AND CORRECT PLANTING PROCEDURES REFER TO LANDSCAPE SPECIFICATIONS, SECTION G, SHEET L0-01.

C. THE LANDSCAPE ARCHITECT IS RESPONSIBLE FOR WORKING THAT THE WORK MEETS ALL REQUIREMENTS OF THE CONTRACT DOCUMENTS, SPECIFICATIONS AND PLANS, IMPLIED OR STIPULATED. ANY WORK THAT DOES NOT MEET SAID REQUIREMENTS IS SUBJECT TO REPLACEMENT BY THE CONTRACTOR AT THEIR OWN COST.

D. LANDSCAPING AND IRRIGATION SHALL BE IN ACCORDANCE WITH THE MARION COUNTY LAND DEVELOPMENT CODE, SECTIONS 6.8 AND 6.9.
1. ALL PLANTS SHALL BE FLORIDA #1 GRADE OR BETTER AS SHOWN BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, DIVISION OF PLANT INDUSTRY.
2. ALL LANDSCAPE MAINTENANCE SHALL BE PERFORMED IN ACCORDANCE WITH FLORIDA-FRIENDLY BEST MANAGEMENT PRACTICES FOR PROTECTION OF WATER RESOURCES THROUGH LANDSCAPE AND IRRIGATION, THE UNIVERSITY OF FLORIDA COOPERATIVE EXTENSION SERVICE OR WITH THE FLORIDA YARDS & NEIGHBORHOODS HANDBOOK.





TREE INSTALLATION WITH LOOSE POLES
(TREES OVER 10' HEIGHT AT INSTALLATION)
SET TREE AND APPLY MULCH PER TREE PIT DETAIL

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Office of County Engineer

ROTARY SPORTSPLEX FIELD IMPROVEMENTS

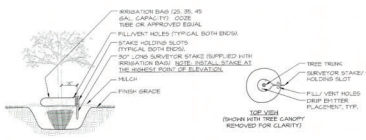
PLANTING DETAILS

Revision	Date

Date 08/16/2023
Job # ---
Dwg # ---
Drawn JBA
Review JRC
Approval ---

LS-04

Sheet 4 of 5

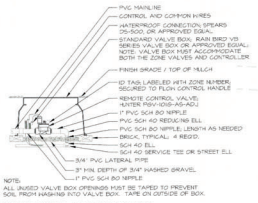


IRRIGATION BAG INSTALLATION
SET TREE AND APPLY MULCH PER TREE PIT DETAIL. SECURE TREE/PALM BY APPROPRIATE DETAIL.

IRRIGATION BAG CAPACITY		
"A"	BAG SIZE	INSTALL ON
20'	25 GAL	#5 TREES
21'	35 GAL	NOT USED
24'	45 GAL	#30 TREES AND PALMS

IRRIGATION BAG INSTALLATION DETAIL

Scale: 1/2"=1'



NOTE:
ALL INUSED VALVE BOX OPENINGS MUST BE TAPED TO PREVENT SOIL FROM HARDING INTO VALVE BOX. TAPE ON OUTSIDE OF BOX.

REMOTE CONTROL VALVE INSTALLATION

NTS

IRRIGATION NOTES

1. EXISTING IRRIGATION SYSTEM AND VALVES TO BE LOCATED PRIOR TO CONSTRUCTION.
2. CONTRACTOR TO DETERMINE IF ANY OF THE EXISTING COMPONENTS ARE SUITABLE FOR REUSE.
3. CONTRACTOR SHALL VERIFY WATER SOURCE DATA PRIOR TO COMMENCING WORK.
4. MAINLINE, VALVE, AND LATERAL PIPING ON THIS SHEET ARE REPRESENTED SCHEMATICALLY FOR THE PURPOSES OF ILLUSTRATION. IRRIGATION COMPONENTS SHALL BE INSTALLED WITHIN PLANTING BEDS TO THE MAXIMUM EXTENT POSSIBLE.
5. LOCATIONS OF VALVE MANIFOLDS SHALL BE SELECTED WITH CONSIDERATION TO POTENTIAL VEHICULAR DAMAGE, VANDALISM, AND FOR EASE OF MAINTENANCE. MANIFOLDS SHALL NOT BE LOCATED ON ANY SLOPE WITH DIRECT ROADSIDE EXPOSURE.
6. MAINLINE SHALL HAVE MINIMUM 2' COVER. LATERALS SHALL HAVE BETWEEN 12" AND 18" COVER, TYP. ROUTE ALL MAINLINE AND LATERAL ZONE PIPING TO AVOID CONFLICTS WITH EXISTING TREE ROOTS. MINIMIZE OPERATING UNDER THE DRIP LINE OF ALL EXISTING TREES.
7. FIELD ADJUSTMENTS TO PIPE ROUTING, VALVE LOCATION OR PIPE SIZING IS ENCOMPASSED TO PROVIDE AN INSTALLATION WHICH RESPONDS TO THE FINAL GRADE, UTILITY STRUCTURES AND EXISTING TREES. NOTE ALL CHANGES ON THE AS-BUILT PLANS.

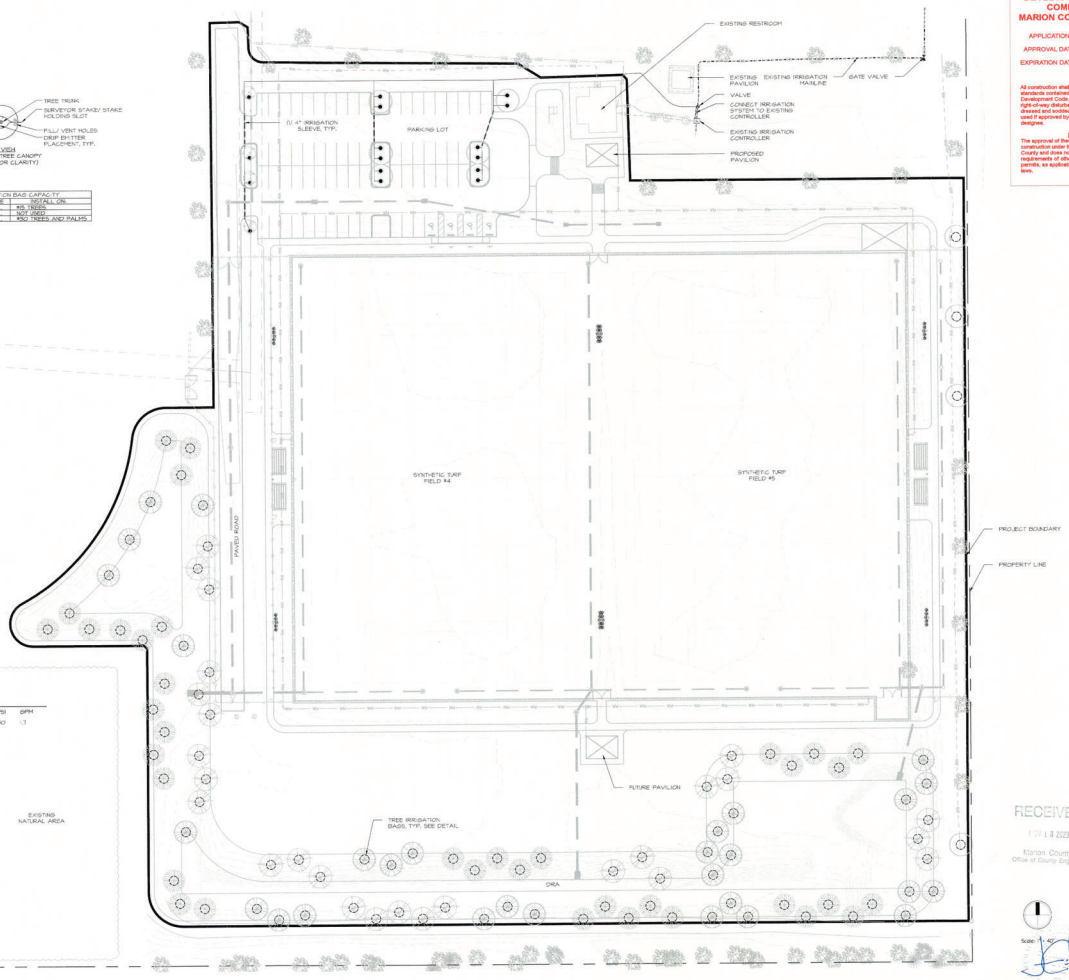
IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL	ARC	PSI	GPM
●	RAIN BIRD 1800A-P ADJUSTABLE FULL-CIRCLE BUBBLER	360	30	1.7
S	HUNTER 1" ZONE CONTROL VALVE PGV-101G-AS-ADJ.			
	IRRIGATION LATERAL LINE; PVC CLASS 160			
----------	EXISTING IRRIGATION MAINLINE			
- - - - -	IRRIGATION PIPE SLEEVE (BY OTHERS)			
C	EXISTING IRRIGATION CONTROLLER			

ZONE #	TYPE
1	TREE BUBBLER
GPM	SIZE
21.2	1"

EXISTING NATURAL AREA

NOTE:
UPON COMPLETION OF THE IRRIGATION SYSTEM INSTALLATION AND THE ACCEPTANCE OF THE AS-BUILT DIAGRAM AND OPERATIONAL INFORMATION, A FINAL INSPECTION AND LANDSCAPE/IRRIGATION RELEASE SHALL BE SIGNED AND SEALED BY THE IRRIGATION DESIGN PROFESSIONAL AND SUBMITTED TO THE COUNTY'S LANDSCAPE ARCHITECT.



DEVELOPMENT REVIEW COMMITTEE
MARION COUNTY, FLORIDA
APPLICATION #: 30224
APPROVAL DATE: 09/25/25
EXPIRATION DATE: 9/25/25

All construction shall conform to the standards contained in the Marion County Development Code, latest revision. Any deviation from these standards during construction shall be reviewed and audited. Deed and plats (if any) shall be used if approved by the County Engineer or designee.

NOTICE
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Office of County Engineer

ROTARY SPORTSPLEX FIELD IMPROVEMENTS

OVERALL IRRIGATION PLAN

Revision	Date

Date 08/16/2023
Job # ---
Dwg # ---
Drawn JBA
Review JRC
Approval ---

LS-05

Sheet 5 of 5

GENERAL NOTES

1. THE ELECTRICAL WORK IS SUBJECT TO ALL OF THE CLIENT'S TERMS, CONDITIONS AND SPECIFICATION, INCLUDING WORKMANSHIP. GENERAL WORK PRACTICE FOR ELECTRICAL CONSTRUCTION SHALL BE IN ACCORDANCE WITH NECA 1 "STANDARD FOR GOOD WORKMANSHIP IN ELECTRICAL CONSTRUCTION" (ANSI).
2. IT IS THE INTENT OF THESE ELECTRICAL DRAWINGS TO CALL FOR FINISHED WORK; TESTED, AND READY FOR OPERATION. FOR THE ELECTRICAL WORK, "PROVIDE" IS AN ALL-INCLUSIVE TERM REQUIRING CONTRACTOR TO PROCURE, FABRICATE, FURNISH, INSTALL, MOUNT, WIRE, CONNECT AND SUPPLY ALL MATERIAL AND LABOR NECESSARY TO COMPLETE THE WORK TO THE ACCEPTANCE OF THE OWNER AND THE AUTHORITY HAVING JURISDICTION (AHJ).
3. UNLESS OTHERWISE NOTED, ALL CONDUITS SHALL HAVE A MINIMUM OF THIRTY-SIX (36) INCHES OF COVER.
4. CONTRACTOR MUST HAVE ALL REQUIRED PERMITS IN-HAND BEFORE BEGINNING ANY CONSTRUCTION.
5. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE THE ELECTRIC UTILITY STANDARDS AND AHJ STANDARD SPECIFICATIONS.
6. UNDER NO CIRCUMSTANCES SHALL THE ACTIVITIES OF THE CONTRACTOR OR ANY SUBCONTRACTORS CAUSE ANY INTERRUPTIONS TO THE SERVICE OPERATION OF EXISTING UTILITIES WITHOUT WRITTEN AUTHORIZATION FROM THE UTILITY OWNER AUTHORIZED REPRESENTATIVE.
7. CONTRACTOR SHALL NOTIFY ALL UTILITIES INVOLVED AND MAKE THE NECESSARY ARRANGEMENTS FOR THE RELOCATION OF THESE UTILITIES PRIOR TO THE START OF ANY CONSTRUCTION ACTIVITY. THE CONTRACTOR SHALL ENSURE THAT THE UTILITY OWNERS AND THE CITY OF ORLANDO REPRESENTATIVE ARE NOTIFIED OF ANY TEMPORARY DISRUPTION OF SERVICE AT LEAST ONE WEEK IN ADVANCE.
8. FOR CONNECTIONS TO EXISTING STRUCTURES, THE CONTRACTOR SHALL EXCAVATE THE CONNECTION SITE TO VERIFY THE PIPE TYPE, ELEVATION, SIZE AND CONDITION, AND CHECK FOR OBSTRUCTIONS PRIOR TO ORDERING MATERIALS AND INSTALLATION OF THE CONDUIT.
9. ALL PRIVATE AND PUBLIC PROPERTY AFFECTED BY THIS WORK SHALL BE RESTORED TO A CONDITION EQUAL TO OR BETTER THAN THE CONDITION EXISTING BEFORE COMMENCING CONSTRUCTION WORK.
10. WHEN USING SCALED DATA CONSIDER THAT THESE PLANS MAY HAVE BEEN ALTERED IN SIZE DURING REPRODUCTION.
11. CONDUIT LENGTHS SHOWN ON PLANS ARE APPROXIMATE. ACTUAL LENGTHS ARE TO BE DETERMINED DURING CONSTRUCTION BY THE CONTRACTOR.
12. SURVEY FOR THIS PROJECT WAS PERFORMED BY JCH CONSULTING GROUP INC.
13. THE CONTRACTOR SHALL FURNISH THE OWNER WITH AN "AS-BUILT SURVEY" PREPARED BY A LICENSED PROFESSIONAL WHERE SURVEYOR.

GENERAL ELECTRICAL REQUIREMENTS

1. THE COMPLETE ELECTRICAL INSTALLATION SHALL COMPLY WITH THE LATEST ADOPTED EDITION OF THE FOLLOWING CODES & STANDARDS:
   1.1. NFPA 70 NATIONAL ELECTRICAL CODE 2017 ED.
   2. "FURNISH AND INSTALL" AND "PROVIDE" ARE EQUIVALENT TERMS WHICH INDICATE MATERIAL AND/OR EQUIPMENT SUPPLIED AND INSTALLED BY THIS CONTRACTOR.
   2.1. FURNISHED" DENOTES MATERIAL OR EQUIPMENT SUPPLIED BUT NOT INSTALLED BY THIS CONTRACTOR.
   2.2. "INSTALLED" DENOTES THE SETTING IN POSITION OR CONNECTION OF MATERIAL OR EQUIPMENT BY THIS CONTRACTOR BUT SUPPLIED BY OTHERS.
3. IT IS THE REQUIREMENT OF THESE CONTRACT DOCUMENTS TO HAVE THE CONTRACTOR PROVIDE SYSTEMS AND COMPONENTS THAT ARE FULLY COMPLETE AND OPERATIONAL AND FULLY SUITABLE FOR THE INTENDED USE.
4. ELECTRICAL SYSTEMS SHALL BE INSTALLED AS A COMPLETE INSTALLATION. INCIDENTAL DETAILS NOT USUALLY SHOWN OR SPECIFIED, BUT NECESSARY FOR PROPER INSTALLATION AND OPERATION SHALL BE INCLUDED IN THE WORK OF THIS CONTRACTOR.
5. ALL COMPONENTS SHALL HAVE NEMA RATINGS SUITABLE FOR THE ENVIRONMENT. UNLESS OTHERWISE REQUIRED BY OWNER, OR AHJ THE MINIMUM RATING FOR ALL OUTDOOR EQUIPMENT SHALL BE NEMA 3R.
6. PREBID SURVEY. CONTRACTOR SHALL SURVEY THE JOBSITE PRIOR TO SUBMITTING THEIR BID TO DETERMINE THE FOLLOWING:
   6.1. AREAS REQUIRING DEMOLITION, TEMPORARY POWER, RELOCATING, ETC. WHICH ARE INADVERTENTLY NOT SHOWN ON THE DRAWINGS.
   6.2. PROBLEMS WITH WORK SEQUENCE.
   6.3. ANY UNUSUAL CONDITIONS NOT SHOWN ON THE DRAWINGS SHALL BE REPORTED TO THE ENGINEER PRIOR TO BIDDING.
7. ACCEPTABLE MANUFACTURERS: THE LISTING OF A MANUFACTURER AS "ACCEPTABLE" UNDER ANY DIVISION 26 REQUIREMENTS DOES NOT IMPLY AUTOMATIC APPROVAL. IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE THAT ANY SUBMITTALS MADE ARE FOR PRODUCTS THAT MEET OR EXCEED THE SPECIFICATIONS INCLUDED HERE.
8. SUBMIT SHOP DRAWINGS TO ENGINEER FOR ALL ELECTRICAL ITEMS. THE SHOP DRAWINGS SHALL BE SUBMITTED COMPLETE FOR ALL ELECTRICAL ITEMS.
9. INCOMPLETE SUBMITTALS WILL BE RETURNED WITHOUT BEING REVIEWED OR THE CONTRACTOR SHALL AGREE TO PAY THE ELECTRICAL ENGINEER DIRECTLY AT AN HOURLY RATE OF $135.00 TO REVIEW SUBSEQUENT SUBMITTALS. SHOP DRAWING RE-SUBMITTALS DUE TO REJECTIONS FOR NOT SUBMITTING THE SPECIFIED ITEMS ARE ALSO SUBJECT TO THE HOURLY REVIEW FEE.
10. DIVISION 26 SUB-CONTRACTOR SHALL REVIEW SHOP DRAWINGS AND VERIFY EQUIPMENT VOLTAGE, PHASE AND AMPS PRIOR TO ROUGH-IN OF ALL EQUIPMENT.
11. ALL EQUIPMENT, DEVICES, ETC. FURNISHED BY ELECTRICAL CONTRACTOR SHALL BE U.L. LISTED (OR EQUIVALENT NATIONAL TESTING AGENCY) FOR IT'S INTENDED PURPOSE. INFORM OWNER THAT ALL OWNER FURNISHED EQUIPMENT, DEVICES, ETC. MUST ALSO HAVE A U.L. LISTING (OR EQUIVALENT LISTING).
12. ALL ELECTRICAL COMPONENTS (CONDUIT, WIRE, FITTINGS, SUPPORTS, CIRCUIT BREAKERS, LAMPS, ETC.) PROVIDED AND INSTALLED IN THIS PROJECT SHALL BE BRAND NEW, RE-USE OF EXISTING COMPONENTS WILL NOT BE APPROVED.
13. UTILITY COORDINATION: CONTRACTOR SHALL SUBMIT A COMPLETE SET OF CONSTRUCTION DOCUMENTS TO UTILITY COMPANY IMMEDIATELY AFTER RECEIVING NOTICE TO PROCEED OR PRIOR TO ANY SITE OR BUILDING ROUGH-IN. COORDINATE EASEMENT LOCATIONS BETWEEN OWNER AND UTILITY COMPANY. VERIFY WITH UTILITY COMPANY: PROPOSED VOLTAGE, PHASE, OLE/PAD-MOUNT TRANSFORMER LOCATIONS, METERING, UTILITY PRIMARY ROUTING AND CONDUIT REQUIREMENTS, ETC.

GROUNDING

1. PROVIDE INSULATED GROUND CONDUCTORS IN ALL CONDUITS.
2. PROVIDE GROUNDING BUSHINGS FOR FEEDER CONDUITS.
3. TRANSFORMERS SHALL BE GROUNDED TO BUILDING STEEL WITH EXOTHERMIC CONNECTIONS.
4. SERVICE GROUND RESISTANCE SHALL BE MEASURED WITHOUT DEPENDING ON WATER PIPING SYSTEM & SHALL BE 25Ω OR LESS, IF GREATER THAN 25Ω, DRIVE ADDITIONAL GROUND RODS TO OBTAIN REQUIRED RESISTANCE.
5. GROUND METAL LIGHTING POLES AS REQUIRED BY N.E.C.

WIRES, CABLES AND CONNECTORS

1. ALL CONDUCTORS SHALL BE COPPER WITH 600V 75°C WITH THHN/THWN-2 INSULATION FOR USE WITHIN BUILDING CONFINES. WHERE INSTALLED BEYOND THE BUILDING CONFINES, SUCH AS IN UNDERGROUND FEEDER BANKS OR CIRCUITRY TO SITE LUMINARIES IT SHALL BE COPPER WITH 600V, 75°, XHHW-2 INSULATION.
2. USE SOLID CONDUCTOR, SINGLE CONDUCTOR, NO. 12 AWG MINIMUM FOR GENERAL USE WIRING.
3. USE STRANDED CONDUCTOR, SINGLE CONDUCTOR NO. 8 AWG AND LARGER, FOR MOTORS AND OTHER INSTALLATIONS WHERE VIBRATION IS GENERATED.
4. COLOR-CODING SHALL IDENTIFY THE SAME PHASE THROUGHOUT THE SYSTEM, FROM SERVICE SWITCH OR TRANSFORMER THROUGH ALL BRANCH CIRCUITRY. ALL WIRING SHALL BE COLOR-CODED AS FOLLOWS:

208/120 VOLT	480/277 VOLT
PHASE A-BLACK	PHASE A-BROWN
PHASE B-RED	PHASE B-ORANGE
PHASE C-BLUE	PHASE C-YELLOW
NEUTRAL-WHITE	NEUTRAL-WHITE TRACER OR GRAY

5. A STANDARD 500V MEGGER INSULATION TEST SHALL BE MADE AND RECORDED FOR ALL FEEDER CIRCUITS. PROVIDE A COPY OF TEST RESULTS TO ENGINEER FOR REVIEW.
6. PROVIDE LUGS FOR FEEDER SIZES INDICATED ON DRAWINGS OR AS REQUIRED.
7. ALL CIRCUIT WIRING SHALL BE SIZED FOR 3% MAXIMUM VOLTAGE DROP.

ELECTRICAL IDENTIFICATION

1. PROVIDE CABLE/CONDUCTOR IDENTIFICATION BANDS.
2. PROVIDE ENGRAVED PLASTIC LAMINATE SIGNS, WHITE LETTERING ON A BLACK BACKGROUND, FOR EACH UNIT OF THE FOLLOWING CATEGORIES OF ELECTRICAL WORK: SWITCHBOARDS, MOTOR STARTERS, TRANSFORMERS, PANELBOARDS, DISCONNECTS, AND JUNCTION BOXES. NAME PLATES SHALL IDENTIFY PANEL DESIGNATION (NAME), VOLTAGE, PHASE AND WIRE CONFIGURATION.
3. UNDERGROUND CABLE/CONDUIT IDENTIFICATION PLASTIC LINE MARKERS SHALL BE PROVIDED THE CONTINUOUS TRENCH LENGTH.

ELECTRICAL DEMOLITION AND ALTERATIONS

1. ANY EXISTING CIRCUITS OR EQUIPMENT NOT SHOWN ON DRAWINGS AND WHICH ARE LOGICALLY EXPECTED TO BE CONTINUED IN SERVICE SHALL BE RECONNECTED IN AN APPROVED MANNER.
2. WIRING TO ELECTRICAL EQUIPMENT BEING DISCONNECTED SHALL BE REMOVED BACK TO THEIR OVERCURRENT DEVICE OR BACK TO NEAREST ACTIVE JUNCTION BOX.
3. CONTRACTOR SHALL PROVIDE SUPPORT FOR EXISTING CONDUIT IN REMODELED AREA THAT IS TO REMAIN AND IS NOT PROPERLY SUPPORTED IN ACCORDANCE WITH N.E.C. REQUIREMENTS.
4. EXCEPT FOR CONDUIT, CONDUCTORS AND MISCELLANEOUS HARDWARE, ALL ELECTRICAL EQUIPMENT SHALL REMAIN THE PROPERTY OF THE OWNER AND SHALL BE STORED OR DISPOSED OF AS DIRECTED BY OWNER.

CONDUIT & RACEWAYS

1. MINIMUM SIZE CONDUIT SHALL BE 1/2". DOES NOT APPLY TO MC CABLE.
2. ALL BURIED CONDUIT, AND SUBSEQUENT WIRING INSTALLATIONS SHALL BE COMPLETED IN A MANNER THAT MEETS THE REQUIREMENTS OF THE AHJ, UTILITY, AND ALL APPLICABLE CODES.
3. CONDUIT SHALL BE MC CABLE, ELECTRICAL METALLIC TUBING, OR RIGID GALVANIZED STEEL CONDUIT. SCHEDULE 40 PVC CONDUIT IS ALLOWED FOR CONDUITS IN/UNDER THE SLAB AND UNDERGROUND. MC CABLE MAY NOT BE USED FOR ANY HOMERUN.
4. ALL CONDUIT SHALL BE CONCEALED. CONDUIT SHALL BE EMT IN INTERIOR AREAS, AND RIGID GALVANIZED STEEL CONDUIT IN EXTERIOR AREAS.
5. COORDINATE ROUTING (LOCATION) OF CONDUIT WITH HVAC DUCTWORK, PLUMBING PIPING AND SPRINKLER PIPING.
6. SECURE CONDUIT IN PLACE WITH CORROSION-PROOF ALLOY STRAPS AT SPACINGS AS REQUIRED BY N.E.C. CONDUIT SHALL BE SECURED TO BUILDING STRUCTURE.
7. INSTALL FLEXIBLE STEEL CONDUIT NOT OVER 3' LONG TO MOTORS, TRANSFORMERS AND EQUIPMENT SUBJECT TO VIBRATION.
8. INSTALL LIQUID-TIGHT FLEXIBLE CONDUIT NOT OVER 3' LONG WHERE SUBJECT TO MOISTURE, DIRT OR FUMES.
9. TYPE MC CABLE SHALL BE OF THE INTERLOCKING JACKET TYPE. CABLE SHALL BE SUPPORTED AT NOT MORE THAN SIX-FOOT INTERVALS, AND ALL FITTINGS SHALL BE IDENTIFIED FOR USE WITH SAID CABLE. MC CABLE SHALL NOT BE USED FOR SERVICE ENTRANCE OR IN EXPOSED AREAS. MC CABLE MAY BE USED ABOVE DROP CEILINGS AND IN INTERIOR PARTITIONS.
10. CONTRACTOR SHALL MINIMIZE FLOOR SLAB PENETRATIONS.
11. ALL CONDUIT RUNS SHALL BE DESIGNED TO PRESENT A NEAT AND ORDERLY APPEARANCE,RUNNING LINES PARALLEL WITH BUILDING STRUCTURE OR WALLS.
12. ROOFTOP UNITS AND EXHAUST FANS ARE TO BE WIRED THROUGH THE ROOF CURBS OR UTILIZE FACTORY-FABRICATED ROOF PIPING CURBS. PITCH POCKETS ARE NOT ALLOWED.
13. ROMEX CABLE IS NOT PERMITTED.
14. CONDUIT SHALL BE ROUTED PERPENDICULAR THROUGH RATED WALLS. PROVIDE PROPER SLEEVES AND FIRE SAFING/SEALANTS.
15. PROVIDE UL APPROVED FIRE SEALS FOR ALL FIRE RATED WALL AND FLOOR PENETRATIONS.

CONDUIT FITTINGS

1. COMPRESSION TYPE STEEL OR STEEL SETSCREW TYPE SHALL BE UTILIZED.
2. PROVIDE PROPER EXPANSION FITTINGS WHEN CROSSING BUILDING EXPANSION LINES.

PANELBOARDS

1. PANELBOARDS SHALL BE MANUFACTURED BY SQUARE 'D', GENERAL ELECTRIC, EATON OR SIEMENS.
2. PROVIDE SPD ON ALL NEW ELECTRICAL PANELS AND LOAD CENTERS. SPD MAY BE INTERNAL OR EXTERNAL. BREAKER POSITIONS FOR PANEL MAY BE INCREASED AS REQUIRED TO ADD SPD.
3. PROVIDE LIGHTING & APPLIANCE PANELBOARDS, & POWER DISTRIBUTION PANELBOARDS WITH DEAD FRONT COVERS, FULL SIZE NEUTRAL & BOLT-ON HEAVY DUTY, QUICK MAKE, QUICK BREAK CIRCUIT BREAKERS. PANEL BOARDS SHALL BE U.L. LISTED.
4. INSTALL PANELBOARDS SO TOP BREAKER IS NOT HIGHER THAN 6'-0" ABOVE FLOOR OR GRADE.
5. CONTRACTOR SHALL BALANCE PHASES IN PANELBOARD SO THAT LOAD IMBALANCE DOES NOT EXCEED 10%.
6. PANELBOARD SHALL INCLUDE COMPLETE TYPEWRITTEN DIRECTORY.
7. PROVIDE SPARE CONDUITS TO CEILING CAVITY FOR SPARES,PLACES IN RECESSED PANELBOARDS. PROVIDE (1) ¾", FOR EVERY 3 SPACES.
8. PROVIDE 120V POWER TO 480V CIRCUIT BREAKER SHUNT-TRIPS FROM NEAREST 120V PANELBOARD.
9. LOAD CENTERS SHALL BE DEAD FRONT, FACTORY ASSEMBLED, FULL-SIZE NEUTRAL AND GROUND BAR. NOTE: IF LOADCENTERS CANNOT BE FABRICATED TO MEET THE MINIMUM REQUIREMENTS SPECIFIED, PROVIDE LIGHTING & APPLIANCE PANELBOARDS WITH BOLT-ON BREAKERS.
10. NON-LINEAR PANELBOARDS SHALL BE PROVIDED WHERE INDICATED ON PLANS. EQUIP WITH 200% RATED NEUTRAL.
11. PROVIDE U.L. LISTED BREAKERS FOR ALL PANELBOARDS TO MATCH MANUFACTURER & AIC RATING.

ABBREVIATIONS

A	AMPERE
AF	AMPERE FRAME
AFC	AVAILABLE FAULT CURRENT
AFCI	ARC FAULT CIRCUIT INTERRUPTER
AFF	ABOVE FINISHED FLOOR
AFG	ABOVE FINISHED GRADE
AHU	AIR HANDLER UNIT (HVAC)
AHJ	AUTHORITY HAVING JURISDICTION
AIC	AMPERE INTERRUPTING CAPACITY
AT	AMPERE TRIP
AWG	AMERICAN WIRE GAUGE
BKR	BREAKER
C	CONDUIT OR CONDUCTOR
CB	CIRCUIT BREAKER
CLG	CEILING
CO	CONDUIT ONLY
CPT	CONTROL POWER TRANSFORMER
CU	CONDENSING UNIT (HVAC), COPPER
DS	DISCONNECT (SAFETY) SWITCH
EC	EMPTY CONDUIT
EF	EXHAUST FAN
EL	EMERGENCY LIGHT (UNSWITCHED)
ELE	ELECTRICAL, ELECTRIC
EM	EMERGENCY
EMT	ELECTRICAL METALLIC TUBING
ENT	ELECTRICAL NONMETALLIC TUBING
ETR	EXISTING TO REMAIN
EWH	ELECTRIC WATER HEATER
EX	EXISTING
FBC	FLORIDA BUILDING CODE
FDS	FUSED DISCONNECT (SAFETY) SWITCH
FLOUR	FLOURESCENT
FMC	FLEXIBLE METAL CONDUIT
FMT	FLEXIBLE METAL TUBING
GND	GROUND (ELECTRICAL)
GEN	GENERATOR
GFI	GROUND FAULT INTERRUPTER
GWH	GAS WATER HEATER
HH	HAND HOLE
HID	HIGH INTENSITY DISCHARGE LIGHT
HP	HORSE POWER
HPS	HIGH PRESSURE SODIUM LIGHT
HZ	HERTZ (ELECTRICAL)
ICAN	ICANDESCENT LIGHT
ICCB	INSULATED CASE CIRCUIT BREAKER
IGND	ISOLATED GROUND
IMC	INTERMEDIATE METAL CONDUIT
JB	JUNCTION BOX
KCML	THOUSAND CIRCULAR MILS
KVA	KILOVOLT-AMPERE
KW	KILOWATT
KWH	KILOWATT-HOUR
LTG	LIGHT, LIGHTING
LFMC	LIQUIDTIGHT FLEXIBLE METAL CONDUIT
LFNC	LIQUIDTIGHT FLEXIBLE NONMETALLIC CONDUIT
MCB	MAIN CIRCUIT BREAKER
MCC	MOTOR CONTROL CENTER
MCCB	MOLDED CASE CIRCUIT BREAKER
MDP	MAIN DISTRIBUTION PANEL
MH	MAN HOLE
MH=X	MOUNTING HEIGHT, X IS HEIGHT IN FT
MLO	MAIN LUGS ONLY
N, NEUT	NEUTRAL (ELECTRICAL)
NEC	NATIONAL ELECTRICAL CODE(
NEMA	NATIONAL ELECTRICAL MANUFACTURERS ASSN.
NFPA	NATIONAL FIRE PROTECTION ASSOCIATION
NL	NIGHT LIGHT (UNSWITCHED)
P	POLE
PB	PULL BOX
PB#	POLE BASE#
PCB	POWER CIRCUIT BREAKER
PH	PHASE (ELECTRICAL)
PNL	PANEL
PNLB	PANELBOARD
PVC	PLASTIC CONDUIT
PWR	POWER (ELECTRICAL)
RCPT	RECEPTACLE
RMC	RIGID METAL CONDUIT
RNC	RIGID NONMETALLIC CONDUIT
RTU	ROOF TOP UNIT (HVAC)
SD	SMOKE DETECTOR
SF	SUPPLY FAN
SH	SHIELDED
SW	SWITCH
SWBD	SWITCHBOARD
TEL	TELEPHONE
TTB	TELEPHONE TERMINAL BOARD
UG	UNDERGROUND
UL	UNDERWRITERS LABORATORY
UPS	UNINTERRUPTIBLE POWER SUPPLY
UON	UNLESS OTHERWISE NOTED
V, VAC	VOLT, VOLT AC
W	WATT
WP	WEATHERPROOF
XFMR	POWER TRANSFORMER

LIGHTING PLAN LEGEND

A-1.3	HOME RUN TO PANEL A1
	SHALL BE #10 AWG, 3/4"C., MINIMUM. WIRING HOME RUN: LEGEND INDICATES PANEL; NUMBER IS BRANCH CIRCUIT
	GROUNDING CONDUCTOR.
	CONDUIT IN/UNDER SLAB
	CONDUIT CAP
S	CONDUIT FOR STREET LIGHTING
COMM	CONDUIT FOR COMMUNICATIONS
ELEC	CONDUIT FOR ELECTRIC SERVICE = 2-4"C (UON)
PWR	CONDUIT FOR MEDIUM VOLTAGE = 6"C (UON) (QUANTITY AS NOTED ON DRAWINGS)
DN	CONDUIT STUB-DOWN
UP	CONDUIT STUB-UP
A MH: 37.5	POLE-MOUNTED LUMINAIRE A=TYPE MH= MOUNTING HEIGHT
EC3	TRANSFORMER PAD (SIZED AS SPECIFIED)
	OUC MANHOLE (SIZED AS SPECIFIED)
	PULLBOX/HANDHOLE (SIZED AS SPECIFIED)
	POWER/TELEPHONE POLE (SIZED AS SPECIFIED)
	POST-MOUNTED ELECTRICAL SERVICE EQUIPMENT
WP	WEATHERPROOF, GFI DUPLEX RECEPTACLE
	ELECTRICAL INSTALLATION
JB	WEATHERPROOF IN-GROUND 12"X15"JUNCTION BOX
J	WEATHERPROOF IN-GROUND OR POLE-MOUNTED JUNCTION BOX (SIZE PER NEC)

DEVELOPMENT REVIEW COMMITTEE
MARION COUNTY, FLORIDA

APPROVED FOR: 30224
PERMIT DATE: 09/25/23
EXPIRATION DATE: 9/25/25

All construction shall conform to the construction standards contained in the Marion County Land Development Code, latest revision. Areas of the right-of-way disturbed during construction shall be dressed and sodded. Sand and mulch may be used if approved by the County Engineer or designee.

NOTICE
Approval of these plans is limited to construction under the jurisdiction of Marion County and does not substitute nor waive the requirements of other agencies, but additional permits, as applicable, by state and/or federal agencies.

RECEIVED
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Cabral Engineering Inc
Engineering • Consulting • Project Management
1827 NE 44th Street, Suite 305
Fort Lauderdale, FL 33308
(305) 246 - 4491 C.A. No. 32227

PROJECT NO.: 23-CEI
DATE: 04/17/2023
SCALE: AS SHOWN
DESIGNED BY: FC
DRAWN BY: MC
CHECKED BY: FC

GENERAL NOTES, SPECIFICATIONS AND LEGENDS

ROTARY SPORTSPLEX OF MARION COUNTY SOCCER FIELDS

3200 SE MARICAMP RD., OCALA, FL 34480

SHEET NUMBER
E001

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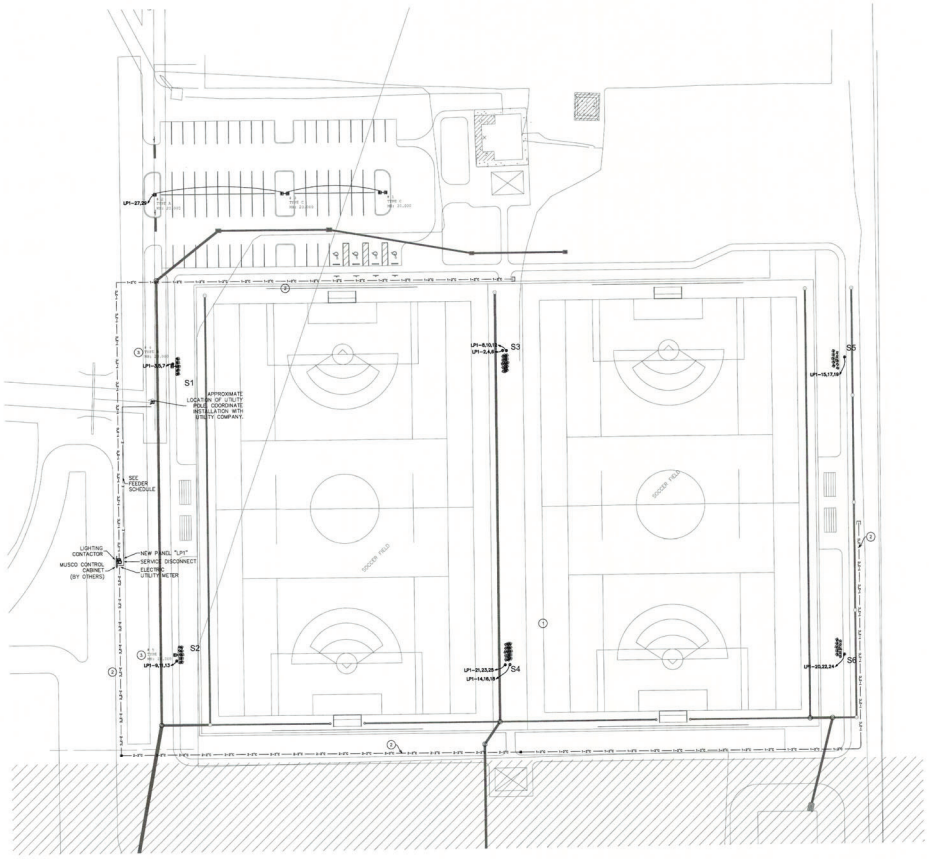

1 E101 SITE ELECTRICAL AND LIGHTING PLAN

0 20' 40' 80' 120'

1" = 40' 0"

N

GENERAL NOTES

1. LIGHT FIXTURE LOCATIONS ARE DIAGRAMMATIC IN SCALE. THEY ARE SHOWN LARGER THAN SCALE FOR CLARITY AND EASE OF IDENTIFICATION. CONTRACTOR SHALL COORDINATE FINAL FIXTURE INSTALLATION ORIENTATION WITH LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
2. SEE PANEL SCHEDULE FOR CONDUCTOR SIZE.
3. WHERE REQUIRED BY INSTALLATION ENVIRONMENT, ALL POWER CONDUCTORS SHALL BE COPPER with XHHW-2 insulation and conform to the construction standards contained in the Marion County Land Development Code. Interpretation rests with the Office of the County Engineer. Other construction standards may be applicable, but shall be secondary to the above listed standards.
4. THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE APPROXIMATE. CONTRACTOR SHALL LOCATE ALL UTILITIES IN THE FIELD BY HAND DIGGING IN THE MANNER OVER THE UTILITIES. CONTRACTOR SHALL VERIFY CONDITIONS AND DIMENSIONS OF THE EXISTING UTILITIES PRIOR TO COMMENCING WORK.
5. ALL CONDUIT LOCATIONS SHOWN ON THIS SHEET ARE DIAGRAMMATIC. CONTRACTOR SHALL FIELD VERIFY AND COORDINATE ALL CONDUIT REQUIREMENTS BEFORE PROCURING CONDUITS.
6. COORDINATE THE FINAL ROUTING OF NEW UNDERGROUND UTILITIES WITH EXISTING UTILITIES AS WELL AS NEW PROPOSED UTILITIES PROVIDED AS PART OF THIS PACKAGE.
7. DO NOT ROUTE NEW CABLES/CONDUITS DIRECTLY BELOW THE ROOT BALLS OF PROPOSED TREES. COORDINATE THE INSTALLATION OF ALL UNDERGROUND UTILITIES WITH PROPOSED LANDSCAPING.
8. CONTRACTOR SHALL CONSULT CIVIL DRAWINGS FOR ELEVATION AND DIAMETER OF EXISTING AND PROPOSED PIPES.
9. ALL SITE LIGHTING FIXTURES SHALL BE WIRED VIA LIGHT POLE JUNCTION BOX. NOT SHOWN FOR CLARITY, SEE DETAILS ON SHEET E701.
10. ALL EXTERIOR LIGHTING CIRCUITS SHALL BE WIRED VIA LIGHTING CONTACTOR.
11. SEE LUMINAIRE SCHEDULE FOR LIGHTING FIXTURE CONFIGURATIONS.
12. CONTRACTOR SHALL CONSULT OWNER FOR ALL FIXTURE/POLE COLOR SELECTIONS.
13. CONTRACTOR SHALL CONTACT DANNY SHELDON (MUSCO) AT 352-665-0578, DANNY.SHELDON@MUSCO.COM, FOR SOCCER FIELD LIGHTING CONTROL SPECIFICATIONS.
14. HATCHED AREA NOT IN SCOPE.

KEYED NOTES (X)

1. ELECTRICAL INSTALLATION. SEE SHEET E701 FOR DETAILS.
2. CONDUIT FOR FUTURE USE. CAP CONDUIT AS REQUIRED.
3. TYPE "B" LIGHT FIXTURES #4 AND #5 TO BE POWERED AND CONTROLLED BY MUSCO CABINET.

DEVELOPMENT REVIEW COMMITTEE
MARION COUNTY, FLORIDA
APPROVAL DATE: 09/25/23
EXPIRATION DATE: 09/25/25

NOTICE
The approval of this plan is limited to construction and operation within the jurisdiction of Marion County and does not relieve the owner/developer of other agencies for additional permits, if applicable, or state and/or federal permits.

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(321) 214-1401 EB # 30287

FRANCISCO J CABRAL LICENSE No. 87110 STATE OF FLORIDA PROFESSIONAL ENGINEER
FRANCISCO J CABRAL - FL PE87110

CD PROJECT 22.57
DATE 04.27.2023
SCALE AS SHOWN
DESIGNED BY FC
DRAWN BY MC
CHECKED BY FC

SITE ELECTRICAL AND LIGHTING PLAN

ROTARY SPORTSPLEX OF MARION COUNTY SOCCER FIELDS
5220 SE MARICAMP RD, OCALA, FL 34480

SHEET NUMBER
E101

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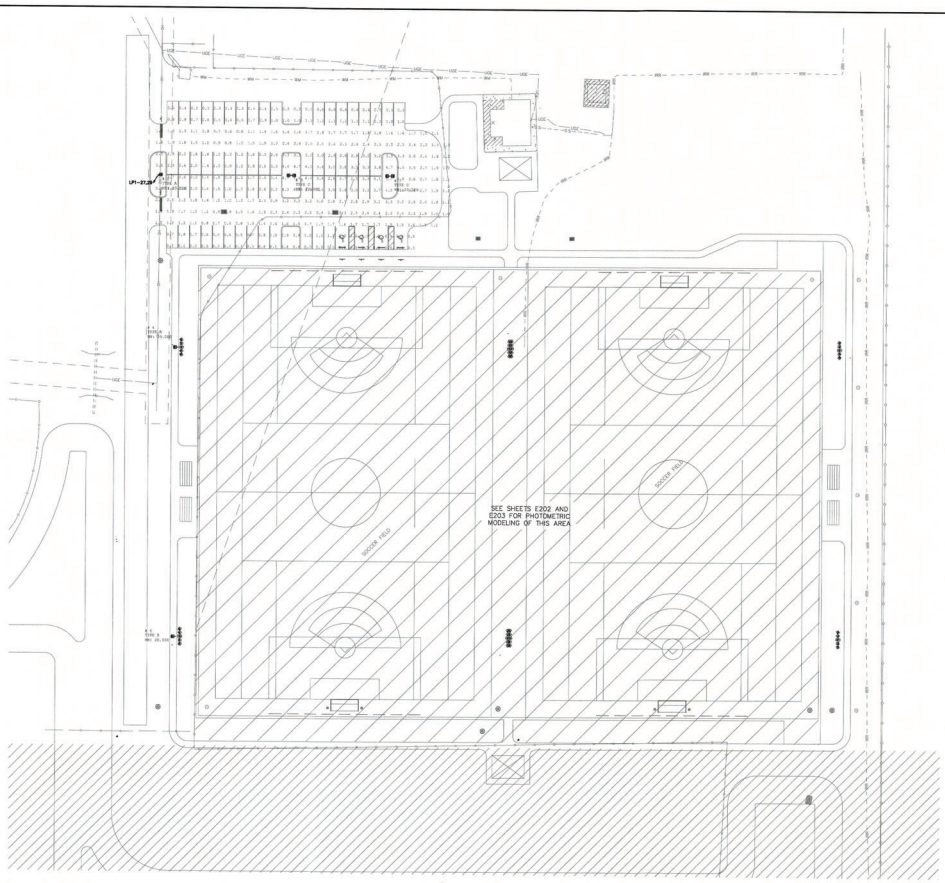

1 E201 PHOTOMETRIC PLAN
0 20' 40' 80' 120'
1" = 40' 0"

GENERAL NOTES

1. LIGHT FIXTURE SYMBOLS ARE DRAWN LARGER THAN SCALE. THEY ARE SHOWN LARGER FOR CLARITY AND EASE OF IDENTIFICATION. CONTRACTOR SHALL COORDINATE FIXTURE INSTALLATION ORIENTATION WITH LANDSCAPE ARCHITECT.
2. SEE PANEL SCHEDULES FOR CONDUCTOR SIZE.
3. WHERE REQUIRED BY INSTALLATION ENVIRONMENT, ALL POWER CONDUCTORS SHALL BE COPPER WITH 90°C RATED INSULATION.
4. THE LOCATIONS OF EXISTING UTILITIES ARE APPROXIMATE IN NATURE AND MANNER ONLY. CONTRACTOR SHALL VERIFY CONDITIONS AND LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO COMMENCING WORK.
5. ALL CONDUIT RUNS SHOWN ON PLANS ARE DIAGRAMMATIC IN NATURE. CONTRACTOR TO VERIFY AND COORDINATE ALL CONDUIT REQUIREMENTS WITH ALL TRADES. CONTRACTOR SHALL VERIFY THOSE REQUIREMENTS BEFORE PROCURING CONDUITS.
6. COORDINATE THE FINAL ROUTING OF NEW UNDERGROUND UTILITIES WITH EXISTING UTILITIES AS WELL AS NEW PROPOSED UTILITIES PROVIDED AS PART OF THIS PACKAGE.
7. DO NOT ROUTE NEW CABLES/CONDUITS DIRECTLY BELOW THE ROOT BALLS OF PROPOSED TREES. COORDINATE THE INSTALLATION OF ALL UNDERGROUND UTILITIES WITH PROPOSED LANDSCAPING.
8. CONTRACTOR SHALL CONSULT CIVIL DRAWINGS FOR ELEVATION AND DIAMETER OF EXISTING AND PROPOSED PIPES.
9. ALL SITE LIGHTING FIXTURES SHALL BE WIRED VIA LIGHT POLE JUNCTION BOX, NOT SHOWN FOR CLARITY. SEE DETAILS ON SHEET E701.
10. ALL EXTERIOR LIGHTING CIRCUITS SHALL BE WIRED VIA LIGHTING CONTACTOR.
11. SEE LUMINAIRE SCHEDULE FOR LIGHTING FIXTURE CONFIGURATIONS.
12. CONTRACTOR SHALL CONSULT OWNER FOR ALL FIXTURE/POLE COLOR SELECTIONS.
13. HATCHED AREA NOT IN SCOPE.

DEVELOPMENT REVIEW COMMITTEE
MARION COUNTY, FLORIDA
APPROVAL DATE: 09/25/23
EXPIRATION DATE: 9/25/25

NOTICE
The approval of these plans is limited to construction shall conform to the construction standards contained in the Marion County Land Development Code. Modification, Areas of the preliminary approved plans construction shall be granted only by the Development Services Director, and NOWHERE may be construed to imply approval of any violations of the Marion County Land Development Code, or any other local, state, and federal laws, regulations, or ordinances.

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Proposed Parking	Illuminance	Fc	1.81	5.7	0.3	6.03	19.00

Photometric Model Parameters							
Symbol	Tag	Qty	Label	LLF	Lum. Watts	Description	[MANUFAC]
	B	2	NV-1-T3-48L-7-40K-RSS	1.000	104	NV-1-T3-48L-7-40K-UNV-HSS	NLS Lighting LLC
	C	2	NV-1-T5-48L-7-40K_ DOUBLE	1.000	104	NV-1-T5-48L-7-40K	NLS Lighting, LLC

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FRANCISCO J. CABRAL JR., P.E. #67110

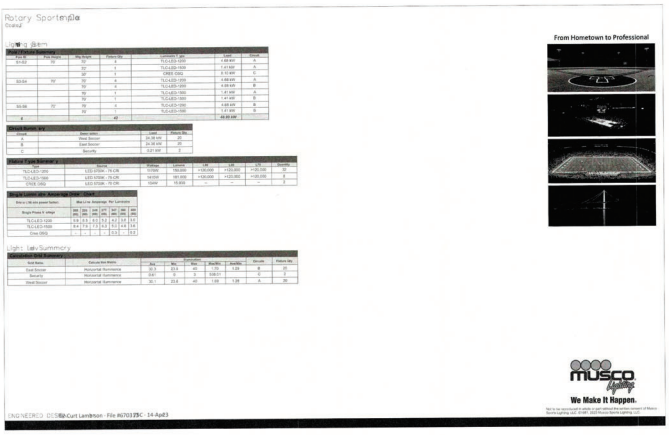
No.	REVISIONS	DATE	BY

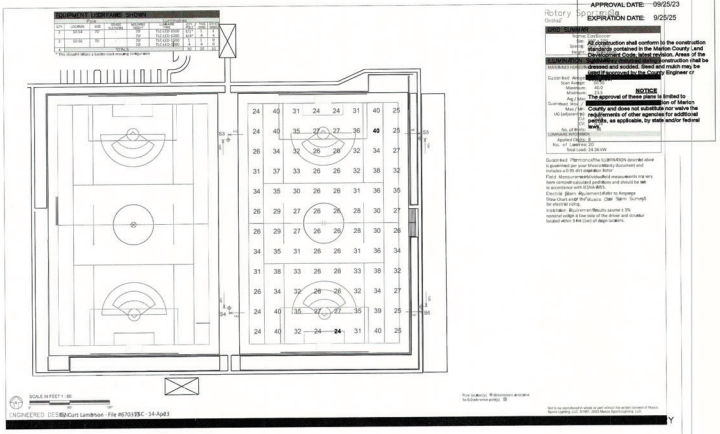
CEI PROJECT 2023
DATE 04/17/2023
SCALE AS SHOWN
DESIGNED BY FC
DRAWN BY MC
CHECKED BY FC

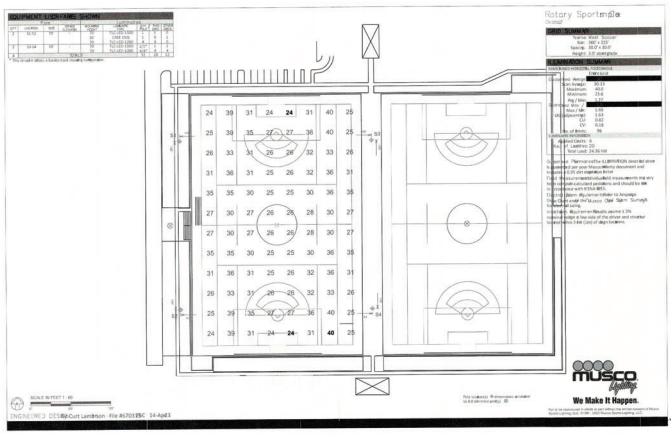
PARKING LOT PHOTOMETRIC PLAN

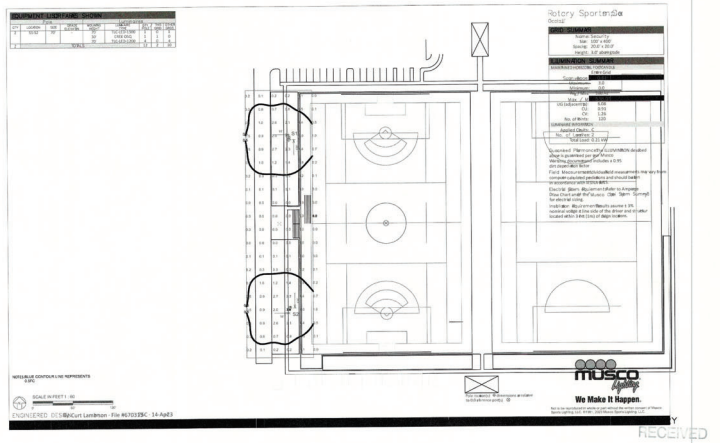
ROTARY SPORTSPLEX OF MARION COUNTY SOCCER FIELDS
5320 SE MAXCAMP RD, OCALA, FL 34480

SHEET NUMBER
E201









GENERAL NOTES:

1. SOCCER FIELD PHOTOMETRIC LAYOUT DRAWING COMPLETED FOR REFERENCE ONLY.

DEVELOPMENT REVIEW COMMITTEE
MARION COUNTY, FLORIDA

APPLICATION #: 30224
APPROVAL DATE: 09/25/23
EXPIRATION DATE: 9/25/25

All construction shall conform to the construction standards contained in the Marion County Land Development Code, latest revision. Areas of the right-of-way disturbed during construction shall be grassed and sodded. Sod and mulch may be required as directed by the County Engineer or designee.

NOTICE
The approval of these plans is limited to the requirements of Marion County and does not substitute nor waive the requirements of other agencies for additional permits, as applicable, by state and/or federal laws.

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(321) 214-1401 CA. No. 33257

FRANCISCO J. CABRAL, P.E. #87110
No. 87110
STATE OF FLORIDA
PROFESSIONAL ENGINEER
11/9/2023

CE PROJECT	22.57	
DATE	04.27.23	
SCALE	AS SHOWN	
DESIGNED BY	FC	
DRAWN BY	MC	
CHECKED BY	FC	

No.	REVISIONS	DATE	BY

SOCCER FIELDS
PHOTOMETRIC PLANS

ROTARY SPORTSPLEX
OF MARION COUNTY
SOCCER FIELDS

5320 SE MARICAMP RD, OCALA, FL 34480

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GENERAL NOTES:

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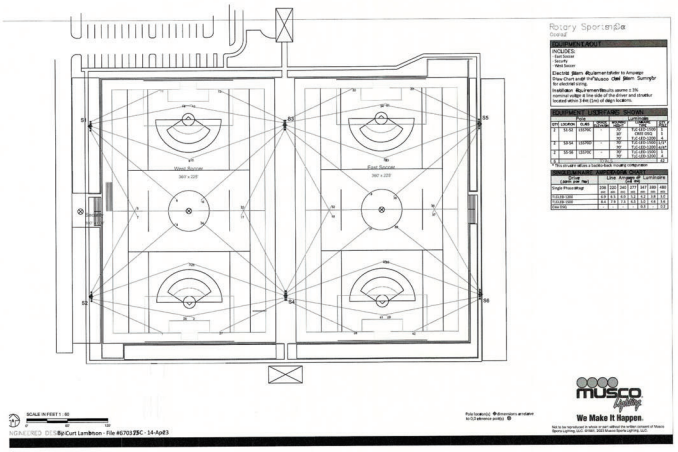

DEVELOPMENT REVIEW COMMITTEE
MARION COUNTY, FLORIDA

APPLICATION #: 30224
APPROVAL DATE: 09/25/23
EXPIRATION DATE: 9/25/25

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NOTICE
The approval of these plans is limited to the portion of the site within the jurisdiction of Marion County and under the jurisdiction nor waive the requirements of other agencies for additional permits, as applicable, by state and/or federal laws.

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Engineering – Consulting – Project Management
1008 Town Center Dr. Oviedo, FL 32765
(321) 214-1401 EB # 30227

PROFESSIONAL ENGINEER LICENSE No. 87110 STATE OF FLORIDA
FRANCISCO J. CABRAL – FL PE #87110

CE: PROJECT 22.57
DATE 04-17-2023
SCALE AS SHOWN
DESIGNED BY: FC
DRAWN BY: MC
CHECKED BY: FC

SOCCER FIELDS
PHOTOMETRIC PLANS

ROTARY SPORTSPLEX
OF MARION COUNTY
SOCCER FIELDS

5220 SE MARICAMP RD, OCALA, FL 34480

SHEET NUMBER
E203

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208V SINGLE PHASE CIRCUIT LENGTH

BREAKER AMPACITY (AMPS)	MAX CIRCUIT LOAD (AMPS)	MAX LENGTH (FT)											
		#12 AWG	#10 AWG	#8 AWG	#6 AWG	#4 AWG	#3 AWG	#2 AWG	#1 AWG	1/0	2/0	3/0	4/0
20	4	378	584	928	1496	-	-	-	-	-	-	-	-
20	8	189	292	464	739	-	-	-	-	-	-	-	-
20	12	120	189	309	498	774	-	-	-	-	-	-	-
20	16	86	137	223	361	584	-	-	-	-	-	-	-
30	24	-	86	154	240	395	500	-	-	-	-	-	-
40	32	-	-	120	189	292	370	460	580	-	-	-	-
50	40	-	-	86	137	240	300	360	460	620	-	-	-
60	48	-	-	-	120	189	250	310	385	520	610	760	-
70	56	-	-	-	-	172	210	260	335	445	515	655	825
80	64	-	-	-	-	150	185	230	290	380	450	575	725
90	72	-	-	-	-	-	162	200	260	340	400	510	640
100	80	-	-	-	-	-	148	185	230	310	365	460	580
110	88	-	-	-	-	-	-	165	210	280	330	420	525
125	100	-	-	-	-	-	-	-	180	245	290	365	460
150	120	-	-	-	-	-	-	-	-	205	240	310	385

NOTE:
1. FOR 240V SINGLE PHASE, MULTIPLY LENGTH BY 1.15.
2. FOR 277V SINGLE PHASE, MULTIPLY LENGTH BY 1.32.
3. FOR 480V SINGLE PHASE, MULTIPLY LENGTH BY 2.3.

208V THREE PHASE CIRCUIT LENGTH

BREAKER AMPACITY (AMPS)	MAX CIRCUIT LOAD (AMPS)	MAX LENGTH (FT)											
		#12 AWG	#10 AWG	#8 AWG	#6 AWG	#4 AWG	#3 AWG	#2 AWG	#1 AWG	1/0	2/0	3/0	4/0
20	4	421	649	1040	-	-	-	-	-	-	-	-	-
20	8	210	325	520	832	-	-	-	-	-	-	-	-
20	12	134	210	347	561	875	-	-	-	-	-	-	-
20	16	96	153	250	407	660	-	-	-	-	-	-	-
30	24	-	96	173	270	447	568	-	-	-	-	-	-
40	32	-	-	135	213	330	420	525	662	-	-	-	-
50	40	-	-	97	155	272	341	411	525	707	-	-	-
60	48	-	-	-	135	214	284	354	439	593	697	868	-
70	56	-	-	-	-	195	239	297	382	508	589	749	946
80	64	-	-	-	-	170	210	263	331	434	514	657	831
90	72	-	-	-	-	-	184	228	297	388	457	583	734
100	80	-	-	-	-	-	168	211	263	354	417	526	665
110	88	-	-	-	-	-	-	189	240	320	377	480	602
125	100	-	-	-	-	-	-	-	206	280	332	417	528
150	120	-	-	-	-	-	-	-	-	234	275	355	442

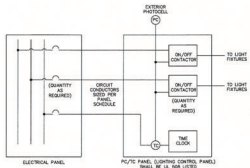
NOTE:
1. FOR 240V 3-PHASE, MULTIPLY LENGTH BY 1.15.
2. FOR 480V 3-PHASE, MULTIPLY LENGTH BY 2.3.

120V SINGLE PHASE CIRCUIT LENGTH

BREAKER AMPACITY (AMPS)	MAX CIRCUIT LOAD (AMPS)	MAX LENGTH (FT)				
		#12 AWG	#10 AWG	#8 AWG	#6 AWG	#4 AWG
20	4	220	340	540	870	-
20	8	110	170	270	430	690
20	12	70	110	180	290	450
20	16	50	80	130	210	340
30	24	-	50	90	140	230
40	32	-	-	70	110	170
50	40	-	-	50	80	140
60	48	-	-	-	70	110
70	56	-	-	-	-	100

CIRCUIT NOTES

1. UON, CIRCUIT MAXIMUM DISTANCE IS BASE 50N NEC CHAPTER 9, TABLE 8 CONDUCTOR PROPERTIES FOR COATED COPPER CONDUCTORS AT 75 DEGREES CELSIUS. CONTRACTOR SHALL RECALCULATE AMPACITIES AND CIRCUIT LENGTHS WHEN USING ALUMINUM OR IF A DIFFERENT TEMP ADJUSTMENT IS REQUIRED.
2. BASED ON MAXIMUM 3% VOLTAGE DROP.
3. BASED ON UP TO 3 CURRENT-CARRYING CONDUCTORS IN A RACEWAY. CONTRACTOR SHALL DE-RATE PER NEC IF INSTALLING MORE THAN 3 CURRENT-CARRYING CONDUCTORS IN A SINGLE RACEWAY.
4. CONTRACTOR SHALL SIZE CONDUIT BASED ON TYPE FOR A MAXFILL OF 40%.
5. CONTRACTOR SHALL SIZE GROUND CONDUCTOR PER NEC AND INCREASE AS REQUIRED FOR VOLTAGE DROP.



2 E701 PC/TC PANEL DIAGRAM N.T.S.

LIGHT CONTROL NOTES

1. FURNISH ALL LABOR AND MATERIAL REQUIRED FOR A COMPLETE LIGHTING CONTROL SYSTEM. CONTRACTOR SHALL COORDINATE WITH EH MANUFACTURER AND PROVIDE ANY ALL SERVICE HOURS BY THE MANUFACTURER'S SERVICE REPRESENTATIVE IN ORDER TO PROGRAM THE LIGHTING CONTROL PANEL AND CERTIFY CLOSE OUT DOCUMENTS. SITE LIGHTING CONTROLS SHALL MEET THE REQUIREMENTS OF NEMA MG1-2010. ALL ENCLOSURES SHALL BE HINGED DOOR, NEMA 3R RATED, UNLESS INSTALLED INDOORS.
2. CONTRACTOR SHALL CONSULT OWNER AND/OR LANDSCAPE ARCHITECT FOR DESIRED OPERATION SCHEME.
3. PHOTOCELL CONTROLLED (PC) LIGHTING SHALL TURN ON AND OFF BASED ON THE AUTOMATIC LIGHT SENSOR SWITCH (PHOTOCELL). INCLUDE A TIME DELAY FEATURE TO PREVENT INTERMITTENT SWITCHING. PHOTOCELL SHALL BE CONDUIT MOUNTED ON THE ROOF OF THE SERVICE EQUIPMENT FACING NORTH. USE TORK #2101 OR EQUAL.
4. CIRCUIT BREAKERS FEEDING LIGHTING CIRCUITS ARE SHOWN ON THE PANEL SCHEDULES AND PROVIDE OVERCURRENT AND SHORT CIRCUIT PROTECTION. SWITCHING IS CONTROLLED BY THE LIGHTING RELAYS IN THE CONTROL PANEL. EACH CIRCUIT SHALL HAVE ITS OWN RELAY.

DEVELOPMENT REVIEW COMMITTEE
MARION COUNTY, FLORIDA

APPLICATION #: 30224
APPROVAL DATE: 09/25/23
EXPIRATION DATE: 9/25/25

All construction shall conform to the construction standards contained in the Marion County Land Development Code, latest revision. Areas of the right-of-way disturbed during construction shall be dressed and sodded. Seed and mulch may be used if approved by the County Engineer or designee.

NOTICE PANEL
The approval of these plans is limited to construction under the jurisdiction of Marion County and does not substitute for or waive the requirements of other agencies that additional permits may be required. Check with applicable agencies for additional permits.

208Y/120V 3P 4W

RECEIVED
Marion County
Office of County Engineer

ELECTRICAL RISER DIAGRAM NOTES

1. UON, ALL CONDUCTORS SHALL BE COPPER.
2. COORDINATE INSTALLATION AND ALL REQUIREMENTS WITH UTILITY COMPANY
3. CONTRACTOR SHALL NOT USE CALCULATION LENGTHS TO ORDER CONDUIT AND/OR CONDUCTORS. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ENOUGH MATERIAL FOR A COMPLETE INSTALLATION.

SHORT CIRCUIT NOTES NOTES

1. UTILITY TRANSFORMER FAULT CURRENT VALUE OBTAINED FROM DUKE ENERGY REQUIREMENTS PUBLICATION DATED 4/1/2021.
2. CONTRACTOR SHALL REPORT TO ENGINEER IF FINAL LENGTHS ARE SIGNIFICANTLY SHORTER THAN THE FOOTAGE SHOWN ON DRAWINGS AS THIS CHANGE MAY AFFECT THE SHORT CIRCUIT RATING OF DOWNSTREAM EQUIPMENT.
3. SCA REPRESENTS THE MINIMUM REQUIRED SHORT-CIRCUIT RATING FOR EQUIPMENT.

VOLTAGE DROP NOTES

1. CONTRACTOR SHALL NOT USE DISTANCES USED FOR CALCULATING VOLTAGE DROP TO ESTIMATE PRICING (TAKEOFFS). CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF ALL DISTANCES AND VOLTAGE DROP VERIFICATION IF THE ACTUAL DISTANCE IS GREATER THAN SHOWN.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING SUFFICIENT MATERIAL FOR A COMPLETE INSTALLATION.

3 E701 ELECTRICAL RISER DIAGRAM N.T.S.

FEEDER SCHEDULE

ID	FEEDER AMPS	CONDUIT AND FEEDER	CONDUIT SIZE
400.A	400	(2)#2-1/2"C,3#250kcmil AL,#250kcmil AL N,#2G	2-1/2"C
400.B	400	(2)#2-1/2"C,3#250kcmil AL,#250kcmil AL N,#2G	2-1/2"C

USE CU GROUNDS

FAULT CURRENT SCHEDULE

DEVICE	FAULT	AIC RATING	L-L VOLTS	FEEDER		TRANSFORMER		
				SIZE	LENGTH	KVA	Z%	FAULT AT PRIMARY
UTIL XFRM	31,246	65,000	208V			225	2	UTILITY
SVC DISC	11,148	35,000	208V	(2)#250kcmil AL	170'			
LP1	10,617	35,000	208V	(2)#250kcmil AL	12'			

VOLTAGE DROP SCHEDULE

DEVICE	FEEDER		
	VOLTAGE DROP	WIRE SIZE	LENGTH
SVC DISC	2.12%	(2)#250kcmil AL	170'
LP1	2.27%	(2)#250kcmil AL	12'

LP1

ROOM
MOUNTING SURFACE
FED FROM SVC DISC
NOTE

VOLTS 208Y/120V 3P 4W
BUS AMPS 400
NEUTRAL 100%

AIC 35,000
MAIN BKR MLO
LUGS STANDARD

CKT #	CKT BKR	CIRCUIT DESCRIPTION	LOAD AMPS A	B	C	CKT #	CKT BKR	CIRCUIT DESCRIPTION	LOAD AMPS A	B	C
1	20/1	PKNG LIGHTING	4.33			2	40/3	EAST SOCCER S3	25.2		
3	40/3	EAST SOCCER S1		25.2		4	|			25.2	
5	|				25.2	6	|				25.2
7	|		25.2			8	40/3	WEST SOCCER S3	25.2		
9	40/3	EAST SOCCER S2		25.2		10	|			25.2	
11	|				25.2	12	|				25.2
13	|		25.2			14	40/3	WEST SOCCER S4	25.2		
15	40/3	WEST SOCCER S5		25.2		16	|			25.2	
17	|				25.2	18	|				25.2
19	|		25.2			20	40/3	WEST SOCCER S6	25.2		
21	40/3	EAST SOCCER S4		25.2		22	|			25.2	
23	|				25.2	24	|				25.2
25	|		25.2			26	20/1	SPACE	0		
27	20/1	SPACE		0		28	20/1	SPACE		0	
29	20/1	SPACE			0	30	20/1	SPACE			0
31	20/1	SPACE	0			32	20/1	SPACE	0		
33	20/1	SPACE		0		34	20/1	MUSCO CONTROL CABINET		16.7	
35	20/1	SPACE			0	36	20/1	SVCE RECEPTACLE			1.5
37	20/1	SPACE	0			38	30/3	SPD	0		
39	20/1	SPACE		0		40	|			0	
41	20/1	SPACE			0	42	|				0
								TOTAL CONNECTED KVA BY PHASE	24.7	26.2	24.4

	CONN AMPS	CALC AMPS			CALC AMPS
LIGHTING	203	254	(125%)	TOTAL LOAD	260
RECEPTACLES	6.05	6.05	(50%>10)		

LUMINAIRE SCHEDULE

TAG	SYMBOL	MH (FT)	MOUNTING	MODEL	INPUT WATTS	VOLTS	MANUF	QUANTITY
TYPE A		20	POLE	NV-1-T5-48L-7-40K	104	120V 1P 2W	NLS LIGHTING	3
TYPE B		20	POLE	NV-1-T5-48L-7-40K-HSS	104	120V 1P 2W	NLS LIGHTING	2

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Engineering – Consulting – Project Management
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(352) 789-4961 CA No. 32957

REVISIONS | No. | DATE | BY

FRANCISCO J CABRAL — No. 87110 — STATE OF FLORIDA — PROFESSIONAL ENGINEER

CE: PROJECT 22.57
DATE 04/17/2023
SCALE AS SHOWN
DESIGNED BY FC
DRAWN BY MC
CHECKED BY FC

ELECTRICAL DIAGRAMS, SCHEDULES AND DETAILS

ROTARY SPORTSPLEX OF MARION COUNTY SOCCER FIELDS

3220 SE MARICAMP RD, OCALA, FL 34480

SHEET NUMBER
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File Name & Location: H:\My Drive\Cabral\Eng\Projects\ACTIVE DESIGN PROJECTS\SITE PROJECTS\Rotary Sportsplex\V23 Working\Rotary Electrical DM.dwg Layout: E702 Printed: Mon, 17 Apr 2023 - 9:50
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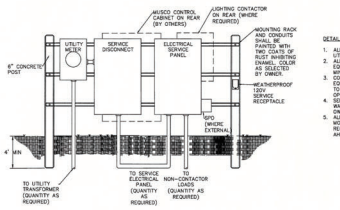
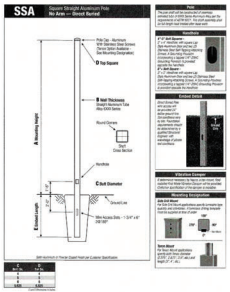
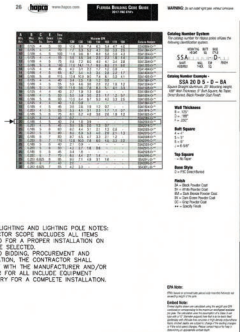


DETAIL NOTES:

1. ALL EQUIPMENT SHALL BE FROM UTILITY–APPROVED LIST.
2. ALL OUTDOOR ELECTRICAL EQUIPMENT SHALL HAVE A MINIMUM NEMA 3R RATING.
3. CONTRACTOR MAY REARRANGE EQUIPMENT IN RACK IN ORDER TO EASE INSTALLATION AND/OR OPERATION.
4. SERVICE EQUIPMENT MAY BE MOUNTED ON CONCRETE WITH OWNER FOR PREFERENCE.
5. ALL EQUIPMENT SHALL BE MOUNTED AT THE HEIGHT REQUIRED BY UTILITY AND/OR AHJ.

5 / E702 ELECTRICAL SERVICE SUGGESTED INSTALLATION
N.T.S.



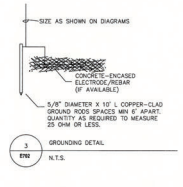


STREET/SITE LIGHTING AND LIGHTING POLE NOTES:

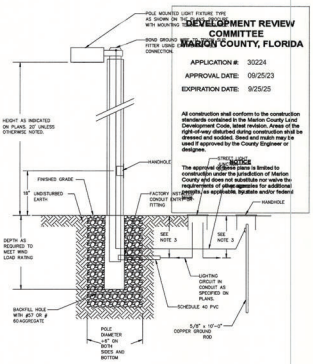
1. CONTRACTOR SCOPE INCLUDES ALL ITEMS REQUIRED FOR A PROPER INSTALLATION ON THE POLE SELECTED.
2. PRIOR TO ORDERING EQUIPMENT AND MATERIALS, THE CONTRACTOR SHALL CONSULT WITH THE MANUFACTURER AND/OR SUPPLIER FOR ALL INCLUDE EQUIPMENT NECESSARY FOR A COMPLETE INSTALLATION.

6 / E702 POLE FOR FIXTURE TYPE A
N.T.S.

4 / E702 FIXTURE A1, A2
N.T.S.



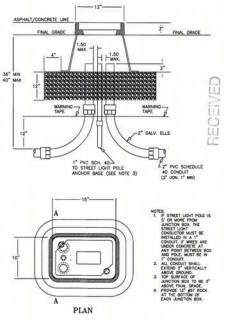
3 / E702 GROUNDING DETAIL
N.T.S.



POLE MOUNTED FIXTURE NOTES:

1. WHERE STRUCTURAL DRAWINGS ARE NOT PROVIDED, WIND RATINGS SHALL BE IN ACCORDANCE WITH THE 2020 EDITION OF THE FBC. POLE, BASE, ANCHOR BOLT AND LIGHT FIXTURE ASSEMBLY SHALL CERTIFIED BY THE MANUFACTURER FOR THE WIND GUST RATING. THE CONTRACTOR SHALL PROCURE THE SERVICES OF A FLORIDA LICENSED STRUCTURAL ENGINEER TO PROVIDE SIGNED AND SEALED CALCULATIONS AND DRAWINGS CERTIFYING THE POLE MOUNTED LIGHT FIXTURE DETAIL AND/OR MODIFYING THE DETAIL AS REQUIRED TO MEET THE WIND GUST RATINGS PER THE FBC.
2. INSTALL SITE LIGHTING AS INDICATED, IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS, NEC AND AHJ STANDARDS.
3. DEPTH MUST COMPLY WITH PER NEC 300.5.
4. PROVIDE AN 10"X15" NI-GROUND JUNCTION BOX SET AT EACH POLE. SEE DETAIL #5/E901.
5. PROVIDE SUFFICIENT SPACE ENCOMPASSING HAND ACCESS AND CABLE ENTRANCE HOLES FOR INSTALLATION OF UNDERGROUND CABLES.
6. PROVIDE BUSSMAN HEB FUSEHOLDER (LITTELFUSE LEB–KK–S) WITH BREAKAWAY RECEPTACLES IN ALL CONDUCTOR RUNNING TO THE TOP OF THE POLE. LOCATE FUSEHOLDER IN THE HANDHOLE OF THE POLE OR IN THE JUNCTION BOX. PROVIDE KTK FUSES IN EACH PHASE CONDUCTOR, SIZED 1.5 TIMES THE MAXIMUM FULL LOAD CURRENT OF DRIVER SERVED BY EACH CONDUCTOR; DO NOT EXCEED RATING OF CIRCUIT OVERCURRENT PROTECTIVE DEVICE. PROVIDE FUSE BLANKS IN NEUTRAL CONDUCTORS. MAKE UP ALL OTHER SPLICES IN POLE OR POLE BASE USING SCOTCHCAST 4OD RESIN FOR WATERTIGHT CONNECTION.
7. PROVIDE EQUIPMENT GROUNDING CONNECTIONS FOR EACH POLE MOUNTED LIGHT FIXTURE INSTALLATION.
8. ALL HARDWARE SHALL BE STAINLESS STEEL.
9. ALL LIGHT FIXTURES SHALL BE FULL CUT–OFF. SEE LIGHT SCHEDULE FOR MODELS.
10. CONTRACTOR SHALL PROCURE ALL REQUIRED MOUNTING HARDWARE.

2 / E702 POLE INSTALLATION DETAIL
N.T.S.



1 / E702 STREET/SITE LIGHT JUNCTION BOX
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FRANCISCO J. CABRAL
No. 87119
STATE OF FLORIDA
PROFESSIONAL ENGINEER
FRANCISCO J CABRAL - FL PE #87119

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DATE	04/17/2023
SCALE	AS SHOWN
DESIGNED BY	FC
DRAWN BY	MC
CHECKED BY	FC

No.	REVISIONS	DATE	BY

ELECTRICAL DIAGRAMS, SCHEDULES AND DETAILS

ROTARY SPORTSPLEX OF MARION COUNTY SOCCER FIELDS

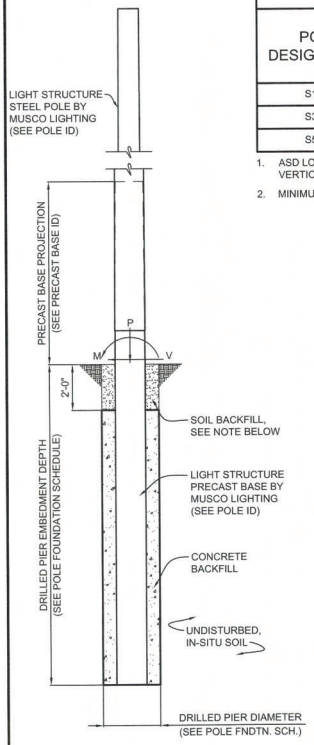
5220 SE MARICAMP RD, OCALA, FL 34480

SHEET NUMBER
E702

POLE FOUNDATION SCHEDULE

POLE DESIGNATION	FORCES (1.)			DRILLED PIER		
	MOMENT (M) FT-LBS	SHEAR (V) LBS	VERTICAL (P) LBS	DIAMETER INCHES	EMBEDMENT DEPTH	CONCRETE BACKFILL YD^3 (2.)
S1, S2	79,865	1,827	2,136	30	14'-0"	1.6
S3, S4	113,693	2,426	3,319	30	16'-0"	1.7
S5, S6	79,144	1,805	2,056	30	14'-0"	1.6

1. ASD LOAD COMBINATION D + 0.6W.
   VERTICAL FORCE IS WEIGHT OF DRESSED POLE (DOES NOT INCLUDE PRECAST BASE WEIGHT).
2. MINIMUM CONCRETE BACKFILL VOLUME, SITE CONDITIONS MAY REQUIRE ADDITIONAL BACKFILL.



POLE FOUNDATION ELEV.

SCALE: NOT TO SCALE

SOIL BACKFILL NOTE:
THE TOP TWO FEET OF ANNULUS SHALL BE BACKFILLED WITH SOIL, WITH A CLASSIFICATION OF CLASS 4 (TABLE 1806.2) OR BETTER. COMPACTION, 95% FOR COHESIVE SOIL AND 98% FOR A COHESIONLESS SOIL BASED UPON STANDARD PROCTOR TESTING (ASTM D698).

PRECAST BASE IDENTIFICATION

PRECAST BASE TYPE	PRECAST BASE WEIGHT	PRECAST BASE LENGTH	PROJECTION ABOVE GRADE	STANDARD EMBEDMENT	OUTSIDE DIAMETER
4B	3,490 LBS	22'-0"	8'-0"	14'-0"	15.75"
5B	4,580 LBS	23'-11"	7'-11"	16'-0"	18.25"

POLE IDENTIFICATION

POLE DESIGNATION	POLE TYPE	PRECAST BASE TYPE	FIXTURE CONFIGURATION (FIX. PER XARM)	FIXTURE AND ACCESSORIES EPA (FT^2)
S1, S2	LSS70C	4B	6 (5)	13.0
S3, S4	LSS70D	5B	10 (5) / (5)	23.3
S5, S6	LSS70C	4B	5 (5)	12.2

- POLES S1 & S2 HAVE (1) CREE OSQ FIXTURE AT 30'-0" AGL INCLUDED ABOVE.

DESIGN NOTES

DESIGN PARAMETERS:
WIND: V_{ult} = 130 MPH, V_{asd} = 101 MPH (EXPOSURE C, RISK CATEGORY II)
PER FBC, 2020 EDITION (ASCE 7-16), SECTION 1609
DESIGN WIND PARAMETERS ARE AS NOTED, HOWEVER, EXPOSURE MUST BE VERIFIED FOR THE SITE BY THE PROFESSIONAL OF RECORD.

GEOTECHNICAL PARAMETERS:
ALLOWABLE END BEARING SOIL PRESSURE: 2,500 PSF
LATERAL SOIL RESISTANCE PARAMETERS:
AS PROVIDED IN GEOTECHNICAL REPORT TABLES, PAGES 9-11
IN ACCORDANCE WITH THE 2020 EDITION OF THE FLORIDA BUILDING CODE, CHAPTER 18.

DESIGN SOIL PARAMETERS ARE AS NOTED. ACTUAL ALLOWABLE SOIL PARAMETERS MUST BE VERIFIED ON SITE. REFERENCE GEOTECHNICAL INVESTIGATION REPORT, NO. CPGT-23-081, PREPARED BY ANDREYEV ENGINEERING, INC.; CLERMONT, FL.

A GEOTECHNICAL ENGINEER OR REPRESENTATIVE OF IS RECOMMENDED (NOT REQUIRED) TO BE AVAILABLE AT THE TIME OF THE FOUNDATION INSTALLATION TO VERIFY THE SOIL DESIGN PARAMETERS AND TO PROVIDE ASSISTANCE IF ANY PROBLEMS ARISE IN FOUNDATION INSTALLATION.

ENCOUNTERING SOIL FORMATIONS THAT WILL REQUIRE SPECIAL DESIGN CONSIDERATIONS OR EXCAVATION PROCEDURES MAY OCCUR. POLE FOUNDATIONS WILL NEED TO BE ANALYZED ACCORDING TO THE SOIL CONDITIONS THAT EXIST. IF ANY DISCREPANCIES OR INCONSISTENCIES ARISE, NOTIFY THE ENGINEER OF SUCH DISCREPANCIES. FOUNDATIONS WILL THEN BE REVISED ACCORDINGLY. REVISIONS WILL BE ANALYZED PER RECOMMENDATIONS DIRECTED BY A REGISTERED ENGINEER.

ALL EXCAVATIONS MUST BE FREE OF LOOSE SOIL AND DEBRIS PRIOR TO FOUNDATION INSTALLATION AND CONCRETE BACKFILL PLACEMENT. TEMPORARY CASINGS OR DRILLERS SLURRY MAY BE USED TO STABILIZE THE EXCAVATION DURING INSTALLATION. CASINGS MUST BE REMOVED DURING CONCRETE BACKFILL PLACEMENT. CONCRETE BACKFILL MUST BE PLACED WITH A TREMIE WHEN SLURRY OR WATER IS PRESENT WITHIN THE EXCAVATION.

CONTRACTOR MUST BE FAMILIAR WITH THE COMPLETE SOIL INVESTIGATION REPORT AND BORINGS, AND CONTACT THE GEOTECHNICAL FIRM (IF NECESSARY) TO UNDERSTAND THE SOIL CONDITIONS AND THE POSSIBILITY OF GROUND WATER PUMPING AND EXCAVATION STABILIZATION OR BRACING DURING PRECAST BASE INSTALLATION AND PLACEMENT OF CONCRETE BACKFILL.

CONCRETE:
CONCRETE SHALL BE AIR-ENTRAINED AND HAVE A MINIMUM COMPRESSIVE DESIGN STRENGTH AT 28 DAYS OF 3,000 PSI. 3,000 PSI CONCRETE SPECIFIED FOR EARLY POLE ERECTION, ACTUAL REQUIRED MINIMUM ALLOWABLE CONCRETE STRENGTH IS 1,000 PSI. ALL PIERS AND CONCRETE BACKFILL MUST BEAR ON AND AGAINST FIRM UNDISTURBED SOIL.

GENERAL NOTES:
FIXTURES MUST BE LOCATED TO MAINTAIN 10'-0" MINIMUM HORIZONTAL CLEARANCE FROM ANY OBSTRUCTION. ENGINEER MUST BE NOTIFIED IF FOUNDATIONS ARE NEAR ANY RETAINING WALLS OR WITHIN / NEAR ANY SLOPES STEEPER THAN 3H : 1V. POLES, FIXTURES, PRECAST BASES, ELECTRICAL ITEMS AND INSTALLATION PER MUSCO LIGHTING.

DEVELOPMENT REVIEW
APPROVED
MARION COUNTY, FLORIDA
PERMIT #: 30224
Marion County will not be responsible for any damage to sod, landscaping or irrigation during construction shall be dressed and sodded. Seed and mulch may be
Approval of this plan by Marion County Engineer is for general conformance only. Marion County does not substitute nor waive the
Marion County Engineer's authority to require corrections to this plan if errors or omissions are discovered after approval.

KYLE G. LACINA LICENSE NO. 62692 STATE OF FLORIDA
Kyle G. Lacina
Digitally signed by Kyle G. Lacina
Date: 2023.04.28 12:12:33 -05'00'
04/28/2023

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY KYLE G. LACINA ON THE DATE ADJACENT TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

KYLE G. LACINA - NO. PE 62692
LICENSE RENEWAL DATE: FEBRUARY 28, 2025

STRUCTURAL ENGINEERS, P.C. - NO. 26361

DRAWING NO. COVERED BY THIS SEAL: S101

ROTARY
SPORTS COMPLEX
FIELD LIGHTING
OCALA, FL

musco lighting
CORPORATE: 100 1ST AVE WEST
OSKALOOSA, IA 52577
(800) 825-6020

STRUCTURAL ENGINEERS, P.C.
114 NICHOLAS DRIVE
MARSHALLTOWN, IOWA 50158
PHONE NUMBER: 641-752-6334
EMAIL: MSL.INFO@SEPC.BIZ

DRAWING TITLE: POLE AND FOUNDATION
SCALE: SEE PLAN
NOTES: SCAN #67031375C

PROJECT NUMBER 67031375

DATE 28 APRIL 2023

DRAWING NUMBER S101
OF ONE

USE OR REPRODUCTION OF THIS INFORMATION OTHER THAN ITS INTENDED PURPOSE FOR THIS PROJECT IS PROHIBITED WITHOUT WRITTEN CONSENT FROM MUSCO SPORTS LIGHTING, LLC.

RECEIVED
Marion County
Office of County Engineer

TOPOGRAPHIC SURVEY
-FOR-
MARION COUNTY

ROTARY SPORTSPLEX
SECTION 36 , TOWNSHIP 15 SOUTH, RANGE 22 EAST
MARION COUNTY, FLORIDA

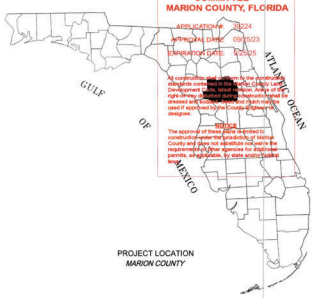
LEGEND

±	MORE OR LESS
A/C	AIR CONDITIONING UNIT
ACSM	AMERICAN CONGRESS ON SURVEYING & MAPPING
A.K.A.	ALSO KNOWN AS
ALTA	AMERICAN LAND TITLE ASSOCIATION
CCR	CERTIFIED CORNER RECORD
CONC	CONCRETE
EL	ELEVATION
FD	FOUND
LB	LICENSED BUSINESS
NO.	NUMBER
ID	IDENTIFICATION
ORB	OFFICIAL RECORDS BOOK
PID#	TAX PARCEL IDENTIFICATION NUMBER
PG	PAGE
PB	PLAT BOOK
CMP	CORRUGATED METAL PIPE
NAVD	NORTH AMERICAN VERTICAL DATUM
NSPS	NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS
FDOT	FLORIDA DEPARTMENT OF TRANSPORTATION
FEMA	FEDERAL EMERGENCY MANAGEMENT AGENCY
ECP	ELLIPTICAL CONCRETE PIPE
BWF	BARBED WIRE FENCE
CLF	CHAIN LINK FENCE
WPF	WOOD PRIVACY FENCE
WRF	WOOD RAIL FENCE
OHU	OVERHEAD UTILITIES
C/L	CENTERLINE
CM	CONCRETE MONUMENT
IP	IRON PIPE
IR	IRON ROD
IRC	IRON ROD AND CAP
NOID	NO IDENTIFICATION
W/	WITH
	FOUND CONCRETE MONUMENT (AS NOTED)
	SANITARY MANHOLE
	SANITARY CLEANOUT
	SEWER VALVE
	STORM MANHOLE
	CATCH BASIN
	TELEPHONE MANHOLE
	WELL (SIZE NOTED)
	IRRIGATION CONTROL VALVE
	WATER METER
	WATER VALVE
	BACKFLOW PREVENTOR
	FIRE HYDRANT
	WATER SPIGOT
	CONCRETE UTILITY POLE
	METAL UTILITY POLE
	WOOD UTILITY POLE
	GUY ANCHOR
	LIGHT POLE
	SIGN
	BOLLARD
	ELECTRIC RISER
	ELECTRIC TRANSFORMER
	ELECTRIC METER
	CABLE TELEVISION RISER
	PULLBOX (ELECTRIC)
	PULLBOX (TIDEC)
	PULLBOX (TELEPHONE)
	PULLBOX (TRAFFIC)
	PULLBOX (TELEVISION)
	TELEVISION RISER
	UNDERGROUND FIBER OPTIC CABLE MARKER
	UNDERGROUND GAS MARKER
	UNDERGROUND CABLE TELEVISION MARKER
	UNDERGROUND ELECTRIC MARKER
	UNDERGROUND TELEPHONE MARKER
	UNDERGROUND WATER LINE MARKER
	UNDERGROUND RECLAIM WATER LINE MARKER
	FLAG POLE
	MAILBOX
	GATE POST
	CHAIN LINK FENCE
	WOOD FENCE
	BARBED WIRE OR WIRE FENCE
	OVERHEAD UTILITY LINE
UGE	UNDERGROUND ELECTRIC
FM	UNDERGROUND FORCE MAIN
SS	UNDERGROUND SANITARY SEWER
G	UNDERGROUND GAS
IRR	UNDERGROUND IRRIGATION
RW	UNDERGROUND RECLAIMED WATER LINE
UNK	UNDERGROUND UNKNOWN LINE
W	UNDERGROUND WATER LINE
TB	TOP OF BANK
TS	TOE OF SLOPE
	EXISTING CONTOUR
	CONCRETE AREA
	ASPHALT AREA
	LINE BREAK
× 10.00	SPOT ELEVATION (HARD SURFACE)
+ 10.0	SPOT ELEVATION (GROUND)

TREE LEGEND:

(CALIPER NOTED INSIDE SYMBOL)

LIVE OAK
PINE



DEVELOPMENT REVIEW COMMITTEE
MARION COUNTY, FLORIDA

APPLICATION #: 23224
APPROVAL DATE: 09/05/23
EXPIRATION DATE: 09/05/25

All construction shall comply with the Land Development Code, latest revision. Area of right-of-way, number outlet, landscaping shall be dressed and sodded per Land Development Code. Use of this approval by any person not the original applicant is at the risk of the user. The approval of these plans is limited to construction under the jurisdiction of Marion County and does not constitute nor carry the requirements of any other agencies for construction permits, where applicable, by state and federal laws.

RECEIVED
Marion County
Office of County Engineer

1 inch = 50 feet

SURVEY NOTES:

1. THIS IS A TOPOGRAPHIC SURVEY AS DEFINED IN CHAPTER 5J-17.050 (1) FLORIDA ADMINISTRATIVE CODE AND IS NOT INTENDED TO BE A BOUNDARY SURVEY AS SUCH. LIMITED MONUMENTATION WAS FIELD LOCATED TO DEPICT AN APPROXIMATE BOUNDARY LINE FOR DESIGN PURPOSES.
2. BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM (NAD) OF 1983 WITH 2011 ADJUSTMENT.
3. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT. EASEMENTS SHOWN HEREON ARE FROM A PREVIOUS SURVEY AND STATUS IS UNKNOWN.
4. WETLAND AREAS, IF EXISTING, WERE NOT ADDRESSED AS A PART OF THIS SURVEY.
5. UNDERGROUND UTILITIES WERE DESIGNATED BY HALFF ASSOCIATES, INC. AND LOCATED BY THIS FIRM AS A PART OF THIS SURVEY. NO SOFT DIG EXERCISES WERE PERFORMED TO VERIFY SIZE OR DEPTH OF A UTILITY.
6. THIS SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL OR ELECTRONIC SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
7. RECORDING REFERENCES (SUCH AS OFFICIAL RECORDS BOOK AND PAGE, AND PLAT BOOK AND PAGE) SHOWN HEREON, REFER TO DOCUMENTS RECORDED IN THE OFFICIAL RECORDS OF MARION COUNTY, FLORIDA.
8. ELEVATIONS SHOWN HEREON ARE PURSUANT TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 AND WERE ESTABLISHED BY GPS BASE/ROVER RTK METHODS. THE ORIGINATING BENCHMARK FOR THE ELEVATIONS DEPICTED HEREON IS NATIONAL GEODETIC SURVEY BENCHMARK 'V 508, SAID POINT BEING A SURVEY DISC SET IN TOP OF A CONCRETE MONUMENT (BAR MAGNET IMBEDDED IN MONUMENT) STAMPED "V 508 2001" AND HAVING AN ELEVATION OF 85.68 FEET.
9. THE AERIAL IMAGE DEPICTED HEREON IS DATED NOVEMBER 4, 2022 AND WAS OBTAINED UTILIZING A PHANTOM 4 R'W UNMANNED AERIAL SYSTEM (UAS). THE PHOTOGRAPHS WERE PROCESSED THROUGH PIX4D SOFTWARE AND CONSTRAINED TO GROUND CONTROL SET BY THIS FIRM. A COPY OF THE QUALITY REPORT CAN BE PROVIDED UPON REQUEST.
10. TOPOGRAPHIC LIMITS WERE SPECIFIED BY CLIENT.

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THE SURVEY REPRESENTED HEREON IS IN ACCORDANCE WITH ALL APPLICABLE REQUIREMENTS OF THE LDC AND MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS.

The seal appearing on this document was authorized by James H. Blair, PSM #6917 on 8/22/23

JAMES H. BLAIR, FLORIDA LICENSED SURVEYOR & MAPPER
FLORIDA REGISTRATION NO. 6917

CFB CONSULTING
CIVIL | SURVEY | PLANNING
SURVEYING

DATE	REVISION / ISSUE DESCRIPTION
8/22/23	ISSUED FOR PERMIT

CLIENT: MARION COUNTY
PROJECT: ROTARY SPORTSPLEX
DRAWN BY: AJS | DATE OF SURVEY: 11/3/2022
CHECKED BY: JHB
FIELD BY: AJS | DATE: 8/22/2023
SCALE: AS SHOWN | SHEET: 1/1

ROTARY SPORTSPLEX
SECTION 36,
TOWNSHIP 15 SOUTH, RANGE 22 EAST
MARION COUNTY, FLORIDA

TOPOGRAPHIC SURVEY
FOR
MARION COUNTY

SHEET 01 OF 01

Marion County

Development Review Committee

Agenda Item

File No.: 2025-21349 **Agenda Date:** 11/17/2025 **Agenda No.:** 6.3.

SUBJECT:
Diamond A Shopping Center - Major Site Plan - Waiver to Major Site Plan in Review
Project #2025100091 #33554
Parcel # 41200-056-04; 41200-056-12 and portion of 41200-056-00
Tillman & Associates Engineering, LLC

LDC 2.1.3 - Order of Plan Approval
CODE states Plans listed below may be reviewed concurrently, but must be approved in the order listed below, when applicable and when the proper land use and zoning are in place: A. Master Plan. B. Preliminary Plat. C. Improvement Plan. D. Final Plat. E. Major Site Plan. However, a Major Site Plan can be substituted for the Improvement Plan and can be approved before approval of the Final Plat in cases when the infrastructure improvements supporting the plat are proposed as part of the Major Site Plan application.
APPLICANT requests a waiver to allow for current approved Improvement Plan (AR #31954) to act as Major Site Plan which will allow owner to pull building permits at their own risk. A hold will be placed on all COs until major site is approved.

November 4, 2025

1 DEPARTMENT: FRMSH - FIRE MARSHAL REVIEW
REVIEW ITEM: 6.18.5 - Access Control Box
STATUS OF REVIEW: INFO
REMARKS: 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.

2 DEPARTMENT: FRMSH - FIRE MARSHAL REVIEW
REVIEW ITEM: NFPA 1 Chapter 11.10.1 - In Building Minimum Radio Signal Strength
STATUS OF REVIEW: INFO
REMARKS: All new buildings and buildings which conduct renovations increasing the total floor space by greater than 50 percent of the floor area must comply with NFPA 1 Chapter 11.10.1. NFPA 1 Chapter 11.10.1 provides for the AHJ to establish minimum standards for in building public safety radio communications. Please be aware that your building will be required to conduct a test for the minimum radio signal strength to determine coverage. If the minimum radio signal strength is deemed insufficient then a radio signal enhancement system must be installed and the building retested to ensure it meets the minimum criteria. Please plan for this early in your project and contact Marion County Fire Rescue with any questions 352-291-8000.

3 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION
REVIEW ITEM: Additional Landscape comments
STATUS OF REVIEW: INFO
REMARKS: Plan is resubmitted for plan type, no revisions to site including Landscape. See previously approved plan AR#31954 for Landscape plans

4 DEPARTMENT: ENGSUR - SURVEY REVIEW
REVIEW ITEM: 6.4.7.A(1) - Show a minimum of two bench marks per site
STATUS OF REVIEW: NO
REMARKS: Please provide second TBM for site.

5 DEPARTMENT: ENGSUR - SURVEY REVIEW
REVIEW ITEM: 6.4.7.A(2 & 3) - Bench mark information shown
STATUS OF REVIEW: NO
REMARKS: Please provide.

6 DEPARTMENT: ENGSUR - SURVEY REVIEW
REVIEW ITEM: 2.12.8 - Provide current boundary and topographic survey less than one year old
STATUS OF REVIEW: NO
REMARKS: Please provide updated boundary and topographic survey.

7 DEPARTMENT: ENGSUR - SURVEY REVIEW
REVIEW ITEM: 2.12.11 - Provide an aerial map of the site with a layout of the development
STATUS OF REVIEW: NO
REMARKS: Please provide overlay of Site Plan Sheet 05.01 on an aerial of site.

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

33554

DEVELOPMENT REVIEW COMMITTEE WAIVER REQUEST FORM

Date: 10/24/25 Parcel Number(s): 41200-056-04; 41200-056-12 and portion Permit Number: AR# 31954 (Imp plan)

A. PROJECT INFORMATION: Fill in below as applicable:

Project Name: Publix Diamond "A" Shopping Center Commercial ☑ Residential ☐
Subdivision Name (if applicable): _____
Unit _____ Block _____ Lot _____ Tract _____

B. PROPERTY OWNER'S AUTHORIZATION: The property owner's signature authorizes the applicant to act on the owner's behalf for this waiver request. The signature may be obtained by email, fax, scan, a letter from the property owner, or original signature below.

Name (print): Diamond A, LLC. c/o Matt Fabian
Signature: _____
Mailing Address: PO BOX 772169 City: Ocala
State: FL Zip Code: 34471 Phone # 352-239-0683
Email address: mattpfabian@gmail.com

C. APPLICANT INFORMATION: The applicant will be the point of contact during this waiver process and will receive all correspondence.

Firm Name (if applicable): Tillman and Associates Engineering LLC Contact Name: Jeffrey McPherson
Mailing Address: 1720 SE 16th Ave Bldg 100 City: Ocala
State: FL Zip Code: 34471 Phone # 352-387-4540
Email address: Permits@tillmaneng.com

D. WAIVER INFORMATION:
Section & Title of Code (be specific): Sec. 2.1.3. - Order of plan approval
Reason/Justification for Request (be specific): Requesting a waiver to allow for currently approved Improvement Plan (AR#31954) to act as Major Site Plan which will allow owner to pull building permits at their own risk. A hold will be placed on all COs until major site plan is approved.

DEVELOPMENT REVIEW USE:
Received By: 10/31/25 Date Processed: 11/4/25 Project # 2025100091 AR # _____

ZONING USE: Parcel of record: Yes ☐ No ☐ **Eligible to apply for Family Division: Yes ☐ No ☐**
Zoned: _____ ESOZ: _____ P.O.M. _____ Land Use: _____ **Plat Vacation Required: Yes ☐ No ☐**
Date Reviewed: _____ Verified by (print & initial): _____

Revised 6/2021

DIAMOND "A" SHOPPING CENTER

MAJOR SITE PLAN

SECTION 9 , TOWNSHIP 17 SOUTH, RANGE 21 EAST
MARION COUNTY, FLORIDA

PERMITS:

1. MARION COUNTY PUD - FILE #20191107Z (APPROVED 05-11-2021)
2. S.W.F.W.M.D. - MASS GRADING PLAN - E.R.P. #45525.000 (APPROVED 11-23-2021)
3. MARION COUNTY - PRELIMINARY PLAN - APP. #31953
4. MARION COUNTY - IMPROVEMENT PLAN - APP. #31954
5. MARION COUNTY MAJOR SITE PLAN - PENDING #33554
6. S.W.F.W.M.D. - E.R.P. #43044106.010 (APPROVED 04-04-2025)
7. FDEP - POTABLE WATER - PERMIT #0112239-168 DSGP (APPROVED 05-19-2025)
8. FDEP - SANITRY SEWER -
9. FDEP - NPDES (By Others)

WAIVERS:

6.12.4 - PLAN AND PROFILE
APPLICANT REQUEST WAIVER. PER MARION COUNTY LDC, SEC 6.12.4, PLAN AND PROFILES ARE REQUIRED FOR ROADWAYS. THE PROPOSED ACCESS POINTS IN QUESTION ARE DRIVEWAYS, WHICH DO NOT REQUIRE PLAN AND PROFILES. AS DEMONSTRATED ON OUR GRADING PLANS, WE HAVE PROVIDED SUFFICIENT INFORMATION FOR CONSTRUCTION PURPOSES AND HAVE CONFIRMED THERE ARE NO UTILITY CONFLICTS, ETC

2.18.4.C - COMMENCE CONSTRUCTION PRIOR TO IMPROVEMENT PLAN APPROVAL
WAIVER REQUESTED TO COMMENCE WORK PRIOR TO IMPROVEMENT PLAN APPROVAL AT THE DEVELOPER'S RISK. WE WOULD LIKE TO START SITE GRADING AND THE UTILITY ONCE FDEP PERMITS ARE OBTAINED.

LDC 2.1.3 - ORDER OF PLAN APPROVAL
APPLICANT REQUESTS WAIVER FOR THE APPROVAL OF PUBLIX DIAMOND "A" SHOPPING CENTER PRELIMINARY PLAT AND IMPROVEMENT PLAN APPROVAL PRIOR TO THE MASTER PLAN APPROVAL.

6.12.5A - CROSS SECTIONS
APPLICANT REQUEST ELIMINATION OF THE REQUIREMENT FOR PROVIDING CROSS SECTIONS. AS DEMONSTRATED ON OUR GRADING PLANS, WE HAVE PROVIDED SUFFICIENT INFORMATION FOR CONSTRUCTION PURPOSES AND HAVE CONFIRMED THERE ARE NO UTILITY CONFLICTS, ETC. APPLICANT REQUEST THE APPROVAL OF A DEVIATION LETTER.

6.8.8 - BUILDING LANDSCAPE
APPLICANT REQUEST WAIVER TO NOT PROVIDE BUILDING LANDSCAPE ADJACENT TO THE BUILDINGS. ARCHITECTURAL FEATURE INCLUDING DECORATIVE PARAPETS WITH BREAKS IN ELEVATION AND STORE FRONT CANOPIES TO BE MORE VISUALLY APPEALING AND NOT OBSTRUCT THE VIEWS OF THE RETAIL BUSINESSES. LANDSCAPE SCREENING HAS BEEN PROVIDED ON THE PROJECT BOUNDARIES AND INTERNAL LANDSCAPING IS PROVIDED WITHIN THE PARKING AND OPENED AREA.

6.12.2 RIGHT OF WAY
APPLICANT IS REQUESTING PUBLIC RIGHT OF WAY EASEMENT INSTEAD OF PUBLIC RIGHT OF WAY DEDICATION FOR THE 8' SIDEWALK ADJACENT TO THE PROPOSED TURN LANES. A 6' RIGHT OF WAY DEDICATION IS PROPOSED ALONG THE RIGHT TURN LANES TO KEEP ALL ROADWAY IMPROVEMENTS WITHIN THE RIGHT OF WAY AND THE 8' SIDEWALK WILL RUN ADJACENT TO THE 20' WIDE 475A BUFFER EASEMENT THAT HAS PROVISIONS TO ALLOW THAT REQUIRED WALKWAY WITHIN THE 475A BUFFER EASEMENT.

STATE PLANE COORDINATES:

BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM OF 1983 (NAD 83), WITH 2011 ADJUSTMENT AS DERIVED FROM THE FLORIDA DEPARTMENT OF TRANSPORTATION VIRTUAL REFERENCE STATION NETWORK.

VERTICAL DATUM:

VERTICAL DATUM BASED ON BOUNDARY & TOPOGRAPHIC SURVEY COMPLETED BY R.M. BARRINEAU & ASSOCIATES, JOB NO. 05223, DATED 09/12/2013 AND WAS BASED ON CITY OF OCALA ENGINEERING DEPARTMENT CONTROL POINT 0028, ELEVATION 78.77' (NAVD 88). THERE IS A DIFFERENCE OF 0.46' WHEN COMPARED BETWEEN CITY OF OCALA ENGINEERING CONTROL POINT 0029 AND BENCHMARK "D" AS REFERENCED ON SURVEY PREPARED BY R.M. BARRINEAU & ASSOCIATES.

BENCHMARKS:

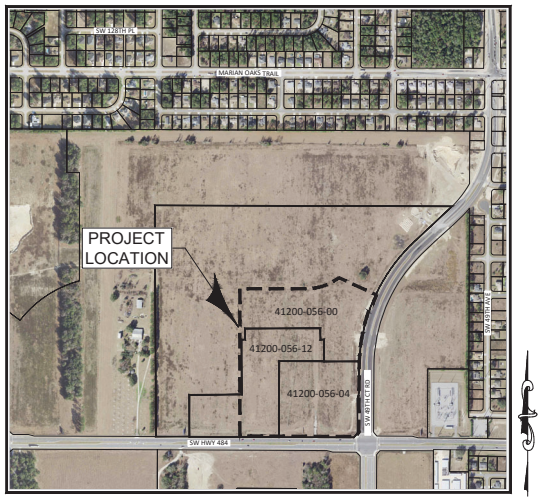
TEMPORARY BENCHMARK (#108) FOUND 4" x 4" CONCRETE MONUMENT LB (1918)
ELEVATION = 86.48' (NAVD 1988) NORTHING = 1763393.3250 EASTING = 642938.9750

TEMPORARY BENCHMARK (#122) NAIL & DISC (LB 5091)
ELEVATION = 102.92' (NAVD 1988) NORTHING = 1762511.5040 EASTING = 642790.7050

NOTES:

1. 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 THE MARION COUNTY UTILITY MANUAL AS APPLICABLE.
2. BASED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP (FIRM), COMMUNITY PANEL NO. 12083C0715D, EFFECTIVE DATE OF AUGUST 22th, 2008 THE PROPERTY DESCRIBED HEREON LIES WITHIN FLOOD ZONES "X" AN AREA OF MINIMAL FLOOD HAZARD.
3. 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.
4. DESIGN SPEED = 25 M.P.H. TO BE POSTED AT 20 M.P.H. EXCEPT FOR CURVES WITH RADII LESS THAN 100'.
5. SIGHT DISTANCE AT DRIVEWAYS COMPLIES WITH MARION COUNTY REQUIREMENTS.
6. THIS PROJECT IS LOCATED IN THE SECONDARY SPRINGS PROTECTION ZONE.
7. THIS 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.
8. THERE ARE NO SUBDIVISION SIGNS PROPOSED FOR THIS DEVELOPMENT AT THIS TIME. ANY FUTURE SIGNS WILL REQUIRE SEPARATE PERMIT.
9. DRIVEWAY MEETS FDOT SIGHT DISTANCE REQUIREMENTS.

THIS SITE CONTAINS:
TOTAL PROJECT AREA = 30.50 AC
EXISTING IMPERVIOUS = 0 AC / 0 SF / 0%
PROPOSED IMPERVIOUS = 8.04 AC / 350,134 SF / 26.35%
FUTURE IMPERVIOUS = 13.96 AC / 607,885 SF / 45.75%
TOTAL IMPERVIOUS = 21.99 AC / 958,019 SF / 72.11%
MARION COUNTY PARCEL # 41200-056-04, 41200-056-12, AND A PORTION OF 41200-056-00
LAND USE: EMPLOYMENT CENTER
ZONING: PUD



VICINITY MAP
SCALE: 1" = 500'

OWNER/DEVELOPER:
DIAMOND A, LLC
CONTACT: JOHN ALVAREZ
PO BOX 772169
OCALA, FLORIDA 34477
PHONE: 352-804-4006

CIVIL ENGINEER:
TILLMAN AND ASSOCIATES ENGINEERING, L.L.C.
JEFFREY MCPHERSON, P.E.
1720 SE 16TH AVE. BLDG. 100
OCALA, FLORIDA 34471
PHONE (352) 387-4540

SURVEYOR:
ROGERS ENGINEERING, LLC.
RODNEY K. ROGERS, P.S.M.
1105 S.E. 3RD AVENUE
OCALA, FLORIDA 34471
PHONE (352) 622-9214

GEOTECHNICAL CONSULTANT:
GEO-TECH, INC.
CONTACT: JONNY HEATH
1016 S.E. 3RD AVENUE
OCALA, FLORIDA 34471
PHONE (352) 694-7711

BASIS OF BEARINGS:

BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM OF 1983 (NAD 83), WITH 2011 ADJUSTMENT AS DERIVED FROM THE FLORIDA DEPARTMENT OF TRANSPORTATION VIRTUAL REFERENCE STATION NETWORK.

Utility Companies

WATER / SEWER	MARION COUNTY UTILITIES CUSTOMER SERVICE		352-307-6000
ELECTRIC	SUMTER ELECTRIC COOPERATIVE	HILLARY BREWER	352-351-6620
CABLE/PHONE/INTERNET	CHARTER COMM.	DISPATCH	800-778-9140
	CENTURYLINK	DISPATCH	877-366-8344x3
	COMCAST COMMUNICATIONS	DISPATCH	800-778-9140

811 Know what's below. Call before you dig.

Call 48 Hours before you dig. It's the Law! 1-800-432-4770 Sunshine State One Call of Florida, Inc.

Marion County Approval Stamp

INDEX OF SHEETS

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L03.01	PLANT SCHEDULE & NOTES
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L05.01	PLANTING DETAILS
LIR03.01	IRRIGATION SCHEDULE & NOTES
LIR04.01-LIR04.05	IRRIGATION PLAN
LIR05.01-LIR05.02	IRRIGATION DETAILS
1-6	PHOTOMETRICS & ELECTRICAL PLAN

OWNER'S CERTIFICATION

I CERTIFY THAT I, MY SUCCESSORS AND ASSIGNS SHALL PERPETUALLY MAINTAIN THE IMPROVEMENTS AS SHOWN WITHIN THESE PLANS.

JOHN ALVAREZ
DIAMOND A, LLC

ENGINEER 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.

JEFFREY McPHERSON, P.E.
Registered Engineer No. 69905
STATE OF FLORIDA

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE SURVEY REPRESENTED HEREON IS IN ACCORDANCE WITH ALL APPLICABLE REQUIREMENTS OF THE LDC AND MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS. THIS DOCUMENT IS BEING ELECTRONICALLY SIGNED AND SEALED AND A MANIFEST PROVIDED

RODNEY K. ROGERS, P.S.M.
ROGERS ENGINEERING, LLC
Registered Land Surveyor No. 6553
STATE OF FLORIDA

NOT VALID UNLESS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER

Tillman & Associates ENGINEERING, LLC.
CIVIL ENGINEERING - PLANNING - LANDSCAPE ARCHITECTURE - ENVIRONMENTAL
1720 SE 16th Ave. Bldg 100, Ocala, FL 34471
Office: (352) 387-4540 Fax: (352) 387-4545

REVISIONS

DATE:

MAJOR SITE PLAN
DIAMOND "A" SHOPPING CENTER
MARION COUNTY, FLORIDA

COVER SHEET

DATE 10/30/25
DRAWN BY JA
CHKD. BY JMM
JOB NO. 23-8231

SHT. 01.01

GENERAL NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFICATION OF SIZE AND LOCATION OF ALL EXISTING UTILITIES AND RELATED CONSTRUCTION PRIOR TO COMMENCEMENT OR WORK.CONTRACTOR SHALL CONTACT SUNSHINE STATE ONE CALL OF FLORIDA, INC. AT 1-800-432-4770, IN ACCORDANCE WITH CHAPTER 556, FLORIDA STATUTES.
2. ALL CONSTRUCTION TO BE IN ACCORDANCE WITH THE LATEST STANDARDS OF ***MARION COUNTY*** AND FDOT.
3. PAVEMENT STRIPING TO BE IN ACCORDANCE WITH ***MARION COUNTY*** SPECIFICATIONS AND WITH THE FLORIDA D.O.T. ROADWAY & TRAFFIC STANDARDS, INDEX 17346.
4. ALL TRAFFIC CONTROL SIGNS SHALL BE IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
5. WHERE MUCK OR OTHER ORGANIC MATERIAL IS FOUND, IT SHALL BE REMOVED AND REPLACED BY GOOD QUALITY BACKFILL MATERIAL OBTAINED FROM THE GRADING OPERATIONS OR OTHER SOURCE APPROVED BY THE ENGINEER. THE ORGANIC MATERIAL SHALL BE THEN USED AS TOP DRESSING WHEN MIXED WITH CLEAN SANDY SOIL.
6. ALL FINISHED GRADES AND ELEVATIONS ARE AS DENOTED BY THE APPLICABLE LEGEND.
7. AS PART OF THE CLEARING AND GRUBBING OPERATION, THE CONTRACTOR IS TO REMOVE EXISTING FACILITIES AND / OR FENCING FROM THE SITE AS SHOWN ON PLANS.
8. THE CONTRACTOR SHALL NOTIFY ***MARION COUNTY*** ENGINEERING DIVISION AND TILLMAN AND ASSOCIATES ENGINEERING, LLC AT LEAST ONE WEEK BEFORE COMMENCEMENT OF ANY CONSTRUCTION. CONTRACTOR SHALL OBTAIN A MARION COUNTY R/W PERMIT PRIOR TO COMMENCING WORK WITHIN MARION COUNTY R/W's.
9. A MINIMUM SEPARATION OF 1.5 FEET BETWEEN THE LIMEROCK BASE AND THE HIGHEST GROUNDWATER ELEVATION SHALL BE MAINTAINED WITHIN THE RIGHT-OF-WAY. CONTRACTOR TO NOTIFY ENGINEER IF 1.5 FEET OF SEPARATION IS NOT ACHIEVED.
10. A PRE-CONSTRUCTION MEETING IS REQUIRED PRIOR TO COMMENCEMENT OF CONSTRUCTION.
11. PER SECTION 82-371, CODE OF ORDINANCES: FOR ANY WORK WITHIN PUBLIC RIGHT OF WAYS, A RIGHT OF WAY UTILIZATION PERMIT MUST BE OBTAINED FROM THE ENGINEERING DEPARTMENT A MINIMUM OF 48 HOURS PRIOR TO THE START OF CONSTRUCTION.
12. THE CONTRACTOR SHALL SUBMIT THREE (3) SETS OF STANDARD SHOP DRAWINGS AND MANUFACTURER'S CATALOGS WITH THE MODEL NUMBER OR TYPE OF THE ITEM ENCIRCLED OR OTHERWISE DESIGNATED. THE SUBMITTALS SHALL BEAR THE APPROVAL OF THE UNDERGROUND UTILITY CONTRACTOR. ALL UTILITY SHOP DRAWINGS AND MANUFACTURER'S CATALOGS SHALL BE APPROVED BY THE ENGINEER OF RECORD AND MARION COUNTY PRIOR TO CONSTRUCTION.
13. ALL AS-BUILTS SHALL COMPLY WITH THE CURRENT LDC, SECTION 6.14.8 AND RETURNED IN NAD83 W. FORMAT WITH NORTHING AND EASTING COORDINATES FOR ALL ITEMS UNDER WATER AND WASTEWATER COMPONENTS.
14. 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 OFFICER AT 352-307-6163.

PAVING AND DRAINAGE NOTES

1. PIPE LENGTHS SHOWN REPRESENT SCALED DISTANCE BETWEEN CENTERLINES OF DRAINAGE STRUCTURES.
2. ALL PAVEMENT RETURN RADII SHALL BE 28' AND MEASURED FROM THE INTERFACE OF THE CONCRETE CURB AND PAVEMENT SURFACE UNLESS OTHERWISE NOTED.
3. DITCH BOTTOM AND CONTROL STRUCTURE INLET GRATES SHALL BE SECURED WITH CHAIN AND EYEBOLT.
4. FIVE (5) FEET OF SOD IS REQUIRED AROUND ALL DITCH BOTTOM INLETS, MANHOLES, HEADWALLS AND MITERED END SECTIONS.
5. TOP ELEVATIONS OF MANHOLES IN GRASSED AREAS SHALL BE LOCATED AT FINISHED GRADE ELEVATION.
6. AS AN ALTERNATIVE, CONTRACTOR MAY USE ALTERNATIVE PIPE MATERIALS IN LIEU OF RCP. HOWEVER, CONTRACTOR MUST RECEIVE APPROVAL OF ALTERNATIVE PIPE MATERIALS IN WRITING BY ***MARION COUNTY*** AND TILLMAN & ASSOCIATES ENGINEERING, LLC PRIOR TO CONSTRUCTION.
7. TOP SOIL WHICH HAS BEEN STRIPPED AND STOCK PILED DURING THE COURSE OF CONSTRUCTION SHALL BE REDISTRIBUTED ON ALL REGRADED SURFACES SO AS TO PROVIDE AT LEAST FOUR INCHES OF EVEN COVER TO ALL DISTURBED AREAS OF THE DEVELOPMENT AND SHALL BE STABILIZED BY SEEDING OR PLANTING
8. ALL DISTURBED AREAS WITH SLOPES UP TO 6:1 SHALL BE SEEDED AND MULCHED. SLOPES STEEPER THAN 6:1 SHALL BE SODDED AND SLOPES 3:1 OR STEEPER SHALL HAVE THE SOD PEGGED.
9. SEE TABLE 2.0 FOR REQUIRED STORM PIPE COVER BENEATH AN UNPAVED SECTION.
10. SEE TABLE 3.0 FOR REQUIRED STORM PIPE COVER BENEATH RIGID PAVEMENT.
11. SEE TABLE 4.0 FOR REQUIRED STORM PIPE COVER BENEATH FLEXIBLE PAVEMENT
12. THE TABULATED VALUES ARE RECOMMENDED MINIMUM DIMENSIONS TO WITHSTAND ANTICIPATED HIGHWAY TRAFFIC LOADS. ADDITIONAL COVER MAY BE REQUIRED TO SUPPORT CONSTRUCTION EQUIPMENT LOADS OR HIGHWAY TRAFFIC LOADS BEFORE PAVEMENT IS COMPLETED. SOME SIZE THICKNESS COMBINATIONS MAY REQUIRE MINIMUM COVER GREATER THAN THOSE LISTED ABOVE. SEE FDOT INDEX 205, SHEETS 1-6.
13. ALL RCP STORM WATER PIPE SHALL MEET THE COVER & CLASS CRITERIA AS OUTLINED IN FDOT INDEX 205.
14. ALL STORM PIPE JOINTS SHALL BE WRAPPED AS SPECIFIED IN FDOT INDEX 280.
15. THE LAST FOOT OF STORM WATER POND SHALL NOT BE EXCAVATED UNTIL ALL DISTURBED AREAS ARE STABILIZED.
16. ANY FILL MATERIAL MUST BE APPROVED BY ENGINEER IN WRITING PRIOR TO PLACEMENT.
17. SIGNIFICANT CARE MUST BE TAKEN WHEN GRADING RETENTION PONDS TO ENSURE THAT POND BOTTOMS DO NOT BECOME COMPACTED DURING CONSTRUCTION OR SEALED BY CONSTRUCTION SEDIMENT. IF SEDIMENTATION OR COMPACTION OF A POND BOTTOM OCCURS, IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RESTORE THE DESIGN HYDRAULIC CONDUCTIVITY.

SANITARY SEWER NOTES

1. ALL MATERIALS AND CONSTRUCTION SHALL BE IN COMPLIANCE WITH THE ***MARION COUNTY*** LDC FOR WASTEWATER CONSTRUCTION.
2. ALL SANITARY SEWER CONSTRUCTION AND MATERIALS WITHIN R/W OR EASEMENT TO BE OWNED AND MAINTAINED BY MARION COUNTY UTILITIES.
3. ALL MANHOLES SHALL BE 4 FT. INSIDE DIAMETER.
4. PIPE LENGTHS SHOWN REPRESENT SCALED DISTANCES BETWEEN MANHOLE CENTERLINE.
5. ALL SANITARY SERVICE LATERALS SHALL BE 6 INCH DIAMETER, UNLESS SPECIFIED OTHERWISE ON PLANS.
6. INVERTS OF SANITARY SERVICE LATERALS AT THEIR CONNECTION TO SANITARY MANHOLES SHALL BE NO MORE THAN ONE (1) FOOT ABOVE THE MANHOLE INVERT.
7. MINIMUM AS BUILT 8" PVC SEWER LINE SLOPE WILL BE 0.40% MINIMUM SLOPE OR WILL BE RELAID BY CONTRACTOR TO MEET THE MINIMUM SLOPE REQUIREMENT AT NO ADDITIONAL COST.
8. MARK LATERALS BY ETCHING AN "S" INTO CURBING.
9. PIPE MATERIAL IS ASTM D3034, SDR-26 UNLESS OTHERWISE NOTED.
10. A MINIMUM 1.04% SLOPE SHALL BE MAINTAINED ON THE SANITARY SEWER SERVICE LATERALS. AT NO TIME SHALL A SANITARY SEWER LATERAL HAVE A SLOPE OF 15% OR GREATER.
11. SANITARY SEWER GRAVITY MAINS ARE TO BE UPGRADED IN MATERIAL TO WATER MAIN STANDARDS AND HYDROSTATICALLY PRESSURE TESTED WITH WATER TO ENSURE JOINT TIGHTNESS IF EITHER OF THE HORIZONTAL OR VERTICAL MINIMUM REQUIRED CLEARANCE FROM A WATER MAIN CANNOT BE MAINTAINED OR IF THE SEWER MAIN IS ABOVE THE WATER MAIN. UPGRADE TO MATERIAL CANNOT BE MADE WITHOUT PRIOR APPROVAL FROM FDEP.
12. SANITARY SEWER GRAVITY MAINS ARE TO BE UPGRADED IN MATERIAL TO WATER MAIN STANDARDS AND HYDROSTATICALLY PRESSURE TESTED WITH WATER TO ENSURE JOINT TIGHTNESS IF EITHER OF THE HORIZONTAL OR VERTICAL MINIMUM REQUIRED CLEARANCE FROM A WATER MAIN CANNOT BE MAINTAINED OR IF THE SEWER MAIN IS ABOVE THE WATER MAIN.
13. LEAKAGE TEST ARE SPECIFIED REQUIRING THAT
    - A) THE LEAKAGE EXFILTRATION OR INFILTRATION DOES NOT EXCEED 200 GALLONS PER INCH OF PIPE DIAMETER PER MILE PER DAY FOR ANY SECTION OF THE SYSTEM.
    - B) EXFILTRATION OR INFILTRATION TESTS BE PERFORMED WITH A MINIMUM POSITIVE HEAD OF 2 FEET.
    - C) AIR TESTS, AS MINIMUM, CONFORM TO THE TEST PROCEDURE DESCRIBED IN ASTM C-924 FOR CONCRETE PIPE, ASTM F-1417 FOR PLASTIC PIPE AND FOR OTHER MATERIALS APPROPRIATE TEST PROCEDURES, AIR TESTING, IF SPECIFIED FOR CONCRETE SEWER MANHOLES, CONFORMS TO THE TEST PROCEDURES DESCRIBED IN ASTM C-1244.
14. DEFLECTION TESTS SHALL BE PERFORMED IN ACCORDANCE WITH THE RECOMMENDED STANDARDS FOR WASTEWATER FACILITIES, CHAPTER 33.85, FOR ALL GRAVITY SANITARY SEWER LINES. TESTING IS REQUIRED AFTER THE FINAL BACKFILL HAS BEEN IN PLACE AT LEAST 30 DAYS TO PERMIT STABILIZATION OF THE SOIL-PIPE SYSTEM.TESTING REQUIREMENTS SPECIFY:
    - 1) NO PIPE SHALL EXCEED A DEFLECTION OF 5%.
    - 2) USING A RIGID BALL OR MANDREL FOR THE PIPE DEFLECTION TESTS WITH A DIAMETER NOT LESS THAN 95% OF THE BASE INSIDE DIAMETER OR AVERAGE INSIDE DIAMETER OF THE PIPE, DEPENDING ON WHICH IS SPECIFIED IN THE ASTM SPECIFICATION, INCLUDING THE APPENDIX, TO WHICH THE PIPE IS MANUFACTURED.
    - 3) PERFORMING THE TEST WITHOUT MECHANICAL PULLING DEVICES.
15. TESTING OF THE SEWAGE COLLECTION SYSTEM IS AS FOLLOWS:
    - A. ALL GRAVITY SEWER MAINS REQUIRE LOW PRESSURE AIR TESTING IN ACCORDANCE WITH THE LATEST UNI-BELL STANDARD FOR LOW PRESSURE AIR TESTS. AIR TEST, AS A MINIMUM, SHALL CONFORM TO THE TEST PROCEDURES DESCRIBED IN ASTM SPECIFICATIONS, ASTM F1417 FOR PLASTIC PIPE.
    - B. ALL SEWER MAINS SHALL BE LAMPED BY IN THE PRESENCE OF A ***MARION COUNTY*** REPRESENTATIVE.
    - C. ALL MANHOLES SHALL BE INSPECTED FOR INFILTRATION, ALIGNMENT, FLOW CHANNEL CONSTRUCTION AND COAL TAR EPOXY PAINT THROUGHOUT.
    - D. HYDRO-STATIC TESTS CONSISTING OF A HYDROSTATIC PRESSURE TEST AND HYDROSTATIC LEAKAGE TEST SHALL BE CONDUCTED ON ALL NEWLY INSTALLED SEWER FORCE MAIN SYSTEM PRESSURE PIPES AND APPURTENANCES IN ACCORDANCE WITH AWWA C600 OR M23 AS APPLICABLE. THE PRESSURE SHALL BE 150 PSI FOR TWO (2) HOURS.
    - E. DEFLECTION TEST ARE REQUIRED FOR ALL FLEXIBLE PIPE EXCLUDING FORCE MAINS. TESTS SHALL BE PERFORMED WITHOUT MECHANICAL PULLING DEVICES.D MEASURED FROM THE INTERFACE TO THE CONCRETE CURB AND PAVEMENT SURFACE UNLESS OTHERWISE NOTED.
16. SANITARY SEWER SERVICES SHALL BE INSTALLED 10' FROM BACK OF CURB.
17. THE CONTRACTOR SHALL SUBMIT THREE (3) SETS OF COMPLETE DETAILED SHOP DRAWINGS FOR ALL SANITARY MANHOLES, WET WELLS, OTHER CASTINGS, AND PUMPS. THE SUBMITTALS SHALL BEAR THE APPROVAL OF THE UNDERGROUND UTILITY CONTRACTOR ON EACH SHEET. A COMPLETE SET OF THE LIFT STATION ELECTRICAL SHOP DRAWINGS IS ALSO REQUIRED IF APPLICABLE. ALL UTILITY SHOP DRAWINGS SHALL BE APPROVED BY THE ENGINEER OF RECORD AND ***MARION COUNTY*** PRIOR TO CONSTRUCTION.

WATER MAIN CONSTRUCTION NOTES

1. ALL CONSTRUCTION AND MATERIALS SHALL BE IN COMPLIANCE WITH AWWA STANDARDS AS WELL AS THE ***MARION COUNTY*** LDC FOR WATER MAIN CONSTRUCTION.
2. ALL WATER MAIN CONSTRUCTION AND MATERIALS WITHIN R/W OR EASEMENT TO BE OWNED AND MAINTAINED BY MARION COUNTY UTILITIES.
3. SEPARATION REQUIREMENTS (SEE TABLE 1.0-UTILITY SEPARATIONS)

3.1. HORIZONTAL SEPARATION BETWEEN UNDERGROUND WATER MAINS, SANITARY OR STORM SEWERS, WASTEWATER OR STORM WATER FORCE MAINS, RECLAIMED WATER PIPELINES AND ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEMS:

3.1.1. NEW OR RELOCATED UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST 3' BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED STORM SEWER, STORM WATER FORCE MAIN OR PIPELINE CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.

3.1.2. NEW OR RELOCATED UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST 3' AND PREFERABLY 10' BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED VACUUM-TYPE SANITARY SEWER.

3.1.3. NEW OR RELOCATED UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST 6' AND PREFERABLY 10' BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED GRAVITY OR PRESSURE-TYPE SANITARY SEWER, WASTEWATER FORCE MAIN OR PIPELINE CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610 F.A.C.. THE MINIMUM HORIZONTAL SEPARATION DISTANCE BETWEEN WATER MAINS AND GRAVITY-TYPE SANITARY SEWERS SHALL BE REDUCED TO 3' WHERE THE BOTTOM OF THE WATER MAIN IS LAID AT LEAST 6" ABOVE THE TOP OF THE SEWER.

3.2. VERTICAL SEPARATION BETWEEN UNDERGROUND WATER MAINS AND SANITARY OR STORM SEWERS, WASTEWATER OR STORM WATER FORCE MAINS OR RECLAIMED WATER PIPELINES:

3.2.1. NEW OR RELOCATED UNDERGROUND WATER MAINS CROSSING ANY GRAVITY OR VACUUM-TYPE SANITARY SEWER PIPE SHALL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST 6" AND PREFERABLY 12" ABOVE OR AT LEAST 12" BELOW THE OUTSIDE OF THE OTHER PIPE. IT IS PREFERABLE TO LAY THE WATER MAIN ABOVE THE OTHER PIPELINE.

3.2.2. NEW OR RELOCATED UNDERGROUND WATER MAINS CROSSING ANY EXISTING OR PROPOSED PRESSURE-TYPE SANITARY SEWER, WASTEWATER OR STORM WATER FORCE MAIN OR PIPELINE CONVEYING RECLAIMED WATER SHALL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST 12" ABOVE OR BELOW THE OUTSIDE OF THE OTHER PIPELINE. IT IS PREFERABLE TO LAY THE WATER MAIN ABOVE THE OTHER PIPELINE.

3.2.3. AT THE UTILITY CROSSINGS DESCRIBED IN THE ABOVE PARAGRAPHS, ONE FULL LENGTH OF WATER MAIN PIPE SHALL BE CENTERED ABOVE OR BELOW THE OTHER PIPELINE SO THE WATER MAIN JOINTS WILL BE AS FAR AS POSSIBLE FROM THE OTHER PIPELINE. ALTERNATIVELY, AT SUCH CROSSINGS, THE PIPES SHALL BE ARRANGED SO THAT ALL WATER MAIN JOINTS ARE AT LEAST 3' FROM ALL JOINTS IN VACUUM-TYPE SANITARY SEWERS, STORM SEWERS, STORM WATER FORCE MAINS OR PIPELINES CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C., AND AT LEAST 6' FROM ALL JOINTS IN GRAVITY OR PRESSURE-TYPE SANITARY SEWERS, WASTEWATER FORCE MAINS, OR PIPELINES CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C..

3.3. NO WATER MAIN SHALL PASS THROUGH OR COME INTO CONTACT WITH ANY PART OF A SANITARY SEWER MANHOLE OR A STORM SEWER MANHOLE.

3.4. NEW OR RELOCATED FIRE HYDRANTS WITH UNDERGROUND DRAINS SHALL BE LOCATED SO THAT THE DRAINS ARE AT LEAST 3' FROM ANY EXISTING OR PROPOSED STORM SEWER, STORM WATER FORCE MAIN OR PIPELINE CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C., AT LEAST 3' BUT PREFERABLY 10' FROM ANY EXISTING OR PROPOSED GRAVITY OR PRESSURE-TYPE SANITARY SEWER, WASTEWATER FORCE MAIN OR PIPELINE CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C. AND AT LEAST 10' FROM ANY EXISTING OR PROPOSED ON-SITE SEWAGE TREATMENT OR DISPOSAL SYSTEM AS DEFINED IN SECTION 381.0065(2), F.S. AND RULE 64E-6.002, F.A.C..

3.5. EXCEPTIONS / MITIGATION:
ADHERENCE TO THE ABOVE CONSTRAINTS AND SEPARATIONS IN THE ABOVE ITEMS SHALL BE COMPLIED WITHOUT EXCEPTION. IF FOR SOME REASON WHERE IT IS NOT TECHNICALLY FEASIBLE OR ECONOMICALLY SENSIBLE THAT THE ABOVE ITEMS CANNOT BE COMPLIED WITH, CONTRACTOR IS TO STOP WORK AND NOTIFY THE ENGINEER OF RECORD FOR THE APPROPRIATE SOLUTION. THE SOLUTION WILL BE SUBMITTED TO THE DEPARTMENT OF ENVIRONMENTAL PROTECTION FOR APPROVAL PRIOR TO WORK COMMENCEMENT.

4. PIPE LENGTHS SHOWN REPRESENT SCALED DISTANCES BETWEEN FITTINGS OF BRANCHES AND MAINS.
5. DEFLECTIONS AT PIPE JOINTS SHALL NOT EXCEED THOSE RECOMMENDED BY THE PIPE MANUFACTURER.
6. ALL GATE VALVES SHALL BE EQUIPPED WITH AN ADJUSTABLE CAST IRON VALVE BOX WITH COVER, WITH THREADED EXTENSION WHERE NEEDED.
7. ALL PUBLIC WATER SYSTEMS COMPONENTS, EXCLUDING FIRE HYDRANTS, THAT SHALL BE INSTALLED UNDER THIS PROJECT, AND THAT SHALL COME INTO CONTACT WITH DRINKING WATER SHALL CONFORM TO NSF INTERNATIONAL STANDARD 61 AND SHALL BE MARKED WITH NSF SEAL OF APPROVAL.
8. ALL PIPE AND PIPE FITTINGS INSTALLED UNDER THIS PROJECT SHALL BE COLOR CODED MARKED IN ACCORDANCE WITH SUBPARAGRAPH 62-555.320(21)(b)3, F.A.C., USING BLUE AS A PREDOMINANT COLOR. ALL DUCTILE IRON WATER MAINS SHALL BE MARKED WITH A CONTINUOUS STRIPE LOCATED WITHIN THE TOP 90 DEGREES OF THE PIPE. SAID STRIPE SHALL BE A MINIMUM 2 INCHES IN WIDTH AND SHALL BE BLUE IN COLOR IF PAINT IS USED INSTEAD OF TAPE. BACKFILL SHALL NOT BE PLACED FOR 30 MINUTES FOLLOWING PAINT APPLICATION. FOR PIPE WITH AN INTERNAL DIAMETER OF 24" OR GREATER, TAPE OR PAINT SHALL BE APPLIED IN CONTINUOUS LINES A LONG EACH SIDE OF THE PIPE AS WELL AS A LONG THE TOP OF THE PIPE.
9. ALL NON-METALLIC WATER MAINS SHALL BE INSTALLED WITH A CONTINUOUS, INSULATED 10 SOLID GAUGE COPPER WIRE INSTALLED DIRECTLY ON TOP OF THE PIPE FOR LOCATION PURPOSES. SEE STANDARD DRAWINGS. IN ADDITION, ALL PVC WATER MAINS SHALL BE A SOLID BLUE COLOR.
10. MARK DRINKING WATER SERVICES BY ETCHING A "W" INTO CURBING & AN ETCHED "V" FOR VALVES.
11. PIPE MATERIALS: ALL PIPES, PIPE FITTINGS, PIPE JOINT PACKING AND JOINTING MATERIALS, VALVES, FIRE HYDRANTS, AND METERS INSTALLED UNDER THIS PROJECT SHALL CONFORM TO APPLICABLE AWWA STANDARDS.
    - A. PVC WATER MAINS 4 INCHES TO 12 INCHES SHALL BE IN ACCORDANCE WITH AWWA C900, LATEST EDITION AND SHALL BE DR18. PVC WATER MAINS 14 INCHES TO 36 INCHES SHALL BE IN ACCORDANCE WITH AWWA C905, LATEST EDITION AND SHALL BE DR18. PVC PIPES LESS THAN 4 INCHES ARE NOT ALLOWED IN MARION COUNTY. IN OTHER JURISDICTIONS, THEY SHALL BE IN ACCORDANCE WITH ASTM D1785 (SCHEDULE 40, 80, 120) OR ASTM D2241 SDR 21. MINIMUM WORKING PRESSURE FOR ALL PVC SHALL BE 150 PSI. ALL PVC PIPE SHALL HAVE THE SAME O.D. AS DUCTILE IRON PIPE. PVC PIPE JOINTS SHALL BE IN ACCORDANCE WITH ASTM D3139 AND AWWA STANDARDS.
    - B. DUCTILE IRON PIPE SHALL CONFORM TO ANSI A21.51/AWWA C151 AND SHALL BE A MINIMUM OF CLASS 50. DUCTILE IRON JOINTS SHALL BE IN ACCORDANCE WITH ANSI A21.11 AND AWWA C111.
    - C. ALL SERVICES SHALL BE POLYETHYLENE TUBING, CLASS 160 AND SHALL BE IN ACCORDANCE WITH AWWA C901.
12. WATER MAIN CONNECTION SHALL BE MADE UNDER THE SUPERVISION OF THE ***MARION COUNTY***. ALL VALVES SHALL BE OPERATED BY ***MARION COUNTY*** PERSONNEL ONLY. WATER MAINS ARE TO BE DISINFECTED PER ANSIWWA C651-92 AND MARION COUNTY LAND DEVELOPMENT CODE OF STANDARDS AND SPECIFICATIONS FOR WASTEWATER AND WATER MAIN CONSTRUCTION SECTION 51.6 WHICH INCLUDES A FULL FLUSH.
13. ALL VALVES SHALL BE LOCATED IN NON PAVED AREAS, UNLESS SPECIFIED ON PLANS.
14. FIRE HYDRANT LEADS SHALL HAVE A MINIMUM INSIDE DIAMETER OF 6" AND SHALL INCLUDE AN AUXILIARY VALVE.
15. IF AGGRESSIVE SOIL CONDITIONS ARE FOUND DURING CONSTRUCTION, WATER MAINS SHALL BE PROTECTED THROUGH THE USE OF CORROSION RESISTANT MATERIALS, THROUGH ENCASEMENT OF THE WATER MAINS IN POLYETHYLENE, OR THROUGH PROVISION OF CATHODIC PROTECTION.
16. ALL PIPE AND PIPE FITTINGS INSTALLED UNDER THIS PROJECT SHAL BE "LEAD FREE" AS DEFINED IN THE LATEST VERSION OF THE SAFE WATER DRINKING ACT.
17. WHERE NEW OR ALTERED DEAD-END WATER MAINS INCLUDED IN THIS PROJECT CANNOT BE AVOIDED, THEY SHALL BE PROVIDED WITH A FIRE FLUSHING HYDRANT OR BLOW-OFF FOR FLUSHING PURPOSES.
18. ALL FIRE HYDRANTS THAT WILL BE INSTALLED UNDER THIS PROJECT SHALL BE LOCATED AT LEAST THREE FEET FROM ANY EXISTING OR PROPOSED STORM SEWER, STORM WATER FORCE MAIN, PIPELINE CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C., OR VACUUM - TYPE SANITARY SEWER; AT LEAST SIX FEET FROM ANY EXISTING OR PROPOSED GRAVITY - OR PRESSURE - TYPE SANITARY SEWER, WASTEWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.
19. PROPOSED FIRE HYDRANTS CONNECTED TO THE POTABLE WATER MAIN, FOR THIS PROJECT, SHALL BE PAINTED PER NFPA AND AWWA STANDARDS. FIRE HYDRANTS CONNECTED TO THE DESIGNATED FIRE LINE SHALL BE PAINTED PER JURISDICTION.
20. ALL PIPE AND PIPE FITTINGS INSTALLED UNDER THIS PROJECT WILL BE COLOR CODED OR MARKED IN ACCORDANCE WITH SUBPARAGRAPH 62-555.320(21)(b)3,F.A.C, USING BLUE AS A PREDOMINANT COLOR. (UNDERGROUND PLASTIC PIPE WILL BE SOLID-WALL BLUE PIPE, WILL HAVE A CO-EXTRUDED BLUE EXTERNAL SKIN, OR WILL BE WHITE OR BLACK PIPE WITH BLUE STRIPES INCORPORATED INTO, OR APPLIED TO, THE PIPE WALL; AND UNDERGROUND METAL OR CONCRETE PIPE WILL HAVE BLUE STRIPED APPLIED TO THE PIPE WALL. PIPE STRIPED DURING MANUFACTURING OF THE PIPE WILL HAVE CONTINUOUS STRIPES THAT RUN PARALLEL TO THE AXIS OF THE PIPE, THAT ARE LOCATED AT NO GREATER THAN 90-DEGREE INTERVALS AROUND THE PIPE, AND THAT WILL REMAIN INTACT DURING AND AFTER INSTALLATION OF THE PIPE. IF TAPE OR PAINT IS USED TO STRIPE PIPE DURING INSTALLATION OF THE PIPE, THE TAPE OR PAINT WILL BE APPLIED IN A CONTINUOUS LINE THAT RUNS PARALLEL TO THE AXIS OF THE PIPE AND THAT IS LOCATED ALONG THE TOP OF THE PIPE; FOR PIPE WITH AN INTERNAL DIAMETER OF 24 INCHES OR GREATER, TAPE OR PAINT WILL BE APPLIED IN CONTINUOUS LINES ALONG EACH SIDE OF THE PIPE AS WELL AS ALONG THE TOP OF THE PIPE. ABOVEGROUND PIPE WILL BE PAINTED BLUE OR WILL BE COLOR CODED OR MARKED LIKE UNDERGROUND PIPE.) [FAC 62-555.320(21)(b)3]
21. THE OPEN END OF THE AIR RELIEF PIPE FROM ALL AUTOMATIC AIR RELIEF VALVES WILL BE EXTENDED TO AT LEAST ONE FOOT ABOVE GRADE AND WILL BE PROVIDED WITH A SCREENED, DOWNWARD-FACING ELBOW. [FAC 62-555.320(21)(b)3, AND RSWW 8.4.2]
22. A CONTINUOUS AND UNIFORM BEDDING WILL BE PROVIDED IN TRENCHES FOR UNDERGROUND PIPE; BACKFILL MATERIAL WILL BE TAMPED IN LAYERS AROUND UNDERGROUND PIPE TO ADEQUATELY SUPPORT AND PROTECT THE PIPE; AND UNSUITABLY SIZED STONES (AS DESCRIBED IN APPLICABLE AWWA STANDARDS OR MANUFACTURERS' RECOMMENDED INSTALLATION PROCEDURES) FOUND IN TRENCHES WILL BE REMOVED FOR A DEPTH OF AT LEAST SIX INCHES BELOW THE BOTTOM OF UNDERGROUND PIPE. [FAC 62-555.320(21)(b)3, AND RSWW 8.5.2]
23. ALL WATER MAIN TEES, BENDS, PLUGS, AND HYDRANTS WILL BE PROVIDED WITH THRUST BLOCKS OR RESTRAINED JOINTS TO PREVENT MOVEMENT. [FAC 62-555.320(21)(b)3, AND RSWW 8.5.4]
24. NEW OR ALTERED WATER MAIN INSTALLATION AND PRESSURE AND LEAKAGE TESTING, SHALL BE PROVIDED IN ACCORDANCE WITH APPLICABLE AWWA STANDARDS. PVC WATER MAIN INSTALLATION AND TESTING SHALL CONFORM TO AWWA C605. DUCTILE IRON WATER MAIN INSTALLATION AND TESTING SHALL CONFORM TO AWWA C600. THE PRESSURES SHALL BE 150 PSI FOR 2 HOURS.
25. NEW OR ALTERED WATERMAINS, INCLUDING FIRE HYDRANT LEADS AND SERVICE LINES THAT WILL BE UNDER THE CONTROL OF A PUBLIC WATER SYSTEM AND THAT HAVE AN INSIDE DIAMETER OF THREE INCHES OR GREATER, SHALL BE DISINFECTED AND BACTERIOLOGICALLY TESTED IN ACCORDANCE WITH AWWA C651.
26. THE MINIMUM COVER TO BE PROVIDED OVER POTABLE WATER LINES SHALL BE 3'. RSWW 8.7.3
27. WATER SERVICES SHALL BE INSTALLED 10' FROM BACK OF CURB.

FORCE MAIN NOTES

1. ALL CONSTRUCTION AND MATERIALS SHALL BE IN COMPLIANCE WITH THE ***MARION COUNTY*** LDC FOR FORCE MAIN CONSTRUCTION.
2. ALL FORCE MAIN CONSTRUCTION AND MATERIALS TO BE OWNED AND MAINTAINED BY ***MARION COUNTY***.
3. PIPE LENGTHS SHOWN IN REPRESENT SCALED DISTANCES BETWEEN FITTINGS OF BRANCHES AND MAINS.
4. DEFLECTIONS AT PIPE JOINTS SHALL NOT EXCEED THOSE RECOMMENDED BY THE PIPE MANUFACTURER.
5. VALVES SHALL BE EQUIPPED WITH AN ADJUSTABLE CAST IRON VALVE BOX WITH COVER, WITH THREADED EXTENSIONS WHERE NEEDED, UNLESS OTHERWISE NOTED.
6. ALL PVC FORCE MAIN SHALL BE AS SPECIFIED IN THE CONTRACT DOCUMENTS, MARKED WITH THE SEAL OF APPROVAL OF THE NATIONAL SANITATION FOUNDATION (NSF).
7. ALL NON-METALLIC FORCE MAINS SHALL BE INSTALLED WITH A CONTINUOUS, INSULATED 10 SOLID GAUGE COPPER WIRE INSTALLED DIRECTLY ON TOP OF THE PIPE FOR LOCATION PURPOSES. SEE STANDARD DRAWINGS. IN ADDITION, ALL PVC FORCE MAINS SHALL BE EITHER A SOLID GREEN COLOR OR WHITE WITH GREEN LETTERING. ALL LETTERING SHALL APPEAR LEGIBLY ON PIPE AND SHALL RUN THE ENTIRE LENGTH OF THE PIPE. LETTERING SHALL READ AS IS ACCEPTABLE FOR THE INTENDED USE.
8. HYDROSTATIC & LEAKAGE TESTING OF THE FORCE MAIN SHALL BE DONE IN ACCORDANCE WITH THE AWWA STANDARDS. HYDROSTATIC TESTING TO BE DONE IN ACCORDANCE WITH AWWA C-600.
9. PIPE MATERIALS:
PVC - SHALL BE MANUFACTURED IN ACCORDANCE WITH AWWA STANDARD C900, LATEST EDITION. THE PVC SHALL HAVE A MINIMUM WORKING PRESSURE OF 100 PSI AND SHALL HAVE A DIMENSION RATIO (DR) OF 25 UNLESS OTHERWISE NOTED. PIPE SHALL BE THE SAME O.D. AS DUCTILE IRON PIPE. PVC JOINT - SHALL BE IN ACCORDANCE WITH ASTM D3139. DUCTILE IRON JOINT - SHALL BE IN ACCORDANCE WITH ANSI A21.11 AND AWWA C111.
10. AIR RELEASE VALVES SHALL BE REQUIRED AT ALL HIGH POINTS IN THE PROPOSED FORCE MAIN, AS SHOWN ON PLANS. HIGH POINTS IN THE FORCE MAIN ARE DEFINED AS A CHANGE IN ELEVATION TWICE THE DIAMETER OF THE PIPE.
11. ALL FORCE MAINS TO BE CONSTRUCTED WITH A MINIMUM OF 4' FEET OF COVER.
12. TESTING OF THE SEWAGE COLLECTION SYSTEM IS AS FOLLOWS:
HYDRO-STATIC TESTS CONSISTING OF A HYDROSTATIC PRESSURE TEST AND HYDROSTATIC LEAKAGE TEST SHALL BE CONDUCTED ON ALL NEWLY INSTALLED SEWER FORCE MAIN SYSTEM PRESSURE PIPES AND APPURTENANCES IN ACCORDANCE WITH AWWA C600 OR M23 AS APPLICABLE. THE PRESSURE SHALL BE 100 PSI FOR TWO (2) HOURS.

FIRE DEPARTMENT

1. THE STRUCTURES BEING CONSTRUCTED ON THE PROPERTY WILL BE CONSTRUCTED UNDER THE 8th EDITION OF FLORIDA FIRE PREVENTION CODE.
2. PER ***MARION COUNTY*** CRITERIA:
FIRE HYDRANTS MUST BE LOCATED SO AS NOT TO REQUIRE THE LAYING OF MORE THAN FIVE-HUNDRED (400) FEET OF HOSE CONNECTED TO SUCH HYDRANT, ALONG THE NEAREST PUBLIC RIGHT-OF-WAY, TO THE CENTER OF ANY BUILDABLE LOT OR PARCEL IN THE DEVELOPMENT.
3. ANY NEW HYDRANTS MUST BE ABLE TO SUPPLY 1000 G.P.M. OF WATER AT 20 P.S.I. AT ANY TIME OF THE DAY. ANY NEW HYDRANTS SHALL BE TESTED BY THE CONTRACTOR IN THE PRESENCE OF THE FIRE DEPARTMENT PRIOR TO APPROVAL OF THE FIRE HYDRANTS BY THE FIRE DEPARTMENT.(8TH EDITION OF FLORIDA FIRE PREVENTION CODE)
4. EACH NEW FIRE HYDRANT SHALL HAVE TOPS AND BONNETS POWDER COATED FROM FACTORY, SAFETY BLUE.
5. WHERE UNDERGROUND WATER MAINS AND HYDRANTS ARE TO BE PROVIDED, THEY SHALL BE INSTALLED, COMPLETED, AND IN SERVICE PRIOR TO CONSTRUCTION WORK. (8TH EDITION OF FLORIDA FIRE PREVENTION CODE)
6. THE ACCESS ROADS SHALL REMAIN CLEAR OF VEHICULAR OBSTRUCTIONS TO ALLOW ACCESS OF FIRE DEPARTMENT UNITS WHILE THE BUILDINGS ARE BEING CONSTRUCTED. (8TH EDITION OF FLORIDA FIRE PREVENTION CODE)
7. IF LAND CLEARING OPERATIONS REQUIRE BURNING, A BURN PERMIT MUST BE OBTAINED FROM THE DEPARTMENT OF FORESTRY PRIOR TO BURNING ANY MATERIAL.
8. ONCE ALL NEW HYDRANTS HAVE BEEN INSTALLED, TESTED, AND PAINTED PER NFPA 291 BY A THIRD PARTY CONTRACTOR. PLEASE PROVIDE THE MARION COUNTY FIRE PREVENTION OFFICE WITH A COPY OF THE HYDRANT FLOW DATA.
9. FIRE HYDRANT LOCATIONS SHALL BE INDICATED BY PLACEMENT OF A BLUE REFLECTOR IN THE MIDDLE OF THE ROADWAY LANE CLOSEST TO THE HYDRANT.

IRRIGATION REUSE NOTES

1. ALL IRRIGATION PIPING TO BE OWNED AND MAINTAINED BY THE HOA SHALL BE A SOLID PURPLE COLOR.
2. IRRIGATION MAINS SHALL BE PVC CONFORMING TO AWWA C-900, DR 18 FOR PIPE SIZES 4"-12". pipes 14" & LARGER SHALL BE AWWA C-905, DR 18. ALL COUPLINGS, CLEANING COMPOUNDS, SOLVENTS, LUBRICANTS, AND PIPE PREPARATION, FOR LAYING SHALL BE IN ACCORDANCE WITH THE PIPE MANUFACTURERS LATEST RECOMMENDATIONS.
3. DEPTH OF IRRIGATION LINES TO BE 36" BELOW FINISHED GRADE.
4. IRRIGATION MAINS TO BE LOCATED 5' FROM BACK OF CURB OR EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
5. ALL IRRIGATION MAINS UNDER PAVEMENT SHALL BE DUCTILE IRON PIPE AND SHALL EXTEND 5' BEYOND THE EDGE OF PAVEMENT OR BACK OF CURB.
6. ALL IRRIGATION SLEEVING UNDER PAVEMENT SHALL EXTEND 5' BEYOND THE EDGE OF PAVEMENT OR BACK OF CURB.

EROSION CONTROL NOTES

1. DURING CONSTRUCTION, THE CONTRACTORS SHALL TAKE ALL REASONABLE MEASURES TO INSURE AGAINST POLLUTING, SILTING OR DISTURBING TO SUCH AN EXTENT AS TO CAUSE AN INCREASE IN TURBIDITY TO THE EXISTING SURFACE WATERS. SUCH MEASURES SHALL BE APPROVED BY THE PROJECT ENGINEER AND MAY INCLUDE, BUT NOT LIMITED TO, CONSTRUCTION OF TEMPORARY EROSION CONTROL STRUCTURES SUCH AS SEDIMENT BASINS, SEDIMENT CHECKS, OR SILT BARRIERS.
2. CONTRACTOR IS RESPONSIBLE TO COMPLY WITH ALL EROSION CONTROL MEASURES AS SHOWN ON THE EROSION CONTROL PLAN.
3. SODDING OF DETENTION PONDS SHOULD BE ACCOMPLISHED WITHIN 14 DAYS OF POND GRADING TO MINIMIZE EROSION POTENTIAL.
4. AT A MINIMUM, THE RETENTION/DETENTION STORAGE AREA MUST BE EXCAVATED WITHIN ONE FOOT PRIOR TO BUILDING CONSTRUCTION OR PLACEMENT OF IMPERVIOUS SURFACE WITHIN THE AREA TO BE SERVED BY THOSE FACILITIES. TO PREVENT REDUCTION IN STORAGE VOLUME AND PERCOLATION RATES. ALL ACCUMULATED SEDIMENT MUST BE REMOVED FROM THE STORAGE AREA PRIOR TO FINAL GRADING AND STABILIZATION.
5. IF DURING CONSTRUCTION, THE PROPOSED EROSION SYSTEM DOES NOT PERFORM SATISFACTORILY, ALTERNATIVES AND ADDITIONAL METHODS OF PROTECTION SHALL BE IMPLEMENTED BY THE CONTRACTOR IN ORDER TO COMPLY WITH ***S.W.F.W.M.D.*** AND ***MARION COUNTY*** EROSION CONTROL COSTS INCLUDING ANY COSTS ASSOCIATED WITH COMPLIANCE ISSUES AND ENFORCEMENT ACTIONS.
6. A 2' STRIP OF SOD SHALL BE PLACED BEHIND BACK OF CURB.
7. ALL SODDED AND/OR SEEDED AREAS MUST BE WATERED AS NECESSARY DURING CONSTRUCTION AND 2 MONTHS AFTER COMPLETION OF CONSTRUCTION IN ORDER TO ENSURE STABILIZATION AND SURVIVAL.

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

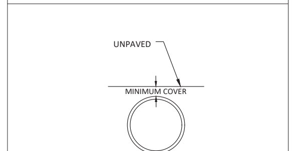
OTHER PIPE	HORIZONTAL SEPARATION	CROSSINGS (1)	JOINT SPACING @ CROSSINGS (FULL JOINT CENTERED)
STORM SEWER, STORMWATER FORCE MAIN, RECLAIMED WATER (2)	Water Main 3 ft. minimum	Water Main 12 inches is the minimum, except for storm sewer, then 6 inches is the minimum and 12 inches is preferred	ALTERNATE 3 FT. MINIMUM Water Main
VACUUM SANITARY SEWER	Water Main 10 ft. preferred 3 ft. minimum	Water Main 12 inches is preferred 6 inches minimum	ALTERNATE 3 FT. MINIMUM Water Main
GRAVITY OR PRESSURE SANITARY SEWER, SANITARY SEWER FORCE MAIN, RECLAIMED WATER (2)	Water Main 10 ft. preferred 6 ft. minimum (3)	Water Main 12 inches is the minimum, except for gravity sewer, then 6 inches is the minimum and 12 inches is preferred	ALTERNATE 6 FT. MINIMUM Water Main
ON-SITE SEWAGE TREATMENT & DISPOSAL SYSTEM	10 ft. minimum	—	—

1. WATER MAIN SHOULD CROSS ABOVE OTHER PIPE. WHEN WATER MAIN MUST BE BELOW OTHER PIPE, THE MINIMUM SEPARATION IS 12 INCHES.
2. RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.
3. 3 FT. FOR GRAVITY SANITARY SEWER WHERE THE BOTTOM OF THE WATER MAIN IS LAID AT LEAST 6 INCHES ABOVE THE TOP OF THE GRAVITY SANITARY SEWER.
4. RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.

AS-BUILT NOTES

1. THE CONTRACTOR SHALL SUBMIT A CERTIFIED SET OF RECORD DRAWINGS TO THE ENGINEER, THE CONTRACTOR SHALL BE RESPONSIBLE FOR RECORDING INFORMATION ON THE APPROVED PLANS CONCURRENTLY WITH CONSTRUCTION PROGRESS. RECORD DRAWINGS SUBMITTED TO THE ENGINEER AS PART OF THE PROJECT ACCEPTANCE SHALL COMPLY WITH THE FOLLOWING REQUIREMENTS.
    - A. DRAWINGS SHALL BE LEGIBLY MARKED TO RECORD ACTUAL CONSTRUCTION.
    - B. DRAWINGS SHALL SHOW ACTUAL LOCATION OF ALL UNDERGROUND AND ABOVE GROUND STORM DRAINAGE, WATER, REUSE AND WASTEWATER PIPING AND RELATED APPURTENANCES. ALL PIPING LOCATIONS INCLUDING HORIZONTAL AND VERTICAL LOCATIONS OF UTILITIES AND APPURTENANCES SHALL BE CLEARLY SHOWN AND REFERENCED TO PERMANENT SURFACE IMPROVEMENTS. DRAWINGS SHALL ALSO SHOW ACTUAL INSTALLED PIPE MATERIAL, CLASS, ETC.
    - C. DRAWINGS SHALL CLEARLY SHOW ALL FIELD CHANGES OF DIMENSION AND DETAIL INCLUDING CHANGES MADE BY FIELD ORDER OR BY CHANGE ORDER.
    - D. DRAWINGS SHALL CLEARLY SHOW ALL DETAILS NOT ON ORIGINAL CONTRACT DRAWINGS, BUT CONSTRUCTED IN THE FIELD. ALL EQUIPMENT AND PIPING RELOCATION SHALL BE CLEARLY SHOWN.
    - E. LOCATION OF ALL INLETS AND MANHOLES, HYDRANTS, VALVES AND VALVE BOXES SHALL BE SHOWN. ALL VALVES SHALL BE REFERENCED FROM AT LEAST TWO PREFERABLY THREE PERMANENT POINTS.
    - F. DIMENSIONS BETWEEN ALL INLETS AND MANHOLES SHALL BE VERIFIED AND SHOWN. THE INVERTS AND GRADE ELEVATIONS OF ALL INLETS, CONTROL STRUCTURES AND MANHOLES SHALL BE SHOWN.
    - G. CONTRACTOR SHALL PROVIDE AS-BUILT SURVEY FOR POND GRADING. SPOT ELEVATIONS SHALL BE TAKEN AT TOP OF BANK, POND BOTTOM, AND ALL GRADE BREAKS AT 50' INTERVALS.
    - H. DRAWINGS SHALL CLEARLY INDICATE VERTICAL AND HORIZONTAL SEPARATION BETWEEN WATER MAIN AND STORM DRAINAGE/SANITARY SEWER/RECLAIM WATER MAINS AT POINTS OF CROSSING IN ACCORDANCE WITH FDEP CRITERIA.
    - I. WHERE THE WATER MAIN CROSSES OTHER UTILITIES (STORM, GRAVITY SEWER, FORCE MAIN AND RECLAIMED WATER), THE CERTIFIED AS-BUILT DRAWINGS SHALL CLEARLY INDICATE THE CONSTRUCTED ELEVATIONS IN SUCH A WAY THAT THE VERTICAL SEPARATION BETWEEN THE WATER MAIN AND OTHER UTILITIES MAY BE VERIFIED BY THE ENGINEER. FAILURE TO PROVIDE THIS INFORMATION WILL RESULT IN THE CONTRACTOR EXCAVATING AND SURVEYING THE UTILITIES AT NO ADDITIONAL COST TO THE OWNER.
    - J. WHERE THE WATER MAIN CROSSES OTHER UTILITIES (STORM, GRAVITY SEWER, FORCE MAIN AND RECLAIMED WATER), THE CERTIFIED AS-BUILT DRAWINGS SHALL CLEARLY INDICATED THE LOCATIONS OF PIPE JOINTS IN SUCH A MANNER AS TO DEMONSTRATE THE PIPE IS CENTERED AT ALL THE CROSSING. FAILURE TO PROVIDE THIS INFORMATION WILL RESULT IN THE CONTRACTOR EXCAVATING AND SURVEYING THE UTILITIES AT NO ADDITIONAL COST TO THE OWNER.
2. EACH SHEET OF THE PLANS SHALL BE SIGNED, SEALED AND DATED BY REGISTERED SURVEYOR WITH A NOTE READING "THESE AS-BUILT DRAWINGS ACCURATELY DEPICT THE ACTUAL IMPROVEMENTS AS CONSTRUCTED".

TABLE 2.0 - STORM PIPE COVER (UNPAVED)



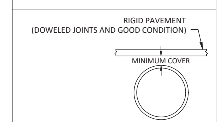
PIPE TYPE/SIZE & SHAPE	COMMERCIAL	NON-COMMERCIAL
CONCRETE *		
ROUND & ELLIPTICAL	12"	3"
CORRUGATED STEEL		
12" - 30" ROUND	18" [15"]	12" [12"]
36"- 48" ROUND	18" (12") [15"]	12" (12") [12"]
54" - 72" ROUND	18" (12") [15"]	15" (12") [12"]
78" - 96" ROUND	(18") [27"]	(12") [12"]
102" & LARGER ROUND	24" [33"]	18" [21"]
15" - 30" ARCH EQUIVALENT	18" [18"]	12" [12"]
36" - 48" ARCH EQUIVALENT	24" (12") [21"]	18" (12") [15"]
54" - 72" ARCH EQUIVALENT	30" (18") [24"]	24" (12") [18"]
78" - 96" ARCH EQUIVALENT	(24") [27"]	(18") [21"]
102" & LARGER ARCH EQUIVALENT	(30")	(24")
CORRUGATED ALUMINUM		
12" - 24" ROUND	21" [21"]	15" [15"]
30" - 48" ROUND	24" (18") [21"]	18" (12") [15"]
54" - 72" ROUND	30" (24") [27"]	24" (18") [21"]
78" - 102" ROUND	(30") [33"]	(24") [27"]
108" & LARGER ROUND	36"	30"
15" - 24" ARCH EQUIVALENT	27" [24"]	24" [21"]
30" - 48" ARCH EQUIVALENT	33" (21") [27"]	27" (15") [21"]
54" - 72" ARCH EQUIVALENT	36" (24") [30"]	30" (18") [24"]
78" - 90" ARCH EQUIVALENT	(30") [36"]	(24") [30"]
96" - 102" ARCH EQUIVALENT	(36")	(30")
CORRUGATED POLYETHYLENE		
15" - 48" ROUND	21"	15"
POLYVINYL CHLORIDE		
15" - 48" ROUND	21"	15"

VALUES SHOWN IN PARENTHESIS ( ) ARE FOR 3" X 1" CORRUGATIONS WHICH MUST BE SPECIFIED TO UTILIZE THE LESSER COVER.
VALUES SHOWN IN BRACKETS [ ] APPLY TO TYPE 1-R (SPIRAL RIB) PIPE WHICH MUST BE SPECIFIED TO UTILIZE THE LESSER COVER.
*FOR PIPE CLASS "S" WITH DIAMETERS OF 12" TO 30", THE MINIMUM HEIGHT OF FILL IS 3'.

CLEARANCES

1. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IN WRITING 90 DAYS PRIOR TO THE ANTICIPATED COMPLETION OF CONSTRUCTION AND/OR CERTIFICATION OF COMPLETION APPROVAL DATE.
2. INFO UPON RECEIPT OF AS-BUILTS, PLEASE SEND TO MCU ASAP FOR INITIAL REVIEW SO DELAYS ARE MINIMIZED IN PROCESSING CLEARANCES AND BILL OF SALE. THE CONTRACTOR SHALL PROVIDE THE ENGINEER WITH SIGNED AND SEALED AS-BUILTS OF ALL UTILITY IMPROVEMENTS, PRESSURE TESTS, BACTERIOLOGICAL TESTS, AND ANY OTHER INFORMATION NECESSARY FOR THE CLEARANCE APPROVALS WITH ***F.D.E.P.*** AND THE LOCAL UTILITY PROVIDER. THIS INFORMATION SHALL BE PROVIDED TO THE ENGINEER 60 DAYS PRIOR TO THE ANTICIPATED COMPLETION OF CONSTRUCTION AND/OR CERTIFICATION OF COMPLETION APPROVAL DATE.
3. THE CONTRACTOR SHALL PROVIDE THE ENGINEER WITH SIGNED AND SEALED AS-BUILTS OF ALL STORM WATER SYSTEM IMPROVEMENTS AND ANY OTHER INFORMATION NECESSARY FOR THE CLEARANCE APPROVALS WITH ***S.W.F.W.M.D.*** AND THE LOCAL UTILITY PROVIDER. THIS INFORMATION SHALL BE PROVIDED TO THE ENGINEER 60 DAYS PRIOR TO THE ANTICIPATED COMPLETION OF CONSTRUCTION AND/OR CERTIFICATION OF COMPLETION APPROVAL DATE.

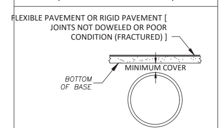
TABLE 3.0 -STORM PIPE COVER (RIGID PAVEMENT)



PIPE TYPE/SIZE & SHAPE	MINIMUM COVER
CONCRETE *	
ROUND & ELLIPTICAL	9"
CORRUGATED STEEL *	
15"-72" ROUND & ARCH EQUIVALENT	9"
78" & LARGER ROUND AND ARCH EQUIVALENT	15"
CORRUGATED ALUMINUM	
15" - 72" ROUND AND ARCH EQUIVALENT	9"
78" - 102" ROUND AND ARCH EQUIVALENT	15"
108" & LARGER ROUND	18"
CORRUGATED POLYETHYLENE	
15" - 48" ROUND	9"
POLYVINYL CHLORIDE	
15" - 48" ROUND	9"

*FOR PIPE CLASS "S" WITH DIAMETERS OF 12" TO 30", THE MINIMUM HEIGHT OF FILL IS 3'.

TABLE 4.0 -STORM PIPE COVER (FLEXIBLE PAVEMENT)



PIPE TYPE/SIZE & SHAPE	MINIMUM COVER
CONCRETE *	
ROUND & ELLIPTICAL	7"
CORRUGATED STEEL *	
12"-30" ROUND	12" [12"]
36"-48" ROUND	18" (12") [15"]
54"-72" ROUND	21" (15") [18"]
78"-96" ROUND	(18") [27"]
102 & LARGER ROUND	(24") [33"]
15"-30" ARCH EQUIVALENT	18" [18"]
36"-48" ARCH EQUIVALENT	24" (12") [18"]
54"-72" ARCH EQUIVALENT	27" (15") [24"]
78"-96" ARCH EQUIVALENT	(18") [30"]
102" & LARGER ARCH EQUIVALENT	(24")
CORRUGATED ALUMINUM	
12"-24" ROUND	15" [12"]
30"-48" ROUND	18" (12") [18"]
54"-72" ROUND	24" (18") [24"]
78"-102" ROUND	(24") [30"]
108" & LARGER	(30")
15"-24" ARCH EQUIVALENT	24" [21"]
30"-48" ARCH EQUIVALENT	27" (15") [24"]
54"-72" ARCH EQUIVALENT	30" (18") [27"]
78"-90" ARCH EQUIVALENT	(24") [30"]
96"-102" ARCH EQUIVALENT	(30")
CORRUGATED POLYETHYLENE	
15" - 30" ROUND	15"
POLYVINYL CHLORIDE	
15" - 30" ROUND	15"

VALUES SHOWN IN PARENTHESIS ( ) ARE FOR 3" X 1" CORRUGATIONS WHICH MUST BE SPECIFIED TO UTILIZE THE LESSER COVER.
VALUES SHOWN IN BRACKETS [ ] APPLY TO TYPE 1-R (SPIRAL RIB) PIPE WHICH MUST BE SPECIFIED TO UTILIZE THE LESSER COVER.
*FOR PIPE CLASS "S" WITH DIAMETERS OF 12" TO 30", THE MINIMUM HEIGHT OF FILL IS 3'.

Marion County Approval Stamp

Tillman & Associates
ENGINEERING, LLC.
CIVIL ENGINEERING - PLANNING - LANDSCAPE ARCHITECTURE - ENVIRONMENTAL
1720 SE 16th Ave. Bldg 100, Ocala, FL 34471
Office: (352) 387-4540 Fax: (352) 387-4545

REVISIONS | DATE

MAJOR SITE PLAN
DIAMOND "A" SHOPPING CENTER
MARION COUNTY, FLORIDA

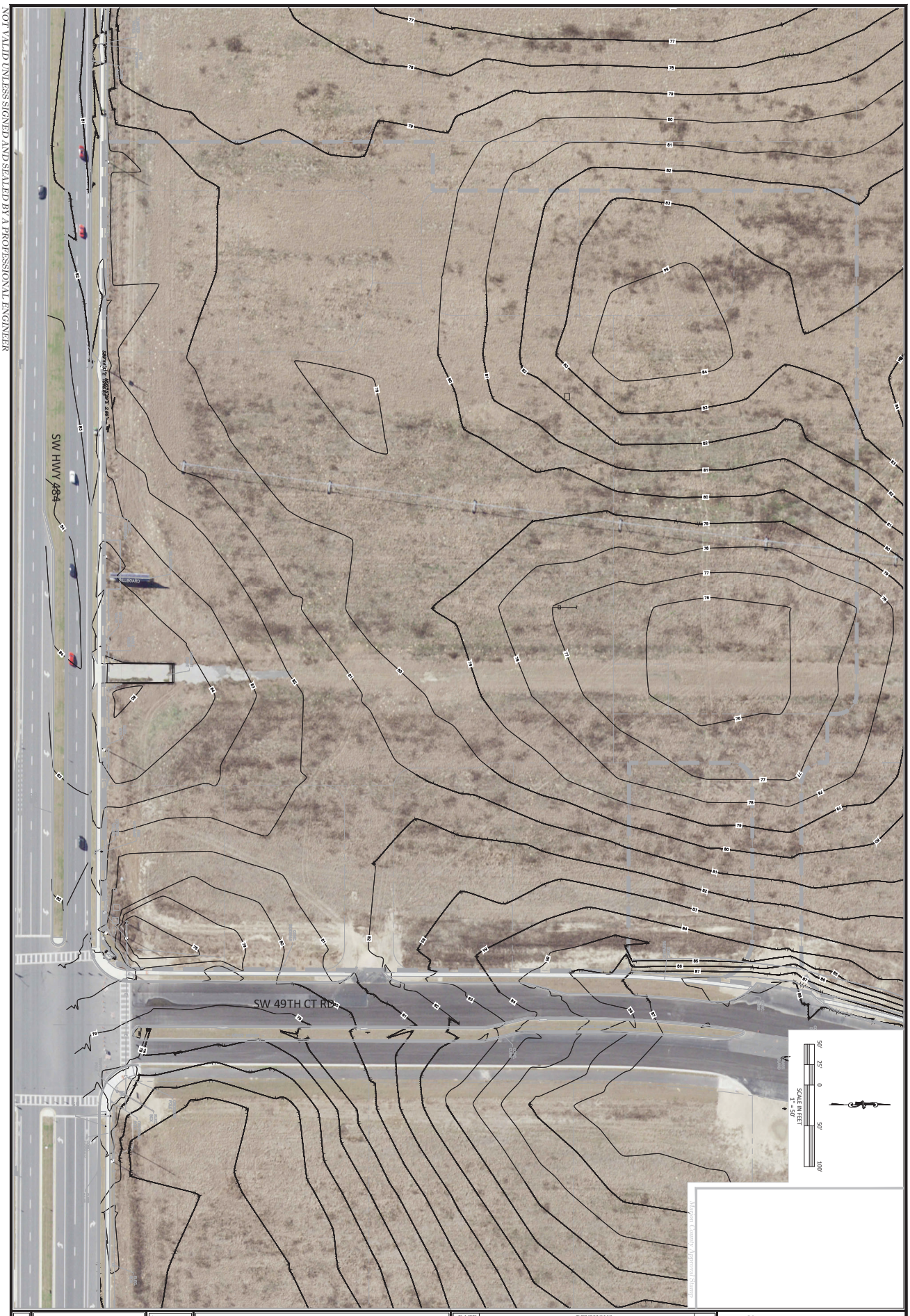
GENERAL NOTES

DATE 10/28/25
DRAWN BY JA
CHKD. BY JMM
JOB NO. 23-8231

SHT. 02.01

NOT VALID UNLESS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER

NOT VALID UNLESS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER



SHT. 03.01

DATE 10/28/25
DRAWN BY EA
CHK'D BY DMM
JOB NO. 25-5231

MAJOR SITE PLAN
DIAMOND "A" SHOPPING CENTER
MARION COUNTY, FLORIDA

EXISTING CONDITION

DATE	REVISIONS

Tillman & Associates
ENGINEERING, LLC.
CIVIL ENGINEERING · PLANNING · LANDSCAPE ARCHITECTURE · ENVIRONMENTAL
1720 SE 16th Ave. Bldg 100, Ocala, FL 34471
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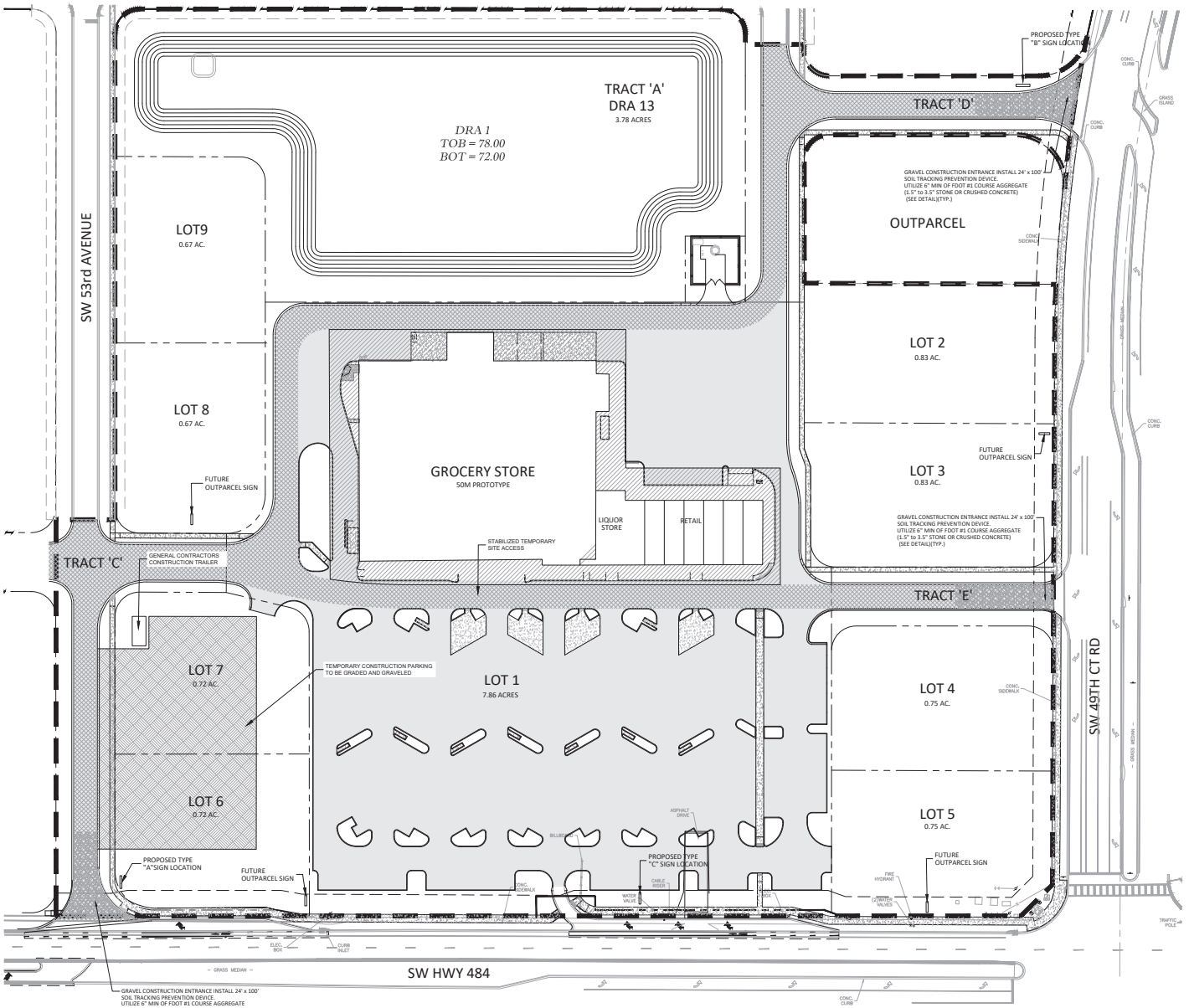

Mun-Ellis Associates
ENGINEERING, LLC.
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1720 SE 16th Ave. Bldg 100, Ocala, FL 34471
Office: (352) 387-4540 Fax: (352) 387-4545

REVISIONS

DATE:

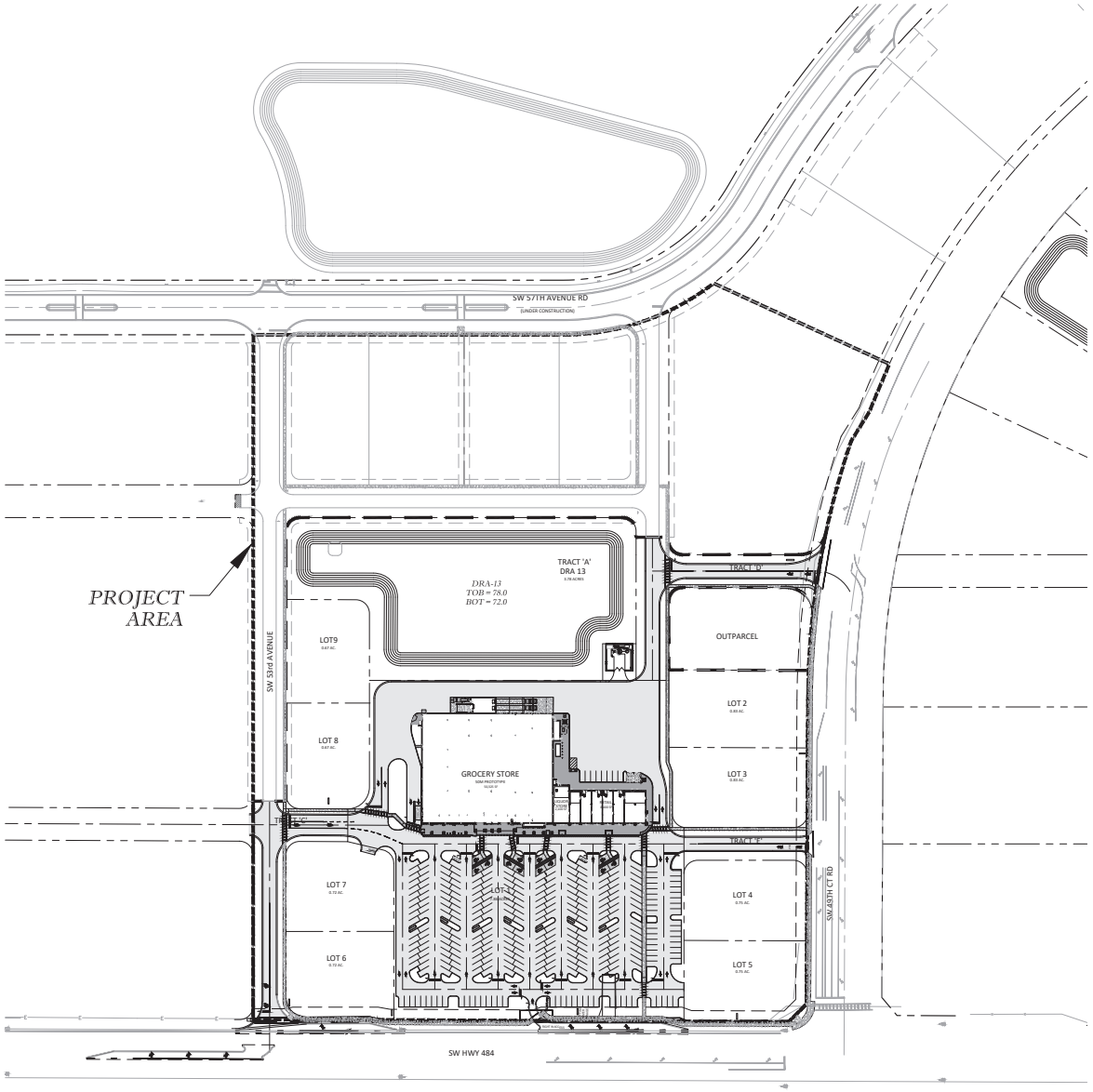
MAJOR SITE PLAN
DIAMOND "A" SHOPPING CENTER
MARION COUNTY, FLORIDA

TEMPORARY SITE ACESS & STAGING PLAN

DATE 10/28/25
DRAWN BY JA
CHKD. BY JMM
JOB NO. 23-8231

SHT. 04.01

NOT VALID UNLESS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER



100' 50' 0 100' 200'

SCALE IN FEET
1" = 100'

Marion County Approval Stamp

Wilson & Associates
ENGINEERING, LLC.
CIVIL ENGINEERING - PLANNING - LANDSCAPE ARCHITECTURE - ENVIRONMENTAL
1720 SE 16th Ave. Bldg 100, Ocala, FL 34471
Office: (352) 387-4540 Fax: (352) 387-4545

REVISIONS

DATE:

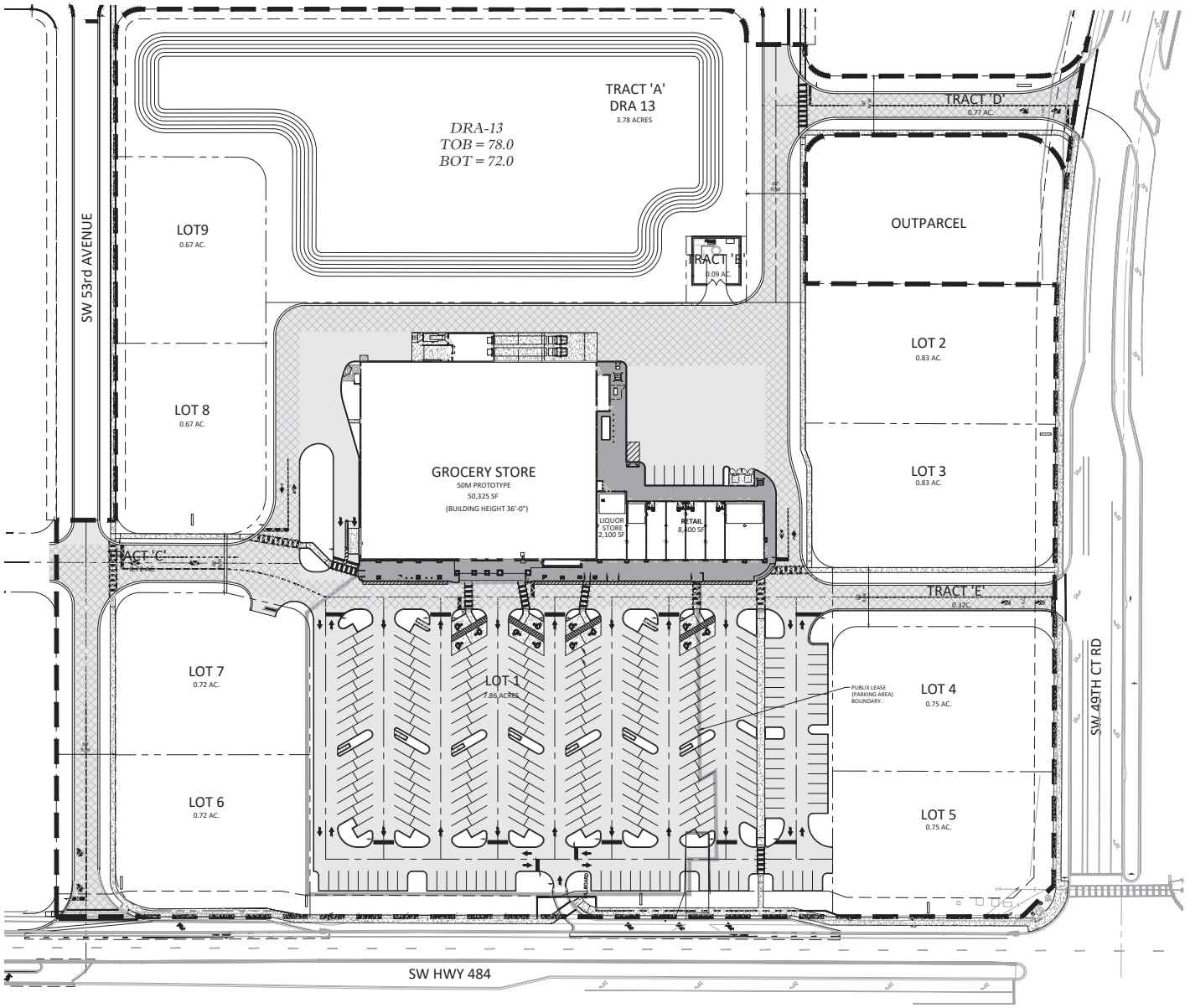
MAJOR SITE PLAN
DIAMOND "A" SHOPPING CENTER
MARION COUNTY, FLORIDA

OVERALL SITE PLAN

DATE 10/28/25
DRAWN BY JA
CHKD. BY JMM
JOB NO. 23-8231

SHT. 05.01

NOT VALID UNLESS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER



50' 25' 0 50' 100'

SCALE IN FEET
1" = 50'

SITE AREA	
LOT 1	7.86
LOT 2	0.83
LOT 3	0.83
LOT 4	0.75
LOT 5	0.75
LOT 6	0.72
LOT 7	0.72
LOT 8	0.67
LOT 9	0.67
TRACT 'A'	3.78
TRACT 'B'	0.09
TRACT 'C'	0.72
TRACT 'D'	0.77
TRACT 'E'	0.32
TOTAL SITE	19.50 AC

BUILDING AREA	
PUBLIX STORE	50,325 SF
LIQUOR STORE	2,100 SF
RETAIL	8,400 SF
TOTAL BUILDING AREA	60,825 SF

PAVEMENT LEGEND

- STANDARD DUTY PAVEMENT (SEE DETAIL SHEET - 13.01)
- HEAVY DUTY PAVEMENT (SEE DETAIL SHEET - 13.01)
- CONCRETE PAVEMENT (SEE DETAIL SHEET - 13.01)
- CONCRETE SIDEWALK (SEE DETAIL SHEET - 13.01)

SITE DATA TABLE	
PARCEL IDENTIFICATION NUMBERS	41200-056-04,41200-056-12
TOTAL SITE BOUNDARY	30.50 A.C.
PROJECT BOUNDARY	30.50 A.C.
FLOOD ZONE	X
FEMA PANEL	12083C0715D
LAND USE	EMPLOYMENT CENTER
ZONING	PUD
BUILDING SETBACK REQUIREMENT	
MINIMUM FRONT DETBACK	40'
MINIMUM REAR SETBACK	25'
MINIMUM SIDE SETBACK	10'
MAXIMUM BUILDING HEIGHT	50'
PARKING REQUIRED (60,825 SF OF SHOPPING CENTER)	
TOTAL SPACES REQUIRED (5/1,000 SF)	304 spaces
STANDARD SPACES (10' x 20') PROVIDED	311
VAN / ACCESSIBLE SPACES REQUIRED	12
TOTAL PARKING PROVIDED	323

SURFACE DATA TABLE	
TOTAL IMPERVIOUS AREA *	21.99 AC
TOTAL IMPERVIOUS AREA PERCENTAGE *	72.11%
TOTAL OPEN-SPACE *	8.51 AC
TOTAL OPEN-SPACE PERCENTAGE *	27.89%

* INCLUDES 80% IMPERVIOUS AREA COVERAGE ON OUTPARCELS

OPEN SPACE CALCULATIONS:

Marion County Approval Stamp

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REVISIONS

DATE:

MAJOR SITE PLAN
DIAMOND "A" SHOPPING CENTER
MARION COUNTY, FLORIDA

SITE PLAN

DATE 10/28/25
DRAWN BY JA
CHKD. BY TMM
JOB NO. 23-8231

SHT. 06.01

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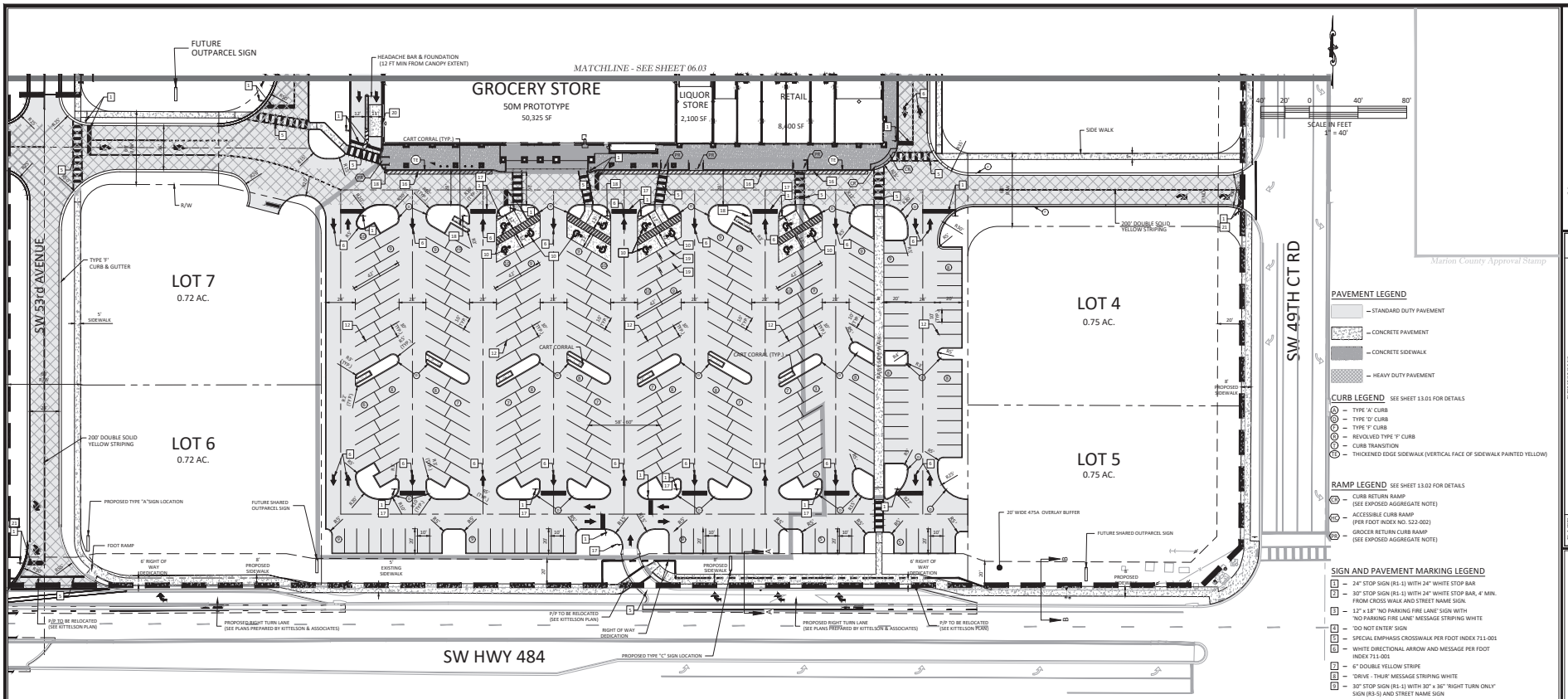
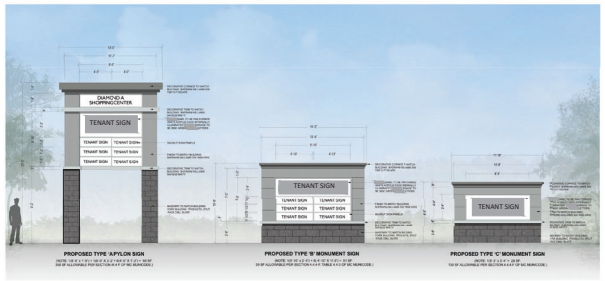
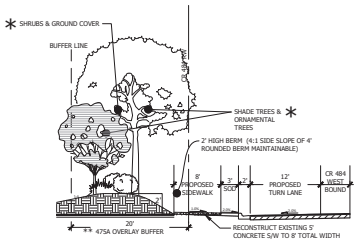




DIAMOND "A" SHOPPING CENTER

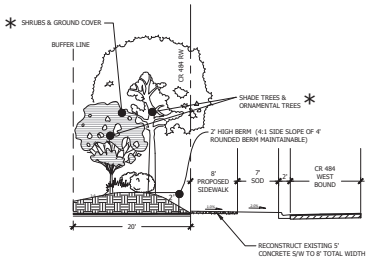


20' WIDE 475A OVERLAY BUFFER
SECTION A-A (PROPOSED TURN LANE)

SCALE: N.T.S.

* PLANTING LOCATIONS SHOWN ARE SCHEMATIC FINAL LANDSCAPE ARRANGEMENT TO BE DETERMINED AT FINAL DESIGN BY LANDSCAPE ARCHITECT.

** BUFFER / EASEMENT - MARION COUNTY RESERVES THE RIGHTS FOR MAINTENANCE OF SIDE WALK & INSTALLATION / MAINTENANCE OF UTILITIES.



20' WIDE 475A OVERLAY BUFFER
SECTION B-B (EXISTING ROAD)

SCALE: N.T.S.

* PLANTING LOCATIONS SHOWN ARE SCHEMATIC FINAL LANDSCAPE ARRANGEMENT TO BE DETERMINED AT FINAL DESIGN BY LANDSCAPE ARCHITECT.

PAVEMENT LEGEND

- STANDARD DUTY PAVEMENT
- CONCRETE PAVEMENT
- CONCRETE SIDEWALK
- HEAVY DUTY PAVEMENT

CURB LEGEND SEE SHEET 13.01 FOR DETAILS

- A – TYPE 'A' CURB
- D – TYPE 'D' CURB
- F – TYPE 'F' CURB
- R – REVOLVED TYPE 'F' CURB
- T – CURB TRANSITION
- YE – THICKENED EDGE SIDEWALK (VERTICAL FACE OF SIDEWALK PAINTED YELLOW)

RAMP LEGEND SEE SHEET 13.02 FOR DETAILS

- CRR – CURB RETURN RAMP (SEE EXPOSED AGGREGATE NOTE)
- ARA – ACCESSIBLE CURB RAMP (PER FDOT INDEX NO. 522-002)
- GRR – GROCER RETURN CURB RAMP (SEE EXPOSED AGGREGATE NOTE)

SIGN AND PAVEMENT MARKING LEGEND

1 – 24" STOP SIGN (R1-1) WITH 24" WHITE STOP BAR
2 – 30" STOP SIGN (R1-1) WITH 24" WHITE STOP BAR, 4' MIN. FROM CROSS WALK AND STREET NAME SIGN.
3 – 12" x 18" 'NO PARKING FIRE LANE' SIGN WITH 'NO PARKING FIRE LANE' MESSAGE STRIPING WHITE
4 – 'DO NOT ENTER' SIGN
5 – SPECIAL EMPHASIS CROSSWALK PER FDOT INDEX 711-001
6 – WHITE DIRECTIONAL ARROW AND MESSAGE PER FDOT INDEX 711-001
7 – 6" DOUBLE YELLOW STRIPE
8 – 'DRIVE - THUR' MESSAGE STRIPING WHITE
9 – 30" STOP SIGN (R1-1) WITH 30" x 36" 'RIGHT TURN ONLY' SIGN (R3-5) AND STREET NAME SIGN
10 – HANDICAP SPACES PER FLORIDA'S ACCESSIBILITY CODE WITH SIGNS. (SEE SHEET 13.01 FOR DETAILS)
11 – 8" WHITE STRIPE AT 10' OC
12 – 4" WHITE STRIPE
13 – 24" x 18" PHARMACY DRIVE-THRU SIGN BLACK ON WHITE
14 – 24" PEDESTRIAN SIGN (W11-2) WITH 24" x 12" DOWNWARD DIAGONAL ARROW (W16-7P)
15 – 24" x 18" 'NO PARKING FIRE DEPARTMENT CONNECTION' SIGN (2" LETTERING) WITH 'NO PARKING FIRE LANE' MESSAGE STRIPING WHITE
16 – 6" YELLOW STRIPE
17 – ONE WAY SIGN "DO NOT ENTER"
18 – PHARMACY DRIVE-THRU SIGN
19 – CURBSIDE PICKUP SPACES (SIGNAGE)
20 – 1' WIDE CURB (ADJACENT TO BUILDING) (SEE SHEET 13.02 FOR DETAIL)
21 – RIGHT TURN ONLY

NOTES

1. ALL ON-SITE PAVEMENT MARKINGS ARE TO BE PAINTED USING NON-SLIP PAINT.
2. ALL MARKINGS IN THE COUNTY RIGHT OF WAY SHALL BE THERMOPLASTIC,EXCEPT BICYCLE LANE MARKING WHICH SHALL BE PAINT.
3. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL COUNTY REGULATIONS AND CODES AND D.S.H.A. STANDARDS.
4. PRIOR TO CONSTRUCTION WITHIN ANY EXISTING PUBLIC RIGHT-OF-WAY, THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FROM THE AUTHORITY HAVING JURISDICTION.
5. CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF DOORWAYS, SLOPE PAVING, SIDEWALKS, EXIT PORCHES, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.

GENERATOR SITING NOTE

PROPOSED LOCATION OF STORAGE TANK(S) AT THE SUBJECT SITE IS NOT WITHIN 500 FEET OF ANY EXISTING COMMUNITY WATER SUPPLY WELL, NOT WITHIN 500 FEET OF ANY NON-TRANSIENT, NON-COMMUNITY WATER SUPPLY WELL, AND NOT WITHIN 100 FEET OF ANY OTHER EXISTING POTABLE WATER SUPPLY WELL.

Wilson & Associates
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REVISIONS

DATE:

MAJOR SITE PLAN
DIAMOND "A" SHOPPING CENTER
MARION COUNTY, FLORIDA

SITE PLAN - SOUTH

DATE 10/28/25
DRAWN BY JA
CHKD. BY JMM
JOB NO. 23-8231

SHT. 06.02

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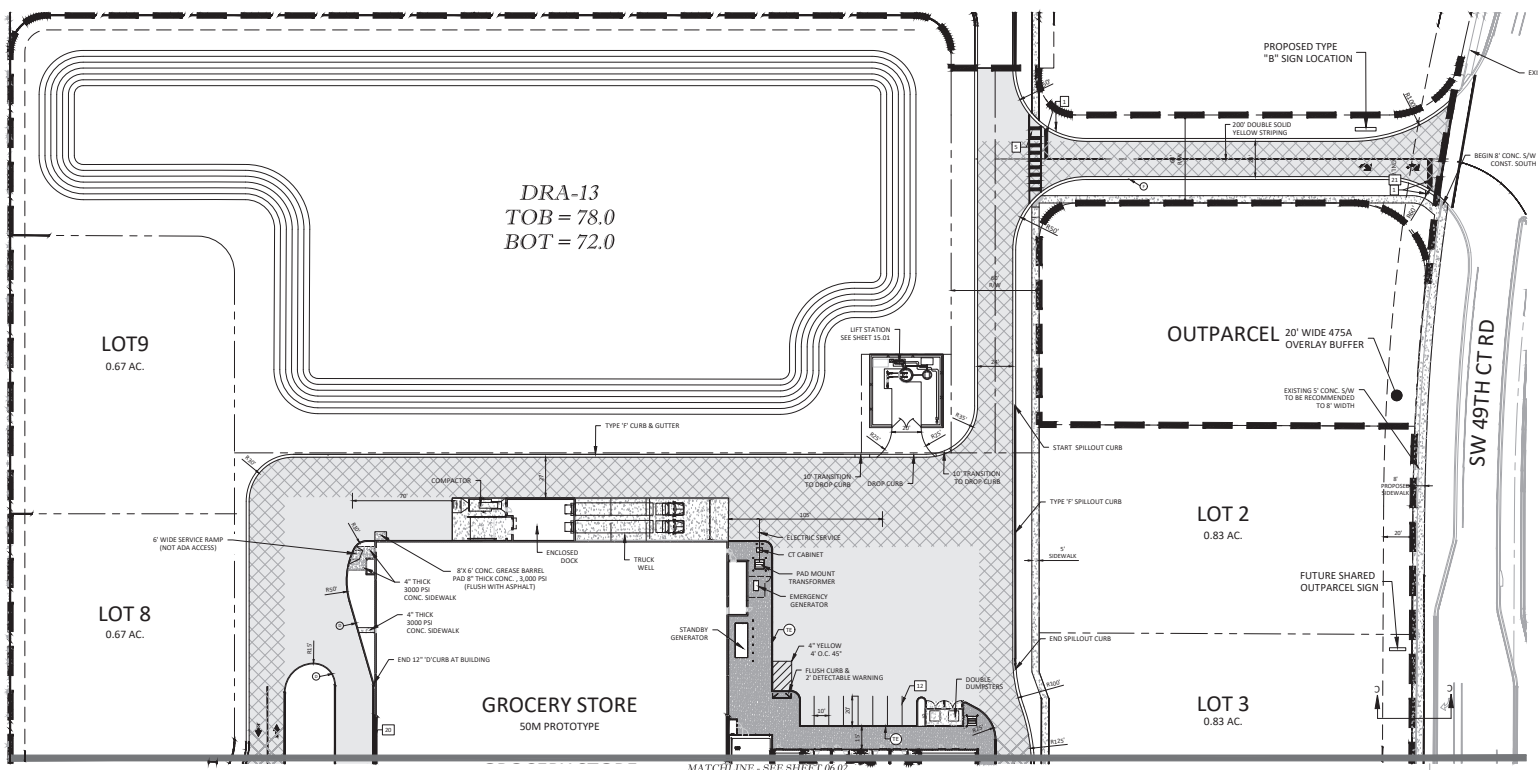

40' 20' 0 40' 80'
SCALE IN FEET
1" = 40'

Marion County Approval Stamp

PAVEMENT LEGEND

– STANDARD DUTY PAVEMENT
– CONCRETE PAVEMENT
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CURB LEGEND SEE SHEET 13.01 FOR DETAILS

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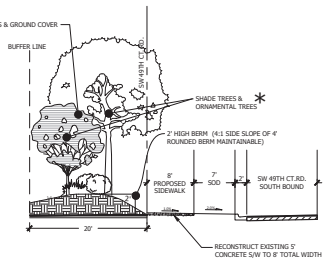

20' WIDE 475A OVERLAY BUFFER
SECTION C-C (EXISTING ROAD)

SCALE: N.T.S.

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REVISIONS

DATE:

MAJOR SITE PLAN
DIAMOND "A" SHOPPING CENTER
MARION COUNTY, FLORIDA

SITE PLAN - NORTH

DATE 10/28/25
DRAWN BY JA
CHKD. BY JMM
JOB NO. 23-8231

SHT. 06.03

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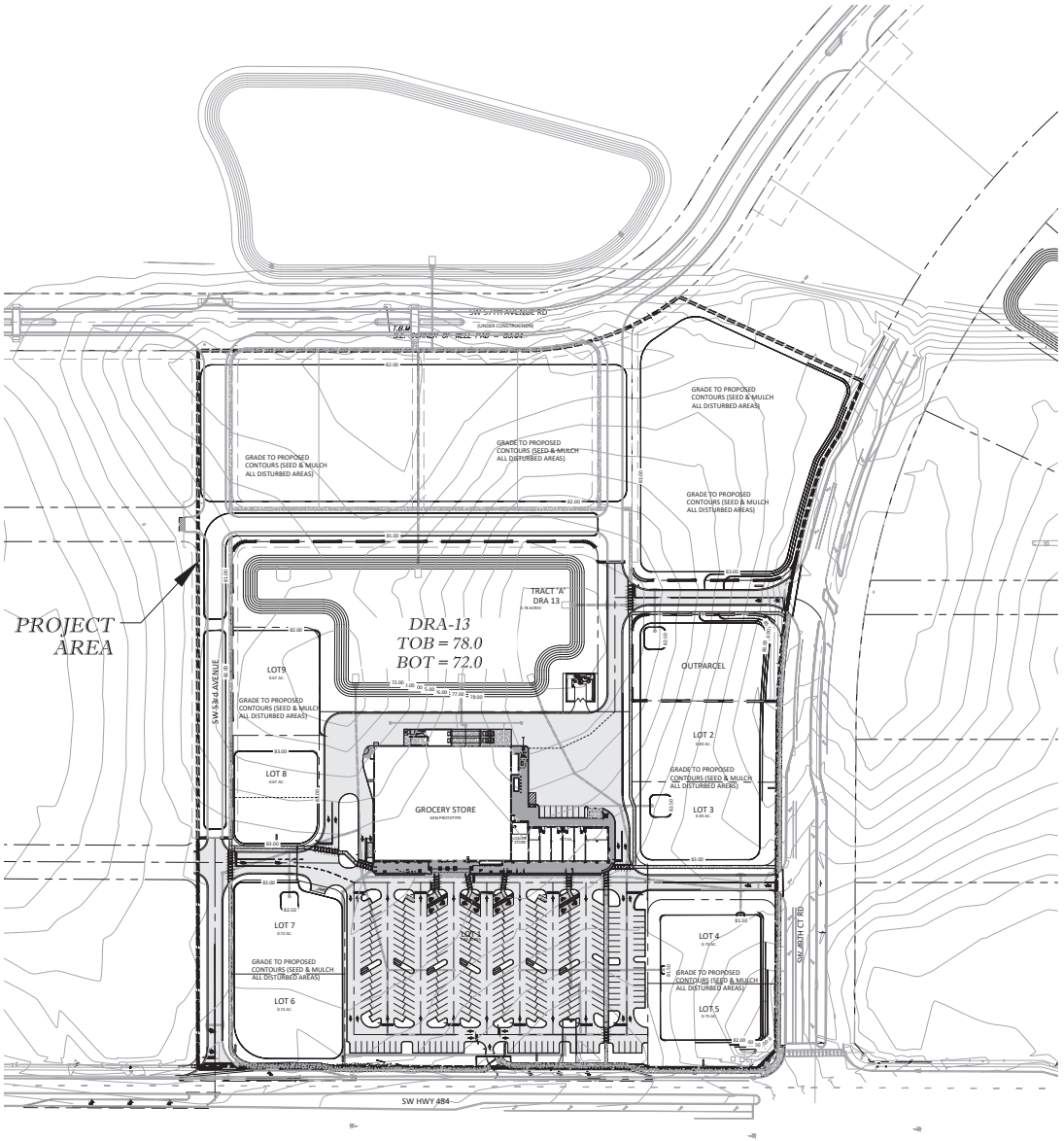

100' 50' 0 100' 200'

SCALE IN FEET
1" = 100'

Marion County Approval Stamp

LEGEND

- EXISTING CONTOURS
- PROPOSED/DESIGNED FLOW DIRECTION
- PROPOSED SPOT ELEVATION PAVEMENT ELEV.
- PROPOSED SWALE BOTTOM
- PROPOSED YARD DRAIN
- SOIL BORING LOCATION/ID

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MAJOR SITE PLAN
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MARION COUNTY, FLORIDA

PAVING & GRADING

DATE 10/28/25
DRAWN BY JA
CHKD. BY MM
JOB NO. 23-8231

SHT. 07.01

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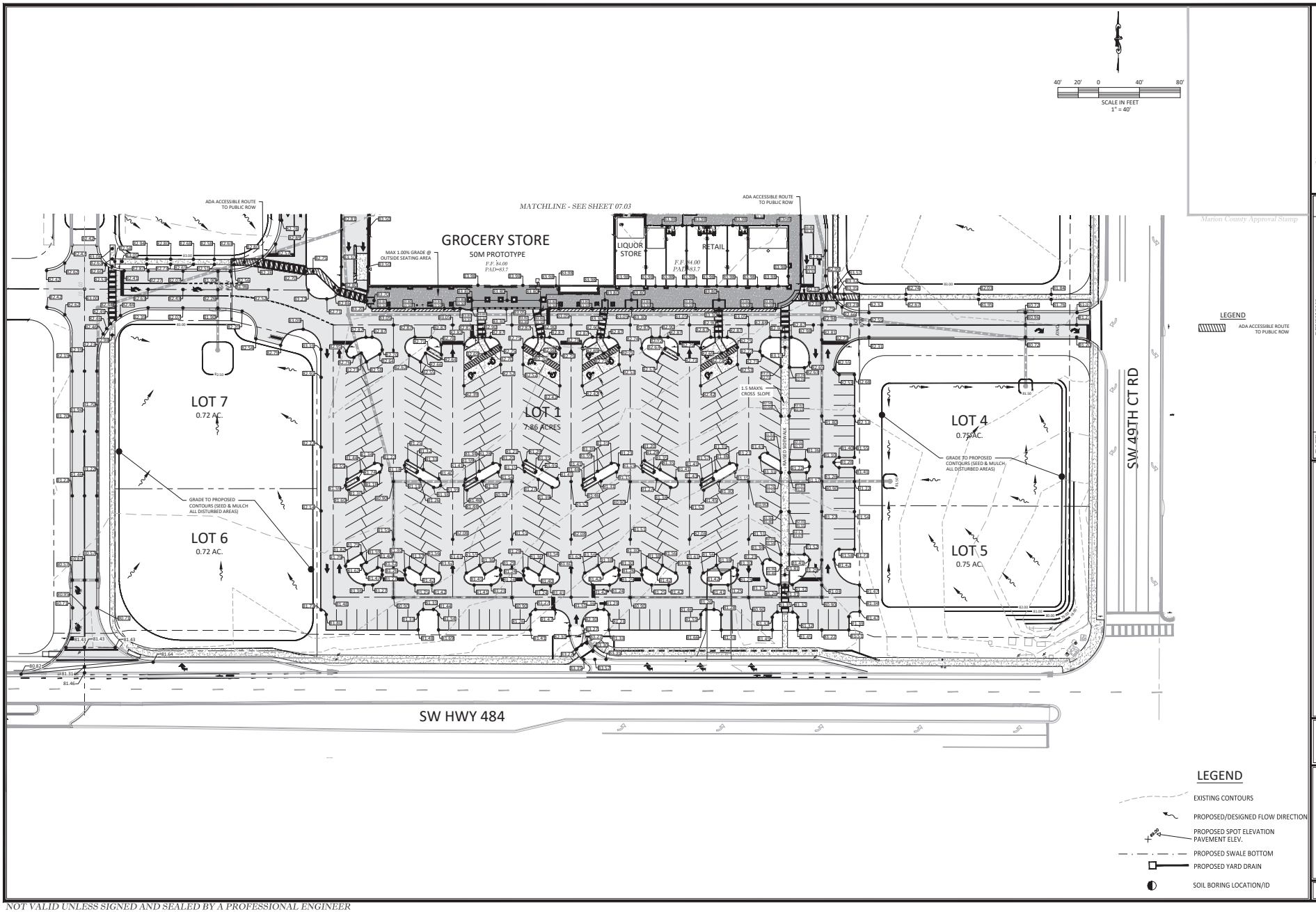

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REVISIONS

DATE

MAJOR SITE PLAN
DIAMOND "A" SHOPPING CENTER
MARION COUNTY, FLORIDA

PAVING & GRADING SOUTH

DATE 10/28/25
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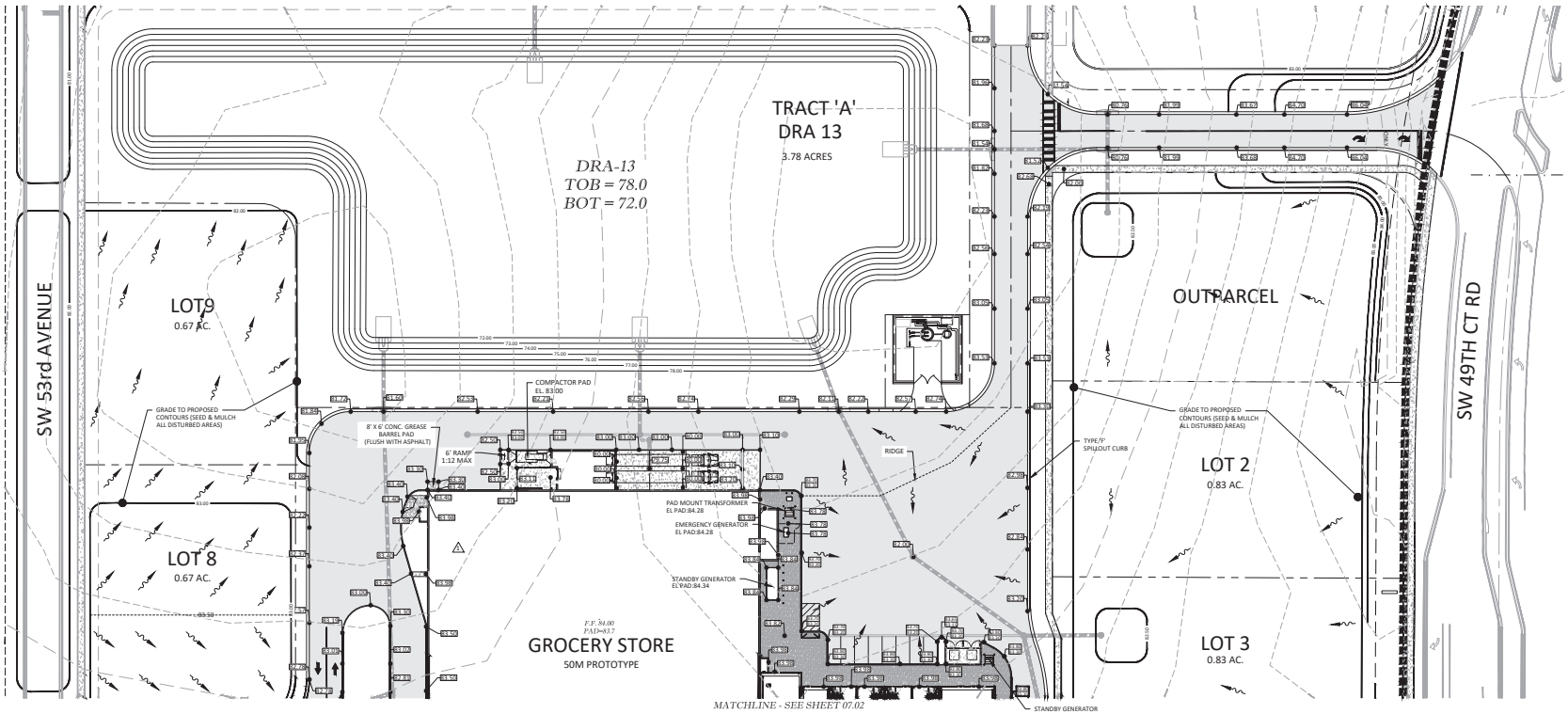

40' 20' 0 40' 80'
SCALE IN FEET
1" = 40'

Marion County Approval Stamp

LEGEND

- EXISTING CONTOURS
- PROPOSED/DESIGNED FLOW DIRECTION
- PROPOSED SPOT ELEVATION PAVEMENT ELEV.
- PROPOSED SWALE BOTTOM
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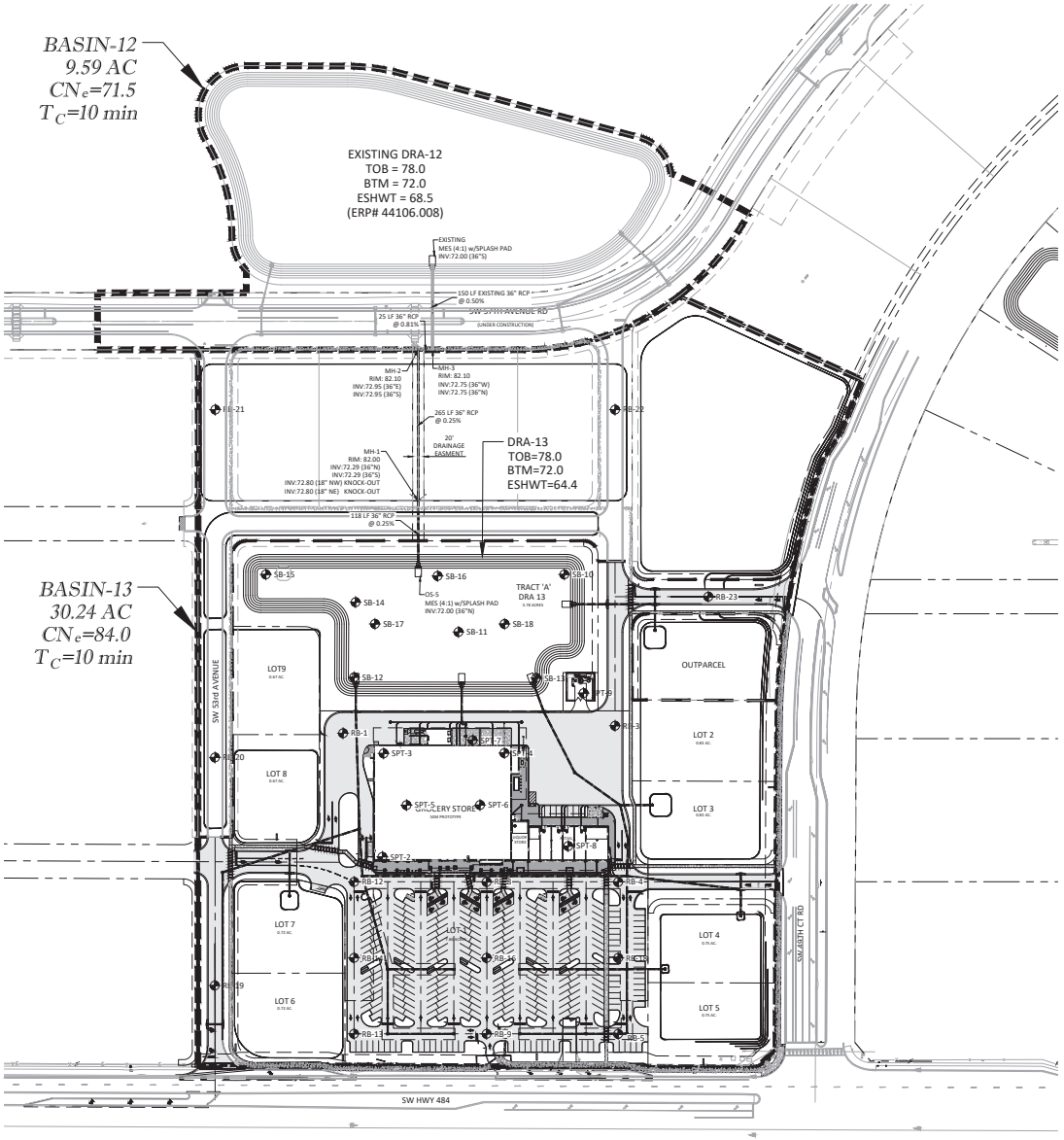

100' 50' 0 100' 200'
SCALE IN FEET
1" = 100'

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MAJOR SITE PLAN
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DRAINAGE PLAN

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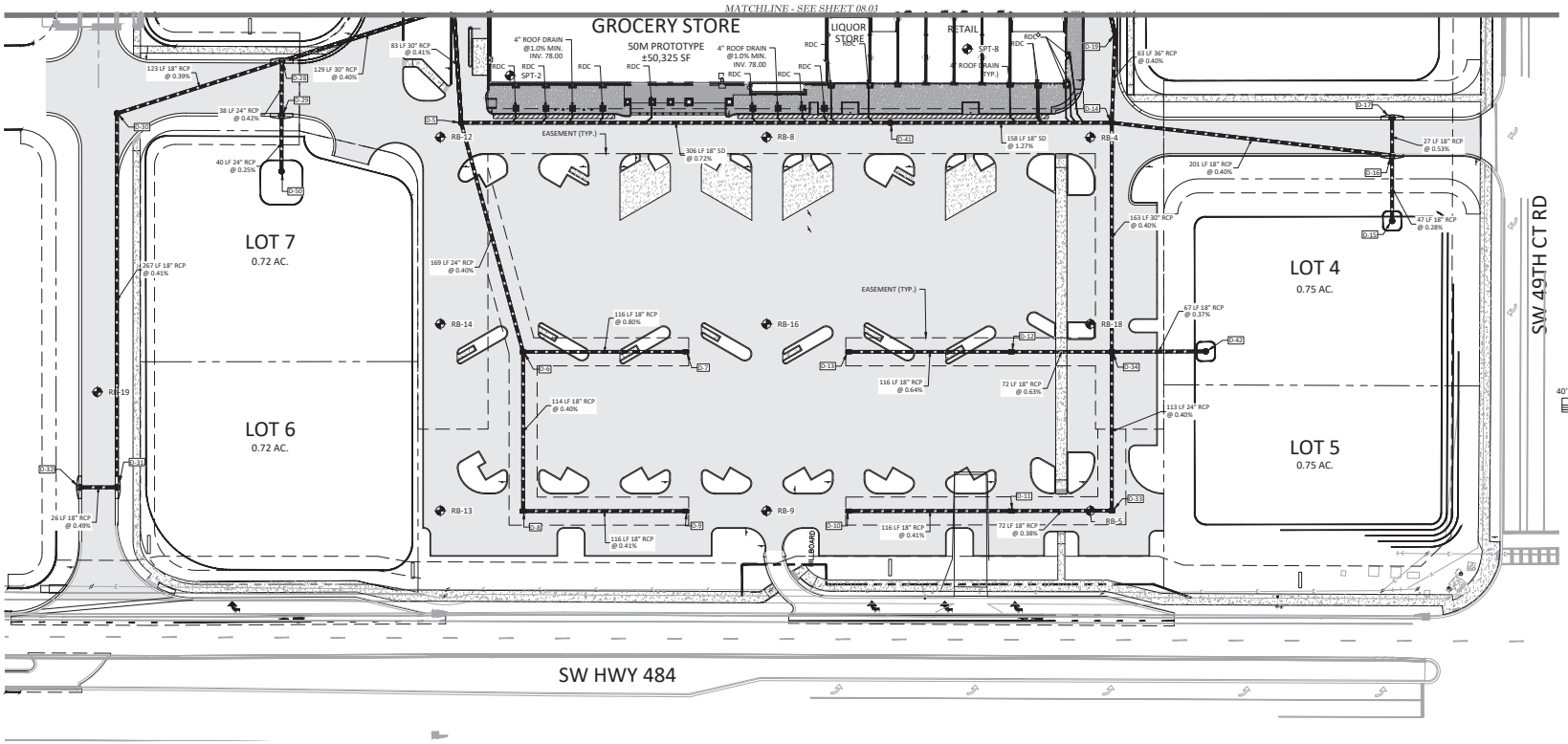

Marion County Approval Stamp

STRUCTURE TABLE	
STRUCTURE NAME	DETAILS
D-4	TYPE "J-9" INLET RIM/EOP/GRATE 82.84 INV:74.45 (30"S) INV:74.45 (36"N) INV:74.45 (30"W)
D-5	STORM MANHOLE RIM/EOP/GRATE 83.08 INV:74.79 (24"S) INV:74.79 (30"N) INV:74.79 (18"E)
D-6	TYPE "F" INLET RIM/EOP/GRATE 80.90 INV:75.97 (18"S) INV:75.97 (18"E) INV:75.47 (24"N)
D-7	TYPE "F" INLET RIM/EOP/GRATE 80.90 INV:76.90 (18"W)
D-8	TYPE "F" INLET RIM/EOP/GRATE 80.90 INV:76.43 (18"E) INV:76.43 (18"N)
D-9	TYPE "F" INLET RIM/EOP/GRATE 80.90 INV:76.90 (18"W)
D-10	TYPE "F" INLET RIM/EOP/GRATE 80.90 INV:76.90 (18"E)
D-11	TYPE "F" INLET RIM/EOP/GRATE 80.90 INV:76.43 (18"E) INV:76.43 (18"W)

STRUCTURE TABLE	
STRUCTURE NAME	DETAILS
D-12	TYPE "F" INLET RIM/EOP/GRATE 80.90 INV:76.16 (18"E) INV:76.16 (18"W)
D-13	TYPE "F" INLET RIM/EOP/GRATE 80.90 INV:76.90 (18"E)
D-14	STORM MANHOLE RIM/EOP/GRATE 82.92 INV:74.55 (30"S) INV:74.55 (36"N) INV:74.55 (18"E) INV:75.00 (18"W)
D-15	STORM MANHOLE/SLOTTED COVER RIM/EOP/GRATE 81.50 INV:75.48 (18"N)
D-16	TYPE "6M" INLET RIM/EOP/GRATE 80.72 INV:75.35 (18"N) INV:75.35 (18"W) INV:75.35 (18"S)
D-17	TYPE "6M" INLET RIM/EOP/GRATE 80.72 INV:75.49 (18"S)
D-19	TYPE "J-9" INLET RIM/EOP/GRATE 82.87 INV:74.30 (36"S) INV:74.30 (36"N)
D-28	TYPE "6M" INLET RIM/EOP/GRATE 81.90 INV:74.97 (18"W) INV:74.97 (30"E) INV:74.97 (24"S)

STRUCTURE TABLE	
STRUCTURE NAME	DETAILS
D-29	TYPE "6M" INLET RIM/EOP/GRATE 81.90 INV:75.13 (24"N) INV:75.13 (24"S)
D-30	STORM MANHOLE RIM/EOP/GRATE 82.71 INV:75.45 (18"S) INV:75.45 (18"E)
D-31	TYPE "6M" INLET RIM/EOP/GRATE 80.57 INV:76.53 (18"W) INV:76.53 (18"N)
D-32	TYPE "6M" INLET RIM/EOP/GRATE 80.57 INV:76.66 (18"E)
D-33	TYPE "F" INLET RIM/EOP/GRATE 80.90 INV:76.16 (18"W) INV:76.16 (24"N)
D-34	TYPE "F" INLET RIM/EOP/GRATE 80.90 INV:75.71 (24"S) INV:75.21 (30"N) INV:75.71 (18"W) INV:75.21 (18"E)
D-41	STORM MANHOLE RIM/EOP/GRATE 83.21 INV:77.00 (18"E) INV:77.00 (18"W)
D-42	STORM MANHOLE/SLOTTED COVER RIM/EOP/GRATE 81.50 INV:75.46 (18"W)
D-50	STORM MANHOLE/SLOTTED COVER RIM/EOP/GRATE 82.50 INV:75.23 (24"N)

DRAINAGE SUMMARY:

THE PROPOSED PUBLIX PROJECT AREA IS IN SECTION 9, TOWNSHIP 17S AND RANGE 21E. MORE SPECIFICALLY, THE PROJECT IS LOCATED JUST NORTH OF SW HWY 484, AT THE NW COMMERCIAL OF INTERSECTION WITH S.W. 49TH CT. RD.

LEGEND:

RDC - ROOF DRAINAGE CONNECTION (SEE ARCHITECTURAL PLAN FOR SIZE)

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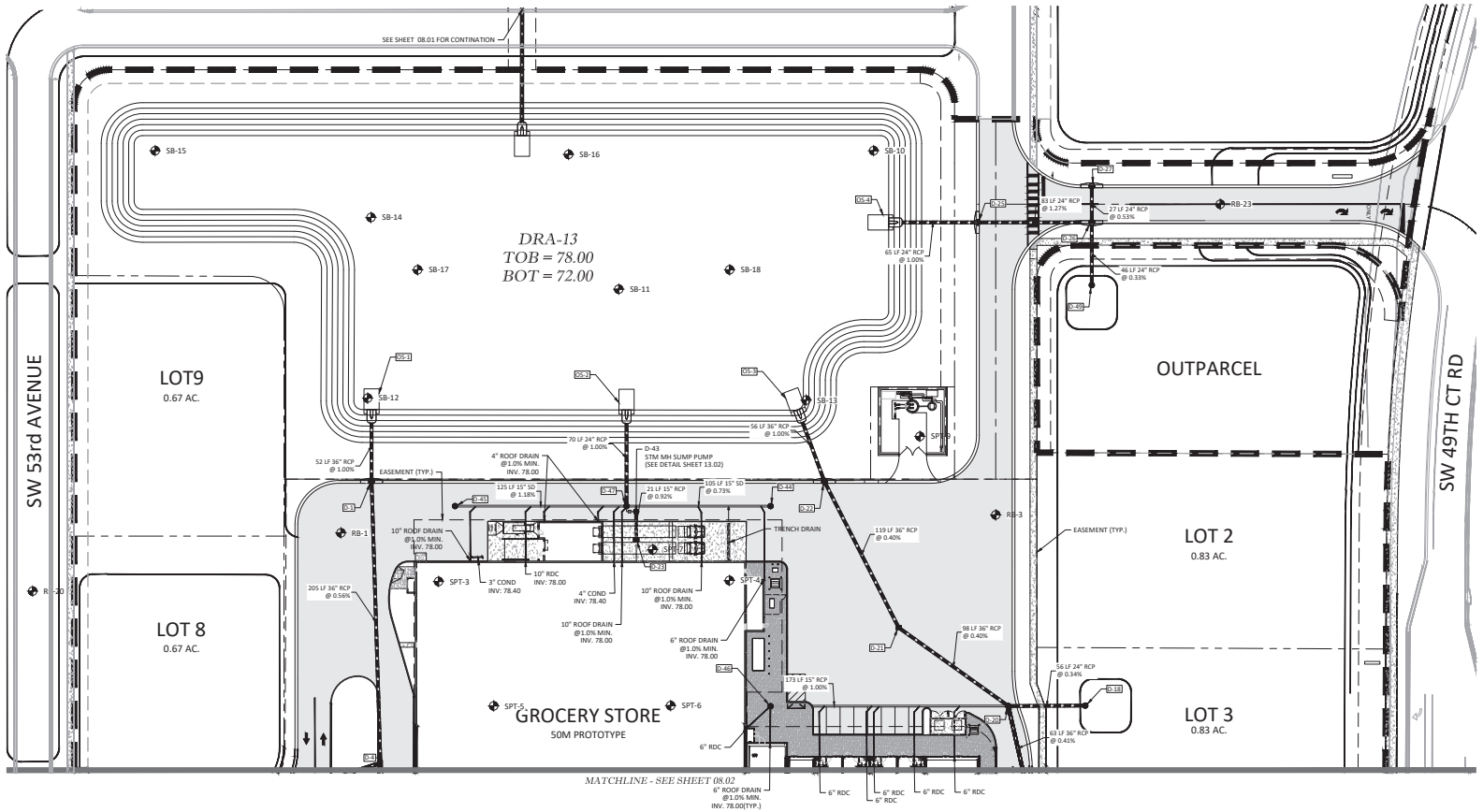

STRUCTURE TABLE	
STRUCTURE NAME	DETAILS
D-1	TYPE "6M" INLET RIM/EOP/GRATE 81.60 INV:73.30 (36"S) INV:72.52 (36"N)
D-18	STORM MANHOLE/SLOTTED COVER RIM/EOP/GRATE 82.50 INV:75.23 (24"W)
D-20	STORM MANHOLE RIM/EOP/GRATE 83.22 INV:77.27 (15"W) INV:74.04 (36"S) INV:74.04 (36"NW) INV:75.04 (24"E)
D-21	TYPE "F" INLET RIM/EOP/GRATE 82.00 INV:73.65 (36"SE) INV:73.65 (36"NW)
D-22	TYPE "6M" INLET RIM/EOP/GRATE 82.11 INV:73.17 (36"SE) INV:72.56 (36"N)
D-23	TYPE "C" INLET RIM/EOP/GRATE 79.75 INV:74.57 (15"N)
D-25	TYPE "6M" INLET RIM/EOP/GRATE 81.54 INV:74.65 (24"E) INV:72.65 (24"W)

STRUCTURE TABLE	
STRUCTURE NAME	DETAILS
D-26	TYPE "6M" INLET RIM/EOP/GRATE 80.76 INV:75.71 (24"W) INV:76.21 (24"N) INV:75.71 (24"S)
D-27	TYPE "6M" INLET RIM/EOP/GRATE 80.76 INV:76.35 (24"S)
D-43	STM MH SUMP PUMP RIM/EOP/GRATE 82.87 INV:74.38 (15"S)
D-44	STORM MANHOLE RIM/EOP/GRATE 82.68 INV:75.15 (15"W)
D-45	STORM MANHOLE RIM/EOP/GRATE 83.07 INV:75.86 (15"E)
D-46	STORM MANHOLE RIM/EOP/GRATE 83.82 INV:79.00 (15"E)
D-47	STORM MANHOLE RIM/EOP/GRATE 82.80 INV:72.70 (24"N) INV:74.38 (15"E) INV:74.38 (15"W)
D-49	STORM MANHOLE/SLOTTED COVER RIM/EOP/GRATE 82.50 INV:75.86 (24"N)

STRUCTURE TABLE	
STRUCTURE NAME	DETAILS
OS-1	MES (4:1) W/SPLASH PAD INV:72.00 (36"S)
OS-2	MES (4:1) W/SPLASH PAD INV:72.00 (24"S)
OS-3	MES (4:1) W/SPLASH PAD INV:72.00 (36"S)
OS-4	MES (4:1) W/SPLASH PAD INV:72.00 (24"E)

DRAINAGE SUMMARY:

THE PROPOSED PUBLIX PROJECT AREA IS IN SECTION 9, TOWNSHIP 17S AND RANGE 21E. MORE SPECIFICALLY, THE PROJECT IS LOCATED JUST NORTH OF SW HWY 484, AT THE NW COMMERCIAL OF INTERSECTION WITH S.W. 49TH CT. RD.

LEGEND:

RDC - ROOF DRAINAGE CONNECTION (SEE ARCHITECTURAL PLAN FOR SIZE)

Tillman & Associates
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Office: (352) 387-4540 Fax: (352) 387-4545

REVISIONS

DATE

MAJOR SITE PLAN
DIAMOND "A" SHOPPING CENTER
MARION COUNTY, FLORIDA

DRAINAGE PLAN

DATE 10/28/25
DRAWN BY JA
CHKD. BY JMM
JOB NO. 23-8231

SHT. 08.03

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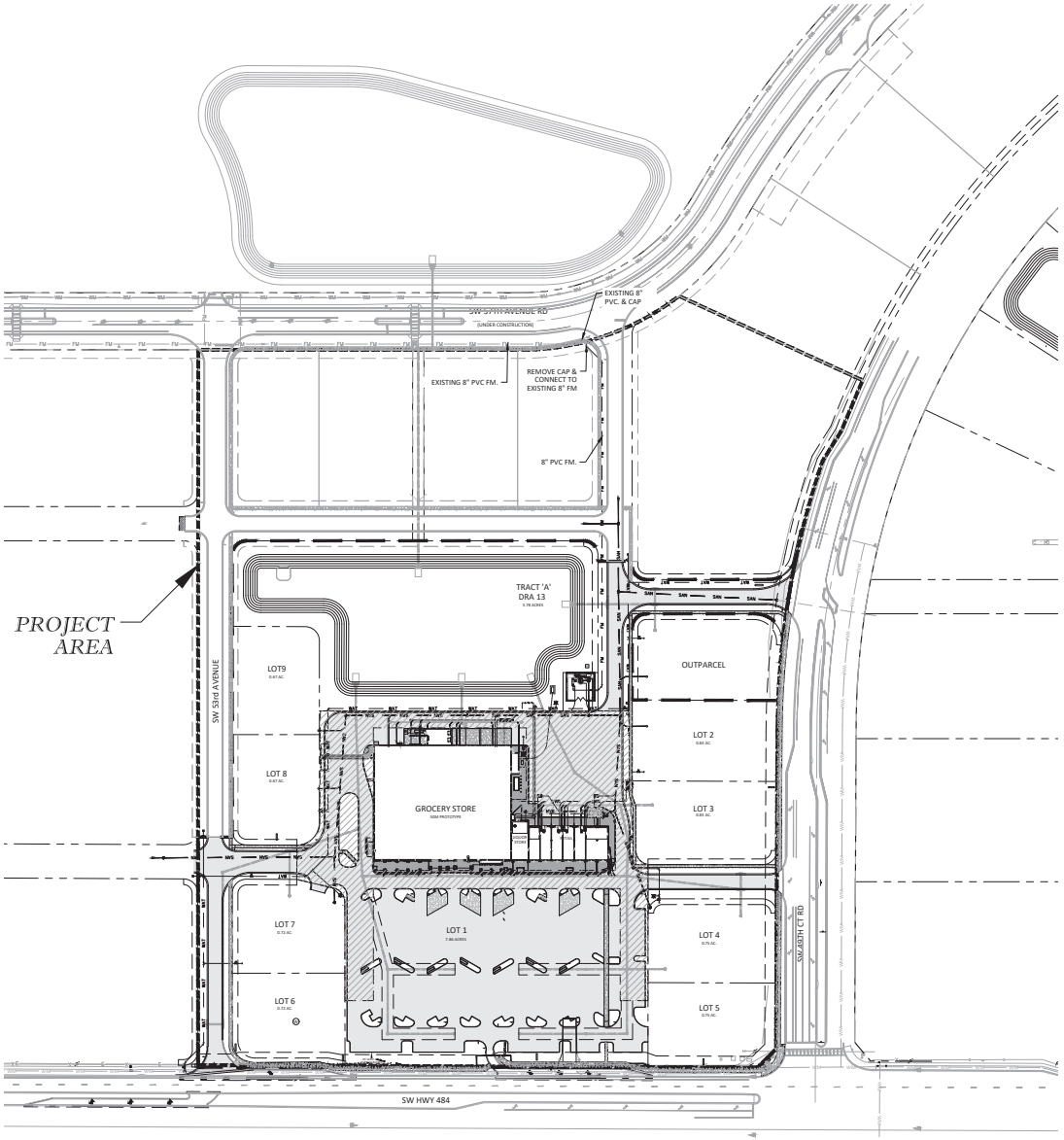

100' 50' 0 100' 200'

SCALE IN FEET
1" = 100'

CONTRACTOR TO FIELD VERIFY ALL UTILITY LOCATIONS AND DEPTHS

Marion County Approval Stamp

LEGEND

- CROSS ACCESS,DRAINAGE & UTILITY EASEMENT
- PUBLIX DIAMOND SITE AREA
- PRIVATE R/W

NOTE:
1. CONTRACTOR IS RESPONSIBLE FOR PLACEMENT & INSTALLATION OF NECESSARY UNDERGROUND SLEEVING.
2. MARK ALL POINTS WITH A "W" MARK IN CONCRETE WHERE WATER SERVICES CROSSES CURB
3. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY AND COORDINATE UTILITY AND ROOF DRAIN LOCATIONS AND ELEVATIONS WITH ARCHITECT PRIOR TO CONSTRUCTION.
4. THE BUILDING SHALL COMPLY WITH THE IN BUILDING MINIMUM RADIO SIGNAL STRENGTH FOR PUBLIC SAFETY RADIUS. TESTING SHALL BE COMPLETED BY AN INDEPENDENT CONTRACTOR AND A SYSTEM INSTALLED IF NEEDED BASED ON TEST RESULTS.
5. AN INDEPENDENT INSPECTOR APPROVED BY THE OFFICE OF THE FIRE MARSHAL MUST BE ATTAINED AS A THIRD PARTY INSPECTOR FOR ALL FIRE WALLS AND INFORMATION SUBMITTED TO THE OFFICE FOR APPROVAL.
6. KNOX BOX TO BE NEAR THE FRONT DOOR 6' FROM FLOOR LEVEL AND 2' LEFT OF THE DOOR.
7. ALL SEWER CLEAN OUTS TO HAVE USF 7621 AND 7622 SLAB TYPE CLEAN OUT RING AND FD OR FF COVER WITH CONCRETE PADS AROUND ALL PROPOSED CLEAN OUTS THAT FALL WITHIN A CONCRETE OR PAVED AREA.
8. PRIVATE FIRE HYDRANTS ARE TO BE PAINTED YELLOW.

UTILITY LEGEND

- EXISTING SANITARY MAIN
- EXISTING WATER MAIN
- PROPOSED SANITARY MAIN
- PROPOSED WATER MAIN
- GATE VALVE
- REDUCER
- WATER METER
- BACKFLOW PREVENTER
- CLEANOUT
- SANITARY MANHOLE
- PROPOSED SITE LIGHTING (SEE SLEEVING PLAN)
- GREASE TRAP
- FIRE HYDRANT ASSEMBLY
- FIRE DEPARTMENT CONNECTION
- BACTERIOLOGICAL SAMPLE POINT

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REVISIONS

DATE:

MAJOR SITE PLAN
DIAMOND "A" SHOPPING CENTER
MARION COUNTY, FLORIDA

UTILITY PLAN

DATE 10/28/25
DRAWN BY JA
CHKD. BY JMM
JOB NO. 23-8231

SHT. 09.01

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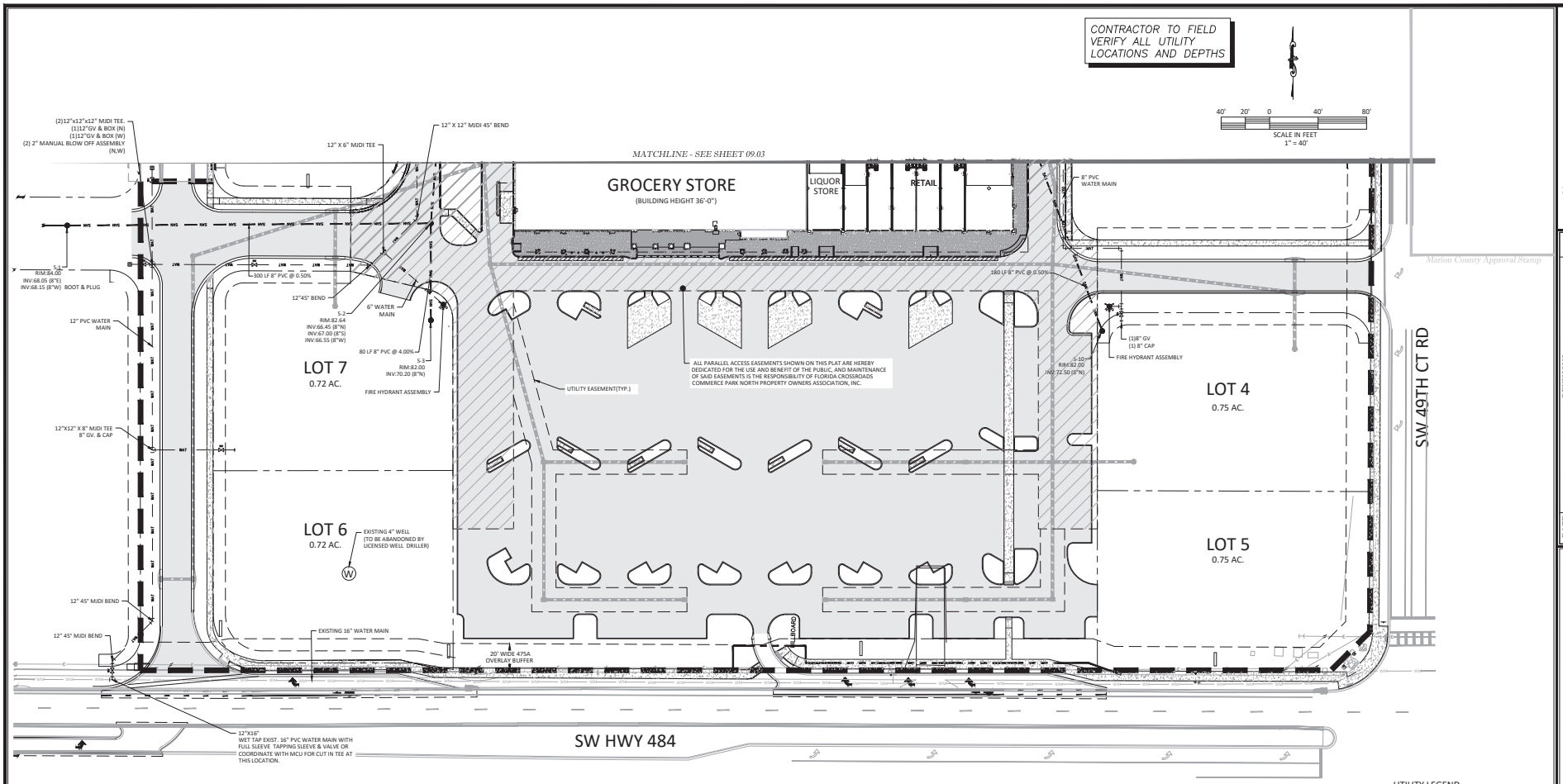

LEGEND

- CROSS ACCESS,DRAINAGE & UTILITY EASEMENT
- PUBLIX DIAMOND SITE AREA
- PRIVATE R/W

NOTE:
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UTILITY LEGEND

- EXISTING SANITARY MAIN
- EXISTING WATER MAIN
- PROPOSED SANITARY MAIN
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- GATE VALVE
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- WATER METER
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- CLEANOUT
- SANITARY MANHOLE
- PROPOSED SITE LIGHTING (SEE SLEEVING PLAN)
- GREASE TRAP
- FIRE HYDRANT ASSEMBLY
- FIRE DEPARTMENT CONNECTION
- BACTERIOLOGICAL SAMPLE POINT

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Marion County Approval Stamp

REVISIONS

DATE:

MAJOR SITE PLAN
DIAMOND "A" SHOPPING CENTER
MARION COUNTY, FLORIDA

UTILITY PLAN SOUTH

DATE 10/28/25
DRAWN BY JA
CHKD. BY JMM
JOB NO. 23-8231

SHT. 09.02

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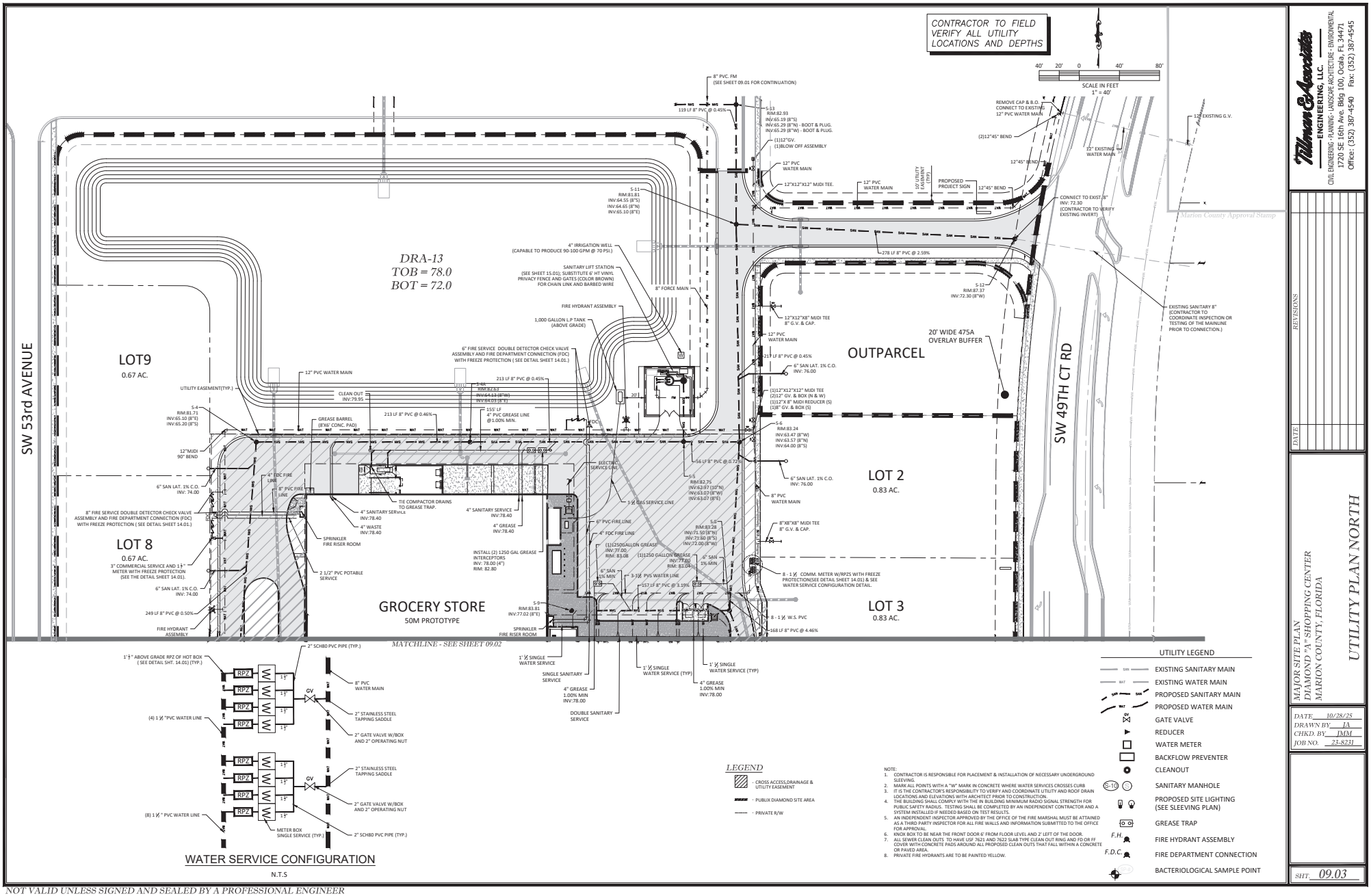

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REVISIONS

DATE

MAJOR SITE PLAN
DIAMOND "A" SHOPPING CENTER
MARION COUNTY, FLORIDA

UTILITY PLAN NORTH

DATE 10/28/25
DRAWN BY JA
CHKD. BY JMM
JOB NO. 23-8231

SHT. 09.03

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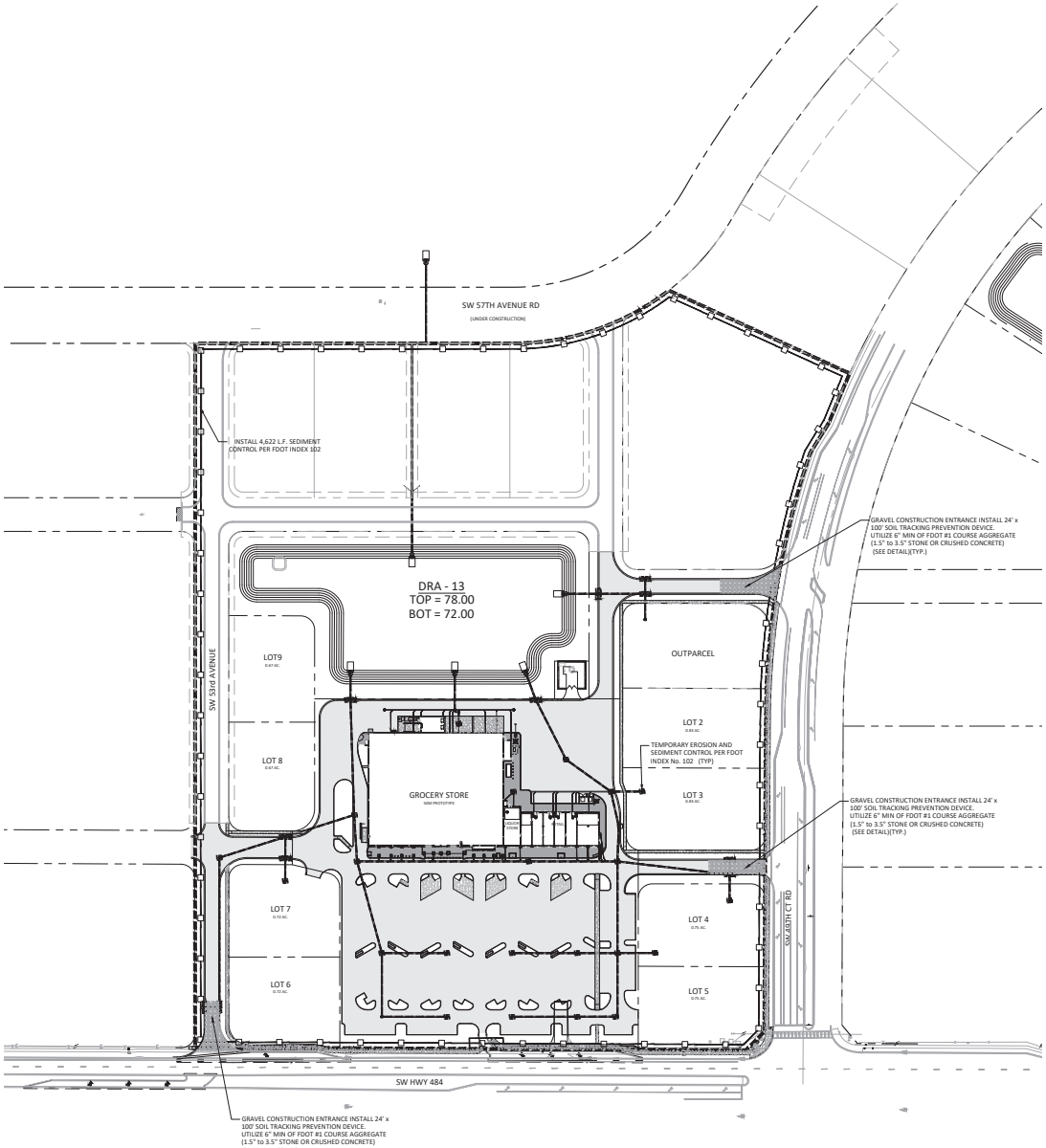

GENERAL NOTES:

1. THE EROSION CONTROL MEASURES SHOWN ON THIS PLAN ARE, IN THE OPINION OF THE ENGINEER, THE MINIMUM THAT MAY BE REQUIRED. ACTUAL FIELD CONDITIONS MAY REQUIRE EITHER ADDITIONAL OR REDUCED EROSION CONTROL MEASURES TO BE IMPLEMENTED. THE CONTRACTOR IS DIRECTED TO FOLLOW STANDARD BEST MANAGEMENT PRACTICES IN IMPLEMENTING A SUCCESSFUL EROSION CONTROL PLAN.
2. TEMPORARY EROSION CONTROL TO BE UTILIZED DURING CONSTRUCTION AT AREAS DESIGNATED BY THE ENGINEER OR AREAS ON SITE WHERE UNSTABILIZED GRADES MAY CAUSE EROSION PROBLEMS. EROSION CONTROL MAY BE REMOVED AFTER UPSLOPE AREA HAS BEEN STABILIZED BY SOD, OR COMPACTED AS DETERMINED BY THE OWNER.
3. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED AT THE EARLIEST PRACTICAL TIME CONSISTENT WITH GOOD CONSTRUCTION PRACTICES. ONE OF THE FIRST CONSTRUCTION ACTIVITIES SHOULD BE THE PLACEMENT OF PERMANENT AND TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES AROUND THE PERIMETER OF THE PROJECT OR THE INITIAL WORK AREA TO PROTECT THE PROJECT, ADJACENT PROPERTIES AND WATER RESOURCES.
4. TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE COORDINATED WITH PERMANENT MEASURES TO ASSURE ECONOMICAL, EFFECTIVE AND CONTINUOUS CONTROL THROUGHOUT THE CONSTRUCTION PHASE. TEMPORARY MEASURES SHALL NOT BE CONSTRUCTED FOR EXPEDIENCY IN LIEU OF PERMANENT MEASURES.
5. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE ADEQUATELY MAINTAINED TO PERFORM THEIR INTENDED FUNCTION DURING CONSTRUCTION OF THE PROJECT.
6. NECESSARY REPAIRS TO BARRIERS OR REPLACEMENT OF BARRIERS SHALL BE ACCOMPLISHED PROMPTLY.
7. SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH RAINFALL. THEY MUST BE REMOVED WHEN THE LEVEL OF DEPOSITION REACHES APPROXIMATELY ONE HALF THE HEIGHT OF THE BARRIER.
8. MATERIAL FROM SEDIMENT TRAPS SHALL NOT BE STOCKPILED OR DISPOSED OF IN A MANNER WHICH MAKES THEM READILY SUSCEPTIBLE TO BEING WASHED INTO ANY WATERCOURSE BY RUNOFF OR HIGH WATER.
9. ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE BARRIERS ARE NO LONGER REQUIRED SHALL BE DRESSED TO CONFORM TO THE EXISTING GRADE, PREPARED AND SEEDED.
10. SILT FENCE TO BE PAID FOR UNDER THE CONTRACT UNIT PRICE FOR STAKED SILT FENCE (LF).
11. ALL INLETS TO BE PROTECTED BY DETAILS AS OUTLINED IN F.D.O.T. 2008 INDEX NO. 102
12. ALL DISTURBED AREAS TO BE SODDED OR SEEDED AND MULCHED WITHIN 7 DAYS AFTER FINAL GRADING.

Marion County Approval Stamp

EROSION CONTROL LEGEND

PROJECT BOUNDARY

PROPOSED SILT FENCE

50' 25' 0 50' 100'

SCALE IN FEET
1" = 50'

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REVISIONS

DATE:

MAJOR SITE PLAN
DIAMOND "A" SHOPPING CENTER
MARION COUNTY, FLORIDA

STORMWATER POLLUTION PREVENTION PLAN

DATE 10/28/25
DRAWN BY JA
CHKD. BY JMM
JOB NO. 23-8231

SHT. 10.01

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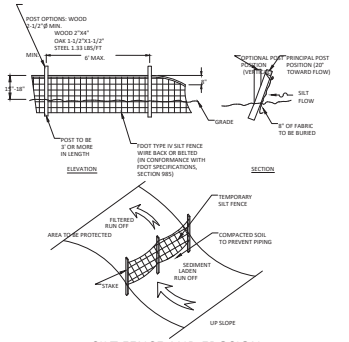
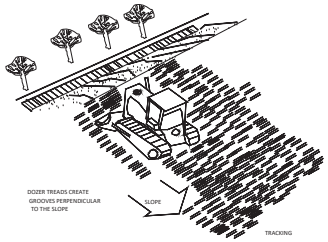
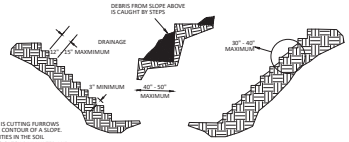


SILT FENCE AND EROSION CONTROL DETAIL

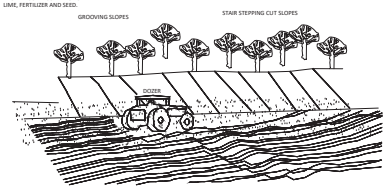
NO SCALE





GROOVING IS CUTTING FURROWS ALONG THE CONTOUR OF A SLOPE. IRREGULARITIES IN THE SOIL SURFACE TO CATCH RAINWATER AND PROVIDE SOME COVERAGE OF LIME, FERTILIZER AND SEED.

GROOVING SLOPES



EACH LIFT OF FILL IS COMPACTED, BUT THE OUTER FACE OF THE SLOPE IS ALLOWED TO REMAIN LOOSE SO THAT ROCKS, CLODS, ETC. REACH THE NATURAL ANGLE OF REPOSE.

FILL SLOPE TREATMENT

SURFACE ROUGHENING

NO SCALE

EROSION CONTROL NOTES:

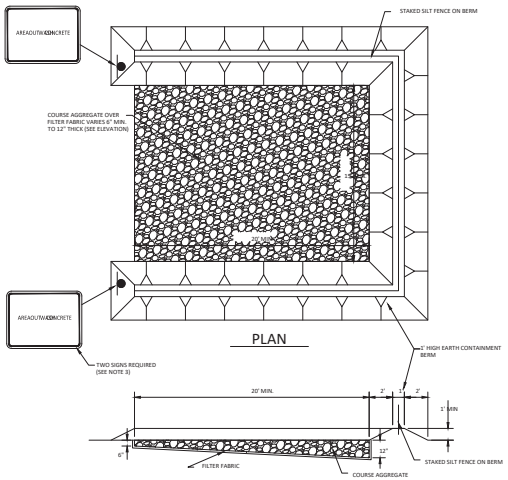
1. CONTRACTOR SHALL MAINTAIN EROSION CONTROL FACILITIES DURING THE ENTIRE CONSTRUCTION PERIOD. FACILITIES ARE NOT TO BE REMOVED UNTIL COMPLETION OF THE PROJECT AND THE SITE IS STABILIZED.
2. ADDITIONAL DEVICES MAY BE REQUIRED AS DEEMED NECESSARY BY GOVERNING AUTHORITIES.
3. SILT FENCES SHALL BE CLEANED OR REPLACED WHEN TRAPPED SEDIMENT REACHES 50 PERCENT OF THE ABOVE GROUND FENCE HEIGHT OR A LOWER HEIGHT BASED ON MANUFACTURER'S SPECIFICATIONS.
4. SEDIMENT AND EROSION CONTROL MEASURES WILL BE INSPECTED ON A DAILY BASIS AND REPAIRED, ADJUSTED AND MAINTAINED AS NEEDED OR REQUIRED BY GOVERNING AGENCIES AT NO ADDITIONAL EXPENSE TO THE OWNER TO PROVIDE EROSION AND SEDIMENT CONTROL FOR THE DURATION OF CONSTRUCTION AND UNTIL ALL DISTURBED AREAS ARE STABILIZED.
5. ALL GRADED AREAS SHALL BE STABILIZED WITH A PERMANENT FAST GROWING COVER AND/OR MULCH UPON COMPLETION OF GRADING OPERATIONS. COMPLETION OF GRADING OPERATIONS DOES NOT MEAN AT THE END OF THE PROJECT. AS SOON AS FINAL GRADES ARE ESTABLISHED IN AN UNPAVED AREA, THE CONTRACTOR SHALL STABILIZE WITH A TEMPORARY GRASS OR PERMANENT SOD. IF A TEMPORARY GRASS IS APPLIED, IT WILL BE THE CONTRACTOR'S RESPONSIBILITY TO APPLY A PERMANENT SEED OR SOD AT THE PROPER TIME OF YEAR.
6. ALL SOD AREAS SHALL BE PLANTED AS SOON AS AN AREA OF THE SITE IS BROUGHT TO FINAL GRADE. SURFACE RUNOFF SHALL BE INTERCEPTED AT THE TOP OF TEMPORARY AND PERMANENT SLOPES DURING CONSTRUCTION SO THAT WATER IS NOT ALLOWED TO FLOW OVER THE SLOPE FACE.
7. THE GENERAL CONTRACTOR AND THE GRADING CONTRACTOR SHALL REVIEW THEIR PROPOSED GRADING SEQUENCE TO INSURE THAT THE LEAST AMOUNT OF LAND POSSIBLE AT ANY ONE TIME IS DISTURBED WITHOUT PERMANENT STABILIZATION.
8. CONTRACTOR SHALL INSTALL TEMPORARY CONSTRUCTION ENTRANCES PRIOR TO ANY EARTHWORK OPERATIONS.
9. CONTRACTOR SHALL MAINTAIN SILT FENCES FOR THE DURATION OF THE PROJECT UNTIL ACCEPTED BY THE OWNER AT NO EXPENSE TO OWNER.
10. LAND DISTURBING ACTIVITIES BE KEPT TO A MINIMUM AND WILL NOT EXTEND BEYOND THE LIMITS SHOWN.
11. THE CONTRACTOR SHALL CONSTRUCT THE SILT FENCING AS SHOWN AT THE PERIMETER OF THE SITE PLAN PRIOR TO LAND CLEARING ACTIVITIES.
12. CONTRACTOR SHALL BE RESPONSIBLE TO ENSURE COMPLIANCE WITH THE NPDES STORMWATER REQUIREMENTS. THIS INCLUDES, BUT IS NOT LIMITED TO, INSPECTION REQUIREMENTS.
13. ALL EROSION CONTROL MEASURES EXCEPT THE REQUIRED RIP RAP ARE TEMPORARY DEVICES. THESE TEMPORARY DEVICES SHALL BE REMOVED PRIOR TO COMPLETION OF CONSTRUCTION ONCE STABILIZATION OF ALL GRADED AREAS ARE COMPLETE.
14. PRIOR TO CONSTRUCTION, THE EROSION AND SEDIMENT CONTROL MEASURES SHOWN HEREON SHALL BE IN PLACE. CLEARING AND GRUBBING OPERATIONS WILL BE ENGAGED IN ONLY AS NECESSARY TO ALLOW THE PLACEMENT OF EROSION AND SEDIMENT CONTROL MEASURES AS SHOWN HEREON UNTIL ALL SUCH MEASURES ARE IN PLACE.
15. CONTRACTOR IS RESPONSIBLE FOR REPAIRS OR DAMAGE TO ANY EXISTING IMPROVEMENTS DURING CONSTRUCTION, SUCH AS, BUT NOT LIMITED TO, DRAINAGE, UTILITIES, PAVEMENT, STRIPING, CURB, ETC., REPAIRS SHALL BE EQUAL TO OR BETTER THAN EXISTING CONDITIONS.
16. FOR SILT FENCE DETAIL SEE TYPE III SILT FENCE IN FDOT INDEX 103. SILT FENCE LOCATION SHOWN FOR AESTHETICS ONLY, ACTUAL FENCE TO BE INSTALLED ON THE PROPERTY LINE.
17. ALL EXISTING STORM WATER DRAINAGE PATTERNS AND CHANNELS OUTSIDE THE CONSTRUCTION AREAS SHOWN ON THESE PLANS ARE TO BE MAINTAINED. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IF THE WORK APPEARS TO INTERRUPT AN EXISTING STORM WATER DRAINAGE PATTERN. THE CONTRACTOR SHALL MAINTAIN A CLEAR PATH FOR ALL SURFACE WATER DRAINAGE STRUCTURES AND DITCHES DURING ALL PHASES OF CONSTRUCTION SUCH THAT IMPACT TO CONSTRUCTION AND/OR SURROUNDING FACILITIES IS MINIMIZED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY EROSION, SEDIMENT TRANSPORT, DISTURBED FOUNDATIONS, IMPACT TO STRUCTURES, AND ANY OTHER DAMAGE CAUSED DURING CONSTRUCTION.
18. THE CONTRACTOR SHALL PREVENT THE DISCHARGE OF SEDIMENT DUE TO CONSTRUCTION OPERATIONS. APPROVED EROSION CONTROL DEVICES SHALL BE INSTALLED TO PREVENT DISCHARGE OF SEDIMENT INTO A DRY OR WET WATERCOURSE. EROSION CONTROL SHALL CONSIST OF ANCHORED HAY BALES, SILT FENCE, OR OTHER EROSION CONTROL METHODS APPROVED BY THE PROJECT ENGINEER. ALL NEW AND EXISTING DRAIN PIPES AND STRUCTURES SHALL BE FLUSHED CLEAN AFTER CONSTRUCTION.
19. PROVIDE EROSION CONTROL BLANKET FOR ALL SLOPES 2:1 (HORIZONTAL TO VERTICAL) OR STEEPER.
20. SWALES AND DISTURBED AREAS SHALL BE SODDED OR SEEDED AND MULCHED AS SOON AS PRACTICAL.
21. SEE PLAN SHEETS FOR MORE DETAILED LOCATION OF SILT FENCE.
22. THIS PLAN PROVIDES REASONABLE ASSURANCE THAT THE PROPOSED CONSTRUCTION ACTIVITIES WILL NOT RESULT IN EROSION AND SEDIMENT DEPOSITION IN STORMWATER FACILITIES, WETLANDS OR OFF-SITE AREAS.

GENERAL NOTES:

1. PROPERTY LINE AND RIGHT-OF-WAY MONUMENTS SHALL NOT BE DISTURBED BY CONSTRUCTION. IF DISTURBED, THEY SHALL BE RESET TO THEIR ORIGINAL LOCATIONS AT THE CONTRACTOR'S EXPENSE BY A REGISTERED LAND SURVEYOR.
2. PROOF ROLL BUILDING AND ALL PARKING AREAS. NOTIFY PROJECT ENGINEER OF ANY UNACCEPTABLE AREAS.
3. BUILDING DIMENSIONS SHOWN ON THE CIVIL ENGINEERING PLANS ARE FOR REFERENCE PURPOSES ONLY. CONTRACTOR SHALL USE THE ARCHITECTURAL AND STRUCTURAL PLANS FOR EXACT BUILDING DIMENSIONS.
4. ALL SITE DIMENSIONS ARE REFERENCED TO THE FACE OF CURBS OR EDGE OF PAVING UNLESS OTHERWISE NOTED.
5. ALL SIDEWALKS, CURB AND GUTTER, STREET PAVING, CURB CUTS, DRIVEWAY APPROACHES, HANDICAP RAMPS, ETC. CONSTRUCTED OUTSIDE THE PROPERTY LINE IN THE RIGHT-OF-WAY SHALL CONFORM TO ALL MUNICIPAL AND/OR STATE SPECIFICATIONS AND REQUIREMENTS.
6. ALL DISTURBANCE INCURRED TO ANY ADJOINING PROPERTY DUE TO CONSTRUCTION OR DEMOLITION SHALL BE RESTORED TO THE PREVIOUS CONDITION OR BETTER, AND TO THE SATISFACTION OF THE APPROPRIATE GOVERNMENTAL AGENCIES.

NOTE TO CONTRACTOR:

1. ALL MATERIALS, MACHINERY AND VEHICLES SHALL BE STORED ON-SITE IN AN ORDERLY ORGANIZED FASHION.
2. CONTRACTOR SHALL PERIODICALLY SWEEP EXISTING ON-SITE PAVED SURFACES AS WELL AS ALL ABUTTING CITY STREETS, COUNTY ROADS AND STATE HIGHWAYS (AS APPROPRIATE FOR THE PARTICULAR PROJECT) TO KEEP THOSE SURFACES IN A SUBSTANTIALLY SEDIMENT-FREE CONDITION. SWEEPING SHALL BE DONE ON A PERIODIC, AS-NEEDED BASIS THROUGHOUT THE WORK WEEK INCLUDING, MOST IMPORTANTLY, AFTER EVERY RAIN EVENT AND EVERY FRIDAY AFTERNOON PRIOR TO CEASING WORK FOR THE WEEK.
3. A PRE-SITE MEETING IS REQUIRED PRIOR TO CONSTRUCTION. NO SITE WORK SHALL BE CONDUCTED PRIOR TO OBTAINING A SITE PERMIT FROM THE CITY. CALL THE CITY GROWTH MANAGEMENT DEPARTMENT @ 352-629-8421 TO SCHEDULE THE PRE-CONSTRUCTION MEETING WHICH MUST BE HELD BEFORE INSTALLING ANY REQUIRED EROSION CONTROLS OR OBTAINING ANY SITE PERMITS.
4. THE CONTRACTOR MUST VERIFY/LOCATE HORIZONTAL AND VERTICAL DISPOSITION OF ALL UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION.
5. CONTRACTOR MUST CONTACT ALL UTILITY COMPANIES PRIOR TO COMMENCEMENT OF CONSTRUCTION.
6. ALL PROPOSED UTILITIES TO BE UNDERGROUND.
7. CONTRACTOR MUST VERIFY THE LOCATION OF THE EXISTING SANITARY SEWER SERVICE TO THE SITE AND CONTACT PROJECT ENGINEER PRIOR TO CONSTRUCTION.
8. EXISTING WATER AND SEWER APPURTENANCES AFFECTED BY THIS SITE REDEVELOPMENT ARE TO BE ADJUSTED TO THE PROPOSED FINISHED GRADE, MEETING CITY OF OCALA WATER AND SEWER REQUIREMENTS, PRIOR TO ISSUANCE OF THE C.O.
9. ALL AREAS DISTURBED BY THE CONSTRUCTION OF THIS PROJECT WHICH ARE NOT OTHERWISE PAVED SHALL BE IMMEDIATELY SODDED FOLLOWING FINAL GRADING. ALLOW FOR THICKNESS OF SOD WITH A 2-INCH UNDERCUT. SOD SHALL BE ARGENTINE BAHIA, AND SHALL BE REGULARLY WATERED BY THE CONTRACTOR THROUGHOUT CONSTRUCTION DURATION.
10. ALL STORMWATER MANAGEMENT SYSTEMS SHALL BE COMPLETED PRIOR TO THE CONSTRUCTION OF IMPERVIOUS AREAS.
11. CONTRACTOR SHALL DEVELOP AND IMPLEMENT A PLAN TO ASSURE THAT ALL WASTE, SUCH AS DISCARDED BUILDING MATERIALS, CONCRETE TRUCK WASH-OUT, CHEMICALS, LITTER AND SANITARY WASTE, ARE PROPERLY CONTROLLED WHILE ON-SITE AND TRANSPORTED AND DISPOSED OF (OFF-SITE) IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL REGULATIONS. NO WASTE MATERIALS OF ANY KIND ARE PERMITTED TO BE BURIED ON-SITE OR DISCHARGED TO SURFACE WATERS OF THE STATE OR TO THE CITY'S STORMWATER SYSTEM.



PLAN

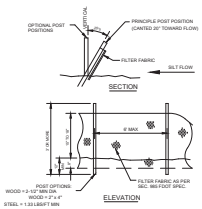
ELEVATION

NOTES:

1. ALL MATERIAL SHALL BE REMOVED FROM THE SITE AT THE END OF THE PROJECT.
2. AGGREGATE SHALL BE REPLACED AS DIRECTED BY THE ENGINEER OF RECORD AND/OR THE CITY WHEN EXCESSIVE MATERIALS BUILDUP RENDERS THE WASH OUT AREA NO LONGER FUNCTIONAL.
3. SIGNS SHALL BE 18" X 12" MIN. SIZE WITH 2" BLACK LETTERING ON A WHITE BACKGROUND AND MOUNTED A MINIMUM OF 7 FEET ABOVE GRADE FROM THE LOWEST EDGE OF THE SIGN FACE.

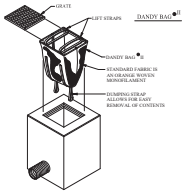
CONCRETE TRUCK WASH OUT AREA

NO SCALE



TYPE III SILT FENCE DETAIL

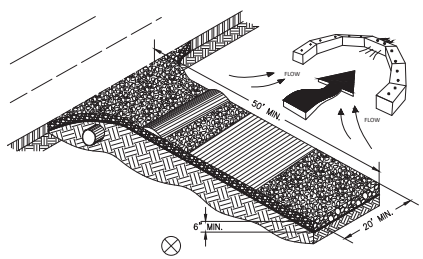
FDOT INDEX #102



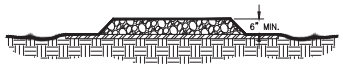
DANDY BAG DETAIL "B"

N.T.S.

NOTES:
1. AVOID LOCATING ON STEEP SLOPES OR AT CURVES ON PUBLIC ROADS.
2. REMOVE ALL VEGETATION AND OTHER UNSUITABLE MATERIAL FROM THE FOUNDATION AREA, GRADE, AND CROWN FOR POSITIVE DRAINAGE.
3. AGGREGATE SIZE SHALL BE IN ACCORDANCE WITH FDOT #1 COURSE AGGREGATE.
4. GRAVEL PAD SHALL HAVE A MINIMUM THICKNESS OF 6" AND BE INSTALLED IN ACCORDANCE WITH FDEP SPECIFICATIONS.
5. PAD WIDTH SHALL BE EQUAL FULL WIDTH AT ALL POINTS OF VEHICULAR EGRESS, BUT NO LESS THAN 12'.
6. A DIVERSION RIDGE SHOULD BE CONSTRUCTED WHEN GRADE TOWARD PAVED AREA IS GREATER THAN 2%.
7. INSTALL PIPE UNDER THE ENTRANCE IF NEEDED TO MAINTAIN DRAINAGE DITCHES.
8. WHEN WASHING IS REQUIRED, IT SHOULD BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN (DIVERT ALL SURFACE RUNOFF AND DRAINAGE FROM THE ENTRANCE TO A SEDIMENT CONTROL DEVICE).
9. WASHRACKS AND/OR TIRE WASHERS MAY BE REQUIRED DEPENDING ON SCALE AND CIRCUMSTANCE. IF NECESSARY, WASHRACK DESIGN MAY CONSIST OF ANY MATERIAL SUITABLE FOR TRUCK TRAFFIC THAT REMOVES MUD AND DIRT.
10. MAINTAIN AREA IN A WAY THAT PREVENTS TRACKING AND/OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAYS. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.



ENTRANCE ELEVATION



CRUSHED STONE CONSTRUCTION EXIT

EXIT DIAGRAM

FLORIDA DOT TYPE III SILT FENCE AND EROSION CONTROL

1. THE FOLLOWING LIST REPRESENTS A BASIC EROSION AND SEDIMENT CONTROL PROGRAM WHICH IS TO BE IMPLEMENTED TO HELP PREVENT OFF SITE SEDIMENTATION DURING AND AFTER CONSTRUCTION OF THE PROJECT.

2. TEMPORARY EROSION CONTROL TO BE UTILIZED DURING CONSTRUCTION AT AREAS DESIGNATED BY THE ENGINEER OR AREAS ON SITE WHERE UNSTABILIZED GRADES MAY CAUSE EROSION PROBLEMS. EROSION CONTROL MAY BE REMOVED AFTER UPSLOPE AREA HAS BEEN STABILIZED BY SOD, OR COMPACTED AS DETERMINED BY THE OWNER.

3. PERMANENT EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED AT THE EARLIEST PRACTICAL TIME CONSISTENT WITH GOOD CONSTRUCTION PRACTICES, ONE OF THE FIRST CONSTRUCTION ACTIVITIES SHOULD BE THE PLACEMENT OF PERMANENT AND TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES AROUND THE PERIMETER OF THE PROJECT OR THE INITIAL WORK AREA TO PROTECT THE PROJECT, ADJACENT PROPERTIES AND WATER RESOURCES.

4. TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE COORDINATED WITH PERMANENT MEASURES TO ASSURE ECONOMICAL, EFFECTIVE AND CONTINUOUS CONTROL THROUGHOUT THE CONSTRUCTION PHASE. TEMPORARY MEASURES SHALL NOT BE CONSTRUCTED FOR EXPEDIENCY IN LIEU OF PERMANENT MEASURES.

5. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE ADEQUATELY MAINTAINED TO PERFORM THEIR INTENDED FUNCTION DURING CONSTRUCTION OF THE PROJECT.

6. NECESSARY REPAIRS TO BARRIERS OR REPLACEMENT OF BARRIERS SHALL BE ACCOMPLISHED PROMPTLY.

7. SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH RAINFALL. THEY MUST BE REMOVED WHEN THE LEVEL OF DEPOSITION REACHES APPROXIMATELY ONE HALF THE HEIGHT OF THE BARRIER.

8. MATERIAL FROM SEDIMENT TRAPS SHALL NOT BE STOCKPILED OR DISPOSED OF IN A MANNER WHICH MAKES THEM READILY SUSCEPTIBLE TO BEING WASHED INTO ANY WATERCOURSE BY RUNOFF OR HIGH WATER.

9. ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE BARRIERS ARE NO LONGER REQUIRED SHALL BE DRESSED TO CONFORM TO THE EXISTING GRADE, PREPARED AND SEEDED.

10. SILT FENCE TO BE PAID FOR UNDER THE CONTRACT UNIT PRICE FOR STAKED SILT FENCE (LF).

11. ALL INLETS TO BE PROTECTED BY DETAILS AS OUTLINED IN F.D.O.T. 2008 INDEX NO. 102

Marion County Approval Stamp

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REVISIONS

DATE

MAJOR SITE PLAN
DIAMOND "A" SHOPPING CENTER
MARION COUNTY, FLORIDA

STORMWATER POLLUTION PREVENTION NOTES

DATE 10/28/25
DRAWN BY JA
CHKD. BY JMM
JOB NO. 23-8231

SHT. 10.02

NOT VALID UNLESS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER

TIMING OF SEDIMENT - CONTROL PRACTICES:

SEDIMENT CONTROL PRACTICES SHALL BE FUNCTIONAL THROUGHOUT EARTH- DISTURBING ACTIVITY.

SETTLING FACILITIES, PERIMETER CONTROLS, AND OTHER PRACTICES INTENDED TO TRAP SEDIMENT SHALL BE IMPLEMENTED AS THE FIRST STEP OF GRADING AND WITHIN SEVEN DAYS FROM THE START OF GRUBBING. THEY SHALL CONTINUE TO FUNCTION UNTIL THE UPSLOPE DEVELOPMENT AREA IS RE-STABILIZED.

STABILIZATION OF NON STRUCTURAL PRACTICES:

CONTROL PRACTICES SHALL PRESERVE EXISTING VEGETATION WHERE ATTAINABLE AND DISTURBED AREAS SHALL BE RE-VEGETATED AS SOON AS PRACTICAL AFTER GRADING OR CONSTRUCTION.

DENUDED AREAS SHALL HAVE SOIL STABILIZATION APPLIED WITHIN FOURTEEN DAYS IF THEY ARE TO REMAIN DORMANT FOR MORE THAN FORTY-FIVE DAYS. PERMANENT OR TEMPORARY SOIL STABILIZATION SHALL BE APPLIED TO DENUDED AREAS WITHIN FOURTEEN DAYS AFTER FINAL GRADE IS REACHED ON ANY PORTION OF THE SITE, AND SHALL ALSO BE APPLIED WITHIN SEVEN DAYS TO DENUDED AREAS WHICH MAY NOT BE AT FINAL GRADE, BUT WILL REMAIN DORMANT (UNDISTURBED) FOR LONGER THAN FORTY-FIVE DAYS.

SEDIMENT BARRIERS:

SHEET FLOW RUNOFF FROM DENUDED AREAS SHALL BE INTERCEPTED BY SEDIMENT BARRIERS.

SEDIMENT BARRIERS SUCH AS SEDIMENT FENCE OR DIVERSIONS TO SETTLING FACILITIES SHALL PROTECT ADJACENT PROPERTIES AND WATER RESOURCES FROM SEDIMENT TRANSPORTED BY SHEET FLOW.

INLET PROTECTION:

ALL STORM SEWER INLETS WHICH ACCEPT WATER RUNOFF FROM THE DEVELOPMENT AREA SHALL BE PROTECTED SO THAT SEDIMENT-LADEN WATER WILL NOT ENTER THE STORM SYSTEM WITHOUT FIRST BEING PONDED AND FILTERED.

MAINTENANCE:

TEMPORARY EROSION CONTROL FEATURES SHALL BE ACCEPTABLY MAINTAINED AND SHALL BE REMOVED OR REPLACED WHEN DIRECTED BY THE ENGINEER AT NO COST TO THE OWNER. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE SPECIFICATIONS.

STOCKPILES:

ALL SOIL STOCKPILES SHALL BE PROTECTED FROM EROSION BY PERIMETER CONTROL DEVICES SUCH AS STRAW BALE DIKES OR FILTER FABRIC FENCES. AND THESE PERIMETER CONTROL DEVICES SHALL BE MAINTAINED THROUGHOUT THE LIFE OF THE PROJECT.

PERMANENT VEGETATION:

PERMANENT VEGETATION SHALL NOT BE CONSIDERED ESTABLISHED UNTIL GROUND COVER IS ACHIEVED WHICH, IN THE OPINION OF THE ENGINEER, PROVIDES ADEQUATE COVER AND IS MATURE ENOUGH TO CONTROL SOIL EROSION SATISFACTORILY AND TO SURVIVE ADVERSE WEATHER CONDITIONS.

CONSTRUCTION ACCESS ROUTES:

MEASURES SHALL BE TAKEN TO PREVENT SOIL TRANSPORT ONTO SURFACES OR PUBLIC ROADS WHERE RUNOFF IS NOT CHECKED.

INSPECTION SCHEDULE:

1. DIVERSION SWALE AND STRUCTURAL PROTECTION - INSPECT EVERY 7 DAYS OR AFTER EACH RAINSTORM PRODUCING RUNOFF. REPAIR AS REQUIRED.
2. INLET PROTECTION - INSPECT FOR SEDIMENT ACCUMULATION AFTER EACH RAINFALL AND DAILY DURING CONTINUED RAINFALL. REPAIR OR REPLACE WHEN WATER FLOW IS RESTRICTED BY SEDIMENT.
3. VEGETATIVE PLANTING - INSPECT AFTER SPROUTING OCCURS AND REPLANT BARE AREAS. INSPECT ESTABLISHED COVER EVERY 15 DAYS FOR DAMAGE; REPLANT AS REQUIRED. MAINTAIN ESTABLISHED COVER AT MAXIMUM 6" HEIGHT. IRRIGATE AS REQUIRED DURING DRY PERIODS TO MAINTAIN LIVE VEGETATION.

CONSTRUCTION SEQUENCE:

1. INSTALL SEDIMENT CONTROL MEASURES
2. PERFORM DEMOLITION ACTIVITIES.
3. STABILIZE SITE WITH TEMPORARY VEGETATION AS NEEDED.
4. PERFORM IRRIGATION AND UNDERGROUND UTILITY CONSTRUCTION ACTIVITIES.
5. CONSTRUCT NEW TRAILS AND INSTALL LANDSCAPING.
6. PERFORM FINAL GRADING.
7. INSTALL PERMANENT VEGETATION.
8. PERFORM CONTINUING MAINTENANCE THROUGHOUT ALL CONSTRUCTION OPERATIONS.

DITCH BARRIERS:

BALES SHALL BE PLACED IN A SINGLE ROW, LENGTHWISE, ORIENTED PERPENDICULAR TO THE CONTOUR, WITH ENDS OF ADJACENT BALES TIGHTLY ABUTTING ONE ANOTHER.

THE REMAINING STEPS FOR INSTALLING A STRAW BALE BARRIER FOR SHEET FLOW APPLICATIONS APPLY HERE, WITH THE FOLLOWING ADDITION. THE STRAW BALES SHALL BE INSTALLED SUCH THAT UNDERCUTTING BENEATH THE BALES IS MINIMIZED BY THE USE OF ROCK CHECK DAMS PLACED ADJACENT TO THE STRAW BALES.

THE BARRIER SHALL BE EXTENDED TO SUCH A LENGTH THAT THE BOTTOMS OF THE END BALES ARE HIGHER IN ELEVATION THAN THE TOP OF THE LOWEST MIDDLE BALE TO ASSURE THAT SEDIMENT-LADEN RUNOFF WILL FLOW EITHER THROUGH OR OVER THE BARRIER BUT NOT AROUND IT.

MAINTENANCE:

STRAW BALES SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL.

CLOSE ATTENTION SHALL BE PAID TO THE REPAIR OF DAMAGED BALES, END RUNS AND UNDERCUTTING BENEATH BALES.

NECESSARY REPAIRS TO BARRIERS OR REPLACEMENT OF BALES SHALL BE ACCOMPLISHED PROMPTLY.

SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH RAINFALL. THEY MUST BE REMOVED WHEN THE LEVEL OF DEPOSITION REACHES APPROXIMATELY ONE-HALF THE HEIGHT OF THE BARRIER.

ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE STRAW BALE BARRIER IS NO LONGER REQUIRED SHALL BE DRESSED TO CONFORM TO THE EXISTING GRADE, PREPARED AND SEEDED.

SEDIMENT FENCE:

THIS SEDIMENT BARRIER UTILIZES STANDARD STRENGTH OR EXTRA STRENGTH SYNTHETIC FILTER FABRICS. IT IS DESIGNED FOR SITUATIONS IN WHICH ONLY SHEET OR OVERLAND FLOWS ARE EXPECTED.

1. THE HEIGHT OF A SEDIMENT FENCE SHALL NOT EXCEED 36-INCHES (HIGHER FENCES MAY IMPOUND VOLUMES OF WATER SUFFICIENT TO CAUSE FAILURE OF THE STRUCTURE).
2. THE FILTER FABRIC SHALL BE PURCHASED IN A CONTINUOUS ROLL CUT TO THE LENGTH OF THE BARRIER TO AVOID THE USE OF JOINTS. WHEN JOINTS ARE NECESSARY, FILTER CLOTH SHALL BE SPLICED TOGETHER ONLY AT A SUPPORT POST, WITH A MINIMUM 6-INCH OVERLAP, AND SECURELY SEALED.
3. POSTS SHALL BE SPACED A MAXIMUM OF 10 FEET APART AT THE BARRIER LOCATION AND DRIVEN SECURELY INTO THE GROUND (MINIMUM OF 12 INCHES). WHEN EXTRA STRENGTH FABRIC IS USED WITHOUT THE WIRE SUPPORT FENCE, POST SPACING SHALL NOT EXCEED 6 FEET.
4. A TRENCH SHALL BE EXCAVATED APPROXIMATELY 4 INCHES WIDE AND 4 INCHES DEEP ALONG THE LINE OF POSTS AND UPSLOPE FROM THE BARRIER.
5. WHEN STANDARD STRENGTH FILTER FABRIC IS USED, A WIRE MESH SUPPORT FENCE SHALL BE FASTENED SECURELY TO THE UPSLOPE SIDE OF THE POSTS USING HEAVY DUTY WIRE STAPLES AT LEAST 1-INCH LONG, TIE WIRES OR HOG RINGS. THE WIRE SHALL EXTEND INTO THE TRENCH A MINIMUM OF 2 INCHES AND SHALL NOT EXTEND MORE THAN 36 INCHES ABOVE THE ORIGINAL GROUND SURFACE.
6. THE STANDARD STRENGTH FILTER FABRIC SHALL BE STAPLED OR WIRED TO THE FENCE, AND 8-INCHES OF THE FABRIC SHALL BE EXTENDED INTO THE TRENCH. THE FABRIC SHALL NOT EXTEND MORE THAN 36 INCHES ABOVE THE ORIGINAL GROUND SURFACE. FILTER FABRIC SHALL NOT BE STAPLED TO EXISTING TREES.
7. WHEN EXTRA STRENGTH FILTER FABRIC AND CLOSURE POST SPACING ARE USED, THE WIRE MESH SUPPORT FENCE MAY BE ELIMINATED IN SUCH A CASE, THE FILTER FABRIC IS STAPLED OR WIRED DIRECTLY TO THE POSTS WITH ALL OTHER PROVISIONS OF ITEM NO. 6 APPLYING.
8. THE TRENCH SHALL BE BACKFILLED AND SOIL COMPACTED OVER THE FILTER FABRIC.
9. SEDIMENT FENCES SHALL BE REMOVED WHEN THEY HAVE SERVED THEIR USEFUL PURPOSE, BUT NOT BEFORE THE UPSLOPE AREA HAS BEEN PERMANENTLY STABILIZED.

MAINTENANCE

SEDIMENT FENCES AND FILTER BARRIERS SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY.

SHOULD THE FABRIC ON A SEDIMENT FENCE OR FILTER BARRIER DECOMPOSE OR BECOME INEFFECTIVE PRIOR TO THE END OF THE EXPECTED USABLE LIFE AND THE BARRIER IS STILL NECESSARY, THE FABRIC SHALL BE REPLACED PROMPTLY.

SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH STORM EVENT. THEY MUST BE REMOVED WHEN DEPOSITS REACH APPROXIMATELY ONE-THIRD THE HEIGHT OF THE BARRIER.

ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE SEDIMENT FENCE OR FILTER BARRIER IS NO LONGER REQUIRED SHALL BE DRESSED TO CONFORM WITH THE EXISTING GRADE, PREPARED, AND SEEDED.

POLLUTION PREVENTION:

THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PROGRAM IS REGULATED THROUGH THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (FDEP). IF YOUR CONSTRUCTION ACTIVITY MEETS THE FOLLOWING CRITERIA:

1. CONTRIBUTES STORM WATER DISCHARGE TO SURFACE WATERS OF THE STATE OR INTO A MUNICIPAL SEPARATE STORM SEWER SYSTEM (MS4); AND/OR
2. DISTURBS ONE OR MORE ACRES OF LAND INCLUDING LESS THAN ONE ACRE IF ACTIVITY IS PART OF A LARGE COMMON PLAN OF DEVELOPMENT OR SALE THAT WILL MEET OR EXCEED A ONE ACRE THRESHOLD. DISTURBANCE INCLUDES CLEARING, GRADING AND EXCAVATING. THEN YOU WILL BE REQUIRED TO SUBMIT A NOTICE OF INTENT (NOI) AND PREPARE A STORM WATER POLLUTION PREVENTION PLAN (SWPPP). FOR MORE INFORMATION PLEASE VISIT FDEP'S WEBSITE AT WWW.DEP.STATE.FL.US/WATER/STORMWATER/NPDES.

Marion County Approval Stamp

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REVISIONS

DATE:

MAJOR SITE PLAN
DIAMOND "A" SHOPPING CENTER
MARION COUNTY, FLORIDA

STORMWATER POLLUTION PREVENTION NOTES

DATE 10/28/25
DRAWN BY JA
CHKD. BY JMM
JOB NO. 23-8231

SHT. 11.01

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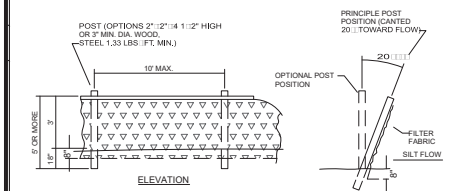
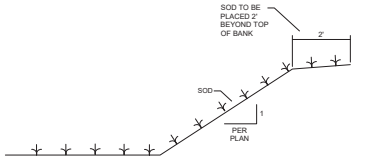


TYPICAL SILT FENCE
N.T.S.

FILTER FABRIC
(IN CONFORMANCE WITH SEC. 985 FDOT SPECIFICATIONS)

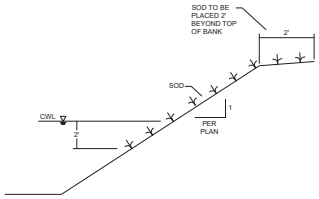
FIGURE 1



NOTE:
SOD ALL SLOPES STEEPER THAN 6:1, SEED PERMITTED ON SLOPES 6:1 OR FLATTER IF APPROVED BY THE ENGINEER.

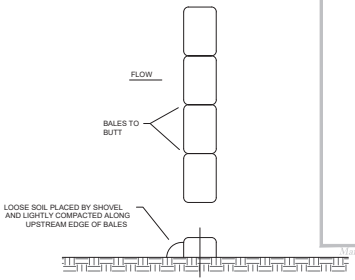
TYPICAL DRY DRAINAGE RETENTION AREA SECTION
N.T.S.

FIGURE 2



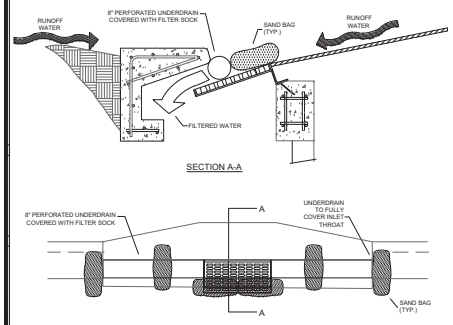
TYPICAL RETENTION □DETENTION POND SECTION
N.T.S.

FIGURE 3



TYPICAL DITCH BARRIER
N.T.S.

FIGURE 4



CURB INLET SEDIMENT FILTER DETAIL
N.T.S.

FIGURE 5

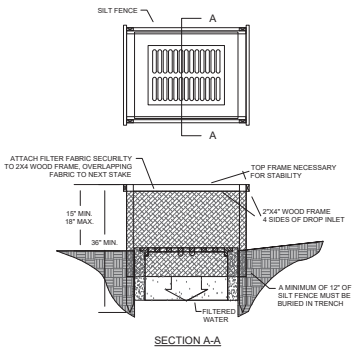
NOTES:

1. DROP INLET SEDIMENT BARRIERS ARE TO BE USED FOR SMALL NEARLY LEVEL DRAINAGE AREAS. (LESS THAN 5%).

2. USE 2"X4" WOOD OR EQUIVALENT METAL STAKES (3 FT. MIN. LENGTH).

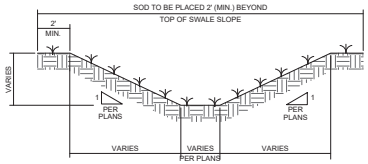
3. INSTALL 2"X4" WOOD FRAME TO INSURE STABILITY.

4. SEE EROSION CONTROL PLAN FOR LOCATIONS AND APPLICABILITY.



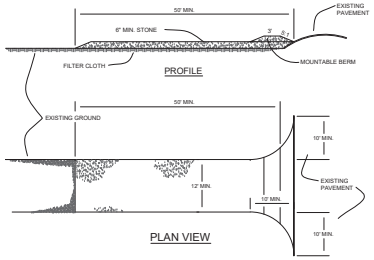
DROP INLET SEDIMENT FILTER DETAIL
N.T.S.

FIGURE 6



TYPICAL SWALE SECTION
N.T.S.

FIGURE □□



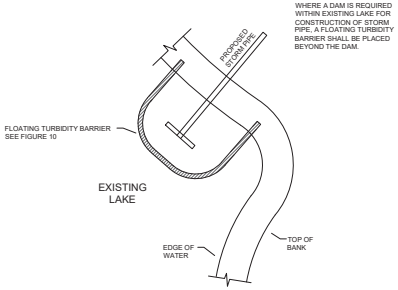
STABILI□ED CONSTRUCTION ENTRANCE

1. STONE SI□E - USE 2" STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.

2. FILTER CLOTH - WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.

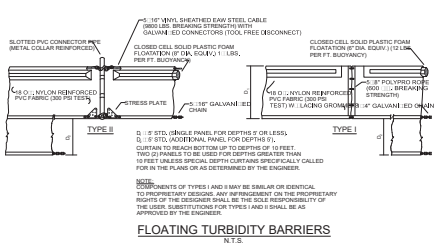
STABILI□ED CONSTRUCTION ENTRANCE
NOT TO SCALE

FIGURE 8



FLOATING TURBIDITY BARRIER AT CONNECTION OF STORM PIPE TO EXISTING LAKE
N.T.S.

FIGURE 9



FLOATING TURBIDITY BARRIERS
N.T.S.

FIGURE 10

Wilson & Associates
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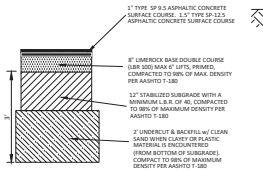
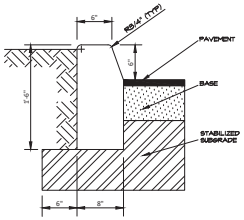


HEAVY PAVEMENT SECTION

N.T.S



TYPE D CURB

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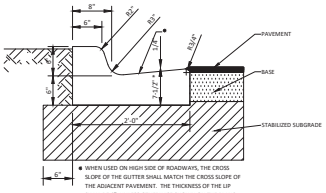

TYPE F CURB

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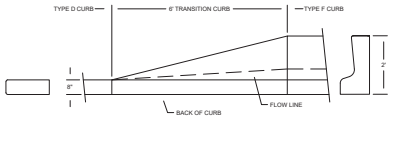
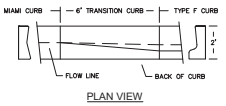


PLAN VIEW

TRANSITION TYPE "D" CURB TO TYPE "F" CURB

N.T.S



PLAN VIEW

TRANSITION MIAMI CURB TO TYPE "F" CURB CURB

N.T.S

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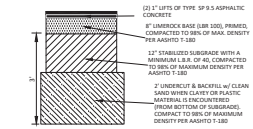
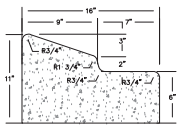


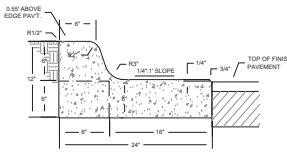
TYPICAL PAVEMENT SECTION

N.T.S



TYPE "A" CURB

N.T.S



TYPE "F" CURB

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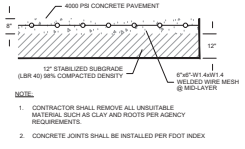
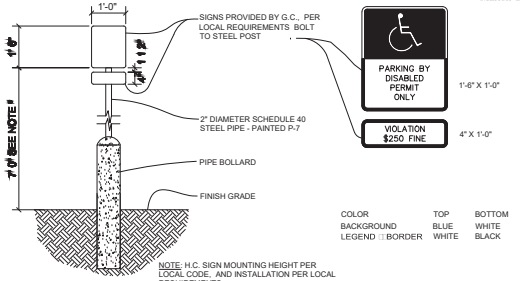


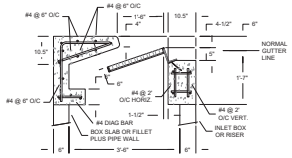
TYPICAL HEAVY DUTY PAVEMENT SECTION

N.T.S

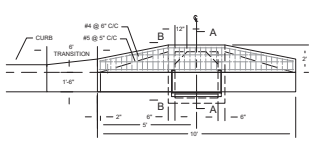


HANDICAP SIGN DETAIL

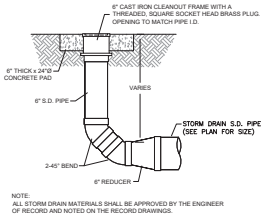
N.T.S.



SECTION A-A

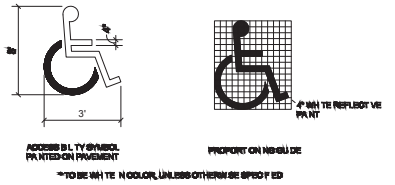


TOP VIEW



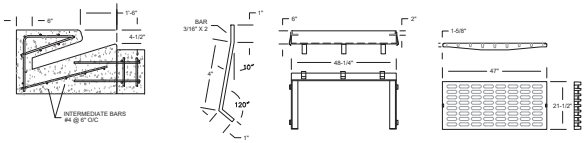
NOTE:
ALL STORM DRAIN MATERIALS SHALL BE APPROVED BY THE ENGINEER OF RECORD AND NOTED ON THE RECORD DRAWINGS.

STORM DRAIN CLEAN-OUT



HANDICAP SYMBOL

N.T.S.



SECTION B-B ANCHOR DETAIL STEEL ANGLE FRAME CAST IRON COVER

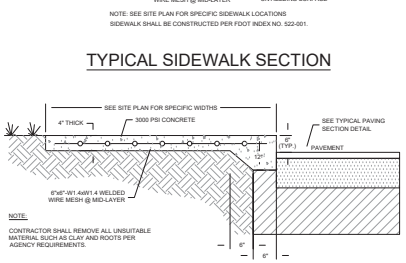
ALL STRUCTURAL SPECIFICATIONS SHALL MEET OR EXCEED F.D.O.T. INDEX NO. 211

GENERAL NOTES

1. THE FINISHED GRADE AND SLOPE OF THE INLET TOPS ARE TO CONFORM WITH THE FINISHED CROSS SLOPE AND GRADE OF THE PROPOSED SIDEWALK AND/OR ROADWAY.
2. WHEN UNITS ARE TO BE CONSTRUCTED ON A CURVE, REFER TO THE PLANS TO DETERMINE THE RADIUS AND, WHERE NECESSARY, MODIFY THE INLET DETAILS ACCORDINGLY. BEND STEEL WHEN NECESSARY.
3. ALL REINFORCING STEEL SHALL HAVE 1-1/4" MINIMUM COVER UNLESS OTHERWISE SHOWN. INLET TOPS SHALL BE CAST-IN-PLACE OR PRECAST CONCRETE.
4. PRECASTING OF THIS INLET TOP WILL BE PERMITTED. PRECAST UNITS SHALL CONFORM TO THE THE DIMENSIONS SHOWN.
5. CONCRETE MEETING THE REQUIREMENTS OF A.S.T.M. C 478 (4,000 P.S.I.) MAY BE USED IN LIEU OF CLASS I CONCRETE FOR PRECAST UNITS, MANUFACTURED IN PLANTS WHICH ARE UNDER STANDARD OPERATING PROCEDURES FOR THE INSPECTION OF PRECAST CONCRETE PRODUCTS.
6. THE CORNER FILLETS SHOWN FOR RECTANGULAR THROATS ARE NECESSARY ONLY WHEN THROATS ARE TO BE USED IN CONJUNCTION WITH CIRCULAR INLET BOTTOMS OR WHEN USED ON SKEW WITH RECTANGULAR INLET BOXES.
7. FOR INLET BOXES SEE FDOT INDEX NO. 425-010.
8. THESE INLETS TOPS ARE DESIGNED FOR USE WITH STANDARD CURB AND GUTTER TYPE F OR MIAMI. LOCATE OUTSIDE OF PEDESTRIAN CROSSWALK WHERE PRACTICAL.
9. ALL STEEL USED FOR THE GRATING FRAME SHALL MEET THE REQUIREMENTS OF A.S.T.M. A-36.
10. CAST IRON COVERS SHALL BE USED. IRON COVERS SHALL BE CLASS NO. 30 CASTINGS IN ACCORDANCE WITH A.S.T.M. A-48.
11. CURB INLET FRAME AND GRATE SHALL BE US FOUNDRY # 5160 OR EQUAL.
12. COVERS ARE TO BE GROUTED IN ACCORDANCE WITH THE GROUTING DETAIL IN LIEU OF TACK WELDING.

TYPE 6M INLET CURB TOP

N.T.S.

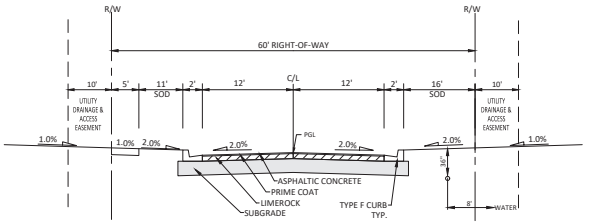


NOTE: SEE SITE PLAN FOR SPECIFIC SIDEWALK LOCATIONS
SIDEWALK SHALL BE CONSTRUCTED PER FDOT INDEX NO. 522-001.

TYPICAL SIDEWALK SECTION

RAISED SIDEWALK AND PAVEMENT SECTION

N.T.S.



60' PRIVATE RIGHT-OF-WAY ROADWAY SECTION

N.T.S

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1720 SE 16th Ave. Bldg 100, Ocala, FL 34471
Office: (352) 387-4540 Fax: (352) 387-4545

REVISIONS

DATE

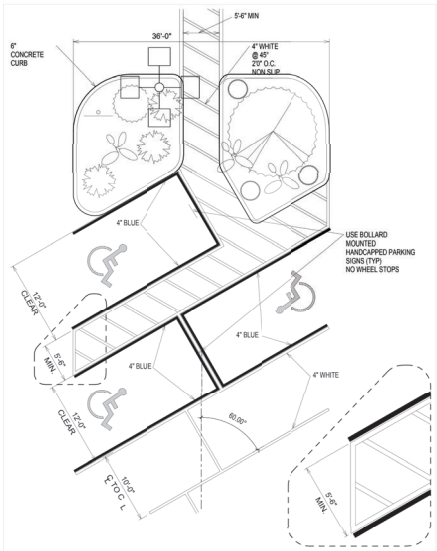
MAJOR SITE PLAN
DIAMOND "A" SHOPPING CENTER
MARION COUNTY, FLORIDA

CONSTRUCTION DETAILS

DATE 10/28/25
DRAWN BY JA
CHKD. BY JMM
JOB NO. 23-8231

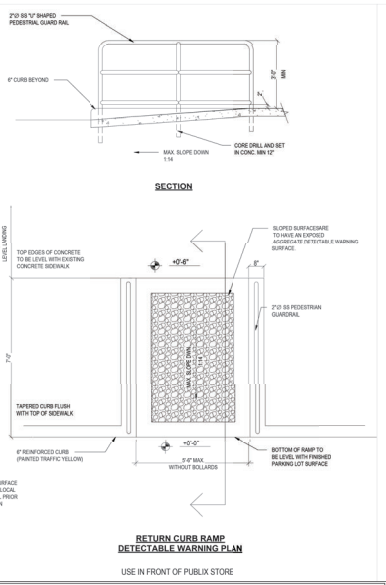
SHT. 13.01

NOT VALID UNLESS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER



SUGGESTED HANDICAP 60 DEGREE PARKING CLUSTER

SCALE: 1/8" = 1'-0"

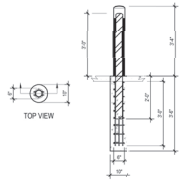


RETURN CURB RAMP DETECTABLE WARNING PLAN

USE IN FRONT OF PUBLIX STORE

MCCUE "RASHCORE BOLLARD REQUIRED AT ENTRY/EXIT AND CUSTOMER SEATING AREAS

PLACE @ 5'-6" OC



CONTRACTORS NOTE:

BOLLARDS SUPPLIED AND INSTALLED BY MCCUE PRIOR TO SIDEWALK BEING POURED. NO SUBSTITUTIONS. CONTACT MCCUE AND PUBILX TO RECEIVE PUBLIX NATIONAL ACCOUNT PRICING FOR MATERIALS AND INSTALLATION.

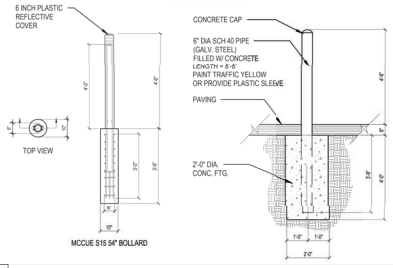
ORDERING INFORMATION AND TMING:

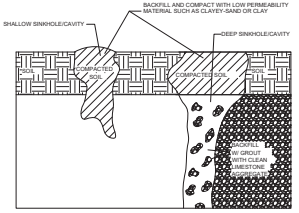
ORDER: 4 WEEKS PRIOR TO SIDEWALK POUR
RECEIVE: 2 WEEKS PRIOR TO SIDEWALK POUR
INSTALLATION: 1 WEEK PRIOR TO SIDEWALK POUR

CONTACT INIO: YANI DE LA CRUZ
EMAIL: YDELACRUZ@MCCUE.COM
DIRECT: 978-219-5282
OFFICE ADDRESS: MCCUE, 13 CENTENNIAL DRIVE PEABODY, MA 01960
WEBSITE: MCCUE.COM

ACCEPTABLE DETAILS FOR BOLLARDS PROTECTING EQUIPMENT AND BUILDING COMPONENTS

PLACE AS NEEDED





NOTES

IN THE EVENT THAT ANY KARST FEATURES SUCH AS SINKHOLES, SOLUTION CAVITIES, CHIMNEYS, ETC. ARE DISCOVERED DURING ROUTINE INSPECTIONS OF THE STORMWATER BASINS, THE FOLLOWING REMEDIATION PROCEDURE SHALL BE PROFORMED

SHALLOW REPAIR (SEE DETAIL):
IF THE COLLAPSE IS SHALLOW (<5' DEEP) AND THE VOIDS IN THE LIMESTONE ARE SMALL, THEN THE SINKHOLE CAN BE REPAIRED BY BACKFILLING WITH A LOWER-PERMEABILITY MATERIAL, SUCH AS CLAYEY-SAND OR CLAY. THE MATERIAL SHOULD BE COMPACTED AND THE REPAIR SHALL BE SLIGHTLY ABOVE THE ORIGINAL BOTTOM IN ORDER TO CREATE A SMALL MOUND TO ACCOUNT FOR SETTLING

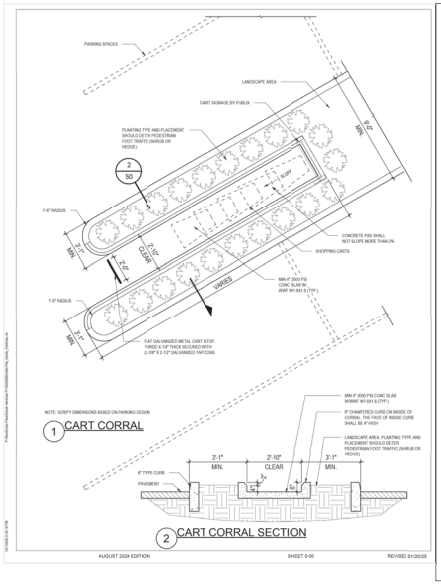
DEEP REPAIR (SEE DETAIL):
IF THE COLLAPSE IS DEEP, THEN THE REPAIR SHALL BE MORE PERMANENT. THE COLLAPSE SHALL BE EXCAVATED TO THE LIMESTONE BEDROCK THE VOID(S) IN THE BEDROCK SHALL BE PLUGGED WITH CLEAN GROUT. A LOW PERMEABILITY MATERIAL SHALL BE PLACED OVER THE CONCRETE PLUG. THE MATERIAL SHALL BE COMPACTED AND BROUGHT TO EXISTING BASIN BOTTOM.

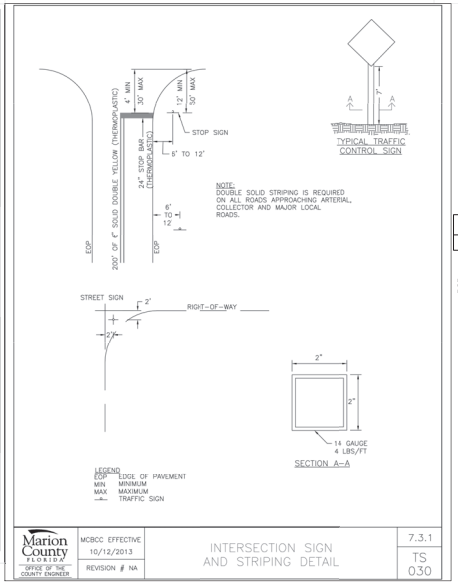
NOTIFICATION:
THE ST. JOHNS RIVER WATER MANAGEMENT DISTRICT (SJRWMD) SHALL BE NOTIFIED OF ANY SINKHOLE DEVELOPMENT WITHIN 48 HOURS OF DISCOVERY AND THE PROPOSED METHOD BY WHICH THE SINKHOLE WILL BE REPAIRED SHALL BE SUBMITTED TO THE SJRWMD FOR APPROVAL WITHIN 30 DAYS. THE SJRWMD WILL THEN NOTIFY THE RESPONSIBLE PARTY AS TO THE ACCEPTANCE, DENIAL OR NEED FOR MODIFICATION OF THE REPAIR METHOD.

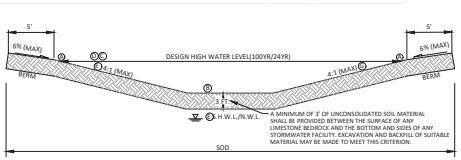
SHALLOW AND DEEP SINKHOLE/CAVITY MAINTENANCE REPAIR DETAIL

N.T.S

Marion County Approval Stamp





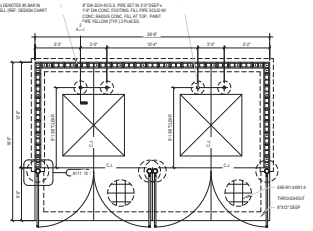


POND CROSS-SECTION

N.T.S.

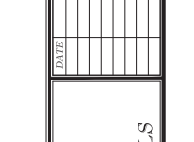
DRA	T.O.B.(FT) (A)	BOTTOM(FT) (B)	DHW(FT) (C) 100-YR 24-HR	DHW(FT) (C) 2 - 100-YR 24-HR	SHWL (FT) (D)	SIDE SLOPE (E)	SIDE SLOPE (G)
13	78.00	72.00	76.46	76.77	64.40	4:1 MAX.	4:1 MAX.

SOD ALL SLOPES AND BOTTOM WITH FLORIDA FRIENDLY NON-MUCK GROWN SOD



COMMERCIAL DUMPSTER PAD

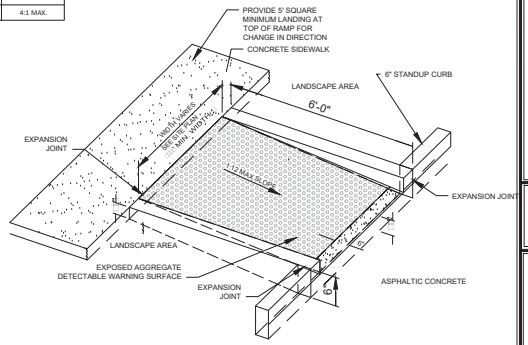
N.T.S



FIRE LANE DETAIL

SCALE: 1/4" = 1'-0'

SUGGESTED FIRE LANE DETAIL
IF LOCAL JURISTICTION DOES NOT DICTATE.
PROVIDED FOR INFORMATIONAL PURPOSES ONLY.
FIRE LANE SHOULD BE LOCATED ON EITHER SIDE OF THE MAIN ENTRANCE/EXIT SIDEWALK RAMP



CURB RETURN RAMP DETAIL

N.T.S

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1720 SE 16th Ave. Bldg 100, Ocala, FL 34471
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REVISIONS

DATE:

MAJOR SITE PLAN
DIAMOND "A" SHOPPING CENTER
MARION COUNTY, FLORIDA

CONSTRUCTION DETAILS

DATE 10/28/25
DRAWN BY JA
CHKD. BY JMM
JOB NO. 23-8231

SHT. 13.02

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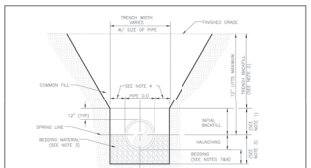
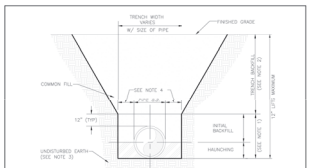


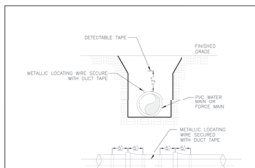
NOTES:
1. INITIAL BACKFILL: COMMON FILL COMPACTED TO 95% (98% UNDER PAVEMENT) OF THE MAXIMUM DENSITY AS PER AASHTO T-180.
2. TRENCH BACKFILL: COMMON FILL COMPACTED TO 95% (98% UNDER PAVEMENT) OF THE MAXIMUM DENSITY AS PER AASHTO T-180.
3. BEDDING MATERIAL SHALL CONFORM TO FDOT NO. 57 AGGREGATE.
4. 12" MIN. (18" MIN.) FOR PIPE DIAMETER LESS THAN 24". AND 24" MAX (12" MIN) FOR PIPE DIAMETER 24" AND LARGER.
5. WATER SHALL NOT BE PERMITTED IN THE TRENCH DURING CONSTRUCTION.
6. ALL PIPE TO BE INSTALLED WITH BELL FACING UPSTREAM TO THE DIRECTION OF THE FLOW.
7. BEDDING DEPTH SHALL BE 4" MINIMUM FOR PIPE DIAMETER UP TO 12" AND 6" MINIMUM FOR PIPE DIAMETER 16" AND LARGER.
8. THE ENGINEER SHALL ADJUST ADJUSTABLE MATERIAL THAT GOVERN DEPTH OF BEDDING ROCK BELOW THE PIPE. UTILITIES SHALL DETERMINE IN THE FIELD REQUIRED REMOVAL OF UNSUITABLE MATERIAL TO REACH SUITABLE FOUNDATION.
9. ALL CONSTRUCTION WITHIN APPROVED AREAS SHALL BE IN COMPLIANCE WITH ALL APPLICABLE REGULATIONS OF GOVERNING AGENCIES. SURFACE RESTORATION WITHIN MARION COUNTY RIGHT-OF-WAY SHALL COMPLY WITH REQUIREMENTS OF RIGHT-OF-WAY UTILIZATION REGULATIONS AND ROAD CONSTRUCTION SPECIFICATIONS.
10. ONE COMPACTION TEST SHALL BE REQUIRED FOR EACH LIFT NOT TO EXCEED 200'.

Marion County FLORIDA 1/23/2006 | MCBCC EFFECTIVE 04/13/2023 | REVISION # 2 | BEDDING AND TRENCHING 1 | 7.3.2 UT 102



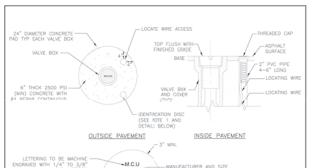
NOTES:
1. INITIAL BACKFILL AND HAUNCHING: SELECT COMMON FILL COMPACTED TO 95% (98% UNDER PAVEMENT) OF THE MAXIMUM DENSITY AS PER AASHTO T-180.
2. TRENCH BACKFILL: COMMON FILL COMPACTED TO 95% (98% UNDER PAVEMENT) OF THE MAXIMUM DENSITY AS PER AASHTO T-180.
3. PIPE BEDDING (UTILIZING SELECT COMMON FILL OR BEDDING ROCK IN ACCORDANCE WITH BEDDING AND TRENCHING 1 (UT 102)) SHALL BE REQUIRED AS DIRECTED BY MCU.
4. 12" MAX. (12" MIN.) FOR PIPE DIAMETER LESS THAN 24". AND 24" MAX (12" MIN) FOR PIPE DIAMETER 24" AND LARGER.
5. WATER SHALL NOT BE PERMITTED IN THE TRENCH DURING CONSTRUCTION.
6. ALL PIPE TO BE INSTALLED WITH BELL FACING UPSTREAM TO THE DIRECTION OF THE FLOW.
7. THE ENGINEER SHALL ADJUST ADJUSTABLE MATERIAL THAT GOVERN DEPTH OF BEDDING ROCK BELOW THE PIPE. UTILITIES SHALL DETERMINE IN THE FIELD REQUIRED REMOVAL OF UNSUITABLE MATERIAL TO REACH SUITABLE FOUNDATION.
8. ONE COMPACTION TEST SHALL BE REQUIRED FOR EACH LIFT NOT TO EXCEED 200'.

Marion County FLORIDA 1/23/2006 | MCBCC EFFECTIVE 04/13/2023 | REVISION # 2 | BEDDING AND TRENCHING 2 | 7.3.2 UT 103



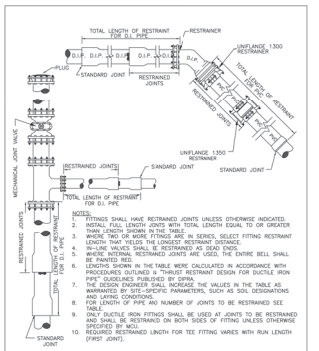
NOTES:
1. PVC PIPE SHALL REQUIRE INSULATED METALLIC LOCATING WIRE (10 GAUGE COPPER) CAPABLE OF DETECTION BY A RADIO LOCATOR AND SHALL BE BEARING ON TOP OF THE PIPE.
2. LOCATING WIRE SHALL TERMINATE AT EACH VALVE BOX AND BE CAPABLE OF EXTENDING 12" ABOVE TOP OF BOX IN SUCH A MANNER SO AS NOT TO INTERFERE WITH VALVE OPERATION PER UT 112.
3. ALL WIRE CONNECTIONS SHALL BE SPLICED TOGETHER USING WATERTIGHT WIRE NUTS.
4. FOR HORIZONTAL DIRECTIONAL DRILLING, UTILIZE 2 LOCATING WIRES EACH WITH A BREAK LOAD OF 2032 POUNDS.
5. DETECTABLE TAPE SHALL BE 1" ABOVE THE CENTERLINE OF THE PIPE.

Marion County FLORIDA 1/23/2006 | MCBCC EFFECTIVE 04/13/2023 | REVISION # 2 | PIPE LOCATING WIRE AND DETECTABLE TAPE | 7.3.2 UT 104



NOTES:
1. IDENTIFICATION DISC (OR STAINLESS STEEL) IDENTIFICATION DSC SHALL BE REQUIRED FOR ALL VALVES, EXCEPT HYDRANT VALVES.
2. LOCATING WIRE SHALL TERMINATE AT EACH VALVE BOX AND BE CAPABLE OF EXTENDING 12" ABOVE TOP OF BOX IN SUCH A MANNER SO AS NOT TO INTERFERE WITH VALVE OPERATION.

Marion County FLORIDA 1/23/2006 | MCBCC EFFECTIVE 04/13/2023 | REVISION # 1 | VALVE BOX PAD | 7.3.2 UT 112



NOTES:
1. FITTINGS SHALL HAVE RESTRAINED JOINTS UNLESS OTHERWISE INDICATED.
2. PIPE SHALL HAVE RESTRAINED JOINTS WITH TOTAL LENGTH EQUAL TO OR GREATER THAN LENGTH SHOWN IN THE TABLE.
3. WHERE TWO OR MORE FITINGS ARE IN SERIES, SELECT FITTING RESTRAINT LENGTH THAT YIELDS THE LONGEST RESTRAINT DISTANCE.
4. IN-LINE VALVES SHALL BE RESTRAINED AS DEAD ENDS.
5. MJ PIPE SHALL BE RESTRAINED JOINTS ARE USED, THE ENTIRE BELL SHALL BE PAINTED RED.
6. LENGTHS SHOWN IN THE TABLE WERE CALCULATED IN ACCORDANCE WITH PROCEDURES OUTLINED & "THRUST RESTRAINT DESIGN FOR DUCTILE IRON PIPE" GUIDELINES PUBLISHED BY DIPRA.
7. THE DESIGN ENGINEER SHALL INCREASE THE VALUES IN THE TABLE AS WARRANTED BY SITE-SPECIFIC PARAMETERS, SUCH AS SOIL DESIGNATIONS AND LAYING CONDITIONS.
8. FOR LENGTH OF PIPE AND NUMBER OF JOINTS TO BE RESTRAINED SEE DETAILS.
9. ONLY DUCTILE IRON FITTINGS SHALL BE USED AT JOINTS TO BE RESTRAINED AND SHALL BE RESTRAINED ON BOTH SIDES OF FITTING UNLESS OTHERWISE SPECIFIED BY MCU.
10. REQUIRED RESTRAINED LENGTH FOR TEE FITTING VARIES WITH RUN LENGTH (FIRST JOINT).

Marion County FLORIDA 1/23/2006 | MCBCC EFFECTIVE 04/13/2023 | REVISION # NA | RESTRAINED PIPE TABLE | 7.3.2 UT 116 A

Marion County Approval Stamp

MINIMUM RESTRAINED LENGTH (FT) — EACH SIDE OF FITTING AND VALVE FOR DIP, PE ENCASED DIP OR BARE PVC WATER MAIN; PRESSURE: 150 PSI; DEPTH OF COVER: 3.0 ft.

H=HORIZONTAL
VU=VERTICAL—UP
VD=VERTICAL—DOWN

REQUIRED RESTRAINED LENGTH ON WATER MAIN — Pipe Length (ft)

Bend Type		4"	6"	8"	10"	12"	16"	20"	24"
Angle	Direction								
11-1/4°	H	2	3	4	5	5	6	8	9
	VU	2	3	[illegible]	5	5	6	8	9
	VD	4	5	11	13	14	20	24	28
22-1/2°	H	4	6	8	10	12	13	17	21
	VU	4	6	7	9	10	12	15	17
	VD	10	12	17	21	24	31	42	50
45°	H	8	11	15	19	23	29	40	50
	VU	8	10	14	18	21	27	36	45
	VD	20	25	40	50	60	80	100	120
90°	H	19	27	35	43	48	61	72	83
	VU	19	27	35	41	48	61	72	83
	VD	61	85	111	132	151	190	236	277
ADD THE ABOVE VALUES FOR:		61	85	111	132	151	190	236	277

Minimum Design Criteria
Bedding Type: 4
Safety Factor: 1.5
Soil: Sand—Silt
Run Length (First Joint): 10 ft.

REQUIRED RESTRAINED LENGTH ON FORCE MAIN — Pipe Length (ft)

Bend Type		4"	6"	8"	10"	12"	16"	20"	24"
Angle	Direction								
11-1/4°	H	1	2	3	4	4	5	6	7
	VU	2	2	3	4	4	5	6	7
	VD	5	6	8	11	12	16	19	23
22-1/2°	H	3	5	6	7	9	10	12	14
	VU	3	5	6	7	8	10	12	14
	VD	10	13	17	21	24	31	38	44
45°	H	6	9	11	14	16	20	24	28
	VU	6	8	11	14	16	20	24	28
	VD	20	27	36	43	50	64	78	91
90°	H	15	21	27	32	38	48	57	66
	VU	15	21	27	32	38	48	57	66
	VD	48	65	85	102	121	150	187	218
ADD THE ABOVE VALUES FOR:		48	65	85	102	121	150	187	218

FORCE MAIN;
PRESSURE: 100 PSI.
DEPTH OF COVER: 4.0 ft.

REQUIRED RESTRAINED LENGTH ON TEE BRANCH — Pipe Length (ft)

TEE FITTING — Diameter of Run

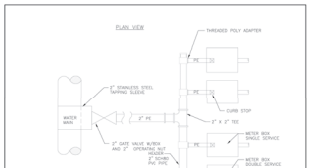
Diameter of Branch	4"	6"	8"	10"	12"	16"	20"	24"
4"	36	54	81	113	147	231	333	453
6"		42	63	88	118	186	268	365
8"			45	63	85	134	193	263
10"				46	62	98	141	192
12"					47	74	107	146
16"						49	71	97
24"								50

REQUIRED RESTRAINED LENGTH ON LARGER PIPE — Pipe Length (ft)

REDUCER FITTING — Diameter of Large Pipe

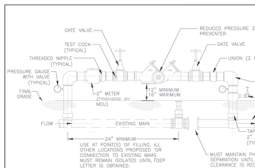
Diameter of Reducer Size	4"	6"	8"	10"	12"	16"	20"	24"
4"	44	80	108	135	160	208	268	328
6"		61	81	103	127	174	229	287
8"			45	63	85	129	179	229
10"				46	62	98	141	192
12"					47	74	107	146
16"						49	71	97
24"								50

Marion County FLORIDA 1/23/2006 | MCBCC EFFECTIVE 04/13/2023 | REVISION # NA | RESTRAINED PIPE TABLE | 7.3.2 UT 116B



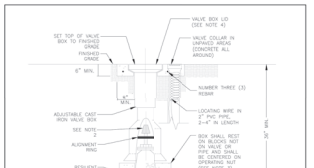
NOTES:
1. MINIMUM OF 5 5/8" METERS
2. METER BOXES SHALL NOT BE LOCATED WITHIN DRIVING SURFACE. METER BOXES MUST BE LOCATED IN RIGHT-OF-WAY OR PRIVATE PROPERTY WITH A UTILITY EASEMENT.
3. ALL PIPE SHALL BE PVC C900 DR18 PVC. VALVE SHALL BE A BRASS NIPPLE WITH 2" SCH80 STAINLESS STEEL BRAIDED ADAPTER.
4. ALL TAPS MUST BE LOCATED A MINIMUM OF 24" AWAY FROM ANY BELL AND/OR FITTING.

Marion County FLORIDA 1/23/2006 | MCBCC EFFECTIVE 04/13/2023 | REVISION # 1 | METER BANK 2" SUPPLY | 7.3.2 UT 202



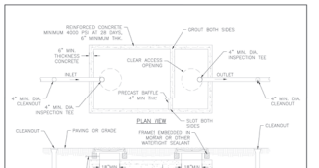
NOTES:
1. THE TEMPORARY JUMPER CONNECTION IS REQUIRE AT ALL CONNECTIONS BETWEEN EXISTING ACTIVE WATER MAINS AND PROPOSED NEW WATER MAIN IMPROVEMENTS. TEMPORARY JUMPER WATER METERS WILL BE SUPPLIED BY MCU.
2. THE 12" METER SHALL BE USED FOR FILLING ANY N/W WATER MAIN OF ANY SIZE FOR EXISTING ACTIVE WATER MAINS AND FOR FLUSHING OF NEW MAINS, AND FOR PULLING BACTERIOLOGICAL SAMPLES FROM ANY NEW WATER MAIN OF ANY SIZE. THE JUMPER CONNECTION SHALL BE MAINTAINED UNTIL AFTER FILLING, FLUSHING, TESTING, AND DISINFECTION OF THE NEW MAIN HAS BEEN SUCCESSFULLY COMPLETED AND CLEARANCE FOR USE FROM FDEP HAS BEEN RECEIVED. THIS JUMPER CONNECTION SHALL BE USED FOR FILLING, FLUSHING, TESTING, AND DISINFECTION OF THE NEW MAIN AND FOR THE TIME AFTER DISINFECTION AND UNTIL THE FDEP CLEARANCE LETTER IS OBTAINED. ASSOCIATED THRUST BLOCKING AND/OR RESTRAINTS SHALL BE PROVIDED TEMPORARILY, AS REQUIRED. PIPE AND APPURTENANCES TO BE USED FOR THE TEMPORARY JUMPER CONNECTION SHALL BE DISINFECTED PRIOR TO INSTALLATION IN ACCORDANCE WITH AWWA C651, LATEST EDITION.
3. THE TAPPING SLEEVE AND THE EXTERIOR OF THE MAIN TO BE TAPPED SHALL BE DISINFECTED BY SPRAYING OR SWABBING PER SECTION 5 OF AWWA C651, LATEST EDITION.
4. UPON RECEIPT OF CLEARANCE FOR USE FROM FDEP AND MCU, THE CONTRACTOR SHALL REMOVE THE TEMPORARY JUMPER CONNECTION AND INSTALL THE FINAL CONNECTION TO THE EXISTING MAIN WITH 2" BRASS PLUGS. THE MAINS CAN NOW BE CONNECTED BY SLEEVE OR FLANGE CONNECTIONS.
5. ALL INSTALLATION AND MAINTENANCE OF THE TEMPORARY JUMPER CONNECTION ASSEMBLY SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
6. WATER FOR TESTING AND DISINFECTION OF THE NEW WATER MAIN AND WATER FOR MAINTENANCE OR OTHER USES SHALL BE AT THE CONTRACTOR'S EXPENSE.
7. ALL PIPING AND APPURTENANCES TO BE 2" FOR 8" AND BELOW WATER MAINS; 4" FOR 12" WATER MAINS; 6" FOR 16" WATER MAINS; 12" FOR 24" WATER MAINS.
8. ALL TAPS MUST BE LOCATED A MINIMUM OF 24" AWAY FROM ANY BELL AND/OR FITTING.

Marion County FLORIDA 1/23/2006 | MCBCC EFFECTIVE 04/13/2023 | REVISION # 2 | TEMPORARY JUMPER CONNECTION | 7.3.2 UT 203



NOTES:
1. THE EXTENSIONS SHALL NOT BE USED ON VALVE BOX INSTALLATION (SEE UT111).
2. THE ACTUATING NUT FOR VALVES DEEPER THAN 5ft (6) FEET SHALL BE EXTENDED TO COME UP TO 2 FOOT DEPTH BELOW FINISHED GRADE.
3. VALVE BOX SHALL BE SET ON FIVE (5) SOLID CONCRETE BLOCKS.
4. VALVE BOX LID TO BE LETTERED WITH THE WORD "WATER" OR "RECLAIMED".
5. INSTALL BRASS ID TAG IN CONCRETE.

Marion County FLORIDA 1/23/2006 | MCBCC EFFECTIVE 04/13/2023 | REVISION # 2 | GATE VALVE WATER AND RECLAIMED MAINS | 7.3.2 UT 204



NOTES:
1. SPECIFIC DESIGN DETAILS MUST IN ALL ASPECTS MEET APPLICABLE FLORIDA PLUMBING AND ADMINISTRATIVE CODE.
2. SIZE GREASE INTERCEPTOR PER MARION COUNTY LAND DEVELOPMENT CODE.
3. INTERCEPTORS SHALL BE LOCATED AND ALL SHALL BE SUBMITTED.
4. ALL FOOD PREPARATION, FOOD AND BEVERAGE PREPARATION AREAS SHALL BE ROUTED THROUGH GREASE INTERCEPTOR. RESTROOM WASTE SHALL NOT BE ROUTED THROUGH INTERCEPTOR.
5. BAFFLE REQUIRED. ALTERNATIVE DESIGNS ARE ACCEPTABLE. DESIGN MUST MEET FLORIDA PLUMBING AND ADMINISTRATIVE CODE.
6. LOADS: H-20 TRUCK WHEELS WITH 32ft IMPACT TER ARGHTO. TRAFFIC BEARING FRAME AND COVER TO MEET FDOT STANDARDS IF APPLICABLE.

GREASE INTERCEPTOR -1250 GAL (MAX)

GREASE INTERCEPTOR SIZING CALCULATION (PUBLIX SITE)

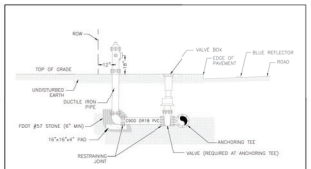
TOTAL MAXIMUM FLOW THROUGH METER WITH ALL FIXTURES PLUMBING - BLD DPW

(DETAILED CALCS TO BE SUBMITTED @ BLDG PERMIT REVIEW):

RETENTION TIME

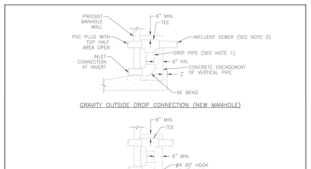
(ESTIMATED 2 BLD TYPE = 1,250 GALLONS (GPD) 2 - 1,250 GALLON GREASE INTERCEPTOR)

Marion County FLORIDA 1/23/2006 | MCBCC EFFECTIVE 04/13/2023 | REVISION # 1 | GREASE INTERCEPTOR | 7.3.2 UT 310



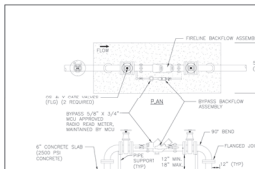
NOTES:
1. BONNET COLORS SHALL BE IN ACCORDANCE WITH SEC. 6.18.2-G.
2. HYDRANT SHALL BE 1' INSIDE OF RIGHT-OF-WAY, WHEN POSSIBLE.
3. A MIN. OF 3' CLEAR SPACE SHALL BE MAINTAINED AROUND THE ADJACENT TRAVEL LANE.
4. RADIUS OF CLEAR SPACE AROUND THE FIRE HYDRANT SHALL BE IN ACCORDANCE WITH NFPA STANDARDS (NFPA 1 SEC. 18.5.7, AS AMENDED).

Marion County FLORIDA 1/23/2006 | MCBCC EFFECTIVE 04/13/2023 | REVISION # 2 | FIRE HYDRANT ASSEMBLY | 7.3.2 UT 210



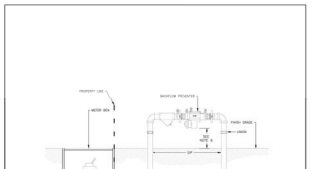
NOTES:
1. DROP PIPE AND FITTINGS SHALL BE OF EQUAL SIZE AND MATERIAL AS THE INFLUENT SEWER.
2. 2' OR MORE ABOVE THE MANHOLE INVERT. ALL MANHOLES WITH DROP CONNECTIONS MUST BE LINED AND HAVE CONCRETE RING AND COVER.
3. CONTRACTOR TO COORDINATE THE PRESENCE OF MCU INSPECTOR DURING CORING AND CONNECTIONS TO EXISTING MANHOLES.
4. FOUR NEW BENCH FOR CONNECTION PER UT 302.

Marion County FLORIDA 1/23/2006 | MCBCC EFFECTIVE 04/13/2023 | REVISION # 2 | GRAVITY MANHOLE CONNECTION | 7.3.2 UT 303



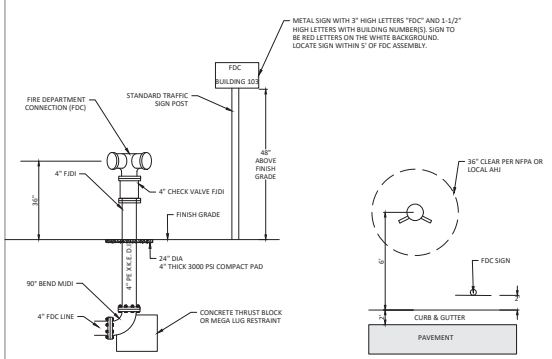
NOTES:
1. REQUIRED FOR SITES WITH SEPARATE DOMESTIC AND FIRE SYSTEM SUPPLY PIPING.
2. BACKFLOW ASSEMBLY SHALL BE OWNED AND MAINTAINED BY THE PROPERTY OWNER.
3. MCU SHALL OWN AND MAINTAIN THE METER.
4. NO EASEMENT REQUIRED FOR 8"+RIGS AETER READING. MINIMUM EASEMENT SIZE IS 10' BY 10'.
5. DETAIL NOT APPLICABLE WHEN AN RPZ IS REQUIRED IN ACCORDANCE WITH THE MARION COUNTY MANUAL OF CROSS-CONNECTION CONTROL AND BACKFLOW PREVENTION. SERVICES SMALLER THAN 3" SHALL REQUIRE AN RPZ AND SHALL BE METERED. METER AND TAP SIZE SHALL BE DETERMINED BY THE LICENSED SPRINKLER CONTRACTOR, ARCHITECT, OR ENGINEER. METER SHALL BE INSTALLED BY MCU.
6. FREEZE PROTECTION SHALL BE PROVIDED IN ACCORDANCE WITH THE FIRE MARSHALL.

Marion County FLORIDA 1/23/2006 | MCBCC EFFECTIVE 04/13/2023 | REVISION # 2 | FIRE LINE DOUBLE DETECTOR CHECK VALVE ASSEMBLY | 7.3.2 UT 208



NOTES:
1. BACKFLOW PREVENTION ASSEMBLY SHALL BE INSTALLED AND MAINTAINED AS PER MARION COUNTY CROSS CONNECTION CONTROL ORDINANCE AND/OR PLUMBING CODE.
2. BACKFLOW PREVENTION ASSEMBLY TO BE INSTALLED LEVEL AND PLUMB.
3. ASSEMBLY SHALL BE TESTED WITH A CERTIFIED TESTER AT TIME OF TESTING.
4. MINIMUM CLEARANCE OF 12" ON ALL SIDES AND ABOVE. PLUMBING FOUNDATION FOR CROSS CONNECTION CONTROL AND HYDRAULIC RESEARCH.
5. CONTRACTOR SHALL PROVIDE COPIES OF TESTED FOLLOWING INSTALLATION AND INITATION OF WATER SERVICE. THE BACKFLOW PREVENTER ASSEMBLY TESTER MUST POSSESS A CURRENT AMERICAN WATER WORKS ASSOCIATION (AWWA) AND/OR AMERICAN BACKFLOW PREVENTATION ASSOCIATION (ABPA) BACKFLOW TESTER CERTIFICATE. A COPY OF THE BACKFLOW PREVENTION ASSEMBLY TEST REPORT MUST BE SUBMITTED TO THE BACKFLOW & IDC COORDINATOR AT MCU WITHIN 14 DAYS FROM THE DATE OF TESTING.
6. MM, 12" AND 16" ABOVE FINISHED GRADE AND FOOD/PLAN.
7. METERS LARGER THAN 3" WILL REQUIRE DISCUSSION WITH MCU.

Marion County FLORIDA 1/23/2006 | MCBCC EFFECTIVE 04/13/2023 | REVISION # 1 | 2" AND SMALLER REDUCED PRESSURE AND/OR DOUBLE CHECK BACKFLOW ASSEMBLY | 7.3.2 UT 209



REMOTE FDC CONNECTION

Allen & Associates
ENGINEERING, LLC.
CIVIL ENGINEERING - PLANNING - LANDSCAPE ARCHITECTURE - ENVIRONMENTAL
1720 SE 16th Ave. Bldg 100, Ocala, FL 34471
Office: (352) 387-4540 Fax: (352) 387-4545

REVISIONS | DATE:

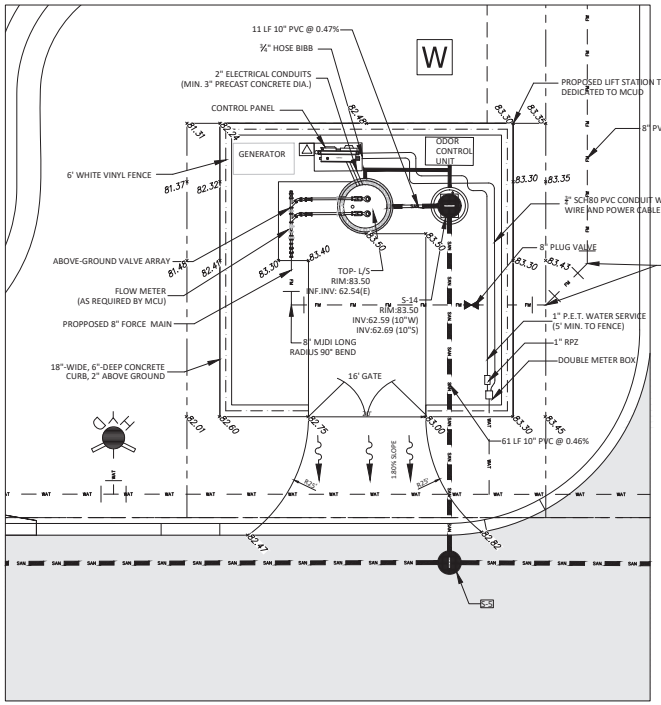
MAJOR SITE PLAN
DIAMOND "A" SHOPPING CENTER
MARION COUNTY, FLORIDA

UTILITY DETAILS

DATE 10/28/25
DRAWN BY JA
CHKD. BY DMM
JOB NO. 23-8231

SHT. 14.01

NOT VALID UNLESS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER



LIFT STATION #1 PLAN
SCALE: 1" = 10'

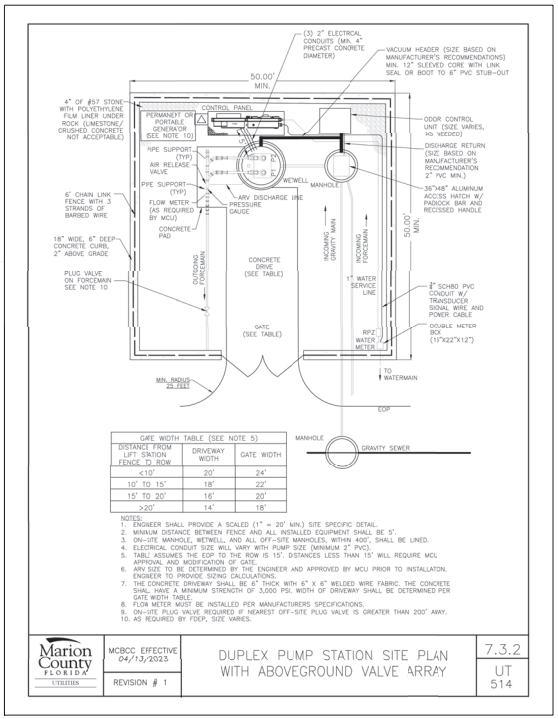
MANUFACTURER: GRUNDFOS
MODEL: 51.30.A50.790.4.62H.S.351.G.EX.D.611
IMP: 13.8"
DIA: N/A
SPEED: 1768 RPM
DISCHARGE SIZE: 5"

VOLTAGE: 480V
PHASE: 3PH HP: 60 HP.
MAX. SOLID SIZE (3 IN MIN): 3.15"

SHUT OFF HEAD: 239.5'
HEAD CONDITION: 497 GPM @ 207.5' TDH

DESCRIPTION	SYMBOL	DIMENSION	ELEVATION
THICKNESS OF WALL	A	8"	N/A
DIAMETER OF WET WELL	B	10'	N/A
WIDTH OF BOTTOM FILLET	C	SEE NOTE 1	N/A
C/L OF WET WELL TO C/L OF PIPES	D	SEE NOTE 1	N/A
LENGTH OF PUMP ACCESS OPENING	E	SEE NOTE 1	N/A
WIDTH OF PUMP ACCESS OPENING	F	SEE NOTE 1	N/A
CENTER OF WET WELL TO EDGE OF HATCH	G	SEE NOTE 1	N/A
LIP WIDTH OF WETWELL BASE	R	18"	N/A
THICKNESS OF WETWELL BASE	S	12"	N/A
TOP OF WET WELL	T	N/A	83.50
FINISHED GRADE	U	N/A	83.00
HIGH LEVEL ALARMS	V	N/A	62.50
LAG PUMP ON	W	N/A	62.00
LEAD PUMP ON	X	N/A	61.50
PUMPS OFF (TOP OF PUMP VOLUTE)	Y	N/A	59.45
BOTTOM OF PUMP TO FLOOR OF WET WELL	P	-	N/A
STEP HEIGHT (IF REQUIRED)	Q	N/A	N/A
FLOOR OF WET WELL	Z	N/A	56.50

NOTES:
1. PER PUMP MANUFACTURER'S REQUIREMENTS, DIMENSION P AND ELEVATIONS Y AND Z MUST MEET MANUFACTURER'S REQUIREMENTS.
2. TOP ELEVATION OF WET WELL SHALL BE A MINIMUM OF 1' ABOVE THE 100 YEAR FLOOD ELEVATION AND THE ELEVATION OF THE CROWN OF THE ROAD.
3. SYMBOLS SHOWN IN TABLE ARE USED IN DETAILS UTS15 AND UTS16.

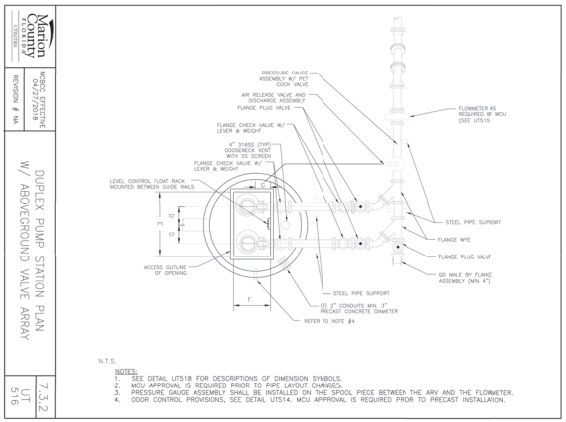


GATE WIDTH TABLE (SEE NOTE 5)

DISTANCE FROM LIFT STATION FENCE TO ROW	DRIVEWAY WIDTH	GATE WIDTH
<10'	20'	24'
10' TO 15'	18'	22'
15' TO 20'	16'	20'
>20'	14'	18'

NOTES:
1. ENGINEER SHALL PROVIDE A SCALED (1" = 20' MIN.) SITE SPECIFIC DETAIL.
2. MINIMUM DISTANCE BETWEEN FENCE AND ALL INSTALLED EQUIPMENT SHALL BE 5'.
3. ON-SITE MANHOLE, WETWELL, AND ALL OFF-SITE MANHOLES, WITHIN 400', SHALL BE LINED.
4. ELECTRICAL CONDUIT SIZE WILL VARY WITH PUMP SIZE (MINIMUM 2" PVC).
5. TABLE ASSUMES THE EOP TO THE ROW IS 15'. DISTANCES LESS THAN 15' WILL REQUIRE MCU APPROVAL AND MODIFICATION OF THE GATE.
6. ARV SIZE TO BE DETERMINED BY THE ENGINEER AND APPROVED BY MCU PRIOR TO INSTALLATON. ENGINEER TO PROVIDE SIZING CALCULATIONS.
7. THE CONCRETE DRIVEWAY SHALL BE 6" THICK WITH 6" X 6" WELDED WIRE FABRIC. THE CONCRETE SHALL HAVE A MINIMUM STRENGTH OF 3,000 PSI. WIDTH OF DRIVEWAY SHALL BE DETERMINED PER GATE WIDTH TABLE.
8. FLOW METER MUST BE INSTALLED PER MANUFACTURERS SPECIFICATIONS.
9. ON-SITE PLUG VALVE REQUIRED IF NEAREST OFF-SITE PLUG VALVE IS GREATER THAN 200' AWAY.
10. AS REQUIRED BY FDEP, SITE VARIES.

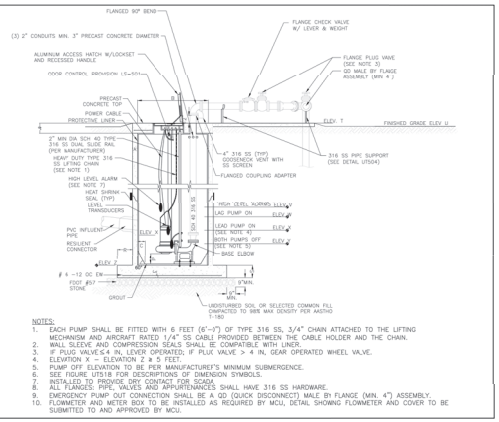
Marion County FLORIDA utilities | MCBCC EFFECTIVE 04/13/2023 | REVISION # 1 | DUPLEX PUMP STATION SITE PLAN WITH ABOVEGROUND VALVE ARRAY | 7.3.2 | UT 514



N.T.S.

NOTES:
1. SEE DETAIL UTS18 FOR DESCRIPTIONS OF DIMENSION SYMBOLS.
2. MCU APPROVAL IS REQUIRED PRIOR TO PIPE LAYOUT CHANGES.
3. PRESSURE GAUGE ASSEMBLY SHALL BE INSTALLED ON THE SPOOL PIECE BETWEEN THE ARV AND THE FLOWMETER.
4. ODOR CONTROL PROVISIONS, SEE DETAIL UTS14. MCU APPROVAL IS REQUIRED PRIOR TO PRECAST INSTALLATION.

Marion County FLORIDA utilities | MCBCC EFFECTIVE 04/27/2018 | REVISION # NA | DUPLEX PUMP STATION PLAN W/ ABOVEGROUND VALVE ARRAY | 7.3.2 | UT 516



NOTES:
1. EACH PUMP SHALL BE FITTED WITH 6 FEET (6'-0") OF TYPE 316 SS, 3/4" CHAIN ATTACHED TO THE LIFTING MECHANISM AND AIRCRAFT RATED 1/4" SS CABLI PROVIDED BETWEEN THE CABLE HOLDER AND THE CHAIN.
2. WALL SLEEVE AND COMPRESSION SEALS SHALL BE COMPATIBLE WITH LINER.
3. IF PLUG VALVE≤ 4 IN, LEVER OPERATED; IF PLUG VALVE > 4 IN, GEAR OPERATED WHEEL VALVE.
4. ELEVATION X – ELEVATION Z ≥ 5 FEET.
5. PUMP OFF ELEVATION TO BE PER MANUFACTURER'S MINIMUM SUBMERGENCE.
6. SEE FIGURE UTS18 FOR DESCRIPTIONS OF DIMENSION SYMBOLS.
7. INSTALLED TO PROVIDE DRY CONTACT FOR SCADA.
8. ALL FLANGES, PIPE, VALVES AND APPURTENANCES SHALL HAVE 316 SS HARDWARE.
9. EMERGENCY PUMP OUT CONNECTION SHALL BE A QD (QUICK DISCONNECT) MALE BY FLANGE (MIN. 4") ASSEMBLY.
10. FLOWMETER AND METER BOX TO BE INSTALLED AS REQUIRED BY MCU, DETAIL SHOWING FLOWMETER AND COVER TO BE SUBMITTED TO AND APPROVED BY MCU.

Marion County FLORIDA utilities | MCBCC EFFECTIVE 04/27/2018 | REVISION # NA | DUPLEX PUMP STATION SECTION W/ ABOVEGROUND VALVE ARRAY | 7.3.2 | UT 515

Wilson & Associates, P.A.
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REVISIONS

DATE:

MAJOR SITE PLAN
DIAMOND "A" SHOPPING CENTER
MARION COUNTY, FLORIDA

LIFT STATION & SANITARY DETAILS

DATE 10/28/25
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SHT. 15.01

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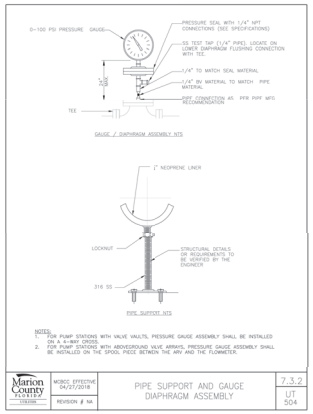
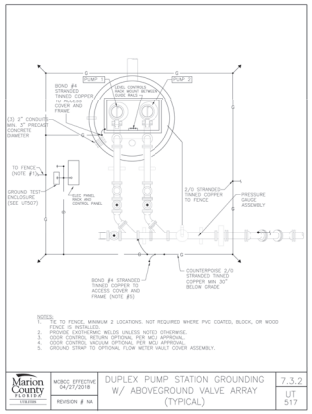


Marion County FLORIDA | MCBCC EFFECTIVE 04/27/2018 | REVISION # NA | PIPE SUPPORT AND GAUGE DIAPHRAGM ASSEMBLY | 7.3.2 UT 504



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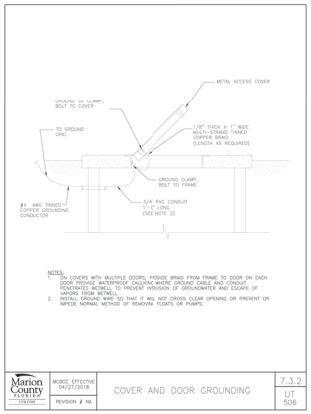

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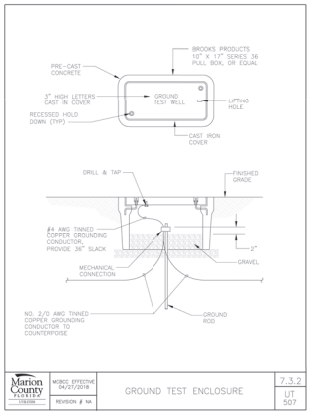

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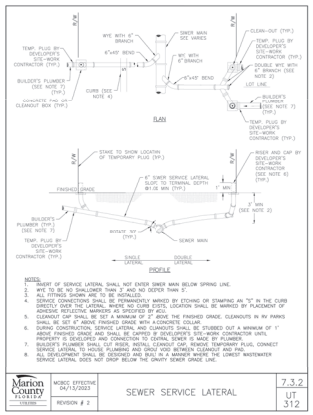

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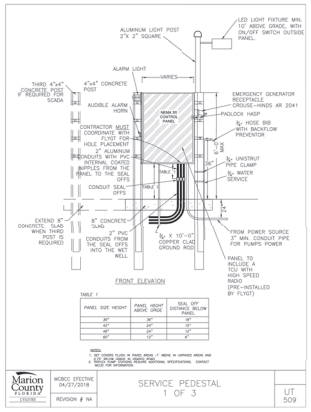

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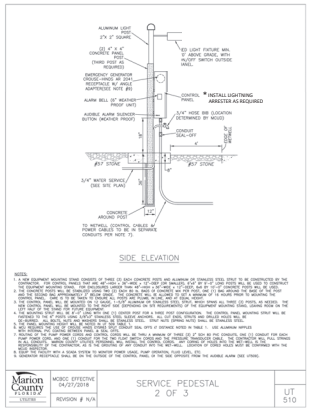

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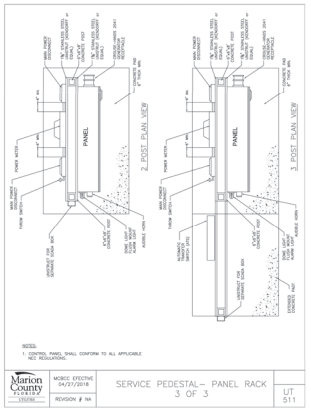

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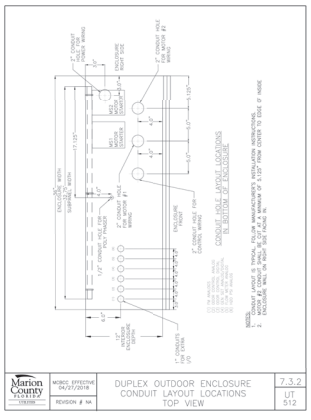

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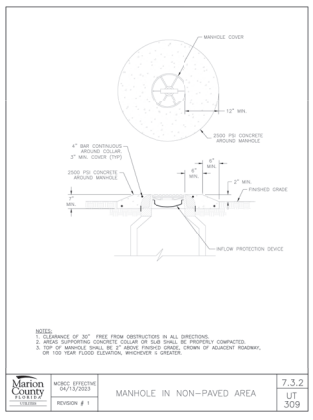
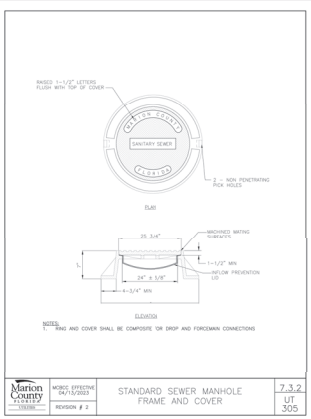
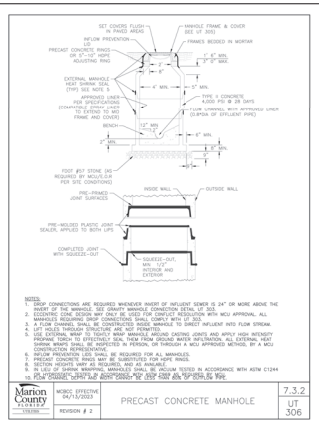


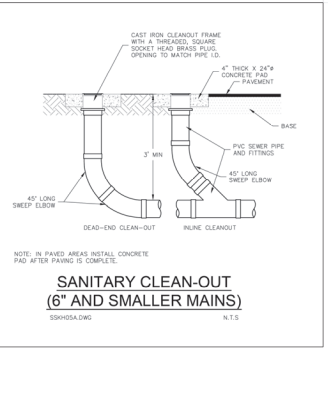
Marion County FLORIDA | MCBCC EFFECTIVE 04/15/2023 | REVISION # 1 | MANHOLE IN NON-PAVED AREA | 7.3.2 UT 309



Marion County FLORIDA | MCBCC EFFECTIVE 04/15/2023 | REVISION # 2 | STANDARD SEWER MANHOLE FRAME AND COVER | 7.3.2 UT 305



Marion County FLORIDA | MCBCC EFFECTIVE 04/15/2023 | REVISION # 2 | PRECAST CONCRETE MANHOLE | 7.3.2 UT 306



SANITARY CLEAN-OUT (6" AND SMALLER MAINS)

SSKH05A.DWG N.T.S

Allen & Associates
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1720 SE 16th Ave. Bldg 100, Ocala, FL 34471
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REVISIONS | DATE:

MAJOR SITE PLAN
DIAMOND "A" SHOPPING CENTER
MARION COUNTY, FLORIDA

LIFT STATION & SANITARY DETAILS

DATE 10/28/25
DRAWN BY JA
CHKD. BY JMM
JOB NO. 23-8231

SHT. 15.02

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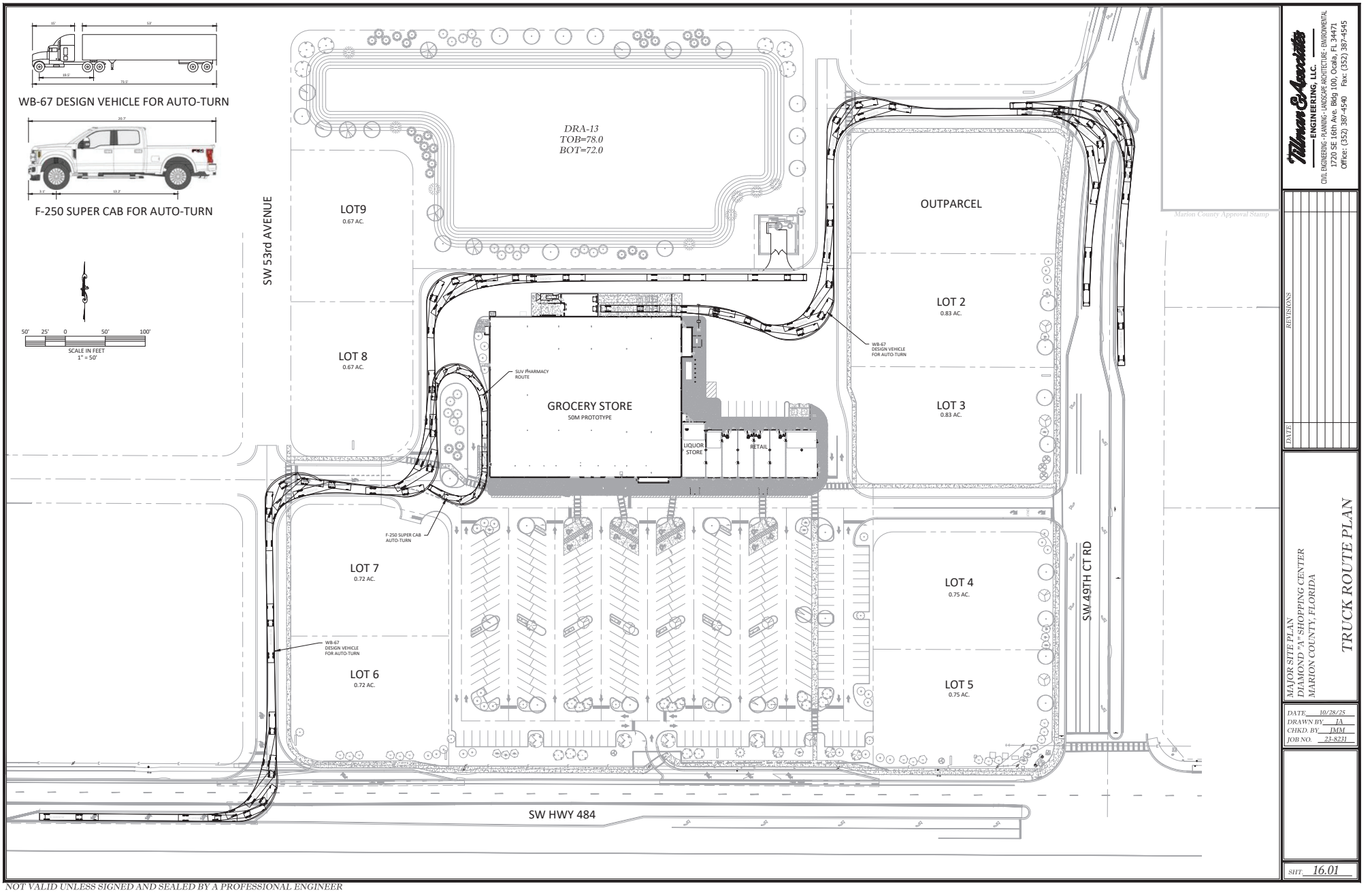

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MAJOR SITE PLAN
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MARION COUNTY, FLORIDA

TRUCK ROUTE PLAN

DATE 10/28/25
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JOB NO. 23-8231

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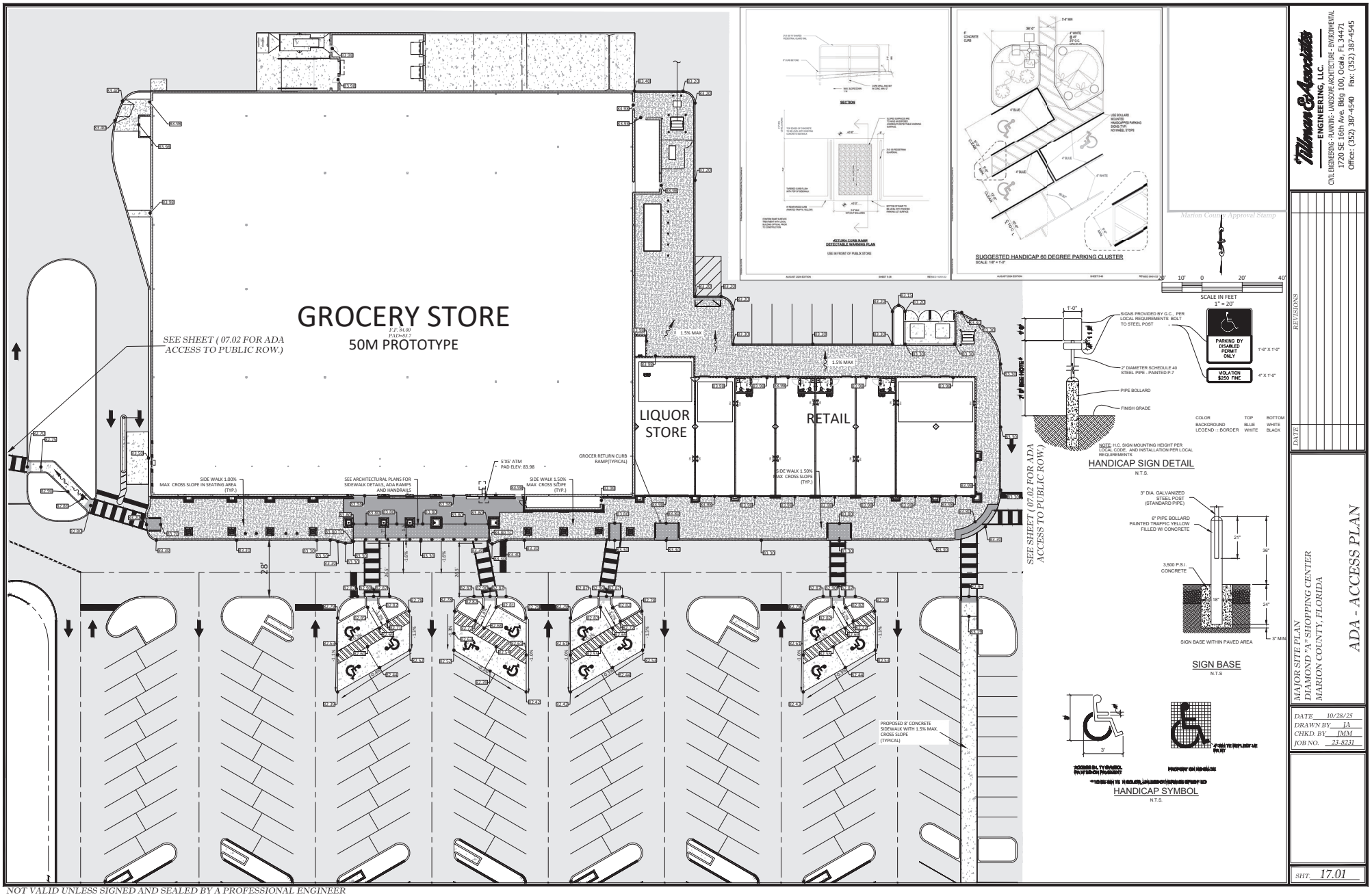

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MAJOR SITE PLAN
DIAMOND "A" SHOPPING CENTER
MARION COUNTY, FLORIDA

ADA - ACCESS PLAN

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CHKD. BY JMM
JOB NO. 23-8231

SHT. 17.01

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Marion County Approval Stamp

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1720 SE 16th Ave, Bldg 100, Ocala, FL 34471
Office: (352) 387-4540 Fax: (352) 387-4545

REVISIONS

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MAJOR SITE PLAN
DIAMOND "A" SHOPPING CENTER
MARION COUNTY, FLORIDA

DATE 10-28-25
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CHKD. BY IMM
JOB NO. 23-8231

SHT. BL.01

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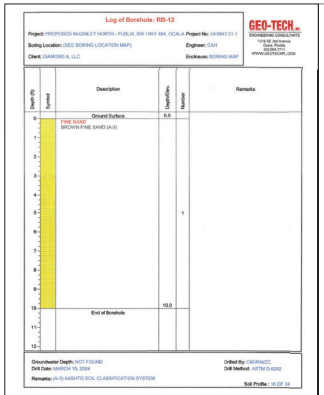

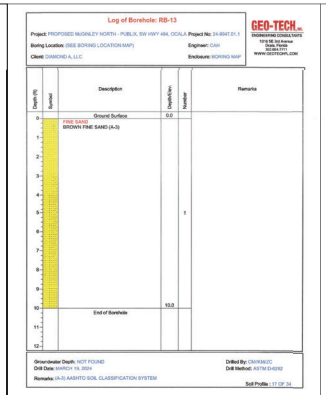

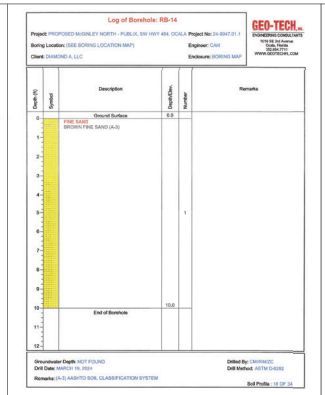

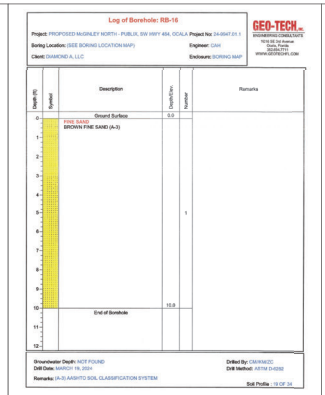

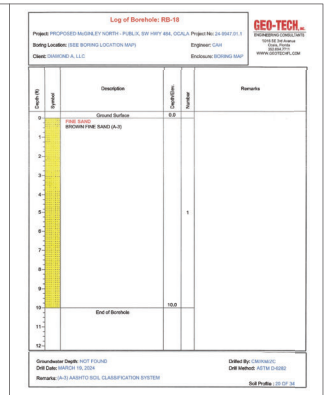

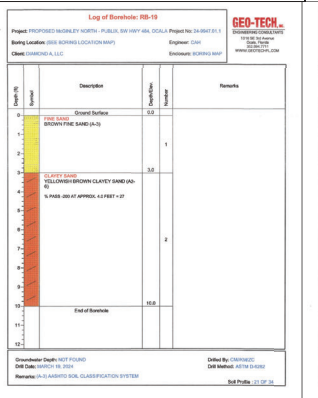

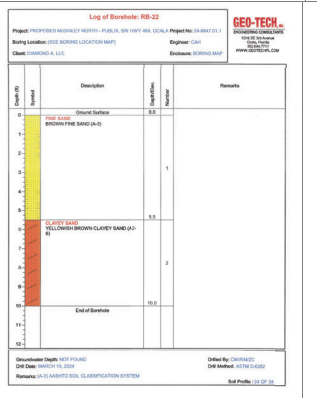

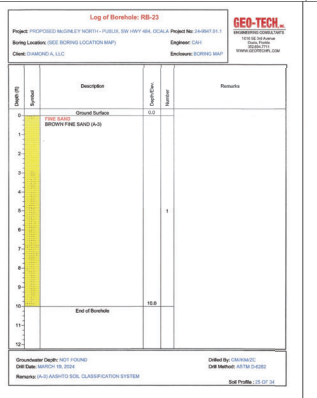

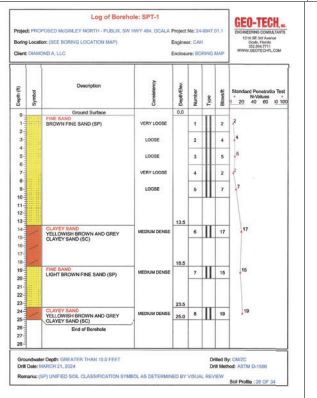

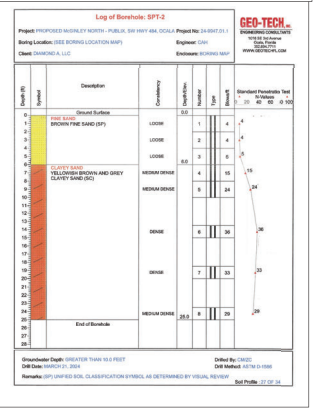

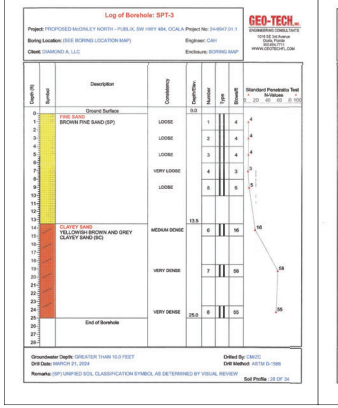

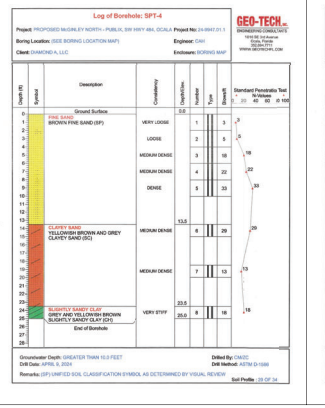

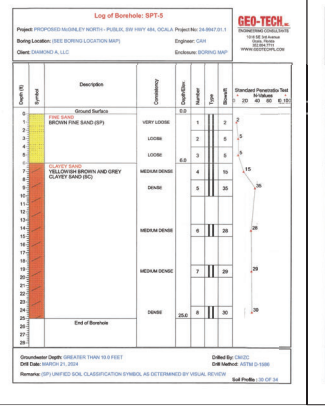

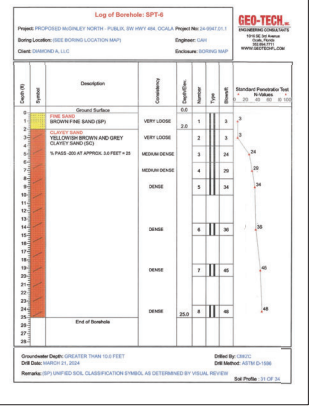

Marion County Approval Stamp

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1720 SE 16th Ave. Bldg 100, Ocala, FL 34471
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REVISIONS

DATE

MAJOR SITE PLAN
DIAMOND "A" SHOPPING CENTER
MARION COUNTY, FLORIDA

DATE 10-28-25
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JOB NO. 23-8231

SHT. BL.02

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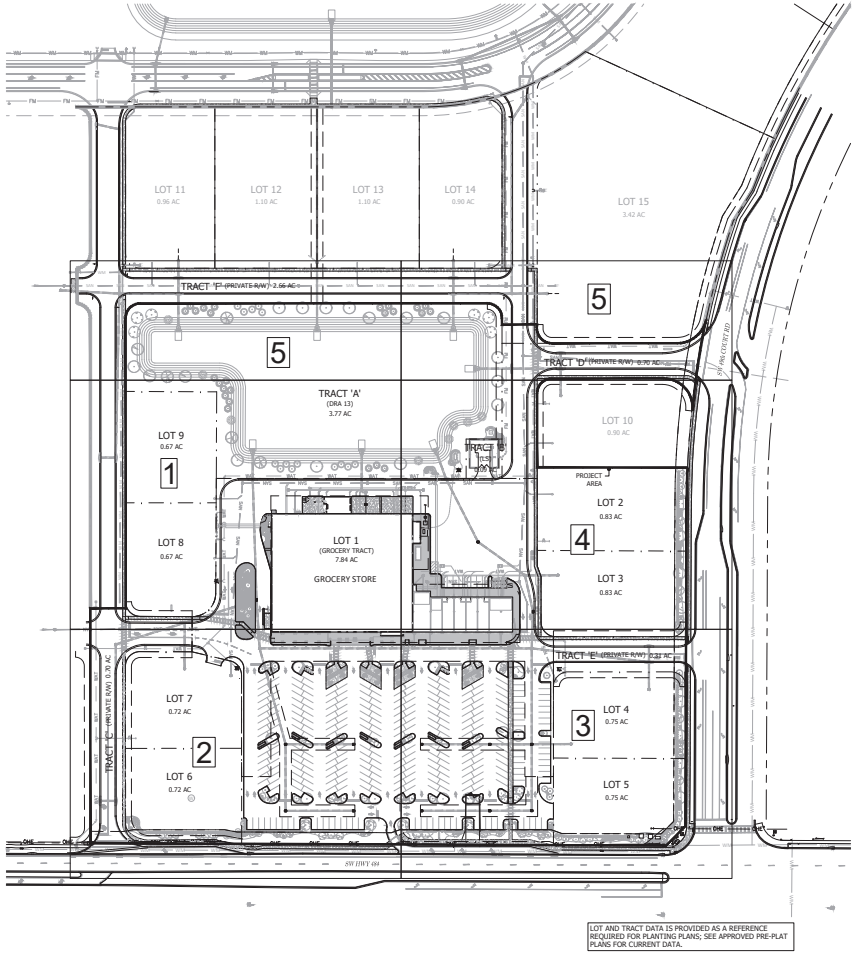

LOT AND TRACT DATA IS PROVIDED AS A REFERENCE REQUIRED FOR PLANTING PLANS; SEE APPROVED PRE-PLAT PLANS FOR CURRENT DATA.

INDEX OF LANDSCAPE SHEETS

L01.01	*LANDSCAPE INDEX*
L02.01	*PLANTING SPECIFICATIONS*
L03.01	*PLANT SCHEDULE & NOTES*
L04.01-L04.05	*PLANTING PLAN*
L05.01	*PLANTING DETAILS*
LIR03.01	*IRRIGATION SCHEDULE & NOTES*
LIR04.01-LIR04.05	*IRRIGATION PLAN*
LIR05.01-LIR05.02	*IRRIGATION DETAILS*

LANDSCAPE ARCHITECT:
TILLMAN AND ASSOCIATES ENGINEERING, L.L.C.
JON R. PHILLIPS, PLA, ASLA
1720 SE 16TH AVE. BLDG. 100
OCALA, FLORIDA 34471
PHONE (352) 387-4540

NORTH
0 100' 200'
SCALE: 1"=100'

APPROVED FOR CONSTRUCTION

Tillman & Associates
ENGINEERING, LLC.
CIVIL ENGINEERING - PLANNING - LANDSCAPE ARCHITECTURE - ENVIRONMENTAL
1720 SE 16th Ave. Bldg. 100, Ocala, FL 34471
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REVISIONS

DATE

MAJOR SITE PLAN
DIAMOND A SHOPPING CENTER
MARION COUNTY, FLORIDA

LANDSCAPE INDEX

DATE 8/13/2025
DRAWN BY
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JOB NO. 24-9040

L1.01

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PLANTING SPECIFICATIONS

PART 1.00 GENERAL

1.01 WORK INCLUDED

A. LANDSCAPING: Provide all labor, materials, plant materials, soil additives, soil preparation, aesthetic and fine grading, fertilizing, mulching, planting, staking, sodding, cleanup, equipment, services, and maintaining plantings until Substantial Completion to all landscaping work indicated on the Drawings and as specified, and as required by the Warranty through Final Acceptance.

1.02 RELATED WORK SPECIFIED ELSEWHERE

A. Refer to irrigation drawings and requirements.

1.03 WARRANTY

A. The Contractor shall guarantee all tree and shrub / groundcover plantings for a period of twelve (12) months, and all sod / seed for six (6) months after the date of Substantial Completion. During this period, the Contractor shall continue the observation of plants and guarantee work. The Contractor shall submit monthly observation reports to the Owner with a copy to the Landscape Architect during the guarantee period. The purpose of these reports is to state any maintenance deficiencies observed. It is the Contractor's responsibility to report these to protect this guarantee. Failure to submit reports eliminates any claims that the guarantee is not valid due to improper maintenance by the Owner.

B. Any dead plants, or plants showing indication of probable non-survival or lack of health and vigor, or which do not exhibit the characteristics that meet Specifications, shall be replaced within two (2) weeks. All replacement plants shall be furnished and installed at no additional cost to the Owner. All replacements shall meet the original Specifications and shall be guaranteed for an additional period equal to the original.

C. The Contractor shall notify the Owner in writing ten (10) days prior to the end of the guarantee period. The guarantee period shall extend until notification is received.

1.04 PROTECTIONS

A. The Contractor shall provide and maintain the necessary safeguards to protect the work, adjacent property, and the public, and shall be responsible for any damage or injury due to the Contractor's negligence.

1.05 VERIFICATION OF PLANS, DIMENSIONS, AND QUANTITIES

A. The Contractor shall be responsible for obtaining the current and latest approved plan set.

B. Before proceeding with any work, carefully check and verify all dimensions and quantities. All scaled dimensions are approximate.

C. Immediately notify the Landscape Architect of any inaccuracies or conflicts.

1.06 SUBMITTALS

A. Submit documentation to Owner's Representative within fourteen (14) days after award of Contract, indicating quantities of plant material, availability, and source of plant material.

B. The Contractor shall be responsible for all material listed on the Plant List unless noted otherwise.

C. All material shall be subject to inspection and approval by Owner's Representative.

D. The Contractor shall coordinate a material tagging trip with the Landscape Architect for all tree, specimen, and accent materials as indicated during the pre-construction meeting.

E. Any and all substitutions due to unavailability must be requested in writing prior to confirmation of ordering. In the event plant material is not available as specified in the Plant List, provide documented requests proving unavailability from three (3) registered nurseries.

F. The Contractor shall submit "As-Built" drawings as indicated on the drawings and specifications prior to Substantial Completion.

1.07 QUALITY ASSURANCE

A. REFERENCE SPECIFICATIONS AND STANDARDS

1. Standards as established by the Florida Nursery Growers Association (FNGA).

B. TESTS AND INSPECTIONS

1. Plants shall be subject to inspection and approval of the Owner's Representative at place of growth and/or upon delivery for conformity to specifications. Such approval shall not impair the right of inspection and rejection during progress of work. Inspection and tagging of plant material by Owner's Representative is not approval of the plant material with regard to its health and vigor. The health and vigor of the plant material is the sole responsibility of the Contractor.

2. The Contractor shall be responsible for proper plant growth in existing on-site soils. Prior to commitment of plant shipments, the Contractor shall examine the soils in all areas of work by conducting soil tests and filling test holes with water to determine if soil chemistry and drainage is satisfactory. Any unsatisfactory conditions shall be brought to the immediate attention of the Owner's Representative for possible remedial action or plant material substitutions. The Owner's Representative reserves the right to make changes or substitutions in plant type or quantities for the purposes of ensuring proper plant growth.

3. Owner's Representative reserves the right to take and analyze samples of materials for conformity to specifications at any time. The Contractor shall furnish samples upon request of the Owner's Representative. Rejected materials shall be immediately removed from the site at the Contractor's expense. The Contractor shall pay cost of testing of materials not meeting specifications.

C. CHANGES IN WORK

1. The Owner's Representative may order changes in the work, and the corresponding adjustments to the sums should be made to the Contract. All such orders and adjustments, plus claims by the Contractor for extra compensation, must be made and approved in writing prior to executing the work involved. All changes in the work, notifications, and Contractor's request for information shall conform to the conditions of the Contract.

D. CORRECTION OF WORK

1. The Contractor, at their own cost, shall re-execute any work that fails to conform to the requirements of the Contract and shall remedy defects due to faulty materials or workmanship.

E. PERFORMANCE

1. All planting shall be performed by personnel familiar with planting procedures and under the supervision of a qualified planting foreman.

2. All work shall comply with applicable codes and regulations.

3. The work shall be coordinated with other trades to prevent conflicts.

1.08 PROJECT CONDITIONS

A. Sequencing: Do not commence planting until site grading, soil import, and preparation has been completed.

B. Inspect and approve all sprinkler work and finish grading prior to the start of shrub and groundcover planting as specified. Trees may be planted in advance of irrigation system installation provided adequate provision is made for interim watering at the Contractor's expense.

C. The Contractor shall inform the Landscape Architect of any discrepancy between the Drawings, Specifications, and actual field conditions. Immediately inform the Owner's Representative and do not do work in any area where there is a significant discrepancy until approval to proceed has been received from the Owner's Representative.

1.09 SITE CONDITIONS

A. Existing Conditions:

1. Exercise care in digging and other work so as not to damage existing work including, but not limited to, plant material, irrigation materials, underground pipes and cables, and the pipes and hydrants of watering systems. Should such overhead or underground obstructions be encountered which interfere with planting, the Landscape Architect shall be consulted and will adjust the location of plants to clear such obstruction. The Contractor shall be responsible for the immediate repair of any damage caused by their work at their own expense.

2. Should any objectionable materials such as old concrete, bricks or other debris be encountered during planting operations, the Contractor shall bring this to the attention of the Owner's Representative to coordinate removal of the material from the site.

3. Unsatisfactory conditions shall be brought to the immediate attention of the Owner's Representative for possible remedial action.

1.10 PRODUCT HANDLING

A. Delivery:

1. Plant transportation shall comply with all Federal and State regulations.

2. Deliver fertilizer to site in original unopened containers bearing manufacturer's guaranteed chemical analysis, name, trademark and conformance to State Law.

3. The Contractor shall furnish Owner's Representative receipts for all amendments.

4. Deliver all plants with legible identification labels.

a. Label trees, evergreens, bundles of containers of like shrubs or groundcover plants.

b. State correct plant name and size indicated on plant list.

c. Use durable waterproof labels with water-resistant ink, which will remain legible for at least 60 days.

5. Protect plant material during delivery to prevent damage to root ball or desiccation of leaves.

6. The Contractor shall notify the Owner's Representative three (3) days in advance of delivery of all plant materials and shall submit an itemized list of the plants in each delivery.

B. Storage: Store plant material in shade and protect from weather.

C. Handling: The Contractor is cautioned to exercise care in handling, loading, unloading, and storing of plant materials. Plant materials that have been damaged in any way shall be discarded. If they have been installed, they shall be replaced with undamaged materials at the Contractor's expense.

D. Tagged Materials: The Contractor shall leave all tags on materials previously tagged by the Owner's Representative until Substantial Completion.

PART 2.00 PRODUCTS

2.01 MATERIALS

A. GENERAL

1. Nomenclature: All trees, shrubs and plants shall be true to name as established by the American Joint Committee on Horticultural Nomenclature publication "Standard Plant Names". The designated authority for the identification of all material shall be the two publications of L.H. Bailey, "Hortus III" and "Manual of Cultivated Plants", and all specimens shall be true to type, name, etc., as described therein.

2. Grade Standards and Quality: All plants shall be nursery grown and shall comply with all required inspection, grading standards and plant regulations as set forth in all sections of the Florida Department of Agriculture "Florida Grades and Standards for Nursery Plants" latest edition.

3. The minimum grade for all trees and shrubs shall be Florida No. 1 unless otherwise indicated. All plants shall be sound, healthy and vigorous, well branched and densely foliated when in leaf. They shall have healthy, well-developed root systems free of defects, and shall be free of disease and insect pests, eggs or larvae.

4. Measurements:

a. The minimum acceptable size of all plants, measured after pruning, with branches in normal positions, shall conform to the specified sizes as shown on the plans. Sizes specified are minimum standards. Plants shall be equal to or larger than all categories (height, spread, caliper, container) of size specification. Substantial deviations from these measurements must on the plans. Sizes specified are minimum standards. Plants shall be approved by Landscape Architect. Caliper of tree trunks shall be measured one (1) foot above root ball for trees under six (6) inches in caliper.

b. Clear trunk of all types of palms shall be measured from the finished grade to the beginning of the fronds. The booted portion of the head of the palm shall be in proportion to the overall height of the palm.

5. Plant Protection: Plants shall be protected upon arrival at the site, by being thoroughly watered, kept moist, and properly maintained until planted.

B. PLANT MATERIALS: In reference to method of cultivation, root system status, etc., plants for landscaping shall be classified under the following designations:

1. Container Grown Plants:

a. Container grown plants shall have been grown in a container large enough and for sufficient time for the root system to have developed well to hold its soil together firm and whole; no plant shall be loose in the container. Plants shall have been root pruned at each step in the plant production process to remove girdling or kinked roots.

b. All containers shall be cut and opened fully in a manner such as will not damage the root system. Container grown plants shall not be removed from the container until immediately before planting, when all due care shall be taken to prevent damage to the root system.

c. Plants which have become root bound, girdling, or have poor root distribution, will not be acceptable. Also not acceptable are plants with roots or root collars that lack healthy structural and radial characteristics. The Contractor shall replace rejectable material, or provide corrective measures prior to planting according to best industry practices.

2. Balled and Burlapped (B & B) Trees:

a. Plants so classified shall be dug with firm natural root balls of earth coming from similar climatic and soil conditions as those on the project site and of sufficient diameter and depth to include most of the fibrous roots. The root ball of these plants shall be properly wrapped with burlap sack material and remain protected and wet until they are planted. The plant shall be handled only by the earth ball and not by the plant itself. All B & B trees which cannot be planted immediately upon delivery shall be set on the ground and well protected with wet soil, wet moss, or other acceptable material. The plants shall be set with the burlap cover intact and with the burlap showing, until inspection.

b. Burlap: Shall be pure burlap, 100% organic material with the ability to decompose.

c. B & B trees shall have been routinely pruned during field production and dug at least four (4) weeks prior to planting.

d. Roots Plus: All trees classified as B & B shall be tagged as a Roots Plus product and the tag shall remain until Substantial Completion has been awarded. Any material previously tagged at a nursery by the shall have the nursery's locking tag visible on the tree until inspection.

3. Bare Root Plants: No bare root plants shall be used unless otherwise specified.

4. Grow Bag/Fabric Container Plants: No grow bag plants shall be used.

5. Sod: Sod shall be established, well-rooted Argentine Bahia, St. Augustine, or other as specified. Muck-grown sod shall not be used. Sod shall be free of weeds and undesirable native grasses.

6. Seed:

a. All seed shall have 95% pure seed content with a verified 85% minimum germination rate.

b. Unless specified otherwise, grass seed shall consist of a 80/20 mixture of Argentine Bahia and annual rye (or Argentine Bahia and browntop millet as applicable for the season; see Installation).

C. OTHER MATERIALS:

1. Soil:

a. Topsoil shall be a friable loam, typical of cultivated topsoils locally, containing at least 5 percent of decayed organic matter (humus). It shall be taken from a well-drained, arable site. It shall be reasonably free of weeds, subsoil, stones, clods, sticks, roots or other objectionable extraneous matter or debris. It shall not contain toxic materials and shall have an acidity range of pH 6.0 to 7.0 Topsoil from nut grass infested areas will not be acceptable.

b. Soil testing shall be performed and analyzed by a laboratory registered by the state. Testing shall include fertility and suitability analysis with written recommendations for fertilizer or amendments, which shall take precedence over rates or analysis specified in this section. Soil testing shall be the Contractor's responsibility. Submit test results to the Landscape Architect for review.

c. Soil Preparation: Prior to placing mix and backfill, or commencing with planting, rototill any or all areas that have been previously compacted over 90 percent for other construction purposes.

2. Fertilizer:

a. Fertilizer, part of which the elements shall be derived from organic sources, shall be a complete blend formula, balanced as suitable for plant type. It shall contain nitrogen, phosphorus, and potassium, as well as recommended micronutrients such as magnesium, iron, copper, zinc, boron, and manganese in sulfate form. Fertilizer shall be applied over all turf, shrub, and tree areas corresponding to plant size, at the lowest necessary rate. Total nitrogen shall not exceed a rate of 1 pound per 1,000 square feet.

b. Agriform 20-10-5 Tablets Plus Minors, or approved equal, shall be provided in each planting hole as per quantities and application of the manufacturer's specifications.

c. A complete fertilizer analysis shall be approved by the Landscape Architect.

3. Weed Control: All planting beds shall be treated with the pre-emergent Snapshot 2.5 TG prior to mulching per manufacturer's instructions.

4. Mulch: All mulch shall be grade #1, clean, bright, and free of weeds, moss, sticks and other debris. Pine straw shall be used unless specified otherwise. Cypress mulch shall not be used.

5. Water: Suitable water for the irrigation plants during the progress of construction shall be provided and provided and paid for the by the Contractor, who shall also furnish adequate watering equipment.

6. Tree Stakes and Ties: Stakes and tree ties shall be provided in accordance with the plan details and the Staking and Guying requirements. Substitutions require written approval by the Owner.

7. Antibiotics: Date palms (Phoenix canariensis, Phoenix dactylifera, and Phoenix sylvestris) shall test negative for lethal bronzing disease and be inoculated with oxytetracycline (OTC-HCl) antibiotics three (3) months prior to installation, and thereafter every three (3) months at infinitum. The Contractor shall provide treatments until completion of the Warranty, and document all treatments which shall be in accordance with Florida industry standards (UF IFAS Extension Publication ENY998).

8. Root Barriers / Geomembrane: Protection of adjacent infrastructure shall be provided in accordance with the drawings and details. Substitutions require written approval by the Owner.

PART 3.00 EXECUTION

3.01 INSPECTION

A. Ensure that final grades to three (3) inches have been established prior to commencing planting operations. Provide for inclusion of all amendments, settling, etc. The Contractor shall be responsible for the finish grading of all planting areas, to elevations as indicated on Civil Engineer's plans and as directed by the Owner's Representative.

B. Inspect trees, shrubs and liner stock plant material for injury, insect infestation and trees and shrubs for improper pruning.

C. Do not begin planting of trees until deficiencies are corrected or plants replaced.

3.02 PREPARATION

A. The Soil Preparation:

1. All planted areas to be planted shall be loosened to 12" except 2:1 or steeper slopes.

2. Soil to be used for planting shall be free of rocks over 1/2" in diameter, and free of foreign debris, refuse, plants or roots, clods, weeds, sticks, solvents, petroleum products, concrete, base rock, or other deleterious or extraneous material. Soil shall be free of soil-borne diseases and capable of sustaining healthy plant life. Materials not meeting these specifications shall be removed.

B. Aesthetic Grading:

1. The Contractor shall be responsible for re-grading of ponds and berm grading as indicated as aesthetic grading on the plans and details.

2. Fill dirt, if required, shall be locally obtained material from naturally drained sources, free from dry, organic debris, stones larger than 1-inch diameter and other materials harmful to successful drainage and plant growth. Soil shall be well mixed and contain no more than 25 percent muck.

3. Berms shall be gently rolling and parabolic with uniform levels or slopes with no more than 4:1 maximum slope.

4. The Contractor shall contact the Landscape Architect for approval of all aesthetic grading prior to any planting.

C. Final Grades:

1. Minor grading modifications may be required to establish the final grades.

2. Finish grading shall insure proper drainage of site as determined by the Civil Engineer's grading plans and the Owner's Representative.

3. All areas shall be graded such that final grades will be 2" below adjacent paved areas, sidewalks, valve boxes, headers, clean-outs, drains, manholes, etc. or as indicated on Drawings.

4. Surface drainage shall be away from all structure foundations at a minimum of 1/4" per foot to aid in water runoff.

5. Remove or redistribute excess soil before application of fertilizer. Make allowances when establishing finish grades for earth excavation from planting pits and mulch.

6. Weeding: Before and during preliminary and finish grading, dig out all weeds and grasses by the roots and dispose-of off the site. Grasses not of the perennial type less than 2-1/2" high and not bearing seeds, may be turned under. Perennial weeds and grasses to be removed include, but are not limited to the following: Nut Grass, St. Augustine, Puncture Vine, Morning Glory, and Johnson Grass. Whenever encountered on the site within the planting areas, thoroughly remove other noxious or invasive weeds as required by municipalities and according to the drawings.

7. Trenches: If sprinkler system has been installed after grading and fertilizing has been completed, re-till the trench, backfill, and fertilize to the depth specified for the area to conform to specified requirements.

8. Eliminate all erosion scars prior to commencing maintenance period.

D. Disposal of excess soil: Dispose of any unacceptable or excess soil at an off-site location approved by Owner's Representative.

3.03 MATERIALS INSTALLATION

A. All plant materials shall be approved by the Owner's Representative as they are delivered to the job site or other site inspections, and in all cases:

1. Conditions: Plants shall be symmetrical as typical for the variety and species: in a condition of healthy and vigorous growth, free from plant disease, insect pests, or their eggs, and with healthy normal root systems well filling their containers, but not to the point of being root bound. Plants shall not be pruned prior to delivery, except as authorized by the Owner's Representative. Spray all trees to eliminate insects and fungus and apply foliar anti-transpirant prior to delivery.

2. Dimensions: The height and spread of all plants shall be measured with branches in their normal position. Where dimensions of any plant materials are omitted from the Plant List, plants shall be normal stock for type listed.

3. Actual planting shall be performed during those periods when weather and soil conditions are suitable and in accord with locally accepted practice.

4. Only as many plants as can be planted and watered on that same day shall be distributed in a planting area.

5. Containers shall be opened and plants shall be removed in such a manner that the ball of earth surrounding the roots is not broken and they shall be planted and watered as herein specified immediately after removal from the containers. Containers shall not be opened prior to placing the plants in the planting area.

6. Do not do any planting, other than specimen trees, until all operations involved with the installation of the sprinkler system have been completed, final grades have been established, the planting areas have been properly graded and prepared as herein specified, and the work approved by the Owner's Representative.

7. The relative position of each tree and plant is subject to approval by the Owner's Representative, and shall, if necessary to achieve project design objectives, be relocated as directed.

8. Remove each plant from its container and plant in such manner that when settled, it will bear the same relation to the constructed finished grade as it bore to the grade in the container before being transplanted. Place each plant in the center of the pit and backfill, unless otherwise specified, with the prepared soil. Filling will not be permitted around trunks or stems. Properly cut off all broken or frayed roots.

B. Layout of major plantings: Locations for plants and outlines of areas to be planted shall be marked on the ground before any planting pits are dug. All such locations shall be approved by the Owner's Representative.

1. Layout shall be accomplished with flagged grade stakes indicating plant names and specified container size on each stake or alternate approved method.

2. If underground construction or utility line is encountered in the excavation of planting areas, other locations for planting may be selected by the Owner's Representative or Landscape Architect.

3. It shall be the Contractor's responsibility to confirm with the Owner and governing agencies the location and depth of all underground utilities and obstructions.

C. Planting of trees, shrubs and groundcovers:

1. Excavation for planting shall include the stripping and stacking of all acceptable topsoil encountered within the areas to be excavated for trenches, tree holes, plant pits and planting beds.

2. Excess soil generated from the planting holes and not used as backfill or in establishing the final grades, shall be removed from the site.

3. Protect all areas from excessive compaction when trucking plants or other material to the planting site. Compacted areas shall be cross-ripped to 12" and tilled.

4. Center plants in pit or trench.

5. Face plants with fullest growth toward the best public views.

6. Set plant plumb and hold rigidly in position until soil has been tamped firmly around ball or roots.

7. All excavated holes shall have vertical sides with roughened surfaces and shall be of a size that is twice the diameter and one-half times the depth of the settled, it will bear the same relation to the constructed finished grade as it root ball for all shrubs. Trees 15 gallon and smaller to be planted as above, trees 24" box or larger to be excavated to the depth of the root ball (allow 1-2" for settling) and as space allows, 24" clear of the root ball on all sides.

8. Layout areas and set stakes/flags for trees at locations indicated on Drawings. Secure approval from Owner's Representative before excavating pits. Make necessary adjustments as directed.

a. Specimen trees to be planted prior to construction of finish grades shall be located by surveyor for position and finish-grade relationship to top of root ball.

9. When hardpan or muck is encountered, break through to clean soil and backfill with prepared backfill as directed. Loosen compacted soil at sides and bottoms by scarifying or other approved method. Set tree to finish grade and fill the pit with prepared soil, progressively settling the soil about the root ball by water jetting and flooding to remove voids.

10. Set tree in center of pit in a vertical position so that crown of ball will be level with finish grade after allowing for watering and settling.

11. Prepare watering basin same width as tree plant ball. Water thoroughly immediately following planting. Backfill all voids which develop with additional prepared planting soil to bring to finish grade. Remove all basins in lawn areas, and smooth to finish grade prior to laying sod.

12. Monitor tree and shrub root balls for adequate moisture content. Deep water and/or provide soaker hoses to maintain moisture supply.

13. All plants which settle deeper than the surrounding grade shall be raised to the correct level. After the plant has been placed, additional backfill shall be added to the hole to cover approximately one-half of the height of the root ball. At this stage, water shall be added to the top of the partly filled hole to thoroughly saturate the root ball and adjacent soil.

14. Can removal:

a. Cut cans on two sides with an acceptable can cutter.

b. Do not injure root ball.

c. Do not cut cans with spade or axe.

15. Burlap and Wire Removal:

a. After the root ball is positioned and backfilled, remove all twine and cut away the top of the burlap; do not fold down into the soil.

b. Remove the top 6 - 8 inches of the basket wires prior to final backfilling. Fold back sharp wire ends.

16. Box removal:

a. Remove bottom of plant boxes before planting. Remove sides of box without damage to root ball after positioning plant and partially backfilling.

17. Plant tablets:

a. During installation, Agriform 20-10-5 Tablets Plus Minors, or approved equal, shall be provided in each planting hole as per quantities and application of the manufacturer's specifications.

b. Planting tablets shall be set with each plant on the top of the root ball while the plants are still in their containers so the required number of tablets to be used in each hole can be easily verified by the Owner's Representative.

c. Tablets shall be located in the upper 1/2 to 1/3 of the plant pit, 1"-2" from roots.

18. Backfill:

a. The remainder of the hole shall then be backfilled and tamped firm.

b. Next, an earthen basin shall be constructed around each plant. Each basin shall be of a depth sufficient to hold at least three (3) inches of water. The basins shall be constructed of amended backfill materials. Remove basin in all turf areas after initial watering.

19. Pruning: Pruning of new plantings shall be limited to the minimum necessary to remove injured twigs and branches. Pruning may not be done prior to delivery of plants.

20. Staking and Guying:

a. The Contractor shall be responsible to maintain trees in a straight and plumb position throughout the guarantee period.

b. The Contractor shall be responsible for the installation, maintenance, and complete removal of all staking and guying materials.

c. Tree staking shall coincide with tree planting. All stakes shall be installed plumb and as indicated in the details. Guys shall be tied and maintained to prevent girdling, and stakes shall be driven to hold the tree rigid. Stakes and guys shall not create tripping or other hazardous conditions.

d. The Contractor shall remove all staking and guying materials once each tree is established, typically within one (1) year of installation. Should any tree require additional time for establishment, the Contractor shall provide to the Owner a written report identifying each tree, the reason for the extension, and the required course of action to ensure full removal of all materials.

D. Planting of flowering annuals:

1. Flowering annuals shall be grown in 4" pots as indicated on the plans. Annuals shall remain in their flats until transplanting. The flat's soil shall contain sufficient moisture so that it will not fall apart when lifting the plants.

2. The annuals shall be planted in straight rows and evenly spaced, unless otherwise noted, and at intervals called out in the drawings. Triangular spacing shall be used unless otherwise noted on the drawings.

3. Each rooted plant shall be planted with its proportionate amount of flat soil. Plantings shall be immediately sprinkled after planting until the entire area is soaked to the full depth of each hole.

4. The annuals planting area shall be mulched with appropriate fine bedding mulch. Each annual bed shall be mulched so that the ground is thoroughly covered, and the annuals are not buried.

5. Care shall be exercised at all times to protect the plants after planting. Any damage to plants by trampling or other operations of this Contract shall be repaired immediately.

E. Sod planting:

1. Preparing soil: Remove rocks, weeds, and debris from area to be sodded. If dirt is compacted, work up soil to a depth of 6 inches and break up all clods. Test soil and prep all areas as noted elsewhere in specifications.

2. Grading and rolling: Carefully smooth all surfaces to be sodded. Roll areas to expose soil depressions or surface irregularities. Regrade as required.

3. Laying sod: Lay first strip of sod slabs along a straight line (use a string in irregular areas). Butt joints tightly, do not overlap edges. On second strip, stagger joints much as in laying bricks. On slopes, begin at the bottom and run sod strips along the bottom of the slope. The second sod strip row will be at a higher elevation. Use a sharp knife to cut sod to fit curves, edges and sprinkler heads. Sod shall be laid within 72 hours of harvesting and 12 hours from time of delivery.

4. Anchoring: On slopes steeper than 4:1, sod shall be anchored with one-inch wide by six-inch long U-shaped #11 non-galvanized steel wire staples. Use a minimum of four (4) staples along the uphill side of the sod strip in every other row. Along waterways, two (2) additional staples shall be placed in the upper end of each sod strip at the end facing the flow. Staples shall be driven flush with the top of the sod. Provide additional staples as necessary to secure sod in place.

5. Watering: Do not lay whole lawn before watering. When a conveniently large area has been sodded, water lightly preventing drying. Continue to lay sod, and to water until installation is complete.

6. Rolling sod: After laying all sod, roll lightly to eliminate irregularities and to form good contact between the sod and soil. Avoid a very heavy roller or excessive initial watering which may cause roller marks.

7. Irrigation: Water thoroughly the complete lawn surface. Soil should be moistened at least 8 inches deep. Repeat sprinkling at regular intervals to keep sod moist at all times until rooted. After sod is established, decrease frequency and increase amount of water per application as necessary.

8. Replacement: Replace all dead or dying sod with equal material prior to inspection and as directed by the Owner's Representative.

F. Mulching:

1. Mulch shall be 3" thick minimum following application, and 3" away from plant trunk.

2. On berms and slopes steeper than 4:1, install plants through coconut fiber erosion control blanket Rollmax C125BN or approved equal. Along planted swales and waterways, provide Enkamat 7 or approved equal. Install and anchor blankets/mats per manufacturer's specifications.

G. Seeding:

1. Prepare soil: Remove rocks, weeds, and debris from area to be seeded. If dirt is compacted, work up soil to a depth of six (6) inches and break up all clods. Test soil and prep all areas as noted elsewhere in the Specifications.

2. Time seeding as appropriate for the type of plant, generally as: bahia with browntop millet in mid-February through mid-August; bahia with rye in mid-October through early January.

3. Apply seed according to the application rates and instructions specified by the seed company.

4. Uniformly spread seed over the seeding area and incorporate into the soil at a depth of 1/4 to 1/2 inch.

5. Cover the seed with a solid layer of straw mulch that is dry, and free of weed and insects.

6. Roll and disc the seeded area so the mulch is fully anchored to the soil.

7. Do not apply water to newly seeded areas to force seed germination. Supplemental irrigation may be necessary during dry periods to sustain growth. When irrigation is provided, the seed bed shall be moist, not overly wet.

8. Provide fertilizer, weed and pest control, and mowing to promote a contiguous stand of groundcover.

3.04 CLEAN-UP

A. At the last working day of each week, and after all planting operations have been completed, remove all trash, excess soil, plant containers, and rubbish from the property. All trash shall be removed completely from the site and disposed of according to regulations. All scars, ruts, or other marks in the ground caused by this work shall be repaired.

B. The Contractor shall leave the site area broom-clean and shall wash down all paved areas within the Contract area, leaving the premises in a clean condition. All walks shall be left in a clean and safe condition.

3.05 FIELD QUALITY CONTROL

A. All inspections herein specified shall be made by the Owner's Representative or their designee as the work progresses.

B. Protect work completed by other trades from damage.

C. Continuously protect all lawn areas, plant materials, and tree supports until Substantial Completion of the work.

3.06 OBSERVATION SCHEDULE

A. The Contractor shall be responsible for notifying the Owner's Representative in advance for the following site visits.

1. Time indicated as follows:
   a. Pre-job conference - 7 days
   b. Tree tagging - 7 days
   c. Final grade review - 48 hours
   d. Plant material review - 48 hours
   e. Plant layout review - 48 hours
   f. Final acceptance walk-through - 7 days
   g. Verification of Warranty walk-through - 7 days

B. When observations are conducted by someone other than the Owner's Representative, the Contractor shall show evidence in writing of when and by whom these observations were made.

3.07 SUBSTANTIAL COMPLETION OF INSTALLATION

A. Maintain all planted areas free of weeds, debris and insects. Mow, cultivate, weed, and water all areas until the work is approved as substantially complete by the Owner.

B. Prior to inspections do the following:

1. Reseed, reseal or replant areas where necessary for full and even coverage.

2. Remove all debris resulting from landscape work.

3. Regrade, lightly compact and replant around sprinkler heads where necessary to maintain proper vertical positioning in relation to general grade.

4. Fill all depressions and eroded channels with sufficient soil mix to adjust grade to assure proper drainage. Compact lightly and replant the filled areas in accord with plan requirements.

5. Address any items noted in the punch list from prior inspections.

6. Provide "As-Built" drawings plotted to scale and as digital PDF.

C. The approved date of Substantial Completion shall be the date when the Owner's Representative accepts in writing that all Planting and Irrigation work is substantially satisfactory and complete.

3.08 FINAL ACCEPTANCE OF INSTALLATION

A. At the end of the guarantee period, if the Owner is satisfied with the Planting and Irrigation work, and all conditions of the Warranty are complied, the Owner shall provide Final Acceptance.

B. If the work fails to pass verification of Warranty, any subsequent observations must be rescheduled as per the above schedule. The cost to the Owner for additional observations will be charged to the Contractor at the prevailing hourly rate of the Owners Representative.

END PLANTING SPECIFICATIONS *Tillman & Associates Engineering, LLC May 2025*

Tillman & Associates
ENGINEERING, LLC.
CIVIL ENGINEERING - PLANNING - LANDSCAPE ARCHITECTURE - ENVIRONMENTAL
1720 SE 16th Ave. Bldg. 100, Ocala, FL 34471
Office: (352) 387-4640 Fax: (352) 387-4595

DATE	REVISIONS

MAJOR SITE PLAN
DIAMOND A SHOPPING CENTER
MARION COUNTY, FLORIDA

PLANTING SPECIFICATIONS

DATE 8/13/2025
DRAWN BY
CHKD. BY IRP
JOB NO. 24-9040

LA 6666960
JOSEPH R. PHILLIPS
STATE OF FLORIDA

Joe R. Phillips, State of Florida, Professional Landscape Architect, License No. LA6666960.
This item has been digitally signed and sealed by **Joe R. Phillips** on **August 13, 2025**. Printed copies of this document are not considered signed and sealed, and the signature must be verified on electronic copies.

APPROVED FOR CONSTRUCTION

L2.01

NOT VALID UNLESS SIGNED AND SEALED BY AUTHORIZED PROFESSIONAL

LANDSCAPE NOTES: (SEE PLANTING SPECIFICATIONS FOR COMPLETE REQUIREMENTS)

1. ALL PLANT MATERIAL SHALL BE FLORIDA GRADE NO. 1 OR BETTER AS SPECIFIED IN GRADES AND STANDARDS FOR NURSERY PLANTS, DIVISION OF PLANT INDUSTRY, FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, AND SHALL CONFORM TO AMERICAN STANDARDS FOR NURSERY STOCK, AMERICAN NURSERY AND LANDSCAPE ASSOCIATION, LATEST EDITION.
2. THE CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF QUANTITIES IN THE PLANT LIST. IN THE EVENT OF A CONFLICT BETWEEN QUANTITIES IN THE LIST AND THE PLANS, THE PLANS SHALL CONTROL AND THE DISCREPANCY SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO BID. ANY DEVIATION FROM THESE PLANS MUST BE APPROVED BY THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE.
3. THE CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH ALL APPLICABLE BUILDING CODES, ORDINANCES AND LOCAL REGULATIONS, AND IS RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED FOR THE WORK.
4. ALL LANDSCAPE INSTALLATION/ MAINTENANCE PROFESSIONALS SHALL BE LICENSED AND CERTIFIED IN ACCORDANCE WITH STATE AND LOCAL REQUIREMENTS.
5. THE CONTRACTOR SHALL EXAMINE EXISTING SITE CONDITIONS AND PROMPTLY REPORT ALL DISCREPANCIES AND UNSUITABLE CONDITIONS (WETNESS, MUCK, DEBRIS, OBSTRUCTIONS, ETC.) TO THE LANDSCAPE ARCHITECT PRIOR TO BIDDING. THE CONTRACTOR IS RESPONSIBLE FOR SOIL ANALYSIS PRIOR TO INSTALLATION OF PLANTINGS, AND SHALL ENSURE ALL SOIL AMENDMENTS CONFORM TO SPECIFICATIONS.
6. THE CONTRACTOR SHALL ACQUAINT HIMSELF WITH THE SITE AND ALL UTILITIES, (INCLUDING WATER, SEWER AND ELECTRICAL SUPPLY). THE CONTRACTOR SHALL CALL FLORIDA SUNSHINE 811 AND AREA UTILITIES NOT LISTED ON THE LOCATE TICKET. THE EXACT LOCATION OF ALL EXISTING ABOVE GROUND AND UNDERGROUND STRUCTURES, UTILITIES, SPRINKLERS AND PIPE MAY NOT BE INDICATED ON DRAWINGS. THE CONTRACTOR SHALL CONDUCT HIS WORK IN A MANNER TO PROTECT AND PREVENT INTERRUPTION OR DAMAGE TO EXISTING SYSTEMS AND UTILITY SERVICES WHICH MUST REMAIN OPERATIONAL. THE CONTRACTOR IS RESPONSIBLE FOR THEIR REPLACEMENT IF DAMAGED BY HIM AT NO ADDITIONAL COST TO THE OWNER.
7. CONTRACTOR SHALL PROTECT EXISTING TREES TO REMAIN, AND IS RESPONSIBLE FOR THEIR COMPARABLE REPLACEMENT IF DAMAGED BY HIM AT NO ADDITIONAL COST TO THE OWNER; SEE TREE PRESERVATION PLANS.
8. CONTRACTOR SHALL PROVIDE TREE ROOT BARRIERS AND / OR GEOMEMBRANE ALONG IMPROVEMENTS AND UTILITIES WHEN ROOT BARRIERS ARE SHOWN ON THE PLANS AND / OR DETAILS.
9. ALL TREE MATERIAL SHALL BE CONTAINER GROWN UNLESS OTHERWISE SPECIFIED.
10. SOIL PROVIDED SHALL BE FREE OF LIMEROCK, PEBBLES OR OTHER CONSTRUCTION DEBRIS.
11. ALL PLANTING BEDS SHALL RECEIVE A 3" LAYER OF MULCH (1" OVER ROOTBALL), MEASURED AFTER MULCH HAS SETTLED.
12. ALL PLANT BEDS SHALL BE FREE OF WEEDS, ROCKS, AND CONSTRUCTION DEBRIS, ETC., AT TIME OF INSPECTION BY LANDSCAPE ARCHITECT/ OWNER/ INSPECTOR.
13. ALL LANDSCAPE MAINTENANCE SHALL COMPLY WITH MARION COUNTY LDC SEC. 6.8.13.
14. FERTILIZER AND LANDSCAPE CHEMICAL USE SHALL COMPLY WITH MARION COUNTY LDC SEC. 6.8.14.
15. ALL CERTIFICATION AND LICENSING OF LANDSCAPE PROFESSIONALS AND IRRIGATION INSTALLATION/MAINTENANCE PROFESSIONALS SHALL COMPLY WITH MARION COUNTY LDC SEC. 6.8.15 AND SEC. 6.9.10.

MAINTENANCE

LANDSCAPE AND IRRIGATION MAINTENANCE SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST EDITION OF BEST MANAGEMENT PRACTICES FOR PROTECTION OF WATER RESOURCES BY THE GREEN INDUSTRIES http://ffl.ifas.ufl.edu

TREE CARE AND MAINTENANCE SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST EDITION OF ANSI A300 TREE CARE STANDARDS AND ITS BEST MANAGEMENT PRACTICES COMPANION PUBLICATIONS. ADDITIONAL RESOURCES INCLUDE: A GUIDE FOR TREE AND PALM MAINTENANCE ALONG FLORIDA ROADSIDES FDOT/IFAS; AND IFAS TREE FACT SHEETS https://hort.ifas.ufl.edu/woody

LANDSCAPE COMPLETION INSPECTION REQUIREMENTS

1. PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY, CERTIFICATION THAT THE INSTALLATION MEETS REQUIREMENTS SHALL BE SIGNED AND SEALED BY THE LANDSCAPE ARCHITECT AND SUBMITTED TO MARION COUNTY IN ACCORDANCE WITH LDC SEC 6.8.12. AND 6.9.6
2. UPON COMPLETION OF THE INSTALLATION, AND AT A MINIMUM OF SEVEN (7) DAYS PRIOR TO FINAL INSPECTION, THE CONTRACTOR SHALL PROVIDE THE AS-BUILT PLAN AND REQUEST AN ON-SITE INSPECTION BY THE LANDSCAPE ARCHITECT.
3. WHEN ACCEPTABLE TO THE LANDSCAPE ARCHITECT, THE AS-BUILT PLANS WILL BE APPROVED AND A FINAL INSPECTION AND LANDSCAPE RELEASE GRANTED.
4. THE CONTRACTOR SHALL DOCUMENT THE ACTUAL FIELD INSTALLATION OF THE LANDSCAPE AS OUTLINED BELOW:

DURING CONSTRUCTION, THE CONTRACTOR SHALL MARK-UP A COPY OF THE APPROVED DESIGN PLAN AND PROVIDE TO THE LANDSCAPE ARCHITECT A CLEAR AND LEGIBLE DIAGRAM WITH THE FOLLOWING AS-BUILT INFORMATION:

- CHANGES TO LAYOUT OR MATERIALS
- INSTALLED PLANT SPECIES AND SIZES
- INSTALLED PLANT QUANTITIES
- OTHER INSTALLED MATERIALS DOCUMENTATION
- IRRIGATION "AS-BUILT" INFORMATION (SEE IRRIGATION)
- WRITTEN MAINTENANCE, PRUNING, AND FERTILIZER INSTRUCTIONS AND SCHEDULE

(NOTE: PRE-APPROVAL BY THE LANDSCAPE ARCHITECT IS REQUIRED FOR ANY DESIGN CHANGE, INCLUDING PLANT SUBSTITUTIONS, LAYOUT, QUANTITIES, OR MATERIALS - SEE SPECIFICATIONS)

OWNER RESPONSIBILITY

THE OWNER IS RESPONSIBLE FOR CONTINUED MAINTENANCE AND SURVIVAL OF THE PLANTS

LDC SECTION 6.8.11 - LANDSCAPE INSTALLATION SHALL MEAN SURVIVAL IN PERPETUITY, AND REPLACEMENT IF NECESSARY, OF ALL MATERIALS. DEAD AND/ OR DYING PLANT MATERIAL SHALL BE REPLACED BY THE OWNER WITHIN 30 DAYS OF NOTIFICATION BY THE COUNTY.

PLANT LIST

Diamond A Shopping Center					
Key	Qty	Botanical Name	Common Name	Size and Spacing	Native
Trees					
ARF	4	Acer rubrum 'Florida Flame'	Flame Red Maple	Cont/B&B, 13'+ ht x 5'+ sprd; 3 1/2" cal min	Yes
BBS	15	Callistemon 'Red Cluster'	Bottlebrush, standard	#30; 7' ht x 4' sprd; 3' CT; 1 1/2" cal min	
BC	1	Butia capitata	Pindo Palm	BR; 14' CT; full head; heavy trunk; specimen	
ILE	9	Ilex x attenuata 'Eagleston'	Eagleston Holly	Cont/B&B; 10-12' ht x 4'+ sprd; 3 1/2" cal min; straight leader	
ILN	3	Ilex x 'Nellie R. Stevens'	Nellie Stevens Holly	#30; 5-6' ht x 3 1/2 - 4' sprd	
IVP	2	Ilex vomitoria 'Pendula'	Weeping Yaupon Holly	#30; 8' ht x 4' sprd; MT	Yes
LIM	9	Lagerstroemia indica 'Muskogee'	Crape Myrtle, lavender	#30 Cont/B&B; 9' ht x 5' sprd; MT	
LIMS	4	Lagerstroemia indica 'Muskogee'	Crape Myrtle, lavender standard	#30; 9-10' ht x 4-5' sprd; min 5' CT standard	
LIN	6	Lagerstroemia indica 'Natchez'	Crape Myrtle, white	#30 Cont/B&B; 9' ht x 5' sprd; MT	
LINS	5	Lagerstroemia indica 'Natchez'	Crape Myrtle, white standard	#30; 9-10' ht x 4-5' sprd; min 5' CT standard	
LJT	17	Ligustrum japonicum	Ligustrum, tree-form	B&B; 6' ht x 5' sprd; MT; 2' min open below	
MGB	4	Magnolia grandiflora 'Bracken's Brown Beauty'	Bracken's Brown Beauty Magnolia	Cont/B&B; 13-15' ht x 6-8' sprd; 3 1/2" cal min	Yes
MGD	6	Magnolia grandiflora 'D.D. Blanchard'	D.D. Blanchard Magnolia	Cont/B&B; 13-15' ht x 6-8' sprd; 3 1/2" cal min	Yes
PE	20	Pinus elliottii	Slash Pine	Cont/B&B; 14-16' ht x 6' sprd; 3 1/2" cal min	Yes
PP	28	Pinus palustris	Longleaf Pine	Cont/B&B; 14-16' ht x 6' sprd; 3 1/2" cal min	Yes
QS	9	Quercus shumardii	Shumard Oak	Cont/B&B; 13-15' ht x 6-8' sprd; 3 1/2" cal min	Yes
QV	27	Quercus virginiana	Live Oak	Cont/B&B; 13-15' ht x 6-8' sprd; 3 1/2" cal min	Yes
SP	29	Sabal palmetto	Sabal Palm	BR; hurricane cut; see plan for CT heights	Yes
TD	8	Taxodium distichum	Bald Cypress	Cont/B&B; 12' ht x 5' sprd; 3 1/2" cal min	Yes
UAW	9	Ulmus alata 'Winged'	Winged Elm	Cont/B&B; 12-14' ht x 6-8' sprd; 3 1/2" cal; straight trunk	Yes
Shrubs, Grasses & Groundcovers					
AA	71	Agapanthus africanus	Lily-of-the-Nile	#1; full; 3-4 ppp min; 18" oc	
BBD	30	Callistemon 'Little John'	Dwarf Bottlebrush	#3; 18" ht x 18" sprd; full; 30" oc	
CH	3	Chamaerops humilis	European Fan Palm	#7; 2'-3' OA; MT	
CLR	6	Crinum augustum 'Queen Emma'	Crinum Lily, red	#7; 3' OA; specimen	
DTV	323	Dianella tasmanica 'Variegata'	Variegated Flax Lily	#3; full; 30" oc	
DV	317	Dietes vegeta	African Iris, white	#3; full; 5-6 ppp min; 3' oc	
GG	6	Galphimia gracilis	Thryallis	#3; full; 3' oc	
HPD	2	Hamelia patens 'Compacta'	Dwarf Firebush	#3; full; 18" ht x 18" sprd; 3' oc	
ICB	157	Ilex cornuta 'Burfordii Nana'	Dwarf Burford Holly	#7; 24-30" ht x 18-22" sprd; 30" oc	
ILC	3	Ilex x 'Conaf'	Oak Leaf Holly	#7; 3' ht x 18" sprd	
JCP	40	Juniperus chinensis 'Parsonii'	Parson's Juniper	#3; 8-10" ht x 18" sprd; 3' oc	
LAG	155	Lantana camara 'New Gold'	Lantana, dwarf yellow	#1; full; 12" sprd; 2' oc	
LCD	81	Loropetalum chinensis 'PIILC-III'	Purple Daydream Dwarf	#3; 10-12" ht x 12-15" sprd; 3' oc	
LM	539	Liriope muscari 'Emerald Goddess'	Emerald Goddess Liriope	#1; full; 5-7 ppp min; 18" oc	
LSS	18	Ligustrum sinense 'Sunshine'	Sunshine Ligustrum	#3; 12-15" ht x 15-18" sprd	
MC	165	Muhlenbergia capillaris	Muhly Grass	#3; full; 3' oc	Yes
NDS	40	Nandina domestica 'Seika'	Obsession Nandina	#3; full; 18" sprd; 2' oc	
PC	141	Plumbago auriculata	Cape Plumbago 'Imperial Blue'	#3; 18" x 18"; 3' oc	
PM	57	Podocarpus macrophyllus	Japanese Yew	#7; 3' ht x 2' sprd; full; 2' oc	
PMP	82	Podocarpus macrophyllus 'Pringlei'	Pringles Dwarf Japanese Yew	#3; 10-12" ht x 12-18" sprd; 2' oc	
PTF	88	Pittosporum tobira 'Variegata'	Variegated Pittosporum	#3; 15" ht x 15" sprd; 3' oc	
SB	135	Spartina bakeri	Cordgrass	#3; full; 3' oc	Yes
SRG	5	Serenoa repens	Saw Palmetto, green	#7; 24" ht x 24" sprd; 5' oc	Yes
TAM	888	Trachelospermum asiaticum 'Minima'	Dwarf Confederate Jasmine	#1; full; 5-7 ppp min; 15" runners; 18" oc	
TV	83	Tulbaghia violacea	Society Garlic	#1; full; 6-8 ppp min; 2' oc	
VO	125	Viburnum odoratissimum	Sweet Viburnum	#3; 18-24" ht x 18-24" sprd; 3' oc	
VS	29	Viburnum suspensum	Sandankwa Viburnum	#3; 18-24" ht x 18-24" sprd; 3' oc	
VWS	244	Viburnum obovatum 'Mrs. Shillers Delight'	Dwarf Walters Viburnum	#3; 16-18" ht x 16-18" sprd; 3' oc	Yes
ZF	156	Zamia floridana	Coontie	#3; full; 18" sprd; 30" oc	Yes
Sod & Miscellaneous Items					
SOD		Paspalum notatum 'Argentine'	Argentine Bahia		
SOD 'A'		Stenotaphrum secundatum 'Floratam'	St. Augustine 'Floratam'		
MULCH		Pine Straw	Pine Straw	3" depth	

OWNER RESERVES THE RIGHT TO CHANGE, ADD OR REMOVE NON-REQUIRED PLANT MATERIAL THAT IS NOT SUBJECT TO CODE REQUIREMENTS.

FUTURE SHADE TREES: 67 FUTURE SHADE TREES SHALL BE PROVIDED ALONG WITH THE IMPROVEMENT OF EACH LOT; SEE PLANTING PLAN AND SHADE TREE NOTES.

SOD / SEED NOTES:

1. PROVIDE SOD IN ALL AREAS AS NOTED ON THE PLANS.
2. PROVIDE A 3' MINIMUM SOD STRIP ALONG ALL BEDS, PAVEMENT, FENCE, AND WALLS.
3. SOD SWALES AND DRA SIDE SLOPES PER GRADING AND DRAINAGE PLANS.
4. SEED AND MULCH DISTURBED AREAS IN OPEN SPACE AND AS CALLED FOR IN THE GRADING AND DRAINAGE PLANS.
5. SOD DISTURBED OFF-SITE AREAS OUTSIDE OF THE PROJECT BOUNDARY.
6. SEE SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.

CONSTRUCTION NOTES:

THESE PLANS ADDRESS PHASE 1 (LOTS 1 TO 9 AND TRACTS 'A' TO 'F'). BUFFERS SHALL BE INSTALLED SEPARATELY ALONG WITH THE IMPROVEMENT OF EACH LOT, AND CONTRACTOR SHALL BID PLANTING AND IRRIGATION ACCORDINGLY.

CONTRACTOR MAY REQUEST ADDITIONAL PLANS AS NEEDED TO ACCOMODATE PHASED CONSTRUCTION.

LOT 1 (GROCERY) AND TRACT 'A' (DRA) SHALL BE INSTALLED CONCURRENTLY.

ADDITIONAL LANDSCAPE

- 3 types of canopy trees
- 3- 5 types of understory trees
- 3-5 types of shrubs (minimum of 18" in height and 15" in spread at time of installation, to be noted as such on plans).
- 2-3 types of groundcovers (including sod).
- Select a tree that has a thinner profile to avoid blocking signage or visibility of store.
- Sites in Hardiness zone 9 shall have 50% evergreen material.
- Plant size at maturity shall be considered in plant selection. Maximum anticipated height and diameter are to be noted on landscape plan. "Landscape Material Preferences", listed in the Exhibits shall be considered when planning landscape design.
- Drought tolerant and/or native plants shall be used whenever possible.
- Avoid the use of exotic or invasive species
- Foundation and/or store front planters are prohibited unless required by Code or ordinance. A copy of ordinance must be provided with the submittal for review.
- If foundation plantings or landscape areas adjacent to building are required by code, a 24" strip of ¼" (or #7 size) pea gravel shall be maintained between the building exterior and foundation plantings.
- Trees shall be at least 4' away from the building at maturity.
- Each landscape island shall contain 3 different plant materials with a variety of height, color and texture.
- Each island should alternate in pattern and plant material to keep the layout varied in the parking field.
- It is the intent that the landscape islands be full of plant material. Look at plant density versus island size and provide maximum plant coverage.
- Canopy trees shall only be placed in islands/beds that are large enough to accommodate the tree's needs at maturity.
- Canopy trees shall not obscure views of the grocery storefront.
- Landscaping shall not obstruct the path of pedestrian travel. Vertical clearance to be a minimum of 80".
- Shrubs and ground cover shall not exceed 30" in height at maturity and must maintain the pedestrian sight triangle.
- Maintain a 12" to 18" plant material set back from the curb line adjacent to all vehicular and pedestrian areas.
- When raised parking islands separate parking aisles, curb cuts must be provided at intervals of 100' or less.
- Trees placed as main road buffer shall be grouped/clustered to allow sight lines.
- Landscaping shall not obscure visibility of building, monument or pylon signs. Consider pylon or monument sign height in material selection.
- Landscaping shall not obstruct the truck delivery path. Truck height may be up to 13'-6" and the sweep of the trailer when turning may damage landscaping.
- Landscape plan shall superimpose the truck routing.
- The Developer shall provide an automatic irrigation system with 100%coverage for all landscaped areas.
- Use the lowest quality water feasible for irrigation. Use reclaim or well water whenever possible. If potable water is the only available source, a separate irrigation meter shall be installed for water usage tracking.
- Rain sensors or other devices such as soil moisture sensors shall be used with automatic controls.
- Irrigation shall be designed after landscaping design and plant material have been chosen. Consider mature height of plant material to optimize irrigation coverage and reduce cost of pruning trees during plant growth.
- Spray heads and rotor heads shall not exist on the same zone.
- Use of drip-irrigation or micro-sprinklers is allowed. If micro-irrigation is used it must be pinned down correctly and completely covered by mulch.
- Plant materials with nuts, seeds, fall season flowers or fruits should be avoided near the buildings or along pedestrian paths.
- Plants, shrubery and trees that are known to attract certain insect species should be avoided. See Landscape Material Preferences in Exhibits for more information.
- Landscaping should be planted in such a way that it grows away from the building to avoid pests/rodents gaining access to the building.
- Mulch must be specified to be 2" - 3" in landscape beds.
- Small pebbles, rocks, pine straw or gravel mulch is not permitted.
- Use mulch as cover in the 12" - 18" plant material set back areas in all islands and at pedestrian sidewalks.
- Mulch color and texture shall be consistent in all planter beds.
- Landscaping located in islands with site lighting shall be of varieties that will not obstruct light distribution at maturity.
- Parking lot lights parallel to the main drive aisle shall be contained in landscape islands. Parking lot lights in other locations are not required to be in landscape islands, although it is preferred.

PLEASE SEE TRUCK ROUTE PLAN WITH TREE OVERLAY

MARION COUNTY REQUIREMENTS

ALL LANDSCAPE INSTALLATION AND MAINTENANCE SHALL BE IN ACCORDANCE WITH MARION COUNTY LAND DEVELOPMENT CODE, ARTICLE 6, DIVISION 8, LANDSCAPING
https://library.municode.com/fl/marion_county

PROJECT AREA = 19.50± AC
COMMERCIAL TRACTS = ± 13.78 AC

REFER TO APPROVED P.U.D.
SEE CIVIL PLANS FOR PROJECT DATA
OUTSIDE SPRINGS PROTECTION ZONES
OUTSIDE URBAN GROWTH AREA

SHADE TREES (SEC 6.7.4)
REQUIRED SHADE TREES = 1 SHADE TREE PER 3,000 SF
COMMERCIAL TRACTS = 13.78 AC
(R/W, L/S, DRA TRACTS, AND LOT 10 (OUTPARCEL) EXCLUDED FROM ASSESSMENT):
LOT 1 (GROCERY TRACT) = 114
LOT 2 = 12 LOT 6 = 11
LOT 3 = 12 LOT 7 = 11
LOT 4 = 11 LOT 8 = 10
LOT 5 = 11 LOT 9 = 10

REQUIRED = 202 (TOTAL)
PROVIDED = 202 TREES (INCLUDES ACCENT TREES SUBSTITUTED FOR SHADE TREES DUE TO UTILITIES IN BUFFER)
PROVIDED AS FOLLOWS:
40 = IN LOT 1 (GROCERY) (37 + 3 BUFFER SUBSTITUTIONS)
74 = IN TRACT 'A' (DRA) (TO ACCOMMODATE TREES REQUIRED IN GROCERY)
88 = IN LOTS 2 TO 9 (14 + 7 BUFFER SUBSTITUTIONS + 67 FUTURE)

PROTECTED TREE REPLACEMENT (SEC 6.7.8)
(SEE SURVEY)
N/A; NO EXISTING TREES IN PROJECT AREA

BUFFERS (SEC 6.8.6, AND PUD MASTER PLAN)
COMPLY WITH CURRENT CR 475A OVERLAY BUFFER PER LDC SUB-SECTION 6.8.6K(3)
C-TYPE BUFFER:
20 WIDE BUFFER WITH 2' HT BERM (OPTIONAL 3-BOARD WOOD FENCE) AND SIDEWALK
TWO (2) SHADE TREES AND THREE (3) ORNAMENTAL TREES PER 100 LF
SHRUBS AND GROUNDCOVER SHALL COMPRISE 50% OF THE REQUIRED BUFFER

REQUIRED = 30 SHADE & 45 ACCENT (1,493 LF)
PROVIDED = 31 SHADE & 46 ACCENT (SEE PLAN NOTES; INCLUDES ACCENT TREES SUBSTITUTED FOR SHADE TREES DUE TO UTILITIES IN BUFFER)

GENERAL PLANTING REQUIREMENTS (SEC 6.8.10)

NATIVE PLANTS
OUTSIDE THE URBAN GROWTH BOUNDARY, 35% MINIMUM
OF ALL PROPOSED REQUIRED PLANTS SHALL BE NATIVE

REQUIRED = 866 (2,474 X 0.35) (EXCLUDES SHRUBS IN PARKING PER 6.7.6.C)
PROVIDED = 866

SHADE TREE LIMITS
PROPOSED SHADE TREES ARE LIMITED TO 50% MAX OF ANY ONE SPECIES
MAX = 62 (124 x 0.50)
PROVIDED = 28 PP

PALM TREE LIMITS
NOT MORE THAN 35% OF ALL REQUIRED TREES SHALL BE PALMS
MAX = 46 PALMS (215 x 0.25)
PROVIDED = 30 PALMS

APPROVED FOR CONSTRUCTION

Tillman & Associates ENGINEERING, LLC.
CIVIL ENGINEERING - PLANNING - LANDSCAPE ARCHITECTURE - ENVIRONMENTAL
1720 SE 16th Ave. Bldg. 100, Ocala, FL 34471
Office: (352) 387-4640 Fax: (352) 387-4545

REVISIONS
DATE

MAJOR SITE PLAN
DIAMOND A SHOPPING CENTER
MARION COUNTY, FLORIDA

PLANT SCHEDULE & NOTES

DATE 8/13/2025
DRAWN BY
CHKD. BY IRP
JOB NO. 24-9040

L3.01

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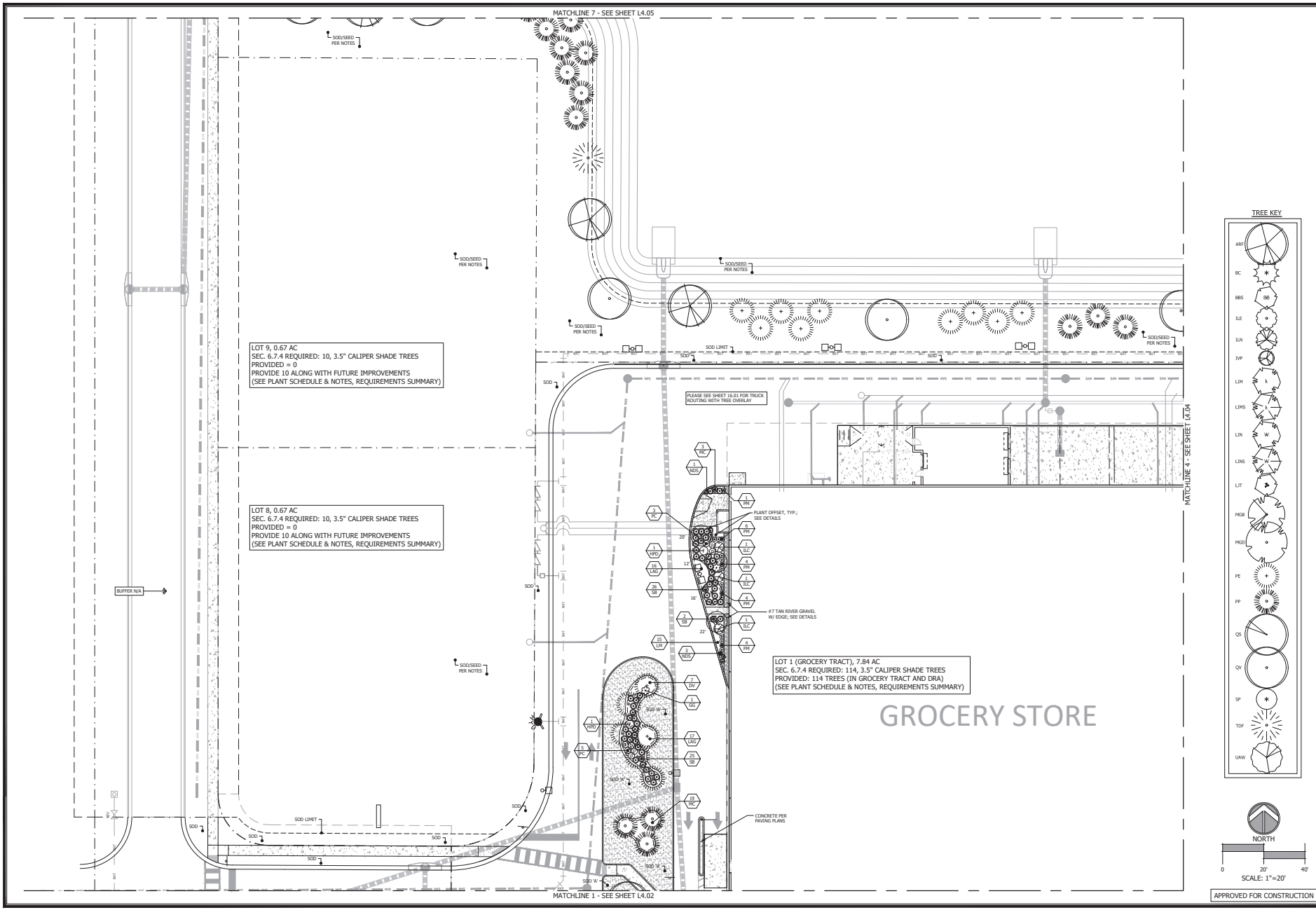

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DIAMOND A SHOPPING CENTER
MARION COUNTY, FLORIDA

PLANTING PLAN

DATE 8/13/2025
DRAWN BY
CHKD. BY IRP
JOB NO. 24-9040

L4.01

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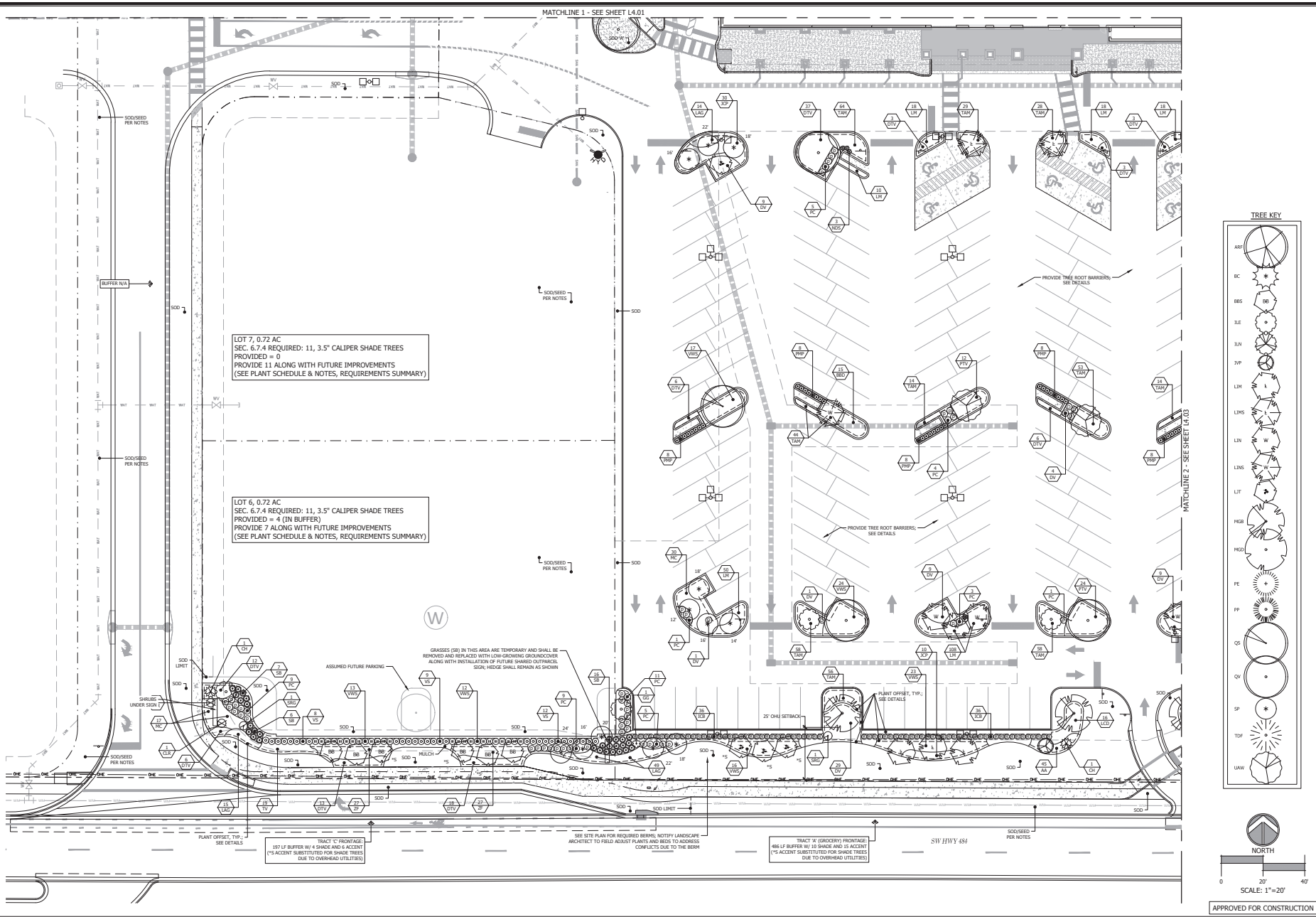

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REVISIONS
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MARION COUNTY, FLORIDA

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L4.02

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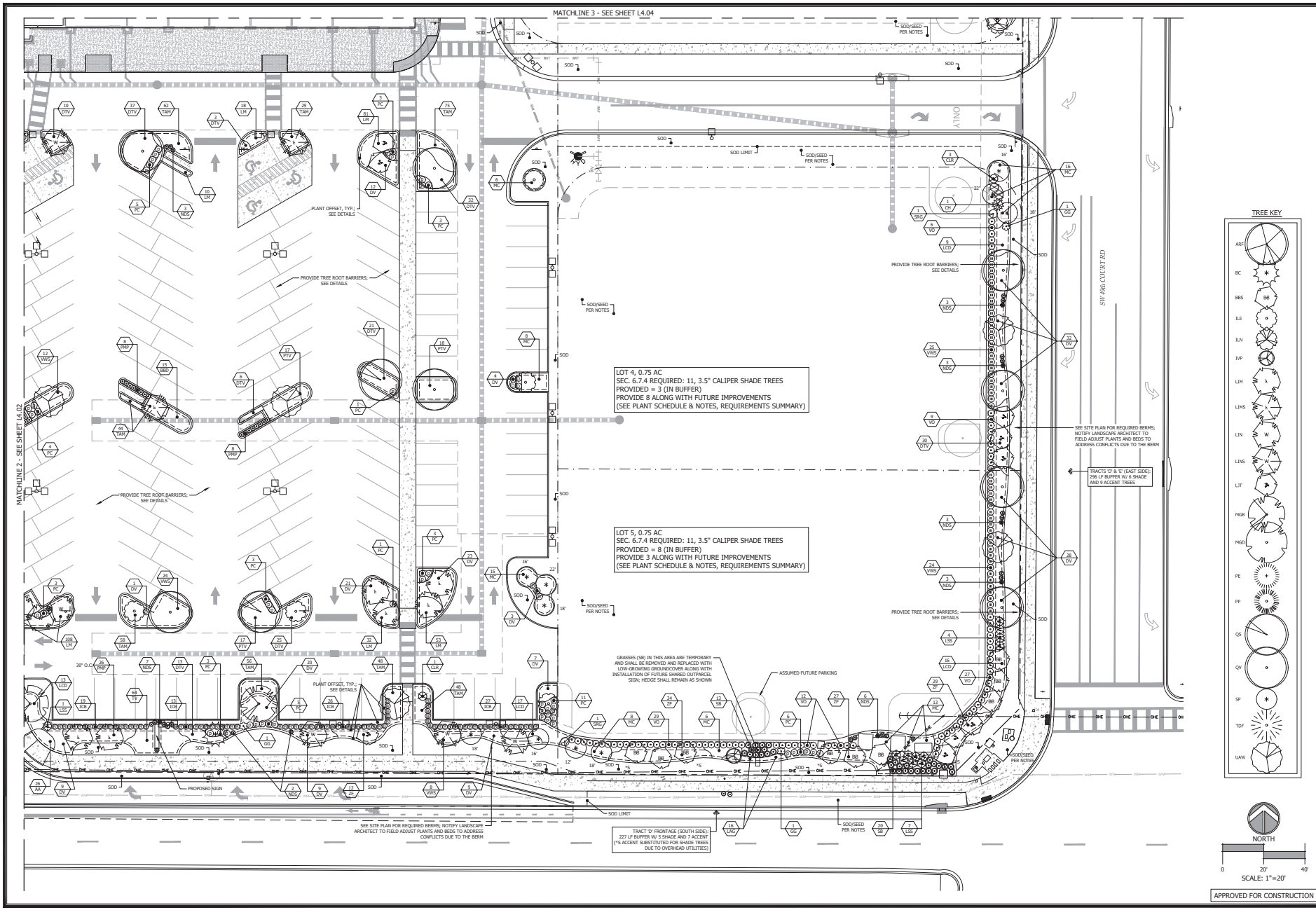

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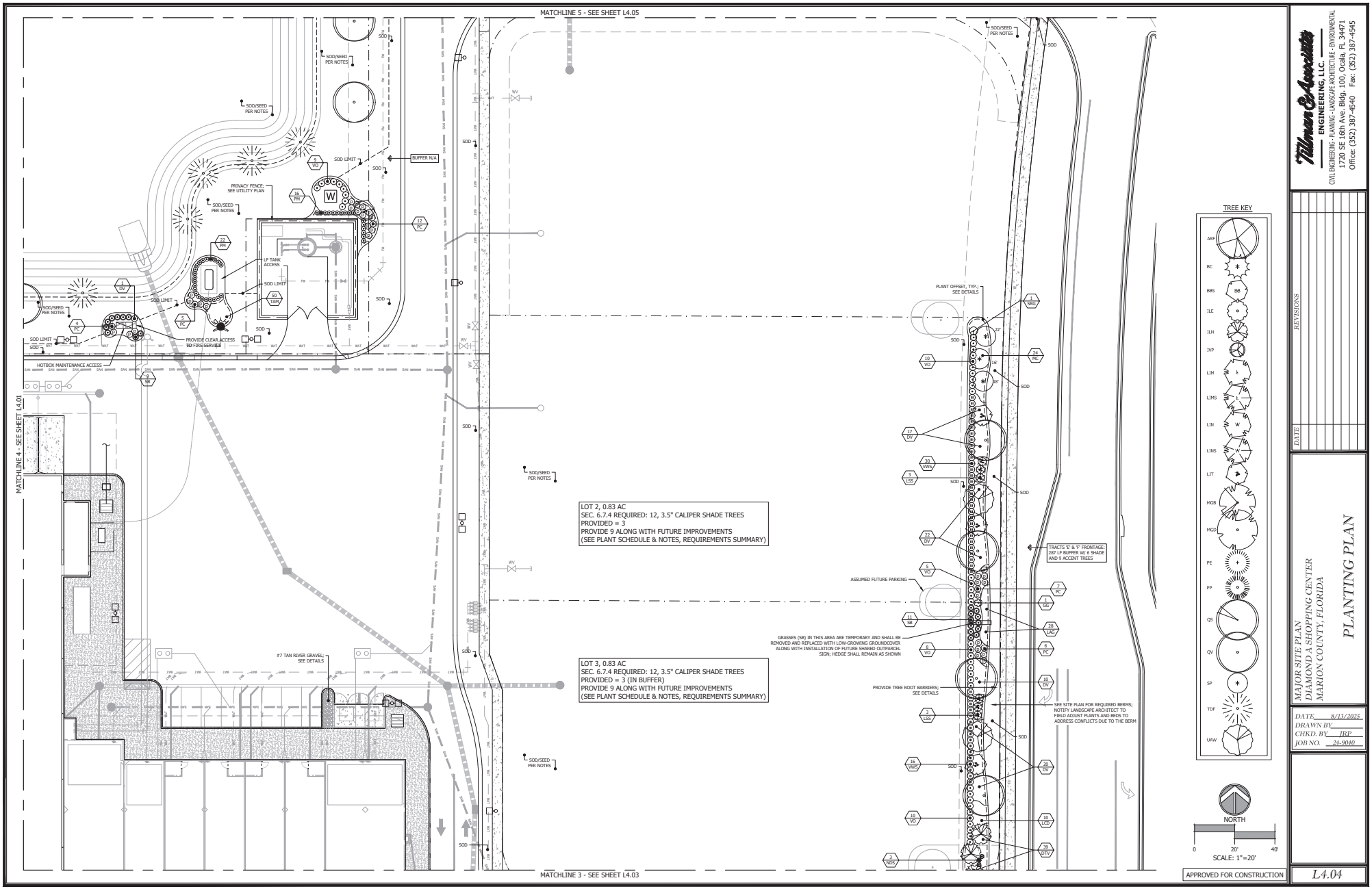

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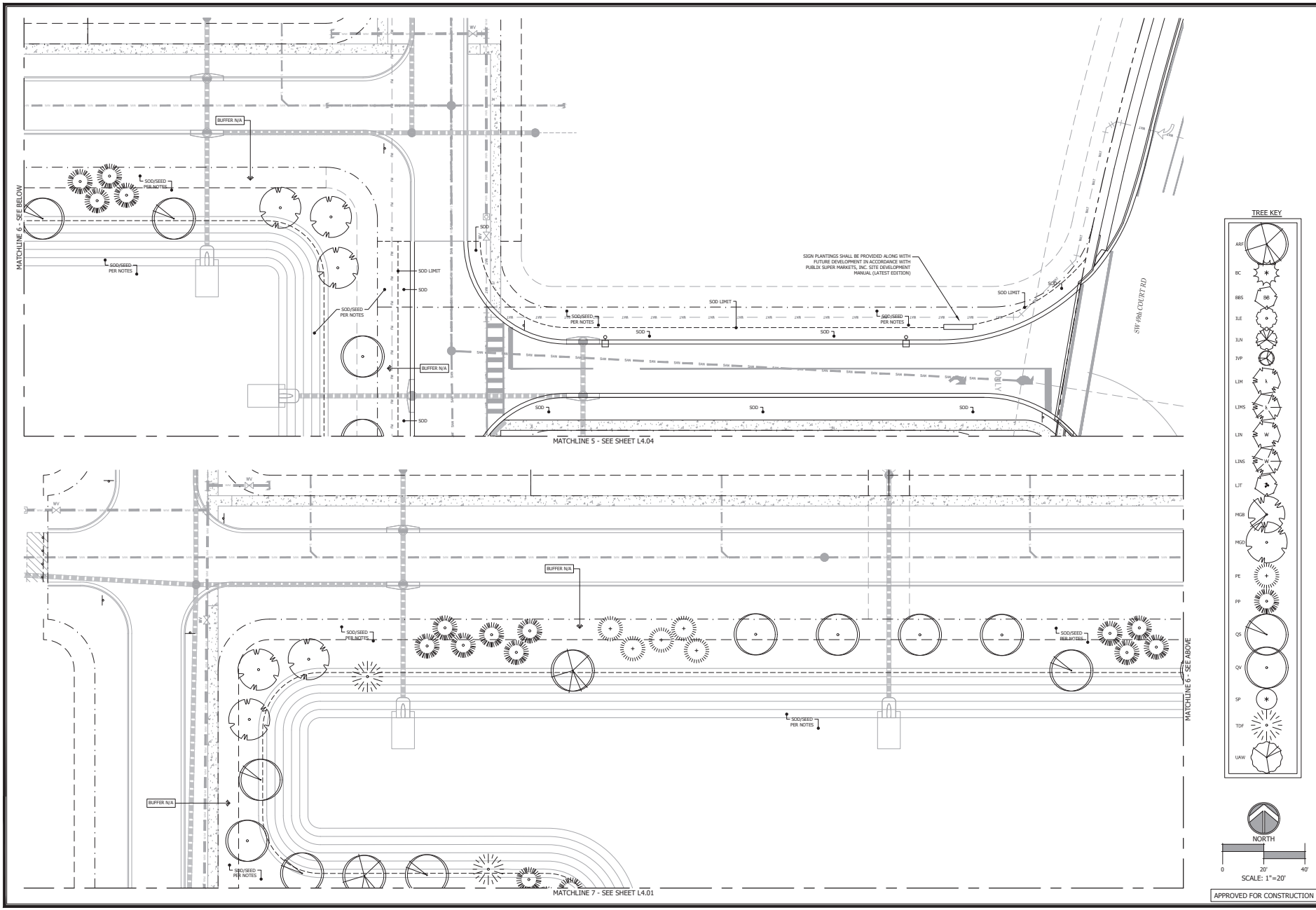

APPROVED FOR CONSTRUCTION

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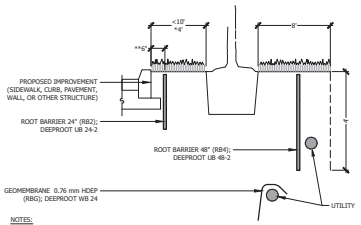
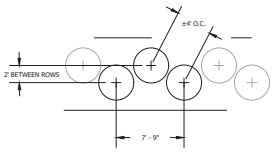


NOTES:

1. PROVIDE ROOT BARRIER / GEOMEMBRANE ALONG IMPROVEMENTS AS SHOWN ON PLANS, AND WHEREVER TREES ARE LESS THAN TEN (10) FEET FROM IMPROVEMENTS
2. * WHERE TREES ARE LESS THAN 4 FEET, CONSULT MANFR'S SPECIFICATIONS TO INCREASE BARRIER SIZE.
3. UNLESS NOTED OTHERWISE, PROVIDE A MINIMUM BARRIER OF 12 LINEAR FEET CENTERED ON EACH TREE.
4. INSTALL ROOT BARRIER / GEOMEMBRANE PER MANFR'S SPECIFICATIONS; INSTALLATION SHALL COINCIDE WITH OTHER SITE WORK AS NECESSARY.
5. ** CONSULT WITH PROJECT ENGINEER FOR OPTIONAL ROOT BARRIER INTEGRATION WITH CURB.
6. EQUAL PRODUCT SUBSTITUTIONS ARE ALLOWABLE WITH WRITTEN APPROVAL.

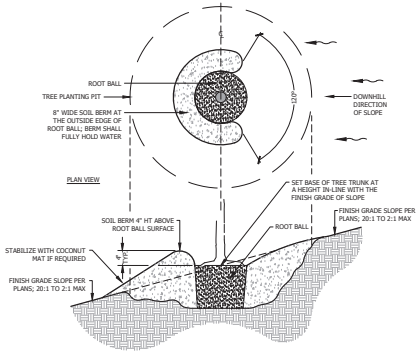
ROOT BARRIER SCENARIOS

NOT TO SCALE



DOUBLE-STAGGERED HEDGE SPACING

NOT TO SCALE



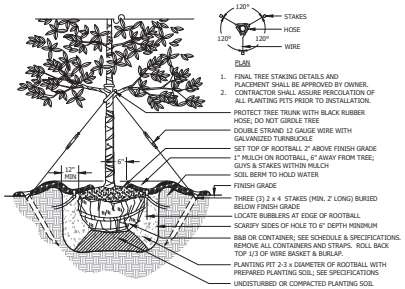
ADDITIONAL REQUIREMENTS FOR TREE PLANTING ON SLOPES

NOT TO SCALE

STAKING NOTES:

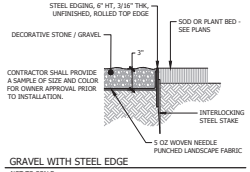
CONTRACTOR SHALL PROVIDE TO THE LANDSCAPE ARCHITECT AND INCLUDE IN BID PROPOSAL AN ALTERNATE STAKING SYSTEM OPTION FOR LARGE TREES:

TREE FROG (www.TREEFROGEP.com) PRO SERIES ABOVE-GROUND ANCHORING KIT (OR APPROVED EQUAL), SIZED FOR INSTALLED TREE CALIPER SIZE. INSTALL PER MNFR'S SPECIFICATIONS. OBTAIN OWNER APPROVAL PRIOR TO INSTALLATION.



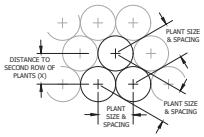
TREE PLANTING (2" TO 4" CALIPER)

NOT TO SCALE



GRAVEL WITH STEEL EDGE

NOT TO SCALE

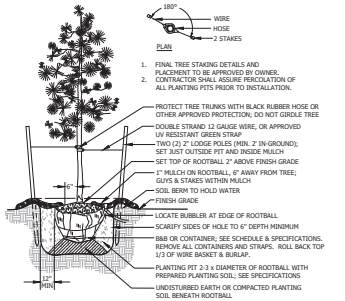


ON-CENTER SPACING (SEE PLANT LIST)	SECOND ROW DISTANCE (X)
18" o.c.	16" (1.3')
24" o.c.	21" (1.75')
30" o.c.	26" (2.2')
3' o.c.	31" (2.6')
4' o.c.	42" (3.5')
5' o.c.	52" (4.3')

NOTE: BEDS SHALL HAVE A MINIMUM OF TWO ROWS OF ANY ONE TYPE OF PLANT MATERIAL, UNLESS SHOWN OTHERWISE (E.G. AS A SINGLE ROW HEDGE).

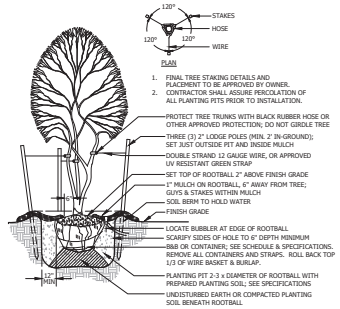
TRIANGULAR PLANT SPACING

NOT TO SCALE



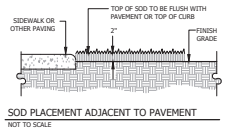
SINGLE-TRUNK TREE PLANTING (UP TO 8' HEIGHT)

NOT TO SCALE



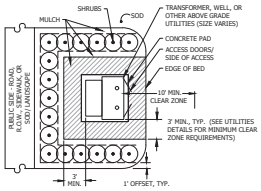
MULTI-STEM TREE PLANTING

NOT TO SCALE



SOD PLACEMENT ADJACENT TO PAVEMENT

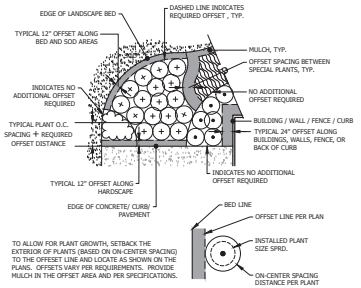
NOT TO SCALE



WHEN NOT SHOWN ON PLANS, TRANSFORMERS/ WELLS/ ABOVE GRADE UTILITIES LOCATED WITHIN THE PROJECT AREA SHALL BE SCREENED FROM PUBLIC VIEW ON THREE SIDES WITH A HEDGE 4' IN HEIGHT. USE VIBURNUM (3' O.C.), OR PODOCARPUS (2' O.C.), OR AS DIRECTED BY LANDSCAPE ARCHITECT.

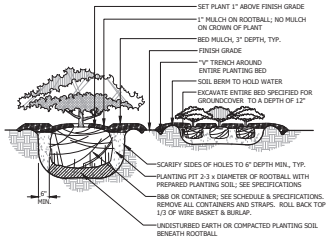
SCREEN DETAIL: TRANSFORMERS/ WELLS/ UTILITIES

NOT TO SCALE



PLANT OFFSET SCENARIOS

NOT TO SCALE

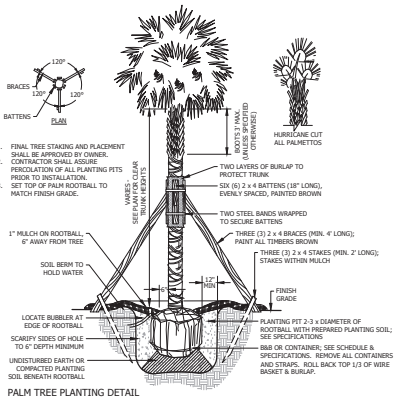


NOTES:

1. CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION. SEE SPECIFICATIONS.
2. IN SEMI-IMPERVIOUS SOIL CONDITIONS, ROOTBALL ELEVATION SHALL BE 2" ABOVE FINISH GRADE. COORDINATE WITH LANDSCAPE ARCHITECT PRIOR TO SETTING ROOTBALL ELEVATIONS.
3. SOAK EACH PLANT BALL AND PIT IMMEDIATELY AFTER INSTALLATION.
4. SEASONAL ANNUAL BEDS SHALL BE EXCAVATED TO A DEPTH OF 8", AND SHALL NOT HAVE MULCH.

SHRUBS AND GROUNDCOVER PLANTING

NOT TO SCALE



PALM TREE PLANTING DETAIL

NOT TO SCALE

APPROVED FOR CONSTRUCTION

Tillman & Associates ENGINEERING, LLC.
CIVIL ENGINEERING - PLANNING - LANDSCAPE ARCHITECTURE - ENVIRONMENTAL
1720 SE 16th Ave. Bldg. 100, Ocala, FL 34471
Office: (352) 387-4640 Fax: (352) 387-4595

REVISIONS

DATE

MAJOR SITE PLAN
DIAMOND A SHOPPING CENTER
MARION COUNTY, FLORIDA

PLANTING DETAILS

DATE 8/13/2025
DRAWN BY
CHKD. BY IRP
JOB NO. 24-9040

L5.01

S:\Marion County\McGinley Alvarez Public\LANDSCAPE_ARCHITECTURE\CONSTRUCTION\24-9040 L05.01 Planting Details.dwg, L5.01, 8/13/2025 8:58:15 AM

NOT VALID UNLESS SIGNED AND SEALED BY AUTHORIZED PROFESSIONAL

MARION COUNTY CODE REQUIREMENTS

ALL IRRIGATION INSTALLATION AND MAINTENANCE SHALL BE IN ACCORDANCE WITH MARION COUNTY LAND DEVELOPMENT CODE, ARTICLE 6, DIVISION 9, IRRIGATION https://library.www.municode.com/fl/marion_county

IRRIGATION REQUIREMENTS

1. ALL NEW PLANT MATERIAL SHALL BE IRRIGATED THROUGHOUT AN ESTABLISHMENT PERIOD SUITABLE FOR VIGOROUS GROWTH OF SPECIFIED PLANT MATERIAL TYPE AND SIZE, AND THEREAFTER TO ENSURE THE HEALTHY SURVIVAL OF THE PLANTS. SEE OWNER RESPONSIBILITY.
2. AN IRRIGATION PLAN SHALL BE PROVIDED PRIOR TO ISSUANCE OF A DEVELOPMENT ORDER OR BUILDING PERMIT, IF REQUIRED.
3. THE CONTRACTOR SHALL COORDINATE WITH OWNER FOR APPROVAL OF THE IRRIGATION SYSTEM DESIGN, WHICH SHALL BE A "DESIGN-BUILD" AUTOMATIC SYSTEM TO PROVIDE 100% COVERAGE OF ALL LANDSCAPED AREAS. CONSULT THE LANDSCAPE ARCHITECT WITH ANY QUESTIONS OR CLARIFICATIONS REGARDING IRRIGATION REQUIREMENTS.
4. THE IRRIGATION SYSTEM DESIGN SHALL MEET THE FOLLOWING REQUIREMENTS, AND AS DETAILED IN THE SPECIFICATIONS:
   - IRRIGATION SHALL BE A LOW-VOLUME WATER SYSTEM, TO CONSIST OF TREE BUBBLERS, ROTATING STREAM NOZZLES, AND / OR MICRO IRRIGATION WITH POINT-SOURCE EMITTERS AND / OR DRIPLINE.
   - NOTIFY THE LANDSCAPE ARCHITECT FOR APPROVAL OF HIGH-VOLUME OR GOLF COURSE IRRIGATION.
   - COORDINATE WITH OWNER FOR WATER SOURCE AND LOCATION, WITH MUNICIPALITY APPROVED BACKFLOW PREVENTION.
   - TREES, BEDS, AND SOD AREAS SHALL EACH BE IN A SEPARATE ZONE(S), WITH APPROPRIATELY SIZED EMITTERS, VALVES, AND PIPE.
   - SOD IS NOT IRRIGATED UNLESS OTHERWISE NOTED ON THE PLANS; CONFIRM IRRIGATED SOD WITH OWNER.
   - USE HEADS / EMITTERS WITH MATCHED PRECIPITATION RATES WITHIN EACH ZONE.
   - WHERE APPLICABLE, SPRAY HEADS SHALL BE LOCATED AND ADJUSTED FOR HEAD-TO-HEAD SPACING.
   - USE PRESSURE REGULATING DEVICES AT CONTROL VALVES OR AT EACH EMITTER.
   - USE IN-LINE CHECK VALVES TO PREVENT LOW-HEAD RUNOFF.
   - THE AUTOMATIC CONTROLLER SHALL CONNECT TO A RAIN SENSOR OR OTHER MOISTURE SENSING DEVICE, AND HAVE PRESETS FOR SEASONAL ADJUSTMENTS.
5. ALL PRODUCTS SHALL BE INSTALLED TO MANUFACTURER'S SPECIFICATIONS; OBTAIN ADVANCE WRITTEN APPROVAL FROM THE OWNER FOR DEVIATIONS THAT MAY BE NECESSARY FOR SPECIFIC CONDITIONS.
6. UPON COMPLETION OF THE IRRIGATION SYSTEM INSTALLATION AND THE ACCEPTANCE OF THE "AS-BUILT" DRAWINGS AND OPERATIONAL INFORMATION, A FINAL INSPECTION AND LANDSCAPE / IRRIGATION RELEASE SHALL BE SIGNED, SEALED AND SUBMITTED, IF REQUIRED.

IRRIGATION SPECIFICATIONS

1. THE IRRIGATION SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH ALL DRAWINGS, SPECIFICATIONS, AND CONTRACT DOCUMENTS.
2. CONTRACTOR SHALL SECURE ANY AND ALL NECESSARY PERMITS FOR WORK PRIOR TO COMMENCEMENT OF ON-SITE OPERATIONS. COPIES OF THE PERMITS SHALL BE SENT TO THE OWNER.
3. CONTRACTOR SHALL INSTALL IRRIGATION AS SHOWN ON ANY LAYOUT DRAWINGS PROVIDED, AND SHALL PROVIDE SUPPLEMENTAL "DESIGN-BUILD" AS NECESSARY FOR A WHOLE AND COMPLETE INSTALLATION.
4. DOCUMENT IRRIGATION INSTALLATION THROUGHOUT CONSTRUCTION; SEE IRRIGATION COMPLETION REQUIREMENTS.
5. EXECUTE WORK TO AVOID CONFLICTS WITH UTILITIES OR OTHER ELEMENTS OF CONSTRUCTION, INCLUDING LANDSCAPE MATERIALS.
6. COMPLY WITH ALL PREVAILING LOCAL CODES, ORDINANCES, AND REGULATIONS.
7. WORK, INCLUDING TEMPORARY, SHALL COMPLY WITH THE CURRENT EDITION OF THE FLORIDA BUILDING CODE, AND MEET INDUSTRY STANDARDS AS OUTLINED IN THE LATEST PUBLICATION OF LANDSCAPE IRRIGATION BEST MANAGEMENT PRACTICES SET BY THE IRRIGATION ASSOCIATION / AMERICAN SOCIETY OF IRRIGATION CONSULTANTS https://www.irrigation.org.
8. WORK IN THE RIGHT-OF-WAY SHALL CONFORM TO THE STANDARDS OF LOCAL AND STATE HIGHWAY JURISDICTIONS.
9. DRAWINGS PROVIDED ARE DIAGRAMMATIC OF THE WORK TO BE PERFORMED. SOME COMPONENTS MAY BE SHOWN OUTSIDE THE WORK AREA FOR CLARITY. ALL DEVIATIONS FROM THE DRAWINGS SHALL BE APPROVED BY THE OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION. THE CONTRACTOR SHALL NOT WILLFULLY INSTALL ANY ASPECT OF THE IRRIGATION SYSTEM AS SHOWN ON THE DRAWINGS, WHEN IT IS OBVIOUS IN THE FIELD THAT OBSTRUCTIONS, GRADE DIFFERENCES, OR DISCREPANCIES EXIST THAT MIGHT NOT HAVE BEEN KNOWN DURING THE DESIGN OF THE IRRIGATION SYSTEM. IN THE EVENT OF SUCH A SITUATION OF THE CONFLICT IS NOT APPROVED BY THE OWNER, THE CONTRACTOR WILL ASSUME FULL RESPONSIBILITY FOR ALL REVISIONS.
10. CONTRACTOR SHALL VERIFY ALL SITE CONDITIONS, INCLUDING UTILITY LOCATIONS, BEFORE INSTALLATION OF THE IRRIGATION. ALL UTILITIES AND STRUCTURES MAY NOT BE SHOWN ON THE DRAWINGS - CONTRACTOR TO VERIFY. COORDINATE ALL IRRIGATION CONSTRUCTION WITH EXISTING AND NEW PLANTINGS, AND TO AVOID CONFLICT WITH PIPING, SLEEVING, CABLES, AND UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING INSTALLATION WITH ALL OTHER CONSTRUCTION ON SITE, ESPECIALLY LANDSCAPE INSTALLATION. RELOCATE IRRIGATION AT NO ADDITIONAL COST TO THE OWNER TO REMEDY ANY CONFLICTS. ALL COMPONENTS THAT ARE NOT CONTAINED WITHIN THE SPECIFIC AREAS SHOWN OR CALLED OUT ON THE DRAWINGS WILL NOT BE ACCEPTED. ALL PIPING AND OTHER COMPONENTS ARE TO REMAIN WITHIN THE PROPERTY OF THE OWNER.
11. CONTRACTOR SHALL CONSULT AND COORDINATE WITH A LOCAL REGISTERED LICENSED ELECTRICIAN PRIOR TO WORK, AND THROUGHOUT CONSTRUCTION, TO VERIFY THAT ELECTRICAL WORK AND WIRING SYSTEMS MEET IRRIGATION EQUIPMENT MANUFACTURERS' SPECIFICATIONS. IT IS THE SOLE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR THAT THE INSTALLATION SHALL SATISFY EQUIPMENT WARRANTY REQUIREMENTS.
12. INSTALLATION OF WORK SHALL BE COORDINATED WITH OTHER TRADES IN SUCH A MANNER AS TO ALLOW FOR A SPEEDY AND ORDERLY FLOW OF VEHICULAR TRAFFIC AND COMPLETION OF ALL WORK ON THE SITE.
13. CONTRACTOR SHALL VERIFY IRRIGATION SOURCE, AND DOCUMENT GPM SUPPLY AND STATIC PRESSURE PRIOR TO INSTALLATION.
14. CONTRACTOR SHALL PROVIDE REQUIRED BACKFLOW PREVENTION, OR TEST AND REPAIR AS NECESSARY EXISTING DEVICES PRIOR TO THE OPERATION OF THE IRRIGATION SYSTEM.
15. IRRIGATION INSTALLATION SHALL NOT DAMAGE EXISTING TREES OR TREE ROOTS WITHIN THE CRITICAL ROOT ZONE OF ANY TREE; ROOT PRUNING SHALL BE IN ACCORDANCE WITH PLAN REQUIREMENTS AND MUST BE COMPLETE PRIOR TO IRRIGATION INSTALLATION.
16. ALL MATERIALS AND EQUIPMENT SHALL BE NEW.
17. CONTRACTOR SHALL PROVIDE MATERIALS AS SHOWN ON THE DRAWINGS, AND ALL NECESSARY "DESIGN-BUILD" SUPPLEMENTAL MATERIALS. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINATION OF THE ACTUAL QUANTITIES OF NECESSARY MATERIALS. PRIOR TO ORDERING MATERIALS OR STARTING INSTALLATION, CONTRACTOR SHALL PROVIDE INSTALLATION SHOP DRAWINGS AND MANUFACTURER PRODUCT INFORMATION OF ALL IRRIGATION COMPONENTS FOR REVIEW AND APPROVAL.
18. ALL COMPONENTS INSTALLED BY THE CONTRACTOR SHALL BE NOTED ON "AS-BUILT" DRAWINGS. THE EXACT LOCATION AND DEPTH BELOW FINISH GRADE OF CONTROL VALVES, ISOLATION VALVES, AND SLEEVES SHALL BE IDENTIFIED WITH TWO REFERENCE POINTS.
19. UNLESS NOTED OTHERWISE, FOLLOW THE INSTALLATION METHODS AND INSTRUCTIONS RECOMMENDED BY THEIR MANUFACTURER. NOTIFY THE LANDSCAPE ARCHITECT OF ANY CONFLICTS, OR WITH OPTIONS FOR IMPROVED EFFICIENCIES OR COST SAVINGS.
20. CONTRACTOR SHALL PROVIDE 100% UNIFORM IRRIGATION COVERAGE OF PLANTED AREAS. UNLESS SHOWN OTHERWISE, PROVIDE HEAD-TO-HEAD COMPONENT SPACING. SPACING MAY BE ADJUSTED TO ACCOMMODATE CHANGES IN TERRAIN AND PLANTING LAYOUT AS LONG AS THE MODIFIED SPACING DOES NOT EXCEED THE SPACING SHOWN IN THE PLANS.
21. WHERE EXISTING OR NEW TREES, LIGHTS, SIGNS, ELECTRONIC CONTROLLERS AND / OR OTHER OBJECTS ARE AN OBSTRUCTION TO AN IRRIGATION SPRINKLER'S PATTERN, THE COMPONENT AND PIPING SHALL BE RELOCATED AS NECESSARY TO OBTAIN PROPER COVERAGE WITHOUT DAMAGING THE OBSTRUCTION.
22. CONTRACTOR SHALL ADJUST SPRINKLERS AND OTHER DEVICES TO MAXIMIZE SYSTEM EFFICIENCIES AND TO MINIMIZE IRRIGATION OF IMPERVIOUS AREAS.
23. IDENTIFY AND MARK THE IRRIGATION MAINLINE LOCATION IN THE FIELD AND OBTAIN OWNER APPROVAL PRIOR TO INSTALLATION.
24. ALL TRENCHES SHALL BE BACKFILLED WITH CLEAN, DEBRIS-FREE MATERIALS. CLEAN SAND SHALL BE USED FOR BEDDING MATERIAL IF PARENT SOIL CANNOT BE ADEQUATELY RID OF ROCK AND OTHER EXTRANEOUS DEBRIS. PUDDLING PIPE IS PROHIBITED.
25. ALL SOLVENT WELDING SHALL BE PRECEDED BY PRIMING OF THE FITTINGS AND PIPE AS RECOMMENDED BY THE MANUFACTURER.
26. ALL CHANGES OF DIRECTION MAINLINE FITTINGS SHALL BE ACCOMPLISHED VIA THE USE OF DUCTILE IRON GASKET BELL ELBOWS AND TEES WITH PROPER JOINT RESTRAINTS. INSTALL PVC GASKET BELL SERVICE TEES AT VALVE LOCATIONS.
27. FOR GASKETED PIPE, CONTRACTOR SHALL INSTALL A SERRATED RESTRAINT AT EACH BELL JOINT. INSTALL PER FITTING MNPR'S SPECIFICATIONS.
28. FOR MAINLINE ISOLATION VALVES, INSTALL LEEMCO RESTRAINTS, OR APPROVED EQUAL. INSTALL PER FITTING MNPR'S SPECIFICATIONS.
29. MINIMUM LATERAL PIPE SIZE SHALL BE 3/4".
30. OWNER WILL DETERMINE CONTROLLER LOCATION AND PROVIDE ELECTRIC SERVICE WITHIN FIVE (5) FEET OF LOCATION. CONTRACTOR SHALL PROVIDE ELECTRICAL PERMITS AND LICENSED ELECTRICIAN TO CONNECT THE IRRIGATION CONTROLLER EQUIPMENT TO THE POWER SUPPLY.
31. MULTIPLE ZONES OPERATING AT ONE TIME SHALL NOT HAVE A TOTAL FLOW EXCEEDING 90% OF AVAILABLE GPM.
32. INSTALL A NIBCO T113 ISOLATION VALVE,OR APPROVED EQUAL, IN A 19" x 12" STANDARD VALVE BOX PRIOR TO EACH REMOTE CONTROL VALVE OR GROUP OF VALVES.
33. CONTRACTOR SHALL INSTALL CHRISTY ZONE TAGS WITH THE CORRESPONDING CONTROLLER NUMBER ON EACH CONTROL VALVE.
34. TREE BUBBLERS SHALL BE LOCATED WITHIN THE SOIL BERM AT OUTER EDGE OF ROOT BALL, NOT THE OUTER EDGE OF THE PLANTING HOLE.
35. CONTRACTOR SHALL LOCATE ALL VALVES SO THAT VALVE BOXES DO NOT STRADDLE THE EDGE BETWEEN SOD / BED AREAS; LOCATE ALL VALVES SO THAT THERE IS A MINIMUM OFFSET OF THREE (3) FEET FROM BACK OF CURB, EDGE OF PAVEMENT, OR EDGE OF SOD.
36. ALL VALVES (SOLENOID, GATE, ISOLATION, AIR RELIEF, AND FLUSH), SURGE PROTECTORS, FILTERS, AND ID-WIRE SPLICES SHALL BE LOCATED WITHIN APPROPRIATELY SIZED VALVE BOXES.
37. ALL 2-WIRE PATH AND VALVE CONNECTORS SHALL BE WATERPROOF 3M DBR/Y-6.
38. ALL IRRIGATION LINES UNDER PAVEMENT SHALL BE INSTALLED WITHIN SCH 40 PVC SLEEVES. PROVIDE CASING SPACERS FOR ALL 4"+ PIPE IN SLEEVES. IRRIGATION COMMUNICATION CABLE SHALL HAVE ITS OWN SEPARATE SLEEVE UNLESS NOTED OTHERWISE.
39. THE CONTRACTOR SHALL BE DIRECTLY RESPONSIBLE FOR ALL SLEEVING, UNLESS NOTED OTHERWISE.
40. THE TOP OF IRRIGATION LATERAL LINES TO BE BURIED AT A DEPTH OF 12" BELOW FINISHED GRADE, UNLESS NOTED OTHERWISE.
41. THE TOP OF IRRIGATION MAINLINES TO BE BURIED AT A DEPTH OF 18" BELOW FINISHED GRADE, UNLESS NOTED OTHERWISE.
42. MAINLINE PIPE 3"+ SHALL BE TESTED AT A PRESSURE OF 150 PSI FOR A PERIOD OF TWO (2) HOURS ACCORDING TO THE PROVISIONS OF AWWA C600.
43. THE IRRIGATION SYSTEM GROUNDING GRID(S) SHALL BE TESTED IN ACCORDANCE WITH NFPA 780. THE GRID SHALL BE AMENDED OR EXPANDED AS NECESSARY TO ACHIEVE RESISTANCE READINGS OF LESS THAN 10 OHMS. AFTER FINAL INSTALLATION, MEASUREMENTS SHALL BE PERFORMED AND PROVIDED TO THE OWNER EVERY 3 MONTHS THROUGHOUT THE WARRANTY PERIOD.

IRRIGATION COMPLETION REQUIREMENTS

DURING CONSTRUCTION, THE CONTRACTOR SHALL DOCUMENT THE ACTUAL FIELD INSTALLATION OF THE IRRIGATION SYSTEM. THE CONTRACTOR SHALL MARK-UP A COPY OF THE APPROVED DESIGN PLAN AND PROVIDE TO THE LANDSCAPE ARCHITECT FOR APPROVAL A CLEAR AND LEGIBLE DIAGRAM WITH THE FOLLOWING "AS-BUILT" INFORMATION:

- LOCATIONS OF IRR METERS / WELLS, MAINLINES AND VALVES
- LOCATIONS OF REMOTE CONTROL VALVES AND CORRESPONDING ZONE I.D. NUMBER
- DELINEATION OF ZONE AREAS
- LOCATIONS WHERE IRRIGATION CROSSES UNDER PAVEMENT, WITH THE NUMBER AND SIZE OF SLEEVES
- TOTAL WATER DEMAND PER OPERATING CYCLE FOR EACH ZONE
- CONTROLLER AND SENSOR LOCATIONS
- INITIAL SCHEDULING, SETTINGS, WITH POST-INSTALLATION AND SEASONAL PRESETS

THE CONTRACTOR SHALL PROVIDE TO THE OWNER AND CONFIRM THAT THE OWNER HAS RECEIVED:

- IRRIGATION CONTROLLER OWNER'S MANUAL
- WRITTEN INSTRUCTIONS COVERING PERIODIC MAINTENANCE OF THE IRRIGATION SYSTEM
- WRITTEN INSTRUCTIONS COVERING HOW AND WHEN TO CHECK FOR LEAKS
- WRITTEN INSTRUCTIONS FOR CONTROLLER ADJUSTMENTS SO THAT SETTINGS ARE IN ACCORDANCE WITH WATERING RESTRICTIONS 60 DAYS FOLLOWING INSTALLATION

IRRIGATION WATERING RESTRICTIONS, NON-RESIDENTIAL

1. IRRIGATION IS NOT ALLOWED BETWEEN 10:00 A.M. AND 4:00 P.M.
2. WHEN DAYLIGHT SAVINGS TIME IS IN EFFECT, NON-RESIDENTIAL LANDSCAPE IRRIGATION MAY OCCUR ONLY ON TUESDAY AND/OR FRIDAY.
3. WHEN EASTERN STANDARD TIME IS IN EFFECT, NON-RESIDENTIAL LANDSCAPE IRRIGATION MAY OCCUR ONLY ON TUESDAY.
4. FOR EACH DAY THAT IRRIGATION OCCURS, NO MORE THAN THREE-QUARTER INCH (3/4") OF WATER MAY BE APPLIED PER IRRIGATION ZONE, AND IN NO EVENT SHALL AN IRRIGATION ZONE OPERATE FOR MORE THAN ONE HOUR.
5. ALL LANDSCAPE IRRIGATION SHALL BE LIMITED IN AMOUNT TO ONLY THAT WHICH IS NECESSARY TO MEET LANDSCAPE ESTABLISHMENT AND NEEDS.

NOTE: IRRIGATION OF A NEW LANDSCAPE IS ALLOWED AT ANY TIME OF DAY FOR THE INITIAL THIRTY (30) DAYS, AND EVERY OTHER DAY FOR THE NEXT THIRTY (30) DAYS, FOR A TOTAL OF ONE SIXTY (60) DAY PERIOD.

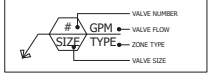
LATERAL ZONE LINE PIPE SIZING DOWNSTREAM OF EACH ZONE VALVE (UNLESS OTHERWISE NOTED ON THE PLANS)

THE BELOW GUIDE GIVES A GENERAL OUTLINE FOR LATERAL ZONE LINE PIPE SIZING. SIZING SHOULD BE STARTED FROM THE FURTHEST MOST EXTREMITIES OF EACH ZONE AND WORKED BACK TO THE ZONE VALVE. CARE SHOULD BE TAKEN TO TOTAL EACH INTERSECTION OF LATERAL ZONE LINE TO KEEP AN ACCURATE ACCOUNT OF GPM ALL THE WAY BACK TO THE VALVE. THE GPM FOR EACH ZONE IS GIVEN AT EACH VALVE CALL-OUT ON THE PLANS.

GALLONS PER MINUTE (GPM)	APPROPRIATE PIPE SIZE
0-9 GPM	3/4" PVC
10-15 GPM	1" PVC
16-24 GPM	1 1/4" PVC
25-34 GPM	1 1/2" PVC
35-54 GPM	2" PVC

CONTRACTOR SHALL PROVIDE THE FOLLOWING VALVE NOTE FOR EACH ZONE:

VALVE CALLOUT



VALVE SIZING

(SAMPLE; CONSULT MNPR'S SPECS FOR SPECIFIC PRODUCT DATA)

PRESSURE LOSS NOT TO EXCEED 5 PSI:

PRESSURE LOSS IN PSI

Flow GPM	1" Globe	1½" Globe	2" Globe
1	1.1		
5	1.9		
10	1.9		
15	1.6		
20	3.3	3	1
30	9.1	3	1
35	16	3	2
40	20	3	2
50		4	1
60		5	2
80		5.5	3
100		9	5
120		11.5	6
135			8
150			10

IRRIGATION SLEEVE (PROPOSED)

- (L1) (1) 6" SCH 40 SLEEVE (1) 2" SCH 40 SLEEVE
- (L2) (2) 4" SCH 40 SLEEVE
- (L3) (2) 2" SCH 40 SLEEVE
- (L4) (1) 2" SCH 40 SLEEVE

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER / MODEL	TYPE	ARC	PSI	GPM*	RADIUS
	(NOTE: MP-ROTATOR GPM* is estimated based on approximate arc and typical radius)					
	Hunter MP1000 8'-15' & 6" Pop-up PROS-06-PRS40-CV	TURF	90°±	40	0.21	14'±
	Hunter MP1000 8'-15' & 6" Pop-up PROS-06-PRS40-CV	TURF	180°±	40	0.42	14'±
	Hunter MP1000 8'-15' & 6" Pop-up PROS-06-PRS40-CV	TURF	270°±	40	0.63	14'±
	Hunter MP1000 8'-15' & 6" Pop-up PROS-06-PRS40-CV	TURF	360°	40	0.84	14'±
	Hunter MP STRIP Side & 6" Pop-up PROS-06-PRS40-CV	TURF	Rectangle	40	0.44	5' x 30'
	Hunter MP CORNER & 6" Pop-up PROS-06-PRS40-CV	TURF	45°±	40	0.19	14'±
	Hunter PCB-50 (2 bubblers per tree, one each side)	TREE	Trickle	15-70 psi	2 @ 0.50 gpm	
	Hunter PCB-50 (1 bubbler per tree)	TREE	Trickle	15-70 psi	1 @ 0.50 gpm	
	Area to Receive Dripline					
	Hunter HDL-06-12 Emitter Dripline (Contractor to verify per plans) with 0.6 GPH emitters, non-draining, pressure compensating, at 12" O.C., and row spacing at 12" O.C.; Off-set emitters for triangular spacing.					
POC	Point of Connection w/ Backflow Preventer					
W	Irrigation Well: See Utility Plan					
BF	RP Backflow Preventer Assembly, approved per local code					
	Hunter ICZ-101 Drip Controller (FLOW 2-20 GPM) w/ Filter System. Jumbo Valve Box required.					
	Hunter ICZ-151-XL Drip Controller (FLOW 20-60 GPM) w/ Filter System. Super Jumbo Valve box required.					
	Hunter ICV-101 - 1" Electric Globe Valve w/ Flow Control					
	Hunter ICV-151 - 1 1/2" Electric Globe Valve w/ Flow Control					
F	Future Point of Connection - Cap mainline; Coil five feet of Hunter ID2 control wire and mark with a 12" valve box.					
	Hunter A2C Station Controller Model: A2C-75D-PP (Plastic Pedestal) with RCAMXL-KIT Handheld long range programmer					
	Hunter Solar Sync Sensor w/ Wind Mount in location with open view to sky.					
MF	Manual Drip Flush Valve w/ Zone Indicator; Hunter PROS-12-CV with GPH Irrigation Products #GDFN-R					
VB	Air Release Valve w/ Box (see details)					
AF	Automatic Flush Valve w/ Box (see details)					
	Isolation Valve in 19" x 14" box, sized to mainline					
	Irrigation Mainline: Gasketed 3" PVC Class 200 SDR 21; JM Eagle "IPS Pressure" or equal; Install per mnfr's specifications					
	Irrigation Lateral Line: PVC Class 200 SDR 21 (Size per chart)					
	Irrigation Sleeve: PVC Schedule 40 (Size per chart) Extend sleeves 18" past edge of paving or construction.					

HUNTER MP ROTATOR, ROTATING STREAM SPRAY HEADS:

Contractor shall provide model suitable for plan design per mnfr's. specifications:

Hunter MP-1000-90: adjustable arc 90° to 210°; adjustable radius 8' to 15'
Hunter MP-1000-210: adjustable arc 210° to 270°; adjustable radius 8' to 15'
Hunter MP-1000-360: arc 360°; adjustable radius 8' to 15'
Hunter MP-CORNER: adjustable arc 45° to 105°; adjustable radius 8' to 15'
Hunter MP-SS-530: center strip; 5' x 30'

NOTES:

1. CONTRACTOR IS RESPONSIBLE FOR THEIR OWN TAKE-OFFS.
2. VERIFY IRRIGATION SOURCE GPM SUPPLY AND STATIC PRESSURE PRIOR TO IRRIGATION INSTALLATION.
3. PER FL. BLDG. CODE, ALL IRRIGATION LINES AND HEADS SHALL BE A MINIMUM OF 1 FT AWAY FROM ALL STRUCTURES.
4. LOCATE IRRIGATION LINES AND APPURTENANCES FULLY WITHIN PROPERTY BOUNDARY.
5. LOCATE ALL SHRUB HEADS AND DRIPLINE FULLY WITHIN MULCH BED AREAS AS SHOWN ON THE PLANTING PLANS.
6. THE IRRIGATION PLAN IS DIAGRAMMATIC IN NATURE. LOCATIONS OF PIPING AND OTHER APPURTENANCES ARE SHOWN FOR CLARITY. FIELD CHANGES MAY BE REQUIRED TO ACHIEVE PROPER IRRIGATION COVERAGE.

ZONE SCHEDULE

ZONE	TYPE	VALVE SIZE	GPM	RUNTIME (MINUTES)	DAYS PER WEEK	GPW
1	TURF	1.5	26.2	60	2	3,144
2	BED	1	12.9	30	2	774
3	TREE	1	12.0	12	2	288
4	TREE	1.5	27.0	12	2	648
5	BED	1	8.2	30	2	492
6	TREE	1.5	23.5	12	2	564
7	TREE	1.5	24.0	12	2	576
8	TREE	1	9.0	12	2	216
9	BED	1.5	24.8	30	2	1,488
10	TREE	1	9.0	12	2	216
11	BED	1	19.6	30	2	1,176
12	TREE	1	16.5	12	2	396
13	BED	1.5	32.1	30	2	1,926
14	TREE	1	13.0	12	2	312
15	BED	1.5	42.3	30	2	2,538
16	TREE	1	8.5	12	2	204
17	BED	1.5	27.6	30	2	1,656
18	TREE	1	16.5	12	2	396
19	BED	1.5	43.1	30	2	2,586
20	BED	1.5	28.5	30	2	1,710
21	TREE	1	10.5	12	2	252
				TOTAL		21,558

ALWAYS CALL 811 TWO BUSINESS DAYS BEFORE YOU DIG "IT'S THE LAW"
Sunshine811.com

APPROVED FOR CONSTRUCTION

Tillman & Associates ENGINEERING, LLC.
CIVIL ENGINEERING - PLANNING - LANDSCAPE ARCHITECTURE - ENVIRONMENTAL
1720 SE 16th Ave. Bldg. 100, Ocala, FL 34471
Office: (352) 387-4640 Fax: (352) 387-4545

REVISIONS

DATE

MAJOR SITE PLAN
DIAMOND A SHOPPING CENTER
MARION COUNTY, FLORIDA

IRRIGATION SCHEDULE & NOTES

DATE 8/13/2025
DRAWN BY
CHKD. BY IRP
JOB NO. 24-9040

LIR3.01

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MAJOR SITE PLAN
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MARION COUNTY, FLORIDA

IRRIGATION PLAN

DATE 8/13/2025
DRAWN BY
CHKD. BY IRP
JOB NO. 24-9040

LIR4.01

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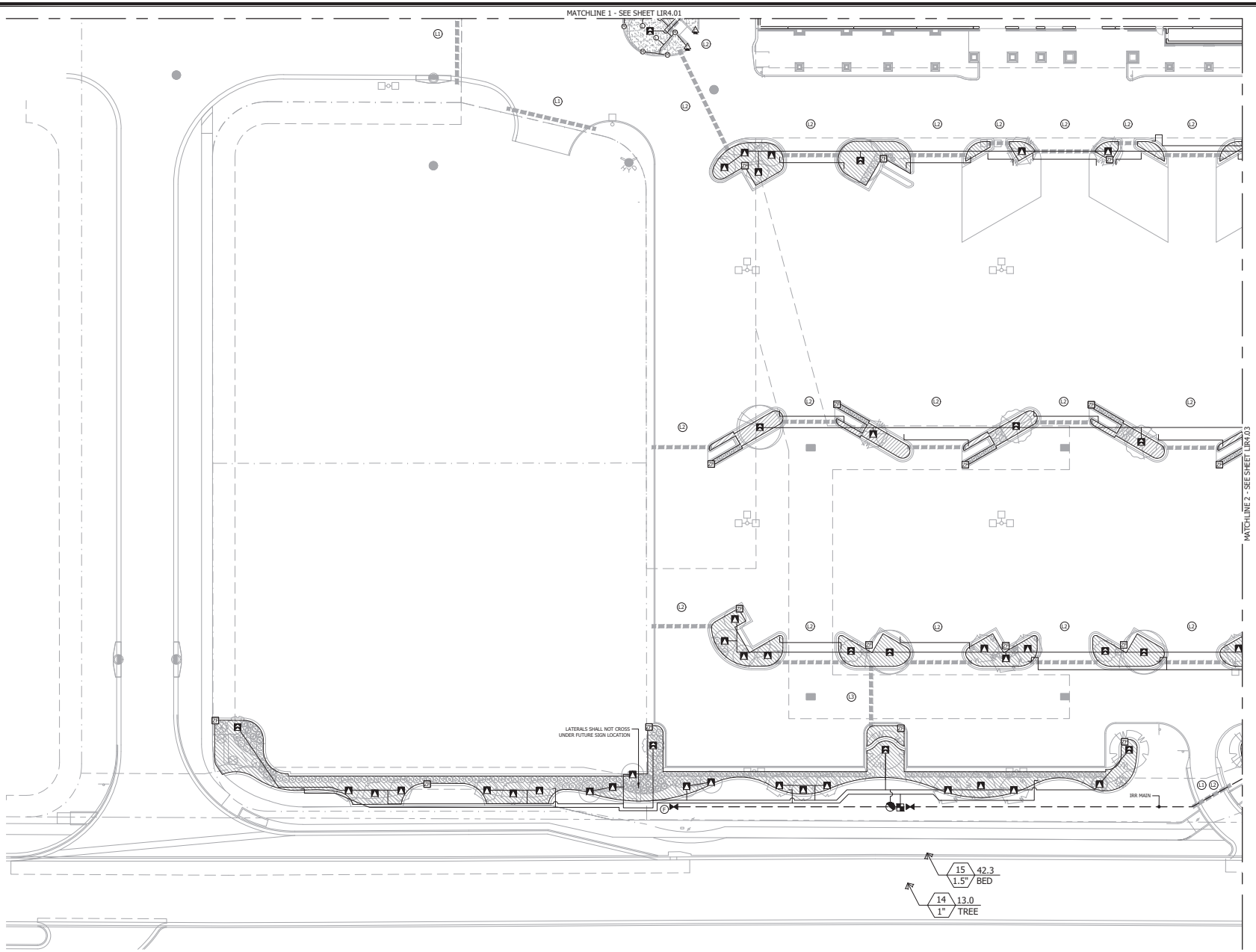

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MARION COUNTY, FLORIDA

IRRIGATION PLAN

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LIR4.02

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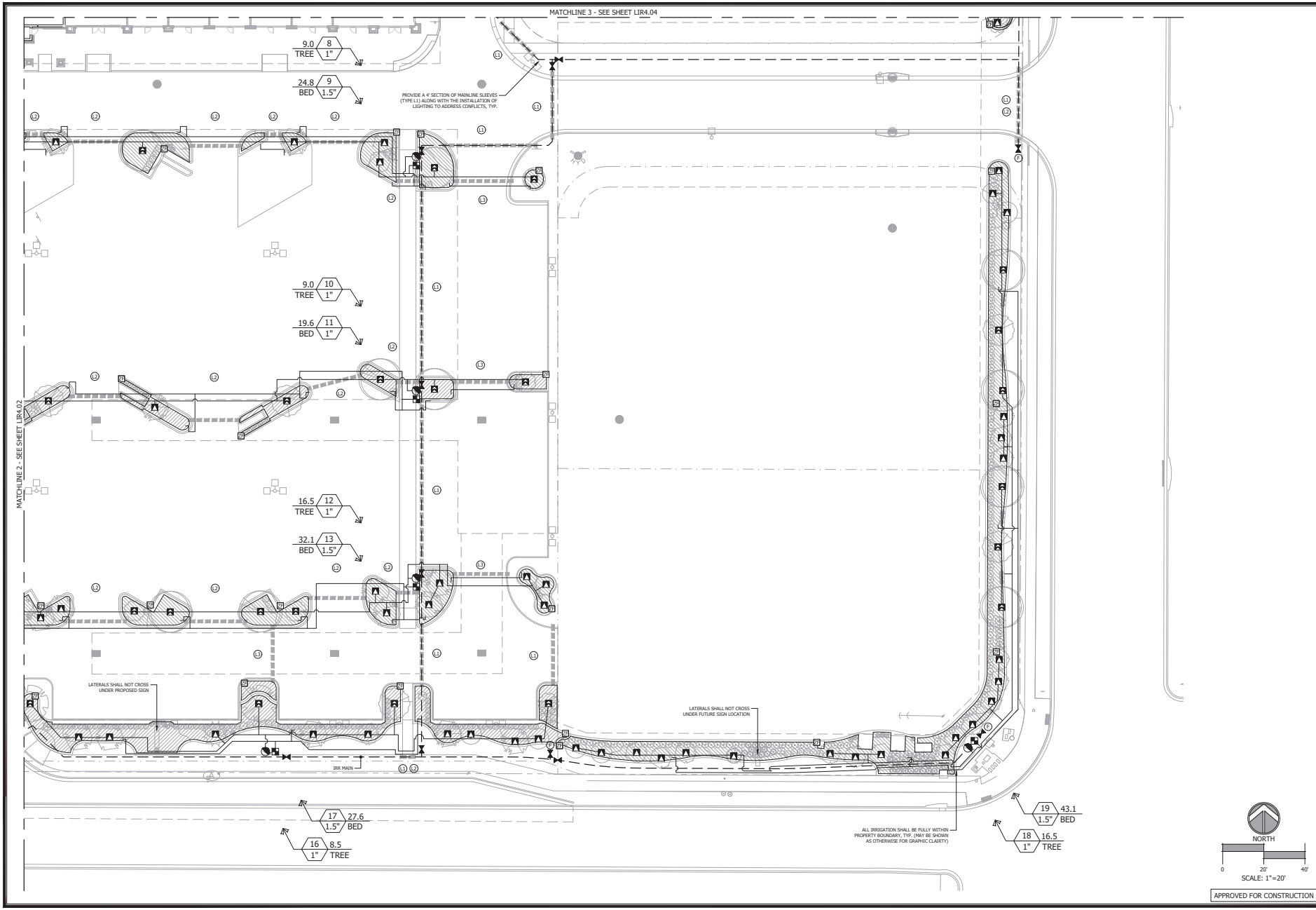

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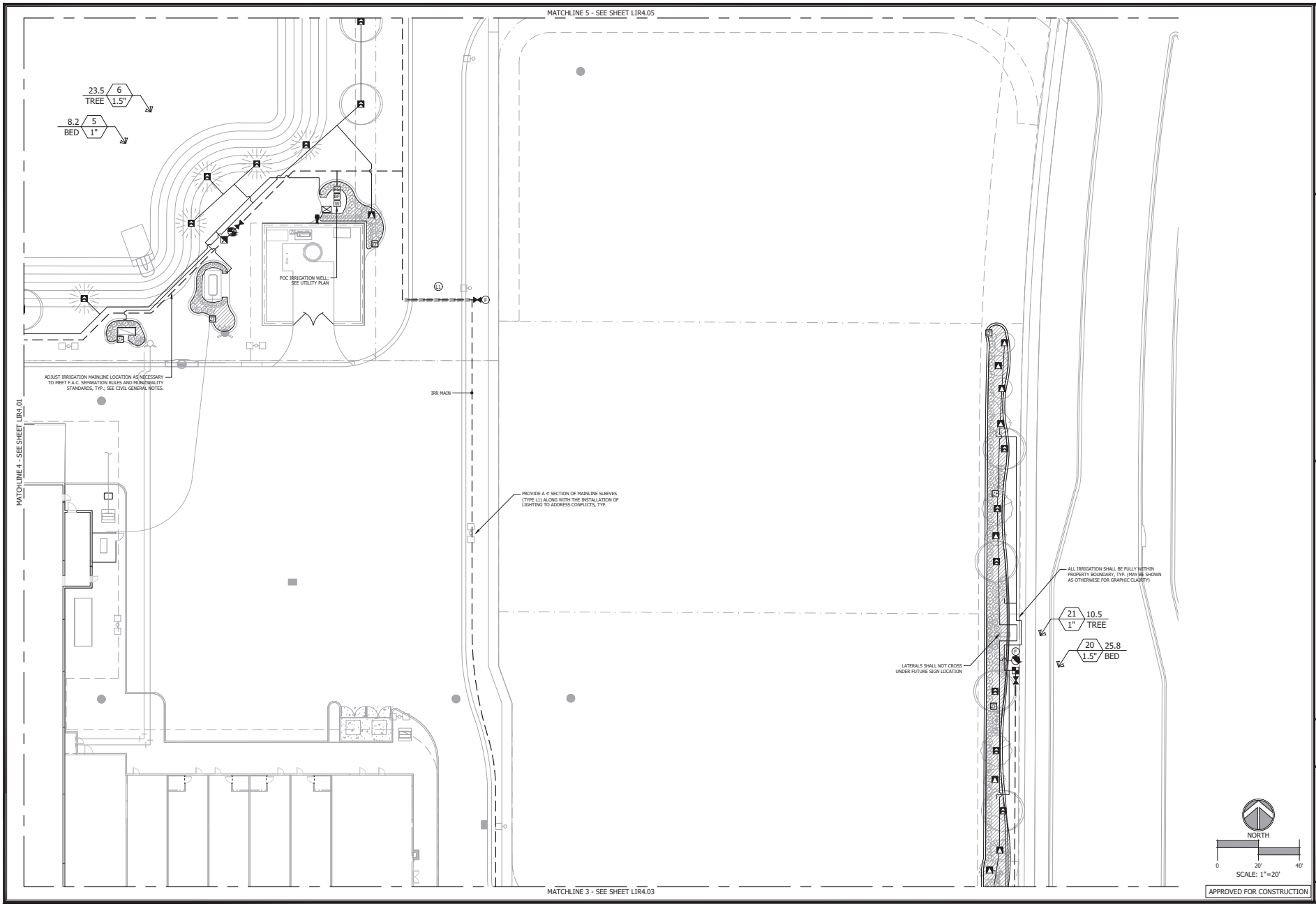

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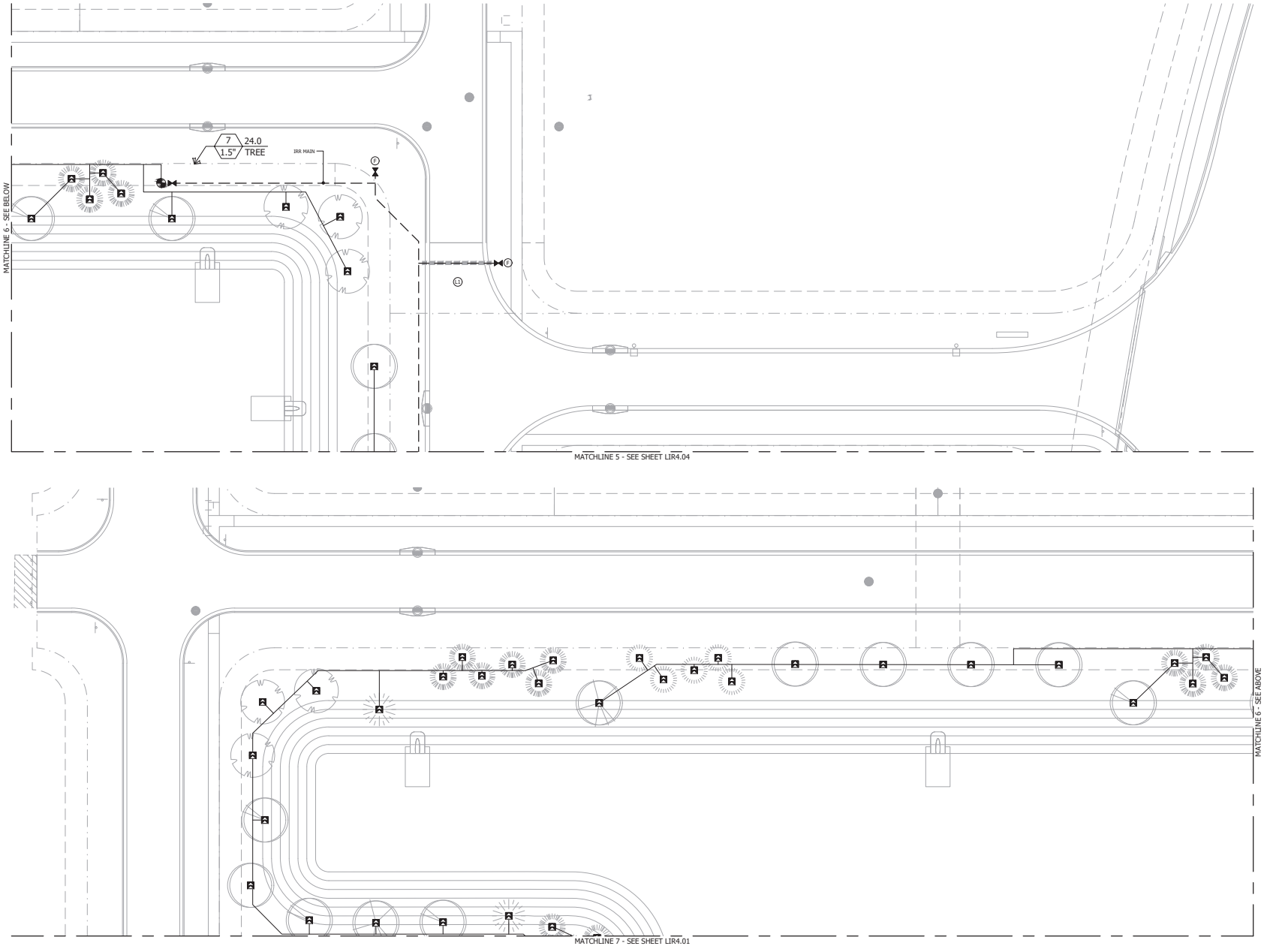

NORTH

0 20' 40'

SCALE: 1"=20'

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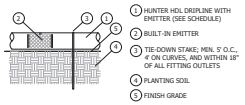

EMITTER TUBING ON GRADE

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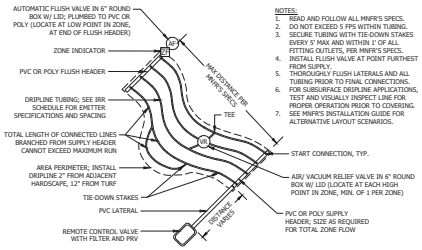

DRIPLINE LAYOUT

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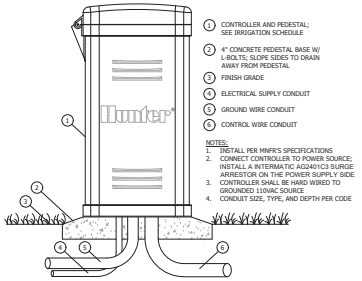
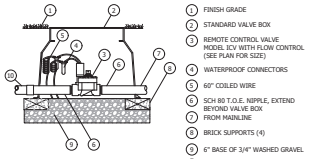


HUNTER ACC2 DECODER CONTROLLER ON PLASTIC PEDESTAL

NOT TO SCALE



HUNTER ICV ELECTRIC GLOBE VALVE
COMMERCIAL / MUNICIPAL

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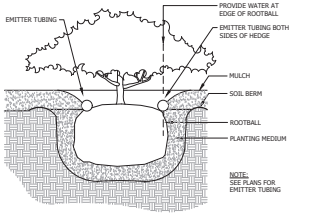

EMITTER TUBING ALONG HEDGE

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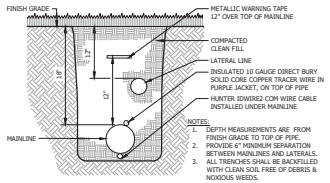

IRRIGATION TRENCH

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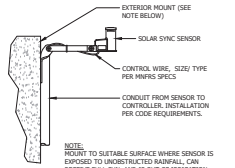

HUNTER SOLAR SYNC SENSOR (ET, FREEZE, RAIN)

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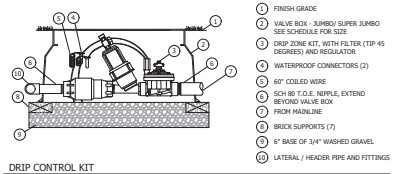

DRIP CONTROL KIT

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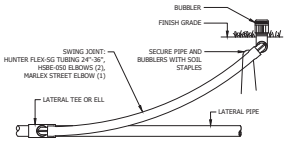

BUBBLER ASSEMBLY

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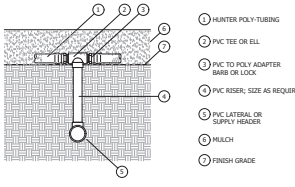

AT-GRADE START CONNECTION

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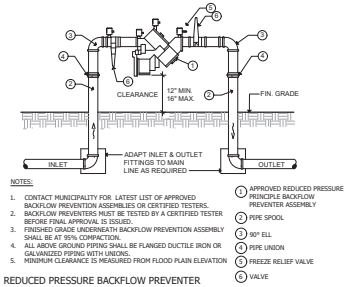

REDUCED PRESSURE BACKFLOW PREVENTER

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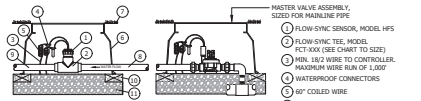

HUNTER FLOW-SYNC FLOW SENSOR AND MASTER VALVE ASSEMBLY

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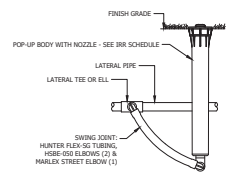

POP-UP NOZZLE ASSEMBLY

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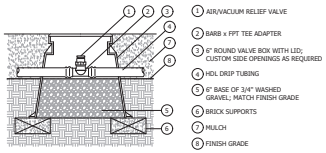

AIR/ VACUUM RELIEF VALVE ON GRADE

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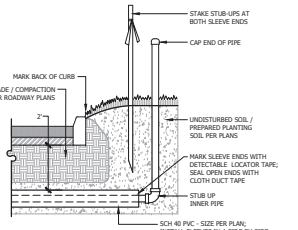
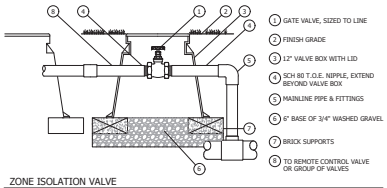


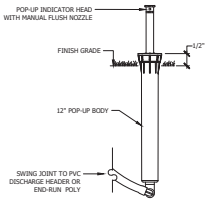
IRRIGATION SLEEVING DETAIL

NOT TO SCALE



ZONE ISOLATION VALVE

NOT TO SCALE



DRIP ZONE INDICATOR MANUAL FLUSH VALVE ASSEMBLY

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MAJOR SITE PLAN
DIAMOND A SHOPPING CENTER
MARION COUNTY, FLORIDA

IRRIGATION DETAILS

DATE 8/13/2025
DRAWN BY
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JOB NO. 24-9040

LIR5.01

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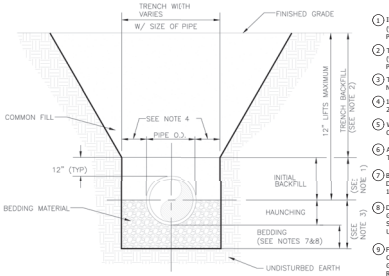
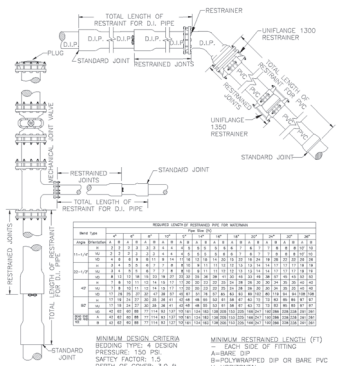


1. INITIAL BACKFILL: COMMON FILL COMPACTED TO 95% (98% UNDER PAVEMENT) OF THE MAXIMUM DENSITY AS PER AASHTO T-180
2. TRENCH BACKFILL: COMMON FILL COMPACTED TO 95% (98% UNDER PAVEMENT) OF THE MAXIMUM DENSITY AS PER AASHTO T-180
3. TYPE A BEDDING MATERIAL SHALL CONFORM TO FDOT NO. 57 AGGREGATE
4. 15" MAX. (12" MIN.) FOR PIPE DIAMETER LESS THAN 24" AND 24" MAX. (12" MIN.) FOR PIPE DIAMETER 24" AND LARGER
5. WATER SHALL NOT BE PERMITTED IN THE TRENCH DURING CONSTRUCTION
6. ALL PIPE TO BE INSTALLED WITH BELL FACING UPSTREAM TO THE DIRECTION OF THE FLOW
7. BEDDING DEPTH SHALL BE 4" MINIMUM FOR PIPE DIAMETER UP TO 12" AND 6" MINIMUM FOR PIPE DIAMETER 16" AND LARGER
8. DEPTH FOR REMOVAL OF UNSUITABLE MATERIAL SHALL GOVERN DEPTH OF BEDDING ROCK BELOW THE PIPE. UTILITIES SHALL DETERMINE IN THE FIELD REQUIRED REMOVAL OF UNSUITABLE MATERIAL TO REACH SUITABLE FOUNDATION
9. FINAL RESTORATION IN IMPROVED AREAS SHALL BE IN COMPLIANCE WITH ALL APPLICABLE REGULATIONS OF GOVERNING AGENCIES. SURFACE RESTORATION WITHIN RIGHT-OF-WAY SHALL COMPLY WITH REQUIREMENTS OF RIGHT-OF-WAY UTILIZATION REGULATIONS AND ROAD CONSTRUCTION SPECIFICATIONS

BEDDING AND TRENCHING

NOT TO SCALE



REQUIRED LENGTH OF RESTRAINED PIPE FOR MJ FITTINGS

Bend Type		Pipe Size (in)																					
		3"	4"	6"	8"	10"	12"	14"	16"	18"	20"	24"	30"	36"	42"	48"	54"	60"	64"	72"	80"	90"	96"
Single Restrained		3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3
11 1/4°	1pc	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3
	10	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4
22 1/2°	1pc	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3
	10	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4
45°	1pc	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3
	10	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5
90°	1pc	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5
	10	7	7	7	7	7	7	7	7	7	7	7	7	7	7	7	7	7	7	7	7	7	7
Dead End	1pc	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5
	10	7	7	7	7	7	7	7	7	7	7	7	7	7	7	7	7	7	7	7	7	7	7

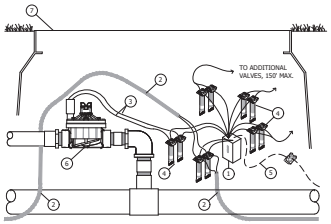
MINIMUM DESIGN CRITERIA
BEDDING TYPE: A DESIGN
PRESSURE: 150 PSI
SAFTEY FACTOR: 1.5
DEPTH OF COVER: 3.0 ft.
SOIL: SAND-SILT

MINIMUM RESTRAINED LENGTH (FT)
— EACH SIDE OF FITTING
A=BARE DIP
B=POLYWRAPPED DIP OR BARE PVC
H=HORIZONTAL
VU=VERTICAL—UP
VD=VERTICAL—DOWN

NOTES:
1. FOR LENGTH OF PIPE AND NUMBER OF JOINTS TO BE RESTRAINED, SEE TABLE. FOR 3" PIPE, REFER TO MANUFACTURER'S RECOMMENDATIONS.
2. ONLY DUCTILE IRON FITTINGS SHALL BE USED AT JOINTS TO BE RESTRAINED UNLESS OTHERWISE SPECIFIED BY DISTRICT.
3. IN-LINE VALVES SHALL BE RESTRAINED BOTH WAYS.

RESTRAINED PIPE 3"+

NOT TO SCALE

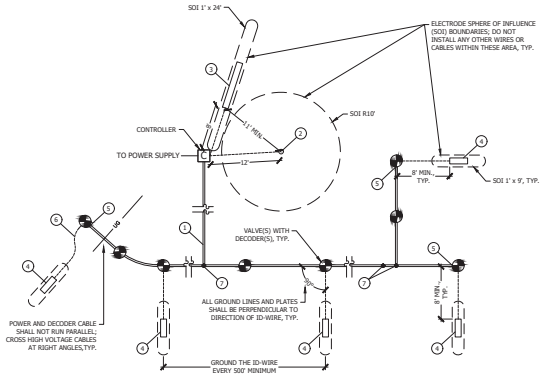


1. DECODER IN VALVE BOX: DECODERS SHALL BE IN BOX WITH ITS VALVE, OR SEPARATE VALVE BOX IN CLOSE PROXIMITY TO THE VALVE.
2. JACKETED DECODER COMMUNICATION ID-WIRE: ROUTE WIRE FROM CONTROLLER UNDERNEATH MAINLINE TO VALVE LOCATIONS.
3. WIRES TO VALVE SOLENOID: ADDITIONAL LENGTH AS NEEDED; WIRE TYPE AND COLOR DEPENDENT ON LENGTH. SEE MANF'R SPECS.
4. STATION OUTPUT
5. DECODER BARE GROUND WIRE: CONNECT TO GROUND SYSTEM PER PLANS WITH APPROPRIATELY SIZED COPPER SPLIT BOLT DEVICE; WRAP FOR FUTURE INTERVENING UNUSED WIRES.
6. VALVE (SEE DETAILS)
7. VALVE BOX W/ SUMP & SUPPORTS, TYP. (SEE DETAILS)

NOTES:
1. INSTALL DECODER TYPE TO MATCH THE EXACT NUMBER OF ZONES CONTROLLED BY THAT DECODER. NO SPARE ZONES TO BE LEFT ON DECODER.
2. ALL WIRE SPLICES TO BE MADE WITH 3M DBR/Y-6, ONE FOR EACH CONNECTION.
3. PROVIDE WIRE SLACK ADEQUATE TO SERVICE DECODER MINIMUM OF 3' OUTSIDE THE VALVE BOX.

DECODER INSTALLATION DETAIL

NOT TO SCALE

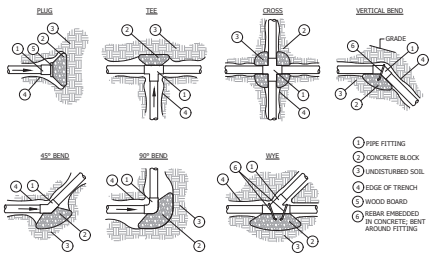


1. 2-WIRE OUTPUT PATH WITH JACKETED, TWISTED ID WIRE: HUNTER ID2BLU 12 AWG WITH RED AND BLUE WIRE IN BLUE JACKET; OTHER JACKET COLORS FOR DIAGNOSTICS; 15,000' MAX DISTANCE FROM CONTROLLER TO ANY RUN END; DO NOT LOOP PATH BACK TO CONTROLLER
2. GROUND ROD IN VALVE BOX W/ BOLT DOWN COVER: UL LISTED 5/8" COPPER CLAD 10' LENGTH; EMBED VERTICALLY IN GROUND TO 12" BELOW FINISH GRADE; CADWELD TO TOP OF ROD GAWG BARE SOLID COPPER WIRE FROM GROUND LUG IN DECODER
3. GROUND PLATE IN ENHANCED EARTH TRENCH: 8" x 96" x 0.0625" COPPER PLATE SET 3' BELOW GRADE, FULLY ENCASED WITH APPROVED GROUNDING BACKFILL (e.g. LORESCO, ERICO); CADWELD TO PLATE GAWG BARE SOLID COPPER WIRE FROM GROUND LUG IN DECODER; MARK PLATE LOCATION WITH ID IN VALVE BOX
4. SMALL GROUND PLATE IN ENHANCED EARTH TRENCH: 4" x 3' x 0.0625" COPPER PLATE SET 3' BELOW GRADE, FULLY ENCASED WITH APPROVED GROUNDING BACKFILL (e.g. LORESCO, ERICO); PLATE SHALL BE PAIGE ELECTRIC 182301 WITH SOLID 10AWG COPPER WIRE; CONNECT TO ID-WIRE VIA DECODER GROUND WIRE; MARK PLATE LOCATION WITH ID IN VALVE BOX
5. THE FINAL DECODER AT EACH END RUN SHALL BE CONNECTED TO A SMALL PLATE GROUND - SEE #4
6. ALL GROUND WIRES ARE TO BE INSTALLED IN AS STRAIGHT A LINE AS POSSIBLE. NECESSARY TURNS OR BENDS SHALL BE DONE IN A SWEEPING CURVE WITH A MINIMUM INCLUDED ANGLE OF 90°, AND A MINIMUM RADIUS OF 8"; USE A STANDARD 1.5" PVC SWEEP ELL AT VALVE BOXES AND ELSEWHERE AS NEEDED.
7. T-SPLICES, CONNECTIONS, AND OTHER SPLICES INTO THE ID-WIRE (e.g. DIAGNOSTICS, SURGE SUPPRESSION, SENSORS) SHALL BE MADE WITH DBR/Y-6 WATERPROOF CONNECTORS, AND LOCATED IN A VALVE BOX W/ SUMP. SUPPORTS; PROVIDE ADEQUATE SLACK IN THE WIRE FOR ABOVE GROUND INSPECTION AND SERVICE.

NOTE: THE TWO-WIRE DECODER, WIRING, AND GROUNDING SYSTEM SHALL BE INSTALLED ACCORDING TO HUNTER MANUFACTURER SPECIFICATIONS, UNLESS NOTED OTHERWISE IN THESE PLANS.

DECODER, WIRING, AND GROUNDING LAYOUT

NOT TO SCALE



MINIMUM BEARING SURFACE AREA

PIPE SIZE	TEE AND PLUG	90° BEND	45° BEND
1-1/2"	0.5 SF	0.7 SF	0.4 SF
2"	0.7 SF	1.0 SF	0.6 SF
2-1/2"	1.0 SF	1.5 SF	0.8 SF

1. PIPE FITTING
2. CONCRETE BLOCK
3. UNDISTURBED SOIL
4. EDGE OF TRENCH
5. WOOD BOARD
6. REBAR EMBEDDED IN CONCRETE; BENT AROUND FITTING

NOTES:
1. SUPPLY LINES 1 1/2"+ SHALL BE INSTALLED WITH CONCRETE THRUST BLOCKS.
2. THRUST BLOCKS SHALL BE SIZED AS SPECIFIED IN THE TABLE ABOVE, AND SHALL BE A MINIMUM OF 12" THICK, (9" THICK FOR 2" PIPE OR LESS), OR AS REQUIRED BY CODE.
3. ALL FITTINGS SHALL BE WRAPPED WITH POLYETHYLENE TO PREVENT CONCRETE FROM ADHERING TO PIPE, FITTINGS, OR BOLTS.
4. CONCRETE SHALL NOT ENCAPSULATE PIPE OR FITTING TO ALLOW FOR FUTURE ACCESS AND MAINTENANCE.
5. CONTROL WIRES SHALL NOT BE ENCASED IN CONCRETE.
6. THRUST BLOCK BEARING AREAS SHALL BE POURED AGAINST UNDISTURBED SOIL. WHERE TRENCH WALL HAS BEEN DISTURBED, EXCAVATE ALL LOOSE MATERIAL AND EXTEND CONCRETE TO UNDISTURBED SOIL.
7. EXTEND THRUST BLOCK AS REQUIRED TO MEET THE FULL LENGTH OF FITTINGS.
8. AT PLUG FITTINGS, PROVIDE PRESSURE TREATED WOOD BOARD BETWEEN PLUG AND CONCRETE.
9. JOINTS AND BOLTS SHALL BE ACCESSIBLE FOR REPAIRS.
10. ALL POURED IN PLACE CONCRETE SHALL BE 3000 PSI.
11. SURFACE BEARING AREAS ARE MINIMUMS, AND SHALL BE RECALCULATED FOR EXCESSIVELY SOFT, WET, OR LOOSE SOILS, OR IF WORKING LINE PRESSURE IS GREATER THAN 100 PSI.

THRUST BLOCK DETAILS

NOT TO SCALE

Tillman & Associates ENGINEERING, LLC.
CIVIL ENGINEERING - PLANNING - LANDSCAPE ARCHITECTURE - ENVIRONMENTAL
1720 SE 16th Ave. Bldg. 100, Ocala, FL 34471
Office: (352) 387-4540 Fax: (352) 387-4595

REVISIONS

DATE

MAJOR SITE PLAN
DIAMOND A SHOPPING CENTER
MARION COUNTY, FLORIDA

IRRIGATION DETAILS

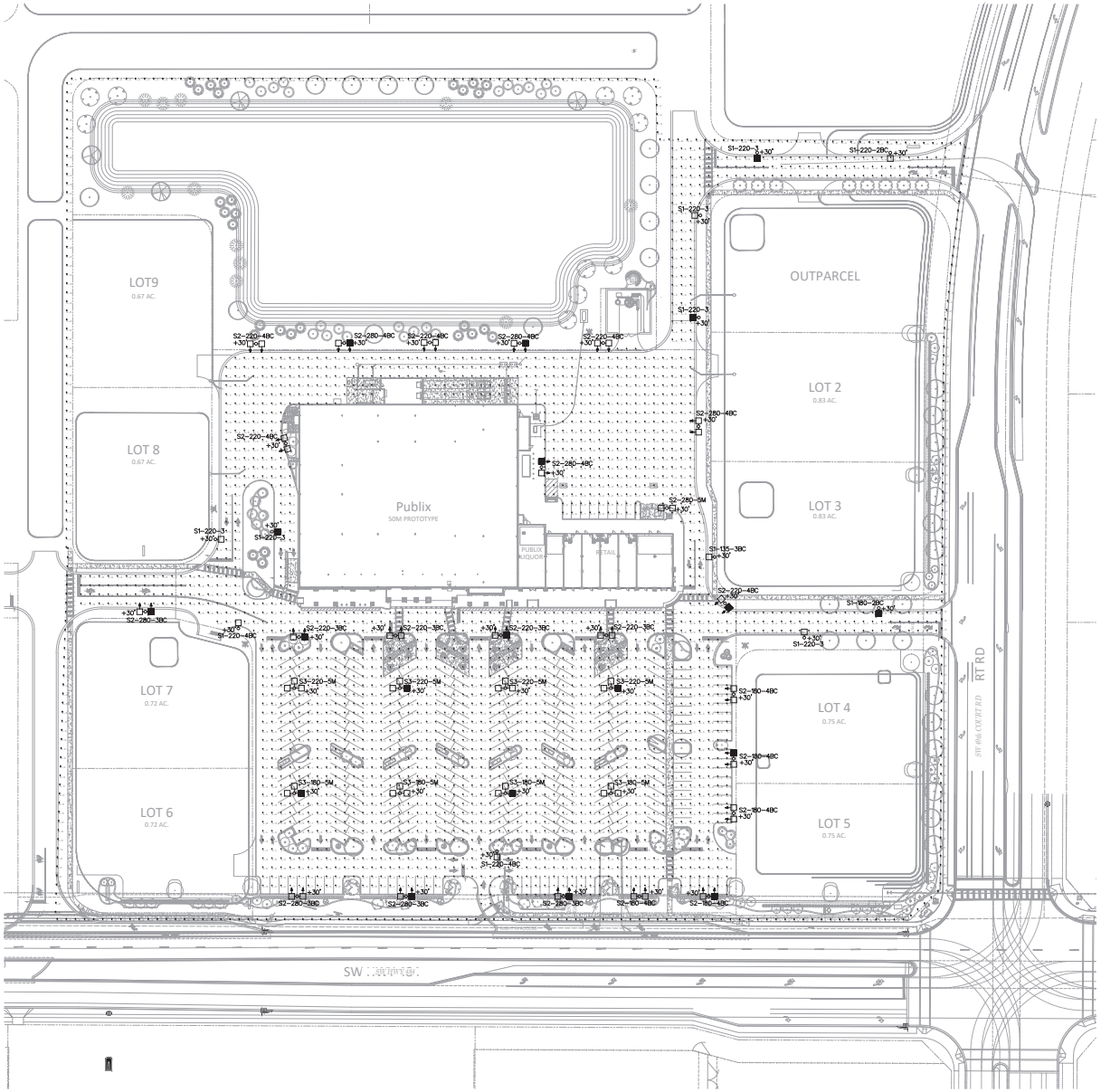
DATE 8/13/2025
DRAWN BY
CHKD. BY IRP
JOB NO. 24-9040

APPROVED FOR CONSTRUCTION

LIR5.02

S:\Marion County\McGinley Alvarez Public\LANDSCAPE_ARCHITECTURE\CONSTRUCTION\24-9040 LIR05.01 Irrigation Details.dwg, LIR5.02, 8/13/2025 8:59:54 AM

NOT VALID UNLESS SIGNED AND SEALED BY AUTHORIZED PROFESSIONAL



PHOTOMETRIC SITE PLAN
SCALE: 1"=50'-0"

Luminaire Schedule			
Symbol	Tag	Description	LLF
	S1-135-3BC	VP-L-64L-135-4K7-3-BC	0.900
	S1-180-2BC	VP-L-80L-180-4K7-2-BC	0.900
	S1-220-2BC	VP-L-96L-220-4K7-2-BC	0.900
	S1-220-3	VP-L-96L-220-4K7-3	0.900
	S1-220-4BC	VP-L-96L-220-4K7-4-BC	0.900
	S2-180-4BC	VP-L-80L-180-4K7-4-BC	0.900
	S2-220-3BC	VP-L-96L-220-4K7-3-BC	0.900
	S2-220-4BC	VP-L-96L-220-4K7-4-BC	0.900
	S2-280-3BC	VP-L-96L-280-4K7-3-BC	0.900
	S2-280-4BC	VP-L-96L-280-4K7-4-BC	0.900
	S2-280-5M	VP-L-96L-280-4K7-5QM	0.900
	S3-180-5M	VP-L-80L-180-4K7-5QM	0.900
	S3-220-5M	VP-L-96L-220-4K7-5QM	0.900

Calculation Summary						
Label	Units	Avg	Max	Min	Avg/Min	Max/Min
Drives	Fc	3.27	8.9	0.6	5.45	14.83
Property Line	Fc	0.09	1.0	0.0	N.A.	N.A.
Publix Parking Area	Fc	5.01	8.9	2.1	2.39	4.24
Security Area	Fc	4.65	8.6	2.0	2.33	4.30

CUHACI PETERSON

2600 Maitland Center Parkway
Suite #200
Maitland, FL 32751

P (407) 661-9100
F (407) 661-9101
c-p.com

Florida Corporate Certificate #AA C000026

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ARCHITECT/ENGINEER SEAL

Daniel A Sutyak Jr

ANTHONY SUTYAK LICENSE No 74042 STATE OF FLORIDA PROFESSIONAL ENGINEER

Daniel Anthony Sutyak
P.E. No.74042

CEI A NOBLES COMPANY
COLWILL ENTERPRISES ELECTRICAL · MECHANICAL · ENGINEERING

Consulting Engineers, Inc.
Engineering Business No. 9021

4750 East Adamo Drive
Tampa, Florida 33605
Tel: 813-241-2525
www.colwillengineering.com

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Job Number: 51253

REVISION / ISSUE HISTORY

REV	DATE	REVISION / ISSUE NAME
A	05-23-2024	50% Publix Submittal

PROJECT NO 20240016	DRAWN BY AS
PERMIT SUB DATE	CHECKED BY DAS

PROJECT
Ocala - Publix Canopy
SW Hwy 484 & SW 49th CT RD
Ocala, Florida

CLIENT
Publix Super Markets, Inc
3300 Publix Corporate Pkwy
Lakeland, FL.

SHEET TITLE
PHOTOMETRIC SITE PLAN

SHEET NO EP1.0 REV A

VIPER L

STRIKE

LARGE VIPER LUMINAIRE

Cat.#

Job

Type

Approvals

SPECIFICATIONS

Extended Description

The Beacon Viper luminaire is available in two sizes (Viper L and Viper M) with efficient LED wattage configurations and optical distributions designed to replace HID lighting up to 1000W MH or HPS. Luminaires are suitable for wet locations.

Construction:

- Manufactured with die cast aluminum.
- Coated with a polyester finish that meets ASTM B117 corrosion test requirements for salt spray resistance and loss of adhesion test requirements.
- External hardware is corrosion resistant.
- One-piece optical cartridge system consisting of an LED engine, LED lamps, optics, gasket and stainless steel basic.
- Cartridge is held together with internal torque limiting screws and is sealed with a gasket. It can be field replaced as a one piece optical system.
- Integrated driver and thermally conductive polyurethane foam gasket ensures a weather-proof seal around each individual optic.

Electrical:

- Luminaire accepts 100V through 277V, 50Hz to 60 Hz (LINE, 347V, or 480V input.
- Power factor is ≥ .90 at full load.
- Dimming drivers are standard, but must contact factory to request wiring leads for purpose of external dimming controls.
- Component-to-component wiring within the luminaire is rated 105°C minimum. Input is rated load and is certified to UL for use a 600VAC at 90°C or higher.
- Plug disconnects are certified by UL for use at 600 VAC, 13A or higher. 15A rating available for 347V and 480V input.
- Fixture electrical compartment shall contain all LED driver components and shall be provided with a pass-through terminal block for AC power connections.
- Optional 7 pin ANSI C136.41-2013 twist-lock photo control receptacle available. Compatible with a 1,795uF external twist-lock control device.
- Ambient operating temperature -40°C to 40C
- Surge protection - 20kA.
- Lifeshield™ Circuit - protects luminaire from excessive temperature. The device shall activate at a specific, factory-preset temperature and automatically reduce power over a finite temperature range. Operation shall be smooth and undetectable to the eye. Thermal circuit is designed to "fail on", allowing the luminaire to revert to full power in the event of an internal option or its power supply, or faulty wiring in the luminaire. The Lifeshield™ circuit shall be compatible with other 0-10V control devices (occupancy sensor, external dimmer, etc.).

Controls/Options:

- Available with an optional passive infrared (PIR) motion sensor capable of detecting motion 360° around the luminaire. When no motion is detected for the specified time, the motion response system reduces the wattage to factory preset level, reducing the light level accordingly. When motion is detected by the PIR sensor, the luminaire returns to full light output. See Ordering Info. Please contact Beacon Products if project requirements vary from standard configuration.
- Available with Energetic for optional set dimming, timed dimming with simple delay, a timed dimming based on time of night (see www.beaconproducts.com/products/energetic for more information).
- Available with SiteSync™ wireless control system for reduction in energy and maintenance costs while optimizing light quality 24/7. For more information, see www.hubbelllighting.com/sitesync.

Installation:

- Mounting options for horizontal arm, vertical tenon or traditional arm mounting available. Mounting hardware included.

Finish:

- ATG polyester powder-coat electrostatically applied and thermocured. IFS finish consists of a five-stage pretreatment regimen with a polymer primer sealer and top-coated with a thermoset super TGIC polyester powder-coat finish.
- The finish meets the AAMA 2604 performance specification and includes passing a 3000 hour salt spray test for corrosion resistance and resists cracking or loss of adhesion per ASTM D3359 and resist surface impacts of up to 160 inch-pounds.

Certifications/Ratings:

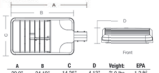
- Design LED Consortium (DLC) qualified, see Design LEDs Consortium (DLC) Premium (Multi) - https://www.designlights.org/QPL
- Certified to UL 1598, UL 8750, and CSA C222
- 3G-rated for ANSI C136.31 high vibration applications with MAF mounting.
- IDA approved
- This product is approved by the Florida Fish and Wildlife Conservation Commission; Separate spec available at: http://www.beaconproducts.com/products/viper_spec_sheet.pdf

Warranty:

Five-year limited warranty for more information visit www.hubbelllighting.com/resources/warranty

PRODUCT IMAGE(S)

DIMENSIONS



A	B	C	D	Weight	EPA
29.9" (741 mm)	24.19" (614 mm)	14.25" (362 mm)	4.13" (105 mm)	33.0 lbs (1.3 kg)	1.2 ft²

MOUNTING OPTIONS

CERTIFICATIONS/LISTINGS

ORDERING INFORMATION

ORDERING EXAMPLE: VPL/96L-280/4K7/RW/UNV/ADB/7PR-TL/GEM-04/BC

VPL

SERIES	LED ENGINE	CCT/CRI*	ROTATION	VOLTAGE	COLOR	OPTIONS
VPL Viper	64L-135 135W LED array	3K7 3000K, 70 CRI	Leave blank for no rotation	UNV 120-277V	BL Black Textured	F Fusing
80L-180 180W LED array	4K7 4000K, 70 CRI	L* Optic rotation left	120 120V	DB Dark Bronze Textured	BSP Bird spikes
80L-235 235W LED array	5K7 5000K, 70 CRI	R* Optic rotation right	208 208V	EYS Light Grey Smooth	BC Backshield (available for FR, L3, 4, 4W Optics)
96L-220 220W LED array			240 240V	PS Platinum Silver Smooth	
96L-280 280W LED array	**DISTRIBUTION**		277 277V	WH White Textured	
96L-315 315W LED array	FR Type 1/Front Row		347 347V	CC Custom Color	
96L-365 365W LED array	2 Type 2		480 480V		
	3 Type 3				
	4 Type 4				
	4W Type 4 Wide				
	SDM Type SDM				
	SGN Type SGN				
	SR Type SR (rectangular)				
	SW Type SW (round wide)				
	TC Tennis Court				

MOUNTING

- A Rectangular Arm (formerly AM) for square or round pole
- MAF Mast Arm Fitter (formerly SF3) for 2-3/8" OD horizontal arm
- K Knuckle (formerly PK) bord to 30° tilt or 2-3/8" OD horizontal arm or vertical tenon
- WB Wall Bracket
- AD Universal Arm for square pole
- ADS Universal Arm for 2.4'-4.1" round pole
- AD4 Universal Arm for 4.2' -5.5" round pole
- ADX Universal Arm for 5.9' -5.9" round pole
- ADX Universal Arm for 6.0'-8.5" round pole

CONTROL OPTIONS

- 7PR 7-Pin Receptacle w/ blanking cap, photo control, or wireless control (provided by others)
- 7PR-SC 7-Pin Receptacle w/ Shorting Cap
- 7PR-TL 7-Pin Receptacle w/ twist Lock photo control
- SCP1, 2**** Programmable Occupancy Sensor w/ 7-Pin Connector
- GEM-10* ENERGEM
- SWP** SiteSync Pro-Connection

HOUSE SIDE SHIELD ACCESSORIES

- HSS/EVP-L/90-FB/XXX 90° shield front or back
- HSS/EVP-L/90-L/R/XXX 90° shield left or right
- HSS/EVP-L/270-FB/XXX 270° shield front or back
- HSS/EVP-L/270-L/R/XXX 270° shield left or right
- HSS/EVP-L/360/XXX Full shield

Replace XX with relative to desired finish color. Refer to page 5 for shield images

MOUNTING ACCESSORIES

- VPL-AD-RPA2 2.4'-4.1" Round Pole Adapter for AD arm
- VPL-AD-RPA4 4.2'-5.3" Round Pole Adapter for AD arm
- VPL-AD-RPA5 5.5'-5.9" Round Pole Adapter for AD arm
- VPL-AD-RPA6 6.0'-8.5" Round Pole Adapter for AD arm

* Not available with other wireless control or sensor options
** Specify location when ordering: SWP-L, SWP-R, SWP-SR
*** Specify location when ordering: 7PR-FR, See ENERGEM brochure and instructions for setting table and options. Not available with sensor or SiteSync options.
**** Specify location when ordering: SCP1-FR, SCP2-FR. Corresponding cover/lenses for further details. Order of actual lens
SiteSync wireless accessory NEEDS to be ordered. Such accessory includes Bridge or Lumen, GO and Bridge Node.
† Only available with FR, 2, 3, 4, 4W and SR distributions
†† Only available with FR, 2, 3, 4, 4W and SR distributions when ordered with the occupancy sensor
‡ This product is approved by the Florida Fish and Wildlife Conservation Commission. Separate spec available at: http://cdn.beaconproducts.com/content/products/specsheets/viper_fixed/viper_l_235_347v_spec_sheet.pdf

RECOMMENDED SITE/PRE ORDERING INFORMATION: When ordering a fixture with the SiteSync lighting control system, please provide the following information to Beacon Products to ensure proper commissioning of the site or alternate schedule information must be completed. This form includes Project location, Group information, and Operating schedules. For more detailed information please visit www.hubbell-automation.com/products/sitesync or contact Hubbell Lighting tech support at (855) 582-4825.

SiteSync fixtures with Motion control (SWPM) require the mounting height of the fixture for selection of the lens.

Example: VP-L/80L-235/4K7/UNV/ADB/SWP-
VP-L/80L-235/4K7/UNV/ADB/SWPM-45ft*

SiteSync only
SiteSync with Motion Control

Accessories and Services (Ordered Separately)

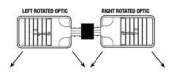
Catalog Number	Description
SCP-REMOTE	Remote Control for SCP, 7 option. Order 4 least one per project to program and control the occupancy sensor
SWUSB*	SiteSync interface software loaded on USB flash drive for use with owner supplied PC (Windows® based only). Includes SiteSync license, software and USB radio bridge node
SWTAB*	Windows tablet and SiteSync interface software. Includes tablet with preloaded software, SiteSync license and USB radio bridge node.
SWBRG	SiteSync USB radio bridge node only. Order if a replacement is required or if an extra bridge node is required.
SWVPR*	SiteSync 7 Pin on fixture module On/Off/Dim, Daylight Sensor 120-480VAC

* When ordering SiteSync at least one of these two interface options must be ordered per project.
† Is available as a replacement retrofit option for fixtures with existing Type 1 sensor.

Hubbell Control Solutions - Accessories (sold separately)

Catalog Number	Description	HCS System
RSDPM-1010-UNV	On-fixture Module (7-pin) for Dim / Dim + Daylight Sensor with HubbNET Radio and Bluetooth® Radio, 120-480VAC	NX Distributed Intelligence™
WR-RME-L	On-fixture Module (7-pin or 5-pin), Dim / Dim + Dim, Daylight Sensor with wiSCAPE Radio, 110-480VAC	wiSCAPE® Lighting Control

For additional information related to these accessories please visit www.hubbell-automation.com/products/sitesync. Options provided for use with integrated sensor, please view specification sheet ordering information table for details.



LEFT ROTATED OPTIC

RIGHT ROTATED OPTIC

SWTR

SiteSync 7-Pin Module

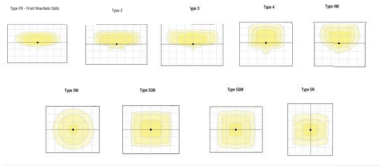
- SiteSync features in a new form
- Available as an accessory for retrocommissioning or retrofit applications (with existing 7-Pin receptacle
- Does no interface with occupancy sensors

PERFORMANCE DATA

# LED'S	DRIVE CURRENT (MILLIAMPS)	SYSTEM WATTS	DISTRIBUTION TYPE	5K (5000K nominal, 70 CRI) LUMENS	LPW	B	U	G	4K (4000K nominal, 70 CRI) LUMENS	LPW	B	U	G	3K (3000K nominal, 70 CRI) LUMENS	LPW	B	U	G
64	625 mA	135W	FR	18648	138	5	0	5	18194	135	5	0	5	18045	133	2	0	2
			2	17293	128	2	0	3	17781	132	2	0	3	17635	131	2	0	2
			3	18804	139	2	0	3	18339	136	2	0	3	18179	135	2	0	2
			4	18804	139	1	0	4	18339	136	1	0	4	18179	135	1	0	3
			4W	18648	138	2	0	4	17763	131	2	0	4	14823	110	2	0	4
			SGM	17259	128	4	0	2	17732	131	4	0	2	15479	114	4	0	2
			SGN	18072	134	4	0	3	17732	131	4	0	3	15479	114	4	0	3
			SR	18072	134	4	0	4	16930	125	4	0	4	16765	124	4	0	4
			SW	17410	127	4	0	4	17948	130	4	0	4	15615	113	4	0	4
			TC	19458	144	4	0	5	17909	124	4	0	5	14791	109	4	0	5
			TC	19829	110	2	1	2	19411	113	2	1	2	14283	83	2	1	2
80	700 mA	180W	1A	23968	133	3	0	1	23465	130	3	0	1	19252	107	3	0	1
			2	21360	131	3	0	3	23845	125	3	0	3	19750	109	3	0	3
			3	22003	131	2	0	4	23583	125	3	0	4	19734	109	2	0	4
			4	21360	118	2	0	4	22167	122	2	0	4	19265	106	2	0	4
			4W	20810	112	2	0	4	21427	116	2	0	4	18864	100	2	0	4
			SGM	20005	111	4	0	2	20696	105	4	0	2	19136	106	4	0	2
			SGN	22979	127	4	0	1	23699	131	4	0	1	20615	114	4	0	0
			SR	22120	122	4	0	4	21884	120	4	0	4	19867	109	4	0	4
			SW	21908	116	4	0	5	21606	115	4	0	5	19612	104	4	0	5
			TC	21908	116	2	1	2	21606	115	2	1	2	19864	98	2	1	2
80	875 mA	235W	1A	27848	121	3	0	2	25777	112	3	0	2	24871	108	3	0	2
			2	26324	114	3	0	3	27148	118	3	0	4	23618	102	3	0	3
			3	26373	114	3	0	4	27126	118	3	0	4	23620	103	3	0	4
			4	25277	112	2	0	4	26575	113	2	0	5	22526	100	2	0	5
			4W	25108	111	2	0	4	25856	108	2	0	5	23051	102	2	0	5
			SGM	24045	104	4	0	3	24811	108	4	0	3	22621	100	4	0	3
			SGN	27548	119	5	0	1	28490	123	5	0	1	24766	107	5	0	1
			SR	26611	115	5	0	5	27434	118	5	0	5	23845	104	4	0	4
			SW	26218	109	5	0	3	25866	113	5	0	3	22618	98	5	0	3
			TC	25864	163	3	2	1	24802	107	3	2	2	21424	85	3	2	2
96	700 mA	220W	1A	27876	126	2	0	2	26736	122	2	0	2	25900	113	2	0	2
			2	26339	121	3	0	4	27173	125	3	0	4	25841	112	3	0	4
			3	26403	121	3	0	4	27220	125	3	0	4	25887	113	3	0	4
			4	25277	116	2	0	4	26575	122	2	0	5	24766	108	2	0	5
			4W	24601	113	3	0	5	25433	117	3	0	5	22169	102	2	0	4
			SGM	26406	121	4	0	2	27222	125	4	0	2	24884	109	4	0	2
			SGN	27575	127	5	0	1	28427	131	5	0	1	24720	114	5	0	1
			SR	26632	122	5	0	5	27460	126	5	0	5	23891	110	4	0	4
			SW	25242	116	5	0	3	26003	120	5	0	3	23645	109	5	0	3
			TC	23807	110	2	1	2	24626	113	2	1	2	21473	99	2	1	2
96	875 mA	280W	1A	31854	114	3	0	1	30563	109	3	0	1	29478	105	3	0	1
			2	31809	114	3	0	3	32577	116	3	0	4	28342	102	3	0	3
			3	31854	114	3	0	3	32633	116	3	0	5	28380	102	3	0	4
			4	30933	112	2	0	5	31689	115	2	0	5	27774	100	2	0	4
			4W	30131	106	3	0	5	31063	109	3	0	5	27025	96	2	0	4
			SGM	31852	114	4	0	3	32636	116	4	0	3	28381	102	4	0	3
			SGN	33034	119	5	0	1	34060	123	5	0	1	29607	107	4	0	1
			SR	31852	114	5	0	5	32636	116	5	0	5	28381	102	4	0	4
			SW	30262	109	5	0	4	31190	113	5	0	4	27142	98	3	0	3
			TC	28642	104	2	1	3	29526	107	2	1	3	25690	93	2	1	2
96	1000mA	315W	1A	35956	113	3	0	2	36769	117	3	0	2	31990	101	3	0	2
			2	33725	107	3	0	4	34798	110	3	0	4	30342	96	3	0	4
			3	33760	107	3	0	5	34827	110	3	0	5	30359	96	3	0	4
			4	33012	105	2	0	5	34033	108	2	0	5	29655	94	2	0	4
			4W	32115	102	3	0	5	33112	105	3	0	5	28824	92	2	0	4
			SGM	33756	107	4	0	3	34830	110	4	0	3	30362	96	4	0	3
			SGN	35208	113	5	0	1	36271	115	5	0	1	31543	100	4	0	1
			SR	34056	108	5	0	5	35134	111	5	0	5	30364	96	4	0	4
			SW	32303	102	5	0	4	33301	106	5	0	4	28972	92	3	0	3
			TC	30568	97	2	1	3	31513	100	3	1	3	27410	87	2	1	2
96	1225mA	390W	1A	39969	103	3	0	2	41240	106	3	0	4	35479	91	3	0	2
			2	37500	96	3	0	4	39035	100	3	0	4	33640	86	3	0	4
			3	38113	101	3	0	5	40845	104	3	0	5	35320	90	3	0	4
			4	36723	98	3	0	5	39921	101	3	0	5	34737	89	3	0	4
			4W	37726	106	3	0	5	39857	109	3	0	5	33927	95	3	0	4
			SGM	39623	101	5	0	3	40848	104	5	0	3	35530	89	3	0	3
			SGN	41394	105	5	0	1	42675	108	5	0	1	37122	94	4	0	1
			SR	39969	103	5	0	5	41235	106	5	0	5	35946	92	3	0	4
			SW	37877	97	5	0	4	39045	100	5	0	4	34096	87	3	0	3
			TC	35858	92	3	1	3	36959	95	3	1	3	32158	82	2	1	2

* Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown. Actual performance may differ as a result of end-use environment and application.
† 525W and 350W 5000K versions are not DLC QPL listed. Reference highlighted cells in table.

PHOTOMETRICS



ELECTRICAL DATA

# OF LEDS	NUMBER OF DRIVERS	DRIVE CURRENT (mA)	INPUT VOLTAGE VOLTS	SYSTEM POWER (W)	CURRENT (Amps)
64	1	625 mA	120	135	1.2
			208		0.68
			240		0.59
			277		0.5
			347		0.4
			480		0.29
80	2	700 mA	120	180	1.5
			208		0.87
			240		0.76
			277		0.65
			347		0.52
			480		0.38
80	2	875 mA	120	235	1.96
			208		1.13
			240		0.98
			277		0.85
			347		0.68
			480		0.49
96	2	700 mA	120	220	1.83
			208		1.06
			240		0.92
			277		0.8
			347		0.63
			480		0.46
96	2	875 mA	120	280	2.33
			208		1.35
			240		1.17
			277		1.01
			347		0.81
			480		0.59
96	2	1000 mA	120	315	2.63
			208		1.52
			240		1.31
			277		1.14
			347		0.91
			480		0.66
96	2	1225 mA	120	395	3.29
			208		1.9
			240		1.65
			277		1.43
			347		1.14
			480		0.83

PROJECTED LUMEN MAINTENANCE

AMBIENT TEMP	0	25,000	50,000	75,000	100,00	Calculated L70 (HOURS)
25°C / 77°C	1	0.98	0.97	0.97	0.96	>377,000

* Projected per IESNA TM-21-11
Data references the extrapolated performance projections for the 700mA base model in a 25°C ambient, based on 10,000 hours of LED testing per IESNA LM-80-08.

DRILL PATTERN

EPA

Config.	EPA
1	1.2
2 @ 90°	1.9
2 @ 180°	2.4
3 @ 120°	1.9
3 @ 90°	2.1
4 @ 90°	1.8

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ARCHITECT/ENGINEER SEAL

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Job Number: 51253

REVISION / ISSUE HISTORY

REV	DATE	REVISION / ISSUE NAME
A	05-23-2024	50% Public Submittal

PROJECT NO	DRAWN BY
20240016	AS
PERMIT SUB DATE	CHECKED BY
	DAS

PROJECT

Ocala - Publix Canopy

SW Hwy 484 & SW 49th CT RD
Ocala, Florida

CLIENT

Publix Super Markets, Inc

3300 Publix Corporate Pkwy
Lakeland, FL.

SHEET TITLE

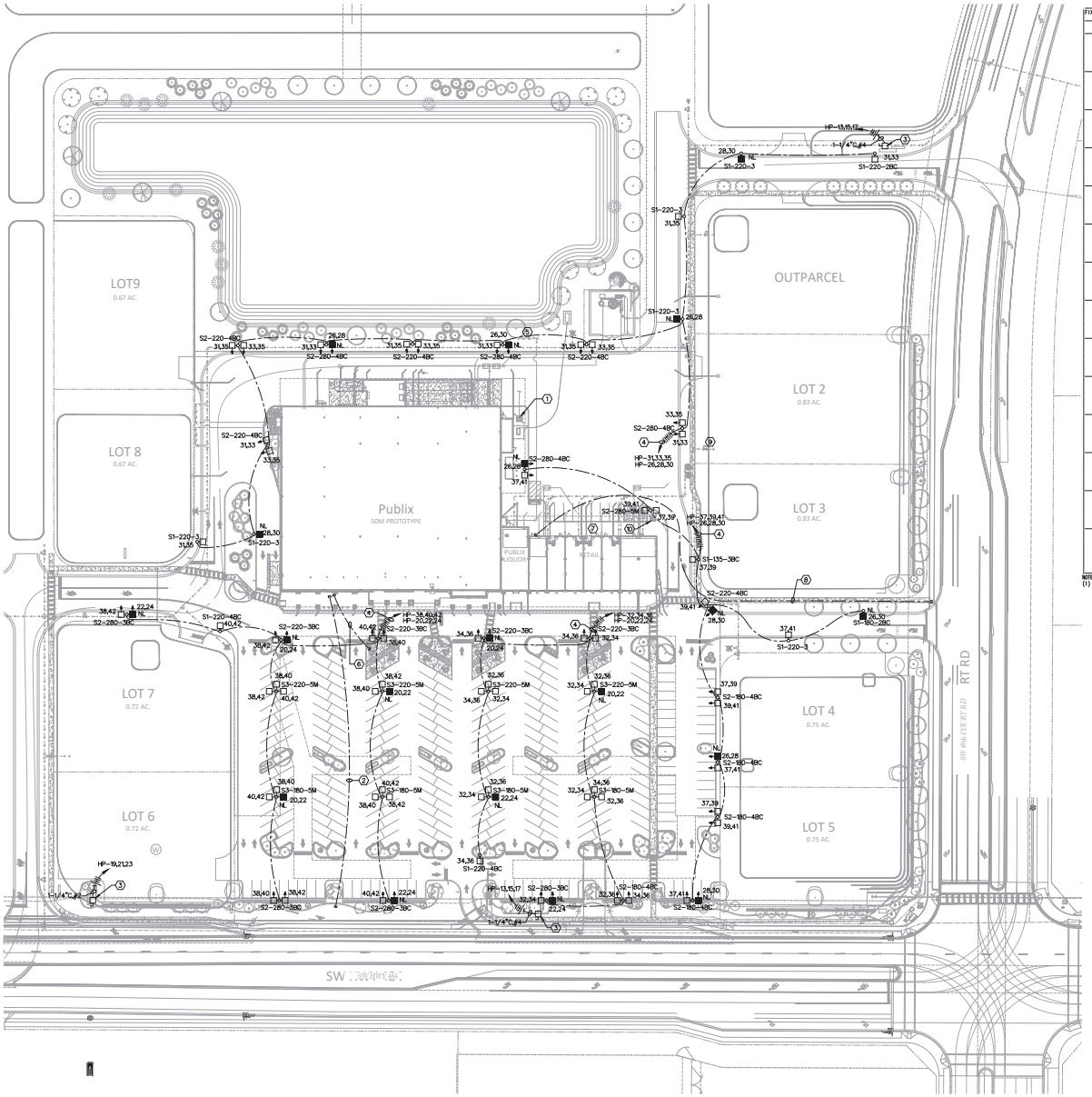
PHOMETRIC DETAILS

SHEET NO

EP2.0

REV

A



ELECTRICAL SITE PLAN
SCALE: 1"=50'-0"

FIXTURE SCHEDULE

SYM.	MANUFACTURER	CATALOG NUMBER	LAMPS	MTG.	REMARKS	WATTAGE
S1-135-3BC	BEACON	(1) WP-L-64L-135-NW7-3-BC	LED BY MFR.	POLE MOUNTED AT 30'	LED SITE LIGHTING FIXTURE, TYPE 3 DISTRIBUTION WITH BACK SHIELD. VERIFY COLOR WITH ARCHITECT.	135
S1-180-2BC	BEACON	(1) WP-L-60L-180-NW7-2-BC	LED BY MFR.	POLE MOUNTED AT 30'	LED SITE LIGHTING FIXTURE, TYPE 2 DISTRIBUTION WITH BACK SHIELD. VERIFY COLOR WITH ARCHITECT.	180
S1-220-2BC	BEACON	(1) WP-L-96L-220-NW7-2-BC	LED BY MFR.	POLE MOUNTED AT 30'	LED SITE LIGHTING FIXTURE, TYPE 2 DISTRIBUTION WITH BACK SHIELD. VERIFY COLOR WITH ARCHITECT.	220
S1-220-3	BEACON	(1) WP-L-96L-220-NW7-3	LED BY MFR.	POLE MOUNTED AT 30'	LED SITE LIGHTING FIXTURE, TYPE 3 DISTRIBUTION VERIFY COLOR WITH ARCHITECT.	220
S1-220-4BC	BEACON	(1) WP-L-96L-220-NW7-4-BC	LED BY MFR.	POLE MOUNTED AT 30'	LED SITE LIGHTING FIXTURE, TYPE 4 DISTRIBUTION WITH BACK SHIELD. VERIFY COLOR WITH ARCHITECT.	220
S2-180-4BC	BEACON	(2) WP-L-60L-180-NW7-4-BC	LED BY MFR.	POLE MOUNTED AT 30'	LED SITE LIGHTING FIXTURE, TYPE 4 DISTRIBUTION WITH BACK SHIELD. VERIFY COLOR WITH ARCHITECT.	180 EACH HEAD
S2-220-3BC	BEACON	(2) WP-L-96L-220-NW7-3-BC	LED BY MFR.	POLE MOUNTED AT 30'	LED SITE LIGHTING FIXTURE, TYPE 3 DISTRIBUTION WITH BACK SHIELD. VERIFY COLOR WITH ARCHITECT.	220 EACH HEAD
S2-220-4BC	BEACON	(2) WP-L-96L-220-NW7-4-BC	LED BY MFR.	POLE MOUNTED AT 30'	LED SITE LIGHTING FIXTURE, TYPE 4 DISTRIBUTION WITH BACK SHIELD. VERIFY COLOR WITH ARCHITECT.	220 EACH HEAD
S2-280-3BC	BEACON	(2) WP-L-96L-280-NW7-3-BC	LED BY MFR.	POLE MOUNTED AT 30'	LED SITE LIGHTING FIXTURE, TYPE 3 DISTRIBUTION WITH BACK SHIELD. VERIFY COLOR WITH ARCHITECT.	280 EACH HEAD
S2-280-4BC	BEACON	(2) WP-L-96L-280-NW7-4-BC	LED BY MFR.	POLE MOUNTED AT 30'	LED SITE LIGHTING FIXTURE, TYPE 4 DISTRIBUTION WITH BACK SHIELD. VERIFY COLOR WITH ARCHITECT.	280 EACH HEAD
S2-280-5M	BEACON	(2) WP-L-96L-280-NW7-50M	LED BY MFR.	POLE MOUNTED AT 30'	LED SITE LIGHTING FIXTURE, TYPE 50M DISTRIBUTION VERIFY COLOR WITH ARCHITECT.	280 EACH HEAD
S3-180-5M	BEACON	(3) WP-L-60L-180-NW7-50M	LED BY MFR.	POLE MOUNTED AT 30'	LED SITE LIGHTING FIXTURE, TYPE 50M DISTRIBUTION VERIFY COLOR WITH ARCHITECT.	180 EACH HEAD
S3-220-5M	BEACON	(3) WP-L-96L-220-NW7-50M	LED BY MFR.	POLE MOUNTED AT 30'	LED SITE LIGHTING FIXTURE, TYPE 50M DISTRIBUTION VERIFY COLOR WITH ARCHITECT.	220 EACH HEAD
POLE	ACCORD DURASTRESS PRECAST SPECIALTIES		———	DIRECT BURIAL	30'-0" LONG SQUARE TAPERED CONCRETE POLE WITH 2-3/8" DIA. TENON, MAX 1/4" SWEEP PER 10' LENGTH BURIAL DEPTH TO BE 6'-0". BELOW FINISHED GRADE.	

NOTE:
(1) CONTRACTOR SHALL BE REQUIRED TO SUBMIT CALCULATIONS FROM THE POLE MANUFACTURER, SEALED BY A STRUCTURAL ENGINEER LICENSED IN THE STATE OF FLORIDA, TO CERTIFY WIND LOAD CONFORMANCE OF EACH ENTIRE POLE AND FIXTURE ASSEMBLY.

NOTES

1. APPROXIMATE LOCATION OF PUBLIX UTILITY COMPANY PAD MOUNTED TRANSFORMER WITH 120/208 VOLT SECONDARY. EC SHALL COORDINATE CONCRETE PAD INSTALLATION WITH UTILITY COMPANY AND PUBLIX INTERIOR CONTRACTOR.
2. APPROXIMATE LOCATION OF PVC FOR PUBLIX TELEPHONE. EC SHALL PROVIDE (2) 3" PVC CONDUITS WITH PULL STRINGS AND EXTEND TO EDGE OF PROPERTY AS SHOWN FOR TELEPHONE CONDUCTORS. EC SHALL EXTEND CONDUITS TO WITHIN 5' OF BUILDING IN LOCATION SHOWN AND COORDINATE CONNECTION TO TELEPHONE CONDUITS EXTENDED FROM PUBLIX WITH INTERIOR CONTRACTOR. EC SHALL ALSO PROVIDE (1) 4"C WITH PULL-STRING IN A SEPARATE TRENCH FROM FOR DATA.
3. APPROXIMATE LOCATION OF P'YLON SIGN. PROVIDE 30/3/NF/NEMA 3R DISCONNECT AT SIGN FOR CIRCUITS SHOWN. ROUTE CONDUCTORS THRU LIGHTING CONTACTOR. EC SHALL PROVIDE WP/GFI RECEPTACLE AT BASE OF POLE AND CIRCUIT AS SHOWN. COORDINATE EXACT LOCATION WITH SIGN CONTRACTOR PRIOR TO ROUGH-IN.
4. ROUTE CIRCUITS VIA LIGHTING CONTACTOR.
5. APPROXIMATE LOCATION OF PUBLIX DOUBLE DETECTOR CHECK VALVE. PROVIDE TAMPER SWITCH AND FIRE ALARM CONDUCTORS IN 3/4"C TO PUBLIX FIRE ALARM PANEL.
6. EXTEND (2)2"C WITH PULL-STRING FROM WITHIN 5' OF BUILDING TO LANDSCAPING ISLAND SHOWN, FOR FUTURE USE.
7. APPROXIMATE LOCATION OF PANEL 'HP'.
8. APPROXIMATE LOCATION OF PVC FOR RETAIL TELEPHONE. EC SHALL PROVIDE (2) 4" PVC CONDUITS WITH PULL STRINGS AND EXTEND TO EDGE OF PROPERTY AS SHOWN FOR TELEPHONE CONDUCTORS.
9. APPROXIMATE LOCATION OF RETAIL DOUBLE DETECTOR CHECK VALVE. PROVIDE TAMPER SWITCH AND FIRE ALARM CONDUCTORS IN 3/4"C TO RETAIL SPRINKLER MONITORING PANEL.
10. APPROXIMATE LOCATION OF RETAIL UTILITY COMPANY PAD MOUNTED TRANSFORMER WITH 120/208 VOLT SECONDARY. EC SHALL COORDINATE CONCRETE PAD INSTALLATION WITH UTILITY COMPANY.

GENERAL NOTE

1. ALL SITE LIGHTING CONDUCTORS SHALL BE #10 AWG IN 3/4"C, UON.

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Job Number: 51253

REVISION / ISSUE HISTORY

REV	DATE	REVISION / ISSUE NAME
A	05-23-2024	50% Publix Submittal

PROJECT NO	DRAWN BY
20240016	AS
PERMIT SUB DATE	CHECKED BY
	DAS

PROJECT
Ocala - Publix Canopy
SW Hwy 484 & SW 49th CT RD
Ocala, Florida

CLIENT
Publix Super Markets, Inc
3300 Publix Corporate Pkwy
Lakeland, FL.

SHEET TITLE
ELECTRICAL SITE PLAN

SHEET NO
ES1.0

REV
A

PANEL 'HP'
120/208 VOLT, 3 PHASE, 4 WIRE
100A MCB

SURFACE MOUNTED, NEMA 3R
REFER TO FAULT CURRENT STUDY (BUS A/FC) FOR MIN. A/C REQUIREMENT
PROVIDE WITH GROUND BAR.

CKT	DESCRIPTION	BREAKER TRIP	POLE	VOLT	KVA	LOAD CODE	CKT	DESCRIPTION	BREAKER TRIP	POLE	VOLT	KVA	LOAD CODE
1	SPRINKLER MONITOR PANEL (1)	20	1	120	0.7	7	2	LIGHTING	20	1	120	0.1	1
3	CONTACTORS/TCPC	20	1	120	0.7	7	4	CU-1/AHU-1	15	2	208	2.5	7
5	EXTERIOR LIGHTING	20	1	120	0.3	1	6	————					
7	EXTERIOR LIGHTING	20	1	120	0.3	1	8	SPARE	20	1	120		
9	SPRINKLER RISER ROOM	20	1	120	0.4	2	10	SPARE	20	1	120		
11	IRRIGATION CONTROLER (2)	20	1	120	0.5	7	12	SPARE	20	1	120		
13	SIGN	20	1	120	1.2	1	14	SPARE	20	1	120		
15	SIGN	20	1	120	1.2	1	16	SPACE		1			
17	RECEPTACLE	20	1	120	0.2	5	18	SPACE		1			
19	SIGN	20	1	120	1.2	1	20	SITE NL LIGHTING	30	3	208	2.1	1
21	SIGN	20	1	120	1.2	1	22	————					
23	RECEPTACLE	20	1	120	0.2	5	24	————					
25	SPACE		1				26	SITE NL LIGHTING	30	3	208	2.3	1
27	SPACE		1				28	————					
29	SPACE		1				30	————					
31	SITE LIGHTING	30	3	208	3.5	1	32	SITE LIGHTING	30	3	208	3.5	1
33	————						34	————					
35	————						36	————					
37	SITE LIGHTING	30	3	208	2.5	1	38	SITE LIGHTING	30	3	208	4.0	1
39	————						40	————					
41	————						42	————					

LOAD CODES	CONNECTED LOAD (KVA)	DEMAND FACTOR	DEMAND LOAD
1. LIGHTING	23	1.25	29.3
2. HEAT	0	1.00	0.4
3. AIR CONDITIONING	0	1.00	0.0
4. MOTORS	0	25% OF LARGEST MOTO	0.0
5. RECEPTACLES	0	NEC 220.44	0.4
6. MISC. CONTINUOUS LOADS	0	1.25	0.0
7. MISC. NON-CONTINUOUS LOADS	4	1.00	4.4
8. KITCHEN EQUIPMENT (6 PIECES)	0	0.65	0.0
9. HOTEL ROOM LOADS	0	NEC 220.42	0.0
	29		34.6
			0.0 LESS SMALLEST OF HEAT/AC
			34.5 TOTAL DEMAND LOAD

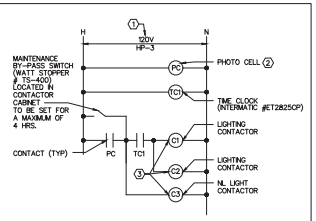
VOLTAGE 208

PHASE 3

96 AMPS

NOTES:
(1) PROVIDE LOCK-ON DEVICE
(2) PROVIDE GFI RECEPTACLE ADJACENT TO PANEL WITH WP WHILE IN USE COVER SUFFICIENT FOR IRRIGATION CONTROLLER USE.

GENERAL NOTES
(1) PROVIDE A BREAKER TIE FOR ALL BRANCH CIRCUITS THAT ARE PART OF A MULTIWIRE BRANCH CIRCUIT HOMERUN.



LIGHTING CONTROL DIAGRAM
SCALE: NONE

CONTACTOR SCHEDULE

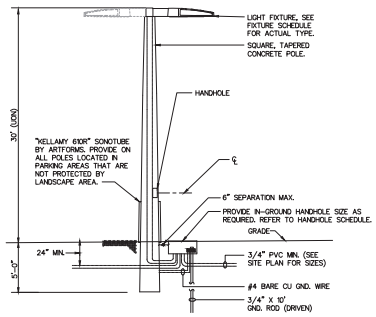
CONTACTOR CABINET	DESIGNATION	# OF POLES	CIRCUITS CONTROLLED	CONTROLLED BY
LCC	C1	12	HP-31,33,35,32,34,36,37,39,41 HP-38,40,42	PC ON / TC OFF
	C2	12	HP-5,7	PC ON / TC OFF
	C3	12	HP-20,22,24,26,28,30	PC ON / PC OFF

GENERAL NOTE:
1. REFER TO DRAWINGS FOR UNCONTROLLED CIRCUIT REQUIREMENTS. SOME CIRCUITS MAY BE PARTIALLY CONTROLLED.

NOTES
1. 120V TO BE DERIVED FROM LOCAL 120/208V PANEL. REFER TO CONTACTOR SCHEDULE THIS SHEET.
2. PHOTOCELL IS INTERMATIC #EK4236S. LOCATED ABOVE ROOF LINE FACING NORTH.
3. CX'S TO BE SQUARE D CLASS 8903 MULTIPOLE, ELECTRICALLY HELD LIGHTING CONTACTORS WITH 30A CONTACTS. OPEN TYPE. REFER TO CONTACTOR SCHEDULE THIS SHEET FOR CONTACTOR DESIGNATIONS.

GENERAL NOTES
1. LOCATE CONTACTORS AND BYPASS SWITCH IN N-1 LIGHTING CONTROL CABINET (LCC). LCC TO BE LOCKABLE WITH HINGED DOOR, MINIMUM DIMENSIONS ARE 24"X24"X8". EC TO PROVIDE SKETCH INDICATING LAYOUT OF COMPONENTS WITH SUBMITTALS.
2. REFER TO CONTACTOR SCHEDULE THIS SHEET AND PLAN VIEWS FOR LCC LOCATIONS.

NOTES
1. EXISTING UTILITY COMPANY PAD MOUNTED TRANSFORMER WITH 120/208 VOLT SECONDARY.
2. EXISTING SERVICE LATERAL CONSISTING OF (3) PARALLEL RUNS OF 4"C WITH 4 #400 KCMIL COPPER EACH.
3. EXISTING 1200 AMP HEAVY-DUTY, 3 POLE, NEMA 3R, 250 VOLT, SERVICE ENTRANCE RATED, DISCONNECT WITH SOLID NEUTRAL, FUSED AT 1000 AMPS WITH CLASS L CURRENT LIMITING FUSES.
4. EXISTING 1200 AMP HEAVY-DUTY, 3 POLE, NEMA 3R, 250 VOLT, SERVICE ENTRANCE RATED, DISCONNECT WITH SOLID NEUTRAL, FUSED AT 1000 AMPS WITH CLASS L CURRENT LIMITING FUSES.
5. EXISTING GROUNDING ELECTRODE CONDUCTOR TO CONSIST OF #3/0 FROM N-S BOND IN 'MAIN'.
6. EXISTING #6 COPPER CONDUCTOR TO TELEPHONE BOARD AND PROVIDE 6' OF SLACK CONDUCTOR IN TELEPHONE CABINET.
7. EXISTING 3 PARALLEL 4"C WITH 4 #400 KCMIL, 1 #2/0 EG EACH.
8. EXISTING 16"X16"X12" NEMA 3R WIREWAY WITH LOCKABLE COVER. BOND WIREWAY TO EG.
9. EXISTING 200AMP SELF-CONTAINED METER SOCKET.
10. EXISTING 200 AMP HEAVY-DUTY, NEMA 3R, 3 POLE, 250 VOLT, DISCONNECT, FUSED AT 200 AMPS WITH CLASS RK1 CURRENT LIMITING FUSES.
11. EXISTING (1) 2-1/2" EMPTY CONDUIT FROM DISCONNECT TO PUBLIX ELECTRICAL ROOM.
12. EXISTING 24"X24"X6" DEEP, NEMA 3R, HINGED COVER BOX WITH CONTACTORS IN ACCORDANCE WITH SCHEDULE AND 24-HR, 7-DAY, TIME CLOCK.
13. EXISTING 120 VOLT PHOTO CELL MOUNTED ON WEATHERPROOF BOX ON ROOF FACING NORTH.
14. EXISTING TYPE 1 SURGE PROTECTIVE DEVICE (SPD).
15. EXISTING (1) 4"C WITH 4 #3/0, 1 #6 EG.
16. EXISTING (1) 4" CONDUIT TO TENANT SPACE FOR SERVICE.
17. EXISTING 2"C WITH 4 #3/0, 1 #2/0 EG.
18. EXISTING 4"C WITH 4 #3/0, 1 #6 EG, EXTENDED TO DISCONNECT.
19. EXISTING 1" EMPTY CONDUIT WITH PULL-STRING TO BELOW EMS BOARD IN PUBLIX ELECTRICAL ROOM.
20. EXISTING 200/3/NF/NEMA 3R DOUBLE THROW DISCONNECT.
21. EXISTING 16"X16"X10" NEMA 3R WIREWAY WITH LOCKABLE COVER. BOND WIREWAY TO EG.
22. EXISTING 1-1/2"C WITH 4 #1, 1 #1 EG.
23. EXISTING 100AMP SELF-CONTAINED METER SOCKET.



PARKING LOT CONCRETE POLE DETAIL
SCALE: NONE

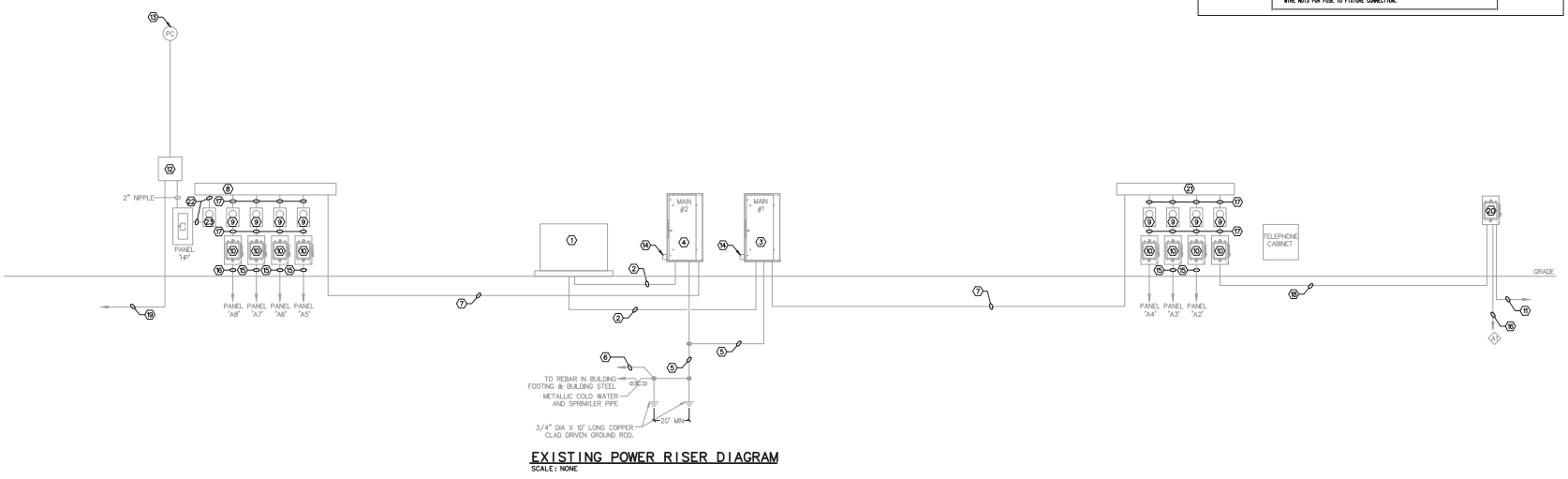
GENERAL NOTES

1. AT EACH POLE LOCATION, THE CONTRACTOR SHALL PROVIDE A 3/4"X10' COPPER CLAD GROUND ROD CONNECTED TO A #4 BARE COPPER CONDUCTOR, EXTENDED TO TENON SLIP FITTER. EQUIPMENT GROUNDING CONDUCTORS SHALL ALSO BE BONDED TO THE GROUND ROD. ALL CONNECTIONS TO THE GROUND ROD SHALL BE BY EXOTHERMIC WELD CONNECTION.
2. ALL POLES ARE TO BE PROVIDED WITH HAND HOLES (MINIMUM 3"X5").
3. PROVIDE ALL HARDWARE NECESSARY TO COMPLETE THE INTENDED INSTALLATION.
4. CONTRACTOR SHALL BE REQUIRED TO SUBMIT CALCULATIONS FROM THE POLE MANUFACTURER, SEALED BY A STRUCTURAL ENGINEER LICENSED IN THE STATE OF FLORIDA, TO CERTIFY CONFORMANCE OF EACH ENTIRE POLE AND FIXTURE ASSEMBLY TO THE FOLLOWING STANDARDS:
   A. 90 MPH IN ACCORDANCE WITH AASHTO SPECIFICATIONS.
   B. 150 MPH IN ACCORDANCE WITH CALCULATIONS DICTATED IN THE FLORIDA BUILDING CODE.
5. CONTRACTOR IS TO FURNISH AND INSTALL IN-LINE BALLAST FUSES IN BUSSMANN "TRON" WEATHERPROOF FUSE HOLDERS #HEB-SERIES WITH KTK FUSES (SIZE AS REQUIRED). FUSE EACH LUMINARIE SEPARATELY. LOCATE FUSES IN HANDHOLE OF POLE.
6. AN IN-GROUND HANDHOLE SHALL BE INSTALLED AT EVERY POLE LOCATION WHETHER OR NOT INDICATED ON THE DRAWINGS. THE HANDHOLE SHALL BE SIZED TO CONTAIN ALL CONNECTOR KITS, AND GROUND RODS. ALL CONNECTIONS IN HANDHOLE SHALL BE MADE WITH WATERPROOF, NSI POLARIS BLUE (SUBMERSIBLE) OR EQUIVALENT AND KING "DRY-CONN" WIRE NUTS FOR FUSE TO FIXTURE CONNECTION.

IN-GROUND HANDHOLE SCHEDULE

MARK	DESCRIPTION
HH1 SMALL	POLYMER CONCRETE, UL LISTED, HANDHOLE WITH BOLT DOWN COVER AND OPEN BOTTOM. COVER TO BE LIFT OUT, LOCKING TYPE WITH (2) HEX HEAD BOLTS. COVER TO INDICATE "ELECTRIC". NOMINAL BOX SIZE 11"W X 18"L X 12"D QUAZITE #PG1118BA12/PG1118DA00-17, LANDSCAPED AREAS - UL TIER 8 QUAZITE #PG1118BA12/PG1118DA00-17, PAVED PARKING AREAS - UL TIER 15
HH2 MEDIUM	POLYMER CONCRETE, UL LISTED, HANDHOLE WITH BOLT DOWN COVER AND OPEN BOTTOM. COVER TO BE LIFT OUT, LOCKING TYPE WITH (2) HEX HEAD BOLTS. COVER TO INDICATE "ELECTRIC". NOMINAL BOX SIZE 13"W X 24"L X 18"D QUAZITE #PG1324BA18/PG1324DA00-17, LANDSCAPED AREAS - UL TIER 8 QUAZITE #PG1118BA12/PG1118DA00-17, PAVED PARKING AREAS - UL TIER 15
HH3 LARGE	POLYMER CONCRETE, UL LISTED, HANDHOLE WITH BOLT DOWN COVER AND OPEN BOTTOM. COVER TO BE LIFT OUT, LOCKING TYPE WITH (2) HEX HEAD BOLTS. COVER TO INDICATE "ELECTRIC". NOMINAL BOX SIZE 17"W X 30"L X 24"D QUAZITE #PG1730BA24/PG1730DA00-17, LANDSCAPE AREAS - UL TIER 8 QUAZITE #PG1730BA24/PG1730HA00-17, PAVED PARKING AREAS - UL TIER 15

NOTES:
1. CONDUITS TO BE STUBBED A MINIMUM OF 4" ABOVE GRAVEL.
2. FURNISH AND INSTALL GRAVEL IN BOTTOM OF HANDHOLE FOR DRAINAGE IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.
3. ALL CONNECTIONS IN HANDHOLE SHALL BE MADE WITH WATERPROOF, SNAP-LOCK GEL FILLED CONNECTOR KITS EQUAL TO NSI POLARIS BLUE (SUBMERSIBLE) CONNECTORS OR EQUIVALENT AND KING "DRY-CONN" WIRE NUTS FOR FUSE TO FIXTURE CONNECTION.



EXISTING POWER RISER DIAGRAM
SCALE: NONE

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ARCHITECT/ENGINEER SEAL

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Job Number: 51253

REVISION / ISSUE HISTORY

REV	DATE	REVISION / ISSUE NAME
A	05-23-2024	50% Publix Submittal

PROJECT NO 20240016

DRAWN BY AS

PERMIT SUB DATE

CHECKED BY DAS

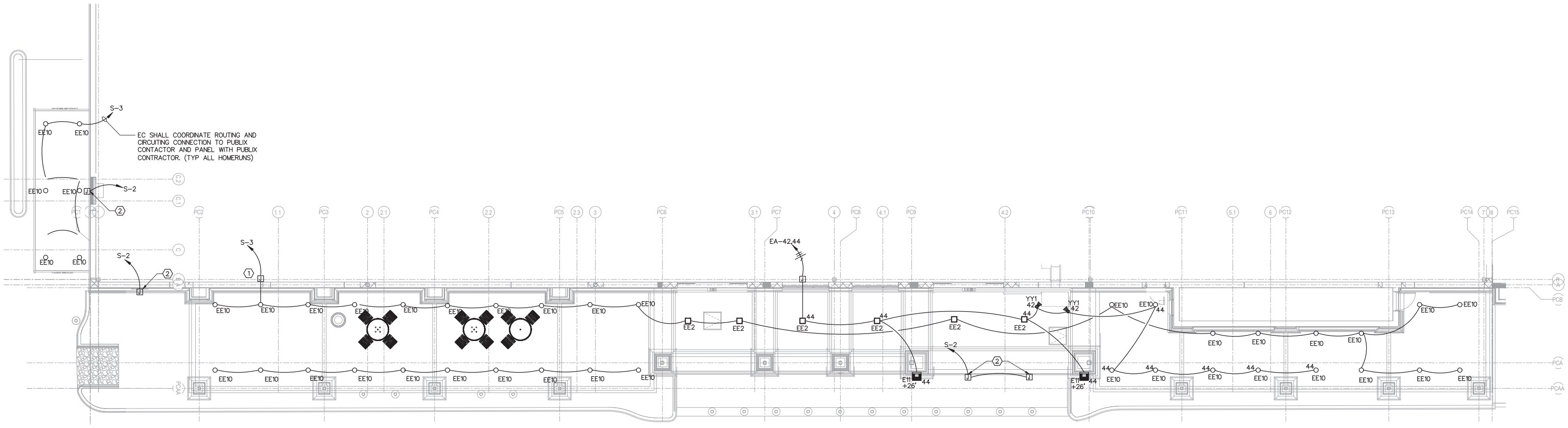
PROJECT
Ocala - Publix Canopy
SW Hwy 484 & SW 49th CT RD
Ocala, Florida

CLIENT
Publix Super Markets, Inc
3300 Publix Corporate Pkwy
Lakeland, FL.

SHEET TITLE
ELECTRICAL SITE DETAILS

SHEET NO EP2.0

REV A



CANOPY ELECTRICAL PLAN
SCALE: 1/8"=1'-0"

FIXTURE SCHEDULE							
MARK	LUMINAIRE WATTAGE	MANUF.	CATALOG NUMBER	DESCRIPTION	MOUNTING	POWER SUPPLY	
						QTY.	TYPE
EE2	55	BEACON	CLO/24L-55/4K/T5QM/UNV/SQ/WHT	55W LED RECESSED CLG. MED DISTRIBUTION	RECESSED	1	LED DRIVER
EE10	24	INDY	LRM4 23LM 35K MVOLT G4 80CRI ZT WPR CD	2300LUMENS LED RECESSED DOWN LIGHT	RECESSED	1	LED DRIVER
* E11	136	BEACON	TRV-D/60L-136/4K/T3/UNV/WHT	TYPE III DN DISTRIBUTION LED WALLPACK WHITE COLOR	WALL MTD.	1	LED DRIVER
YY1	27	HUBBELL	FML-52	ATM WALL WASH LED - WHITE	CEILING MOUNT	NA	LED DRIVER

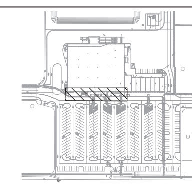
* INDICATES UL LISTED FIXTURE SUITABLE FOR WET/DAMP LOCATION TO COMPLY WITH N.E.C. 410-4.

NOTES

1. APPROXIMATE LOCATION OF PANELS 'S' AND 'EA'.
2. PROVIDE JUNCTION BOX AND 3/4" EMPTY CONDUIT EXTEND INTO PUBLIX SPACE FOR FUTURE SIGN CIRCUITING. COORDINATE JUNCTION BOX LOCATIONS WITH SIGN INSTALLER PRIOR TO ROUGH-IN.

GENERAL NOTES

1. ALL CONDUCTORS SHALL BE #10 AWG IN 3/4"C, UON.
2. EC SHALL VERIFY ALL LIGHT FIXTURE LOCATIONS WITH ARCHITECT PRIOR TO ROUGH-IN.
3. ALL FIXTURES TO BE SUPPLIED AND INSTALLED BY EC.
4. NO SUBSTITUTIONS ALLOWED.



KEY PLAN
SCALE: NONE

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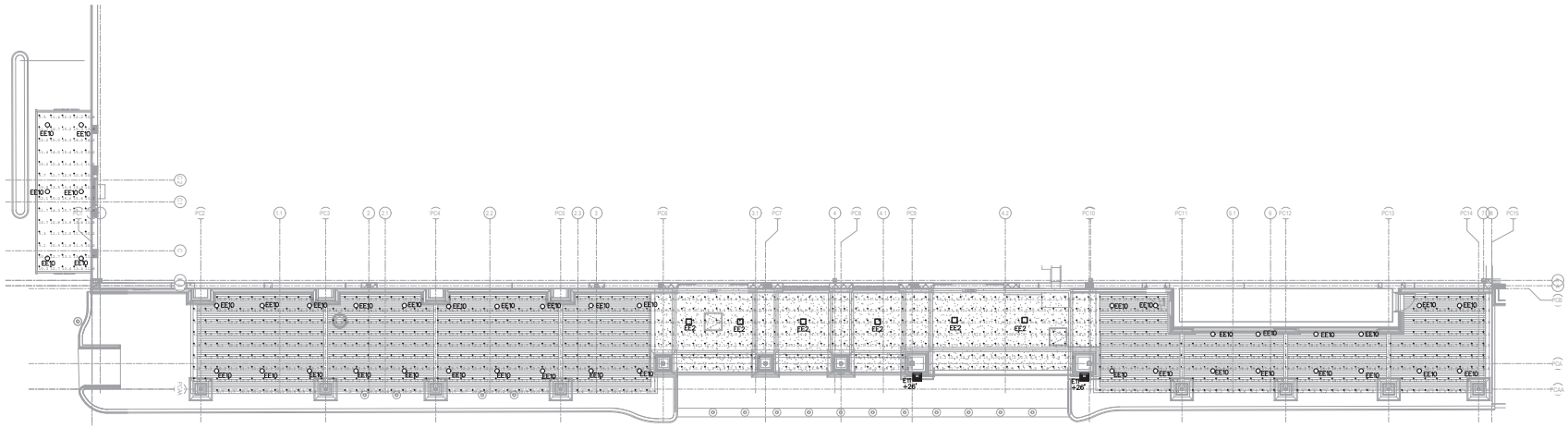
PROJECT NO: 20240016
DRAWN BY: AS
PERMIT SUB DATE:
CHECKED BY: DAS

PROJECT
Ocala - Publix Canopy
SW Hwy 484 & SW 49th CT RD
Ocala, Florida

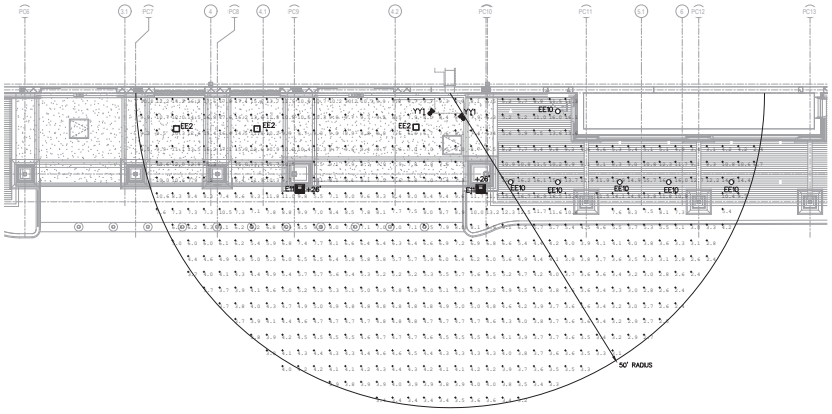
CLIENT
Publix Super Markets, Inc
3300 Publix Corporate Pkwy
Lakeland, FL.

SHEET TITLE
CANOPY ELECTRICAL PLAN

SHEET NO: FE1.0
REV: A



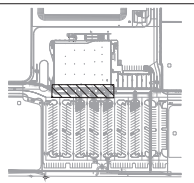
CANOPY PHOTOMETRIC PLAN
SCALE: 1/8"=1'-0"



ATM PHOTOMETRIC PLAN
SCALE: 1/8"=1'-0"

Luminaire Schedule			
Scene: ATM			
Symbol	Tag	LLF	Description
	EE2	0.900	CLD-24L-35-4K7-SQW-UNV
	EE1	0.900	TRV-60L-13E-4K7-3
	EE10	0.900	LRM4 17LM 35K 120 G4 80CRI 2T MS CS2
	YY1	0.900	FML-20L-52-4K7-M-U-X-XX

Calculation Summary						
Scene: ATM						
Label	Units	Avg	Max	Min	Avg/Min	Max/Min
Drive-Thru	Fc	12.67	16.3	9.1	1.39	1.79
Publix Canopy	Fc	13.21	21.1	5.7	2.32	3.70
ATM	Fc	7.05	17.8	2.1	3.36	8.48



KEY PLAN
SCALE: NONE

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Ocala, Florida

CLIENT
Publix Super Markets, Inc
3300 Publix Corporate Pkwy
Lakeland, FL.

SHEET TITLE
CANOPY ELECTRICAL PLAN

SHEET NO
FE2.0

REV
A

A BOUNDARY & TOPOGRAPHIC SURVEY

FOR

JOHN ALVAREZ INVESTMENT GROUP, LLC.

GRAPHIC SCALE

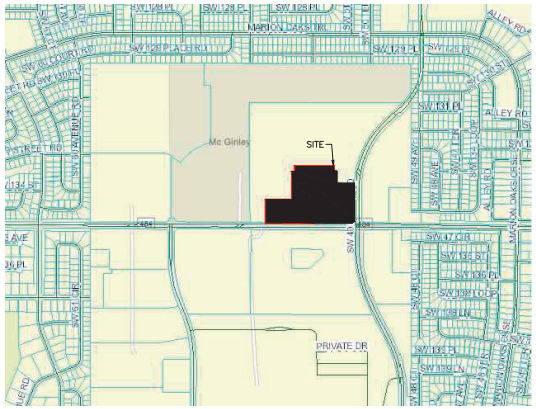
100 0 50 100 200

(IN FEET)
HORIZ. 1 inch = 100 ft.

LEGAL DESCRIPTION FOR PARCEL NO. 41200-056-04:

A PORTION OF THE N.E. 1/4 OF SECTION 9, TOWNSHIP 17 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA, LYING WEST OF S.W. 49th COURT ROAD RIGHT-OF-WAY (WIDTH VARIES) AND NORTH OF S.W. HIGHWAY No. 484 RIGHT-OF-WAY (WIDTH VARIES); ALL BEING DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE N.E. 1/4 OF SAID SECTION 9; THENCE N00°11'23"E ALONG THE WEST LINE OF SAID N.E. 1/4, A DISTANCE OF 60.00 FEET TO THE INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF AFOREMENTIONED S.W. HIGHWAY No. 484; THENCE DEPARTING SAID WEST LINE, PROCEED S89°44'31"E ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 1046.65 FEET; THENCE DEPARTING SAID NORTH RIGHT-OF-WAY LINE, PROCEED N00°15'29"E, 2.66 FEETTO THE POINT OF BEGINNING; THENCE N00°15'29"E, 644.34 FEET; THENCE S89°44'31"E, 669.38 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF AFOREMENTIONED S.W. 49th COURT ROAD, SAID POINT BEING ON A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 1505.00 FEET AND A CENTRAL ANGLE OF 02°10'02"; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE AND SAID WESTERLY RIGHT-OF-WAY LINE 56.93 FEET (CHORD BEARING AND DISTANCE OF S01°20'43"W, 56.93 FEET) TO THE POINT OF TANGENCY; THENCE CONTINUE ALONG SAID WESTERLY RIGHT-OF-WAY LINE S00°15'42"W, 557.07 FEET; THENCE CONTINUE ALONG SAID WESTERLY RIGHT-OF-WAY LINE S45°15'42"W, 46.70 FEET TO THE INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF AFOREMENTIONED S.W. HIGHWAY No. 484; THENCE DEPARTING SAID WESTERLY RIGHT-OF WAY LINE OF S.W. 49th COURT ROAD, PROCEED N89°44'31"W ALONG SAID NORTH RIGHT-OF-WAY LINE OF S.W. HIGHWAY No. 484, A DISTANCE OF 635.25 FEET; THENCE N75°42'15"W, 10.95 FEET TO THE POINT OF BEGINNING.



LOCATION MAP

SHEET INDEX:

SHEET 1 – COVER SHEET
SHEET 2 – BOUNDARY SURVEY
SHEET 3 – TOPOGRAPHIC SURVEY

LEGAL DESCRIPTION FOR PARCEL NO. 41200-056-12:

A PORTION OF THE N.E. 1/4 OF SECTION 9, TOWNSHIP 17 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA, LYING NORTH OF S.W. HIGHWAY No. 484 RIGHT-OF-WAY LINE (WIDTH VARIES); BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE N.E. 1/4 OF SAID SECTION 9; THENCE N00°11'23"E ALONG THE WEST LINE OF SAID N.E. 1/4, A DISTANCE OF 60.00 FEET TO THE INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF AFOREMENTIONED S.W. HIGHWAY No. 484; THENCE DEPARTING SAID WEST LINE, PROCEED ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 285.17 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID NORTH RIGHT-OF-WAY LINE, PROCEED N00°15'42"E, 356.80 FEET; THENCE S89°44'18"E, 443.96 FEET; THENCE NORTH, 468.25 FEET; THENCE EAST, 30.00 FEET; THENCE NORTH 95.00 FEET; THENCE EAST, 641.78 FEET; THENCE SOUTH, 95.00 FEET; THENCE EAST, 30.00 FEET; THENCE SOUTH, 181.18 FEET; THENCE N89°44'31"W, 382.98 FEET; THENCE S00°15'29"W, 644.34 FEET TO THE INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF AFOREMENTIONED S.W. HIGHWAY No. 484; THENCE N75°42'15"W, ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 52.04 FEET; THENCE S89°41'07"W, ALONG SAID NORTH RIGHT-OF-WAY LINE, 305.87 FEET; THENCE S44°41'07"W, ALONG SAID NORTH RIGHT-OF-WAY LINE, 17.11 FEET; THENCE N89°44'31"W, ALONG SAID NORTH RIGHT-OF-WAY LINE, 393.16 FEET TO THE POINT OF BEGINNING.

LEGEND

T.B.M.	TEMPORARY BENCHMARK
F.F.	FINISH FLOOR
ELEV.	ELEVATION
INV.	INVERT
C.M.E.S.	CONCRETE MITERED END SECTION
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
D.E.	DRAINAGE EASEMENT
P.C.P.	PERMANENT CONTROL POINT
P.R.M.	PERMANENT REFERENCE MONUMENT
C.M.	CONCRETE MONUMENT
I.R.	IRON ROD
N&D	NAIL & DISC
R/W	RIGHT OF WAY
E/P	EDGE OF PAVEMENT
C/L	CENTERLINE
SEC.	SECTION
TWP.	TOWNSHIP
RGE.	RANGE
(P)	PLAT MEASUREMENT
(D)	DESCRIPTION MEASUREMENT
(F)	FIELD MEASUREMENT
R	RADIUS
D or Δ	CENTRAL ANGLE
L	ARC LENGTH
CB	CHORD BEARING
LC	LENGTH OF CHORD
O.R.B.	OFFICIAL RECORDS BOOK
PG.	PAGE
CONC.	CONCRETE
	UTILITY POLE AND GUY ANCHOR
	OVERHEAD WIRES
	FENCE
	CONCRETE
	ASPHALT
	TRAFFIC SIGNAL BOX
	SANITARY MANHOLE
	STORM MANHOLE
	WATER METER
	WATER VALVE
	TRAFFIC SIGN
	STREET SIGN
	GAS MARKER
	FIBER OPTIC CABLE MARKER
	LIGHT POLE
	FIRE HYDRANT
	TELEPHONE PEDESTAL
	ELECTRIC METER
	TREE (SEE TREE SCHEDULE)
75	GROUND CONTOUR

SURVEY REPORT:

1. FIELD MEASURED BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, FLORIDA WEST ZONE, NAD-83, AND DERIVED FROM THE L-NET NETWORK.

2. VERTICAL DATA IS BASED ON MARION COUNTY VERTICAL CONTROL POINT "CR-484-19", PUBLISHED ELEVATION = 81.105, NAVD-88.

3. FIELD SURVEY DATE: 3-18-2024.

4. NO TITLE INFORMATION REFLECTING RIGHTS-OF-WAY, OR EASEMENTS OF RECORD, WAS FURNISHED TO THE SURVEYOR UNLESS SHOWN OR NOTED HEREON.

5. THE LEGAL DESCRIPTIONS SHOWN HEREON WERE WRITTEN BY THE SURVEYOR FROM THE DEEDS OF RECORD AND INSTRUCTIONS FROM THE CLIENT.

6. ALL RIGHTS-OF-WAY SHOWN HEREON ARE PHYSICALLY OPEN UNLESS OTHERWISE STATED.

7. UNDERGROUND IMPROVEMENTS OR UTILITIES WERE NOT LOCATED.

8. THIS PROPERTY APPEARS TO BE IN A ZONE "X" (AREA OF MINIMAL FLOOD HAZARD) ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY NUMBER 120160, PANEL 0715, SUFFIX D, WITH AN EFFECTIVE DATE OF 8/28/2008.

9. THIS SURVEY MEETS THE STANDARDS OF PRACTICE CONTAINED IN CHAPTER 5J-17.050 THROUGH .052, FLORIDA ADMINISTRATIVE CODE AND THE ACCURACY OBTAINED BY MEASUREMENT AND CALCULATION OF A CLOSED GEOMETRIC FIGURE WAS FOUND TO EXCEED THE MINIMUM RELATIVE DISTANCE ACCURACY FOR COMMERCIAL/HIGH RISK LAND USE.

10. UNLESS IT BEARS THE DIGITAL SIGNATURE AND CERTIFICATION OR THE PHYSICAL SIGNATURE AND SEAL OF THE LICENSED SURVEYOR AND MAPPER, THIS MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

SURVEYORS CERTIFICATION:

I HEREBY CERTIFY THAT THE SURVEY REPRESENTED HEREON IS IN ACCORDANCE WITH ALL APPLICABLE REQUIREMENTS OF THE MARION COUNTY L.D.C. AND MEETS THE STANDARDS OF PRACTICE PER CHAPTER 2014-147 SECTION 1. SECTION 472.027, FLORIDA STATUES.

RODNEY K. ROGERS DATE
PROFESSIONAL SURVEYOR & MAPPER
REGISTRATION NO. 5274
STATE OF FLORIDA

DATE	REVISION

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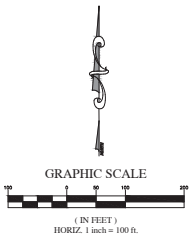
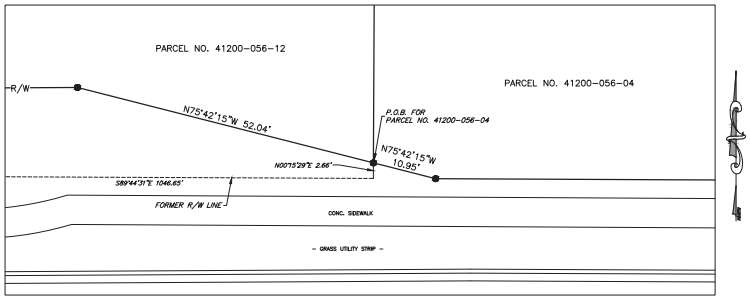
Civil Engineering & Land Surveying
1105 S.E. 3rd Avenue • Ocala, Florida 34471 • Ph. (352) 622-9214 • Lic. Bus. #4074

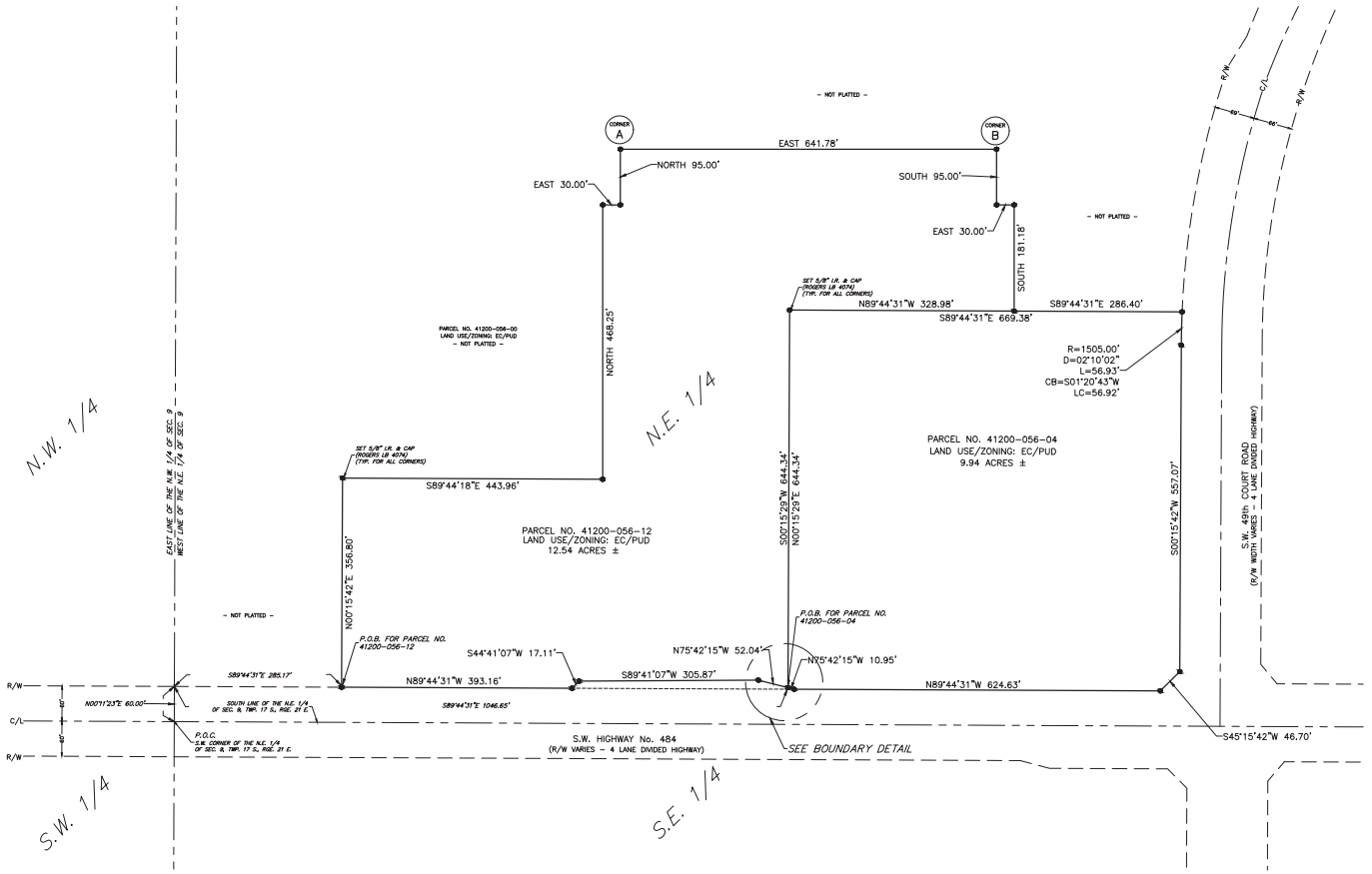
A BOUNDARY & TOPOGRAPHIC SURVEY
FOR
JOHN ALVAREZ INVESTMENT GROUP, LLC.

JOB No. 24_41200-056-04
DATE 3-19-2024
SCALE 1" = 100'
SHEET 1 OF 3





BOUNDARY DETAIL
SCALE: 1" = 10'



STATE PLANE COORDINATES

CORNER A
SET 5/8" I.R. & CAP
(ROGERS LB 4074)
NORTHING Y = 1706822.07
EASTING X = 589513.33

CORNER B
SET 5/8" I.R. & CAP
(ROGERS LB 4074)
NORTHING Y = 1706822.07
EASTING X = 590155.11

RODNEY K. ROGERS DATE
PROFESSIONAL SURVEYOR & MAPPER
REGISTRATION NO. 5274
STATE OF FLORIDA

DATE	REVISION

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ROGERS ENGINEERING, LLC
Civil Engineering & Land Surveying
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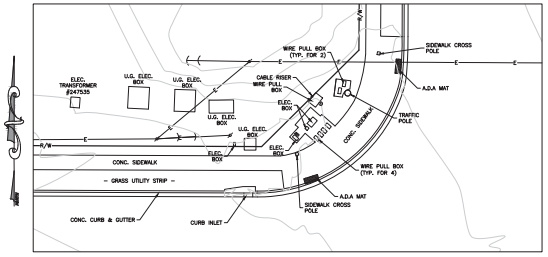
A BOUNDARY & TOPOGRAPHIC SURVEY
FOR
JOHN ALVAREZ INVESTMENT GROUP, LLC.

JOB No. 24_41200-056-04
DATE 3-19-2024
SCALE 1" = 100'
SHEET 2 OF 3

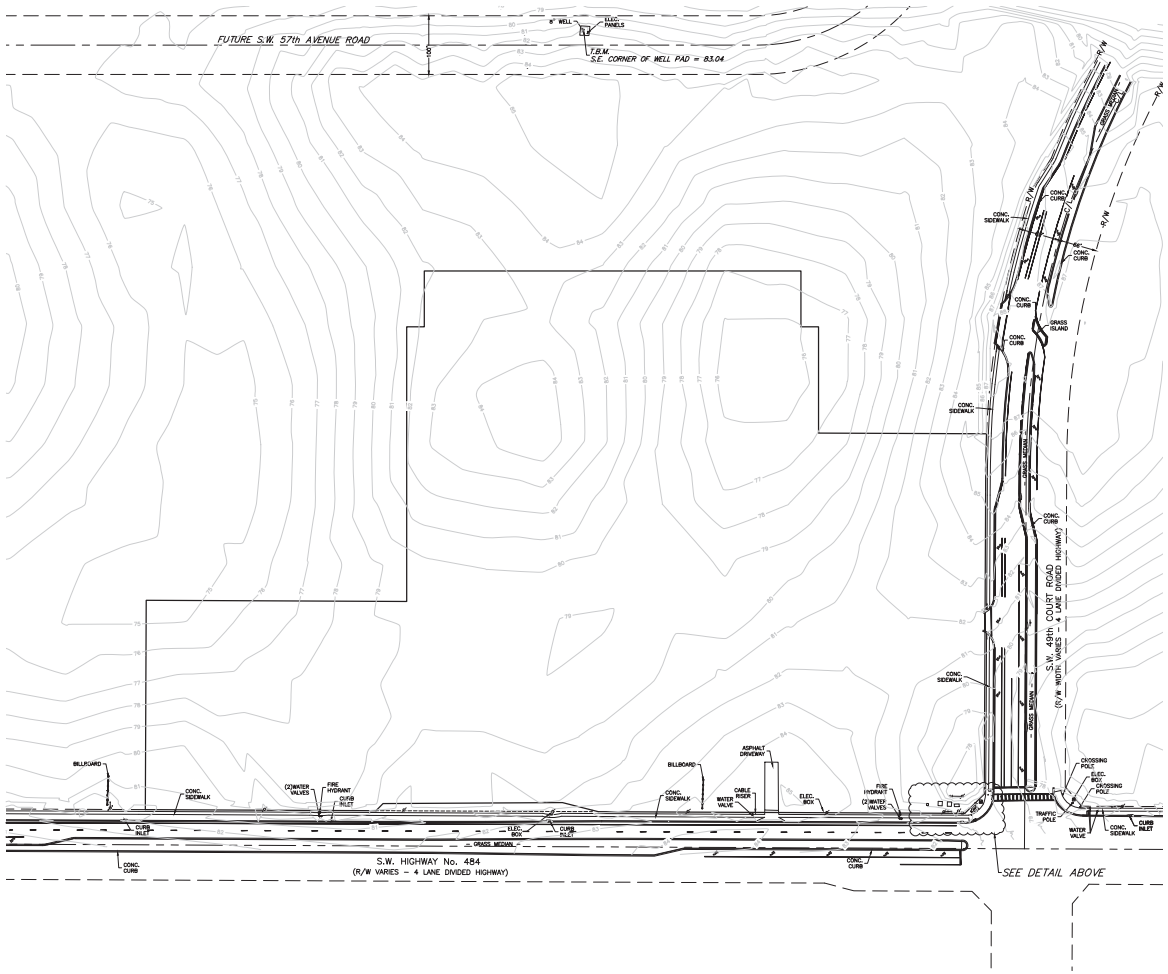
GRAPHIC SCALE

100 0 50 100 200

(IN FEET)
HORIZ. 1 inch = 100 ft.



S.E. CORNER DETAIL
SCALE: 1" = 20'



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A BOUNDARY & TOPOGRAPHIC SURVEY
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24_41200-056-04

DATE
3-19-2024

SCALE
1" = 100'

SHEET
3 OF 3

Marion County

Development Review Committee

Agenda Item

File No.: 2025-21350 **Agenda Date:** 11/17/2025 **Agenda No.:** 6.4.

SUBJECT:
Orange Lake Overlook Restoration - Major Site Plan - Waiver to Major Site Plan in Review
19865 N US Hwy 441 Micanopy
Project #2025030052 #32721 Parcel #02709-000-00
JB Pro

DIVISION 10. - KARST TOPOGRAPHY AND HIGH RECHARGE AREAS

CODE states **Sec. 6.10.1. - Purpose and intent.** Marion County is uniquely situated in a geologic area featuring limestone and rock characteristics identified as karst, promoting the quick and rapid movement of water between the surface and the aquifer. As the aquifer is the vital source of Marion County's potable water, as well as much of the State of Florida, its protection and preservation is essential. (Ord. No. 13-20, § 2, 7-11-2013) **Sec.6.10.2. - General requirements.** A. An application for any new development or expansion of existing development, located within a high recharge or karst sensitive area as designated by the appropriate water management district or Marion County maps, shall submit an analysis of site conditions in sufficient detail to define hydrologic and geologic conditions which may guide mining, land development, or construction activities on the proposed site. B. An applicant for any new development or expansion of existing development shall depict karst features on the project site and off-site within 200 feet of the project boundary. (Ord. No. 13-20, § 2, 7-11-2013) **Sec.6.10.3. - Additional submittal requirements.** A. When providing a submittal for the purposes of demonstrating karst feature and high recharge area protection, the following minimal information shall be included: (1) Potentiometric surface map; (2) Geologic bulletins and papers specific to the project area; (3) Geotechnical and hydrogeologic reports or studies, including test borings. The total number of borings shall be determined by the professional responsible for signing and sealing the study; (4) Assessment of sinkhole, cave, lineament, escarpment, solution pipe and other known and potential karst features; and (5) Engineering analysis and recommendations, including: (a) Evaluation of planned site area; and (b) Options and recommendations including but not limited to: 1. Remediation or buffering; 2. Minimization of impervious surfaces; 3. Potential for innovative stormwater collection and protection measures including pre-treatment and shallow drainage retention areas; and 4. Alternatives to stormwater retention basins when soil cover is inadequate to protect the Floridan aquifer. (Ord. No. 13-20, § 2, 7-11-2013) **Sec.6.10.4. - Untreated stormwater.** No untreated stormwater shall be directed into a karst feature. (Ord. No. 13-20, § 2, 7-11-2013) **Sec.6.10.5. - Development restrictions.** Development restrictions in high recharge and karst sensitive areas are as follows: A. Businesses or industries which produce, use, or store hazardous materials listed in Section 12.7 shall prepare the proposed development plans in conformance with the requirements of Section 12.8.3, the Florida Administrative Code, and the requirements of this division. B. Non-residential uses shall be set back 200 feet from a sinkhole, unless the sinkhole is remediated or alternative design addressing water quality issues is approved. (Ord. No. 13-20, § 2, 7-11-2013) **Sec.6.10.6. - Karst feature remediation.** If remediation of a karst feature is proposed, the application for development must include a remediation plan containing all details for the remediation activity. A final certification documenting that the karst feature was successfully remediated in accordance with the plan shall be submitted with the final certifications for the development. The remediation plan and final certification must be signed and sealed by a Professional Engineer or Professional Geologist. Karst features remediated in compliance with this paragraph shall not be required to meet the buffer requirements of this division. (Ord. No. 13-20, § 2, 7-11-2013) **Sec.6.10.7. - Karst feature conservation.** All

new development and expansion of existing development shall provide and maintain a permanent vegetative buffer around any sinkhole, cave, lineament, escarpment, solution pipe, and other known karst features that are not remediated. The buffer shall be entirely within a Conservation Easement. The Conservation Easement shall be clearly delineated, labeled, and described on the applicable plan, and follow the provisions in the Habitat Protection section of this Code. A. Buffer Width. The minimum width of the required karst buffer shall be 150 feet for karst features with a direct connection to the aquifer and 75 feet for karst features with no direct connection to the aquifer, as measured from the outermost closed contour or edge of the escarpment, as applicable, but no greater in width than the contributing watershed. These minimum buffer widths may be reduced if the applicant demonstrates either of the following: (1) A narrower buffer can be calculated using the design methodology for calculating buffer width based on infiltration, as set forth in the Applicant's Handbook for Regulation of Stormwater Management Systems, SJRWMD 2005, as amended; or (2) The lot of record is too small to accommodate permitted development in compliance with the minimum width, in which case the applicant shall, as an alternative, design and construct a stormwater control feature such as, but not limited to, a vegetated swale and/or berm that effectively prevents drainage to the karst feature. B. Design Buffer Use. The karst buffer shall be maintained in permanent vegetative cover. In addition, the following shall be prohibited within the buffer: (1) Buildings, pavement and other impervious surfaces, except sidewalks five feet or less wide may be permitted; (2) Septic tank drain fields and any form of domestic wastewater disposal; (3) Drainage retention areas; and (4) Use of irrigation, fertilizers, and pesticides. C. Native Vegetation. The native vegetation shall be restored, preserved, and maintained to provide a buffer around sinkholes in excess of 50 feet in diameter.

Applicant Request a waiver due to the proposed site plan is under the threshold required for stormwater

LDC 6.13.2.(B)- Minimum requirements

CODE states 6.13.2 B. Calculations shall minimally include: (1) Runoff analysis that reflects the project basin soil type, area, and ground cover based on pre-conditions and post-conditions for ultimate development. (2) Time of concentration and travel time analysis for hydrology and hydraulic systems. (3) Soil boring parameters including the confining layer elevation, estimated seasonal high-water elevation, porosity, and permeability rates as justified in the geotechnical investigation report. (4) Hydrologic stormwater model analysis including all input parameters, supporting calculations, assumptions, documentation for design and results. (5) Hydraulic stormwater model analysis including all input parameters, supporting calculations, assumptions, documentation for design and results. (6) A minimum freeboard of six inches shall be provided for all retention/detention areas. (7) Recovery analysis based on drawdown of the total required volume. (8) Calculations must be consistent with the plan sheets and other supporting details. Calculations shall use standard methodology recognized in the State of Florida, including hand and/or computerized calculations.

Applicant states the proposed site plan is under the threshold required for stormwater

LDC 6.13.4 - Stormwater Quantity Criteria

CODE states A. Methodologies, rainfall distribution and intensities shall be consistent with those approved by the governing water management district. Assumed parameters must be supported by conventional methods. B. Design storms shall consider open or closed basins as provided in Table 6.13-1. C. Discharge conditions (1) All stormwater facilities shall be designed to limit discharges considering open or closed basins per Table 6.13-1. (2) Discharges shall mimic the pre-development condition, match the pre-development location and not exceed the pre-development rate, except when discharging into a stormwater system designed to accept such discharges. (3) The bypass or discharge of offsite runoff, shall be allowed when it mimics the pre-development condition, matches the pre-development location and does not exceed the pre-development rate, except when discharging into a stormwater system designed to accept such discharges. (4) In closed basins with

downstream flooding, existing improvements may be included in the pre-development calculations when all of the following apply: (a) The existing improvements were constructed as part of a development with a permitted stormwater system or constructed prior to stormwater permitting requirements; (b) Discharge from the existing improvements are into a private system designed to accept such discharges or a public system; and (c) There is no adverse impact downstream including, but not limited to, flooding of structures or hindering of access. (5) A discharge structure shall be required for all retention/detention areas not designed to retain the entire 100-year 24-hour post-development design storm. (6) Discharge structures shall include a skimmer at a minimum. Design elements such as baffles or other mechanisms suitable for preventing oils, greases, and floating pollutants from discharging out of the facility shall be considered. When discharging from a natural facility, a skimmer may not be required upon approval from the County Engineer or his designee. When a grassed weir is used it shall be constructed with a hard core center or geoweb. D. Recovery. (1)All retention/detention areas shall recover the total volume required to meet the discharge volume limitations within 14 days following the design rainfall event. (2) For retention/detention areas not able to recover the total required volume within 14 days, the stormwater facility volume shall be increased to retain an additional volume of the post minus pre difference in runoff for the 25-year 24-hour design storm when in an open basin or for the post minus pre difference in runoff for the 100-year 24-hour design storm when in a closed basin. The control elevation for retaining this volume shall be no greater than the top of constructed stormwater facility or the easement limits of a natural facility. Credit for the recovered volume through the 14-day duration may be considered to meet this requirement. E. Infiltration or percolation can be considered when establishing the design high and discharge elevation. F. Other design criteria may be used if approved by the County Engineer or his designee.

APPLICANT requests a waiver due to the proposed site plan is under the threshold required for stormwater

LDC 6.13.6 - Stormwater Quality Criteria

CODE states A. Methodology. Stormwater management systems may be designed using a combination of design techniques ranging from traditional to low impact. The method(s) utilized shall focus on enhancing the quality of stormwater discharge and recharge through shallow systems, the processes of adsorption, filtration, denitrification, ion exchange, nutrient uptake, microbial activity, and decomposition. (1) Exemptions. (a) Sites less than ten acres with an industrial use, as defined by North American Industry Classification System. Larger size exemptions will be considered through the waiver process. (b) Existing commercial parcels two acres in size or less. This exemption shall only apply if the parcel is a parcel of record, with the appropriate land use and zoning, on or before the original adoption of the Springs Protection Ordinance 09-17 dated June 2, 2009. Land use changes and rezonings that occur after this date which create a parcel two acres or less are not exempted. (2) Transportation facilities. Public transportation projects that have a contributing drainage area comprised mostly of the road right-of-way and non-developed natural areas are not considered significant contributors of nutrients and shall meet the water quality standards of the governing state agency. Public transportation projects in urbanized or developed areas shall be evaluated for their nutrient loading impact and designed accordingly. Transportation facilities provided as part of a development shall meet the water quality requirements set forth in this Code unless it is clearly demonstrated that drainage is not received from parcels within the development. (3) The following systems shall be considered as meeting the County's stormwater quality criteria: (a) Systems that demonstrate numerically the post-development stormwater quality is equal to or better than the pre-development stormwater quality using methodology approved by the County Engineer or his designee. Consideration shall be for both surface water and groundwater; or (b) Dry retention systems that have a depth of four feet or less, measured from top of bank to pond bottom, and shall have a vegetative cover; or

(c) Dry retention systems that have a depth of six feet or less, measured from top of bank to pond bottom, with side slopes that are no steeper than 4:1 and sodded bottoms; or (d) Wet retention/detention systems, including wetlands, that meet the governing State standards; or (e) Distributed volume. This treatment type shall provide distributed volume within each sub-basin, mimicking the pre-development sub-basin, prior to discharging to

the project's stormwater quantity facility. 1. The required volume to be distributed shall be a minimum of 75 percent of the difference between the post-development and the pre-development initial abstraction, not to exceed 1 inch. If the initial abstraction is less than 0.25 inches, a minimum of 0.25 inches shall be used. The initial abstraction shall be calculated using the National Resources Conservation Service Technical Release 55 (NRCS TR-55) methodology. 2. The contributing area shall be of approximately two acres or less. 3. Distributed volume shall be controlled within systems such as, shallow swales, bioretention facilities, or recessed medians located within a right-of-way, drainage right-of-way, drainage easement or conservation easement. 4. When bioretention facilities are used they shall provide retention/detention of stormwater for the basin utilizing vegetated depressions that implement landscaping and soil specifications in the design. 5. Distributed volume upstream of the receiving on-site retention/detention area shall fully recover surface storage within 72 hours. 6. There is no freeboard requirement for systems such as shallow swales, recessed medians or bioretention facilities used to solely achieve distributed volume. 7. Distributed volume shall be allowed within required buffer area if the applicant can demonstrate that the intent of the buffer can still be accomplished. 8. The seasonal high water table shall be a minimum of 1 foot below the invert of the swale or 1 foot below the bottom of the prepared soil matrix of the bioretention facility. B. Alternative treatment techniques. When proposed systems do not meet the above stormwater quality criteria, two of the following alternative treatment techniques shall be implemented and evaluated per contributing basin. (1) Limiting direct discharge. No greater than 15 percent of the project area can be directly discharged to the water quantity facility. Roof area shall not be included in these calculations and may be directly connected. The remaining impervious area shall be conveyed for a minimum distance of 25 feet at a rate no greater than 1.5 fps for a mean annual storm event to the water quantity facility via overland flow or a vegetated swale. Pipe can only be used when crossing under driveways and roads and when directly connecting roof runoff. (2) Pervious parking. Projects that require more than 30 parking spaces shall utilize porous concrete or asphalt material on a minimum of 20 percent of the total parking spaces required. Approved grass parking spaces may also be used as an alternative to meet this requirement. Use of this alternative may be considered throughout the site and not per contributing basin. (3) Stormwater harvesting system. This technique shall provide for the collection and reuse of stormwater or rainwater through the use of cisterns, underground tanks, wet stormwater facilities, rain barrels or other systems, as may be approved by the County Engineer or his designee. These systems must harvest and reuse the first 1 inch of runoff from a minimum of 40 percent of the impervious area. Two alternative treatment techniques will be satisfied when runoff is collected from a minimum of 80 percent of the impervious area. Use of this alternative may be considered throughout the site and not per contributing basin. These systems must provide the following: (a) An overflow or bypass. (b) A drawdown mechanism by use or direct discharge. (c) Reuse for irrigation or other approved purposes to augment a water supply. (4) Site preservation. This treatment type shall provide for the preservation of natural low areas, existing vegetation, and wetlands as well as karst features, when only non- developed, natural areas discharge to the karst feature. A recorded conservation easement shall be established over the area to be preserved and shall not be less than 10 percent of the parcel of record at time of submittal. Marion-friendly landscaping area and groundwater recharge preservation area, when applicable, may be considered toward meeting this criteria. (5) Limit impervious area. This treatment type shall limit the total impervious area to no greater than 50 percent of commercial or industrial parcels or 30 percent of residential subdivisions or 25 percent of residential parcels (when an individual residential improvement is being proposed without road improvements). (6) Other low impact development treatment types. Alternative techniques may be approved by the County Engineer or his designee in which the technique can demonstrate a water quality benefit greater than or equal to the treatment types provided in this division. C. Best Management Practices (BMPs) are characterized as runoff prevention, retention, detention, and pollution prevention. The following BMPs are required and shall be incorporated as part of the project's stormwater management system and demonstrated by a permit from another agency if applicable: (1) Oil/water separator or comparable BMP technology is required for pre-treating runoff from vehicular traffic areas associated with the following practices: (a) Car washes; (b) Auto or marine paint and body shops; (c) Auto, recreational vehicle, commercial truck, tractor-trailer, farm tractor, heavy machinery, or small engine parts, service and repair operations; (d) Automotive fleet operations; and (e) Gas stations, including convenience stores with gas pumps. (2) A minimum of three feet of unconsolidated soil material shall be provided between the surface of any limestone bedrock and the bottom and sides of any stormwater facility.

Excavation and backfill of suitable material may be made to meet this criterion. (3) Retention and/or detention facilities shall have a maximum depth of ten feet, as measured between the design high water elevation and the pond bottom for dry facilities, and between the design high water elevation and the normal control water elevation for wet ponds. (4) Other best management practices are encouraged, such as but not limited to routine street sweeping, and fertilizer free zones. When practices such as these are proposed and documented in a manner that is enforceable, the County Engineer may accept these as an additional treatment technique.

APPLICANT requests a waiver due to the proposed site plan is under the threshold required for stormwater.

November 3, 2025

1 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 6.13.2.C - Geotechnical Investigation Report
STATUS OF REVIEW: INFO
REMARKS: See comment under "6.13.2.B(4) - Hydrologic Analysis"

2 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 6.13.7 - Geotechnical Criteria
STATUS OF REVIEW: INFO
REMARKS: See comment under "6.13.2.B(4) - Hydrologic Analysis"

3 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 6.13.2 A(1)/(2) - Contributing Basins/Tc
STATUS OF REVIEW: INFO
REMARKS: See comment under "6.13.2.B(4) - Hydrologic Analysis"

4 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 6.13.2.B(1)/(2) - Runoff Analysis/ Tc Calculations
STATUS OF REVIEW: INFO
REMARKS: See comment under "6.13.2.B(4) - Hydrologic Analysis"

5 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 6.13.2.A(3) - Retention/Detention Area Design Parameters
STATUS OF REVIEW: INFO
REMARKS: See comment under "6.13.2.B(4) - Hydrologic Analysis"

6 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 6.13.3 - Type of Stormwater Facility Criteria
STATUS OF REVIEW: INFO
REMARKS: See comment under "6.13.2.B(4) - Hydrologic Analysis"

7 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 6.13.4 - Stormwater Quantity Criteria
STATUS OF REVIEW: INFO
REMARKS: See comment under "6.13.2.B(4) - Hydrologic Analysis"

8 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 6.13.4.C - Discharge Conditions
STATUS OF REVIEW: INFO
REMARKS: See comment under "6.13.2.B(4) - Hydrologic Analysis"

9 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 6.13.2.B(6) - Freeboard
STATUS OF REVIEW: INFO
REMARKS: See comment under "6.13.2.B(4) - Hydrologic Analysis"

10 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 6.13.4.D - Recovery Analysis
STATUS OF REVIEW: INFO
REMARKS: See comment under "6.13.2.B(4) - Hydrologic Analysis"

11 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 6.13.6 - Stormwater Quality Criteria
STATUS OF REVIEW: INFO
REMARKS: See comment under "6.13.2.B(4) - Hydrologic Analysis"

12 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 6.13.6.C - Best Management Practices
STATUS OF REVIEW: INFO
REMARKS: See comment under "6.13.2.B(4) - Hydrologic Analysis"

13 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 6.13.2.A(12)/6.12.5 - Stormwater Details, Cross Sections, References
STATUS OF REVIEW: INFO
REMARKS: See comment under "6.13.2.B(4) - Hydrologic Analysis"

14 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 6.13.2.B(8) - Calculation & Plan Consistency
STATUS OF REVIEW: INFO
REMARKS: See comment under "6.13.2.B(4) - Hydrologic Analysis"

15 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 6.13.10.B - Copy of NPDES Permit or NOI
STATUS OF REVIEW: INFO
REMARKS: Please provide a copy of the NPDES permit or NOI prior to construction.

16 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: Copy of District Permit (County Interest)
STATUS OF REVIEW: INFO
REMARKS: Please provide a copy of the District permit prior to construction.

17 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 6.10 - Karst Topography and High Recharge Areas
STATUS OF REVIEW: INFO
REMARKS: See comment under "6.13.2.B(4) - Hydrologic Analysis"

18 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 6.13.12 - Operation and Maintenance
STATUS OF REVIEW: INFO
REMARKS: See comment under "6.13.2.B(4) - Hydrologic Analysis"

19 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: Please provide a final signed and sealed hard copy signature page with references to the stormwater analysis or final hard copy of the full stormwater analysis.
STATUS OF REVIEW: INFO
REMARKS: See comment under "6.13.2.B(4) - Hydrologic Analysis"

20 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: Additional Stormwater comments
STATUS OF REVIEW: INFO
REMARKS: (1) If you have questions or would like to discuss the stormwater review comments, please contact Kevin Vickers, PE at 352-671-8695 or kevin.vickers@marionfl.org. (2) Proposed grading and

drainage modifications that impact the FDOT ROW drainage systems need to be coordinated directly with FDOT.

21 DEPARTMENT: ENGTRF - TRAFFIC REVIEW
REVIEW ITEM: 6.11.5 - Driveway access
STATUS OF REVIEW: INFO
REMARKS: 4/28/25 - Driveway access and related pavement markings and signage must be permitted by FDOT in consultation with OCE Traffic.

22 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW
REVIEW ITEM: 2.12.4.K - List of approved waivers, their conditions, and the date of approval
STATUS OF REVIEW: INFO
REMARKS: 4/17/25-add waivers if requested in future

23 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW
REVIEW ITEM: Additional Development Review Comments
STATUS OF REVIEW: INFO
REMARKS: After approval, plans will be electronically stamped by the County. The applicant will receive an email indicating that approved plans are available for download and are located in the ePlans project Approved folder. For Development Review submittals, with the exception of Final Plats and Minor Site Plans, applicants are required to print, obtain required signatures, and sign and seal two 24”x 36” sets of the electronically stamped approved plan and deliver them to the Office of County Engineer, Development Review Section, located at 412 SE 25th Avenue Ocala, FL 34471. Upon receipt, a development order will be issued. Until such time as that development order is issued, the project does not have final approval and construction, if applicable, shall not commence. For plans requiring As-Builts, As-Builts and associated documentation shall be submitted on paper in accordance with current county requirements.

24 DEPARTMENT: DOH - ENVIRONMENTAL HEALTH
REVIEW ITEM: Operating Permit Required
STATUS OF REVIEW: INFO
REMARKS: Requires limited use water system permit through the Department of Health in Marion County. Although no utility work is being done an operating permit for this well will be required. An application, water system diagram, and water testing will be required.
Please reach out to Rebecca.Roy@FLHealth.gov

25 DEPARTMENT: DOH - ENVIRONMENTAL HEALTH
REVIEW ITEM: 2.12.6 - Location of septic systems & wells
STATUS OF REVIEW: INFO
REMARKS: Well must be 100' from septic system, currently they are ~60' away. Variance may be required.

26 DEPARTMENT: DOH - ENVIRONMENTAL HEALTH
REVIEW ITEM: Additional Health comments
STATUS OF REVIEW: INFO
REMARKS: Limited Use Water System permit required for well.

27 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: 6.5 & 6.6 - Habitat Preservation/Mitigation Provided?
STATUS OF REVIEW: INFO
REMARKS: If any listed species are observed/potentially located on site, coordinate with FWC and get required permits. Habitat preservation/mitigation plan shall be submitted to County for records at later stage.

28 DEPARTMENT: 911 - 911 MANAGEMENT

REVIEW ITEM: Additional 911 comments
STATUS OF REVIEW: INFO
REMARKS: Sheets 4 - 6 - Please remove label for S US Hwy 441 on any future submittals. I will not reject for this at this time however if any future submittals are done this needs to be removed.

29 DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: 2.12.6 - Location of water and sewer. Does this need a special use permit?
STATUS OF REVIEW: INFO
REMARKS: Indicates use of well/sewer. Defer to MCU/DOH for any needed permits.

30 DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: 5.2 & 5.3 - Verify any overlay zones such as ESOZ, Springs Protection, or Flood Plain
STATUS OF REVIEW: INFO
REMARKS: Within property boundaries:
ESOZ
Secondary Springs Protection Zone
FEMA Flood Zones X/AE
9/2 Please indicate on cover sheet.

31 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 6.13.2.B(4) - Hydrologic Analysis
STATUS OF REVIEW: NO
REMARKS: After further review, this project should probably have been routed as a minor site plan. The original amount of impervious triggered the need for the major site plan. The proposed amount of impervious falls below the threshold and would qualify for the minor site plan. Because the project was routed as a major site plan, it is subject to the requirements of a major site plan. The only way to be relieved of the requirements of a major site plan is to seek a waiver to the requirements. Please contact the reviewer to discuss pursuing the waiver.

32 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 7.1.3 - Drainage Construction Specifications
STATUS OF REVIEW: NO
REMARKS: Please add the following note to the cover page: "No change to the work as shown on the approved plans shall be made without notification to and approval by the office of the County Engineer." The note is required to be on the cover sheet.

33 DEPARTMENT: ENGTRF - TRAFFIC REVIEW
REVIEW ITEM: 6.11.3 - Traffic Impact Analysis
STATUS OF REVIEW: NO
REMARKS: 8/29/25 - Using the latest version of the ITE Trip Generation Manual, provide the number of weekday daily trips and maximum peak HR trips on the cover sheet under a section labeled "Traffic Statement".

4/28/25 - Traffic statement minimally required. If traffic assessment or traffic study is required, a traffic methodology must first be submitted separately. Contact OCE Traffic with any questions.

34 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: 2.12.4.L(2)/3.2.3 - Use Consistent with FLU Designation?
STATUS OF REVIEW: NO
REMARKS: [09/18/2025] see comments below:
1. Policy 120 request letter is submitted. However, the request letter is not approved yet, and it requires the documentation showing the property and its existence before and after April 7, 1994. Please provide the

information in the resubmittal.
2. Please describe what the specific uses and programs are on site.
[original comments] The property is located within B-2 zoning classification and Rural Land land use designation. B-2 is not compatible with RL land use designation. Policy 120 letter is required. Please see Additional Planning Comments below.

35 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: 2.12.4.L(3) - All applicable Developer's Agreements listed?
STATUS OF REVIEW: NO
REMARKS: [09/18/2025] Policy 120 request letter is submitted and noted on the cover sheet. However, the request letter is not approved yet. Please see other Land Use review comments.
[original comments] When Policy 120 letter is approved, please add a note indicating Policy 120 letter on the Cover Sheet.

36 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: 2.12.4.L(6) - Gross/wetland/floodplain acreage listed?
STATUS OF REVIEW: NO
REMARKS: [09/18/2025] Portions of the parcel on the east side are located within Flood Zone. Please provide information as commented below.
[original comment] Provide a statement indicating if the subject property is located within one percent (100-year) FEMA flood plain. Show one percent (100-year) FEMA flood zone on plan and list acreage and percentage.

37 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: 2.12.16/6.5 - [EALS or EALS-ER provided?]
STATUS OF REVIEW: NO
REMARKS: Provide Environmental Assessment of Listed Species (EALS) or submit an Exemption Request per LDC Sec. 6.5.

38 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: Additional Planning Items:
STATUS OF REVIEW: NO
REMARKS: [09/18/2025] See comments below:
1. Policy 120 request letter is submitted. However, the request letter is not approved yet, and it requires the documentation showing the property and its existence before and after April 7, 1994. Please provide the information in the resubmittal.
2. Please describe what the specific uses and programs are on site.
[original comments] Due to incompatibility with Land Use designation, a Policy 120 letter is required for this property. Please submit a request letter to Marion County Growth Services Director Chuck Varadin. Provide sufficient support documents with request letter. Until the letter is issued, this item remains as NO. Please include the Policy 120 letter in resubmittal.

39 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION
REVIEW ITEM: 6.7.4 - Shade tree requirements
STATUS OF REVIEW: NO
REMARKS: Provide shade tree calculations 1/3,000sf of project site

40 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION
REVIEW ITEM: 6.8.4 - Landscape area requirements for non-residential development
STATUS OF REVIEW: NO
REMARKS: Provide landscape area calculations showing 20% is met

41 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION
REVIEW ITEM: 6.8.6 - Buffers
STATUS OF REVIEW: NO
REMARKS: 1. Confirm Oak trees and winged elm trees along US 441 are a minimum of 30' from OHW, evergreen understory trees would be allowed at a 1:1 basis if a conflict exists

42 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION
REVIEW ITEM: 6.8.7 - Parking areas and vehicular use areas
STATUS OF REVIEW: NO
REMARKS: Terminus parking islands shall have a canopy tree

43 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION
REVIEW ITEM: 6.8.9 - Service and equipment areas
STATUS OF REVIEW: NO
REMARKS: Will there be a dumpster? if so, show screening

44 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION
REVIEW ITEM: 6.8.12 - Landscape completion inspection requirements
STATUS OF REVIEW: NO
REMARKS: Provide note from this section of plans

45 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION
REVIEW ITEM: 6.9.2 - Irrigation plan requirements (details, legend, notes)
STATUS OF REVIEW: NO
REMARKS: Provide signed and sealed irrigation plan

46 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION
REVIEW ITEM: 6.9.6 - Completion inspection requirements
STATUS OF REVIEW: NO
REMARKS: Provide note from this section of plans

47 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION
REVIEW ITEM: 6.19.3 - Outdoor lighting plan requirements
STATUS OF REVIEW: NO
REMARKS: will there be outdoor lighting? if so please provide a signed and sealed photometric plan

48 DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: 2.12.24 - Landscape requirements/6.8.6 - Buffering
STATUS OF REVIEW: NO
REMARKS: Please provide required buffer type along ROW, per LDC Sec. 6.8.6. Any garbage collection area shall meet screening requirements, per LDC Sec. 6.8.9
9/2 Show location. dimensions and labels of buffering on plan.

49 DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: 2.12.32 - Show 100yr flood zone
STATUS OF REVIEW: NO
REMARKS: Please indicate FEMA flood zone or flood prone areas
9/2 Include flood zone designation (X) on cover sheet.

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

STATUS OF REVIEW: NO
REMARKS: Please provide Environmental Assessment for Listed Species (EALS) or EALS exemption application, per LDC Sec. 6.5
9/2 Requested exemption contingent on approval.

51 DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: Additional Zoning comments
STATUS OF REVIEW: NO
REMARKS: Commercial B-2 zoning in agricultural Rural Lands. Property needs to obtain recognition as existing non-residential use per Comprehensive Plan Policy 10.1.5, which indicates that:
"The County shall insure that conforming commercial and industrial uses existing as of April 7, 1994, the initial adoption date of the plan, shall be considered conforming uses.
1. Proof of Development: Property owners shall be required to provide sufficient documentation to the County to obtain a conformity letter for such existing development.
2. Permitted Use(s): The pre-existing use(s) may expand onto any property with the same ownership, properly zoned and contiguous to the existing commercial or industrial use as of the referenced date. The pre-existing use shall be limited to the number of use(s) on the site and was developed in conformity with the Zoning classification at that time. The recognized pre-existing use may change as long as the use is allowable within the Zoning classification.
3. Subdivision of Property with Pre-Existing Use(s): Should the property which includes a pre-existing use recognized under this policy be legally subdivided, then the conforming use letter shall apply only to the portion of the property which historically included the majority of the pre-existing use with primary consideration for the hard improvements such as structures, public water and sewer, driveway and parking supporting the recognized use.
4. Property Compliance: If a property with a vested letter obtains a Comprehensive Plan amendment and Zoning Change for consistency purposes, then the vested letter shall be void and the property shall comply with all applicable Comprehensive Plan, Zoning, and LDC requirements.
5. Appeals: The County shall implement an appeal procedure as further defined in the LDC."
To request a conformity letter, please contact the Growth Services director at Chuck.Varadin@marionfl.org.
9/2 This item will remain no until policy 120 letter has been approved.

52 DEPARTMENT: ENRAA - ACQ AGENT ENG ROW
REVIEW ITEM: Major Site Plan
STATUS OF REVIEW: NO
REMARKS: Please reflect who will be signing on behalf of the company on the cover sheet. If it is Jeffrey Forbes, please provide documentation that shows their authority to sign on behalf of the entity, as their name is not reflected on SunBiz. Project Map checked as well. -EMW 9.2.2025

IF APPLICABLE:
Sec. 2.18.1.I - Show connections to other phases.
Sec.2.19.2.H – Legal Documents
Legal documents such as Declaration of Covenants and Restrictions, By-Laws, Articles of Incorporation, ordinances, resolutions, etc.
Sec. 6.3.1.B.1 – Required Right of Way Dedication (select as appropriate)
For Public Streets. "[All streets and rights-of-way shown on this plat or name specifically if less than all] are hereby dedicated for the use and benefit of the public."
Sec. 6.3.1.B.2 – Required Right of Way Dedication
For Non-Public Streets. "[All streets and rights-of-way shown on this plat or name specifically if less than all] are hereby dedicated privately to the [entity name]. All public authorities and their personnel providing services to the subdivision are granted an easement for access. The Board of County Commissioners of Marion County, Florida, shall have no responsibility, duty, or liability whatsoever regarding such streets. Marion County is granted an easement for emergency maintenance in the event of a local, state, or federal

state of emergency wherein the declaration includes this subdivision or an emergency wherein the health, safety, or welfare of the public is deemed to be at risk."
Sec. 6.3.1.D.3 - Cross Access Easements
For Cross Access Easements. "All parallel access easements shown on this plat are hereby dedicated for the use and benefit of the public, and maintenance of said easements is the responsibility of [entity name]."
Sec. 6.3.1.C.1 - Utility Easements (select as appropriate)
"[All utility easements shown or noted or name specifically if less than all] are dedicated [private or to the public] for the construction, installation, maintenance, and operation of utilities by any utility provider."
Sec. 6.3.1.C.2 – Utility Easements
"[All utility tracts or identify each tract as appropriate] as shown are dedicated [private or to the public] for the construction and maintenance of such facilities."
Sec.6.3.1.D(c)(1)(2)(3) - Stormwater easements and facilities, select as appropriate:
1. "[All stormwater and drainage easements as shown or noted or name specifically if less than all] are dedicated [private or to the public] for the construction and maintenance of such facilities."

2. "[All stormwater management tracts or identify each tract as appropriate] as shown are dedicated [private or to the public] for the construction and maintenance of such facilities."

3. When any stormwater easement and/or management tract is not dedicated to the public or Marion County directly, the following statement shall be added to the dedication language: "Marion County is granted the right to perform emergency maintenance on the [stormwater easement and/or management tract, complete accordingly] in the event of a local, state, or federal state of emergency wherein the declaration includes this subdivision or an emergency wherein the health, safety, or welfare of the public is deemed to be at risk."
Sec.6.3.1.D(f) –
If a Conservation Easement is required the following shall be provided: "A conservation easement [as shown or on tract and identify the tract, complete accordingly] is dedicated to [the Board of County Commissioners of Marion County, Florida or entity name, if not Marion County] for the purpose of preservation of [listed species, habitat, Karst feature and/or native vegetation, complete accordingly]."

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 COMMITTEE WAIVER REQUEST FORM

Date: 10/14/2025 Parcel Number(s): 02709-000-00 Permit Number: 32721

A. PROJECT INFORMATION: Fill in below as applicable:

Project Name: Orange Lake Overlook Restoration Commercial ☑ Residential ☐
Subdivision Name (if applicable): _____
Unit _____ Block _____ Lot _____ Tract _____

B. PROPERTY OWNER'S AUTHORIZATION: The property owner's signature authorizes the applicant to act on the owner's behalf for this waiver request. The signature may be obtained by email, fax, scan, a letter from the property owner, or original signature below.

Name (print): Tom Kay
Signature: Tom Kay
Mailing Address: 7204 SE County Road 234 City: Gainesville
State: Florida Zip Code: 32641 Phone # (352) 373-1078
Email address: jeffrey@alachuaconservationtrust.org

C. APPLICANT INFORMATION: The applicant will be the point of contact during this waiver process and will receive all correspondence.

Firm Name (if applicable): JBrown Professional Group Inc. Contact Name: Jack Charnas
Mailing Address: 3530 NW 43rd St City: Gainesville
State: Florida Zip Code: 32606 Phone # (353) 375-8999
Email address: jack.charnas@jbpro.com

D. WAIVER INFORMATION:
Section & Title of Code (be specific): 6.10
Reason/Justification for Request (be specific): Proposed site plan is under the threshold required for stormwater improvements.

DEVELOPMENT REVIEW USE:
Received By: _____ Date Processed: 11/3/25 Project # 2025030052 AR # 32721

ZONING USE: Parcel of record: Yes ☐ No ☐ **Eligible to apply for Family Division: Yes ☐ No ☐**
Zoned: _____ ESOZ: _____ P.O.M. _____ Land Use: _____ **Plat Vacation Required: Yes ☐ No ☐**
Date Reviewed: _____ Verified by (print & initial): _____

Marion County
Board of County Commissioners

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DEVELOPMENT REVIEW COMMITTEE WAIVER REQUEST FORM

Section & Title of Code (be specific) 6.2.5
Reason/Justification for Request (be specific): Proposed site plan is under the threshold required for stormwater improvements.

Section & Title of Code (be specific) 6.13.2.A(1)
Reason/Justification for Request (be specific): Proposed site plan is under the threshold required for stormwater improvements.

Section & Title of Code (be specific) 6.13.2.A(2)
Reason/Justification for Request (be specific): Proposed site plan is under the threshold required for stormwater

Section & Title of Code (be specific) 6.13.2.A(3)
Reason/Justification for Request (be specific): Proposed site plan is under the threshold required for stormwater improvements.

Section & Title of Code (be specific) 6.13.2.A(12)
Reason/Justification for Request (be specific): Proposed site plan is under the threshold required for stormwater improvements.

Section & Title of Code (be specific) 6.13.2.B
Reason/Justification for Request (be specific): Proposed site plan is under the threshold required for stormwater improvements.

Section & Title of Code (be specific) 6.13.2.B(1)
Reason/Justification for Request (be specific): Proposed site plan is under the threshold required for stormwater improvements.

Marion County
Board of County Commissioners

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DEVELOPMENT REVIEW COMMITTEE WAIVER REQUEST FORM

Section & Title of Code (be specific) 6.13.2.B(2)
Reason/Justification for Request (be specific): Proposed site plan is under the threshold required for stormwater improvements.

Section & Title of Code (be specific) 6.13.2.B(4)
Reason/Justification for Request (be specific): Proposed site plan is under the threshold required for stormwater improvements.

Section & Title of Code (be specific) 6.13.2.B(6)
Reason/Justification for Request (be specific): Proposed site plan is under the threshold required for stormwater improvements.

Section & Title of Code (be specific) 6.13.2.B(8)
Reason/Justification for Request (be specific): Proposed site plan is under the threshold required for stormwater improvements.

Section & Title of Code (be specific) 6.13.2.C
Reason/Justification for Request (be specific): Proposed site plan is under the threshold required for stormwater improvements.

Section & Title of Code (be specific) 6.13.3
Reason/Justification for Request (be specific): Proposed site plan is under the threshold required for stormwater improvements.

Section & Title of Code (be specific) 6.13.4
Reason/Justification for Request (be specific): Proposed site plan is under the threshold required for stormwater improvements.

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DEVELOPMENT REVIEW COMMITTEE WAIVER REQUEST FORM

Section & Title of Code (be specific) 6.13.4.C
Reason/Justification for Request (be specific): Proposed site plan is under the threshold required for stormwater improvements.

Section & Title of Code (be specific) 6.13.4.D
Reason/Justification for Request (be specific): Proposed site plan is under the threshold required for stormwater improvements.

Section & Title of Code (be specific) 6.13.6
Reason/Justification for Request (be specific): Proposed site plan is under the threshold required for stormwater improvements.

Section & Title of Code (be specific) 6.13.6
Reason/Justification for Request (be specific): Proposed site plan is under the threshold required for stormwater improvements.

Section & Title of Code (be specific) 6.13.6.C
Reason/Justification for Request (be specific): Proposed site plan is under the threshold required for stormwater improvements.

Section & Title of Code (be specific) 6.13.7
Reason/Justification for Request (be specific): Proposed site plan is under the threshold required for stormwater improvements.

Section & Title of Code (be specific) 6.13.8
Reason/Justification for Request (be specific): Proposed site plan is under the threshold required for stormwater improvements.

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Board of County Commissioners

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DEVELOPMENT REVIEW COMMITTEE WAIVER REQUEST FORM

Section & Title of Code (be specific) 6.13.12
Reason/Justification for Request (be specific): Proposed site plan is under the threshold required for stormwater improvements.

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

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

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

From: Jack Charnas, PE
To: Vickers, Kevin; Development Review
Cc: Pool, Aaron; Cambre, Jason; Ezekiel Durand
Subject: RE: Waiver Request for AR 32721
Date: Thursday, October 30, 2025 8:14:27 AM
Attachments: image001.png
image002.png
image003.png
image004.png
image005.png

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Good Morning Mr. Vickers,

I have responded below to your comments in red, please let me know if you would like a revised application today.

- You've included a section 6.2.5 – this section of code doesn't exist. Please clarify intent. This was a typo, please remove it from the list.
- You've included section 6.13.2.B and several subsections. Since you've included 6.13.2.B in the application, all subsections are automatically part of the waiver. Why were the subsections listed separately? If you are okay with it, we will remove the subsections and just list the main section of code that covers them. We were not aware if each subsection needed to be listed separately or if the overarching section would be sufficient. We have no objection to removing the subsection and listing just the main section of code that covers them. The intent of the waiver request is to be exempt from stormwater management code as we are reducing the impervious area on site below the required threshold.
- You've included section 6.13.4 and several subsections. Since you've included 6.13.4 in the application, all subsections are automatically part of the waiver. Why were the subsections listed separately? If you are okay with it, we will remove the subsections and just list the main section of code that covers them. We were not aware if each subsection needed to be listed separately or if the overarching section would be sufficient. We have no objection to removing the subsection and listing just the main section of code that covers them. The intent of the waiver request is to be exempt from stormwater management code as we are reducing the impervious area on site below the required threshold.
- You've included section 6.13.6 and several subsections. Since you've included 6.13.6 in the application, all subsections are automatically part of the waiver. Why were the subsections listed separately? If you are okay with it, we will remove the

subsections and just list the main section of code that covers them. Also, it looks like 6.13.6 was listed twice in the application. Please clarify intent. We were not aware if each subsection needed to be listed separately or if the overarching section would be sufficient. We have no objection to removing the subsection and listing just the main section of code that covers them. The intent of the waiver request is to be exempt from stormwater management code as we are reducing the impervious area on site below the required threshold.

Thank you,

Jack Charnas, PE
Project Manager

o (352) 375-8999

JBPro

Our Locations
Gainesville (HQ)
St. Augustine
Tallahassee

Our Services
Civil Engineering
Surveying
Planning & GIS
Landscape Architecture
Construction Services

From: Vickers, Kevin <Kevin.Vickers@marionfl.org>
Sent: Wednesday, October 29, 2025 3:16 PM
To: Jack Charnas, PE <jack.charnas@jbpro.com>; Development Review <DevelopmentReview@marionfl.org>
Cc: Pool, Aaron <Aaron.Pool@marionfl.org>; Cambre, Jason <Jason.Cambre@marionfl.org>; Ezekiel Durand <Ezekiel.durand@jbpro.com>
Subject: RE: Waiver Request for AR 32721

[EMAIL FROM EXTERNAL SOURCE]

Jack,

In reviewing the sections of code included in this waiver, we have a few questions/clarifications:

- You've included a section 6.2.5 – this section of code doesn't exist. Please clarify intent.

You've included section 6.13.2.B and several subsections. Since you've included 6.13.2.B in the application, all subsections are automatically part of the waiver. Why were the subsections listed separately? If you are okay with it, we will remove the subsections and just list the main section of code that covers them.

- You've included section 6.13.4 and several subsections. Since you've included 6.13.4 in the application, all subsections are automatically part of the waiver. Why were the subsections listed separately? If you are okay with it, we will remove the subsections and just list the main section of code that covers them.
- You've included section 6.13.6 and several subsections. Since you've included 6.13.6 in the application, all subsections are automatically part of the waiver. Why were the subsections listed separately? If you are okay with it, we will remove the subsections and just list the main section of code that covers them. Also, it looks like 6.13.6 was listed twice in the application. Please clarify intent.

Thanks,

Kevin Vickers, P.E.
Engineering Project Manager
Office of the County Engineer

Marion County Board of County Commissioners
412 SE 25th Ave.
Ocala, FL 34471
Main: 352-671-8686 | Direct: 352-671-8695

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From: Jack Charnas, PE <jack.charnas@jbpro.com>
Sent: Tuesday, October 28, 2025 10:18 AM
To: Development Review <DevelopmentReview@marionfl.org>; Vickers, Kevin <Kevin.Vickers@marionfl.org>
Cc: Pool, Aaron <Aaron.Pool@marionfl.org>; Cambre, Jason <Jason.Cambre@marionfl.org>; Ezekiel Durand <Ezekiel.durand@jbpro.com>
Subject: RE: Waiver Request for AR 32721

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Good Morning Marion County,

Please see the attached Waiver request application form and site plan. We have mailed out the same package with the review fee this morning and expect it to arrive towards the end of this week/beginning of next week. Please let us know in the meantime if there is anything else you need from us to keep this process moving.

Thank you,

Jack Charnas, PE
Project Manager

o (352) 375-8999

JBPro

Our Locations
Gainesville (HQ)
St. Augustine
Tallahassee

Our Services
Civil Engineering
Surveying
Planning & GIS
Landscape Architecture
Construction Services

From: Development Review <DevelopmentReview@marionfl.org>
Sent: Tuesday, October 14, 2025 9:39 AM
To: Jack Charnas, PE <jack.charnas@jbpro.com>; Vickers, Kevin <Kevin.Vickers@marionfl.org>; Ezekiel Durand <Ezekiel.durand@jbpro.com>
Cc: Development Review <DevelopmentReview@marionfl.org>; Pool, Aaron <Aaron.Pool@marionfl.org>; Cambre, Jason <Jason.Cambre@marionfl.org>
Subject: RE: Waiver Request for AR 32721

[EMAIL FROM EXTERNAL SOURCE]

Good morning,

Please find attached a copy of the Development Review Waiver Request application.

Feel free to reach out should you have any questions.

Kind regards,

Kelly

Your Development Review Team
Office of the County Engineer

Marion County Board of County Commissioners
412 SE 25th Ave., Ocala, FL 34471
Main: 352-671-8686

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From: Jack Charnas, PE <jack.charnas@jbpro.com>
Sent: Tuesday, October 14, 2025 9:23 AM
To: Vickers, Kevin <Kevin.Vickers@marionfl.org>; Ezekiel Durand <Ezekiel.durand@jbpro.com>
Cc: Development Review <DevelopmentReview@marionfl.org>; Pool, Aaron <Aaron.Pool@marionfl.org>; Cambre, Jason <Jason.Cambre@marionfl.org>
Subject: RE: Waiver Request for AR 32721

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Received, thank you Kevin! We will return the waiver request form as soon as we receive it from staff.

Thank you,

Jack Charnas, PE
Project Manager

o (352) 375-8999

JBPro

Our Locations
Gainesville (HQ)
St. Augustine
Tallahassee

Our Services
Civil Engineering
Surveying
Planning & GIS
Landscape Architecture
Construction Services

From: Vickers, Kevin <Kevin.Vickers@marionfl.org>
Sent: Tuesday, October 14, 2025 9:21 AM
To: Jack Charnas, PE <jack.charnas@jbpro.com>; Ezekiel Durand <Ezekiel.durand@jbpro.com>
Cc: Development Review <DevelopmentReview@marionfl.org>; Pool, Aaron

<Aaron.Pool@marionfl.org>; Cambre, Jason <Jason.Cambre@marionfl.org>
Subject: Waiver Request for AR 32721

[EMAIL FROM EXTERNAL SOURCE]

Good Morning,

Attached is the draft list of code sections you will need to seek a waiver to. Please take a look through the code and make sure there's no other sections you think should be added to this list. All sections need to be listed in the waiver request form.

I've copied DRC staff on this email. They can send you the waiver request form and answer any further questions you have about the DRC meeting process.

In the meantime feel free to reach out to me with any questions.

Thanks,

Kevin Vickers, P.E.
Engineering Project Manager
Office of the County Engineer

Marion County Board of County Commissioners
412 SE 25th Ave.
Ocala, FL 34471
Main: 352-671-8686 | Direct: 352-671-8695

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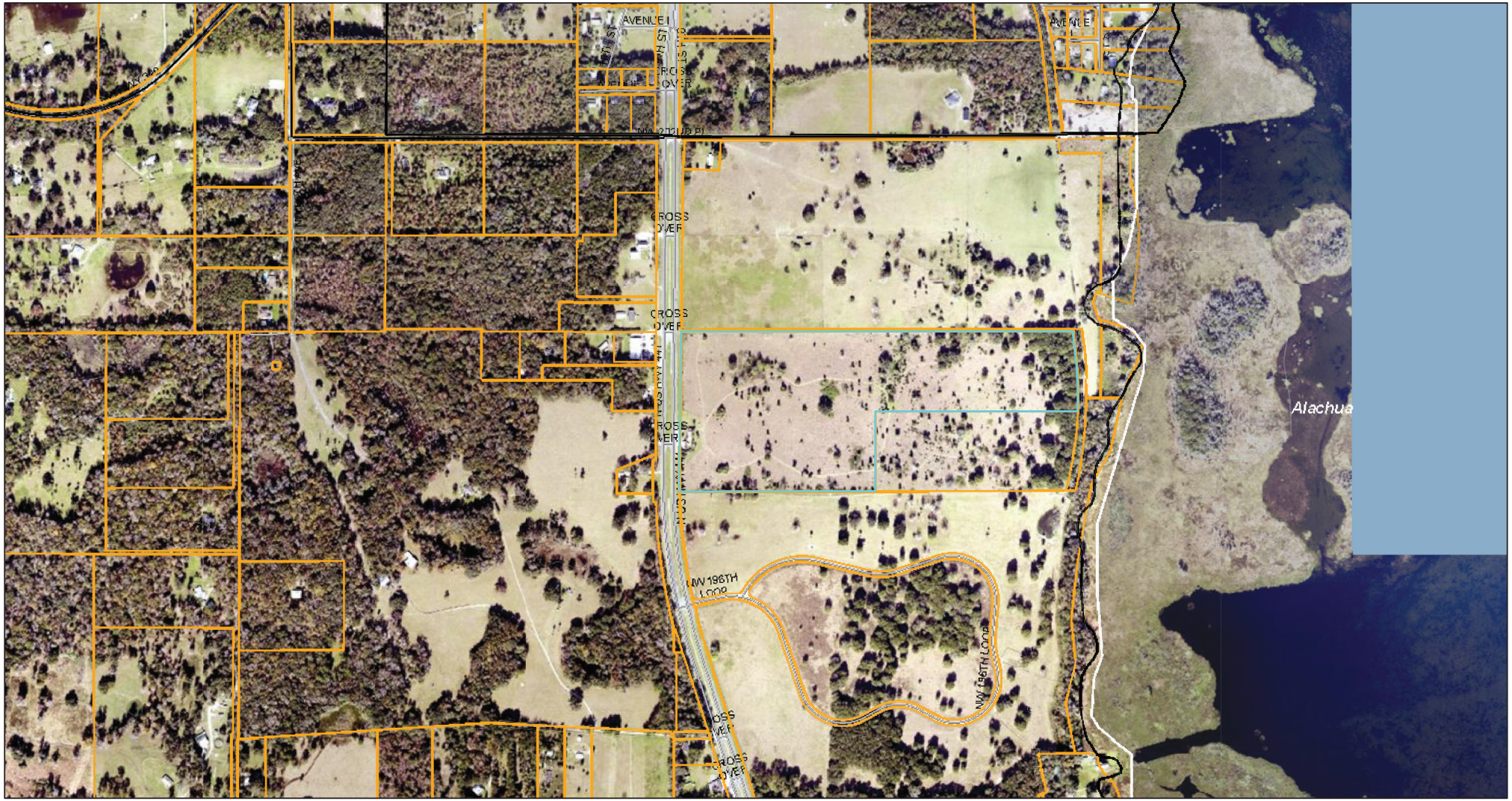
Marion County Florida - Interactive Map



4/11/2025, 10:25:36 AM

1:9,028

0 0.1 0.2 0.4 mi

0 0.15 0.3 0.6 km

- Florida Counties
- Marion County
- Municipalities
- Parcels

County Road Maintenance

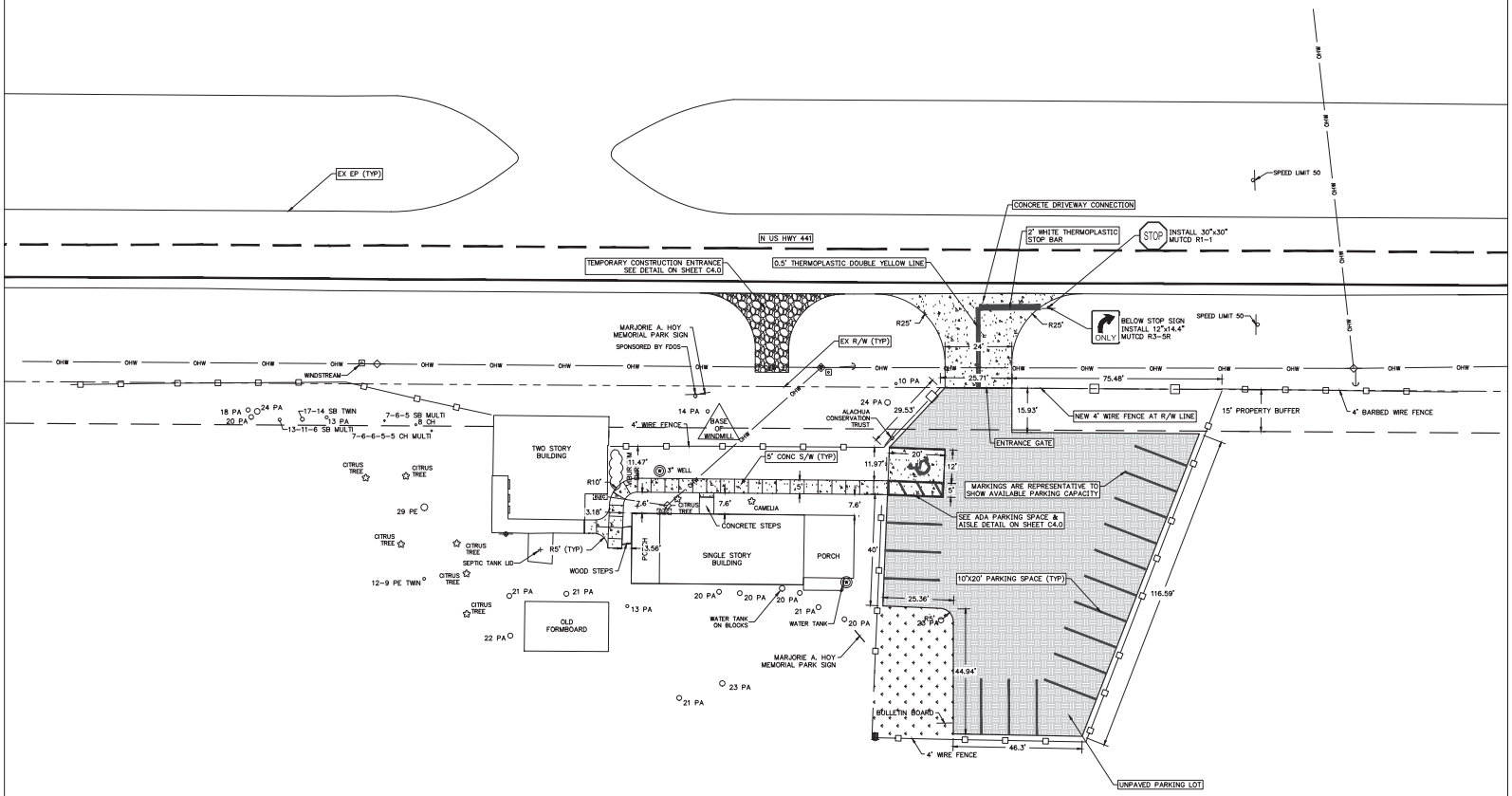
- OCE Maintained Paved
- OCE Maintained Unpaved
- Not Maintained
- Not Maintained
- Streets

Aerial 2024

- Red: Band_1
- Green: Band_2
- Blue: Band_3

Marion County Property Appraiser, OCE, Marion County BOCC

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



GENERAL DIMENSION NOTES

1. BOUNDARY INFORMATION SHOWN IS BASED ON THE JBPRO BOUNDARY & FIXED IMPROVEMENTS SURVEY DATED 10/01/2024.
2. CONTRACTOR SHALL FAMILIARIZE THEMSELVES WITH THE PROJECT SURVEY AND DESIGN DRAWINGS, AND SHALL VERIFY EXISTING SITE CONDITIONS. ANY APPARENT DISCREPANCIES OR ADDITIONAL PERTINENT INFORMATION SHALL BE BROUGHT TO THE PROJECT ENGINEER'S ATTENTION IMMEDIATELY.
3. ALL DIMENSIONS AND RADII SHOWN ARE DIMENSIONED TO EDGE OF PAVEMENT, UNLESS OTHERWISE SPECIFIED.
4. ALL STRIPING SHALL CONFORM TO FDOT STANDARD PLANS INDEX 711-001
5. IMPERVIOUS AREA
   A. EXISTING:

BUILDING:	3,336 SF = .077 AC = .15%
PAVEMENT:	7,227 SF = .17 AC = .32%
TOTAL IMPERVIOUS AREA:	10,563 SF = .25 AC = .47%

   B. PROPOSED:

BUILDING:	3,336 SF = .077 AC = .15%
PAVEMENT:	3,068 SF = .070 AC = .13%
TOTAL IMPERVIOUS AREA:	6,404 SF = .15 AC = .28%

6. PERVIOUS AREA:
   A. EXISTING: 2,297,681 SF = 52.75 AC = 99.55%
   B. PROPOSED: 2,301,840 SF = 52.84 AC = 99.72%
7. PARKING DATA
   A. VEHICLE PARKING CRITERIA PER MARION COUNTY CODE SEC. 6.11.8:
      4 SPACES/1,000 SF FOR NEIGHBORHOOD CENTER UNDER 100,000 SF
   B. VEHICLE PARKING PROVIDED:
      TOTAL SPACES CALCULATION: 4 EA BUILDINGS = 2,805 SF = 12 SPACES
      TOTAL SPACES PROVIDED: 17 SPACES PROVIDED
   C. ADA PARKING CRITERIA:
      ADA SPACES REQUIRED: FOR 1-25 TOTAL SPACES = 1 ADA SPACE
8. ADA SPACES PROVIDED: 1 SPACE PROVIDED

LEGEND

- PROPOSED UNPAVED PARKING
- PROPOSED CONCRETE PAVEMENT
- EXISTING GRASS TO REMAIN UNDISTURBED

20 10 0 20 40 60
SCALE 1" = 20'

REVISIONS

NO.	DATE	DESCRIPTION	DRWN	APPR

ENGINEER OF RECORD: JACK C. CHARNAS, P.E. FLORIDA LICENSE NO. 96925

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY JACK CHARNAS, PE ON THE DATE ADJACENT TO THE SEAL.

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

JACK CONSTANTINE CHARNAS LICENSE No. 96925 STATE OF FLORIDA PROFESSIONAL ENGINEER 10/29/2025

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SURVEYING | CONSTRUCTION SERVICES
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4428 US-1 S, Suite 1 | St. Augustine, Florida 32086
Gainesville: (352) 375-8999 | St. Augustine: (904) 799-9999
Toll Free: (844) Go-JBPro | E-mail: contact@jbpro.com

SHEET TITLE: DIMENSION PLAN

DATE: OCTOBER 2025

PROJECT NO: 0791-24-001

SHEET NO: C2.0

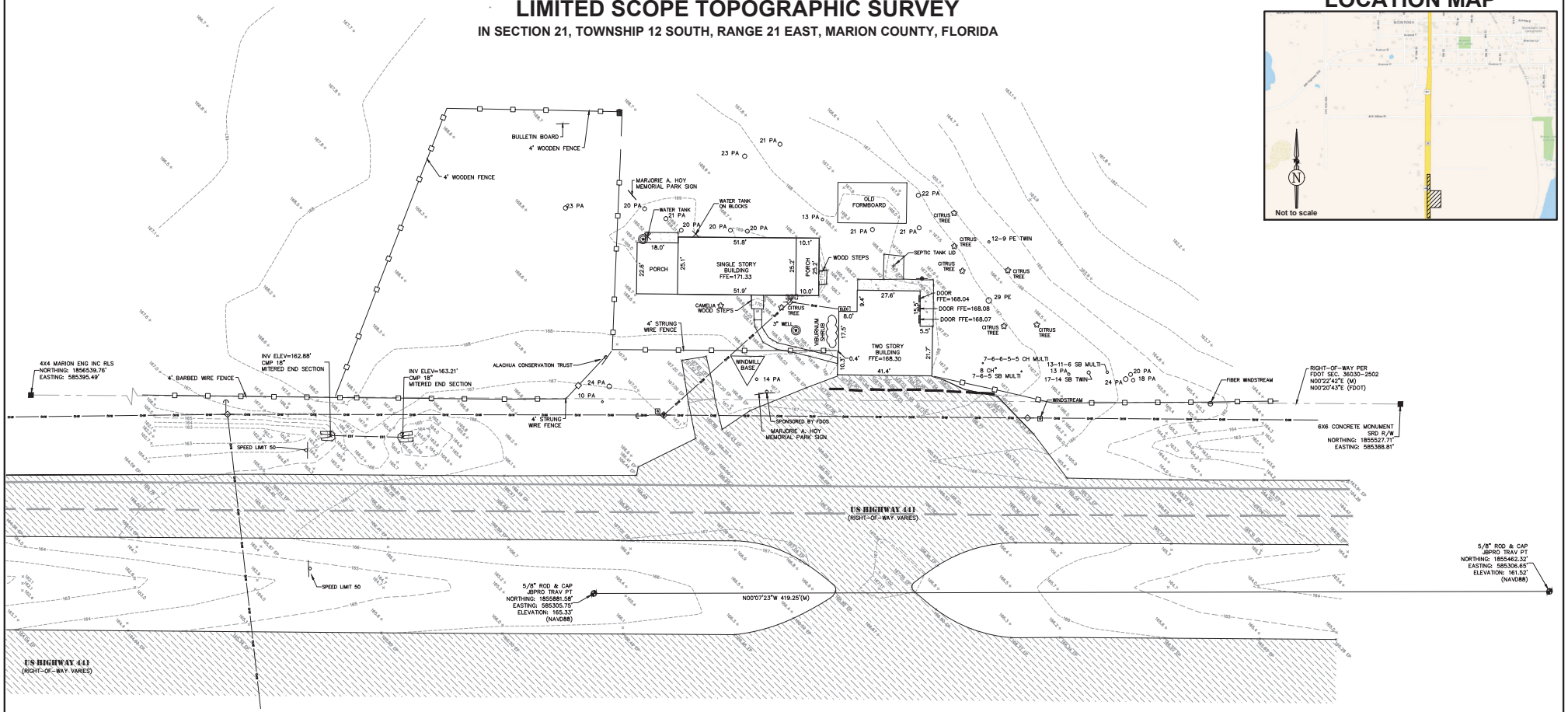
CLIENT: ALACHUA CONSERVATION TRUST
MARION COUNTY, FLORIDA

PROJECT: ORANGE LAKE OVERLOOK RESTORATION
MAJOR SITE PLAN

LIMITED SCOPE TOPOGRAPHIC SURVEY

IN SECTION 21, TOWNSHIP 12 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA

LOCATION MAP



SURVEYOR'S NOTES

1. THIS IS NOT A BOUNDARY SURVEY.
2. THE SCOPE OF THIS SURVEY IS LIMITED TO THAT INFORMATION SHOWN HEREON.
3. ALL DISTANCES AS SHOWN HEREON ARE EXPRESSED IN U.S. SURVEY FEET AND DECIMAL PARTS THEREOF.
4. ELEVATIONS ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) AND BASED ON MULTIPLE GPS OBSERVATIONS REFERENCING THE FLORIDA DEPARTMENT OF TRANSPORTATION PERMANENT REFERENCE NETWORK (FPRN).
5. STATE PLANE COORDINATES ARE REFERENCED TO THE NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT, FLORIDA WEST COORDINATE ZONE AND BASED ON MULTIPLE GPS OBSERVATIONS REFERENCING THE FLORIDA DEPARTMENT OF TRANSPORTATION PERMANENT REFERENCE NETWORK (FPRN).
6. THIS SURVEY IS BASED ON MEASUREMENTS CONDUCTED ON 10/01/2024.
7. UNDERGROUND UTILITY LINE LOCATIONS ARE APPROXIMATE.
8. ADDITIONAL ENCUMBRANCES MAY AFFECT THE SUBJECT PARCEL THAT DO NOT APPEAR ON THIS MAP.
9. REPRODUCED COPIES THAT ARE NOT AT 24"X36" MAY NOT BE TO SCALE.
10. UNLESS OTHERWISE NOTED, CORNER MARKERS SHOWN HEREON WERE FOUND DURING THE COURSE OF THIS SURVEY.

ABBREVIATIONS

(M) = MEASURED DISTANCE
CMP = CORRUGATED METAL PIPE
EP = EDGE OF PAVEMENT
FFE = FINISHED FLOOR ELEVATION
INV = INVERT
ELEV = ELEVATION
ID = IDENTIFICATION
JBPRO = JBROWN PROFESSIONAL GROUP
LB = LICENSED BUSINESS
LS = LICENSED SURVEYOR
NAD83(2011) = NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT
NAVD88 = NORTH AMERICAN VERTICAL DATUM OF 1988
PRM = PERMANENT REFERENCE MONUMENT
PLS = PROFESSIONAL LAND SURVEYOR
PT = POINT
R/W = RIGHT-OF-WAY
TRAV = TRAVERSE

TREES:
CH = CHERRY LAUREL
PA = PALM
PI = PINE
PE = PERSIMMON
SB = SUGARBERRY
TWIN = TWIN TRUNK
MULTI = MULTIPLE TRUNK

SYMBOL LEGEND

BUILDING OUTLINE
FENCE LINE
OHW — OVERHEAD WIRE
EST — STORM SEWER LINE
BENCHMARK
CONCRETE MONUMENT
WATER WELL
ELECTRIC METER
POWER POLE
POWER POLE WITH TRANSFORMER
GUY WIRE
SINGLE POLE SIGN
TELEPHONE PEDESTAL/SERVICE BOX
DUMPSTER
WATER FAUCET
ORNAMENTAL PLANT
OTHER MARKER
9 SYC — TREE-SIZE(INCHES) AND SPECIES
× 132.2 — SPOT ELEVATION - SOFT SURFACE
× 132.21 — SPOT ELEVATION - HARD SURFACE
150 — CONTOUR LINES
ASPHALT SURFACE
CONCRETE SURFACE

20 10 0 20 40 60
SCALE 1" = 20'

19865 N US Hwy 441
Micanopy, FL 32667

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4420 US-1 S, Suite 1 | St. Augustine, FL
1826 Ox Bottom Lane | Tallahassee, FL
Toll Free: (844) Go-JBPro

THE MAP OF THE PROPERTY DESCRIBED HEREON WAS MADE UNDER MY SUPERVISION AND THIS MAP OF SURVEY FURTHER MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE STATE OF FLORIDA BOARD OF PROFESSIONAL SURVEYORS & MAPPERS IN CHAPTER 5J-17.05, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND THE MAP OF SURVEY SHOWN HEREON IS A TRUE AND ACCURATE REPRESENTATION THEREOF TO THE BEST OF MY KNOWLEDGE, BEING SUBJECT TO NOTES AND NOTATIONS SHOWN HEREON.

Florida License No, LS7210
Certificate of Authorization No, LB8031

NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR & MAPPER OR VALID DIGITAL SIGNATURE IN ELECTRONIC FORM

Troy V Wright

Troy V. Wright, PSM
Professional Surveyor and Mapper

TROY WRIGHT License Number 7210 STATE OF FLORIDA Professional Surveyor and Mapper

LIMITED SCOPE TOPOGRAPHIC SURVEY

CERTIFIED TO:
1. ALACHUA CONSERVATION TRUST INC

Scale:	1"=60'
Proj. No.:	0791-24-001
Drawn:	A.Cortina
Checked:	T.Wright
Dwg. Name:	0791-24-001
Dwg. Date:	10/4/2024
Field Book:	N/A
Pages:	N/A
Sheet:	1 of 1

CONSTRUCTION DRAWINGS
OF
ORANGE LAKE OVERLOOK RESTORATION
FOR
ALACHUA CONSERVATION TRUST

GENERAL DEVELOPMENT INFORMATION

1. DEVELOPMENT INFORMATION

   A. PROJECT TITLE: ORANGE LAKE OVERLOOK RESTORATION

   B. PROJECT DESCRIPTION: THIS PROJECT INCLUDES REMOVAL OF ROADSIDE PARKING AND REGRADING THE SWALE, PARKING SURFACE GRADING AND STABILIZATION, AND ADDING ADA ACCESS TO THE SITE. THE SITE IS SERVED BY AN ON-SITE POTABLE WELL AND SEPTIC SYSTEM FOR WASTE WATER.

   C. PROJECT ADDRESS: 19865 N US 441, MICANOPY, FL 32667

   D. TAX PARCEL NO.S: 02709-000-00

   E. SEC/TOWN/RANGE: 21/12/21

   F. ZONING: B-2 (COMMUNITY BUSINESS) & A-1 (GENERAL AGRICULTURE)
   SEE POLICY 120 LETTER FOR COMPATIBILITY WAIVER

   G. FUTURE LAND USE: RL – RURAL LAND

   H. ADJACENT PARCELS: NORTHERN PARCEL: ADDRESS N/A (A-1, B-2 & RURAL LAND)
   SOUTHERN PARCEL: 5885 NW 196TH LOOP (A-3 & RURAL LAND)
   SOUTHEASTERN PARCEL: ADDRESS N/A (A-1 & RURAL LAND)
   EASTERN PARCEL: ADDRESS N/A (A-1 & RURAL LAND)
   WESTERN PARCEL: FDOT R/W FOR N US HWY 441

2. LOCATION OF SUBJECT PROPERTY: SEE LOCATION MAP THIS SHEET

3. CONTACT INFORMATION

   A. OWNER: ALACHUA CONSERVATION TRUST INC., CONTACT: JEFFREY FORBES
   7204 SE COUNTY RD. 234
   GAINESVILLE, FL 32641
   (352) 373-1078

   B. ENGINEER: JBROWN PROFESSIONAL GROUP INC., CONTACT: ANDREW GEISEL, PE
   (865) 659-8553

   C. SURVEYOR: JBROWN PROFESSIONAL GROUP INC., CONTACT: TROY WRIGHT, PSM
   (352) 375-8999

   D. LANDSCAPE ARCHITECT: JBROWN PROFESSIONAL GROUP INC., CONTACT: MICHAEL HANS, PLA
   (678) 206-3959

4. ADDITIONAL DESIGN DATA

   A. SETBACK REQUIREMENTS (MARION COUNTY CODE SEC. 4.2.18.E)
   a. FRONT/STREET: 40 FT
   b. REAR: 25 FT
   c. SIDE: 10 FT

   B. BUFFER REQUIREMENTS (MARION COUNTY CODE SEC.4.2.18.G)
   a. FRONT/STREET: TYPE C (15 FT)
   b. REAR: TYPE C (15 FT)
   c. SIDE: TYPE E (5 FT)

   C. DEVELOPMENT STANDARDS REQUIREMENTS (MARION COUNTY CODE SEC. 4.2.18.D)
   a. MAXIMUM HEIGHT: 50 FT
   b. PROPOSED HEIGHT: N/A – NO BUILDINGS PROPOSED
   c. MAXIMUM LOT AREA: NONE
   d. PROPOSED LOT AREA: N/A – NO LOTS PROPOSED
   e. MAXIMUM LOT WIDTH: NONE
   f. PROPOSED LOT WIDTH: N/A – NO LOTS PROPOSED
   g. MAXIMUM FLOOR RATIO: 1.0
   h. PROPOSED FLOOR RATIO: N/A – NO BUILDINGS PROPOSED

5. IMPERVIOUS AREA

   A. EXISTING:

BUILDING:	3,336 SF = .077 AC = .15%
PAVEMENT:	7,227 SF = .17 AC = .32%
TOTAL IMPERVIOUS AREA:	10,563 SF = .25 AC = .47%

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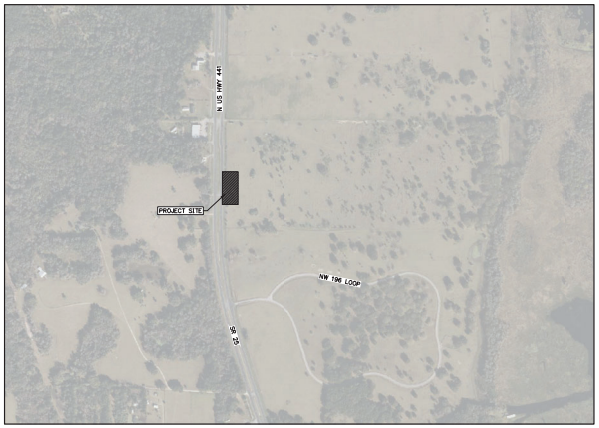
   B. VEHICLE PARKING PROVIDED:

   TOTAL SPACES CALCULATION: 4 EA BUILDINGS = 2,805 SF = 12 SPACES
   TOTAL SPACES PROVIDED: 17 SPACES PROVIDED

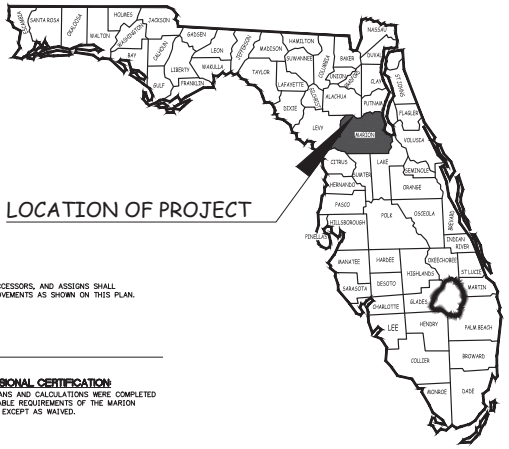
   C. ADA PARKING CRITERIA:

   ADA SPACES REQUIRED: FOR 1-25 TOTAL SPACES = 1 ADA SPACE
   ADA SPACES PROVIDED: 1 SPACE PROVIDED

8. THIS PROJECT HAS NOT BEEN GRANTED CONCURRENCY APPROVAL AND/OR GRANTED AND/OR RESERVED ANY PUBLIC FACILITY CAPACITIES. FUTURE RIGHTS TO DEVELOP THE RESULTING PROPERTY 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, A BUILDING PERMIT.



LOCATION MAP
N.T.S.



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

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.

SHEET INDEX

SHEET NUMBER	SHEET TITLE
C0.0	COVER SHEET
C0.1	LEGEND, ABBREVIATIONS, AND NOTES
C1.0	DEMOLITION AND EROSION CONTROL PLAN
C2.0	DIMENSION PLAN
C3.0	PAVING, GRADING, AND DRAINAGE PLAN
C3.1	DRIVEWAY PLAN
C4.0	DETAILS

REVISIONS				
NO.	DATE	DESCRIPTION	DRWN	APPR

Andrew Geisel
ENGINEER OF RECORD: ANDREW J.K. GEISEL, P.E.
FLORIDA LICENSE NO. 94616

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY ANDREW GEISEL, PE ON THE DATE ADJACENT TO THE SEAL.

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STATE OF FLORIDA ENGINEER No. 94616 08/13/2025

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Toll Free (844) Go-JBPro | E-mail: contact@jbpro.com

SHEET TITLE: COVER SHEET

CLIENT: ALACHUA CONSERVATION TRUST
MARION COUNTY, FLORIDA

PROJECT: ORANGE LAKE OVERLOOK RESTORATION
MAJOR SITE PLAN

DATE: AUGUST 2025
PROJECT NO: 0791-24-001
SHEET NO: C0.0

PAVING, GRADING AND DRAINAGE SPECIFICATIONS

1. ALL DRAINAGE CONSTRUCTION, INCLUDING MATERIALS, CONSTRUCTION TECHNIQUES, AND TECHNICAL STANDARDS, SHALL BE IN ACCORDANCE WITH THE LATEST FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION AND THE LATEST FDOT DESIGN MANUAL.
2. ALL AREAS OF NEW CONSTRUCTION SHALL BE CLEARED AND GRUBBED. SUITABLE TOP SOIL REMAINING ONSITE MAY BE STOCKPILED FOR FINE GRADING IN LANDSCAPED AREAS. THE CONTRACTOR SHALL FURNISH ALL FILL REQUIRED AND DISPOSE OF ALL EXCESS OR UNSUITABLE MATERIAL OFFSITE IN ACCORDANCE WITH ALL REGULATORY REQUIREMENTS. TREES TO REMAIN SHALL BE PROTECTED PRIOR TO STARTING CONSTRUCTION AND SHALL BE PROTECTED THROUGHOUT SITE CONSTRUCTION.
3. ALL NEW ASPHALT PAVEMENT CONSTRUCTION SHALL CONFORM TO THE FOLLOWING SPECIFICATIONS:
   A. EARTHWORK: FILL MATERIALS SHALL CONFORM TO AASHTO SOIL GROUPS A-1, A-2, A-3, OR A-4 AND SHALL BE PLACED IN 6" - 12" LOOSE LIFTS AND COMPACTED TO 95% DENSITY USING MODIFIED PROCTOR METHOD (AASHTO T-180).
   B. SUBSOIL EXCAVATION: WHERE SUBSOIL EXCAVATION IS REQUIRED, UNSUITABLE MATERIALS SHALL BE REMOVED TO A DEPTH OF 18" BELOW THE LIMEROCK BASE AND BACKFILLED WITH CLEAN FILL.
   C. STABILIZED SUBGRADE: ALL STABILIZED MATERIAL SHALL CONFORM TO SECTION 914 AND PLACED ACCORDING TO FDOT STANDARD SPECIFICATIONS SECTION 160 IN ONE 12" MINIMUM COMPACTED LIFT. SUBGRADE SHALL BE STABILIZED TO A MINIMUM LBR VALUE OF 40 PER DESIGN SECTION.
   D. BASE COURSE: ALL MATERIAL SHALL BE LIMEROCK CONFORMING TO FDOT STANDARD SPECIFICATIONS SECTION 911 AND PLACED ACCORDING TO SECTION 200 IN ONE 6" (PER DESIGN SECTION) MINIMUM COMPACTED LIFT. ALL BASE MATERIAL SHALL BE COMPACTED TO 98% DENSITY BY MODIFIED PROCTOR METHOD (AASHTO T-180). THE PRIME COAT SHALL CONFORM TO FDOT STANDARD SPECIFICATIONS SECTION 300.
   E. SURFACE COURSE: ALL ASPHALTIC CONCRETE MATERIAL SHALL BE SUPERPAVE AND SHALL CONFORM TO FDOT STANDARD SPECIFICATIONS SECTION 334. ALL ASPHALTIC CONCRETE CONSTRUCTION SHALL CONFORM TO FDOT STANDARD SPECIFICATIONS SECTION 330.
4. ALL CONCRETE USED FOR CONSTRUCTION OF DRAINAGE STRUCTURES, SIDEWALKS, ETC. SHALL BE CLASS I CONFORMING TO FDOT STANDARD SPECIFICATIONS SECTION 346.
5. SIDEWALK SHALL BE CONSTRUCTED IN ACCORDANCE WITH FDOT STANDARD SPECIFICATIONS SECTION 522.
6. EXISTING TOPOGRAPHY INFORMATION DEPICTED IS BASED ON TOPOGRAPHIC SURVEYS PROVIDED BY JBPRO FROM DATA GATHERED ON SITE 10/01/2024. THE CONTRACTOR SHALL VERIFY ALL EXISTING ELEVATION GRADES AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES THAT WILL AFFECT FINISH GRADE DESIGN FOR PROPER RUNOFF CONDITIONS PRIOR TO CONSTRUCTION. JBPRO WILL ASSIST THE CONTRACTOR IN REVISING ANY GRADING DISCREPANCIES PRIOR TO CONSTRUCTION TO ASSURE PROPER RUNOFF CONDITIONS RESULT UPON COMPLETION OF CONSTRUCTION.

WORK WITHIN FDOT RIGHT-OF-WAY

1. THE METHOD AND MANNER OF PERFORMING THE WORK AND THE QUALITIES OF MATERIAL FOR CONSTRUCTION WITHIN THE RIGHT-OF-WAY SHALL CONFORM TO THE REQUIREMENTS SPECIFIED BY FDOT.
2. NO WORK SHALL BE DONE NOR MATERIALS USED IN THE RIGHT-OF-WAY WITHOUT INSPECTION BY FDOT. THE CONTRACTOR SHALL FURNISH FDOT WITH EVERY REASONABLE FACILITY FOR ASCERTAINING WHETHER THE WORK PERFORMED AND MATERIALS USED ARE IN ACCORDANCE WITH THE REQUIREMENTS AND INTENT OF THE PLANS AND SPECIFICATIONS.
3. FDOT RESERVES THE RIGHT TO MODIFY THE PROPOSED WORK WITHIN THEIR RIGHT-OF-WAY TO ENSURE COMPATIBILITY WITH EXISTING IMPROVEMENTS. SUCH MODIFICATION COSTS SHALL BE BORN BY THE CONTRACTOR.
4. TRAFFIC CONTROL WITHIN EXISTING RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH LATEST MUTCD OR FDOT STANDARDS FOR CONTROL OF TRAFFIC THROUGH WORK ZONES.
5. THE CONTRACTOR SHALL SUBMIT A TEMPORARY TRAFFIC CONTROL PLAN TO FDOT FOR APPROVAL PRIOR TO CONSTRUCTION WITHIN THE RIGHT-OF-WAY.

GENERAL CONSTRUCTION NOTES

1. TRAFFIC CONTROL WITHIN EXISTING R/W SHALL BE IN ACCORDANCE WITH LATEST MUTCD OR FDOT STANDARDS FOR CONTROL OF TRAFFIC THROUGH WORK ZONES.
2. MARION COUNTY SHALL BE NOTIFIED 24 HOURS IN ADVANCE FOR INSPECTION OF PERTINENT STAGES OF CONSTRUCTION WITHIN THEIR R/W. SUBGRADE PREPARATION, LIMEROCK PLACEMENT, INSPECTION OF THE SWEPT LIMEROCK BASE PRIOR TO THE PLACEMENT OF ASPHALT, AND OTHERS AS REQUIRED FOR APPROVAL.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL EXISTING UTILITIES WITHIN THE WORK LIMITS OF ALL IMPROVEMENTS. THE CONTRACTOR IS ALSO RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES DURING CONSTRUCTION. IN THE EVENT THAT A UTILITY CONFLICT OCCURS, CONTRACTOR SHALL NOTIFY JBPRO AND THE UTILITY PROVIDER TO COORDINATE REMEDIAL ACTION.
4. ALL DISTURBED AREAS WITHIN THE R/W SHALL BE SEEDED, FERTILIZED, AND MULCHED UNLESS SODDING IS OTHERWISE SPECIFIED. SODDING IS REQUIRED ON ALL SLOPES 3:1 OR STEEPER.
5. CONTRACTOR IS RESPONSIBLE FOR DISPOSING OF ALL FOREIGN DEBRIS AND MATERIAL OFFSITE. DISPOSAL METHODS AND LOCATION SHALL BE IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL REGULATIONS AND REQUIREMENTS.
6. SEE DEMOLITION AND EROSION CONTROL PLAN FOR SPECIFIC EROSION AND SEDIMENT CONTROL MEASURES.
7. SILT FENCING AND/OR STAKED HAY BALES SHALL BE CONSTRUCTED WHERE SHOWN ON THE DRAWINGS PRIOR TO STARTING CONSTRUCTION.
8. ALL DISTURBED AREAS IN THE CONSTRUCTION AREA SHALL BE COMPLETELY GRASSED BY COMPLETION OF CONSTRUCTION. EVIDENCE OF GROWTH MUST BE PRESENT PRIOR TO FINAL RELEASE.
9. NO CHANGE TO THE WORK AS SHOWN ON THE APPROVED PLANS SHALL BE MADE WITHOUT THE NOTIFICATION TO AND APPROVAL BY THE OFFICE OF THE COUNTY ENGINEER.
10. CONTRACTOR TO PERFORM FINAL VERIFICATION OF THE ABSENCE OF ANY LISTED SPECIES PRIOR TO BEGINNING ANY SOIL DISTURBANCE ACTIVITIES. IN THE EVENT LISTED SPECIES ARE DISCOVERED, WORK IS TO BE DELAYED UNTIL PROPER PERMITTING THROUGH FLORIDA FISH AND WILDLIFE CONSERVATION COMMISSION IS ACQUIRED, ANY APPLICABLE PRESERVATION OR MITIGATION PLANS DEVELOPED SHALL BE SUBMITTED TO THE COUNTY UPON APPROVAL BY FWC.

NPDES EROSION AND SEDIMENT CONTROL PERMITTING NOTES

1. THE CONTRACTOR IS REQUIRED TO FILE THE FLORIDA DEPT. OF ENVIRONMENTAL PROTECTION (FDEP) NOTICE OF INTENT (NOI) TO USE THE CONSTRUCTION GENERIC PERMIT (CGP) FOR STORMWATER DISCHARGE FROM LARGE AND SMALL CONSTRUCTION ACTIVITIES (RULE 62-621.300(4), F.A.C.). CONSTRUCTION ACTIVITY SHALL NOT COMMENCE PRIOR TO OBTAINING AN ACKNOWLEDGEMENT LETTER FROM FDEP VERIFYING THE NOI IS COMPLETE, THE PROJECT IS COVERED BY THE GENERIC PERMIT, AND THE PROJECT IDENTIFICATION NO. IS ESTABLISHED. CONTRACTOR SHALL PROVIDE THE EOR AND PROPERTY OWNER WITH A COPY OF THE FDEP ACKNOWLEDGEMENT LETTER VERIFYING COVERAGE.
2. THE CONTRACTOR SHALL ABIDE BY THE REQUIREMENTS OF THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) AND COP AT ALL TIMES THROUGHOUT CONSTRUCTION, AND UTILIZE ALL APPROPRIATE BEST MANAGEMENT PRACTICES (BMP) AS REQUIRED TO PREVENT EROSION AND SEDIMENT DISCHARGE OFFSITE DURING CONSTRUCTION.
3. EROSION AND SEDIMENT CONTROL BMP'S SHALL BE IN ACCORDANCE WITH THE STATE OF FLORIDA EROSION AND SEDIMENT CONTROL DESIGNER AND REVIEWER MANUAL DATED JULY 2013, OR LATEST UPDATE. THE CONTRACTOR IS RESPONSIBLE TO UTILIZE ALL BMP'S, AS NECESSARY THROUGHOUT CONSTRUCTION, AND MAY UTILIZE MULTIPLE BMP'S OR OTHER MEANS AND METHODS DEEMED APPROPRIATE TO CONTROL EROSION AND SEDIMENT DISCHARGE.
4. THE CONTRACTOR SHALL UTILIZE A STATE OF FLORIDA CERTIFIED EROSION AND SEDIMENT CONTROL (ESC) INSPECTOR DURING CONSTRUCTION TO ABIDE BY THE TERMS OF THE NOI PERMIT COVERAGE. AT A MINIMUM THE CERTIFIED INSPECTOR SHALL INSPECT ALL DISCHARGE POINTS, DISTURBED AREAS, MATERIAL STORAGE AREAS, STRUCTURAL CONTROLS AND CONSTRUCTION ENTRANCES/EXITS AT LEAST ONCE EVERY SEVEN (7) DAYS AND AFTER EVERY ½ INCH OR GREATER STORM EVENT. MAJOR OBSERVATIONS AND INCIDENTS OF NON-COMPLIANCE SHOULD BE RECORDED IN THE INSPECTION REPORT, AS WELL AS CORRECTIVE ACTIONS AND MAINTENANCE. UNLESS ADVISED OTHERWISE, MAINTENANCE MUST OCCUR WITHIN SEVEN (7) CALENDAR DAYS OF THE INSPECTION. THESE INSPECTIONS MUST BE DOCUMENTED AND SIGNED BY A QUALIFIED INSPECTOR AS DEFINED BY THE COP. THE REPORT SHALL CONTAIN A CERTIFICATION THAT THE FACILITY IS IN COMPLIANCE WITH THE SWPPP AND THE COP WHEN THE REPORTS DO NOT IDENTIFY ANY INCIDENTS OF NON-COMPLIANCE.
5. UPON SATISFACTORY COMPLETION OF THE PROJECT CONSTRUCTION AND SITE STABILIZATION, THE CONTRACTOR SHALL FILE THE NPDES STORMWATER NOTICE OF TERMINATION (NOT) (RULE 62-621.300(6), F.A.C.) WITH FDEP. THE PERMIT COVERAGE IS DEEMED COMPLETE WHEN ALL SOIL DISTURBING CONSTRUCTION ACTIVITIES ARE COMPLETE AND STABILIZATION OF ALL DISTURBED OPEN AREAS HAVE REACHED AT LEAST 70% VEGETATIVE COVER OR OTHER PERMANENT STABILIZATION IS IN PLACE. A COPY OF THE NOT SHALL BE PROVIDED TO THE EOR AND PROPERTY OWNER.

STANDARD ABBREVIATIONS

ADJ	ADJACENT	LONG	LONGITUDE
ALUM	ALUMINUM	LP	LOW POINT
APT	APARTMENT	LT	LEFT
ASPH	ASPHALT	MAINT	MAINTENANCE
B&J	BORE & JACK	MAX	MAXIMUM
BC	BACK OF CURB	MES	MITERED END SECTION
BCCMP	BITUMINOUS COATED CORRUGATED METAL PIPE	MH	MANHOLE
BLDG	BUILDING	MIN	MINIMUM
BM	BENCHMARK	MO	MONTH
BOP	BEGINNING OF PROFILE	N	NORTH
BSL	BUILDING SETBACK LINE	N/A	NOT APPLICABLE
C&G	CURB & GUTTER	NE	NORTH EAST
CI	CURVE ONE	NG	NATURAL GRADE
CATV	CABLE TELEVISION	NIC	NOT IN CONTRACT
CET	CURB END TAPER	NO	NUMBER
CF	CUBIC FEET	NW	NORTH WEST
CI	CAST IRON	OC	ON CENTER
CL	CENTER LINE	PCPE	PERFORATED CORRUGATED POLYETHYLENE PIPE
CLF	CHAIN LINK FENCE	PE	PROFESSIONAL ENGINEER
CMP	CORRUGATED METAL PIPE	PL	PROPERTY LINE
CMPA	CORRUGATED METAL PIPE ARCHED	PRI	PRIMARY
CMU	CONCRETE MASONRY UNIT	PSI	POUNDS PER SQUARE INCH
CO	CLEAN OUT	PT	PRESSURE TREATED (NON ARSENIC)
COMM	COMMUNICATIONS	PUE	PUBLIC UTILITY EASEMENT
CONC	CONCRETE	PVC	POLYVINYL CHLORIDE
CPE	CORRUGATED POLYETHYLENE PIPE	PVMT	PAVEMENT
CY	CUBIC YARD	R/W	RIGHT OF WAY
DBI	DITCH BOTTOM INLET	R1'	ONE FOOT RADIUS
DCBP	DOUBLE CHECK BACKFLOW PREVENTER	RB	REACTION BLOCK
DEG	DEGREES	RCP	REINFORCED CONCRETE PIPE
DHWL	DESIGN HIGH WATER LEVEL	REF	REFERENCE
DI	DUCTILE IRON	RPBFP	REDUCED PRESSURE BACKFLOW PREVENTER
DIA	DIAMETER	RT	RIGHT
DIM	DIMENSION	S	SOUTH
DIP	DUCTILE IRON PIPE	S/W	SIDEWALK
E	EAST	SE	SOUTH EAST
E/M	EASEMENT	SEC	SECONDARY
EL	ELEVATION	SF	SQUARE FEET
ELEC	ELECTRIC	SG	SWITCH GEAR
EOP	END OF PROFILE	SI	SURFACE INLET
EP	EDGE OF PAVEMENT	SJRWMD	ST. JOHNS RIVER WATER MANAGEMENT DISTRICT
ERCP	ELLIPTICAL REINFORCED CONCRETE PIPE	SPA	SPACE
EX	EXISTING	SPT	STANDARD PENETRATION TEST
FC	FACE OF CURB	SS	SANITARY SEWER
FDC	FIRE DEPARTMENT CONNECTION	SSL	STAINLESS STEEL
FDEP	FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION	ST	STORM SEWER
FDOT	FLORIDA DEPARTMENT OF TRANSPORTATION	STA	STATION
FF	FINISH FLOOR	STD	STANDARD
FG	FINISH GRADE	STL	STEEL
FH	FIRE HYDRANT	SW	SOUTH WEST
FL	FIRE LINE	SY	SQUARE YARD
FLL	FLOW LINE	TBC	TRAFFIC BEARING COVER
FM	FORCE MAIN	TBM	TEMPORARY BENCHMARK
FO	FIBER OPTIC	TEL	TELEPHONE
FP	FLOOD PLAIN	TFMR	TRANSFORMER
FT	FEET	TV	TELEVISION
FUT	FUTURE	TW	TOP OF WALL
FWC	FLORIDA FISH AND WILDLIFE CONSERVATION COMMISSION	TYP	TYPICAL
GALV	GALVANIZED	UD	UNDER DRAIN
GV	GATE VALVE	UTIL	UTILITIES
HC	HANDICAP	VCP	VITRIFIED CLAY PIPE
HP	HIGH POINT	VEH	VEHICLE
HR	HOUR	W	WEST
INV	INVERT	W/	WITH
JBPRO	JBROWN PROFESSIONAL GROUP, INC.	WM	WATER MAIN
LF	LINEAR FEET	YR	YEAR
L1	LINE ONE		
LAT	LATITUDE		

LEGEND

- EXISTING STORM SEWER LINE
- EXISTING OVERHEAD ELECTRIC LINE
- EXISTING CONTOUR LINE
- PROPOSED CONTOUR LINE
- 12" OAK — EXISTING TREE TO REMAIN
- PROPOSED CONCRETE PAVEMENT & SIDEWALK
- PROPOSED UNPAVED PARKING
- 35.00 — PROPOSED FINISHED GRADE SPOT ELEVATION
- PROPOSED DIRECTIONAL FLOW ARROW
- PROPOSED SILT FENCE
- PROPOSED TREE BARRICADE FENCE
- RIGHT-OF-WAY LINE

REVISIONS

NO.	DATE	DESCRIPTION	DRWN	APPR

ENGINEER OF RECORD: ANDREW J.K. GEISEL, P.E. FLORIDA LICENSE NO. 94616

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ANDREW J.K. GEISEL — No. 94616 — 08/13/2025 — STATE OF FLORIDA — PROFESSIONAL ENGINEER

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SHEET TITLE: LEGEND, ABBREVIATIONS, AND NOTES

DATE: AUGUST 2025

PROJECT NO: 0791-24-001

CLIENT: ALACHUA CONSERVATION TRUST
MARION COUNTY, FLORIDA

PROJECT: ORANGE LAKE OVERLOOK RESTORATION
MAJOR SITE PLAN

SHEET NO: C0.1

STORMWATER POLLUTION PREVENTION PLAN

A. PROJECT NAME AND LOCATION

PROJECT NAME: BEN E. KEITH – PARKING LOT EXPANSION
LOCATION:
ADDRESS: 5201 NE 40TH TERRACE, GAINESVILLE, FL 32609
SECTION: 23
TOWNSHIP: 09S
RANGE: 20E
COUNTY: ALACHUA
LATITUDE: 29.701710
LONGITUDE: –82.273030

B. SITE MAP

THE SITE MAP IS DEPICTED ON SHEET C2.0 DIMENSION PLAN.

C. NATURE OF THE CONSTRUCTION ACTIVITY

THIS PROJECT CONSISTS OF 31 PROPOSED TRUCK PARKING SPACES AND ACCOMPANYING DRAINAGE INFRASTRUCTURE IMPROVEMENTS.

D. SEQUENCE OF MAJOR SOIL DISTURBING ACTIVITIES

1. INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES AND IMPLEMENTATION OF THE EROSION AND SEDIMENT CONTROL PLAN.
2. CLEARING AND GRUBBING OF PROPOSED PARKING LOT AREA.
3. SITE GRADING.
4. INSTALLATION OF STORM SEWER PARKING LOT AREA.
5. PARKING AREA SUBGRADE.
6. CONSTRUCTION OF CURB AND GUTTER.
7. PARKING AREA BASE.
8. FINISHED GRADING OF PARKING LOTS AND STABILIZATION OF THE SITE.
9. ASPHALT PAVING.
10. FINAL GRASSING AND LANDSCAPING.
11. CLEANING SEDIMENT FROM STORM SEWER SYSTEM AND BASIN OUTFALL.

E. TOTAL AREA OF THE PROJECT SITE: 13.93± ACRES

F. TOTAL AREA OF THE SITE TO BE DISTURBED: 1.15± ACRES

G. SOIL TYPES AND WATER TABLE

N/A

H. LOCATION AND DRAINAGE AREA FOR EACH DISCHARGE POINT

STORMWATER BASIN NO.	DRAINAGE AREA	LOCATION OF DISCHARGE POINT	RECEIVING WATERS
N/A	N/A	N/A	N/A

I. CONTROLS

1. PRIOR TO SOIL DISTURBING ACTIVITIES THE CONTRACTOR SHALL INSTALL THE TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES AS SHOWN ON THE EROSION AND SEDIMENT CONTROL PAN.
2. THE CONTRACTOR SHALL CONTROL AND RESTRICT SITE ACCESS. THE CONTRACTOR SHALL INSTALL EROSION CONTROL MATERIALS AT THE ACCESS POINT, AS REQUIRED, TO PREVENT MIGRATION OF ERODABLE MATERIALS OFFSITE, EITHER BY VEHICLE, WIND, OR STORMWATER TRANSPORT.
3. THE CONTRACTOR SHALL CONSTRUCT, INSTALL, AND STABILIZE STORMWATER BASINS. SITE GRADING SHALL DIRECT STORMWATER RUNOFF TO THESE FACILITIES DURING CONSTRUCTION AND PRIOR TO DISCHARGE FROM THE PROJECT SITE.
4. UPON INSTALLATION, THE CONTRACTOR SHALL PROTECT THE STORM AND SANITARY SEWER SYSTEMS WITH HAYBALES AND/OR FILTER FABRIC TO PREVENT DEBRIS AND SEDIMENTS FROM ENTERING THESE SYSTEMS.
5. THE CONTRACTOR SHALL UTILIZE TEMPORARY CONTROLS SUCH AS SEEDING, MULCHING, GEOTEXILES, WATERING, SOD STABILIZATION, OR OTHER MEANS TO PREVENT EROSION OF EXPOSED SOILS FROM WIND, WATER, OR RAIN.

J. CONTROLS TO DIVERT STORMWATER FLOW DURING CONSTRUCTION

1. THE CONTRACTOR SHALL TAKE MEASURES TO INSURE STORMWATER RUNOFF DOES NOT LEAVE THE PROJECT SITE WITHOUT FIRST PASSING THROUGH A SEDIMENT BASIN TO ALLOW SETTLING OF SUSPENDED SOLIDS IN THE STORMWATER PRIOR TO DISCHARGE FROM THE PROJECT SITE.
2. THE CONTRACTOR SHALL INSTALL SILT FENCING AS SHOWN ON THE EROSION AND SEDIMENT CONTROL PLAN.
3. THE CONTRACTOR SHALL CONSTRUCT, INSTALL, AND STABILIZE STORMWATER BASINS. SITE GRADING SHALL DIRECT STORMWATER RUNOFF TO THESE FACILITIES DURING CONSTRUCTION AND PRIOR TO DISCHARGE FROM THE PROJECT SITE.
4. THE CONTRACTOR SHALL USE SILT FENCING, TEMPORARY SWALES, EARTHEN DIKES, CHECK DAMS, OR OTHER MEANS TO DIRECT STORMWATER RUNOFF TO TEMPORARY SETTLING BASINS OR STORMWATER BASINS DURING CONSTRUCTION.

K. TEMPORARY SEDIMENT BASINS

1. THE CONTRACTOR SHALL CONSTRUCT, INSTALL, AND STABILIZE STORMWATER BASINS OR SUMP OUTFALLS. THE CONTRACTOR SHALL USE THESE FACILITIES AS TEMPORARY SEDIMENT BASINS DURING THE SITE CONSTRUCTION PHASE. SITE GRADING SHALL DIRECT STORMWATER RUNOFF TO THESE FACILITIES DURING CONSTRUCTION AND PRIOR TO DISCHARGE FROM THE PROJECT SITE.
2. THE CONTRACTOR SHALL CLEAN STORMWATER BASINS OF SILT AND SEDIMENT DEPOSITS AT THE END OF CONSTRUCTION AND DISPOSE OF THE MATERIALS IN ACCORDANCE WITH ALL LOCAL, STATE, AND FEDERAL REQUIREMENTS.

L. PERMANENT STORMWATER MANAGEMENT CONTROLS

1. THE COMPLETED PROJECT HAS ZERO (0) PERMANENT STORMWATER MANAGEMENT FACILITIES. ALL STORMWATER MANAGEMENT FACILITIES SHALL BE PERMITTED AND APPROVED BY THE CITY OF GAINESVILLE AND THE SJRWMD.
2. THE COMPLETED PROJECT WILL INCORPORATE AND MAINTAIN PERMANENT GRASSING, LANDSCAPING, AND/OR GROUND COVERS TO PROTECT SITE SOILS FROM EROSION AND TRANSPORT.

M. CONTROLS FOR SPECIAL POLLUTANTS

1. WASTE DISPOSAL: WASTE CONSTRUCTION MATERIALS, DEBRIS, AND GARBAGE WILL BE PLACED IN APPROPRIATE CONTAINERS. THE CONTRACTOR SHALL DISPOSE OF THESE MATERIALS IN AN APPROPRIATE MANNER AND IN ACCORDANCE WITH ALL LOCAL, STATE, AND FEDERAL REQUIREMENTS. NO WASTE MATERIALS SHALL BE BURIED ON SITE.
2. OFFSITE VEHICLE TRACKING: THE CONTRACTOR SHALL CONTROL AND RESTRICT SITE ACCESS. THE CONTRACTOR SHALL INSTALL EROSION CONTROL MATERIALS AT THE VEHICLE ACCESS POINT, AS REQUIRED, TO PREVENT MIGRATION OF ERODABLE MATERIALS OFFSITE, EITHER BY VEHICLE, WIND, OR STORMWATER TRANSPORT.
3. FERTILIZERS, HERBICIDES, AND PESTICIDES: FLORIDA FRIENDLY FERTILIZERS AND PESTICIDES WILL BE USED AT A MINIMUM AND IN ACCORDANCE WITH THE MANUFACTURER'S SUGGESTED APPLICATION RATES. THE CONTRACTOR SHALL NOT STORE THESE ITEMS ON SITE.
4. TOXIC SUBSTANCES: THE CONTRACTOR SHALL NOT STORE FUELS, PAINT, CHEMICALS, OR OTHER MATERIALS THAT ARE CONSIDERED TO BE TOXIC ON SITE. SHOULD THE CONTRACTOR DESIRE TO STORE SUCH MATERIALS ON SITE, THE CONTRACTOR SHALL PREPARE AND SUBMIT A WRITTEN PLAN TO ADDRESS STORAGE, SPILL PREVENTION, AND CLEANUP PRIOR TO STORING THE MATERIALS ON SITE.
5. OTHER: PORT–O–LETS OR OTHER TEMPORARY SANITATION FACILITIES SHALL BE LOCATED AWAY FROM THE INLET POINTS TO THE STORM SEWER SYSTEM AND AWAY FROM THE STORMWATER BASINS. THE CONTRACTOR SHALL NOT ALLOW VEHICLE MAINTAINANCE ON SITE.

N. MAINTENANCE PLAN

1. THE CONTRACTOR SHALL MAINTAIN PERMANENT AND TEMPORARY EROSION AND SEDIMENT CONTROL FEATURES IN ACCORDANCE WITH THE PLANS AND TECHNICAL SPECIFICATIONS.
2. SILT FENCING SHALL BE INSPECTED WEEKLY BY THE CONTRACTOR AND ANY NECESSARY REPAIRS TO SHALL BE MADE IMMEDIATELY. THE CONTRACTOR SHALL REMOVE ACCUMULATED SEDIMENT FROM THE SILT FENCING WHEN IT HAS REACHED ONE–THIRD THE HEIGHT OF THE SILT FENCE.
3. THE CONTRACTOR SHALL MAINTAIN THE SITE VEHICULAR ACCESS POINT TO PREVENT TO PREVENT MIGRATION OF ERODABLE MATERIALS OFFSITE, EITHER BY VEHICLE, WIND, OR STORMWATER TRANSPORT.
4. THE CONTRACTOR SHALL INSPECT INLETS, MANHOLES, AND OUTFALLS IMMEDIATELY AFTER EACH RAINFALL EVENT AND REPAIR THE CONTROLS NECESSARY TO PREVENT SILT AND SEDIMENTS FROM ENTERING THE STORM AND SANITARY SEWERS OR FROM DISCHARGING OFFSITE.
5. MULCH OR SOD THAT HAS WASHED OUT SHALL BE REPLACED IMMEDIATELY.
6. THE CONTRACTOR SHALL MAINTAIN ALL AREAS OF THE PROJECT SITE WITH PROPER EROSION AND SEDIMENT CONTROLS THROUGHOUT THE SITE CONSTRUCTION PERIOD OF THE PROJECT.

O. COMPLIANCE INSPECTIONS

1. QUALIFIED PERSONNEL WILL INSPECT ALL POINTS OF DISCHARGE, ALL DISTURBED AREAS OF THE CONSTRUCTION SITE THAT HAVE NOT BEEN STABILIZED, ACTIVE CONSTRUCTION AREAS, VEHICULAR ACCESS POINTS AND ALL BEST MANAGEMENT PRACTICES AT LEAST ONCE EVERY 7 CALENDER DAYS OR WITHIN 24 HOURS OF THE END OF A RAINFALL EVENT THAT IS 0.5 INCHES OR GREATER. AREAS OF THE PROJECT SITE THAT HAVE BEEN STABILIZED SHALL BE INSPECTED AT LEAST ONCE A MONTH. THESE INSPECTIONS SHALL CONTINUE UNTIL A NOTICE OF TERMINATION IS FILED.

P. NON-STORMWATER DISCHARGES

1. IT IS EXPECTED THAT THE FOLLOWING NON–STORMWATER DISCHARGES MAY OCCUR FROM THE SITE DURING CONSTRUCTION: FIRE FLOW TESTS OR FLUSHING, WATER FROM UTILITY LINE FLUSHING, PAVEMENT WASH WATER (WHERE NO SPILLS OR LEAKS OF TOXIC OR HAZARDOUS MATERIALS HAVE OCCURRED), AND UNCONTAMINATED GROUNDWATER (FROM DEWATERING ACTIVITIES).
2. DEWATERING SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE DEP GENERIC PERMIT FOR THE DISCHARGE OF PRODUCED GROUND WATER FROM ANY NONCONTAMINATED SITE ACTIVITY.
3. IF NON–STORMWATER DISCHARGES DO OCCUR, WATERS SHOULD BE DIRECTED TO STORMWATER BASINS OR TEMPORARY BASINS PRIOR TO DISCHARGE FROM THE PROJECT SITE.
4. TURBID WATERS FROM STORMWATER PONDS SHALL NOT BE PUMPED OFFISTE OR DIRECTLY TO OFFSITE RECEIVING WATERS.
5. ANY PUMPED WATER FROM THE STORMWATER PONDS SHALL BE TREATED SO AS NOT TO ALLOW DISCHARGE OF POLLUTED WATERS FROM THE PROJECT SITE. TREATMENT OPTIONS INCLUDE SILT FENCES, SETTLING PONDS, PROPERLY USED FLOCCULATING AGENTS, OR OTHER APPROPRIATE MEANS.

CONSTRUCTION INSPECTION FORM
STORMWATER POLLUTION PREVENTION PLAN

INSPECTION FREQUENCY: WEEKLY OR AFTER 0.50 INCHES OF RAIN

PROJECT NAME: BEN E. KEITH – PARKING LOT EXPANSION
OWNER: BEN E. KEITH COMPANY
CONTRACTOR: ____
CONSTRUCTION MANAGER: ____

FORM INSTRUCTIONS: ENTER THE DATE OF THE INSPECTION. IF THE INSPECTED ITEM IS SATISFACTORY, INSERT A CHECK. IF THE INSPECTED ITEM IS UNSATISFACTORY, INSERT AN "X" AND DESCRIBE THE MAINTENANCE ACTIONS TAKEN TO CORRECT THE PROBLEM. THE INSPECTOR SHALL ENTER THEIR INITIALS. CREATE ADDITIONAL SHEETS IF NECESSARY.

INSPECTOR INFORMATION:

NAME ____ **QUALIFICATION** ____ **DATE** ____

THE ABOVE SIGNATURE ALSO SHALL CERTIFY THAT THIS FACILITY IS IN COMPLIANCE WITH THE STORMWATER POLLUTION PREVENTION PLAN AND THE STATE OF FLORIDA GENERIC PERMIT FOR STORMWATER DISCHARGE FROM LARGE AND SMALL CONSTRUCTION ACTIVITIES IF THERE ARE NOT ANY INCIDENTS OF NON–COMPLIANCE IDENTIFIED ABOVE.

"I CERTIFY UNDER PENALTY OF LAW THAT THIS DOCUMENT AND ALL ATTACHMENTS WERE PREPARED UNDER MY DIRECTION OR SUPERVISION IN ACCORDANCE WITH A SYSTEM DESIGNED TO ASSURE THAT QUALIFIED PERSONNEL PROPERLY GATHERED AND EVALUATED THE INFORMATION SUBMITTED. BASED ON MY INQUIRY OF THE PERSON OR PERSONS WHO MANAGE THE SYSTEM, OR THOSE DIRECTLY RESPONSIBLE FOR GATHERING THE INFORMATION, THE INFORMATION SUBMITTED IS, TO THE BEST OF MY KNOWLEDGE AND BELIEF, TRUE, ACCURATE, AND COMPLETE. I AM AWARE THAT THERE ARE SIGNIFICANT PENALTIES FOR SUBMITTING FALSE INFORMATION, INCLUDING THE POSSIBILITY OF FINE AND IMPRISONMENT FOR KNOWING VIOLATIONS."

NAME (RESPONSIBLE AUTHORITY) ____ **DATE** ____

CERTIFICATION STATEMENT
STORMWATER POLLUTION PREVENTION PLAN

ALL CONTRACTOR(S) AND/OR SUB–CONTRACTOR(S) RESPONSIBLE FOR COMPLYING WITH THIS STORMWATER POLLUTION PREVENTION PLAN SHALL SIGN THE CERTIFICATION STATEMENT BELOW. MULTIPLE COPIES OF THIS CERTIFICATION STATEMENT MAY BE NECESSARY DEPENDING ON THE NUMBER OF SUB–CONTRACTORS ASSOCIATED WITH THE PROJECT.

SITE: BEN E. KEITH – PARKING LOT EXPANSION

CONTRACTING FIRM: ____
FIRM NAME
____
ADDRESS
____
TELEPHONE NUMBER

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

NAME **TITLE** ____

SIGNATURE ____ **DATE** ____

DATE OF INSPECTION	SILT FENCE	EARTH DIKES	STRUCTURAL DIVERSION	SWALE	SEDIMENT TRAP	CHECK DAM	SUBSURFACE DRAIN	PIPE SLOPE DRAIN	LEVEL SPREADERS	STORM DRAIN INLET PROTECTION	VEGETATIVE BUFFER STRIP	VEGETATIVE PRESERVATION AREA	RETENTION POND	CONSTRUCTION ENTRANCE STABILIZATION	PERIMETER DITCH	CURB AND GUTTER	PAVED ROAD SURFACE	ROCK OUTLET PROTECTION	REINFORCED SOIL RETAINING SYSTEM	GABION	SEDIMENT BASIN	TEMPORARY SEED / SOD	PERMANENT SEED / SOD	MULCH	HAY BALES	GEOTEXTILE	RIP–RAP	TREE PROTECTION	DETENTION POND	RETENTION POND	WASTE DISPOSAL / HOUSEKEEPING	DAM	SAND BAG	OTHER	OBSERVATIONS OR MAINTENANCE ACTIONS TAKEN	INSPECTED BY

REVISIONS

NO.	DATE	DESCRIPTION	DRWN	APPR

ENGINEER OF RECORD: ANDREW J.K. GEISEL, P.E. FLORIDA LICENSE NO. 94616

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SHEET TITLE: STORMWATER POLLUTION PREVENTION PLAN

DATE: AUGUST 2025

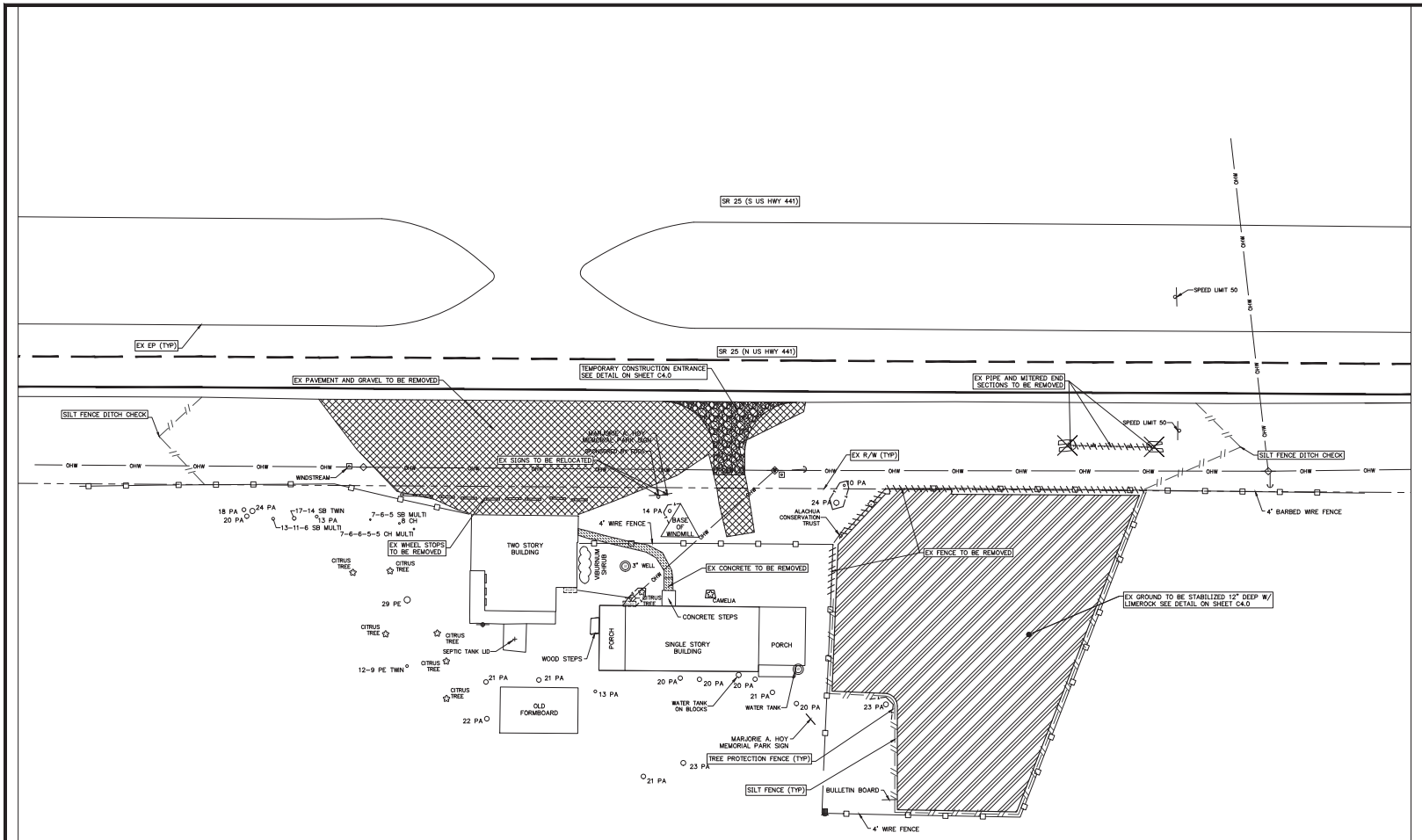
PROJECT NO: 0791-24-001

CLIENT: ALACHUA CONSERVATION TRUST
MARION COUNTY, FLORIDA

PROJECT: ORANGE LAKE OVERLOOK RESTORATION
MAJOR SITE PLAN

SHEET NO: C0.2

J:\0791-24-001 – Orange Lake Overlook Restoration\Production\Civil\Sheets\C0.0 Cover Sheet.dwg, 8/13/2025 4:03:08 PM, Drew.G



GENERAL DEMOLITION NOTES

1. PRIOR TO DEMOLITION AND CONSTRUCTION, THE CONTRACTOR SHALL CONTACT THE APPROPRIATE UTILITY COMPANIES TO VERIFY THE LOCATION OF ALL ABOVE GROUND AND UNDERGROUND UTILITIES TO BE REMOVED OR RELOCATED.
2. CONTRACTOR IS RESPONSIBLE FOR ALL SITE DEMOLITION AND MATERIAL REMOVAL. IN ADDITION TO THE DEMOLITION SHOWN, THE CONTRACTOR SHALL REMOVE ALL MISCELLANEOUS TRASH, DEBRIS, FENCING ETC., IN ORDER TO PROVIDE A CLEAN CONSTRUCTION SITE.
3. CONTRACTOR IS RESPONSIBLE FOR DISPOSING OF ALL DEMOLITION MATERIAL OFF SITE. DISPOSAL METHODS AND LOCATIONS SHALL BE IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL REQUIREMENTS.
4. REMOVAL OF ALL CONSTRUCTION DEBRIS, LIMEROCK, EXCESS OF BUILDERS SAND, CONCRETE AND MORTAR DEBRIS, WEEDS AND GRASSES, AND ALL FOREIGN MATERIALS IN THE PLANTING BED AND SOD AREAS IS THE RESPONSIBILITY OF THE SITE WORK CONTRACTOR. SOIL IN AREAS TO BE LANDSCAPED SHALL BE UNCOMPACTED, SUITABLE FOR ROOT GROWTH WITH APPROPRIATE AMOUNTS OF ORGANIC MATTER, AND OF PH RANGE OF 5.5 – 6.5.
5. PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL DESIGNATE A TEMPORARY CONSTRUCTION ENTRANCE AND STOCKPILE AREA.
6. ALL SIGNAGE OR MINOR SITE FEATURES TO BE RELOCATED IN CURRENT POSITION OR AS NOTED AFTER GRADING.

LEGEND

- EXISTING ASPHALT TO BE REMOVED
- EXISTING CONCRETE TO BE REMOVED
- EXISTING GROUND TO BE STABILIZED
- EXISTING FENCE TO BE REMOVED
- SILT FENCE
- TREE PROTECTION FENCE
- EXISTING STRUCTURE TO BE REMOVED

N

20 10 0 20 40 60

SCALE 1" = 20'

REVISIONS				
NO.	DATE	DESCRIPTION	DRWN	APPR

ENGINEER OF RECORD: ANDREW J.K. GEISEL, P.E. FLORIDA LICENSE NO. 94616

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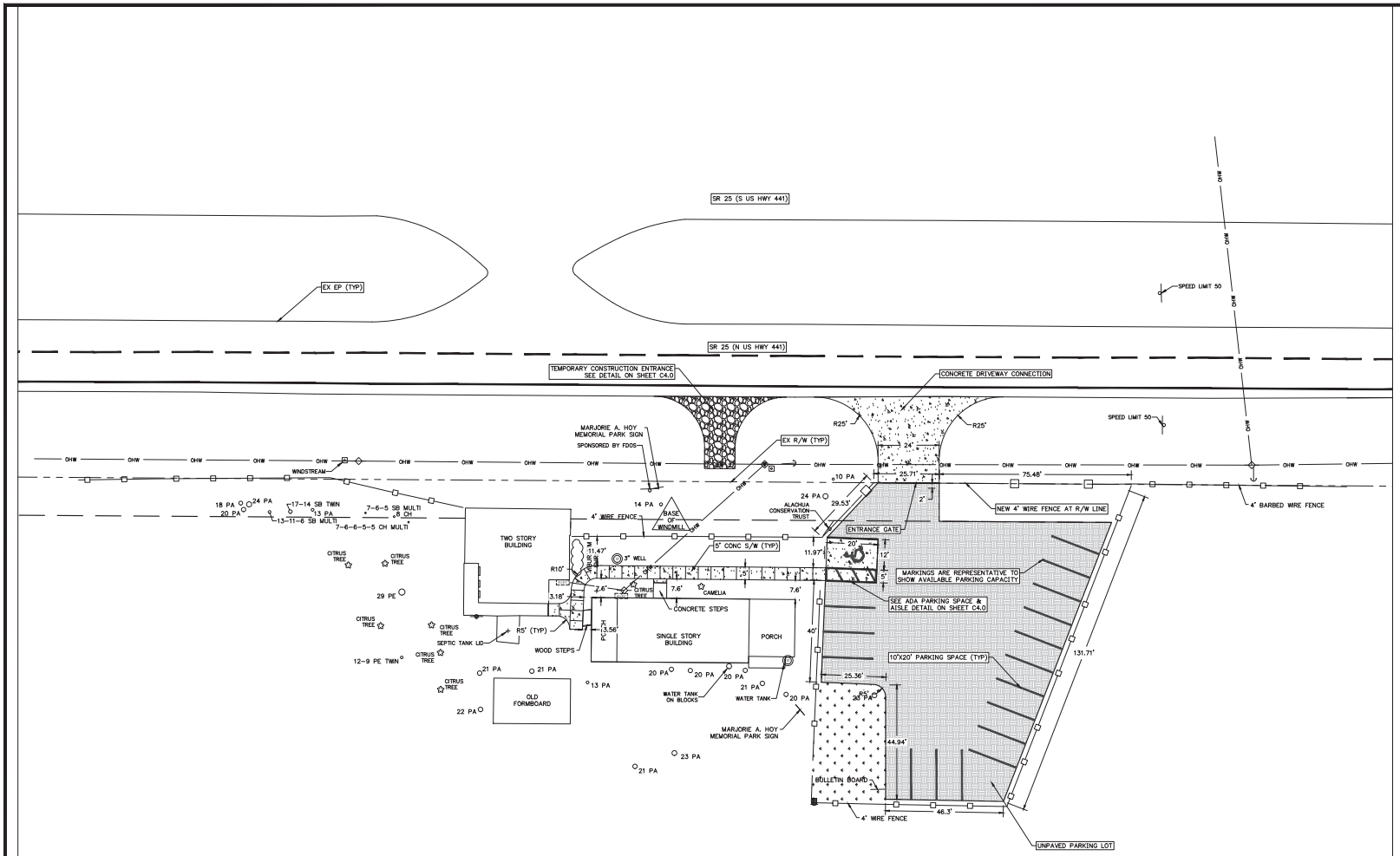
SHEET TITLE: DEMOLITION AND EROSION CONTROL PLAN

CLIENT: ALACHUA CONSERVATION TRUST
MARION COUNTY, FLORIDA

PROJECT: ORANGE LAKE OVERLOOK RESTORATION
MAJOR SITE PLAN

DATE: AUGUST 2025
PROJECT NO: 0791-24-001
SHEET NO: C1.0

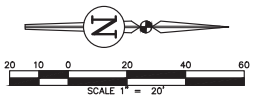


GENERAL DIMENSION NOTES

1. BOUNDARY INFORMATION SHOWN IS BASED ON THE JBPRO BOUNDARY & FIXED IMPROVEMENTS SURVEY DATED 10/01/2024.
2. CONTRACTOR SHALL FAMILIARIZE THEMSELVES WITH THE PROJECT SURVEY AND DESIGN DRAWINGS, AND SHALL VERIFY EXISTING SITE CONDITIONS. ANY APPARENT DISCREPANCIES OR ADDITIONAL PERTINENT INFORMATION SHALL BE BROUGHT TO THE PROJECT ENGINEER'S ATTENTION IMMEDIATELY.
3. ALL DIMENSIONS AND RADII SHOWN ARE DIMENSIONED TO EDGE OF PAVEMENT, UNLESS OTHERWISE SPECIFIED.
4. ALL STRIPING SHALL CONFORM TO FDOT STANDARD PLANS INDEX 711-001
5. TOTAL PROPOSED PARKING AVAILABLE = 19 SPACES
   TOTAL ADA PARKING SPACES = 1 SPACE

LEGEND

- PROPOSED UNPAVED PARKING
- PROPOSED CONCRETE PAVEMENT
- EXISTING GRASS TO REMAIN UNDISTURBED



REVISIONS

NO.	DATE	DESCRIPTION	DRWN	APPR

ENGINEER OF RECORD: ANDREW J.K. GEISEL, P.E. FLORIDA LICENSE NO. 94616

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Toll Free: (844) Go-JBPro | E-mail: contact@jbpro.com

SHEET TITLE: DIMENSION PLAN

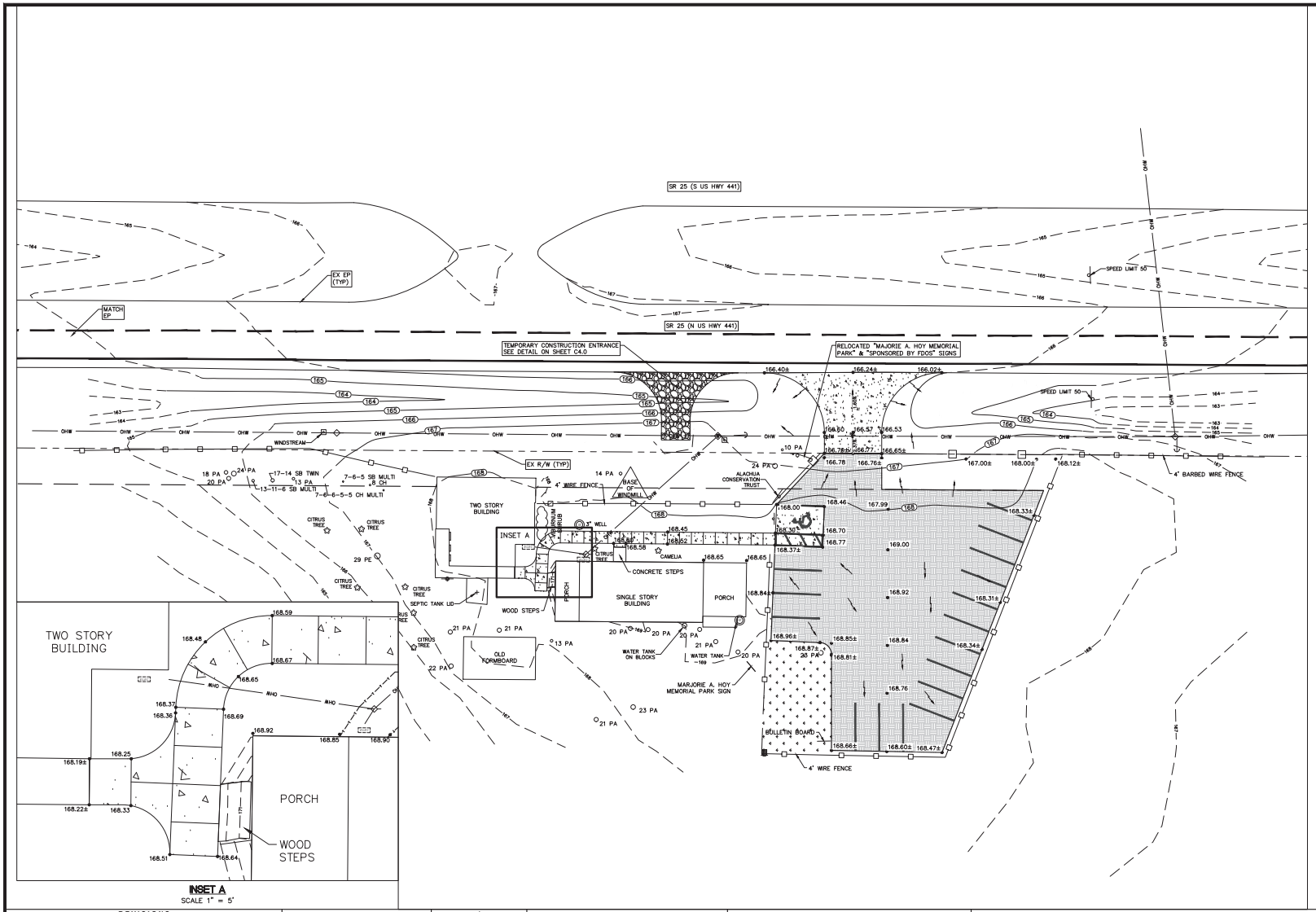
DATE: AUGUST 2025

PROJECT NO: 0791-24-001

CLIENT: ALACHUA CONSERVATION TRUST
MARION COUNTY, FLORIDA

PROJECT: ORANGE LAKE OVERLOOK RESTORATION
MAJOR SITE PLAN

SHEET NO: C2.0



REVISIONS				
NO.	DATE	DESCRIPTION	DRWN	APPR

ENGINEER OF RECORD: ANDREW J.K. GEISEL, P.E. FLORIDA LICENSE NO. 94616

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ANDREW J.K. GEISEL No. 94616 STATE OF FLORIDA

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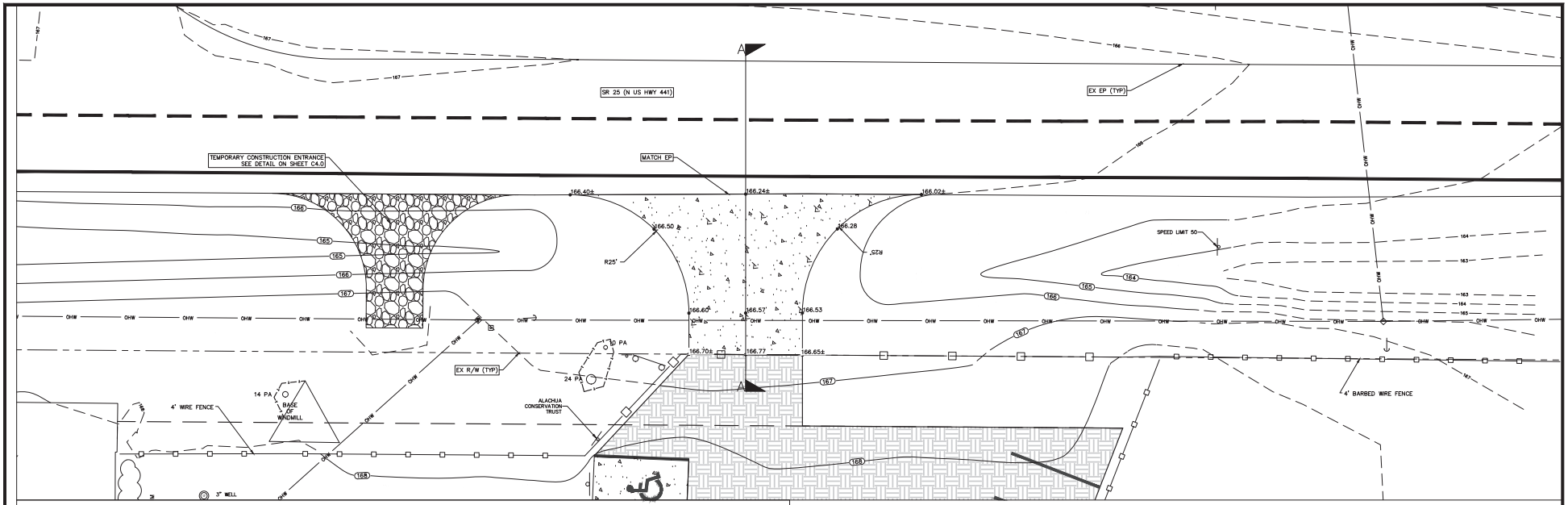
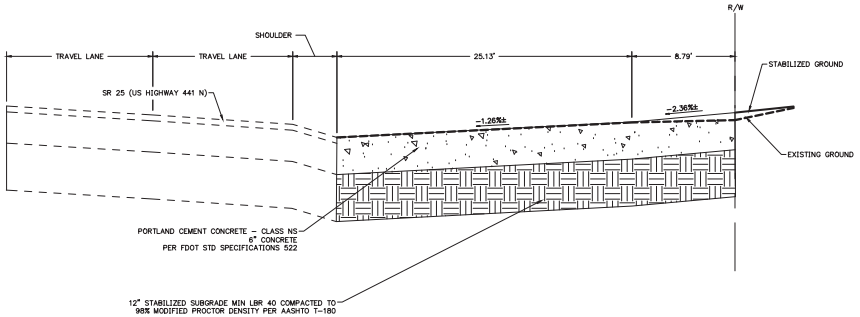
SHEET TITLE: PAVING, GRADING, AND DRAINAGE PLAN

CLIENT: ALACHUA CONSERVATION TRUST
MARION COUNTY, FLORIDA

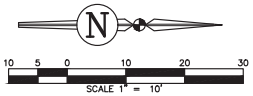
PROJECT: ORANGE LAKE OVERLOOK RESTORATION
MAJOR SITE PLAN

DATE: AUGUST 2025
PROJECT NO: 0791-24-001
SHEET NO: C3.0





SECTION A-A: DRIVEWAY PROFILE
SCALE: N.T.S.



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ENGINEER OF RECORD: ANDREW J.K. GEISEL, P.E. FLORIDA LICENSE NO. 94616

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SHEET TITLE: DRIVEWAY PLAN

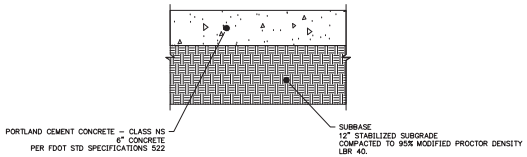
DATE: AUGUST 2025

PROJECT NO: 0791-24-001

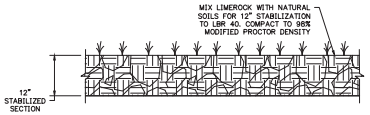
CLIENT: ALACHUA CONSERVATION TRUST
MARION COUNTY, FLORIDA

PROJECT: ORANGE LAKE OVERLOOK RESTORATION
MAJOR SITE PLAN

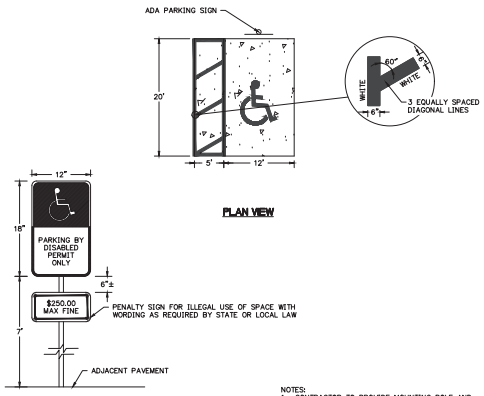
SHEET NO: C3.1



TYPICAL CONCRETE DRIVEWAY DETAIL
N.T.S.



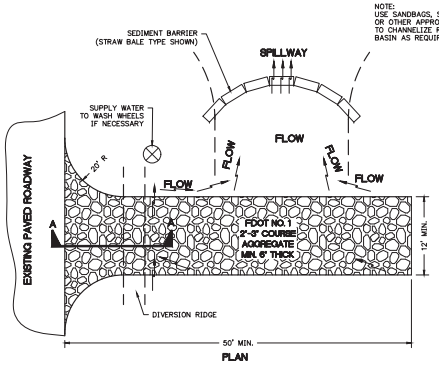
STABILIZED UNPAVED PARKING DETAIL
N.T.S.



NOTES:
1. CONTRACTOR TO PROVIDE MOUNTING POLE AND BRACKETS AND COMPLETELY INSTALL ALL SIGNS IN ACCORDANCE WITH MUTCD AND FDOT STANDARDS
2. SIGN MUST BE PERMANENT, ABOVE GROUND MOUNTED, AND SHALL BE PLACED SO BOTTOM OF SIGN IS 7 FT ABOVE PAVEMENT GRADE.
3. CONCRETE SIDEWALK TO BE CONSTRUCTED FLUSH GRADE WITH ADA SPACE.

ADA PARKING ACCESS AND SIGN DETAIL
N.T.S.

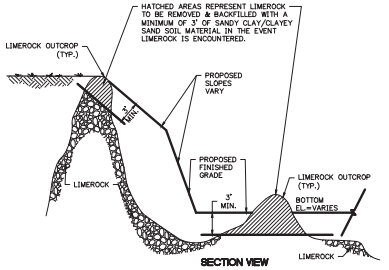
SECTION A-A



PLAN

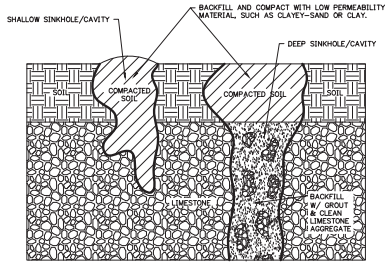
TEMPORARY GRAVEL CONSTRUCTION ENTRANCE
N.T.S.

NOTES
1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.
2. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY.
3. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.



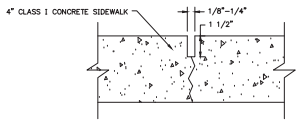
LIMEROCK OUTCROP REMOVAL DETAIL
N.T.S.

NOTES
1. IN THE EVENT THAT LIMEROCK OUTCROP IS ENCOUNTERED DURING CONSTRUCTION, THE FOLLOWING TREATMENT SHALL BE PERFORMED. THE LIMEROCK OUTCROP SHALL BE EXCAVATED TO AN ELEVATION OF THREE (3) FEET BELOW THE DESIGN SURFACE. THE EXCAVATED AREA SHALL BE BACKFILLED TO THE DESIGN SURFACE ELEVATION WITH CLAYEY-SAND/SANDY-CLAY (AASHTO SOIL GROUP – A2) SOILS. A MIXTURE OF THE BACKFILL MATERIAL SHALL BE PLACED IN SIX INCH LIFTS AND ROLLED WITH HEAVILY LOADED RUBBER TIRED EQUIPMENT. BOTH THE ST JOHNS RIVER WATER MANAGEMENT DISTRICT AND THE MARION COUNTY OFFICE OF THE COUNTY ENGINEER SHALL BE NOTIFIED WHEN LIMEROCK OUTCROPS ARE ENCOUNTERED AND PRIOR TO COMMENCING REMEDIAL ACTION.
2. IN THE EVENT THAT ANY KARST FEATURES SUCH AS SOLUTION CAVITIES, CHIMNEYS, OR SINKHOLES APPEAR IN THE RETENTION BASIN, THE FOLLOWING ACTIONS SHALL BE REQUIRED:
   2.1. THE CIVIL ENGINEER, THE ST JOHNS RIVER WATER MANAGEMENT DISTRICT, AND THE MARION COUNTY OFFICE OF THE COUNTY ENGINEER SHALL BE NOTIFIED WHEN THE FEATURE IS ENCOUNTERED PRIOR TO REMEDIAL ACTION.
   2.2. A LICENSED GEOTECHNICAL ENGINEERING FIRM SHALL BE RETAINED TO EVALUATE THE SIGNIFICANCE OF THE FEATURE AND TO DETERMINE THE REMEDIAL ACTION NECESSARY. SEE SHALLOW AND DEEP SINKHOLE/CAVITY MAINTENANCE REPAIR DETAIL.
   2.3. THE GEOTECHNICAL ENGINEERING FIRM SHALL BE REQUIRED TO MONITOR THE REMEDIAL WORK AND SEND A SUMMARY REPORT UPON REPAIR COMPLETION TO THE CIVIL ENGINEER, THE ST JOHNS RIVER WATER MANAGEMENT DISTRICT, AND THE MARION COUNTY OFFICE OF THE COUNTY ENGINEER.

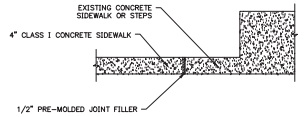


SHALLOW AND DEEP SINKHOLE/CAVITY MAINTENANCE REPAIR DETAIL
N.T.S.

NOTES
1. IN THE EVENT THAT ANY KARST FEATURES SUCH AS SINKHOLES, SOLUTION CAVITIES, CHIMNEYS, ETC. ARE DISCOVERED DURING ROUTINE INSPECTIONS OF THE STORMWATER BASINS, THE FOLLOWING REMEDIATION PROCEDURE SHALL BE PERFORMED:
2. SHALLOW REPAIR (SEE DETAIL):
   2.1. IF THE COLLAPSE IS SHALLOW (<5' DEEP) AND THE VOIDS IN THE LIMESTONE ARE SMALL, THEN THE SINKHOLE CAN BE REPAIRED BY BACKFILLING WITH A LOW-PERMEABILITY MATERIAL SUCH AS CLAYEY-SAND OR CLAY. THE MATERIALS SHOULD BE COMPACTED AND THE REPAIR SHALL BE SLIGHTLY ABOVE THE ORIGINAL BOTTOM IN ORDER TO CREATE A SMALL MOUND TO ACCOUNT FOR SETTLING.
3. DEEP REPAIR (SEE DETAIL):
   3.1. IF THE COLLAPSE IS DEEP THEN THE REPAIR SHALL BE MORE PERMANENT. THE COLLAPSE SHALL BE EXCAVATED TO THE LIMESTONE BEDROCK. THE VOID(S) IN THE BEDROCK SHALL BE PLUGGED WITH CLEAN GROUT. A LOW PERMEABILITY MATERIAL SHALL BE PLACE OVER THE CONCRETE PLUG. THE MATERIAL SHALL BE COMPACTED AND BROUGHT TO EXISTING BASIN BOTTOM.
4. NOTIFICATION:
   4.1. THE ST JOHNS RIVER WATER MANAGEMENT DISTRICT (SJRWMD) SHALL BE NOTIFIED OF ANY SINKHOLE DEVELOPMENT WITHIN 48 HOURS OF DISCOVERY AND THE PROPOSED METHOD BY WHICH THE SINKHOLE WILL BE REPAIRED SHALL BE SUBMITTED TO THE SJRWMD FOR APPROVAL WITHIN 30 DAYS. THE SJRWMD WILL THEN NOTIFY THE RESPONSIBLE PARTY AS TO THE ACCEPTANCE, DENIAL OR NEED FOR MODIFICATION OF THE REPAIR METHOD.



CONTROL JOINT DETAIL
N.T.S.



EXPANSION JOINT DETAIL
N.T.S.

REVISIONS

NO.	DATE	DESCRIPTION	DRWN	APPR

ENGINEER OF RECORD: ANDREW J.K. GEISEL, P.E.
FLORIDA LICENSE NO. 94616

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ANDREW J.K. GEISEL — No. 94616 — 08/13/2025 — STATE OF FLORIDA — PROFESSIONAL ENGINEER

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SHEET TITLE: DETAILS

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CLIENT: ALACHUA CONSERVATION TRUST
MARION COUNTY, FLORIDA

PROJECT: ORANGE LAKE OVERLOOK RESTORATION
MAJOR SITE PLAN

SHEET NO: C4.0