

April 19, 2024

PROJECT NAME: GREENWAY ESTATES

PROJECT NUMBER: 2023040043

APPLICATION: IMPROVEMENT PLAN #31022

- 1 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.
- 2 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.
- 3 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 6.13.2.B(8) - Calculation & Plan Consistency
STATUS OF REVIEW: INFO
REMARKS: This criteria to be reviewed with resubmittal.
- 4 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.
- 5 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.
- 6 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW
REVIEW ITEM: 2.12.4.K - List of approved waivers, conditions, date of approval
STATUS OF REVIEW: INFO
REMARKS: 3/5/24-add waivers if requested in future - sk
- 7 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.
- 8 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: 6.14.2.A(1) - Public water service area/provider
STATUS OF REVIEW: INFO

REMARKS: City of Belleview - per letter (not included with Improvement Plan), water is not currently available within connection distance. Public water connection required within 365 days' notice of availability.

- 9 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: 6.14.2.A(1) - Public sewer service area/provider
STATUS OF REVIEW: INFO
REMARKS: City of Belleview - per letter (not included with Improvement Plan), sewer is not currently available within connection distance. Public sewer connection required within 365 days' notice of availability.
- 10 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: 6.14.3.B - Springs Protection Zone
STATUS OF REVIEW: INFO
REMARKS: defer to DOH for septic conditions - within the BMAP
- 11 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: 6.15.3 - Fire Protection/Fire Flow Capacity
STATUS OF REVIEW: INFO
REMARKS: defer to MCFR; no public water available to serve
- 12 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: Utilities Plan Review Fee per Resolution 15-R-583 - payable to Marion County Utilities
STATUS OF REVIEW: INFO
REMARKS: no fee for this review
- 13 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: well & septic
- 14 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION
REVIEW ITEM: 6.8.11 - Landscape installation
STATUS OF REVIEW: INFO
REMARKS: Installation shall mean survival in perpetuity
- 15 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]."

16 DEPARTMENT: ENGDRN - STORMWATER REVIEW

REVIEW ITEM: 2.12.4.L(9)(b) - Data Block (Impervious Area)

STATUS OF REVIEW: NO

REMARKS: Please provide data block on the cover sheet detailing the existing and proposed impervious & pervious area in SF, ac, and %. Please include any offsite drainage to your site in the data block.

17 DEPARTMENT: ENGDRN - STORMWATER REVIEW

REVIEW ITEM: 2.12.8 - Topographical Contours

STATUS OF REVIEW: NO

REMARKS: (1) LDC requires that the survey have been performed in the last 12 months. You have one of two options for addressing this. You can have the surveyor recertify the survey. Or you can apply for a waiver. If there have been no changes to the site, staff can support the waiver.

18 DEPARTMENT: ENGDRN - STORMWATER REVIEW

REVIEW ITEM: 6.13.7 - Geotechnical Criteria

STATUS OF REVIEW: NO

REMARKS: (1) Please note that the LDC requires a minimum of two borings per DRA, with an additional boring for each half acre of pond bottom. (2) The LDC requires that for each retention/detention area utilizing percolation or infiltration in the design model, there shall be a minimum of two infiltration rate tests for each retention/detention area.

19 DEPARTMENT: ENGDRN - STORMWATER REVIEW

REVIEW ITEM: 6.13.2.A(1)/(2) - Contributing Basins/Tc

STATUS OF REVIEW: NO

REMARKS: Please provide a table of the lots with a breakdown of the impervious area allocated to each lot. Include the areas allotted for the building, driveway, patio areas, accessory structures (pools, patios, sheds, guest houses, etc.). Ultimately, zoning and stormwater staff need to be able to determine how much impervious is allocated to each lot for permitting structures. Please provide the areas in square feet.

20 DEPARTMENT: ENGDRN - STORMWATER REVIEW

REVIEW ITEM: 6.13.2.B(1)/(2) - Runoff Analysis/ Tc Calculations

STATUS OF REVIEW: NO

REMARKS: See comment under "6.13.2.B(4) - Hydrologic Analysis"

21 DEPARTMENT: ENGDRN - STORMWATER REVIEW

REVIEW ITEM: 6.13.2.A(3) - Retention/Detention Area Design Parameters

STATUS OF REVIEW: NO

REMARKS: (1) Please update DRA cross sections to include the estimated seasonal high-water elevation, (2) Please add the following note with the pond cross section: "A minimum of three feet of unconsolidated soil material shall be provided between the surface of any limestone bedrock and the bottom and sides of any stormwater facility." (3) Add coordinates or dimensions to the major pond components (changes in alignment, corners, etc) for constructability.

22 DEPARTMENT: ENGDRN - STORMWATER REVIEW

REVIEW ITEM: 6.13.3 - Type of Stormwater Facility Criteria

STATUS OF REVIEW: NO

REMARKS: Retention/detention areas serving residential lots shall be designed with a minimum berm width of 12 feet stabilized at a maximum of six percent grade maximum around the entire perimeter of the facility.

23 DEPARTMENT: ENGDRN - STORMWATER REVIEW

REVIEW ITEM: 6.13.4 - Stormwater Quantity Criteria

STATUS OF REVIEW: NO

REMARKS: See comment under "6.13.2.B(4) - Hydrologic Analysis"

24 DEPARTMENT: ENGDRN - STORMWATER REVIEW

REVIEW ITEM: 6.13.2.B(4) - Hydrologic Analysis

STATUS OF REVIEW: NO

REMARKS: (1) For DRA 4.0, please clarify which category description the DRA area was included in for the runoff coefficient calculations. The other DRAs appear to have been included in the Imp. DRA (wetted) category with CN = 100. (2) The Soil boring data summary in the drainage report references a DRA 6.0. This DRA is not depicted on the plans. Please clarify. Also, the location map on the coversheet also labels a DRA 6.0 (3) For DRA 3.0, it appears that the existing offsite property to the North previously drained to the existing low that spans across the property boundary. Please provide analysis demonstrating that berming the north property line will not lead to staging on the offsite property higher than would be expected in current conditions. (4) For DE 5.0, it appears that the existing offsite property to the East drained to the existing low that spans the property boundary. Please provide analysis demonstrating that berming the east property line will not lead to staging on the offsite property higher than would be expected in current conditions. (5) For the modeling of DRA 5.0 you've utilized borings that are several hundred feet apart and one that is several hundred feet outside the footprint of the DRA. You've used the seasonal high of the better boring (rather than averaging) and the hydraulic conductivity from the boring that is not within the footprint of the proposed DRA. If you want to use the data for the two borings, you need to use average values and seek a waiver for the geotechnical requirements of the LDC. Otherwise, you need a second boring and perc tests for within the footprint of the DRA. (6) Per the Ponds input sheets, it appears that the hydraulic conductivity values have been utilized with no factor of safety assumed. This is a relatively aggressive assumption considering the

variety and character of the deeper soils on this site. We typically see factors of safety between 1.5 and 2.0. Please confirm the design intent.

- 25 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 6.13.4.C - Discharge Conditions
STATUS OF REVIEW: NO
REMARKS: See comment under "6.13.2.B(4) - Hydrologic Analysis"
- 26 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 6.13.2.B(6) - Freeboard
STATUS OF REVIEW: NO
REMARKS: See comment under "6.13.2.B(4) - Hydrologic Analysis"
- 27 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 6.13.4.D - Recovery Analysis
STATUS OF REVIEW: NO
REMARKS: See comment under "6.13.2.B(4) - Hydrologic Analysis"
- 28 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 6.13.5 - Flood Plain & Protection
STATUS OF REVIEW: NO
REMARKS: At DE 5.0, there appears to be a County Flood Prone Area (at elevation 62.5) that may be impacted by the proposed grading. Please confirm that there will be no negative impact to the volume of this Flood Prone Area.
- 29 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 6.13.2.B(5) - Hydraulic Analysis
STATUS OF REVIEW: NO
REMARKS: (1) Hydraulic Calculation reference Oak Trace Villas Phase 3, please update. (2) Please label the swales on the plans and identify in the stormwater report which swales are represented by the two different swale calculations.
- 30 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 6.13.8.B(3) - Lane Spread Calculations
STATUS OF REVIEW: NO
REMARKS: Please provide spread calculations for the curb and gutter sections of the onsite roadway.
- 31 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 6.13.2.A(9) - Access Accommodates Stormwater
STATUS OF REVIEW: NO
REMARKS: Please clarify the drainage intent across the access roadway within the County ROW on SE 80th Street.
- 32 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 6.13.9 - Grading Criteria
STATUS OF REVIEW: NO
REMARKS: (1) The berm being created on the north side of DRA 3.0 is shown to have a top elevation of 66.0 on the cross section. This berm is filling a natural area that is around elevation 64. Per the pond cross section the top of the berm is to be graded down to finished grade at a 4:1. Please confirm there is enough room to accommodate this grading within the developing parcel and will not extend onto adjacent property. The scale of the grading plan makes it difficult to verify. (2) The berm being created on the east side of DE 5.0 is shown to have a top elevation of 65.8 on the cross section. This berm is filling a natural area that is

around elevation 62. Per the pond cross section the top of the berm is to be graded down to finished grade at a 4:1. Please confirm there is enough room to accommodate this grading within the developing parcel and will not extend onto adjacent property. The scale of the grading plan makes it difficult to verify. Also, for this parcel there appears to be existing trees/bushes along the property line. Please confirm the fate of this vegetation with the proposed grading.

- 33 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 6.10 Karst Topography and High Recharge Areas
STATUS OF REVIEW: NO
REMARKS: Please seal the Karst analysis in addition to signing.
- 34 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 7.1.3 Drainage Construction Specifications
STATUS OF REVIEW: NO
REMARKS: (1) LDC requires the use of RCP pipe for stormwater conveyance piping. To pursue using an alternative material, the engineer needs to submit a request identifying the alternative material type requested, verification that the material is included on the FDOT Approved Products List, and the site specific installation meets install criteria such as depth of cover and UV protection for pipe ends. County will review the request and provide feedback. (2) Please add the following note to the cover page: "No change to the work as shown on the approved plans shall be made without notification to and approval by the office of the County Engineer."
- 35 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.
- 36 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: Additional Stormwater comments
STATUS OF REVIEW: NO
REMARKS: (1) General Note 6 on the cover sheet states there are no FEMA or Marion County 100 year flood Plains on this site. There is a County Flood Prone area on the eastern boundary of this site. Please clarify. (2) The Drainage Summary on the Cover sheet appears to state that the 100 yr./24 hour storm event is 11.0". Per the calculations, 11.5" was modeled. Please clarify. (3) The soil boring summary in the drainage report states that the borings were performed by Central Testing Laboratory, Inc. The geotechnical report submitted is from Florida Geotechnical Services, LLC. Please clarify. (4) 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.
- 37 DEPARTMENT: ENGTRF - TRAFFIC REVIEW
REVIEW ITEM: 2.12.9 - Location and dimensions of streets and right-of-way
STATUS OF REVIEW: NO
REMARKS: 3/1/24 - Show the driveways on the opposite side of the street.
- 38 DEPARTMENT: ENGTRF - TRAFFIC REVIEW
REVIEW ITEM: 6.11.5.C(4) - Driveway sight distance
STATUS OF REVIEW: NO
REMARKS: 3/1/24 - Show that the driveway meets FDOT Intersection Sight Distance criteria and provide a note on the plans stating such.

- 39 DEPARTMENT: ENGTRF - TRAFFIC REVIEW
REVIEW ITEM: 6.11.9.B - Traffic signs
STATUS OF REVIEW: NO
REMARKS: 3/1/24 - Include street name signs on top of the stop sign and include the detail of the stop and street name combination in the plans.
- 40 DEPARTMENT: ENGTRF - TRAFFIC REVIEW
REVIEW ITEM: 6.11.9.C - Pavement marking
STATUS OF REVIEW: NO
REMARKS: 3/1/24 - Show a stop bar next to the stop sign at the connection to SE 80th Street.
- 41 DEPARTMENT: ENGTRF - TRAFFIC REVIEW
REVIEW ITEM: 6.12.2 - Right-of-way
STATUS OF REVIEW: NO
REMARKS: 3/1/24 - A right-of-way dedication is required along SE 80th Street for the Santos Trail project. The right -of-way dedication needs to match what is in the current plans for the project. Please contact Mary Jensen at the Office of the County Engineer. She is the project manager for the trail project and can provide those plans.
- 42 DEPARTMENT: ENGTRF - TRAFFIC REVIEW
REVIEW ITEM: 6.12.8 - Soil data
STATUS OF REVIEW: NO
REMARKS: 3/1/24 - Provide roadway centerline soil borings every 600 feet.
- 43 DEPARTMENT: ENGTRF - TRAFFIC REVIEW
REVIEW ITEM: 6.12.10 - Intersection layout
STATUS OF REVIEW: NO
REMARKS: 3/1/24 - The connection to SE 80th Street needs to be coordinated with the design for the Santos Trail. The center island likely needs to be moved back.
- 44 DEPARTMENT: ENGTRF - TRAFFIC REVIEW
REVIEW ITEM: 6.12.11 - Turn lanes
STATUS OF REVIEW: NO
REMARKS: 3/1/24 - A left turn lane is needed in the curve for safety. This will require a separate offsite improvement plan to be reviewed and approved concurrently with the onsite improvement plan.
- 45 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW
REVIEW ITEM: 2.18.2.B - Improvement Plan fee of \$1,200.00 + (\$10.00 x per lot)
STATUS OF REVIEW: NO
REMARKS: 3/5/24-fee due with resubmittal
- 46 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW
REVIEW ITEM: 2.12.3 - Title block shall be shown on all sheets denoting type of application; project name, location, county, and state; and date of original and all revisions
STATUS OF REVIEW: NO
REMARKS: 3/5/24-missing type of application on subsequent title blocks - sk
- 47 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: Marion County Utilities Contact Information
STATUS OF REVIEW: NO
REMARKS: Cover sheet - change Marion County Utilities/Josh Kramer/352-438-2383 to the correct utility authority - City of Belleview Utilities and their required contact info.

- 48 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: 6.14.2.A(1) - Letter of Availability and Capacity (w/Location Map of water and/or sewer as app) from provider
STATUS OF REVIEW: NO
REMARKS: Include letter from Marion County Utilities in Documents for plan reference. With no public utilities available from the utility territory provider, all water & wastewater comments will be deferred to DOH for well & septic compliance.
- 49 DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: 2.12.23 - Show typical setback layout for primary uses, as well as accessory uses, dimensions for all improvements
STATUS OF REVIEW: NO
REMARKS: Please provide a lot typical showing the "footprint" of a lot along with the setbacks.
- 50 DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: 2.12.24 - Preliminary buffer plan/6.8.6 - Buffering
STATUS OF REVIEW: NO
REMARKS: There are parcels classified as "agriculture" contiguous to this parcel. Buffering from single-family to agriculture requires an E-type buffer as described in Sec. 6.8.6(K)(5).
- 51 DEPARTMENT: 911 - 911 MANAGEMENT
REVIEW ITEM: 6.2.1.F - North arrow and graphic drawing and written scale
STATUS OF REVIEW: NO
REMARKS: Sheet C004 has the North Arrow pointing in the wrong direction.
- 52 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION
REVIEW ITEM: 2.12.18 - All trees 10" DBH and larger
STATUS OF REVIEW: NO
REMARKS: Show all existing trees 10" and larger, sizes and species
- 53 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION
REVIEW ITEM: 6.7.3 - Tree protection
STATUS OF REVIEW: NO
REMARKS: Provide tree protection on plan and in detail
- 54 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION
REVIEW ITEM: 6.7.6 - Tree removal submittal requirements
STATUS OF REVIEW: NO
REMARKS: Show tree to be removed, sizes and species
- 55 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION
REVIEW ITEM: 6.7.8 - Protected tree replacement requirements
STATUS OF REVIEW: NO
REMARKS: Provide mitigation calculations
- 56 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION
REVIEW ITEM: 6.7.9 - Replacement trees; general requirements
STATUS OF REVIEW: NO
REMARKS: Show replacement trees in plant schedule

- 57 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: Provide MFLA
- 58 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION
REVIEW ITEM: 6.8.6 - Buffers
STATUS OF REVIEW: NO
REMARKS: 1. (info)Walter's Viburnum must be 18" installed, reach 36" within 1 yr, slow growing, recommend alternative 2. provide calculations showing 50% buffer area is planted. 3. Provide condition of existing trees to be used in buffer
- 59 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION
REVIEW ITEM: 6.8.10 - General planting requirements (specifications)
STATUS OF REVIEW: NO
REMARKS: Add note "All plant material to be Florida Grade #1 or better"
- 60 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION
REVIEW ITEM: 6.9.2 - Irrigation plan requirements (details, legend, notes)
STATUS OF REVIEW: NO
REMARKS: 1. What and where is water source? 2. Show controller location. 3. How will irrigation system be maintained? who is responsible for maintenance?
- 61 DEPARTMENT: ENGSUR - SURVEY REVIEW
REVIEW ITEM: 6.2.1.F - Provide north arrow and graphic drawing and written scale
STATUS OF REVIEW: NO
REMARKS: Please provide graphic drawing and written scale on both topo. and boundary survey's.



**Marion County
Board of County Commissioners**

AR 31022

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: 4/14/2024 Parcel Number(s): 36626-00-00 Permit Number: AR #31022

A. PROJECT INFORMATION: Fill in below as applicable:

Project Name: Greenway Estates 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): WMH Properties LLC
Signature: *Michael W. Radcliffe*
Mailing Address: 3501 NE 10th Street City: Ocala
State: FL Zip Code: 34470 Phone #: ((352) 624-0935
Email address: _____

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

Firm Name (if applicable): Radcliffe Engineering, Inc. Contact Name: Mike Radcliffe, P.E.
Mailing Address: 2611 SE Lake Weir Ave City: Ocala
State: FL Zip Code: 34471 Phone #: (352) 629-5500
Email address: info@radcliffeengineering.com

D. WAIVER INFORMATION:

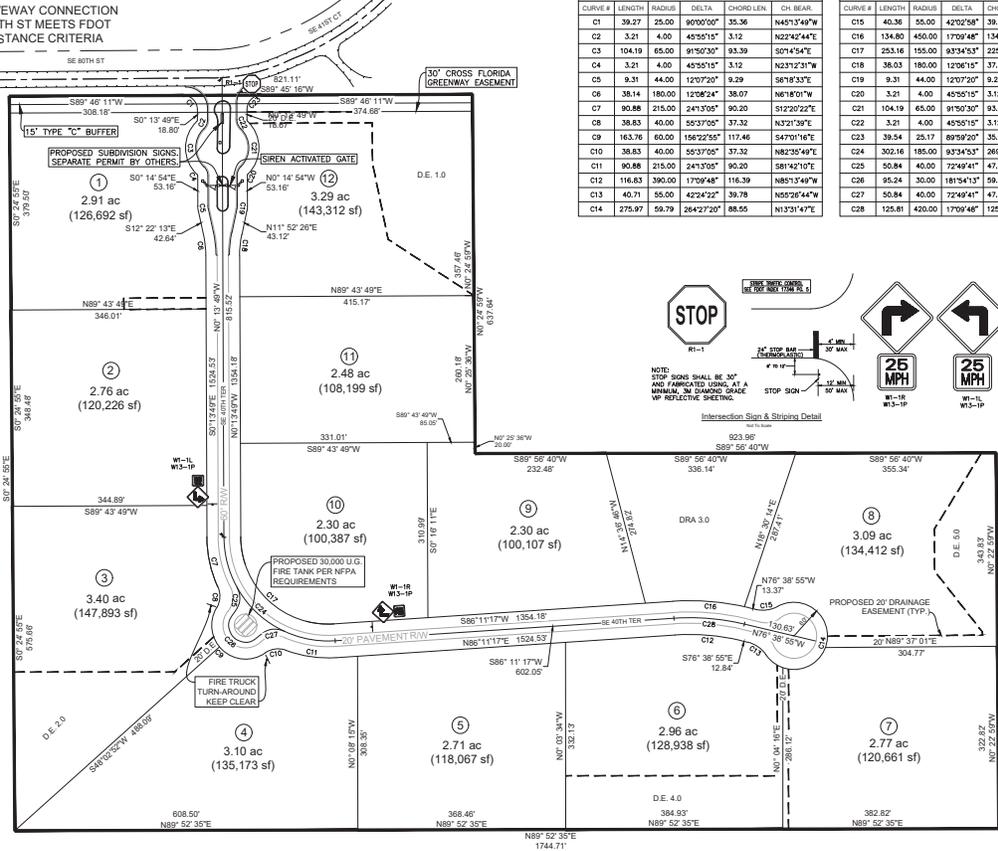
Section & Title of Code (be specific): 6.13.7B(2) - Geotechnical Criteria - Number of Tests
Reason/Justification for Request (be specific): Request waiver to use one soil boring for the small drainage basin 5.0. Soil boring locations were estimated early on in the project and drainage retention requirements were reduced during final design therefore placing the second boring outside of the DRA limits. Soils are well drained sands throughout the site and additional borings are expected to corroborate the same results.

DEVELOPMENT REVIEW USE:

Received By: Email 4/16/24 Date Processed: 4/19/24 BM Project # 2023040043 AR # 31022

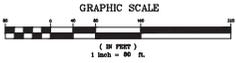
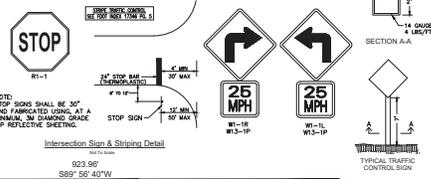
ZONING USE: Parcel of record: Yes No Eligible to apply for Family Division: Yes No
Zoned: _____ ESOZ: _____ P.O.M. _____ Land Use: _____ Plat Vacation Required: Yes No
Date Reviewed: _____ Verified by (print & initial): _____

THE DRIVEWAY CONNECTION TO SE 80TH ST MEETS FDOT SIGHT DISTANCE CRITERIA



Curve Table				Curve Table							
CURVE #	LENGTH	RADIUS	DELTA	CHORD LEN.	CH. BEAR.	CURVE #	LENGTH	RADIUS	DELTA	CHORD LEN.	CH. BEAR.
C1	39.27	25.00	90°00'00"	35.36	N45°17'49"W	C15	40.36	55.00	42°02'58"	39.46	N87°09'34"E
C2	3.21	4.00	45°00'15"	3.12	N22°42'44"E	C16	134.80	450.00	17°09'48"	134.30	N85°15'49"W
C3	104.18	65.00	91°50'30"	93.39	S07°45'4"E	C17	253.16	155.00	93°34'53"	225.95	N47°01'16"W
C4	3.21	4.00	45°55'15"	3.12	N23°12'31"W	C18	38.03	180.00	12°06'15"	37.96	S5°49'18"W
C5	9.31	44.00	12°07'20"	9.29	S6°18'33"E	C19	9.31	44.00	12°07'20"	9.29	N5°48'46"E
C6	38.14	180.00	12°08'24"	38.07	N6°18'01"W	C20	3.21	4.00	45°55'15"	3.12	S22°42'44"W
C7	90.88	215.00	24°13'05"	90.20	S12°20'22"E	C21	104.19	65.00	91°50'30"	93.39	N01°45'4"W
C8	38.83	40.00	55°37'05"	37.32	N32°1'39"E	C22	3.21	4.00	45°55'15"	3.12	S23°12'31"E
C9	163.76	60.00	156°27'55"	117.46	S47°01'16"E	C23	39.54	25.17	89°59'20"	35.60	S44°50'37"W
C10	38.83	40.00	55°37'05"	37.32	N82°35'49"E	C24	302.16	185.00	93°34'53"	268.68	S47°01'16"E
C11	90.88	215.00	24°13'05"	90.20	S81°42'16"E	C25	50.84	40.00	72°34'41"	47.49	N7°31'00"E
C12	116.63	300.00	17°09'48"	116.39	N85°15'49"W	C26	95.24	30.00	181°54'11"	59.99	S47°01'16"E
C13	40.71	55.00	42°24'22"	39.78	N02°26'44"W	C27	50.84	40.00	72°34'41"	47.49	N78°28'28"E
C14	275.97	59.78	264°27'20"	88.55	N13°19'47"E	C28	125.81	420.00	17°09'48"	125.34	N85°15'49"W

MARION COUNTY PROJECT No. 31022



TOTAL ROAD LENGTH = 1,976'

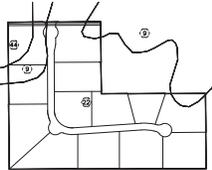
Horizontal Control / Site Layout

Horizontal Control

Sheet No. 010 of 010

AMERICAN ROAD & BUILDING ENGINEERING, INC.

1-19-24



ON-SITE SOILS		
PLAN SYMBOL	SOIL TYPE	HYDROLOGIC RATING
①	KENDRICK LOAMY	A
②	CANDLER	A
③	UNRECORDED	A

SEE STORMWATER REPORT FOR DRAINAGE CALCULATIONS

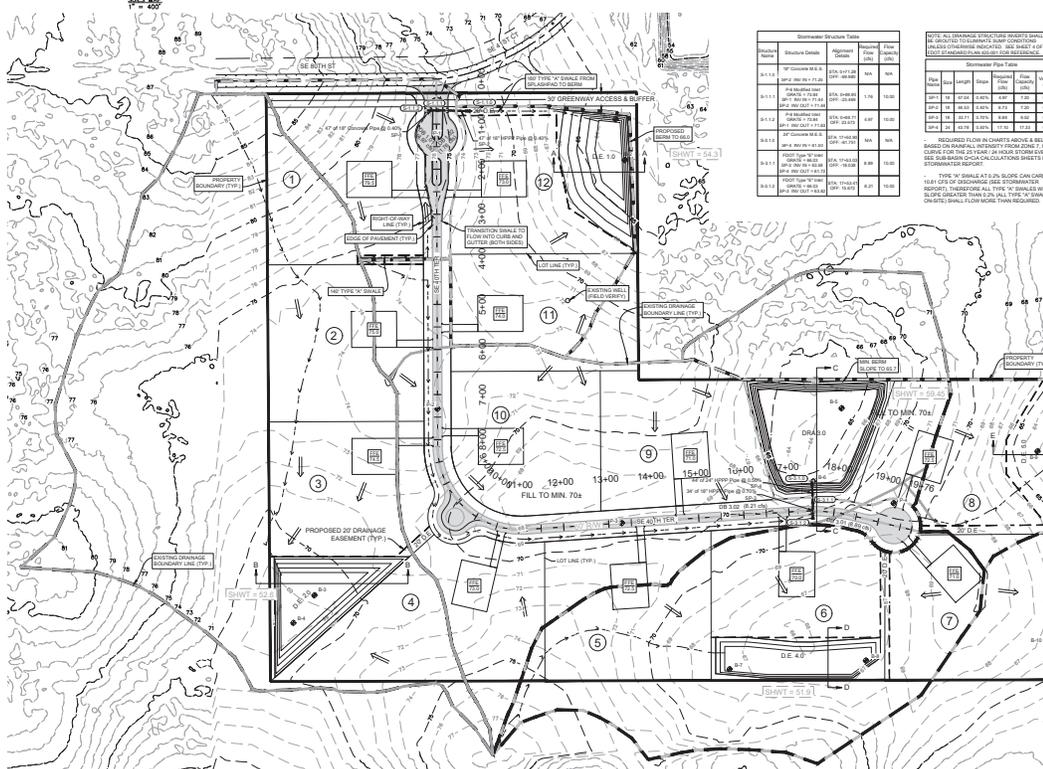
Legend:

- EXISTING DRAINAGE BOUNDARY
- - - 1' TOPOGRAPHY (CONTOUR LINES)
- PROPOSED BUFFER
- PROPOSED DRAINAGE RETENTION AREA
- PROPERTY BOUNDARY
- PROPOSED DRAINAGE EASEMENT

EACH LOT WILL BE DESIGNED WITH 9000 S.F. OF IMPERVIOUS AREA, INCLUDING DRIVEWAY. DRAINAGE PLAN IS PRELIMINARY & SUBJECT TO CHANGE AT IMPROVEMENT PLAN STAGE.

5' DRAINAGE EASEMENTS ARE PROPOSED DUE TO LARGE LOT SIZE, WELL DRAINED SANDY SOILS, & UTILIZATION OF NATURAL TOPOGRAPHY. FINISH FLOOR ELEVATIONS (FFE) SHOWN ARE MINIMUM. CONTRACTOR MAY INCREASE FFE.

DRAINAGE AREA (SF)			
DA	ON-SITE	OFF-SITE	TOTAL
1	308,795	15,167	323,962
2	224,488	448,272	672,760
3	592,213	15,278	607,491
4	262,741	113,416	376,157
5	97,698	N/A	97,698



Stormwater Detention Table			
Station	Volume (cu ft)	Retention Time (min)	Peak Flow (cfs)
0+00	100,000	15	100
0+10	200,000	15	200
0+20	300,000	15	300
0+30	400,000	15	400
0+40	500,000	15	500
0+50	600,000	15	600
0+60	700,000	15	700
0+70	800,000	15	800
0+80	900,000	15	900
0+90	1,000,000	15	1,000

Stormwater Pipe Table			
Station	Length (ft)	Flow (cfs)	Velocity (ft/s)
0+00	100	100	1.48
0+10	100	200	1.73
0+20	100	300	1.98
0+30	100	400	2.23
0+40	100	500	2.48
0+50	100	600	2.73
0+60	100	700	2.98
0+70	100	800	3.23
0+80	100	900	3.48
0+90	100	1,000	3.73

ROADWAY LEVEL OF SERVICE		
DRAINAGE	DRN. STAGE	MINIMUM ELEVATION
DA 1.0	65.47	74.47
DA 2.0	68.94	N/A
DA 3.0	64.84	68.03
DA 4.0	66.37	N/A
DA 5.0	64.51	N/A

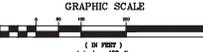
MARION COUNTY PROJECT No. 31022

Grading Notes:

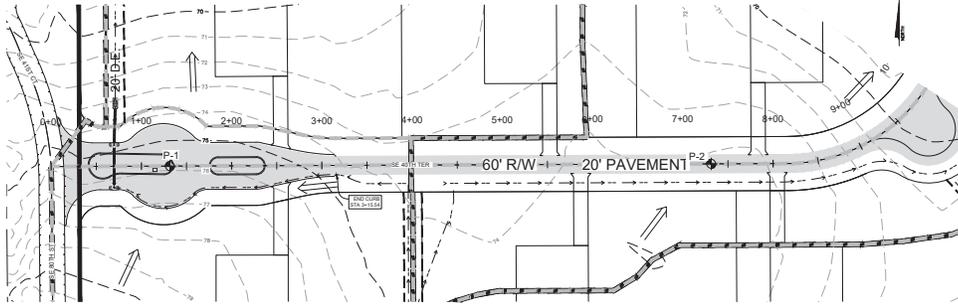
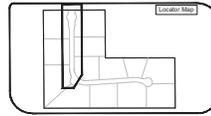
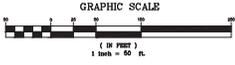
- FINISH FLOOR ELEVATIONS AS SHOWN CAN BE HIGHER AND ARE THE MINIMUM ALLOWED PER THE DESIGN. USE OF A LOWER ELEVATION THAN SHOWN REQUIRES APPROVAL BY PROJECT ENGINEER AND MARION COUNTY BUILDING DEPARTMENT. SITE MATCH LINES TO ADJACENT LOTS TO MATCH TYPICAL LOT DRAINAGE PATTERNS AND SPECIFIC GRADES WHERE SHOWN.
- ALL SWALES TO BE SODDED.
- REASONABLE CARE WAS TAKEN IN THE DETERMINATION OF PROPOSED LOT AND PAD GRADES TO MEET REQUIRED GRADING AND DRAINAGE CRITERIA. HOWEVER, SITUATIONS WHERE GRADES POSE A SITUATION NOT METTING THE INTENT OF THE APPROVED DRAINAGE PLAN.
- 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.
- AS-BUILT PLANS SHALL BE PROVIDED VERIFYING ALL PROPOSED LOT GRADES ON THIS PLAN HAVE BEEN CONSTRUCTED PER PLAN.
- ALL RIGHT-OF-WAY AND SWALES SHALL BE SODDED WITH ARISTONET BAMA AND WATERED UNTIL PROJECT COMPLETION. ALLOW FOR TROWNESS OF SOIL WITH A 2" UNDERCUT. ALL FINISHED BUILDING PADS AND ANY OTHER DISTURBED AREAS NOT SODDED SHALL BE RESEED AND MULCHED OR HYDRATED. THESE AREAS SHALL BE WATERED UNTIL THE PROJECT HAS BEEN CERTIFIED COMPLETE, OR EVIDENCE OF GERMINATION IS OBSERVED, WHICHEVER OCCURS LATER.

NOTES:

- DISTANCES ARE APPROXIMATE AND SUBJECT TO CHANGE.
- LOT AREAS INCLUDE DRAINAGE EASEMENTS.



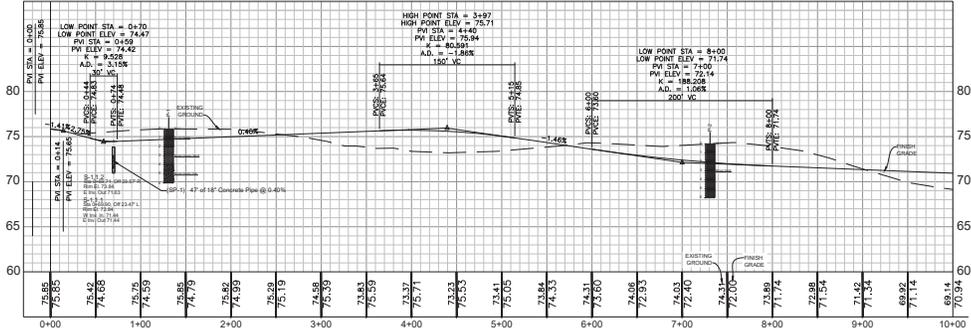
MARION COUNTY PROJECT No. 31022
 SHEET NO. 0013 OF 0015
 DATE: 11-17-24
 PROJECT: MARION COUNTY PROJECT No. 31022
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 APPROVED BY: [Name]
 PROJECT LOCATION: [Address]
 PROJECT NUMBER: [Number]
 SHEET TITLE: Drainage Plan
 SCALE: 1" = 100'



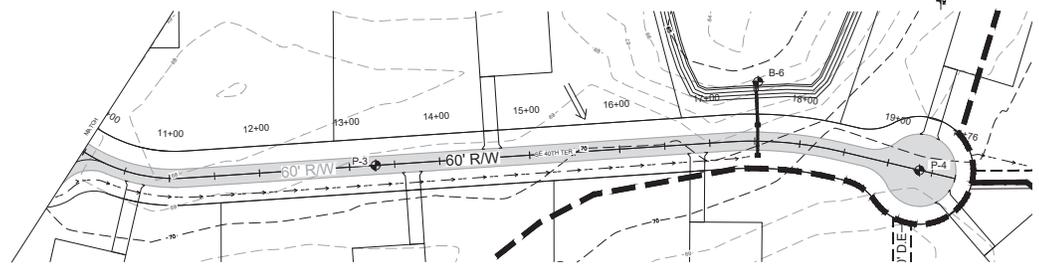
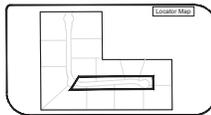
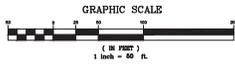
MARION COUNTY PROJECT
 No. 31022

SE 40th TER

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



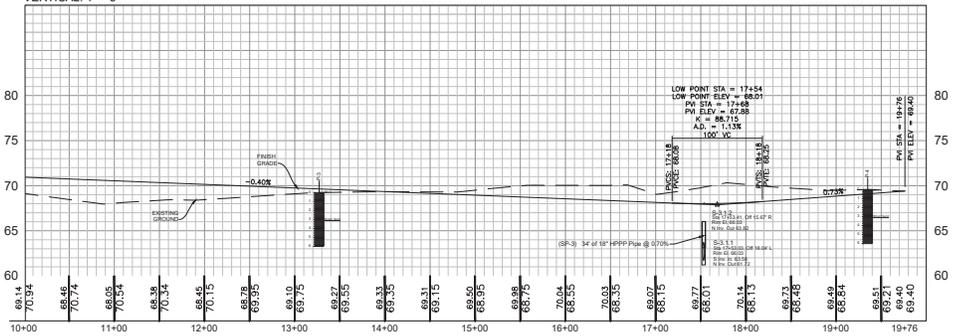
SHEET NO. 1 OF 10
 DATE: 1-17-24
 PROJECT: MARION COUNTY PROJECT No. 31022
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 APPROVED BY: [Name]
AMERICAN W. RADCLIFFE ENGINEERING, INC.
 1000 W. 10th St., Marion, IA 52801
 www.americanradcliffe.com



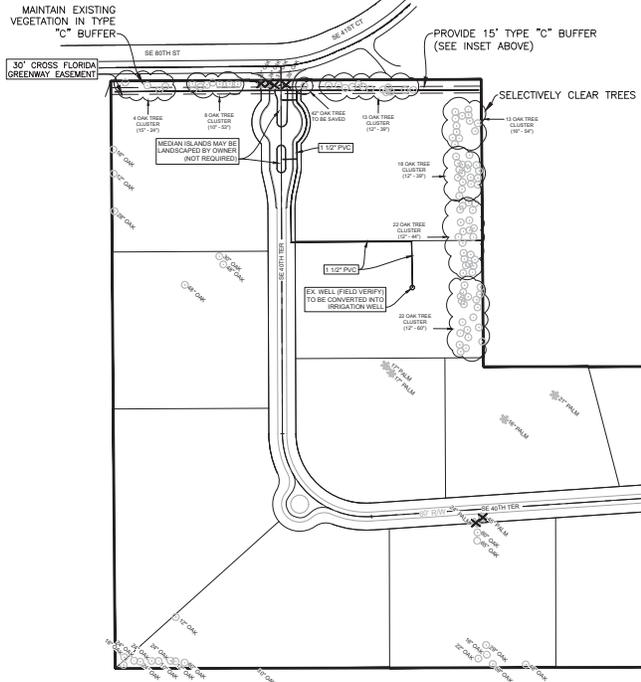
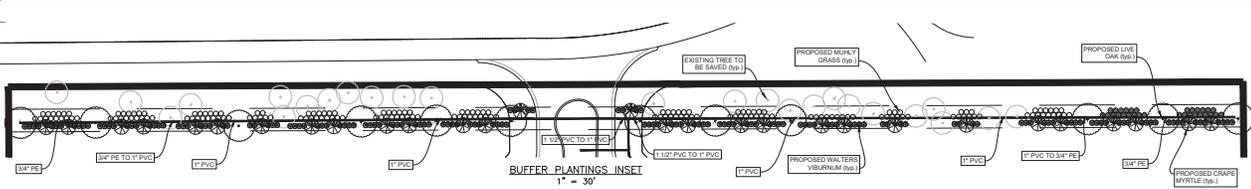
MARION COUNTY PROJECT
No. 31022

SE 40th TER

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



Project No.	31022
Sheet No.	010
Scale	1" = 50'
Date	1-19-24
Author	J. W. [Name]
Checker	[Name]
Engineer	[Name]
Project Manager	[Name]
Client	Marion County
Project Name	SE 40th Ter
Project Location	Marion Co, IA
Project Description	Plan & Profile
Project Status	Final
Project Start Date	1-19-24
Project End Date	1-19-24
Project Budget	
Project Cost	
Project Revenue	
Project Profit	
Project Loss	
Project Break-Even	
Project ROI	
Project NPV	
Project IRR	
Project Payback	
Project Risk	
Project Sensitivity	
Project Scenario	
Project Assumptions	
Project Risks	
Project Opportunities	
Project Challenges	
Project Success Factors	
Project Key Metrics	
Project Performance	
Project Quality	
Project Safety	
Project Compliance	
Project Sustainability	
Project Innovation	
Project Leadership	
Project Team	
Project Stakeholders	
Project Partners	
Project Suppliers	
Project Customers	
Project Competitors	
Project Industry	
Project Market	
Project Economy	
Project Society	
Project Culture	
Project Values	
Project Ethics	
Project Integrity	
Project Honesty	
Project Trust	
Project Respect	
Project Responsibility	
Project Accountability	
Project Transparency	
Project Communication	
Project Collaboration	
Project Cooperation	
Project Teamwork	
Project Synergy	
Project Innovation	
Project Creativity	
Project Problem Solving	
Project Decision Making	
Project Planning	
Project Organization	
Project Management	
Project Leadership	
Project Team	
Project Stakeholders	
Project Partners	
Project Suppliers	
Project Customers	
Project Competitors	
Project Industry	
Project Market	
Project Economy	
Project Society	
Project Culture	
Project Values	
Project Ethics	
Project Integrity	
Project Honesty	
Project Trust	
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Project Transparency	
Project Communication	
Project Collaboration	
Project Cooperation	
Project Teamwork	
Project Synergy	

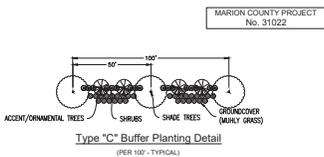


QTY	SYMBOL NAME	COMMON NAME	SIZE	REMARKS (SPEC. NOTES OR OTHERWISE)	FLORIDA WIDE
12	1	SHADERS UNIDENTIFIED	12-14\"/>		

NOTE: ALL PROPOSED PLANTINGS ARE NATIVE, THEREFORE NATIVE PLANTING REQUIREMENTS ARE MET.

NOTES:

- ALL PLANT MATERIAL SHALL BE FLORIDA #1.
- SEE DETAILS SHEETS FOR TREE/LANDSCAPING DETAILS & ADDITIONAL LANDSCAPE / IRRIGATION NOTES.
- LANDSCAPING SHOWN IS THE MINIMUM. OWNER MAY PLANT ADDITIONAL LANDSCAPING AROUND THE ENTRANCE, INTERIOR, ETC. IF DESIRED.



NOTE: THE BUFFER SHALL CONSIST OF A 15-FOOT WIDE UNGRADED STRIP WITHOUT A BUFFER STRIP. THE BUFFER SHALL CONSIST OF AT LEAST THE FOLLOWING TREES FOR TREE PROPORTIONATION: TREES OR SHRUBS TO BE PLANTED AT 10' ON CENTER, AND TREE OR SHRUBS TO BE PLANTED AT 10' ON CENTER, AND TREE OR SHRUBS TO BE PLANTED AT 10' ON CENTER. ALL TREES SHALL BE PLANTED WITH ONE YEAR OF PLANTING.

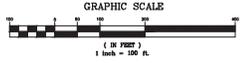
EXISTING TREES AND VEGETATION MAY BE UTILIZED TO MEET BUFFER REQUIREMENTS. USE TYPE \"C\" BUFFER VEGETATION TO SUPPLEMENT GAPS IN EXISTING TREE LINE. NO BUFFER REQUIRED ON SOUTH, EAST, & WEST BOUNDARIES.

LANDSCAPE / IRRIGATION NOTES:

- ALL PLANTINGS WILL BE WITH A GOOD GRADE BARRIER FOR THE BARRIER.
- ALL PLANTINGS WILL BE SCHEDULED TO BE PLANTED WITHIN 90 DAYS OF THE START OF THE PROJECT.
- ALL PLANTINGS WILL BE PLANTED WITHIN 90 DAYS OF THE START OF THE PROJECT.
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TREE LEGEND

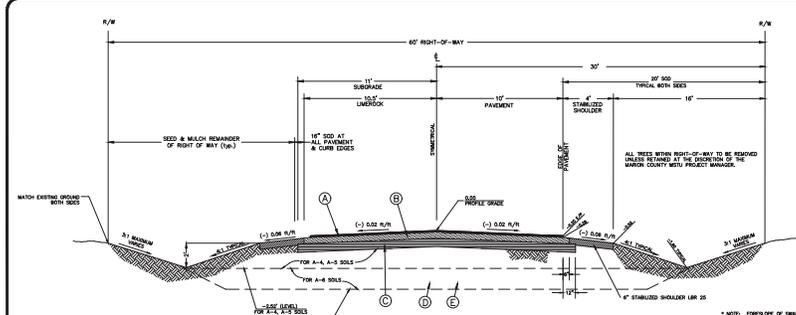
- - EXISTING OAK TREE TO REMAIN*
- ✱ - EXISTING PALM TREE TO REMAIN*
- ✕ - EXISTING TREE TO BE REMOVED



MARION COUNTY PROJECT
No. 31022

AMERICAN W. RADCLIFFE ENGINEERING, INC.
1000 W. UNIVERSITY BLVD., SUITE 100
GAINESVILLE, FL 32609
TEL: 352-336-1111
WWW.ARENGR.COM

Sheet No. 0004 of 0010



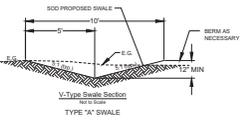
- (A) 1-1/4" ASPHALTIC CONCRETE (TYPE SP-9.5)
- (B) 8" LIMELOCK BASE COURSE (LBR 100)
- (C) 12" STABILIZED SUBGRADE (LBR 40)
- (D) EMBANKMENT MATERIAL WHEN REQUIRED BY UNSTABLE MATERIAL EXCAVATION
- (E) UNSTABLE MATERIAL EXCAVATION (IF REQUIRED)
- (F) 6" STABILIZED SHOULDER (LBR 40)

TYPICAL SECTION 60' R/W

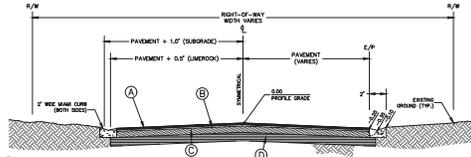
General Notes:

1. ALL CONSTRUCTION COVERED BY THESE PLANS SHALL COMPLY WITH THE MATERIAL REQUIREMENTS AND QUALITY CONTROL STANDARDS CONTAINED IN THE CITIZEN'S STANDARDS FOR ASSESSMENT / MSTU ROAD DESIGN AND CONSTRUCTION.
2. LENGTH OF CROSS DRAINS SHOWN INCLUDES MITERED END SECTIONS.
3. ALL ROADWAY PAVEMENT RADI ARE 25' UNLESS SHOWN OTHERWISE ON PLANS.
4. ALL DRIVEWAY PAVEMENT RADI ARE 10' UNLESS SHOWN OTHERWISE ON PLANS.
5. THE ROAD CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES SHOWN OR NOT SHOWN THROUGH DIRECT CONTACT WITH THE UTILITIES. SUCH CONTACT SHALL BE MAINTAINED THROUGHOUT THE LIFE OF THE PROJECT. ANY UTILITIES DESTRUCTIVE TO HIS OPERATION ARE TO BE RELOCATED PRIOR TO CONSTRUCTION. MARION COUNTY SHALL NOT BE HELD RESPONSIBLE FOR ANY DAMAGES OR DELAYS CAUSED BY THE LOCATION OR DISPOSITION OF ANY UTILITIES.
6. ALL DRIVEWAY STATIONING IS APPROXIMATE. FINAL LOCATION MAY BE FIELD ADJUSTED IF APPROVED BY COUNTY INSPECTOR OR PROJECT MANAGER.
7. ALL PROPOSED DRIVES SHALL BE ASPHALT UNLESS OTHERWISE NOTED.
8. ROADWAY IS SYMMETRICAL ABOUT CENTERLINE UNLESS OTHERWISE SHOWN ON PLANS AND CROSS SECTIONS.
9. SPECIAL SWALES ARE INDICATED ON OTHER THE PLAN AND PROFILE OR CROSS SECTION SHEETS.
10. TREES WITHIN THE BACKSLOPE OF SWALE ARE TO BE REMOVED UNLESS RETAINED AT THE DISCRETION OF THE MARION COUNTY MSTU PROJECT MANAGER.
11. UNLESS OTHERWISE NOTED, SWALES SHALL BE CONSTRUCTED ACCORDING TO TYPICAL SECTION WITH BACKSLOPES "TIED INTO EXISTING GROUND" AT THE RIGHT-OF-WAY. BACKSLOPES STEEPER THAN 3:1 MAY BE ALLOWED FOR SHORT DISTANCES WHEN APPROVED BY PROJECT MANAGER.

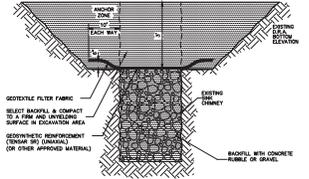
MARION COUNTY PROJECT
No. 31022



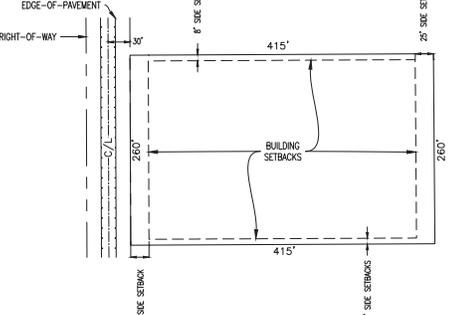
TYPE 'A' SWALE



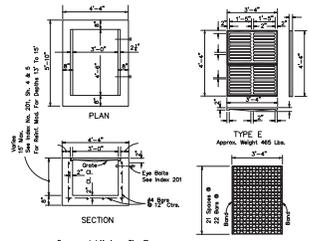
TYPICAL SECTION ENTRANCE



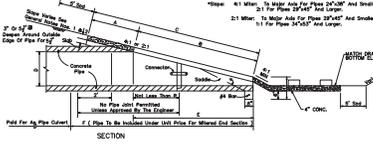
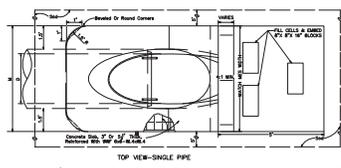
TYPICAL SINK CHIMNEY REPAIR DETAIL



TYPICAL LOT
60' RIGHT-OF-WAY
NOT TO SCALE



Type 'E' Inlet - Traffic Bearing
Not to Scale



MITERED END SECTION DETAIL WITH SPLASH PAD



Concrete Splash Pad Detail
NOT TO SCALE

DATE	NO.	BY	REVISION

Construction Details

Sheet No. 0000 of 0010

General Notes:

- Contractor shall file Notice of Intent (NOI) or obtain a letter from the Department of Environmental Protection (DEP) confirming coverage under this General Permit prior to construction. A copy of the NOI or letter from DEP shall be posted at the construction site in a prominent place for public viewing (such as on a visible building panel).
- 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.
- The permittee shall provide for compliance with the terms and schedule of this plan beginning with the initiation of construction activities.
- Permittee shall adhere to the State of Florida DEP General Permit for Stormwater Discharge from Large and Small Construction Activities.
- 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.
- 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 (DRA's).
- Construct temporary Sediment Control Basins at each point of discharge into D.R.A.'s.
- Controls for Other Potential Pollutants.
 - Waste Disposal. The plan shall ensure 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 an Multiple-Use Stream-Flow System (MUSFS).
 - The plan shall ensure that off-site vehicle tracking of sediments and the generation of dust is minimized.
 - The plan shall be consistent with applicable State and local waste disposal, sanitary sewer or septic system regulations.
 - 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.
 - The plan shall ensure that the application, generation, and migration of toxic substances is limited and that toxic materials are properly stored and disposed.
- A qualified inspector appointed by the operator shall inspect all points of discharge into surface waters of the State or a Multiple-Use Stream-Flow System (MUSFS) to ensure compliance with the permit conditions. The inspector shall be a person who is not directly involved in the construction activity and who is not an employee of the permittee. The inspector shall be a person who is not an employee of the permittee and who is not an employee of the permittee.
- 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.
- 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 alternate location as specified in the NOI, from the date of project initiation to the date of final stabilization.
- The permittee shall submit a completed Notice of Termination (NOT) (DGP Form 42-421.200(6)), signed in accordance with Part VI.C. of this permit, within 14 days of final stabilization of the site to terminate coverage under this permit.
- A permittee shall submit a NOI to the following address:

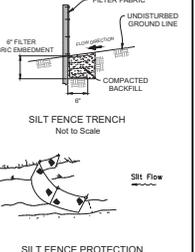
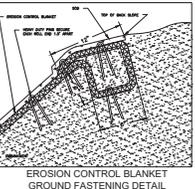
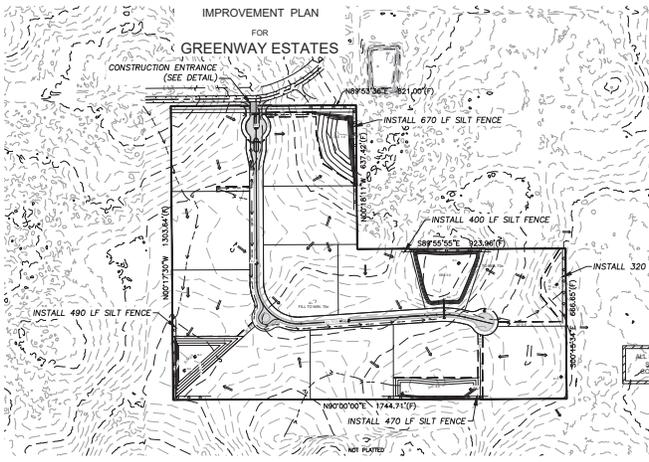
NPDES Stormwater Notices Center, MSF 2510
Florida Department of Environmental Protection
3300 Blair Stone Road
Tallahassee, Florida 32399-2400
- Projects that discharge stormwater associated with construction activity to a MSA shall submit a copy of the NOI to the operator of the MSA.

Notes:

- For silt fence details see this sheet. Silt fence location shown for clarity only, actual fence to be as near the property line as practical. For additional silt fence construction information, refer to the FDOT Erosion and Sediment Control Designer and Reviewer Manual.
- All existing storm water drainage patterns and channels outside the construction area 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 provide a clear path for all surface water drainage structures and discharge all sediment or construction waste 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.
- 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 fences 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.
- Provide erosion control blanket for all slopes 2:1 (horizontal to vertical) or steeper.
- Swales and disturbed areas shall be seeded or sodded as soon as practical.
- Should additional erosion and sedimentation controls be needed, then the contractor needs to prevent the discharge of turbid water off the project site.
- 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:

- THIS PLAN IS INTENDED FOR USE IN CONJUNCTION WITH THE IMPROVEMENT PLANS FOR THIS PROJECT.
- THE CONSTRUCTION ACTIVITIES ON THIS SITE CONSIST OF AND WILL BE PERFORMED IN THE FOLLOWING ORDER: CLEARING AND GRUBBING, EXCAVATION OF THE PROPOSED DRA, EXCAVATION OF THE ROADWAY AND DRAINAGE.
- THE ESTIMATED PROJECT AREA IS 1.176 ACRES. THE AREA TO BE DISTURBED BY CONSTRUCTION IS 1.176 ACRES.
- THE TOPOGRAPHY OF THE AREA HAS LITTLE SLOPE AND NATURALLY Delineates THE DRAINAGE BASIN AS SHOWN ON THE DRAINAGE PLAN (SHEET 4 OF THE SITE PLANS). VEGETATIVE COVER CONSISTS OF BAHIA GRASS WITH APPROXIMATELY 10% TREES LOCATED THROUGHOUT THE SITE. EXISTING SOILS WITHIN PROJECT AREA ARE PREDOMINANTLY JAMPER TYPE "B" HYDROLOGIC SOILS, WHICH ARE WELL-DRAINED SANDS ACCORDING TO THE NATIONAL RESOURCE CONSERVATION SERVICE (NRCS) CLASSIFICATION.



EROSION CONTROLS & BEST MANAGEMENT PRACTICES (BMP's)

Contractor Certification:
I certify under penalty of law that I understand and shall comply with the terms and conditions of the State of Florida General Permit for Stormwater Discharge from Large and Small Construction Activities and the Stormwater Pollution Prevention Plan proposed hereon.

Operator Certification:
The undersigned certifies that the surface water and storm water 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.

Contractor Information:
 Operator Name: _____
 Title: _____
 Address: _____
 Phone Number: _____
 Signature: _____
 Date: _____
 Print Name: _____

Substitution Schedule:
 (Required to be completed by Contractor)
 Major Construction Activities: _____
 Start Date: _____
 End Date: _____
 Cause Construction Activities: _____
 Temporary Date: _____
 Permanent Date: _____
 Date the Substitution Measures were Initiated: _____

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

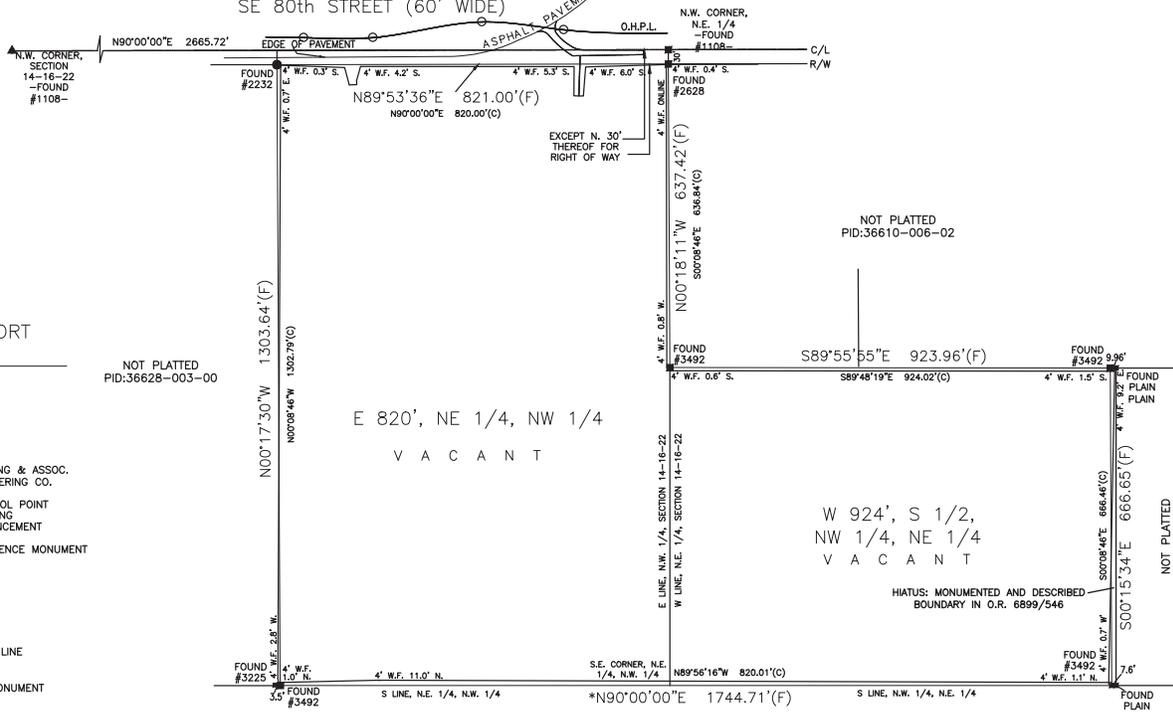
AMERICAN ENGINEERING & ARCHITECTURE, INC.
 1111 N. W. 11th St., Suite 200
 Ft. Lauderdale, FL 33304
 Phone: (954) 576-1111
 Fax: (954) 576-1112
 E-mail: info@american-engineering.com
 Website: www.american-engineering.com

STORMWATER POLLUTION PREVENTION PLAN (SWPPP)

Sheet No. 010 of 010



SE 80th STREET (60' WIDE)



SURVEY REPORT

LEGEND:

- A/C AIR CONDITIONER
- B.F. BOARD FENCE
- C/L CENTER LINE
- C.L.F. CHAIN LINK FENCE
- CONC. CONCRETE
- D. CENTRAL ANGLE
- F.C. FENCE CORNER
- M.E.A. MARION ENGINEERING & ASSOC.
- M.E.C. MOORHEAD ENGINEERING CO.
- N.P. NOT PERMANENT
- P.C.P. PERMANENT CONTROL POINT
- P.O.B. POINT-OF-BEGINNING
- P.O.C. POINT-OF-COMMENCEMENT
- PP POWER POLE
- P.R.M. PERMANENT REFERENCE MONUMENT
- R. RADIUS
- R/W RIGHT-OF-WAY
- SAT. SATELLITE
- (D) DESCRIPTION
- (F) FIELD MEASURED
- (P) PLAT
- PP POWER POLE
- (R) RADIAL
- OHPL. PPOVERHEAD POWER LINE
- V.F. VINYL/PVC FENCE
- W.F. WIRE FENCE
- 4\"/>
- IRON ROD
- ▲ NAIL & DISK
- BREAK IN LINE
- ⊕ FIRE HYDRANT
- TB ☐ TELEPHONE BOX
- WM ☒ WATER METER BOX
- XFMR ☑ UTILITY TRANSFORMER BOX

NOTES:

1. THIS SURVEY IS BASED ON THE PROPERTY DESCRIPTION PROVIDED BY THE CLIENT.
2. ASSUMED NORTH IS BASED ON THE BEARING FOR THE LINE SHOWN WITH (*).
3. UNDERGROUND ENCROACHMENTS WERE NOT LOCATED UNLESS OTHERWISE SHOWN.
4. THE LOCATIONS OF ANY EASEMENTS, OR RIGHTS-OF-WAY OF RECORD, OTHER THAN THOSE SHOWN ON RECORDED PLATS ARE NOT SHOWN.
5. ALL STREETS OR STREET RIGHTS-OF-WAY SHOWN ARE PHYSICALLY OPEN UNLESS OTHERWISE SHOWN.
6. ALL DISTANCES ARE EITHER DEED OR PLAT UNLESS OTHERWISE SHOWN.

DESCRIPTION:

THE WEST 924 FEET OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 14, TOWNSHIP 16 SOUTH, RANGE 22 EAST; AND THE EAST 820 FEET OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4, EXCEPT THE NORTH 30.00 FEET THEREOF FOR RIGHT OF WAY, BEING SITUATE IN MARION COUNTY, FLORIDA.

ANDREW W. CARBAUGH, LICENSE NUMBER 6787
BOARD CERTIFIED SURVEYOR AND MAPPER
STATE OF FLORIDA

SURVEY DATE: SEPTEMBER 26, 2022
REVISED CERTIFICATIONS: OCTOBER 14, 2022

ADDITIONS OR DELETIONS TO THIS SURVEY MAP OR SURVEY REPORT ARE PROHIBITED. THIS SURVEY MAP AND REPORT, OR COPIES THEREOF, ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. NO ONE OTHER THAN THE PARTY OR PARTIES NAMED HEREON SHALL RELY ON THIS SURVEY.

BOUNDARY SURVEY CERTIFIED TO:
 WWH PROPERTIES, LLC
 REGISANT BANK, L.P.A.
 MCGRAW, BAIRD, & MUIRELLI, P.A.
 KLEIN & KLEIN, LLC
 FIRST AMERICAN TITLE INSURANCE COMPANY

C & A SURVEY, INC.
 CERTIFICATE OF AUTHORIZATION NO. LB #7872
 3106 E. FORT KING STREET - OCALA, FLORIDA 34470
 352.694.6566 CondAsurvey.com

SCALE: 1"=200'
 F.B.: 444 PC.: 39
 FILE: 1221595

N.W. CORNER, SECTION 14-16-22,
MARION COUNTY, FLORIDA
STATE PLANE: X:628474.318,
Y:1734934.608
-FOUND #1108-

SE 80th STREET (60' WIDE)

N.W. CORNER, N.E. 1/4, SECTION
14-16-22, MARION COUNTY, FLORIDA
STATE PLANE: X:631139.833,
Y:1734945.327
FLORIDA ZONE WEST
-FOUND #1108-

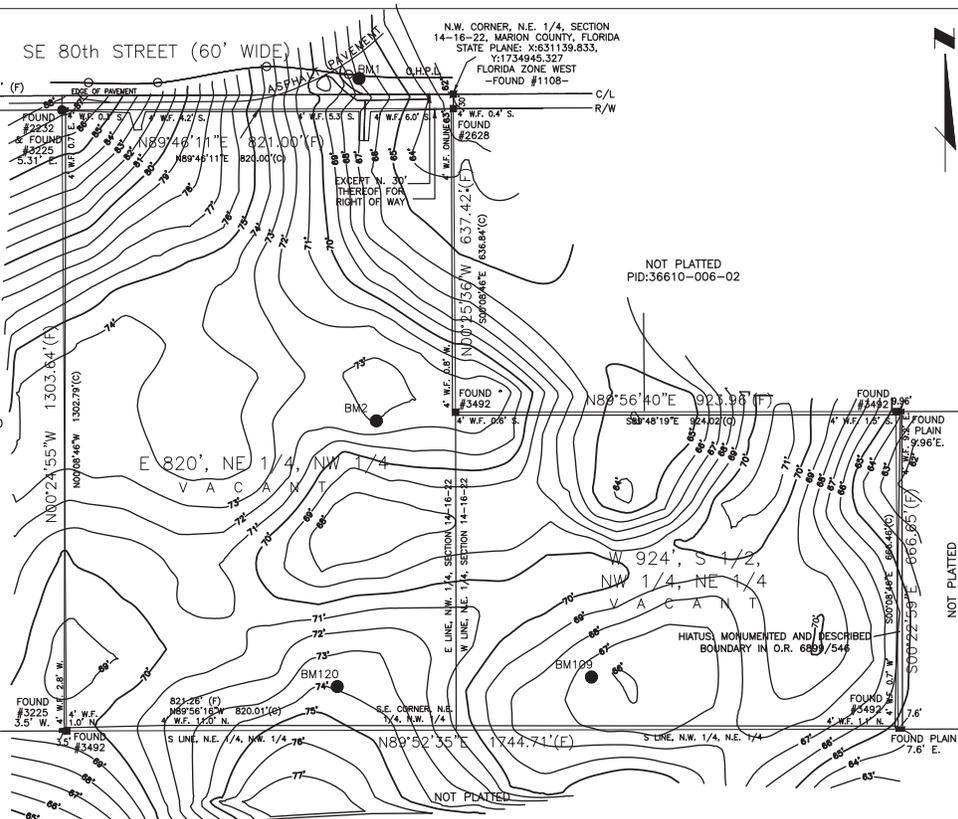
BENCHMARK DETAIL TABLE			
IDENTIFIER	NORTHING (Y)	EASTING (X)	ELEVATION
BM1	1734978.47	630942.49	66.74
BM2	1734289.72	630978.956	73.05
BM109	1733721.875	631430.098	66.13
BM120	1733701.798	630896.890	73.78

SURVEY REPORT

LEGEND:

- A/C AIR CONDITIONER
- B.F. BOARD FENCE
- C/L CENTER LINE
- C.L.F. CHAIN LINK FENCE
- CONC. CONCRETE
- D. CENTRAL ANGLE
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- R/W RIGHT-OF-WAY
- SAT. SATELLITE
- (D) DESCRIPTION
- (F) FIELD MEASURED
- PLAT FLAT
- PP POWER POLE
- (R) RADIAL
- OHPL. OVERHEAD POWER LINE
- V.F. VINYL/PVC FENCE
- W.F. WIRE FENCE
- 4"x4" CONCRETE MONUMENT
- IRON ROD
- NAIL & DISK
- BREAK IN LINE
- FIRE HYDRANT
- TELEPHONE BOX
- WM WATER METER BOX
- XFMR UTILITY TRANSFORMER BOX

NOT PLATTED
PID:36628-003-00



NOT PLATTED
PID:36610-006-02



NOTES:

1. THIS SURVEY IS BASED ON THE PROPERTY DESCRIPTION PROVIDED BY THE CLIENT.
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5. ALL STREETS OR STREET RIGHTS-OF-WAY SHOWN ARE PHYSICALLY OPEN UNLESS OTHERWISE SHOWN.
6. ALL DISTANCES ARE EITHER DEED OR PLAT UNLESS OTHERWISE SHOWN.
7. STATE PLANE COORDINATES AND ELEVATION MEASUREMENTS USING TOPCON HIPER SR ANTENNA, WITH CORRECTIONS FROM F.D.O.T. F.P.R.N. REFERENCE STATION "OCLA", DATUM=NAVD-88, FLORIDA WEST ZONE. HORIZONTAL DATUM: NAD-83.

DESCRIPTION:

THE WEST 924 FEET OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 14, TOWNSHIP 16 SOUTH, RANGE 22 EAST; AND THE EAST 820 FEET OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4, EXCEPT THE NORTH 30.00 FEET THEREOF FOR RIGHT OF WAY, BEING SITUATE IN MARION COUNTY, FLORIDA.

ANDREW W. CARBAUGH, LICENSE NUMBER 6787
BOARD CERTIFIED SURVEYOR AND MAPPER
STATE OF FLORIDA

TOPOGRAPHY MAP: JANUARY 05, 2022
ADJUSTED TO STATE PLANE: DECEMBER 14, 2022
SURVEY DATE: SEPTEMBER 26, 2022
REVISED CERTIFICATIONS: OCTOBER 14, 2022

ADDITIONS OR DELETIONS TO THIS SURVEY MAP OR SURVEY REPORT ARE PROHIBITED. THIS SURVEY MAP AND REPORT, OR COPIES THEREOF, ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER; NO ONE OTHER THAN THE PARTY OR PARTIES NAMED HEREON SHALL RELY ON THIS SURVEY.

TOPO SURVEY CERTIFIED TO:
 C & A SURVEY, INC.
 CERTIFICATE OF AUTHORIZATION NO. LB #7872
 3106 E. FORT KING STREET Ocala, Florida 34470
 352.694.6566 CondAsurvey.com

W.M.H. PROPERTIES, LLC
 RESIDENT BANK, 1500 W. WINDY HILL
 MCGRAW RAUB & MUTARELLI, P.A.
 KLEIN & KLEIN, LLC
 FIRST AMERICAN TITLE INSURANCE COMPANY

SCALE: 1"=100'
 F.B.: 444 PG.: 39
 FILE: 1221595