

March 14, 2024

PROJECT NAME: SW 100TH STREET PUD - EAST

PROJECT NUMBER: 2021080035

APPLICATION: IMPROVEMENT PLAN #30222

1 DEPARTMENT: ENRAA - ACQ AGENT ENG ROW

REVIEW ITEM: Improvement 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]."

- 2 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION
REVIEW ITEM: 6.8.11 - Landscape installation
STATUS OF REVIEW: INFO
REMARKS: All installed plant material shall survive in perpetuity
- 3 DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: 2.12.4.C -Owner and applicants name
STATUS OF REVIEW: INFO
REMARKS: Name, address, phone number, and signature of the owner and applicant (these signatures are not required until the final submittal)
- 4 DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: 2.12.6 - Location of water and sewer supply systems with size and capacity (is a SUP needed?)
STATUS OF REVIEW: INFO
REMARKS: defer to MCU
- 5 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW
REVIEW ITEM: 2.1.3 - Order of plan approval
STATUS OF REVIEW: INFO
REMARKS: 7/28/23 - Pending approval of preliminary plat - WM
- 6 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW
REVIEW ITEM: 2.12.4.K - List of approved waivers, conditions, date of approval
STATUS OF REVIEW: INFO
REMARKS: 7/28/23 - Add all approved waivers to cover sheet - WM
- 7 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW
REVIEW ITEM: 2.19.4.C - No Final Plat shall be accepted for filing by the Clerk of the Circuit Court until...an MSBU, CDD, or other special district for the purposes of maintaining the improvements for this plat has been established
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.
- 8 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.
- 9 DEPARTMENT: ENGTRF - TRAFFIC REVIEW
REVIEW ITEM: 6.11.9.A - Traffic signals
STATUS OF REVIEW: INFO

REMARKS: The BCC approved the Development Agreement for the East and West PUDs on 5/16/2023. This agreement requires construction of a new traffic signal on SW 49th Ave at SW 100th St when warranted.

- 10 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 2.12.9/10 - Proposed Drainage Right-of-Way/Easements
STATUS OF REVIEW: INFO
REMARKS: This criteria to be reviewed with the final plat. If infrastructure will be dedicated to an HOA, easements will be required in accordance with the LDC.
- 11 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 2.12.22 - Stormwater Tract/Right-of-Way
STATUS OF REVIEW: INFO
REMARKS: This criteria to be reviewed with the final plat. If infrastructure will be dedicated to an HOA, tracts will be required in accordance with the LDC.
- 12 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.
- 13 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.
- 14 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.
- 15 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 6.13.8.B(3) - Lane Spread Calculations
STATUS OF REVIEW: NO
REMARKS: Please add to the Lane Spread calculations table the corresponding discharge capacity from the Flowmaster outputs so that the generated runoff flow can be readily be compared to the design capacity. The example provided in the text was helpful to understand the design intent. But it appears to be a check of one situation and not for all the appropriate locations.
- 16 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: Please provide a final signed and sealed hard copy signature page with references to the stormwater analysis or final hard copy of the full stormwater analysis.
STATUS OF REVIEW: NO
REMARKS: After all stormwater comments are resolved, please upload a digitally signed and sealed report. A hard copy signed and sealed report can be submitted if desired.
- 17 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: Additional Utilities comments
STATUS OF REVIEW: NO
REMARKS: See changemarks in ePlans re: SS & MH on sheets C011 & C013

See changemarks in ePlans on sheet C009

- 18 DEPARTMENT: 911 - 911 MANAGEMENT
REVIEW ITEM: 2.12.28 - Correct road names supplied
STATUS OF REVIEW: NO
REMARKS: Sheet C010 still has SW 101st PL labeled incorrectly as SW 100th LN in 2 places.
- 19 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION
REVIEW ITEM: 2.12.18 - All trees 10" DBH and larger
STATUS OF REVIEW: NO
REMARKS: 2023 Aerial shows site is heavily wooded, plans do not show the majority of trees on site, are any of the existing trees 30" DBH or greater?
- 20 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION
REVIEW ITEM: 2.12.25 - Marion Friendly Landscape Areas
STATUS OF REVIEW: NO
REMARKS: provide MFLA calculations
- 21 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION
REVIEW ITEM: 6.7.6 - Tree removal submittal requirements
STATUS OF REVIEW: NO
REMARKS: Show all trees to be removed
- 22 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION
REVIEW ITEM: 6.7.8 - Protected tree replacement requirements
STATUS OF REVIEW: NO
REMARKS: Please provide clearer tree replacement calculations. Are trees to remain in the conservation area? if so, should be shown on Landscape Plan
- 23 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION
REVIEW ITEM: 6.7.9 - Replacement trees; general requirements
STATUS OF REVIEW: NO
REMARKS: Provide proposed number of replacement trees
- 24 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION
REVIEW ITEM: 6.8.5 - Landscape area requirements for residential and mixed use developments
STATUS OF REVIEW: NO
REMARKS: 1. Provide landscape area calculations 2. Subdivisions with over 50 lots shall provide HOA documents showing compliance with Florida Friendly Landscaping - unable to locate draft copy
- 25 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION
REVIEW ITEM: 6.9.3 - Irrigation design standards
STATUS OF REVIEW: NO
REMARKS: Plan states irrigation is only until establishment, irrigation system should be permanently installed.
- 26 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION
REVIEW ITEM: Additional Landscape comments
STATUS OF REVIEW: NO
REMARKS: provide copy of PUD 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

DEVELOPMENT REVIEW COMMITTEE WAIVER REQUEST FORM

Date: 3/11/2024 Parcel Number(s): 35695-033-00 Permit Number: 30222

A. PROJECT INFORMATION: Fill in below as applicable:

Project Name: SW 100th Street PUD - East - Improvement Plans 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): Ocala SW 100th LLC
Signature: *Michael W. Radcliffe*
Mailing Address: 4912 Turnbury Wood Drive City: Tampa
State: FL Zip Code: 33647 Phone #: (813) 444-8742
Email address: c/o Dawson Ransome dawsonransome@newstrategyholdings.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): Michael W. Radcliffe Engineering, Inc. Contact Name: Mike Radcliffe
Mailing Address: 2611 SE Lake Weir Avenue City: Ocala
State: FL Zip Code: 34471 Phone #: (352) 629-5500
Email address: info@radcliffeengineering.com

D. WAIVER INFORMATION:

Section & Title of Code (be specific): _____ Sec. 6.8.6 - Buffers
Reason/Justification for Request (be specific): Waiver to use existing vegetation in proposed perimeter buffers and supplement in-fill areas with vegetation as designed by Landscape Architect.

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): _____



**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 30222

DEVELOPMENT REVIEW PLAN APPLICATION

Date: 5-16-2023

A. PROJECT INFORMATION:

Project Name: SW 100th Street PUD - East Reference Project Number: 2021080035
Parcel Number(s): 35695-033-00
Section ²⁸ Township ¹⁶ Range ²¹ Land Use Medium Density Res. Zoning Classification PUD
Commercial Residential Industrial Institutional Mixed Use Other
Type of Plan: IMPROVEMENT PLAN
Property Acreage 45.0 Number of Lots 180 Miles of Roads 1.294
Location of Property with Crossroads 1000 feet west of the intersection of SW 48th Avenue and SW 100th Street
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: Michael W. Radcliffe Contact Name: Michael W. Radcliffe
Mailing Address: 2611 SE Lake Weir Avenue City: Ocala State: FL Zip Code: 34471
Phone # (352) 629-5500 Alternate Phone #
Email(s) for contact via ePlans: info@radcliffeengineering.com

Surveyor:
Firm Name: Rogers Engineering, LLC Contact Name: Rodney Rogers
Mailing Address: 105 SE 3rd Avenue City: Ocala State: FL Zip Code: 34471
Phone # (352) 622-9214 Alternate Phone #
Email(s) for contact via ePlans: rkrogers@rogerseng.com

Property Owner:
Owner: Ocala SW 100th LLC Contact Name: Dawson Ransome
Mailing Address: 4912 Turnbury Wood Drive City: Tampa State: FL Zip Code: 33647
Phone # (813) 444-8742 Alternate Phone #
Email address: dawsonransome@newstrategyholdings.com

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

Revised 6/2021

General Notes:

- SURVEY INFORMATION PROVIDED BY ESP ASSOCIATES FL, INC. (SEE SEPARATE SURVEY SUPPLIED ALONG WITH THIS PLAN.) DATE OF SURVEY: APRIL 1, 2022. VERTICAL DATA IS BASED ON SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT CONTROL POINT "C-197", PUBLISHED ELEVATION = 83.40', NAVD-88. UNLESS OTHERWISE SHOWN, UNDERGROUND IMPROVEMENTS NOT LOCATED. PUBLIC RECORDS NOT SEARCHED BY ESP ASSOCIATES FL, INC. 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.
- SUBJECT TO EASEMENTS, RIGHTS OF WAY, RESTRICTIONS, AND RESERVATIONS OF RECORD. ALL CONSTRUCTION COVERED BY THESE PLANS SHALL COMPLY WITH THE MATERIAL REQUIREMENTS AND QUALITY CONTROL STANDARDS CONTAINED IN THE MARION COUNTY LAND DEVELOPMENT CODE. ALL CONSTRUCTION PERFORMED IN MARION COUNTY RIGHT-OF-WAY REQUIRES A RIGHT-OF-WAY PERMIT.
- ORIENTATION FOR THE IMPROVEMENTS SHOWN HEREON SHOULD NOT BE USED TO RECONSTRUCT BOUNDARY LINES. 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.
- REPRODUCTIONS OF THIS SKETCH ARE NOT VALID UNLESS SEALED WITH AN EMBOSSED ENGINEER'S SEAL.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MARION COUNTY LAND DEVELOPMENT CODE AND THIS PLAN.
- ALL STORMWATER MANAGEMENT SYSTEMS SHALL BE COMPLETED PRIOR TO THE CONSTRUCTION OF IMPERVIOUS AREAS.
- NO CHANGE TO THE WORK AS SHOWN ON THE APPROVED PLANS SHALL BE MADE WITHOUT NOTIFICATION TO AN APPROVAL BY THE OFFICE OF THE COUNTY ENGINEER.
- SIGNAGE MUST BE IN CONFORMANCE WITH THE COUNTY SIGN CODE AND IN ACCORDANCE WITH ALL APPLICABLE FDOT STANDARDS. ALL STOP SIGNS IN THE COUNTY R/W SHALL BE 30" HIGH INTENSITY REFLECTIVE MATERIAL.
- OWNER SHALL PROTECT EXISTING SHADE TREES TO BE SAVED. TREE PROTECTION MUST BE INSTALLED AND INSPECTED. (SEE DETAIL)
- UNDERGROUND IMPROVEMENTS AND UTILITIES, IF ANY, WERE NOT LOCATED, EXCEPT AS SHOWN. UTILITIES AS SHOWN ARE BASED ON ABOVE GROUND EVIDENCE PER SURVEY AND MARION COUNTY G.I.S. INFORMATION.
- THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES AND REPORT ANY DISCREPANCIES (IF ANY) TO THE PROJECT ENGINEER.
- ALL NON-CONDUCTIVE UNDERGROUND PIPING SHALL HAVE LOCATOR WIRE.
- SITE CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANIES FOR CONDUIT INSTALLATION AS REQUIRED FOR ELECTRIC AND TELEPHONE.
- OWNER TO COORDINATE WITH PROJECT ELECTRICAL CONTRACTOR FOR LIGHTING AND ELECTRICAL SERVICE.
- CONTRACTOR SHALL COORDINATE WITH THE FIRE DEPARTMENT FOR FIRE PROTECTION IN COMPLIANCE WITH CURRENT N.F.P.A. CODES AND STANDARDS.
- A TREE REMOVAL PERMIT IS REQUIRED BEFORE ANY TREES CAN BE REMOVED. TREES TO BE SAVED MUST HAVE PROTECTION MEASURES INSTALLED AND INSPECTED BEFORE TREES DESIGNATED FOR REMOVAL ARE REMOVED.
- TREES MAY NOT BE PLANTED AROUND, OVER OR UNDER ANY EXISTING OR PROPOSED POWER LINES. THIS INCLUDES ANY LINE DESIGNED AFTER SITE PLAN APPROVAL. ELECTRICAL DISTRIBUTION EASEMENTS WILL BE PROVIDED FOR EXISTING POWER LINES ON PRIVATE PROPERTY AS MAY BE REQUIRED BY DUKE ENERGY.
- THE SITE SHALL REMAIN FREE OF EXCESS DUST AND DEBRIS AT ALL TIMES. ANY INCIDENCE OF EROSION, SEDIMENTATION, RUNOFF OR DEBRIS OCCURRING OFF-SITE AS A RESULT OF CONSTRUCTION ACTIVITIES ON THIS DEVELOPMENT SHALL BE CORRECTED BY THE CONTRACTOR WITHIN 48 HOURS OF EACH OCCURRENCE.
- PER DIVISION 22, SECTION 2.22.1(1) OF THE MARION COUNTY LAND DEVELOPMENT CODE, A RIGHT-OF-WAY UTILIZATION PERMIT IS REQUIRED FOR ALL CONSTRUCTION, HERBICIDE/PESTICIDE SPRAYING, TREE CLEARING, AND ALL TEMPORARY PRIVATE USE OF PUBLIC RIGHT-OF-WAY.
- ALL AREAS DISTURBED IN THE R/W DURING CONSTRUCTION SHALL BE RESTORED AND SODDED. ALLOW FOR SOD WITH A 1-1/2" UNDERCUT. OTHER AREAS DISTURBED AFTER CONSTRUCTION SHALL BE GRASSED & MULCHED UNLESS SOD IS SPECIFICALLY PROPOSED.
- IF THE CONTRACTOR ENCOUNTERS LIMESTONE DURING EXPANSION OF THE DRA, (THE DRA WILL BE OVER-EXCAVATED AND BACKFILLED TO MEET SENSITIVE KARST AREA BASIN REQUIREMENTS), IF A SINK CHIMNEY IS ENCOUNTERED ON SITE, MAKE REPAIRS IN ACCORDANCE WITH THE REPAIR DETAIL.
- ALL STRIPING WITHIN COUNTY RIGHT-OF-WAY SHALL THERMOPLASTIC AND AT LEAST 6" WIDE WITH 24" STOP BARS. ALL STRIPING SHALL BE 6" WIDE, PAINTED WITH WHITE PAINT, UNLESS OTHERWISE NOTED. ALL STRIPING SHALL CONFORM TO F.D.O.T. SPECIFICATIONS UNLESS OTHERWISE NOTED.
- ASPHALT PAVEMENT AREA TO BE CONSTRUCTED TO THE FOLLOWING SPECIFICATIONS:
 - 1 1/4" SP-9.5 ASPHALTIC CONCRETE
 - 8" LIMEROCK BASE, COMPACTED (98% OF MAX. DENSITY, L.B.R. 100)
 - 12" STABILIZED SUBGRADE (95% OF MAX. DENSITY, ASHTO T-180, L.B.R. 40)
 - OPTIONAL 6" CONCRETE 3000 P.S.I.
- AN AS-BUILT CERTIFICATION SHALL BE PROVIDED TO THE COUNTY ENGINEERING DEPARTMENT BY A DESIGN PROFESSIONAL UPON REVIEW AND APPROVAL OF THE COMPLETED CONSTRUCTION. ALSO, THE PROJECT ENGINEER SHALL SIGN & SUBMIT A STATEMENT OF COMPLETION PRIOR TO THE FINAL INSPECTION.
- UPON COMPLETION OF CONSTRUCTION AND FINAL INSPECTION, AN ELECTRONIC COPY OF THE RECORD DRAWING IN AUTOCAD FORMAT WILL BE PROVIDED TO THE MARION COUNTY ENGINEERING DEPARTMENT.
- ALTERNATIVE PIPE MATERIAL TO RCP MAY BE USED WITH PRIOR APPROVAL FROM THE PROJECT ENGINEER. CONTRACTOR TO GROUT BOTTOM OF STORMWATER STRUCTURES UP TO PIPE INVERT TO PREVENT STANDING WATER.
- SOIL BORING INFORMATION SHOWN ON THIS PLAN SET IS COPIED DIRECTLY FROM GEOTECHNICAL REPORT DATED AUGUST 31, 2022. SOIL BORING INFORMATION IN THE GEOTECHNICAL REPORT WILL TAKE PRECEDENCE OVER ANY DISCREPANCY FOUND BETWEEN THE PLANS AND THE GEOTECHNICAL REPORT.
- 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.

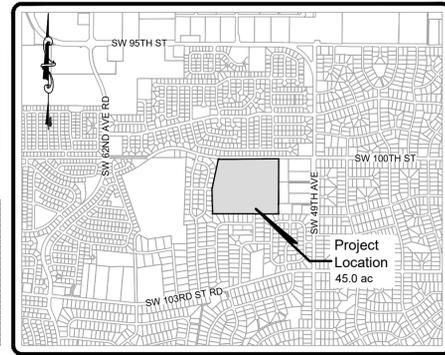
East PUD Development Conditions (211009Z):

- THE PUD SHALL CONSIST OF A TOTAL OF 180 SINGLE-FAMILY DETACHED DWELLINGS UNITS AND ANY NECESSARY ACCESSORY AMENITIES (E.G., CLUBHOUSE, POOL, SPORT FIELD, OPEN SPACE WITH TRAIL) CONSISTENT WITH THE PUD APPLICATION AND PUD CONCEPT PLAN (DATED 7/29/2021; ATTACHED).
- THE DEVELOPER SHALL BE REQUIRED TO FULLY CONSTRUCT SW 100TH STREET, INCLUDING SIDEWALKS, FROM SW 49TH AVENUE ROAD WESTWARD TO SW 62ND AVENUE ROAD IN CONJUNCTION WITH THE COMPANION PUD (211008Z) AND/OR UP TO AND INCLUDING THE SW 54TH COURT INTERSECTION AND THE WOODS & MEADOWS EAST SUBDIVISION AT A MINIMUM. THE PUD SHALL NOT BE DEVELOPED AND/OR CONSTRUCTED AS A GATED COMMUNITY AND SHALL ACCOMMODATE RECIPROCATING INTERCONNECTED STREETS WITH THE ADJOINING SURROUNDING SUBDIVISIONS AS PROPOSED TO BE USED BY THIS PUD.
- THE PUD SHALL HAVE TWO VEHICLE ACCESS POINTS TO SW 100TH STREET.
- NO PUD PROJECT VEHICLE ACCESS SHALL BE ALLOWED TO THE SOUTH TO SW 51ST TERRACE IN THE EMERALD POINT SUBDIVISION.
- GATED EMERGENCY VEHICLE ACCESS IS PERMITTED TO THE WEST TO SW 101ST PLACE IN THE WOODS AND MEADOWS EAST SUBDIVISION. FULL VEHICLE ACCESS AND CONNECTIVITY TO THE WEST TO SW 101ST PLACE IN THE WOODS AND MEADOWS EAST SUBDIVISION SHALL BE EVALUATED AS PART OF THE PUD'S TRAFFIC STUDY AND A FINAL ACCESS MANAGEMENT PLAN (E.G., VEHICLE, BICYCLE, PEDESTRIAN, ETC.) SHALL BE PROVIDED AS PART OF THE PROJECT'S FINAL PUD MASTER PLAN FOR BOARD OF COUNTY COMMISSIONERS REVIEW AND CONSIDERATION AS LISTED IN CONDITION #12.
- CONSTRUCTION ACCESS FOR THE INITIAL DEVELOPMENT OF THE SUBDIVISION INFRASTRUCTURE AND PUD RESIDENTIAL DWELLING UNITS SHALL BE PROVIDED VIA SW 100TH STREET.
- RESIDENTIAL LOTS ALONG THE PROJECT'S WEST BOUNDARY SHARED WITH THE WOODS & MEADOWS EAST SUBDIVISION SHALL COMPLY WITH THE R-1 ZONING CLASSIFICATION'S MINIMUM 70' WIDE LOT WIDTH REQUIREMENT.
- A TYPE "A" BUFFER (MINIMUM 30' WIDE, THREE SHADE TREES AND FIVE ACCENT TREES PER 100 LINEAL FEET) SHALL BE PROVIDED FOR AT LEAST 50% OF THE BUFFER TO BE THREE FEET WITHIN ONE YEAR OF PLANTING) SHALL BE PROVIDED ALONG THE WEST AND SOUTH BOUNDARIES IN THE "REMAINING OPEN SPACE AREA" WHEREIN EXISTING VEGETATION IS MAINTAINED, WITH SUPPLEMENTAL PLANTINGS PROVIDED WHEN EXISTING VEGETATION IS INSUFFICIENT TO MEET THE VEGETATION REQUIREMENTS.
- THE PUD MASTER PLAN (OR EQUIVALENT) SHALL DEMONSTRATE COMPLIANCE WITH THE PROJECT'S OPEN SPACE REQUIREMENTS OF 9.82 ACRES.
- PUD COMMUNITY RECREATION AND AMENITY FACILITIES SHALL BE PROVIDED AS FOLLOWS:
 - THE FINAL PUD MASTER PLAN SUBMITTAL SHALL BE ACCOMPANIED BY DOCUMENTATION DEMONSTRATING CURRENT NATIONAL HOME BUILDING ASSOCIATION RESIDENTIAL AMENITY PACKAGE PRACTICES AND RATES.
 - AMENITIES FOR THE PUD SHALL THEN CONFORM TO THE GREATER OF EITHER THE CITED BUDDER PRACTICES AND RATES NOTED PREVIOUSLY, OR SHALL INCLUDE AT A MINIMUM THE FOLLOWING: 2,500 SQUARE FOOT CLUBHOUSE, POOL, PLAYGROUND, AND BALL/PLAY FIELD (E.G., SOCCER) THAT MAY BE PROVIDED AS A COMPONENT OF THE PUD'S DRAINAGE RETENTION AREA DESIGN ACCEPTABLE TO THE COUNTY ENGINEER, WHICHEVER IS GREATER.
 - THE AMENITY DETAILS AND LOCATIONS SHALL BE PROVIDED AS PART OF THE PUD'S SUBDIVISION INFRASTRUCTURE IMPROVEMENTS, AND THE PROJECT'S FINAL PUD MASTER PLAN SHALL ESTABLISH THE SCHEDULE FOR CONSTRUCTION AND COMPLETION OF THE AMENITIES IN COORDINATION WITH THE PUD'S DEVELOPMENT (E.G., THRESHOLDS FOR INITIATING CONSTRUCTION, THRESHOLDS FOR COMPLETING CONSTRUCTION, ETC.).
- ANY LIGHTING PROVIDED FOR THE PUD'S COMMUNITY RECREATION AND AMENITY FACILITIES, INCLUDING THE PROPOSED PLAY/BALL FIELDS, SHALL COMPLY WITH THE PROVISIONS OF LDC DIVISION 6.19, OUTDOOR LIGHTING IN PARTICULAR IN REGARDS TO PREVENTING DIRECT GLARE AND LIGHT SPILLAGE ON TO ADJACENT STREETS AND PROPERTIES.
- THE PROJECT'S FINAL PUD MASTER PLAN SHALL REQUIRE APPROVAL BY THE MARION COUNTY BOARD OF COUNTY COMMISSIONERS, INCLUDING BEING DULY NOTICED AND ADVERTISED CONSISTENT WITH THE LDC'S NOTICE PROVISIONS AT THE APPLICANT'S EXPENSE.

Development Notes:

- SIDEWALKS ARE PROPOSED ON ONE SIDE OF THE ROADS AND WILL CONNECT TO THE PROPOSED MULTI-MODAL PATH ALONG SW 100TH STREET.
- THIS PUD SHALL MEET SECTION 6.8.5 OF THE MARION COUNTY LDC REGARDING MARION-FRIENDLY LANDSCAPE AREAS (MFLA). DEVELOPER SHALL ALSO PROMOTE PRACTICES AND PRINCIPLES OF LANDSCAPE-FRIENDLY LANDSCAPING (FL) AS DESCRIBED IN THE FLORIDA YARDS AND NEIGHBORHOODS HANDBOOK, AS AMENDED. A PROGRAM WHICH PROMOTES THESE PRINCIPLES SHALL BE INCORPORATED INTO AND MADE PART OF THE RESTRICTIVE COVENANTS.
- THE CONSTRUCTION AND MAINTENANCE OF PRIVATE ROADS, PARKING AREAS, DETENTION AREAS, COMMON AREAS, OPEN SPACE, BUFFERS, COMMON AREA LANDSCAPING WILL BE COORDINATED DURING DEVELOPMENT AND PERPETUALLY AFTER THE SITE IS COMPLETE BY A PROPERTY ASSOCIATION FORMED AND ESTABLISHED FOR SUCH PURPOSES.
- ALL NECESSARY EASEMENTS WILL BE RECORDED PRIOR TO CERTIFICATE OF OCCUPANCY.

IMPROVEMENT PLANS
for
SW 100th STREET PUD - EAST
MARION COUNTY, FLORIDA



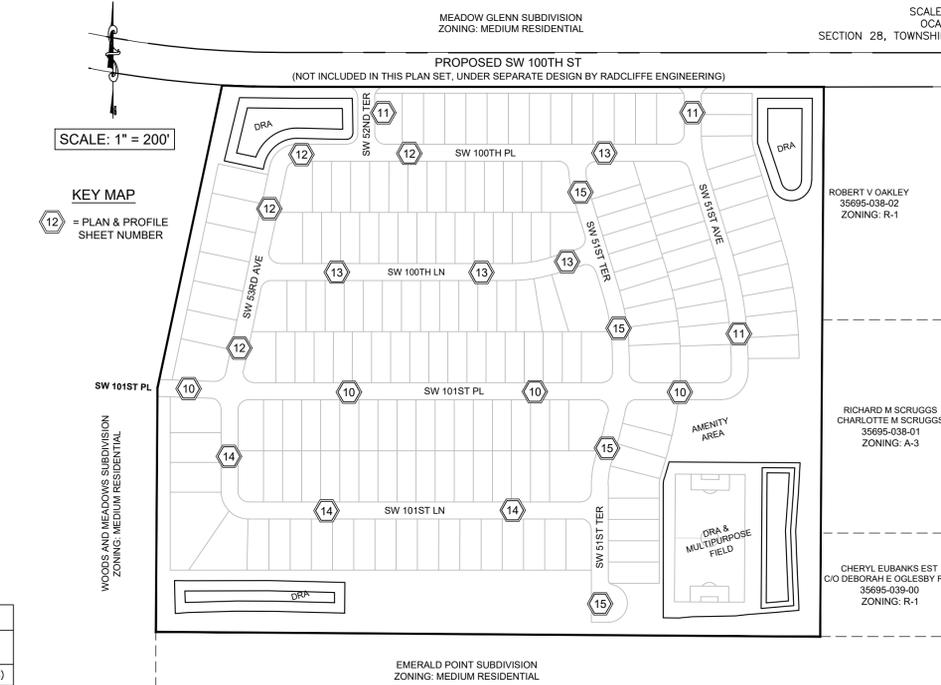
LOCATION MAP
SCALE: 1" = 200'

SECTION 28, TOWNSHIP 16 SOUTH, RANGE 21 EAST
MARION COUNTY PROJECT No. 30222

IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT THEY ARE USING THE LATEST APPROVED AND PERMITTED PLANS PRIOR TO BEGINNING CONSTRUCTION.

CONSTRUCTION STAKEOUT SURVEYOR SHALL BE RESPONSIBLE FOR BENCH MARK & DATUM VERIFICATION. CONTACT PROJECT SURVEYOR FOR BENCH MARK INFORMATION.

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.



MEADOW GLENN SUBDIVISION ZONING: MEDIUM RESIDENTIAL
EMERALD POINT SUBDIVISION ZONING: MEDIUM RESIDENTIAL
WOODS AND MEADOWS SUBDIVISION ZONING: MEDIUM RESIDENTIAL
ROBERT V OAKLEY 35695-038-02 ZONING: R-1
RICHARD M SCRUGGS CHARLOTTE M SCRUGGS 35695-038-01 ZONING: A-3
CHERYL EUBANKS EST CO DEBORAH E OGLEBY REP 35695-039-00 ZONING: R-1

Site Information:

PROJECT NAME: SW 100th STREET PUD - EAST
PROJECT LOCATION: GENERALLY SOUTHWEST OF SW 100th ST & SW 49th AVE
PARCEL NUMBER: 35695-033-00
OWNER: OCALA SW 100th LLC 28 TURBURY WOOD DRIVE TAMPA, FL 33647
CONTACT: JOSEPH TABSHE, MANAGER
TELEPHONE: (813) 444-8742
TOTAL SITE AREA: 45.0 ACRES
EXISTING ZONING: PLANNED UNIT DEVELOPMENT (PUD)
BUFFERS: PROPOSED PER PUD DEVELOPMENT CONDITIONS WEST = 30' FROM WOODS & MEADOWS EAST SUBDIVISION SOUTH = 30' FROM EMERALD POINT SUBDIVISION NORTH = 15' FROM SW 100th ST R/W BOUNDARY EAST = 15' FROM PROPERTY BOUNDARY
PROPOSED LOTS: 180 SINGLE FAMILY LOTS
PROPOSED DENSITY: 180 LOTS/45.0 ACRES = 4.0 LOTS PER ACRE
LAND USE: MEDIUM RESIDENTIAL
PROPOSED ROAD LENGTH: 6,834 LF (1.294 MILES)
MAX. BUILDING HEIGHT: 40 FEET
LAND USE: MEDIUM DENSITY RESIDENTIAL
ZONING: PUD

Sheet Index:

- C001 COVER SHEET
- C002 PREDEVELOPMENT PLAN
- C003 HORIZONTAL CONTROL PLAN (NORTH)
- C004 HORIZONTAL CONTROL PLAN (SOUTH)
- C005 SITE LAYOUT PLAN
- C006 CLEARING & TREE PLAN
- C006A TREE CHART
- C007 DRAINAGE PLAN
- C008 GRADING PLAN
- C019 UTILITY PLAN
- C010-C015 PLAN & PROFILE SHEETS
- C016 SIGNS & SIDEWALK PLAN
- C017-C019 DETAILS
- C020 STORMWATER POLLUTION PREVENTION PLAN (SWPPP)
- S001 BOUNDARY SURVEY (ROGERS - SHEET 1 OF 2)
- S002 TOPOGRAPHIC SURVEY (ROGERS - SHEET 2 OF 2)

Waivers:

- WAIVER GRANTED:**
- WAIVER GRANTED ON 8/8/22 TO SELECTIVELY LOCATE TREES IN THREE (3) 1 ACRE TYPICAL PLOTS, 30' PERIMETER BUFFERS AND ALL TREES GREATER THAN 30" DBH IN LIEU OF COMPLETE TREE LOCATIONS ON 45.0 ACRE PARCEL.
- WAIVERS GRANTED ON 7-17-2023:**
- SEC. 6.12.9(K) - TO ALLOW 15 MPH CURVES WITH APPROPRIATE SIGNAGE.
 - SEC. 6.13.8(B)(7) - MINIMUM STORMWATER PIPE SIZE - TO ALLOW USE OF 15 INCH MINIMUM STORMWATER PIPE WITH SUPPORTING CALCULATIONS.
 - SEC. 2.12.8 - TO ALLOW USE OF SURVEY OLDER THAN 12 MONTHS (PROPERTY SURVEYED MARCH 2022) WITH CONTOURS EXTENDED LESS THAN 100' FROM PROPERTY BOUNDARY.
 - SEC. 6.13.3 - TO ALLOW 10' WIDE DRA MAINTENANCE BERMS.
 - SEC. 6.13.2 - TO REDUCE RIGHT-OF-WAY WIDTH TO 40' WITH 10' EASEMENTS ON EACH SIDE (60' TOTAL).

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;

MICHAEL W. RADCLIFFE, P.E.
FLORIDA REG. ENGINEER. NO. 31170

Public & Private Facilities:

- ROADS WITHIN PUD DEVELOPMENT WILL BE PRIVATE.
- INTERIOR ROADS SHALL BE 24' WIDE PAVEMENT, WITH CURB AND GUTTER. PARKING WILL HAVE HEADER CURB WITH 24' DRIVE AISLES.
- ALL ROAD RIGHT-OF-WAYS TO HAVE A UTILITY & DRAINAGE EASEMENT.
- POTABLE WATER, SANITARY SEWER, ELECTRICAL AND SOLID WASTE COLLECTION SERVICES ARE PUBLIC. THE DEVELOPMENT AND WILL BE PROVIDED BY MARION COUNTY AND SECO ELECTRIC.
- FUTURE PROPOSED SW 100th STREET TO BE PUBLIC. (CURRENTLY UNDER DESIGN BY RADCLIFFE ENGINEERING)

DRAINAGE BASIN	ON-SITE IMPERVIOUS		OFF-SITE IMPERVIOUS		TOTAL IMPERVIOUS AREA PER BASIN	TOTAL BASIN AREAS
	EXISTING	PROPOSED	EXISTING	PROPOSED		
DB 5.0	-0-	227,640 SF (5.23 Ac)(35.6%)	-0-	45,910 SF (1.05 Ac)(10.0%)	273,550 SF (6.28 Ac)(42.7%)	640,512 SF (14.70 Ac)(100%)
DB 6.0	-0-	183,372 SF (4.21 Ac)(39.9%)	-0-	-0-	183,372 SF (4.21 Ac)(39.9%)	459,039 SF (10.54 Ac)(100%)
DB 7.0	-0-	119,399 SF (2.74 Ac)(23.4%)	-0-	43,676 SF (1.00 Ac)(8.6%)	163,075 SF (3.74 Ac)(32.0%)	509,267 SF (11.69 Ac)(100%)
DB 8.0	-0-	159,335 SF (3.66 Ac)(31.9%)	-0-	-0-	159,335 SF (3.66 Ac)(31.9%)	499,625 SF (11.47 Ac)(100%)
					TOTAL 779,332 SF (17.89 Ac)(37.0%)	2,108,443 SF (48.40 Ac)(100%)

Drainage Design Summary:

THIS PROPERTY WILL HAVE PRIVATE ON-SITE RETENTION AREAS HANDLING THE 100 YR./24 HR. POST (11.0") STORM EVENT THIS MEETING SWFWM REQUIREMENTS FOR WATER QUALITY TREATMENT. STORM WATER FROM THE 55.8 AC SITE WILL BE ACCOMMODATED IN MULTIPLE DRAINAGE RETENTION AREAS EACH CONTAINED WITHIN AN INDIVIDUAL BASIN. STORMWATER RUNOFF FROM THIS PROJECT WILL BE COLLECTED THROUGH A SERIES OF DRAINAGE INLETS, UNDERGROUND PIPES, GUTTERS, OVERLAND FLOW AND SINKS WHICH DISCHARGE INTO PROPOSED DRAINAGE RETENTION AREAS (DRA) FOR WATER QUALITY AND/OR WATER QUANTITY ATTENUATION AS REQUIRED BY MARION COUNTY AND SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT.

EXISTING SOIL TYPE = ApB (APOPKA) HYDROLOGIC SOIL GROUP = A
 A8 (ASTALA) HYDROLOGIC SOIL GROUP = A
 CgB (CANDLER) HYDROLOGIC SOIL GROUP = A

DESIGN TO MEET MARION COUNTY STORMWATER QUALITY CRITERIA PER SECTION 6.13.6.A(3)(C):

- DRY RETENTION SYSTEMS THAT HAVE A DEPTH OF SIX FEET OR LESS, MEASURED FROM TOP OF BANK TO POND BOTTOM, WITH SIDE SLOPES THAT ARE NO STEEPER THAN 4:1 AND SODDED BOTTOMS

STORMWATER MANAGEMENT DESIGN TO BE COMPLETED DURING FINAL IMPROVEMENT PLAN STAGE AND PERMITTED THROUGH MARION COUNTY AND SWFWM.

Maintenance and Operation Schedule for Stormwater Management System:

- BASINS SHALL BE CLEANED AND MOWED REGULARLY TO AVOID EXCESSIVE VEGETATIVE GROWTH AT LEAST MONTHLY DURING WINTER MONTHS AND BI-WEEKLY DURING THE GROWING SEASON.
- THE BASINS SHALL BE CLEANED OUT ANNUALLY OF ACCUMULATED SEDIMENTATION BUILDUP. THE BASINS ARE SHOWING EXCESSIVE SEDIMENTATION AT THE BASIN BOTTOM. THE BASIN BOTTOM SHALL BE SCRAPPED CLEAN MORE FREQUENTLY.
- BASIN SIDE SLOPES SHALL BE MAINTAINED WITH A GOOD STAND OF GRASS DURING ALL SEASONS TO AVOID EROSION.
- REMEDIAL ACTION MAY BE REQUIRED, IF THE BASINS DO NOT DRAW DOWN PROPERLY AND MAINTAIN STANDING WATER FOR AN EXTENDED PERIOD OF TIME. THE ENGINEER SHALL BE NOTIFIED TO ASSIST IN THE IMPLEMENTATION OF THE REMEDIAL ACTION.

Flood Certification:

FLOOD ZONE "X" - AN AREA OF MINIMAL FLOODING ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT ADMINISTRATION (FEMA) PER THE MARION COUNTY GEOGRAPHIC INFORMATION SYSTEMS WEB PAGE LOCATED AT: <http://www.marioncountyfl.org>

Environmental:

ECOLOGICAL ASSESSMENT DONE BY OTHERS. SEE REPORT DATED FEBRUARY 2021.

Tree Planting & Landscaping Requirements:

SEE SEPARATE LANDSCAPE PLAN BY OTHERS.

Statement of Intent:

INFRASTRUCTURE & CONSTRUCTION FOR SITE DEVELOPMENT OF 180 PRIVATELY OWNED SINGLE FAMILY HOMES AND ASSOCIATED PUBLIC USE FACILITIES. CONSTRUCTION IS PROPOSED IN A SINGLE PHASE.

Existing Conditions:

THE SITE IS SITUATED ON HEAVILY WOODED ROLLING HILLS SURROUNDED BY THE EXISTING SINGLE-FAMILY DEVELOPMENTS. NATURAL WOODED BUFFERS WILL BE PRESERVED AROUND THE PROJECT PERIMETER. SANDY WELL DRAINED SOILS ARE FOUND THROUGHOUT THE PROPERTY. DRAINAGE AND STORMWATER CONTROLS WILL BE PROVIDED TO MEET SWFWM AND MARION COUNTY STANDARDS.

Description:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 28, TOWNSHIP 16 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA; THENCE GO ALONG THE EAST LINE OF SAID SECTION 28, S00°36'37"W, A DISTANCE OF 40.00 FEET; THENCE GO ALONG THE SOUTH RIGHT OF WAY LINE OF BELMONT BLVD, N89°47'13"W, A DISTANCE OF 828.31 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID SOUTH RIGHT OF WAY LINE N89°47'13"W, A DISTANCE OF 1274.02 FEET TO A POINT OF CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 2440.00 FEET, A CENTRAL ANGLE OF 03°24'13" AND AN ARC DISTANCE OF 144.95 FEET; THENCE LEAVING SAID SOUTH RIGHT OF WAY LINE S21°19'53"W, A DISTANCE OF 725.71 FEET; THENCE S00°36'37"W, A DISTANCE OF 575.17 FEET; THENCE S89°23'23"E, A DISTANCE OF 1564.30 FEET; THENCE N00°36'37"E, A DISTANCE OF 1291.33 FEET TO THE POINT OF BEGINNING.

Fire Protection:

- FIRE HYDRANTS WILL BE INSTALLED TO PROVIDE COVERAGE OF BUILDINGS AND. SEE PLANS FOR LOCATIONS.
- FIRE HYDRANTS MAXIMUM DISTANCE TO CLOSEST POINT ON A BUILDING = 500'. MAXIMUM DISTANCE BETWEEN FIRE HYDRANTS = 1000'.
- MIN. 6" WATER MAIN (SEE WATER-SEWER PLAN) TO PROVIDE FIRE FLOW TO HYDRANTS. FIRE DEPARTMENT CONNECTIONS AND BACK FLOW PREVENTION DEVICES TO BE INSTALLED AS REQUIRED BY FIRE MARSHALL.

Sign Standards:

- THE FOLLOWING SIGN STANDARDS ARE PROPOSED WITH THIS APPROVAL:
- RESIDENTIAL PD IDENTIFICATION SIGNS SHALL BE ALLOWED AT THE PRINCIPAL ENTRANCES TO INDIVIDUAL SUBDIVISIONS, WITH A MAXIMUM AREA OF 60 SQUARE FEET EACH.
 - PARCEL AND CLUBHOUSE IDENTIFICATION SIGNS SHALL BE ALLOWED AT PRINCIPLE ENTRANCES TO EACH PARCEL, WITH A MAXIMUM AREA OF 24 SQUARE FEET EACH.

Underground Electric:

ALL ELECTRIC WILL BE UNDERGROUND. UNDERGROUND ELECTRIC PLAN TO BE COORDINATED WITH SECO ELECTRIC SERVICE.

Outdoor Lighting:

OUTDOOR STREET LIGHTING TO BE COORDINATED WITH SECO ELECTRIC.

Concurrency Deferral Elected Note:

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 THE CONCURRENCY REVIEW AND/OR APPROVAL HAS BEEN DEFERRED TO LATER DEVELOPMENT REVIEW STAGES, SUCH AS, BUT NOT LIMITED TO, BUILDING PERMIT REVIEW.

Cross Access Easement:

NONE PROVIDED AS THIS IS A PRIVATE DEVELOPMENT.

Traffic Impact Analysis:

SEE SEPARATE TRAFFIC IMPACT ANALYSIS FOR OCALA SW 100th PUD BY VHB DATED APRIL 2022.

Springs Protection Zone:

THIS PROJECT LIES WITHIN THE SECONDARY SPRINGS PROTECTION ZONE FOR MARION COUNTY.

Owner's Certification:

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

BY: JOSEPH TABSHE, MANAGER DATE

Design Professionals:

DESIGN SUBJECT	COMPANY	CONTACT PERSON	PHONE NUMBER
ENGINEER	RADCLIFFE ENGINEERING	MICHAEL W. RADCLIFFE, P.E.	(352) 629-5500
SURVEYOR	ROGERS ENGINEERING, LLC	RODNEY ROGERS	(352) 622-9214
DEVELOPER	NEW STRATEGY HOLDINGS, LLC	DAWSON RANSOME	(813) 444-8742

Utility Contacts:

UTILITY	COMPANY	CONTACT PERSON	PHONE NUMBER
ELECTRIC	SECO ELECTRIC	JERRY BOLDUC	(352) 237-4107
TELEPHONE	CENTURY LINK	GREG SCHMID	(352) 401-6555
CABLE	SPECTRUM	KENNETH POWELL	(352) 330-2905
WATER	MARION COUNTY UTILITIES	CUSTOMER SERVICE 247/365	(352) 307-6000
SEWER	MARION COUNTY UTILITIES	CUSTOMER SERVICE 247/365	(352) 307-6000
FIRE	MARION COUNTY FIRE DEPT.	KEN MCCANN	(352) 291-8000

Date	By	Revisions
2-13-23	OSB	REVISIONS PER COUNTY COMMENTS

Drawn	Checked	Scale
MWR	MWR	1" = 200'

MWR MICHAEL W. RADCLIFFE ENGINEERING, INC.
 2011 SE US HWY 170, Suite 1000, Ocala, FL 34471 (352) 639-5500 FAX (352) 639-5501
 License No. EB-000198 • Michael W. Radcliffe P.E. #111170 • Christopher A. Cain E.L. #4638

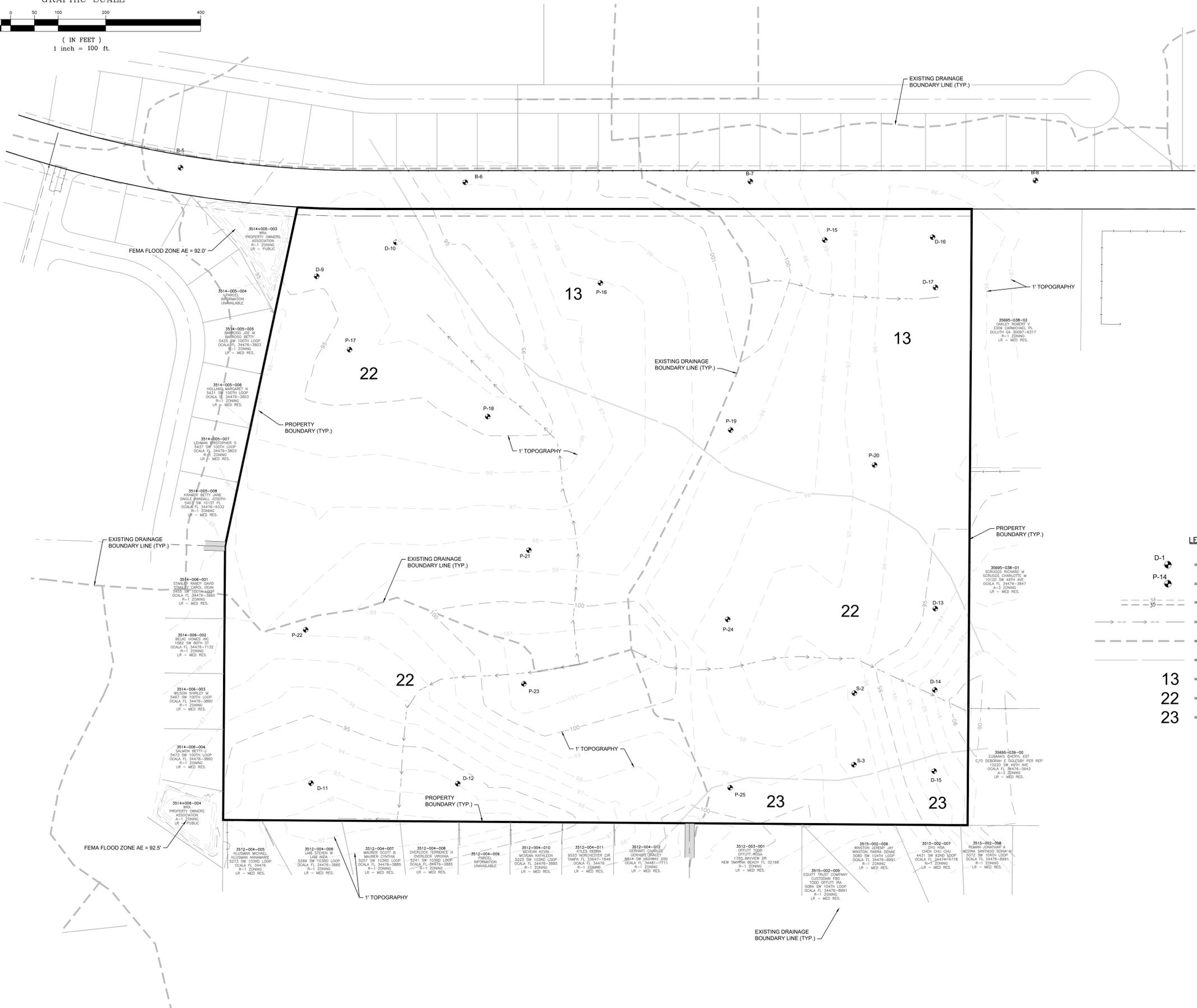
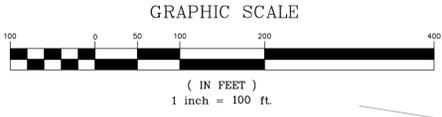
Project Name: SW 100th St. PUD - East - Improvement Plans - Marion Co. FL
 Sheet Name: _____

Revisions to Plan Set
 THIS DATE INDICATES THE LATEST DATE AT WHICH ANY PART OF THIS PLAN SET WAS REVISED.

Sheet No.
C001 of C020

SIGNATURE DATE
 THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY MICHAEL W. RADCLIFFE, P.E. ON THE DATE ADJACENT TO THE SEAL.
 PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNING AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

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MARION COUNTY PROJECT
No. 30222

- LEGEND**
- D-1 = DRA SOIL BORING
 - P-14 = ROAD SOIL BORING
 - 94 ---
--- 95 --- = EXISTING GROUND CONTOUR LINES
 - → → = EXISTING TIME OF CONCENTRATION LINE
 - - - - - = EXISTING DRAINAGE BREAKLINE
 - - - - - = SOIL TYPE BREAKLINE
 - 13 = ASTATULA SANDS
 - 22 = CANDLER SANDS
 - 23 = CANDLER SANDS

Date	By	Revised
12-13-23	OSB	REVISIONS PER CITY COMMENTS

Scale	1" = 100'
Project	2022-06E
Drawn	TJR/OSB
Checked	NWR
Date	5-24-2023
File	SW05PUD East Imp. Plans Sheets.dwg

MICHAEL W. RADCLIFFE ENGINEERING, INC.
 2811 S.E. Lake Weir Avenue
 Ocala, FL 34471 (352) 829-5500 FAX (352) 678-1010
 Ocala, FL 34476-3847
 Certificate No. EB-00698 • Michael W. Radcliffe P.E. #3170 • Christopher A. Cain P.E. #4588
 www.radcliffeengineering.com

Project Name: SW 100th St. PUD - East - Improvement Plans - Marion Co. FL
 Sheet Name: Predevelopment Plan

Sheet No.
C002
of
C020

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Curve Table					
CURVE #	LENGTH	RADIUS	DELTA	CHORD LEN.	CH. BEAR.
C292	34.86	25.00	79°53'54"	32.11	N52°04'44"W
C293	88.35	65.00	77°52'54"	81.71	S51°04'14"W
C294	39.27	25.00	90°00'00"	35.36	N45°00'41"E
C295	39.27	25.00	90°00'00"	35.36	S44°59'19"E
C296	39.27	25.00	90°00'00"	35.36	N45°00'41"E
C297	33.98	25.00	77°52'54"	31.43	S51°04'14"W
C298	37.62	25.00	86°13'09"	34.17	N46°52'45"W
C299	68.67	295.00	13°20'15"	68.52	S10°26'18"E
C300	39.27	25.00	90°00'00"	35.36	N27°53'34"E
C301	39.05	280.00	7°59'27"	39.02	N76°53'17"E
C302	44.61	280.00	9°07'40"	44.56	S85°26'51"W
C303	44.56	25.00	102°07'06"	38.89	S38°55'46"E
C304	33.98	25.00	77°52'54"	31.43	S51°04'14"W
C305	7.91	320.00	12°51'02"	7.91	S89°18'10"W

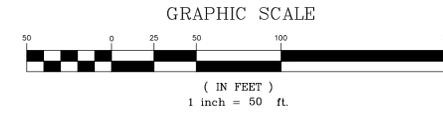
Curve Table					
CURVE #	LENGTH	RADIUS	DELTA	CHORD LEN.	CH. BEAR.
C306	42.65	320.00	7°38'10"	42.62	S84°46'34"W
C307	43.00	320.00	7°41'57"	42.97	S77°06'30"W
C308	39.27	25.00	90°00'00"	35.36	N62°06'26"W
C309	86.84	480.00	10°21'58"	86.73	N11°55'27"W
C310	54.56	480.00	6°30'44"	54.53	N3°29'05"W
C311	7.14	480.00	0°51'09"	7.14	N0°11'51"E
C312	39.00	25.00	89°23'15"	35.17	N45°19'03"E
C313	44.56	25.00	102°07'06"	38.89	S38°55'46"E
C314	41.57	25.00	95°15'50"	36.94	S42°22'46"W
C315	32.44	25.00	74°20'10"	30.21	N52°49'15"W
C316	43.58	760.00	3°17'08"	43.58	N15°27'52"W
C317	52.22	760.00	3°56'12"	52.21	N11°51'12"W
C318	52.22	760.00	3°56'12"	52.21	N7°55'00"W
C319	52.22	760.00	3°56'12"	52.21	N3°58'48"W

Curve Table					
CURVE #	LENGTH	RADIUS	DELTA	CHORD LEN.	CH. BEAR.
C320	23.65	760.00	1°46'58"	23.65	N10°17'12"W
C321	39.37	25.00	90°14'24"	35.43	N44°53'29"E
C322	36.10	620.04	3°20'11"	36.10	N15°26'16"W
C323	43.97	657.37	3°49'57"	43.96	N11°51'12"W
C324	43.97	623.53	4°02'27"	43.96	N7°55'00"W
C325	43.97	630.78	3°59'40"	43.97	N3°59'57"W
C326	53.96	626.00	4°56'19"	53.94	N14°38'19"W
C327	53.84	654.68	4°42'43"	53.82	N9°48'49"W
C328	53.84	625.97	4°55'41"	53.82	N4°59'37"W
C329	6.39	1060.28	0°20'43"	6.39	S2°17'51"E
C330	39.49	25.00	90°30'41"	35.51	S44°43'59"E
C331	21.37	520.00	2°21'17"	21.37	N1°24'22"W
C332	43.74	520.00	4°49'12"	43.73	N4°59'37"W
C333	43.74	520.00	4°49'12"	43.73	N9°48'49"W

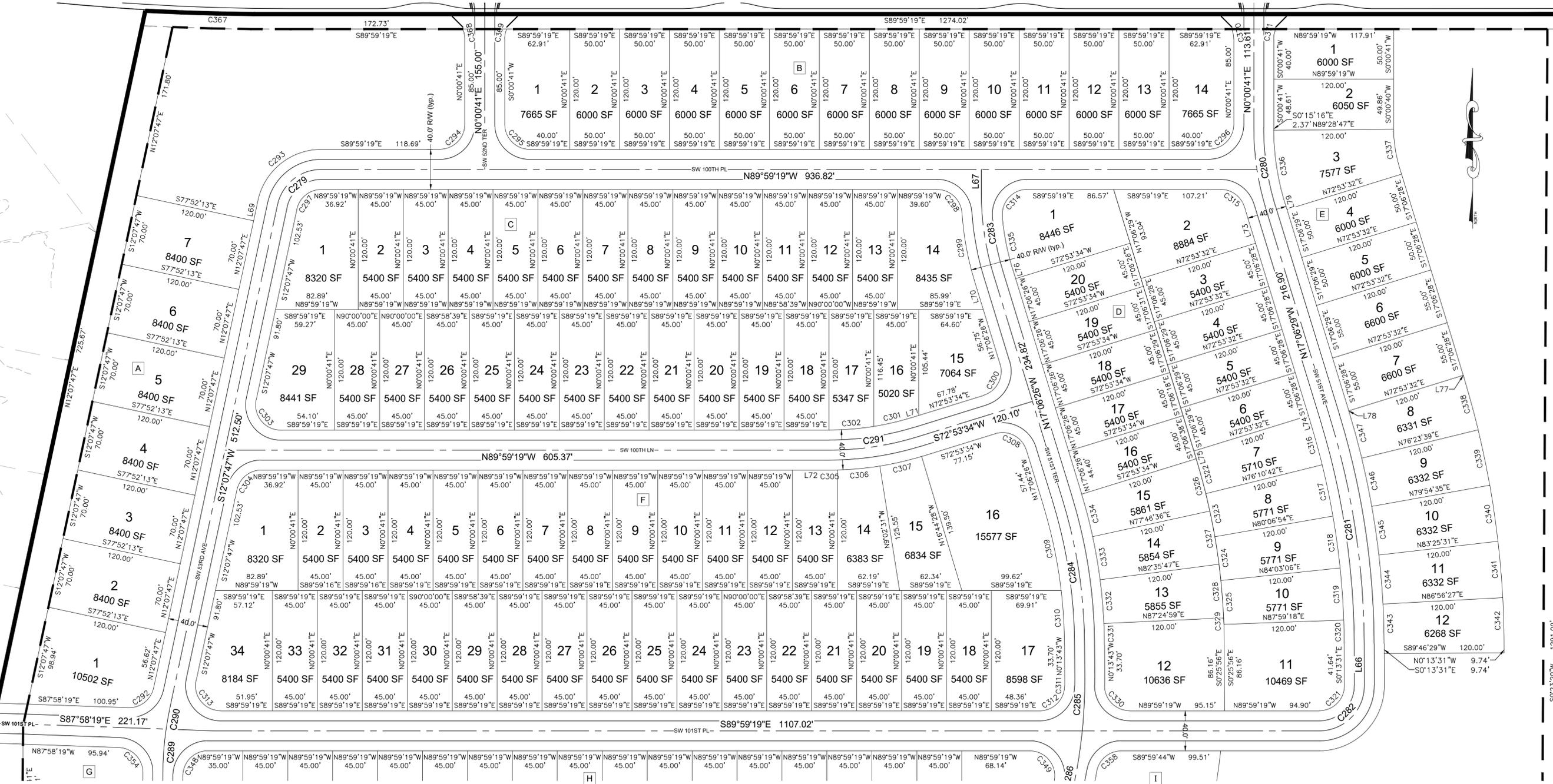
Curve Table					
CURVE #	LENGTH	RADIUS	DELTA	CHORD LEN.	CH. BEAR.
C334	43.73	520.00	4°49'05"	43.71	N14°37'57"W
C335	52.76	255.00	11°51'16"	52.67	S11°10'48"E
C336	73.82	255.00	16°35'16"	73.57	S8°48'51"E
C337	39.31	135.00	16°40'54"	39.17	S8°51'40"E
C338	56.22	919.97	3°30'05"	56.21	S15°21'24"E
C339	56.45	919.90	3°30'58"	56.44	S11°50'53"E
C340	56.45	919.87	3°30'58"	56.44	S8°19'57"E
C341	56.45	919.89	3°30'58"	56.44	S4°49'01"E
C342	45.45	919.94	2°49'52"	45.45	N1°38'37"W
C343	39.52	800.00	2°49'49"	39.51	N1°38'38"W
C344	49.09	800.00	3°30'56"	49.08	N4°49'01"W
C345	49.09	800.00	3°30'56"	49.08	N8°19'57"W
C346	49.09	800.00	3°30'56"	49.08	N11°50'53"W
C347	48.89	800.00	3°30'04"	48.88	N15°21'24"W

Curve Table					
CURVE #	LENGTH	RADIUS	DELTA	CHORD LEN.	CH. BEAR.
C348	39.27	25.00	90°00'00"	35.36	S45°00'41"W
C349	44.52	25.00	102°02'03"	38.87	N38°58'18"W
C350	38.65	480.00	4°36'47"	38.64	N14°21'07"E
C351	63.92	220.00	16°38'50"	63.70	S8°20'06"W
C352	39.27	25.00	90°00'00"	35.36	N45°00'41"E
C353	39.27	25.00	90°00'00"	35.36	S44°59'19"E
C354	38.39	25.00	87°59'00"	34.73	N43°58'49"W
C355	49.34	64.96	4°33'12"	48.17	S23°29'40"E
C356	49.36	64.97	4°33'13"	48.18	S66°59'03"E
C357	39.27	25.00	90°00'00"	35.36	N44°59'19"W
C358	34.89	25.00	79°57'16"	32.12	S50°01'06"W
C359	85.83	640.00	7°41'02"	85.77	N10°07'22"E
C360	30.09	640.00	2°41'37"	30.09	N15°18'42"E
C361	17.43	60.00	16°38'50"	17.37	S8°20'06"W

Curve Table					
CURVE #	LENGTH	RADIUS	DELTA	CHORD LEN.	CH. BEAR.
C362	8.09	10.00	46°22'50"	7.88	S23°10'45"E
C363	44.68	180.00	14°13'25"	44.57	S7°07'23"W
C364	7.61	180.00	2°25'25"	7.61	S15°26'48"W
C365	24.45	520.00	2°41'37"	24.44	N15°18'42"E
C366	35.61	520.00	3°55'25"	35.60	N12°00'11"E
C367	145.14	2440.00	3°24'29"	145.12	S88°43'25"E
C368	10.29	25.00	23°34'41"	10.22	N11°46'40"W
C369	10.29	25.00	23°34'41"	10.22	S11°48'01"W
C370	10.29	25.00	23°34'41"	10.22	N11°46'40"W
C371	10.29	25.00	23°34'41"	10.22	S11°48'01"W



MARION COUNTY PROJECT
No. 30222



Project Name: SW 100th St. PUD - East - Improvement Plans - Marion Co. FL
 Sheet Name: Horizontal Control (North)
 Scale: 1" = 50'
 Project: 2022-06E
 Date: 5-24-2023
 Drawn: MWR
 Checked: MWR
 The SW 100th St. PUD East Imp. Plans Sheets.ewg
 MICHAEL W. RADLITZKE ENGINEERING, INC.
 2811 S.E. Lake Weir Avenue, Ocala, FL 34471 (352) 828-5500 FAX (352) 639-1018
 Certificate No. EB-000698 • Michael W. Radlitzke P.E. #3170 • Christopher A. Cain P.E. #4658
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 Sheet No. C003 of C020

Curve Table					
CURVE #	LENGTH	RADIUS	DELTA	CHORD LEN.	CH. BEAR.
C292	34.86	25.00	79°53'54"	32.11	N52°04'44"E
C293	88.35	65.00	77°52'54"	81.71	S51°04'14"W
C294	39.27	25.00	90°00'00"	35.36	N45°00'41"E
C295	39.27	25.00	90°00'00"	35.36	S44°59'19"E
C296	39.27	25.00	90°00'00"	35.36	N45°00'41"E
C297	33.98	25.00	77°52'54"	31.43	S51°04'14"W
C298	37.62	25.00	86°13'09"	34.17	N46°52'45"W
C299	68.67	295.00	13°20'15"	68.52	S10°26'18"E
C300	39.27	25.00	90°00'00"	35.36	N27°53'34"E
C301	39.05	280.00	7°59'27"	39.02	N76°53'17"E
C302	44.61	280.00	9°07'40"	44.56	S85°26'51"W
C303	44.56	25.00	102°07'06"	38.89	S38°55'46"E
C304	33.98	25.00	77°52'54"	31.43	S51°04'14"W
C305	7.91	320.00	12°5'02"	7.91	S89°18'10"W

Curve Table					
CURVE #	LENGTH	RADIUS	DELTA	CHORD LEN.	CH. BEAR.
C306	42.65	320.00	7°38'10"	42.62	S84°46'34"W
C307	43.00	320.00	7°41'57"	42.97	S77°06'30"W
C308	39.27	25.00	90°00'00"	35.36	N62°06'26"W
C309	86.84	480.00	10°21'58"	86.73	N11°55'27"W
C310	54.56	480.00	6°30'44"	54.53	N3°29'05"W
C311	7.14	480.00	0°51'08"	7.14	N0°11'51"E
C312	39.00	25.00	89°23'15"	35.17	N45°19'03"E
C313	44.56	25.00	102°07'06"	38.89	S38°55'46"E
C314	41.57	25.00	95°15'50"	36.94	S42°22'46"W
C315	32.44	25.00	74°20'10"	30.21	N52°49'15"W
C316	43.58	760.00	3°17'08"	43.58	N15°27'52"W
C317	52.22	760.00	3°56'12"	52.21	N11°51'12"W
C318	52.22	760.00	3°56'12"	52.21	N7°55'00"W
C319	52.22	760.00	3°56'12"	52.21	N3°58'48"W

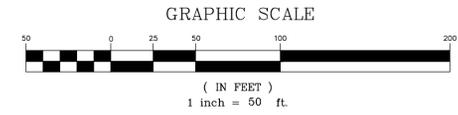
Curve Table					
CURVE #	LENGTH	RADIUS	DELTA	CHORD LEN.	CH. BEAR.
C320	23.65	760.00	1°46'58"	23.65	N1°07'12"W
C321	39.37	25.00	90°14'24"	35.43	N44°53'29"E
C322	36.10	620.04	3°20'11"	36.10	N15°26'16"W
C323	43.97	657.37	3°49'57"	43.96	N11°51'12"W
C324	43.97	623.53	4°02'27"	43.96	N7°55'00"W
C325	43.97	630.78	3°59'40"	43.97	N3°57'57"W
C326	53.96	626.00	4°56'19"	53.94	N14°38'19"W
C327	53.84	654.68	4°42'43"	53.82	N9°48'49"W
C328	53.84	625.97	4°55'41"	53.82	N4°59'37"W
C329	6.39	1060.28	0°20'43"	6.39	S2°17'51"E
C330	39.49	25.00	90°30'41"	35.51	S44°43'59"E
C331	21.37	520.00	2°21'17"	21.37	N1°24'22"W
C332	43.74	520.00	4°49'12"	43.73	N4°59'37"W
C333	43.74	520.00	4°49'12"	43.73	N9°48'49"W

Curve Table					
CURVE #	LENGTH	RADIUS	DELTA	CHORD LEN.	CH. BEAR.
C334	43.73	520.00	4°49'05"	43.71	N14°37'57"W
C335	52.76	255.00	11°51'16"	52.67	S11°10'48"E
C336	73.82	255.00	16°35'16"	73.57	S8°48'51"E
C337	39.31	135.00	16°40'54"	39.17	S8°51'40"E
C338	56.22	919.97	3°30'05"	56.21	S15°21'24"E
C339	56.45	919.90	3°30'58"	56.44	S11°50'53"E
C340	56.45	919.87	3°30'58"	56.44	S8°19'57"E
C341	56.45	919.89	3°30'58"	56.44	S4°49'01"E
C342	45.45	919.94	2°49'52"	45.45	N1°38'37"W
C343	39.52	800.00	2°49'49"	39.51	N1°38'38"W
C344	49.09	800.00	3°30'56"	49.08	N4°49'01"W
C345	49.09	800.00	3°30'56"	49.08	N8°19'57"W
C346	49.09	800.00	3°30'56"	49.08	N11°50'53"W
C347	48.89	800.00	3°30'04"	48.88	N15°21'24"W

Curve Table					
CURVE #	LENGTH	RADIUS	DELTA	CHORD LEN.	CH. BEAR.
C348	39.27	25.00	90°00'00"	35.36	S45°00'41"W
C349	44.52	25.00	102°02'03"	38.87	N38°58'18"W
C350	38.65	480.00	4°36'47"	38.64	N14°21'07"E
C351	63.92	220.00	16°38'50"	63.70	S8°20'06"W
C352	39.27	25.00	90°00'00"	35.36	N45°00'41"E
C353	39.27	25.00	90°00'00"	35.36	S44°59'19"E
C354	38.39	25.00	87°59'00"	34.73	N43°58'49"W
C355	49.34	64.96	4°33'12"	48.17	S23°29'40"E
C356	49.36	64.97	4°33'13"	48.18	S66°59'03"E
C357	39.27	25.00	90°00'00"	35.36	N44°59'19"W
C358	34.89	25.00	79°57'16"	32.12	S50°01'06"W
C359	85.83	640.00	7°41'02"	85.77	N10°07'22"E
C360	30.09	640.00	2°41'37"	30.09	N15°18'42"E
C361	17.43	60.00	16°38'50"	17.37	S8°20'06"W

Curve Table					
CURVE #	LENGTH	RADIUS	DELTA	CHORD LEN.	CH. BEAR.
C362	8.09	10.00	46°22'50"	7.88	S23°10'45"E
C363	44.68	180.00	14°13'25"	44.57	S7°07'23"W
C364	7.61	180.00	2°25'25"	7.61	S15°26'48"W
C365	24.45	520.00	2°41'37"	24.44	N15°18'42"E
C366	35.61	520.00	3°55'25"	35.60	N12°00'11"E
C367	145.14	2440.00	3°24'29"	145.12	S88°43'25"E
C368	10.29	25.00	23°34'41"	10.22	N11°46'40"W
C369	10.29	25.00	23°34'41"	10.22	S11°48'01"W
C370	10.29	25.00	23°34'41"	10.22	N11°46'40"W
C371	10.29	25.00	23°34'41"	10.22	S11°48'01"W

MARION COUNTY PROJECT
No. 30222



Scale: 1" = 50'

Project: 2022-06E

Date: 5-24-2023

Drawn: MWR

Checked: MWR

Project Name: SW 100th St. PUD - East - Improvement Plans

Sheet Name: Marion Co. FL

Horizontal Control (South)

Sheet No. C004 of C020

REVISIONS PER CITY COMMENTS

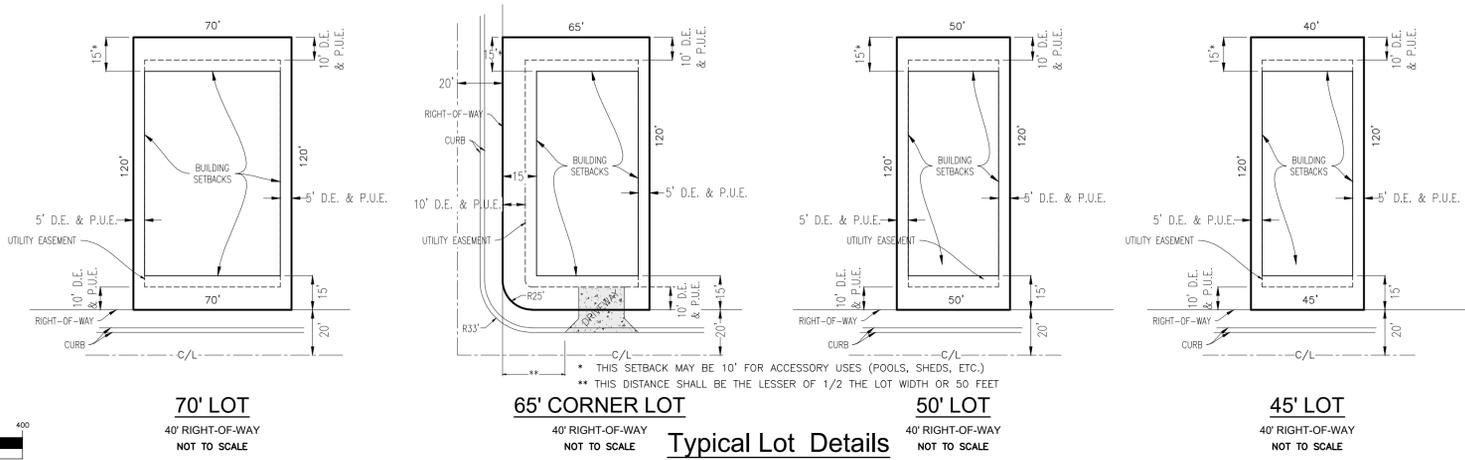
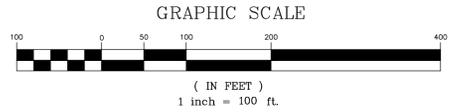
12-13-23 OSB

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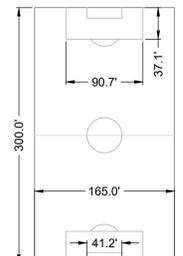
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- Legend:**
- BUILDING SETBACK
 - PROPOSED BUFFER
 - ROAD CENTERLINE
 - PROPOSED DRAINAGE RETENTION AREA (TOP OF BANK)
 - PROPERTY BOUNDARY

- NUMBER OF LOTS (PER BLOCK)** 14
- OPEN SPACE AREA** [Pattern]
- DRA AREA (25% OF TOTAL COUNTED AS OPEN SPACE)** [Pattern]
- MULTI-PURPOSE FIELD / DRA AREA (100% OF TOTAL COUNTED AS OPEN SPACE)** [Pattern]

MARION COUNTY PROJECT No. 30222



PROPOSED SOCCER / MULTIPURPOSE FIELD (HIGH SCHOOL REGULATION)

TYPICAL LOTS:
 45' WIDE X 120' DEEP = 118
 50' WIDE X 120' DEEP = 51
 70' WIDE X 120' DEEP = 11
 END LOTS TYPICALLY 15'± WIDER
TOTAL LOTS = 180

Open Space:

SITE AREA: 1,962,639 SF (45.00 AC)

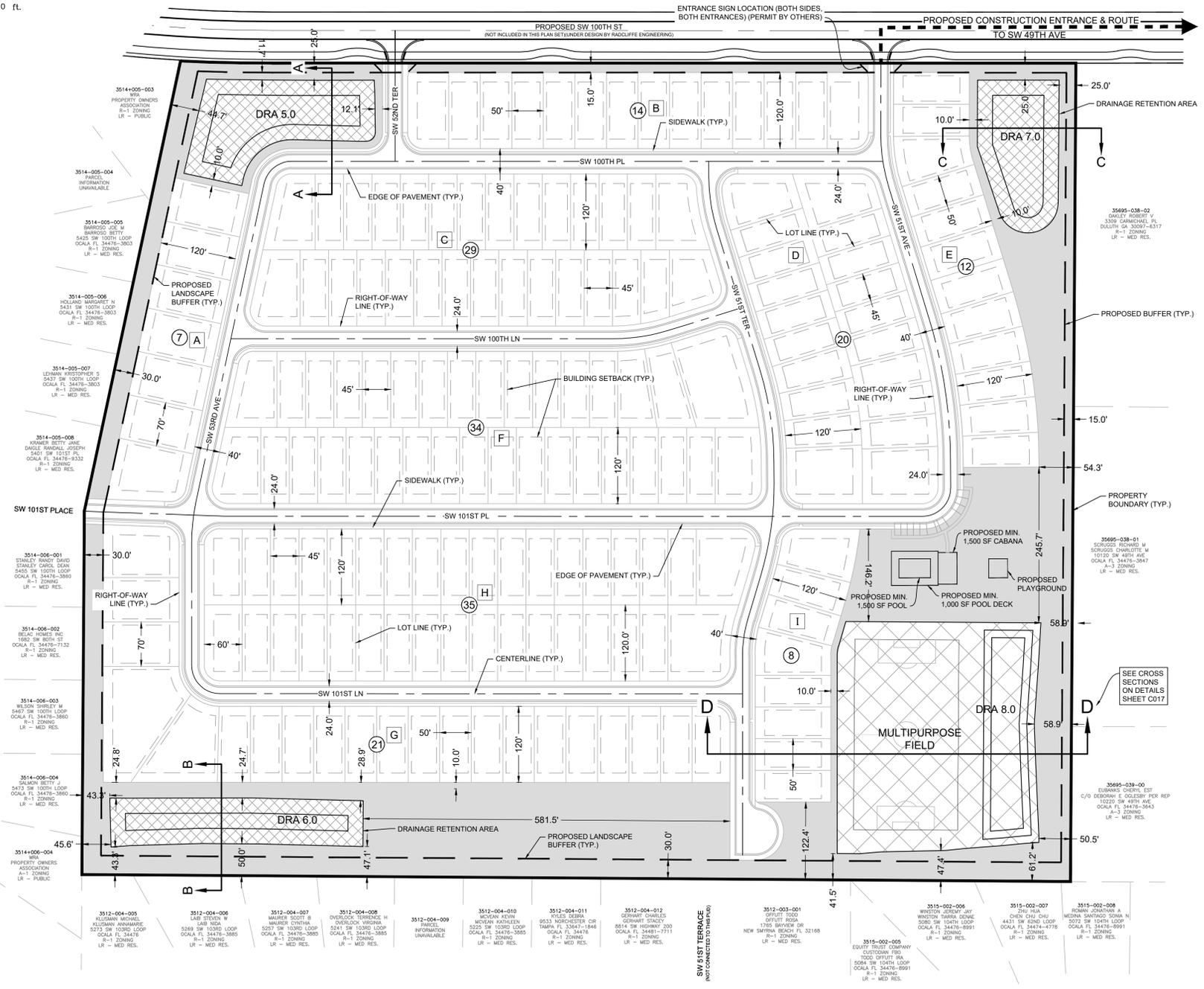
20% OPEN SPACE REQUIRED: 392,528 SF 20%

LANDSCAPE BUFFERS & TRACTS: 306,496 SF

DRA AREA - 100% OPEN SPACE: 113,241 SF

DRA AREA - 25% OPEN SPACE: +22,517 SF

OPEN SPACE PROPOSED: 442,254 SF 22.5%



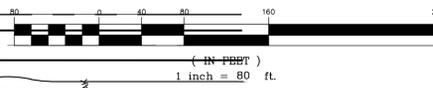
X:\MWR\Projects\2022\Projects\2022-066 SW 100th Street East PUD\Design\CADD\DWG\050505PUD.dwg Plot: Plans Sheets.dwg 12/13/2023 3:15 PM

Project Name: SW 100th St. PUD - East - Improvement Plans - Marion Co. FL	Scale: 1" = 100'
Sheet Name: Site Layout Plan	Project: 2022-066
Sheet No: C005 of C020	Date: 12-13-23 OSB
	Revisions: PER COUNTY COMMENTS
	Drawn: T.J.R./OSB
	Checked: MWR
	Date: 5-24-2023
	File: SW100SPUD East Imp. Plans Sheets.dwg

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GRAPHIC SCALE



PROPOSED SW 100TH ST
(UNDER DESIGN BY RADCLIFFE ENGINEERING)

PROPOSED
ENTRANCE
SIGNS

PROPOSED
ENTRANCE
SIGNS

- LEGEND:**
- 8" OAK EXISTING TREE TO BE REMOVED
 - 10" OAK EXISTING TREE TO REMAIN

SEE TREE CHART
ON SHEET C006A

EAST PUD

Site Area:
1,962,639 SF (45.05 AC)

30' Buffer Area:
84,626 SF (1.94 AC)

15' Buffer Area:
39,997 SF (0.92 AC)

MARION COUNTY PROJECT
No. 30222

TREE CALCULATIONS:

SHADE TREES:

REQUIRED: 1 SHADE TREE PER 3,000 SF SITE AREA
 PROPERTY AREA: 1,962,639 SF (45.05 AC.)
 $1,962,639 \text{ SF} / 3,000 = 654.21 = 654 \text{ SHADE TREES REQUIRED}$
 TOTAL BUFFER AREA = 124,624 SF (2.86 AC)
 TOTAL TREES TO REMAIN IN BUFFER = 409
 409 TREES / 2.86 ACRES = 143.01 = 143 TREES/ACRE
 TOTAL NATURAL OPEN SPACE AREA TO REMAIN = 2.24 ACRES
 NOTE THAT DENSITIES THROUGHOUT THE SITE ARE CONSISTENT PER AERIAL IMAGERY.
 $2.24 \text{ ACRES} \times 143 \text{ TREES/ACRE} = 320.32 = 320$

SHADE TREE REQUIREMENTS ARE MET BY EXISTING TREES WITHIN BUFFER AREAS AND WITHIN NATURAL OPEN SPACE AREAS TO REMAIN:

409 TREES WITHIN BUFFER	409
320 TREES WITHIN NATURAL OPEN SPACE	320
	729 SHADE TREES

729 > 654, THEREFORE SHADE TREE REQUIREMENTS ARE MET

TREE REPLACEMENT:

PER MARION COUNTY LAND DEVELOPMENT CODE SECTION 6.7.8-A: "REPLACEMENT IS NOT REQUIRED WHERE THE PROPERTY OWNER RETAINS EXISTING TREES ON THE SITE WHICH TOTAL AN AVERAGE OF 100 INCHES DBH PER ACRE. IF REPLACEMENT IS NECESSARY, A MINIMUM OF 100 INCHES DBH PER ACRE ON THE AVERAGE SHALL BE ACHIEVED."

45.05 ACRES x 100 INCHES/ACRE = 4,505 TOTAL INCHES REQUIRED

2,925 INCHES TO REMAIN IN BUFFER AREAS

TOTAL BUFFER AREA = 2.86 ACRES

2,925 INCHES / 2.86 ACRES = 1,022.73 = 1,023 INCHES/ACRE

TOTAL NATURAL OPEN SPACE AREA TO REMAIN = 2.24 ACRES

NOTE THAT DENSITIES THROUGHOUT THE SITE ARE CONSISTENT PER AERIAL IMAGERY.

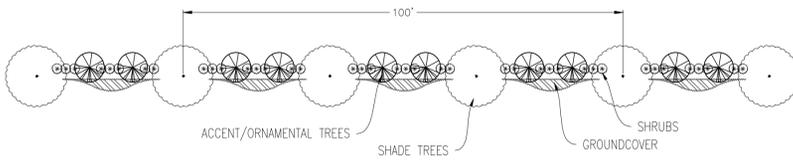
2.24 ACRES x 1,023 INCHES/ACRE = 2,291.52 = 2,292 INCHES

2,925 INCHES + 2,292 INCHES = 5,217 INCHES TO REMAIN

5,217 INCHES / 45.05 ACRES TOTAL = 115.80 = 116 INCHES/ACRE TO REMAIN

116 > 100, THEREFORE TREE REPLACEMENT IS MET.

NOTE: CLEAR & GRUB ENTIRE SITE (INCLUDING DRA'S) EXCEPT FOR 15' AND 30' PERIMETER BUFFERS AND REMAINING OPEN SPACE (TO BE SELECTIVELY UNDERBRUSHED.)



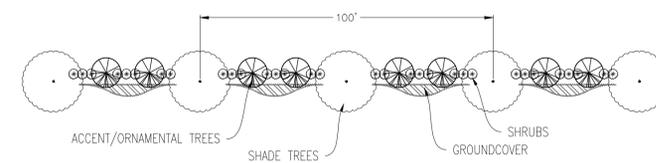
Type "A" Buffer Planting Detail
(PER 100' - TYPICAL)
NOT TO SCALE

THE "A" TYPE BUFFER SHALL CONSIST OF A 30-FOOT WIDE LANDSCAPE STRIP WITHOUT A BUFFER WALL. THE BUFFER SHALL CONTAIN AT LEAST THREE SHADE TREES AND FIVE ACCENT/ORNAMENTAL TREES FOR EVERY 100 LINEAL FEET OR FRACTIONAL PART THEREOF. SHRUBS AND GROUNDCOVERS, EXCLUDING TURFGRASS, SHALL COMPRISE AT LEAST 50 PERCENT OF THE REQUIRED BUFFER AREA AND SHALL FORM A LAYERED LANDSCAPE SCREEN WITH A MINIMUM HEIGHT OF THREE FEET ACHIEVED WITHIN ONE YEAR OF PLANTING.

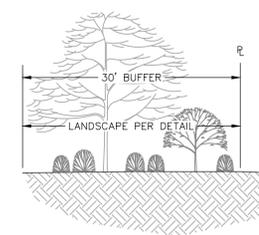
EXISTING TREES MAY BE UTILIZED TO MEET BUFFER REQUIREMENTS

THE "C" TYPE BUFFER SHALL CONSIST OF A 15-FOOT WIDE LANDSCAPE STRIP WITHOUT A BUFFER WALL. THE BUFFER SHALL CONTAIN AT LEAST TWO SHADE TREES AND THREE ACCENT/ORNAMENTAL TREES FOR EVERY 100 LINEAL FEET OR FRACTIONAL PART THEREOF. SHRUBS AND GROUNDCOVERS, EXCLUDING TURFGRASS, SHALL COMPRISE AT LEAST 50 PERCENT OF THE REQUIRED BUFFER AND FORM A LAYERED LANDSCAPE SCREEN WITH A MINIMUM HEIGHT OF THREE FEET ACHIEVED WITHIN ONE YEAR.

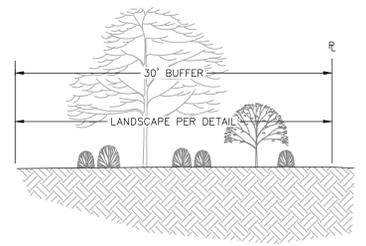
EXISTING TREES MAY BE UTILIZED TO MEET BUFFER REQUIREMENTS



Type "C" Buffer Planting Detail
(PER 100' - TYPICAL)
NOT TO SCALE



15' Buffer Detail
NOT TO SCALE



30' Buffer Detail
NOT TO SCALE

Revised:	
By:	REVISIONS PER COUNTY COMMENTS
Date:	2-13-23 OSB

Scale:	1" = 80'
Project:	2022-06E
Drawn:	TJR/OSS
Checked:	NWR
Date:	5-24-2023
File:	SW100SPUD East Imp. Plans Sheets.dwg

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Project Name: SW 100th St. PUD - East - Improvement Plans - Marion Co. FL
Sheet Name: Clearing & Tree Plan

Sheet No.	C006
of	C020

X:\MWE\Projects\2022\Projects\06E SW 100th Street East PUD\DWG\CADD\NVD\06E PUD East Imp. Plans Sheets.dwg 12/19/2023 11:15 PM

Existing Trees		Existing Trees		Existing Trees		Existing Trees		Existing Trees		Existing Trees		Existing Trees		Existing Trees		Existing Trees		Existing Trees		Existing Trees	
Tree #	Type & Size	Tree #	Type & Size	Tree #	Type & Size	Tree #	Type & Size	Tree #	Type & Size	Tree #	Type & Size	Tree #	Type & Size	Tree #	Type & Size	Tree #	Type & Size	Tree #	Type & Size	Tree #	Type & Size
1	5" OAK	85	12" OAK	217	8" OAK	268	4" PINE	318	5" OAK	369	5" OAK	419	4" OAK	617	4" OAK	667	6" PINE	717	5" OAK	767	9" PINE
2	4" OAK	86	7" PINE	219	5" OAK	269	9" PINE	319	4" OAK	370	4" OAK	420	5" PINE	618	8" PINE	668	(2) 4" PINES	718	5" OAK	768	5" OAK
3	(2) 4" OAKS	87	6" OAK	220	4" OAK	270	6" OAK	320	5" OAK	371	4" OAK	421	4" PINE	619	6" PINE	669	16" PINE	719	7" OAK	769	10" PINE
4	4" OAK	88	5" PINE	221	6" OAK	271	12" OAK	321	4" OAK	372	5" OAK	422	4" OAK	620	8" PINE	670	4" PINE	720	9" PINE	770	4" OAK
5	5" OAK	89	4" OAK	222	5" OAK	272	4" OAK	322	5" OAK	373	5" OAK	423	6" PINE	621	9" PINE	671	4" PINE	721	4" OAK	771	5" OAK
6	16" PINE	90	4" OAK	223	5" OAK	273	5" OAK	323	5" OAK	374	8" OAK	424	5" PINE	622	5" PINE	672	4" PINE	722	11" OAK	772	14" PINE
7	16" OAK	91	5" OAK	224	4" OAK	274	8" OAK	324	4" OAK	375	5" OAK	425	4" PINE	623	6" PINE	673	5" PINE	723	5" OAK	773	6" PINE
8	12" OAK	92	5" OAK	225	4" OAK	275	4" OAK	325	5" OAK	376	4" OAK	426	5" PINE	624	5" PINE	674	8" OAK	724	5" OAK	774	5" PINE
9	4" OAK	93	6" OAK	226	4" OAK	276	10" OAK	326	4" OAK	377	5" OAK	427	10" PINE	625	8" PINE	675	5" PINE	725	4" OAK	775	11" PINE
10	12" OAK	94	4" OAK	227	4" OAK	277	4" OAK	327	4" OAK	378	9" OAK	428	7" PINE	626	7" PINE	676	5" PINE	726	11" PINE	776	9" PINE
11	8" OAK	95	8" OAK	228	5" OAK	278	4" OAK	328	5" OAK	379	4" OAK	429	5" PINE	627	5" PINE	677	5" PINE	727	5" PINE	777	15" PINE
12	14" OAK	96	12" OAK	229	5" OAK	279	6" OAK	329	9" PINE	380	8" OAK	430	4" OAK	628	4" PINE	678	4" PINE	728	(2) 12" OAKS	778	5" PINE
13	18" OAK	97	4" OAK	230	4" OAK	280	4" OAK	330	4" OAK	381	4" OAK	431	5" OAK	629	8" PINE	679	12" PINE	729	4" PINE	779	5" OAK
14	14" OAK	98	6" OAK	231	5" OAK	281	5" OAK	331	4" OAK	382	10" OAK	432	4" PINE	630	4" PINE	680	7" PINE	730	4" OAK	780	10" OAK
15	12" OAK	99	7" OAK	232	4" OAK	282	5" OAK	333	5" OAK	383	4" OAK	433	4" PINE	631	6" PINE	681	6" PINE	731	12" PINE	781	12" PINE
16	13" OAK	100	6" OAK	233	6" OAK	283	4" OAK	334	4" OAK	384	4" OAK	434	9" PINE	632	5" PINE	682	4" OAK	732	5" OAK	782	5" PINE
23	18" OAK	104	10" OAK	234	4" OAK	284	7" OAK	335	4" OAK	385	4" OAK	435	5" OAK	633	5" PINE	683	6" PINE	733	7" OAK	783	8" PINE
52	20" OAK	105	8" OAK	235	5" OAK	285	4" OAK	336	5" OAK	386	4" OAK	436	10" PINE	634	4" PINE	684	15" PINE	734	5" OAK	784	10" PINE
53	8" OAK	106	7" OAK	236	4" OAK	286	4" OAK	337	4" OAK	387	5" OAK	437	4" OAK	635	5" PINE	685	6" PINE	735	4" OAK	785	8" PINE
54	16" OAK	107	(2) 4" OAKS	237	4" OAK	287	8" OAK	338	4" OAK	388	4" OAK	438	5" OAK	636	4" PINE	686	4" PINE	736	7" PINE	786	12" PINE
55	12" OAK	108	5" OAK	238	4" OAK	288	5" OAK	339	5" OAK	389	5" OAK	439	12" PINE	637	4" PINE	687	5" PINE	737	10" PINE	787	4" PINE
56	24" OAK	109	8" OAK	239	5" OAK	289	4" OAK	340	4" OAK	390	5" OAK	440	10" PINE	638	5" PINE	688	13" PINE	738	5" OAK	788	13" PINE
57	10" OAK	110	6" OAK	240	4" OAK	290	4" OAK	341	4" OAK	391	4" OAK	441	4" PINE	639	4" PINE	689	12" PINE	739	12" PINE	789	12" PINE
58	16" BLACK CHERRY	111	8" OAK	241	4" OAK	291	5" OAK	342	4" OAK	392	5" OAK	442	4" OAK	640	6" PINE	690	9" PINE	740	5" OAK	790	13" PINE
59	13" OAK	112	9" OAK	242	4" OAK	292	6" OAK	343	4" OAK	393	4" OAK	443	7" PINE	641	4" PINE	691	9" PINE	741	8" PINE	791	20" PINE
60	6" OAK	113	4" OAK	243	5" OAK	293	6" OAK	344	6" OAK	394	5" OAK	444	10" PINE	642	5" PINE	692	8" PINE	742	13" PINE	792	(3) 6" OAKS
61	6" OAK	114	7" OAK	244	4" OAK	294	4" OAK	345	7" OAK	395	14" PINE	445	5" OAK	643	5" PINE	693	14" PINE	743	8" PINE	793	12" OAK
62	6" OAK	115	6" OAK	245	5" OAK	295	4" OAK	346	4" OAK	396	8" PINE	446	4" OAK	644	4" PINE	694	10" PINE	744	8" PINE	794	11" OAK
63	6" OAK	116	4" OAK	246	4" OAK	296	5" OAK	347	14" PINE	397	7" PINE	447	10" PINE	645	4" PINE	695	15" PINE	745	7" PINE	795	20" OAK
64	22" OAK	117	5" OAK	247	4" OAK	297	5" OAK	348	4" OAK	398	4" OAK	448	9" PINE	646	5" PINE	696	4" OAK	746	6" PINE	796	22" OAK
65	18" OAK	118	6" OAK	248	4" OAK	298	4" OAK	349	4" OAK	399	4" OAK	449	6" PINE	647	10" PINE	697	16" PINE	747	10" PINE	797	6" PINE
66	30" OAK	119	4" OAK	249	4" OAK	299	4" OAK	350	4" OAK	400	4" OAK	450	7" PINE	648	4" PINE	698	8" PINE	748	10" PINE	798	10" PINE
67	24" OAK	120	6" OAK	250	5" OAK	300	5" OAK	351	5" OAK	401	6" OAK	451	4" OAK	649	4" PINE	699	10" PINE	749	5" PINE	799	6" OAK
68	4" OAK	121	4" OAK	251	4" OAK	301	4" OAK	352	4" OAK	402	12" OAK	452	4" OAK	650	12" PINE	700	14" PINE	750	8" PINE	800	14" PINE
69	10" PINE	122	10" OAK	252	4" OAK	302	6" OAK	353	4" OAK	403	5" OAK	453	5" OAK	651	7" PINE	701	9" PINE	751	6" OAK	801	5" OAK
70	12" OAK	123	6" OAK	253	5" OAK	303	6" OAK	354	4" OAK	404	6" PINE	454	4" OAK	652	6" PINE	702	18" PINE	752	(2) 4" OAKS	802	4" OAK
71	16" OAK	124	4" OAK	254	10" OAK	304	4" OAK	355	5" OAK	405	9" PINE	455	4" OAK	653	12" PINE	703	4" PINE	753	7" PINE	803	16" PINE
72	12" OAK	125	5" OAK	255	5" OAK	305	5" OAK	356	6" PINE	406	7" PINE	456	6" PINE	654	13" PINE	704	5" PINE	754	4" OAK	804	4" OAK
73	7" OAK	126	5" OAK	256	8" OAK	306	5" OAK	357	4" OAK	407	4" PINE	457	4" OAK	655	4" OAK	705	15" PINE	755	10" PINE		
74	12" OAK	127	4" OAK	257	10" OAK	307	4" OAK	358	4" OAK	408	4" OAK	458	5" PINE	656	6" PINE	706	5" OAK	756	4" PINE		
75	8" OAK	128	4" OAK	258	4" OAK	308	4" OAK	359	4" OAK	409	5" PINE	459	4" PINE	657	11" PINE	707	12" PINE	757	6" PINE		
76	28" OAK	129	4" OAK	259	5" OAK	309	13" PINE	360	5" OAK	410	4" OAK	460	4" PINE	658	8" PINE	708	7" OAK	758	5" PINE		
77	13" OAK	130	5" OAK	260	12" PINE	310	4" OAK	361	4" OAK	411	8" PINE	461	5" OAK	659	8" PINE	709	6" PINE	759	6" PINE		
78	5" OAK	131	4" OAK	261	4" OAK	311	4" OAK	362	4" OAK	412	4" OAK	462	5" OAK	660	7" PINE	710	12" PINE	760	7" PINE		
79	5" OAK	132	6" OAK	262	5" OAK	312	5" OAK	363	4" OAK	413	4" OAK	463	(2) 4" OAKS	661	4" PINE	711	11" PINE	761	5" OAK		
80	9" OAK	196	5" OAK	263	4" OAK	313	4" OAK	364	5" OAK	414	4" PINE	464	4" OAK	662	5" PINE	712	4" OAK	762	4" PINE		
81	13" OAK	213	4" OAK	264	5" OAK	314	4" OAK	365	4" OAK	415	15" PINE	465	4" OAK	663	5" PINE	713	6" PINE	763	7" PINE		
82	7" OAK	214	4" OAK	265	6" OAK	315	5" OAK	366	4" OAK	416	5" PINE	466	5" PINE	664	14" PINE	714	10" PINE	764	11" PINE		
83	11" OAK	215	4" OAK	266	4" OAK	316	5" OAK	367	7" OAK	417	14" PINE	467	4" OAK	665	5" PINE	715	6" OAK	765	7" PINE		
84	(2) 12" OAKS	216	4" OAK	267	4" OAK	317	4" OAK	368	5" OAK	418	7" PINE	468	4" OAK	666	7" PINE	716	15" PINE	766	4" PINE		

MARION COUNTY PROJECT
No. 30222

By:	
Date:	
Revised:	

Scale:	1" = 50'
Project:	2022-06E
Drawn:	TJR/OSS
Checked:	MWR
Date:	5-24-2023
File:	SW100SPUD East Imp. Plans Sheets.dwg

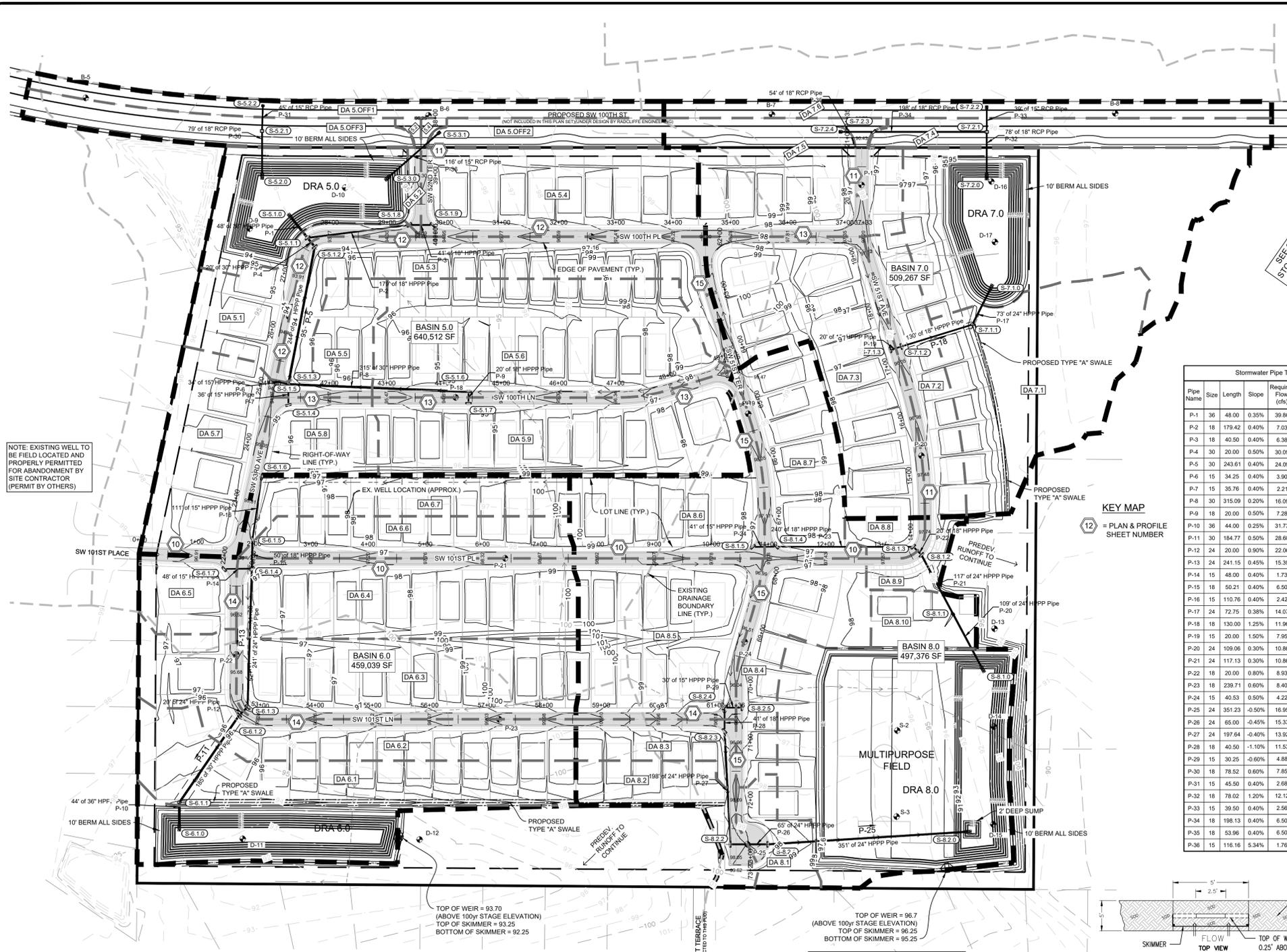
MICHAEL W. RADCLIFFE ENGINEERING, INC.
 2811 S.E. Lake Weir Avenue
 Ocala, FL 34471 (352) 629-5500 FAX (352) 629-1010
 License No. EB-000698 • Michael W. Radcliffe P.E. #3170 • Christopher A. Cain P.E. #4658
 www.radcliffeengineering.com

Project Name:	SW 100th St. PUD - East - Improvement Plans - Marion Co. FL
Sheet Name:	

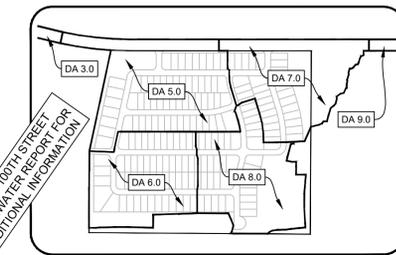


Sheet No.
C006
of
C020

NOTE: ALL DRAINAGE STRUCTURE INVERTS SHALL BE GROUTED TO ELIMINATE SUMP CONDITIONS UNLESS OTHERWISE INDICATED. SEE SHEET 4 OF FDOT STANDARD PLAN 425-001 FOR REFERENCE.



NOTE: EXISTING WELL TO BE FIELD LOCATED AND PROPERLY PERMITTED FOR ABANDONMENT BY SITE CONTRACTOR (PERMIT BY OTHERS)

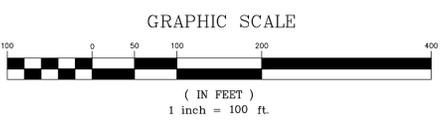


PROPOSED SW 100TH ST. DRAINAGE BASINS
1" = 600'

MARION COUNTY PROJECT
No. 30222

ROADWAY LEVEL OF SERVICE		
DRAINAGE BASIN	DRA STAGE ELEVATION	MINIMUM ROAD ELEVATION
DA 5.0	93.37	93.71
DA 6.0	92.76	95.17
DA 7.0	93.34	95.95
DA 8.0	93.96	95.85

NOTE: ALL PROPOSED TRAVEL LANE MID-POINT ELEVATIONS ARE HIGHER THAN THE 100yr DESIGN STORM STAGE. THEREFORE THE ROADWAY LEVEL OF SERVICE REQUIREMENT THAT THE WATER LEVEL FROM THE 25yr DESIGN STORM MUST BE BELOW ONE-HALF OF THE TRAVEL LANE IS SUFFICIENTLY MET.



- Legend:**
- = PROPOSED STORM PIPE
 - = FDOT P-6 MODIFIED INLET
 - = FDOT P-5 INLET (LEFT)
 - = FDOT P-5 INLET (RIGHT)
 - = PROPOSED MITERED END SECTION WITH SPLASH PAD
 - = PROPOSED INLET
 - = PROPOSED DRAINAGE FLOW ARROW / GRADING DIRECTION
 - = EXISTING DRAINAGE FLOW ARROW
 - = PROPOSED DRAINAGE AREA BREAKLINE
 - = PROPOSED DRAINAGE SUB-BASIN BREAKLINE
 - = DRAINAGE SUB-BASIN LABELS
 - = EXISTING GROUND CONTOUR LINES
 - = EXISTING DRAINAGE BREAKLINE
 - = PRE-DEV. TIME OF CONCENTRATION LINE
 - = POST DEV. TIME OF CONCENTRATION LINE
 - = PROPOSED BUFFER LINE
 - = PROPERTY LINE

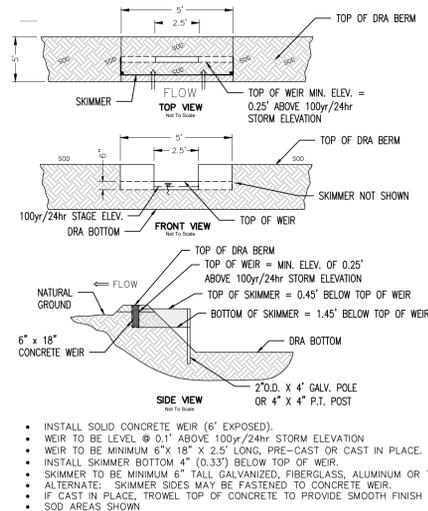
OFF-SITE IMPERVIOUS	
IMPERVIOUS TYPE	AREA
PROPOSED SW 100TH ST PAVEMENT	63,306 SF
PROPOSED SW 100TH ST CONC. MULTIMODAL PATH	26,280 SF
TOTAL	89,586 SF

ON-SITE IMPERVIOUS				
IMPERVIOUS TYPE	DA 5.0	DA 6.0	DA 7.0	DA 8.0
BUILDINGS (WITHIN LOTS)	132,000 SF	113,400 SF	67,000 SF	80,000 SF
BUILDINGS (OUTSIDE LOTS)	0-	0-	0-	1,500 SF
CONCRETE (WITHIN LOTS)	21,472 SF	18,480 SF	10,560 SF	12,848 SF
CONCRETE (OUTSIDE LOTS)	25,926 SF	18,823 SF	20,368 SF	26,361 SF
PAVEMENT	48,424 SF	32,669 SF	21,471 SF	40,126 SF
TOTAL	227,640 SF	183,372 SF	119,399 SF	159,335 SF

NOTE: IMPERVIOUS AREAS TAKEN FROM SEPARATE ISOLATED QUANTITY LAYERS WITHIN AUTOCAD DRAWING

Stormwater Pipe Table						
Pipe Name	Size	Length	Slope	Required Flow (cfs)	Flow Capacity (cfs)	Velocity (ft/s)
P-1	36"	48.00	0.35%	39.86	42.75	6.05
P-2	18"	179.42	0.40%	7.03	7.20	4.07
P-3	18"	40.50	0.40%	6.38	7.20	4.07
P-4	30"	20.00	0.50%	30.09	31.42	6.40
P-5	30"	243.61	0.40%	24.09	31.42	6.40
P-6	15"	34.25	0.40%	3.90	4.43	3.61
P-7	15"	35.78	0.40%	2.21	4.43	3.61
P-8	30"	315.09	0.20%	16.09	19.87	4.05
P-9	18"	20.00	0.50%	7.28	8.05	4.55
P-10	36"	44.00	0.25%	31.73	36.13	5.11
P-11	30"	184.77	0.50%	28.80	31.42	6.40
P-12	24"	20.00	0.90%	22.06	23.25	7.40
P-13	24"	241.15	0.45%	15.39	16.44	5.23
P-14	15"	48.00	0.40%	1.73	4.43	3.61
P-15	18"	50.21	0.40%	6.50	7.20	4.07
P-16	15"	110.76	0.40%	2.42	4.43	3.61
P-17	24"	72.75	0.38%	14.07	15.50	4.93
P-18	18"	130.00	1.25%	11.96	12.47	7.05
P-19	15"	20.00	1.50%	7.95	8.57	6.98
P-20	24"	109.06	0.30%	10.86	13.42	4.27
P-21	24"	117.13	0.30%	10.86	13.42	4.27
P-22	18"	20.00	0.80%	8.93	10.18	5.76
P-23	18"	239.71	0.60%	8.40	8.81	4.99
P-24	15"	40.53	0.50%	4.22	4.95	4.03
P-25	24"	351.23	-0.50%	16.85	17.33	5.52
P-26	24"	65.00	-0.45%	15.33	16.44	5.23
P-27	24"	197.64	-0.40%	13.92	15.50	4.93
P-28	18"	40.50	-1.10%	11.53	11.93	6.75
P-29	15"	30.25	-0.60%	4.88	5.42	4.42
P-30	18"	78.52	0.60%	7.85	8.81	4.99
P-31	15"	45.50	0.40%	2.68	4.43	3.61
P-32	18"	78.02	1.30%	12.12	12.47	7.05
P-33	15"	39.50	0.40%	2.56	4.43	3.61
P-34	18"	198.13	0.40%	6.50	7.20	4.07
P-35	18"	53.96	0.40%	6.50	7.20	4.07
P-36	15"	116.16	5.34%	1.76	4.43	3.61

Stormwater Structure Table					
Structure Name	Structure Details	Alignment Details	Required Flow (cfs)	Flow Capacity (cfs)	Flow Velocity (ft/s)
S-5.10	P-6 Modified Inlet GRATE = 95.88	STA: 41+31.75 OFF: 315.113	N/A	N/A	N/A
S-5.11	P-6 Modified Inlet GRATE = 93.41	STA: 27+65.11 OFF: -10.000	2.74	10.00	
S-5.12	P-6 Modified Inlet GRATE = 93.41	STA: 27+65.11 OFF: 10.000	6.00	10.00	
S-5.13	P-6 Modified Inlet GRATE = 94.53	STA: 41+28.47 OFF: -23.002	1.89	10.00	
S-5.14	P-6 Modified Inlet GRATE = 94.53	STA: 41+28.47 OFF: 12.758	2.21	10.00	
S-5.15	P-6 Modified Inlet GRATE = 94.53	STA: 25+13.02 OFF: -11.250	3.90	10.00	
S-5.16	P-6 Modified Inlet GRATE = 94.21	STA: 44+43.28 OFF: -10.000	8.81	10.00	
S-5.17	P-6 Modified Inlet GRATE = 94.21	STA: 44+43.28 OFF: 10.000	7.28	10.00	
S-5.18	P-6 Modified Inlet GRATE = 94.21	STA: 29+39.14 OFF: -20.251	0.65	10.00	
S-5.19	P-6 Modified Inlet GRATE = 94.21	STA: 29+39.14 OFF: 20.251	6.38	10.00	
S-5.20	18" Concrete M.E.S.	STA: 39+01.11 OFF: 277.431	N/A	N/A	
S-5.21	Type "E" Inlet GRATE = 94.20	STA: 777 OFF: 777	5.17	10.00	
S-5.22	15" Concrete M.E.S.	STA: 777 OFF: 777	N/A	N/A	
S-5.23	P-6 Modified Inlet GRATE = 97.26	STA: 13+63.03 OFF: 10.000	1.93	10.00	
S-5.24	P-6 Modified Inlet GRATE = 97.26	STA: 13+63.03 OFF: -10.000	0.53	10.00	
S-5.25	P-6 Modified Inlet GRATE = 96.40	STA: 11+13.29 OFF: -20.362	4.18	10.00	
S-5.26	P-6 Modified Inlet GRATE = 96.40	STA: 11+13.29 OFF: 10.000	4.18	10.00	
S-5.27	P-6 Modified Inlet GRATE = 97.44	STA: 72+77.31 OFF: 10.000	1.62	10.00	
S-5.28	P-6 Modified Inlet GRATE = 97.44	STA: 72+77.31 OFF: -10.000	1.41	10.00	
S-5.29	P-6 Modified Inlet GRATE = 95.83	STA: 70+79.94 OFF: 20.251	2.39	10.00	
S-5.30	P-6 Modified Inlet GRATE = 95.83	STA: 70+79.94 OFF: -20.251	6.65	10.00	
S-5.31	P-6 Modified Inlet GRATE = 95.55	STA: 70+39.44 OFF: 20.251	4.88	10.00	
S-5.32	P-6 Modified Inlet GRATE = 95.55	STA: 70+39.44 OFF: -10.000	4.88	10.00	



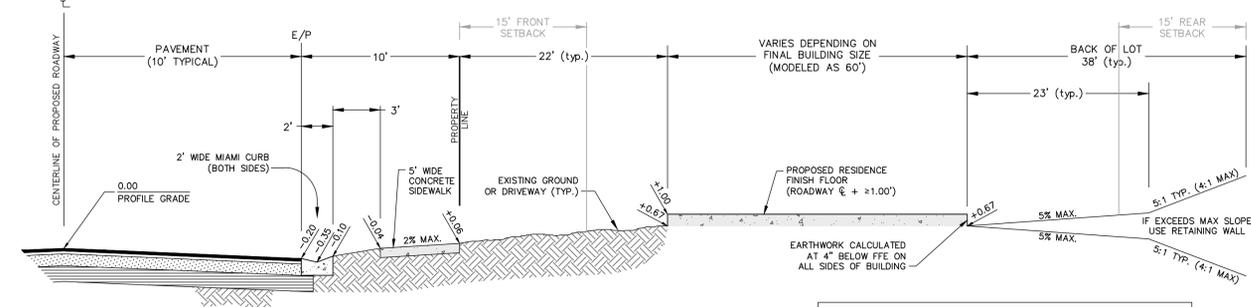
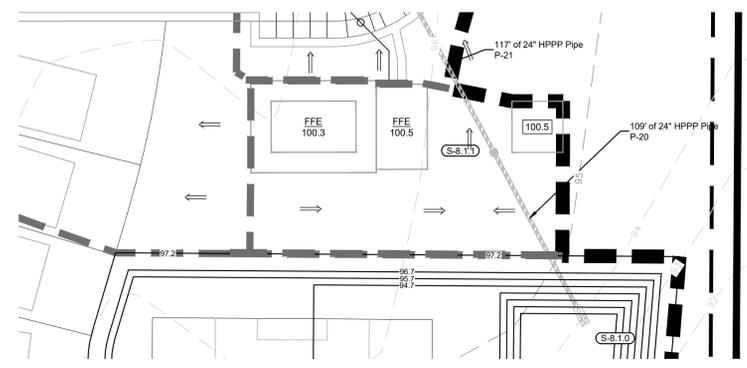
Concrete Emergency Overflow Weir
Not to Scale

SEE SHEET C017 FOR DRA CROSS-SECTIONS

REQUIRED FLOW IN CHARTS ABOVE & BELOW BASED ON RAINFALL INTENSITY FROM ZONE 7, IFC CURVE FOR THE 25 YEAR / 24 HOUR STORM EVENT. SEE SUB-BASIN Q=CIA CALCULATIONS SHEETS IN STORMWATER REPORT.

TYPE "A" SWALE AT 0.2% SLOPE CAN CARRY 10.81 CFS OF DISCHARGE (SEE STORMWATER REPORT). THEREFORE ALL TYPE "A" SWALES WITH A SLOPE GREATER THAN 0.2% ALL TYPE "A" SWALES (ON-SITE) SHALL FLOW MORE THAN REQUIRED.

Project Name: SW 100th St. P.U.D. - East - Improvement Plans - Marion Co. FL
 Scale: 1" = 100'
 Date: 12-13-23
 Project: 2022-06E
 Drawn: TJR/OSS
 Checked: MWR
 Date: 5-24-2023
 File: SW05PUD_East_Impr_Plan_30.dwg
 Revisions: PER COUNTY COMMENTS
 MICHAEL W. RADLITZ ENGINEERING, INC.
 2811 S.E. Lake Weir Avenue
 Ocoee, FL 34737
 (352) 828-5500 FAX (352) 878-1010
 License No. EB-000698 • Michael W. Radlitz P.E. #3170 • Christopher A. Cain P.E. #4658
 www.radlitzengineering.com
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 Drainage Plan
 Sheet No. C007 of C020



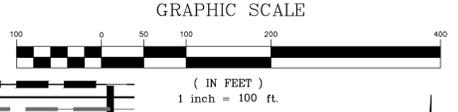
Typical Lot Grading Section
NOT TO SCALE

TYPICAL SECTION DETAIL
SEE SHEET C009 FOR INTERIOR ROAD TYPICAL SECTION DETAIL

IN THE EVENT THAT EXCESS FILL IS AVAILABLE AFTER GRADING OPERATIONS IT MAY BE USED TO RAISE BUILDING PADS AS NECESSARY OR STOCK PILED AT OWNERS DISCRETION.

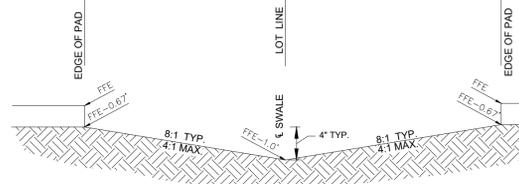
NOTE TO CONTRACTOR:
EARTHWORK CALCULATIONS USING THIS 3D MODELING SURFACE DO NOT ACCOUNT FOR "BOXOUT" VOLUMES FROM ASPHALT, LIMEROCK, CURB & GUTTER OR SIDEWALK UNLESS OTHERWISE NOTED.

MARION COUNTY PROJECT
No. 30222

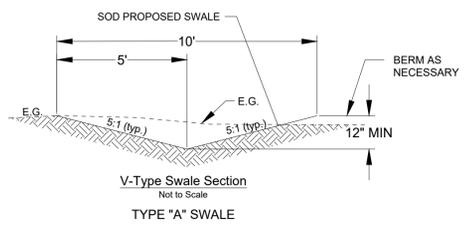


- Legend:**
- = PROPOSED GRADE
 - = PROPOSED SLOPE
 - = PROPOSED DRAINAGE FLOW ARROW / GRADING DIRECTION
 - = EXISTING DRAINAGE FLOW ARROW
 - = PROPOSED DRAINAGE AREA BREAKLINE
 - = EXISTING GROUND CONTOUR LINES
 - = EXISTING DRAINAGE BREAKLINE
 - = PROPOSED BUFFER LINE
 - = PROPERTY LINE

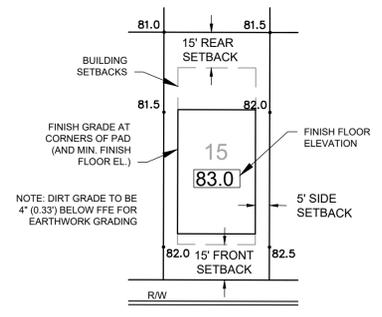
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1" = 30'



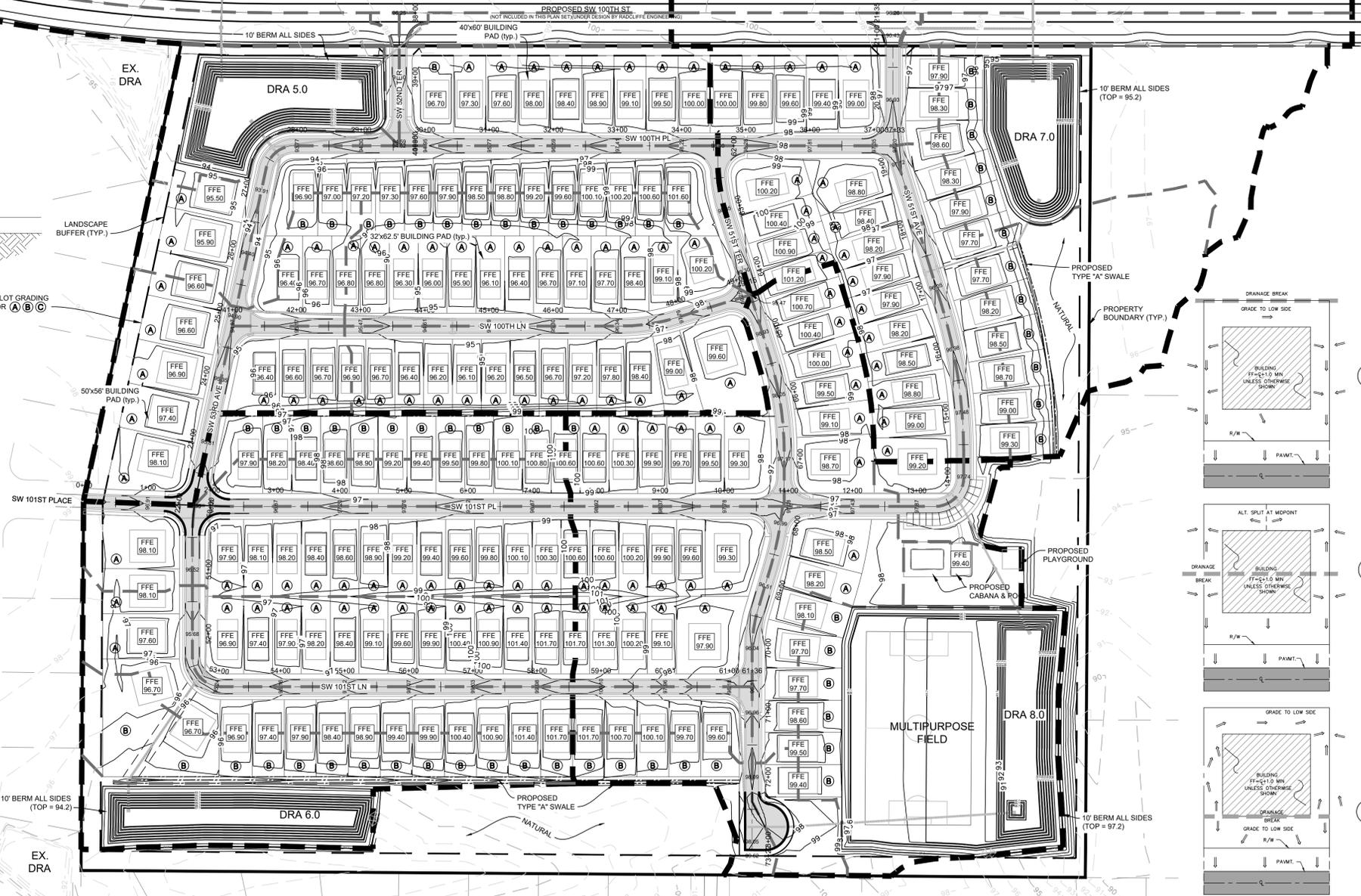
LOT SWALE GRADING DETAIL
USE WITH PAD EL. DIFFERENTIAL OF 15' OR LESS (CENTERED ON LOT LINE)
NTS



V-Type Swale Section
Not to Scale
TYPE "A" SWALE

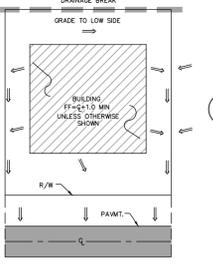


TYPICAL LOT GRADING DETAIL

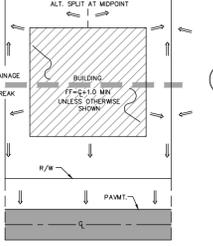


Grading Notes:

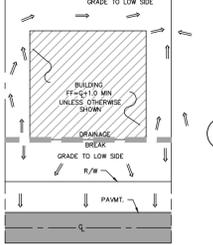
1. FINISH FLOOR ELEVATIONS AS SHOWN CAN BE HIGHER AND ARE THE MINIMUM ALLOWED PER THIS DESIGN. USE OF A LOWER ELEVATION THAN SHOWN REQUIRES APPROVAL BY PROJECT ENGINEER AND MARION COUNTY BUILDING DEPARTMENT. SITE CONTRACTOR SHALL GRADE LOTS TO MATCH TYPICAL LOT DRAINAGE PATTERNS AND SPECIFIC GRADES WHERE SHOWN.
2. ALL SWALES TO BE SODDED.
3. REASONABLE CARE WAS TAKEN IN THE DETERMINATION OF PROPOSED LOT AND PAD GRADES TO MEET REQUIRED GRADING AND DRAINAGE CRITERIA. NOTIFY PROJECT ENGINEER WHEN GRADES POSE A SITUATION NOT MEETING THE INTENT OF THE APPROVED DRAINAGE PLAN.
4. EACH BUILDING LOT PAD SHALL BE CONSTRUCTED WITH CLEAN FILL TO A MIN. DEPTH OF 4" BELOW THE PROPOSED FINISH FLOOR ELEVATION, AND COMPACTED TO A MINIMUM OF 95% RELATIVE SOIL COMPACTION IN 12" LIFTS.
5. AS-BUILT PLANS SHALL BE PROVIDED VERIFYING ALL PROPOSED LOT GRADES ON THIS PLAN HAVE BEEN CONSTRUCTED PER PLAN.
6. BUILDING SETBACKS NOT SHOWN ON PLAN (SEE TYPICAL LOT GRADING DETAIL, THIS SHEET.) SETBACKS = FRONT-15', SIDE-5', REAR-15'.
7. ALL RIGHT-OF-WAY AND SWALES SHALL BE SODDED WITH ARGENTINE BAHIA, AND WATERED UNTIL PROJECT COMPLETION. ALLOW FOR THICKNESS OF SOD WITH A 2" UNDERCUT. ALL FINISHED BUILDING PADS AND ANY OTHER DISTURBED AREAS NOT SODDED SHALL BE SEED AND MULCHED, OR HYDROSEEDED. THESE AREAS SHALL BE WATERED UNTIL THE PROJECT HAS BEEN CERTIFIED COMPLETE, OR EVIDENCE OF GERMINATION IS OBSERVED, WHICHEVER OCCURS LATER.



A



B



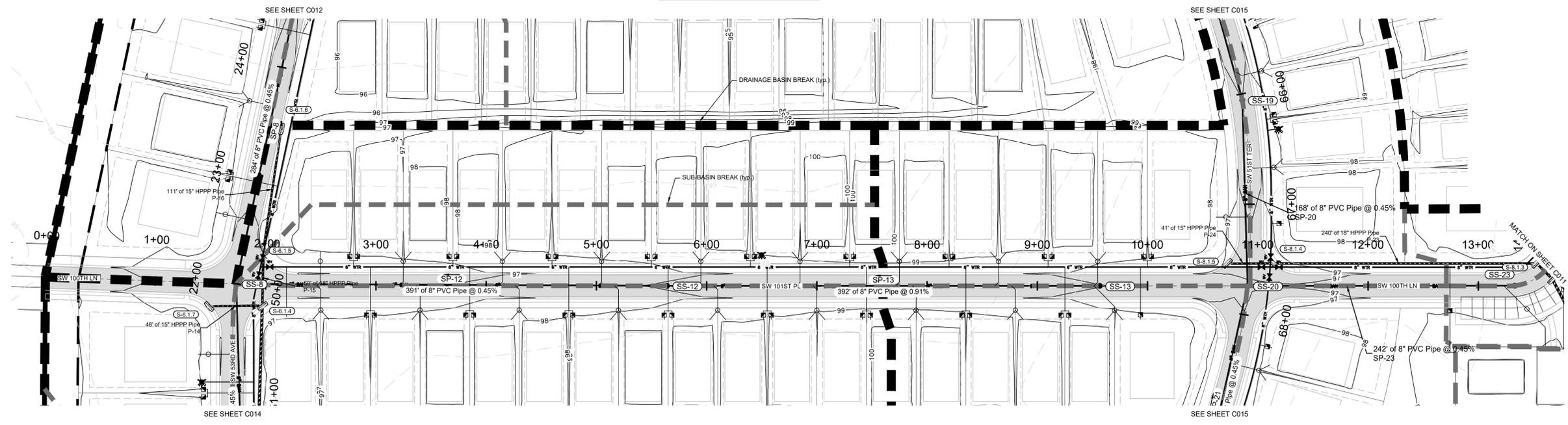
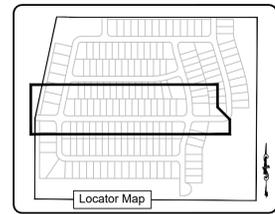
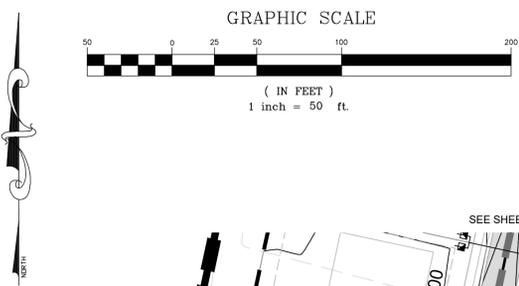
C

TYPICAL LOT GRADING PATTERNS

*FINISH FLOOR SHALL BE 8" ABOVE FINISH GRADE AROUND THE HOUSE. DRIVEWAYS SHALL BE SLOPED TO PREVENT STORMWATER FROM ENTERING GARAGES.

Project Name: SW 100th St. PUD - East - Improvement Plans - Marion Co. FL
 Sheet Name: Grading Plan
 Project No.: 2022-06E
 Date: 2-13-23
 By: [Name]
 Checked: [Name]
 Scale: 1" = 100'
 Project: 2022-06E
 Date: 5-24-2023
 File: SW00SPUD_East_Improvement_Plans_3D.dwg
 MICHAEL W. RADCLIFFE ENGINEERING, INC.
 2811 S.E. Lake Weir Avenue
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 (321) 828-5500 FAX (321) 628-1010
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 Sheet No. C008 of C020

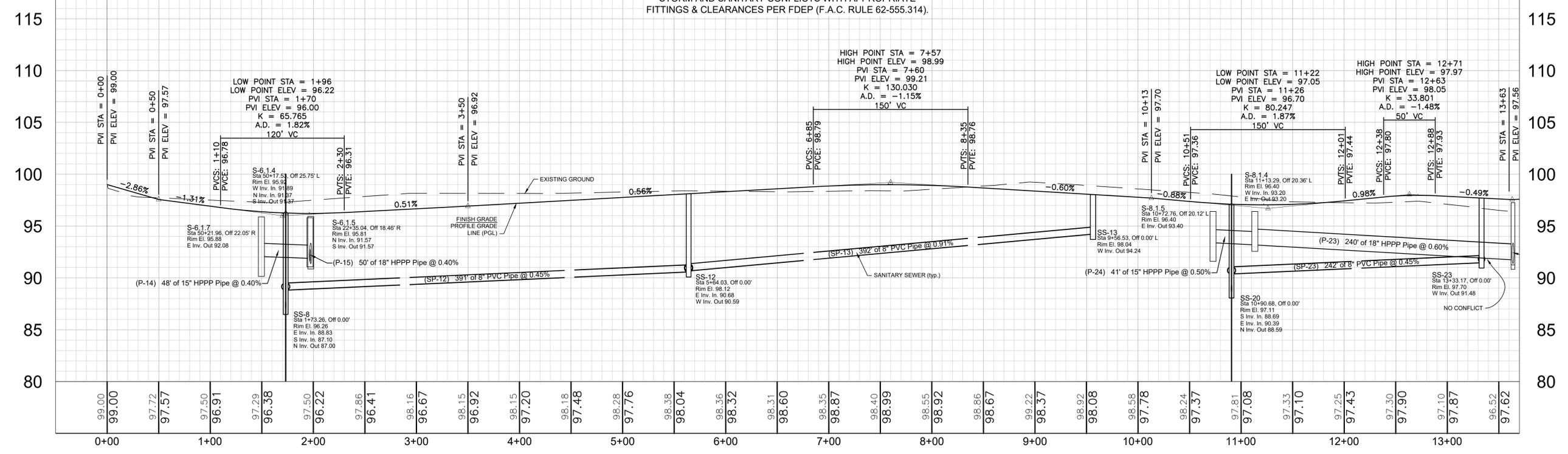
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SW 101ST PLACE

SCALE
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'

NOTE: FOR CLARITY, WATER LINE (WITH MINIMUM 36" COVER) IS NOT SHOWN IN PROFILES. ROUTE WATER MAIN AROUND STORM AND SANITARY CONFLICTS WITH APPROPRIATE FITTINGS & CLEARANCES PER FDEP (F.A.C. RULE 62-555.314).



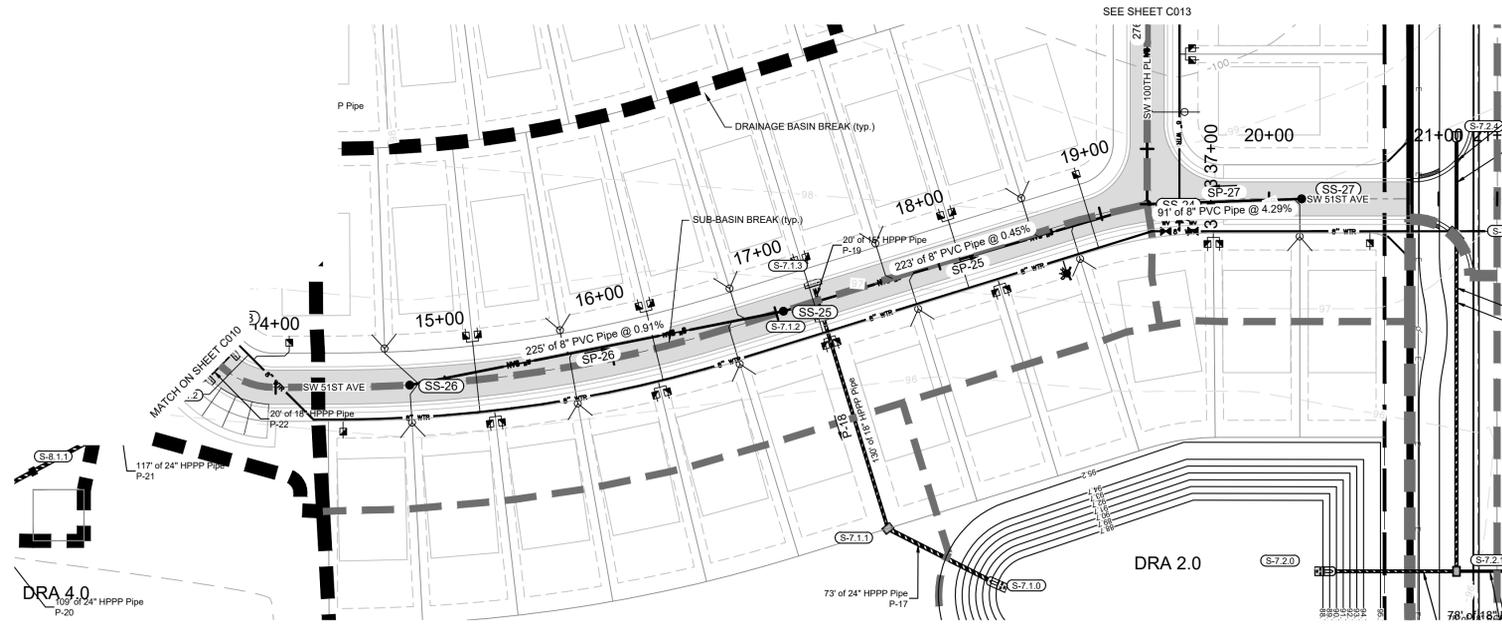
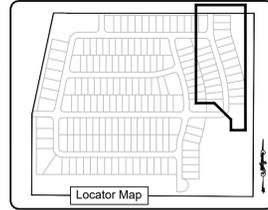
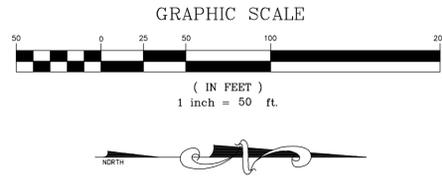
Date	By	Scale	Project	Revision	Comments
12-13-23	OSB	1" = 100'	2022-06	REVISIONS PER COUNTY COMMENTS	

Prepared: MWR
 Drawn: TJP/OSB
 Checked: MWR
 File: SW101STPUD East Imp. Plans 30.dwg

MICHAEL W. RADCLIFFE ENGINEERING, INC.
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 Michael W. Radcliffe P.E. #1170 Christopher A. Gwin P.E. #4588
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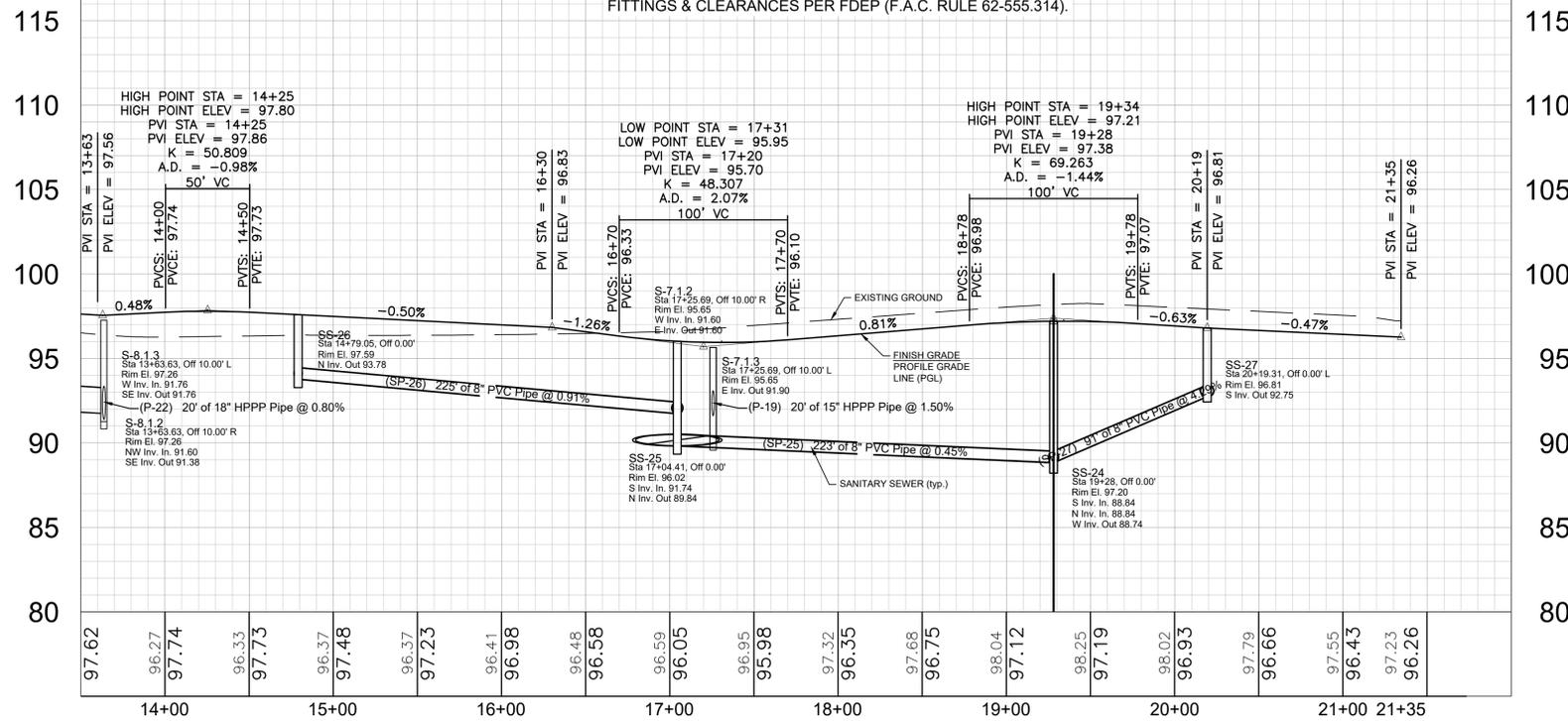
Project Name: SW 101st St. PUD - East - Improvement Plans - Marion Co. FL
Sheet Name: Plan & Profile SW 101st Pl
Sheet No. C010 of C020



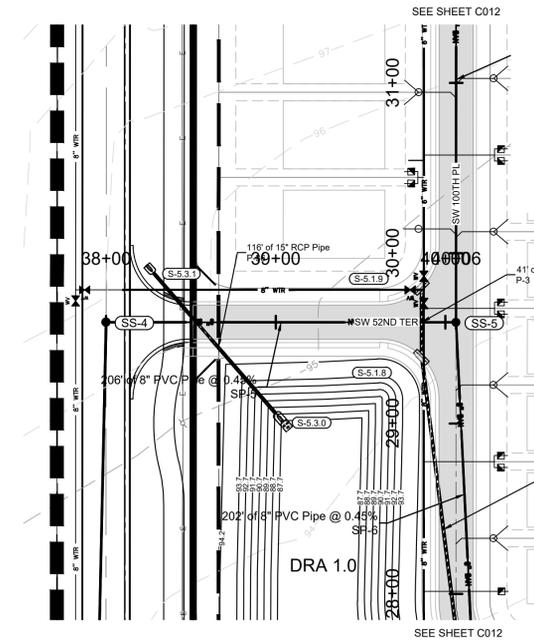
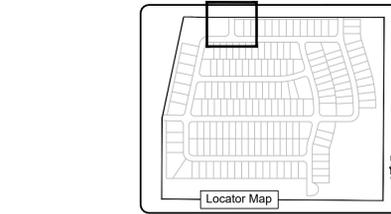
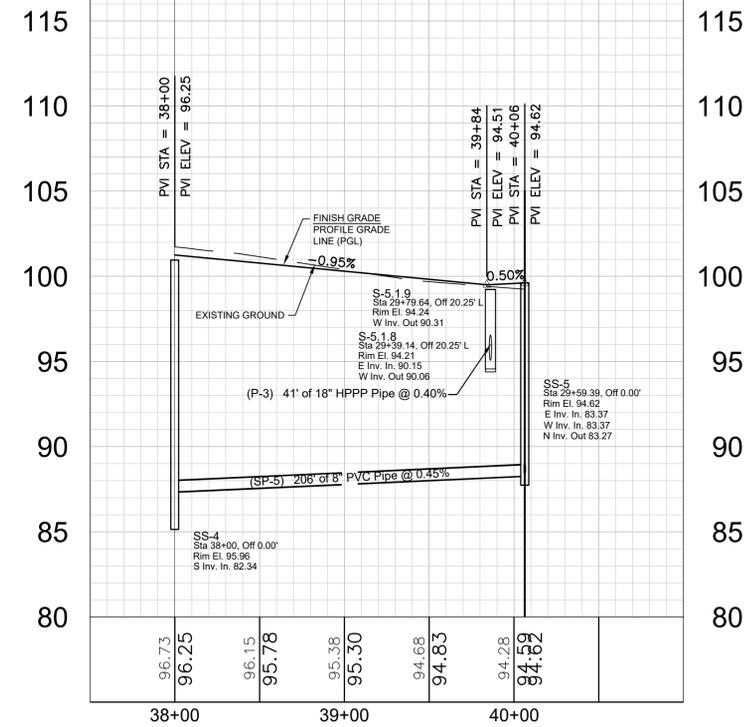
SW 51ST AVE

SCALE
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'

NOTE: FOR CLARITY, WATER LINE (WITH MINIMUM 36" COVER) IS NOT SHOWN IN PROFILES. ROUTE WATER MAIN AROUND STORM AND SANITARY CONFLICTS WITH APPROPRIATE FITTINGS & CLEARANCES PER FDEP (F.A.C. RULE 62-555.314).

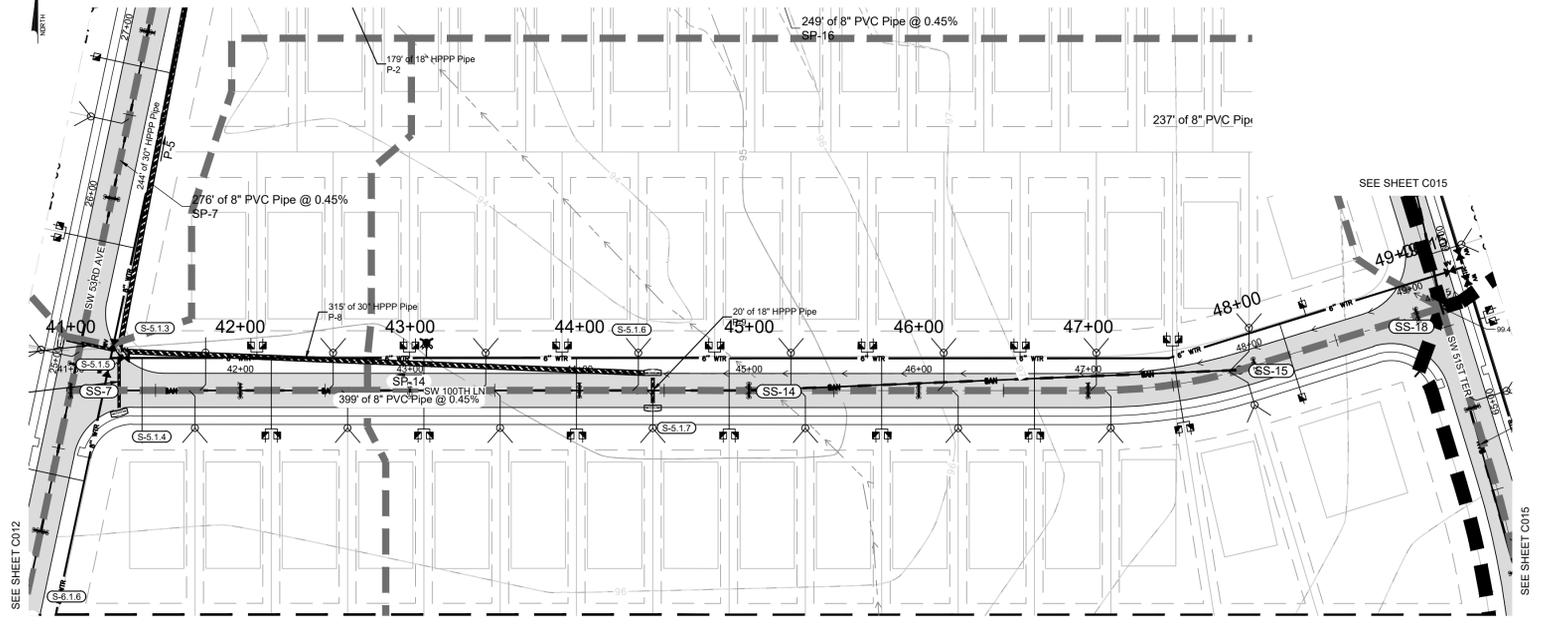
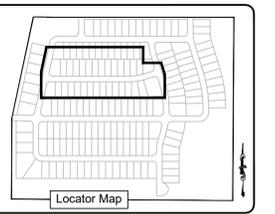
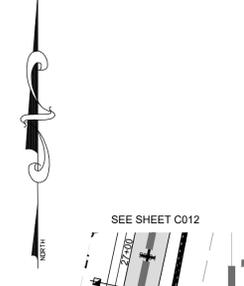
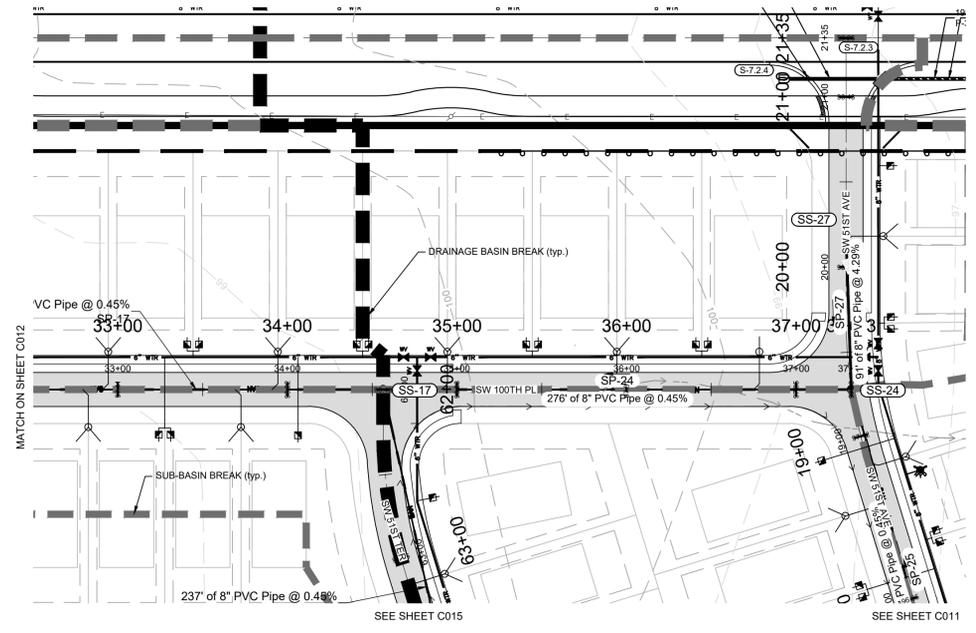
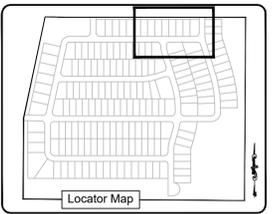
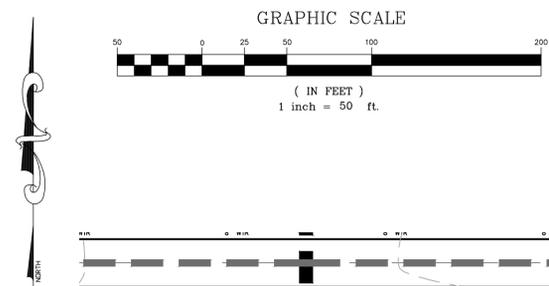


SW 52ND TERRACE

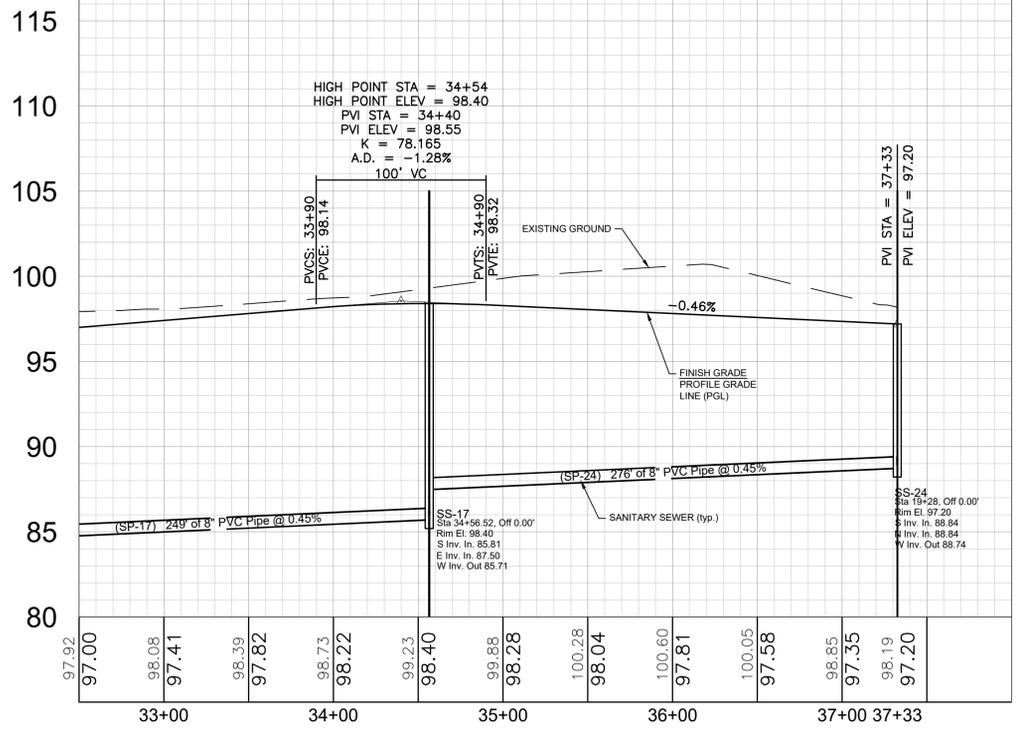


Project Name: SW 10th St. PUD - East - Improvement Plans - Marion Co. FL
 Sheet Name: SW101st Pl / SW 52nd Ter
 Scale: 1" = 100'
 Project: 2022-06E
 Date: 12-13-23 OSB
 Revisions: PER COUNTY COMMENTS
 Drawn: TJP/OSS
 Checked: NWR
 Date: 5-24-2023
 File: SW101stPUD_East_Impr_Plan_30.dwg
 Designer: MICHAEL W. RADCLIFFE ENGINEERING, INC.
 2611 S.E. Lake Wire Avenue, Ocala, FL 34471 (352) 626-5500 FAX (352) 629-1010
 Michael W. Radcliffe P.E. #1170 Christopher A. Cain P.E. #6588
 www.radcliffeengineering.com
 Certificate No. EB-0006198
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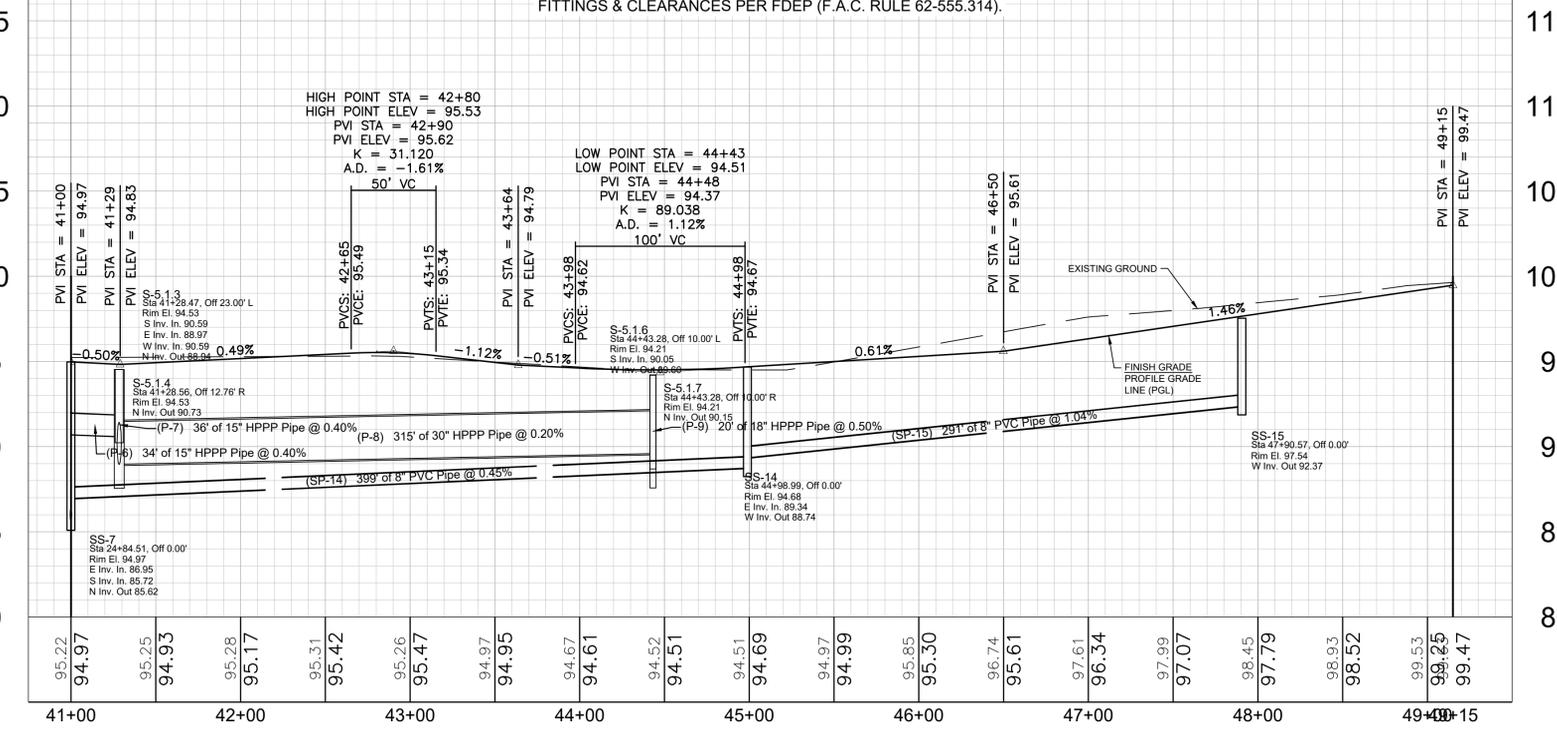
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SCALE
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'



NOTE: FOR CLARITY, WATER LINE (WITH MINIMUM 36" COVER) IS NOT SHOWN IN PROFILES. ROUTE WATER MAIN AROUND STORM AND SANITARY CONFLICTS WITH APPROPRIATE FITTINGS & CLEARANCES PER FDEP (F.A.C. RULE 62-555.314).



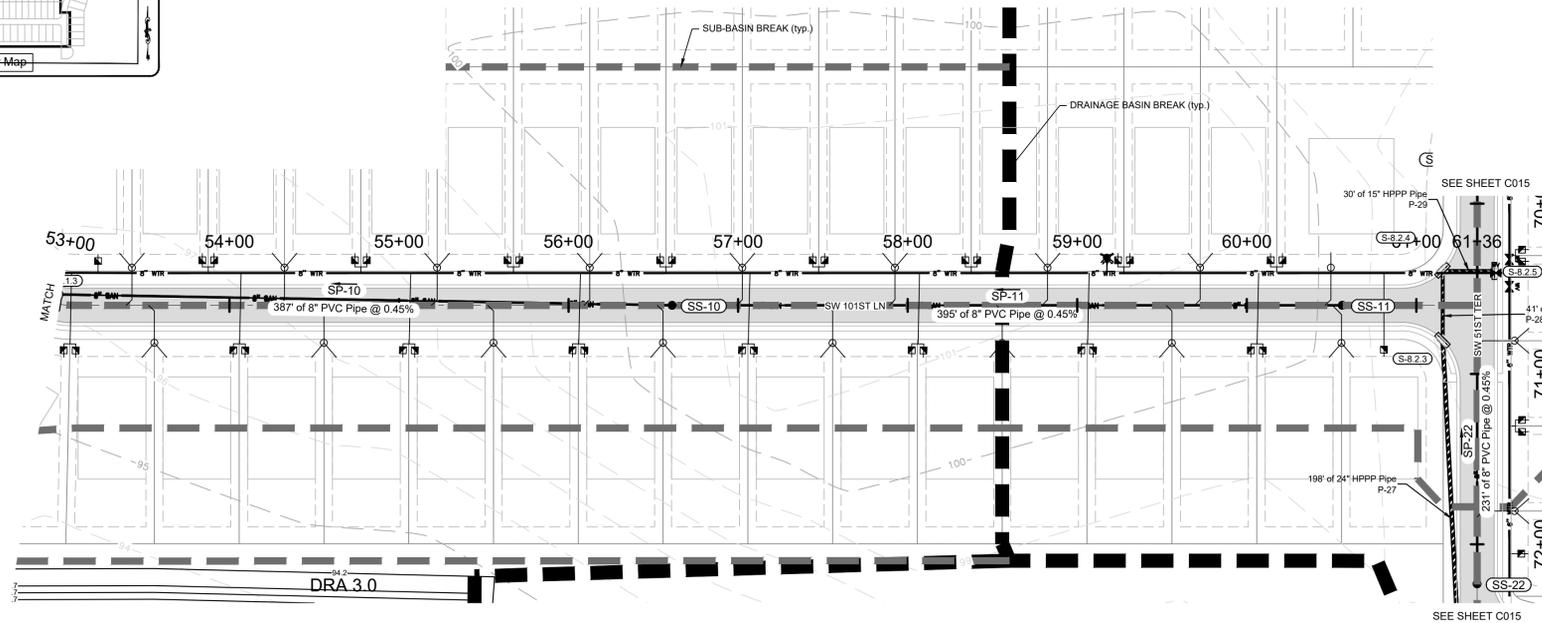
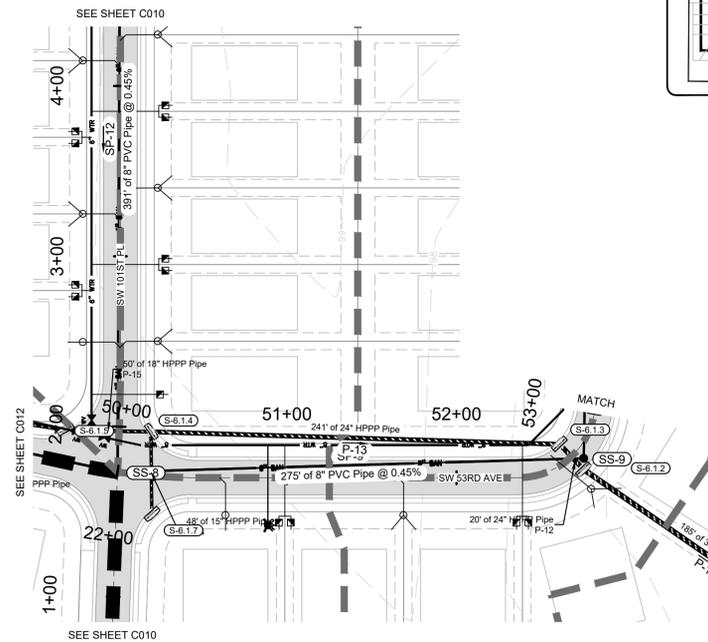
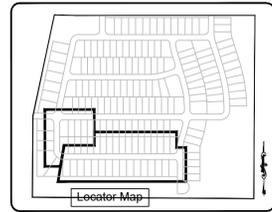
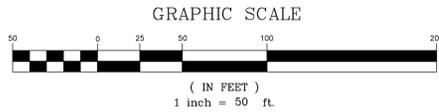
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Sheet Name: Plan & Profile
SW 100th Pl / SW 100th Ln

Scale: 1" = 100'
Project: 2022-06E
Date: 2022-06E
Drawn: TJP/OSS
Checked: NWR
File: SW100thPUD_East_Impro_Plan_30.dwg

Revisions PER CITY COMMENTS
12-13-23 OSB

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Certificate No. EB-000898

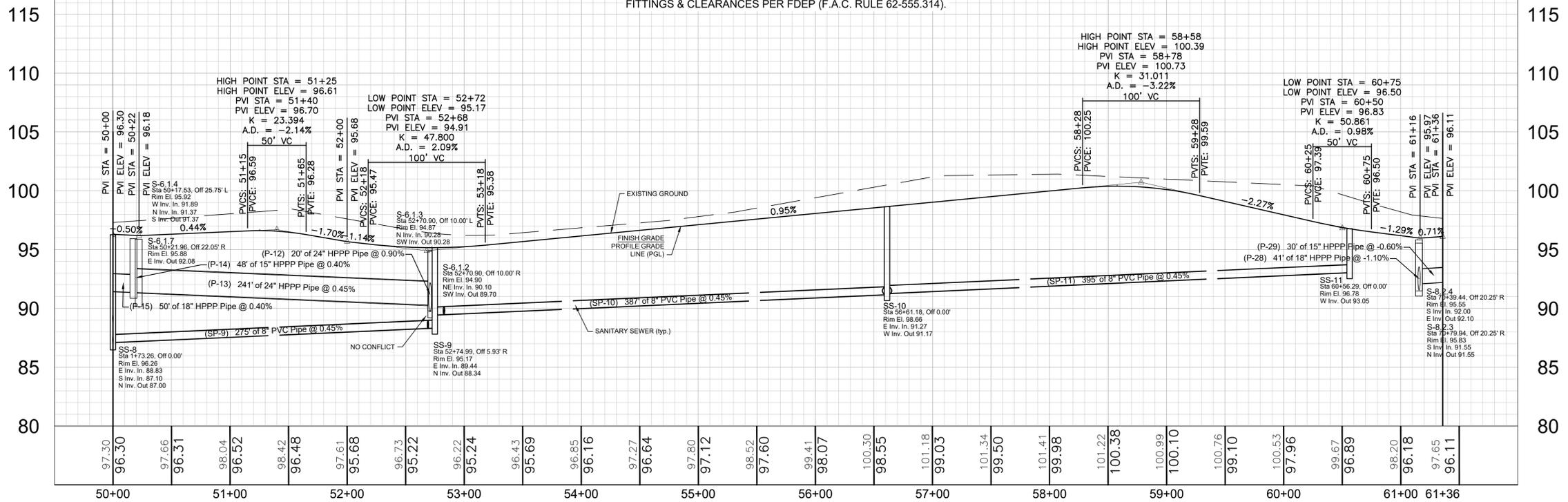
Sheet No.
C013
of
C020



SW 53RD AVE / SW 101ST LANE

SCALE
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'

NOTE: FOR CLARITY, WATER LINE (WITH MINIMUM 36" COVER) IS NOT SHOWN IN PROFILES. ROUTE WATER MAIN AROUND STORM AND SANITARY CONFLICTS WITH APPROPRIATE FITTINGS & CLEARANCES PER FDEP (F.A.C. RULE 62-555.314).



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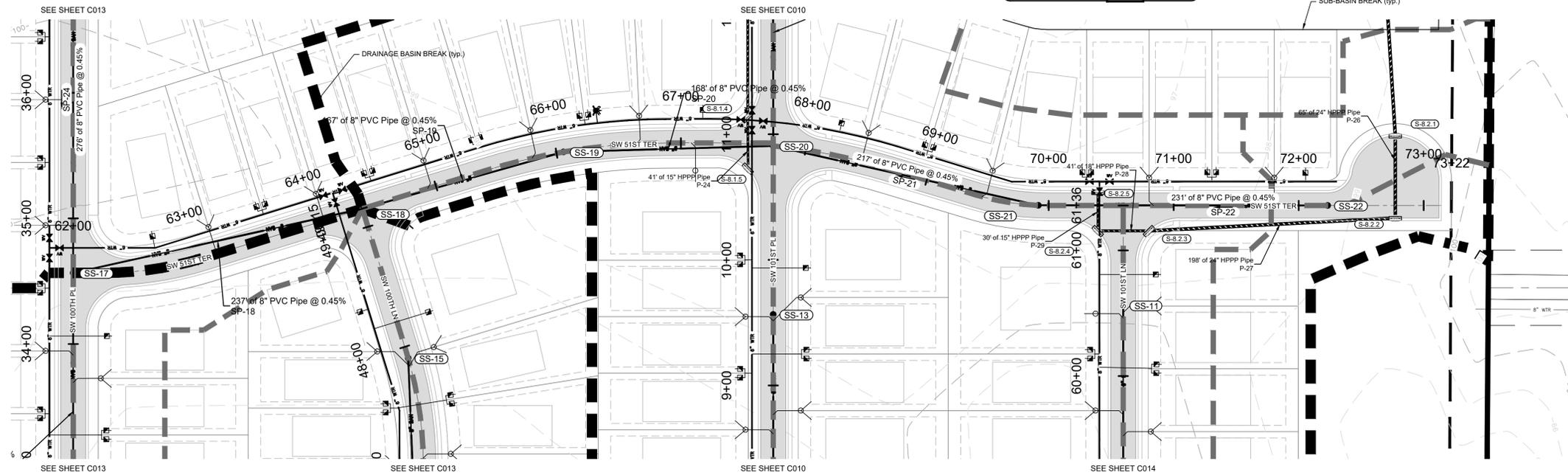
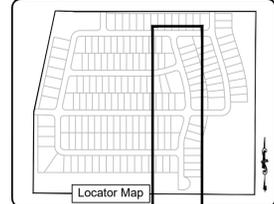
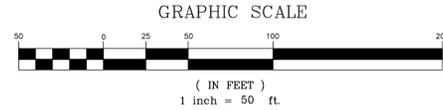
Revised:	
By:	
Date:	12-13-23 OSB
Project:	2022-066
Drawn:	TJR/OSS
Checked:	NWR
Scale:	1" = 100'
Project:	2022-066
Date:	5-24-2023
Drawn:	NWR
Checked:	SW100th East Imp. Plans 30.dwg

Project: SW 100th St. PUD - East - Improvement Plans - Marion Co. FL
Sheet Name: SW 53rd Ave / SW 101st Ln

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Certificate No. EB-000898

Project Name: SW 100th St. PUD - East - Improvement Plans - Marion Co. FL
Sheet Name: SW 53rd Ave / SW 101st Ln

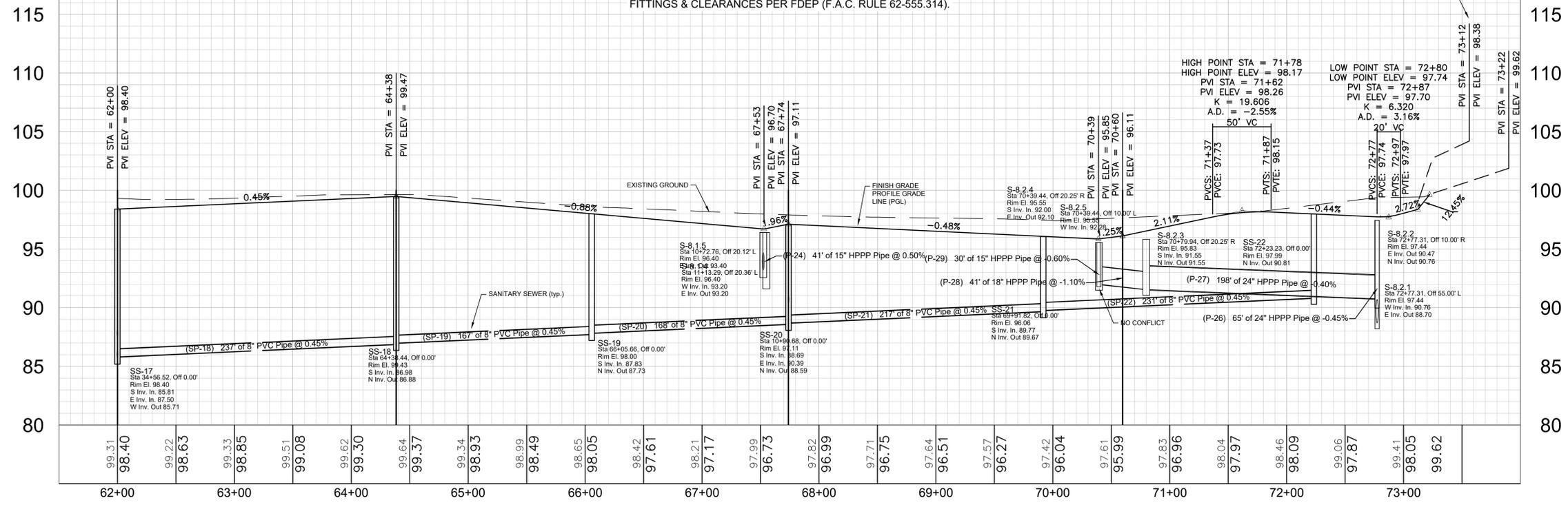
Sheet No.
C014
of
C020



SW 51ST TERRACE

SCALE
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'

NOTE: FOR CLARITY, WATER LINE (WITH MINIMUM 36" COVER) IS NOT SHOWN IN PROFILES. ROUTE WATER MAIN AROUND STORM AND SANITARY CONFLICTS WITH APPROPRIATE FITTINGS & CLEARANCES PER FDEP (F.A.C. RULE 62-555.314).



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Sheet Name: Plan & Profile SW 51st Terrace
Sheet No. C015 of C020

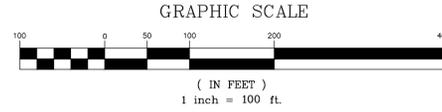
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(352) 626-5500 FAX (352) 629-1010
Michael W. Radcliffe P.E. #31170 Christopher A. Gwin P.E. #6568
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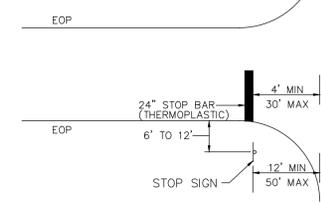
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Project: 2022-06E
Date: 12-13-23 OSB
REVISIONS PER CITY COMMENTS

Checked: MWR
Drawn: TJR/OSS
Date: 5-24-2023
File: SW100thPUD_East_Impr_Plan_30.dwg

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NOTE: INTERNAL INTERSECTIONS NOT STRIPED WITH DOUBLE YELLOW CENTERLINE STRIPING AS THESE ARE NOT ARTERIAL, COLLECTOR, OR MAJOR LOCAL ROADS.



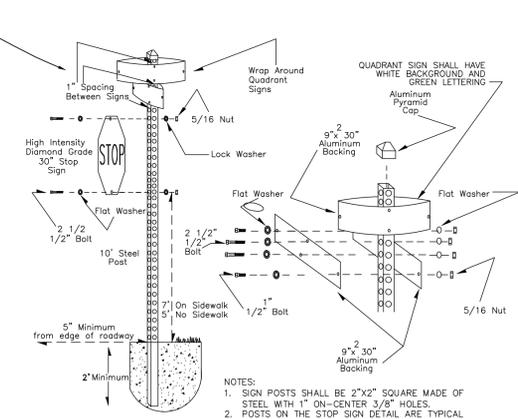
Typical Intersection Sign & Striping Detail
Not To Scale

MARION COUNTY PROJECT
No. 30222

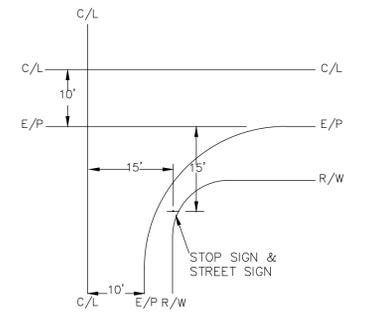
TYPICAL REGULATORY & WARNING SIGNS



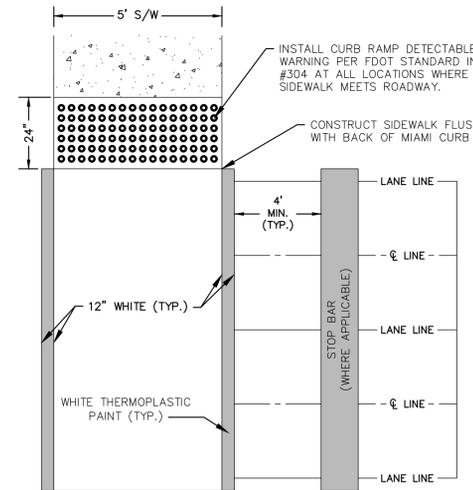
NOTE: STOP SIGNS SHALL BE 30" AND FABRICATED USING, AT A MINIMUM, 3M DIAMOND GRADE VIP REFLECTIVE SHEETING.



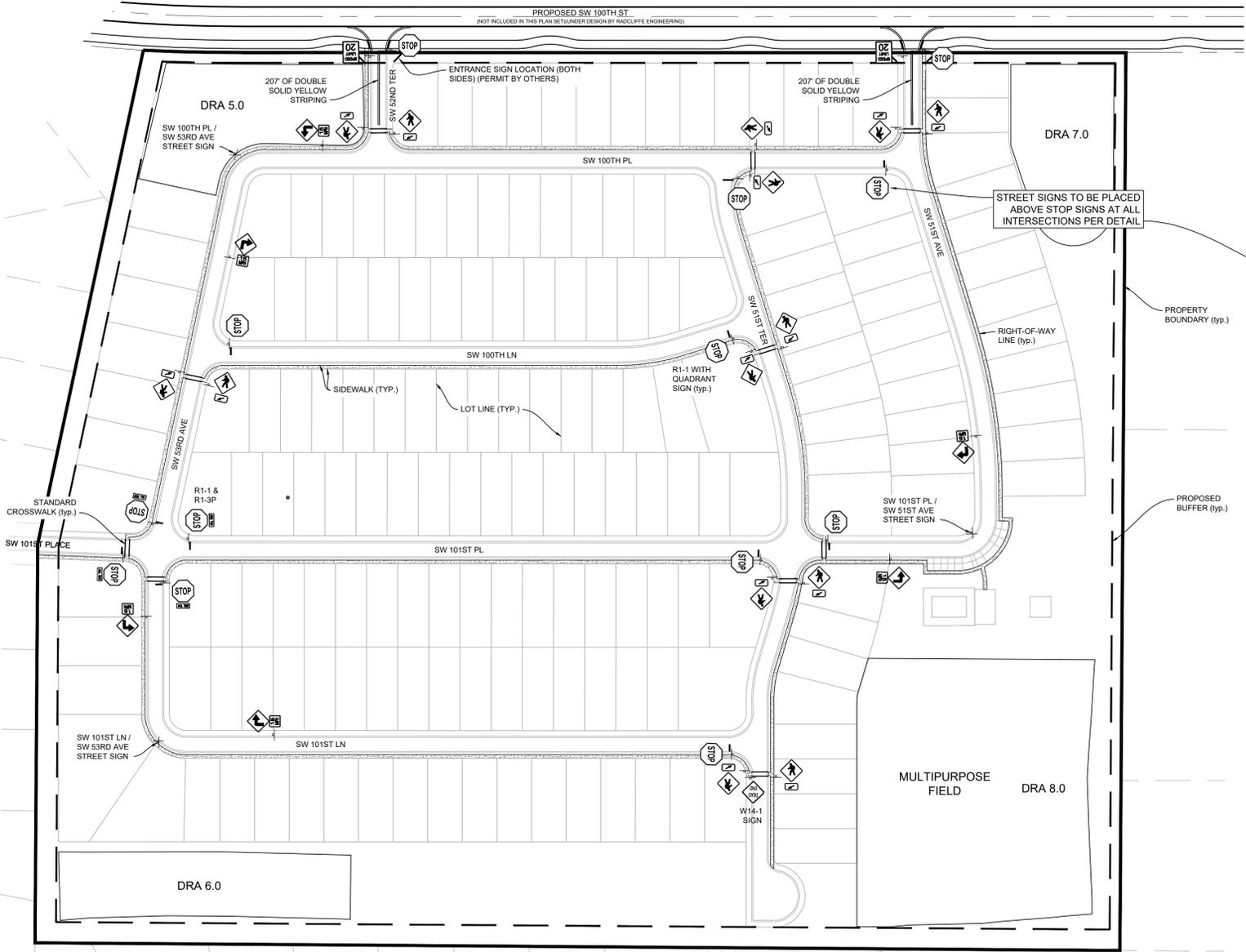
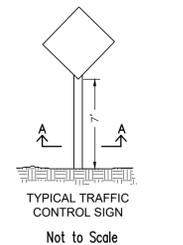
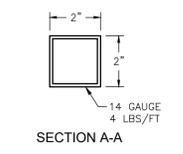
STOP SIGN DETAIL



TYPICAL SIGN PLACEMENT
N.T.S.



STANDARD CROSSWALK



Project Name:	SW 100th St. PUD - East - Improvement Plans - Marion Co. FL
Sheet Name:	Signage & Sidewalk Plan
Scale:	1" = 100'
Project:	2022-066
Date:	12-13-23
Drawn:	TJR/OSS
Checked:	MWR
Date:	5-24-2023
File:	SW100SPUD East Imp. Plans Sheets.dwg

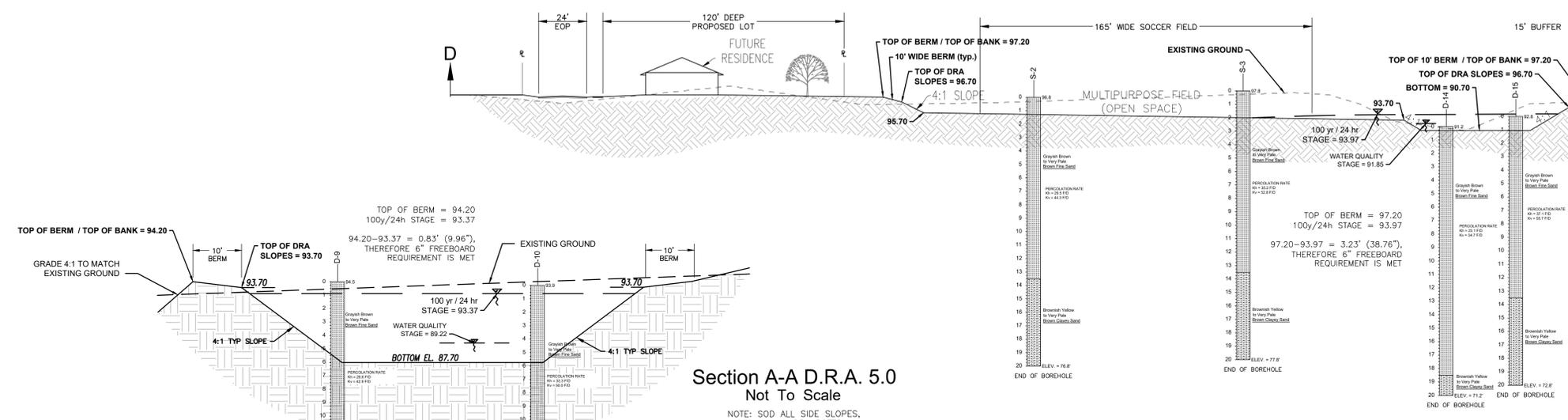
Prepared: MWR
 Drawn: TJR/OSS
 Checked: MWR
 Date: 5-24-2023
 File: SW100SPUD East Imp. Plans Sheets.dwg

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 Ocala, FL 34477 (352) 829-5500 FAX (352) 678-1010
 Certificate No. EB-006198 • Michael W. Radcliffe P.E. #3170 • Christopher A. Cain P.E. #4588
 www.radcliffeengineering.com

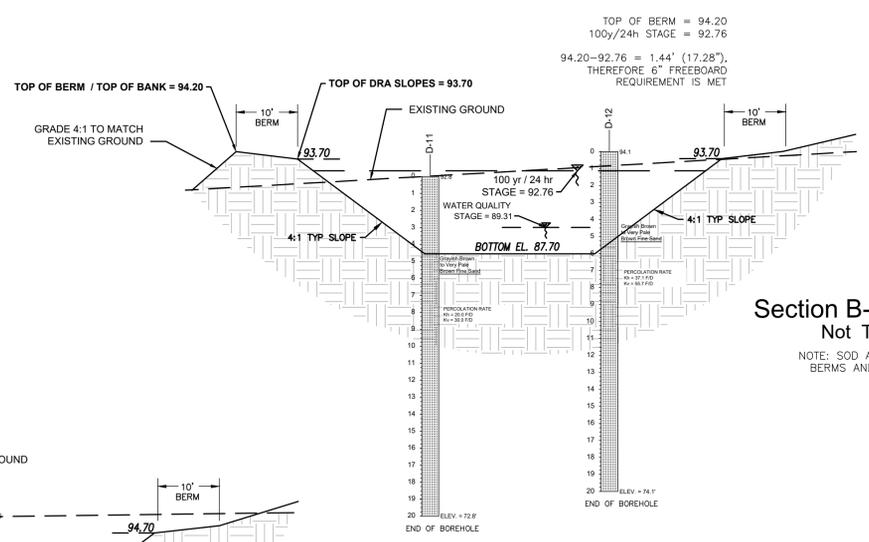
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Sheet No.	C016
of	C020

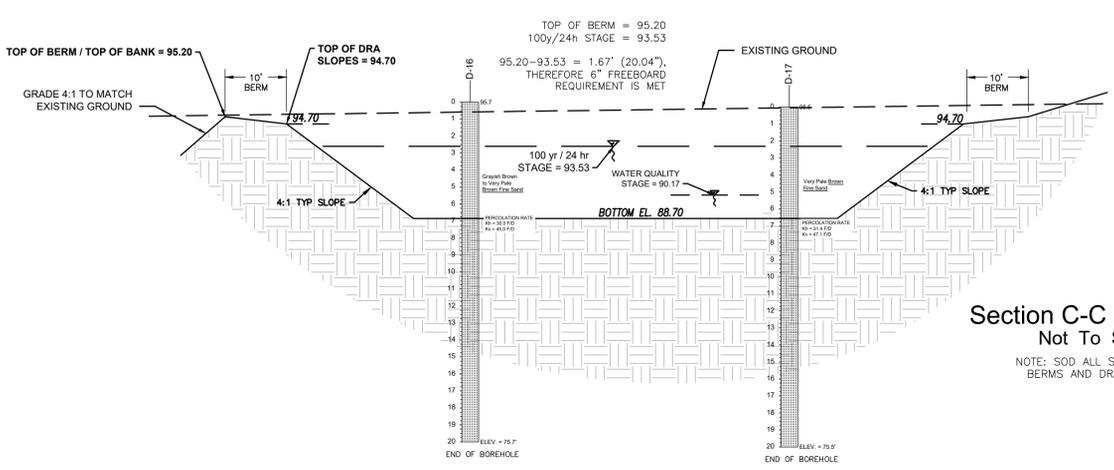
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Section A-A D.R.A. 5.0
Not To Scale
NOTE: SOD ALL SIDE SLOPES, BERMS AND DRA BOTTOM.

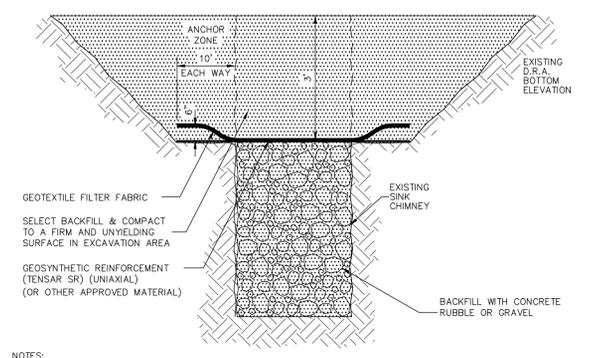


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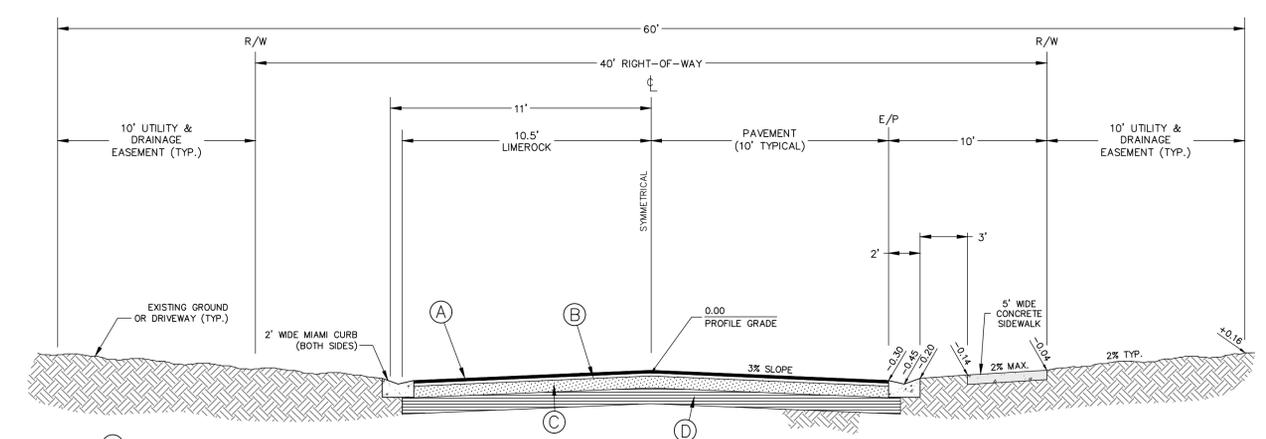
Section C-C D.R.A. 7.0
Not To Scale
NOTE: SOD ALL SIDE SLOPES, BERMS AND DRA BOTTOM.

Section D-D D.R.A. 8.0
Not To Scale
NOTE: SOD ALL SIDE SLOPES, BERMS AND DRA BOTTOM.



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

TYPICAL SINK CHIMNEY REPAIR DETAIL
N.T.S.



- (A) 1-1/4" ASPHALTIC CONCRETE (TYPE SP-9.5)
- (B) BITUMINOUS TACK COAT
- (C) 8" LIMEROCK BASE COURSE (LBR 100)
- (D) 12" STABILIZED SUBGRADE (LBR 40)

TYPICAL SECTION 20' PAVEMENT

MARION COUNTY PROJECT
No. 30222

Revised:	
By:	
Date:	12-13-23 OSB
	REVISIONS PER COUNTY COMMENTS

Scale:	N/A
Project:	2022-06E
Drawn:	TJR/OSS
Checked:	MWR
Date:	5-24-2023
File:	SW100SPUD East Imp. Plans Sheets.dwg

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Ocala, FL 34471 (352) 629-5500 FAX (352) 629-1010
Certificate No. EB-000698 • Michael W. Radlife P.E. #3170 • Christopher A. Cain P.E. #4588
www.radlifeengineering.com

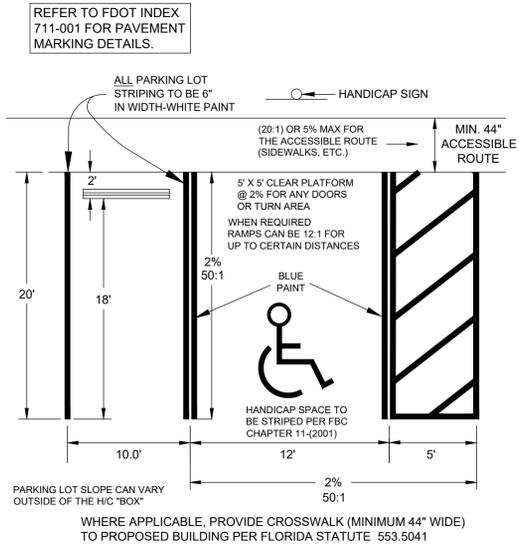
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Sheet Name: -Marion Co. FL
Details

Sheet No.
C017
of
C020

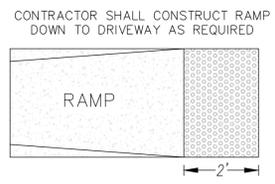


- NOTES:
1. ALL LETTERS ARE 1.5" SERIES "C".
 2. TOP SIGN SHALL HAVE A REFLECTORIZED BLUE BACKGROUND WHITE REFLECTORIZED LEGEND & BORDER.
 3. BOTTOM SIGN SHALL HAVE A REFLECTORIZED WHITE BACKGROUND WITH BLACK OPAQUE LEGEND & BORDER.

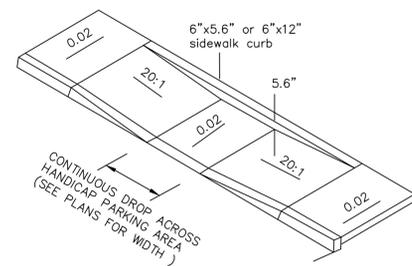
Handicap Sign
Not to Scale



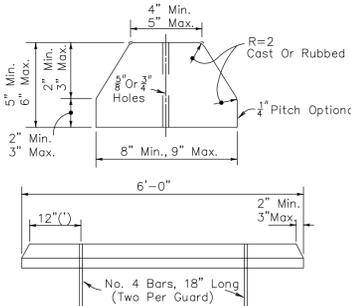
WHERE APPLICABLE, PROVIDE CROSSWALK (MINIMUM 44" WIDE) TO PROPOSED BUILDING PER FLORIDA STATUTE 563.5041



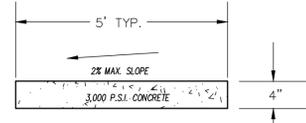
Sidewalk Ramp Detail
Not to Scale



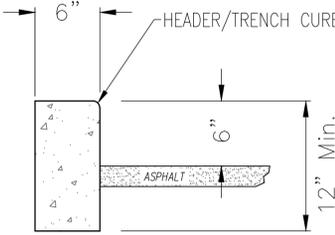
Handicap Curb Detail
IF REQUIRED
Not to Scale



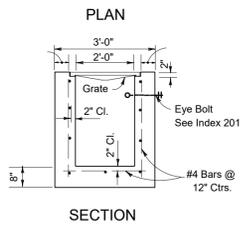
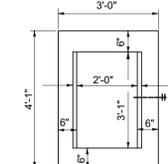
Concrete Bumper Guard
Not to Scale



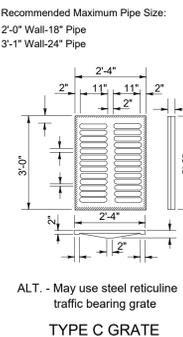
Sidewalk Detail
Not to Scale



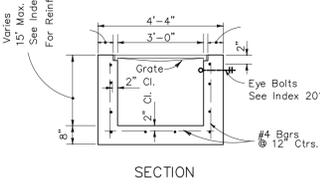
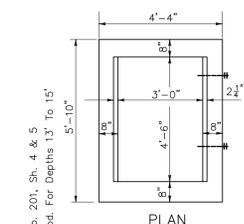
Header Curb Detail
Not to Scale



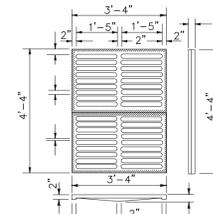
Type "C" Inlet
Not to Scale



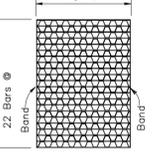
TYPE C GRATE



Type "E" Inlet - Traffic Bearing
Not to Scale



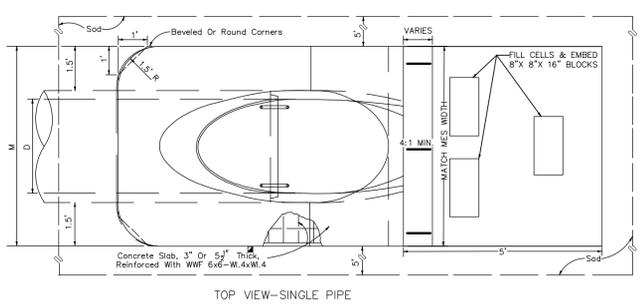
TYPE E
Approx. Weight 465 Lbs.



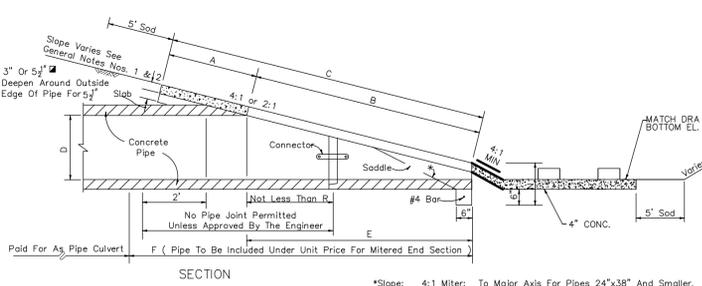
Straight Bars 2" x Reticulate Bars x Bands x Approx. Weight 215 Lbs.

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

NOTICE: Steel Grates Are Required On Inlets With Traversable Slots And On Inlets where Bicycle Traffic Is Anticipated.

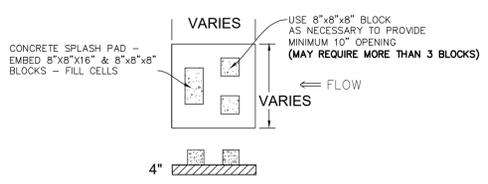


MITERED END SECTION DETAIL WITH SPLASH PAD



SECTION

*Slope: 4:1 Miter: To Major Axis For Pipes 24"x38" And Smaller.
2:1 For Pipes 29"x45" And Larger.
2:1 Miter: To Major Axis For Pipes 29"x45" And Smaller.
1:1 For Pipes 34"x53" And Larger.



Concrete Splash Pad Detail
NOT TO SCALE

MARION COUNTY PROJECT
No. 30222

Project Name:	SW 100th St. PUD - East - Improvement Plans
Sheet Name:	-Marion Co. FL
Scale:	N/A
Project:	2022-06E
Date:	5-24-2023
Drawn:	TJR/OSS
Checked:	NWR
File:	SW 100th St. PUD East.dwg

MICHAEL W. RADCLIFFE ENGINEERING, INC.
 2811 S.E. Lake Weir Avenue
 Ocala, FL 34471 (352) 829-5500 FAX (352) 678-1010
 Certificate No. EB-0006198 • Michael W. Radcliffe P.E. #31710 • Christopher A. Cain P.E. #45588
 www.radcliffeengineering.com

Project No. C018 of C020
 Sheet No. C018 of C020

MARION COUNTY PROJECT
No. 30222

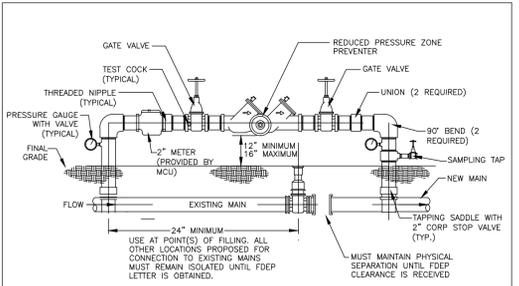
Date:	By:	Revised:
2-13-23	OSB	REVISIONS PER COUNTY COMMENTS

Scale:	N/A
Drawn:	TJF/OSB
Checked:	NWR
Project:	2022-06E
Date:	5-24-2023
File:	31055PUD East Imp. Plans Sheets.dwg

MICHAEL W. RADLIFE ENGINEERING, INC.
 2811 S.E. Lake View Avenue, Ocala, FL 34471 (352) 629-5500 FAX (352) 678-1018
 Certificate No. EB-0006198 • Michael W. Radlife P.E. #3170 • Christopher A. Cain P.E. #4588
 www.radlifeengineering.com

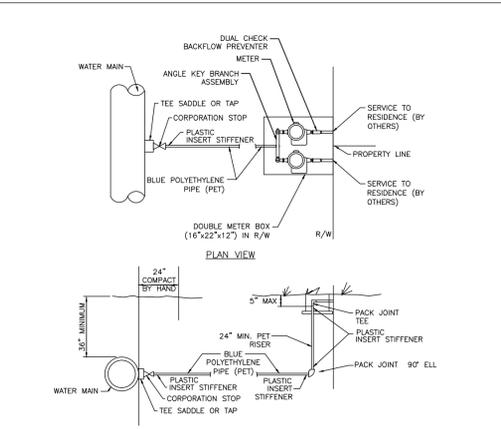
Project Name: SW 100th St. PUD - East - Improvement Plans - Marion Co. FL
 Sheet Name: Details

Sheet No.	C019 of C020
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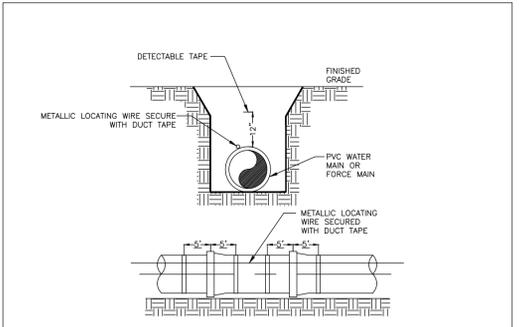
- NOTES:
1. A TEMPORARY JUMPER CONNECTION IS REQUIRED AT ALL CONNECTIONS BETWEEN EXISTING ACTIVE WATER MAINS AND PROPOSED NEW WATER MAIN IMPROVEMENTS. TEMPORARY JUMPER WATER METERS WILL BE SUPPLIED BY MCU.
 2. THIS DETAIL IS TO BE USED FOR FILLING ANY NEW WATER MAIN OF ANY SIZE FOR EXISTING ACTIVE WATER MAINS AND FOR FLUSHING OF NEW MAINS, AND FOR PULLING BACTERIOLOGICAL SAMPLES FROM ANY NEW WATER MAIN. THE JUMPER CONNECTION SHALL BE MAINTAINED UNTIL AFTER FILLING, FLUSHING, TESTING, AND DISINFECTION OF THE NEW MAIN HAS BEEN SUCCESSFULLY COMPLETED. THE JUMPER CONNECTION SHALL BE MAINTAINED UNTIL AFTER DISINFECTION AND FLUSHING OF THE NEW MAINS. THE JUMPER CONNECTION SHALL ALSO BE USED TO MAINTAIN A MINIMUM PRESSURE OF 20 PSI IN THE NEW MAINS ALL THE TIME AFTER DISINFECTION AND UNTIL THE FDEP CLEARANCE LETTER IS OBTAINED. ADEQUATE THRUST BLOCKING AND/OR RESTRAINTS SHALL BE PROVIDED TEMPORARILY, AS REQUIRED, PIPE AND FITTINGS USED FOR CONNECTING THE NEW PIPE TO THE EXISTING PIPE SHALL BE DISINFECTED PRIOR TO INSTALLATION IN ACCORDANCE WITH AWWA C551, LATEST EDITION.
 3. THE TAPPING SLEEVE AND THE EXTERIOR OF THE MAIN TO BE TAPPED SHALL BE DISINFECTED BY THE TEMPORARY JUMPER CONNECTION. THE 2" CORP VALVES ARE TO BE CLOSED AND PLUGGED WITH 2" BRASS PLUGS. THE MAINS CAN NOW BE CONNECTED BY SLEEVE OR FLANGED CONNECTIONS.
 4. UPON RECEIPT OF CLEARANCE FOR USE FROM FDEP AND MCU, THE CONTRACTOR SHALL REMOVE THE TEMPORARY JUMPER CONNECTION. THE 2" CORP VALVES ARE TO BE CLOSED AND PLUGGED WITH 2" BRASS PLUGS. THE MAINS CAN NOW BE CONNECTED BY SLEEVE OR FLANGED CONNECTIONS.
 5. ALL INSTALLATION AND MAINTENANCE OF THE TEMPORARY JUMPER CONNECTION ASSEMBLY SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
 6. WATER FOR TESTING AND DISINFECTION OF THE NEW WATER MAIN AND WATER FOR MAINTENANCE OR OTHER USES SHALL BE AT THE CONTRACTOR'S EXPENSE.
 7. ALL PIPING AND APPURTENANCES TO BE 2" FOR 8" AND BELOW WATER MAINS; 4" FOR 12" WATER MAINS; 6" FOR 16" WATER MAINS; 12" FOR 24" WATER MAINS.
 8. ALL TAPS MUST BE LOCATED A MINIMUM OF 24" AWAY FROM ANY BELL AND/OR FITTING.

MCBC EFFECTIVE	04/13/2023	TYPE	TEMPORARY JUMPER CONNECTION	7.3.2
REVISION #	2	UT	UT	203



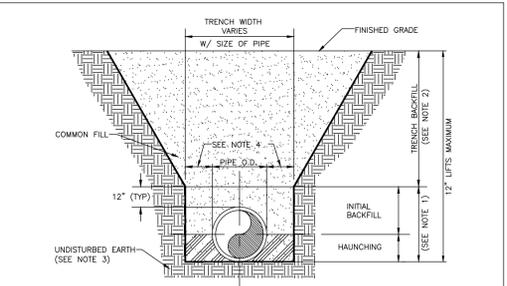
- NOTES:
1. ALL RESIDENTIAL SERVICES SHALL HAVE A MINIMUM SIZE OF 1".
 2. CURB STOP SHALL BE INSTALLED ON STREET SIDE OF THE SIDEWALK BETWEEN SIDEWALK AND CURB. SCHEDULE 40 PVC CASING TO BE USED UNDER PAVEMENT, EXTENDING A MINIMUM OF 5" ON EITHER SIDE OF THE PAVEMENT WHERE POSSIBLE. THE INSIDE DIAMETER OF THE CASING PIPE SHALL BE A MINIMUM OF ONE INCH LARGER THAN THE OUTSIDE DIAMETER OF THE SERVICE PIPE.
 3. CORP STOPS SHALL BE HORIZONTAL TO WATER MAINS.
 4. LOCATE WIRE SHALL BE MADE UNDER AND AROUND THE CONNECTION TO THE SATISFACTION OF THE ENGINEER.
 5. POTABLE WATER SERVICE CONNECTIONS SHALL BE PERMANENTLY MARKED BY ETCHING OR STAMPING A "W" IN THE CURB DIRECTLY OVER THE SERVICE LINE.
 6. RECLAIMED WATER SERVICE CONNECTIONS SHALL BE PERMANENTLY MARKED BY ETCHING OR STAMPING A "RW" IN THE CURB DIRECTLY OVER THE SERVICE LINE.
 7. SERVICE LINES SHALL NOT CONFLICT WITH OTHER UTILITIES. SERVICE LINES SHALL BE SLEEVED WITH SCH40 PVC IF UNDER OTHER UTILITIES.
 8. ALL TAPS MUST BE LOCATED A MINIMUM OF 24" AWAY FROM ANY BELL AND/OR FITTING.

MCBC EFFECTIVE	04/13/2023	TYPE	WATER AND RECLAIMED WATER SERVICES (TYPICAL)	7.3.2
REVISION #	2	UT	UT	107



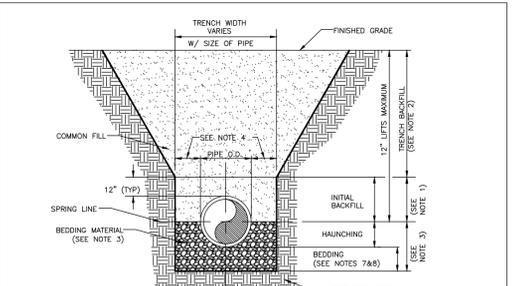
- NOTES:
1. PVC PIPE SHALL REQUIRE INSULATED METALLIC LOCATING WIRE (10 GAUGE COPPER) CAPABLE OF DETECTION BY A CABLE LOCATOR AND SHALL BE BURIED ON TOP OF THE PIPE.
 2. LOCATING WIRE SHALL TERMINATE AT EACH VALVE BOX AND BE CAPABLE OF EXTENDING 12" ABOVE TOP OF BOX IN SUCH A MANNER SO AS NOT TO INTERFERE WITH VALVE OPERATION PER UT 112.
 3. ALL WIRE CONNECTIONS SHALL BE SPLICED TOGETHER USING WATERIGHT 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.

MCBC EFFECTIVE	04/13/2023	TYPE	PIPE LOCATING WIRE AND DETECTABLE TAPE	7.3.2
REVISION #	2	UT	UT	104



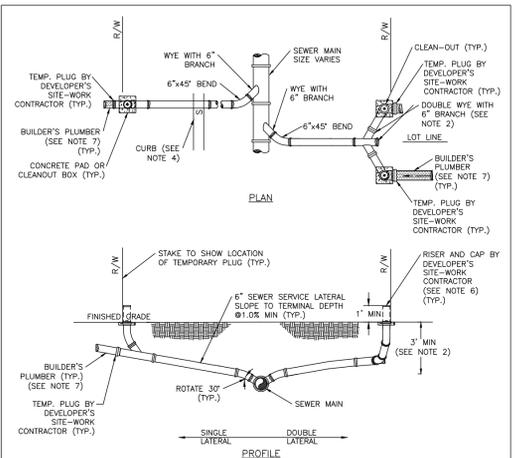
- NOTES:
1. INITIAL BACKFILL AND HAUNCHING: SELECT COMMON FILL COMPACTED TO 95% (98% UNDER PAVEMENT) OF THE MAXIMUM DENSITY AS PER AASHTO T-190.
 2. TRENCH BACKFILL: COMMON FILL COMPACTED TO 95% (98% UNDER PAVEMENT) OF THE MAXIMUM DENSITY AS PER AASHTO T-190.
 3. PIPE BEDDING: UTILIZING SELECT COMMON 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'.

MCBC EFFECTIVE	04/13/2023	TYPE	BEDDING AND TRENCHING 2	7.3.2
REVISION #	2	UT	UT	103



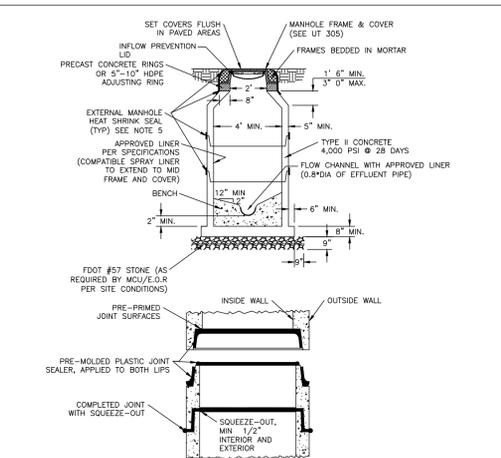
- NOTES:
1. INITIAL BACKFILL: COMMON FILL COMPACTED TO 95% (98% UNDER PAVEMENT) OF THE MAXIMUM DENSITY AS PER AASHTO T-190.
 2. TRENCH BACKFILL: COMMON FILL COMPACTED TO 95% (98% UNDER PAVEMENT) OF THE MAXIMUM DENSITY AS PER AASHTO T-190.
 3. BEDDING MATERIAL: SHALL CONFORM TO FOOT NO. 57 AGGREGATE.
 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 COVER 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'.

MCBC EFFECTIVE	04/13/2023	TYPE	TYPE "A" BEDDING AND TRENCHING	7.3.2
REVISION #	2	UT	UT	102



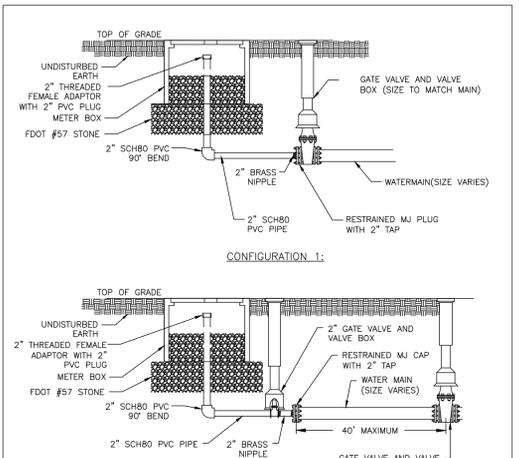
- NOTES:
1. INVERT OF SERVICE LATERAL SHALL NOT ENTER SEWER MAIN BELOW SPRING LINE.
 2. WYE TO BE NO SMALLER THAN 3" AND NO DEEPER THAN 5".
 3. ALL FITTINGS SHOWN ARE TO BE INSTALLED.
 4. SERVICE CONNECTIONS SHALL BE PERMANENTLY MARKED BY ETCHING OR STAMPING AN "S" IN THE CURB DIRECTLY OVER THE LATERAL, 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. BUILDERS 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 DESIGNER AND BUILT IN A MANNER WHERE THE LOWEST WASTEWATER SERVICE LATERAL DOES NOT DROP BELOW THE GRAVITY SEWER GRADE LINE.

MCBC EFFECTIVE	04/13/2023	TYPE	SEWER SERVICE LATERAL	7.3.2
REVISION #	2	UT	UT	312



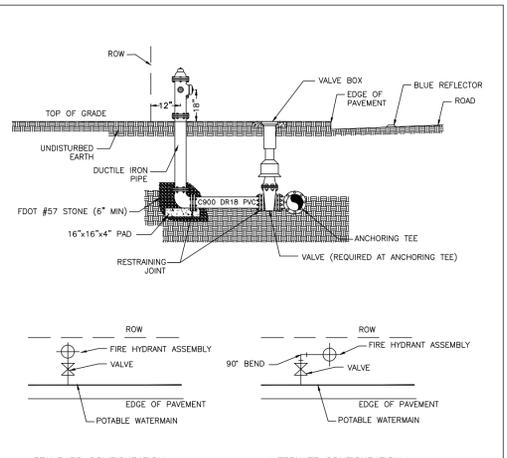
- NOTES:
1. DROP CONNECTIONS ARE REQUIRED WHENEVER INVERT OF INFLUENT SEWER IS 24" OR MORE ABOVE THE INVERT OF THE MANHOLE. SEE GRAVITY MANHOLE CONNECTION DETAIL UT 303.
 2. EXISTING CONE DESIGN MAY ONLY BE USED FOR CONTACT RESISTION WITH MCU APPROVAL. ALL MANHOLES REQUIRING DROP CONNECTIONS SHALL COMPLY 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 INSPECTED IN PERSON, OR THROUGH A MCU APPROVED METHOD, BY A MCU CONSTRUCTION REPRESENTATIVE.
 6. SHIRK WRAPS SHALL BE REQUIRED FOR ALL MANHOLES.
 7. PRECAST CONCRETE RINGS MAY BE SUBSTITUTED FOR HDPE RINGS.
 8. SECTION HEIGHTS VARY AS REQUIRED, AND AS AVAILABLE.
 9. IN LIEU OF SHIRK WRAPPING, MANHOLES SHALL BE VACUUM TESTED IN ACCORDANCE WITH ASTM C1244 OR HYDROSTATIC TESTED IN ACCORDANCE WITH ASTM C909 AS REQUIRED BY MCU.
 10. FLOW CHANNEL DEPTH AND WIDTH CANNOT BE LESS THAN 80% OF OUTFLOW PIPE.

MCBC EFFECTIVE	04/13/2023	TYPE	PRECAST CONCRETE MANHOLE	7.3.2
REVISION #	2	UT	UT	306



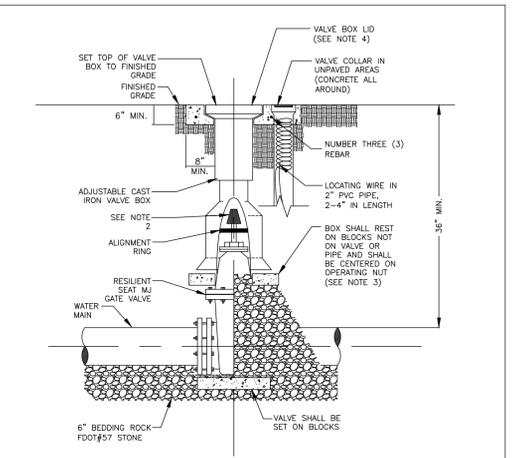
- NOTES:
1. BLOW-OFF VALVES TO BE PROVIDED ON ALL DEAD END MAINS OR AS DETERMINED BY MCU.
 2. BLOW-OFF VALVES ARE NOT TO BE LOCATED IN DITCHES.
 3. CONNECTIONS SHALL BE ASSEMBLED USING COMPOUNDS APPROVED FOR POTABLE WATER SYSTEMS.
 4. SHALL BE SIZED TO ACHIEVE ADEQUATE FLUSHING VELOCITY.
 5. NO MALE ADAPTERS ALLOWED AT VALVE; SHALL BE A BRASS NIPPLE WITH 2" SCH80 FEMALE STEEL BANDED ADAPTER.

MCBC EFFECTIVE	04/13/2023	TYPE	MANUAL BLOW OFF VALVE WATER MAIN	7.3.2
REVISION #	2	UT	UT	212



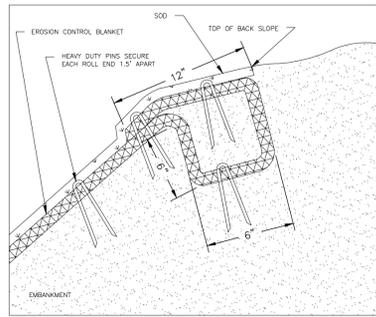
- NOTES:
1. BONNET COLORS SHALL BE IN ACCORDANCE WITH SEC. 6.18.2-G.
 2. HYDRANT SHALL BE 1" INSIDE OF RIGHT-OF-WAY, WHEN POSSIBLE.
 3. BLUE REFLECTOR SHALL BE PLACED IN THE MIDDLE OF THE ADJACENT TRAVEL LANE. RADII OF CLEAR SPACE AROUND THE FIRE HYDRANT SHALL BE IN ACCORDANCE WITH NFPA STANDARDS (NFPA 1 SEC. 18.5.7, AS AMENDED).

MCBC EFFECTIVE	04/13/2023	TYPE	FIRE HYDRANT ASSEMBLY	7.3.2
REVISION #	2	UT	UT	210

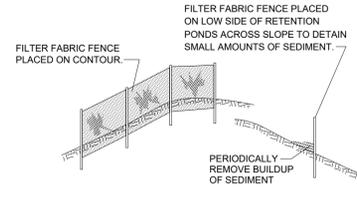


- NOTES:
1. PVC EXTENSIONS SHALL NOT BE USED ON VALVE BOX INSTALLATION (SEE UT111).
 2. THE ACTUATING NUT FOR VALVES DEEPER THAN SIX (6) FEET SHALL BE EXTENDED TO COME UP TO 3 FOOT DEPTH BELOW FINISHED GRADE.
 3. VALVE BOX SHALL BE SET ON FIVE (5) SOLID COMMON BLOCKS.
 4. VALVE BOX LID TO BE LETTERED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

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



EROSION CONTROL BLANKET GROUND FASTENING DETAIL
Not to Scale



1. FILTER FABRIC FENCE SHALL BE EMBEDDED IN THE SOIL A MIN. OF 4".
2. INSPECTION SHALL BE FREQUENT AND REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.
3. FILTER FABRIC FENCE SHALL BE REMOVED WHEN IT HAS SERVED ITS USEFULNESS SO AS NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE.

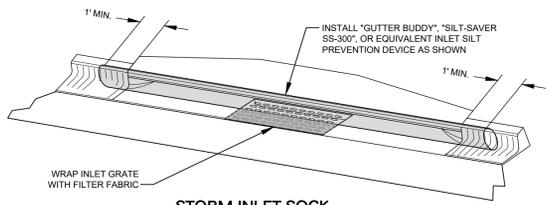
SILT FENCE DETAIL
Not to Scale

EROSION CONTROLS & BEST MANAGEMENT PRACTICES (BMP's)



SILT FENCE PROTECTION IN DITCHES WITH INTERMITTENT FLOW
Not to Scale

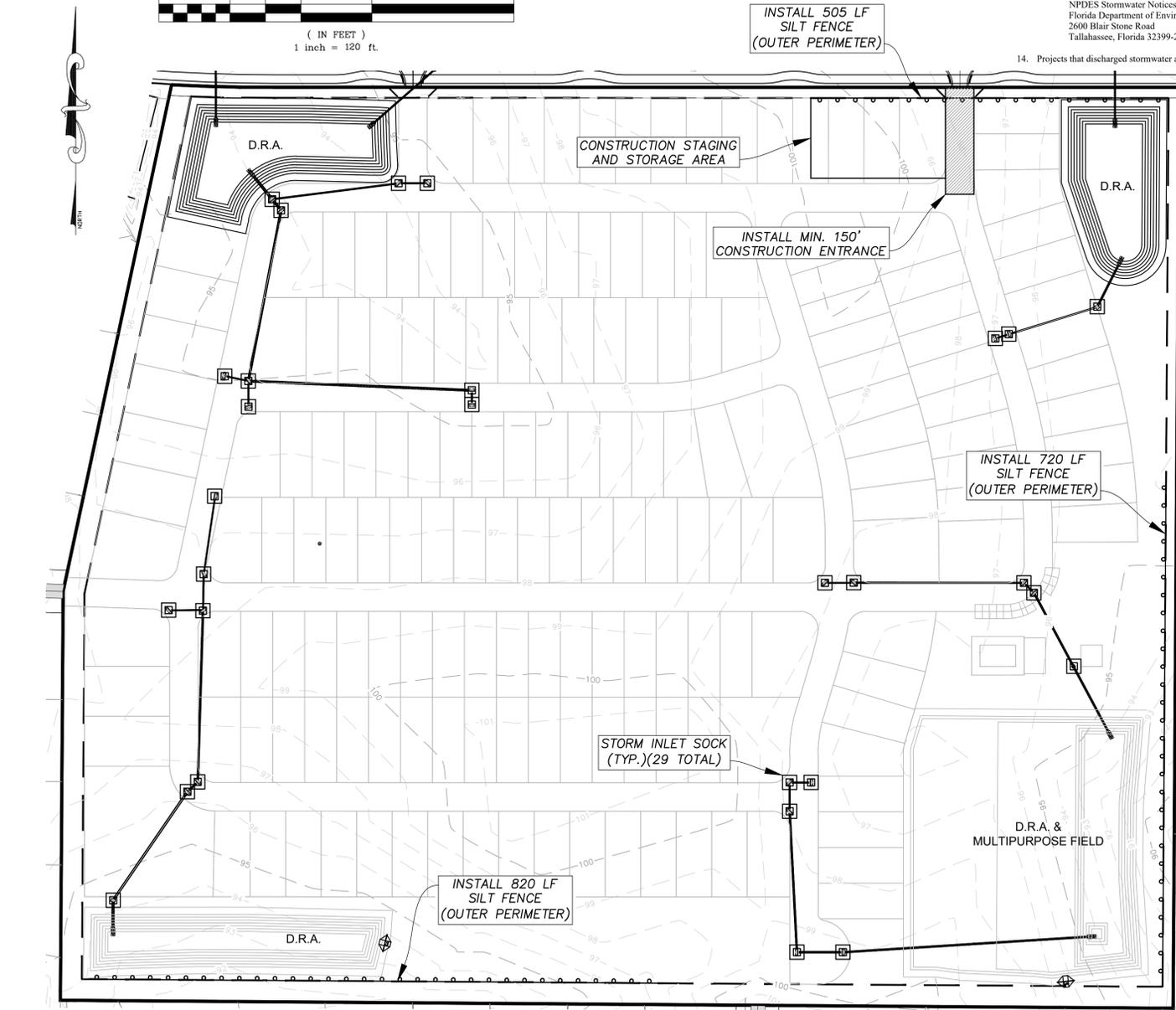
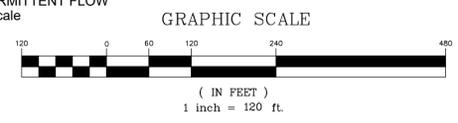
ALTERNATE: INSTALL DRAINAGE FILTER FABRIC UNDER INLET GRATE



STORM INLET SOCK



SILT FENCE PROTECTION IN DITCHES WITH INTERMITTENT FLOW
Not to Scale



General Notes:

1. A copy of the Notice of Intent (NOI) or letter from the Department of Environmental Protection (DEP) confirming coverage under this Generic Permit shall be posted at the construction site in a prominent place for public viewing (such as alongside a building permit).
2. The discharge of hazardous substances or oil in the stormwater discharge(s) from a facility or activity shall be prevented or minimized in accordance with the applicable stormwater pollution prevention plan for the facility or activity.
3. The permittee shall provide for compliance with the terms and schedule of this plan beginning with the initiation of construction activities.
4. Permittee shall adhere to the State of Florida DEP Generic Permit for Stormwater Discharge from Large and Small Construction Activities.
5. Preserve existing vegetation where attainable and stabilize disturbed portions of the site to prevent erosion. Stabilization measures include permanent seeding, sod, preservation of existing mature vegetation and protection of existing trees. Stabilization measures shall be initiated as soon as practicable, but in no case more than 7 days, in portions of the site where construction activities have temporarily or permanently ceased.
6. Each plan shall include a description of structural practices, to divert flows from exposed soils, store flows, retain sediment on-site, or otherwise limit runoff and the discharge of pollutants from exposed areas of the site. Such practices may include silt fences, swales, check dams, storm drain inlet protection, permanent sediment basins or Drainage Retention Areas (D.R.A.'s).
7. Construct temporary Sediment Control Basins at each point of discharge into D.R.A.'s.
8. Controls for Other Potential Pollutants.
 - (1) Waste Disposal. The plan shall assure that waste, such as discarded building materials, chemicals, litter, and sanitary waste are properly controlled in accordance with all applicable state, local, and federal regulations. This permit does not authorize the discharge of solid materials, including building materials, to surface waters of the State or a Municipal Separate Storm Sewer System (MS4).
 - (2) The plan shall assure that off-site vehicle tracking of sediments and the generation of dust is minimized.
 - (3) The plan shall be consistent with applicable State and local waste disposal, sanitary sewer or septic system regulations.
 - (4) The plan shall address the proper application rates and methods for the use of fertilizers, herbicides and pesticides at the construction site and set forth how these procedures will be implemented and enforced. Nutrients shall be applied only at rates necessary to establish and maintain vegetation.
 - (5) The plan shall ensure that the application, generation, and migration of toxic substances is limited and that toxic materials are properly stored and disposed.
9. A qualified inspector (provided by the operator) shall inspect all points of discharge into surface waters of the State or a Municipal Separate Storm Sewer System (MS4); disturbed areas of the construction site that have not been finally stabilized; areas used for storage of materials that are exposed to precipitation; structural controls; and, locations where vehicles enter or exit the 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 in accordance with the Generic Permit.
10. 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 NOI to be covered by this permit, for a period of at least three years from the date that the site is finally stabilized.
11. 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 NOI, from the date of project initiation to the date of final stabilization.
12. The permittee shall submit a completed Notice of Termination (NOT) (DEP Form 62-621.300(6)), signed in accordance with Part VII.C. of this permit, within 14 days of final stabilization of the site to terminate coverage under this permit.
13. A permittee shall submit a NOI to the following address:
NPDES Stormwater Notices Center, MS# 2510
Florida Department of Environmental Protection
2600 Blair Stone Road
Tallahassee, Florida 32399-2400
14. Projects that discharged stormwater associated with construction activity to a MS4 shall submit a copy of the NOI to the operator of the MS4.

Notes:

1. For silt fence detail see Type III silt fence in FDOT Index 102. Silt fence location shown for clarity only, actual fence to be as near the property line as practical.
2. All existing storm water drainage patterns and channels outside the construction areas shown on these plans are to be maintained. The contractor shall notify the engineer if the work appears to interrupt an existing storm water drainage pattern. The contractor shall maintain a clear path for all surface water drainage structures and ditches during all phases of construction such that impact to construction and/or surrounding facilities is minimized. The contractor shall be responsible for any erosion, sediment transport, disturbed foundations, impact to structures, and any other damage caused during construction.
3. The contractor shall prevent the discharge of sediment due to construction operations. Approved erosion control devices shall be installed to prevent discharge of sediment into a dry or wet watercourse. Recommended erosion control shall consist of silt fence, or other erosion control methods as shown or approved by the project engineer. All new and existing drain pipes and structures shall be flushed clean after construction.
4. Provide erosion control blanket for all slopes 2:1 (horizontal to vertical) or steeper.
5. Swales and disturbed areas shall be sodded or seeded and mulched as soon as practical.
6. Should additional erosion and sedimentation controls be needed, then the contractor needs to prevent the discharge of turbid waters off the project site.
7. This plan provides reasonable assurance that the proposed construction activities will not result in erosion and sediment deposition in wetlands or off-site, adverse impacts to wetlands, off-site flooding or violation of water quality standards.

Project Information:

1. This plan is intended for use in conjunction with the Improvement Plans for this project.
2. The construction activities on this site consist of and will be performed in the following order: clearing and grubbing; excavation of the proposed roadway and drainage; construct improvements.
3. The estimated project area is 45.05 acres. The area to be disturbed by construction is 39.95 acres.
4. The topography of the area is gently sloping and naturally delineates the drainage basins as shown on the Prerequisite Plan and Drainage Plan. Existing soils are Candler Sand & Apopka Sand which are all type "A" hydrologic soils, which is well-drained to excessively drained and according to the National Resource Conservation Service (NRCS) classification.

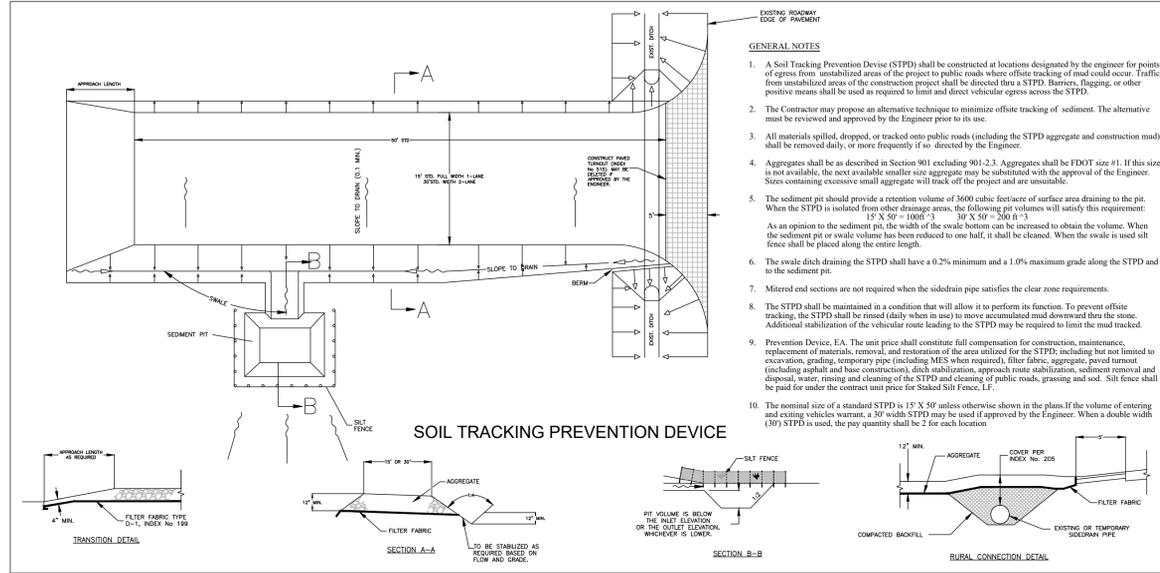
MARION COUNTY PROJECT No. 30222

Contractor shall file a NOI (Notice of Intent) with FDEP prior to construction. A copy of NOI must also be sent to Marion County prior to construction.

LEGEND:



INSTALL TOTAL OF 2,045 LF FABRIC SILT FENCE



GENERAL NOTES:

1. A Soil Tracking Prevention Device (STPD) shall be constructed at locations designated by the engineer for points of egress from unstabilized areas of the project to public roads where off-site tracking of mud could occur. Traffic from unstabilized areas of the construction project shall be directed thru a STPD. Barriers, flagging, or other positive means shall be used as required to limit and direct vehicular egress across the STPD.
2. The Contractor may propose an alternative technique to minimize off-site tracking of sediment. The alternative must be reviewed and approved by the Engineer prior to its use.
3. All materials spilled, dropped, or tracked onto public roads (including the STPD aggregate and construction mud) shall be removed daily, or more frequently if so directed by the Engineer.
4. Aggregates shall be as described in Section 901 excluding 901.2.3. Aggregates shall be FDOT size #1. If this size is not available, the next available smaller size aggregate may be substituted with the approval of the Engineer. Sizes containing excessive small aggregate will track off the project and are unsuitable.
5. The sediment pit should provide a retention volume of 3600 cubic feet/acre of surface area draining to the pit. When the STPD is isolated from other drainage areas, the following pit volumes will satisfy this requirement:
15' X 50' X 100ft (3)
30' X 50' X 20ft (3)
As an option to the sediment pit, the width of the swale bottom can be increased to obtain the volume. When the sediment pit or swale volume has been reduced to one half, it shall be cleaned. When the swale is used as silt fence shall be placed along the entire length.
6. The swale ditch draining the STPD shall have a 0.2% minimum and a 1.0% maximum grade along the STPD and to the sediment pit.
7. Mitered end sections are not required when the side drain pipe satisfies the clear zone requirements.
8. The STPD shall be maintained in a condition that will allow it to perform its function. To prevent off-site tracking, the STPD shall be raised daily when in use to move accumulated mud downward thru the stone. Additional stabilization of the vehicular route leading to the STPD may be required to limit the mud tracked.
9. Prevention Device, E.A. The unit price shall constitute full compensation for construction, maintenance, replacement of materials, removal, and restoration of the area utilized for the STPD, including but not limited to excavation, grading, temporary pipe (including M.E.S. when required), filter fabric, aggregate, paved turnout (including asphalt and base construction), ditch stabilization, approach route stabilization, sediment removal and disposal, water, trimming and cleaning of the STPD and cleaning of public roads, grassing and sod. Silt fence shall be paid for under the contract unit price for Staked Silt Fence, LF.
10. The nominal size of a standard STPD is 15' X 50' unless otherwise shown in the plans. If the volume of entering and exiting vehicles warrant, a 30' width STPD may be used if approved by the Engineer. When a double width (30') STPD is used, the pay quantity shall be 2 for each location.

Stabilization Schedule:
(Required to be completed by Contractor)

Major Construction Activities:
Start Date _____
End Date _____

Cease Construction Activities:
Temporary Dates _____
Permanent Date _____

Date that Stabilization Measures were Initiated: _____

Note: Install erosion control features prior to any construction activities on this site.

Permittee's Certification:

The undersigned ensures that the surface water and stormwater management measures proposed in the plan will be effectively implemented until completion of the project or until the permanent surface water management system is operational.

Signature _____ Date _____
Print Name _____

Contractor's Certification:

"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 hereunder."

Signature _____ Date _____
Print Name _____
Address _____
Phone Number _____

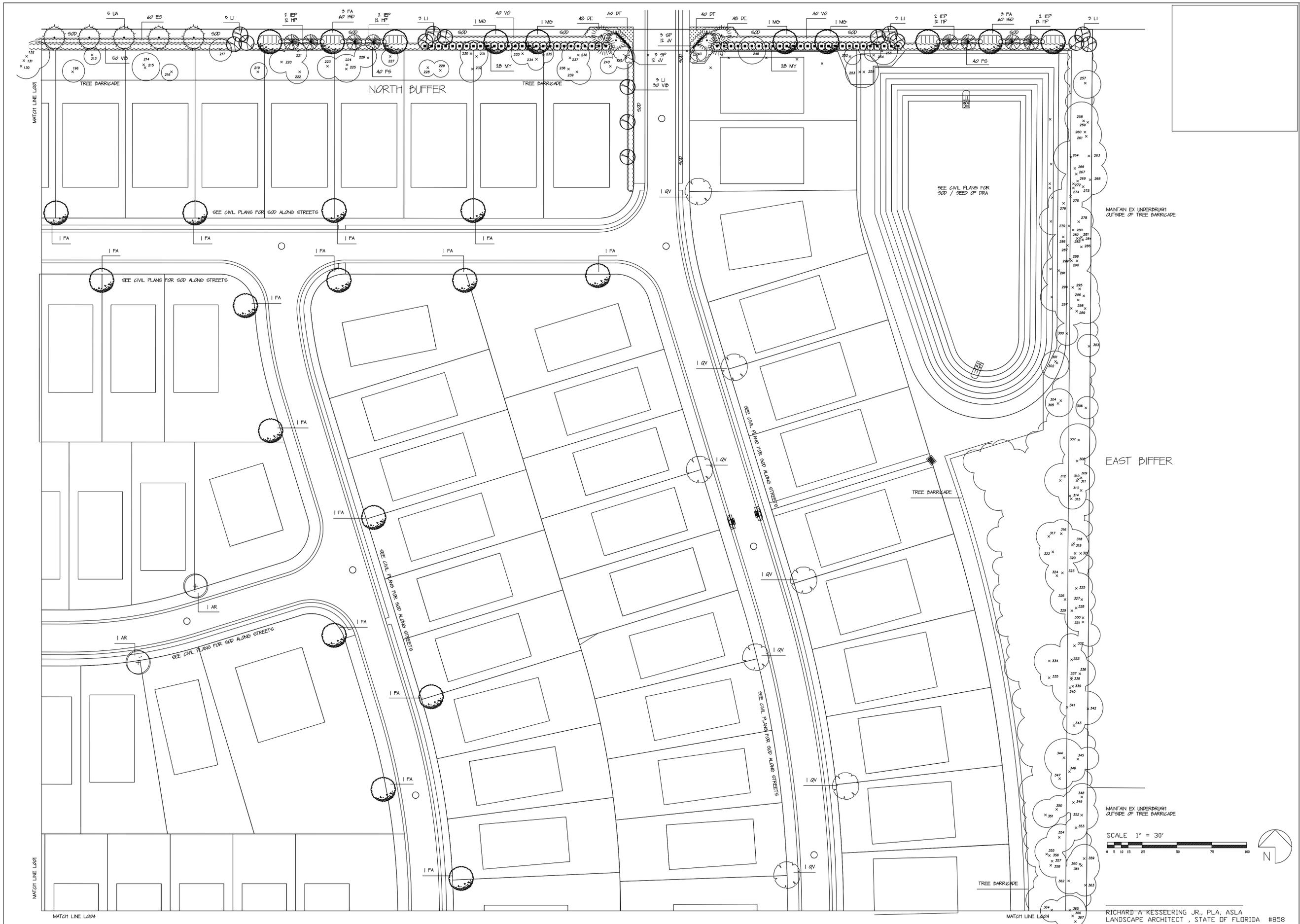
Scale: 1" = 100'	Project: 2022-06E
Drawn: TUR/OSS	Date: 2-13-23
Checked: MWR	Rev. Per County Comments
File: C:\WORK\2022\06E\Imp. Plans Sheets.dwg	

Project Name: SW 100th St. Pkwy. - East - Improvement Plans - Marion Co., FL
Sheet Name: STORMWATER POLLUTION PREVENTION PLAN (SWPPP)

MICHAEL W. RADCLIFFE ENGINEERING, INC.
2811 S.E. Lake Shore Avenue
Tallahassee, FL 32309
Phone: 904.433.4600
Fax: 904.433.4608
www.radcliffeengineering.com

Project Name: SW 100th St. Pkwy. - East - Improvement Plans - Marion Co., FL
Sheet Name: STORMWATER POLLUTION PREVENTION PLAN (SWPPP)

Sheet No. C020 of C020



NO.	DATE	DESCRIPTION	BY

DATE: 11 / 23
DRAWING NO.:
VIEW NAME:
JOB NO.:

DRAWN BY: RAK
SCALE: 1" = 30'
JOB NO.:

ENVIRONMENTAL DESIGN
ANDY KESSELING, LANDSCAPE ARCHITECT
1920 SE. 8th STREET
OCALA, FLORIDA 34478
LANDSCAPE ARCHITECTURE, SITE PLANNING,
GOLF COURSE DESIGN, COMMERCIAL-RESIDENTIAL DESIGN



LANDSCAPE PLAN - NE
SW 100th STREET PUD - EAST
MARION COUNTY
FLORIDA

RICHARD A. KESSELING JR., P.L.A., A.S.L.A.
LANDSCAPE ARCHITECT, STATE OF FLORIDA #858

LANDSCAPE NOTES

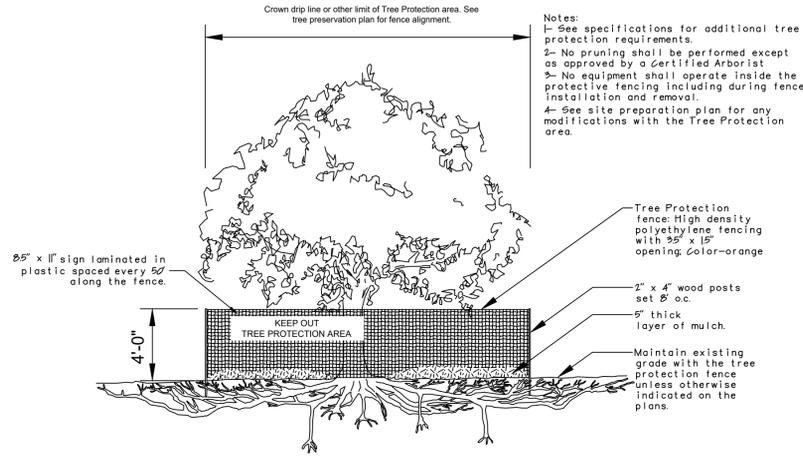
- ALL MATERIAL SHALL BE FLORIDA #1 GRADE OR BETTER
- ALL LANDSCAPED AREAS SHALL BE MULCHED WITH 2" - 3" OF FINE DARK MULCH
- MULCH SHALL NOT BE INSTALLED ON TOP OF THE ROOT BALLS OF ANY SHADE OR ORNAMENTAL TREES
- ALL MATERIAL INSTALLED SHALL MEET THE 2015 GRADES AND STANDARDS FOR LANDSCAPE INSTALLATION
- CERTIFICATION IS REQUIRED FROM THE NURSERY AND/OR THE LANDSCAPE CONTRACTOR THAT THE TREE ROOT BALL HAS BEEN SHAVED PER GRADES AND STANDARDS
- ALL TREES MUST BE INSPECTED AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO ACCEPTANCE
- ALL NEW TREES MUST BE GUYED OR STAKED AS DETAILED
- EXISTING TREES THAT ARE TO REMAIN MUST BE PROTECTED THROUGHOUT CONSTRUCTION
- THE LANDSCAPE ARCHITECT SHALL REVIEW WITH THE CONTRACTOR ALL LANDSCAPING THAT IS TO BE DONE AND SHALL IDENTIFY THE SCOPE OF WORK
- PLACEMENT OF ALL LANDSCAPE MATERIAL MUST BE APPROVED BY THE LANDSCAPE ARCHITECT
- ALL LANDSCAPE MATERIAL MUST BE INSTALLED WITH NATIVE PEAT AND SLOW-RELEASE NITROGEN FERTILIZER
- ALL PALMS SHALL HAVE STRAIGHT, UNBLEMISHED TRUNKS AS APPROVED BY LANDSCAPE ARCHITECT
- SABEL PALMS MAY BE "HURRICANE" CUT BUT MUST MAINTAIN A FULL HEALTHY BUD
- ALL MATERIAL SHALL BE GUARANTEED FOR 30 DAYS FROM THE DATE OF ACCEPTANCE
- LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING IN ALL TREES & PALMS AND REMOVING AIR-POCKETS
- DURING THE ESTABLISHMENT PERIOD (FIRST 30 DAYS) THE LANDSCAPE CONTRACTOR SHALL APPLY A MINIMUM OF 60 - 80 GPD TO ALL NEW TREES AND PALMS
- DURING INSTALLATION OF ALL PALMS DIEHARD PALM TRANSPLANT SHALL BE APPLIED PER MANUFACTURER'S SPECIFICATIONS AND CONTRACTOR MUST VERIFY THIS TO THE LANDSCAPE ARCHITECT
- LANDSCAPE CONTRACTOR MUST LOCATE ALL UNDERGROUND UTILITIES PRIOR TO ANY INSTALLATION
- ALL MATERIAL SHALL BE GUARANTEED FOR 30 DAYS FROM THE DATE OF ACCEPTANCE
- NO PLANTINGS OR OTHER OBSTRUCTIONS MAY BE WITHIN THE 2' VEHICULAR OVERHANG AREA
- SOD SHALL BE ARGENTINE-BAHIA INSTALLED WITH NO GAPS OR OVERLAPS
- SOD SHALL BE SHOVEL-CUT AND ROUNDED AROUND BEDS FOR MAINTENANCE
- ALL WIRE / MESH BACKING SHALL BE COMPLETELY REMOVED PRIOR TO ANY ACCEPTANCE
- ALL SOD AREAS SHALL BE ROLLED AND JOINTS SANDED AS DIRECTED BY THE LANDSCAPE ARCHITECT
- SEE CIVIL PLANS TO COORDINATE AREAS TO BE SODDED
- PLANTING SOIL USED FOR THE BUILDING PLANTERS AND BACKFILLING OF THE LANDSCAPE ISLANDS, ETC. MUST BE REVIEWED AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO ANY INSTALLATION. ALL SOIL SHALL BE WEEP-FREE, CONTAIN NO STICKS, ROCKS, OR OTHER FOREIGN OBJECTS, AND SHALL BE A MIXTURE OF 40% SAND, 50% LOAM, AND 10% TOP-SOIL.
- THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR THE PROPER DISPOSAL OF ALL PLANT MATERIAL, ROOTS, SOIL, AND OTHER LANDSCAPE ITEMS REMOVED FROM THIS SITE
- THE LANDSCAPE CONTRACTOR MUST PROVIDE AN AS-BUILT OF THE IRRIGATION SYSTEM TO THE LANDSCAPE ARCHITECT PRIOR TO REQUESTING ANY INSPECTIONS AND/OR APPROVALS
- THE CONTRACTOR SHALL KEEP THE SITE CLEAN OF ALL DEBRIS, SEDIMENT, DIRT, ETC. AND ENSURE THAT THAT DRAINAGE SYSTEM REMAINS CLEAR AND THAT PEDESTRIAN WAYS ARE NOT BLOCKED
- DO NOT PLANT NEW TREES TOO DEEP UNCOVER THE TRUNK FLARE AND SET THIS AT OR ABOVE THE SURROUNDING SOIL LEVEL
- REMOVE ANY TREE WRAP FROM AROUND THE TRUNK OF NEW TREES TO BE INSTALLED
- ALL NEW TREES AND SHRUBS MUST MEET THE 'AMERICAN STANDARDS FOR NURSERY STOCK' (ANSI 2601)
- LANDSCAPE ARCHITECT MAY REQUIRE PRUNING OF NEW TREES AFTER INSTALLATION IF IT IS DETERMINED THAT THE TREES NEED A SINGLE DOMINANT LEADER ESTABLISHED OR CLUSTER BRANCHES REMOVED
- ALL PLANT MATERIAL MUST MEET ALL OF THE SIZE SPECIFICATIONS, NOT JUST THE CONTAINER SIZE
- HAVING THE LANDSCAPE ARCHITECT APPROVAL OF PLANT PLACEMENT IS ESSENTIAL FOR ACCEPTANCE
- ALL SIZE SPECIFICATIONS SHOWN ON THE MATERIAL LIST ARE FOR THE HEIGHT OF THE MATERIAL UNLESS OTHERWISE NOTED. MEASUREMENT SHALL BE AS PER THE CURRENT INDUSTRY GRADES AND STANDARDS
- EXISTING UNDERBRUSH SHALL REMAIN IN AREAS OUTSIDE OF THE TREE BARRICADES AS SHOWN
- IF THERE ARE ANY GAPS IN THE EXISTING UNDERBRUSH, AFTER INTERIOR CLEARING, ADDITIONAL SHRUB PLANTINGS WILL BE INSTALLED PRIOR TO ACCEPTANCE BY THE COUNTY
- SELECTIVE TREES WILL REMAIN WITHIN THE CONSERVATION AREAS AS APPROVED BY CERTIFIED ARBORIST

MARION COUNTY NOTES

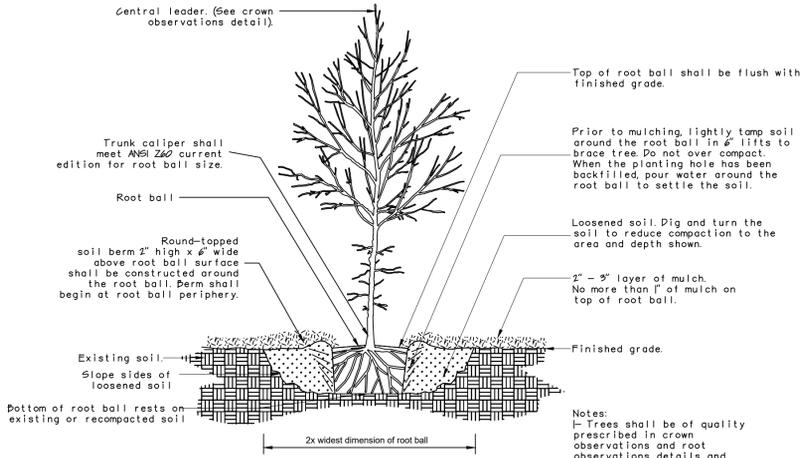
- TREE PROTECTION SHALL CONTINUE DURING THE COURSE OF CONSTRUCTION. ALL REQUIREMENTS OUTLINED IN SECTION 673 E SHALL BE COMPLIED WITH BY ALL CONTRACTORS OPERATING ON SITE
- ALL REQUIREMENTS OUTLINED IN SECTION 673 SHALL BE COMPLIED WITH FOR ANY REPLACEMENT TREES REQUIRED ON THIS SITE BY THIS CONSTRUCTION
- THE PRELIMINARY AND FINAL INSPECTIONS AS OUTLINED IN SECTION 673 SHALL BE COMPLIED WITH. NO CERTIFICATE OF OCCUPANCY OR CERTIFICATION OF COMPLETION SHALL BE ISSUED UNTIL THESE INSPECTIONS HAVE BEEN COMPLETED AND APPROVAL GRANTED
- NOTES HAVE BEEN SHOWN REGARDING LICENSING (6815, 6910), TREE PROTECTION (673 E), MAINTENANCE (6815, 6910), FERTILIZER USE (6814), AND WATERING (6913)
- ALL REQUIREMENTS OUTLINED IN SECTION 684 REGARDING FERTILIZER AND OTHER LANDSCAPE CHEMICALS SHALL BE COMPLIED WITH BY THE OWNER AND/OR OTHER LANDSCAPE PROFESSIONALS
- UPON COMPLETION OF THE INSTALLATION, THE CONTRACTOR SHALL REQUEST AN INSPECTION BY THE DESIGN PROFESSIONAL. A LANDSCAPE AND IRRIGATION AS-BUILT CERTIFICATION SHALL BE SIGNED AND SEALED BY THE DESIGN PROFESSIONAL AND SUBMITTED TO THE MARION COUNTY LANDSCAPE ARCHITECT PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY
- ALL REQUIREMENTS OUTLINED IN SECTION 6819 REGARDING LANDSCAPE MAINTENANCE SHALL BE COMPLIED WITH BY THE OWNER AND/OR OTHER MAINTENANCE PROFESSIONALS
- ALL REQUIREMENTS OUTLINED IN SECTION 6815 REGARDING LANDSCAPE INSTALLATION AND MAINTENANCE LICENSING AND CERTIFICATION SHALL BE COMPLIED WITH
- ANY PERSON PROVIDING LANDSCAPE INSTALLATION SERVICES FOR HIRE SHALL MEET THE LICENSING AND CERTIFICATION REQUIREMENTS UNDER SECTION 6819
- ALL PLANTINGS SHALL BE INSTALLED ACCORDING TO BEST MANAGEMENT PRACTICES
- TREES AND PALMS SHALL BE PROPERLY PLANTED AND GUYED OR STAKED
- ALL PLANTINGS SHALL BE PROPERLY WATERED DURING INSTALLATION AND THROUGH THE ESTABLISHMENT PERIOD FOR HEALTHY GROWTH AS RECOMMENDED BY UF/IFAS
- INSTALLATION SHALL MEAN SURVIVAL IN PERPETUITY AND REPLACEMENT IF NECESSARY OF ALL MATERIALS DEAD AND/OR DYING PLANT MATERIAL SHALL BE REPLACED BY THE OWNER WITHIN 30 DAYS OF NOTIFICATION BY THE COUNTY

TREE PROTECTION NOTES

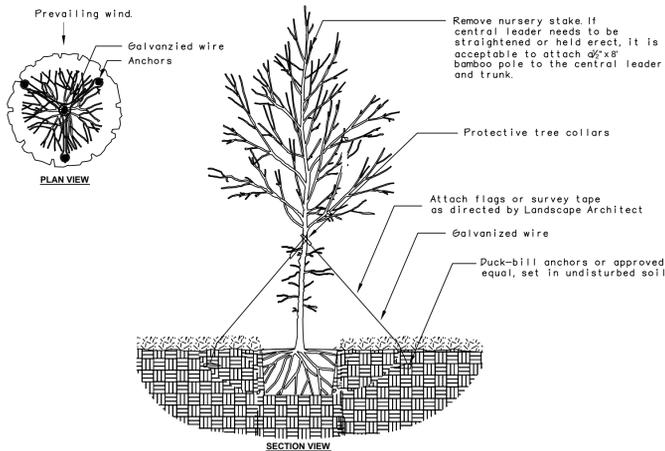
- TREE PROTECTION SHALL CONTINUE DURING THE COURSE OF CONSTRUCTION. THE FOLLOWING REQUIREMENTS SHALL BE CONDITIONS OF TREE REMOVAL PERMITS, ALL PERMITS FOR CONSTRUCTION IN PUBLIC RIGHT-OF-WAY, AND ALL DEVELOPMENT PERMITS ISSUED UNDER AND PURSUANT TO THIS CODE:
- THE CLEANING OF CONSTRUCTION EQUIPMENT OR MATERIAL OR THE DISPOSAL OF WASTE MATERIALS INCLUDING BUT NOT LIMITED TO PAINT, OIL, SOLVENTS, ASPHALT, CONCRETE, AND MORTAR WITHIN THE TFC OF ANY TREE WHICH IS PROTECTED IS NOT ALLOWED
 - THE MOVEMENT OF EQUIPMENT OR THE STORAGE OF EQUIPMENT MATERIALS, DEBRIS, OR FILL WITHIN THE TFC OF ANY TREE WHICH IS BEING PROTECTED IS NOT ALLOWED
 - THE CONTRACTOR SHALL INSPECT ALL TREE PROTECTION BARRICADES AND SIGNS ON A WEEKLY BASIS DURING THE COURSE OF CONSTRUCTION. ANY BARRICADE OR SIGN WHICH HAS BEEN DAMAGED OR IS MISSING SHALL BE REPLACED IMMEDIATELY
 - IF ANY TREE WHICH HAS NOT BEEN APPROVED TO BE REMOVED IS DESTROYED, OR RECEIVES MAJOR DAMAGE DURING CONSTRUCTION, WITH THE EXCEPTION OF NATURAL EVENTS, SO AS TO PLACE ITS LONG TERM SURVIVAL IN QUESTION, THE TREE(S) MUST BE REPLACED AT AN 8-IN-FOR-8-IN BASIS OF THE TOTAL (COMBINED) DBH OF THE TREE(S) SO DESTROYED OR DAMAGED. THE REPLACEMENT TREE(S) SHALL BE OF COMPARABLE SPECIES TO THE DESTROYED OR DAMAGED TREE(S) WITH A MINIMUM REPLACEMENT SIZE OF 3/8-INCH CALIPER. THE COUNTY RESERVES THE RIGHT TO ESTABLISH A REPLACEMENT VALUE FOR SUCH TREES AND PAYMENT INTO THE TREE MITIGATION FUND MAY BE AUTHORIZED BY THE COUNTY'S LANDSCAPE ARCHITECT.



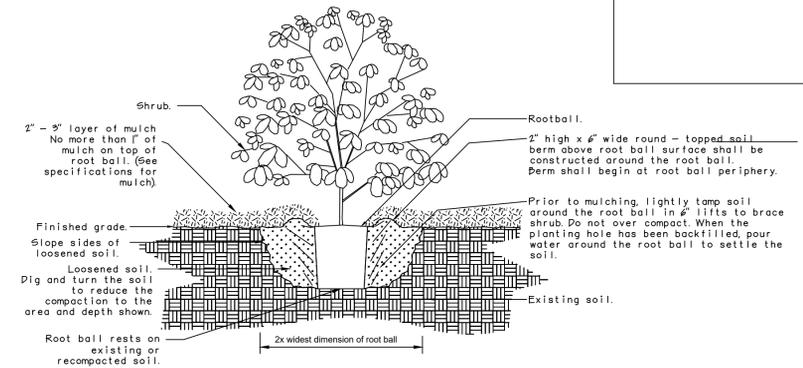
TREE PROTECTION



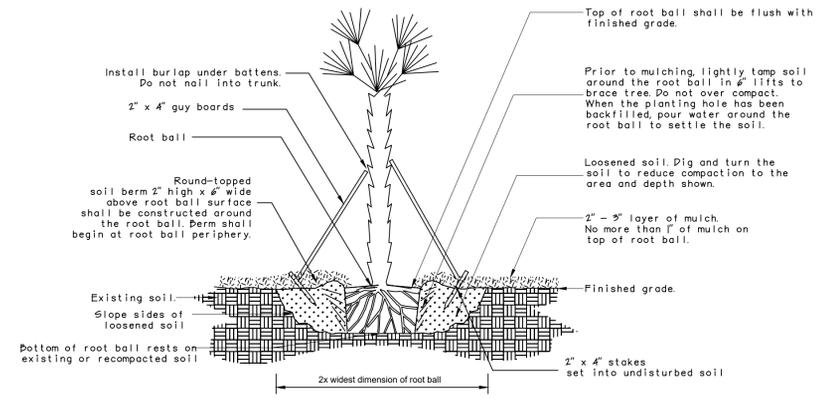
TREE INSTALLATION



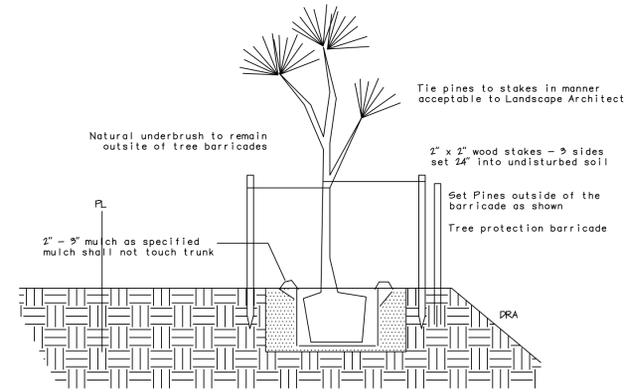
TREE STAKING - TREES < 2\"/>



SHRUB INSTALLATION



PALM INSTALLATION

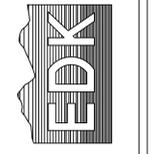


PINE TREE STAKING

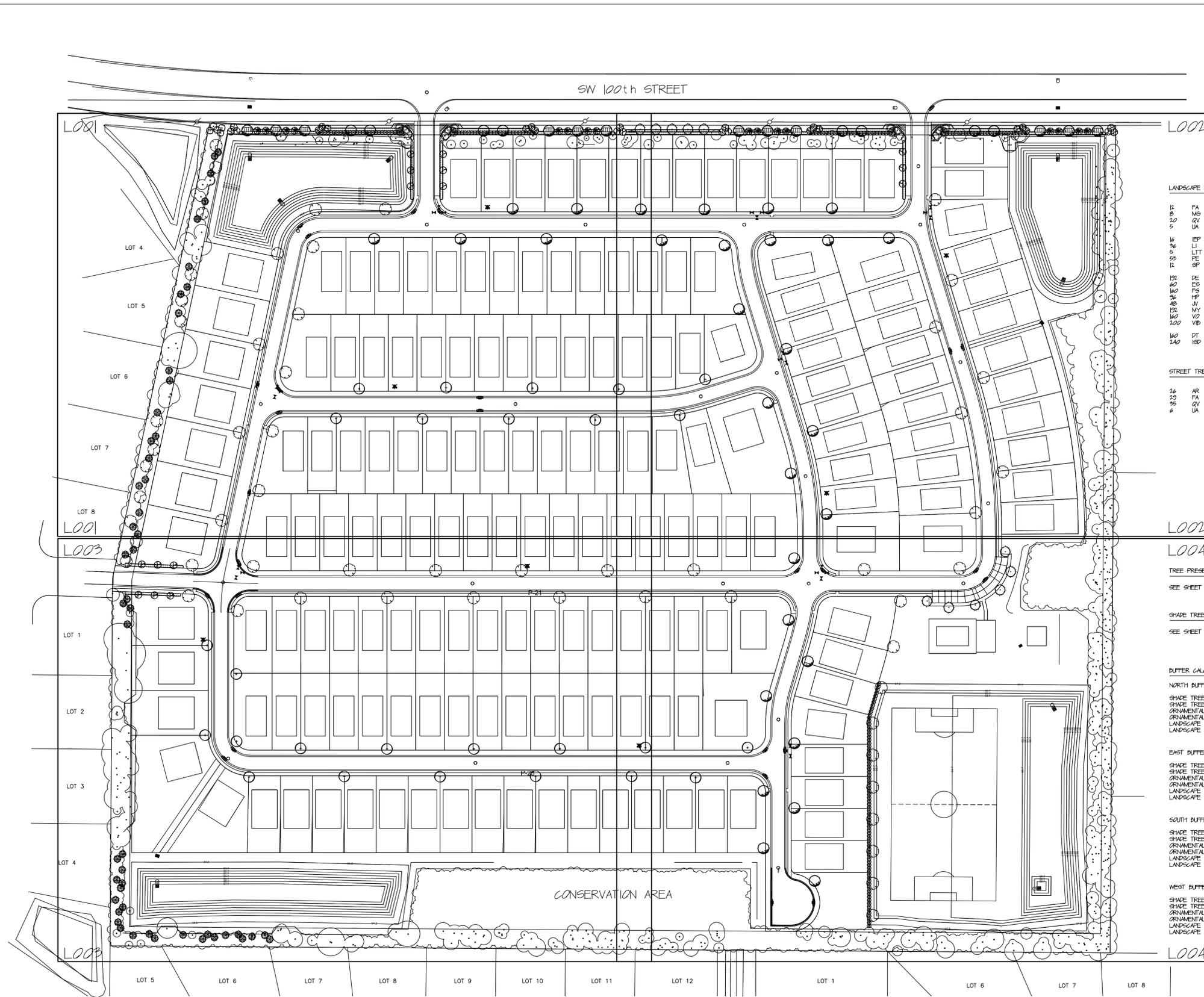
NO.	DATE	DESCRIPTION	BY

DATE: 11 / 23	DRAWING NO.: 11 = 30	VIEW NAME:	FB.
DRAWN BY: RAK	SCALE:		

ENVIRONMENTAL DESIGN
 ANDY KESSELRING, LANDSCAPE ARCHITECT
 1920 SE. 8th STREET
 OCALA, FLORIDA 34478
 (352) 622-8899
 LANDSCAPE ARCHITECTURE, SITE PLANNING,
 GOLF COURSE DESIGN, COMMERCIAL-RESIDENTIAL DESIGN



LANDSCAPE NOTES & DETAILS
 SW 100th STREET PUD - EAST
 MARION COUNTY FLORIDA



SW 100th STREET

LANDSCAPE MATERIAL LIST

12	FA	FRAXINUS AMERICANA	AMERICAN ASH	65 GAL 35" CAL. 12" TALL FULL CANOPY
8	MG	MAGNOLIA GRANDIFLORA	SOUTHERN MAGNOLIA	65 GAL 35" CAL. 10" TALL FULL CANOPY
20	QV	QUERCUS VIRGINIANA	LINE OAK	65 GAL 35" CAL. 12" TALL FULL CANOPY
5	UA	ULMUS ALATA	WINEED ELM	65 GAL 35" CAL. 10" TALL FULL CANOPY
16	EP	LEX X EAST PALATKA	EAST PALATKA HOLLY	25 GAL 12" CAL. 8' TALL FULL CANOPY
26	LI	LAGERSTROEMIA INDICA	GRAPE MYRTLE	25 GAL 25" CAL. 7' TALL MULTI-TRUNK
5	LIT	LIUSTRUM JAPONICA TREE-TYPE	PRIVET TREE	25 GAL 25" CAL. 6' TALL MULTI-TRUNK
59	FE	FINIS ELLIOTTI	SUNSHINE PINE	25 GAL 2" CAL. 7' TALL EVENLY BRANCHED
12	SP	SABEL PALMETTO	FLORIDA PALM	D & B, MIN 10' CLEAR TRUNK, VARED HEIGHTS
132	DE	DURANTA ERECTUS	GOLDEN DENDROP	3 GAL 15" - 18" TALL FULL
60	ES	ERAGROSTIS SPECTABILIS	PURPLE LOVE GRASS	3 GAL 15" - 24" TALL FULL
160	FS	FORESTERA SEGRAGATA	FLORIDA PRIVET	3 GAL 15" - 24" TALL FULL SET 3' o.c.
26	HP	HAMELIA PATENS	FIREBUSH	3 GAL 15" - 18" TALL FULL
48	JV	JUNIPERUS VIRGINIANA	RED CEDAR	10 GAL 36" - 42" TALL FULL SET 5' o.c.
132	MY	MYRTICA CERIFERA	WAX MYRTLE	7 GAL 20" - 26" TALL FULL SET 5' o.c.
160	VO	VIBURNUM ODORATUM	WALTERS VIBURNUM	3 GAL 15" - 18" TALL FULL SET 3' o.c.
200	VID	VIBURNUM ODORATISSIMUM	SWEET VIBURNUM	3 GAL 15" - 24" TALL FULL SET 3' o.c.
160	DT	DIANELLA TASHANICA	FLAX LILY	1 GAL MIN 5 - 7 PPS FULL SET 24" o.c.
240	ISD	LEX STOKES DWARF	DWARF HOLLY	3 GAL 12" - 15" SPREAD FULL

STREET TREE PLANTINGS (TO BE INSTALLED AS LOTS ARE DEVELOPED)

26	AR	ACER RUBRUM	FLORIDA MAPLE	65 GAL 35" CAL. 12" TALL FULL CANOPY
20	FA	FRAXINUS AMERICANA	AMERICAN ASH	65 GAL 35" CAL. 12" TALL FULL CANOPY
20	QV	QUERCUS VIRGINIANA	LINE OAK	65 GAL 35" CAL. 12" TALL FULL CANOPY
6	UA	ULMUS ALATA	WINEED ELM	65 GAL 35" CAL. 10" TALL FULL CANOPY

TREE PRESERVATION

SEE SHEET 0006 FOR TREE PRESERVATION CALCULATIONS

SHADE TREES

SEE SHEET 0006 FOR SHADE TREE CALCULATIONS

BUFFER CALCULATIONS

NORTH BUFFER - 1940 LF, TYPE 'C', 15' WIDE, 29100 SF	
SHADE TREES REQUIRED	= 268 (2 / 100 LF)
SHADE TREES PROVIDED	= 30 (6 EX, 12 FA, 8 MG, 5 UA)
ORNAMENTAL TREES REQUIRED	= 402 (3 / 100 LF)
ORNAMENTAL TREES PROVIDED	= 54 (16 EP, 21 LI, 5 LIT, 12 SP)
LANDSCAPE AREA REQUIRED	= 10,290 SF (50%)
LANDSCAPE AREA PROVIDED	= 10,710 SF
EAST BUFFER - 1230 LF, TYPE 'C', 15' WIDE, 18360 SF	
SHADE TREES REQUIRED	= 258 (2 / 100 LF)
SHADE TREES PROVIDED	= 259 (259 EX)
ORNAMENTAL TREES REQUIRED	= 367 (3 / 100 LF)
ORNAMENTAL TREES PROVIDED	= 452 EXCESS SHADE TREES
LANDSCAPE AREA REQUIRED	= 2,675 SF (50%)
LANDSCAPE AREA PROVIDED	= 16,680 SF (NATURAL BUFFER)
SOUTH BUFFER - 1560 LF, TYPE 'A', 30' WIDE, 46800 SF	
SHADE TREES REQUIRED	= 468 (3 / 100 LF)
SHADE TREES PROVIDED	= 12 (12 EX)
ORNAMENTAL TREES REQUIRED	= 78 (5 / 100 LF)
ORNAMENTAL TREES PROVIDED	= 78 (65 EXCESS EX, 13 FE)
LANDSCAPE AREA REQUIRED	= 23,400 SF (50%)
LANDSCAPE AREA PROVIDED	= 31,440 SF (NATURAL BUFFER)
WEST BUFFER - 1240 LF, TYPE 'A', 30' WIDE, 37200 SF	
SHADE TREES REQUIRED	= 372 (3 / 100 LF)
SHADE TREES PROVIDED	= 64 (63 EX, 11 QV)
ORNAMENTAL TREES REQUIRED	= 62 (5 / 100 LF)
ORNAMENTAL TREES PROVIDED	= 67 (26 EXCESS EX, 5 LIT, 26 FE)
LANDSCAPE AREA REQUIRED	= 19,620 SF (50%)
LANDSCAPE AREA PROVIDED	= 23,760 SF (NATURAL BUFFER)

DRA LANDSCAPING

NW DRA - 280 LF FRONTAGE	SHADE TREES REQUIRED	= 112 (4 / 100 LF)
	SHADE TREES PROVIDED	= 15 (15 EX, 3 FA, 2 MG)
	LANDSCAPE AREA REQUIRED	= 560 SF (200 SF / 100 LF)
	LANDSCAPE AREA PROVIDED	= 2240 SF
NE DRA - 140 LF FRONTAGE	SHADE TREES REQUIRED	= 56 (4 / 100 LF)
	SHADE TREES PROVIDED	= 8 (8 EX, 3 FA)
	LANDSCAPE AREA REQUIRED	= 280 SF (200 SF / 100 LF)
	LANDSCAPE AREA PROVIDED	= 1120 SF

SCALE 1" = 80'

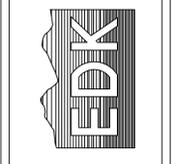


NO.	DATE	DESCRIPTION

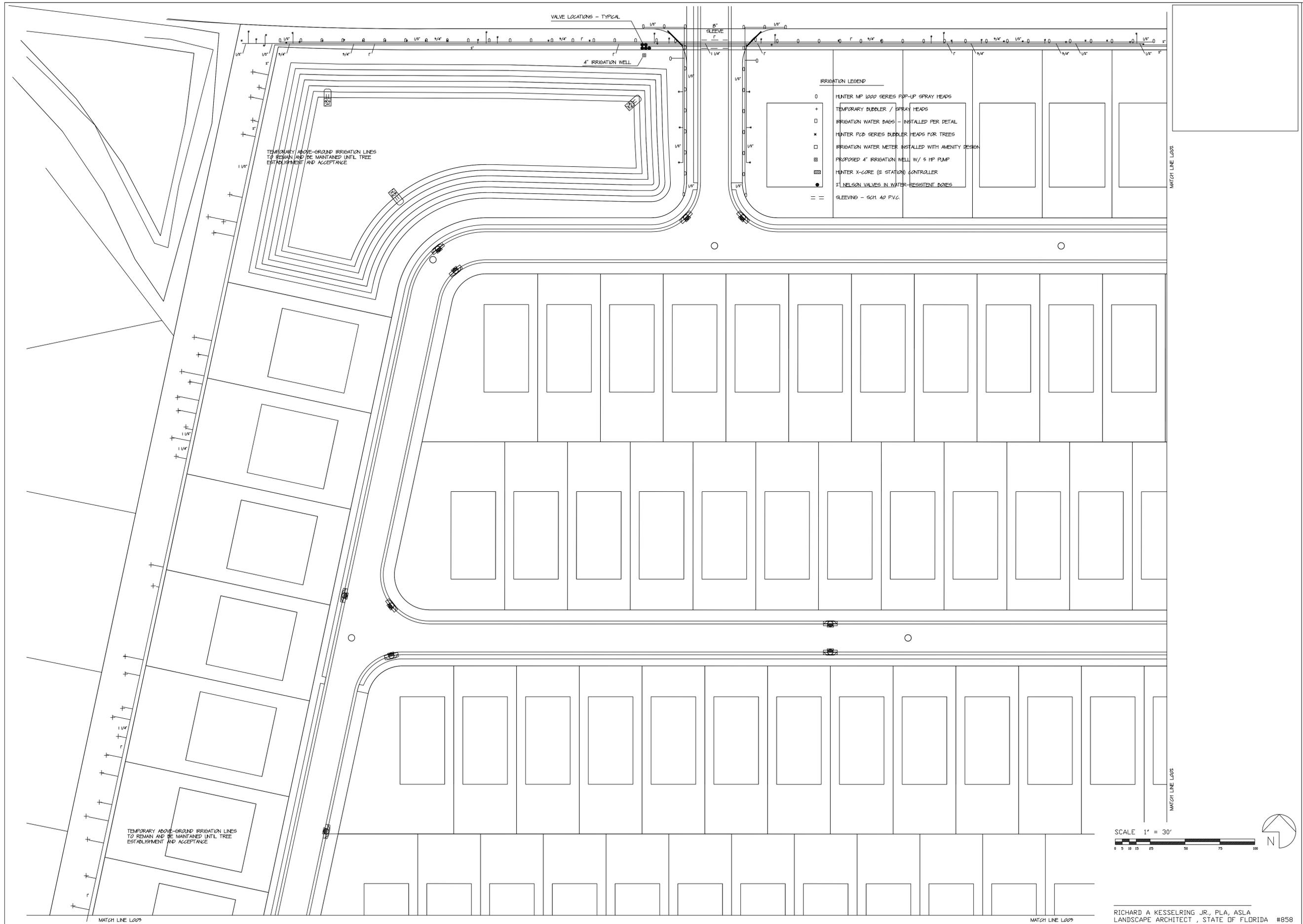
DRAWN BY: RAK	DATE: 11 / 23	DRAWING NO.:	
SCALE: 1" = 80'		NEW NAME:	
JOB NO.:			

ENVIRONMENTAL DESIGN ARCHITECT
 ANDY KESSELRING, LANDSCAPE ARCHITECT
 1920 SE 8TH STREET, P.O. BOX 5121
 Ocala, Florida 34478 (352) 622-8899

LANDSCAPE ARCHITECTURE, SITE PLANNING
 GOLF COURSE DESIGN, COMMERCIAL-RESIDENTIAL DESIGN



MASTER LANDSCAPE PLAN
 SW 100th STREET PUD - EAST
 MARION COUNTY FLORIDA



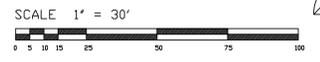
IRRIGATION LEGEND

○	HUNTER MP 1000 SERIES POP-UP SPRAY HEADS
+	TEMPORARY BUBBLER / SPRAY HEADS
□	IRRIGATION WATER BAGS - INSTALLED PER DETAIL
*	HUNTER PCD SERIES BUBBLER HEADS FOR TREES
□	IRRIGATION WATER METER INSTALLED WITH AMENITY DESIGN
⊗	PROPOSED 4" IRRIGATION WELL W/ 5 HP PUMP
⊞	HUNTER X-CORE (2 STATION) CONTROLLER
●	2" NELSON VALVES IN WATER-RESISTANT BOXES
==	SLEEVING - SCH 40 PVC

TEMPORARY ABOVE-GROUND IRRIGATION LINES TO REMAIN AND BE MAINTAINED UNTIL TREE ESTABLISHMENT AND ACCEPTANCE

TEMPORARY ABOVE-GROUND IRRIGATION LINES TO REMAIN AND BE MAINTAINED UNTIL TREE ESTABLISHMENT AND ACCEPTANCE

VALVE LOCATIONS - TYPICAL

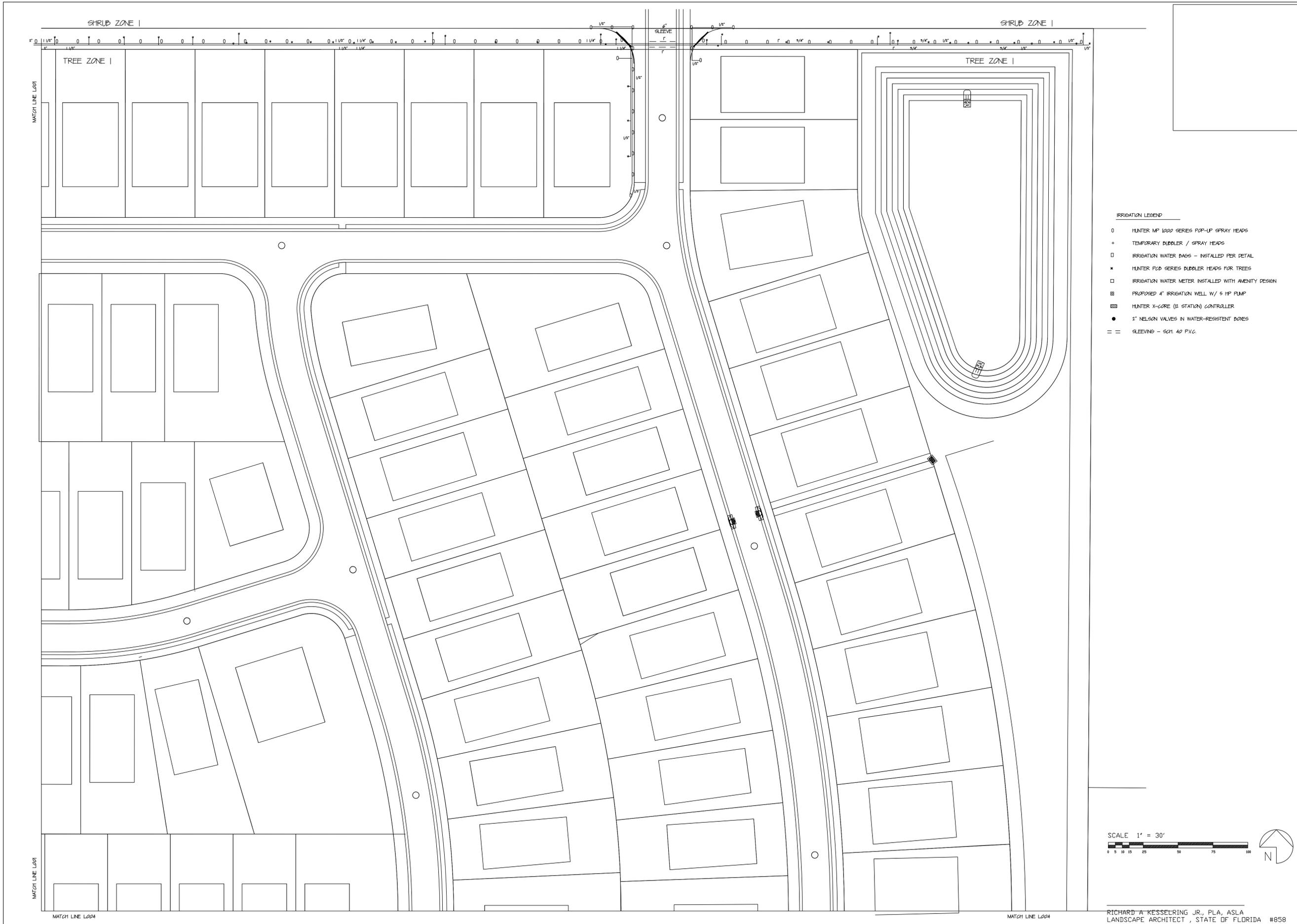


NO.	DATE	DESCRIPTION	BY

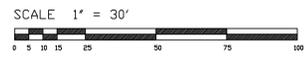
DATE:	11 / 23
DRAWING NO.:	
VIEW NAME:	
JOB NO.:	
SCALE:	1" = 30'

ENVIRONMENTAL DESIGN
 ANDY KESSELING, LANDSCAPE ARCHITECT
 1920 SE. 8th STREET
 OCALA, FLORIDA 34478
 (352) 822-8899
 LANDSCAPE ARCHITECTURE, SITE PLANNING,
 GOLF COURSE DESIGN, COMMERCIAL-RESIDENTIAL DESIGN

IRRIGATION PLAN - NW
 SW 100th STREET PUD - EAST
 MARION COUNTY FLORIDA



- IRRIGATION LEGEND**
- HUNTER MP 1000 SERIES POP-UP SPRAY HEADS
 - + TEMPORARY BUBBLER / SPRAY HEADS
 - IRRIGATION WATER BAGS - INSTALLED PER DETAIL
 - ✱ HUNTER P60 SERIES BUBBLER HEADS FOR TREES
 - IRRIGATION WATER METER INSTALLED WITH AMENITY DESIGN
 - ⊗ PROPOSED 4" IRRIGATION WELL W/ 5 HP PUMP
 - ⊞ HUNTER X-CORE (12 STATION) CONTROLLER
 - 2" NELSON VALVES IN WATER-RESISTENT BOXES
 - == SLEEVING - 6CH 40 PVC

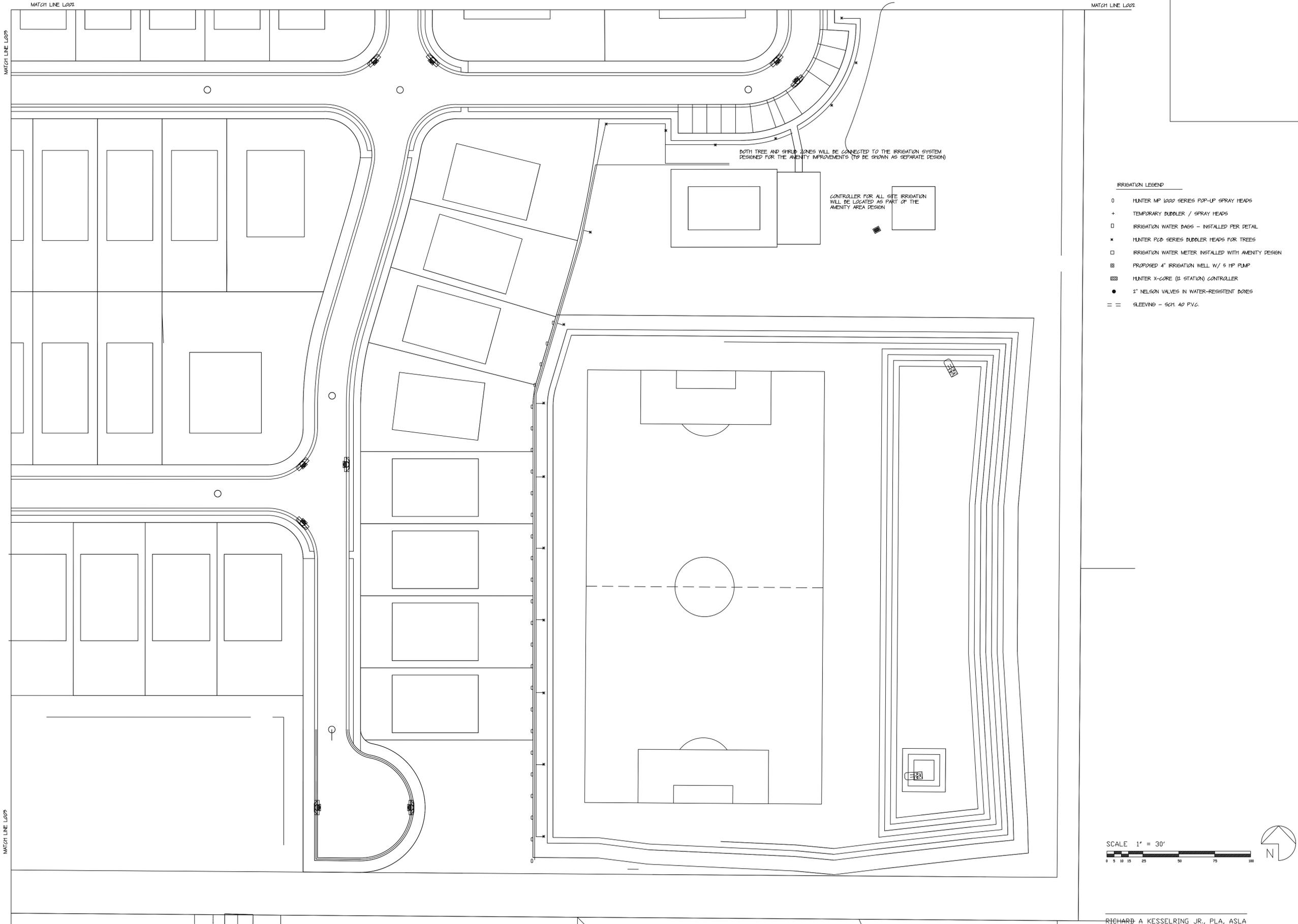


NO.	DATE	DESCRIPTION	BY

DATE: 11 / 23	DRAWING NO.:	FB:	PG:
SCALE: 1" = 30'	VIEW NAME:		
DRAWN BY: RAK	JOB NO.:		

ENVIRONMENTAL DESIGN
 ANDY KESSELRING, LANDSCAPE ARCHITECT
 P.O. BOX 5121
 1920 SE. 8th STREET
 Ocala, FLORIDA 34478
 (352) 622-8899
 LANDSCAPE ARCHITECTURE, SITE PLANNING,
 GOLF COURSE DESIGN, COMMERCIAL-RESIDENTIAL DESIGN

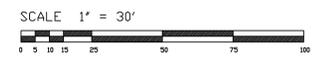
IRRIGATION PLAN - NE
 SW 100th STREET PUD - EAST
 MARION COUNTY FLORIDA



BOTH TREE AND SHRUB ZONES WILL BE CONNECTED TO THE IRRIGATION SYSTEM DESIGNED FOR THE AMENITY IMPROVEMENTS (TO BE SHOWN AS SEPARATE DESIGN)

CONTROLLER FOR ALL SITE IRRIGATION WILL BE LOCATED AS PART OF THE AMENITY AREA DESIGN

- IRRIGATION LEGEND**
- HUNTER MP 1020 SERIES POP-UP SPRAY HEADS
 - + TEMPORARY BUBBLER / SPRAY HEADS
 - IRRIGATION WATER BAGS - INSTALLED PER DETAIL
 - * HUNTER POP SERIES BUBBLER HEADS FOR TREES
 - IRRIGATION WATER METER INSTALLED WITH AMENITY DESIGN
 - ⊞ PROPOSED 4" IRRIGATION WELL W/ 5 HP PUMP
 - ▨ HUNTER X-CORE (1/2 STATION) CONTROLLER
 - 2" NELSON VALVES IN WATER-RESISTENT BOXES
 - == SLEEVING - SCH 40 P.V.C.



NO.	DATE	DESCRIPTION	BY

DATE:	11 / 23
DRAWING NO.:	
VIEW NAME:	
PG.	
FB.	
JOB NO.:	
SCALE:	1" = 30'
DRAWN BY:	RAK

ENVIRONMENTAL DESIGN
 ANDY KESSELRING, LANDSCAPE ARCHITECT
 1920 SE 8th STREET P.O. BOX 5121
 OCALA, FLORIDA 34478 (352) 622-8899
 LANDSCAPE ARCHITECTURE, SITE PLANNING,
 GOLF COURSE DESIGN, COMMERCIAL-RESIDENTIAL DESIGN

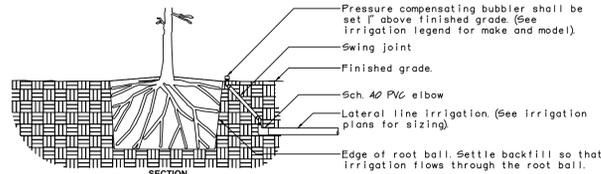
IRRIGATION PLAN - SE
 SW 100th STREET PUD - EAST
 MARION COUNTY FLORIDA

IRRIGATION NOTES

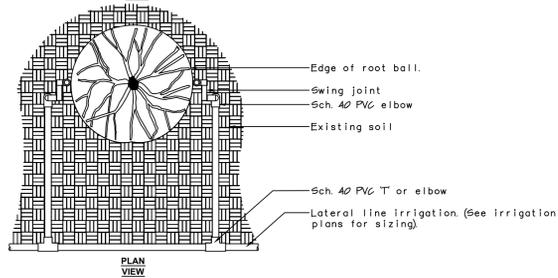
- MINOR CHANGES MAY BE MADE IN THIS LAYOUT WITH APPROVAL BY THE LANDSCAPE ARCHITECT
- ALL HEAD LOCATIONS MUST BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO ANY INSTALLATION
- HEADS SHALL BE 1/4, 1/2, OR FULL CIRCLE AS EACH LOCATION REQUIRES
- SPRAYS PATTERNS SHALL BE SET TO MINIMIZE SPRAY ONTO ADJACENT WALKS, DRIVES, AND BUILDINGS
- PROPOSED 4" IRRIGATION WELL WILL BE INSTALLED FOR NORTH AND WEST BUTTER PLANTINGS. IRRIGATION WATER METER TO BE INSTALLED AS PART OF THE AMENITY AREA DESIGN
- PRIOR TO ANY INSTALLATION, THE IRRIGATION CONTRACTOR SHALL INSPECT THE EXISTING SITE AND CONDITIONS AND PROVIDE ANY QUESTIONS TO THE LANDSCAPE ARCHITECT IN WRITING PRIOR TO THE START OF ANY INSTALLATION. ANY MODIFICATIONS MUST BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO ANY INSTALLATION
- THE OWNER WILL PROVIDE ELECTRICAL SERVICE TO THE WELL SITE
- THE CONTROLLER SHALL BE LOCATED IN THE GENERAL AREA SHOWN AND SHALL BE MOUNTED AS APPROVED BY THE LANDSCAPE ARCHITECT IN A LOCKABLE CASE
- THE OWNER WILL PROVIDE AN ELECTRICAL OUTLET IN THE CONTROLLER AREA
- ALL VALVES SHALL BE INSTALLED IN WATER-RESISTANT BOXES
- ALL SLEEVING MUST BE INSTALLED PRIOR TO THE LIMEROCKING OF THE PAVED AREAS
- ALL SLEEVING SHALL BE SCH. 40 P.V.C. AND INSTALLED A MINIMUM OF 18" DEEP
- ALL FEEDER LINES SHALL BE INSTALLED A MINIMUM OF 12" DEEP
- RAINBIRD 'RAINCHECK' DEVICE SHALL BE INSTALLED TO MINIMIZE IRRIGATION DURING SUFFICIENT RAINFALL (RSD SERIES). IN ADDITION, AN AGLIMA TDT SENSOR WITH SOX CONTROL MONITOR MUST BE INSTALLED AS LOCATED BY THE LANDSCAPE ARCHITECT FOR PROPER IRRIGATION AMOUNTS
- THE ENTIRE SYSTEM MUST BE OPERATIONAL, REVIEWED, AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO FINAL ACCEPTANCE
- THE CONTRACTOR SHALL RETURN WITHIN THE FIRST 30 DAYS TO ADJUST THE SYSTEM AS NECESSARY AND DIRECTED BY THE LANDSCAPE ARCHITECT
- ALL LABOR AND MATERIALS SHALL BE GUARANTEED FOR 1 YEAR FOR FINAL ACCEPTANCE
- THE CONTRACTOR MUST PROVIDE AN AS-BUILT DRAWING TO THE LANDSCAPE ARCHITECT PRIOR TO FINAL ACCEPTANCE
- BACKFLOW PREVENTION DEVICES SHALL BE INSTALLED AT BOTH THE METER AND WELL LOCATIONS
- SLEEVES MUST BE INSTALLED IN ALL AREAS WHERE IRRIGATION PIPING IS INSTALLED UNDER PAVEMENT
- BUTTER ZONES ARE DESIGNED AT 50 GPM, 40 PSI AND AMENITY ZONES AT 35 GPM, 40 PSI. CONTRACTOR SHALL BE RESPONSIBLE FOR TESTING AT ALL HEADS TO INSURE PROPER PRESSURE AND WATER QUANTITY FOR THE DESIGNED COVERAGE
- CONTRACTOR SHALL CONSULT WITH BOTH OWNER AND THE LANDSCAPE ARCHITECT FOR THE TIMING OF THE SYSTEM, BASED ON CURRENT WATER RESTRICTIONS
- SYSTEM DOES NOT PROVIDE 100% COVERAGE OF THE ENTIRE PROJECT SITE. CONTRACTOR MUST ADJUST HEADS TO COVER NEW PLANT INSTALLATION AND 500' AREAS AS DIRECTED BY THE LANDSCAPE ARCHITECT
- ALL LINE LOCATIONS MUST BE ADJUSTED ON-SITE TO INSURE THAT THEY DO NOT IMPACT THE MAJOR ROOT SYSTEMS OF THE TREES TO BE PRESERVED
- ALL IRRIGATION HEADS SHALL BE LOW-VOLUME, MIRCO-IRRIGATION TO MINIMIZE WATER CONSUMPTION
- SET RUN TIMES FOR THE SYSTEM PER RECOMMENDATIONS BY IFAS @ EDIS/IFASUFL/EDU/HELD
- ON HEADS LOCATED BELOW THE VALVE LOCATIONS, INSURE CHECK VALVES ARE INSTALLED AT THE HEAD
- POP-UP HEIGHTS WITHIN 500' AREAS SHALL BE SET AT 6"
- ALL VALVES SHALL HAVE A FACTORY-INSTALLED FILTER SENTRY AND VERIFIED BY CONTRACTOR
- VERIFY CONTROLLER SET-UP WITH LANDSCAPE ARCHITECT PRIOR TO INSTALLATION
- ALL IRRIGATION INSTALLATION SHALL MEET 2015 GRADES AND STANDARDS
- NO IRRIGATION HEADS SHALL BE INSTALLED ON RISERS UNLESS SPECIFICALLY NOTED AND DETAILED
- ALL AS-BUILTS, VERIFICATIONS, ETC., MUST BE SUBMITTED PRIOR TO FINAL INSPECTION AND ACCEPTANCE
- BUBBLERS AT ALL TREES AND PALMS SHALL BE STAKED AT THEIR PROPER LOCATIONS
- TEMPORARY ABOVE-GROUND IRRIGATION LINE TO BE INSTALLED FOR WEST BUTTER PLANTINGS
- TEMPORARY LINE TO REMAIN AND BE MAINTAINED UNTIL ESTABLISHMENT OF THE BUTTER PLANTINGS
- WHEN APPROVED, TEMPORARY LINE SHALL BE COMPLETELY REMOVED
- IRRIGATION WATER BAGS SHALL BE INSTALLED AT ALL BUTTER TREES OUTSIDE OF IRRIGATION INSTALLATION
- WATER BAGS MUST BE MAINTAINED AND REFILLED BY CONTRACTOR UNTIL TREES ARE ESTABLISHED

MARION COUNTY IRRIGATION NOTES

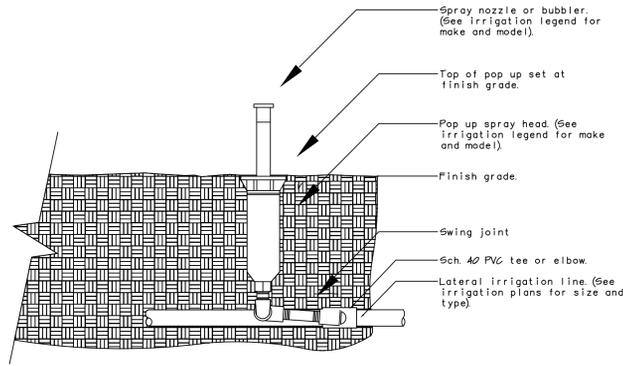
- UPON COMPLETION OF THE IRRIGATION SYSTEM INSTALLATION AND THE ACCEPTANCE OF THE AS-BUILT DIAGRAM AND OPERATIONAL INFORMATION, A FINAL INSPECTION AND LANDSCAPE / IRRIGATION RELEASE SHALL BE SIGNED AND SEALED BY THE IRRIGATION DESIGN PROFESSIONAL AND SUBMITTED TO THE MARION COUNTY LANDSCAPE ARCHITECT. ALL REQUIREMENTS OUTLINED IN SECTION 696 SHALL BE COMPLIED WITH BY THE IRRIGATION INSTALLATION PROFESSIONALS
- ALL REQUIREMENTS IN SECTION 698 REGARDING SYSTEM INSTALLATION, SCHEDULING, OPERATION, AND MAINTENANCE SHALL BE COMPLIED WITH. SYSTEM SHALL BE OPERATED AND MAINTAINED IN ACCORDANCE WITH FLORIDA-FRIENDLY PEST MANAGEMENT PRACTICES FOR PROTECTION OF WATER RESOURCES BY THE GREEN INDUSTRIES OF THE FLORIDA YARDS AND NEIGHBORHOOD PROGRAM
- ALL REQUIREMENTS OUTLINED IN SECTION 699 REGARDING THE IRRIGATION SCHEDULING SHALL BE COMPLIED WITH BY THE IRRIGATION INSTALLATION PROFESSIONALS
- ALL REQUIREMENTS OUTLINED IN SECTION 6910 REGARDING LICENSING AND CERTIFICATION OF THE IRRIGATION INSTALLATION AND MAINTENANCE PROFESSIONALS SHALL BE COMPLIED WITH
- NOTES HAVE BEEN SHOWN REGARDING CLOSE-OUT REQUIREMENTS (696) WATERING INSTALLATION (699) AND INSTALLATION LICENSING REQUIREMENTS (6912)



- Notes:
 1- All irrigation fittings shall be Sch. 40 P.V.C. unless specified otherwise.
 2- All threaded connections from Sch. 40 to Sch. 80 P.V.C. shall be made using teflon tape.
 3- Contractor shall settle the area around the bubbler and edge of the root ball so that all irrigation flows through the root ball.

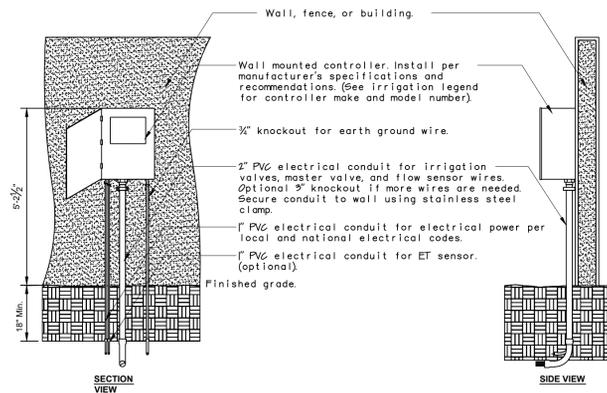


TREE BUBBLER LAYOUT



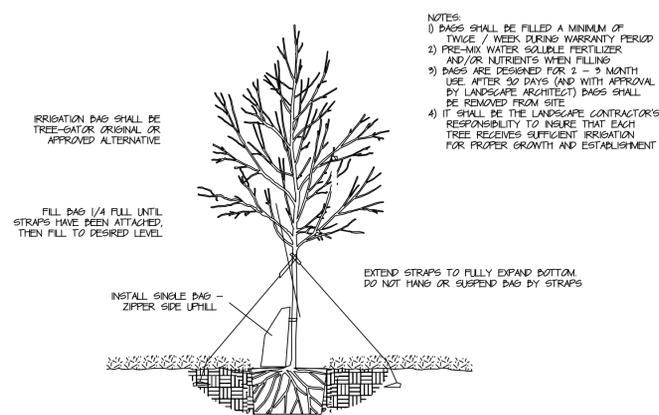
- Notes:
 1- 6" pop ups shall be used in turf areas.
 2- Contractor shall settle soil around the pop up after installation.
 3- All pop up spray heads shall have check valves.
 4- All Sch. 40 P.V.C. to Sch. 80 P.V.C. connections shall be made using teflon tape.

POP UP-SPRAY HEAD



- Notes:
 1- Common and controller wire to be bundled using electrical tape at 18\"/>

WALL MOUNTED CONTROLLER

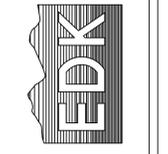


WATER BAG DETAILS

NO.	DATE	DESCRIPTION

DATE:	11 / 23
DRAWING NO.:	
VIEW NAME:	
SCALE:	1" = 30'
DRAWN BY:	RAK
DATE:	11 / 23
JOB NO.:	
FB:	
PC:	

ENVIRONMENTAL DESIGN
 ANDY KESSELING, LANDSCAPE ARCHITECT
 1920 SW 8th STREET, BOX 101
 GULF BAY, FLORIDA 34718
 (850) 822-8899
 LANDSCAPE ARCHITECTURE, SITE PLANNING,
 GOLF COURSE DESIGN, COMMERCIAL-RESIDENTIAL DESIGN



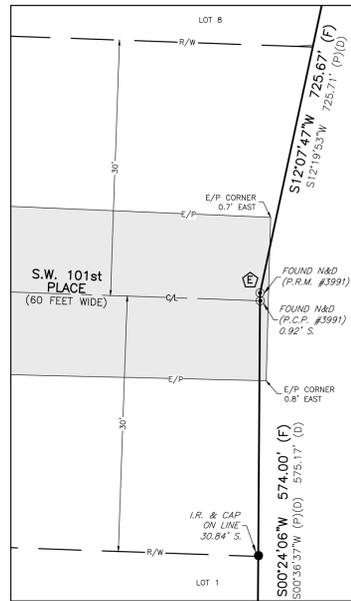
IRRIGATION NOTES & DETAILS
 SW 100th STREET PUD - EAST
 MARION COUNTY FLORIDA



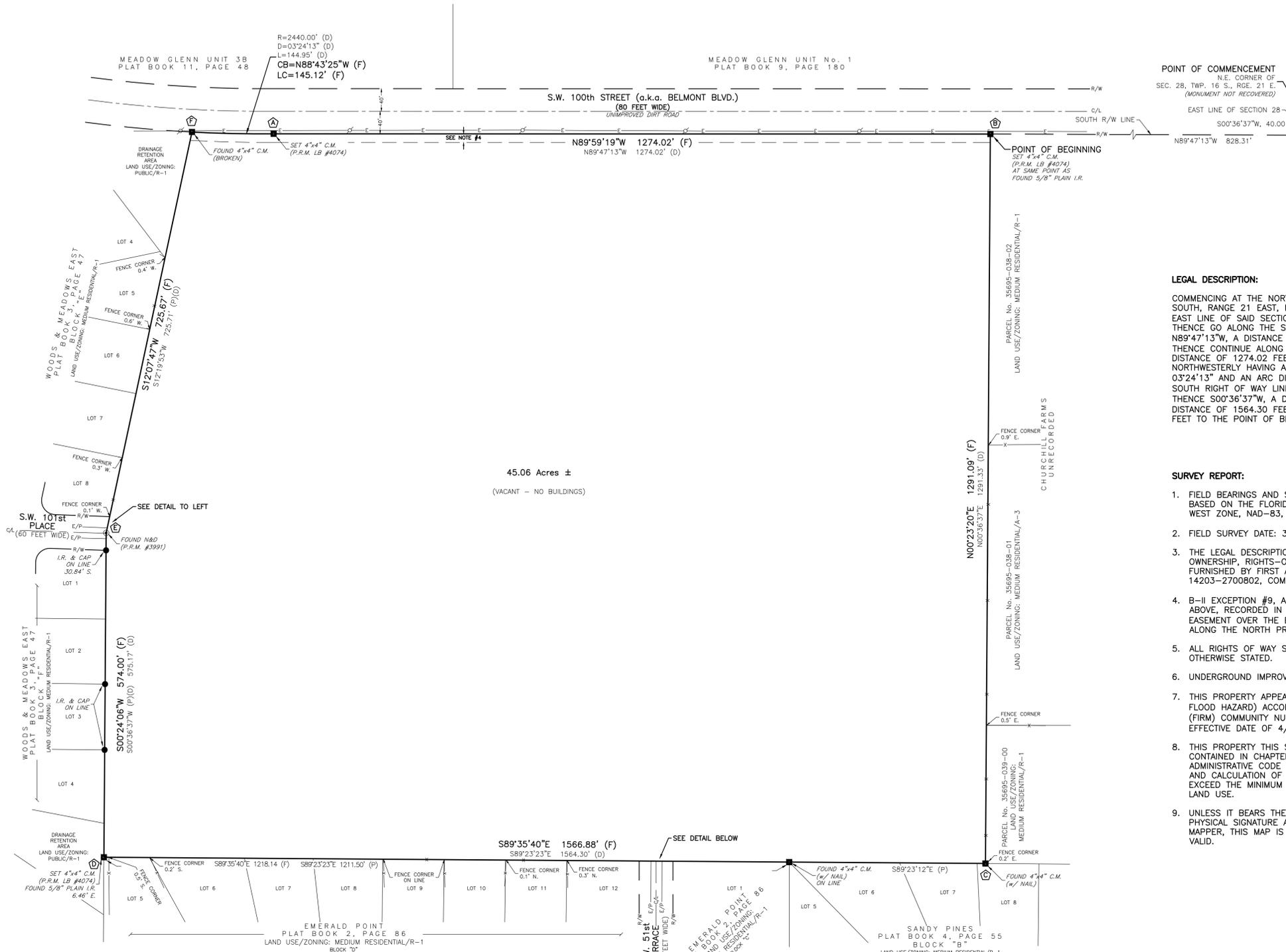
GRAPHIC SCALE



(IN FEET)
HORIZ. 1 inch = 100 ft.



DETAIL
1"=10'

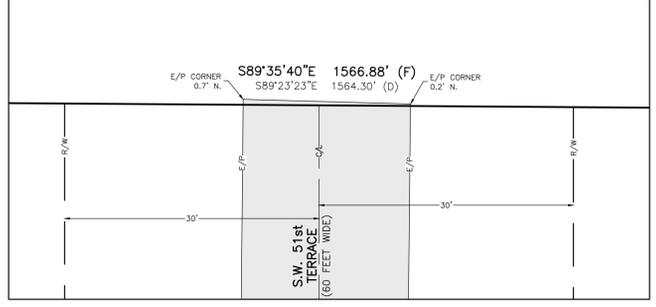


45.06 Acres ±
(VACANT - NO BUILDINGS)

N00°23'20"E 1291.09' (F)
N00°36'37"E 1291.33' (D)

N00°23'20"E 1291.09' (F)
N00°36'37"E 1291.33' (D)

DETAIL
1"=10'



SHEET 1 - BOUNDARY SURVEY MAP
SHEET 2 - TOPOGRAPHIC SURVEY MAP

- LEGEND**
- P.C.P. PERMANENT CONTROL POINT
 - P.R.M. PERMANENT REFERENCE MONUMENT
 - C.M. CONCRETE MONUMENT
 - I.R. IRON ROD
 - N&D NAIL & DISC
 - R/W RIGHT OF WAY
 - E/P EDGE OF PAVEMENT
 - C/L CENTERLINE
 - SEC. SECTION
 - TWP. TOWNSHIP
 - RGE. RANGE
 - (P) PLAT MEASUREMENT
 - (D) DESCRIPTION MEASUREMENT
 - (F) FIELD MEASUREMENT
 - R RADIUS
 - D or Δ CENTRAL ANGLE
 - L ARC LENGTH
 - CB CHORD BEARING
 - LC LENGTH OF CHORD
 - O.R.B. OFFICIAL RECORDS BOOK
 - PG. PAGE
 - UTILITY POLE AND GUY ANCHOR
 - OVERHEAD WIRES
 - FENCE
 - ASPHALT
 - GROUND CONTOUR
 - TEMPORARY BENCHMARK
 - ELEV. ELEVATION

STATE PLANE COORDINATES	
Ⓐ	N: 1724441.506 E: 589498.643
Ⓑ	N: 1724441.256 E: 590772.663
Ⓒ	N: 1723150.191 E: 590763.902
Ⓓ	N: 1723161.280 E: 589197.056
Ⓔ	N: 1723735.269 E: 589201.080
Ⓕ	N: 1724444.739 E: 589353.561

POINT OF COMMENCEMENT
N.E. CORNER OF
SEC. 28, TWP. 16 S., RGE. 21 E.
(MONUMENT NOT RECOVERED)
EAST LINE OF SECTION 28
S00°36'37"W, 40.00'
N89°47'13"W 828.31'

POINT OF BEGINNING
SET 4"x4" C.M.
(P.R.M. LB #4074)
AT SAME POINT AS
FOUND 5/8" PLAIN I.R.

LEGAL DESCRIPTION:
COMMENCING AT THE NORTHEAST CORNER OF SECTION 28, TOWNSHIP 16 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA; THENCE GO ALONG THE EAST LINE OF SAID SECTION 28, S00°36'37"W, A DISTANCE OF 40.00 FEET; THENCE GO ALONG THE SOUTH RIGHT OF WAY LINE OF BELMONT BLVD, N89°47'13"W, A DISTANCE OF 828.31 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID SOUTH RIGHT OF WAY LINE N89°47'13"W, A DISTANCE OF 1274.02 FEET TO A POINT OF CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 2440.00 FEET, A CENTRAL ANGLE OF 03°24'13" AND AN ARC DISTANCE OF 144.95 FEET; THENCE LEAVING SAID SOUTH RIGHT OF WAY LINE S12°19'53"W, A DISTANCE OF 725.71 FEET; THENCE S00°36'37"W, A DISTANCE OF 575.17 FEET; THENCE S89°23'23"E, A DISTANCE OF 1564.30 FEET; THENCE N00°36'37"E, A DISTANCE OF 1291.33 FEET TO THE POINT OF BEGINNING.

- SURVEY REPORT:**
- FIELD BEARINGS AND STATE PLANE COORDINATES SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, FLORIDA WEST ZONE, NAD-83, AND DERIVED FROM THE L-NET NETWORK.
 - FIELD SURVEY DATE: 3/29/2022.
 - THE LEGAL DESCRIPTION AND TITLE INFORMATION REFLECTING OWNERSHIP, RIGHTS-OF-WAY, OR EASEMENTS OF RECORD, WERE FURNISHED BY FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NO.: 14203-2700802, COMMITMENT DATE: JUNE 01, 2021.
 - B-II EXCEPTION #9, AS LISTED IN THE TITLE COMMITMENT MENTIONED ABOVE, RECORDED IN O.R. BOOK 1472, PAGE 1857, IS A BLANKET TYPE EASEMENT OVER THE ENTIRE PARCEL, LESS AND EXCEPT THE NORTH 15' ALONG THE NORTH PROPERTY LINE.
 - ALL RIGHTS OF WAY SHOWN HEREON ARE PHYSICALLY OPEN UNLESS OTHERWISE STATED.
 - UNDERGROUND IMPROVEMENTS OR UTILITIES WERE NOT LOCATED.
 - THIS PROPERTY APPEARS TO BE IN A ZONE "X" (AREA OF MINIMAL FLOOD HAZARD) ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY NUMBER 12083C, PANEL 0704, SUFFIX E, WITH AN EFFECTIVE DATE OF 4/19/2017.
 - THIS PROPERTY THIS SURVEY MEETS THE STANDARDS OF PRACTICE CONTAINED IN CHAPTER 5J-17.050 THROUGH .052, FLORIDA ADMINISTRATIVE CODE AND THE ACCURACY OBTAINED BY MEASUREMENT AND CALCULATION OF A CLOSED GEOMETRIC FIGURE WAS FOUND TO EXCEED THE MINIMUM RELATIVE DISTANCE ACCURACY FOR SUBURBAN LAND USE.
 - UNLESS IT BEARS THE DIGITAL SIGNATURE AND CERTIFICATION OR THE PHYSICAL SIGNATURE AND SEAL OF THE LICENSED SURVEYOR AND MAPPER, THIS MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

SURVEYORS CERTIFICATION:
TO: NEW STRATEGY HOLDINGS, LLC
FIRST AMERICAN TITLE INSURANCE COMPANY
I HEREBY CERTIFY THAT THE SURVEY REPRESENTED HEREON IS IN ACCORDANCE WITH ALL APPLICABLE REQUIREMENTS OF THE MARION COUNTY L.D.C. AND MEETS THE STANDARDS OF PRACTICE PER CHAPTER 2014-147 SECTION 1, SECTION 472.027, FLORIDA STATUTES.

RODNEY K. ROGERS DATE
PROFESSIONAL SURVEYOR & MAPPER
REGISTRATION NO. 5274
STATE OF FLORIDA

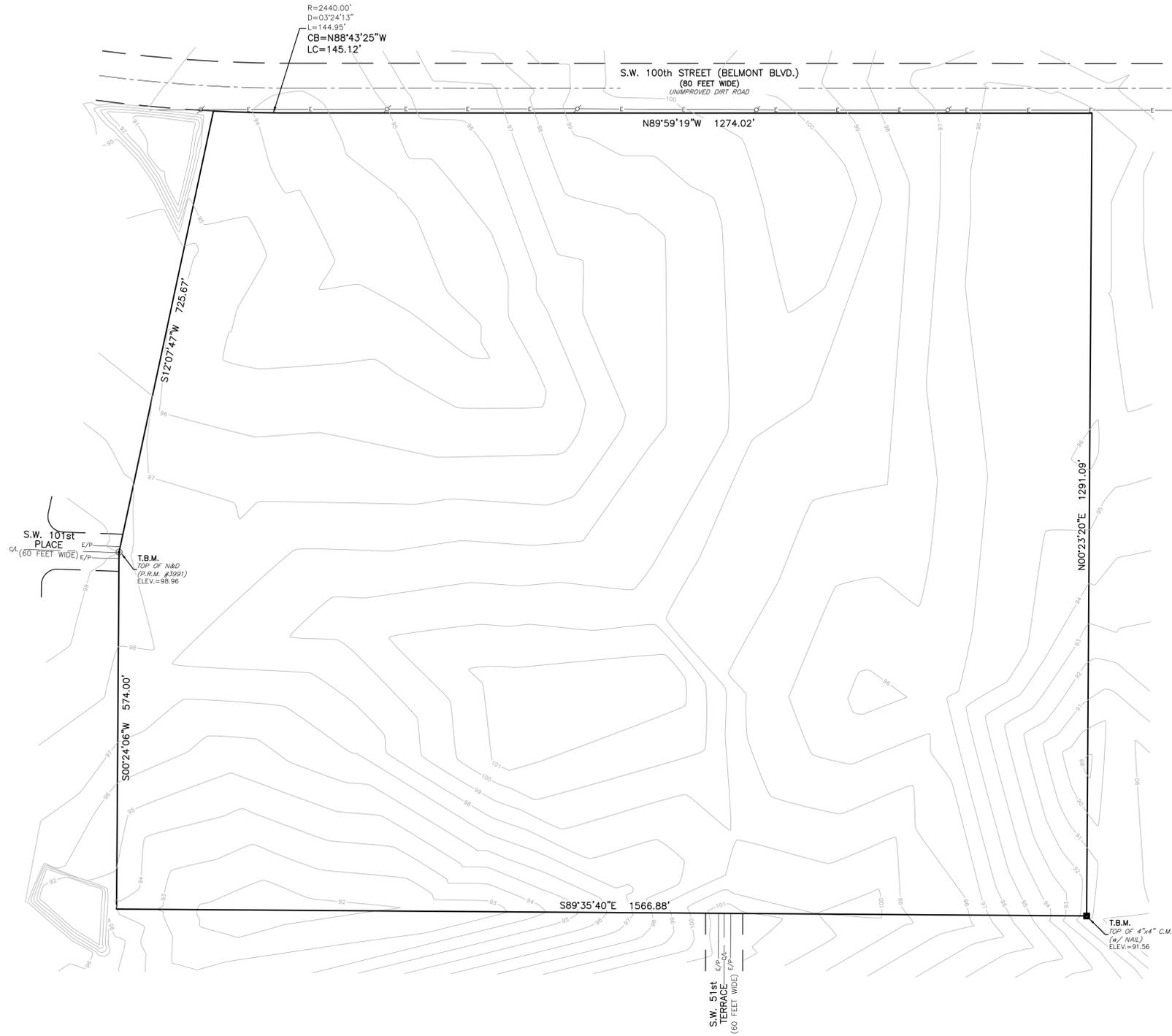
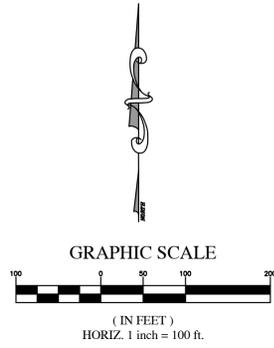
DATE	REVISION

Robert L. Rogers, PE
Fl. Reg. No. 10027
rlrogers@rogerseng.com
Rodney K. Rogers, PSM
Fl. Reg. No. 5274
rkrogers@rogerseng.com

ROGERS ENGINEERING, LLC
Civil Engineering & Land Surveying
1105 S.E. 3rd Avenue • Ocala, Florida 34471 • Ph. (352) 622-9214 • Lic. Bus. #4074

A BOUNDARY & TOPOGRAPHIC SURVEY
FOR
NEW STRATEGY HOLDINGS, LLC
Boundary Survey Map

JOB No. 22_35695-033-00
DATE 4/1/2022
SCALE 1" = 100'
SHEET 1 OF 2



- LEGEND**
- P.C.P. PERMANENT CONTROL POINT
 - P.R.M. PERMANENT REFERENCE MONUMENT
 - C.M. CONCRETE MONUMENT
 - I.R. IRON ROD
 - N&D NAIL & DISC
 - R/W RIGHT OF WAY
 - E/P EDGE OF PAVEMENT
 - C/L CENTERLINE
 - SEC. SECTION
 - TWP. TOWNSHIP
 - RGE. RANGE
 - (P) PLAT MEASUREMENT
 - (D) DESCRIPTION MEASUREMENT
 - (F) FIELD MEASUREMENT
 - R RADIUS
 - D or Δ CENTRAL ANGLE
 - L ARC LENGTH
 - CB CHORD BEARING
 - LC LENGTH OF CHORD
 - O.R.B. OFFICIAL RECORDS BOOK
 - PG. PAGE
 - UTILITY POLE AND GUY ANCHOR
 - OVERHEAD WIRES
 - FENCE
 - ASPHALT
 - GROUND CONTOUR
 - T.B.M. TEMPORARY BENCHMARK
 - ELEV. ELEVATION

SHEET 1 - BOUNDARY SURVEY MAP
SHEET 2 - TOPOGRAPHIC SURVEY MAP

LEGAL DESCRIPTION:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 28, TOWNSHIP 16 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA; THENCE GO ALONG THE EAST LINE OF SAID SECTION 28, S00°36'37"W, A DISTANCE OF 40.00 FEET; THENCE GO ALONG THE SOUTH RIGHT OF WAY LINE OF BELMONT BLVD, N89°47'13"W, A DISTANCE OF 828.31 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID SOUTH RIGHT OF WAY LINE N89°47'13"W, A DISTANCE OF 1274.02 FEET TO A POINT OF CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 2440.00 FEET, A CENTRAL ANGLE OF 03°24'13" AND AN ARC DISTANCE OF 144.95 FEET; THENCE LEAVING SAID SOUTH RIGHT OF WAY LINE S12°19'53"W, A DISTANCE OF 725.71 FEET; THENCE S00°36'37"W, A DISTANCE OF 575.17 FEET; THENCE S89°23'23"E, A DISTANCE OF 1564.30 FEET; THENCE N00°36'37"E, A DISTANCE OF 1291.33 FEET TO THE POINT OF BEGINNING.

SURVEY REPORT:

1. VERTICAL DATA IS BASED ON SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT CONTROL POINT "C-197", PUBLISHED ELEVATION = 83.40', NAVD-88.
2. FIELD SURVEY DATE: 3/29/2022.

SURVEYORS CERTIFICATION:

I HEREBY CERTIFY THAT THE SURVEY REPRESENTED HEREON IS IN ACCORDANCE WITH ALL APPLICABLE REQUIREMENTS OF THE MARION COUNTY L.D.C. AND MEETS THE STANDARDS OF PRACTICE PER CHAPTER 2014-147 SECTION 1. SECTION 472.027, FLORIDA STATUTES.

RODNEY K. ROGERS DATE
PROFESSIONAL SURVEYOR & MAPPER
REGISTRATION NO. 5274
STATE OF FLORIDA

Robert L. Rogers, PE
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A BOUNDARY & TOPOGRAPHIC SURVEY
FOR
NEW STRATEGY HOLDINGS, LLC
Topographic Survey Map

JOB No.
22_35695-033-00

DATE
4/1/2022

SCALE
1" = 100'

SHEET
2 OF 2

REVISION
DATE