Marion County
Development Review Committee
Meeting Agenda

Monday, July 28, 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. July 21, 2025

4. PUBLIC COMMENT

5. CONSENT AGENDA: STAFF HAS REVIEWED AND RECOMMENDS APPROVAL

5.1. Football Factory - Major Site Plan
Project #2024030003 #31248 Parcel #3137-002-019
CHW

5.2. Southside: Cole - Waiver Request to a Major Site Plan
Autumn Downs
7178 NE 25th Avenue Rd Ocala
Project #2025070061 #33117 Parcel #14864-000-03
Jennifer's Permitting Service

5.3. Melody Preserve - Preliminary Plat
7945 SW 80th St Ocala
Project #2024100025 #32350 Parcel #35300-000-15
Kimley-Horn and Associates

5.4. Melody Preserve - Mass Grading - Mass Grading Plan
7945 SW 80th St Ocala
Project #2024100025 #32435
Parcel #35300-000-15 & 35474-000-00
Kimley-Horn and Associates

5.5. Equine Gardens - Agricultural Lot Split
12205 NW Hwy 464B Ocala
Project #2024040004 #31359 Parcel #12579-002-00
Rogers Engineering, LLC

6. SCHEDULED ITEMS:

6.1. Corta Commons - Ocala West - Major Site Plan Revision
KCE Unit 1 Part of Tract B Saldarriaga Whitehall
Project #2024020064 #32368 Parcel #3501-200-023, 3501-200-022, 3501-200-021, 3501-200-020, 3501-200-019, 3501-200-018, 3501-200-040, 3501-200-039, 3501-200-038, 3501-200-037, 3501-200-036, 3501-200-035, 3501-200-034, 3500-400-004, 3500-400-003, & 3500-400-003, & 3500-400-002
MJ Stokes Consulting, LLC

LDC 2.1.3 - Review and approval procedures
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 request - permit an interior build out for AT&T Wireless store BLD 2025042179 as part of the approved AR #31416 and related AR #32368 which has been fully approved but the Final Plat Application #31766 needs to go through BoCC consent agenda to be finalized and recorded currently this Final Plat process has a Permit Hold on all new permits on the project and request is to release for ATT.

6.2. Sunshine Love On Place - Waiver Request to Final Plat in Review
2710 SE 45th Ave Ocala
Project #2007050035 #32980 Parcel #21629-001-01
Michael W. Radcliffe Engineering

This item was heard on July 7, 2025, DRC meeting. Requesting clarification regarding motion (specifically for sidewalks).

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 that the Final Plat be processed without a Preliminary Plat as only two lots are proposed. One lot will be for a residential home and the other is for the existing Church at Westwood. Both lots front on NW 60th Ave and no improvements are required

6.3. MC SSS Library Center - Waiver Request to a Major Site Plan
590 Silver Rd Ocala
Project #2003100050 #33051 Parcel #9011-0000-01
Mastroserio Engineering, Inc

LDC 2.21.1.A - 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. (2) The combined driveway trip generation meets or exceeds 50 peak hour vehicle trips. (3) A 24-inch diameter pipe, its equivalent, or larger is utilized to discharge stormwater runoff from the project area.
APPLICANT request - Request to allow the proposed project to be waived from the Major Site Plan and Minor Site Plan submittal & approval process. This is a renovation of an existing building with no additional building area added. The proposed site work includes the removal of 299 sq ft of existing concrete, and the addition of 887 sq ft of concrete walkways to provide pedestrian access to the new main entrance of the renovated building. The proposed impervious area increase of 588 sq ft. This increase is minimal and will not cause drainage or adverse impacts on the surrounding area. See attached plan sheets for reference.

6.4. 40 X 60 Pole Barn - Waiver Request to a Major Site Plan
Saddleback Ridge
Project #2025070020 #33052 Parcel #49569-006-00
Nicole Woods

LDC 2.21.1.A - 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. (2) The combined driveway trip generation meets or exceeds 50 peak hour vehicle trips. (3) A 24-inch diameter pipe, its equivalent, or larger is utilized to discharge stormwater runoff from the project area.
APPLICANT requests a waiver for the impervious area that is over by 966 square feet.

6.5. Randall & Brenda Boyd - Family Division Waiver Request
fka: Morell Debra
Project #2008070019 #33047 Parcel #44689-001-04

6.6. Kenneth & Arnene Stanley - Family Division Waiver Request
Project #2025070057 #33085 Parcel #2007-000-00
Kenneth & Arnene Stanley

7. CONCEPTUAL REVIEW ITEMS: NONE

8. DISCUSSION ITEMS:

9. OTHER ITEMS:

10. ADJOURN:

Marion County

Development Review Committee

Agenda Item

File No.: 2025-19996 **Agenda Date:** 7/28/2025 **Agenda No.:** 3.1.

SUBJECT:
July 21, 2025

Marion County

Development Review Committee

Meeting Minutes

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

Monday, July 21, 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)
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)
Elizabeth Madeloni (Planning/Zoning)
Sara Wells (Planning/Zoning)
Susan Heyen (Parks)
Michelle Sanders (911 Management)
Alexander Turnipseed (Office of the County Engineer)
Kevin Vickers (Office of the County Engineer)
Dane Scott (Office of the County Engineer)
Aaron Pool (Office of the County Engineer)
Debbie Lovell (Office of the County Engineer)
Kelly Hathaway (Office of the County Engineer)

2. PLEDGE OF ALLEGIANCE

3. ADOPT THE FOLLOWING MINUTES:

3.1. July 14, 2025

Motion by Chuck Varadin to approve the minutes, seconded by Ken McCann
Motion carried 4-0

4. PUBLIC COMMENT

5. CONSENT AGENDA: NONE

6. SCHEDULED ITEMS:

6.1. Multi-Family - 37 Laurel Pass - Waiver Request to Minor Site Plan in Review

37 Laurel Pass Ocala
Project #2025030061 #32644 Parcel #9024-0541-01
Linn Engineering & Design

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 a waiver for fee in lieu of construction.

Motion by Steven Cohoon to approve with no fee in lieu required for Laurel Pass, waiver approved for Juniper Road with fee in lieu of payment, seconded by Ken McCann
Motion carried 5-0

6.2. Estate of Michael Couture - Rezoning to PUD With Concept Plan

Project #2019100517 #32746 Parcel # 47667-000-00
Tillman & Associates Engineering

Motion by Steven Cohoon to approve with staff conditions as well as following DRC condition, TIA must have been received with one round of comments complete at least one week prior to the BCC or it must be pulled from the agenda, Developer contributes fair share towards right of way acquisition needed for intersection improvements at SE Hwy 42 and SE 73rd Avenue, note is added to BCC that typical sections do not meet minimum right of way width requirements, seconded by Chuck Varadin
Motion carried 5-0

6.3. Kim Triani Pool Spa Deck Enclosure - Waiver Request to Major Site Plan
16049 SE 100th Ln Ocklawaha
Project #2025070024 #33057
Parcel #90411-002-01 Permit #2025060769
Costas Oasis

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.
APPLICANT requests waiver for two lots combined to one address. Stormwater should not be an issue. Large parcels all sand and absorbed. Possible swale. Two large lots. No surrounding development. Soil is all sand and permeable space is more than ample. Possible swale if necessary. Applicant requests a waiver to the major site plan for swimming pool construction. The site will be over the allowed 9,000 square feet per Marion County LDC - 2,961 square feet of deck area. The pool is permeable at 790 square feet.

Motion by Chuck Varadin to approve the waiver subject to 1. The applicant providing controls for the excess run-off generated by the 100-year 24-hour storm, 2. A permit hold will be in effect until a sketch of the controls is provided and approved by stormwater department, 3. (a) a final hold will be in effect until staff conducts a final inspection verifying construction has occurred and disturbed areas have vegetative cover established at time of final inspection and (b) the applicant must provide a final sketch, noting the horizontal extents and volume capacity of the stormwater controls and note that the front yard is SE 100th Lane (which is north), seconded by Steven Cohoon
Motion carried 5-0

6.4. White Pool Addition - Waiver Request to a Major Site Plan
6095 SW 93rd Loop Ocala
Project #2025070015 #33042 Parcel #35700-02-055
White James Robert

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
APPLICANT request project be allowed over impervious allowance of 3340 square feet

Motion by Steven Cohoon to approve with the condition the HOA accepts runoff, seconded by Michael Savage
Motion carried 5-0

6.5. Fortin - Waiver Request to Major Site Plan
13966 SE 156th Ln Weirsdale
Project #2025070036 #33063 Parcel #49362-009-00
Pierre Fortin

LDC 2.21.1.A - 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. (2) The combined driveway trip generation meets or exceeds 50 peak hour vehicle trips. (3) A 24-inch diameter pipe, its equivalent, or larger is utilized to discharge stormwater runoff from the project area.

APPLICANT requests a waiver to the major site plan for new home. The site will be over the allowed 9,000 sq ft per Marion County LDC. The total amount of impervious surface is 12,241 sq ft.

Motion by Steven Cohoon to approve the waiver subject to 1. The applicant providing controls for the excess run-off generated by the 100-year 24-hour storm, 2. A permit hold will be in effect until a sketch of the controls is provided and approved by stormwater department, 3. (a) a final hold will be in effect until staff conducts a final inspection verifying construction has occurred and disturbed areas have vegetative cover established at time of final inspection and (b) the applicant must provide a final sketch, noting the horizontal extents and volume capacity of the stormwater controls, 4. signed and sealed document that shows additional storage is available for the existing DRA and HOA letter is provided. Additional note that ESOZ is still required per code, seconded by Tony Cunningham
Motion carried 5-0

6.6. New Pavilion - Waiver Request to Major Site Plan
10369 SE 118th Ln Belleview
Project #2025070008 #33035
Parcel #39393-000-08 Permit #2025041518
Miguelena Manuel

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.

APPLICANT requests waiver because the total property is 6.3 acres and I'm adding a pool, pavilion and garage. Due to the size of the property and general layout, the new addition will not affect the neighbors or community.

Motion by Michael Savage to approve contingent on HOA acceptance, seconded by Tony Cunningham
Motion carried 4-0

6.7. Dieguez Eladio J & Myrian - Family Division Waiver Request
Project #2016030044 #33043 Parcel #05794-004-00
Christine Quimby

Motion by Steven Cohoon to approve contingent on a boundary survey with title work provided prior to recording, seconded by Michael Savage
Motion carried 4-0

6.8. Jonathan & Melissa Lee, Alice Santos - Family Division Waiver Request
fka: Duryea Frederick
Project #2008040032 #33046 Parcel #40134-000-04
Melissa Lee

Motion by Steven Cohoon to approve contingent on a single driveway for both parcels and boundary survey with title work provided prior to recording, seconded by Ken McCann
Motion carried 4-0

6.9. Road Closing-SE 59th Ave - Road Closing / Abrogation
Portion of 3752-002-002 & 3752-008-02
8862 SE 59th Ave Ocala
Project #2025070003 #33023 Parcel #3752-002-002
Iglesia Pentecostal Poder Desd

Motion by Steven Cohoon to deny, seconded by Michael Savage
Motion carried 4-0

6.10. Stanton Weirsdale Drainage Retention Area - Waiver Request to a Major Site Plan
Project #2025070039 #33066 Parcel #49794-000-00
NV5, Inc.

LDC 6.13.3(C)(5) Types of stormwater management facilities
CODE states A retention/detention area that is adjacent to a public right-of-way shall be constructed to be aesthetically pleasing with curvilinear form and shall be landscaped with a mixed plant pallet meeting Marion-friendly landscaping standards minimally consisting of four shade trees and 200 square feet of landscaping comprised of shrubs and/or groundcover for every 100 lineal feet of frontage or fractional part thereof, or, in the case of a wet facility, a littoral zone meeting the governing water management district criteria. The proposed landscaping shall be arranged to provide ease of maintenance and screening of stormwater structures. APPLICANT request due to the size of the site and the size of the required drainage retention area, it will be difficult to provide the required landscaping. This DRA is being constructed within an existing neighborhood as a retrofit to reduce existing flooding issues and space utilitized for landscaping will reduce the area/volume available for the DRA. Existing utility access will also make establishment and maintenance very difficult.

Motion by Steven Cohoon to deny, seconded by Ken McCann

Motion carried 4-0

LDC 6.13.3(C)(1) Types of stormwater management facilities
CODE states retention/detention areas shall have side slopes no steeper than 4:1 (horizontal: vertical) with a minimum berm width of 12 feet stabilized at six percent grade maximum around the entire perimeter of the facility. Side slopes steeper than 4:1 may be allowed with additional accommodations related to public safety, maintenance, and access upon approval by the County Engineer or his designee. APPLICANT requests that due to the size of the required DRA the maintenance path round the DRA needs to be reduced to 10 feet from 12 feet. This is a residential location.

Motion by Steven Cohoon to approve, seconded by Tony Cunningham
Motion carried 4-0

7. CONCEPTUAL REVIEW ITEMS: NONE

8. DISCUSSION ITEMS:

9. OTHER ITEMS:

Motion by Tony Cunningham to adjourn, seconded by Michael Savage
Motion Carried 4-0

10. ADJOURN: 10:34 AM

_____
Michael Savage, Chairman

Attest:

_____
Kelly Hathaway
Development Review Coordinator

Marion County

Development Review Committee

Agenda Item

File No.: 2025-19997 **Agenda Date:** 7/28/2025 **Agenda No.:** 5.1.

SUBJECT:
Football Factory - Major Site Plan
Project #2024030003 #31248 Parcel #3137-002-019
CHW

May 2, 2025
PROJECT NAME: FOOTBALL FACTORY
PROJECT NUMBER: 2024030003
APPLICATION: MAJOR SITE PLAN #31248

1 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.

2 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.

3 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: 5/20/24-add waivers if requested in future

4 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.

5 DEPARTMENT: DOH - ENVIRONMENTAL HEALTH
REVIEW ITEM: Additional Health comments
STATUS OF REVIEW: INFO
REMARKS: n/a

6 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION
REVIEW ITEM: 6.7.9 - Replacement trees; general requirements
STATUS OF REVIEW: INFO
REMARKS: Plans indicate 88" to be paid into the tree fund. Email to Marion County to confirm agreement to pay into the tree fund. Email to be received prior to plan approval

7 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION
REVIEW ITEM: 6.8.7 - Parking areas and vehicular use areas
STATUS OF REVIEW: INFO
REMARKS: Will VOS be 3' high within 1 year?

8 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION
REVIEW ITEM: 6.8.8 - Building landscaping
STATUS OF REVIEW: INFO
REMARKS: Sweet viburnum gets very large, recommend alternate viburnum suited for the space

9 DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: 2.12.24 - Landscape requirements/6.8.6 - Buffering
STATUS OF REVIEW: INFO
REMARKS: 3/27/25: Buffer waiver for fence in lieu of wall along western boundary line approved by BCC on 3/18/25. Developer to also work with Parks & Rec on enhanced landscape buffering along western boundary line as part of BCC approval. Per LDC, minimum buffer requirements C-Type for southern and eastern boundary lines. Northern property boundary line has no minimum required buffer planting.
2/18/25: Buffer waiver denied, please provide buffering as required per LDC.
Pending waiver approval for the buffer fence instead of wall.
If waivers are approved, please put them on your cover sheet.

10 DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: Additional Zoning comments
STATUS OF REVIEW: INFO
REMARKS: SUP for cantina approved 240806SU Resolution 24-R-330.

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 31248

DEVELOPMENT REVIEW PLAN APPLICATION

Date: 2/29/2024

A. PROJECT INFORMATION:

Project Name: Football Factory
Parcel Number(s): 3137-002-019
Section 36 Township 15 Range 22 Land Use GCSF Zoning Classification B2
Commercial ☐ Residential ☐ Industrial ☐ Institutional ☐ Mixed Use ☐ Other Football Training Facility
Type of Plan: MAJOR SITE PLAN
Property Acreage ± 2.77 Number of Lots 1 Miles of Roads N/A
Location of Property with Crossroads SE 41st Street & SE 58th Avenue
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: CHW Contact Name: Daniel Young
Mailing Address: 11801 Research Drive City: Alachua State: FL Zip Code: 32615
Phone # (352) 331-1976 Alternate Phone #
Email(s) for contact via ePlans: permiteng@chw-inc.com

☑ **Surveyor:**
Firm Name: CHW Contact Name: Clint Rickner
Mailing Address: 11801 Research Drive City: Alachua State: FL Zip Code: 32615
Phone # (352) 331-1976 Alternate Phone #
Email(s) for contact via ePlans: permiteng@chw-inc.com

Property Owner:
Owner: Jerry Murphy Trust & Barbara Murphy Contact Name:
Mailing Address: Post Office Box City: Ocala State: FL Zip Code: 34478-4469
Phone # Contact Agent Alternate Phone #
Email address: Contact Agent

Developer:
Developer: Dinkins Construction, LLC Contact Name: Chap Dinkins
Mailing Address: 2831 SE 17th Street City: Ocala State: FL Zip Code: 34471
Phone # (352) 368-2299 Alternate Phone #
Email address: chap@dinkinsconstruction.com

Revised 6/2021

BOUNDARY AND TOPOGRAPHIC SURVEY

LOCATED IN THE NORTHEAST QUARTER (NE 1/4) OF SECTION 36, TOWNSHIP 15 SOUTH, RANGE 22 EAST, MARION COUNTY, FLORIDA

LEGAL DESCRIPTION: (OFFICIAL RECORDS BOOK 8176, PAGE 1528)

LOTS 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57 AND 58, BLOCK 6 OF SILVER SPRINGS MANOR, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 'Z', PAGE 33, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA. LESS THE EAST 25 FEET THEREOF FOR ROAD RIGHT-OF-WAY.

FLOOD ZONE:

THIS PROPERTY IS LOCATED IN FEDERAL FLOOD ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS INTERPOLATED FROM FEMA F.I.R.M. PANEL NO. 545 OF 960, COMMUNITY PANEL NO. "12083 0545 D, EFFECTIVE DATE: AUGUST 28, 2008.

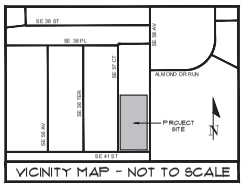
LINE DATA TABLE		
LINE	DIRECTION	LENGTH
L1 (M)	S 45°03'55" W	18.64'
L1 (C)	S 45°03'50" W	18.99'

GRAPHIC SCALE

0 15 30 60

LEGEND:

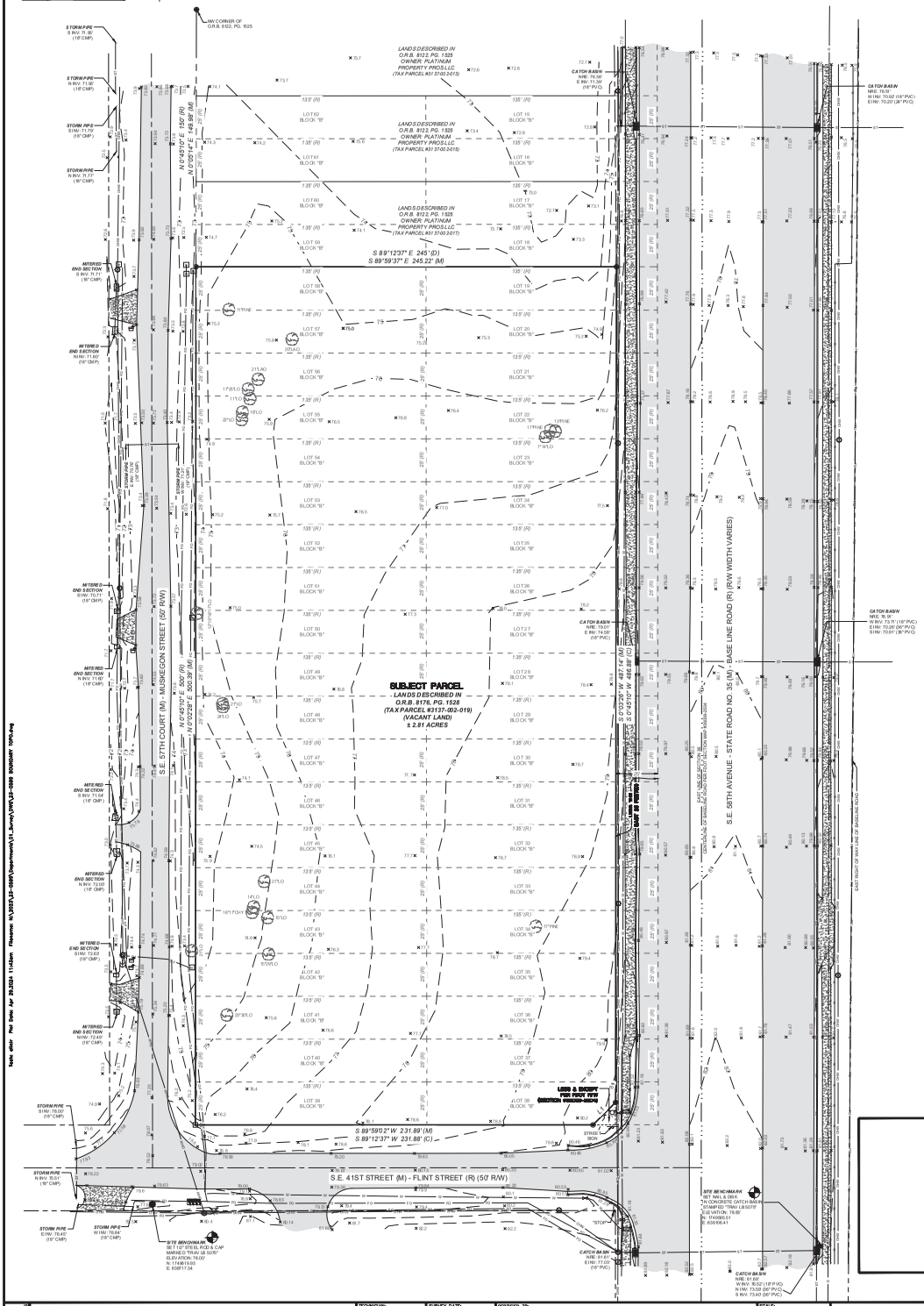
(R) = DATA BASED ON RECORDED PLAT
(M) = DATA BASED ON FIELD MEASUREMENTS
(D) = DATA BASED ON RECORDED LEGAL DESCRIPTION
(C) = DATA BASED ON CALCULATED MEASUREMENTS
FEMA = FEDERAL EMERGENCY MANAGEMENT AGENCY
F.I.R.M. = FLOOD INSURANCE RATE MAP
R/W = RIGHT OF WAY
ID. = IDENTIFICATION
O.R.B. = OFFICIAL RECORDS BOOK
PG. = PAGE
PB. = PLAT BOOK
NAE = NORTH AMERICAN VERTICAL DATUM
INV = INVERT
PVC = POLYVINYL CHLORIDE PIPE
CMP = CORRUGATED METAL PIPE
= FOUND 4"X4" CONCRETE MONUMENT (LS 4625)
= FOUND 5/8 STEEL ROD & CAP (LB 6413)
= SET 1/2" STEEL ROD & CAP (TRAV LB 5075)
= WOODEN POWER POLE
= GUY ANCHOR
= CABLE TELEVISION BOX
= MAILBOX
= WATER METER
= FIRE HYDRANT
= SIGN (AS NOTED)
= WOODEN POWER POLE
= WATER VALVE
= STORM INLET
= BENCHMARK
74.- = CONTOUR LINES
X 74.5 = SPOT ELEVATION (PERVIOUS)
X74.45 = SPOT ELEVATION (IMPERVIOUS)
W = UNDERGROUND WATER MAIN
G = UNDERGROUND GAS MAIN
FM = UNDERGROUND FORCE MAIN
TE = BURIED TELEPHONE
FO = BURIED FIBER OPTIC
OHW = OVERHEAD WIRE
= 6' CHAIN LINK FENCE
= CONCRETE SURFACE
= ADA WARNING SURFACE
= ASPHALT SURFACE



VICINITY MAP - NOT TO SCALE

SURVEYOR'S NOTES:

1. MEASURED HORIZONTAL DATUM SHOWN HEREON IS BASED ON STATE PLANE COORDINATES, FLORIDA WEST ZONE, NORTH AMERICAN DATUM 1983,2011 ADJUSTMENT (NAD 83 (2011)), DERIVED FROM GPS OBSERVATIONS, USING REAL TIME KINEMATIC METHODS, RECEIVING NETWORK CORRECTIONS FORM FLORIDA DEPARTMENT OF TRANSPORTATION'S (FDOT) FLORIDA PERMANENT REFERENCE NETWORK (FPRN).
2. VERTICAL DATUM IS BASED ON MARION COUNTY SURVEY OFFICE VERTICAL CONTROL STATION DIAGRAM, STATION BM-38 (REF. BK. / FOOT FB 103-1004) BEING A RAIL ROAD SPIKE SET IN PAVEMENT AND HAVING A PUBLISHED ELEVATION OF 81.40 FEET (NATIONAL GEODETIC VERTICAL DATUM OF 1929 - NGVD 29), WHICH WAS CONVERTED TO NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88), USING THE NGS COORDINATE CONVERSION AND TRANSFORMATION TOOL (NCAT), HAVING AN ELEVATION OF 80.48 FEET.
3. UNDERGROUND UTILITIES SHOWN HEREON HAVE BEEN LOCATED BY THIS SURVEYOR TO "QUALITY LEVEL B" STANDARDS PER ACSE 38-02. WHILE EVERY EFFORT HAS BEEN MADE TO LOCATE ALL UTILITIES AS ACCURATELY AS POSSIBLE OTHER UTILITIES MAY EXIST IN THE PROJECT AREA IN USE OR ABANDONED.
4. THE SURVEYOR HAS NO KNOWLEDGE OF UNDERGROUND FOUNDATIONS WHICH MAY ENCROACH.
5. FENCING, SYMBOLS AND MONUMENTATION SHOWN HEREON MAY BE EXAGGERATED FOR PICTORIAL PURPOSES ONLY AND MAY NOT BE SHOWN TO SCALE.
6. IN THE OPINION OF THIS SURVEYOR, THE PERIMETER LINES AS SHOWN HEREON REPRESENT THE LOCATION OF THE BOUNDARY LINES OF THE SUBJECT PARCEL IN RELATION TO THE DESCRIPTION OF RECORD AND THOSE EXISTING LAND CORNERS FOUND TO BE ACCEPTABLE BY THIS SURVEYOR.
7. THIS SURVEY WAS PRODUCED WITHOUT THE BENEFITS OF FURNISHED TITLE WORK. NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY, AND OR OWNERSHIP WERE FURNISHED TO THE SURVEYOR EXCEPT AS SHOWN, AND NO SEARCH OF THE PUBLIC RECORDS HAS BEEN DONE BY THE SURVEYOR.
8. INFORMATION FROM FEDERAL EMERGENCY MANAGEMENT AGENCY, (F. E.M.A.) FLOOD INSURANCE RATE MAP(S), SHOWN ON THIS MAP WAS CURRENT AS OF THE REFERENCED DATE. MAP REVISIONS AND AMENDMENTS ARE PERIODICALLY MADE BY LETTER AND MAY NOT BE REFLECTED ON THE MOST CURRENT MAP.
9. ADDITIONAL POINTS MAY BE FOUND BY TURNING ON THE SV-NODE* LAYERS IN THE SUPPLIED DIGITAL FILE.
10. TOPOGRAPHIC INFORMATION SHOWN HEREON BASED ON GROUND SURVEY. CONTOURS SHOWN HEREON REFLECT 1-FOOT INTERVALS.



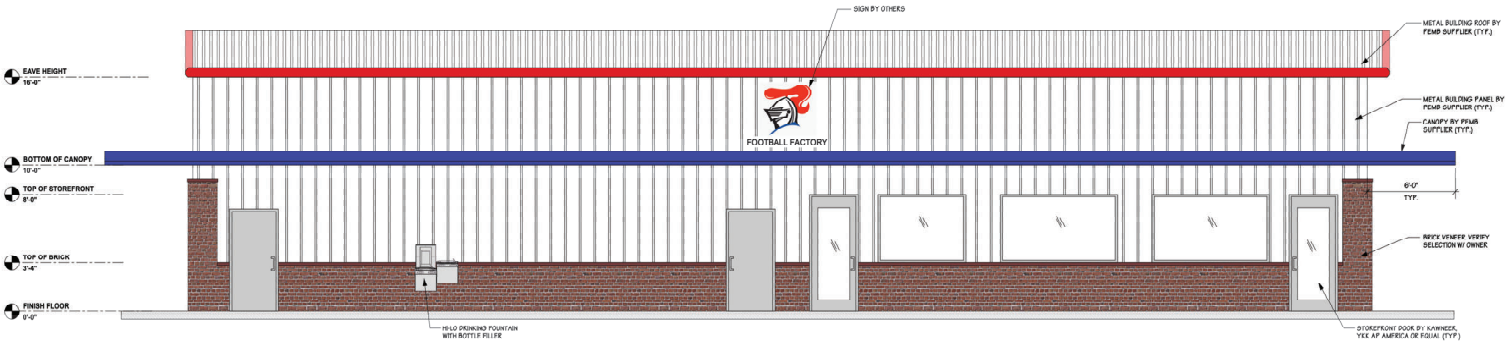


This map prepared by: CLINTON N. RICKNER	TECHNICIAN: MO	SURVEY DATE: 01-30-2024	CERTIFIED TO: CHAP DINKINS DINKINS CONSTRUCTION, LLC	SCALE: 1" = 30'	CHW Professional Consultants 11801 Research Drive Alachua, Florida 32615 (386) 462-1570 www.chw-inc.com cert. no. FLORIDA CA-26175
Certificate of Authorization No. L.B. 5075 NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OR ELECTRONIC DIGITAL SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER	CREW CHIEF: JM	REVISION DATE: N/A		VERIFY SCALE BAR IS ONE INCH ON ORIGINAL DRAWING. IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY.	
Professional Surveyor & Mapper No. License No. 7409	CHECKED BY: CNR	PROJECT NUMBER: 23-0599			
	FIELD BOOK & PAGE: 695 / 30-31				

1 OF 1



1 A200 EAST ELEVATION
Scale: 1/4" = 1'-0"



2 A200 SOUTH ELEVATION
Scale: 1/4" = 1'-0"

REVISIONS

REV.	DATE	DESCRIPTION

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DONALUE ARCHITECTURE, INC
1202 SW 17th Street, Ste.20 - 165
Ocala, FL 34471
T 352.867.5148
E john@donaldue-arch.com
FL. # AR0017456

Elevations

A New Building for Football Factory
SE 58th Ave
Ocala, FL 34480

DATE	01/31/24
JOB	D_23114
DRAWN BY	JG, BG
CHECKED BY	JAD

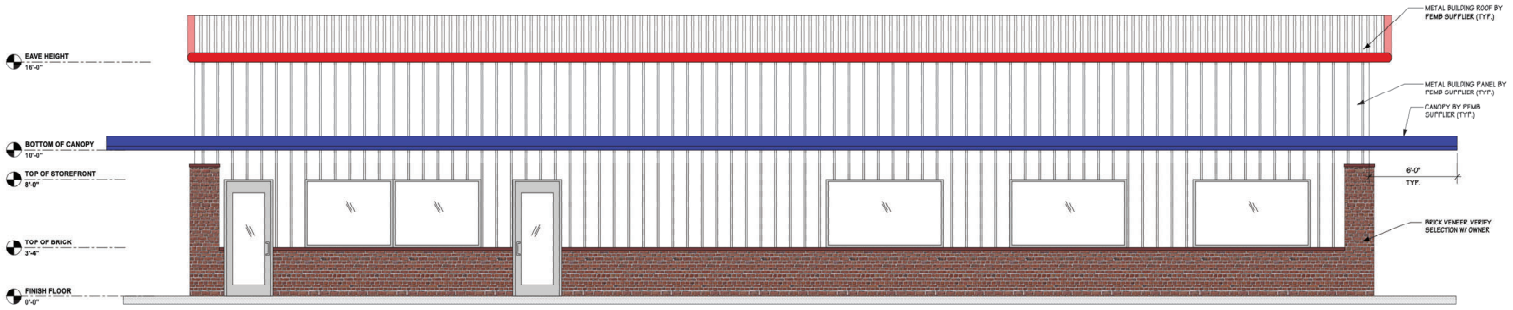
4

A200
SCHEMATIC

OF 15



1 A201 WEST ELEVATION
SCALE: 1/4" = 1'-0"



2 A201 NORTH ELEVATION
SCALE: 1/4" = 1'-0"

REVISIONS
REV. | DATE | DESCRIPTION

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Elevations

A New Building for Football Factory

SE 58th Ave
Ocala, FL 34480

DATE 01/31/24
JOB D_23114
DRAWN BY JG, BG
CHECKED BY JAD
5
A201
SCHEMATIC
OF 15

MAJOR SITE PLAN
FOR:

FOOTBALL FACTORY

MARION COUNTY, FLORIDA

SECTION 36, TOWNSHIP 15 SOUTH, RANGE 22 EAST

SUBMITTED TO:

MARION COUNTY
ST. JOHNS WATER MANAGEMENT DISTRICT
FLORIDA DEPARTMENT OF TRANSPORTATION
FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION

DEVELOPER
CHAP DINKINS
2831 SE 17TH STREET
OCALA, FL 34471
(352) 368-2299

I HEREBY CERTIFY THAT I, MY SUCCESSORS, AND ASSIGNS SHALL PERPETUALLY OPERATE AND MAINTAIN THE STORMWATER MANAGEMENT AND ASSOCIATED ELEMENTS IN ACCORDANCE WITH THE SPECIFICATIONS SHOWN HEREIN AND ON THE APPROVED PLAN.

CHAP DINKINS

OWNER
JAY FRATELLO
2995 SE 101ST STREET
OCALA, FL 34480
(352) 282-4422

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

JAY FRATELLO

SURVEYOR OF RECORD
CLINTON N. RICKNER, P.S.M.
CHW, AN NV5 COMPANY
2100 SE 17TH STREET SUITE 802
OCALA, FL 34471
(352) 414-4621
EMAIL: CLINT.RICKNER@NV5.COM

LANDSCAPE ARCHITECT
JOHN-MICHAEL SIMPSON, R.L.A.
CHW, AN NV5 COMPANY
2100 SE 17TH STREET SUITE 802
OCALA, FLORIDA 34471
(352) 414-4621
EMAIL: JOHN-MICHAEL.SIMPSON@NV5.COM

ENGINEER OF RECORD
DANIEL H. YOUNG, P.E.
CHW, AN NV5 COMPANY
2100 SE 17TH STREET SUITE 802
OCALA, FL 34471
(352) 414-4621
EMAIL: DANIEL.YOUNG@NV5.COM

APPROVED (02/17/2025) DRC WAIVERS

-6.11.5C(1) – WAIVER FOR DRIVEWAY SPACING
-6.12.12 – FEE IN LIEU OF SIDEWALK CONSTRUCTION ALONG SE 57TH COURT
-6.13.2.A(3) – WAIVER TO EXCEED THE MAX POND DEPTH OF 6 FEET
-6.13.8.B(7) – WAIVER TO USE 15" PIPES IN-LIEU OF MINIMUM PIPE DIAMETER OF 18"

APPROVED (03/18/2025) BOCC WAIVERS

-6.8.6K(2) – WAIVER TO INSTALL A FENCE IN-LIEU OF WALL ALONG SE 57TH COURT

DEVELOPMENT DATA

ZONING: B2		
FLU: COM		
	ON-SITE	
DEVELOPMENT AREA	159,156 SF	3.65 AC
BUILDING AREA	4,800 SF	3.0%
ROADS/CURB/CONCRETE	34,323 SF	21.6%
SMF	20,189 SF	12.7%
IMPERVIOUS AREA (EXISTING)	18,306 SF	11.5%
IMPERVIOUS AREA (PROPOSED)	39,123 SF	24.6%
OPEN SPACE (EXISTING)	140,850 SF	88.5%
OPEN SPACE (PROPOSED)	99,844 SF	62.7%
PARKING SPACES	50	
MAX BUILDING HEIGHT	LESS THAN 20 FEET	
TAX PARCEL	3137-002-013	
	3137-002-015	
	3137-002-017	
	3137-002-019	

TRAFFIC STATEMENT:

PROPOSED LAND USE	ITE LU	VARIABLE - FIELDS	AADT	AM PEAK	PM PEAK
SOCCER COMPLEX	(488)	4	285	4	66

1.) BASED ON ITE 11TH EDITION.

PARKING PROVIDED: 48 SPACES
REQUIRED 2 ADA SPACES; PROVIDED 2 ADA SPACES
TOTAL PARKING SPACES = 50

GENERAL NOTES:
- 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.

REQUIRED PERMITS

() MARION COUNTY MAJOR SITE PLAN PERMIT
() MARION COUNTY DRC FOR WAIVERS
() SJRWMD 10-2 CERTIFICATION
() FDOT DRAINAGE CONNECTION PERMIT
() FDOT DRIVEWAY CONNECTION PERMIT
() FDOT UTILITY PERMIT
() FDEP NPDES NOI
() FDEP WASTEWATER MAIN EXTENSION PERMIT
() MARION COUNTY BUILDING PERMIT (BY OTHERS)

SHEET INDEX

SHEET NUMBER	DESCRIPTION
C001	COVER SHEET AND INDEX
C002	GENERAL NOTES
C003	LEGEND
1 OF 1	SURVEY
C004	STORMWATER POLLUTION PREVENTION NOTES
C005	STORMWATER POLLUTION PREVENTION PLAN
C006	STORMWATER POLLUTION PREVENTION DETAILS
C007	DEMOLITION AND TREE PROTECTION PLAN
C008	HORIZONTAL CONTROL AND SITE PLAN
C009	ACCESSIBILITY SITE PLAN
C010	GRADING AND DRAINAGE PLAN
C011	STORMWATER MANAGEMENT FACILITY PLAN AND DETAILS
C012 - C013	CONSTRUCTION DETAILS
C014	UTILITY PLAN
C015 - C016	UTILITY DETAILS
A200 - A201	ARCHITECTURAL ELEVATIONS
LS-1	LANDSCAPE NOTES AND DETAILS
LS-2	LANDSCAPE PLAN
LS-3	LANDSCAPE PLAN
IR-1	IRRIGATION SCHEDULE AND NOTES
IR-2	IRRIGATION DETAILS
IR-3	IRRIGATION PLAN
IR-4	IRRIGATION PLAN
A240833H2	PHOTOMETRIC PLANS

ENGINEER'S CERTIFICATION

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

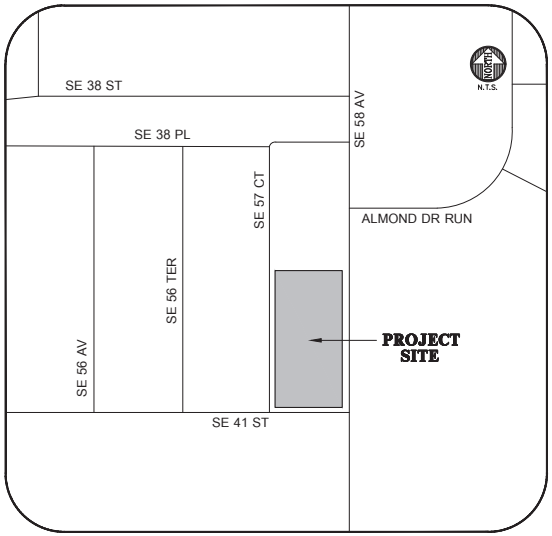
DANIEL H. YOUNG
FL PE NO. 70780

SURVEYOR'S CERTIFICATION

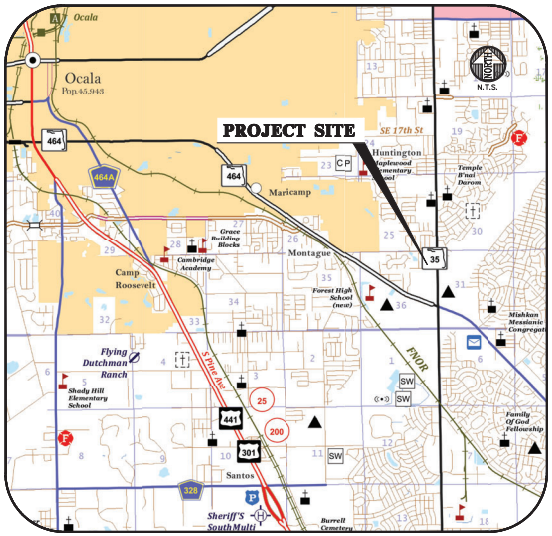
I HEREBY CERTIFY THAT THE SURVEY REPRESENTED HEREON IS IN ACCORDANCE WITH ALL APPLICABLE REQUIREMENT OF THE LDC AND MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS;

CLINTON N. RICKNER P.S.M.
FL PLS NO. 7409

LEGAL DESCRIPTION:
SEE SURVEY
REFER TO SURVEY FOR DATUM AND BENCHMARK DATA.



VICINITY MAP



LOCATION MAP

BEFORE YOU DIG !
CALL SUNSHINE STATE ONE CALL OF FLORIDA
AT LEAST TWO FULL BUSINESS DAYS BEFORE DIGGING OR DISTURBING EARTH
811
Know what's below. Call before you dig.
1-800-432-4770

CHW
CHW, AN NV5 COMPANY
2100 SE 17TH STREET SUITE 802
OCALA, FL 34471
(352) 414-4621
CERTIFICATE OF AUTHORIZATION #: 27946

DATE: N/A
VIEW: R.O.W.
SCALE: AS SHOWN ON ORIGINAL DRAWING
ISSUE: PERMIT FOR REVIEW
14 SHEET ADDED
ST. PE NO. 70780

CONSTRUCTION REVISIONS

SUBMITTED:
04/05/2024 - COUNTY & FDOT SUBMITTAL
11/14/2024 - COUNTY & FDOT SUBMITTAL
03/19/2025 - COUNTY SUBMITTAL

APPLICATION FOR: MAJOR SITE PLAN IN MARION COUNTY, FLORIDA
PROJECT ADDRESS: NO ADDRESS ASSIGNED AT THIS TIME, LOCATED ON THE NORTH SIDE OF SE 57TH CT AND W OF SE 58TH AV, OCALA, FL

OWNER/APPLICANT: DINKINS CONSTRUCTION, LLC
DESIGNED: C. WAZDANSKI
REVIEW: C. CLIFFORD, E.I.
QUALITY CONTROL: D. YOUNG, P.E.
PROJECT: FOOTBALL FACTORY
SHEET TITLE: COVER SHEET AND INDEX
PROJECT NUMBER: 230599
DANIEL H. YOUNG
FL PE No. 70780
SHEET NO.: C001

GENERAL NOTES

1. THE TOPOGRAPHIC AND EXISTING INFORMATION SHOWN HEREON WERE TAKEN FROM A TOPOGRAPHIC SURVEY PREPARED BY CHW, AND DATED JANUARY 30, 2024 AND REVISED OCTOBER 1, 2024.
2. THE LOCATION OF ALL EXISTING UTILITIES SHOWN ON THE PLANS HAS BEEN DETERMINED FROM THE BEST INFORMATION AVAILABLE. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR ACCURACY. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE VARIOUS UTILITIES AND TO MAKE NECESSARY ARRANGEMENTS FOR ANY RELOCATION OF THESE UTILITIES WITH THE OWNER OF THE UTILITY. THE CONTRACTOR SHALL EXERCISE CAUTION WHEN CROSSING ANY UNDERGROUND UTILITY, WHETHER SHOWN ON THE PLANS OR LOCATED BY THE UTILITY COMPANY. THE RESPECTIVE UTILITY COMPANIES SHALL RELOCATE ALL UTILITIES THAT INTERFERE WITH THE PROPOSED CONSTRUCTION. THE CONTRACTOR SHALL COOPERATE WITH THE UTILITY COMPANIES DURING THE RELOCATION OPERATIONS. ANY DELAY OR INCONVENIENCE CAUSED TO THE CONTRACTOR BY THE VARIOUS UTILITIES SHALL BE INCIDENTAL TO THE CONTRACT AND NO EXTRA COMPENSATION WILL BE ALLOWED.
3. THE CONTRACTOR SHALL EXERCISE EXTREME CAUTION IN AREAS OF BURIED UTILITIES AND SHALL PROVIDE AT LEAST 48 HOURS NOTICE TO THE APPROPRIATE UTILITY COMPANIES IN ORDER TO ALLOW MARKING OF THE LOCATIONS OF EXISTING UNDERGROUND FACILITIES IN ADVANCE OF CONSTRUCTION BY CALLING THE FLORIDA SUNSHINE STATE ONE-CALL CENTER, INC. AT 1-800-432-4770 OR 811. IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY "SUNSHINE" 48 HOURS PRIOR TO ANY CLEARING OF CONSTRUCTION TO IDENTIFY ALL UTILITY LOCATIONS. NO CONSTRUCTION ACTIVITY MAY OCCUR UNTIL THE UTILITIES HAVE BEEN PROPERLY MARKED.
4. THE CONTRACTOR SHALL FIELD VERIFY THE HORIZONTAL LOCATION AND VERTICAL LOCATION OF ALL EXISTING UTILITIES WITHIN THE LIMITS OF THE PROJECT ENVELOPE SHOWN PRIOR TO COMMENCING WORK. THE CONTRACTOR SHALL CALL ALL UTILITY COMPANIES TO HAVE THE LOCATIONS OF ALL UTILITIES FIELD MARKED PRIOR TO COMMENCEMENT OF CONSTRUCTION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO CONTINUING CONSTRUCTION.
5. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE TO EXISTING FACILITIES, ABOVE OR BELOW GROUND THAT MAY OCCUR AS A RESULT OF THE WORK PERFORMED BY THE CONTRACTOR.
6. ALL PRIVATE AND PUBLIC PROPERTY AFFECTED BY THIS WORK SHALL BE RESTORED TO A CONDITION EQUAL TO OR BETTER THAN EXISTING CONDITIONS BEFORE COMMENCING CONSTRUCTION WORK, UNLESS SPECIFICALLY EXEMPTED BY THE PLANS. ADDITIONAL COSTS ARE INCIDENTAL TO OTHER CONSTRUCTION AND NO EXTRA COMPENSATION WILL BE ALLOWED.
7. ALL WORK PERFORMED SHALL COMPLY WITH THE REGULATIONS AND ORDINANCES OF THE VARIOUS GOVERNMENTAL AGENCIES HAVING JURISDICTION OVER THE WORK INCLUDING LANDSCAPING.
8. IT IS THE CONTRACTOR'S RESPONSIBILITY TO BECOME FAMILIAR WITH THE PERMIT AND INSPECTION REQUIREMENTS OF THE VARIOUS GOVERNMENTAL AGENCIES. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION AND SCHEDULE INSPECTIONS ACCORDING TO AGENCY AND/OR MUNICIPALITY INSTRUCTIONS.
9. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO COMPLY WITH AND ENFORCE ALL APPLICABLE SAFETY REGULATIONS.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXCAVATIONS AGAINST COLLAPSE AND SHALL PROVIDE BRACING, SHEETING OR SHORING AS NECESSARY. TRENCHES SHALL BE KEPT DRY WHILE PIPES ARE BEING PLACED. DEWATERING SHALL BE USED AS REQUIRED, AND PERMITTED THROUGH LOCAL GOVERNMENTAL AGENCIES AND WATER MANAGEMENT DISTRICT PER CURRENT REGULATIONS AT THE SOLE COST OF THE CONTRACTOR.
11. CONTRACTOR TO REVIEW GEOTECHNICAL REPORT AND BORINGS PRIOR TO BIDDING THE PROJECT AND FOLLOW OUTLINED CONSTRUCTION TECHNIQUES.
12. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING APPLICABLE TESTING WITH THE SERVICES OF AN APPROVED TESTING LABORATORY AND/OR SOILS ENGINEER, APPLICABLE REGULATORY AGENCIES, AND AS MAY BE FOUND IN THE ENGINEERING CONSTRUCTION DRAWINGS OR SPECIFICATIONS. CONTRACTOR TO VERIFY ALL TESTING WITH THE OWNER PRIOR TO COMMENCING CONSTRUCTION. UPON COMPLETION OF THE WORK, THE TESTING LABORATORY AND/OR SOILS ENGINEER MUST SUBMIT TO THE OWNER'S ENGINEER CERTIFICATIONS STATING THAT ALL REQUIREMENTS HAVE BEEN MET.
13. INSTALL SILT FENCE PRIOR TO SITE DEMOLITION OR NEW SITE CONSTRUCTION. INSTALL SILT FENCE PER FLORIDA STORMWATER EROSION AND SEDIMENTATION CONTROL INSPECTOR'S MANUAL AND PROVIDE TOE-IN. THE CONTRACTOR SHALL MAINTAIN THE SILT FENCE IN WORKING ORDER THROUGHOUT THE CONSTRUCTION PHASE. THE PROJECT SILT FENCE SHALL BE INSPECTED DAILY AND ANY CORRECTIVE MEASURES SHALL BE COMPLETED WITHIN 24 HOURS.
14. ALL TREE BARRICADES AND SILT FENCING SHALL BE INSTALLED AND INSPECTED BY MARION COUNTY PRIOR TO COMMENCEMENT OF ANY DEMOLITION OR CONSTRUCTION ACTIVITIES.
15. THE CONTRACTOR IS TO PREPARE THE SITE PRIOR TO BEGINNING ACTUAL CONSTRUCTION IN ACCORDANCE WITH THE GEOTECHNICAL REPORT.
16. ALL DELETERIOUS MATERIAL (I.E. MUCK, PEAT, BURIED DEBRIS) IS TO BE EXCAVATED IN ACCORDANCE WITH THESE PLANS OR AS DIRECTED BY THE OWNER'S ENGINEER OR OWNER'S SOIL TESTING COMPANY. DELETERIOUS MATERIAL IS TO BE STOCKPILED AND REMOVED FROM THE SITE. EXCAVATED AREAS ARE TO BE BACKFILLED WITH APPROVED MATERIALS AND COMPACTED AS SHOWN ON THESE AREAS.
17. CONTRACTOR SHALL CLEAR AND GRUB ONLY THOSE PORTIONS OF THE SITE NECESSARY FOR CONSTRUCTION. DISTURBED AREAS SHALL BE SODDED, SEEDED, MULCHED, OR PLANTED WITH OTHER APPROVED LANDSCAPE MATERIAL, AS DIRECTED BY THESE PLANS, IMMEDIATELY FOLLOWING CONSTRUCTION PER LOCAL INSPECTOR.
18. WORK BEING PERFORMED UNDER THIS CONTRACT SHALL INTERFACE SMOOTHLY WITH OTHER WORK BEING PERFORMED ON THE SITE BY OTHER CONTRACTORS AND/OR UTILITY COMPANIES. IT WILL BE NECESSARY FOR THE CONTRACTOR TO COORDINATE AND SCHEDULE HIS ACTIVITIES, WHERE NECESSARY, WITH OTHER CONTRACTORS AND UTILITY COMPANIES.
19. ALL PAVEMENT DIMENSIONS SHOWN ARE TO EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
20. THE GOVERNING STANDARDS AND SPECIFICATIONS, UNLESS STATED OTHERWISE SHALL BE PER FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD PLANS (FY 2023-24 ROAD CONSTRUCTION) AND STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION DATED JANUARY 2023-2024, AS AMENDED BY CONTRACT DOCUMENTS. ALL MATERIALS AND METHODS SHALL MEET FDOT SPECIFICATIONS AND SHALL BE PRODUCED OR OBTAINED FROM AN FDOT APPROVED SOURCE.
21. ALL NEW TRAFFIC CONTROL DEVICES (SIGNS AND PAVEMENT MARKINGS) SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND FDOT STANDARDS.
22. ALL STRIPING WITHIN THE FDOT RIGHT OF WAY SHALL BE PLACED FIRST AS TEMPORARY STRIPING FOLLOWED BY APPLICATION OF THERMOPLASTIC STRIPING 30 DAYS LATER.
23. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING PROPER BENCHMARKS ON-SITE. EXISTING BENCH MARKS SCHEDULED FOR REMOVAL SHALL BE RELOCATED AT CONTRACTORS EXPENSE AND RE-ESTABLISHED BY A LICENSED SURVEYOR.
24. ALL HANDICAP RAMPS SHALL COMPLY WITH THE FLORIDA ACCESSIBILITY CODE AND AMERICANS WITH DISABILITIES ACT.
25. A PRE-CONSTRUCTION CONFERENCE SHALL BE REQUIRED. THE CONTRACTOR, ENGINEER OF RECORD, AND THE OWNER SHALL MEET WITH MARION COUNTY PRIOR TO INITIATION OF SITE CONSTRUCTION.
26. ANY CHANGE ORDER REQUESTS, SITE REVISIONS, AND PAY REQUESTS MUST BE SUBMITTED TO AND APPROVED BY THE ENGINEER OF RECORD.
27. CONTRACTOR IS RESPONSIBLE FOR ALL DEWATERING AS NEEDED THROUGHOUT ALL CONSTRUCTION ACTIVITIES COVERED BY THESE PLANS. DEWATERING SHALL BE DONE IN ACCORDANCE WITH FDOT STANDARD SPECIFICATIONS, 2023-24 EDITION, SECTION 120.
28. THE CONTRACTOR IS RESPONSIBLE FOR THE PERFORMANCE AND COST OF ALL CLEARING AND GRUBBING AND ALL WORK OF REMOVAL, DISPOSAL, AND REPAIR OR REPLACEMENT OF EXISTING IMPROVEMENTS WHERE SHOWN IN THE PLANS, OR ORDERED BY THE ENGINEER TO BE REMOVED, OR WHERE REQUIRED BECAUSE OF THE CONSTRUCTION OPERATIONS, IN ORDER TO CONSTRUCT THE PROPOSED IMPROVEMENTS (THIS INCLUDES BUT IS NOT LIMITED TO PROPOSED PIPING, STRUCTURES, UTILITIES, PAVING, CURBING, ETC.).
29. AN AS-BUILT SURVEY MAY BE REQUIRED BY REGULATORY AGENCIES. CONTRACTOR TO COORDINATE WITH PROJECT OWNER FOR COMPLETION OF AS-BUILT SURVEYS PRIOR TO PROJECT / PERMIT CLOSE-OUT.

MAINTENANCE OF TRAFFIC (MOT) NOTES

1. THE CONTRACTOR IS RESPONSIBLE FOR CREATING A MAINTENANCE OF TRAFFIC (MOT) PLAN FOR CONSTRUCTION ACTIVITY THAT OCCURS WITHIN THE PUBLIC RIGHT-OF-WAY, INCLUDING BUT NOT LIMITED TO SIDEWALK WORK AND ACTIVITIES THAT REQUIRE A LANE (OR ROAD) CLOSURE, SUCH AS CONNECTION TO SEWER MANHOLES AND WATER MAINS. THE MOT PLAN MUST BE CREATED BY A REGISTERED PROFESSIONAL ENGINEER WHO IS CERTIFIED TO DO SO BY THE FDOT MOT CERTIFICATION TRAINING. THE MOT PLAN MUST ALSO BE IN ACCORDANCE WITH FDOT STANDARD PLANS AND FDOT STANDARD SPECIFICATIONS REQUIREMENTS AND MUST BE REVIEWED AND APPROVED BY THE FDOT AND MARION COUNTY.
2. THE CONTRACTOR SHALL SUBMIT THE MOT TO THE APPROPRIATE REGULATORY AUTHORITY PRIOR TO WORK REQUIRING THE MOT FOR APPROVAL. NO WORK IN THE ROW SHALL OCCUR UNTIL THE MOT IS APPROVED.

DEMOLITION GENERAL NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE TO DISPOSE OF ALL DEMOLITION MATERIALS IN A SAFE AND LAWFUL MANNER. THE CONTRACTOR SHALL SALVAGE TO THE OWNER ANY ITEM AS DETERMINED BY THE OWNER. ONCE DEMOLISHED, MATERIAL SHALL BE DISPOSED OF PROPERLY AND IMMEDIATELY.
2. REMOVE ALL IMPROVEMENTS DEFINED ON THE DEMOLITION PLAN. SALVAGE ITEMS TO OWNER AS DEFINED BY THE OWNER'S REPRESENTATIVE AND CONSTRUCTION DOCUMENT SPECIFICATIONS.
3. EXISTING PAVEMENT AND SIDEWALK EDGES THAT BORDER NEW CONSTRUCTION OR DEMOLITION ARE TO BE SAW-CUT TO PROVIDE A SMOOTH TRANSITION.
4. ALL EXISTING TREES ARE TO REMAIN UNLESS OTHERWISE NOTED.
5. ROOTS LARGER THAN 1 INCH IN DIAMETER ON TREES TO BE PRESERVED THAT ARE ENCOUNTERED DURING CONSTRUCTION MUST BE CUT CLEANLY AND COVERED OVER WITH SOIL BY THE END OF THE WORKING DAY.
6. ALL ASPHALT AND LIMEROCK WILL BE COMPLETELY REMOVED FROM AREAS THAT WILL BE LANDSCAPED. IN PARTICULAR, AREAS WHERE ASPHALT WILL BE REMOVED MUST HAVE THE TOP HARD SURFACE, LIMEROCK, AND COMPACTED SOIL REMOVED. REPLACEMENT SOIL SHALL BE CLEAN DEEP FILL OF PH 5.5 - 6.5. THE DEPTH OF UNCOMPACTED SOIL PRIOR TO PLANTING MUST BE AT LEAST 3 FEET TO ACCOMMODATE FUTURE TREE ROOT GROWTH. NO LIMEROCK, LARGE STONES, OR OTHER CONSTRUCTION DEBRIS CAN REMAIN IN AREAS TO BE LANDSCAPED.

PAVING, GRADING, AND DRAINAGE GENERAL NOTES

1. THE CONTRACTOR IS RESPONSIBLE FOR EROSION/SEDIMENTATION CONTROL PRACTICES DURING CONSTRUCTION TO MINIMIZE ON-SITE EROSION/SEDIMENTATION AND TO PROTECT AGAINST DAMAGE TO OFF SITE PROPERTY. THE FOLLOWING PRACTICES SHALL BE EMPLOYED:

   A. EROSION AND SEDIMENTATION CONTROL SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. AREAS OF OFF-SITE DISCHARGE DURING CONSTRUCTION SHALL BE PROTECTED WITH A SEDIMENT BARRIER PER FLORIDA STORMWATER EROSION AND SEDIMENTATION CONTROL INSPECTOR'S MANUAL TO PREVENT OFF-SITE DISCHARGE OF SEDIMENTS. A SILT BARRIER SHALL SPECIFICALLY BE REQUIRED, CONSTRUCTED, AND MAINTAINED AS INDICATED ON THIS SHEET. TEMPORARY SEED AND MULCH SHOULD BE USED TO CONTROL ON-SITE EROSION WHEN IT IS NOT PRACTICAL TO ESTABLISH PERMANENT VEGETATION. SOD SHALL BE PLACED AS EARLY AS POSSIBLE ON ALL SLOPES STEEPER THAN 5 (FT) HORIZONTAL TO 1 (FT) VERTICAL. SOD SHALL BE PINNED AS REQUIRED. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE MAINTAINED IN WORKING ORDER THROUGHOUT THE CONSTRUCTION PHASE. THE CONTRACTOR SHALL INSPECT AND REPAIR AS NECESSARY THE EROSION/SEDIMENTATION PROTECTION AT THE END OF EACH WORKING DAY.

   NOTE: EROSION/SEDIMENTATION CONTROL SHALL BE PLACED PRIOR TO SITE EXCAVATION AND SHALL REMAIN IN PLACE UNTIL SITE VEGETATION AND LANDSCAPING IS COMPLETE.

   B. ALL INLET STRUCTURES AND PIPE SHALL BE PROTECTED FROM SILTATION BY CONSTRUCTING INLET PROTECTION AS DEFINED BY THESE PLANS OR IN THE FDOT STANDARDS. IF SILTATION OCCURS, THE CONTRACTOR IS RESPONSIBLE TO REMOVE SILTATION AS PART OF THE BASE CONTRACT AT NO ADDITIONAL COST TO THE OWNER.

   C. EXCAVATED STORMWATER FACILITIES SHALL BE CONSTRUCTED AS PART OF THE INITIAL CONSTRUCTION. THE FACILITIES SHALL BE ROUGH GRADED TO THE DESIGN ELEVATIONS. AFTER THE CONTRIBUTING DRAINAGE AREA IS STABILIZED. THE FACILITIES BOTTOM SHALL BE OVER-EXCAVATED BY SIX INCHES, SCARIFIED, BACKFILLED WITH ARCHER FILL (HAVING NO MORE THAN 5% PASSING NO. 200 SIEVE), AND GRADED TO FINAL DESIGN GRADES. EXCESS AND UNSUITABLE SOILS SHALL BE REMOVED FROM THE BASIN (REMOVE ALL ACCUMULATED SILTS, CLAYS, ORGANIC, AND DEBRIS). FINALLY, SCARIFY AND RAKE BOTTOM AND VEGETATE.

   D. PERMANENT VEGETATIVE STABILIZATION SHALL BE APPLIED ON FINE GRADED SITES AS SOON AS PRACTICAL. TEMPORARY SEEDING SHOULD BE EMPLOYED TO PREVENT EXPOSURE OF BARREN SOILS UNTIL PERMANENT VEGETATION CAN BE APPLIED.

   E. ALL SLOPES 1:3 OR STEEPER REQUIRE LAPPED OR PEGGED SOD.

   F. EROSION, SEDIMENT AND TURBIDITY CONTROL ARE THE RESPONSIBILITY OF THE CONTRACTOR. THESE DELINEATED MEASURES ARE THE MINIMUM REQUIRED, WITH ADDITIONAL CONTROLS TO BE UTILIZED AS NEEDED, DEPENDENT UPON ACTUAL SITE CONDITIONS AND CONSTRUCTION OPERATION.

   G. ALL SYNTHETIC BALES, SILT FENCE, AND OTHER EROSION CONTROL MEASURES SHALL BE REMOVED AT THE COMPLETION OF THE PROJECT.

2. THE CONTRACTOR SHALL MAINTAIN IN HIS POSSESSION A COPY OF THE WATER MANAGEMENT DISTRICT CONSTRUCTION PERMIT. HE SHALL BE RESPONSIBLE FOR ADHERENCE TO ALL CONDITIONS CONTAINED IN THE PERMIT.
3. PROPOSED SPOT ELEVATIONS REPRESENT FINISHED PAVEMENT OR GROUND SURFACE GRADE UNLESS OTHERWISE NOTED ON DRAWINGS.
4. CONTRACTOR SHALL SUBMIT FOR REVIEW TO THE OWNER AND OWNER'S ENGINEER SHOP DRAWINGS ON ALL PRECAST AND MANUFACTURED ITEMS TO BE USED ON THIS SITE. FAILURE TO OBTAIN APPROVAL BEFORE INSTALLATION MAY RESULT IN REMOVAL AND REPLACEMENT AT CONTRACTOR'S EXPENSE. ENGINEER'S APPROVAL OF A SHOP DRAWING DOES NOT RELIEVE THE CONTRACTOR'S RESPONSIBILITY FOR THE PERFORMANCE OF THE ITEM.
5. THE COST OF ALL TESTING OF COMPACTION AND OTHER REQUIRED TESTS SHALL BE PAID BY THE CONTRACTOR AND MADE AVAILABLE TO THE ENGINEER OF RECORD DURING SITE INSPECTIONS.
6. GENERAL CONTRACTOR TO CONTACT ENGINEER OF RECORD AND THE OWNER REPRESENTATIVE 48 HOURS IN ADVANCE PRIOR TO BACKFILLING TRENCHES FOR FIELD INSPECTION AND PRIOR TO LAYING ASPHALT FOR FIELD INSPECTION.
7. CONTRACTOR IS TO SUBMIT FDOT APPROVED ASPHALT DESIGN MIXES TO THE OWNER'S REPRESENTATIVE AND ENGINEER OF RECORD BEFORE ANY WORK IS TO COMMENCE ON PROJECT. THE MIXTURE AT THE PLANT OR ON THE ROAD SHALL NOT EXCEED 335 DEGREES. THE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE AND PROVIDE TEMPERATURE READINGS PRIOR TO LAYING ASPHALT.
8. AS DETERMINED NECESSARY AND DIRECTED BY MARION COUNTY OR ENGINEER OF RECORD, THE CONTRACTOR SHALL UNDERCUT ALL UNSUITABLE MATERIAL 24 INCHES BELOW THE BOTTOM OF ANY PROPOSED LIMEROCK BASE, AND SHALL BACKFILL WITH FILL MATERIAL MEETING FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION. SEE FDOT INDEX 120-001 AND 120-002.
9. PROVIDE LEVEL PLATFORM IN FRONT OF ALL EGRESS DOORS. THE FLOOR SURFACE ON BOTH SIDES OF A DOOR SHALL BE AT THE SAME ELEVATION. THE FLOOR SURFACE OR LANDING ON EACH SIDE OF THE DOOR SHALL EXTEND FROM THE DOOR IN THE CLOSED POSITION A DISTANCE EQUAL TO THE DOOR WIDTH AND SHALL COMPLY WITH SECTION 4.13.6 MANEUVERING CLEARANCES AT DOORS OF THE FLORIDA ACCESSIBILITY CODE FOR BUILDING CONSTRUCTION.
10. RAMPS SHALL HAVE LEVEL LANDINGS AT THE BOTTOM AND TOP OF EACH RAMP RUN. CURB RAMPS ARE NOT REQUIRED TO HAVE LANDINGS. LANDINGS SHALL HAVE THE FOLLOWING FEATURES:

    A. THE LANDING SHALL BE AT LEAST AS WIDE AS THE RAMP RUN LEADING TO IT.

    B. ALL LANDINGS ON RAMPS SHALL BE NOT LESS THAN 60" CLEAR, AND THE BOTTOM OF EACH RAMP SHALL HAVE NOT LESS THAN 72" OF STRAIGHT AND LEVEL CLEARANCE.

    C. IF RAMPS CHANGE DIRECTION AT LANDINGS, THE MINIMUM LANDING SIZE SHALL BE 60"X60". IF A RAMP RUN HAS A RISE GREATER THAN 6" OR A HORIZONTAL PROJECTION GREATER THAN 72" THEN IT SHALL HAVE HANDRAILS ON BOTH SIDES. HANDRAILS ARE NOT REQUIRED ON CURB RAMPS. HANDRAILS SHALL BE SHOWN ON THE SITE PLAN.

11. THE CONTRACTOR SHALL STOCKPILE TOPSOIL AND CONSTRUCTION MATERIALS IN AREAS DESIGNATED BY THE OWNER.
12. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING RECORD DRAWINGS OR AS-BUILT SURVEY AS NOTED IN NOTE #29 UNDER SITE GENERAL NOTES.
13. ALL CONCRETE USED SHALL BE 2,500 PSI MINIMUM.
14. ALL WELLS, CLEANOUTS, MANHOLE TOPS, PULL BOX COVERS AND OTHER UTILITY APPURTENANCES IN THE AREA OF REDEVELOPMENT SHALL BE PROTECTED AND TOPS ADJUSTED TO MATCH PROPOSED GRADES.
15. CONTRACTOR SHALL SAW CUT, TACK, AND MATCH EXISTING PAVEMENT AT LOCATIONS WHERE NEW PAVEMENT MEETS ANY EXISTING PAVEMENT.
16. SOD SHALL BE PLACED AROUND ALL STRUCTURES AS DIRECTED BY FDOT INDEX 524-001 AND FDOT INDEX 425- AND 430- SERIES AS APPROPRIATE. ALL OTHER DISTURBED AREAS SHALL BE SEEDED AND MULCHED.
17. ALL STORM SEWER CURB AND DITCH BOTTOM INLETS SHALL CONFORM TO THE APPLICABLE FDOT STANDARD PLANS ALL DRAINAGE STRUCTURES WITH GRATES THAT ARE LOCATED IN GRASSED AREAS SHALL HAVE THE GRATE CHAINED TO THE STRUCTURE USING AN EYE BOLT AND CHAIN.
18. ALL CONCRETE STRUCTURES SHALL HAVE ALL EXPOSED EDGES CHAMFERED 3/4" AND CLASS I SURFACE FINISH.
19. ALL HDPE FITTINGS AND CONNECTORS SHALL BE WATER TIGHT. SEE SPECIFICATIONS FOR MORE INFORMATION.
20. COMPACTION OF ALL MATERIALS SHALL BE LIMITED TO STATIC MODE ONLY, UNLESS DIRECTED OTHERWISE BY THE ENGINEER OF RECORD.
21. ALL RCP PIPE JOINTS SHALL BE WRAPPED WITH FILTER FABRIC IN ACCORDANCE WITH FDOT STANDARD SPECIFICATION SECTION 430.

WATER AND WASTEWATER GENERAL NOTES

1. MATERIALS AND CONSTRUCTION METHODS FOR WATER AND WASTEWATER SYSTEMS SHALL BE IN ACCORDANCE WITH THE LOCAL REGULATORY AGENCY CODES, PLANS, AND SPECIFICATIONS FOR CONSTRUCTION, LATEST REVISION THEREOF AND SUPPLEMENTAL SPECIFICATIONS THERETO. APPROVAL AND CONSTRUCTION OF ALL UTILITY EXTENSIONS AND CONNECTIONS MUST BE COORDINATED THROUGH THE REGULATORY AGENCY DEPARTMENT FOR PUBLIC UTILITIES.
2. IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY ALL UTILITY COMPANIES TO DISCONNECT OR REMOVE THEIR FACILITIES PRIOR TO REMOVING OR DEMOLISHING ANY EXISTING STRUCTURES FROM THE SITE.
3. THE CONTRACTOR IS RESPONSIBLE FOR ANY NECESSARY UTILITY FIELD LOCATION AND RELOCATION AS REQUIRED.
4. THE COST OF ALL TESTING OF COMPACTION AND OTHER REQUIRED TESTS SHALL BE PAID BY THE CONTRACTOR AND MADE AVAILABLE TO THE ENGINEER OF RECORD DURING SITE INSPECTIONS.
5. THE CONTRACTOR SHALL PERFORM AN INFILTRATION/EXFILTRATION TEST ON GRAVITY SEWERS IN ACCORDANCE WITH THE REGULATORY JURISDICTION. SAID TESTS ARE TO BE CERTIFIED BY THE ENGINEER AND SUBMITTED TO THE REGULATORY AGENCY FOR APPROVAL. COORDINATION AND NOTIFICATION OF PARTIES IS THE CONTRACTOR'S RESPONSIBILITY.
6. ALL FORCE MAINS SHALL BE SUBJECT TO A HYDROSTATIC PRESSURE TEST IN ACCORDANCE WITH THE REGULATORY AGENCY HAVING JURISDICTION. SAID TESTS ARE TO BE CERTIFIED BY THE ENGINEER AND SUBMITTED TO THE REGULATORY AGENCY FOR APPROVAL. COORDINATION AND NOTIFICATION OF PARTIES IS THE CONTRACTOR'S RESPONSIBILITY.
7. CONTRACTOR SHALL SUBMIT FOR REVIEW TO THE OWNER AND OWNER'S ENGINEER SHOP DRAWINGS ON ALL PRECAST AND MANUFACTURED ITEMS TO BE USED ON THIS SITE. FAILURE TO OBTAIN APPROVAL BEFORE INSTALLATION MAY RESULT IN REMOVAL AND REPLACEMENT AT CONTRACTOR'S EXPENSE. ENGINEER'S APPROVAL OF A SHOP DRAWING DOES NOT RELIEVE THE CONTRACTOR'S RESPONSIBILITY FOR THE PERFORMANCE OF THE ITEM.
8. A HORIZONTAL SEPARATION OF TEN FEET PREFERRED, BUT NO LESS THAN SIX FEET, SHALL BE MAINTAINED BETWEEN POTABLE WATER MAINS AND GRAVITY OR PRESSURE WASTEWATER MAINS, WASTEWATER FORCE MAINS, AND RECLAIMED WATER MAINS NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C. A HORIZONTAL SEPARATION OF TEN FEET PREFERRED, BUT NO LESS THAN THREE FEET, SHALL BE MAINTAINED BETWEEN POTABLE WATER MAINS AND VACUUM WASTEWATER MAINS. A HORIZONTAL SEPARATION OF THREE FEET SHALL BE MAINTAINED BETWEEN POTABLE WATER MAINS AND STORM SEWERS, STORMWATER FORCE MAINS, AND RECLAIMED WATER MAINS REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.
9. WHEN POTABLE WATER MAINS CROSS OTHER PIPES, THE TWO PIPES SHALL HAVE JOINTS A MINIMUM OF SIX FEET FROM THE CROSSING. WHEN POTABLE WATER MAINS CROSS UNDERNEATH OTHER PIPES, THE MINIMUM VERTICAL SEPARATION IS TWELVE INCHES. WHEN POTABLE WATER MAINS CROSS ABOVE PRESSURE WASTEWATER MAINS, WASTEWATER FORCE MAINS, AND RECLAIMED WATER MAINS, THE MINIMUM VERTICAL SEPARATION IS TWELVE INCHES. WHEN POTABLE WATER MAINS CROSS ABOVE GRAVITY AND VACUUM WASTEWATER MAINS, STORM SEWERS, AND STORMWATER FORCE MAINS, THE PREFERRED VERTICAL SEPARATION IS TWELVE INCHES AND THE THE MINIMUM VERTICAL SEPARATION IS SIX INCHES.
10. ALL WATER MAINS SHALL HAVE A MINIMUM OF 36 INCHES OF COVER.
11. RESTRAINED JOINTS SHALL BE PROVIDED AT ALL FITTINGS AND HYDRANTS IN ACCORDANCE WITH AWWA STANDARDS.
12. ALL WATER SERVICE LINES SHALL BE POLYETHYLENE (PE) MATERIAL.
13. THE SITE WORK CONTRACTOR SHALL ENGAGE THE SERVICES OF A LICENSED UNDERGROUND UTILITY AND EXCAVATION CONSTRACTOR TO INSTALL THE NEW WATER SERVICE LINE.
14. ALL SANITARY SEWER SERVICE LATERALS SHALL BE 4" PVC SDR 35 OR 6" PVC SDR 35 WITH A CLEAN-OUT LOCATED PER THE PLANS. MINIMUM SLOPE FOR 4" LATERALS SHALL BE 1.0% AND A MINIMUM CLEANOUT SPACING OF 75 FEET ON-CENTER AND MINIMUM SLOPE FOR 6" LATERALS SHALL BE 0.6% AND A MINIMUM CLEANOUT SPACING OF 100 FEET ON-CENTER.

ELECTRIC SERVICE GENERAL NOTES

1. ALL ELECTRICAL UTILITIES AND INFORMATION SHOWN ON THE CIVIL PLANS ARE FOR LOCATION AND COORDINATION PURPOSES ONLY. REFER TO ELECTRICAL PLANS BY OTHERS FOR THE ELECTRICAL DESIGN AND DETAILS.
2. ELECTRIC DESIGN PROVIDED BY DUKE ENERGY.

FDOT GENERAL NOTES

1. ALL WORK PERFORMED WITHIN THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY SHALL CONFORM TO THE FOLLOWING:

   A. STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (2023-2024).
   B. FDOT STANDARDS PLANS (FY 2023-24 ROAD CONSTRUCTION)
   C. FDOT DESIGN MANUAL (2024)
   D. FDOT FLEXIBLE PAVEMENT DESIGN MANUAL FOR NEW CONSTRUCTION AND PAVEMENT REHABILITATION

   SHOULD A CONFLICT ARISE BETWEEN THE DETAILS SHOWN IN THE PLANS AND THE DEPARTMENT OF TRANSPORTATION STANDARDS THE ENGINEER/ PERMITTEE SHALL IMMEDIATELY CONFER WITH THE DEPARTMENT'S ENGINEER IN ORDER TO RESOLVE THE DISCREPANCY. IN NO CASE WILL ANYTHING LESS THAT THE DEPARTMENT'S MINIMUM STANDARD BE ALLOWED.

2. ALL TRAFFIC STRIPING AND MARKINGS ARE TO BE LEAD-FREE, NON-SOLVENT BASED THERMOPLASTIC.
3. REMOVAL OF EXISTING STRIPING SHALL BE ACCOMPLISHED USING THE "HYDRO-BLAST" METHOD.
4. ALL CURB AND GUTTER AND SIDEWALK WILL BE REMOVED AND REPLACED JOINT TO JOINT.
5. ALL DISTURBED AREA WITH THE DEPARTMENT OF TRANSPORTATION RIGHT OF WAY WILL RESTORED TO ORIGINAL OR BETTER CONDITION BY GRADING AND SODDING THE AREA DISTURBED (BERMUDA IN RURAL, CENTIPEDE IN UTILITY STRIPS).

DANIEL H. YOUNG

FL PE No. 70780

SHEET NO. C002

ABBREVIATIONS

	SYMBOLS
'	FEET (WHEN USED WITH LENGTHS)
°	DEGREES
'	MINUTES (WHEN USED WITH ANGLES)
"	SECONDS
%	PERCENT
@	AT
	A
AASHTO	ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS
AC	ACRES
ADA	AMERICAN WITH DISABILITIES ACT
ANSI	AMERICAN NATIONAL STANDARDS INSTITUTE
ARCH	ARCHITECT
ARV	AIR RELEASE VALVE
ASTM	AMERICAN SOCIETY FOR TESTING AND MATERIALS
AWWA	AMERICAN WATER WORKS ASSOCIATION
	B
BC	BACK OF CURB
BFP	BACKFLOW PREVENTER
BLDG	BUILDING
BM	BENCHMARK
BMP	BEST MANAGEMENT PRACTICE
BOC	BACK OF CURB
BVCS	BEGIN VERTICAL CURVE STATION
BVCE	BEGIN VERTICAL CURVE ELEVATION
BW	BOTTOM OF WALL
BSL	BUILDING SETBACK LINE
	C
CATV	CABLE TELEVISION
CI	CURB INLET
CIP	CAST IRON PIPE
CLDIP	CEMENT LINE DUCTILE IRON PIPE
CMP	CORRUGATED METAL PIPE
CO	CLEANOUT
COA	CITY OF ALACHUA
CONC	CONCRETE
COORD	COORDINATE
CR	COUNTY ROAD
C/O	CLEANOUT
	D
DBH	DIAMETER AT BREAST HEIGHT
DE	DRAINAGE EASEMENT
DEG	DEGREE
DIA	DIAMETER
DIP	DUCTILE IRON PIPE
DWG	DRAWING
	E
e	RATE OF ELEVATION
E	EAST
EA	EACH
EL	ELEVATION
ELEV	ELEVATION
EOP	EDGE OF PAVEMENT
EOR	ENGINEER OF RECORD
ERCP	ELLIPTICAL REINFORCED CONCRETE PIPE
ESMT	EASEMENT
EVCS	END VERTICAL CURVE STATION
EVCE	END VERTICAL CURVE ELEVATION
EX	EXISTING
	F
FAC	FLORIDA ADMINISTRATIVE CODE
FBR	FLORIDA BEARING RATIO
FC	FRICTION COURSE
FDEP	FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION
FDOT	FLORIDA DEPARTMENT OF TRANSPORTATION
FFE	FINISHED FLOOR ELEVATION
FH	FIRE HYDRANT
FHWA	FLORIDA HIGHWAY ADMINISTRATION
FIG	FIGURE
FM	FORCE MAIN
FOC	FACE OF CURB
FS	FLORIDA STATUTES
FT	FEET
	G
GALV	GALVANIZED
GM	GAS MAIN
GV	GATE VALVE
	H
HDPE	HIGH DENSITY POLYETHYLENE
HP	HIGH POINT
	I
ID	IDENTIFICATION
INV	INVERT
INV EL	INVERT ELEVATION
IP	IRON PIPE
	K
K	VERTICAL CURVE RATE OF CHANGE
	L
L	LENGTH
LA	LANDSCAPE ARCHITECT
LBR	LIMEROCK BEARING RATIO
LDR	LAND DEVELOPMENT REGULATION
LF	LINEAR FEET
LP	LOW POINT
LT	LEFT
	M
MAX	MAXIMUM
ME	MATCH EXISTING
MH	MANHOLE
MIN	MINIMUM
MISC	MISCELLANEOUS
MJ	MECHANICAL JOINT
MUTCD	MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES
	N
N	NORTH
N-E	NORTHING - EASTING
N/A	NOT APPLICABLE
NAVD	NORTH AMERICAN VERTICAL DATUM OF 1988
NGVD	NATIONAL GEODETIC VERTICAL DATUM OF 1929
NO	NUMBER
NPDES	NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM
NTS	NOT TO SCALE
	O
OC	ON CENTER
OHW	OVERHEAD WIRE
ORB	OFFICIAL RECORDS BOOK
OSHA	OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION
	P
PAVT	PAVEMENT
PC	POINT OF CURVATURE
PCC	POINT OF COMPOUND CURVE
PE	POLYETHYLENE
PERF	PERFORATED
PIV	POST INDICATOR VALVE
PROP	PROPOSED
PT	POINT OF TANGENCY
PVC	POLYVINYL CHLORIDE
PUE	PUBLIC UTILITY EASEMENT
PVI	POINT OF VERTICAL INTERSECTION
	R
R	RADIUS
RCP	REINFORCED CONCRETE PIPE
RPM	RAISED REFLECTIVE PAVEMENT MARKER
RPZ	REDUCED PRESSURE ZONE
RT	RIGHT
RWM	RECLAIMED WATER MAIN
R/W	RIGHT-OF-WAY
	S
S	SOUTH
SAN	SANITARY
SHWE	SEASONAL HIGH WATER ELEVATION
SF	SILT FENCE
SL	SLOPE
SP	SUPERPAVE
SR	STATE ROAD
SS	SANITARY SEWER
ST	STORM
STA	STATION
STD	STANDARD
	T
TB	TREE BARRICADE
TCE	TEMPORARY CONSTRUCTION EASEMENT
TEMP	TEMPORARY
TOB	TOP OF BANK
TV	TELEVISION
TW	TOP OF WALL
TYP	TYPICAL
	U
USF	UNITED STATES FOUNDRY
USGS	UNITED STATES GEOLOGICAL SURVEY
UTIL	UTILITY
	V
V	VERTICAL
VC	VERTICAL CURVE
VCP	VITRIFIED CLAY PIPE
	W
W	WEST
W	WATER
W/	WITH
WM	WATER MAIN
WW	WASTEWATER
WWF	WELDED WIRE FABRIC

SIGNAGE

SIGNS ARE PER FDOT SPECIFICATIONS OR PER MUTCD. SIGN POSTS AND INSTALLATION SHALL BE PER FDOT INDEX NO. 700-010. SIGN PLACEMENT SHALL BE PER FDOT INDEX NO. 700-101.

FTP-20-06 (12" X 18") PER FDOT INDEX NO. 700-102

R1-1 "STOP" - SEE PLANS FOR SIZE

SITE INFORMATION

- EX. PROPERTY LINE
- LANDSCAPE BUFFER LINE
- BUILDING SETBACK LINE
- WETLAND LIMITS LINE
- WETLAND SETBACK LINE
- CENTER LINE
- EASEMENT LINE
- RIGHT-OF-WAY LINE
- SF — SILT FENCE LINE
- TB — TREE BARRICADE LINE
- EX. STRUCTURE OR BUILDING
- PROPOSED BUILDING
- PROPOSED ASPHALTIC PAVEMENT
- PROPOSED CONCRETE PAVEMENT
- PROPOSED DETECTABLE WARNING SURFACE
- DIRECTIONAL TRAFFIC ARROW PER FDOT INDEX NO. 17346
- WATERSHED DIVIDE
- 49 — EX. ELEVATION CONTOUR
- 50 — PROPOSED CONTOUR
- 93.52x — EX. SPOT ELEVATION
- 93.23 — PROPOSED SPOT ELEVATION
- DIRECTION OF SURFACE DRAINAGE FLOW
- PROPOSED SWALE LINE
- x — x — EX. FENCE
- PROPOSED FENCE
- 12" PINE — EX. TREE (SIZE & TYPE)
- 1234 — EX. TREE (TREE ID)
- 12" PINE — EX. TREE TO BE REMOVED (SIZE & TYPE)
- 1234 — EX. TREE TO BE REMOVED (TREE ID)
- PROJECT BENCHMARK

STORMWATER

THE PROPOSED STORMWATER STRUCTURES DEPICTED BELOW ARE DRAWN PER FDOT SPECIFICATIONS AND TO SCALE WHEN SHOWN ON THE PLAN SHEETS.

- ST — ST — EX. GRAVITY STORMWATER MAIN
- P–ST — PROPOSED GRAVITY STORMWATER MAIN (PIPE LENGTHS ARE FROM N-E LOCATION OF A STRUCTURE TO N-E LOCATION OF A STRUCTURE)
- EX. STORMWATER MANHOLE
- N-E LOCATION TOP/RIM ELEV. LOCATION — PROPOSED 48" DIA. STORMWATER MANHOLE PER FDOT INDEX NO. 425-001 AND 425-010
- N-E LOCATION TOP/GRATE ELEV. LOCATION — PROPOSED CIRCULAR AREA DRAIN
- N-E LOCATION TOP/GRATE ELEV. LOCATION — PROPOSED SQUARE AREA DRAIN
- N-E LOCATION TOP ELEV. LOCATION — PROPOSED TYPE 1 CURB INLET TOP PER FDOT INDEX NO. 425-020 (SEE PLANS FOR BOTTOM SPECIFICATION)
- N-E LOCATION TOP ELEV. LOCATION — PROPOSED TYPE 2 CURB INLET TOP PER FDOT INDEX NO. 425-020 (SEE PLANS FOR BOTTOM SPECIFICATION)
- N-E LOCATION TOP ELEV. LOCATION — PROPOSED TYPE 3 CURB INLET TOP PER FDOT INDEX NO. 425-020 (SEE PLANS FOR BOTTOM SPECIFICATION)
- N-E LOCATION TOP ELEV. LOCATION — PROPOSED TYPE 4 CURB INLET TOP PER FDOT INDEX NO. 425-020 (SEE PLANS FOR BOTTOM SPECIFICATION)
- N-E LOCATION TOP ELEV. LOCATION — PROPOSED TYPE 5 CURB INLET TOP PER FDOT INDEX NO. 425-021 (SEE PLANS FOR BOTTOM SPECIFICATION)
- N-E LOCATION TOP ELEV. LOCATION — PROPOSED TYPE 6 CURB INLET TOP PER FDOT INDEX NO. 425-021 (SEE PLANS FOR BOTTOM SPECIFICATION)
- N-E LOCATION TOP/GRATE ELEV. LOCATION — PROPOSED TYPE 9 CURB INLET TOP PER FDOT INDEX NO. 425-024 (SEE PLANS FOR BOTTOM SPECIFICATION)
- N-E LOCATION TOP/GRATE ELEV. LOCATION — PROPOSED TYPE 'C' DITCH BOTTOM INLET TOP PER FDOT INDEX NO. 425-052 (SEE PLANS FOR GRATE MATERIAL AND BOTTOM SPECIFICATION)
- N-E LOCATION TOP/GRATE ELEV. LOCATION — PROPOSED TYPE 'D' DITCH BOTTOM INLET TOP PER FDOT INDEX NO. 425-052 (SEE PLANS FOR GRATE MATERIAL AND BOTTOM SPECIFICATION)
- N-E LOCATION TOP/GRATE ELEV. LOCATION — PROPOSED TYPE 'E' DITCH BOTTOM INLET TOP PER FDOT INDEX NO. 425-052 (SEE PLANS FOR GRATE MATERIAL AND BOTTOM SPECIFICATION)
- N-E LOCATION TOP/GRATE ELEV. LOCATION — PROPOSED TYPE 'F' DITCH BOTTOM INLET TOP WITH STEEL GRATE PER FDOT INDEX NO. 425-053 (SEE PLANS FOR BOTTOM SPECIFICATION)
- N-E LOCATION TOP/GRATE ELEV. LOCATION — PROPOSED TYPE 'G' DITCH BOTTOM INLET TOP WITH STEEL GRATE PER FDOT INDEX NO. 425-053 (SEE PLANS FOR BOTTOM SPECIFICATION)
- N-E LOCATION TOP/GRATE ELEV. LOCATION — PROPOSED TYPE 'H' DITCH BOTTOM INLET TOP PER FDOT INDEX NO. 425-052 (SEE PLANS FOR GRATE MATERIAL AND BOTTOM SPECIFICATION)
- N-E LOCATION TOP/GRATE ELEV. LOCATION — PROPOSED TYPE 'J' DITCH BOTTOM INLET TOP WITH STEEL GRATE PER FDOT INDEX NO. 425-054 (SEE PLANS FOR BOTTOM SPECIFICATION)
- PIPE INV. LOCATION / N-E LOCATION — PROPOSED U-TYPE CONCRETE ENDWALLS WITH GRATES PER FDOT INDEX NO. 430-010 (SEE PLANS FOR SIZE)
- N-E LOCATION / INV. ELEV. LOCATION — PROPOSED FLARED END SECTION PER FDOT INDEX NO. 430-020 (SEE PLANS FOR SIZE)
- N-E LOCATION / PIPE INV. ELEV. LOCATION — PROPOSED CROSS DRAIN MITERED END SECTION PER FDOT INDEX NO. 430-021 (SEE PLANS FOR SIZE)
- N-E LOCATION / PIPE INV. ELEV. LOCATION — PROPOSED SIDE DRAIN MITERED END SECTION PER FDOT INDEX NO. 430-022 (SEE PLANS FOR SIZE)
- S-10 — PROPOSED STORMWATER STRUCTURE ID TAG

POTABLE AND RECLAIMED WATER

- W — W — EX. POTABLE WATER MAIN
- P–W — PROPOSED POTABLE WATER MAIN
- RCW — RCW — EX. RECLAIMED WATER MAIN
- P–RCW — PROPOSED RECLAIMED WATER MAIN
- 11.25° BEND W/ MECHANICALLY RESTRAINED JOINTS (POTABLE AND RCW)
- 22.5° BEND W/ MECHANICALLY RESTRAINED JOINTS (POTABLE AND RCW)
- 45° BEND W/ MECHANICALLY RESTRAINED JOINTS (POTABLE AND RCW)
- 90° BEND W/ MECHANICALLY RESTRAINED JOINTS (POTABLE AND RCW)
- TEE (POTABLE AND RCW)
- CROSS (POTABLE AND RCW)
- BLOWOFF ASSEMBLY (POTABLE AND RCW)
- REDUCER (POTABLE AND RCW)
- EX. GATE VALVE AND BOX (POTABLE AND RCW)
- PROPOSED GATE VALVE AND BOX (POTABLE AND RCW)
- EX. AIR RELEASE VALVE (POTABLE AND RCW)
- POST INDICATOR VALVE (POTABLE AND RCW)
- EX. FIRE HYDRANT ASSEMBLY
- PROPOSED FIRE HYDRANT ASSEMBLY
- PROPOSED SAMPLE POINT
- EX. WATER METER (POTABLE AND RCW)
- PROPOSED POTABLE WATER METER
- PROPOSED POTABLE WATER BACK FLOW PREVENTER
- PROPOSED RECLAIMED WATER METER
- EX. WATER WELL
- EX. HOSE BIB (POTABLE AND RECLAIMED)
- PROPOSED HOSE BIB (POTABLE AND RECLAIMED)
- PROPOSED FITTING ID TAG (POTABLE AND RECLAIMED)

NOTES:
1. THIS LEGEND IS ALL INCLUSIVE AND MAY INCLUDE ITEMS NOT A PART OF THIS PLAN SET.

2. SYMBOLS SHOWN ON THIS SHEET ARE FOR ILLUSTRATIVE PURPOSES ONLY. UNLESS NOTED OTHERWISE, SYMBOLS IN THESE PLANS MAY NOT BE REPRESENTATIVE OF SIZE.

WASTEWATER

- WW — WW — EX. GRAVITY WASTEWATER MAIN
- P–WW — PROPOSED GRAVITY WASTEWATER MAIN (PIPE LENGTHS ARE FROM N-E LOCATION OF A STRUCTURE TO N-E LOCATION OF A STRUCTURE)
- FM — FM — EX. WASTEWATER FORCE MAIN
- P–FM — PROPOSED WASTEWATER FORCE MAIN
- N-E LOCATION RIM ELEV. LOCATION — EX. WASTEWATER MANHOLE
- PROPOSED WASTEWATER MANHOLE
- EX. WASTEWATER CLEANOUT
- PROPOSED WASTEWATER CLEANOUT
- PROPOSED WASTEWATER GREASE TRAP
- MH# — PROPOSED WASTEWATER MANHOLE ID
- 11.25° BEND W/ MECHANICALLY RESTRAINED JOINTS (WW FORCE MAIN)
- 22.5° BEND W/ MECHANICALLY RESTRAINED JOINTS (WW FORCE MAIN)
- 45° BEND W/ MECHANICALLY RESTRAINED JOINTS (WW FORCE MAIN)
- 90° BEND W/ MECHANICALLY RESTRAINED JOINTS (WW FORCE MAIN)
- WYE W/ MECHANICALLY RESTRAINED JOINTS (WW FORCE MAIN)
- EX. PLUG VALVE AND BOX (WW FORCE MAIN)
- PROPOSED PLUG VALVE AND BOX (WW FORCE MAIN)
- EX. AIR RELEASE VALVE (WW FORCE MAIN)
- PROPOSED AIR RELEASE VALVE (WW FORCE MAIN)

MISCELLANEOUS UTILITIES

THE PROPOSED UTILITIES BELOW ARE DESIGN BY OTHERS AND ARE DEPICTED FOR COORDINATION PURPOSES ONLY. REFER TO PLANS BY OTHERS FOR EXACT LOCATIONS, DIMENSION, AND DETAILS.

- P–ATT — PROPOSED AT&T LINE
- BC — BC — EX. BURIED CABLE LINE
- P–BC — PROPOSED BURIED CABLE LINE
- BTEL — EX. BURIED TELEPHONE LINE
- P–TEL — PROPOSED TELEPHONE LINE
- CATV — EX. CABLE TELEVISION LINE
- P–TV — PROPOSED CABLE/TELEVISION LINE
- FO — FO — EX. FIBER OPTIC LINE
- UGTEL — EX. UNDERGROUND TELEPHONE LINE
- TA — EX. TELEPHONE PEDESTAL
- EX. TELEVISION/CABLE PEDESTAL
- CHW — CHW — EX. CHILLED WATER MAIN
- P–CHW — PROPOSED CHILLED WATER MAIN
- FIRE — EX. FIRE MAIN
- P–FIRE — PROPOSED FIRE MAIN
- IRR — IRR — EX. IRRIGATION LINE
- P–IRR — PROPOSED IRRIGATION LINE
- STEAM — EX. STEAM LINE
- P–STEAM — PROPOSED STEAM LINE
- P–CLAY — PROPOSED CLAY ELECTRIC LINE
- E — E — EX. ELECTRIC LINE
- P–E — PROPOSED ELECTRIC LINE
- EN — EN — EX. ENERGY LINE
- P–LIGHT — PROPOSED PRIVATE LIGHTING LINE
- OHW — OHW — EX. OVERHEAD WIRE LINE
- UGE — UGE — EX. UNDERGROUND ELECTRIC LINE
- EX. LIGHT
- EX. UTILITY POLE
- EX. UTILITY POLE
- EX. WOOD POWER POLE
- EX. GUY ANCHOR
- 7 — PROPOSED TRANSFORMER
- GAS — GAS — EX. GAS LINE
- P–GAS — PROPOSED GAS LINE
- EX. GAS MARKER
- EX. GAS MARKER

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DATE	N/A
	VERIFY SCALE! BAR IS ONE INCH ON ORIGINAL DRAWING. IF NOT ONE INCH ON THIS SHEET ADJUST SCALE ACCORDINGLY
	1"
	0"
	PERMIT FOR REVIEW 14 SHEET ADDED 9 SHEETS REVISED

CONSTRUCTION RECORDS

SUBMITTED:
04/05/2024 - COUNTY & FDOT SUBMITTAL
07/12/2024 - COUNTY & FDOT SUBMITTAL
01/10/2025 - COUNTY SUBMITTAL

APPLICATION TYPE: PRELIMINARY PLAN & MASTER UTILITY PLAN(PUP)
MODIFY WORKERS INCREASE ON EXISTING BUILDING & ADDITIONS AND A NEW SAUNA & LOCKER ROOM

CLIENT	DINKINS CONSTRUCTION, LLC
PROJECT	FOOTBALL FACTORY
SHEET TITLE	LEGEND

DESIGNED	G. WAZDANSKI
REVIEW	C. LEDFORD, E.I.
QUALITY CONTROL	D. YOUNG, P.E.
PROJECT NUMBER	23-0599

DANIEL H. YOUNG
FL PE No. 70780

SHEET NO.
C003

I. INTRODUCTION

THIS DOCUMENT WAS PREPARED IN ORDER TO ILLUSTRATE COMPLIANCE WITH CHAPTER 62-621.300 (4) OF THE FLORIDA ADMINISTRATIVE CODE, WHICH PERTAINS TO THE GENERIC PERMIT FOR STORMWATER DISCHARGE FROM LARGE AND SMALL CONSTRUCTION ACTIVITIES. THE ADMINISTRATIVE CODE GRANTS THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (FDEP) THE AUTHORITY TO REGULATE POINT SOURCE DISCHARGE OF STORMWATER FROM CONSTRUCTION SITES. THIS DOCUMENT ESTABLISHES A STORMWATER POLLUTION PREVENTION PLAN FOR THE SITE USING STANDARD PRACTICE AND BEST MANAGEMENT PRACTICES (BMPs) AND IS ORGANIZED TO CORRESPOND TO 62-621.300(4)(a) GENERIC PERMIT FOR STORMWATER DISCHARGE FROM LARGE AND SMALL CONSTRUCTION ACTIVITIES FDEP FORM 62-621.300(4)(b) IS TO BE SUBMITTED IN CONJUNCTION WITH THIS DOCUMENT. CONTRACTOR(S) MUST FILL IN THE ACTIVITIES SEQUENCE (SECTION II. B. BELOW) AND SIGN THIS SHEET (REFER TO SIGNATURE TABLE THIS SHEET) AND RETAIN THIS SHEET AND ALL FOLLOWING SWPPP SHEETS ON SITE. ALTERNATIVELY, CONTRACTOR(S) MAY PREPARE AND SIGN THEIR OWN SWPP PLAN MEETING THE REQUIREMENTS. IF THE SITE OR CONTRACTOR ACTIVITIES REQUIRE ANY BMPs THAT ARE NOT DESCRIBED ON THIS SHEET, THE CONTRACTOR MUST PREPARE AN ALTERNATIVE OR ADDITIONAL SWPPP DOCUMENT CONTAINING THE NECESSARY BMPs.

II. SITE DESCRIPTION

COUNTY:	*MARION COUNTY, FLORIDA*
SECTION, TOWNSHIP, RANGE:	*SECTIONS 36, TOWNSHIP 15 SOUTH, RANGE 22 EAST*
COUNTY PARCEL NO.:	*3137-002-013; 3137-002-015; 3137-002-017; AND 3137-002-019*
STREET ADDRESS:	*NORTHWEST CORNER OF SE 41ST ST. AND SE 58TH AVE. IN OCALA, FL*
PROJECT AREA:	*3.65 ACRES*
SITE LOCATION MAP:	*SEE COVER SHEET OF CONSTRUCTION DRAWINGS*

A. NATURE OF CONSTRUCTION ACTIVITY

THE PROPOSED DEVELOPMENT INCLUDES THE CONSTRUCTION OF A TRAINING FACILITY WITH MULTIPLE PRACTICE FIELDS AND ASSOCIATED STORMWATER MANAGEMENT SYSTEMS, UTILITY INFRASTRUCTURE, AND RELATED IMPROVEMENTS. THE PROJECT SITE IS LOCATED ALONG THE NORTHWEST CORNER OF SE 41ST STREET AND SE 58TH AVENUE IN OCALA, FLORIDA. THE PROJECT SITE TOTAL AREA IS APPROXIMATELY 3.65 ACRES.

B. SEQUENCE OF MAJOR SOIL DISTURBING ACTIVITIES - CONTRACTOR MUST FILL IN DAYS

DAYS	
FROM_____TO_____	*PRIOR TO CONSTRUCTION, SILT FENCING AND TREE PROTECTION FENCING SHALL BE INSTALLED AND ALL EXISTING STORM DRAINAGE SWALE AND INLETS SHALL BE PROTECTED IN ACCORDANCE WITH THE STATE OF FLORIDA EROSION AND SEDIMENT CONTROL DESIGNER AND REVIEWER MANUAL, DATED JULY 2013, AND THESE PLANS.*
FROM_____TO_____	*THE CONSTRUCTION SERVICE ENTRANCE SHALL BE STABILIZED TO MINIMIZE THE CREATION OF DUST AND OFF-SITE TRACKING OF SEDIMENTS.*
FROM_____TO_____	*ONLY THE AREA COMPRISING THE PROPOSED STORMWATER MANAGEMENT FACILITY(S) SHALL BE CLEARED AND GRUBBED OF UNWANTED VEGETATION.*
FROM_____TO_____	*THE PROPOSED STORMWATER MANAGEMENT FACILITY(S) SHALL BE CONSTRUCTED.*
FROM_____TO_____	*IF SUITABLE, THE EXCAVATED SOIL FROM THE FACILITY(S) MAY BE USED AS FILL FOR ON-SITE GRADING THAT IS DEPICTED IN THESE CONSTRUCTION PLANS. THE CONTRACTOR SHALL DISPOSE OF ALL UNSUITABLE MATERIAL ON-SITE OR OFF-SITE TO A PERMITTED LOCATION.*
FROM_____TO_____	*THE REMAINING PORTION OF THE SITE THAT IS TREATED BY THE CONSTRUCTED STORMWATER MANAGEMENT FACILITY(S) SHALL BE CLEARED AND GRUBBED.*
FROM_____TO_____	*THE PERMANENT ROADWAYS/DRIVEWAYS SHALL BE ROUGHLY GRADED.*
FROM_____TO_____	*THE UNDERGROUND UTILITIES INFRASTRUCTURE AND STORMWATER PIPING SYSTEM SHALL BE INSTALLED. ANY DE-WATERING (PUMPED) SHALL BE DIVERTED TO THE ASSOCIATED STORMWATER MANAGEMENT FACILITY(S).*
FROM_____TO_____	*THE PERMANENT ROADWAY/DRIVEWAY SUBGRADE SHALL BE COMPACTED, A LIMEROCK BASE SHALL BE ESTABLISHED, AND THEN FOLLOWED BY AN OVERLAY OF ASPHALT.*
FROM_____TO_____	*UPON SIGNIFICANT COMPLETION OF CONSTRUCTION, THE STORMWATER PIPING SYSTEM SHALL BE FLUSHED OUT TO REMOVE ACCUMULATED DEBRIS AND SEDIMENT.*
FROM_____TO_____	*UPON COMPLETION OF THE DEBRIS AND SEDIMENT REMOVAL FROM THE STORMWATER PIPING SYSTEM, THE PROPOSED STORMWATER MANAGEMENT FACILITY(S) SHALL BE FINE GRADED AND SHALL BE EXCAVATED A MINIMUM OF SIX INCHES BELOW THE DESIGN BOTTOM ELEVATION AND REPLACED WITH FILL HAVING A MINIMUM PERMEABILITY RATE OF 20 FEET/DAY WITH A MAXIMUM OF 5% SOIL FINES PASSING THE NO. 200 SIEVE. THE BOTTOM SHALL BE SCARIFIED AND STABILIZED ACCORDING TO THESE PLANS. ONCE COMPLETED, NO HEAVY MACHINERY SHALL BE ALLOWED WITHIN THE STORMWATER MANAGEMENT FACILITY(S).*
FROM_____TO_____	*ALL REMAINING DISTURBED AREAS WITHIN THE CONSTRUCTION AREA SHALL BE COMPLETELY GRASSED AND/OR LANDSCAPED ACCORDING TO THESE PLANS. TURF ESTABLISHMENT SHALL BE PER FDOT STANDARD SPECIFICATIONS SECTION 570. EVIDENCE OF GROWTH MUST BE PRESENT PRIOR TO REMOVAL OF SILT FENCING AND OTHER EROSION CONTROL APPLICATIONS.*

C. SITE DEVELOPMENT DATA:

TOTAL PROJECT SITE AREA:	*3.65 ACRES*
TOTAL SITE AREA TO BE DISTURBED:	*3.65 ACRES*
TOTAL IMPERVIOUS AREA (AS SHOWN IN CONSTRUCTION DRAWINGS):	*0.90 ACRES*
TOTAL DETENTION VOLUME:	*1.32 ACRE-FEET*
TOTAL OPEN AREA:	*2.29 ACRES*

D. SOIL CONDITIONS AND STORMWATER QUALITY

THE NRCS DATA FOR THE SITE REVEALS THAT THE SITE SOILS ARE COMPRISED OF CANDLER SAND (0 TO 5 PERCENT SLOPE) AND CANDLER SAND (5 TO 12 PERCENT). GSE ENGINEERING & CONSULTING, INC. CONDUCTED A GEOTECHNICAL EXPLORATION OF THE PROPOSED STORMWATER MANAGEMENT FACILITY(S) LOCATION IN MARCH OF 2024. NV5 PERFORMED ADDITIONAL SOIL BORINGS FOR THE EXPANDED AREA OF THE PROPOSED STORMWATER MANAGEMENT FACILITY. SOIL BORINGS P-1 TO P-5 FROM GSE AND SOIL BORINGS P-1 TO P-3 FROM NV5 WERE USED FOR THE FOLLOWING SOIL PARAMETERS. THE INVESTIGATION REVEALED THAT THE PROJECT SITE'S SURFACE SOILS HAVE THE FOLLOWING CHARACTERISTICS:

	SMF-1
ELEVATION OF EFFECTIVE OR MOBILIZED AQUIFER:	*54.50 FEET*
ELEVATION OF SEASONAL HIGH WATER TABLE:	*55.00 FEET*
HORIZONTAL HYDRAULIC CONDUCTIVITY:	*10 FEET/DAY*
UNSATURATED VERTICAL INFILTRATION:	*7 FEET/DAY*

DESIGN PERCOLATION RATES FOR THE STORMWATER MANAGEMENT FACILITY(S) WERE DETERMINED BASED ON LABORATORY PERMEABILITY TEST RESULTS FROM BORING SAMPLES TAKEN WITHIN THE LIMITS OF THE STORMWATER MANAGEMENT FACILITY(S).

THE STORMWATER MANAGEMENT FACILITY(S) WAS DESIGNED TO PROVIDE RATE AND VOLUME CONTROL AND WATER QUALITY TREATMENT OF THE STORMWATER RUNOFF RESULTING FROM THE POST-DEVELOPMENT SITE UNDER 100-YEAR CRITICAL STORM EVENT RAINFALL CONDITIONS. THE STORMWATER POLLUTION PREVENTION PLAN (C005) DEPICTS THE POST-DEVELOPMENT WATERSHED(S) LIMITS AND THE TABLE BELOW SUMMARIZES EACH WATERSHED.

WATERSHED ID	*POST DEVELOPMENT AREA (ACRES)*	*POST DEVELOPMENT RUNOFF FACTOR (CN)*	*POST DEVELOPMENT IMPERVIOUS AREA (ACRES)*	*STORMWATER MANAGEMENT FACILITY TYPE*	*FACILITY DETENTION CAPACITY (ACRE-FEET)*	*100-YEAR FLOOD ELEVATION (FT)*
POST DA-1	*3.73*	*61*	*0.90*	*DRY AT-GRADE RETENTION*	*1.32*	*75.97*

E. SITE MAP

PLEASE SEE THE STORMWATER POLLUTION PREVENTION PLAN (C005) FOR DETAILS.

F. STORMWATER OUTFALL LOCATION AND RECEIVING WATER BODY

THE STORMWATER MANAGEMENT FACILITY #1 OUTFALL STRUCTURE IS LOCATED AT THE NORTHWEST CORNER OF THE PROJECT (29°8'54.27" N, 82°3'16.22" W) AND THE ASSOCIATED RECEIVING WATER BODY IS THE RIGHT OF WAY OF THE MARION COUNTY MS4.

III. CONTROLS TO REDUCE POLLUTION

AS OUTLINED IN THE ST. JOHNS RIVER WATER MANAGEMENT DISTRICT (SJRWMD) PERMIT, ALL CONSTRUCTION ACTIVITIES SHALL BE CONDUCTED IN A MANNER AS TO NOT VIOLATE STATE WATER QUALITY STANDARDS. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL IMPLEMENT AND MAINTAIN ALL EROSION AND SEDIMENT CONTROL MEASURES REQUIRED TO RETAIN SEDIMENT ON-SITE. IF SITE CONDITIONS ARE SUCH THAT ADDITIONAL CONTROL MEASURES ARE REQUIRED OTHER THAN WHAT IS SPECIFIED IN THE EROSION AND SEDIMENTATION CONTROL PLAN, THEN THE CONTRACTOR SHALL IMPLEMENT ADDITIONAL BEST MANAGEMENT PRACTICES. THESE MEASURES MUST BE INSPECTED AND MAINTAINED THROUGHOUT THE CONSTRUCTION PHASE AND UNTIL AS DIRECTED BY THESE PLANS. THE STORMWATER POLLUTION PREVENTION PLAN (C005) AND SECTION IV BELOW PROVIDE DETAILS ON THE SPECIFIC CONTROL MEASURES TO REDUCE STORMWATER POLLUTION.

IV. EROSION AND SEDIMENT CONTROLS

A. STABILIZATION PRACTICES

EXISTING TREES AND NATURAL VEGETATION TO REMAIN ON-SITE SHALL BE PROTECTED BY TREE BARRICADE FENCING AS DEPICTED ON THE STORMWATER POLLUTION PREVENTION PLAN (C005). TYPE III SILT FENCING SHALL PROTECT ALL DRAINAGE STRUCTURES AND SHALL BUFFER AREAS WITH POTENTIAL TO CONTRIBUTE OFF-SITE RUNOFF AND AS SPECIFICALLY DEPICTED ON THE STORMWATER POLLUTION PREVENTION PLAN (C005). STABILIZATION MEASURES SHALL BE INITIATED FOR EROSION AND SEDIMENT CONTROL ON DISTURBED AREAS AS SOON AS PRACTICAL, BUT IN NO CASE MORE THAN 7 DAYS, IN PORTIONS OF THE SITE WHERE CONSTRUCTION HAS TEMPORARILY OR PERMANENTLY CEASED. AS SPECIFIED IN SECTION II.B. ABOVE, UPON COMPLETION OF CONSTRUCTION, ALL STORMWATER MANAGEMENT FACILITIES SHALL BE SCRAPED CLEAN OF ACCUMULATED SEDIMENT AFTER THE COMPLETION OF CONSTRUCTION. EVIDENCE OF GROWTH MUST BE PRESENT PRIOR TO FINAL RELEASE.

B. STRUCTURE PRACTICES

AS DEPICTED IN THE STORMWATER POLLUTION PREVENTION PLAN (C005), A STORMWATER MANAGEMENT SYSTEM WILL BE CONSTRUCTED AND WILL BE COMPRISED OF AN AT GRADE DRY RETENTION AND UNDERGROUND DRY RETENTION STORMWATER POND. ADDITIONALLY, THE SOUTHERN TWO SOCCER FIELDS WILL HAVE ADDITIONAL STONE STORAGE AND INFILTRATION. TO PREVENT EROSION DURING CONSTRUCTION, TYPE III SILT FENCING WILL BE INSTALLED IN THE LOCATIONS SHOWN ON THE PLANS. ALL EXISTING AND PROPOSED STORM DRAINS AND DRAINAGE SWALES SHALL BE PROTECTED ACCORDING TO THE STATE OF FLORIDA EROSION AND SEDIMENT CONTROL DESIGNER AND REVIEWER MANUAL, DATED JULY 2013 OR PER DETAILS PROVIDED ON SHEET C005 UNTIL CONSTRUCTION IS COMPLETE. THE STORM PIPE CONVEYANCE SYSTEM SHALL BE FLUSHED OUT TO REMOVE ALL ACCUMULATED DEBRIS AND SEDIMENT UPON COMPLETION OF CONSTRUCTION.

C. DRAINAGE LOCATIONS THAT SERVE AREAS WITH LESS THAN 10 DISTURBED ACRES

AS SPECIFIED IN THE "SEQUENCE OF MAJOR SOIL DISTURBING ACTIVITIES," THE SMF(S) WILL BE CONSTRUCTED PRIOR TO CLEARING AND GRUBBING OUTSIDE OF THE SMF(S) AREAS AND CONSTRUCTION OF THE PERMANENT PAVED AREAS. THE TOTAL CONTRIBUTING DRAINAGE AREA TO THE STORMWATER MANAGEMENT SYSTEMS IS APPROXIMATELY 3.65 ACRES AND WILL CONSIST OF APPROXIMATELY 3.65 ACRES OF DISTURBED CONSTRUCTION AREA. THEREFORE, NO ADDITIONAL SEDIMENT TRAP BASINS ARE NECESSARY TO PROVIDE SEDIMENT STORAGE ON-SITE DURING CONSTRUCTION. AS SHOWN ON THE STORMWATER POLLUTION PREVENTION PLAN (C005), THE PROPOSED STORMWATER MANAGEMENT SYSTEM WILL PREVENT OFF-SITE EROSION DURING CONSTRUCTION. SILT FENCES OR EQUIVALENT SEDIMENT CONTROLS SHALL BE INSTALLED AT SIDE SLOPE AND DOWN SLOPE BOUNDARIES, INLET LOCATION, OUTLET LOCATIONS, AND OTHER LOCATIONS AS SHOWN ON THE STORMWATER POLLUTION PREVENTION PLAN, AS REQUIRED. BY COMPLETION OF CONSTRUCTION, THE SIDE SLOPES, SWALES, AND ALL DISTURBED AREAS SHALL BE STABILIZED WITH GRASS AND LANDSCAPING AS SPECIFIED ON THE CONSTRUCTION DRAWINGS.

D. DRAINAGE LOCATIONS THAT SERVE AREAS WITH MORE THAN 10 DISTURBED ACRES

NOT APPLICABLE, SEE SECTION C, ABOVE.

V. STORMWATER MANAGEMENT

A. BEST MANAGEMENT PRACTICES

AFTER CONSTRUCTION, THE STORMWATER MANAGEMENT SYSTEM SHALL BE MAINTAINED IN ACCORDANCE WITH THE SPECIFIED STORMWATER MAINTENANCE NOTES IN THE INCLUDED CONSTRUCTION DRAWINGS AND/OR RESPECTIVE MAINTENANCE REPORTS. SPECIFICALLY, THE PROPOSED SMF(S) SHALL BE MOWED REGULARLY IN THE SPECIFIED AREAS, STORM PIPES AND STRUCTURES WILL BE INSPECTED SEMI-ANNUALLY AND CLEANED ANNUALLY, SMF(S) SIDE SLOPES SHALL BE MAINTAINED TO PREVENT EROSION, AND LANDSCAPING AND GRASS THAT PREVENTS EROSION SHALL BE MAINTAINED. ADDITIONALLY, REMEDIAL ACTIONS SHALL BE TAKEN SHOULD THE SMF(S) NOT PERFORM AS DESIGNED.

B. VEGETATED SWALES

WHEN VEGETATED SWALES ARE UTILIZED, SILT FENCING OR EQUIVALENT SEDIMENT CONTROLS SHALL BE INSTALLED AT ADEQUATE INTERVALS TO COLLECT SEDIMENT ALONG THE SWALE. THE SEDIMENT SHALL BE REMOVED WHEN SEDIMENT REACHES ONE-THIRD OF THE HEIGHT OF THE SILT FENCING. SEE THE STORMWATER POLLUTION PREVENTION PLAN (C0.21) FOR DETAILS AND LOCATIONS, AS REQUIRED.

C. VELOCITY DISSIPATION DEVICES AT DISCHARGE POINTS

WHEN DISCHARGE POINTS ARE NOT LOCATED UNDER WATER, RIP RAP PADS HAVE BEEN PROVIDED AT LOCATIONS WHERE NECESSARY DUE TO ANTICIPATED DISCHARGE VELOCITIES. PLEASE SEE THE CONSTRUCTION PLANS FOR DETAILS AND LOCATIONS, AS NEEDED.

VI. CONTROLS FOR OTHER POTENTIAL POLLUTANTS

A. WASTE DISPOSAL

THE CONTRACTOR SHALL PROVIDE LITTER COLLECTION CONTAINERS WITHIN THE PROJECT BOUNDARIES DURING CONSTRUCTION. CONTRACTOR SHALL DISPOSE OF ALL UNSUITABLE MATERIALS AND CONSTRUCTION DEBRIS IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL REQUIREMENTS.

B. DUST CONTROL

TO PREVENT OFF-SITE VEHICULAR TRACKING OF SEDIMENTS AND DUST GENERATION, A STABILIZED CONSTRUCTION ENTRANCE SHALL BE ESTABLISHED BY THE SITE CONTRACTOR. PLEASE SEE THE STORMWATER POLLUTION PREVENTION PLAN (C0.21) FOR DETAILS AND LOCATION(S).

C. EXISTING VERSUS PROPOSED POTABLE AND SANITARY SEWER SYSTEMS

THERE ARE EXISTING SANITARY SEWER AND POTABLE WATER SYSTEMS LOCATED NEAR THE PROJECT SITE. EXTENSION AND UPGRADES ARE PROPOSED. IF TEMPORARY SANITARY SYSTEMS ARE UTILIZED DURING CONSTRUCTION, THE CONTRACTOR SHALL PROPERLY CONTROL AND DISCHARGE ANY SANITARY WASTE IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL REGULATIONS.

D. FERTILIZER & PESTICIDES

THE USE OF FERTILIZERS, HERBICIDES, AND PESTICIDES ON THE PROJECT SITE, WILL BE DIRECTED BY THE LANDSCAPE PLAN AND THE FDOT STANDARD SPECIFICATIONS SECTION 570, TO SUPPORT THE GROWTH OF THE PROPOSED VEGETATION. ESTABLISHING THIS VEGETATION WILL AID IN THE STABILIZATION OF THE PROJECT SITE AND REDUCE EROSION. APPLICATION RATES FOR THE FERTILIZERS, HERBICIDES, AND PESTICIDES SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS TO GUARD AGAINST OVER-USE, WHICH CAN LEAD TO VIOLATIONS OF STATE WATER QUALITY STANDARDS.

E. TOXIC MATERIAL

THE CONSTRUCTION SITE WILL BE IN FULL COMPLIANCE WITH STATE AND FEDERAL REQUIREMENTS. A PLASTIC MAT, TAR PAPER, OR OTHER IMPERVIOUS MATERIAL SHALL BE PLACED UNDER AREAS WHERE TOXIC LIQUIDS ARE TO BE OPENED AND STORED.

F. HAZARDOUS MATERIALS

ALL HAZARDOUS MATERIALS SHALL BE STORED IN A SECURE LOCATION, UNDER COVER, AND IN APPROPRIATE TIGHTLY, SEALED CONTAINERS WHEN NOT IN USE. ALL PRODUCTS SHALL BE STORED IN AND USED FROM THE ORIGINAL CONTAINER WITH THE ORIGINAL PRODUCT LABEL. CONTAINERS MUST BE STORED IN A MANNER TO PROTECT THEM FROM THE ELEMENTS AND INCIDENTAL DAMAGE. THE MINIMUM PRACTICAL QUANTITY OF ALL SUCH MATERIALS SHALL BE KEPT ON THE JOB SITE AND SCHEDULED FOR DELIVERY AS CLOSE TO TIME OF USE AS PRACTICAL.

ALL PRODUCTS SHALL BE USED IN STRICT COMPLIANCE WITH THE INSTRUCTIONS ON THE PRODUCT LABEL.

SUFFICIENT EQUIPMENT AND/OR MATERIALS SHALL BE KEPT ONSITE TO CONTAIN AND CLEAN UP SPILLS OF HAZARDOUS MATERIALS IN THE AREAS WHERE THESE MATERIALS ARE STORED OR USED. SPILL CONTROL AND CONTAINMENT KIT SUPPLIES SHALL BE OF SUFFICIENT QUANTITIES AND APPROPRIATE CONTENT TO CONTAIN A SPILL FROM THE LARGEST ANTICIPATED PIECE OF EQUIPMENT AND FROM THE LARGEST ANTICIPATED QUANTITIES OF PRODUCTS STORED ON THE SITE AT ANY GIVEN TIME.

CONTRACTOR TO CONTAIN AND CLEAN UP ANY SPILLS IMMEDIATELY AFTER THEY OCCUR. ANY SPILLS OF PETROLEUM PRODUCTS OR HAZARDOUS MATERIALS IN EXCESS OF REPORTABLE QUANTITIES AS DEFINED BY EPA, STATE, OR LOCAL AGENCY REGULATIONS SHALL BE REPORTED TO THE APPROPRIATE AGENCIES IN THE REQUIRED TIME FRAMES. THE CONTRACTOR SHALL PROVIDE A WRITTEN NOTICE TO THE OWNER IMMEDIATELY UPON IDENTIFICATION OF ANY SPILL.

ALL EXCESS, USED, OR SPILLED PRODUCTS, INCLUDING CONTAMINATED SOIL, SHALL BE DISPOSED OF BY THE CONTRACTOR IN STRICT COMPLIANCE WITH INSTRUCTIONS ON THE PRODUCT LABEL AND ALL APPLICABLE REGULATIONS.

VII. APPROVED STATE AND LOCAL PLANS

THE CONSTRUCTION DRAWINGS FOR THE PROJECT WERE APPROVED AND PERMITTED BY THE FOLLOWING AGENCIES:

- *MARION COUNTY*
- *ST. JOHNS RIVER WATER MANAGEMENT DISTRICT*
- *FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION*
- *FLORIDA DEPARTMENT OF TRANSPORTATION*

VIII. CONSTRUCTION ACTIVITY DISCHARGES

IN ACCORDANCE WITH THIS PLAN, THERE ARE NO ANTICIPATED DISCHARGES OF STORMWATER ASSOCIATED WITH CONSTRUCTION ACTIVITIES.

IX. CHANGES TO THE POLLUTION PREVENTION PLAN

THIS STORMWATER POLLUTION PREVENTION PLAN SHALL BE AMENDED TO REFLECT ANY APPLICABLE CHANGE IN A STATE, REGIONAL, OR LOCAL PERMIT FOR WHICH THE PERMITTEE RECEIVES WRITTEN NOTICE. WHEN WRITTEN NOTICE IS RECEIVED, THE PERMITTEE SHALL PROVIDE A RE-CERTIFICATION OF THIS POLLUTION PREVENTION PLAN, WHICH HAS BEEN REVISED TO ADDRESS SUCH CHANGES. AMENDMENTS TO THE PLAN SHALL BE PREPARED, SIGNED, DATE, AND KEPT AS ATTACHMENTS TO THE ORIGINAL PLAN.

X. ALTERNATIVE PERMIT REQUIREMENTS

NO ALTERNATIVE PERMIT REQUIREMENTS ARE REQUESTED.

XI. MAINTENANCE

THE CONTRACTOR IS RESPONSIBLE FOR THE MAINTENANCE, INSPECTION SCHEDULE, AND REPAIRS OUTLINED IN THIS PLAN. MAINTENANCE SHALL CONTINUE THROUGHOUT THE PROJECT UNTIL WORK IS COMPLETE. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES AFTER CONSTRUCTION IS COMPLETE. IN ADDITION TO THE TIMES MENTIONED IN THE PREVIOUS SECTIONS, THE CONTRACTOR SHALL INITIATE ANY REPAIRS WITHIN 24 HOURS OF BEING REPORTED. IN THE EVENT THAT THE SMF(S) DO NOT PERFORM PROPERLY OR IF A SINKHOLE DEVELOPS, THE PROJECT ENGINEER SHALL BE NOTIFIED TO ASSIST IN COORDINATING REMEDIAL ACTION. ACCUMULATED SEDIMENT SHALL BE REMOVED FROM SILT FENCING WHEN IT HAS REACHED ONE-THIRD THE HEIGHT OF THE SILT FENCE. UPON FINAL COMPLETION OF CONSTRUCTION AND ACCEPTANCE BY BOTH THE CITY AND OWNER, THE OPERATION AND MAINTENANCE ENTITY WILL BE "JAY FRATELLO."

XII. INSPECTIONS

THE CONTRACTOR SHALL INSPECT ALL POINTS OF POTENTIAL DISCHARGE FROM THE PROJECT SITE FOR ALL DISTURBED AREAS ON THE CONSTRUCTION SITE AT LEAST ONCE EVERY SEVEN CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A STORM THAT IS 0.50 INCHES OR GREATER. FOR POINTS OF DISCHARGE INTO SURFACE WATERS OF THE STATE OR AN MS4, A QUALIFIED INSPECTOR (PROVIDED BY THE OPERATOR) SHALL PERFORM THE REQUIRED INSPECTIONS. THE CONTRACTOR SHALL INSTALL A RAIN GAUGE AT THE SITE TO MONITOR AND DOCUMENT RAINFALL EVENTS 0.50 INCHES OR GREATER. LOCATIONS WHERE THE SITE IS COMPLETELY CONSTRUCTED AND STABILIZED, SUCH INSPECTIONS SHALL BE CONDUCTED AT LEAST ONCE A MONTH. ALL INSPECTIONS SHALL BE RECORDED ON THE CONSTRUCTION INSPECTION FORM. THE CONTRACTOR MAY USE THEIR OWN FORM (MEETING FDEP SWPPP REQUIREMENTS) OR A SAMPLE FORM FROM FDEP. A SAMPLE CONSTRUCTION FORM IS AVAILABLE AT: "HTTPS://FLORIDADEP.GOV/WATER/STORMWATER/DOCUMENTS/CONSTRUCTION-SWPPP". MORE SPECIFICALLY, THE INSPECTION SHALL ENSURE THE FOLLOWING CATEGORIES.

A. DISTURBED AREAS

ALL DISTURBED AREAS AND AREAS USED FOR MATERIAL STORAGE SHALL BE INSPECTED FOR POLLUTANTS ENTERING THE STORMWATER SYSTEM. THE STORMWATER MANAGEMENT SYSTEM AND EROSION AND SEDIMENT CONTROL MEASURES IDENTIFIED IN THE PLAN SHALL BE INSPECTED TO ENSURE THEY ARE OPERATING CORRECTLY. LOCATIONS WHERE VEHICLES ENTER AND EXIT THE SITE SHALL BE INSPECTED FOR EVIDENCE OF OFF-SITE SEDIMENT TRACKING.

B. MAINTENANCE PERFORMANCE

BASED ON THE RESULTS OF THE INSPECTION, ALL MAINTENANCE OPERATIONS NEEDED TO ASSURE PROPER COMPLIANCE WITH THIS PLAN SHALL BE DONE IN A TIMELY MANNER, BUT IN NO CASE LATER THAN 7 DAYS FOLLOWING THE INSPECTION.

C. REPORTING REQUIREMENTS

ALL INSPECTIONS SHALL BE RECORDED ON THE CONSTRUCTION INSPECTION FORM. THIS FORM IS CREATED TO SUMMARIZE THE SCOPE OF THE INSPECTION, THE NAME(S) AND QUALIFICATION OF THE INSPECTOR(S), THE DATE OF INSPECTION, RAINFALL DATA, OBSERVATIONS, THE ACTIONS TAKEN TO CORRECT INCIDENTS OF NON-COMPLIANCE WITH THE PROVISIONS OF THIS PLAN. IF NO INCIDENTS OF NON-COMPLIANTS ARE OBSERVED, THE REPORT SHALL CONTAIN A CERTIFICATION THAT THE FACILITY IS IN COMPLIANCE WITH THE STORMWATER POLLUTION PREVENTION PLAN AND THE ASSOCIATED PERMIT.

XIII. NON-STORMWATER DISCHARGES

IN ADDITION TO STORMWATER RUNOFF, THIS PLAN APPLIES TO RUNOFF FROM IRRIGATION OPERATIONS AND CONSTRUCTION PRACTICES. THIS PLAN DOES NOT PERTAIN TO DISCHARGES FROM FIRE FIGHTING ACTIVITIES.

XIV. CONTRACTORS CERTIFICATION

THE CONTRACTORS OR SUB-CONTRACTORS SHALL PHOTOCOPY AND COMPLETE THE FORM ON THIS PAGE. IT SHALL BE PROVIDED TO THE OWNER AND KEPT ON FILE PURSUANT TO SECTION XV REGARDING PROJECT RECORDS.

XV. RETENTION OF RECORDS

THE PERMITTEE SHALL RETAIN COPIES OF STORMWATER POLLUTION PREVENTION PLANS AND ALL REPORTS REQUIRED BY THIS PERMIT, AND RECORDS OF ALL DATA USED TO COMPLETE THE NOTICE OF INTENT TO BE COVERED BY THIS PERMIT, FOR A PERIOD OF AT LEAST THREE YEARS FROM THE DATE THAT THE SITE IS FINALLY STABILIZED.

THE PERMITTEE SHALL RETAIN A COPY OF THE STORMWATER POLLUTION PREVENTION PLAN AND ALL REPORTS, RECORDS, AND DOCUMENTATION REQUIRED BY THIS PERMIT AT THE CONSTRUCTION SITE, OR AN APPROPRIATE ALTERNATIVE LOCATION AS SPECIFIED IN THE NOTICE OF INTENT, FROM THE DATE OF PROJECT INITIATION TO THE DATE OF FINAL STABILIZATION.

XVI. NOTICE OF TERMINATION

NOTICE OF TERMINATION:

1. *WHERE A SITE HAS BEEN FINALLY STABILIZED AND ALL STORMWATER DISCHARGES AUTHORIZED BY THIS PERMIT ARE ELIMINATED, THE PERMITTEE SHALL SUBMIT A NOTICE OF TERMINATION (DEP FORM 62-621.300(6)), SIGNED IN ACCORDANCE WITH PART VII.C OF DEP DOCUMENT NO. 62-621.300(4)(a), WITHIN 14 DAYS OF FINAL STABILIZATION OF THE SITE TO TERMINATE COVERAGE UNDER THIS PERMIT.*
2. *ELIMINATION OF STORMWATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY MEANS THAT ALL DISTURBED SOILS AT THE SITE HAVE BEEN FINALLY STABILIZED AND TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES HAVE BEEN REMOVED OR WILL BE REMOVED AT AN APPROPRIATE TIME, OR THAT ALL STORMWATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY FROM THE SITE THAT ARE AUTHORIZED BY THIS GENERIC PERMIT HAVE OTHERWISE BEEN ELIMINATED.*
3. *FOR CONSTRUCTION ACTIVITIES WHERE THE OPERATOR CHANGES, THE EXISTING OPERATOR SHALL FILE AN N.O.T. IN ACCORDANCE WITH THIS PART WITHIN 14 DAYS OF RELINQUISHING CONTROL OF THE PROJECT TO A NEW OPERATOR.*

THE PERMITTEE SHALL SUBMIT A NOTICE OF TERMINATION TO THE FOLLOWING ADDRESS:

NPDES STORMWATER NOTICES CENTER, MS# 2510
FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION
2600 BLAIR STONE ROAD
TALLAHASSEE, FLORIDA 32399-2400

PROJECTS THAT DISCHARGED STORMWATER ASSOCIATED WITH CONSTRUCTION ACTIVITY TO A MUNICIPAL SEPARATE STORM SEWER SYSTEM (MS4) SHALL SUBMIT A COPY OF THE N.O.T. TO THE OPERATOR OF THE MS4.

Contractor/Subcontractor Certification Statement
Stormwater Pollution Prevention Plan

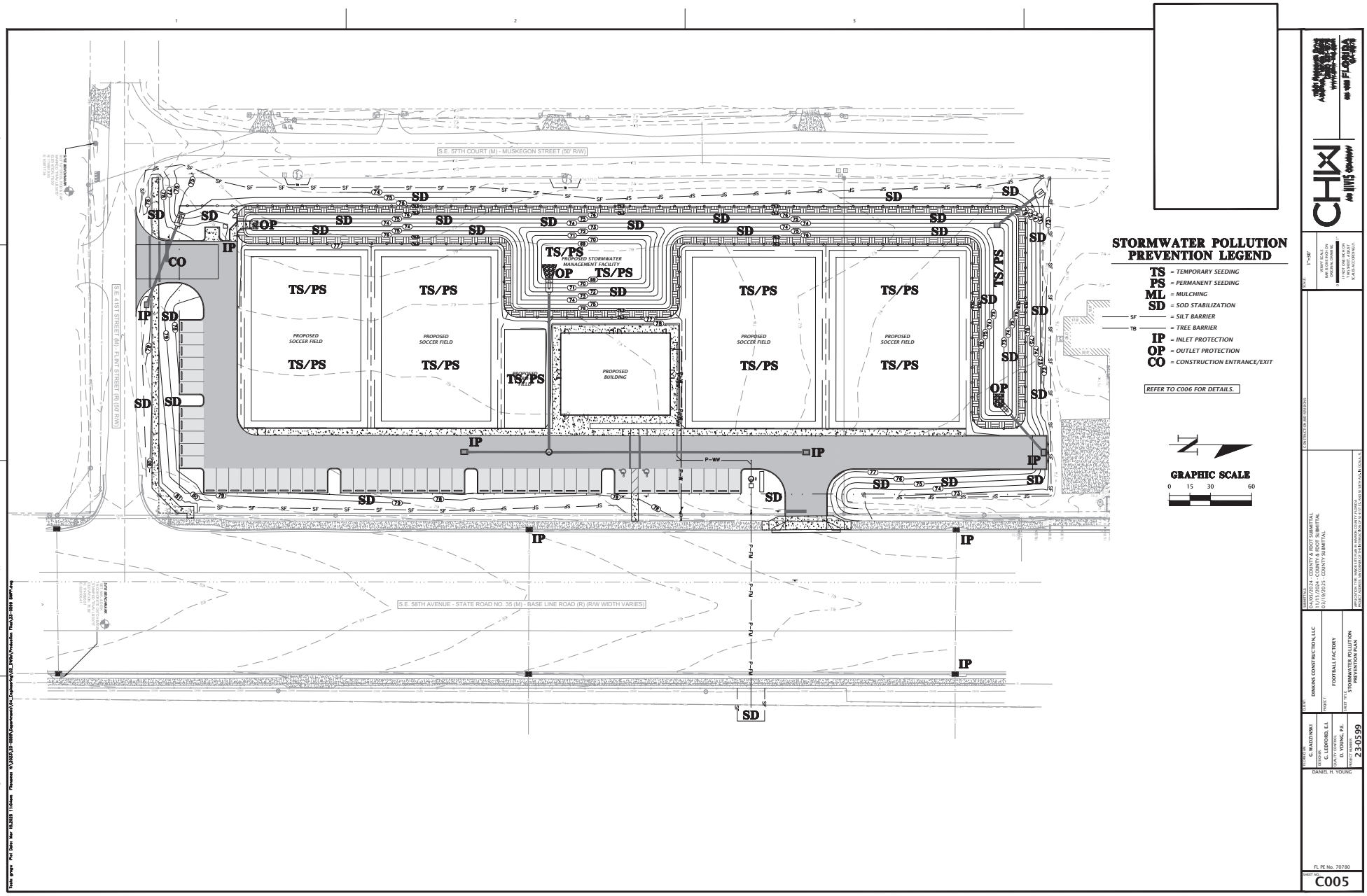
Site Name: FOOTBALL FACTORY
Site Location: NORTHWEST CORNER OF THE INTERSECTION OF SE 41ST. AND SE 58TH AVE. IN OCALA, FL
MARION COUNTY, FLORIDA

THE CONTRACTOR(S) 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

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

DATE	RESPONSIBLE INDIVIDUAL'S NAME	RESPONSIBLE INDIVIDUAL'S SIGNATURE	TITLE	COMPANY NAME, ADDRESS, AND PHONE NUMBER

Site prep Pol Date Mar 19,2025 11:04am Plotted: 19/2025 12:00PM Layout:each\A1_Engineering\A1_PAVA\Production Files\23-0599 Civil.dwg



STORMWATER POLLUTION PREVENTION LEGEND

- **TS** = *TEMPORARY SEEDING*
- **PS** = *PERMANENT SEEDING*
- **ML** = *MULCHING*
- **SD** = *SOD STABILIZATION*
- **SF** = *SILT BARRIER*
- **TB** = *TREE BARRIER*
- **IP** = *INLET PROTECTION*
- **OP** = *OUTLET PROTECTION*
- **CO** = *CONSTRUCTION ENTRANCE/EXIT*

REFER TO C006 FOR DETAILS.

GRAPHIC SCALE

0 15 30 60

CHW
CIVIL ENGINEERING
LAND PLANNING
SURVEYING
WWW.CHW-INC.COM
** NOT VALID UNLESS SIGNED **

SCALE: 1"=30'

VERIFY SCALE BAR IS CORRECT FOR PLOTTED SIZE OF DRAWING

ISSUED FOR PERMITTING
14 E. SISTE. AUGUST
STATE OF FLORIDA

CONSTRUCTION REVISIONS

SUBMITTALS:
04/05/2024 - COUNTY & FDOT SUBMITTAL
11/15/2024 - COUNTY & FDOT SUBMITTAL
03/19/2025 - COUNTY SUBMITTAL

APPLICATION FOR PERMIT FOR PAVING IN COUNTY ROADWAYS
MODIFY, WIDEN, INCREASE OR RELOCATE ACCESS OR CONSTRUCT AND/OR MAINTAIN A DRIVEWAY

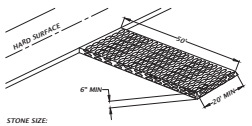
CLIENT: DINKINS CONSTRUCTION, LLC
PROJECT: FOOTBALL FACTORY
SHEET TITLE: STORMWATER POLLUTION PREVENTION PLAN

DESIGNED: G. WAZDZINSKI
DRAWN: C. CLIFFORD, E.I.
CHECKED: D. YOUNG, P.E.
PROJECT NUMBER: 230599

DANIEL H. YOUNG
FL PE No. 70780

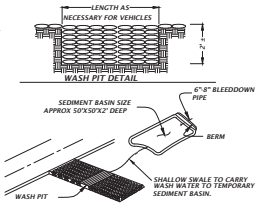
SHEET NO.: C005

NOTE:
1. CONSTRUCTION EXIT INSTALLATION SHALL REMOVE MUD/SOILS FROM TIRES TO PREVENT TRACKING ONTO PUBLIC ROADS.
2. TOP DRESSING WITH 2" STONE MAY BE REQ'D AS DETERMINED BY THE USE AND FUNCTION OF THE SYSTEM.
3. THE WASH PIT SHOULD BE INSTALLED IF THE STANDARD CONSTRUCTION EXIT DOES NOT SUFFICIENTLY REMOVE SOILS AND WASHING IS REQ'D.



STONE SIZE:
ASTM D448 SIZE #1 (1-1/2" TO 3-1/2" DIA)

STANDARD CONSTRUCTION EXIT



CONSTRUCTION EXIT WITH WASH PIT

TEMPORARY CONSTRUCTION EXIT DETAIL
NTS

TYPICAL INSTALLATION SEQUENCE FOR SILT-SAVER FRAME AND FILTER

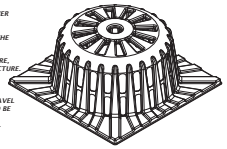
1. EXCAVATE APPROXIMATELY 4" TO 6" BELOW THE TOP OF THE INLET STRUCTURE.

2. PLACE THE FRAME ONTO THE INLET STRUCTURE, ENSURING PROPER SEATING OF FRAME TO STRUCTURE.

3. SLIDE THE FILTER OVER THE FRAME.

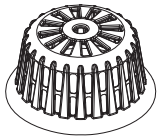
4. FILL THE FILTER POCKETS WITH SOIL, #57 GRAVEL OR EQUIVALENT. THE FILTER POCKETS SHOULD BE COMPLETELY FILLED TO ENSURE A GOOD SEAL BETWEEN THE GROUND AND INLET STRUCTURE.

5. BACK FILL AROUND THE FRAME AND FILTER ASSEMBLY IS NOT REQUIRED TO COMPLETE INSTALLATION; HOWEVER, BACK FILLING MAY BE NECESSARY TO COMPLETE EXCAVATION REQUIREMENTS FOR THE SITE.

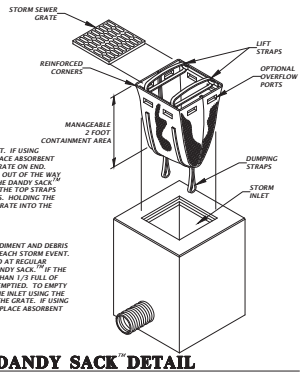


BASE OF FRAME SHAPED & SIZED TO FIT INLET TOP





SILT-SAVER® DETAIL
NTS



INSTALLATION:

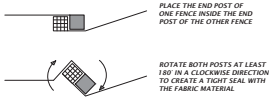
REMOVE THE GRATE FROM INLET. IF USING OPTIONAL OIL ABSORBENTS; PLACE ABSORBENT PILLOW IN UNIT. STAND THE GRATE ON END. MOVE THE TOP LIFTING STRAPS OUT OF THE WAY AND PLACE THE GRATE INTO THE DANDY SACK™ SO THAT THE GRATE IS BELOW THE TOP STRAPS AND ABOVE THE LOWER STRAPS. HOLDING THE LIFTING DEVICES, INSERT THE GRATE INTO THE INLET.

MAINTENANCE:

REMOVE ALL ACCUMULATED SEDIMENT AND DEBRIS FROM VICINITY OF UNIT AFTER EACH STORM EVENT. AFTER EACH STORM EVENT AND AT REGULAR INTERVALS, LOOK INTO THE DANDY SACK.™ IF THE CONTAINMENT AREA IS MORE THAN 1/3 FULL OF SEDIMENT, THE UNIT MUST BE EMPTIED. TO EMPTY UNIT, LIFT THE UNIT OUT OF THE INLET USING THE LIFTING STRAPS AND REMOVE THE GRATE. IF USING OPTIONAL OIL ABSORBENTS; REPLACE ABSORBENT WHEN NEAR SATURATION.

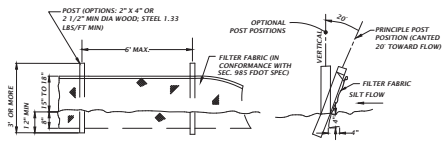
DANDY SACK™ DETAIL
NTS

INLET PROTECTION OPTIONS DETAIL
NTS

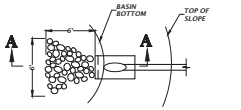


FOR ATTACHING TWO SILT FENCES WHEN TRENCHING IS USED

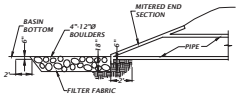
TYPE III SILT FENCE WRAPPING DETAIL
NTS



TYPE III SILT FENCE DETAIL
NTS



PLAN

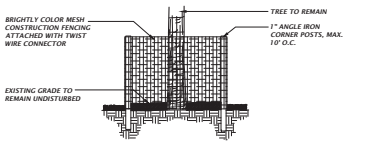


SECTION A-A

NOTES:

1. ANCHOR FILTER FABRIC BY EXTENDING BEYOND RIPRAP AND BACKFILLING AS SHOWN ON DETAIL.
2. RIPRAP SHALL NOT EXTEND ONTO SIDE SLOPES.
3. ADJUST SHAPE OF APRON WHERE REQUIRED TO MATCH TOE OF SLOPE.
4. BROKEN SLOPE IS NOT ACCEPTABLE.

RIP-RAP EROSION PROTECTION
NTS



TREE PROTECTION DETAIL
NTS

TREE PROTECTION NOTES

1) PROTECTIVE BARRIERS SHALL BE CONSTRUCTED, AS NECESSARY, TO PREVENT THE DESTRUCTION OR DAMAGING OF REGULATED TREES THAT ARE LOCATED WITHIN 50 FEET OF ANY CONSTRUCTION ACTIVITY OR STORAGE OF EQUIPMENT AND MATERIALS.

2) PROTECTIVE BARRIERS SHALL BE PLAINLY VISIBLE AND SHALL CREATE A CONTINUOUS BOUNDARY AROUND TREES OR VEGETATION CLUSTERS IN ORDER TO PREVENT ENCROACHMENT BY MACHINERY, VEHICLES OR STORED MATERIALS.

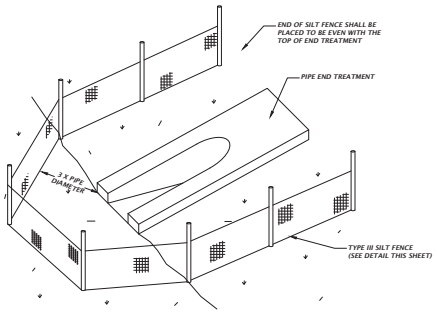
3) NO GRADE CHANGES SHALL BE MADE WITHIN ANY UNDISTURBED AREA WITHOUT PRIOR APPROVAL BY THE COUNTY INSPECTOR. IF A GRADE CHANGE IS MADE AND ROOTS LARGER THAN ONE (1) INCH IN DIAMETER ARE DAMAGED OR EXPOSED, THEY SHALL BE CUT CLEANLY AND RE-COVERED WITH SOIL.

4) THE PROTECTIVE BARRIERS SHALL REMAIN IN PLACE AND INTACT UNTIL CONSTRUCTION IS COMPLETED.

5) LANDSCAPE PREPARATION IN THE UNDISTURBED AREA SHALL BE PROHIBITED UNLESS SPECIFICALLY APPROVED OTHERWISE BY THE COUNTY. LANDSCAPING SHALL BE LIMITED TO PLACEMENT OF SOD, MULCH, OR OTHER GROUND COVERS.

6) ALL CONSTRUCTION ACTIVITIES SHALL BE PROHIBITED WITH THE UNDISTURBED AREA INCLUDING: ALL DIGGING, TRENCHING, CONSTRUCTION LAY-DOWN AREA, PLACEMENT OF HAZARDOUS MATERIALS, INCLUDING FUELS AND SOLVENTS, PLACEMENT OF FILL OR SOILS, AND PARKING OF CONSTRUCTION VEHICLES OR EMPLOYEES VEHICLES.

7) THE AMERICAN NATIONAL STANDARDS INSTITUTE A-300 PART V: MANAGEMENT OF TREES AND SHRUBS DURING SITE PLANNING, SITE DEVELOPMENT, AND SITE CONSTRUCTION OR OTHER NATIONALLY RECOGNIZED ARBORICULTURAL STANDARDS SHALL BE USED AS GUIDELINES FOR TREE PROTECTION, PLANTING, PRUNING AND CARE DURING DEVELOPMENT AND CONSTRUCTION.



OUTFALL PROTECTION DETAIL
NTS

DANIEL H. YOUNG

FL PE No. 70780

SHEET NO. C006

DESIGNED: G. WAZDINSKI
DRAWN: C. CLIFFORD, E.I.
CHECKED: D. YOUNG, P.E.
PROJECT NUMBER: 2305.99

PROJECT: FOOTBALL FACTORY
SHEET TITLE: STORMWATER POLLUTION PREVENTION DETAILS

SUBMITTED:
04/05/2024 - COUNTY & FDOT SUBMITTAL
11/15/2024 - COUNTY & FDOT SUBMITTAL
03/19/2025 - COUNTY SUBMITTAL

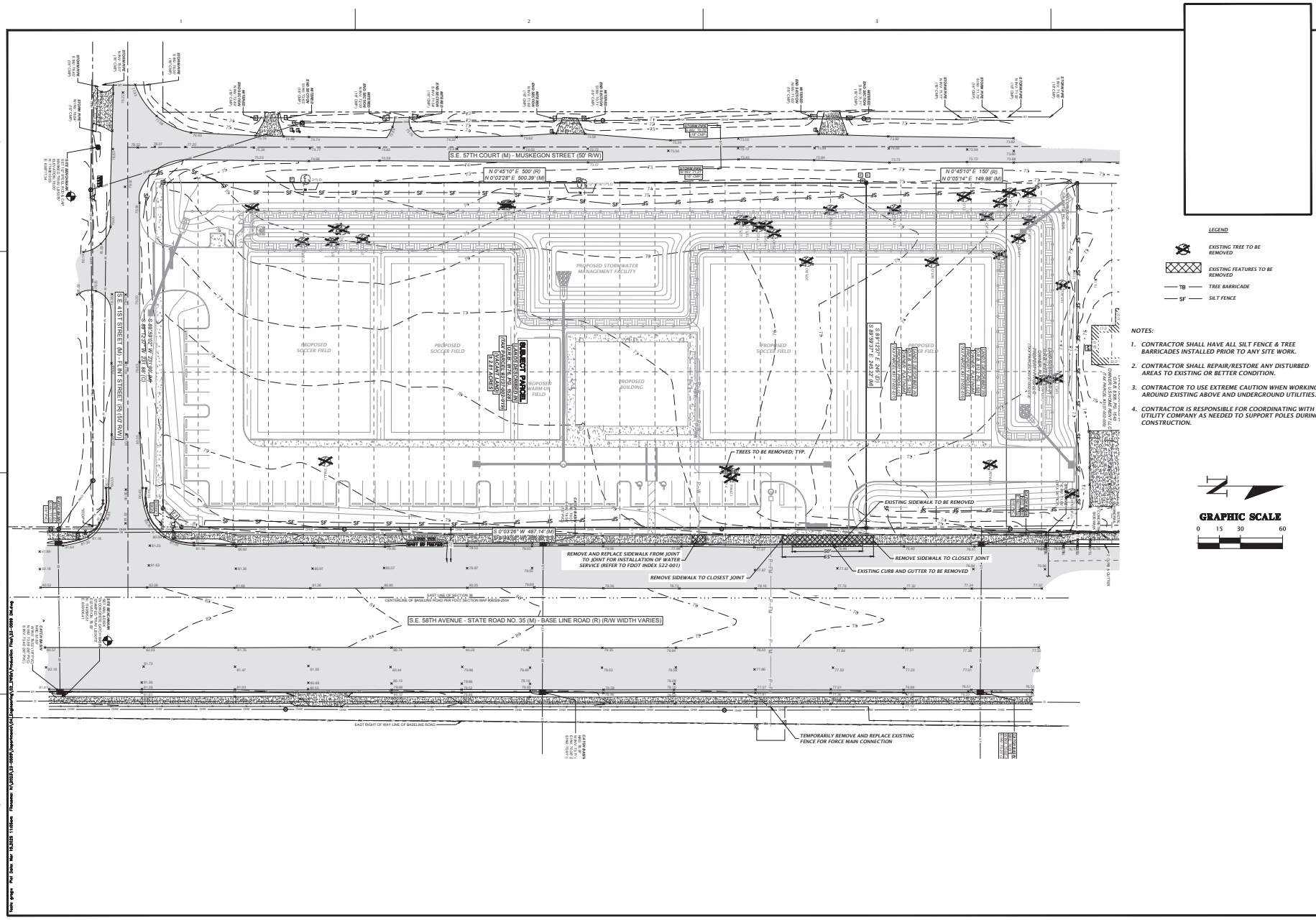
APPLICATION FOR PERMITTING FOR A PUBLIC OR PRIVATE UTILITY, ROADWAY, DRAINAGE FACILITY OR OTHER DEVELOPMENT WITHIN THE RIGHT-OF-WAY OR EASEMENTS OF A COUNTY ROAD OR ALONG A COUNTY MAINTAINED DRAINAGE FACILITY

CONSTRUCTION REVISIONS

DATE: N/A
VERIFY SCALE BAR IS CORRECT FOR ORIGINAL DRAWING

IF NOT FOR RECEIPT 24 HRS NOTIFY ENGINEER 72 HRS NOTIFY ADJACENT

CHM ENGINEERS



LEGEND

- *EXISTING TREE TO BE REMOVED*
- *EXISTING FEATURES TO BE REMOVED*
- TB — *TREE BARRICADE*
- SF — *SILT FENCE*

NOTES:

1. *CONTRACTOR SHALL HAVE ALL SILT FENCE & TREE BARRICADES INSTALLED PRIOR TO ANY SITE WORK.*
2. *CONTRACTOR SHALL REPAIR/RESTORE ANY DISTURBED AREAS TO EXISTING OR BETTER CONDITION.*
3. *CONTRACTOR TO USE EXTREME CAUTION WHEN WORKING AROUND EXISTING ABOVE AND UNDERGROUND UTILITIES.*
4. *CONTRACTOR IS RESPONSIBLE FOR COORDINATING WITH UTILITY COMPANY AS NEEDED TO SUPPORT POLES DURING CONSTRUCTION.*

GRAPHIC SCALE

0 15 30 60

CHW

SCALE: 1"=30'

VERIFY SCALE: BAR IS ONE INCH ON ORIGINAL DRAWING

IF NOT FOR REVIEW 14 DAYS ADJUST SCALE ACCORDINGLY

CONSTRUCTION RECORDS

SUBMITTALS:
04/05/2024 - COUNTY & FDOT SUBMITTAL
07/12/2024 - COUNTY & FDOT RESUBMITTAL
03/19/2025 - COUNTY SUBMITTAL

APPLICATION TYPE: SPECIFIC USE & WAIVER (COUNTY OVERSIGHT)
MOSLEY, MORRIS, MCCORMICK & DAVIS, INC. & 1215 S. MAIN ST. & ST. CLOUD, FLORIDA 34769

CLIENT: DINKINS CONSTRUCTION, LLC

PROJECT: FOOTBALL FACTORY

SHEET TITLE: DEMOLITION AND TREE PROTECTION PLAN

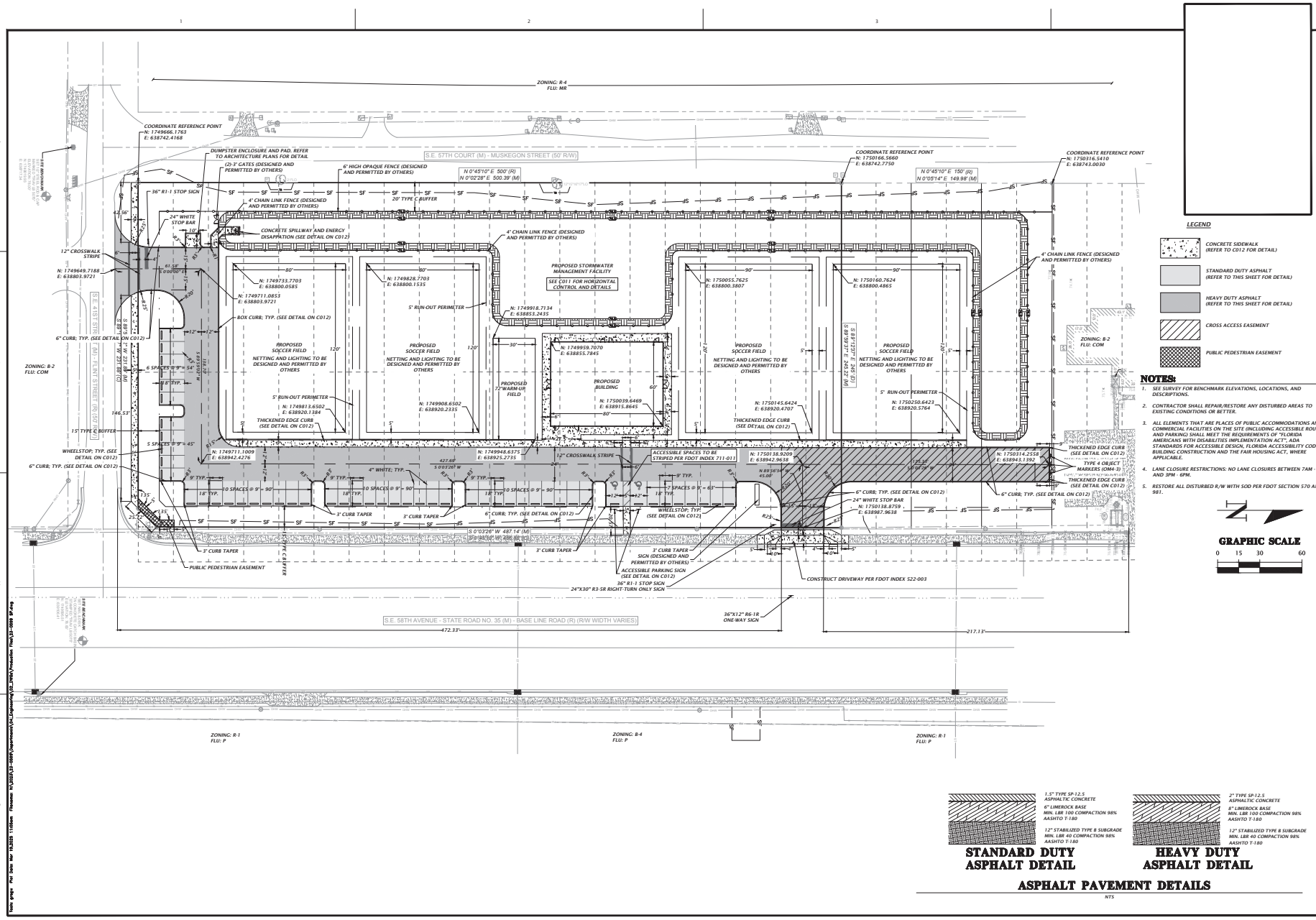
DESIGNED: G. WAZDINSKI
DRAWN: C. CLIFFORD, E.I.
CHECKED: D. YOUNG, P.E.

PROJECT NUMBER: 2305.99

DANIEL H. YOUNG

FL PE No. 70780

SHEET NO.: C007



LEGEND

- CONCRETE SIDEWALK (REFER TO C012 FOR DETAIL)
- STANDARD DUTY ASPHALT (REFER TO THIS SHEET FOR DETAIL)
- HEAVY DUTY ASPHALT (REFER TO THIS SHEET FOR DETAIL)
- CROSS ACCESS EASEMENT
- PUBLIC PEDESTRIAN EASEMENT

NOTES:

1. SEE SURVEY FOR BENCHMARK ELEVATIONS, LOCATIONS, AND DESCRIPTIONS.
2. CONTRACTOR SHALL REPAIR/RESTORE ANY DISTURBED AREAS TO EXISTING CONDITIONS OR BETTER.
3. ALL ELEMENTS THAT ARE PLACES OF PUBLIC ACCOMMODATIONS AND COMMERCIAL FACILITIES ON THE SITE (INCLUDING ACCESSIBLE ROUTES AND PARKING) SHALL MEET THE REQUIREMENTS OF "FLORIDA AMERICANS WITH DISABILITIES IMPLEMENTATION ACT", ADA STANDARDS FOR ACCESSIBLE DESIGN, FLORIDA ACCESSIBILITY CODE FOR BUILDING CONSTRUCTION AND THE FAIR HOUSING ACT, WHERE APPLICABLE.
4. LANE CLOSURE RESTRICTIONS: NO LANE CLOSURES BETWEEN 7AM - 9AM AND 3PM - 6PM.
5. RESTORE ALL DISTURBED R/W WITH SOD PER FDOT SECTION 570 AND 981.

GRAPHIC SCALE

0 15 30 60

1.5" TYPE SP-12.5 ASPHALTIC CONCRETE
6" LIMEROCK BASE MIN. LBR 100 COMPACTION 98% AASHTO T-180
12" STABILIZED TYPE B SUBGRADE MIN. LBR 40 COMPACTION 98% AASHTO T-180

STANDARD DUTY ASPHALT DETAIL

2" TYPE SP-12.5 ASPHALTIC CONCRETE
8" LIMEROCK BASE MIN. LBR 100 COMPACTION 98% AASHTO T-180
12" STABILIZED TYPE B SUBGRADE MIN. LBR 40 COMPACTION 98% AASHTO T-180

HEAVY DUTY ASPHALT DETAIL

ASPHALT PAVEMENT DETAILS

NTS

CHA
CHA CONSULTING, INC.
3766 CENTRAL AVENUE, FORT MYERS, FLORIDA 33901
PHONE: (239) 278-3090 FAX: (239) 278-2009
WWW.CHAFLORIDA.COM

SCALE: 1"=30'
VERIFY SCALE BAR IS CORRECT FOR PLOTTED SIZE OF ORIGINAL DRAWING
IF NOT FOR PRINTING AT 24 X 36 SHEET ADJUST SCALE ACCORDINGLY

CONSTRUCTION REVISIONS

SUBMITTED:
04/05/2024 - COUNTY & FDOT SUBMITTAL
07/26/2024 - COUNTY & FDOT SUBMITTAL
03/19/2025 - COUNTY SUBMITTAL

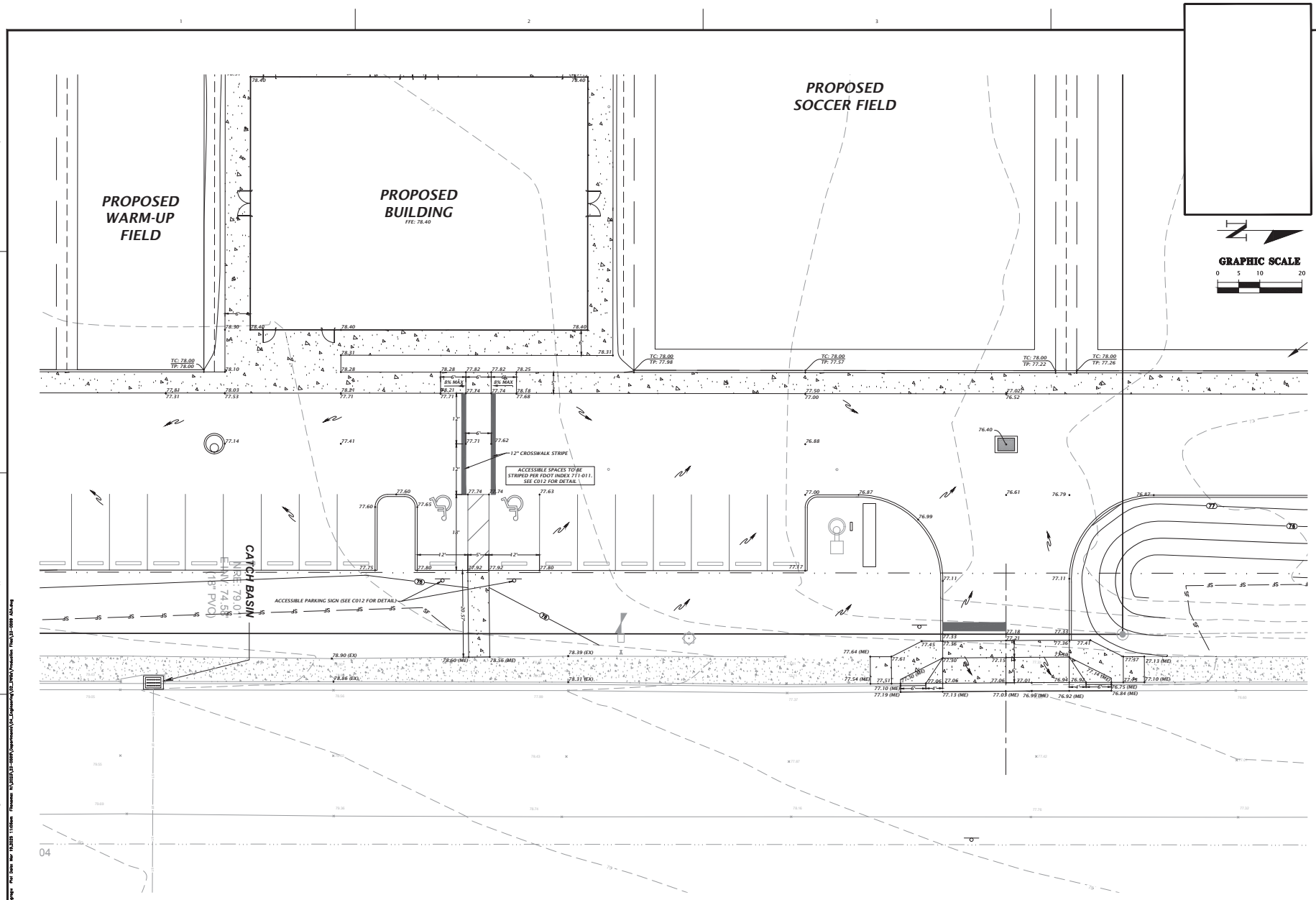
APPLICATION FOR: PRINCIPAL PLANNED DEVELOPMENT
PROJECT ADDRESS: NO ADDRESS ASSIGNED AT THIS TIME, LOCATED ON THE SOUTH SIDE OF S.E. 57TH COURT AND W. OF S.E. 58TH AVENUE, IN LEHIGH ACRES, FLORIDA

CLIENT: DINKINS CONSTRUCTION, LLC
PROJECT: FOOTBALL FACTORY
SHEET TITLE: HORIZONTAL CONTROL AND SITE PLAN

DESIGNED: G. WAZDZINSKI
DRAWN: C. CLIFFORD, E.I.
CHECKED: D. YOUNG, P.E.
PROJECT NUMBER: 230599

DANIEL H. YOUNG
FL PE No. 70780

SHEET NO.: C008



DINKINS CONSTRUCTION, LLC

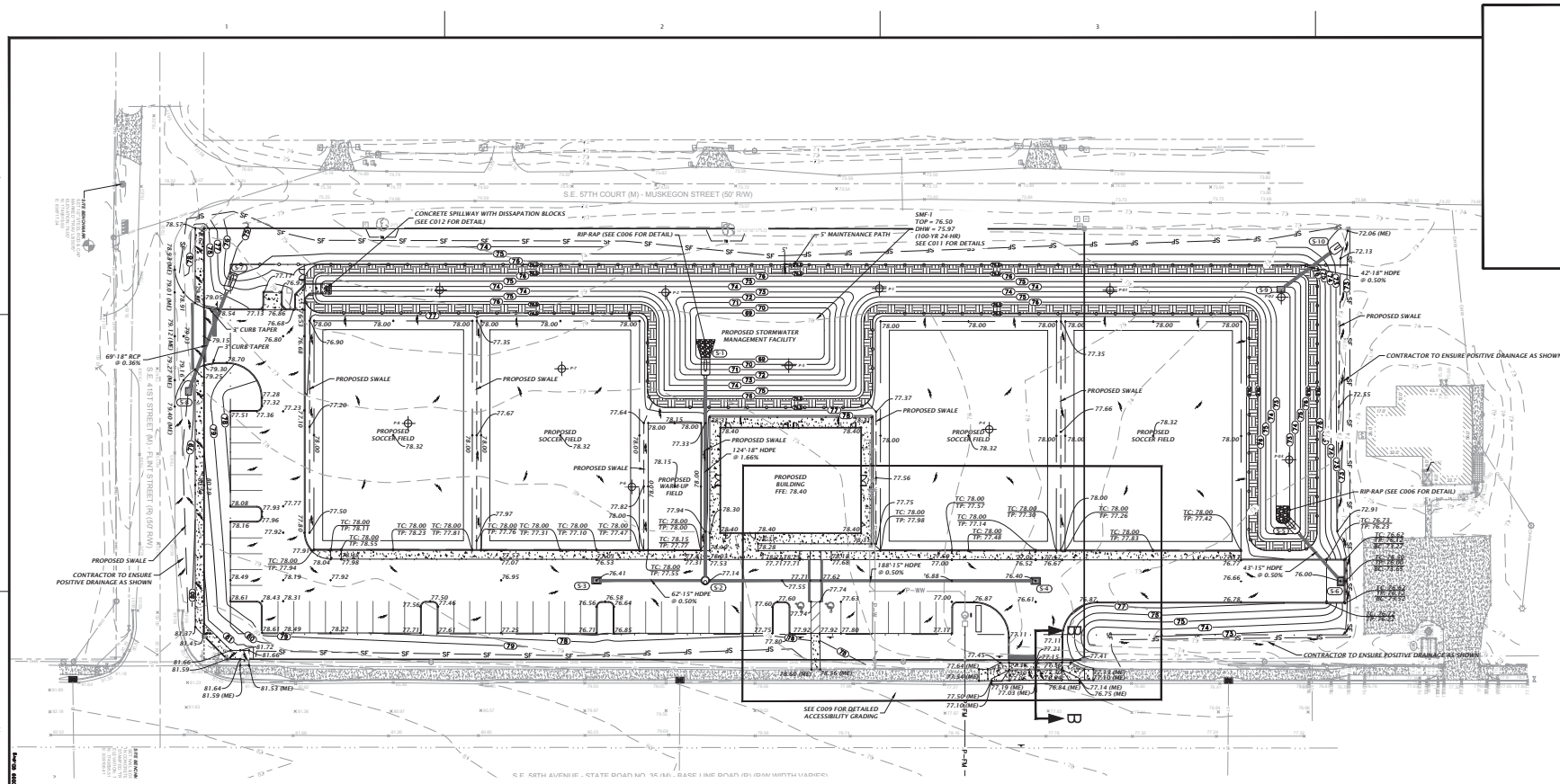
FOOTBALL FACTORY

ACCESSIBILITY SITE PLAN

DANIEL H. YOUNG

FL PE No. 70780

C009

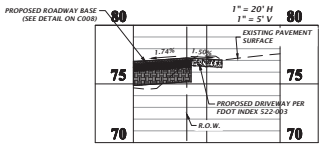


GRAPHIC SCALE

0 15 30 60

STORMWATER STRUCTURE TABLE

STRUCTURE:	STRUCTURE TYPE	TOP	INVERT ELEV	PIPE DIA.	NORTHING & EASTING
S-1	SIDE DRAIN MES PER FDOT INDEX 430-022	N/A	69.00 E	18"	N: 1749951.25 E: 638818.76
S-2	MANHOLE PER FDOT INDEX 425-001 AND 425-010	77.11	71.69 S 71.06 N 71.06 W	15" 15" 18"	N: 1749951.12 E: 638942.78
S-3	TYPE F INLET PER FDOT INDEX 425-053 AND 425-010	76.41	72.00 N	15"	N: 1749889.27 E: 638942.71
S-4	TYPE F INLET PER FDOT INDEX 425-053 AND 425-010	76.40	72.00 S	15"	N: 1750138.92 E: 638942.96
S-5	SIDE DRAIN MES PER FDOT INDEX 430-022	N/A	73.00 NE	15"	N: 1750283.83 E: 638910.66
S-6	TYPE F INLET PER FDOT INDEX 425-053 AND 425-010	76.00	73.22 SW	15"	N: 1750312.26 E: 638943.14
S-7	SIDE DRAIN MES PER FDOT INDEX 430-022	N/A	75.00 E	18"	N: 1749682.11 E: 638770.74
S-8	TYPE C INLET PER FDOT INDEX 425-052 AND 425-010	78.75	75.25 W	18"	N: 1749657.35 E: 638835.20
S-9	MODIFIED TYPE C INLET PER FDOT INDEX 425-052 AND 425-010	76.50	72.71 NW	18"	N: 1750278.30 E: 638777.19
S-10	CROSS DRAIN MES PER FDOT INDEX 430-021	N/A	72.50 SE	18"	N: 1750312.04 E: 638752.29



DRIVEWAY PROFILE
CROSS SECTION B-B

DESIGNED: G. WAZDANSKI
REVIEW: C. CLIFFORD, E.I.
SIGNATURE: D. YOUNG, P.E.
PROJECT MANAGER: DANIEL H. YOUNG

CLIENT: DINKINS CONSTRUCTION, LLC
PROJECT: FOOTBALL FACTORY
SHEET TITLE: GRADING AND DRAINAGE PLAN
PROJECT NUMBER: 2305099

SCALE: 1"=30'
VERIFY SCALE BAR IS CORRECT FOR ORIGINAL DRAWING

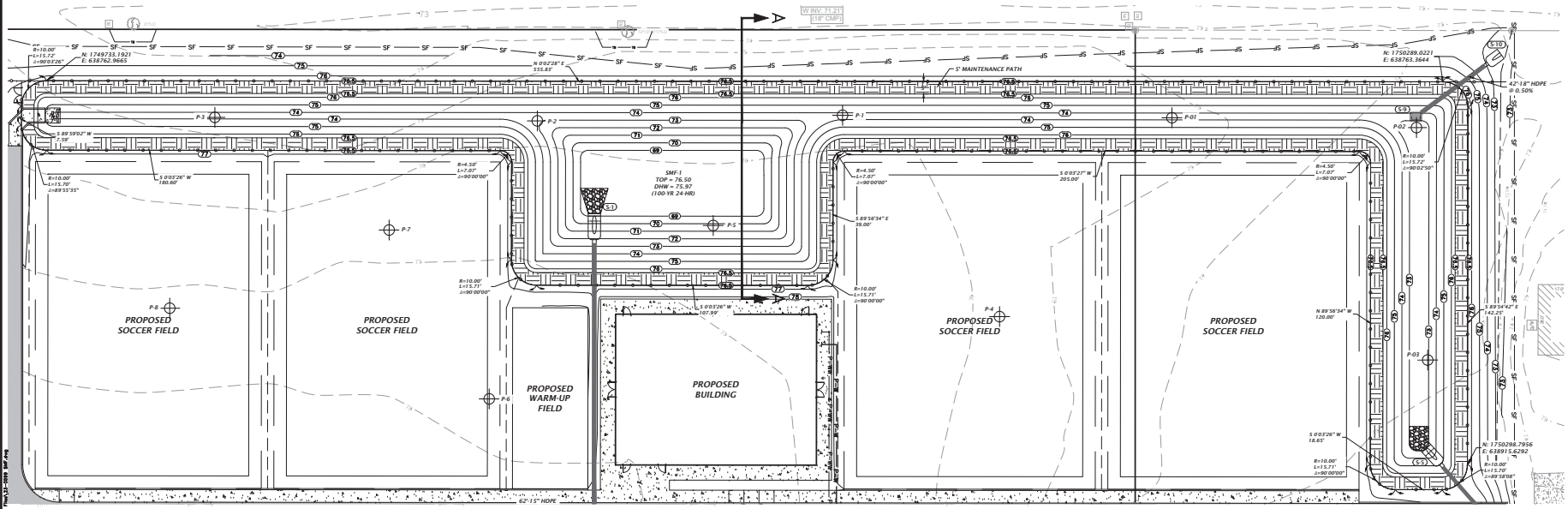
SUBMITTALS:
04/05/2024 - COUNTY & FDOT SUBMITTAL
07/12/2024 - COUNTY & FDOT SUBMITTAL
03/19/2025 - COUNTY SUBMITTAL

FL PE No. 70780

SHEET NO.: C010

GEOTECHNICAL SOIL BORING LOCATION
(REFER TO C013 FOR BORING LOG INFORMATION)

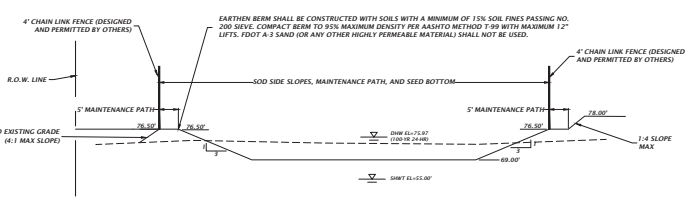
GRAPHIC SCALE
0 10 20 40



STORMWATER MANAGEMENT FACILITY 1

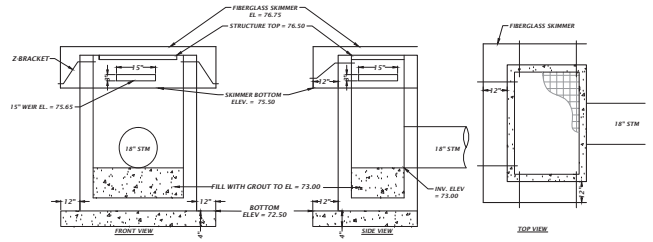
STORMWATER STRUCTURE TABLE

STRUCTURE:	STRUCTURE TYPE	TOP	INVERT ELEV	PIPE DIA.	NORTHING & EASTING
S-1	SIDE DRAIN MES PER FDOT INDEX 430-022	N/A	69.00 E	18"	N: 1749951.25 E: 638818.76
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S-4	TYPE F INLET PER FDOT INDEX 425-053 AND 425-010	76.40	72.00 S	15"	N: 1750138.92 E: 638942.96
S-5	SIDE DRAIN MES PER FDOT INDEX 430-022	N/A	73.00 NE	15"	N: 1750283.83 E: 638910.66
S-6	TYPE F INLET PER FDOT INDEX 425-053 AND 425-010	76.00	73.22 SW	15"	N: 1750312.26 E: 638943.14
S-7	SIDE DRAIN MES PER FDOT INDEX 430-022	N/A	75.00 E	18"	N: 1749682.11 E: 638770.74
S-8	TYPE C INLET PER FDOT INDEX 425-052 AND 425-010	78.75	75.25 W	18"	N: 1749657.35 E: 638835.20
S-9	MODIFIED TYPE C INLET PER FDOT INDEX 425-052 AND 425-010	76.50	72.71 NW	18"	N: 1750278.30 E: 638777.19
S-10	CROSS DRAIN MES PER FDOT INDEX 430-021	N/A	72.50 SE	18"	N: 1750312.04 E: 638752.29



1. IF A CONTINUOUS LIMEROCK FORMATION IS ENCOUNTERED IN THE BASIN AREA CONTACT THE ENGINEER OF RECORD. THE LIMEROCK SHALL BE EXCAVATED TO A MINIMUM DEPTH OF 3 FEET BEYOND THE BASIN UNDERCUT LIMITS.
2. IF A SOLUTION PIPE SINKHOLE DOES FORM IN THE STORMWATER BASIN, THEN THE SINKHOLE SHALL BE REPAIRED BY BACKFILLING WITH MATERIAL OF LOWER-PERMEABILITY MATERIAL, SUCH AS CLAYEY SAND OR CLAY. THE MATERIAL SHALL BE COMPACTED AND THE SINKHOLE REPAIR SHOULD BRING THE SURFACE BACK TO AN ELEVATION WHICH IS SLIGHTLY ABOVE THE ORIGINAL BOTTOM, CREATING A SMALL MOUND.
3. IN AREAS WHERE CLAY RICH SOILS ARE ENCOUNTERED AT THE BASIN BOTTOM, UNDERCUT SOILS A MINIMUM OF 2 FEET AND BACKFILL WITH ON-SITE OR IMPORTED SANDS AND SAND WITH SILT (SP-SM) HAVING A MAXIMUM OF 12 PERCENT SOIL FINES PASSING THE NO. 200 SIEVE.

STORMWATER MANAGEMENT FACILITY 1 CROSS SECTION A-A
NTS



S-9 OUTFALL STRUCTURE
MODIFIED FDOT TYPE 'C' INLET PER FDOT INDEX 425-052
NTS

DESIGNED: G. WAZDNSKI
REVIEW: C. CLOFORD, E.I.
QUALITY CONTROL: D. YOUNG, P.E.
PROJECT MANAGER: DANIEL H. YOUNG

CLIENT: DINKINS CONSTRUCTION, LLC
PROJECT: FOOTBALL FACTORY
SHEET TITLE: STORMWATER MANAGEMENT FACILITY PLAN AND DETAILS
PROJECT NUMBER: 2305.99
FL PE No. 70780
SHEET NO.: C011

SUBMITTALS:
04/05/2024 - COUNTY & FDOT SUBMITTAL
06/14/2024 - COUNTY & FDOT SUBMITTAL
03/19/2025 - COUNTY SUBMITTAL

REVISIONS THE WORD EXTEND WAS REVISED TO EXTENDED PER COUNTY COMMENTS. MINOR WORDING REVISIONS ON SHEETS C010, C011 AND C012 PER COUNTY COMMENTS.

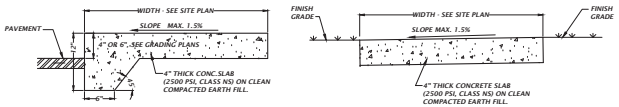
CONSTRUCTION RECORD DATA

SCALE: 1"=20'

VERIFY SCALE BAR IS CORRECT FOR ORIGINAL DRAWING

RELEASED FOR PERMIT SHEETS: C010 SHEETS: C011 SHEETS: C012 SHEETS:

CHW
CIVIL ENGINEERING SURVEYING LAND PLANNING
WWW.CHW-INC.COM
FL CERT. OF AUTH. #6516



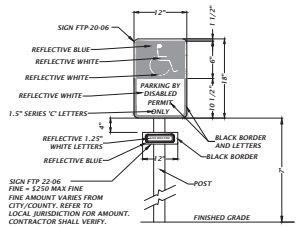
NOTES:

1. SAWCUT CONTROL JOINTS SHALL BE CONSTRUCTED 5 FEET ON CENTER
2. EXPANSION JOINTS WITH PREFORMED JOINT FILLER SHALL BE CONSTRUCTED BETWEEN ALL FIXED OBJECTS AND WALK AND AT CONSTRUCTION JOINTS.

ADJACENT TO PAVEMENT NTS

NOT ADJACENT TO PAVEMENT NTS

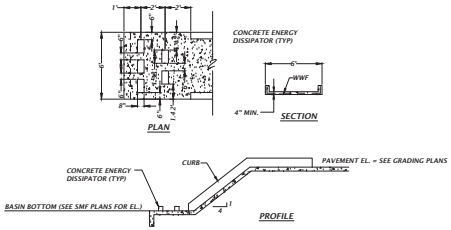
CONCRETE SIDEWALK DETAILS



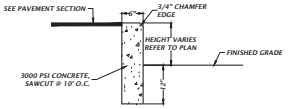
SIGN NOTES:

1. SIGN CONSTRUCTION, DESIGN AND PLACEMENT SHALL COMPLY WITH STATE AND LOCAL STATUTES.

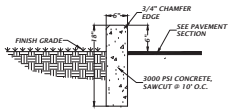
ACCESSIBLE PARKING SIGN DETAIL
NTS



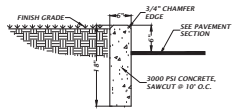
CONCRETE SPILLWAY DETAIL
NTS



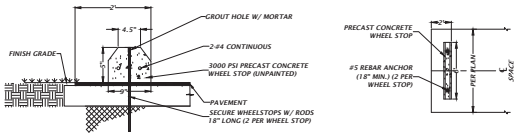
THICKENED EDGE CURB DETAIL
NTS



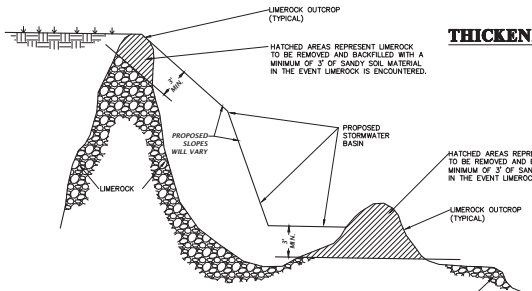
BOX CURB DETAIL
NTS



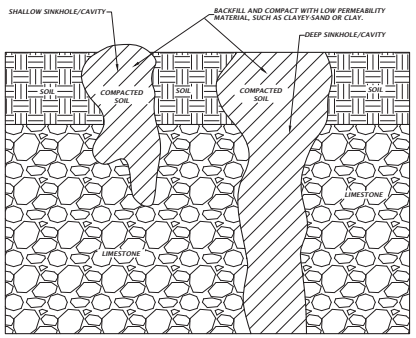
TYPICAL 6" CURB DETAIL
NTS



WHEEL STOP DETAIL
NTS



LIMEROCK OUTCROP REMOVAL DETAIL
NTS



SHALLOW AND DEEP SINKHOLE/CAVITY MAINTENANCE REPAIR DETAIL
NTS

BASIN OPERATION AND MAINTENANCE REQUIREMENTS

SURFACEWATER MANAGEMENT FACILITIES (SMF'S)

ALL SMF'S PERMITTED BY THE DISTRICT SHALL BE OPERATED AND MAINTAINED IN ACCORDANCE WITH THE DESIGNS, PLANS CALCULATIONS, AND OTHER SPECIFICATIONS THAT ARE SUBMITTED WITH AN APPLICATION, APPROVED BY THE DISTRICT, AND INCORPORATED BY REFERENCE INTO ANY PERMIT ISSUED. SMF'S SHALL BE KEPT FREE OF DEBRIS, TRASH, GARBAGE, OILS AND GREASES, AND OTHER REFUSE THROUGH REGULAR INSPECTION AND MAINTENANCE BY THE PERMITTEE.

EROSION CONTROL

THE SYSTEM SHALL BE REGULARLY INSPECTED AND MAINTAINED BY THE PERMITTEE TO INSURE THAT ALL EROSION IS CONTROLLED AND SOIL IS STABILIZED TO PREVENT SEDIMENT DISCHARGE TO WATERS IN THE STATE. ANY VEGETATION ESTABLISHED FOR EROSION CONTROL SHALL BE PROPERLY MAINTAINED FOR FUNCTION.

CULVERTS, PIPES AND STRUCTURES

ALL STRUCTURES WITHIN THE SYSTEM SHALL BE REGULARLY INSPECTED AND MAINTAINED ON A REGULAR BASIS BY THE PERMITTEE TO INSURE THAT THEY DO NOT BECOME CLOGGED OR CHOKED WITH VEGETATIVE OR AQUATIC GROWTH TO SUCH AN EXTENT AS TO RENDER THEM INOPERABLE.

MAINTENANCE

THE BASIN SHALL BE REGULARLY MOWED TO AVOID EXCESSIVE VEGETATION GROWTH. THE MOWING RATE SHALL BE AT A MINIMUM OF 12 TIMES PER YEAR, WITH MORE FREQUENT MOWING IN THE SUMMER MONTHS. BASIN SIDE SLOPES SHALL INITIALLY BE SODDED AND THE SOD MAINTAINED.

FUNCTION

BASINS THAT DO NOT DRAWDOWN PROPERLY AND MAINTAIN STANDING WATER FOR AN EXTENDED PERIOD OF TIME MAY REQUIRE REMEDIAL ACTION. THE ENGINEER SHALL BE NOTIFIED TO HELP COORDINATE REMEDIAL ACTION IN THE EVENT IMPROPER RECOVERY IS NOTED.

LIMEROCK/SINKHOLE

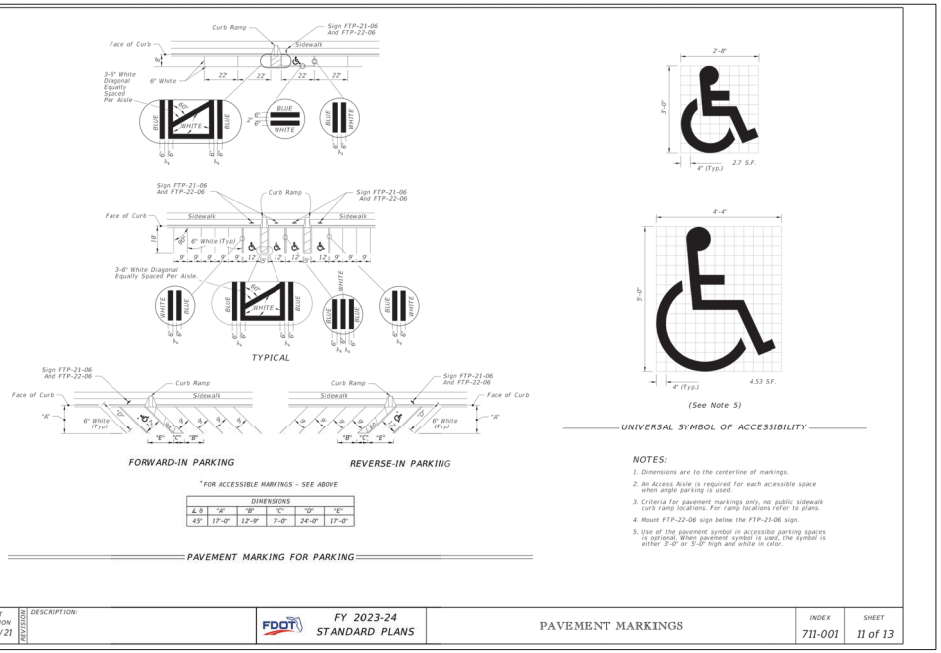
IF A CONTINUOUS LIMEROCK FORMATION IS ENCOUNTERED DURING EXCAVATION OF THE SWALES/BASIN OR IF A SINKHOLE FORMS IN THE AREA OF A DRAINAGE SWALE/BASIN THE ENGINEER OF RECORD SHALL BE NOTIFIED BY EITHER THE CONTRACTOR OR THE ESTABLISHED OPERATION AND MAINTENANCE ENTITY. THE ENGINEER OF RECORD SHALL INSPECT THE REPAIRED AREA UPON COMPLETION OF THE REPAIR.

WHERE A CONTINUOUS LIMEROCK FORMATION IS ENCOUNTERED DURING EXCAVATION OF THE SWALES/BASINS, THE LIMEROCK SHALL BE OVER EXCAVATED BY 3 FEET. AN APPROVED GEO TEXTILE FABRIC SHALL BE PLACED IN THE EXCAVATION AND BACKFILLED WITH SANDY SOILS IN A LOOSE CONDITION.

ALL SWALES/BASINS SHALL BE INSPECTED MONTHLY FOR SINKHOLE OCCURRENCE. SHOULD A SINKHOLE OCCUR, THE AREA SHALL BE REPAIRED AS SOON AS POSSIBLE. REPAIR SHALL INCLUDE FILLING (LIMEROCK SUCH AS ROAD BASE MATERIAL, CLAY/SAND MIXTURE, OR CONCRETE IF NECESSARY). A 5-FOOT DEEP CAP THAT EXTENDS 3 FEET BEYOND THE PERIMETER OF THE SINKHOLE SHALL BE CONSTRUCTED WITH CLAYEY SOILS. THE CLAYEY SOIL SHALL HAVE AT LEAST 20% PASSING THE NO. 200 SIEVE, COMPACTED TO 95% OF STANDARD PROCTOR, AND COMPACTED IN A WET CONDITION WITH MOISTURE 2% - 4% ABOVE OPTIMUM. THE CLAY SOIL CAP SHALL BE RE-GRADED TO PREVENT CONCENTRATION OF WATERS (PONDING) AND RE-VEGETATED.

OPERATION & MAINTENANCE ENTITY

XXX, INC.



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

FL PE No. 70780

SHEET NO. C012

DESIGNED G. WAZDNSKI
DETAILED C. CLIFFORD, E.I.
CHECKED D. YOUNG, P.E.
PROJECT MANAGER DANIEL H. YOUNG

PROJECT NUMBER 2305.99

PROJECT FOOTBALL FACTORY

SHEET TITLE CONSTRUCTION DETAILS

SUBMITTED
04/05/2024 - COUNTY & FDOT SUBMITTAL
07/19/2024 - COUNTY & FDOT SUBMITTAL
03/19/2025 - COUNTY SUBMITTAL

APPLICATION FOR PERMIT FOR A PUBLIC FACILITY WITHIN THE BOUNDARIES OF THE BOCA RATON AIRPORT AUTHORITY AND WITHIN THE AIRPORT HAZARD ZONE OF THE BOCA RATON AIRPORT AS REGULATED BY THE BOCA RATON AIRPORT AUTHORITY ZONING REGULATIONS

CONSTRUCTION ADDENDUMS

DATE N/A

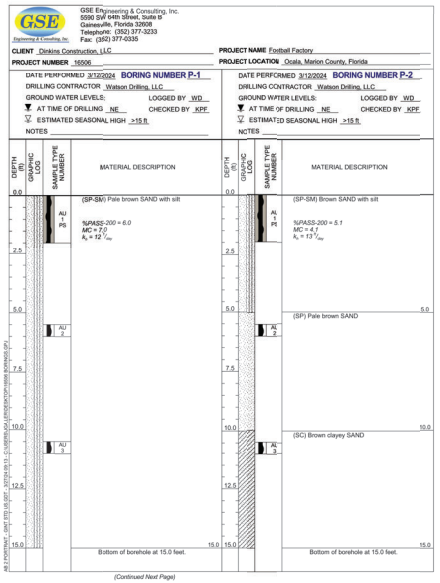
VERIFY R.O.W. LOCATION WITH ORIGINAL DRAWING

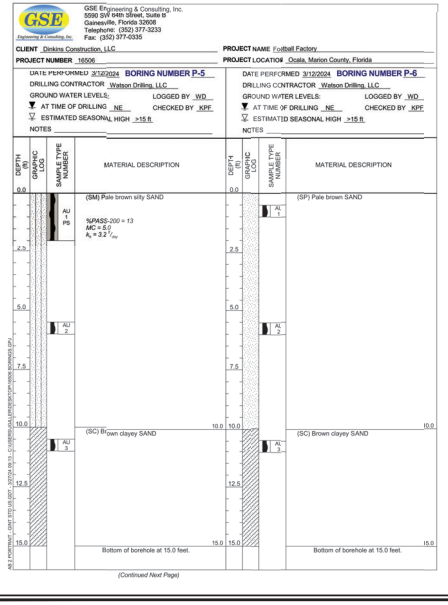
1 PERMIT FOR PRECAST CONCRETE WHEEL STOPS 2 SHEET ADDED 3 FAA ADDENDUM 1

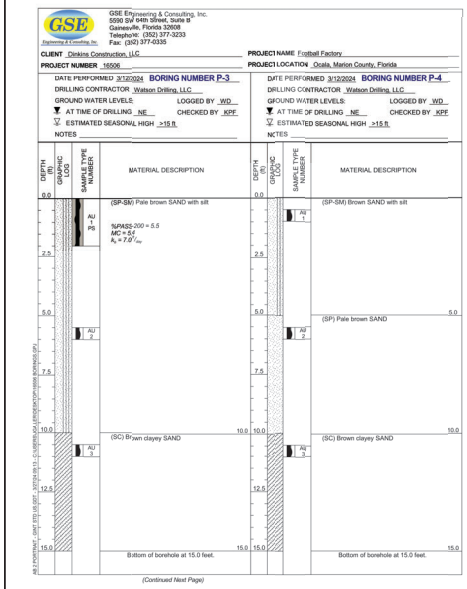
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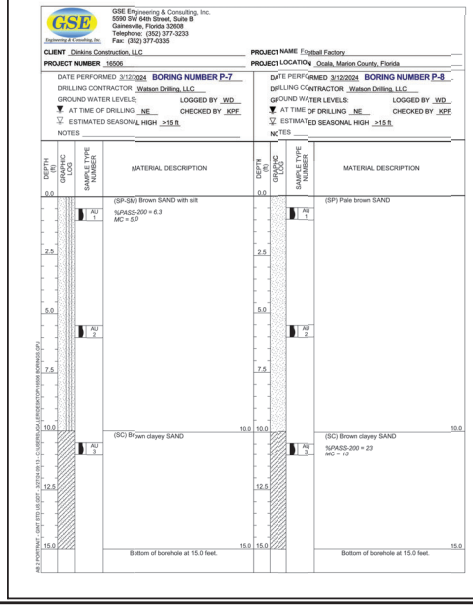
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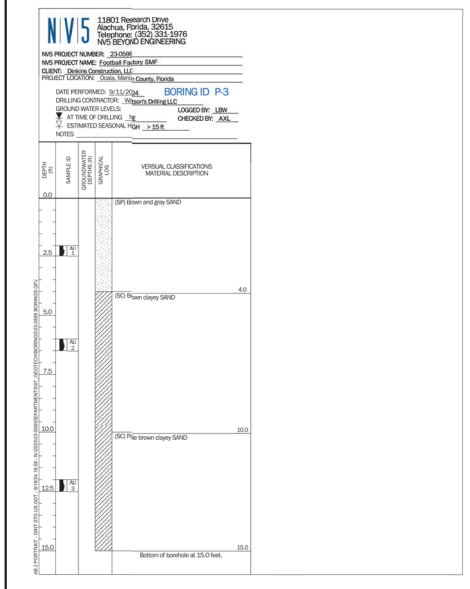
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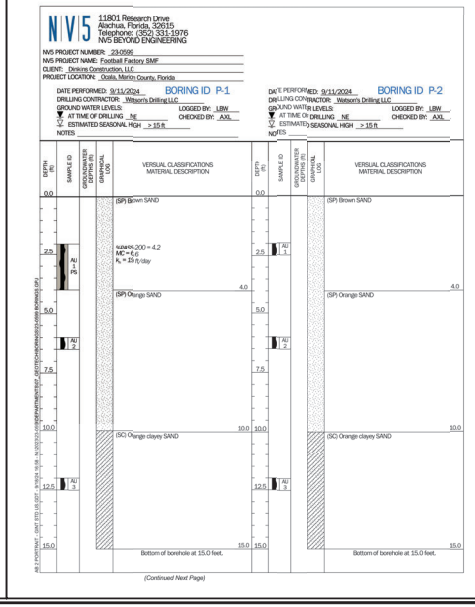




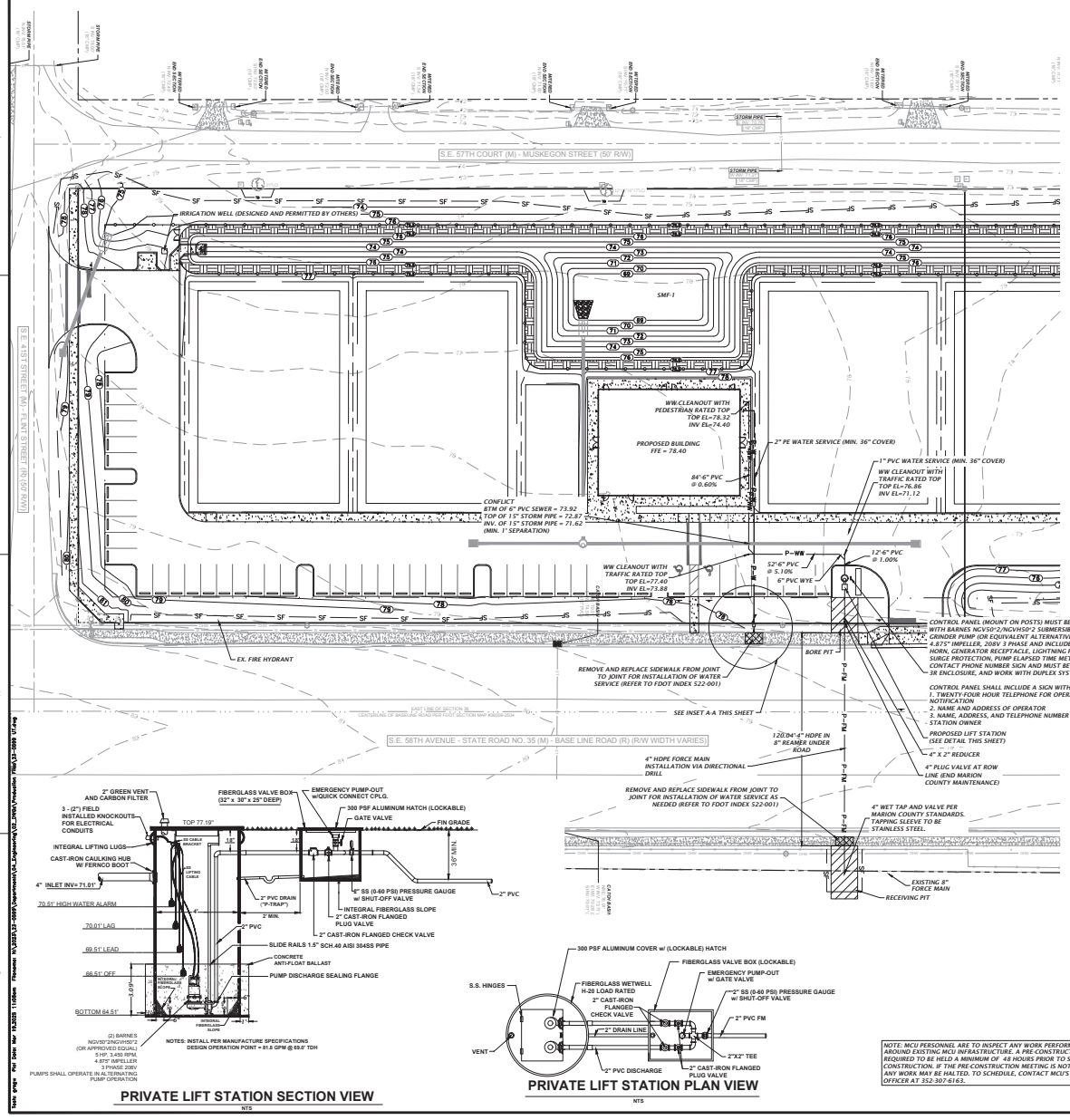








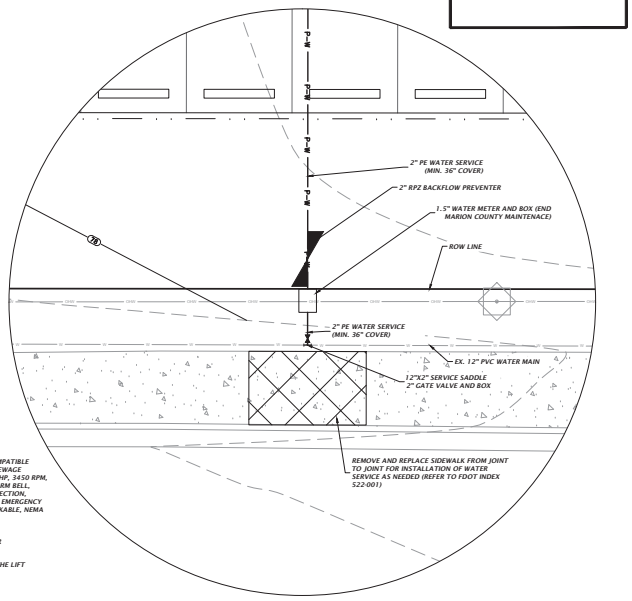
NOTE: BORING LOGS SHOWN FOR COORDINATION PURPOSES ONLY. REFER TO GEOTECHNICAL REPORT FOR DETAILS.



GRAPHIC SCALE

0 15 30 60

SEE MARION COUNTY UTILITY DETAILS ON SHEETS C015 AND C016



INSET A-A

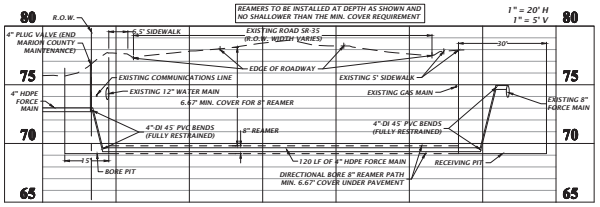
SCALE: 1" = 5'

PRIVATE LIFT STATION SECTION VIEW

NTS

PRIVATE LIFT STATION PLAN VIEW

NTS



8" REAMER FOR 4" HDPE FORCE MAIN DIRECTIONAL BORE PROFILE

HORIZ. SCALE: 1" = 20'
VERT. SCALE: 1" = 5'

EXISTING UTILITIES NOT VERTICALLY VERIFIED. CONTRACTOR TO CONFIRM PRIOR TO BORE.

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

CHW
CHW PROFESSIONAL CONSULTANTS
www.chwinc.com
FLORIDA

SCALE: 1"=20'
VERIFY SCALE BAR IS CORRECT FOR ORIGINAL DRAWING
IF NOT FOR PRINTING ADJUST SCALE ACCORDINGLY

1 SET FOR PERMITTING
2 AS-BUILT ADJUST
3 AS-BUILT ADJUST

CONSTRUCTION REVISIONS

SUBMITTED:
04/05/2024 - COUNTY & FDOT SUBMITTAL
07/22/2024 - 4 WEEK RESUBMITTAL
03/19/2025 - COUNTY SUBMITTAL

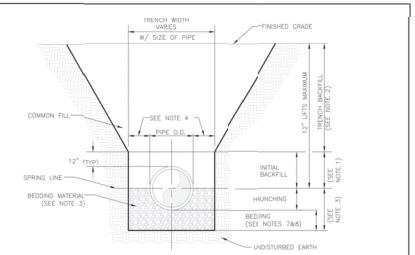
APPLICATION TYPE: SITE PLAN FOR A MAJOR FACILITY LOCATED IN MARION COUNTY, FLORIDA
PROJECT ADDRESS: NW CORNER OF SE 58TH AVE & SE 61ST ST, AND SE 61ST ST & SE 58TH AVE

CLIENT: DINKINS CONSTRUCTION, LLC
PROJECT: FOOTBALL FACTORY
SHEET TITLE: UTILITY PLAN

DESIGNED: G. WAZDANSKI
DRAWN: C. CLIFFORD, E.I.
CHECKED: D. YOUNG, P.E.
PROJECT NUMBER: 2305099

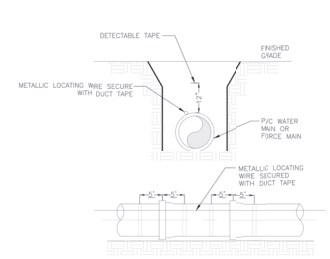
DANIEL H. YOUNG
FL PE No. 70780

SHEET NO.: C014



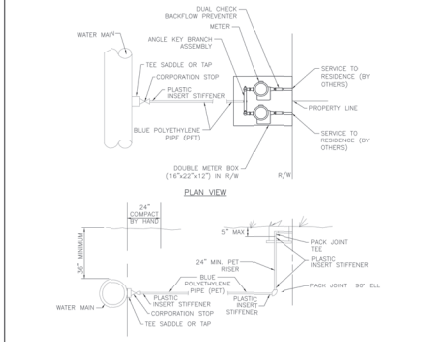
NOTES:
1. INITIAL BACKFILL: COMMON FILL COMPACTED TO 95% (98% UNDER PAVEMENT) OF THE MAXIMUM DENSITY AS PER AASHTO T-180.
2. TRENCH BACKFILL: COMMON FILL COMPACTED TO 95% (98% UNDER PAVEMENT) OF THE MAXIMUM DENSITY AS PER AASHTO T-180.
3. BEDDING MATERIAL SHALL CONFORM TO FDOT NO. 57 AGGREGATE.
4. 15" 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. 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 MARION COUNTY RIGHT-OF-WAY SHALL COMPLY WITH REQUIREMENTS OF RIGHT-OF-WAY UTILIZATION REGULATIONS AND MAG CONSTRUCTION SPECIFICATIONS.
10. ONE COMPACTION TEST SHALL BE REQUIRED FOR EACH LIFT NOT TO EXCEED 200'.

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



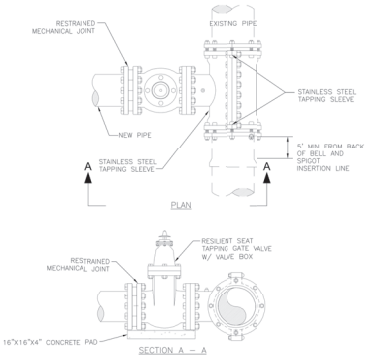
NOTES:
1. PVC PIPE SHALL REQUIRE INSULATED METALLIC LOCATING WIRE (10 GAUGE COPPER) CAPABLE OF DETECTION BY A CABLE LOCATOR AND SHALL BE BURIED ON TOP OF THE PIPE.
2. LOCATING WIRE SHALL TERMINATE AT EACH VALVE BOX AND BE CAPABLE OF EXTENDING 12" ABOVE TOP OF BOX IN SUCH A MANNER SO AS NOT TO INTERFERE 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 UTILITIES	MCBCC EFFECTIVE 04/13/2023	PIPE LOCATING WIRE AND DETECTABLE TAPE	7.3.2 UT 104
	REVISION # 2		



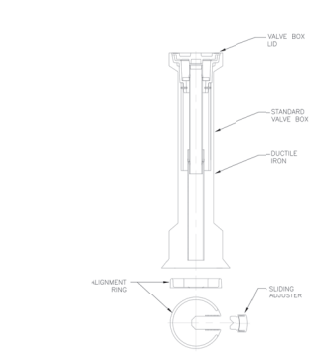
NOTES:
1. ALL RESIDENTIAL SERVICES SHALL HAVE A MINIMUM SIZE OF 1".
2. CURB STOP SHALL BE INSTALLED ON STREET SIDE OF THE SIDEWALK BETWEEN SIDEWALK AND CURB.
3. SCHEDULE 40 PVC CASING TO BE USED UNDER PAVEMENT, EXTENDING A MINIMUM OF 5' ON EITHER SIDE OF THE PAVEMENT WHERE POSSIBLE. THE INSIDE DIAMETER OF THE CASING PIPE SHALL BE A MINIMUM OF ONE INCH LARGER THAN THE OUTSIDE DIAMETER OF THE SERVICE PIPE.
4. CORP STOPS SHALL BE HORIZONTAL TO WATER MAINS.
5. LOCATE WIRE SHALL BE INSTALLED FROM MAIN TO SERVICE LINE.
6. PIPE AND FITTING SIZES TO BE DETERMINED 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 "W" 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 OF 24" AWAY FROM ANY BELL AND/OR FITTING.

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



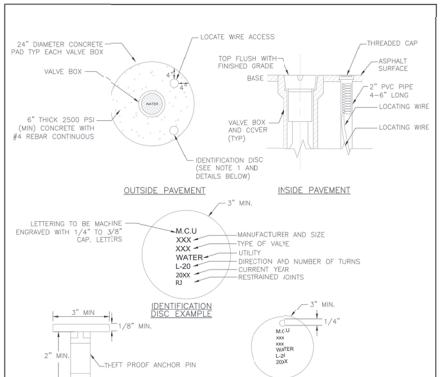
NOTES:
1. PRIOR TO BEGINNING THE TAPPING OPERATION, THE SLEEVE AND VALVE SHALL BE PRESSURE TESTED AT 150 PSI FOR A MINIMUM OF 30 MINUTES TO ENSURE THAT NO LEAKAGE WILL OCCUR.
2. CONTRACTOR SHALL PROVIDE MCU PROOF OF PRESSURE TEST IN THE FORM OF A TAPPING TEST LOG WITH THE CONTRACTOR'S SIGNATURE.
3. CONTRACTOR MUST CONFIRM RESTRAINTS IN ALL DIRECTIONS AND INSTALL ADDITIONAL RESTRAINTS AS NECESSARY TO COMPLY WITH LAND DEVELOPMENT CODE.
4. ALL TAPS MUST BE LOCATED A MINIMUM OF 5' AWAY FROM ANY BELL AND/OR FITTING.
5. STAINLESS STEEL TAPPING SLEEVE SHALL BE MADE OF 316SS.

Marion County FLORIDA UTILITIES	MCBCC EFFECTIVE 04/13/2023	TAPPING SLEEVE AND GATE VALVE ASSEMBLY	7.3.2 UT 108
	REVISION # 1		



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

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



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 UTILITIES	MCBCC EFFECTIVE 04/13/2023	VALVE BOX PAD	7.3.2 UT 112
	REVISION # 1		

State: grey Ref: Dom: Ver: FALSE Time: 11:06pm Filename: N:\2023\23-0599\Engineering\CE_DWG\Production Files\23-0599 ST.dwg

DATE: N/A
VERSION: AS NOTED ON ORIGINAL DRAWING
THESE PLANS ARE NOT FOR CONSTRUCTION UNLESS SIGNED AND SEALED BY A FLORIDA LICENSED ENGINEER

CONSTRUCTION REVISIONS

SUBMITTED: 04/05/2024 - COUNTY & FDOT SUBMITTAL; 01/31/2024 - COUNTY & FDOT SUBMITTAL; 01/19/2025 - COUNTY SUBMITTAL

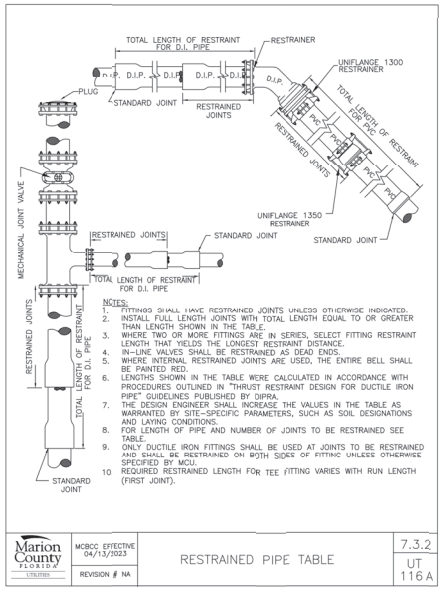
APPLICATION FOR PERMIT FOR MARION COUNTY FLORIDA
PROJECT ADDRESS: NW/SW 60TH AVENUE/SR 326 & 1555 SE 64TH AVENUE & 6450 SE 64TH AVENUE, OCALA, FL

OWNER/AGENT: C. WAZDANSKI
ENGINEER: C. CLIFFORD, E.I.
CONTACT: D. YOUNG, P.E.

CLIENT: DINKINS CONSTRUCTION, LLC
PROJECT: FOOTBALL FACTORY
SHEET TITLE: UTILITY DETAILS
PROJECT NUMBER: 2305.99

DANIEL H. YOUNG
FL PE No. 70780

SHEET NO.: C015



NOTES:
1. FITTINGS SHALL HAVE RESTRAINED JOINTS UNLESS OTHERWISE INDICATED.
2. INSTALL FULL LENGTH JOINTS WITH TOTAL LENGTH EQUAL TO OR GREATER THAN LENGTH SHOWN IN THE TABLE.
3. WHERE TWO OR MORE FITTINGS ARE IN SERIES, SELECT FITTING RESTRAINT LENGTH THAT YIELDS THE LONGEST RESTRAINT DISTANCE.
4. IN-LINE VALVES SHALL BE RESTRAINED AS DEAD ENDS.
5. WHERE INTERNAL RESTRAINED JOINTS ARE USED, THE ENTIRE BELL SHALL BE PAINTED RED.
6. LENGTHS SHOWN IN THE TABLE WERE CALCULATED IN ACCORDANCE WITH PROCEDURES OUTLINED IN "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 TABLE.
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 UTILITIES | MCBCC EFFECTIVE 04/13/2023 | REVISION # NA | RESTRAINED PIPE TABLE | 7.3.2 UT 116 A

MINIMUM RESTRAINED LENGTH (FT) — EACH SIDE OF FITTING AND VALVE FOR DIP, PE ENCASED DIP OR BARE PVC

H=HORIZONTAL VU=VERTICAL-UP VD=VERTICAL-DOWN

WATER MAIN: PRESSURE: 150 PSI. DEPTH OF COVER: 3.0 ft.

REQUIRED RESTRAINED LENGTH ON WATER MAIN			Pipe Length (ft)						
DUCTILE IRON PIPE		4"	6"	8"	10"	12"	16"	20"	24"
Angle	Orientation								
11-1/4°	H	3	3	4	5	5	6	8	9
	VU	3	3	4	5	5	6	8	9
	VD	4	9	11	13	16	20	24	28
22-1/2°	H	4	6	7	9	10	12	15	17
	VU	4	6	7	9	10	12	15	17
	VD	12	17	22	27	31	40	48	56
45°	H	8	11	15	17	20	25	30	35
	VU	8	11	15	17	20	25	30	35
	VD	25	35	46	55	65	82	99	115
90°	H	19	27	35	41	48	61	72	83
	VU	19	27	35	41	48	61	72	83
	VD	61	85	111	132	155	198	238	277
DEAD END PLUG AND VALVE		61	85	111	132	155	198	238	277

REQUIRED RESTRAINED LENGTH ON TEE BRANCH								
TEE FITTING		Pipe Length (ft)						
		Diameter of Run						
		4"	6"	8"	10"	12"	16"	20"	24"
Diameter of Branch	4"	31	28	18	6	0	0	0	0
	6"		63	55	48	40	22	4	0
	8"			89	82	77	63	49	34
	10"				110	105	95	84	71
	12"					133	124	115	105
	16"					175	168	161
	20"						215	209
	24"							254

REQUIRED RESTRAINED LENGTH ON LARGER PIPE							
REDUCER FITTING		Pipe Length (ft)					
		Diameter of Large Pipe					
		6"	8"	10"	12"	16"	20"	24"
Diameter of Small Pipe	4"	44	80	108	130	183	226	268
	6"		47	81	113	167	214	257
	8"			45	83	145	196	243
	10"					46	118	175	226
	12"						84	149	205
	16"							84	151
	20"								83

Minimum Design Criteria
Bedding Type: 4
Safety Factor: 1.5
Soil: Sand-Silt
Run Length (First Joint): 10 ft.

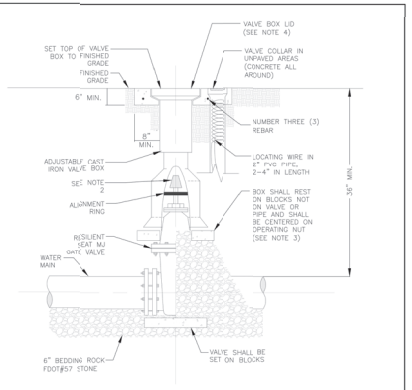
REQUIRED RESTRAINED LENGTH ON FORCE MAIN			Pipe Length (ft)						
Bend Type		4"	6"	8"	10"	12"	16"	20"	24"
Angle	Orientation								
11-1/4°	H	2	2	3	4	4	5	6	7
	VU	2	2	3	4	4	5	6	7
	VD	5	7	9	11	12	16	19	22
22-1/2°	H	3	5	6	7	8	10	12	14
	VU	3	5	6	7	8	10	12	14
	VD	10	13	17	21	24	31	38	44
45°	H	6	9	11	14	16	20	24	28
	VU	6	9	11	14	16	20	24	28
	VD	20	27	36	43	50	64	78	91
90°	H	13	21	27	32	38	48	57	66
	VU	13	21	27	32	38	48	57	66
	VD	48	65	85	102	121	155	187	219
DEAD END PLUG AND VALVE		48	65	85	102	121	155	187	219

REQUIRED RESTRAINED LENGTH ON TEE BRANCH								
TEE FITTING		Pipe Length (ft)						
		Diameter of Run						
		4"	6"	8"	10"	12"	16"	20"	24"
Diameter of Branch	4"	21	14	4	0	0	0	0	0
	6"		43	36	28	21	5	0	0
	8"			63	57	52	39	26	12
	10"				80	75	66	55	44
	12"					88	80	81	72
	16"						132	126	119
	20"							164	159
	24"								196

REQUIRED RESTRAINED LENGTH ON LARGER PIPE							
REDUCER FITTING		Pipe Length (ft)					
		Diameter of Large Pipe					
		6"	8"	10"	12"	16"	20"	24"
Diameter of Small Pipe	4"	36	61	83	105	143	178	213
	6"		36	63	88	131	168	204
	8"			35	64	113	155	192
	10"				36	92	138	179
	12"					66	118	162
	16"						66	120
	20"							68

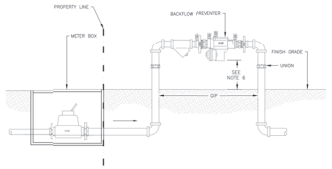
FORCE MAIN:
PRESSURE: 100 PSI.
DEPTH OF COVER: 4.0 ft.

Marion County FLORIDA UTILITIES | MCBCC EFFECTIVE 04/13/2023 | REVISION # NA | RESTRAINED PIPE TABLE | 7.3.2 UT 116 B



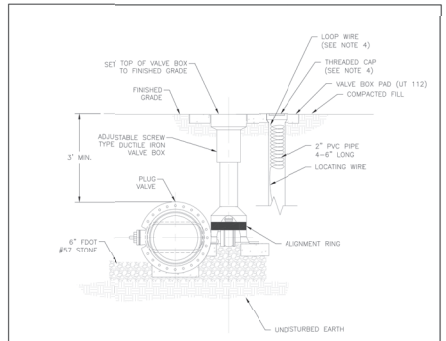
NOTES:
1. PVC EXTENSIONS SHALL NOT BE USED ON VALVE BOX INSTALLATION (SEE UT111).
2. THE ACTUATING NUT FOR VALVES DEEPER THAN SIX (6) FEET SHALL BE EXTENDED TO COME UP TO 3 FOOT DEPTH BELOW FINISHED GRADE.
3. VALVE BOX SHALL BE SET ON FIVE (5) SOLID COMMON BLOCKS.
4. VALVE BOX LID TO BE LETTERED WITH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

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



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 (AWWA) AND/OR AMERICAN BACKFLOW PREVENTION ASSOCIATION (ABPA) BACKFLOW TESTER CERTIFICATE. A COPY OF THE BACKFLOW PREVENTION ASSEMBLY TEST REPORT MUST BE SUBMITTED TO THE BACKFLOW & CCC COORDINATOR AT MCU WITHIN 14 DAYS FROM THE DATE OF INSTALLATION.
6. MIN. 12" MAX. 8" ABOVE FINISHED GRADE AND FLOODPLAIN.
7. METERS LARGER THAN 2" WILL REQUIRE DISCUSSION WITH MCU.

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



NOTES:
1. VALVE BOX INSTALLATION SHALL COMPLY WITH UT 111.
2. THE VALVE ACTUATING NUT SHALL BE EXTENDED UP TO BE WITHIN 3' OF FINISHED GRADE.
3. PROVIDE A PLASTIC DEBRIS SHIELD / ALIGNMENT RING WHICH INSTALLS BELOW THE VALVE ACTUATING NUT. THIS SHIELD SHALL CENTER THE RISER PIPE BOX OVER THE ACTUATING NUT AND MINIMIZE INFILTRATION.
4. LOCATING WIRE SHALL BE CONTINUOUS WITH NO SPLICES AND SHALL EXTEND 12" ABOVE TOP OF COLLAR. WIRE SHALL BE COLOR CODED TO MATCH THE UTILITY INSTALLED.
5. FOR NEW CONSTRUCTION, THE VALVE BOX SHALL BE ADJUSTED TO MIDRANGE TO ALLOW FOR FUTURE BOX ADJUSTMENTS.
6. VALVE BOX SHALL BE SET ON SOLID COMMON BLOCKS

Marion County FLORIDA UTILITIES | MCBCC EFFECTIVE 04/13/2023 | REVISION # 2 | PLUG VALVE AND BOX | 7.3.2 UT 304

DESIGNED: C. WAZDANSKI
DRAWN: C. CLIFFORD, E.I.
CHECKED: D. YOUNG, P.E.
PROJECT MANAGER: DANIEL H. YOUNG

CLIENT: DINKINS CONSTRUCTION, LLC
PROJECT: FOOTBALL FACTORY
SHEET TITLE: UTILITY DETAILS

SUBMITTAL: 04/05/2024 - COUNTY & FDOT SUBMITTAL; 05/07/2024 - COUNTY & FDOT SUBMITTAL; 03/19/2025 - COUNTY SUBMITTAL

APPLICATION TYPE: PRINCIPAL PLANNED UNIT DEVELOPMENT (PUD) MODIFY EXISTING PUD TO ADD BUILDING 2 & 3 TO EXISTING 4 BUILDINGS

PROJECT NUMBER: 230599

SHEET NO.: C016

FL PE No. 70780

DATE: N/A
VIEW X-X-I: EXISTING CONDITIONS ORIGINAL DRAWING
IT IS NOT FOR RECORD THAT I HAVE SEEN THIS SHEET. I AM A CERTIFICATE

CONSTRUCTION REVISIONS

CHW
CHW PROFESSIONAL ENGINEERS, INC.
WWW.CHW-INC.COM

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL	ARC	PSI	GPM	RADIUS
H	Two Hunter PCB 25	360	30	2 x.25	3'

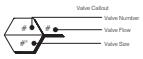
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
P	Hunter PROS-12 with GPH Irrigation Products GDFN
	Area to Receive Dripline Hunter HDL-10-12 In-Line Pressure Compensating Landscape Dripline with Built-In Check Valve, 1.0GPH emitters at 12.0" O.C. Dripline laterals spaced at 16.0" apart, with emitters offset for triangular pattern. Install dripline on both sides of the plant material.

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	Hunter ICZ in a Jumbo Valve Box
	Hunter ICV in a 12" Valve Box
	Nibco T113 -2/2" Isolation Valve in a 12" Valve Box
C	Hunter A2C-75D-PL Two Wire Controller
S	Hunter MINI-CLIK Rain Sensor
F	Future Point of Connection- Cap mainline an coil five feet of control wire and mark with a 12" Valve Box.
W	5" Well with Gould 85GS 7.5 hp pump (see notes)
FS	Hunter ICV-301-FS master valve and Creative Sensor Technology FSI-T-SP3 2" flow senor in separate 12" Valve Boxes.

Irrigation Lateral Line: PVC Class 200

Irrigation Mainline: PVC Class 200 3"

Pipe Sleeve: PVC Schedule 40



APPROXIMATE IRRIGATED AREA: ±41,000 SF

811 KNOW WHAT'S BELOW ALWAYS CALL 811 BEFORE YOU DIG
It's fast, it's free, it's the law.
Call 811 two business days before digging

1.0 GENERAL

1.1 SUMMARY: Includes but not limited to:
A. Furnishing and installing sprinkler system as described in Contract Documents complete with accessories necessary for proper functioning.

1.2 SYSTEM DESCRIPTION:
A. Design Requirements:
1. Layout of Irrigation Heads:
a. Location of heads shown on Drawings is approximate. Actual placement may vary slightly as is required to achieve full, even coverage without spraying onto buildings, sidewalks, fences, etc.
b. During layout, consult with Landscape Architect to verify proper placement and make recommendations, where revisions are advisable.

1.3 QUALITY ASSURANCE:
A. Regulatory Requirements:
1. Work and materials shall be in accordance with latest rules and regulations, and other applicable state or local laws. Nothing in Contract Documents is to be construed to permit work not conforming to these codes.
B. Pre-Installation Conference:
1. Meet with Owner and Landscape Architect to discuss and clarify all aspects of job requirements prior to commencing work of this Section.
C. System Adjustments:
1. Minor adjustments in system will be permitted to avoid existing fixed obstructions.
2. Mainline, laterals, and valves are shown for clarity purposes only. All irrigation equipment to be with landscape area. Mainline, laterals and valves to be installed as far away from existing and new specimen trees as possible.
D. 1. Documentation and submittal of actual water supply performance prior to commencing installation. Irrigation contractor shall verify water meter produces a minimum of 25 gpm @ 45 psi.

1.4 SUBMITTALS:
A. Record Drawings:
1. Prepare an accurate as-built drawing as installation proceeds to be submitted prior to final inspection. Drawing shall include:
a. Detail and dimension changes made during construction.
b. Significant details and dimensions not shown in original Bidding Documents.
2. Maintain, at job site, one copy of Contract Documents (as defined in General Conditions) and relevant shop drawings.
3. Clearly mark each document "PROJECT RECORD COPY" and maintain in good condition for use of the Landscape Architect and Owner.
4. As-built drawing shall be provided in PDF format.
5. Submit product literature for all sprinklers, valves, pipe, wire, wire connectors and controller.
6. Final payment for system will not be authorized until accurate and complete submittals are delivered to the Landscape Architect.
B. Instruction Manual:
1. Provide instruction manual which lists complete instructions for system operation and maintenance.

1.5 PRODUCT STORAGE:
A. During construction and storage, protect materials from damage and prolonged exposure to sunlight.

1.6 WARRANTY:
A. Standard one (1) year warranty stipulated in General Conditions shall include:
1. Completed system including parts and labor.
2. Filling and repairing depressions and replacing plantings due to settlement of irrigation trenches for one (1) year following final acceptance.
3. System adjustment to supply proper coverage to areas to receive water.

1.7 MAINTENANCE:
A. Extra Materials:
1. In addition to installed system, furnish Owner with the following items at close-out:
a. Two sprinkler head bodies of each size and type.
b. Two nozzles for each size and type.
c. Two adjusting keys for each sprinkler head cover type.

2.0 PRODUCTS:

2.1 PIPE, PIPE FITTINGS, AND CONNECTIONS:
A. Pipe shall be continuously and permanently marked with Manufacturer's name, size, schedule, type, and working pressure.
B. Pipe:
1. Pressure Lines: as indicated on plans.
2. Lateral Lines: as indicated on plans.
3. Risers: sch. 80 PVC, gray
C. Fittings:
1. Schedule 40 PVC.
D. Sleeving:
1. Schedule 40 PVC.

2.2 SPRINKLER HEADS:
A. Conform to requirements shown on Drawings as to type, radius of throw, pressure, and discharge.

2.3 AUTOMATIC SPRINKLER SYSTEM:
A. Control valves shall be of size and type indicated on Drawings.
B. Control wire shall be Hunter ID1BLU control cable. All wire splices into Hunter IDBLU control cable to be made with 3M-DBR6 wire connectors. Wire splices from decoder to the solenoid shall be made with 3M-DBY wire connectors.
C. Control wire to be grounded a minimum of every 500' per manufacture specifications.

2.4 VALVES:
A. Electric Valves:
1. Make and model shown on Drawings.
B. Gate valves:
1. Bronze construction, angle type, 150 pound class, threaded connections, with cross-type operating handle designed to receive operating key.
C. Automatic Controller:
1. Make and model shown on Drawings.
D. Backflow Preventor:
1. Make and model shown on Drawings.

2.5 VALVE ACCESSORIES:
A. Valve Boxes:
1. Ametek or Brooks rectangular heavy duty valve box with locking lid or Landscape Architect approved equal.
2. Do not install more than one (1) valve in a single box.
3. Valve boxes shall be large enough for easy removal or maintenance of valves.

3.0 EXECUTION:

3.1 PREPARATION:
A. Protection:
1. Work of others damaged by this Section during course of its work shall be replaced or repaired by original installer at this Section's expense.

3.2 INSTALLATION:
A. Trenching and Backfilling:
1. Over-excavate trenches by two (2") inches and bring back to indicated depth by filling with fine, rock-free soil or sand.
2. Cover pipe both top and sides with two (2") inches of material specified in paragraph above. In no case shall there be less than two (2") inches of rock-free soil or sand surrounding pipe.

B. Installation of Plastic Pipe:
1. Install plastic pipe in a manner to provide for expansion and contraction as recommended by Manufacturer.
2. Unless otherwise indicated on Drawings, install main lines with a minimum cover of eighteen (18") inches based on finish grade. Install lateral lines with a minimum cover of twelve (12") inches based on finish grade.
3. Install pipe and wires under driveways or parking areas in specified sleeves a minimum of eighteen (18") inches below finish grade or as shown on Drawings.
4. Locate no sprinkler head closer than twelve (12") inches from building foundation. Heads immediately adjacent to mowing strips, walks or curbs shall be one (1") inch below top of mowing strip, walk or curb and have a minimum of one (1") inch clearance between head and mowing strip, walk or curb.
5. Drawings show arrangement of piping. Should local conditions necessitate rearrangement, obtain approval of Landscape Architect prior to proceeding with work.
6. Cut plastic pipe square. Remove burrs at cut ends prior to installation so unobstructed flow will result.
7. Make solvent weld joints in the following manner:
a. Clean mating pipe and fitting with clean, dry cloth and apply one (1) coat of P-70 primer to each.
b. Apply uniform coat of 711 solvent to outside of pipe.
c. Apply solvent to fitting in similar manner.
d. Reapply a light coat of solvent to pipe and quickly insert into fitting.
e. Give pipe or fitting a quarter turn to insure even distribution of solvent and make sure pipe is inserted to full depth of fitting socket.
f. Hold in position for fifteen (15) seconds minimum or long enough to secure joint.
g. Wipe off solvent appearing on outer shoulder of fitting.
h. Do not use an excessive amount of solvent thereby causing an obstruction to form on the inside of pipe.
i. Allow joints to set at least 24 hours before applying pressure to PVC pipe.
8. Tape threaded connection with teflon tape.
9. Install concrete thrust blocks wherever change of direction occurs a PVC main pressure lines unless otherwise detailed on Drawings.
C. Control Valves and Controller:
1. Install controller, control wires, and valves in accordance with Manufacturer's recommendations and according to applicable electrical code.
2. Install valves in plastic boxes with reinforced heavy duty plastic covers. Locate valve box tops at finish grade.
3. Install remote control valves in valve boxes positioned over valve so all parts of valve can be reached for service. Set cover of valve box even with finish grade.
4. Install all valve boxes over nine (9") inches of gravel for drainage.
D. Sprinkler Heads:
1. Prior to the installation of sprinkler heads, open control valves and use full head of water to flush out system.
2. Set sprinkler heads perpendicular to finish grade.
3. Set lawn sprinkler heads adjacent to existing walks, curbs, and other paved areas to grade.
4. All ball field rotors to be set using a head level.
E. Dripline:
1. Install dripline on both sides of plant material.
2. Stake dripline every eight feet with 6" sod staple.
F. Well:
1. The well shall be a 5" well with a Goulds 85GS 7.5hp submersible pump with a Goulds Aquavar SPD drive. The system shall include the installation of a pressure tank and all fittings required for a complete operating water system capable of providing 90 gpm @ 65 psi. The well shall have a Amiad 2" be Super Filter with a 150 mesh screen installed at the discharge of the system. All equipment shall installed in a Allied AE100 fiberglass enclosure.
2. The well shall be capable of providing required water quantity with the following water quality:
a. At the required flow water shall be clear and free of sand and other debris larger than .030" in diameter.
b. Water shall be considered sand free when no sample, taken during test pumping, contains more than 2 parts per million of suspended solid weight.
c. Maximum iron allowed in the water shall be less than 1.3 parts per million.
d. Maximum salt content allowed in the water shall be less than 300 parts per million.

3.3 ADJUSTMENT AND CLEANING:
A. Adjust heads to proper grade when turf is sufficiently established to allow walking on it without appreciable harm. Such lowering or raising of of heads shall be part of the original contract with no additional charge to the Owner.
B. Adjust sprinkler heads for proper distribution and trim to ensure spray does not fall on building.
C. Adjust watering time of valves to provide proper amounts of water to all plants.

3.4 Testing:
A. The irrigation contractor shall test the mainline at 100 psi for the period of two hours. The mainline shall maintain a minimum of 95 psi throughout the test. Notify the owner representative 48 hours prior to the test

3.5 DEMONSTRATION:
A. After system is installed and approved, instruct Owners Representative in complete operation and maintenance.

END OF SECTION

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SCALE: N/A

VERIFY SCALE
Bar is ONE INCH On Original Drawing
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CONSTRUCTION/PERMITTING REVISIONS:

DESCRIPTION
08/27/2024 - MARION COUNTY SUBMITTAL
11/15/2024 - MARION COUNTY SUBMITTAL
02/07/2025 - MARION COUNTY SUBMITTAL
03/19/2025 - MARION COUNTY SUBMITTAL

CLIENT: DINKINS CONSTRUCTION, LLC.

PROJECT: FOOTBALL FACTORY

SHEET TITLE: IRRIGATION SCHEDULE AND NOTES

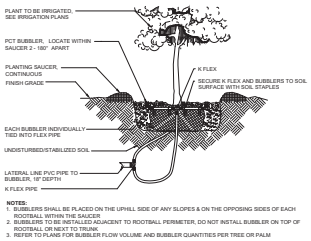
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DRAWN BY: MS
QUALITY CONTROL: MS

PROJECT NUMBER: 23-0599

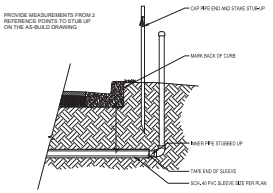
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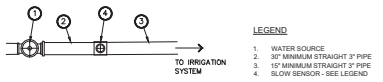
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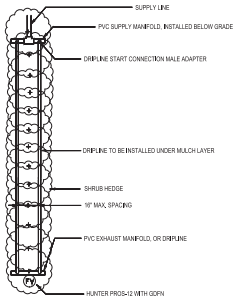
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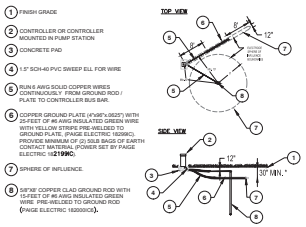
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SCALE: N.T.S.



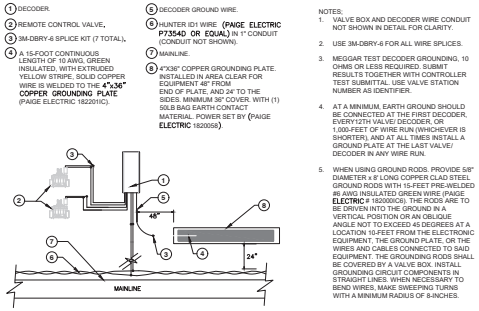
3 MASTER VALVE AND FLOW METER INSTALLATION DETAIL
SCALE: N.T.S.



4 DRIPLINE LAYOUT
SCALE: N.T.S.



5 CONTROLLER GROUNDING DETAIL NTS.



6 DECODER GROUNDING DETAIL NTS.

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SCALE: N/A
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CONSTRUCTION/RECORD:

DESCRIPTION
08/27/2024 - MARION COUNTY SUBMITTAL
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02/07/2025 - MARION COUNTY SUBMITTAL
03/19/2025 - MARION COUNTY SUBMITTAL

CLIENT: DINKINS CONSTRUCTION, LLC
PROJECT: FOOTBALL FACTORY
SHEET TITLE: IRRIGATION DETAILS

DESIGNED:
DRAWN:
CHECKED:
QUALITY CONTROL:
PROJECT NUMBER: 23-0599

SHEET NO.: IR-2

Date: [illegible] Plot Date: Mar 13,2025 - 12:56pm Filename: M:\2023\23-0599\Documents\CD_Sheets\CD_23599_IR_Furnishing.23-0599_Irrigation Base.dwg

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GRAPHIC SCALE
0 10 20 40

PROPOSED SOCCER FIELD
PROPOSED SOCCER FIELD
PROPOSED WARM-UP FIELD
PROPOSED STORMWA MANAGEMENT FACIL
MATCHLINE IR-4
MATCHLINE IR-3

CHM
ORLANDO 407.423.8398
TAMPA 813.873.7300
FLORIDA

SCALE: 1"=20'
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CONSTRUCTION/REVISIONS:

DESCRIPTION:
SUBMITTAL
03/07/2024 MARION COUNTY SUBMITTAL
11/15/2024 MARION COUNTY SUBMITTAL
02/07/2025 MARION COUNTY SUBMITTAL

CLIENT: DINKINS CONSTRUCTION, LLC
PROJECT: FOOTBALL FACTORY
SHEET TITLE: IRRIGATION PLAN

TECHNICIAN: BL
DESIGNER: JMS
QUALITY CONTROL: JMS
PROJECT NUMBER: 23-0599

SHEET NO.: IR-3

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GRAPHIC SCALE
0 10 20 40

PROPOSED SOCCER FIELD
PROPOSED SOCCER FIELD
PROPOSED WARM-UP FIELD
PROPOSED STORMWA MANAGEMENT FACIL
MATCHLINE IR-4
MATCHLINE IR-3

11801 Research Drive
Alachua, Florida 32615
(352)331-1976
www.kimley-horn.com
CA 00000696
LA0667049

NV5

SCALE: 1"=20'

KIMLEY-HORN AND ASSOCIATES, INC. 2025
THESE PLANS ARE NOT RELEASED FOR CONSTRUCTION, BIDDING OR PERMITTING PURPOSES.

DESCRIPTION:
08/07/2025 - MARION COUNTY SUBMITTAL
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03/19/2025 - MARION COUNTY SUBMITTAL

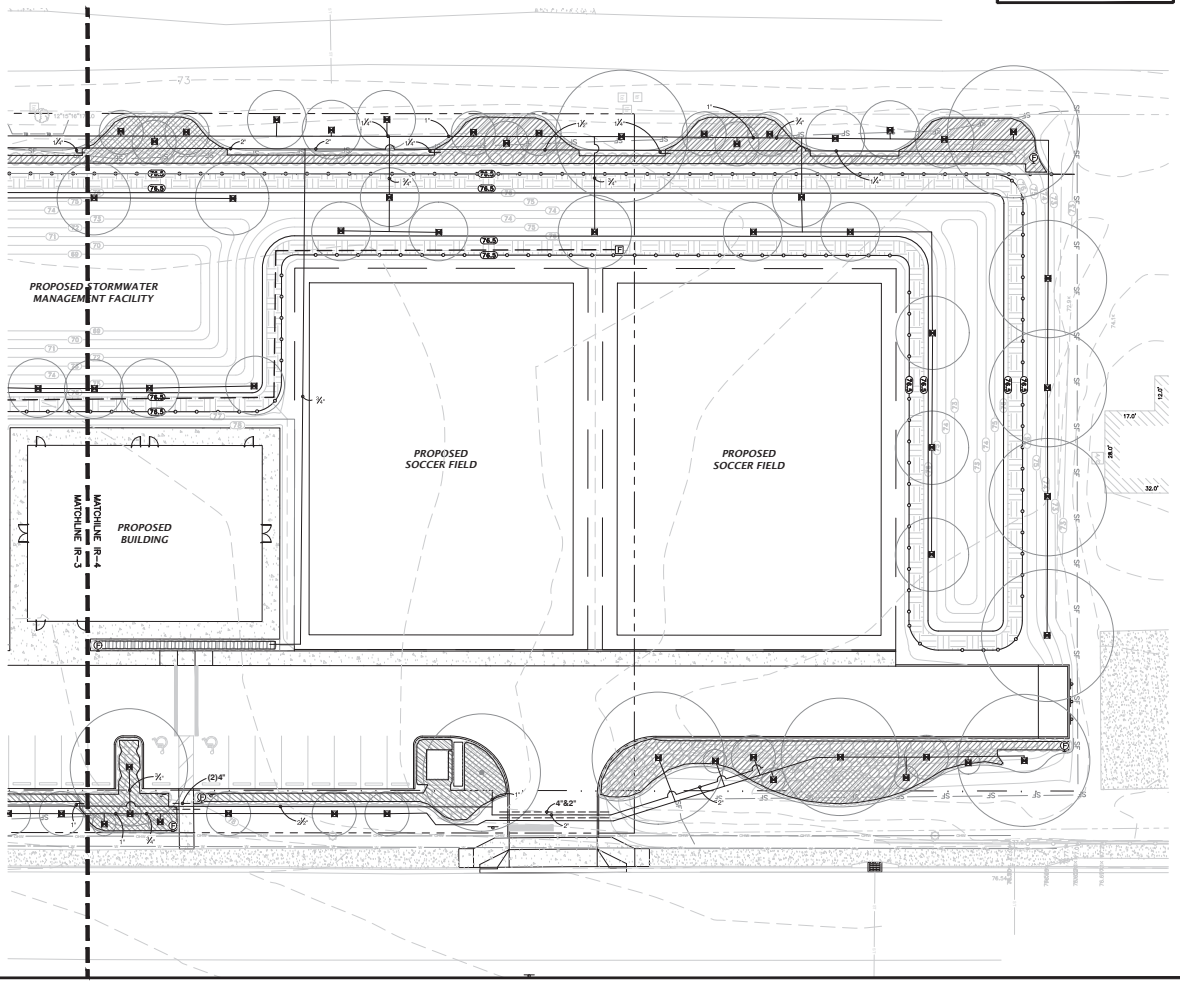
CLIENT: DINKINS CONSTRUCTION, LLC
PROJECT: FOOTBALL FACTORY
SHEET TITLE: IRRIGATION PLAN

TECHNICIAN: TEL
DESIGNER: JMS
QUALITY CONTROL: JMS
PROJECT NUMBER: 23-0599

SHEET NO.: IR-3

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CHW
CHW PROFESSIONAL CONSULTANTS
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CONSTRUCTION/RECORD DRAWINGS:

DESCRIPTION
08/27/2024 MARION COUNTY SUBMITTAL
11/15/2024 MARION COUNTY SUBMITTAL
02/07/2025 MARION COUNTY SUBMITTAL

CLIENT: DINKINS CONSTRUCTION, LLC
PROJECT: FOOTBALL FACTORY
SHEET TITLE: IRRIGATION PLAN

TECHNICIAN: BE
DESIGNER: JMS
QUALITY CONTROL: JMS
PROJECT NUMBER: 23-0599

SHEET NO.: IR-4

Date: jdan-mckenzie File: Date: 02.2025 11:05am Filename: W:\2023\23-0599\Documents\03_Design\03_Drawings\23-0599_Irrigation Base.dwg

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GRAPHIC SCALE
0 10 20 40

PROPOSED STORMWATER MANAGEMENT FACILITY

PROPOSED SOCCER FIELD

PROPOSED SOCCER FIELD

PROPOSED BUILDING

MATCHLINE IR-4
MATCHLINE IR-3

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KIMLEY-HORN

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CONSTRUCTION/REVISIONS:

DESCRIPTION
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02/07/2025 - MARION COUNTY SUBMITTAL
03/19/2025 - MARION COUNTY SUBMITTAL

CLIENT: DINKINS CONSTRUCTION, LLC

PROJECT: FOOTBALL FACTORY

SHEET TITLE: IRRIGATION PLAN

PROJECT NUMBER: 23-0599

SHEET NO.: IR-4

DESIGNED: MK
DRAWN: JMS
CHECKED: JMS

TREE MITIGATION CALCULATIONS

SITE AREA: 3.66 ACRES	
EXISTING TOTAL DBH OF TREES	690
REQUIRED MITIGATION	366"
PRESERVED TREES (1 TREE)	60"
PROVIDED MITIGATION:	218"
DEFICIT:	88"
MITIGATION COST @ $294.90 PER IN:	$25,951.20

LANDSCAPED AREA REQUIREMENT

Per Marion County code 6.8.4, FOR PARCELS OVER 1 ACRE, THE MINIMUM LANDSCAPE AREA MUST BE 20%

TOTAL SITE AREA: 3.66 ACRES (159,559 SF)		
LANDSCAPED AREA	PROPOSED LANDSCAPE	32,307 SF (20%)
	PRESERVED VEGETATIVE AREAS	0 SF (0%)
	TOTAL LANDSCAPED AREA	32,307 SF (20%)

NATIVE PLANT REQUIREMENTS

NATIVE REQUIREMENTS	PROVIDED NATIVE LANDSCAPE
25% OF ALL LANDSCAPE MATERIAL TO BE NATIVE	25.6% FLORIDA NATIVE

SHADE TREE REQUIREMENT

Per Marion County code 6.7.4, post-development ratio of shade trees to the area of the site shall be a minimum of one shade tree per 3,000 square feet.

TOTAL SITE AREA: 3.66 ACRES (159,559 SF)	
SHADE TREES REQUIRED	53 SHADE TREES
SHADE TREES PROVIDED	59 SHADE TREES PROVIDED

PERIMETER BUFFER REQUIREMENTS

Per Sec. 6.8.6(K)

LOCATION	BUFFER TYPE & (LENGTH)	LANDSCAPE REQUIRED	LANDSCAPE PROVIDED
NORTH	N/A	N/A	N/A
SOUTH	TYPE D ALONG THE RIGHT-OF-WAY (215 LF)	15' WIDTH 2 SHADE TREES PER 100 LF (5 TREES) 3 ACCENT TREES PER 100 LF (10 TREES) 50% OF THE BUFFER SHALL BE SHRUBS AND GROUNDCOVERS (1,583 SF)	15' WIDE BUFFER 7 ACCENT TREES 5 SHADE TREES 1,962 SF OF SHRUBS & GROUNDCOVERS
EAST	TYPE C ALONG THE RIGHT-OF-WAY (614 LF)	15' WIDTH 2 SHADE TREES PER 100 LF (12 TREES) 3 ACCENT TREES PER 100 LF (18 TREES) 50% OF THE BUFFER SHALL BE SHRUBS AND GROUNDCOVERS (4,605 SF)	15' WIDE BUFFER 31 ACCENT TREES PROVIDED DUE TO OVERHEAD POWER LINE CONFLICT. 5,098 SF OF SHRUBS & GROUNDCOVERS
WEST	TYPE D ALONG THE RIGHT-OF-WAY (644 LF)	15' WIDTH 2 SHADE TREES PER 100 LF (13 TREES) 3 ACCENT TREES PER 100 LF (19 TREES) 50% OF THE BUFFER SHALL BE SHRUBS AND GROUNDCOVERS (4,830 SF)	15' WIDE BUFFER 19 ACCENT TREES 13 SHADE TREES 5,782 SF OF SHRUBS & GROUNDCOVERS

GENERAL NOTES

PER MARION COUNTY CODE SEC.(S) 6.7, 6.8, AND 6.9 LANDSCAPE AND IRRIGATION DESIGN STANDARDS AND TREE PRESERVATION:
ALL SHADE TREES SHALL HAVE A MINIMUM CALIPER OF 3.5", AND SHALL BE NURSERY GROWN, OF SUBSTANTIALLY UNIFORM SIZE AND SHAPE, HAVE STRAIGHT TRUNKS, AND BE FLORIDA NO. 1 QUALITY OR BETTER, AS SET OUT IN GRADES AND STANDARDS FOR NURSERY PLANS, STATE OF FLORIDA.
ACCENT OR ORNAMENTAL (UNDERSTORY) TREES SHALL HAVE A MINIMUM OVERALL HEIGHT OF SIX FEET AND A MINIMUM SPREAD OF 42 INCHES UPON INSTALLATION.
SHRUBS SHALL BE A MINIMUM OF 18" HEIGHT.
TREES AND PALMS SHALL BE PROPERLY PLANTED AND GUYED OR STAKED. ALL PLANTING SHALL BE INSTALLED ACCORDING TO CURRENT BEST MANAGEMENT PRACTICES.
ALL LANDSCAPE AREAS SHALL BE MULCHED WITH A MIN. 3" THICKNESS OF MULCH. PINE BARK MULCH SHALL BE USED IN ALL AREAS.
TREES SHALL BE PROPERLY PLANTED AND STAKES AND PROVISIONS MADE BY THE APPLICANT FOR REGULAR WATERING AND MAINTENANCE UNTIL ESTABLISHED. DEAD OR DYING TREES SHALL BE REPLACED BY THE APPLICANT DURING THE NEXT PLANTING SEASON.
ALL LANDSCAPE MAINTENANCE SHALL BE IN ACCORDANCE WITH MARION COUNTY LDC ARTICLE 6.8.13.
ALL IRRIGATION SYSTEMS SHALL BE OPERATED AND MAINTAINED IN ACCORDANCE WITH MARION COUNTY LDC ARTICLE 6.9.8.
FERTILIZER MUST COMPLY WITH MARION COUNTY FERTILIZER ORDINANCE AND SEC 6.8.14.
ALL LANDSCAPE INSTALLATION PROFESSIONALS, IRRIGATION INSTALLATION AND MAINTENANCE PROFESSIONALS SHALL MEET ALL REQUIREMENTS IN ACCORDANCE WITH MARION COUNTY LDC ARTICLE 6.8.15 – LICENSING AND CERTIFICATION.
PER LDC 6.8.3 (B) "ALL PLANT SPECIES LISTED AS "PROHIBITED" IN THE UF/IFAS ASSESSMENT OF NON-NATIVE PLANS (CENTRAL ZONE) SHALL BE REMOVED FROM PROPOSED DEVELOPMENT SITES." ALL EXOTIC INVASIVE PLANT SPECIES SHALL BE REMOVED FROM SITE.
UPON COMPLETION OF THE INSTALLATION, THE CONTRACTOR SHALL REQUIRES 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.

PLANT MATERIAL

ALL PLANT MATERIAL TO BE FLORIDA NO.1 OR BETTER, GRADED IN ACCORDANCE WITH THE STATE OF FLORIDA DEPARTMENT OF AGRICULTURE, DIVISION OF PLANT INDUSTRY'S "GRADES AND STANDARDS FOR NURSERY PLANTS", CURRENT EDITION AT THE TIME PLANS ARE ISSUED.
PLANT QUANTITIES SHOWN ARE FOR PERMITTING PURPOSES ONLY. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CONFIRM ALL QUANTITIES SHOWN ON THE PLAN.
PER MARION COUNTY CODE SEC. 6.8.11.E, INSTALLATION SHALL MEAN SURVIVAL IN PERPETUITY, AND REPLACEMENT IF NECESSARY, OR ALL MATERIALS, DEAD AND/OR DYING PLANT MATERIAL SHALL BE REPLACED BY THE OWNER WITHIN 30 DAYS NOTIFICATION BY THE COUNTY.

GRASSING

ALL DISTURBED AND UNPAVED AREAS, INCLUDING THE ADJACENT RIGHT OF WAY, TO BE GRASSED WITH SOD A FREE OF NOXIOUS WEEDS AND TROPICAL SOD AA APPLE OR SEEDED AND MULCHED, UNLESS OTHERWISE NOTED. SEE CIVIL SITE PLANS FOR ADDITIONAL RELATED INFORMATION.

LEGEND



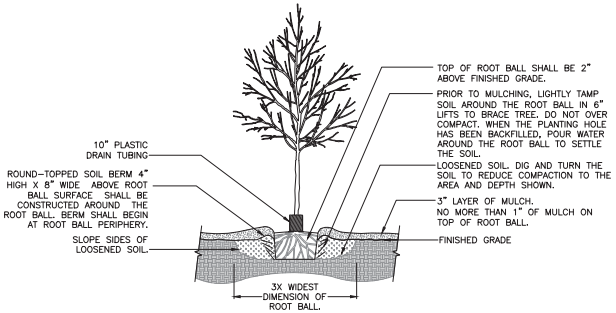
NEW TREES TO BE ADDED

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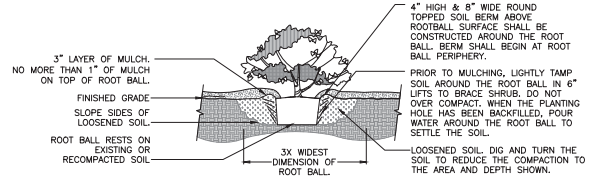
PLANT SCHEDULE

CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
TREES					
BN	12	BETULA NIGRA 'DURA HEAT'	DURA HEAT RIVER BIRCH (N)	65 GAL, 9' HT, 5' SPR, 3.5" CAL	
INS	18	ILEX X 'NELLIE R. STEVENS'	NELLIE R. STEVENS HOLLY	30 GAL, 7' HT, 3' SPR, 2" CAL	
MC	37	MYRICA CERIFERA	WAX MYRTLE (N)	30 GAL, 7' HT, 3' SPR, 2" CAL	
MGB	14	MAGNOLIA GRANDIFLORA 'BRACKEN'S BROWN BEAUTY'	BRACKEN'S BROWN BEAUTY MAGNOLIA (N)	65 GAL, 9' HT, 2.5' SPR, 3.5" CAL	
QV	8	QUERCUS VIRGINIANA	SOUTHERN LIVE OAK (N)	100 GAL, 12' HT, 7' SPR, 4" CAL	
TD	17	TAXODIUM DISTICHUM	BALD CYPRESS (N)	65 GAL, 12' HT, 6 SPR, 3.5" CAL	
UA	9	ULMUS ALATA	WINGED ELM (N)	100 GAL, 10' HT, 6' SPR, 4" CAL	
SHRUBS					
IDB	22	ILEX CORNUTA 'DWARF BURFORDII'	DWARF BURFORD HOLLY	3 GAL, 24" HT, 16" SPR	
VO	57	VACCINIUM DARROWII	LOWBUSH BLUEBERRY (N)	3 GAL., 16" HT. X 12" SPR.	
VO	324	VIBURNUM ODORATISSIMUM	SWEET VIBURNUM	3 GAL., 24" HT. X 12" SPR.	
ZF	150	ZAMIA FLORIDANA	COONTIE (N)	3 GAL., 15" HT. X 15" SPR.	
GROUND COVERS					
JEP	346	JUNIPERUS CHINENSIS 'BLUE PACIFIC'	BLUE PACIFIC JUNIPER	1 GAL., FULL	18" o.c.
LEM	1,104	LIRIOPE MUSCARI 'EMERALD GODDESS'	EMERALD GODDESS LIRIOPE	1 GAL., FULL	18" o.c.
SB	322	SPARTINA BAKERI	SAND CORD GRASS (N)	1 GAL., FULL	42" o.c.
SOD/SEED					
SOD A	----	PASPALUM NOTATUM 'ARGENTINE'	BAHIA GRASS	WEED FREE AND SAND GROWN SOD	
SOD B	----	CYNODON DACTYLON X TRANSVAALENSIS 'DT-1'	TIFTUF™ BERMUDAGRASS	WEED FREE AND SAND GROWN SOD	

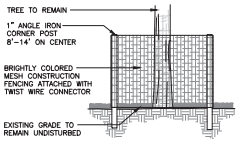
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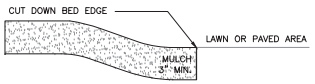
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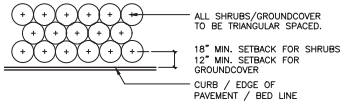
2 SHRUB PLANTING DETAIL
SCALE: N.T.S.



3 TREE PROTECTION DETAIL
SCALE: N.T.S.



4 MULCH DETAIL
SCALE: N.T.S.



NOTE: THE PERIMETER OF ALL CURVED PLANTING BEDS SHALL BE PLANTED WITH A ROW OF SHRUBS AS SHOWN IN THE PLANS AND AT THE SPACING SHOWN IN THE PLANT LIST. INTERIOR PORTIONS OF EACH BED SHALL BE PLANTED AT APPROPRIATE SPACING ACCORDING TO THIS PLANT SPACING DETAIL.

5 SHRUB PLANTING DETAIL
SCALE: N.T.S.

EXISTING TREE DATA

TAG #	TAG INFO	SPECIES	STATUS
6	16"LAO	Laurel Oak	Demo
7	12"LAO	Laurel Oak	Demo
9	24"LAO	Laurel Oak	Demo
10	11"CL	Cherry Laurel	Demo
11	36"LO	Live Oak	Demo
12	15"LO	Live Oak	Demo
63	11"LAO	Laurel Oak	Demo
64	10"LO	Live Oak	Demo
65	11"LAO	Laurel Oak	Demo
66	13"LAO	Laurel Oak	Demo
67	19"CL	Cherry Laurel	Demo
68	17"LAO	Laurel Oak	Demo
70	17" Palm	Sabal Palm	Demo
2036	23"30"LO	Live Oak	Demo
2037	21"LO	Live Oak	Remain (Off-Site)
2038	15"29"LO	Live Oak	Demo
2039	16"17"CHY	Cherry	Demo
2040	14"LO	Live Oak	Demo
2041	15"LO	Live Oak	Demo
2042	27"LO	Live Oak	Demo
2043	21"LO	Live Oak	Demo
2044	24"LO	Live Oak	Demo
2045	12"15"16"17"LO	Live Oak	Remain
2046	16"LO	Live Oak	Demo
2047	11"LO	Live Oak	Demo
2048	22"LO	Live Oak	Demo
2049	17"25"LO	Live Oak	Demo
2050	21"LAO	Laurel Oak	Demo
2051	20"LAO	Laurel Oak	Demo
2052	11"PINE	Pine	Demo
2053	17"PINE	Pine	Demo
2054	13"PINE	Pine	Demo
2055	7"14"LO	Live Oak	Demo

11801 Research Drive
Alachua, Florida 32615
(352) 331-1976
www.kimley-horn.com
CA 00007849

SCALE: N/A

KEEP SCALE BAR IS ONE INCH ON ORIGINAL DRAWING. IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY.

CONSTRUCTION/REVISIONS:

08/07/2024	MARION COUNTY SUBMITTAL
11/15/2024	MARION COUNTY SUBMITTAL
02/07/2025	MARION COUNTY SUBMITTAL
03/19/2025	MARION COUNTY SUBMITTAL

CLIENT: DINKINS CONSTRUCTION, LLC

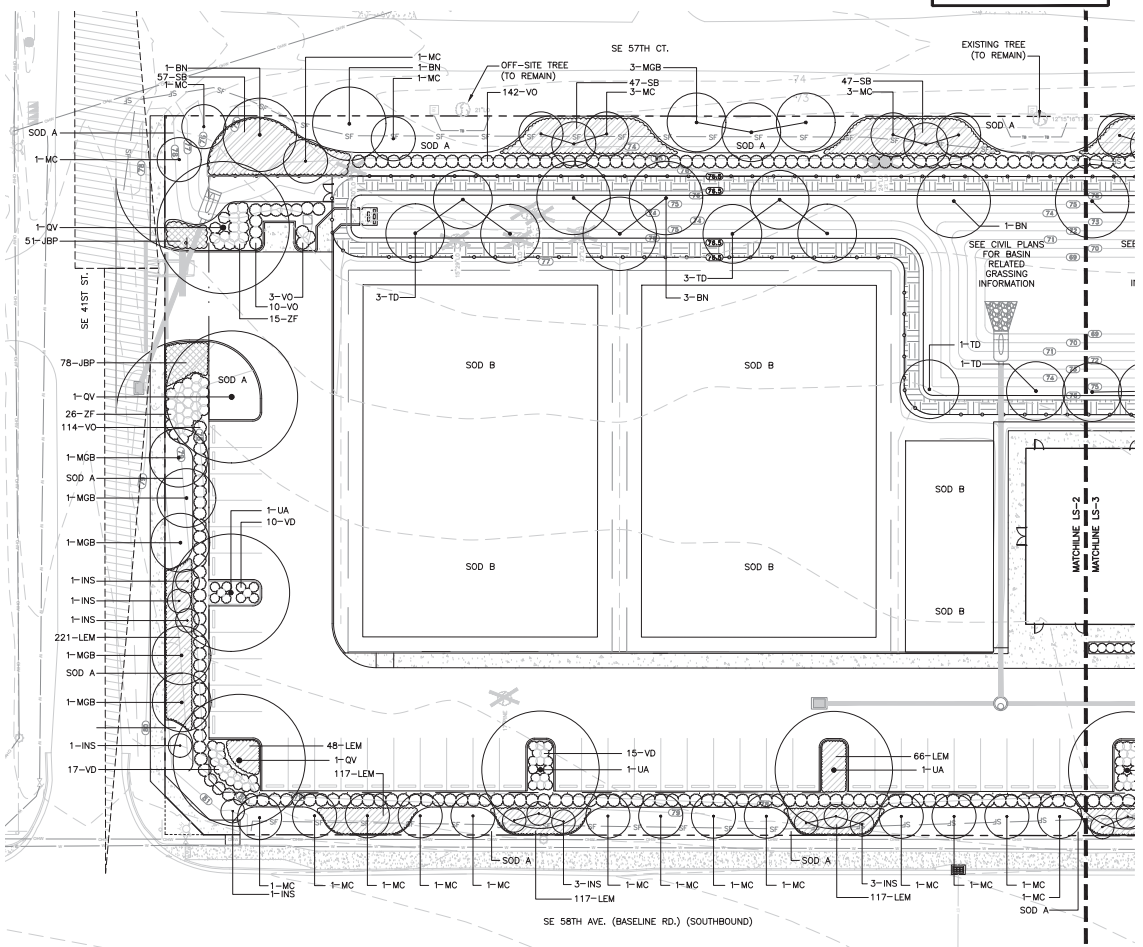
PROJECT: FOOTBALL FACTORY

SHEET TITLE: LANDSCAPE NOTES & DETAILS

TECHNICIAN: BEL
DESIGNER: JMS
QUALITY CONTROL: JMS

PROJECT NUMBER: 23-0599

SHEET NO.: LS-1



11801 Research Drive
Alachua, Florida 32615
(352)331-1976
www.kimley-horn.com
CA 00000696
LA0667049

NV15

SCALE: 1"=20'

KERRY J. SCALI
DATE IS ONE INCH ON ORIGINAL DRAWING
IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY

CONSTRUCTION/REVISIONS:

DATES:
08/07/2023 - MARION COUNTY SUBMITTAL
11/15/2023 - MARION COUNTY SUBMITTAL
02/02/2024 - MARION COUNTY SUBMITTAL
03/19/2024 - MARION COUNTY SUBMITTAL

CLIENT: DINKINS CONSTRUCTION, LLC

PROJECT: FOOTBALL FACTORY

SHEET TITLE: LANDSCAPE PLAN

RECEIVED:
NO.:

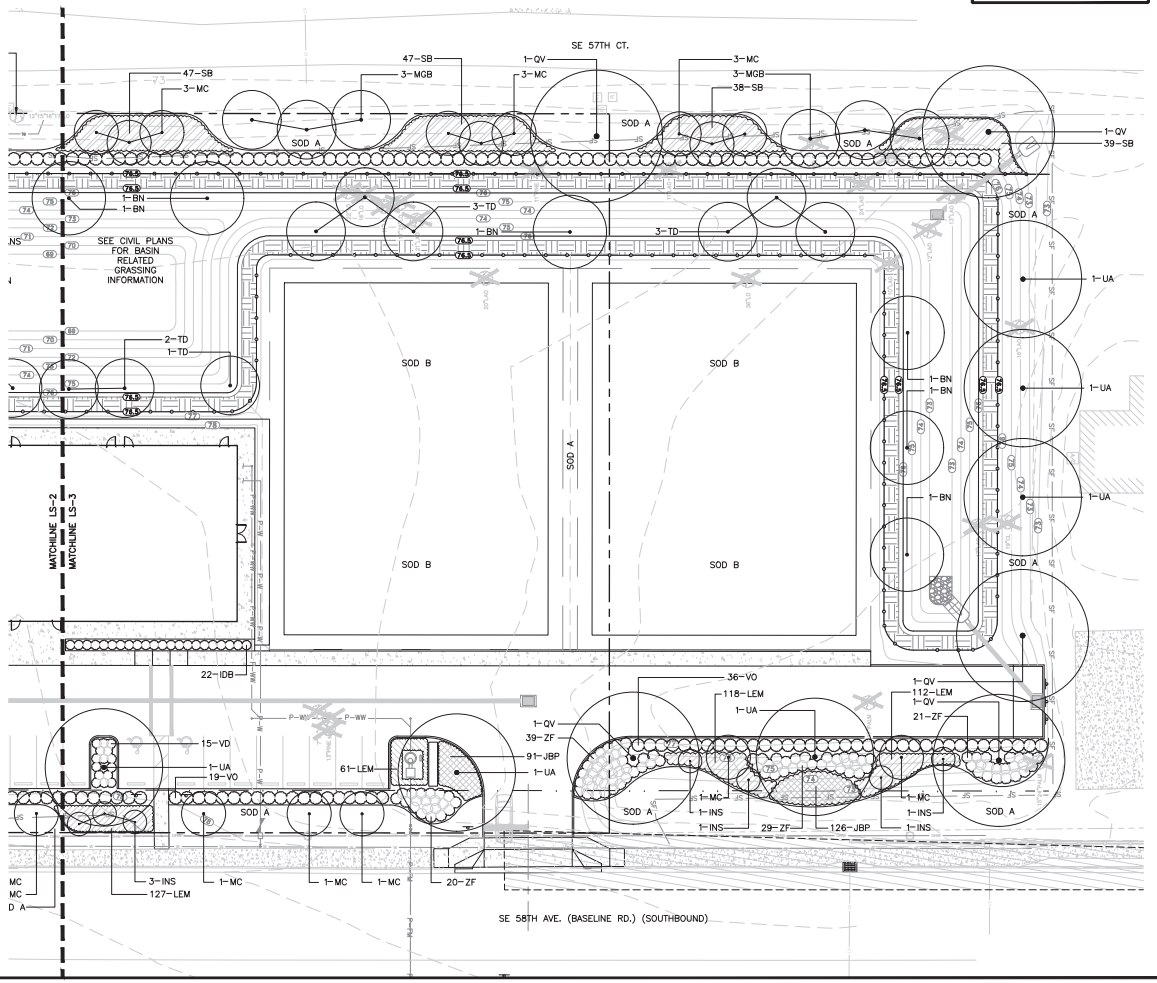
DESIGNER: JMS
CHECKED BY: JMS
QUALITY CONTROL: JMS

PROJECT NUMBER: 23-0599

SHEET NO.: LS-2

KNOW WHAT'S BELOW
ALWAYS CALL 811 BEFORE YOU DIG
It's fast, It's free, It's the law.
Call 811 two business days before digging

GRAPHIC SCALE
0 10 20 40



NV5
11801 Research Drive
Alachua, Florida 32615
(352)331-1976
www.nv5.com
CA#0007049

SCALE: 1"=20'
KEEP SCALE BAR IS ONE INCH ON ORIGINAL DRAWING. IF NOT THE SHEET, ADJUST SCALES ACCORDINGLY.

CONSTRUCTION/REVISIONS:

DESCRIPTION
08/07/2024 - MARION COUNTY SUBMITTAL
11/15/2024 - MARION COUNTY SUBMITTAL
02/07/2025 - MARION COUNTY SUBMITTAL
03/19/2025 - MARION COUNTY SUBMITTAL

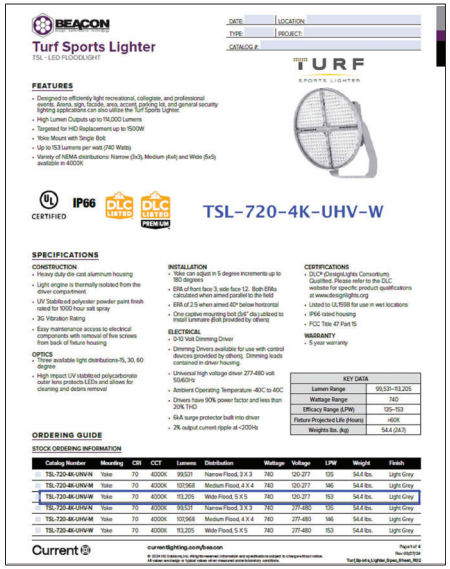
CLIENT: DINKINS CONSTRUCTION, LLC
PROJECT: FOOTBALL FACTORY
SHEET TITLE: LANDSCAPE PLAN

DESIGNED: BEL
DRAWN: JMS
CHECKED: JMS
PROJECT CONTROL: JMS
PROJECT NUMBER: 23-0599

SHEET NO.: LS-3

Date: John-Holmes Rel Date: Mar 11,2025 1:35pm Filename: M:\2023\23-0599\Department\03_Design\01_Drawing\01_Working\23-0599_Design Sheet.dwg

PHOTOMETRIC ANALYSIS NOTES:
- ALL FIXTURES ARE FULL CUT-OFF, EXCEPT TYPE 'A'
- POLE LIGHT LAMP SOURCES ARE LED
- "MH" = MOUNTING HEIGHT (IN FEET)
- ALL FIXTURES WILL BE CONTROLLED VIA PHOTOCELL AND TIMECLOCK WITH 6-HOUR TIMER SWITCH OVERRIDE. SEQUENCE OF OPERATION:
  ON BY LOW NATURAL LIGHT LEVEL OR TIMECLOCK (DUSK)
  OFF BY LOW NATURAL LIGHT LEVEL OR TIMECLOCK (DAWN)
  6-HOUR TIMER SWITCH OVERRIDE AVAILABLE FOR TEMPORARY, LIMITED OPERATION OF LIGHTS DURING TIMES OUTSIDE NORMAL OPERATION PERIODS.
- NO FIXTURE SUBSTITUTIONS, ADDITIONS, OR CHANGES MAY BE MADE WITHOUT PRIOR APPROVAL BY THE AUTHORITY HAVING JURISDICTION


BEACON

Turf Sports Lighter

TSL - LED FLOODLIGHT

DATE | LOCATION

TYPE | PROJECT

CATALOG #

TURF SPORTS LIGHTER

FEATURES

- Designed to efficiently light recreational, collegiate, and professional events. Arena, stage, tennis court, parking lot, and general security lighting applications can be met with the Turf Sports Lighter.
- High Lumen Outputs up to 116,000 Lumens
- Targeted for HID Replacement up to 1500W
- Yoke Mount with Single Bolt
- Up to 153 Lumens per watt (740 Watts)
- Variety of NEMA distributions: Narrow (3x3), Medium (4x4) and Wide (5x5) available in 4000K

CERTIFIED | IP66 | DLC LISTED | DLC PREMIUM

TSL-720-4K-UHV-W

SPECIFICATIONS

CONSTRUCTION
- Heavy duty die cast aluminum housing.
- Light engine is thermally isolated from the driver compartment.
- UV Stabilized polyester powder paint finish rated for 1000 hour salt spray
- 3G Vibration Rating
- Easy maintenance access to electrical components with removal of five screws from back of fixture housing

OPTICS
- Three available light distributions-15, 30, 60 degree
- High impact UV stabilized polycarbonate outer lens protects LEDs and allows for cleaning and debris removal

INSTALLATION
- Yoke can adjust in 5 degree increments up to 180 degrees
- EPA of front face 3, side face 1.2. Both EPAs calculated when aimed parallel to the field
- EPA of 2.5 when aimed 40° below horizontal
- One captive mounting bolt (3/4" dia.) utilized to install Luminaire (Bolt provided by others)

ELECTRICAL
- 0-10 Volt Dimming Driver
- Dimming Drivers available for use with control devices provided by others). Dimming leads contained in driver housing.
- Universal high voltage driver 277-480 volt 50/60 Hz
- Ambient Operating Temperature -40C to 40C
- Drivers have 90% power factor and less than 20% THD
- 6kA surge protector built into driver
- 2% output current ripple at <200Hz

CERTIFICATIONS
- DLC 7 DesignLights Consortium® Qualified. Please refer to the DLC website for specific product qualifications at www.designlights.org
- Listed to UL1598 for use in wet locations
- IP66 rated housing
- FCC Title 47 Part 15

WARRANTY
- 5 year warranty

KEY DATA	
Lumen Range	99,531-113,205
Wattage Range	740
Efficacy Range (LPW)	135-153
Fixture Projected Life (Hours)	>60K
Weights lbs. (kg)	54.4 (24.7)

ORDERING GUIDE

STOCK ORDERING INFORMATION

Catalog Number	Mounting	CRI	CCT	Lumens	Distribution	Wattage	Voltage	LPW	Weight	Finish
TSL-720-4K-UNV-N	Yoke	70	4000K	99,531	Narrow Flood, 3 X 3	740	120-277	135	54.4 lbs.	Light Grey
TSL-720-4K-UNV-M	Yoke	70	4000K	107,968	Medium Flood, 4 X 4	740	120-277	146	54.4 lbs.	Light Grey
TSL-720-4K-UNV-W	Yoke	70	4000K	113,205	Wide Flood, 5 X 5	740	120-277	153	54.4 lbs.	Light Grey
TSL-720-4K-UHV-N	Yoke	70	4000K	99,531	Narrow Flood, 3 X 3	740	277-480	135	54.4 lbs.	Light Grey
TSL-720-4K-UHV-M	Yoke	70	4000K	107,968	Medium Flood, 4 X 4	740	277-480	146	54.4 lbs.	Light Grey
TSL-720-4K-UHV-W	Yoke	70	4000K	113,205	Wide Flood, 5 X 5	740	277-480	153	54.4 lbs.	Light Grey

Current

current-lighting.com/beacon

Page 1 of 4

Rev: 06/27/18

All values are design or typical values when measured under laboratory conditions.

Turf Sports Lighter_Spec Sheet_REV2

A (40' MOUNTING HEIGHT)

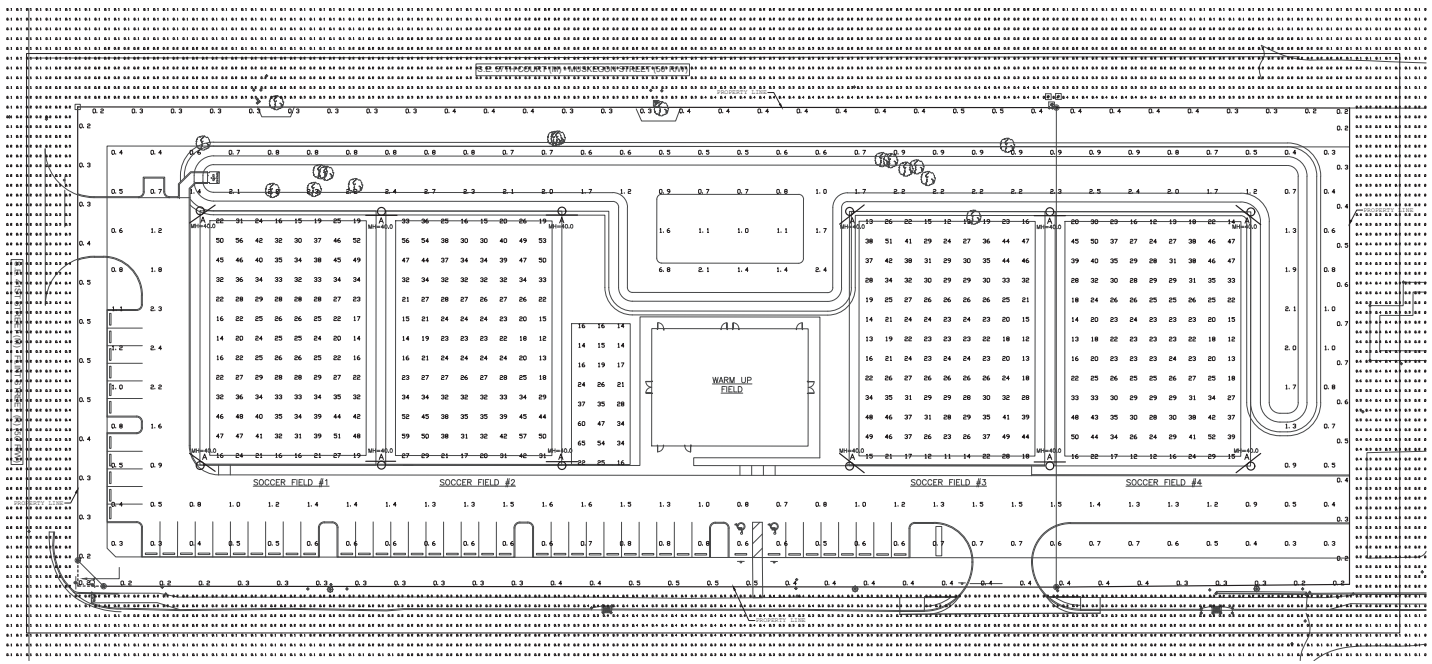
ILLUMINANCE SUMMARY										
TARGET PLANE: X-Y (HORIZ.) AT Z = 3.00' ILLUMINANCE: HORIZONTAL FC										
GRID NAME	NO. POINTS	AVG	MAX	MIN	A/M	M/M	UG	CV	GRID SIZE X	GRID SIZE Y
* SDC#1	104	30.3	55.7	13.8	2.19	4.03	3.02	0.33	10'	10'
TARGET PLANE: X-Y (HORIZ.) AT Z = 3.00' ILLUMINANCE: HORIZONTAL FC										
* SDC#2	104	30.7	58.7	12.0	2.56	4.90	2.75	0.35	10'	10'
TARGET PLANE: X-Y (HORIZ.) AT Z = 3.00' ILLUMINANCE: HORIZONTAL FC										
* SDC#3	117	27.4	50.9	10.7	2.55	4.74	3.26	0.34	10'	10'
TARGET PLANE: X-Y (HORIZ.) AT Z = 3.00' ILLUMINANCE: HORIZONTAL FC										
* SDC#4	117	27.4	51.7	11.6	2.37	4.46	3.34	0.34	10'	10'
TARGET PLANE: X-Y (HORIZ.) AT Z = 3.00' ILLUMINANCE: HORIZONTAL FC										
* WARMUP FIELD	24	27.9	64.6	13.9	2.00	4.64	2.91	0.53	10'	10'
TARGET PLANE: X-Y (HORIZ.) AT Z = 0.00' ILLUMINANCE: HORIZONTAL FC										
* INTERIOR AREA	166	1.1	6.8	0.3	4.24	25.66	4.18	0.66	20'	20'
TARGET PLANE: X-Y (HORIZ.) AT Z = 0.00' ILLUMINANCE: HORIZONTAL FC										
* TRESPASS EXTENDING TO 100'	8840	0.1	0.6	0.0	+INF	+INF	1.19	0.62	5'	5'
TARGET: 0' SPILL GRID AT Z = 0.0' ILLUMINANCE: HORIZONTAL FC										
* PROPERTY LINE HOR.-HOR	91	0.4	0.7	0.2	2.23	4.29	-1.00	0.29	20'	20'

* ILLUMINANCE LEVELS SHOWN

LUMINAIRE SUMMARY							
GRID	TYPE	CATALOG NUMBER	TEST NUMBER	INITIAL LUMENS	LLF	Q'TY	AVG. TILT
SDC#1	A	TSL-720-4K-UHV-W-Visor	1	111406	0.90	4	1.00
		Total Luminaires/Combined Avg. Tilt				4	1.00
SDC#2	A	TSL-720-4K-UHV-W-Visor	1	111406	0.90	4	1.00
		Total Luminaires/Combined Avg. Tilt				4	1.00
SDC#3	A	TSL-720-4K-UHV-W-Visor	1	111406	0.90	4	1.00
		Total Luminaires/Combined Avg. Tilt				4	1.00
SDC#4	A	TSL-720-4K-UHV-W-Visor	1	111406	0.90	4	1.00
		Total Luminaires/Combined Avg. Tilt				4	1.00
WARMUP FIELD	A	TSL-720-4K-UHV-W-Visor	1	111406	0.90	2	1.00
		Total Luminaires/Combined Avg. Tilt				2	1.00
		Total Luminaires/Combined Avg. Tilt				18	1.00

MOUNTING LOCATION SUMMARY				
MTG. LOC. LABEL (X, Y)	MTG. * HT. (FEET)	Q'TY PER LOC.	kW LOAD	TYPE A
P1 (192, 65)	40.0	1	0.74	1
SDC#3	–	1	0.74	1
P2 (192, -65)	40.0	1	0.74	1
SDC#3	–	1	0.74	1
P3 (294, 65)	40.0	2	1.48	2
SDC#3	–	1	0.74	1
SDC#4	–	1	0.74	1
P4 (294, -65)	40.0	2	1.48	2
SDC#3	–	1	0.74	1
SDC#4	–	1	0.74	1
P5 (397, 65)	40.0	1	0.74	1
SDC#4	–	1	0.74	1
P6 (397, -65)	40.0	1	0.74	1
SDC#4	–	1	0.74	1
S1 (-140, 65)	40.0	1	0.74	1
SDC#1	–	1	0.74	1
S2 (-140, -65)	40.0	1	0.74	1
SDC#1	–	1	0.74	1
S3 (-47, 65)	40.0	2	1.48	2
SDC#1	–	1	0.74	1
SDC#2	–	1	0.74	1
S4 (-47, -65)	40.0	2	1.48	2
SDC#1	–	1	0.74	1
SDC#2	–	1	0.74	1
S5 (45, 65)	40.0	2	1.48	2
SDC#2	–	1	0.74	1
WARMUP FIELD	–	1	0.74	1
S6 (45, -65)	40.0	2	1.48	2
SDC#2	–	1	0.74	1
WARMUP FIELD	–	1	0.74	1
TOTAL		18	13.32	18

* MOUNTING HEIGHTS MEASURED FROM PLAYING SURFACE
MTG. LOCATION(S) (X,Y) ARE RELATIVE TO 0,0 AT ⊕



SOCCER FIELDS LIGHTING
ELECTRICAL SITE PLAN - LIGHTING PHOTOMETRICS
SCALE: 1" = 30'

MILLER PROFESSIONAL ENGINEERING, LLC
P.O. BOX 3246
OCALA, FLORIDA 34478
352-572-4178
MILLERPE@GMAIL.COM
CERTIFICATE OF AUTHORIZATION #30872
MPE
MILLER PROFESSIONAL ENGINEERING, LLC

MATTHEW MILLER
PE LICENSE #66490
DRAWING IS NOT VALID UNLESS SIGNED, SEALED & DATED BY REGISTERED PROFESSIONAL

SITE LIGHTING FOR:
FOOTBALL FACTORY
BASELINE ROAD
MARION COUNTY, FLORIDA

DATE
01.21.2025

REVISIONS

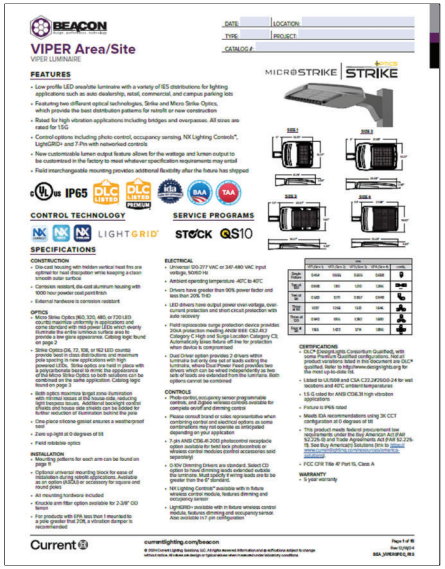
NO.	DESCRIPTION
1	.
2	.
3	.

SHEET TITLE

ELECTRICAL SITE PLAN
SOCCER FIELDS
LIGHTING PHOTOMETRICS

SHEET NO.

E100A-LP



BEACON

VIPER Area/Site

VIPER LUMINAIRE

DATE | LOCATION

TYPE | PROJECT

CATALOG #

FEATURES

- Low-profile LED area/site luminaire with a variety of IES distributions for lighting applications such as auto dealership, retail, commercial, and campus parking lots
- Featuring two different optical technologies, Strike and Micro Strike Optics, which provide the best distribution patterns for retrofit or new construction
- Rated for high-vibration applications including bridges and overpasses. All sizes are rated for 1.5G
- Control options including photo control, occupancy sensing, NX Lighting Controls™, LightGRID+ and 7-Pin with networked controls
- Now customizable lumen output feature allows for the wattage and lumen output to be customized in the factory to meet whatever specification requirements may entail
- Field interchangeable mounting provides additional flexibility after the fixture has shipped

MICRO STRIKE | STRIKE

IP65

CONTROL TECHNOLOGY

LIGHTGRID

SERVICE PROGRAMS

STOCK QS10

SPECIFICATIONS

CONSTRUCTION

- Die-cast housing with hidden vertical heat fins are optimal for heat dissipation while keeping a clean, smooth appearance
- Corrosion resistant, die-cast aluminum housing with 1000 hour powder coat paint finish
- External hardware is corrosion resistant

OPTICS

- Micro Strike Optics (60, 320, 480, or 720 LED counts) maximize uniformity in applications and minimize spill light and glare. Micro Strike Optics evenly illuminate the entire luminous surface area to provide a low glare appearance. Cutlery logic found on page 2
- Strike Optics (56, 72, 108, or 162 LED counts) offer a high-performance, cost-effective, medium pole spacing in new applications with high-powered LEDs. Strike optics are held in place with a tool-less, door frame design. The door frame on all of the Micro Strike Optics on both solutions can be combined on the same application. Cutlery logic found on page 3
- Both optics maximize target zone illumination while minimizing uplight, backlight, and offering light trespass issues. Additional backlight control shields and house side shields can be added for further reduction of illumination behind the pole
- One-piece silicone gasket ensures a weather-proof seal
- Zero up-light at 0 degrees of tilt
- Field rotatable optics

INSTALLATION

- Mounting patterns for each arm can be found on page 3
- Optional universal mounting block for ease of installation during retrofit applications. Available in tenon (AVDM2) or accessory for square and round poles
- All mounting hardware included
- Knuckle arm filler option available for 2-3/8" OD tenons
- For products with EPA less than 1 mounted to a pole greater than 20ft, a vibration damper is recommended

ELECTRICAL

- Universal 120-277 VAC or 347-480 VAC input voltage, 50/60 Hz
- Ambient operating temperature -40°C to 40°C
- Drivers have greater than 90% power factor and less than 20% THD
- LED drivers have output power over-voltage, over-current protection and short-circuit protection with auto recovery
- Field replaceable surge protection device provides 20kA protection meeting ANSI/IEEE C62.41.2 Category C High and Surge Location Category C3. Optional 10kV surge protection for protection when device is compromised
- Dual Driver option provides 2 drivers within luminaire but only one set of leads exiting the luminaire, where Dual Power Feed provides two sets of leads. If one driver fails, only half of the sets of loads are extended from the luminaire, both options cannot be combined

CONTROLS

- NX Lighting Controls occupancy sensor programmable zanflow, and Zigbee wireless controls available for complete on/off and dimming control
- Please consult brand or sales representative when combining control and electrical options as some combinations may not be available as anticipated depending on your application
- 7-pin ANSI C136.41-2013 photocontrol receptacle option available for field-lock photocontrols or wireless control modules (control accessories sold separately)
- 0-10V Dimming Drivers are standard. Select CD option to have dimming leads extended outside the luminaire. Multi-quality if wiring leads are to be cut to length in the field
- NX Lighting Controls™ available with in-fixture wireless control module, features dimming and occupancy sensor
- LightGRID+ available with in-fixture wireless control module, features dimming and occupancy sensor. Also available in 7-pin configuration

CERTIFICATIONS

- DLC® DesignLights Consortium Qualified, with DLC Premium for 5000K CCT and below. See product versions listed in the Document are DLC® qualified. Refer to http://www.designlights.org for the most up-to-date list.
- Listed to UL1598 and CSA C22.2#250.0-24 for wet locations and 40°C ambient temperatures
- 1.5 G rated for ANSI C136.31 high vibration applications
- Fixture is IP65 rated
- Meets EIA recommendations using 3K CCT configuration at 0 degrees of tilt
- This product meets federal procurement law requirements under the Buy American Act as implemented by FAR 52.225-2 and FAR 52.225-11. See Buy American's Solutions (link to www.designlights.org/search/programs/buy-american-solutions)
- FCC CFR Title 47 Part 15, Class A

WARRANTY

- 5 year warranty

Current

currentlighting.com/beacon

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Page 1 of 16

Rev 10/16/24

BEA_VIPERSPEC_R4.0

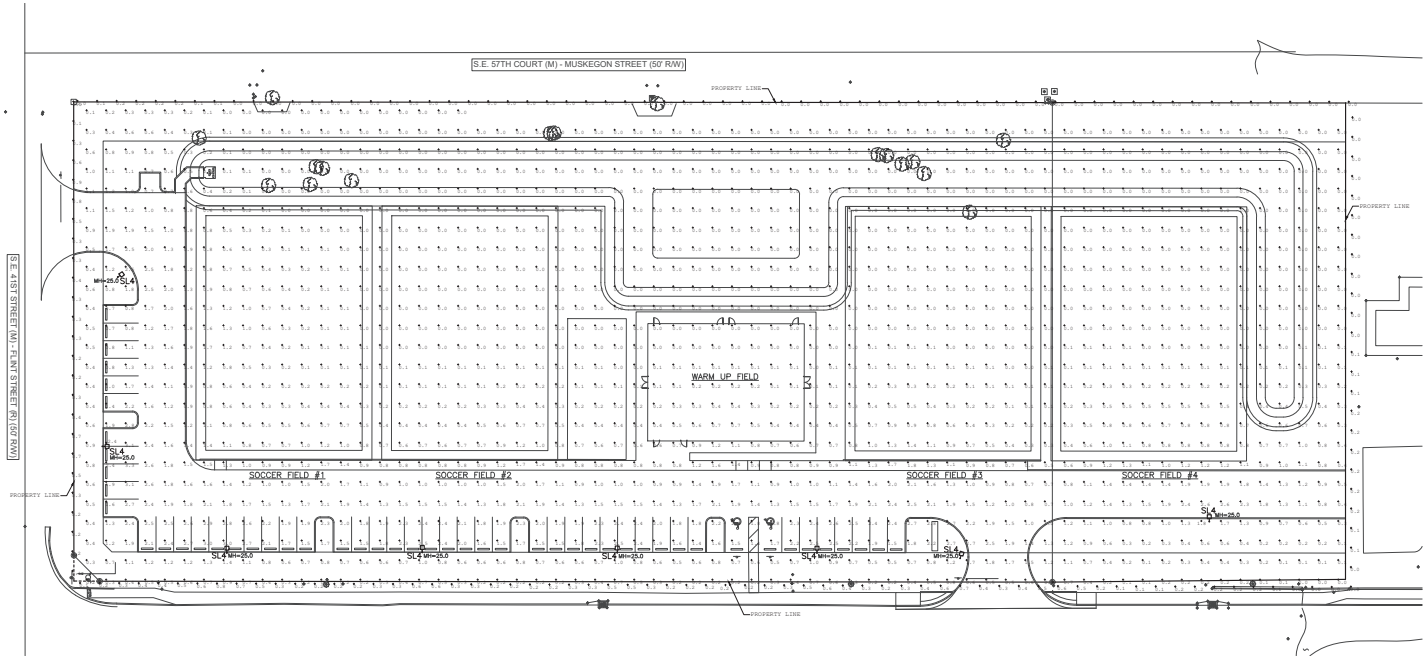
SL4 (25' MOUNTING HEIGHT)

Luminaire Schedule										
Symbol	Qty	Label	Arrangement	Description	LLF	Luminaire Lumens	Luminaire Watts	Total Watts	[MANUFAC]	Mounting Height
▫	8	SL4	Single	VP-1-160L-100-4K7-4W-UNV-A3-DBT / VALMONT 240840605TE-D1-DDB-HH	0.950	11835	92	736	BEACON	25

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
PROPERTY LINE	Illuminance	Fc	0.18	0.9	0.0	N.A.	N.A.
SITE	Illuminance	Fc	0.53	3.3	0.0	N.A.	N.A.
PARKING LOT	Illuminance	Fc	1.65	3.3	0.4	4.13	8.25

PHOTOMETRIC ANALYSIS NOTES:

- ALL FIXTURES ARE FULL CUT-OFF, EXCEPT TYPE 'A'
- POLE LIGHT LAMP SOURCES ARE LED
- "MH" = MOUNTING HEIGHT (IN FEET)
- ALL FIXTURES WILL BE CONTROLLED VIA PHOTOCELL AND TIMECLOCK WITH 6-HOUR TIMER SWITCH OVERRIDE.
  SEQUENCE OF OPERATION:
  ON BY LOW NATURAL LIGHT LEVEL OR TIMECLOCK (DUSK)
  OFF BY LOW NATURAL LIGHT LEVEL OR TIMECLOCK (DAWN)
  6-HOUR TIMER SWITCH OVERRIDE AVAILABLE FOR TEMPORARY, LIMITED OPERATION OF LIGHTS DURING TIMES OUTSIDE NORMAL OPERATION PERIODS.
- NO FIXTURE SUBSTITUTIONS, ADDITIONS, OR CHANGES MAY BE MADE WITHOUT PRIOR APPROVAL BY THE AUTHORITY HAVING JURISDICTION



PARKING LOT LIGHTING
ELECTRICAL SITE PLAN - LIGHTING PHOTOMETRICS

SCALE: 1" = 30'

MILLER PROFESSIONAL ENGINEERING, LLC
P.O. BOX 3246
OCALA, FLORIDA 34478
(352) 812-7118
MILLERPROFESSIONALENGINEERING@GMAIL.COM
CERTIFICATE OF AUTHORIZATION #30872

MPE
MILLER PROFESSIONAL ENGINEERING, LLC

MATTHEW MILLER
PE LICENSE #66490
DRAWING IS NOT VALID UNLESS SIGNED, SEALED & DATED BY REGISTERED PROFESSIONAL

SITE LIGHTING FOR:

FOOTBALL FACTORY

BASELINE ROAD
MARION COUNTY, FLORIDA

DATE
01.21.2025

REVISIONS

NO.	DESCRIPTION
1	.
2	.
3	.

SHEET TITLE

ELECTRICAL SITE PLAN
PARKING LOT
LIGHTING PHOTOMETRICS

SHEET NO.

E100B-LP

Marion County

Development Review Committee

Agenda Item

File No.: 2025-19998 **Agenda Date:** 7/28/2025 **Agenda No.:** 5.2.

SUBJECT:
Southside: Cole - Waiver Request to a Major Site Plan
Autumn Downs
7178 NE 25th Avenue Rd Ocala
Project #2025070061 #33117 Parcel #14864-000-03
Jennifer's Permitting Service

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

July 22, 2025

JENNIFER'S PERMITTING SERVICE
JENNIFER M. PRIVATEER
2995 SE 40TH STREET
OCALA, FL 34480

SUBJECT: **DRC INFORMATIONAL LETTER**
PROJECT NAME: SOUTHSIDE: COLE
PROJECT #2025070061
APPLICATION: DRC WAIVER REQUEST #33117

Dear Ms. Privateer:

The above referenced project was reviewed by Development Review staff and the following comments are for your review. You need not reply to the comments, and if the comments have been previously completed, simply disregard. Your plan will be scheduled for approval by the Development Review Committee on July 28, 2025. This item will be on the consent agenda and attendance is not required.

1 DEPARTMENT: FRMSH - FIRE MARSHAL REVIEW
REVIEW ITEM: LDC 2.21.1.A - Major Site Plan
STATUS OF REVIEW: INFO
REMARKS: Approved

2 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: LDC 2.21.1.A - Major Site Plan
STATUS OF REVIEW: INFO
REMARKS: Defer to Stormwater

3 DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: LDC 2.21.1.A - Major Site Plan
STATUS OF REVIEW: INFO
REMARKS: Defer to Stormwater

4 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: LDC 2.21.1.A - Major Site Plan
STATUS OF REVIEW: INFO
REMARKS: Parcel 14864-000-03 is located within the Marion County Utility Service Area; however, it is currently outside of connection distance for both water and sewer services. Marion County Utilities has no objection to the requested waiver for construction of a single-family residence, as the proposed development will not impact utility infrastructure or trigger a connection requirement at this time.

Please note that the parcel is located within the Primary Springs Protection Zone and lies within the Urban Growth Boundary.

5 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: LDC 2.21.1.A - Major Site Plan
STATUS OF REVIEW: INFO
REMARKS: APPROVED. The HOA/POA (O&M Entity) has provided a letter accepting the additional runoff in excess of 6,028 sf (design impervious) into their subdivision's Master Stormwater System. Signed letter was submitted with the waiver request.
Note: The applicant owns a 2.93-acre lot (PID 14864-000-03) in the Avonlea Phase 1 subdivision. There is 0 sf existing impervious coverage on the site. The project proposes to add 13,528 sf of impervious coverage. The Avonlea Phase 1 subdivision assumes 7,500 sf impervious coverage per lot. Staff recommends approval with O&M Entity's acknowledgement and acceptance of the additional runoff to their system.

Feel free to contact us at (352) 671-8686 or DevelopmentReview@marionfl.org with questions.

Sincerely,

Your Development Review Team
Office of the County Engineer

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

33116

DEVELOPMENT REVIEW COMMITTEE WAIVER REQUEST FORM

Date: 7/9/2025 (mm/dd/yyyy) Parcel Number(s): 14864-000-03 Permit Number: 2025-07-0114

A. PROJECT INFORMATION: Fill in below as applicable:

Project Name: SouthSide : Cole Commercial ☐ or Residential ☑
Subdivision Name (if applicable): Autumn Downs
Unit_____ Block_____ Lot_____

B. PROPERTY OWNER'S AUTHORIZATION: Attach a letter from the owner(s) or the owner(s) may sign below authorizing the applicant to act on the owner's behalf for this waiver request:

Property Owner's Name (print): Michael Cole and Janet N. Scargill-Cole
Property Owner's Signature: Michael Cole Janet Cole
Property Owner's Mailing Address: 801 NE 45th Pl.
City: Ocala State: FL Zip Code: 34479 Phone #_____

C. APPLICANT INFORMATION: The applicant will be the point of contact during this waiver process and will receive correspondence.

Firm Name (if applicable): Jennifer's Permitting Service Contact Name: Jennifer M. Privateer
Mailing Address: 2995 SE 40th Street City: Ocala, State: FL Zip Code: 34480
Phone # (352) 817-4988 Alternate Phone #_____
Email address: jenniferpermitting@yahoo.com

D. WAIVER INFORMATION:
Section & Title of Code: 2.21.1.A - MAJOR SITE PLAN
Reason/Justification for Waiver Request: Requesting waiver to a Major Site Plan to install a 9238sf house on 2.93 acres. 13,528sf with concrete; Per zoning, the allowance for this parcel is 6000sf Requesting to work with Stormwater to address the additional runoff. ISR is 10.599%

DEVELOPMENT REVIEW USE:
Received By:_____ Date Processed:_____ Project #_____ AR # 202507006

email 7/15/25 7/17/25 kah

ZONING USE: Parcel of record: Yes ☐ No ☐ Eligible to apply for Family Division: Yes ☐ No ☐
Zoned:_____ ESOZ:_____ P.O.M._____ Must Vacate Plat: Yes ☐ No ☐
Land Use:_____ Date:_____ Verified by:_____

Revised 5/2017

Jimmy H. Cowan, Jr., CFA
Marion County Property Appraiser

Last Updated 12/12/2024



1:2,150
0 85 170 340 ft
0 25 50 100 m

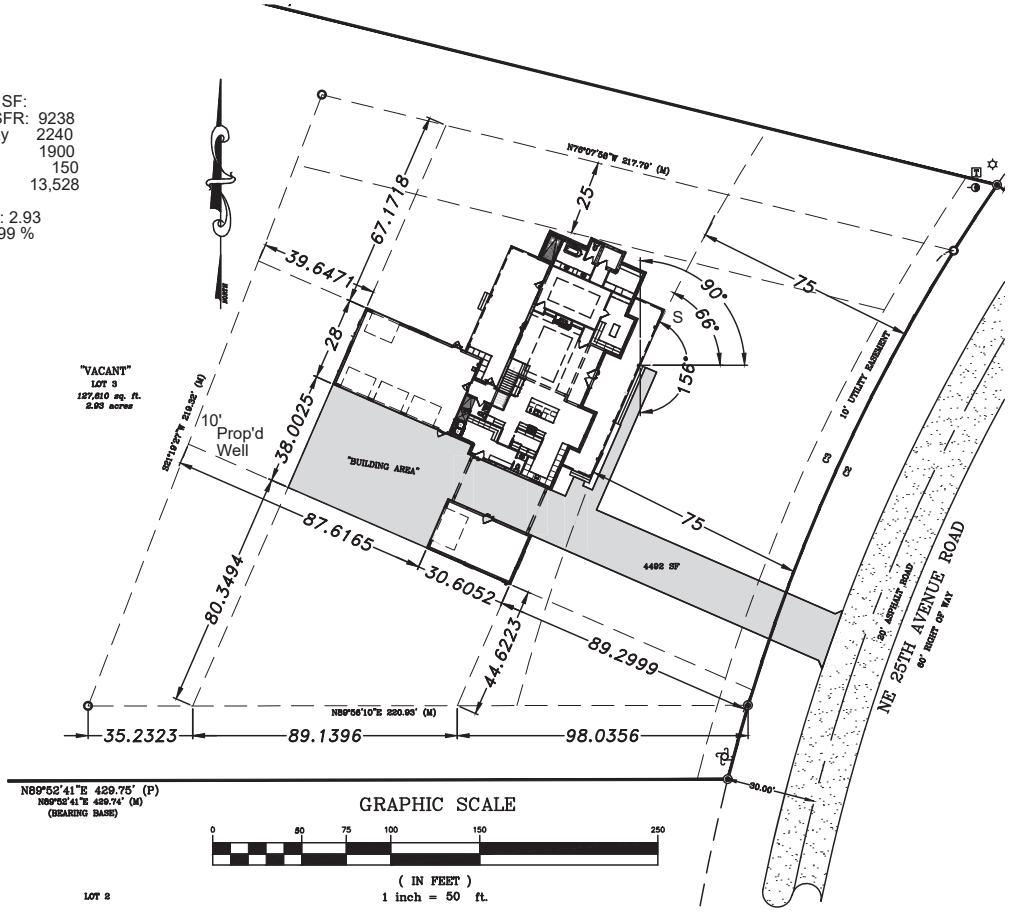
[Map Title]

7/15/2025
Marion County, FL

DISCLAIMER: This is a work in progress. This application was compiled by the Marion County Property Appraiser's Office soley for the governmental purpose of property assessment. These are NOT surveys. Our goal is to provide the most accurate data available, however, no warranties, expressed or implied are provided with this data, its use, or interpretation. All information subject to change without notice. Use at your own risk.

Impervious SF:
Proposed SFR: 9238
Conc D/Way 2240
Conc Slab 1900
Sidewalk 150
Total SF 13,528

Total Acres: 2.93
ISR is 10.599 %



S = Proposed Septic
will exceed minimum setback requirements

D:\QMS\Cole\SITEPLAN 22-015.dwg, 4/11/2025 10:40:29 AM, ANSI full bleed A (8.50 x 11.00 Inches), 1:50

Marion County

Development Review Committee

Agenda Item

File No.: 2025-19999 **Agenda Date:** 7/28/2025 **Agenda No.:** 5.3.

SUBJECT:
Melody Preserve - Preliminary Plat
7945 SW 80th St Ocala
Project #2024100025 #32350 Parcel #35300-000-15
Kimley-Horn and Associates

July 24, 2025

PROJECT NAME: MELODY PRESERVE
PROJECT NUMBER: 2024100025
APPLICATION: PRELIMINARY PLAT #32350

1 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 2.12.9/10 - Proposed Drainage Right-of-Way/Easements
STATUS OF REVIEW: INFO
REMARKS: (1) The preliminary plat includes a lot typical detail that depicts typical drainage easements. Approval of the preliminary plat with this typical detail does not constitute approval of these easement widths in all locations for the development. Individual easement widths will be evaluated in conjunction with the proposed infrastructure at the improvement/site plan and/or final plat submittals. (2) 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. A minimum 12-foot wide, stabilized vehicle access at six percent maximum grade shall be provided to allow for ingress and egress of the retention/detention area. Drainage rights-of-way shall be a minimum of 30 feet in width. As an alternative to right-of-way, access may be provided by an easement of the same width. All drainage swales to facilities or underground stormwater conveyance systems shall be within drainage easements, except where rights-of-way are provided. Drainage easements shall be a minimum of 20 feet in width.

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: 2.12.20 - Stormwater Infrastructure Supports Phasing
STATUS OF REVIEW: INFO
REMARKS: Phasing implications to be reviewed with the improvement/site plan.

5 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.

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: 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.

8 DEPARTMENT: ENGSUR - SURVEY REVIEW
REVIEW ITEM: 6.4.3.D - The quadrant number (as assigned by Marion County 911 Management)
STATUS OF REVIEW: INFO
REMARKS: Please update when assigned by 911.

9 DEPARTMENT: DOH - ENVIRONMENTAL HEALTH
REVIEW ITEM: Lot Size
STATUS OF REVIEW: INFO
REMARKS: Lots are too small for septic systems. Must be on central sewer/central water.

10 DEPARTMENT: DOH - ENVIRONMENTAL HEALTH
REVIEW ITEM: Additional Health comments
STATUS OF REVIEW: INFO
REMARKS: Lots are too small for septic systems. Must be on central sewer/central water.

11 DEPARTMENT: ENGTRF - TRAFFIC REVIEW
REVIEW ITEM: 6.12.2 - Right-of-way
STATUS OF REVIEW: INFO
REMARKS: 7/21/25 - Latest drawings are generally in agreement with what was approved by the County Engineer. Additional details may be required during improvement plan review.

5/13/25 - Condition of approved PUD formalized the requirement to reserve right-of-way such that existing right-of-way plus reserved right-of-way along SW 80th St. and north of the existing northern right-of-way boundary totals 120'. This reserved right-of-way must be shown on preliminary plat in its entirety and must illustrate existing area plus reserved area.

2/6/25 - 1) Sheet C002 Typical Section: Private local subdivision roads require 50' + 5' ROW easement each side. Waiver must be obtained, or evidence of an existing, applicable waiver must be sufficiently provided for 30' right-of-way proposed. 2) Right-of-way dedication of 50' along SW 80th St. is required or as specified by PUD under review. 3) INFO: SW 80th St at SW 77th Court is expected to realign to match existing roadway east of SW 77th Court or as otherwise specified by PUD under review. Adjust drawing as needed.

12 DEPARTMENT: ENGTRF - TRAFFIC REVIEW
REVIEW ITEM: 6.12.12 - Sidewalks
STATUS OF REVIEW: INFO
REMARKS: 7/21/25 - Reservation of the right-of-way needed for the multimodal path is shown; detailed review of the multimodal path based upon the TIA-related operational analysis and any fee in-lieu-of construction considerations will be conducted as part of the improvement plan.
5/13/25 - Mulitmodal path detail required. Primary connection to the multimodal path must be adjacent to entrance along SW 80th St. OCE Traffic has no objections to a secondary connection.

2/6/25 - 1) Sidewalks are required along one side of internal streets unless otherwise stated by PUD. 2) Provide a multi-use path along SW 80th St., connecting to existing location east of development site and extending to SW 77th Court unless otherwise stated by approved PUD.

13 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW
REVIEW ITEM: 2.12.4.K - List of approved waivers, conditions, date of approval
STATUS OF REVIEW: INFO
REMARKS: 1/24/25-add waivers if requested in future

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(5)/5.7 - Wellhead Protection - P/S/T Zones Shown/Listed?
STATUS OF REVIEW: INFO
REMARKS: Defer to MCU.

16 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: 2.12.9/6.12.2.B - Comp Plan Future Thoroughfares R/W Provided (TE Map)?
STATUS OF REVIEW: INFO
REMARKS: Defer to OCE.

17 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: 2.12.5/1.8.2.A - Concurrency/Traffic - Study/Capacity Available?
STATUS OF REVIEW: INFO
REMARKS: Please provide Traffic Study. Defer to OCE.

18 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: Additional Utilities comments
STATUS OF REVIEW: INFO
REMARKS: Marion County Utilities reserves the right to provide additional comments or requests during the Final Plat review. Further comments and adjustments will be made during the review of Improvement Plan AR#32515.

19 DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: 2.12.24 - Preliminary buffer plan/6.8.6 - Buffering
STATUS OF REVIEW: INFO
REMARKS: Type C buffer along SW 77th Court is missing.
7/10/25 - Ensure no structures are constructed within SW 77th Court Type C buffer. Easement at northeastern corner?

20 DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: 4.4.4 - Provision for subdivision signs
STATUS OF REVIEW: INFO
REMARKS: The plan does not show any subdivision signs, monument signs, etc. Please note the locations and the setbacks of proposed signs. Please be advised such signs will require separate additional permitting at a later date.
5/6/25 - Signs not indicated on site plans. Location of signs, as a type of site improvement, should be included in preliminary plans, per Sec. 2.12.19

7/10/25 - All signs will require a separate sign permit.

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 32350

DEVELOPMENT REVIEW PLAN APPLICATION

Date: 1/7/2025

A. PROJECT INFORMATION:

Project Name: Melody Preserve
Parcel Number(s): 35474-000-00, 35300-000-15
Section 7 Township 16S Range 21E Land Use OTOW DRI Zoning Classification PUD
Commercial ☐ Residential ☐ Industrial ☐ Institutional ☐ Mixed Use ☑ Other Residential
Type of Plan: PRELIMINARY PLAT
Property Acreage 65.74 Number of Lots 233 Miles of Roads N/A
Location of Property with Crossroads Northeast of intersection of SW 80th Street and SW 80th Ave
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: Kimley-Horn and Associates, Inc. Contact Name: Gene B. Losito, P.E.
Mailing Address: 1700 SE 17th Street, Suite 200 City: Ocala State: FL Zip Code: 34471
Phone # 352.438.3000 Alternate Phone #
Email(s) for contact via ePlans: ocala.permits@kimley-horn.com

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

Property Owner:
Owner: On Top of the World Communities, L.L.C. Contact Name: Kenneth D. Colen
Mailing Address: 8435 SW 80th Street Road, Suite 3 City: Ocala State: FL Zip Code: 34481
Phone # (352) 387-7480 Alternate Phone #
Email address:

Developer:
Developer: Same as Owner Contact Name:
Mailing Address: City: State: Zip Code:
Phone # Alternate Phone #
Email address:

Revised 6/2021

PRELIMINARY PLAT FOR
MELODY PRESERVE
MARION COUNTY, FLORIDA
SECTION 12, TOWNSHIP 16 SOUTH, RANGE 20 EAST
AND
SECTION 7, TOWNSHIP 16 SOUTH, RANGE 21 EAST

JUNE 2025



GENERAL NOTES

LAND USE DEVELOPMENT DATA

PARCEL IDENTIFICATION NUMBER: 35000-000-15
35474-000-00

PRESENT ZONING: PUD (AR 32319, CASE NUMBER 250304ZP APPROVED 3/18/2025)

ABUTTING ZONING: NORTH- PUD
EAST- R-1
SOUTH- PUD
WEST- PUD

LAND USE: OTOW DRI/MR

MELODY PRESERVE AREA: 70.06 ACRES

PROPOSED ROAD LENGTH: 1.96 MILES

PROPOSED LOTS: 233 LOTS

EXISTING IMPERVIOUS AREA: 6% (3.26 ACRES)

PROPOSED IMPERVIOUS AREA: 43% (30.00 ACRES)

OFFSITE DRAINAGE AREA: 2.26 AC

LOT WIDTH: 35' MIN.

LOT AREA: 2,625 SF MIN.

IMPERVIOUS COVERAGE: 70%

LOT SETBACKS
FRONT = 15'
SIDE STREET = 15'
SIDE = 5'
REAR = 20'

APPROVED VARIANCES w/CONDITION AND APPROVAL DATE: N/A

SPECIAL USE PERMIT CASE NUMBER: N/A

EXISTING BUILDING HEIGHT: N/A

PROPOSED BUILDING HEIGHT: 40 FT

NUMBER OF REQUIRED PARKING: N/A

PROPOSED PARKING: N/A

PROJECTED DAILY TRIP GENERATION: 1,400

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 IMPROVEMENTS SHOWN ON THESE PLANS, INCLUDING ALL ROADS AND DRA'S ARE PRIVATELY OWNED AND SHALL BE MAINTAINED BY THE OWNER.

MARION COUNTY SPRINGS PROTECTION ZONE:
SECONDARY ZONE

FEMA DESIGNATION
THE PROJECT LIES WITHIN FEMA FLOOD ZONE "X", AND AREA WITH REDUCED FLOOD HAZARD, AND ZONE "AE" AN AREA WITHIN THE 100 YEAR FLOOD HAZARD ZONE, AS PER FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NOS. 12083C0692E, 12083C0701, AND 12083C0692D, EFFECTIVE APRIL 19, 2017.

LOCAL BENCHMARK
VERTICAL DATUM BASED ON BENCHMARK STAMPED "WOOLPERT TRAVERSE", NGVD 1929. TO CONVERT FROM NGVD 1929 TO NAVD 1988 SUBTRACT 0.978 FEET.

ADDITIONAL NOTES
- STREETS TO BE PRIVATE WITH RESIDENTIAL USE (DESIGN SPEED 15 MPH, POSTED 15 MPH).
- RESIDENTIAL IRRIGATION IS VIA POTABLE WATER SYSTEM.
- CONTOUR DATA IS BASED ON A TOPOGRAPHIC SURVEY BY JCH CONSULTING GROUP, INC.
- TOPOGRAPHY SHALL BE VERIFIED PRIOR TO CONSTRUCTION.
- NO CHANGE TO THE WORK AS SHOWN ON THE APPROVED PLANS SHALL BE MADE WITHOUT NOTIFICATION TO AND APPROVED BY THE OFFICE OF THE COUNTY ENGINEER.
- DEVELOPMENT OF THE PROPERTY WITHIN THE OTOW DRI, AS SHOWN ON THIS MASTER PLAN, IS SUBJECT TO THE TERMS AND CONDITIONS OF THE AMENDED AND RESTATED DEVELOPMENT ORDER FOR ON TOP OF THE WORLD DEVELOPMENT OF REGIONAL IMPACT (ARDO) AS MAY BE AMENDED FROM TIME TO TIME, INCLUDING PROVISIONS REGARDING THE CONCURRENCY OF PUBLIC FACILITIES; REFERENCE MARION COUNTY OFFICIAL RECORD BOOK/PAGES 6445/1360-1429, AND 6955/4867-497. ALL PROPERTY WITHIN THIS PUD MASTER PLAN SHALL BE ELIGIBLE TO USE ARDO CONCURRENCY CREDITS PROVIDED THE ENTITLEMENTS ARE DRAWN DOWN FROM THE VESTED OTOW DRI ENTITLEMENTS.

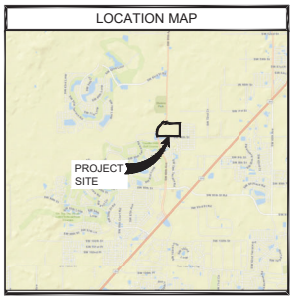
WAIVERS APPROVED FOR ON TOP OF THE WORLD DRI:

6.13.B.(5) - MINIMUM DRAINAGE EASEMENT	06/09/2025
DETAIL TS-006 - UTILITY LOCATION	06/09/2025
6.12.9.1 - CORNER RADII AT INTERSECTIONS	06/09/2025
6.12.2 TABLE 6.12-1 - PRIVATE ROAD MINIMUM RIGHT OF WAY WIDTH	06/09/2025
6.12.9.E - RIGHT OF WAY DEDICATION	06/09/2025
6.11.4.C.(1) - SECTION/QUARTER SECTION LINE ROADS	06/09/2025
DETAIL TS 031-032 - DECORATIVE POSTS/POSTS FOR REGULATORY AND WARNING SIGNS	06/09/2025
6.12.9(K) - CENTERLINE RADII	06/09/2025
6.12.9(G) - CUL DE SACS AND DEAD ENDS	06/09/2025
6.11.B(5)(1) - OFF STREET PARKING	06/09/2025
6.12.5(A) - CROSS SECTIONS	06/09/2025
6.12.9.E - PRIVATE ROAD STATUS	06/09/2025

NORTH

0 5280'
SCALE AS SHOWN

LOCATION MAP



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

KENNETH D. COLEN
PRESIDENT
ON TOP OF THE WORLD COMMUNITIES, L.L.C.

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

DRAWING INDEX

C001 - TITLE SHEET
C002 - INDEX OF SHEETS
C003 - PRELIMINARY PLAT
C004 - PRELIMINARY PLAT
1 OF 6 - BOUNDARY AND TOPOGRAPHIC SURVEY (JCH CONSULTING GROUP, INC.)
2 OF 6 - BOUNDARY AND TOPOGRAPHIC SURVEY (JCH CONSULTING GROUP, INC.)
3 OF 6 - BOUNDARY AND TOPOGRAPHIC SURVEY (JCH CONSULTING GROUP, INC.)
4 OF 6 - BOUNDARY AND TOPOGRAPHIC SURVEY (JCH CONSULTING GROUP, INC.)
5 OF 6 - BOUNDARY AND TOPOGRAPHIC SURVEY (JCH CONSULTING GROUP, INC.)
6 OF 6 - BOUNDARY AND TOPOGRAPHIC SURVEY (JCH CONSULTING GROUP, INC.)

UTILITY CONTACT LISTING

ELECTRIC
DUKE ENERGY ELECTRIC
330 SOUTH US HWY 301
SUMTERVILLE, FL 33585
JERRY BOLOUC
(352) 793-3801 EXT. 1304

WATER & SEWER
MARION COUNTY UTILITIES
11800 US-441
BELLEVIEW, FL 34420
(352) 307-4000

PROJECT OWNER AND CONSULTANTS

OWNER / APPLICANT:
ON TOP OF THE WORLD COMMUNITIES, L.L.C.
8445 SW 80TH STREET ROAD
OCALA, FL 33481
(352) 387-7480

CIVIL ENGINEERING CONSULTANT:
KIMLEY-HORN AND ASSOCIATES, INC.
1700 SE 17TH STREET, SUITE 200
OCALA, FLORIDA 34471
(352) 438-3000

SURVEYOR:
JCH CONSULTING GROUP, INC.
3126 NW BLITCHTON ROAD
OCALA, FLORIDA 34475
(352) 405-1482

GEOTECHNICAL ENGINEER:
GEO-TECH, INC.
1014 SE 3RD AVENUE
OCALA, FLORIDA 34471
(352) 694-7711

ENVIRONMENTAL:
BRIDGEWALK, TERRIS & ASSOCIATES, INC.
330 W. CANTON AVENUE
WINTER PARK, FL 32789
(407) 677-1882

WAIVERS APPROVED FOR MELODY PRESERVE MASS GRADING:

6.13.3(D)(1) TYPES OF STORMWATER MANAGEMENT FACILITIES	03/31/2025
2.1.3 ORDER OF PLAN APPROVAL	03/31/2025

No.	REVISIONS	DATE	BY
1	NOT FOR CONSTRUCTION	XX-XX-XX	SLS

Kimley»Horn
© 2025 KIMLEY-HORN AND ASSOCIATES, INC.
1700 SE 17TH STREET, SUITE 200, OCALA, FLORIDA, 34471
PHONE: (352) 438-3000
WWW.KIMLEY-HORN.COM REGISTRY NO. 35106

I HEREBY CERTIFY THAT THE ATTACHED PLANS ARE IN COMPLIANCE WITH CHAPTER 177, FLORIDA STATUTES.

LICENSED PROFESSIONAL
GENE BRUNO, LSGITO, P.E.
FLORIDA LICENSE NUMBER
79547
DATE
GBL

KHA PROJECT 251010
DATE JUNE 2025
SCALE AS SHOWN
DESIGNED BY KHA
DRAWN BY SLS
CHECKED BY GBL

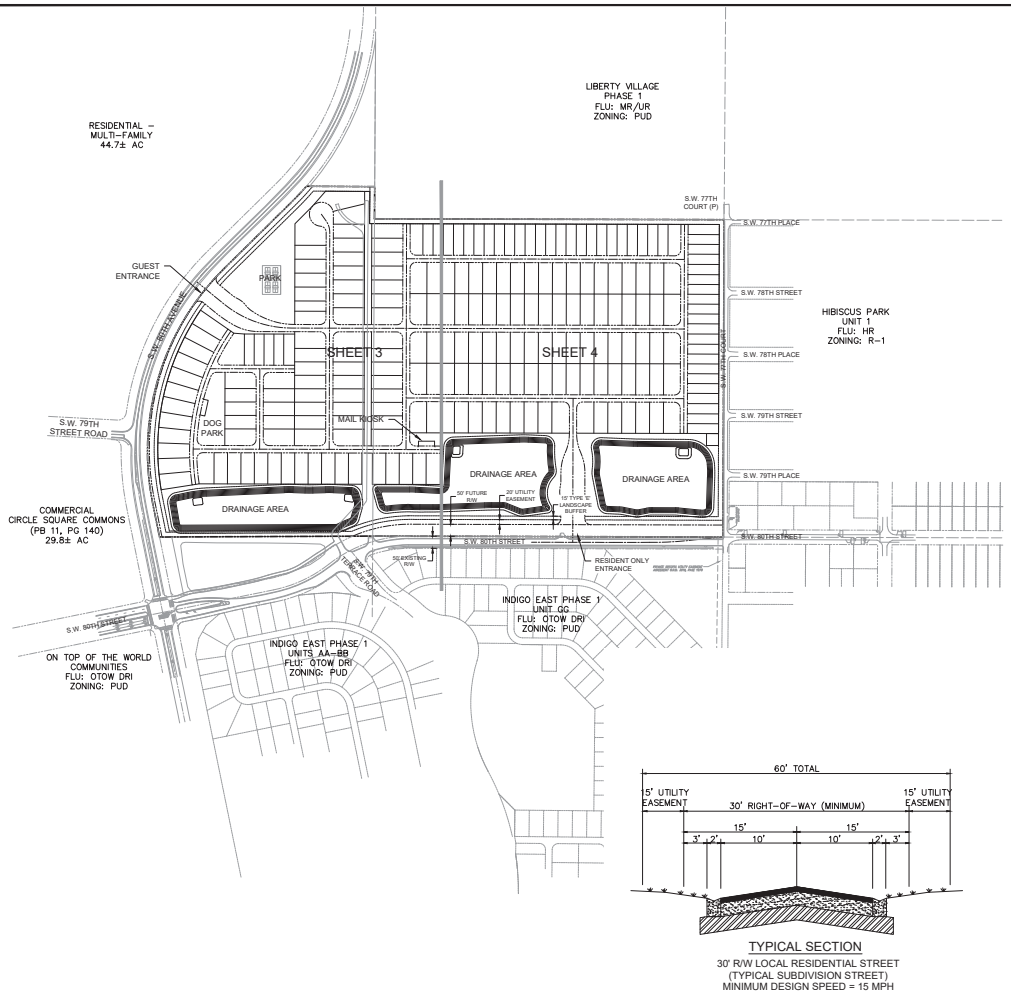
TITLE SHEET

MELODY PRESERVE
PREPARED FOR
ON TOP OF THE WORLD COMMUNITIES, L.L.C.
MARION COUNTY FLORIDA

SHEET NUMBER
C001

MELODY PRESERVE - PRELIMINARY PLAT

Plotted By: Christian, Victoria - Drive Size: Arch E Full Bleed (36.00in x 24.00in) - Plotted: June 11, 2025 - 2:24:55pm - K:\OCA_Civil\251010\Civil\Plans\Phase 1\Layout\C001 - Title Sheet.dwg - Xrefs: Phase1_Plat_Base.dwg, Phase1_Plat_Data.dwg, Phase1_Plat_Text.dwg, Phase1_Plat_Tables.dwg, Phase1_Plat_Curves.dwg, Phase1_Plat_Lines.dwg, Phase1_Plat_Match.dwg, Phase1_Plat_Boundary.dwg, Phase1_Plat_Lots.dwg, Phase1_Plat_Tracts.dwg, Phase1_Plat_Easements.dwg, Phase1_Plat_Roads.dwg, Phase1_Plat_Hatch.dwg, Phase1_Plat_Labels.dwg, Phase1_Plat_Callouts.dwg, Phase1_Plat_Notes.dwg, Phase1_Plat_Legend.dwg, Phase1_Plat_Misc.dwg, Phase1_Plat_Boundary_Ref.dwg, Phase1_Plat_Lots_Ref.dwg, Phase1_Plat_Tracts_Ref.dwg, Phase1_Plat_Easements_Ref.dwg, Phase1_Plat_Roads_Ref.dwg, Phase1_Plat_Hatch_Ref.dwg, Phase1_Plat_Labels_Ref.dwg, Phase1_Plat_Callouts_Ref.dwg, Phase1_Plat_Notes_Ref.dwg, Phase1_Plat_Legend_Ref.dwg, Phase1_Plat_Misc_Ref.dwg, Phase1_Plat_Boundary_Ref.dwg, Phase1_Plat_Lots_Ref.dwg, Phase1_Plat_Tracts_Ref.dwg, Phase1_Plat_Easements_Ref.dwg, Phase1_Plat_Roads_Ref.dwg, Phase1_Plat_Hatch_Ref.dwg, Phase1_Plat_Labels_Ref.dwg, Phase1_Plat_Callouts_Ref.dwg, Phase1_Plat_Notes_Ref.dwg, Phase1_Plat_Legend_Ref.dwg, Phase1_Plat_Misc_Ref.dwg



No.	REVISIONS	DATE	BY

Kimley»Horn
© 2025 KIMLEY-HORN AND ASSOCIATES, INC.
1700 SE 17TH STREET, SUITE 200, OCALA, FLORIDA, 34471
PHONE: 352 438 3000
WWW.KIMLEY-HORN.COM REGISTRY NO. 35106

LICENSED PROFESSIONAL
GENE BRUNO, LGSITO, P.E.
FLORIDA LICENSE NUMBER
79547

KHA PROJECT
243510010
DATE
JUNE 2025
SCALE AS SHOWN
DESIGNED BY KHA
DRAWN BY SLS
CHECKED BY GBL

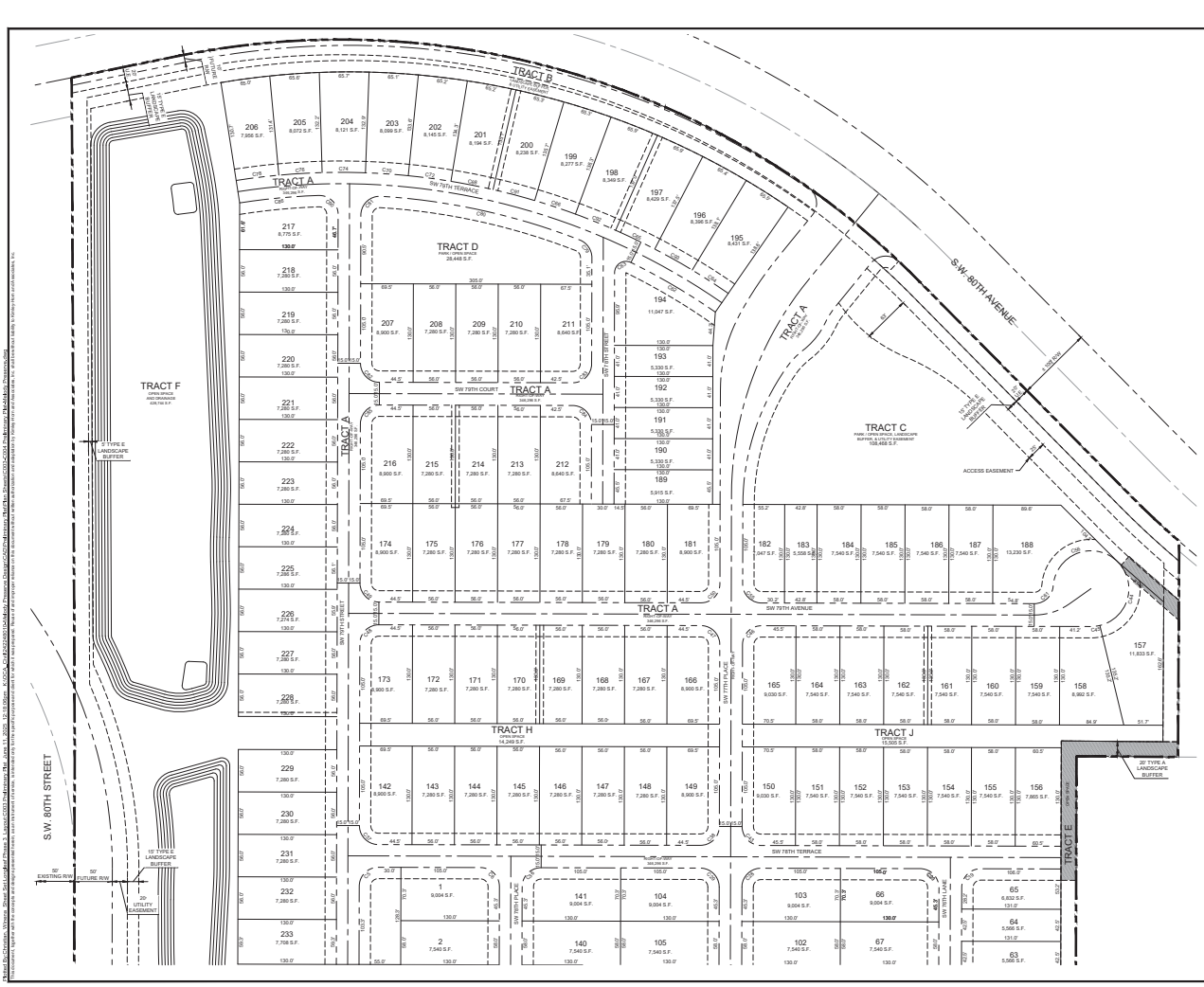
INDEX OF SHEETS

MELODY PRESERVE
PREPARED FOR
ON TOP OF THE WORLD
COMMUNITIES, L.L.C.
MARION COUNTY FLORIDA

SHEET NUMBER
C002

MELODY PRESERVE - PRELIMINARY PLAT

Plotted By: Christian, Williams - S:\Projects\Melody Preserve\Liscum\0002_Index of Sheets.rvt Jun 17, 2025 - 12:57:28pm



NO.	REVISIONS	DATE	BY

Kimley»Horn
© 2025 KIMLEY-HORN AND ASSOCIATES, INC.
1700 SE 17TH STREET, SUITE 200, OCALA, FLORIDA 34471
PHONE: 352 438 3000
WWW.KIMLEY-HORN.COM REGISTRY NO. 35106

LICENSED PROFESSIONAL
GENE BRUNO, LCSP/D, P.E.
FLORIDA LICENSE NUMBER
79547

KHA PROJECT
242010010
DATE
JUNE 2025
SCALE AS SHOWN
DESIGNED BY KHA
DRAWN BY CPM
CHECKED BY GBL

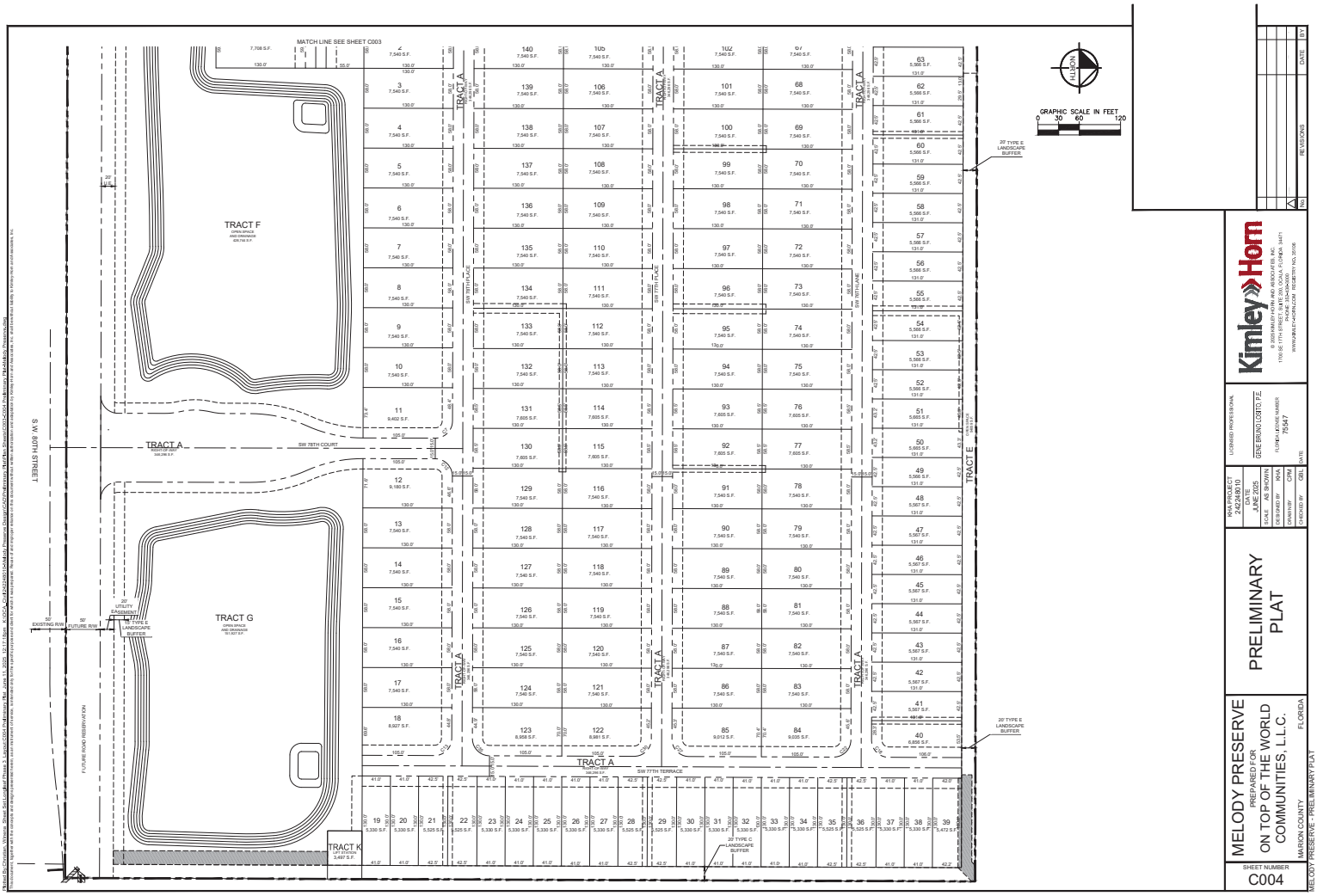
PRELIMINARY PLAT

MELODY PRESERVE
PREPARED FOR
ON TOP OF THE WORLD COMMUNITIES, L.L.C.
MARION COUNTY FLORIDA

SHEET NUMBER
C003

MELODY PRESERVE - PRELIMINARY PLAT

Plotted By: Christian, Victoria Drawn By: Bruno, Gene Last Saved By: Victoria.Christian@kimley-horn.com
C:\Users\victoria.christian\Kimley-Horn\Melody Preserve - 242010010 - Documents\Civil\Preliminary Plat\Melody Preserve PP.dwg Date: Jun 11, 2025 - 12:18:00pm
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MELODY PRESERVE
PREPARED FOR
ON TOP OF THE WORLD COMMUNITIES, L.L.C.

PRELIMINARY PLAT

MARION COUNTY FLORIDA

SHEET NUMBER C004

MELODY PRESERVE - PRELIMINARY PLAT

CURVE TABLE						
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C2	80.00'	49.36'	S17°32'10"E	48.58'	35°21'02"	25.49'
C3	883.00'	671.24'	S12°55'30"W	655.20'	43°33'19"	352.77'
C4	450.00'	306.89'	N70°19'25"W	300.97'	39°04'27"	159.68'
C5	25.00'	39.27'	S44°51'39"E	35.36'	90°00'00"	25.00'
C6	25.00'	39.27'	S45°08'21"W	35.36'	90°00'00"	25.00'
C7	25.00'	39.27'	N44°51'39"W	35.36'	90°00'00"	25.00'
C12	25.00'	39.27'	S45°08'21"W	35.36'	90°00'00"	25.00'
C13	25.00'	39.31'	N44°49'12"W	35.38'	90°04'54"	25.04'
C18	25.00'	39.23'	N45°10'48"E	35.33'	89°55'06"	24.96'
C19	25.00'	39.27'	S44°51'39"E	35.36'	90°00'00"	25.00'
C20	25.00'	39.27'	S45°08'21"W	35.36'	90°00'00"	25.00'
C21	25.00'	39.27'	S45°08'21"W	35.36'	90°00'00"	25.00'
C22	25.00'	39.31'	N44°49'12"W	35.38'	90°04'54"	25.04'
C27	25.00'	39.23'	N45°10'48"E	35.33'	89°55'06"	24.96'
C28	25.00'	39.27'	S44°51'39"E	35.36'	90°00'00"	25.00'
C29	25.00'	39.27'	S45°08'21"W	35.36'	90°00'00"	25.00'
C30	25.00'	39.31'	N44°49'12"W	35.38'	90°04'54"	25.04'
C35	25.00'	39.23'	N45°10'48"E	35.33'	89°55'06"	24.96'
C36	25.00'	39.27'	S44°51'39"E	35.36'	90°00'00"	25.00'
C37	25.00'	39.27'	N45°08'21"E	35.36'	90°00'00"	25.00'
C38	25.00'	39.27'	N44°51'39"W	35.36'	90°00'00"	25.00'
C43	25.00'	39.27'	N45°08'21"E	35.36'	90°00'00"	25.00'
C44	50.00'	107.66'	S75°12'40"E	88.04'	123°22'29"	92.81'
C45	50.00'	11.92'	S6°41'32"E	11.90'	13°39'47"	5.99'
C46	25.00'	39.27'	S44°51'39"E	35.36'	90°00'00"	25.00'
C47	25.00'	39.27'	S45°08'21"W	35.36'	90°00'00"	25.00'
C48	25.00'	39.27'	S44°51'39"E	35.36'	90°00'00"	25.00'
C49	25.00'	39.27'	N45°08'21"E	35.36'	90°00'00"	25.00'
C50	25.00'	39.27'	N44°51'39"W	35.36'	90°00'00"	25.00'
C55	25.00'	39.27'	N45°08'21"E	35.36'	90°00'00"	25.00'
C56	50.00'	112.70'	N21°28'06"W	90.31'	129°08'23"	105.16'
C61	25.00'	37.60'	N42°56'58"W	34.16'	86°10'39"	23.39'
C62	868.00'	129.29'	S30°26'08"W	129.17'	8°32'04"	64.77'
C63	15.00'	30.37'	S31°50'59"E	25.44'	116°01'19"	24.02'
C64	898.00'	56.72'	N32°53'35"E	56.71'	3°37'09"	28.37'
C65	898.00'	57.21'	N25°38'21"E	57.20'	3°39'01"	28.62'
C66	898.00'	56.72'	N18°21'14"E	56.71'	3°37'09"	28.37'
C68	898.00'	56.72'	N11°06'56"E	56.71'	3°37'09"	28.37'
C70	898.00'	56.72'	N3°52'38"E	56.71'	3°37'09"	28.37'
C72	898.00'	56.72'	N7°29'47"E	56.71'	3°37'09"	28.37'
C74	898.00'	57.21'	N0°14'33"E	57.20'	3°39'01"	28.62'
C76	898.00'	57.21'	N3°24'29"W	57.20'	3°39'01"	28.62'
C78	898.00'	56.73'	N7°02'34"W	56.72'	3°37'10"	28.37'
C79	25.00'	30.04'	S55°43'12"W	28.26'	68°50'19"	17.13'
C80	868.00'	269.75'	S12°23'51"W	268.67'	17°48'22"	135.97'
C81	25.00'	40.73'	S43°10'59"E	36.38'	93°21'19"	26.51'
C82	25.00'	39.27'	N45°08'21"E	35.36'	90°00'00"	25.00'
C83	25.00'	39.27'	N44°51'39"W	35.36'	90°00'00"	25.00'
C84	25.00'	39.27'	S45°08'21"W	35.36'	90°00'00"	25.00'
C85	25.00'	39.27'	S44°51'39"E	35.36'	90°00'00"	25.00'
C86	868.00'	104.64'	S5°23'56"E	104.58'	6°54'26"	52.38'
C90	25.00'	40.16'	S44°05'49"W	35.99'	92°05'04"	25.93'
C91	898.00'	56.72'	N14°44'05"E	56.71'	3°37'09"	28.37'
C92	898.00'	57.21'	N21°59'19"E	57.20'	3°39'01"	28.62'
C93	898.00'	56.72'	N29°16'28"E	56.71'	3°37'09"	28.37'

Plotted By: Christian, Victoria - Driver: BlackLine.pltcfg - Plotted: June 11, 2025 - 10:18:59am - K:\OCA_Jax\242401.00\Civil\01 Preliminary Plat\Plat\C005 Preliminary Plat.dwg
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No.	REVISIONS	DATE	BY
1			

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© 2025 KIMLEY-HORN AND ASSOCIATES, INC.
1700 SE 17TH STREET, SUITE 200, OCALA, FLORIDA, 34471
PHONE: 352 438 3000
WWW.KIMLEY-HORN.COM REGISTRY NO. 35106

LICENSED PROFESSIONAL
GENE BRUNO, LGSITO, P.E.
FLORIDA LICENSE NUMBER
76547

KHA PROJECT
242401.00
DATE
JUNE 2025
SCALE AS SHOWN
DESIGNED BY KHA
DRAWN BY CPM
CHECKED BY GBL

CURVE TABLE

MELODY PRESERVE
PREPARED FOR
ON TOP OF THE WORLD
COMMUNITIES, L.L.C.

MARION COUNTY FLORIDA

SHEET NUMBER
C005

MELODY PRESERVE - PRELIMINARY PLAT

LEGAL DESCRIPTION:
(PER FIRST AMERICAN NATIONAL TITLE INSURANCE COMPANY, TITLE COMMITMENT FILE NUMBER: 1100700008, BEARING AN EFFECTIVE DATE OF AUGUST 10, 2023.)

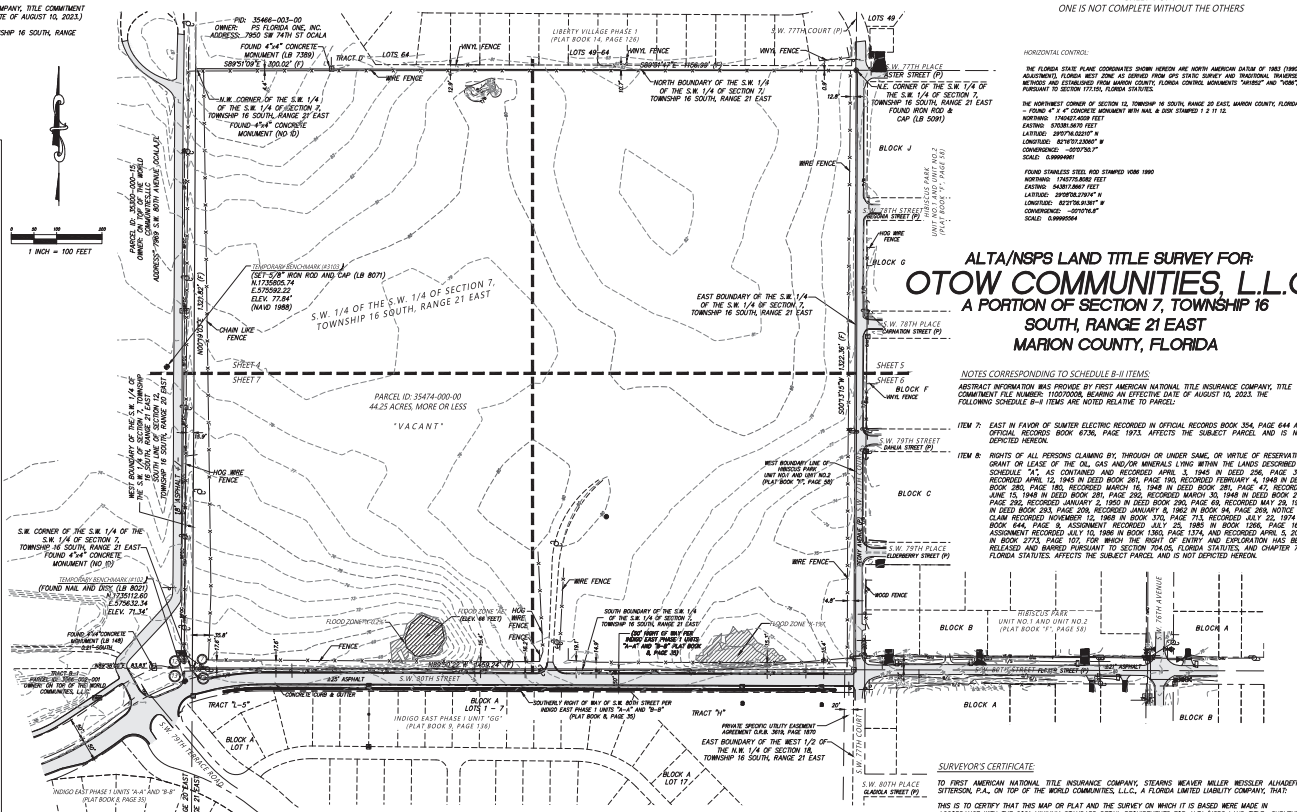
THE S.W. 1/4 OF THE S.W. 1/4 OF SECTION 7, TOWNSHIP 16 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA.

PROPERTY DATA:

PARCEL ID: 35474-000-00
ADDRESS: 7875 S.W. 80TH STREET, OCALA, FL
OWNER: WEC OCALA LLC

LEGEND AND ABBREVIATIONS:

±	MORE OR LESS
EL.	ELEVATION
LB	LICENSED BUSINESS
NO.	NUMBER
LS	LAND SURVEYOR
I.D.	IDENTIFICATION
ORB	OFFICIAL RECORDS BOOK
℄	CENTERLINE
R	RADIUS
L	ARC LENGTH
Δ	DELTA (CENTRAL ANGLE)
(P)	PLAT MEASURE
(D)	DEED MEASURE
(C)	CALCULATED MEASURE
C.D.	CHORD LENGTH
C.B.	CHORD BEARING
POC	POINT ON CURVE
POL	POINT ON LINE
PCC	POINT OF COMPOUND CURVATURE
PRC	POINT OF REVERSE CURVATURE
PC	POINT OF CURVATURE
PT	POINT OF TANGENCY
PI	POINT OF INTERSECTION
P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING
FEMA	FEDERAL EMERGENCY MANAGEMENT AGENCY
DIP	DUCTILE IRON PIPE
PVC	POLYVINYL CHLORIDE
CMP	CORRUGATED METAL PIPE
RCP	REINFORCED CONCRETE PIPE
HDPE	HIGH DENSITY POLYETHYLENE
NAVD	NORTH AMERICAN VERTICAL DATUM
NGVD	NATIONAL GEODETIC VERTICAL DATUM
PB	PLAT BOOK
ORB	OFFICIAL RECORDS BOOK
PG(S)	PAGE(S)
R/W	RIGHT OF WAY
ESMT	EASEMENT
SEC	SECTION
FND	FOUND
REC	RECOVERED
CCR	CERTIFIED CORNER RECORD
RLS	REGISTERED LAND SURVEYOR
CM	CONCRETE MONUMENT
IRC	IRON ROD AND CAP
IR	IRON ROD
IP	IRON PIPE
CLF	CHAIN LINK FENCE
	CURB INLET GRATE
	CATCH BASIN
	STORM MANHOLE
	MITERED END SECTION
	YARD DRAINAGE
	SANITARY MANHOLE
	SANITARY CLEANOUT
	ELECTRIC MANHOLE
	ELECTRIC METER
	ELECTRIC RISER BOX
	CABLE TELEVISION RISER BOX
	TELEPHONE RISER BOX
	UTILITY RISER
	WELL
	WATER SPIGOT
	IRRIGATION CONTROL VALVE
	WATER METER
	WATER VALVE
	FIRE HYDRANT
	BACK FLOW PREVENTER
	AIR CONDITIONER PAD
	GAS VALVE
	GAS METER
	GAS LINE MARKER
	CONCRETE UTILITY POLE
	METAL UTILITY POLE
	WOOD UTILITY POLE
	UTILITY POLE GUY ANCHOR
	LIGHT POLE
	SPOT/GROUND LIGHT
	ELECTRIC TRANSFORMER
	FIBER OPTIC VAULT
	WETLAND FLAG
	SIGN
	BOLLARD
	FLAG POLE
	MAILBOX
	LINE BREAK
-x-x-x-	WIRE FENCE
-OHU-	OVERHEAD UTILITY
-UTC-	UNDERGROUND FIBER OPTIC
	STORM DRAINAGE LINE
●	FOUND 5/8" IRON ROD & CAP (AS NOTED)
⊡	FOUND 4"x4" CONCRETE MONUMENT (AS NOTED)
⊙	FOUND NAIL & DISC (AS NOTED)



1 INCH = 100 FEET

HORIZONTAL CONTROL:

THE FLORIDA STATE PLANE COORDINATES SHOWN HEREON ARE NORTH AMERICAN DATUM OF 1983 (1990 ADJUSTMENT), FLORIDA WEST ZONE AS DERIVED FROM GPS STATIC SURVEY AND TRADITIONAL TRAVERSE METHODS AND ESTABLISHED FROM MARION COUNTY, FLORIDA CONTROL MONUMENTS "AA1852" AND "4086", PURSUANT TO SECTION 177.151, FLORIDA STATUTES.

THE NORTHWEST CORNER OF SECTION 12, TOWNSHIP 16 SOUTH, RANGE 20 EAST, MARION COUNTY, FLORIDA – FOUND 4" x 4" CONCRETE MONUMENT WITH NAIL & DISK STAMPED 1 2 11 12.
NORTHING: 1740427.4059 FEET
EASTING: 570381.5670 FEET
LATITUDE: 29°07'14.52210" N
LONGITUDE: 82°18'07.23069" W
CONVERGENCE: -0°07'50.7"
SCALE: 0.9999496I

FOUND STAINLESS STEEL ROD STAMPED 1086 1990
NORTHING: 1743775.8582 FEET
EASTING: 543817.8867 FEET
LATITUDE: 29°08'36.27974" N
LONGITUDE: 82°21'06.91.361" W
CONVERGENCE: -0°07'0.6"
SCALE: 0.9999050I4

ALTA/NSPS LAND TITLE SURVEY FOR:
OTOW COMMUNITIES, L.L.C.
A PORTION OF SECTION 7, TOWNSHIP 16 SOUTH, RANGE 21 EAST
MARION COUNTY, FLORIDA

NOTES CORRESPONDING TO SCHEDULE B-II ITEMS:

ABSTRACT INFORMATION WAS PROVIDE BY FIRST AMERICAN NATIONAL TITLE INSURANCE COMPANY, TITLE COMMITMENT FILE NUMBER: 1100700008, BEARING AN EFFECTIVE DATE OF AUGUST 10, 2023. THE FOLLOWING SCHEDULE B-II ITEMS ARE NOTED RELATIVE TO PARCEL:

ITEM 7: EAST IN FAVOR OF SUMTER ELECTRIC RECORDED IN OFFICIAL RECORDS BOOK 354, PAGE 644 AND OFFICIAL RECORDS BOOK 6736, PAGE 1973. AFFECTS THE SUBJECT PARCEL AND IS NOT DEPICTED HEREON.

ITEM 8: RIGHTS OF ALL PERSONS CLAIMING BY, THROUGH OR UNDER SAME, OR VIRTUE OF RESERVATION, GRANT OR LEASE OF THE OIL, GAS AND/OR MINERALS LYING WITHIN THE LANDS DESCRIBED IN SCHEDULE "A", AS CONTAINED AND RECORDED APRIL 3, 1945 IN DEED 256, PAGE 398, RECORDED APRIL 12, 1945 IN DEED BOOK 261, PAGE 190, RECORDED FEBRUARY 4, 1948 IN DEED BOOK 280, PAGE 180, RECORDED MARCH 16, 1948 IN DEED BOOK 281, PAGE 42, RECORDED JUNE 15, 1948 IN DEED BOOK 281, PAGE 292, RECORDED MARCH 30, 1948 IN DEED BOOK 278, PAGE 292, RECORDED JANUARY 2, 1950 IN DEED BOOK 290, PAGE 69, RECORDED MAY 29, 1950 IN DEED BOOK 293, PAGE 209, RECORDED JANUARY 8, 1962 IN BOOK 94, PAGE 269, NOTICE OF CLAIM RECORDED NOVEMBER 12, 1968 IN BOOK 370, PAGE 713, RECORDED JULY 22, 1974 IN BOOK 644, PAGE 9, ASSIGNMENT RECORDED JULY 25, 1985 IN BOOK 1266, PAGE 1610, ASSIGNMENT RECORDED JULY 10, 1986 IN BOOK 1360, PAGE 1374, AND RECORDED APRIL 5, 2000 IN BOOK 2773, PAGE 107, FOR WHICH THE RIGHT OF ENTRY AND EXPLORATION HAS BEEN RELEASED AND BARRED PURSUANT TO SECTION 704.05, FLORIDA STATUTES, AND CHAPTER 712, FLORIDA STATUTES. AFFECTS THE SUBJECT PARCEL AND IS NOT DEPICTED HEREON.

SURVEY NOTES:

1. DATE OF FIELD SURVEY: SEPTEMBER 13, 2023.
2. 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.
3. BASED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP (FIRM), COMMUNITY PANEL NO. 12083C0682E, AND PANEL NO. 12083C0701, EFFECTIVE DATE OF APRIL 19, 2017. THE PROPERTY DESCRIBED HEREON LIES WITHIN FLOOD ZONES "X" AN AREA WITH REDUCED FLOOD HAZARD, AND ZONE "AE" AN AREA WITHIN THE 100 YEAR FLOOD HAZARD AREA.
4. UNDERGROUND FOUNDATIONS AND UTILITIES WERE NOT LOCATED AS PART OF THIS SURVEY.
5. NORTH-SOUTH AND EAST-WEST TIES TO FOUND MONUMENTATION AND IMPROVEMENTS ARE BASED ON CARDINAL DIRECTION.
7. THE ACCURACY OF THE SURVEY MEASUREMENTS USED FOR THIS SURVEY MEETS OR EXCEEDS THE EXPECTED USE OF THE PROPERTY DESCRIBED HEREON. (SUBURBAN) 1 FOOT IN 7,500 FEET.
8. ADDITIONS OR DELETIONS TO SURVEY MAPS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
9. THIS SURVEY DEPICTS THE PROPERTY AS IT EXISTED ON THE SURVEY DATE, NOT NECESSARILY THE SIGNATURE DATE.
10. THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE BENEFIT OF THE PARTY(IES) NAMED HEREON, AND SHALL NOT BE DUPLICATED OR RELIED UPON BY ANY OTHER INDIVIDUAL OR ENTITY WITHOUT AUTHORIZATION FROM JCH CONSULTING GROUP, INC.
11. SUBJECT TO RIGHTS OF WAY, RESTRICTIONS, EASEMENTS AND RESERVATIONS OF RECORD. PUBLIC RECORDS NOT SEARCHED BY JCH CONSULTING GROUP, INC.
12. ORIENTATION FOR THE IMPROVEMENTS SHOWN HEREON SHOULD NOT BE USED TO RECONSTRUCT BOUNDARY LINES.

SURVEYOR'S CERTIFICATE:

TO FIRST AMERICAN NATIONAL TITLE INSURANCE COMPANY, STEARNS WEAVER MILLER WEISSLER ALHADEFF & SITTERSON, P.A., ON TOP OF THE WORLD COMMUNITIES, L.L.C., A FLORIDA LIMITED LIABILITY COMPANY, THAT:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 7(A), 8, 9, 10, 11, 13, 14, 16, 17, 18, 19, AND 20, OF TABLE A THEREOF.

THE FIELD WORK WAS COMPLETED: SEPTEMBER 13, 2023
DATE OF LAST REVISION: _____

_____ SIGNATURE DATE
CHRISTOPHER J. HOWSON
FLORIDA LICENSED SURVEYOR & MAPPER NO. 6553

THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

REVISIONS			
FB/PG	DATE	DRAWN	REVISION
	08/20/24	M.A.	TOPOGRAPHIC AND TREE SURVEY
	04/03/25	----	ADDITIONAL TOPOGRAPHIC SURVEY

JCH
CONSULTING GROUP, INC.
LAND DEVELOPMENT · SURVEYING & MAPPING
PLANNING · ENVIRONMENTAL · G.I.S.
420 SW 15TH STREET, OCALA, FLORIDA 34471
PHONE (352) 401-1402 FAX (888) 272-8350 www.JCHgroup.com
CERTIFICATE OF AUTHORIZATION L.B. 8071

LOCATED IN SECTION 12, TOWNSHIP 16 SOUTH, RANGE 21 EAST
MARION COUNTY, FLORIDA

ALTA/NSPS LAND TITLE SURVEY
–FOR–
ON TOP OF THE WORLD COMMUNITIES, L.L.C.

FB/PG	FIELD DATE
---	09/13/2023
DRAWING DATE	BY / APPROVED
04/11/2025	MA / CJH

JOB NO. 150201OPOR
SCALE 1" = 100'
1 OF 7

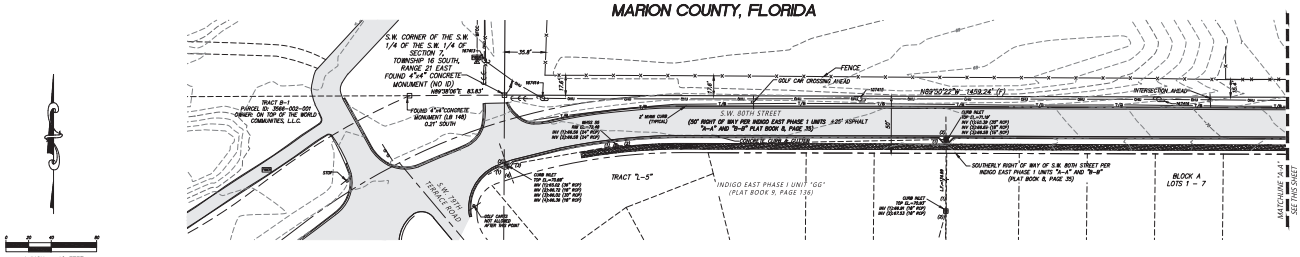
Drawing name: Z:\Projects\150201 OOW VA Pond, Glass Gate Gather Trailer, OTOW WEC, Widely Preserve (Tax Parcel & Indigo North)\DWG\Widely Preserve\150201OPOR.dwg SHEET 1 Apr 04, 2025 4:59am by: Administrator

ALTA/NSPS LAND TITLE SURVEY FOR:

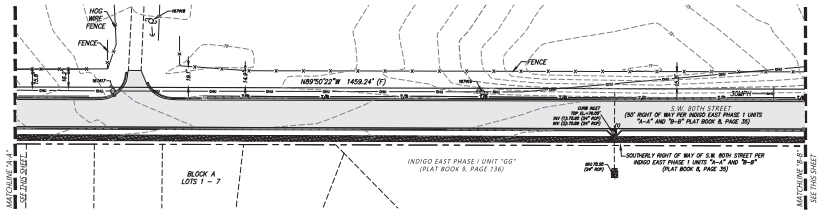
OTOW COMMUNITIES, L.L.C.

A PORTION OF SECTION 7, TOWNSHIP 16 SOUTH, RANGE 21 EAST
MARION COUNTY, FLORIDA

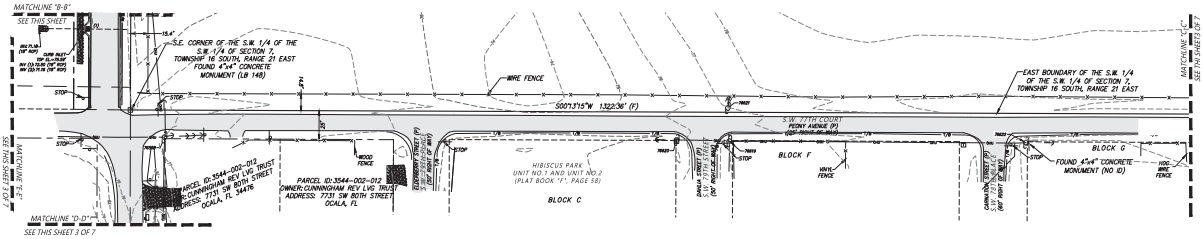
SHEET 2 OF 7
ONE IS NOT COMPLETE WITHOUT THE OTHERS



1 INCH = 40 FEET



1 INCH = 40 FEET



1 INCH = 40 FEET

REVISIONS				
FB/PG	DATE	DRAWN	REVISION	CKD
	08/20/24	M.A.	TOPOGRAPHIC AND TREE SURVEY	CJH
	04/03/25	---	ADDITIONAL TOPOGRAPHIC SURVEY	CJH

JCH
CONSULTING GROUP, INC.
LAND DEVELOPMENT • SURVEYING & MAPPING
PLANNING • ENVIRONMENTAL • G.I.S.
420 SW 14TH STREET, OCALA, FLORIDA 34471
PHONE (352) 405-1462 FAX (866) 272-3231 www.JCHgc.com
CERTIFICATE OF AUTHORIZATION - L.B. 8071

LOCATED IN SECTION 12, TOWNSHIP 16 SOUTH, RANGE 21 EAST
MARION COUNTY, FLORIDA

ALTA/NSPS LAND TITLE SURVEY
-FOR-
ON TOP OF THE WORLD COMMUNITIES, L.L.C.

FB/PG	FIELD DATE
---	09/13/2023
DRAWING DATE	BY / APPROVED
04/11/2025	MA / CJH

JOB NO. 15020TOPOR
SCALE 1" = 40'
2 OF 7

Drawing name: Z:\Projects\15020 SGR Mt Plant, Ocala State Center Parks\ 01SW MEC Melody Preserve (fka Verna & Indigo North)\SMC\Melody Preserve\15020TOPOR.dwg SHEET 2 Apr 11, 2025 1:57pm kyr mark

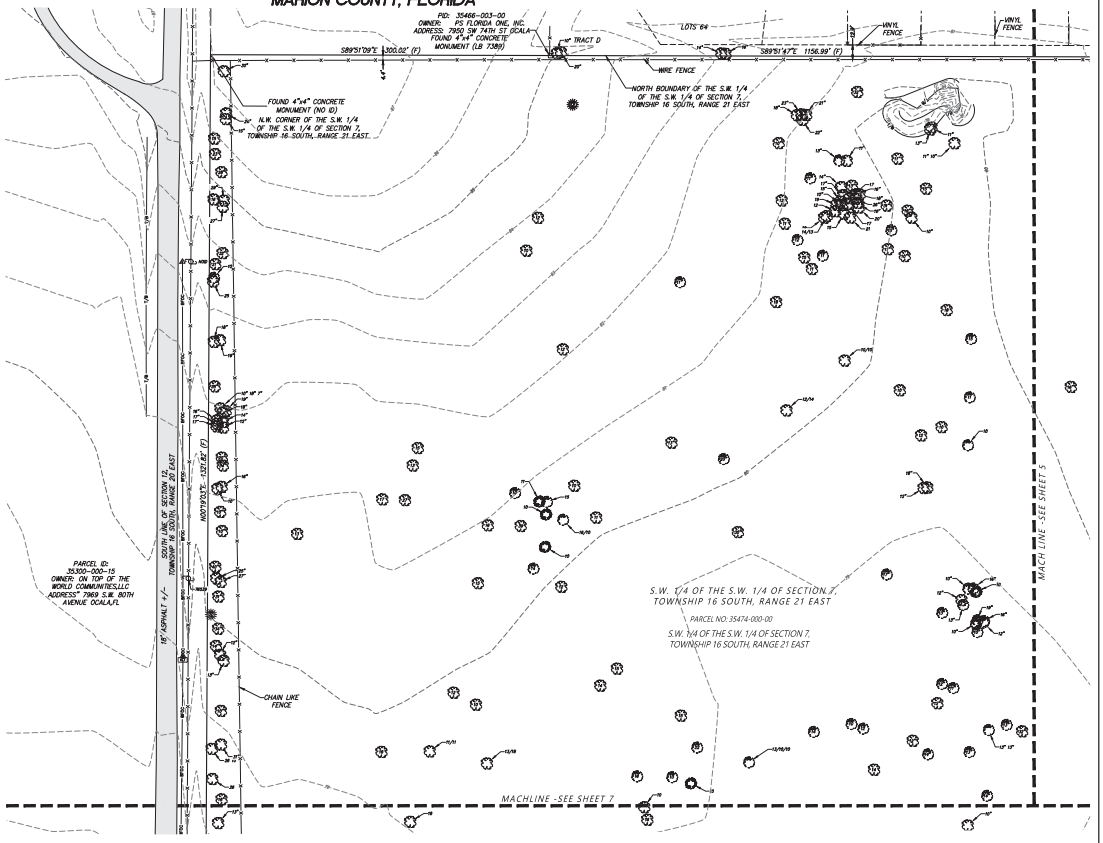
SHEET 4 OF 7
ONE IS NOT COMPLETE WITHOUT THE OTHERS

ALTA/NSPS LAND TITLE SURVEY FOR:

OTOW COMMUNITIES, L.L.C.

A PORTION OF SECTION 7, TOWNSHIP 16 SOUTH, RANGE 21 EAST

MARION COUNTY, FLORIDA



1 INCH = 40 FEET

LEGEND AND ABBREVIATIONS:

±	MORE OR LESS
EL.	ELEVATION
LB	LICENSED BUSINESS
NO.	NUMBER
LS	LAND SURVEYOR
I.D.	IDENTIFICATION
ORB	OFFICIAL RECORDS BOOK
℄	CENTERLINE
R	RADIUS
L	ARC LENGTH
Δ	DELTA (CENTRAL ANGLE)
(P)	PLAT MEASURE
(D)	DEED MEASURE
(C)	CALCULATED MEASURE
C.D.	CHORD LENGTH
C.B.	CHORD BEARING
POC	POINT ON CURVE
POL	POINT ON LINE
PCC	POINT OF COMPOUND CURVATURE
PRC	POINT OF REVERSE CURVATURE
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PT	POINT OF TANGENCY
PI	POINT OF INTERSECTION
P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING
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R/W	RIGHT OF WAY
ESMT	EASEMENT
SEC	SECTION
FND.	FOUND
REC.	RECOVERED
CCR	CERTIFIED CORNER RECORD
RLS	REGISTERED LAND SURVEYOR
CM	CONCRETE MONUMENT
IRC	IRON ROD AND CAP
IR	IRON ROD
IP	IRON PIPE
CLF	CHAIN LINK FENCE
	CURB INLET GRATE
	CATCH BASIN
	STORM MANHOLE
	MITERED END SECTION
	YARD DRAINAGE
	SANITARY MANHOLE
	SANITARY CLEANOUT
	ELECTRIC MANHOLE
	ELECTRIC METER
	ELECTRIC RISER BOX
	CABLE TELEVISION RISER BOX
	TELEPHONE RISER BOX
	UTILITY RISER
	WELL
	WATER SPIGOT
	IRRIGATION CONTROL VALVE
	WATER METER
	WATER VALVE
	FIRE HYDRANT
	BACK FLOW PREVENTER
	AIR CONDITIONER PAD
	GAS VALVE
	GAS METER
	GAS LINE MARKER
	CONCRETE UTILITY POLE
	METAL UTILITY POLE
	WOOD UTILITY POLE
	UTILITY POLE GUY ANCHOR
	LIGHT POLE
	SPOT/GROUND LIGHT
	ELECTRIC TRANSFORMER
	FIBER OPTIC VAULT
	WETLAND FLAG
	SIGN
	BOLLARD
	FLAG POLE
	MAILBOX
	LINE BREAK
	WIRE FENCE
	OHW OVERHEAD UTILITY
	UFC UNDERGROUND FIBER OPTIC
	STORM DRAINAGE LINE
	FOUND 5/8" IRON ROD & CAP (AS NOTED)
	FOUND 4"x4" CONCRETE MONUMENT (AS NOTED)
	FOUND NAIL & DISC (AS NOTED)

TREE LEGEND
(SIZE DENOTED INSIDE SYMBOL)

	BAY
	CAMPHOR
	CEDAR
	CREPE MERTEL
	CITRUS
	CHERRY
	CHINABERRY
	CYPRESS
	DOGWOOD
	ELM
	GUM
	HICKORY
	HOLLY
	IRONWOOD
	LAUREL OAK
	LIVE OAK
	MAGNOLIA
	MAPLE
	MIMOSA
	MISC
	MULBERRY
	OAK
	PALM
	PECAN
	PINE
	SUGAR HACKBERRY
	SYCAMORE

REVISIONS				
FB/PG	DATE	DRAWN	REVISION	CKD
	08/20/24	M.A.	TOPOGRAPHIC AND TREE SURVEY	CJH
	04/03/25	---	ADDITIONAL TOPOGRAPHIC SURVEY	CJH

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CONSULTING GROUP, INC.
LAND DEVELOPMENT • SURVEYING & MAPPING
PLANNING • ENVIRONMENTAL • G.I.S.
420 SW 17TH STREET, OCALA, FLORIDA 34471
PHONE (352) 401-1902 FAX (888) 272-8331 www.JCHcg.com
CERTIFICATE OF AUTHORIZATION L.B. 8011

LOCATED IN SECTION 12, TOWNSHIP 16 SOUTH, RANGE 21 EAST
MARION COUNTY, FLORIDA

ALTA/NSPS LAND TITLE SURVEY
–FOR–
ON TOP OF THE WORLD COMMUNITIES, L.L.C.

FB/PG	FIELD DATE
---	09/13/2023

DRAWING DATE	BY	APPROVED
04/11/2025	MA	CJH

JOB NO. 15020TOPOR
SCALE 1" = 40'
4 OF 7

Drawing name: Z:\Projects\15020 OW VA Pond, Odess Sales Center Trailer, OTOW REC, Mobility Preserve (Tax Parcel & Bridge North)\DWG\Mobility Preserve\15020TOPOR.dwg SHEET 4 Apr 11, 2025 11:08am by: mario

ALTA/NSPS LAND TITLE SURVEY FOR:

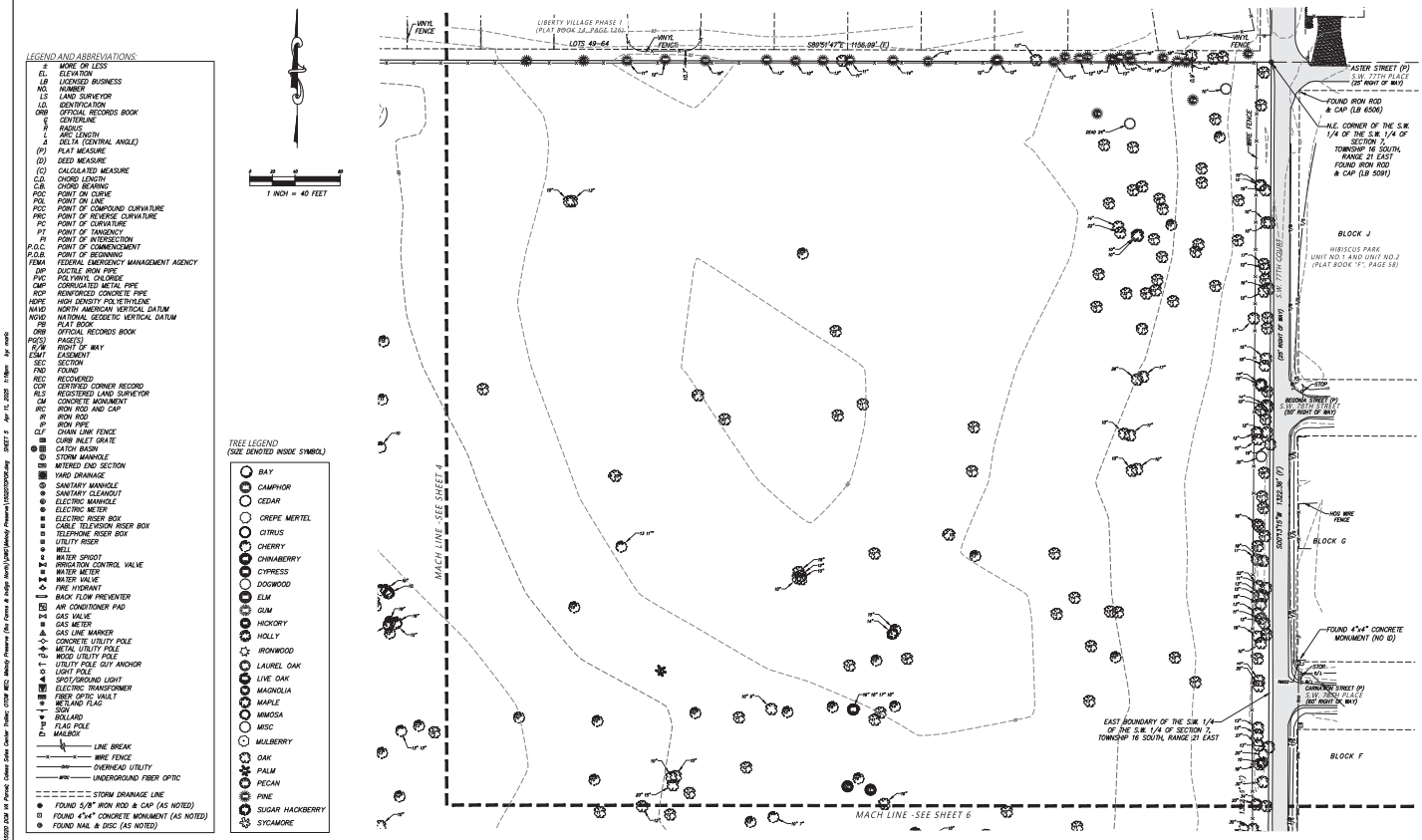
OTOW COMMUNITIES, L.L.C.

A PORTION OF SECTION 7, TOWNSHIP 16 SOUTH, RANGE 21 EAST

MARION COUNTY, FLORIDA

SHEET 5 OF 7

ONE IS NOT COMPLETE WITHOUT THE OTHERS



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±	MORE OR LESS
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REVISIONS				
FB/PG	DATE	DRAWN	REVISION	CKD
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LOCATED IN SECTION 12, TOWNSHIP 16 SOUTH, RANGE 21 EAST

MARION COUNTY, FLORIDA

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–FOR–
ON TOP OF THE WORLD COMMUNITIES, L.L.C.

FB/PG	FIELD DATE
---	09/13/2023

DRAWING DATE	BY	APPROVED
04/11/2025	MA	CJH

JOB NO. 150220TOPOR

SCALE 1" = 40'

5 OF 7

Drawing name: Z:\Projects\150220 OW VA Pond, Odess Sales Center Trailer, OTOW MEC, Mobility Preserve (Rec Fence & Bridge North)\CAD\Mobility Preserve\150220TOPOR.dwg SHEET 5 Apr 11, 2025 11:08am by: mmh

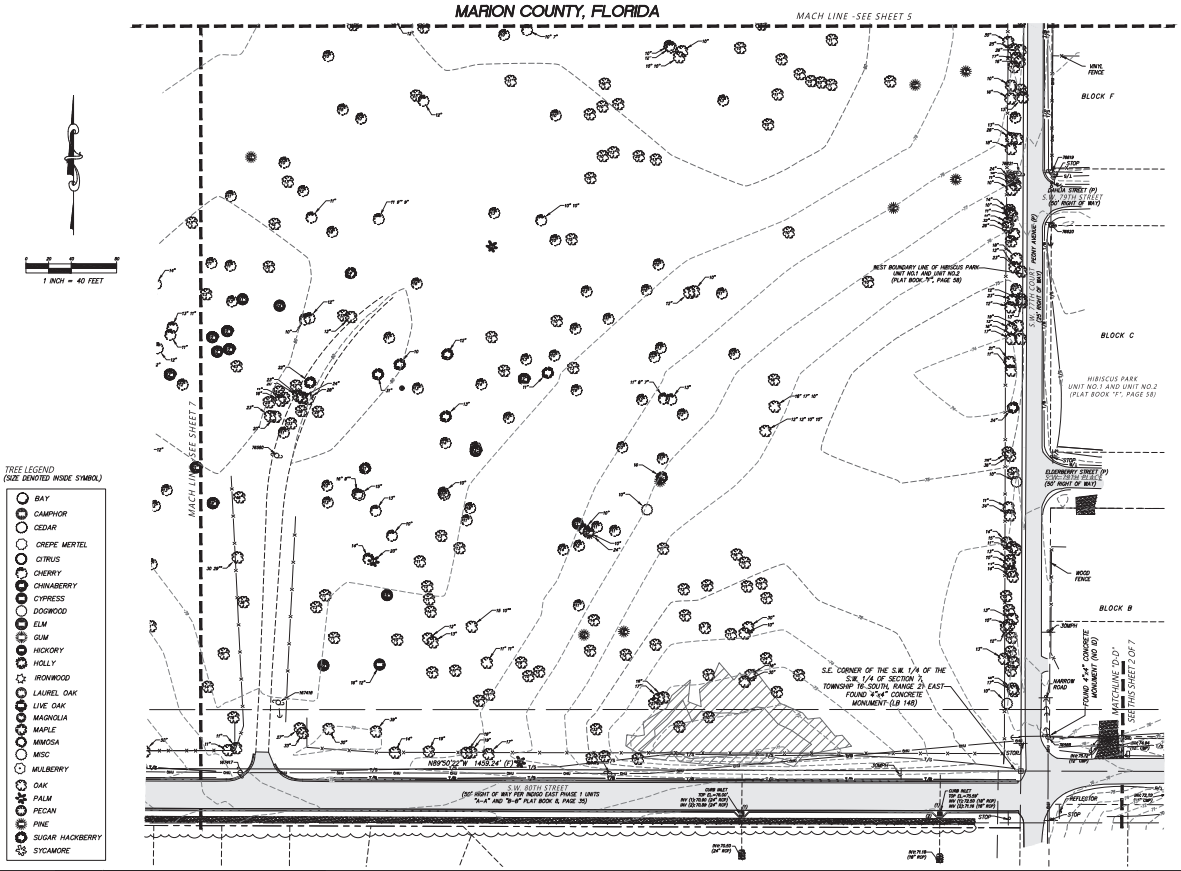
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MARION COUNTY, FLORIDA

SHEET 6 OF 7
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REVISIONS				
FB/PG	DATE	DRAWN	REVISION	CKD
	05/20/24	M.A.	TOPOGRAPHIC AND TREE SURVEY	CJH
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CERTIFICATE OF AUTHORIZATION - LB 8011

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04/11/2025	MA	CJH

JOB NO. 15020TOPOR
SCALE 1" = 40'
6 OF 7

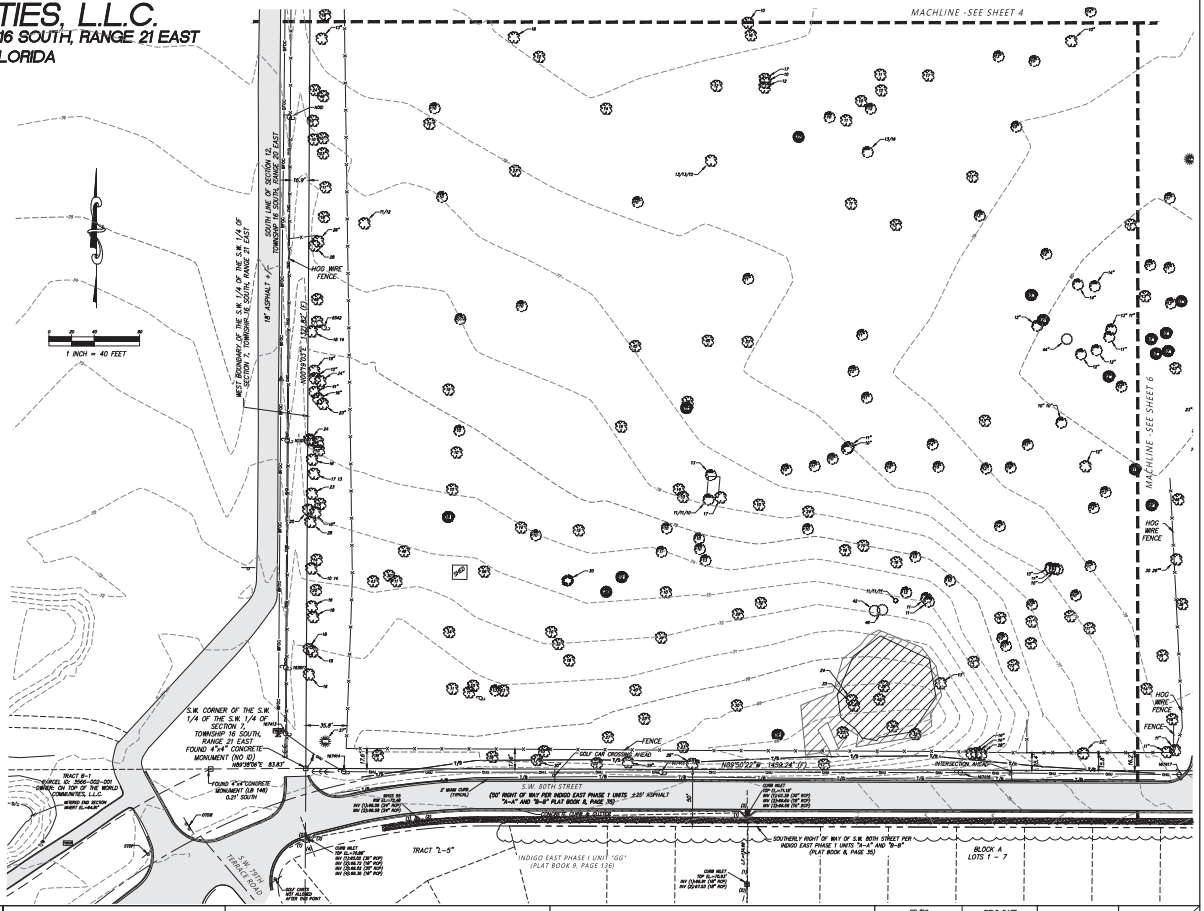
Drawing name: Z:\Projects\15020 OW VI Pond, Odess Sales Center Trailer, OTOW REC, Mobility Preserve (Tax Parcel & Indigo North)\DWG\Mobility Preserve\15020TOPOR.dwg SHEET 6 Apr 11, 2025 1:19pm kyr mark

SHEET 7 OF 7
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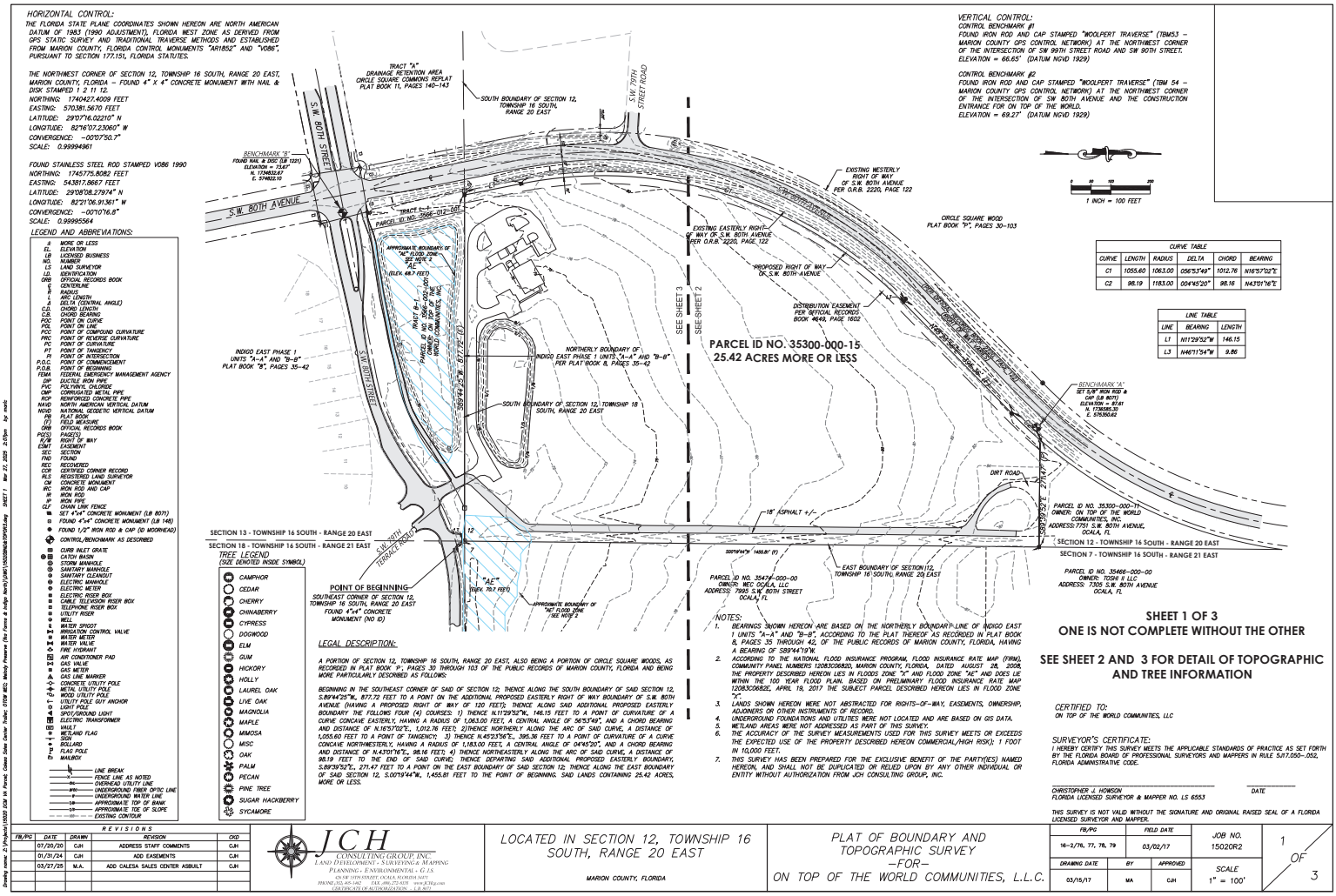
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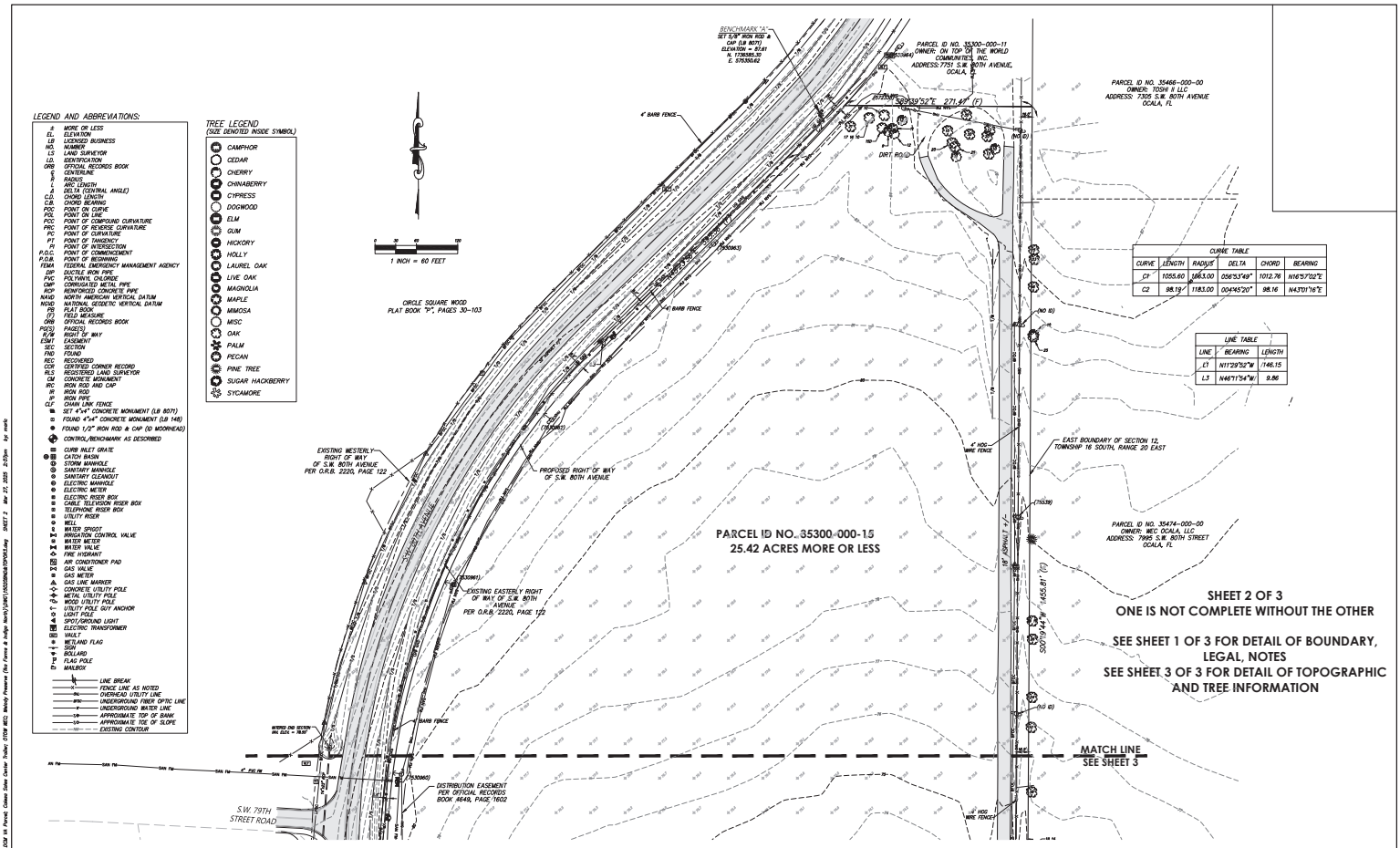
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04/11/2025	MA	CJH

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SCALE 1" = 40'
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Drawing name: Z:\Projects\15020 OW VA Pond, Odess State Center Trailer, OTOW #02, Melody Preserve (Tax Parcel & Indigo North)\DWG\Melody Preserve\15020TOPOR.dwg SHEET 7 Apr 11, 2025 11:58am by: mark


HORIZONTAL CONTROL:
THE FLORIDA STATE PLANE COORDINATES SHOWN HEREON ARE NORTH AMERICAN DATUM OF 1983 (1990 ADJUSTMENT), FLORIDA WEST ZONE AS DERIVED FROM GPS STATIC SURVEY AND TRADITIONAL TRAVERSE METHODS AND ESTABLISHED FROM MARION COUNTY, FLORIDA CONTROL MONUMENTS "AR1852" AND "V086", PURSUANT TO SECTION 177.151, FLORIDA STATUTES.
THE NORTHWEST CORNER OF SECTION 12, TOWNSHIP 16 SOUTH, RANGE 20 EAST, MARION COUNTY, FLORIDA – FOUND 4" X 4" CONCRETE MONUMENT WITH NAIL & DISK STAMPED 1 2 11 12.
NORTHING: 1740427.4009 FEET
EASTING: 570381.5670 FEET
LATITUDE: 29°07'16.02210" N
LONGITUDE: 82°16'01.23060" W
CONVERGENCE: −00°07'50.7"
SCALE: 0.99994961
FOUND STAINLESS STEEL ROD STAMPED V086 1990
NORTHING: 1745775.8082 FEET
EASTING: 543817.8667 FEET
LATITUDE: 29°08'08.27974" N
LONGITUDE: 82°21'06.91611" W
CONVERGENCE: −00°10'16.8"
SCALE: 0.99995564
VERTICAL CONTROL:
CONTROL BENCHMARK #1
FOUND IRON ROD AND CAP STAMPED "WOOLPERT TRAVERSE" (TBM53 – MARION COUNTY GPS CONTROL NETWORK) AT THE NORTHWEST CORNER OF THE INTERSECTION OF SW 99TH STREET ROAD AND SW 90TH STREET. ELEVATION = 66.65' (DATUM NGVD 1929)
CONTROL BENCHMARK #2
FOUND IRON ROD AND CAP STAMPED "WOOLPERT TRAVERSE" (TBM 54 – MARION COUNTY GPS CONTROL NETWORK) AT THE NORTHWEST CORNER OF THE INTERSECTION OF SW 80TH AVENUE AND THE CONSTRUCTION ENTRANCE FOR ON TOP OF THE WORLD.
ELEVATION = 69.27' (DATUM NGVD 1929)
1 INCH = 100 FEET
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POL POINT ON LINE
PCC POINT OF COMPOUND CURVATURE
PRC POINT OF REVERSE CURVATURE
PC POINT OF CURVATURE
PT POINT OF TANGENCY
PI POINT OF INTERSECTION
P.O.C. POINT OF COMMENCEMENT
P.O.B. POINT OF BEGINNING
FEMA FEDERAL EMERGENCY MANAGEMENT AGENCY
DIP DUCTILE IRON PIPE
PVC POLYVINYL CHLORIDE
CMP CORRUGATED METAL PIPE
RCP REINFORCED CONCRETE PIPE
NAVD NORTH AMERICAN VERTICAL DATUM
NGVD NATIONAL GEODETIC VERTICAL DATUM
(M) MEASURED
(F) FIELD MEASURE
ORB OFFICIAL RECORDS BOOK
PG(S) PAGE(S)
R/W RIGHT OF WAY
ESMT EASEMENT
SEC SECTION
FND FOUND
REC RECOVERED
COR CERTIFIED CORNER RECORD
RLS REGISTERED LAND SURVEYOR
CM CONCRETE MONUMENT
WC WON ROD AND CAP
W WON ROD
P WON PIPE
C.L.F. CHAIN LINK FENCE
SET 4"x4" CONCRETE MONUMENT (LB 8071)
FOUND 4"x4" CONCRETE MONUMENT (LB 148)
FOUND 1/2" IRON ROD & CAP (ID MOORHEAD)
CONTROL/BENCHMARK AS DESCRIBED
CURB INLET GRATE
CATCH BASIN
STORM MANHOLE
SANITARY MANHOLE
SANITARY CLEANOUT
ELECTRIC MANHOLE
ELECTRIC METER
ELECTRIC RISER BOX
CABLE TELEVISION RISER BOX
TELEPHONE RISER BOX
UTILITY RISER
WELL
WATER SPIGOT
IRRIGATION CONTROL VALVE
WATER METER
WATER VALVE
FIRE HYDRANT
AIR CONDITIONER PAD
GAS VALVE
GAS METER
GAS LINE MARKER
CONCRETE UTILITY POLE
METAL UTILITY POLE
WOOD UTILITY POLE
UTILITY POLE GUY ANCHOR
LIGHT POLE
SPOT/GROUND LIGHT
ELECTRIC TRANSFORMER
VAULT
MITE AND FLAG
SIGN
BOLLARD
FLAG POLE
MAILBOX
LINE BREAK
FENCE LINE AS NOTED
OVERHEAD UTILITY LINE
UNDERGROUND FIBER OPTIC LINE
UNDERGROUND WATER LINE
APPROXIMATE TOP OF BANK
APPROXIMATE TOE OF SLOPE
EXISTING CONTOUR
TREE LEGEND
(SIZE DENOTED INSIDE SYMBOL)
CAMPHOR
CEDAR
CHERRY
CHINABERRY
CYPRESS
DOGWOOD
ELM
GUM
HICKORY
HOLLY
LAUREL OAK
LIVE OAK
MAGNOLIA
MAPLE
MIMOSA
MISC
OAK
PALM
PECAN
PINE TREE
SUGAR HACKBERRY
SYCAMORE
TRACT "A" DRAINAGE RETENTION AREA CIRCLE SQUARE COMMONS REPLAT PLAT BOOK 11, PAGES 140-143
SOUTH BOUNDARY OF SECTION 12, TOWNSHIP 16 SOUTH, RANGE 20 EAST
S.W. 99TH STREET ROAD
S.W. 80TH STREET
S.W. 80TH AVENUE
BENCHMARK "B" FOUND NAIL & DISC (LB 1231) ELEVATION = 73.67' N. 1734833.67 E. 574822.10
TRACT "A" PARCEL ID NO. 3566-012-001
APPROXIMATE BOUNDARY OF "AE" FLOOD ZONE SEE NOTE 2 AE (ELEV. 68.7 FEET)
PARCEL ID NO. 35300-000-15 OWNER: ON TOP OF THE WORLD COMMUNITIES, INC.
INDIGO EAST PHASE 1 UNITS "A-A" AND "B-B" PLAT BOOK "8", PAGES 35-42
S89°44'25"W 877.72' (M)
NORTHERLY BOUNDARY OF INDIGO EAST PHASE 1 UNITS "A-A" AND "B-B" PER PLAT BOOK 8, PAGES 35-42
SOUTH BOUNDARY OF SECTION 12, TOWNSHIP 16 SOUTH, RANGE 20 EAST
SEE SHEET 3
SEE SHEET 2
PARCEL ID NO. 35300-000-15
25.42 ACRES MORE OR LESS
EXISTING WESTERLY RIGHT OF WAY OF S.W. 80TH AVENUE PER O.R.B. 2220, PAGE 122
EXISTING EASTERLY RIGHT-OF-WAY OF S.W. 80TH AVENUE PER O.R.B. 2220, PAGE 122
PROPOSED RIGHT OF WAY OF S.W. 80TH AVENUE
CIRCLE SQUARE WOOD PLAT BOOK "9", PAGES 30-103
DISTRIBUTION EASEMENT PER OFFICIAL RECORDS BOOK 4648, PAGE 1602
S89°44'25"W 1455.81' (M)
BENCHMARK "A" SET S/W IRON ROD & CAP (LB 8071) ELEVATION = 87.61 N. 1736585.51 E. 575350.62
DIRT ROAD
18' ASPHALT +/-
S89°44'25"W 1455.81' (M)
PARCEL ID NO. 35300-000-11 OWNER: ON TOP OF THE WORLD COMMUNITIES, INC. ADDRESS: 7751 S.W. 80TH AVENUE, OCALA, FL
SECTION 13 - TOWNSHIP 16 SOUTH - RANGE 20 EAST
SECTION 18 - TOWNSHIP 16 SOUTH - RANGE 21 EAST
SECTION 12 - TOWNSHIP 16 SOUTH - RANGE 20 EAST
SECTION 7 - TOWNSHIP 16 SOUTH - RANGE 21 EAST
S.W. 90TH TERRACE ROAD
POINT OF BEGINNING
SOUTHEAST CORNER OF SECTION 12, TOWNSHIP 16 SOUTH, RANGE 20 EAST FOUND 4"x4" CONCRETE MONUMENT (NO ID)
"AE" (ELEV. 70.7 FEET)
APPROXIMATE BOUNDARY OF "AE" FLOOD ZONE SEE NOTE 2
EAST BOUNDARY OF SECTION 12, TOWNSHIP 16 SOUTH, RANGE 20 EAST
PARCEL ID NO. 35474-000-00 OWNER: WEC OCALA, LLC ADDRESS: 7985 S.W. 80TH STREET OCALA, FL
PARCEL ID NO. 35466-000-00 OWNER: TOSH II LLC ADDRESS: 7305 S.W. 80TH AVENUE OCALA, FL
CURVE TABLE
CURVE | LENGTH | RADIUS | DELTA | CHORD | BEARING
C1 | 1055.60 | 1063.00 | 056°53'49" | 1012.76 | N16°57'02"E
C2 | 98.19 | 1183.00 | 004°45'20" | 98.16 | N43°01'16"E
LINE TABLE
LINE | BEARING | LENGTH
L1 | N11°29'32"W | 146.15
L3 | N46°11'54"W | 9.86
NOTES:
1. BEARINGS SHOWN HEREON ARE BASED ON THE NORTHERLY BOUNDARY LINE OF INDIGO EAST 1 UNITS "A-A" AND "B-B", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 8, PAGES 35 THROUGH 42, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, HAVING A BEARING OF S89°44'19"W.
2. ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP (FIRM), COMMUNITY PANEL NUMBERS 12083C0080D, MARION COUNTY, FLORIDA, DATED AUGUST 28, 2008, THE PROPERTY DESCRIBED HEREON LIES IN FLOODS ZONE "X" AND FLOOD ZONE "AE" AND DOES LIE WITHIN THE 100 YEAR FLOOD PLAIN. BASED ON PRELIMINARY FLOOD INSURANCE RATE MAP 12083C0082E, APRIL 19, 2017 THE SUBJECT PARCEL DESCRIBED HEREON LIES IN FLOOD ZONE "X".
3. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, ADJOINERS OR OTHER INSTRUMENTS OF RECORD.
4. UNDERGROUND FOUNDATIONS AND UTILITIES WERE NOT LOCATED AND ARE BASED ON GIS DATA.
5. WETLAND AREAS WERE NOT ADDRESSED AS PART OF THIS SURVEY.
6. THE ACCURACY OF THE SURVEY MEASUREMENTS USED FOR THIS SURVEY MEETS OR EXCEEDS THE EXPECTED USE OF THE PROPERTY DESCRIBED HEREON COMMERCIAL/HIGH RISK): 1 FOOT IN 10,000 FEET.
7. THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE BENEFIT OF THE PARTY(IES) NAMED HEREON, AND SHALL NOT BE DUPLICATED OR RELIED UPON BY ANY OTHER INDIVIDUAL OR ENTITY WITHOUT AUTHORIZATION FROM JCH CONSULTING GROUP, INC.
LEGAL DESCRIPTION:
A PORTION OF SECTION 12, TOWNSHIP 16 SOUTH, RANGE 20 EAST, ALSO BEING A PORTION OF CIRCLE SQUARE WOODS, AS RECORDED IN PLAT BOOK "9", PAGES 30 THROUGH 103 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING IN THE SOUTHEAST CORNER OF SAID OF SECTION 12; THENCE ALONG THE SOUTH BOUNDARY OF SAID SECTION 12, S.89°44'25"W., 877.72 FEET TO A POINT ON THE ADDITIONAL PROPOSED EASTERLY RIGHT OF WAY BOUNDARY OF S.W. 80TH AVENUE (HAVING A PROPOSED RIGHT OF WAY OF 120 FEET); THENCE ALONG SAID ADDITIONAL PROPOSED EASTERLY BOUNDARY THE FOLLOWS FOUR (4) COURSES: 1) THENCE N.11°29'32"W., 146.15 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 1,063.00 FEET, A CENTRAL ANGLE OF 56°53'49", AND A CHORD BEARING AND DISTANCE OF N.16°57'02"E., 1,012.76 FEET; 2) THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 1,055.60 FEET TO A POINT OF TANGENCY; 3) THENCE N.45°23'56"E., 395.36 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 1,183.00 FEET, A CENTRAL ANGLE OF 04°45'20", AND A CHORD BEARING AND DISTANCE OF N.43°01'16"E., 98.16 FEET; 4) THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 98.19 FEET TO THE END OF SAID CURVE; THENCE DEPARTING SAID ADDITIONAL PROPOSED EASTERLY BOUNDARY, S.89°39'52"E., 271.47 FEET TO A POINT ON THE EAST BOUNDARY OF SAID SECTION 12; THENCE ALONG THE EAST BOUNDARY OF SAID SECTION 12, S.00°19'44"W., 1,455.81 FEET TO THE POINT OF BEGINNING. SAID LANDS CONTAINING 25.42 ACRES, MORE OR LESS.
SHEET 1 OF 3
ONE IS NOT COMPLETE WITHOUT THE OTHER
SEE SHEET 2 AND 3 FOR DETAIL OF TOPOGRAPHIC AND TREE INFORMATION
CERTIFIED TO:
ON TOP OF THE WORLD COMMUNITIES, LLC
SURVEYOR'S CERTIFICATE:
I HEREBY CERTIFY THIS SURVEY MEETS THE APPLICABLE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN RULE 5J-17.050-.052, FLORIDA ADMINISTRATIVE CODE.
CHRISTOPHER J. HOWSON
FLORIDA LICENSED SURVEYOR & MAPPER NO. LS 6553
DATE
THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
REVISIONS
FB/PG | DATE | DRAWN | REVISION | CKD
07/30/20 | CJH | ADDRESS STAFF COMMENTS | CJH
01/31/24 | CJH | ADD EASEMENTS | CJH
03/27/25 | M.A. | ADD CALESA SALES CENTER ASBUILT | CJH
JCH CONSULTING GROUP, INC.
LAND DEVELOPMENT • SURVEYING & MAPPING
PLANNING • ENVIRONMENTAL • G.I.S.
LOCATED IN SECTION 12, TOWNSHIP 16 SOUTH, RANGE 20 EAST
MARION COUNTY, FLORIDA
PLAT OF BOUNDARY AND TOPOGRAPHIC SURVEY
–FOR–
ON TOP OF THE WORLD COMMUNITIES, L.L.C.
FB/PG: 16–2/76, 77, 78, 79
FIELD DATE: 03/02/17
JOB NO. 15020R2
DRAWING DATE: 03/15/17
BY: MA
APPROVED: CJH
SCALE: 1" = 100'
1 OF 3



CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C1	1055.60	1863.00	056°53'49"	1012.78	N16°57'02"E
C2	98.19	1183.00	004°45'20"	98.16	N43°01'16"E

LINE TABLE

LINE	BEARING	LENGTH
L1	N11°29'52"W	146.15
L3	N46°17'54"W	9.86

REVISIONS

FB/PG	DATE	DRAWN	REVISION	CKD
	01/31/24	CJH	ADD EASEMENTS	CJH
	01/31/24	CJH	ADD EASEMENTS	CJH
	03/27/25	M.A.	ADD CALEIA SALES CENTER ASBUILT	CJH

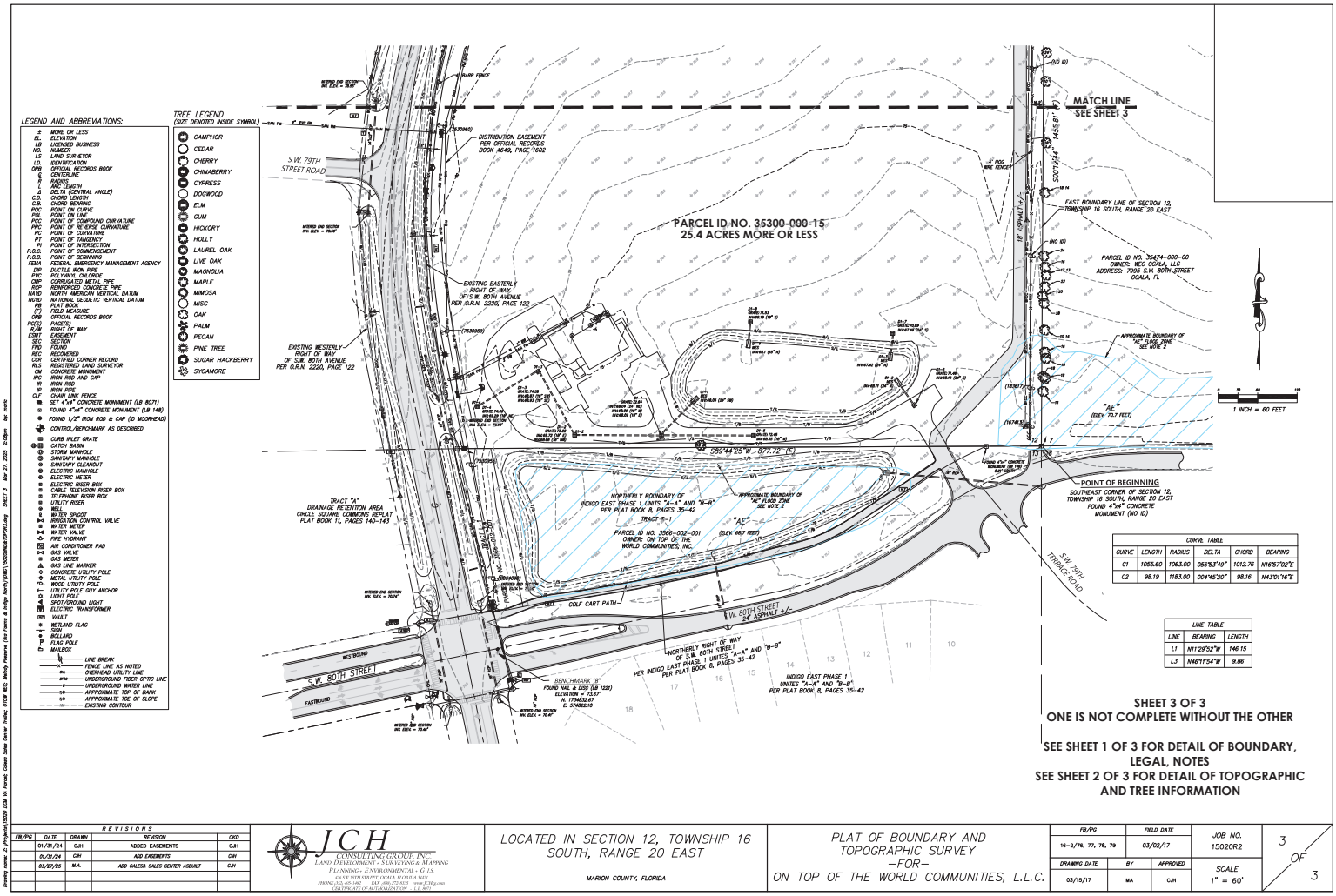
JCH
CONSULTING GROUP, INC.
LAND DEVELOPMENT · SURVEYING & MAPPING
PLANNING · ENVIRONMENTAL · G.I.S.
420 SW 14TH STREET, OCALA, FLORIDA 34471
PHONE (352) 405-1362 FAX (866) 272-3231 www.JCHgroup.com
CERTIFICATE OF AUTHORIZATION - L.B. 8071

LOCATED IN SECTION 12, TOWNSHIP 16 SOUTH, RANGE 20 EAST
MARION COUNTY, FLORIDA

PLAT OF BOUNDARY AND TOPOGRAPHIC SURVEY
–FOR–
ON TOP OF THE WORLD COMMUNITIES, L.L.C.

FB/PG	FIELD DATE
16–2/76, 77, 78, 79	03/02/17
DRAWING DATE	BY / APPROVED
03/15/17	MA / CJH

JOB NO. 15020R2
SCALE 1" = 60'
2 OF 3



SHEET 3 OF 3
ONE IS NOT COMPLETE WITHOUT THE OTHER

SEE SHEET 1 OF 3 FOR DETAIL OF BOUNDARY, LEGAL, NOTES
SEE SHEET 2 OF 3 FOR DETAIL OF TOPOGRAPHIC AND TREE INFORMATION

REVISIONS				
FB/PG	DATE	DRAWN	REVISION	CKD
	01/31/24	CJH	ADDED EASEMENTS	CJH
	01/31/24	CJH	ADD EASEMENTS	CJH
	03/27/25	M.A.	ADD CALESA SALES CENTER ASBUILT	CJH

JCH
CONSULTING GROUP, INC.
LAND DEVELOPMENT · SURVEYING & MAPPING
PLANNING · ENVIRONMENTAL · G.I.S.
420 SW 14TH STREET, OCALA, FLORIDA 34471
PHONE (352) 873-1462 FAX (888) 272-8231 www.JCHgroup.com
CERTIFICATE OF AUTHORIZATION - L.B. 8071

LOCATED IN SECTION 12, TOWNSHIP 16 SOUTH, RANGE 20 EAST
MARION COUNTY, FLORIDA

PLAT OF BOUNDARY AND TOPOGRAPHIC SURVEY
–FOR–
ON TOP OF THE WORLD COMMUNITIES, L.L.C.

FB/PG	FIELD DATE	JOB NO.
16–2/76, 77, 78, 79	03/02/17	15020R2
DRAWING DATE	BY / APPROVED	SCALE
03/15/17	MA / CJH	1" = 60'

3 OF 3

Drawing name: Z:\Projects\15020 SGH VA Forest, Ocala Sales Center Parker - 01058 WEC\ Melody Preserve (fka Forest & Indigo North)\DWG\15020R2MELSPORT3.dwg SHEET 3 Mar 27, 2025 2:09pm by: mark

Marion County

Development Review Committee

Agenda Item

File No.: 2025-20000 **Agenda Date:** 7/28/2025 **Agenda No.:** 5.4.

SUBJECT:
Melody Preserve - Mass Grading - Mass Grading Plan
7945 SW 80th St Ocala
Project #2024100025 #32435
Parcel #35300-000-15 & 35474-000-00
Kimley-Horn and Associates

July 24, 2025

PROJECT NAME: MELODY PRESERVE - MASS GRADING
PROJECT NUMBER: 2024100025
APPLICATION: MASTER DRAINAGE/MASS GRADING PLAN #32435

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

2 DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: 2.12.4.L(4) - Zoning requirements: lot width, area , setbacks , coverage (floor area ratios), parking, and required buffers associated with Special Use Permits
STATUS OF REVIEW: INFO
REMARKS: Provide the information required by this LDC section once concurrent PUD is approved.
4/14/15 - Zoning requirements included in cover sheet 01.00. Please note that setbacks in cover sheet 01.00 apply to single-family residential, per PUD #250304ZP
7/10/25 - Please specify PUD #250304ZP

3 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 2.12.9/10 - Proposed Drainage Right-of-Way/Easements
STATUS OF REVIEW: INFO
REMARKS: Appropriate drainage easements/ROW shall be included on the improvement plans and the final plat.

4 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 6.13.5 - Flood Plain & Protection
STATUS OF REVIEW: INFO
REMARKS: Please confirm that a LOMA will be submitted for the FEMA flood plain areas that will be impacted by this project.

5 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.

6 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.

7 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.

8 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW
REVIEW ITEM: 2.12.4.K - List of approved waivers, conditions, date of approval
STATUS OF REVIEW: INFO

REMARKS: 2/4/25-add waivers if requested in future

9 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW
REVIEW ITEM: Additional Development Review Comments
STATUS OF REVIEW: INFO
REMARKS:

10 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION
REVIEW ITEM: 6.7.9 - Replacement trees; general requirements.
STATUS OF REVIEW: INFO
REMARKS: Tree condition report to be submitted with improvement plan; tree mitigation for trees greater than 30" DBH to be addressed on improvement plan

11 DEPARTMENT: ENGTRF - TRAFFIC REVIEW
REVIEW ITEM: Additional Traffic comments
STATUS OF REVIEW: INFO
REMARKS: 7/10/25 - "50' road reservation" shown on grading plan is insufficient per approved PUD resolution (requiring 120' total right of way with balance of all needed right-of-way being reserved north of existing right-of-way). This detail will be scrutinized as part of the improvement plan but awareness of this may be relevant to this application.

12 DEPARTMENT: ENRAA - ACQ AGENT ENG ROW
REVIEW ITEM: Mass Grading Plan
STATUS OF REVIEW: INFO
REMARKS: Parcel 35300-000-15 is part of road project SW NW 80th/70th Ave. FB 2/10/25

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 32435

DEVELOPMENT REVIEW PLAN APPLICATION

Date: 1/28/2025

A. PROJECT INFORMATION:

Project Name: Melody Preserve - Mass Grading
Parcel Number(s): 35474-000-00, 35300-000-15
Section 7 Township 16S Range 21E Land Use OTOW DRI Zoning Classification PUD
Commercial ☑ Residential ☐ Industrial ☐ Institutional ☐ Mixed Use ☐ Other
Type of Plan: MASS GRADING
Property Acreage 65.74 Number of Lots N/A Miles of Roads N/A
Location of Property with Crossroads Northeast of intersection of SW 80th Street and SW 80th Ave
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: Kimley-Horn and Associates, Inc. Contact Name: Gene B. Losito, P.E.
Mailing Address: 1700 SE 17th Street, Suite 200 City: Ocala State: FL Zip Code: 34471
Phone # 352.438.3000 Alternate Phone #
Email(s) for contact via ePlans: ocala.permits@kimley-horn.com

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

Property Owner:
Owner: On Top of the World Communities, L.L.C. Contact Name: Kenneth D. Colen
Mailing Address: 8435 SW 80th Street Road, Suite 3 City: Ocala State: FL Zip Code: 34481
Phone # (352) 387-7480 Alternate Phone #
Email address:

Developer:
Developer: Same as Owner Contact Name:
Mailing Address: City: State: Zip Code:
Phone # Alternate Phone #
Email address:

Revised 6/2021

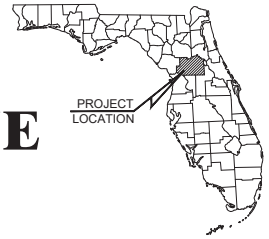
MASS GRADE PLAN

MELODY PRESERVE

MARION COUNTY, FLORIDA

SECTION 7
TOWNSHIP 16S
RANGE 21E

APRIL 2025



GENERAL NOTES

LAND USE DEVELOPMENT DATA
PARCEL IDENTIFICATION NUMBER: 35469-000-15
35474-000-00

PRESENT ZONING: PUD

ABUTTING ZONING: NORTH- PUD
EAST- PUD
SOUTH- PUD
WEST- R-1

LAND USE: CITOM DRAIN

MELODY PRESERVE AREA: 70.06 ACRES

EXISTING IMPERVIOUS AREA: 6% (3.26 ACRES)

PROPOSED IMPERVIOUS AREA: 43% (30.00 ACRES)

OFFSITE DRAINAGE AREA: 2.26 AC

LOT WIDTH: 30' MIN.

LOT SETBACKS
FRONT = 15'
SIDE STREET = 15'
SIDE = 5'
REAR = 20'

DEVELOPERS AGREEMENT LIST: N/A

APPROVED VARIANCES w/CONDITION AND APPROVAL DATE: N/A

SPECIAL USE PERMIT CASE NUMBER: N/A

EXISTING BUILDING HEIGHT: N/A

PROPOSED BUILDING HEIGHT: N/A

NUMBER OF REQUIRED PARKING: N/A

PROPOSED PARKING: N/A

PROJECTED DAILY TRIP GENERATION: N/A

PROPOSED MILES OF ROAD: N/A

NUMBER OF LOTS: N/A

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 IMPROVEMENTS SHOWN ON THESE PLANS, INCLUDING ALL ROADS AND DRA'S ARE PRIVATELY OWNED AND SHALL BE MAINTAINED BY THE OWNER.

MARION COUNTY SPRINGS PROTECTION ZONE:
SECONDARY ZONE

FEMA DESIGNATION:
THE PROJECT LIES WITHIN FEMA FLOOD ZONE "A", AND AREA WITH REDUCED FLOOD HAZARD, AND ZONE "AE" AN AREA WITHIN THE 100 YEAR FLOOD HAZARD ZONE, AS PER FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NOS. 12083C0680E, 12083C0701, AND 12083C0685D, EFFECTIVE APRIL 19, 2017.

LOCAL BENCHMARK
ELEVATIONS ARE BASED ON BENCHMARK STAMPED "WOOLPERT TRAVERSE", NGVD 1929. TO CONVERT FROM NGVD 1929 TO NAVD 1988 SUBTRACT 0.976 FEET.

DEVELOPMENT OF THE PROPERTY AS SHOWN ON THIS SITE PLAN IS SUBJECT TO THE TERMS AND CONDITIONS OF THE ON TOP OF THE WORLD DEVELOPMENT OF REGIONAL IMPACT PURSUANT TO CHAPTER 380.06, FS, AND ITS DEVELOPMENT ORDER RESOLUTION NUMBER 08-P12, AS AMENDED FROM TIME TO TIME, INCLUDING PROVISIONS REGARDING THE CONCURRENCY OF PUBLIC FACILITIES AND ELIGIBLE LAND USES. REFERENCE MARION COUNTY OFFICIAL RECORD BOOK/PAGES 6485/1380-1438, AND 6955/467-497

WAIVERS APPROVED FOR ON TOP OF THE WORLD DRI:

8.2.15.b.3 & DETAIL 29 - DECORATIVE POSTS/POSTS FOR REGULATORY AND WARNING SIGN	12/21/2009
8.2.9(d)(7) - MINIMUM DRAINAGE EASEMENT	12/21/2009
8.2.5.a(2)a) - UTILITY LOCATION	12/21/2009
8.2.10 - BUFFERS/LANDSCAPE BUFFERS	12/21/2009
8.2.5.a(5) - CORNER RADII AT INTERSECTIONS	12/21/2009
8.2.5.a(1)a)iv - PRIVATE ROAD MINIMUM RIGHT OF WAY WIDTH	12/21/2009
8.2.5.a(2)(b) - RIGHT OF WAY DEDICATION	12/21/2009
8.2.5.a(1)(2)(d)(i) - SECTION/QUARTER SECTION LINE ROADS	12/21/2009
8.2.5.a.13 - CENTERLINE RADII	12/21/2009
8.2.8.a(3)(a) - CUL DE SACS AND DEAD ENDS	01/04/2010
8.2.5.a(6) - OFF STREET PARKING	12/21/2009
8.2.4 - CROSS SECTIONS	12/21/2009
8.2.5.a(1)a) - PRIVATE ROAD STATUS	12/21/2009
8.2.9.d.(9) - RETENTION BASIN SIGNAGE	12/10/2012
2.18.4.D - IMPROVEMENT AGREEMENT	09/04/2018
6.13.4 - STORMWATER QUANTITY CRITERIA	05/12/2020
6.12.12.a & 6.12.12.b - SIDEWALKS AND SIDEWALK FEE	09/24/2015

WAIVERS APPROVED BAY LAUREL PUD MASTER PLAN:

2.4.2 (PAGES 4 & 14) DEVELOPER REQUESTS WAIVER FOR ALLOWING USE OF GRASS OVERFLOW PARKING.	11/01/2004
TABLE 8-5 GOLF CART PARKING	11/01/2004
TABLE 8-5 WAREHOUSE	11/01/2004
TABLE 8-5 SHOPPING CENTERS PARKING	11/01/2004
WAIVER REQUESTED FOR DELETION OF REQUIRED DEDICATIONS ALONG SECTION AND QUARTER SECTION LINES THAT EXTEND ACROSS THE SITE.	11/01/2004
8.2.6.a(7) LOADING AREA 20' WIDE ONE WAY	11/01/2004
8.2.5.a(2)(ii)I SECTION/QUARTER SECTION LINE ROADS	11/01/2004
8.2.6.c(1) PARKING AREA	11/01/2004
8.2.3.a(1)a) MASTER PLAN	11/01/2004
8.2.10K LANDSCAPE PLAN	11/08/2004
APPENDIX B DETAIL 29	11/01/2004

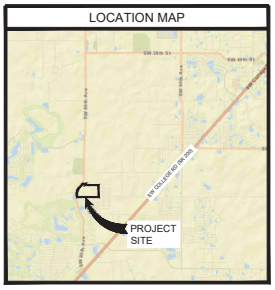
WAIVERS APPROVED FOR MELODY PRESERVE MASS GRADING:

6.13.3(D)(1) TYPES OF STORMWATER MANAGEMENT FACILITIES	03/31/2025
2.1.3 ORDER OF PLAN APPROVAL	03/31/2025

NORTH

GRAPHIC SCALE IN FEET
0 2500 5000

LOCATION MAP



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

KENNETH D. COLEN
PRESIDENT
ON TOP OF THE WORLD COMMUNITIES, L.L.C.

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

LICENSED PROFESSIONAL ENGINEER
GENE BRUNO, LDSFD, P.E.
FLORIDA LICENSE NUMBER
70547

SHEET INDEX:

C01.00 - COVER SHEET
C01.01 - GENERAL NOTES
C02.01 - AERIAL MASTER PLAN
C03.01 - DEMOLITION PLAN
C03.02 - TREE DATA
C03.03 - TREE DATA
C03.04 - TREE DATA
C04.01 - GRADING PLAN
C05.01 - DRA PLAN
C05.02 - DRA PLAN
C06.01 - EROSION CONTROL PLAN
C06.02 - EROSION CONTROL NOTES
C06.03 - EROSION CONTROL DETAILS

TOPOGRAPHIC SURVEY 1 (BY JCH CONSULTING GROUP, INC.)
TOPOGRAPHIC SURVEY 2 (BY JCH CONSULTING GROUP, INC.)

PROJECT OWNER AND CONSULTANTS

OWNER/APPLICANT:
ON TOP OF THE WORLD COMMUNITIES, L.L.C.
8445 SW 80TH STREET ROAD
OCALA, FL 33481
(352) 307-7440

CIVIL ENGINEERING CONSULTANT:
KIMLEY-HORN AND ASSOCIATES, INC.
1700 SE 17TH STREET, SUITE 200
OCALA, FLORIDA 34471
(352) 438-3000

SURVEYOR:
JCH CONSULTING GROUP, INC.
3128 NW BLITCHTON ROAD
OCALA, FLORIDA 34475
(352) 405-1482

GEOTECHNICAL ENGINEER:
GEO-TECH, INC.
1016 SE 3RD AVENUE
OCALA, FLORIDA 34471
(352) 694-7711

NO.	REVISIONS	DATE	BY
1	NOT FOR CONSTRUCTION	XX/XX/XX	SLS

Kimley»Horn
© 2025 KIMLEY-HORN AND ASSOCIATES, INC.
1700 SE 17TH STREET, SUITE 200, OCALA, FLORIDA, 34471
PHONE: 352-438-3000
WWW.KIMLEY-HORN.COM FACSIMILE NO. 31506

KHA PROJECT 242248010
DATE APRIL 2025
SCALE AS SHOWN
DESIGNED BY KHA
DRAWN BY WRC
CHECKED BY GBL

COVER SHEET

MELODY PRESERVE
PREPARED FOR
ON TOP OF THE WORLD COMMUNITIES, L.L.C.
MARION COUNTY FLORIDA

SHEET NUMBER
C01.00

MELODY PRESERVE - MASS GRADE

Plotted By: Erik Gorce - Wed Apr 30 2025 - 12:50:31 PM
J:\OCA\Civil\Entitlement Phase 1 Application\06 Cover\Sheets\C01.00 Cover Sheet.dwg

GENERAL NOTES:

1. ALL WORK AND MATERIALS SHALL BE IN ACCORDANCE WITH ALL RELATIVE MARION COUNTY LAND DEVELOPMENT CODES, BLCCDD SPECIFICATIONS, FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (LATEST EDITION), AND FDEP REGULATIONS, EXCEPT AS MODIFIED HEREIN.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND INSURANCE REQUIRED FOR THE WORK.
3. CONTRACTOR IS RESPONSIBLE FOR SCHEDULING A PRE-CONSTRUCTION INSPECTION OF THE SITE PRIOR TO THE BEGINNING OF THE WORK. CONTRACTOR SHALL INFORM THE OWNER, COMPANY REPRESENTATIVE, UTILITY AUTHORITY AND INTERESTED COUNTY AGENCIES AT LEAST 48 HOURS PRIOR TO THE SCHEDULED INSPECTION.
4. THE LOCATION OF UTILITIES SHOWN ON THE DRAWINGS ARE FROM THE SURVEY PROVIDED BY JCH CONSULTING GROUP, INC. ON SEPTEMBER 13, 2023. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONFIRM, IN THE FIELD, THE LOCATION AND ELEVATION OF ALL UTILITIES PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. SHOULD CONDITIONS VARY FROM THOSE SHOWN ON THE PLANS, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER PRIOR TO CONTINUING CONSTRUCTION.
5. CONTRACTOR SHALL LOCATE, VERIFY AND IDENTIFY ALL EXISTING UNDERGROUND UTILITIES SHOWN, OR NOT SHOWN, ON THE PLANS PRIOR TO ANY EXCAVATING ACTIVITIES.
6. CONTRACTOR SHALL TAKE ALL MEASURES NECESSARY TO PROTECT EXISTING AND NEWLY CONSTRUCTED UTILITIES DURING THE CONSTRUCTION. SHOULD ANY UTILITY LINE OR COMPONENT BECOME DAMAGED OR REQUIRE RELOCATION, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE RESPONSIBLE UTILITY COMPANY AND THE ENGINEER.
7. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING UTILITIES CAUSED BY HIS OPERATIONS.
8. CONTRACTOR SHALL COORDINATE ALL CONSTRUCTION WITH OTHER WORK WHICH MAY BE ONGOING ADJACENT TO, OR AFFECTING, THIS CONSTRUCTION. CONTRACTOR SHALL COOPERATE WITH OTHER CONTRACTORS AND ALL AFFECTED UTILITY COMPANIES.
9. CONTRACTOR SHALL NOTIFY ALL APPLICABLE UTILITY COMPANIES AND THE ENGINEER 48 HOURS PRIOR TO THE INITIATING OF ANY EXCAVATION ACTIVITIES, OR AS SPECIFIED BY THE UTILITY COMPANY AND ANY PERMITS REQUIRED FOR THE WORK.
10. CONTRACTOR SHALL PROTECT EXISTING SURVEY MARKERS, MONUMENTS, ETC. DURING CONSTRUCTION. CONTRACTOR SHALL RESTORE/REPLACE ANY SURVEY MARKERS DAMAGED DURING CONSTRUCTION ACTIVITIES.
11. CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL/DISPOSAL OF ANY UNSUITABLE MATERIAL FROM THE CONSTRUCTION OPERATION, FURNISHING AND COMPACTING SUITABLE REPLACEMENT BACKFILL MATERIAL. DISPOSAL OF UNSUITABLE MATERIAL SHALL BE IN ACCORDANCE WITH ALL FEDERAL, STATE AND LOCAL REGULATIONS.
12. CONSTRUCTION WARNING SIGNS SHALL BE MOUNTED AND ERECTED BEFORE CONSTRUCTION CAN COMMENCE. THESE, AND ALL TRAFFIC CONTROL DEVICES, SHALL FOLLOW THE STANDARDS SET FORTH BY THE MANUAL OF UNIFORM TRAFFIC DEVICES (MUTCD) AND FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) STANDARD INDEX.
13. CONTRACTOR SHALL BE RESPONSIBLE FOR CLEARLY IDENTIFYING THE AREA OF CONSTRUCTION AND SAFELY ROUTING ALL VEHICULAR AND PEDESTRIAN TRAFFIC AROUND THE CONSTRUCTION AREA. THE CONSTRUCTION AREA SHALL BE CLEARLY MARKED AT ALL TIMES.
14. CONTRACTOR SHALL PROVIDE AND MAINTAIN ADEQUATE EROSION AND TURBIDITY CONTROLS IN ACCORDANCE WITH FDEP DURING AND FOLLOWING CONSTRUCTION, UNTIL ALL DISTURBED AREAS HAVE BEEN STABILIZED TO AVOID ADVERSE ENVIRONMENTAL IMPACTS TO OFF-SITE PROPERTY AND DRAINAGE SYSTEMS.
15. CONTRACTOR SHALL SEED AND MULCH (OR SOD AS APPLICABLE) ALL AREAS DISTURBED BY THE CONSTRUCTION OF THIS PROJECT ACCORDING TO LOCAL REGULATIONS.
16. CONTRACTOR SHALL GIVE THE ENGINEER AND BLCCDD A MINIMUM OF 48 HOURS NOTICE OF ALL MEETINGS OR TESTING MEASURES REQUIRED TO BE WITNESSED BY THE CONSTRUCTION ACTIVITIES RELATED TO THE WORK.
17. 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 WILL NEED TO BE APPROVED BY THE ENGINEER OF RECORD AND BLCCDD PRIOR TO CONSTRUCTION.
18. 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 WILL NEED TO BE APPROVED BY THE ENGINEER OF RECORD AND BLCCDD PRIOR TO CONSTRUCTION.

GENERAL UTILITY NOTES:

1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE MARION COUNTY LAND DEVELOPMENT CODE, AND BLCCDD DETAILS AND SPECIFICATIONS, AS WELL AS ALL APPLICABLE STATE AND LOCAL REGULATIONS, EXCEPT AS MODIFIED HEREIN.
2. IF SOLVENT CONTAMINATION IS FOUND IN ANY TRENCH, WORK WILL BE STOPPED AND THE PROPER AUTHORITIES NOTIFIED. THE MARION COUNTY HEALTH DEPARTMENT MAY GRANT APPROVAL OF THE USE OF DUCTILE IRON PIPE, FITTINGS AND APPROVED SOLVENT RESISTANT GASKET MATERIAL IN THE CONTAMINATED AREA. DUCTILE IRON PIPE SHALL EXTEND AT LEAST 100 FEET BEYOND ANY CONTAMINATED AREA.
3. VERTICAL LOCATIONS OF ALL EXISTING UTILITIES SHOWN ON THE PLAN AND PROFILE SHEETS HAVE BEEN ASSUMED. CONTRACTOR SHALL EXERCISE CAUTION DURING EXCAVATION NEAR EXISTING UTILITIES SHOWN ON THE PLANS AND NOTIFY THE ENGINEER IF THE LOCATION DIFFERS FROM THAT SHOWN BEFORE CONTINUING WITH THE CONSTRUCTION.
4. UNSUITABLE MATERIALS UNDER PROPOSED PIPING SHALL BE REMOVED AND REPLACED WITH SELECT BACKFILL, PROPERLY COMPACTED TO 95% OF MAXIMUM DENSITY PER AASHTO T-180.
5. FITTINGS SHALL BE USED AT LOCATIONS INDICATED ON THE PLANS, UNLESS OTHERWISE APPROVED BY THE ENGINEER.
6. THE LENGTH OF TRENCH OPEN AT ANY ONE TIME SHALL BE CONTROLLED BY THE PARTICULAR SURROUNDING CONDITIONS, BUT SHALL BE LIMITED TO 300 LINEAR FEET UNLESS APPROVED BY THE ENGINEER IN WRITING.
7. NO CONNECTIONS TO EXISTING POTABLE WATER SYSTEMS SHALL BE ALLOWED UNTIL ALL PROPOSED WATER LINES HAVE BEEN PRESSURE TESTED, DISINFECTED, CLEARED FOR SERVICE AND ACCEPTED BY THE BLCCDD AND FDEP.
8. THE BACTERIOLOGICAL SAMPLE POINTS SHALL BE INDICATED IN RED ON THE "AS BUILT" DRAWINGS PRIOR TO THE REQUEST FOR A LETTER OF RELEASE TO PLACE THE CONSTRUCTION INTO SERVICE. THE SAMPLE NUMBERS WILL CORRESPOND TO THOSE ON THE BACTERIOLOGICAL SAMPLE LAB SHEETS.
9. COPIES OF ALL RELATED PERMIT APPLICATIONS AND ISSUED PERMITS SHALL BE SUBMITTED TO THE DEVELOPMENT REVIEWER FOR MARION COUNTY UTILITIES DEPARTMENT.

WATER / SEWER SEPARATION:

1. PURSUANT TO F.A.C. 62-555.314, SANITARY SEWERS (INCLUDING LATERALS), FORCE MAINS, AND STORM SEWERS SHALL CROSS UNDER WATER MAINS WHENEVER POSSIBLE. FORCE MAINS AND STORM SEWERS CROSSING WATER MAINS SHALL BE INSTALLED TO PROVIDE A MINIMUM VERTICAL DISTANCE OF 12 INCHES BETWEEN THE INVERT OF THE UPPER PIPE AND THE CROWN OF THE LOWER PIPE. GRAVITY SEWERS CROSSING WATER MAINS SHALL BE INSTALLED TO PROVIDE A MINIMUM VERTICAL CLEARANCE OF 6" BETWEEN THE INVERT OF THE UPPER PIPE AND THE CROWN OF THE LOWER PIPE.
2. PURSUANT TO F.A.C. 62-555.314, WHERE SANITARY SEWERS, FORCE MAINS AND STORM SEWERS MUST CROSS A WATER MAIN THE LENGTH OF PVC OR DUCTILE IRON PIPE BEING CROSSED SHALL BE A MINIMUM OF 18 FEET. THE POINT OF CROSSING SHALL BE CENTERED SO THAT THE JOINTS WILL BE EQUAL DISTANCE AND FAR AS POSSIBLE FROM WATER MAIN.
3. PURSUANT TO F.A.C. 62-555.314, WATER MAINS SHALL BE LOCATED AT LEAST 6 FEET (PREFERABLY 10 FEET) HORIZONTALLY FROM PIPES CARRYING RAW WASTEWATER, AND 3 FEET HORIZONTALLY FROM PIPES CARRYING RECLAIMED WATER, UNLESS OTHERWISE SPECIFICALLY SHOWN ON THE PLANS. THE DISTANCE SHALL BE MEASURED FROM INSIDE EDGE OF PIPE TO INSIDE EDGE OF PIPE.

WASTEWATER COLLECTION SYSTEMS

1. MATERIALS AND INSTALLATION FOR WASTEWATER COLLECTION SYSTEM INCLUDING, BUT NOT LIMITED TO, GRAVITY SEWERS, MANHOLES, SERVICE LATERALS, FORCEMAINS, LIFT STATIONS, AND TESTING REQUIREMENTS SHALL CONFORM TO SECTIONS 7.2 AND 7.3 OF THE MARION COUNTY LAND DEVELOPMENT CODE AND ALL APPLICABLE FDEP REGULATIONS. ALL PVC GRAVITY SEWER SHALL BE SDR-26.

WATER DISTRIBUTION SYSTEMS

1. MATERIALS AND INSTALLATION FOR WATER DISTRIBUTION SYSTEM INCLUDING, BUT NOT LIMITED TO, PIPE FITTINGS, VALVES, JOINT RESTRAINTS, FIRE HYDRANTS, SERVICE LINES, TESTING, AND DISINFECTION SHALL CONFORM TO SECTIONS 7.2 AND 7.3 OF THE MARION COUNTY LAND DEVELOPMENT CODE AND ALL APPLICABLE FDEP REGULATIONS. ALL PVC PIPE SHALL BE DR-18 UNLESS SPECIFIED OTHERWISE.

AS-BUILT NOTES:

1. CONTRACTOR SHALL MAINTAIN "AS-BUILT" INFORMATION ON A REGULAR BASIS. CONTRACTOR SHALL EMPLOY THE SERVICES OF A SURVEYOR REGISTERED IN THE STATE OF FLORIDA TO DETERMINE ALL "AS-BUILT" INFORMATION. WITHIN 14 DAYS OF THE COMPLETION OF THE WORK, CONTRACTOR SHALL PROVIDE SIGNED AND SEALED COPIES AND THE DIGITAL CAD FILE OF THE "AS-BUILT" DRAWINGS AND SUPPORTING SURVEY RECORDS TO THE ENGINEER.
2. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PRODUCE, AS-BUILT DRAWINGS FOR ANY JURISDICTIONAL AGENCIES AS MAY BE REQUIRED FOR PROJECT CERTIFICATION.
3. CONTRACTOR IS REQUIRED TO SUBMIT REMEDIATION TESTING RESULTS WITH THE AS-BUILT PLANS.
4. AS-BUILT LAYERING SHALL FOLLOW BLCCDD STANDARDS AS SHOWN BELOW:

WATER
- SYSTEM VALVES (MAIN VALVES, PLUG'S, ETC.)
- CONTROL VALVES (ARV'S, PRV'S, ETC.)
- FITTINGS
- HYDRANTS
- WATER SERVICE (SIZES 3/4", 1", 1-1/2", 2", ETC./MATERIAL, ETC.)
- WATER MAIN (SIZES 3/4", 1", 1-1/2", 2", ETC./MATERIAL, ETC.)

WASTEWATER
- CLEAN OUTS
- SYSTEM VALVES (MAIN VALVES, PLUG'S, ETC.)
- CONTROL VALVES (ARV'S, PRV'S, ETC.)
- FITTINGS
- MANHOLES (INVERT ELEVATIONS, RIM ELEVATIONS, ETC.)
- SEWER LATERALS (SIZES 3/4", 1", 1-1/2", 2", ETC./MATERIAL, ETC.)
- GRAVITY SEWER MAIN (SIZES 3/4", 1", 1-1/2", 2", ETC./MATERIAL, ETC.)
- FORCE MAINS (SIZES 3/4", 1", 1-1/2", 2", ETC./MATERIAL, ETC.)

No	REVISIONS	DATE	BY
1	NOT FOR CONSTRUCTION	XX/XX/XX	SLS

Kimley»Horn
© 2025 KIMLEY-HORN AND ASSOCIATES, INC.
1700 SE 17TH STREET, SUITE 300, OCALA, FLORIDA, 34471
PHONE: (352) 438-3000
WWW.KIMLEY-HORN.COM FACSIMILE NO. 31106

LICENSED PROFESSIONAL
GENE BRUNO, LDSRD, P.E.
FLORIDA LICENSE NUMBER
70547

KHA PROJECT
242248010
DATE
MAY 2025
SCALE AS SHOWN
DESIGNED BY KHA
DRAWN BY WRC
CHECKED BY GB
NAME

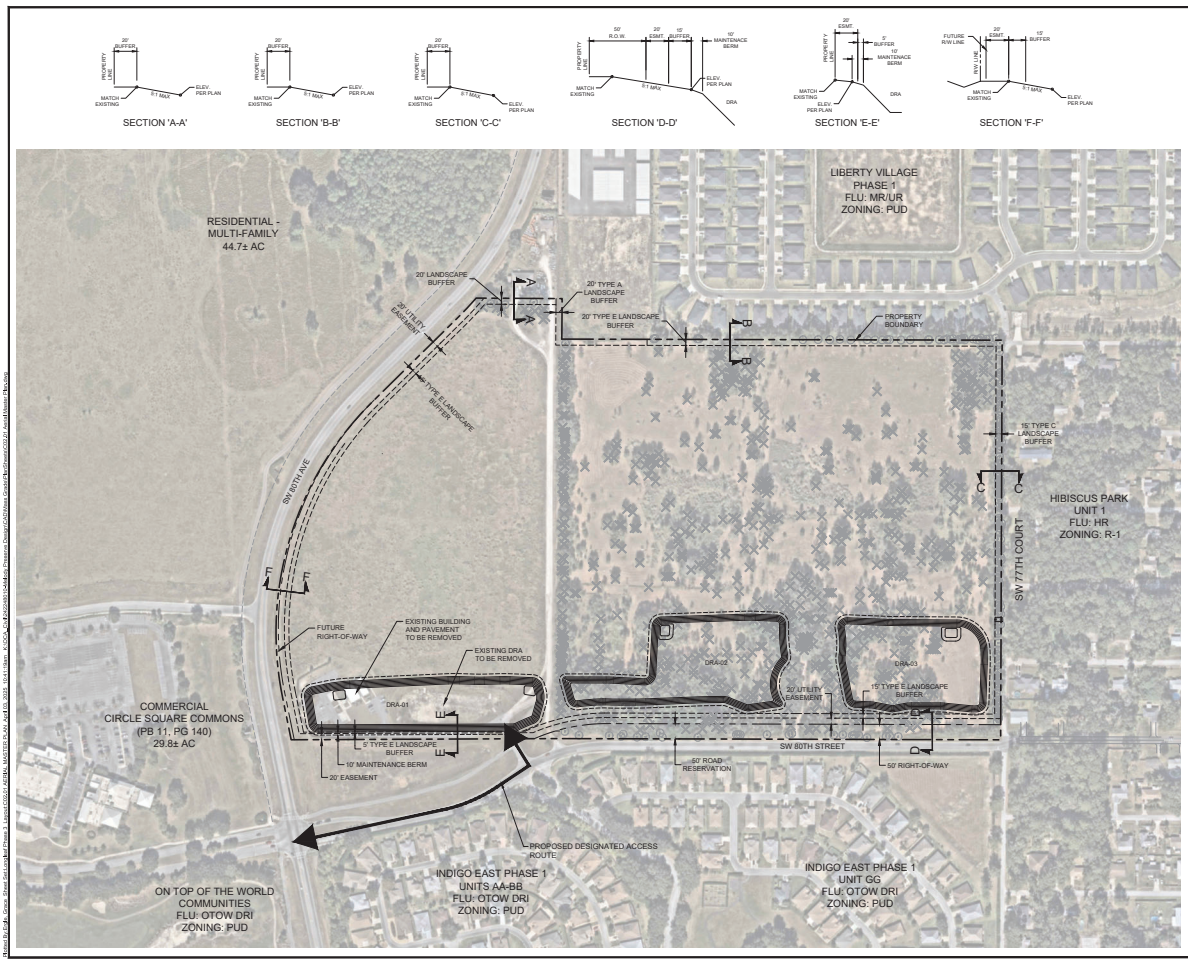
GENERAL NOTES

MELODY PRESERVE
PREPARED FOR
ON TOP OF THE WORLD COMMUNITIES, L.L.C.
MARION COUNTY FLORIDA

SHEET NUMBER
C01.01

MELODY PRESERVE - MASS GRADE

Plotted By: Erik Gorke Sheet Set: Land Development Phase 1 Layout: C01.01 GENERAL NOTES Date: May 28, 2025 - 8:08:58pm X:\CIVIL\242248010\Drawings\Land Development Phase 1\Sheets\C01.01 GENERAL NOTES.dwg



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Kimley»Horn

EXPANSION BOULEVARD
1700 SE 17TH STREET, SUITE 300, OCALA, FLORIDA 34471
PHONE: 352 438 3000
WWW.KIMLEY-HORN.COM FACILITY NO. 31105

LICENSED PROFESSIONAL
GENE BRUNO, LSSBO, P.E.
FLORIDA LICENSE NUMBER
79547

KHA PROJECT
242248010
DATE
APRIL 2025
SCALE
AS SHOWN
DESIGNED BY
KHA
DRAWN BY
WRC
CHECKED BY
GBL

AERIAL MASTER PLAN

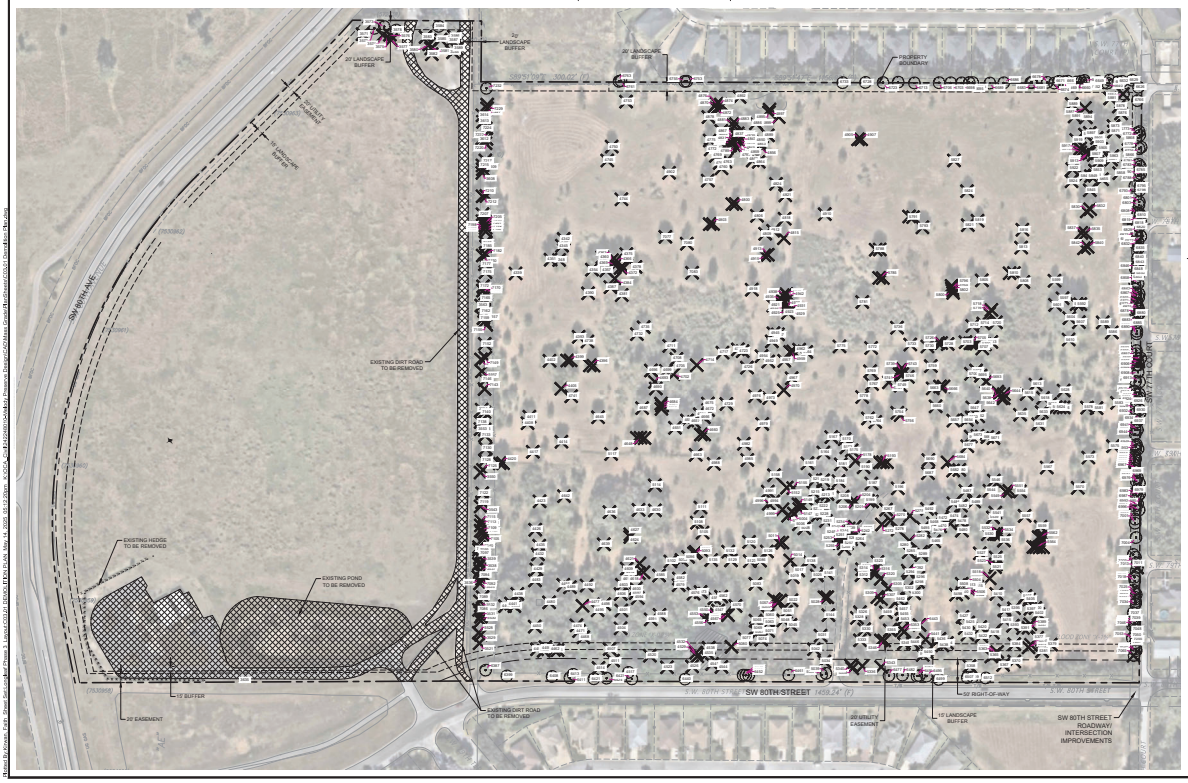
MELODY PRESERVE

PREPARED FOR
ON TOP OF THE WORLD COMMUNITIES, L.L.C.

MARION COUNTY FLORIDA

SHEET NUMBER
C02.01

MELODY PRESERVE - MASS GRADE



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Kimley»Horn
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1700 SE 17TH STREET, SUITE 300, OCALA, FLORIDA, 34471
PHONE: 352 438 3000
WWW.KIMLEY-HORN.COM FACSIMILE NO. 31506

LICENSED PROFESSIONAL: GENE BRUNO, LDSFD, P.E.
FLORIDA LICENSE NUMBER: 79547
DATE:

KHA PROJECT: 242248010
DATE: MAY 2025
SCALE: AS SHOWN
DESIGNED BY: KHA
DRAWN BY: WRC
CHECKED BY: GB

DEMOLITION PLAN

MELODY PRESERVE
PREPARED FOR
ON TOP OF THE WORLD COMMUNITIES, L.L.C.
MARION COUNTY FLORIDA

SHEET NUMBER
C03.01

MELODY PRESERVE - MASS GRADE

TREES TO BE DEMOLISHED		
Point Number	Description	Tree Size (In)
3521	OA	16
3528	OA	18
3529	OA	18
3530	OA	18
3531	OA	16
3532	OA	14
3532	OA	10
3535	OA	28
3536	OA	20
3537	OA	23
3538	OA	13
3538	OA	17
3539	OA	16
3540	OA	24
3543	OA	14
3543	OA	18
3550	OA	28
3553	OA	10
3554	OA	24
3557	OA	26
3558	OA	26
3558	OA	10
3563	PINE	20
3571	OA	21
3574	OA	10
3575	CHE	9
3576	CHE	11
3577	CHE	12
3578	CHE	15
3578	CHE	12
3580	OA	20
3581	OA	25
3582	CHE	11
3583	OA	10
3585	OA	20
3586	OA	13
3587	OA	20
3588	OA	13
3589	CHE	10
3608	OA	25
3609	CHE	10
3612	OA	16
3613	OA	23
3614	OA	15
4339	OAK	13
4342	OAK	15
4345	OAK	13
4348	OAK	27
4351	OAK	17
4354	OAK	16
4357	OAK	39
4360	CHE	10
4363	SUG HACKBERRY	11
4366	CHE	15
4369	SUG HACKBERRY	10
4372	CHE	16
4375	OAK	10
4378	OAK	11
4381	OAK	12
4384	SUG HACKBERRY	10
4387	CHE	14
4390	OAK	15
4393	OAK	12
4396	OAK	18
4396	OAK	13
4399	OAK	11
4399	OAK	11
4402	OAK	18
4405	OAK	18
4408	OAK	12
4411	CHE	10
4414	OAK	23
4417	CHE	10

TREES TO BE DEMOLISHED		
Point Number	Description	Tree Size (In)
4420	OAK	11
4420	OAK	12
4423	CHE	10
4423	CHE	12
4426	OAK	15
4429	OAK	10
4432	OAK	10
4435	CHE	10
4438	OAK	46
4441	OAK	30
4444	OAK	11
4447	OAK	43
4450	OAK	34
4453	OAK	11
4456	OAK	11
4459	OAK	10
4462	CHE	13
4465	OAK	13
4468	OAK	18
4471	OAK	39
4474	OAK	10
4477	SUG HACKBERRY	30
4480	OAK	56
4483	CHINABERRY	18
4486	OAK	14
4489	CHE	10
4492	OAK	15
4495	HICKORY	26
4498	CHINABERRY	12
4501	OAK	10
4504	OAK	39
4507	OAK	40
4511	OAK	23
4514	OAK	27
4520	OAK	30
4523	CHINABERRY	19
4526	OAK	10
4526	OAK	22
4529	OAK	33
4532	OAK	24
4535	OAK	45
4538	OAK	26
4541	OAK	39
4544	OAK	32
4547	CHE	12
4550	RAIN	11
4550	RAIN	11
4550	RAIN	11
4553	TREE DEAD	42
4556	TREE DEAD	46
4559	OAK	16
4562	CHE	13
4565	CHE	11
4567	CHE	11
4570	CHE	10
4573	OAK	10
4576	OAK	16
4579	CHE	10
4582	OAK	24
4585	OAK	10
4588	OAK	52
4591	OAK	29
4594	CHE	13
4594	CHE	13
4597	CHE	10
4600	CHE	10
4603	CHE	10
4606	CHE	11
4609	OAK	14
4612	OAK	10
4615	CHE	11
4615	CHE	11
4615	CHE	10

TREES TO BE DEMOLISHED		
Point Number	Description	Tree Size (In)
4618	OAK	17
4621	CHE	13
4624	CHINABERRY	11
4627	OAK	26
4630	OAK	33
4633	OAK	45
4636	OAK	45
4639	OAK	15
4642	CHE	10
4645	OAK	10
4645	OAK	14
4648	OAK	13
4648	OAK	12
4651	HICKORY	27
4654	CHE	10
4657	OAK	11
4660	CHE	16
4660	CHE	13
4663	OAK	11
4666	CHE	12
4669	OAK	10
4672	OAK	12
4675	OAK	11
4678	OAK	12
4681	OAK	10
4684	OAK	17
4687	OAK	12
4690	OAK	16
4693	OAK	10
4696	CHE	16
4699	CHE	10
4702	SUG HACKBERRY	15
4705	CH HACKBERRY	10
4705	CH HACKBERRY	10
4705	CH BERRY	10
4705	CH BERRY	14
4708	CHE	22
4711	OAK	15
4714	CHE	10
4714	CHE	10
4714	CHE	13
4717	CHE	14
4720	CHE	10
4723	CHE	12
4726	OAK	14
4729	OAK	17
4732	OAK	14
4735	OAK	15
4738	OAK	10
4741	OAK	12
4744	OAK	12
4745	OAK	10
4750	OAK	12
4753	PINE	13
4754	PINE	13
4757	OAK	18
4760	OAK	11
4763	CHE	11
4763	CHE	11
4766	OAK	15
4769	CHE	12
4772	OAK	11
4775	OAK	12
4778	OAK	19
4781	OAK	13
4781	OAK	14
4784	OAK	12
4786	OAK	19
4789	OAK	15
4792	OAK	21
4795	OAK	17
4797	OAK	17

TREES TO BE DEMOLISHED		
Point Number	Description	Tree Size (In)
4800	OAK	10
4800	OAK	10
4803	OAK	14
4803	OAK	12
4806	OAK	10
4809	OAK	12
4812	OAK	10
4815	CHE	10
4818	CHE	11
4821	CHE	15
4824	OAK	18
4829	OA	15
4831	OA	10
4833	OA	17
4835	OA	8
4835	OA	7
4835	OA	14
4837	OA	13
4839	OA	16
4841	OA	26
4843	OA	19
4845	OA	20
4847	OA	18
4850	OA	31
4853	OA	18
4856	OA	10
4859	CHE	15
4862	OA	11
4864	OA	10
4867	CHE	11
4870	OA	18
4872	OA	22
4874	OA	21
4876	OA	23
4878	OA	10
4881	CHE	13
4883	OA	11
4886	OA	11
4889	OA	15
4892	OA	32
4895	OA	13
4897	OA	11
4899	OA	11
4902	CHE	11
4905	OA	10
4907	OA	13
4910	OA	16
4913	OA	18
4915	OA	12
4918	CHE	15
4918	CHE	17
4921	CHE	13
4923	CHE	10
4925	CHE	10
4927	CHE	19
4929	CHE	12
4931	CHE	16
4933	CHE	13
4935	OA	12
4938	CHE	10
4940	CHE	16
4942	SUG HACKBERRY	10
4945	CHE	12
4947	CHE	11
4949	OA	12
4952	CHE	14
4954	OA	12
4957	CHE	13
4959	CHE	13
4962	CHE	13
4964	OA	32
4967	CHE	14
4970	OA	10

TREES TO BE DEMOLISHED		
Point Number	Description	Tree Size (In)
4973	CHE	10
4976	CHE	13
4979	CHE	10
4982	OA	13
4985	CHE	11
4985	CHE	13
4988	OA	13
4991	CHI	10
4994	CHI	12
4996	CHERRY LAUREL	12
4999	TREE DEAD	44
5002	CHERRY LAUREL	12
5004	CHERRY LAUREL	12
5006	CHI	12
5008	CHE	12
5011	CHE	10
5014	OA	12
5017	CHE	13
5019	CHE	12
5022	CHE	11
5025	CHI	10
5025	CHI	19
5028	OA	29
5028	OA	30
5031	OA	51
5034	OA	16
5042	OA	14
5045	OA	11
5048	OA	11
5051	CHE	10
5053	CHE	15
5055	CHE	10
5057	CHE	15
5060	CHE	10
5063	OA	11
5065	OA	18
5067	CHE	11
5069	CHE	10
5071	OA	16
5074	OA	12
5077	OA	12
5080	OA	13
5083	CHE	14
5086	CHE	19
5091	CHE	11
5093	CHE	10
5096	CHE	10
5099	CHE	11
5102	CHE	10
5105	CHE	11
5108	CHE	12
5111	CHE	11
5114	CHE	11
5117	CHE	10
5120	OA	13
5123	CHE	12
5126	CHE	11
5129	CHE	15
5132	CHE	14
5135	CHE	10
5138	CHI	11
5141	OA	46
5144	OA	36
5147	CHERRY LAUREL	11
5149	CHERRYLAUREL	13
5152	CHE	14
5155	CHE	14
5158	CHE	12
5161	OA	13
5164	CHE	11
5167	PINE	21
5170	CHE	10
5173	OA	13

TREES TO BE DEMOLISHED		
Point Number	Description	Tree Size (In)
5175	CHE	12
5178	CHERRY LAUREL	11
5181	OA	42
5184	OA	35
5187	SUG HACKBERRY	14
5190	CHE	18
5193	CHE	9
5193	CHE	9
5193	CHE	11
5196	CHE	10
5196	CHE	16
5199	OA	33
5201	OA	12
5204	CHERRY LAUREL	12
5206	CHERRY LAUREL	10
5208	HI	24
5211	HI	11
5213	CHE	13
5215	OA	13
5217	CHE	11
5219	CHE	11
5222	CHI	10
5224	CHI	10
5226	CHI	10
5228	CHI	10
5231	OA	43
5234	SUG HACKBERRY	22
5236	OA	24
5238	OA	20
5239	OA	12
5240	OA	23
5242	OA	28
5244	OA	14
5246	OA	11
5248	OA	16
5251	OA	25
5253	OA	23
5255	OA	20
5257	OA	33
5259	CHE	11
5262	OA	28
5264	OA	29
5267	CHE	11
5270	SUG HACKBERRY	10
5272	SUG HACKBERRY	31
5275	SUG HACKBERRY	12
5278	CHE	13
5280	CH	24
5282	SUG HACKBERRY	13
5285	CHE	14
5287	CHE	20
5289	CHI	14
5292	CHE	10
5294	CHE	10
5296	CHE	18
5298	CHE	11
5300	OA	13
5302	OA	13
5305	CHERRY LAUREL	10
5307	PA	20
5309	CHE	17
5309	CHE	10
5309	CHE	14
5312	CHE	13
5314	CHE	10
5316	CHERRY LAUREL	15
5318	CHERRYLAUREL	16
5320	CHERRY LAUREL	13
5323	SUG HACKBERRY	21
5326	OA	11
5328	OA	13
5330	OA	11
5333	HI	20

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PHONE: 352-438-3000
WWW.KIMLEY-HORN.COM FAX: 407 898 1974
REGISTRY NO. 31105

LICENSED PROFESSIONAL ENGINEER
GENE BRUNO, LDSTD, P.E.
FLORIDA LICENSE NUMBER
70547

KHA PROJECT
242248010
ISSUE DATE
APRIL 2025
SCALE AS SHOWN
DESIGNED BY KHA
DRAWN BY WRG
CHECKED BY GBL

DEMOLITION PLAN

MELODY PRESERVE
PREPARED FOR
ON TOP OF THE WORLD COMMUNITIES, L.L.C.
MARION COUNTY FLORIDA

SHEET NUMBER
C03.01

MELODY PRESERVE - MINOR GRADE

I:\Data\70_Civil\...\Sheet Set\Landscape Plans\ Last Updated Plans\ 242248010_TREE DATA_April25_2025 - Out of Scope - ACTIVE.xlsx - Demolition Plan by Parcel - Demolition Plan - Tree Data

TREES TO BE DEMOLISHED

Point Number	Description	Tree Size (In)
5336	OA	30
5338	OA	33
5340	OA	27
5343	OA	39
5346	HI	16
5349	OA	12
5349	OA	10
5349	OA	10
5349	OA	14
5351	OA	13
5353	OA	12
5355	OA	10
5358	OA	33
5361	OA	18
5363	OA	17
5365	OA	27
5367	OA	10
5370	OA	10
5373	OA	30
5375	OA	18
5377	OA	24
5379	OA	16
5381	OA	14
5384	OA	31
5387	OA	10
5389	OA	30
5391	OA	11
5393	OA	11
5395	OA	28
5397	OA	11
5400	OA	10
5400	OA	15
5402	OA	8
5402	OA	12
5405	OA	15
5407	OA	16
5410	OA	11
5413	OA	12
5415	OA	12
5418	OA	14
5420	PINE	18
5422	OA	12
5425	OA	14
5427	CHE	11
5430	PINE	24
5432	OA	10
5434	OA	12
5436	OA	19
5438	OA	10
5441	OA	11
5443	OA	10
5443	OA	15
5446	OA	11
5448	OA	10
5448	OA	17
5448	OA	10
5448	OA	16
5450	OA	11
5453	OA	14
5455	OA	11
5457	OA	12
5459	HI	15
5462	OA	11
5465	CHE	12
5468	OA	45
5470	CHI	12
5472	CHE	13
5474	CHE	10
5476	SUG HACKBERRY	11
5478	OA	13
5480	CHE	19

TREES TO BE DEMOLISHED

Point Number	Description	Tree Size (In)
5482	CHE	15
5484	OA	10
5487	CHE	13
5489	CHE	11
5492	OA	12
5495	CHE	14
5498	CHE	14
5500	CHE	12
5500	CHE	12
5502	PINE DEAD	24
5504	CHE	10
5506	CHE	10
5508	HI	11
5513	CHE	11
5515	CHE	11
5518	TREE HERCULES CLUB	10
5521	PINE	24
5523	SUG HACKBERRY	12
5523	SUG HACKBERRY	16
5525	CHE	11
5527	CHE	10
5530	CHE	12
5532	CHE	11
5534	CHE	13
5536	CHE	12
5539	CHE	11
5541	CHE	13
5544	CHE	10
5546	CHE	10
5549	OA	12
5551	OA	10
5554	CHE	11
5557	CHE	15
5559	OA	16
5562	OA	18
5564	OA	12
5567	OA	10
5570	OA	10
5573	PINE	19
5575	PINE	14
5578	OA	11
5581	PINE	11
5583	PINE	13
5586	OA	13
5589	OA	10
5592	OA	16
5594	OA	13
5597	OA	14
5599	OA	11
5601	OA	13
5604	OA	18
5604	OA	7
5604	OA	40
5607	CHE	10
5610	OA	13
5613	OA	12
5615	OA	10
5618	OA	14
5620	OA	14
5622	OA	10
5624	OA	10
5626	OA	11
5628	OA	11
5631	OA	10
5633	OA	11
5635	CHE	13
5638	CHE	12
5640	CHE	10
5642	OA	10
5644	OA	10

TREES TO BE DEMOLISHED

Point Number	Description	Tree Size (In)
5647	OA	16
5650	OA	10
5652	OA	14
5654	OA	14
5657	CHE	10
5660	OA	11
5663	CHE	10
5666	CHE	10
5669	OA	20
5671	OA	13
5673	OA	13
5675	OA	10
5677	OA	10
5680	OA	15
5682	CHE	10
5684	CHE	10
5687	PA	20
5690	CHE	13
5693	OA	16
5695	HI	11
5697	CHE	16
5700	HI	10
5703	CHE	18
5705	CHI	16
5707	OA	11
5709	OA	10
5712	OA	13
5714	CHE	10
5716	SUG HACKBERRY	14
5718	CHE	15
5720	OA	39
5723	CHE	14
5726	OA	10
5728	CHE	12
5730	OA	21
5733	CHE	10
5736	PA	18
5739	OA	10
5741	OA	20
5743	OA	10
5746	OA	12
5749	OA	12
5751	OA	12
5754	OA	23
5756	CHE	12
5759	OA	12
5762	CHE	15
5764	CHE	10
5767	OA	11
5769	CHE	10
5772	CHE	10
5775	CHE	10
5778	CHE	10
5781	CHE	19
5785	CHE	11
5785	CHE	13
5788	OA	20
5788	OA	16
5791	OA	10
5793	OA	20
5796	OA	18
5798	OA	12
5800	OA	10
5802	OA	15
5805	OA	12
5808	CHE	13
5810	OA	11
5813	OA	10
5816	OA	12
5819	OA	11
5821	OA	20

TREES TO BE DEMOLISHED

Point Number	Description	Tree Size (In)
5824	OA	22
5827	CHE	10
5830	OA	26
5832	OA	17
5835	OA	11
5837	OA	10
5840	OA	10
5842	OA	10
5845	OA	11
5845	OA	11
5847	OA	32
5849	OA	26
5851	OA	12
5853	OA	13
5855	OA	12
5858	OA	12
5861	OA	12
5863	OA	11
5866	OA	16
5868	OA	13
5871	OA	14
5873	OA	7
5873	OA	12
5876	CHE	11
5878	OA	27
5881	PINE	17
5884	TREE DEAD	10
5887	TREE DEAD	24
5889	PINE	7
5889	PINE	15
5891	OA	17
5894	OA	11
5897	OA	14
5899	OA	14
5901	OA	26
5903	OA	11
5905	CHE	10
5907	OA	11
5909	OA	13
5911	OA	10
5913	OA	10
5915	OA	22
5917	OA	14
5919	OA	12
5922	OA	12
5924	OA	10
6832	TREE DEAD	30
6902	TREE DEAD	20
7013	TREE DEAD	10
7065	TREE DEAD	10
7077	OA	13
7080	CHE	20
7083	OA	30
7086	OA	25
7089	OA	14
7092	OA	7
7092	OA	18
7094	OA	18
7097	OA	10
7099	OA	16
7102	OA	30
7105	OA	23
7107	OA	9
7107	OA	16
7109	OA	41
7111	OA	24
7113	OA	12
7115	OA	19
7119	OA	11
7122	OA	48
7125	OA	26

TREES TO BE DEMOLISHED

Point Number	Description	Tree Size (In)
7128	OA	18
7130	OA	11
7133	OA	23
7135	OA	10
7138	OA	10
7140	OA	48
7143	OA	13
7146	OA	18
7149	OA	31
7152	OA	10
7155	OA	13
7157	OA	12
7159	OA	14
7162	OA	34
7165	OA	31
7168	OA	27
7170	OA	25
7172	OA	40
7175	OA	10
7177	OA	10
7180	OA	10
7182	OA	16
7185	OA	34
7187	OA	20
7190	OA	12
7192	OA	14
7194	OA	17
7196	OA	17
7198	OA	16
7201	OA	18
7203	OA	19
7205	OA	10
7207	OA	35
7210	OA	18
7212	OA	19
7215	OA	21
7217	OA	32
7220	OA	27
7222	OA	29
7224	OA	28
7227	OA	15
7229	OA	24

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LICENSED PROFESSIONAL
GENE BRUNO, LSRSO, P.E.
FLORIDA LICENSE NUMBER
70547
DATE:

KHA PROJECT
242214010
DATE
APRIL 2025
SCALE AS SHOWN
DESIGNED BY KHA
DRAWN BY WRC
CHECKED BY GBL

DEMOLITION PLAN

MELODY PRESERVE
PREPARED FOR
ON TOP OF THE WORLD COMMUNITIES, L.L.C.
MARION COUNTY FLORIDA

SHEET NUMBER
C03.01

MELODY PRESERVE - MASS GRADE

TREES TO BE PRESERVED		
Point Number	Description	Tree Size (in)
3572	OA	17
3572	OA	16
3572	OA	10
3573	OA	12
3573	OA	10
3584	OA	30
3635	OA	8
3635	OA	18
4517	OAK	23
5037	OA	11
5039	OA	11
6387	PINE	27
6399	OA	36
6408	OA	36
6411	OA	30
6413	OA	10
6421	OA	22
6424	OA	29
6427	OA	28
6440	OA	17
6448	OA	18
6450	OA	26
6452	OA	28
6461	OA	50
6477	OA	14
6482	OA	19
6491	OA	19
6493	OA	19
6495	OA	17
6499	PA	18
6507	OA	24
6509	OA	20
6512	OA	34
6626	OA	25
6629	PINE	12
6632	OA	16
6635	OA	14
6638	OA	18
6640	PINE	14
6646	PINE	14
6649	PINE	15
6652	PINE	15
6654	PINE	15
6657	PINE	10
6660	PINE	13
6662	PINE	13
6666	PINE	12
6669	PINE	12
6671	PINE	12
6674	PINE	12
6678	OA	13
6681	PINE	12
6683	PINE	12
6686	PINE	12
6689	PINE	14
6693	PINE	11
6695	OA	11
6698	PINE	13
6703	PINE	10
6706	PINE	13
6713	PINE	18
6717	PINE	12
6723	PINE	11
6728	PINE	10
6733	PINE	14
6753	OA	16
6755	OA	14
6761	OA	20
6763	OA	10
6766	OA	15
6770	OA	12

TREES TO BE PRESERVED		
Point Number	Description	Tree Size (in)
6772	OA	15
6773	OA	15
6776	OA	10
6778	OA	10
6781	OA	17
6783	OA	12
6785	OA	20
6788	OA	12
6790	OA	16
6793	OA	11
6795	OA	14
6798	OA	10
6801	OA	15
6803	OA	18
6807	OA	18
6808	OA	15
6810	OA	18
6813	OA	14
6815	OA	10
6818	OA	12
6820	OA	13
6823	OA	12
6825	OA	10
6827	OA	19
6829	OA	12
6835	OA	26
6840	OA	11
6843	OA	20
6846	OA	18
6848	OA	18
6850	OA	14
6853	OA	15
6856	OA	17
6858	OA	18
6860	OA	11
6862	OA	22
6865	OA	12
6867	OA	13
6869	OA	18
6871	OA	13
6873	OA	11
6875	OA	12
6878	OA	18
6880	OA	16
6883	OA	10
6885	OA	12
6888	OA	10
6890	OA	30
6893	OA	13
6895	OA	13
6897	OA	27
6899	OA	13
6904	OA	18
6906	SUG HACKBERRY	10
6908	OA	30
6911	OA	20
6913	OA	34
6915	OA	30
6917	OA	25
6919	OA	26
6921	OA	17
6924	OA	16
6926	OA	17
6928	OA	10
6930	OA	18
6932	OA	16
6934	OA	13
6937	CHE	10
6939	OA	28
6941	OA	13
6944	OA	18

TREES TO BE PRESERVED		
Point Number	Description	Tree Size (in)
6947	PINE	26
6949	OA	24
6951	OA	11
6953	OA	10
6956	OA	14
6958	CHE	10
6960	OA	11
6962	OA	11
6964	OA	32
6967	OA	26
6969	OA	28
6971	OA	18
6974	OA	12
6976	OA	23
6979	CHE	12
6981	OA	23
6983	OA	12
6985	OA	13
6987	OA	12
6990	OA	12
6992	OA	19
6994	OA	16
6996	OA	17
6999	OA	21
7001	OA	11
7004	SUG HACKBERRY	24
7007	OA	28
7009	OA	36
7011	OA	28
7016	OA	11
7018	OA	34
7021	OA	11
7023	OA	15
7025	OA	14
7028	OA	13
7030	OA	10
7032	OA	13
7034	OA	14
7037	OA	15
7039	OA	16
7041	OA	13
7044	OA	10
7046	OA	12
7048	OA	10
7050	OA	18
7053	OA	13
7055	OA	16
7057	OA	12
7060	OA	16
7062	OA	17
7232	OA	30

No.	REVISIONS	DATE	BY
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KHA PROJECT 242214010
DATE APRIL 2025
SCALE AS SHOWN
DESIGNED BY KHA
DRAWN BY WRC
CHECKED BY GBL

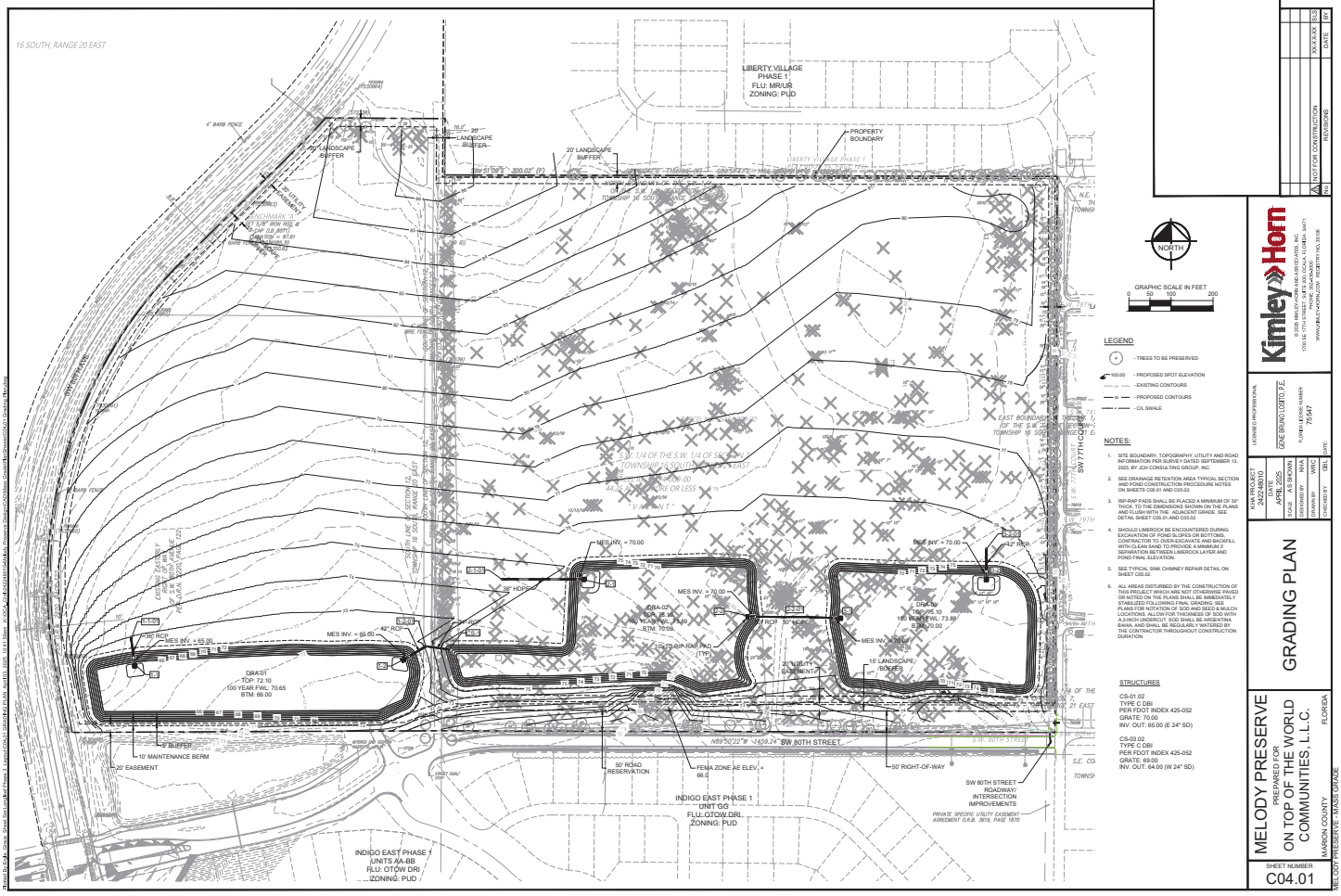
LICENSED PROFESSIONAL
GENE BRUNO, P.E.
FLORIDA LICENSE NUMBER 70547
DATE

DEMOLITION PLAN

MELODY PRESERVE
PREPARED FOR
ON TOP OF THE WORLD COMMUNITIES, L.L.C.
MARION COUNTY FLORIDA

SHEET NUMBER
C03.01

MELODY PRESERVE - MASS GRADE



NO.	REVISIONS	DATE	BY
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LICENSED PROFESSIONAL: GENE BRUNO, LDSFD, P.E.
FLORIDA LICENSE NUMBER: 79547

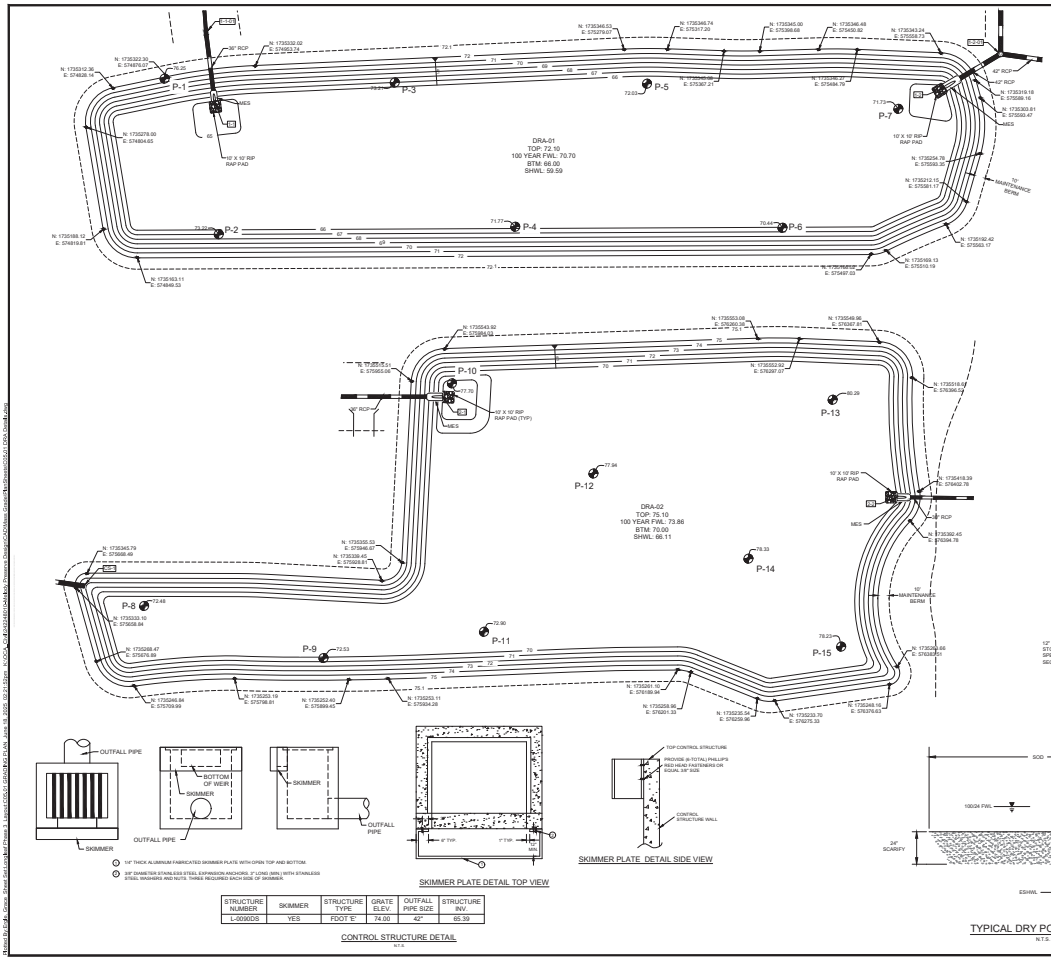
KHA PROJECT: 242248010
APRIL 2025
SCALE: AS SHOWN
DESIGNED BY: KWA
DRAWN BY: WRG
CHECKED BY: GBL
DATE:

GRADING PLAN

MELODY PRESERVE
PREPARED FOR
ON TOP OF THE WORLD COMMUNITIES, L.L.C.
MARION COUNTY FLORIDA

SHEET NUMBER
C04.01

MELODY PRESERVE - MINUS GRADE



STRUCTURE NUMBER	SKIMMER	STRUCTURE TYPE	GRATE ELEV.	OUTFALL PIPE SIZE	STRUCTURE INV.
L-0090DS	YES	FDOT 'E'	74.00	42"	65.39

CONTROL STRUCTURE DETAIL
N.T.S.

No.	REVISIONS	DATE	BY
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LICENSED PROFESSIONAL ENGINEER
GENE BRUNO, LICENSED P.E.
FLORIDA LICENSE NUMBER 70547
DATE:

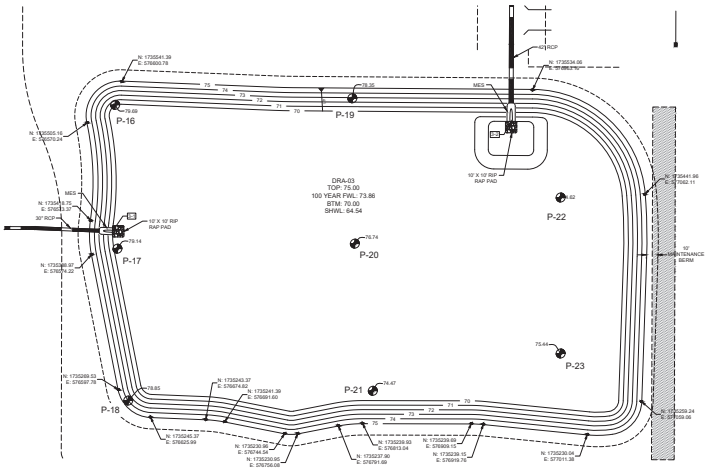
KHA PROJECT 242248010
DATE MAY 2025
SCALE AS SHOWN
DESIGNED BY KHA
DRAWN BY WRC
CHECKED BY GB

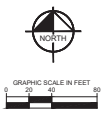
DRA PLAN

MELODY PRESERVE
PREPARED FOR
ON TOP OF THE WORLD COMMUNITIES, L.L.C.
MARION COUNTY FLORIDA

SHEET NUMBER C05.01

MELODY PRESERVE - MINOR GRADE





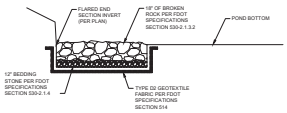
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P-01 SOIL BORING

NOTES:

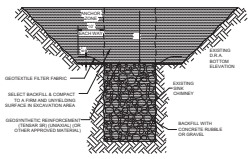
1. STORMWATER RETENTION PONDS ARE DESIGNED TO INFILTRATE STORMWATER. THE PONDS ARE SUSCEPTIBLE TO CLOGGING FROM CONSTRUCTION SEDIMENTS. THEREFORE, IT REQUIRES A SPECIAL EXCAVATION PROCEDURE AS FOLLOWS:
   a) INITIALLY EXCAVATE THE RETENTION PONDS TO AN ELEVATION THAT IS APPROXIMATELY 1 FOOT HIGHER THAN THE FINAL POND BOTTOM ELEVATION.
   b) AFTER THE DRAINAGE AREA CONTRIBUTING TO THE PONDS ARE STABILIZED, REMOVE THE REMAINING SOIL MATERIAL TO FINAL GRADE AND DEPTH. DO NOT OVER-EXCAVATION THE ELEVATIONS SHOWN. THIS SOIL MUST BE REMOVED IN A MANNER TO ENSURE THAT THE SILT, CLAY, ORGANIC AND OTHER FINE SEDIMENTS THAT HAVE WASHED INTO THE PONDS DURING CONSTRUCTION ARE REMOVED.
   c) SCARIFY THE POND BOTTOMS AT THE ELEVATIONS SHOWN TO A MINIMUM DEPTH OF 24".
   d) BACKFILL CLEAN, FREE DRAINING, ON-SITE SAND TO FINAL GRADE PER DETAILS THIS SHEET. DO NOT OVER COMPACT. EXTEND CLEAN, ON-SITE SOIL THREE-QUARTER INTO POND SIDE SLOPES.
   e) FINISH GRADE ALL POND SLOPES AND SOD ALL DISTURBED AREAS.
2. RIP-RAP PADS SHALL BE PLACED A MINIMUM OF 30" THICK, TO THE DIMENSIONS SHOWN ON THE PLANS AND FLUSH WITH THE ADJACENT GRADE. SEE DETAIL THIS SHEET.
3. SHOULD ANY LIMEROCK BE ENCOUNTERED, SEE TYPICAL SINK CHIMNEY REPAIR DETAIL ON SHEET C5.02.
4. REFER TO GEOTECHNICAL REPORT DATED JANUARY 20, 2025 BY GEO-TECH, INC.
5. A MINIMUM OF THREE FEET OF UNCONSOLIDATED SOIL MATERIAL SHALL BE PROVIDED BETWEEN THE SURFACE OF ANY LIMESTONE BEDROCK AND BOTTOM AND SIDES OF ANY STORMWATER FACILITY.



RIP-RAP DETAIL

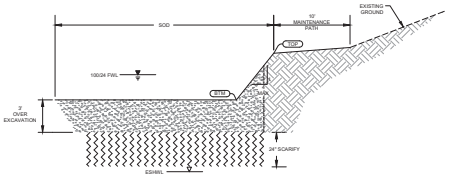
NOTES:

1. IF LIMESTONE IS ENCOUNTERED OR A SINKHOLE OR SOLUTION PIPE FORMS DURING CONSTRUCTION, CONSTRUCTION OF THE BASIN MUST BE HALTED AND THE PROJECT ENGINEER OF RECORD / ENGINEER MUST BE NOTIFIED IMMEDIATELY.
2. THE SINKHOLE OR SOLUTION PIPE MUST BE REPAIRED WITHIN 10 DAYS OF THE DISCOVERY USING A DISTRICT APPROVED METHOD.
3. THE STORMWATER SYSTEM MUST BE INSPECTED MONTHLY FOR THE OCCURRENCE OF SINKHOLES OR SOLUTION PIPES.



TYPICAL SINK CHIMNEY REPAIR DETAIL

N.T.S.



TYPICAL DRY POND SECTION

N.T.S.

No.	REVISIONS	DATE	BY
1	NOT FOR CONSTRUCTION	XX/XX/XX	SLS

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1700 SE 17TH STREET, SUITE 200, OCALA, FLORIDA, 34471
PHONE: 352-438-3000
WWW.KIMLEY-HORN.COM REGISTRY NO. 31105

LICENSED PROFESSIONAL ENGINEER
GENE BRUNO, LEED® P.E.
FLORIDA LICENSE NUMBER 79547

KHA PROJECT 242248010
DATE MAY 2025
SCALE AS SHOWN
DESIGNED BY KHA
DRAWN BY WRC
CHECKED BY GB
QUALITY CHECK

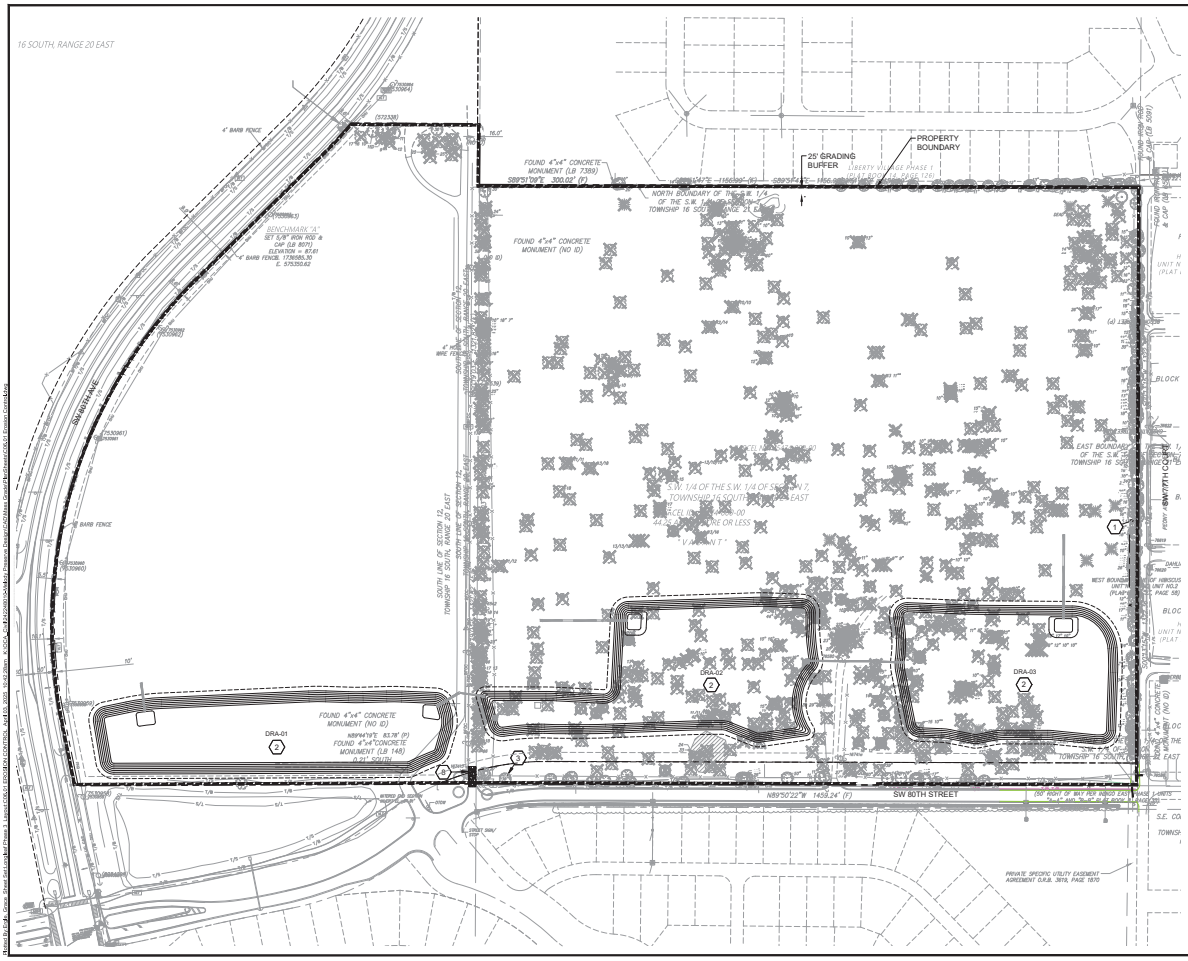
DRA PLAN

MELODY PRESERVE
PREPARED FOR
ON TOP OF THE WORLD COMMUNITIES, L.L.C.
MARION COUNTY FLORIDA

SHEET NUMBER C05.02

MELODY PRESERVE - MINOR GRADE

Plotted By: Gene Bruno Last Saved By: Phillip Lee Last Plotted: Jun 18, 2025 09:21:43am X:\COA_Civil\242248010\Sheets\Phase 1\242248010 DRAPLAN.dwg



No.	REVISIONS	DATE	BY
A	NOT FOR CONSTRUCTION	XX/XX/XX	SLS

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1700 SE 17TH STREET, SUITE 200, OCALA, FLORIDA, 34471
PHONE: 352-438-3000
WWW.KIMLEY-HORN.COM FACSIMILE NO. 31506

LICENSED PROFESSIONAL
GENE BRUNO, LSSFO, P.E.
FLORIDA LICENSE NUMBER
70547

CHA PROJECT
240214010
DATE
APRIL 2025
SCALE AS SHOWN
DESIGNED BY KWA
DRAWN BY WRC
CHECKED BY GB

EROSION
CONTROL PLAN

MELODY PRESERVE
PREPARED FOR
ON TOP OF THE WORLD
COMMUNITIES, L.L.C.
MARION COUNTY FLORIDA

SHEET NUMBER
C06.01

MELODY PRESERVE - MASS GRADE

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.

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 SE 17TH STREET,SUITE 200
OCALA, FLORIDA 34471
PHONE: 352-438-3000

OWNER/ DEVELOPER: KENNETH D. COLEN/ON TOP OF THE WORLD COMMUNITIES, LLC
8445 SW 80TH STREET
OCALA, FLORIDA 34481

ADJACENT AREAS: NORTH: RESIDENTIAL
SOUTH: ROADWAY
EAST: ROADWAY
WEST: ROADWAY

EROSION CONTROL MEASURE: EROSION AND SITE RUNOFF WILL BE CONTROLLED BY THE USE OF SEDIMENT FENCE AND STABILIZED VEGETATION WHERE NEEDED.

SITE CONTACT: C. GUY WOOLBRIGHT
VICE PRESIDENT
COLEN BUILT DEVELOPMENT, LLC
8435 SW 80TH STREET, SUITE 3
OCALA, FLORIDA 34481
(352) 387-7480

CALL 2 WORKING DAYS BEFORE YOU DIG
IT'S THE LAW! DIAL 811
SUNSHINE STATE ONE CALL OF FLORIDA, INC.

No.	REVISIONS	DATE	BY
1	NOT FOR CONSTRUCTION	XX/XX/XX	SLS

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PHONE: (352) 438-3000
WWW.KIMLEY-HORN.COM REGISTRY NO. 31105

LICENSED PROFESSIONAL
GENE BRUNO, LSSBD, P.E.
FLORIDA LICENSE NUMBER
70547

KHA PROJECT
242248010
DATE
APRIL 2025
SCALE AS SHOWN
DESIGNED BY KHA
DRAWN BY WRC
CHECKED BY GBL

EROSION CONTROL NOTES

MELODY PRESERVE
PREPARED FOR
ON TOP OF THE WORLD COMMUNITIES, L.L.C.
MARION COUNTY FLORIDA

SHEET NUMBER
C06.02

MELODY PRESERVE - MINOR GRADE

Plotted By: Erik Grove Date/Time: Last Saved By: Plotted: Last Saved: 4/4/2025 2:55:16 PM EDT
X:\CIVIL\242248010\Design\Construction Drawings\Minor Grade\Sheets\C06.02 Erosion Control Notes.dwg

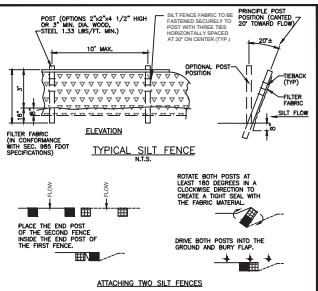
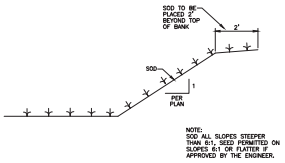
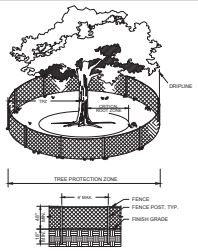


FIGURE 1



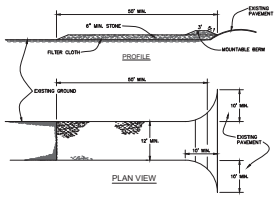
TYPICAL DRY DRAINAGE RETENTION AREA SECTION
N.T.S.

FIGURE 2



TREE PROTECTION DETAIL

FIGURE 3



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

No.	REVISIONS	DATE	BY
1	NOT FOR CONSTRUCTION	XX/XX/XX	SLS

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LICENSED PROFESSIONAL
GENE BRUNO, LSRPO, P.E.
FLORIDA LICENSE NUMBER
79547

KHA PROJECT
242248010
DATE
APRIL 2025
SCALE
AS SHOWN
DESIGNED BY KHA
DRAWN BY WRC
CHECKED BY GBL

EROSION CONTROL DETAILS

MELODY PRESERVE
PREPARED FOR
ON TOP OF THE WORLD COMMUNITIES, L.L.C.
MARION COUNTY FLORIDA

SHEET NUMBER
C06.03

MELODY PRESERVE - MASS GRADE

Plotted By: Erik Grace Date/Time: Wednesday, April 2, 2025 10:43:39am K:\OCA_Civil\242248010\Design\Civil\Plans & Graphics\Sheets\C06.03 Erosion Control Details.dwg

SHEET 1 OF 6
ONE IS NOT COMPLETE WITHOUT THE OTHER

ALTA/NSPS LAND TITLE SURVEY FOR:

OTOW COMMUNITIES, L.L.C.

A PORTION OF SECTION 7, TOWNSHIP 16 SOUTH, RANGE 21 EAST

MARION COUNTY, FLORIDA

LEGAL DESCRIPTION:
(PER FIRST AMERICAN NATIONAL TITLE INSURANCE COMPANY, TITLE COMMITMENT FILE NUMBER: 1100700008, BEARING AN EFFECTIVE DATE OF AUGUST 10, 2023.)

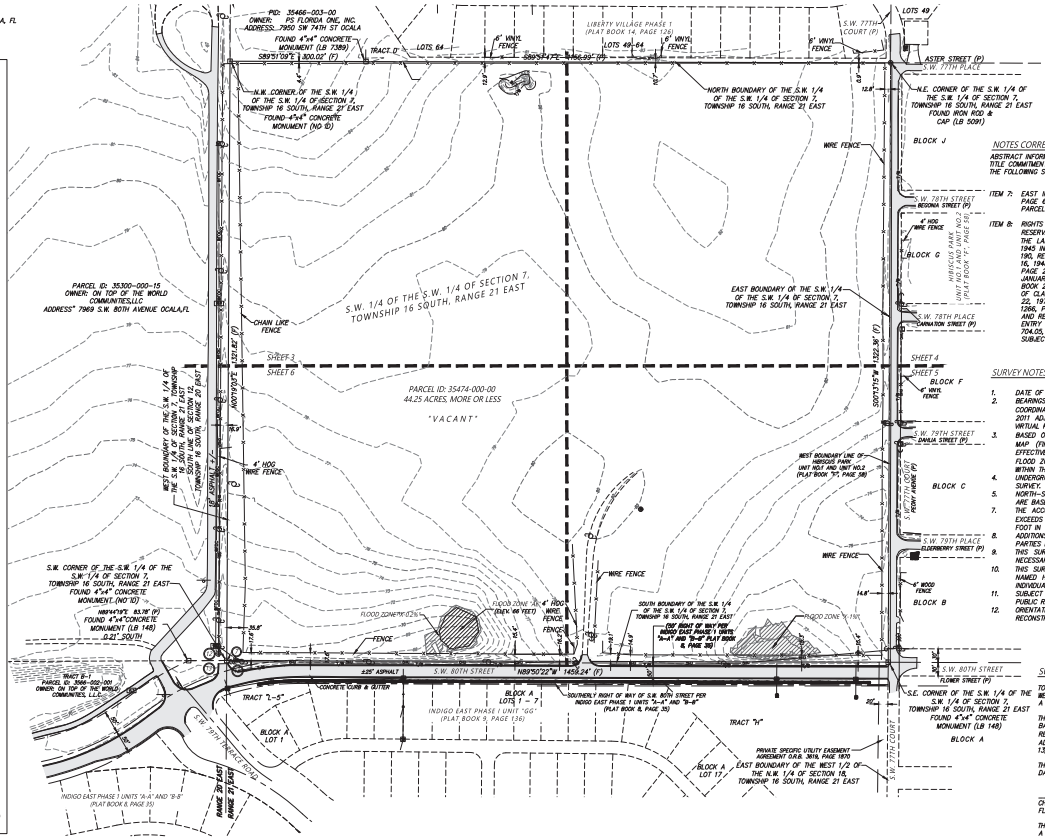
THE S.W. 1/4 OF THE S.W. 1/4 OF SECTION 7, TOWNSHIP 16 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA.

PROPERTY DATA:

PARCEL ID: 35474-000-00
ADDRESS: 7875 S.W. 80TH STREET, OCALA, FL
OWNER: WEC OCALA LLC

LEGEND AND ABBREVIATIONS:

±	MORE OR LESS
EL.	ELEVATION
LB	LICENSED BUSINESS
NO.	NUMBER
LS	LAND SURVEYOR
I.D.	IDENTIFICATION
ORB	OFFICIAL RECORDS BOOK
℄	CENTERLINE
R	RADIUS
L	ARC LENGTH
Δ	DELTA (CENTRAL ANGLE)
(P)	PLAT MEASURE
(D)	DEED MEASURE
(C)	CALCULATED MEASURE
C.D.	CHORD LENGTH
C.B.	CHORD BEARING
POC	POINT ON CURVE
POL	POINT ON LINE
PCC	POINT OF COMPOUND CURVATURE
PRC	POINT OF REVERSE CURVATURE
PC	POINT OF CURVATURE
PT	POINT OF TANGENCY
PI	POINT OF INTERSECTION
P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING
FEMA	FEDERAL EMERGENCY MANAGEMENT AGENCY
DIP	DUCTILE IRON PIPE
PVC	POLYVINYL CHLORIDE
CMP	CORRUGATED METAL PIPE
RCP	REINFORCED CONCRETE PIPE
HDPE	HIGH DENSITY POLYETHYLENE
NAVD	NORTH AMERICAN VERTICAL DATUM
NGVD	NATIONAL GEODETIC VERTICAL DATUM
PB	PLAT BOOK
ORB	OFFICIAL RECORDS BOOK
PG(S)	PAGE(S)
R/W	RIGHT OF WAY
ESMT	EASEMENT
SEC	SECTION
FND	FOUND
REC	RECOVERED
CCR	CERTIFIED CORNER RECORD
RLS	REGISTERED LAND SURVEYOR
CM	CONCRETE MONUMENT
IRC	IRON ROD AND CAP
IR	IRON ROD
IP	IRON PIPE
CLF	CHAIN LINK FENCE
	CURB INLET GRATE
	CATCH BASIN
	STORM MANHOLE
	MITERED END SECTION
	YARD DRAINAGE
	SANITARY MANHOLE
	SANITARY CLEANOUT
	ELECTRIC MANHOLE
	ELECTRIC METER
	ELECTRIC RISER BOX
	CABLE TELEVISION RISER BOX
	TELEPHONE RISER BOX
	UTILITY RISER
	WELL
	WATER SPIGOT
	IRRIGATION CONTROL VALVE
	WATER METER
	WATER VALVE
	FIRE HYDRANT
	BACK FLOW PREVENTER
	AIR CONDITIONER PAD
	GAS VALVE
	GAS METER
	GAS LINE MARKER
	CONCRETE UTILITY POLE
	METAL UTILITY POLE
	WOOD UTILITY POLE
	UTILITY POLE GUY ANCHOR
	LIGHT POLE
	SPOT/GROUND LIGHT
	ELECTRIC TRANSFORMER
	ELECTRIC VAULT
	WETLAND FLAG
	SIGN
	BOLLARD
	FLAG POLE
	MAILBOX
	LINE BREAK
	WIRE FENCE
	OVERHEAD UTILITY
	UNDERGROUND FIBER OPTIC
	STORM DRAINAGE LINE
	FOUND 5/8" IRON ROD & CAP (AS NOTED)
	FOUND 4"x4" CONCRETE MONUMENT (AS NOTED)
	FOUND NAIL & DISC (AS NOTED)



HORIZONTAL CONTROL:

THE FLORIDA STATE PLANE COORDINATES SHOWN HEREON ARE NORTH AMERICAN DATUM OF 1983 (1990 ADJUSTMENT), FLORIDA WEST ZONE AS DERIVED FROM GPS STATIC SURVEY AND TRADITIONAL TRAVERSE METHODS AND ESTABLISHED FROM MARION COUNTY, FLORIDA CONTROL MONUMENTS "MP1632" AND "P060", PURSUANT TO SECTION 177.151, FLORIDA STATUTES.

THE NORTHWEST CORNER OF SECTION 12, TOWNSHIP 16 SOUTH, RANGE 20 EAST, MARION COUNTY, FLORIDA – FOUND 4" X 4" CONCRETE MONUMENT WITH NAIL & DISK STAMPED 1 2 11 12.
NORTHING: 1740427.4009 FEET
EASTING: 570381.5670 FEET
LATITUDE: 29°07'16.0210" N
LONGITUDE: 82°40'07.2390" W
CONVERGENCE: -00°07'50.7"
SCALE: 0.99994981

FOUND STAINLESS STEEL ROD STAMPED VOSS 1990
NORTHING: 1745775.8080 FEET
EASTING: 543817.9667 FEET
LATITUDE: 29°08'08.2297" N
LONGITUDE: 82°21'06.9611" W
CONVERGENCE: -00°10'16.8"
SCALE: 0.99995064

0 50 100 200
1 INCH = 100 FEET

NOTES CORRESPONDING TO SCHEDULE B-II ITEMS:

ABSTRACT INFORMATION WAS PROVIDE BY FIRST AMERICAN NATIONAL TITLE INSURANCE COMPANY, TITLE COMMITMENT FILE NUMBER: 1100700008, BEARING AN EFFECTIVE DATE OF AUGUST 10, 2023. THE FOLLOWING SCHEDULE B-II ITEMS ARE NOTED RELATIVE TO PARCEL:

ITEM 7: EASE IN FAVOR OF SUMTER ELECTRIC RECORDED IN OFFICIAL RECORDS BOOK 354, PAGE 644 AND OFFICIAL RECORDS BOOK 6736, PAGE 1973. AFFECTS THE SUBJECT PARCEL AND IS NOT DEPICTED HEREON.

ITEM 8: RIGHTS OF ALL PERSONS CLAIMING BY, THROUGH OR UNDER SAME, OR VIRTUE OF RESERVATION, GRANT OR LEASE OF THE OIL, GAS AND/OR MINERALS LYING WITHIN THE LANDS DESCRIBED IN SCHEDULE "A" AS CONTAINED AND RECORDED APRIL 3, 1945 IN DEED 256, PAGE 398, RECORDED APRIL 12, 1945 IN DEED BOOK 261, PAGE 190, RECORDED FEBRUARY 4, 1948 IN DEED BOOK 280, PAGE 180, RECORDED MARCH 16, 1948 IN DEED BOOK 281, PAGE 47, RECORDED JUNE 15, 1948 IN DEED BOOK 281, PAGE 292, RECORDED MARCH 30, 1948 IN DEED BOOK 278, PAGE 292, RECORDED JANUARY 2, 1950 IN DEED BOOK 290, PAGE 69, RECORDED MAY 29, 1950 IN DEED BOOK 293, PAGE 209, RECORDED JANUARY 8, 1962 IN BOOK 94, PAGE 269, NOTICE OF CLAIM RECORDED NOVEMBER 12, 1968 IN BOOK 370, PAGE 713, RECORDED JULY 22, 1974 IN BOOK 644, PAGE 8, ASSIGNMENT RECORDED JULY 25, 1985 IN BOOK 1266, PAGE 1616, ASSIGNMENT RECORDED JULY 10, 1986 IN BOOK 1360, PAGE 1374, AND RECORDED APRIL 5, 2000 IN BOOK 2773, PAGE 107, FOR WHICH THE RIGHT OF ENTRY AND EXPLORATION HAS BEEN RELEASED AND BARRED PURSUANT TO SECTION 704.05, FLORIDA STATUTES, AND CHAPTER 712, FLORIDA STATUTES. AFFECTS THE SUBJECT PARCEL AND IS NOT DEPICTED HEREON.

SURVEY NOTES:

1. DATE OF FIELD SURVEY: SEPTEMBER 13, 2023.
2. 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.
3. BASED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP (FIRM), COMMUNITY PANEL NO. 12083C0082E, AND PANEL NO. 12083C0170J, EFFECTIVE DATE OF APRIL 19, 2017, THE PROPERTY DESCRIBED HEREON LIES WITHIN FLOOD ZONES "X" AN AREA WITH REDUCED FLOOD HAZARD, AND ZONE "AE" AN AREA WITHIN THE 100 YEAR FLOOD HAZARD AREA.
4. UNDERGROUND FOUNDATIONS AND UTILITIES WERE NOT LOCATED AS PART OF THIS SURVEY.
5. NORTH–SOUTH AND EAST–WEST TIES TO FOUND MONUMENTATION AND IMPROVEMENTS ARE BASED ON CARDINAL DIRECTION.
7. THE ACCURACY OF THE SURVEY MEASUREMENTS USED FOR THIS SURVEY MEETS OR EXCEEDS THE EXPECTED USE OF THE PROPERTY DESCRIBED HEREON. (SUBURBAN) 1 FOOT IN 7,500 FEET.
8. ADDITIONS OR DELETIONS TO SURVEY MAPS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
9. THIS SURVEY DEPICTS THE PROPERTY AS IT EXISTED ON THE SURVEY DATE, NOT NECESSARILY THE SIGNATURE DATE.
10. THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE BENEFIT OF THE PARTY(IES) NAMED HEREON, AND SHALL NOT BE DUPLICATED OR RELIED UPON BY ANY OTHER INDIVIDUAL OR ENTITY WITHOUT AUTHORIZATION FROM JCH CONSULTING GROUP, INC.
11. SUBJECT TO RIGHTS OF WAY, RESTRICTIONS, EASEMENTS AND RESERVATIONS OF RECORD. PUBLIC RECORDS NOT SEARCHED BY JCH CONSULTING GROUP, INC.
12. ORIENTATION FOR THE IMPROVEMENTS SHOWN HEREON SHOULD NOT BE USED TO RECONSTRUCT BOUNDARY LINES.

SURVEYOR'S CERTIFICATE:

TO FIRST AMERICAN NATIONAL TITLE INSURANCE COMPANY, STEARNS WEAVER MILLER WEISSLER ALHADEFF & SITTERSON, P.A., ON TOP OF THE WORLD COMMUNITIES, L.L.C., A FLORIDA LIMITED LIABILITY COMPANY, THAT:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 7(A), 8, 9, 10, 11, 13, 14, 16, 17, 18, 19, AND 20, OF TABLE A THEREOF.

THE FIELD WORK WAS COMPLETED: SEPTEMBER 13, 2023
DATE OF LAST REVISION:

CHRISTOPHER J. HOWSON — SIGNATURE DATE
FLORIDA LICENSED SURVEYOR & MAPPER NO. 6553

THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

REVISIONS				
FB/PG	DATE	DRAWN	REVISION	CKD
	08/20/24	M.A.	TOPOGRAPHIC AND TREE SURVEY	CJH

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PHONE (352) 401-1402 FAX (888) 272-8330 www.JCHcg.com
CERTIFICATE OF AUTHORIZATION L.B. 8071

LOCATED IN SECTION 12, TOWNSHIP 16 SOUTH, RANGE 21 EAST
MARION COUNTY, FLORIDA

ALTA/NSPS LAND TITLE SURVEY
–FOR–
ON TOP OF THE WORLD COMMUNITIES, L.L.C.

FB/PG	FIELD DATE	JOB NO.
---	09/13/2023	15020TOP0
DRAWING DATE	BY / APPROVED	SCALE
08/29/2024	MA / CJH	1" = 100'

1 OF 6

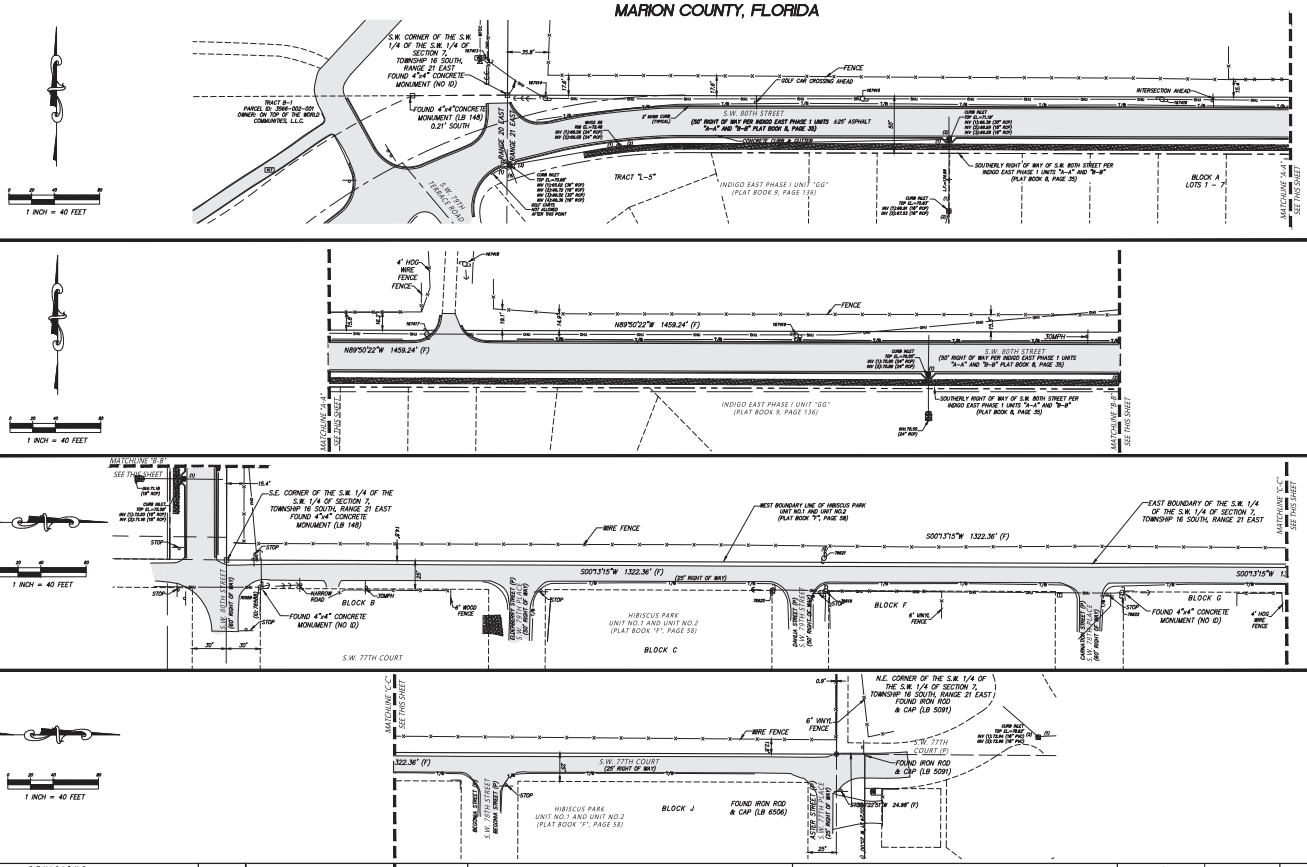
Drawing name: Z:\Projects\15020 OW W. Pond, Oates Sales Center Trailer, OTOW WCC, Mobile Preserve (Rec Fence & Bridge North)\DWG\Monthly Forms\15020TOP0.dwg SHEET 1 Sep 03, 2024 12:38pm kyr monts

ALTA/NSPS LAND TITLE SURVEY FOR:

OTOW COMMUNITIES, L.L.C.

A PORTION OF SECTION 7, TOWNSHIP 16 SOUTH, RANGE 21 EAST
MARION COUNTY, FLORIDA

SHEET 2 OF 6
ONE IS NOT COMPLETE WITHOUT THE OTHER


1 INCH = 40 FEET
S.W. CORNER OF THE S.W. 1/4 OF THE S.W. 1/4 OF SECTION 7, TOWNSHIP 16 SOUTH, RANGE 21 EAST FOUND 4"x4" CONCRETE MONUMENT (NO ID)
FOUND 4"x4" CONCRETE MONUMENT (LB 148) 0.21' SOUTH
TRACT B-1 PARCEL ID: 0480-000-001 OWNER: ON TOP OF THE WORLD COMMUNITIES, L.L.C.
S.W. 80TH STREET (60' RIGHT OF WAY PER INDIGO EAST PHASE 1 UNITS "A-A" AND "B-B" PLAT BOOK 8, PAGE 35)
S.W. 79TH TERRACE ROAD
TRACT "L-3"
INDIGO EAST PHASE I UNIT "GG" (PLAT BOOK 9, PAGE 136)
SOUTHERLY RIGHT OF WAY OF S.W. 80TH STREET PER INDIGO EAST PHASE 1 UNITS "A-A" AND "B-B" (PLAT BOOK 8, PAGE 35)
BLOCK A LOTS 1 - 7
MATCHLINE 'A-A' SEE THIS SHEET
FENCE
GOLF CART CROSSING AHEAD
INTERSECTION AHEAD
4' WIRE CURB (TYPICAL)
CONCRETE CURB & GUTTER
CURB INLET TOP EL=71.79' INV (S) 63.29 (18" RCP) INV (E) 63.29 (18" RCP)
CURB INLET TOP EL=71.48' INV (W) 63.48 (18" RCP) INV (E) 63.48 (18" RCP)
CURB INLET TOP EL=71.67' INV (S) 63.67 (18" RCP) INV (N) 63.67 (18" RCP)
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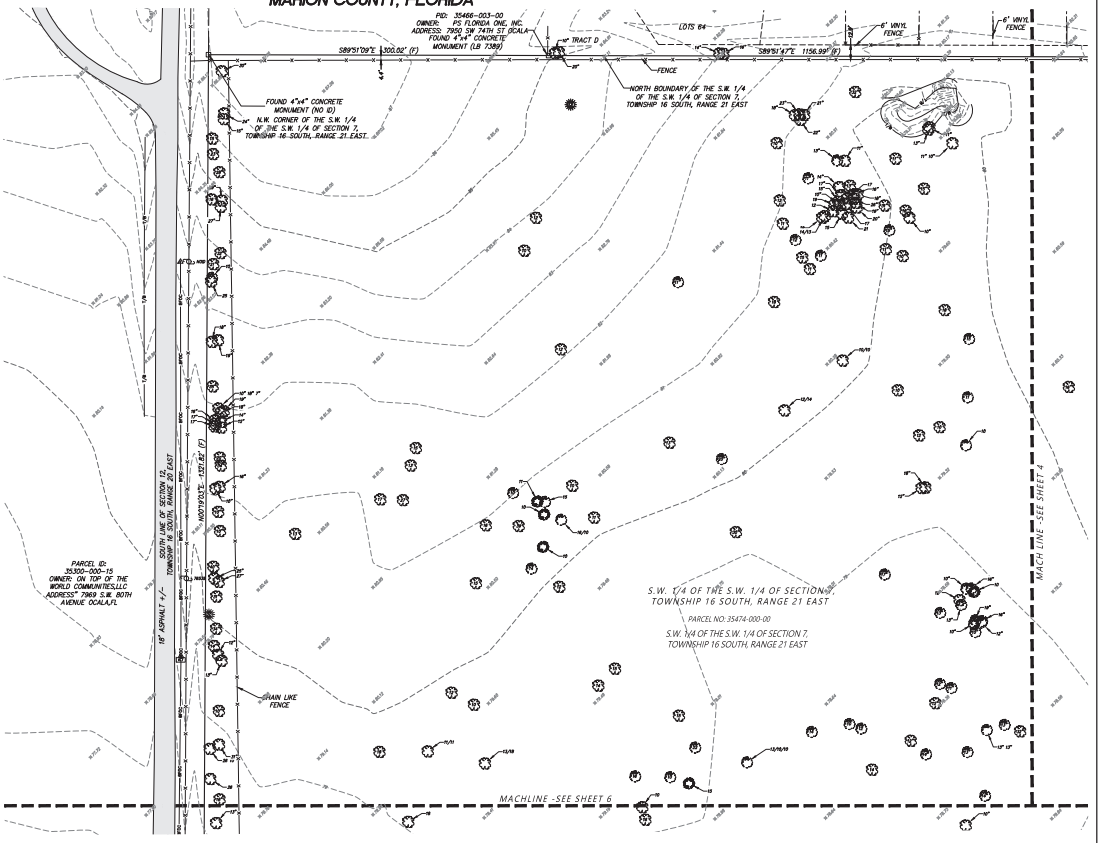
SHEET 3 OF 6
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1 INCH = 40 FEET

LEGEND AND ABBREVIATIONS:

±	MORE OR LESS
EL.	ELEVATION
LB	LICENSED BUSINESS
NO.	NUMBER
LS	LAND SURVEYOR
I.D.	IDENTIFICATION
ORB	OFFICIAL RECORDS BOOK
℄	CENTERLINE
R	RADIUS
L	ARC LENGTH
Δ	DELTA (CENTRAL ANGLE)
(P)	PLAT MEASURE
(D)	DEED MEASURE
(C)	CALCULATED MEASURE
C.D.	CHORD LENGTH
C.B.	CHORD BEARING
POC	POINT ON CURVE
POL	POINT ON LINE
PCC	POINT OF COMPOUND CURVATURE
PRC	POINT OF REVERSE CURVATURE
PC	POINT OF CURVATURE
PT	POINT OF TANGENCY
PI	POINT OF INTERSECTION
P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING
FEMA	FEDERAL EMERGENCY MANAGEMENT AGENCY
DIP	DUCTILE IRON PIPE
PVC	POLYVINYL CHLORIDE
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PG(S)	PAGE(S)
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CLF	CHAIN LINK FENCE
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	SANITARY MANHOLE
	SANITARY CLEANOUT
	ELECTRIC MANHOLE
	ELECTRIC METER
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	UTILITY RISER
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	WATER VALVE
	FIRE HYDRANT
	BACK FLOW PREVENTER
	AIR CONDITIONER PAD
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	GAS METER
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	FOUND NAIL & DISC (AS NOTED)

TREE LEGEND
(SIZE DENOTED INSIDE SYMBOL)

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	CITRUS
	CHERRY
	CHINABERRY
	CYPRESS
	DOGWOOD
	ELM
	GUM
	HICKORY
	HOLLY
	IRONWOOD
	LAUREL OAK
	LIVE OAK
	MAGNOLIA
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JOB NO. 15020TOP0

SCALE 1" = 40'

3 OF 6

Drawing name: Z:\Projects\15020 OW Ph Forest, Citrus Tube Center Trailer, OTOW WCC, Mobile Preserve (Rec Farms & Ridge North)\DWG\Working Forms\15020TOP0.dwg SHEET 3 Sep 03, 2024 12:39pm by mark

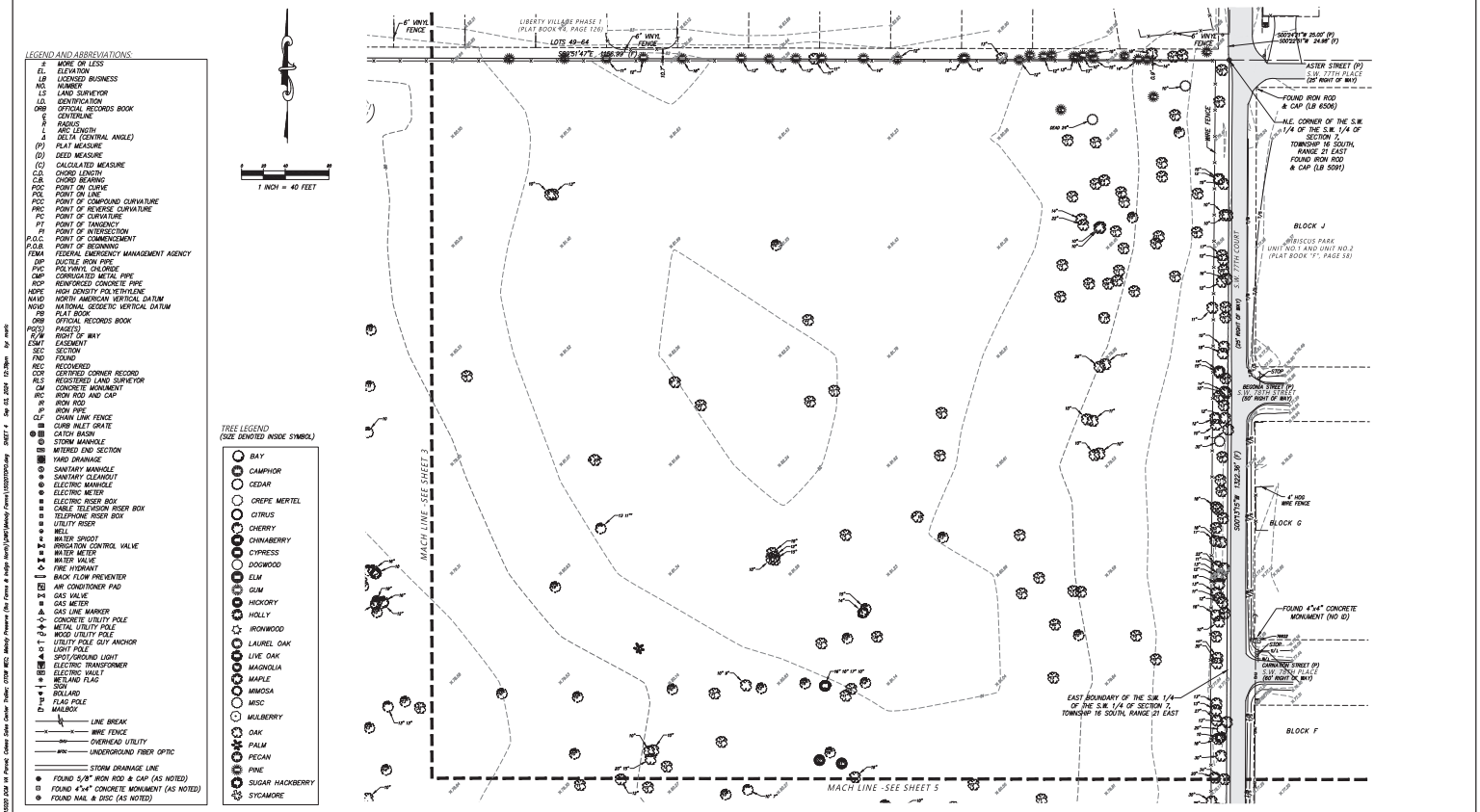
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JOB NO. 15020TOP0
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4 OF 6

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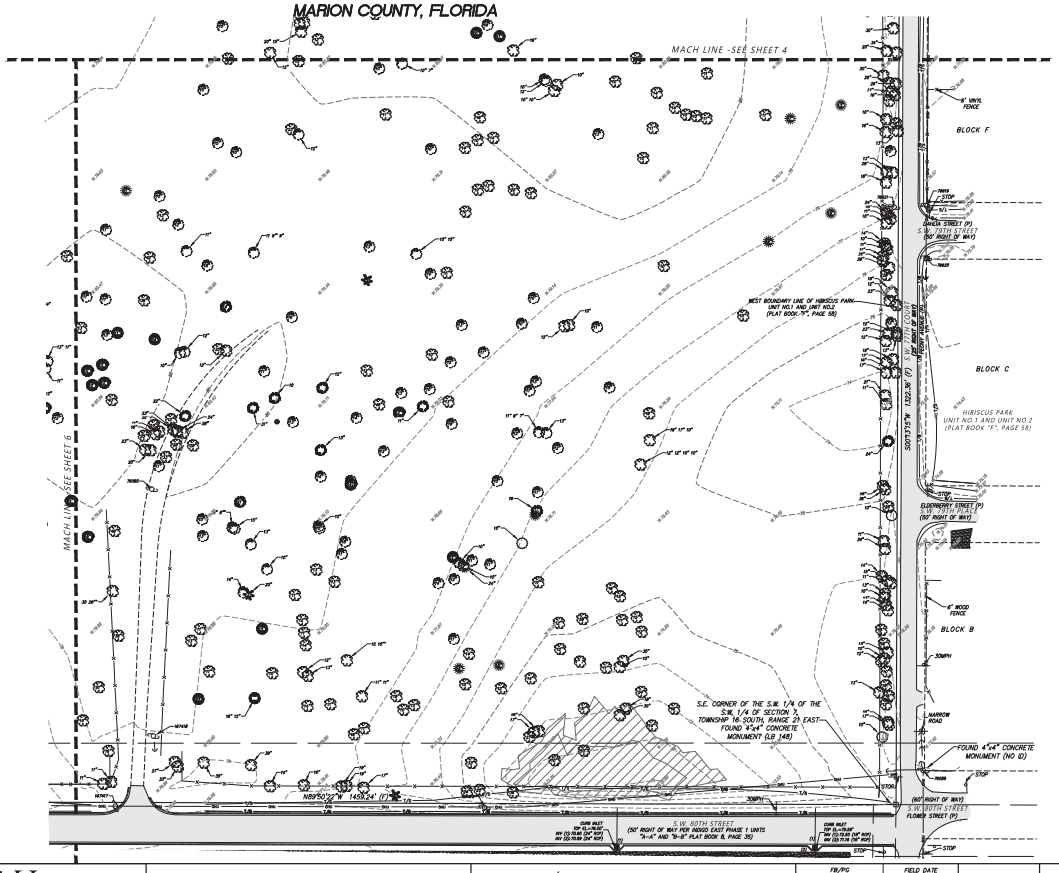
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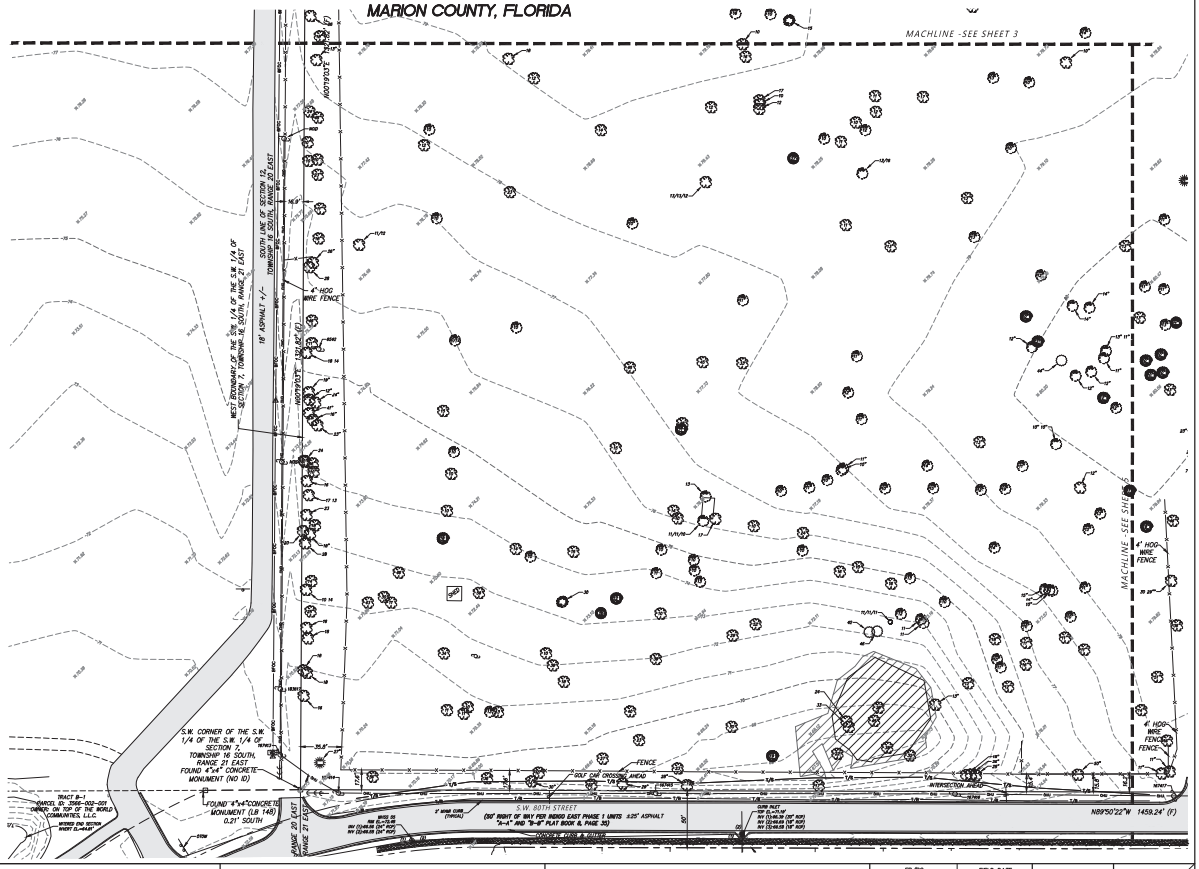
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±	MORE OR LESS
EL.	ELEVATION
LB	LICENSED BUSINESS
NO.	NUMBER
LS	LAND SURVEYOR
I.D.	IDENTIFICATION
ORB	OFFICIAL RECORDS BOOK
℄	CENTERLINE
R	RADIUS
L	ARC LENGTH
Δ	DELTA (CENTRAL ANGLE)
(P)	PLAT MEASURE
(D)	DEED MEASURE
(C)	CALCULATED MEASURE
C.D.	CHORD LENGTH
C.B.	CHORD BEARING
POC	POINT ON CURVE
POL	POINT ON LINE
PCC	POINT OF COMPOUND CURVATURE
PRC	POINT OF REVERSE CURVATURE
PC	POINT OF CURVATURE
PT	POINT OF TANGENCY
PI	POINT OF INTERSECTION
P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING
FEMA	FEDERAL EMERGENCY MANAGEMENT AGENCY
DIP	DUCTILE IRON PIPE
PVC	POLYVINYL CHLORIDE
CMP	CORRUGATED METAL PIPE
RCP	REINFORCED CONCRETE PIPE
HDPE	HIGH DENSITY POLYETHYLENE
NAVD	NORTH AMERICAN VERTICAL DATUM
NGVD	NATIONAL GEODETIC VERTICAL DATUM
PB	PLAT BOOK
ORB	OFFICIAL RECORDS BOOK
PG(S)	PAGE(S)
R/W	RIGHT OF WAY
ESMT	EASEMENT
SEC	SECTION
FND	FOUND
REC	RECOVERED
CCR	CERTIFIED CORNER RECORD
RLS	REGISTERED LAND SURVEYOR
CM	CONCRETE MONUMENT
IRC	IRON ROD AND CAP
IR	IRON ROD
IP	IRON PIPE
CLF	CHAIN LINK FENCE
	CURB INLET GRATE
	CATCH BASIN
	STORM MANHOLE
	MITERED END SECTION
	YARD DRAINAGE
	SANITARY MANHOLE
	SANITARY CLEANOUT
	ELECTRIC MANHOLE
	ELECTRIC METER
	ELECTRIC RISER BOX
	CABLE TELEVISION RISER BOX
	TELEPHONE RISER BOX
	UTILITY RISER
	WELL
	WATER SPIGOT
	IRRIGATION CONTROL VALVE
	WATER METER
	WATER VALVE
	FIRE HYDRANT
	BACK FLOW PREVENTER
	AIR CONDITIONER PAD
	GAS VALVE
	GAS METER
	GAS LINE MARKER
	CONCRETE UTILITY POLE
	METAL UTILITY POLE
	WOOD UTILITY POLE
	UTILITY POLE GUY ANCHOR
	LIGHT POLE
	SPOT/GROUND LIGHT
	ELECTRIC TRANSFORMER
	ELECTRIC VAULT
	WETLAND FLAG
	SIGN
	BOLLARD
	FLAG POLE
	MAILBOX
	LINE BREAK
	WIRE FENCE
OHU	OVERHEAD UTILITY
UFC	UNDERGROUND FIBER OPTIC
STM	STORM DRAINAGE LINE
	FOUND 5/8" IRON ROD & CAP (AS NOTED)
	FOUND 4"x4" CONCRETE MONUMENT (AS NOTED)
	FOUND NAIL & DISC (AS NOTED)

TREE LEGEND
(SIZE DENOTED INSIDE SYMBOL)

	BAY
	CAMPHOR
	CEDAR
	CREPE MERTEL
	CITRUS
	CHERRY
	CHINABERRY
	CYPRESS
	DOGWOOD
	ELM
	GUM
	HICKORY
	HOLLY
	IRONWOOD
	LAUREL OAK
	LIVE OAK
	MAGNOLIA
	MAPLE
	MIMOSA
	MISC
	MULBERRY
	OAK
	PALM
	PECAN
	PINE
	SUGAR HACKBERRY
	SYCAMORE

REVISIONS				
FB/PG	DATE	DRAWN	REVISION	CKD
	08/20/24	M.A.	TOPOGRAPHIC AND TREE SURVEY	CJH

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420 SW 17TH STREET, OCALA, FLORIDA 34471
PHONE (352) 401-1402 · FAX (888) 272-8335 · www.JCHcg.com
CERTIFICATE OF AUTHORIZATION · LB 8011

LOCATED IN SECTION 12, TOWNSHIP 16 SOUTH, RANGE 21 EAST

MARION COUNTY, FLORIDA

ALTA/NSPS LAND TITLE SURVEY
–FOR–
ON TOP OF THE WORLD COMMUNITIES, L.L.C.

FB/PG	FIELD DATE
---	09/13/2023

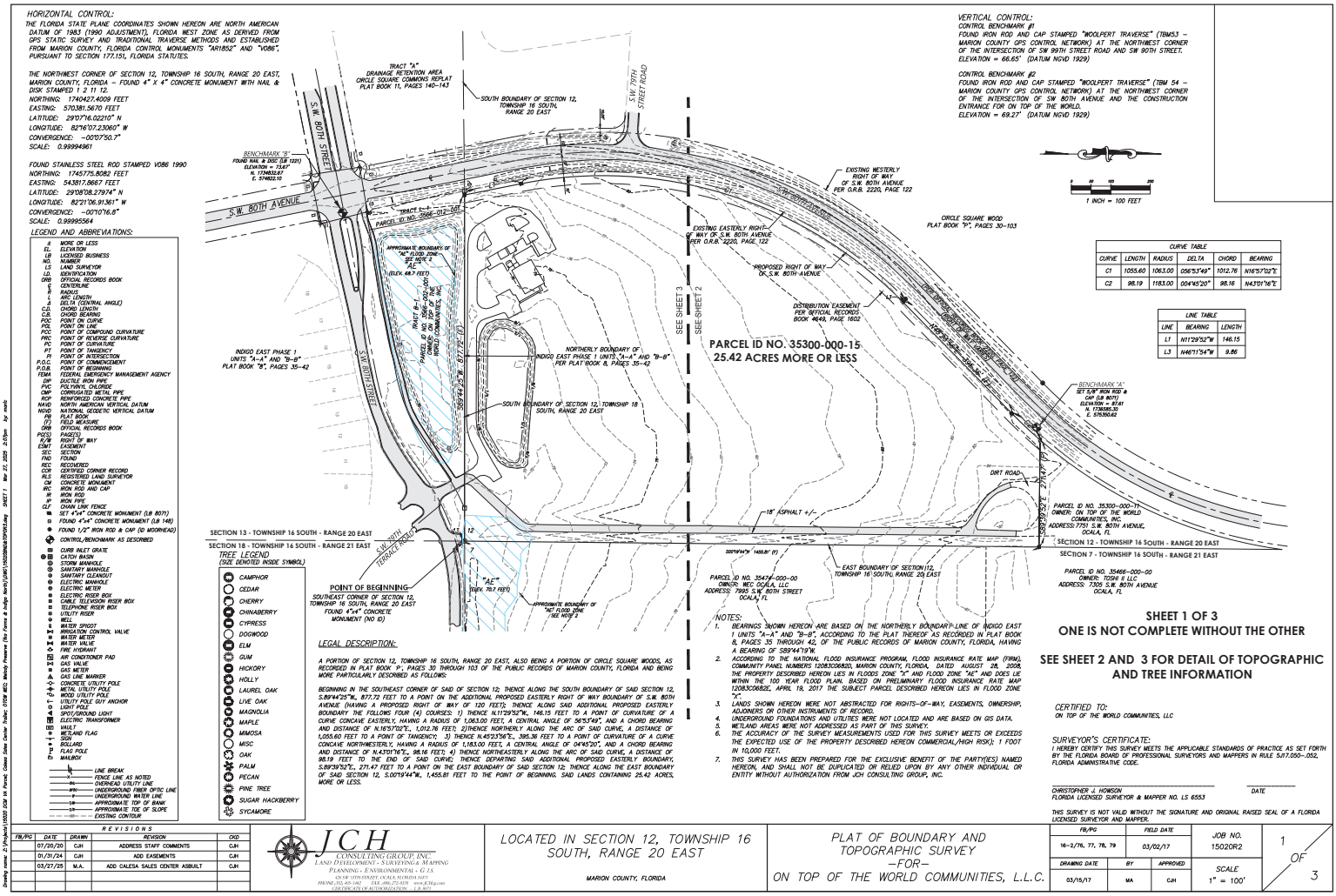
DRAWING DATE	BY	APPROVED
09/20/2023	MA	CJH

JOB NO. 15020TOP0

SCALE 1" = 40'

6 OF 6

Drawing name: Z:\Projects\15020 OW Pond, Odess Sales Center Trailer, OTOW REC, Mobility Preserve (Rec Fence & Bridge North)\CAD\Mobility Fence\15020TOP0.dwg SHEET 6 Sep 03, 2024 12:48pm by mark



LEGAL DESCRIPTION:

A PORTION OF SECTION 12, TOWNSHIP 16 SOUTH, RANGE 20 EAST, ALSO BEING A PORTION OF CIRCLE SQUARE WOODS, AS RECORDED IN PLAT BOOK 'P', PAGES 30 THROUGH 103 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING IN THE SOUTHEAST CORNER OF SAID OF SECTION 12; THENCE ALONG THE SOUTH BOUNDARY OF SAID SECTION 12, S.89°44'25"W., 877.72 FEET TO A POINT ON THE ADDITIONAL PROPOSED EASTERLY RIGHT OF WAY BOUNDARY OF S.W. 80TH AVENUE (HAVING A PROPOSED RIGHT OF WAY OF 120 FEET); THENCE ALONG SAID ADDITIONAL PROPOSED EASTERLY BOUNDARY THE FOLLOWS FOUR (4) COURSES: 1) THENCE N.11°29'32"W., 146.15 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 1,063.00 FEET, A CENTRAL ANGLE OF 56°53'49", AND A CHORD BEARING AND DISTANCE OF N.16°57'02"E., 1,012.76 FEET; 2) THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 1,055.60 FEET TO A POINT OF TANGENCY; 3) THENCE N.45°23'56"E., 395.36 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 1,183.00 FEET, A CENTRAL ANGLE OF 04°45'20", AND A CHORD BEARING AND DISTANCE OF N.43°01'16"E., 98.16 FEET; 4) THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 98.19 FEET TO THE END OF SAID CURVE; THENCE DEPARTING SAID ADDITIONAL PROPOSED EASTERLY BOUNDARY, S.89°39'52"E., 271.47 FEET TO A POINT ON THE EAST BOUNDARY OF SAID SECTION 12; THENCE ALONG THE EAST BOUNDARY OF SAID SECTION 12, S.00°19'44"W., 1,455.81 FEET TO THE POINT OF BEGINNING. SAID LANDS CONTAINING 25.42 ACRES, MORE OR LESS.

NOTES:
1. BEARINGS SHOWN HEREON ARE BASED ON THE NORTHERLY BOUNDARY LINE OF INDIGO EAST 1 UNITS "A-A" AND "B-B", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 8, PAGES 35 THROUGH 42, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, HAVING A BEARING OF S89°44'19"W.
2. ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP (FIRM), COMMUNITY PANEL NUMBERS 12083C0080D, MARION COUNTY, FLORIDA, DATED AUGUST 28, 2008, THE PROPERTY DESCRIBED HEREON LIES IN FLOODS ZONE "X" AND FLOOD ZONE "AE" AND DOES LIE WITHIN THE 100 YEAR FLOOD PLAIN. BASED ON PRELIMINARY FLOOD INSURANCE RATE MAP 12083C0682E, APRIL 19, 2017 THE SUBJECT PARCEL DESCRIBED HEREON LIES IN FLOOD ZONE "X".
3. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, ADJOINERS OR OTHER INSTRUMENTS OF RECORD.
4. UNDERGROUND FOUNDATIONS AND UTILITIES WERE NOT LOCATED AND ARE BASED ON GIS DATA.
5. WETLAND AREAS WERE NOT ADDRESSED AS PART OF THIS SURVEY.
6. THE ACCURACY OF THE SURVEY MEASUREMENTS USED FOR THIS SURVEY MEETS OR EXCEEDS THE EXPECTED USE OF THE PROPERTY DESCRIBED HEREON COMMERCIAL/HIGH RISK): 1 FOOT IN 10,000 FEET.
7. THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE BENEFIT OF THE PARTY(IES) NAMED HEREON, AND SHALL NOT BE DUPLICATED OR RELIED UPON BY ANY OTHER INDIVIDUAL OR ENTITY WITHOUT AUTHORIZATION FROM JCH CONSULTING GROUP, INC.

SHEET 1 OF 3
ONE IS NOT COMPLETE WITHOUT THE OTHER

SEE SHEET 2 AND 3 FOR DETAIL OF TOPOGRAPHIC AND TREE INFORMATION

CERTIFIED TO:
ON TOP OF THE WORLD COMMUNITIES, LLC

SURVEYOR'S CERTIFICATE:
I HEREBY CERTIFY THIS SURVEY MEETS THE APPLICABLE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN RULE 5J-17.050--.052, FLORIDA ADMINISTRATIVE CODE.

CHRISTOPHER J. HOWSON — DATE
FLORIDA LICENSED SURVEYOR & MAPPER NO. LS 6553

THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

FB/PG	DATE	DRAWN	REVISION	CKD
	07/30/20	CJH	ADDRESS STAFF COMMENTS	CJH
	01/31/24	CJH	ADD EASEMENTS	CJH
	03/27/25	M.A.	ADD CALESA SALES CENTER ASBUILT	CJH

JCH CONSULTING GROUP, INC.
LAND DEVELOPMENT • SURVEYING & MAPPING
PLANNING • ENVIRONMENTAL • G.I.S.
420 SW 59TH STREET, OCALA, FLORIDA 34471
PHONE (352) 873-1462 FAX (866) 272-8230 www.JCHgroup.com
CERTIFICATE OF AUTHORIZATION – L.B. 8071

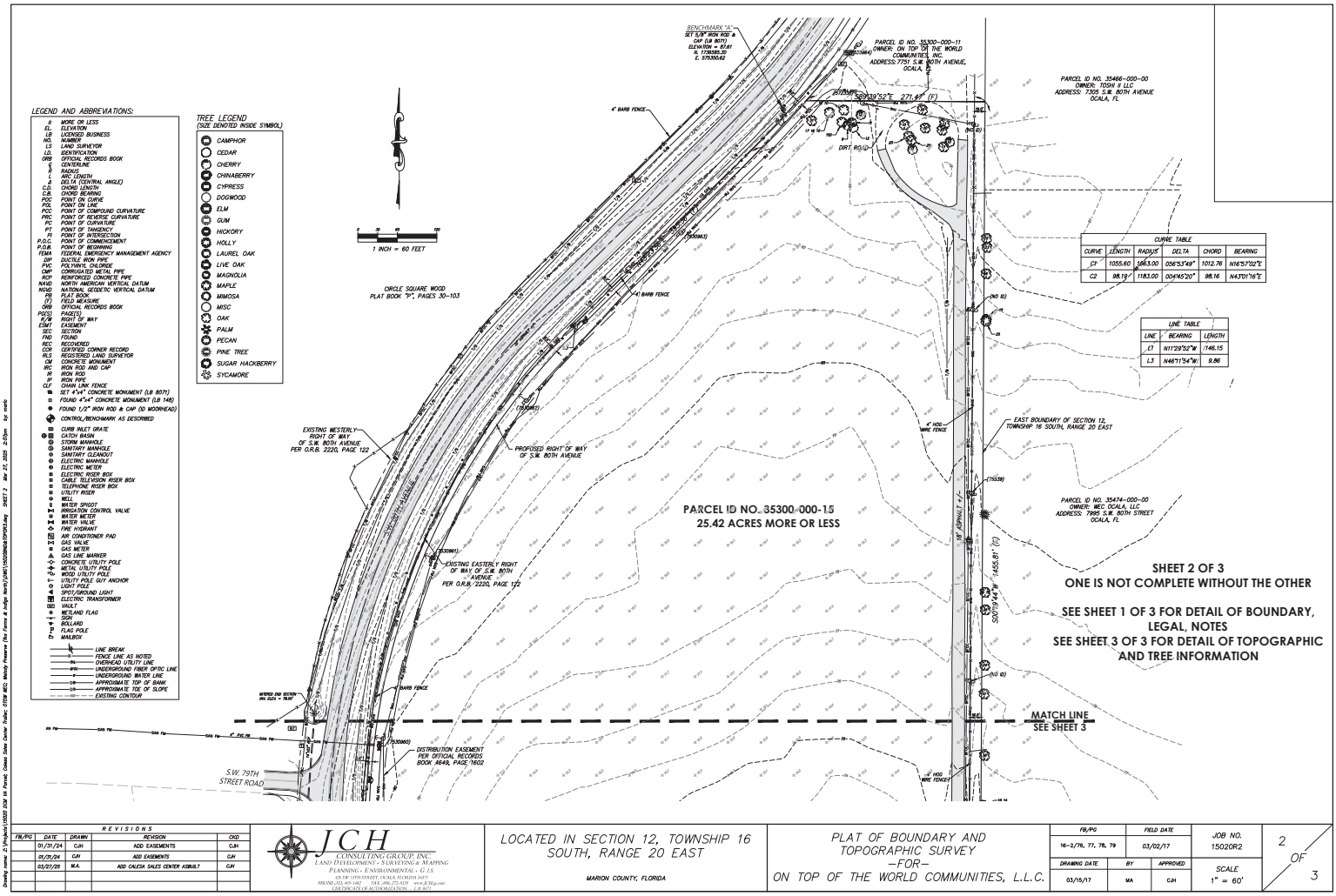
LOCATED IN SECTION 12, TOWNSHIP 16 SOUTH, RANGE 20 EAST
MARION COUNTY, FLORIDA

PLAT OF BOUNDARY AND TOPOGRAPHIC SURVEY
–FOR–
ON TOP OF THE WORLD COMMUNITIES, L.L.C.

FB/PG	FIELD DATE	JOB NO.
16–2/76, 77, 78, 79	03/02/17	15020R2
DRAWING DATE	BY / APPROVED	SCALE
03/15/17	MA / CJH	1" = 100'

1 OF 3

Drawing name: Z:\Projects\15020 SW 44 Parcel, Calesa Sales Center Parker - 01018 WEC\ Weekly Preserve (Tax Parcels & Indigo Work)\DWG\15020R2sht1.dwg SHEET 1 Mar 27, 2025 2:57pm by: mark



REVISIONS

FB/PG	DATE	DRAWN	REVISION	CKD
	01/31/24	CJH	ADD EASEMENTS	CJH
	01/31/24	CJH	ADD EASEMENTS	CJH
	03/27/25	M.A.	ADD CALEIA SALES CENTER ASBUILT	CJH

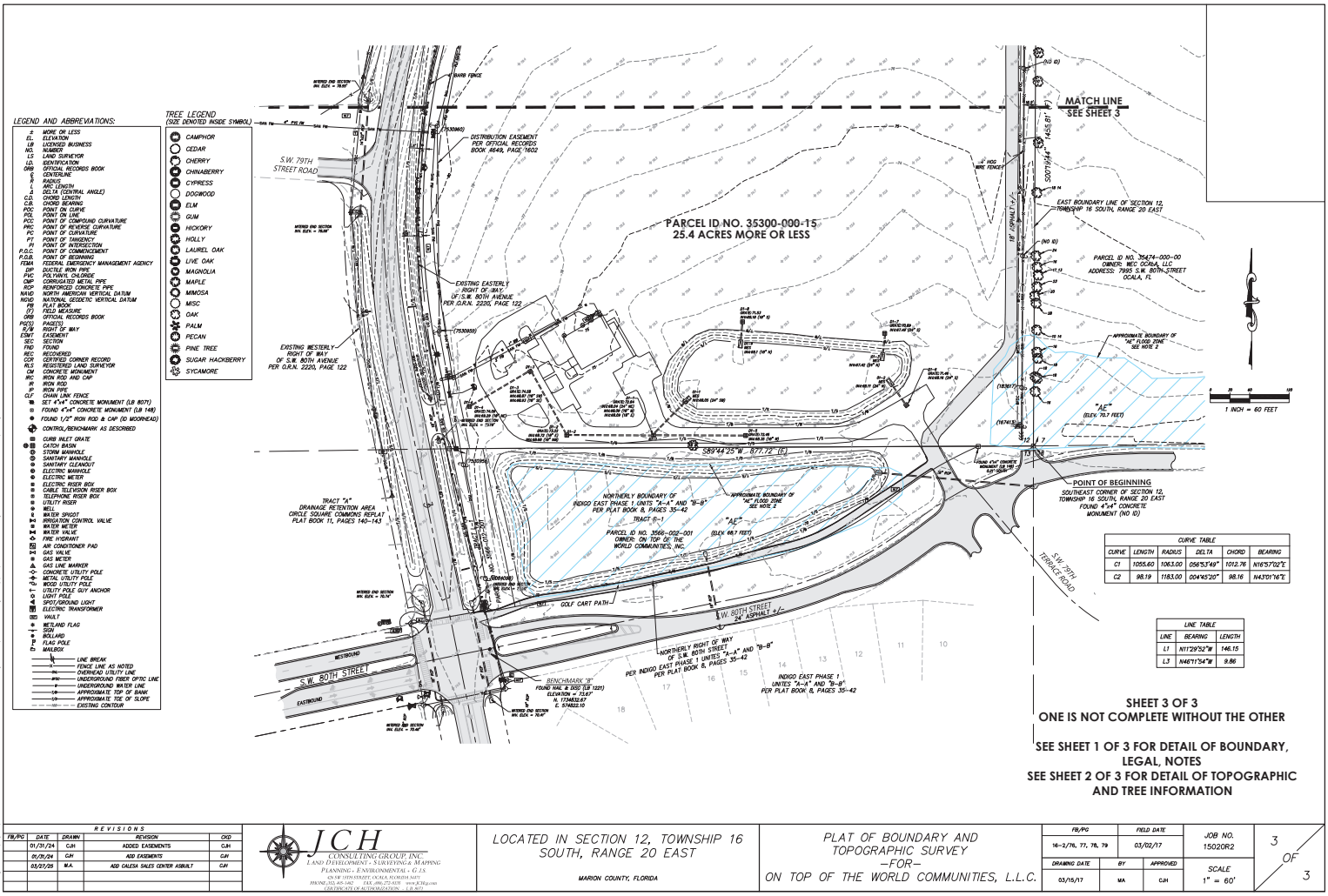
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PLANNING • ENVIRONMENTAL • G.I.S.
420 SW 14TH STREET, OCALA, FLORIDA 34471
PHONE (352) 405-1362 FAX (866) 272-3231 www.JCHgroup.com
CERTIFICATE OF AUTHORIZATION - L.B. 8071

LOCATED IN SECTION 12, TOWNSHIP 16 SOUTH, RANGE 20 EAST
MARION COUNTY, FLORIDA

PLAT OF BOUNDARY AND TOPOGRAPHIC SURVEY
–FOR–
ON TOP OF THE WORLD COMMUNITIES, L.L.C.

FB/PG	FIELD DATE	JOB NO.
16-2/76, 77, 78, 79	03/02/17	15020R2
DRAWING DATE	BY / APPROVED	SCALE
03/15/17	MA / CJH	1" = 60'

2 OF 3



SHEET 3 OF 3
ONE IS NOT COMPLETE WITHOUT THE OTHER

SEE SHEET 1 OF 3 FOR DETAIL OF BOUNDARY, LEGAL, NOTES
SEE SHEET 2 OF 3 FOR DETAIL OF TOPOGRAPHIC AND TREE INFORMATION

REVISIONS				
FB/PG	DATE	DRAWN	REVISION	CKD
	01/31/24	CJH	ADDED EASEMENTS	CJH
	01/31/24	CJH	ADD EASEMENTS	CJH
	03/27/25	M.A.	ADD CALESA SALES CENTER ASBUILT	CJH

JCH
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PLANNING • ENVIRONMENTAL • G.I.S.
420 SW 18TH STREET, OCALA, FLORIDA 34471
PHONE (352) 873-1462 FAX (888) 272-8230 www.JCHgroup.com
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LOCATED IN SECTION 12, TOWNSHIP 16 SOUTH, RANGE 20 EAST
MARION COUNTY, FLORIDA

PLAT OF BOUNDARY AND TOPOGRAPHIC SURVEY
—FOR—
ON TOP OF THE WORLD COMMUNITIES, L.L.C.

FB/PG	FIELD DATE	JOB NO.
16-2/76, 77, 78, 79	03/02/17	15020R2
DRAWING DATE	BY / APPROVED	SCALE
03/15/17	MA / CJH	1" = 60'

3 OF 3

Drawing name: Z:\Projects\15020 SGH VA Forest, Ocala Sales Center - Parker - 01058 WEC\ Melody Preserve (fka Forest & Indigo North)\DWG\15020R2MLP SHEET 3 Mar 27, 2025 2:09pm by: mark

Marion County

Development Review Committee

Agenda Item

File No.: 2025-20001 **Agenda Date:** 7/28/2025 **Agenda No.:** 5.5.

SUBJECT:
Equine Gardens - Agricultural Lot Split
12205 NW Hwy 464B Ocala
Project #2024040004 #31359 Parcel #12579-002-00
Rogers Engineering, LLC

July 24, 2025
PROJECT NAME: EQUINE GARDENS
PROJECT NUMBER: 2024040004
APPLICATION: AGRICULTURAL LOT SPLIT #31359

1 DEPARTMENT: 911 - 911 MANAGEMENT
REVIEW ITEM: Agricultural Lot Split
STATUS OF REVIEW: INFO
REMARKS: APPROVED

2 DEPARTMENT: 911 - 911 MANAGEMENT
REVIEW ITEM: Required Signage Affidavit
STATUS OF REVIEW: INFO
REMARKS: 911 - CONDITIONAL APPROVAL contingent upon providing an affidavit affirming that the quadrant street signs have been erected along with any other required signage (i.e. stop signs). Affidavit is to be submitted within 4 weeks of plan approval and prior to the recording of the final approved Ag Lot Split.

3 DEPARTMENT: DOH - ENVIRONMENTAL HEALTH
REVIEW ITEM: Agricultural Lot Split
STATUS OF REVIEW: INFO
REMARKS: N/A

4 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: Agricultural Lot Split
STATUS OF REVIEW: INFO
REMARKS: 1) Waiver approved 4/21/2025: A MSBU is required to be established for the subdivision. Alternatively, a waiver to the MSBU would be supported if the applicant provides POA/HOA documents, or an Easement Agreement that include provisions for the construction and maintenance of the common area improvements (i.e. the roads and stormwater controls).
2) INFO: Please be advised that each lot will require a Major Site Plan or waiver when the existing and proposed impervious coverage exceeds 9,000 square feet. Several Ag Lot Splits will address the common elements (the shared driveway) with stormwater controls, and then each lot is responsible for its own stormwater.

5 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW
REVIEW ITEM: 2.16.4.C(3) - Upon approval of the agricultural lot split, at the applicant's expense, the applicant shall record the maps and documents in the public records of Marion County, Florida and provide appropriate copies to the Office of the County Engineer
STATUS OF REVIEW: INFO
REMARKS:

6 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW
REVIEW ITEM: Provide mylar and legal documents for recording prior to approval
STATUS OF REVIEW: INFO
REMARKS:

7 DEPARTMENT: ENGSUR - SURVEY REVIEW
REVIEW ITEM: Agricultural Lot Split
STATUS OF REVIEW: INFO
REMARKS: C. Agricultural lot splits. Prior to DRC approval, in addition to other requirements, the following shall be required:

(1) Legal descriptions, acreage and square footage of the original and proposed lots together with the legal description of any existing or proposed easements shall be shown on a boundary survey prepared by a professional surveyor and mapper registered in the State of Florida. The survey must show all structures, easements, surface water bodies, the one percent (100-year) flood plain with base elevation, wetland and amount of acreage inside and outside of the flood plain and/or wetland.
(2) Title opinion of an attorney licensed in Florida or a certificate by a licensed title company dated through the date of final approval, showing all persons or entities with an interest of record in the property, including but not limited to, the record fee owners, easement holders, and mortgage and lien holders. The report shall include the tax identification number(s) for the property and copies of all documents such as vesting deeds, existing mortgages and any other documents evidencing an interest in the property which are referenced in the title opinion.
(3) Upon approval of the agricultural lot split, at the applicant's expense, the applicant shall record the maps and documents, in the public records of Marion County, Florida and provide appropriate copies to the Office of the County Engineer.

8 DEPARTMENT: ENRAA - ACQ AGENT ENG ROW
REVIEW ITEM: 2.16.1.B(8) - Agricultural lot splits outside of the Urban Growth Boundary:
STATUS OF REVIEW: INFO
REMARKS:

9 DEPARTMENT: ENRAA - ACQ AGENT ENG ROW
REVIEW ITEM: 2.16.1.B(8)(f) - If an easement is utilized the following requirements shall apply:
STATUS OF REVIEW: INFO
REMARKS:

10 DEPARTMENT: ENRAA - ACQ AGENT ENG ROW
REVIEW ITEM: 2.16.1.B(8)(f)2 - The easement shall be a private, non-exclusive easement for ingress and egress, allowing public use for emergency, utility and drainage purposes
STATUS OF REVIEW: INFO
REMARKS: Will need executed documents when the time get closer. 4/9/25 HR

11 DEPARTMENT: ENRAA - ACQ AGENT ENG ROW
REVIEW ITEM: 2.16.4.C - Agricultural lot splits. Prior to DRC approval, in addition to other requirements, the following shall be required: C(1) & C(2)
STATUS OF REVIEW: INFO
REMARKS:

12 DEPARTMENT: ENGTRF - TRAFFIC REVIEW
REVIEW ITEM: 2.16.1.B(8)(f)3 - Connect to a publicly maintained road meeting driveway spacing requirements. The easement shall be paved a minimum of 20 feet beyond the public right of way.
STATUS OF REVIEW: INFO
REMARKS: 4/21/25 - CONDITIONAL APPROVAL subject to obtaining a driveway permit and constructing the paved driveway and traffic signs prior to recording the easement.

13 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: Agricultural Lot Split
STATUS OF REVIEW: INFO
REMARKS: RL land use, needs to show that easement is at least 60' wide. Otherwise meets standards

14 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: Agricultural Lot Split
STATUS OF REVIEW: INFO

REMARKS: APPROVED - these eight 10+ acre lots are ~21,600' from closest water & sewer mains within MCU's service area. Wells & septics allowed; building permits will be deferred by MCU Permitting to DOH for on-site water/wastewater conditions at time of submittal.

REVISED 04/23/2025
AR# 31359

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: 03/27/2024 Parcel Number(s): 12579-002-00 Permit Number: _____

A. PROJECT INFORMATION: Fill in below as applicable:

Project Name: EQUINE GARDENS 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): FELCO FARMS CORPORATION
Signature: _____
Mailing Address: P.O. BOX 54 City: CHAMPLAIN
State: NY Zip Code: 12919-0054 Phone # 352-382-0406
Email address [redacted] MARCEL.LACAILLE@CORIDEN.CA;

C. APPLICANT INFORMATION: The applicant will be the point of contact during this waiver process and will receive all correspondence.

Firm Name (if applicable): ROGERS ENGINEERING, LLC Contact Name: MELINDA CLEMONS
Mailing Address: 1105 S.E. 3RD AVENUE City: OCALA
State: FLORIDA Zip Code: 34471 Phone # 352-622-9214
Email address: MCLEMONS@ROGERSENG.COM

D. WAIVER INFORMATION:
Section & Title of Code (be specific): Section 2.16.1.B(8) - Agricultural lot split
Reason/Justification for Request (be specific): To allow division of land pursuant to code.

DEVELOPMENT REVIEW USE:
Received By: _____ Date Processed: _____ Project # _____ 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

BCC EASEMENT BOOK _____, PAGE_____

EQUINE GARDENS

AGRICULTURAL LOT SPLIT PLAN

MARION COUNTY, FLORIDA

LEGAL DESCRIPTION:

LOT 1
A PORTION OF THE NORTHEAST 1/4 OF SECTION 29, TOWNSHIP 14 SOUTH, RANGE 20 EAST, MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE NORTHWEST CORNER OF SAID NORTHEAST 1/4; THENCE S89°37'57"E ALONG THE NORTH LINE OF SAID NORTHEAST 1/4, A DISTANCE OF 635.35 FEET; THENCE DEPARTING SAID NORTH LINE PROCEED S00°29'08"W, 1953.57 FEET TO THE POINT OF BEGINNING; THENCE S89°45'18"E, 670.02 FEET; THENCE S00°29'08"W, 650.61 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF N.W. HIGHWAY No. 464B (100 FEET WIDE); THENCE N89°45'18"W ALONG SAID RIGHT-OF-WAY LINE, 670.02 FEET; THENCE DEPARTING SAID RIGHT-OF-WAY LINE, PROCEED N00°29'08"E, 650.61 FEET TO THE POINT OF BEGINNING.

LOT 2
A PORTION OF THE NORTHEAST 1/4 OF SECTION 29, TOWNSHIP 14 SOUTH, RANGE 20 EAST, MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE NORTHWEST CORNER OF SAID NORTHEAST 1/4; THENCE S89°37'57"E ALONG THE NORTH LINE OF SAID NORTHEAST 1/4, A DISTANCE OF 635.35 FEET; THENCE DEPARTING SAID NORTH LINE PROCEED S00°29'08"W, 1302.96 FEET TO THE POINT OF BEGINNING; THENCE S89°45'18"E, 670.02 FEET; THENCE S00°29'08"W, 650.61 FEET; THENCE N89°45'18"W, 670.02 FEET; THENCE N00°29'08"E, 650.61 FEET TO THE POINT OF BEGINNING.

LOT 3
A PORTION OF THE NORTHEAST 1/4 OF SECTION 29, TOWNSHIP 14 SOUTH, RANGE 20 EAST, MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE NORTHWEST CORNER OF SAID NORTHEAST 1/4; THENCE S89°37'57"E ALONG THE NORTH LINE OF SAID NORTHEAST 1/4, A DISTANCE OF 635.35 FEET; THENCE DEPARTING SAID NORTH LINE PROCEED S00°29'08"W, 652.35 FEET TO THE POINT OF BEGINNING; THENCE S89°45'18"E, 670.02 FEET; THENCE S00°29'08"W, 650.61 FEET; THENCE N89°45'18"W, 670.02 FEET; THENCE N00°29'08"E, 650.61 FEET TO THE POINT OF BEGINNING.

LOT 4
A PORTION OF THE NORTHEAST 1/4 OF SECTION 29, TOWNSHIP 14 SOUTH, RANGE 20 EAST, MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE NORTHWEST CORNER OF SAID NORTHEAST 1/4; THENCE S89°37'57"E ALONG THE NORTH LINE OF SAID NORTHEAST 1/4, A DISTANCE OF 635.35 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S89°37'57"E ALONG SAID NORTH LINE, 670.02 FEET; THENCE DEPARTING SAID NORTH LINE PROCEED S00°29'08"W, 650.92 FEET; THENCE N89°45'18"W, 670.02 FEET; THENCE N00°29'08"E, 652.35 FEET TO THE POINT OF BEGINNING.

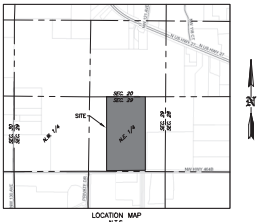
LOT 5
A PORTION OF THE NORTHEAST 1/4 OF SECTION 29, TOWNSHIP 14 SOUTH, RANGE 20 EAST, MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE NORTHWEST CORNER OF SAID NORTHEAST 1/4; THENCE S89°37'57"E ALONG THE NORTH LINE OF SAID NORTHEAST 1/4, A DISTANCE OF 1305.37 TO THE POINT OF BEGINNING; THENCE CONTINUE S89°37'57"E ALONG SAID NORTH LINE, 670.02 FEET; THENCE DEPARTING SAID NORTH LINE PROCEED S00°29'08"W, 649.48 FEET; THENCE N89°45'18"W, 670.02 FEET; THENCE N00°29'08"E, 650.92 FEET TO THE POINT OF BEGINNING.

LOT 6
A PORTION OF THE NORTHEAST 1/4 OF SECTION 29, TOWNSHIP 14 SOUTH, RANGE 20 EAST, MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE NORTHWEST CORNER OF SAID NORTHEAST 1/4; THENCE S89°37'57"E ALONG THE NORTH LINE OF SAID NORTHEAST 1/4, A DISTANCE OF 635.35 FEET; THENCE DEPARTING SAID NORTH LINE PROCEED S00°29'08"W, 652.35 FEET; THENCE S89°45'18"E, 670.02 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S89°45'18"E, 670.02 FEET; THENCE S00°29'08"W, 650.61 FEET; THENCE N89°45'18"W, 670.02 FEET; THENCE N00°29'08"E, 650.61 FEET TO THE POINT OF BEGINNING.

LOT 7
A PORTION OF THE NORTHEAST 1/4 OF SECTION 29, TOWNSHIP 14 SOUTH, RANGE 20 EAST, MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE NORTHWEST CORNER OF SAID NORTHEAST 1/4; THENCE S89°37'57"E ALONG THE NORTH LINE OF SAID NORTHEAST 1/4, A DISTANCE OF 635.35 FEET; THENCE DEPARTING SAID NORTH LINE PROCEED S00°29'08"W, 1302.96 FEET; THENCE S89°45'18"E, 670.02 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S89°45'18"E, 670.02 FEET; THENCE S00°29'08"W, 650.61 FEET; THENCE N89°45'18"W, 670.02 FEET; THENCE N00°29'08"E, 650.61 FEET TO THE POINT OF BEGINNING.

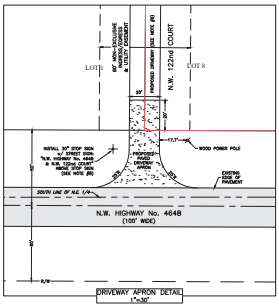
LOT 8
A PORTION OF THE NORTHEAST 1/4 OF SECTION 29, TOWNSHIP 14 SOUTH, RANGE 20 EAST, MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE NORTHWEST CORNER OF SAID NORTHEAST 1/4; THENCE S89°37'57"E ALONG THE NORTH LINE OF SAID NORTHEAST 1/4, A DISTANCE OF 635.35 FEET; THENCE DEPARTING SAID NORTH LINE PROCEED S00°29'08"W, 1953.57 FEET; THENCE S89°45'18"E, 670.02 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S89°45'18"E, 670.02 FEET; THENCE S00°29'08"W, 650.61 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF N.W. HIGHWAY No. 464B (100 FEET WIDE); THENCE N89°45'18"W ALONG SAID RIGHT-OF-WAY LINE, 670.02 FEET; THENCE DEPARTING SAID RIGHT-OF-WAY LINE, PROCEED N00°29'08"E, 650.61 FEET TO THE POINT OF BEGINNING.

NON-EXCLUSIVE INGRESS/EGRESS & UTILITY EASEMENT
A PORTION OF THE NORTHEAST 1/4 OF SECTION 29, TOWNSHIP 14 SOUTH, RANGE 20 EAST, MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE NORTHWEST CORNER OF SAID NORTHEAST 1/4; THENCE S89°37'57"E ALONG THE NORTH LINE OF SAID NORTHEAST 1/4, A DISTANCE OF 1305.37 FEET; THENCE DEPARTING SAID NORTH LINE PROCEED S00°29'08"W, 610.92 FEET TO THE POINT OF BEGINNING; THENCE S89°45'18"E, 50.00 FEET; THENCE S00°29'08"W, 40.00 FEET; THENCE N89°45'18"W, 20.00 FEET; THENCE S00°29'08"W, 1951.82 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF N.W. HIGHWAY No. 464B (100 FEET WIDE); THENCE N89°45'18"W ALONG SAID RIGHT-OF-WAY LINE, 60.00 FEET; THENCE DEPARTING SAID RIGHT-OF-WAY LINE PROCEED N00°29'08"E, 955.91 FEET; THENCE N89°30'52"W, 20.00 FEET; THENCE N00°29'08"E, 40.00 FEET; THENCE S89°30'52"E, 20.00 FEET; THENCE N00°29'08"E, 955.91 FEET; THENCE N89°45'18"W, 20.00 FEET; THENCE N00°29'08"E, 40.00 FEET; THENCE S89°45'18"E, 50.00 FEET TO THE POINT OF BEGINNING.



LOCATION MAP
N.T.S.

SHEET 1 – COVER SHEET
SHEET 2 – MAP OF LOTS
SHEET 3 – MAP OF EASEMENTS



DRIVEWAY APRON DETAIL
1"=30'

NOTES:

1. A RESIDENTIAL DRIVEWAY PERMIT MUST BE ISSUED PRIOR TO ANY CONSTRUCTION WITHIN THE COUNTY RIGHT-OF-WAY.
2. DRIVEWAY APRON STRUCTURE COURSE SHALL BE 6" MIN. THICKNESS CONCRETE w/ 6"x6" #10 WWM ELEVATED 2" ABOVE GROUND GRADE AT FORM UP OR 1.25" THICKNESS ASPHALT OVER 6" THICK LIMEROCK BASE (LBR 100 – 98% DENSITY).
3. THE NEED FOR A CULVERT (AND DIAMETER SIZE) OR A SWALED DRIVEWAY SHALL BE DETERMINED BY A COUNTY FIELD INSPECTION AS PART OF THE DRIVEWAY PERMIT.
4. IF A CULVERT IS REQUIRED IT MUST HAVE CONCRETE MITERED END SECTIONS.
5. CONCRETE APRONS MUST PROVIDE AN EXPANSION JOINT AT THE EXISTING EDGE OF PAVEMENT.

GENERAL NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON:
   –THE FLORIDA STATE PLANE COORDINATE SYSTEM, FLORIDA WEST ZONE, NAD–83, DERIVED FROM THE L–NET NETWORK AND
   –A BOUNDARY SURVEY OF THE PARENT PARCEL PREPARED BY THIS FIRM.
2. LOTS 1 THROUGH 8 SHALL FRONT ON THE COMMON DRIVEWAY WITHIN THE NON–EXCLUSIVE EASEMENT AND DRIVEWAYS CONNECTING TO IT SHALL MEET THE RESIDENTIAL DRIVEWAY SPACING REQUIREMENTS ESTABLISHED BY MARION COUNTY CODE.
3. PERTAINING TO LOTS 1 AND 8, THERE SHALL BE NO DRIVEWAY CONNECTIONS TO N.W. HIGHWAY No. 464B OTHER THAN THE COMMON DRIVEWAY WITHIN THE 60 FEET WIDE EASEMENT.
4. THE LEGAL DESCRIPTIONS SHOWN HEREON WERE WRITTEN BY THE SURVEYOR.
5. THERE SHALL BE NO FENCES CONSTRUCTED WITHIN THE NON–EXCLUSIVE INGRESS/EGRESS & UTILITY EASEMENT AS SHOWN AND DESCRIBED HEREON; THIS INCLUDES THE EMERGENCY VEHICLE TURN AROUND.
6. THE PROPOSED STABILIZED DRIVEWAY LOCATED WITHIN THE NON–EXCLUSIVE INGRESS/EGRESS EASEMENT MUST BE CONSTRUCTED TO PROVIDE ACCESS FOR EMERGENCY SERVICE VEHICLES WITH AN UNOBSTRUCTED WIDTH OF NOT LESS THAN 20 FEET.
7. IN ADDITION TO THE NON–EXCLUSIVE INGRESS/EGRESS & UTILITY EASEMENT SHOWN HEREON, THERE SHALL BE A 10 FEET WIDE NON–EXCLUSIVE UTILITY EASEMENT ALONG WITH AND ADJACENT TO SAID EASEMENT AND A 10 FEET WIDE NON–EXCLUSIVE UTILITY EASEMENT ALONG ALL SIDE LOT LINES THAT WERE NOT SHOWN FOR CLARITY PURPOSES.
8. THE STOP SIGN & STREET SIGN MUST BE INSTALLED ON A 2"x2" SQUARE POST, 14 FT. IN LENGTH, 14 GAUGE, 4 LBS/FT, IN ACCORDANCE WITH DETAILS TS030, TS031 AND TS032 AS STATED IN THE MARION COUNTY LAND DEVELOPMENT CODE. THE SIGNS MUST BE INSTALLED AS A PART OF THE DRIVEWAY PERMIT AND MUST BE COMPLETED PRIOR TO RECORDING OF THIS PLAN.
9. THIS PROPERTY APPEARS TO BE IN A ZONE "X" (AREA OF MINIMAL FLOOD HAZARD) AND ZONE "AE (EL 104.9")", ZONE "AE (EL 107')", ZONE "AE (EL 110)", ZONE "AE (EL 116.1')" AND ZONE "AE (EL 122.3')" (SPECIAL FLOOD HAZARD AREA) ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY NUMBER 120160, PANELS 0477 & 0289, BOTH BEING SUFFIX E, BOTH WITH AN EFFECTIVE DATE OF 4/19/2017. THE LIMITS OF ZONE "AE" SHOWN HEREON WERE INTERPOLATED FROM THE MARION COUNTY INTERACTIVE G.I.S. MAP AND THE FIRM.
10. THE WETLANDS SHOWN HEREON WERE INTERPOLATED FROM THE NATIONAL WETLANDS INVENTORY INTERACTIVE MAP.
11. THIS AGRICULTURAL LOT SPLIT PLAN DOES NOT REPRESENT A PLAT OR BOUNDARY SURVEY.
12. THE MARION COUNTY BOARD OF COUNTY COMMISSIONERS SHALL HAVE NO DUTY OR RESPONSIBILITY WHATSOEVER IN THE MAINTENANCE OF THE NON–EXCLUSIVE INGRESS/EGRESS & UTILITY EASEMENT.
13. AT SUCH TIME THE COMMON DRIVEWAY MAY BE IMPROVED, WHETHER BY ASPHALT, LIMEROCK OR SIMILAR IMPERVIOUS MATERIALS, IT MAY BE NECESSARY TO PROVIDE A DRAINAGE PLAN, PREPARED BY A FLORIDA LICENSED ENGINEER, TO ADDRESS STORMWATER RUNOFF. THE PLAN MUST BE SUBMITTED TO AND APPROVED BY THE MARION COUNTY STORMWATER PROGRAM PRIOR TO CONSTRUCTION.
14. IF THE STABILIZED DRIVEWAY IS IMPROVED WITH IMPERVIOUS MATERIALS, THAT PORTION OF THE PAVED DRIVEWAY THAT IS WITHIN EACH INDIVIDUAL LOT SHALL BE CONSIDERED AS IMPERVIOUS AREA ALLOCATED TO THE LOT, UNLESS SEPARATE DRAINAGE FACILITIES ARE PROVIDED.
15. DEVELOPMENT OF IMPERVIOUS AREAS ON EACH LOT IS LIMITED TO 9000 SQUARE FEET UNLESS A MAJOR SITE PLAN, OR A WAIVER FOR THE SAME, IS APPROVED BY MARION COUNTY D.R.C.
16. THE NON–EXCLUSIVE INGRESS/EGRESS & UTILITY EASEMENT SHOWN AND DESCRIBED HEREON IS ADDRESSED IN DETAIL IN THE DECLARATION OF EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS FOR EQUINE GARDENS AS RECORDED IN OFFICIAL RECORDS BOOK _____, PAGE _____, PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

MIKELLE M. BOYER DATE
PROFESSIONAL SURVEYOR & MAPPER
REGISTRATION No. 7398
STATE OF FLORIDA

REVISION	DATE

Robert L. Rogers, PE
FL Reg. No. 10007
rrogers@rogers-pe.com
Rodney K. Rogers, PSM
FL Reg. No. 4644
rrogers@rogers-pe.com
Mikelle M. Boyer, PSM
FL Reg. No. 7398
boyer@rogers-pe.com

ROGERS ENGINEERING, LLC
Civil Engineering & Land Surveying
1105 S.E. 3rd Avenue • Ocala, Florida 34471 • Ph. (352) 622-2014 • Lic. Bus. #4874

EQUINE GARDENS
AGRICULTURAL LOT SPLIT PLAN
Cover Sheet

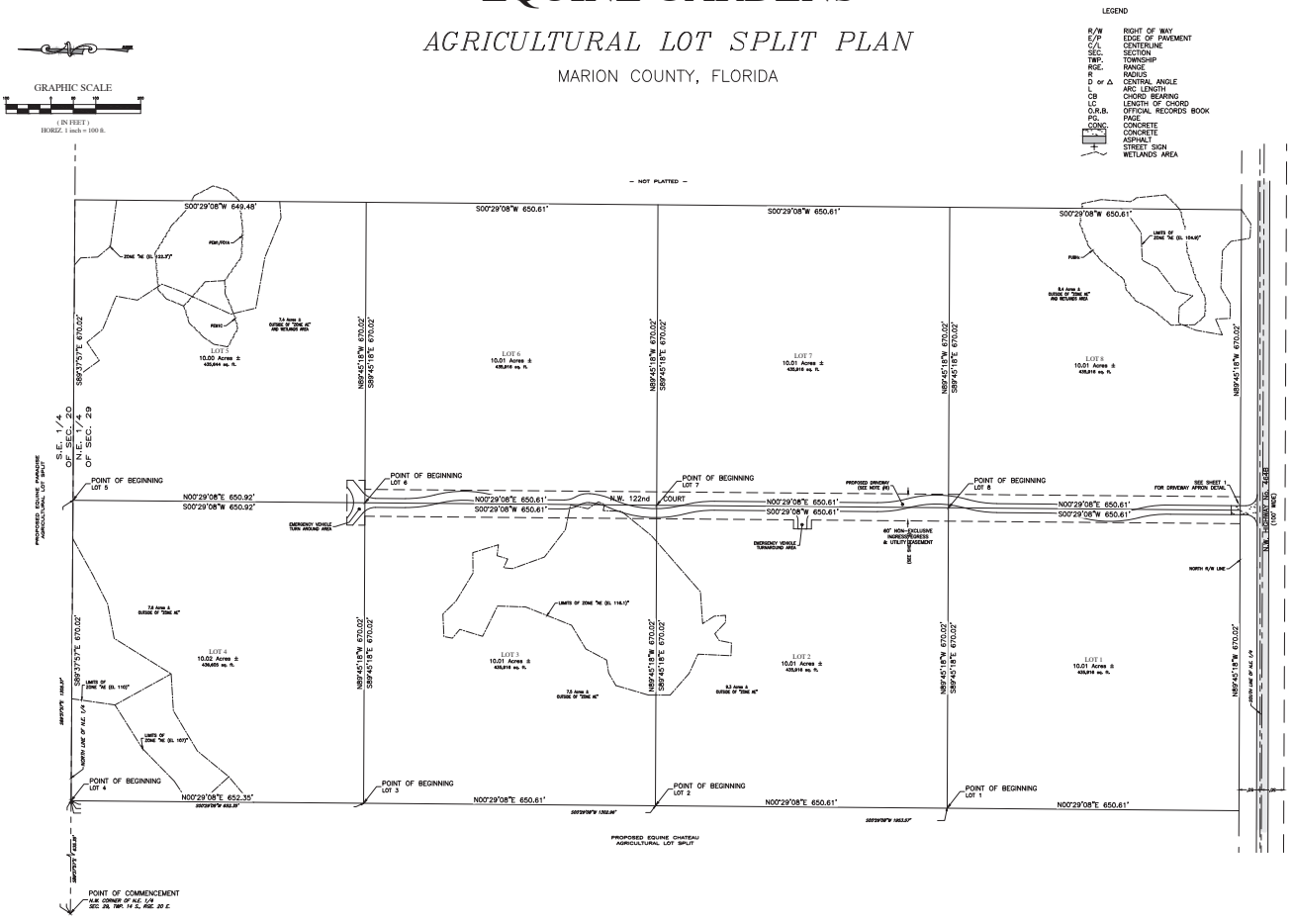
JOB No.
KB_EQUINE GARDENS ALS
DATE
03/15/2024
SCALE
N.T.S.
SHEET
1 OF 3

BCC EASEMENT BOOK _____, PAGE_____

EQUINE GARDENS

AGRICULTURAL LOT SPLIT PLAN

MARION COUNTY, FLORIDA



REVISION | DATE

Robert L. Rogers, PE
FL Reg. No. 10037
rogers@rogers-eng.com
Rodney K. Rogers, PSM
FL Reg. No. 7078
rkrogers@rogers-eng.com
Mikelle M. Bryer, PSM
FL Reg. No. 6986
bryer@rogers-eng.com

ROGERS ENGINEERING, LLC
Civil Engineering & Land Surveying
1106 S.E. 3rd Avenue • Ocala, Florida 34471 • Ph. (352) 622-2614 • Lic. Bus. #4974

EQUINE GARDENS
AGRICULTURAL LOT SPLIT PLAN
Map of Lots

JOB No.
KB_EQUINE GARDENS ALS
DATE
03/15/2024
SCALE
1" = 100'
SHEET
2 OF 3

BCC EASEMENT BOOK _____, PAGE_____

EQUINE GARDENS

AGRICULTURAL LOT SPLIT PLAN

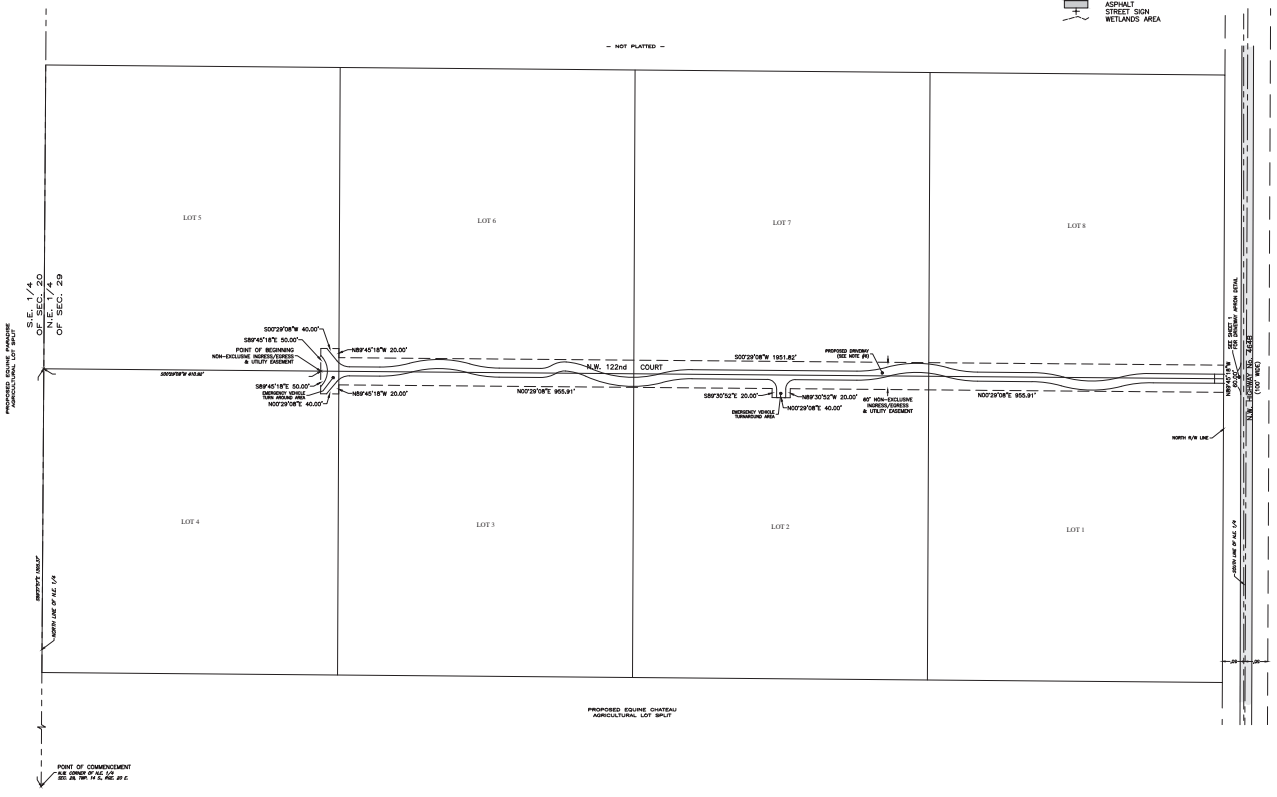
MARION COUNTY, FLORIDA

GRAPHIC SCALE

(IN FEET)
HORIZ. 1 inch = 100 ft.

LEGEND

R/W	RIGHT OF WAY
E/P	EDGE OF PAVEMENT
C/L	CENTERLINE
SEC.	SECTION
TWP.	TOWNSHIP
RGE.	RANGE
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
	CONCRETE
	ASPHALT
	STREET SIGN
	WETLANDS AREA



REVISION	DATE

Robert L. Rogers, PE
FL Reg. No. 10037
rogers@rogers-eng.com

Rodney K. Rogers, PSM
FL Reg. No. 5179
rkrogers@rogers-eng.com

Mikelle M. Bryer, PSM
FL Reg. No. 6586
bryer@rogers-eng.com

ROGERS ENGINEERING, LLC
Civil Engineering & Land Surveying
1106 S.E. 3rd Avenue • Ocala, Florida 34471 • Ph. (352) 622-2814 • Lic. Bus. #4974

EQUINE GARDENS
AGRICULTURAL LOT SPLIT PLAN
Map of Easements

JOB No.
KB_EQUINE GARDENS ALS

DATE
03/15/2024

SCALE
1" = 100'

SHEET
3 OF 3

Marion County

Development Review Committee

Agenda Item

File No.: 2025-20002 **Agenda Date:** 7/28/2025 **Agenda No.:** 6.1.

SUBJECT:
Corta Commons - Ocala West - Major Site Plan Revision
KCE Unit 1 Part of Tract B Saldarriaga Whitehall
Project #2024020064 #32368 Parcel #3501-200-023, 3501-200-022, 3501-200-021, 3501-200-020, 3501-200-019, 3501-200-018, 3501-200-040, 3501-200-039, 3501-200-038, 3501-200-037, 3501-200-036, 3501-200-035, 3501-200-034, 3500-400-004, 3500-400-003, & 3500-400-003, & 3500-400-002
MJ Stokes Consulting, LLC

LDC 2.1.3 - Review and approval procedures
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 request - permit an interior build out for AT&T Wireless store BLD 2025042179 as part of the approved AR #31416 and related AR #32368 which has been fully approved but the Final Plat Application #31766 needs to go through BoCC consent agenda to be finalized and recorded currently this Final Plat process has a Permit Hold on all new permits on the project and request is to release for ATT.

July 23, 2025
PROJECT NAME: CORTA COMMONS (REVISION TO AR 31416)
PROJECT NUMBER: 2024020064
APPLICATION: MAJOR SITE PLAN REVISION #32368

1 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: Additional Stormwater comments
STATUS OF REVIEW: INFO
REMARKS: Per the waiver approved 2/3/2025, Stormwater staff would not object to the issuance of the permits that would have been approved through AR 3,1416 in the meeting from being issued before the completion of this revision.

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: 1/21/25-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: DOH - ENVIRONMENTAL HEALTH
REVIEW ITEM: Additional Health comments
STATUS OF REVIEW: INFO
REMARKS: Central Water/Central Sewer

5 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: INFO
REMARKS: Not submitted with this item, however, place is developed.

6 DEPARTMENT: ENRAA - ACQ AGENT ENG ROW
REVIEW ITEM: Major Site Plan
STATUS OF REVIEW: INFO
REMARKS: 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]." (FB 1/22/25)

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

32368

DEVELOPMENT REVIEW COMMITTEE WAIVER REQUEST FORM

Date: 7/16/25 Parcel Number(s): See separate page multiple parcels Permit Number: AR 31416/32368

A. PROJECT INFORMATION: Fill in below as applicable:

Project Name: CORTA Commons Commercial ☑ Residential ☐
Subdivision Name (if applicable): CORTA Commons (pending final plat)
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): CORTA Ocala, LLC Cory Presnick, Manager
Signature:
Mailing Address: 1112 1st Street City: Neptune Beach
State: FL Zip Code: 32266 Phone # 404-625-5119
Email address: cpresnick@cortadev.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): CORTA Ocala, LLC Contact Name: Cory Presnick
Mailing Address: 1112 1st Street City: Neptune Beach
State: FL Zip Code: 32266 Phone # 404-625-5119
Email address: cpresnick@cortadev.com

D. WAIVER INFORMATION:
Section & Title of Code (be specific): 2.1.3 Review and approval procedures
Reason/Justification for Request (be specific): This request is to permit an interior build out for AT&T Wireless store BLD 2025042179 as part of the approved AR #31416 and related AR #32368 which has been fully approved but the Final Plat Application #31766 needs to go through BoCC consent agenda to be finalized and recorded currently this Final Plat process has a Permit Hold on all new permits on the project and request is to release for ATT

DEVELOPMENT REVIEW USE:
Received By: email Date Processed: 7/23/2025 Project # 2024020064 AR # 32368

ZONING USE: Parcel of record: Yes ☐ No ☐ **Eligible to apply for Family Division: Yes ☐ No ☐**
Zoned:_____ ESOZ:_____ P.O.M._____ Land Use:_____ **Plat Vacation Required: Yes ☐ No ☐**
Date Reviewed:_____ Verified by (print & initial):_____

Marion County
Board of County Commissioners

Office of the County Engineer

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

DEVELOPMENT REVIEW COMMITTEE WAIVER REQUEST FORM

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

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

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

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

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

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

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

MAJOR SITE PLAN

FOR

CORTA COMMONS

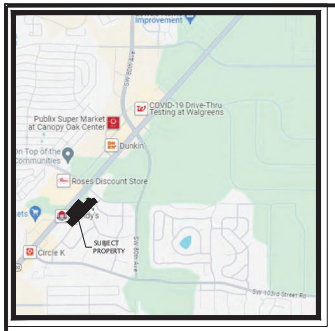
SECTIONS 24 & 25, TOWNSHIP 16S, RANGE 20E

3501-200-018	3501-200-022	3501-200-036	3501-200-040
3501-200-019	3501-200-023	3501-200-037	3501-400-002
3501-200-020	3501-200-034	3501-200-038	3501-400-003
3501-200-021	3501-200-035	3501-200-039	3501-400-004

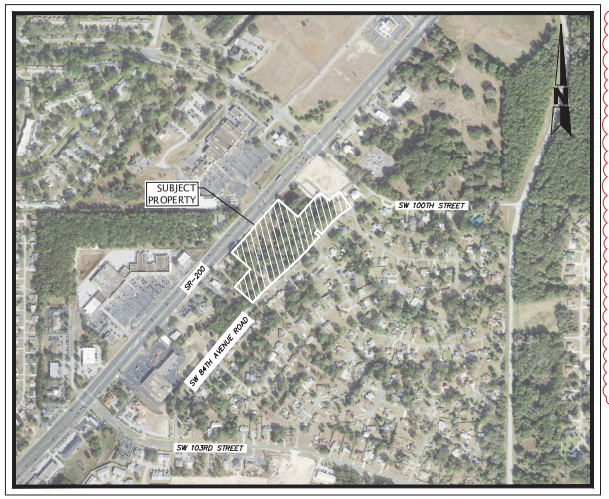
PHYSICAL ADDRESSES:

CHIPOTLE - 8440 SW HWY 200
SPROUTS - 8430 SW HWY 200
SHOPPES #3 - 8426 SW HWY 200
SHOPPES #1 - 8422 SW HWY 200
SHOPPES #2 - 8424 SW HWY 200
SHOPPES #4 - 8428 SW HWY 200
TROPICAL SMOOTHIE - 8410 SW HWY 200

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 "ALTA/NSPS LAND TITLE SURVEY LOCATED IN SECTIONS 24 & 25, TOWNSHIP 15 SOUTH, RANGE 20 EAST, MARION COUNTY, FLORIDA", PREPARED BY CHW PROFESSIONAL CONSULTANTS, LAST REVISED FEBRUARY 12, 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' AND 'AE'. THE 'AE' AREA APPEARS TO FALL WITHIN THE TOP OF BANK LIMITS OF THE POND WITHIN LOT 3 OF SAMIRA VILLAS AS DEPICTED ON THE SURVEY REFERENCED ABOVE., BASE FLOOD ELEVATION OF 70.2-FT (NAVD88).
4. SUBSURFACE INFORMATION SHOWN HEREON IS TAKEN FROM A REPORT ENTITLED "GEOTECHNICAL INVESTIGATION, PROPOSED SPROUTS AND ROSS RETAIL DEVELOPMENT, STATE ROAD 200 AND SOUTHWEST 100TH STREET, OCALA, MARION COUNTY, FLORIDA" PREPARED BY ANDREYEV ENGINEERING, INC. DATED NOVEMBER 3, 2022
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.

TRAFFIC IMPACT STATEMENT:

THE PROPOSED PROJECT PRODUCES 436 PEAK PM TRIPS

Land Use & Data Source	Location	IV	Size	Time Period	Method	Entry	Exit	Total
					Rate/Equation	Split%	Split%	
850 - Supermarket	General Urban/Suburban	1000 Sq. Ft. GFA	23.3	Weekday, Peak Hour of Adjacent Street Traffic,	Best Fit (LOG)	119	119	238
Data Source: Trip Generation Manual, 11th Ed								
822 - Strip Retail Plaza (<40k)	General Urban/Suburban	1000 Sq. GLA	3.5	Weekday, Peak Hour of Adjacent Street Traffic,	Best Fit (LOG)	18	18	36
Data Source: Trip Generation Manual, 11th Ed								
934 - Fast-Food Restaurant with Drive-Through	General Urban/Suburban	1000 Sq. GFA	1.7	Weekday, Peak Hour of Adjacent Street Traffic,	Average	29	27	56
Data Source: Trip Generation Manual, 11th Ed								
930 - Fast Casual Restaurant	General Urban/Suburban	1000 Sq. GFA	2.4	Weekday, Peak Hour of Adjacent Street Traffic,	Best Fit (LIN)	15	12	27
Data Source: Trip Generation Manual, 11th Ed								
220 - Multifamily Housing (Low-Rise) -	General Urban/Suburban	Dwelling Units	30	Weekday, Peak Hour of Adjacent Street	Best Fit (LIN)	21	12	33
Data Source: Trip Generation Manual, 11th Ed								
932 - High-Turnover (Sit-Down) Restaurant	General Urban/Suburban	1000 Sq. GFA	5.1	Weekday, Peak Hour of Adjacent Street Traffic,	Average	28	18	46
Data Source: Trip Generation Manual, 11th Ed							Overall Total	436

LIST OF APPROVED WAIVERS:

LDC 2.21.4.E - CONSTRUCTION, COMPLETION AND CLOSEOUT	APPROVED
LDC 6.8.8.B - BUILDING LANDSCAPE	APPROVED
LDC 2.21.3.A & C - REVIEW & APPROVAL PROCEDURES	APPROVED
LDC 2.1.3 - ORDER OF PLAN APPROVAL	APPROVED

DEVELOPMENT TEAM CONTACTS:

OWNER/APPLICANT
CORTA OCALA, LLC
12632 SW 92ND AVE
MIAMI, FL 33157
404.625.5119
ATTN: CORY PRESNICK

LANDSCAPE ARCHITECT:
CHW PROFESSIONAL CONSULTANTS
11801 RESEARCH DRIVE
ALACHUA, FL 32615
352.331.1976
ATTN: JOHN-MICHAEL SIMPSON, PLA

GEOTECHNICAL ENGINEER:
ANDREYEV ENGINEERING, INC
3740 54TH AVENUE NORTH
ST PETERSBURG, FL 33714
727.527.5735
ATTN: ANTHONY DION, P.E.

ENGINEER:
MJ STOKES CONSULTING, LLC
9872 MONTAGUE STREET
TAMPA, FL 33626
813.724.4199
ATTN: JOHN J STOECKEL, P.E.

SURVEYOR:
CHW PROFESSIONAL CONSULTANTS
11801 RESEARCH DRIVE
ALACHUA, FL 32615
352.331.1976
ATTN: CLINTON N. RICKNER, PSM

SHEET INDEX

SHEET NO.	SHEET TITLE	LAST REVISED	SHEET NO.	SHEET TITLE	LAST REVISED
C-001	COVER SHEET	04/16/25	C-403	UTILITY PLAN (SOUTH)	02/27/25
C-002	PROJECT GENERAL NOTES SHEET	--	C-404	SANITARY FORCEMAIN PROFILE	01/22/25
C-003	DEMOLITION, EROSION & SEDIMENT CONTROL PLAN	01/07/25	C-405	FDEP WATER & SEWER NOTES	01/22/25
C-004	EROSION & SEDIMENT CONTROL DETAILS	--	C-501	CONSTRUCTION DETAILS	---
C-101	OVERALL SITE PLAN WITH AERIAL	02/27/25	C-502	CONSTRUCTION DETAILS	---
C-102	OVERALL DIMENSION & LAYOUT PLAN	04/16/25	C-503	CONSTRUCTION DETAILS	6/12/24
C-103	DIMENSION & LAYOUT PLAN (NORTH)	04/16/25	C-504	DRAINAGE DETAILS	---
C-104	DIMENSION & LAYOUT PLAN (SOUTH)	04/16/25	C-505	DRAINAGE DETAILS	---
C-105	OVERALL SIGNING & MARKING PLAN	01/07/25	C-506	DETAIL SHEET REMOVED	01/07/25
C-106	TRUCK TURN EXHIBIT	---	C-507	MARION COUNTY UTILITY DETAILS	6/12/24
C-201	FDOT TURN LANE HORIZONTAL PLAN	9/20/24	C-508	MARION COUNTY UTILITY DETAILS	6/12/24
C-202	FDOT TURN LANE VERTICAL PLAN & SECTIONS	9/20/24	C-509	MARION COUNTY UTILITY DETAILS	6/12/24
C-203	FDOT RIGHT-OF-WAY DETAILS	9/20/24	C-510	MARION COUNTY UTILITY DETAILS	11/07/24
C-204	FDOT RIGHT-OF-WAY DETAILS	9/20/24	C-511	LIFT STATION DETAIL & SPECIFICATIONS	01/22/25
C-205	FDOT MAINTENANCE OF TRAFFIC PLAN	9/20/24	C-601	EXTERIOR LIGHTING PHOTOMETRIC PLAN	---
C-206	FDOT MAINTENANCE OF DETAILS	9/20/24	C-602	SITE LIGHTING DETAILS & SPECIFICATIONS	---
C-301	OVERALL GRADING & DRAINAGE PLAN	01/07/25	LS-1	LANDSCAPE NOTES & DETAILS	12/16/24
C-302	GRADING & DRAINAGE PLAN (NORTH)	04/16/25	LS-2	LANDSCAPE PLAN	12/16/24
C-303	GRADING & DRAINAGE PLAN (SOUTH)	01/07/25	LS-3	LANDSCAPE PLAN	12/16/24
C-304	CROSS SECTIONS	01/07/25	IR-1	IRRIGATION NOTES & DETAILS	12/16/24
C-305	CROSS SECTIONS	01/07/25	IR-2	IRRIGATION PLAN	12/16/24
C-401	OVERALL UTILITY PLAN	02/27/25	IR-3	IRRIGATION PLAN	12/16/24
C-402	UTILITY PLAN (NORTH)	04/16/25			

IMPERVIOUS DATA:

	LAND COVER	AREA (SQ. FT.)	AREA (AC.)	AREA (%)	TOTAL AREA (AC.)
PRE-DEVELOPMENT	OPEN SPACE	398,545	9.15	94.2%	9.71
	IMPERVIOUS	24,390	0.56	5.8%	
POST DEVELOPMENT	OPEN SPACE	138,560	3.18	30.9%	10.29
	IMPERVIOUS	273,925	6.29	61.1%	
	DRA (DHW)	35,720	0.82	8.0%	

NOTE: DATA PROVIDED HEREIN IS BASED ON THE PRE- AND POST-DEVELOPMENT STORMWATER ANALYSIS AND AREAS ASSOCIATED EXCEED LIMITS OF THE SUBJECT PROPERTY DUE TO FLOW PATTERNS. 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

CORY PRESNICK DATE
CORTA OCALA, LLC
16232 SW 92ND AVE, MIAMI, FL 33157
PHONE: 404.625.5119

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

REVISIONS			
11	4/16/25	REVISED PER SW 100TH ACCESS MODIFICIATION	JJS
10	2/27/25	REVISED PER SHOPPES UTILITY MODIFICATIONS & REVIEW COMMENTS	JJS
09	1/22/24	REVISED PER FDEP WASTEWATER PERMIT REVIEW	JJS
08	1/07/24	PERMIT MODIFICATION REVISION - ACCESS, UTILITY, DRAINAGE	JJS
07	11/07/24	UPDATED PLANS FROM RE-DESIGN FOR PERMIT MODIFICATION SUBMITTAL	JJS
06	10/17/24	RE-DESIGN OF CROSS ACCESS & LOWERED SITE AT TSC	JJS
05	10/07/24	REVISIONS PER FDOT ACCESS COMMENTS & ON-SITE CROSS ACCESS/POND	JJS
04	9/20/24	REVISIONS PER FDOT ACCESS & PORCEMAIN RELOCATION	JJS
03	9/05/24	REVISION TO BUFFER PER RESOLUTION	JJS
02	8/01/24	REVISION PER COUNTY, SWFWMD & FDOT REVIEW COMMENTS	JJS
01	6/12/24	REVISION PER ZONING APPROVAL, COUNTY & SWFWMD REVIEW COMMENTS	JJS
REV	DATE	DESCRIPTION	BY

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JOHN J. STOECKEL
FLORIDA PROFESSIONAL ENGINEER
LICENSE NO. 80758

PROJECT NAME:
MAJOR SITE PLAN
CORTA COMMONS
FOR
CORTA OCALA, LLC
SW HWY 200 - OCALA
MARION COUNTY, FLORIDA

SHEET TITLE
COVER SHEET

PROJECT NO: 23-3306
CHECKED BY: JJS
VERTICAL DATUM: NAVD 1988
DATE: 03/29/2024
SHEET NUMBER
C-001

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, OF 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 STANDARD. 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 WHICH ARE 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 V

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.

LEGEND:

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



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.

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
10	2/27/25	REVISED PER SHOPPES UTILITY MODIFICATIONS & REVIEW COMMENTS	JJS
09	1/22/24	REVISED PER FDEP WASTEWATER PERMIT REVIEW	JJS
08	1/07/24	PERMIT MODIFICATION REVISION - ACCESS, UTILITY, DRAINAGE	JJS
07	1/07/24	UPDATED PLANS FROM RE-DESIGN FOR PERMIT MODIFICATION SUBMITTAL	JJS
06	10/17/24	RE-DESIGN OF CROSS ACCESS & LOWERED SITE AT TSC	JJS
05	10/07/24	REVISIONS PER FDOT ACCESS COMMENTS & ON-SITE CROSS ACCESS/POND	JJS
04	9/20/24	REVISIONS PER FDOT ACCESS & FORCEMAIN RELOCATION	JJS
03	9/05/24	REVISIONS TO BUFFER PER RESOLUTION	JJS
02	8/01/24	REVISION PER COUNTY, SWFWMD & FDOT REVIEW COMMENTS	JJS
01	6/12/24	REVISION PER ZONING APPROVAL, COUNTY & SWFWMD REVIEW COMMENTS	JJS

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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
CORTA COMMONS

FOR

CORTA OCALA, LLC

SW HWY 200 - OCALA
MARION COUNTY, FLORIDA

SHEET TITLE

DEMOLITION & EROSION CONTROL PLAN

PROJECT NO:	23-3306
CHECKED BY:	JJS
VERTICAL DATUM:	NAVD 1988
DATE:	03/29/2024

SHEET NUMBER

C-003

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

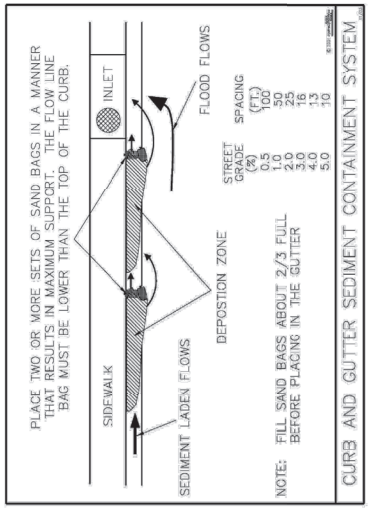


Figure V-19: Illustration of a Curb and Gutter Sediment Containment System

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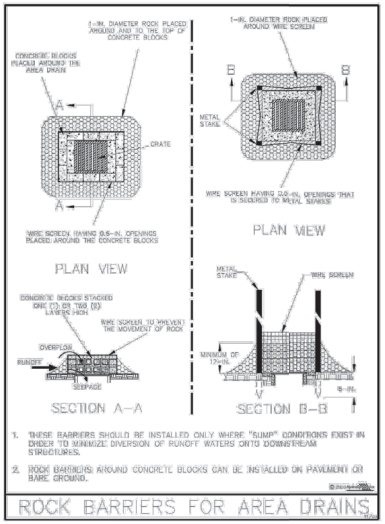


Figure V-13: Illustration of Rock Barriers around Area Drains

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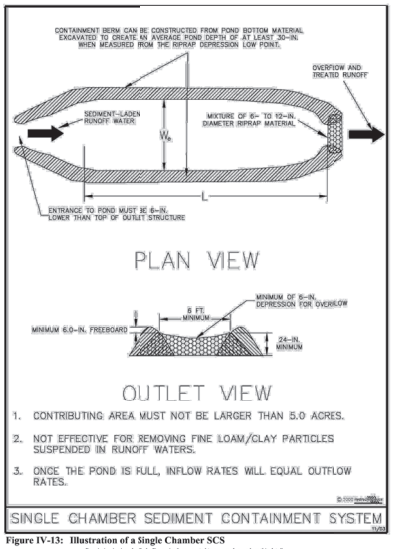
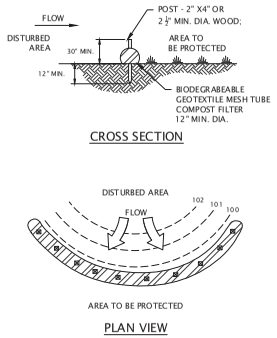


Figure IV-13: Illustration of a Single Chamber SCS

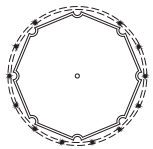
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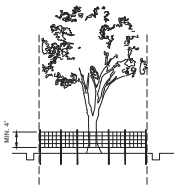


NOTES:

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.

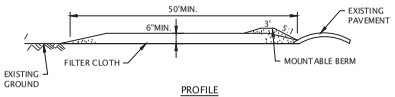


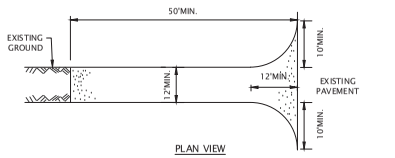


NOTES:

1. USE TRENCHER (I.E. DITCH WHICH) 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.





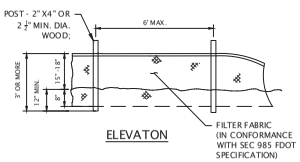
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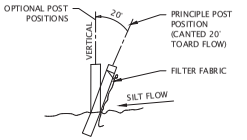
1. STONE SIZE - USE 2-3 COURSE AGGREGATE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
2. LENGTH - NOT LESS THAN 50 FEET (EXCEPT ON A SINGLE RESIDENCE LOT).
3. THICKNESS - NOT LESS THAN SIX (6) INCHES.
4. WIDTH - TWELVE (12) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS 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. 34448

REVISIONS

REV	DATE	DESCRIPTION	BY
01	6/12/24	REVISION PER ZONING APPROVAL, COUNTY & SWFWMD REVIEW COMMENTS	JJS
02	8/01/24	REVISION PER COUNTY, SWFWMD & FDOT REVIEW COMMENTS	JJS
03	9/05/24	REVISION TO BUFFER PER RESOLUTION	JJS
04	9/20/24	REVISIONS PER FDOT ACCESS & FORCEMAIN RELOCATION	JJS

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JOHN J. STOECKEL
FLORIDA PROFESSIONAL ENGINEER
LICENSE NO. 80758

PROJECT NAME:
MAJOR SITE PLAN
CORTA COMMONS
FOR
CORTA OCALA, LLC
SW HWY 200 - OCALA
MARION COUNTY, FLORIDA

SHEET TITLE
EROSION & SEDIMENT CONTROL DETAILS

PROJECT NO: 23-3306
CHECKED BY: JJS
VERTICAL DATUM: NAVD 1988
DATE: 03/29/2024

SHEET NUMBER
C-004

OWNER/APPLICANT:

CORTA OCALA, LLC
12632 SW 92ND AVE
MIAMI, FL 33157
404.625.5119
ATTN: CORY PRESNICK

10

PARCEL INFORMATION:

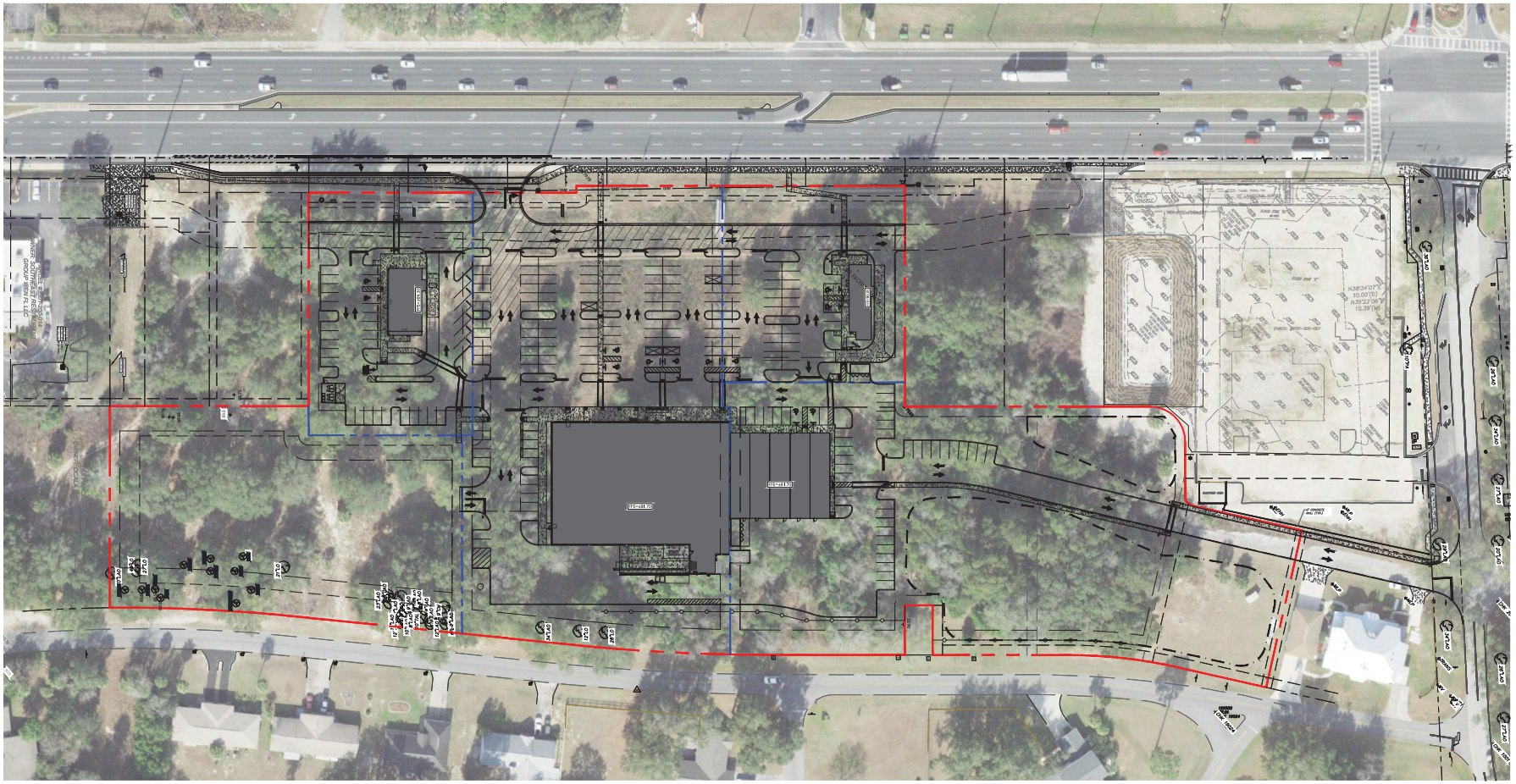
- EXISTING ZONING DESIGNATION: B-2 (COMMERCIAL BUSINESS)
- PROPOSED ZONING DESIGNATION: PUD (PLANNED UNIT DEVELOPMENT)
- PARCEL ID:

3501-200-018	3501-200-022	3501-200-036	3501-200-040
3501-200-019	3501-200-023	3501-200-037	3501-400-002
3501-200-020	3501-200-034	3501-200-038	3501-400-003
3501-200-021	3501-200-035	3501-200-039	3501-400-004

- SITE AREA: ±9.22 ACRES
- TOTAL WETLANDS: 0.0 ACRES
- PHYSICAL ADDRESSES:
  - CHIPOTLE - 8440 SW HWY 200
  - SPROUTS - 8430 SW HWY 200
  - SHOPPES #3 - 8426 SW HWY 200
  - SHOPPES #1 - 8422 SW HWY 200
  - SHOPPES #2 - 8424 SW HWY 200
  - SHOPPES #4 - 8428 SW HWY 200
  - TROPICAL SMOOTHIE - 8410 SW HWY 200
- FUTURE LAND USE (FLUM): COMMERCIAL (0 - 8 DU/AC; FAR 1.0)
- EXISTING USE: VACANT
- PROPOSED USE: SHOPPING PLAZA (RETAIL & RESTAURANT)
- LANDSCAPE BUFFERS SHALL BE 15-FT FRONT YARD, 10-FT SIDE YARD, AND 10-FT REAR YARD, FURTHER IN ACCORDANCE WITH MARION COUNTY DEVELOPMENT CODE SECTION 6.8.6.
- A RECIPROCAL EASEMENT AGREEMENT (REA) WILL BE PREPARED AND RECORDED FOR BETWEEN THE PROPOSED PARCELS AND OWNERSHIP TO BENEFIT BOTH THE DEVELOPMENT AND ADJACENT PROPERTIES IMPACTED.

GENERAL NOTES:

1. BOUNDARY, 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, LAST REVISED FEBRUARY 12, 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' AND 'AE'. THE 'AE' AREA APPEARS TO FALL WITHIN THE TOP OF BANK LIMITS OF THE POND WITHIN LOT 3 OF SAMRA VILLAS AS DEPICTED ON THE SURVEY REFERENCED ABOVE, BASE FLOOD ELEVATION OF 70.2-FT (NAVD88).
4. SUBSURFACE INFORMATION SHOWN HEREON IS TAKEN FROM A REPORT ENTITLED "GEOTECHNICAL INVESTIGATION, PROPOSED SPROUTS AND ROSS RETAIL DEVELOPMENT, STATE ROAD 200 AND SOUTHWEST 100TH STREET, OCALA, MARION COUNTY, FLORIDA" PREPARED BY ANDREYEV ENGINEERING, INC. DATED NOVEMBER 3, 2022



0 50' 100'
SCALE 1" = 50'

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

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LICENSE NO. 80758

PROJECT NAME:
MAJOR SITE PLAN
CORTA COMMONS
FOR
CORTA OCALA, LLC
SW HWY 200 - OCALA
MARION COUNTY, FLORIDA

SHEET TITLE
OVERALL SITE PLAN W/ AERIAL

PROJECT NO: 23-3306
CHECKED BY: JJS
VERTICAL DATUM: NAVD 1988
DATE: 03/29/2024

SHEET NUMBER
C-101

OWNER/APPLICANT:

CORTA OCALA, LLC
12632 SW 92 ND AVE
MIAMI, FL 33157
404.625.5119
ATTN: CORY PRESNICK

PARCEL INFORMATION:

- EXISTING ZONING DESIGNATION: B-2 (COMMERCIAL BUSINESS)
- PROPOSED ZONING DESIGNATION: PUD (PLANNED UNIT DEVELOPMENT)
- PARCEL ID:

3501-200-018 3501-200-022 3501-200-036 3501-200-040
3501-200-019 3501-200-023 3501-200-037 3501-400-002
3501-200-020 3501-200-034 3501-200-038 3501-400-003
3501-200-021 3501-200-035 3501-200-039 3501-400-004

- SITE AREA: ±9.22 ACRES
- TOTAL WETLANDS: 0.0 ACRES
- PHYSICAL ADDRESSES:
  CHIPOTLE - 8440 SW HWY 200 SHOPPES #1 - 8422 SW HWY 200
  SPROUTS - 8430 SW HWY 200 SHOPPES #2 - 8424 SW HWY 200
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- EXISTING USE: VACANT
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- LANDSCAPE BUFFERS SHALL BE 15-FT FRONT YARD, 10-FT SIDE YARD, AND 10-FT REAR YARD; FURTHER, IN ACCORDANCE WITH MARION COUNTY DEVELOPMENT CODE SECTION 6.8.6.
- A RECIPROCAL EASEMENT AGREEMENT (REA) WILL BE PREPARED AND RECORDED FOR BETWEEN THE PROPOSED PARCELS AND OWNERSHIP TO BENEFIT BOTH THE DEVELOPMENT AND ADJACENT PROPERTIES IMPACTED.

LEGAL DESCRIPTION:

SUBJECT PROPERTIES ARE UNDERGOING RE-PLAT AND IS CONCURRENTLY UNDER REVIEW BY MARION COUNTY STAFF. SEE PROJECT SURVEY FOR MULTIPLE PROPERTY PARCELS AND LEGAL DESCRIPTIONS.

ZONING TABLE:

	REQUIRED	PROPOSED OVERALL
MINIMUM LOT SIZE	N/A	±8.764 ACRES
FRONT BUILDING SETBACK (FT)	40'	72.0'
SIDE YARD SETBACK (FT)	10'	11.9'
REAR YARD SETBACK (FT)	25'	100.6'
MINIMUM LOT WIDTH (FT)	N/A	N/A
BUILDING HEIGHT (FT)	50'	< 50'
MAX IMPERVIOUS SURFACE RATIO (ISR)	N/A	65.4% (262,754/401,584)
MAXIMUM FLOOR AREA RATIO (FAR)	1.0	0.09 (35,936/401,584)

NOTE: REQUIRED ZONING SHOWN HEREIN BASED ON EXISTING B-2 (COMMERCIAL BUSINESS) ZONING REQUIREMENTS; THE PUD IS APPROVED AND KNOWN AS RESOLUTION NO. 24-R-183; THE SITE PLAN HAS BEEN UPDATED TO REFLECT CONDITIONS OF THAT RESOLUTION.

PROPOSED COMMERCIAL PARCELS

	FLOOR AREA (SQ FT)	AREA (ACRES)
PARCEL 1 (COMMERCIAL)	±1,680 SQ FT	±0.834
PARCEL 2 (COMMERCIAL)	±2,400 SQ FT	±0.926
PARCEL 3 (COMMERCIAL)	±23,256 SQ FT	±2.750
PARCEL 4 (COMMERCIAL)	±8,600 SQ FT	±3.084
PARCEL 5 (MULTI FAMILY)	30 UNITS	±1.625
TOTAL	±35,936 SQ FT & 30 RES. UNITS	±9.219

PARKING SCHEDULE

PARKING REQUIRED

SPROUTS GROCERY (RETAIL) - REQUIRED 1 PER 300 SQ. FT. GFA

- 23,256 SQ. FT. 1.0 SPACES PER 300 SQ. FT. = 78 SPACES

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

- 4,200 SQ. FT. * 1.0 SPACES PER 300 SQ. FT. = 14 SPACES

SHOPPES SPACE -

- 3,526 SQ. FT. (RETAIL) * 1.0 SPACE PER 300 SQ. FT. = 12 SPACES
- 5,074 SQ. FT. (60 SEATS) - RESTAURANT *1.0 SPACE PER 4 SEATS = 15 SPACES

CHIPOTLE W/ MOBILE PICKUP - FAST-FOOD RESTAURANT - REQUIRED 1 PER 75 SQ. FT. GFA

- 2,400 SQ. FT. *1.0 SPACES PER 75 SQ FT GFA = 32 SPACES

HANDICAP SPACES REQUIRED = 7 SPACES (201-300 TOTAL SPACES)

TOTAL SPACES REQUIRED = 151 SPACES (INCLUDING 7 HANDICAP SPACES)*

PARKING PROVIDED

REGULAR SPACES = 207
HANDICAP SPACES = 12
TOTAL = 219

GENERAL NOTES:

1. BOUNDARY, 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, LAST REVISED FEBRUARY 12, 2025.
2. THE HORIZONTAL & VERTICAL DATUMS PER ABOVE REFERENCED SURVEY.
3. ACCORDING TO THE FLOOD INSURANCE MAP FOR MARION COUNTY, FLORIDA, COMMUNITY PANEL NUMBER 12083C0469E, EFFECTIVE DATE APRIL 19, 2017, THE SUBJECT PARCEL APPEARS TO FALL WITHIN SPECIAL FLOOD HAZARD ZONE "X" AND "AE". THE "AE" AREA APPEARS TO FALL WITHIN THE TOP OF BANK LIMITS OF THE POND WITHIN LOT 3 OF SAHRA VILLAS AS DEPICTED ON THE SURVEY REFERENCED ABOVE., BASE FLOOD ELEVATION OF 70.2-FT (NAVD88).
4. IN ACCORDANCE WITH THE ABOVE FEMA MAP AND CALCULATIONS PROVIDED ON THE SURVEY, THE APPROXIMATE AREA FROM THE FEMA MAP IS 0.17 ACRES (7,485 SQ. FT.)
5. SUBSURFACE INFORMATION SHOWN HEREON IS TAKEN FROM A REPORT ENTITLED "GEOTECHNICAL INVESTIGATION, PROPOSED SPROUTS AND ROSS RETAIL DEVELOPMENT, STATE ROAD 200 AND SOUTHWEST 100TH STREET, OCALA, MARION COUNTY, FLORIDA" PREPARED BY ANDREYEV ENGINEERING, INC. DATED NOVEMBER 3, 2022

CURVE TABLE:

LINE	BEARING	DISTANCE
L1	N 47°57'42" W	50.00'(F)
L2	S 42°02'18" W	28.00'(F)
L3	S 47°57'42" E	50.00'(F)
L4	N 47°57'39" W	7.00'(F)

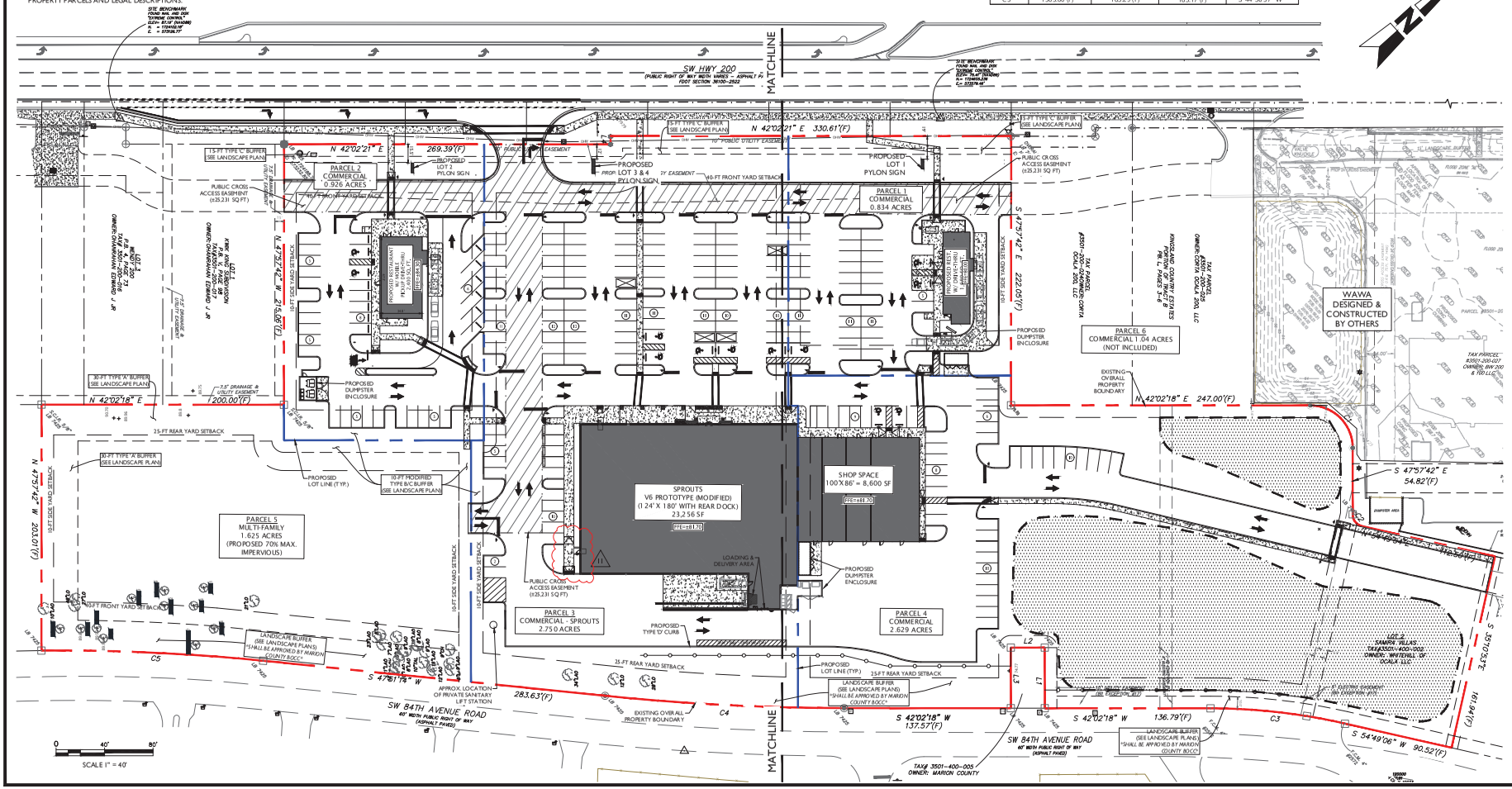
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	35.00'(F)	54.98'(F)	49.50'(F)	N 87°02'18" E
C2	10.00'(F)	13.68'(F)	12.48'(F)	S 86°34'06" E
C3	500.00'(F)	111.53'(F)	111.30'(F)	S 48°25'42" W
C4	1946.86'(F)	197.61'(F)	197.52'(F)	S 44°56'39" W
C5	1505.00'(F)	183.29'(F)	183.17'(F)	S 44°36'57" W

LEGEND:

- ADJACENT PROPERTY LINE
- PROPERTY BOUNDARY
- PROPOSED CONCRETE CURB
- PROPOSED CONCRETE
- PROPOSED YARD SETBACK
- PROPOSED 6-FT FENCE
- HAND RAIL
- PROPOSED EASEMENT
- PROPOSED TRAFFIC SIGN
- PARKING SPACE COUNT (#)

TREE LEGEND:

10"○ = TREE LOCATION & SIZE



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

REVISIONS			
11	4/16/25	REVISED PER SW 100TH ACCESS MODIFICATION	JJS
10	2/27/25	REVISED PER SHOPPES UTILITY MODIFICATIONS & REVIEW COMMENTS	JJS
09	1/22/24	REVISED PER FDEP WASTEWATER PERMIT REVIEW	JJS
08	1/07/24	PERMIT MODIFICATION REVISION - ACCESS, UTILITY, DRAINAGE	JJS
07	1/07/24	UPDATED PLANS FROM RE-DESIGN FOR PERMIT MODIFICATION SUBMITTAL	JJS
06	10/17/24	RE-DESIGN OF CROSS ACCESS & LOWERED SITE AT TSC	JJS
05	10/07/24	REVISIONS PER FDOT ACCESS COMMENTS & ON-SITE CROSS ACCESS/POND	JJS
04	9/20/24	REVISIONS PER FDOT ACCESS & FORCEMAIN RELOCATION	JJS
03	9/05/24	REVISION TO BUFFER PER RESOLUTION	JJS
02	8/01/24	REVISION PER COUNTY, SWFWMD & FDOT REVIEW COMMENTS	JJS
01	6/12/24	REVISION PER ZONING APPROVAL, COUNTY & SWFWMD REVIEW COMMENTS	JJS
REV	DATE	DESCRIPTION	BY

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JOHN J. STOECKEL
FLORIDA PROFESSIONAL ENGINEER
LICENSE NO. 80758

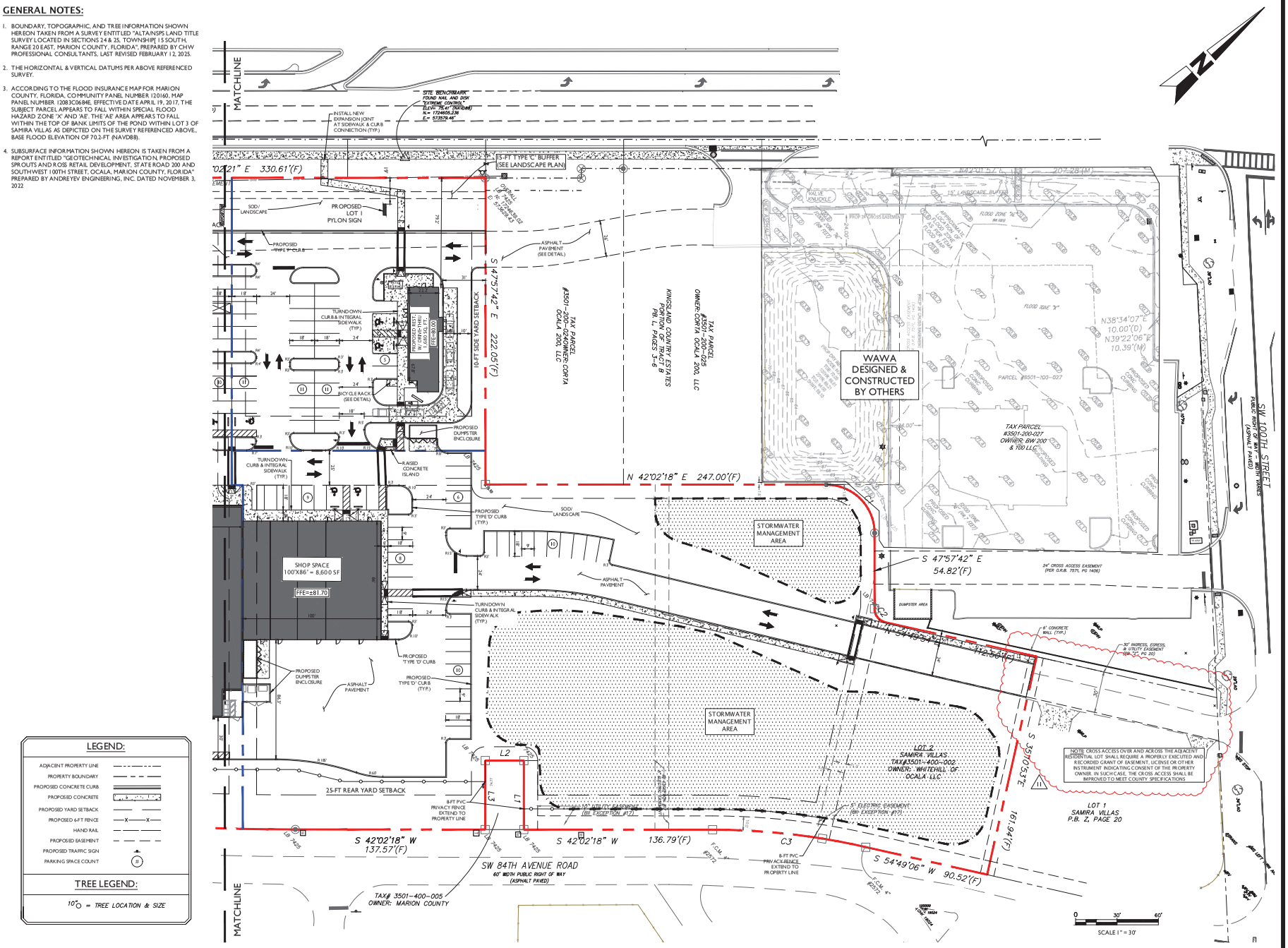
PROJECT NAME:
MAJOR SITE PLAN
CORTA COMMONS
FOR
CORTA OCALA, LLC
SW HWY 200 - OCALA
MARION COUNTY, FLORIDA

SHEET TITLE
OVERALL DIMENSION & LAYOUT PLAN

PROJECT NO: 23-3306
CHECKED BY: JJS
VERTICAL DATUM: NAVD 1988
DATE: 03/29/2024
SHEET NUMBER
C-102

GENERAL NOTES:

1. BOUNDARY, 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, LAST REVISED FEBRUARY 12, 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 12083C0618E, EFFECTIVE DATE APRIL 19, 2017, THE SUBJECT PARCEL APPEARS TO FALL WITHIN SPECIAL FLOOD HAZARD ZONE 'X' AND 'AE'. THE 'AE' AREA APPEARS TO FALL WITHIN THE TOP OF BANK LIMITS OF THE POND WITHIN LOT 3 OF SAMIRA VILLAS AS DEPICTED ON THE SURVEY REFERENCED ABOVE. BASE FLOOD ELEVATION OF 70.2-FT (NAVD88).
4. SUBSURFACE INFORMATION SHOWN HEREON IS TAKEN FROM A REPORT ENTITLED "GEOTECHNICAL INVESTIGATION, PROPOSED SPROUTS AND ROSS RETAIL DEVELOPMENT, STATE ROAD 200 AND SOUTHWEST 100TH STREET, OCALA, MARION COUNTY, FLORIDA" PREPARED BY ANDREYEV ENGINEERING, INC. DATED NOVEMBER 3, 2022



LEGEND:

- ADJACENT PROPERTY LINE
- PROPERTY BOUNDARY
- PROPOSED CONCRETE CURB
- PROPOSED CONCRETE
- PROPOSED YARD SETBACK
- PROPOSED 6-FT FENCE
- HAND RAIL
- PROPOSED EASEMENT
- PROPOSED TRAFFIC SIGN
- PARKING SPACE COUNT (11)

TREE LEGEND:

10"○ = TREE LOCATION & SIZE

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

REVISIONS			
11	4/16/25	REVISED PER SW 100TH ACCESS MODIFICATION	JJS
10	2/27/25	REVISED PER SHOPPES UTILITY MODIFICATIONS & REVIEW COMMENTS	JJS
09	1/22/24	REVISED PER FDEP WASTEWATER PERMIT REVIEW	JJS
08	1/07/24	PERMIT MODIFICATION REVISION - ACCESS, UTILITY, DRAINAGE	JJS
07	1/07/24	UPDATED PLANS FROM RE-DESIGN FOR PERMIT MODIFICATION SUBMITTAL	JJS
06	10/17/24	RE-DESIGN OF CROSS ACCESS & LOWERED SITE AT TSC	JJS
05	10/07/24	REVISIONS PER FDOT ACCESS COMMENTS & ON-SITE CROSS ACCESS/POND	JJS
04	9/20/24	REVISIONS PER FDOT ACCESS & FORCEMAIN RELOCATION	JJS
03	9/05/24	REVISIONS TO BUFFER PER RESOLUTION	JJS
02	8/01/24	REVISION PER COUNTY, SWFWMD & FDOT REVIEW COMMENTS	JJS
01	6/12/24	REVISION PER ZONING APPROVAL, COUNTY & SWFWMD REVIEW COMMENTS	JJS
REV	DATE	DESCRIPTION	BY

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JOHN J. STOECKEL
FLORIDA PROFESSIONAL ENGINEER
LICENSE NO. 80758

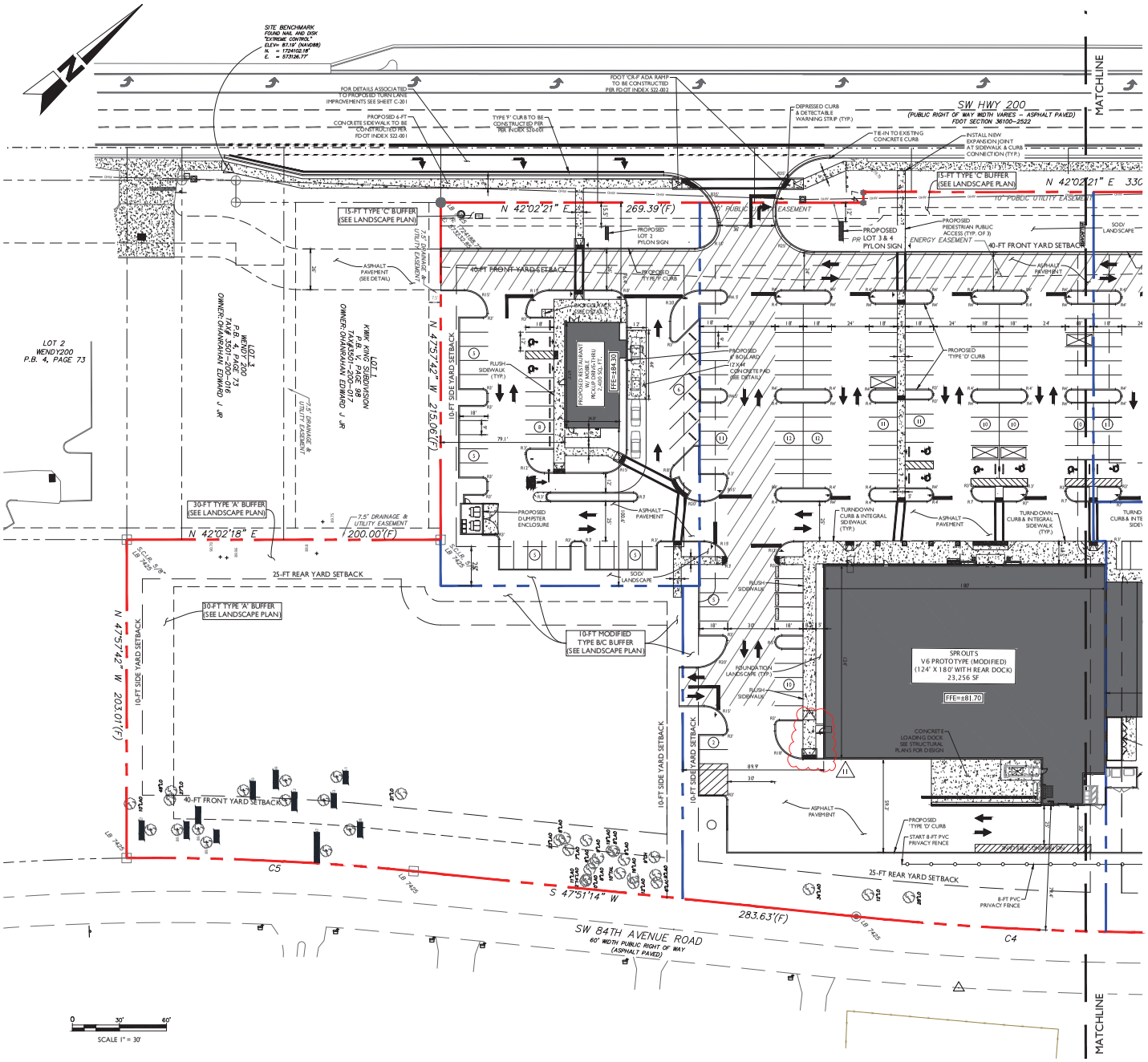
PROJECT NAME:
MAJOR SITE PLAN
CORTA COMMONS
FOR
CORTA OCALA, LLC
SW HWY 200 - OCALA
MARION COUNTY, FLORIDA

SHEET TITLE
DIMENSION & LAYOUT PLAN (NORTH)

PROJECT NO: 23-3306
CHECKED BY: JJS
VERTICAL DATUM: NAVD 1988
DATE: 03/29/2024
SHEET NUMBER
C-103

GENERAL NOTES:

1. BOUNDARY, 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, LAST REVISED FEBRUARY 12, 2025.
2. THE HORIZONTAL & VERTICAL DATUMS PER ABOVE REFERENCED SURVEY.
3. ACCORDING TO THE FLOOD INSURANCE MAP FOR MARION COUNTY, FLORIDA, COMMUNITY PANEL NUMBER 12083C0469E, EFFECTIVE DATE APRIL 19, 2017, THE SUBJECT PARCEL APPEARS TO FALL WITHIN SPECIAL FLOOD HAZARD ZONE 'X' AND 'AE'. THE 'AE' AREA APPEARS TO FALL WITHIN THE TOP OF BANK LIMITS OF THE POND WITHIN LOT 3 OF SAMIRA VILLAS AS DEPICTED ON THE SURVEY REFERENCED ABOVE, BASE FLOOD ELEVATION OF 70.2-FT (NAVD88).
4. SUBSURFACE INFORMATION SHOWN HEREON IS TAKEN FROM A REPORT ENTITLED "GEOTECHNICAL INVESTIGATION, PROPOSED SPROUTS AND ROSS RETAIL DEVELOPMENT, STATE ROAD 200 AND SOUTHWEST 100TH STREET, OCALA, MARION COUNTY, FLORIDA" PREPARED BY ANDREYEV ENGINEERING, INC., DATED NOVEMBER 3, 2022



LEGEND:

- ADJACENT PROPERTY LINE
- PROPERTY BOUNDARY
- PROPOSED CONCRETE CURB
- PROPOSED CONCRETE
- PROPOSED YARD SETBACK
- PROPOSED 6-FT FENCE
- HAND RAIL
- PROPOSED EASEMENT
- PROPOSED TRAFFIC SIGN
- PARKING SPACE COUNT (#)

TREE LEGEND:

10"○ = TREE LOCATION & SIZE

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

REVISIONS			
11	4/16/25	REVISED PER SW 100TH ACCESS MODIFICATION	JJS
10	2/27/25	REVISED PER SHOPPES UTILITY MODIFICATIONS & REVIEW COMMENTS	JJS
09	1/22/24	REVISED PER TDEP WASTEWATER PERMIT REVIEW	JJS
08	1/07/24	PERMIT MODIFICATION REVISION - ACCESS, UTILITY, DRAINAGE	JJS
07	1/07/24	UPDATED PLANS FROM RE-DESIGN FOR PERMIT MODIFICATION SUBMITTAL	JJS
06	10/17/24	RE-DESIGN OF CROSS ACCESS & LOWERED SITE AT TSC	JJS
05	10/07/24	REVISIONS PER FDOT ACCESS COMMENTS & ON-SITE CROSS ACCESS/POND	JJS
04	9/20/24	REVISIONS PER FDOT ACCESS & FORCEMAIN RELOCATION	JJS
03	9/05/24	REVISION TO BUFFER PER RESOLUTION	JJS
02	8/01/24	REVISION PER COUNTY, SWFWMD & FDOT REVIEW COMMENTS	JJS
01	6/12/24	REVISION PER ZONING APPROVAL, COUNTY & SWFWMD REVIEW COMMENTS	JJS
REV	DATE	DESCRIPTION	BY

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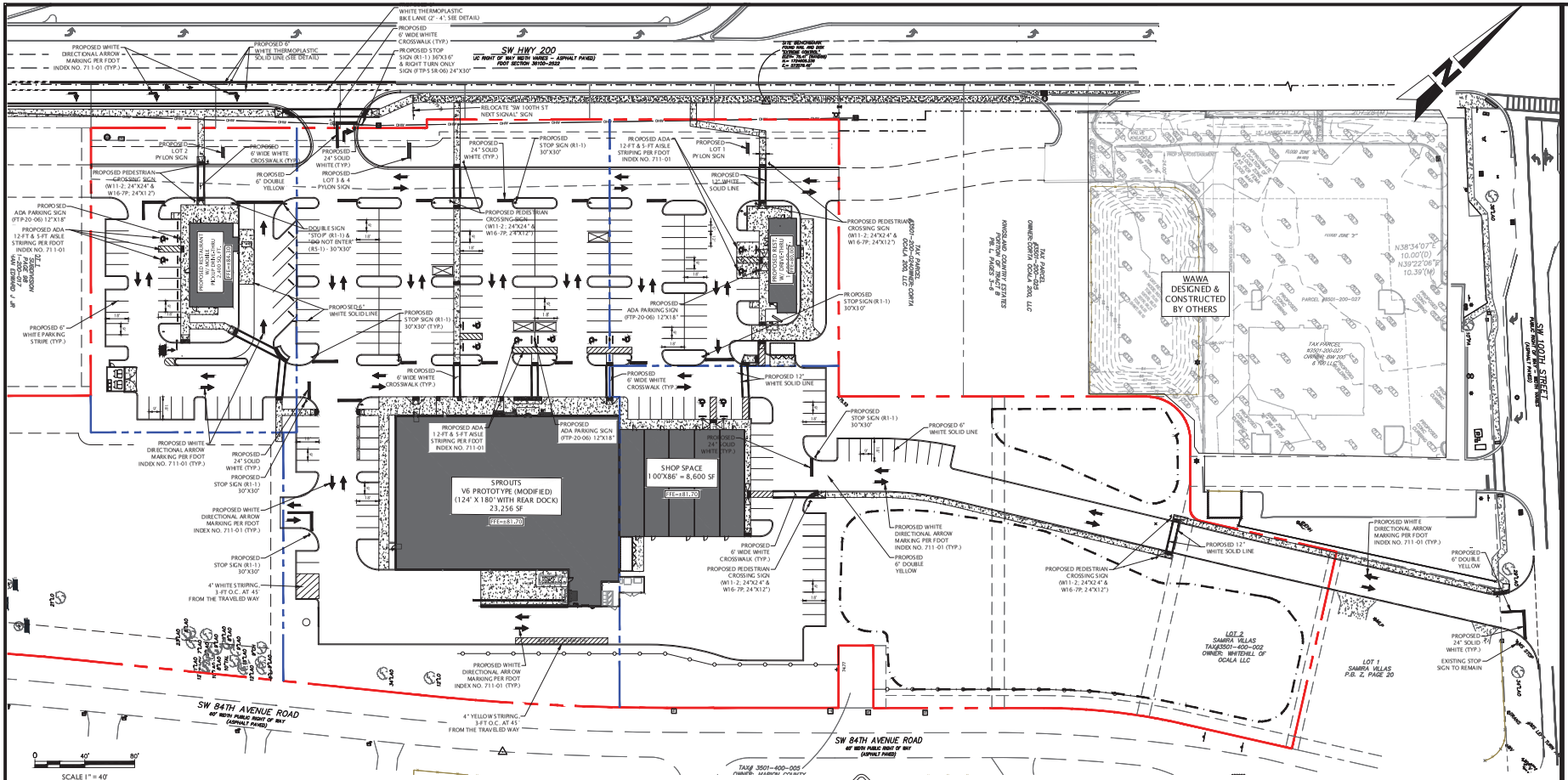
JOHN J. STOECKEL
FLORIDA PROFESSIONAL ENGINEER
LICENSE NO. 80758

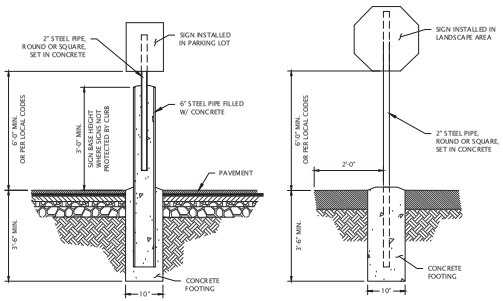
PROJECT NAME:
MAJOR SITE PLAN
CORTA COMMONS
FOR
CORTA OCALA, LLC
SW HWY 200 - OCALA
MARION COUNTY, FLORIDA

SHEET TITLE
DIMENSION & LAYOUT PLAN (SOUTH)

PROJECT NO: 23-3306
CHECKED BY: JJS
VERTICAL DATUM: NAVD 1988
DATE: 03/29/2024

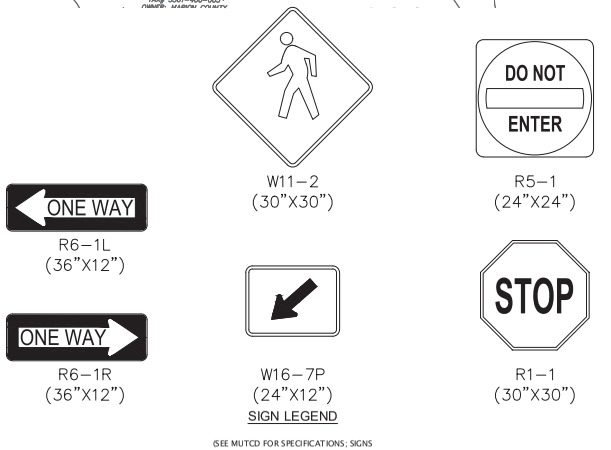
SHEET NUMBER
C-104





SIGN POST IN BOLLARD DETAIL
N.T.S.

STANDARD SIGN POST DETAIL
N.T.S.



W11–2 (30"X30")

R5–1 (24"X24")

R6–1L (36"X12")

R6–1R (36"X12")

W16–7P (24"X12")

R1–1 (30"X30")

SIGN LEGEND

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

LEGEND:

- ADJACENT PROPERTY LINE
- PROPERTY BOUNDARY
- EXISTING FENCE
- PROPOSED CONCRETE
- PROPOSED YARD SETBACK
- EXISTING SPOT ELEVATION
- PROPOSED SPOT ELEVATION
- PROPOSED CONTOUR

TREE LEGEND:

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

GENERAL NOTES:

1. BOUNDARY, 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
2. THE HORIZONTAL & VERTICAL DATUMS PER ABOVE REFERENCED SURVEY.

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
10	2/27/25	REVISED PER SHOPPES UTILITY MODIFICATIONS & REVIEW COMMENTS	JJS
09	1/22/24	REVISED PER FDEP WASTEWATER PERMIT REVIEW	JJS
08	1/07/24	PERMIT MODIFICATION REVISION - ACCESS, UTILITY, DRAINAGE	JJS
07	1/07/24	UPDATED PLANS FROM RE-DESIGN FOR PERMIT MODIFICATION SUBMITTAL	JJS
06	10/17/24	RE-DESIGN OF CROSS ACCESS & LOWERED SITE AT TSC	JJS
05	10/07/24	REVISIONS PER FDOT ACCESS COMMENTS & ON-SITE CROSS ACCESS/POND	JJS
04	9/20/24	REVISIONS PER FDOT ACCESS & FORCEMAIN RELOCATION	JJS
03	9/05/24	REVISION TO BUFFER PER RESOLUTION	JJS
02	8/01/24	REVISION PER COUNTY, SWFWMD & FDOT REVIEW COMMENTS	JJS
01	6/12/24	REVISION PER ZONING APPROVAL, COUNTY & SWFWMD REVIEW COMMENTS	JJS

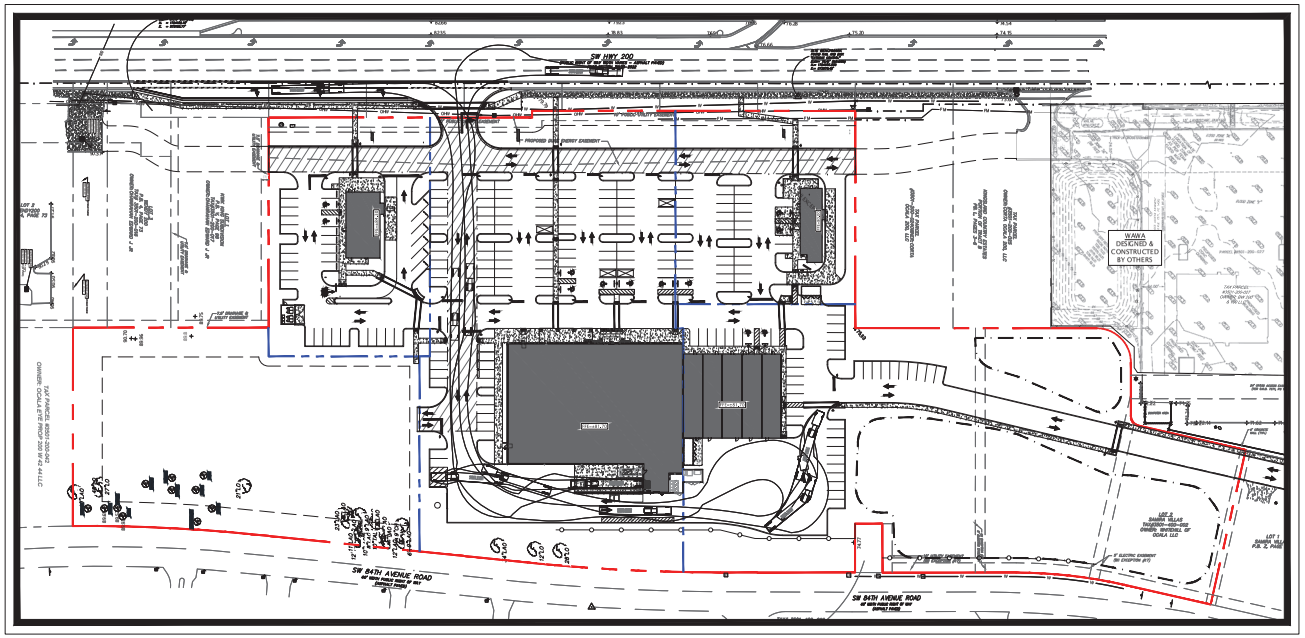
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JOHN J. STOECKEL
FLORIDA PROFESSIONAL ENGINEER
LICENSE NO. 80758

PROJECT NAME:
MAJOR SITE PLAN
CORTA COMMONS
FOR
CORTA OCALA, LLC
SW HWY 200 - OCALA
MARION COUNTY, FLORIDA

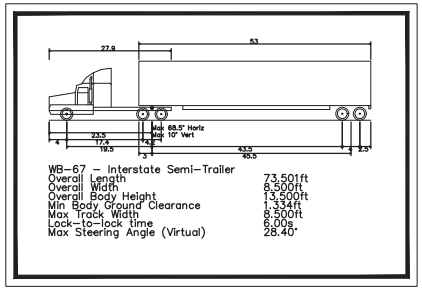
SHEET TITLE
OVERALL SIGNING & MARKING PLAN

PROJECT NO: 23-3306
CHECKED BY: JJS
VERTICAL DATUM: NAVD 1988
DATE: 03/29/2024
SHEET NUMBER
C-105



SPROUTS DELIVERY CIRCULATION EXHIBIT

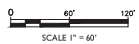
SCALE 1" = 60'



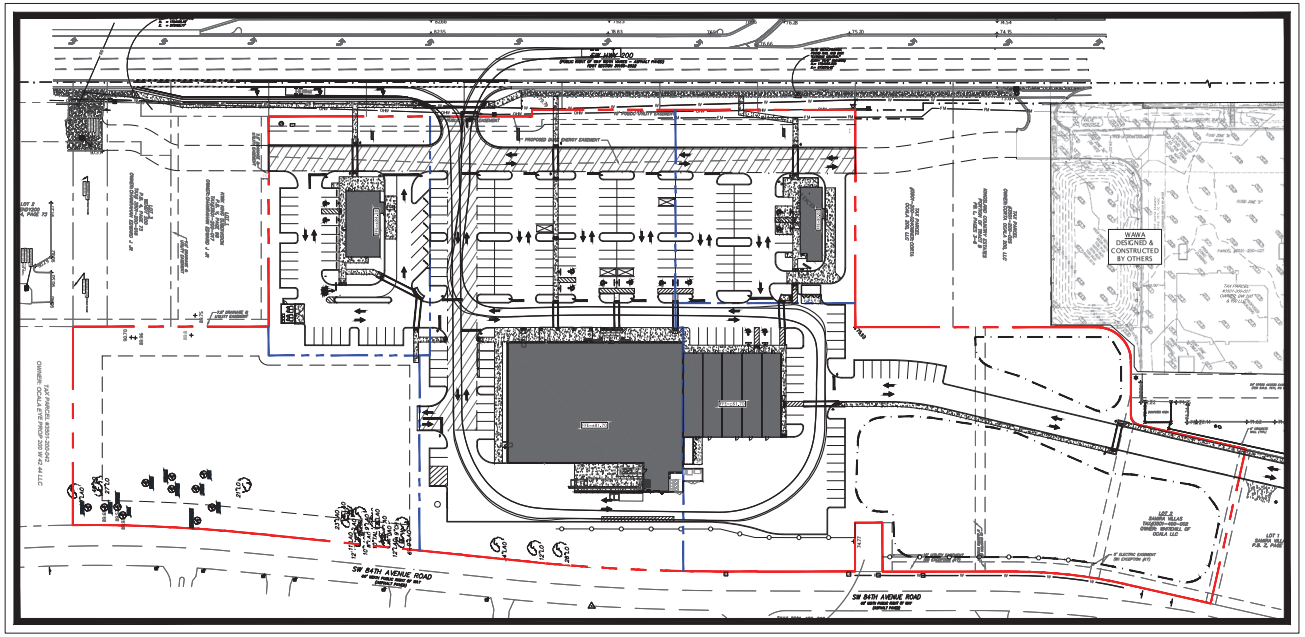
WB-67 – Interstate Semi-Trailer

Overall Length	73.501ft
Overall Width	8.500ft
Overall Body Height	13.500ft
Min Body Ground Clearance	1.334ft
Max Track Width	8.500ft
Lock-to-lock time	6.00s
Max Steering Angle (Virtual)	28.40°

SPROUTS DELIVERY TRUCK (WB-67)

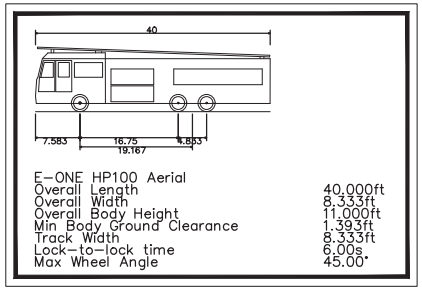


SCALE 1" = 60'



FIRE & RESCUE CIRCULATION EXHIBIT

SCALE 1" = 60'



E-ONE HP100 Aerial

Overall Length	40.000ft
Overall Width	8.333ft
Overall Body Height	11.000ft
Min Body Ground Clearance	1.393ft
Track Width	8.333ft
Lock-to-lock time	6.00s
Max Wheel Angle	45.00°

TRACKING VEHICLE - E-ONE HP100 AERIAL

NOTE:
COUNTY E-ONE HP78 AERIAL NOT AVAILABLE DEFAULT VEHICLE IN LIBRARY; HP100 MEETS OR EXCEED ALL DIMENSIONS & TURNING CONDITIONS AND AS SUCH TRACKING PATH EXCEEDS REQUIRED BY COUNTY HP28 AERIAL

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FLORIDA BUSINESS REGISTRY NO. 34448

REVISIONS

REV	DATE	DESCRIPTION	BY
10	2/27/25	REVISED PER SHOPPES UTILITY MODIFICATIONS & REVIEW COMMENTS	JJS
09	1/22/24	REVISED PER TDEP WASTEWATER PERMIT REVIEW	JJS
08	1/07/24	PERMIT MODIFICATION REVISION - ACCESS, UTILITY, DRAINAGE	JJS
07	1/07/24	UPDATED PLANS FROM RE-DESIGN FOR PERMIT MODIFICATION SUBMITTAL	JJS
06	10/17/24	RE-DESIGN OF CROSS ACCESS & LOWERED SITE AT TSC	JJS
05	10/07/24	REVISIONS PER FDOT ACCESS COMMENTS & ON-SITE CROSS ACCESS/POND	JJS
04	9/20/24	REVISIONS PER FDOT ACCESS & PORCEMAN RELOCATION	JJS
03	9/05/24	REVISIONS TO BUFFER PER RESOLUTION	JJS
02	8/01/24	REVISION PER COUNTY, SWFWMD & FDOT REVIEW COMMENTS	JJS
01	6/12/24	REVISION PER ZONING APPROVAL, COUNTY & SWFWMD REVIEW COMMENTS	JJS

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JOHN J. STOECKEL
FLORIDA PROFESSIONAL ENGINEER
LICENSE NO. 80758

PROJECT NAME:
MAJOR SITE PLAN
CORTA COMMONS

FOR

CORTA OCALA, LLC

SW HWY 200 - OCALA
MARION COUNTY, FLORIDA

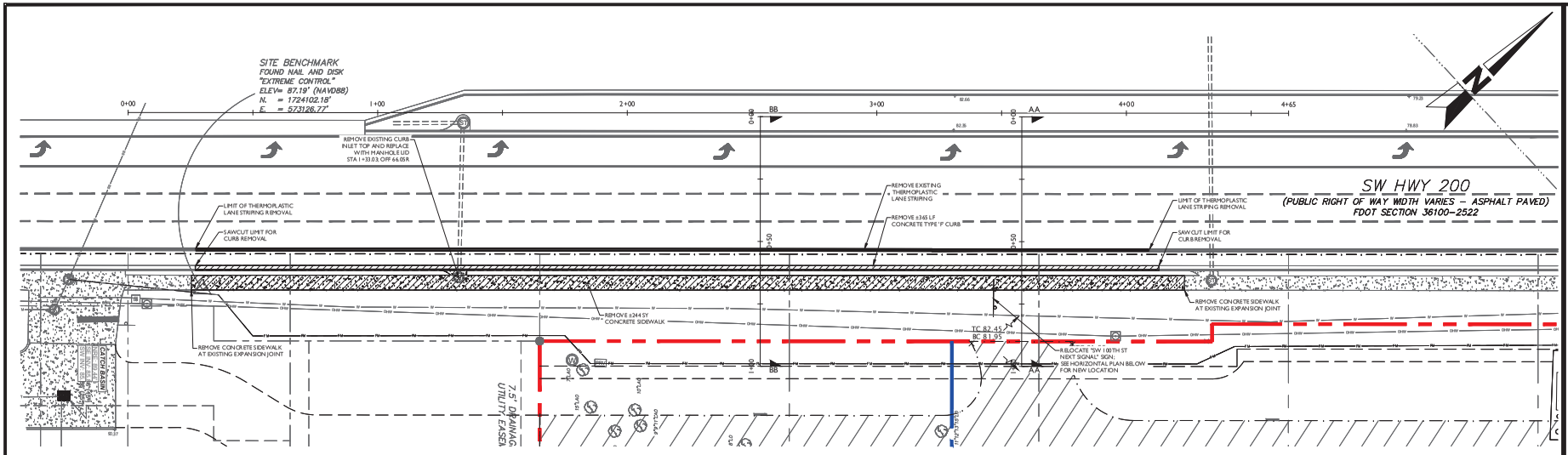
SHEET TITLE

TRUCK TURN EXHIBIT

PROJECT NO: 23-3306
CHECKED BY: JJS
VERTICAL DATUM: NAVD 1988
DATE: 03/29/2024

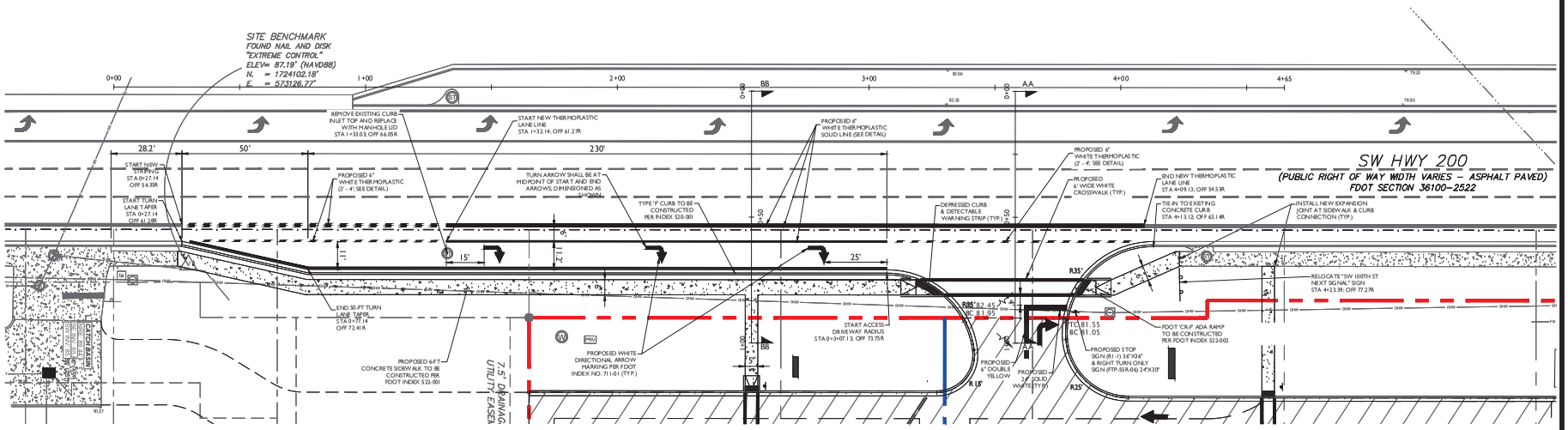
SHEET NUMBER

C-106



EXISTING CONDITIONS & DEMOLITION PLAN

SCALE 1" = 20'



HORIZONTAL GEOMETRIC PLAN

SCALE 1" = 20'

GENERAL NOTES:

1. TOPOGRAPHIC, AND TREE INFORMATION SHOWN HEREON IS TAKEN FROM A SURVEY ENTITLED "TOPOGRAPHIC SURVEY SITUATED IN THE SOUTHEAST QUARTER (SE ¼) OF SECTION 24, TOWNSHIP 16 SOUTH, RANGE 20 EAST, MARION COUNTY FLORIDA", PREPARED BY CHW PROFESSIONAL CONSULTANTS AND DATED JULY 29, 2024.
2. HORIZONTAL AND VERTICAL DATUM (NAVD 88) ARE PER ABOVE REFERENCED SURVEY.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING NECESSARY MAINTENANCE OF TRAFFIC PLANS TO BE APPROVED BY FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) PRIOR TO MOBILIZATION.
4. 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.
5. 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.

LEGEND:

- ADJACENT PROPERTY LINE
- PROPERTY BOUNDARY
- PROPOSED CONCRETE CURB
- PROPOSED CONCRETE
- LANDSCAPE BUFFER
- PROPOSED YARD SETBACK
- PROPOSED RAILING
- PROPOSED EASEMENT
- PROPOSED TRAFFIC SIGN
- PARKING SPACE COUNT

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FLORIDA BUSINESS REGISTRY NO. 34448

REVISIONS

REV	DATE	DESCRIPTION	BY
05	10/07/24	REVISIONS PER FDOT ACCESS COMMENTS	JJS
04	9/20/24	REVISIONS PER FDOT ACCESS & FORCEMAIN RELOCATION	JJS
03	9/05/24	REVISION TO BUFFER PER RESOLUTION	JJS
02	8/01/24	REVISION PER COUNTY, SWFWMD & FDOT REVIEW COMMENTS	JJS
01	6/12/24	REVISION PER ZONING APPROVAL, COUNTY & SWFWMD REVIEW COMMENTS	JJS

Sunshine811

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!

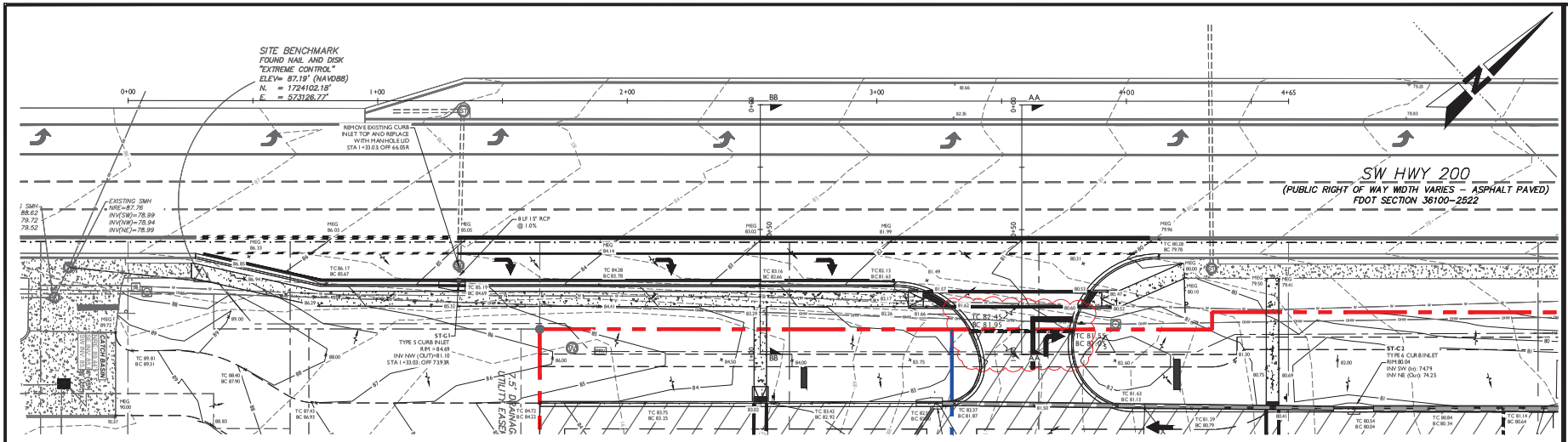
JOHN J. STOECKEL
FLORIDA PROFESSIONAL ENGINEER
LICENSE NO. 80758

PROJECT NAME:
MAJOR SITE PLAN
CORTA COMMONS
FOR
CORTA OCALA, LLC
SW HWY 200 - OCALA
MARION COUNTY, FLORIDA

SHEET TITLE
FDOT TURN LANE HORIZONTAL PLAN

PROJECT NO:	23-3306
CHECKED BY:	JJS
VERTICAL DATUM:	NAVD 1988
DATE:	03/29/2024

SHEET NUMBER
C-201



TURN LANE CONSTRUCTION NOTES

1. ANY NEW PROPOSED PLAN SHALL INCLUDE CROSS SECTIONS OF THE STATE ROAD ADEQUATELY REFLECTING ALL RIGHT OF WAY FEATURES INCLUDING EXISTING UTILITIES, STORM DRAIN STRUCTURES AND ANY ABOVE OR BELOW GROUND APPURTENANCES WHERE APPLICABLE.
2. NO PEDESTRIAN PATHWAY IS TO BE REMOVED, BLOCKED, OR DISTURBED WITHOUT HAVING A SUFFICIENT DESIGNATED TEMPORARY PEDESTRIAN PATHWAY WITH ALL APPROPRIATE PEDESTRIAN MAINTENANCE OF TRAFFIC SIGNS (STANDARD PLAN 102-660) IN PLACE PRIOR TO PATHWAY BEING AFFECTED.
3. ALL TEMPORARY PEDESTRIAN PATHWAYS MUST BE FIRM AND UNYIELDING.
4. ANY SIDEWALK FRONTING THE PROPERTY THAT IS CRACKED, DAMAGED OR UNSTABLE AND IS CREATING AN ADA TRIP HAZARD MUST BE REPLACED BY SECTION, USING STANDARD #520-001, #522-002, AND #522-001 FOR THE CONSTRUCTION OF SIDEWALK AND MEET CURRENT ADA STANDARDS. ALL CONCRETE PLACED IN THE RIGHT OF WAY SHALL BE A MINIMUM OF 6" THICK, FDOT CERTIFIED CLASS 1 NON-STRUCTURAL, 57 STONE, 2500 PSI CONCRETE, WITH FIBER MESH MATERIAL FROM A FDOT APPROVED PLANT.
5. VERIFY AND ENSURE THAT THE EXISTING SIDEWALK IN THE ROW BEING RETAINED MEETS ADA REQUIREMENTS. ANY SIDEWALK FOUND DURING SUBSEQUENT SITE INSPECTIONS NOT MEETING CURRENT ADA AND FDOT DESIGN STANDARDS WILL BE REQUIRED TO BE REMOVED AND REPLACED.
6. THE DETECTIBLE WARNING SURFACE MATERIALS MUST BE ON THE STATE'S APPROVED PRODUCTS LIST. (NON-PROPRIETARY).
7. ANY SIDEWALK DAMAGED AS A RESULT OF WORK BEING PERFORMED IN ASSOCIATION WITH THE PERMITTEE AND CONTRACTOR SHALL BE REMOVED AND REPLACED PER FDOT SPECIFICATIONS.
8. ANY SIDEWALK DISTURBED WILL BE REPLACED BY SECTION WITHIN 72 HOURS, TO FDOT SPECIFICATIONS.
9. PIPE CULVERTS SHOWN ON THE PERMIT MUST MEET FDOT SPECIFICATIONS, TYPE, SIZE, AND LENGTH AS DESCRIBED ON THE PERMIT. EACH JOINT OR LENGTH OF PIPE SHALL HAVE FDOT STAMPS AFFIXED VERIFYING THIS APPROVAL. ALL CONCRETE PIPE JOINTS OTHER THAN 1" RING JOINTS MUST BE DIAPERED. ALL CULVERTS TO BE INSPECTED BY FDOT PRIOR TO PLACEMENT OF FILL.
10. THE FDOT RETAINS THE RIGHT TO MAKE ALTERATIONS TO THE PERMIT, ATTACHED SKETCH OR CHARACTER OF WORK AS MAY BE CONSIDERED NECESSARY OR DESIRABLE DURING THE PROGRESS OF THE WORK FOR SATISFACTORY COMPLETION OF THE PROPOSED CONSTRUCTION.
11. THE PERMITTEE SHALL NOTIFY THE FDOT OF DATE OF COMPLETION, REQUEST A FINAL INSPECTION AND A NOTICE OF FINAL ACCEPTANCE.
12. ALL CONSTRUCTION AND/OR MAINTENANCE ON THE FDOT RIGHT OF WAY SHALL CONFORM TO THE FEDERAL MANUAL ON UNIFORM TRAFFIC DEVICES (MUTCD). THE FDOT ROADWAY AND TRAFFIC DESIGN STANDARDS. THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, PLANS PREPARATION MANUAL AND DRAINAGE MANUAL.
13. NO LANE CLOSURES OF ANY STATE ROADWAY ARE ALLOWED WITHOUT 48-HOUR ADVANCE NOTICE AND APPROVAL FROM FDOT.
14. LANE CLOSURES MUST BE LIMITED TO SUNDAY THROUGH THURSDAY 8:00 PM TO 5:30 AM UNLESS OTHERWISE APPROVED BY THE FDOT.
15. LANE CLOSURE NEEDS TO ACCOMMODATE FOR A BIKE LANE IF THE ROADWAY CONSISTS OF ONE.
16. NO WORK SHALL BE PERFORMED DURING THE WEEKS OF ANY STATE OR FEDERAL HOLIDAYS UNLESS OTHERWISE APPROVED IN WRITING BY THE FDOT.
17. OPEN CUTTING OF ANY ROADWAY, DRIVEWAY, OR SIDEWALK OUTSIDE THOSE LIMITS IDENTIFIED WITHIN THE PERMIT ARE NOT ALLOWED WITHOUT PRIOR APPROVAL BY THE FDOT.
18. PRIOR TO THE REMOVAL OF ANY MATERIALS THE AREA MUST BE SAW-CUT TO PREVENT ANY DAMAGE TO THE ROADWAY.
19. THE CONTRACTOR SHALL HAVE AN AUTHORIZED PERSON AVAILABLE AT/OR NEAR THE WORK SITE ON A 24-HOUR BASIS, 7 DAYS A WEEK IN ORDER TO ADDRESS EMERGENCY ISSUES ASSOCIATED WITH THE PROJECT.
20. NO STOCK PILING, STORING, OR SEMI-PERMANENT USE OF THE RIGHT OF WAY IS AUTHORIZED UNLESS SPECIFICALLY IDENTIFIED WITHIN THE PERMIT.
21. THE PERMITTED WORK SCHEDULE IS DEFINED AS MONDAY THROUGH FRIDAY 7:00 AM TO 5:30 PM UNLESS OTHERWISE NOTED WITHIN THE PERMIT. ANY WORK DESIRED OUTSIDE OF THIS PERIOD MUST BE REQUESTED IN ADVANCE AND APPROVED BEFORE WORKING THE ALTERNATE SCHEDULE.
22. THE DEPARTMENT OF TRANSPORTATION RESERVES THE RIGHT TO MAKE ADJUSTMENTS TO ANY PERMITTED METHOD OF INSTALLATION, SCOPE, RESTORATION THAT MAY BE REQUIRED TO POSITIVELY SUPPORT LIFE, SAFETY AND ENVIRONMENTAL WELL-BEING OF ALL USERS OF THE TRANSPORTATION SYSTEM.
23. ROADWAY RESTORATION SHALL UTILIZE 100 PSI EXCAVATABLE FLOWABLE FILL MATERIAL AND ASPHALT PLACED WITHIN THE STATE RIGHT-OF-WAY SHALL BE PLACED FULL-DEPTH, TWO 2.5-INCH LIFTS OF SP 12.5, TWO 1.5-INCH LIFTS OF SP 9.5. TYPICAL SECTIONS WILL NEED TO BE PROVIDED WITHIN THE PLANS FOR THE PAVEMENT PLACEMENT. A STAIR STEP METHOD SHOULD BE INCORPORATED, PRIOR TO PLACING ASPHALT, TO AVOID VERTICAL JOINTS. MILLING OF THE PATCH MAY BE REQUIRED BASED ON THE PATCHED SURFACE PERFORMANCE. THE MILLING SHALL BE UTILIZED FOR SURFACE LEVELING TO A THICKNESS EQUAL TO OR GREATER THAN THE EXISTING FRICTION COARSE MATERIAL. THE MILLING LIMITS ARE 50-FOOT OF THE PATCH ALONG THE LONGITUDINAL PATH OF THE LANE, FULL LANE WIDTH AND TO INCLUDE ANY ADJACENT BIKE LANES, SHARED PATH OR URBAN SHOULDER SECTIONS.
24. ANY DISRUPTIONS TO ANY PERMEABLE PEDESTRIAN WAY AND BIKE LANE ARE TO BE RESTORED AS WORK CONTINUES. ALL PATCHES SHALL BE FULL WIDTH FROM OUTSIDE EDGE OF PEDESTRIAN PATH TO WHITE LINE EDGE OF TRAVEL LANE WITH STAIR STEP (STAGGERED) JOINTS. RESTORATION TO INCLUDE BACKFILL WITH EXISTING SUB-GRADE MATERIAL AND #57 STONE AS BASE MATERIAL (COMPACT IN 6-INCH LIFTS) TO BOTTOM OF EXISTING PERVIOUS ASPHALT BASE, FOLLOWED BY PERMEABLE DESIGN MIX (IF AVAILABLE) OR FC-5 (FRICTION COURSE) MIX WITH A MINIMUM OF TWO 2-INCH AND A MAXIMUM OF TWO 3-INCH LIFTS. MAINTAIN INGRESS/EGRESS ON ALL DRIVES AND SIDE STREETS DURING CONSTRUCTION.
25. THE DEPARTMENT WILL REVIEW THE REVISIONS TO THE PLANS AND IF NEEDED CHANGES ARE NECESSARY THE DEPARTMENT WILL ADDRESS IT AT THAT TIME. THE CONTRACTOR WILL BE REQUIRED TO HAVE A PRE-CON MEETING TWO WEEKS PRIOR TO WORK IN THE STATE-OF-WAY.
26. THE ENGINEER-OF-RECORD (EOR) IS RESPONSIBLE TO UPDATE/ADD/REMOVE ANY SIGNS OR PAVEMENT MARKINGS THAT NEED TO BE UPDATED/ADDED/REMOVED IN THE FIELD AND APPROVAL OF PLANS AND PERMIT BY FDOT DOES NOT LIMIT THIS REQUIREMENT. FIELD CHANGES, AS IT RELATES TO THIS SCOPE OF WORK, WILL BE DIRECTED BY THE EOR AND CONTRACTOR ADVISED ACCORDINGLY.

GENERAL NOTES:

1. TOPOGRAPHIC, AND TREE INFORMATION SHOWN HEREON IS TAKEN FROM A SURVEY ENTITLED "TOPOGRAPHIC SURVEY SITUATED IN THE SOUTHEAST QUARTER (SE ¼) OF SECTION 24, TOWNSHIP 16 SOUTH, RANGE 20 EAST, MARION COUNTY FLORIDA", PREPARED BY CHW PROFESSIONAL CONSULTANTS AND DATED JULY 29, 2024.
2. HORIZONTAL AND VERTICAL DATUM (NAVD88) ARE PER ABOVE REFERENCED SURVEY.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING NECESSARY MAINTENANCE OF TRAFFIC PLANS TO BE APPROVED BY FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) PRIOR TO MOBILIZATION.
4. 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.
5. 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.

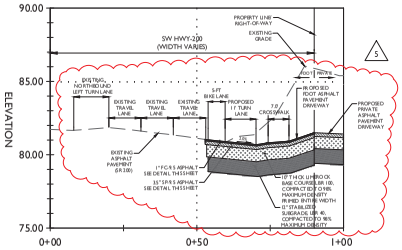
HORIZONTAL GEOMETRIC PLAN

0 20' 40'

SCALE 1" = 20'

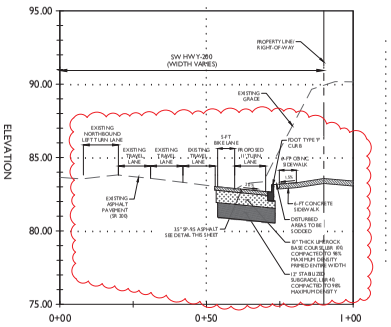
DRIVEWAY PROFILE (AA-AA)- STA 3+58.12

HOR. SCALE 1" = 20'
VER. SCALE 1" = 4'



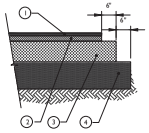
TURN LANE SECTION (BB-BB) - STA 2+53.33

HOR. SCALE: 1" = 20'
VER. SCALE 1" = 4'



FDOT TURN LANE PAVEMENT SECTION DETAILS

1. 1" OF FC-9.5 ASPHALT INSTALLED IN (1) LIFT
2. 3.5" OF SP-9.5 ASPHALT INSTALLED IN (2) LIFTS. INITIAL LIFT MAY SUBSTITUTE SP-12.5 TESTED PER FDOT LATEST EDITION INSTALLED IN ONE LIFT
3. 10" THICK LIMEROCK OR CRUSHED CONCRETE MIN. LBR 100, COMPACTED TO A MIN. OF 98% MAXIMUM DENSITY PER AASHTO T-180
4. 12" THICK STABILIZED SUBGRADE, MIN. LBR 40, COMPACTED TO A MIN. OF 98% MAXIMUM DENSITY PER AASHTO T-180



NOTES:

1. 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.
2. 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.
3. CONTRACTOR SHALL INVESTIGATE EXISTING PAVEMENT SECTION OF SW HWY-200 AND IF DEVIATION FROM THE ABOVE SECTIONS; SHALL MATCH EXISTING PAVEMENT SECTION AND REPORT TO EOR PRIOR TO WORK.
4. EXISTING PAVEMENT EDGE SHALL BE SAWCUT ONCE CURB IS REMOVED AND SHALL BE MILLED AND STEPPED WHEN INSTALLING NEW PAVEMENT FOR TURN LANE.

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
05	10/07/24	REVISIONS PER FDOT ACCESS COMMENTS	JJS
04	9/20/24	REVISIONS PER FDOT ACCESS & FORCEMAIN RELOCATION	JJS
03	9/05/24	REVISION TO BUFFER PER RESOLUTION	JJS
02	8/01/24	REVISION PER COUNTY, SWFWMD & FDOT REVIEW COMMENTS	JJS
01	6/12/24	REVISION PER ZONING APPROVAL, COUNTY & SWFWMD REVIEW COMMENTS	JJS

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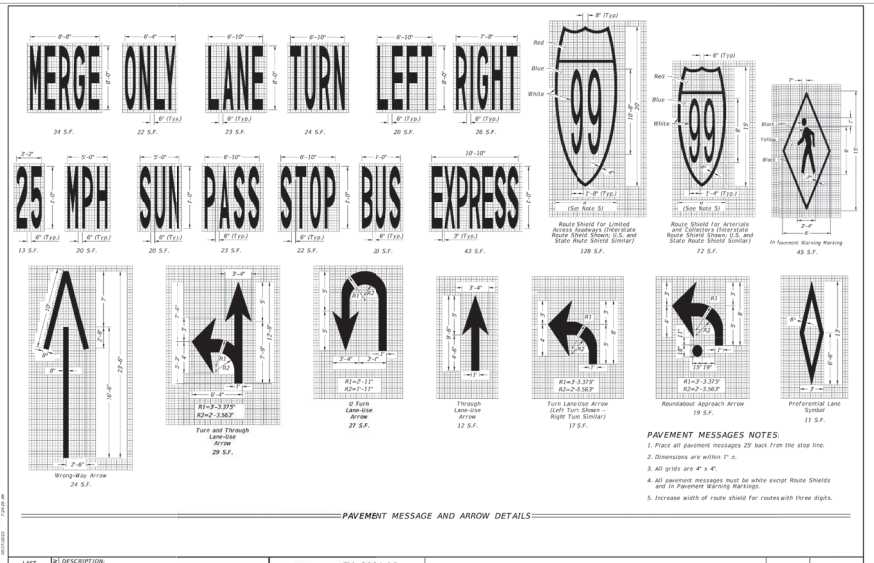
JOHN J. STOECKEL
FLORIDA PROFESSIONAL ENGINEER
LICENSE NO. 80758

PROJECT NAME:
MAJOR SITE PLAN
CORTA COMMONS
FOR
CORTA OCALA, LLC
SW HWY 200 - OCALA
MARION COUNTY, FLORIDA

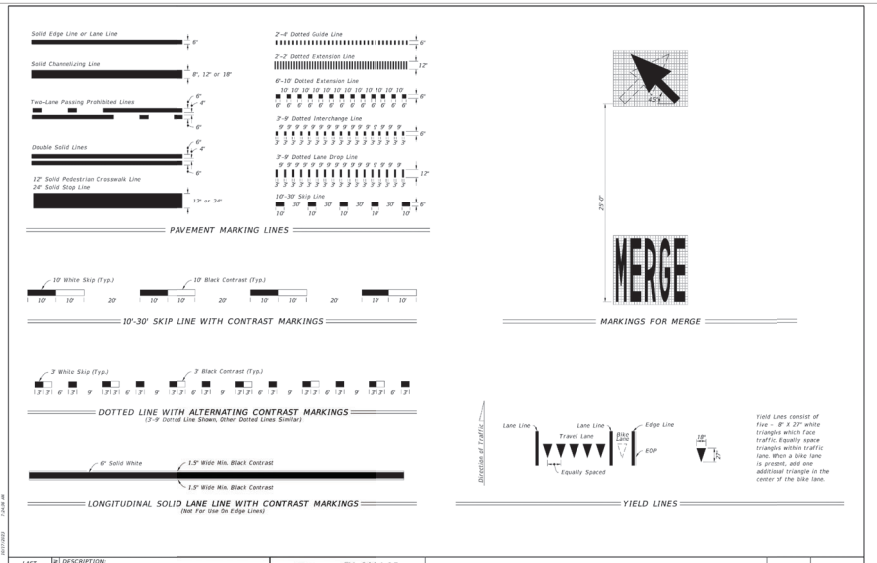
SHEET TITLE
FDOT TURN LANE VERTICAL PLAN & SECTIONS

PROJECT NO: 23-3306
CHECKED BY: JJS
VERTICAL DATUM: NAVD 1988
DATE: 03/29/2024

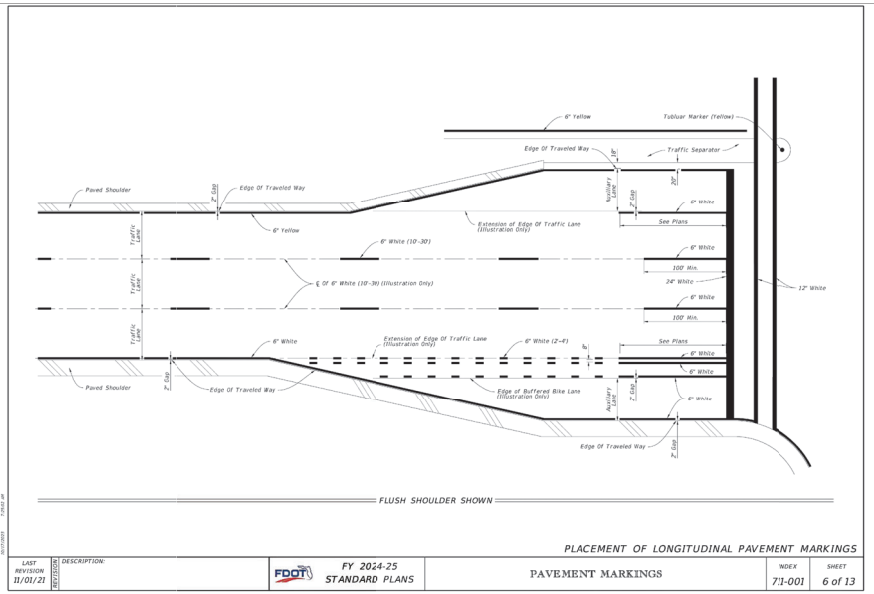
SHEET NUMBER
C-202



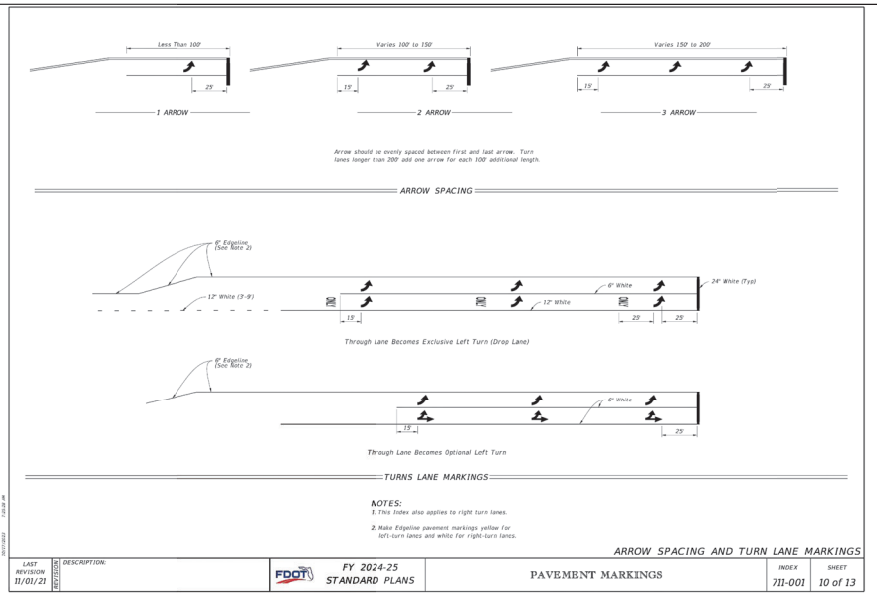
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LAST REVISION 11/01/22 | DESCRIPTION: | FDOT FY 2024-25 STANDARD PLANS | PAVEMENT MARKINGS | INDEX 711-001 | SHEET 2 of 13



LAST REVISION 11/01/21 | DESCRIPTION: | FDOT FY 2024-25 STANDARD PLANS | PAVEMENT MARKINGS | INDEX 711-001 | SHEET 6 of 13



LAST REVISION 11/01/21 | DESCRIPTION: | FDOT FY 2024-25 STANDARD PLANS | PAVEMENT MARKINGS | INDEX 711-001 | SHEET 10 of 13

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
05	9/20/24	REVISIONS PER FDOT ACCESS & FORCEMAIN RELOCATION	JJS
04	9/05/24	REVISION TO BUFFER PER RESOLUTION	JJS
03	8/01/24	REVISION PER COUNTY, SWFWMD & FDOT REVIEW COMMENTS	JJS
02	6/12/24	REVISION PER ZONING APPROVAL, COUNTY & SWFWMD REVIEW COMMENTS	JJS
01			

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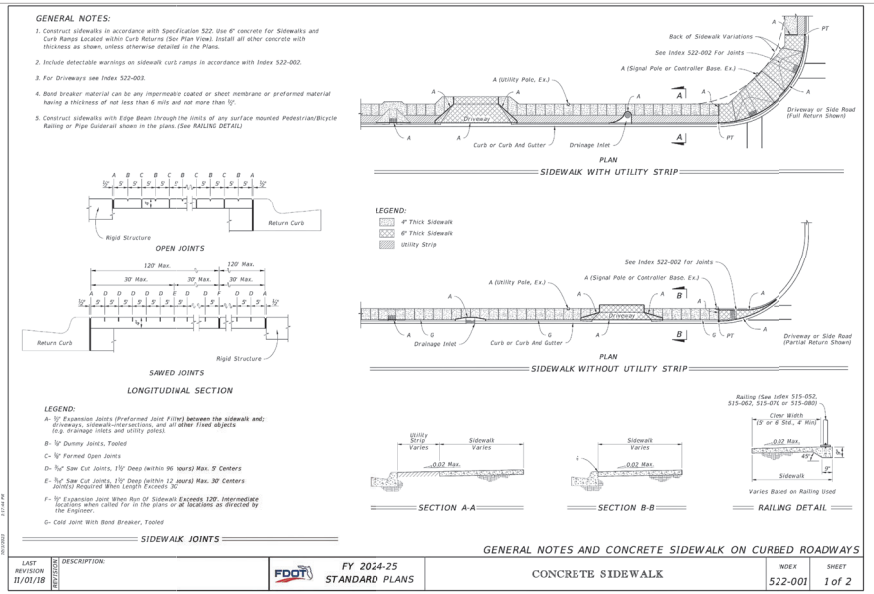
JOHN J. STOECKEL
FLORIDA PROFESSIONAL ENGINEER
LICENSE NO. 80758

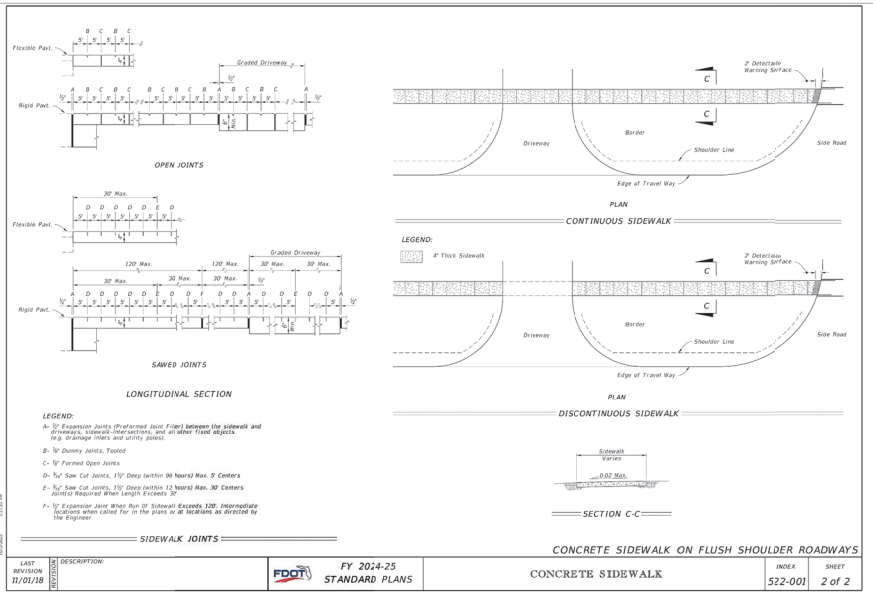
PROJECT NAME:
MAJOR SITE PLAN
CORTA COMMONS
FOR
CORTA OCALA, LLC
SW HWY 200 - OCALA
MARION COUNTY, FLORIDA

SHEET TITLE
FDOT
RIGHT-OF-WAY
DETAILS

PROJECT NO: 23-3306
CHECKED BY: JJS
VERTICAL DATUM: NAVD 1988
DATE: 03/29/2024

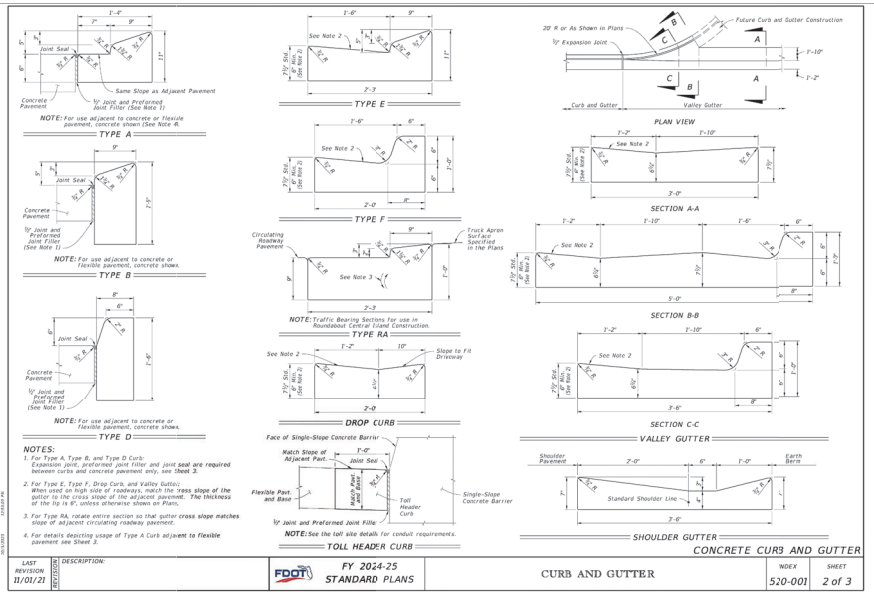
SHEET NUMBER
C-203



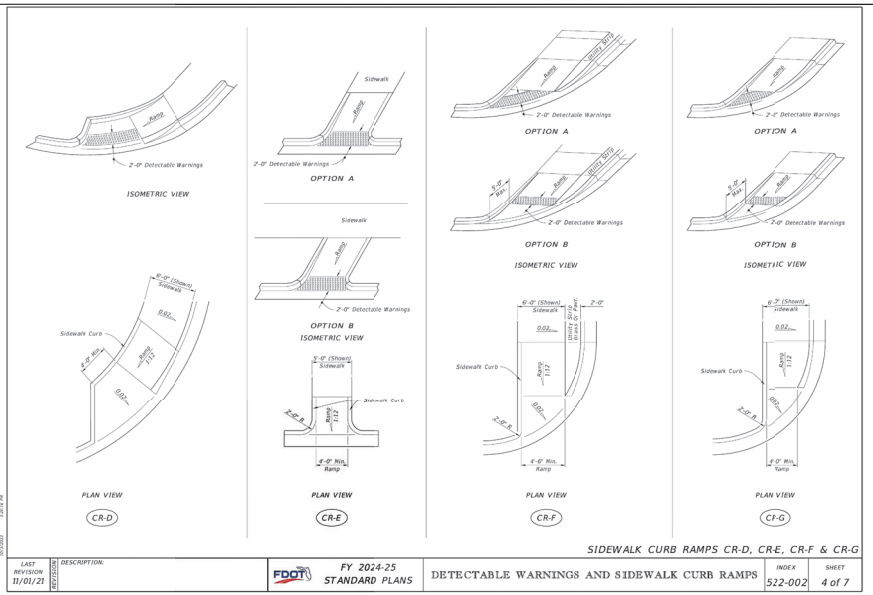


LAST REVISION	DESCRIPTION:	FDOT	FY 2024-25 STANDARD PLANS	CONCRETE SIDEWALK	INDEX	SHEET
11/01/18					522-001	1 of 2

LAST REVISION	DESCRIPTION:	FDOT	FY 2024-25 STANDARD PLANS	CONCRETE SIDEWALK	INDEX	SHEET
11/01/18					522-001	2 of 2



LAST REVISION	DESCRIPTION:	FDOT	FY 2024-25 STANDARD PLANS	CURB AND GUTTER	INDEX	SHEET
11/01/21					520-001	2 of 3



LAST REVISION	DESCRIPTION:	FDOT	FY 2024-25 STANDARD PLANS	DETECTABLE WARNINGS AND SIDEWALK CURB RAMPS	INDEX	SHEET
11/01/21					522-002	4 of 7

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TAMPA, FL 33622
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REVISIONS

NO.	DATE	DESCRIPTION	BY
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PROJECT NAME:
MAJOR SITE PLAN
CORTA COMMONS
FOR
CORTA OCALA, LLC
SW HWY 200 - OCALA
MARION COUNTY, FLORIDA

SHEET TITLE
FDOT
RIGHT-OF-WAY
DETAILS

PROJECT NO: 23-3306
CHECKED BY: JJS
VERTICAL DATUM: NAVD 1988
DATE: 03/29/2024
SHEET NUMBER
C-204

OWNER 1:

A. SALDARRIAGA TRUST
17643 SAWGRASS RUN
TAVARES, FL 32778

APPLICANT:

CORTA OCALA LLC
12632 SW 92ND AVE
MIAMI, FL 33157

OWNER 2:

WHITEHILL OF OCALA LLC
2290 SW 37TH STREET
OCALA, FL 34471

PARCEL INFORMATION:

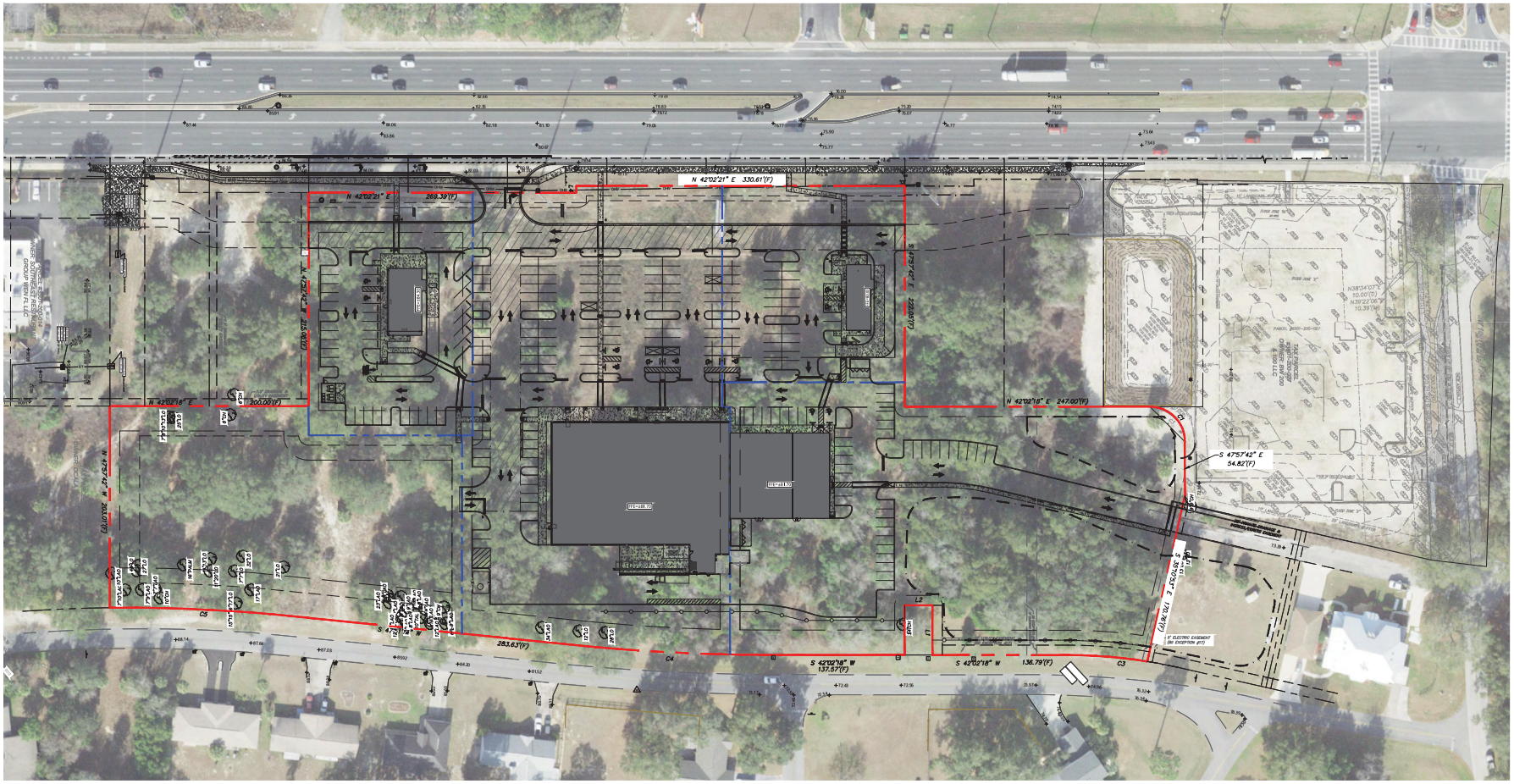
- EXISTING ZONING DESIGNATION: B-2 (COMMERCIAL BUSINESS)
- PROPOSED ZONING DESIGNATION: PUD (PLANNED UNIT DEVELOPMENT)
- PARCEL ID:

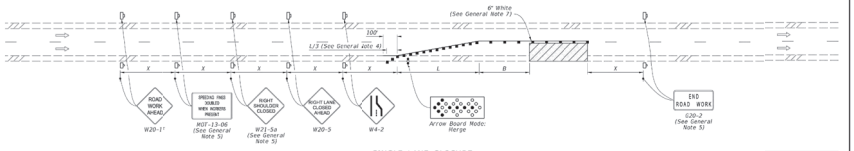
A. SALDARRIAGA TRUST (OWNER 1)		WHITEHILL OF OCALA LLC (OWNER 2)
3501-200-023	3501-200-039	3501-400-003
3501-200-022	3501-200-038	3501-400-004
3501-200-021	3501-200-037	
3501-200-020	3501-200-036	
3501-200-019	3501-200-035	
3501-200-018	3501-200-034	
3501-200-040		

- SITE AREA: ±8.76 ACRES
- TOTAL WETLANDS: 0.0 ACRES
- PHYSICAL ADDRESS: PENDING
- FUTURE LAND USE (FLUM): COMMERCIAL (0 - 8 DU/AC; FAR 1.0)
- EXISTING USE: VACANT
- PROPOSED USE: SHOPPING PLAZA (RETAIL & RESTAURANT)
- LANDSCAPE BUFFERS SHALL BE 15-FT FRONT YARD, 10-FT SIDE YARD, AND 10-FT REAR YARD. FURTHER IN ACCORDANCE WITH MARION COUNTY DEVELOPMENT CODE SECTION 6.8.6.
- A RECIPROCAL EASEMENT AGREEMENT (REA) WILL BE PREPARED AND RECORDED FOR BETWEEN THE PROPOSED PARCELS AND OWNERSHIP TO BENEFIT BOTH THE DEVELOPMENT AND ADJACENT PROPERTIES IMPACTED.

GENERAL NOTES:

1. BOUNDARY, 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
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' AND 'AE'. THE 'AE' AREA APPEARS TO FALL WITHIN THE TOP OF BANK LIMITS OF THE POND WITHIN LOT 3 OF SAHRA VILLAS AS DEPICTED ON THE SURVEY REFERENCED ABOVE, BASE FLOOD ELEVATION OF 70.2-FT (NAVD88).
4. SUBSURFACE INFORMATION SHOWN HEREON IS TAKEN FROM A REPORT ENTITLED "GEOTECHNICAL INVESTIGATION, PROPOSED SPROUTS AND ROSS RETAIL DEVELOPMENT, STATE ROAD 200 AND SOUTHWEST 100TH STREET, OCALA, MARION COUNTY, FLORIDA" PREPARED BY ANDREYEV ENGINEERING, INC. DATED NOVEMBER 3, 2022





SINGLE LANE CLOSURE

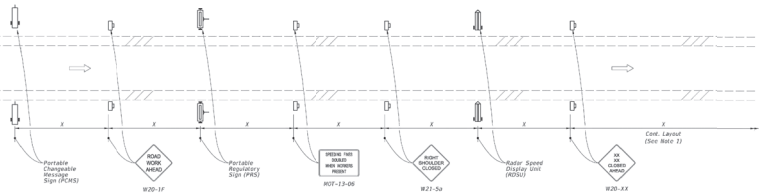
SYMBOLS:

- Work Area
- Channelizing Device (See Index 102-600)
- Work Zone Sign
- Arrow Board
- Lane Identification and Direction of Traffic

GENERAL NOTE:

1. L = Taper Length
   B = Buffer Length
   X = Work Zone Sign Distance
   See Index 102-400 for "L", "B", "X", and channelizing device spacing values.
2. On undivided highways the median signs as shown are to be omitted.
3. On limited access facilities, omit "Right Shoulder Closed" signs (W21-5a) and associated work zone sign spacing distances.
4. If the paved shoulder is less than 4' in width, omit the taper and channelizing devices from the paved shoulder.
5. The "Speeding Fines Doubled When Workers Present" signs (M0T-13-06) and "End Road Work" signs (G20-2) and "Right Shoulder Closed" (W21-5a), along with associated work zone sign distances, may be omitted when the work operation will be in place for 24 hours or less. For Single Lane Closures, arrow boards and buffer (B) may also be omitted when the work operation will be in place for 60 minutes or less and the speed limit is 45 mph or less.
6. Use inverted pie of the illustrations for work on left side of roadways.
7. Temporary pavement markings may be omitted when the work operation is in place for 3 day; or less.

LAST REVISION 11/01/21	DESCRIPTION:	FY 2024-25 STANDARD PLANS	MULTILANE ROADWAY, LANE CLOSURES	INDEX 102-613	SHEET 1 of 5



MOTORIST AWARENESS SYSTEM

SYMBOLS:

- Work Zone Sign
- (1) PCMS= Portable Changeable (Variable) Message Sign
- (2) PRS= Portable Regulatory Sign-Speed Limit When Flashing
- (2) RSDU= Radar Speed Display Unit
- Lane Identification and Direction of Traffic

NOTES:

1. Use the Motorist Awareness System (MAS) for lane closures of at least 5 days (consecutive or not) on multilane divided facilities with a posted speed of 55 mph or greater when workers are present and not protected by a barrier.
2. Locate the Motorist MAS devices (i.e., PCMS, PRS, and RDSU) within the advance warning signs as shown. Continue with the remainder of the work zone signs and devices in accordance with the Plans or Standard Plans after the appropriate "Lane Closed Ahead" (W20-1X) sign.
3. For a posted speed of 65 mph or greater, display speed with a ten mph reduction. For a posted speed of 60 mph, display a reduced speed of 35 mph. For areas outside of the lane closure, use the posted speed as the work zone speed.
4. Omit the PCMS in the median for roadways with three lanes or less in the same direction of traffic.

TYPICAL PCMS DISPLAY:

With speed reduction:
Message 1: WORKERS PRESENT AHEAD
Message 2: SPEED REDUCED NEXT XXMI

Without speed reduction:
Message 1: WORKERS PRESENT AHEAD
Message 2: NEXT XX MILES

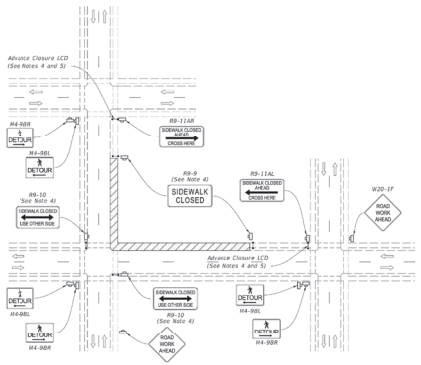
LAST REVISION 11/01/21	DESCRIPTION:	FY 2024-25 STANDARD PLANS	MULTILANE ROADWAY, LANE CLOSURES	INDEX 102-613	SHEET 5 of 5

NOTES:

1. Cover or deactivate pedestrian traffic signal display(s) controlling closed crosswalks.
2. Place pedestrian LCDs across the full width of the closed sidewalk.
3. For post mounted signs located near or adjacent to a sidewalk, maintain a minimum 7' clearance from the bottom of the sign panel to the surface of the sidewalk.
4. "Sidewalk Closed" signs (R9-X3) may be mounted on pedestrian LCDs in accordance with the manufacturer's instructions.
5. Omit the Advance Closure LCD if it blocks access to other pedestrian facilities (e.g., transit stops, residences, or business entrances).

SYMBOLS:

- Work Area
- Work Zone Sign
- Pedestrian Longitudinal Channelizing Device (LCD)
- Lane Identification and Direction of Traffic



PEDESTRIAN DETOUR

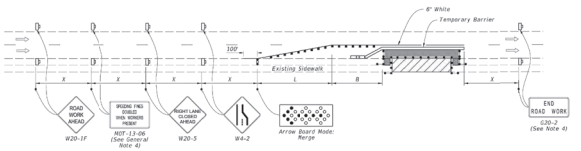
LAST REVISION 11/01/20	DESCRIPTION:	FY 2024-25 STANDARD PLANS	SIDEWALK CLOSURE	INDEX 102-660	SHEET 1 of 2

NOTES:

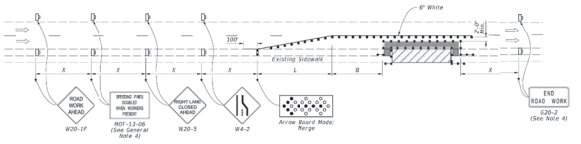
1. L = Taper Length
   B = Buffer Length
   X = Work Zone Sign Distance
   See Index 102-600 for "L", "B", "X", channelizing device spacing values.
2. Provide a 5' wide temporary pedestrian way with a maximum cross-slope of 0.02, except where space restrictions warrant a minimum width of 4'. Provide a 5' x 5' passing space for temporary pedestrian ways less than 5' in width at intervals not to exceed 200'.
3. When temporary pedestrian ways require curb ramps, meet the requirements of Index 522-002. Detectable warnings are not required for curb ramps diverting pedestrian traffic into a closed lane.
4. The "Speeding Fines Doubled When Workers Present" signs (M0T-13-06) and "End Road Work" signs (G20-2), along with associated work zone sign distances, may be omitted when the work operation will be in place for 24 hours or less.
5. Pedestrian Diversion Option 2 may only be used when called for in the Plans or as approved by an Engineer.

SYMBOLS:

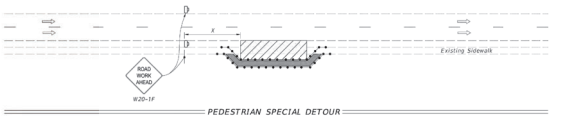
- Work Area
- Temporary Pedestrian Way
- Channelizing Device (See Index 102-600)
- Pedestrian Longitudinal Channelizing Device (LCD)
- Work Zone Sign
- Arrow Board
- Crash Cushion
- Lane Identification and Direction of Traffic



PEDESTRIAN DIVERSION - OPTION 1
(Temporary Barrier Shown, Low Profile Barrier Similar)



PEDESTRIAN DIVERSION - OPTION 2
(Work Zone Speed 45 mph or Less)



PEDESTRIAN SPECIAL DETOUR

LAST REVISION 11/01/23	DESCRIPTION:	FY 2024-25 STANDARD PLANS	SIDEWALK CLOSURE	INDEX 102-660	SHEET 2 of 2

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

REVISIONS

NO	DATE	DESCRIPTION	BY
04	9/20/24	REVISIONS PER FDOT ACCESS & FORCEMAIN RELOCATION	JJS
03	9/05/24	REVISION TO BUFFER PER RESOLUTION	JJS
02	8/01/24	REVISION PER COUNTY, SWFWMD & FDOT REVIEW COMMENTS	JJS
01	6/12/24	REVISION PER ZONING APPROVAL, COUNTY & SWFWMD REVIEW COMMENTS	JJS

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JOHN J. STOECKEL
FLORIDA PROFESSIONAL ENGINEER
LICENSE NO. 80758

PROJECT NAME:
MAJOR SITE PLAN
CORTA COMMONS
FOR
CORTA OCALA, LLC
SW HWY 200 - OCALA
MARION COUNTY, FLORIDA

SHEET TITLE
MAINTENANCE OF TRAFFIC FDOT DETAILS

PROJECT NO: 23-3306
CHECKED BY: JJS
VERTICAL DATUM: NAVD 1988
DATE: 03/29/2024
SHEET NUMBER
C-206

GENERAL NOTES:

1. BOUNDARY, 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
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" AND "AE". THE "AE" AREA APPEARS TO FALL WITHIN THE TOP OF BANK LIMITS OF THE POND WITHIN LOT 3 OF SAMIRA VILLAS AS DEPICTED ON THE SURVEY REFERENCED ABOVE, BASE FLOOD ELEVATION OF 70.2-FT (NAVD88).
4. SUBSURFACE INFORMATION SHOWN HEREON IS TAKEN FROM A REPORT ENTITLED "GEOTECHNICAL INVESTIGATION, PROPOSED SPROUTS AND ROSS RETAIL DEVELOPMENT, STATE ROAD 200 AND SOUTHWEST 100TH STREET, OCALA, MARION COUNTY, FLORIDA" PREPARED BY ANDREYEV ENGINEERING, INC. DATED NOVEMBER 3, 2022
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.

VERTICAL DATUM

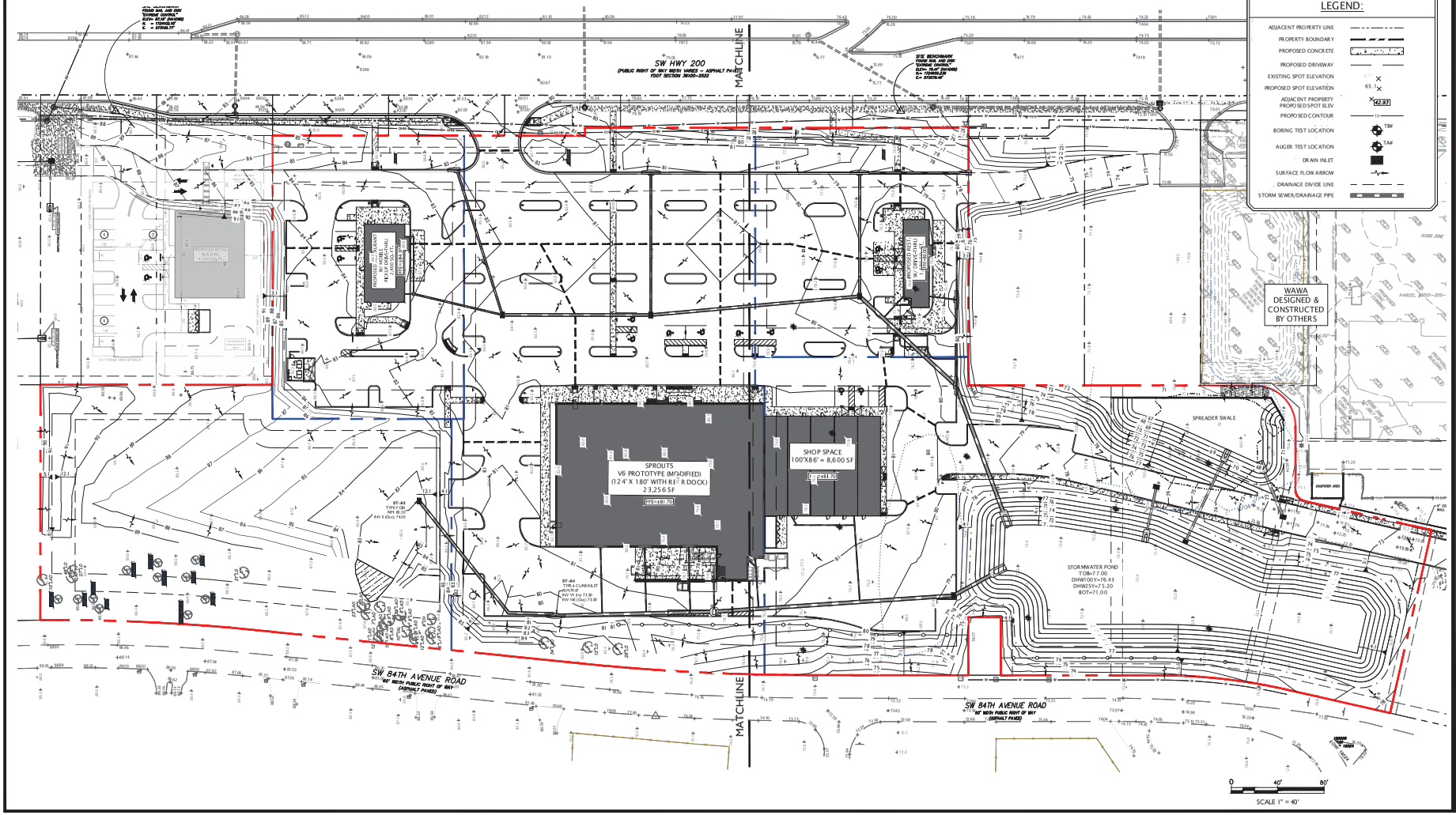
ELEVATION SHOWN HEREON ARE BASED ON NAVD 1988 (NAVD88) AND SAID ELEVATIONS ARE BASED ON BENCHMARKS RESEARCHED BY THE SURVEYOR.

GRADING NOTES:

1. PROPOSED GRADE ELEVATIONS SHOWN AT BUILDING LINE ARE GROUND ELEVATIONS.
2. PROPOSED SPOT ELEVATIONS IN PAVEMENT AREAS ARE TOP OF FINISHED PAVEMENT.
3. A QUALIFIED TESTING LABORATORY SHALL PERFORM ALL TESTING NECESSARY TO ASSURE COMPLIANCE OF THE IN-PLACE MATERIALS AS REQUIRED BY THESE PLANS AND THE VARIOUS AGENCIES. SHOULD ANY RETESTING BE REQUIRED DUE TO THE FAILURE OF ANY TESTS TO MEET THE REQUIREMENTS, THE CONTRACTOR WILL BEAR ALL COSTS OF SAID RETESTING.
4. ALL DELETERIOUS SUBSURFACE MATERIAL (I.E. MUCK, PEAT, BURIED DEBRIS) IS TO BE EXCAVATED IN ACCORDANCE WITH THESE PLANS OR AS DIRECTED BY THE OWNER, OWNER'S REPRESENTATIVE, OR THE OWNERS ENGINEER. EXCAVATED AREAS ARE TO BE BACKFILLED WITH APPROVED MATERIALS AND COMPACTED AS SHOWN ON THESE PLANS. CONTRACTOR IS RESPONSIBLE FOR ACQUIRING ANY PERMITS THAT ARE NECESSARY FOR REMOVING DELETERIOUS MATERIAL FROM THE SITE.
5. IT MAY BE NECESSARY TO FIELD ADJUST PAVEMENT ELEVATIONS TO PRESERVE THE ROOT SYSTEMS OF TREES SHOWN TO BE SAVED. CONTRACTOR TO COORDINATE WITH OWNER'S ENGINEER PRIOR TO ANY ELEVATION CHANGES.
6. CONTRACTOR SHALL SAWCUT, TACK AND MATCH EXISTING PAVEMENT AT LOCATIONS WHERE NEW PAVEMENT MEETS EXISTING PAVEMENT AS SHOWN ON THE DETAILS HEREIN.
7. CONTRACTOR TO PROVIDE A 1/2" TO 1" BITUMINOUS EXPANSION JOINT MATERIAL WITH SEALER AT ABUTMENT OF CONCRETE AND OTHER MATERIALS (STRUCTURES, OTHER PLACED CONCRETE, ETC.)
8. THE CONTRACTOR WILL STABILIZE, BY SEED AND MULCH, SOD, OR OTHER APPROVED MATERIALS, ANY DISTURBED AREAS WITHIN ONE WEEK FOLLOWING CONSTRUCTION OF THE UTILITY SYSTEMS AND PAVEMENT AREAS. CONTRACTOR SHALL MAINTAIN SUCH AREAS UNTIL FINAL ACCEPTANCE BY OWNER.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXCAVATIONS AGAINST COLLAPSE AND WILL PROVIDE BRACING, SHEETING OR SHORING AS NECESSARY. DEWATERING METHODS SHALL BE USED AS REQUIRED TO KEEP TRENCHES DRY WHILE PIPE AND APPURTENANCES ARE BEING PLACED.
10. EROSION & SEDIMENT CONTROL PRACTICES SHALL BE INSTALLED & REMAIN COMPLIANT WITH LOCAL AND STATE REGULATIONS THROUGHOUT DURATION OF CONSTRUCTION.
11. DOWNSPOUTS SHALL BE CONNECT TO THE SITE DRAINAGE NETWORK WITH THE MOST DIRECT CONNECTION POSSIBLE UTILIZING INSERTA-TEE PRODUCT WITH A PERPENDICULAR ALIGNMENT OR OTHERWISE APPROVED.

TESTING & INSPECTION REQUIREMENTS (PAVING/GRADING)

1. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING APPLICABLE TESTING WITH THE SOILS ENGINEER. TESTS WILL BE REQUIRED PURSUANT WITH SITE SPECIFIC GEOTECHNICAL REPORT FOR THE SITE, AS WELL AS THE TESTING SCHEDULE REQUIRED BY FDOT AND THE AFFECTED MUNICIPALITY. UPON COMPLETION OF WORK, THE SOILS ENGINEER WILL SUBMIT CERTIFICATIONS TO THE OWNER AND OWNER'S ENGINEER STATING THAT ALL REQUIREMENTS HAVE BEEN MET.
2. A QUALIFIED TESTING LABORATORY SHALL PERFORM ALL TESTING NECESSARY TO ASSURE COMPLIANCE OF THE IN-PLACE MATERIALS AS REQUIRED BY THESE PLANS AND THE VARIOUS AGENCIES. CONSIDERATION SHOULD BE GIVEN, ALTHOUGH NOT REQUIRED, TO THE GEOTECHNICAL ENGINEER PROVIDING RECOMMENDATIONS FOR THIS SITE PROJECT. SHOULD ANY RETESTING BE REQUIRED DUE TO THE FAILURE OF ANY TESTS TO MEET THE REQUIREMENTS, THE CONTRACTOR WILL BEAR ALL COSTS OF SAID RETESTING.



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
10	2/27/25	REVISED PER SHOPPES UTILITY MODIFICATIONS & REVIEW COMMENTS	JJS
09	1/22/24	REVISED PER FDEP WASTEWATER PERMIT REVIEW	JJS
08	1/07/24	PERMIT MODIFICATION REVISION - ACCESS, UTILITY, DRAINAGE	JJS
07	1/07/24	UPDATED PLANS FROM RE-DESIGN FOR PERMIT MODIFICATION SUBMITTAL	JJS
06	10/17/24	RE-DESIGN OF CROSS ACCESS & LOWERED SITE AT TSC	JJS
05	10/07/24	REVISIONS PER FDOT ACCESS COMMENTS & ON-SITE CROSS ACCESS/POND	JJS
04	9/20/24	REVISIONS PER FDOT ACCESS & FORCEMAIN RELOCATION	JJS
03	9/05/24	REVISION TO BUFFER PER RESOLUTION	JJS
02	8/01/24	REVISION PER COUNTY, SWFWMD & FDOT REVIEW COMMENTS	JJS
01	6/12/24	REVISION PER ZONING APPROVAL, COUNTY & SWFWMD REVIEW COMMENTS	JJS

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JOHN J. STOECKEL
FLORIDA PROFESSIONAL ENGINEER
LICENSE NO. 80758

PROJECT NAME:

MAJOR SITE PLAN
CORTA COMMONS

FOR

CORTA OCALA, LLC

SW HWY 200 - OCALA
MARION COUNTY, FLORIDA

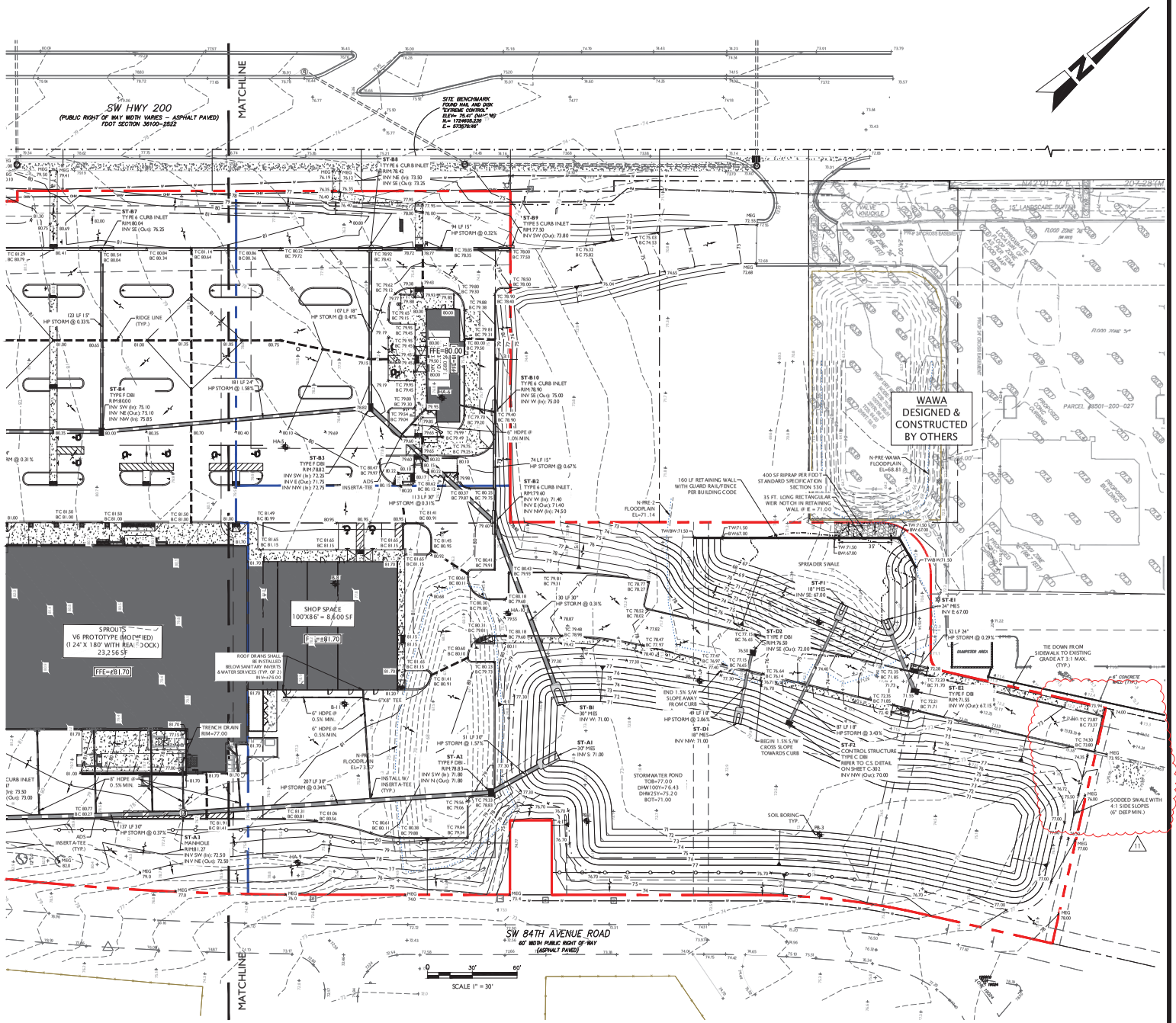
SHEET TITLE

GRADING & DRAINAGE PLAN

PROJECT NO:	23-3306
CHECKED BY:	JJS
VERTICAL DATUM:	NAVD 1988
DATE:	03/29/2024
SHEET NUMBER	C-301

GENERAL NOTES:

1. BOUNDARY, TOPOGRAPHIC, AND TREE INFORMATION SHOWN HEREON TAKEN FROM A SURVEY ENTITTLED "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
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' AND 'AE'. THE 'AE' AREA APPEARS TO FALL WITHIN THE TOP OF BANK LIMITS OF THE POND WITHIN LOT 3 OF SAMIRA VILLAS AS DEPICTED ON THE SURVEY REFERENCED ABOVE., BASE FLOOD ELEVATION OF 70.2-FT (NAVD88).
4. SUBSURFACE INFORMATION SHOWN HEREON IS TAKEN FROM A REPORT ENTITTLED "GEOTECHNICAL INVESTIGATION, PROPOSED SPROUTS AND ROSS RETAIL DEVELOPMENT, STATE ROAD 200 AND SOUTHWEST 100TH STREET, OCALA, MARION COUNTY, FLORIDA" PREPARED BY ANDREYEV ENGINEERING, INC. DATED NOVEMBER 3, 2022
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.



LEGEND:

- ADJACENT PROPERTY LINE
- PROPERTY BOUNDARY
- PROPOSED CONCRETE
- PROPOSED DRIVEWAY
- EXISTING SPOT ELEVATION
- PROPOSED SPOT ELEVATION
- ADJACENT PROPERTY PROPOSED SPOT ELEV
- PROPOSED CONTOUR
- BORING TEST LOCATION
- AUGER TEST LOCATION
- DRAIN INLET
- SURFACE FLOW ARROW
- DRAINAGE DIVIDE LINE
- STORM SEWER/DRAINAGE PIPE

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

REV	DATE	DESCRIPTION	BY
11	4/16/25	REVISED PER SW 100TH ACCESS MODIFICIATION	JJS
10	2/27/25	REVISED PER SHOPPES UTILITY MODIFICATIONS & REVIEW COMMENTS	JJS
09	1/22/24	REVISED PER TDEP WASTEWATER PERMIT REVIEW	JJS
08	1/07/24	PERMIT MODIFICATION REVISION - ACCESS, UTILITY, DRAINAGE	JJS
07	1/07/24	UPDATED PLANS FROM RE-DESIGN FOR PERMIT MODIFICATION SUBMITTAL	JJS
06	10/17/24	RE-DESIGN OF CROSS ACCESS & LOWERED SITE AT TSC	JJS
05	10/07/24	REVISIONS PER FDOT ACCESS COMMENTS & ON-SITE CROSS ACCESS/POND	JJS
04	9/20/24	REVISIONS PER FDOT ACCESS & FORCEMAIN RELOCATION	JJS
03	9/05/24	REVISIONS PER FDOT ACCESS RESOLUTION	JJS
02	8/01/24	REVISION PER COUNTY, SWFWMD & FDOT REVIEW COMMENTS	JJS
01	6/12/24	REVISION PER ZONING APPROVAL, COUNTY & SWFWMD REVIEW COMMENTS	JJS

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LICENSE NO. 80758

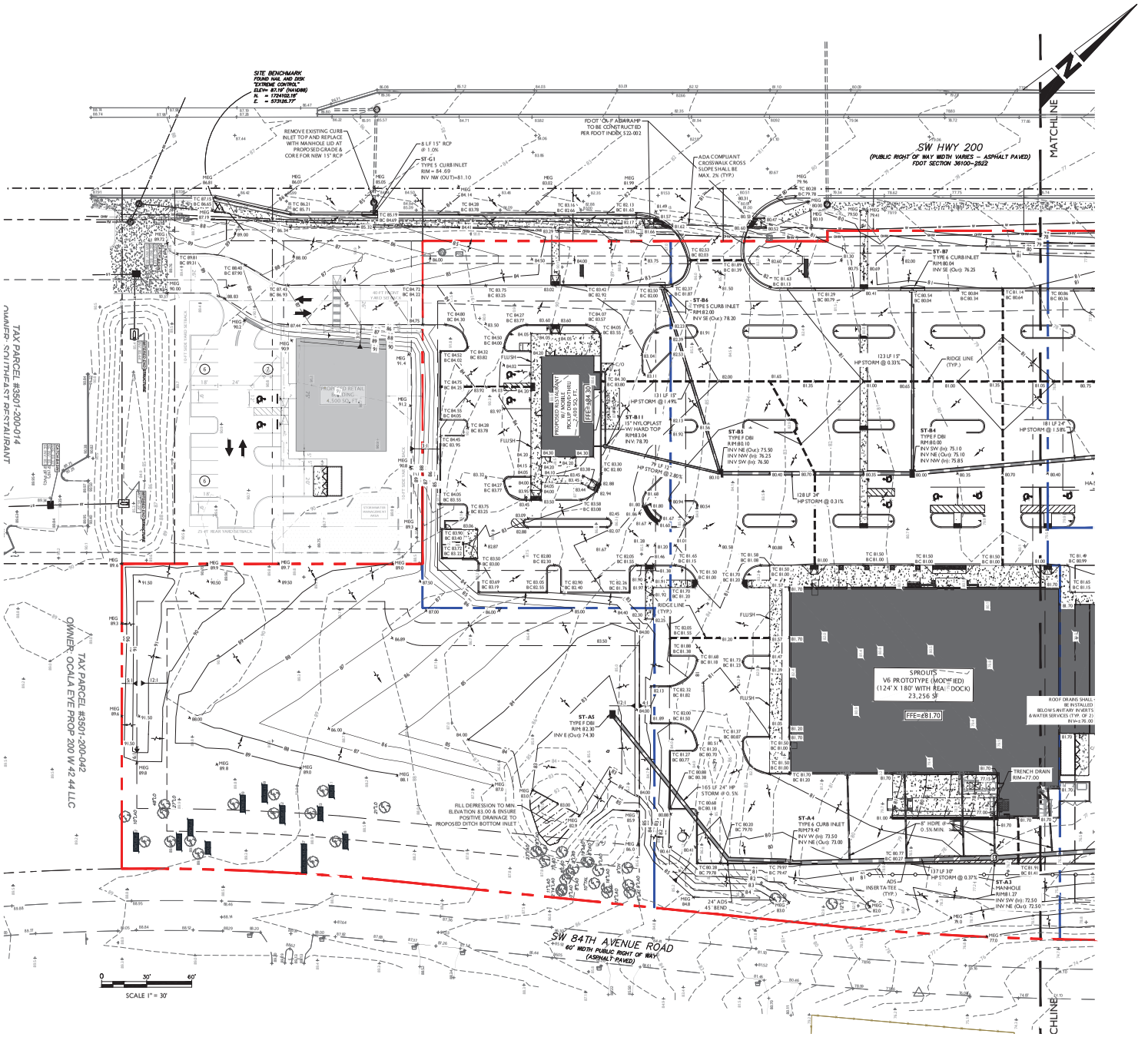
PROJECT NAME:
MAJOR SITE PLAN
CORTA COMMONS
FOR
CORTA OCALA, LLC
SW HWY 200 - OCALA
MARION COUNTY, FLORIDA

SHEET TITLE
GRADING & DRAINAGE PLAN

PROJECT NO: 23-3306
CHECKED BY: JJS
VERTICAL DATUM: NAVD 1988
DATE: 03/29/2024
SHEET NUMBER
C-302

GENERAL NOTES:

1. BOUNDARY, 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
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' AND 'AE'. THE 'AE' AREA APPEARS TO FALL WITHIN THE TOP OF BANK LIMITS OF THE POND WITHIN LOT 3 OF SAMIRA VILLAS AS DEPICTED ON THE SURVEY REFERENCED ABOVE. BASE FLOOD ELEVATION OF 70.2-FT (NAVD88).
4. SUBSURFACE INFORMATION SHOWN HEREON IS TAKEN FROM A REPORT ENTITLED "GEOTECHNICAL INVESTIGATION, PROPOSED SPROUTS AND ROSS RETAIL DEVELOPMENT, STATE ROAD 200 AND SOUTHWEST 100TH STREET, OCALA, MARION COUNTY, FLORIDA" PREPARED BY ANDREYEV ENGINEERING, INC. DATED NOVEMBER 3, 2022
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.



LEGEND:

- ADJACENT PROPERTY LINE
- PROPERTY BOUNDARY
- PROPOSED CONCRETE
- PROPOSED DRIVEWAY
- EXISTING SPOT ELEVATION
- PROPOSED SPOT ELEVATION
- ADJACENT PROPERTY PROPOSED SPOT ELEV
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INFO@MJSTOKESCONSULTING.COM
FLORIDA BUSINESS REGISTRY NO. 34448

REVISIONS

NO	DATE	DESCRIPTION	BY
10	2/27/25	REVISED PER SHOPPES UTILITY MODIFICATIONS & REVIEW COMMENTS	JJS
09	1/22/24	REVISED PER TDEP WASTEWATER PERMIT REVIEW	JJS
08	1/07/24	PERMIT MODIFICATION REVISION - ACCESS, UTILITY, DRAINAGE	JJS
07	1/07/24	UPDATED PLANS FROM RE-DESIGN FOR PERMIT MODIFICATION SUBMITTAL	JJS
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02	8/01/24	REVISION PER COUNTY, SWFWMD & FDOT REVIEW COMMENTS	JJS
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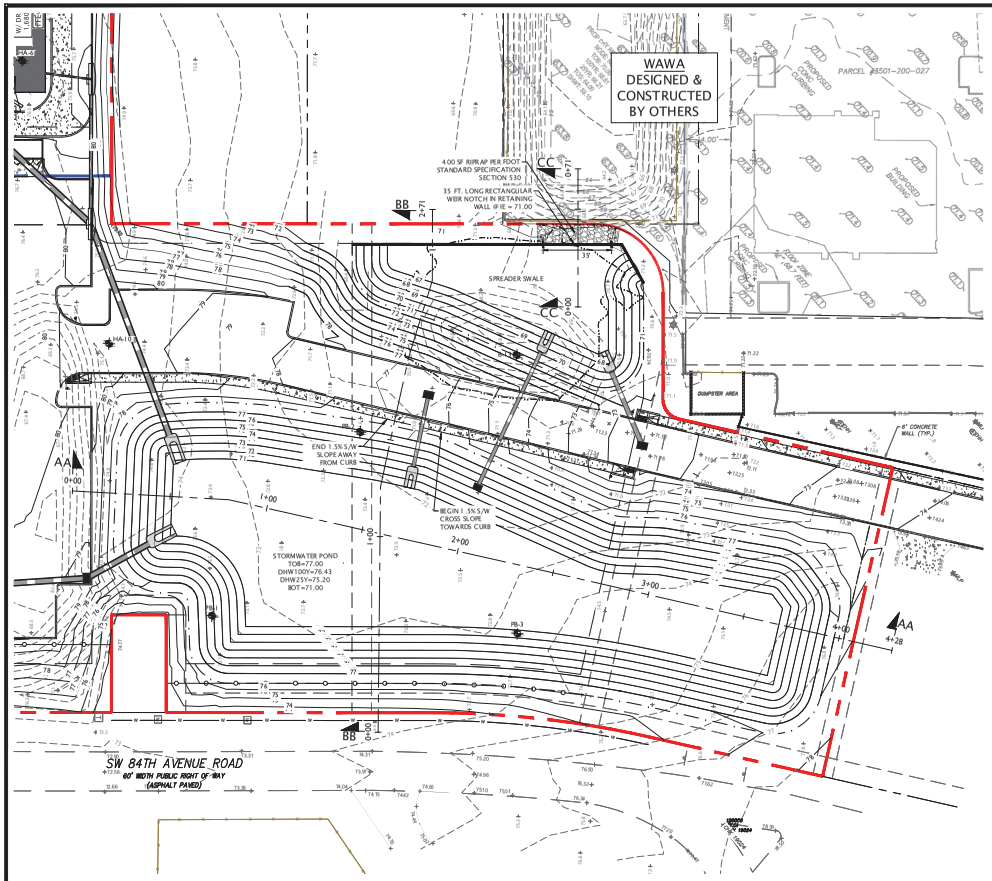
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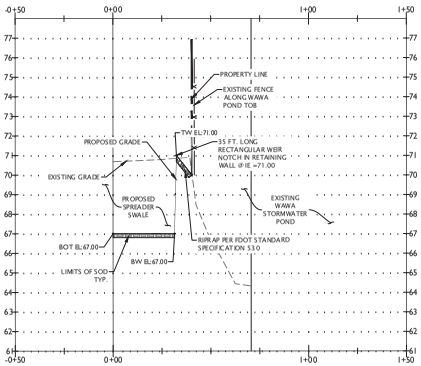
JOHN J. STOECKEL
FLORIDA PROFESSIONAL ENGINEER
LICENSE NO. 80758

PROJECT NAME:
MAJOR SITE PLAN
CORTA COMMONS
FOR
CORTA OCALA, LLC
SW HWY 200 - OCALA
MARION COUNTY, FLORIDA

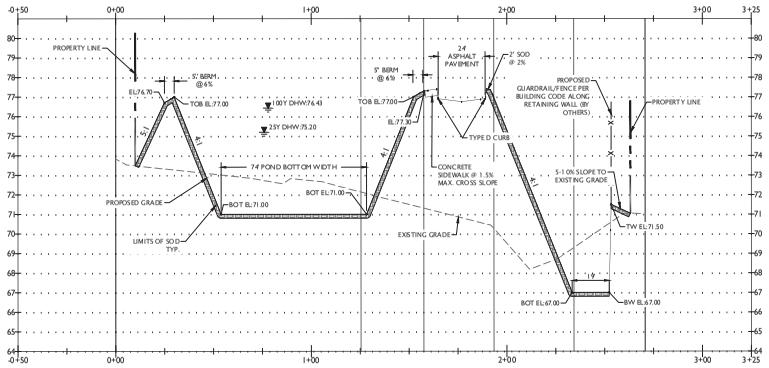
SHEET TITLE
GRADING & DRAINAGE PLAN

PROJECT NO: 23-3306
CHECKED BY: JJS
VERTICAL DATUM: NAVD 1988
DATE: 03/29/2024
SHEET NUMBER
C-303

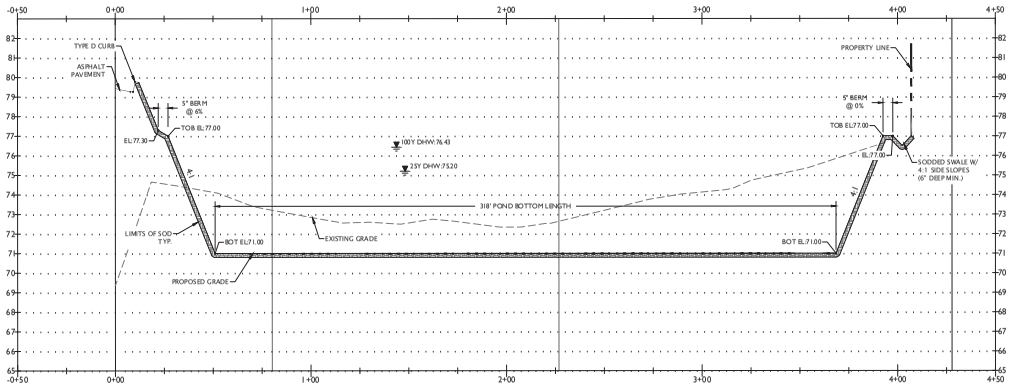




PROFILE CC



PROFILE BB



PROFILE AA



0 30' 60'

SCALE 1" = 30'

LEGEND:

- ADJACENT PROPERTY LINE
- PROPERTY BOUNDARY
- PROPOSED CONCRETE
- PROPOSED DRIVEWAY
- EXISTING SPOT ELEVATION
- PROPOSED SPOT ELEVATION
- ADJACENT PROPERTY PROPOSED SPOT ELEV
- PROPOSED CONTOUR
- BORING TEST LOCATION
- AUGER TEST LOCATION
- DRAIN INLET
- SURFACE FLOW ARROW
- DRAINAGE DIVIDE LINE
- STORM SEWER/DRAINAGE PIPE

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
10	2/27/25	REVISED PER SHOPPES UTILITY MODIFICATIONS & REVIEW COMMENTS	JJS
09	1/22/24	REVISED PER FDEP WASTEWATER PERMIT REVIEW	JJS
08	1/07/24	PERMIT MODIFICATION REVISION - ACCESS, UTILITY, DRAINAGE	JJS
07	1/07/24	UPDATED PLANS FROM RE-DESIGN FOR PERMIT MODIFICATION SUBMITTAL	JJS
06	10/17/24	RE-DESIGN OF CROSS ACCESS & LOWERED SITE AT TSC	JJS
05	10/07/24	REVISIONS PER FDOT ACCESS COMMENTS & ON-SITE CROSS ACCESS/POND	JJS
04	9/20/24	REVISIONS PER FDOT ACCESS & FORCEMAIN RELOCATION	JJS
03	9/05/24	REVISIONS TO BUFFER PER RESOLUTION	JJS
02	8/01/24	REVISION PER COUNTY, SWFWMD & FDOT REVIEW COMMENTS	JJS
01	6/12/24	REVISION PER ZONING APPROVAL, COUNTY & SWFWMD REVIEW COMMENTS	JJS

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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
CORTA COMMONS

FOR

CORTA OCALA, LLC

SW HWY 200 - OCALA
MARION COUNTY, FLORIDA

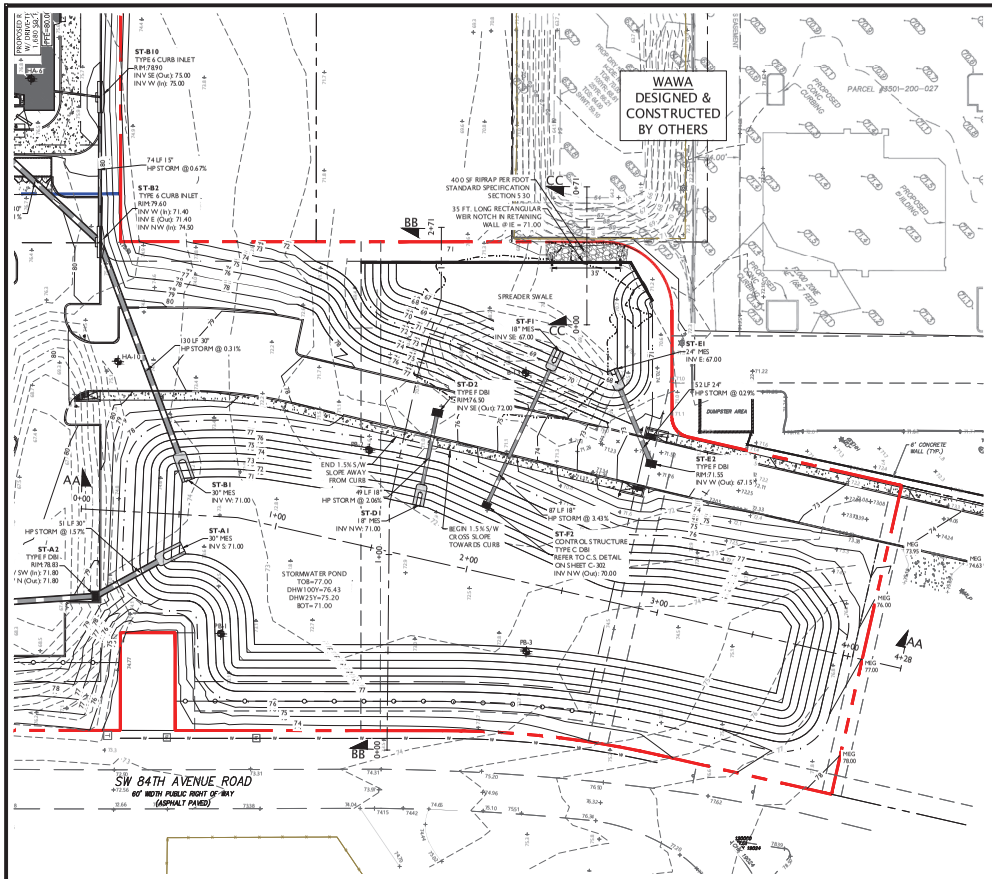
SHEET TITLE

CROSS SECTIONS

PROJECT NO: 23-3306
CHECKED BY: JJS
VERTICAL DATUM: NAVD 1988
DATE: 03/29/2024

SHEET NUMBER

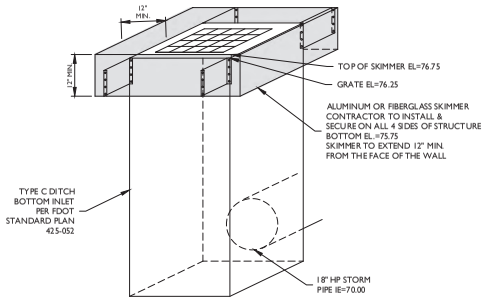
C-304



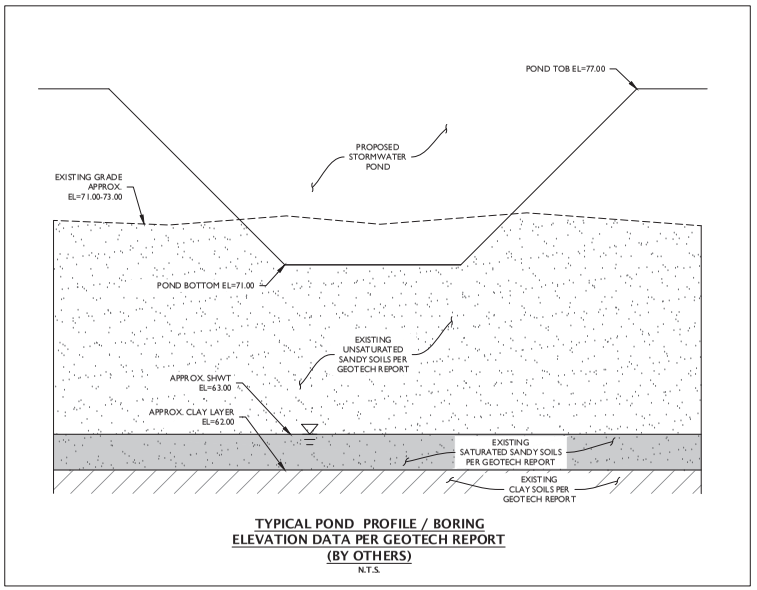


LEGEND:

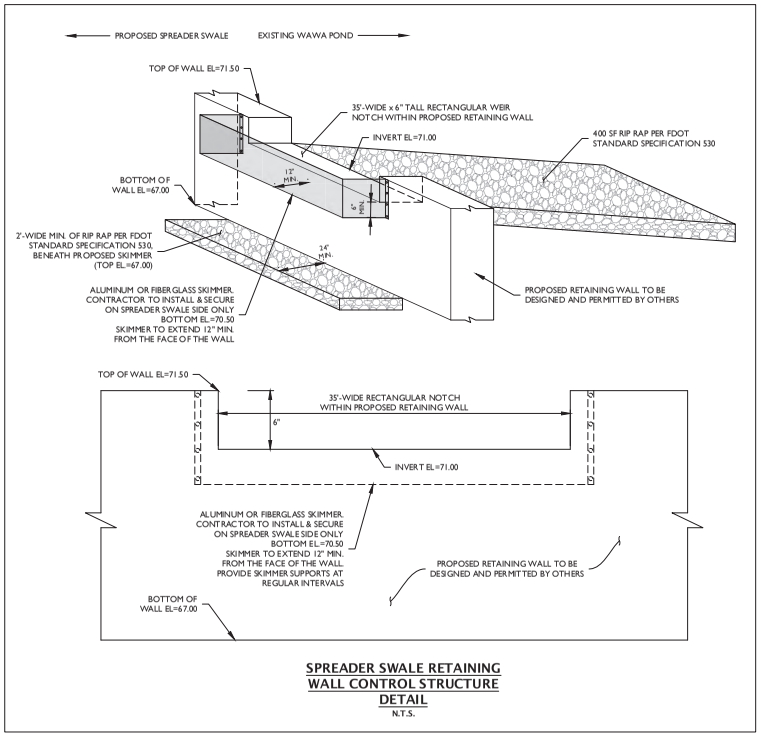
- ADJACENT PROPERTY LINE
- PROPERTY BOUNDARY
- PROPOSED CONCRETE
- PROPOSED DRIVEWAY
- EXISTING SPOT ELEVATION
- PROPOSED SPOT ELEVATION
- ADJACENT PROPERTY PROPOSED SPOT ELEV
- PROPOSED CONTOUR
- BORING TEST LOCATION
- AUGER TEST LOCATION
- DRAIN INLET
- SURFACE FLOW ARROW
- DRAINAGE DIVIDE LINE
- STORM SEWER/DRAINAGE PIPE



DRY POND CONTROL STRUCTURE DETAIL ST-F2
N.T.S.



TYPICAL POND PROFILE / BORING ELEVATION DATA PER GEOTECH REPORT (BY OTHERS)
N.T.S.



SPREADER SWALE RETAINING WALL CONTROL STRUCTURE DETAIL
N.T.S.

MJ STOKES CONSULTING
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FLORIDA BUSINESS REGISTRY NO. 34448

REVISIONS

REV	DATE	DESCRIPTION	BY
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01	6/12/24	REVISION PER ZONING APPROVAL, COUNTY & SWFWMD REVIEW COMMENTS	JJS

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JOHN J. STOECKEL
FLORIDA PROFESSIONAL ENGINEER
LICENSE NO. 80758

PROJECT NAME:
MAJOR SITE PLAN
CORTA COMMONS
FOR
CORTA OCALA, LLC
SW HWY 200 - OCALA
MARION COUNTY, FLORIDA

SHEET TITLE
CROSS SECTIONS

PROJECT NO: 23-3306
CHECKED BY: JJS
VERTICAL DATUM: NAVD 1988
DATE: 03/29/2024
SHEET NUMBER
C-305

GENERAL NOTES:

1. BOUNDARY, 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
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' AND 'AE'. THE 'AE' AREA APPEARS TO FALL WITHIN THE TOP OF BANK LIMITS OF THE POND WITHIN LOT 3 OF SAMIRA VILLAS AS DEPICTED ON THE SURVEY REFERENCED ABOVE., BASE FLOOD ELEVATION OF 70.2-FT (NAVD88).
4. SUBSURFACE INFORMATION SHOWN HEREON IS TAKEN FROM A REPORT ENTITLED "GEOTECHNICAL INVESTIGATION, PROPOSED SPROUTS AND ROSS RETAIL DEVELOPMENT, STATE ROAD 200 AND SOUTHWEST 100TH STREET, OCALA, MARION COUNTY, FLORIDA" PREPARED BY ANDREYEV ENGINEERING, INC. DATED NOVEMBER 3, 2022
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.
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.

FIRE FLOW DATA

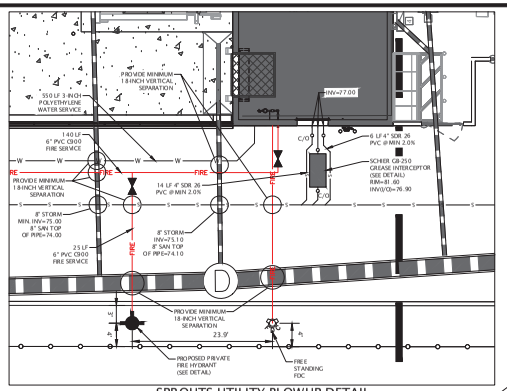
TEST DATE:	APRIL 3, 2024 - TEST PERFORMED BY COX FIRE PROTECTION AND WITNESSED BY MARION COUNTY UTILITIES.
FLOW HYDRANT LOCATION:	3225 @ 8530 SW SR 200
STATIC HYDRANT LOCATION: HYDRANT FLOW:	358 @ WENDY'S 8470 SW SR 200 1,250 GPM @ 55.5 PSI
STATIC PRESSURE:	55 PSI
RESIDUAL PRESSURE:	50 PSI
AVAILABLE FLOW @ 20 PSI:	4,563 GPM

NEEDED FIRE FLOW (NFF) CALCUATIONS

PENDING BUILDING MATERIAL INFORMATION

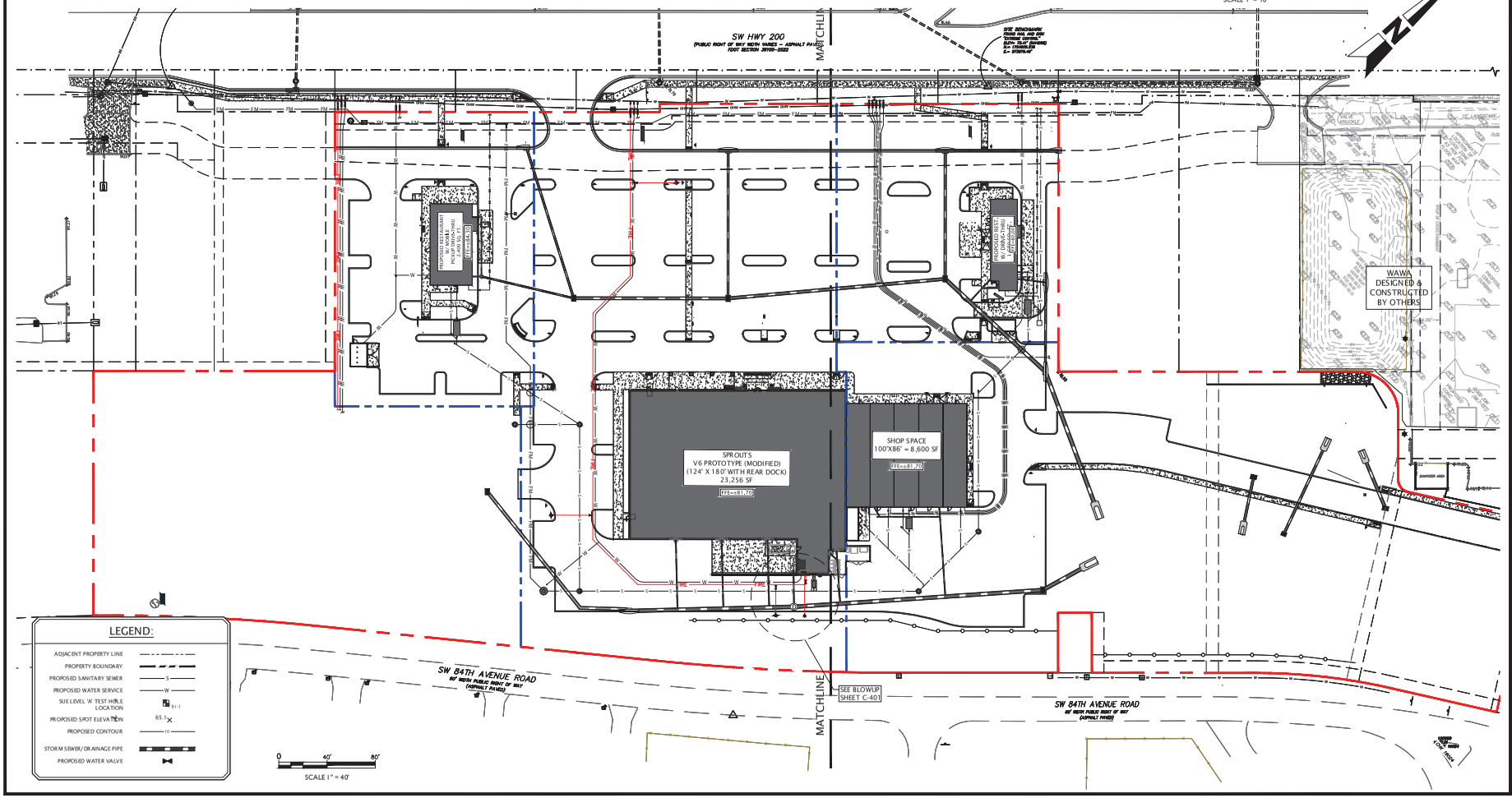
MARION COUNTY NOTES:

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. SIGNAGE SHALL BE POSTED AND/OR PAINTED FIRE DEPARTMENT ACCESS - NO PARKING ALONG THE FRONT OF THE MAIN BUILDING AND REAR IN THE PROXIMITY OF THE PROPOSED HYDRANT AND FDC.



SPROUTS UTILITY BLOWUP DETAIL

SCALE 1" = 10'



LEGEND:

- ADJACENT PROPERTY LINE
- PROPERTY BOUNDARY
- PROPOSED SANITARY SEWER — S —
- PROPOSED WATER SERVICE — W —
- SUE LEVEL 'A' TEST HOLE LOCATION SH-1
- PROPOSED SPOT ELEVATION 65.1
- PROPOSED CONTOUR — 10 —
- STORM SEWER/DRAINAGE PIPE
- PROPOSED WATER VALVE

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REVISIONS

REV	DATE	DESCRIPTION	BY
10	2/27/25	REVISED PER SHOPPES UTILITY MODIFICATIONS & REVIEW COMMENTS	JJS
09	1/22/24	REVISED PER FDEP WASTEWATER PERMIT REVIEW	JJS
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01	6/12/24	REVISION PER ZONING APPROVAL, COUNTY & SWFWMD REVIEW COMMENTS	JJS

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JOHN J. STOECKEL
FLORIDA PROFESSIONAL ENGINEER
LICENSE NO. 80758

PROJECT NAME:

MAJOR SITE PLAN
CORTA COMMONS

FOR

CORTA OCALA, LLC

SW HWY 200 - OCALA
MARION COUNTY, FLORIDA

SHEET TITLE

OVERALL UTILITY PLAN

PROJECT NO: 23-3306
CHECKED BY: JJS
VERTICAL DATUM: NAVD 1988
DATE: 03/29/2024

SHEET NUMBER

C-401

GENERAL NOTES:

1. BOUNDARY, 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, LAST REVISED FEBRUARY 12, 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' AND 'AE'. THE 'AE' AREA APPEARS TO FALL WITHIN THE TOP OF BANK LIMITS OF THE POND WITHIN LOT 3 OF SAMIRA VILLAS AS DEPICTED ON THE SURVEY REFERENCED ABOVE., BASE FLOOD ELEVATION OF 70.2-FT (NAVD88).
4. SUBSURFACE INFORMATION SHOWN HEREON IS TAKEN FROM A REPORT ENTITLED "GEOTECHNICAL INVESTIGATION, PROPOSED SPROUTS AND ROSS RETAIL DEVELOPMENT, STATE ROAD 200 AND SOUTHWEST 100TH STREET, OCALA, MARION COUNTY, FLORIDA" PREPARED BY ANDREYEV ENGINEERING, INC. DATED NOVEMBER 3, 2022.
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.

MARION COUNTY NOTES:

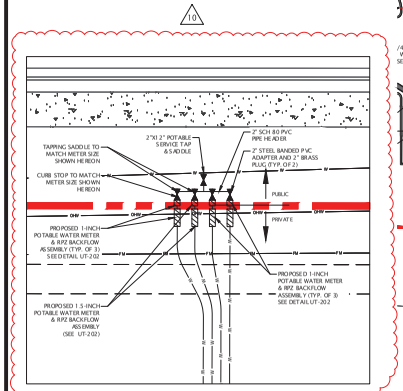
1. AS-BUILTS. ANY UTILITIES WHICH WILL BE DEDICATED TO MCU POST-CONSTRUCTION SHALL BE SHOWN ON AS-BUILTS IN ACCORDANCE WITH LATEST LDC REV 4/13/23.
2. ANY ASSETS TO BE CONVEYED TO MCU (MAINS, SERVICES, APPURTENANCES) SHALL BE IDENTIFIED ON PLAN
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4. 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.
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IRRIGATION SYSTEM INFORMATION

BELOW IS AN OUTLINE OF THE IRRIGATED AREA FOR EACH SYSTEM WITHIN THE SUBJECT PROPERTIES BEING DEVELOPED

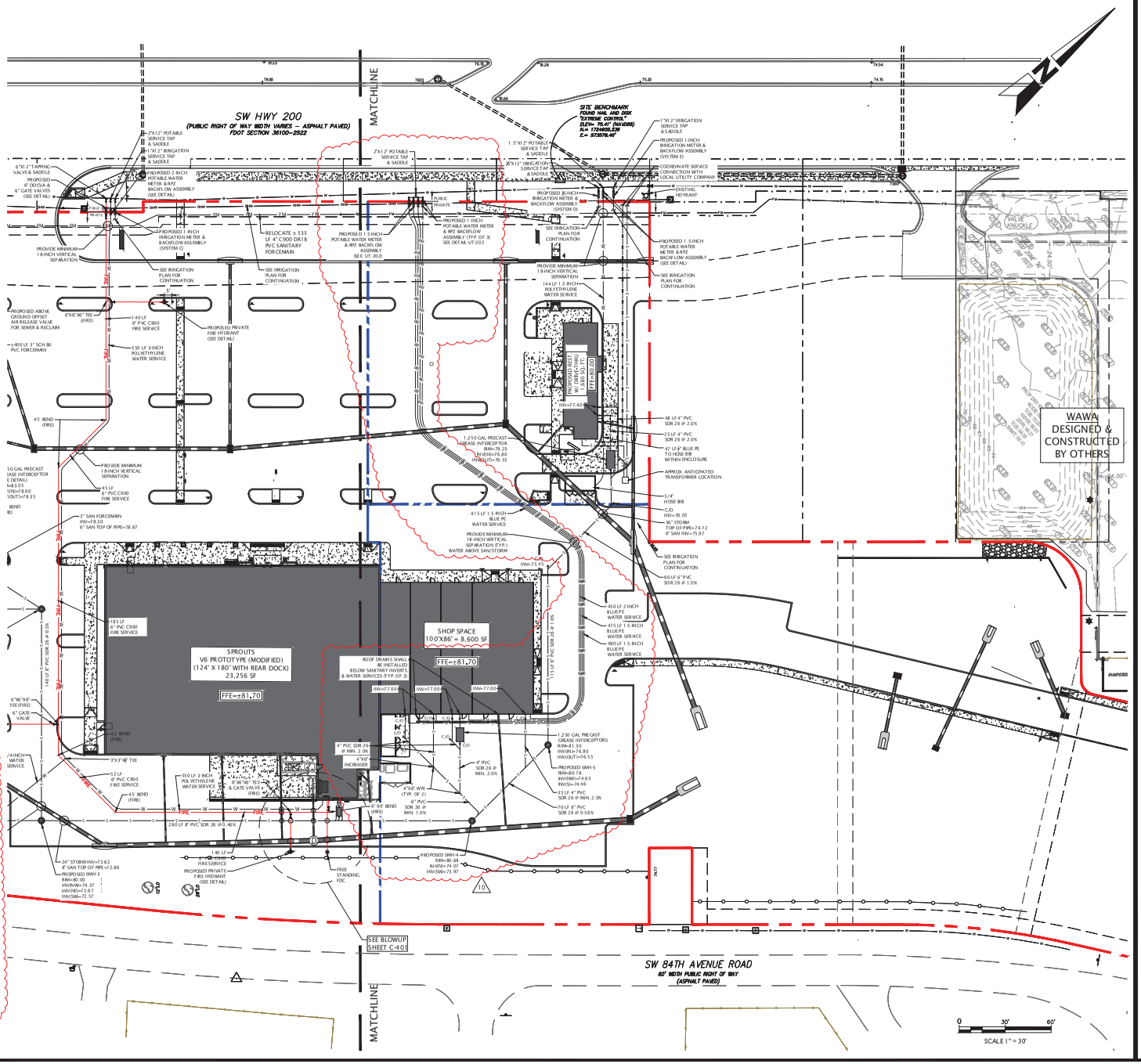
- SYSTEM A (RESIDENTIAL) = 14,350 SQ. FT.
- SYSTEM B (CHIPOTLE) = 11,575 SQ. FT.
- SYSTEM C (SPROUTS) = 26,775 SQ. FT.
- SYSTEM D (SMOOTHIE) = 4,475 SQ. FT.
- SYSTEM E (RETAIL) = 29,100 SQ. FT.

TOTAL AREA TO BE IRRIGATED = 83,790 SQ. FT.



SHOPPES 4-SERVICE METER BANK BLOWUP DETAIL

SCALE 1" = 10'



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P.O. BOX 22821
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813.724.4199
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FLORIDA BUSINESS REGISTRY NO. 34448

REV	DATE	DESCRIPTION	BY
11	4/16/25	REVISED PER SW 100TH ACCESS MODIFICIATION	JJS
10	2/27/25	REVISED PER SHOPPES UTILITY MODIFICATIONS & REVIEW COMMENTS	JJS
09	1/22/24	REVISED PER FDEP WASTEWATER PERMIT REVIEW	JJS
08	1/07/24	PERMIT MODIFICATION REVISION - ACCESS, UTILITY, DRAINAGE	JJS
07	1/07/24	UPDATED PLANS FROM RE-DESIGN FOR PERMIT MODIFICATION SUBMITTAL	JJS
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JOHN J. STOECKEL
FLORIDA PROFESSIONAL ENGINEER
LICENSE NO. 80758

PROJECT NAME:

MAJOR SITE PLAN
CORTA COMMONS

FOR

CORTA OCALA, LLC

SW HWY 200 - OCALA
MARION COUNTY, FLORIDA

SHEET TITLE

UTILITY PLAN (NORTH)

PROJECT NO: 23-3306
CHECKED BY: JJS
VERTICAL DATUM: NAVD 1988
DATE: 03/29/2024
SHEET NUMBER

C-402

GENERAL NOTES:

1. BOUNDARY, 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
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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.

MARION COUNTY NOTES:

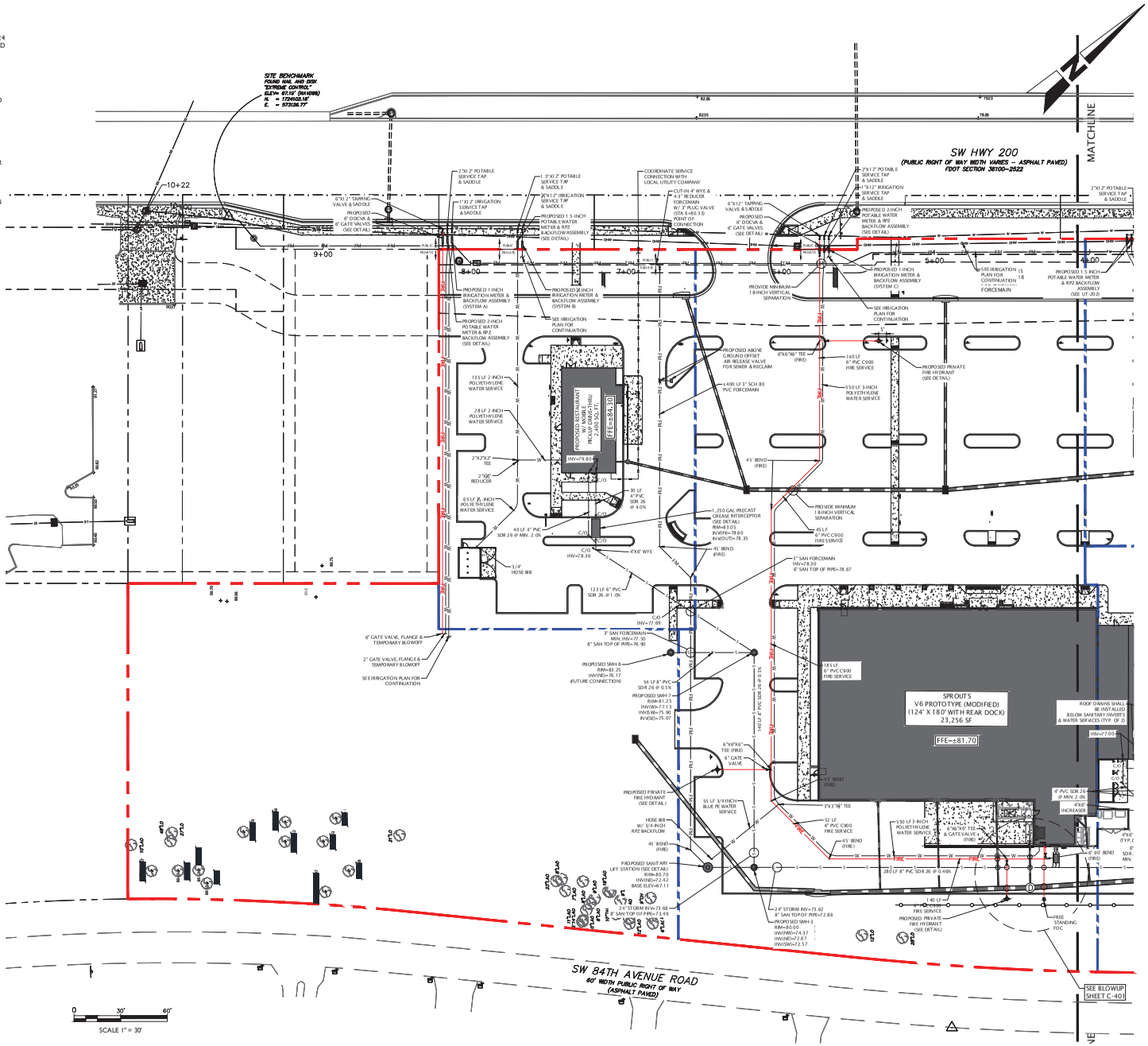
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4. MCU PERSONNEL ARE TO INSPECT ANY WORK PERFORMED ON OR AROUND EXISTING MCU INFRASTRUCTURE. A PRE-CONSTRUCTION MEETING IS REQUIRED TO BE HELD A MINIMUM OF 48 HOURS PRIOR TO START OF ANY CONSTRUCTION. IF THE PRE-CONSTRUCTION MEETING IS NOT COMPLETED, 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.

IRRIGATION SYSTEM INFORMATION

BELOW IS AN OUTLINE OF THE IRRIGATED AREA FOR EACH SYSTEM WITHIN THE SUBJECT PROPERTIES BEING DEVELOPED

- SYSTEM A (RESIDENTIAL) = 14,350 SQ. FT.
- SYSTEM B (CHIPOTLE) = 11,575 SQ. FT.
- SYSTEM C (SPROUTS) = 26,775 SQ. FT.
- SYSTEM D (SMOOTHIE) = 4,475 SQ. FT.
- SYSTEM E (RETAIL) = 29,100 SQ. FT.

TOTAL AREA TO BE IRRIGATED = 83,790 SQ. FT.



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

REVISIONS

NO	DATE	DESCRIPTION	BY
10	2/27/25	REVISED PER SHOPPES UTILITY MODIFICATIONS & REVIEW COMMENTS	JJS
09	1/22/24	REVISED PER FDEP WASTEWATER PERMIT REVIEW	JJS
08	1/07/24	PERMIT MODIFICATION REVISION - ACCESS, UTILITY, DRAINAGE	JJS
07	1/07/24	UPDATED PLANS FROM RE-DESIGN FOR PERMIT MODIFICATION SUBMITTAL	JJS
06	10/17/24	RE-DESIGN OF CROSS ACCESS & LOWERED SITE AT TSC	JJS
05	10/07/24	REVISIONS PER FDOT ACCESS COMMENTS & ON-SITE CROSS ACCESS/POND	JJS
04	9/20/24	REVISIONS PER FDOT ACCESS & FORCEMAIN RELOCATION	JJS
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02	8/01/24	REVISION PER COUNTY, SWFWMD & FDOT REVIEW COMMENTS	JJS
01	6/12/24	REVISION PER ZONING APPROVAL, COUNTY & SWFWMD REVIEW COMMENTS	JJS

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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
CORTA COMMONS
FOR
CORTA OCALA, LLC
SW HWY 200 - OCALA
MARION COUNTY, FLORIDA

SHEET TITLE
UTILITY PLAN (SOUTH)

PROJECT NO: 23-3306
CHECKED BY: JJS
VERTICAL DATUM: NAVD 1988
DATE: 03/29/2024
SHEET NUMBER
C-403

REVISIONS			
REV	DATE	DESCRIPTION	BY
10	2/27/25	REVISED PER SHOPPES UTILITY MODIFICATIONS & REVIEW COMMENTS	JJS
09	1/22/24	REVISED PER FDEP WASTEWATER PERMIT REVIEW	JJS
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JOHN J. STOECKEL
FLORIDA PROFESSIONAL ENGINEER
LICENSE NO. 80758

PROJECT NAME:
MAJOR SITE PLAN
CORTA COMMONS
FOR
CORTA OCALA, LLC
SW HWY 200 - OCALA
MARION COUNTY, FLORIDA

SHEET TITLE
EXISTING SANITARY FORCEMAIN PROFILE

PROJECT NO: 23-3306
CHECKED BY: JJS
VERTICAL DATUM: NAVD 1988
DATE: 03/29/2024
SHEET NUMBER
C-404

MJ STOKES CONSULTING
P.O. BOX 22821
TAMPA, FL 33622
813.724.4199
INFO@MJSTOKESCONSULTING.COM
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FDEP WATER NOTES:

1. CONTRACTOR SHALL KEEP EXISTING WATER MAINS AND SERVICE LINES IN OPERATION DURING CONSTRUCTION OR MINIMIZE INTERRUPTION OF WATER SERVICE DURING CONSTRUCTION.

2. ALL PIPE, PIPE FITTINGS, PIPE JOINT PACKING AND JOINTING MATERIALS, VALVES, FIRE HYDRANTS, AND METERS INSTALLED UNDER THIS PROJECT MUST CONFORM TO APPLICABLE AMERICAN WATER WORKS ASSOCIATION (AWWA) STANDARDS.

3. ALL PUBLIC WATER SYSTEM COMPONENTS, EXCLUDING FIRE HYDRANTS, THAT WILL BE INSTALLED UNDER THIS PROJECT AND THAT WILL COME INTO CONTACT WITH DRINKING WATER MUST CONFORM TO NSF INTERNATIONAL STANDARD 61 AS ADOPTED IN RULE 62-555.335, F.A.C., OR OTHER APPLICABLE STANDARDS, REGULATIONS, OR REQUIREMENTS REFERENCED IN PARAGRAPH 62-555.320(3)(B), F.A.C.

4. ALL PIPE AND PIPE FITTINGS INSTALLED UNDER THIS PROJECT MUST CONTAIN NO MORE THAN 8.0% LEAD, AND ANY SOLDER OR FLUX USED IN THIS PROJECT WILL CONTAIN NO MORE THAN 0.2% LEAD.

5. ALL PIPE AND PIPE FITTINGS INSTALLED UNDER THIS PROJECT MUST 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 STRIPES 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.)

6. THE OPEN END OF THE AIR RELIEF PIPE FROM ALL AUTOMATIC AIR RELIEF VALVES INSTALLED UNDER THIS PROJECT MUST BE EXTENDED TO AT LEAST ONE FOOT ABOVE GRADE AND WILL BE PROVIDED WITH A SCREENED, DOWNWARD-FACING ELBOW.

7. NEW OR ALTERED CHAMBERS, PITS, OR MANHOLES THAT CONTAIN VALVES, BLOW-OFFS, METERS, OR OTHER SUCH WATER DISTRIBUTION SYSTEM APPURTENANCES AND THAT ARE INCLUDED IN THIS PROJECT MUST NOT BE CONNECTED DIRECTLY TO ANY SANITARY OR STORM SEWER, AND BLOW-OFFS OR AIR RELIEF VALVES INSTALLED UNDER THIS PROJECT WILL NOT BE CONNECTED DIRECTLY TO ANY SANITARY OR STORM SEWER.

8. NEW OR ALTERED WATER MAINS INCLUDED IN THIS PROJECT MUST BE INSTALLED IN ACCORDANCE WITH APPLICABLE AWWA STANDARDS OR IN ACCORDANCE WITH MANUFACTURERS' RECOMMENDED PROCEDURES.

9.

10. A CONTINUOUS AND UNIFORM BEDDING MUST BE PROVIDED IN TRENCHES FOR UNDERGROUND PIPE INSTALLED UNDER THIS PROJECT; BACKFILL MATERIAL MUST BE TAMPED IN LAYERS AROUND UNDERGROUND PIPE INSTALLED UNDER THIS PROJECT AND TO A SUFFICIENT HEIGHT ABOVE THE 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 MUST BE REMOVED FOR A DEPTH OF AT LEAST SIX INCHES BELOW THE BOTTOM OF UNDERGROUND PIPE INSTALLED UNDER THIS PROJECT.

11. ALL WATER MAIN TEES, BENDS, PLUGS, AND HYDRANTS INSTALLED UNDER THIS PROJECT MUST BE PROVIDED WITH THRUST BLOCKS OR RESTRAINED JOINTS TO PREVENT MOVEMENT.

12. NEW OR ALTERED WATER MAINS THAT ARE INCLUDED IN THIS PROJECT AND THAT WILL BE CONSTRUCTED OF ASBESTOS-CEMENT OR POLYVINYL CHLORIDE PIPE MUST BE PRESSURE AND LEAKAGE TESTED IN ACCORDANCE WITH AWWA STANDARD C603 OR C605, RESPECTIVELY, AS INCORPORATED INTO RULE 62-555.330, F.A.C., AND ALL OTHER NEW OR ALTERED WATER MAINS INCLUDED IN THIS PROJECT WILL BE PRESSURE AND LEAKAGE TESTED IN ACCORDANCE WITH AWWA STANDARD C600 AS INCORPORATED INTO RULE 62-555.330.

13. NEW OR ALTERED WATER MAINS, INCLUDING FIRE HYDRANT LEADS AND INCLUDING SERVICE LINES THAT WILL BE UNDER THE CONTROL OF A PUBLIC WATER SYSTEM AND THAT HAVE AN INSIDE DIAMETER OF THREE INCHES OR GREATER, MUST BE DISINFECTED AND BACTERIOLOGICALLY EVALUATED IN ACCORDANCE WITH RULE 62-555.340, F.A.C.

14. NEW OR ALTERED WATER MAINS THAT ARE INCLUDED IN THIS PROJECT AND THAT WILL BE INSTALLED IN AREAS WHERE THERE ARE KNOWN AGGRESSIVE SOIL CONDITIONS WILL BE PROTECTED THROUGH USE OF CORROSION-RESISTANT WATER MAIN MATERIALS, THROUGH ENCASEMENT OF THE WATER MAINS IN POLYETHYLENE, OR THROUGH PROVISION OF CATHODIC PROTECTION.

15. NEW OR RELOCATED, UNDERGROUND WATER MAINS INCLUDED IN THIS PROJECT MUST BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST THREE FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED VACUUM-TYPE SANITARY SEWER, STORM SEWER, STORMWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.; A HORIZONTAL DISTANCE OF AT LEAST SIX FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED GRAVITY-TYPE SANITARY SEWER (OR A HORIZONTAL DISTANCE OF AT LEAST THREE FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED GRAVITY-TYPE SANITARY SEWER IF THE BOTTOM OF THE WATER MAIN WILL BE LAID AT LEAST SIX INCHES ABOVE THE TOP OF THE SEWER); A HORIZONTAL DISTANCE OF AT LEAST SIX FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED 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 A HORIZONTAL DISTANCE OF AT LEAST TEN FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND ALL PARTS OF ANY EXISTING OR PROPOSED "ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEM."

16. NEW OR RELOCATED, UNDERGROUND WATER MAINS THAT ARE INCLUDED IN THIS PROJECT AND THAT WILL CROSS ANY EXISTING OR PROPOSED GRAVITY- OR VACUUM-TYPE SANITARY SEWER OR STORM SEWER MUST BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST SIX INCHES ABOVE THE OTHER PIPELINE OR AT LEAST 12 INCHES BELOW THE OTHER PIPELINE; AND NEW OR RELOCATED, UNDERGROUND WATER MAINS THAT ARE INCLUDED IN THIS PROJECT AND THAT WILL CROSS ANY EXISTING OR PROPOSED PRESSURE-TYPE SANITARY SEWER, WASTEWATER OR STORMWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER WILL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST 12 INCHES ABOVE OR BELOW THE OTHER PIPELINE.

17. AT THE UTILITY CROSSINGS DESCRIBED ABOVE, ONE FULL LENGTH OF WATER MAIN PIPE MUST BE CENTERED ABOVE OR BELOW THE OTHER PIPELINE SO THE WATER MAIN JOINTS WILL BE AS FAR AS POSSIBLE FROM THE OTHER PIPELINE OR THE PIPES WILL BE ARRANGED SO THAT ALL WATER MAIN JOINTS ARE AT LEAST THREE FEET FROM ALL JOINTS IN VACUUM-TYPE SANITARY SEWERS, STORM SEWERS, STORMWATER FORCE MAINS, OR PIPELINES CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C., AND AT LEAST SIX FEET 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.

18. NEW OR ALTERED WATER MAINS THAT ARE INCLUDED IN THIS PROJECT AND THAT WILL CROSS ABOVE SURFACE WATER MUST BE ADEQUATELY SUPPORTED AND ANCHORED, PROTECTED FROM DAMAGE AND FREEZING, AND ACCESSIBLE FOR REPAIR OR REPLACEMENT.

19. NEW OR ALTERED WATER MAINS THAT ARE INCLUDED IN THIS PROJECT AND THAT WILL CROSS UNDER SURFACE WATER MUST HAVE A MINIMUM COVER OF TWO FEET.

20. NEW OR ALTERED WATER MAINS THAT ARE INCLUDED IN THIS PROJECT AND THAT WILL CROSS UNDER SURFACE WATER COURSES GREATER THAN 15 FEET IN WIDTH MUST HAVE FLEXIBLE OR RESTRAINED, WATERTIGHT PIPE JOINTS AND WILL INCLUDE VALVES AT BOTH ENDS OF THE WATER CROSSING SO THE UNDERWATER MAIN CAN BE ISOLATED FOR TESTING AND REPAIR; THE AFOREMENTIONED ISOLATION VALVES WILL BE EASILY ACCESSIBLE AND WILL NOT BE SUBJECT TO FLOODING; THE ISOLATION VALVE CLOSEST TO THE WATER SUPPLY SOURCE WILL BE IN A MANHOLE; AND PERMANENT TAPS WILL BE PROVIDED ON EACH SIDE OF THE ISOLATION VALVE WITHIN THE MANHOLE TO ALLOW FOR INSERTION OF A SMALL METER TO DETERMINE LEAKAGE FROM THE UNDERWATER MAIN AND TO ALLOW FOR SAMPLING OF WATER FROM THE UNDERWATER MAIN.

21. NEITHER STEAM CONDENSATE, COOLING WATER FROM ENGINE JACKETS, NOR WATER USED IN CONJUNCTION WITH HEAT EXCHANGERS MAY BE RETURNED TO THE NEW OR ALTERED WATER MAINS INCLUDED IN THIS PROJECT.

FDEP SEWER NOTES:

1. SEWERS MUST BE LAIN WITH UNIFORM SLOPE BETWEEN MANHOLES

2. SEWERS ON 20% SLOPES OR GREATER MUST BE ANCHORED SECURELY WITH CONCRETE, OR EQUAL, ANCHORS SPACED AS FOLLOWS: NOT OVER 36 FEET CENTER TO CENTER ON GRADES 20% AND UP TO 35%; NOT OVER 24 FEET CENTER TO CENTER ON GRADES 35% AND UP TO 50%; AND NOT OVER 16 FEET CENTER TO CENTER ON GRADES 50% AND OVER.

3. SEWERS MUST BE LAIN WITH STRAIGHT ALIGNMENT BETWEEN MANHOLES.

4. SUITABLE COUPLINGS COMPLYING WITH ASTM SPECIFICATIONS ARE REQUIRED FOR JOINING DISSIMILAR MATERIALS.

5. CONTRACTOR SHALL VERIFY ALL TESTING REQUIREMENTS WILL EOR AND MUNICIPAL INSPECTOR PRIOR TO CONSTRUCTION.

6. DEFLECTION TESTS SHALL BE PERFORMED ON ALL FLEXIBLE PIPE. 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 (AT A MINIMUM, LOCAL REQUIREMENTS MAY BE MORE STRINGENT): 1) NO PIPE SHALL EXCEED A DEFLECTION OF 5%; 2) USING A RIGID BALL OR MANDREL FOR THE DEFLECTION TEST 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; AND 3) PERFORMING THE TEST WITHOUT MECHANICAL PULLING DEVICES.

7. LEAKAGE TESTS OF SEWERS ARE REQUIRED: 1) THE LEAKAGE EXFILTRATION OR INFILTRATION SHALL NOT EXCEED 200 GALLONS PER INCH OF PIPE DIAMETER PER MILE PER DAY FOR ANY SECTION OF THE SYSTEM; 2) EXFILTRATION OR INFILTRATION TESTS BE PERFORMED WITH A MINIMUM POSITIVE HEAD OF 2 FEET; AND 3) AIR TESTS, AS A MINIMUM, CONFORM TO THE TEST PROCEDURE DESCRIBED IN ASTM C-828 FOR CLAY PIPE, ASTM C 924 FOR CONCRETE PIPE, ASTM F-1417 FOR PLASTIC PIPE, AND FOR OTHER MATERIALS APPROPRIATE TEST PROCEDURES.

8. MANHOLES MUST HAVE A MINIMUM DIAMETER OF 48 INCHES AND A MINIMUM ACCESS DIAMETER OF 22 INCHES.

9. A BENCH SHALL BE PROVIDED ON EACH SIDE OF ANY MANHOLE CHANNEL WHEN THE PIPE DIAMETER(S) ARE LESS THAN THE MANHOLE DIAMETER. NO LATERAL SEWER, SERVICE CONNECTION, OR DROP MANHOLE PIPE MAY DISCHARGE ONTO THE SURFACE OF THE BENCH.

10. MANHOLE JOINT REQUIREMENTS: 1) MANHOLE LIFT HOLES AND GRADE ADJUSTMENT RINGS BE SEALED WITH NON-SHRINKING MORTAR OR OTHER APPROPRIATE MATERIAL; 2) INLET AND OUTLET PIPES BE JOINED TO THE MANHOLE WITH A GASKETED FLEXIBLE WATERTIGHT CONNECTION OR ANOTHER WATERTIGHT CONNECTION ARRANGEMENT THAT ALLOWS DIFFERENTIAL SETTLEMENT OF THE PIPE AND MANHOLE WALL; AND 3) WATERTIGHT MANHOLE COVERS BE USED WHEREVER THE MANHOLE TOPS MAY BE FLOODED BY STREET RUNOFF OR HIGH WATER.

11. MANHOLE INSPECTION AND TESTING FOR WATERTIGHTNESS OR DAMAGE PRIOR TO PLACING INTO SERVICE IS REQUIRED. AIR TESTING, IF SPECIFIED FOR CONCRETE SEWER MANHOLES, SHALL CONFORM TO THE TEST PROCEDURES DESCRIBED IN ASTM C-1244.

MJ STOKES CONSULTING
P.O. BOX 22821
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LICENSE NO. 80758

PROJECT NAME:

MAJOR SITE PLAN
CORTA COMMONS

FOR

CORTA OCALA, LLC

SW HWY 200 - OCALA
MARION COUNTY, FLORIDA

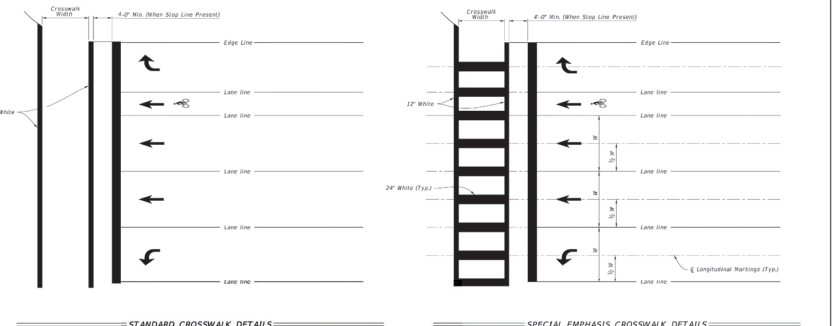
SHEET TITLE

FDEP WATER & SEWER NOTES

PROJECT NO: 23-3306
CHECKED BY: JJS
VERTICAL DATUM: NAVD 1988
DATE: 03/29/2024

SHEET NUMBER

C-405



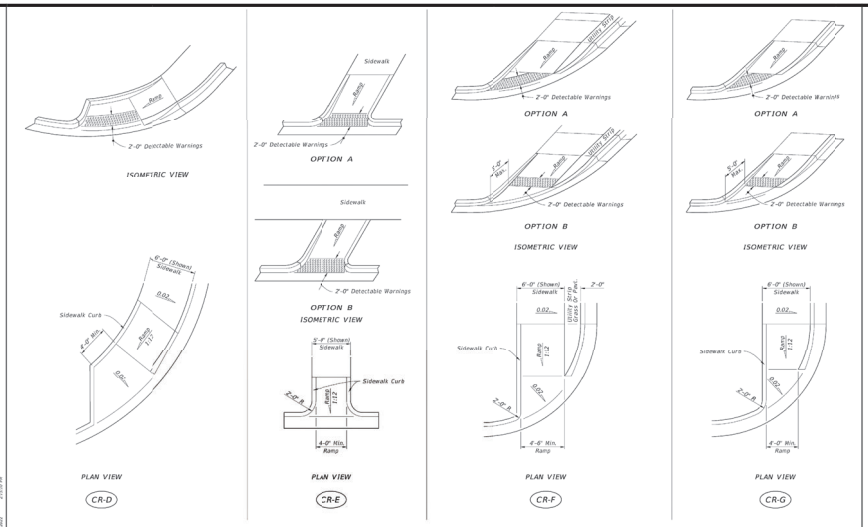
STANDARD CROSSWALK DETAILS

SPECIAL EMPHASIS CROSSWALK DETAILS

NOTES:

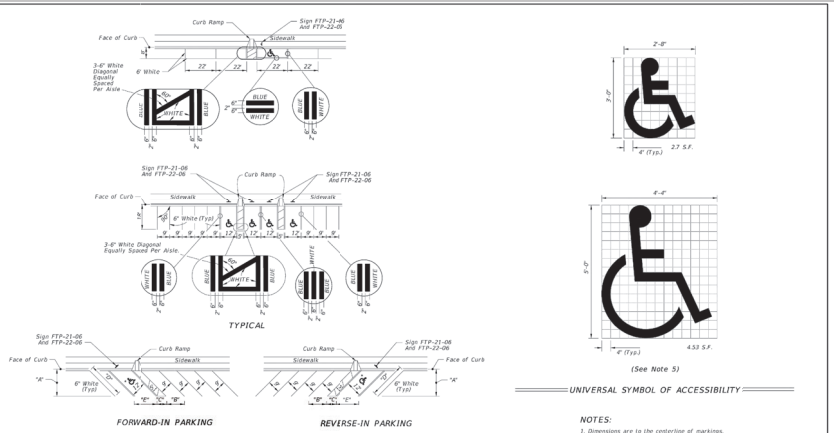
1. For crosswalk width, exceed width of the adjacent sidewalk, but do not make width less than 6' for intersection crosswalks and 10' for midblock crosswalks. Measure width from the inside of the transverse crosswalk markings.
2. When the Special Emphasis Crosswalk is not perpendicular to the lane lines, make the longitudinal markings parallel to the lane lines.
3. Refer to Index 522-002 when Curb Ramps are present.

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



SIDEWALK CURB RAMPS CR-D, CR-E, CR-F & CR-G

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



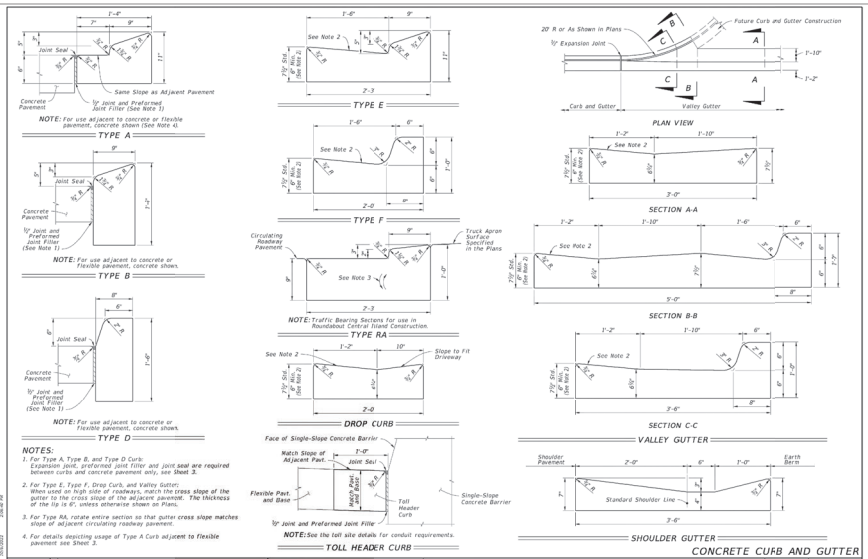
PAVEMENT MARKING FOR PARKING

UNIVERSAL SYMBOL OF ACCESSIBILITY

NOTES:

1. Dimensions are to the centerline of markings.
2. An Access Aisle is required for each accessible space when angle parking is used.
3. Criteria for pavement markings only, not public sidewalk curb ramp locations. For ramp locations refer to plans.
4. Mount FTP-22-06 sign below the FTP-21-06 sign.
5. Use of the pavement symbol in accessible parking spaces is optional. When pavement symbol is used, the symbol is either 2'-0" or 3'-0" high and white in color.

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



NOTES:

1. For Type A, Type B, and Type D Curb: Expansion joint, preformed joint filler and joint seal are required between curbs and concrete pavement only, see Sheet 3.
2. For Type E, Type F, Drop Curb, and Valley Gutter: When used on high side of roadways, match the cross slope of the gutter to the cross slope of the adjacent pavement. The thickness of the lip is 6", unless otherwise shown on Plans.
3. For Type RA, rotate entire section so that gutter cross slope matches slope of adjacent circulating roadway pavement.
4. For details depicting usage of Type A Curb adjacent to flexible pavement see Sheet 3.

NOTE: For use adjacent to concrete or flexible pavement, concrete shown (See Note 4).

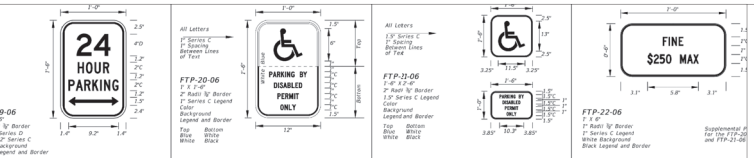
NOTE: For use adjacent to concrete or Flexible pavement, concrete shown.

NOTE: For use adjacent to concrete or Flexible pavement, concrete shown.

NOTE: Traffic Bearing Sections for use in Roundabout Central Island Construction.

NOTE: See the toll site details for conduit requirements.

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



SPECIAL SIGN DETAILS

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

MJ STOKES CONSULTING
P.O. BOX 22821
TAMPA, FL 33622
813.724.4199
INFO@MJSTOKESCONSULTING.COM
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CORTA COMMONS

FOR

CORTA OCALA, LLC

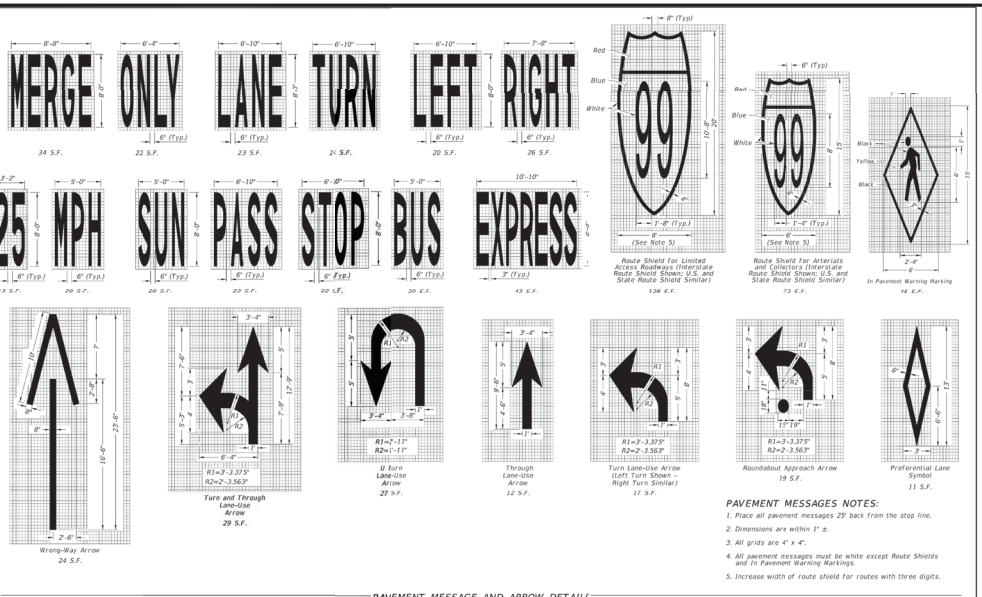
SW HWY 200 - OCALA
MARION COUNTY, FLORIDA

SHEET TITLE

CONSTRUCTION DETAILS

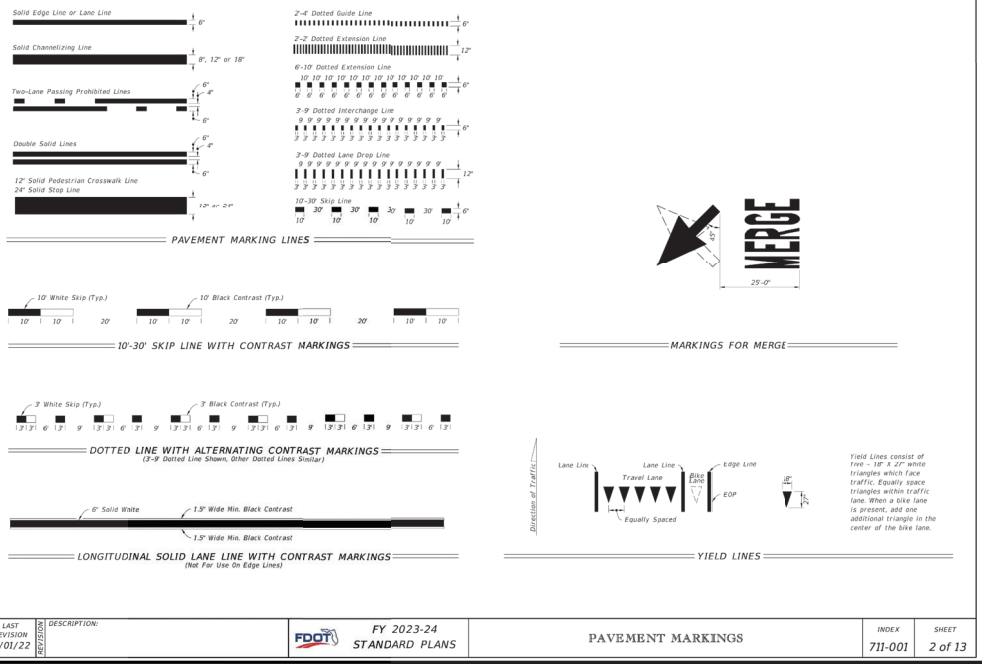
PROJECT NO: 23-3306
CHECKED BY: JJS
VERTICAL DATUM: NAVD 1988
DATE: 03/29/2024
SHEET NUMBER

C-501



PAVEMENT MESSAGE AND ARROW DETAILS

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



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

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

REVISIONS

REV	DATE	DESCRIPTION	BY
04	9/20/24	REVISIONS PER FDOT ACCESS & FORCEMAIN RELOCATION	JJS
03	9/05/24	REVISION TO BUFFER PER RESOLUTION	JJS
02	8/01/24	REVISION PER COUNTY, SWFWMD & FDOT REVIEW COMMENTS	JJS
01	6/12/24	REVISION PER ZONING APPROVAL, COUNTY & SWFWMD REVIEW COMMENTS	JJS

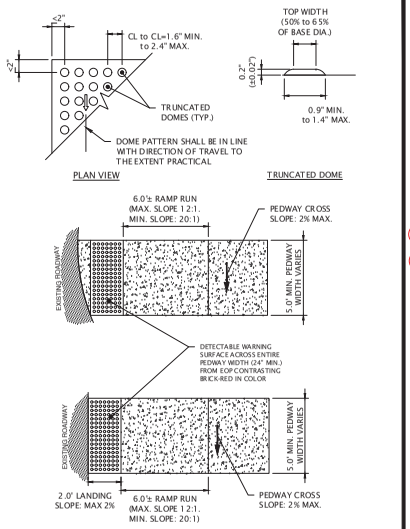
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JOHN J. STOECKEL
FLORIDA PROFESSIONAL ENGINEER
LICENSE NO. 80758

PROJECT NAME:
MAJOR SITE PLAN
CORTA COMMONS
FOR
CORTA OCALA, LLC
SW HWY 200 - OCALA
MARION COUNTY, FLORIDA

SHEET TITLE
CONSTRUCTION DETAILS

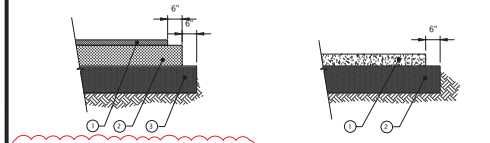
PROJECT NO: 23-3306
CHECKED BY: JJS
VERTICAL DATUM: NAVD 1988
DATE: 03/29/2024
SHEET NUMBER
C-502



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. 2.5" OF SP-9.5 ASPHALT INSTALLED IN (2) LIFTS. 1.5" LIFT FOLLOWED BY 1" LIFT WEAR COURSE; INITIAL LIFT MAY SUBSTITUTE SP-12.5 TESTED PER FDOT LATEST EDITION INSTALLED IN ONE LIFT
2. 8" THICK LIMEROCK OR CRUSHED CONCRETE MIN. LBR 100, COMPACTED TO A MIN. OF 98% MAXIMUM DENSITY PER AASHTO T-180
3. 12" THICK STABILIZED SUBGRADE, MIN. LBR 40, COMPACTED TO A MIN. OF 98% MAXIMUM DENSITY PER AASHTO T-180

ASPHALT DRIVEWAY PAVEMENT

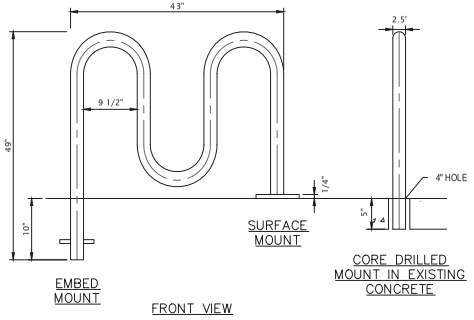
1. CONCRETE PAVEMENT 6" THICK 28 DAY, 4,000 PSI REINFORCED WITH NO. 3 BARS AT 18" O.C. EACH WAY.
2. SUBGRADE, 18" THICK, TYPE "B", MIN. LBR 60, COMPACTED TO A MIN. OF 98% MAXIMUM DENSITY PER AASHTO T-180

CONCRETE PAVEMENT SECTION

NOTES:

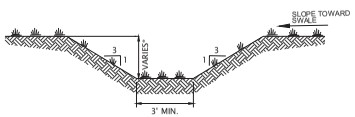
1. CONCRETE PAVEMENT SHALL BE CONSTRUCTED OF 28 DAY, 4000 PSI, CLASS 1 CONCRETE.
2. CONTRACTION JOINTS SHALL BE 1/8 INCH WIDE AND SAW-CUT OR TOOLED.
3. CONSTRUCTION JOINTS ARE REQUIRED WHEN CONSTRUCTING ADJACENT FRESH CONCRETE POURS.
4. EXPANSION JOINTS ARE REQUIRED ALONG ALL OTHER ADJACENT PAVEMENTS, AT EACH SIDE OF STORM INLET STRUCTURES, AND AT ALL RADIUS POINTS.
5. EXPANSION JOINTS SHALL BE 1/2 INCH WIDE (WITH 1/2 INCH PREMOLDED JOINT MATERIAL) AND SHALL BE FULL DEPTH OF THE PAVEMENT.
6. 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.
7. 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
N.T.S.



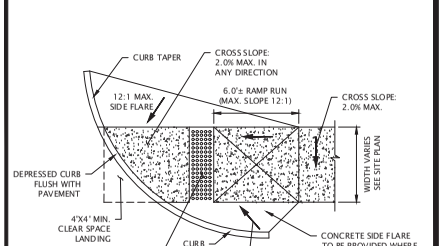
NOTES:
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
2. SHALL BE MANUFACTURED BY ULINE MODEL NO. H-2543 OR APPROVED EQUAL.

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

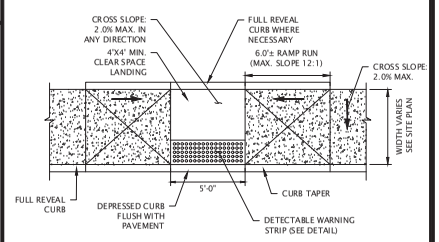


NOTES:
1. MINIMUM DEPTH OF SWALE SHALL BE 6-INCHES
2. AVOID DAMAGING TREE ROOTS DURING EXCAVATION; RE-ROUTE CENTERLINE OF SWALE TO AVOID ROOT AND/OR TREE IMPACTS.
3. SEE LANDSCAPE PLAN FOR TOPSOIL AND SOD/SEEDING REQUIREMENTS.

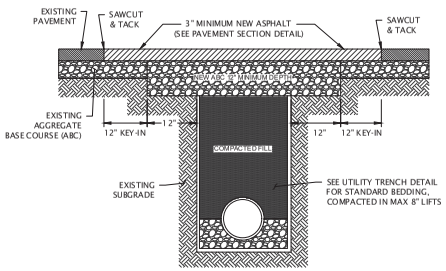
5 GRASS SWALE SECTION DETAIL
N.T.S.



4 ADA ACCESSIBLE RAMP DETAIL
N.T.S.



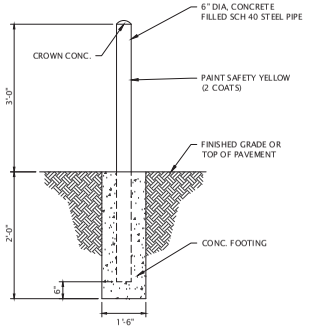
6 ADA ACCESSIBLE RAMP DETAIL
N.T.S.



NOTES:

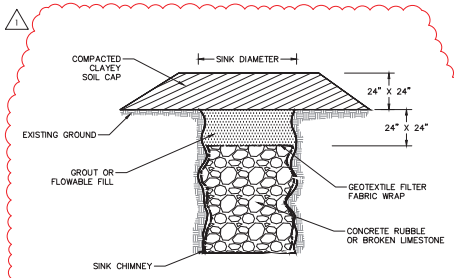
1. THE PAVEMENT EDGE SHALL BE DEFINED BY A STRAIGHT EDGE FORMED BY A MACHINED SAW CUT.
2. BASE MATERIAL OVER DITCH SHALL BE INSTALLED TO TWICE THE THICKNESS OF THE EXISTING ORIGINAL.
3. BASE MATERIAL SHALL BE PLACED IN 6" MAXIMUM LIFTS AND EACH LAYER THOROUGHLY ROLLED OR TAMPED TO 98% MAXIMUM DENSITY 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.

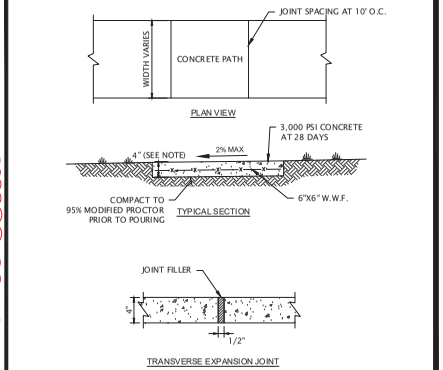


TYPICAL SINK CHIMNEY REPAIR
N.T.S.

NOTE:

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

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



TRANSVERSE EXPANSION JOINT

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.

MJ STOKES CONSULTING
P.O. BOX 22821
TAMPA, FL 33622
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FLORIDA BUSINESS REGISTRY NO. 34448

REVISIONS

REV	DATE	DESCRIPTION	BY
04	9/20/24	REVISIONS PER FDOT ACCESS & FORCEMAIN RELOCATION	JJS
03	9/05/24	REVISION TO BUFFER PER RESOLUTION	JJS
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JOHN J. STOECKEL
FLORIDA PROFESSIONAL ENGINEER
LICENSE NO. 80758

PROJECT NAME:
MAJOR SITE PLAN
CORTA COMMONS
FOR
CORTA OCALA, LLC
SW HWY 200 - OCALA
MARION COUNTY, FLORIDA

SHEET TITLE
CONSTRUCTION DETAILS

PROJECT NO:	23-3306
CHECKED BY:	JJS
VERTICAL DATUM:	NAVD 1988
DATE:	03/29/2024

SHEET NUMBER
C-503

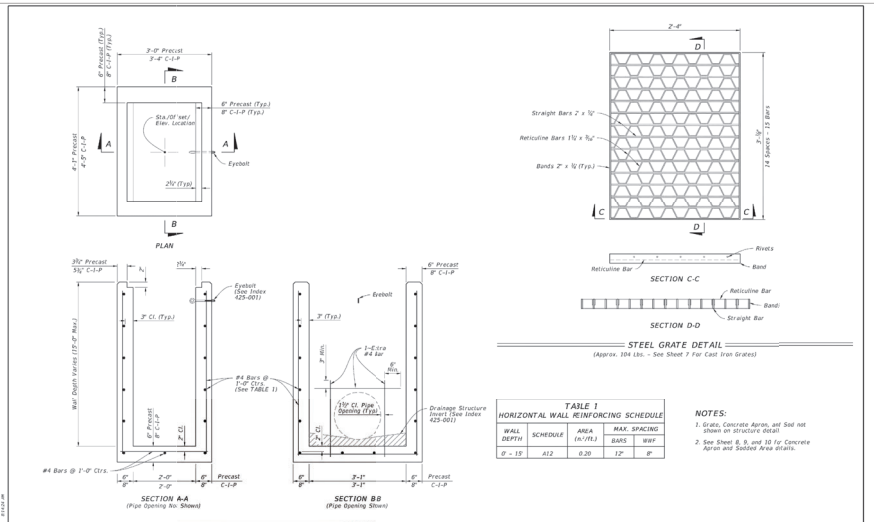


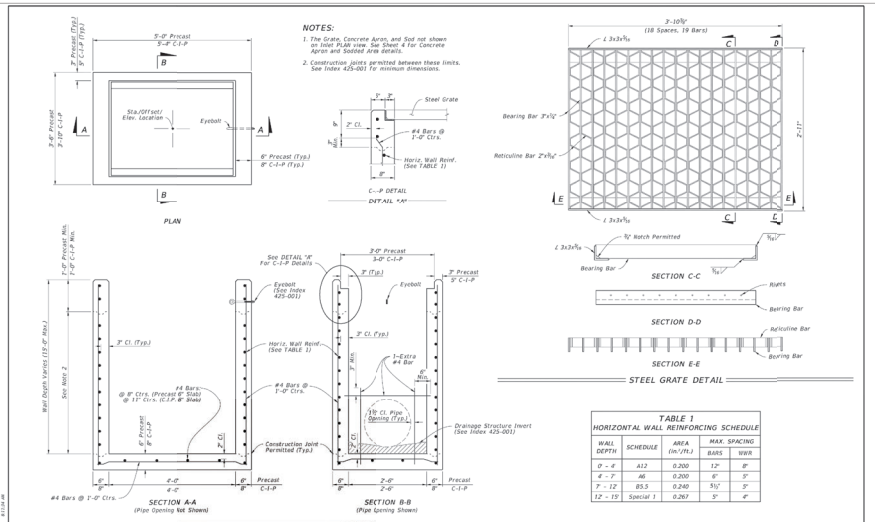
TABLE 1
HORIZONTAL WALL REINFORCING SCHEDULE

WALL DEPTH	SCHEDULE	AREA (in²/Ft.)	MAX. SPACING BARS	MAX. SPACING WWR
0' - 15'	A12	0.20	12"	8"

NOTES:
1. Grate, Concrete Apron, and Sod not shown on structure detail.
2. See Sheet 8, 9, and 10 for Concrete Apron and Sodded Area details.

TYPE C - DIMENSIONAL, REINFORCING, AND STEEL GRATE DETAILS

LAST REVISION 10/01/20	DESCRIPTION:	FDOT FY 2023-24 STANDARD PLANS	DITCH BOTTOM INLET TYPES C, D, E, AND H	INDEX 425-052	SHEET 2 of 14



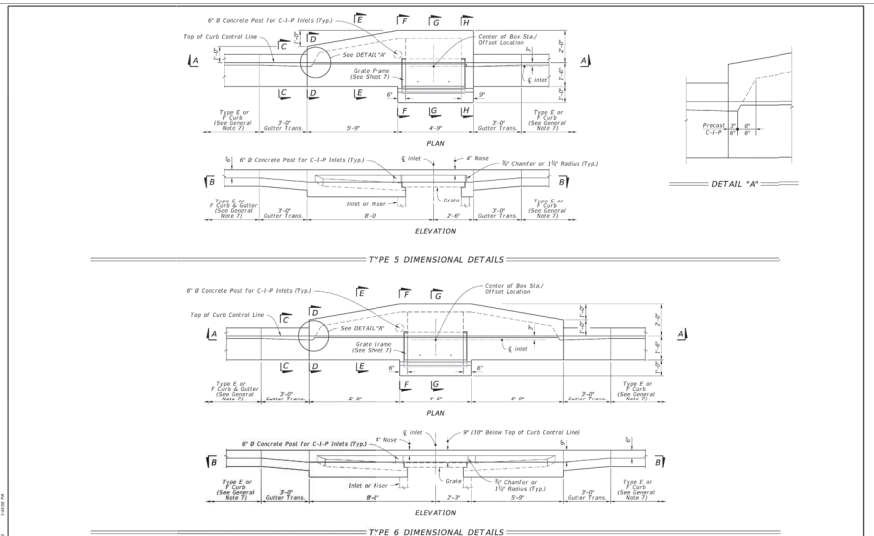
NOTES:
1. The Grate, Concrete Apron, and Sod not shown on Inlet PLAN view. See Sheet 4 for Concrete Apron and Sodded Area details.
2. Construction joints permitted between these limits. See Index 425-001 for minimum dimensions.

TABLE 1
HORIZONTAL WALL REINFORCING SCHEDULE

WALL DEPTH	SCHEDULE	AREA (in²/Ft.)	MAX. SPACING BARS	MAX. SPACING WWR
0' - 4'	A12	0.200	12"	8"
4' - 7'	A6	0.200	6"	5"
7' - 12'	B5.5	0.240	5½"	5"
12' - 15'	Special 1	0.267	5"	4"

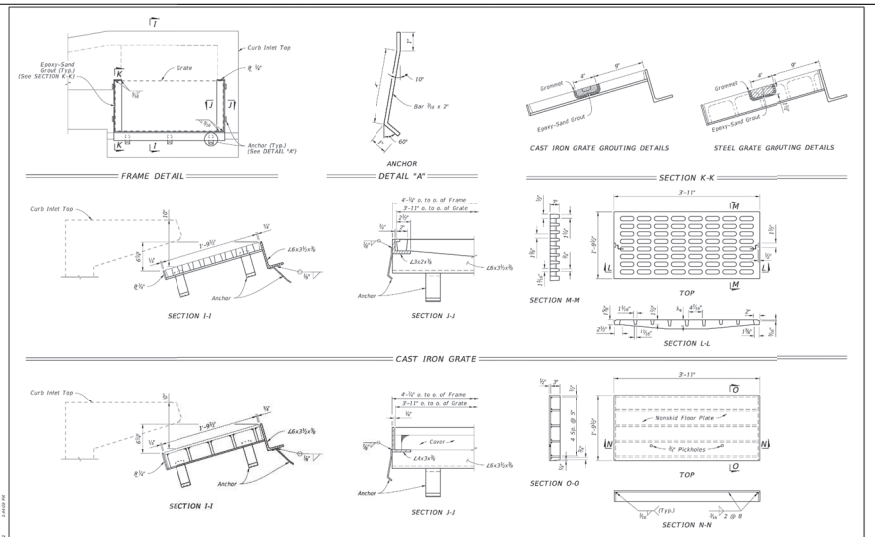
TYPE F - DIMENSIONAL, REINFORCING, AND GRATE DETAILS

LAST REVISION 10/01/20	DESCRIPTION:	FDOT FY 2023-24 STANDARD PLANS	DITCH BOTTOM INLET TYPES F AND G	INDEX 425-053	SHEET 2 of 4



TYPE 5 AND 6 DIMENSIONAL DETAILS

LAST REVISION 11/01/20	DESCRIPTION:	FDOT FY 2023-24 STANDARD PLANS	CURB INLET TOP TYPES 5 AND 6	INDEX 425-021	SHEET 2 of 7



LAST REVISION 11/01/20	DESCRIPTION:	FDOT FY 2023-24 STANDARD PLANS	CURB INLET TOP TYPES 5 AND 6	INDEX 425-021	SHEET 7 of 7

MJ STOKES CONSULTING
P.O. BOX 22821
TAMPA, FL 33622
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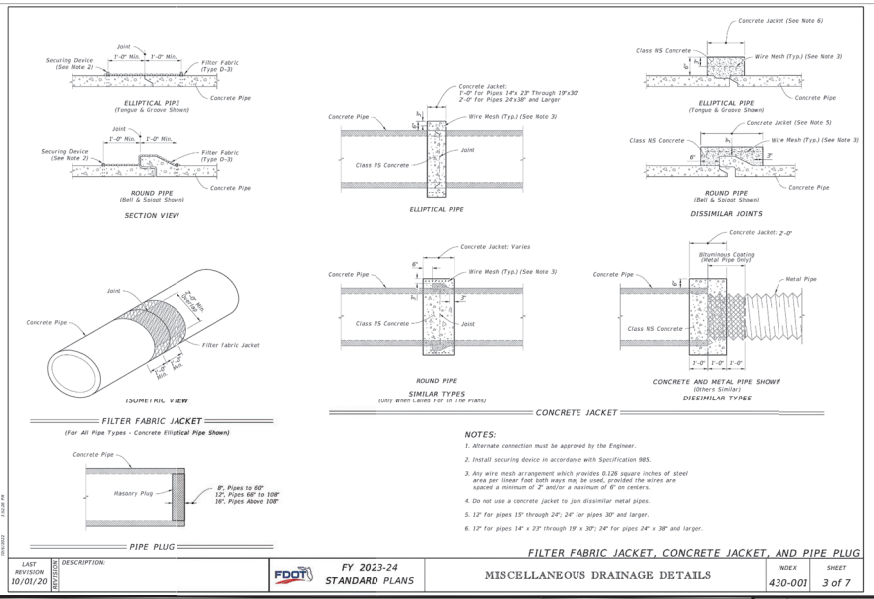
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LICENSE NO. 80758

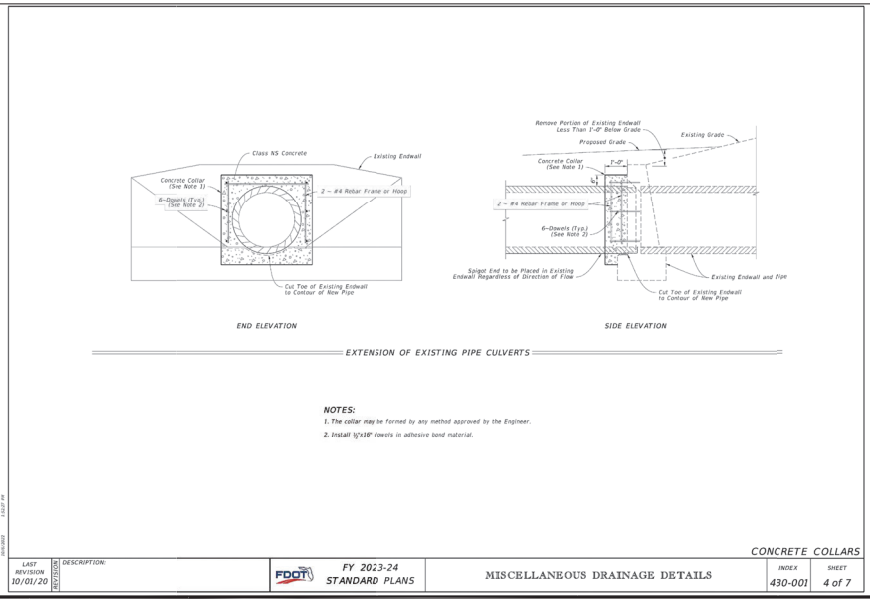
PROJECT NAME:
MAJOR SITE PLAN
CORTA COMMONS
FOR
CORTA OCALA, LLC
SW HWY 200 - OCALA
MARION COUNTY, FLORIDA

SHEET TITLE
DRAINAGE DETAILS

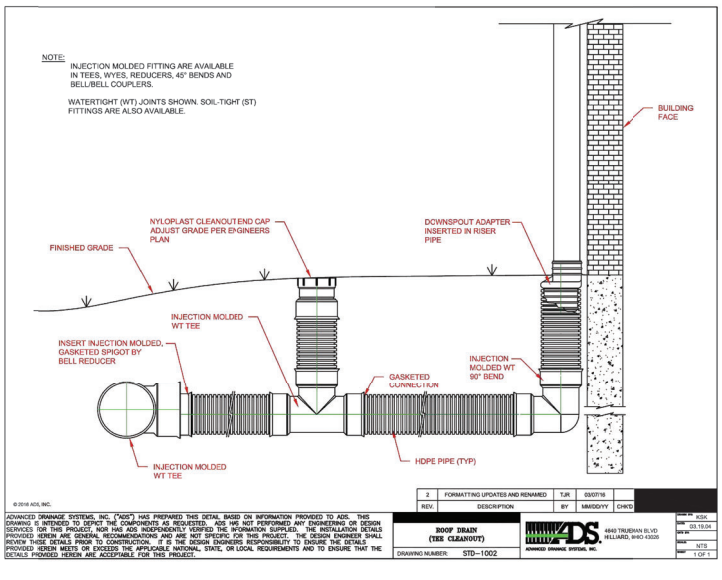
PROJECT NO: 23-3306
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C-504



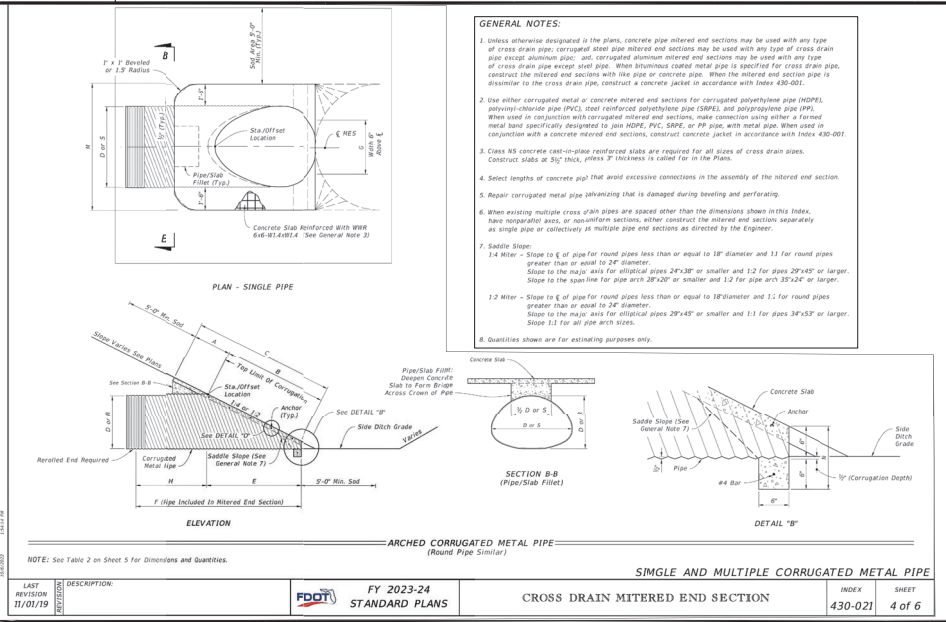
LAST REVISION	DESCRIPTION:	FDOT	FY 2023-24 STANDARD PLANS	MISCELLANEOUS DRAINAGE DETAILS	INDEX	SHEET
10/01/20					430-001	3 of 7



LAST REVISION	DESCRIPTION:	FDOT	FY 2023-24 STANDARD PLANS	MISCELLANEOUS DRAINAGE DETAILS	INDEX	SHEET
10/01/20					430-001	4 of 7



1 ROOF DRAIN & CLEANOUT DETAIL
N.T.S.



LAST REVISION	DESCRIPTION:	FDOT	FY 2023-24 STANDARD PLANS	CROSS DRAIN MITERED END SECTION	INDEX	SHEET
11/01/19					430-021	4 of 6

2 FDOT (INDEX 430-021) MITERED END SECTION
N.T.S.

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P.O. BOX 22821
TAMPA, FL 33622
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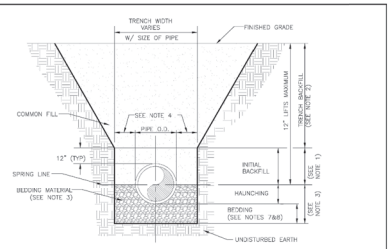
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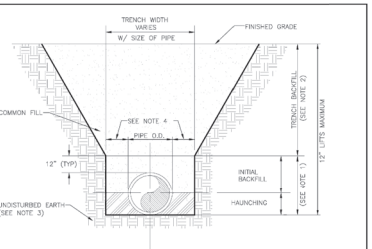
SHEET TITLE
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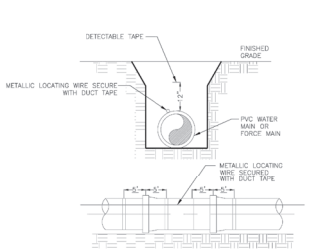
NOTES:
1. INITIAL BACKFILL: COMMON FILL COMPACTED TO 95% (98% UNDER PAVEMENT) OF THE MAXIMUM DENSITY AS PER AASHTO T-180.
2. TRENCH BACKFILL: COMMON FILL COMPACTED TO 95% (98% UNDER PAVEMENT) OF THE MAXIMUM DENSITY AS PER AASHTO T-180.
3. BEDDING MATERIAL SHALL CONFORM TO FDOT NO. 57 AGGREGATE.
4. 15" 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 18" 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 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 UTILITIES	MCBCC EFFECTIVE 04/13/2023	BEDDING AND TRENCHING 1	7.3.2
	REVISION # 2		UT 102



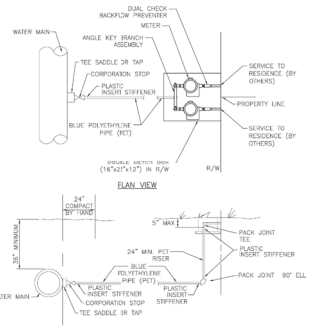
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1. INITIAL BACKFILL AND HAUNCHING: SELECT COMMON FILL COMPACTED TO 95% (98% UNDER PAVEMENT) OF THE MAXIMUM DENSITY AS PER AASHTO T-180.
2. TRENCH BACKFILL: COMMON FILL COMPACTED TO 95% (98% UNDER PAVEMENT) OF THE MAXIMUM DENSITY AS PER AASHTO T-180.
3. PIPE BEDDING UTILIZING SELECT COMMON FILL OR BEDDING ROCK IN ACCORDANCE WITH BEDDING AND TRENCHING 1 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. 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.
8. ONE COMPACTION TEST SHALL BE REQUIRED FOR EACH LIFT NOT TO EXCEED 200'.

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



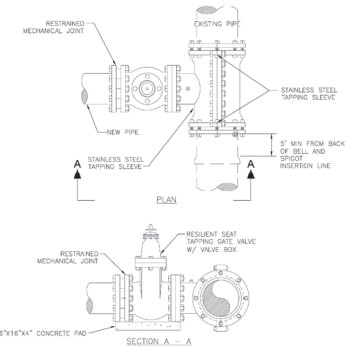
NOTES:
1. PVC PIPE SHALL REQUIRE INSULATED METALLIC LOCATING WIRE (10 GAUGE COPPER) CAPABLE OF DETECTION BY A CABLE LOCATOR AND SHALL BE BURIED ON TOP OF THE PIPE.
2. LOCATING WIRE SHALL TERMINATE AT EACH VALVE BOX AND BE CAPABLE OF EXTENDING 12" ABOVE TOP OF BOX IN SUCH A MANNER SO AS NOT TO INTERFERE 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 1032 POUNDS.
5. DETECTABLE TAPE SHALL BE 1' ABOVE THE CENTERLINE OF THE PIPE.

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



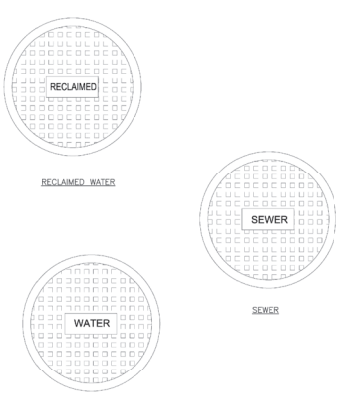
NOTES:
1. ALL RESIDENTIAL SERVICES SHALL HAVE A MINIMUM SIZE OF 1".
2. CURB STOP SHALL BE INSTALLED ON STREET SIDE OF THE SIDEWALK BETWEEN SIDEWALK AND CURB.
3. SCHEDULE 40 PVC CASING TO BE USED UNDER PAVEMENT, EXTENDING A MINIMUM OF 5' ON EITHER SIDE OF THE PAVEMENT WHERE POSSIBLE. THE INSIDE DIAMETER OF THE CASING PIPE SHALL BE A MINIMUM OF ONE (1) INCH LARGER THAN THE OUTSIDE DIAMETER OF THE SERVICE PIPE.
4. CORP STOPS SHALL BE HORIZONTAL TO WATER MAIN.
5. LOCATE WIRE SHALL BE INSTALLED FROM MAIN TO SERVICE LINE.
6. PIPE AND FITTING SIZES TO BE DETERMINED 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 "W" 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 OF 24" AWAY FROM ANY BELL AND/OR FITTING.

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

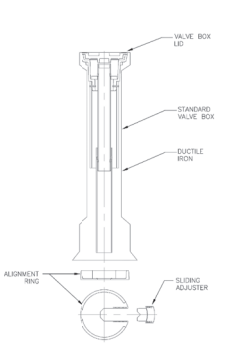


NOTES:
1. PRIOR TO BEGINNING THE TAPPING OPERATION, THE SLEEVE AND VALVE SHALL BE PRESSURE TESTED AT 150 PSI FOR A MINIMUM OF 30 MINUTES TO ENSURE THAT NO LEAKAGE WILL OCCUR.
2. CONTRACTOR SHALL PROVIDE MCU PROOF OF PRESSURE TEST IN THE FORM OF A TAPPING TEST LOG WITH THE CONTRACTOR'S SIGNATURE.
3. CONTRACTOR MUST CONFIRM RESTRAINTS IN ALL DIRECTIONS AND INSTALL ADDITIONAL RESTRAINTS AS NECESSARY TO COMPLY WITH LAND DEVELOPMENT CODE.
4. ALL TAPS MUST BE LOCATED A MINIMUM OF 5' AWAY FROM ANY BELL AND/OR FITTING.
5. STAINLESS STEEL TAPPING SLEEVE SHALL BE MADE OF 316SS.

Marion County FLORIDA UTILITIES	MCBCC EFFECTIVE 04/13/2023	TAPPING SLEEVE AND GATE VALVE ASSEMBLY	7.3.2
	REVISION # 1		UT 108

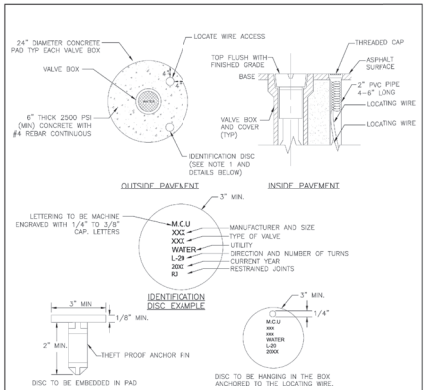


Marion County FLORIDA UTILITIES	MCBCC EFFECTIVE 04/13/2023	TYPICAL VALVE BOX COVER	7.3.2
	REVISION # NA		UT 110



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

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



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 UTILITIES	MCBCC EFFECTIVE 04/13/2023	VALVE BOX PAD	7.3.2
	REVISION # 1		UT 112

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

REVISIONS

BY	DATE	DESCRIPTION
JJS	9/20/24	REVISIONS PER FDOT ACCESS & FORCEMAIN RELOCATION
JJS	9/05/24	REVISION TO BUFFER PER RESOLUTION
JJS	8/01/24	REVISION PER COUNTY, SWFWMD & FDOT REVIEW COMMENTS
JJS	6/12/24	REVISION PER ZONING APPROVAL, COUNTY & SWFWMD REVIEW COMMENTS

Sunshine811
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
CORTA COMMONS
FOR
CORTA OCALA, LLC
SW HWY 200 - OCALA
MARION COUNTY, FLORIDA

SHEET TITLE
MARION COUNTY UTILITY DETAILS

PROJECT NO: 23-3306
CHECKED BY: JJS
VERTICAL DATUM: NAVD 1988
DATE: 03/29/2024
SHEET NUMBER
C-507

Missing or invalid reference
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Sheet: 1

MINIMUM RESTRAINED LENGTH (FT) – EACH SIDE OF FITTING AND VALVE FOR DIP, PE ENCASED DIP OR BARE PVC

H=HORIZONTAL
VU=VERTICAL–UP
VD=VERTICAL–DOWN

WATER MAIN: PRESSURE: 150 PSI. DEPTH OF COVER: 3.0 ft.

REQUIRED RESTRAINED LENGTH ON WATER MAIN

Bend Type		Pipe Length (ft) 4"	6"	8"	10"	12"	16"	20"	24"
Angle	Orientation								
11-1/4°	H	2	3	4	5	5	6	8	9
	VU	2	3	4	5	5	6	8	9
	VD	6	9	11	13	16	20	24	28
22-1/2°	H	4	6	7	9	10	12	15	17
	VU	4	6	7	9	10	12	15	17
	VD	12	17	22	27	31	40	48	56
45°	H	8	11	15	17	20	25	30	35
	VU	8	11	15	17	20	25	30	35
	VD	25	35	46	55	65	82	99	115
90°	H	19	27	35	41	48	61	72	83
	VU	19	27	35	41	48	61	72	83
	VD	51	85	111	132	155	198	238	277
DEAD END PLUG AND VALVE		51	85	111	132	155	198	238	277

REQUIRED RESTRAINED LENGTH ON TEE BRANCH

TEE FITTING		Pipe Length (ft) Diameter of Run 4"	6"	8"	10"	12"	16"	20"	24"
Diameter of Branch	4"	39	28	18	6	0	0	0	0
	6"		63	55	48	40	23	4	0
	8"			89	82	77	63	49	34
	10"					110	105	95	84	71
	12"						133	124	115	105
	16"							175	168	161
	20"								215	209
	24"									254

REQUIRED RESTRAINED LENGTH ON LARGER PIPE

REDUCER FITTING		Pipe Length (ft) Diameter of Large Pipe 6"	8"	10"	12"	16"	20"	24"
Diameter of Small	4"	44	80	106	135	183	226	268
	6"		47	81	113	167	214	257
	8"			45	83	145	196	243
	10"				46	118	175	226
	12"					84	148	205
	16"						84	151
	20"							83

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

Bend Type		Pipe Length (ft) 4"	6"	8"	10"	12"	16"	20"	24"
Angle	Orientation								
11-1/4°	H	2	2	3	4	4	5	6	7
	VU	2	2	3	4	4	5	6	7
	VD	5	7	9	11	12	16	19	22
22-1/2°	H	3	5	6	7	8	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	9	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	46	65	85	102	121	155	187	219
DEAD END PLUG AND VALVE		46	65	85	102	121	155	187	219

REQUIRED RESTRAINED LENGTH ON TEE BRANCH

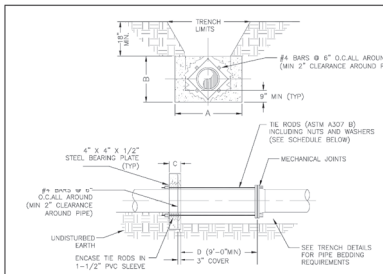
TEE FITTING		Pipe Length (ft) Diameter of Run 4"	6"	8"	10"	12"	16"	20"	24"
Diameter of Branch	4"	25	14	4	0	0	0	0	0
	6"		43	36	28	21	5	0	0
	8"			63	57	52	39	26	12
	10"				80	75	66	55	44
	12"					98	90	81	72
	16"						132	126	119
	20"							164	159
	24"								196

REQUIRED RESTRAINED LENGTH ON LARGER PIPE

REDUCER FITTING		Pipe Length (ft) Diameter of Large Pipe 6"	8"	10"	12"	16"	20"	24"
Diameter of Small	4"	34	61	83	105	143	178	212
	6"		36	63	86	131	168	204
	8"			35	64	113	155	192
	10"				36	92	138	179
	12"					66	118	162
	16"						66	120
	20"							66

FORCE MAIN:
PRESSURE: 100 PSI.
DEPTH OF COVER: 4.0 ft.

Marion County Florida Utilities | MCBCC EFFECTIVE 04/13/2023 | RESTRAINED PIPE TABLE | 7.3.2 UT 201



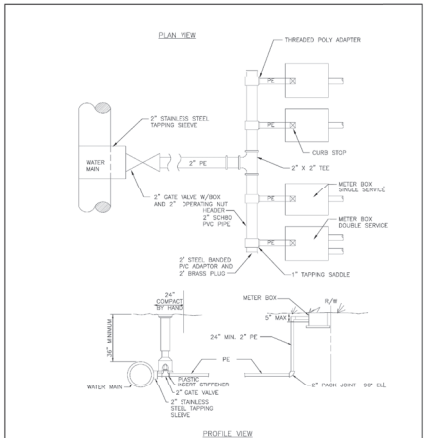
SCHEDULE OF DIMENSIONS AND MATERIALS

PIPE SIZE (INCHES)	DIMENSIONS (FT.) A	E	C	D	TIE RODS REQ'D DIA.	NO.
6	2.0	2.0	1.0		3/4	2
8	2.5	2.0	1.0		3/4	2
10	3.5	3.0	1.0		3/4	4
12	5.0	3.0	1.0		3/4	4
16	6.0	4.0	1.5		3/4	4
20	8.0	5.0	1.5		3/4	6
24	9.0	8.0	1.5		3/4	8

NOTE: THRUST COLLAR AREAS TO BE COMPUTED ON BASIS OF 2000 LBS/SF SOIL RESTRAINT BEARING.

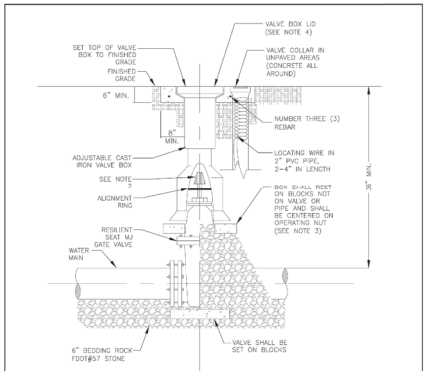
NOTES:
1. ADDITIONAL REINFORCEMENTS SHALL BE AS SPECIFIED BY THE ENGINEER.
2. MINIMUM COMPRESSIVE STRENGTH FOR CONCRETE SHALL BE 3000 PSI.
3. BEDDING, BACKFILL AND COMPACTION SHALL BE AS SPECIFIED ELSEWHERE IN THE LAND DEVELOPMENT CODE.
4. ALL FORM BOARDS SHALL BE REMOVED PRIOR TO BACKFILL.
5. NO ALLOWANCE SHALL BE MADE FOR FRICTION BETWEEN THE PIPE WALL AND THE THRUST COLLAR.
6. DESIGN PRESSURE: 150 PSI.

Marion County Florida Utilities | MCBCC EFFECTIVE 04/13/2023 | REVISION # 1 | THRUST COLLAR WATER MAINS | 7.3.2 UT 201



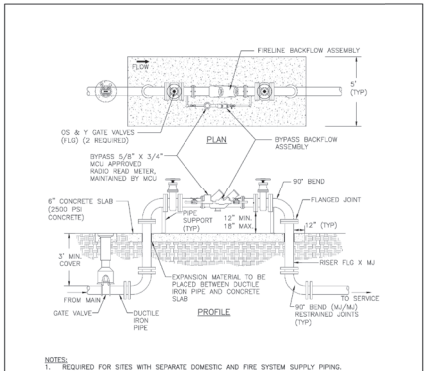
NOTES:
1. MAXIMUM OF 5 5/8" METERS
2. METER BOXES SHALL NOT BE LOCATED WITHIN DRIVING SURFACE. METER BOXES MUST BE LOCATED IN RIGHT-OF-WAY OR PRIVATE PROPERTY WITH A UTILITY EASEMENT.
3. NO MALE ADAPTERS ALLOWED AT VALVE; SHALL BE A BRASS NIPPLE WITH 2" SCH80 FEMALE STEEL SWAGED ADAPTER.
4. ALL TAPS MUST BE LOCATED A MINIMUM OF 24" AWAY FROM ANY BELL AND/OR FITTING.

Marion County Florida Utilities | MCBCC EFFECTIVE 04/13/2023 | REVISION # 1 | METER BANK 2" SUPPLY | 7.3.2 UT 202



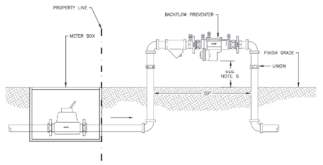
NOTES:
1. PVC EXTENSIONS SHALL NOT BE USED ON VALVE BOX INSTALLATION (SEE UT111).
2. THE ACTUATING NUT FOR VALVES DEEPER THAN SIX (6) FEET SHALL BE EXTENDED TO COME UP TO 3 FOOT DEPTH BELOW FINISHED GRADE.
3. VALVE BOX SHALL BE SET ON FIVE (5) SOLID COMMON BLOCKS.
4. VALVE BOX LID TO BE LETTERED WITH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

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



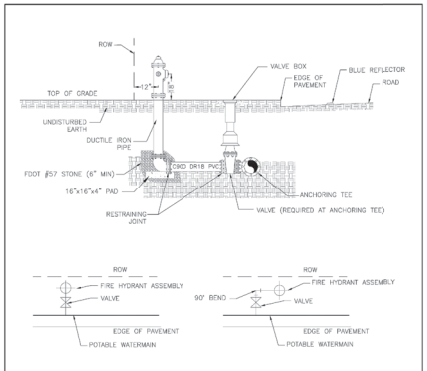
NOTES:
1. REQUIRED FOR SITES WITH SEPARATE DOMESTIC AND FIRE SYSTEM SUPPLY PIPING.
2. BACKFLOW ASSEMBLY SHALL BE OWNED AND MAINTAINED BY THE PROPERTY OWNER.
3. MCU SHALL OWN AND MAINTAIN THE METER.
4. UTILITY EASEMENT REQUIRED FOR 0'-FROG' METER READING. MINIMUM EASEMENT SIZE IS 10' BY 15'.
5. DETAIL 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 A FLORIDA 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 Utilities | 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. 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 BACKFLOW PREVENTION ASSOCIATION (AWWA) TESTER CERTIFICATION. A COPY OF THE BACKFLOW PREVENTION TESTER CERTIFICATE AND A COPY OF THE BACKFLOW PREVENTION ASSEMBLY TEST REPORT MUST BE SUBMITTED TO THE BACKFLOW & CCC COORDINATOR AT MCU WITHIN 14 DAYS FROM THE DATE OF INSTALLATION.
6. MIN. 12" MAX 18" ABOVE FINISHED GRADE AND FLOODPLAIN.
7. METERS LARGER THAN 2" WILL REQUIRE DISCUSSION WITH MCU.

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



STANDARD CONFIGURATION

ALTERNATE CONFIGURATION

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. BLUE REFLECTOR SHALL BE PLACED IN THE MIDDLE OF 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 Utilities | MCBCC EFFECTIVE 04/13/2023 | REVISION # 2 | FIRE HYDRANT ASSEMBLY | 7.3.2 UT 210

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
04	9/20/24	REVISIONS PER FDOT ACCESS & FORCEMAIN RELOCATION	JJS
03	9/05/24	REVISION TO BUFFER PER RESOLUTION	JJS
02	8/01/24	REVISION PER COUNTY, SWFWMD & FDOT REVIEW COMMENTS	JJS
01	6/12/24	REVISION PER ZONING APPROVAL, COUNTY & SWFWMD REVIEW COMMENTS	JJS

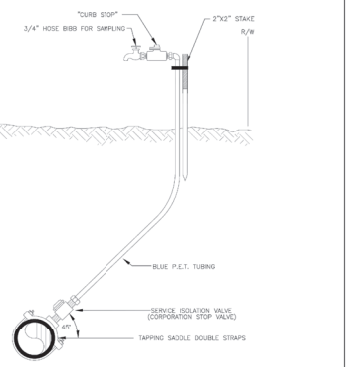
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Check positive response codes before you dig!

JOHN J. STOECKEL
FLORIDA PROFESSIONAL ENGINEER
LICENSE NO. 80758

PROJECT NAME:
MAJOR SITE PLAN
CORTA COMMONS
FOR
CORTA OCALA, LLC
SW HWY 200 - OCALA
MARION COUNTY, FLORIDA

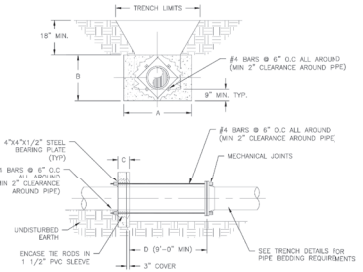
SHEET TITLE
MARION COUNTY UTILITY DETAILS

PROJECT NO: 23-3306
CHECKED BY: JJS
VERTICAL DATUM: NAVD 1988
DATE: 03/29/2024
SHEET NUMBER
C-508



NOTE: POLY IS TO BE REMOVED AND CORPORATION STOP CLOSED AND CAPPED OFF AFTER WATER SAMPLES ARE COLLECTED AND SYSTEM IS PLACED INTO SERVICE BY FDEP.

Marion County FLORIDA UTILITIES	MCBCC EFFECTIVE 04/13/2023	TEMPORARY SAMPLE POINT	7.3.2 UT 211
	REVISION # 1		

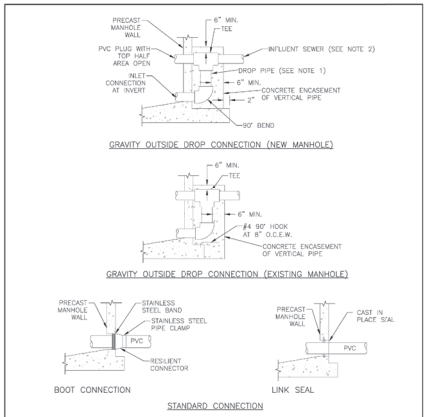


SCHEDULE OF DIMENSIONS AND MATERIALS						
PIPE SIZE (INCHES)	DIMENSIONS (FT.)				TIE RODS REQ'D	
	A	B	C	D	DIA.	NO.
6	2.0	2.0	1.0		3/4	2
8	2.5	2.5	1.0		3/4	2
10	3.0	2.5	1.0		3/4	4
12	4.0	3.0	1.0		3/4	4
16	5.5	3.5	1.5		3/4	4
20	7.5	4.0	1.5		3/4	4
24	8.5	5.0	1.5		3/4	6

NOTE: THRUST COLLAR AREAS TO BE COMPUTED ON BASIS OF 2000 LBS/SF SOIL RESTRAINT BEARING.

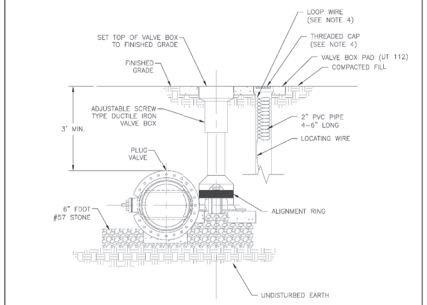
NOTES:
1. ADDITIONAL REINFORCEMENTS SHALL BE AS SPECIFIED BY THE ENGINEER.
2. MINIMUM COMPRESSIVE STRENGTH FOR CONCRETE SHALL BE 3000 PSI.
3. BEDDING, BACKFILL, AND COMPACTION SHALL BE AS SPECIFIED ELSEWHERE IN THE STANDARD DRAWINGS.
4. ALL FORM BOARDS SHALL BE REMOVED PRIOR TO BACKFILL.
5. NO ALLOWANCE SHALL BE MADE FOR FRICTION BETWEEN THE PIPE WALL AND THE THRUST COLLAR.
6. DESIGN PRESSURE: 100 PSI.
7. REQUIRED FOR LINE STOPS, AS DETERMINED BY MCU.

Marion County FLORIDA UTILITIES	MCBCC EFFECTIVE 04/13/2023	THRUST COLLAR WASTEWATER FORCE MAINS	7.3.2 UT 301
	REVISION # 1		



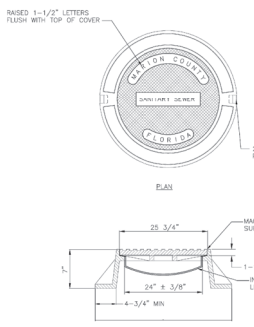
NOTES:
1. DROP PIPE AND FITTINGS SHALL BE OF EQUAL SIZE AND MATERIAL AS THE INFLUENT SEWER.
2. AN OUTSIDE DROP CONNECTION SHALL BE REQUIRED FOR ALL INFLUENT LINES WHICH HAVE AN INVERT 2' OR MORE ABOVE THE MANHOLE INVERT. ALL MANHOLES WITH DROP CONNECTIONS MUST BE LINED AND HAVE COMPOSITE RING AND COVER.
3. CONTRACTOR TO COORDINATE THE PRESENCE OF MCU INSPECTOR DURING CORING AND CONNECTIONS TO EXISTING MANHOLES.
4. POUR NEW BENCH FOR CONNECTION PER UT 302.

Marion County FLORIDA UTILITIES	MCBCC EFFECTIVE 04/13/2023	GRAVITY MANHOLE CONNECTION	7.3.2 UT 303
	REVISION # 2		



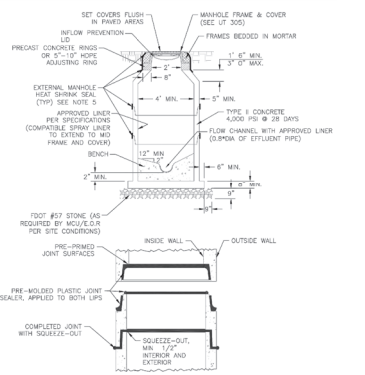
NOTES:
1. VALVE BOX INSTALLATION SHALL COMPLY WITH UT 111.
2. THE VALVE ACTUATING NUT SHALL BE EXTENDED UP TO BE WITHIN 3" OF FINISHED GRADE.
3. PROVIDE A PLASTIC DEBRIS SHIELD / ALIGNMENT RING WHICH INSTALLS BELOW THE VALVE ACTUATING NUT. THIS SHIELD SHALL CENTER THE RISER PIPE BOX OVER THE ACTUATING NUT AND MINIMIZE INFILTRATION.
4. LOCATING WIRE SHALL BE CONTINUOUS WITH NO SPLICES AND SHALL EXTEND 12" ABOVE TOP OF COLLAR. WIRE SHALL BE COLOR CODED TO MATCH THE UTILITY INSTALLED.
5. FOR NEW CONSTRUCTION, THE VALVE BOX SHALL BE ADJUSTED TO MIDRANGE TO ALLOW FOR FUTURE BOX ADJUSTMENTS.
6. VALVE BOX SHALL BE SET ON SOLID COMMON BLOCKS

Marion County FLORIDA UTILITIES	MCBCC EFFECTIVE 04/13/2023	PLUG VALVE AND BOX	7.3.2 UT 304
	REVISION # 2		



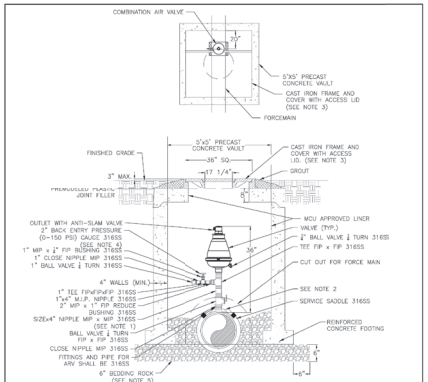
NOTES:
1. RING AND COVER SHALL BE COMPOSITE FOR DROP AND FORCEMAIN CONNECTIONS

Marion County FLORIDA UTILITIES	MCBCC EFFECTIVE 04/13/2023	STANDARD SEWER MANHOLE FRAME AND COVER	7.3.2 UT 305
	REVISION # 2		



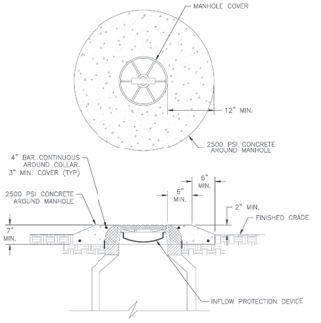
NOTES:
1. DROP CONNECTIONS ARE REQUIRED WHENEVER INVERT OF INFLUENT SEWER IS 24" OR MORE ABOVE THE INVERT OF THE MANHOLE. SEE GRAVITY MANHOLE CONNECTION DETAIL UT 303.
2. ECCENTRIC CONE DESIGN MAY ONLY BE USED FOR CONFLICT RESOLUTION WITH MCU APPROVAL. ALL MANHOLES REQUIRING DROP CONNECTIONS SHALL COMPLY WITH UT 303.
3. A FLOW CHANNEL SHALL BE CONSTRUCTED INSIDE MANHOLE TO DIRECT INFLUENT INTO FLOW STREAM.
4. LIFT HOLES THROUGH STRUCTURE ARE NOT PERMITTED.
5. USE EXTERNAL WRAP TO TIGHTLY WRAP MANHOLE AROUND CASTING JOINTS AND APPLY HIGH INTENSITY PROPANE TORCH TO EFFECTIVELY SEAL THEM FROM GROUND WATER INFILTRATION. ALL EXTERNAL HEAT SHRINK WRAPS SHALL BE INSPECTED IN PERSON, OR THROUGH A MCU APPROVED METHOD, BY A MCU CONSTRUCTION REPRESENTATIVE.
6. INFLOW PREVENTION LIDS SHALL BE REQUIRED FOR ALL MANHOLES.
7. PRECAST CONCRETE RINGS MAY BE SUBSTITUTED FOR HDPE RINGS.
8. RECESS HEIGHT MAY BE MODIFIED, AS AVAILABLE.
9. IN LIEU OF SHRINK WRAPPING, MANHOLES SHALL BE VACUUM TESTED IN ACCORDANCE WITH ASTM C1244 OR HYDROSTATIC TESTED IN ACCORDANCE WITH ASTM C969 AS REQUIRED BY MCU.
10. FLOW CHANNEL DEPTH AND WIDTH CANNOT BE LESS THAN 80% OF OUTFLOW PIPE.

Marion County FLORIDA UTILITIES	MCBCC EFFECTIVE 04/13/2023	PRECAST CONCRETE MANHOLE	7.3.2 UT 306
	REVISION # 2		



NOTES:
1. ABOVE DETAIL IS BASED ON 2" COMBINATION AIR/VACUUM RELEASE VALVE. CHANGE PIPE AND FITTINGS ACCORDINGLY FOR OTHER VALVE SIZES AND TYPES. VALVE SIZES TO BE DETERMINED BY THE ENGINEER AND APPROVED BY MCU PRIOR TO INSTALLATION. ENGINEER TO PROVIDE SIZING CALCULATIONS.
2. THE MINIMUM DIMENSION FROM TOP OF PIPE TO FINISHED GRADE SHALL BE 4.0'.
3. LID TO BE LETTERED WITH THE APPROPRIATE WORD "SEWER" (PER UT 305).
4. PRESSURE GAUGE SHALL HAVE A STAINLESS CASE WITH STAINLESS STEEL SYSTEM AND DIAPHRAGM.
5. COMPACT BEDDING AROUND THE BOTTOM OF PIPE.
6. ALL AIR RELEASE VALVE VAULTS SHALL BE TRAFFIC RATED (H20 LOADING).
7. AIR RELEASE VALVE VAULTS SHALL BE LINED ON THE INSIDE AND LINER SHALL EXTEND UP TO MID FRAME AND COVER.
8. ARV VAULT SIZE TO BE DETERMINED BY REQUIRED ARV SIZE AND DEPTH OF MAIN.
9. ADJUST DEPTH OF PROPOSED FORCE MAIN SO VALVE VAULT CAN BE INSTALLED FLUSH WITH THE PROPOSED GRADE.
10. ARV INLET AND OUTLET SHALL BE SAME SIZE.
11. FOR FORCEMAINS 16" AND LARGER, A 4" TAPPING SADDLE AND PLUG VALVE SHALL BE USED.

Marion County FLORIDA UTILITIES	MCBCC EFFECTIVE 04/13/2023	AIR RELEASE VALVE SEWER AND RECLAIMED	7.3.2 UT 307
	REVISION # 2		



NOTES:
1. CLEARANCE OF 30" TREE FROM OBSTRUCTIONS IN ALL DIRECTIONS.
2. AREAS SUPPORTING CONCRETE COLLAR OR SLAB SHALL BE PROPERLY COMPACTED.
3. TOP OF MANHOLE SHALL BE 2" ABOVE FINISHED GRADE, CROWN OF ADJACENT ROADWAY, OR 100 YEAR FLOOD ELEVATION, WHICHEVER IS GREATER.

Marion County FLORIDA UTILITIES	MCBCC EFFECTIVE 04/13/2023	MANHOLE IN NON-PAVED AREA	7.3.2 UT 309
	REVISION # 1		

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
04	9/20/24	REVISIONS PER FDOT ACCESS & FORCEMAIN RELOCATION	JJS
03	9/05/24	REVISION TO BUFFER PER RESOLUTION	JJS
02	8/01/24	REVISION PER COUNTY, SWFWMD & FDOT REVIEW COMMENTS	JJS
01	6/12/24	REVISION PER ZONING APPROVAL, COUNTY & SWFWMD REVIEW COMMENTS	JJS

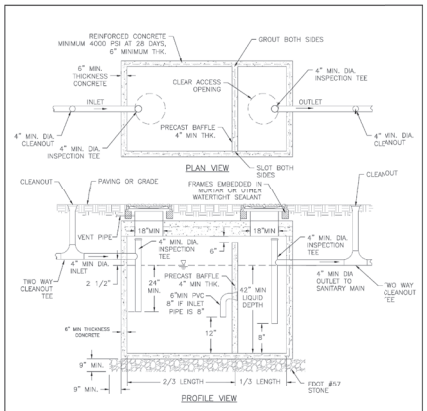
Sunshine811
Call 811 or visit sunshine811.com two full business days before digging to have buried facilities located and marked.
Check positive response codes before you dig!

JOHN J. STOECKEL
FLORIDA PROFESSIONAL ENGINEER
LICENSE NO. 80758

PROJECT NAME:
MAJOR SITE PLAN
CORTA COMMONS
FOR
CORTA OCALA, LLC
SW HWY 200 - OCALA
MARION COUNTY, FLORIDA

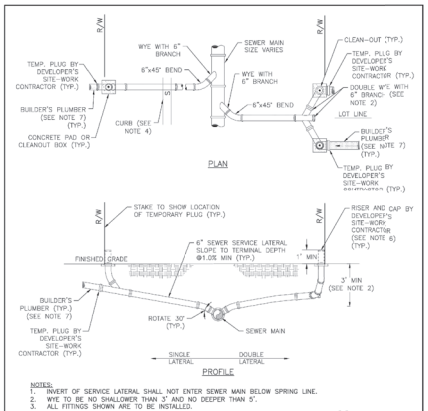
SHEET TITLE
MARION COUNTY UTILITY DETAILS

PROJECT NO: 23-3306
CHECKED BY: JJS
VERTICAL DATUM: NAVD 1988
DATE: 03/29/2024
SHEET NUMBER
C-509



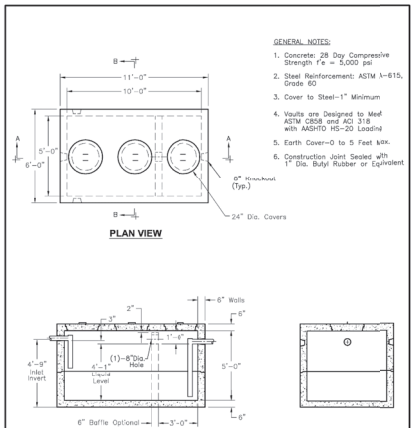
NOTES:
1. SPECIFIC DESIGN DETAILS MUST IN ALL ASPECTS MEET APPLICABLE FLORIDA PLUMBING AND ADMINISTRATIVE CODE.
2. SIZE GREASE INTERCEPTOR PER MARION COUNTY LAND DEVELOPMENT CODE.
3. INTERCEPTORS SHALL BE WATER AND GAS TIGHT.
4. ALL FIXTURES LOCATED IN FOOD AND BEVERAGE PREPARATION AREAS SHALL BE ROUTED 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 30% IMPACT PER AASHTO. TRAFFIC BEARING FRAME AND COVER TO MEET FDOT STANDARDS IF APPLICABLE.

Marion County FLORIDA UTILITIES	MCBCC EFFECTIVE 04/13/2023	GREASE INTERCEPTOR	7.3.2 UT 310
	REVISION # 1		



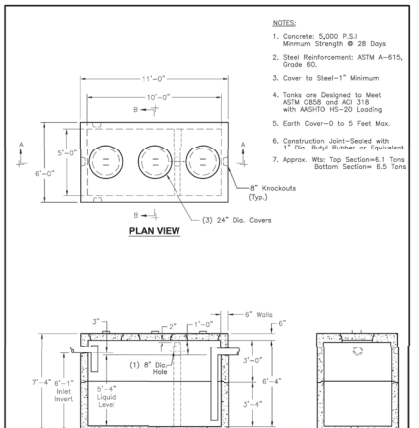
NOTES:
1. INVERT OF SERVICE LATERAL SHALL NOT ENTER SEWER MAIN BELOW SPRING LINE.
2. WYE TO BE NO SHALLOWER THAN 3' AND NO DEEPER THAN 5'.
3. ALL FITTINGS SHOWN ARE TO BE INSTALLED.
4. SERVICE CONNECTIONS SHALL BE PERMANENTLY MARKED BY ETCHING OR STAMPING AN "S" IN THE CURB DIRECTLY OVER THE LATERAL. WHERE NO CURB EXISTS, 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' ABOVE FINISHED GRADE AND SHALL BE CAPPED BY DEVELOPER'S SITE-WORK CONTRACTOR UNTIL 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		



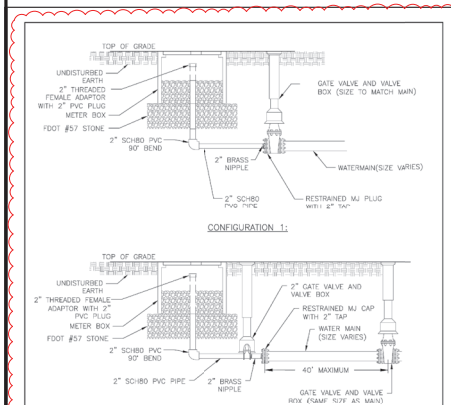
GENERAL NOTES:
1. Concrete: 28 Day Compressive Strength f'c = 5,000 psi.
2. Steel Reinforcement: ASTM A-615, Grade 60
3. Cover to Steel-1" Minimum
4. Vaults are Designed to Meet ASTM C858 and ACI 318 with AASHTO HS-20 Loading
5. Earth Cover-0 to 5 Feet Max.
6. Construction Joint Sealed with 1" Dia. Butyl Rubber or Equivalent

Oldcastle Precast®	GT-1500	5'-0" x 10'-0" x 5'-0" I.D. Grease Trap 1,500 Gallon Capacity
	FILE NAME: 324ECGGT1500_DET.DWG	
	ISSUE DATE: January, 2008	
	www.oldcastleprecast.com	Copyright ©2008 Oldcastle Precast



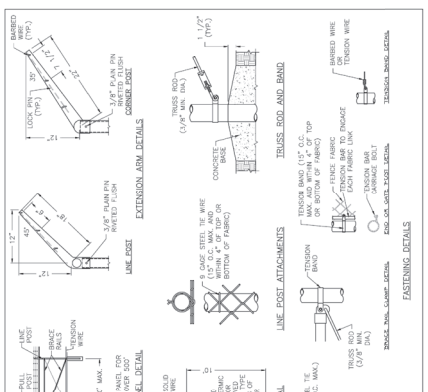
NOTES:
1. Concrete: 5,000 P.S.I Minimum Strength @ 28 Days
2. Steel Reinforcement: ASTM A-615, Grade 60.
3. Cover to Steel-1" Minimum
4. Tanks are Designed to Meet ASTM C858 and ACI 318 with AASHTO HS-20 Loading
5. Earth Cover-0 to 5 Feet Max.
6. Construction Joint-Sealed with 1" Dia. Butyl Rubber or Equivalent
7. Approx. Wts: Top Section=6.1 Tons Bottom Section= 6.5 Tons

Oldcastle Precast®	GT-2000	5'-0" x 10'-0" x 6'-4" I.D. Grease Trap 2,000 Gallon Capacity
	FILE NAME: 324ECGGT2000_DET.DWG	
	ISSUE DATE: January, 2008	
	www.oldcastleprecast.com	Copyright ©2008 Oldcastle Precast

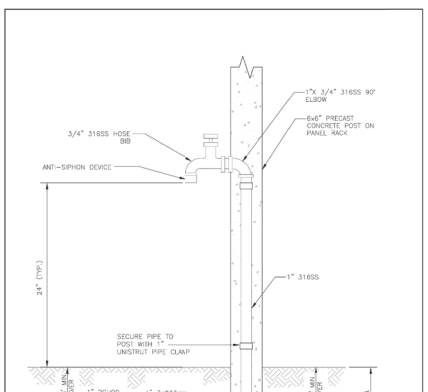


NOTE:
1. BLOW-OFF VALVES TO BE PROVIDED ON ALL DEAD END MAINS OR AS DETERMINED BY MCU.
2. BLOW-OFF VALVES ARE NOT TO BE LOCATED IN DITCHES.
3. CONNECTIONS SHALL BE ASSEMBLED USING COMPOUNDS APPROVED FOR POTABLE WATER SYSTEMS.
4. SHALL BE SIZED TO ACHIEVE ADEQUATE FLUSHING VELOCITY.
5. NO MALE ADAPTERS ALLOWED AT VALVE; SHALL BE A BRASS NIPPLE WITH 2" SCH80 FEMALE STEEL BANDED ADAPTER.

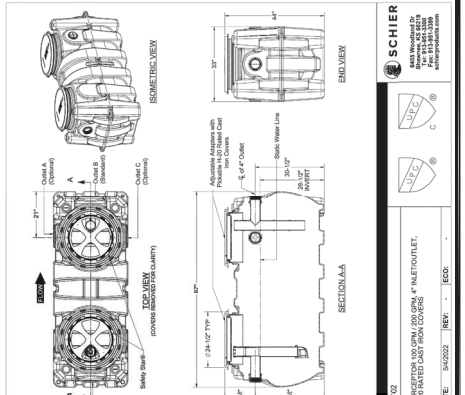
Marion County FLORIDA UTILITIES	MCBCC EFFECTIVE 04/13/2023	MANUAL BLOW OFF VALVE WATER MAIN	7.3.2 UT 212
	REVISION # NA		



Marion County FLORIDA UTILITIES	MCBCC EFFECTIVE 04/13/2023	CHAIN LINK FENCE ACCESSORIES	7.3.2 UT 101
	REVISION # NA		



Marion County FLORIDA UTILITIES	MCBCC EFFECTIVE 04/13/2023	HOSE BIBB ASSEMBLY	7.3.2 UT 508
	REVISION # 1		



SCHIER
1551 Woodland Dr
Sharpes, AL 36578
Phone: 251.937.3388
Fax: 813.951.3388
www.schier.com

SPECIFICATION SHEET

MODEL NUMBER: GB-250

PART NUMBER: 4056-507702

DESCRIPTION: GB-250 GREASE INTERCEPTOR 100 GPM, 250 LBS/HR, 4" INLET/OUTLET, H-20 RATED CAST IRON COVERS

DWG BY: C.SINCLAIR | DATE: 5/4/2022 | REV: - | ECO: -

SPECIFICATIONS
1. 4" PIPT manifolded with 4" plate and adapters, angle inlet and outlet.
2. Unit weight, w/ cast iron covers: 376 lbs. (Per vent weight add 40 lbs.)
3. Maximum operating temperature: 150°F continuous
4. Grease: 1,500 lbs. (300 gal.) @100GPM
5. Grease: 1,000 lbs. (200 gal.) @100GPM
6. Solids: 66 gal.
7. Flow control not required. Flow control for 100 GPM applications. Built-in flow control is provided for 200 GPM and 300 GPM applications. Flow control is factory set and pinned on the first unit in the series if necessary.
8. Do not use for pressurized applications.
9. Do not use for continuous flow applications.
10. Vent not required unless per local code.
11. Adjustable cover adapters with inspection ports are removable to internal chambers.
12. Adjustable cover adapters provide up to 6" of additional height.
13. Adjustable cover adapters are rated for H-20 traffic loadings.
14. Optional: Vent, sample wye, flow control, cross connection assembly, pressure equalization entry to tanks

ENGINEER SPECIFICATION GUIDE:
Grease interceptor shall be a precast concrete unit conforming to ASTM C913 and shall be factory guaranteed and made in USA of aggregates, cement and reinforcing steel. Minimum wall thickness and bottom wall thickness, minimum shall be furnished for above or below ground installation. Interceptor shall be designed for a minimum 100 GPM, 2 gpm/lb. grease capacity and 50 GPM flow rate. Minimum grease capacity shall be 1,000 lbs. @ 100 GPM or 1,500 lbs. @ 200 GPM. Minimum water capacity shall be 1,000 gallons. Unit shall be minimum 10,000 lbs. load capacity.

CERTIFIED PERFORMANCE
Grease interceptor shall be a precast grease interceptor, are rated and certified by IAPMO to PS 1-09 and ASME A112.14.3-2000 with 2 gpm/lb grease capacity and 50 gpm flow rate. They are compliant to the current Plumbing Codes and the Uniform Plumbing Code (UPC).

Type D certification does not require a flow control

PREPARED BY: [illegible]

REVISIONS				
REV	DATE	DESCRIPTION		BY
07	1.1.07/24	UPDATED PLANS FROM RE-DESIGN FOR PERMIT MODIFICATION SUBMITTAL		JJS
06	10/17/24	RE-DESIGN OF CROSS ACCESS & LOWERED SITE AT TSC		JJS
05	10/07/24	REVISIONS PER FDOT ACCESS COMMENTS & ON-SITE CROSS ACCESS/POND		JJS
04	9/20/24	REVISIONS PER FDOT ACCESS & PORCEMAN RELOCATION		JJS
03	9/05/24	REVISION TO BUFFER PER RESOLUTION		JJS
02	8/01/24	REVISION PER COUNTY, SWFWMD & FDOT REVIEW COMMENTS		JJS
01	6/12/24	REVISION PER ZONING APPROVAL, COUNTY & SWFWMD REVIEW COMMENTS		JJS

MJ STOKES CONSULTING

P.O. BOX 22821
TAMPA, FL 33622
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INFO@MJSTOKESCONSULTING.COM
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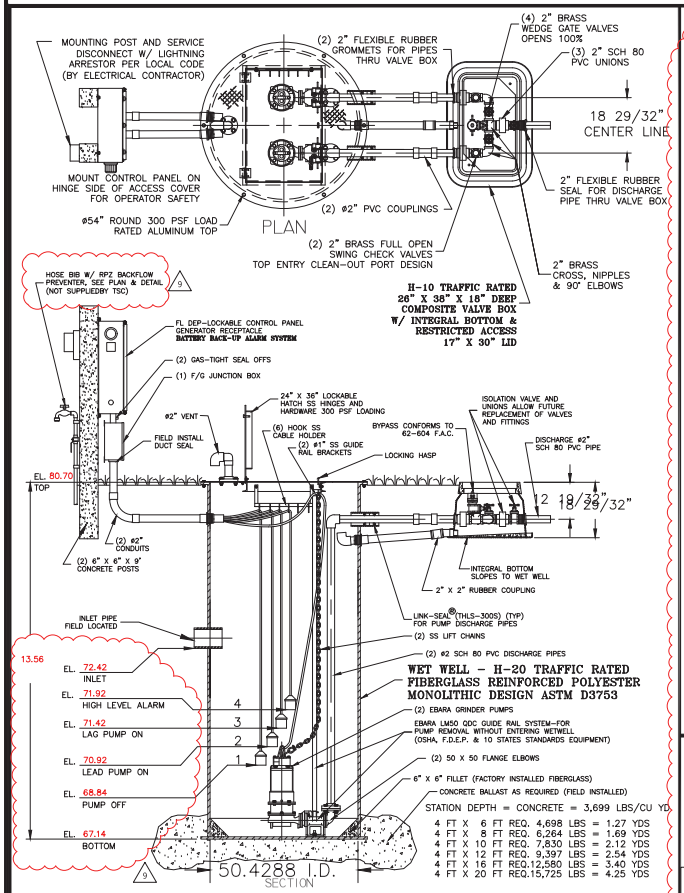
Sunshine811
Call 811 or visit sunshine811.com two full business days before digging to have buried facilities located and marked.
Check positive response codes before you dig!

JOHN J. STOECKEL
FLORIDA PROFESSIONAL ENGINEER
LICENSE NO. 80758

PROJECT NAME:
MAJOR SITE PLAN
CORTA COMMONS
FOR
CORTA OCALA, LLC
SW HWY 200 - OCALA
MARION COUNTY, FLORIDA

SHEET TITLE
MARION COUNTY UTILITY DETAILS

PROJECT NO: 23-3306
CHECKED BY: JJS
VERTICAL DATUM: NAVD 1988
DATE: 03/29/2024
SHEET NUMBER
C-510



EBARA SEWAGE GRINDER PUMP
48" DUPLEX STATION – 2" PIPING
WITH SLIDE RAIL SYSTEM, V.B. AND F.D.E.P. PANEL
TSC PRE-FAB PUMP SOLUTIONS©

MODEL TSC2-48.1 BBU R21.dwg©

1. HOSE BIBB WITH REDUCED PRESSURE BACK FLOW PREVENTER
2. GROUT FILLET (1 TO 1 SLOPE TO "HOPPER" BOTTOM)

FIELD INSTALL BY CONTRACTOR

JOB: _____

QS: _____

GENERAL NOTES

FURNISH AND INSTALL LIBERTY SUBMERSIBLE GRINDER PUMPS:

DESIGN CONDITION:

MODEL	LGV, LGH	2.5	HP
GPM	60	33.36-93.13	FT/TDH
VOLTAGE	208	SINGLE	PHASE
DISCHARGE	2"		IMPELLER

SEWAGE GRINDER PUMP:

1. RATED FOR FIFTEEN (15) STARTS PER HOUR.
2. OIL FILLED MOTOR DESIGNED FOR SEWAGE APPLICATION WITH CLASS H INSULATION.
3. DUAL MECHANICAL SHAFT SEALS (SILICON CARBIDE / SILICON CARBIDE)
4. HIGH TEMPERATURE BALL BEARINGS B-10 RATING OF 100,000 HOURS, UPPER – SINGLE ROW, LOWER – DOUBLE ROW
5. PUMP SHAFT HORSEPOWER (BHP) SHALL NOT EXCEED MOTOR RATED HORSEPOWER THROUGHOUT THE ENTIRE OPERATING RANGE OF THE PUMP PERFORMANCE CURVE.
6. MOTORS SHALL BE DUAL WOUND AND CAPABLE OF OPERATING ON 208/230 VOLT WITH A 10% TOLERANCE VOLTAGE (190 TO 260) OR OPERATE ON 460 VOLT BY CHANGING THE MOTOR LEADS INSIDE THE PUMP.

FIBERGLASS WET WELL: SHALL BE A ONE PIECE UNIT WITH INTEGRAL BOTTOM, WALL AND UPPER FLANGE. THE ENTIRE FIBERGLASS WET WELL SHALL HAVE A DYNAMIC LOAD RATING OF 16,000 FT/LBS. EACH UNIT MUST BE SERIAL NUMBERED TO IDENTIFY THE TEST PROCEDURE. ASTM D 3753 & H-20 SPECIFICATIONS SHALL BE REQUIRED AS MINIMUM.

ALUMINUM HATCH: TSC MODEL-54R (54") ROUND WITH 24" X 36" LOCKABLE HATCH, REINFORCED FOR LOAD RATING OF 300 LBS/FT WITH HOLD OPEN SAFETY ARM, LOCKING DEVICE FOR HASP TYPE PADLOCK AND STAINLESS STEEL HARDWARE.

VALVE BOX: FIBERGLASS COMPOSITE (H-10 TRAFFIC RATED) WITH INTEGRAL BOTTOM. (FOR 1 1/4" AND 2" DISCHARGE PIPING SXS HEADER SYSTEM) SHALL BE 26" X 38" X 18" WITH 17" X 30" LIMITED ACCESS LID

ACCESSORIES: #304 S/S – GUIDE RAILS, UPPER GUIDE RAIL BRACKETS, CABLE HOLDER, ANCHOR BOLTS AND PUMP LIFTING CHAINS.

VALVES : SHALL BE SEWAGE SERVICE DESIGN BRASS SWING CHECK VALVES WITH TOP ENTRY CLEAN-OUT PORT AND BRASS WEDGE GATE VALVES OPEN 100%.

PIPING: 2" SCHEDULE 80 PVC.

FLOAT SWITCHES: UL LISTED SJ ELECTRO MODEL (SJ 30 SWENO).

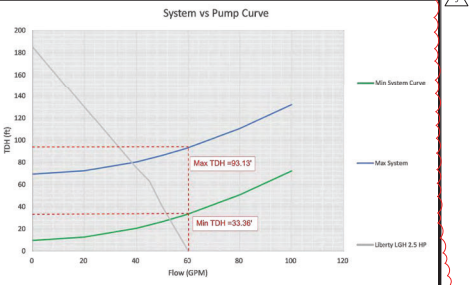
PUMP SUPPLIER SHALL PROVIDE SUBMERSIBLE PUMPS, SLIDE RAIL ASSEMBLIES, CONTROL PANEL, JUNCTION BOX, FLOAT SWITCHES, ALUMINUM HATCH AND ACCESSORIES TO INSURE PROPER OPERATION AND WARRANTY.

THE COMPLETE PACKAGE PUMPING STATION SHALL HAVE PUMP BASES, SLIDE RAIL ASSEMBLIES AND DISCHARGE PIPING ASSEMBLED BY TECHNICAL SALES CORPORATION READY TO SHIP FOR FIELD INSTALLATION.

THE MANUFACTURER OF PRE-FAB PUMP SOLUTIONS©:
TECHNICAL SALES CORPORATION, 4621 N. HALE AVE TAMPA, FL 33614 (813)876-9256

LIBERTY ENGINEERED PRODUCTS

LIBERTY LGV, LGH 2.5HP Synchronous Speed: 3450 RPM
Single and Three Phase 2 Inch Discharge
Design flow: 60 GPM @ TDH/FT



PUMP PERFORMANCE CURVE

CONTROL PANEL –SHALL CONFORM TO FL DEP 62-604 F.A.C.

CONTROL PANEL SHALL BE TSC MODEL # 38-D IN NEMA 4X FIBERGLASS ENCLOSURE. THE PANEL SHALL MEET STATE OF FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (DEP), ENVIRONMENTAL PROTECTION COMMISSION (EPC) AND LOCAL CODE REQUIREMENTS GOVERNING PRIVATE LIFT STATIONS.

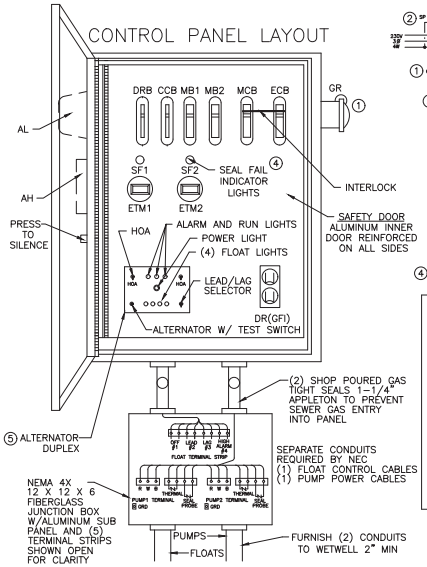
FLOAT SWITCHES AND CONTROL SYSTEM SHALL BE UL LISTED AND INTRINSICALLY SAFE. ALL COMPONENTS SHALL BE UL LISTED.

A JUNCTION BOX IS REQUIRED, WITH SHOP POURED SEALS BETWEEN BOX AND CONTROL PANEL TO PREVENT SEWER GAS ENTRY INTO CONTROL PANEL.

ELECTRICAL CONTRACTOR TO PROVIDE SERVICE DISCONNECT WITH LIGHTNING ARRESTOR MOUNTED PER LOCAL CODES.

THE CONTROL PANEL SHALL BE SUITABLY INSTALLED TO PREVENT SETTLING OR TIPPING.

BATTERY BACK-UP ALARM SYSTEM TO BE INCORPORATED INTO CONTROL PANEL PER THE "10 STATES STANDARDS"

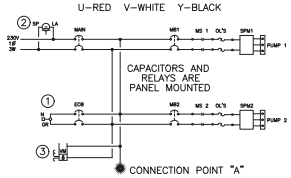


LEGEND

AH	ALARM HORN	
AL	ALARM LIGHT	
ASB	ALARM SILENCE BUTTON	
(5) ATS	ALTERNATOR W/TEST SWITCH	
(6) BBU	BATTERY (BACK-UP UNIT)	
CCB	CONTROL CIRCUIT BREAKER	
DR	DUPLEX RECEPTACLE	
DRB	DUPLEX RECEPTACLE BREAKER	
ECB	EMERGENCY CIRCUIT BREAKER	
ETM	ELAPSED TIME METER	
F	FUSE	
FL	FLASHER	
FS	FLOAT SWITCH (REGULATOR)	
(1) GR	GENERATOR RECEPTACLE	
GRD	GROUND	
HOA	HAND-OFF-AUTOMATIC SELECTOR	
LA	LIGHTNING ARRESTOR	
MB	MOTOR BREAKER	
MCB	MAIN CIRCUIT BREAKER	
MS	MOTOR STARTER	
N	NEUTRAL	
OL'S	OVERLOAD HEATERS	
(3) PM	PHASE MONITOR	
PTS	PUMP TERMINAL STRIP	
R	RELAY	
RC	RUN CAPACITOR	
RD	DISCHARGE RESISTOR	
RL	PUMP RUN INDICATORS	
RTS	REGULATOR TERMINAL STRIP	
SC	START CAPACITOR	
(4) SF	SEAL FAIL (SHAFT)	
SR	START RELAY	
(2) SP	SURGE PROTECTOR	
TTS	THERMAL TERMINAL STRIP	

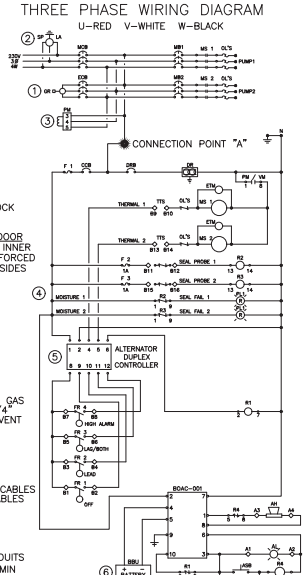
SINGLE PHASE WIRING DIAGRAM

U-RED V-WHITE Y-BLACK



THREE PHASE WIRING DIAGRAM

U-RED V-WHITE W-BLACK



PANEL WIRING DIAGRAM

PANELS SHALL CONFORM TO FLORIDA DEP 62-604 F.A.C.

1. GENERATOR RECEPTACLE FOR EMERGENCY POWER CONNECTION WITH INTERLOCK
2. SURGE PROTECTION AND LIGHTNING PROTECTION ON ALL INCOMING LEGS
3. PHASE PROTECTION SHALL BE PROVIDED
4. SHAFT SEAL FAIL DETECTION
5. ALTERNATOR W/TEST SWITCH
6. BATTERY BACK-UP UNIT

PANEL MANUFACTURER SHALL BE A "UL" LISTED SHOP.

TSC DUPLEX GRINDER PUMP STATION
FIBERGLASS WET WELL

TECHNICAL SALES CORPORATION
TSC PRE-FAB PUMP SOLUTIONS©
WATERWORKS & WASTEWATER SPECIALTIES
Representing Innovative Manufacturers
MODEL TSCE2-48.1 BBU©
4621 N. HALE AVENUE PH (813)876-9256
TAMPA, FL 33614 FAX (813)874-1194
EMAIL: Sales@TSCTampa.com
REV-21 SCALE: N.T.S.

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
09	1/22/24	REVISED PER FDEP WASTEWATER PERMIT REVIEW	JJS
08	1/07/24	PERMIT MODIFICATION REVISION - ACCESS, UTILITY, DRAINAGE	JJS
07	1/07/24	UPDATED PLANS FROM RE-DESIGN FOR PERMIT MODIFICATION SUBMITTAL	JJS
06	10/17/24	RE-DESIGN OF CROSS ACCESS & LOWERED SITE AT TSC	JJS
05	10/07/24	REVISIONS PER ROOT ACCESS COMMENTS & ON-SITE CROSS ACCESS/POND	JJS
04	9/20/24	REVISIONS PER ROOT ACCESS & FORCEMAIN RELOCATION	JJS
03	9/05/24	REVISION TO BUFFER PER RESOLUTION	JJS
02	8/01/24	REVISION PER COUNTY, SWFWMD & FDOT REVIEW COMMENTS	JJS
01	6/12/24	REVISION PER ZONING APPROVAL, COUNTY & SWFWMD REVIEW COMMENTS	JJS

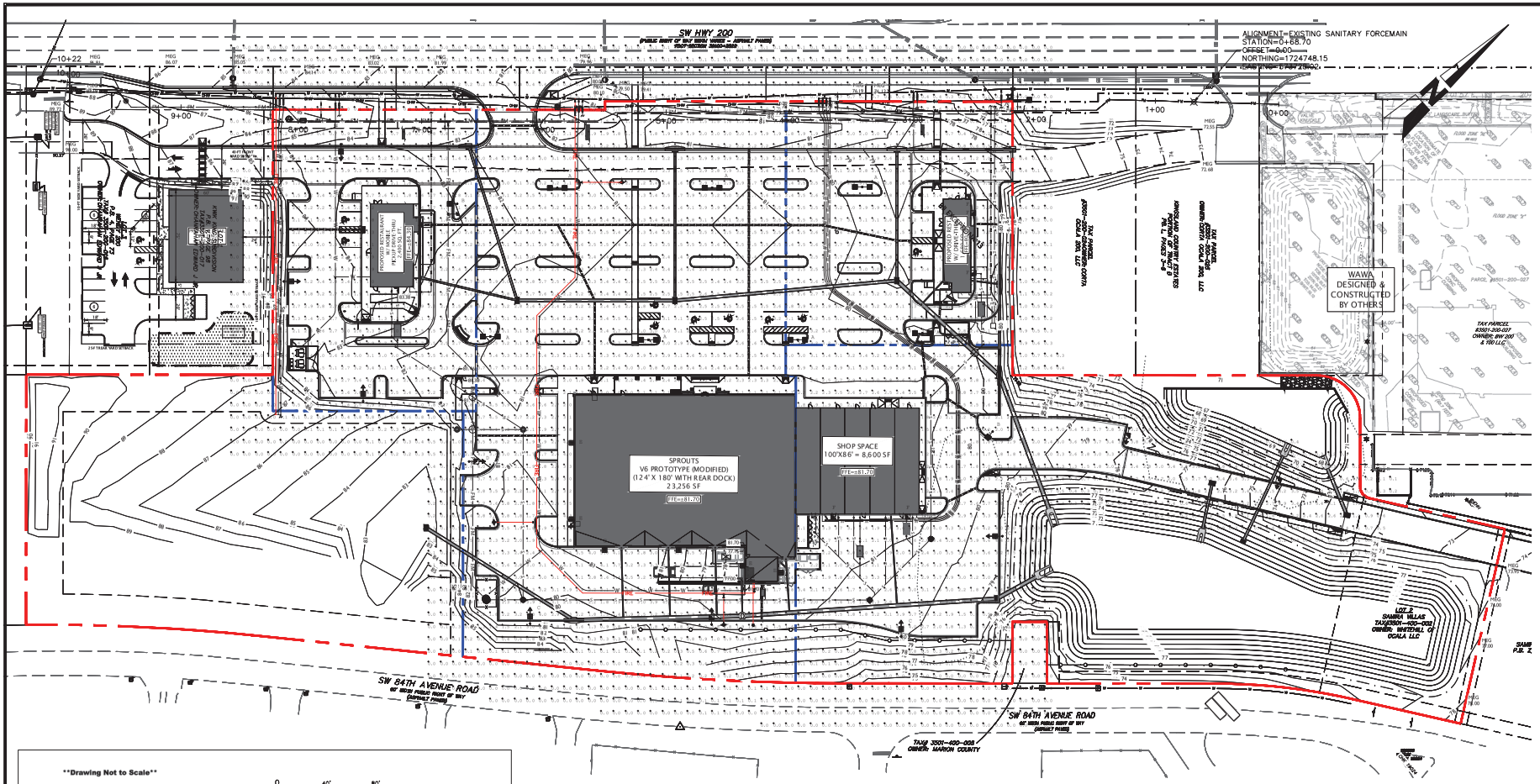
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JOHN J. STOECKEL
FLORIDA PROFESSIONAL ENGINEER
LICENSE NO. 80758

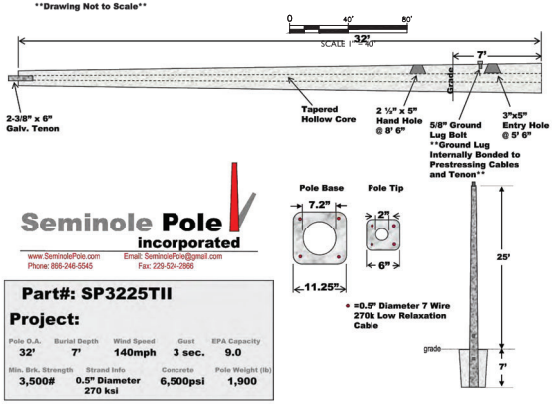
PROJECT NAME:
MAJOR SITE PLAN
CORTA COMMONS
FOR
CORTA OCALA, LLC
SW HWY 200 - OCALA
MARION COUNTY, FLORIDA

SHEET TITLE
LIFT STATION DETAILS & SPECIFICATIONS

PROJECT NO: 23-3306
CHECKED BY: JJS
VERTICAL DATUM: NAVD 1988
DATE: 03/29/2024
SHEET NUMBER
C-511



Drawing Not to Scale



Seminole Pole incorporated
www.SeminolePole.com Email: SeminolePole@gmail.com
Phone: 866-246-5545 Fax: 229-52r-2966

Part#: SP3225TII

Project:

Pole O.A.	Burial Depth	Wind Speed	Gust	EPA Capacity
32'	7'	140mph	3 sec.	9.0

Min. Brk. Strength	Strand Info	Concrete	Pole Weight (lb)
3,500#	0.5" Diameter 270 ksi	6,500psi	1,900

LIGHTING POLE DETAIL & SPECIFICATION:

GENERAL NOTES:

1. BOUNDARY, 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
2. THE HORIZONTAL & VERTICAL DATUMS PER ABOVE REFERENCED SURVEY.
3. THIS LIGHTING PATTERN REPRESENTS ILLUMINATION LEVELS CALCULATED FROM LABORATORY DATA TAKEN UNDER CONTROLLED CONDITIONS UTILIZING CURRENT INDUSTRY STANDARD LAMP RATINGS IN ACCORDANCE WITH ILLUMINATING ENGINEERING SOCIETY APPROVED METHODS. ACTUAL PERFORMANCE OF ANY MANUFACTURER'S LUMINAIRE MAY VARY DUE TO VARIATION IN ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS AND OTHER VARIABLE FIELD CONDITIONS.
4. FIXTURES MOUNTED ON 25-FT POLE. LIGHT LEVEL CALCULATED ON THE GROUND.
5. THE ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR RECEIVING, STORAGE, INSTALLATION AND WIRING OF LIGHT FIXTURES.
6. THE ELECTRICAL CONTRACTOR SHALL REPORT ANY DAMAGED LIGHT FIXTURES OR MISSING PARTS TO THE MANUFACTURER WITHIN 48 HOURS OF RECEIPT OF LIGHT FIXTURE PACKAGE.
7. SITE LIGHTING MATERIALS SHOULD BE PROCURED THROUGH WLS LIGHTING, NO ALTERNATIVE FIXTURES SHALL BE PERMITTED. CONTACT KEN BRONSTAD, WLS LIGHTING AT 817.840.9332 OR KBRONSTAD@WLSLIGHTING.COM.

Calculation Summary								
Label	Units	Avg	Max	Min	Avg/Min	Max/Min	PtSpcLr	PtSpcTb
EAST RESTAURANT DRIVE THRU	Fc	2.90	5.7	1.7	1.71	3.35	10	10
EAST RESTAURANT PARKING	Fc	2.22	2.6	1.9	1.17	1.37		
ENTRANCE DRIVES	Fc	2.33	3.6	0.6	3.88	6.00		
MAIN PARKING	Fc	2.71	3.7	2.0	1.36	1.85		
MAIN SIDES & REAR	Fc	2.74	5.5	0.7	3.91	7.86		
WEST RESTAURANT DRIVE	Fc	2.13	4.4	1.0	2.13	4.40		
WEST RESTAURANT DRIVE THRU	Fc	2.08	2.8	1.5	1.39	1.87		
WEST RESTAURANT PARKING	Fc	2.48	4.3	1.5	1.65	2.87		

Luminaire Schedule						
WLS17599 CORTA SPROUTS OCALA, FL PM: KEN PLEASE EMAIL US FOR PRICING AT KBRONSTAD@WLSLIGHTING.COM						
Symbol	Qty	Label	Lum. Lumens	LLF	Description	Lum. Watts
	7	A	20239	0.970	WLS-C1-158-4K7-5QW-SLW 30' MOUNTING HEIGHT	158
	2	B	20239	0.970	WLS-C1-158-4K7-5QW-SLW 30' MOUNTING HEIGHT	158
	6	C	17729	0.970	WLS-C1-158-4K7-4F-HSS-90-B-SLW 30' MOUNTING HEIGHT	158
	4	D	19669	0.970	WLS-C1-158-4K7-2-SLW 30' MOUNTING HEIGHT	158
	6	E	9550	0.950	WLS-NV-W-T4-32L-7-40K-SLW 18' MOUNTING HEIGHT	71
	5	F	6328	0.950	WLS-NV-W-T4-16L-1-40K-SLW 15' MOUNTING HEIGHT	56.11

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

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JOHN J. STOECKEL
FLORIDA PROFESSIONAL ENGINEER
LICENSE NO. 80758

PROJECT NAME:
MAJOR SITE PLAN
CORTA COMMONS
FOR
CORTA OCALA, LLC
SW HWY 200 - OCALA
MARION COUNTY, FLORIDA

SHEET TITLE
EXTERIOR LIGHTING PHOTOMETRIC PLAN

PROJECT NO: 23-3306
CHECKED BY: JJS
VERTICAL DATUM: NAVD 1988
DATE: 03/29/2024

SHEET NUMBER
C-601

C SERIES LED AREA

Type:



FEATURES

- Low profile LED area/site luminaire with a variety of IES distributions for lighting applications such as auto dealership, retail, commercial, and campus parking lots
- Featuring two different optical technologies, Strike and Micro Strike Optics, which provide the best glass/edition patterns for your lighting applications
- Rated for high vibration applications including bridges and overpasses. All sizes are rated for 1.5G
- Control options including photo control, occupancy sensing, and 7-Pin with networked controls
- New customizable lumen output feature allows for the wattage and lumen output to be customized in pr factory to meet whatever specification requirements may entail
- Field interchangeable mounting provides additional flexibility after the fixture has shipped

SPECIFICATIONS

CONSTRUCTION
- Die-cast housing with hidden vertical heat fins are optimal for heat dissipation while keeping a clean and with outer surface
- Corrosion resistant, die-cast aluminum housing with 1000 hour powder coat paint finish
- Patented hardware to minimize weight

OPTICS
- Micro Strike Optics (160, 320, 480, or 720 LED counts) maximize uniformity in applications and come standard with mid-power LEDs which evenly illuminate the entire luminous surface area to provide a low glare appearance. Catalog logic found on page 2
- Strike Optics (96, 72, 108, or 162 LED counts) provide best in class distributions and maximum pole spacing in new applications with high powered LEDs. Strike optics are held in place with a polycarbonate bezel to minimize appearance of the Micro Strike Optics so both solutions can be combined on the same application. Catalog logic found on page 3
- Both optics maximize target zone illumination with minimal losses at the house-side, reducing light trespass losses.
- Additional backlight control shields and house side shields can be added for further reduction of illumination behind the pole
- One-piece silicone gasket ensures a weatherproof seal
- Zero up light at 0 degrees of tilt
- Field rotatable optics

INSTALLATION
- Mounting patterns for each arm can be found on page 4
- Optional universal mounting block for ease of installation during retrofit applications. Available as an option (ASQU) or accessory for square and round poles
- All mounting hardware included Knuckle arm fitter option available for 2-3/8" OD tenon
- For products with EPA less than 1 mounted to a pole greater than 20ft, a vibration damper is recommended

ELECTRICAL
- Universal 120-277 VAC or 347-480 VAC input voltage, 50/60 Hz
- Ambient operating temperature -40° to 40°C
- Drivers have greater than 90% power factor and less than 20% THD
- LED drivers have output power over-voltage, over-current protection and short circuit protection with auto recovery
- Field replaceable surge protection device provides 20kA protection meeting ANSI/ IEEE C62.41.2 Catagoy C High and Surge Location Category C1. Automatically takes fixture off-line for protection when device is compromised
- Dual Driver option provides 2 drivers within luminaire but only one set of leads exiting the luminaire, where Dual Power Feed provides two drivers which can be wired independently as two sets of leads are extended from the luminaire. Both options cannot be combined

CERTIFICATIONS
- DLC® Design Lights Consortium Qualified, with some Premium Qualified configurations. Not all product variations listed in this document are DLC® qualified. Refer to http://www.designlights.org for the most up-to-date list.
- Listed to UL1598 and CSA C22.2#250.0- 24 for wet locations and 40°C ambient temperatures
- 1.5 G rated for ANSI C136.31 high vibration applications
- IP66 Rated Finish
- Meets IDA recommendations using 3K CCT configuration at 0 degrees of tilt
- This product qualifies as a "designated country construction material" per FAR 52.225-11 Buy American-Construction Materials under Trade Agreements effective 04/22/2020

WARRANTY
- 5 year warranty

Made in the U.S.A. of the U.S. and imported parts. Meets Buy American requirements for ARRA.

WLS LIGHTING SYSTEMS
6820 Corporation Pkwy
Fort Worth, TX 76126
817.731.0020
www.wlslighting.com

Project Name: _____
Date: _____
Location: _____
Notes: _____

41 REV. 3/23
Specifications subject to change without notice.

C SERIES LED AREA

MICROSTRIKE OPTICS ORDERING INFORMATION

SELECT APPROPRIATE CHOICE FROM EACH COLUMN TO FORMULATE ORDER CODE Refer to example below.

PRODUCT	VERSION	SIZE	LIGHT ENGINE	COLOR TEMPERATURE	DISTRIBUTION	OPTIC ROTATION	VOLTAGE	MOUNTING	COLOR	OPTIONS
C	**Blank** Micro strike	1 Size 1	**35** 3668 Lumens [1] **52** 5502 Lumens **72** 7203 Lumens **97** 9618 Lumens **132** 13211 Lumens **132** 13079 Lumens **158** 15868 Lumens	**AP** AP Amber **BLC** Blue Cornered **27KB** 2700K 80 CRI **30KB** 3000K, 70 CRI **3K7** 3000K, 90 CRI **3KB** 3000K, 80 CRI **35KB** 3500K, 80 CRI **4K** 4000K, 80 CRI **4K7** 4000K, 90 CRI **4KB** 4000K, 80 CRI **4B9** 4000K, 86 CRI **5K7** 5000K, 90 CRI **5KB** 5000K, 80 CRI	**2** Type 2 **3** Type 3 **4F** Type 4 Forward **4W** Type 4 Wide **SQW** Type 5 Square Wide	**Blank** No Rotation **L** Optic Rotates Left **R** Optic Rotation Right	**UNV** 120-277V **347** 347V **208** 208V **240** 240V **277** 277V **347** 347V **480** 480V	**A** Arm mount for 2-3/8" OD tenon (fits 1@180 Pattern) (Does not include round pole adapter) **AM** Mast arm for round pole [2] **ASQU** Universal arm mount for square pole. Can accommodate 1 or 2 @ Drill Pattern **A_U** Universal arm mount for round pole [2] **AQU** Adjustable arm for pole mounting (universal drill pattern) **AA_U** Adjustable arm for round pole [2] **MAF** Mast arm from for 2-3/8" OD horizontal arm **K** Knuckle **T** Trunnion **WB** Wall Bracket, Universal Mounting with MAF **WM** Wall mount bracket with decorative upsweep arm **WA** Wall mount bracket with adjustable arm	**BLT** Black **NLT** Natural **BLS** Black Gloss Smooth **DBT** Dark Bronze Matte Texture **DBG** Dark Bronze Gloss Smooth **GTT** Graphite Matte Texture [3] **LGS** Light Grey Gloss Smooth **PSS** Platinu Silver Smoot **WHT** White Matte Texture **WHG** White Gloss Smooth **VGT** Verde Green Textur **CC** Custom Color	**F** Fusing **2PF** Dual Power Feed **2DR** Dual Driver **TE** Stainless Steel Tie **BL** Backlight Control [4] **TB** Terminal Block

ORDER:

WLS-C										

Example: WLS-C-2-186-4KB-SQW-UNV-A-DBS-F

ACCESSORIES

BTS-14F Bluetooth® Programmable, BTS4IP-LMCI PIR Occupancy Sensor with Automatic Dimming Photocell and 360° Lens [5]
BTS-40F Bluetooth® Programmable, BTS4IP-HMCI PIR Occupancy Sensor with Automatic Dimming Photocell and 360° Lens [5]
BTS2-12F Bluetooth® Programmable, BTS2IP-LMHI-G PIR Occupancy Sensor with Automatic Dimming Photocell and 360° Lens [5]
7PR 7-Pin Receptacle [6]
7PR-SC 7-Pin Receptacle with shorting cap [6]
3PR 3-Pin twist lock [6]
3PR-SC 3-Pin receptacle with shorting cap [6]
3PR-TL 3-Pin PCR with photocontrol [6]
PC Button Photocontrol [6]
NL NetLINK Controls System

FOOTNOTES:

1. Contact your Sales Professional for more information
2. Replace "_" with: 0° for 2.7"x4.5" OD pole, 1° for 3.5"x4.13" OD pole, 4° for 4.18"x5.25" OD pole, 7° for 5.7"x6.75" OD pole
3. Networked Controls cannot be combined with other control options
4. Backlight Control for Type 3 optics only
5. Some voltage restrictions may apply when combined with controls
6. Not available with 480V
7. BC not available on 4F and type 5 distributions
8. BTS and BTS5O are only available on Size 3 and Size 4

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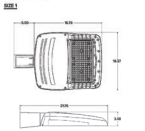
Project Name: _____
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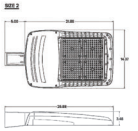
C SERIES LED AREA

DIMENSIONS

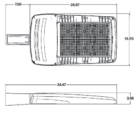
SIZE 1



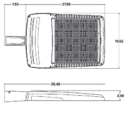
SIZE 2



SIZE 3



SIZE 4



EPA					
	WLS-C (Size 1)	WLS-C (Size 2)	WLS-C (Size 3)	WLS-C (Size 4)	Config.
Single Fixture	0.464	0.666	0.855	0.998	
Two at 180	0.908	1.70	1.312	1.398	
Two at 90	0.553	0.77	0.897	0.968	
Three at 90	1.237	1.266	1.512	1.646	
Three at 120	0.943	1.155	1.282	1.669	
Four at 90	1.166	1.422	1.74	1.898	

Weight	
lbs	kgs
WLS-C (Size 1)	13.7	6.2
WLS-C (Size 2)	16.0	7.26
WLS-C (Size 3)	25.9	11.7
WLS-C (Size 4)	30.8	13.9

WLS LIGHTING SYSTEMS
6820 Corporation Pkwy
Fort Worth, TX 76126
817.731.0020
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C SERIES LED AREA

MOUNTING

A–STRAIGHT ARM MOUNT
Rotate ships with integral arm for ease of installation. Compatible with Current Outdoor 351 drill pattern for 2-3/8" OD tenon on square poles. For round pole add applicable suffix (2/3/4/5)

ASQU–UNIVERSAL ARM MOUNT
Universal mounting block for ease of installation. Compatible with drill patterns from 2.5" to 4.5" and Current drill pattern 52. For round poles add applicable suffix (2/3/4/5)

ADJ–ADJUSTABLE ARM FOR POLE MOUNTING
Rotatable arm mount directly to pole. Compatible with drill patterns from 2.5" to 4.5" and Current drill pattern 52 and 153. For round poles add applicable suffix (2/3/4/5). Rotatable to 15° slimly angle increments. Micro Strike configurations have a 45° slimly limitation. Strike configurations are a 30° slimly limitation.

ADU–DECORATIVE UPSWEPT ARM
Upswept Arm compatible with drill patterns from 2.5" to 4.5" and Current drill pattern 52. For round poles add applicable suffix (2/3/4/5)

MAF–MAST ARM FITTER
Fits 2-3/8" OD horizontal tenons.

K–KNUCKLE
Knuckle mount 15° slimly angle increments for precise aiming and control. Fit 2-3/8" tenons or pipes. Micro Strike configurations were a 45° slimly limitation. Strike configurations have a 30° slimly limitation.

T–TRUNNION
Trunnion for surface and crossarm mounting using (1) 3/4" or (2) 1/2" size through bolts. Micro Strike configurations have a 45° slimly limitation. Strike configurations have a 30° slimly limitation.

WM–WALL MOUNT
Compatible with universal arm mount, adjustable arm mount and decorative arm mount. The WA option uses the same wall bracket but replaces the decorative arm with an adjustable arm.

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PROJECT NAME:
MAJOR SITE PLAN
CORTA COMMONS
FOR
CORTA OCALA, LLC
SW HWY 200 - OCALA
MARION COUNTY, FLORIDA

SHEET TITLE
SITE LIGHTING DETAILS & SPECIFICATIONS

PROJECT NO: 23-3306
CHECKED BY: JJS
VERTICAL DATUM: NAVD 1988
DATE: 03/29/2024
SHEET NUMBER
C-602

NV-W

HIGH PERFORMANCE FULL CUT OFF WALL PACK

FORM AND FUNCTION
- Sleek, low profile housing
- Spec grade performance
- Engineered for optimum thermal management
- Reduces energy consumption and costs up to 65%

CONSTRUCTION
- Die-Cast Aluminum
- Internal cooling fins
- Corrosion resistant external hardware
- One-piece silicone gasket ensures IP65 seal for electronics compartment
- Two-piece silicone Micro Optic system ensures IP67 level seal around each PCB
- Silicone Micro Optics: Recessed, full cutoff and non-yellowing
- Dark Sky Compliant

FINISH
- 3-5 mils electrostatic powder coat.
- WLS' standard high-quality finish to prevent corrosion and protects against extreme environmental conditions

WARRANTY
Five-year standard warranty



LISTINGS
- Certified to UL 1598
- UL 8750
- CSA C22.2 No. 250.0
- DesignLights Consortium® (DLC)
- DesignLights Consortium® Premium ™ (DLCP)
- IP65 / IP67 Rated
- IDA Compliant

LED AMPERAGE CHART

350 milliamps	18w	–
530 milliamps	26w	–
700 milliamps	37w	–
1000 milliamps	56w	108w
1050 milliamps	56w	108w

Project Name: _____ Type: _____

Cat#	Light Test	# of LEDs	Milliamps	Lumens	Volts	Mounting	Color	Options	Qty
NV-W (NV-W)	Type 2 (T2)	16 (16L)	350 (350)	2700K, 80 CRI (27KB)	120-277 (UNV)	Wall Mount (WM)	Bronze Textured (BRZ)	Marine Grade Finish (MGF)	FSP-20 with Motion Sensor (FP1)
	Type 3 (T3)	32 (32L)	530 (530)	3000K, 70 CRI (30K7)	347-480 (HV)		White Textured (WHT)	Vanity Plate 16" SQ (VPTY-1)	*If "Yes" Is Selected, Please Specify "FP" Option
	Type 4 (T4)		700 (7)	3000K, 80 CRI (30KB)			Smooth White Gloss (SWT)	Housing Extensions (HE)	Nema 7 Pin Receptacle (PE)
			1000 (1A)	3500K, 80 CRI (35KB)			Silver (SVR)	Surge Protector (SRK)	Button Photo Cell (P)
			1050 (1)	4000K, 70 CRI (40K7)			Black Textured (BLK)		Emergency battery 4w 1003-1196 Lumens (EM)
				4000K, 80 CRI (40KB)			Smooth Black Gloss (SBK)		Emergency battery 4w 834-944 Lumens (EM)
				5000K, 70 CRI (50K7)			Graphite Textured (GPH)		Emergency Battery 18w 1003-1196 Lumens (EM3)
				5000K, 80 CRI (50KB)			Grey Textured (GRY)		Emergency Cold Battery 14w 1006-1196 Lumens (EMB)
							Custom (CS)		

Notes:
1. Consult Factory for Lead Time. Consult Factory for 90 CRI Requests.
2. To match DM Extension Box
3. Requires Deep Back Box
4. Additional Voltage 120-277
5. Additional Battery Options Certified CA Title 20
6. (1A) DL only
7. (1) NL only

NV-W

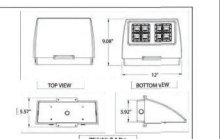
ELECTRICAL
- 120-277 Volts (UNV) or 347-480 Volts (HV)
- 0-10V dimming driver by Philips Advance
- Driver power factor at maximum load is ≥ .95, THD maximum load is 15%
- All internal wiring UL cer tified for 600 VAC and 105°C
- All drivers, controls, and sensors housed in enclosed IP65 compartment
- Lumileds Luxeon MX LED's
- CRI 70, 80 or 90
- Color temperatures: 2700K, 3000K, 3500K, 4000K, 5000K
- Surge Protection: 20KA is available as an option

OPTIONS
- MARINE GRADE FINISH (MGF) —A multi-step process creating protective finishing coat against harsh environments.
  - Chemically washed in a 5 stage cleaning system.
  - Pre-baked
  - Powder coated 3-5 mils of Zinc Rich Super Durable Polyester Primer.
  - 1-2 feet inside pole coverage top and bottom.
  - Oven Baked.
  - Finished Powder Coating of Super Durable Polyester Powder Coat 3-5 mil thickness.
- VANITY PLATE (VP)—The Vanity Plate was designed to cover the un-sightly remains on a wall where a larger HID wallpack was removed. The Vanity Plate will be painted to match the finish of the NV-W, custom finishes are available, please consult factory. The standard Vanity Plate is 16" x 16".
- NEMA 7-PIN RECEPTACLE (PE7) — An ANSI C136.41-2013 receptacle provides electrical and mechanical interconnection between photo control cell and luminaire. Dimming receptacle available two or four dimming contacts supports 0-10 VDC dimming methods or Digital Addressable Lighting Interface (DALI), providing reliable power interconnect.
- EMERGENCY BAT TERY OPERATION — The emergency battery backup is integral to the NV-W. All emergency backup configurations include a standalone secondary driver with integral relay to detect power loss. This meets NFPA 70/NEC 2008. The emergency battery will power the NV-W for 90 minutes once power is lost. Emergency battery pack are of LiFePO4 batteries. (EMCP) Emergency Cold Pack Batteries are rated for -20°C to 50°C.

OPTICS
Silicone optics high photothermal stability and light output provides higher powered LEDs with minimized lumen depreciation LED life. UV and thermal stability with scotch resistance increases exterior application durability.
- IES Types



TYPE II (T2) TYPE III (T3) TYPE IV (T4)



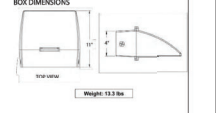
TOP VIEW BOTTOM VIEW

Weight: 9.1 lbs

VANITY PLATE (VP)

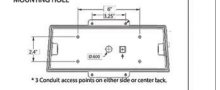


EMERGENCY BATTERY AND 7-PIN EXTENSION BOX DIMENSIONS



Weight: 13.3 lbs

MOUNTING HOLE



* 3 Conduit access points on either side or center back.

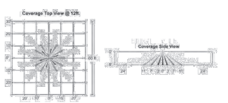
NV-W

MOTION SENSOR PLACEMENT

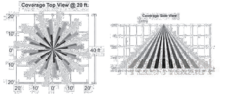


CONTROLS
- DIMMING CONTROL (FSP)—Passive infrared (PIR) sensor providing multi-level control based on motion/daylight contribution.
- All control parameters adjustable via wireless configuration remote storing and transmitting sensor profiles.
- FSP-8 mounting heights 8 feet and below
- FSP-20 mounting heights 9-20 feet
- Includes 5 dimming event cycles, 0-10V dimming with motion sensing, reprogrammable in the field.

FSP-8



FSP-20



NV-W

LUMENS

PART NUMBER	T2	LM/W	T3	LM/W	T4	LM/W	WATTS
NV-W-16L-35-30K7	2470	130	2490	132	2470	130	19
NV-W-16L-35-40K7	2618	138	2648	139	2618	138	19
NV-W-16L-53-30K7	3618	138	3646	139	3618	138	26
NV-W-16L-53-40K7	3544	122	3579	123	3544	122	29
NV-W-16L-63-40K7	3756	130	3794	131	3756	130	29
NV-W-16L-53-50K7	3756	130	3794	131	3756	130	29
NV-W-16L-7-30K7	4388	119	4432	120	4388	119	37
NV-W-16L-7-40K7	4651	126	4698	127	4651	126	37
NV-W-16L-7-50K7	4651	126	4698	127	4651	126	37
NV-W-16L-5-30K7	3950	107	4029	108	3970	107	36
NV-W-16L-1-40K7	6228	113	6301	114	6328	113	56
NV-W-16L-1-50K7	6228	113	6301	114	6328	113	56
NV-W-32L-2-30K7	9010	127	9100	128	9010	127	71
NV-W-32L-2-40K7	9550	135	9646	136	9550	135	71
NV-W-32L-2-50K7	9550	135	9646	136	9550	135	71
NV-W-32L-1A-30K7	10877	109	10982	110	10871	109	100
NV-W-32L-1A-40K7	11426	114	11544	115	11426	114	100
NV-W-32L-1A-50K7	11426	114	11544	115	11426	114	100

BUG RATINGS

PART NUMBER	T2	T3	T4	WATTS
NV-W-16L-35-30K7	B1-U0-G1	B1-U0-G1	B1-U0-G1	19
NV-W-16L-35-40K7	B1-U0-G1	B1-U0-G1	B1-U0-G1	19
NV-W-16L-35-50K7	B1-U0-G1	B1-U0-G1	B1-U0-G1	19
NV-W-16L-53-30K7	B1-U0-G1	B1-U0-G1	B1-U0-G1	29
NV-W-16L-53-40K7	B1-U0-G1	B1-U0-G1	B1-U0-G1	29
NV-W-16L-63-50K7	B1-U0-G1	B1-U0-G1	B1-U0-G1	29
NV-W-16L-7-30K7	B1-U0-G1	B1-U0-G1	B1-U0-G1	37
NV-W-16L-7-40K7	B1-U0-G1	B1-U0-G1	B1-U0-G1	37
NV-W-16L-7-50K7	B1-U0-G1	B1-U0-G1	B1-U0-G1	37
NV-W-16L-5-30K7	B1-U0-G1	B1-U0-G1	B1-U0-G1	36
NV-W-16L-1-40K7	B1-U0-G1	B1-U0-G2	B1-U0-G2	56
NV-W-16L-1-50K7	B1-U0-G1	B1-U0-G2	B1-U0-G2	56
NV-W-32L-2-30K7	B1-U0-G2	B2-U0-G2	B2-U0-G2	71
NV-W-32L-2-40K7	B1-U0-G2	B2-U0-G2	B2-U0-G2	71
NV-W-32L-2-50K7	B1-U0-G2	B2-U0-G2	B2-U0-G2	71
NV-W-32L-1A-30K7	B2-U0-G2	B2-U0-G2	B2-U0-G2	100
NV-W-32L-1A-40K7	B2-U0-G2	B2-U0-G2	B2-U0-G2	100
NV-W-32L-1A-50K7	B2-U0-G2	B2-U0-G2	B2-U0-G2	100

EMERGENCY BATTERY BACK-UP LUMENS

PART NUMBER	T2	LM/W	T3	LM/W	T4	LM/W	WATTS
EM4-30K7	520	130	524	131	516	129	4
EM4-40K7	544	136	548	137	540	135	4
EM4-50K7	544	136	548	137	540	135	4
EM8-30K7	1040	130	1048	131	1032	129	8
EM8-40K7	1088	136	1096	137	1080	135	8
EM8-50K7	1120	140	1128	141	1112	139	8
EM16-30K7	2080	130	2096	131	2064	129	16
EM16-40K7	2176	136	2192	137	2160	135	16
EM16-50K7	2240	140	2256	141	2224	139	16
EMCP-30K7	1820	130	1834	131	1806	129	14
EMCP-40K7	1904	136	1918	137	1890	135	14
EMCP-50K7	1960	140	1974	141	1946	139	14

Lumen Maintenance Data

Ambient Temperature	Drive Current	L90 Hours*	L70 Hours**	50,000 Hours*	60,00 Hours*	100,000 Hours**
25°C	Up to 700mA	36,000	173,000	93.7%	91.8%	82.1%
	1050mA	36,000	143,000	90.3%	87.2%	78.5%

*Reported extrapolations per IESNA TM-21
**Projected extrapolations per IESNA TM-21

MAJOR SITE PLAN

FOR

CORTA COMMONS

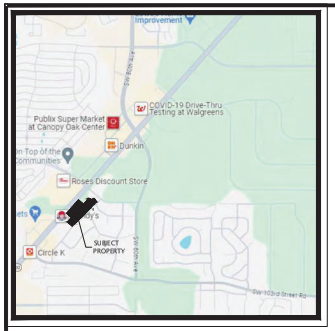
SECTIONS 24 & 25, TOWNSHIP 16S, RANGE 20E

3501-200-018	3501-200-022	3501-200-036	3501-200-040
3501-200-019	3501-200-023	3501-200-037	3501-400-002
3501-200-020	3501-200-034	3501-200-038	3501-400-003
3501-200-021	3501-200-035	3501-200-039	3501-400-004

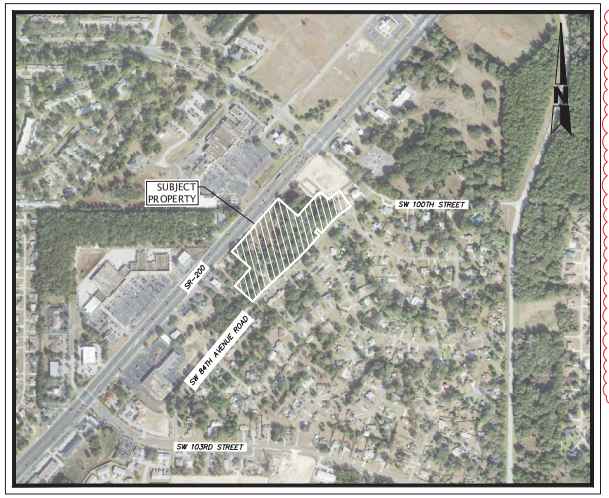
PHYSICAL ADDRESSES:

CHIPOTLE - 8440 SW HWY 200
SPROUTS - 8430 SW HWY 200
SHOPPES #3 - 8426 SW HWY 200
SHOPPES #1 - 8422 SW HWY 200
SHOPPES #2 - 8424 SW HWY 200
SHOPPES #4 - 8428 SW HWY 200
TROPICAL SMOOTHIE - 8410 SW HWY 200

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 "ALTA/NSPS LAND TITLE SURVEY LOCATED IN SECTIONS 24 & 25, TOWNSHIP 15 SOUTH, RANGE 20 EAST, MARION COUNTY, FLORIDA", PREPARED BY CHW PROFESSIONAL CONSULTANTS, LAST REVISED FEBRUARY 12, 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' AND 'AE'. THE 'AE' AREA APPEARS TO FALL WITHIN THE TOP OF BANK LIMITS OF THE POND WITHIN LOT 3 OF SAMIRA VILLAS AS DEPICTED ON THE SURVEY REFERENCED ABOVE., BASE FLOOD ELEVATION OF 70.2-FT (NAVD88).
4. SUBSURFACE INFORMATION SHOWN HEREON IS TAKEN FROM A REPORT ENTITLED "GEOTECHNICAL INVESTIGATION, PROPOSED SPROUTS AND ROSS RETAIL DEVELOPMENT, STATE ROAD 200 AND SOUTHWEST 100TH STREET, OCALA, MARION COUNTY, FLORIDA" PREPARED BY ANDREYEV ENGINEERING, INC. DATED NOVEMBER 3, 2022
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.

LIST OF APPROVED WAIVERS:

LDC 2.21.4.E - CONSTRUCTION, COMPLETION AND CLOSEOUT	APPROVED
LDC 6.8.8.B - BUILDING LANDSCAPE	APPROVED
LDC 2.21.3.A & C - REVIEW & APPROVAL PROCEDURES	APPROVED
LDC 2.1.3 - ORDER OF PLAN APPROVAL	APPROVED

DEVELOPMENT TEAM CONTACTS:

OWNER/APPLICANT
CORTA OCALA, LLC
12632 SW 92ND AVE
MIAMI, FL 33157
404.625.5119
ATTN: CORY PRESNICK

LANDSCAPE ARCHITECT:
CHW PROFESSIONAL CONSULTANTS
11801 RESEARCH DRIVE
ALACHUA, FL 32615
352.331.1976
ATTN: JOHN-MICHAEL SIMPSON, PLA

GEOTECHNICAL ENGINEER:
ANDREYEV ENGINEERING, INC
3740 54TH AVENUE NORTH
ST PETERSBURG, FL 33714
727.527.5735
ATTN: ANTHONY DION, P.E.

ENGINEER:
MJ STOKES CONSULTING, LLC
9872 MONTAGUE STREET
TAMPA, FL 33626
813.724.4199
ATTN: JOHN J STOECKEL, P.E.

SURVEYOR:
CHW PROFESSIONAL CONSULTANTS
11801 RESEARCH DRIVE
ALACHUA, FL 32615
352.331.1976
ATTN: CLINTON N. RICKNER, PSM

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SHEET INDEX

SHEET NO.	SHEET TITLE	LAST REVISED	SHEET NO.	SHEET TITLE	LAST REVISED
C-001	COVER SHEET	06/02/25	C-402	UTILITY PLAN (NORTH)	04/16/25
C-002	PROJECT GENERAL NOTES SHEET	--	C-403	UTILITY PLAN (SOUTH)	06/02/25
C-003	DEMOLITION, EROSION & SEDIMENT CONTROL PLAN	01/07/25	C-404	SANITARY FORCEMAIN PROFILE	01/22/25
C-004	EROSION & SEDIMENT CONTROL DETAILS	--	C-405	FDEP WATER & SEWER NOTES	01/22/25
C-101	OVERALL SITE PLAN WITH AERIAL	02/27/25	C-501	CONSTRUCTION DETAILS	---
C-102	OVERALL DIMENSION & LAYOUT PLAN	04/16/25	C-502	CONSTRUCTION DETAILS	---
C-103	DIMENSION & LAYOUT PLAN (NORTH)	04/16/25	C-503	CONSTRUCTION DETAILS	6/12/24
C-104	DIMENSION & LAYOUT PLAN (SOUTH)	04/16/25	C-504	DRAINAGE DETAILS	---
C-105	OVERALL SIGNING & MARKING PLAN	01/07/25	C-505	DRAINAGE DETAILS	---
C-106	TRUCK TURN EXHIBIT	---	C-506	DETAIL SHEET REMOVED	01/07/25
C-201	FDOT TURN LANE HORIZONTAL PLAN	9/20/24	C-507	MARION COUNTY UTILITY DETAILS	6/12/24
C-202	FDOT TURN LANE VERTICAL PLAN & SECTIONS	9/20/24	C-508	MARION COUNTY UTILITY DETAILS	6/12/24
C-203	FDOT RIGHT-OF-WAY DETAILS	9/20/24	C-509	MARION COUNTY UTILITY DETAILS	6/12/24
C-204	FDOT RIGHT-OF-WAY DETAILS	9/20/24	C-510	MARION COUNTY UTILITY DETAILS	11/07/24
C-205	FDOT MAINTENANCE OF TRAFFIC PLAN	9/20/24	C-511	LIFT STATION DETAIL & SPECIFICATIONS	01/22/25
C-206	FDOT MAINTENANCE OF DETAILS	9/20/24	C-601	EXTERIOR LIGHTING PHOTOMETRIC PLAN	---
C-301	OVERALL GRADING & DRAINAGE PLAN	05/08/25	C-602	SITE LIGHTING DETAILS & SPECIFICATIONS	---
C-302	GRADING & DRAINAGE PLAN (NORTH)	04/16/25	LS-1	LANDSCAPE NOTES & DETAILS	12/16/24
C-303	GRADING & DRAINAGE PLAN (SOUTH)	05/08/25	LS-2	LANDSCAPE PLAN	12/16/24
C-304	CROSS SECTIONS	05/08/25	LS-3	LANDSCAPE PLAN	12/16/24
C-305	CROSS SECTIONS	05/08/25	IR-1	IRRIGATION NOTES & DETAILS	12/16/24
C-306	CROSS SECTIONS	05/08/25	IR-2	IRRIGATION PLAN	12/16/24
C-401	OVERALL UTILITY PLAN	02/27/25	IR-3	IRRIGATION PLAN	12/16/24

IMPERVIOUS DATA:

	LAND COVER	AREA (SQ. FT.)	AREA (AC.)	AREA (%)	TOTAL AREA (AC.)
PRE-DEVELOPMENT	OPEN SPACE	398,545	9.15	94.2%	9.71
	IMPERVIOUS	24,390	0.56	5.8%	
POST DEVELOPMENT	OPEN SPACE	138,560	3.18	30.9%	10.29
	IMPERVIOUS	273,925	6.29	61.1%	
	DRA (DHW)	35,720	0.82	8.0%	

NOTE: DATA PROVIDED HEREIN IS BASED ON THE PRE- AND POST-DEVELOPMENT STORMWATER ANALYSIS AND AREAS ASSOCIATED EXCEED LIMITS OF THE SUBJECT PROPERTY DUE TO FLOW PATTERNS. SEE SHEET C-102 FOR SUBJECT PROPERTY IMPERVIOUS INFORMATION ASSOCIATED TO ZONING.

TRAFFIC IMPACT STATEMENT:

THE PROPOSED PROJECT PRODUCES 436 PEAK PM TRIPS

Land Use & Data Source	Location	IV	Size	Time Period	Method	Entry	Exit	Total
					Rate/Equation	Split%	Split%	
850 - Supermarket	General Urban/Suburban	1000 Sq. Ft. GFA	23.3	Weekday, Peak Hour of Adjacent Street Traffic,	Best Fit (LOG)	119	119	238
Data Source: Trip Generation Manual, 11th Ed								
822 - Strip Retail Plaza (<40k)	General Urban/Suburban	1000 Sq. Ft. GLA	3.5	Weekday, Peak Hour of Adjacent Street Traffic,	Best Fit (LOG)	18	18	36
Data Source: Trip Generation Manual, 11th Ed								
934 - Fast-Food Restaurant with Drive-Through	General Urban/Suburban	1000 Sq. Ft. GFA	1.7	Weekday, Peak Hour of Adjacent Street Traffic,	Average	29	27	56
Data Source: Trip Generation Manual, 11th Ed								
930 - Fast Casual Restaurant	General Urban/Suburban	1000 Sq. Ft. GFA	2.4	Weekday, Peak Hour of Adjacent Street Traffic,	Best Fit (LIN)	15	12	27
Data Source: Trip Generation Manual, 11th Ed								
220 - Multifamily Housing (Low-Rise) -	General Urban/Suburban	Dwelling Units	30	Weekday, Peak Hour of Adjacent Street	Best Fit (LIN)	21	12	33
Data Source: Trip Generation Manual, 11th Ed								
932 - High-Turnover (Sit-Down) Restaurant	General Urban/Suburban	1000 Sq. Ft. GFA	5.1	Weekday, Peak Hour of Adjacent Street Traffic,	Average	28	18	46
Data Source: Trip Generation Manual, 11th Ed								
							Overall Total	436

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

CORY PRESNICK DATE
CORTA OCALA, LLC
16232 SW 92ND AVE, MIAMI, FL 33157
PHONE: 404.625.5119

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

REVISIONS			
13	6/02/25	REVISED PER PUD AMMENDMENT APPROVAL & STAFF COMMENTS	JJS
12	5/08/25	REVISED PER SWFWMD ERP MODIFICATION COMMENTS	JJS
11	4/16/25	REVISED PER SW 100TH ACCESS MODIFICATION	JJS
10	2/27/25	REVISED PER SHOPPES UTILITY MODIFICATIONS & REVIEW COMMENTS	JJS
09	1/22/24	REVISED PER FDEP WASTEWATER PERMIT REVIEW	JJS
08	1/07/24	PERMIT MODIFICATION REVISION - ACCESS, UTILITY, DRAINAGE	JJS
07	11/07/24	UPDATED PLANS FROM RE-DESIGN FOR PERMIT MODIFICATION SUBMITTAL	JJS
06	10/17/24	RE-DESIGN OF CROSS ACCESS & LOWERED SITE AS TSC	JJS
05	10/07/24	REVISIONS PER FDOT ACCESS COMMENTS & ON-SITE CROSS ACCESS/POND	JJS
04	9/20/24	REVISIONS PER FDOT ACCESS & FORCEMAIN RELOCATION	JJS
03	9/05/24	REVISION TO BUFFER PER RESOLUTION	JJS
REV	DATE	DESCRIPTION	BY

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JOHN J. STOECKEL
FLORIDA PROFESSIONAL ENGINEER
LICENSE NO. 80758

PROJECT NAME:
MAJOR SITE PLAN
CORTA COMMONS
FOR
CORTA OCALA, LLC
SW HWY 200 - OCALA
MARION COUNTY, FLORIDA

SHEET TITLE
COVER SHEET

PROJECT NO: 23-3306
CHECKED BY: JJS
VERTICAL DATUM: NAVD 1988
DATE: 03/29/2024
SHEET NUMBER
C-001

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, STATUTOR'Y 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, OF 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 WITHIN 5 FEET OUTSIDE 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,

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.

LEGEND:

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



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.

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
10	2/27/25	REVISED PER SHOPPES UTILITY MODIFICATIONS & REVIEW COMMENTS	JJS
09	1/22/24	REVISED PER FDEP WASTEWATER PERMIT REVIEW	JJS
08	1/07/24	PERMIT MODIFICATION REVISION - ACCESS, UTILITY, DRAINAGE	JJS
07	1/07/24	UPDATED PLANS FROM RE-DESIGN FOR PERMIT MODIFICATION SUBMITTAL	JJS
06	10/17/24	RE-DESIGN OF CROSS ACCESS & LOWERED SITE AT TSC	JJS
05	10/07/24	REVISIONS PER FDOT ACCESS COMMENTS & ON-SITE CROSS ACCESS/POND	JJS
04	9/20/24	REVISIONS PER FDOT ACCESS & FORCEMAIN RELOCATION	JJS
03	9/05/24	REVISIONS TO BUFFER PER RESOLUTION	JJS
02	8/01/24	REVISION PER COUNTY, SWFWMD & FDOT REVIEW COMMENTS	JJS
01	6/12/24	REVISION PER ZONING APPROVAL, COUNTY & SWFWMD REVIEW COMMENTS	JJS

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JOHN J. STOECKEL
FLORIDA PROFESSIONAL ENGINEER
LICENSE NO. 80758

PROJECT NAME:

MAJOR SITE PLAN
CORTA COMMONS

FOR

CORTA OCALA, LLC

SW HWY 200 - OCALA
MARION COUNTY, FLORIDA

SHEET TITLE

DEMOLITION & EROSION CONTROL PLAN

PROJECT NO:	23-3306
CHECKED BY:	JJS
VERTICAL DATUM:	NAVD 1988
DATE:	03/29/2024

SHEET NUMBER

C-003

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

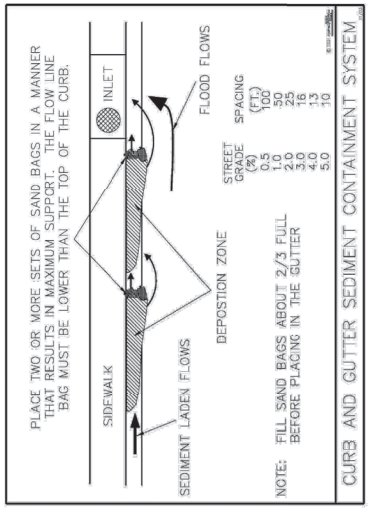


Figure V-19: Illustration of a Curb and Gutter Sediment Containment System

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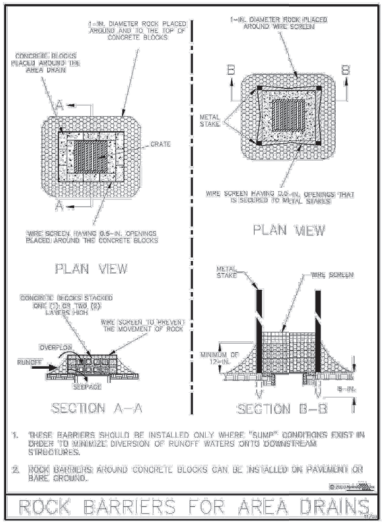


Figure V-13: Illustration of Rock Barriers around Area Drains

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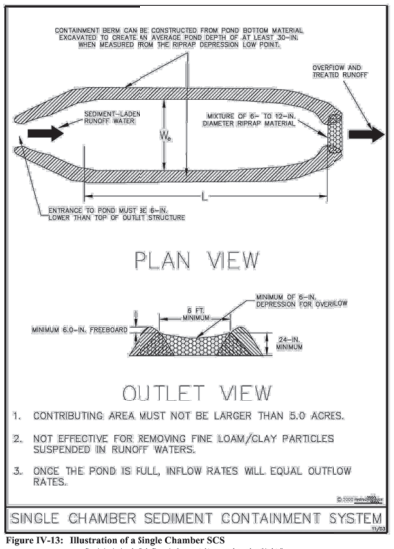
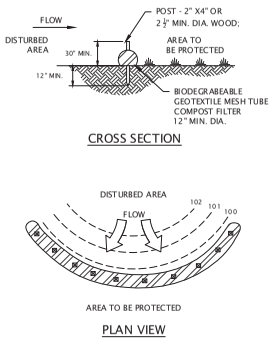
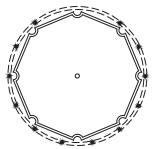


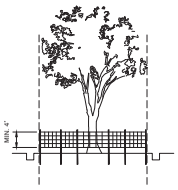
Figure IV-13: Illustration of a Single Chamber SCS

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3 COMPOST FILTER SOCK DETAIL
N.T.S.

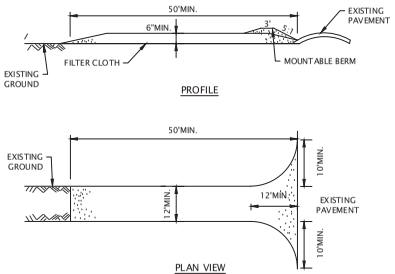




NOTES:

1. USE TRENCHER (I.E. DITCH WHICH) 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.



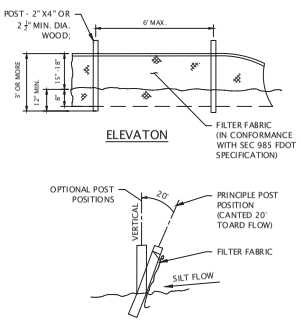
NOTES

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.

CONSTRUCTION SEQUENCE

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.



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. 34448

REVISIONS

REV	DATE	DESCRIPTION	BY
04	9/20/24	REVISIONS PER FDOT ACCESS & FORCEMAIN RELOCATION	JJS
03	9/05/24	REVISION TO BUFFER PER RESOLUTION	JJS
02	8/01/24	REVISION PER COUNTY, SWFWMD & FDOT REVIEW COMMENTS	JJS
01	6/12/24	REVISION PER ZONING APPROVAL, COUNTY & SWFWMD REVIEW COMMENTS	JJS

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JOHN J. STOECKEL
FLORIDA PROFESSIONAL ENGINEER
LICENSE NO. 80758

PROJECT NAME:
MAJOR SITE PLAN
CORTA COMMONS
FOR
CORTA OCALA, LLC
SW HWY 200 - OCALA
MARION COUNTY, FLORIDA

SHEET TITLE
EROSION & SEDIMENT CONTROL DETAILS

PROJECT NO: 23-3306
CHECKED BY: JJS
VERTICAL DATUM: NAVD 1988
DATE: 03/29/2024
SHEET NUMBER
C-004

OWNER/APPLICANT:

CORTA OCALA, LLC
12632 SW 92ND AVE
MIAMI, FL 33157
404.625.5119
ATTN: CORY PRESNICK

10

PARCEL INFORMATION:

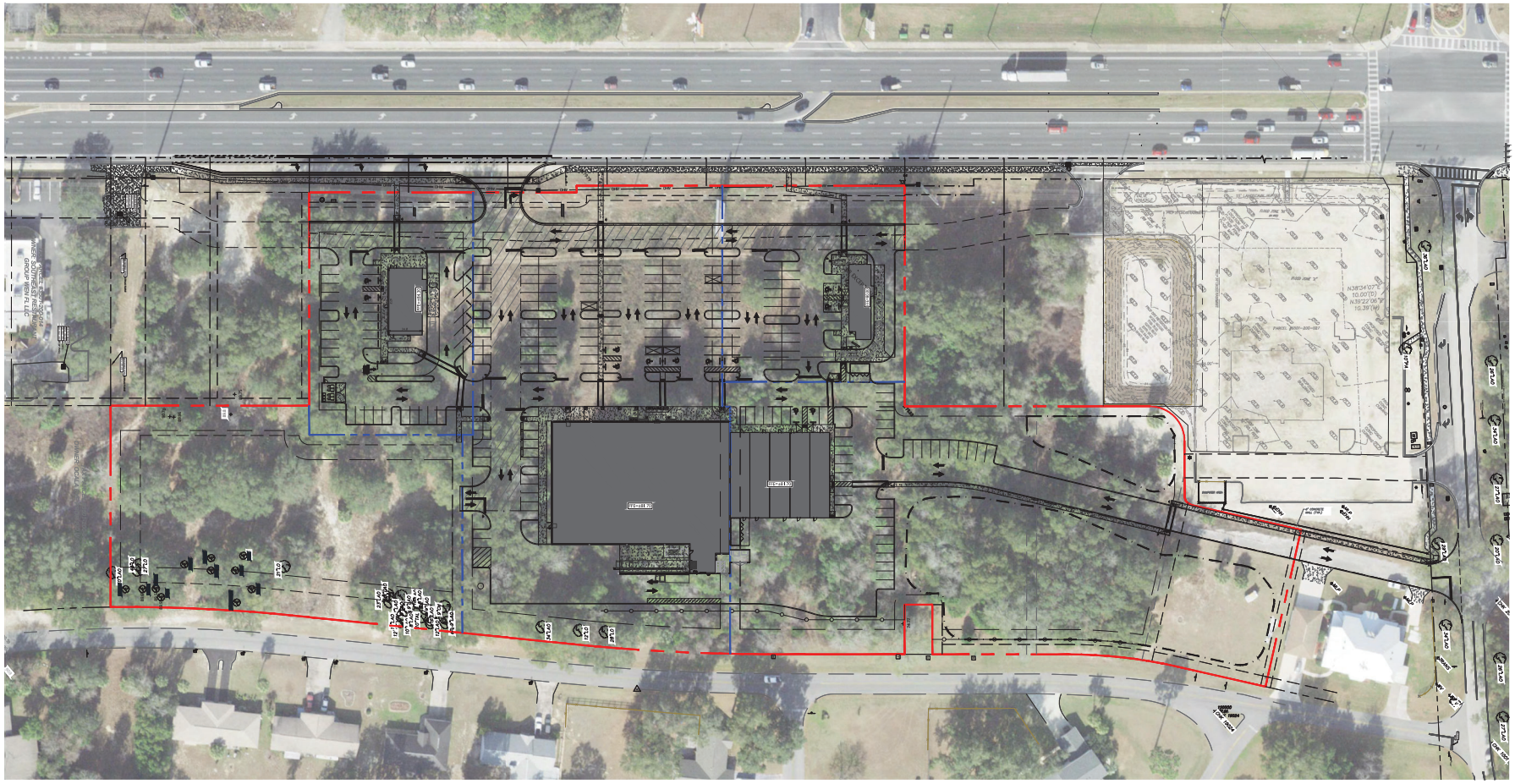
- EXISTING ZONING DESIGNATION: B-2 (COMMERCIAL BUSINESS)
- PROPOSED ZONING DESIGNATION: PUD (PLANNED UNIT DEVELOPMENT)
- PARCEL ID:

3501-200-018	3501-200-022	3501-200-036	3501-200-040
3501-200-019	3501-200-023	3501-200-037	3501-400-002
3501-200-020	3501-200-034	3501-200-038	3501-400-003
3501-200-021	3501-200-035	3501-200-039	3501-400-004

- SITE AREA: ±9.22 ACRES
- TOTAL WETLANDS: 0.0 ACRES
- PHYSICAL ADDRESSES:
  - CHIPOTLE - 8440 SW HWY 200
  - SPROUTS - 8430 SW HWY 200
  - SHOPPES #3 - 8426 SW HWY 200
  - TROPICAL SMOOTHIE - 8410 SW HWY 200
  - SHOPPES #1 - 8422 SW HWY 200
  - SHOPPES #2 - 8424 SW HWY 200
  - SHOPPES #4 - 8428 SW HWY 200
- FUTURE LAND USE (FLUM): COMMERCIAL (0 - 8 DU/AC; FAR 1.0)
- EXISTING USE: VACANT
- PROPOSED USE: SHOPPING PLAZA (RETAIL & RESTAURANT)
- LANDSCAPE BUFFERS SHALL BE 15-FT FRONT YARD, 10-FT SIDE YARD, AND 10-FT REAR YARD, FURTHER IN ACCORDANCE WITH MARION COUNTY DEVELOPMENT CODE SECTION 6.8.6.
- A RECIPROCAL EASEMENT AGREEMENT (REA) WILL BE PREPARED AND RECORDED FOR BETWEEN THE PROPOSED PARCELS AND OWNERSHIP TO BENEFIT BOTH THE DEVELOPMENT AND ADJACENT PROPERTIES IMPACTED.

GENERAL NOTES:

1. BOUNDARY, 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, LAST REVISED FEBRUARY 12, 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' AND 'AE'. THE 'AE' AREA APPEARS TO FALL WITHIN THE TOP OF BANK LIMITS OF THE POND WITHIN LOT 3 OF SAHRA VILLAS AS DEPICTED ON THE SURVEY REFERENCED ABOVE, BASE FLOOD ELEVATION OF 70.2-FT (NAVD88).
4. SUBSURFACE INFORMATION SHOWN HEREON IS TAKEN FROM A REPORT ENTITLED "GEOTECHNICAL INVESTIGATION, PROPOSED SPROUTS AND ROSS RETAIL DEVELOPMENT, STATE ROAD 200 AND SOUTHWEST 100TH STREET, OCALA, MARION COUNTY, FLORIDA" PREPARED BY ANDREYEV ENGINEERING, INC. DATED NOVEMBER 3, 2022



0 50' 100'
SCALE 1" = 50'

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
10	2/27/25	REVISED PER SHOPPES UTILITY MODIFICATIONS & REVIEW COMMENTS	JJS
09	1/22/24	REVISED PER FDEP WASTEWATER PERMIT REVIEW	JJS
08	1/07/24	PERMIT MODIFICATION REVISION - ACCESS, UTILITY, DRAINAGE	JJS
07	1/07/24	UPDATED PLANS FROM RE-DESIGN FOR PERMIT MODIFICATION SUBMITTAL	JJS
06	10/17/24	RE-DESIGN OF CROSS ACCESS & LOWERED SITE AT TSC	JJS
05	10/07/24	REVISIONS PER FDOT ACCESS COMMENTS & ON-SITE CROSS ACCESS/POND	JJS
04	9/20/24	REVISIONS PER FDOT ACCESS & FORCEMAIN RELOCATION	JJS
03	9/05/24	REVISION TO BUFFER PER RESOLUTION	JJS
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01	6/12/24	REVISION PER ZONING APPROVAL, COUNTY & SWFWMD REVIEW COMMENTS	JJS

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JOHN J. STOECKEL
FLORIDA PROFESSIONAL ENGINEER
LICENSE NO. 80758

PROJECT NAME:
MAJOR SITE PLAN
CORTA COMMONS
FOR
CORTA OCALA, LLC
SW HWY 200 - OCALA
MARION COUNTY, FLORIDA

SHEET TITLE
OVERALL SITE PLAN W/ AERIAL

PROJECT NO: 23-3306
CHECKED BY: JJS
VERTICAL DATUM: NAVD 1988
DATE: 03/29/2024

SHEET NUMBER
C-101

OWNER/APPLICANT:

CORTA OCALA, LLC
12632 SW 92ND AVE
MIAMI, FL 33157
404.625.5119
ATTN: CORY PRESNICK

PARCEL INFORMATION:

- EXISTING ZONING DESIGNATION: B-2 (COMMERCIAL BUSINESS)
- PROPOSED ZONING DESIGNATION: PUD (PLANNED UNIT DEVELOPMENT)
- PARCEL ID:

3501-200-018 3501-200-022 3501-200-036 3501-200-040
3501-200-019 3501-200-023 3501-200-037 3501-400-002
3501-200-020 3501-200-034 3501-200-038 3501-400-003
3501-200-021 3501-200-035 3501-200-039 3501-400-004

- SITE AREA: ±9.22 ACRES
- TOTAL WETLANDS: 0.0 ACRES
- PHYSICAL ADDRESSES:
  CHIPOTLE - 8440 SW HWY 200 SHOPPES #1 - 8422 SW HWY 200
  SPROUTS - 8430 SW HWY 200 SHOPPES #2 - 8424 SW HWY 200
  SHOPPES #3 - 8426 SW HWY 200 SHOPPES #4 - 8428 SW HWY 200
  TROPICAL SMOOTHIE - 8410 SW HWY 200
- FUTURE LAND USE (FLUM): COMMERCIAL (0 - 8 DU/AC; FAR 1.0)
- EXISTING USE: VACANT
- PROPOSED USE: SHOPPING PLAZA (RETAIL & RESTAURANT)
- LANDSCAPE BUFFERS SHALL BE 15-FT FRONT YARD, 10-FT SIDE YARD, AND 10-FT REAR YARD; FURTHER, IN ACCORDANCE WITH MARION COUNTY DEVELOPMENT CODE SECTION 6.8.6.
- A RECIPROCAL EASEMENT AGREEMENT (REA) WILL BE PREPARED AND RECORDED FOR BETWEEN THE PROPOSED PARCELS AND OWNERSHIP TO BENEFIT BOTH THE DEVELOPMENT AND ADJACENT PROPERTIES IMPACTED.

LEGAL DESCRIPTION:

SUBJECT PROPERTIES ARE UNDERGOING RE-PLAT AND IS CONCURRENTLY UNDER REVIEW BY MARION COUNTY STAFF. SEE PROJECT SURVEY FOR MULTIPLE PROPERTY PARCELS AND LEGAL DESCRIPTIONS.

ZONING TABLE:

	REQUIRED	PROPOSED OVERALL
MINIMUM LOT SIZE	N/A	±8.764 ACRES
FRONT BUILDING SETBACK (FT)	40'	72.0'
SIDE YARD SETBACK (FT)	10'	11.9'
REAR YARD SETBACK (FT)	25'	100.6'
MINIMUM LOT WIDTH (FT)	N/A	N/A
BUILDING HEIGHT (FT)	50'	< 50'
MAX IMPERVIOUS SURFACE RATIO (ISR)	N/A	65.4% (262,754/401,584)
MAXIMUM FLOOR AREA RATIO (FAR)	1.0	0.09 (35,936/401,584)

NOTE: REQUIRED ZONING SHOWN HEREIN BASED ON EXISTING B-2 (COMMERCIAL BUSINESS) ZONING REQUIREMENTS; THE PUD IS APPROVED AND KNOWN AS RESOLUTION NO. 24-R-183; THE SITE PLAN HAS BEEN UPDATED TO REFLECT CONDITIONS OF THAT RESOLUTION.

PROPOSED COMMERCIAL PARCELS

	FLOOR AREA (SQ FT)	AREA (ACRES)
PARCEL 1 (COMMERCIAL)	±1,680 SQ FT	±0.834
PARCEL 2 (COMMERCIAL)	±2,400 SQ FT	±0.926
PARCEL 3 (COMMERCIAL)	±23,256 SQ FT	±2.750
PARCEL 4 (COMMERCIAL)	±8,600 SQ FT	±3.084
PARCEL 5 (MULTI FAMILY)	30 UNITS	±1.625
TOTAL	±35,936 SQ FT & 30 RES. UNITS	±9.219

PARKING SCHEDULE

PARKING REQUIRED

SPROUTS GROCERY (RETAIL) - REQUIRED 1 PER 300 SQ. FT. GFA

- 23,256 SQ. FT. 1.0 SPACES PER 300 SQ. FT. = 78 SPACES

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

- 4,200 SQ. FT. * 1.0 SPACES PER 300 SQ. FT. = 14 SPACES

SHOPPES SPACE -

- 3,526 SQ. FT. (RETAIL) * 1.0 SPACE PER 300 SQ. FT. = 12 SPACES
- 5,074 SQ. FT. (60 SEATS) - RESTAURANT *1.0 SPACE PER 4 SEATS = 15 SPACES

CHIPOTLE W/ MOBILE PICKUP - FAST-FOOD RESTAURANT - REQUIRED 1 PER 75 SQ. FT. GFA

- 2,400 SQ. FT. *1.0 SPACES PER 75 SQ FT GFA = 32 SPACES

HANDICAP SPACES REQUIRED = 7 SPACES (201-300 TOTAL SPACES)

TOTAL SPACES REQUIRED = 151 SPACES (INCLUDING 7 HANDICAP SPACES)*

PARKING PROVIDED

REGULAR SPACES = 207
HANDICAP SPACES = 12
TOTAL = 219

GENERAL NOTES:

1. BOUNDARY, 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, LAST REVISED FEBRUARY 12, 2025.
2. THE HORIZONTAL & VERTICAL DATUMS PER ABOVE REFERENCED SURVEY.
3. ACCORDING TO THE FLOOD INSURANCE MAP FOR MARION COUNTY, FLORIDA, COMMUNITY PANEL NUMBER 12083C0469E, EFFECTIVE DATE APRIL 19, 2017, THE SUBJECT PARCEL APPEARS TO FALL WITHIN SPECIAL FLOOD HAZARD ZONE "X" AND "AE". THE "AE" AREA APPEARS TO FALL WITHIN THE TOP OF BANK LIMITS OF THE POND WITHIN LOT 3 OF SAHRA VILLAS AS DEPICTED ON THE SURVEY REFERENCED ABOVE., BASE FLOOD ELEVATION OF 70.2-FT (NAVD88).
4. IN ACCORDANCE WITH THE ABOVE FEMA MAP AND CALCULATIONS PROVIDED ON THE SURVEY, THE APPROXIMATE AREA FROM THE FEMA MAP IS 0.17 ACRES (7,485 SQ. FT.)
5. SUBSURFACE INFORMATION SHOWN HEREON IS TAKEN FROM A REPORT ENTITLED "GEOTECHNICAL INVESTIGATION, PROPOSED SPROUTS AND ROSS RETAIL DEVELOPMENT, STATE ROAD 200 AND SOUTHWEST 100TH STREET, OCALA, MARION COUNTY, FLORIDA" PREPARED BY ANDREYEV ENGINEERING, INC. DATED NOVEMBER 3, 2022

CURVE TABLE:

LINE	BEARING	DISTANCE
L1	N 47°57'42" W	50.00'(F)
L2	S 42°02'18" W	28.00'(F)
L3	S 47°57'42" E	50.00'(F)
L4	N 47°57'39" W	7.00'(F)

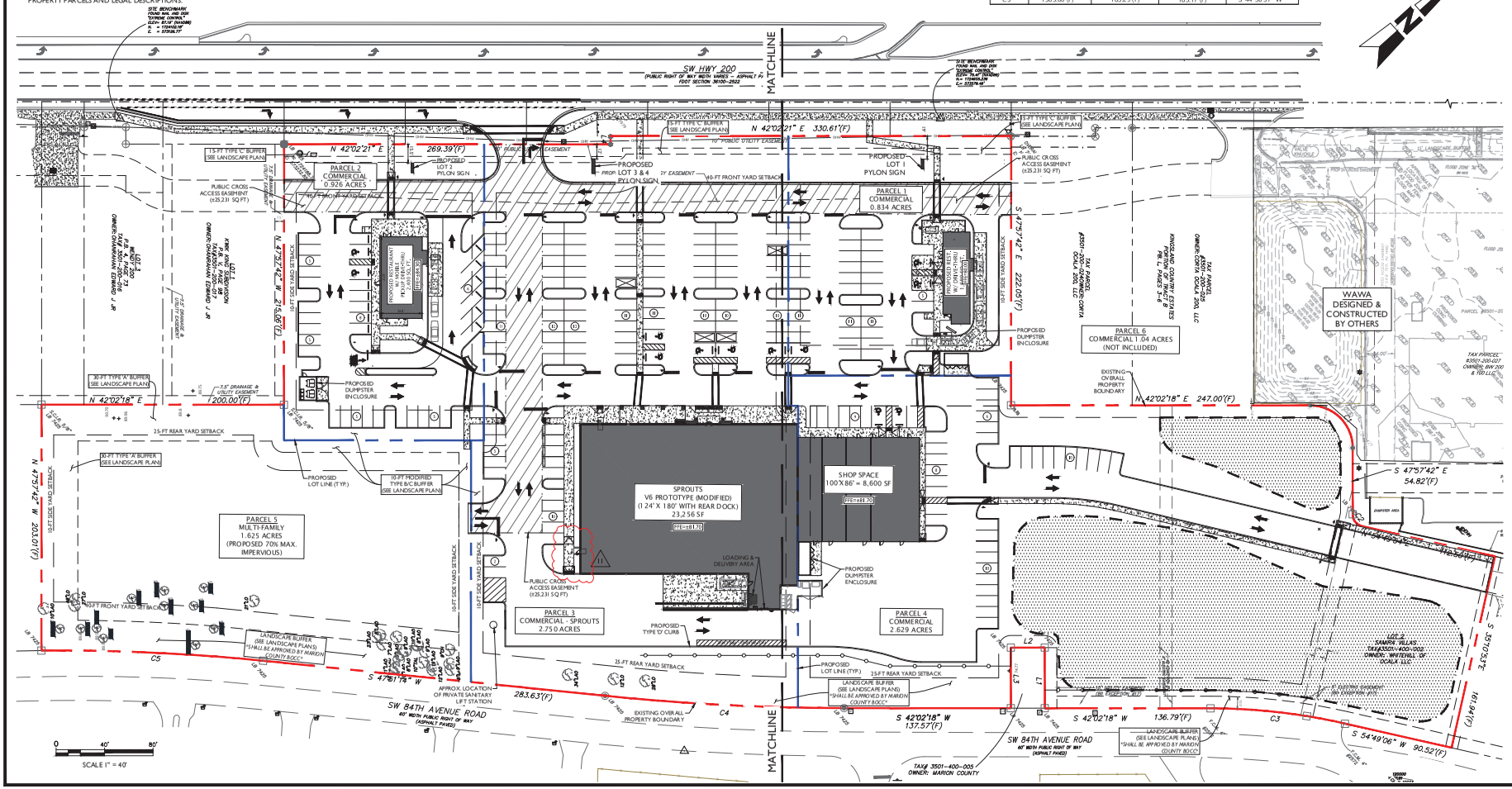
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	35.00'(F)	54.98'(F)	49.50'(F)	N 87°02'18" E
C2	10.00'(F)	13.68'(F)	12.48'(F)	S 86°34'06" E
C3	500.00'(F)	111.53'(F)	111.30'(F)	S 48°25'42" W
C4	1946.86'(F)	197.61'(F)	197.52'(F)	S 44°56'39" W
C5	1505.00'(F)	183.29'(F)	183.17'(F)	S 44°36'57" W

LEGEND:

- ADJACENT PROPERTY LINE
- PROPERTY BOUNDARY
- PROPOSED CONCRETE CURB
- PROPOSED CONCRETE
- PROPOSED YARD SETBACK
- PROPOSED 6-FT FENCE
- HAND RAIL
- PROPOSED EASEMENT
- PROPOSED TRAFFIC SIGN
- PARKING SPACE COUNT (#)

TREE LEGEND:

10"○ = TREE LOCATION & SIZE



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

REVISIONS			
11	4/16/25	REVISED PER SW 100TH ACCESS MODIFICATION	JJS
10	2/27/25	REVISED PER SHOPPES UTILITY MODIFICATIONS & REVIEW COMMENTS	JJS
09	1/22/24	REVISED PER FDEP WASTEWATER PERMIT REVIEW	JJS
08	1/07/24	PERMIT MODIFICATION REVISION - ACCESS, UTILITY, DRAINAGE	JJS
07	1/07/24	UPDATED PLANS FROM RE-DESIGN FOR PERMIT MODIFICATION SUBMITTAL	JJS
06	10/17/24	RE-DESIGN OF CROSS ACCESS & LOWERED SITE AT TSC	JJS
05	10/07/24	REVISIONS PER FDOT ACCESS COMMENTS & ON-SITE CROSS ACCESS/POND	JJS
04	9/20/24	REVISIONS PER FDOT ACCESS & FORCEMAIN RELOCATION	JJS
03	9/05/24	REVISION TO BUFFER PER RESOLUTION	JJS
02	8/01/24	REVISION PER COUNTY, SWFWMD & FDOT REVIEW COMMENTS	JJS
01	6/12/24	REVISION PER ZONING APPROVAL, COUNTY & SWFWMD REVIEW COMMENTS	JJS
REV	DATE	DESCRIPTION	BY

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JOHN J. STOECKEL
FLORIDA PROFESSIONAL ENGINEER
LICENSE NO. 80758

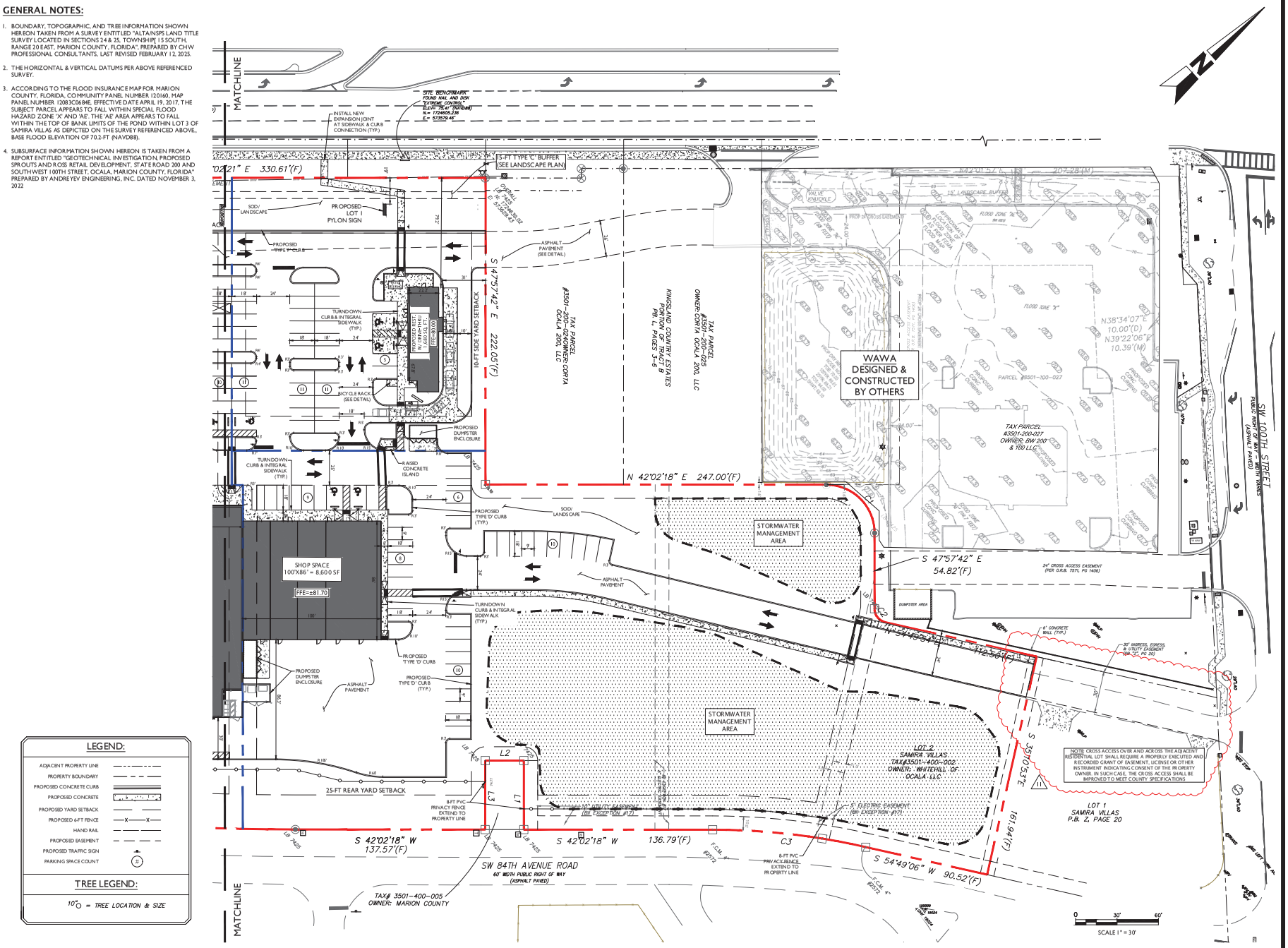
PROJECT NAME:
MAJOR SITE PLAN
CORTA COMMONS
FOR
CORTA OCALA, LLC
SW HWY 200 - OCALA
MARION COUNTY, FLORIDA

SHEET TITLE
OVERALL DIMENSION & LAYOUT PLAN

PROJECT NO: 23-3306
CHECKED BY: JJS
VERTICAL DATUM: NAVD 1988
DATE: 03/29/2024
SHEET NUMBER
C-102

GENERAL NOTES:

1. BOUNDARY, 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, LAST REVISED FEBRUARY 12, 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 12083C0618E, EFFECTIVE DATE APRIL 19, 2017, THE SUBJECT PARCEL APPEARS TO FALL WITHIN SPECIAL FLOOD HAZARD ZONE 'X' AND 'AE'. THE 'AE' AREA APPEARS TO FALL WITHIN THE TOP OF BANK LIMITS OF THE POND WITHIN LOT 3 OF SAMIRA VILLAS AS DEPICTED ON THE SURVEY REFERENCED ABOVE. BASE FLOOD ELEVATION OF 70.2-FT (NAVD88).
4. SUBSURFACE INFORMATION SHOWN HEREON IS TAKEN FROM A REPORT ENTITLED "GEOTECHNICAL INVESTIGATION, PROPOSED SPROUTS AND ROSS RETAIL DEVELOPMENT, STATE ROAD 200 AND SOUTHWEST 100TH STREET, OCALA, MARION COUNTY, FLORIDA" PREPARED BY ANDREYEV ENGINEERING, INC. DATED NOVEMBER 3, 2022



LEGEND:

- ADJACENT PROPERTY LINE
- PROPERTY BOUNDARY
- PROPOSED CONCRETE CURB
- PROPOSED CONCRETE
- PROPOSED YARD SETBACK
- PROPOSED 6-FT FENCE
- HAND RAIL
- PROPOSED EASEMENT
- PROPOSED TRAFFIC SIGN
- PARKING SPACE COUNT

TREE LEGEND:

10"○ = TREE LOCATION & SIZE

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REVISIONS			
11	4/16/25	REVISED PER SW 100TH ACCESS MODIFICATION	JJS
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REV	DATE	DESCRIPTION	BY

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FLORIDA PROFESSIONAL ENGINEER
LICENSE NO. 80758

PROJECT NAME:
MAJOR SITE PLAN
CORTA COMMONS
FOR
CORTA OCALA, LLC
SW HWY 200 - OCALA
MARION COUNTY, FLORIDA

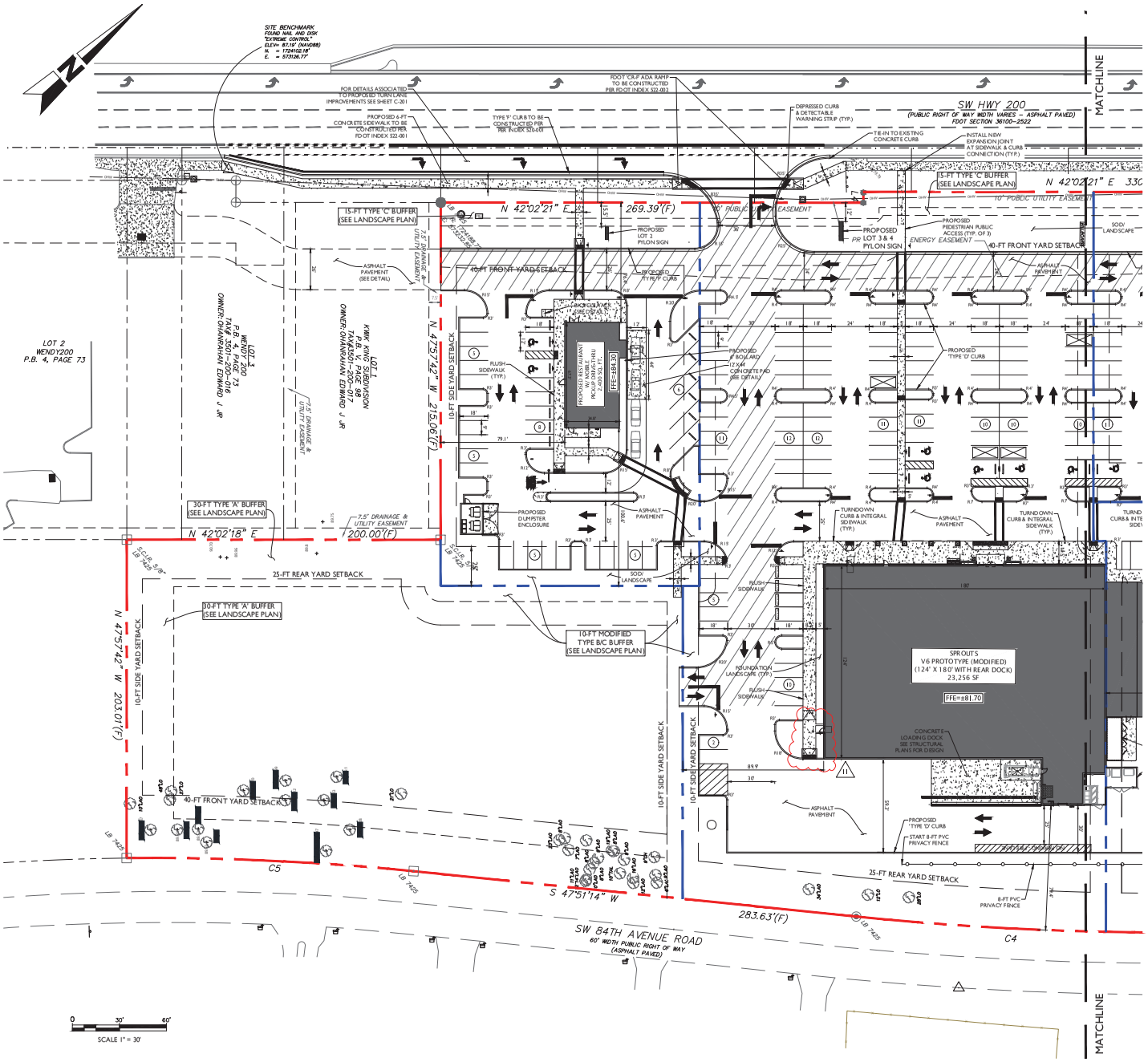
SHEET TITLE
DIMENSION & LAYOUT PLAN (NORTH)

PROJECT NO: 23-3306
CHECKED BY: JJS
VERTICAL DATUM: NAVD 1988
DATE: 03/29/2024

SHEET NUMBER
C-103

GENERAL NOTES:

1. BOUNDARY, 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, LAST REVISED FEBRUARY 12, 2025.
2. THE HORIZONTAL & VERTICAL DATUMS PER ABOVE REFERENCED SURVEY.
3. ACCORDING TO THE FLOOD INSURANCE MAP FOR MARION COUNTY, FLORIDA, COMMUNITY PANEL NUMBER 12083C0469E, EFFECTIVE DATE APRIL 19, 2017, THE SUBJECT PARCEL APPEARS TO FALL WITHIN SPECIAL FLOOD HAZARD ZONE 'X' AND 'AE'. THE 'AE' AREA APPEARS TO FALL WITHIN THE TOP OF BANK LIMITS OF THE POND WITHIN LOT 3 OF SAMIRA VILLAS AS DEPICTED ON THE SURVEY REFERENCED ABOVE, BASE FLOOD ELEVATION OF 70.2-FT (NAVD88).
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LEGEND:

- ADJACENT PROPERTY LINE
- PROPERTY BOUNDARY
- PROPOSED CONCRETE CURB
- PROPOSED CONCRETE
- PROPOSED YARD SETBACK
- PROPOSED 6-FT FENCE
- HAND RAIL
- PROPOSED EASEMENT
- PROPOSED TRAFFIC SIGN
- PARKING SPACE COUNT (#)

TREE LEGEND:

10"○ = TREE LOCATION & SIZE

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

REVISIONS			
11	4/16/25	REVISED PER SW 100TH ACCESS MODIFICATION	JJS
10	2/27/25	REVISED PER SHOPPES UTILITY MODIFICATIONS & REVIEW COMMENTS	JJS
09	1/22/24	REVISED PER TDEP WASTEWATER PERMIT REVIEW	JJS
08	1/07/24	PERMIT MODIFICATION REVISION - ACCESS, UTILITY, DRAINAGE	JJS
07	1/07/24	UPDATED PLANS FROM RE-DESIGN FOR PERMIT MODIFICATION SUBMITTAL	JJS
06	10/17/24	RE-DESIGN OF CROSS ACCESS & LOWERED SITE AT TSC	JJS
05	10/07/24	REVISIONS PER FDOT ACCESS COMMENTS & ON-SITE CROSS ACCESS/POND	JJS
04	9/20/24	REVISIONS PER FDOT ACCESS & FORCEMAIN RELOCATION	JJS
03	9/05/24	REVISION TO BUFFER PER RESOLUTION	JJS
02	8/01/24	REVISION PER COUNTY, SWFWMD & FDOT REVIEW COMMENTS	JJS
01	6/12/24	REVISION PER ZONING APPROVAL, COUNTY & SWFWMD REVIEW COMMENTS	JJS
REV	DATE	DESCRIPTION	BY

Sunshine811

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!

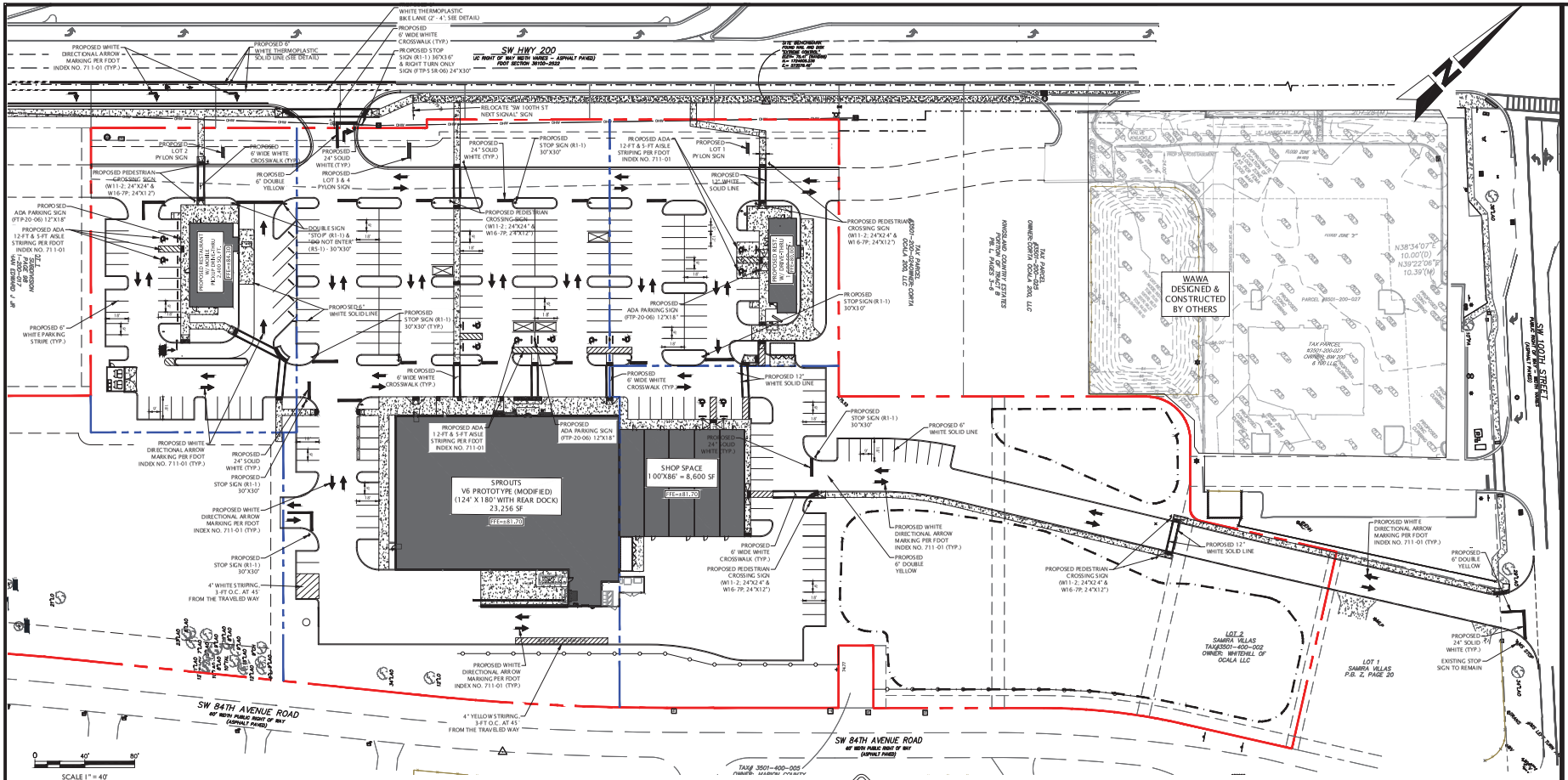
JOHN J. STOECKEL
FLORIDA PROFESSIONAL ENGINEER
LICENSE NO. 80758

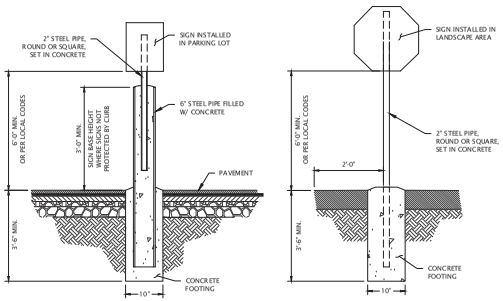
PROJECT NAME:
MAJOR SITE PLAN
CORTA COMMONS
FOR
CORTA OCALA, LLC
SW HWY 200 - OCALA
MARION COUNTY, FLORIDA

SHEET TITLE
DIMENSION & LAYOUT PLAN (SOUTH)

PROJECT NO: 23-3306
CHECKED BY: JJS
VERTICAL DATUM: NAVD 1988
DATE: 03/29/2024

SHEET NUMBER
C-104






W11–2
(30"X30")



R5–1
(24"X24")



R6–1L
(36"X12")


W16–7P
(24"X12")



R1–1
(30"X30")



R6–1R
(36"X12")

SIGN LEGEND

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

LEGEND:

- ADJACENT PROPERTY LINE
- PROPERTY BOUNDARY
- EXISTING FENCE
- PROPOSED CONCRETE
- PROPOSED YARD SETBACK
- EXISTING SPOT ELEVATION
- PROPOSED SPOT ELEVATION
- PROPOSED CONTOUR

TREE LEGEND:

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

GENERAL NOTES:

1. BOUNDARY, 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
2. THE HORIZONTAL & VERTICAL DATUMS PER ABOVE REFERENCED SURVEY.

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REVISIONS

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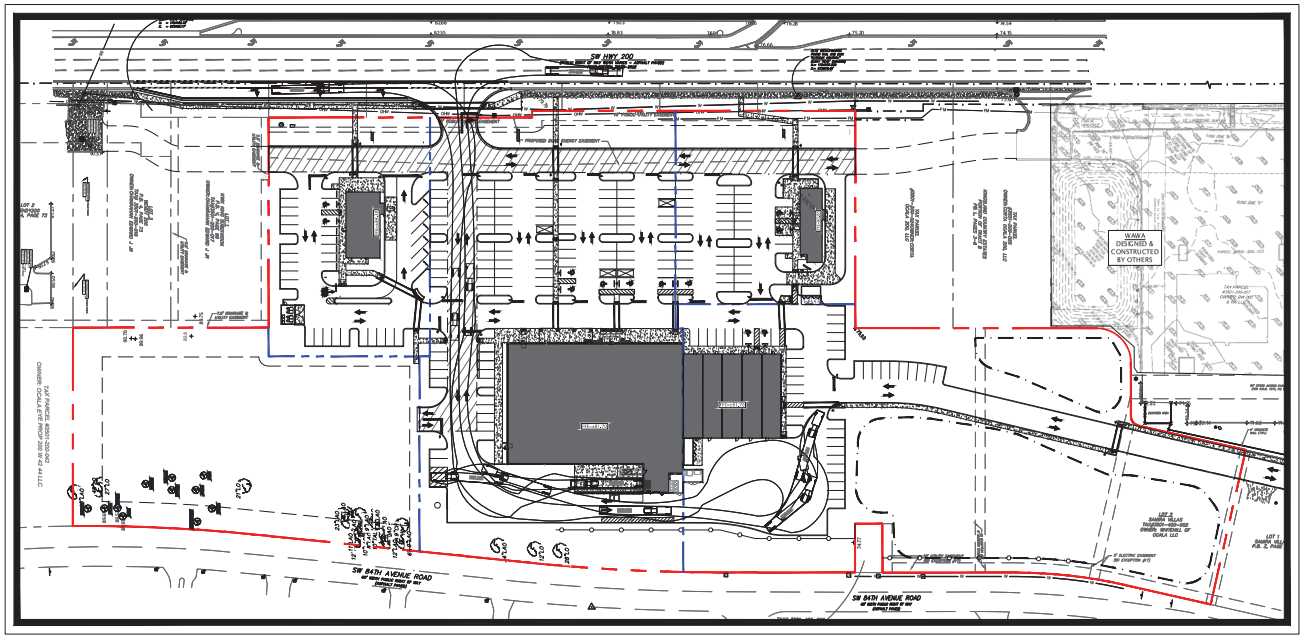
Check positive response codes before you dig!

JOHN J. STOECKEL
FLORIDA PROFESSIONAL ENGINEER
LICENSE NO. 80758

PROJECT NAME:
MAJOR SITE PLAN
CORTA COMMONS
FOR
CORTA OCALA, LLC
SW HWY 200 - OCALA
MARION COUNTY, FLORIDA

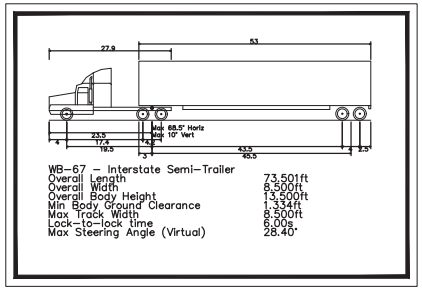
SHEET TITLE
OVERALL SIGNING & MARKING PLAN

PROJECT NO: 23-3306
CHECKED BY: JJS
VERTICAL DATUM: NAVD 1988
DATE: 03/29/2024
SHEET NUMBER
C-105

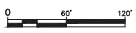


SPROUTS DELIVERY CIRCULATION EXHIBIT

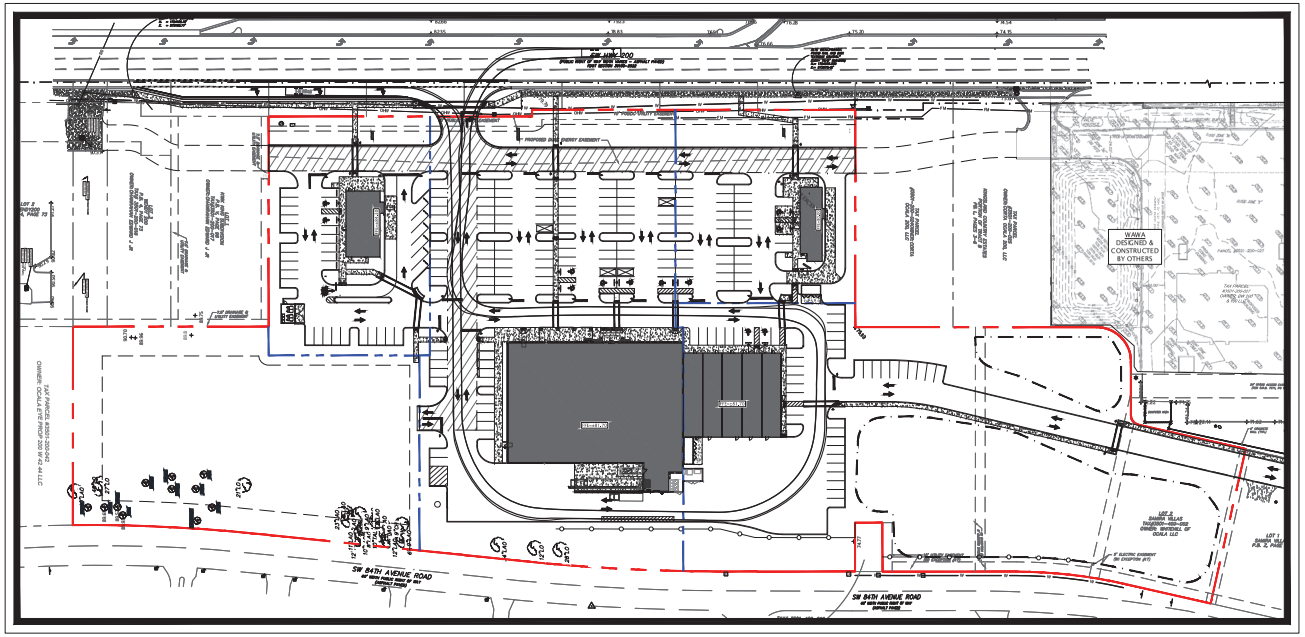
SCALE 1" = 60'



SPROUTS DELIVERY TRUCK (WB-67)

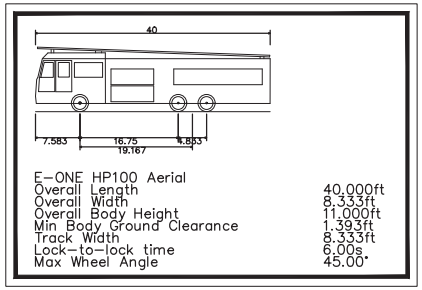


SCALE 1" = 60'



FIRE & RESCUE CIRCULATION EXHIBIT

SCALE 1" = 60'



TRACKING VEHICLE - E-ONE HP100 AERIAL

NOTE:
COUNTY E-ONE HP78 AERIAL NOT AVAILABLE DEFAULT VEHICLE IN LIBRARY; HP100 MEETS OR EXCEED ALL DIMENSIONS & TURNING CONDITIONS AND AS SUCH TRACKING PATH EXCEEDS REQUIRED BY COUNTY HP28 AERIAL

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REVISIONS

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JOHN J. STOECKEL
FLORIDA PROFESSIONAL ENGINEER
LICENSE NO. 80758

PROJECT NAME:
MAJOR SITE PLAN
CORTA COMMONS

FOR

CORTA OCALA, LLC

SW HWY 200 - OCALA
MARION COUNTY, FLORIDA

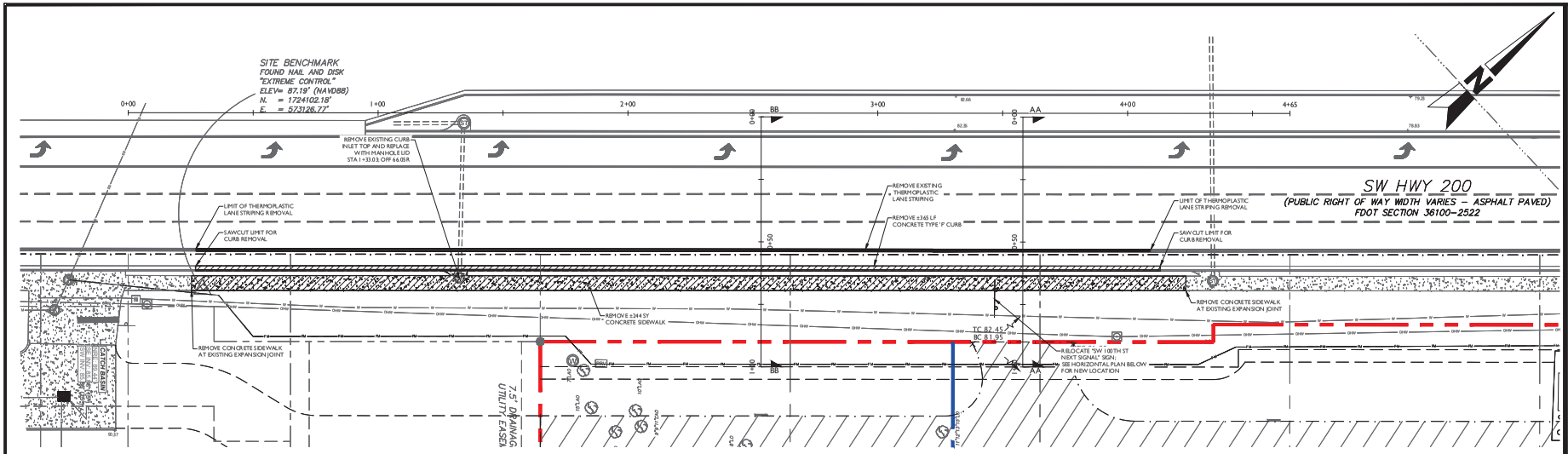
SHEET TITLE

TRUCK TURN EXHIBIT

PROJECT NO: 23-3306
CHECKED BY: JJS
VERTICAL DATUM: NAVD 1988
DATE: 03/29/2024

SHEET NUMBER

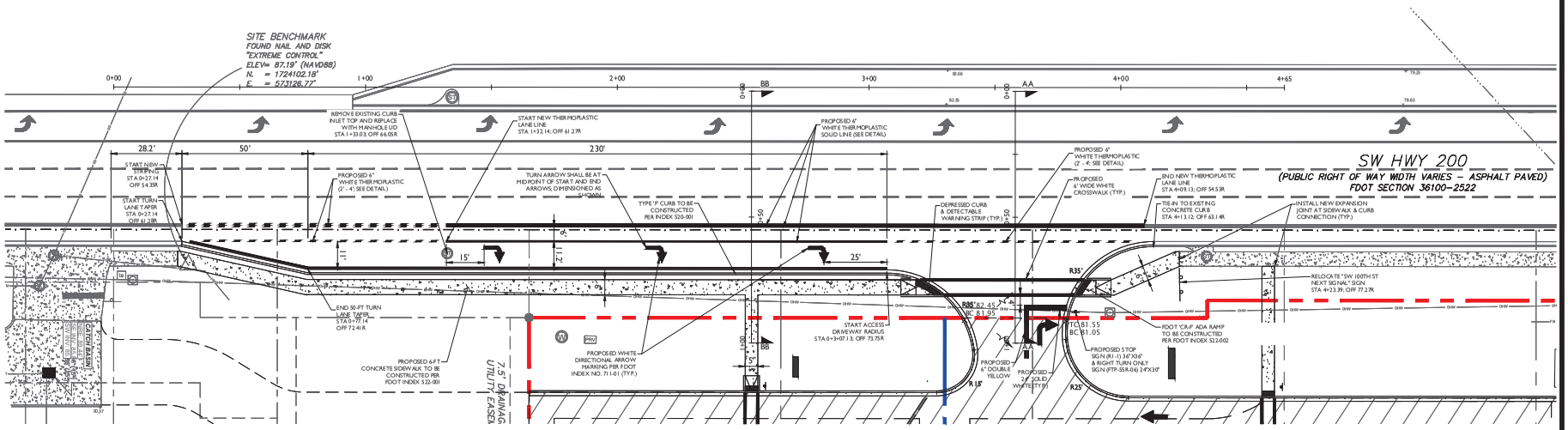
C-106



EXISTING CONDITIONS & DEMOLITION PLAN

0 20' 40'

SCALE 1" = 20'



HORIZONTAL GEOMETRIC PLAN

0 20' 40'

SCALE 1" = 20'

GENERAL NOTES:

1. TOPOGRAPHIC, AND TREE INFORMATION SHOWN HEREON IS TAKEN FROM A SURVEY ENTITLED "TOPOGRAPHIC SURVEY SITUATED IN THE SOUTHEAST QUARTER (SE ¼) OF SECTION 24, TOWNSHIP 16 SOUTH, RANGE 20 EAST, MARION COUNTY FLORIDA", PREPARED BY CHW PROFESSIONAL CONSULTANTS AND DATED JULY 29, 2024.
2. HORIZONTAL AND VERTICAL DATUM (NAVD 88) ARE PER ABOVE REFERENCED SURVEY.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING NECESSARY MAINTENANCE OF TRAFFIC PLANS TO BE APPROVED BY FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) PRIOR TO MOBILIZATION.
4. 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.
5. 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.

LEGEND:

- ADJACENT PROPERTY LINE
- PROPERTY BOUNDARY
- PROPOSED CONCRETE CURB
- PROPOSED CONCRETE
- LANDSCAPE BUFFER
- PROPOSED YARD SETBACK
- PROPOSED RAILING
- PROPOSED EASEMENT
- PROPOSED TRAFFIC SIGN
- PARKING SPACE COUNT (#)

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REVISIONS

REV	DATE	DESCRIPTION	BY
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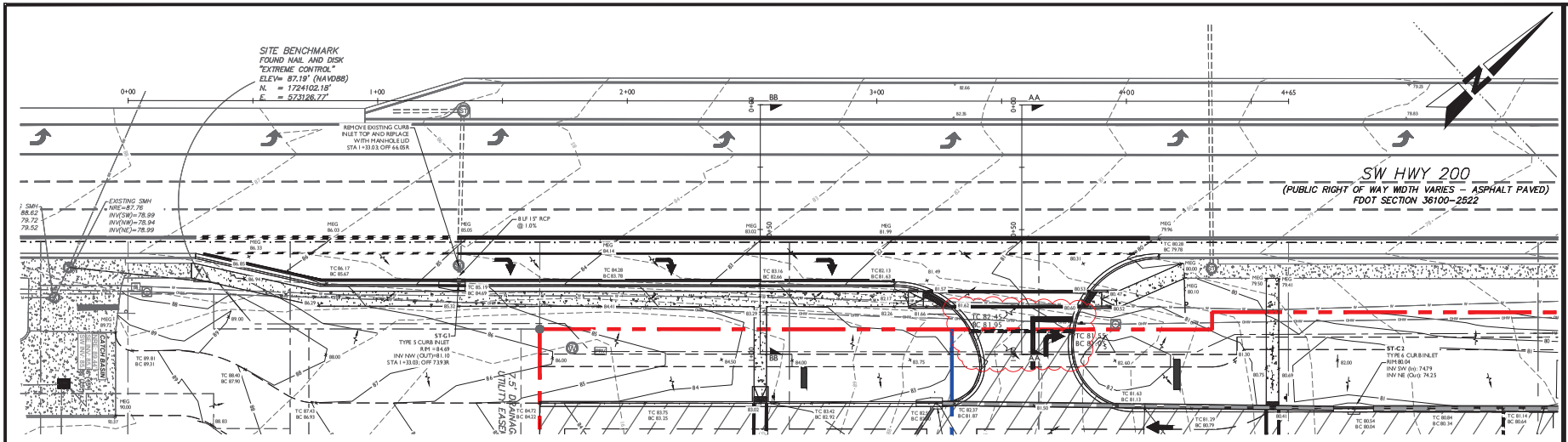
JOHN J. STOECKEL
FLORIDA PROFESSIONAL ENGINEER
LICENSE NO. 80758

PROJECT NAME:
MAJOR SITE PLAN
CORTA COMMONS
FOR
CORTA OCALA, LLC
SW HWY 200 - OCALA
MARION COUNTY, FLORIDA

SHEET TITLE
FDOT TURN LANE HORIZONTAL PLAN

PROJECT NO:	23-3306
CHECKED BY:	JJS
VERTICAL DATUM:	NAVD 1988
DATE:	03/29/2024

SHEET NUMBER
C-201



TURN LANE CONSTRUCTION NOTES

1. ANY NEW PROPOSED PLAN SHALL INCLUDE CROSS SECTIONS OF THE STATE ROAD ADEQUATELY REFLECTING ALL RIGHT OF WAY FEATURES INCLUDING EXISTING UTILITIES, STORM DRAIN STRUCTURES AND ANY ABOVE OR BELOW GROUND APPURTENANCES WHERE APPLICABLE.
2. NO PEDESTRIAN PATHWAY IS TO BE REMOVED, BLOCKED, OR DISTURBED WITHOUT HAVING A SUFFICIENT DESIGNATED TEMPORARY PEDESTRIAN PATHWAY WITH ALL APPROPRIATE PEDESTRIAN MAINTENANCE OF TRAFFIC SIGNS (STANDARD PLAN 102-660) IN PLACE PRIOR TO PATHWAY BEING AFFECTED.
3. ALL TEMPORARY PEDESTRIAN PATHWAYS MUST BE FIRM AND UNYIELDING.
4. ANY SIDEWALK FRONTING THE PROPERTY THAT IS CRACKED, DAMAGED OR UNSTABLE AND IS CREATING AN ADA TRIP HAZARD MUST BE REPLACED BY SECTION, USING STANDARD #520-001, #522-002, AND #522-001 FOR THE CONSTRUCTION OF SIDEWALK AND MEET CURRENT ADA STANDARDS. ALL CONCRETE PLACED IN THE RIGHT OF WAY SHALL BE A MINIMUM OF 6" THICK, FDOT CERTIFIED CLASS 1 NON-STRUCTURAL, 57 STONE, 2500 PSI CONCRETE, WITH FIBER MESH MATERIAL FROM A FDOT APPROVED PLANT.
5. VERIFY AND ENSURE THAT THE EXISTING SIDEWALK IN THE ROW BEING RETAINED MEETS ADA REQUIREMENTS. ANY SIDEWALK FOUND DURING SUBSEQUENT SITE INSPECTIONS NOT MEETING CURRENT ADA AND FDOT DESIGN STANDARDS WILL BE REQUIRED TO BE REMOVED AND REPLACED.
6. THE DETECTIBLE WARNING SURFACE MATERIALS MUST BE ON THE STATE'S APPROVED PRODUCTS LIST. (NON-PROPRIETARY).
7. ANY SIDEWALK DAMAGED AS A RESULT OF WORK BEING PERFORMED IN ASSOCIATION WITH THE PERMITTEE AND CONTRACTOR SHALL BE REMOVED AND REPLACED PER FDOT SPECIFICATIONS.
8. ANY SIDEWALK DISTURBED WILL BE REPLACED BY SECTION WITHIN 72 HOURS, TO FDOT SPECIFICATIONS.
9. PIPE CULVERTS SHOWN ON THE PERMIT MUST MEET FDOT SPECIFICATIONS, TYPE, SIZE, AND LENGTH AS DESCRIBED ON THE PERMIT. EACH JOINT OR LENGTH OF PIPE SHALL HAVE FDOT STAMPS AFFIXED VERIFYING THIS APPROVAL. ALL CONCRETE PIPE JOINTS OTHER THAN 1" RING JOINTS MUST BE DIAPERED. ALL CULVERTS TO BE INSPECTED BY FDOT PRIOR TO PLACEMENT OF FILL.
10. THE FDOT RETAINS THE RIGHT TO MAKE ALTERATIONS TO THE PERMIT, ATTACHED SKETCH OR CHARACTER OF WORK AS MAY BE CONSIDERED NECESSARY OR DESIRABLE DURING THE PROGRESS OF THE WORK FOR SATISFACTORY COMPLETION OF THE PROPOSED CONSTRUCTION.
11. THE PERMITTEE SHALL NOTIFY THE FDOT OF DATE OF COMPLETION, REQUEST A FINAL INSPECTION AND A NOTICE OF FINAL ACCEPTANCE.
12. ALL CONSTRUCTION AND/OR MAINTENANCE ON THE FDOT RIGHT OF WAY SHALL CONFORM TO THE FEDERAL MANUAL ON UNIFORM TRAFFIC DEVICES (MUTCD). THE FDOT ROADWAY AND TRAFFIC DESIGN STANDARDS. THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, PLANS PREPARATION MANUAL AND DRAINAGE MANUAL.
13. NO LANE CLOSURES OF ANY STATE ROADWAY ARE ALLOWED WITHOUT 48-HOUR ADVANCE NOTICE AND APPROVAL FROM FDOT.
14. LANE CLOSURES MUST BE LIMITED TO SUNDAY THROUGH THURSDAY 8:00 PM TO 5:30 AM UNLESS OTHERWISE APPROVED BY THE FDOT.
15. LANE CLOSURE NEEDS TO ACCOMMODATE FOR A BIKE LANE IF THE ROADWAY CONSISTS OF ONE.
16. NO WORK SHALL BE PERFORMED DURING THE WEEKS OF ANY STATE OR FEDERAL HOLIDAYS UNLESS OTHERWISE APPROVED IN WRITING BY THE FDOT.
17. OPEN CUTTING OF ANY ROADWAY, DRIVEWAY, OR SIDEWALK OUTSIDE THOSE LIMITS IDENTIFIED WITHIN THE PERMIT ARE NOT ALLOWED WITHOUT PRIOR APPROVAL BY THE FDOT.
18. PRIOR TO THE REMOVAL OF ANY MATERIALS THE AREA MUST BE SAW-CUT TO PREVENT ANY DAMAGE TO THE ROADWAY.
19. THE CONTRACTOR SHALL HAVE AN AUTHORIZED PERSON AVAILABLE AT/OR NEAR THE WORK SITE ON A 24-HOUR BASIS, 7 DAYS A WEEK IN ORDER TO ADDRESS EMERGENCY ISSUES ASSOCIATED WITH THE PROJECT.
20. NO STOCK PILING, STORING, OR SEMI-PERMANENT USE OF THE RIGHT OF WAY IS AUTHORIZED UNLESS SPECIFICALLY IDENTIFIED WITHIN THE PERMIT.
21. THE PERMITTED WORK SCHEDULE IS DEFINED AS MONDAY THROUGH FRIDAY 7:00 AM TO 5:30 PM UNLESS OTHERWISE NOTED WITHIN THE PERMIT. ANY WORK DESIRED OUTSIDE OF THIS PERIOD MUST BE REQUESTED IN ADVANCE AND APPROVED BEFORE WORKING THE ALTERNATE SCHEDULE.
22. THE DEPARTMENT OF TRANSPORTATION RESERVES THE RIGHT TO MAKE ADJUSTMENTS TO ANY PERMITTED METHOD OF INSTALLATION, SCOPE, RESTORATION THAT MAY BE REQUIRED TO POSITIVELY SUPPORT LIFE, SAFETY AND ENVIRONMENTAL WELL-BEING OF ALL USERS OF THE TRANSPORTATION SYSTEM.
23. ROADWAY RESTORATION SHALL UTILIZE 100 PSI EXCAVATABLE FLOWABLE FILL MATERIAL AND ASPHALT PLACED WITHIN THE STATE RIGHT-OF-WAY SHALL BE PLACED FULL-DEPTH, TWO 2.5-INCH LIFTS OF SP 12.5, TWO 1.5-INCH LIFTS OF SP 9.5. TYPICAL SECTIONS WILL NEED TO BE PROVIDED WITHIN THE PLANS FOR THE PAVEMENT PLACEMENT. A STAIR STEP METHOD SHOULD BE INCORPORATED, PRIOR TO PLACING ASPHALT, TO AVOID VERTICAL JOINTS. MILLING OF THE PATCH MAY BE REQUIRED BASED ON THE PATCHED SURFACE PERFORMANCE. THE MILLING SHALL BE UTILIZED FOR SURFACE LEVELING TO A THICKNESS EQUAL TO OR GREATER THAN THE EXISTING FRICTION COARSE MATERIAL. THE MILLING LIMITS ARE 50-FOOT OF THE PATCH ALONG THE LONGITUDINAL PATH OF THE LANE, FULL LANE WIDTH AND TO INCLUDE ANY ADJACENT BIKE LANES, SHARED PATH OR URBAN SHOULDER SECTIONS.
24. ANY DISRUPTIONS TO ANY PERMEABLE PEDESTRIAN WAY AND BIKE LANE ARE TO BE RESTORED AS WORK CONTINUES. ALL PATCHES SHALL BE FULL WIDTH FROM OUTSIDE EDGE OF PEDESTRIAN PATH TO WHITE LINE EDGE OF TRAVEL LANE WITH STAIR STEP (STAGGERED) JOINTS. RESTORATION TO INCLUDE BACKFILL WITH EXISTING SUB-GRADE MATERIAL AND #57 STONE AS BASE MATERIAL (COMPACT IN 6-INCH LIFTS) TO BOTTOM OF EXISTING PERVIOUS ASPHALT BASE, FOLLOWED BY PERMEABLE DESIGN MIX (IF AVAILABLE) OR FC-5 (FRICTION COURSE) MIX WITH A MINIMUM OF TWO 2-INCH AND A MAXIMUM OF TWO 3-INCH LIFTS. MAINTAIN INGRESS/EGRESS ON ALL DRIVES AND SIDE STREETS DURING CONSTRUCTION.
25. THE DEPARTMENT WILL REVIEW THE REVISIONS TO THE PLANS AND IF NEEDED CHANGES ARE NECESSARY THE DEPARTMENT WILL ADDRESS IT AT THAT TIME. THE CONTRACTOR WILL BE REQUIRED TO HAVE A PRE-CON MEETING TWO WEEKS PRIOR TO WORK IN THE STATE-OF-WAY.
26. THE ENGINEER-OF-RECORD (EOR) IS RESPONSIBLE TO UPDATE/ADD/REMOVE ANY SIGNS OR PAVEMENT MARKINGS THAT NEED TO BE UPDATED/ADDED/ REMOVED IN THE FIELD AND APPROVAL OF PLANS AND PERMIT BY FDOT DOES NOT LIMIT THIS REQUIREMENT. FIELD CHANGES, AS IT RELATES TO THIS SCOPE OF WORK, WILL BE DIRECTED BY THE EOR AND CONTRACTOR ADVISED ACCORDINGLY.

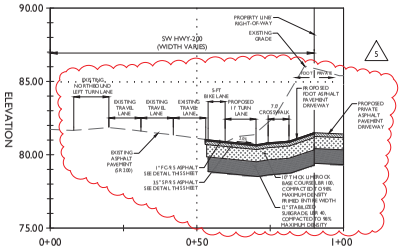
GENERAL NOTES:

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HORIZONTAL GEOMETRIC PLAN

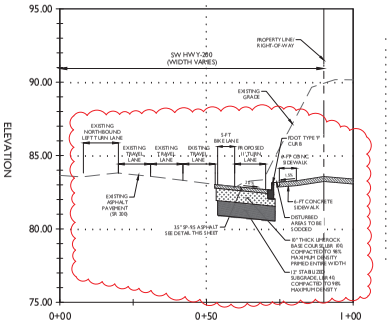
0 20' 40'

SCALE 1" = 20'



DRIVEWAY PROFILE (AA-AA)- STA 3+58.12

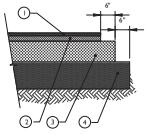
HOR. SCALE: 1" = 20'
VER. SCALE 1" = 4'



TURN LANE SECTION (BB-BB) - STA 2+53.33

HOR. SCALE: 1" = 20'
VER. SCALE 1" = 4'

1. 1" OF FC-9.5 ASPHALT INSTALLED IN (1) LIFT
2. 3.5" OF SP-9.5 ASPHALT INSTALLED IN (2) LIFTS. INITIAL LIFT MAY SUBSTITUTE SP-12.5 TESTED PER FDOT LATEST EDITION INSTALLED IN ONE LIFT
3. 10" THICK LIMEROCK OR CRUSHED CONCRETE MIN. LBR 100, COMPACTED TO A MIN. OF 98% MAXIMUM DENSITY PER AASHTO T-180
4. 12" THICK STABILIZED SUBGRADE, MIN. LBR 40, COMPACTED TO A MIN. OF 98% MAXIMUM DENSITY PER AASHTO T-180



NOTES:

1. 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.
2. 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.
3. CONTRACTOR SHALL INVESTIGATE EXISTING PAVEMENT SECTION OF SW HWY-200 AND IF DEVIATION FROM THE ABOVE SECTIONS; SHALL MATCH EXISTING PAVEMENT SECTION AND REPORT TO EOR PRIOR TO WORK.
4. EXISTING PAVEMENT EDGE SHALL BE SAWCUT ONCE CURB IS REMOVED AND SHALL BE MILLED AND STEPPED WHEN INSTALLING NEW PAVEMENT FOR TURN LANE.

FDOT TURN LANE PAVEMENT SECTION DETAILS

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
05	10/07/24	REVISIONS PER FDOT ACCESS COMMENTS	JJS
04	9/20/24	REVISIONS PER FDOT ACCESS & FORCEMAIN RELOCATION	JJS
03	9/05/24	REVISION TO BUFFER PER RESOLUTION	JJS
02	8/01/24	REVISION PER COUNTY, SWFWMD & FDOT REVIEW COMMENTS	JJS
01	6/12/24	REVISION PER ZONING APPROVAL, COUNTY & SWFWMD REVIEW COMMENTS	JJS

Sunshine811
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!

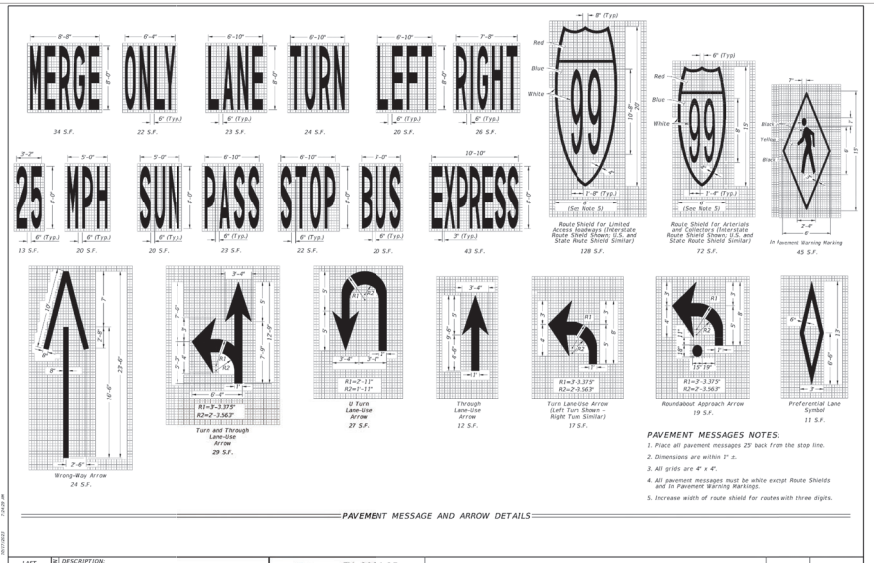
JOHN J. STOECKEL
FLORIDA PROFESSIONAL ENGINEER
LICENSE NO. 80758

PROJECT NAME:
MAJOR SITE PLAN
CORTA COMMONS
FOR
CORTA OCALA, LLC
SW HWY 200 - OCALA
MARION COUNTY, FLORIDA

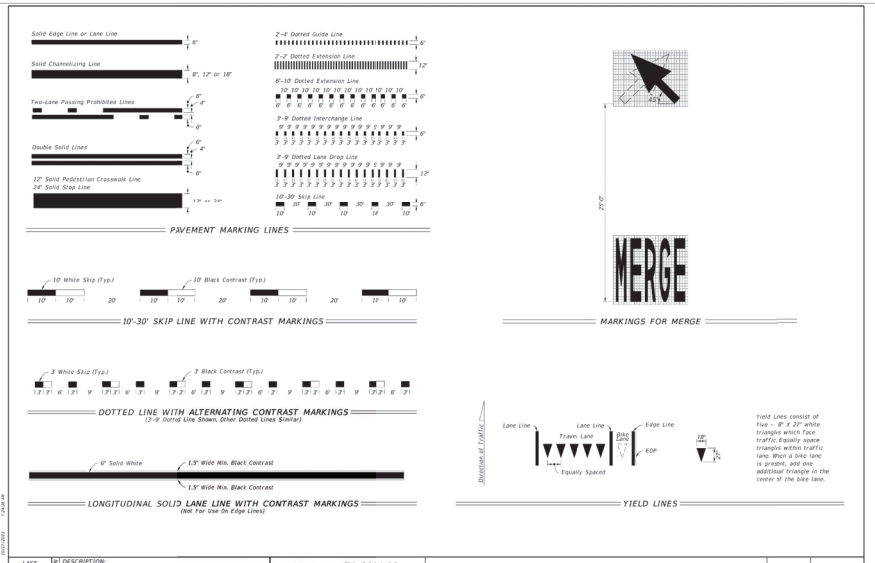
SHEET TITLE
FDOT TURN LANE VERTICAL PLAN & SECTIONS

PROJECT NO: 23-3306
CHECKED BY: JJS
VERTICAL DATUM: NAVD 1988
DATE: 03/29/2024

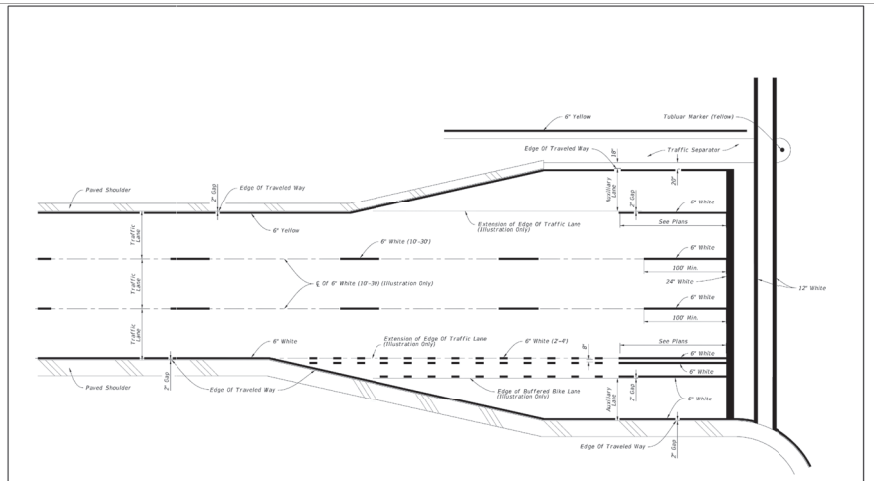
SHEET NUMBER
C-202



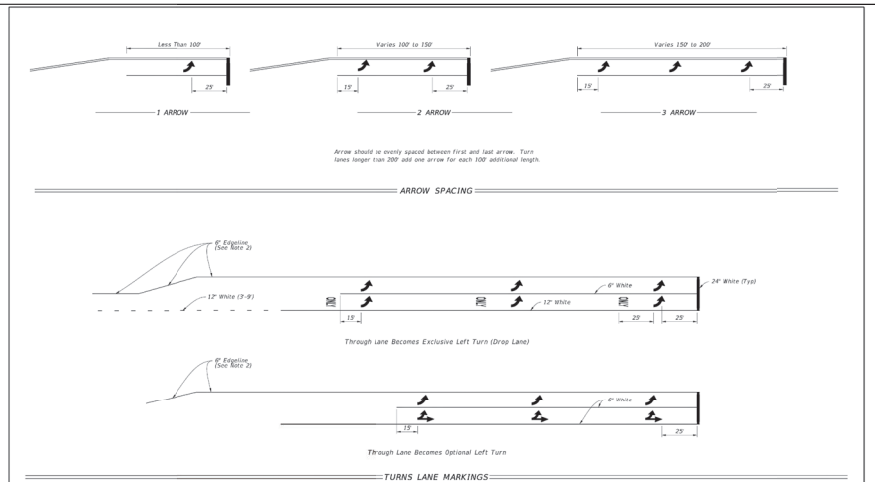
LAST REVISION 11/01/21 | DESCRIPTION: | FY 2024-25 STANDARD PLANS | PAVEMENT MARKINGS | INDEX 711-001 | SHEET 1 of 13



LAST REVISION 11/01/22 | DESCRIPTION: | FY 2024-25 STANDARD PLANS | PAVEMENT MARKINGS | INDEX 711-001 | SHEET 2 of 13



LAST REVISION 11/01/21 | DESCRIPTION: | FY 2024-25 STANDARD PLANS | PAVEMENT MARKINGS | INDEX 711-001 | SHEET 6 of 13



LAST REVISION 11/01/21 | DESCRIPTION: | FY 2024-25 STANDARD PLANS | PAVEMENT MARKINGS | INDEX 711-001 | SHEET 10 of 13

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

REVISIONS

REV	DATE	DESCRIPTION	BY
05	9/20/24	REVISIONS PER FDOT ACCESS & FORCEMAIN RELOCATION	JJS
04	9/05/24	REVISION TO BUFFER PER RESOLUTION	JJS
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01			

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FLORIDA PROFESSIONAL ENGINEER
LICENSE NO. 80758

PROJECT NAME:
MAJOR SITE PLAN
CORTA COMMONS
FOR
CORTA OCALA, LLC
SW HWY 200 - OCALA
MARION COUNTY, FLORIDA

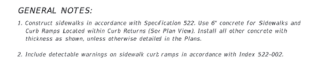
SHEET TITLE
FDOT
RIGHT-OF-WAY
DETAILS

PROJECT NO: 23-3306
CHECKED BY: JJS
VERTICAL DATUM: NAVD 1988
DATE: 03/29/2024

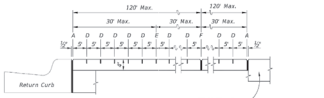
SHEET NUMBER
C-203

GENERAL NOTES:

1. Construct sidewalks in accordance with Specification 522. Use 6" concrete for Sidewalks and Curb Ramps Located within Curb Returns (See Plan View). Install all other concrete with thickness as shown, unless otherwise detailed in the Plans.
2. Include detectable warnings on sidewalk curb ramps in accordance with Index 522-002.
3. For Driveways see Index 522-003.
4. Band breaker material can be any impermeable coated or sheet membrane or preformed material having a thickness of not less than 6 mils and not more than ½".
5. Construct sidewalks with Edge Beam through the limits of any surface mounted Pedestrian/Bicycle Railing or Pipe Guiderail shown in the plans. (See RAILING DETAIL)



OPEN JOINTS



SAWED JOINTS

LONGITUDINAL SECTION

LEGEND:

A- ½" Expansion Joints (Preformed Joint Filler) between the sidewalk and; driveways, sidewalk-intersections, and all other fixed objects (e.g. drainage inlets and utility poles).

B- ½" Dummy Joints, Tooled

C- ½" Formed Open Joints

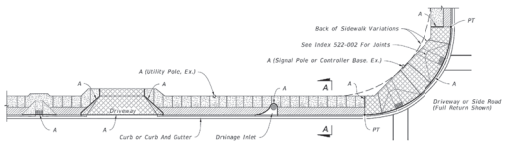
D- ¾₆" Saw Cut Joints, 1½" Deep (within 96 hours) Max. 9' Centers

E- ¾₆" Saw Cut Joints, 1½" Deep (within 12 hours) Max. 30' Centers Joint(s) Required When Length Exceeds 30'

F- ½" Expansion Joint When Run Of Sidewalk Exceeds 120'. Intermediate locations when called for in the plans or at locations as directed by the Engineer.

G- Cold Joint With Bond Breaker, Tooled

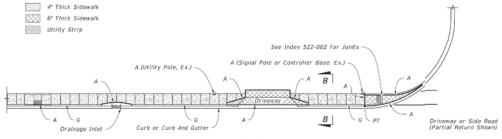
SIDEWALK JOINTS



PLAN

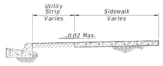
SIDEWALK WITH UTILITY STRIP

LEGEND:
4" Thick Sidewalk
6" Thick Sidewalk
Utility Strip



PLAN

SIDEWALK WITHOUT UTILITY STRIP



SECTION A-A



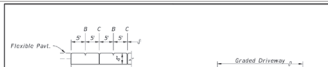
SECTION B-B



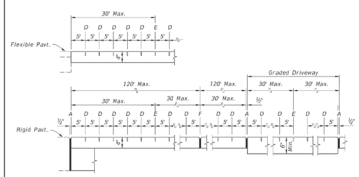
RAILING DETAIL

GENERAL NOTES AND CONCRETE SIDEWALK ON CURBED ROADWAYS

LAST REVISION	DESCRIPTION:	FY 2024-25 STANDARD PLANS	CONCRETE SIDEWALK	INDEX	SHEET
11/01/18				522-001	1 of 2



OPEN JOINTS



SAWED JOINTS

LONGITUDINAL SECTION

LEGEND:

A- ½" Expansion Joints (Preformed Joint Filler) between the sidewalk and driveways, sidewalk-intersections, and all other fixed objects (e.g. drainage inlets and utility poles).

B- ½" Dummy Joints, Tooled

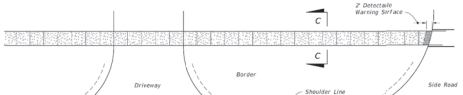
C- ½" Formed Open Joints

D- ¾₆" Saw Cut Joints, 1½" Deep (within 96 hours) Max. 9' Centers

E- ¾₆" Saw Cut Joints, 1½" Deep (within 12 hours) Max. 30' Centers Joint(s) Required When Length Exceeds 30'

F- ½" Expansion Joint When Run Of Sidewalk Exceeds 120'. Intermediate locations when called for in the plans or at locations as directed by the Engineer.

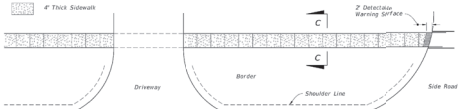
SIDEWALK JOINTS



PLAN

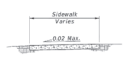
CONTINUOUS SIDEWALK

LEGEND:
4" Thick Sidewalk



PLAN

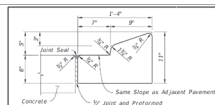
DISCONTINUOUS SIDEWALK



SECTION C-C

CONCRETE SIDEWALK ON FLUSH SHOULDER ROADWAYS

LAST REVISION	DESCRIPTION:	FY 2024-25 STANDARD PLANS	CONCRETE SIDEWALK	INDEX	SHEET
11/01/18				522-001	2 of 2



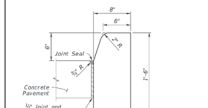
NOTE: For use adjacent to concrete or flexible pavement, concrete shown (See Note 4).

TYPE A



NOTE: For use adjacent to concrete or flexible pavement, concrete shown.

TYPE B

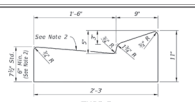


NOTE: For use adjacent to concrete or flexible pavement, concrete shown.

TYPE D

NOTES:

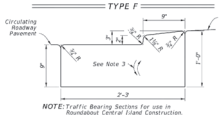
1. For Type A, Type B, and Type D Curb: Expansion joint, preformed joint filler and joint seal are required between curbs and concrete pavement only, see Sheet 3.
2. For Type E, Type F, Drop Curb, and Valley Gutter: When used on high side of roadways, match the cross slope of the gutter to the cross slope of the adjacent pavement. The thickness of the lip is 6", unless otherwise shown on Plans.
3. For Type RA, rotate entire section so that gutter cross slope matches slope of adjacent circulating roadway pavement.
4. For details depicting usage of Type A Curb adjacent to flexible pavement see Sheet 3.



TYPE E

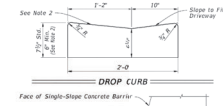


TYPE F

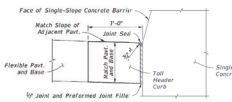


NOTE: Traffic Bearing Sections for use in Roundabout Central Island Construction.

TYPE RA

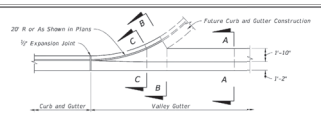


DROP CURB

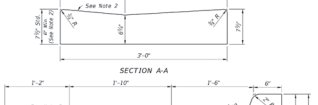


NOTE: See the toll site details for conduit requirements.

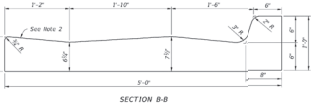
TOLL HEADER CURB



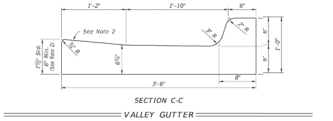
PLAN VIEW



SECTION A-A

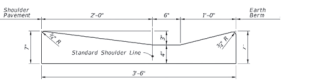


SECTION B-B



SECTION C-C

VALLEY GUTTER



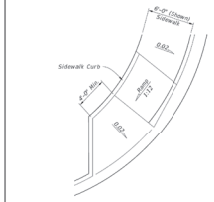
SHOULDER GUTTER

CONCRETE CURB AND GUTTER

LAST REVISION	DESCRIPTION:	FY 2024-25 STANDARD PLANS	CURB AND GUTTER	INDEX	SHEET
11/01/21				520-001	2 of 3



ISOMETRIC VIEW

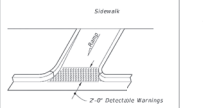


PLAN VIEW

CR-D

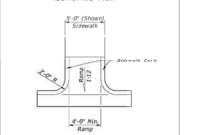


OPTION A



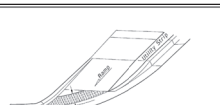
OPTION B

ISOMETRIC VIEW

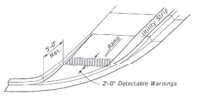


PLAN VIEW

CR-E

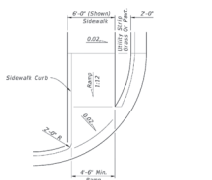


OPTION A



OPTION B

ISOMETRIC VIEW

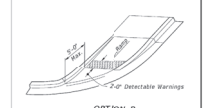


PLAN VIEW

CR-F

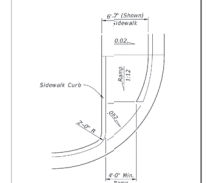


OPTION A



OPTION B

ISOMETRIC VIEW



PLAN VIEW

CF-G

SIDEWALK CURB RAMPS CR-D, CR-E, CR-F & CR-G

LAST REVISION	DESCRIPTION:	FY 2024-25 STANDARD PLANS	DETECTABLE WARNINGS AND SIDEWALK CURB RAMPS	INDEX	SHEET
11/01/21				522-002	4 of 7

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

REVISIONS

NO.	DATE	DESCRIPTION	BY
04	9/2024	REVISIONS PER FDOT ACCESS & FORCEMAIN RELOCATION	JJS
03	9/05/24	REVISION TO BUFFER PER RESOLUTION	JJS
02	8/01/24	REVISION PER COUNTY, SWFWMD & FDOT REVIEW COMMENTS	JJS
01	6/12/24	REVISION PER ZONING APPROVAL, COUNTY & SWFWMD REVIEW COMMENTS	JJS

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JOHN J. STOECKEL
FLORIDA PROFESSIONAL ENGINEER
LICENSE NO. 80758

PROJECT NAME:
MAJOR SITE PLAN
CORTA COMMONS

FOR

CORTA OCALA, LLC

SW HWY 200 - OCALA
MARION COUNTY, FLORIDA

SHEET TITLE

FDOT
RIGHT-OF-WAY
DETAILS

PROJECT NO: 23-3306
CHECKED BY: JJS
VERTICAL DATUM: NAVD 1988
DATE: 03/29/2024

SHEET NUMBER

C-204

OWNER 1:

A. SALDARRIAGA TRUST
17643 SAWGRASS RUN
TAVARES, FL 32778

APPLICANT:

CORTA OCALA LLC
12632 SW 92ND AVE
MIAMI, FL 33157

OWNER 2:

WHITEHILL OF OCALA LLC
2290 SW 37TH STREET
OCALA, FL 34471

PARCEL INFORMATION:

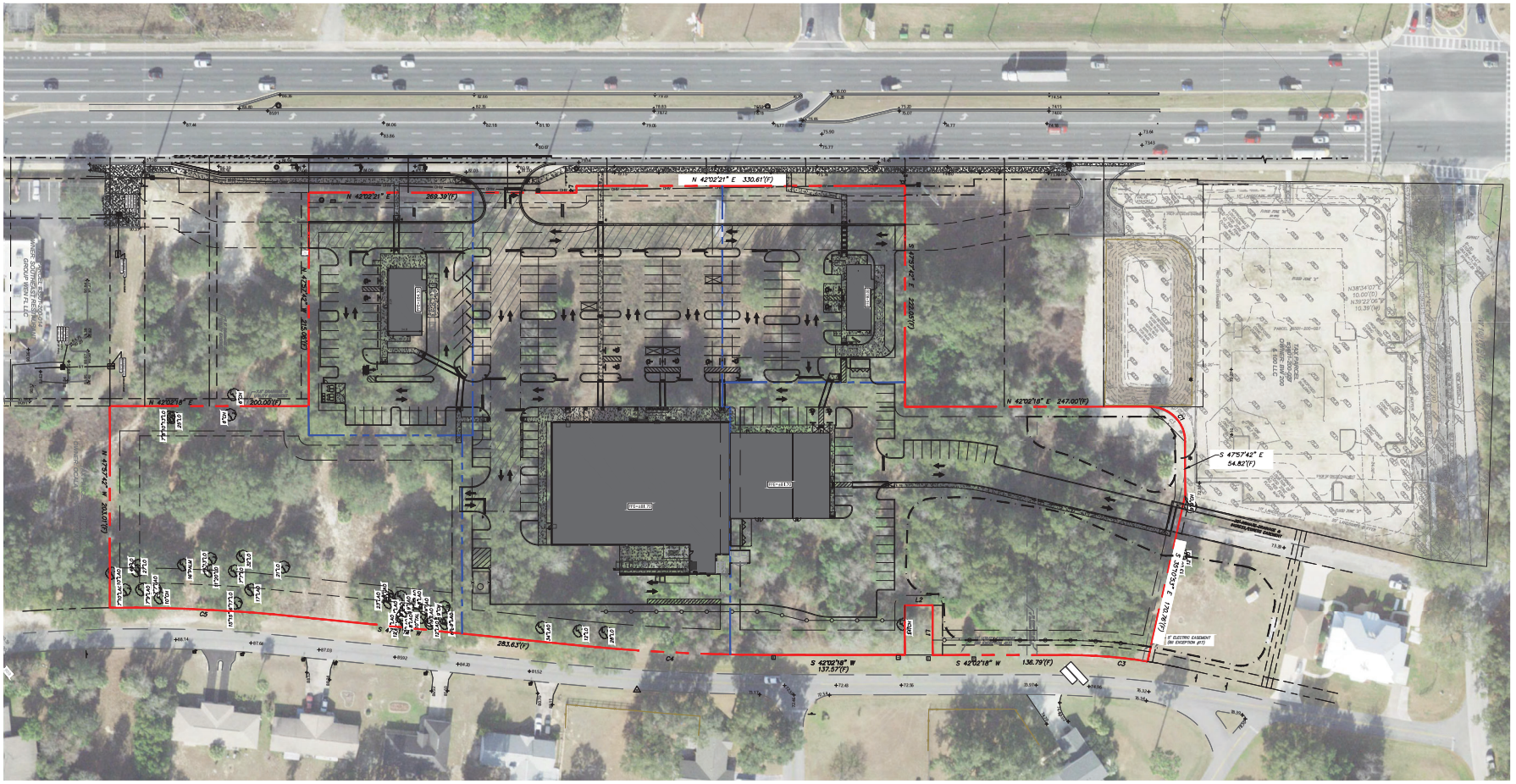
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- PROPOSED ZONING DESIGNATION: PUD (PLANNED UNIT DEVELOPMENT)
- PARCEL ID:

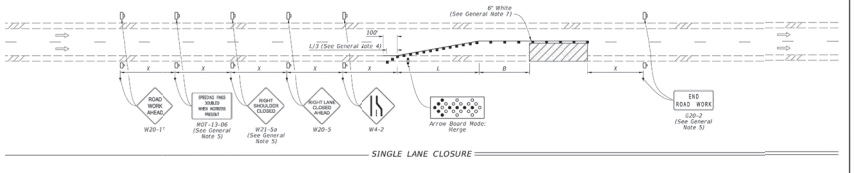
A. SALDARRIAGA TRUST (OWNER 1)		WHITEHILL OF OCALA LLC (OWNER 2)
3501-200-023	3501-200-039	3501-400-003
3501-200-022	3501-200-038	3501-400-004
3501-200-021	3501-200-037	
3501-200-020	3501-200-036	
3501-200-019	3501-200-035	
3501-200-018	3501-200-034	
3501-200-040		

- SITE AREA: ±8.76 ACRES
- TOTAL WETLANDS: 0.0 ACRES
- PHYSICAL ADDRESS: PENDING
- FUTURE LAND USE (FLUM): COMMERCIAL (0 - 8 DU/AC; FAR 1.0)
- EXISTING USE: VACANT
- PROPOSED USE: SHOPPING PLAZA (RETAIL & RESTAURANT)
- LANDSCAPE BUFFERS SHALL BE 15-FT FRONT YARD, 10-FT SIDE YARD, AND 10-FT REAR YARD. FURTHER IN ACCORDANCE WITH MARION COUNTY DEVELOPMENT CODE SECTION 6.8.6.
- A RECIPROCAL EASEMENT AGREEMENT (REA) WILL BE PREPARED AND RECORDED FOR BETWEEN THE PROPOSED PARCELS AND OWNERSHIP TO BENEFIT BOTH THE DEVELOPMENT AND ADJACENT PROPERTIES IMPACTED.

GENERAL NOTES:

1. BOUNDARY, 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
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' AND 'AE'. THE 'AE' AREA APPEARS TO FALL WITHIN THE TOP OF BANK LIMITS OF THE POND WITHIN LOT 3 OF SAHRA VILLAS AS DEPICTED ON THE SURVEY REFERENCED ABOVE, BASE FLOOD ELEVATION OF 70.2-FT (NAVD88).
4. SUBSURFACE INFORMATION SHOWN HEREON IS TAKEN FROM A REPORT ENTITLED "GEOTECHNICAL INVESTIGATION, PROPOSED SPROUTS AND ROSS RETAIL DEVELOPMENT, STATE ROAD 200 AND SOUTHWEST 100TH STREET, OCALA, MARION COUNTY, FLORIDA" PREPARED BY ANDREYEV ENGINEERING, INC. DATED NOVEMBER 3, 2022





SINGLE LANE CLOSURE

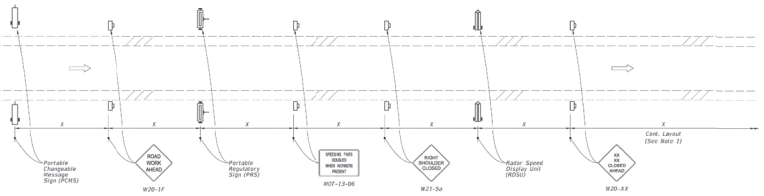
SYMBOLS:

- Work Area
- Channelizing Device (See Index 102-600)
- Work Zone Sign
- Arrow Board
- Lane Identification and Direction of Traffic

GENERAL NOTE:

1. L = Taper Length
   B = Buffer Length
   X = Work Zone Sign Distance
   See Index 102-400 for "L", "B", "X", and channelizing device spacing values.
2. On undivided highways the median signs as shown are to be omitted.
3. On limited access facilities, omit "Right Shoulder Closed" signs (W21-5a) and associated work zone sign spacing distances.
4. If the paved shoulder is less than 4' in width, omit the taper and channelizing devices from the paved shoulder.
5. The "Speeding Fines Doubled When Workers Present" signs (M0T-13-06) and "End Road Work" signs (G20-2) and "Right Shoulder Closed" (W21-5a), along with associated work zone sign distances, may be omitted when the work operation will be in place for 24 hours or less. For Single Lane Closures, arrow boards and buffer (B) may also be omitted when the work operation will be in place for 60 minutes or less and the speed limit is 45 mph or less.
6. Use inverted pipe of the illustrations for work on left side of roadways.
7. Temporary pavement markings may be omitted when the work operation is in place for 3 days or less.

LAST REVISION	DESCRIPTION:	FDOT	FY 2024-25 STANDARD PLANS	MULTILANE ROADWAY, LANE CLOSURES	INDEX	SHEET
11/01/21	REVISION				102-613	1 of 5



MOTORIST AWARENESS SYSTEM

SYMBOLS:

- Work Zone Sign
- (1) PCMS= Portable Changeable (Variable) Message Sign
- (2) PRS= Portable Regulatory Sign-Speed Limit When Flashing
- (2) RSDU= Radar Speed Display Unit
- Lane Identification and Direction of Traffic

NOTES:

1. Use the Motorist Awareness System (MAS) for lane closures of at least 5 days (consecutive or not) on multilane divided facilities with a posted speed of 55 mph or greater when workers are present and not protected by a barrier.
2. Locate the Motorist MAS devices (i.e., PCMS, PRS, and RDSU) within the advance warning signs as shown. Continue with the remainder of the work zone signs and devices in accordance with the Plans or Standard Plans after the appropriate "Lane Closed Ahead" (W20-1X) sign.
3. For a posted speed of 65 mph or greater, display speed with a ten mph reduction. For a posted speed of 60 mph, display a reduced speed of 35 mph. For areas outside of the lane closure, use the posted speed as the work zone speed.
4. Omit the PCMS in the median for roadways with three lanes or less in the same direction of traffic.

TYPICAL PCMS DISPLAY:

With speed reduction:
Message 1: WORKERS PRESENT AHEAD
Message 2: SPEED REDUCED NEXT XXMI

Without speed reduction:
Message 1: WORKERS PRESENT AHEAD
Message 2: NEXT XX MILES

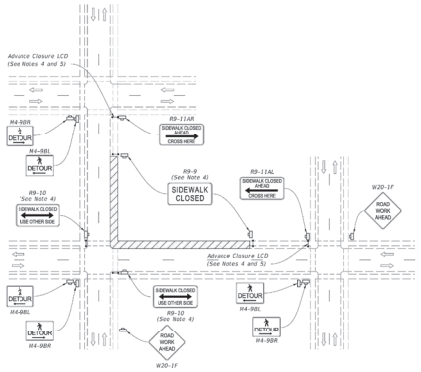
LAST REVISION	DESCRIPTION:	FDOT	FY 2024-25 STANDARD PLANS	MULTILANE ROADWAY, LANE CLOSURES	INDEX	SHEET
11/01/21	REVISION				102-613	5 of 5

NOTES:

1. Cover or deactivate pedestrian traffic signal display(s) controlling closed crosswalks.
2. Place pedestrian LCDs across the full width of the closed sidewalk.
3. For post mounted signs located near or adjacent to a sidewalk, maintain a minimum 7' clearance from the bottom of the sign panel to the surface of the sidewalk.
4. "Sidewalk Closed" signs (R9-X3) may be mounted on pedestrian LCDs in accordance with the manufacturer's instructions.
5. Omit the Advance Closure LCD if it blocks access to other pedestrian facilities (e.g., transit stops, residences, or business entrances).

SYMBOLS:

- Work Area
- Work Zone Sign
- Pedestrian Longitudinal Channelizing Device (LCD)
- Lane Identification and Direction of Traffic



PEDESTRIAN DETOUR

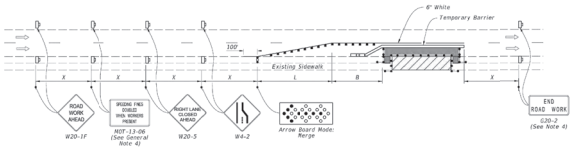
LAST REVISION	DESCRIPTION:	FDOT	FY 2024-25 STANDARD PLANS	SIDEWALK CLOSURE	INDEX	SHEET
11/01/20	REVISION				102-660	1 of 2

NOTES:

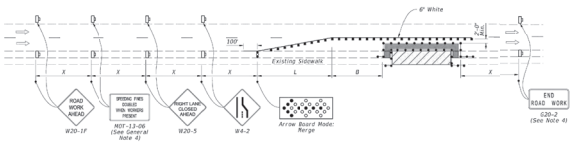
1. L = Taper Length
   B = Buffer Length
   X = Work Zone Sign Distance
   See Index 102-600 for "L", "B", "X", channelizing device spacing values.
2. Provide a 5' wide temporary pedestrian way with a maximum cross-slope of 0.02, except where space restrictions warrant a minimum width of 4'. Provide a 5' x 5' passing space for temporary pedestrian ways less than 5' in width at intervals not to exceed 200'.
3. When temporary pedestrian ways require curb ramps, meet the requirements of Index 522-002. Detectable warnings are not required for curb ramps diverting pedestrian traffic into a closed lane.
4. The "Speeding Fines Doubled When Workers Present" signs (M0T-13-06) and "End Road Work" signs (G20-2), along with associated work zone sign distances, may be omitted when the work operation will be in place for 24 hours or less.
5. Pedestrian Diversion Option 2 may only be used when called for in the Plans or as approved by an Engineer.

SYMBOLS:

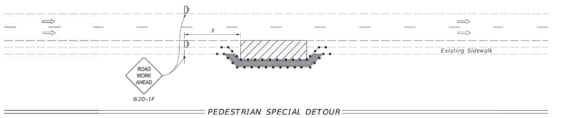
- Work Area
- Temporary Pedestrian Way
- Channelizing Device (See Index 102-600)
- Pedestrian Longitudinal Channelizing Device (LCD)
- Work Zone Sign
- Arrow Board
- Crash Cushion
- Lane Identification and Direction of Traffic



PEDESTRIAN DIVERSION - OPTION 1
(Temporary Barrier Shown, Low Profile Barrier Similar)



PEDESTRIAN DIVERSION - OPTION 2
(Work Zone Speed 45 mph or Less)



PEDESTRIAN SPECIAL DETOUR

LAST REVISION	DESCRIPTION:	FDOT	FY 2024-25 STANDARD PLANS	SIDEWALK CLOSURE	INDEX	SHEET
11/01/23	REVISION				102-660	2 of 2

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
04	9/20/24	REVISIONS PER FDOT ACCESS & FORCEMAIN RELOCATION	JJS
03	9/05/24	REVISION TO BUFFER PER RESOLUTION	JJS
02	8/01/24	REVISION PER COUNTY, SWFWMD & FDOT REVIEW COMMENTS	JJS
01	6/12/24	REVISION PER ZONING APPROVAL, COUNTY & SWFWMD REVIEW COMMENTS	JJS

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JOHN J. STOECKEL
FLORIDA PROFESSIONAL ENGINEER
LICENSE NO. 80758

PROJECT NAME:
MAJOR SITE PLAN
CORTA COMMONS
FOR
CORTA OCALA, LLC
SW HWY 200 - OCALA
MARION COUNTY, FLORIDA

SHEET TITLE
MAINTENANCE OF TRAFFIC FDOT DETAILS

PROJECT NO: 23-3306
CHECKED BY: JJS
VERTICAL DATUM: NAVD 1988
DATE: 03/29/2024
SHEET NUMBER
C-206

GENERAL NOTES:

1. BOUNDARY, 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
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" AND "AE". THE "AE" AREA APPEARS TO FALL WITHIN THE TOP OF BANK LIMITS OF THE POND WITHIN LOT 3 OF SAMIRA VILLAS AS DEPICTED ON THE SURVEY REFERENCED ABOVE, BASE FLOOD ELEVATION OF 70.2-FT (NAVD88).
4. SUBSURFACE INFORMATION SHOWN HEREON IS TAKEN FROM A REPORT ENTITLED "GEOTECHNICAL INVESTIGATION, PROPOSED SPROUTS AND ROSS RETAIL DEVELOPMENT, STATE ROAD 200 AND SOUTHWEST 100TH STREET, OCALA, MARION COUNTY, FLORIDA" PREPARED BY ANDREYEV ENGINEERING, INC. DATED NOVEMBER 3, 2022
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.

VERTICAL DATUM

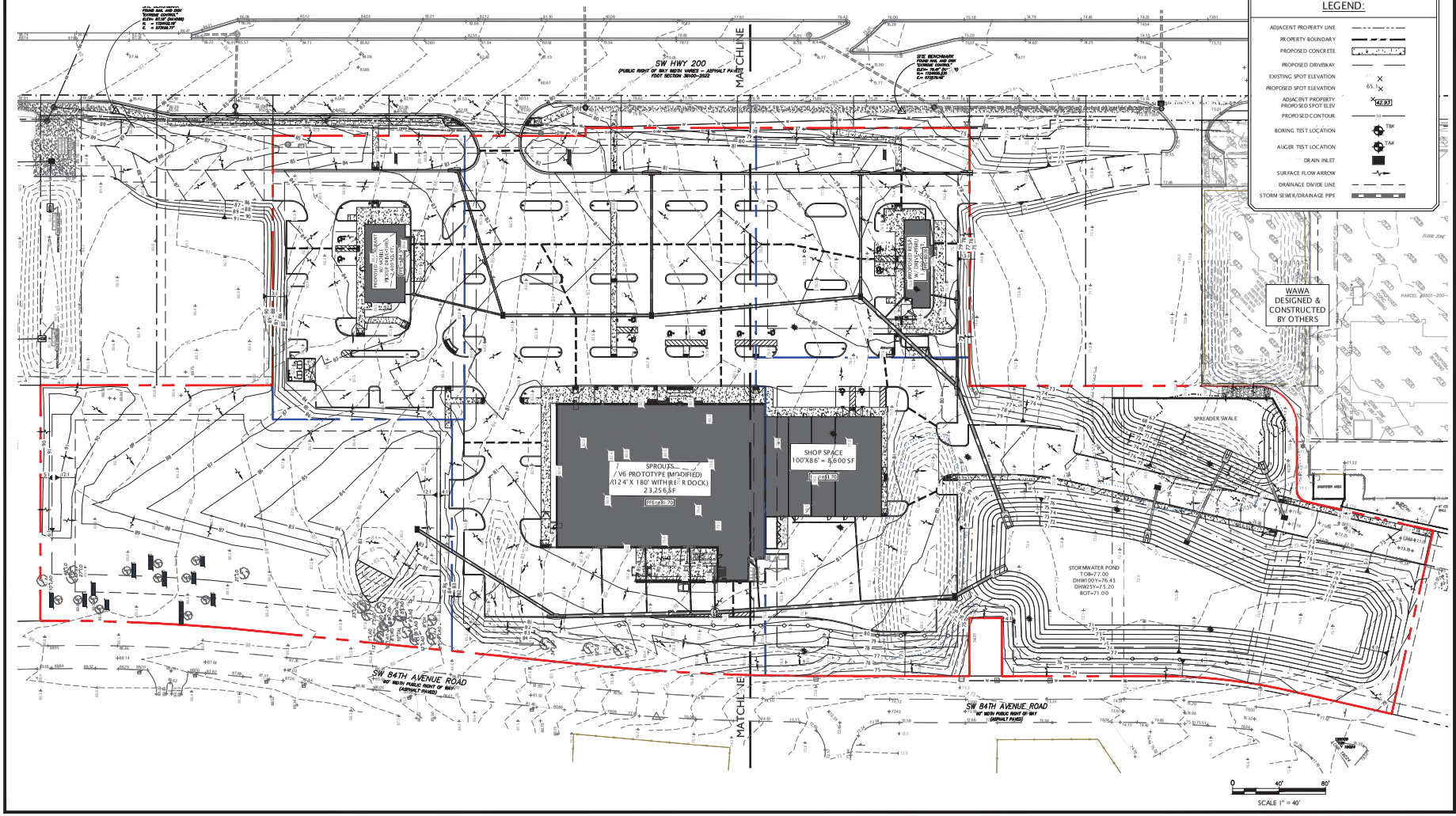
ELEVATION SHOWN HEREON ARE BASED ON NAVD 1988 (NAVD88) AND SAID ELEVATIONS ARE BASED ON BENCHMARKS RESEARCHED BY THE SURVEYOR.

GRADING NOTES:

1. PROPOSED GRADE ELEVATIONS SHOWN AT BUILDING LINE ARE GROUND ELEVATIONS.
2. PROPOSED SPOT ELEVATIONS IN PAVEMENT AREAS ARE TOP OF FINISHED PAVEMENT.
3. A QUALIFIED TESTING LABORATORY SHALL PERFORM ALL TESTING NECESSARY TO ASSURE COMPLIANCE OF THE IN-PLACE MATERIALS AS REQUIRED BY THESE PLANS AND THE VARIOUS AGENCIES. SHOULD ANY RETESTING BE REQUIRED DUE TO THE FAILURE OF ANY TESTS TO MEET THE REQUIREMENTS, THE CONTRACTOR WILL BEAR ALL COSTS OF SAID RETESTING.
4. ALL DELETERIOUS SUBSURFACE MATERIAL (I.E. MUCK, PEAT, BURIED DEBRIS) IS TO BE EXCAVATED IN ACCORDANCE WITH THESE PLANS OR AS DIRECTED BY THE OWNER, OWNER'S REPRESENTATIVE, OR THE OWNERS ENGINEER. EXCAVATED AREAS ARE TO BE BACKFILLED WITH APPROVED MATERIALS AND COMPACTED AS SHOWN ON THESE PLANS. CONTRACTOR IS RESPONSIBLE FOR ACQUIRING ANY PERMITS THAT ARE NECESSARY FOR REMOVING DELETERIOUS MATERIAL FROM THE SITE.
5. IT MAY BE NECESSARY TO FIELD ADJUST PAVEMENT ELEVATIONS TO PRESERVE THE ROOT SYSTEMS OF TREES SHOWN TO BE SAVED. CONTRACTOR TO COORDINATE WITH OWNER'S ENGINEER PRIOR TO ANY ELEVATION CHANGES.
6. CONTRACTOR SHALL SAWCUT, TACK AND MATCH EXISTING PAVEMENT AT LOCATIONS WHERE NEW PAVEMENT MEETS EXISTING PAVEMENT AS SHOWN ON THE DETAILS HEREIN.
7. CONTRACTOR TO PROVIDE A 1/2" TO 1" BITUMINOUS EXPANSION JOINT MATERIAL WITH SEALER AT ABUTMENT OF CONCRETE AND OTHER MATERIALS (STRUCTURES, OTHER PLACED CONCRETE, ETC.)
8. THE CONTRACTOR WILL STABILIZE, BY SEED AND MULCH, SOD, OR OTHER APPROVED MATERIALS, ANY DISTURBED AREAS WITHIN ONE WEEK FOLLOWING CONSTRUCTION OF THE UTILITY SYSTEMS AND PAVEMENT AREAS. CONTRACTOR SHALL MAINTAIN SUCH AREAS UNTIL FINAL ACCEPTANCE BY OWNER.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXCAVATIONS AGAINST COLLAPSE AND WILL PROVIDE BRACING, SHEETING OR SHORING AS NECESSARY. DEWATERING METHODS SHALL BE USED AS REQUIRED TO KEEP TRENCHES DRY WHILE PIPE AND APPURTENANCES ARE BEING PLACED.
10. EROSION & SEDIMENT CONTROL PRACTICES SHALL BE INSTALLED & REMAIN COMPLIANT WITH LOCAL AND STATE REGULATIONS THROUGHOUT DURATION OF CONSTRUCTION.
11. DOWNSPOUTS SHALL BE CONNECT TO THE SITE DRAINAGE NETWORK WITH THE MOST DIRECT CONNECTION POSSIBLE UTILIZING INSERTA-TEE PRODUCT WITH A PERPENDICULAR ALIGNMENT OR OTHERWISE APPROVED.

TESTING & INSPECTION REQUIREMENTS (PAVING/GRADING)

1. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING APPLICABLE TESTING WITH THE SOILS ENGINEER. TESTS WILL BE REQUIRED PURSUANT WITH SITE SPECIFIC GEOTECHNICAL REPORT FOR THE SITE, AS WELL AS THE TESTING SCHEDULE REQUIRED BY FDOT AND THE AFFECTED MUNICIPALITY. UPON COMPLETION OF WORK, THE SOILS ENGINEER WILL SUBMIT CERTIFICATIONS TO THE OWNER AND OWNER'S ENGINEER STATING THAT ALL REQUIREMENTS HAVE BEEN MET.
2. A QUALIFIED TESTING LABORATORY SHALL PERFORM ALL TESTING NECESSARY TO ASSURE COMPLIANCE OF THE IN-PLACE MATERIALS AS REQUIRED BY THESE PLANS AND THE VARIOUS AGENCIES. CONSIDERATION SHOULD BE GIVEN, ALTHOUGH NOT REQUIRED, TO THE GEOTECHNICAL ENGINEER PROVIDING RECOMMENDATIONS FOR THIS SITE PROJECT. SHOULD ANY RETESTING BE REQUIRED DUE TO THE FAILURE OF ANY TESTS TO MEET THE REQUIREMENTS, THE CONTRACTOR WILL BEAR ALL COSTS OF SAID RETESTING.



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

REV	DATE	DESCRIPTION	BY
12	5/08/25	REVISED PER SWFWMD ERP MODIFICATION COMMENTS	JJS
11	4/16/25	REVISED PER SW 100TH ACCESS MODIFICATION	JJS
10	2/27/25	REVISED PER SHOPPES UTILITY MODIFICATIONS & REVIEW COMMENTS	JJS
09	12/22/24	REVISED PER FDEP WASTEWATER PERMIT REVIEW	JJS
08	11/07/24	PERMIT MODIFICATION REVISION - ACCESS, UTILITY, DRAINAGE	JJS
07	11/07/24	UPDATED PLANS FROM RE-DESIGN FOR PERMIT MODIFICATION SUBMITTAL	JJS
06	10/17/24	RE-DESIGN OF CROSS ACCESS & LOWERED SITE AT TSC	JJS
05	09/07/24	REVISIONS PER FDOT ACCESS COMMENTS & ON-SITE CROSS ACCESS/POND	JJS
04	9/30/24	REVISIONS PER FDOT ACCESS & FORCEMAIN RELOCATION	JJS
03	9/05/24	REVISION TO BUFFER PER RESOLUTION	JJS
02	8/01/24	REVISION PER COUNTY, SWFWMD & FDOT REVIEW COMMENTS	JJS
01	5/08/24	INITIAL SUBMITTAL	JJS

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JOHN J. STOECKEL
FLORIDA PROFESSIONAL ENGINEER
LICENSE NO. 80758

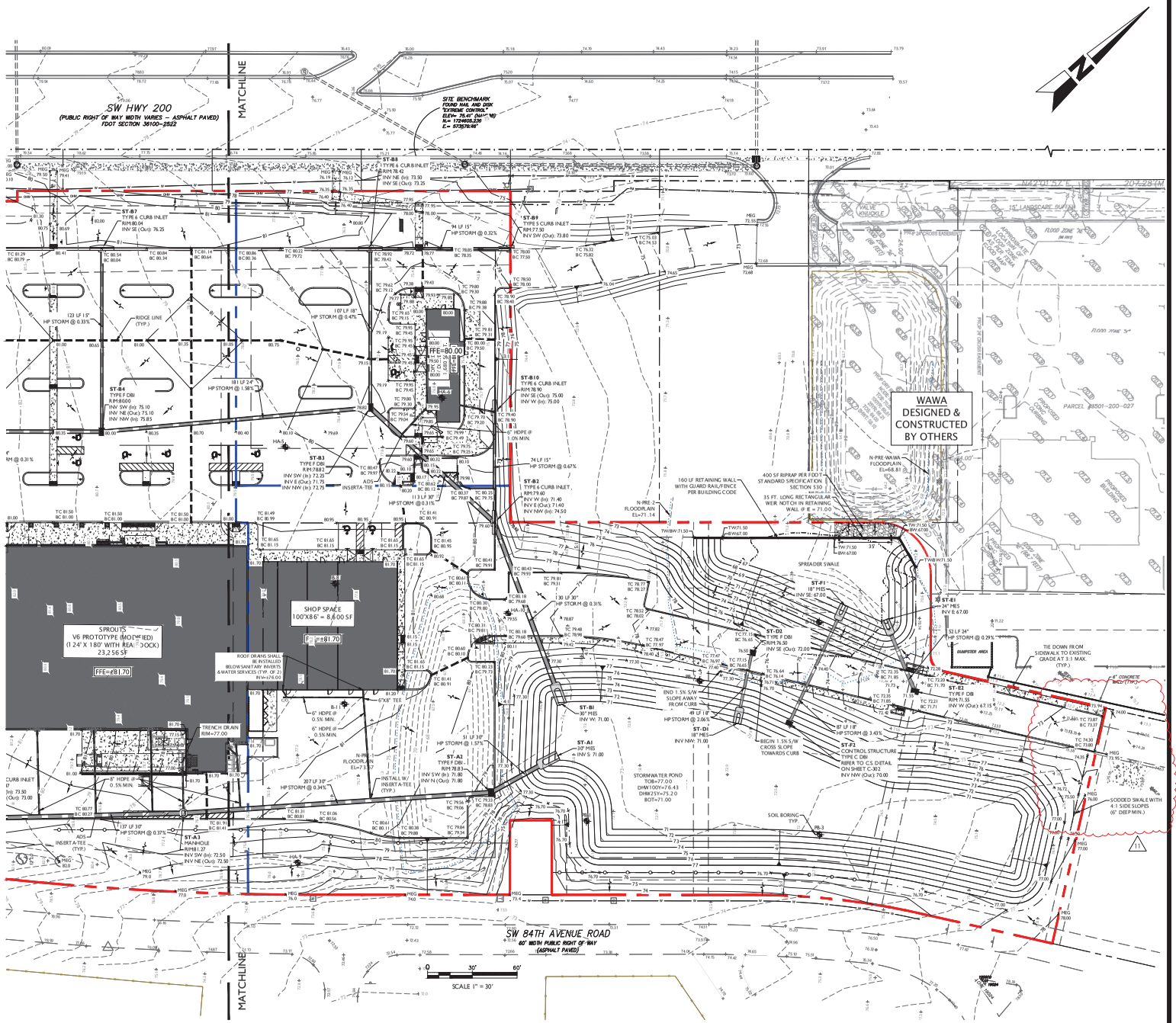
PROJECT NAME:
MAJOR SITE PLAN
CORTA COMMONS
FOR
CORTA OCALA, LLC
SW HWY 200 - OCALA
MARION COUNTY, FLORIDA

SHEET TITLE
GRADING & DRAINAGE PLAN

PROJECT NO: 23-3306
CHECKED BY: JJS
VERTICAL DATUM: NAVD 1988
DATE: 03/29/2024
SHEET NUMBER
C-301

GENERAL NOTES:

1. BOUNDARY, TOPOGRAPHIC, AND TREE INFORMATION SHOWN HEREON TAKEN FROM A SURVEY ENTITTLED "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
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4. SUBSURFACE INFORMATION SHOWN HEREON IS TAKEN FROM A REPORT ENTITLED "GEOTECHNICAL INVESTIGATION, PROPOSED SPROUTS AND ROSS RETAIL DEVELOPMENT, STATE ROAD 200 AND SOUTHWEST 100TH STREET, OCALA, MARION COUNTY, FLORIDA" PREPARED BY ANDREYEV ENGINEERING, INC. DATED NOVEMBER 3, 2022
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LEGEND:

- ADJACENT PROPERTY LINE
- PROPERTY BOUNDARY
- PROPOSED CONCRETE
- PROPOSED DRIVEWAY
- EXISTING SPOT ELEVATION
- PROPOSED SPOT ELEVATION
- ADJACENT PROPERTY PROPOSED SPOT ELEV
- PROPOSED CONTOUR
- BORING TEST LOCATION
- AUGER TEST LOCATION
- DRAIN INLET
- SURFACE FLOW ARROW
- DRAINAGE DIVIDE LINE
- STORM SEWER/DRAINAGE PIPE

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

REV	DATE	DESCRIPTION	BY
12	5/08/25	REVISED PER SWFWMD ERP MODIFICATION COMMENTS	JJS
11	4/16/25	REVISED PER SW 100TH ACCESS MODIFICATION	JJS
10	2/27/25	REVISED PER SHOPPES UTILITY MODIFICATIONS & REVIEW COMMENTS	JJS
09	12/22/24	REVISED PER FDEP WASTEWATER PERMIT REVIEW	JJS
08	1/07/24	PERMIT MODIFICATION REVISION - ACCESS, UTILITY, DRAINAGE	JJS
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03	9/05/24	REVISION TO BUFFER PER RESOLUTION	JJS
02	8/01/24	REVISION PER COUNTY, SWFWMD & FDOT REVIEW COMMENTS	JJS

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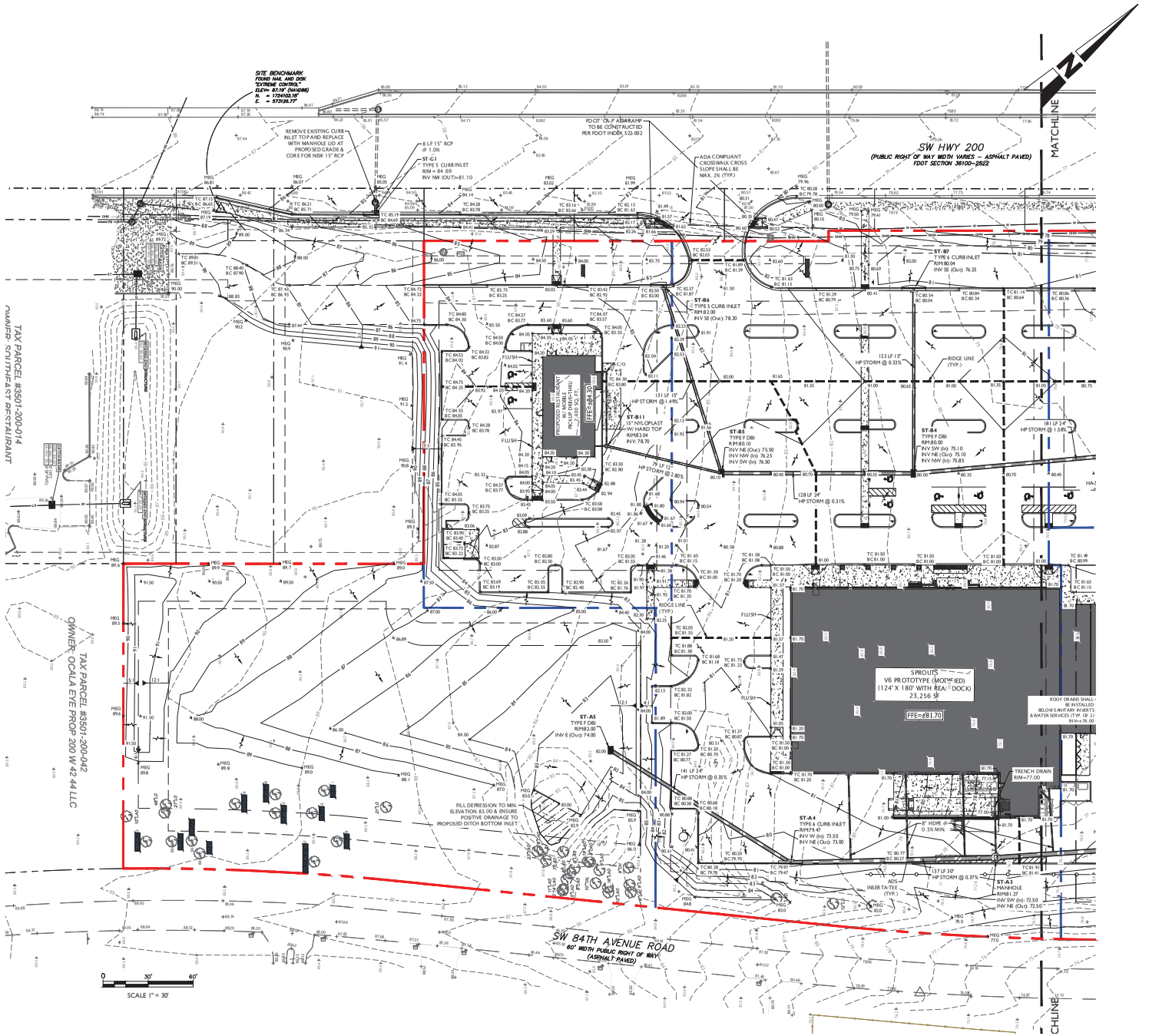
PROJECT NAME:
MAJOR SITE PLAN
CORTA COMMONS
FOR
CORTA OCALA, LLC
SW HWY 200 - OCALA
MARION COUNTY, FLORIDA

SHEET TITLE
GRADING & DRAINAGE PLAN

PROJECT NO: 23-3306
CHECKED BY: JJS
VERTICAL DATUM: NAVD 1988
DATE: 03/29/2024
SHEET NUMBER
C-302

GENERAL NOTES:

1. BOUNDARY, 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
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LEGEND:

- ADJACENT PROPERTY LINE
- PROPERTY BOUNDARY
- PROPOSED CONCRETE
- PROPOSED DRIVEWAY
- EXISTING SPOT ELEVATION
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- BORING TEST LOCATION
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- SURFACE FLOW ARROW
- DRAINAGE DIVIDE LINE
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10	2/27/25	REVISED PER SHOPPES UTILITY MODIFICATIONS & REVIEW COMMENTS	JJS
09	12/2/24	REVISED PER FDEP WASTEWATER PERMIT REVIEW	JJS
08	11/07/24	PERMIT MODIFICATION REVISION - ACCESS, UTILITY, DRAINAGE	JJS
07	11/07/24	UPDATED PLANS FROM RE-DESIGN FOR PERMIT MODIFICATION SUBMITTAL	JJS
06	10/17/24	RE-DESIGN OF CROSS ACCESS & LOWERED SITE AT TSC	JJS
05	10/07/24	REVISIONS PER FDOT ACCESS COMMENTS & ON-SITE CROSS ACCESS/POND	JJS
04	9/20/24	REVISIONS PER FDOT ACCESS & FORCEMAIN RELOCATION	JJS
03	9/05/24	REVISION TO BUFFER PER RESOLUTION	JJS
02	8/01/24	REVISION PER COUNTY, SWFWMD & FDOT REVIEW COMMENTS	JJS
01	5/08/24	INITIAL SUBMITTAL	JJS

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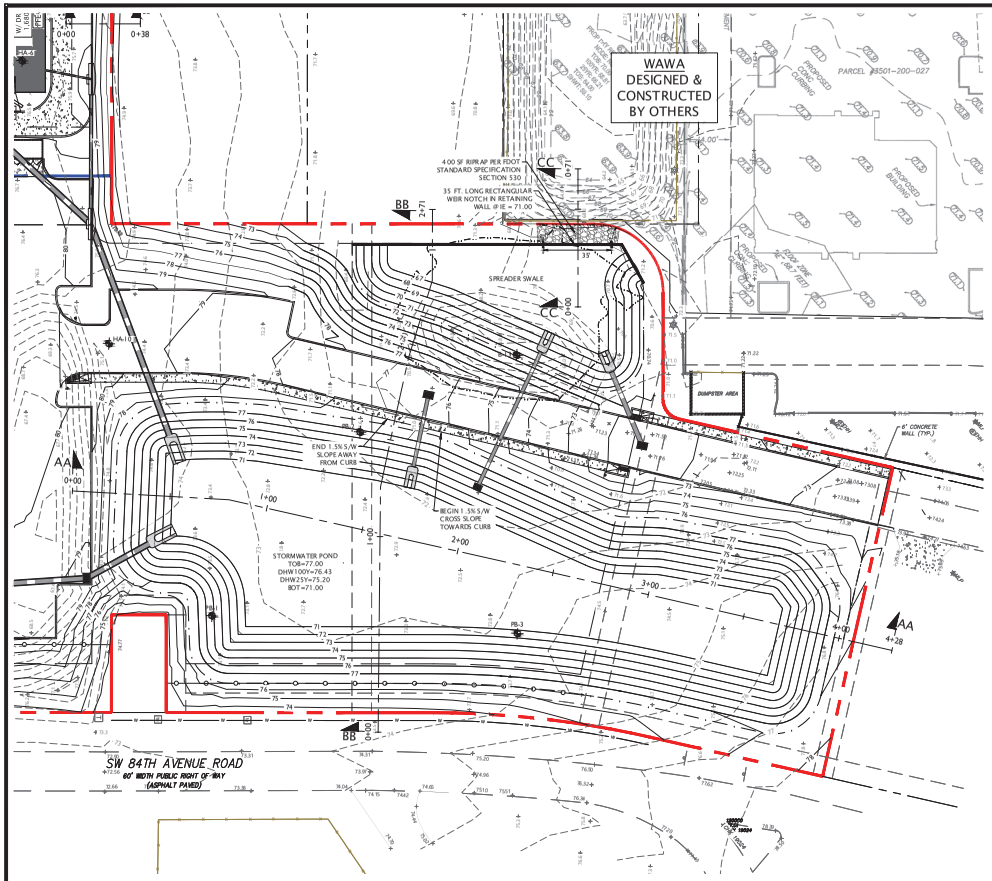
Check positive response codes before you dig!

JOHN J. STOECKEL
FLORIDA PROFESSIONAL ENGINEER
LICENSE NO. 80758

PROJECT NAME:
MAJOR SITE PLAN
CORTA COMMONS
FOR
CORTA OCALA, LLC
SW HWY 200 - OCALA
MARION COUNTY, FLORIDA

SHEET TITLE
GRADING & DRAINAGE PLAN

PROJECT NO: 23-3306
CHECKED BY: JJS
VERTICAL DATUM: NAVD 1988
DATE: 03/29/2024
SHEET NUMBER
C-303

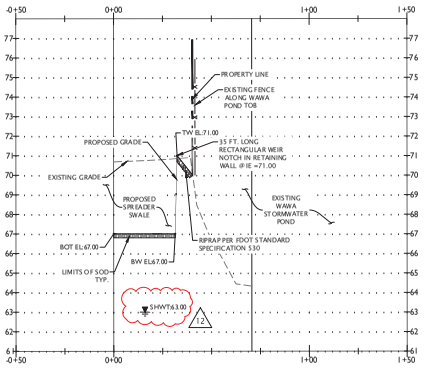




LEGEND:

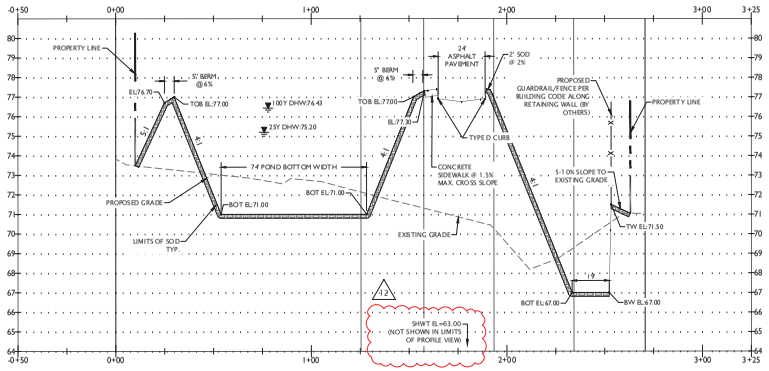
- ADJACENT PROPERTY LINE
- PROPERTY BOUNDARY
- PROPOSED CONCRETE
- PROPOSED DRIVEWAY
- EXISTING SPOT ELEVATION
- PROPOSED SPOT ELEVATION
- ADJACENT PROPERTY PROPOSED SPOT ELEV
- PROPOSED CONTOUR
- BORING TEST LOCATION
- AUGER TEST LOCATION
- DRAIN INLET
- SURFACE FLOW ARROW
- DRAINAGE DIVIDE LINE
- STORM SEWER/DRAINAGE PIPE

SEE SHEET C-306 FOR
SITE CROSS SECTIONS
DD, EE, FF, GG, HH, II, & JJ



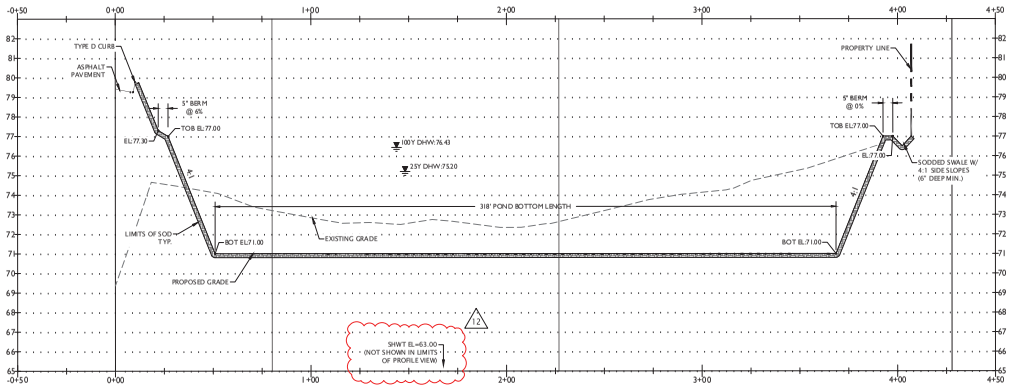
PROFILE CC

H: 1"=30'
V: 1"=3'



PROFILE BB

H: 1"=30'
V: 1"=3'



PROFILE AA

H: 1"=30'
V: 1"=3'

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

REV	DATE	DESCRIPTION	BY
12	5/08/25	REVISED PER SWFWMD ERP MODIFICATION COMMENTS	JJS
11	4/16/25	REVISED PER SW 100TH ACCESS MODIFICATION	JJS
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02	8/01/24	REVISION PER COUNTY, SWFWMD & FDOT REVIEW COMMENTS	JJS

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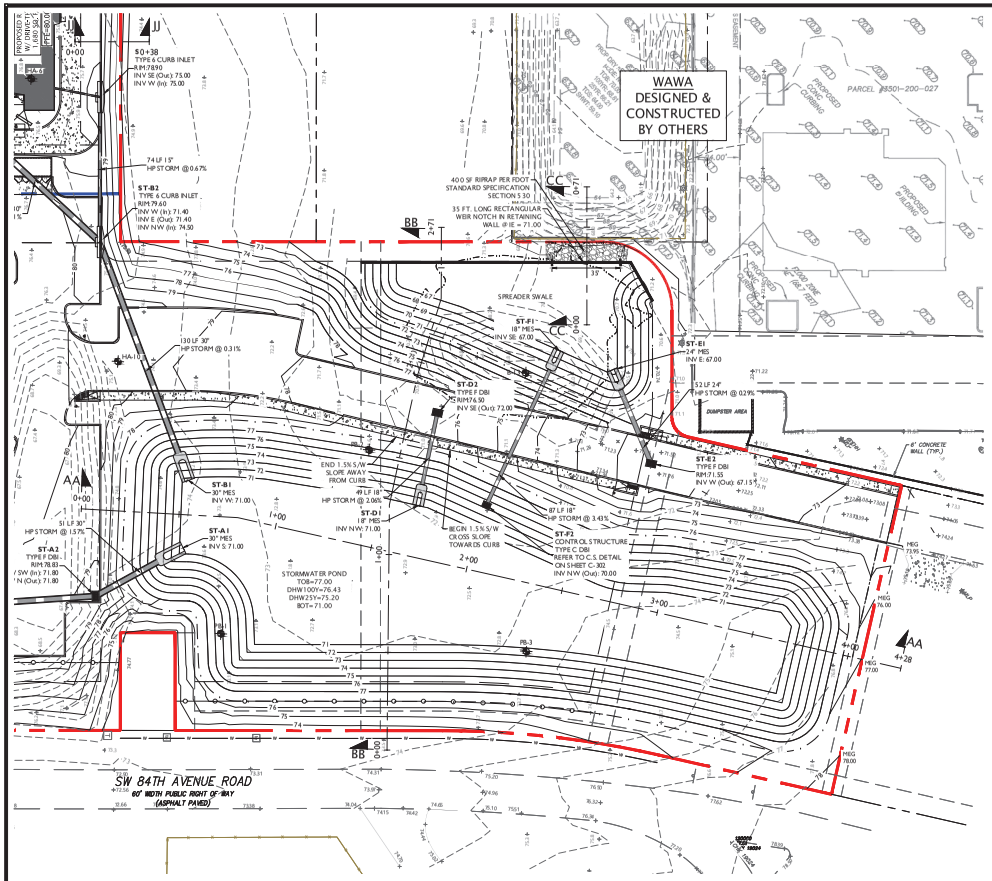
JOHN J. STOECKEL
FLORIDA PROFESSIONAL ENGINEER
LICENSE NO. 80758

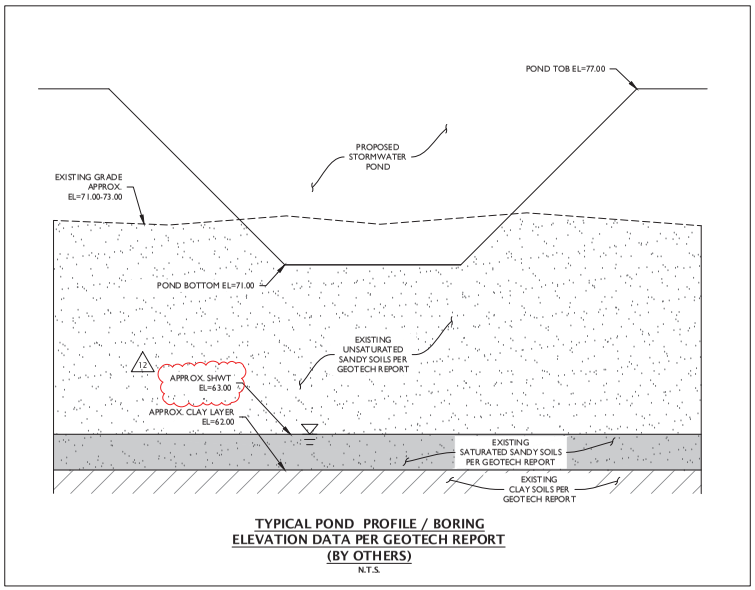
PROJECT NAME:
MAJOR SITE PLAN
CORTA COMMONS
FOR
CORTA OCALA, LLC
SW HWY 200 - OCALA
MARION COUNTY, FLORIDA

SHEET TITLE
CROSS SECTIONS

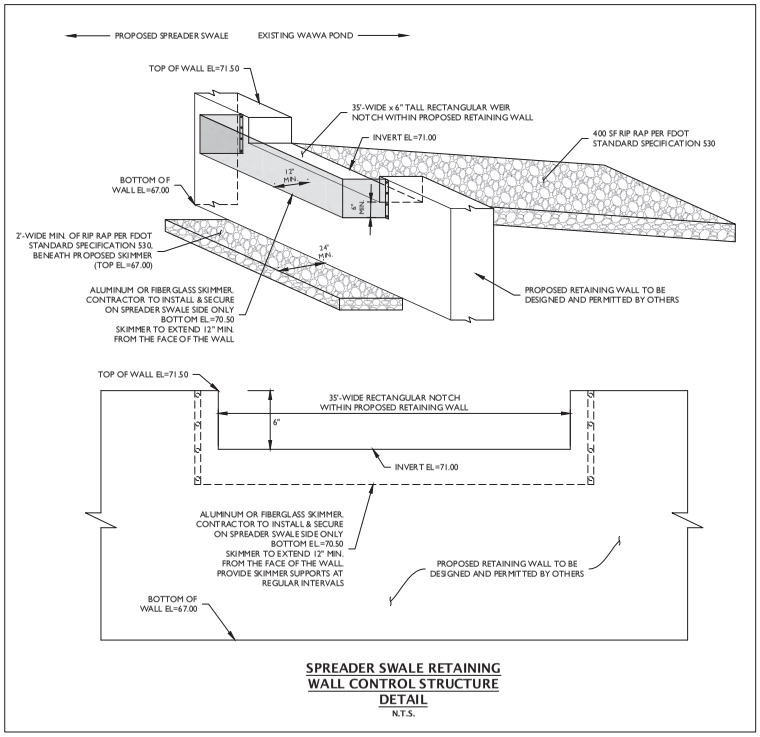
PROJECT NO: 23-3306
CHECKED BY: JJS
VERTICAL DATUM: NAVD 1988
DATE: 03/29/2024

SHEET NUMBER
C-304

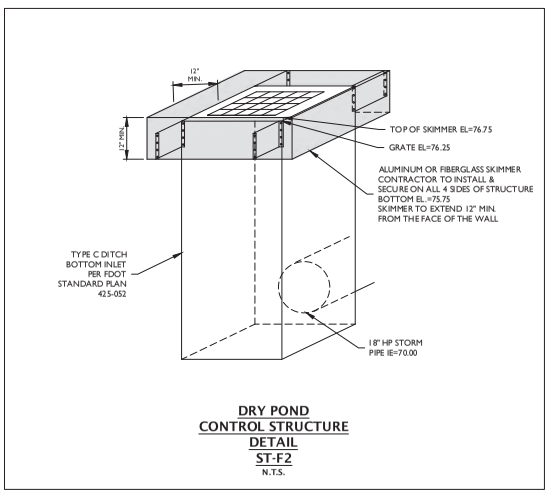




TYPICAL POND PROFILE / BORING ELEVATION DATA PER GEOTECH REPORT (BY OTHERS)
N.T.S.



SPREADER SWALE RETAINING WALL CONTROL STRUCTURE DETAIL
N.T.S.



DRY POND CONTROL STRUCTURE DETAIL ST-F2
N.T.S.

LEGEND:

- ADJACENT PROPERTY LINE
- PROPERTY BOUNDARY
- PROPOSED CONCRETE
- PROPOSED DRIVEWAY
- EXISTING SPOT ELEVATION
- PROPOSED SPOT ELEVATION
- ADJACENT PROPERTY PROPOSED SPOT ELEV
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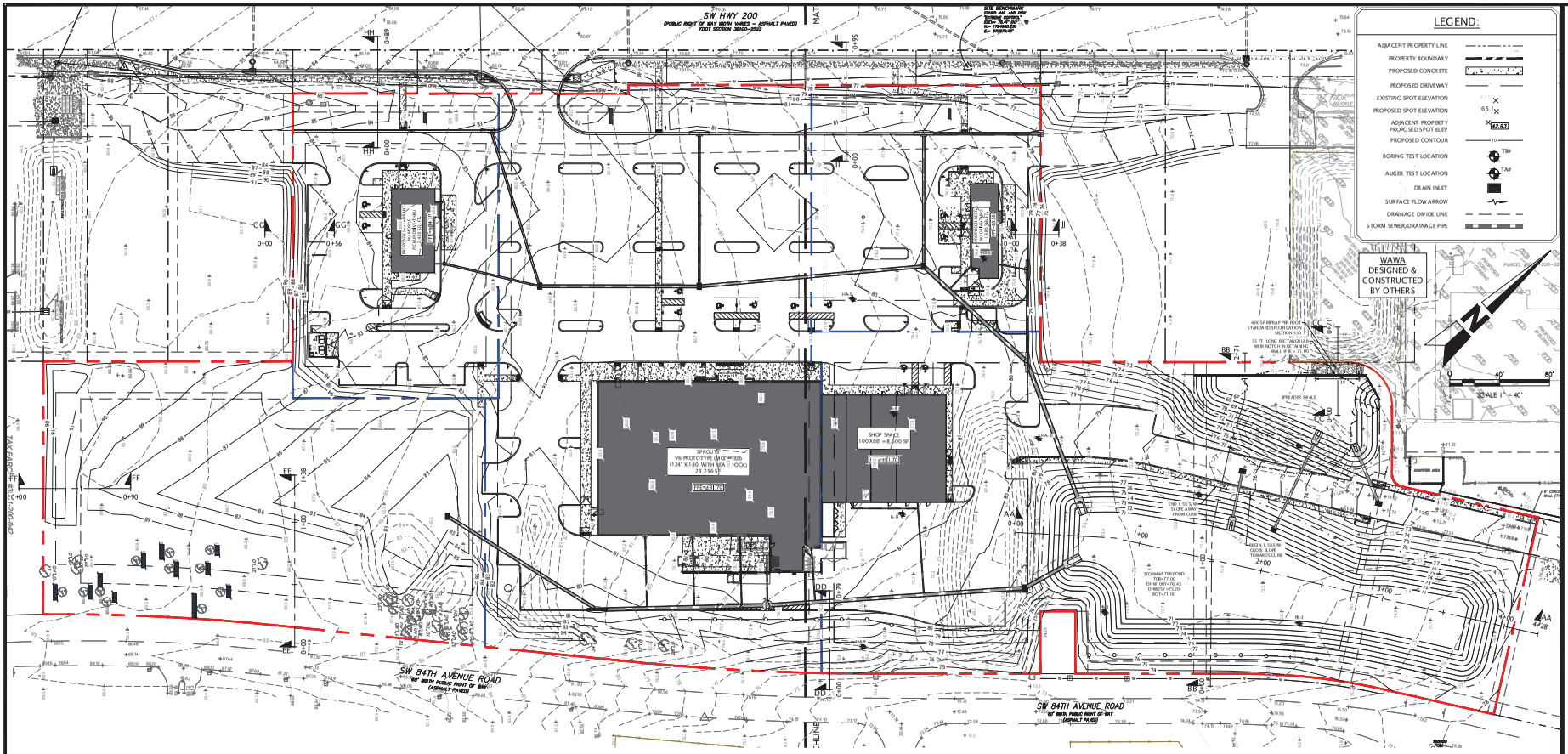
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FLORIDA PROFESSIONAL ENGINEER
LICENSE NO. 80758

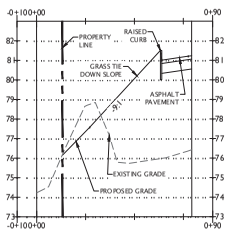
PROJECT NAME:
MAJOR SITE PLAN
CORTA COMMONS
FOR
CORTA OCALA, LLC
SW HWY 200 - OCALA
MARION COUNTY, FLORIDA

SHEET TITLE
CROSS SECTIONS

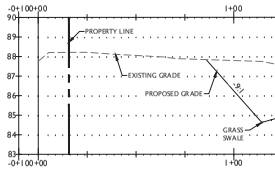
PROJECT NO: 23-3306
CHECKED BY: JJS
VERTICAL DATUM: NAVD 1988
DATE: 03/29/2024
SHEET NUMBER
C-305



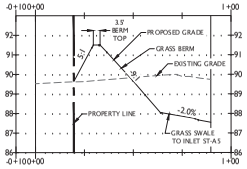
SEE SHEET C-304 FOR POND CROSS SECTIONS AA, BB, & CC



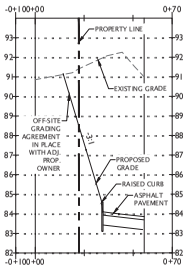
PROFILE DD
H: 1"=30'
V: 1"=3'



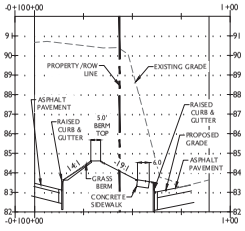
PROFILE EE
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V: 1"=3'



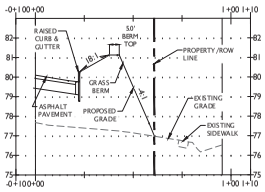
PROFILE FF
H: 1"=30'
V: 1"=3'



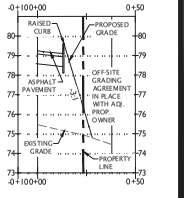
PROFILE GG
H: 1"=30'
V: 1"=3'



PROFILE HH
H: 1"=30'
V: 1"=3'



PROFILE II
H: 1"=30'
V: 1"=3'



PROFILE JJ
H: 1"=30'
V: 1"=3'

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REV	DATE	DESCRIPTION	BY
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02	8/01/24	REVISION PER COUNTY, SWFWMD & FDOT REVIEW COMMENTS	JJS

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JOHN J. STOECKEL
FLORIDA PROFESSIONAL ENGINEER
LICENSE NO. 80758

PROJECT NAME:
MAJOR SITE PLAN
CORTA COMMONS
FOR
CORTA OCALA, LLC
SW HWY 200 - OCALA
MARION COUNTY, FLORIDA

SHEET TITLE
CROSS SECTIONS

PROJECT NO: 23-3306
CHECKED BY: JJS
VERTICAL DATUM: NAVD 1988
DATE: 03/29/2024
SHEET NUMBER
12 C-306

GENERAL NOTES:

1. BOUNDARY, 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
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' AND 'AE'. THE 'AE' AREA APPEARS TO FALL WITHIN THE TOP OF BANK LIMITS OF THE POND WITHIN LOT 3 OF SAMIRA VILLAS AS DEPICTED ON THE SURVEY REFERENCED ABOVE., BASE FLOOD ELEVATION OF 70.2-FT (NAVD88).
4. SUBSURFACE INFORMATION SHOWN HEREON IS TAKEN FROM A REPORT ENTITLED "GEOTECHNICAL INVESTIGATION, PROPOSED SPROUTS AND ROSS RETAIL DEVELOPMENT, STATE ROAD 200 AND SOUTHWEST 100TH STREET, OCALA, MARION COUNTY, FLORIDA" PREPARED BY ANDREYEV ENGINEERING, INC. DATED NOVEMBER 3, 2022
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.
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.

FIRE FLOW DATA

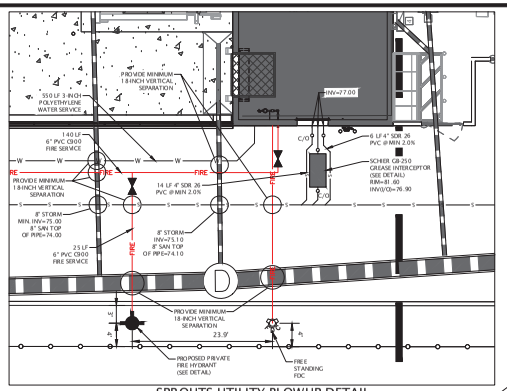
TEST DATE:	APRIL 3, 2024 - TEST PERFORMED BY COX FIRE PROTECTION AND WITNESSED BY MARION COUNTY UTILITIES.
FLOW HYDRANT LOCATION:	3225 @ 8530 SW SR 200
STATIC HYDRANT LOCATION: HYDRANT FLOW:	358 @ WENDY'S 8470 SW SR 200 1,250 GPM @ 55.5 PSI
STATIC PRESSURE:	55 PSI
RESIDUAL PRESSURE:	50 PSI
AVAILABLE FLOW @ 20 PSI:	4,563 GPM

NEEDED FIRE FLOW (NFF) CALCUATIONS

PENDING BUILDING MATERIAL INFORMATION

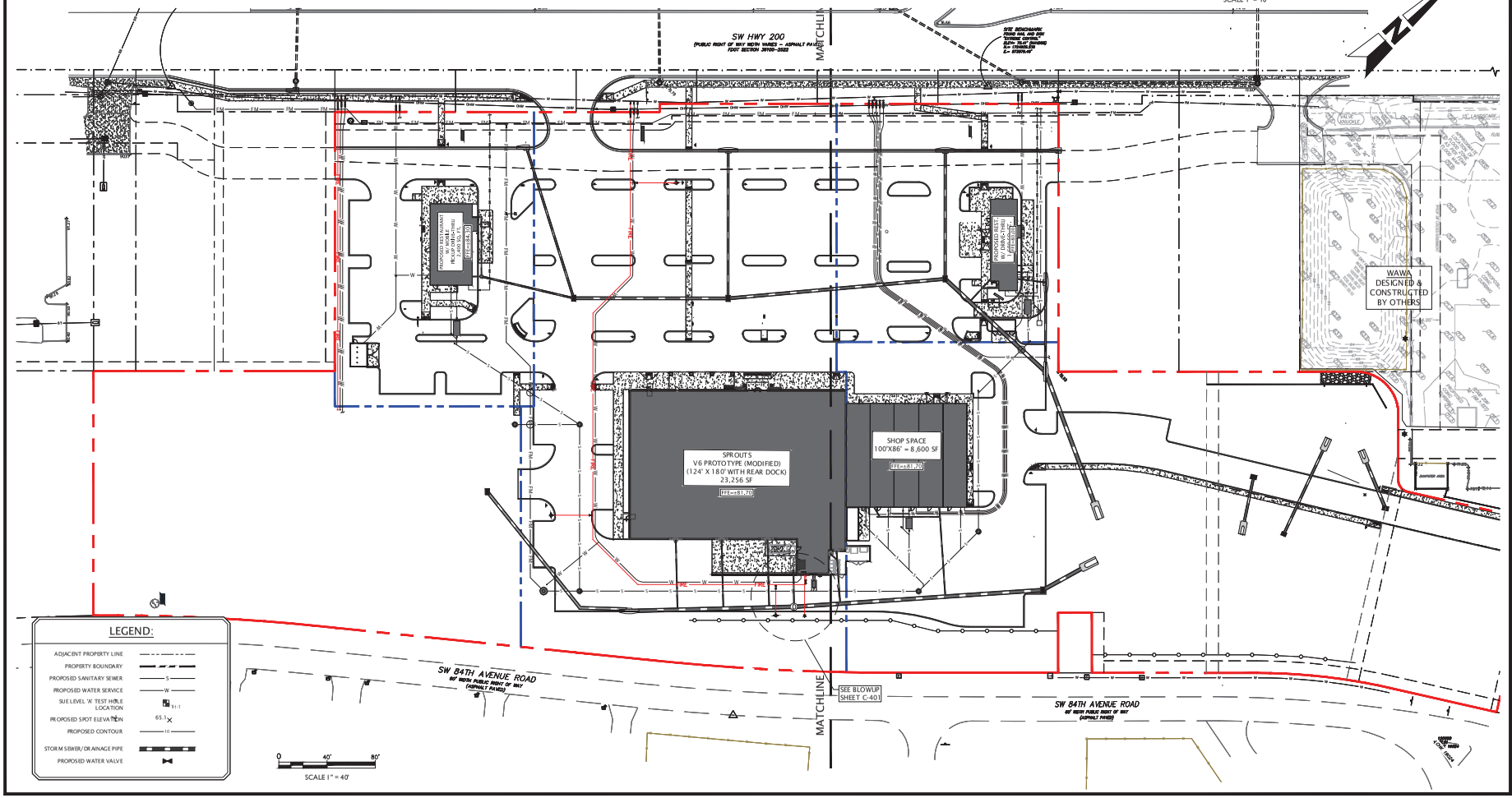
MARION COUNTY NOTES:

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. SIGNAGE SHALL BE POSTED AND/OR PAINTED FIRE DEPARTMENT ACCESS - NO PARKING ALONG THE FRONT OF THE MAIN BUILDING AND REAR IN THE PROXIMITY OF THE PROPOSED HYDRANT AND FDC.



SPROUTS UTILITY BLOWUP DETAIL

SCALE 1" = 10'



LEGEND:

- ADJACENT PROPERTY LINE
- PROPERTY BOUNDARY
- PROPOSED SANITARY SEWER
- PROPOSED WATER SERVICE
- SUE LEVEL 'A' TEST HOLE LOCATION
- PROPOSED SPOT ELEVATION
- PROPOSED CONTOUR
- STORM SEWER/DRAINAGE PIPE
- PROPOSED WATER VALVE

0 40' 80'

SCALE 1" = 40'

MJ STOKES CONSULTING

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FLORIDA BUSINESS REGISTRY NO. 34448

REVISIONS

REV	DATE	DESCRIPTION	BY
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02	8/01/24	REVISION PER COUNTY, SWFWMD & FDOT REVIEW COMMENTS	JJS
01	6/12/24	REVISION PER ZONING APPROVAL, COUNTY & SWFWMD REVIEW COMMENTS	JJS

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FLORIDA PROFESSIONAL ENGINEER
LICENSE NO. 80758

PROJECT NAME:

MAJOR SITE PLAN
CORTA COMMONS

FOR

CORTA OCALA, LLC

SW HWY 200 - OCALA
MARION COUNTY, FLORIDA

SHEET TITLE

OVERALL UTILITY PLAN

PROJECT NO: 23-3306
CHECKED BY: JJS
VERTICAL DATUM: NAVD 1988
DATE: 03/29/2024

SHEET NUMBER

C-401

GENERAL NOTES:

1. BOUNDARY, 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, LAST REVISED FEBRUARY 12, 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' AND 'AE.' THE 'AE' AREA APPEARS TO FALL WITHIN THE TOP OF BANK LIMITS OF THE POND WITHIN LOT 3 OF SAMIRA VILLAS AS DEPICTED ON THE SURVEY REFERENCED ABOVE., BASE FLOOD ELEVATION OF 70.2-FT (NAVD88).
4. SUBSURFACE INFORMATION SHOWN HEREON IS TAKEN FROM A REPORT ENTITLED "GEOTECHNICAL INVESTIGATION, PROPOSED SPROUTS AND ROSS RETAIL DEVELOPMENT, STATE ROAD 200 AND SOUTHWEST 100TH STREET, OCALA, MARION COUNTY, FLORIDA" PREPARED BY ANDREYEV ENGINEERING, INC. DATED NOVEMBER 3, 2022.
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.

MARION COUNTY NOTES:

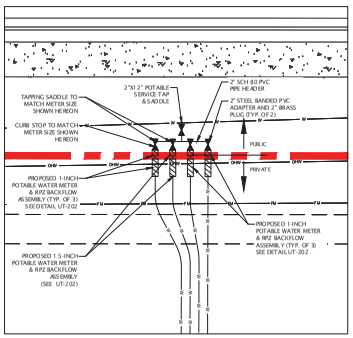
1. AS-BUILTS. ANY UTILITIES WHICH WILL BE DEDICATED TO MCU POST-CONSTRUCTION SHALL BE SHOWN ON AS-BUILTS IN ACCORDANCE WITH LATEST LDC REV 4/13/23.
2. ANY ASSETS TO BE CONVEYED TO MCU (MAINS, SERVICES, APPURTENANCES) SHALL BE IDENTIFIED ON PLAN
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5. 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.

IRRIGATION SYSTEM INFORMATION

BELOW IS AN OUTLINE OF THE IRRIGATED AREA FOR EACH SYSTEM WITHIN THE SUBJECT PROPERTIES BEING DEVELOPED

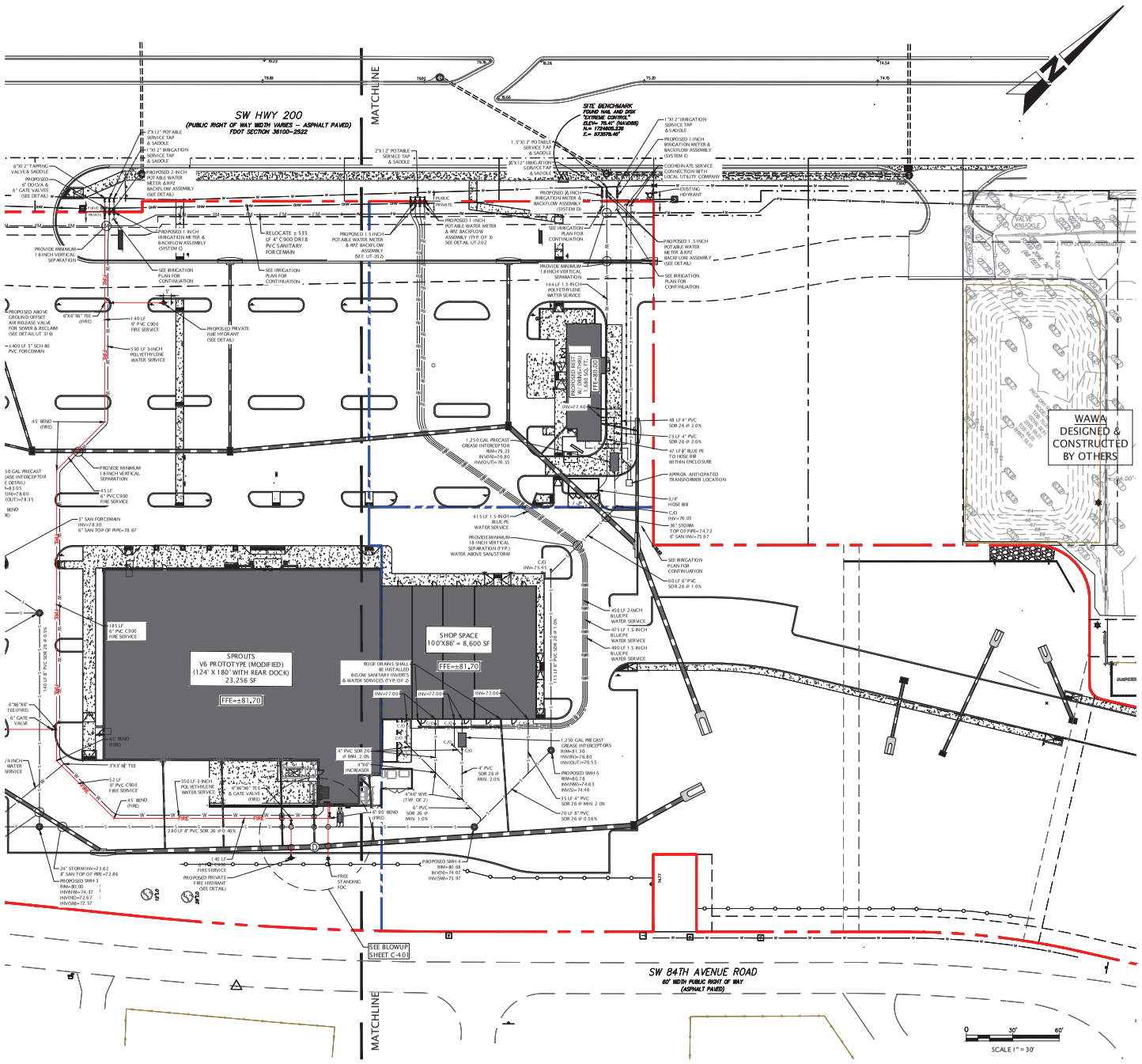
- SYSTEM A (RESIDENTIAL) = 14,350 SQ. FT.
- SYSTEM B (CHIPOTLE) = 11,575 SQ. FT.
- SYSTEM C (SPROUTS) = 26,775 SQ. FT.
- SYSTEM D (SMOOTHIE) = 4,475 SQ. FT.
- SYSTEM E (RETAIL) = 29,100 SQ. FT.

TOTAL AREA TO BE IRRIGATED = 83,790 SQ. FT.



SHOPPES 4-SERVICE METER BANK BLOWUP DETAIL

SCALE 1" = 10'



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

REVISIONS			BY
13	6/02/25	REVISED PER PUD AMMENDMENT APPROVAL & STAFF COMMENTS	JJS
12	5/08/25	REVISED PER SWFWMD ERP MODIFICATION COMMENTS	JJS
11	4/16/25	REVISED PER SW 100TH ACCESS MODIFICATION	JJS
10	2/27/25	REVISED PER SHOPPES UTILITY MODIFICATIONS & REVIEW COMMENTS	JJS
09	1/22/24	REVISED PER EDSP WASTEWATER PERMIT REVIEW	JJS
08	1/07/24	PERMIT MODIFICATION REVISION - ACCESS, UTILITY, DRAINAGE	JJS
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06	10/17/24	RE-DESIGN OF CROSS ACCESS & LOWERED SITE AT TIC	JJS
05	10/07/24	REVISIONS PER FDOT ACCESS COMMENTS & ONSITE CROSS ACCESS/POND	JJS
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03	9/05/24	REVISION TO BUFFER PER RESOLUTION	JJS
REV	DATE	DESCRIPTION	BY

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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
CORTA COMMONS
FOR
CORTA OCALA, LLC
SW HWY 200 - OCALA
MARION COUNTY, FLORIDA

SHEET TITLE
UTILITY PLAN (NORTH)

PROJECT NO: 23-3306
CHECKED BY: JJS
VERTICAL DATUM: NAVD 1988
DATE: 03/29/2024
SHEET NUMBER
C-402

GENERAL NOTES:

1. BOUNDARY, 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, LAST REVISED FEBRUARY 12, 2025.
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MARION COUNTY NOTES:

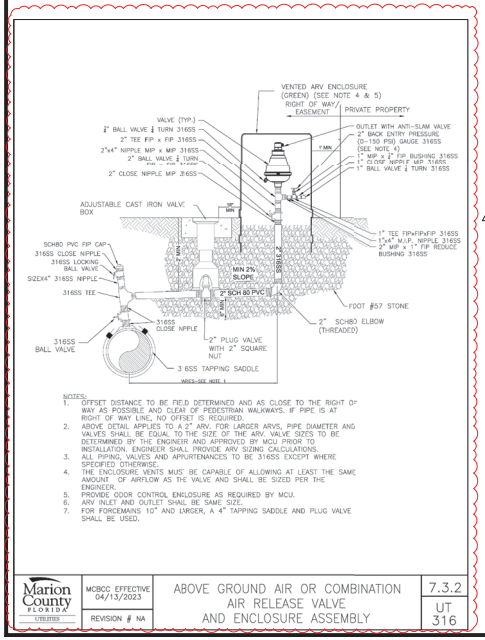
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IRRIGATION SYSTEM INFORMATION

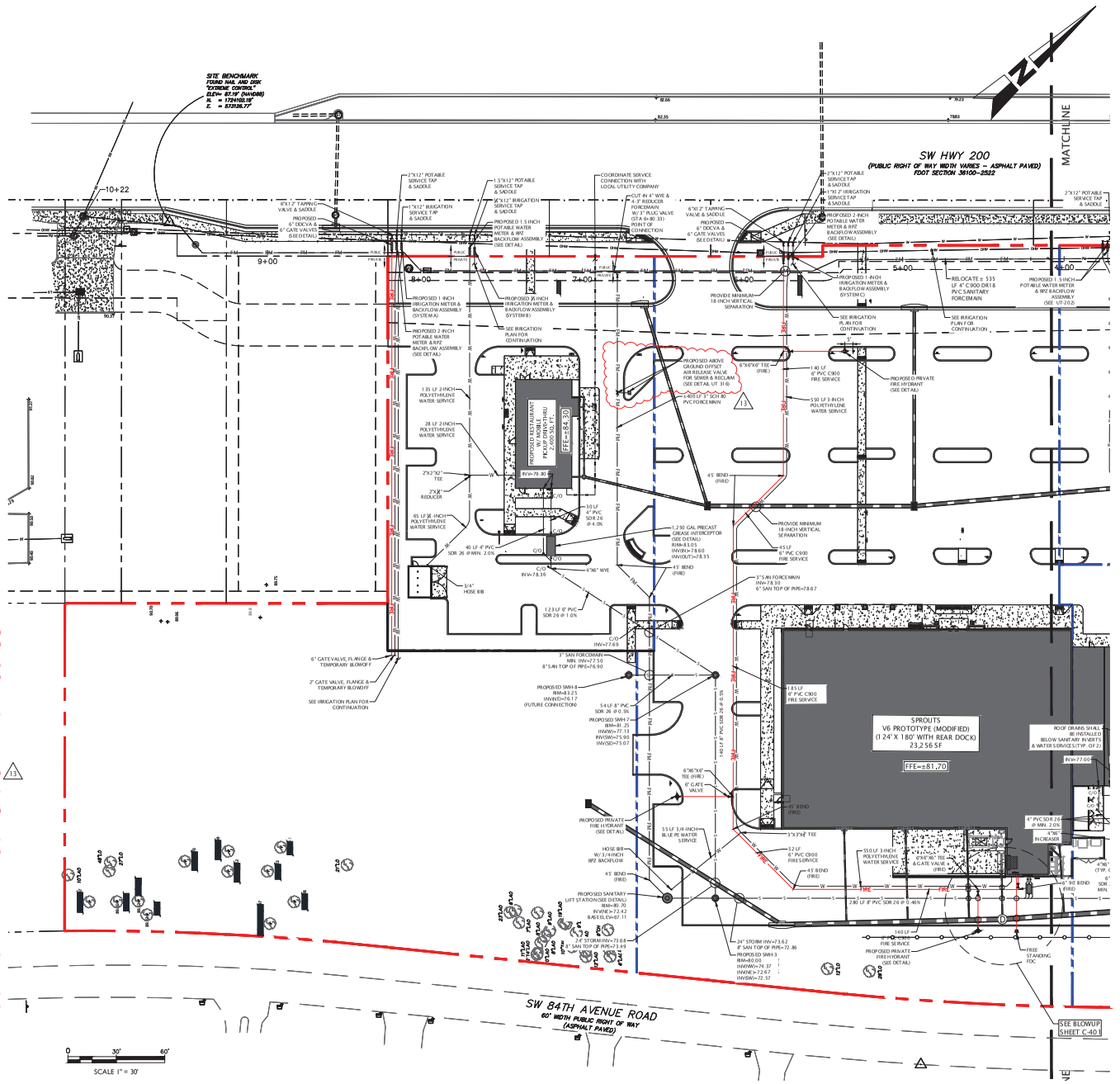
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TOTAL AREA TO BE IRRIGATED = 83,790 SQ. FT.



Marion County FLORIDA Utilities | MCBCC EFFECTIVE 04/13/2023 | REVISION # NA | ABOVE GROUND AIR OR COMBINATION AIR RELEASE VALVE AND ENCLOSURE ASSEMBLY | 7.3.2 UT 316



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P.O. BOX 22821
TAMPA, FL 33622
813.724.4199
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FLORIDA BUSINESS REGISTRY NO. 34448

REVISIONS			BY
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09	1/22/24	REVISED PER EDSP WASTEWATER PERMIT REVIEW	JJS
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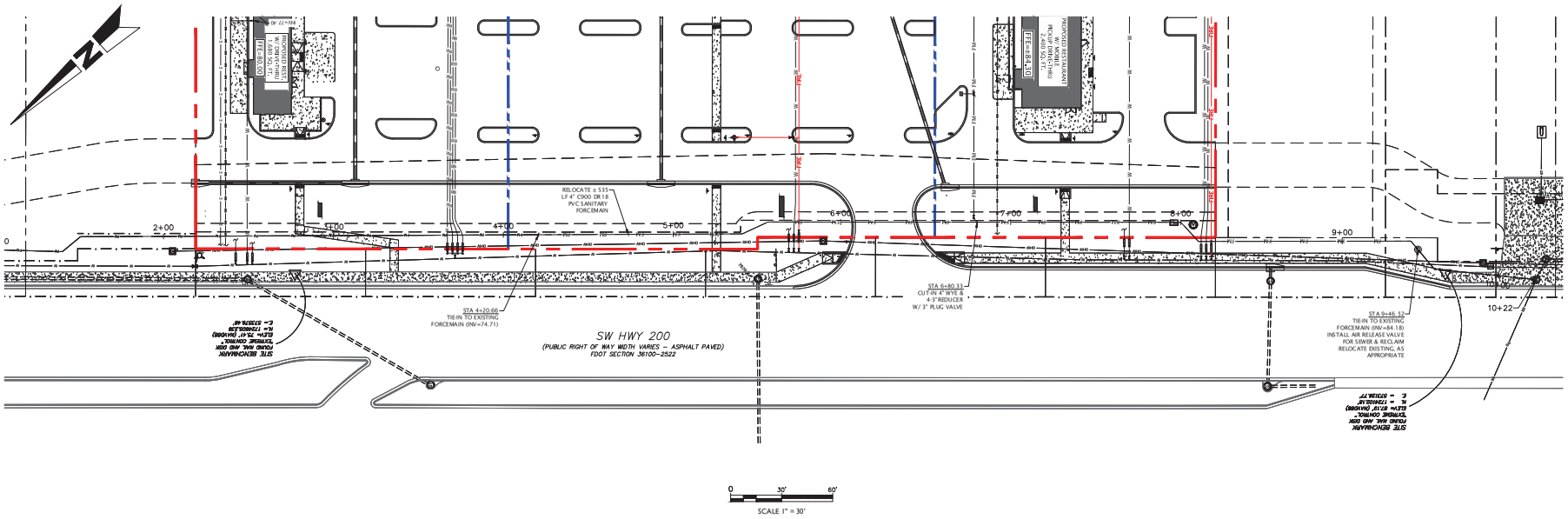
Sunshine811
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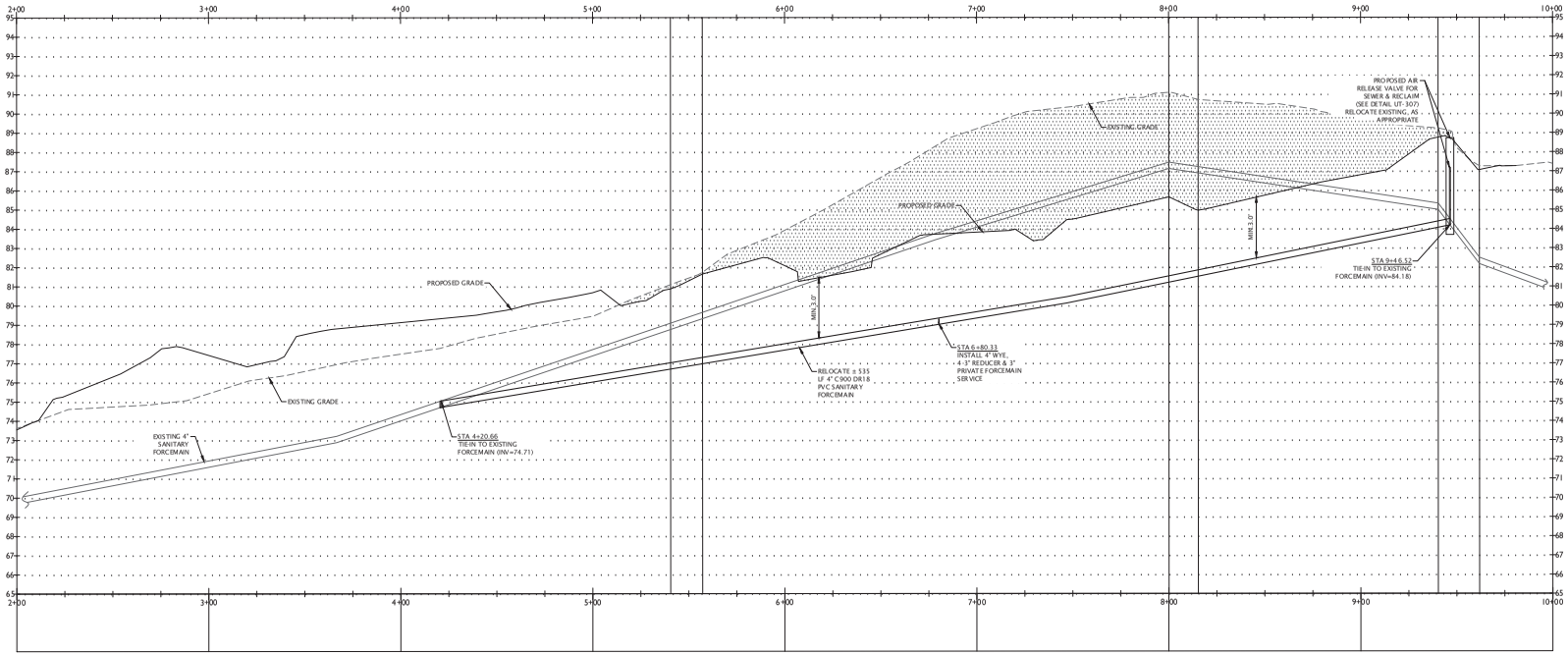
JOHN J. STOECKEL
FLORIDA PROFESSIONAL ENGINEER
LICENSE NO. 80758

PROJECT NAME:
MAJOR SITE PLAN
CORTA COMMONS
FOR
CORTA OCALA, LLC
SW HWY 200 - OCALA
MARION COUNTY, FLORIDA

SHEET TITLE
UTILITY PLAN (SOUTH)

PROJECT NO: 23-3306
CHECKED BY: JJS
VERTICAL DATUM: NAVD 1988
DATE: 03/29/2024
SHEET NUMBER
C-403





MJ STOKES CONSULTING
P.O. BOX 22821
TAMPA, FL 33622
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REVISIONS			
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JOHN J. STOECKEL
FLORIDA PROFESSIONAL ENGINEER
LICENSE NO. 80758

PROJECT NAME:
MAJOR SITE PLAN
CORTA COMMONS
FOR
CORTA OCALA, LLC
SW HWY 200 - OCALA
MARION COUNTY, FLORIDA

SHEET TITLE
EXISTING SANITARY FORCEMAIN PROFILE

PROJECT NO: 23-3306
CHECKED BY: JJS
VERTICAL DATUM: NAVD 1988
DATE: 03/29/2024

SHEET NUMBER
C-404

FDEP WATER NOTES:

1. CONTRACTOR SHALL KEEP EXISTING WATER MAINS AND SERVICE LINES IN OPERATION DURING CONSTRUCTION OR MINIMIZE INTERRUPTION OF WATER SERVICE DURING CONSTRUCTION.

2. ALL PIPE, PIPE FITTINGS, PIPE JOINT PACKING AND JOINTING MATERIALS, VALVES, FIRE HYDRANTS, AND METERS INSTALLED UNDER THIS PROJECT MUST CONFORM TO APPLICABLE AMERICAN WATER WORKS ASSOCIATION (AWWA) STANDARDS.

3. ALL PUBLIC WATER SYSTEM COMPONENTS, EXCLUDING FIRE HYDRANTS, THAT WILL BE INSTALLED UNDER THIS PROJECT AND THAT WILL COME INTO CONTACT WITH DRINKING WATER MUST CONFORM TO NSF INTERNATIONAL STANDARD 61 AS ADOPTED IN RULE 62-555.335, F.A.C., OR OTHER APPLICABLE STANDARDS, REGULATIONS, OR REQUIREMENTS REFERENCED IN PARAGRAPH 62-555.320(3)(B), F.A.C.

4. ALL PIPE AND PIPE FITTINGS INSTALLED UNDER THIS PROJECT MUST CONTAIN NO MORE THAN 8.0% LEAD, AND ANY SOLDER OR FLUX USED IN THIS PROJECT WILL CONTAIN NO MORE THAN 0.2% LEAD.

5. ALL PIPE AND PIPE FITTINGS INSTALLED UNDER THIS PROJECT MUST 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 STRIPES 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.)

6. THE OPEN END OF THE AIR RELIEF PIPE FROM ALL AUTOMATIC AIR RELIEF VALVES INSTALLED UNDER THIS PROJECT MUST BE EXTENDED TO AT LEAST ONE FOOT ABOVE GRADE AND WILL BE PROVIDED WITH A SCREENED, DOWNWARD-FACING ELBOW.

7. NEW OR ALTERED CHAMBERS, PITS, OR MANHOLES THAT CONTAIN VALVES, BLOW-OFFS, METERS, OR OTHER SUCH WATER DISTRIBUTION SYSTEM APPURTENANCES AND THAT ARE INCLUDED IN THIS PROJECT MUST NOT BE CONNECTED DIRECTLY TO ANY SANITARY OR STORM SEWER, AND BLOW-OFFS OR AIR RELIEF VALVES INSTALLED UNDER THIS PROJECT WILL NOT BE CONNECTED DIRECTLY TO ANY SANITARY OR STORM SEWER.

8. NEW OR ALTERED WATER MAINS INCLUDED IN THIS PROJECT MUST BE INSTALLED IN ACCORDANCE WITH APPLICABLE AWWA STANDARDS OR IN ACCORDANCE WITH MANUFACTURERS' RECOMMENDED PROCEDURES.

9.

10. A CONTINUOUS AND UNIFORM BEDDING MUST BE PROVIDED IN TRENCHES FOR UNDERGROUND PIPE INSTALLED UNDER THIS PROJECT; BACKFILL MATERIAL MUST BE TAMPED IN LAYERS AROUND UNDERGROUND PIPE INSTALLED UNDER THIS PROJECT AND TO A SUFFICIENT HEIGHT ABOVE THE 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 MUST BE REMOVED FOR A DEPTH OF AT LEAST SIX INCHES BELOW THE BOTTOM OF UNDERGROUND PIPE INSTALLED UNDER THIS PROJECT.

11. ALL WATER MAIN TEES, BENDS, PLUGS, AND HYDRANTS INSTALLED UNDER THIS PROJECT MUST BE PROVIDED WITH THRUST BLOCKS OR RESTRAINED JOINTS TO PREVENT MOVEMENT.

12. NEW OR ALTERED WATER MAINS THAT ARE INCLUDED IN THIS PROJECT AND THAT WILL BE CONSTRUCTED OF ASBESTOS-CEMENT OR POLYVINYL CHLORIDE PIPE MUST BE PRESSURE AND LEAKAGE TESTED IN ACCORDANCE WITH AWWA STANDARD C603 OR C605, RESPECTIVELY, AS INCORPORATED INTO RULE 62-555.330, F.A.C., AND ALL OTHER NEW OR ALTERED WATER MAINS INCLUDED IN THIS PROJECT WILL BE PRESSURE AND LEAKAGE TESTED IN ACCORDANCE WITH AWWA STANDARD C600 AS INCORPORATED INTO RULE 62-555.330.

13. NEW OR ALTERED WATER MAINS, INCLUDING FIRE HYDRANT LEADS AND INCLUDING SERVICE LINES THAT WILL BE UNDER THE CONTROL OF A PUBLIC WATER SYSTEM AND THAT HAVE AN INSIDE DIAMETER OF THREE INCHES OR GREATER, MUST BE DISINFECTED AND BACTERIOLOGICALLY EVALUATED IN ACCORDANCE WITH RULE 62-555.340, F.A.C.

14. NEW OR ALTERED WATER MAINS THAT ARE INCLUDED IN THIS PROJECT AND THAT WILL BE INSTALLED IN AREAS WHERE THERE ARE KNOWN AGGRESSIVE SOIL CONDITIONS WILL BE PROTECTED THROUGH USE OF CORROSION-RESISTANT WATER MAIN MATERIALS, THROUGH ENCASEMENT OF THE WATER MAINS IN POLYETHYLENE, OR THROUGH PROVISION OF CATHODIC PROTECTION.

15. NEW OR RELOCATED, UNDERGROUND WATER MAINS INCLUDED IN THIS PROJECT MUST BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST THREE FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED VACUUM-TYPE SANITARY SEWER, STORM SEWER, STORMWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.; A HORIZONTAL DISTANCE OF AT LEAST SIX FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED GRAVITY-TYPE SANITARY SEWER (OR A HORIZONTAL DISTANCE OF AT LEAST THREE FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED GRAVITY-TYPE SANITARY SEWER IF THE BOTTOM OF THE WATER MAIN WILL BE LAID AT LEAST SIX INCHES ABOVE THE TOP OF THE SEWER); A HORIZONTAL DISTANCE OF AT LEAST SIX FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED 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 A HORIZONTAL DISTANCE OF AT LEAST TEN FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND ALL PARTS OF ANY EXISTING OR PROPOSED "ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEM."

16. NEW OR RELOCATED, UNDERGROUND WATER MAINS THAT ARE INCLUDED IN THIS PROJECT AND THAT WILL CROSS ANY EXISTING OR PROPOSED GRAVITY- OR VACUUM-TYPE SANITARY SEWER OR STORM SEWER MUST BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST SIX INCHES ABOVE THE OTHER PIPELINE OR AT LEAST 12 INCHES BELOW THE OTHER PIPELINE; AND NEW OR RELOCATED, UNDERGROUND WATER MAINS THAT ARE INCLUDED IN THIS PROJECT AND THAT WILL CROSS ANY EXISTING OR PROPOSED PRESSURE-TYPE SANITARY SEWER, WASTEWATER OR STORMWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER WILL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST 12 INCHES ABOVE OR BELOW THE OTHER PIPELINE.

17. AT THE UTILITY CROSSINGS DESCRIBED ABOVE, ONE FULL LENGTH OF WATER MAIN PIPE MUST BE CENTERED ABOVE OR BELOW THE OTHER PIPELINE SO THE WATER MAIN JOINTS WILL BE AS FAR AS POSSIBLE FROM THE OTHER PIPELINE OR THE PIPES WILL BE ARRANGED SO THAT ALL WATER MAIN JOINTS ARE AT LEAST THREE FEET FROM ALL JOINTS IN VACUUM-TYPE SANITARY SEWERS, STORM SEWERS, STORMWATER FORCE MAINS, OR PIPELINES CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C., AND AT LEAST SIX FEET 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.

18. NEW OR ALTERED WATER MAINS THAT ARE INCLUDED IN THIS PROJECT AND THAT WILL CROSS ABOVE SURFACE WATER MUST BE ADEQUATELY SUPPORTED AND ANCHORED, PROTECTED FROM DAMAGE AND FREEZING, AND ACCESSIBLE FOR REPAIR OR REPLACEMENT.

19. NEW OR ALTERED WATER MAINS THAT ARE INCLUDED IN THIS PROJECT AND THAT WILL CROSS UNDER SURFACE WATER MUST HAVE A MINIMUM COVER OF TWO FEET.

20. NEW OR ALTERED WATER MAINS THAT ARE INCLUDED IN THIS PROJECT AND THAT WILL CROSS UNDER SURFACE WATER COURSES GREATER THAN 15 FEET IN WIDTH MUST HAVE FLEXIBLE OR RESTRAINED, WATERTIGHT PIPE JOINTS AND WILL INCLUDE VALVES AT BOTH ENDS OF THE WATER CROSSING SO THE UNDERWATER MAIN CAN BE ISOLATED FOR TESTING AND REPAIR; THE AFOREMENTIONED ISOLATION VALVES WILL BE EASILY ACCESSIBLE AND WILL NOT BE SUBJECT TO FLOODING; THE ISOLATION VALVE CLOSEST TO THE WATER SUPPLY SOURCE WILL BE IN A MANHOLE; AND PERMANENT TAPS WILL BE PROVIDED ON EACH SIDE OF THE ISOLATION VALVE WITHIN THE MANHOLE TO ALLOW FOR INSERTION OF A SMALL METER TO DETERMINE LEAKAGE FROM THE UNDERWATER MAIN AND TO ALLOW FOR SAMPLING OF WATER FROM THE UNDERWATER MAIN.

21. NEITHER STEAM CONDENSATE, COOLING WATER FROM ENGINE JACKETS, NOR WATER USED IN CONJUNCTION WITH HEAT EXCHANGERS MAY BE RETURNED TO THE NEW OR ALTERED WATER MAINS INCLUDED IN THIS PROJECT.

FDEP SEWER NOTES:

1. SEWERS MUST BE LAIN WITH UNIFORM SLOPE BETWEEN MANHOLES

2. SEWERS ON 20% SLOPES OR GREATER MUST BE ANCHORED SECURELY WITH CONCRETE, OR EQUAL, ANCHORS SPACED AS FOLLOWS: NOT OVER 36 FEET CENTER TO CENTER ON GRADES 20% AND UP TO 35%; NOT OVER 24 FEET CENTER TO CENTER ON GRADES 35% AND UP TO 50%; AND NOT OVER 16 FEET CENTER TO CENTER ON GRADES 50% AND OVER.

3. SEWERS MUST BE LAIN WITH STRAIGHT ALIGNMENT BETWEEN MANHOLES.

4. SUITABLE COUPLINGS COMPLYING WITH ASTM SPECIFICATIONS ARE REQUIRED FOR JOINING DISSIMILAR MATERIALS.

5. CONTRACTOR SHALL VERIFY ALL TESTING REQUIREMENTS WILL EOR AND MUNICIPAL INSPECTOR PRIOR TO CONSTRUCTION.

6. DEFLECTION TESTS SHALL BE PERFORMED ON ALL FLEXIBLE PIPE. 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 (AT A MINIMUM, LOCAL REQUIREMENTS MAY BE MORE STRINGENT): 1) NO PIPE SHALL EXCEED A DEFLECTION OF 5%; 2) USING A RIGID BALL OR MANDREL FOR THE DEFLECTION TEST 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; AND 3) PERFORMING THE TEST WITHOUT MECHANICAL PULLING DEVICES.

7. LEAKAGE TESTS OF SEWERS ARE REQUIRED: 1) THE LEAKAGE EXFILTRATION OR INFILTRATION SHALL NOT EXCEED 200 GALLONS PER INCH OF PIPE DIAMETER PER MILE PER DAY FOR ANY SECTION OF THE SYSTEM; 2) EXFILTRATION OR INFILTRATION TESTS BE PERFORMED WITH A MINIMUM POSITIVE HEAD OF 2 FEET; AND 3) AIR TESTS, AS A MINIMUM, CONFORM TO THE TEST PROCEDURE DESCRIBED IN ASTM C-828 FOR CLAY PIPE, ASTM C 924 FOR CONCRETE PIPE, ASTM F-1417 FOR PLASTIC PIPE, AND FOR OTHER MATERIALS APPROPRIATE TEST PROCEDURES.

8. MANHOLES MUST HAVE A MINIMUM DIAMETER OF 48 INCHES AND A MINIMUM ACCESS DIAMETER OF 22 INCHES.

9. A BENCH SHALL BE PROVIDED ON EACH SIDE OF ANY MANHOLE CHANNEL WHEN THE PIPE DIAMETER(S) ARE LESS THAN THE MANHOLE DIAMETER. NO LATERAL SEWER, SERVICE CONNECTION, OR DROP MANHOLE PIPE MAY DISCHARGE ONTO THE SURFACE OF THE BENCH.

10. MANHOLE JOINT REQUIREMENTS: 1) MANHOLE LIFT HOLES AND GRADE ADJUSTMENT RINGS BE SEALED WITH NON-SHRINKING MORTAR OR OTHER APPROPRIATE MATERIAL; 2) INLET AND OUTLET PIPES BE JOINED TO THE MANHOLE WITH A GASKETED FLEXIBLE WATERTIGHT CONNECTION OR ANOTHER WATERTIGHT CONNECTION ARRANGEMENT THAT ALLOWS DIFFERENTIAL SETTLEMENT OF THE PIPE AND MANHOLE WALL; AND 3) WATERTIGHT MANHOLE COVERS BE USED WHEREVER THE MANHOLE TOPS MAY BE FLOODED BY STREET RUNOFF OR HIGH WATER.

11. MANHOLE INSPECTION AND TESTING FOR WATERTIGHTNESS OR DAMAGE PRIOR TO PLACING INTO SERVICE IS REQUIRED. AIR TESTING, IF SPECIFIED FOR CONCRETE SEWER MANHOLES, SHALL CONFORM TO THE TEST PROCEDURES DESCRIBED IN ASTM C-1244.

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
10	2/27/25	REVISED PER SHOPPES UTILITY MODIFICATIONS & REVIEW COMMENTS	JJS
09	1/22/24	REVISED PER FDEP WASTEWATER PERMIT REVIEW	JJS
08	1/07/24	PERMIT MODIFICATION REVISION - ACCESS, UTILITY, DRAINAGE	JJS
07	1/07/24	UPDATED PLANS FROM RE-DESIGN FOR PERMIT MODIFICATION SUBMITTAL	JJS
06	10/17/24	RE-DESIGN OF CROSS ACCESS & LOWERED SITE AT TSC	JJS
05	10/07/24	REVISIONS PER FDOT ACCESS COMMENTS & ON-SITE CROSS ACCESS/POND	JJS
04	9/20/24	REVISIONS PER FDOT ACCESS & FORCEMAIN RELOCATION	JJS
03	9/05/24	REVISION TO BUFFER PER RESOLUTION	JJS
02	8/01/24	REVISION PER COUNTY, SWFWMD & FDOT REVIEW COMMENTS	JJS
01	6/12/24	REVISION PER ZONING APPROVAL, COUNTY & SWFWMD REVIEW COMMENTS	JJS

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JOHN J. STOECKEL
FLORIDA PROFESSIONAL ENGINEER
LICENSE NO. 80758

PROJECT NAME:

MAJOR SITE PLAN
CORTA COMMONS

FOR

CORTA OCALA, LLC

SW HWY 200 - OCALA
MARION COUNTY, FLORIDA

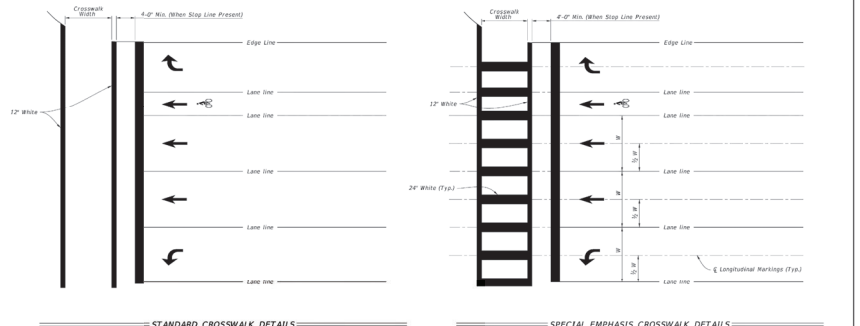
SHEET TITLE

FDEP WATER & SEWER NOTES

PROJECT NO: 23-3306
CHECKED BY: JJS
VERTICAL DATUM: NAVD 1988
DATE: 03/29/2024

SHEET NUMBER

C-405



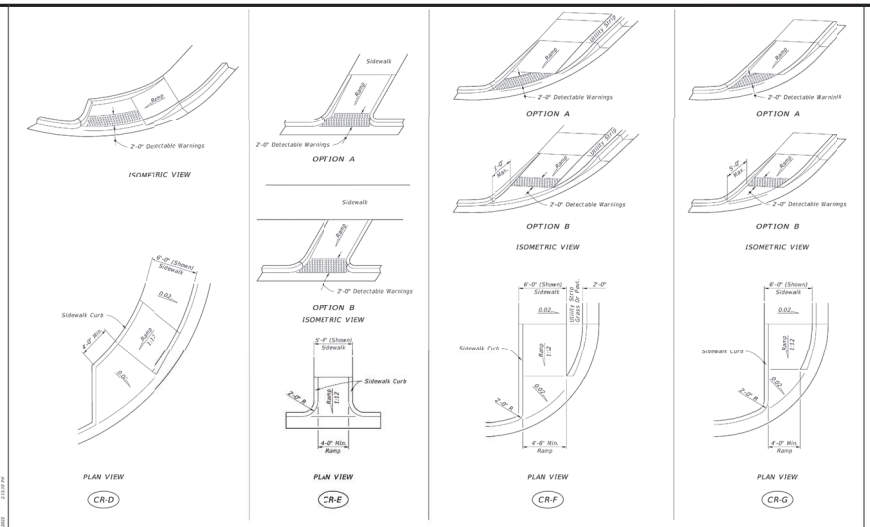
STANDARD CROSSWALK DETAILS

SPECIAL EMPHASIS CROSSWALK DETAILS

NOTES:

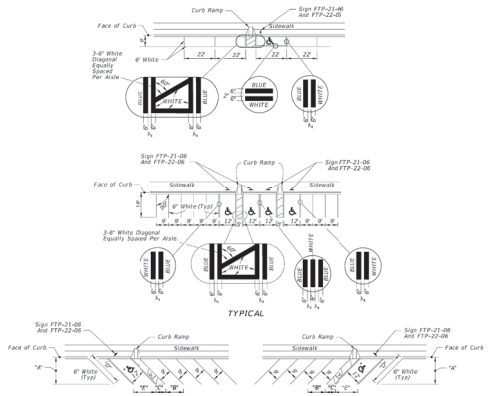
1. For crosswalk width, exceed width of the adjacent sidewalk, but do not make width less than 6' for intersection crosswalks and 10' for midblock crosswalks. Measure width from the inside of the transverse crosswalk markings.
2. When the Special Emphasis Crosswalk is not perpendicular to the lane lines, make the longitudinal markings parallel to the lane lines.
3. Refer to Index 522-002 when Curb Ramps are present.

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



SIDEWALK CURB RAMPS CR-D, CR-E, CR-F & CR-G

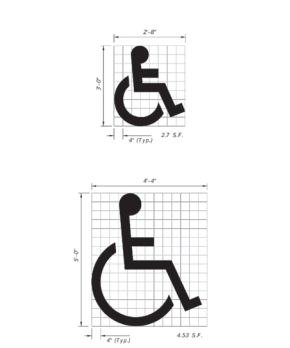
LAST REVISION 11/01/21	DESCRIPTION:	FY 2023-24 STANDARD PLANS	DETECTABLE WARNINGS AND SIDEWALK CURB RAMPS	INDEX 522-002	SHEET 4 of 7



*FOR ACCESSIBLE MARKINGS - SEE ABOVE

DIMENSIONS					
A & B	"A"	"B"	"C"	"D"	"E"
45°	17'-0"	12'-9"	7'-0"	24'-0"	17'-0"

PAVEMENT MARKING FOR PARKING

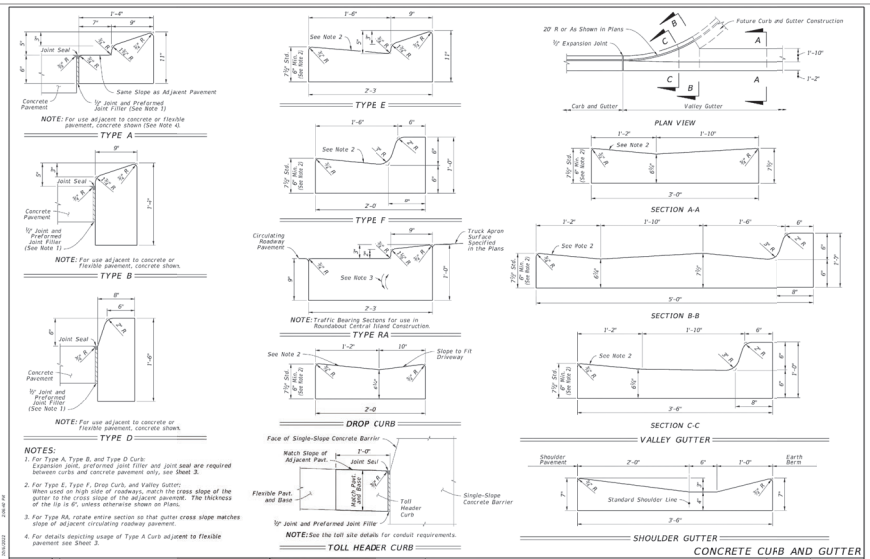


UNIVERSAL SYMBOL OF ACCESSIBILITY

NOTES:

1. Dimensions are to the centerline of markings.
2. An Access Aisle is required for each accessible space when angle parking is used.
3. Criteria for pavement markings only, not public sidewalk curb ramp locations. For ramp locations refer to plans.
4. Mount FTP-22-06 sign below the FTP-21-06 sign.
5. Use of the pavement symbol in accessible parking spaces is optional. When pavement symbol is used, the symbol is either 2'-0" or 3'-0" high and white in color.

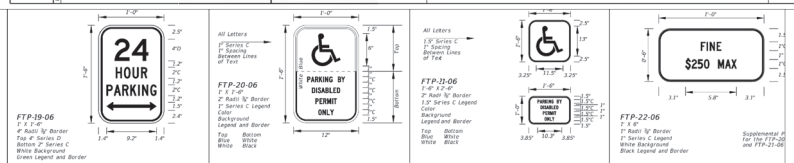
LAST REVISION 11/01/21	DESCRIPTION:	FY 2023-24 STANDARD PLANS	PAVEMENT MARKINGS	INDEX 711-001	SHEET 11 of 13



NOTES:

1. For Type A, Type B, and Type D Curb: Expansion joint, preformed joint filler and joint seal are required between curbs and concrete pavement only, see Sheet 3.
2. For Type E, Type F, Drop Curb, and Valley Gutter: When used on high side of roadways, match the cross slope of the gutter to the cross slope of the adjacent pavement. The thickness of the lip is 6", unless otherwise shown on Plans.
3. For Type RA, rotate entire section so that gutter cross slope matches slope of adjacent circulating roadway pavement.
4. For details depicting usage of Type A Curb adjacent to flexible pavement see Sheet 3.

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



SPECIAL SIGN DETAILS

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

MJ STOKES CONSULTING
P.O. BOX 22821
TAMPA, FL 33622
813.724.4199
INFO@MJSTOKESCONSULTING.COM
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REVISIONS

REV	DATE	DESCRIPTION	BY
04	9/2024	REVISIONS PER FDOT ACCESS & FORCEMAIN RELOCATION	JJS
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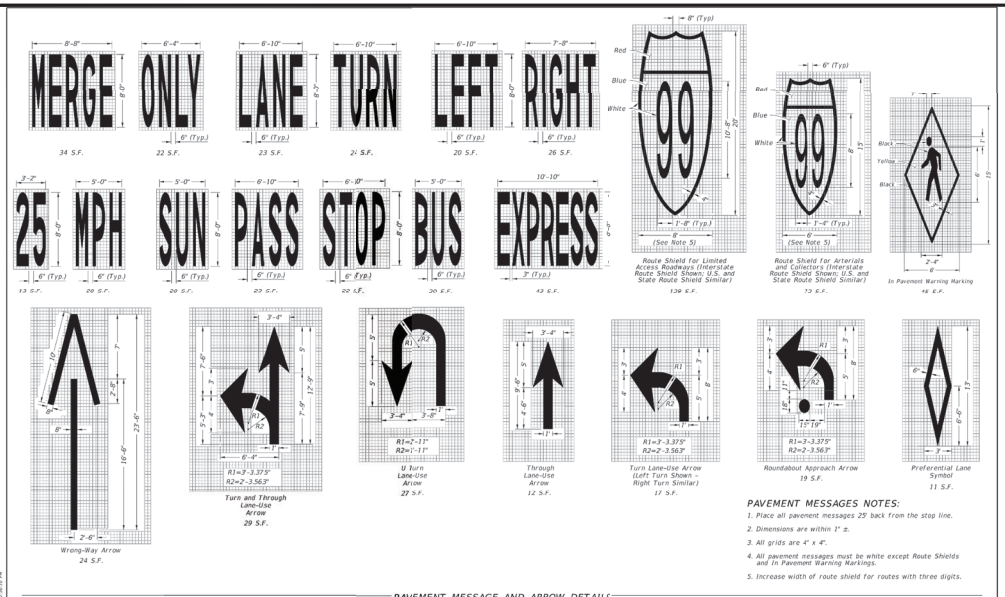
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JOHN J. STOECKEL
FLORIDA PROFESSIONAL ENGINEER
LICENSE NO. 80758

PROJECT NAME:
MAJOR SITE PLAN
CORTA COMMONS
FOR
CORTA OCALA, LLC
SW HWY 200 - OCALA
MARION COUNTY, FLORIDA

SHEET TITLE
CONSTRUCTION DETAILS

PROJECT NO: 23-3306
CHECKED BY: JJS
VERTICAL DATUM: NAVD 1988
DATE: 03/29/2024
SHEET NUMBER
C-501

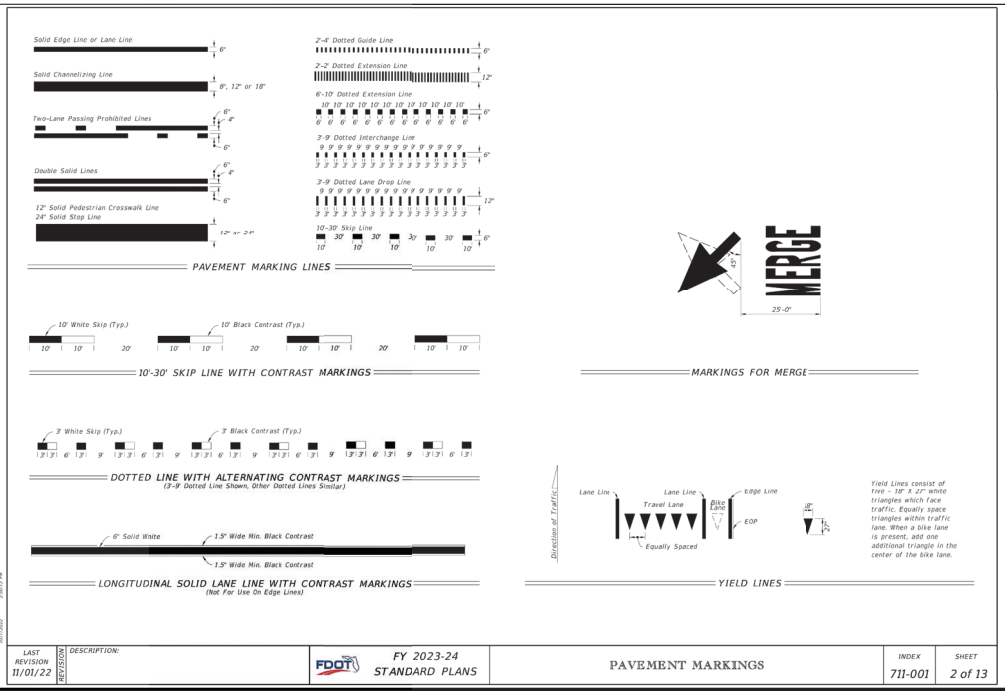


PAVEMENT MESSAGE AND ARROW DETAILS

PAVEMENT MESSAGES NOTES:

1. Place all pavement messages 25' back from the stop line.
2. Dimensions are within 1" ±.
3. All grids are 4' x 4'.
4. All pavement messages must be white except Route Shields and In Pavement Warning Markings.
5. Increase width of route shield for routes with three digits.

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



PAVEMENT MARKING LINES

10'-30' SKIP LINE WITH CONTRAST MARKINGS

DOTTED LINE WITH ALTERNATING CONTRAST MARKINGS
(3'-9' Dotted Line Shown, Other Dotted Lines Similar)

LONGITUDINAL SOLID LANE LINE WITH CONTRAST MARKINGS
(Not For Use On Edge Lines)

MARKINGS FOR MERGE

YIELD LINES

Yield Lines consist of two – 18" X 27" white triangles which face traffic. Equally space triangles within traffic lane. When a bike lane is present, add one additional triangle in the center of the bike lane.

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

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P.O. BOX 22821
TAMPA, FL 33622
813.724.4199
INFO@MJSTOKESCONSULTING.COM
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PROJECT NAME:
MAJOR SITE PLAN
CORTA COMMONS

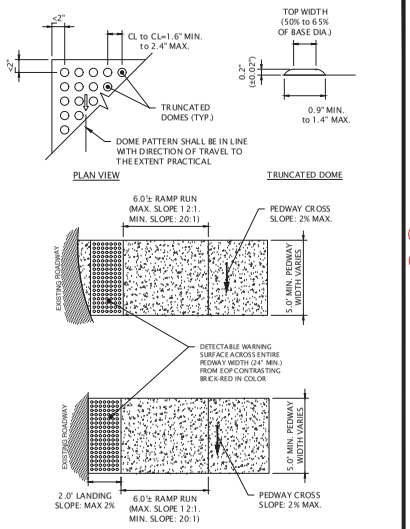
FOR

CORTA OCALA, LLC

SW HWY 200 - OCALA
MARION COUNTY, FLORIDA

SHEET TITLE
CONSTRUCTION DETAILS

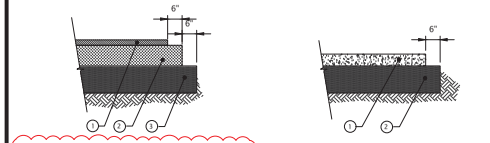
PROJECT NO: 23-3306
CHECKED BY: JJS
VERTICAL DATUM: NAVD 1988
DATE: 03/29/2024
SHEET NUMBER
C-502



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 2.5" OF SP-9.5 ASPHALT INSTALLED IN (2) LIFTS. 1.5" LIFT FOLLOWED BY 1" LIFT WEAR COURSE; INITIAL LIFT MAY SUBSTITUTE SP-12.5 TESTED PER FDOT LATEST EDITION INSTALLED IN ONE LIFT

② 8" THICK LIMEROCK OR CRUSHED CONCRETE MIN. LBR 100, COMPACTED TO A MIN. OF 98% MAXIMUM DENSITY PER AASHTO T-180

③ 12" THICK STABILIZED SUBGRADE, MIN. LBR 40, COMPACTED TO A MIN. OF 98% MAXIMUM DENSITY PER AASHTO T-180

ASPHALT DRIVEWAY PAVEMENT

① CONCRETE PAVEMENT 6" THICK 28 DAY, 4,000 PSI REINFORCED WITH NO. 3 BARS AT 18" O.C. EACH WAY.

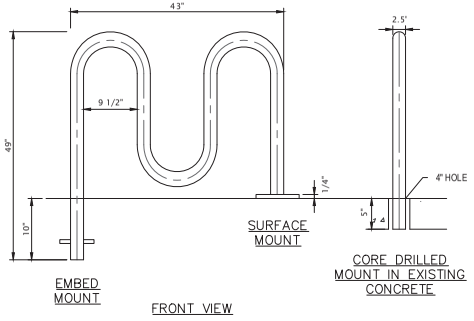
② SUBGRADE, 18" THICK, TYPE "B", MIN. LBR 60, COMPACTED TO A MIN. OF 98% MAXIMUM DENSITY PER AASHTO T-180

CONCRETE PAVEMENT SECTION

NOTES:

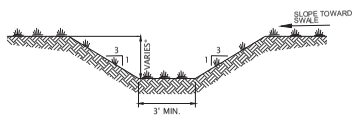
1. CONCRETE PAVEMENT SHALL BE CONSTRUCTED OF 28 DAY, 4000 PSI, CLASS 1 CONCRETE.
2. CONTRACTION JOINTS SHALL BE 1/8 INCH WIDE AND SAW-CUT OR TOOLED.
3. CONSTRUCTION JOINTS ARE REQUIRED WHEN CONSTRUCTING ADJACENT FRESH CONCRETE POURS.
4. EXPANSION JOINTS ARE REQUIRED ALONG ALL OTHER ADJACENT PAVEMENTS, AT EACH SIDE OF STORM INLET STRUCTURES, AND AT ALL RADIUS POINTS.
5. EXPANSION JOINTS SHALL BE 1/2 INCH WIDE (WITH 1/2 INCH PREMOLDED JOINT MATERIAL) AND SHALL BE FULL DEPTH OF THE PAVEMENT.
6. 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.
7. 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
N.T.S.



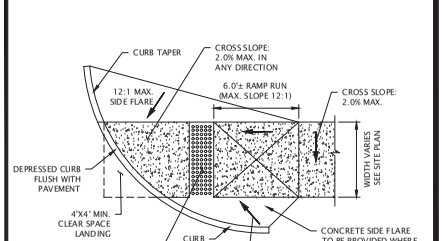
NOTES:
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
2. SHALL BE MANUFACTURED BY ULINE MODEL NO. H-2543 OR APPROVED EQUAL.

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

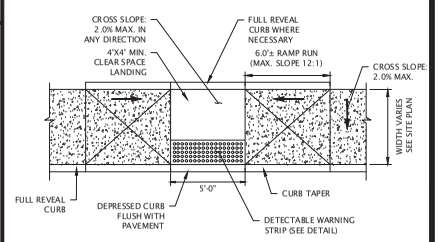


NOTES:
1. MINIMUM DEPTH OF SWALE SHALL BE 6-INCHES
2. AVOID DAMAGING TREE ROOTS DURING EXCAVATION; RE-ROUTE CENTERLINE OF SWALE TO AVOID ROOT AND/OR TREE IMPACTS.
3. SEE LANDSCAPE PLAN FOR TOPSOIL AND SOD/SEEDING REQUIREMENTS.

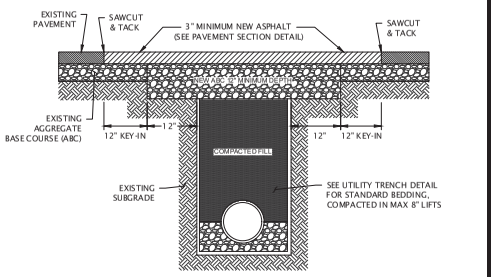
5 GRASS SWALE SECTION DETAIL
N.T.S.



4 ADA ACCESSIBLE RAMP DETAIL
N.T.S.



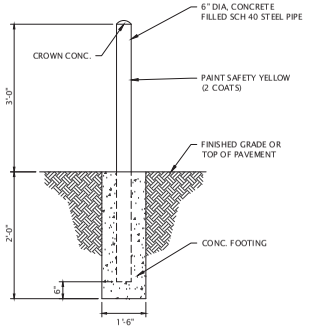
6 ADA ACCESSIBLE RAMP DETAIL
N.T.S.



NOTES:

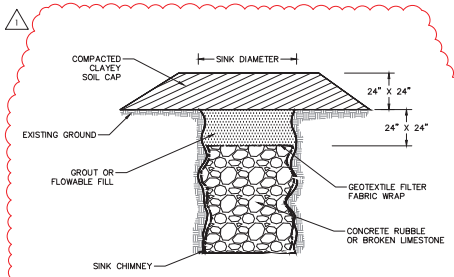
1. THE PAVEMENT EDGE SHALL BE DEFINED BY A STRAIGHT EDGE FORMED BY A MACHINED SAW CUT.
2. BASE MATERIAL OVER DITCH SHALL BE INSTALLED TO TWICE THE THICKNESS OF THE EXISTING ORIGINAL.
3. BASE MATERIAL SHALL BE PLACED IN 6" MAXIMUM LIFTS AND EACH LAYER THOROUGHLY ROLLED OR TAMPED TO 98% MAXIMUM DENSITY 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.

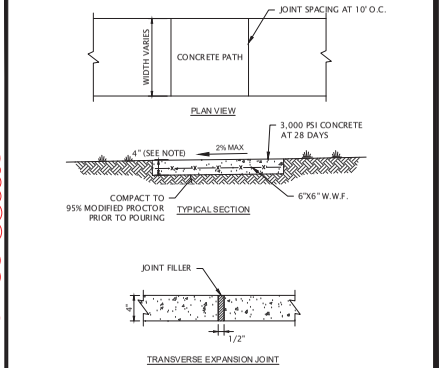


TYPICAL SINK CHIMNEY REPAIR
N.T.S.

NOTE:

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

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



TRANSVERSE EXPANSION JOINT

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.

MJ STOKES CONSULTING
P.O. BOX 22821
TAMPA, FL 33622
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FLORIDA PROFESSIONAL ENGINEER
LICENSE NO. 80758

PROJECT NAME:
MAJOR SITE PLAN
CORTA COMMONS
FOR
CORTA OCALA, LLC
SW HWY 200 - OCALA
MARION COUNTY, FLORIDA

SHEET TITLE
CONSTRUCTION DETAILS

PROJECT NO: 23-3306
CHECKED BY: JJS
VERTICAL DATUM: NAVD 1988
DATE: 03/29/2024

SHEET NUMBER
C-503

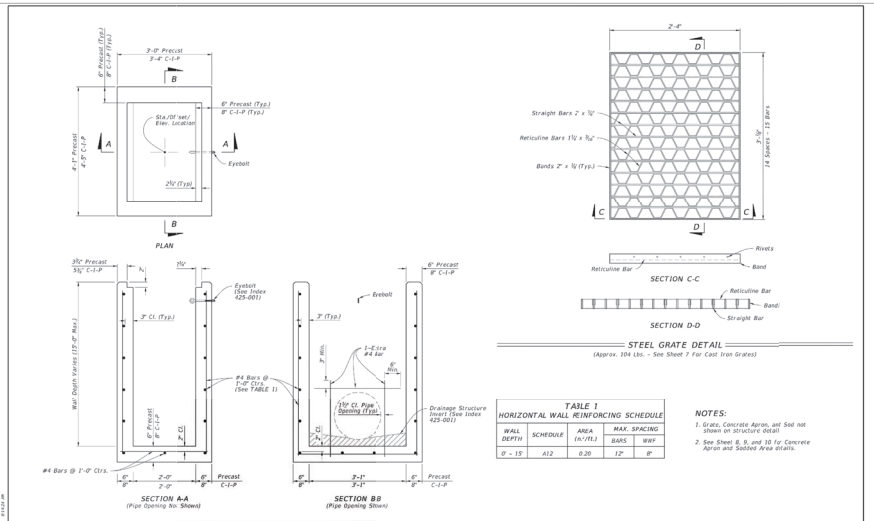


TABLE 1
HORIZONTAL WALL REINFORCING SCHEDULE

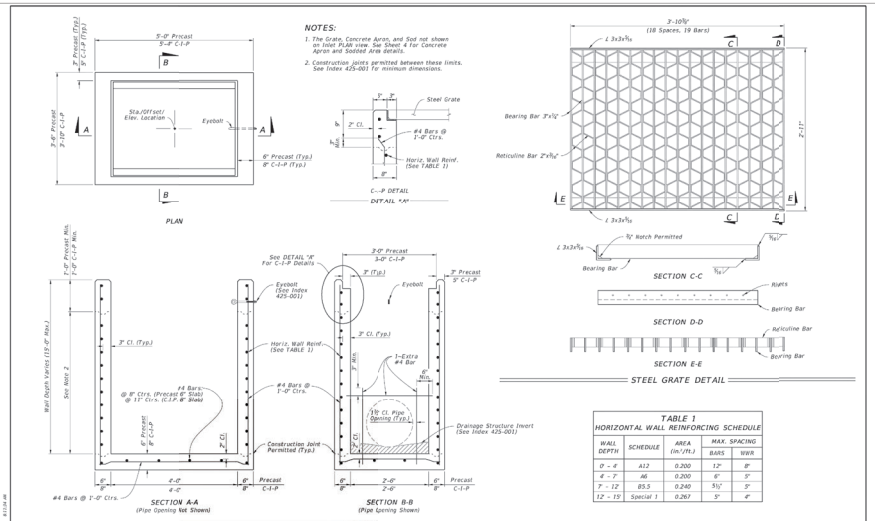
WALL DEPTH	SCHEDULE	AREA (in²/Ft.)	MAX. SPACING BARS	MAX. SPACING WWR
0' - 15'	A12	0.20	12"	8"

NOTES:
1. Grate, Concrete Apron, and Sod not shown on structure detail.
2. See Sheet 8, 9, and 10 for Concrete Apron and Sodded Area details.

DIMENSIONAL AND REINFORCING DETAILS

TYPE C - DIMENSIONAL, REINFORCING, AND STEEL GRATE DETAILS

LAST REVISION 10/01/20	DESCRIPTION:	FY 2023-24 STANDARD PLANS	DITCH BOTTOM INLET TYPES C, D, E, AND H	INDEX 425-052	SHEET 2 of 14



NOTES:
1. The Grate, Concrete Apron, and Sod not shown on Inlet PLAN view. See Sheet 4 for Concrete Apron and Sodded Area details.
2. Construction joints permitted between these limits. See Index 425-001 for minimum dimensions.

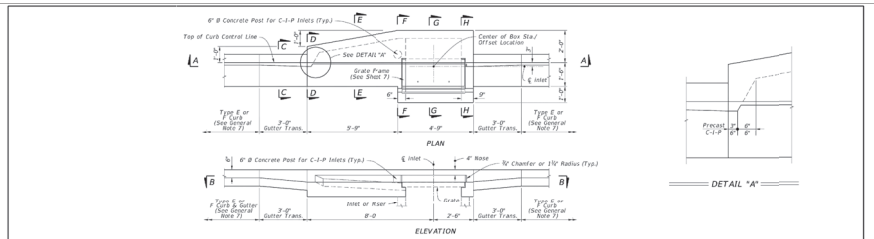
TABLE 1
HORIZONTAL WALL REINFORCING SCHEDULE

WALL DEPTH	SCHEDULE	AREA (in²/Ft.)	MAX. SPACING BARS	MAX. SPACING WWR
0' - 4'	A12	0.200	12"	8"
4' - 7'	A6	0.200	6"	5"
7' - 12'	B5.5	0.240	5½"	5"
12' - 15'	Special 1	0.267	5"	4"

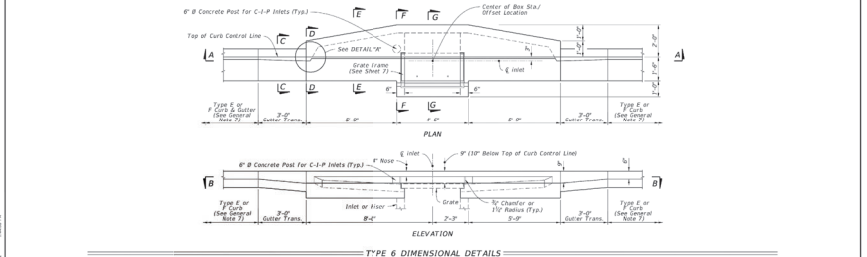
DIMENSIONAL AND REINFORCING DETAILS

TYPE F - DIMENSIONAL, REINFORCING, AND GRATE DETAILS

LAST REVISION 10/01/20	DESCRIPTION:	FY 2023-24 STANDARD PLANS	DITCH BOTTOM INLET TYPES F AND G	INDEX 425-053	SHEET 2 of 4



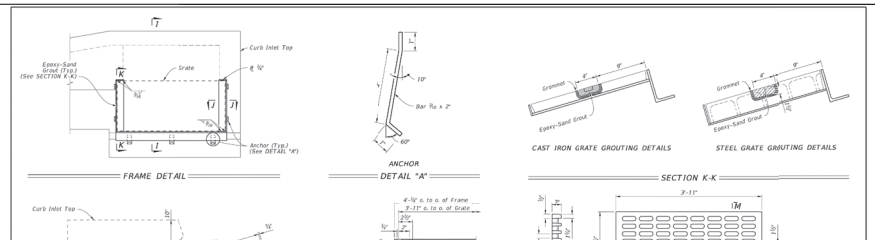
TYPE 5 DIMENSIONAL DETAILS

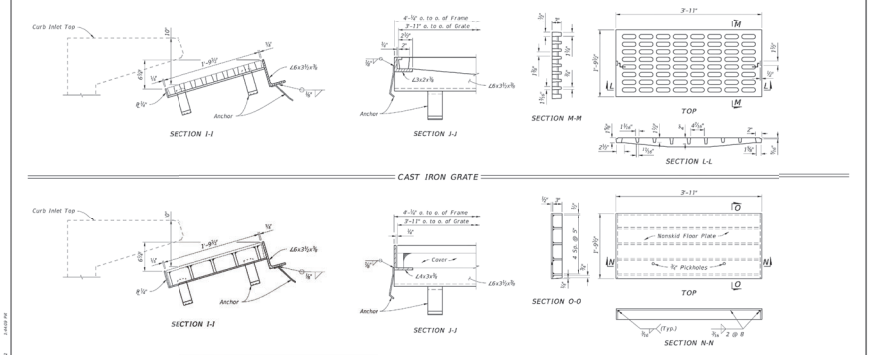


TYPE 6 DIMENSIONAL DETAILS

TYPE 5 AND 6 DIMENSIONAL DETAILS

LAST REVISION 11/01/20	DESCRIPTION:	FY 2023-24 STANDARD PLANS	CURB INLET TOP TYPES 5 AND 6	INDEX 425-021	SHEET 2 of 7





CAST IRON GRATE

STEEL GRATE

GRATE, ANCHOR, AND GROUTING DETAILS

LAST REVISION 11/01/20	DESCRIPTION:	FY 2023-24 STANDARD PLANS	CURB INLET TOP TYPES 5 AND 6	INDEX 425-021	SHEET 7 of 7

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

REVISIONS

NO.	DATE	DESCRIPTION	BY
04	9/2024	REVISIONS PER FDOT ACCESS & FORCEMAIN RELOCATION	JJS
03	9/05/24	REVISION TO BUFFER PER RESOLUTION	JJS
02	8/01/24	REVISION PER COUNTY SWFWMD & FDOT REVIEW COMMENTS	JJS
01	6/12/24	REVISION PER ZONING APPROVAL, COUNTY & SWFWMD REVIEW COMMENTS	JJS

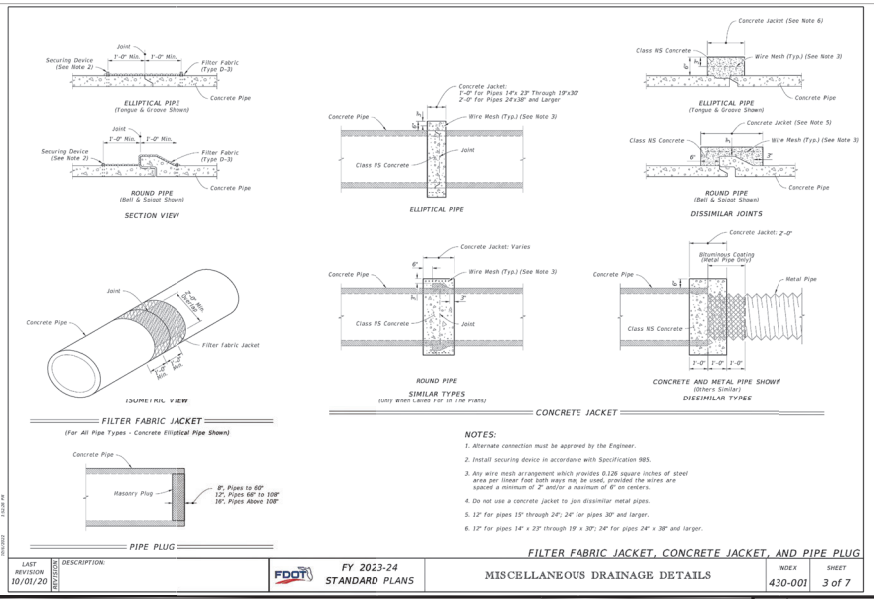
Sunshine811
Call 811 or visit sunshine811.com two full business days before digging to have buried facilities located and marked.
Check positive response codes before you dig!

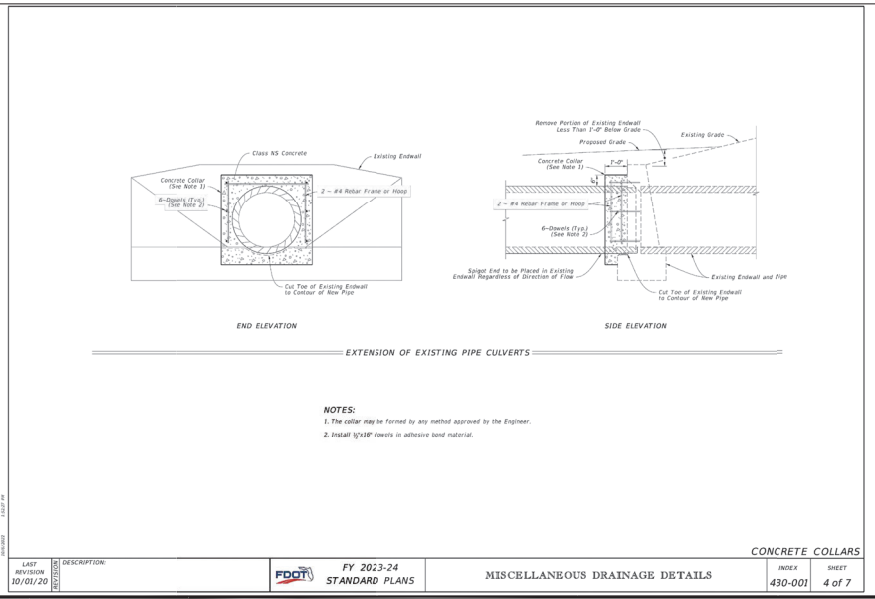
JOHN J. STOECKEL
FLORIDA PROFESSIONAL ENGINEER
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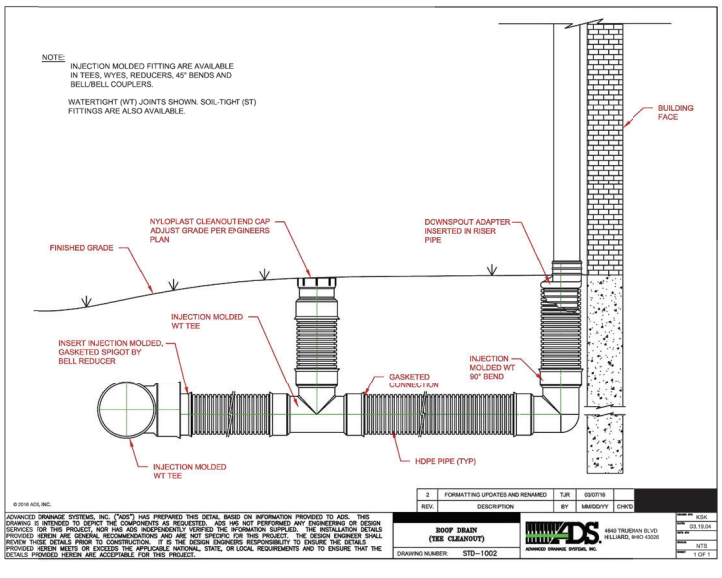
PROJECT NAME:
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SW HWY 200 - OCALA
MARION COUNTY, FLORIDA

SHEET TITLE
DRAINAGE DETAILS

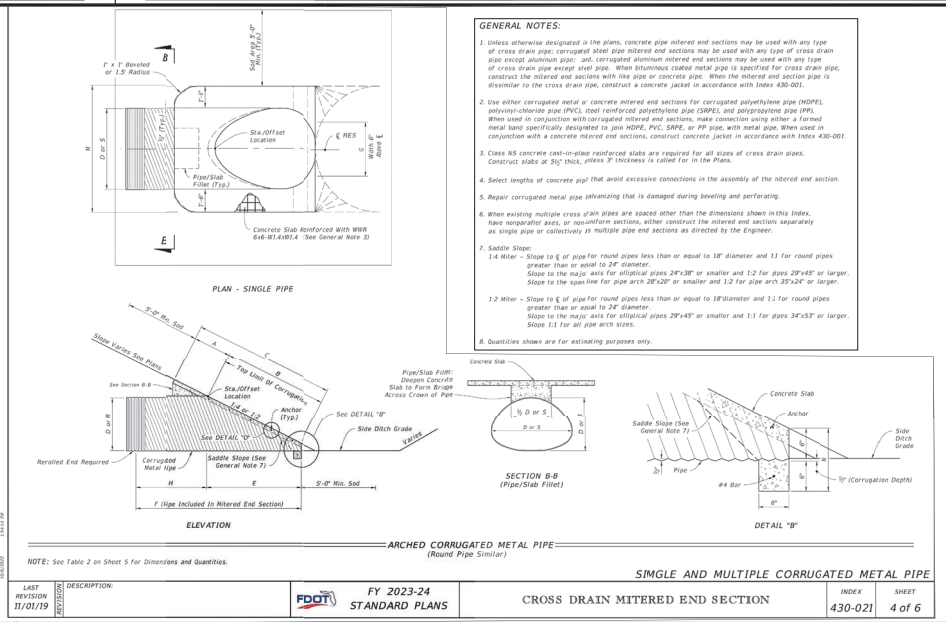
PROJECT NO: 23-3306
CHECKED BY: JJS
VERTICAL DATUM: NAVD 1988
DATE: 03/29/2024
SHEET NUMBER
C-504







1 ROOF DRAIN & CLEANOUT DETAIL
N.T.S.



2 FDOT (INDEX 430-021) MITERED END SECTION
N.T.S.

MJ STOKES CONSULTING
P.O. BOX 22821
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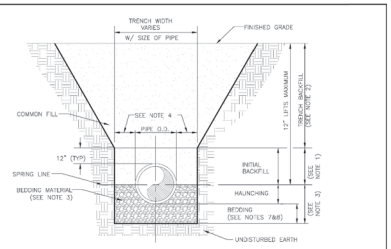
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SHEET TITLE
DRAINAGE DETAILS

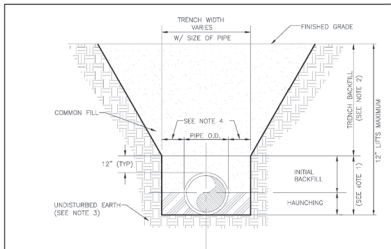
PROJECT NO: 23-3306
CHECKED BY: JJS
VERTICAL DATUM: NAVD 1988
DATE: 03/29/2024
SHEET NUMBER
C-505

180



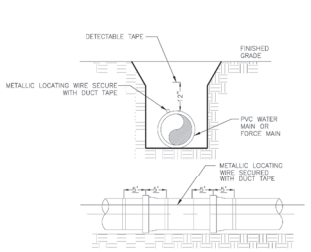
NOTES:
1. INITIAL BACKFILL: COMMON FILL COMPACTED TO 95% (98% UNDER PAVEMENT) OF THE MAXIMUM DENSITY AS PER AASHTO T-180.
2. TRENCH BACKFILL: COMMON FILL COMPACTED TO 95% (98% UNDER PAVEMENT) OF THE MAXIMUM DENSITY AS PER AASHTO T-180.
3. BEDDING MATERIAL SHALL CONFORM TO FDOT NO. 57 AGGREGATE.
4. 15" 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 18" 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 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 UTILITIES	MCBCC EFFECTIVE 04/13/2023	BEDDING AND TRENCHING 1	7.3.2
	REVISION # 2		UT 102



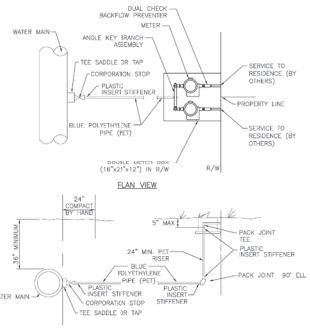
NOTES:
1. INITIAL BACKFILL AND HAUNCHING: SELECT COMMON FILL COMPACTED TO 95% (98% UNDER PAVEMENT) OF THE MAXIMUM DENSITY AS PER AASHTO T-180.
2. TRENCH BACKFILL: COMMON FILL COMPACTED TO 95% (98% UNDER PAVEMENT) OF THE MAXIMUM DENSITY AS PER AASHTO T-180.
3. PIPE BEDDING UTILIZING SELECT COMMON FILL OR BEDDING ROCK IN ACCORDANCE WITH BEDDING AND TRENCHING 1 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. 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.
8. ONE COMPACTION TEST SHALL BE REQUIRED FOR EACH LIFT NOT TO EXCEED 200'.

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



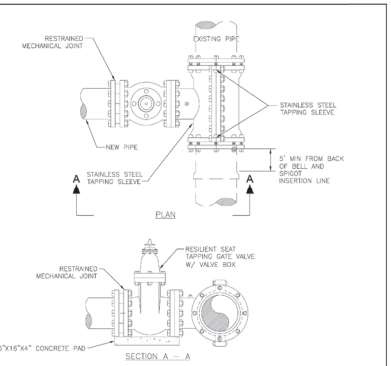
NOTES:
1. PVC PIPE SHALL REQUIRE INSULATED METALLIC LOCATING WIRE (10 GAUGE COPPER) CAPABLE OF DETECTION BY A CABLE LOCATOR AND SHALL BE BURIED ON TOP OF THE PIPE.
2. LOCATING WIRE SHALL TERMINATE AT EACH VALVE BOX AND BE CAPABLE OF EXTENDING 12" ABOVE TOP OF BOX IN SUCH A MANNER SO AS NOT TO INTERFERE 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 1032 POUNDS.
5. DETECTABLE TAPE SHALL BE 1' ABOVE THE CENTERLINE OF THE PIPE.

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



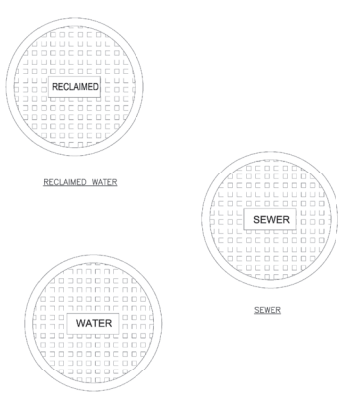
NOTES:
1. ALL RESIDENTIAL SERVICES SHALL HAVE A MINIMUM SIZE OF 1".
2. CURB STOP SHALL BE INSTALLED ON STREET SIDE OF THE SIDEWALK BETWEEN SIDEWALK AND CURB.
3. SCHEDULE 40 PVC CASING TO BE USED UNDER PAVEMENT, EXTENDING A MINIMUM OF 5' ON EITHER SIDE OF THE PAVEMENT WHERE POSSIBLE. CASING INSIDE DIAMETER OF THE CASING PIPE SHALL BE A MINIMUM OF ONE (1) INCH LARGER THAN THE OUTSIDE DIAMETER OF THE SERVICE PIPE.
4. CORP STOPS SHALL BE HORIZONTAL TO WATER MAIN.
5. LOCATE WIRE SHALL BE INSTALLED FROM MAIN TO SERVICE LINE.
6. PIPE AND FITTING SIZES TO BE DETERMINED 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 "W" 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 OF 24" AWAY FROM ANY BELL AND/OR FITTING.

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

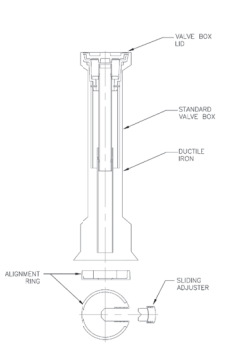


NOTES:
1. PRIOR TO BEGINNING THE TAPPING OPERATION, THE SLEEVE AND VALVE SHALL BE PRESSURE TESTED AT 150 PSI FOR A MINIMUM OF 30 MINUTES TO ENSURE THAT NO LEAKAGE WILL OCCUR.
2. CONTRACTOR SHALL PROVIDE MCU PROOF OF PRESSURE TEST IN THE FORM OF A TAPPING TEST LOG WITH THE CONTRACTOR'S SIGNATURE.
3. CONTRACTOR MUST CONFIRM RESTRAINTS IN ALL DIRECTIONS AND INSTALL ADDITIONAL RESTRAINTS AS NECESSARY TO COMPLY WITH LAND DEVELOPMENT CODE.
4. ALL TAPS MUST BE LOCATED A MINIMUM OF 5' AWAY FROM ANY BELL AND/OR FITTING.
5. STAINLESS STEEL TAPPING SLEEVE SHALL BE MADE OF 316SS.

Marion County FLORIDA UTILITIES	MCBCC EFFECTIVE 04/13/2023	TAPPING SLEEVE AND GATE VALVE ASSEMBLY	7.3.2
	REVISION # 1		UT 108

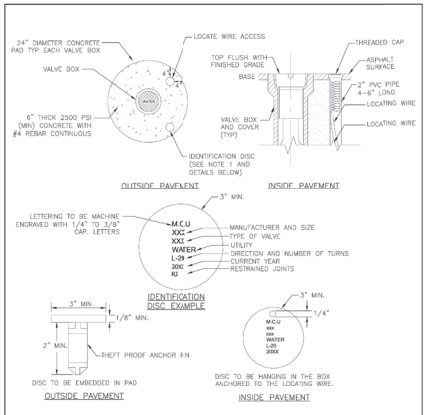


Marion County FLORIDA UTILITIES	MCBCC EFFECTIVE 04/13/2023	TYPICAL VALVE BOX COVER	7.3.2
	REVISION # NA		UT 110



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

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



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 UTILITIES	MCBCC EFFECTIVE 04/13/2023	VALVE BOX PAD	7.3.2
	REVISION # 1		UT 112

MJ STOKES CONSULTING
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REVISIONS

BY	DATE	DESCRIPTION
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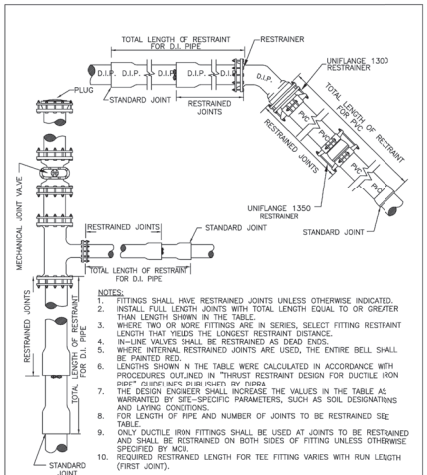
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MARION COUNTY UTILITY DETAILS

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SHEET NUMBER
C-507



NOTES:
1. FITTINGS SHALL HAVE RESTRAINED JOINTS UNLESS OTHERWISE INDICATED.
2. INSTALL FULL LENGTH JOINTS WITH TOTAL LENGTH EQUAL TO OR GREATER THAN LENGTH SHOWN IN THE TABLE.
3. WHERE TWO OR MORE FITTINGS ARE IN SERIES, SELECT FITTING RESTRAINT LENGTH THAT YIELDS THE LONGEST RESTRAINT DISTANCE.
4. IN-LINE VALVES SHALL BE RESTRAINED AS DEAD ENDS.
5. WHERE INTERNAL RESTRAINED JOINTS ARE USED, THE ENTIRE BELL SHALL BE PAINTED RED.
6. LENGTHS SHOWN IN THE TABLE WERE CALCULATED IN ACCORDANCE WITH PROCEDURES OUTLINED IN "THRUST RESTRAINT DESIGN FOR DUCTILE IRON PIPE" (LATEST EDITION) 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 TABLE.
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 UTILITIES | MCBCC EFFECTIVE 04/13/2023 | REVISION # NA | RESTRAINED PIPE TABLE | 7.3.2 UT 116 A

MINIMUM RESTRAINED LENGTH (FT) — EACH SIDE OF FITTING AND VALVE FOR DIP, PE ENCASED DIP OR BARE PVC
H=HORIZONTAL VU=VERTICAL—UP VD=VERTICAL—DOWN

WATER MAIN: PRESSURE: 150 PSI. DEPTH OF COVER: 3.0 ft.

REQUIRED RESTRAINED LENGTH ON WATER MAIN			Pipe Length (ft)						
Bend Type	Angle	Orientation	4"	6"	8"	10"	12"	16"	20"	24"
11-1/4°		H	2	3	4	5	5	6	8	9
		VU	2	3	4	5	5	6	8	9
		VD	6	9	11	13	16	20	24	28
22-1/2°		H	4	6	7	9	10	12	15	17
		VU	4	6	7	9	10	12	15	17
		VD	12	17	22	27	31	40	48	56
45°		H	8	11	15	17	20	25	30	35
		VU	8	11	15	17	20	25	30	35
		VD	25	35	46	55	65	82	99	115
90°		H	19	27	35	41	48	61	72	83
		VU	19	27	35	41	48	61	72	83
		VD	61	85	111	132	155	198	238	277
DEAD END/ PLUG AND VALVE			61	85	111	132	155	198	238	277

REQUIRED RESTRAINED LENGTH ON TEE BRANCH								
TEE FITTING	Pipe Length (ft)							
	Diameter of Run							
Diameter of Branch	4"	6"	8"	10"	12"	16"	20"	24"
4"	36	28	18	6	0	0	0	0
6"		63	55	48	40	22	4	0
8"			89	82	77	63	49	34
10"				110	105	95	84	71
12"					133	124	115	105
16"						175	166	161
20"							215	209
24"								254

REQUIRED RESTRAINED LENGTH ON LARGER PIPE							
REDUCER FITTING	Pipe Length (X)						
	Diameter of Large Pipe						
Diameter of Small Pipe	6"	8"	10"	12"	16"	20"	24"
4"	44	80	108	135	183	226	268
6"		47	81	113	167	214	257
8"			45	83	145	198	243
10"				46	118	175	226
12"					84	149	205
16"						84	151
20"							83

Minimum Design Criteria
Bedding Type: 4
Safety Factor: 1.5
Soil: Sand—Silt
Run Length (First Joint): 10 ft.

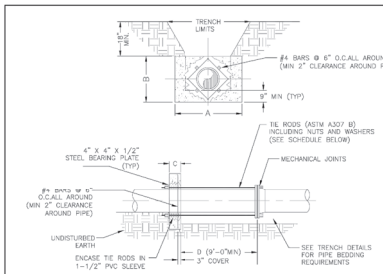
FORCE MAIN:
PRESSURE: 100 PSI.
DEPTH OF COVER: 4.0 ft.

REQUIRED RESTRAINED LENGTH ON FORCE MAIN			Pipe Length (ft)						
Bend Type	Angle	Orientation	4"	6"	8"	10"	12"	16"	20"	24"
11-1/4°		H	2	2	3	4	4	5	6	7
		VU	2	2	3	4	4	5	6	7
		VD	5	7	9	11	12	16	19	22
22-1/2°		H	3	5	6	7	8	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	9	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	46	65	85	102	121	155	187	219
DEAD END/ PLUG AND VALVE			46	65	85	102	121	155	187	219

REQUIRED RESTRAINED LENGTH ON TEE BRANCH								
TEE FITTING	Pipe Length (ft)							
	Diameter of Run							
Diameter of Branch	4"	6"	8"	10"	12"	16"	20"	24"
4"	25	14	4	0	0	0	0	0
6"		63	36	28	21	9	0	0
8"			63	57	52	39	26	12
10"				80	75	66	55	44
12"					98	90	81	72
16"						133	126	119
20"							164	159
24"								196

REQUIRED RESTRAINED LENGTH ON LARGER PIPE							
REDUCER FITTING	Pipe Length (ft)						
	Diameter of Large Pipe						
Diameter of Small Pipe	6"	8"	10"	12"	16"	20"	24"
4"	34	61	83	105	143	178	212
6"		36	83	88	131	168	204
8"			35	84	113	155	192
10"				36	92	138	179
12"					66	118	162
16"						66	100
20"							66

Marion County FLORIDA UTILITIES | MCBCC EFFECTIVE 04/13/2023 | REVISION # NA | RESTRAINED PIPE TABLE | 7.3.2 UT 116 B



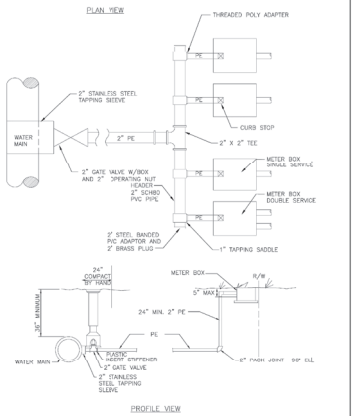
SCHEDULE OF DIMENSIONS AND MATERIALS

PIPE SIZE (INCHES)	DIMENSIONS (FT.)				TIE RODS REQ'D	
	A	E	C	D	DIA.	NO.
6	2.0	2.0	1.0		3/4	2
8	2.5	2.5	1.0		3/4	2
10	3.5	3.0	1.0		3/4	4
12	5.0	3.5	1.0		3/4	4
16	6.0	4.0	1.5		3/4	4
20	8.0	5.0	1.5		3/4	6
24	9.0	6.0	1.5		3/4	8

NOTE: THRUST COLLAR AREAS TO BE COMPUTED ON BASIS OF 2000 LBS/SF SOIL RESTRAINT BEARING.

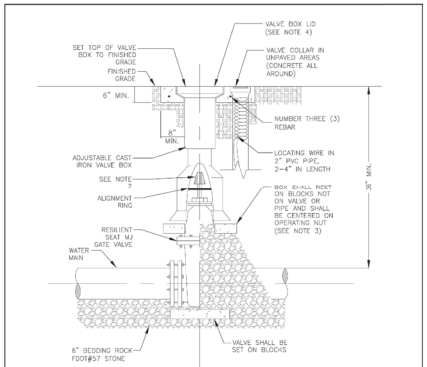
NOTES:
1. ADDITIONAL REINFORCEMENTS SHALL BE AS SPECIFIED BY THE ENGINEER.
2. MINIMUM COMPRESSIVE STRENGTH FOR CONCRETE SHALL BE 3000 PSI.
3. BEDDING, BACKFILL AND COMPACTION SHALL BE AS SPECIFIED ELSEWHERE IN THE LAND DEVELOPMENT CODE.
4. ALL FORM BOARDS SHALL BE REMOVED PRIOR TO BACKFILL.
5. NO ALLOWANCE SHALL BE MADE FOR FRICTION BETWEEN THE PIPE WALL AND THE THRUST COLLAR.
6. DESIGN PRESSURE: 150 PSI.

Marion County FLORIDA UTILITIES | MCBCC EFFECTIVE 04/13/2023 | REVISION # NA | THRUST COLLAR WATER MAINS | 7.3.2 UT 201



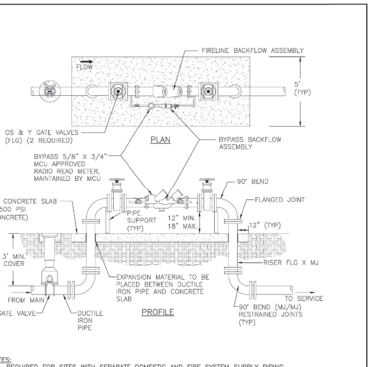
NOTES:
1. MAXIMUM OF 5 5/8" METERS
2. METER BOXES SHALL NOT BE LOCATED WITHIN DRIVING SURFACE. METER BOXES MUST BE LOCATED IN RIGHT-OF-WAY OR PRIVATE PROPERTY WITH A UTILITY EASEMENT.
3. NO MALE ADAPTERS ALLOWED AT VALVE; SHALL BE A BRASS NIPPLE WITH 2" SCH80 FEMALE STEEL BRANDED ADAPTER.
4. ALL TAPS MUST BE LOCATED A MINIMUM OF 24" AWAY FROM ANY BELL AND/OR FITTING.

Marion County FLORIDA UTILITIES | MCBCC EFFECTIVE 04/13/2023 | REVISION # 1 | METER BANK 2" SUPPLY | 7.3.2 UT 202



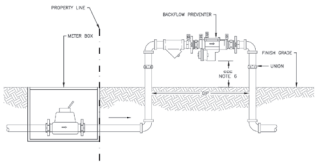
NOTES:
1. PVC EXTENSIONS SHALL NOT BE USED ON VALVE BOX INSTALLATION (SEE UT111).
2. THE ACTUATING NUT FOR VALVES DEEPER THAN SIX (6) FEET SHALL BE EXTENDED TO COME UP TO 3 FOOT DEPTH BELOW FINISHED GRADE.
3. VALVE BOX SHALL BE SET ON FIVE (5) SOLID COMMON BLOCKS.
4. VALVE BOX LID TO BE LETTERED WITH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

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



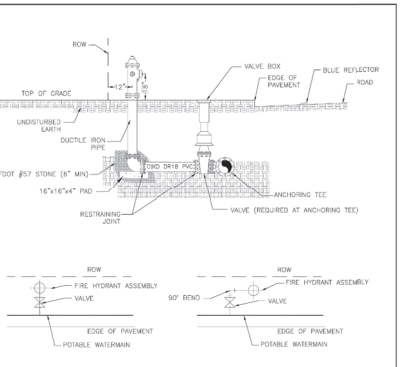
NOTES:
1. REQUIRED FOR SITES WITH SEPARATE DOMESTIC AND FIRE SYSTEM SUPPLY PIPING.
2. BACKFLOW ASSEMBLY SHALL BE OWNED AND MAINTAINED BY THE PROPERTY OWNER.
3. MCU SHALL OWN AND MAINTAIN THE METER.
4. UTILITY EASEMENT REQUIRED FOR 01-1/2" METER READING. MINIMUM EASEMENT SIZE IS 10' BY 15'.
5. DETAIL 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 A FLORIDA 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 UTILITIES | 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. 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 PREVENTION TESTER CERTIFICATION. ADDITIONALLY, THE BACKFLOW TESTER CERTIFICATE OR A COPY OF THE BACKFLOW PREVENTION ASSEMBLY TEST REPORT MUST BE SUBMITTED TO THE BACKFLOW & CCC COORDINATOR AT MCU WITHIN 14 DAYS FROM THE DATE OF INSTALLATION.
6. MIN. 12" MAX 18" ABOVE FINISHED GRADE AND FLOODPLAIN.
7. METERS LARGER THAN 2" WILL REQUIRE DISCUSSION WITH MCU.

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



STANDARD CONFIGURATION ALTERNATE CONFIGURATION

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. BLUE REFLECTOR SHALL BE PLACED IN THE MIDDLE OF 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 UTILITIES | MCBCC EFFECTIVE 04/13/2023 | REVISION # 2 | FIRE HYDRANT ASSEMBLY | 7.3.2 UT 210

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

REVISIONS			
13	6/02/25	REVISED PER PUD AMMENDMENT APPROVAL & STAFF COMMENTS	JJS
12	5/08/25	REVISED PER SWFWMD ERP MODIFICATION COMMENTS	JJS
11	4/16/25	REVISED PER SW 100TH ACCESS MODIFICATION	JJS
10	2/27/25	REVISED PER SHOPPES UTILITY MODIFICATIONS & REVIEW COMMENTS	JJS
09	1/23/24	REVISED PER EDEF WASTEWATER PERMIT REVIEW	JJS
08	1/07/24	PERMIT MODIFICATION REVISION - ACCESS, UTILITY, DRAINAGE	JJS
07	11/07/24	UPDATED PLANS FROM RE-DESIGN FOR PERMIT MODIFICATION SUBMITTAL	JJS
06	10/17/24	RE-DESIGN OF CROSS ACCESS & LOWERED SITE AT TIC	JJS
05	10/07/24	REVISIONS PER FDOT ACCESS COMMENTS & ONSITE CROSS ACCESS POND	JJS
04	9/20/24	REVISIONS PER FDOT ACCESS & FORCEMAIN RELOCATION	JJS
03	9/05/24	REVISION TO BUFFER PER RESOLUTION	JJS
REV	DATE	DESCRIPTION	BY

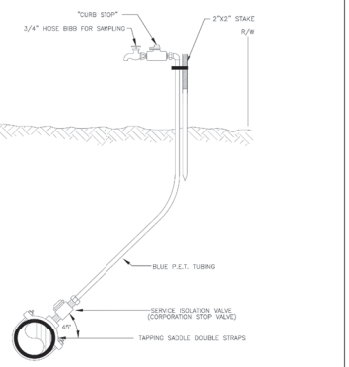
Sunshine811
Call 811 or visit sunshine811.com two full business days before digging to have buried facilities located and marked.
Check positive response codes before you dig!

JOHN J. STOECKEL
FLORIDA PROFESSIONAL ENGINEER
LICENSE NO. 80758

PROJECT NAME:
MAJOR SITE PLAN
CORTA COMMONS
FOR
CORTA OCALA, LLC
SW HWY 200 - OCALA
MARION COUNTY, FLORIDA

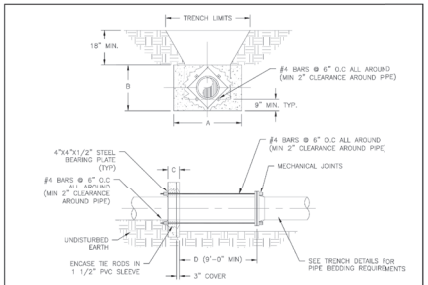
SHEET TITLE
MARION COUNTY UTILITY DETAILS

PROJECT NO: 23-3306
CHECKED BY: JJS
VERTICAL DATUM: NAVD 1988
DATE: 03/29/2024
SHEET NUMBER
C-508



NOTE: POLY IS TO BE REMOVED AND CORPORATION STOP CLOSED AND CAPPED OFF AFTER WATER SAMPLES ARE COLLECTED AND SYSTEM IS PLACED INTO SERVICE BY FDEP.

Marion County FLORIDA UTILITIES	MCBCC EFFECTIVE 04/13/2023	TEMPORARY SAMPLE POINT	7.3.2 UT 211
	REVISION # 1		



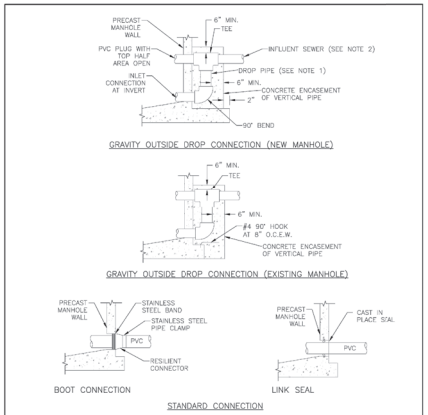
SCHEDULE OF DIMENSIONS AND MATERIALS

PIPE SIZE (INCHES)	DIMENSIONS (FT.) A	B	C	D	TIE RODS REQ'D DIA.	NO.
6	2.0	2.0	1.0		3/4	2
8	2.5	2.5	1.0		3/4	2
10	3.0	2.5	1.0		3/4	4
12	4.0	3.0	1.0		3/4	4
16	5.5	3.5	1.5		3/4	4
20	7.5	4.0	1.5		3/4	4
24	8.5	5.0	1.5		3/4	6

NOTE: THRUST COLLAR AREAS TO BE COMPUTED ON BASIS OF 2000 LBS/SF SOIL RESTRAINT BEARING.

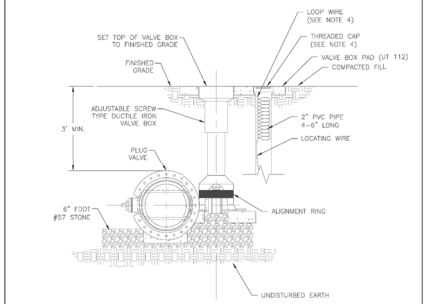
NOTES:
1. ADDITIONAL REINFORCEMENTS SHALL BE AS SPECIFIED BY THE ENGINEER.
2. MINIMUM COMPRESSIVE STRENGTH FOR CONCRETE SHALL BE 3000 PSI.
3. BEDDING, BACKFILL, AND COMPACTION SHALL BE AS SPECIFIED ELSEWHERE IN THE STANDARD DRAWINGS.
4. ALL FORM BOARDS SHALL BE REMOVED PRIOR TO BACKFILL.
5. NO ALLOWANCE SHALL BE MADE FOR FRICTION BETWEEN THE PIPE WALL AND THE THRUST COLLAR.
6. DESIGN PRESSURE: 100 PSI.
7. REQUIRED FOR LINE STOPS, AS DETERMINED BY MCU.

Marion County FLORIDA UTILITIES	MCBCC EFFECTIVE 04/13/2023	THRUST COLLAR WASTEWATER FORCE MAINS	7.3.2 UT 301
	REVISION # 1		



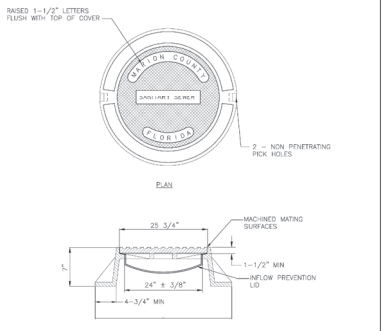
NOTES:
1. DROP PIPE AND FITTINGS SHALL BE OF EQUAL SIZE AND MATERIAL AS THE INFLUENT SEWER.
2. AN OUTSIDE DROP CONNECTION SHALL BE REQUIRED FOR ALL INFLUENT LINES WHICH HAVE AN INVERT 2' OR MORE ABOVE THE MANHOLE INVERT. ALL MANHOLES WITH DROP CONNECTIONS MUST BE LINED AND HAVE COMPOSITE RING AND COVER.
3. CONTRACTOR TO COORDINATE THE PRESENCE OF MCU INSPECTOR DURING CORING AND CONNECTIONS TO EXISTING MANHOLES.
4. POUR NEW BENCH FOR CONNECTION PER UT 302.

Marion County FLORIDA UTILITIES	MCBCC EFFECTIVE 04/13/2023	GRAVITY MANHOLE CONNECTION	7.3.2 UT 303
	REVISION # 2		



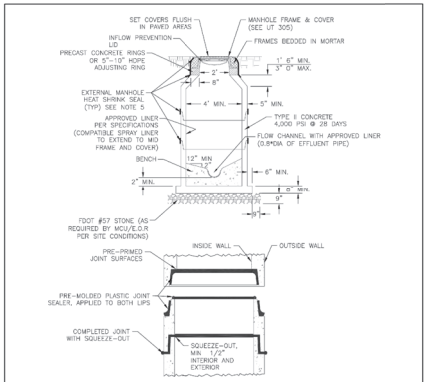
NOTES:
1. VALVE BOX INSTALLATION SHALL COMPLY WITH UT 111.
2. THE VALVE ACTUATING NUT SHALL BE EXTENDED UP TO BE WITHIN 3" OF FINISHED GRADE.
3. PROVIDE A PLASTIC DEBRIS SHIELD / ALIGNMENT RING WHICH INSTALLS BELOW THE VALVE ACTUATING NUT. THIS SHIELD SHALL CENTER THE RISER PIPE BOX OVER THE ACTUATING NUT AND MINIMIZE INFILTRATION.
4. LOCATING WIRE SHALL BE CONTINUOUS WITH NO SPLICES AND SHALL EXTEND 12" ABOVE TOP OF COLLAR. WIRE SHALL BE COLOR CODED TO MATCH THE UTILITY INSTALLED.
5. FOR NEW CONSTRUCTION, THE VALVE BOX SHALL BE ADJUSTED TO MIDRANGE TO ALLOW FOR FUTURE BOX ADJUSTMENTS.
6. VALVE BOX SHALL BE SET ON SOLID COMMON BLOCKS

Marion County FLORIDA UTILITIES	MCBCC EFFECTIVE 04/13/2023	PLUG VALVE AND BOX	7.3.2 UT 304
	REVISION # 2		



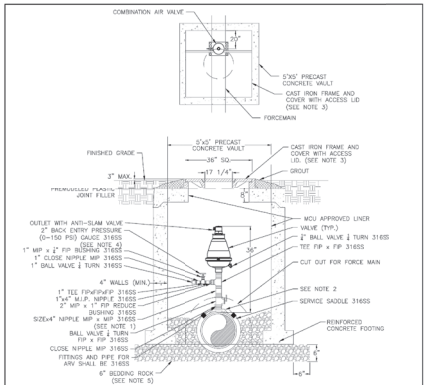
NOTES:
1. RING AND COVER SHALL BE COMPOSITE FOR DROP AND FORCEMAIN CONNECTIONS

Marion County FLORIDA UTILITIES	MCBCC EFFECTIVE 04/13/2023	STANDARD SEWER MANHOLE FRAME AND COVER	7.3.2 UT 305
	REVISION # 2		



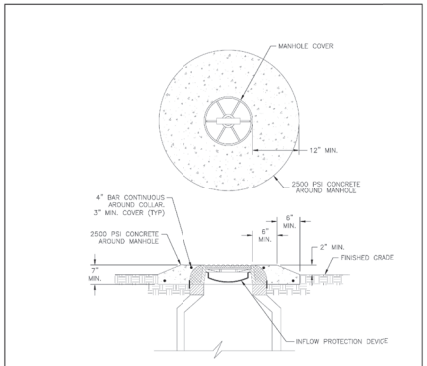
NOTES:
1. DROP CONNECTIONS ARE REQUIRED WHENEVER INVERT OF INFLUENT SEWER IS 24" OR MORE ABOVE THE INVERT OF THE MANHOLE. SEE GRAVITY MANHOLE CONNECTION DETAIL UT 303.
2. ECCENTRIC CONE DESIGN MAY ONLY BE USED FOR CONFLICT RESOLUTION WITH MCU APPROVAL. ALL MANHOLES REQUIRING DROP CONNECTIONS SHALL COMPLY WITH UT 303.
3. A FLOW CHANNEL SHALL BE CONSTRUCTED INSIDE MANHOLE TO DIRECT INFLUENT INTO FLOW STREAM.
4. LIFT HOLES THROUGH STRUCTURE ARE NOT PERMITTED.
5. USE EXTERNAL WRAP TO TIGHTLY WRAP MANHOLE AROUND CASTING JOINTS AND APPLY HIGH INTENSITY PROPANE TORCH TO EFFECTIVELY SEAL THEM FROM GROUND WATER INFILTRATION. ALL EXTERNAL HEAT SHRINK WRAPS SHALL BE INSPECTED IN PERSON, OR THROUGH A MCU APPROVED METHOD, BY A MCU CONSTRUCTION REPRESENTATIVE.
6. INFLOW PREVENTION LIDS SHALL BE REQUIRED FOR ALL MANHOLES.
7. PRECAST CONCRETE RINGS MAY BE SUBSTITUTED FOR HDPE RINGS.
8. RECESS HEIGHT MAY BE MODIFIED, AS AVAILABLE.
9. IN LIEU OF SHRINK WRAPPING, MANHOLES SHALL BE VACUUM TESTED IN ACCORDANCE WITH ASTM C1244 OR HYDROSTATIC TESTED IN ACCORDANCE WITH ASTM C969 AS REQUIRED BY MCU.
10. FLOW CHANNEL DEPTH AND WIDTH CANNOT BE LESS THAN 80% OF OUTFLOW PIPE.

Marion County FLORIDA UTILITIES	MCBCC EFFECTIVE 04/13/2023	PRECAST CONCRETE MANHOLE	7.3.2 UT 306
	REVISION # 2		



NOTES:
1. ABOVE DETAIL IS BASED ON 2" COMBINATION AIR/VACUUM RELEASE VALVE. CHANGE PIPE AND FITTINGS ACCORDINGLY FOR OTHER VALVE SIZES AND TYPES. VALVE SIZES TO BE DETERMINED BY THE ENGINEER AND APPROVED BY MCU PRIOR TO INSTALLATION. ENGINEER TO PROVIDE SIZING CALCULATIONS.
2. THE MINIMUM DIMENSION FROM TOP OF PIPE TO FINISHED GRADE SHALL BE 4.0'.
3. LID TO BE LETTERED WITH THE APPROPRIATE WORD "SEWER" (PER UT 305).
4. PRESSURE GAUGE SHALL HAVE A STAINLESS CASE WITH STAINLESS STEEL SYSTEM AND DIAPHRAGM.
5. COMPACT BEDDING AROUND THE BOTTOM OF PIPE.
6. ALL AIR RELEASE VALVE VAULTS SHALL BE TRAFFIC RATED (H20 LOADING).
7. AIR RELEASE VALVE VAULTS SHALL BE LINED ON THE INSIDE AND LINER SHALL EXTEND UP TO MID FRAME AND COVER.
8. ARV VAULT SIZE TO BE DETERMINED BY REQUIRED ARV SIZE AND DEPTH OF MAIN.
9. ADJUST DEPTH OF PROPOSED FORCE MAIN SO VALVE VAULT CAN BE INSTALLED FLUSH WITH THE PROPOSED GRADE.
10. ARV INLET AND OUTLET SHALL BE SAME SIZE.
11. FOR FORCEMAINS 16" AND LARGER, A 4" TAPPING SADDLE AND PLUG VALVE SHALL BE USED.

Marion County FLORIDA UTILITIES	MCBCC EFFECTIVE 04/13/2023	AIR RELEASE VALVE SEWER AND RECLAIMED	7.3.2 UT 307
	REVISION # 2		



NOTES:
1. CLEARANCE OF 30" TREE FROM OBSTRUCTIONS IN ALL DIRECTIONS.
2. AREAS SUPPORTING CONCRETE COLLAR OR SLAB SHALL BE PROPERLY COMPACTED.
3. TOP OF MANHOLE SHALL BE 2" ABOVE FINISHED GRADE, CROWN OF ADJACENT ROADWAY, OR 100 YEAR FLOOD ELEVATION, WHICHEVER IS GREATER.

Marion County FLORIDA UTILITIES	MCBCC EFFECTIVE 04/13/2023	MANHOLE IN NON–PAVED AREA	7.3.2 UT 309
	REVISION # 1		

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
04	9/20/24	REVISIONS PER FDOT ACCESS & FORCEMAIN RELOCATION	JJS
03	9/05/24	REVISION TO BUFFER PER RESOLUTION	JJS
02	8/01/24	REVISION PER COUNTY, SWFWMD & FDOT REVIEW COMMENTS	JJS
01	6/12/24	REVISION PER ZONING APPROVAL, COUNTY & SWFWMD REVIEW COMMENTS	JJS

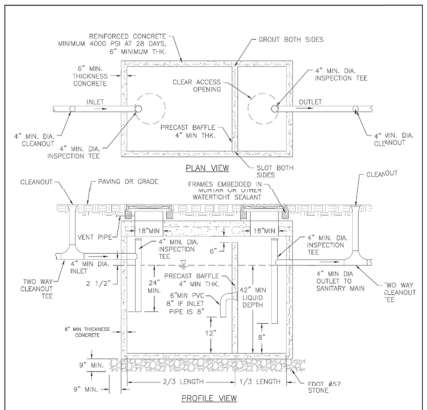
Sunshine811
Call 811 or visit sunshine811.com two full business days before digging to have buried facilities located and marked.
Check positive response codes before you dig!

JOHN J. STOECKEL
FLORIDA PROFESSIONAL ENGINEER
LICENSE NO. 80758

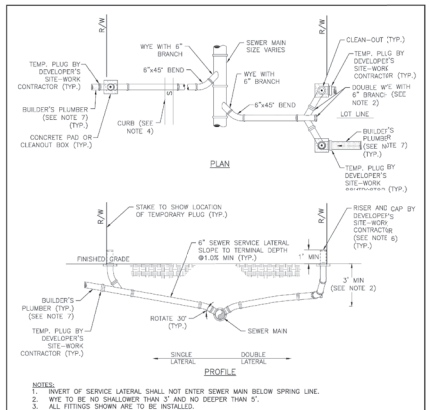
PROJECT NAME:
MAJOR SITE PLAN
CORTA COMMONS
FOR
CORTA OCALA, LLC
SW HWY 200 - OCALA
MARION COUNTY, FLORIDA

SHEET TITLE
MARION COUNTY UTILITY DETAILS

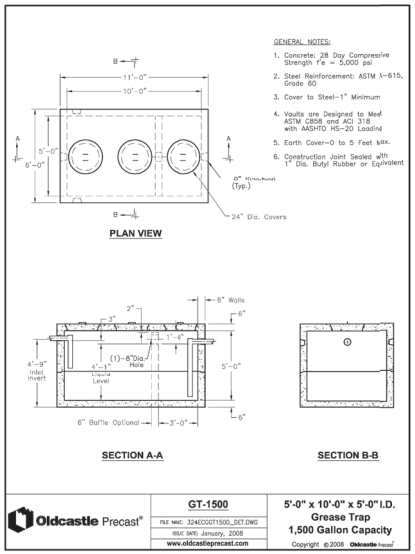
PROJECT NO: 23-3306
CHECKED BY: JJS
VERTICAL DATUM: NAVD 1988
DATE: 03/29/2024
SHEET NUMBER
C-509

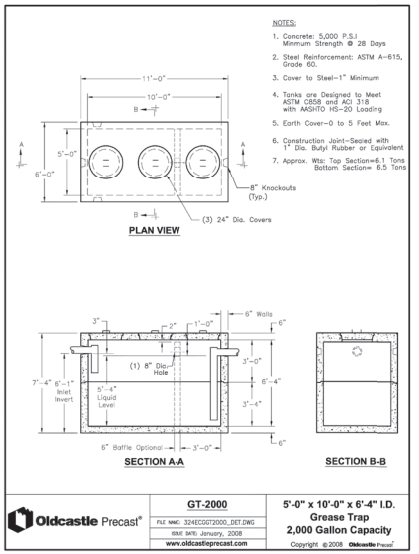


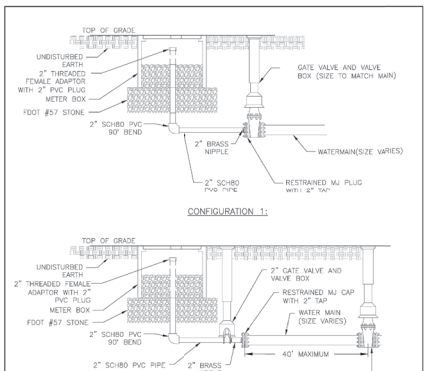
Marion County FLORIDA UTILITIES	MCBCC EFFECTIVE 04/13/2023	GREASE INTERCEPTOR	7.3.2 UT 310
	REVISION # 1		



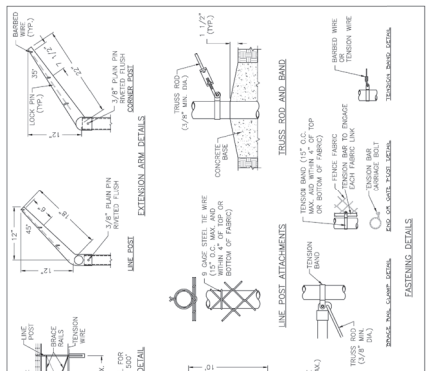
Marion County FLORIDA UTILITIES	MCBCC EFFECTIVE 04/13/2023	SEWER SERVICE LATERAL	7.3.2 UT 312
	REVISION # 2		



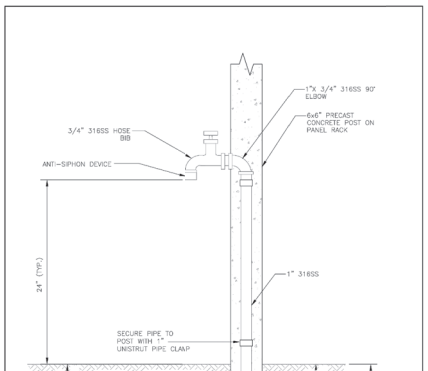




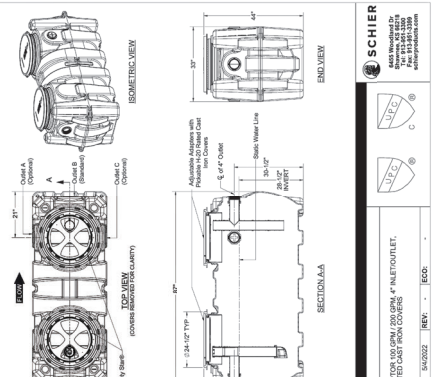
Marion County FLORIDA UTILITIES	MCBCC EFFECTIVE 04/13/2023	MANUAL BLOW OFF VALVE WATER MAIN	7.3.2 UT 212
	REVISION # NA		



Marion County FLORIDA UTILITIES	MCBCC EFFECTIVE 04/13/2023	CHAIN LINK FENCE ACCESSORIES	7.3.2 UT 101
	REVISION # NA		



Marion County FLORIDA UTILITIES	MCBCC EFFECTIVE 04/13/2023	HOSE BIBB ASSEMBLY	7.3.2 UT 508
	REVISION # 1		



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

REV	DATE	DESCRIPTION	BY
13	6/02/25	REVISED PER PUD AMMENDMENT APPROVAL & STAFF COMMENTS	JJS
12	5/08/25	REVISED PER SWFWMD ERP MODIFICATION COMMENTS	JJS
11	4/16/25	REVISED PER SW 100TH ACCESS MODIFICATION	JJS
10	2/27/25	REVISED PER SHOPPES UTILITY MODIFICATIONS & REVIEW COMMENTS	JJS
09	1/22/24	REVISED PER FDEP WASTEWATER PERMIT REVIEW	JJS
08	1/07/24	PERMIT MODIFICATION REVISION - ACCESS, UTILITY, DRAINAGE	JJS
07	11/07/24	UPDATED PLANS FROM RE-DESIGN FOR PERMIT MODIFICATION SUBMITTAL	JJS
06	10/17/24	RE-DESIGN OF CROSS ACCESS & LOWERED SITE AT TIC	JJS
05	10/07/24	REVISIONS PER FDOT ACCESS & COMMENTS & ONSITE CROSS ACCESS/POND	JJS
04	9/20/24	REVISIONS PER FDOT ACCESS & FORCEMAIN RELOCATION	JJS
03	9/05/24	REVISION TO BUFFER PER RESOLUTION	JJS

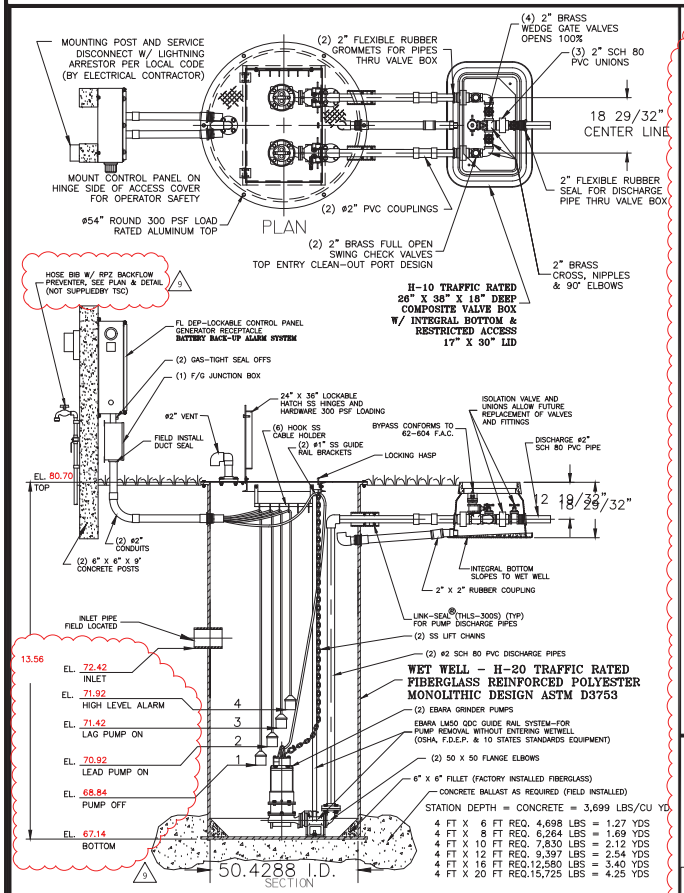
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Check positive response codes before you dig!

JOHN J. STOECKEL
FLORIDA PROFESSIONAL ENGINEER
LICENSE NO. 80758

PROJECT NAME:
MAJOR SITE PLAN
CORTA COMMONS
FOR
CORTA OCALA, LLC
SW HWY 200 - OCALA
MARION COUNTY, FLORIDA

SHEET TITLE
MARION COUNTY UTILITY DETAILS

PROJECT NO: 23-3306
CHECKED BY: JJS
VERTICAL DATUM: NAVD 1988
DATE: 03/29/2024
SHEET NUMBER
C-510



EBARA SEWAGE GRINDER PUMP
48" DUPLEX STATION – 2" PIPING
WITH SLIDE RAIL SYSTEM, V.B. AND F.D.E.P. PANEL
TSC PRE-FAB PUMP SOLUTIONS©

MODEL TSC2-48.1 BBU R21.dwg©

1. HOSE BIBB WITH REDUCED PRESSURE BACK FLOW PREVENTER
2. GROUT FILLET (1 TO 1 SLOPE TO "HOPPER" BOTTOM)

FIELD INSTALL BY CONTRACTOR

JOB: _____

QS: _____

GENERAL NOTES

FURNISH AND INSTALL LIBERTY SUBMERSIBLE GRINDER PUMPS:

DESIGN CONDITION:

MODEL	LGV, LGH	2.5	HP
GPM	60	33.36-93.13	FT/TDH
VOLTAGE	208	SINGLE	PHASE
DISCHARGE	2"		IMPELLER

SEWAGE GRINDER PUMP:

1. RATED FOR FIFTEEN (15) STARTS PER HOUR.
2. OIL FILLED MOTOR DESIGNED FOR SEWAGE APPLICATION WITH CLASS H INSULATION.
3. DUAL MECHANICAL SHAFT SEALS (SILICON CARBIDE / SILICON CARBIDE)
4. HIGH TEMPERATURE BALL BEARINGS B-10 RATING OF 100,000 HOURS, UPPER – SINGLE ROW, LOWER – DOUBLE ROW
5. PUMP SHAFT HORSEPOWER (BHP) SHALL NOT EXCEED MOTOR RATED HORSEPOWER THROUGHOUT THE ENTIRE OPERATING RANGE OF THE PUMP PERFORMANCE CURVE.
6. MOTORS SHALL BE DUAL WOUND AND CAPABLE OF OPERATING ON 208/230 VOLT WITH A 10% TOLERANCE VOLTAGE (190 TO 260) OR OPERATE ON 460 VOLT BY CHANGING THE MOTOR LEADS INSIDE THE PUMP.

FIBERGLASS WET WELL: SHALL BE A ONE PIECE UNIT WITH INTEGRAL BOTTOM, WALL AND UPPER FLANGE. THE ENTIRE FIBERGLASS WET WELL SHALL HAVE A DYNAMIC LOAD RATING OF 16,000 FT/LBS. EACH UNIT MUST BE SERIAL NUMBERED TO IDENTIFY THE TEST PROCEDURE. ASTM D 3753 & H-20 SPECIFICATIONS SHALL BE REQUIRED AS MINIMUM.

ALUMINUM HATCH: TSC MODEL-54R (54") ROUND WITH 24" X 36" LOCKABLE HATCH, REINFORCED FOR LOAD RATING OF 300 LBS/FT WITH HOLD OPEN SAFETY ARM, LOCKING DEVICE FOR HASP TYPE PADLOCK AND STAINLESS STEEL HARDWARE.

VALVE BOX: FIBERGLASS COMPOSITE (H-10 TRAFFIC RATED) WITH INTEGRAL BOTTOM. (FOR 1 1/4" AND 2" DISCHARGE PIPING SXS HEADER SYSTEM) SHALL BE 26" X 38" X 18" WITH 17" X 30" LIMITED ACCESS LID

ACCESSORIES: #304 S/S – GUIDE RAILS, UPPER GUIDE RAIL BRACKETS, CABLE HOLDER, ANCHOR BOLTS AND PUMP LIFTING CHAINS.

VALVES : SHALL BE SEWAGE SERVICE DESIGN BRASS SWING CHECK VALVES WITH TOP ENTRY CLEAN-OUT PORT AND BRASS WEDGE GATE VALVES OPEN 100%.

PIPING: 2" SCHEDULE 80 PVC.

FLOAT SWITCHES: UL LISTED SJ ELECTRO MODEL (SJ 30 SWENO).

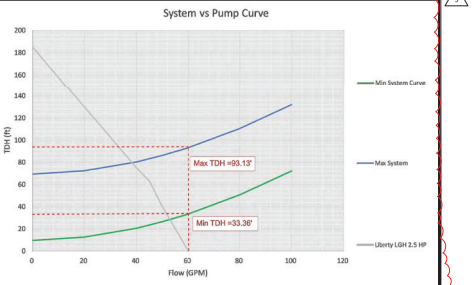
PUMP SUPPLIER SHALL PROVIDE SUBMERSIBLE PUMPS, SLIDE RAIL ASSEMBLIES, CONTROL PANEL, JUNCTION BOX, FLOAT SWITCHES, ALUMINUM HATCH AND ACCESSORIES TO INSURE PROPER OPERATION AND WARRANTY.

THE COMPLETE PACKAGE PUMPING STATION SHALL HAVE PUMP BASES, SLIDE RAIL ASSEMBLIES AND DISCHARGE PIPING ASSEMBLED BY TECHNICAL SALES CORPORATION READY TO SHIP FOR FIELD INSTALLATION.

THE MANUFACTURER OF PRE-FAB PUMP SOLUTIONS©:
TECHNICAL SALES CORPORATION, 4621 N. HALE AVE TAMPA, FL 33614 (813)876-9256

LIBERTY ENGINEERED PRODUCTS

LIBERTY LGV, LGH 2.5HP Synchronous Speed: 3450 RPM
Single and Three Phase 2 Inch Discharge
Design flow: 60 GPM @ TDH/FT



PUMP PERFORMANCE CURVE

CONTROL PANEL –SHALL CONFORM TO FL DEP 62-604 F.A.C.

CONTROL PANEL SHALL BE TSC MODEL # 38-D IN NEMA 4X FIBERGLASS ENCLOSURE. THE PANEL SHALL MEET STATE OF FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (DEP), ENVIRONMENTAL PROTECTION COMMISSION (EPC) AND LOCAL CODE REQUIREMENTS GOVERNING PRIVATE LIFT STATIONS.

FLOAT SWITCHES AND CONTROL SYSTEM SHALL BE UL LISTED AND INTRINSICALLY SAFE. ALL COMPONENTS SHALL BE UL LISTED.

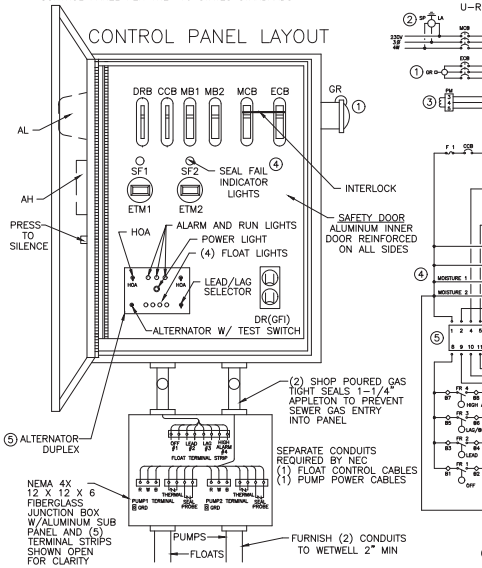
A JUNCTION BOX IS REQUIRED, WITH SHOP POURED SEALS BETWEEN BOX AND CONTROL PANEL TO PREVENT SEWER GAS ENTRY INTO CONTROL PANEL.

ELECTRICAL CONTRACTOR TO PROVIDE SERVICE DISCONNECT WITH LIGHTNING ARRESTOR MOUNTED PER LOCAL CODES.

THE CONTROL PANEL SHALL BE SUITABLY INSTALLED TO PREVENT SETTLING OR TIPPING.

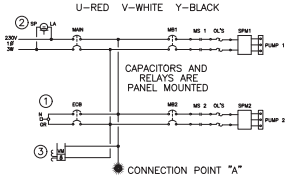
BATTERY BACK-UP ALARM SYSTEM TO BE INCORPORATED INTO CONTROL PANEL PER THE "10 STATES STANDARDS"

CONTROL PANEL LAYOUT



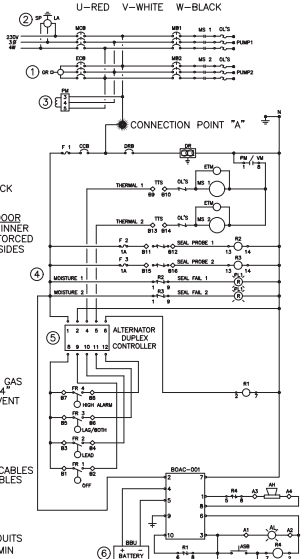
SINGLE PHASE WIRING DIAGRAM

U-RED V-WHITE Y-BLACK



THREE PHASE WIRING DIAGRAM

U-RED V-WHITE W-BLACK



LEGEND

AH	ALARM HORN	
AL	ALARM LIGHT	
ASB	ALARM SILENCE BUTTON	
⑤ ATS	ALTERNATOR W/TEST SWITCH	
⑥ BBU	BATTERY (BACK-UP UNIT)	
CCB	CONTROL CIRCUIT BREAKER	
DR	DUPLEX RECEPTACLE	
DRB	DUPLEX RECEPTACLE BREAKER	
ECB	EMERGENCY CIRCUIT BREAKER	
ETM	ELAPSED TIME METER	
F	FUSE	
FL	FLASHER	
FS	FLOAT SWITCH (REGULATOR)	
① GR	GENERATOR RECEPTACLE	
GRD	GROUND	
HOA	HAND-OFF-AUTOMATIC SELECTOR	
LA	LIGHTNING ARRESTOR	
MB	MOTOR BREAKER	
MCB	MAIN CIRCUIT BREAKER	
MS	MOTOR STARTER	
N	NEUTRAL	
OL'S	OVERLOAD HEATERS	
③ PM	PHASE MONITOR	
PTS	PUMP TERMINAL STRIP	
R	RELAY	
RC	RUN CAPACITOR	
RD	DISCHARGE RESISTOR	
RL	PUMP RUN INDICATORS	
RTS	REGULATOR TERMINAL STRIP	
SC	START CAPACITOR	
④ SF	SEAL FAIL (SHAFT)	
SR	START RELAY	
② SP	SURGE PROTECTOR	
TTS	THERMAL TERMINAL STRIP	

PANEL WIRING DIAGRAM

PANELS SHALL CONFORM TO FLORIDA DEP 62-604 F.A.C.

① GENERATOR RECEPTACLE FOR EMERGENCY POWER CONNECTION WITH INTERLOCK
② SURGE PROTECTION AND LIGHTNING PROTECTION ON ALL INCOMING LEGS
③ PHASE PROTECTION SHALL BE PROVIDED
④ SHAFT SEAL FAIL DETECTION
⑤ ALTERNATOR W/TEST SWITCH
⑥ BATTERY BACK-UP UNIT

PANEL MANUFACTURER SHALL BE A "UL" LISTED SHOP.

TSC DUPLEX GRINDER PUMP STATION
FIBERGLASS WET WELL

TECHNICAL SALES CORPORATION
TSC PRE-FAB PUMP SOLUTIONS©
WATERWORKS & WASTEWATER SPECIALTIES
Representing Innovative Manufacturers
MODEL TSCE2-48.1 BBU©
4621 N. HALE AVENUE PH (813)876-9256
TAMPA, FL 33614 FAX (813)874-1194
EMAIL: Sales@TSCTampa.com
REV-21 SCALE: N.T.S.

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
09	1/22/24	REVISED PER FDEP WASTEWATER PERMIT REVIEW	JJS
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01	6/12/24	REVISION PER ZONING APPROVAL, COUNTY & SWFWMD REVIEW COMMENTS	JJS

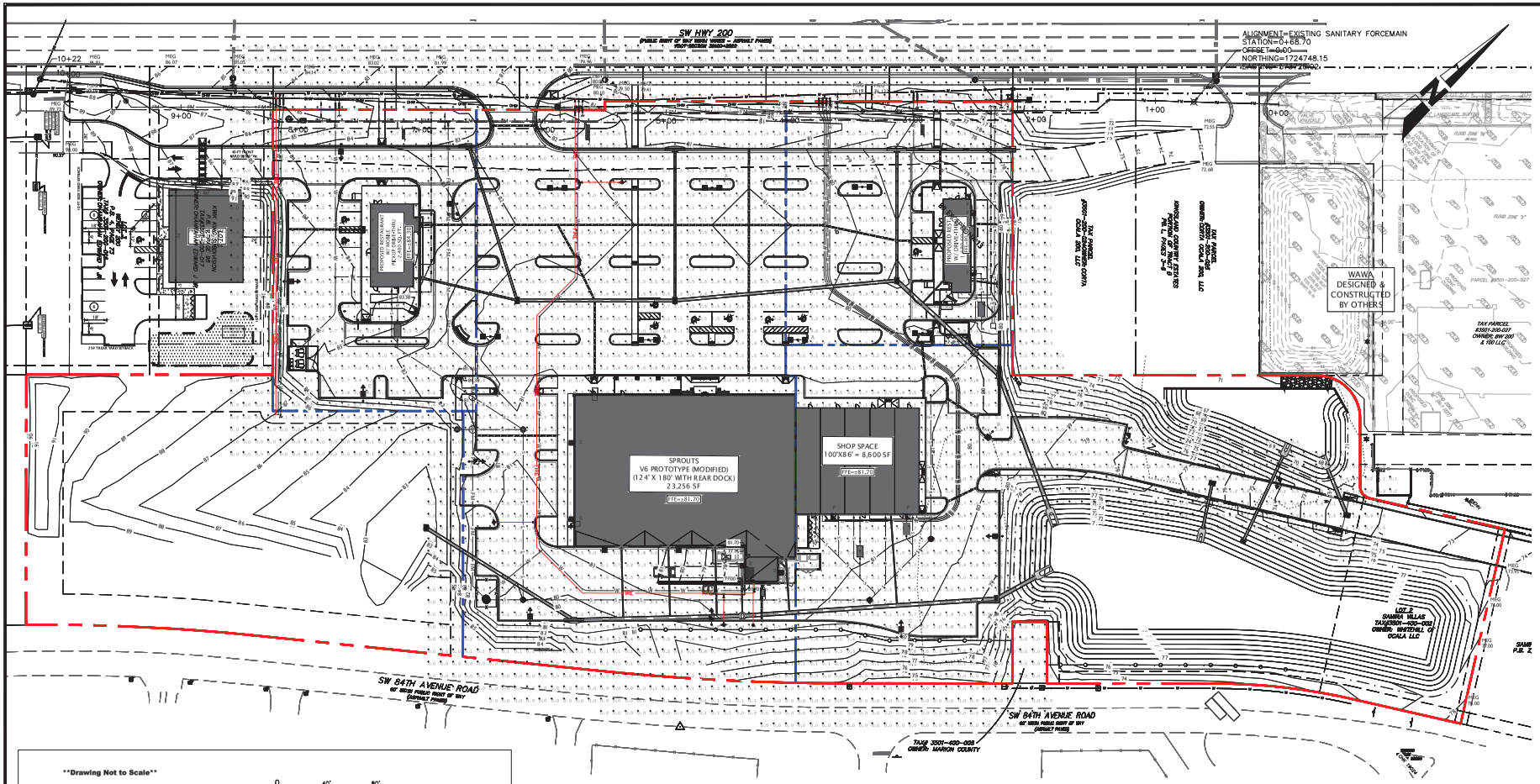
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JOHN J. STOECKEL
FLORIDA PROFESSIONAL ENGINEER
LICENSE NO. 80758

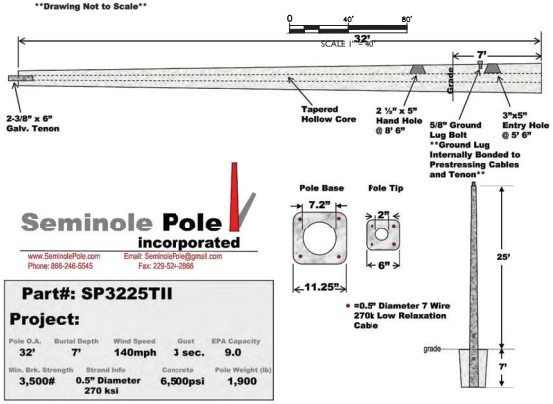
PROJECT NAME:
MAJOR SITE PLAN
CORTA COMMONS
FOR
CORTA OCALA, LLC
SW HWY 200 - OCALA
MARION COUNTY, FLORIDA

SHEET TITLE
LIFT STATION DETAILS & SPECIFICATIONS

PROJECT NO: 23-3306
CHECKED BY: JJS
VERTICAL DATUM: NAVD 1988
DATE: 03/29/2024
SHEET NUMBER
C-511



Drawing Not to Scale



Seminole Pole incorporated
www.SeminolePole.com Email: SeminolePole@gmail.com
Phone: 866-246-5545 Fax: 229-52r-2866

Part#: SP3225TII

Project:

Pole O.A.	Burial Depth	Wind Speed	Gust	EPA Capacity
32'	7'	140mph	3 sec.	9.0

Min. Brk. Strength	Strand Info	Concrete	Pole Weight (lb)
3,500#	0.5" Diameter 270 ksi	6,500psi	1,900

LIGHTING POLE DETAIL & SPECIFICATION:

GENERAL NOTES:

1. BOUNDARY, 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
2. THE HORIZONTAL & VERTICAL DATUMS PER ABOVE REFERENCED SURVEY.
3. THIS LIGHTING PATTERN REPRESENTS ILLUMINATION LEVELS CALCULATED FROM LABORATORY DATA TAKEN UNDER CONTROLLED CONDITIONS UTILIZING CURRENT INDUSTRY STANDARD LAMP RATINGS IN ACCORDANCE WITH ILLUMINATING ENGINEERING SOCIETY APPROVED METHODS. ACTUAL PERFORMANCE OF ANY MANUFACTURER'S LUMINAIRE MAY VARY DUE TO VARIATION IN ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS AND OTHER VARIABLE FIELD CONDITIONS.
4. FIXTURES MOUNTED ON 25-FT POLE. LIGHT LEVEL CALCULATED ON THE GROUND.
5. THE ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR RECEIVING, STORAGE, INSTALLATION AND WIRING OF LIGHT FIXTURES.
6. THE ELECTRICAL CONTRACTOR SHALL REPORT ANY DAMAGED LIGHT FIXTURES OR MISSING PARTS TO THE MANUFACTURER WITHIN 48 HOURS OF RECEIPT OF LIGHT FIXTURE PACKAGE.
7. SITE LIGHTING MATERIALS SHOULD BE PROCURED THROUGH WLS LIGHTING, NO ALTERNATIVE FIXTURES SHALL BE PERMITTED. CONTACT KEN BRONSTAD, WLS LIGHTING AT 817.840.9332 OR KBRONSTAD@WLSLIGHTING.COM.

Calculation Summary								
Label	Units	Avg	Max	Min	Avg/Min	Max/Min	PtSpcLr	PtSpcTb
EAST RESTAURANT DRIVE THRU	Fc	2.90	5.7	1.7	1.71	3.35	10	10
EAST RESTAURANT PARKING	Fc	2.22	2.6	1.9	1.17	1.37		
ENTRANCE DRIVES	Fc	2.33	3.6	0.6	3.88	6.00		
MAIN PARKING	Fc	2.71	3.7	2.0	1.36	1.85		
MAIN SIDES & REAR	Fc	2.74	5.5	0.7	3.91	7.86		
WEST RESTAURANT DRIVE	Fc	2.13	4.4	1.0	2.13	4.40		
WEST RESTAURANT DRIVE THRU	Fc	2.08	2.8	1.5	1.39	1.87		
WEST RESTAURANT PARKING	Fc	2.48	4.3	1.5	1.65	2.87		

Luminaire Schedule						
WLS17599 CORTA SPROUTS OCALA, FL PM: KEN PLEASE EMAIL US FOR PRICING AT KBRONSTAD@WLSLIGHTING.COM						
Symbol	Qty	Label	Lum. Lumens	LLF	Description	Lum. Watts
	7	A	20239	0.970	WLS-C1-158-4K7-5QW-SLW 30' MOUNTING HEIGHT	158
	2	B	20239	0.970	WLS-C1-158-4K7-5QW-SLW 30' MOUNTING HEIGHT	158
	6	C	17729	0.970	WLS-C1-158-4K7-4F-HSS-90-B-SLW 30' MOUNTING HEIGHT	158
	4	D	19669	0.970	WLS-C1-158-4K7-2-SLW 30' MOUNTING HEIGHT	158
	6	E	9550	0.950	WLS-NV-W-T4-32L-7-40K-SLW 18' MOUNTING HEIGHT	71
	5	F	6328	0.950	WLS-NV-W-T4-16L-1-40K-SLW 15' MOUNTING HEIGHT	56.11

MJ STOKES CONSULTING
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PROJECT NAME:
MAJOR SITE PLAN
CORTA COMMONS
FOR
CORTA OCALA, LLC
SW HWY 200 - OCALA
MARION COUNTY, FLORIDA

SHEET TITLE
EXTERIOR LIGHTING PHOTOMETRIC PLAN

PROJECT NO: 23-3306
CHECKED BY: JJS
VERTICAL DATUM: NAVD 1988
DATE: 03/29/2024
SHEET NUMBER
C-601

C SERIES LED AREA

Type:



FEATURES

- Low profile LED area/site luminaire with a variety of IES distributions for lighting applications such as auto dealership, retail, commercial, and campus parking lots
- Featuring two different optical technologies, Strike and Micro Strike Optics, which provide the best discrimination patterns for your lighting application
- Rated for high vibration applications including bridges and overpasses. All sizes are rated for 1.5G
- Control options including photo control, occupancy sensing, and 7-Pin with networked controls
- New customizable lumen output feature allows for the wattage and lumen output to be customized in pi for factory to meet whatever specification requirements may entail
- Field interchangeable mounting provides additional flexibility after the fixture has shipped

SPECIFICATIONS

CONSTRUCTION
- Die-cast housing with hidden vertical heat fins are optimal for heat dissipation while keeping a clean aes with outer surface
- Corrosion resistant, die-cast aluminum housing with 1000 hour powder coat paint finish
- Patented hardware to minimize weight

OPTICS
- Micro Strike Optics (160, 320, 480, or 720 LED counts) maximize uniformity in applications and come standard with mid-power LEDs which evenly illuminate the entire luminous surface area to provide a low glare appearance.Catalog logic found on page 2
- Strike Optics (96, 72, 108, or 162 LED counts) provide best in class distributions and maximum pole spacing in new applications with high powered LEDs. Strike optics are held in place with a polycarbonate bezel to mimic the appearance of the Micro Strike Optics so both solutions can be combined on the same application. Catalog logic found on page 3
- Both optics maximize target zone illumination with minimal losses at the house-side, reducing light trespass losses.
- Additional backlight control shields and house side shields can be added for further reduction of illumination behind the pole
- One-piece silicone gasket ensures a weatherproof seal
- Zero up light at 0 degrees of tilt
- Field rotatable optics

INSTALLATION
- Mounting patterns for each arm can be found on page 4
- Optional universal mounting block for ease of installation during retrofit applications. Available as an option (ASQU) or accessory for square and round poles
- All mounting hardware included Knuckle arm fitter option available for 2-3/8" OD tenon
- For products with EPA less than 1 mounted to a pole greater than 20ft, a vibration damper is recommend

ELECTRICAL
- Universal 120-277 VAC or 347-480 VAC input voltage, 50/60 Hz
- Ambient operating temperature -40° to 40°C
- Drivers have greater than 90% power factor and less than 20% THD
- LED drivers have output power over-voltage, over-current protection and short circuit protection with auto recovery
- Field replaceable surge protection device provides 20kA peak protection meeting ANSI/ IEEE C62.41.2 Catagoy C High and Surge Location Category C1. Automatically takes fixture off-line for protection when device is compromised
- Dual Driver option provides 2 drivers within luminaire but only one set of leads exiting the luminaire, where Dual Power Feed provides two drivers which can be wired independently as two sets of leads are extended from the luminaire. Both options cannot be combined

CERTIFICATIONS
- DLC® Design Lights Consortium Qualified, with some Premium Qualified configurations. Not all product variations listed in this document are DLC® qualified. Refer to http://www.designlights.org for the most up-to-date list.
- Listed to UL1598 and CSA C22.2#250.0- 24 for wet locations and 40°C ambient temperatures
- 1.5 G rated for ANSI C136.31 high vibration applications
- IP66 Rated for Arm
- Meets IDA recommendations using 3K CCT configuration at 0 degrees of tilt
- This product qualifies as a "designated country construction material" per FAR 52.225-11 Buy American-Construction Materials under Trade Agreements effective 04/22/2020

WARRANTY
- 5 year warranty

Project Name: _____
Date: _____
Location: _____
Notes: _____

Made in the U.S.A. of the U.S. and imported parts. Meets Buy American requirements for ARRA.

WLS LIGHTING SYSTEMS
6820 Corporation Pkwy
Fort Worth, TX 76126
817.731.0020
www.wlslighting.com

41 REV. 3/23
Specifications subject to change without notice.

C SERIES LED AREA

MICROSTRIKE OPTICS ORDERING INFORMATION

SELECT APPROPRIATE CHOICE FROM EACH COLUMN TO FORMULATE ORDER CODE Refer to example below.

PRODUCT	VERSION	SIZE	LIGHT ENGINE	COLOR TEMPERATURE	DISTRIBUTION	OPTIC ROTATION	VOLTAGE	MOUNTING	COLOR	OPTIONS
C	**Blank** Micro strike	1 Size 1	**35** 3668 Lumens [1] **52** 5502 Lumens **72** 7343 Lumens **97** 9718 Lumens **132** 13211 Lumens **132** 13079 Lumens **158** 15868 Lumens	**AP** AP Amber **CW** 5000K, 70 CRI **27KR** 2700K, 80 CRI **30KR** 3000K, 80 CRI **35KR** 3500K, 80 CRI **40KR** 4000K, 80 CRI **50KR** 5000K, 80 CRI	**2** Type 2 **3** Type 3 **4F** Type 4 Forward **4W** Type 4 Wide **SQW** Type 5 Square Wide	**Blank** No Rotation **L** Optic Rotates Left **R** Optic Rotation Right	**UNV** 120-277V **347** 347V **HVU** 480V	**A** Arm mount for 2-3/8" OD tenon (fits 1@180 Pattern) (Does not include round pole adapter) **AM** Mast arm for round pole [2] **ASQU** Universal arm mount for square pole Can be configured for 12 Grid Pattern **A_U** Universal arm mount for round pole [2] **ASU** Adjustable arm for pole mounting (universal drill pattern) **AA_U** Adjustable arm for pole mounting (universal round pole) [2] **MAF** Mast arm from for 2-3/8" OD horizontal arm **K** Knuckle **T** Trunnion **WB** Wall Bracket, Universal Mounting with MAF **WM** Wall mount bracket with decorative upsweep arm **WA** Wall mount bracket with adjustable arm	**BLT** Black **NLT** Natural **BLS** Black Gloss Smooth **DBT** Dark Bronze Matty Texture **DBG** Dark Bronze Gloss Smooth **GTT** Graphit Matty Texture [3] **LGS** Light Grey Gloss Smooth **PSS** Platinu Silver Smoot **WHT** White Matty Texture **WHG** White Gloss Smooth **VGT** Verde Green Textur **CC** Custom Color	**F** Fusing **2PF** Dual Power Feed **2DR** Dual Driver **TE** Stainless Steel Tie **BL** Backlight Control [4] **TB** Terminal Block

ORDER:

WLS-C										

Example: WLS-C-2-186-4KR-SQW-UNV-A-DBS-F

ACCESSORIES

BTS-14F Bluetooth® Programmable, BTS4IP-LMCI PIR Occupancy Sensor with Automatic Dimming Photocell and 360° Lens [5]
BTS-40F Bluetooth® Programmable, BTS4IP-HMCI PIR Occupancy Sensor with Automatic Dimming Photocell and 360° Lens [5]
BTS4IP-GW Bluetooth® Programmable, BTS4IP-GWM-G PIR Occupancy Sensor with Automatic Dimming Photocell and 360° Lens [5]
7PR 7-Pin Receptacle [6]
7PR-RC 7-Pin Receptacle with shorting cap [6]
3PR 3-Pin twist lock [6]
3PR-RC 3-Pin receptacle with shorting cap [6]
3PR-TL 3-Pin PCR with photocontrol [6]
PC Button Photocontrol [6]
NL NetLINK Controls System

FOOTNOTES:

1. Contact your Sales Professional for more information
2. Replace "_" with: 0° for 2.7"x4.5" OD pole, 1° for 3.5"x4.5" OD pole, 4° for 4.18"x4.25" OD pole, 7° for 5.2"x4.5"OD pole
3. Networked Controls cannot be combined with other control options
4. Backlight Control is a 0-10V dimming system
5. Some voltage restrictions may apply when combined with controls
6. Not available with 480V
7. RC not available on 4F and type 5 distributions
8. BTS and BTS5D are only available on Size 3 and Size 4

WLS LIGHTING SYSTEMS
6820 Corporation Pkwy
Fort Worth, TX 76126
817.731.0020
www.wlslighting.com

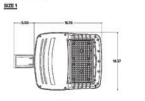
Project Name: _____
Date: _____
Location: _____
Notes: _____

41 REV. 3/23
Specifications subject to change without notice.

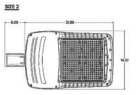
C SERIES LED AREA

DIMENSIONS

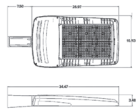
SIZE 1



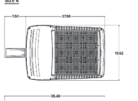
SIZE 2



SIZE 3



SIZE 4



EPA

	WLS-C (Size 1)	WLS-C (Size 2)	WLS-C (Size 3)	WLS-C (Size 4)	Config.
Single Fixture	0.464	0.666	0.855	0.998	
Two at 180	0.908	1.70	1.312	1.398	
Two at 90	0.883	0.71	0.897	0.968	
Three at 90	1.237	1.266	1.512	1.646	
Three at 120	0.943	1.155	1.282	1.669	
Four at 90	1.166	1.422	1.74	1.898	

	Weight	
	lbs	kgs
WLS-C (Size 1)	13.7	6.2
WLS-C (Size 2)	16.0	7.26
WLS-C (Size 3)	25.9	11.7
WLS-C (Size 4)	30.8	13.9

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817.731.0020
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Project Name: _____
Date: _____
Location: _____
Notes: _____

41 REV. 3/23
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C SERIES LED AREA

MOUNTING



A–STRAIGHT ARM MOUNT

Rotate ships with integral arm for ease of installation. Compatible with Current Outdoor 351 drill pattern for direct mount on square poles. For round pole add applicable suffix (2/3/4/5)



ASQU–UNIVERSAL ARM MOUNT

Universal mounting block for ease of installation. Compatible with drill patterns from 2.5" to 4.5" and Current drill pattern 52. For round poles add applicable suffix (2/3/4/5)



ASQU–ADJUSTABLE ARM FOR POLE MOUNTING

Rotatable arm mount directly to pole. Compatible with drill patterns from 2.5" to 4.5" and Current drill pattern 52 and 153. For round poles add applicable suffix (2/3/4/5). Rotatable to 15° stress angle increments. Micro Strike configurations have a 45° mounting limitation. Strike configurations are a 30° aiming limitation.



ADU–DECORATIVE UPSWEPT ARM

Upswept Arm compatible with drill patterns from 2.5" to 4.5" and Current drill pattern 52. For round poles add applicable suffix (2/3/4/5)



MAF–MAST ARM FITTER

Fits 2-3/8" OD horizontal tenons.



K–KNUCKLE

Knuckle mount 15° aiming angle increments for precise aiming and control. fits 2-3/8" tenons or pipes. Micro Strike configurations have a 45° aiming limitation. Strike configurations have a 30° aiming limitation.

T–TRUNNION

Trunnion for surface and crossarm mounting using (1) 3/4" or (2) 1/2" size through bolts. Micro Strike configurations have a 45° aiming limitation. Strike configurations have a 30° aiming limitation.



WM–WALL MOUNT

Compatible with universal arm mount, adjustables are square and decorative arm mount. The WA option uses the same wall bracket but replaces the decorative arm with an adjustable arm.



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Fort Worth, TX 76126
817.731.0020
www.wlslighting.com

Project Name: _____
Date: _____
Location: _____
Notes: _____

41 REV. 3/23
Specifications subject to change without notice.

NV-W

HIGH PERFORMANCE FULL CUT OFF WALL PACK

FORM AND FUNCTION
- Sleek, low profile housing
- Spec grade performance
- Engineered for optimum thermal management
- Reduces energy consumption and costs up to 65%

CONSTRUCTION
- Die-Cast Aluminum
- Internal cooling fins
- Corrosion resistant external hardware
- One-piece silicone gasket ensures IP65 seal for electronics compartment
- Two-piece silicone Micro Optic system ensures IP67 level seal around each PCB
- Silicone Micro Optics: Recessed, full cutoff and non-yellowing
- Dark Sky Compliant

FINISH
- 3-5 mils electrostatic powder coat.
- WLS' standard high-quality finish to prevent corrosion and protects against extreme environmental conditions

WARRANTY
Five-year standard warranty



LISTINGS
- Certified to UL 1598
- UL 8750
- CSA C22.2 No. 250.0
- DesignLights Consortium® (DLC)
- DesignLights Consortium® Premium+ ™ (DLC®)
- IP65 / IP67 Rated
- BUY AMERICA

LED MAINTENANCE CHART

100 milliamps	19w	--
320 milliamps	29w	--
700 milliamps	57w	71w
1000 milliamps	--	100w
1050 milliamps	58w	--

Project Name: _____ Type: _____

Cat#	Light Test	# of LEDs	Milliamps	Lumens	Volts	Mounting	Finish	Options	Cat# (IES)
NV-W (NV-W)	Type 2 (T2)	16 (16L)	350 (350)	2700K, 80 CRI (27KR)	120-277 (UNV)	Wall Mount (WM)	Bronze Textured (BRZ)	Marine Grade Finish (MGF)	FSP-2= with Motion Sensor (FP's) ● *If Height is 30' or Higher Use FSP-20 *If 40' Higher
	Type 3 (T3)	32 (32L)	530 (530)	3000K, 70 CRI (30KT)	347-480 (HV)		White Textured (WHT)	Vanity Plate 16" SQ (VPTY-)	Nema 7 Pin Receptacle (PE) ●
	Type 4 (T4)		700 (7)	3500K, 80 CRI (35KR)			Smooth White Gloss (SWT)	Housing Extensions (HE) ●	Button Photo Cell (P) ●
			1000 (1A) ●	4000K, 80 CRI (40KR)			Silver (SVR)	Surge Protector (SPA) ●	Emergency battery 4w 1hr 4.5V (EM) ●●
			1050 (1) ●	4000K, 70 CRI (40KT)			Black Textured (BLK)		Emergency battery 8w 1hr 120/277v (EM8) ●●
				5000K, 70 CRI (50KT)			Smooth Black Gloss (SBK)		Emergency battery 14w 1hr 120/277v (EM14) ●●
				5000K, 80 CRI (50KR) ●			Graphite Textured (GPH)		Emergency Cold Battery 14w 1hr 120/277v (EMB) ●●
							Grey Textured (GRY)		
							Custom (CS)		

Notes:
- ● Consult Factory for Lead Time. Consult Factory for 90 CRI Requests.
- ● To match EM Extension Box
- ● Requires Deep Back Box
- ● Not Available Voltage 120-277
- ● Not Available Battery Options Certified CA Title 20
- ● (1A/1D, only)
- ● (1) No. only

ELECTRICAL
- 120-277 Volts (UNV) or 347-480 Volts (HV)
- 0-10V dimming driver by Philips Advance
- Driver power factor at maximum load is ≥ .95, THD maximum load is 15%
- All internal wiring UL cer tified for 600 VAC and 105°C
- All drivers, controls, and sensors housed in enclosed IP65 compartment
- Lumileds Luxeon MX LED's
- CRI 70, 80 or 90
- Color temperatures: 2700K, 3000K, 3500K, 4000K, 5000K
- Surge Protection: 20KA is available as an option

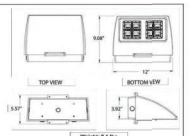
OPTIONS
- MARINE GRADE FINISH (MGF) —A multi-step process creating protective finishing coat against harsh environments.
  - Chemically washed in a 5 stage cleaning system.
  - Pre-baked
  - Powder coated 3-5 mils of Zinc Rich Super Durable Polyester Primer.
  - 1-2 feet inside pole coverage top and bottom.
  - Oven Baked.
  - Finished Powder Coating of Super Durable Polyester Powder Coat 3-5 mil thickness.
- VANITY PLATE (VP)—The Vanity Plate was designed to cover the un-sightly remains on a wall where a larger HID wallpack was removed. The Vanity Plate will be painted to match the finish of the NV-W, custom finishes are available, please consult factory. The standard Vanity Plate is 16" x 16".
- NEMA 7-PIN RECEPTACLE (PE7) —An ANSI C136.41-2013 receptacle provides electrical and mechanical interconnection between photo control cell and luminaire. Dimming receptacle available two or four dimming contacts supports 0-10 VDC dimming methods or Digital Addressable Lighting Interface (DALI), providing reliable power interconnect.
- EMERGENCY BAT TERY OPERATION — The emergency battery backup is integral to the NV-W. All emergency backup configurations include a standalone secondary driver with integral relay to detect power loss. This meets NFPA 70/NEC 2008. The emergency battery will power the NV-W for 90 minutes once power is lost. Emergency battery pack are of LiFePO4 batteries. (EMCP) Emergency Cold Pack Batteries are rated for -20°C to 50°C.

OPTICS

Silicone optics high photothermal stability and light output provides higher powered LEDs with minimized lumen depreciation LED life. UV and thermal stability with scotch resistance increases exterior application durability.
- IES Types



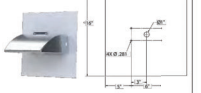
TYPE II (T2) TYPE III (T3) TYPE IV (T4)



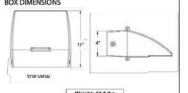
TOP VIEW BOTTOM VIEW

Weight: 9.1 lbs

VANITY PLATE (VP)

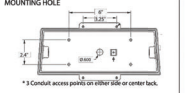


EMERGENCY BATTERY AND 7-PIN EXTENSION BOX DIMENSIONS



Weight: 13.3 lbs

MOUNTING HOLE



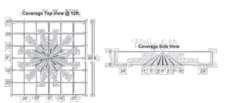
* 3 Conduit access points on either side or center back.

MOTION SENSOR PLACEMENT

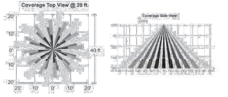


CONTROLS
- DIMMING CONTROL (FSP)—Passive infrared (PIR) sensor providing multi-level control based on motion/daylight contribution.
- All control parameters adjustable via wireless configuration remote storing and transmitting sensor profiles.
- FSP-8 mounting heights 8 feet and below
- FSP-20 mounting heights 9-20 Feet
- Includes 5 dimming event cycles, 0-10V dimming with motion sensing, reprogrammable in the field.

FSP-8



FSP-20



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LUMENS

PART NUMBER	T2	LM/W	T3	LM/W	T4	LM/W	WATTS
NV-W-16L-35-30K7	2470	130	2490	132	2470	130	19
NV-W-16L-35-40K7	2818	138	2848	139	2818	138	19
NV-W-16L-53-30K7	3818	138	3646	139	3618	138	19
NV-W-16L-53-40K7	3544	122	3579	123	3544	122	29
NV-W-16L-53-40K7	3756	130	3794	131	3756	130	29
NV-W-16L-53-50K7	3756	130	3794	131	3756	130	29
NV-W-16L-7-30K7	4388	119	4432	120	4388	119	37
NV-W-16L-7-40K7	4651	126	4698	127	4651	126	37
NV-W-16L-7-50K7	4651	126	4698	127	4651	126	37
NV-W-16L-5-30K7	3950	107	4029	108	3970	107	56
NV-W-16L-1-40K7	6328	113	6391	114	6328	113	56
NV-W-16L-1-50K7	6328	113	6391	114	6328	113	56
NV-W-32L-7-30K7	9010	127	9100	128	9010	127	71
NV-W-32L-7-40K7	9550	135	9646	136	9550	135	71
NV-W-32L-7-50K7	9550	135	9646	136	9550	135	71
NV-W-32L-1A-30K7	10877	109	10982	110	10871	109	100
NV-W-32L-1A-40K7	11426	114	11544	115	11426	114	100
NV-W-32L-1A-50K7	11426	114	11544	115	11426	114	100

BUG RATINGS

PART NUMBER	T2	T3	T4	WATTS
NV-W-16L-35-30K7	B1-U0-G1	B1-U0-G1	B1-U0-G1	19
NV-W-16L-35-40K7	B1-U0-G1	B1-U0-G1	B1-U0-G1	19
NV-W-16L-35-50K7	B1-U0-G1	B1-U0-G1	B1-U0-G1	19
NV-W-16L-53-30K7	B1-U0-G1	B1-U0-G1	B1-U0-G1	29
NV-W-16L-53-40K7	B1-U0-G1	B1-U0-G1	B1-U0-G1	29
NV-W-16L-53-50K7	B1-U0-G1	B1-U0-G1	B1-U0-G1	29
NV-W-16L-7-30K7	B1-U0-G1	B1-U0-G1	B1-U0-G1	37
NV-W-16L-7-40K7	B1-U0-G1	B1-U0-G1	B1-U0-G1	37
NV-W-16L-7-50K7	B1-U0-G1	B1-U0-G1	B1-U0-G1	37
NV-W-16L-5-30K7	B1-U0-G1	B1-U0-G1	B1-U0-G2	56
NV-W-16L-1-40K7	B1-U0-G1	B1-U0-G2	B1-U0-G2	56
NV-W-16L-1-50K7	B1-U0-G1	B1-U0-G2	B1-U0-G2	56
NV-W-32L-7-30K7	B1-U0-G2	B2-U0-G2	B2-U0-G2	71
NV-W-32L-7-40K7	B1-U0-G2	B2-U0-G2	B2-U0-G2	71
NV-W-32L-7-50K7	B1-U0-G2	B2-U0-G2	B2-U0-G2	71
NV-W-32L-1A-30K7	B2-U0-G2	B2-U0-G2	B2-U0-G2	100
NV-W-32L-1A-40K7	B2-U0-G2	B2-U0-G2	B2-U0-G2	100
NV-W-32L-1A-50K7	B2-U0-G2	B2-U0-G2	B2-U0-G2	100

EMERGENCY BATTERY BACK-UP LUMENS

PART NUMBER	T2	LM/W	T3	LM/W	T4	LM/W	WATTS
EM4-30K7	520	130	524	131	516	129	4
EM4-40K7	544	136	548	137	540	135	4
EM4-50K7	544	136	548	137	540	135	4
EM8-30K7	1040	130	1048	131	1032	129	8
EM8-40K7	1088	136	1096	137	1080	135	8
EM8-50K7	1120	140	1128	141	1112	139	8
EM16-30K7	2080	130	2096	131	2064	129	16
EM16-40K7	2176	136	2192	137	2160	135	16
EM16-50K7	2240	140	2256	141	2224	139	16
EMCP-30K7	1820	130	834	131	1806	129	14
EMCP-40K7	1904	136	918	137	1890	135	14
EMCP-50K7	1960	140	974	141	1946	139	14

Lumen Maintenance Data

Ambient Temperature	Drive Current	L90 Hours*	L70 Hours**	50,000 Hours*	60,00 Hours*	100,000 Hours**
25°C	Up to 700mA	36,000	173,000	93.7%	91.8%	82.1%
	1050mA	36,000	143,000	93.3%	87.2%	78.3%

*Reported extrapolations per IESNA TM-21
**Projected extrapolations per IESNA TM-21

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

REVISIONS

REV	DATE	DESCRIPTION	BY
01	6/12/24	REVISION PER ZONING APPROVAL, COUNT & SWYMMD REVIEW COMMENTS	JJS
02	8/01/24	REVISION PER COUNT, SWYMMD & FDOT REVIEW COMMENTS	JJS
03	9/05/24	REVISIONS TO BUFFER PER RESOLUTION	JJS
04	9/20/24	REVISIONS PER FDOT ACCESS & FORCEMAIN RELOCATION	JJS

Sunshine811
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
CORTA COMMONS
FOR
CORTA OCALA, LLC
SW HWY 200 - OCALA
MARION COUNTY, FLORIDA

SHEET TITLE
SITE LIGHTING DETAILS & SPECIFICATIONS

PROJECT NO: 23-3306
CHECKED BY: JJS
VERTICAL DATUM: NAVD 1988
DATE: 03/29/2024

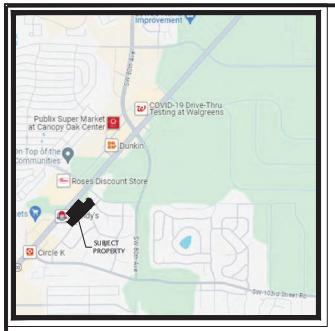
SHEET NUMBER
C-602

MAJOR SITE PLAN

FOR

CORTA COMMONS

SECTIONS 24 & 25, TOWNSHIP 16S, RANGE 20E



VICINITY MAP

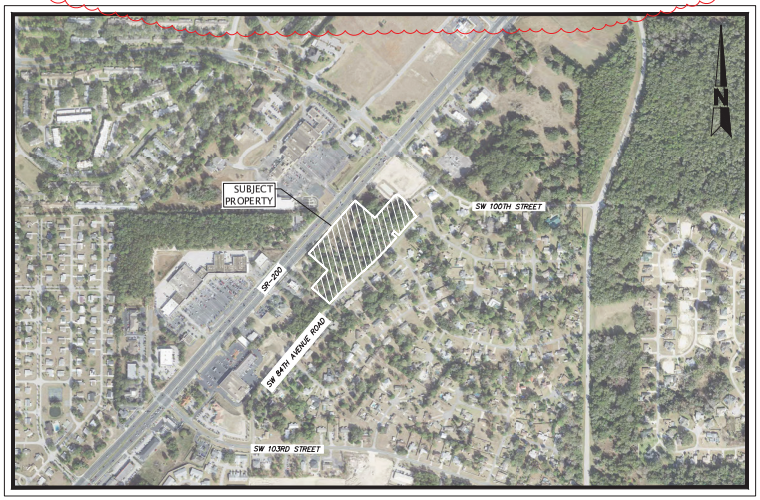
SCALE: 1" = 2000'

3501-200-018 3501-200-022 3501-200-036 3501-200-040
3501-200-019 3501-200-023 3501-200-037 3501-400-002
3501-200-020 3501-200-034 3501-200-038 3501-400-003
3501-200-021 3501-200-035 3501-200-039 3501-400-004

PHYSICAL ADDRESSES:

CHIPOTLE - 8440 SW HWY 200
SPROUTS - 8430 SW HWY 200
SHOPPES #3 - 8426 SW HWY 200
SHOPPES #1 - 8422 SW HWY 200
SHOPPES #2 - 8424 SW HWY 200
SHOPPES #4 - 8428 SW HWY 200
TROPICAL SMOOTHIE - 8410 SW HWY 200

OCALA, MARION COUNTY, FLORIDA



KEY MAP

0 500' 1000'

SCALE 1" = 500'

GENERAL NOTES:

1. BOUNDARY, TOPOGRAPHIC, AND TREE INFORMATION SHOWN HEREON TAKEN FROM A SURVEY ENTITLED "ALTA/NSPS LAND TITLE SURVEY LOCATED IN SECTIONS 24 & 25, TOWNSHIP 16 SOUTH, RANGE 20 EAST, MARION COUNTY, FLORIDA", PREPARED BY CHW PROFESSIONAL CONSULTANTS, DATED MARCH 18, 2023
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' AND 'AE'. THE 'AE' AREA APPEARS TO FALL WITHIN THE TOP OF BANK LIMITS OF THE POND WITHIN LOT 3 OF SAMIRA VILLAS AS DEPICTED ON THE SURVEY REFERENCED ABOVE., BASE FLOOD ELEVATION OF 70.2-FT (NAVD88).
4. SUBSURFACE INFORMATION SHOWN HEREON IS TAKEN FROM A REPORT ENTITLED "GEOTECHNICAL INVESTIGATION, PROPOSED SPROUTS AND ROSS RETAIL DEVELOPMENT, STATE ROAD 200 AND SOUTHWEST 100TH STREET, OCALA, MARION COUNTY, FLORIDA" PREPARED BY ANDREYEV ENGINEERING, INC. DATED NOVEMBER 3, 2022
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.

TRAFFIC IMPACT STATEMENT:

THE PROPOSED PROJECT PRODUCES 436 PEAK PM TRIPS

Land Use & Data Source	Location	IV	Size	Time Period	Method	Entry	Exit	Total
					Rate/Equation	Split%	Split%	
850 - Supermarket	General	1000 Sq. Ft. GFA	23.3	Weekday, Peak Hour of Adjacent Street Traffic,	Best Fit (LOG)	119	119	238
Data Source: Trip Generation Manual, 11th Ed	Urban/Suburban							
822 - Strip Retail Plaza (<40k)	General	1000 Sq. Ft. GLA	3.5	Weekday, Peak Hour of Adjacent Street Traffic,	Best Fit (LOG)	18	18	36
Data Source: Trip Generation Manual, 11th Ed	Urban/Suburban							
934 - Fast-Food Restaurant with Drive-Through	General	1000 Sq. Ft. GFA	1.7	Weekday, Peak Hour of Adjacent Street Traffic,	Average	29	27	56
Data Source: Trip Generation Manual, 11th Ed	Urban/Suburban							
930 - Fast Casual Restaurant	General	1000 Sq. Ft. GFA	2.4	Weekday, Peak Hour of Adjacent Street Traffic,	Best Fit (LIN)	15	12	27
Data Source: Trip Generation Manual, 11th Ed	Urban/Suburban							
220 - Multifamily Housing (Low-Rise) -	General	Dwelling Units	30	Weekday, Peak Hour of Adjacent Street	Best Fit (LIN)	21	12	33
Data Source: Trip Generation Manual, 11th Ed	Urban/Suburban							
932 - High-Turnover (Sit-Down) Restaurant	General	1000 Sq. Ft. GFA	5.1	Weekday, Peak Hour of Adjacent Street Traffic,	Average	28	18	46
Data Source: Trip Generation Manual, 11th Ed	Urban/Suburban							
							Overall Total	436

LIST OF APPROVED WAIVERS:

LDC 2.21.4.E - CONSTRUCTION, COMPLETION AND CLOSEOUT	APPROVED
LDC 6.8.8.B - BUILDING LANDSCAPE	APPROVED
LDC 2.21.3.A & C - REVIEW & APPROVAL PROCEDURES	APPROVED
LDC 2.1.3 - ORDER OF PLAN APPROVAL	APPROVED

DEVELOPMENT TEAM CONTACTS:

OWNER/APPLICANT
CORTA OCALA, LLC
12632 SW 92ND AVE
MIAMI, FL 33157
404.625.5119
ATTN: CORY PRESNICK

LANDSCAPE ARCHITECT:
CHW PROFESSIONAL CONSULTANTS
11801 RESEARCH DRIVE
ALACHUA, FL 32615
352.331.1976
ATTN: JOHN-MICHAEL SIMPSON, PLA

GEOTECHNICAL ENGINEER:
ANDREYEV ENGINEERING, INC
3740 54TH AVENUE NORTH
ST PETERSBURG, FL 33714
727.527.5735
ATTN: ANTHONY DION, P.E.

ENGINEER:
MJ STOKES CONSULTING, LLC
9872 MONTAGUE STREET
TAMPA, FL 33626
813.724.4199
ATTN: JOHN J STOECKEL, P.E.

SURVEYOR:
CHW PROFESSIONAL CONSULTANTS
11801 RESEARCH DRIVE
ALACHUA, FL 32615
352.331.1976
ATTN: CLINTON N. RICKNER, PSM

SHEET INDEX

SHEET NO.	SHEET TITLE	LAST REVISED
C-001	COVER SHEET	01/07/25
C-002	PROJECT GENERAL NOTES SHEET	---
C-003	DEMOLITION, EROSION & SEDIMENT CONTROL PLAN	01/07/25
C-004	EROSION & SEDIMENT CONTROL DETAILS	---
C-101	OVERALL SITE PLAN WITH AERIAL	01/07/25
C-102	OVERALL DIMENSION & LAYOUT PLAN	01/07/25
C-103	DIMENSION & LAYOUT PLAN (NORTH)	01/07/25
C-104	DIMENSION & LAYOUT PLAN (SOUTH)	01/07/25
C-105	OVERALL SIGNING & MARKING PLAN	01/07/25
C-106	TRUCK TURN EXHIBIT	---
C-201	FDOT TURN LANE HORIZONTAL PLAN	9/20/24
C-202	FDOT TURN LANE VERTICAL PLAN & SECTIONS	9/20/24
C-203	FDOT RIGHT-OF-WAY DETAILS	9/20/24
C-204	FDOT RIGHT-OF-WAY DETAILS	9/20/24
C-205	FDOT MAINTENANCE OF TRAFFIC PLAN	9/20/24
C-206	FDOT MAINTENANCE OF DETAILS	9/20/24
C-301	OVERALL GRADING & DRAINAGE PLAN	01/07/25
C-302	GRADING & DRAINAGE PLAN (NORTH)	01/07/25
C-303	GRADING & DRAINAGE PLAN (SOUTH)	01/07/25
C-304	CROSS SECTIONS	01/07/25
C-305	CROSS SECTIONS	01/07/25
C-401	OVERALL UTILITY PLAN	01/07/25
C-402	UTILITY PLAN (NORTH)	01/07/25
C-403	UTILITY PLAN (SOUTH)	01/07/25
C-404	SANITARY FORCEMAIN PROFILE	11/07/24
C-501	CONSTRUCTION DETAILS	---
C-502	CONSTRUCTION DETAILS	---
C-503	CONSTRUCTION DETAILS	6/12/24
C-504	DRAINAGE DETAILS	---
C-505	DRAINAGE DETAILS	---
C-506	DETAIL SHEET REMOVED, NO LONGER APPLICABLE	01/07/25
C-507	MARION COUNTY UTILITY DETAILS	6/12/24
C-508	MARION COUNTY UTILITY DETAILS	6/12/24
C-509	MARION COUNTY UTILITY DETAILS	6/12/24
C-510	MARION COUNTY UTILITY DETAILS	11/07/24
C-511	LIFT STATION DETAIL & SPECIFICATIONS	6/12/24
C-601	EXTERIOR LIGHTING PHOTOMETRIC PLAN	---
C-602	SITE LIGHTING DETAILS & SPECIFICATIONS	---
LS-1	LANDSCAPE NOTES & DETAILS	12/16/24
LS-2	LANDSCAPE PLAN	12/16/24
LS-3	LANDSCAPE PLAN	12/16/24
IR-1	IRRIGATION NOTES & DETAILS	12/16/24
IR-2	IRRIGATION PLAN	12/16/24
IR-3	IRRIGATION PLAN	12/16/24

IMPERVIOUS DATA:

	LAND COVER	AREA (SQ. FT.)	AREA (AC.)	AREA (%)	TOTAL AREA (AC.)
PRE-DEVELOPMENT	OPEN SPACE	398,545	9.15	94.2%	9.71
	IMPERVIOUS	24,390	0.56	5.8%	
POST DEVELOPMENT	OPEN SPACE	138,560	3.18	30.9%	10.29
	IMPERVIOUS	273,925	6.29	61.1%	
	DRA (DHW)	35,720	0.82	8.0%	

NOTE: DATA PROVIDED HEREIN IS BASED ON THE PRE- AND POST-DEVELOPMENT STORMWATER ANALYSIS AND AREAS ASSOCIATED EXCEED LIMITS OF THE SUBJECT PROPERTY DUE TO FLOW PATTERNS. 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

CORY PRESNICK DATE
CORTA OCALA, LLC
16232 SW 92ND AVE, MIAMI, FL 33157
PHONE: 404.625.5119

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
08	1/07/24	PERMIT MODIFICATION REVISION - ACCESS, UTILITY, DRAINAGE	JJS
07	1/07/24	UPDATED PLANS FROM RE-DESIGN FOR PERMIT MODIFICATION SUBMITTAL	JJS
06	10/7/24	RE-DESIGN OF CROSS ACCESS & LOWERED SITE AT TSC	JJS
05	10/07/24	REVISIONS PER FDOT ACCESS COMMENTS & ON-SITE CROSS ACCESS/POND	JJS
04	9/20/24	REVISIONS PER FDOT ACCESS & PORCEMAIN RELOCATION	JJS
03	9/05/24	REVISIONS TO BUFFER PER RESOLUTION	JJS
02	8/01/24	REVISION PER COUNTY, SWFWMD & FDOT REVIEW COMMENTS	JJS
01	6/12/24	REVISION PER ZONING APPROVAL, COUNTY & SWFWMD REVIEW COMMENTS	JJS

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JOHN J. STOECKEL
FLORIDA PROFESSIONAL ENGINEER
LICENSE NO. 80758

PROJECT NAME:
MAJOR SITE PLAN
CORTA COMMONS
FOR
CORTA OCALA, LLC
SW HWY 200 - OCALA
MARION COUNTY, FLORIDA

SHEET TITLE
COVER SHEET

PROJECT NO: 23-3306
CHECKED BY: JJS
VERTICAL DATUM: NAVD 1988
DATE: 03/29/2024
SHEET NUMBER
C-001

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, OF 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 CONTAINED IN THE GEOTECHNICAL REPORT AND 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 WHICH ARE 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, ELECTR

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.

LEGEND:

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



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.

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
08	1.07.24	PERMIT MODIFICATION REVISION - ACCESS, UTILITY, DRAINAGE	JJS
07	1.07.24	UPDATED PLANS FROM RE-DESIGN FOR PERMIT MODIFICATION SUBMITTAL	JJS
06	10.17.24	RE-DESIGN OF CROSS ACCESS & LOWERED SITE AT TSC	JJS
05	10.07.24	REVISIONS PER FDOT ACCESS COMMENTS & ON-SITE CROSS ACCESS/POND	JJS
04	9.20.24	REVISIONS PER FDOT ACCESS & FORCEMAIN RELOCATION	JJS
03	9.05.24	REVISION TO BUFFER PER RESOLUTION	JJS
02	8.01.24	REVISION PER COUNTY, SWFWMD & FDOT REVIEW COMMENTS	JJS
01	6.12.24	REVISION PER ZONING APPROVAL, COUNTY & SWFWMD REVIEW COMMENTS	JJS

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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
CORTA COMMONS
FOR
CORTA OCALA, LLC
SW HWY 200 - OCALA
MARION COUNTY, FLORIDA

SHEET TITLE

DEMOLITION & EROSION CONTROL PLAN

PROJECT NO:	23-3306
CHECKED BY:	JJS
VERTICAL DATUM:	NAVD 1988
DATE:	03/29/2024

SHEET NUMBER

C-003

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

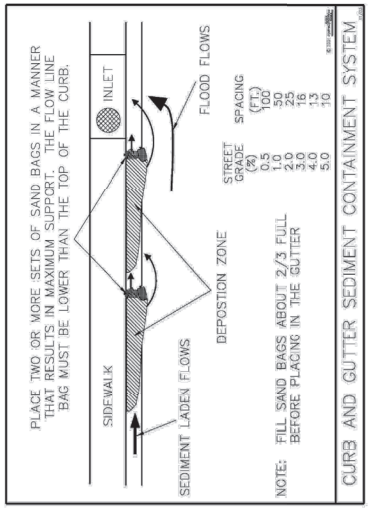


Figure V-19: Illustration of a Curb and Gutter Sediment Containment System

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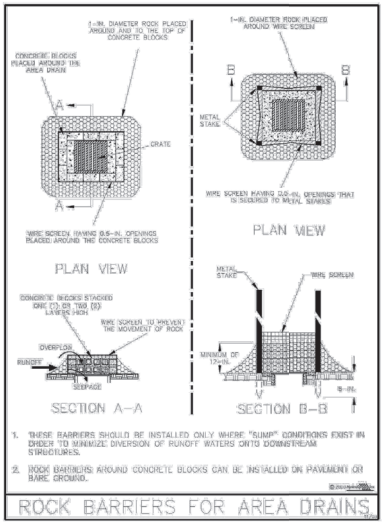


Figure V-13: Illustration of Rock Barriers around Area Drains

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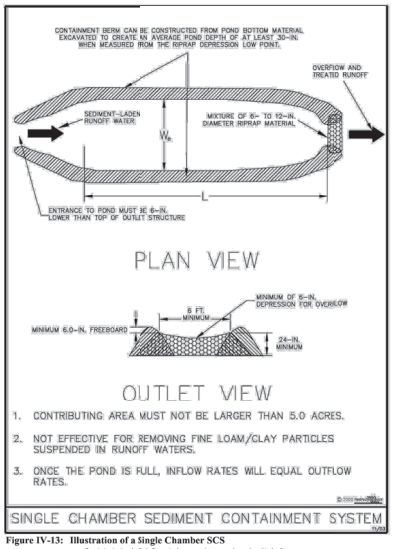
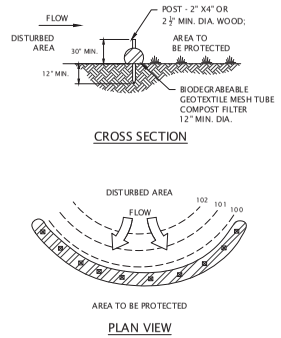


Figure IV-13: Illustration of a Single Chamber SCS

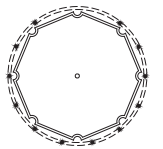
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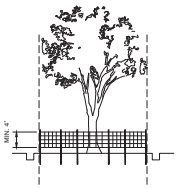


NOTES:

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.

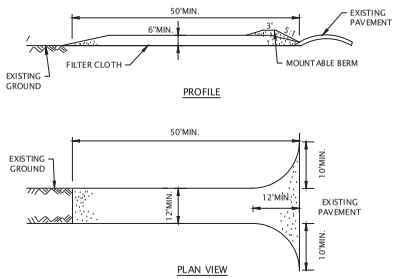




NOTES:

1. USE TRENCHER (I.E. DITCH WHICH) 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.



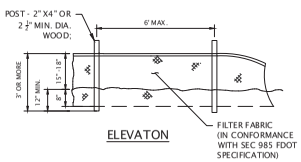
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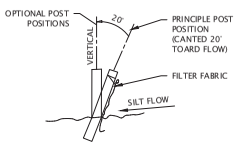
1. STONE SIZE - USE 2-3 COURSE AGGREGATE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
2. LENGTH - NOT LESS THAN 50 FEET (EXCEPT ON A SINGLE RESIDENCE LOT).
3. THICKNESS - NOT LESS THAN SIX (6) INCHES.
4. WIDTH - TWELVE (12) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS 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.

CONSTRUCTION SEQUENCE

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.





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. 34448

REVISIONS

BY	DATE	DESCRIPTION
JJS	6/12/24	REVISION PER ZONING APPROVAL, COUNTY & SWFWMD REVIEW COMMENTS
JJS	8/01/24	REVISION PER COUNTY, SWFWMD & FDOT REVIEW COMMENTS
JJS	9/05/24	REVISIONS TO BUFFER PER RESOLUTION
JJS	9/20/24	REVISIONS PER FDOT ACCESS & FORCEMAIN RELOCATION
JJS	10/07/24	REVISIONS PER FDOT ACCESS COMMENTS & ON-SITE CROSS ACCESS/POND
JJS	10/17/24	RE-DESIGN OF CROSS ACCESS & LOWERED SITE AT TSC
JJS	11/07/24	UPDATED PLANS FROM RE-DESIGN FOR PERMIT MODIFICATION SUBMITTAL
JJS	1/07/24	PERMIT MODIFICATION REVISION - ACCESS, UTILITY, DRAINAGE

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JOHN J. STOECKEL
FLORIDA PROFESSIONAL ENGINEER
LICENSE NO. 80758

PROJECT NAME:
MAJOR SITE PLAN
CORTA COMMONS
FOR
CORTA OCALA, LLC
SW HWY 200 - OCALA
MARION COUNTY, FLORIDA

SHEET TITLE
EROSION & SEDIMENT CONTROL DETAILS

PROJECT NO: 23-3306
CHECKED BY: JJS
VERTICAL DATUM: NAVD 1988
DATE: 03/29/2024

SHEET NUMBER
C-004

OWNER 1:

A. SALDARRIAGA TRUST
17643 SAWGRASS RUN
TAVARES, FL 32778

OWNER 2:

WHITEHILL OF OCALA LLC
2290 SW 37TH STREET
OCALA, FL 34471

APPLICANT:

CORTA OCALA LLC
12632 SW 92ND AVE
MIAMI, FL 33157

PARCEL INFORMATION:

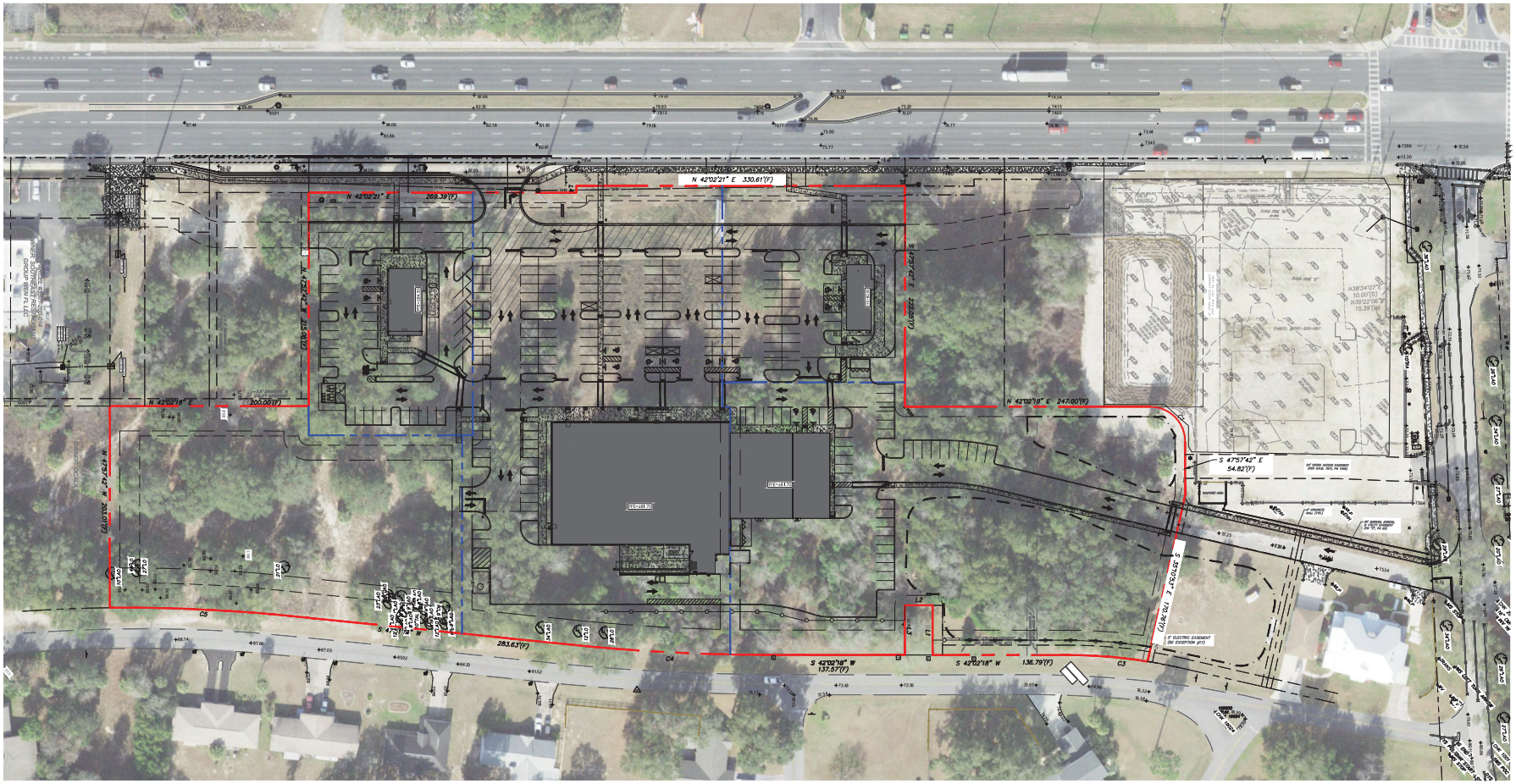
- EXISTING ZONING DESIGNATION: B-2 (COMMERCIAL BUSINESS)
- PROPOSED ZONING DESIGNATION: PUD (PLANNED UNIT DEVELOPMENT)
- PARCEL ID:

A. SALDARRIAGA TRUST (OWNER 1)		WHITEHILL OF OCALA LLC (OWNER 2)
3501-200-023	3501-200-039	3501-400-003
3501-200-022	3501-200-038	3501-400-004
3501-200-021	3501-200-037	
3501-200-020	3501-200-036	
3501-200-019	3501-200-035	
3501-200-018	3501-200-034	
3501-200-040		

- SITE AREA: ±8.76 ACRES
- TOTAL WETLANDS: 0.0 ACRES
- PHYSICAL ADDRESS: PENDING
- FUTURE LAND USE (FLUM): COMMERCIAL (0 - 8 DU/AC; FAR 1.0)
- EXISTING USE: VACANT
- PROPOSED USE: SHOPPING PLAZA (RETAIL & RESTAURANT)
- LANDSCAPE BUFFERS SHALL BE 15-FT FRONT YARD, 10-FT SIDE YARD, AND 10-FT REAR YARD, FURTHER IN ACCORDANCE WITH MARION COUNTY DEVELOPMENT CODE SECTION 6.8.6.
- A RECIPROCAL EASEMENT AGREEMENT (REA) WILL BE PREPARED AND RECORDED FOR BETWEEN THE PROPOSED PARCELS AND OWNERSHIP TO BENEFIT BOTH THE DEVELOPMENT AND ADJACENT PROPERTIES IMPACTED.

GENERAL NOTES:

1. BOUNDARY, 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
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' AND 'AE'. THE 'AE' AREA APPEARS TO FALL WITHIN THE TOP OF BANK LIMITS OF THE POND WITHIN LOT 3 OF SAMRA VILLAS AS DEPICTED ON THE SURVEY REFERENCED ABOVE, BASE FLOOD ELEVATION OF 70.2-FT (NAVD88).
4. SUBSURFACE INFORMATION SHOWN HEREON IS TAKEN FROM A REPORT ENTITLED "GEOTECHNICAL INVESTIGATION, PROPOSED SPROUTS AND ROSS RETAIL DEVELOPMENT, STATE ROAD 200 AND SOUTHWEST 100TH STREET, OCALA, MARION COUNTY, FLORIDA" PREPARED BY ANDREYEV ENGINEERING, INC. DATED NOVEMBER 3, 2022



0 50' 100'
SCALE 1" = 50'

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
08	1.07.24	PERMIT MODIFICATION REVISION - ACCESS, UTILITY, DRAINAGE	JJS
07	1.07.24	UPDATED PLANS FROM RE-DESIGN FOR PERMIT MODIFICATION SUBMITTAL	JJS
06	10.17.24	RE-DESIGN OF CROSS ACCESS & LOWERED SITE AT TSC	JJS
05	10.07.24	REVISIONS PER FDOT ACCESS COMMENTS & ON-SITE CROSS ACCESS/POND	JJS
04	9.20.24	REVISIONS PER FDOT ACCESS & FORCEMAIN RELOCATION	JJS
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01	6.17.24	REVISION PER ZONING APPROVAL, COUNTY & SWFWMD REVIEW COMMENTS	JJS

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JOHN J. STOECKEL
FLORIDA PROFESSIONAL ENGINEER
LICENSE NO. 80758

PROJECT NAME:
MAJOR SITE PLAN
CORTA COMMONS
FOR
CORTA OCALA, LLC
SW HWY 200 - OCALA
MARION COUNTY, FLORIDA

SHEET TITLE
OVERALL SITE PLAN W/ AERIAL

PROJECT NO: 23-3306
CHECKED BY: JJS
VERTICAL DATUM: NAVD 1988
DATE: 03/29/2024

SHEET NUMBER
C-101

OWNER 1:

A. SALDARRIAGA TRUST
17643 SAWGRASS RUN
TAVARES, FL 32778

OWNER 2:

WHITEHILL OF OCALA LLC
2290 SW 37TH STREET
OCALA, FL 34471

APPLICANT:

CORTA OCALA LLC
12632 SW 92ND AVE
MIAMI, FL 33157

PARCEL INFORMATION:

- EXISTING ZONING DESIGNATION: B-2 (COMMERCIAL BUSINESS)
- PROPOSED ZONING DESIGNATION: PUD (PLANNED UNIT DEVELOPMENT)
- PARCEL ID:

A. SALDARRIAGA TRUST (OWNER 1)

3501-200-023
3501-200-022
3501-200-021
3501-200-020
3501-200-019
3501-200-018
3501-200-040
3501-200-039
3501-200-038
3501-200-037
3501-200-036
3501-200-035
3501-200-034

WHITEHILL OF OCALA LLC (OWNER 2)

3501-400-003
3501-400-004

- SITE AREA: ±8.76 ACRES
- TOTAL WETLANDS: 0.0 ACRES
- PHYSICAL ADDRESS: PENDING
- FUTURE LAND USE (FLUM): COMMERCIAL (0 - 8 DU/AC; FAR 1.0)
- EXISTING USE: VACANT
- PROPOSED USE: SHOPPING PLAZA (RETAIL & RESTAURANT)
- LANDSCAPE BUFFERS SHALL BE 15-FT FRONT YARD, 10-FT SIDE YARD, AND 10-FT REAR YARD; FURTHER IN ACCORDANCE WITH MARION COUNTY DEVELOPMENT CODE SECTION 6.8.6.
- A RECIPROCAL EASEMENT AGREEMENT (REA) WILL BE PREPARED AND RECORDED FOR BETWEEN THE PROPOSED PARCELS AND OWNERSHIP TO BENEFIT BOTH THE DEVELOPMENT AND ADJACENT PROPERTIES IMPACTED.

LEGAL DESCRIPTION:

SUBJECT PROPERTIES ARE UNDERGOING RE-PLAT AND IS CONCURRENTLY UNDER REVIEW BY MARION COUNTY STAFF. SEE PROJECT SURVEY FOR MULTIPLE PROPERTY PARCELS AND LEGAL DESCRIPTIONS.

ZONING TABLE:

	REQUIRED	PROPOSED OVERALL
MINIMUM LOT SIZE	N/A	±8.764 ACRES
FRONT BUILDING SETBACK (FT)	40'	72.0'
SIDE YARD SETBACK (FT)	10'	11.9'
REAR YARD SETBACK (FT)	25'	100.6'
MINIMUM LOT WIDTH (FT)	N/A	N/A
BUILDING HEIGHT (FT)	50'	< 50'
MAX IMPERVIOUS SURFACE RATIO (ISR)	N/A	63.3% (241,507/381,754)
MAXIMUM FLOOR AREA RATIO (FAR)	1.0	0.09 (35,936/381,754)

NOTE: REQUIRED ZONING SHOWN HEREIN BASED ON EXISTING B-2 (COMMERCIAL BUSINESS) ZONING REQUIREMENTS; THE PUD IS APPROVED AND KNOWN AS RESOLUTION NO. 24-R-183; THE SITE PLAN HAS BEEN UPDATED TO REFLECT CONDITIONS OF THAT RESOLUTION.

PROPOSED COMMERCIAL PARCELS

	FLOOR AREA (SQ FT)	AREA (ACRES)
PARCEL 1 (COMMERCIAL)	±1,680 SQ FT	±0.834
PARCEL 2 (COMMERCIAL)	±2,400 SQ FT	±0.926
PARCEL 3 (COMMERCIAL)	±23,256 SQ FT	±2.750
PARCEL 4 (COMMERCIAL)	±8,600 SQ FT	±2.629
PARCEL 5 (MULTI FAMILY)	30 UNITS	±1.625
TOTAL	±35,936 SQ FT & 30 RES. UNITS	±8.764

PARKING SCHEDULE

PARKING REQUIRED

SPROUTS GROCERY (RETAIL) - REQUIRED 1 PER 300 SQ. FT. GFA

- 23,256 SQ. FT. 1.0 SPACES PER 300 SQ. FT. = 78 SPACES

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

- 4,200 SQ. FT. * 1.0 SPACES PER 300 SQ. FT. = 14 SPACES

SHOPPES SPACE -

- 3,526 SQ. FT. (RETAIL) * 1.0 SPACE PER 300 SQ. FT. = 12 SPACES
- 5,074 SQ. FT. (60 SEATS) - RESTAURANT *1.0 SPACE PER 4 SEATS = 15 SPACES

CHIPOTLE W/ MOBILE PICKUP - FAST-FOOD RESTAURANT - REQUIRED 1 PER 75 SQ. FT. GFA

- 2,400 SQ. FT. *1.0 SPACES PER 75 SQ FT GFA = 32 SPACES

HANDICAP SPACES REQUIRED = 7 SPACES (201-300 TOTAL SPACES)

TOTAL SPACES REQUIRED = 151 SPACES (INCLUDING 7 HANDICAP SPACES)*

PARKING PROVIDED

REGULAR SPACES = 207
HANDICAP SPACES = 12
TOTAL = 219

GENERAL NOTES:

1. BOUNDARY, 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
2. THE HORIZONTAL & VERTICAL DATUMS PER ABOVE REFERENCED SURVEY.
3. ACCORDING TO THE FLOOD INSURANCE MAP FOR MARION COUNTY, FLORIDA, COMMUNITY PANEL NUMBER 12083C0484E, EFFECTIVE DATE APRIL 19, 2017, THE SUBJECT PARCEL APPEARS TO FALL WITHIN SPECIAL FLOOD HAZARD ZONE 'X' AND 'AE'. THE 'AE' AREA APPEARS TO FALL WITHIN THE TOP OF BANK LIMITS OF THE POND WITHIN LOT 3 OF SAHRA A VILLAS AS DEPICTED ON THE SURVEY REFERENCED ABOVE., BASE FLOOD ELEVATION OF 70.2-FT (NAVD88).
4. IN ACCORDANCE WITH THE ABOVE FEMA MAP AND CALCULATIONS PROVIDED ON THE SURVEY, THE APPROXIMATE AREA FROM THE FEMA MAP IS 0.17 ACRES (7,485 SQ. FT.)
5. SUBSURFACE INFORMATION SHOWN HEREON IS TAKEN FROM A REPORT ENTITLED "GEOTECHNICAL INVESTIGATION, PROPOSED SPROUTS AND ROSS RETAIL DEVELOPMENT, STATE ROAD 200 AND SOUTHWEST 100TH STREET, OCALA, MARION COUNTY, FLORIDA" PREPARED BY ANDREYEV ENGINEERING, INC. DATED NOVEMBER 3, 2022

CURVE TABLE:

LINE	BEARING	DISTANCE
L1	N 47°57'42" W	50.00'(F)
L2	S 42°02'18" W	28.00'(F)
L3	S 47°57'42" E	50.00'(F)
L4	N 47°57'39" W	7.00'(F)

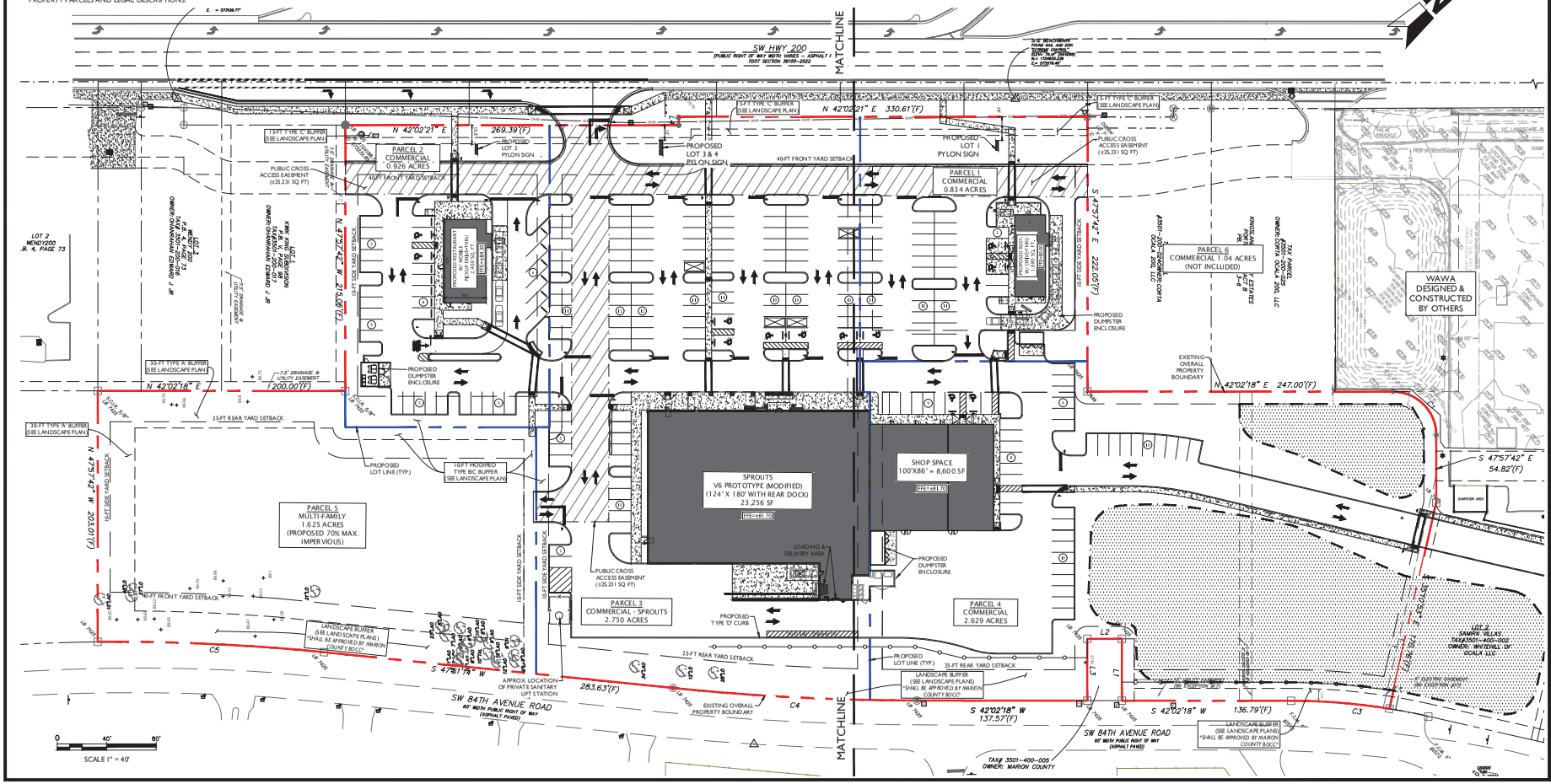
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	35.00'(F)	54.98'(F)	N 87°02'18" E	
C3	500.00'(F)	111.53'(F)	111.30'(F)	S 48°25'42" W
C4	1946.86'(F)	197.61'(F)	197.52'(F)	S 44°56'39" W
C5	1505.00'(F)	183.29'(F)	183.17'(F)	S 44°36'57" W

LEGEND:

- ADJACENT PROPERTY LINE
- PROPERTY BOUNDARY
- PROPOSED CONCRETE CURB
- PROPOSED CONCRETE
- PROPOSED YARD SETBACK
- PROPOSED 6-FT FENCE
- HAND RAIL
- PROPOSED EASEMENT
- PROPOSED TRAFFIC SIGN
- PARKING SPACE COUNT (#)

TREE LEGEND:

10"○ = TREE LOCATION & SIZE



REVISIONS

REV	DATE	DESCRIPTION	BY
08	1.07.24	PERMIT MODIFICATION REVISION - ACCESS, UTILITY, DRAINAGE	JJS
07	1.07.24	UPDATED PLANS FROM RE-DESIGN FOR PERMIT MODIFICATION SUBMITTAL	JJS
06	10.17.24	RE-DESIGN OF CROSS ACCESS & LOWERED SITE AT TSC	JJS
05	10.07.24	REVISIONS PER FDOT ACCESS COMMENTS & ON-SITE CROSS ACCESS/POND	JJS
04	9.20.24	REVISIONS PER FDOT ACCESS & FORCEMAIN RELOCATION	JJS
03	9.05.24	REVISION TO BUFFER PER RESOLUTION	JJS
02	8.01.24	REVISION PER COUNTY, SWFWMD & FDOT REVIEW COMMENTS	JJS
01	6.12.24	REVISION PER ZONING APPROVAL, COUNTY & SWFWMD REVIEW COMMENTS	JJS

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

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JOHN J. STOECKEL
FLORIDA PROFESSIONAL ENGINEER
LICENSE NO. 80758

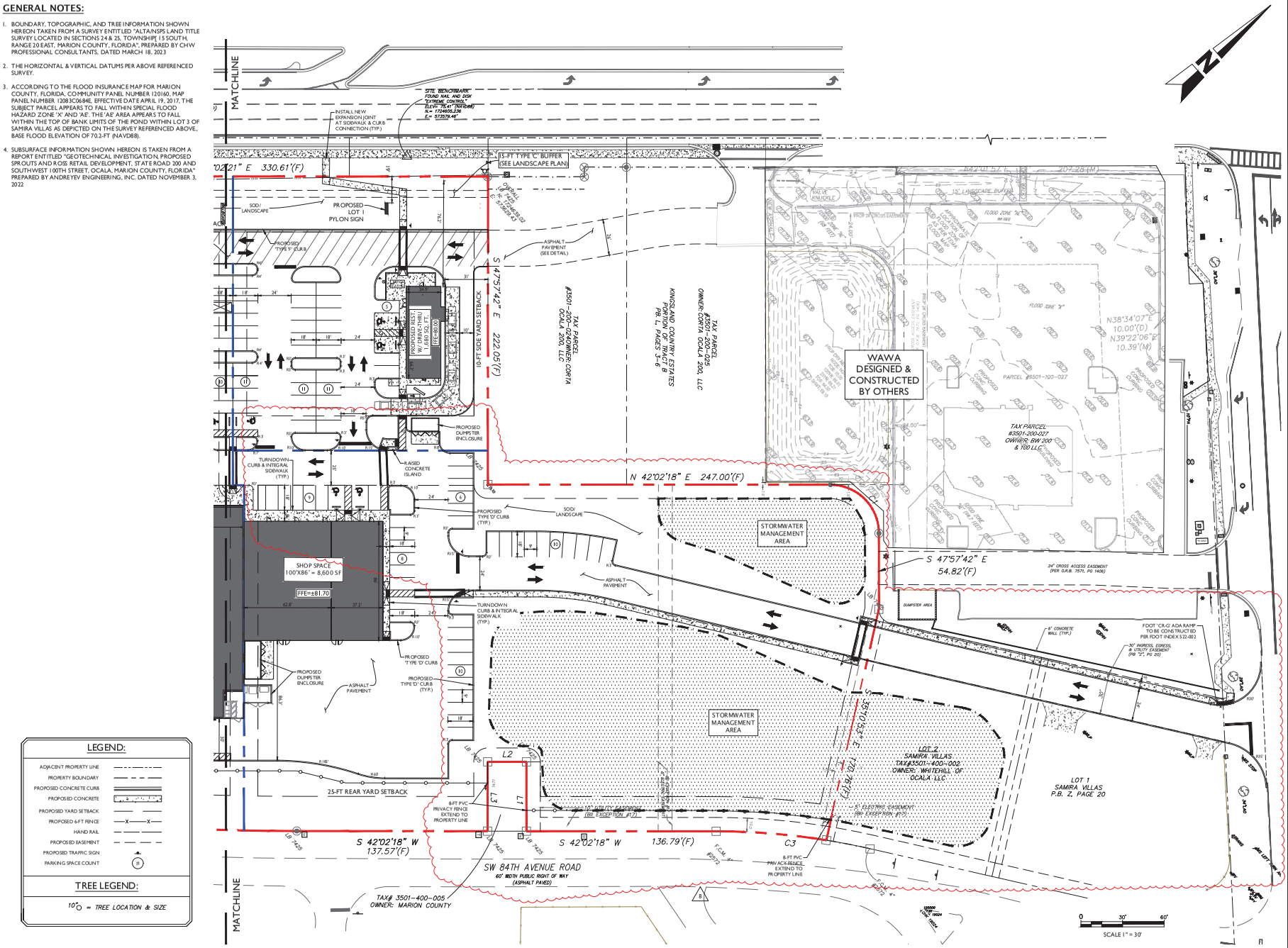
PROJECT NAME:
MAJOR SITE PLAN
CORTA COMMONS
FOR
CORTA OCALA, LLC
SW HWY 200 - OCALA
MARION COUNTY, FLORIDA

SHEET TITLE
OVERALL DIMENSION & LAYOUT PLAN

PROJECT NO: 23-3306
CHECKED BY: JJS
VERTICAL DATUM: NAVD 1988
DATE: 03/29/2024
SHEET NUMBER
C-102

GENERAL NOTES:

1. BOUNDARY, 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
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 12083C0686E, EFFECTIVE DATE APRIL 19, 2017, THE SUBJECT PARCEL APPEARS TO FALL WITHIN SPECIAL FLOOD HAZARD ZONE 'X' AND 'AE'. THE 'AE' AREA APPEARS TO FALL WITHIN THE TOP OF BANK LIMITS OF THE POND WITHIN LOT 3 OF SAMIRA VILLAS AS DEPICTED ON THE SURVEY REFERENCED ABOVE. BASE FLOOD ELEVATION OF 70.2-FT (NAVD88).
4. SUBSURFACE INFORMATION SHOWN HEREON IS TAKEN FROM A REPORT ENTITLED "GEOTECHNICAL INVESTIGATION, PROPOSED SPROUTS AND ROSS RETAIL DEVELOPMENT, STATE ROAD 200 AND SOUTHWEST 100TH STREET, OCALA, MARION COUNTY, FLORIDA" PREPARED BY ANDREYEV ENGINEERING, INC. DATED NOVEMBER 3, 2022



LEGEND:

- ADJACENT PROPERTY LINE
- PROPERTY BOUNDARY
- PROPOSED CONCRETE CURB
- PROPOSED CONCRETE
- PROPOSED YARD SETBACK
- PROPOSED 6-FT FENCE
- HAND RAIL
- PROPOSED EASEMENT
- PROPOSED TRAFFIC SIGN
- PARKING SPACE COUNT

TREE LEGEND:

10"○ = TREE LOCATION & SIZE

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
08	10.07.24	PERMIT MODIFICATION REVISION - ACCESS, UTILITY, DRAINAGE	JJS
07	1.07.24	UPDATED PLANS FROM RE-DESIGN FOR PERMIT MODIFICATION SUBMITTAL	JJS
06	10.17.24	RE-DESIGN OF CROSS ACCESS & LOWERED SITE AT TSC	JJS
05	10.07.24	REVISIONS PER FDOT ACCESS COMMENTS & ON-SITE CROSS ACCESS/POND	JJS
04	9.20.24	REVISIONS PER FDOT ACCESS & FORCEMAIN RELOCATION	JJS
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01	6.12.24	REVISION PER ZONING APPROVAL, COUNTY & SWFWMD REVIEW COMMENTS	JJS

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FLORIDA PROFESSIONAL ENGINEER
LICENSE NO. 80758

PROJECT NAME:
MAJOR SITE PLAN
CORTA COMMONS
FOR
CORTA OCALA, LLC
SW HWY 200 - OCALA
MARION COUNTY, FLORIDA

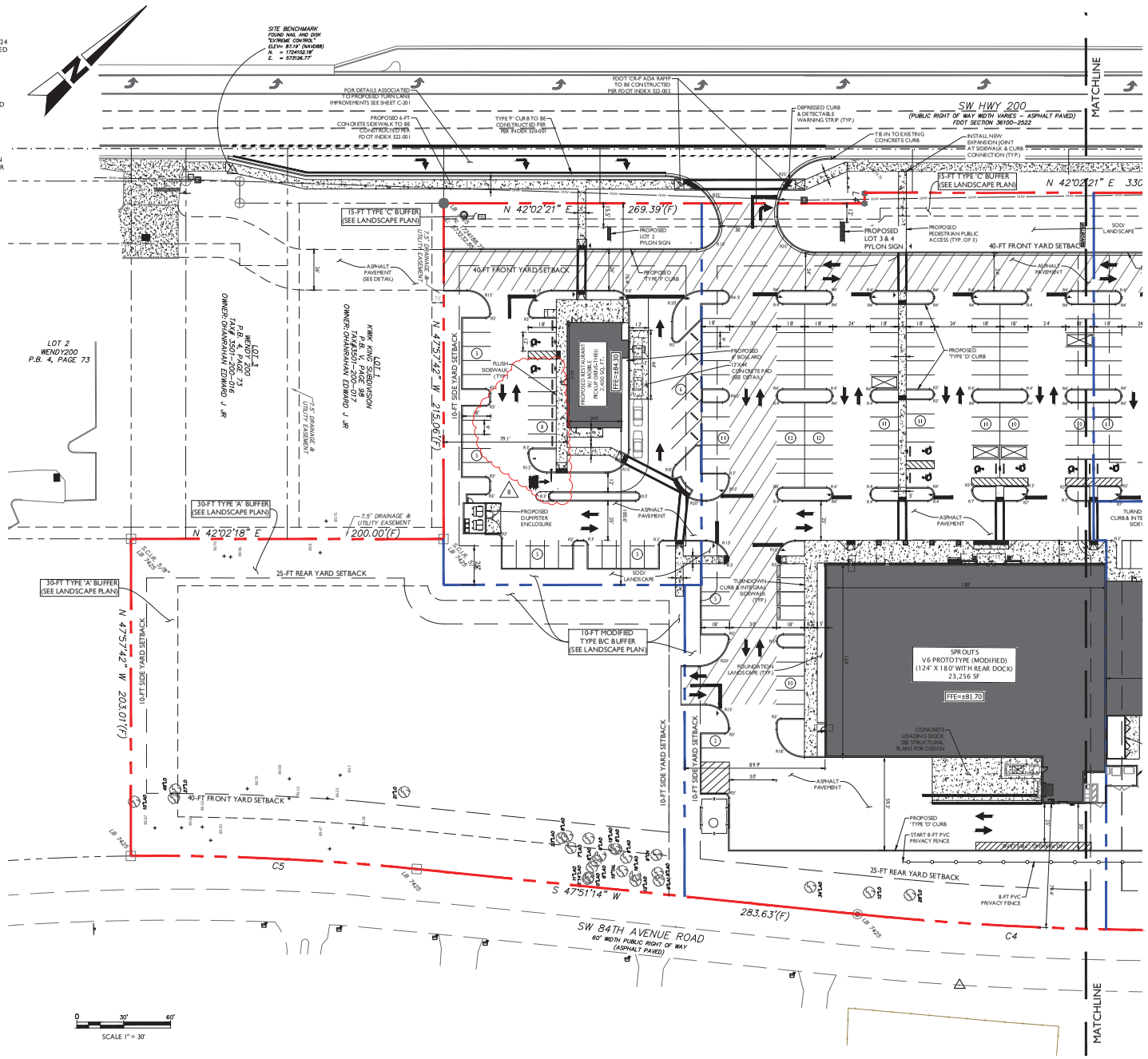
SHEET TITLE
DIMENSION & LAYOUT PLAN (NORTH)

PROJECT NO: 23-3306
CHECKED BY: JJS
VERTICAL DATUM: NAVD 1988
DATE: 03/29/2024

SHEET NUMBER
C-103

GENERAL NOTES:

1. BOUNDARY, 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
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 12083C0698E, EFFECTIVE DATE APRIL 19, 2017, THE SUBJECT PARCEL APPEARS TO FALL WITHIN SPECIAL FLOOD HAZARD ZONE 'X' AND 'AE'. THE 'AE' AREA APPEARS TO FALL WITHIN THE TOP OF BANK LIMITS OF THE POND WITHIN LOT 3 OF SAMIRA VILLAS AS DEPICTED ON THE SURVEY REFERENCED ABOVE. BASE FLOOD ELEVATION OF 70.2-FT (NAVD88).
4. SUBSURFACE INFORMATION SHOWN HEREON IS TAKEN FROM A REPORT ENTITLED "GEOTECHNICAL INVESTIGATION, PROPOSED SPROUTS AND ROSS RETAIL DEVELOPMENT, STATE ROAD 200 AND SOUTHWEST 100TH STREET, OCALA, MARION COUNTY, FLORIDA" PREPARED BY ANDREYEV ENGINEERING, INC. DATED NOVEMBER 3, 2022



LEGEND:

- ADJACENT PROPERTY LINE
- PROPERTY BOUNDARY
- PROPOSED CONCRETE CURB
- PROPOSED CONCRETE
- PROPOSED YARD SETBACK
- PROPOSED 6-FT FENCE
- HAND RAIL
- PROPOSED EASEMENT
- PROPOSED TRAFFIC SIGN
- PARKING SPACE COUNT (#)

TREE LEGEND:

10"○ = TREE LOCATION & SIZE

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

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01	6.12.24	REVISION PER ZONING APPROVAL, COUNTY & SWFWMD REVIEW COMMENTS	JJS

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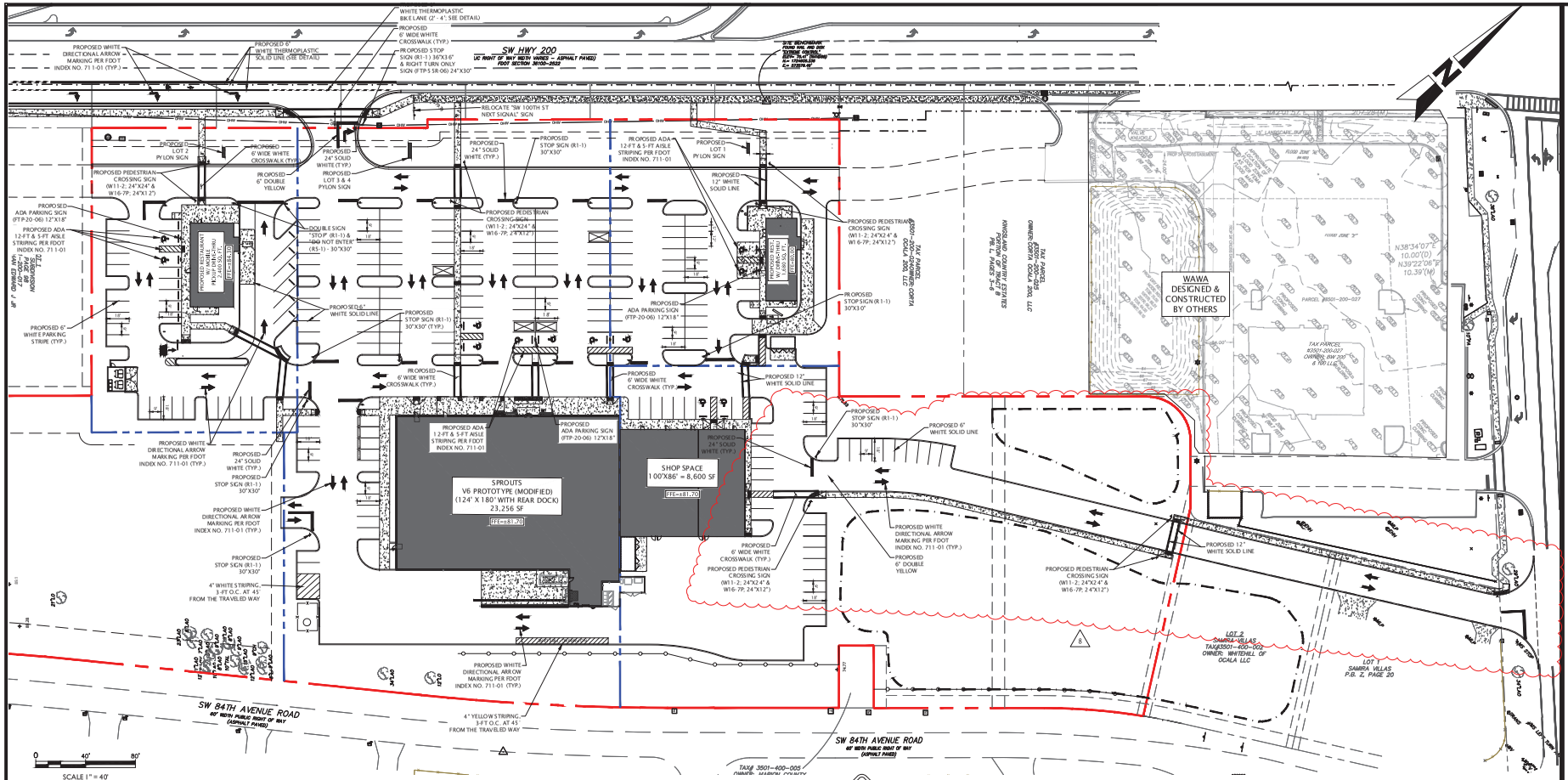
JOHN J. STOECKEL
FLORIDA PROFESSIONAL ENGINEER
LICENSE NO. 80758

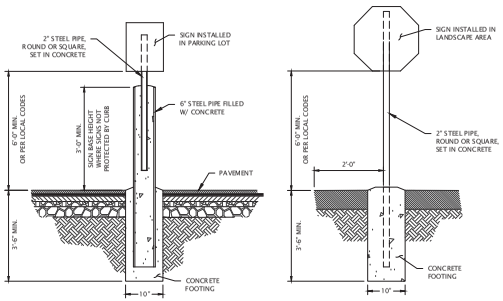
PROJECT NAME:
MAJOR SITE PLAN
CORTA COMMONS
FOR
CORTA OCALA, LLC
SW HWY 200 - OCALA
MARION COUNTY, FLORIDA

SHEET TITLE
DIMENSION & LAYOUT PLAN (SOUTH)

PROJECT NO: 23-3306
CHECKED BY: JJS
VERTICAL DATUM: NAVD 1988
DATE: 03/29/2024

SHEET NUMBER
C-104





SIGN POST IN BOLLARD DETAIL
N.T.S.

STANDARD SIGN POST DETAIL
N.T.S.



W11–2
(30"X30")



R5–1
(24"X24")



R6–1L
(36"X12")



W16–7P
(24"X12")



R1–1
(30"X30")



R6–1R
(36"X12")

SIGN LEGEND

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

LEGEND:

ADJACENT PROPERTY LINE	
PROPERTY BOUNDARY	
EXISTING FENCE	x x
PROPOSED CONCRETE	
PROPOSED YARD SETBACK	
EXISTING SPOT ELEVATION	18.63
PROPOSED SPOT ELEVATION	
PROPOSED CONTOUR	10

TREE LEGEND:

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

GENERAL NOTES:

1. BOUNDARY, 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
2. THE HORIZONTAL & VERTICAL DATUMS PER ABOVE REFERENCED SURVEY.

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

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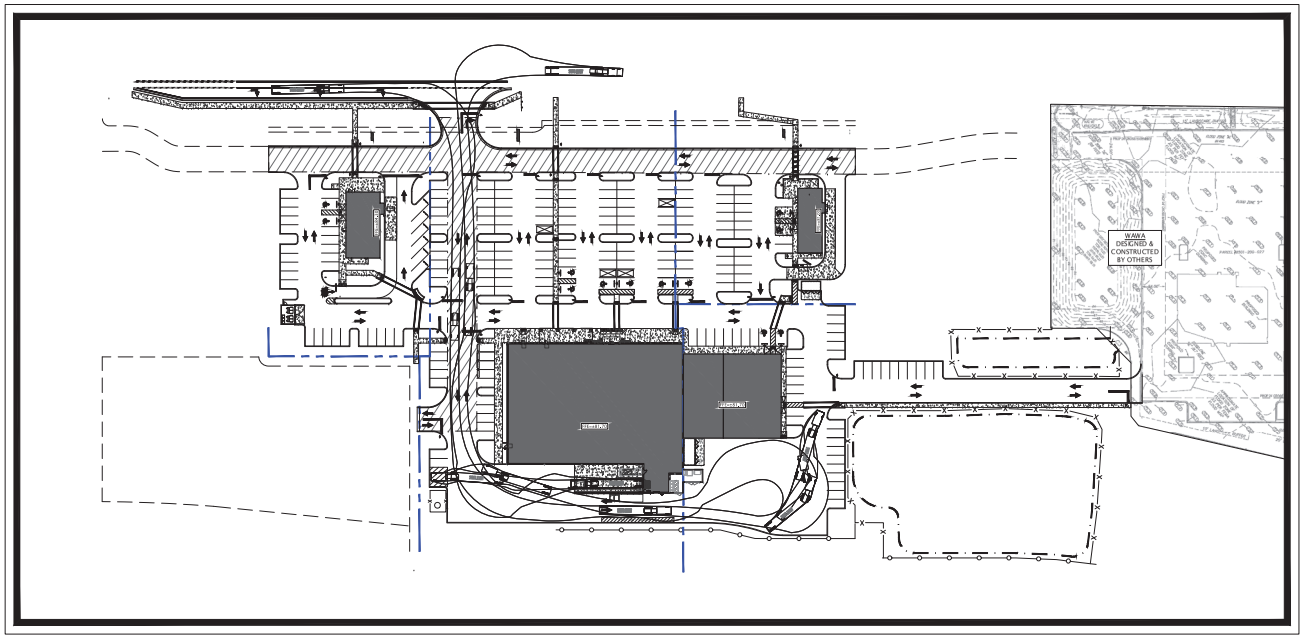
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JOHN J. STOECKEL
FLORIDA PROFESSIONAL ENGINEER
LICENSE NO. 80758

PROJECT NAME:
MAJOR SITE PLAN
CORTA COMMONS
FOR
CORTA OCALA, LLC
SW HWY 200 - OCALA
MARION COUNTY, FLORIDA

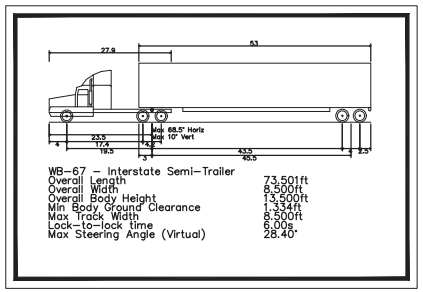
SHEET TITLE
OVERALL SIGNING & MARKING PLAN

PROJECT NO: 23-3306
CHECKED BY: JJS
VERTICAL DATUM: NAVD 1988
DATE: 03/29/2024
SHEET NUMBER
C-105



SPROUTS DELIVERY CIRCULATION EXHIBIT

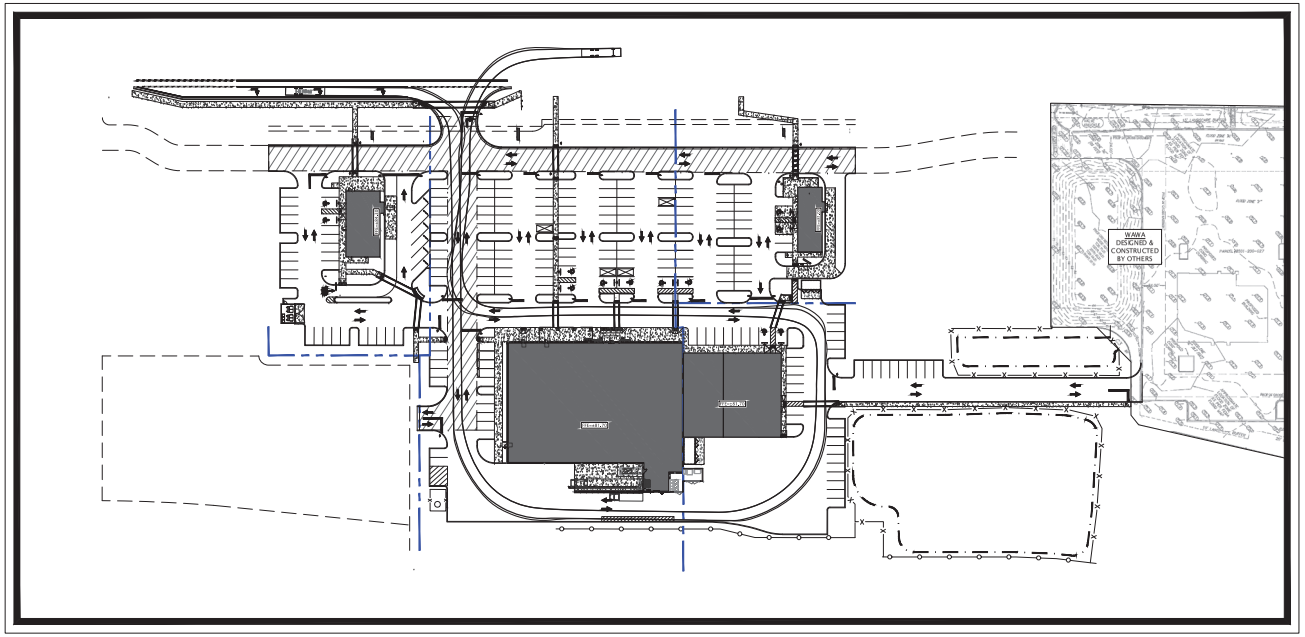
SCALE 1" = 60'



SPROUTS DELIVERY TRUCK (WB-67)

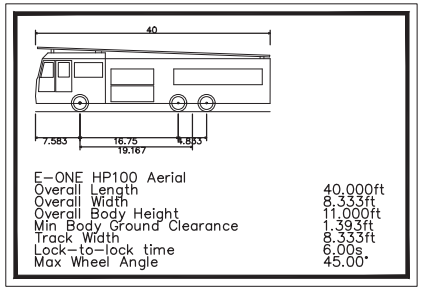
0 60' 120'

SCALE 1" = 60'



FIRE & RESCUE CIRCULATION EXHIBIT

SCALE 1" = 60'



TRACKING VEHICLE - E-ONE HP100 AERIAL

NOTE:
COUNTY E-ONE HP78 AERIAL NOT AVAILABLE DEFAULT VEHICLE IN LIBRARY;
HP100 MEETS OR EXCEED ALL DIMENSIONS & TURNING CONDITIONS AND AS SUCH
TRACKING PATH EXCEEDS REQUIRED BY COUNTY HP28 AERIAL

MJ STOKES CONSULTING
P.O. BOX 22821
TAMPA, FL 33622
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REVISIONS

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JOHN J. STOECKEL
FLORIDA PROFESSIONAL ENGINEER
LICENSE NO. 80758

PROJECT NAME:
MAJOR SITE PLAN
CORTA COMMONS

FOR

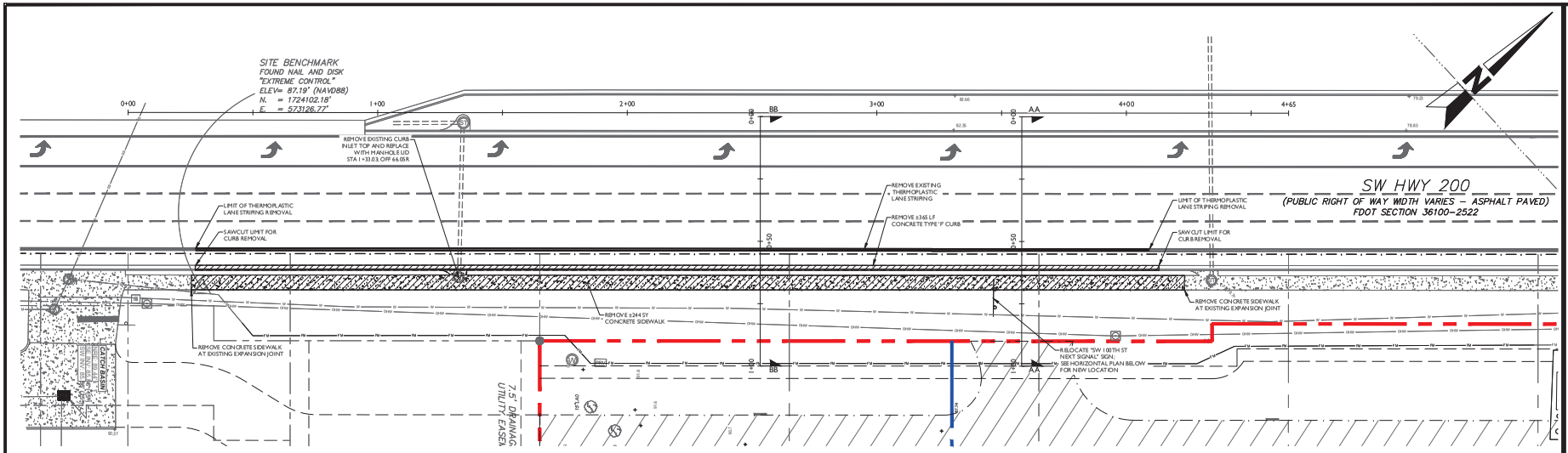
CORTA OCALA, LLC

SW HWY 200 - OCALA
MARION COUNTY, FLORIDA

SHEET TITLE
TRUCK TURN EXHIBIT

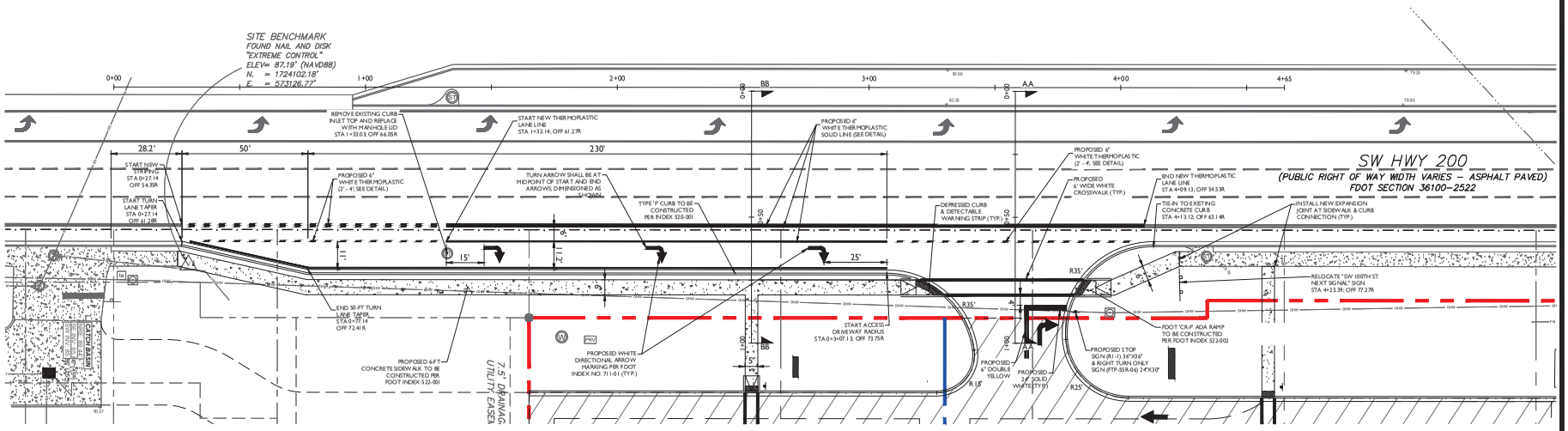
PROJECT NO: 23-3306
CHECKED BY: JJS
VERTICAL DATUM: NAVD 1988
DATE: 03/29/2024

SHEET NUMBER
C-106



EXISTING CONDITIONS & DEMOLITION PLAN

SCALE 1" = 20'



HORIZONTAL GEOMETRIC PLAN

SCALE 1" = 20'

GENERAL NOTES:

1. TOPOGRAPHIC, AND TREE INFORMATION SHOWN HEREON IS TAKEN FROM A SURVEY ENTITLED "TOPOGRAPHIC SURVEY SITUATED IN THE SOUTHEAST QUARTER (SE ¼) OF SECTION 24, TOWNSHIP 16 SOUTH, RANGE 20 EAST, MARION COUNTY FLORIDA", PREPARED BY CHW PROFESSIONAL CONSULTANTS AND DATED JULY 29, 2024.
2. HORIZONTAL AND VERTICAL DATUM (NAVD 88) ARE PER ABOVE REFERENCED SURVEY.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING NECESSARY MAINTENANCE OF TRAFFIC PLANS TO BE APPROVED BY FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) PRIOR TO MOBILIZATION.
4. 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.
5. 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.

LEGEND:

- ADJACENT PROPERTY LINE
- PROPERTY BOUNDARY
- PROPOSED CONCRETE CURB
- PROPOSED CONCRETE
- LANDSCAPE BUFFER
- PROPOSED YARD SETBACK
- PROPOSED RAILING
- PROPOSED EASEMENT
- PROPOSED TRAFFIC SIGN
- PARKING SPACE COUNT (#)

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REVISIONS

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01	6/12/24	REVISION PER ZONING APPROVAL, COUNTY & SWFWMD REVIEW COMMENTS	JJS

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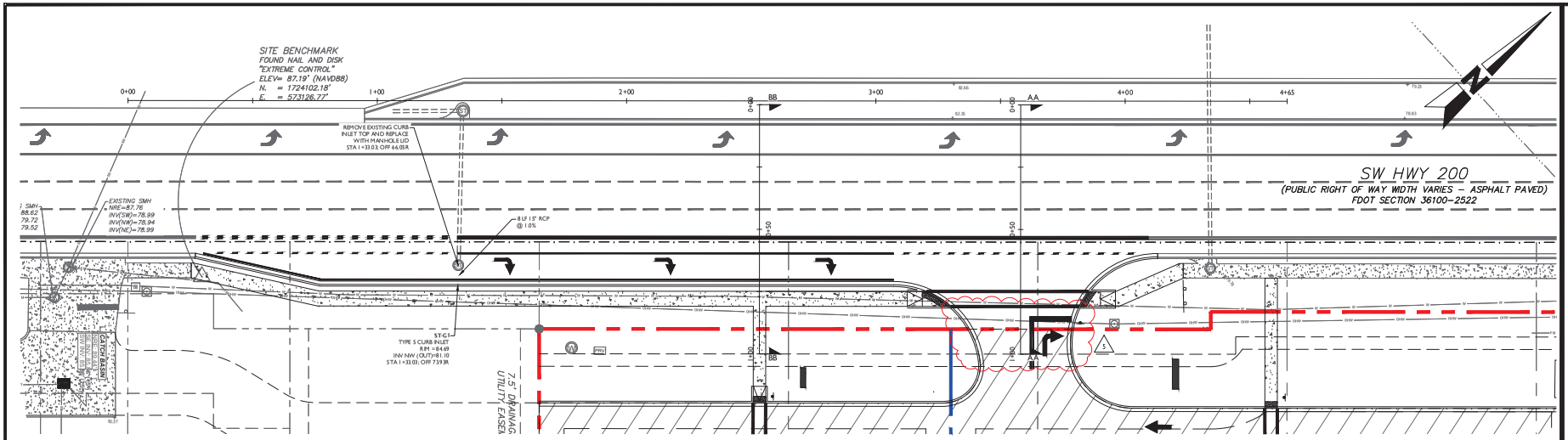
JOHN J. STOECKEL
FLORIDA PROFESSIONAL ENGINEER
LICENSE NO. 80758

PROJECT NAME:
MAJOR SITE PLAN
CORTA COMMONS
FOR
CORTA OCALA, LLC
SW HWY 200 - OCALA
MARION COUNTY, FLORIDA

SHEET TITLE
FDOT TURN LANE HORIZONTAL PLAN

PROJECT NO: 23-3306
CHECKED BY: JJS
VERTICAL DATUM: NAVD 1988
DATE: 03/29/2024

SHEET NUMBER
C-201



TURN LANE CONSTRUCTION NOTES

1. ANY NEW PROPOSED PLAN SHALL INCLUDE CROSS SECTIONS OF THE STATE ROAD ADEQUATELY REFLECTING ALL RIGHT OF WAY FEATURES INCLUDING EXISTING UTILITIES, STORM DRAIN STRUCTURES AND ANY ABOVE OR BELOW GROUND APPURTENANCES WHERE APPLICABLE.
2. NO PEDESTRIAN PATHWAY IS TO BE REMOVED, BLOCKED, OR DISTURBED WITHOUT HAVING A SUFFICIENT DESIGNATED TEMPORARY PEDESTRIAN PATHWAY WITH ALL APPROPRIATE PEDESTRIAN MAINTENANCE OF TRAFFIC SIGNS (STANDARD PLAN 102-660) IN PLACE PRIOR TO PATHWAY BEING AFFECTED.
3. ALL TEMPORARY PEDESTRIAN PATHWAYS MUST BE FIRM AND UNYIELDING.
4. ANY SIDEWALK FRONTING THE PROPERTY THAT IS CRACKED, DAMAGED OR UNSTABLE AND IS CREATING AN ADA TRIP HAZARD MUST BE REPLACED BY SECTION, USING STANDARD #520-001, #522-002, AND #522-001 FOR THE CONSTRUCTION OF SIDEWALK AND MEET CURRENT ADA STANDARDS. ALL CONCRETE PLACED IN THE RIGHT OF WAY SHALL BE A MINIMUM OF 6" THICK, FDOT CERTIFIED CLASS 1 NON-STRUCTURAL, 57 STONE, 2500 PSI CONCRETE, WITH FIBER MESH MATERIAL FROM A FDOT APPROVED PLANT.
5. VERIFY AND ENSURE THAT THE EXISTING SIDEWALK IN THE ROW BEING RETAINED MEETS ADA REQUIREMENTS. ANY SIDEWALK FOUND DURING SUBSEQUENT SITE INSPECTIONS NOT MEETING CURRENT ADA AND FDOT DESIGN STANDARDS WILL BE REQUIRED TO BE REMOVED AND REPLACED.
6. THE DETECTIBLE WARNING SURFACE MATERIALS MUST BE ON THE STATE'S APPROVED PRODUCTS LIST. (NON-PROPRIETARY).
7. ANY SIDEWALK DAMAGED AS A RESULT OF WORK BEING PERFORMED IN ASSOCIATION WITH THE PERMITTEE AND CONTRACTOR SHALL BE REMOVED AND REPLACED PER FDOT SPECIFICATIONS.
8. ANY SIDEWALK DISTURBED WILL BE REPLACED BY SECTION WITHIN 72 HOURS, TO FDOT SPECIFICATIONS.
9. PIPE CULVERTS SHOWN ON THE PERMIT MUST MEET FDOT SPECIFICATIONS, TYPE, SIZE, AND LENGTH AS DESCRIBED ON THE PERMIT. EACH JOINT OR LENGTH OF PIPE SHALL HAVE FDOT STAMPS AFFIXED VERIFYING THIS APPROVAL. ALL CONCRETE PIPE JOINTS OTHER THAN 1" RING JOINTS MUST BE DIAPERED. ALL CULVERTS TO BE INSPECTED BY FDOT PRIOR TO PLACEMENT OF FILL.
10. THE FDOT RETAINS THE RIGHT TO MAKE ALTERATIONS TO THE PERMIT, ATTACHED SKETCH OR CHARACTER OF WORK AS MAY BE CONSIDERED NECESSARY OR DESIRABLE DURING THE PROGRESS OF THE WORK FOR SATISFACTORY COMPLETION OF THE PROPOSED CONSTRUCTION.
11. THE PERMITTEE SHALL NOTIFY THE FDOT OF DATE OF COMPLETION, REQUEST A FINAL INSPECTION AND A NOTICE OF FINAL ACCEPTANCE.
12. ALL CONSTRUCTION AND/OR MAINTENANCE ON THE FDOT RIGHT OF WAY SHALL CONFORM TO THE FEDERAL MANUAL ON UNIFORM TRAFFIC DEVICES (MUTCD). THE FDOT ROADWAY AND TRAFFIC DESIGN STANDARDS. THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, PLANS PREPARATION MANUAL AND DRAINAGE MANUAL.
13. NO LANE CLOSURES OF ANY STATE ROADWAY ARE ALLOWED WITHOUT 48-HOUR ADVANCE NOTICE AND APPROVAL FROM FDOT.
14. LANE CLOSURES MUST BE LIMITED TO SUNDAY THROUGH THURSDAY 8:00 PM TO 5:30 AM UNLESS OTHERWISE APPROVED BY THE FDOT.
15. LANE CLOSURE NEEDS TO ACCOMMODATE FOR A BIKE LANE IF THE ROADWAY CONSISTS OF ONE.
16. NO WORK SHALL BE PERFORMED DURING THE WEEKS OF ANY STATE OR FEDERAL HOLIDAYS UNLESS OTHERWISE APPROVED IN WRITING BY THE FDOT.
17. OPEN CUTTING OF ANY ROADWAY, DRIVEWAY, OR SIDEWALK OUTSIDE THOSE LIMITS IDENTIFIED WITHIN THE PERMIT ARE NOT ALLOWED WITHOUT PRIOR APPROVAL BY THE FDOT.
18. PRIOR TO THE REMOVAL OF ANY MATERIALS THE AREA MUST BE SAW-CUT TO PREVENT ANY DAMAGE TO THE ROADWAY.
19. THE CONTRACTOR SHALL HAVE AN AUTHORIZED PERSON AVAILABLE AT/OR NEAR THE WORK SITE ON A 24-HOUR BASIS, 7 DAYS A WEEK IN ORDER TO ADDRESS EMERGENCY ISSUES ASSOCIATED WITH THE PROJECT.
20. NO STOCK PILING, STORING, OR SEMI-PERMANENT USE OF THE RIGHT OF WAY IS AUTHORIZED UNLESS SPECIFICALLY IDENTIFIED WITHIN THE PERMIT.
21. THE PERMITTED WORK SCHEDULE IS DEFINED AS MONDAY THROUGH FRIDAY 7:00 AM TO 5:30 PM UNLESS OTHERWISE NOTED WITHIN THE PERMIT. ANY WORK DESIRED OUTSIDE OF THIS PERIOD MUST BE REQUESTED IN ADVANCE AND APPROVED BEFORE WORKING THE ALTERNATE SCHEDULE.
22. THE DEPARTMENT OF TRANSPORTATION RESERVES THE RIGHT TO MAKE ADJUSTMENTS TO ANY PERMITTED METHOD OF INSTALLATION, SCOPE, RESTORATION THAT MAY BE REQUIRED TO POSITIVELY SUPPORT LIFE, SAFETY AND ENVIRONMENTAL WELL-BEING OF ALL USERS OF THE TRANSPORTATION SYSTEM.
23. ROADWAY RESTORATION SHALL UTILIZE 100 PSI EXCAVATABLE FLOWABLE FILL MATERIAL AND ASPHALT PLACED WITHIN THE STATE RIGHT-OF-WAY SHALL BE PLACED FULL-DEPTH, TWO 2.5-INCH LIFTS OF SP 12.5, TWO 1.5-INCH LIFTS OF SP 9.5. TYPICAL SECTIONS WILL NEED TO BE PROVIDED WITHIN THE PLANS FOR THE PAVEMENT PLACEMENT. A STAIR STEP METHOD SHOULD BE INCORPORATED, PRIOR TO PLACING ASPHALT, TO AVOID VERTICAL JOINTS. MILLING OF THE PATCH MAY BE REQUIRED BASED ON THE PATCHED SURFACE PERFORMANCE. THE MILLING SHALL BE UTILIZED FOR SURFACE LEVELING TO A THICKNESS EQUAL TO OR GREATER THAN THE EXISTING FRICTION COARSE MATERIAL. THE MILLING LIMITS ARE 50-FOOT OF THE PATCH ALONG THE LONGITUDINAL PATH OF THE LANE, FULL LANE WIDTH AND TO INCLUDE ANY ADJACENT BIKE LANES, SHARED PATH OR URBAN SHOULDER SECTIONS.
24. ANY DISRUPTIONS TO ANY PERMEABLE PEDESTRIAN WAY AND BIKE LANE ARE TO BE RESTORED AS WORK CONTINUES. ALL PATCHES SHALL BE FULL WIDTH FROM OUTSIDE EDGE OF PEDESTRIAN PATH TO WHITE LINE EDGE OF TRAVEL LANE WITH STAIR STEP (STAGGERED) JOINTS. RESTORATION TO INCLUDE BACKFILL WITH EXISTING SUB-GRADE MATERIAL AND #57 STONE AS BASE MATERIAL (COMPACT IN 6-INCH LIFTS) TO BOTTOM OF EXISTING PERVIOUS ASPHALT BASE, FOLLOWED BY PERMEABLE DESIGN MIX (IF AVAILABLE) OR FC-5 (FRICTION COURSE) MIX WITH A MINIMUM OF TWO 2-INCH AND A MAXIMUM OF TWO 3-INCH LIFTS. MAINTAIN INGRESS/EGRESS ON ALL DRIVES AND SIDE STREETS DURING CONSTRUCTION.
25. THE DEPARTMENT WILL REVIEW THE REVISIONS TO THE PLANS AND IF NEEDED CHANGES ARE NECESSARY THE DEPARTMENT WILL ADDRESS IT AT THAT TIME. THE CONTRACTOR WILL BE REQUIRED TO HAVE A PRE-CON MEETING TWO WEEKS PRIOR TO WORK IN THE STATE-OF-WAY.
26. THE ENGINEER-OF-RECORD (EOR) IS RESPONSIBLE TO UPDATE/ADD/REMOVE ANY SIGNS OR PAVEMENT MARKINGS THAT NEED TO BE UPDATED/ADDED/REMOVED IN THE FIELD AND APPROVAL OF PLANS AND PERMIT BY FDOT DOES NOT LIMIT THIS REQUIREMENT. FIELD CHANGES, AS IT RELATES TO THIS SCOPE OF WORK, WILL BE DIRECTED BY THE EOR AND CONTRACTOR ADVISED ACCORDINGLY.

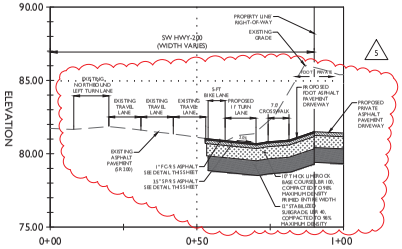
GENERAL NOTES:

1. TOPOGRAPHIC, AND TREE INFORMATION SHOWN HEREON IS TAKEN FROM A SURVEY ENTITLED "TOPOGRAPHIC SURVEY SITUATED IN THE SOUTHEAST QUARTER (SE ¼) OF SECTION 24, TOWNSHIP 16 SOUTH, RANGE 20 EAST, MARION COUNTY FLORIDA", PREPARED BY CHW PROFESSIONAL CONSULTANTS AND DATED JULY 29, 2024.
2. HORIZONTAL AND VERTICAL DATUM (NAVD88) ARE PER ABOVE REFERENCED SURVEY.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING NECESSARY MAINTENANCE OF TRAFFIC PLANS TO BE APPROVED BY FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) PRIOR TO MOBILIZATION.
4. 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.
5. 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.

HORIZONTAL GEOMETRIC PLAN

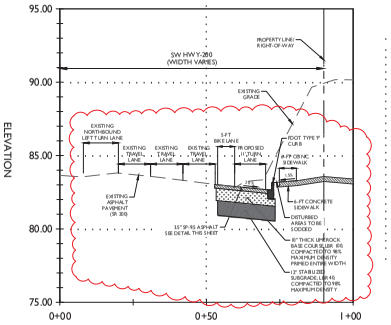
0 20' 40'

SCALE 1" = 20'



DRIVEWAY PROFILE (AA-AA)- STA 3+58.12

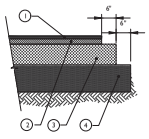
HOR. SCALE: 1" = 20'
VER. SCALE 1" = 4'



TURN LANE SECTION (BB-BB) - STA 2+53.33

HOR. SCALE: 1" = 20'
VER. SCALE 1" = 4'

1. 1" OF FC-9.5 ASPHALT INSTALLED IN (1) LIFT
2. 3.5" OF SP-9.5 ASPHALT INSTALLED IN (2) LIFTS. INITIAL LIFT MAY SUBSTITUTE SP-12.5 TESTED PER FDOT LATEST EDITION INSTALLED IN ONE LIFT
3. 10" THICK LIMEROCK OR CRUSHED CONCRETE MIN. LBR 100, COMPACTED TO A MIN. OF 98% MAXIMUM DENSITY PER AASHTO T-180
4. 12" THICK STABILIZED SUBGRADE, MIN. LBR 40, COMPACTED TO A MIN. OF 98% MAXIMUM DENSITY PER AASHTO T-180



NOTES:

1. 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.
2. 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.
3. CONTRACTOR SHALL INVESTIGATE EXISTING PAVEMENT SECTION OF SW HWY-200 AND IF DEVIATION FROM THE ABOVE SECTIONS; SHALL MATCH EXISTING PAVEMENT SECTION AND REPORT TO EOR PRIOR TO WORK.
4. EXISTING PAVEMENT EDGE SHALL BE SAWCUT ONCE CURB IS REMOVED AND SHALL BE MILLED AND STEPPED WHEN INSTALLING NEW PAVEMENT FOR TURN LANE.

FDOT TURN LANE PAVEMENT SECTION DETAILS

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
08	1/07/24	PERMIT MODIFICATION REVISION - ACCESS, UTILITY, DRAINAGE	JJS
07	1/07/24	UPDATED PLANS FROM RE-DESIGN FOR PERMIT MODIFICATION SUBMITTAL	JJS
06	10/17/24	RE-DESIGN OF CROSS ACCESS & LOWERED SITE AT TSC	JJS
05	10/07/24	REVISIONS PER FDOT ACCESS COMMENTS & ON-SITE CROSS ACCESS/POND	JJS
04	9/20/24	REVISIONS PER FDOT ACCESS & FORCEMAIN RELOCATION	JJS
03	9/05/24	REVISION TO BUFFER PER RESOLUTION	JJS
02	8/01/24	REVISION PER COUNTY, SWFWMD & FDOT REVIEW COMMENTS	JJS
01	6/12/24	REVISION PER ZONING APPROVAL, COUNTY & SWFWMD REVIEW COMMENTS	JJS

Sunshine811

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!

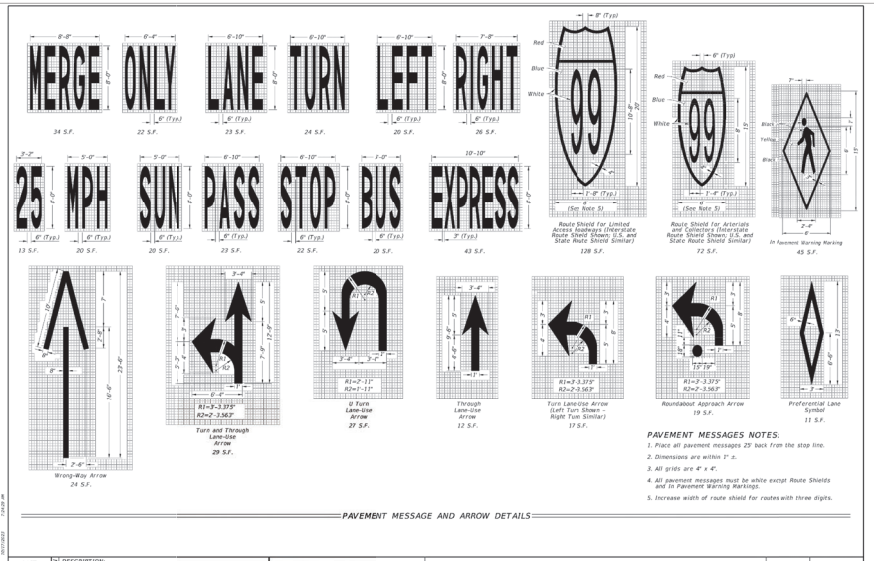
JOHN J. STOECKEL
FLORIDA PROFESSIONAL ENGINEER
LICENSE NO. 80758

PROJECT NAME:
MAJOR SITE PLAN
CORTA COMMONS
FOR
CORTA OCALA, LLC
SW HWY 200 - OCALA
MARION COUNTY, FLORIDA

SHEET TITLE
FDOT TURN LANE VERTICAL PLAN & SECTIONS

PROJECT NO: 23-3306
CHECKED BY: JJS
VERTICAL DATUM: NAVD 1988
DATE: 03/29/2024

SHEET NUMBER
C-202

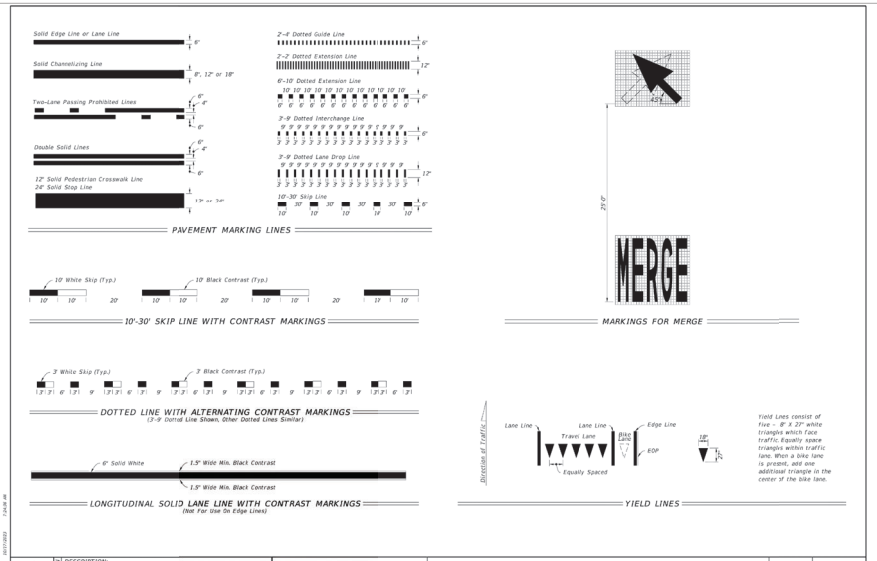


PAVEMENT MESSAGE AND ARROW DETAILS

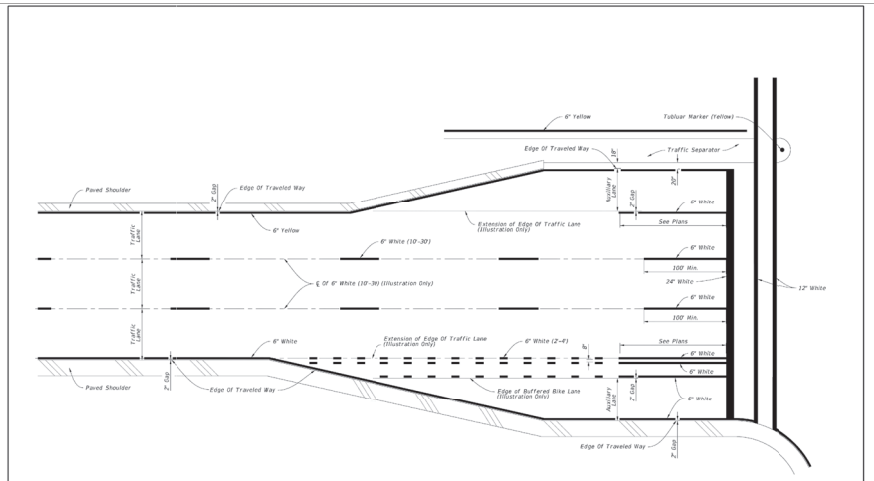
PAVEMENT MESSAGES NOTES:

1. Place all pavement messages 25' back from the stop line.
2. Dimensions are within 1" ±.
3. All grids are 4' x 4'.
4. All pavement messages must be white except Route Shields and In Pavement Warning Markings.
5. Increase width of route shield for routes with three digits.

LAST REVISION	DESCRIPTION:	FDOT	FY 2024-25 STANDARD PLANS	PAVEMENT MARKINGS	INDEX	SHEET
11/01/21					711-001	1 of 13



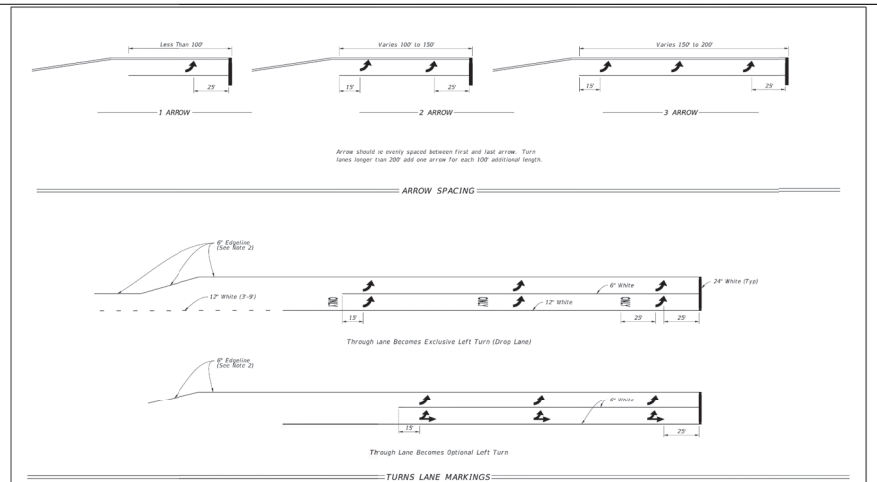
LAST REVISION	DESCRIPTION:	FDOT	FY 2024-25 STANDARD PLANS	PAVEMENT MARKINGS	INDEX	SHEET
11/01/22					711-001	2 of 13



PLACEMENT OF LONGITUDINAL PAVEMENT MARKINGS

FLUSH SHOULDER SHOWN

LAST REVISION	DESCRIPTION:	FDOT	FY 2024-25 STANDARD PLANS	PAVEMENT MARKINGS	INDEX	SHEET
11/01/21					711-001	6 of 13



NOTES:

1. This Index also applies to right turn lanes.
2. Make Edgeline pavement markings yellow for left-turn lanes and white for right-turn lanes.

ARROW SPACING AND TURN LANE MARKINGS

LAST REVISION	DESCRIPTION:	FDOT	FY 2024-25 STANDARD PLANS	PAVEMENT MARKINGS	INDEX	SHEET
11/01/21					711-001	10 of 13

MJ STOKES CONSULTING
P.O. BOX 22821
TAMPA, FL 33622
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REVISIONS

REV	DATE	DESCRIPTION	BY
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PROJECT NAME:
MAJOR SITE PLAN
CORTA COMMONS
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SW HWY 200 - OCALA
MARION COUNTY, FLORIDA

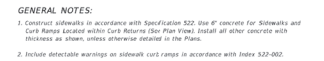
SHEET TITLE
FDOT
RIGHT-OF-WAY
DETAILS

PROJECT NO: 23-3306
CHECKED BY: JJS
VERTICAL DATUM: NAVD 1988
DATE: 03/29/2024

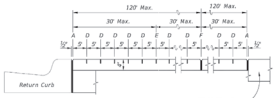
SHEET NUMBER
C-203

GENERAL NOTES:

1. Construct sidewalks in accordance with Specification 522. Use 6" concrete for Sidewalks and Curb Ramps Located within Curb Returns (See Plan View). Install all other concrete with thickness as shown, unless otherwise detailed in the Plans.
2. Include detectable warnings on sidewalk curb ramps in accordance with Index 522-002.
3. For Driveways see Index 522-003.
4. Bond breaker material can be any impermeable coated or sheet membrane or preformed material having a thickness of not less than 6 mils and not more than ½".
5. Construct sidewalks with Edge Beam through the limits of any surface mounted Pedestrian/Bicycle Railing or Pipe Guiderail shown in the plans. (See RAILING DETAIL)



OPEN JOINTS



SAWED JOINTS

LONGITUDINAL SECTION

LEGEND:

A- ½" Expansion Joints (Preformed Joint Filler) between the sidewalk and; driveways, sidewalk-intersections, and all other fixed objects (e.g. drainage inlets and utility poles).

B- ½" Dummy Joints, Tooled

C- ½" Formed Open Joints

D- ¾" Saw Cut Joints, 1½" Deep (within 96 hours) Max. 5' Centers

E- ¾" Saw Cut Joints, 1½" Deep (within 12 hours) Max. 30' Centers Joint(s) Required When Length Exceeds 30.

F- ½" Expansion Joint When Run Of Sidewalk Exceeds 120'. Intermediate locations when called for in the plans or at locations as directed by the Engineer.

G- Cold Joint With Bond Breaker, Tooled

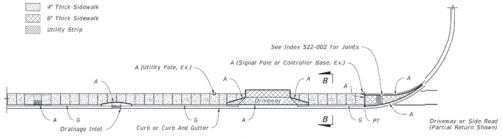
SIDEWALK JOINTS



PLAN

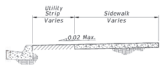
SIDEWALK WITH UTILITY STRIP

LEGEND:
- 4" Thick Sidewalk
- 6" Thick Sidewalk
- Utility Strip



PLAN

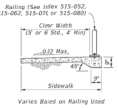
SIDEWALK WITHOUT UTILITY STRIP



SECTION A-A



SECTION B-B



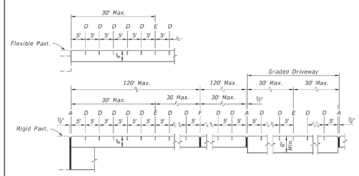
RAILING DETAIL

GENERAL NOTES AND CONCRETE SIDEWALK ON CURBED ROADWAYS

LAST REVISION	DESCRIPTION:	FDOT	FY 2024-25 STANDARD PLANS	CONCRETE SIDEWALK	INDEX	SHEET
11/01/18	REVISIONS				522-001	1 of 2



OPEN JOINTS



SAWED JOINTS

LONGITUDINAL SECTION

LEGEND:

A- ½" Expansion Joints (Preformed Joint Filler) between the sidewalk and driveways, sidewalk-intersections, and all other fixed objects (e.g. drainage inlets and utility poles).

B- ½" Dummy Joints, Tooled

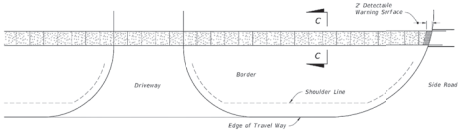
C- ½" Formed Open Joints

D- ¾" Saw Cut Joints, 1½" Deep (within 96 hours) Max. 5' Centers

E- ¾" Saw Cut Joints, 1½" Deep (within 12 hours) Max. 30' Centers Joint(s) Required When Length Exceeds 30'

F- ½" Expansion Joint When Run Of Sidewalk Exceeds 120'. Intermediate locations when called for in the plans or at locations as directed by the Engineer.

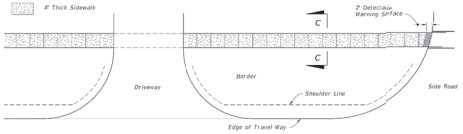
SIDEWALK JOINTS



PLAN

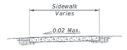
CONTINUOUS SIDEWALK

LEGEND:
- 4" Thick Sidewalk



PLAN

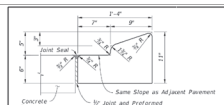
DISCONTINUOUS SIDEWALK



SECTION C-C

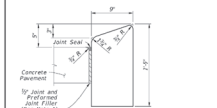
CONCRETE SIDEWALK ON FLUSH SHOULDER ROADWAYS

LAST REVISION	DESCRIPTION:	FDOT	FY 2024-25 STANDARD PLANS	CONCRETE SIDEWALK	INDEX	SHEET
11/01/18	REVISIONS				522-001	2 of 2



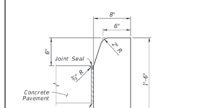
NOTE: For use adjacent to concrete or flexible pavement, concrete shown (See Note 4).

TYPE A



NOTE: For use adjacent to concrete or flexible pavement, concrete shown.

TYPE B

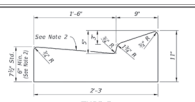


NOTE: For use adjacent to concrete or flexible pavement, concrete shown.

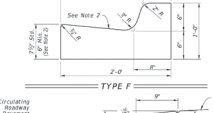
TYPE D

NOTES:

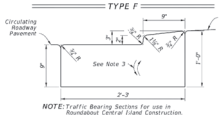
1. For Type A, Type B, and Type D Curb: Expansion joint, preformed joint filler and joint seal are required between curbs and concrete pavement only, see Sheet 3.
2. For Type E, Type F, Drop Curb, and Valley Gutter: When used on high side of roadways, match the cross slope of the gutter to the cross slope of the adjacent pavement. The thickness of the lip is 6", unless otherwise shown on Plans.
3. For Type RA, rotate entire section so that gutter cross slope matches slope of adjacent circulating roadway pavement.
4. For details depicting usage of Type A Curb adjacent to flexible pavement see Sheet 3.



TYPE E

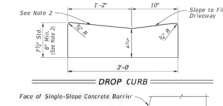


TYPE F

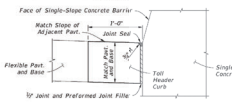


NOTE: Traffic Bearing Sections for use in Roundabout Central Island Construction.

TYPE RA

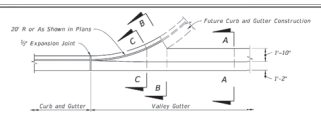


DROP CURB

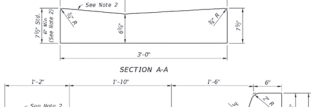


NOTE: See the toll site details for conduit requirements.

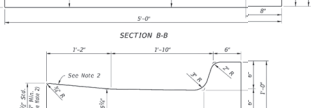
TOLL HEADER CURB



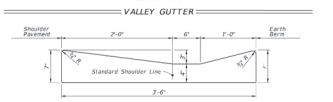
PLAN VIEW



SECTION A-A

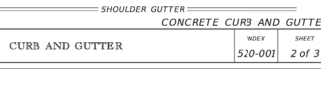


SECTION B-B



SECTION C-C

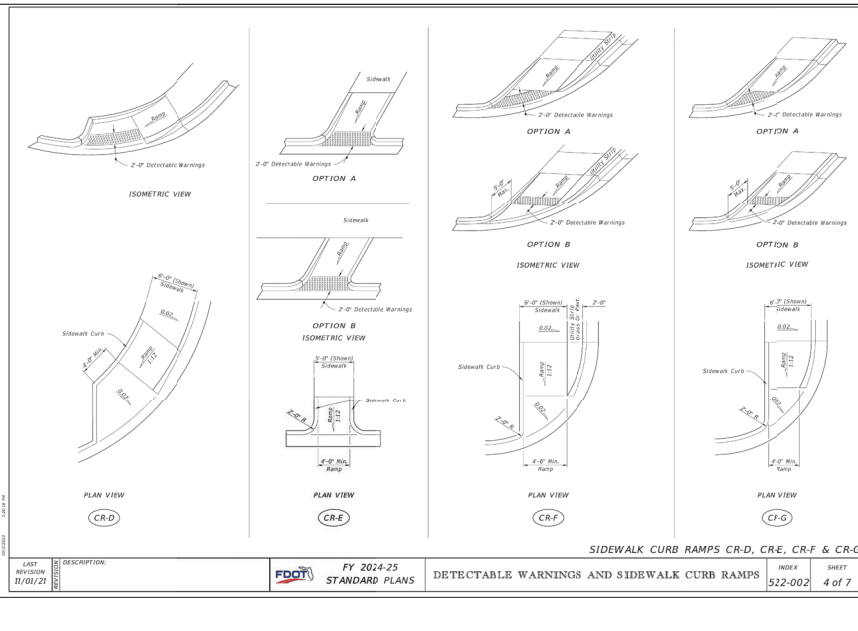
VALLEY GUTTER



SHOULDER GUTTER

CONCRETE CURB AND GUTTER

LAST REVISION	DESCRIPTION:	FDOT	FY 2024-25 STANDARD PLANS	CURB AND GUTTER	INDEX	SHEET
11/01/21	REVISIONS				520-001	2 of 3



SIDEWALK CURB RAMPS CR-D, CR-E, CR-F & CR-G

LAST REVISION	DESCRIPTION:	FDOT	FY 2024-25 STANDARD PLANS	DETECTABLE WARNINGS AND SIDEWALK CURB RAMPS	INDEX	SHEET
11/01/21	REVISIONS				522-002	4 of 7

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
08	1/07/24	PERMIT MODIFICATION REVISION - ACCESS, UTILITY, DRAINAGE	JJS
07	1/07/24	UPDATED PLANS FROM RE-DESIGN FOR PERMIT MODIFICATION SUBMITTAL	JJS
06	10/17/24	RE-DESIGN OF CROSS ACCESS & LOWERED SITE AT TSC	JJS
05	10/07/24	REVISIONS PER FDOT ACCESS COMMENTS & ON-SITE CROSS ACCESS POND	JJS
04	9/20/24	REVISIONS PER FDOT ACCESS & FORCEMAIN RELOCATION	JJS
03	9/05/24	REVISION TO BUFFER PER RESOLUTION	JJS
02	8/01/24	REVISION PER COUNTY, SWFWMD & FDOT REVIEW COMMENTS	JJS
01	6/12/24	REVISION PER ZONING APPROVAL, COUNTY & SWFWMD REVIEW COMMENTS	JJS

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JOHN J. STOECKEL
FLORIDA PROFESSIONAL ENGINEER
LICENSE NO. 80758

PROJECT NAME:

MAJOR SITE PLAN
CORTA COMMONS

FOR

CORTA OCALA, LLC

SW HWY 200 - OCALA
MARION COUNTY, FLORIDA

SHEET TITLE

FDOT
RIGHT-OF-WAY
DETAILS

PROJECT NO: 23-3306
CHECKED BY: JJS
VERTICAL DATUM: NAVD 1988
DATE: 03/29/2024

SHEET NUMBER

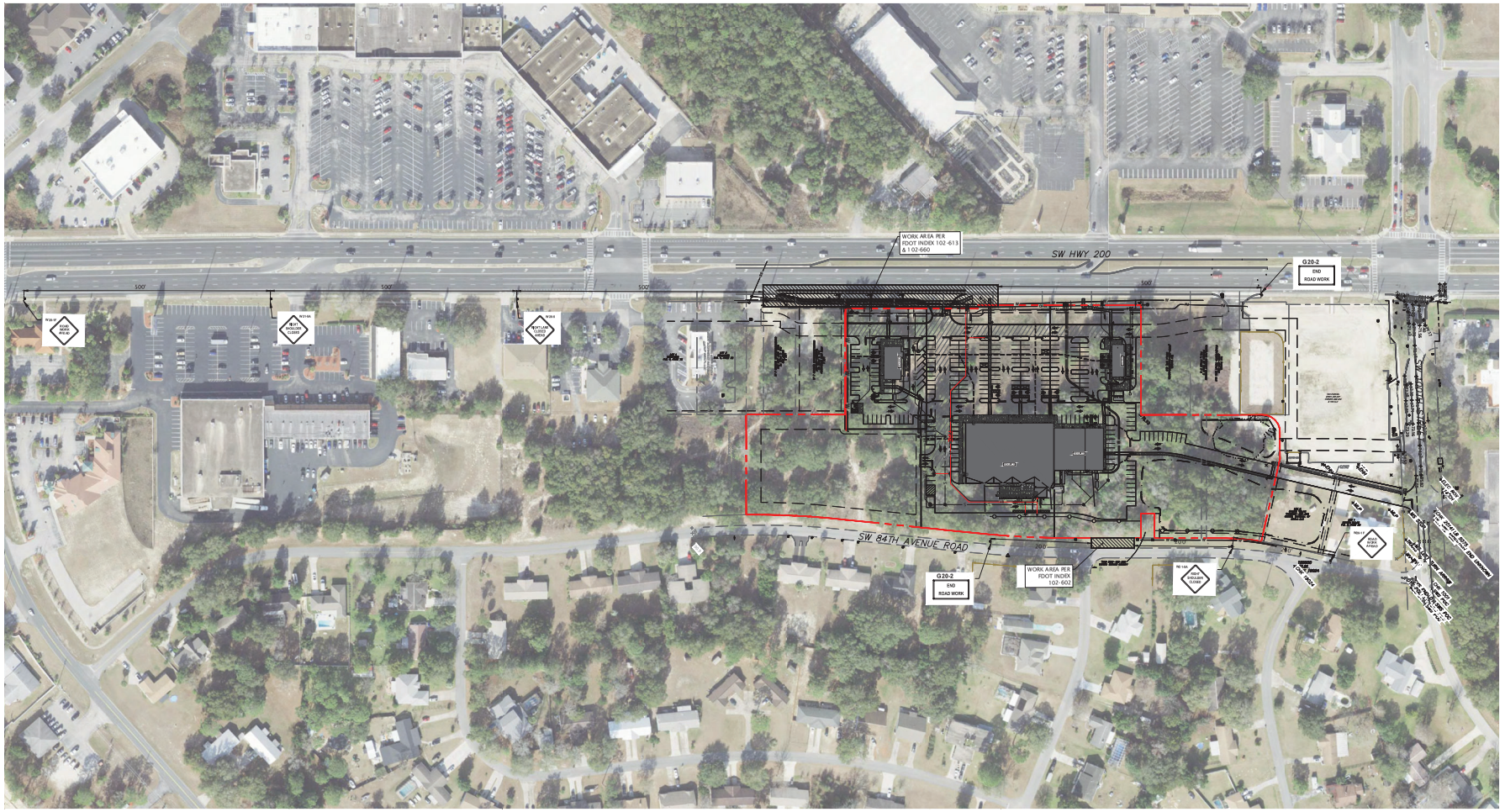
C-204

GENERAL NOTES:

1. BOUNDARY, 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
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' AND 'AE'. THE 'AE' AREA APPEARS TO FALL WITHIN THE TOP OF BANK LIMITS OF THE POND WITHIN LOT 3 OF SAHARA VILLAS AS DEPICTED ON THE SURVEY REFERENCED ABOVE. BASE FLOOD ELEVATION OF 70.2-FT (NAVD88).
4. SUBSURFACE INFORMATION SHOWN HEREON IS TAKEN FROM A REPORT ENTITLED "GEOTECHNICAL INVESTIGATION, PROPOSED SPROUTS AND ROSS RETAIL DEVELOPMENT, STATE ROAD 200 AND SOUTHWEST 100TH STREET, OCALA, MARION COUNTY, FLORIDA" PREPARED BY ANDREYEV ENGINEERING, INC. DATED NOVEMBER 3, 2022
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.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF MOT, FINAL LAYOUT/DESIGN BASE DON MEANS AND METHODS OF CONSTRUCTION, AND ATTAINING ALL REQUIRED PERMITS PRIOR TO COMMENCING CONSTRUCTION.

GENERAL MOT NOTES

1. FLORIDA STATE STATUE 316.0745:
   - A. ANY AND ALL TRAFFIC CONTROL DEVICES INSTALLED ON THE COUNTY ROAD SYSTEM SHALL CONFORM TO FLORIDA STATE STATUTE 316.0745, UNIFORM SIGNALS AND DEVICES.
   - B. THIS STATUTE REQUIRES THAT ALL DEVICES CONFORM TO FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) SPECIFICATIONS. THE FDOT HAS ADOPTED THE FEDERAL MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES AS THE STANDARDS TO BE USED IN THE STATE OF FLORIDA.
2. PAVEMENT MARKINGS:
   - C. ALL PAVEMENT MARKINGS SHALL BE THERMOPLASTIC OR PREFORMED TAPES
   - D. PAVEMENT MARKINGS AND RAISED PAVEMENT MARKERS SHALL BE INSTALLED ON ALL ROADS CLASSIFIED OTHER THAN RESIDENTIAL WITH AN ADT GREATER THAN 500 VEHICLES, OR IF OTHER CONDITIONS EXIST THAT REQUIRE PAVEMENT MARKINGS, (SEE M.U.T.C.D. SECTION 3B-1).
4. TRAFFIC CONTROL SIGNS:
   - A. ALL SIGN BLANKS SHALL BE OF A TYPE CURRENTLY CERTIFIED BY THE FDOT FOR USE IN THE STATE OF FLORIDA.
   - B. ALL SIGN FACES SHALL BE HIGH INTENSITY GRADE AND OF A TYPE CURRENTLY CERTIFIED BY THE FDOT FOR USE IN THE STATE OF FLORIDA.
   - C. ALL SIGNS SHALL BE NO LESS THAN THE STANDARD SIZE AS SPECIFIED BY THE FEDERAL MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
   - D. NO MINIMUM SIZE SIGNING SHALL BE ACCEPTED. LARGER SIGNS SHALL BE USED WHEN REQUIRED BY DESIGN SPEED ETC.
   - E. STREET NAME SIGNS SHALL BE 9-INCH ON ALL ROAD CLASSIFICATIONS. ALL SIGNS SHALL HAVE 6-INCH SERIES B LETTERS. ALL STREET NAME SIGNS ON PRIVATE ROADS SHALL BE STANDARD D3 STREET NAME SIGNS WITH THE COLORS REVERSED. WHITE BACKGROUND WITH GREEN LETTERS AND BORDER. AT INTERSECTIONS WITH COUNTY MAINTAINED ROADS, THE COUNTY OR STATE MAINTAINED ROAD SHALL BE GREEN BACKGROUND WITH WHITE LETTERS AND BORDER. ALL STREET NAME SIGN BRACKETS SHALL BE SUPPLIED WITH BOLTS, SET SCREWS WILL NOT BE ACCEPTED.
   - F. ALL POST SYSTEMS, MOUNTING BRACKETS AND HARDWARE SHALL BE OF A TYPE CURRENTLY IN USE BY THE PASCO COUNTY PUBLIC WORKS DEPARTMENT AND CURRENTLY CERTIFIED BY THE FLORIDA DEPARTMENT OF TRANSPORTATION FOR USE IN THE STATE OF FLORIDA. ALTERNATIVE SYSTEMS ETC. SHALL ONLY BE USED IF APPROVED BY THE COUNTY ENGINEER.



MJ STOKES CONSULTING
P.O. BOX 22821
TAMPA, FL 33622
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02	8/01/24	REVISION PER COUNTY, SWFWMD & FDOT REVIEW COMMENTS	JJS
01	6/12/24	REVISION PER ZONING APPROVAL, COUNTY & SWFWMD REVIEW COMMENTS	JJS

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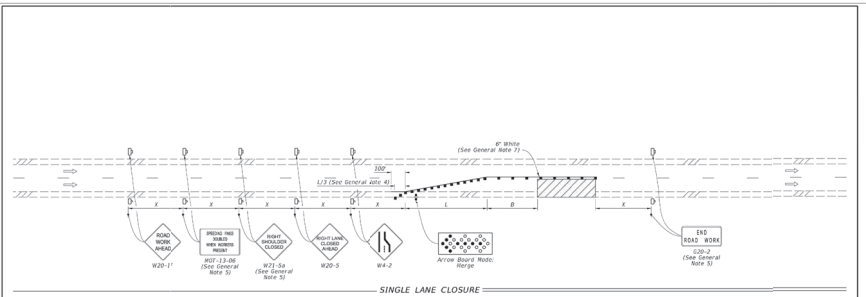
JOHN J. STOECKEL
FLORIDA PROFESSIONAL ENGINEER
LICENSE NO. 80758

PROJECT NAME:
MAJOR SITE PLAN
CORTA COMMONS
FOR
CORTA OCALA, LLC
SW HWY 200 - OCALA
MARION COUNTY, FLORIDA

SHEET TITLE
MAINTENANCE OF TRAFFIC PLAN

PROJECT NO:	23-3306
CHECKED BY:	JJS
VERTICAL DATUM:	NAVD 1988
DATE:	03/29/2024

SHEET NUMBER
C-205



SINGLE LANE CLOSURE

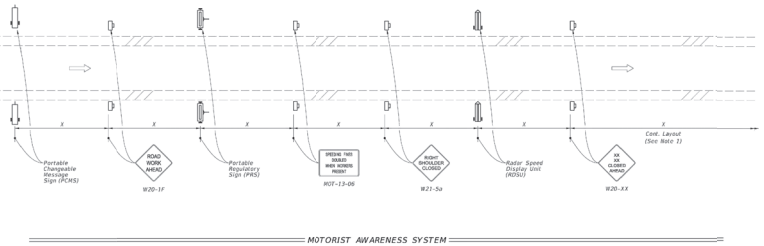
SYMBOLS:

- Work Area
- Channelizing Device (See Index 102-600)
- Work Zone Sign
- Arrow Board
- Lane Identification and Direction of Traffic

GENERAL NOTE:

1. L = Taper Length
   B = Buffer Length
   X = Work Zone Sign Distance
   See Index 102-400 for "L", "B", "X", and channelizing device spacing values.
2. On undivided highways the median signs as shown are to be omitted.
3. On limited access facilities, omit "Right Shoulder Closed" signs (W21-5a) and associated work zone sign spacing distances.
4. If the paved shoulder is less than 4' in width, omit the taper and channelizing devices from the paved shoulder.
5. The "Speeding Fines Doubled When Workers Present" signs (M0T-13-06) and "End Road Work" signs (G20-2) and "Right Shoulder Closed" (W21-5a), along with associated work zone sign distances, may be omitted when the work operation will be in place for 24 hours or less. For Single Lane Closures, arrow boards or buffer (B) may also be omitted when the work operation will be in place for 60 minutes or less and the speed limit is 45 mph or less.
6. Use inverted pipe of the illustrations for work on left side of roadways.
7. Temporary pavement markings may be omitted when the work operation is in place for 3 day; or less.

LAST REVISION	DESCRIPTION:	FY 2024-25 STANDARD PLANS	MULTILANE ROADWAY, LANE CLOSURES	INDEX	SHEET
11/01/21	REVISION	FDOT		102-613	1 of 5



MOTORIST AWARENESS SYSTEM

SYMBOLS:

- Work Zone Sign
- (1) PCMS= Portable Changeable (Variable) Message Sign
- (2) PRS= Portable Regulatory Sign-Speed Limit When Flashing
- (2) RSDU= Radar Speed Display Unit
- Lane Identification and Direction of Traffic

NOTES:

1. Use the Motorist Awareness System (MAS) for lane closures of at least 5 days (consecutive or not) on multilane divided facilities with a posted speed of 55 mph or greater when workers are present and not protected by a barrier.
2. Locate the Motorist MAS devices (i.e., PCMS, PRS, and RDSU) within the advance warning signs as shown. Continue with the remainder of the work zone signs and devices in accordance with the Plans or Standard Plans after the appropriate "Lane Closed Ahead" (W20-1X) sign.
3. For a posted speed of 65 mph or greater, display speed with a ten mph reduction. For a posted speed of 60 mph, display a reduced speed of 35 mph. For areas outside of the lane closure, use the posted speed as the work zone speed.
4. Limit the PCMS in the median for roadways with three lanes or less in the same direction of traffic.

TYPICAL PCMS DISPLAY:

With speed reduction:
Message 1: WORKERS PRESENT AHEAD
Message 2: SPEED REDUCED NXT XXMI

Without speed reduction:
Message 1: WORKERS PRESENT AHEAD
Message 2: NEXT XX MILES

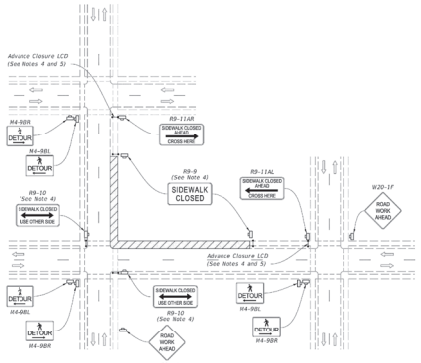
LAST REVISION	DESCRIPTION:	FY 2024-25 STANDARD PLANS	MULTILANE ROADWAY, LANE CLOSURES	INDEX	SHEET
11/01/21	REVISION	FDOT		102-613	5 of 5

NOTES:

1. Cover or deactivate pedestrian traffic signal display(s) controlling closed crosswalks.
2. Place pedestrian LCDs across the full width of the closed sidewalk.
3. For post mounted signs located near or adjacent to a sidewalk, maintain a minimum 7' clearance from the bottom of the sign panel to the surface of the sidewalk.
4. "Sidewalk Closed" signs (R9-X1) may be mounted on pedestrian LCDs in accordance with the manufacturer's instructions.
5. Omit the Advance Closure LCD if it blocks access to other pedestrian facilities (e.g., transit stops, residences, or business entrances).

SYMBOLS:

- Work Area
- Work Zone Sign
- Pedestrian Longitudinal Channelizing Device (LCD)
- Lane Identification and Direction of Traffic



PEDESTRIAN DETOUR

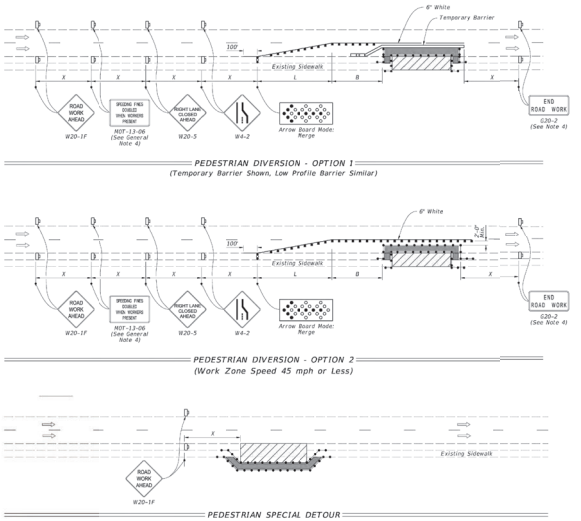
LAST REVISION	DESCRIPTION:	FY 2024-25 STANDARD PLANS	SIDEWALK CLOSURE	INDEX	SHEET
11/01/20	REVISION	FDOT		102-660	1 of 2

NOTES:

1. L = Taper Length
   B = Buffer Length
   X = Work Zone Sign Distance
   See Index 102-600 for "L", "B", "X", channelizing device spacing values.
2. Provide a 5' wide temporary pedestrian way with a maximum cross-slope of 0.02, except where space restrictions warrant a minimum width of 4'. Provide a 5' x 5' passing space for temporary pedestrian ways less than 5' in width at intervals not to exceed 200'.
3. When temporary pedestrian ways require curb ramps, meet the requirements of Index 522-002. Detectable warnings are not required for curb ramps diverting pedestrian traffic into a closed lane.
4. The "Speeding Fines Doubled When Workers Present" signs (M0T-13-06) and "End Road Work" signs (G20-2), along with associated work zone sign distances, may be omitted when the work operation will be in place for 24 hours or less.
5. Pedestrian Diversion Option 2 may only be used when called for in the Plans or as approved by an Engineer.

SYMBOLS:

- Work Area
- Temporary Pedestrian Way
- Channelizing Device (See Index 102-600)
- Pedestrian Longitudinal Channelizing Device (LCD)
- Work Zone Sign
- Arrow Board
- Crash Cushion
- Lane Identification and Direction of Traffic



LAST REVISION	DESCRIPTION:	FY 2024-25 STANDARD PLANS	SIDEWALK CLOSURE	INDEX	SHEET
11/01/23	REVISION	FDOT		102-660	2 of 2

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P.O. BOX 22821
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FLORIDA PROFESSIONAL ENGINEER
LICENSE NO. 80758

PROJECT NAME:
MAJOR SITE PLAN
CORTA COMMONS
FOR
CORTA OCALA, LLC
SW HWY 200 - OCALA
MARION COUNTY, FLORIDA

SHEET TITLE
MAINTENANCE OF TRAFFIC FDOT DETAILS

PROJECT NO: 23-3306
CHECKED BY: JJS
VERTICAL DATUM: NAVD 1988
DATE: 03/29/2024
SHEET NUMBER
C-206

GENERAL NOTES:

1. BOUNDARY, 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
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" AND "AE". THE "AE" AREA APPEARS TO FALL WITHIN THE TOP OF BANK LIMITS OF THE POND WITHIN LOT 3 OF SAMIRA VILLAS AS DEPICTED ON THE SURVEY REFERENCED ABOVE, BASE FLOOD ELEVATION OF 70.2-FT (NAVD88).
4. SUBSURFACE INFORMATION SHOWN HEREON IS TAKEN FROM A REPORT ENTITLED "GEOTECHNICAL INVESTIGATION, PROPOSED SPROUTS AND ROSS RETAIL DEVELOPMENT, STATE ROAD 200 AND SOUTHWEST 100TH STREET, OCALA, MARION COUNTY, FLORIDA" PREPARED BY ANDREYEV ENGINEERING, INC. DATED NOVEMBER 3, 2022
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.

VERTICAL DATUM

ELEVATION SHOWN HEREON ARE BASED ON NAVD 1988 (NAVD88) AND SAID ELEVATIONS ARE BASED ON BENCHMARKS RESEARCHED BY THE SURVEYOR.

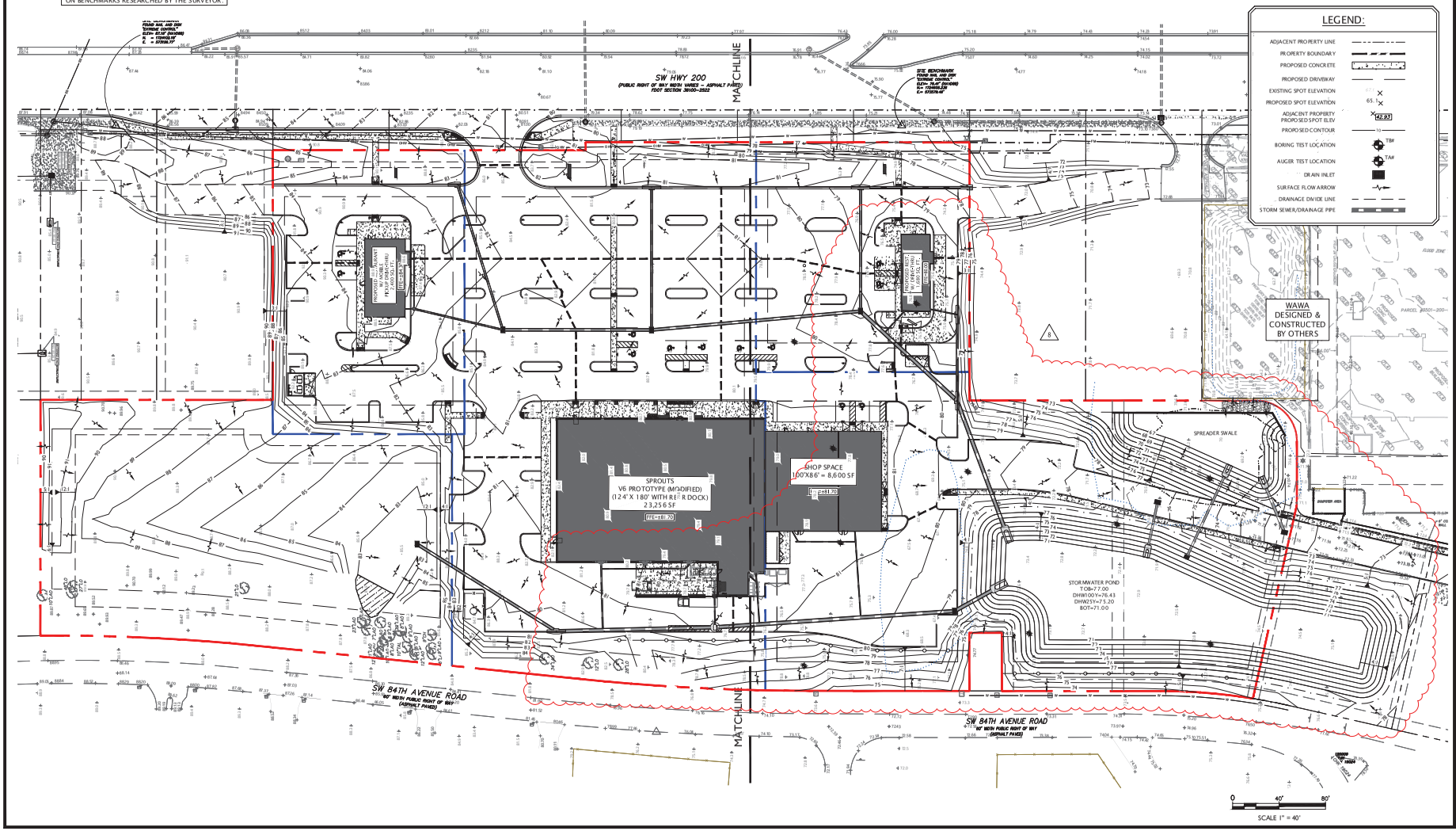
GRADING NOTES:

1. PROPOSED GRADE ELEVATIONS SHOWN AT BUILDING LINE ARE GROUND ELEVATIONS.
2. PROPOSED SPOT ELEVATIONS IN PAVEMENT AREAS ARE TOP OF FINISHED PAVEMENT.
3. A QUALIFIED TESTING LABORATORY SHALL PERFORM ALL TESTING NECESSARY TO ASSURE COMPLIANCE OF THE IN-PLACE MATERIALS AS REQUIRED BY THESE PLANS AND THE VARIOUS AGENCIES. SHOULD ANY RETESTING BE REQUIRED DUE TO THE FAILURE OF ANY TESTS TO MEET THE REQUIREMENTS, THE CONTRACTOR WILL BEAR ALL COSTS OF SAID RETESTING.
4. ALL DELETERIOUS SUBSURFACE MATERIAL (I.E. MUCK, PEAT, BURIED DEBRIS) IS TO BE EXCAVATED IN ACCORDANCE WITH THESE PLANS OR AS DIRECTED BY THE OWNER, OWNER'S REPRESENTATIVE, OR THE OWNERS ENGINEER. EXCAVATED AREAS ARE TO BE BACKFILLED WITH APPROVED MATERIALS AND COMPACTED AS SHOWN ON THESE PLANS. CONTRACTOR IS RESPONSIBLE FOR ACQUIRING ANY PERMITS THAT ARE NECESSARY FOR REMOVING DELETERIOUS MATERIAL FROM THE SITE.
5. IT MAY BE NECESSARY TO FIELD ADJUST PAVEMENT ELEVATIONS TO PRESERVE THE ROOT SYSTEMS OF TREES SHOWN TO BE SAVED. CONTRACTOR TO COORDINATE WITH OWNER'S ENGINEER PRIOR TO ANY ELEVATION CHANGES.
6. CONTRACTOR SHALL SAWCUT, TACK AND MATCH EXISTING PAVEMENT AT LOCATIONS WHERE NEW PAVEMENT MEETS EXISTING PAVEMENT AS SHOWN ON THE DETAILS HEREIN.
7. CONTRACTOR TO PROVIDE A 1/2" TO 1" BITUMINOUS EXPANSION JOINT MATERIAL WITH SEALER AT ABUTMENT OF CONCRETE AND OTHER MATERIALS (STRUCTURES, OTHER PLACED CONCRETE, ETC.)
8. THE CONTRACTOR WILL STABILIZE, BY SEED AND MULCH, SOD, OR OTHER APPROVED MATERIALS, ANY DISTURBED AREAS WITHIN ONE WEEK FOLLOWING CONSTRUCTION OF THE UTILITY SYSTEMS AND PAVEMENT AREAS. CONTRACTOR SHALL MAINTAIN SUCH AREAS UNTIL FINAL ACCEPTANCE BY OWNER.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXCAVATIONS AGAINST COLLAPSE AND WILL PROVIDE BRACING, SHEETING OR SHORING AS NECESSARY. DEWATERING METHODS SHALL BE USED AS REQUIRED TO KEEP TRENCHES DRY WHILE PIPE AND APPURTENANCES ARE BEING PLACED.
10. EROSION & SEDIMENT CONTROL PRACTICES SHALL BE INSTALLED & REMAIN COMPLIANT WITH LOCAL AND STATE REGULATIONS THROUGHOUT DURATION OF CONSTRUCTION.
11. DOWNSPOUTS SHALL BE CONNECT TO THE SITE DRAINAGE NETWORK WITH THE MOST DIRECT CONNECTION POSSIBLE UTILIZING INSERTA-TEE PRODUCT WITH A PERPENDICULAR ALIGNMENT OR OTHERWISE APPROVED.

CONTRACTOR TO COORDINATE WITH OWNER REGARDING TYPE OF MATERIAL, LANDSCAPING AND IRRIGATION REQUIREMENTS.

TESTING & INSPECTION REQUIREMENTS (PAVING/GRADING)

1. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING APPLICABLE TESTING WITH THE SOILS ENGINEER. TESTS WILL BE REQUIRED PURSUANT WITH SITE SPECIFIC GEOTECHNICAL REPORT FOR THE SITE, AS WELL AS THE TESTING SCHEDULE REQUIRED BY FDOT AND THE AFFECTED MUNICIPALITY. UPON COMPLETION OF WORK, THE SOILS ENGINEER WILL SUBMIT CERTIFICATIONS TO THE OWNER AND OWNER'S ENGINEER STATING THAT ALL REQUIREMENTS HAVE BEEN MET.
2. A QUALIFIED TESTING LABORATORY SHALL PERFORM ALL TESTING NECESSARY TO ASSURE COMPLIANCE OF THE IN-PLACE MATERIALS AS REQUIRED BY THESE PLANS AND THE VARIOUS AGENCIES. CONSIDERATION SHOULD BE GIVEN, ALTHOUGH NOT REQUIRED, TO THE GEOTECHNICAL ENGINEER PROVIDING RECOMMENDATIONS FOR THIS SITE PROJECT. SHOULD ANY RETESTING BE REQUIRED DUE TO THE FAILURE OF ANY TESTS TO MEET THE REQUIREMENTS, THE CONTRACTOR WILL BEAR ALL COSTS OF SAID RETESTING.



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
08	1.07.24	PERMIT MODIFICATION REVISION - ACCESS, UTILITY, DRAINAGE	JJS
07	1.07.24	UPDATED PLANS FROM RE-DESIGN FOR PERMIT MODIFICATION SUBMITTAL	JJS
06	10.17.24	RE-DESIGN OF CROSS ACCESS & LOWERED SITE AT TSC	JJS
05	10.07.24	REVISIONS PER FDOT ACCESS COMMENTS & ON-SITE CROSS ACCESS/POND	JJS
04	9.20.24	REVISIONS PER FDOT ACCESS & PORCEMAN RELOCATION	JJS
03	9.05.24	REVISION TO BUFFER PER RESOLUTION	JJS
02	8.01.24	REVISION PER COUNTY, SWFWMD & FDOT REVIEW COMMENTS	JJS
01	6.17.24	REVISION PER ZONING APPROVAL, COUNTY & SWFWMD REVIEW COMMENTS	JJS

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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
CORTA COMMONS

FOR

CORTA OCALA, LLC

SW HWY 200 - OCALA
MARION COUNTY, FLORIDA

SHEET TITLE

GRADING & DRAINAGE PLAN

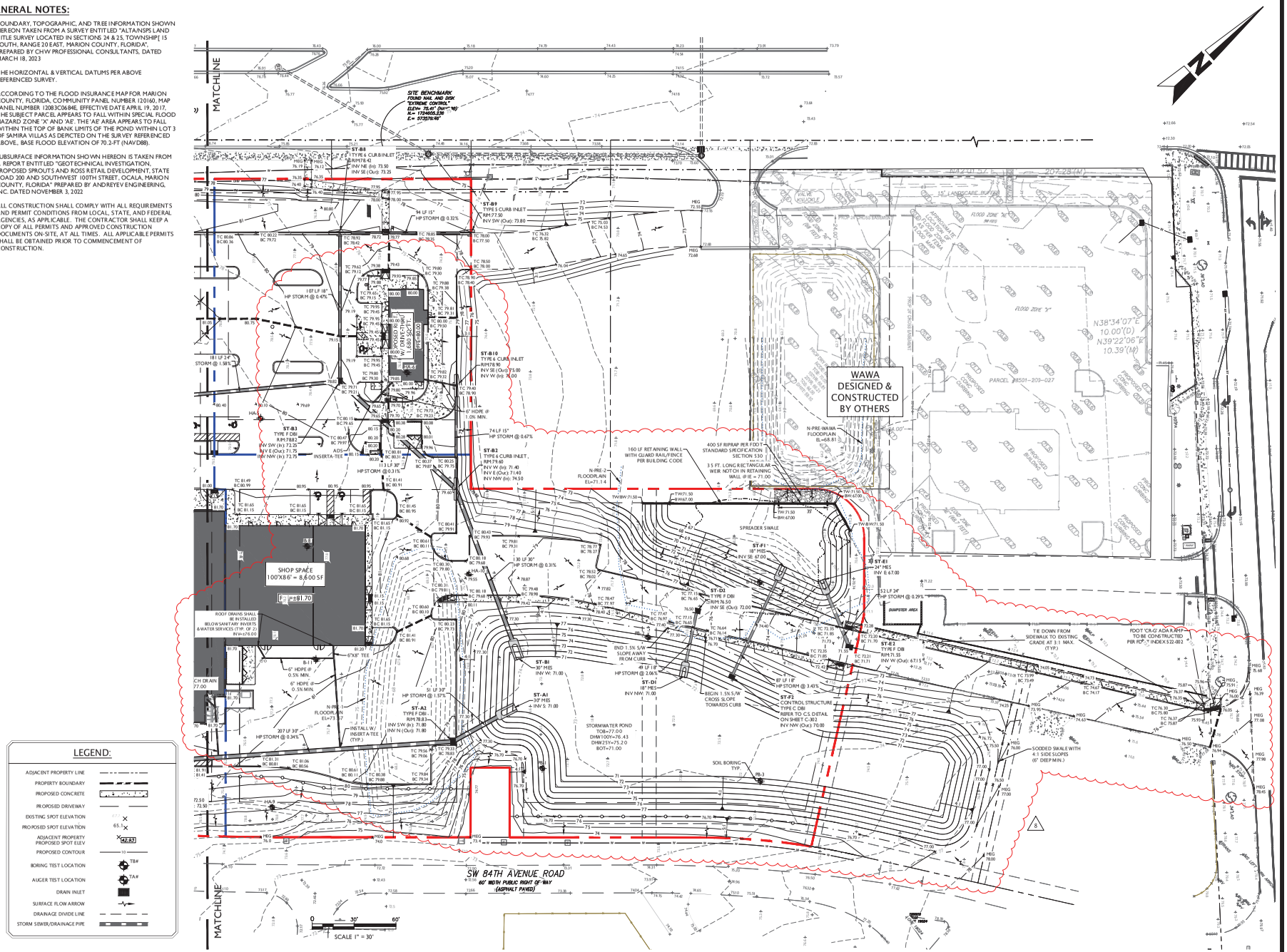
PROJECT NO: 23-3306
CHECKED BY: JJS
VERTICAL DATUM: NAVD 1988
DATE: 03/29/2024

SHEET NUMBER

C-301

GENERAL NOTES:

1. BOUNDARY, TOPOGRAPHIC, AND TREE INFORMATION SHOWN HEREON TAKEN FROM A SURVEY ENTITTLED "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
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' AND 'AE'. THE 'AE' AREA APPEARS TO FALL WITHIN THE TOP OF BANK LIMITS OF THE POND WITHIN LOT 3 OF SAMIRA VILLAS AS DEPICTED ON THE SURVEY REFERENCED ABOVE., BASE FLOOD ELEVATION OF 70.2-FT (NAVD88).
4. SUBSURFACE INFORMATION SHOWN HEREON IS TAKEN FROM A REPORT ENTITLED "GEOTECHNICAL INVESTIGATION, PROPOSED SPROUTS AND ROSS RETAIL DEVELOPMENT, STATE ROAD 200 AND SOUTHWEST 100TH STREET, OCALA, MARION COUNTY, FLORIDA" PREPARED BY ANDREYEV ENGINEERING, INC. DATED NOVEMBER 3, 2022
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.



LEGEND:

- ADJACENT PROPERTY LINE
- PROPERTY BOUNDARY
- PROPOSED CONCRETE
- PROPOSED DRIVEWAY
- EXISTING SPOT ELEVATION
- PROPOSED SPOT ELEVATION
- ADJACENT PROPERTY PROPOSED SPOT ELEV
- PROPOSED CONTOUR
- BORING TEST LOCATION
- AUGER TEST LOCATION
- DRAIN INLET
- SURFACE FLOW ARROW
- DRAINAGE DIVIDE LINE
- STORM SEWER/DRAINAGE PIPE

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
01	6/12/24	REVISION PER ZONING APPROVAL, COUNTY & SWFWMD REVIEW COMMENTS	JJS
02	8/01/24	REVISION PER COUNTY, SWFWMD & FDOT REVIEW COMMENTS	JJS
03	9/05/24	REVISIONS PER FDOT ACCESS & FORCEMAIN RELOCATION	JJS
04	9/20/24	REVISIONS PER FDOT ACCESS & LOWERED SITE AT TSC	JJS
05	10/07/24	REVISIONS PER FDOT ACCESS COMMENTS & ON-SITE CROSS ACCESS/POND	JJS
06	10/17/24	RE-DESIGN OF CROSS ACCESS & LOWERED SITE AT TSC	JJS
07	1/07/24	UPDATED PLANS FROM RE-DESIGN FOR PERMIT MODIFICATION SUBMITTAL	JJS
08	1/07/24	PERMIT MODIFICATION REVISION - ACCESS, UTILITY, DRAINAGE	JJS

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JOHN J. STOECKEL
FLORIDA PROFESSIONAL ENGINEER
LICENSE NO. 80758

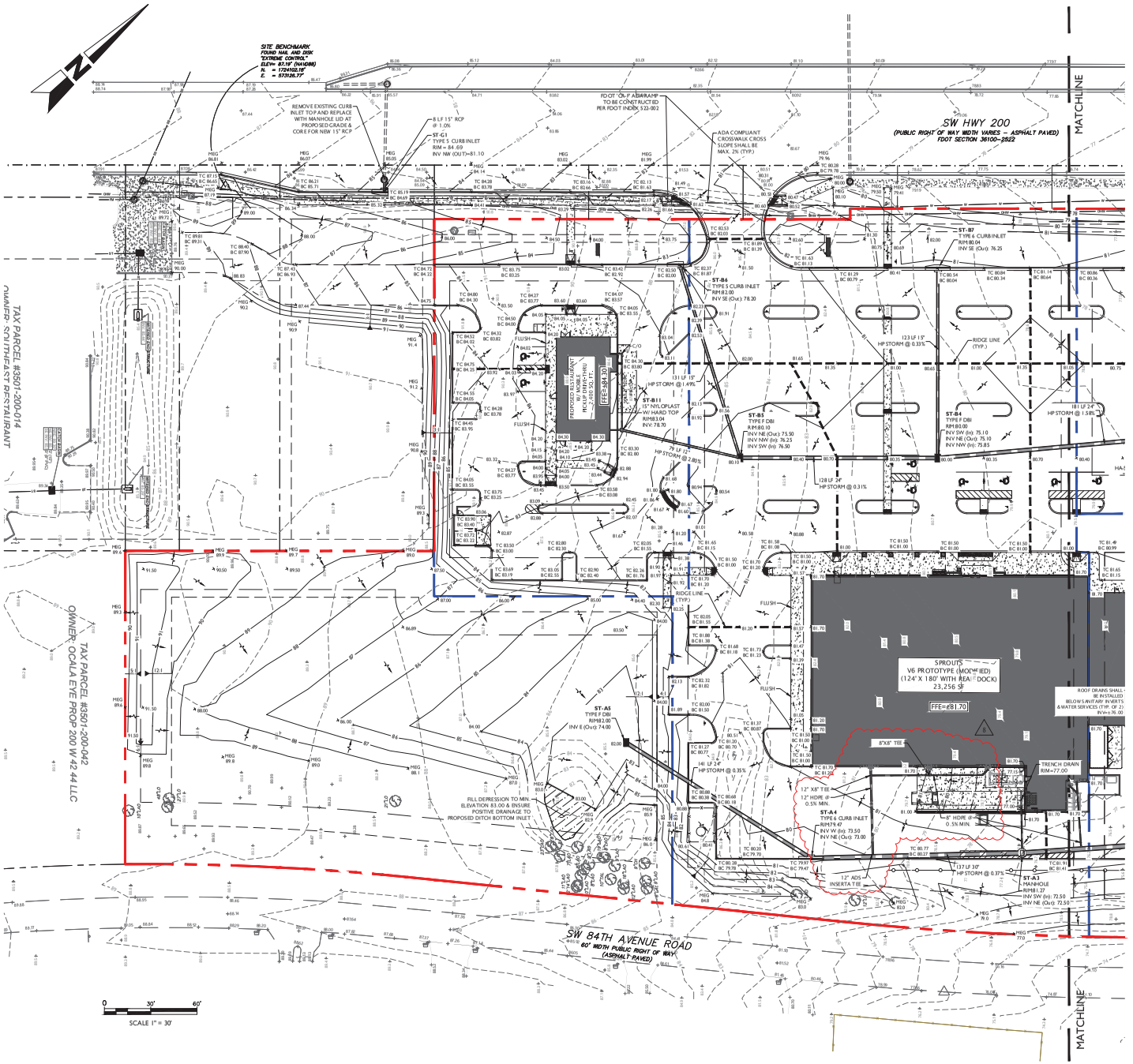
PROJECT NAME:
MAJOR SITE PLAN
CORTA COMMONS
FOR
CORTA OCALA, LLC
SW HWY 200 - OCALA
MARION COUNTY, FLORIDA

SHEET TITLE
GRADING & DRAINAGE PLAN

PROJECT NO: 23-3306
CHECKED BY: JJS
VERTICAL DATUM: NAVD 1988
DATE: 03/29/2024
SHEET NUMBER
C-302

GENERAL NOTES:

1. BOUNDARY, 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
2. THE HORIZONTAL & VERTICAL DATUMS PER ABOVE REFERENCED SURVEY.
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LEGEND:

- ADJACENT PROPERTY LINE
- PROPERTY BOUNDARY
- PROPOSED CONCRETE
- PROPOSED DRIVEWAY
- EXISTING SPOT ELEVATION
- PROPOSED SPOT ELEVATION
- ADJACENT PROPERTY PROPOSED SPOT ELEV
- PROPOSED CONTOUR
- BORING TEST LOCATION (TB#)
- AUGER TEST LOCATION (TA#)
- DRAIN INLET
- SURFACE FLOW ARROW
- DRAINAGE DIVIDE LINE
- STORM SEWER/DRAINAGE PIPE

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TAMPA, FL 33622
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REVISIONS

REV	DATE	DESCRIPTION	BY
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01	6/12/24	REVISION PER ZONING APPROVAL, COUNTY & SWFWMD REVIEW COMMENTS	JJS

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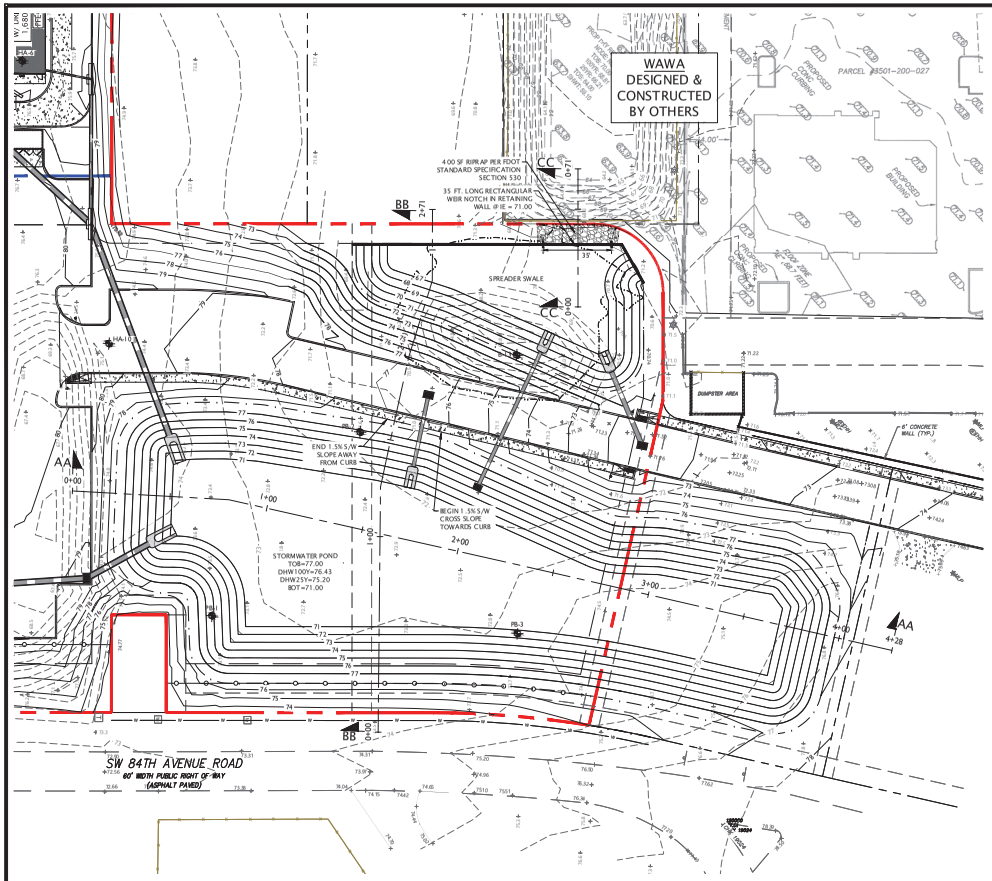
JOHN J. STOECKEL
FLORIDA PROFESSIONAL ENGINEER
LICENSE NO. 80758

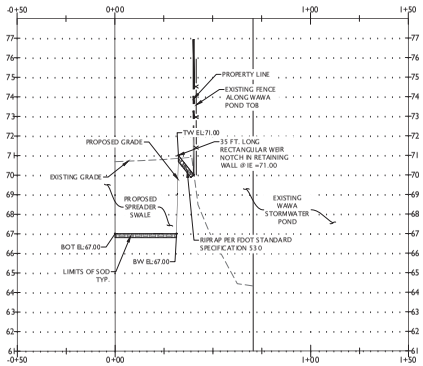
PROJECT NAME:
MAJOR SITE PLAN
CORTA COMMONS
FOR
CORTA OCALA, LLC
SW HWY 200 - OCALA
MARION COUNTY, FLORIDA

SHEET TITLE
GRADING & DRAINAGE PLAN

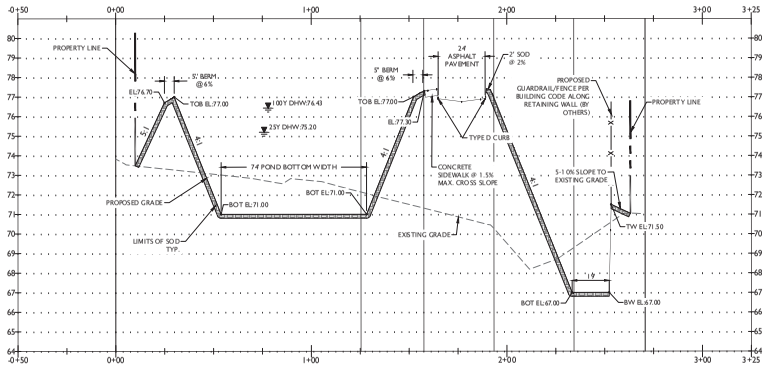
PROJECT NO: 23-3306
CHECKED BY: JJS
VERTICAL DATUM: NAVD 1988
DATE: 03/29/2024

SHEET NUMBER
C-303

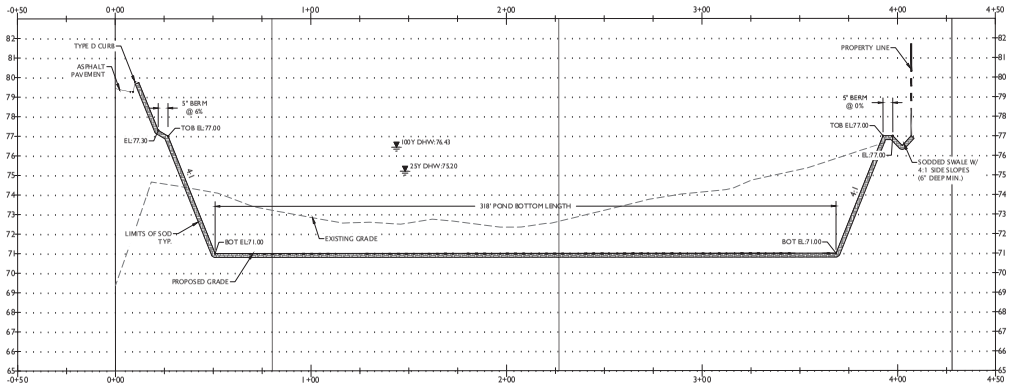




PROFILE CC



PROFILE BB



PROFILE AA



LEGEND:

- ADJACENT PROPERTY LINE
- PROPERTY BOUNDARY
- PROPOSED CONCRETE
- PROPOSED DRIVEWAY
- EXISTING SPOT ELEVATION
- PROPOSED SPOT ELEVATION
- ADJACENT PROPERTY PROPOSED SPOT ELEV
- PROPOSED CONTOUR
- BORING TEST LOCATION
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01	6.12.24	REVISION PER ZONING APPROVAL, COUNTY & SWFWMD REVIEW COMMENTS	JJS

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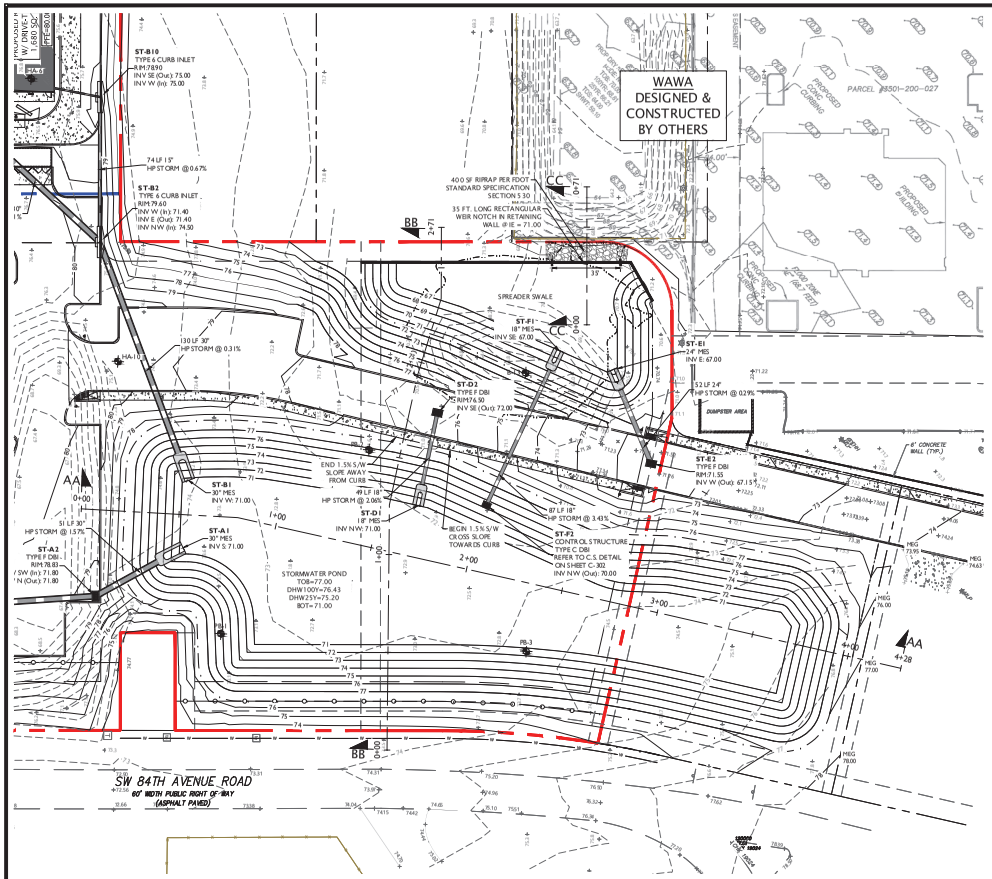
Check positive response codes before you dig!

JOHN J. STOECKEL
FLORIDA PROFESSIONAL ENGINEER
LICENSE NO. 80758

PROJECT NAME:
MAJOR SITE PLAN
CORTA COMMONS
FOR
CORTA OCALA, LLC
SW HWY 200 - OCALA
MARION COUNTY, FLORIDA

SHEET TITLE
CROSS SECTIONS

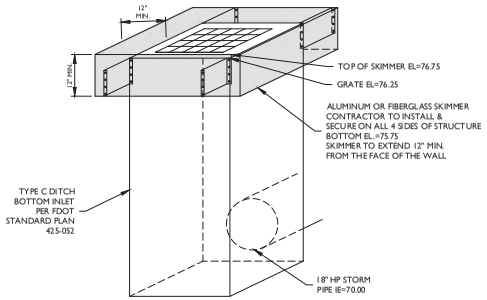
PROJECT NO: 23-3306
CHECKED BY: JJS
VERTICAL DATUM: NAVD 1988
DATE: 03/29/2024
SHEET NUMBER
C-304



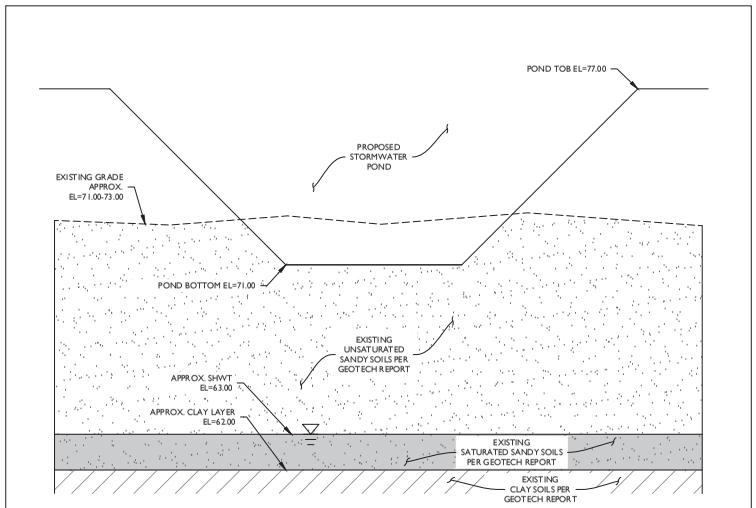


LEGEND:

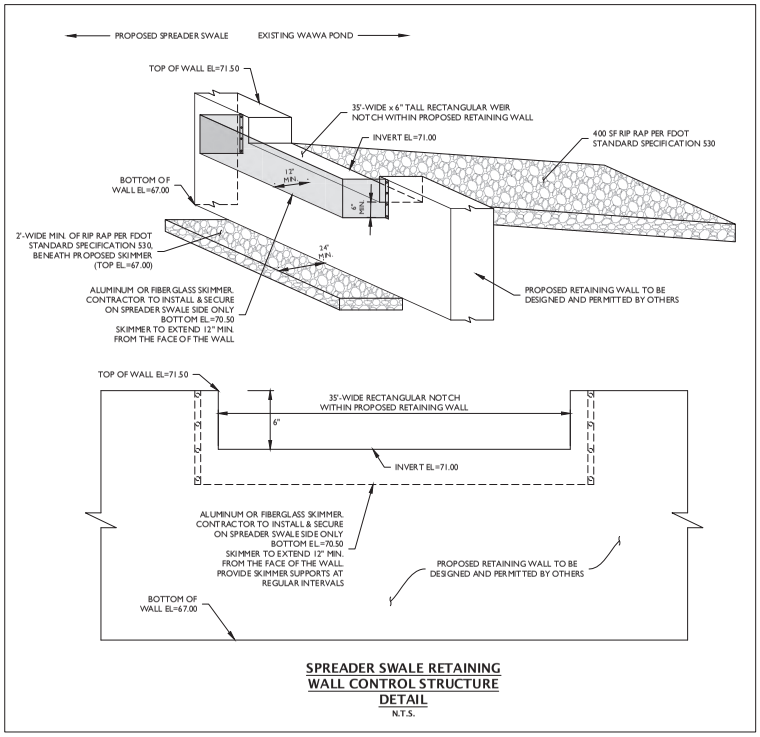
- ADJACENT PROPERTY LINE
- PROPERTY BOUNDARY
- PROPOSED CONCRETE
- PROPOSED DRIVEWAY
- EXISTING SPOT ELEVATION — 67.5
- PROPOSED SPOT ELEVATION — 65.1
- ADJACENT PROPERTY PROPOSED SPOT ELEV — 82.07
- PROPOSED CONTOUR — 10
- BORING TEST LOCATION — TB#
- AUGER TEST LOCATION — TA#
- DRAIN INLET
- SURFACE FLOW ARROW
- DRAINAGE DIVIDE LINE
- STORM SEWER/DRAINAGE PIPE



DRY POND
CONTROL STRUCTURE
DETAIL
ST-F2
N.T.S.



TYPICAL POND PROFILE / BORING
ELEVATION DATA PER GEOTECH REPORT
(BY OTHERS)
N.T.S.



SPREADER SWALE RETAINING
WALL CONTROL STRUCTURE
DETAIL
N.T.S.

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LICENSE NO. 80758

PROJECT NAME:
MAJOR SITE PLAN
CORTA COMMONS
FOR
CORTA OCALA, LLC
SW HWY 200 - OCALA
MARION COUNTY, FLORIDA

SHEET TITLE
CROSS SECTIONS

PROJECT NO: 23-3306
CHECKED BY: JJS
VERTICAL DATUM: NAVD 1988
DATE: 03/29/2024
SHEET NUMBER
C-305

GENERAL NOTES:

1. BOUNDARY, 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

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' AND 'AE'. THE 'AE' AREA APPEARS TO FALL WITHIN THE TOP OF BANK LIMITS OF THE POND WITHIN LOT 3 OF SAMIRA VILLAS AS DEPICTED ON THE SURVEY REFERENCED ABOVE., BASE FLOOD ELEVATION OF 70.2-FT (NAVD88).

4. SUBSURFACE INFORMATION SHOWN HEREON IS TAKEN FROM A REPORT ENTITLED "GEOTECHNICAL INVESTIGATION, PROPOSED SPROUTS AND ROSS RETAIL DEVELOPMENT, STATE ROAD 200 AND SOUTHWEST 100TH STREET, OCALA, MARION COUNTY, FLORIDA" PREPARED BY ANDREYEV ENGINEERING, INC. DATED NOVEMBER 3, 2022

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.

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.

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
STATIC HYDRANT LOCATION: HYDRANT FLOW:	358 @ WENDY'S 8470 SW SR 200 1,250 GPM @ 55.5 PSI
STATIC PRESSURE:	55 PSI
RESIDUAL PRESSURE:	50 PSI
AVAILABLE FLOW @ 20 PSI:	4,563 GPM

NEEDED FIRE FLOW (NFF) CALCUATIONS

PENDING BUILDING MATERIAL INFORMATION

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.

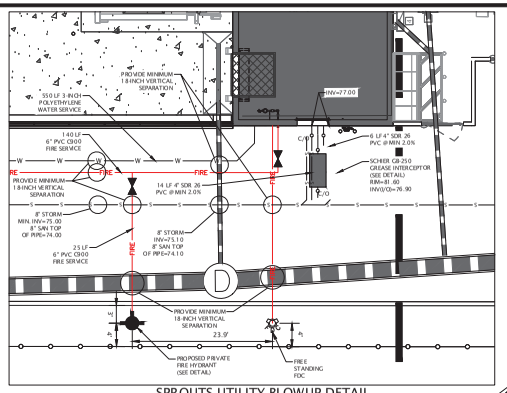
4. MCU PERSONNEL ARE TO INSPECT ANY WORK PERFORMED ON OR AROUND EXISTING MCU INFRASTRUCTURE. A PRE-CONSTRUCTION MEETING IS REQUIRED TO BE HELD A MINIMUM OF 48 HOURS PRIOR TO START OF ANY CONSTRUCTION. IF THE PRE-CONSTRUCTION MEETING IS NOT COMPLETED, ANY WORK MAY BE HALTED. TO SCHEDULE, CONTACT MCU'S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

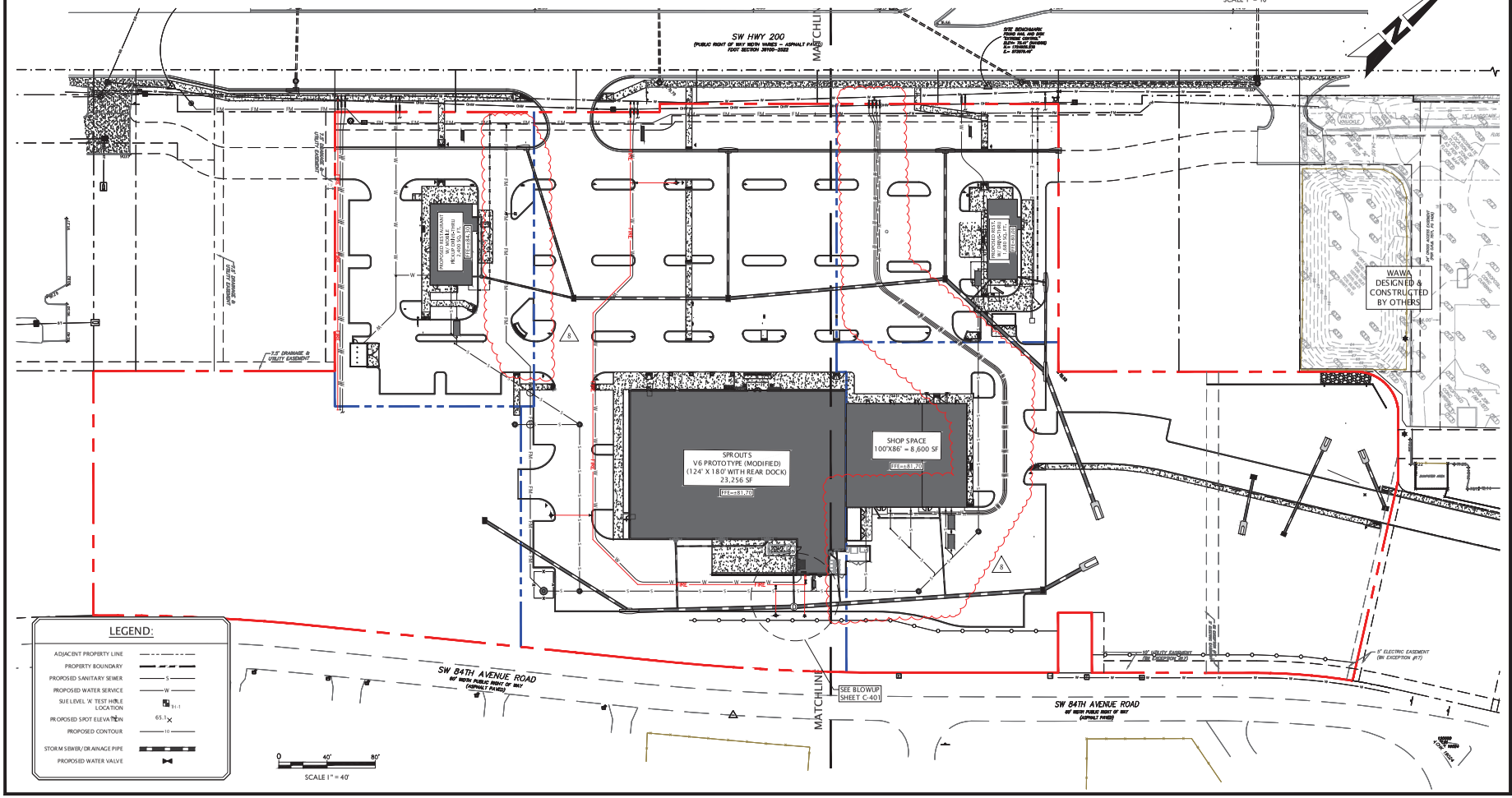
7. SITE PLANS SHALL NOTE ON THE PLANS IF A NEW HYDRANT IS INSTALLED SHALL BE INSTALLED, TESTED, AND PAINTED PER NFPA 291, BY A THIRD PARTY CONTRACTOR AND WITNESSED BY A MARION COUNTY FIRE INSPECTOR. FIRE HYDRANT LOCATIONS SHALL BE INDICATED BY PLACEMENT OF A BLUE REFLECTOR IN THE MIDDLE OF THE ROADWAY LANE CLOSEST TO THE HYDRANT.

8. SIGNAGE SHALL BE POSTED AND/OR PAINTED FIRE DEPARTMENT ACCESS - NO PARKING ALONG THE FRONT OF THE MAIN BUILDING AND REAR IN THE PROXIMITY OF THE PROPOSED HYDRANT AND FDC.



SPROUTS UTILITY BLOWUP DETAIL

SCALE 1" = 10'



LEGEND:

- ADJACENT PROPERTY LINE
- PROPERTY BOUNDARY
- PROPOSED SANITARY SEWER — S —
- PROPOSED WATER SERVICE — W —
- SUE LEVEL 'A' TEST HOLE LOCATION
- PROPOSED SPOT ELEVATION 65.1
- PROPOSED CONTOUR — 10 —
- STORM SEWER/DRAINAGE PIPE
- PROPOSED WATER VALVE

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
08	1.07.24	PERMIT MODIFICATION REVISION - ACCESS, UTILITY, DRAINAGE	JJS
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04	9.20.24	REVISIONS PER FDOT ACCESS & FORCEMAIN RELOCATION	JJS
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02	8.01.24	REVISION PER COUNTY, SWFWMD & FDOT REVIEW COMMENTS	JJS
01	6.12.24	REVISION PER ZONING APPROVAL, COUNTY & SWFWMD REVIEW COMMENTS	JJS

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JOHN J. STOECKEL
FLORIDA PROFESSIONAL ENGINEER
LICENSE NO. 80758

PROJECT NAME:

MAJOR SITE PLAN
CORTA COMMONS

FOR

CORTA OCALA, LLC

SW HWY 200 - OCALA
MARION COUNTY, FLORIDA

SHEET TITLE

OVERALL UTILITY PLAN

PROJECT NO: 23-3306
CHECKED BY: JJS
VERTICAL DATUM: NAVD 1988
DATE: 03/29/2024

SHEET NUMBER

C-401

GENERAL NOTES:

1. BOUNDARY, 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
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' AND 'AE'. THE 'AE' AREA APPEARS TO FALL WITHIN THE TOP OF BANK LIMITS OF THE POND WITHIN LOT 3 OF SAMIRA VILLAS AS DEPICTED ON THE SURVEY REFERENCED ABOVE., BASE FLOOD ELEVATION OF 70.2-FT (NAVD88).
4. SUBSURFACE INFORMATION SHOWN HEREON IS TAKEN FROM A REPORT ENTITLED "GEOTECHNICAL INVESTIGATION, PROPOSED SPROUTS AND ROSS RETAIL DEVELOPMENT, STATE ROAD 200 AND SOUTHWEST 100TH STREET, OCALA, MARION COUNTY, FLORIDA" PREPARED BY ANDREYEV ENGINEERING, INC. DATED NOVEMBER 3, 2022
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.

MARION COUNTY NOTES:

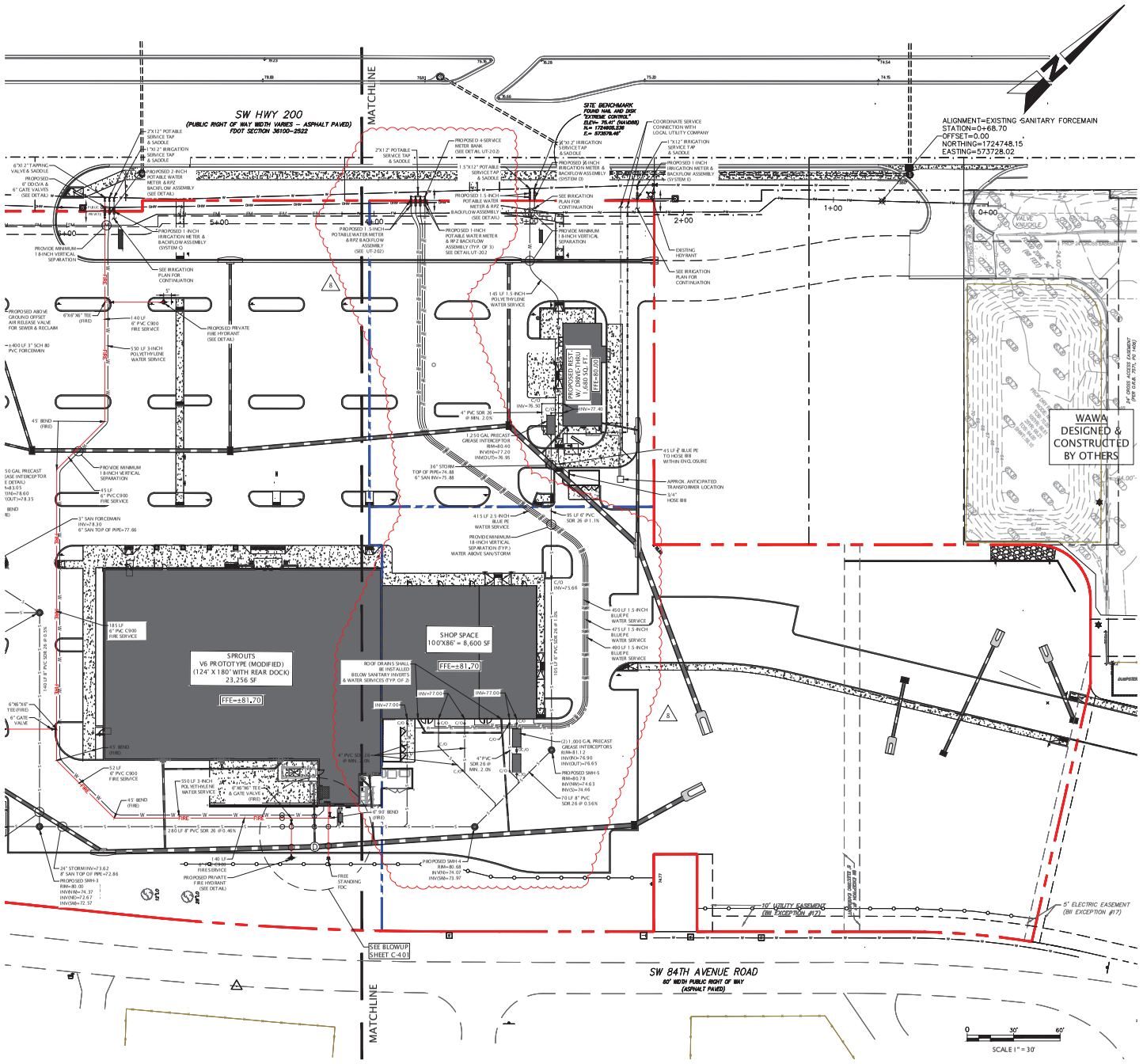
1. AS-BUILTS. ANY UTILITIES WHICH WILL BE DEDICATED TO MCU POST-CONSTRUCTION SHALL BE SHOWN ON AS-BUILTS IN ACCORDANCE WITH LATEST LDC REV 4/13/23.
2. ANY ASSETS TO BE CONVEYED TO MCU (MAINS, SERVICES, APPURTENANCES) SHALL BE IDENTIFIED ON PLAN
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IRRIGATION SYSTEM INFORMATION

BELOW IS AN OUTLINE OF THE IRRIGATED AREA FOR EACH SYSTEM WITHIN THE SUBJECT PROPERTIES BEING DEVELOPED

- SYSTEM A (RESIDENTIAL) = 14,350 SQ. FT.
- SYSTEM B (CHIPOTLE) = 11,575 SQ. FT.
- SYSTEM C (SPROUTS) = 26,775 SQ. FT.
- SYSTEM D (SMOOTHIE) = 4,475 SQ. FT.
- SYSTEM E (RETAIL) = 29,100 SQ. FT.

TOTAL AREA TO BE IRRIGATED = 83,790 SQ. FT.



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

REVISIONS

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05	6/10/24	REVISIONS PER FDOT ACCESS COMMENTS & ON-SITE CROSS ACCESS/POND	JJS
04	5/28/24	REVISIONS PER FDOT ACCESS & FORCEMAIN RELOCATION	JJS
03	5/15/24	REVISIONS TO BUFFER PER RESOLUTION	JJS
02	3/21/24	REVISION PER COUNTY, SWFWMD & FDOT REVIEW COMMENTS	JJS
01	2/12/24	REVISION PER ZONING APPROVAL, COUNTY & SWFWMD REVIEW COMMENTS	JJS

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JOHN J. STOECKEL
FLORIDA PROFESSIONAL ENGINEER
LICENSE NO. 80758

PROJECT NAME:
MAJOR SITE PLAN
CORTA COMMONS
FOR
CORTA OCALA, LLC
SW HWY 200 - OCALA
MARION COUNTY, FLORIDA

SHEET TITLE
UTILITY PLAN (NORTH)

PROJECT NO: 23-3306
CHECKED BY: JJS
VERTICAL DATUM: NAVD 1988
DATE: 03/29/2024
SHEET NUMBER
C-402

GENERAL NOTES:

1. BOUNDARY, 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
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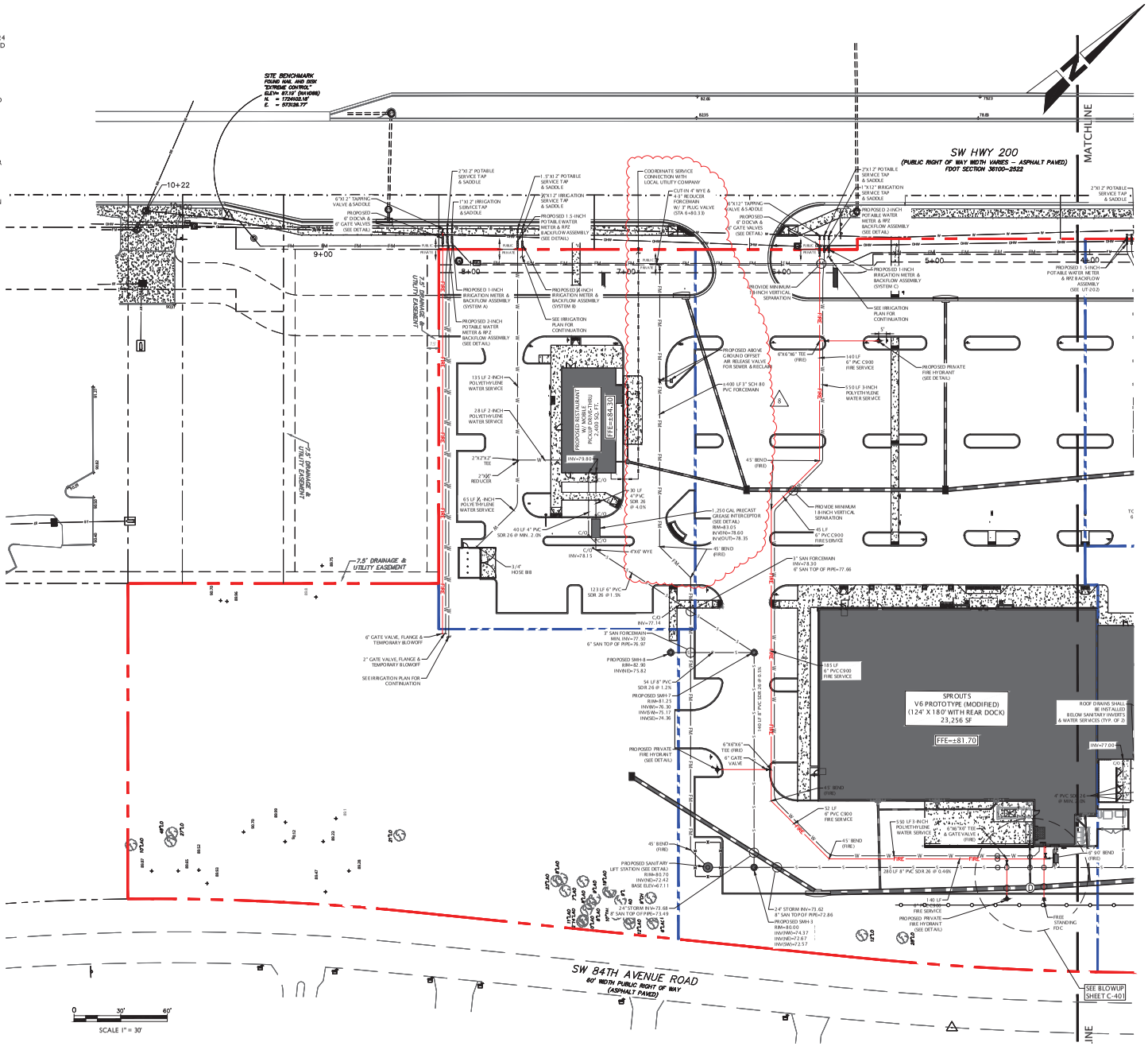
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8



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REVISIONS

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JOHN J. STOECKEL
FLORIDA PROFESSIONAL ENGINEER
LICENSE NO. 80758

PROJECT NAME:
MAJOR SITE PLAN
CORTA COMMONS
FOR
CORTA OCALA, LLC
SW HWY 200 - OCALA
MARION COUNTY, FLORIDA

SHEET TITLE
UTILITY PLAN
(SOUTH)

PROJECT NO: 23-3306
CHECKED BY: JJS
VERTICAL DATUM: NAVD 1988
DATE: 03/29/2024
SHEET NUMBER
C-403

REVISIONS			
REV	DATE	DESCRIPTION	BY
01	6/12/24	PERMIT MODIFICATION REVISION - ACCESS, UTILITY, DRAINAGE	JJS
02	8/01/24	REVISION PER COUNTY, SWFWMD & FDOT REVIEW COMMENTS	JJS
03	9/05/24	REVISION TO BUFFER PER RESOLUTION	JJS
04	9/20/24	REVISIONS PER FDOT ACCESS & FORCEMAIN RELOCATION	JJS
05	10/07/24	REVISIONS PER FDOT ACCESS COMMENTS & ON-SITE CROSS ACCESS/POND	JJS
06	10/17/24	RE-DESIGN OF CROSS ACCESS & LOWERED SITE AT TSC	JJS
07	11/07/24	UPDATED PLANS FROM RE-DESIGN FOR PERMIT MODIFICATION SUBMITTAL	JJS
08	11/07/24	PERMIT MODIFICATION REVISION - ACCESS, UTILITY, DRAINAGE	JJS

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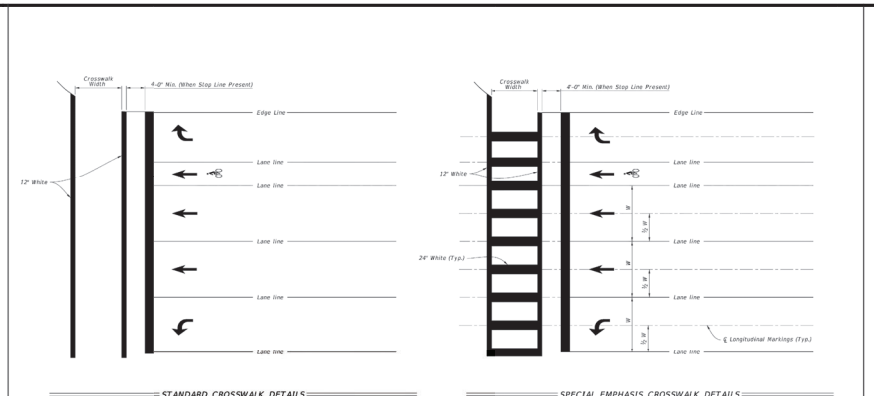
JOHN J. STOECKEL
FLORIDA PROFESSIONAL ENGINEER
LICENSE NO. 80758

PROJECT NAME:
MAJOR SITE PLAN
CORTA COMMONS
FOR
CORTA OCALA, LLC
SW HWY 200 - OCALA
MARION COUNTY, FLORIDA

SHEET TITLE
EXISTING SANITARY FORCEMAIN PROFILE

PROJECT NO: 23-3306
CHECKED BY: JJS
VERTICAL DATUM: NAVD 1988
DATE: 03/29/2024
SHEET NUMBER
C-404

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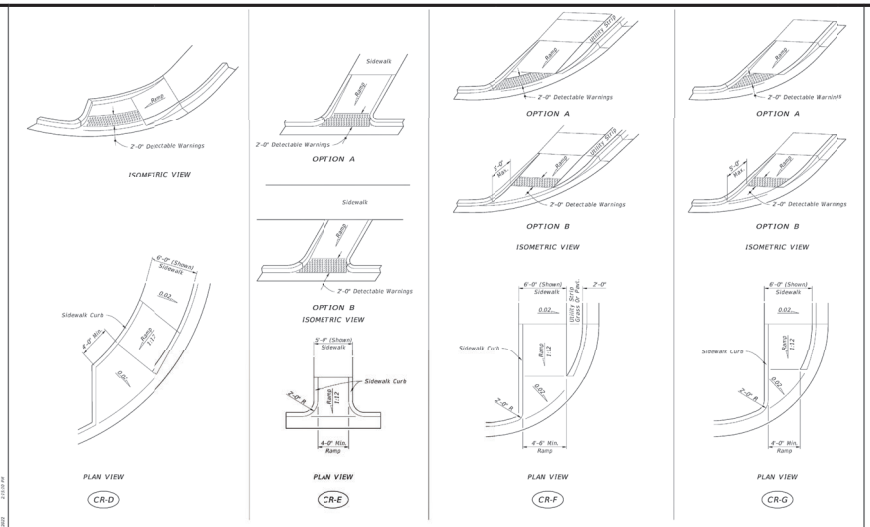
STANDARD CROSSWALK DETAILS

SPECIAL EMPHASIS CROSSWALK DETAILS

NOTES:

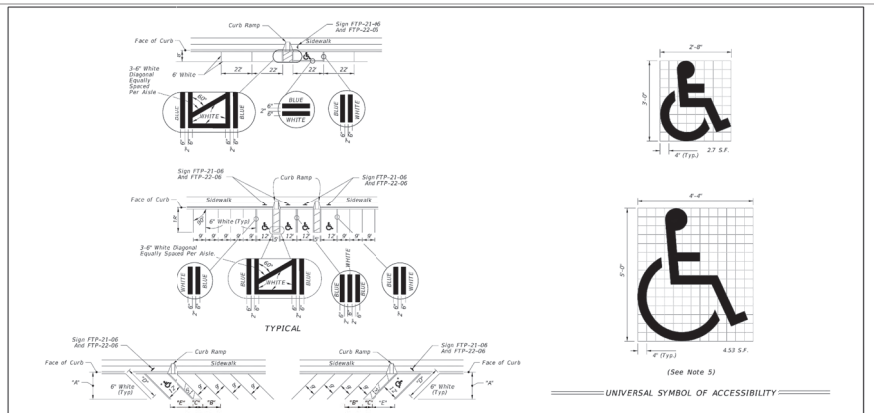
1. For crosswalk width, exceed width of the adjacent sidewalk, but do not make width less than 6' for intersection crosswalks and 10' for midblock crosswalks. Measure width from the inside of the transverse crosswalk markings.
2. When the Special Emphasis Crosswalk is not perpendicular to the lane lines, make the longitudinal markings parallel to the lane lines.
3. Refer to Index 522-002 when Curb Ramps are present.

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



SIDEWALK CURB RAMPS CR-D, CR-E, CR-F & CR-G

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



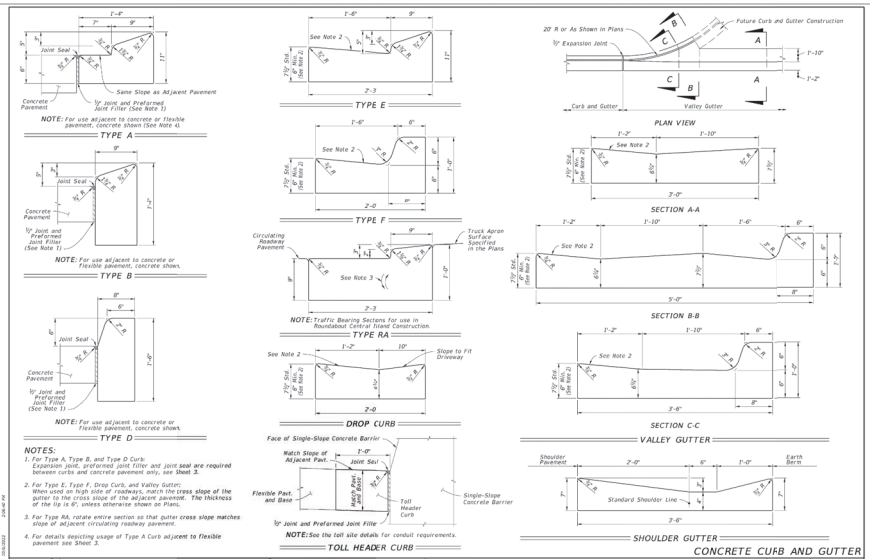
PAVEMENT MARKING FOR PARKING

UNIVERSAL SYMBOL OF ACCESSIBILITY

NOTES:

1. Dimensions are to the centerline of markings.
2. An Access Aisle is required for each accessible space when angle parking is used.
3. Criteria for pavement markings only, not public sidewalk curb ramp locations. For ramp locations refer to plans.
4. Mount FTP-22-06 sign below the FTP-21-06 sign.
5. Use of the pavement symbol in accessible parking spaces is optional. When pavement symbol is used, the symbol is either 2'-0" or 3'-0" high and white in color.

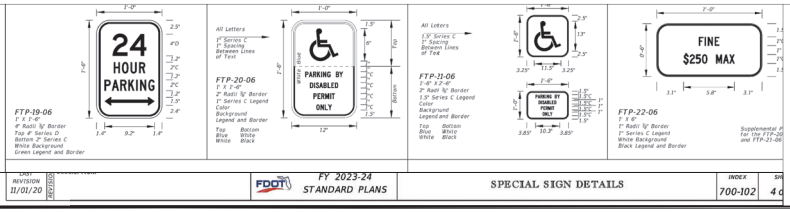
LAST REVISION 11/01/21	DESCRIPTION:	FDOT FY 2023-24 STANDARD PLANS	PAVEMENT MARKINGS	INDEX 711-001	SHEET 11 of 13



NOTES:

1. For Type A, Type B, and Type D Curb: Expansion joint, preformed joint filler and joint seal are required between curbs and concrete pavement only, see Sheet 3.
2. For Type E, Type F, Drop Curb, and Valley Gutter: When used on high side of roadways, match the cross slope of the gutter to the cross slope of the adjacent pavement. The thickness of the lip is 6", unless otherwise shown on Plans.
3. For Type RA, rotate entire section so that gutter cross slope matches slope of adjacent circulating roadway pavement.
4. For details depicting usage of Type A Curb adjacent to flexible pavement see Sheet 3.

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



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

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PROJECT NAME:

MAJOR SITE PLAN
CORTA COMMONS

FOR

CORTA OCALA, LLC

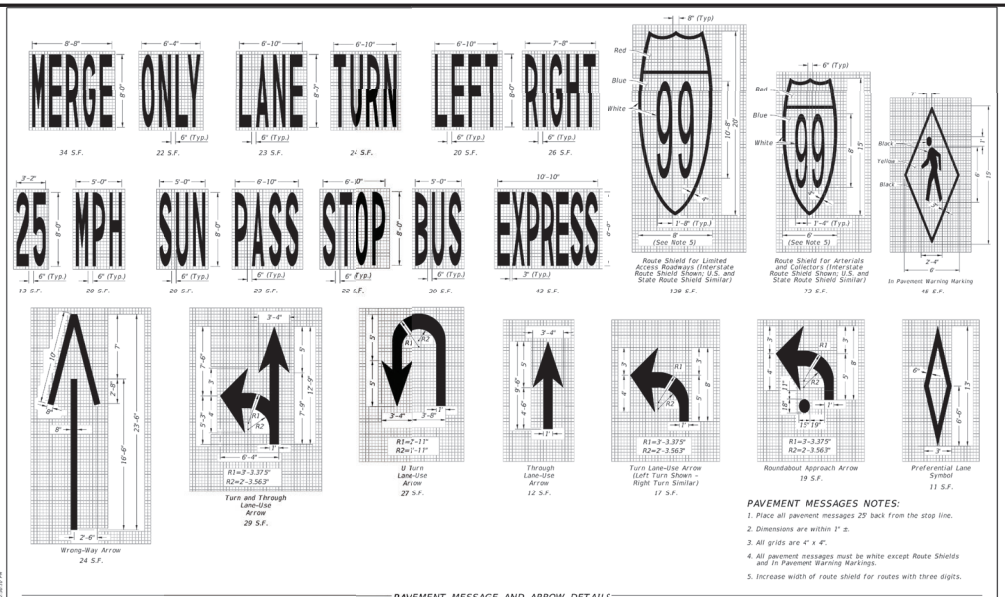
SW HWY 200 - OCALA
MARION COUNTY, FLORIDA

SHEET TITLE

CONSTRUCTION DETAILS

PROJECT NO: 23-3306
CHECKED BY: JJS
VERTICAL DATUM: NAVD 1988
DATE: 03/29/2024
SHEET NUMBER

C-501

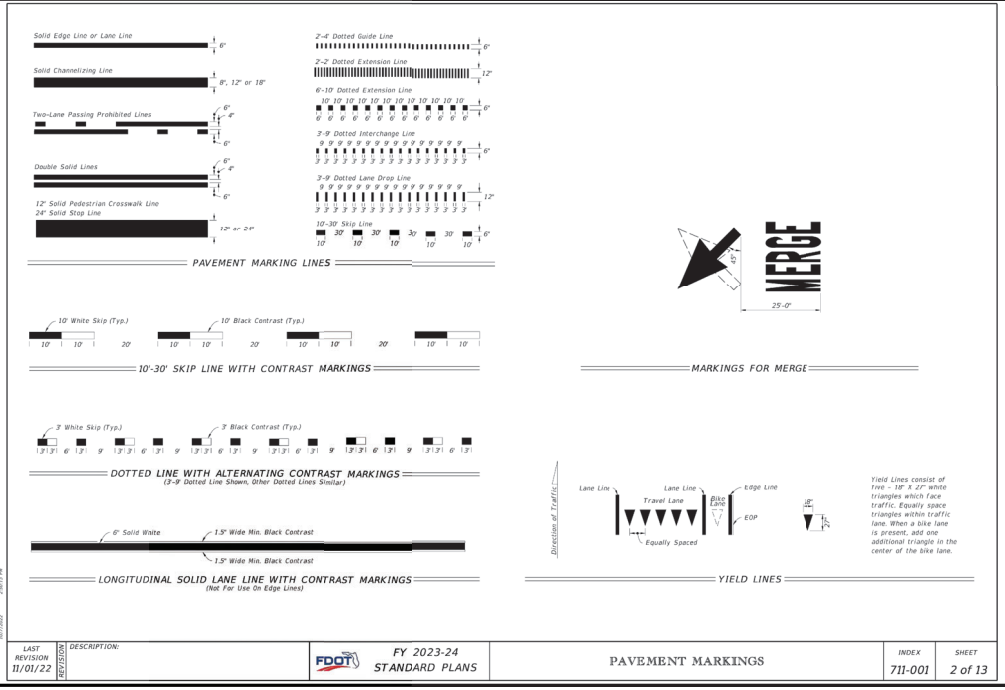


PAVEMENT MESSAGES NOTES:

1. Place all pavement messages 25' back from the stop line.
2. Dimensions are within 1" ±.
3. All grids are 4' x 4'.
4. All pavement messages must be white except Route Shields and In Pavement Warning Markings.
5. Increase width of route shield for routes with three digits.

PAVEMENT MESSAGE AND ARROW DETAILS

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



PAVEMENT MARKING LINES

10'-30' SKIP LINE WITH CONTRAST MARKINGS

DOTTED LINE WITH ALTERNATING CONTRAST MARKINGS
(3'-9' Dotted Line Shown, Other Dotted Lines Similar)

LONGITUDINAL SOLID LANE LINE WITH CONTRAST MARKINGS
(Not For Use On Edge Lines)

MARKINGS FOR MERGE

Yield Lines consist of five – 18" X 27" white triangles which face traffic. Equally space triangles within traffic lane. When a bike lane is present, add one additional triangle in the center of the bike lane.

YIELD LINES

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

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

REVISIONS

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08	1/07/24	PERMIT MODIFICATION REVISION - ACCESS, UTILITY, DRAINAGE	JJS
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02	8/01/24	REVISION PER COUNTY, SWFWMD & FDOT REVIEW COMMENTS	JJS
01	6/12/24	REVISION PER ZONING APPROVAL, COUNTY & SWFWMD REVIEW COMMENTS	JJS

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JOHN J. STOECKEL
FLORIDA PROFESSIONAL ENGINEER
LICENSE NO. 80758

PROJECT NAME:
MAJOR SITE PLAN
CORTA COMMONS

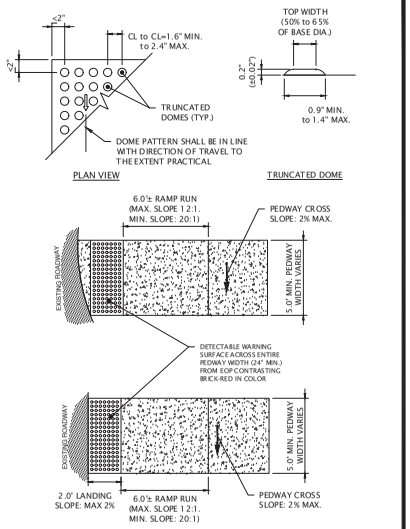
FOR

CORTA OCALA, LLC

SW HWY 200 - OCALA
MARION COUNTY, FLORIDA

SHEET TITLE
CONSTRUCTION DETAILS

PROJECT NO: 23-3306
CHECKED BY: JJS
VERTICAL DATUM: NAVD 1988
DATE: 03/29/2024
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 2.5" OF SP-9.5 ASPHALT INSTALLED IN (2) LIFTS. 1.5" LIFT FOLLOWED BY 1" LIFT WEAR COURSE; INITIAL LIFT MAY SUBSTITUTE SP-12.5 TESTED PER FDOT LATEST EDITION INSTALLED IN ONE LIFT

② 8" THICK LIMEROCK OR CRUSHED CONCRETE MIN. LBR 100, COMPACTED TO A MIN. OF 98% MAXIMUM DENSITY PER AASHTO T-180

③ 12" THICK STABILIZED SUBGRADE, MIN. LBR 40, COMPACTED TO A MIN. OF 98% MAXIMUM DENSITY PER AASHTO T-180

ASPHALT DRIVEWAY PAVEMENT

① CONCRETE PAVEMENT 6" THICK 28 DAY, 4,000 PSI REINFORCED WITH NO. 3 BARS AT 18" O.C. EACH WAY.

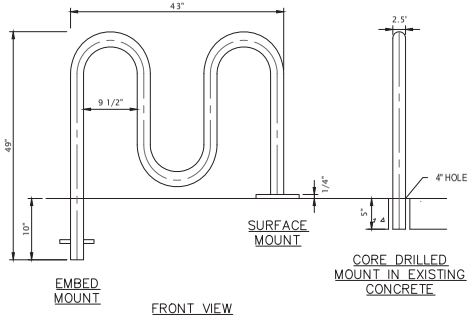
② SUBGRADE, 18" THICK, TYPE "B", MIN. LBR 60, COMPACTED TO A MIN. OF 98% MAXIMUM DENSITY PER AASHTO T-180

CONCRETE PAVEMENT SECTION

NOTES:

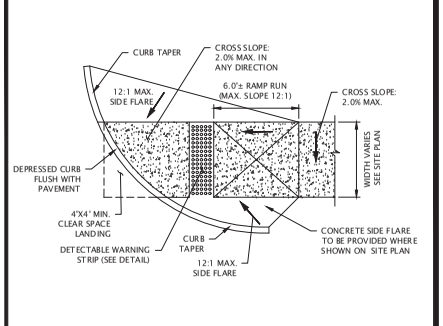
1. CONCRETE PAVEMENT SHALL BE CONSTRUCTED OF 28 DAY, 4000 PSI, CLASS 1 CONCRETE.
2. CONTRACTION JOINTS SHALL BE 1/8 INCH WIDE AND SAW-CUT OR TOOLED.
3. CONSTRUCTION JOINTS ARE REQUIRED WHEN CONSTRUCTING ADJACENT FRESH CONCRETE POURS.
4. EXPANSION JOINTS ARE REQUIRED ALONG ALL OTHER ADJACENT PAVEMENTS, AT EACH SIDE OF STORM INLET STRUCTURES, AND AT ALL RADIUS POINTS.
5. EXPANSION JOINTS SHALL BE 1/2 INCH WIDE (WITH 1/2 INCH PREMOLDED JOINT MATERIAL) AND SHALL BE FULL DEPTH OF THE PAVEMENT.
6. 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.
7. 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

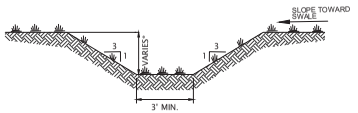


NOTES:
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
2. SHALL BE MANUFACTURED BY ULINE MODEL NO. H-2543 OR APPROVED EQUAL.

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

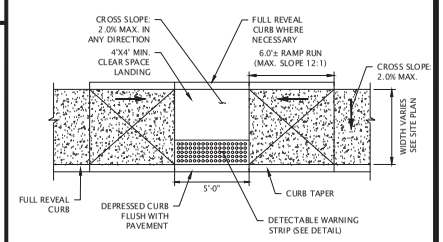


4 ADA ACCESSIBLE RAMP DETAIL
N.T.S.

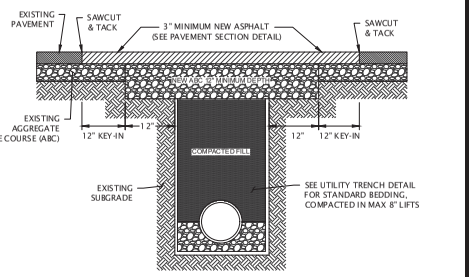


NOTES:
1. MINIMUM DEPTH OF SWALE SHALL BE 6-INCHES
2. AVOID DAMAGING TREE ROOTS DURING EXCAVATION; RE-ROUTE CENTERLINE OF SWALE TO AVOID ROOT AND/OR TREE IMPACTS.
3. SEE LANDSCAPE PLAN FOR TOPSOIL AND SOD/SEEDING REQUIREMENTS.

5 GRASS SWALE SECTION DETAIL
N.T.S.



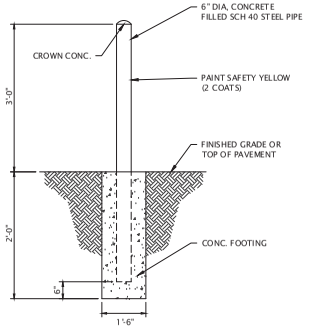
6 ADA ACCESSIBLE RAMP DETAIL
N.T.S.



NOTES:

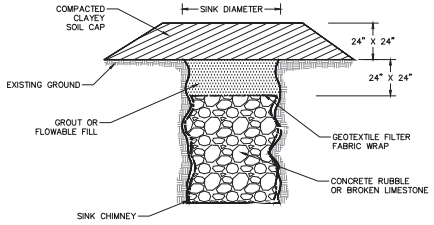
1. THE PAVEMENT EDGE SHALL BE DEFINED BY A STRAIGHT EDGE FORMED BY A MACHINED SAW CUT.
2. BASE MATERIAL OVER DITCH SHALL BE INSTALLED TO TWICE THE THICKNESS OF THE EXISTING ORIGINAL.
3. BASE MATERIAL SHALL BE PLACED IN 6" MAXIMUM LIFTS AND EACH LAYER THOROUGHLY ROLLED OR TAMPED TO 98% MAXIMUM DENSITY 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.

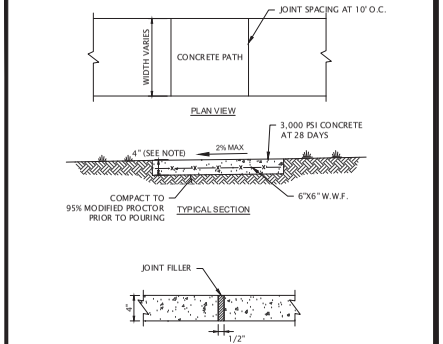


TYPICAL SINK CHIMNEY REPAIR
N.T.S.

NOTE:

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

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



TRANSVERSE EXPANSION JOINT

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.

MJ STOKES CONSULTING
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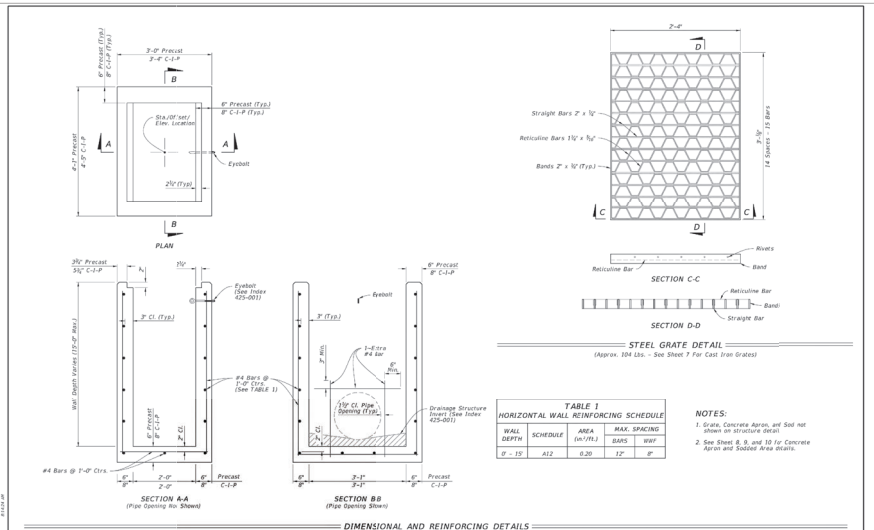
JOHN J. STOECKEL
FLORIDA PROFESSIONAL ENGINEER
LICENSE NO. 80758

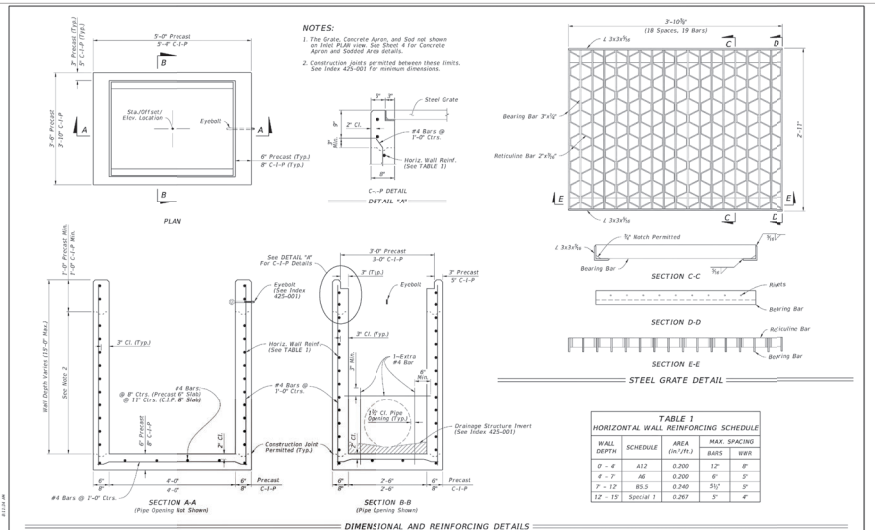
PROJECT NAME:
MAJOR SITE PLAN
CORTA COMMONS
FOR
CORTA OCALA, LLC
SW HWY 200 - OCALA
MARION COUNTY, FLORIDA

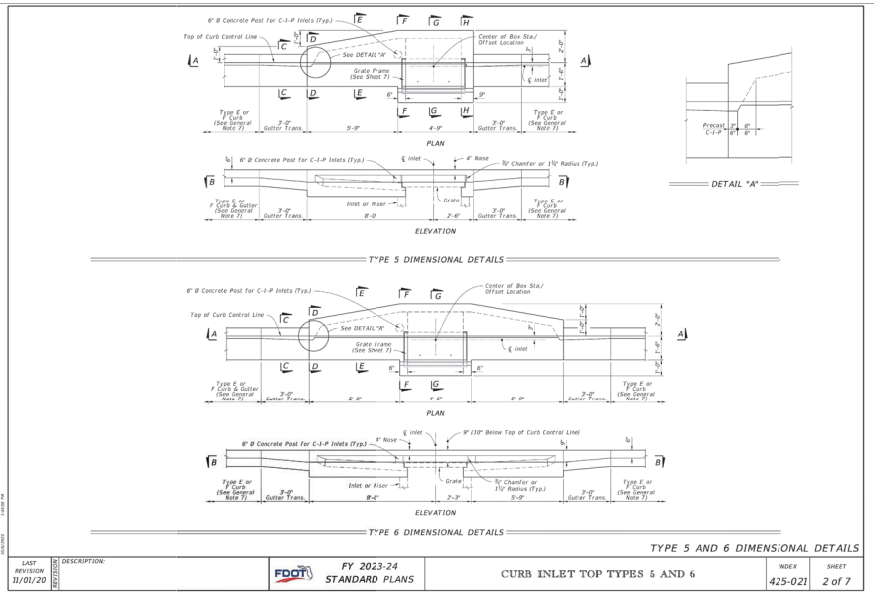
SHEET TITLE
CONSTRUCTION DETAILS

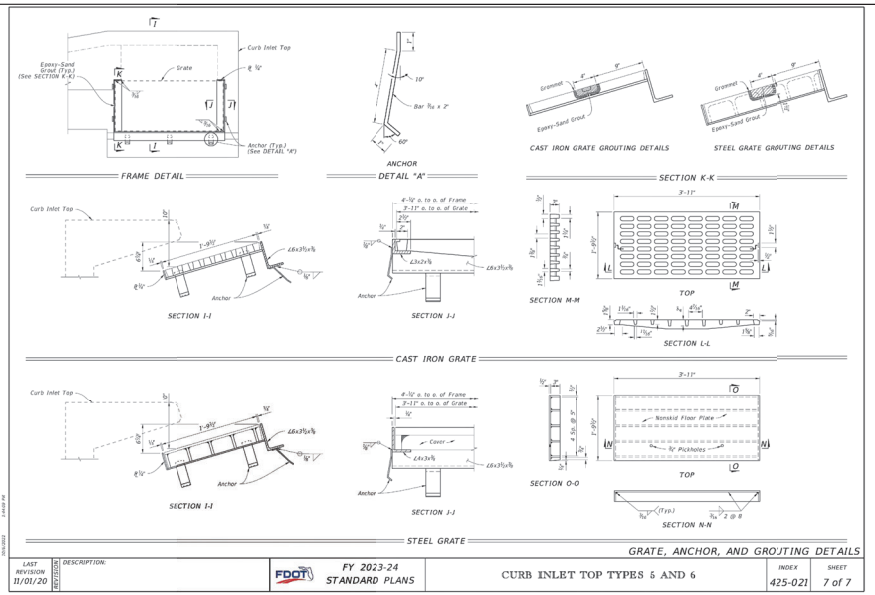
PROJECT NO: 23-3306
CHECKED BY: JJS
VERTICAL DATUM: NAVD 1988
DATE: 03/29/2024

SHEET NUMBER
C-503









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P.O. BOX 22821
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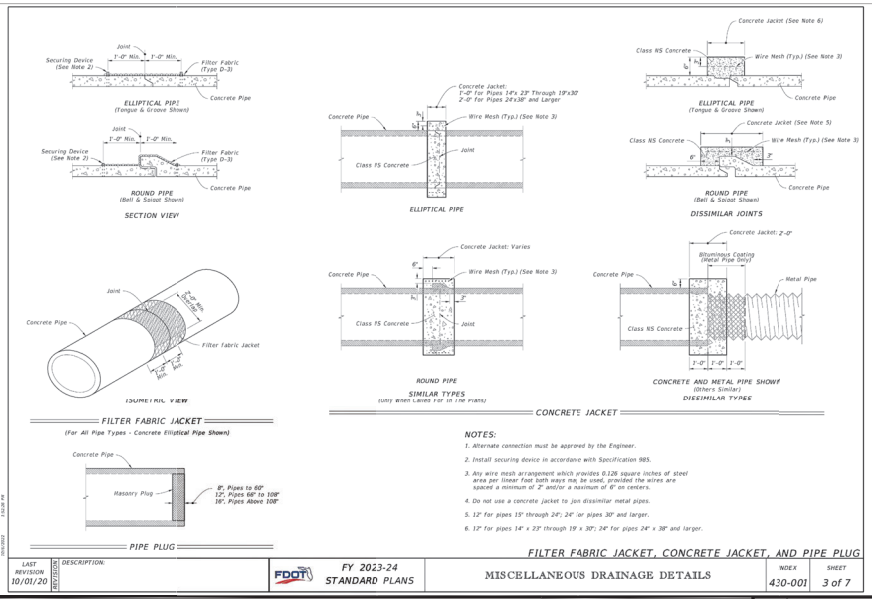
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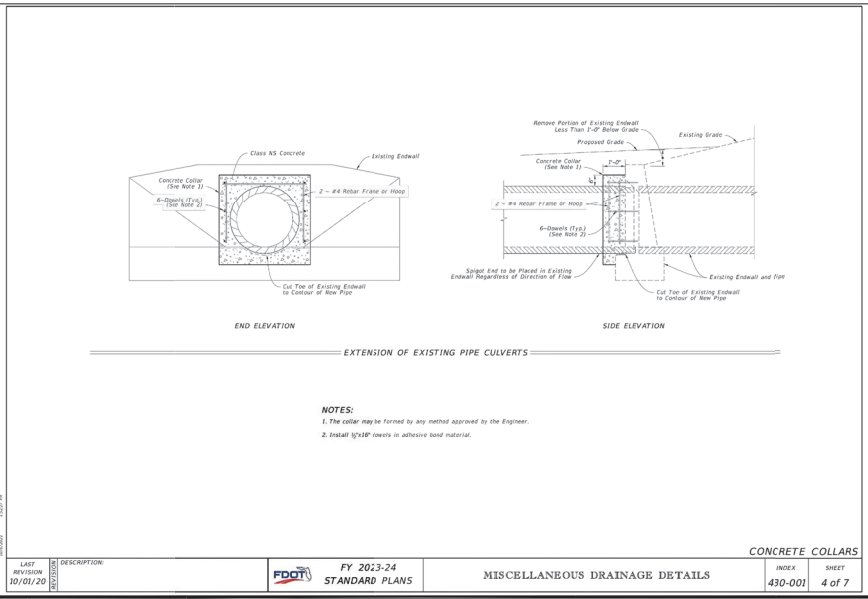
JOHN J. STOECKEL
FLORIDA PROFESSIONAL ENGINEER
LICENSE NO. 80758

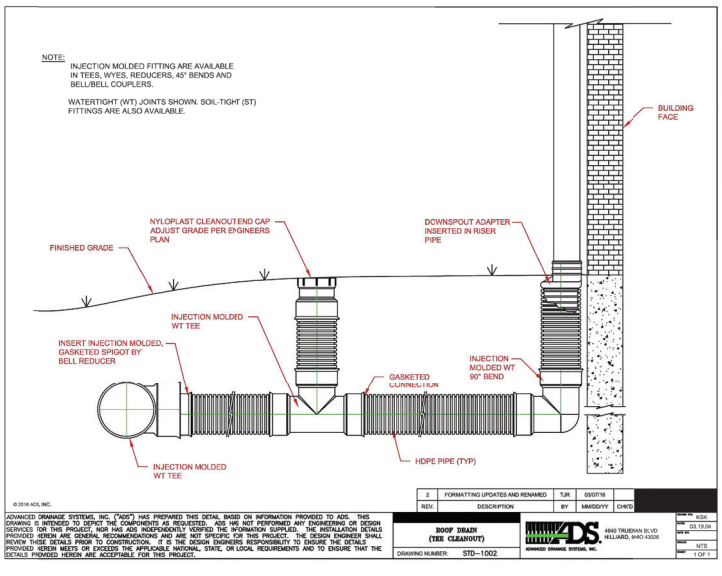
PROJECT NAME:
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FOR
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MARION COUNTY, FLORIDA

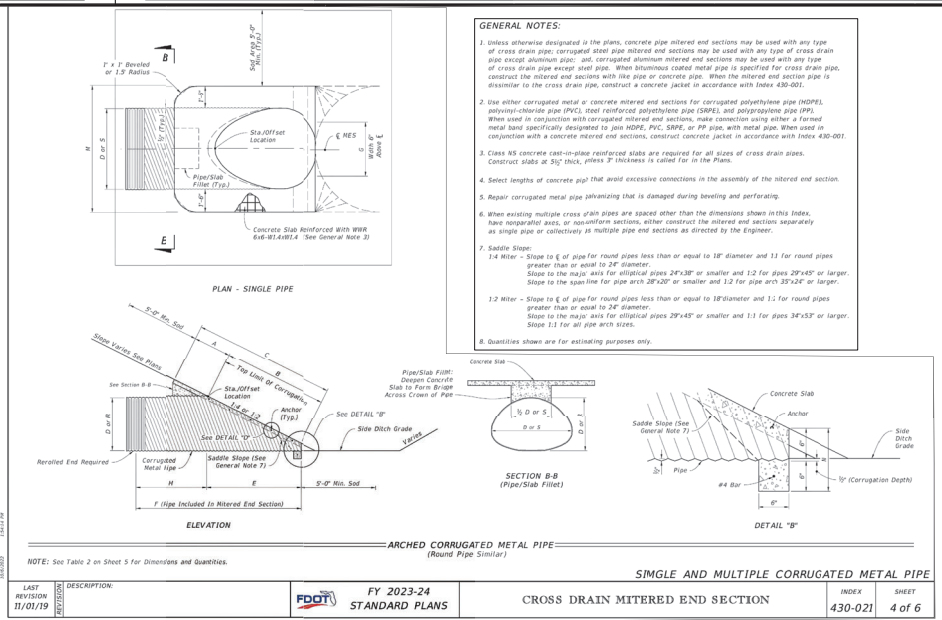
SHEET TITLE
DRAINAGE DETAILS

PROJECT NO: 23-3306
CHECKED BY: JJS
VERTICAL DATUM: NAVD 1988
DATE: 03/29/2024
SHEET NUMBER
C-504









2 FDOT (INDEX 430-021) MITERED END SECTION N.T.S.

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P.O. BOX 22821
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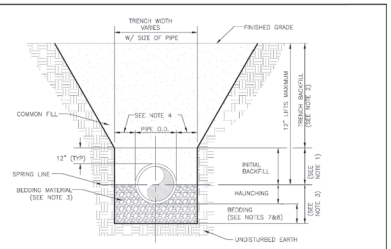
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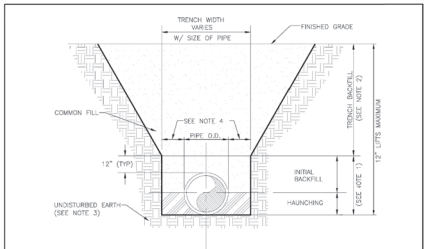
SHEET TITLE
DRAINAGE DETAILS

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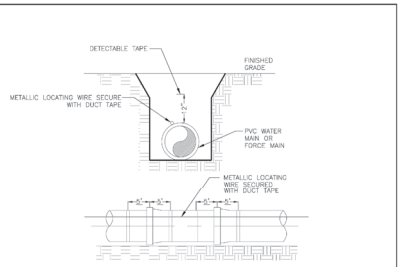
NOTES:
1. INITIAL BACKFILL: COMMON FILL COMPACTED TO 95% (98% UNDER PAVEMENT) OF THE MAXIMUM DENSITY AS PER AASHTO T-180.
2. TRENCH BACKFILL: COMMON FILL COMPACTED TO 95% (98% UNDER PAVEMENT) OF THE MAXIMUM DENSITY AS PER AASHTO T-180.
3. BEDDING MATERIAL SHALL CONFORM TO FDOT NO. 57 AGGREGATE.
4. 15" 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 18" 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 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 UTILITIES	MCBCC EFFECTIVE 04/13/2023	BEDDING AND TRENCHING 1	7.3.2
	REVISION # 2		UT 102



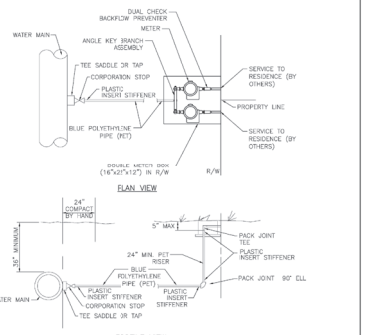
NOTES:
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2. TRENCH BACKFILL: COMMON FILL COMPACTED TO 95% (98% UNDER PAVEMENT) OF THE MAXIMUM DENSITY AS PER AASHTO T-180.
3. PIPE BEDDING UTILIZING SELECT COMMON FILL OR BEDDING ROCK IN ACCORDANCE WITH BEDDING AND TRENCHING 1 DETAIL MAY BE REQUIRED 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.
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Marion County FLORIDA UTILITIES	MCBCC EFFECTIVE 04/13/2023	BEDDING AND TRENCHING 2	7.3.2
	REVISION # 2		UT 103



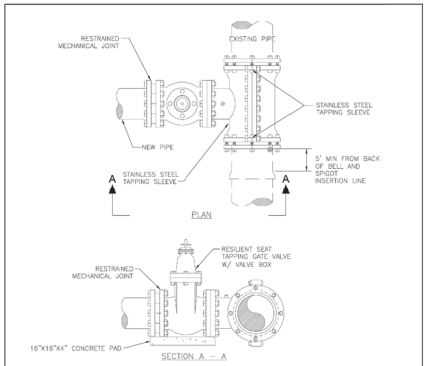
NOTES:
1. PVC PIPE SHALL REQUIRE INSULATED METALLIC LOCATING WIRE (10 GAUGE COPPER) CAPABLE OF DETECTION BY A CABLE LOCATOR AND SHALL BE BURIED ON TOP OF THE PIPE.
2. LOCATING WIRE SHALL TERMINATE AT EACH VALVE BOX AND BE CAPABLE OF EXTENDING 12" ABOVE TOP OF BOX IN SUCH A MANNER SO AS NOT TO INTERFERE 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 1032 POUNDS.
5. DETECTABLE TAPE SHALL BE 1' ABOVE THE CENTERLINE OF THE PIPE.

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



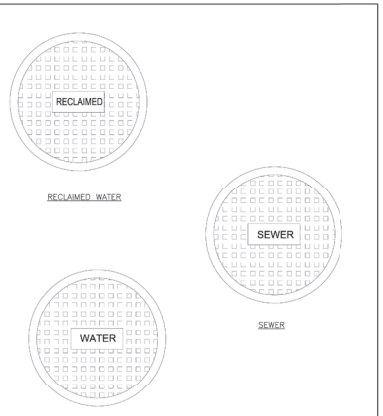
NOTES:
1. ALL RESIDENTIAL SERVICES SHALL HAVE A MINIMUM SIZE OF 1".
2. CURB STOP SHALL BE INSTALLED ON STREET SIDE OF THE SIDEWALK BETWEEN SIDEWALK AND CURB.
3. SCHEDULE 40 PVC CASING TO BE USED UNDER PAVEMENT, EXTENDING A MINIMUM OF 5' ON EITHER SIDE OF THE PAVEMENT WHERE POSSIBLE. THE INSIDE DIAMETER OF THE CASING PIPE SHALL BE A MINIMUM OF ONE (1) INCH LARGER THAN THE OUTSIDE DIAMETER OF THE SERVICE PIPE.
4. CORP STOPS SHALL BE HORIZONTAL TO WATER MAIN.
5. LOCATE WIRE SHALL BE INSTALLED FROM MAIN TO SERVICE LINE.
6. PIPE AND FITTING SIZES TO BE DETERMINED 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 "W" 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 OF 24" AWAY FROM ANY BELL AND/OR FITTING.

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

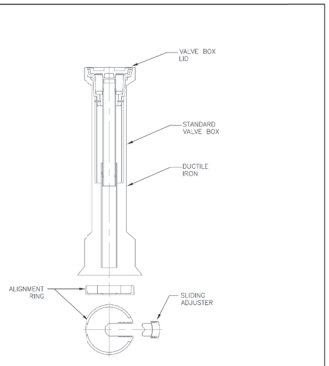


NOTES:
1. PRIOR TO BEGINNING THE TAPPING OPERATION, THE SLEEVE AND VALVE SHALL BE PRESSURE TESTED AT 150 PSI FOR A MINIMUM OF 30 MINUTES TO ENSURE THAT NO LEAKAGE WILL OCCUR.
2. CONTRACTOR SHALL PROVIDE MCU PROOF OF PRESSURE TEST IN THE FORM OF A TAPPING TEST LOG WITH THE CONTRACTOR'S SIGNATURE.
3. CONTRACTOR MUST CONFIRM RESTRAINTS IN ALL DIRECTIONS AND INSTALL ADDITIONAL RESTRAINTS AS NECESSARY TO COMPLY WITH LAND DEVELOPMENT CODE.
4. ALL TAPS MUST BE LOCATED A MINIMUM OF 5' AWAY FROM ANY BELL AND/OR FITTING.
5. STAINLESS STEEL TAPPING SLEEVE SHALL BE MADE OF 316SS.

Marion County FLORIDA UTILITIES	MCBCC EFFECTIVE 04/13/2023	TAPPING SLEEVE AND GATE VALVE ASSEMBLY	7.3.2
	REVISION # 1		UT 108

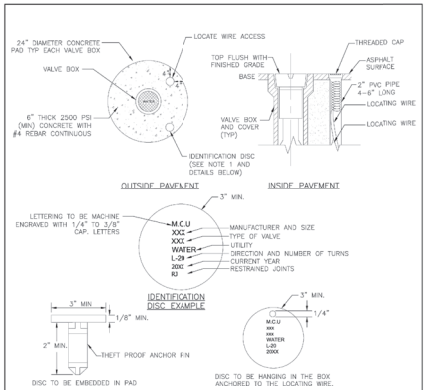


Marion County FLORIDA UTILITIES	MCBCC EFFECTIVE 04/13/2023	TYPICAL VALVE BOX COVER	7.3.2
	REVISION # NA		UT 110



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

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



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 UTILITIES	MCBCC EFFECTIVE 04/13/2023	VALVE BOX PAD	7.3.2
	REVISION # 1		UT 112

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
08	1/07/24	PERMIT MODIFICATION REVISION - ACCESS, UTILITY, DRAINAGE	JJS
07	1/07/24	UPDATED PLANS FROM RE-DESIGN FOR PERMIT MODIFICATION SUBMITTAL	JJS
06	10/17/24	RE-DESIGN OF CROSS ACCESS & LOWERED SITE AT TSC	JJS
05	10/07/24	REVISIONS PER FDOT ACCESS COMMENTS & ON-SITE CROSS ACCESS/POND	JJS
04	9/20/24	REVISIONS PER FDOT ACCESS & FORCEMAIN RELOCATION	JJS
03	9/05/24	REVISION TO BUFFER PER RESOLUTION	JJS
02	8/01/24	REVISION PER COUNTY, SWFWMD & FDOT REVIEW COMMENTS	JJS
01	6/12/24	REVISION PER ZONING APPROVAL, COUNTY & SWFWMD REVIEW COMMENTS	JJS

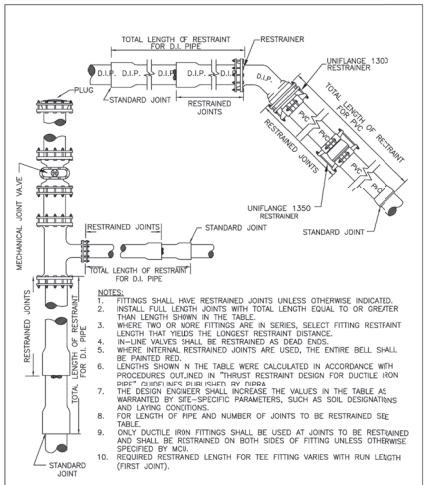
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Call 811 or visit sunshine811.com two full business days before digging to have buried facilities located and marked.
Check positive response codes before you dig!

JOHN J. STOECKEL
FLORIDA PROFESSIONAL ENGINEER
LICENSE NO. 80758

PROJECT NAME:
MAJOR SITE PLAN
CORTA COMMONS
FOR
CORTA OCALA, LLC
SW HWY 200 - OCALA
MARION COUNTY, FLORIDA

SHEET TITLE
MARION COUNTY UTILITY DETAILS

PROJECT NO: 23-3306
CHECKED BY: JJS
VERTICAL DATUM: NAVD 1988
DATE: 03/29/2024
SHEET NUMBER
C-507



NOTES:
1. FITTINGS SHALL HAVE RESTRAINED JOINTS UNLESS OTHERWISE INDICATED.
2. INSTALL FULL LENGTH JOINTS WITH TOTAL LENGTH EQUAL TO OR GREATER THAN LENGTH SHOWN IN THE TABLE.
3. WHERE TWO OR MORE FITTINGS ARE IN SERIES, SELECT FITTING RESTRAINT LENGTH THAT YIELDS THE LONGEST RESTRAINT DISTANCE.
4. IN-LINE VALVES SHALL BE RESTRAINED AS DEAD ENDS.
5. WHERE INTERNAL RESTRAINED JOINTS ARE USED, THE ENTIRE BELL SHALL BE PAINTED RED.
6. LENGTHS SHOWN IN THE TABLE WERE CALCULATED IN ACCORDANCE WITH PROCEDURES OUTLINED IN "THRUST RESTRAINT DESIGN FOR DUCTILE IRON PIPE" (LATEST EDITION) 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 TABLE.
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 UTILITIES	MCBCC EFFECTIVE 04/13/2023	RESTRAINED PIPE TABLE	7.3.2 UT 116 A
	REVISION # NA		

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	Orientation									
11–1/4°	H		2	3	4	5	5	6	8	9
	VU		2	3	4	5	5	6	8	9
	VD		6	9	11	13	16	20	24	28
22–1/2°	H		4	6	7	9	10	12	15	17
	VU		4	6	7	9	10	12	15	17
	VD		12	17	22	27	31	40	48	56
45°	H		8	11	15	17	20	25	30	35
	VU		8	11	15	17	20	25	30	35
	VD		25	35	46	55	65	82	99	115
90°	H		19	27	35	41	48	61	72	83
	VU		19	27	35	41	48	61	72	83
	VD		51	85	111	132	155	198	238	277
DEAD END PLUG AND VALVE			51	85	111	132	155	198	238	277

REQUIRED RESTRAINED LENGTH ON TEE BRANCH			Pipe Length (ft)						
TEE FITTING			Diameter of Run						
			4"	6"	8"	10"	12"	16"	20"	24"
Diameter of Branch	4"		39	28	18	6	0	0	0	0
	6"			63	55	48	40	22	4	0
	8"				89	82	77	63	49	34
	10"					110	105	95	84	71
	12"						133	124	115	105
	16"							175	166	161
	20"								215	209
	24"									254

REQUIRED RESTRAINED LENGTH ON LARGER PIPE			Pipe Length (ft)						
REDUCER FITTING			Diameter of Large Pipe						
			6"	8"	10"	12"	16"	20"	24"
Diameter of Small	4"		44	80	106	135	183	226	268
	6"			47	81	113	167	214	257
	8"				45	83	145	196	243
	10"					46	118	175	226
	12"						84	148	205
	16"							84	151
	20"								83

Minimum Design Criteria
Bedding Type: 4
Safety Factor: 1.5
Soil: Sand–Silt
Run Length (First Joint): 10 ft.

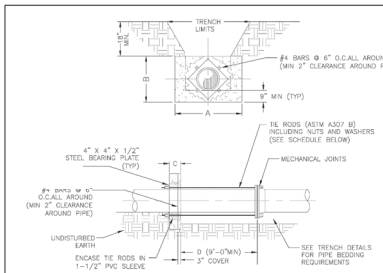
REQUIRED RESTRAINED LENGTH ON FORCE MAIN			Pipe Length (ft)						
Bend Type			4"	6"	8"	10"	12"	16"	20"	24"
Angle	Orientation									
11–1/4°	H		2	2	3	4	4	5	6	7
	VU		2	3	4	4	5	5	6	7
	VD		5	7	9	11	12	16	19	22
22–1/2°	H		3	5	6	7	8	10	12	14
	VU		3	5	6	7	8	10	12	14
	VD		10	13	17	21	24	31	38	44
45°	H		6	9	11	14	16	20	24	28
	VU		6	9	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		46	65	85	102	121	155	187	219
DEAD END PLUG AND VALVE			46	65	85	102	121	155	187	219

REQUIRED RESTRAINED LENGTH ON TEE BRANCH			Pipe Length (ft)						
TEE FITTING			Diameter of Run						
			4"	6"	8"	10"	12"	16"	20"	24"
Diameter of Branch	4"		25	14	4	0	0	0	0	0
	6"			43	36	28	21	5	0	0
	8"				63	57	52	39	26	12
	10"					80	75	66	55	44
	12"						98	90	81	72
	16"						132	126	119	
	20"							164	159	
	24"								196	

REQUIRED RESTRAINED LENGTH ON LARGER PIPE			Pipe Length (ft)						
REDUCER FITTING			Diameter of Large Pipe						
			6"	8"	10"	12"	16"	20"	24"
Diameter of Small	4"		34	61	83	105	143	178	212
	6"			36	63	88	131	168	204
	8"				35	64	113	155	192
	10"					36	92	138	179
	12"						66	118	162
	16"							66	120
	20"								66

FORCE MAIN:
PRESSURE: 100 PSI.
DEPTH OF COVER: 4.0 ft.

Marion County FLORIDA UTILITIES	MCBCC EFFECTIVE 04/13/2023	RESTRAINED PIPE TABLE	7.3.2 UT 116 B
	REVISION # NA		



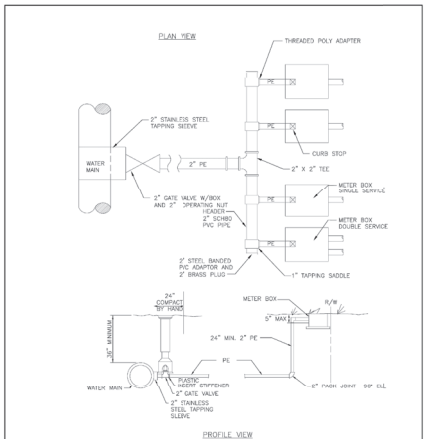
SCHEDULE OF DIMENSIONS AND MATERIALS

PIPE SIZE (INCHES)	DIMENSIONS (IN.) A	E	C	D	TIE RODS REQ'D DIA.	NO.
6	2.0	2.0	1.0		3/4	2
8	2.5	2.0	1.0		3/4	2
10	3.5	3.0	1.0		3/4	4
12	5.0	3.0	1.0		3/4	4
16	6.0	4.0	1.5		3/4	4
20	8.0	5.0	1.5		3/4	6
24	9.0	8.0	1.5		3/4	8

NOTE: THRUST COLLAR AREAS TO BE COMPUTED ON BASIS OF 2000 LBS/SF SOIL RESTRAINT BEARING.

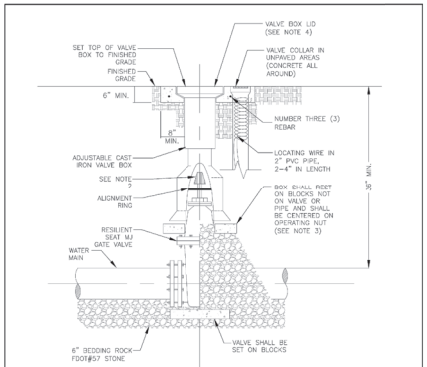
NOTES:
1. ADDITIONAL REINFORCEMENTS SHALL BE AS SPECIFIED BY THE ENGINEER.
2. MINIMUM COMPRESSIVE STRENGTH FOR CONCRETE SHALL BE 3000 PSI.
3. BEDDING, BACKFILL AND COMPACTION SHALL BE AS SPECIFIED ELSEWHERE IN THE LAND DEVELOPMENT CODE.
4. ALL FORM BOARDS SHALL BE REMOVED PRIOR TO BACKFILL.
5. NO ALLOWANCE SHALL BE MADE FOR FRICTION BETWEEN THE PIPE WALL AND THE THRUST COLLAR.
6. DESIGN PRESSURE: 150 PSI.

Marion County FLORIDA UTILITIES	MCBCC EFFECTIVE 04/13/2023	THRUST COLLAR WATER MAINS	7.3.2 UT 201
	REVISION # NA		



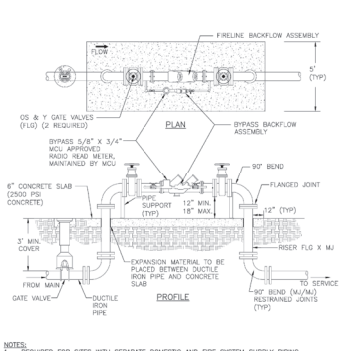
NOTES:
1. MAXIMUM OF 5 5/8" METERS
2. METER BOXES SHALL NOT BE LOCATED WITHIN DRIVING SURFACE. METER BOXES MUST BE LOCATED IN RIGHT-OF-WAY OR PRIVATE PROPERTY WITH A UTILITY EASEMENT.
3. NO MALE ADAPTERS ALLOWED AT VALVE; SHALL BE A BRASS NIPPLE WITH 2" SCH80 FEMALE STEEL BRACED ADAPTER.
4. ALL TAPS MUST BE LOCATED A MINIMUM OF 24" AWAY FROM ANY BELL AND/OR FITTING.

Marion County FLORIDA UTILITIES	MCBCC EFFECTIVE 04/13/2023	METER BANK 2" SUPPLY	7.3.2 UT 202
	REVISION # 1		



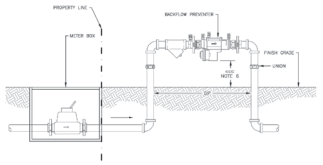
NOTES:
1. PVC EXTENSIONS SHALL NOT BE USED ON VALVE BOX INSTALLATION (SEE UT111).
2. THE ACTUATING NUT FOR VALVES DEEPER THAN SIX (6) FEET SHALL BE EXTENDED TO COME UP TO 3 FOOT DEPTH BELOW FINISHED GRADE.
3. VALVE BOX SHALL BE SET ON FIVE (5) SOLID COMMON BLOCKS.
4. VALVE BOX LID TO BE LETTERED WITH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



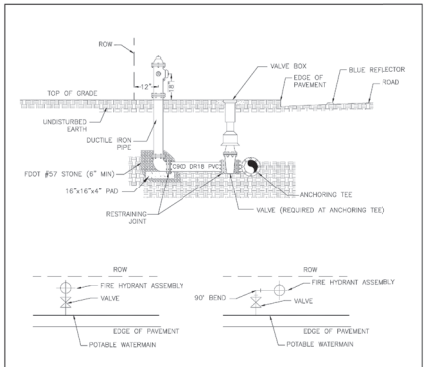
NOTES:
1. REQUIRED FOR SITES WITH SEPARATE DOMESTIC AND FIRE SYSTEM SUPPLY PIPING.
2. BACKFLOW ASSEMBLY SHALL BE OWNED AND MAINTAINED BY THE PROPERTY OWNER.
3. MCU SHALL OWN AND MAINTAIN THE METER.
4. UTILITY EASEMENT REQUIRED FOR 5/8"–FM3S METER READING. MINIMUM EASEMENT SIZE IS 10' BY 15'.
5. DETAIL 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 A FLORIDA 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 UTILITIES	MCBCC EFFECTIVE 04/13/2023	FIRE LINE DOUBLE DETECTOR CHECK VALVE ASSEMBLY	7.3.2 UT 208
	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 (AWWA) CERTIFICATE FOR TESTING BACKFLOW PREVENTION ASSEMBLIES. THE BACKFLOW TESTER CONDUCTING A COPY OF THE BACKFLOW PREVENTION ASSEMBLY TEST REPORT MUST BE SUBMITTED TO THE BACKFLOW & CCC COORDINATOR AT MCU WITHIN 14 DAYS FROM THE DATE OF INSTALLATION.
6. MIN. 12" MAX 18" ABOVE FINISHED GRADE AND 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. 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. BLUE REFLECTOR SHALL BE PLACED IN THE MIDDLE OF 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 UTILITIES	MCBCC EFFECTIVE 04/13/2023	FIRE HYDRANT ASSEMBLY	7.3.2 UT 210
	REVISION # 2		

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
08	1/07/24	PERMIT MODIFICATION REVISION - ACCESS, UTILITY, DRAINAGE	JJS
07	1/07/24	UPDATED PLANS FROM RE-DESIGN FOR PERMIT MODIFICATION SUBMITTAL	JJS
06	10/17/24	RE-DESIGN OF CROSS ACCESS & LOWERED SITE AT TSC	JJS
05	10/07/24	REVISIONS PER FDOT ACCESS COMMENTS & ON-SITE CROSS ACCESS/POND	JJS
04	9/20/24	REVISIONS PER FDOT ACCESS & FORCEMAIN RELOCATION	JJS
03	9/05/24	REVISIONS TO BUFFER PER RESOLUTION	JJS
02	8/01/24	REVISION PER COUNTY, SWFWMD & FDOT REVIEW COMMENTS	JJS
01	6/12/24	REVISION PER ZONING APPROVAL, COUNTY & SWFWMD REVIEW COMMENTS	JJS

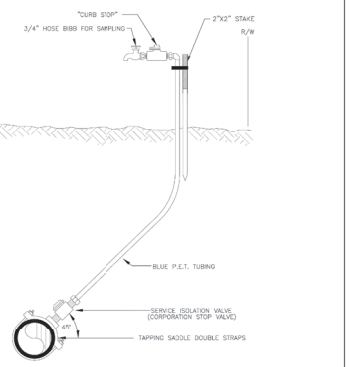
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Check positive response codes before you dig!

JOHN J. STOECKEL
FLORIDA PROFESSIONAL ENGINEER
LICENSE NO. 80758

PROJECT NAME:
MAJOR SITE PLAN
CORTA COMMONS
FOR
CORTA OCALA, LLC
SW HWY 200 - OCALA
MARION COUNTY, FLORIDA

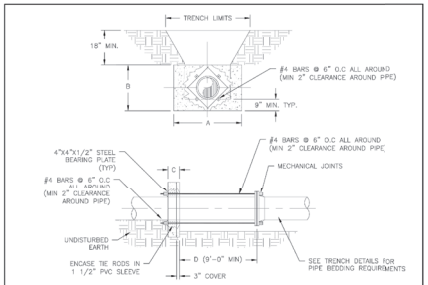
SHEET TITLE
MARION COUNTY UTILITY DETAILS

PROJECT NO: 23-3306
CHECKED BY: JJS
VERTICAL DATUM: NAVD 1988
DATE: 03/29/2024
SHEET NUMBER
C-508



NOTE: POLY IS TO BE REMOVED AND CORPORATION STOP CLOSED AND CAPPED OFF AFTER WATER SAMPLES ARE COLLECTED AND SYSTEM IS PLACED INTO SERVICE BY FDEP.

Marion County FLORIDA UTILITIES	MCBCC EFFECTIVE 04/13/2023	TEMPORARY SAMPLE POINT	7.3.2 UT 211
	REVISION # 1		

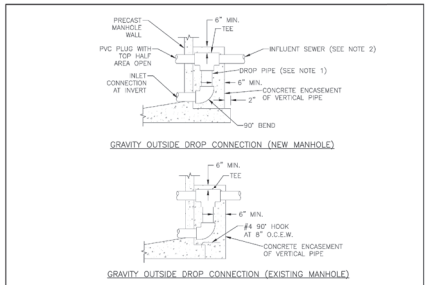


SCHEDULE OF DIMENSIONS AND MATERIALS						
PIPE SIZE (INCHES)	DIMENSIONS (FT.) A	B	C	D	TIE RODS REQ'D DIA.	NO.
6	2.0	2.0	1.0		3/4	2
8	2.5	2.5	1.0		3/4	2
10	3.0	2.5	1.0		3/4	4
12	4.0	3.0	1.0		3/4	4
16	5.5	3.5	1.5		3/4	4
20	7.5	4.0	1.5		3/4	4
24	8.5	5.0	1.5		3/4	6

NOTE: THRUST COLLAR AREAS TO BE COMPUTED ON BASIS OF 2000 LBS/SF SOIL RESTRAINT BEARING.

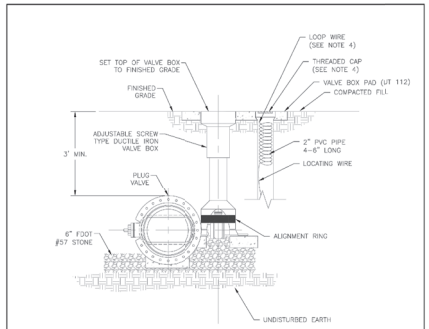
NOTES:
1. ADDITIONAL REINFORCEMENTS SHALL BE AS SPECIFIED BY THE ENGINEER.
2. MINIMUM COMPRESSIVE STRENGTH FOR CONCRETE SHALL BE 3000 PSI.
3. BEDDING, BACKFILL AND COMPACTION SHALL BE AS SPECIFIED ELSEWHERE IN THE STANDARD DRAWINGS.
4. ALL FORM BOARDS SHALL BE REMOVED PRIOR TO BACKFILL.
5. NO ALLOWANCE SHALL BE MADE FOR FRICTION BETWEEN THE PIPE WALL AND THE THRUST COLLAR.
6. DESIGN PRESSURE: 100 PSI.
7. REQUIRED FOR LINE STOPS, AS DETERMINED BY MCU.

Marion County FLORIDA UTILITIES	MCBCC EFFECTIVE 04/13/2023	THRUST COLLAR WASTEWATER FORCE MAINS	7.3.2 UT 301
	REVISION # 1		



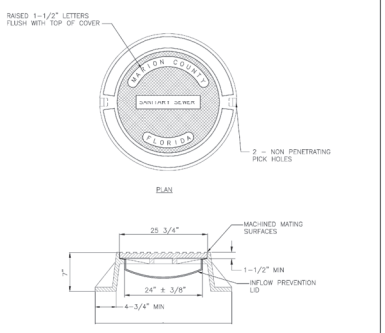
NOTES:
1. DROP PIPE AND FITTINGS SHALL BE OF EQUAL SIZE AND MATERIAL AS THE INFLUENT SEWER.
2. AN OUTSIDE DROP CONNECTION SHALL BE REQUIRED FOR ALL INFLUENT LINES WHICH HAVE AN INVERT 2' OR MORE ABOVE THE MANHOLE INVERT. ALL MANHOLES WITH DROP CONNECTIONS MUST BE LINED AND HAVE COMPOSITE RING AND COVER.
3. CONTRACTOR TO COORDINATE THE PRESENCE OF MCU INSPECTOR DURING CORING AND CONNECTIONS TO EXISTING MANHOLES.
4. POUR NEW BENCH FOR CONNECTION PER UT 302.

Marion County FLORIDA UTILITIES	MCBCC EFFECTIVE 04/13/2023	GRAVITY MANHOLE CONNECTION	7.3.2 UT 303
	REVISION # 2		



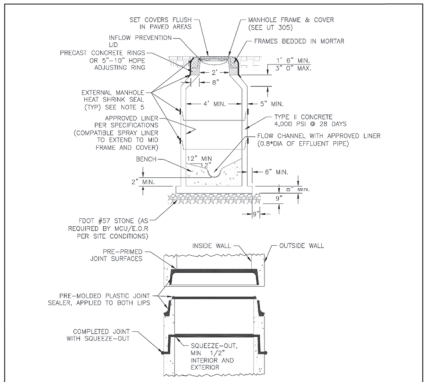
NOTES:
1. VALVE BOX INSTALLATION SHALL COMPLY WITH UT 111.
2. THE VALVE ACTUATING NUT SHALL BE EXTENDED UP TO BE WITHIN 3" OF FINISHED GRADE.
3. PROVIDE A PLASTIC DEBRIS SHIELD / ALIGNMENT RING WHICH INSTALLS BELOW THE VALVE ACTUATING NUT. THIS SHIELD SHALL CENTER THE RISER PIPE BOX OVER THE ACTUATING NUT AND MINIMIZE INFILTRATION.
4. LOCATING WIRE SHALL BE CONTINUOUS WITH NO SPLICES AND SHALL EXTEND 12" ABOVE TOP OF COLLAR. WIRE SHALL BE COLOR CODED TO MATCH THE UTILITY INSTALLED.
5. FOR NEW CONSTRUCTION, THE VALVE BOX SHALL BE ADJUSTED TO MIDRANGE TO ALLOW FOR FUTURE BOX ADJUSTMENTS.
6. VALVE BOX SHALL BE SET ON SOLID COMMON BLOCKS

Marion County FLORIDA UTILITIES	MCBCC EFFECTIVE 04/13/2023	PLUG VALVE AND BOX	7.3.2 UT 304
	REVISION # 2		



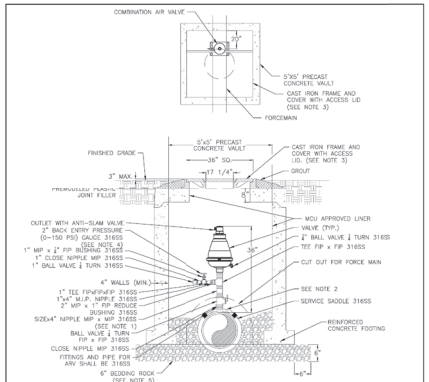
NOTES:
1. RING AND COVER SHALL BE COMPOSITE FOR DROP AND FORCEMAIN CONNECTIONS

Marion County FLORIDA UTILITIES	MCBCC EFFECTIVE 04/13/2023	STANDARD SEWER MANHOLE FRAME AND COVER	7.3.2 UT 305
	REVISION # 2		



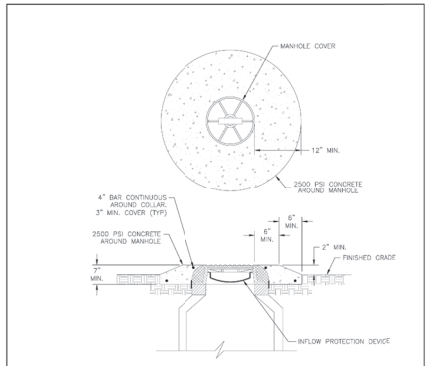
NOTES:
1. DROP CONNECTIONS ARE REQUIRED WHENEVER INVERT OF INFLUENT SEWER IS 24" OR MORE ABOVE THE INVERT OF THE MANHOLE. SEE GRAVITY MANHOLE CONNECTION DETAIL UT 303.
2. ECCENTRIC CONE DESIGN MAY ONLY BE USED FOR CONFLICT RESOLUTION WITH MCU APPROVAL. ALL MANHOLES REQUIRING DROP CONNECTIONS SHALL COMPLY WITH UT 303.
3. A FLOW CHANNEL SHALL BE CONSTRUCTED INSIDE MANHOLE TO DIRECT INFLUENT INTO FLOW STREAM.
4. LIFT HOLES THROUGH STRUCTURE ARE NOT PERMITTED.
5. USE EXTERNAL WRAP TO TIGHTLY WRAP MANHOLE AROUND CASTING JOINTS AND APPLY HIGH INTENSITY PROPANE TORCH TO EFFECTIVELY SEAL THEM FROM GROUND WATER INFILTRATION. ALL EXTERNAL HEAT SHRINK WRAPS SHALL BE INSPECTED IN PERSON, OR THROUGH A MCU APPROVED METHOD, BY A MCU CONSTRUCTION REPRESENTATIVE.
6. INFLOW PREVENTION LIDS SHALL BE REQUIRED FOR ALL MANHOLES.
7. PRECAST CONCRETE RINGS MAY BE SUBSTITUTED FOR HDPE RINGS.
8. RISERS HEIGHTS SHALL BE AS REQUIRED, AS AVAILABLE.
9. IN LIEU OF SHRINK WRAPPING, MANHOLES SHALL BE VACUUM TESTED IN ACCORDANCE WITH ASTM C1244 OR HYDROSTATIC TESTED IN ACCORDANCE WITH ASTM C969 AS REQUIRED BY MCU.
10. FLOW CHANNEL DEPTH AND WIDTH CANNOT BE LESS THAN 80% OF OUTFLOW PIPE.

Marion County FLORIDA UTILITIES	MCBCC EFFECTIVE 04/13/2023	PRECAST CONCRETE MANHOLE	7.3.2 UT 306
	REVISION # 2		



NOTES:
1. ABOVE DETAIL IS BASED ON 2" COMBINATION AIR/VACUUM RELEASE VALVE. CHANGE PIPE AND FITTINGS ACCORDINGLY FOR OTHER VALVE SIZES AND TYPES. VALVE SIZES TO BE DETERMINED BY THE ENGINEER AND APPROVED BY MCU PRIOR TO INSTALLATION. ENGINEER TO PROVIDE SIZING CALCULATIONS.
2. THE MINIMUM DIMENSION FROM TOP OF PIPE TO FINISHED GRADE SHALL BE 4.0'.
3. LID TO BE LETTERED WITH THE APPROPRIATE WORD "SEWER" (PER UT 305).
4. PRESSURE GAUGE SHALL HAVE A STAINLESS CASE WITH STAINLESS STEEL SYSTEM AND DIAPHRAGM.
5. COMPACT BEDDING AROUND THE BOTTOM OF PIPE.
6. ALL AIR RELEASE VALVE VAULTS SHALL BE TRAFFIC RATED (H20 LOADING).
7. AIR RELEASE VALVE VAULTS SHALL BE LINED ON THE INSIDE AND LINER SHALL EXTEND UP TO MID FRAME AND COVER.
8. ARV VAULT SIZE TO BE DETERMINED BY REQUIRED ARV SIZE AND DEPTH OF MAIN.
9. ADJUST DEPTH OF PROPOSED FORCE MAIN SO VALVE VAULT CAN BE INSTALLED FLUSH WITH THE PROPOSED GRADE.
10. ARV INLET AND OUTLET SHALL BE SAME SIZE.
11. FOR FORCEMAINS 16" AND LARGER, A 4" TAPPING SADDLE AND PLUG VALVE SHALL BE USED.

Marion County FLORIDA UTILITIES	MCBCC EFFECTIVE 04/13/2023	AIR RELEASE VALVE SEWER AND RECLAIMED	7.3.2 UT 307
	REVISION # 2		



NOTES:
1. CLEARANCE OF 30" TREE FROM OBSTRUCTIONS IN ALL DIRECTIONS.
2. AREAS SUPPORTING CONCRETE COLLAR OR SLAB SHALL BE PROPERLY COMPACTED.
3. TOP OF MANHOLE SHALL BE 2" ABOVE FINISHED GRADE, CROWN OF ADJACENT ROADWAY, OR 100 YEAR FLOOD ELEVATION, WHICHEVER IS GREATER.

Marion County FLORIDA UTILITIES	MCBCC EFFECTIVE 04/13/2023	MANHOLE IN NON-PAVED AREA	7.3.2 UT 309
	REVISION # 1		

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
08	1.07.24	PERMIT MODIFICATION REVISION - ACCESS, UTILITY, DRAINAGE	JJS
07	1.07.24	UPDATED PLANS FROM RE-DESIGN FOR PERMIT MODIFICATION SUBMITTAL	JJS
06	10.17.24	RE-DESIGN OF CROSS ACCESS & LOWERED SITE AT TSC	JJS
05	10.07.24	REVISIONS PER FDOT ACCESS COMMENTS & ON-SITE CROSS ACCESS/POND	JJS
04	9.20.24	REVISIONS PER FDOT ACCESS & FORCEMAIN RELOCATION	JJS
03	9.05.24	REVISION TO BUFFER PER RESOLUTION	JJS
02	8.01.24	REVISION PER COUNTY, SWFWMD & FDOT REVIEW COMMENTS	JJS
01	6.12.24	REVISION PER ZONING APPROVAL, COUNTY & SWFWMD REVIEW COMMENTS	JJS

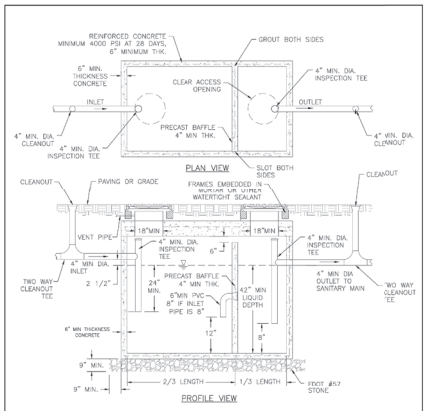
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Call 811 or visit sunshine811.com two full business days before digging to have buried facilities located and marked.
Check positive response codes before you dig!

JOHN J. STOECKEL
FLORIDA PROFESSIONAL ENGINEER
LICENSE NO. 80758

PROJECT NAME:
MAJOR SITE PLAN
CORTA COMMONS
FOR
CORTA OCALA, LLC
SW HWY 200 - OCALA
MARION COUNTY, FLORIDA

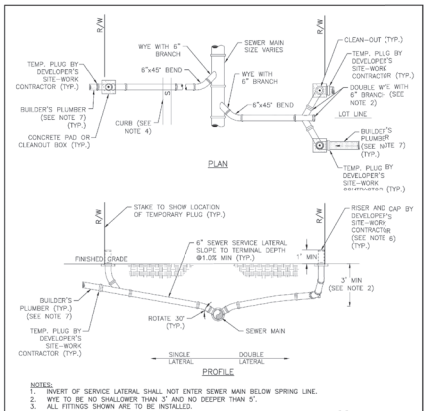
SHEET TITLE
MARION COUNTY UTILITY DETAILS

PROJECT NO: 23-3306
CHECKED BY: JJS
VERTICAL DATUM: NAVD 1988
DATE: 03/29/2024
SHEET NUMBER
C-509



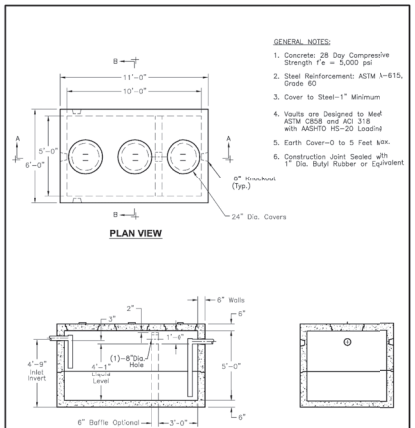
NOTES:
1. SPECIFIC DESIGN DETAILS MUST IN ALL ASPECTS MEET APPLICABLE FLORIDA PLUMBING AND ADMINISTRATIVE CODE.
2. SIZE GREASE INTERCEPTOR PER MARION COUNTY LAND DEVELOPMENT CODE.
3. INTERCEPTORS SHALL BE WATER AND GAS TIGHT.
4. ALL FIXTURES LOCATED IN FOOD AND BEVERAGE PREPARATION AREAS SHALL BE ROUTED 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 30% IMPACT PER AASHTO. TRAFFIC BEARING FRAME AND COVER TO MEET FDOT STANDARDS IF APPLICABLE.

Marion County FLORIDA UTILITIES	MCBCC EFFECTIVE 04/13/2023	GREASE INTERCEPTOR	7.3.2 UT 310
	REVISION # 1		



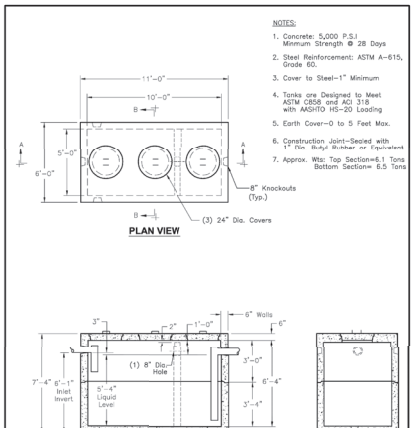
NOTES:
1. INVERT OF SERVICE LATERAL SHALL NOT ENTER SEWER MAIN BELOW SPRING LINE.
2. WYE TO BE NO SHALLOWER THAN 3' AND NO DEEPER THAN 5'.
3. ALL FITTINGS SHOWN ARE TO BE INSTALLED.
4. SERVICE CONNECTIONS SHALL BE PERMANENTLY MARKED BY ETCHING OR STAMPING AN "S" IN THE CURB DIRECTLY OVER THE LATERAL. WHERE NO CURB EXISTS, 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' ABOVE FINISHED GRADE AND SHALL BE CAPPED BY DEVELOPER'S SITE-WORK CONTRACTOR UNTIL 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		



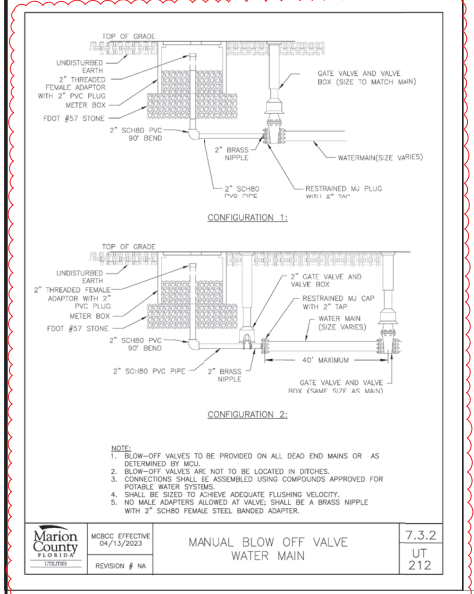
GENERAL NOTES:
1. Concrete: 28 Day Compressive Strength f'c = 5,000 psi.
2. Steel Reinforcement: ASTM A-615, Grade 60
3. Cover to Steel-1" Minimum
4. Vaults are Designed to Meet ASTM C858 and ACI 318 with AASHTO HS-20 Loading
5. Earth Cover-0 to 5 Feet Max.
6. Construction Joint Sealed with 1" Dia. Butyl Rubber or Equivalent

Oldcastle Precast®	GT-1500	5'-0" x 10'-0" x 5'-0" I.D. Grease Trap 1,500 Gallon Capacity
	FILE NAME: 324ECGGT1500_DET.DWG	
	ISSUE DATE: January, 2008	
	www.oldcastleprecast.com	Copyright ©2008 Oldcastle Precast



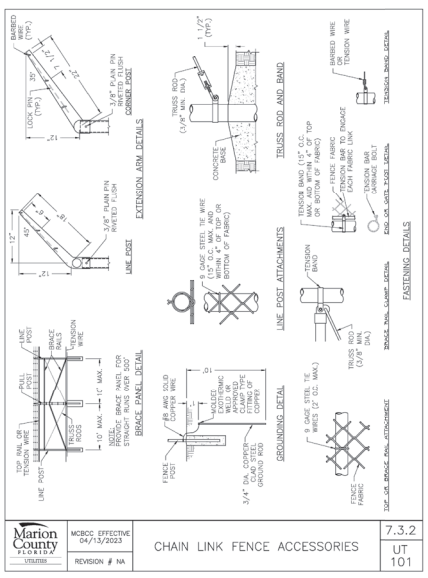
NOTES:
1. Concrete: 5,000 P.S.I Minimum Strength @ 28 Days
2. Steel Reinforcement: ASTM A-615, Grade 60.
3. Cover to Steel-1" Minimum
4. Tanks are Designed to Meet ASTM C858 and ACI 318 with AASHTO HS-20 Loading
5. Earth Cover-0 to 5 Feet Max.
6. Construction Joint-Sealed with 1" Dia. Butyl Rubber or Equivalent
7. Approx. Wts: Top Section=6.1 Tons Bottom Section= 6.5 Tons

Oldcastle Precast®	GT-2000	5'-0" x 10'-0" x 6'-4" I.D. Grease Trap 2,000 Gallon Capacity
	FILE NAME: 324ECGGT2000_DET.DWG	
	ISSUE DATE: January, 2008	
	www.oldcastleprecast.com	Copyright ©2008 Oldcastle Precast

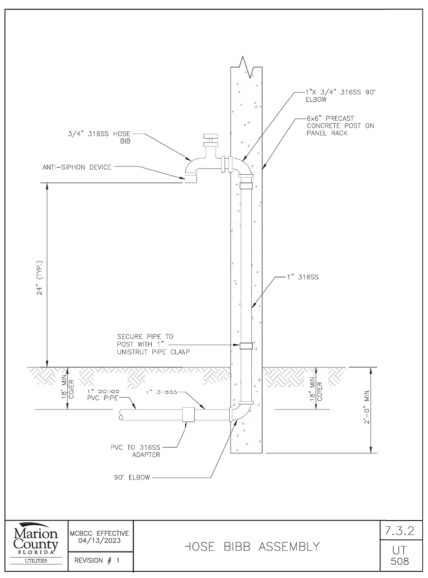


NOTE:
1. BLOW-OFF VALVES TO BE PROVIDED ON ALL DEAD END MAINS OR AS DETERMINED BY MCU.
2. BLOW-OFF VALVES ARE NOT TO BE LOCATED IN DITCHES.
3. CONNECTIONS SHALL BE ASSEMBLED USING COMPOUNDS APPROVED FOR POTABLE WATER SYSTEMS.
4. SHALL BE SIZED TO ACHIEVE ADEQUATE FLUSHING VELOCITY.
5. NO MALE ADAPTERS ALLOWED AT VALVE; SHALL BE A BRASS NIPPLE WITH 2" SCH80 FEMALE STEEL BANDED ADAPTER.

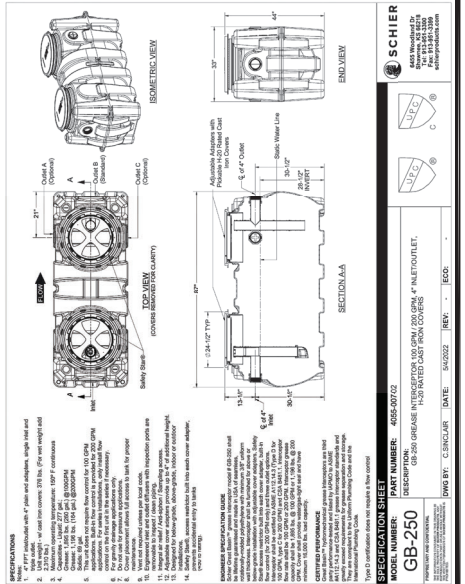
Marion County FLORIDA UTILITIES	MCBCC EFFECTIVE 04/13/2023	MANUAL BLOW OFF VALVE WATER MAIN	7.3.2 UT 212
	REVISION # NA		



Marion County FLORIDA UTILITIES	MCBCC EFFECTIVE 04/13/2023	CHAIN LINK FENCE ACCESSORIES	7.3.2 UT 101
	REVISION # NA		



Marion County FLORIDA UTILITIES	MCBCC EFFECTIVE 04/13/2023	HOSE BIBB ASSEMBLY	7.3.2 UT 508
	REVISION # 1		



SCHIER
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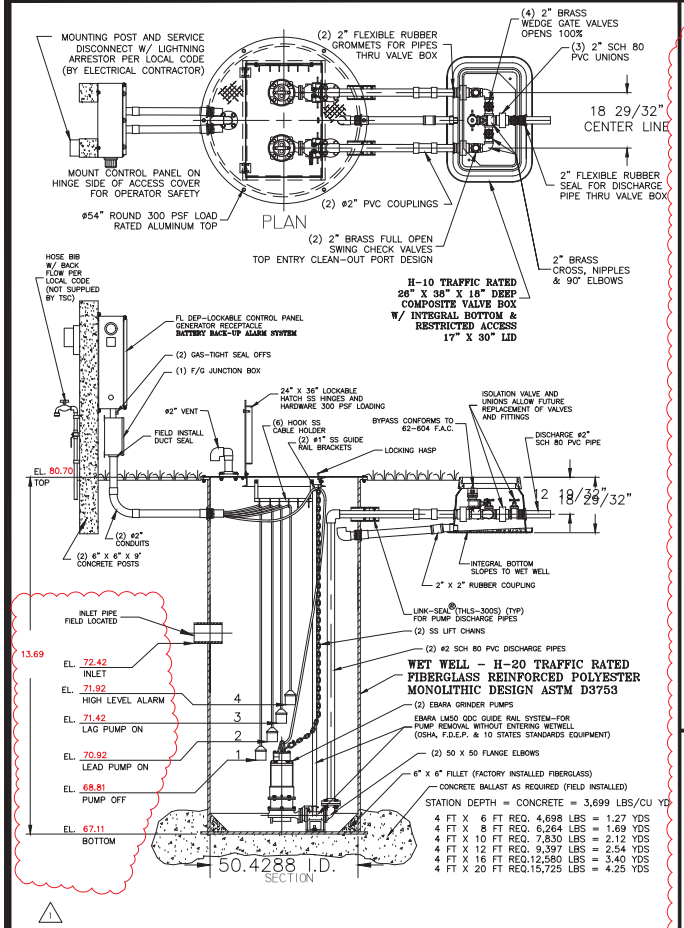
SPECIFICATION SHEET

MODEL NUMBER:	PART NUMBER:	DESCRIPTION:
GB-250	4056-507702	GB-250 GREASE INTERCEPTOR 100 GPM, 250 GPM, 4" INLET/OUTLET, H-20 RATED CAST IRON COVERS

DWG BY:	DATE:	REV:	ECO:
C.SINCLAIR	5/4/2022	-	-

SPECIFICATIONS
1. 4" PIPT manifolded with 4" plate and adapters, single inlet and outlet.
2. Unit weight, w/ cast iron covers: 3700 lbs. (Per vent weight add 100 lbs.)
3. Maximum operation temperature: 150°F continuous
4. Grease: 1,400 lbs. (700 gal.) @ 100GPM
5. Grease: 1,400 lbs. (700 gal.) @ 250GPM
6. Totals: 66 gal.
7. Flow control not required flow control for 100 GPM applications. Built-in flow control is provided for 250 GPM applications. Flow control is factory set and sealed. Flow is printed on the lid unit in the basket. Freestanding.
8. Do not use for pretreatment applications.
9. Do not use for commercial dishwashers.
10. Vent not required unless per local code.
11. Removable baffle with inspection ports are removable to interval / clean pump.
12. Adjustable cover adapters provide up to 6" of additional height.
13. Adjustable cover adapters are designed to meet H-20 loadings.
14. Optional: Internal sample box built into rear cover adapter; provides accessible entry to tanks

ENGINEER SPECIFICATION GUIDE:
Grease interceptor shall be a precast concrete tank sized at 4,00,000 and to be factory guaranteed and made in USA of aggregates, reinforcement, cement and water conforming to ASTM standards. Tank assembly consisting of two chambers with a minimum liquid capacity of 100 GPM, type C for 250 GPM and GBA 5443.1 Type 100 GPM, type C for 250 GPM and GBA 5443.1 Type 100 GPM, type C for 250 GPM and GBA 5443.1 Type



EBARA SEWAGE GRINDER PUMP
48" DUPLEX STATION – 2" PIPING
WITH SLIDE RAIL SYSTEM, V.B. AND F.D.E.P. PANEL
TSC PRE-FAB PUMP SOLUTIONS©

MODEL TSC2-48.1 BBU R21.dwg©

1. HOSE BIBB WITH REDUCED PRESSURE BACK FLOW PREVENTER
2. GROUT FILLET (1 TO 1 SLOPE TO "HOPPER" BOTTOM)

FIELD INSTALL BY CONTRACTOR

JOB: _____

QS: _____

GENERAL NOTES

FURNISH AND INSTALL LIBERTY SUBMERSIBLE GRINDER PUMPS:

DESIGN CONDITION:

MODEL	LGV, LGH	2.5	HP
GPM	46	23.95/83.76	FT/TDH
VOLTAGE	208/230 OR 460	SINGLE / THREE	PHASE
DISCHARGE	2"		IMPELLER

SEWAGE GRINDER PUMP:

1. RATED FOR FIFTEEN (15) STARTS PER HOUR.
2. OIL FILLED MOTOR DESIGNED FOR SEWAGE APPLICATION WITH CLASS H INSULATION.
3. DUAL MECHANICAL SHAFT SEALS (SILICON CARBIDE / SILICON CARBIDE)
4. HIGH TEMPERATURE BALL BEARINGS B-10 RATING OF 100,000 HOURS, UPPER – SINGLE ROW, LOWER – DOUBLE ROW
5. PUMP SHAFT HORSEPOWER (BHP) SHALL NOT EXCEED MOTOR RATED HORSEPOWER THROUGHOUT THE ENTIRE OPERATING RANGE OF THE PUMP PERFORMANCE CURVE.
6. MOTORS SHALL BE DUAL WOUND AND CAPABLE OF OPERATING ON 208/230 VOLT WITH A 10% TOLERANCE VOLTAGE (190 TO 260) OR OPERATE ON 460 VOLT BY CHANGING THE MOTOR LEADS INSIDE THE PUMP.

FIBERGLASS WET WELL: SHALL BE A ONE PIECE UNIT WITH INTEGRAL BOTTOM, WALL AND UPPER FLANGE. THE ENTIRE FIBERGLASS WET WELL SHALL HAVE A DYNAMIC LOAD RATING OF 16,000 FT/LBS. EACH UNIT MUST BE SERIAL NUMBERED TO IDENTIFY THE TEST PROCEDURE. ASTM D 3753 & H-20 SPECIFICATIONS SHALL BE REQUIRED AS MINIMUM.

ALUMINUM HATCH: TSC MODEL-54R (54") ROUND WITH 24" X 36" LOCKABLE HATCH, REINFORCED FOR LOAD RATING OF 300 LBS/FT WITH HOLD OPEN SAFETY ARM, LOCKING DEVICE FOR HASP TYPE PADLOCK AND STAINLESS STEEL HARDWARE.

VALVE BOX: FIBERGLASS COMPOSITE (H-10 TRAFFIC RATED) WITH INTEGRAL BOTTOM. (FOR 1 1/4" AND 2" DISCHARGE PIPING SXS HEADER SYSTEM) SHALL BE 26" X 38" X 18" WITH 17" X 30" LIMITED ACCESS LID

ACCESSORIES: #304 S/S – GUIDE RAILS, UPPER GUIDE RAIL BRACKETS, CABLE HOLDER, ANCHOR BOLTS AND PUMP LIFTING CHAINS.

VALVES : SHALL BE SEWAGE SERVICE DESIGN BRASS SWING CHECK VALVES WITH TOP ENTRY CLEAN-OUT PORT AND BRASS WEDGE GATE VALVES OPEN 100%.

PIPING: 2" SCHEDULE 80 PVC.

FLOAT SWITCHES: UL LISTED SJ ELECTRO MODEL (SJ 30 SWENO).

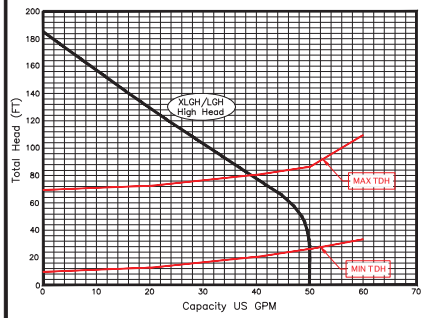
PUMP SUPPLIER SHALL PROVIDE SUBMERSIBLE PUMPS, SLIDE RAIL ASSEMBLIES, CONTROL PANEL, JUNCTION BOX, FLOAT SWITCHES, ALUMINUM HATCH AND ACCESSORIES TO INSURE PROPER OPERATION AND WARRANTY.

THE COMPLETE PACKAGE PUMPING STATION SHALL HAVE PUMP BASES, SLIDE RAIL ASSEMBLIES AND DISCHARGE PIPING ASSEMBLED BY TECHNICAL SALES CORPORATION READY TO SHIP FOR FIELD INSTALLATION.

THE MANUFACTURER OF PRE-FAB PUMP SOLUTIONS©:
TECHNICAL SALES CORPORATION, 4621 N. HALE AVE TAMPA, FL 33614 (813)876-9256

LIBERTY ENGINEERED PRODUCTS

LIBERTY LGV, LGH 2.5HP Synchronous Speed: 3450 RPM
Single and Three Phase 2 Inch Discharge
Design flow: 46 GPM @ TDH/FT



PUMP PERFORMANCE CURVE

CONTROL PANEL –SHALL CONFORM TO FL DEP 62-604 F.A.C.

CONTROL PANEL SHALL BE TSC MODEL # 38-D IN NEMA 4X FIBERGLASS ENCLOSURE. THE PANEL SHALL MEET STATE OF FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (DEP), ENVIRONMENTAL PROTECTION COMMISSION (EPC) AND LOCAL CODE REQUIREMENTS GOVERNING PRIVATE LIFT STATIONS.

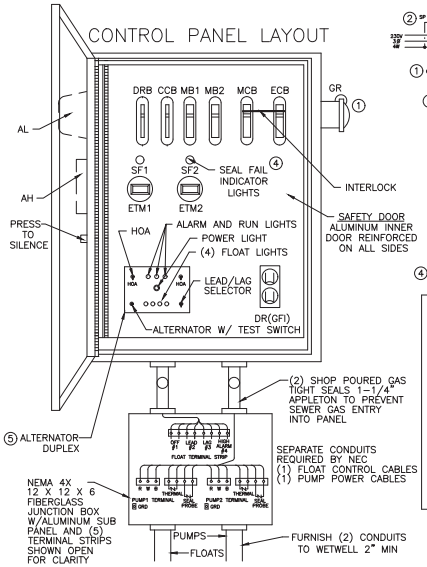
FLOAT SWITCHES AND CONTROL SYSTEM SHALL BE UL LISTED AND INTRINSICALLY SAFE. ALL COMPONENTS SHALL BE UL LISTED.

A JUNCTION BOX IS REQUIRED, WITH SHOP POURED SEALS BETWEEN BOX AND CONTROL PANEL TO PREVENT SEWER GAS ENTRY INTO CONTROL PANEL.

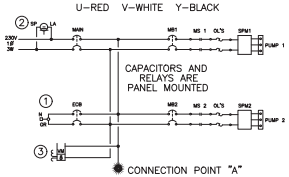
ELECTRICAL CONTRACTOR TO PROVIDE SERVICE DISCONNECT WITH LIGHTNING ARRESTOR MOUNTED PER LOCAL CODES.

THE CONTROL PANEL SHALL BE SUITABLY INSTALLED TO PREVENT SETTLING OR TIPPING.

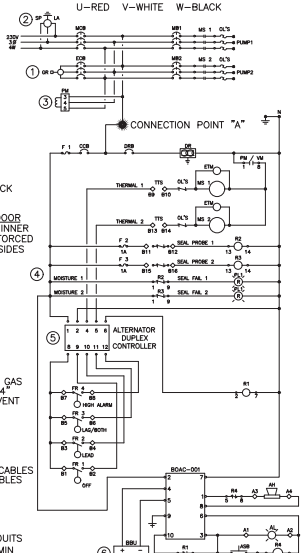
BATTERY BACK-UP ALARM SYSTEM TO BE INCORPORATED INTO CONTROL PANEL PER THE "10 STATES STANDARDS"



SINGLE PHASE WIRING DIAGRAM



THREE PHASE WIRING DIAGRAM



LEGEND

AH	ALARM HORN	
AL	ALARM LIGHT	
ASB	ALARM SILENCE BUTTON	
(5) ATS	ALTERNATOR W/TEST SWITCH	
(6) BBU	BATTERY (BACK-UP UNIT)	
CCB	CONTROL CIRCUIT BREAKER	
DR	DUPLEX RECEPTACLE	
DRB	DUPLEX RECEPTACLE BREAKER	
ECB	EMERGENCY CIRCUIT BREAKER	
ETM	ELAPSED TIME METER	
F	FUSE	
FL	FLASHER	
FS	FLOAT SWITCH (REGULATOR)	
(1) GR	GENERATOR RECEPTACLE	
GRD	GROUND	
HOA	HAND-OFF-AUTOMATIC SELECTOR	
LA	LIGHTNING ARRESTOR	
MB	MOTOR BREAKER	
MCB	MAIN CIRCUIT BREAKER	
MS	MOTOR STARTER	
N	NEUTRAL	
OL'S	OVERLOAD HEATERS	
(3) PM	PHASE MONITOR	
PTS	PUMP TERMINAL STRIP	
R	RELAY	
RC	RUN CAPACITOR	
RD	DISCHARGE RESISTOR	
RL	PUMP RUN INDICATORS	
RTS	REGULATOR TERMINAL STRIP	
SC	START CAPACITOR	
(4) SF	SEAL FAIL (SHAFT)	
SR	START RELAY	
(2) SP	SURGE PROTECTOR	
TTS	THERMAL TERMINAL STRIP	

PANEL WIRING DIAGRAM

PANELS SHALL CONFORM TO FLORIDA DEP 62-604 F.A.C.

(1) GENERATOR RECEPTACLE FOR EMERGENCY POWER CONNECTION WITH INTERLOCK
(2) SURGE PROTECTION AND LIGHTNING PROTECTION ON ALL INCOMING LEGS
(3) PHASE PROTECTION SHALL BE PROVIDED
(4) SHAFT SEAL FAIL DETECTION
(5) ALTERNATOR W/TEST SWITCH
(6) BATTERY BACK-UP UNIT

PANEL MANUFACTURER SHALL BE A "UL" LISTED SHOP.

TSC DUPLEX GRINDER PUMP STATION
FIBERGLASS WET WELL

TECHNICAL SALES CORPORATION
TSC PRE-FAB PUMP SOLUTIONS©
WATERWORKS & WASTEWATER SPECIALTIES
Representing Innovative Manufacturers
MODEL TSCE2-48.1 BBU©
4621 N. HALE AVENUE PH (813)876-9256
TAMPA, FL 33614 FAX (813)874-1194
EMAIL: Sales@TSCTampa.com
REV-21 SCALE: N.T.S.

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
08	1/07/24	PERMIT MODIFICATION REVISION - ACCESS, UTILITY, DRAINAGE	JJS
07	1/07/24	UPDATED PLANS FROM RE-DESIGN FOR PERMIT MODIFICATION SUBMITTAL	JJS
06	10/17/24	RE-DESIGN OF CROSS ACCESS & LOWERED SITE AT TSC	JJS
05	10/07/24	REVISIONS PER ROOT ACCESS COMMENTS & ON-SITE CROSS ACCESS/POND	JJS
04	9/20/24	REVISIONS PER ROOT ACCESS & FORCEMAIN RELOCATION	JJS
03	9/05/24	REVISION TO BUFFER PER RESOLUTION	JJS
02	8/01/24	REVISION PER COUNTY, SWFWMD & FDOT REVIEW COMMENTS	JJS
01	6/12/24	REVISION PER ZONING APPROVAL, COUNTY & SWFWMD REVIEW COMMENTS	JJS

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Check positive response codes before you dig!

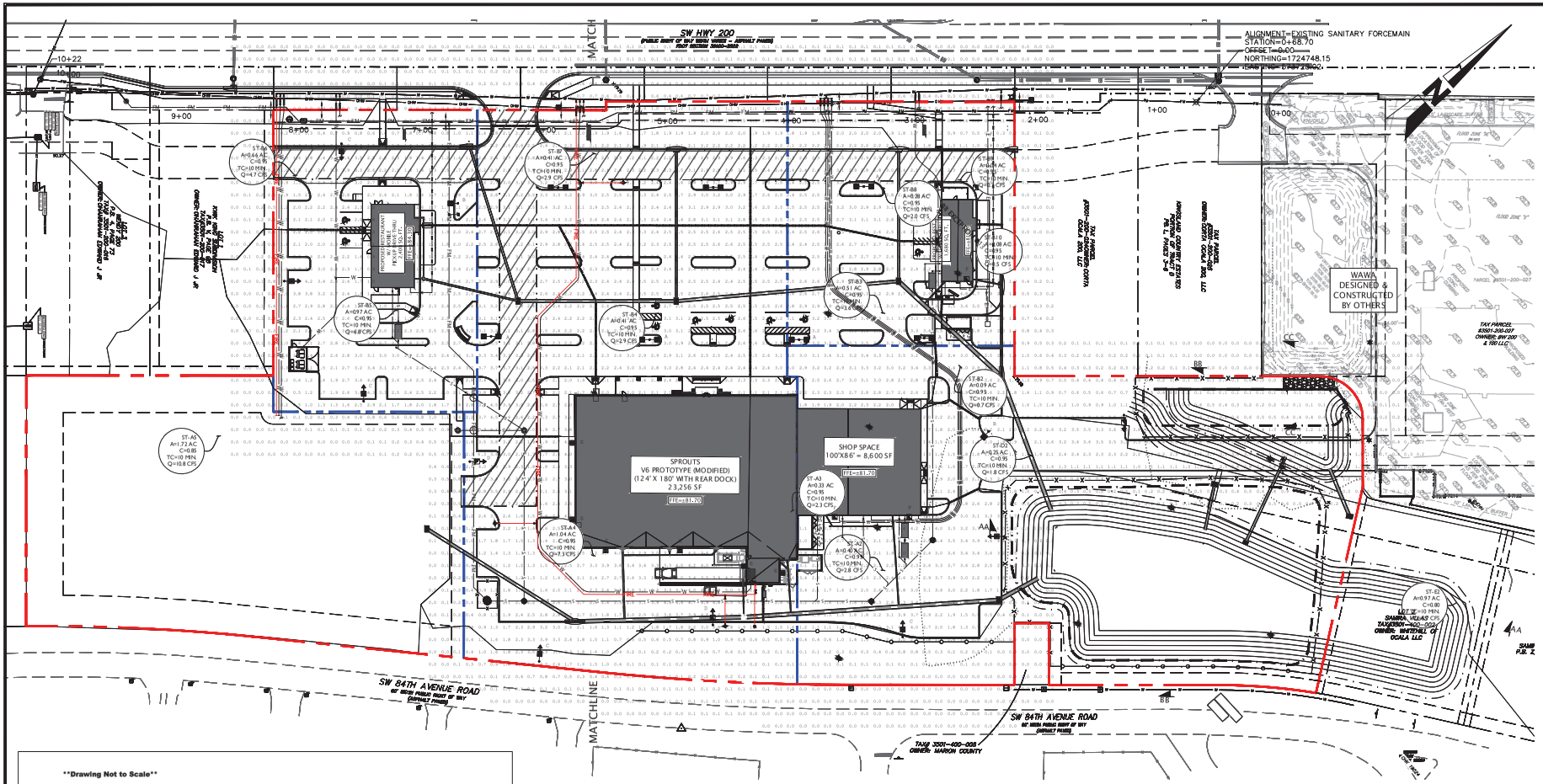
JOHN J. STOECKEL
FLORIDA PROFESSIONAL ENGINEER
LICENSE NO. 80758

PROJECT NAME:
MAJOR SITE PLAN
CORTA COMMONS
FOR
CORTA OCALA, LLC
SW HWY 200 - OCALA
MARION COUNTY, FLORIDA

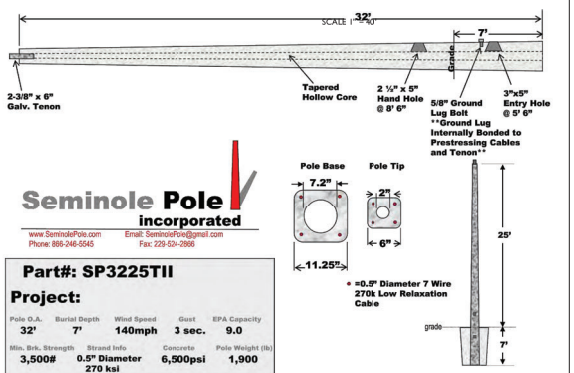
SHEET TITLE
LIFT STATION DETAILS & SPECIFICATIONS

PROJECT NO: 23-3306
CHECKED BY: JJS
VERTICAL DATUM: NAVD 1988
DATE: 03/29/2024

SHEET NUMBER
C-511



Drawing Not to Scale



Seminole Pole incorporated
www.SeminolePole.com Email: SeminolePole@gmail.com
Phone: 866-246-5545 Fax: 229-52r-2866

Part#: SP3225TII

Project:

Pole O.A.	Burial Depth	Wind Speed	Gust	EPA Capacity
32'	7'	140mph	3 sec.	9.0

Min. Brk. Strength	Strand Info	Concrete	Pole Weight (lb)
3,500#	0.5" Diameter 270 ksi	6,500psi	1,900

LIGHTING POLE DETAIL & SPECIFICATION:

GENERAL NOTES:

1. BOUNDARY, 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
2. THE HORIZONTAL & VERTICAL DATUMS PER ABOVE REFERENCED SURVEY.
3. THIS LIGHTING PATTERN REPRESENTS ILLUMINATION LEVELS CALCULATED FROM LABORATORY DATA TAKEN UNDER CONTROLLED CONDITIONS UTILIZING CURRENT INDUSTRY STANDARD LAMP RATINGS IN ACCORDANCE WITH ILLUMINATING ENGINEERING SOCIETY APPROVED METHODS. ACTUAL PERFORMANCE OF ANY MANUFACTURER'S LUMINAIRE MAY VARY DUE TO VARIATION IN ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS AND OTHER VARIABLE FIELD CONDITIONS.
4. FIXTURES MOUNTED ON 25-FT POLE. LIGHT LEVEL CALCULATED ON THE GROUND.
5. THE ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR RECEIVING, STORAGE, INSTALLATION AND WIRING OF LIGHT FIXTURES.
6. THE ELECTRICAL CONTRACTOR SHALL REPORT ANY DAMAGED LIGHT FIXTURES OR MISSING PARTS TO THE MANUFACTURER WITHIN 48 HOURS OF RECEIPT OF LIGHT FIXTURE PACKAGE.
7. SITE LIGHTING MATERIALS SHOULD BE PROCURED THROUGH WLS LIGHTING, NO ALTERNATIVE FIXTURES SHALL BE PERMITTED. CONTACT KEN BRONSTAD, WLS LIGHTING AT 817.840.9332 OR KBRONSTAD@WLSLIGHTING.COM.

Calculation Summary								
Label	Units	Avg	Max	Min	Avg/Min	Max/Min	PtSpcLr	PtSpcTb
ENTRANCE DRIVES	Fc	2.38	4.0	1.0	2.38	4.00	10	10
MAIN PARKING	Fc	2.73	4.8	2.0	1.37	2.40		
MAIN SIDES & REAR	Fc	2.64	5.5	0.7	3.77	7.86		
RESTAURANT DRIVE	Fc	2.13	4.4	1.0	2.13	4.40		
RESTAURANT DRIVE THRU	Fc	2.08	2.8	1.5	1.39	1.87		
RESTAURANT PARKING	Fc	2.48	4.3	1.5	1.65	2.87		

Luminaire Schedule

WLS17599 CORTA SPROUTS OCALA, FL PM: KEN PLEASE EMAIL US FOR PRICING AT KBRONSTAD@WLSLIGHTING.COM

Symbol	Qty	Label	Lum. Lumens	LLF	Description	Lum. Watts
	7	A	20239	0.970	WLS-C1-158-4K7-5QW-SLW 30' MOUNTING HEIGHT	158
	2	B	20239	0.970	WLS-C1-158-4K7-5QW-SLW 30' MOUNTING HEIGHT	158
	6	C	17729	0.970	WLS-C1-158-4K7-4F-HSS-90-B-SLW 30' MOUNTING HEIGHT	158
	4	D	19669	0.970	WLS-C1-158-4K7-2-SLW 30' MOUNTING HEIGHT	158
	6	E	9550	0.950	WLS-NV-W-T4-32L-7-40K-SLW 18' MOUNTING HEIGHT	71
	4	F	6328	0.950	WLS-NV-W-T4-16L-1-40K-SLW 15' MOUNTING HEIGHT	56.11

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

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JOHN J. STOECKEL
FLORIDA PROFESSIONAL ENGINEER
LICENSE NO. 80758

PROJECT NAME:
MAJOR SITE PLAN
CORTA COMMONS
FOR
CORTA OCALA, LLC
SW HWY 200 - OCALA
MARION COUNTY, FLORIDA

SHEET TITLE
EXTERIOR LIGHTING PHOTOMETRIC PLAN

PROJECT NO: 23-3306
CHECKED BY: JJS
VERTICAL DATUM: NAVD 1988
DATE: 03/29/2024
SHEET NUMBER
C-601

C SERIES LED AREA

Type:



FEATURES

- Low profile LED area/site luminaire with a variety of IES distributions for lighting applications such as auto dealership, retail, commercial, and campus parking lots
- Featuring two different optical technologies, Strike and Micro Strike Optics, which provide the best glass/lotion patterns for your lighting applications
- Rated for high vibration applications including bridges and overpasses. All sizes are rated for 1.5G
- Control options including photo control, occupancy sensing, and 7-Pin with networked controls
- New customizable lumen output feature allows for the wattage and lumen output to be customized in pr factory to meet whatever specification requirements may entail
- Field interchangeable mounting provides additional flexibility after the fixture has shipped

SPECIFICATIONS

CONSTRUCTION
- Die-cast housing with hidden vertical heat fins are optimal for heat dissipation while keeping a clean and with outer surface
- Corrosion resistant, die-cast aluminum housing with 1000 hour powder coat paint finish
- Fastened hardware in stainless steel

OPTICS
- Micro Strike Optics (160, 320, 480, or 720 LED counts) maximize uniformity in applications and come standard with mid-power LEDs which evenly illuminate the entire luminous surface area to provide a low glare appearance. Catalog logic found on page 2
- Strike Optics (96, 72, 108, or 162 LED counts) provide best in class distributions and maximum pole spacing in new applications with high powered LEDs. Strike optics are held in place with a polycarbonate bezel to mimic the appearance of the Micro Strike Optics so both solutions can be combined on the same application. Catalog logic found on page 3
- Both optics maximize target zone illumination with minimal losses at the house-side, reducing light trespass losses.
- Optional internal backlight control shields and house side shields can be added for further reduction of illumination behind the pole
- One-piece silicone gasket ensures a weatherproof seal
- Zero up light at 0 degrees of tilt
- Field rotatable optics

INSTALLATION
- Mounting patterns for each arm can be found on page 4
- Optional universal mounting block for ease of installation during retrofit applications. Available as an option (ASQU) or accessory for square and round poles
- All mounting hardware included Knuckle arm fitter option available for 2-3/8" OD tenon
- For pendant mount with EPA less than 1 mounted to a pole greater than 20ft, a vibration damper is recommended

ELECTRICAL
- Universal 120-277 VAC or 347-480 VAC input voltage, 50/60 Hz
- Ambient operating temperature -40° to 40°C
- Drivers have greater than 90% power factor and less than 20% THD
- LED drivers have output power over-voltage, over-current protection and short circuit protection with auto recovery
- Field replaceable surge protection device provides 20kA peak protection meeting ANSI/ IEEE C62.41.2 Category C High and Surge Location Category C3. Automatically takes fixture off-line for protection when device is compromised
- Dual Driver option provides 2 drivers within luminaire but only one set of leads exiting the luminaire, where Dual Power Feed provides two drivers which can be wired independently as two sets of leads are extended from the luminaire. Both options cannot be combined

CERTIFICATIONS
- DLC® Design Lights Consortium Qualified, with some Premium Qualified configurations. Not all product variations listed in this document are DLC® qualified. Refer to http://www.designlights.org for the most up-to-date list.
- Listed to UL1598 and CSA C22.2#250.0- 24 for wet locations and 40°C ambient temperatures
- 1.5 G rated for ANSI C136.31 high vibration applications
- IP66 Rated Fixture
- Meets IDA recommendations using 3K CCT configuration at 0 degrees of tilt
- This product qualifies as a "designated country construction material" per FAR 52.225-11 Buy American-Construction Materials under Trade Agreements effective 04/23/2020

WARRANTY
- 5 year warranty

Made in the U.S.A. of the U.S. and Imported parts. Meets Buy American requirements for ARRA.

WLS LIGHTING SYSTEMS
6820 Corporation Pkwy
Fort Worth, TX 76126
817.731.0020
www.wlslighting.com

Project Name:
Date:
Location:
Notes:

41 REV. 3/23
Specifications subject to change without notice.

C SERIES LED AREA

MICROSTRIKE OPTICS ORDERING INFORMATION

SELECT APPROPRIATE CHOICE FROM EACH COLUMN TO FORMULATE ORDER CODE Refer to example below.

PRODUCT	VERSION	SIZE	LIGHT ENGINE	COLOR TEMPERATURE	DISTRIBUTION	OPTIC ROTATION	VOLTAGE	MOUNTING	COLOR	OPTIONS
C	**Blank** Micro strike	1 Size 1	**35** 3868 lumens [1] **52** 5802 Lumens **72** 7953 Lumens **97** 10778 Lumens **132** 14511 Lumens **162** 18076 Lumens **158** 20004 Lumens	**AP** AP Amber **BL** Blue (Limited Availability) **27KB** 2700K 80 CRI **30KB** 3000K, 80 CRI **35KB** 3500K, 80 CRI **3KT** 3000K, 70 CRI **4KB** 4000K, 80 CRI **4KT** 4000K, 70 CRI **5KB** 5000K, 80 CRI **5KT** 5000K, 70 CRI	**2** Type 2 **3** Type 3 **4F** Type 4 Forward **4W** Type 4 Wide **SQW** Type 5 Square Wide	**Blank** No Rotation **L** Optic Rotates Left **R** Optic Rotation Right	**UNV** 120-277V **HVU** 347-480V **208** 208V **240** 240V **277** 277V **347** 347V **480** 480V	A Arm mount for 2-3/8" OD tenon (Specify Fixture) (ID1/ID2 Patterns) (Does not include round pole adapter) **ADP** Adapter for round pole [2] **ASQU** Universal arm mount for square pole Can be combined for 12 Quad Pattern **A_U** Universal arm mount for round pole [3] **AAU** Adjustable arm for pole mounting (universal drill pattern) **AA_U2** Adjustable arm for square or round pole [3] **MAF** Mast arm fitter for 2-3/8" OD horizontal arm **K** Knuckle **T** Trunnion **WB** Wall Bracket, Universal Mounting with MAF **WM** Wall mount bracket with decorative open-ended arm **WA** Wall mount bracket with adjustable arm	**BLT** Black **DBT** Dark Bronze **BLS** Black Sand Smooth **DBT** Dark Bronze Matte Texture **DNS** Dark Bronze Sand Smooth **GTT** Graphite Metallic Textured **LGS** Light Grey Sand Smooth **PSS** Platinum Silver Smooth **WHT** White **WHS** White Sand Smooth **WHT** White Textured **WGT** Verde Green Textured **CC** Custom Color	**F** Fusing **2PF** Dual Power Feed **2DR** Dual Driver **TE** Stainless Steel Tie **BL** Backlight Control [4] **TB** Terminal Block

ORDER:

WLS-C										

Example: WLS-C-2-186-4KB-SQW-UNV-A-DBS-F

ACCESSORIES

BTS-14F Bluetooth® Programmable, BTS6P-14FCM PIR Occupancy Sensor with Automatic Dimming/Photocell and 360° lens [5]
BTS-40F Bluetooth® Programmable, BTS6P-14MCM-DM PIR Occupancy Sensor with Automatic Dimming/Photocell and 360° lens [5]
BTS6P-DIM Bluetooth® Programmable, BTS6P-DIMM-DM PIR Occupancy Sensor with Automatic Dimming/Photocell and 360° lens [5]
7PR 7-Pin Receptacle [6]
7PR-SC 7-Pin Receptacle with shorting cap [6]
3PR 3-Pin twist lock [6]
3PR-SC 3-Pin receptacle with shorting cap [6]
3PR-TL 3-Pin PCR with photocontrol [6]
PC Button Photocontrol [6]
NL NetLINK Controls System

FOOTNOTES:

1. Contact your Sales Professional for more information
2. Replace "_" with: 2" for 2.3"-3.4" OD pole, 3" for 3.5"-4.5" OD pole, 4" for 4.5"-5.25" OD pole.
3. "3" for 3.5"-4.5" OD pole
4. Networked Controls cannot be combined with other control options
5. Not available with 347-480V Input Voltage option
6. Some voltage restrictions may apply when combined with controls
7. Not available with 480V
8. BC not available on 4F and type 5 distributions
9. BTS and BTS5D are only available on Size 3 and Size 4

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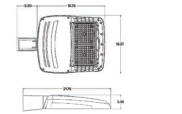
Project Name:
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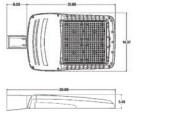
C SERIES LED AREA

DIMENSIONS

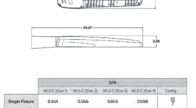
SIZE 1



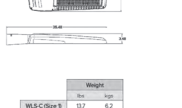
SIZE 2



SIZE 3



SIZE 4



	EPA				
	WLS-C (Size 1)	WLS-C (Size 2)	WLS-C (Size 3)	WLS-C (Size 4)	Config
Single Fixture	0.454	0.666	0.855	0.998	
Two at 180	0.908	1.110	1.372	1.398	
Two at 90	0.883	0.171	0.897	0.968	
Three at 90	1.237	1.266	1.512	1.646	
Three at 120	0.043	1.755	1.282	1.669	
Four at 90	1.166	1.422	1.714	1.898	

	Weight	
	lbs	kgs
WLS-C (Size 1)	13.7	6.2
WLS-C (Size 2)	16.0	7.26
WLS-C (Size 3)	25.9	11.7
WLS-C (Size 4)	30.8	13.9

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C SERIES LED AREA

MOUNTING



A–STRAIGHT ARM MOUNT
Round pole with integral arm for ease of installation. Available in Current Outdoor 222 drill pattern for retrofit applications on square poles. For round pole add applicable suffix (2/3/4/5)



ASQU–UNIVERSAL ARM MOUNT
Universal mounting block for ease of installation. Compatible with drill patterns from 2.5" to 4.5" and Current drill pattern 52. For round poles add applicable suffix (2/3/4/5)



AAU–ADJUSTABLE ARM FOR POLE MOUNTING
Rotatable arm mount directly to pole. Compatible with drill patterns from 2.5" to 4.5" and Current drill pattern 52 and B3. For round poles add applicable suffix (2/3/4/5). Rotatable to 15° slimly angle increments. Micro Strike configurations have a 45° arming limitation. Strike configurations are a 30° arming limitation.



ADU–DECORATIVE UPSWEPT ARM
Upswept Arm compatible with drill patterns from 2.5" to 4.5" and Current drill pattern 52. For round poles add applicable suffix (2/3/4/5)



MAF–MAST ARM FITTER
Fits 2-3/8" OD horizontal tenons.



K–KNUCKLE
Knuckle mount 15° slimly angle increments for precise aiming and control. Fits 2-3/8" tenons or poles. Micro Strike configurations have a 45° arming limitation. Strike configurations have a 30° arming limitation.



T–TRUNNION
Trunnion for surface and crossarm mounting using (1) 3/4" or (2) 1/2" size through bolts. Micro Strike configurations have a 45° arming limitation. Strike configurations have a 30° arming limitation.



WM–WALL MOUNT
Compatible with universal arm mount, adjustable arm mount and decorative arm mount. The WA option uses the same wall bracket but replaces the decorative arm with an adjustable arm.



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NV-W

HIGH PERFORMANCE FULL CUT OFF WALL PACK

FORM AND FUNCTION
- Sleek, low profile housing
- Spec grade performance
- Engineered for optimum thermal management
- Reduces energy consumption and costs up to 65%

CONSTRUCTION
- Die-Cast Aluminum
- Internal cooling fins
- Corrosion resistant external hardware
- One-piece silicone gasket ensures IP65 seal for electronics compartment
- Two-piece silicone Micro Optic system ensures IP67 level seal around each PCB
- Silicone Micro Optics: Recessed, full cutoff and non-yellowing
- Dark Sky Compliant

FINISH
- 3-5 mils electrostatic powder coat.
- WLS' standard high-quality finish to prevent corrosion and protects against extreme environmental conditions

WARRANTY
Five-year standard warranty



LISTINGS
- Certified to UL 1598
- UL 8750
- CSA C22.2 No. 250.0
- DesignLights Consortium® (DLC)
- DesignLights Consortium® Premium+ ™ (DLC®)
- IP65 / IP67 Rated
- BUY AMERICA

LED AMPERAGE CHART

350 milliamps	18w
530 milliamps	26w
700 milliamps	37w
1000 milliamps	50w
1050 milliamps	50w

Project Name:
Type:

Cat#	Light Test	# of LEDs	Milliamps	Lumens	Volts	Mounting	Finish	Options	Cord (FT)
NV-W (NV-W)	Type 2 (T2)	16 (16L)	350 (350)	2700K, 80 CRI (27KB)	120-277 (UNV)	Wall Mount (WM)	Bronze Textured (BRZ)	Marine Grade Finish (MGF)	FSP-20 with Motion Sensor (FP1)
	Type 3 (T3)	32 (32L)	530 (530)	3000K, 70 CRI (30KT)	347-480 (HV)		White Textured (WHT)	Vanity Plate 16" SQ (VPTA-)	*If Marine Grade Finish (MGF) is selected
	Type 4 (T4)		700 (7)	3000K, 80 CRI (30KB)			Smooth White Gloss (SWT)	Housing Extensions (HE)	Nema 7 Pin Receptacle (PE)
			1000 (1A)	3500K, 80 CRI (35KB)			Silver (SVR)	Surge Protector (SPA)	Button Photo Cell (PC)
			1050 (1)	4000K, 80 CRI (40KB)			Black Textured (BLK)		Emergency battery 4w 1003-1196 lumens (EM)
				4000K, 70 CRI (40KT)			Smooth Black Gloss (SBK)		Emergency battery 4w 834-944 lumens (EM)
				5000K, 70 CRI (50KT)			Graphite Textured (GPH)		Emergency battery 18w 2900-3196 lumens (EM3)
				5000K, 80 CRI (50KB)			Grey Textured (GRY)		Emergency Cold Battery 14w 1806-1978 lumens (EMB)
							Custom (CS)		

Notes:
- Consult Factory for Lead Time. Consult Factory for 90 CRI Requests.
- For mock-1M Extension Box
- Requires Deep Back Box
- Additional Voltage Information 120-277
- Additional Battery Options Certified CA Title 20
- (1) NL only
- (1) NL only

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ELECTRICAL
- 120-277 Volts (UNV) or 347-480 Volts (HV)
- 0-10V dimming driver by Philips Advance
- Driver power factor at maximum load is ≥ .95, THD maximum load is 15%
- All internal wiring UL cer tified for 600 VAC and 105°C
- All drivers, controls, and sensors housed in enclosed IP65 compartment
- Lumileds Luxeon MX LED's
- CRI 70, 80 or 90
- Color temperatures: 2700K, 3000K, 3500K, 4000K, 5000K
- Surge Protection: 20KA is available as an option

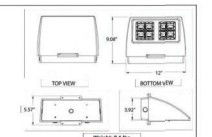
OPTIONS
- MARINE GRADE FINISH (MGF) —A multi-step process creating protective finishing coat against harsh environments.
  - Chemically washed in a 5 stage cleaning system.
  - Pre-baked
  - Powder coated 3-5 mils of Zinc Rich Super Durable Polyester Primer.
  - 1-2 feet inside pole coverage top and bottom.
  - Oven Baked.
  - Finished Powder Coating of Super Durable Polyester Powder Coat 3-5 mil thickness.
- VANITY PLATE (VP)—The Vanity Plate was designed to cover the un-sightly remains on a wall where a larger HID wallpack was removed. The Vanity Plate will be painted to match the finish of the NV-W, custom finishes are available, please consult factory. The standard Vanity Plate is 16" x 16".
- NEMA 7-PIN RECEPTACLE (PE7) — An ANSI C136.41-2013 receptacle provides electrical and mechanical interconnection between photo control cell and luminaire. Dimming receptacle available two or four dimming contacts supports 0-10 VDC dimming methods or Digital Addressable Lighting Interface (DALI), providing reliable power interconnect.
- EMERGENCY BAT TERY OPERATION — The emergency battery backup is integral to the NV-W. All emergency backup configurations include a standalone secondary driver with integral relay to detect power loss. This meets NFPA 70/NEC 2008. The emergency battery will power the NV-W for 90 minutes once power is lost. Emergency battery pack are of LiFePO4 batteries. (EMCP) Emergency Cold Pack Batteries are rated for -20°C to 50°C.

OPTICS

Silicone optics high photothermal stability and light output provides higher powered LEDs with minimized lumen depreciation LED life. UV and thermal stability with scotch resistance increases exterior application durability.
- IES Types



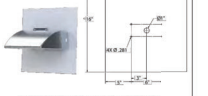
TYPE II (T2) TYPE III (T3) TYPE IV (T4)



TOP VIEW BOTTOM VIEW

Weight: 9.1 lbs

VANITY PLATE (VP)

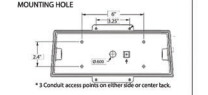


EMERGENCY BATTERY AND 7-PIN EXTENSION BOX DIMENSIONS



Weight: 13.3 lbs

MOUNTING HOLE



* 3 Conduit access points on either side or center back.

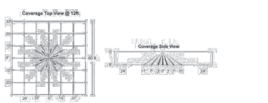
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MOTION SENSOR PLACEMENT

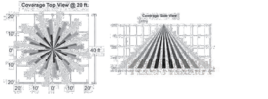


CONTROLS
- DIMMING CONTROL (FSP)—Passive infrared (PIR) sensor providing multi-level control based on motion/daylight contribution.
- All control parameters adjustable via wireless configuration remote storing and transmitting sensor profiles.
- FSP-8 mounting heights 8 feet and below
- FSP-20 mounting heights 9-20 feet
- Includes 5 dimming event cycles, 0-10V dimming with motion sensing, reprogrammable in the field.

FSP-8



FSP-20



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LUMENS

PART NUMBER	T2	LM/W	T3	LM/W	T4	LM/W	WATTS
NV-W-16L-35-30K7	2470	130	2490	132	2470	130	19
NV-W-16L-35-40K7	2818	138	2848	139	2818	138	19
NV-W-16L-53-30K7	3818	138	3646	139	3618	138	19
NV-W-16L-53-40K7	3544	122	3579	123	3544	122	29
NV-W-16L-53-40K7	3756	130	3794	131	3756	130	29
NV-W-16L-53-50K7	3756	130	3794	131	3756	130	29
NV-W-16L-7-30K7	4388	119	4432	120	4388	119	37
NV-W-16L-7-40K7	4651	126	4698	127	4651	126	37
NV-W-16L-7-50K7	4651	126	4698	127	4651	126	37
NV-W-16L-5-30K7	3970	107	4029	108	3970	107	37
NV-W-16L-1-40K7	6328	113	6391	114	6328	113	56
NV-W-16L-1-50K7	6328	113	6391	114	6328	113	56
NV-W-32L-7-30K7	9010	127	9100	128	9010	127	71
NV-W-32L-7-40K7	9550	135	9646	136	9550	135	71
NV-W-32L-7-50K7	9550	135	9646	136	9550	135	71
NV-W-32L-1A-30K7	10877	109	10982	110	10871	109	100
NV-W-32L-1A-40K7	11426	114	11544	115	11426	114	100
NV-W-32L-1A-50K7	11426	114	11544	115	11426	114	100

BUG RATINGS

PART NUMBER	T2	T3	T4	WATTS
NV-W-16L-35-30K7	B1-U0-G1	B1-U0-G1	B1-U0-G1	19
NV-W-16L-35-40K7	B1-U0-G1	B1-U0-G1	B1-U0-G1	19
NV-W-16L-35-50K7	B1-U0-G1	B1-U0-G1	B1-U0-G1	19
NV-W-16L-53-30K7	B1-U0-G1	B1-U0-G1	B1-U0-G1	29
NV-W-16L-53-40K7	B1-U0-G1	B1-U0-G1	B1-U0-G1	29
NV-W-16L-53-50K7	B1-U0-G1	B1-U0-G1	B1-U0-G1	29
NV-W-16L-7-30K7	B1-U0-G1	B1-U0-G1	B1-U0-G1	37
NV-W-16L-7-40K7	B1-U0-G1	B1-U0-G1	B1-U0-G1	37
NV-W-16L-7-50K7	B1-U0-G1	B1-U0-G1	B1-U0-G1	37
NV-W-16L-5-30K7	B1-U0-G1	B1-U0-G1	B1-U0-G1	56
NV-W-16L-1-40K7	B1-U0-G1	B1-U0-G2	B1-U0-G2	56
NV-W-16L-1-50K7	B1-U0-G1	B1-U0-G2	B1-U0-G2	56
NV-W-32L-7-30K7	B1-U0-G2	B2-U0-G2	B2-U0-G2	71
NV-W-32L-7-40K7	B1-U0-G2	B2-U0-G2	B2-U0-G2	71
NV-W-32L-7-50K7	B1-U0-G2	B2-U0-G2	B2-U0-G2	71
NV-W-32L-1A-30K7	B2-U0-G2	B2-U0-G2	B2-U0-G2	100
NV-W-32L-1A-40K7	B2-U0-G2	B2-U0-G2	B2-U0-G2	100
NV-W-32L-1A-50K7	B2-U0-G2	B2-U0-G2	B2-U0-G2	100

EMERGENCY BATTERY BACK-UP LUMENS

PART NUMBER	T2	LM/W	T3	LM/W	T4	LM/W	WATTS
EM4-30K7	520	130	524	131	516	129	4
EM4-40K7	544	136	548	137	540	135	4
EM4-50K7	544	136	548	137	540	135	4
EM8-30K7	1040	130	1048	131	1032	129	8
EM8-40K7	1088	136	1096	137	1080	135	8
EM8-50K7	1120	140	1128	141	1112	139	8
EM16-30K7	2080	130	2096	131	2064	129	16
EM16-40K7	2176	136	2192	137	2160	135	16
EM16-50K7	2240	140	2256	141	2224	139	16
EMCP-30K7	1820	130	834	131	1806	129	14
EMCP-40K7	1904	136	918	137	1890	135	14
EMCP-50K7	1960	140	974	141	1946	139	14

Lumen Maintenance Data

Ambient Temperature	Drive Current	L90 Hours*	L70 Hours**	50,000 Hours*	60,00 Hours*	100,000 Hours**
25°C	Up to 700mA	36,000	173,000	93.7%	91.6%	82.1%
	1050mA	36,000	143,000	93.7%	87.2%	78.5%

*Reported extrapolations per IESNA TM-21
**Projected extrapolations per IESNA TM-21

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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
08	1/07/24	PERMIT MODIFICATION REVISION - ACCESS, UTILITY, DRAINAGE	JJS
07	1/07/24	UPDATED PLANS FROM RE-DESIGN FOR PERMIT MODIFICATION SUBMITTAL	JJS
06	10/17/24	RE-DESIGN OF CROSS ACCESS & LOWERED SITE AT TSC	JJS
05	10/07/24	REVISIONS PER ROOT ACCESS COMMENTS & ON-SITE CROSS ACCESS/POND	JJS
04	9/20/24	REVISIONS PER ROOT ACCESS & PORCEMAN RELOCATION	JJS
03	9/05/24	REVISIONS TO BUFFER PER RESOLUTION	JJS
02	8/01/24	REVISION PER COUNTY, SWFWMD & FDOT REVIEW COMMENTS	JJS
01	6/12/24	REVISION PER ZONING APPROVAL, COUNTY & SWFWMD REVIEW COMMENTS	JJS

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JOHN J. STOECKEL
FLORIDA PROFESSIONAL ENGINEER
LICENSE NO. 80758

PROJECT NAME:

MAJOR SITE PLAN
CORTA COMMONS

FOR

CORTA OCALA, LLC

SW HWY 200 - OCALA
MARION COUNTY, FLORIDA

SHEET TITLE

SITE LIGHTING DETAILS & SPECIFICATIONS

PROJECT NO: 23-306
CHECKED BY: JJS
VERTICAL DATUM: NAVD 1988
DATE: 03/29/2024

SHEET NUMBER

C-602

TREE MITIGATION CALCULATIONS

SITE AREA: 9.22 ACRES	
EXISTING TOTAL DBH OF TREES	5,911"
REQUIRED MITIGATION	922"
PRESERVED TREES (40 TREES):	379"
PROVIDED MITIGATION:	598"
SURPLUS:	55"

SHADE TREE REQUIREMENT

Per Marion County code 6.7.4, post-development ratio of shade trees to the area of the site shall be a minimum of one shade tree per 3,000 square feet.

TOTAL SITE AREA: 9.22 ACRES (401,634 SF)	
SHADE TREES REQUIRED	134 SHADE TREES
SHADE TREES PROVIDED	157 SHADE TREES PROVIDED

LANDSCAPED AREA REQUIREMENT

Per Marion County code 6.8.4, FOR PARCELS OVER 1 ACRE, THE MINIMUM LANDSCAPE AREA MUST BE 20%

TOTAL SITE AREA: 9.22 ACRES (401,634 SF)		
LANDSCAPED AREA	PROPOSED LANDSCAPE	86,560 SF (21%)
	PRESERVED VEGETATIVE AREAS	0 SF (0%)
	TOTAL LANDSCAPED AREA	86,560 SF (21%)

NATIVE PLANT REQUIREMENTS

NATIVE REQUIREMENTS	PROVIDED NATIVE LANDSCAPE
25% OF ALL LANDSCAPE MATERIAL TO BE NATIVE	39% FLORIDA NATIVE

PERIMETER BUFFER REQUIREMENTS

Per Sec. 6.8.6(K)(3)

LOCATION	BUFFER TYPE & (LENGTH)	LANDSCAPE REQUIRED	LANDSCAPE PROVIDED
EAST	N/A	N/A	N/A
NORTH	TYPE C ALONG THE RIGHT-OF-WAY (570 LF)	15' WIDTH 2 SHADE TREES PER 100 LF (11 TREES) 3 ACCENT TREES PER 100 LF (17 TREES) 50% OF THE BUFFER SHALL BE SHRUBS AND GROUNDCOVERS (4,275 SF)	15' WIDE BUFFER 11 SHADE TREES 17 ACCENT TREES 6,200 SF OF SHRUBS & GROUNDCOVERS
SOUTH	TYPE C ALONG THE RIGHT-OF-WAY (1,161 LF) NOTE: BUFFER WIDTH HAS BEEN INCREASED TO 25' PER RESOLUTION 91-R-113	25' WIDTH 2 SHADE TREES PER 100 LF (23 TREES) 3 ACCENT TREES PER 100 LF (35 TREES) 50% OF THE BUFFER SHALL BE SHRUBS AND GROUNDCOVERS (14,513 SF)	25' WIDE BUFFER 23 SHADE TREES 35 ACCENT TREES 16,700 SF OF SHRUBS & GROUNDCOVERS
WEST (MF/COMM)	TYPE A ALONG THE FUTURE MULTI-FAMILY RESIDENTIAL SITE AREA (378 LF)	30' WIDTH 3 SHADE TREES PER 100 LF (11 TREES) 5 ACCENT TREES PER 100 LF (19 TREES) 50% OF THE BUFFER SHALL BE SHRUBS AND GROUNDCOVERS (5,670 SF)	30' WIDE BUFFER 11 SHADE TREES 19 ACCENT TREES 5,900 SF OF SHRUBS & GROUNDCOVERS
INTERNAL (MF/COMM)	TYPE B ALONG THE FUTURE MULTI-FAMILY RESIDENTIAL SITE AREA (338 LF)	20' WIDTH 2 SHADE TREES PER 100 LF (7 TREES) 3 ACCENT TREES PER 100 LF (10 TREES) 50% OF THE BUFFER SHALL BE SHRUBS AND GROUNDCOVERS (3,380 SF)	20' WIDE BUFFER 7 SHADE TREES 10 ACCENT TREES 3,580 SF OF SHRUBS & GROUNDCOVERS

PLANT SCHEDULE

CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE
TREES				
IAE	26	ILEX X ATTENUATA 'EAST PALATKA'	EAST PALATKA HOLLY (N)	65 GAL, 12' HT, 6 SPR, 3.5" CAL
INS	28	ILEX X 'NELLIE R. STEVENS'	NELLIE R. STEVENS HOLLY	30 GAL, 7' HT, 3' SPR, 2" CAL
JS	12	JUNIPERUS SILICICOLA	SOUTHERN RED CEDAR (N)	65 GAL, 12' HT, 6 SPR, 3.5" CAL
LIM	36	LAGERSTROEMIA INDICA 'MUSKOGEE'	MUSKOGEE CRAPE MYRTLE	30 GAL, 10' HT, 4" SPR, 2" CAL
LIN	10	LAGERSTROEMIA INDICA 'NATCHEZ'	NATCHEZ CRAPE MYRTLE	30 GAL, 10' HT, 4" SPR, 2" CAL
MGD	21	MAGNOLIA GRANDIFLORA 'DD BLANCHARD'	DD BLANCHARD MAGNOLIA (N)	65 GAL, 12' HT, 6 SPR, 3.5" CAL
QVB	18	QUERCUS VIRGINIANA 'BOARDWALK'	BOARDWALK LIVE OAK (N)	100 GAL, 12' HT, 7' SPR, 4" CAL
TD	47	TAXODIUM DISTICHUM	BALD CYPRESS (N)	100 GAL, 12' HT, 7' SPR, 4" CAL
UA	33	ULMUS ALATA	WINGED ELM (N)	100 GAL, 12' HT, 7' SPR, 4" CAL
SHRUBS				
BX	49	BUXUS MICROPHYLLA	BOXWOOD	3 GAL, 18" HT, 9" SPR
IDB	93	ILEX CORNUTA 'DWARF BURFORDII'	DWARF BURFORD HOLLY	3 GAL, 24" HT, 16" SPR
PM	27	PODOCARPUS MACROPHYLLUS	PODOCARPUS	3 GAL, 18" HT X 12" SPR.
VD	277	VACCINIUM DARROWII	LOWBUSH BLUEBERRY (N)	3 GAL., 16" HT. X 12" SPR.
VO	270	VIBURNUM ODORATISSIMUM	SWEET VIBURNUM	3 GAL., 24" HT. X 12" SPR.
VOS	286	VIBURNUM OBOVATUM 'MRS. SCHILLER'S DELIGHT'	MRS. SCHILLER'S DELIGHT VIBURNUM (N)	3 GAL., 18" HT., 18"SPR.
ZF	481	ZAMIA FLORIDANA	COONTIE (N)	3 GAL., 15" HT X 15" HT.

CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
GROUND COVERS					
AA	274	AGAPANTHUS AFRICANUS	50% 'MIDNIGHT SKY', 50% 'EVER MIDNIGHT'	1 GAL., FULL	18" o.c.
JBP	1,189	JUNIPERUS CHINENSIS 'BLUE PACIFIC'	BLUE PACIFIC JUNIPER	1 GAL., FULL	18" o.c.
LEM	1,763	LIRIOPE MUSCARI 'EMERALD GODDESS'	EMERALD GODDESS LIRIOPE	1 GAL., FULL	18" o.c.
MU	338	MUHLENBERGIA CAPILLARIS	PINK MUHLY (N)	1 GAL., FULL	24" o.c.
SB	821	SPARTINA BAKERI	SAND CORD GRASS (N)	1 GAL., FULL	42" o.c.
TG	71	TRIPSACUM DACTYLOIDES	FAKAHATCHEE GRASS (N)	1 GAL., FULL	48" o.c.
SOD/SEED					
SOD		PASPALUM NOTATUM 'ARGENTINE'	BAHIA GRASS	WEED FREE AND SAND GROWN SOD	

NOTE: NATIVE PLANTS ARE IDENTIFIED WITH (N) NEXT TO THEIR COMMON NAME

GENERAL NOTES

PER MARION COUNTY CODE SEC.(S) 6.7, 6.8, AND 6.9 LANDSCAPE AND IRRIGATION DESIGN STANDARDS AND TREE PRESERVATION:
ALL SHADE TREES SHALL HAVE A MINIMUM CALIPER OF 3.5", AND SHALL BE NURSERY GROWN, OF SUBSTANTIALLY UNIFORM SIZE AND SHAPE, HAVE STRAIGHT TRUNKS, AND BE FLORIDA NO. 1 QUALITY OR BETTER, AS SET OUT IN GRADES AND STANDARDS FOR NURSERY PLANS, STATE OF FLORIDA.
ACCENT OR ORNAMENTAL (UNDERSTORY) TREES SHALL HAVE A MINIMUM OVERALL HEIGHT OF SIX FEET AND A MINIMUM SPREAD OF 42 INCHES UPON INSTALLATION.
SHRUBS SHALL BE A MINIMUM OF 18" HEIGHT.
TREES AND PALMS SHALL BE PROPERLY PLANTED AND GUYED OR STAKED. ALL PLANTING SHALL BE INSTALLED ACCORDING TO CURRENT BEST MANAGEMENT PRACTICES.
ALL LANDSCAPE AREAS SHALL BE MULCHED WITH A MIN. 3" THICKNESS OF MULCH. PINE BARK MULCH SHALL BE USED IN ALL AREAS.
TREES SHALL BE PROPERLY PLANTED AND STAKES AND PROVISIONS MADE BY THE APPLICANT FOR REGULAR WATERING AND MAINTENANCE UNTIL ESTABLISHED. DEAD OR DYING TREES SHALL BE REPLACED BY THE APPLICANT DURING THE NEXT PLANTING SEASON.
ALL LANDSCAPE MAINTENANCE SHALL BE IN ACCORDANCE WITH MARION COUNTY LDC ARTICLE 6.8.13.
ALL IRRIGATION SYSTEMS SHALL BE OPERATED AND MAINTAINED IN ACCORDANCE WITH MARION COUNTY LDC ARTICLE 6.9.8.
FERTILIZER MUST COMPLY WITH MARION COUNTY FERTILIZER ORDINANCE AND SEC 6.8.14.
ALL LANDSCAPE INSTALLATION PROFESSIONALS, IRRIGATION INSTALLATION AND MAINTENANCE PROFESSIONALS SHALL MEET ALL REQUIREMENTS IN ACCORDANCE WITH MARION COUNTY LDC ARTICLE 6.8.15 – LICENSING AND CERTIFICATION.
PER LDC 6.8.3 (B) "ALL PLANT SPECIES LISTED AS "PROHIBITED" IN THE UF/IFAS ASSESSMENT OF NON-NATIVE PLANS (CENTRAL ZONE) SHALL BE REMOVED FROM PROPOSED DEVELOPMENT SITES." ALL EXOTIC INVASIVE PLANT SPECIES SHALL BE REMOVED FROM SITE.
UPON COMPLETION OF THE INSTALLATION, THE CONTRACTOR SHALL REQUIRES 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.

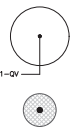
PLANT MATERIAL

ALL PLANT MATERIAL TO BE FLORIDA NO.1 OR BETTER, GRADED IN ACCORDANCE WITH THE STATE OF FLORIDA DEPARTMENT OF AGRICULTURE, DIVISION OF PLANT INDUSTRY'S "GRADES AND STANDARDS FOR NURSERY PLANTS", CURRENT EDITION AT THE TIME PLANS ARE ISSUED.
PLANT QUANTITIES SHOWN ARE FOR PERMITTING PURPOSES ONLY. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CONFIRM ALL QUANTITIES SHOWN ON THE PLAN.
PER MARION COUNTY CODE SEC. 6.8.11.E, 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 NOTIFICATION BY THE COUNTY.

GRASSING

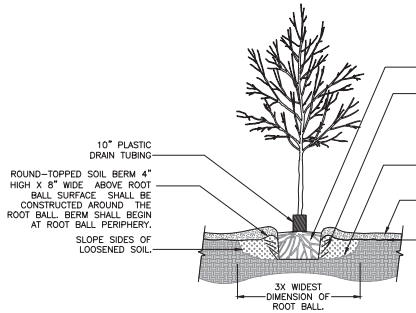
ALL DISTURBED AND UNPAVED AREAS, INCLUDING THE ADJACENT RIGHT OF WAY, TO BE GRASSED WITH SOD A FREE OF NOXIOUS WEEDS AND TROPICAL SOD AA APPLE OR SEEDED AND MULCHED, UNLESS OTHERWISE NOTED. SEE CIVIL SITE PLANS FOR ADDITIONAL RELATED INFORMATION.

LEGEND

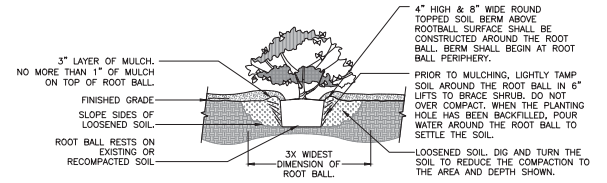


NEW TREES TO BE ADDED

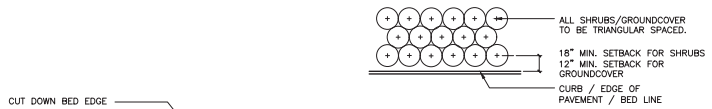
EXISTING TREES TO REMAIN



1 TREE PLANTING DETAIL
SCALE: N.T.S.



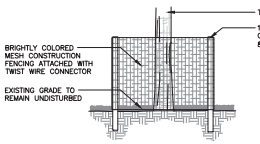
2 SHRUB PLANTING DETAIL
SCALE: N.T.S.



3 MULCH DETAIL
SCALE: N.T.S.

NOTE: THE PERIMETER OF ALL CURVED PLANTING BEDS SHALL BE PLANTED WITH A ROW OF SHRUBS AS SHOWN IN THE PLANS AND AT THE SPACING SHOWN IN THE PLANT LIST. INTERIOR PORTIONS OF EACH BED SHALL BE PLANTED AT APPROPRIATE SPACING ACCORDING TO THIS PLANT SPACING DETAIL.

4 SHRUB PLANTING DETAIL
SCALE: N.T.S.



5 TREE PROTECTION DETAIL
SCALE: N.T.S.

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1661 WORTHINGTON ROAD, SUITE 100, WEST PALM BEACH, FLORIDA 33409
561.687.2220 www.chw-inc.com

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CONSTRUCTION/REVISIONS
12/16/24 REVISION #8

SUBMITTED
SUBMITTAL #4 MARION COUNTY 06/14/24
SUBMITTAL #3 MARION COUNTY 03/15/24
SUBMITTAL #2 MARION COUNTY 09/05/24

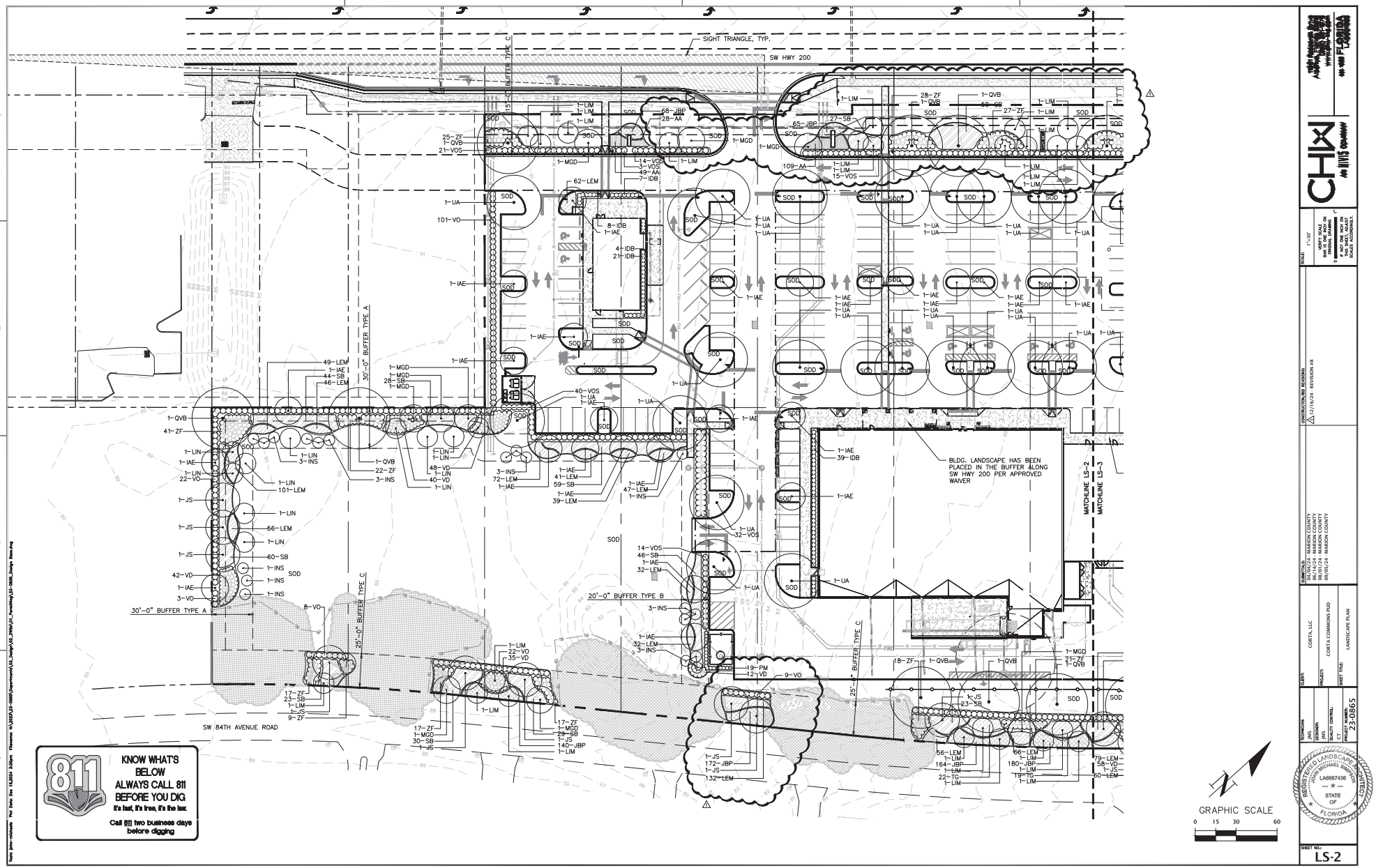
CLIENT: CORTA, LLC
PROJECT: CORTA COMMONS PUD
SHEET TITLE: LANDSCAPE NOTES & DETAILS

DESIGNED: BSH
DRAWN: JMS
QUALITY CONTROL: JMS
PROJECT NUMBER: 23-0865

REGISTERED LANDSCAPE ARCHITECT JOHN MICHAEL SMITH LA6667436 STATE OF FLORIDA

SHEET NO.: LS-1

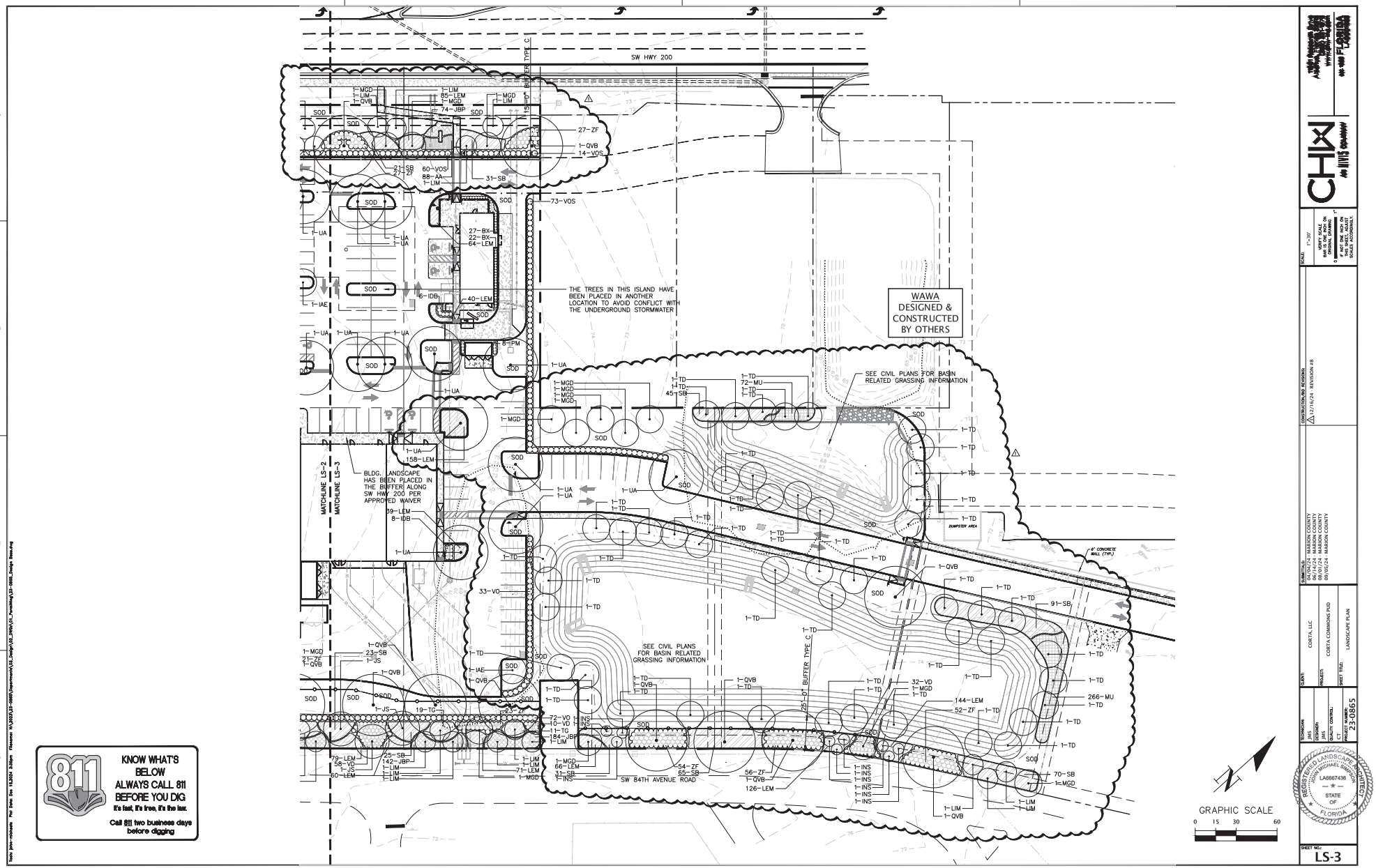
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CHx
CLIENT: CORTA, LLC
PROJECT: CORTA COMMONS PUD
SHEET TITLE: LANDSCAPE PLAN
DESIGNED: MDS
DRAWN: JMS
QUALITY CONTROL: MDS
PROJECT NUMBER: 23-0865
REGISTERED LANDSCAPE ARCHITECT JOHN MICHAEL SIMS LA6667436 STATE OF FLORIDA
SHEET NO.: LS-2

226



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CONSTRUCTION/REVISIONS
12/16/24 REVISION #8

SUBMITTED
SUBMITTAL 04/24/24 MARION COUNTY
06/14/24 MARION COUNTY
08/16/24 MARION COUNTY
09/05/24 MARION COUNTY

CLIENT: CORTA, LLC
PROJECT: CORTA COMMONS PUD
SHEET TITLE: LANDSCAPE PLAN

DESIGNED: BSH
DRAWN: JMS
QUALITY CONTROL: BSH
PROJECT NUMBER: 23-0865

REGISTERED LANDSCAPE ARCHITECT
JOHN MICHAEL SMITH
LA0667436
STATE OF FLORIDA

SHEET NO.: LS-3

SECTION 328400 - IRRIGATION

PART 1 - GENERAL

1.1 RELATED REQUIREMENTS
A. Section 310000 - Earthwork
B. Section 329000 - Planting

1.2 SUMMARY
A. Provide all labor, equipment and incidentals required to render all services required to furnish and install a new automatic irrigation system to serve existing and new plantings and turf within the project area.

7. Reference in Section 02510 re. Saw cut pavement. May need to insert info here.

1.3 SUBMITTALS
A. Submit documentation of actual water supply performance for review and approval prior to commencing installation.
B. Submit electronic copies of product literature for all sprinklers, sprinkler nozzles, automatic control valves, controller, control wire, rain sensor, valve boxes and irrigation piping.
C. Record Drawings:
1. Prepare an electronic as-built drawing (PDF and DWG file format) as installation proceeds and to be submitted prior to final inspection, including:
a. Detail and dimension changes made during construction.
b. Significant details and dimensions not shown in original Bidding Documents.
2. Maintain, at job site, one copy of Contract Documents and relevant shop drawings. Mark this copy "PROJECT RECORD COPY" on cover and maintain in good condition for use in the field by the Landscape Architect and/or Owner.
D. Instruction Manual: Provide a type-written instruction manual that lists complete instructions for system operation and maintenance. Include information about which zones relate to which valve(s) and the general location of these valves.
E. Warranties as listed below.
F. Final payment for system will not be authorized until accurate and complete submittals have been reviewed and approved by the Landscape Architect.

1.4 QUALITY CONTROL
A. All work shall be performed by a Contractor who has completed irrigation work of comparable construction cost and of similar scope in material, design, and extent to that as indicated for this project.
B. Work and materials shall be in accordance with latest rules and regulations and other applicable state or local laws. Nothing in Contract Documents is to be construed to permit work not conforming to these codes.
C. Contractor shall obtain all necessary permits, licenses, notifications, and fees necessary for the completion of the work.
D. Pre-Installation Conference: Meet with the Owner's Representative and Landscape Architect on site to discuss and clarify all aspects of job requirements and sequencing prior to commencing work. Notice and coordinating the scheduling of the conference shall be the responsibility of the Contractor. Provide ten (10) days' notice of the pre-installation conference.
E. Mainline, laterals, and valves are shown for clarity purposed only. All irrigation equipment to be installed within the project area shown.
F. Location of mainline, laterals, valves, and heads are approximate. Actual placement may vary slightly as required to provide head to head coverage and avoid existing improvements, overspray, and trees or improvements to remain.
G. Contractor shall maintain and experienced, full-time supervisor on the project site during all irrigation installation activities.
H. Ensure existing landscape to remain continues to be irrigated throughout construction and until final acceptance.

1.6 DELIVERY, STORAGE, AND HANDLING
A. Contractor is responsible for all delivery, shipping, and safe and proper storing of materials.
B. Protect materials from damage and prolonged exposure to sunlight.

1.7 Warranty
A. Provide a one (1) year warranty to include:
1. Completed system including parts and labor.
2. Filling and repairing depressions and replacing plantings due to settlement of irrigation trenches for one (1) year following final acceptance.
3. System adjustment to supply proper coverage to areas to receive water.

PART 2 - PRODUCTS

2.1 PIPE, PIPE FITTINGS, AND CONNECTIONS
A. Pipe shall be continuously and permanently marked with Manufacturer's name, size, schedule, type, and working pressure.
B. Utilize pipe purple in color if reclaimed water is the irrigation water source.
C. Pipe.
1. Pressure Lines: as indicated on plans
2. Lateral Lines: as indicated on plans
3. Risers: Schedule 80 PVC, gray
4. Sleeving: Schedule 40 PVC
D. Fittings: Schedule 40 PVC.

2.2 SPRINKLER HEADS
A. Conform to requirements shown on plans as to type, radius of throw, pressure, and discharge.

2.3 MICRO-IRRIGATION PRODUCTS
Drip tubing for site landscape beds: Pressure compensating, UV-resistant, dripline as per irrigation schedule on plans. Utilize pipe purple in color if reclaimed water is the irrigation water source.

2.4 WIRING
A. Control wire shall be UL listed, single strand, size 14 gauge, color coded copper conductor direct burial wire. Tape control wire to bottom of main line every ten (10') feet. Where control wire leaves main it shall be enclosed in Class 200 PVC conduit. Use 3M-DBY waterproof wire connectors at splices and locate all splices within valve boxes. Install two spare control wires with mainline from controller.
B. Wire size shall be indicated on wire in a visible location when installed.
C. Use white or gray color for common wire.

2.5 VALVES
A. Valves shall be of size and type indicated in plans.
B. Gate Valves, if required: Bronze construction, angle type, 150 pound class, threaded connectors, with cross-type operating handle designed to receive operating key.

2.6 VALVE ACCESSORIES
A. Valve Boxes.
1. Valve boxes shall be 12-inch minimum Rectangular Heavy Duty PVC with locking lid. Mark all lids 'Irrigation Control Valve'.
2. If using reclaimed water for irrigation, utilize purple valve boxes with 'Reuse' stamped or noted on lid.
3. Do not install more than one (1) valve in a single box.
4. Valve boxes shall be large enough for easy removal or maintenance of valves.
5. Mark all lids 'Irrigation Control Valve'.
6. Acceptable manufacturers include:
a. Ametek
b. Brooks
c. Carson

2.7 CONTROLLER
A. Controller shall be as indicated in irrigation schedule in plans.
B. Verify location of controller and mounting procedures with the Project Architect and Owner's Representative prior to installation.
C. Install per manufacturers specifications including proper cadwelded and not clamped grounding procedures.

2.8 WEATHER SENSOR
A. If needed, the rain, wind, or other weather sensor shall be as indicated in irrigation schedule in plans.
B. Verify location of controller and mounting procedures with the Project Architect and Owner's Representative prior to installation.
C. Install per manufacturers specifications.

PART 3 - EXECUTION

3.1 PREPARATION
A. Protect existing irrigation, landscape, hardscape and other improvements to remain. Work of others damaged by the Contractor during course of his work shall be replaced or repaired by the Contractor at his/her expense.
B. It is the responsibility of the Contractor, at no additional cost to the Owner, to ensure that the existing system is protected, operational, and continues to provide irrigation to existing landscape to remain throughout the project's construction and until final acceptance.

3.2 INSTALLATION
A. Install irrigation materials and equipment as detailed on plans. If plans do not thoroughly describe the techniques to be used, the installer shall follow the installation methods and instructions as recommended by their manufacturer.
B. Adjust all components to obtain specified operating parameters, including coverage, operating pressure, flow rates, and operation times, as indicated on drawings or within specifications.
C. Trenching and Backfilling
1. Over-excavate trenches by two (2") inches and bring back to indicated depth by filling with fine, rock-free soil or sand.
2. Cover pipe both top and sides with two (2") inches of material specified in paragraph above. In no case shall there be less than two (2") inches of rock-free soil or sand surrounding pipe.

D. Sleeving: All irrigation lines placed under pavement shall be sleeved as shown on plans. Install at depth as indicated in details on plans.
E. Installation or Modification of Plastic Pipe
1. Install plastic pipe in a manner to provide for expansion and contraction as recommended by Manufacturer.
2. Unless otherwise indicated on plans, install main and lateral lines with a minimum cover of eighteen (18") inches based on finish grade.
3. Install pipe and wires under driveways or parking areas in specified sleeves a minimum of eighteen (18") inches below finish grade or as shown on plans.
4. Drawings show arrangement of piping. Should local conditions necessitate rearrangement, obtain approval of Landscape Architect prior to proceeding with work.
5. Cut plastic pipe square. Remove burrs at cut ends prior to installation so unobstructed flow will result.
6. Make solvent weld joints in the following manner:
a. Clean mating pipe and fitting with clean, dry cloth and apply one (1) coat of P-70 primer to each.
b. Apply uniform coat of 711 solvent to outside of pipe.
c. Apply solvent to fitting in similar manner.
d. Reapply a light coat of solvent to pipe and quickly insert into fitting.
e. Give pipe or fitting a quarter turn to insure even distribution of solvent and make sure pipe is inserted to full depth of fitting socket.
f. Hold in position for fifteen (15) seconds minimum or long enough to secure joint.
g. Wipe off solvent appearing on outer shoulder of fitting.
h. Do not use an excessive amount of solvent thereby causing an obstruction to form on the inside of pipe.
i. Allow joints to set at least 24 hours before applying pressure to PVC pipe.
7. Tape threaded connection with teflon tape.
8. Install concrete thrust blocks wherever change of direction occurs at PVC main pressure lines, unless otherwise detailed on Drawings.
F. Valve Wiring:
1. Tape control wire to bottom of main line every ten (10') feet.
2. Use 3M-DBY waterproof wire connectors at splices and locate all splices within valve boxes.
3. Each common wire may serve only one controller.
4. Add two extra control wires from panel to valves for use if a wire fails and mark it in the control box as an extra wires. These wires shall be of a different color than the primary control wire.
G. Control Valves:
1. Install controller, control wires, and valves in accordance with Manufacturer's recommendations and according to applicable electrical code.
2. Install top of valve a minimum of 15" from finished grade.
3. Locate all valves in planting beds or mulched areas with a minimum offset of 3'-0" from back of curb or edge of pavement.
4. Provide valve number identification tags to all valves as shown in details.
5. Install red and white isolation valves as per details before all groups of remote control valves.
H. Valve Boxes:
1. All valves, including solenoid, gate, isolation, air relief, flush, and control, as well as surge protectors and filters shall be located within specified valve boxes.
2. Install no more than one valve per valve box.
3. Install remote control valves in valve boxes positioned over valve so all parts of valve can be reached for service. Set bottom of valve box even with finish grade.
4. Install valve boxes over nine (9") inches of gravel for drainage. Gravel to be cleaned, sized ¾" min. - 3" maximum. Gravel to sit over weed-barrier fabric.
5. Do not bury valve within gravel. Valve to sit on top of gravel bed.
6. Label all valve box covers with the corresponding controller zone number. Numbering size shall be 1" in height.
I. Sprinkler Heads:
1. Prior to installation of sprinkler heads, open control valves and use full head of water to flush out system.
2. Head spacings shown on plan are maximums. Do not exceed spacings shown on plan. Spacing may be adjusted to accommodate changes in terrain, avoid obstructions, or respond to changes in planting layout as long as the modified spacings to do not exceed the spacings shown in plans. Unless otherwise indicated in plans, provide 100% irrigation coverage.
3. Locate no sprinkler head closer than twelve (12") inches from building foundation.
4. Heads immediately adjacent to mowing strips, walks or curbs shall be one (1") inch below top of mowing strip, walk or curb and have a minimum of four (4") inch clearance between head and mowing strip, walk or curb.
5. Place tree bubblers at outer edge of rootball and not outer edge of planting hole.
6. Set sprinkler heads perpendicular to finish grade.
7. Set lawn sprinkler heads adjacent to existing walks, curbs, and other paved areas to grade.
8. Where existing or new trees, lights, signs, above grade utility improvements, 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. Notify the Owner's Representative to discuss items that may be an obstruction and to gain approval on an alternative route and/or head placement.
J. Micro-Irrigation/Drip Tubing:
1. Install drip tubes with direct-attached emitters on ground. Do not bury tubes. Do not set tubes on top of mulch. Secure tubing per the manufacturer's specifications.
2. Ensure tubes are covered with mulch and are not visible.

3.3 FIELD QUALITY CONTROL
A. Flushing and Testing:
1. Test mainlines at a pressure of 100 psi for two hours. Mainline pressure shall maintain a pressure between 95 and 100 psi for the entire period of the test. The mainline shall be repaired and retested as necessary to complete the pressure test.
2. Notify Landscape Architect 24 hours prior to test. Do not backfill lines until approved by Landscape Architect.
3. Pressure testing may be conducted in segments separated by isolation valves if so desired.
4. All pressure testing shall be conducted and approved prior to the installation of any plant material.
5. Prior to placement of valves, flush all mainlines for a minimum of 10 minutes or until lines are completely clean of debris, whichever is longer.
B. Operational Test
1. Upon completion of the entire system, test each zone to visually check for uniform distribution. Distribution shall be checked within any one area and over the entire zone. Test the entire system to demonstrate the complete and successful operation of all equipment. Testing shall be witnessed by the Landscape Architect and the Owner's Representative. Notify the Landscape Architect and the Owner's Representative a minimum of 48 hours prior to test.

3.4 ADJUSTMENT AND CLEANING
A. Adjust heads to proper grade when turf is sufficiently established to allow walking on it without appreciable harm. Such lowering or rising of heads shall be part of original contract with no additional cost to Owner.
B. Adjust sprinkler heads for proper distribution.
C. Trim or adjust heads to avoid overspray onto pedestrian and vehicular access routes and use areas, building faces, and other site improvements.
D. Adjust sprinkler heads to ensure head to head coverage.
E. Adjust watering time of valves to provide proper amounts of water to all plants.
F. Ensure drip tubing is below mulch.

3.5 DEMONSTRATION
A. After system is installed and approved, instruct Owner in complete system operation and maintenance via a walk-through of the system on site.

3.6 INSPECTION AND ACCEPTANCE
A. When all irrigation work is substantially complete, the Landscape Architect will, upon request, make a substantial completion inspection to determine acceptability and compliance with the Contract Documents. The Landscape Architect will produce a written punch list for the Contractor and the Owner's Representative to identify items to be addressed prior to final acceptance.
B. Once items of the punch list are addressed, the Landscape Architect will conduct a final completion inspection. If necessary, the Landscape Architect will produce a final punch list for the Contractor and the Owner's Representative to identify items to be addressed prior to final acceptance.
C. Final acceptance will not be issued until all punch list items have been completed and a reinspection by the Owner results in the Owner's acceptance of all items. Final acceptance will also not be issued until all required submittals have been delivered to the Owner in the formats specified.
D. Work may be inspected for acceptance in portions as phases of installation are completed and as agreeable to Landscape Architect, provided each portion of work offered for inspection is substantially complete.

END OF SECTION

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IRRIGATION_SCHEDULE

SYMBOL	MANUFACTURER/MODEL	ARC	PSI	GPM	RADIUS
	Two Hunter PCB 25	360	30	2 x.25	3'

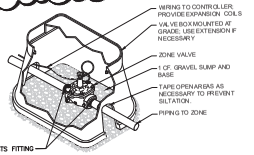
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
P	Hunter PROS–12–CV with GPH Irrigation Products GDFN
	Area to Receive Dripline Hunter HDL–10–12 In-Line Pressure Compensating Landscape Dripline with Built-In Check Valve. 1.0GPH emitters at 12.0" O.C. Dripline laterals spaced at 16.0" apart, with emitters offset for triangular pattern. Install dripline on both sides of the plant material.

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	Hunter ICZ in a Jumbo Valve Box
	Hunter ICV in a 12" Valve Box
BF1 BF2 BF3 BF4 BF5	Zurn 975XL 1–1/2" Reduced Pressure Backflow device
A B C D	Hunter I2C–800–PL 8 Station Controller
E	Hunter I2C–1200–PL 12 Station Controller
S	Hunter MINI–CLIK Rain Sensor
M1 M2 M3 M4 M5	Water Meter 1" (see civil plans)
	Irrigation Lateral Line: PVC Class 160
	Irrigation Mainline: PVC Class 200 SDR 21 2"
	Pipe Sleeve: PVC Schedule 40

Valve Callout
Valve Number
Valve Flow
Valve Size

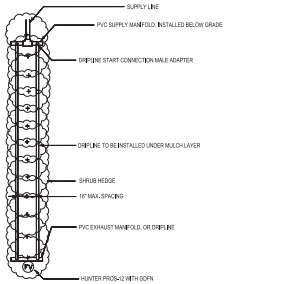
SUMMARY OF IRRIGATION AREA

SYSTEM A (M1) IRRIGATED AREA = 14,350 SF
SYSTEM B (M2) IRRIGATED AREA = 11,575 SF
SYSTEM C (M3) IRRIGATED AREA = 26,775 SF
SYSTEM D (M4) IRRIGATED AREA = 4,475 SF
SYSTEM E (M5) IRRIGATED AREA = 39,100 SF

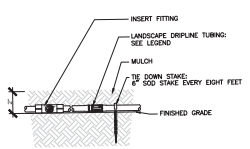


INSTALL TOP OF VALVE A MAXIMUM OF 15" FROM FINISHED GRADE.

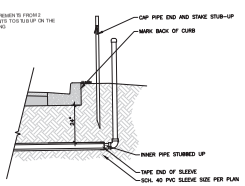
3 ZONE VALVE INSTALLATION DETAIL
SCALE: N.T.S.



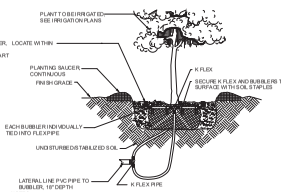
4 DRIPLINE LAYOUT
SCALE: N.T.S.



1 DRIPLINE INSTALLATION DETAIL
SCALE: N.T.S.



2 SLEEVING ROUGH-IN DETAIL
SCALE: N.T.S.



NOTES:
1. BUBBLERS SHALL BE PLACED ON THE UPHILL SIDE OF ANY SLOPES & ON THE OPPOSING SIDES OF EACH FOOTBALL WITHIN THE SAUCER
2. BUBBLERS TO BE INSTALLED ADJACENT TO ROOTBALL PERIMETER. DO NOT INSTALL BUBBLER ON TOP OF ROOTBALL OR NEXT TO TRUNK
3. REFER TO PLANS FOR BUBBLER FLOW VOLUME AND BUBBLER QUANTITIES PER TREE OR PALM

5 BUBBLER APPLICATION
SCALE: N.T.S.

CHW
CIVIL ENGINEERING
LAND PLANNING
SURVEYING
1661 Worthington Road, Suite 100
West Palm Beach, FL 33409
561.478.6116
www.chwfl.com
LC-C000242

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CONSTRUCTION PLANS REVISIONS
1 12/16/24 REVISION #3

SUBMITTALS
SUBMITTAL 24 MARION COUNTY
06/14/24 MARION COUNTY
08/16/24 MARION COUNTY
09/05/24 MARION COUNTY

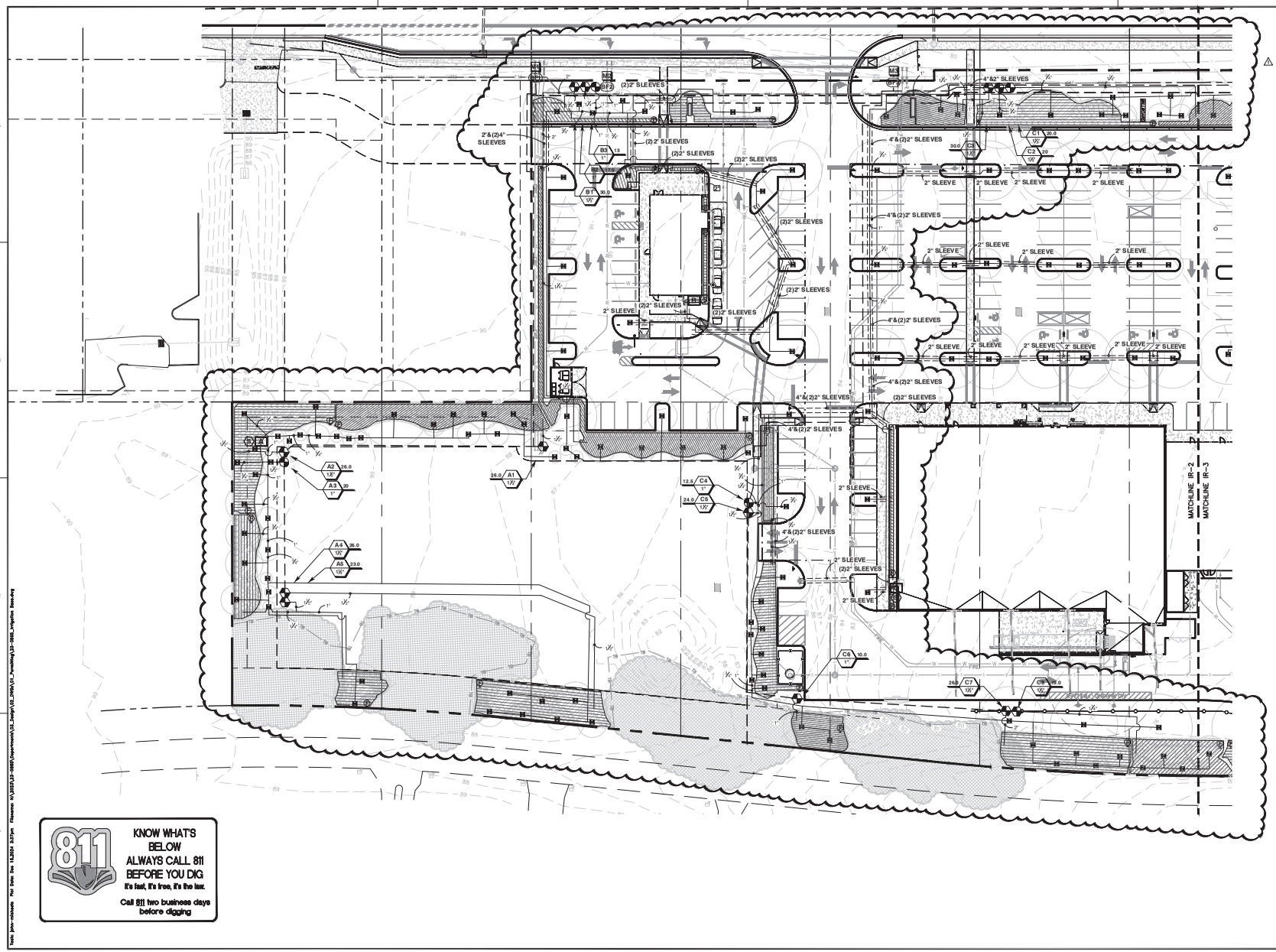
CLIENT: CORTA, LLC
PROJECT: CORTA COMMONS PUD
SHEET TITLE: IRRIGATION NOTES & DETAILS

DESIGNED: BSH
DRAWN: JMS
QUALITY CONTROL: BSH
PROJECT NUMBER: 23-0865

REGISTERED LANDSCAPE ARCHITECT
JOHN MICHAEL SMITH
LA6667436
STATE OF FLORIDA

SHEET NO.: IR-1

Date: John-michaels Plot Date: Dec 13,2024 - 3:39pm Filename: W:\2023\23-0865\Department\CAD_Design\CAD_DWGs\01_Permitting\23-0865_Irrigation Sheet.dwg



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CONSTRUCTION/REVISIONS
12/16/24 - REVISION #8

SUBMITTED
SUBMITTAL 04/04/24 - MARION COUNTY
RESUBMITTAL 06/14/24 - MARION COUNTY
RESUBMITTAL 08/02/24 - MARION COUNTY
09/05/24 - MARION COUNTY

CLIENT: CORTA, LLC
PROJECT: CORTA COMMONS PUD
SHEET TITLE: IRRIGATION PLAN

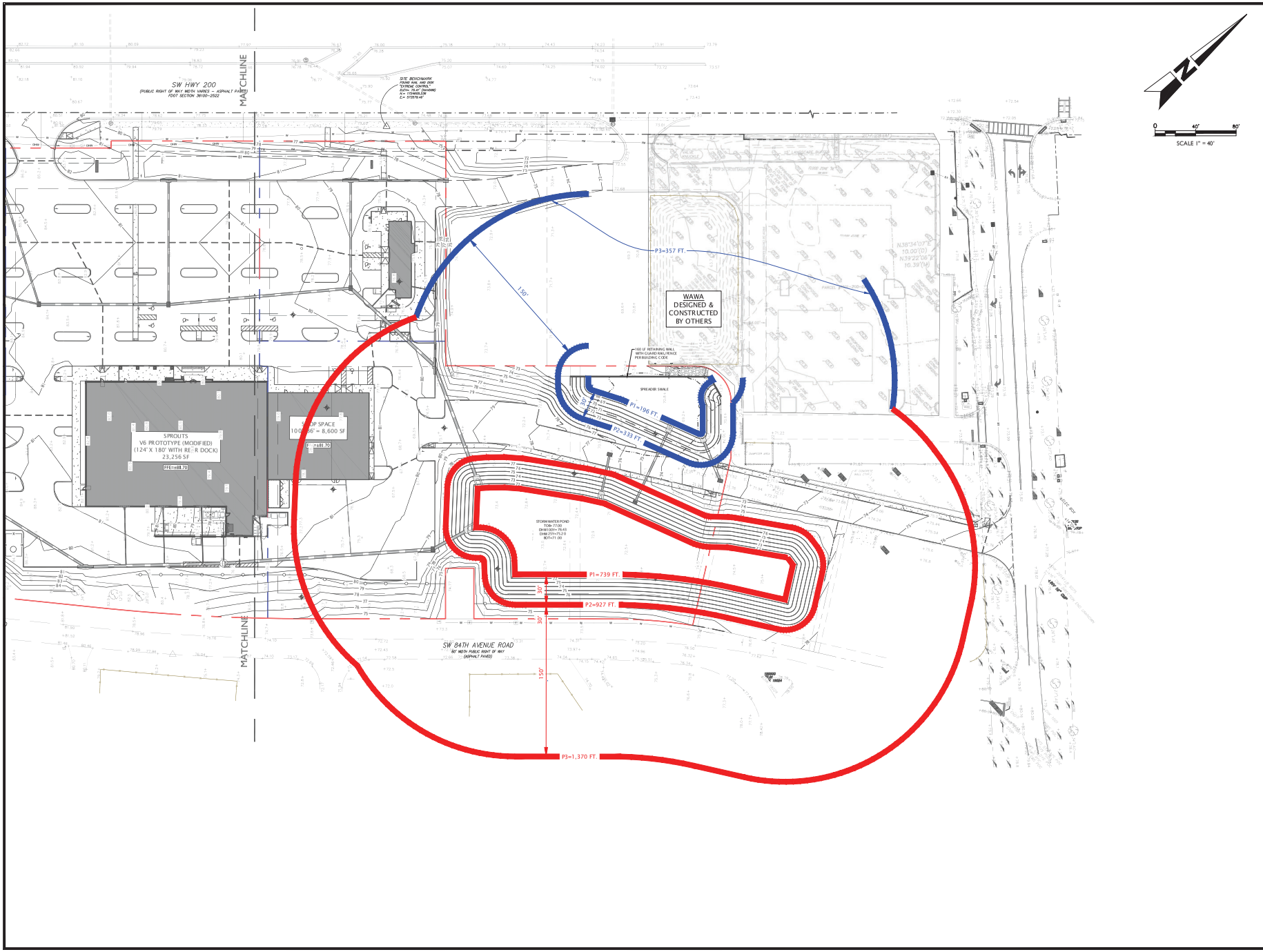
DESIGNED: BSH
DRAWN: JMS
QUALITY CONTROL: BSH

PROJECT NUMBER: 23-0865

REGISTERED LANDSCAPE ARCHITECT
JOHN MICHAEL SMITH
LA6667436
STATE OF FLORIDA

SHEET NO.: IR-2

WAWA
DESIGNED &
CONSTRUCTED
BY OTHERS
MATCHLINE IR-2
MATCHLINE IR-3
GRAPHIC SCALE
0 15 30 60
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P.O. BOX 22821
TAMPA, FL 33622
813.724.4199
INFO@MJSTOKESCONSULTING.COM
FLORIDA BUSINESS REGISTRY NO. 34448

REVISIONS

REV	DATE	DESCRIPTION	BY
01	6/05/24	REVISION PER ZONING APPROVAL, COUNTY & SWFWMD REVIEW COMMENTS	JJS

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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
CORTA COMMONS
FOR
CORTA OCALA, LLC
SW HWY 200 - OCALA
MARION COUNTY, FLORIDA

SHEET TITLE
ICPR RING EXHIBIT

PROJECT NO: 23-3306
CHECKED BY: JJS
VERTICAL DATUM: NAVD 1988
DATE: 03/29/2024
SHEET NUMBER
EXHIBIT

Marion County

Development Review Committee

Agenda Item

File No.: 2025-19731 **Agenda Date:** 7/7/2025 **Agenda No.:** 6.2.

SUBJECT:
Sunshine Love On Place - Waiver Request to Final Plat in Review
2710 SE 45th Ave Ocala
Project #2007050035 #32980 Parcel #21629-001-01
Michael W. Radcliffe Engineering

This item was heard on July 7, 2025, DRC meeting. Requesting clarification regarding motion (specifically for sidewalks).

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 that the Final Plat be processed without a Preliminary Plat as only two lots are proposed. One lot will be for a residential home and the other is for the existing Church at Westwood. Both lots front on NW 60th Ave and no improvements are required

July 3, 2025
PROJECT NAME: SUNSHINE LOVE ON PLACE
PROJECT NUMBER: 2007050035
APPLICATION: FINAL PLAT #32980

1 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW
REVIEW ITEM: 2.19.3 - Executed mylar prior to plan approval & 6.4.4.K - All signatures shall be original and made in permanent dark ink
STATUS OF REVIEW: INFO
REMARKS:

2 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW
REVIEW ITEM: Additional Development Review Comments
STATUS OF REVIEW: INFO
REMARKS:

3 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 Alexander Turnipseed at (352) 671-8376 or at alexander.turnipseed@marionfl.org.

4 DEPARTMENT: ENGSUR - SURVEY REVIEW
REVIEW ITEM: 6.2.1.F - Provide north arrow and graphic drawing and written scale
STATUS OF REVIEW: NO
REMARKS: Please provide.

5 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 2.12.22 - Stormwater Tract
STATUS OF REVIEW: NO
REMARKS: Please label the area (in square feet) of all parcels being created by this plat.

6 DEPARTMENT: 911 - 911 MANAGEMENT
REVIEW ITEM: 2.12.28 - Street names match 9-1-1 road names
STATUS OF REVIEW: NO
REMARKS: Sheet Aerial has a label of NW 21st Street that needs to be removed as this road does not exist here.

7 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION
REVIEW ITEM: 2.12.24 Show location and dimensions of required land use buffering.
STATUS OF REVIEW: NO
REMARKS: Show buffer location and dimensions

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: 6-16-25 Parcel Number(s): 21629-001-01 Permit Number: TBD

A. PROJECT INFORMATION: Fill in below as applicable:

Project Name: Sunshine Love on Place 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): Ben Adams
Signature: _____
Mailing Address: 2710 SE 45th Ave City: Ocala
State: FL Zip Code: 34470 Phone # (352) 615-7726
Email address: ben@newlifeocala.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): _____ Contact Name: _____
Mailing Address: _____ City: _____
State: _____ Zip Code: _____ Phone # _____
Email address: _____

D. WAIVER INFORMATION:
Section & Title of Code (be specific): LDC 2.1.3 - Order of Plan Approval
Reason/Justification for Request (be specific):
Request that the Final Plat be processed without a Preliminary Plat as only two lots are proposed. One lot will be for a residential home and the other is for the existing Church at Westwood. Both lots front on NW 60th Ave and no improvements are required.

DEVELOPMENT REVIEW USE:
Received By: _____ Date Processed: _____ Project # _____ 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): _____



Project Name: Sunshine Love on Place	Drawn: BIL	MICHAEL W. RADCLIFFE ENGINEERING, INC.
Sheet Name: Aerial Map	Scale: 1"=200'	2611 S.E. Lake Weir Avenue Ocala, FL 34471 (352) 629-5500 FAX (352) 629-1010
	Date: 06-20-2025	Certificate No. EB-0006198 Michael W. Radcliffe P.E. #31170 · Christopher A. Gwin P.E. #66568
		www.radcliffeengineering.com

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Sunshine Love On Place

Located In Section 8, Township 15 South, Range 21 East, Marion County, Florida

NOTICE:

THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

DESCRIPTION:

COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 8, TOWNSHIP 15 SOUTH, RANGE 21 EAST, THENCE N.89°45'33"W., ALONG THE SOUTH BOUNDARY OF THE NORTH 1/2 OF SAID SECTION 8, 75.00 FEET TO THE WEST RIGHT OF WAY LINE OF NORTHWEST 60TH AVENUE; THENCE N.00°05'05"E., ALONG THE SAID WEST RIGHT OF WAY LINE, 762.67 FEET **TO THE POINT OF BEGINNING;** THENCE N.89°45'00"W. DEPARTING SAID WEST RIGHT OF WAY LINE, 777.53 FEET TO THE INTERSECTION WITH THE WEST BOUNDARY OF THE EAST 852.53 FEET OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 8; THENCE N.00°05'05"E., ALONG SAID WEST BOUNDARY, 560.23 FEET TO THE INTERSECTION WITH THE NORTH BOUNDARY OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 8; THENCE S.89°45'00"E., ALONG SAID NORTH BOUNDARY, 777.53 FEET TO THE INTERSECTION WITH THE WEST RIGHT OF WAY LINE OF SAID NORTHWEST 60TH AVENUE; THENCE S.00°05'05"W ALONG SAID WEST RIGHT OF WAY LINE, 560.23 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINING 10.00 ACRES, MORE OR LESS.

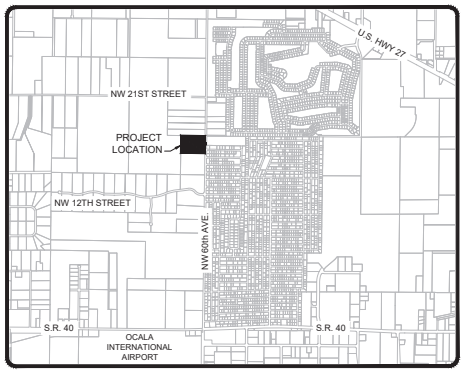
SURVEYORS NOTES:

1. THIS PLAT IS BASED ON THE INFORMATION AND DESCRIPTION PROVIDED BY THE CLIENT.
2. BASIS OF BEARING ARE GRID AND AS REFERENCED USING THE STATE PLANE COORDINATES TABLE HEREON.
3. UNDERGROUND ENCROACHMENTS WERE NOT LOCATED UNLESS OTHERWISE SHOWN.
4. STATE PLANE COORDINATES SHOWN HEREON AREA BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM OF 1983 (NAD 83), WITH 2011 ADJUSTMENTS AS DERIVED FROM THE FLORIDA DEPARTMENT OF TRANSPORTATION VIRTUAL REFERENCE STATION.
5. THE LOCATIONS OF ANY EASEMENTS, OR RIGHTS-OF-WAY OF RECORD, OTHER THAN THOSE SHOWN ON RECORDED PLATS OR SHOWN HEREON, ARE NOT SHOWN.
6. ALL STREETS OR STREET RIGHTS-OF-WAY SHOWN ARE PHYSICALLY OPEN UNLESS OTHERWISE SHOWN.
7. ALL DISTANCES ARE EITHER DEED OR PLAT UNLESS OTHERWISE SHOWN.
8. NO LOT SHALL BE DIVIDED OR RE-SUBDIVIDED EXCEPT FOR THE SOLE PURPOSE OF PROVIDING ADDITIONAL AREA TO ADJACENT LOTS OR UNTIL A REPLAT IS FILED WITH MARION COUNTY, WHICH REPLAT COMPLIES WITH THE PROVISIONS OF THE LAND DEVELOPMENT CODE, VIOLATION OF THIS PROVISION MAY BE PUNISHABLE AS PROVIDED IN THE CODE OF MARION COUNTY.
9. COUNTY OFFICIALS EMPLOYED BY THE COUNTY BUILDING AND ZONING DEPARTMENT, COUNTY ENVIRONMENTAL HEALTH DEPARTMENT AND COUNTY ENGINEERING DEPARTMENT SHALL HAVE THE RIGHT TO ENTER UPON THE LANDS INCLUDED IN THIS PLAT FOR THE PURPOSE OF INSPECTING ANY AND ALL FACILITIES STRUCTURES AND CONSTRUCTION IMPROVEMENTS IN ORDER TO ASSURE THAT THE SAME ARE IN KEEPING WITH THE PUBLIC SAFETY, HEALTH AND GENERAL WELFARE.
10. THIS PLAT IS 2 SHEETS IN TOTAL AND ONE IS NOT COMPLETE WITHOUT THE OTHER. FOR DEDICATION NOTES ACKNOWLEDGEMENTS AND LEGAL DESCRIPTION SEE SHEET 1. FOR BOUNDARY DETAIL AND LOT DIMENSIONS SEE SHEET 2.
11. ALL PLATTED UTILITY EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.
12. ALL DISTANCES SHOWN HEREON ARE GROUND DISTANCES.
13. THIS PLAT CONTAINS 2 LOTS AND ZERO (0) MILES OF ROAD.
14. THIS PROJECT HAS NOT BEEN GRANTED CONCURRENCY APPROVAL AND OR GRANTED AND OR RESERVED ANY PUBLIC FACILITY CAPACITIES. FUTURE RIGHTS DEVELOP THE RESULTING PROPERTIES 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 IS DEFERRED TO A LATER DEVELOPMENT REVIEW STAGE.
15. THIS PLAT IS SUBJECT TO THE FOLLOWING AS RECORDED IN THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA:
    a. MORTGAGE EXECUTED BY THE CHURCH AT WESTWOOD OF OCALA INC. , IN FAVOR OF COMMUNITY BANK & TRUST OF FLORIDA, AND RECORDED IN OFFICIAL RECORDS BOOK 5361 AND PAGE 15; AS MODIFIED BY INSTRUMENT RECORD IN OFFICIAL RECORDS BOOK 6034, PAGE 343; AND AS LAST ASSIGNED TO FLORIDA BAPTIST CONVENTION, INC. BY INSTRUMENT RECORDED IN OFFICAL RECORDS BOOK 5993, PAGE 304, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.
    b. SUBORDINATION AGREEMENT RECORDED 05/2/2012 IN OFFICIAL RECORDS BOOK 5361, PAGE 3 IN THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.
    c. DEVELOPERS AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK _____, PAGE _____, AS REGARDING NO FURTHER SUBDIVISION OF THE CHURCH AT WESTWOOD PROPERTY ABSENT REZONING BY THE COUNTY WHICH WOULD ALLOW SUCH FURTHER SUBDIVISION.
16. ADVISORY NOTICE ~ ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM (NFIP) FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 12083C0503E, MARION COUNTY, FLORIDA DATED APRIL 19, 2017. THE PROPERTY DESCRIBED HEREON LIES IN FLOOD ZONES "X" - AN AREA OF MINIMAL FLOOD HAZARD. THE FLOODING LIMITS HAVE BEEN IDENTIFIED HEREIN AS CURRENTLY ESTABLISHED AT THE TIME OF THE FINAL PLAT RECORDING.ALL PERSONS WITH AN INTEREST IN THE LANDS DESCRIBED HEREON SHOULD EVALUATE THE CURRENT FLOODPLAIN LIMITS AS THEY MAY BE AMENDED FROM TIME TO TIME AS DETERMINED BY FEMA.
17. ADVISORY NOTICE ~ THE BOARD OF COUNTY COMMISSIONERS OF MARION COUNTY, FLORIDA AS A CONDITION PRECEDENT TO THE APPROVAL AND ACCEPTANCE OF THIS PLAT FOR THE RECORDING IN THE PUBLIC RECORDS, DOES HEREBY NOTIFY ALL PRESIDENT AND FUTURE OWNERS OF THE PROPERTY DESCRIBED HEREON THAT THE LANDS INCLUDED IN THIS PLAT ARE SUBJECT TO SPECIAL ASSESSMENTS AS MAY BE PERMITTED BY LAY TO FINANCE COSTS INCURRED IN CONNECTION WITH THE MAINTENANCE, OPERATION AND CONSTRUCTION OF INFRASTRUCTURE AS DETERMINED NECESSARY IN THE OPINION OF SAID BOARD OR OTHER GOVERNING BODY HAVING JURISDICTION.

SURVEYOR'S CERTIFICATE:

I CERTIFY THIS PLAT, PREPARED UNDER MY DIRECTION AND SUPERVISION, COMPLIES WITH THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, AND IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE MARION COUNTY LAND DEVELOPMENT CODE, AND THAT THIS PLAT DOES NOT ADVERSELY AFFECT THE LEGAL ACCESS OF ADJACENT PARCELS.

_____
ANDREW W. CARBAUGH P.S.M. #6787
C & A SURVEY, INC.
LB# 7872
3611 E FORT KING STREET,
OCALA, FL 34470



Location Map

(SCALE: 1"=2000')

PREPARED BY:

MICHAEL W. RADCLIFFE ENGINEERING, INC.
CIVIL ENGINEERS
2611 S.E. LAKE WEIR AVENUE
OCALA, FL 34471
(352) 629-5500 FAX (352) 629-1010
LIC. BUS. #6198

AND

C & A SURVEY, INC
PROFESSIONAL SURVEYOR AND MAPPERS
3611 E FORT KING ST
OCALA, FL 34470
(352) 694-6566
LIC. BUS. #7872

DEVELOPER'S ACKNOWLEDGMENT AND DEDICATION:

KNOW ALL MEN BY THESE PRESENTS: THE CHURCH AT WESTWOOD OF OCALA, INC, A FLORIDA NOT FOR PROFIT CORPORATION, FEE SIMPLE OWNER OF THE LAND DESCRIBED AND PLATTED HEREIN AS "SUNSHINE LOVE ON PLACE", BEING IN MARION COUNTY, HAS CAUSED SAID LANDS TO BE SURVEYED AND PLATTED AS SHOWN HEREIN AND DOES HEREBY DEDICATE AS FOLLOWS:

TRACT 'A' IS AN EXISTING 40' EASEMENT RESERVED FOR ELECTRIC UTILITIES TO BE OWNED AND MAINTAINED BY SUMTER ELECTRIC COOPERATIVE, INC.

TRACT 'B' AS SHOWN HEREIN, IS A PROPOSED INGRESS/EGRESS EASEMENT HEREBY RESERVED AS PRIVATE RIGHT OF WAY, TO BE OWNED AND MAINTAINED BY THE CHURCH AT WESTWOOD OF OCALA, INC.

IN WITNESS WHEREOF, THE CHURCH WESTWOOD OF OCALA, INC, A FLORIDA NOT FOR PROFIT CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGERS ON THIS ____ , DAY OF _____ , 2025.

THE CHURCH AT WESTWOOD OF OCALA, INC.
A FLORIDA NOT FOR PROFIT CORPORATION

*BY:*_____
BENJAMEN LEE ADAMS, PRESIDENT

WITNESS _____
SIGNATURE
_____
PRINTED NAME

NOTARY ACKNOWLEDGMENT:

STATE OF FLORIDA
COUNTY OF _____

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF ☐ PHYSICAL PRESENCE OR ☐ ONLINE NOTARIZATION, THIS ____ DAY OF _____, 2025, BY BENJAMEN LEE ADAMS, AS PRESIDENT OF THE CHURCH AT WESTWOOD OF OCALA, INC A FLORIDA NOT FOR PROFIT CORPORATION.

☐ *PERSONALLY KNOWN*
☐ *PRODUCED IDENTIFICATION* _____

NOTARY PUBLIC _____

APPROVAL BY COUNTY OFFICIALS: DEVELOPMENT REVIEW COMMITTEE:

BY: _____ COUNTY ENGINEERING

BY: _____ COUNTY FIRE SERVICES

BY: _____ COUNTY GROWTH SERVICES

BY: _____ COUNTY SURVEYOR

BY: _____ COUNTY UTILITIES

BY: _____ COUNTY BUILDING SAFETY

APPROVAL BY BOARD OF COUNTY COMMISSIONERS:

THIS IS TO CERTIFY THAT ON THE_____ DAY OF_____ , 2025 THE FOREGOING PLAT WAS APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF MARION COUNTY, FLORIDA

BY: _____
KATHY BRYANT, CHAIRMAN
BOARD OF COUNTY COMMISSIONERS
OF MARION COUNTY, FLORIDA

ATTEST: _____
GREGORY C. HARRELL
CLERK OF THE CIRCUIT COURT

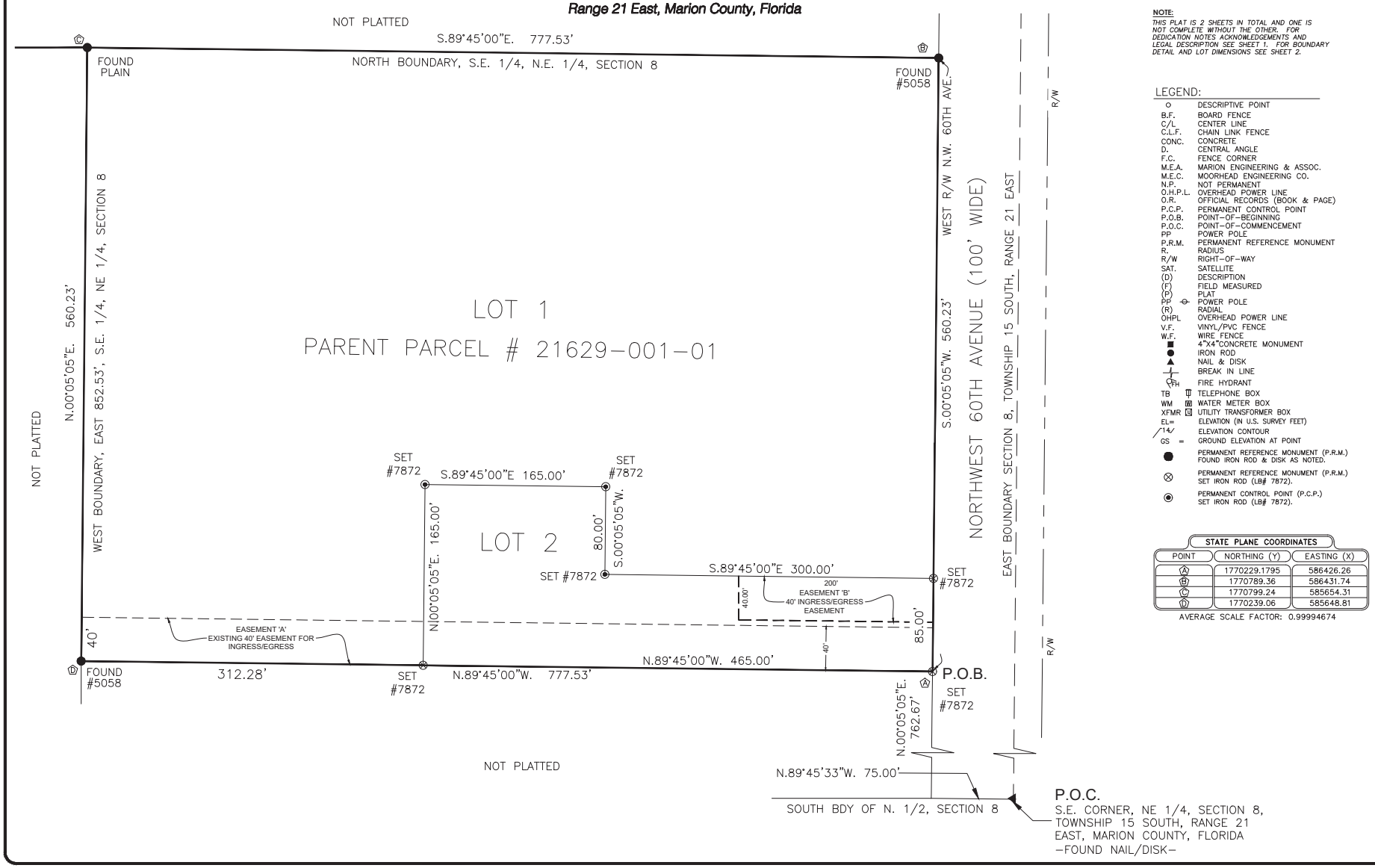
CLERK OF THE COURT'S CERTIFICATE FOR ACCEPTANCE AND RECORDING:

I, CLERK OF THE CIRCUIT COURT OF MARION COUNTY, FLORIDA, DO HEREBY ACCEPT THAT THIS PLAT OF "SUNSHINE LOVE ON PLACE" FOR RECORDING. THIS PLAT FILED FOR RECORD THIS_____DAY, OF _____, 2025, AT ___:___ A.M./P.M. AND RECORDED ON PAGE _____OF PLAT BOOK _____ IN THE OFFICE OF THE CLERK OF CIRCUIT COURT OF MARION COUNTY, FLORIDA.

BY: _____
GREGORY C. HARRELL
CLERK OF THE CIRCUIT COURT

Sunshine Love On Place

Located in Section 8, Township 15 South, Range 21 East, Marion County, Florida



P.O.C.
S.E. CORNER, NE 1/4, SECTION 8, TOWNSHIP 15 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA
–FOUND NAIL/DISK–

NOTE:
THIS PLAT IS 2 SHEETS IN TOTAL AND ONE IS NOT COMPLETE WITHOUT THE OTHER. FOR DEDICATION NOTES ACKNOWLEDGEMENTS AND LEGAL DESCRIPTION SEE SHEET 1. FOR BOUNDARY DETAIL AND LOT DIMENSIONS SEE SHEET 2.

LEGEND:

O	DESCRIPTIVE POINT
B.F.	BOARD FENCE
C/L	CENTER LINE
C.L.F.	CHAIN LINK FENCE
CONC.	CONCRETE
D.	CENTRAL ANGLE
F.C.	FENCE CORNER
M.E.A.	MARION ENGINEERING & ASSOC.
M.E.C.	MOORHEAD ENGINEERING CO.
N.P.	NOT PERMANENT
O.H.P.L.	OVERHEAD POWER LINE
O.R.	OFFICIAL RECORDS (BOOK & PAGE)
P.C.P.	PERMANENT CONTROL POINT
P.O.B.	POINT-OF-BEGINNING
P.O.C.	POINT-OF-COMMENCEMENT
PP	POWER POLE
P.R.M.	PERMANENT REFERENCE MONUMENT
R.	RADIUS
R/W	RIGHT-OF-WAY
SAT.	SATELLITE
(D)	DESCRIPTION
(F)	FIELD MEASURED
(P)	PLAT
PP	POWER POLE
(R)	RADIAL
OHPL	OVERHEAD POWER LINE
V.F.	VINYL/PVC FENCE
W.F.	WIRE FENCE
■	4"X4"CONCRETE MONUMENT
●	IRON ROD
▲	NAIL & DISK
	BREAK IN LINE
FH	FIRE HYDRANT
TB	TELEPHONE BOX
WM	WATER METER BOX
XFMR	UTILITY TRANSFORMER BOX
EL=	ELEVATION (IN U.S. SURVEY FEET)
14	ELEVATION CONTOUR
GS =	GROUND ELEVATION AT POINT
●	PERMANENT REFERENCE MONUMENT (P.R.M.) FOUND IRON ROD & DISK AS NOTED.
⊗	PERMANENT REFERENCE MONUMENT (P.R.M.) SET IRON ROD (LB# 7872).
◉	PERMANENT CONTROL POINT (P.C.P.) SET IRON ROD (LB# 7872).

STATE PLANE COORDINATES

POINT	NORTHING (Y)	EASTING (X)
A	1770229.1795	586426.26
B	1770789.36	586431.74
C	1770799.24	585654.31
D	1770239.06	585648.81

AVERAGE SCALE FACTOR: 0.99994674



BENCHMARK DETAIL TABLE			
DESCRIPTION	NORTHING	EASTING	ELEVATION
BM 'A'	1770229.498	586426.3020	78.445'
BM 'B'	1770235.2358	585961.3710	pending
BM 'C'	1770400.2275	585962.9901	pending
BM '38'	1762410.0853	586422.8190	77.503'
(OTHER BENCHMARKS EXIST ONSITE)	(AVAILABLE AS NEEDED)		

LEGEND:

○	DESCRIPTIVE POINT
B.F.	BOARD FENCE
C/L	CENTER LINE
C.L.F.	CHAIN LINK FENCE
CONC.	CONCRETE
D.	CENTRAL ANGLE
F.C.	FENCE CORNER
M.E.A.	MARION ENGINEERING & ASSOC.
M.E.C.	MOORHEAD ENGINEERING CO.
N.P.	NOT PERMANENT
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P.C.P.	PERMANENT CONTROL POINT
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SAT.	SATELLITE
(D)	DESCRIPTION
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OHPL	OVERHEAD POWER LINE
V.F.	VINYL/PVC FENCE
W.F.	WIRE FENCE
■	4"X4"CONCRETE MONUMENT
●	IRON ROD
▲	NAIL & DISK
	BREAK IN LINE
FH	FIRE HYDRANT
TB	TELEPHONE BOX
WM	WATER METER BOX
XFMR	UTILITY TRANSFORMER BOX
EL=	ELEVATION (IN U.S. SURVEY FEET)
74	ELEVATION CONTOUR
GS=	GROUND ELEVATION AT POINT

INCREASED 'CHURCH' EASEMENT FROM 30': NOVEMBER 21, 2024
REVISED MAP/DESCRIPTION FOR
1.21 ACRE SUBDIVISION: NOVEMBER 21, 2024
SET 2-ACRE CORNERS: OCTOBER 16, 2024
DRAWING DATE: OCTOBER 8, 2024

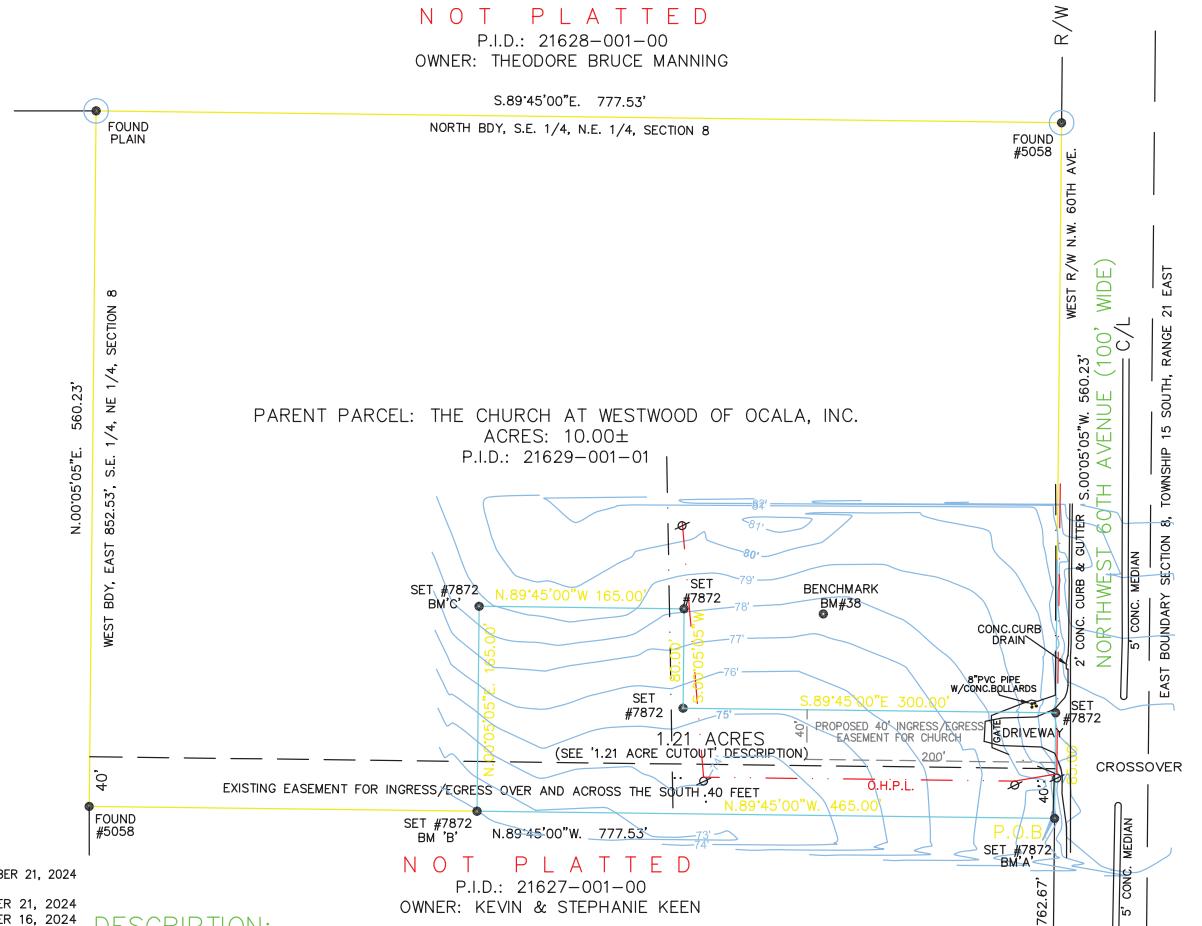
NOTES:

1. THIS SURVEY IS BASED ON THE INFORMATION AND DESCRIPTION PROVIDED BY THE CLIENT.
2. ASSUMED NORTH IS BASED ON THE BEARING FOR THE LINE SHOWN WITH (*).
3. UNDERGROUND ENCROACHMENTS WERE NOT LOCATED UNLESS OTHERWISE SHOWN.
4. THE LOCATIONS OF ANY EASEMENTS, OR RIGHTS-OF-WAY OF RECORD, OTHER THAN THOSE SHOWN ON RECORDED PLATS ARE NOT SHOWN.
5. ALL STREETS OR STREET RIGHTS-OF-WAY SHOWN ARE PHYSICALLY OPEN UNLESS OTHERWISE SHOWN.
6. ALL DISTANCES ARE EITHER DEED OR PLAT UNLESS OTHERWISE SHOWN.

ANDREW W. CARBAUGH, LICENSE NUMBER 6787
BOARD CERTIFIED SURVEYOR AND MAPPER
STATE OF FLORIDA

NOT PLATTED
P.I.D.: 21627-001-00
OWNER: KEVIN AND STEPHANIE KEEN

NOT PLATTED
P.I.D.: 21628-001-00
OWNER: THEODORE BRUCE MANNING



NOT PLATTED
P.I.D.: 21627-001-00
OWNER: KEVIN & STEPHANIE KEEN

DESCRIPTION: (PARENT PARCEL)

COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 8, TOWNSHIP 15 SOUTH, RANGE 21 EAST, THENCE N.89°45'33"W., ALONG THE SOUTH BOUNDARY OF THE NORTH 1/2 OF SAID SECTION 8, 75.00 FEET TO THE WEST RIGHT OF WAY LINE OF NORTHWEST 60TH AVENUE; THENCE N.00°05'05"E., ALONG THE SAID WEST RIGHT OF WAY LINE, 762.67 FEET TO THE POINT OF BEGINNING; THENCE N.89°45'00"W. DEPARTING SAID WEST RIGHT OF WAY LINE, 777.53 FEET TO THE INTERSECTION WITH THE WEST BOUNDARY OF THE EAST 852.53 FEET OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 8; THENCE N.00°05'05"E., ALONG SAID WEST BOUNDARY, 560.23 FEET TO THE INTERSECTION WITH THE NORTH BOUNDARY OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 8; THENCE S.89°45'00"E., ALONG SAID NORTH BOUNDARY, 777.53 FEET TO THE INTERSECTION WITH THE WEST RIGHT OF WAY LINE OF SAID NORTHWEST 60TH AVENUE; THENCE S.00°05'05"W ALONG SAID WEST RIGHT OF WAY LINE, 560.23 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINING 10.00 ACRES, MORE OR LESS.

DESCRIPTION: (1.21 ACRE CUTOUT)

COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 8, TOWNSHIP 15 SOUTH, RANGE 21 EAST, THENCE N.89°45'33"W., ALONG THE SOUTH BOUNDARY OF THE NORTH 1/2 OF SAID SECTION 8, 75.00 FEET TO THE WEST RIGHT OF WAY LINE OF NORTHWEST 60TH AVENUE; THENCE N.00°05'05"E., ALONG THE SAID WEST RIGHT OF WAY LINE, 762.67 FEET FOR THE POINT OF BEGINNING; THENCE N.89°45'00"W. DEPARTING SAID WEST RIGHT OF WAY LINE, 465.00 FEET; THENCE N.00°05'05"E., ALONG SAID WEST BOUNDARY, 165.00 FEET; THENCE S.89°45'00"E., PARALLEL TO THE SOUTH BOUNDARY OF SAID PARCEL, 165.00 FEET; THENCE S.00°05'05"W, 80.00 FEET; THENCE S.89°45'00"E. 300.00' TO THE INTERSECTION WITH THE WEST RIGHT OF WAY LINE OF SAID NORTHWEST 60th AVENUE; THENCE S.00°05'05"W. ALONG SAID WEST RIGHT OF WAY LINE, 85.00 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINING 1.21 ACRES, MORE OR LESS. TOGETHER WITH AND SUBJECT TO A 40' WIDE INGRESS/EGRESS EASEMENT ABUTTING AND CONTIGUOUS WITH THE WESTERLY RIGHT OF WAY OF NW 60th AVENUE AND THE NORTHERLY BOUNDARY OF THE ABOVE-DESCRIBED 1.21 ACRE PARCEL, EXTENDING 200 FEET WESTERLY OF THE SAID WESTERLY RIGHT OF WAY OF NW 60th AVENUE.

ADDITIONS OR DELETIONS TO THIS SURVEY MAP ARE PROHIBITED. THIS SURVEY AND, COPIES THEREOF, ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. NO ONE OTHER THAN THE PARTY OR PARTIES NAMED HEREON SHALL RELY ON THIS SURVEY.

SCALE: 1"=100'
F.B.: 483 PG.: 08
FILE: 1240988

C & A SURVEY, INC.
CERTIFICATE OF AUTHORIZATION NO. LB #7872
3106 E. FORT KING STREET OCALA, FLORIDA 34470
352.694.6566 CandAsurvey.com

BOUNDARY AND TOPOGRAPHIC SURVEY

ISAIAH 117 HOUSE
1705 STATE LINE RD,
ELIZABETHTON, TN 37643

CERTIFIED TO:

UPDATED 11/21/24 TIED TO STATE PLANE COORDINATES DO NOT MOVE

Marion County

Development Review Committee

Agenda Item

File No.: 2025-20004 **Agenda Date:** 7/28/2025 **Agenda No.:** 6.3.

SUBJECT:
MC SSS Library Center - Waiver Request to a Major Site Plan
590 Silver Rd Ocala
Project #2003100050 #33051 Parcel #9011-0000-01
Mastroserio Engineering, Inc

LDC 2.21.1.A - 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. (2) The combined driveway trip generation meets or exceeds 50 peak hour vehicle trips. (3) A 24-inch diameter pipe, its equivalent, or larger is utilized to discharge stormwater runoff from the project area.
APPLICANT request - Request to allow the proposed project to be waived from the Major Site Plan and Minor Site Plan submittal & approval process. This is a renovation of an existing building with no additional building area added. The proposed site work includes the removal of 299 sq ft of existing concrete, and the addition of 887 sq ft of concrete walkways to provide pedestrian access to the new main entrance of the renovated building. The proposed impervious area increase of 588 sq ft. This increase is minimal and will not cause drainage or adverse impacts on the surrounding area. See attached plan sheets for reference.

July 25, 2025

PROJECT NAME: MC SSS LIBRARY CENTER
PROJECT NUMBER: 2003100050
APPLICATION: DRC WAIVER REQUEST #33051

1 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: LDC 2.21.1.A - Major Site Plan
STATUS OF REVIEW: INFO
REMARKS: Defer to stormwater, not an expansion of the building

2 DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: LDC 2.21.1.A - Major Site Plan
STATUS OF REVIEW: INFO
REMARKS: Defer to stormwater, not an expansion of the building

3 DEPARTMENT: ENGTRF - TRAFFIC REVIEW
REVIEW ITEM: LDC 2.21.1.A - Major Site Plan
STATUS OF REVIEW: INFO
REMARKS: 7/25/25 - CONDITIONAL APPROVAL: Unable to find evidence of a prior traffic impact analysis. If applicant can demonstrate traffic intensity for this site is within the threshold of a traffic statement, then waiver may proceed as primarily an impervious review.

33051

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: 07-03-2025 Parcel Number(s): 9011-0000-01 Permit Number: 2025050103

A. PROJECT INFORMATION: Fill in below as applicable:

Project Name: MC SSS LIBRARY CENTER Commercial ☑ Residential ☐
Subdivision Name (if applicable): SILVER SPRINGS SHORES UNIT 11
Unit _____ Block _____ Lot _____ Tract A-A COMMUNITY CENTER

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): Jared Goodspeed, Director Facilities Management
Signature: 7/7/25
Mailing Address: 2602 SE 8TH STREET City: OCALA
State: FL Zip Code: 34471 Phone # 352-671-8750
Email address: Jim.Huber@marionfl.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): MASTROSERIO ENGINEERING, INC Contact Name: PAOLO MASTROSERIO
Mailing Address: 170 SE 32ND PLACE City: OCALA
State: FL Zip Code: 34471 Phone # 352-433-2185
Email address: PAOLO@MASTROSERIOENG.COM

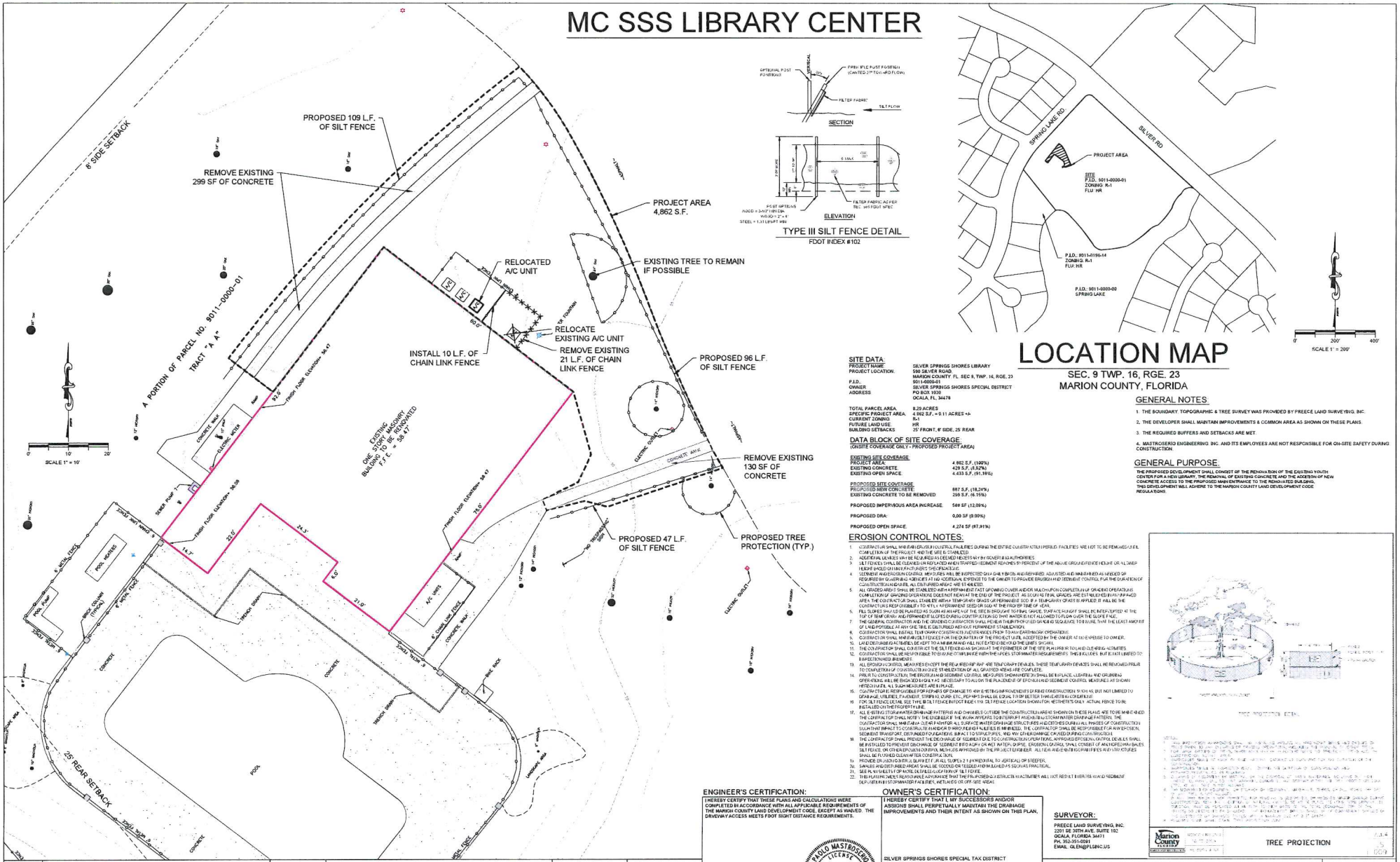
D. WAIVER INFORMATION:
Section & Title of Code (be specific): 2.21.1.A - MAJOR SITE PLAN
Reason/Justification for Request (be specific): Request to allow the proposed project to be waived from the Major and Minor Site Plan submittal & approval process. This is a renovation of an existing buiding with no additional building area added. The proposed site work includes the removal of 299 s.f. of existing concrete, and the addition of 887 s.f. of concrete walkways to provide pedestrian access to the new main entrance of the renovated building. The proposed impervious area increase is 588 s.f. This increase is minimal and will not cause drainage or adverse impacts to the surrounding area. See attached plan sheets for reference.

DEVELOPMENT REVIEW USE:
Received By: Hand delivered 7/3/25 Date Processed: 7/9/25 kmh Project # 20031 000 50 AR # 33051

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

MC SSS LIBRARY CENTER



TYPE III SILT FENCE DETAIL
FDOT INDEX #102

LOCATION MAP

SEC. 9 TWP. 16, RGE. 23
MARION COUNTY, FLORIDA

SITE DATA:

PROJECT NAME	SILVER SPRINGS SHORES LIBRARY
PROJECT LOCATION:	590 SILVER ROAD MARION COUNTY, FL SEC 9, TWP. 16, RGE. 23
P.I.D.	9011-0000-01
OWNER	SILVER SPRINGS SHORES SPECIAL DISTRICT
ADDRESS	PO BOX 1030 OCALA, FL. 34478
TOTAL PARCEL AREA	8.29 ACRES
SPECIFIC PROJECT AREA	4.862 S.F. = 0.11 ACRES +/-
CURRENT ZONING	R-1
FUTURE LAND USE	HR
BUILDING SETBACKS	25' FRONT, 8' SIDE, 25' REAR

DATA BLOCK OF SITE COVERAGE:
(ON-SITE COVERAGE ONLY - PROPOSED PROJECT AREA)

EXISTING SITE COVERAGE:	
PROJECT AREA:	4.862 S.F. (100%)
EXISTING CONCRETE:	429 S.F. (8.82%)
EXISTING OPEN SPACE:	4.433 S.F. (91.18%)
PROPOSED SITE COVERAGE:	
PROPOSED NEW CONCRETE:	687 S.F. (18.24%)
EXISTING CONCRETE TO BE REMOVED:	256 S.F. (6.15%)
PROPOSED IMPERVIOUS AREA INCREASE:	589 SF (12.09%)
PROPOSED DRA:	0.00 SF (0.00%)
PROPOSED OPEN SPACE:	4,274 SF (87.91%)

GENERAL NOTES:

1. THE BOUNDARY, TOPOGRAPHIC & TREE SURVEY WAS PROVIDED BY FREECE LAND SURVEYING, INC.
2. THE DEVELOPER SHALL MAINTAIN IMPROVEMENTS & COMMON AREA AS SHOWN ON THESE PLANS.
3. THE REQUIRED BUFFERS AND SETBACKS ARE MET.
4. MASTROSERIO ENGINEERING, INC. AND ITS EMPLOYEES ARE NOT RESPONSIBLE FOR ON-SITE SAFETY DURING CONSTRUCTION.

GENERAL PURPOSE:

THE PROPOSED DEVELOPMENT SHALL CONSIST OF THE RENOVATION OF THE EXISTING YOUTH CENTER FOR A NEW LIBRARY. THE REMOVAL OF EXISTING CONCRETE, AND THE ADDITION OF NEW CONCRETE ACCESS TO THE PROPOSED MAIN ENTRANCE TO THE RENOVATED BUILDING. THIS DEVELOPMENT WILL ADHERE TO THE MARION COUNTY LAND DEVELOPMENT CODE REGULATIONS.

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 MEASURES 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 AS DEEP HEREON SHOULD THEIR FACILITIES BECOME INEFFECTIVE.
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 ANY UNPAVED AREA, THE CONTRACTOR SHALL ESTABLISH WITHIN A TEMPORARY GRASS OR PERMANENT SOD. IF A TEMPORARY GRASS IS APPLIED, IT WILL BE THE CONTRACTOR'S RESPONSIBILITY TO KILL A PERMANENT SEED OR SOD AT THE PROPER TIME OF YEAR.
6. FILL SLOPES SHALL BE PLACED AS SUCH AS A PART 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 THE PROPOSED GRADING SEQUENCE TO ENSURE THAT THE LEAST AMOUNT OF LANDSCAPE AT ANY ONE TIME IS DISTURBED AND NOT PERMANENT STABILIZATION.
8. CONTRACTOR SHALL INSTALL TEMPORARY CONSTRUCTION ENTRANCES PRIOR TO ANY EARTHWORK OPERATIONS.
9. CONTRACTOR SHALL MAINTAIN SILT FENCE 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 ON-SITE AND WITHIN THE LIMITS STORMWATER RUNOFF DOES NOT CAUSE FAILURES, BUT IS NOT LIMITED TO EXISTING DRAINAGE SWALES.
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 LEGALLY AS NECESSARY TO ALLOW THE PLACEMENT OF EROSION AND SEDIMENT CONTROL MEASURES AS SHOWN HEREON. ALL SUCH MEASURES ARE IN PLACE.
15. CONTRACTOR IS RESPONSIBLE FOR REPAIRS OF 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 CONDITION.
16. FOR SILT FENCE LOCATIONS, SEE TYPE III SILT FENCE DETAIL ON THIS SHEET. SILT FENCE LOCATION SHOWN FOR AESTHETICS ONLY. ACTUAL FENCE TO BE INSTALLED ON THE PROPERTY LINE.
17. ALL EXISTING STORMWATER 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, PREVENT OR CHANGE STORMWATER DRAINAGE PATTERN. THE CONTRACTOR SHALL MAINTAIN A CLEAR PATH FOR ALL SURFACE WATER DRAINAGE STRUCTURES AND DITCHES DURING ALL PHASES OF CONSTRUCTION SUCH THAT IMPACTS TO CONSTRUCTION AND/OR ADJACENT FACILITIES BE MINIMIZED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY EROSION, SEDIMENT TRANSPORT, OR UNINTENDED PONDING DUE TO CONSTRUCTION, AND ANY OTHER DAMAGE CAUSED DURING CONSTRUCTION.
18. THE CONTRACTOR SHALL PREVENT THE DEPOSITION OF SEDIMENT DUE TO CONSTRUCTION OPERATIONS. APPROVED EROSION CONTROL DEVICES SHALL BE INSTALLED TO PREVENT DISCHARGE OF SEDIMENT INTO ADJACENT DRAINAGE FACILITIES. EROSION CONTROL SHALL CONSIST OF ANTICIPATED HAY BALES, SILT FENCE, OR OTHER EROSION CONTROL METHODS APPROVED BY THE PROJECT ENGINEER. ALL NEW AND EXISTING DRAINAGE STRUCTURES AND VEGETATIVE SWALES 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 TEMPORARY MULCHED AS SOON AS PRACTICAL.
21. SEE PLAN SHEET OF NOTE DETAILED LOCATION OF SILT FENCE.
22. THE PLAN PREPARER'S REASONABLE KNOWLEDGE THAT THE PROPOSED CONSTRUCTION ACTIVITIES WILL NOT RESULT IN EROSION AND SEDIMENT DEPOSITION INTO STORMWATER FACILITIES, WETLANDS OR OFF-SITE AREAS.

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. THE DRIVEWAY ACCESS MEETS FDOT SIGHT DISTANCE REQUIREMENTS.

PAOLO MASTROSERIO, P.E. 58691
C.A.#26158
170 SE 32ND PLACE
OCALA, FL 34471
PHONE: (352)433-2185

PAOLO MASTROSERIO LICENSE No. 58691 STATE OF FLORIDA PROFESSIONAL ENGINEER

OWNER'S CERTIFICATION:

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

SILVER SPRINGS SHORES SPECIAL TAX DISTRICT
C/O

JAMES HUBER — DATE:
CONSTRUCTION MANAGER, FACILITIES MANAGEMENT
MARION COUNTY BOARD OF COUNTY COMMISSIONERS
2602 SE 8TH STREET
OCALA, FLORIDA 34471
352-671-8750

SURVEYOR:

PREECE LAND SURVEYING, INC.
2201 SE 30TH AVE, SUITE 102
OCALA, FLORIDA 34471
PH: 352-351-0091
EMAIL: GLEN@PLSINC.US

DATE	REVISION DESCRIPTION:

SCALE: 1"=10'

MASTROSERIO ENGINEERING, INC
CIVIL * ENVIRONMENTAL * SITE DESIGN
170 SE 32ND PLACE
OCALA, FL 34471
PH: (352)840-9909
PAOLO@MASTROSERIOENG.COM

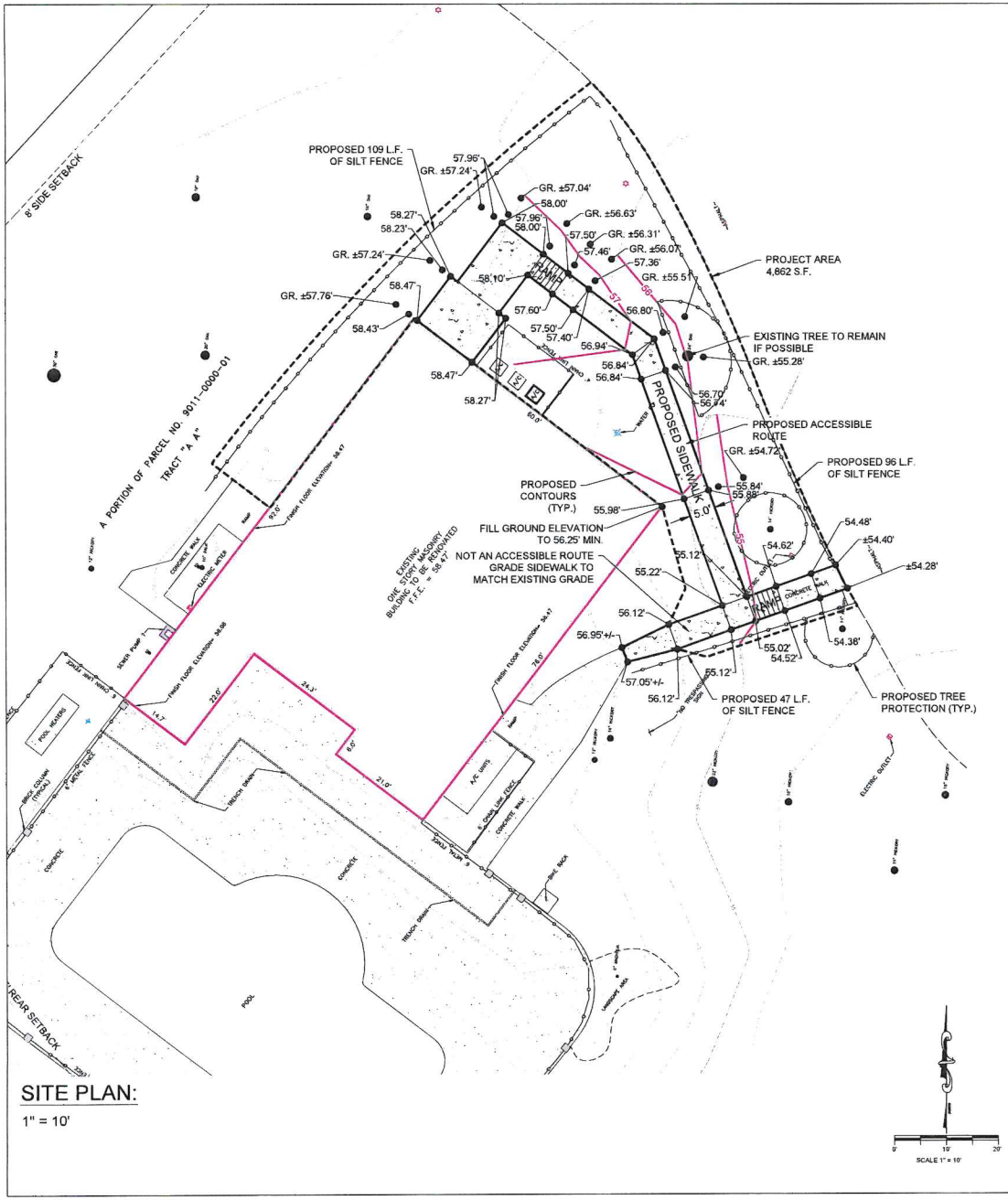
DRAWING FILE:	DESIGNED BY: PM
PLAN SHEETS	DRAWN BY: AHC
DATE: 07-03-2025	CHECKED BY: PM

PROJECT: MC SSS LIBRARY CENTER - MINOR SITE PLAN
COUNTY, STATE, SEC/TWN/RGE.: MARION COUNTY, FL. 9/16/23

JOB#: 24-22

TITLE: DEMOLITION & EROSION CONTROL

SHEET 1 OF 2



SITE PLAN:

1" = 10'

SITE DATA:

PROJECT NAME:	SILVER SPRINGS SHORES LIBRARY
PROJECT LOCATION	599 SILVER ROAD, MARION COUNTY, FL. SEC 9, TWP. 16, RGE. 23
P.I.D.:	9011-0000-01
OWNER:	SILVER SPRINGS SHORES SPECIAL DISTRICT
ADDRESS	PO BOX 1030 OCALA, FL, 34478
TOTAL PARCEL AREA:	8.29 ACRES
SPECIFIC PROJECT AREA:	4,862 S.F. = 0.11 ACRES +/-
CURRENT ZONING:	R-1
FUTURE LAND USE:	HR
BUILDING SETBACKS	25' FRONT, 8' SIDE 25' REAR

DATA BLOCK OF SITE COVERAGE:
(ONSITE COVERAGE ONLY - PROPOSED PROJECT AREA)

EXISTING SITE COVERAGE:	
PROJECT AREA:	4,862 S.F. (100%)
EXISTING CONCRETE:	429 S.F. (8.82%)
EXISTING OPEN SPACE.	4,433 S.F. (91.18%)
PROPOSED SITE COVERAGE:	
PROPOSED NEW CONCRETE:	887 S.F. (18.24%)
EXISTING CONCRETE TO BE REMOVED	299 S.F. (6.15%)
PROPOSED IMPERVIOUS AREA INCREASE:	588 SF (12.09%)
PROPOSED DRA.	0.00 SF (0.00%)
PROPOSED OPEN SPACE.	4,274 SF (87.91%)

GENERAL PURPOSE:

THE PROPOSED DEVELOPMENT SHALL CONSIST OF THE RENOVATION OF THE EXISTING YOUTH CENTER FOR A NEW LIBRARY, THE REMOVAL OF EXISTING CONCRETE AND THE ADDITION OF NEW CONCRETE ACCESS TO THE PROPOSED MAIN ENTRANCE TO THE RENOVATED BUILDING. THIS DEVELOPMENT WILL ADHERE TO THE MARION COUNTY LAND DEVELOPMENT CODE REGULATIONS.

SPRINGS PROTECTION NOTE:

THIS SITE IS LOCATED IN THE MARION COUNTY PRIMARY SPRINGS PROTECTION ZONE

FLOODPLAIN NOTE:

THIS SITE IS LOCATED IN FLOOD ZONE 'A' PER FEMA FIRM PANEL 12083C0735D, DATED AUGUST 28, 2008.

TRAFFIC STATEMENT:

THERE ARE NO NEW BUILDINGS PROPOSED THEREFORE, THERE WILL BE NO ADDITIONAL TRIPS TO THIS SITE.

TREE NOTE:

ALL EXISTING TREES ONSITE WILL REMAIN AND NO TREES ARE PROPOSED TO BE REMOVED DURING DEVELOPMENT.

CONSTRUCTION NOTES:

1. REPRODUCTION OF THESE PLANS ARE NOT VALID UNLESS SIGNED & SEALED BY THE SURVEYOR AND ENGINEER IN RESPONSIBLE CHARGE, VALID PLANS MUST BE SIGNED AND SEALED WITH RAISED EMBOSSED SEALS. COPIES OF THESE PLANS AS DESIGNED BY THE PROFESSIONAL ENGINEER HAVE BEEN RETAINED BY THE PROFESSIONAL ENGINEER, AND THE PROFESSIONAL ENGINEER WILL NOT BE RESPONSIBLE FOR ANY SUBSEQUENT UNAUTHORIZED CHANGES TO ANY REPRODUCIBLE ORIGINAL DOCUMENTS.
2. CHANGES TO THESE PLANS ARE NOT VALID UNLESS PRIOR APPROVAL IS RECEIVED FROM BOTH THE APPROPRIATE GOVERNMENT AGENCIES AND THE PROJECT ENGINEER.
3. EXISTING IMPROVEMENTS ON THE SITE ARE AS SHOWN ON THE SURVEY. ALL EXISTING IMPROVEMENTS MAY NOT BE SHOWN. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PERFORM A SITE INVESTIGATION PRIOR TO CONSTRUCTION AND REPORT ANY DISCREPANCIES OR FINDINGS TO THE PROJECT ENGINEER AND SURVEYOR. UNDERGROUND IMPROVEMENTS IF ANY, WERE NOT LOCATED. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL EXISTING UNDERGROUND UTILITIES PRIOR TO DIGGING. THE CONTRACTOR SHALL CONTACT ALL UTILITY COMPANIES PRIOR TO CONSTRUCTION AND SHALL REMAIN IN DIRECT CONTACT WITH THE UTILITY COMPANIES THROUGHOUT THE ENTIRE PROJECT, ANY DAMAGE TO UTILITIES RESULTING FROM THE CONTRACTOR SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE. MARION COUNTY SHALL NOT BE HELD RESPONSIBLE FOR ANY DAMAGES OR DELAYS CAUSED BY THE LOCATION OR DISPOSITION OF ANY UTILITIES.
4. ALL CONSTRUCTION COVERED BY THESE PLANS SHALL COMPLY WITH THE MATERIAL REQUIREMENTS AND QUALITY CONTROL STANDARDS CONTAINED IN THE MARION COUNTY LAND DEVELOPMENT REGULATIONS, THE MARION COUNTY WATER & SEWER CONSTRUCTION MANUAL, AND THE ST. JOHNS RIVER WATER MANAGEMENT DISTRICT REGULATIONS.
5. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN CERTIFIED AS-BUILT DRAWINGS FROM A LICENSED SURVEYOR. THE CONTRACTOR SHALL SUBMIT THE AS-BUILT DRAWINGS TO THE PROJECT ENGINEER ONCE ALL CONSTRUCTION IS COMPLETED.
6. AFTER AND/OR DURING THE CLEARING AND GRUBBING PHASE OF THE SITE, A BURN PERMIT MUST BE OBTAINED IF BURNING IS TO TAKE PLACE ON-SITE.
7. ALL DRAINAGE FACILITIES MUST BE COMPLETED AND INSTALLED PRIOR TO CONSTRUCTION OF IMPERVIOUS AREAS. THE DRAINAGE RETENTION AREAS SHALL BE EXCAVATED TO WITHIN 1 FOOT OF THE PROPOSED BOTTOM, AFTER CONSTRUCTION OF THE ROADS IS COMPLETE AND PRIOR TO FINAL GRADING OF THE DRAINAGE RETENTION AREA, THE DRAINAGE RETENTION AREA SHALL BE EXCAVATED TO THE DESIGN BOTTOM ELEVATION, SOIL AT THE BOTTOM OF THE DRAINAGE RETENTION AREA SHALL BE UNDISTURBED AND OF SUITABLE MATERIAL.
8. ALL EROSION CONTROL MEASURES AND BEST MANAGEMENT PRACTICES SHALL BE IMPLEMENTED PRIOR TO CONSTRUCTION. TYPE III SILT FENCE SHALL BE INSTALLED ALONG APPROPRIATE DOWNSTREAM SIDE OF THE CONSTRUCTION BOUNDARIES PRIOR TO ANY SITE DEVELOPMENT. THE SILT FENCE SHALL BE INSPECTED AT LEAST TWICE A WEEK OR AFTER EACH STORM EVENT IN ORDER TO ENSURE PROPER FUNCTION. THE PROPOSED SITE SHALL REMAIN FREE OF EXCESS DUST AND DEBRIS AT ALL TIMES. ANY INCIDENT OF EROSION, SEDIMENTATION, DEBRIS OR DUST OCCURRING ON-SITE OR OFF-SITE SHALL BE CORRECTED IMMEDIATELY BY THE CONTRACTOR.
9. IF A SINKHOLE SHOULD FORM ON THIS SITE, ALL APPLICABLE PROCEDURES OUTLINED IN THE "APPLICANTS HANDBOOK - KARST'S SENSITIVE AREAS" S.J.R.V.W.M.D. SHALL BE FOLLOWED. THE PROJECT ENGINEER, MARION COUNTY ENGINEERING AND S.J.R.W.M.D. SHALL BE NOTIFIED IMMEDIATELY FOR REPAIR PROCEDURES.
10. IF DURING CONSTRUCTION ANY UNSUITABLE MATERIALS ARE ENCOUNTERED, THE CONTRACTOR MUST CONTACT THE PROJECT ENGINEER PRIOR TO UNDERCUTTING.
11. THE ROAD CONTRACTOR IS RESPONSIBLE FOR COORDINATING ALL APPLICABLE UTILITY COMPANY CONSTRUCTION AND INSTALLATION. THE CONTRACTOR MUST ASSURE THAT ALL UTILITY CONDUIT, CROSSINGS, AND IMPROVEMENTS DO NOT CONFLICT WITH OTHER UNDERGROUND UTILITIES SUCH AS POTABLE WATER, SANITARY SEWER, AND STORMWATER FACILITIES.
12. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ASSURE THAT ALL VEHICULAR & PEDESTRIAN ACCESS IS MAINTAINED IN A SAFE AND OPERABLE MANNER.
13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MONUMENTATION (TEMPORARY OR PERMANENT) & CONSTRUCTION STAKING THAT HAVE BEEN MISPLACED OR DESTROYED DUE TO THE CONTRACTORS CONSTRUCTION, THE CONTRACTOR SHALL REPLACE ALL STAKING & MONUMENTATION (TO BE DONE BY A LICENSED SURVEYOR) AT THE CONTRACTOR'S EXPENSE.
14. THE CONTRACTOR SHALL COORDINATE WITH THE DEVELOPER ANY SLEETING REQUIREMENTS IN THE ROADWAYS FOR IRRIGATION LINES AND/OR OTHER UTILITIES.
15. ALL QUALITY CONTROL & DENSITY TESTING SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR IS RESPONSIBLE FOR THE COORDINATION OF ALL TESTING.
16. ALL SUITABLE MATERIAL SHALL BE STOCKPILED ON-SITE AT A LOCATION DETERMINED BY THE PROJECT ENGINEER AND/OR DEVELOPER. ALL UNSUITABLE MATERIAL SHALL BE DISPOSED OF OFF-SITE UNLESS OTHERWISE DIRECTED BY THE PROJECT ENGINEER AND/OR DEVELOPER.
17. ANY WORK PROPOSED IN THE COUNTY RIGHT OF WAY WILL REQUIRE A RIGHT OF WAY PERMIT. THE RIGHT OF WAY PERMIT MUST BE OBTAINED FROM THE MARION COUNTY ENGINEERING DEPARTMENT A MINIMUM OF 48 HOURS PRIOR TO CONSTRUCTION. ANY CONSTRUCTION IN THE RIGHT OF WAY SHALL CONFORM TO CONSTRUCTION STANDARDS CONTAINED IN:
A) THE MARION COUNTY LAND DEVELOPMENT REGULATIONS FOR MATERIAL REQUIREMENTS & QUALITY CONTROL,
B) THE FDOT ROADWAY & TRAFFIC DESIGN STANDARDS, &
C) FDOT STANDARD SPECIFICATIONS FOR ROAD & BRIDGE CONSTRUCTION, (UNLESS OTHERWISE SPECIFIED IN THESE PLANS).
18. ALL AREAS DISTURBED IN THE CONSTRUCTED RIGHT OF WAY SHALL BE RESTORED AND SODDED. ALLOW FOR SOD WITH A 2" UNDERCUT. OTHER AREAS DISTURBED AFTER CONSTRUCTION SHALL BE GRASSED, UNLESS SOD IS SPECIFICALLY PROPOSED.
19. TRAFFIC CONTROL & DEVICES IMPLEMENTED DURING CONSTRUCTION SHALL BE IN ACCORDANCE WITH:
A) THE MARION COUNTY LAND DEVELOPMENT REGULATIONS
B) FDOT MANUAL OF TRAFFIC CONTROLS AND SAFE PRACTICES FOR STREET & HIGHWAY CONSTRUCTION, MAINTENANCE, AND UTILITY OPERATIONS &
C) FDOT ROADWAY AND TRAFFIC DESIGN STANDARDS, LATEST EDITION
20. ALL PAVEMENT MARKINGS, MATERIALS, AND SIGNS SHALL CONFORM TO THE MARION COUNTY LAND DEVELOPMENT REGULATIONS, AND IN CONFORMANCE WITH ALL APPLICABLE FDOT STANDARDS AND THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES AND SAFE PRACTICES FOR STREET AND HIGHWAY AND UTILITY OPERATIONS". TRAFFIC PAINT SHALL BE FDOT CODE 1-1, 1-2 AND HIGH INTENSITY THERMOPLASTIC.
21. THE UTILITIES' CONTRACTORS SHALL BE RESPONSIBLE FOR ACQUIRING ANY CONSTRUCTION PERMITS NECESSARY PRIOR TO CONSTRUCTION. UTILITY COMPANIES SHALL SUBMIT TO THE PROJECT ENGINEER FOR APPROVAL, A WRITTEN REQUEST TO UTILIZE ANY EASEMENTS SHOWN ON THESE PLANS OR IN AREAS NOT PRESENTLY DESIGNATED AS A UTILITY EASEMENT, PRIOR TO CONSTRUCTION.
22. THE MINIMUM STRENGTH FOR ANY CONCRETE CONSTRUCTION SHALL BE 3000 PSI AT 28 DAYS UNLESS OTHERWISE INDICATED ON THESE PLANS.
23. EXISTING TREES TO REMAIN SHALL HAVE ANY LOW LIMBS TRIMMED TO ALLOW AERIAL CLEARANCE FOR VEHICLES AND/OR AERIAL UTILITIES. REFER TO FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, SECTIONS 110-2.3 AND 110-3. AERIAL UTILITIES SHALL BE 16' MINIMUM ABOVE CENTERLINE GRADE OF ROAD.
24. AREAS AROUND ANY PROPOSED PIPE ENDS SHALL BE FINISH GRADED AND SODDED FOR 6' MINIMUM IN ALL DIRECTIONS OR AS SPECIFIED ON THESE PLANS. SWALE ELEVATION TRANSITIONS TO PIPE ENDS SHALL BE 25 FEET UNLESS OTHERWISE SHOWN ON PLAN-PROFILES.
25. CONTRACTOR MUST CLEAN OUT ALL PROPOSED CROSS DRAINS AFTER PLACEMENT OF SOD OR GRASS AND MULCH.
26. DELINEATORS ARE TO BE LOCATED AT EACH END OF CROSS DRAINS HAVING MITERED ENDS. INSTALLATION SHALL BE 2' MINIMUM AND 6' MAXIMUM FROM OUTSIDE EDGE OF SHOULDER. TOP OF DELINEATOR SHALL NOT BE LESS THAN 4' ABOVE FINISH GRADE.



TYPICAL CONCRETE (RIGID) SIDEWALK SECTION

REVISION DESCRIPTION:	DATE

ENGINEER'S CERTIFICATION:

DESIGNED BY: PM
DRAWN BY: AHC
CHECKED BY: PM
DATE: 07-03-2025

DATE

PAOLO MASTROSERIO P.E. 56491
MASTROSERIO ENGINEERING, INC. C.A.#29159
1710 SE 52ND PLACE
OCALA, FL 34471

MASTROSERIO ENGINEERING, INC
CIVIL & ENVIRONMENTAL - SITE DESIGN
1710 SE 52ND PLACE
OCALA, FL 34471
PH: (352)433-2165
PAOLO@MASTROSERIOENG.COM

PROJECT: MC SSS LIBRARY CENTER - MINOR SITE PLAN
COUNTY, STATE, SEC/TWN/RGE.: MARION COUNTY, FL 9/16/23

TITLE: MINOR SITE PLAN

SCALE: 1" = 10'

JOB# 24-22

SHEET C2 OF 2

Marion County

Development Review Committee

Agenda Item

File No.: 2025-20005 **Agenda Date:** 7/28/2025 **Agenda No.:** 6.4.

SUBJECT:
40 X 60 Pole Barn - Waiver Request to a Major Site Plan
Saddleback Ridge
Project #2025070020 #33052 Parcel #49569-006-00
Nicole Woods

LDC 2.21.1.A - 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. (2) The combined driveway trip generation meets or exceeds 50 peak hour vehicle trips. (3) A 24-inch diameter pipe, its equivalent, or larger is utilized to discharge stormwater runoff from the project area.
APPLICANT requests a waiver for the impervious area that is over by 966 square feet.

July 23, 2025
PROJECT NAME: 40 X 60 POLE BARN
PROJECT NUMBER: 2025070020
APPLICATION: DRC WAIVER REQUEST #33052

1 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: LDC 2.21.1.A - Major Site Plan
STATUS OF REVIEW: INFO
REMARKS: Defer to Stormwater.

2 DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: LDC 2.21.1.A - Major Site Plan
STATUS OF REVIEW: INFO
REMARKS: Defer to Stormwater

3 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: LDC 2.21.1.A - Major Site Plan
STATUS OF REVIEW: INFO
REMARKS: APPROVED – Parcel 49569-006-00 is located within the Marion County Utility Service Area but is outside of connection distance. The proposed pole barn will have no impact on utilities and does not generate enough flow to bring the parcel within connection distance. The closest MCU infrastructure is approximately 3.5 miles away. Parcel is also located outside of the Urban Growth Boundary.

4 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: LDC 2.21.1.A - 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 3 -acre parcel (49569-006-00) and according to the MCPA, there is approximately 10,032 sf existing impervious area on-site. The applicant is proposing to add 2,400 sf for a pole barn. The total existing and proposed impervious area is 12,432 sf. The site will be approximately 3,432 sf over the allowed 9,000 sf per the Marion County LDC. There is no FEMA Special Flood Hazard Areas or Flood Prone Areas on the property. Staff recommends approval with conditions.

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

33052

DEVELOPMENT REVIEW COMMITTEE WAIVER REQUEST FORM

Date: 7/9/25 Parcel Number(s): 49569-006-00 Permit Number: 202507010 9

A. PROJECT INFORMATION: Fill in below as applicable:

Project Name: 40x60 Pole Barn Commercial ☐ Residential ☒
Subdivision Name (if applicable): ~~N/A~~ Saddleback Ridge
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): Nicole Woods
Signature:
Mailing Address: 16225 SE 170th Ave City: Weirsdale
State: FL Zip Code: 32195 Phone # 352-551-8640
Email address: nwoodscft@aol.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): Same Contact Name:
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):

40x60 Pole Barn over impervious by 966 sq ft

DEVELOPMENT REVIEW USE:
Received By: hand delivered 7/9/25 Date Processed: 7/9/25 kmm Project # 20250700 2 AR # 33052

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):_____

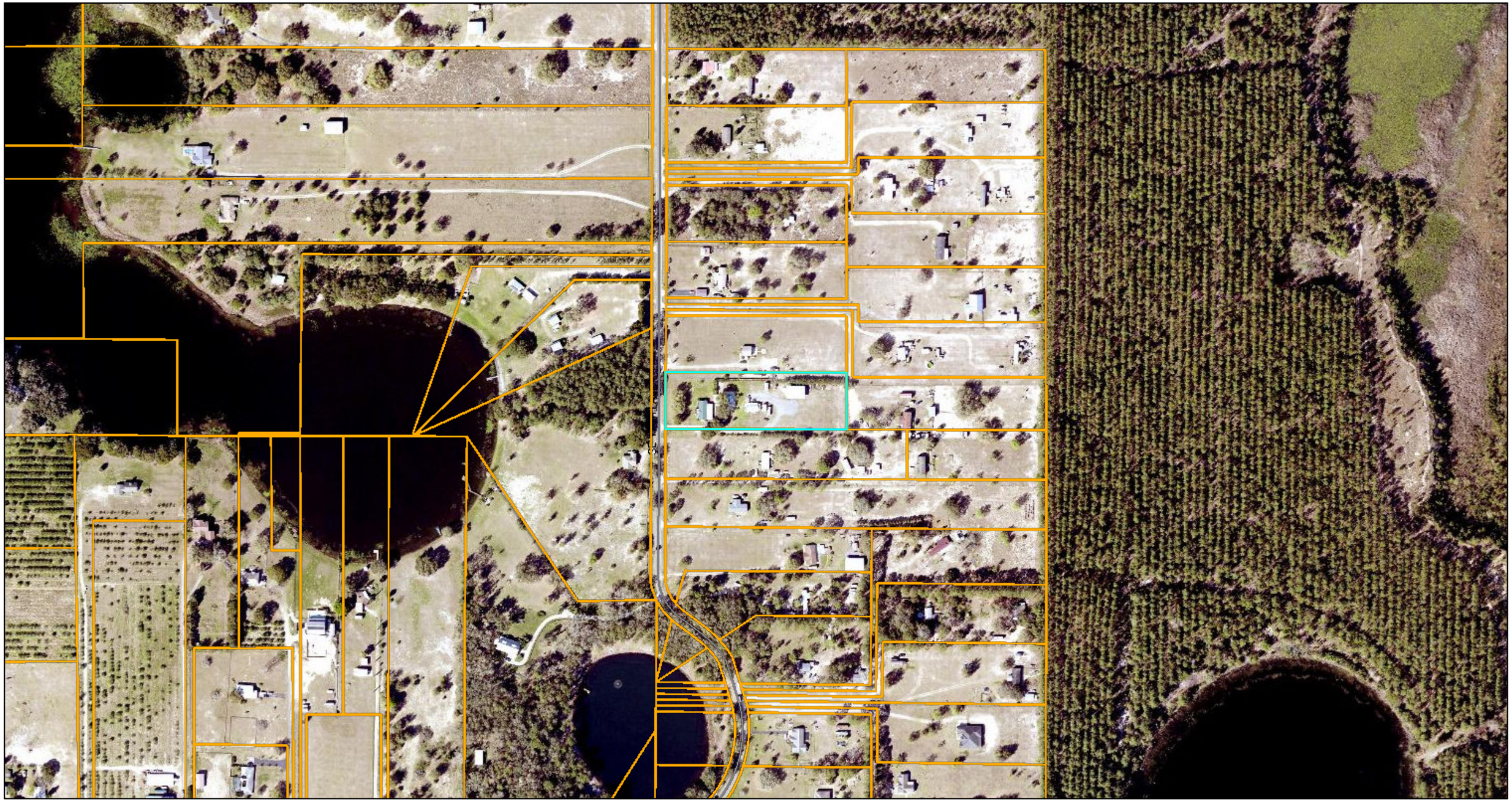
We are upgrading soon! Please visit the new Property Appraiser GIS Online Mapping system, click here (https://experience.arcgis.com/experience/fdebe26ee2fb40758e399cc5447c5809)

Last Updated 3/19/2025

Jimmy H. Cowan, Jr., CFA
Marion County Property Appraiser - Map It+



Marion County Florida - Interactive Map



7/24/2025, 11:42:05 AM

Marion County
Parcels
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

Marion County Property Appraiser, OCE, Marion County BOCC

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.

Marion County

Development Review Committee

Agenda Item

File No.: 2025-20006 **Agenda Date:** 7/28/2025 **Agenda No.:** 6.5.

SUBJECT:
Randall & Brenda Boyd - Family Division Waiver Request
fka: Morell Debra
Project #2008070019 #33047 Parcel #44689-001-04

RECEIVED

JUL 15 2025

Marion County
Growth Service

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: 06/19/2025 Parcel Number(s): 44689-001-04 Permit Number: _____

A. PROJECT INFORMATION: Fill in below as applicable:

Project Name: _____ Commercial ☐ or 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): Brenda J. Boyd Randall C. Boyd Jr.
Signature: Brenda J Boyd Randall C. Boyd Jr.
Mailing Address: 4340 SE 150th St City: Summerfield
State: Fl Zip Code: 34491 Phone #352-233-5234
Email address: pagatorgirl@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): N/A Contact Name: Austin Burkholder
Mailing Address: 4346 SE 150th St City: Summerfield
State: Fl Zip Code: 34491 Phone #352-973-9551
Email address: amandaking32711@gmail.com

D. WAIVER INFORMATION:
Section & Title of Code (be specific): 2.16.1.B(10) - Family Division
Reason/Justification for Request (be specific): parcel of 1.01 acre to son/family

---

DEVELOPMENT REVIEW USE:
Received By: AM 7/15/25 Date Processed: 7/15/25 Project # 2008 07 0019 AR # 33047

See original application for waiver

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): _____

RECEIVED
JUL 8 2025
Marion County
Growth Service

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

Please Note that we could Not locate the initial Email. Recv'd 7-8-25 CRS

Date: 06/19/2025 Parcel Number(s): 44689-001-04 Permit Number: _____

A. PROJECT INFORMATION: Fill in below as applicable:

Project Name: _____ Commercial ☐ or 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): Brenda J. Boyd Randall C. Boyd JR.
Signature: Brenda J Boyd X.
Mailing Address: 4340 SE 150th St City: Summerfield
State: Fl Zip Code: 34491 Phone #352-233-5234
Email address: pagatorgirl@gmail.com

C. APPLICANT INFORMATION: The applicant will be the point of contact during this waiver process and will receive all correspondence.

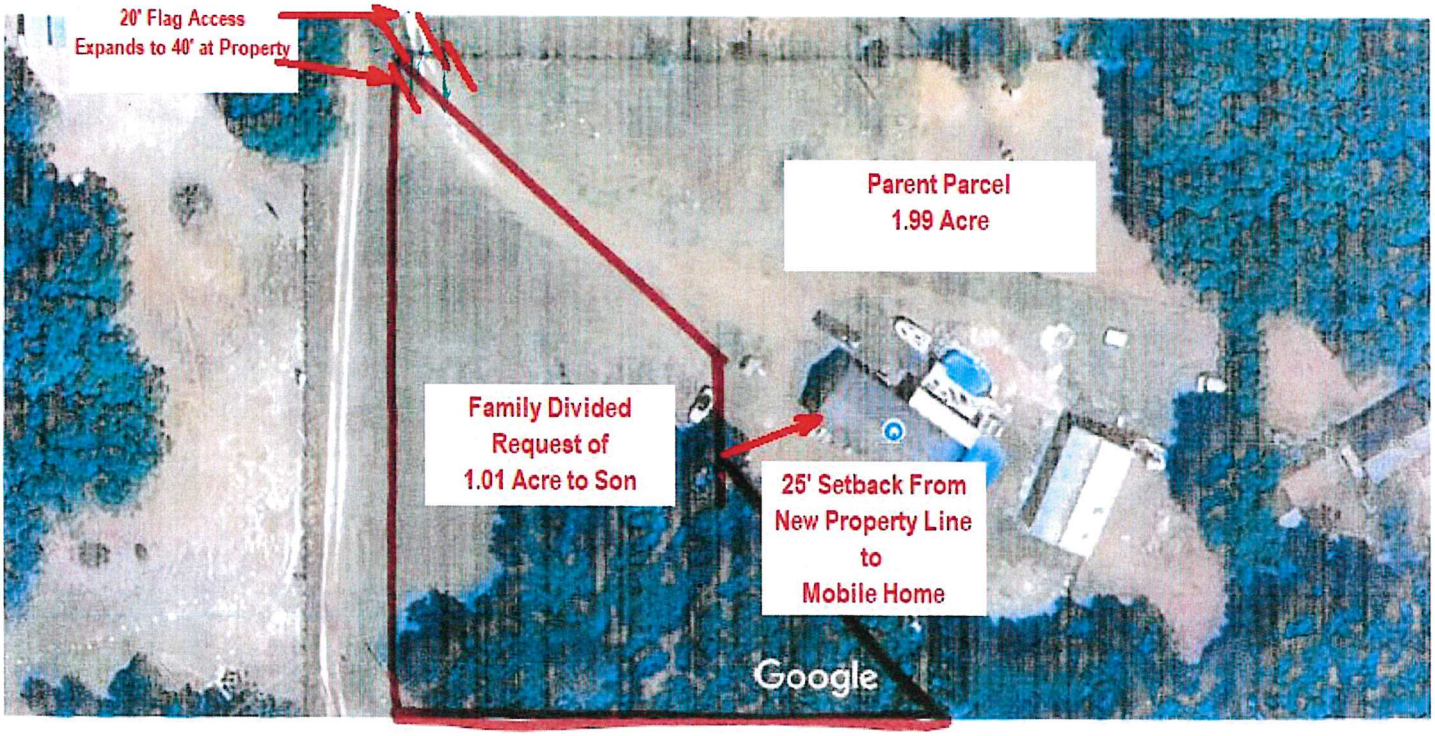
Firm Name (if applicable): N/A Contact Name: Austin Burkholder
Mailing Address: 4346 SE 150th St City: Summerfield
State: Fl Zip Code: 34491 Phone #352-973-9551
Email address: amandaking32711@gmail.com

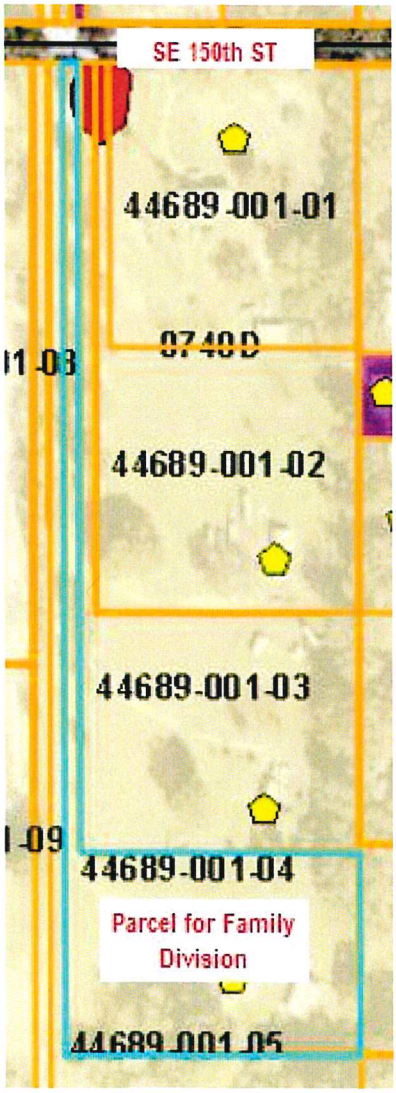
D. WAIVER INFORMATION:
Section & Title of Code (be specific): 2.16.1.B(10) - Family Division
Reason/Justification for Request (be specific): parcel of 1.01 acre to son/family

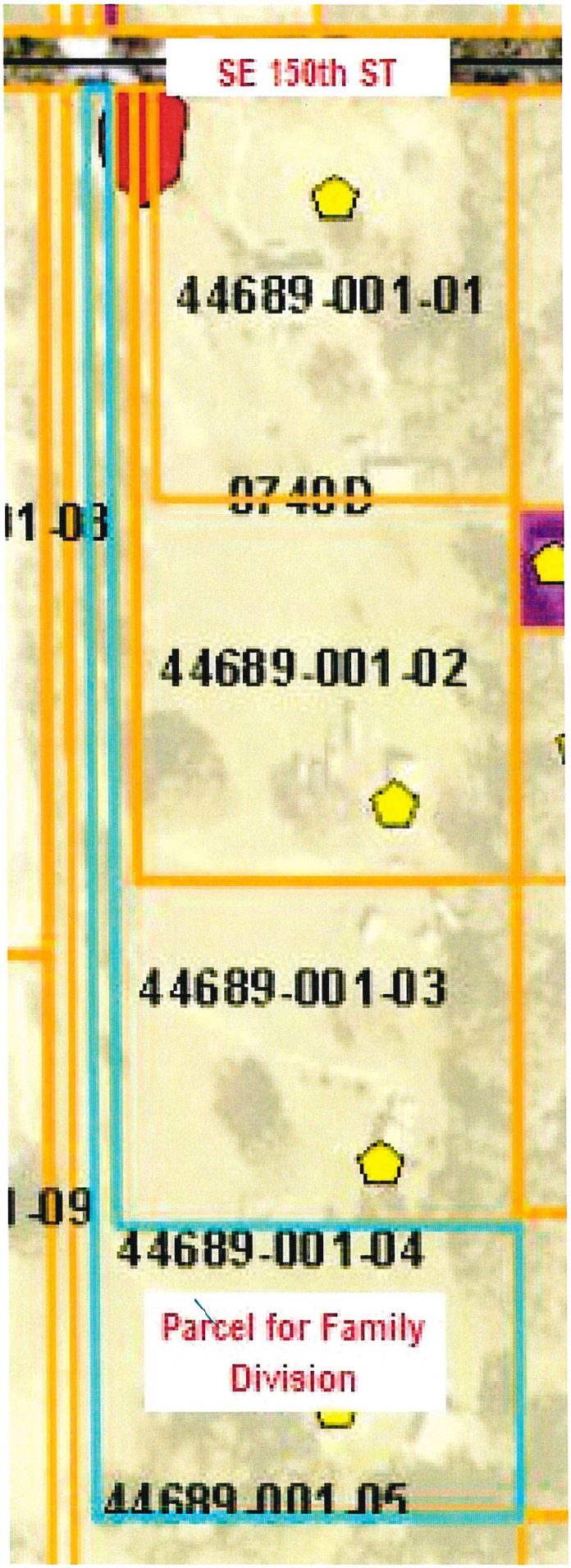
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DEVELOPMENT REVIEW USE:
Received By: DM 7/8/25 Date Processed: _____ Project # 200807-0019 AR # 33047

ZONING USE: Parcel of record: Yes ☑ No ☐ Eligible to apply for Family Division: Yes ☑ No ☐
Zoned: A-1 ESOZ: N/A P.O.M. 274 Land Use: RL Plat Vacation Required: Yes ☐ No ☑
Date Reviewed: 7-8-25 Verified by (print & initial): Cindy Gaught CRS


20' Flag Access
Expands to 40' at Property
Parent Parcel
1.99 Acre
Family Divided
Request of
1.01 Acre to Son
25' Setback From
New Property Line
to
Mobile Home
Google


SE 150th ST
44689-001-01
44689-001-02
44689-001-03
44689-001-04
Parcel for Family
Division
44689-001-05


SE 150th ST
44689-001-01
44689-001-02
44689-001-03
44689-001-04
Parcel for Family Division
44689-001-05

Prepared by and Return To:
Lisa Chamblee, an employee of
AMERICAS TITLE CORP
120 Bushnell Plaza
Bushnell, Florida 33513
File Number: 16-201547

General Warranty Deed

Made this February 1, 2021 A.D. By **GAYLE SASNETT REED, a single woman,** whose address is: 1132 CR 475, Oxford, Florida 34484, hereinafter called the grantor, to **RANDALL C. BOYD, Jr. and BRENDA J. BOYD, husband and wife,** whose post office address is: 4340 SE 150th Street, Summerfield, Florida 34491, hereinafter called the grantee:

(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth, that the grantor, for and in consideration of the sum of ($199000) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Marion County, Florida, viz:

See Exhibit A Attached

SUBJECT TO Covenants, Restrictions and Easements of record.

Parcel ID Number: **44689-001-04**

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2020.

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Witness Signature
Witness Printed Name Lisa D. Chamblee

Witness Signature
Witness Printed Name Taylor Helms

GAYLE SASNETT REED
Address: 1132 CR 475, Oxford, Florida 34484

State of Florida
County of Sumter

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this February 1, 2021, by GAYLE SASNETT REED, a single woman, who produced personally known as identification.

LISA D. CHAMBLEE MY COMMISSION EXPIRES SEPTEMBER 21, 2023 #GG 355403 Bonded thru Troy Fain Insurance NOTARY PUBLIC, STATE OF FLORIDA

Notary Seal

Notary Public
Notary Printed Name: Lisa D. Chamblee
My Commission Expires:

GREGORY C HARRELL CLERK & COMPTROLLER MARION CO
CFN# 2021015148 BK 7377 Pgs 0925-0926 02/04/2021 03:21:29 PM
REC FEE 18.50 INDEX DEED DOC 1,393.00

Exhibit "A"

TRACT 4, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NW CORNER OF THE NE 1/4 OF SECTION 23, TOWNSHIP 17 SOUTH, RANGE 22 EAST, MARION COUNTY, FLORIDA, THENCE N. 89°53'51" E. ALONG THE NORTH BOUNDARY OF SAID NE 1/4 A DISTANCE OF 933.35 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID NORTH BOUNDARY N. 89°53'51" E. 20.00 FEET; THENCE DEPARTING FROM SAID NORTH BOUNDARY S. 0°04'22" E. 1062.56 FEET; N. 89°53'51" E. 370.00 FEET TO AN INTERSECTION WITH THE EAST BOUNDARY OF THE WEST 1/2 OF THE NE 1/4 OF SAID SECTION; THENCE S. 0°04'22" E. ALONG SAID EAST BOUNDARY 280.74 FEET; THENCE DEPARTING FROM SAID EAST BOUNDARY S. 89°53'51" W. 390.00 FEET; THENCE N. 0°04'22" W. 1343.30 FEET TO THE POINT OF BEGINNING, EXCEPT ROAD RIGHT OF WAY.

GREGORY C HARRELL MARION COUNTY FL
CFN# 2021015148 OR BK 7377 PG 926 Pgs 0925-0926 02/04/2021 02:21:00 PM

Jimmy H. Cowan, Jr., CFA
Marion County Property Appraiser

501 SE 25th Avenue, Ocala, FL 34471 Telephone: (352) 368-8300 Fax: (352) 368-8336

2025 Property Record Card

44689-001-04
GOOGLE Street View
Prime Key: 2221526

MAP IT+

Current as of 7/8/2025

Property Information

BOYD RANDALL C JR
BOYD BRENDA J
4340 SE 150TH ST
SUMMERFIELD FL 34491-3995

Taxes / Assessments:
Map ID: 219
Millage: 9001 - UNINCORPORATED

M.S.T.U.
PC: 01
Acres: 3.00

Situs: 4340 SE 150TH ST
SUMMERFIELD

2024 Certified Value

Land Just Value	$51,243		
Buildings	$149,243		
Miscellaneous	$6,080		
Total Just Value	$206,566	Impact	
Total Assessed Value	$194,151	Ex Codes:	($12,415)
Exemptions	$0		
Total Taxable	$194,151		
School Taxable	$206,566		

History of Assessed Values

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2024	$51,243	$149,243	$6,080	$206,566	$194,151	$0	$194,151
2023	$51,243	$132,383	$3,099	$186,725	$168,645	$0	$168,645
2022	$51,243	$98,972	$3,099	$153,314	$153,314	$0	$153,314

Property Transfer History

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
7377/0925	02/2021	07 WARRANTY	9 UNVERIFIED	Q	I	$199,000
6478/1163	10/2016	57 TRANSFER FROM BANK	9 UNVERIFIED	U	I	$93,000
6470/0198	08/2016	56 TRANSFER TO BANK	0	U	I	$100,100
3923/0002	12/2004	07 WARRANTY	2 V-SALES VERIFICATION	Q	I	$80,000
3920/0396	12/2004	07 WARRANTY	2 V-SALES VERIFICATION	Q	I	$80,000
3510/1387	08/2003	07 WARRANTY	2 V-SALES VERIFICATION	Q	I	$38,000
1521/1540	08/1988	07 WARRANTY	9 UNVERIFIED	U	V	$34,000
1450/0059	08/1987	07 WARRANTY	9 UNVERIFIED	U	V	$17,700

Property Description

SEC 23 TWP 17 RGE 22

PLAT BOOK UNR
SUN VALLEY
TRACT 4 BEING DESC AS FOLLOWS:
COM NW COR OF NE 1/4 TH N 89-53-51 E 933.35 FT TO
POB TH N 89-53-51 E 20 FT TH S 00-04-22 E 1062.56 FT
TH N 89-53-51 E 370 FT TH S 00-04-22 E 280.74 FT TH
S 89-53-51 W 390 FT TH N 00-04-22 W 1343.30 FT
TO POB EX RD RWY
Parent Parcel: 44689-001-00

Land Data - Warning: Verify Zoning

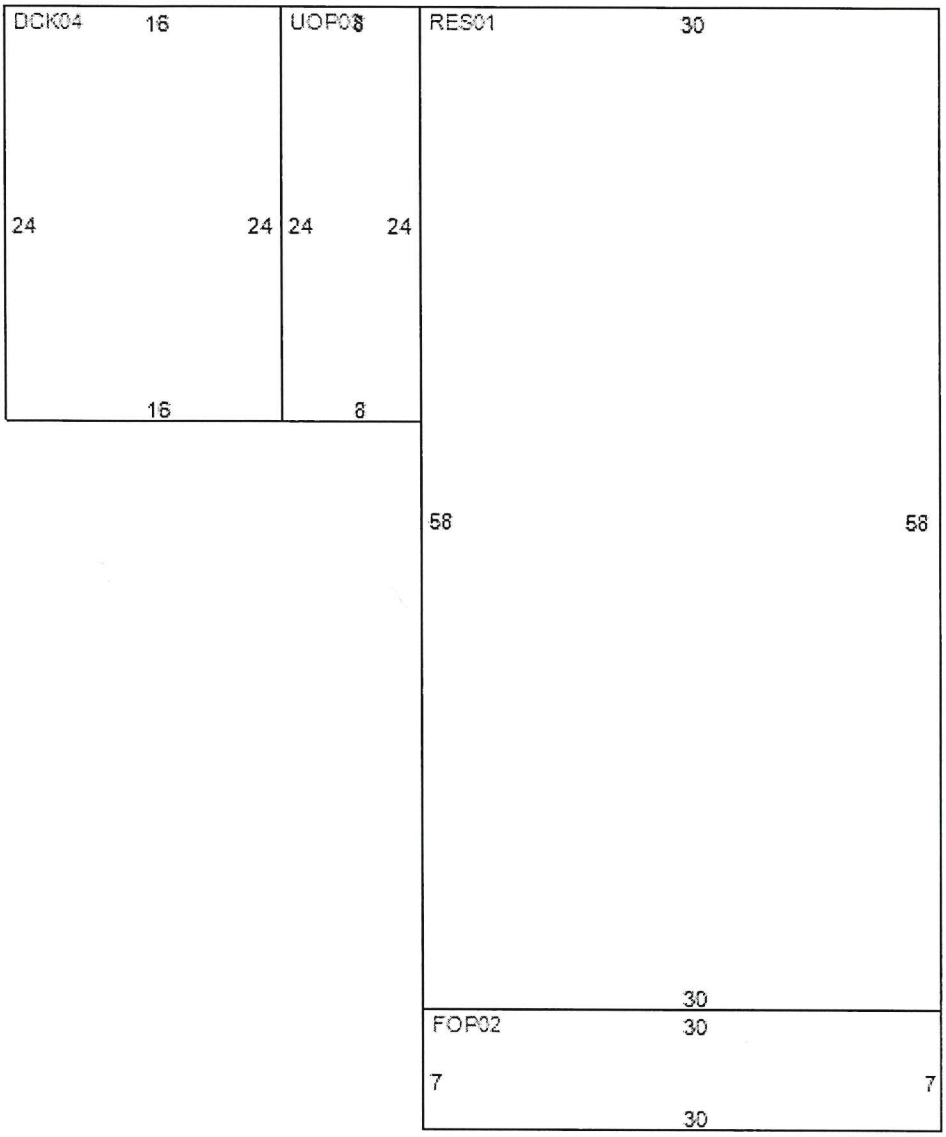
Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class Value	Just Value
0100		280.0	390.0	A1	2.51	AC						
9430		20.0	1,062.0	A1	.49	AC						
9994		20.0	.0	A1	1.00	UT						

Neighborhood 9470E - SUN VALLEY
Mkt: 10 70

Traverse

Building 1 of 1
RES01=R30U58L30D58.
FOP02=D7R30U7L30.U58
UOP03=L8D24R8U24.L8

DCK04=L16D24R16U24.



Building Characteristics

Improvement	1F - SFR- 01 FAMILY RESID
Effective Age	3 - 10-14 YRS
Condition	3
Quality Grade	600 - AVERAGE
Inspected on	2/27/2024 by 210

Year Built 2008
Physical Deterioration 0%
Obsolescence: Functional 0%
Obsolescence: Locational 0%
Architecture 4 - MODULAR
Base Perimeter 176

Type ID	Exterior Walls	Stories	Year Built	Finished Attic	Bsmt Area	Bsmt Finish	Ground Floor Area	Total Flr Area
RES	0129 - VINYL SIDING	1.00	2008	N	0 %	0 %	1,740	1,740
FOP	0201 - NO EXTERIOR	1.00	2008	N	0 %	0 %	210	210
UOP	0301 - NO EXTERIOR	1.00	2023	N	0 %	0 %	192	192
DCK	0401 - NO EXTERIOR	1.00	2023	N	0 %	0 %	384	384

Section: 1

Roof Style: 10 GABLE
Roof Cover: 08 FBRGLASS SHNGL
Heat Meth 1: 20 HEAT PUMP
Heat Meth 2: 00
Foundation: 3 PIER
A/C: Y

Floor Finish: 24 CARPET
Wall Finish: 16 DRYWALL-PAINT
Heat Fuel 1: 10 ELECTRIC
Heat Fuel 2: 00
Fireplaces: 0

Bedrooms: 3
4 Fixture Baths: 0
3 Fixture Baths: 2
2 Fixture Baths: 0
Extra Fixtures: 2

Blt-In Kitchen: Y
Dishwasher: Y
Garbage Disposal: Y
Garbage Compactor: N
Intercom: N
Vacuum: N

Miscellaneous Improvements

Type	Nbr Units	Type	Life	Year In	Grade	Length	Width
190 SEPTIC 1-5 BTH	1.00	UT	99	1990	2	0.0	0.0
256 WELL 1-5 BTH	1.00	UT	99	1990	2	0.0	0.0
112 FENCE WIRE/BD	1,275.00	LF	10	2004	3	0.0	0.0
114 FENCE BOARD	424.00	LF	10	2004	3	0.0	0.0
063 GEN PUR BLDG	1,248.00	SF	15	2004	1	26.0	48.0
159 PAV CONCRETE	360.00	SF	20	2000	3	12.0	30.0
UDU UTILITY-UNFINS	220.00	SF	40	2016	1	11.0	20.0

Appraiser Notes

MODULAR HOME REPLACING MBL
BUILDER= PALM HARBOUR

Planning and Building
** Permit Search **

Permit Number	Date Issued	Date Completed	Description
M070494	7/1/2008	10/1/2008	REPLACEMENT MBL

Marion County

Development Review Committee

Agenda Item

File No.: 2025-20007 **Agenda Date:** 7/28/2025 **Agenda No.:** 6.6.

SUBJECT:
Kenneth & Arnene Stanley - Family Division Waiver Request
Project #2025070057 #33085 Parcel #2007-000-00
Kenneth & Arnene Stanley

$311.50
RECEIVED
JUL 16 2025
Marion County
Growth Service

261

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:_____ Parcel Number(s): 32007-000-00 Permit Number:_____

A. PROJECT INFORMATION: Fill in below as applicable:

Project Name:_____ Commercial ☐ or 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): Kenneth Stanley & Arnene Stanley
Signature: Kenneth Stanley Arnene Stanley
Mailing Address: 13340 NE 151st Street Rd. City: Silver Springs
State: FL Zip Code: 34488 Phone # 352-843-0756
Email address: Summitinstalls01@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):_____ Contact Name:_____
Mailing Address:_____ City:_____
State:_____ Zip Code:_____ Phone #_____
Email address:_____

D. WAIVER INFORMATION:
Section & Title of Code (be specific): 2.16.1.B(10) - Family Division
Reason/Justification for Request (be specific):
* See attached * Family Division on Lot 109 that was vacated in 1987.
To Daughter for Primary Residence 1 acre
Not to share Driveway.

DEVELOPMENT REVIEW USE:
Received By: EM 7/16/25 Date Processed: 7/17/25 Project # 2025 070057 AR # 33085

ZONING USE: Parcel of record: Yes ☑ No ☐ **Eligible to apply for Family Division: Yes ☑ No ☐**
Zoned: A-1 ESOZ: N/A P.O.M. 289 Land Use: RL **Plat Vacation Required: Yes ☐ No ☐**
Date Reviewed: 7/16/25 Verified by (print & initial): CB Clint Barkley

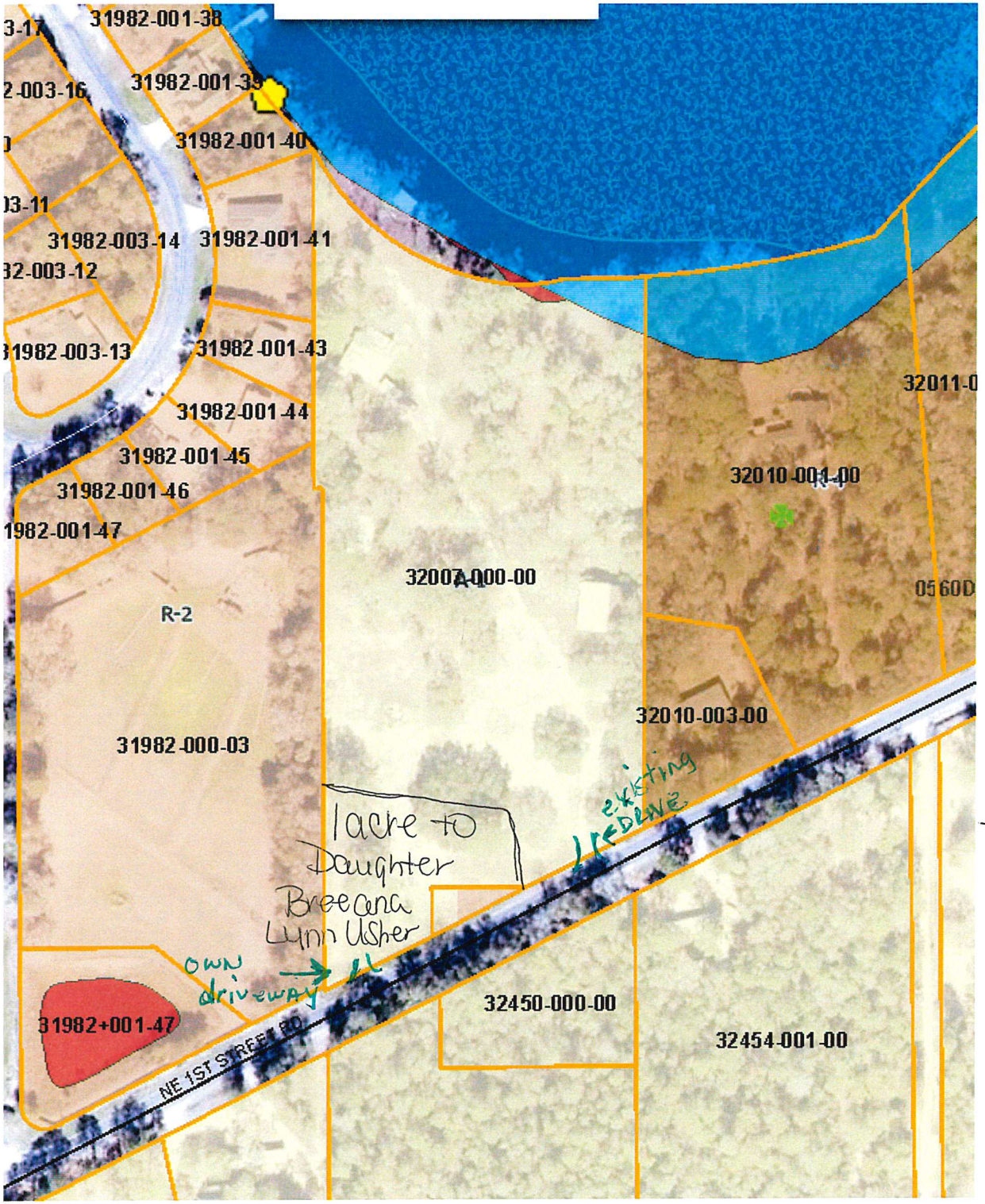
Kenneth & Arnene Stanley
13340 NE 1st Street Rd
Silver Springs, Fl 34488

To Whom it May Concern,

Under Section and Title of Code 2.16.1B (10) Family Division we would like to request 1 acre of our property situated at SEC 08 TWP 15 RGE 24 PLAT BOOK E PAGE 023 WALDENA THAT PT OF E 200 FT OF W 1181.38 FT OF SW 1/4 OF SEC 8 LYING S OF LAKE WALDENA ALL OF WHICH LIES IN LOTS 109.110 & THAT PT OF LOT 110 LYING IN SEC 17 & W 27 FT OF HYPATIA ST IN SEC 17 & EXC RD ROW & COM AT THE SW COR OF SW 1/4 SEC 8 TH S 89-41-23 E 1181.38 FT TO THE POB TH S 89-41-23 E 138.47 FT S 00-00-07 E 365.82 FT TO A PT ON THE NLY ROW LN OF FT GATES RD TH N 64-00-43 E 20.05 FT TH N 00-01-00 W TO THE WATERS EDGE OF LAKE WALDENA TH WLY ALONG WATERS EDGE TO A PT THAT IS N 00-12-16 E OF THE POB TH S 00-12-16 W TO THE POB, with an address of 13197 NE 1st Street Rd, Silver Springs Fl. 34488 be gifted to our daughter Breeana Lynn Stanley Usher. Our daughter will use this 1 acre to reside as her primary residence and be closer to family.

Thank you for your consideration, have a great day.

Kenneth Stanley


31982-001-38
31982-001-39
31982-001-40
31982-003-14
31982-001-41
31982-003-13
31982-001-43
31982-001-44
31982-001-45
31982-001-46
31982-001-47
32007-000-00
R-2
32010-001-00
32011-0
32010-003-00
31982-000-03
1acre to
Daughter
Breeana
Lynn Usher
existing
DRIVEWAY
own
driveway
31982+001-47
NE 1ST STREET RD
32450-000-00
32454-001-00

SDS 735.

264

Prepared by:
Christine Albright
Ocala Land Title Insurance Agency, Ltd.
503 East Silver Springs Boulevard
Ocala, Florida 34470

File Number: OL1704053

DAVID R ELLSPERMANN CLERK & COMPTROLLER MARION CO
DATE: 08/17/2017 10:02:35 AM
FILE #: 2017075759 OR BK 6628 PGS 538-540
REC FEES: $27.00 INDEX FEES: $1.00
DDS: $735.00 MDS: $0 INT: $0

General Warranty Deed

Made this August 9, 2017 A.D. By **Craig S. Wilson, Individually and as Successor Trustee of the Henry C. Wilson and Sonja E. Wilson Revocable Trust, u/t/d, December 6, 1999**, hereinafter called the grantor, to **Kenneth Stanley and Arnene Stanley**, husband and wife, whose post office address is: ~~13340 NE 1st Street Rd, Silver Springs, FL 34488~~, hereinafter called the grantee:

(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, ($10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Marion County, Florida, viz:

See attached Schedule "A" hereto and by this reference made a part hereof.

****The land described herein is not the homestead of the grantor(s), and neither the grantor(s) nor the grantor(s) spouse, nor anyone for whose support the grantor(s) is responsible, resides on or adjacent to said land.**

Parcel ID Number: **32007-000-00**

Subject to covenants, restrictions, easements, limitations and reservations of record (if any) and taxes for the current year.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2016.

Prepared by:
Christine Albright
Ocala Land Title Insurance Agency, Ltd.
503 East Silver Springs Boulevard
Ocala, Florida 34470

File Number: OL1704053

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Witness #1 Signature

Witness #1 Printed Name DANIEL KRACHT

Witness #2 Signature

Witness #2 Printed Name Tara Paradis

/Craig S. Wilson (Seal)
Craig S. Wilson, Individually and as Successor Trustee of the Henry C. Wilson and Sonja E. Wilson Revocable Trust, u/t/d December 6, 1999
Address:
1 Philbrick Street,
Hudson, NH. 03051

State of NH
County of Hillsborough

The foregoing instrument was acknowledged before me this August 9th, 2017, by Craig S. Wilson, Individually and as Successor Trustee of the Henry C. Wilson and Sonja E. Wilson Revocable Trust, u/t/d, December 6, 1999, who is/are personally known to me or who has produced NH DLICENSE as identification.

Notary Public
Print Name: Neslihan E. Kazar
My Commission Expires: 08.05.2017

NOTARY SEAL
NESLIHAN E. KAZAR
MY COMMISSION EXPIRES AUG. 5, 2020
NOTARY PUBLIC NEW HAMPSHIRE

DEED Individual Warranty Deed - Legal on Face

Exhibit "A"

That part of East 200 feet of West 1181.38 feet of Southwest 1/4 of Section 8, Township 15 South, Range 24 East, lying South of Lake Waldena, all of which lies in lots numbered 109 and 110, Waldena Subdivision, plat Book E, page 23, public records Marion County, Florida; and that part of lot 110 of the map of Waldena, lying in Section 17, Township 15 South, Range 24 East.
AND
Any portion West of the center line of Hypatia Street as shown on the map of Waldena as recorded in Plat Book E, page 23, public records Marion County, Florida.
AND
A portion of the following described: Commencing 1181.38 feet East of the SW corner of Section 8, Township 15 south, Range 24 East for the Point of Beginning; that part of Lot 110, Waldena as per plat thereof recorded in Plat Book E, page 23; lying in the SW 1/4 of Section 8, Township 15 South, Range 24 East and Lots 111 and 112, EXCEPT the East 250 feet of Lot 112 lying in Section 8 and 17, EXCEPT road right of way.
Being more particularly described as follows: Commencing at the SW corner of the SW 1/4 of Section 8, Township 15 South, Range 24 East and proceed S. 89 degrees 41'23"E., along the South boundary line of the SW 1/4 of Section 8, 1181.38 feet to the Point of Beginning; thence continue S. 89 degrees 41'23"E., 138.47 feet; thence S. 00 degrees 00'07"E., 365.82 feet to the Point on the Northerly right of way line of Fort Gates Road being 50 feet wide; thence N. 64 degrees 00'43"E., along said Northerly right of way line 20.05 feet; thence N. 00 degrees 01'00"W., to the water's edge of Lake Waldena; thence Westerly along the water's edge to a point that is N. 00 degrees 12'16"E., of the Point of Beginning; thence S. 00 degrees 12'16"W., to the Point of Beginning.

32007-000-00

Jimmy H. Cowan, Jr., CFA
Marion County Property Appraiser

501 SE 25th Avenue, Ocala, FL 34471 Telephone: (352) 368-8300 Fax: (352) 368-8336

2025 Property Record Card

32007-000-00

GOOGLE Street View

Prime Key: 738328 MAP IT+ Current as of 7/16/2025

Property Information

STANLEY KENNETH
STANLEY ARNENE
13340 NE 1ST STREET RD
SILVER SPRINGS FL 34488-3703

Taxes / Assessments:
Map ID: 289
Millage: 9001 - UNINCORPORATED

M.S.T.U.
PC: 08
Acres: 6.14

More Situs
Situs: 13197 NE 1ST STREET RD
SILVER SPRINGS

2024 Certified Value

Land Just Value	$164,383
Buildings	$50,760
Miscellaneous	$6,538
Total Just Value	$221,681
Total Assessed Value	$173,683
Exemptions	$0
Total Taxable	$173,683
School Taxable	$221,681

Impact Ex Codes: ($47,998)

History of Assessed Values

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2024	$164,383	$50,760	$6,538	$221,681	$173,683	$0	$173,683
2023	$164,383	$41,520	$6,538	$212,441	$157,894	$0	$157,894
2022	$164,383	$32,534	$6,538	$203,455	$143,540	$0	$143,540

Property Transfer History

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
6628/0538	08/2017	07 WARRANTY	4 V-APPRAISERS OPINION	U	I	$105,000
6605/0122	07/2017	62 DISTR	0	U	I	$100
6605/0125	02/2014	74 PROBATE	0	U	I	$100
5992/1687	01/2014	05 QUIT CLAIM	0	U	I	$100
5992/1686	01/2012	71 DTH CER	0	U	I	$100
3728/1967	05/2004	07 WARRANTY	2 V-SALES VERIFICATION	Q	I	$205,000
2507/1065	06/1992	71 DTH CER	0	U	I	$100
LA89/0845	04/1990	EI E I	0	U	I	$27,521
1477/0996	06/1988	07 WARRANTY	0	U	V	$100
MC87/0271	11/1987	EI E I	0	U	I	$32,112

Property Description

SEC 08 TWP 15 RGE 24
PLAT BOOK E PAGE 023
WALDENA
THAT PT OF E 200 FT OF W 1181.38 FT OF SW 1/4 OF SEC 8 LYING S OF LAKE WALDENA ALL OF WHICH LIES IN LOTS 109.110 &
THAT PT OF LOT 110 LYING IN SEC 17 &
W 27 FT OF HYPATIA ST IN SEC 17 &
EXC RD ROW &
COM AT THE SW COR OF SW 1/4 SEC 8 TH S 89-41-23 E 1181.38 FT TO THE POB TH S 89-41-23 E 138.47 FT S 00-00-07 E 365.82 FT TO A PT ON THE NLY ROW LN OF FT GATES RD TH N 64-00-43 E 20.05 FT TH N 00-01-00 W TO THE WATERS EDGE OF LAKE WALDENA TH WLY ALONG WATERS EDGE TO A PT THAT IS N 00-12-16 E OF THE POB TH S 00-12-16 W TO THE POB

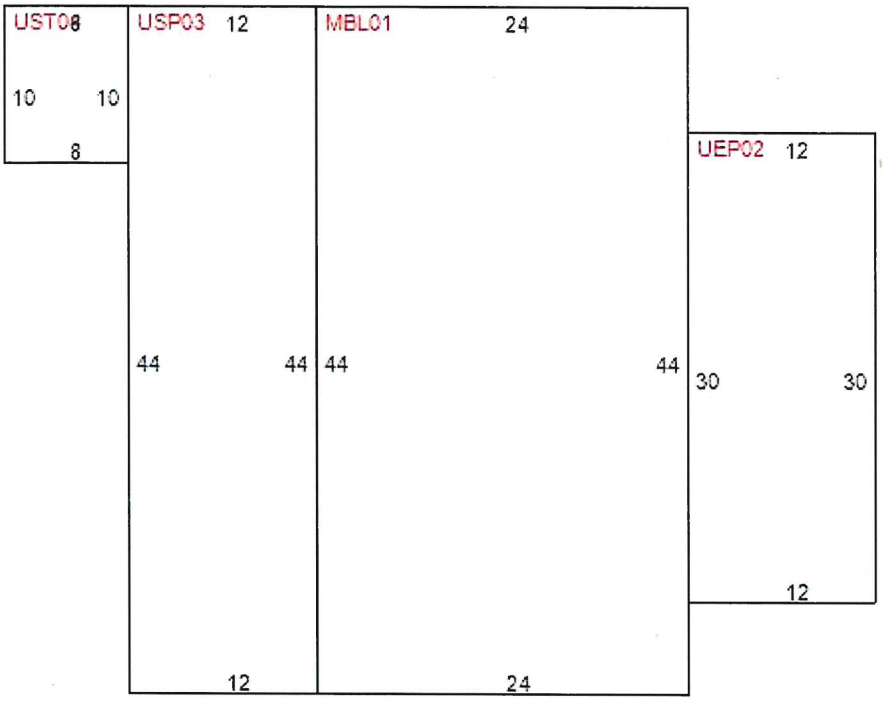
Land Data - Warning: Verify Zoning

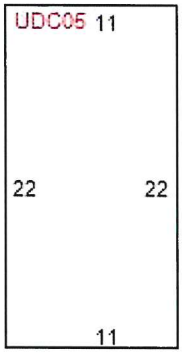
Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class Value	Just Value
0200		.0	.0	A1	1.00	AC						
0200		.0	.0	A1	2.00	AC						
9902		.0	.0	A1	3.14	AC						
9991		.0	.0	A1	350.00	UT						
9994		.0	.0		1.00	UT						

Neighborhood 5900 - SR 40 S OF / 15-24 ETC ACREAGE
Mkt: 10 70

Traverse

Building 1 of 2
MBL01=L24U44R24D44.U6
UEP02=R12U30L12D30.U38L36
USP03=R12D44L12U44.
UST04=L8D10R8U10.D50R7
UDC05=L11D22R11U22.





Building Characteristics

Improvement	MH - MOBILE - MOBILE HOME RESID
Effective Age	9 - 40-99 YRS
Condition	0
Quality Grade	300 - LOW
Inspected on	12/21/2023 by 187

Year Built 1974
Physical Deterioration 0%
Obsolescence: Functional 0%
Obsolescence: Locational 0%
Architecture 2 - MBL HOME
Base Perimeter 136

Type ID	Exterior Walls	Stories	Year Built	Finished Attic	Bsmt Area	Bsmt Finish	Ground Floor Area	Total Flr Area
MBL 0120	MH ALUM SIDING	1.00	1974	N	0 %	0 %	1,056	1,056
UEP 0220	MH ALUM SIDING	1.00	1988	N	0 %	0 %	360	360
USP 0301	NO EXTERIOR	1.00	1988	N	0 %	0 %	528	528
UST 0420	MH ALUM SIDING	1.00	1988	N	0 %	0 %	80	80
UDC 0501	NO EXTERIOR	1.00	1988	N	0 %	0 %	242	242

Section: 1

Roof Style: 10 GABLE
Roof Cover: 15 MH PAN-AVERAGE
Heat Meth 1: 22 DUCTED FHA
Heat Meth 2: 00

Floor Finish: 24 CARPET
Wall Finish: 12 PLYWD PANELING
Heat Fuel 1: 10 ELECTRIC
Heat Fuel 2: 00
Fireplaces: 0

Bedrooms: 3
4 Fixture Baths: 0
3 Fixture Baths: 2
2 Fixture Baths: 0
Extra Fixtures: 2

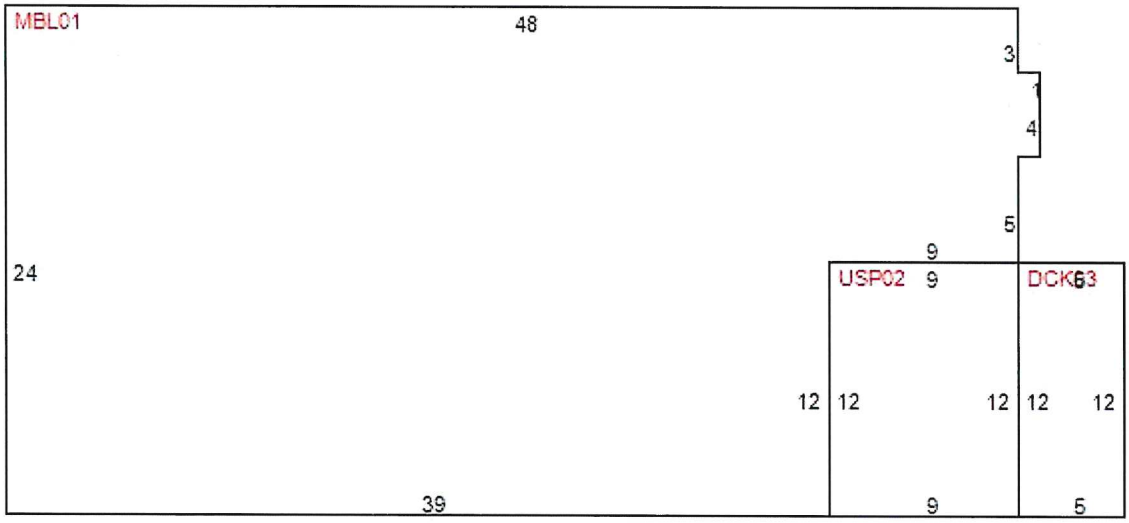
Blt-In Kitchen: Y
Dishwasher: Y
Garbage Disposal: N
Garbage Compactor: N

Foundation: 3 PIER
A/C: Y

Intercom: N
Vacuum: N

Traverse

Building 2 of 2
MBL01=L9D12L39U24R48D3R1D4L1D5.
USP02=L9D12R9U12.
DCK03=R5D12L5U12.



Building Characteristics

Improvement	MH - MOBILE - MOBILE HOME RESID
Effective Age	9 - 40-99 YRS
Condition	0
Quality Grade	400 - FAIR
Inspected on	12/21/2023 by 187

Year Built 1980
Physical Deterioration 0%
Obsolescence: Functional 0%
Obsolescence: Locational 0%
Architecture 2 - MBL HOME
Base Perimeter 146

Type ID	Exterior Walls	Stories	Year Built	Finished Attic	Bsmt Area	Bsmt Finish	Ground Floor Area	Total Flr Area
MBL 01	20 - MH ALUM SIDING	1.00	1980	N	0 %	0 %	1,048	1,048

USP 0201 - NO EXTERIOR	1.00	1980	N	0 %	0 %	108	108
DCK 0301 - NO EXTERIOR	1.00	1980	N	0 %	0 %	60	60

Section: 1

Roof Style: 10 GABLE
Roof Cover: 15 MH PAN-AVERAGE
Heat Meth 1: 22 DUCTED FHA
Heat Meth 2: 00
Foundation: 3 PIER
A/C: Y

Floor Finish: 24 CARPET
Wall Finish: 12 PLYWD PANELING
Heat Fuel 1: 10 ELECTRIC
Heat Fuel 2: 00
Fireplaces: 0

Bedrooms: 2
4 Fixture Baths: 0
3 Fixture Baths: 2
2 Fixture Baths: 0
Extra Fixtures: 2

Blt-In Kitchen: Y
Dishwasher: N
Garbage Disposal: N
Garbage Compactor: N
Intercom: N
Vacuum: N

Miscellaneous Improvements

Type	Nbr Units	Type	Life	Year In	Grade	Length	Width
UOP PORCH-OPEN-UNF	240.00	SF	40	1979	3	20.0	12.0
112 FENCE WIRE/BD	334.00	LF	10	1979	5	0.0	0.0
159 PAV CONCRETE	135.00	SF	20	1979	3	45.0	3.0
190 SEPTIC 1-5 BTH	1.00	UT	99	1974	2	0.0	0.0
190 SEPTIC 1-5 BTH	1.00	UT	99	1975	1	0.0	0.0
190 SEPTIC 1-5 BTH	1.00	UT	99	1980	2	0.0	0.0
256 WELL 1-5 BTH	1.00	UT	99	1974	3	0.0	0.0
256 WELL 1-5 BTH	1.00	UT	99	1980	2	0.0	0.0
048 SHED OPEN	1,392.00	SF	15	1979	3	48.0	29.0
063 GEN PUR BLDG	1,152.00	SF	15	1979	4	48.0	24.0
030 DOCK WOOD	80.00	SF	10	1979	1	10.0	8.0
UDU UTILITY-UNFINS	144.00	SF	40	1979	1	12.0	12.0
UOP PORCH-OPEN-UNF	32.00	SF	40	1979	1	4.0	8.0

Appraiser Notes

MAKE= GREENBRIAR BLDG01

MAKE= SONC. BLDG 2

Planning and Building
** Permit Search **

Permit Number	Date Issued	Date Completed	Description
0011063	1/1/2001	3/1/2001	RECONNECT
MA13804	5/1/1988	-	BLDG01= ADD FEP

31998-000-00

Shaded in red = Abrogated

GREEN AREA ABROGATED
OR 1458/1623 - 11/14/87
RES. 87-R-268

E - 23

E - 2.3

MAP OF WALDENA

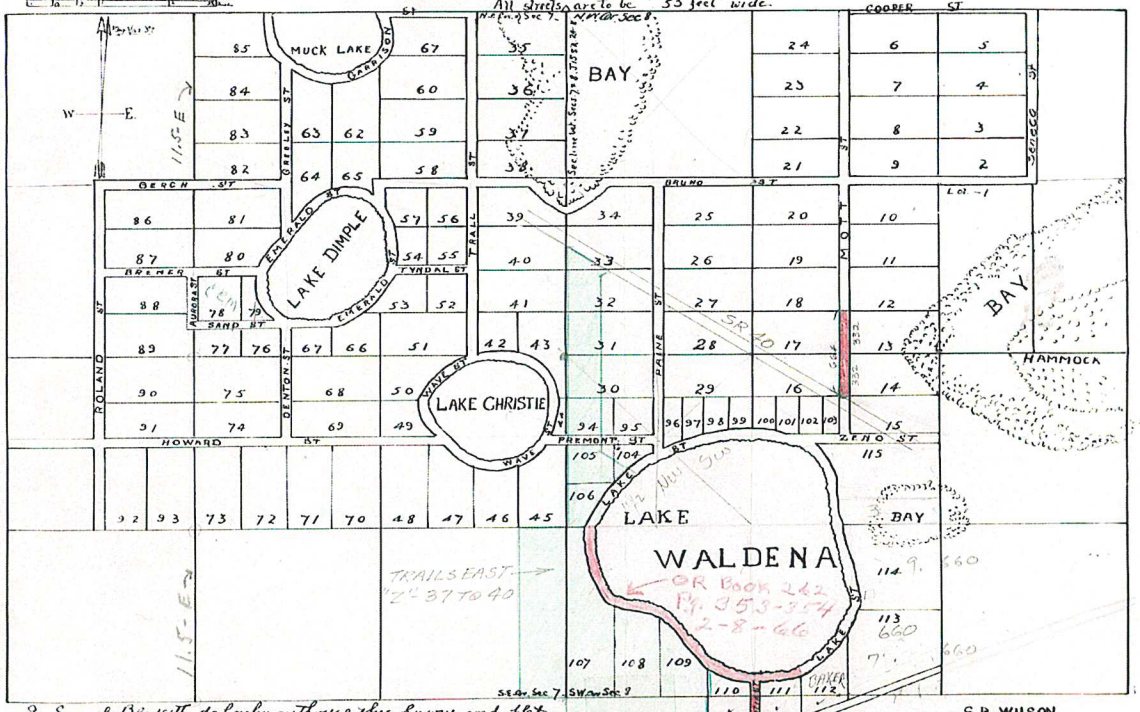
7-15-24
8-15-24

MARION Co FLORIDA.

As subdivided by S. Blodgett

S.B. Wilson, Delineator.

All streets are to be 55 feet wide.



OR Book 242
Pg. 353-354
2-8-66

I Samuel Blodgett, do hereby authorize this Survey and plat of the town of Waldena, and for the purpose of perpetuating and establishing the same, I do hereby order the Clerk of the court of Marion County record the same on the records of said County

Samuel Blodgett

This plat is a true copy of the original recorded in BOOK E PAGE 23

S B WILSON
CIVIL ENGINEER,
EMPORIA, Fla.

Tin Tube plat

E-23

(Abrogated — RES # 84-R-304 Feb 16, 85 Adjacent to Lots No's 17-

Trend Mack Rolls

MYRTHIA STREET ABROGATED BY MC BCC ON JUNE 8, 1976 } COMMISSIONERS MINUTE BOOK "R", Pg 368 O.R. 749-301

87-R-268

RESOLUTION TO VACATE A PORTION OF PLAT

BK 458 PG 623

WALDENA

WHEREAS, ERIC E. WAGNER, TRUSTEE, HAS PETITIONED THE BOARD OF COUNTY COMMISSIONERS OF MARION COUNTY, FLORIDA, TO VACATE THAT CERTAIN PORTION OF PLAT DESCRIBED AS FOLLOWS:

That portion of Waldena Subdivision as recorded in Plat Book "E" at Page 23, of the Public Records of Marion County, Florida, lying within the following description:

Commence at the N.W. corner of Section 17, Township 15 South, Range 24 East, Marion County, Florida, thence S.00 37'12"E. along the West boundary of said Section 17 a distance of 1053.60 feet to a point on the Northwesterly right of way line of Fort Gates Ferry Road, as recorded in Official Records Book 991, Page 173, Public Records of Marion County, Florida, thence N.62 18'28"E. along said right of way line 1111.26 feet to a point of intersection with the East boundary of the West 3/4 of the N.W. 1/4 of the N.W. 1/4 of aforesaid Section 17, thence N.00 25'52"W. along said East boundary 541.90 feet to the N.E. corner of said West 3/4 of the N.W. 1/4 of the N.W. 1/4, thence S.89 08'06"W. 9.07 feet to the Point of Beginning, thence N.89 08'06"E. 9.07 feet to the aforesaid N.E. corner of the West 3/4 of the N.W. 1/4 of the N.W. 1/4 of Section 17, thence S.00 25'52"E. along the aforesaid East boundary of the West 3/4 of the N.W. 1/4 of the N.W. 1/4 a distance of 541.90 feet to a point on the aforesaid Northwesterly right of way line of Fort Gates Ferry Road, thence S.62 18'28"W. along said right of way line 1111.26 feet, thence N.00 37'12"W. along the aforesaid West boundary of Section 17 a distance of 1053.60 feet to the aforesaid N.W. corner of Section 17, said point also being the S.E. corner of Section 7, Township 15 South, Range 24 East, thence S.89 40'33"W. along the South boundary of said Section 7 a distance of 332.07 feet, thence N.00 04'56"W. 1320.12 feet to a point on the North boundary of the South 1/2 of the S.E. 1/4 of said Section 7, thence N.89 41'28"E. along said North boundary 329.94 feet to the East boundary of aforesaid Section 7, thence N.00 10'04"W. along said East boundary of Section 7 a distance of 1319.86 feet to the N.E. corner of the S.E. 1/4 of said Section 7, thence continue along the East boundary of said Section 7 N.00 29'46"W. 839.97 feet to a point on the Southwesterly right of way line of State Road No. 40, thence S.56 59'12"E. along said Southwesterly right of way line 531.25 feet, thence S.33 01'47"W. 89.79 feet, thence S.00 11'26"E. 1385.37 feet, thence S.36 25'52"E. 285.41 feet to the waters edge of Lake Waldena, thence Southwesterly, Southerly, Easterly, and Southeasterly along and with said waters edge to a point that bears N.00 17'50"W. from the Point of Beginning, thence S.00 17'50"E. 380.76 feet, more or less, to the Point of Beginning.

WHEREAS, ERIC E. WAGNER, TRUSTEE, IS THE OWNER IN FEE SIMPLE OF ALL PLATTED LANDS DESCRIBED ABOVE, AND

WHEREAS, IT APPEARS THAT OWNERS OF PROPERTY IN THE VICINITY OF THE LANDS HEREIN DESCRIBED AND THE GENERAL PUBLIC WILL NOT BE ADVERSELY AFFECTED BY THE VACATING OF SAID PORTION OF PLAT, AND

WHEREAS, PETITIONER HAS CAUSED NOTICE OF INTENTION TO VACATE PORTION OF PLAT ON SUBJECT MATTER TO BE PUBLISHED IN A NEWSPAPER OF GENERAL CIRCULATION, AS REQUIRED BY CHAPTER 177, FLORIDA STATUTES; AND ALL PERSONS THROUGH SUCH NOTICE WERE INVITED TO COMMENT.

NOW, THEREFORE, BE IT RESOLVED, THAT THE ABOVE DESCRIBED PORTION OF PLAT BE, AND THE SAME IS HEREBY VACATED, AND ALL RIGHTS OF AND INTERESTS OF THE PUBLIC AND OF MARION COUNTY HERETOFORE EXISTING IN THE PLATTED LANDS ABOVE DESCRIBED ARE HEREBY DISCLAIMED AND ABANDONED.

DULY ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS OF MARION COUNTY, FLORIDA, AT THEIR REGULAR MEETING HELD SEPTEMBER 22, 1987

BOARD OF COUNTY COMMISSIONERS

By: Gail Cross CHAIRMAN

ATTEST: Frances E. Thigpin
Frances E. Thigpin CLERK OF THE BOARD

CERTIFIED: A TRUE COPY
FRANCES E. THIGPIN, CLERK
BY M. Williamson D.C.

RECORDED AND RECORD VERIFIED MARION COUNTY FL
1987 OCT 14 PM 3:27
87-065307
Frances E. Thigpin
BY D.Ogle DC

RECORD AND RETURN TO

Frances East
2005 N. 25th Ave.
Lieu Appo. FL 32692