PROJECT NAME: CORTA COMMONS (REVISION TO AR 31416)
PROJECT #2024020064
APPLICATION: MAJOR SITE PLAN REVISION #32368

1 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: Additional Stormwater comments
STATUS OF REVIEW: INFO
REMARKS: Per the waiver approved 2/3/2025, Stormwater staff would not object to the issuance of the permits that would have been approved through AR 3,1416 in the meeting from being issued before the completion of this revision.

2 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW
REVIEW ITEM: 2.12.4.K - List of approved waivers, their conditions, and the date of approval
STATUS OF REVIEW: INFO
REMARKS: 1/21/25-add waivers if requested in future

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

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

5 DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: 2.12.32 - Modified Environmental Assessment for Listed Species (LDC 6.5.4) -OR- EALS Exemption Application (LDC 6.5.3) submitted (including habitat assessment as necessary per LDC 6.6.4)
STATUS OF REVIEW: INFO
REMARKS: Not submitted with this item, however, place is developed.

6 DEPARTMENT: ENRAA - ACQ AGENT ENG ROW
REVIEW ITEM: Major Site Plan
STATUS OF REVIEW: INFO
REMARKS: IF APPLICABLE:
Sec. 2.18.1.I - Show connections to other phases.
Sec.2.19.2.H – Legal Documents
Legal documents such as Declaration of Covenants and Restrictions, By-Laws, Articles of Incorporation, ordinances, resolutions, etc.
Sec. 6.3.1.B.1 – Required Right of Way Dedication (select as appropriate)
For Public Streets. "[All streets and rights-of-way shown on this plat or name specifically if less than all] are

hereby dedicated for the use and benefit of the public."

Sec. 6.3.1.B.2 – Required Right of Way Dedication

For Non-Public Streets. "[All streets and rights-of-way shown on this plat or name specifically if less than all] are hereby dedicated privately to the [entity name]. All public authorities and their personnel providing services to the subdivision are granted an easement for access. The Board of County Commissioners of Marion County, Florida, shall have no responsibility, duty, or liability whatsoever regarding such streets. Marion County is granted an easement for emergency maintenance in the event of a local, state, or federal state of emergency wherein the declaration includes this subdivision or an emergency wherein the health, safety, or welfare of the public is deemed to be at risk."

Sec. 6.3.1.D.3 - Cross Access Easements

For Cross Access Easements. "All parallel access easements shown on this plat are hereby dedicated for the use and benefit of the public, and maintenance of said easements is the responsibility of [entity name]."

Sec. 6.3.1.C.1 - Utility Easements (select as appropriate)

"[All utility easements shown or noted or name specifically if less than all] are dedicated [private or to the public] for the construction, installation, maintenance, and operation of utilities by any utility provider."

Sec. 6.3.1.C.2 – Utility Easements

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

Sec.6.3.1.D(c)(1)(2)(3) - Stormwater easements and facilities, select as appropriate:

1. "[All stormwater and drainage easements as shown or noted or name specifically if less than all] are dedicated [private or to the public] for the construction and maintenance of such facilities."
2. "[All stormwater management tracts or identify each tract as appropriate] as shown are dedicated [private or to the public] for the construction and maintenance of such facilities."
3. When any stormwater easement and/or management tract is not dedicated to the public or Marion County directly, the following statement shall be added to the dedication language: "Marion County is granted the right to perform emergency maintenance on the [stormwater easement and/or management tract, complete accordingly] in the event of a local, state, or federal state of emergency wherein the declaration includes this subdivision or an emergency wherein the health, safety, or welfare of the public is deemed to be at risk."

Sec.6.3.1.D(f) –

If a Conservation Easement is required the following shall be provided: "A conservation easement [as shown or on tract and identify the tract, complete accordingly] is dedicated to [the Board of County Commissioners of Marion County, Florida or entity name, if not Marion County] for the purpose of preservation of [listed species, habitat, Karst feature and/or native vegetation, complete accordingly]." (FB 1/22/25)

Marion County
Board of County Commissioners

Office of the County Engineer

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

AR #32368

DEVELOPMENT REVIEW PLAN APPLICATION

Date: 1/13/25

A. PROJECT INFORMATION:

Project Name: CORTA Commons
Parcel Number(s): 3501-200-023, -022, -021, 020, -019, -018, -040, -039, -038, -037, -036, -035, -034 3500-400-004, 003, 002
Section 24 & 25 Township 16S Range 20E Land Use PUD Zoning Classification PUD
Commercial ☐ Residential ☐ Industrial ☐ Institutional ☐ Mixed Use ☑ Other
Type of Plan: MAJOR SITE PLAN
Property Acreage 8.65 Number of Lots 16 (exist) 5 (Proposed) Miles of Roads N/A
Location of Property with Crossroads State Road 200, SW 100th Street
Additional information regarding this submittal: Revision to approved AR #31416
Revision to approved AR #31416

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

☑ **Engineer:**
Firm Name: MJ Stokes Consulting, LLC Contact Name: John J. Stoeckel
Mailing Address: PO Box 22821 City: Tampa State: FL Zip Code: 33622
Phone # 813.724.4199 Alternate Phone #
Email(s) for contact via ePlans: jjs@mjstokesconsulting.com

☐ **Surveyor:**
Firm Name: CHW Professional Consultants Contact Name: Clinton Rickner, PSM
Mailing Address: 11801 Research Drive City: Alachua State: FL Zip Code: 32615
Phone # 352.331.1976 Alternate Phone #
Email(s) for contact via ePlans: clintr@chw-inc.com

Property Owner:
Owner: CORTA Ocala, LLC Contact Name: Cory Presnick
Mailing Address: 1112 1st Street City: Neptune Beach State: FL Zip Code: 32266
Phone # 404.625.5119 Alternate Phone #
Email address: cpresnick@cortadev.com

Developer:
Developer: CORTA Ocala, LLC Contact Name: Cory Presnick
Mailing Address: 1112 1st Street City: Neptune Beach State: FL Zip Code: 32266
Phone # 404.625.5119 Alternate Phone #
Email address: cpresnick@cortadev.com

MAJOR SITE PLAN

FOR

CORTA COMMONS

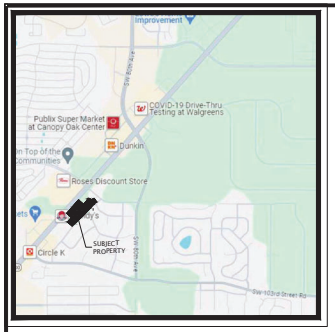
SECTIONS 24 & 25, TOWNSHIP 16S, RANGE 20E

3501-200-018	3501-200-022	3501-200-036	3501-200-040
3501-200-019	3501-200-023	3501-200-037	3501-400-002
3501-200-020	3501-200-034	3501-200-038	3501-400-003
3501-200-021	3501-200-035	3501-200-039	3501-400-004

PHYSICAL ADDRESSES:

CHIPOTLE - 8440 SW HWY 200
SPROUTS - 8430 SW HWY 200
SHOPPES #3 - 8426 SW HWY 200
SHOPPES #1 - 8422 SW HWY 200
SHOPPES #2 - 8424 SW HWY 200
SHOPPES #4 - 8428 SW HWY 200
TROPICAL SMOOTHIE - 8410 SW HWY 200

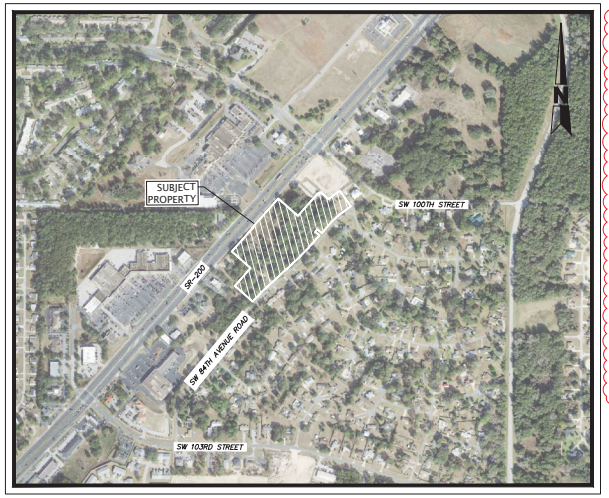
OCALA, MARION COUNTY, FLORIDA



VICINITY MAP
SCALE: 1" = 2000'

GENERAL NOTES:

1. BOUNDARY, TOPOGRAPHIC, AND TREE INFORMATION SHOWN HEREON TAKEN FROM A SURVEY ENTITLED "ALTA/NSPS LAND TITLE SURVEY LOCATED IN SECTIONS 24 & 25, TOWNSHIP 15 SOUTH, RANGE 20 EAST, MARION COUNTY, FLORIDA", PREPARED BY CHW PROFESSIONAL CONSULTANTS, LAST REVISED FEBRUARY 12, 2025.
2. THE HORIZONTAL & VERTICAL DATUMS PER ABOVE REFERENCED SURVEY.
3. ACCORDING TO THE FLOOD INSURANCE MAP FOR MARION COUNTY, FLORIDA, COMMUNITY PANEL NUMBER 120160, MAP PANEL NUMBER 12083C0684E, EFFECTIVE DATE APRIL 19, 2017, THE SUBJECT PARCEL APPEARS TO FALL WITHIN SPECIAL FLOOD HAZARD ZONE 'X' AND 'AE'. THE 'AE' AREA APPEARS TO FALL WITHIN THE TOP OF BANK LIMITS OF THE POND WITHIN LOT 3 OF SAMIRA VILLAS AS DEPICTED ON THE SURVEY REFERENCED ABOVE., BASE FLOOD ELEVATION OF 70.2-FT (NAVD88).
4. SUBSURFACE INFORMATION SHOWN HEREON IS TAKEN FROM A REPORT ENTITLED "GEOTECHNICAL INVESTIGATION, PROPOSED SPROUTS AND ROSS RETAIL DEVELOPMENT, STATE ROAD 200 AND SOUTHWEST 100TH STREET, OCALA, MARION COUNTY, FLORIDA" PREPARED BY ANDREYEV ENGINEERING, INC. DATED NOVEMBER 3, 2022
5. IN THE EVENT OF INCONSISTENCIES BETWEEN PARTS OF THE CONSTRUCTION PLANS OR BETWEEN THE CONSTRUCTION PLANS AND APPLICABLE STANDARDS, CODES AND ORDINANCES; THE CONTRACTOR SHALL COMPLY WITH THE MORE STRINGENT REQUIREMENT OR PROCEED AS DIRECTED BY THE ENGINEER.
6. ALL CONSTRUCTION SHALL COMPLY WITH ALL REQUIREMENTS AND PERMIT CONDITIONS FROM LOCAL, STATE, AND FEDERAL AGENCIES, AS APPLICABLE. THE CONTRACTOR SHALL KEEP A COPY OF ALL PERMITS AND APPROVED CONSTRUCTION DOCUMENTS ON-SITE, AT ALL TIMES. ALL APPLICABLE PERMITS SHALL BE OBTAINED PRIOR TO COMMENCEMENT OF CONSTRUCTION.
7. ALL MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD PLANS AND CITY OF MELBOURNE PUBLIC WORKS SPECIFICATIONS AND REQUIREMENTS, LATEST EDITIONS AS WELL AS ALL CURRENT MANUFACTURER SPECIFICATIONS, STANDARDS, AND REQUIREMENTS.
8. THE LOCATIONS AND PROPOSED RELOCATIONS OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVE-GROUND STRUCTURES AND MARKINGS PROVIDED BY UTILITY COMPANIES AND AS-BUILT DRAWINGS PROVIDED BY THE SURVEYOR OR OTHER SOURCES. LOCATIONS OF UNDERGROUND UTILITIES/STRUCTURES MAY VARY FROM LOCATIONS SHOWN AND ADDITIONAL BURIED UTILITIES/STRUCTURES MAY BE ENCOUNTERED.
9. IT IS THE CONTRACTORS RESPONSIBILITY TO FIELD VERIFY THE LOCATIONS AND CRITICAL ELEVATIONS OF UTILITIES AND COORDINATE WITH THE APPROPRIATE AUTHORITIES AND UTILITY OWNER PRIOR TO CONSTRUCTION. ANY UTILITY CONFLICTS OR DISCREPANCIES ON THE DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER AND OWNER PRIOR TO CONSTRUCTION.
10. THE CONTRACTOR SHALL NOTIFY SUNSHINE ONE AT 811 TO REQUEST UTILITY LOCATES AND SHALL OBTAIN A LISTING OF ALL EXISTING UTILITY COMPANIES WITH FACILITIES IN THE AREA AT LEAST 72 HOURS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL FOLLOW UP WITH ALL LISTED UTILITY PROVIDERS TO CONFIRM THE LOCATION OF THEIR FACILITIES WITHIN THE PROJECT AREA.
11. THE CONTRACTOR IS RESPONSIBLE FOR PROJECT SAFETY, INCLUDING PROVISION OF ALL APPROPRIATE SAFETY DEVICES AND TRAINING REQUIRED.
12. THE CONTRACTOR IS RESPONSIBLE FOR ANY AND ALL MEANS AND METHODS ASSOCIATED TO CONSTRUCTION, INCLUDING BUT NOT LIMITED TO, PHASING, INTERIM LOGISTICS, DRAINAGE, UTILITIES, ETC., AS MAY BE REQUIRED TO CONSTRUCT THE PROJECT IN ACCORDANCE WITH THE APPROVED CONSTRUCTION PLANS.
13. THE CONTRACTOR SHALL USE A CERTIFIED CONSTRUCTION MATERIALS TESTING LABORATORY TO PROVIDE MATERIALS AND DENSITY TESTING IN ACCORDANCE WITH FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION AND PASCO COUNTY PUBLIC WORKS SPECIFICATIONS AND REQUIREMENTS, LATEST EDITIONS.
14. UPON COMPLETION OF CONSTRUCTION, BEFORE REQUESTING FINAL INSPECTION BY THE ENGINEER, AND BEFORE PLACING SOD, THE CONTRACTOR SHALL PROVIDE THE ENGINEER WITH A COMPLETE AS-BUILT SURVEY CERTIFIED BY A REGISTERED LAND SURVEYOR. THIS "AS-BUILT" INFORMATION SHALL INCLUDE INVERT ELEVATIONS, DRAINAGE STRUCTURES, WEIRS, LOCATIONS OF STRUCTURES FOR ALL UTILITIES INSTALLED, AS WELL AS TOP OF BANK, TOE OF SLOPE AND GRADE BREAK LOCATIONS AND ELEVATIONS FOR POND AND DITCH/SWALE CONSTRUCTION.
15. DO NOT SCALE DRAWINGS AS THEY PERTAIN TO ADJACENT AND SURROUNDING PHYSICAL CONDITIONS, BUILDINGS, AND STRUCTURES EXCEPT WHERE DIMENSIONS ARE SHOWN.
16. THIS PLAN DOES NOT DEPICT ENVIRONMENTAL CONDITIONS OR A WARRANTY REGARDING THE PRESENCE OR ABSENCE OF ENVIRONMENTALLY IMPACTED SITE CONDITIONS. ENGINEER OF RECORD IS NEITHER LIABLE NOR RESPONSIBLE FOR ANY HAZARDOUS MATERIALS, HAZARDOUS SUBSTANCES, OR POLLUTANTS ON, ABOUT OR UNDER THE PROPERTY. ALL ENVIRONMENTAL TESTING AND WORK INCLUDING HAZARDOUS MATERIAL, SOILS, ASBESTOS, OR OTHER REFERENCED OR IMPLIED HEREIN IS THE SOLE RESPONSIBILITY OF THE OWNER'S ENVIRONMENTAL CONSULTANT.
17. THE SUBJECT PROPERTY DOES NOT APPEAR TO BE WITHIN APPLICABLE ESOZ/FPOZ AREAS.
18. THE SUBJECT PROPERTY IS LOCATED WITHIN MARION COUNTY'S SECOND SPRINGS PROTECTION ZONE.
19. NO CHANGE TO THE WORK AS SHOWN ON THE APPROVED PLANS SHALL BE MADE WITHOUT NOTIFICATION TO AND APPROVAL BY THE OFFICE OF THE COUNTY ENGINEER.
20. THIS PROPOSED PROJECT HAS NOT BEEN GRANTED CONCURRENCY APPROVAL AND/OR GRANTED AND/OR RESERVED ANY PUBLIC FACILITY CAPACITIES. FUTURE RIGHTS TO DEVELOP THE PROPERTY ARE SUBJECT TO A DEFERRED CONCURRENCY DETERMINATION, AND FINAL APPROVAL TO DEVELOP THE PROPERTY HAS NOT BEEN OBTAINED. THE COMPLETION OF CONCURRENCY REVIEW AND/OR APPROVAL HAS BEEN DEFERRED TO LATER DEVELOPMENT REVIEW STAGES, SUCH AS, BUT NOT LIMITED TO, BUILDING PERMIT REVIEW.



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

LIST OF APPROVED WAIVERS:

LDC 2.21.4.E - CONSTRUCTION, COMPLETION AND CLOSEOUT	APPROVED
LDC 6.8.8.B - BUILDING LANDSCAPE	APPROVED
LDC 2.21.3.A & C - REVIEW & APPROVAL PROCEDURES	APPROVED
LDC 2.1.3 - ORDER OF PLAN APPROVAL	APPROVED

DEVELOPMENT TEAM CONTACTS:

OWNER/APPLICANT
CORTA OCALA, LLC
12632 SW 92ND AVE
MIAMI, FL 33157
404.625.5119
ATTN: CORY PRESNICK

ENGINEER:
MJ STOKES CONSULTING, LLC
9872 MONTAGUE STREET
TAMPA, FL 33626
813.724.4199
ATTN: JOHN J STOECKEL, P.E.

LANDSCAPE ARCHITECT:
CHW PROFESSIONAL CONSULTANTS
11801 RESEARCH DRIVE
ALACHUA, FL 32615
352.331.1976
ATTN: JOHN-MICHAEL SIMPSON, PLA

SURVEYOR:
CHW PROFESSIONAL CONSULTANTS
11801 RESEARCH DRIVE
ALACHUA, FL 32615
352.331.1976
ATTN: CLINTON N. RICKNER, PSM

GEOTECHNICAL ENGINEER:
ANDREYEV ENGINEERING, INC
3740 54TH AVENUE NORTH
ST PETERSBURG, FL 33714
727.527.5735
ATTN: ANTHONY DION, P.E.

SHEET INDEX

SHEET NO.	SHEET TITLE	LAST REVISED	SHEET NO.	SHEET TITLE	LAST REVISED
C-001	COVER SHEET	06/02/25	C-402	UTILITY PLAN (NORTH)	04/16/25
C-002	PROJECT GENERAL NOTES SHEET	---	C-403	UTILITY PLAN (SOUTH)	06/02/25
C-003	DEMOLITION, EROSION & SEDIMENT CONTROL PLAN	01/07/25	C-404	SANITARY FORCEMAIN PROFILE	01/22/25
C-004	EROSION & SEDIMENT CONTROL DETAILS	---	C-405	FDEP WATER & SEWER NOTES	01/22/25
C-101	OVERALL SITE PLAN WITH AERIAL	02/27/25	C-501	CONSTRUCTION DETAILS	---
C-102	OVERALL DIMENSION & LAYOUT PLAN	04/16/25	C-502	CONSTRUCTION DETAILS	---
C-103	DIMENSION & LAYOUT PLAN (NORTH)	04/16/25	C-503	CONSTRUCTION DETAILS	6/12/24
C-104	DIMENSION & LAYOUT PLAN (SOUTH)	04/16/25	C-504	DRAINAGE DETAILS	---
C-105	OVERALL SIGNING & MARKING PLAN	01/07/25	C-505	DRAINAGE DETAILS	---
C-106	TRUCK TURN EXHIBIT	---	C-506	DETAIL SHEET REMOVED	01/07/25
C-201	FDOT TURN LANE HORIZONTAL PLAN	9/20/24	C-507	MARION COUNTY UTILITY DETAILS	6/12/24
C-202	FDOT TURN LANE VERTICAL PLAN & SECTIONS	9/20/24	C-508	MARION COUNTY UTILITY DETAILS	6/12/24
C-203	FDOT RIGHT-OF-WAY DETAILS	9/20/24	C-509	MARION COUNTY UTILITY DETAILS	6/12/24
C-204	FDOT RIGHT-OF-WAY DETAILS	9/20/24	C-510	MARION COUNTY UTILITY DETAILS	11/07/24
C-205	FDOT MAINTENANCE OF TRAFFIC PLAN	9/20/24	C-511	LIFT STATION DETAIL & SPECIFICATIONS	01/22/25
C-206	FDOT MAINTENANCE OF DETAILS	9/20/24	C-601	EXTERIOR LIGHTING PHOTOMETRIC PLAN	---
C-301	OVERALL GRADING & DRAINAGE PLAN	05/08/25	C-602	SITE LIGHTING DETAILS & SPECIFICATIONS	---
C-302	GRADING & DRAINAGE PLAN (NORTH)	04/16/25	LS-1	LANDSCAPE NOTES & DETAILS	12/16/24
C-303	GRADING & DRAINAGE PLAN (SOUTH)	05/08/25	LS-2	LANDSCAPE PLAN	12/16/24
C-304	CROSS SECTIONS	05/08/25	LS-3	LANDSCAPE PLAN	12/16/24
C-305	CROSS SECTIONS	05/08/25	IR-1	IRRIGATION NOTES & DETAILS	12/16/24
C-306	CROSS SECTIONS	05/08/25	IR-2	IRRIGATION PLAN	12/16/24
C-401	OVERALL UTILITY PLAN	02/27/25	IR-3	IRRIGATION PLAN	12/16/24

IMPERVIOUS DATA:

	LAND COVER	AREA (SQ. FT.)	AREA (AC.)	AREA (%)	TOTAL AREA (AC.)
PRE-DEVELOPMENT	OPEN SPACE	398,545	9.15	94.2%	9.71
	IMPERVIOUS	24,390	0.56	5.8%	
POST DEVELOPMENT	OPEN SPACE	138,560	3.18	30.9%	10.29
	IMPERVIOUS	273,925	6.29	61.1%	
	DRA (DHW)	35,720	0.82	8.0%	

NOTE: DATA PROVIDED HEREIN IS BASED ON THE PRE- AND POST-DEVELOPMENT STORMWATER ANALYSIS AND AREAS ASSOCIATED EXCEED LIMITS OF THE SUBJECT PROPERTY DUE TO FLOW PATTERNS. SEE SHEET C-102 FOR SUBJECT PROPERTY IMPERVIOUS INFORMATION ASSOCIATED TO ZONING.

TRAFFIC IMPACT STATEMENT:

THE PROPOSED PROJECT PRODUCES 436 PEAK PM TRIPS

Land Use & Data Source	Location	IV	Size	Time Period	Method	Entry	Exit	Total
					Rate/Equation	Split%	Split%	
850 - Supermarket	General	1000 Sq. Ft. GFA	23.3	Weekday, Peak Hour of	Best Fit (LOG)	119	119	238
Data Source: Trip Generation Manual, 11th Ed	Urban/Suburban			Adjacent Street Traffic,				
822 - Strip Retail Plaza (<40k)	General	1000 Sq. Ft. GLA	3.5	Weekday, Peak Hour of	Best Fit (LOG)	18	18	36
Data Source: Trip Generation Manual, 11th Ed	Urban/Suburban			Adjacent Street Traffic,				
934 - Fast-Food Restaurant with Drive-Through	General	1000 Sq. Ft. GFA	1.7	Weekday, Peak Hour of	Average	29	27	56
Data Source: Trip Generation Manual, 11th Ed	Urban/Suburban			Adjacent Street Traffic,				
930 - Fast Casual Restaurant	General	1000 Sq. Ft. GFA	2.4	Weekday, Peak Hour of	Best Fit (LIN)	15	12	27
Data Source: Trip Generation Manual, 11th Ed	Urban/Suburban			Adjacent Street Traffic,				
220 - Multifamily Housing (Low-Rise) -	General	Dwelling Units	30	Weekday, Peak Hour	Best Fit (LIN)	21	12	33
Data Source: Trip Generation Manual, 11th Ed	Urban/Suburban			of Adjacent Street				
932 - High-Turnover (Sit-Down) Restaurant	General	1000 Sq. Ft. GFA	5.1	Weekday, Peak Hour of	Average	28	18	46
Data Source: Trip Generation Manual, 11th Ed	Urban/Suburban			Adjacent Street Traffic,				
							Overall Total	436

ENGINEER'S CERTIFICATION

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

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

OWNER'S CERTIFICATION

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

CORY PRESNICK DATE
CORTA OCALA, LLC
16232 SW 92ND AVE, MIAMI, FL 33157
PHONE: 404.625.5119

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

REVISIONS				
REV	DATE	DESCRIPTION		BY
13	6/02/25	REVISED PER PUD AMENDMENT APPROVAL & STAFF COMMENTS		JJS
12	5/08/25	REVISED PER SWFWMD ERP MODIFICATION COMMENTS		JJS
11	4/16/25	REVISED PER SW 100TH ACCESS MODIFICATION		JJS
10	2/27/25	REVISED PER SHOPPES UTILITY MODIFICATIONS & REVIEW COMMENTS		JJS
09	1/22/24	REVISED PER FDEP WASTEWATER PERMIT REVIEW		JJS
08	1/07/24	PERMIT MODIFICATION & REVISION - ACCESS, UTILITY, DRAINAGE		JJS
07	11/07/24	UPDATED PLANS FROM RE-DESIGN FOR PERMIT MODIFICATION SUBMITTAL		JJS
06	10/17/24	RE-DESIGN OF CR-200 ACCESS & LOWERED STREET TYP.		JJS
05	10/07/24	REVISIONS PER FDOT ACCESS COMMENTS & ON-SITE CROSS ACCESS POND		JJS
04	9/20/24	REVISIONS PER FDOT ACCESS & FORCEMAIN RELOCATION		JJS
03	9/05/24	REVISION TO BUFFER PER RESOLUTION		JJS

Sunshine811
Call 811 or visit sunshine811.com two full business days before digging to have buried facilities located and marked.
Check positive response codes before you dig!

JOHN J. STOECKEL
FLORIDA PROFESSIONAL ENGINEER
LICENSE NO. 80758

PROJECT NAME:
MAJOR SITE PLAN
CORTA COMMONS
FOR
CORTA OCALA, LLC
SW HWY 200 - OCALA
MARION COUNTY, FLORIDA

SHEET TITLE
COVER SHEET

PROJECT NO: 23-3306
CHECKED BY: JJS
VERTICAL DATUM: NAVD 1988
DATE: 03/29/2024
SHEET NUMBER
C-001

GENERAL NOTES:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

LAYOUT & DIMENSION NOTES:

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

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

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

GRADING NOTES:

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

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

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

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

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

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

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

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

ACCESSIBLE (ADA) DESIGN NOTES:

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

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

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

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

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

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

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

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

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

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

UTILITY NOTES:

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

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

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

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

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

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

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

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

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

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

LIGHTING NOTES:

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

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

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

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

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

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

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

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

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

EROSION CONTROL NOTES:

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

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

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

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

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

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

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

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

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

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

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

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

FEMA NOTE:

ACCORDING TO THE FLOOD INSURANCE MAP FOR MARION COUNTY, FLORIDA, COMMUNITY PANEL NUMBER 120160, MAP PANEL NUMBER 12083C0684E, EFFECTIVE DATE APRIL 19, 2017, THE SUBJECT PARCEL APPEARS TO FALL WITHIN SPECIAL FLOOD HAZARD ZONE 'X' AND 'AE'. THE 'AE' AREA APPEARS TO FALL WITHIN THE TOP OF BANK LIMITS OF THE POND WITHIN LOT 3 OF SAMIRA VILLAS AS DEPICTED ON THE SURVEY REFERENCED ABOVE., BASE FLOOD ELEVATION OF 70.2-FT (NAVD88).

DATUM NOTE:

ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88), VERTICAL DATUM IS DERIVED FROM NGS CONTROL POINT "G 593", WHICH HAS A PUBLISHED ELEVATION OF 85.92 FEET. BENCHMARK SHOWN AND PROVIDED ON SURVEY ENTITLED "ALTA/NSPS LAND TITLE SURVEY LOCATED IN SECTIONS 24 & 25, TOWNSHIP[15 SOUTH, RANGE 20 EAST, MARION COUNTY, FLORIDA", PREPARED BY CHW PROFESSIONAL CONSULTANTS, LAST REVISED FEBRUARY 12, 2025.

COORDINATES SHOWN HEREON ARE ARE BASED ON STATE PLANE FLORIDA WEST ZONE COORDINATES (NAD 83 (20011)) PROJECTED FROM RTK NETWORK GPS SOLUTION.

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REVISIONS

REV	DATE	DESCRIPTION	BY
10	2/27/25	REVISED PER SHOPPES UTILITY MODIFICATIONS & REVIEW COMMENTS	JJS
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08	1/07/24	PERMIT MODIFICATION REVISION - ACCESS, UTILITY, DRAINAGE	JJS
07	11/07/24	UPDATED PLANS FROM RE-DESIGN FOR PERMIT MODIFICATION SUBMITTAL	JJS
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05	10/07/24	REVISIONS PER FDOT ACCESS COMMENTS & ON-SITE CROSS ACCESS/POND	JJS
04	9/20/24	REVISIONS PER FDOT ACCESS & FORCEMAIN RELOCATION	JJS
03	9/05/24	REVISION TO BUFFER PER RESOLUTION	JJS
02	8/01/24	REVISION PER COUNTY, SWFWMD & FDOT REVIEW COMMENTS	JJS
01	6/12/24	REVISION PER ZONING APPROVAL, COUNTY & SWFWMD REVIEW COMMENTS	JJS

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JOHN J. STOECKEL
FLORIDA PROFESSIONAL ENGINEER
LICENSE NO. 80758

PROJECT NAME:
MAJOR SITE PLAN
CORTA COMMONS
FOR
CORTA OCALA, LLC
SW HWY 200 - OCALA
MARION COUNTY, FLORIDA

SHEET TITLE
PROJECT GENERAL NOTES SHEET

PROJECT NO: 23-3306
CHECKED BY: JJS
VERTICAL DATUM: NAVD 1988
DATE: 03/29/2024

SHEET NUMBER
C-002

DEMOLITION NOTES:

1. ENGINEER IS NOT RESPONSIBLE FOR JOB SITE SAFETY OR SUPERVISION. CONTRACTOR IS TO PROCEED WITH THE DEMOLITION IN A SYSTEMATIC AND SAFE MANNER, FOLLOWING ALL OSHA REQUIREMENTS, TO ENSURE PUBLIC AND CONTRACTOR SAFETY.

2. ALL DEMOLITION ACTIVITIES ARE TO BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AS WELL AS ALL FEDERAL, STATE AND LOCAL REGULATIONS. ANY DISCREPANCIES OR DEVIATIONS SHALL BE IDENTIFIED BY THE CONTRACTOR TO THE ENGINEER IN WRITING PRIOR TO INITIATION OF SITE ACTIVITY.

3. PRIOR TO STARTING ANY DEMOLITION CONTRACTOR SHALL:
   - A. OBTAIN A SUNSHINE STATE ONE CALL LOCATION CERTIFICATION PRIOR TO ANY EXCAVATION OR DEMOLITION.
   - B. ENSURING COPIES OF ALL PERMITS AND APPROVALS MUST BE MAINTAINED ON SITE AND AVAILABLE FOR REVIEW.
   - C. INSTALLING THE REQUIRED SOIL EROSION AND SEDIMENT CONTROL MEASURES PRIOR TO SITE DISTURBANCE.
   - D. LOCATE/CAP ALL UTILITIES AND SERVICES, INCLUDING BUT NOT LIMITED TO GAS, WATER, ELECTRIC, SANITARY AND STORM SEWER, TELEPHONE, CABLE, FIBER OPTIC CABLE, ETC. WITHIN THE LIMITS OF DISTURBANCE.
   - E. PROTECTING AND MAINTAINING IN OPERATION, ALL ACTIVE SYSTEMS THAT ARE NOT BEING REMOVED DURING ALL DEMOLITION ACTIVITIES.
   - F. FAMILIARIZING THEMSELVES WITH THE APPLICABLE UTILITY SERVICE PROVIDER AND BEING RESPONSIBLE FOR ALL COORDINATION REGARDING UTILITY DEMOLITION REQUIRED FOR THE PROJECT.
   - G. COORDINATION WITH UTILITY COMPANIES REGARDING WORKING "OFF-PEAK" HOURS OR ON WEEKENDS AS MAY BE REQUIRED TO MINIMIZE THE IMPACT ON THE AFFECTED PARTIES.
   - H. A COMPLETE INSPECTION OF CONTAMINANTS BY A LICENSED ENVIRONMENTAL TESTING AGENCY, OF ALL BUILDINGS AND/OR STRUCTURES TO BE REMOVED. SAME SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL ENVIRONMENTAL REGULATIONS. ANY/ALL CONTAMINANTS SHALL BE REMOVED AND DISPOSED OF BY A FEDERALLY LICENSED CONTRACTOR IN ACCORDANCE WITH FEDERAL, STATE, AND LOCAL REGULATIONS. ALL ENVIRONMENTAL WORK INCLUDING HAZARDOUS MATERIAL, SOILS, ASBESTOS, OR OTHER REFERENCED OR IMPLIED HEREIN IS THE SOLE RESPONSIBILITY OF THE OWNER'S ENVIRONMENTAL CONSULTANT.

4. THE CONTRACTOR SHALL PROVIDE ALL THE "MEANS AND METHODS" NECESSARY TO PREVENT MOVEMENT, SETTLEMENT, OR COLLAPSE OF EXISTING STRUCTURES, AND ANY OTHER IMPROVEMENTS THAT ARE REMAINING ON OR OFF SITE. THE DEMOLITION CONTRACTOR IS RESPONSIBLE FOR ALL REPAIRS OF DAMAGE TO ALL ITEMS THAT ARE TO REMAIN AS A RESULT OF HIS ACTIVITIES. ALL REPAIRS SHALL USE NEW MATERIAL. THE REPAIRS SHALL RESTORE THE ITEM TO THE PRE-DEMOLITION CONDITION.

5. IN THE ABSENCE OF SPECIFICATIONS, THE CONTRACTOR SHALL PERFORM EARTH MOVEMENT ACTIVITIES, DEMOLITION AND REMOVAL OF ALL FOUNDATION WALLS, FOOTINGS, AND OTHER MATERIALS WITHIN THE LIMITS OF DISTURBANCE IN ACCORDANCE WITH DIRECTION BY OWNER'S STRUCTURAL OR GEOTECHNICAL ENGINEER.

6. CONTRACTOR SHALL PROVIDE TRAFFIC CONTROL AND GENERALLY ACCEPTED SAFE PRACTICES IN CONFORMANCE WITH: THE "MANUAL ON UNIFORM TRAFFIC CONTROL," AS WELL AS FEDERAL, STATE, AND LOCAL REGULATIONS WHEN DEMOLITION RELATED ACTIVITIES IMPACT ROADWAYS OR ROADWAY RIGHTS-OF-WAY.

7. CONDUCT DEMOLITION ACTIVITIES IN SUCH A MANNER TO ENSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, SIDEWALKS, WALKWAYS, AND OTHER ADJACENT FACILITIES. STREET CLOSURE PERMITS MUST BE RECEIVED FROM THE APPROPRIATE GOVERNMENTAL AUTHORITY.

8. DEMOLITION ACTIVITIES AND EQUIPMENT SHALL NOT USE AREAS OUTSIDE THE DEFINED PROPERTY LINE WITHOUT WRITTEN PERMISSION OF THE OWNER, AND/OR APPROPRIATE GOVERNMENT AGENCY.

9. USE DUST CONTROL MEASURES TO LIMIT AIRBORNE DUST AND DIRT RISING AND SCATTERING IN THE AIR IN ACCORDANCE WITH FEDERAL, STATE, AND/OR LOCAL STANDARDS. AFTER THE DEMOLITION IS COMPLETE, ADJACENT STRUCTURES AND IMPROVEMENTS SHALL BE CLEANED OF ALL DUST AND DEBRIS CAUSED BY THE DEMOLITION OPERATIONS. THE CONTRACTOR IS RESPONSIBLE FOR RETURNING ALL ADJACENT AREAS TO THEIR "PRE-DEMOLITION" CONDITION.

10. CONTRACTOR IS RESPONSIBLE TO SAFEGUARD SITE AS NECESSARY TO PERFORM THE DEMOLITION IN SUCH A MANNER AS TO PREVENT THE ENTRY OF UNAUTHORIZED PERSONS AT ANY TIME.

11. THIS DEMOLITION PLAN IS INTENDED TO IDENTIFY THOSE EXISTING ITEMS/CONDITIONS WHICH ARE TO BE REMOVED. IT IS NOT INTENDED TO PROVIDE DIRECTION OTHER THAN THAT ALL METHODS AND MEANS ARE TO BE IN ACCORDANCE WITH STATE, FEDERAL, LOCAL, AND JURISDICTIONAL REQUIREMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL OSHA AND OTHER SAFETY PRECAUTIONS NECESSARY TO PROVIDE A SAFE WORK SITE.

12. DEBRIS SHALL NOT BE BURIED ON THE SUBJECT SITE. ALL DEMOLITION WASTES AND DEBRIS (SOLID WASTE) SHALL BE DISPOSED OF IN ACCORDANCE WITH ALL TOWN, COUNTY, STATE, AND FEDERAL LAWS AND APPLICABLE CODES.

13. CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING ALL EXISTING SITE IMPROVEMENTS AND UTILITIES. ALL DISCREPANCIES SHALL BE IDENTIFIED TO THE ENGINEER IN WRITING.

14. ALL EXISTING UTILITIES BEING REMOVED SHALL BE DONE SO BY THE CONTRACTOR IN ACCORDANCE WITH STATE AND LOCAL REGULATIONS.

15. THERE ARE NO KNOWN WATER COURSES, WATER BODIES, FLOODPLAINS, WETLANDS, OR HISTORICAL AND ARCHAEOLOGICAL RESOURCES WITHIN PROJECT LIMITS.

16. CONTRACTOR MUST PROVIDE A DEWATERING PLAN, IF APPLICABLE, TO THE LOCAL ENGINEERING INSPECTIONS DEPARTMENT FOR REVIEW PRIOR TO IMPLEMENTATION.

17. CONTRACTOR IS REQUIRED TO OBTAIN A DEMOLITION PERMIT FROM THE LOCAL AUTHORITY, AS APPLICABLE, PRIOR TO COMMENCING DEMOLITION, ALL DEMOLITION SHALL BE IN ACCORDANCE WITH THE PERMIT AND APPLICABLE CODES/ORDINANCES.

LEGEND:

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

EROSION CONTROL NOTES:

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

EARTHWORK & FILL NOTES:

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

CONCRETE WASHOUT NOTES:

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

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REVISIONS

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01	6/12/24	REVISION PER ZONING APPROVAL, COUNTY & SWFWMD REVIEW COMMENTS	JJS

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JOHN J. STOECKEL
FLORIDA PROFESSIONAL ENGINEER
LICENSE NO. 80758

PROJECT NAME:
MAJOR SITE PLAN
CORTA COMMONS
FOR
CORTA OCALA, LLC
SW HWY 200 - OCALA
MARION COUNTY, FLORIDA

SHEET TITLE
DEMOLITION & EROSION CONTROL PLAN

PROJECT NO: 23-3306
CHECKED BY: JJS
VERTICAL DATUM: NAVD 1988
DATE: 03/29/2024

SHEET NUMBER
C-003

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

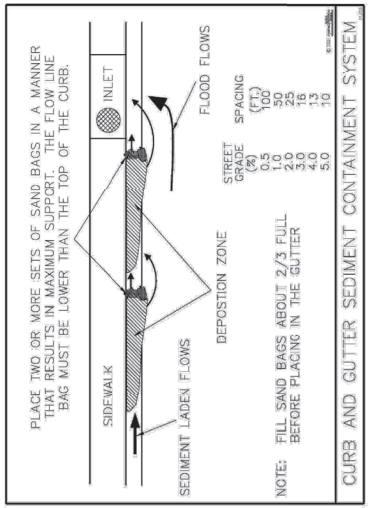

Figure V-19: Illustration of a Curb and Gutter Sediment Containment System

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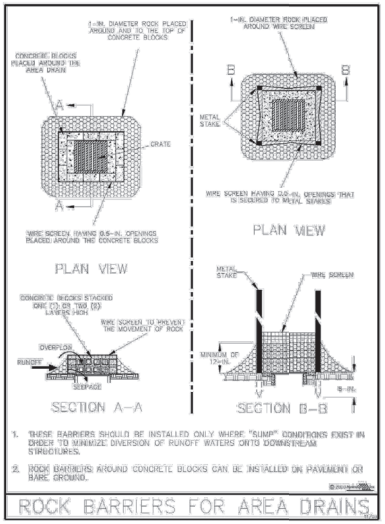

Figure V-13: Illustration of Rock Barriers around Area Drains

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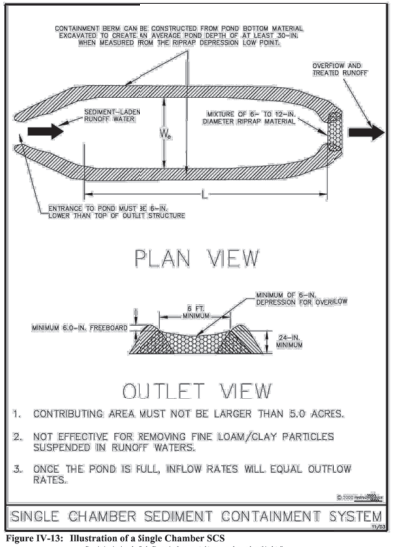

Figure IV-13: Illustration of a Single Chamber SCS

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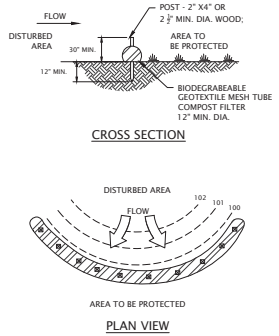
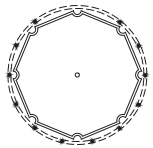


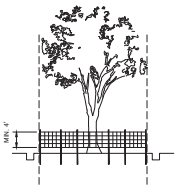
NOTES:

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

3 COMPOST FILTER SOCK DETAIL
N.T.S.



PLAN VIEW

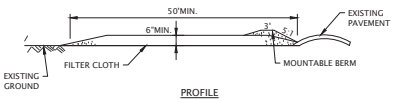


CROSS SECTION

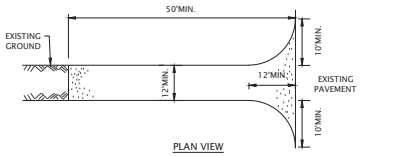
NOTES:

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

5 TREE PROTECTION DETAIL
N.T.S.



PROFILE



PLAN VIEW

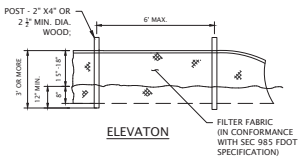
NOTES

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

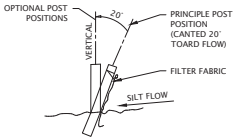
6 STABILIZED CONSTRUCTION ENTRANCE DETAIL
N.T.S.

CONSTRUCTION SEQUENCE

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



ELEVATON



NOTES:

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

4 SILT FENCE DETAIL
N.T.S.

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

REVISIONS

REV	DATE	DESCRIPTION	BY
04	9/7/24	REVISIONS PER FDOT ACCESS & FORCEMAIN RELOCATION	JJS
03	9/03/24	REVISION TO BUFFER PER RESOLUTION	JJS
02	8/01/24	REVISION PER COUNTY, SWFWMD & FDOT REVIEW COMMENTS	JJS
01	6/12/24	REVISION PER ZONING APPROVAL, COUNTY & SWFWMD REVIEW COMMENTS	JJS

Sunshine811
Call 811 or visit sunshine811.com two full business days before digging to have buried facilities located and marked.
Check positive response codes before you dig!

JOHN J. STOECKEL
FLORIDA PROFESSIONAL ENGINEER
LICENSE NO. 80758

PROJECT NAME:
MAJOR SITE PLAN
CORTA COMMONS
FOR
CORTA OCALA, LLC
SW HWY 200 - OCALA
MARION COUNTY, FLORIDA

SHEET TITLE
EROSION & SEDIMENT CONTROL DETAILS

PROJECT NO: 23-3306
CHECKED BY: JJS
VERTICAL DATUM: NAVD 1988
DATE: 03/29/2024

SHEET NUMBER
C-004

OWNER/APPLICANT:

CORTA OCALA, LLC
12632 SW 92ND AVE
MIAMI, FL 33157
404.625.5119
ATTN: CORY PRESNICK

10

PARCEL INFORMATION:

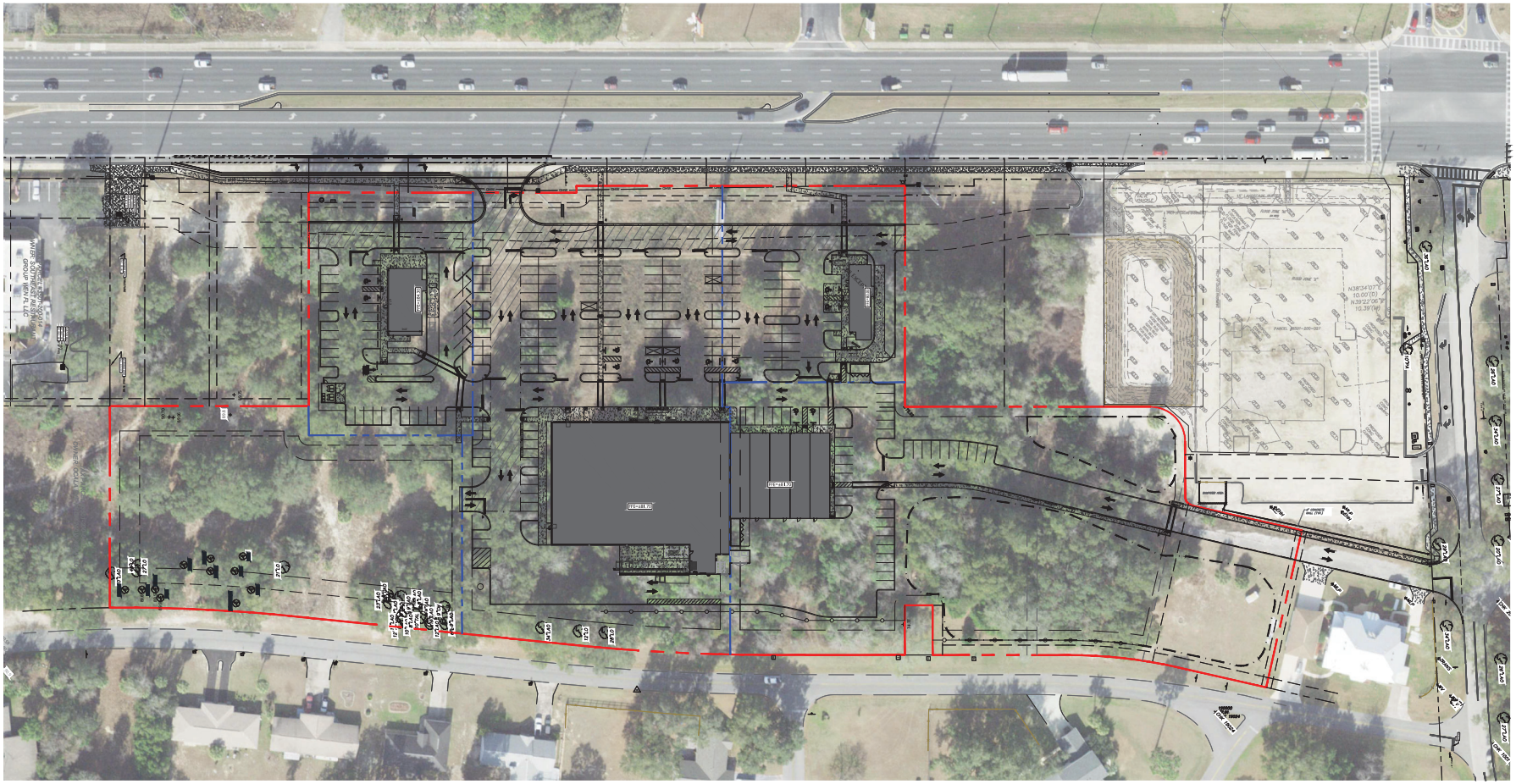
- EXISTING ZONING DESIGNATION: B-2 (COMMERCIAL BUSINESS)
- PROPOSED ZONING DESIGNATION: PUD (PLANNED UNIT DEVELOPMENT)
- PARCEL ID:

3501-200-018	3501-200-022	3501-200-036	3501-200-040
3501-200-019	3501-200-023	3501-200-037	3501-400-002
3501-200-020	3501-200-034	3501-200-038	3501-400-003
3501-200-021	3501-200-035	3501-200-039	3501-400-004

- SITE AREA: ±9.22 ACRES
- TOTAL WETLANDS: 0.0 ACRES
- PHYSICAL ADDRESSES:
  - CHIPOTLE - 8440 SW HWY 200
  - SPROUTS - 8430 SW HWY 200
  - SHOPPES #3 - 8426 SW HWY 200
  - SHOPPES #1 - 8422 SW HWY 200
  - SHOPPES #2 - 8424 SW HWY 200
  - SHOPPES #4 - 8428 SW HWY 200
  - TROPICAL SMOOTHIE - 8410 SW HWY 200
- FUTURE LAND USE (FLUM): COMMERCIAL (0 - 8 DU/AC; FAR 1.0)
- EXISTING USE: VACANT
- PROPOSED USE: SHOPPING PLAZA (RETAIL & RESTAURANT)
- LANDSCAPE BUFFERS SHALL BE 15-FT FRONT YARD, 10-FT SIDE YARD, AND 10-FT REAR YARD, FURTHER IN ACCORDANCE WITH MARION COUNTY DEVELOPMENT CODE SECTION 6.8.6.
- A RECIPROCAL EASEMENT AGREEMENT (REA) WILL BE PREPARED AND RECORDED FOR BETWEEN THE PROPOSED PARCELS AND OWNERSHIP TO BENEFIT BOTH THE DEVELOPMENT AND ADJACENT PROPERTIES IMPACTED.

GENERAL NOTES:

1. BOUNDARY, TOPOGRAPHIC, AND TREE INFORMATION SHOWN HEREON TAKEN FROM A SURVEY ENTITLED "ALTA/NSPS LAND TITLE SURVEY LOCATED IN SECTIONS 24 & 25, TOWNSHIP[15 SOUTH, RANGE 20 EAST, MARION COUNTY, FLORIDA", PREPARED BY CHW PROFESSIONAL CONSULTANTS, LAST REVISED FEBRUARY 12, 2025/.
2. THE HORIZONTAL & VERTICAL DATUMS PER ABOVE REFERENCED SURVEY.
3. ACCORDING TO THE FLOOD INSURANCE MAP FOR MARION COUNTY, FLORIDA, COMMUNITY PANEL NUMBER 120160, MAP PANEL NUMBER 12083C0684E, EFFECTIVE DATE APRIL 19, 2017, THE SUBJECT PARCEL APPEARS TO FALL WITHIN SPECIAL FLOOD HAZARD ZONE 'X' AND 'AE'. THE 'AE' AREA APPEARS TO FALL WITHIN THE TOP OF BANK LIMITS OF THE POND WITHIN LOT 3 OF SAMIRA VILLAS AS DEPICTED ON THE SURVEY REFERENCED ABOVE, BASE FLOOD ELEVATION OF 70.2-FT (NAVD88).
4. SUBSURFACE INFORMATION SHOWN HEREON IS TAKEN FROM A REPORT ENTITLED "GEOTECHNICAL INVESTIGATION, PROPOSED SPROUTS AND ROSS RETAIL DEVELOPMENT, STATE ROAD 200 AND SOUTHWEST 100TH STREET, OCALA, MARION COUNTY, FLORIDA" PREPARED BY ANDREYEV ENGINEERING, INC. DATED NOVEMBER 3, 2022



0 50' 100'
SCALE 1" = 50'

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FLORIDA BUSINESS REGISTRY NO. 34448

REVISIONS

REV	DATE	DESCRIPTION	BY
10	2/27/25	REVISED PER SHOPPES UTILITY MODIFICATIONS & REVIEW COMMENTS	JJS
09	1/22/24	REVISED PER FDEP WASTEWATER PERMIT REVIEW	JJS
08	1/07/24	PERMIT MODIFICATION REVISION - ACCESS, UTILITY, DRAINAGE	JJS
07	11/07/24	UPDATED PLANS FROM RE-DESIGN FOR PERMIT MODIFICATION SUBMITTAL	JJS
06	10/17/24	RE-DESIGN OF CROSS ACCESS & LOWERED STR AT TSC	JJS
05	10/07/24	REVISIONS PER FDOT ACCESS COMMENTS & ON-SITE CROSS ACCESS/POND	JJS
04	9/20/24	REVISIONS PER FDOT ACCESS & POWERMAIN RELOCATION	JJS
03	9/03/24	REVISION TO BUFFER PER RESOLUTION	JJS
02	8/01/24	REVISION PER COUNTY, SWFWMD & FDOT REVIEW COMMENTS	JJS
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LICENSE NO. 80758

PROJECT NAME:
MAJOR SITE PLAN
CORTA COMMONS
FOR
CORTA OCALA, LLC
SW HWY 200 - OCALA
MARION COUNTY, FLORIDA

SHEET TITLE
OVERALL SITE PLAN
W/ AERIAL

PROJECT NO: 23-3306
CHECKED BY: JJS
VERTICAL DATUM: NAVD 1988
DATE: 03/29/2024

SHEET NUMBER
C-101

OWNER/APPLICANT:

CORTA OCALA, LLC
12632 SW 92ND AVE
MIAMI, FL 33157
404.625.5119
ATTN: CORY PRESNICK

PARCEL INFORMATION:

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- PROPOSED ZONING DESIGNATION: PUD (PLANNED UNIT DEVELOPMENT)
- PARCEL ID:

3501-200-018	3501-200-022	3501-200-036	3501-200-040
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LEGAL DESCRIPTION:

SUBJECT PROPERTIES ARE UNDERGOING RE-PLAT AND IS CONCURRENTLY UNDER REVIEW BY MARION COUNTY STAFF. SEE PROJECT SURVEY FOR MULTIPLE PROPERTY PARCELS AND LEGAL DESCRIPTIONS.

ZONING TABLE:

	REQUIRED	PROPOSED OVERALL
MINIMUM LOT SIZE	N/A	±8.764 ACRES
FRONT BUILDING SETBACK (FT)	40'	72.0'
SIDE YARD SETBACK (FT)	10'	11.9'
REAR YARD SETBACK (FT)	25'	100.6'
MINIMUM LOT WIDTH (FT)	N/A	N/A
BUILDING HEIGHT (FT)	50'	< 50'
MAX IMPERVIOUS SURFACE RATIO (ISR)	N/A	65.4% (262,754/401,584)
MAXIMUM FLOOR AREA RATIO (FAR)	1.0	0.09 (35,936/401,584)

NOTE: REQUIRED ZONING SHOWN HEREIN BASED ON EXISTING B-2 (COMMERCIAL BUSINESS) ZONING REQUIREMENTS; THE PUD IS APPROVED AND KNOWN AS RESOLUTION NO. 24-R-183; THE SITE PLAN HAS BEEN UPDATED TO REFLECT CONDITIONS OF THAT RESOLUTION.

PROPOSED COMMERCIAL PARCELS

	FLOOR AREA (SQ FT)	AREA (ACRES)
PARCEL 1 (COMMERCIAL)	±1,680 SQ FT	±0.834
PARCEL 2 (COMMERCIAL)	±2,400 SQ FT	±0.926
PARCEL 3 (COMMERCIAL)	±23,256 SQ FT	±2.750
PARCEL 4 (COMMERCIAL)	±8,600 SQ FT	±3.084
PARCEL 5 (MULTI FAMILY)	30 UNITS	±1.625
TOTAL	±35,936 SQ FT & 30 RES. UNITS	±9.219

PARKING SCHEDULE

PARKING REQUIRED

SPROUTS GROCERY (RETAIL) - REQUIRED 1 PER 300 SQ. FT. GFA

- 23,256 SQ. FT. 1.0 SPACES PER 300 SQ. FT. = 78 SPACES

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

- 4,200 SQ. FT. * 1.0 SPACES PER 300 SQ. FT. = 14 SPACES

SHOPPES SPACE -

- 3,526 SQ. FT. (RETAIL) * 1.0 SPACE PER 300 SQ. FT. = 12 SPACES
- 5,074 SQ. FT. (60 SEATS) - RESTAURANT *1.0 SPACE PER 4 SEATS = 15 SPACES

CHIPOTLE W/ MOBILE PICKUP - FAST-FOOD RESTAURANT - REQUIRED 1 PER 75 SQ. FT. GFA

- 2,400 SQ. FT. *1.0 SPACES PER 75 SQ FT GFA = 32 SPACES

HANDICAP SPACES REQUIRED = 7 SPACES (201-300 TOTAL SPACES)

TOTAL SPACES REQUIRED = 151 SPACES (INCLUDING 7 HANDICAP SPACES)*

PARKING PROVIDED

REGULAR SPACES	= 207
HANDICAP SPACES	= 12
TOTAL	= 219

GENERAL NOTES:

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2. THE HORIZONTAL & VERTICAL DATUMS PER ABOVE REFERENCED SURVEY.
3. ACCORDING TO THE FLOOD INSURANCE MAP FOR MARION COUNTY, FLORIDA, COMMUNITY PANEL NUMBER 120160, MAP PANEL NUMBER 12083C0484E, EFFECTIVE DATE APRIL 19, 2017, THE SUBJECT PARCEL APPEARS TO FALL WITHIN SPECIAL FLOOD HAZARD ZONE 'X' AND 'AE'. THE 'AE' AREA APPEARS TO FALL WITHIN THE TOP OF BANK LIMITS OF THE POND WITHIN LOT 3 OF SAHRA VILLAS AS DEPICTED ON THE SURVEY REFERENCED ABOVE. BASE FLOOD ELEVATION OF 70.2-FT (NAVD88).
4. IN ACCORDANCE WITH THE ABOVE FEMA MAP AND CALCULATIONS PROVIDED ON THE SURVEY, THE APPROXIMATE AREA FROM THE FEMA MAP IS 0.17 ACRES (7,485 SQ. FT.)
5. SUBSURFACE INFORMATION SHOWN HEREON IS TAKEN FROM A REPORT ENTITLED "GEOTECHNICAL INVESTIGATION, PROPOSED SPROUTS AND ROSS RETAIL DEVELOPMENT, STATE ROAD 200 AND SOUTHWEST 100TH STREET, OCALA, MARION COUNTY, FLORIDA" PREPARED BY ANDREYEV ENGINEERING, INC. DATED NOVEMBER 3, 2022

CURVE TABLE:

LINE	BEARING	DISTANCE
L1	N 47°57'42" W	50.00'(F)
L2	S 42°02'18" W	28.00'(F)
L3	S 47°57'42" E	50.00'(F)
L4	N 47°57'39" W	7.00'(F)

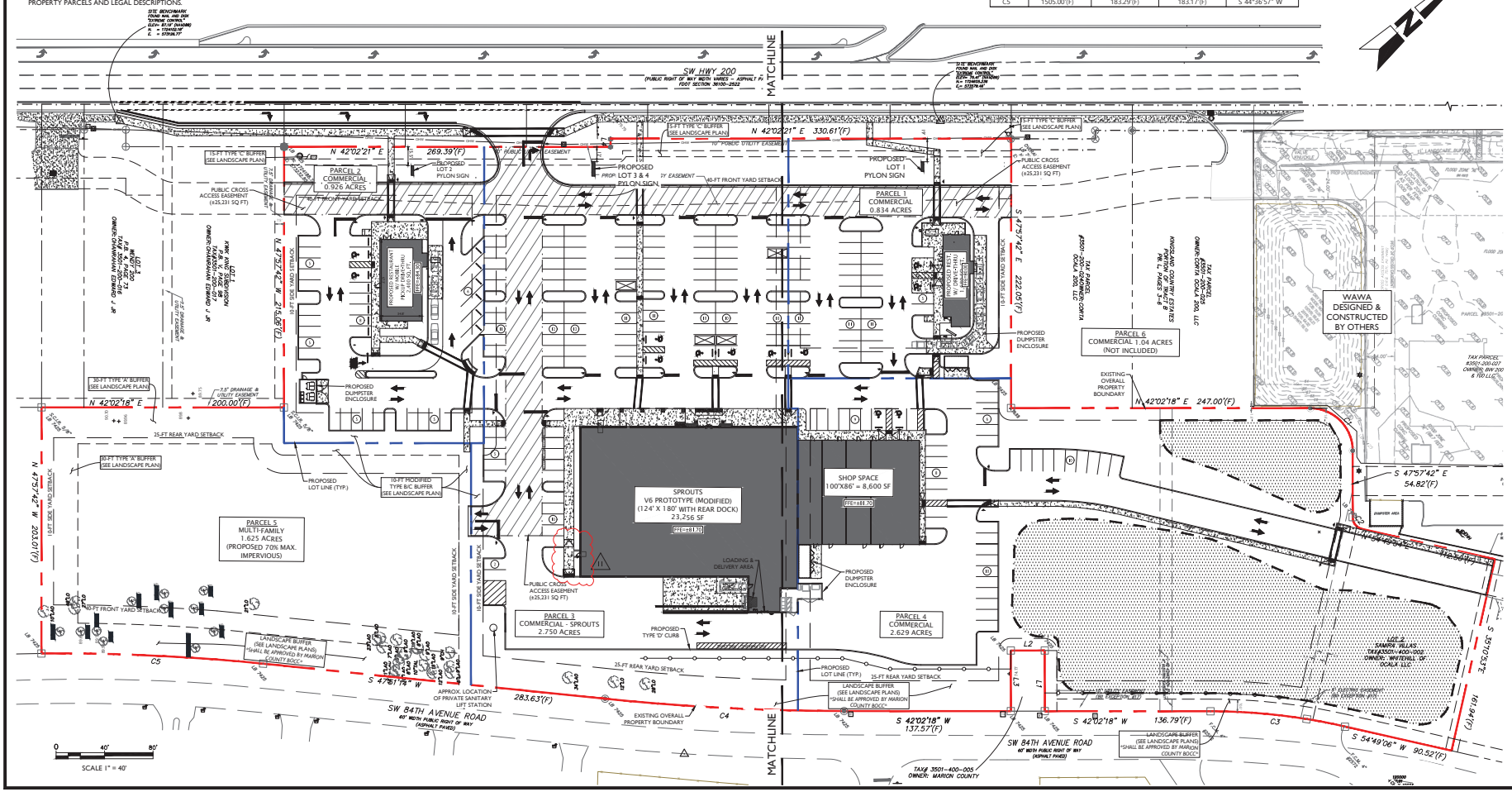
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	35.00'(F)	54.98'(F)	49.50'(F)	N 87°02'18" E
C2	10.00'(F)	13.48'(F)	12.48'(F)	S 86°34'06" E
C3	500.00'(F)	111.53'(F)	111.30'(F)	S 48°25'42" W
C4	1946.86'(F)	197.61'(F)	197.52'(F)	S 44°56'39" W
C5	1505.00'(F)	183.29'(F)	183.17'(F)	S 44°36'57" W

LEGEND:

- ADJACENT PROPERTY LINE
- PROPERTY BOUNDARY
- PROPOSED CONCRETE CURB
- PROPOSED CONCRETE
- PROPOSED YARD SETBACK
- PROPOSED 6-FT FENCE
- HAND RAIL
- PROPOSED EASEMENT
- PROPOSED TRAFFIC SIGN
- PARKING SPACE COUNT (#)

TREE LEGEND:

10"○ = TREE LOCATION & SIZE



REVISIONS			
11	4/16/25	REVISED PER SW 100TH ACCESS MODIFICATION	JJS
10	2/27/25	REVISED PER SHOPPES UTILITY MODIFICATIONS & REVIEW COMMENTS	JJS
09	1/22/24	REVISED PER FDEP WASTEWATER PERMIT REVIEW	JJS
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REV	DATE	DESCRIPTION	BY

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JOHN J. STOECKEL
FLORIDA PROFESSIONAL ENGINEER
LICENSE NO. 80758

PROJECT NAME:
MAJOR SITE PLAN
CORTA COMMONS
FOR
CORTA OCALA, LLC
SW HWY 200 - OCALA
MARION COUNTY, FLORIDA

SHEET TITLE
OVERALL DIMENSION & LAYOUT PLAN

PROJECT NO: 23-3306
CHECKED BY: JJS
VERTICAL DATUM: NAVD 1988
DATE: 03/29/2024
SHEET NUMBER
C-102

GENERAL NOTES:

1. BOUNDARY, TOPOGRAPHIC, AND TREE INFORMATION SHOWN HEREON TAKEN FROM A SURVEY ENTITLED "ALTA/NSPS LAND TITLE SURVEY LOCATED IN SECTIONS 24 & 25, TOWNSHIP 15 SOUTH, RANGE 20 EAST, MARION COUNTY, FLORIDA", PREPARED BY CHW PROFESSIONAL CONSULTANTS, LAST REVISED FEBRUARY 12, 2025.
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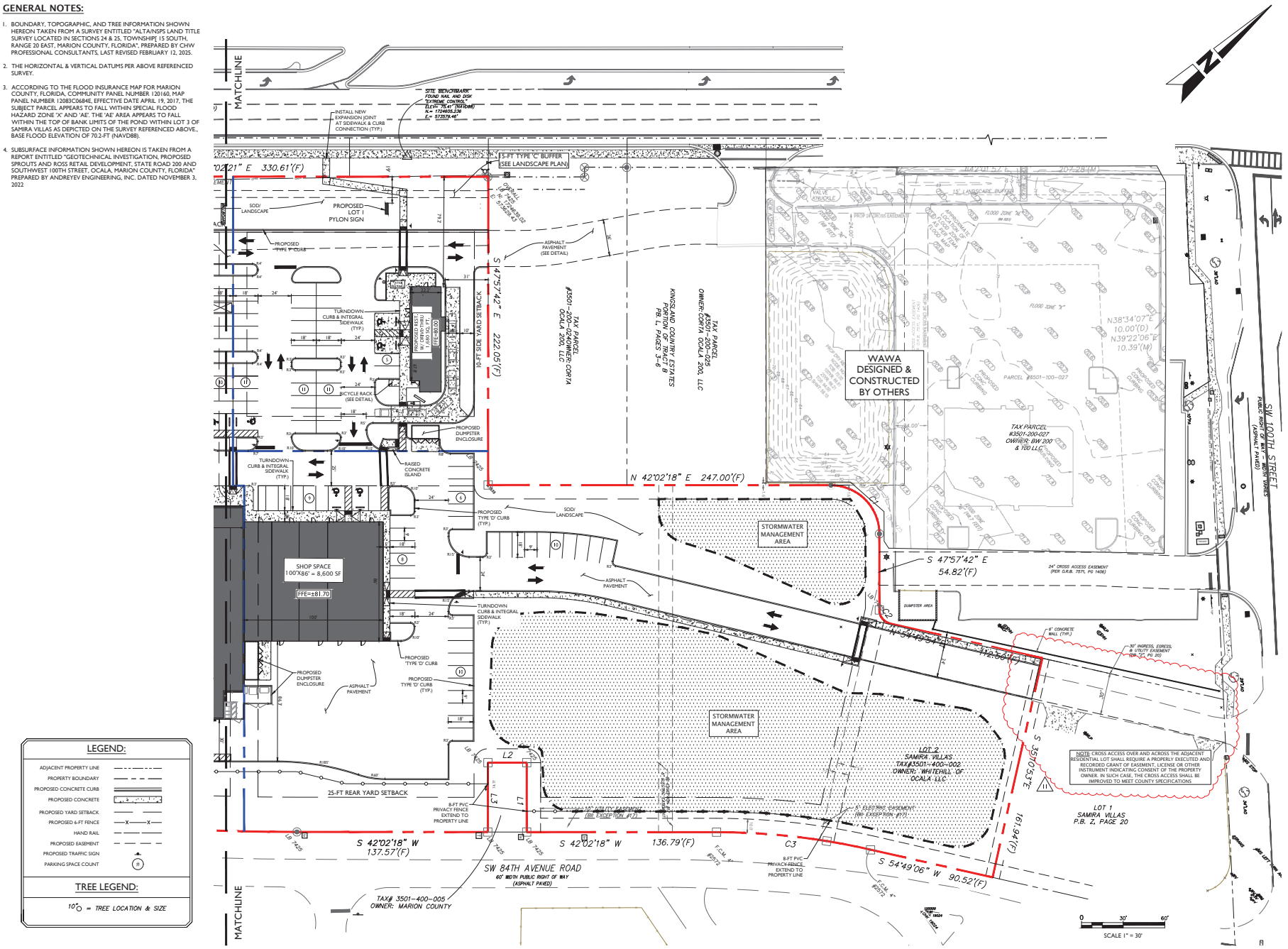

LEGEND:

- ADJACENT PROPERTY LINE
- PROPERTY BOUNDARY
- PROPOSED CONCRETE CURB
- PROPOSED CONCRETE
- PROPOSED YARD SETBACK
- PROPOSED 6-FT FENCE
- HAND RAIL
- PROPOSED EASEMENT
- PROPOSED TRAFFIC SIGN
- PARKING SPACE COUNT (#)

TREE LEGEND:

10"○ = TREE LOCATION & SIZE

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

REVISIONS			
11	4/16/25	REVISED PER SW 100TH ACCESS MODIFICATION	JJS
10	2/27/25	REVISED PER SHOPPES UTILITY MODIFICATIONS & REVIEW COMMENTS	JJS
09	1/22/24	REVISED PER FDEP WASTEWATER PERMIT REVIEW	JJS
08	1/07/24	PERMIT MODIFICATION & REVISION - ACCESS, UTILITY, DRAINAGE	JJS
07	11/07/24	UPDATED PLANS FROM RE-DESIGN FOR PERMIT MODIFICATION SUBMITTAL	JJS
06	10/17/24	RE-DESIGN OF CROSS ACCESS & LOWERED STR AT TSC	JJS
05	10/07/24	REVISIONS PER FDOT ACCESS COMMENTS & ON-SITE CROSS ACCESS/POND	JJS
04	9/20/24	REVISIONS PER FDOT ACCESS & FORCEMAIN RELOCATION	JJS
03	9/03/24	REVISION TO BUFFER PER RESOLUTION	JJS
02	8/01/24	REVISION PER COUNTY, SWFWMD & FDOT REVIEW COMMENTS	JJS
01	6/12/24	REVISION PER ZONING APPROVAL, COUNTY & SWFWMD REVIEW COMMENTS	JJS
REV	DATE	DESCRIPTION	BY

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JOHN J. STOECKEL
FLORIDA PROFESSIONAL ENGINEER
LICENSE NO. 80758

PROJECT NAME:
MAJOR SITE PLAN
CORTA COMMONS
FOR
CORTA OCALA, LLC
SW HWY 200 - OCALA
MARION COUNTY, FLORIDA

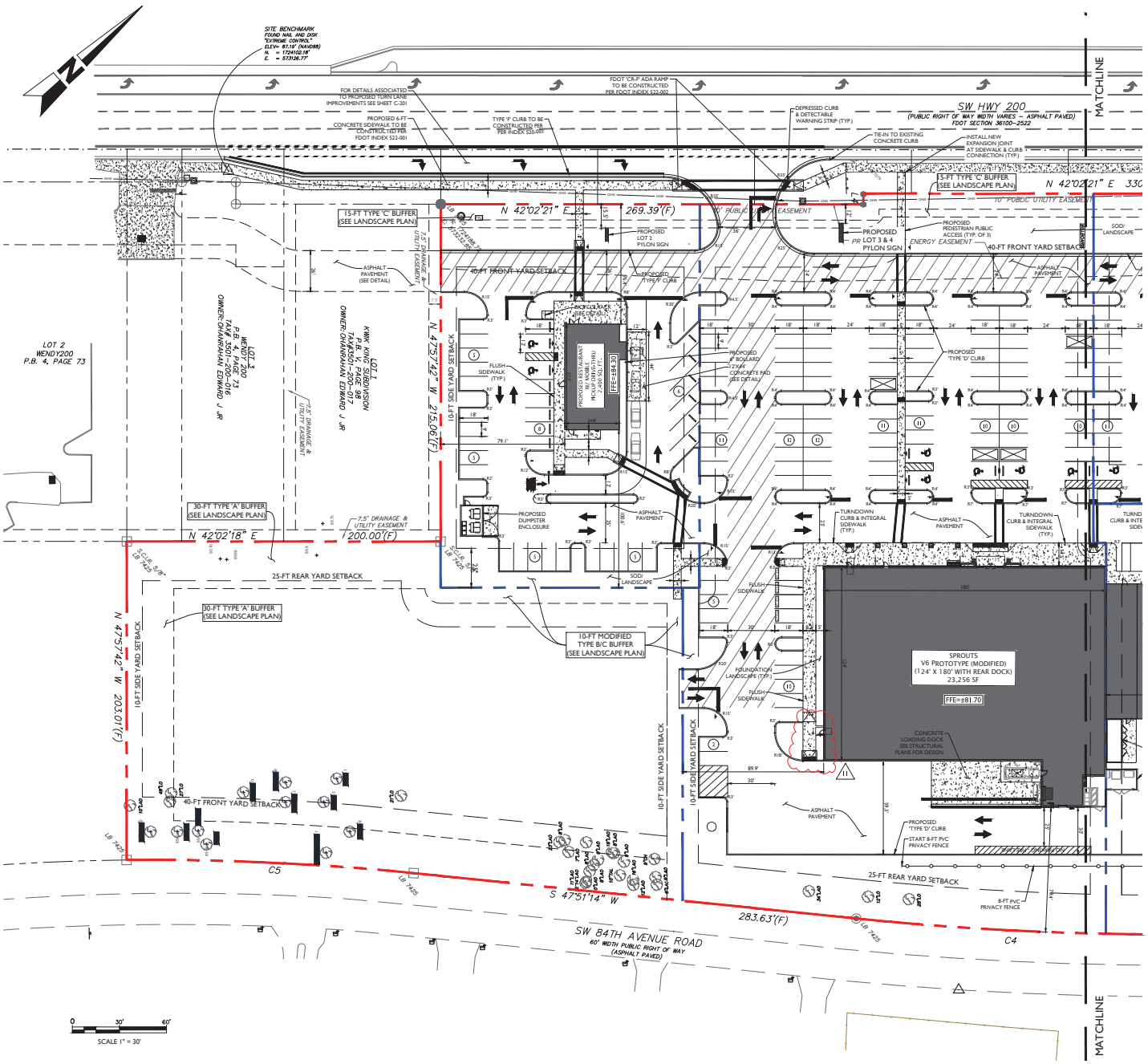
SHEET TITLE
DIMENSION & LAYOUT PLAN (NORTH)

PROJECT NO: 23-3306
CHECKED BY: JJS
VERTICAL DATUM: NAVD 1988
DATE: 03/29/2024
SHEET NUMBER
C-103

GENERAL NOTES:

1. BOUNDARY, TOPOGRAPHIC, AND TREE INFORMATION SHOWN HEREON TAKEN FROM A SURVEY ENTITLED "ALTA/NSPS LAND TITLE SURVEY LOCATED IN SECTIONS 24 & 25, TOWNSHIP| 15 SOUTH, RANGE 20 EAST, MARION COUNTY, FLORIDA", PREPARED BY CHW PROFESSIONAL CONSULTANTS, LAST REVISED FEBRUARY 12, 2025.
2. THE HORIZONTAL & VERTICAL DATUMS PER ABOVE REFERENCED SURVEY.
3. ACCORDING TO THE FLOOD INSURANCE MAP FOR MARION COUNTY, FLORIDA, COMMUNITY PANEL NUMBER 120160, MAP PANEL NUMBER 12083C0684E, EFFECTIVE DATE APRIL 19, 2017, THE SUBJECT PARCEL APPEARS TO FALL WITHIN SPECIAL FLOOD HAZARD ZONE 'X' AND 'AE'. THE 'AE' AREA APPEARS TO FALL WITHIN THE TOP OF BANK LIMITS OF THE POND WITHIN LOT 3 OF SAMIRA VILLAS AS DEPICTED ON THE SURVEY REFERENCED ABOVE. BASE FLOOD ELEVATION OF 70.2-FT (NAVD88).
4. SUBSURFACE INFORMATION SHOWN HEREON IS TAKEN FROM A REPORT ENTITLED "GEOTECHNICAL INVESTIGATION, PROPOSED SPROUTS AND ROSS RETAIL DEVELOPMENT, STATE ROAD 200 AND SOUTHWEST 100TH STREET, OCALA, MARION COUNTY, FLORIDA" PREPARED BY ANDREYEV ENGINEERING, INC., DATED NOVEMBER 3, 2022

10



LEGEND:

- ADJACENT PROPERTY LINE
- PROPERTY BOUNDARY
- PROPOSED CONCRETE CURB
- PROPOSED CONCRETE
- PROPOSED YARD SETBACK
- PROPOSED 6-FT FENCE
- HAND RAIL
- PROPOSED EASEMENT
- PROPOSED TRAFFIC SIGN
- PARKING SPACE COUNT (11)

TREE LEGEND:

10"○ = TREE LOCATION & SIZE

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FLORIDA BUSINESS REGISTRY NO. 34448

REVISIONS			
REV	DATE	DESCRIPTION	BY
11	4/16/25	REVISED PER SW 100TH ACCESS MODIFICATION	JJS
10	2/27/25	REVISED PER SHOPPES UTILITY MODIFICATIONS & REVIEW COMMENTS	JJS
09	1/22/24	REVISED PER FDEP WASTEWATER PERMIT REVIEW	JJS
08	1/07/24	PERMIT MODIFICATION REVISION - ACCESS, UTILITY, DRAINAGE	JJS
07	11/07/24	UPDATED PLANS FROM RE-DESIGN FOR PERMIT MODIFICATION SUBMITTAL	JJS
06	10/17/24	RE-DESIGN OF CROSS ACCESS & LOWERED SITE AT TSC	JJS
05	10/07/24	REVISIONS PER FDOT ACCESS COMMENTS & ON-SITE CROSS ACCESS/POND	JJS
04	9/30/24	REVISIONS PER FDOT ACCESS & FORCEMAIN RELOCATION	JJS
03	9/05/24	REVISION TO BUFFER PER RESOLUTION	JJS
02	8/01/24	REVISION PER COUNTY, SWFWMD & FDOT REVIEW COMMENTS	JJS
01	6/12/24	REVISION PER ZONING APPROVAL, COUNTY & SWFWMD REVIEW COMMENTS	JJS

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JOHN J. STOECKEL
FLORIDA PROFESSIONAL ENGINEER
LICENSE NO. 80758

PROJECT NAME:

MAJOR SITE PLAN
CORTA COMMONS

FOR

CORTA OCALA, LLC

SW HWY 200 - OCALA
MARION COUNTY, FLORIDA

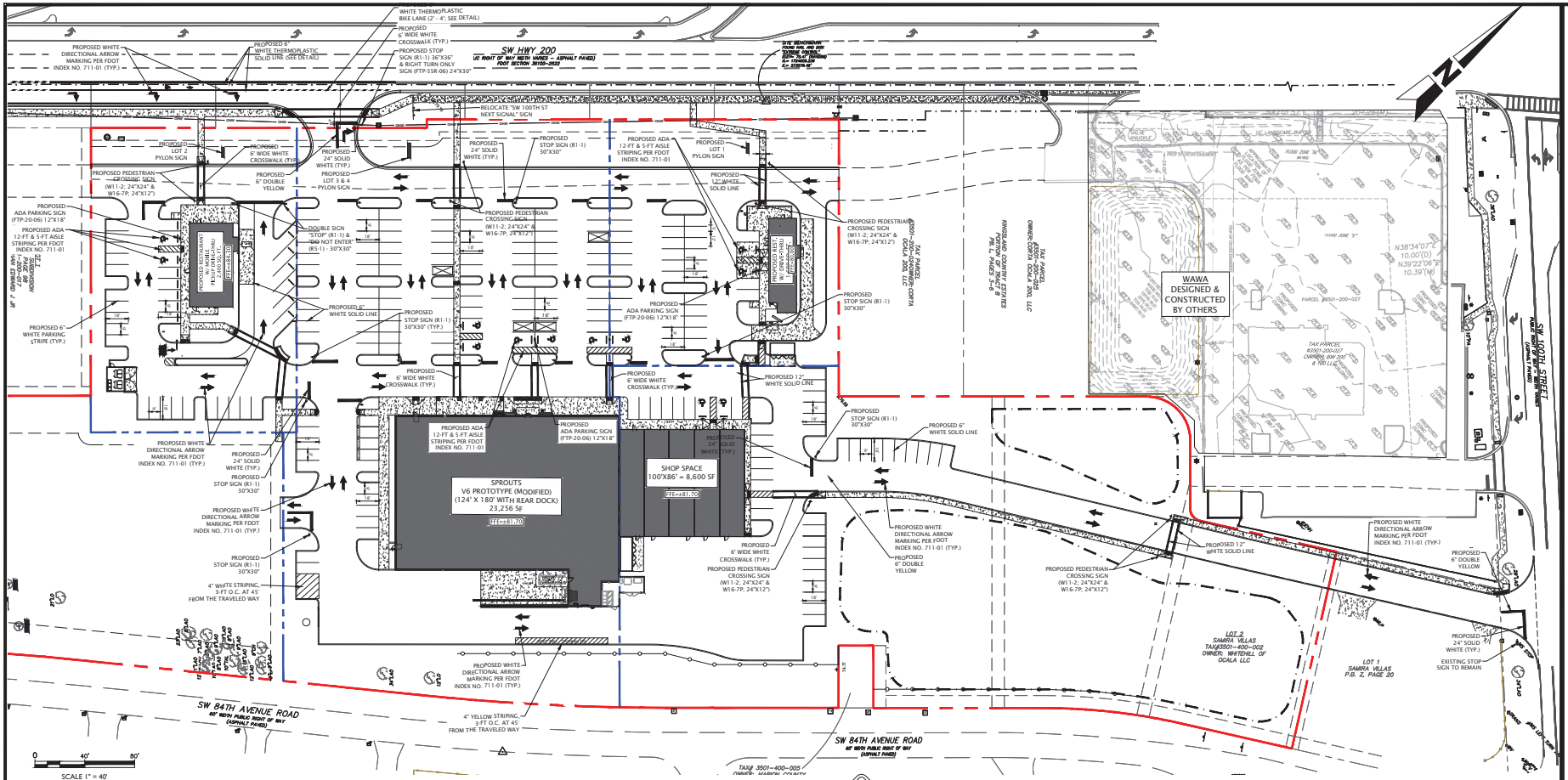
SHEET TITLE

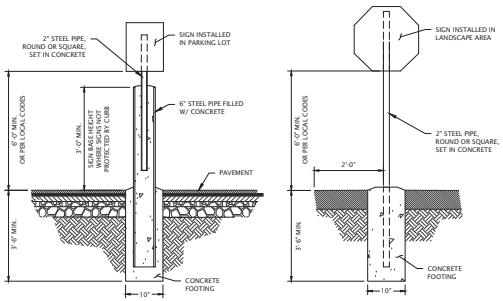
DIMENSION & LAYOUT PLAN (SOUTH)

PROJECT NO:	23-3306
CHECKED BY:	JJS
VERTICAL DATUM:	NAVD 1988
DATE:	03/29/2024

SHEET NUMBER

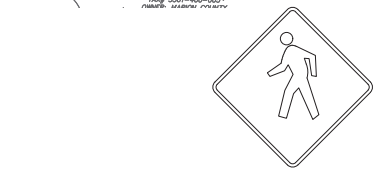
C-104





SIGN POST IN BOLLARD DETAIL
N.T.S.

STANDARD SIGN POST DETAIL
N.T.S.



W11–2 (30"X30")

R5–1 (24"X24")

R6–1L (36"X12")

R6–1R (36"X12")

W16–7P (24"X12")

R1–1 (30"X30")

SIGN LEGEND

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

LEGEND:

- ADJACENT PROPERTY LINE
- PROPERTY BOUNDARY
- EXISTING FENCE
- PROPOSED CONCRETE
- PROPOSED YARD SETBACK
- EXISTING SPOT ELEVATION
- PROPOSED SPOT ELEVATION
- PROPOSED CONTOUR

TREE LEGEND:

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

GENERAL NOTES:

1. BOUNDARY, TOPOGRAPHIC, AND TREE INFORMATION SHOWN HEREON TAKEN FROM A SURVEY ENTITLED "ALTA/NSPS LAND TITLE SURVEY LOCATED IN SECTIONS 24 & 25, TOWNSHIP 15 SOUTH, RANGE 20 EAST, MARION COUNTY, FLORIDA", PREPARED BY CHW PROFESSIONAL CONSULTANTS, DATED MARCH 18, 2023
2. THE HORIZONTAL & VERTICAL DATUMS PER ABOVE REFERENCED SURVEY.

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FLORIDA BUSINESS REGISTRY NO. 34448

REVISIONS

REV	DATE	DESCRIPTION	BY
10	2/27/25	REVISED PER SHOPES UTILITY MODIFICATIONS & REVIEW COMMENTS	JJS
09	1/22/24	REVISED PER FDEP WASTEWATER PERMIT REVIEW	JJS
08	1/07/24	PERMIT MODIFICATION & REVISION - ACCESS, UTILITY, DRAINAGE	JJS
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01	6/12/24	REVISION PER ZONING APPROVAL, COUNTY & SWFWMD REVIEW COMMENTS	JJS

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JOHN J. STOECKEL
FLORIDA PROFESSIONAL ENGINEER
LICENSE NO. 80758

PROJECT NAME:

MAJOR SITE PLAN
CORTA COMMONS
FOR
CORTA OCALA, LLC
SW HWY 200 - OCALA
MARION COUNTY, FLORIDA

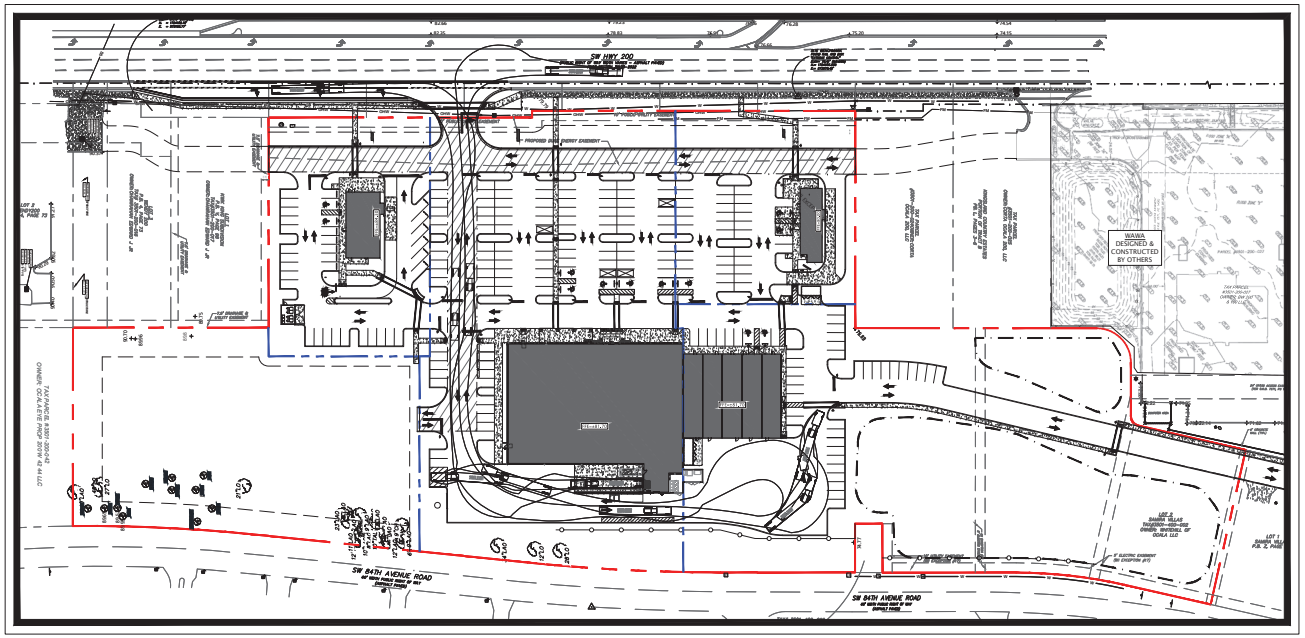
SHEET TITLE

OVERALL SIGNING & MARKING PLAN

PROJECT NO: 23-3306
CHECKED BY: JJS
VERTICAL DATUM: NAVD 1988
DATE: 03/29/2024

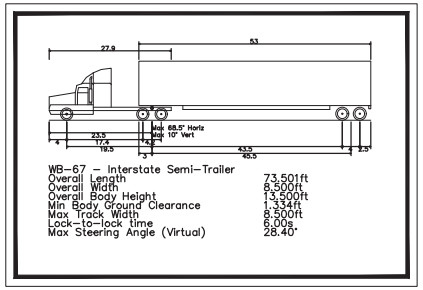
SHEET NUMBER

C-105

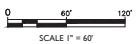


SPROUTS DELIVERY CIRCULATION EXHIBIT

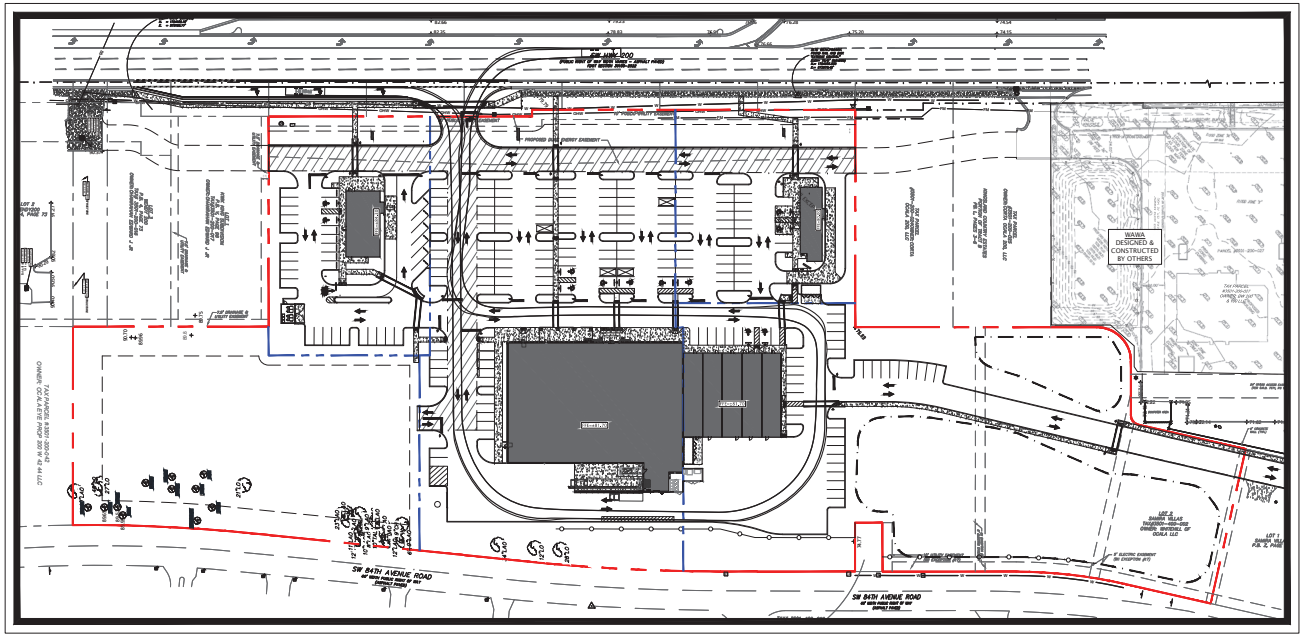
SCALE 1" = 60'



SPROUTS DELIVERY TRUCK (WB-67)

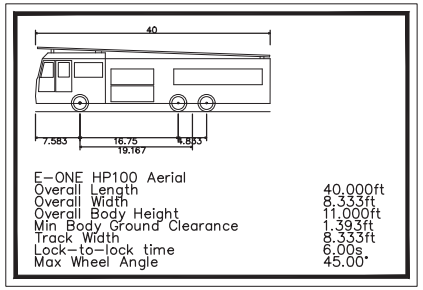


SCALE 1" = 60'



FIRE & RESCUE CIRCULATION EXHIBIT

SCALE 1" = 60'



TRACKING VEHICLE - E-ONE HP100 AERIAL

NOTE:
COUNTY E-ONE HP78 AERIAL NOT AVAILABLE DEFAULT VEHICLE IN LIBRARY; HP100 MEETS OR EXCEED ALL DIMENSIONS & TURNING CONDITIONS AND AS SUCH TRACKING PATH EXCEEDS REQUIRED BY COUNTY HP28 AERIAL

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REVISIONS

REV	DATE	DESCRIPTION	BY
10	2/27/25	REVISED PER SHOPPES UTILITY MODIFICATIONS & REVIEW COMMENTS	JJS
09	1/22/24	REVISED PER FDEP WASTEWATER PERMIT REVIEW	JJS
08	1/07/24	PERMIT MODIFICATION & REVISION - ACCESS, UTILITY, DRAINAGE	JJS
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04	9/12/24	REVISIONS PER FDOT ACCESS & POND MAIN RELOCATION	JJS
03	9/03/24	REVISION TO BUFFER PER RESOLUTION	JJS
02	8/01/24	REVISION PER COUNTY, SWFWMD & FDOT REVIEW COMMENTS	JJS
01	6/12/24	REVISION PER ZONING APPROVAL, COUNTY & SWFWMD REVIEW COMMENTS	JJS

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JOHN J. STOECKEL
FLORIDA PROFESSIONAL ENGINEER
LICENSE NO. 80758

PROJECT NAME:
MAJOR SITE PLAN
CORTA COMMONS

FOR

CORTA OCALA, LLC

SW HWY 200 - OCALA
MARION COUNTY, FLORIDA

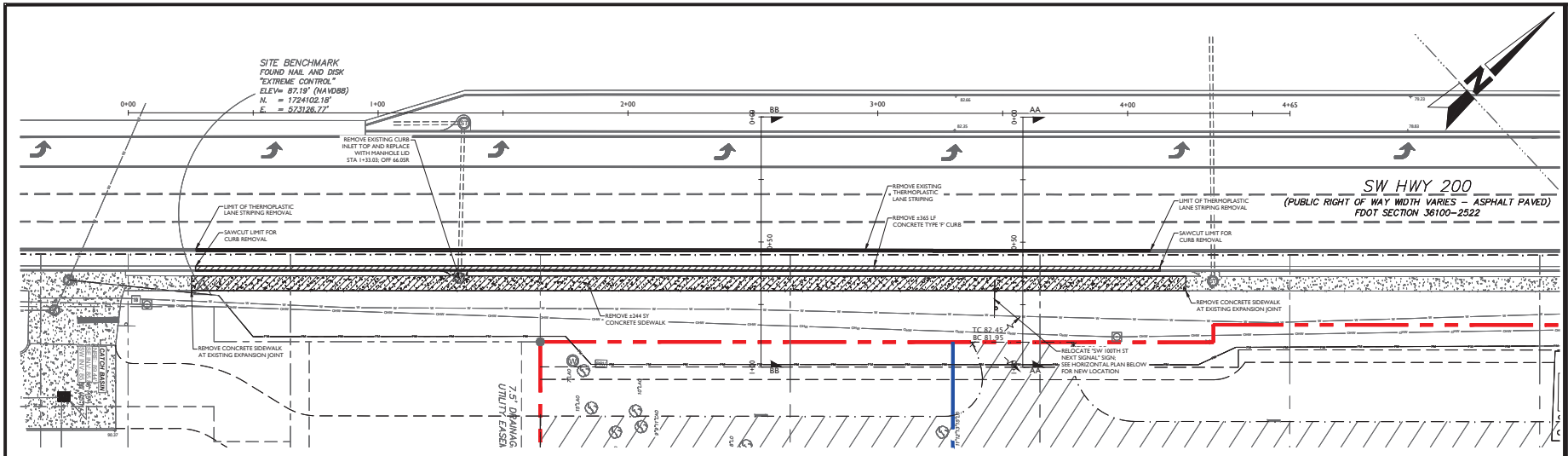
SHEET TITLE

TRUCK TURN EXHIBIT

PROJECT NO: 23-3306
CHECKED BY: JJS
VERTICAL DATUM: NAVD 1988
DATE: 03/29/2024

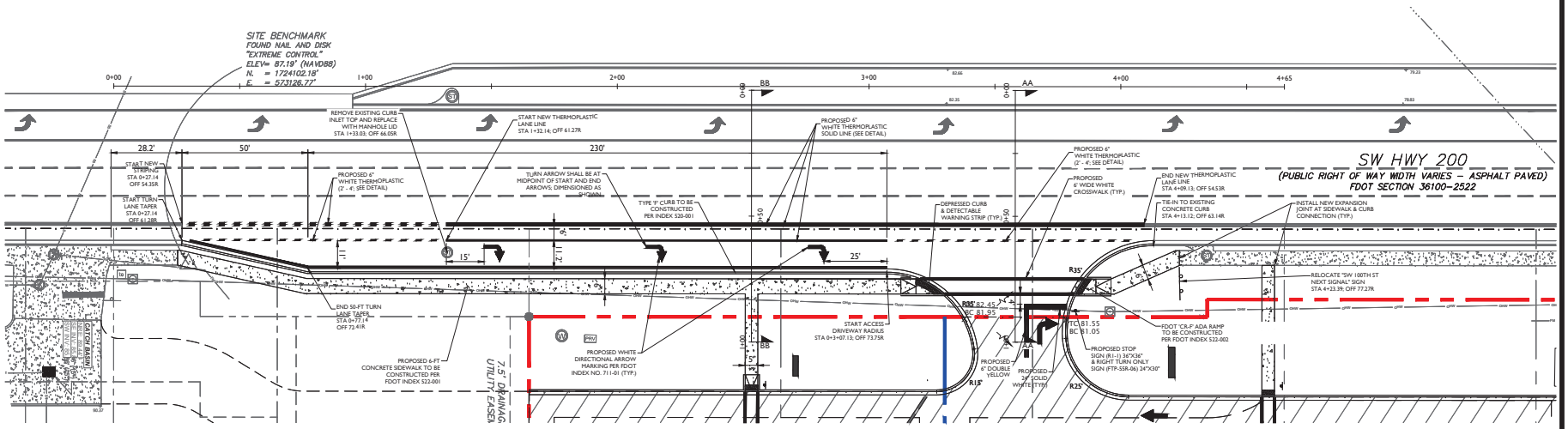
SHEET NUMBER

C-106



EXISTING CONDITIONS & DEMOLITION PLAN

SCALE 1" = 20'



HORIZONTAL GEOMETRIC PLAN

SCALE 1" = 20'

GENERAL NOTES:

1. TOPOGRAPHIC, AND TREE INFORMATION SHOWN HEREON IS TAKEN FROM A SURVEY ENTITLED "TOPOGRAPHIC SURVEY SITUATED IN THE SOUTHEAST QUARTER (SE ¼) OF SECTION 24, TOWNSHIP 16 SOUTH, RANGE 20 EAST, MARION COUNTY FLORIDA", PREPARED BY CHW PROFESSIONAL CONSULTANTS AND DATED JULY 29, 2024.
2. HORIZONTAL AND VERTICAL DATUM (NAVD88) ARE PER ABOVE REFERENCED SURVEY.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING NECESSARY MAINTENANCE OF TRAFFIC PLANS TO BE APPROVED BY FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) PRIOR TO MOBILIZATION.
4. ENGINEER IS NOT RESPONSIBLE FOR JOB SITE SAFETY OR SUPERVISION. CONTRACTOR IS TO PROCEED WITH THE DEMOLITION IN A SYSTEMATIC AND SAFE MANNER, FOLLOWING ALL OSHA REQUIREMENTS, TO ENSURE PUBLIC AND CONTRACTOR SAFETY.
5. ALL DEMOLITION ACTIVITIES ARE TO BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AS WELL AS ALL FEDERAL, STATE AND LOCAL REGULATIONS. ANY DISCREPANCIES OR DEVIATIONS SHALL BE IDENTIFIED BY THE CONTRACTOR TO THE ENGINEER IN WRITING PRIOR TO INITIATION OF SITE ACTIVITY.

LEGEND:

- ADJACENT PROPERTY LINE
- PROPERTY BOUNDARY
- PROPOSED CONCRETE CURB
- PROPOSED CONCRETE
- LANDSCAPE BUFFER
- PROPOSED YARD SETBACK
- PROPOSED RAILING
- PROPOSED EASEMENT
- PROPOSED TRAFFIC SIGN
- PARKING SPACE COUNT

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FLORIDA BUSINESS REGISTRY NO. 34448

REVISIONS

REV	DATE	DESCRIPTION	BY
05	10/07/24	REVISIONS PER FDOT ACCESS COMMENTS	JJS
04	9/7/24	REVISIONS PER FDOT ACCESS & FORCEMAIN RELOCATION	JJS
03	90/5/24	REVISION TO BUFFER PER RESOLUTION	JJS
02	80/1/24	REVISION PER COUNTY, SWFWMD & FDOT REVIEW COMMENTS	JJS
01	61/2/24	REVISION PER ZONING APPROVAL COUNTY & SWFWMD REVIEW COMMENTS	JJS

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JOHN J. STOECKEL
FLORIDA PROFESSIONAL ENGINEER
LICENSE NO. 80758

PROJECT NAME:

MAJOR SITE PLAN
CORTA COMMONS

FOR

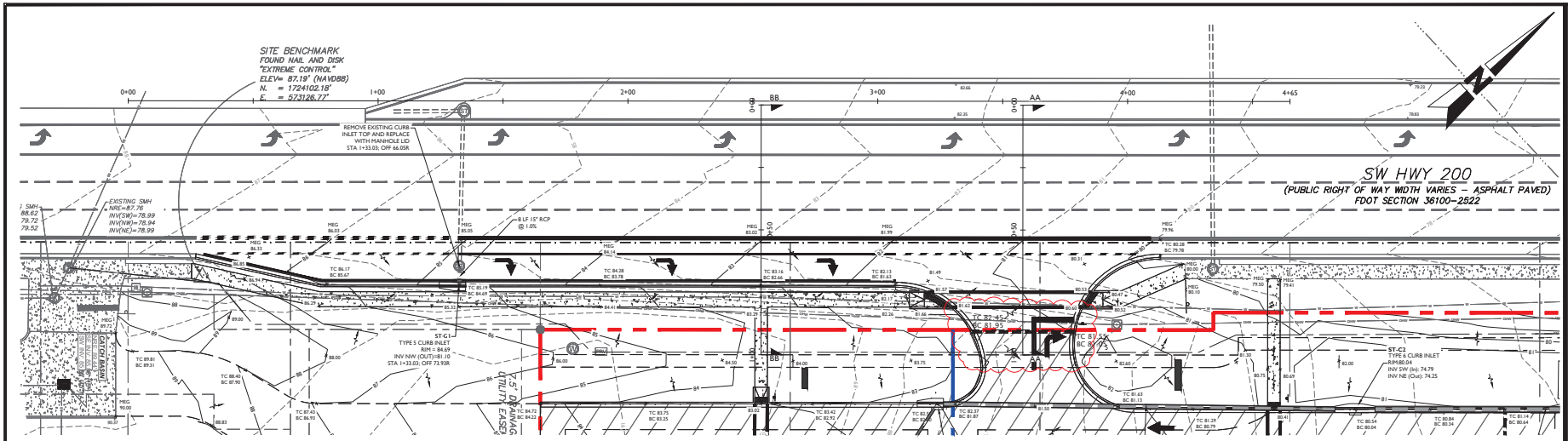
CORTA OCALA, LLC

SW HWY 200 - OCALA
MARION COUNTY, FLORIDA

SHEET TITLE

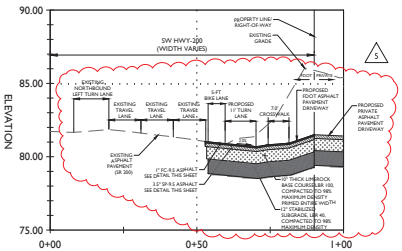
FDOT TURN LANE HORIZONTAL PLAN

PROJECT NO:	23-3306
CHECKED BY:	JJS
VERTICAL DATUM:	NAVD 1988
DATE:	03/29/2024
SHEET NUMBER	C-201



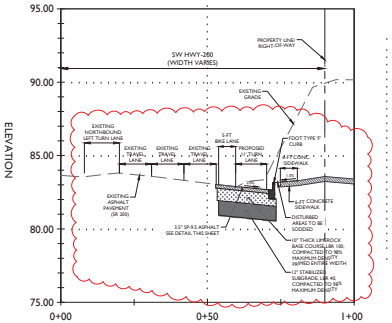
HORIZONTAL GEOMETRIC PLAN

SCALE 1" = 20'



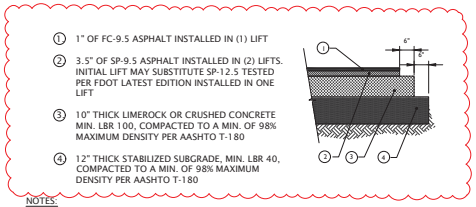
DRIVEWAY PROFILE (AA-AA)- STA 3+58.12

HOR. SCALE: 1" = 20'
VER. SCALE 1" = 4'



TURN LANE SECTION (BB-BB) - STA 2+53.33

HOR. SCALE: 1" = 20'
VER. SCALE 1" = 4'



1. 1" OF FC-9.5 ASPHALT INSTALLED IN (1) LIFT
2. 3.5" OF SP-9.5 ASPHALT INSTALLED IN (2) LIFTS. INITIAL LIFT MAY SUBSTITUTE SP-12.5 TESTED PER FDOT LATEST EDITION INSTALLED IN ONE LIFT
3. 10" THICK LIMEROCK OR CRUSHED CONCRETE MIN. LBR 100, COMPACTED TO A MIN. OF 98% MAXIMUM DENSITY PER AASHTO T-180
4. 12" THICK STABILIZED SUBGRADE, MIN. LBR 40, COMPACTED TO A MIN. OF 98% MAXIMUM DENSITY PER AASHTO T-180

NOTES:

1. A MINIMUM OF 18 INCHES OF SEPARATION BETWEEN CRUSHED CONCRETE BASE AND THE SEASONAL HIGH GROUNDWATER LEVEL SHOULD BE MAINTAINED, OR 24 INCHES OF SEPARATION BETWEEN THE LIME ROCK BASE AND SEASONAL HIGH GROUNDWATER LEVEL.
2. THE SUBGRADE SHALL BE COMPACTED TO A MIN. OF 98% MAXIMUM DENSITY PER AASHTO T-180 AND SHALL EXTEND 6 INCHES (MINIMUM) BEYOND EDGE OF PAVEMENT.
3. CONTRACTOR SHALL INVESTIGATE EXISTING PAVEMENT SECTION OF SW HWY-200 AND IF DEVIATION FROM THE ABOVE SECTIONS; SHALL MATCH EXISTING PAVEMENT SECTION AND REPORT TO EOR PRIOR TO WORK.
4. EXISTING PAVEMENT EDGE SHALL BE SAWCUT ONCE CURB IS REMOVED AND SHALL BE MILLED AND STEPPED WHEN INSTALLING NEW PAVEMENT FOR TURN LANE.

FDOT TURN LANE PAVEMENT SECTION DETAILS

TURN LANE CONSTRUCTION NOTES

1. ANY NEW PROPOSED PLAN SHALL INCLUDE CROSS SECTIONS OF THE STATE ROAD ADEQUATELY REFLECTING ALL RIGHT OF WAY FEATURES INCLUDING EXISTING UTILITIES, STORM DRAIN STRUCTURES AND ANY ABOVE OR BELOW GROUND APPURTENANCES WHERE APPLICABLE.
2. NO PEDESTRIAN PATHWAY IS TO BE REMOVED, BLOCKED, OR DISTURBED WITHOUT HAVING A SUFFICIENT DESIGNATED TEMPORARY PEDESTRIAN PATHWAY WITH ALL APPROPRIATE PEDESTRIAN MAINTENANCE OF TRAFFIC SIGNS (STANDARD PLAN 102-660) IN PLACE PRIOR TO PATHWAY BEING AFFECTED.
3. ALL TEMPORARY PEDESTRIAN PATHWAYS MUST BE FIRM AND UNYIELDING.
4. ANY SIDEWALK FRONTING THE PROPERTY THAT IS CRACKED, DAMAGED OR UNSTABLE AND IS CREATING AN ADA TRIP HAZARD MUST BE REPLACED BY SECTION, USING STANDARD #520-001, #522-002, AND #522-001 FOR THE CONSTRUCTION OF SIDEWALK AND MEET CURRENT ADA STANDARDS. ALL CONCRETE PLACED IN THE RIGHT OF WAY SHALL BE A MINIMUM OF 6" THICK, FDOT CERTIFIED CLASS 1 NON-STRUCTURAL, 57 STONE, 2500 PSI CONCRETE, WITH FIBER MESH MATERIAL FROM A FDOT APPROVED PLANT.
5. VERIFY AND ENSURE THAT THE EXISTING SIDEWALK IN THE ROW BEING RETAINED MEETS ADA REQUIREMENTS. ANY SIDEWALK FOUND DURING SUBSEQUENT SITE INSPECTIONS NOT MEETING CURRENT ADA AND FDOT DESIGN STANDARDS WILL BE REQUIRED TO BE REMOVED AND REPLACED.
6. THE DETECTIBLE WARNING SURFACE MATERIALS MUST BE ON THE STATE'S APPROVED PRODUCTS LIST. (NON-PROPRIETARY).
7. ANY SIDEWALK DAMAGED AS A RESULT OF WORK BEING PERFORMED IN ASSOCIATION WITH THE PERMITTEE AND CONTRACTOR SHALL BE REMOVED AND REPLACED PER FDOT SPECIFICATIONS.
8. ANY SIDEWALK DISTURBED WILL BE REPLACED BY SECTION WITHIN 72 HOURS, TO FDOT SPECIFICATIONS.
9. PIPE CULVERTS SHOWN ON THE PERMIT MUST MEET FDOT SPECIFICATIONS, TYPE, SIZE, AND LENGTH AS DESCRIBED ON THE PERMIT. EACH JOINT OR LENGTH OF PIPE SHALL HAVE FDOT STAMPS AFFIXED VERIFYING THIS APPROVAL. ALL CONCRETE PIPE JOINTS OTHER THAN 1" RING JOINTS MUST BE DIAPERED. ALL CULVERTS TO BE INSPECTED BY FDOT PRIOR TO PLACEMENT OF FILL.
10. THE FDOT RETAINS THE RIGHT TO MAKE ALTERATIONS TO THE PERMIT, ATTACHED SKETCH OR CHARACTER OF WORK AS MAY BE CONSIDERED NECESSARY OR DESIRABLE DURING THE PROGRESS OF THE WORK FOR SATISFACTORY COMPLETION OF THE PROPOSED CONSTRUCTION.
11. THE PERMITTEE SHALL NOTIFY THE FDOT OF DATE OF COMPLETION, REQUEST A FINAL INSPECTION AND A NOTICE OF FINAL ACCEPTANCE.
12. ALL CONSTRUCTION AND/OR MAINTENANCE ON THE FDOT RIGHT OF WAY SHALL CONFORM TO THE FEDERAL MANUAL ON UNIFORM TRAFFIC DEVICES (MUTCD). THE FDOT ROADWAY AND TRAFFIC DESIGN STANDARDS. THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, PLANS PREPARATION MANUAL AND DRAINAGE MANUAL.
13. NO LANE CLOSURES OF ANY STATE ROADWAY ARE ALLOWED WITHOUT 48-HOUR ADVANCE NOTICE AND APPROVAL FROM FDOT.
14. LANE CLOSURES MUST BE LIMITED TO SUNDAY THROUGH THURSDAY 8:00 PM TO 5:30 AM UNLESS OTHERWISE APPROVED BY THE FDOT.
15. LANE CLOSURE NEEDS TO ACCOMMODATE FOR A BIKE LANE IF THE ROADWAY CONSISTS OF ONE.
16. NO WORK SHALL BE PERFORMED DURING THE WEEKS OF ANY STATE OR FEDERAL HOLIDAYS UNLESS OTHERWISE APPROVED IN WRITING BY THE FDOT.
17. OPEN CUTTING OF ANY ROADWAY, DRIVEWAY, OR SIDEWALK OUTSIDE THOSE LIMITS IDENTIFIED WITHIN THE PERMIT ARE NOT ALLOWED WITHOUT PRIOR APPROVAL BY THE FDOT.
18. PRIOR TO THE REMOVAL OF ANY MATERIALS THE AREA MUST BE SAW-CUT TO PREVENT ANY DAMAGE TO THE ROADWAY.
19. THE CONTRACTOR SHALL HAVE AN AUTHORIZED PERSON AVAILABLE AT/OR NEAR THE WORK SITE ON A 24-HOUR BASIS, 7 DAYS A WEEK IN ORDER TO ADDRESS EMERGENCY ISSUES ASSOCIATED WITH THE PROJECT.
20. NO STOCK PILING, STORING, OR SEMI-PERMANENT USE OF THE RIGHT OF WAY IS AUTHORIZED UNLESS SPECIFICALLY IDENTIFIED WITHIN THE PERMIT.
21. THE PERMITTED WORK SCHEDULE IS DEFINED AS MONDAY THROUGH FRIDAY 7:00 AM TO 5:30 PM UNLESS OTHERWISE NOTED WITHIN THE PERMIT. ANY WORK DESIRED OUTSIDE OF THIS PERIOD MUST BE REQUESTED IN ADVANCE AND APPROVED BEFORE WORKING THE ALTERNATE SCHEDULE.
22. THE DEPARTMENT OF TRANSPORTATION RESERVES THE RIGHT TO MAKE ADJUSTMENTS TO ANY PERMITTED METHOD OF INSTALLATION, SCOPE, RESTORATION THAT MAY BE REQUIRED TO POSITIVELY SUPPORT LIFE, SAFETY AND ENVIRONMENTAL WELL-BEING OF ALL USERS OF THE TRANSPORTATION SYSTEM.
23. ROADWAY RESTORATION SHALL UTILIZE 100 PSI EXCAVATABLE FLOWABLE FILL MATERIAL AND ASPHALT PLACED WITHIN THE STATE RIGHT-OF-WAY SHALL BE PLACED FULL-DEPTH, TWO 2.5-INCH LIFTS OF SP 12.5, TWO 1.5-INCH LIFTS OF SP 9.5. TYPICAL SECTIONS WILL NEED TO BE PROVIDED WITHIN THE PLANS FOR THE PAVEMENT PLACEMENT. A STAIR STEP METHOD SHOULD BE INCORPORATED, PRIOR TO PLACING ASPHALT, TO AVOID VERTICAL JOINTS. MILLING OF THE PATCH MAY BE REQUIRED BASED ON THE PATCHED SURFACE PERFORMANCE. THE MILLING SHALL BE UTILIZED FOR SURFACE LEVELING TO A THICKNESS EQUAL TO OR GREATER THAN THE EXISTING FRICTION COARSE MATERIAL. THE MILLING LIMITS ARE 50-FOOT OF THE PATCH ALONG THE LONGITUDINAL PATH OF THE LANE, FULL LANE WIDTH AND TO INCLUDE ANY ADJACENT BIKE LANES, SHARED PATH OR URBAN SHOULDER SECTIONS.
24. ANY DISRUPTIONS TO ANY PERMEABLE PEDESTRIAN WAY AND BIKE LANE ARE TO BE RESTORED AS WORK CONTINUES. ALL PATCHES SHALL BE FULL WIDTH FROM OUTSIDE EDGE OF PEDESTRIAN PATH TO WHITE LINE EDGE OF TRAVEL LANE WITH STAIR STEP (STAGGERED) JOINTS. RESTORATION TO INCLUDE BACKFILL WITH EXISTING SUB-GRADE MATERIAL AND #57 STONE AS BASE MATERIAL (COMPACT IN 6-INCH LIFTS) TO BOTTOM OF EXISTING PERVIOUS ASPHALT BASE, FOLLOWED BY PERMEABLE DESIGN MIX (IF AVAILABLE) OR FC-5 (FRICTION COURSE) MIX WITH A MINIMUM OF TWO 2-INCH AND A MAXIMUM OF TWO 3-INCH LIFTS. MAINTAIN INGRESS/EGRESS ON ALL DRIVES AND SIDE STREETS DURING CONSTRUCTION.
25. THE DEPARTMENT WILL REVIEW THE REVISIONS TO THE PLANS AND IF NEEDED CHANGES ARE NECESSARY THE DEPARTMENT WILL ADDRESS IT AT THAT TIME. THE CONTRACTOR WILL BE REQUIRED TO HAVE A PRE-CON MEETING TWO WEEKS PRIOR TO WORK IN THE STATE-OF-WAY.
26. THE ENGINEER-OF-RECORD (EOR) IS RESPONSIBLE TO UPDATE/ADD/REMOVE ANY SIGNS OR PAVEMENT MARKINGS THAT NEED TO BE UPDATED/ADDED/ REMOVED IN THE FIELD AND APPROVAL OF PLANS AND PERMIT BY FDOT DOES NOT LIMIT THIS REQUIREMENT. FIELD CHANGES, AS IT RELATES TO THIS SCOPE OF WORK, WILL BE DIRECTED BY THE EOR AND CONTRACTOR ADVISED ACCORDINGLY.

GENERAL NOTES:

1. TOPOGRAPHIC, AND TREE INFORMATION SHOWN HEREON IS TAKEN FROM A SURVEY ENTITLED "TOPOGRAPHIC SURVEY SITUATED IN THE SOUTHEAST QUARTER (SE ¼) OF SECTION 24, TOWNSHIP 16 SOUTH, RANGE 20 EAST, MARION COUNTY FLORIDA", PREPARED BY CHW PROFESSIONAL CONSULTANTS AND DATED JULY 29, 2024.
2. HORIZONTAL AND VERTICAL DATUM (NAVD88) ARE PER ABOVE REFERENCED SURVEY.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING NECESSARY MAINTENANCE OF TRAFFIC PLANS TO BE APPROVED BY FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) PRIOR TO MOBILIZATION.
4. ENGINEER IS NOT RESPONSIBLE FOR JOB SITE SAFETY OR SUPERVISION. CONTRACTOR IS TO PROCEED WITH THE DEMOLITION IN A SYSTEMATIC AND SAFE MANNER, FOLLOWING ALL OSHA REQUIREMENTS, TO ENSURE PUBLIC AND CONTRACTOR SAFETY.
5. ALL DEMOLITION ACTIVITIES ARE TO BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AS WELL AS ALL FEDERAL, STATE AND LOCAL REGULATIONS. ANY DISCREPANCIES OR DEVIATIONS SHALL BE IDENTIFIED BY THE CONTRACTOR TO THE ENGINEER IN WRITING PRIOR TO INITIATION OF SITE ACTIVITY.

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

REVISIONS

REV	DATE	DESCRIPTION	BY
05	10/07/24	REVISIONS PER FDOT ACCESS COMMENTS	JJS
04	9/7/24	REVISIONS PER FDOT ACCESS & FORCEMAIN RELOCATION	JJS
03	9/03/24	REVISION TO BUFFER PER RESOLUTION	JJS
02	8/01/24	REVISION PER COUNTY SWFWMD & FDOT REVIEW COMMENTS	JJS
01	6/12/24	REVISION PER ZONING APPROVAL, COUNTY & SWFWMD REVIEW COMMENTS	JJS

Sunshine811
Call 811 or visit sunshine811.com two full business days before digging to have buried facilities located and marked.
Check positive response codes before you dig!

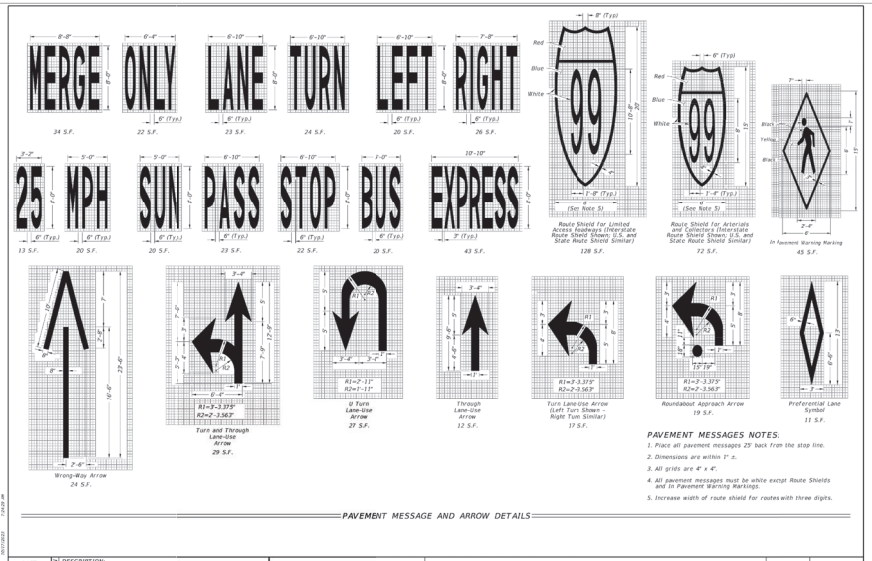
JOHN J. STOECKEL
FLORIDA PROFESSIONAL ENGINEER
LICENSE NO. 80758

PROJECT NAME:
MAJOR SITE PLAN
CORTA COMMONS
FOR
CORTA OCALA, LLC
SW HWY 200 - OCALA
MARION COUNTY, FLORIDA

SHEET TITLE
FDOT TURN LANE VERTICAL PLAN & SECTIONS

PROJECT NO: 23-3306
CHECKED BY: JJS
VERTICAL DATUM: NAVD 1988
DATE: 03/29/2024

SHEET NUMBER
C-202

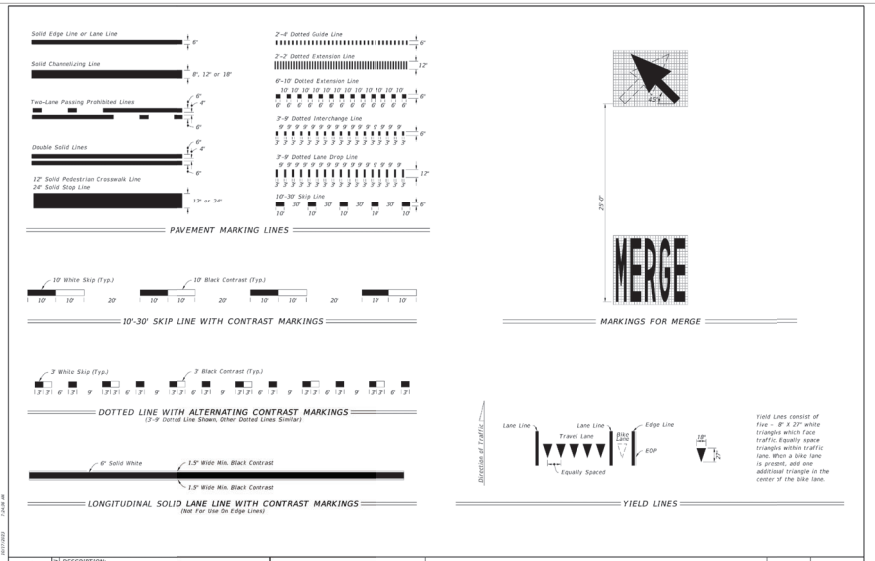


PAVEMENT MESSAGE AND ARROW DETAILS

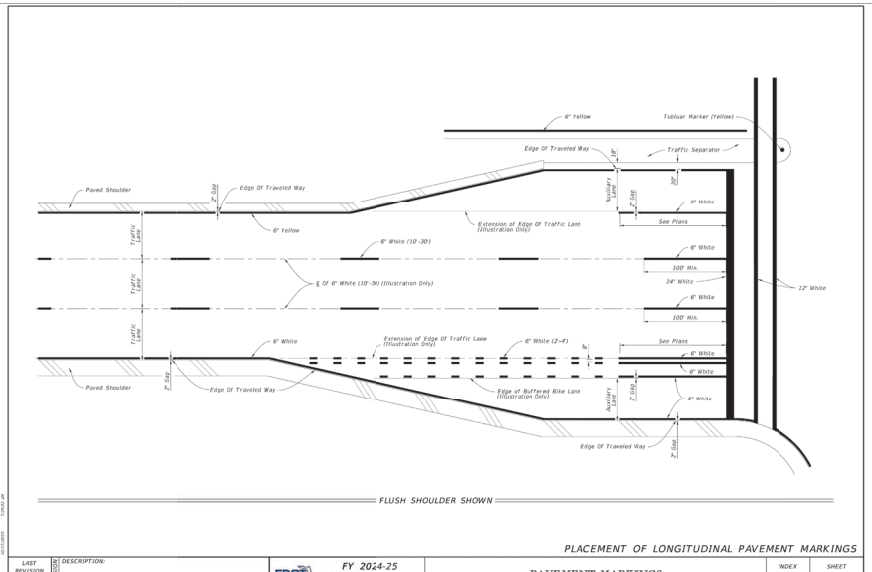
PAVEMENT MESSAGES NOTES:

1. Place all pavement messages 25' back from the stop line.
2. Dimensions are within 1" ±.
3. All grids are 4' x 4'.
4. All pavement messages must be white except Route Shields and In Pavement Warning Markings.
5. Increase width of route shield for routes with three digits.

LAST REVISION 11/01/21	DESCRIPTION:	FY 2024-25 STANDARD PLANS	PAVEMENT MARKINGS	INDEX 711-001	SHEET 1 of 13



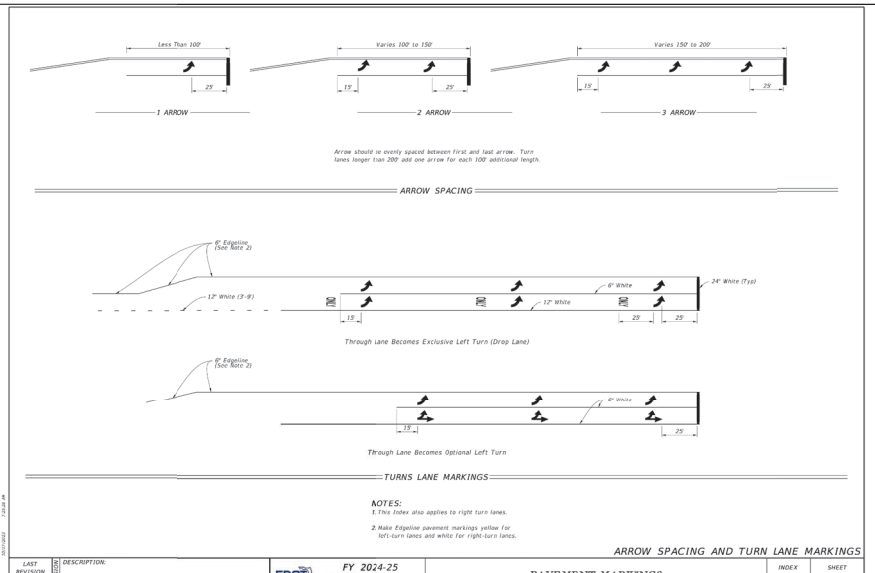
LAST REVISION 11/01/22	DESCRIPTION:	FY 2024-25 STANDARD PLANS	PAVEMENT MARKINGS	INDEX 711-001	SHEET 2 of 13



FLUSH SHOULDER SHOWN

PLACEMENT OF LONGITUDINAL PAVEMENT MARKINGS

LAST REVISION 11/01/21	DESCRIPTION:	FY 2024-25 STANDARD PLANS	PAVEMENT MARKINGS	INDEX 711-001	SHEET 6 of 13



NOTES:

1. This Index also applies to right turn lanes.
2. Make Edgeline pavement markings yellow for left-turn lanes and white for right-turn lanes.

ARROW SPACING AND TURN LANE MARKINGS

LAST REVISION 11/01/21	DESCRIPTION:	FY 2024-25 STANDARD PLANS	PAVEMENT MARKINGS	INDEX 711-001	SHEET 10 of 13

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REVISIONS

NO.	DATE	DESCRIPTION	BY
04	9/2024	REVISIONS PER FDOT ACCESS & FORCEMAIN RELOCATION	JJS
03	9/03/24	REVISION TO BUFFER PER RESOLUTION	JJS
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JOHN J. STOECKEL
FLORIDA PROFESSIONAL ENGINEER
LICENSE NO. 80758

PROJECT NAME:
MAJOR SITE PLAN
CORTA COMMONS
FOR
CORTA OCALA, LLC
SW HWY 200 - OCALA
MARION COUNTY, FLORIDA

SHEET TITLE
FDOT
RIGHT-OF-WAY
DETAILS

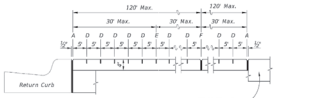
PROJECT NO:	23-3306
CHECKED BY:	JJS
VERTICAL DATUM:	NAVD 1988
DATE:	03/29/2024

SHEET NUMBER
C-203

GENERAL NOTES:

1. Construct sidewalks in accordance with Specification 522. Use 6" concrete for Sidewalks and Curb Ramps Located within Curb Returns (See Plan View). Install all other concrete with thickness as shown, unless otherwise detailed in the Plans.
2. Include detectable warnings on sidewalk curb ramps in accordance with Index 522-002.
3. For Driveways see Index 522-003.
4. Bond breaker material can be any impermeable coated or sheet membrane or preformed material having a thickness of not less than 6 mils and not more than ½".
5. Construct sidewalks with Edge Beam through the limits of any surface mounted Pedestrian/Bicycle Railing or Pipe Guiderail shown in the plans. (See RAILING DETAIL)

OPEN JOINTS



SAWED JOINTS

LONGITUDINAL SECTION

LEGEND:

A- ½" Expansion Joints (Preformed Joint Filler) between the sidewalk and; driveways, sidewalk-intersections, and all other fixed objects (e.g. drainage inlets and utility poles).

B- ½" Dummy Joints, Tooled

C- ½" Formed Open Joints

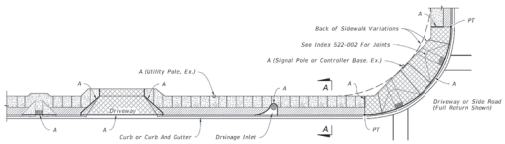
D- ⅝" Saw Cut Joints, 1½" Deep (within 96 hours) Max. 9' Centers

E- ⅝" Saw Cut Joints, 1½" Deep (within 12 hours) Max. 30' Centers Joint(s) Required When Length Exceeds 30.

F- ½" Expansion Joint When Run Of Sidewalk Exceeds 120'. Intermediate locations when called for in the plans or at locations as directed by the Engineer.

G- Cold Joint With Bond Breaker, Tooled

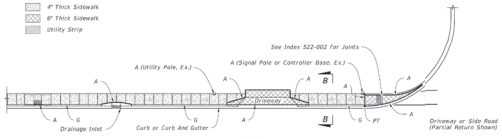
SIDEWALK JOINTS



PLAN

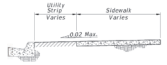
SIDEWALK WITH UTILITY STRIP

LEGEND:
- 4" Thick Sidewalk
- 6" Thick Sidewalk
- Utility Strip

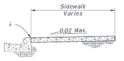


PLAN

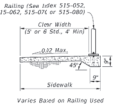
SIDEWALK WITHOUT UTILITY STRIP



SECTION A-A



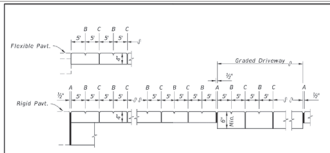
SECTION B-B



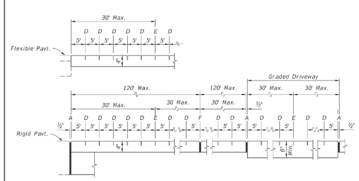
RAILING DETAIL

GENERAL NOTES AND CONCRETE SIDEWALK ON CURBED ROADWAYS

LAST REVISION	DESCRIPTION:	FY 2024-25 STANDARD PLANS	CONCRETE SIDEWALK	INDEX	SHEET
11/01/18				522-001	1 of 2



OPEN JOINTS



SAWED JOINTS

LONGITUDINAL SECTION

LEGEND:

A- ½" Expansion Joints (Preformed Joint Filler) between the sidewalk and driveways, sidewalk-intersections, and all other fixed objects (e.g. drainage inlets and utility poles).

B- ½" Dummy Joints, Tooled

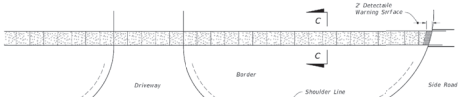
C- ½" Formed Open Joints

D- ⅝" Saw Cut Joints, 1½" Deep (within 96 hours) Max. 9' Centers

E- ⅝" Saw Cut Joints, 1½" Deep (within 12 hours) Max. 30' Centers Joint(s) Required When Length Exceeds 30

F- ½" Expansion Joint When Run Of Sidewalk Exceeds 120'. Intermediate locations when called for in the plans or at locations as directed by the Engineer.

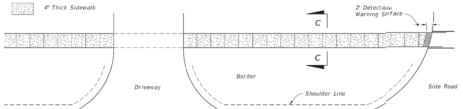
SIDEWALK JOINTS



PLAN

CONTINUOUS SIDEWALK

LEGEND:
- 4" Thick Sidewalk



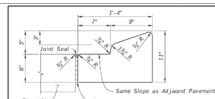
PLAN

DISCONTINUOUS SIDEWALK

SECTION C-C

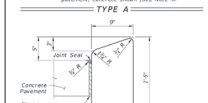
CONCRETE SIDEWALK ON FLUSH SHOULDER ROADWAYS

LAST REVISION	DESCRIPTION:	FY 2024-25 STANDARD PLANS	CONCRETE SIDEWALK	INDEX	SHEET
11/01/18				522-001	2 of 2



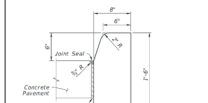
NOTE: For use adjacent to concrete or flexible pavement, concrete shown (See Note 4).

TYPE A



NOTE: For use adjacent to concrete or flexible pavement, concrete shown.

TYPE B

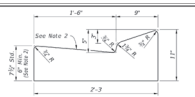


NOTE: For use adjacent to concrete or flexible pavement, concrete shown.

TYPE D

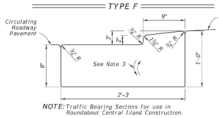
NOTES:

1. For Type A, Type B, and Type D Curb: Expansion joint, preformed joint filler and joint seal are required between curbs and concrete pavement only, see Sheet 3.
2. For Type E, Type F, Drop Curb, and Valley Gutter: When used on high side of roadways, match the cross slope of the gutter to the cross slope of the adjacent pavement. The thickness of the lip is 6", unless otherwise shown on Plans.
3. For Type RA, rotate entire section so that gutter cross slope matches slope of adjacent circulating roadway pavement.
4. For details depicting usage of Type A Curb adjacent to flexible pavement see Sheet 3.



TYPE E

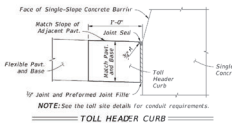
TYPE F



NOTE: Traffic Bearing Sections for use in Roundabout Central Island Construction.

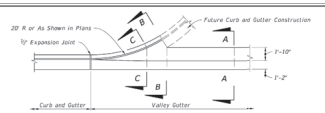
TYPE RA

DROP CURB

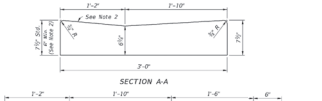


NOTE: See the toll site details for conduit requirements.

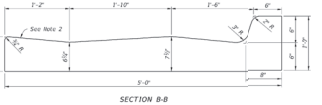
TOLL HEADER CURB



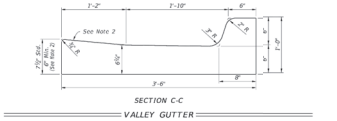
PLAN VIEW



SECTION A-A

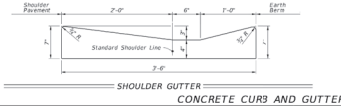


SECTION B-B



SECTION C-C

VALLEY GUTTER



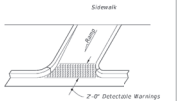
SHOULDER GUTTER

CONCRETE CURB AND GUTTER

LAST REVISION	DESCRIPTION:	FY 2024-25 STANDARD PLANS	CURB AND GUTTER	INDEX	SHEET
11/01/21				520-001	2 of 3

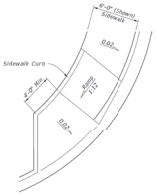
ISOMETRIC VIEW

OPTION A



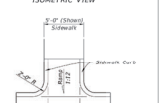
OPTION B

ISOMETRIC VIEW



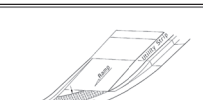
PLAN VIEW

(CR-D)

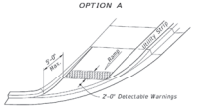


PLAN VIEW

(CR-E)

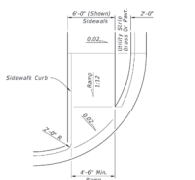


OPTION A



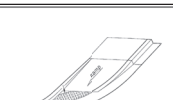
OPTION B

ISOMETRIC VIEW



PLAN VIEW

(CR-F)



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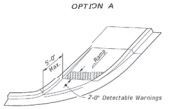
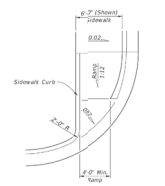


OPTION B

ISOMETRIC VIEW



PLAN VIEW

(CF-G)

SIDEWALK CURB RAMPS CR-D, CR-E, CR-F & CR-G

LAST REVISION	DESCRIPTION:	FY 2024-25 STANDARD PLANS	DETECTABLE WARNINGS AND SIDEWALK CURB RAMPS	INDEX	SHEET
11/01/21				522-002	4 of 7

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FLORIDA BUSINESS REGISTRY NO. 34448

REVISIONS

REV	DATE	DESCRIPTION	BY
04	9/2024	REVISIONS PER FDOT ACCESS & FORCEMAIN RELOCATION	JJS
03	9/2024	REVISION TO BUFFER PER RESOLUTION	JJS
02	8/2024	REVISION PER COUNTY, SWFWMD & FDOT REVIEW COMMENTS	JJS
01	6/2024	REVISION PER ZONING APPROVAL, COUNTY & SWFWMD REVIEW COMMENTS	JJS

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JOHN J. STOECKEL
FLORIDA PROFESSIONAL ENGINEER
LICENSE NO. 80758

PROJECT NAME:

MAJOR SITE PLAN
CORTA COMMONS

FOR

CORTA OCALA, LLC

SW HWY 200 - OCALA
MARION COUNTY, FLORIDA

SHEET TITLE

FDOT
RIGHT-OF-WAY
DETAILS

PROJECT NO:	23-3306
CHECKED BY:	JJS
VERTICAL DATUM:	NAVD 1988
DATE:	03/29/2024

SHEET NUMBER

C-204

OWNER 1:

A. SALDARRIAGA TRUST
17643 SAWGRASS RUN
TAVARES, FL 32778

OWNER 2:

WHITEHILL OF OCALA LLC
2290 SW 37TH STREET
OCALA, FL 34471

APPLICANT:

CORTA OCALA LLC
12632 SW 92ND AVE
MIAMI, FL 33157

PARCEL INFORMATION:

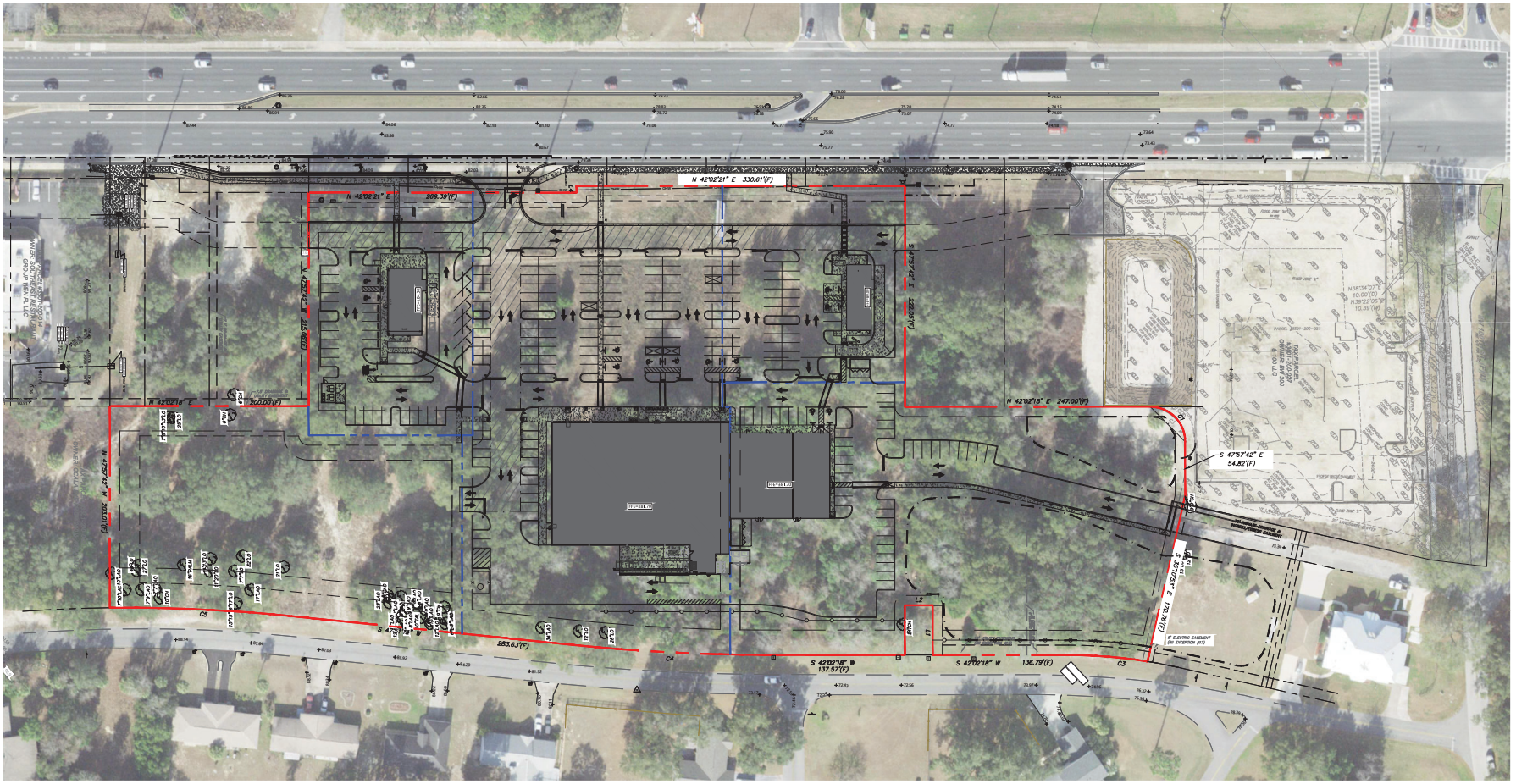
- EXISTING ZONING DESIGNATION: B-2 (COMMERCIAL BUSINESS)
- PROPOSED ZONING DESIGNATION: PUD (PLANNED UNIT DEVELOPMENT)
- PARCEL ID:

A. SALDARRIAGA TRUST (OWNER 1)		WHITEHILL OF OCALA LLC (OWNER 2)
3501-200-023	3501-200-039	3501-400-003
3501-200-022	3501-200-038	3501-400-004
3501-200-021	3501-200-037	
3501-200-020	3501-200-036	
3501-200-019	3501-200-035	
3501-200-018	3501-200-034	
3501-200-040		

- SITE AREA: ±8.76 ACRES
- TOTAL WETLANDS: 0.0 ACRES
- PHYSICAL ADDRESS: PENDING
- FUTURE LAND USE (FLUM): COMMERCIAL (0 - 8 DU/AC; FAR 1.0)
- EXISTING USE: VACANT
- PROPOSED USE: SHOPPING PLAZA (RETAIL & RESTAURANT)
- LANDSCAPE BUFFERS SHALL BE 15-FT FRONT YARD, 10-FT SIDE YARD, AND 10-FT REAR YARD, FURTHER IN ACCORDANCE WITH MARION COUNTY DEVELOPMENT CODE SECTION 6.8.6.
- A RECIPROCAL EASEMENT AGREEMENT (REA) WILL BE PREPARED AND RECORDED FOR BETWEEN THE PROPOSED PARCELS AND OWNERSHIP TO BENEFIT BOTH THE DEVELOPMENT AND ADJACENT PROPERTIES IMPACTED.

GENERAL NOTES:

1. BOUNDARY, TOPOGRAPHIC, AND TREE INFORMATION SHOWN HEREON TAKEN FROM A SURVEY ENTITLED "ALTA/NSPS LAND TITLE SURVEY LOCATED IN SECTIONS 24 & 25, TOWNSHIP[15 SOUTH, RANGE 20 EAST, MARION COUNTY, FLORIDA", PREPARED BY CHW PROFESSIONAL CONSULTANTS, DATED MARCH 18, 2023
2. THE HORIZONTAL & VERTICAL DATUMS PER ABOVE REFERENCED SURVEY.
3. ACCORDING TO THE FLOOD INSURANCE MAP FOR MARION COUNTY, FLORIDA, COMMUNITY PANEL NUMBER 120160, MAP PANEL NUMBER 12083C0684E, EFFECTIVE DATE APRIL 19, 2017, THE SUBJECT PARCEL APPEARS TO FALL WITHIN SPECIAL FLOOD HAZARD ZONE 'X' AND 'AE'. THE 'AE' AREA APPEARS TO FALL WITHIN THE TOP OF BANK LIMITS OF THE POND WITHIN LOT 3 OF SAMIRA VILLAS AS DEPICTED ON THE SURVEY REFERENCED ABOVE, BASE FLOOD ELEVATION OF 70.2-FT (NAVD88).
4. SUBSURFACE INFORMATION SHOWN HEREON IS TAKEN FROM A REPORT ENTITLED "GEOTECHNICAL INVESTIGATION, PROPOSED SPROUTS AND ROSS RETAIL DEVELOPMENT, STATE ROAD 200 AND SOUTHWEST 100TH STREET, OCALA, MARION COUNTY, FLORIDA" PREPARED BY ANDREYEV ENGINEERING, INC. DATED NOVEMBER 3, 2022



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FLORIDA BUSINESS REGISTRY NO. 34448

REVISIONS

REV	DATE	DESCRIPTION	BY
07	11/07/24	UPDATED PLANS FROM RE-DESIGN FOR PERMIT MODIFICATION SUBMITTAL	JJS
06	10/17/24	RE-DESIGN OF CROSS ACCESS & LOWERED STR AT TSC	JJS
05	10/07/24	REVISIONS PER FDOT ACCESS COMMENTS & ON-SITE CROSS ACCESS/POND	JJS
04	9/12/24	REVISIONS PER FDOT ACCESS & FORCEMAIN RELOCATION	JJS
03	9/03/24	REVISION TO BUFFER PER RESOLUTION	JJS
02	8/01/24	REVISION PER COUNTY, SWFWMD & FDOT REVIEW COMMENTS	JJS
01	6/12/24	REVISION PER ZONING APPROVAL, COUNTY & SWFWMD REVIEW COMMENTS	JJS

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JOHN J. STOECKEL
FLORIDA PROFESSIONAL ENGINEER
LICENSE NO. 80758

PROJECT NAME:

MAJOR SITE PLAN
CORTA COMMONS

FOR

CORTA OCALA, LLC

SW HWY 200 - OCALA
MARION COUNTY, FLORIDA

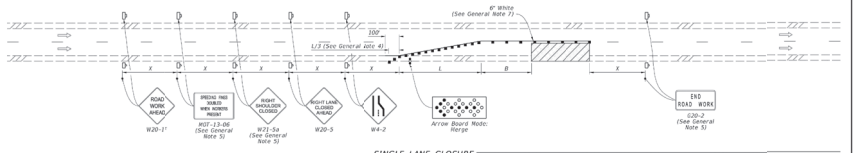
SHEET TITLE

OVERALL SITE PLAN W/ AERIAL

PROJECT NO: 23-3306
CHECKED BY: JJS
VERTICAL DATUM: NAVD 1988
DATE: 03/29/2024

SHEET NUMBER

C-101



SINGLE LANE CLOSURE

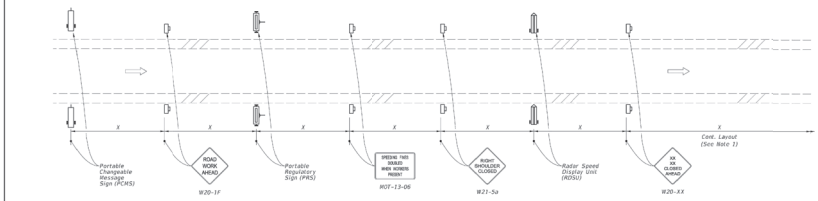
SYMBOLS:

- Work Area
- Channelizing Device (See Index 102-600)
- Work Zone Sign
- Arrow Board
- Lane Identification and Direction of Traffic

GENERAL NOTE:

1. L = Taper Length
   B = Buffer Length
   X = Work Zone Sign Distance
   See Index 102-400 for "L", "B", "X", and channelizing device spacing values.
2. On undivided highways the median signs as shown are to be omitted.
3. On limited access facilities, omit "Right Shoulder Closed" signs (W21-5a) and associated work zone sign spacing distances.
4. If the paved shoulder is less than 4' in width, omit the taper and channelizing devices from the paved shoulder.
5. The "Speeding Fines Doubled When Workers Present" signs (MOT-13-06) and "End Road Work" signs (G20-2) and "Right Shoulder Closed" (W21-5a), along with associated work zone sign distances, may be omitted when the work operation will be in place for 24 hours or less. For Single Lane Closures, arrow boards and buffer (B) may also be omitted when the work operation will be in place for 60 minutes or less and the speed limit is 45 mph or less.
6. Use inverted pie of the illustrations for work on left side of roadways.
7. Temporary pavement markings may be omitted when the work operation is in place for 3 day; or less.

LAST REVISION 11/01/21	DESCRIPTION:	FY 2024-25 STANDARD PLANS	MULTILANE ROADWAY, LANE CLOSURES	INDEX 102-613	SHEET 1 of 5



MOTORIST AWARENESS SYSTEM

SYMBOLS:

- Work Zone Sign
- (1) PCMS= Portable Changeable (Variable) Message Sign
- (2) PRS= Portable Regulatory Sign-Speed Limit When Flashing
- (2) RSDU= Radar Speed Display Unit
- Lane Identification and Direction of Traffic

NOTES:

1. Use the Motorist Awareness System (MAS) for lane closures of at least 5 days (consecutive or not) on multilane divided facilities with a posted speed of 55 mph or greater when workers are present and not protected by a barrier.
2. Locate the Motorist MAS devices (i.e., PCMS, PRS, and RDSU) within the advance warning signs as shown. Continue with the remainder of the work zone signs and devices in accordance with the Plans or Standard Plans after the appropriate "Lane Closed Ahead" (W20-1X) sign.
3. For a posted speed of 65 mph or greater, display speed with a ten mph reduction. For a posted speed of 60 mph, display a reduced speed of 55 mph. For areas outside of the lane closure, use the posted speed as the work zone speed.
4. Omit the PCMS in the median for roadways with three lanes or less in the same direction of traffic.

TYPICAL PCMS DISPLAY:

With speed reduction:
Message 1: WORKERS PRESENT AHEAD
Message 2: SPEED REDUCED NEXT XXMI

Without speed reduction:
Message 1: WORKERS PRESENT AHEAD
Message 2: NEXT XX MILES

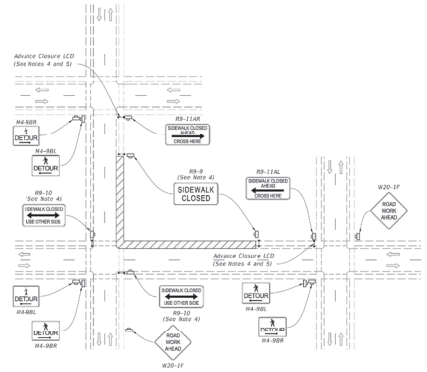
LAST REVISION 11/01/21	DESCRIPTION:	FY 2024-25 STANDARD PLANS	MULTILANE ROADWAY, LANE CLOSURES	INDEX 102-613	SHEET 5 of 5

NOTES:

1. Cover or deactivate pedestrian traffic signal display(s) controlling closed crosswalks.
2. Place pedestrian LCDs across the full width of the closed sidewalk.
3. For post mounted signs located near or adjacent to a sidewalk, maintain a minimum 7' clearance from the bottom of the sign panel to the surface of the sidewalk.
4. "Sidewalk Closed" signs (R9-XX) may be mounted on pedestrian LCDs in accordance with the manufacturer's instructions.
5. Omit the Advance Closure LCD if it blocks access to other pedestrian facilities (e.g., transit stops, residences, or business entrances).

SYMBOLS:

- Work Area
- Work Zone Sign
- Pedestrian Longitudinal Channelizing Device (LCD)
- Lane Identification and Direction of Traffic



PEDESTRIAN DETOUR

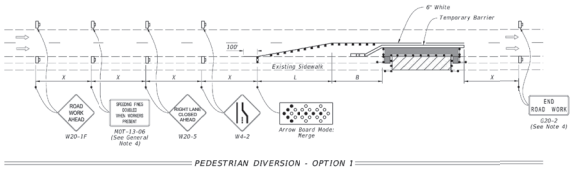
LAST REVISION 11/01/20	DESCRIPTION:	FY 2024-25 STANDARD PLANS	SIDEWALK CLOSURE	INDEX 102-660	SHEET 1 of 2

NOTES:

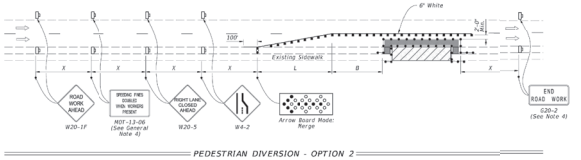
1. L = Taper Length
   B = Buffer Length
   X = Work Zone Sign Distance
   See Index 102-600 for "L", "B", "X", channelizing device spacing values.
2. Provide a 5' wide temporary pedestrian way with a maximum cross-slope of 0.02, except where space restrictions warrant a minimum width of 4'. Provide a 5' x 5' passing space for temporary pedestrian ways less than 5' in width at intervals not to exceed 200'.
3. When temporary pedestrian ways require curb ramps, meet the requirements of Index 522-002. Detectable warnings are not required for curb ramps diverting pedestrian traffic into a closed lane.
4. The "Speeding Fines Doubled When Workers Present" signs (MOT-13-06) and "End Road Work" signs (G20-2), along with associated work zone sign distances, may be omitted when the work operation will be in place for 24 hours or less.
5. Pedestrian Diversion Option 2 may only be used when called for in the Plans or as approved by an Engineer.

SYMBOLS:

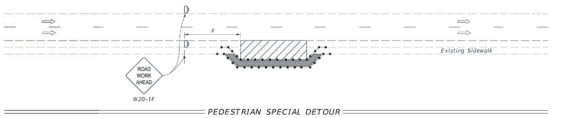
- Work Area
- Temporary Pedestrian Way
- Channelizing Device (See Index 102-600)
- Pedestrian Longitudinal Channelizing Device (LCD)
- Work Zone Sign
- Arrow Board
- Crash Cushion
- Lane Identification and Direction of Traffic



PEDESTRIAN DIVERSION - OPTION 1
(Temporary Barrier Shown, Low Profile Barrier Similar)



PEDESTRIAN DIVERSION - OPTION 2
(Work Zone Speed 45 mph or Less)



PEDESTRIAN SPECIAL DETOUR

LAST REVISION 11/01/23	DESCRIPTION:	FY 2024-25 STANDARD PLANS	SIDEWALK CLOSURE	INDEX 102-660	SHEET 2 of 2

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FLORIDA BUSINESS REGISTRY NO. 34448

REVISIONS

NO.	DATE	DESCRIPTION	BY
04	9/7/24	REVISIONS PER FDOT ACCESS & FORCEMAIN RELOCATION	JJS
03	9/5/24	REVISION TO BUFFER PER RESOLUTION	JJS
02	8/01/24	REVISION PER COUNTY, SWFWMD & FDOT REVIEW COMMENTS	JJS
01	6/1/24	REVISION PER ZONING APPROVAL, COUNTY & SWFWMD REVIEW COMMENTS	JJS

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FLORIDA PROFESSIONAL ENGINEER
LICENSE NO. 80758

PROJECT NAME:
MAJOR SITE PLAN
CORTA COMMONS
FOR
CORTA OCALA, LLC
SW HWY 200 - OCALA
MARION COUNTY, FLORIDA

SHEET TITLE
MAINTENANCE OF TRAFFIC FDOT DETAILS

PROJECT NO: 23-3306
CHECKED BY: JJS
VERTICAL DATUM: NAVD 1988
DATE: 03/29/2024
SHEET NUMBER
C-206

GENERAL NOTES:

1. BOUNDARY, TOPOGRAPHIC, AND TREE INFORMATION SHOWN HEREON TAKEN FROM A SURVEY ENTITLED "ALTA/NSPS LAND TITLE SURVEY LOCATED IN SECTIONS 24 & 25, TOWNSHIP[15 SOUTH, RANGE 20 EAST, MARION COUNTY, FLORIDA", PREPARED BY CHW PROFESSIONAL CONSULTANTS, DATED MARCH 18, 2023
2. THE HORIZONTAL & VERTICAL DATUMS PER ABOVE REFERENCED SURVEY.
3. ACCORDING TO THE FLOOD INSURANCE MAP FOR MARION COUNTY, FLORIDA, COMMUNITY PANEL NUMBER 120160, MAP PANEL NUMBER 12083C0684E, EFFECTIVE DATE APRIL 19, 2017, THE SUBJECT PARCEL APPEARS TO FALL WITHIN SPECIAL FLOOD HAZARD ZONE 'X' AND 'AE'. THE 'AE' AREA APPEARS TO FALL WITHIN THE TOP OF BANK LIMITS OF THE POND WITHIN LOT 3 OF SAHARA VILLAS AS DEPICTED ON THE SURVEY REFERENCED ABOVE, BASE FLOOD ELEVATION OF 70.2-FT (NAVD88).
4. SUBSURFACE INFORMATION SHOWN HEREON IS TAKEN FROM A REPORT ENTITLED "GEOTECHNICAL INVESTIGATION, PROPOSED SPROUTS AND ROSS RETAIL DEVELOPMENT, STATE ROAD 200 AND SOUTHWEST 100TH STREET, OCALA, MARION COUNTY, FLORIDA" PREPARED BY ANDREYEV ENGINEERING, INC. DATED NOVEMBER 3, 2022
5. ALL CONSTRUCTION SHALL COMPLY WITH ALL REQUIREMENTS AND PERMIT CONDITIONS FROM LOCAL, STATE, AND FEDERAL AGENCIES, AS APPLICABLE. THE CONTRACTOR SHALL KEEP A COPY OF ALL PERMITS AND APPROVED CONSTRUCTION DOCUMENTS ON-SITE, AT ALL TIMES. ALL APPLICABLE PERMITS SHALL BE OBTAINED PRIOR TO COMMENCEMENT OF CONSTRUCTION.

VERTICAL DATUM

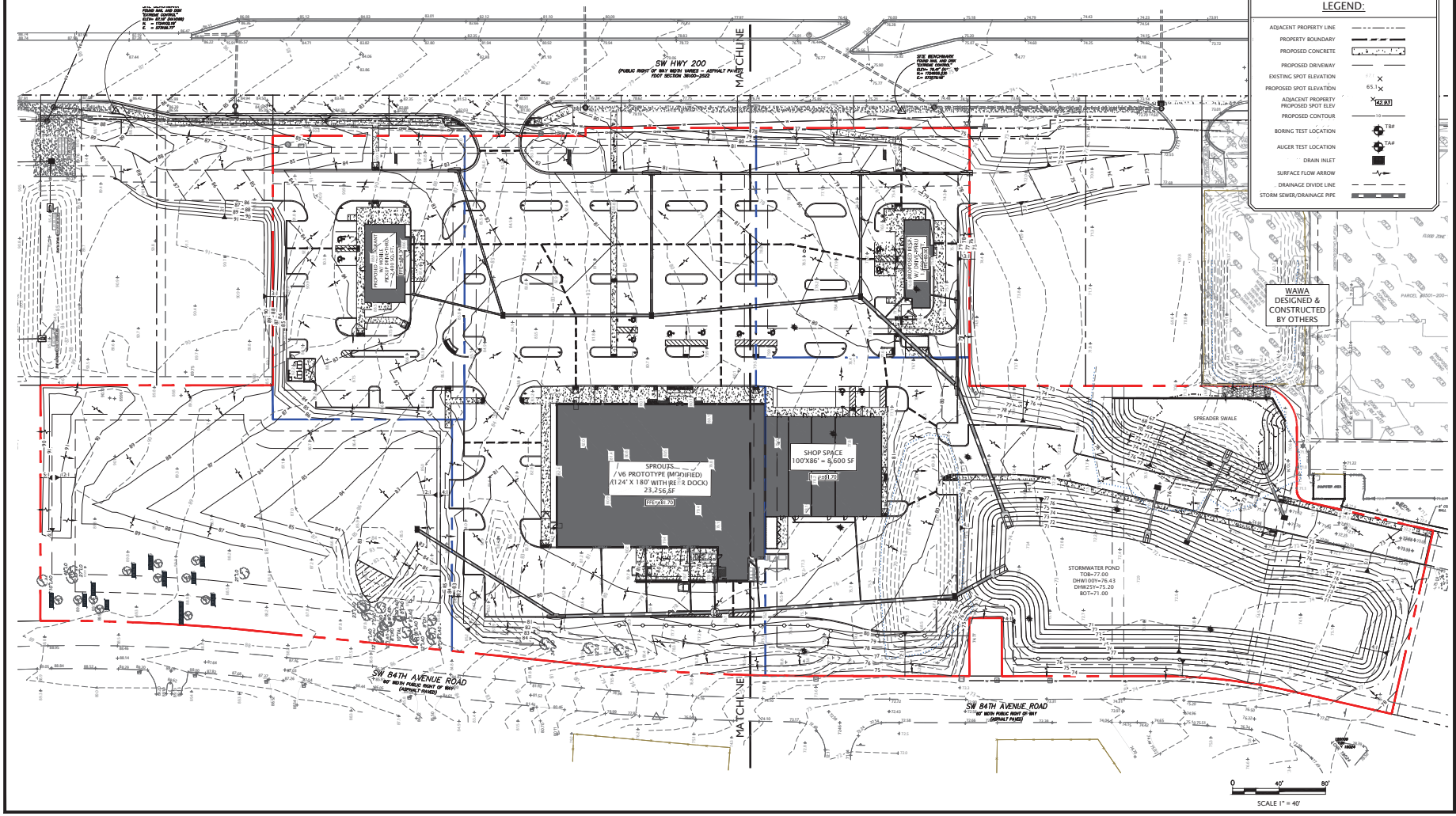
ELEVATION SHOWN HEREON ARE BASED ON NAVD 1988 (NAVD88) AND SAID ELEVATIONS ARE BASED ON BENCHMARKS RESEARCHED BY THE SURVEYOR.

GRADING NOTES:

1. PROPOSED GRADE ELEVATIONS SHOWN AT BUILDING LINE ARE GROUND ELEVATIONS.
2. PROPOSED SPOT ELEVATIONS IN PAVEMENT AREAS ARE TOP OF FINISHED PAVEMENT.
3. A QUALIFIED TESTING LABORATORY SHALL PERFORM ALL TESTING NECESSARY TO ASSURE COMPLIANCE OF THE IN-PLACE MATERIALS AS REQUIRED BY THESE PLANS AND THE VARIOUS AGENCIES. SHOULD ANY RETESTING BE REQUIRED DUE TO THE FAILURE OF ANY TESTS TO MEET THE REQUIREMENTS, THE CONTRACTOR WILL BEAR ALL COSTS OF SAID RETESTING.
4. ALL DELETERIOUS SUBSURFACE MATERIAL (I.E. MUCK, PEAT, BURIED DEBRIS) IS TO BE EXCAVATED IN ACCORDANCE WITH THESE PLANS OR AS DIRECTED BY THE OWNER, OWNER'S REPRESENTATIVE, OR THE OWNERS ENGINEER. EXCAVATED AREAS ARE TO BE BACKFILLED WITH APPROVED MATERIALS AND COMPACTED AS SHOWN ON THESE PLANS. CONTRACTOR IS RESPONSIBLE FOR ACQUIRING ANY PERMITS THAT ARE NECESSARY FOR REMOVING DELETERIOUS MATERIAL FROM THE SITE.
5. IT MAY BE NECESSARY TO FIELD ADJUST PAVEMENT ELEVATIONS TO PRESERVE THE ROOT SYSTEMS OF TREES SHOWN TO BE SAVED. CONTRACTOR TO COORDINATE WITH OWNER'S ENGINEER PRIOR TO ANY ELEVATION CHANGES.
6. CONTRACTOR SHALL SAWCUT, TACK AND MATCH EXISTING PAVEMENT AT LOCATIONS WHERE NEW PAVEMENT MEETS EXISTING PAVEMENT AS SHOWN ON THE DETAILS HEREIN.
7. CONTRACTOR TO PROVIDE A 1/2" TO 1" BITUMINOUS EXPANSION JOINT MATERIAL WITH SEALER AT ABUTMENT OF CONCRETE AND OTHER MATERIALS (STRUCTURES, OTHER PLACED CONCRETE, ETC.)
8. THE CONTRACTOR WILL STABILIZE, BY SEED AND MULCH, SOD, OR OTHER APPROVED MATERIALS, ANY DISTURBED AREAS WITHIN ONE WEEK FOLLOWING CONSTRUCTION OF THE UTILITY SYSTEMS AND PAVEMENT AREAS. CONTRACTOR SHALL MAINTAIN SUCH AREAS UNTIL FINAL ACCEPTANCE BY OWNER.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXCAVATIONS AGAINST COLLAPSE AND WILL PROVIDE BRACING, SHEETING OR SHORING AS NECESSARY. DEWATERING METHODS SHALL BE USED AS REQUIRED TO KEEP TRENCHES DRY WHILE PIPE AND APPURTENANCES ARE BEING PLACED.
10. EROSION & SEDIMENT CONTROL PRACTICES SHALL BE INSTALLED & REMAIN COMPLIANT WITH LOCAL AND STATE REGULATIONS THROUGHOUT DURATION OF CONSTRUCTION.
11. DOWNSPOUTS SHALL BE CONNECT TO THE SITE DRAINAGE NETWORK WITH THE MOST DIRECT CONNECTION POSSIBLE UTILIZING INSERTA-TEE PRODUCT WITH A PERPENDICULAR ALIGNMENT OR OTHERWISE APPROVED.

TESTING & INSPECTION REQUIREMENTS (PAVING/GRADING)

1. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING APPLICABLE TESTING WITH THE SOILS ENGINEER. TESTS WILL BE REQUIRED PURSUANT WITH SITE SPECIFIC GEOTECHNICAL REPORT FOR THE SITE, AS WELL AS THE TESTING SCHEDULE REQUIRED BY FDOT AND THE AFFECTED MUNICIPALITY. UPON COMPLETION OF WORK, THE SOILS ENGINEER WILL SUBMIT CERTIFICATIONS TO THE OWNER AND OWNER'S ENGINEER STATING THAT ALL REQUIREMENTS HAVE BEEN MET.
2. A QUALIFIED TESTING LABORATORY SHALL PERFORM ALL TESTING NECESSARY TO ASSURE COMPLIANCE OF THE IN-PLACE MATERIALS AS REQUIRED BY THESE PLANS AND THE VARIOUS AGENCIES. CONSIDERATION SHOULD BE GIVEN, ALTHOUGH NOT REQUIRED, TO THE GEOTECHNICAL ENGINEER PROVIDING RECOMMENDATIONS FOR THIS SITE PROJECT. SHOULD ANY RETESTING BE REQUIRED DUE TO THE FAILURE OF ANY TESTS TO MEET THE REQUIREMENTS, THE CONTRACTOR WILL BEAR ALL COSTS OF SAID RETESTING.



LEGEND:

- ADJACENT PROPERTY LINE
- PROPERTY BOUNDARY
- PROPOSED CONCRETE
- PROPOSED DRIVEWAY
- EXISTING SPOT ELEVATION
- PROPOSED SPOT ELEVATION (65.1)
- ADJACENT PROPERTY PROPOSED SPOT ELEV (42.93)
- PROPOSED CONTOUR (10)
- BORING TEST LOCATION (TB#)
- AUGER TEST LOCATION (TA#)
- DRAIN INLET
- SURFACE FLOW ARROW
- DRAINAGE DIVIDE LINE
- STORM SEWER/DRAINAGE PIPE

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FLORIDA BUSINESS REGISTRY NO. 34448

REV	DATE	DESCRIPTION	BY
12	5/08/25	REVISED PER SWFWMD RAI MODIFICATION COMMENTS	JJS
11	4/16/25	REVISED PER SW 100TH ACCESS MODIFICATION	JJS
10	2/27/25	REVISED PER SHOPES UTILITY MODIFICATIONS & REVIEW COMMENTS	JJS
09	1/22/24	REVISED PER FDEP WASTEWATER PERMIT REVIEW	JJS
08	1/07/24	PERMIT MODIFICATION & REVISION - ACCESS, UTILITY, DRAINAGE	JJS
07	11/07/24	UPDATED PLANS FROM RE-DESIGN FOR PERMIT MODIFICATION SUBMITTAL	JJS
06	10/17/24	RE-DESIGN OF CROSS ACCESS & LOWERED SITE AT TSC	JJS
05	10/07/24	REVISIONS PER FDOT ACCESS COMMENTS & ON-SITE CROSS ACCESS/POND	JJS
04	9/30/24	REVISIONS PER FDOT ACCESS & PORCHMAN RELOCATION	JJS
03	9/05/24	REVISION TO BUFFER PER RESOLUTION	JJS
02	8/01/24	REVISION PER COUNTY, SWFWMD & FDOT REVIEW COMMENTS	JJS

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PROJECT NAME:

MAJOR SITE PLAN
CORTA COMMONS

FOR

CORTA OCALA, LLC

SW HWY 200 - OCALA
MARION COUNTY, FLORIDA

SHEET TITLE

GRADING & DRAINAGE PLAN

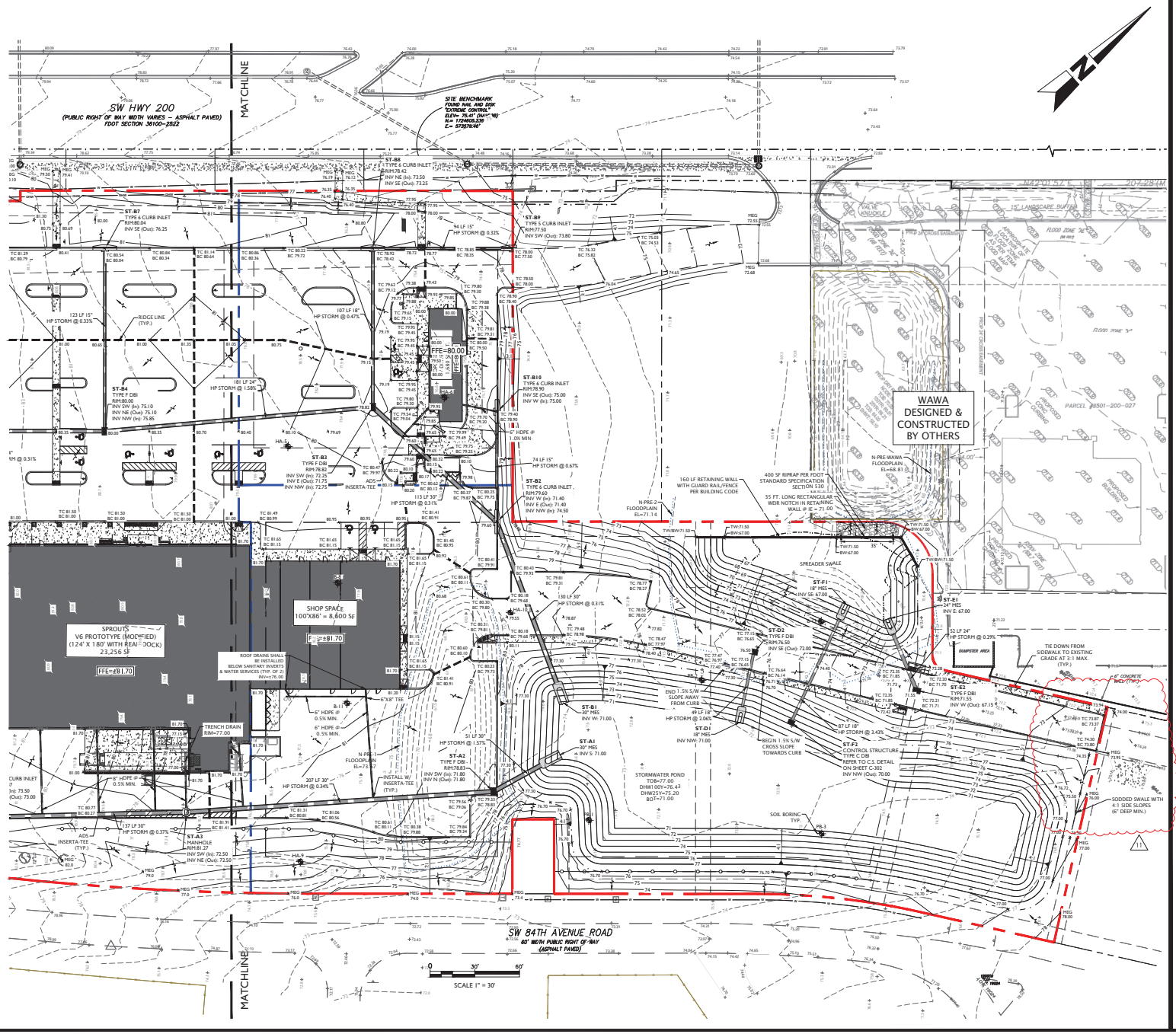
PROJECT NO: 23-3306
CHECKED BY: JJS
VERTICAL DATUM: NAVD 1988
DATE: 03/29/2024

SHEET NUMBER

C-301

GENERAL NOTES:

1. BOUNDARY, TOPOGRAPHIC, AND TREE INFORMATION SHOWN HEREON TAKEN FROM A SURVEY ENTITLED "ALTA/NSPS LAND TITLE SURVEY LOCATED IN SECTIONS 24 & 25, TOWNSHIP[15 SOUTH, RANGE 20 EAST, MARION COUNTY, FLORIDA", PREPARED BY CHW PROFESSIONAL CONSULTANTS, DATED MARCH 18, 2023
2. THE HORIZONTAL & VERTICAL DATUMS PER ABOVE REFERENCED SURVEY.
3. ACCORDING TO THE FLOOD INSURANCE MAP FOR MARION COUNTY, FLORIDA, COMMUNITY PANEL NUMBER 120160, MAP PANEL NUMBER 12083C0684E, EFFECTIVE DATE APRIL 19, 2017, THE SUBJECT PARCEL APPEARS TO FALL WITHIN SPECIAL FLOOD HAZARD ZONE 'X' AND 'AE'. THE 'AE' AREA APPEARS TO FALL WITHIN THE TOP OF BANK LIMITS OF THE POND WITHIN LOT 3 OF SAMIRA VILLAS AS DEPICTED ON THE SURVEY REFERENCED ABOVE., BASE FLOOD ELEVATION OF 70.2-FT (NAVD88).
4. SUBSURFACE INFORMATION SHOWN HEREON IS TAKEN FROM A REPORT ENTITLED "GEOTECHNICAL INVESTIGATION, PROPOSED SPROUTS AND ROSS RETAIL DEVELOPMENT, STATE ROAD 200 AND SOUTHWEST 100TH STREET, OCALA, MARION COUNTY, FLORIDA" PREPARED BY ANDREYEV ENGINEERING, INC. DATED NOVEMBER 3, 2022
5. ALL CONSTRUCTION SHALL COMPLY WITH ALL REQUIREMENTS AND PERMIT CONDITIONS FROM LOCAL, STATE, AND FEDERAL AGENCIES, AS APPLICABLE. THE CONTRACTOR SHALL KEEP A COPY OF ALL PERMITS AND APPROVED CONSTRUCTION DOCUMENTS ON-SITE, AT ALL TIMES. ALL APPLICABLE PERMITS SHALL BE OBTAINED PRIOR TO COMMENCEMENT OF CONSTRUCTION.



LEGEND:

- ADJACENT PROPERTY LINE
- PROPERTY BOUNDARY
- PROPOSED CONCRETE
- PROPOSED DRIVEWAY
- EXISTING SPOT ELEVATION
- PROPOSED SPOT ELEVATION
- ADJACENT PROPERTY PROPOSED SPOT ELEV
- PROPOSED CONTOUR
- BORING TEST LOCATION
- AUGER TEST LOCATION
- DRAIN INLET
- SURFACE FLOW ARROW
- DRAINAGE DIVIDE LINE
- STORM SEWER/DRAINAGE PIPE

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

REV	DATE	DESCRIPTION	BY
13	9/05/24	REVISION TO BUFFER PER RESOLUTION	JJS
12	8/01/24	REVISION PER COUNTY, SWFWMD & FDOT REVIEW COMMENTS	JJS
11	6/18/24	REVISIONS PER FDOT ACCESS COMMENTS & ON-SITE CROSS ACCESS/POND	JJS
10	5/07/24	REVISIONS PER FDOT ACCESS & PORCHMAN RELOCATION	JJS
09	4/01/24	RE-DESIGN OF CROSS ACCESS & LOWERED SITE AT TSC	JJS
08	3/01/24	PERMIT MODIFICATION & REVISION - ACCESS, UTILITY, DRAINAGE	JJS
07	11/07/24	UPDATED PLANS FROM RE-DESIGN FOR PERMIT MODIFICATION SUBMITTAL	JJS
06	10/17/24	REVISIONS PER FDOT ACCESS COMMENTS & ON-SITE CROSS ACCESS/POND	JJS
05	9/03/24	REVISIONS PER FDOT ACCESS & FORCEMAIN RELOCATION	JJS
04	7/30/24	REVISIONS PER COUNTY & SWFWMD REVIEW COMMENTS	JJS
03	6/25/24	REVISIONS PER FDOT & SWFWMD REVIEW COMMENTS	JJS
02	5/08/24	REVISIONS PER FDOT & SWFWMD REVIEW COMMENTS	JJS
01	4/16/24	REVISIONS PER SWFWMD RAI MODIFICATION COMMENTS	JJS
00	2/27/24	INITIAL SUBMITTAL	JJS

REVISIONS

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JOHN J. STOECKEL
FLORIDA PROFESSIONAL ENGINEER
LICENSE NO. 80758

PROJECT NAME:

MAJOR SITE PLAN
CORTA COMMONS

FOR

CORTA OCALA, LLC

SW HWY 200 - OCALA
MARION COUNTY, FLORIDA

SHEET TITLE

GRADING & DRAINAGE PLAN

PROJECT NO: 23-3306
CHECKED BY: JJS
VERTICAL DATUM: NAVD 1988
DATE: 03/29/2024
SHEET NUMBER

C-302

GENERAL NOTES:

1. BOUNDARY, TOPOGRAPHIC, AND TREE INFORMATION SHOWN HEREON TAKEN FROM A SURVEY ENTITLED "ALTA/NSPS LAND TITLE SURVEY LOCATED IN SECTIONS 24 & 25, TOWNSHIP 15 SOUTH, RANGE 20 EAST, MARION COUNTY, FLORIDA", PREPARED BY CHW PROFESSIONAL CONSULTANTS, DATED MARCH 18, 2023
2. THE HORIZONTAL & VERTICAL DATUMS PER ABOVE REFERENCED SURVEY.
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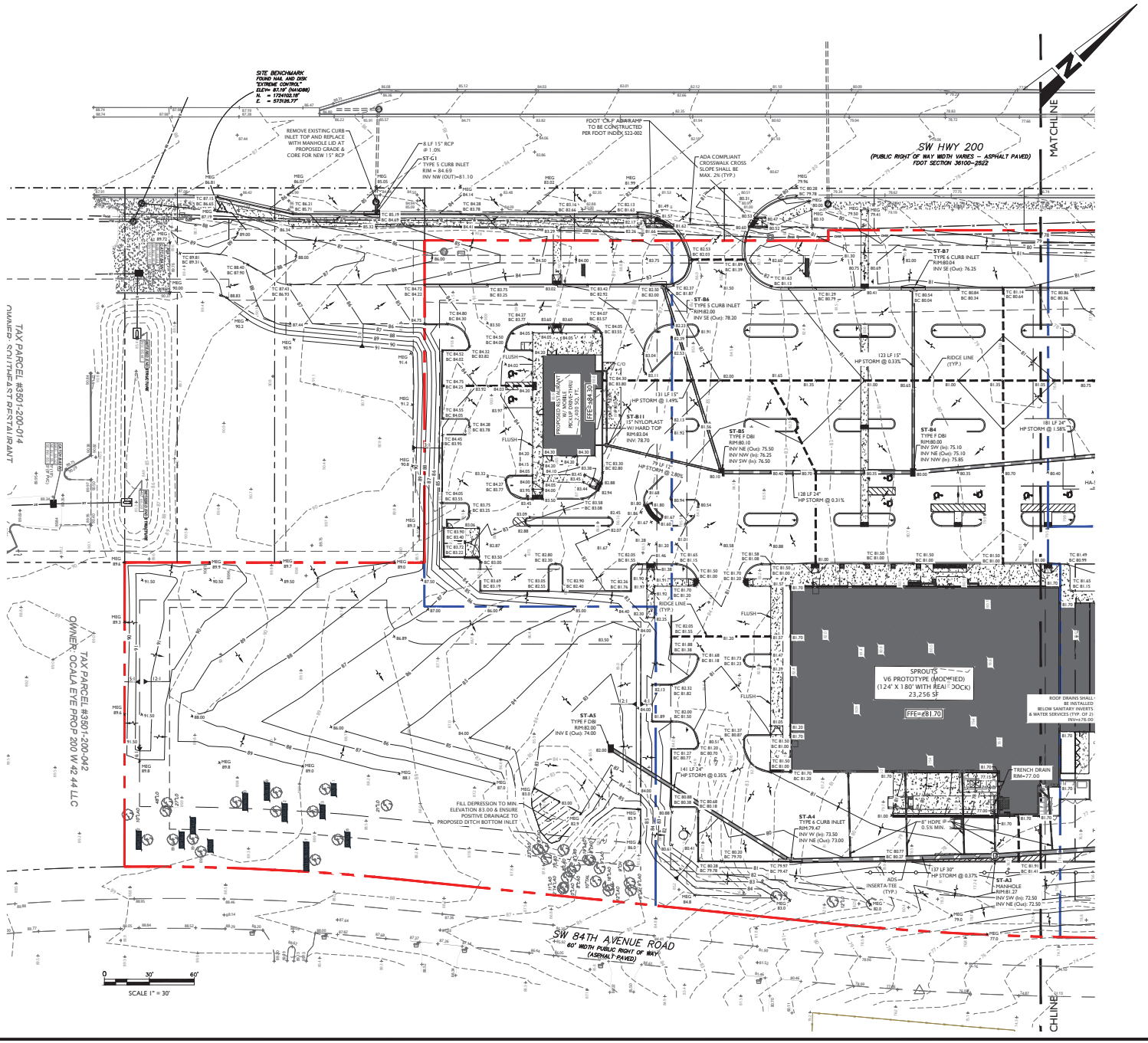

LEGEND:

- ADJACENT PROPERTY LINE
- PROPERTY BOUNDARY
- PROPOSED CONCRETE
- PROPOSED DRIVEWAY
- EXISTING SPOT ELEVATION
- PROPOSED SPOT ELEVATION
- ADJACENT PROPERTY PROPOSED SPOT ELEV
- PROPOSED CONTOUR
- BORING TEST LOCATION
- AUGER TEST LOCATION
- DRAIN INLET
- SURFACE FLOW ARROW
- DRAINAGE DIVIDE LINE
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TAMPA, FL 33622
813.724.4199
INFO@MJSTOKESCONSULTING.COM
FLORIDA BUSINESS REGISTRY NO. 34448

REV	DATE	DESCRIPTION	BY
02	8/01/24	REVISIONS PER COUNTY, SWFWMD & FDOT REVIEW COMMENTS	JJS
03	9/03/24	REVISIONS TO BUFFER PER RESOLUTION	JJS
04	9/30/24	REVISIONS PER FDOT ACCESS COMMENTS & ON-SITE CROSS ACCESS/POND	JJS
05	10/07/24	REVISIONS PER FDOT ACCESS & FORCEMAIN RELOCATION	JJS
06	10/17/24	RE-DESIGN OF CROSS ACCESS & LOWERED D/S T.B.M. TSC	JJS
07	11/07/24	UPDATED PLANS FROM RE-DESIGN FOR PERMIT MODIFICATION SUBMITTAL	JJS
08	1/07/24	PERMIT MODIFICATION & REVISION - ACCESS, UTILITY, DRAINAGE	SS
09	1/22/24	REVISED PER SWFWMD RAI COMMENTS	SS
10	2/27/25	REVISED PER SHOPES UTILITY MODIFICATIONS & REVIEW COMMENTS	JJS
11	4/16/25	REVISED PER SW 100TH ACCESS MODIFICATION	SS
12	5/08/25	REVISED PER SWFWMD RAI MODIFICATION COMMENTS	JJS
REVISIONS			

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JOHN J. STOECKEL
FLORIDA PROFESSIONAL ENGINEER
LICENSE NO. 80758

PROJECT NAME:

MAJOR SITE PLAN
CORTA COMMONS

FOR

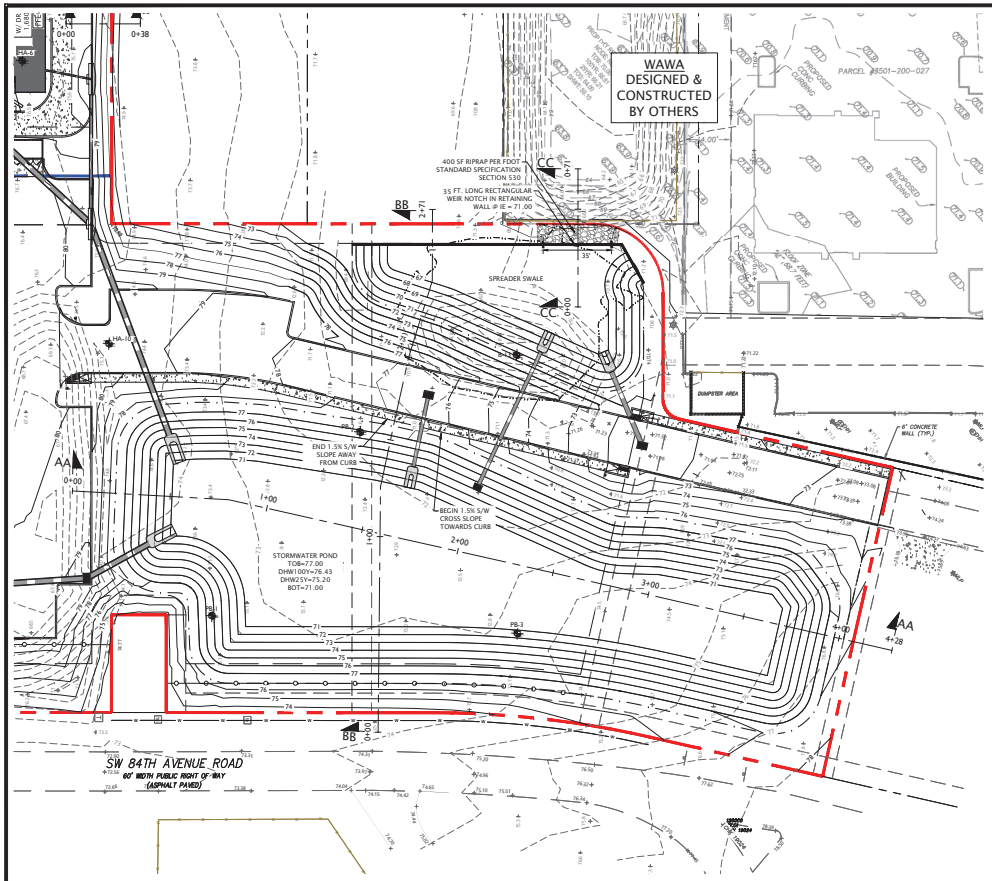
CORTA OCALA, LLC

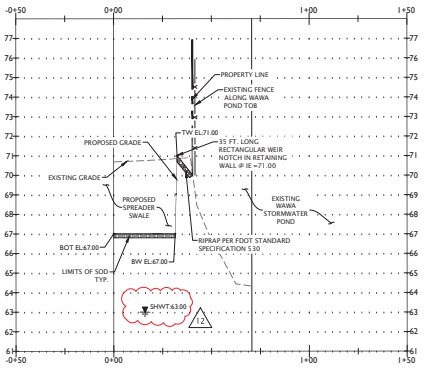
SW HWY 200 - OCALA
MARION COUNTY, FLORIDA

SHEET TITLE

GRADING & DRAINAGE PLAN

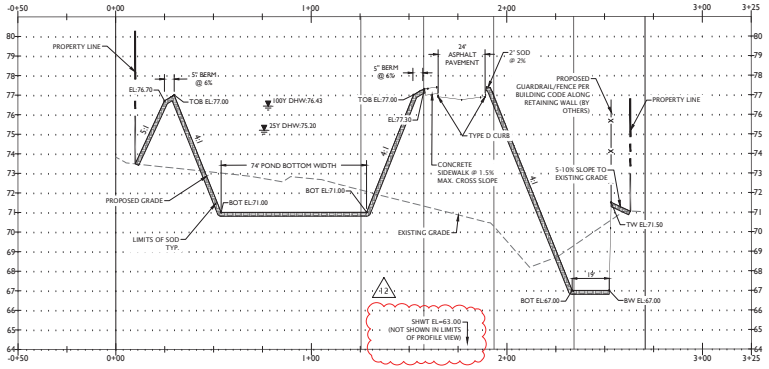
PROJECT NO:	23-3306
CHECKED BY:	JJS
VERTICAL DATUM:	NAVD 1988
DATE:	03/29/2024
SHEET NUMBER	C-303





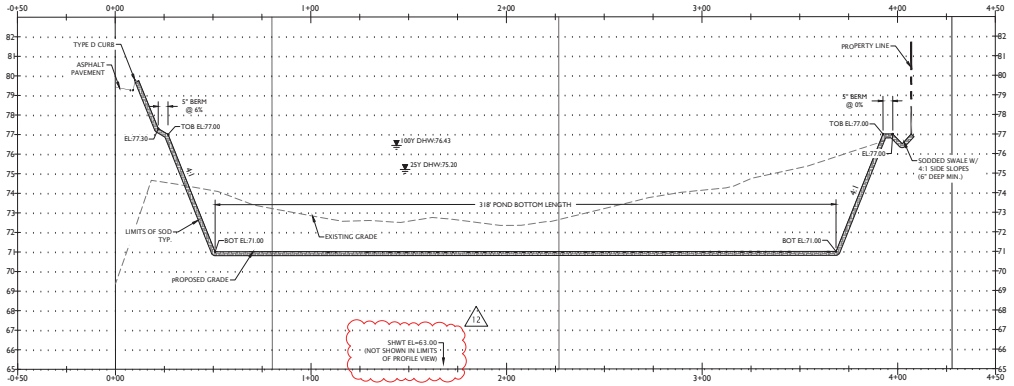
PROFILE CC

H: 1"=30'
V: 1"=3'



PROFILE BB

H: 1"=30'
V: 1"=3'



PROFILE AA

H: 1"=30'
V: 1"=3'

SCALE 1" = 30'

SEE SHEET C-306 FOR
SITE CROSS SECTIONS
DD, EE, FF, GG, HH, II, & JJ

LEGEND:

- ADJACENT PROPERTY LINE
- PROPERTY BOUNDARY
- PROPOSED CONCRETE
- PROPOSED DRIVEWAY
- EXISTING SPOT ELEVATION
- PROPOSED SPOT ELEVATION
- ADJACENT PROPERTY PROPOSED SPOT ELEV
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FLORIDA BUSINESS REGISTRY NO. 34448

REV	DATE	DESCRIPTION	BY
12	5/08/25	REVISED PER SWFWMD RAI MODIFICATION COMMENTS	JJS
11	4/16/25	REVISED PER SW 100TH ACCESS MODIFICATION	JJS
10	2/27/25	REVISED PER SHOPES UTILITY MODIFICATIONS & REVIEW COMMENTS	JJS
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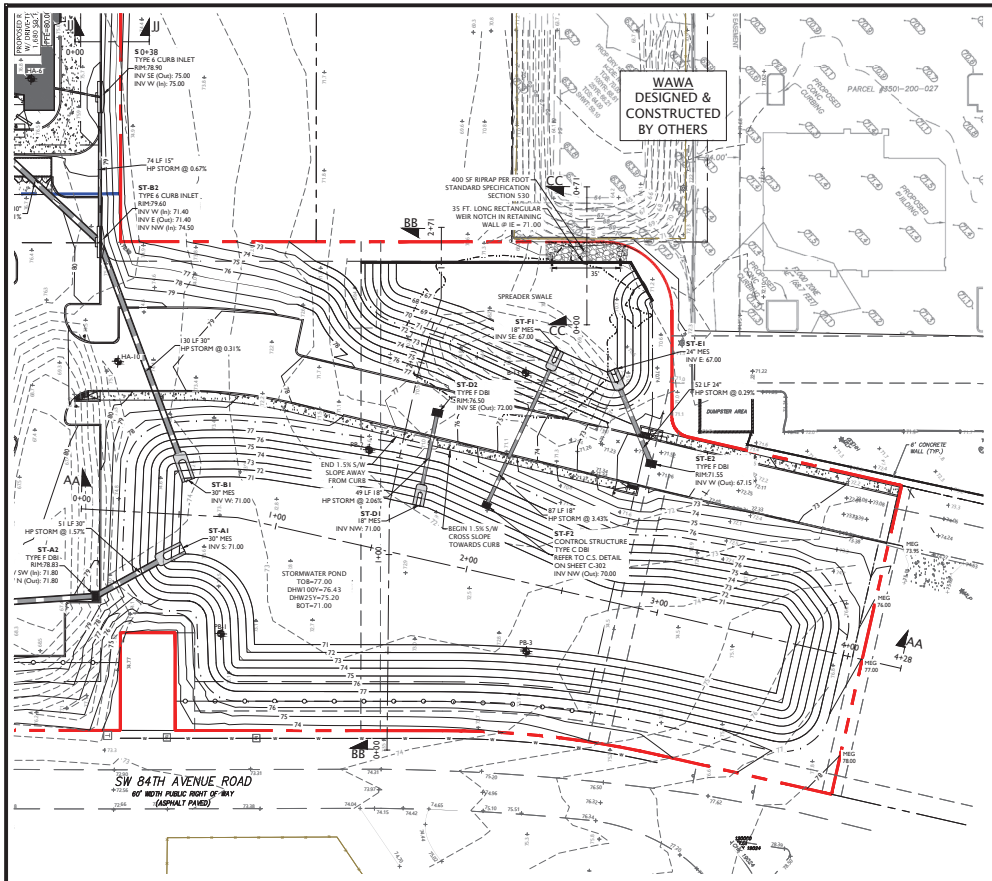
JOHN J. STOECKEL
FLORIDA PROFESSIONAL ENGINEER
LICENSE NO. 80758

PROJECT NAME:
MAJOR SITE PLAN
CORTA COMMONS
FOR
CORTA OCALA, LLC
SW HWY 200 - OCALA
MARION COUNTY, FLORIDA

SHEET TITLE
CROSS SECTIONS

PROJECT NO: 23-3306
CHECKED BY: JJS
VERTICAL DATUM: NAVD 1988
DATE: 03/29/2024
SHEET NUMBER
C-304



SCALE 1" = 30'

LEGEND:

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- PROPERTY BOUNDARY
- PROPOSED CONCRETE
- PROPOSED DRIVEWAY
- EXISTING SPOT ELEVATION
- PROPOSED SPOT ELEVATION
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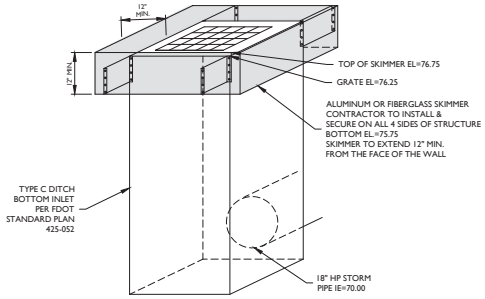
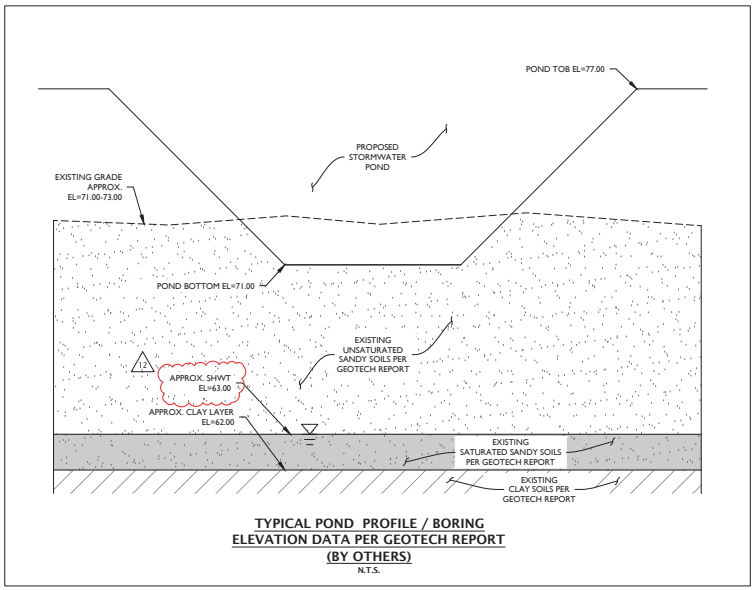
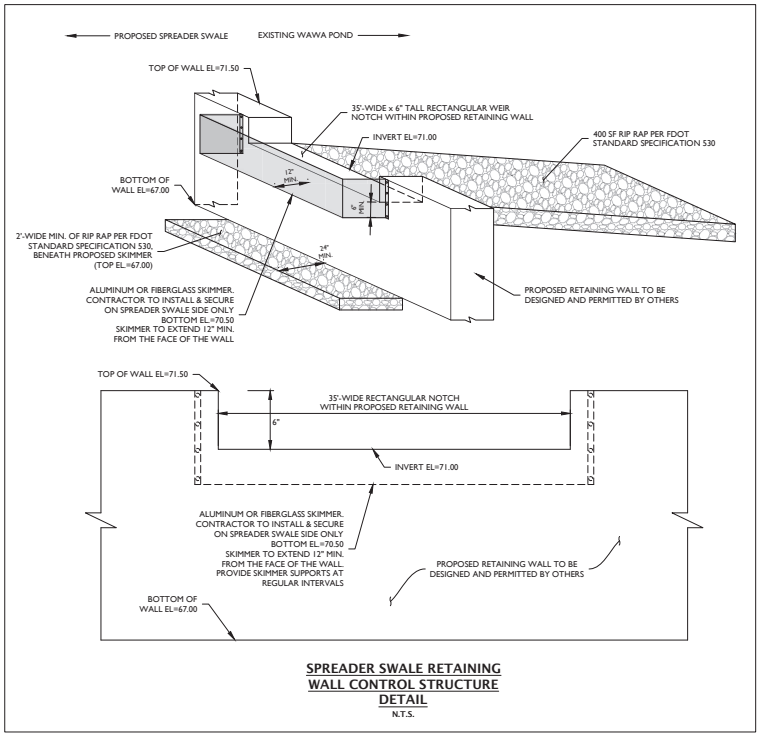


DRY POND CONTROL STRUCTURE DETAIL ST-F2
N.T.S.



TYPICAL POND PROFILE / BORING ELEVATION DATA PER GEOTECH REPORT (BY OTHERS)
N.T.S.



SPREADER SWALE RETAINING WALL CONTROL STRUCTURE DETAIL
N.T.S.

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REV	DATE	DESCRIPTION	BY
12	5/08/25	REVISED PER SWFWMD RAI MODIFICATION COMMENTS	JJS
11	4/16/25	REVISED PER SW 100TH ACCESS MODIFICATION	JJS
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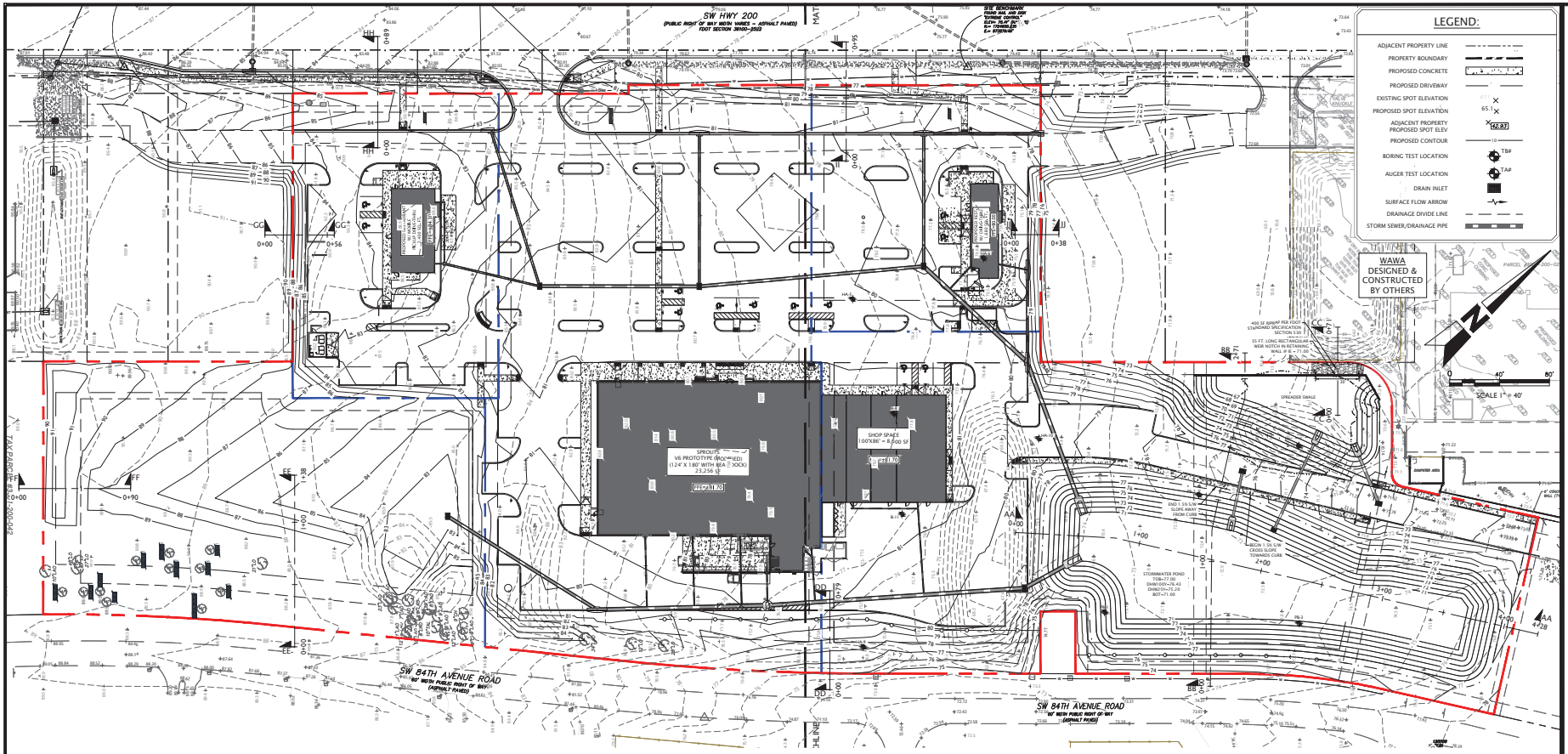
JOHN J. STOECKEL
FLORIDA PROFESSIONAL ENGINEER
LICENSE NO. 80758

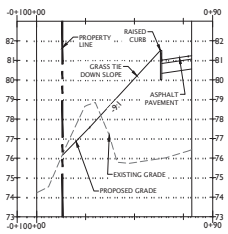
PROJECT NAME:
MAJOR SITE PLAN
CORTA COMMONS
FOR
CORTA OCALA, LLC
SW HWY 200 - OCALA
MARION COUNTY, FLORIDA

SHEET TITLE
CROSS SECTIONS

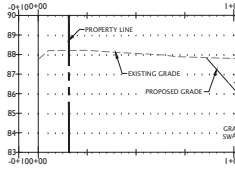
PROJECT NO: 23-3306
CHECKED BY: JJS
VERTICAL DATUM: NAVD 1988
DATE: 03/29/2024
SHEET NUMBER
C-305



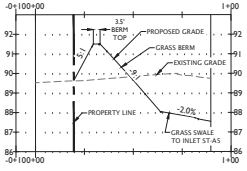
SEE SHEET C-304 FOR POND CROSS SECTIONS AA, BB, & CC



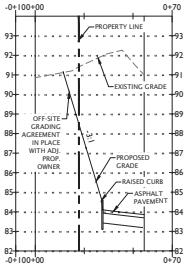
PROFILE DD
H: 1"=30'
V: 1"=3'



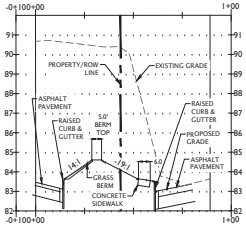
PROFILE EE
H: 1"=30'
V: 1"=3'



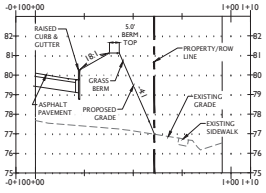
PROFILE FF
H: 1"=30'
V: 1"=3'



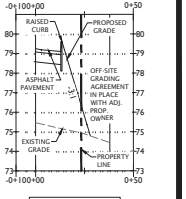
PROFILE GG
H: 1"=30'
V: 1"=3'



PROFILE HH
H: 1"=30'
V: 1"=3'



PROFILE II
H: 1"=30'
V: 1"=3'



PROFILE JJ
H: 1"=30'
V: 1"=3'

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FLORIDA BUSINESS REGISTRY NO. 34448

REV	DATE	DESCRIPTION	BY
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JOHN J. STOECKEL
FLORIDA PROFESSIONAL ENGINEER
LICENSE NO. 80758

PROJECT NAME:

MAJOR SITE PLAN
CORTA COMMONS

FOR

CORTA OCALA, LLC

SW HWY 200 - OCALA
MARION COUNTY, FLORIDA

SHEET TITLE

CROSS SECTIONS

PROJECT NO: 23-3306
CHECKED BY: JJS
VERTICAL DATUM: NAVD 1988
DATE: 03/29/2024

SHEET NUMBER

C-306

GENERAL NOTES:

1. BOUNDARY, TOPOGRAPHIC, AND TREE INFORMATION SHOWN HEREON TAKEN FROM A SURVEY ENTITLED "ALTA/NSPS LAND TITLE SURVEY LOCATED IN SECTIONS 24 & 25, TOWNSHIPT 15 SOUTH, RANGE 20 EAST, MARION COUNTY, FLORIDA", PREPARED BY CHW PROFESSIONAL CONSULTANTS, DATED MARCH 18, 2023
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6. THE CONTRACTOR MUST VERTICALLY AND HORIZONTALLY LOCATE ALL UTILITIES AND SERVICES INCLUDING, BUT NOT LIMITED TO, GAS, WATER, ELECTRIC, SANITARY AND STORM, TELEPHONE, CABLE, FIBER OPTIC CABLE, ETC. WITHIN THE LIMITS OF DISTURBANCE OR WORK SPACE, WHICHEVER IS GREATER. THE CONTRACTOR MUST USE, REFER TO, AND COMPLY WITH THE REQUIREMENTS OF THE APPLICABLE UTILITY NOTIFICATION SYSTEM TO LOCATE ALL OF THE UNDERGROUND UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ALL DAMAGE TO ANY EXISTING UTILITIES WHICH OCCUR DURING CONSTRUCTION, AT NO COST TO THE OWNER AND AT CONTRACTOR'S SOLE COST AND EXPENSE. THE CONTRACTOR MUST BEAR ALL COSTS ASSOCIATED WITH DAMAGE TO ANY EXISTING UTILITIES WHICH OCCURS DURING CONSTRUCTION.
7. THE CONTRACTOR MUST FIELD VERIFY THE PROPOSED INTERFACE POINTS (CROSSINGS) WITH EXISTING UNDERGROUND UTILITIES BY USING A TEST PIT TO CONFIRM EXACT DEPTH, PRIOR TO COMMENCEMENT OF CONSTRUCTION.
8. ALL FILL, COMPACTION, AND BACKFILL MATERIALS REQUIRED FOR UTILITY INSTALLATION MUST BE AS PER THE RECOMMENDATIONS PROVIDED IN THE GEOTECHNICAL REPORT AND THE CONTRACTOR MUST COORDINATE SAME WITH THE APPLICABLE UTILITY COMPANY SPECIFICATIONS.
9. DURING THE INSTALLATION OF SANITARY, STORM, AND ALL UTILITIES, THE CONTRACTOR MUST MAINTAIN THOROUGH RECORD OF CONSTRUCTION TO IDENTIFY THE AS-INSTALLED LOCATIONS OF ALL UNDERGROUND INFRASTRUCTURE. THE CONTRACTOR MUST CAREFULLY NOTE ANY INSTALLATIONS THAT DEVIATE, IN ANY RESPECT, FROM THE INFORMATION CONTAINED IN THESE PLANS. THIS RECORD MUST BE KEPT ON A CLEAN COPY OF THE SITE PLAN, WHICH THE CONTRACTOR MUST PROMPTLY PROVIDE TO THE OWNER IMMEDIATELY UPON THE COMPLETION OF WORK.

FIRE FLOW DATA

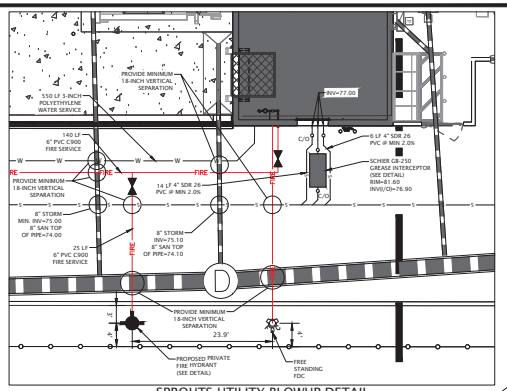
TEST DATE:	APRIL 3, 2024 - TEST PERFORMED BY COX FIRE PROTECTION AND WITNESSED BY MARION COUNTY UTILITIES.
FLOW HYDRANT LOCATION:	3225 @ 8530 SW SR 200
STATIC HYDRANT LOCATION: HYDRANT FLOW:	358 @ WENDYS 8470 SW SR 200 1,250 GPM @ 55.5 PSI
STATIC PRESSURE:	55 PSI
RESIDUAL PRESSURE:	50 PSI
AVAILABLE FLOW @ 20 PSI:	4,563 GPM

NEEDED FIRE FLOW (NFF) CALCUATIONS

PENDING BUILDING MATERIAL INFORMATION

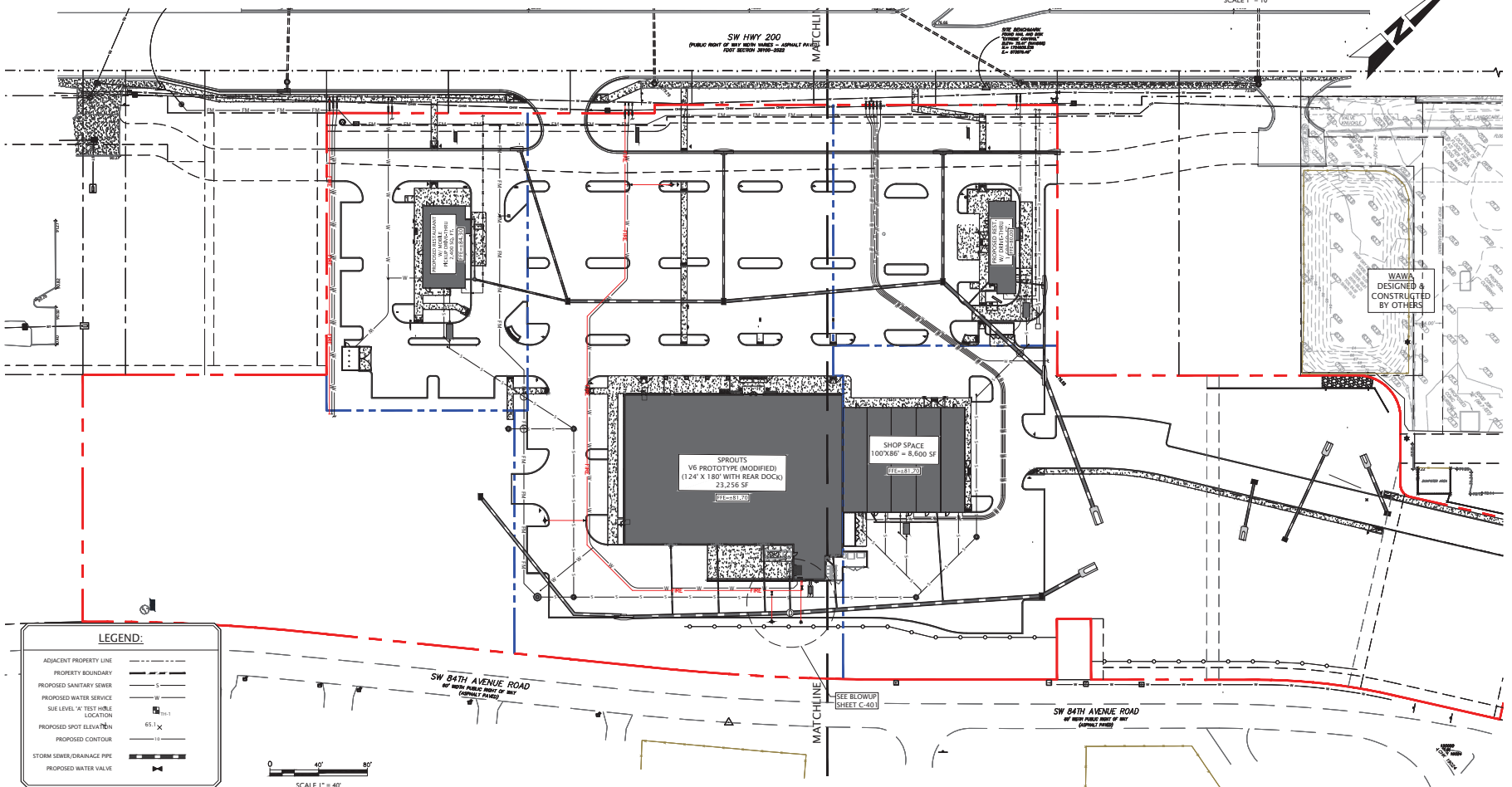
MARION COUNTY NOTES:

1. AS-BUILTS. ANY UTILITIES WHICH WILL BE DEDICATED TO MCU POST-CONSTRUCTION SHALL BE SHOWN ON AS-BUILTS IN ACCORDANCE WITH LATEST LDC REV 4/13/23.
2. ANY ASSETS TO BE CONVEYED TO MCU (MAINS, SERVICES, APPURTENANCES) SHALL BE IDENTIFIED ON PLAN
3. ANY ASSETS TO BE CONVEYED TO MCU (MAINS, SERVICES, APPURTENANCES) SHALL BE DONE THROUGH BILL OF SALE PROCESS PRIOR TO MCU SIGNING OUT DEP CLEARANCES.
4. MCU PERSONNEL ARE TO INSPECT ANY WORK PERFORMED ON OR AROUND EXISTING MCU INFRASTRUCTURE. A PRE-CONSTRUCTION MEETING IS REQUIRED TO BE HELD A MINIMUM OF 48 HOURS PRIOR TO START OF ANY CONSTRUCTION. IF THE PRE-CONSTRUCTION MEETING IS NOT COMPLETED, ANY WORK MAY BE HALTED. TO SCHEDULE, CONTACT MCU'S CONSTRUCTION OFFICER AT 352-307-6163.
5. KNOX BOX TO BE INSTALLED ON BUILDINGS WITH A FIRE ALARM AND OR SPRINKLER SYSTEM
6. BUILDING SHALL COMPLY WITH THE IN BUILDING PUBLIC SAFETY MINIMUM RADIO SIGNAL STRENGTH REQUIREMENTS PER NFPA 1 CHAPTER 11.10.1. THE LOCATION WILL NEED TO HIRE AN INDEPENDENT FIRM TO TEST THE STRENGTH OF THE SIGNAL AND IF DEEMED NECESSARY ADD EQUIPMENT WHICH ALLOWS THE BUILDING TO MEET THE MINIMUM POLICIES. THE BUILDING MUST HAVE A PASSING RADIO TEST PRIOR TO CALLING FOR THE FINAL FIRE INSPECTION OF THE BUILDING. ANY INSTALLATION OF EQUIPMENT MUST BE DONE UNDER A PERMIT AND BE APPROVED BY THE OFFICE OF THE FIRE MARSHAL.
7. SITE PLANS SHALL NOTE ON THE PLANS IF A NEW HYDRANT IS INSTALLED SHALL BE INSTALLED, TESTED, AND PAINTED PER NFPA 291, BY A THIRD PARTY CONTRACTOR AND WITNESSED BY A MARION COUNTY FIRE INSPECTOR. FIRE HYDRANT LOCATIONS SHALL BE INDICATED BY PLACEMENT OF A BLUE REFLECTOR IN THE MIDDLE OF THE ROADWAY LANE CLOSEST TO THE HYDRANT.
8. SIGNAGE SHALL BE POSTED AND/OR PAINTED FIRE DEPARTMENT ACCESS - NO PARKING ALONG THE FRONT OF THE MAIN BUILDING AND REAR IN THE PROXIMITY OF THE PROPOSED HYDRANT AND FDC.



SPROUTS UTILITY BLOWUP DETAIL

SCALE 1" = 10'



LEGEND:

- ADJACENT PROPERTY LINE
- PROPERTY BOUNDARY
- PROPOSED SANITARY SEWER (S)
- PROPOSED WATER SERVICE (W)
- SUE LEVEL 'A' TEST HOLE LOCATION (TH-1)
- PROPOSED SPOT ELEVATION (65.1)
- PROPOSED CONTOUR (10)
- STORM SEWER/DRAINAGE PIPE
- PROPOSED WATER VALVE

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813.724.4199
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FLORIDA BUSINESS REGISTRY NO. 34448

REVISIONS

REV	DATE	DESCRIPTION	BY
10	2/27/25	REVISED PER SHOPES UTILITY MODIFICATIONS & REVIEW COMMENTS	JJS
09	1/22/24	REVISED PER FDEP WASTEWATER PERMIT REVIEW	JJS
08	1/07/24	PERMIT MODIFICATION & REVISION - ACCESS, UTILITY, DRAINAGE	JJS
07	11/07/24	UPDATED PLANS FROM RE-DESIGN FOR PERMIT MODIFICATION SUBMITTAL	JJS
06	10/17/24	RE-DESIGN OF CROSS ACCESS & LOWERED SITE AT TSC	JJS
05	10/07/24	REVISIONS PER FDOT ACCESS COMMENTS & ON-SITE CROSS ACCESS/POND	JJS
04	9/12/24	REVISIONS PER FDOT ACCESS & PORCHMAN RELOCATION	JJS
03	9/03/24	REVISION TO BUFFER PER RESOLUTION	JJS
02	8/01/24	REVISION PER COUNTY, SWFWMD & FDOT REVIEW COMMENTS	JJS
01	6/12/24	REVISION PER ZONING APPROVAL, COUNTY & SWFWMD REVIEW COMMENTS	JJS

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JOHN J. STOECKEL
FLORIDA PROFESSIONAL ENGINEER
LICENSE NO. 80758

PROJECT NAME:

MAJOR SITE PLAN
CORTA COMMONS

FOR

CORTA OCALA, LLC

SW HWY 200 - OCALA
MARION COUNTY, FLORIDA

SHEET TITLE

OVERALL UTILITY PLAN

PROJECT NO: 23-3306
CHECKED BY: JJS
VERTICAL DATUM: NAVD 1988
DATE: 03/29/2024

SHEET NUMBER

C-401

GENERAL NOTES:

1. BOUNDARY, TOPOGRAPHIC, AND TREE INFORMATION SHOWN HEREON TAKEN FROM A SURVEY ENTITLED "ALTA/NSPS LAND TITLE SURVEY LOCATED IN SECTIONS 24 & 25, TOWNSHIP 15 SOUTH, RANGE 20 EAST, MARION COUNTY, FLORIDA", PREPARED BY CHW PROFESSIONAL CONSULTANTS, LAST REVISED FEBRUARY 12, 2025.
2. THE HORIZONTAL & VERTICAL DATUMS PER ABOVE REFERENCED SURVEY.
3. ACCORDING TO THE FLOOD INSURANCE MAP FOR MARION COUNTY, FLORIDA, COMMUNITY PANEL NUMBER 120160, MAP PANEL NUMBER 12083C0684E, EFFECTIVE DATE APRIL 19, 2017, THE SUBJECT PARCEL APPEARS TO FALL WITHIN SPECIAL FLOOD HAZARD ZONE 'X' AND 'AE'. THE 'AE' AREA APPEARS TO FALL WITHIN THE TOP OF BANK LIMITS OF THE POND WITHIN LOT 3 OF SAMIRA VILLAS AS DEPICTED ON THE SURVEY REFERENCED ABOVE., BASE FLOOD ELEVATION OF 70.2-FT (NAVD88).
4. SUBSURFACE INFORMATION SHOWN HEREON IS TAKEN FROM A REPORT ENTITLED "GEOTECHNICAL INVESTIGATION, PROPOSED SPROUTS AND ROSS RETAIL DEVELOPMENT, STATE ROAD 200 AND SOUTHWEST 100TH STREET, OCALA, MARION COUNTY, FLORIDA" PREPARED BY ANDREYEV ENGINEERING, INC. DATED NOVEMBER 3, 2022
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5. KNOX BOX TO BE INSTALLED ON BUILDINGS WITH A FIRE ALARM AND OR SPRINKLER SYSTEM
6. BUILDING SHALL COMPLY WITH THE IN BUILDING PUBLIC SAFETY MINIMUM RADIO SIGNAL STRENGTH REQUIREMENTS PER NFPA 1 CHAPTER 11.10.1. THE LOCATION WILL NEED TO HIRE AN INDEPENDENT FIRM TO TEST THE STRENGTH OF THE SIGNAL AND IF DEEMED NECESSARY ADD EQUIPMENT WHICH ALLOWS THE BUILDING TO MEET THE MINIMUM POLICIES. THE BUILDING MUST HAVE A PASSING RADIO TEST PRIOR TO CALLING FOR THE FINAL FIRE INSPECTION OF THE BUILDING. ANY INSTALLATION OF EQUIPMENT MUST BE DONE UNDER A PERMIT AND BE APPROVED BY THE OFFICE OF THE FIRE MARSHAL.
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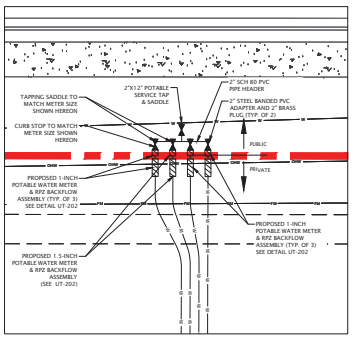
IRRIGATION SYSTEM INFORMATION

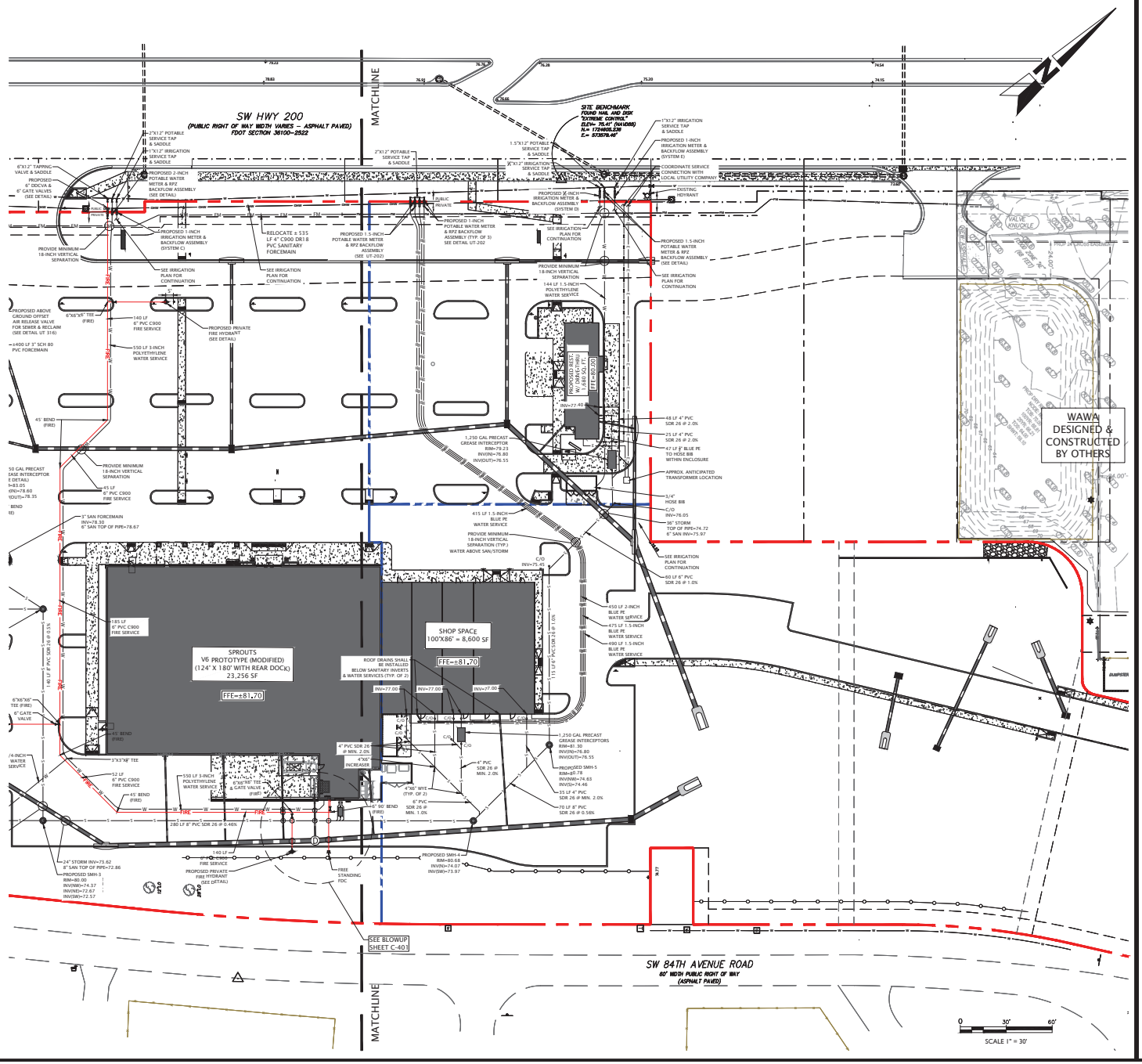
BELOW IS AN OUTLINE OF THE IRRIGATED AREA FOR EACH SYSTEM WITHIN THE SUBJECT PROPERTIES BEING DEVELOPED

• SYSTEM A (RESIDENTIAL) =	14,350 SQ. FT.
• SYSTEM B (CHIPOTLE) =	11,575 SQ. FT.
• SYSTEM C (SPROUTS) =	26,775 SQ. FT.
• SYSTEM D (SMOOTHIE) =	4,475 SQ. FT.
• SYSTEM E (RETAIL) =	29,100 SQ. FT.
TOTAL AREA TO BE IRRIGATED =	83,790 SQ. FT.



SHOPPES 4-SERVICE METER BANK BLOWUP DETAIL

SCALE 1" = 10'



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FLORIDA BUSINESS REGISTRY NO. 34448

REVISIONS				BY
13	6/12/25	REVISED PER PUD AMENDMENT APPROVAL & STAFF COMMENTS		JJS
12	5/08/25	REVISED PER SWFWMD ERP MODIFICATION COMMENTS		JJS
11	4/16/25	REVISED PER SW 100TH ACCESS MODIFICATION		JJS
10	2/27/25	REVISED PER SHOPPES UTILITY MODIFICATIONS & REVIEW COMMENTS		JJS
09	1/22/24	REVISED PER EDSP WASTEWATER PERMIT REVIEW		JJS
08	11/07/24	PERMIT MODIFICATION & REVISION - ACCESS, UTILITY, DRAINAGE		JJS
07	11/07/24	UPDATED PLANS FROM RE-DESIGN FOR PERMIT MODIFICATION SUBMITTAL		JJS
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03	9/05/24	REVISION TO BUFFER PER RESOLUTION		JJS
REV	DATE	DESCRIPTION		BY

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JOHN J. STOECKEL
FLORIDA PROFESSIONAL ENGINEER
LICENSE NO. 80758

PROJECT NAME:

MAJOR SITE PLAN
CORTA COMMONS

FOR

CORTA OCALA, LLC

SW HWY 200 - OCALA
MARION COUNTY, FLORIDA

SHEET TITLE

UTILITY PLAN (NORTH)

PROJECT NO: 23-3306
CHECKED BY: JJS
VERTICAL DATUM: NAVD 1988
DATE: 03/29/2024
SHEET NUMBER

C-402

GENERAL NOTES:

1. BOUNDARY, TOPOGRAPHIC, AND TREE INFORMATION SHOWN HEREON TAKEN FROM A SURVEY ENTITLED "ALTA/NSPS LAND TITLE SURVEY LOCATED IN SECTIONS 24 & 25, TOWNSHIP 15 SOUTH, RANGE 20 EAST, MARION COUNTY, FLORIDA", PREPARED BY CHW PROFESSIONAL CONSULTANTS, LAST REVISED FEBRUARY 12, 2025.
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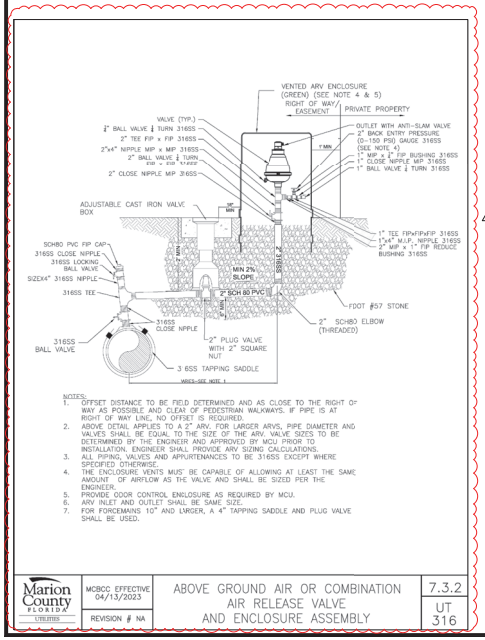
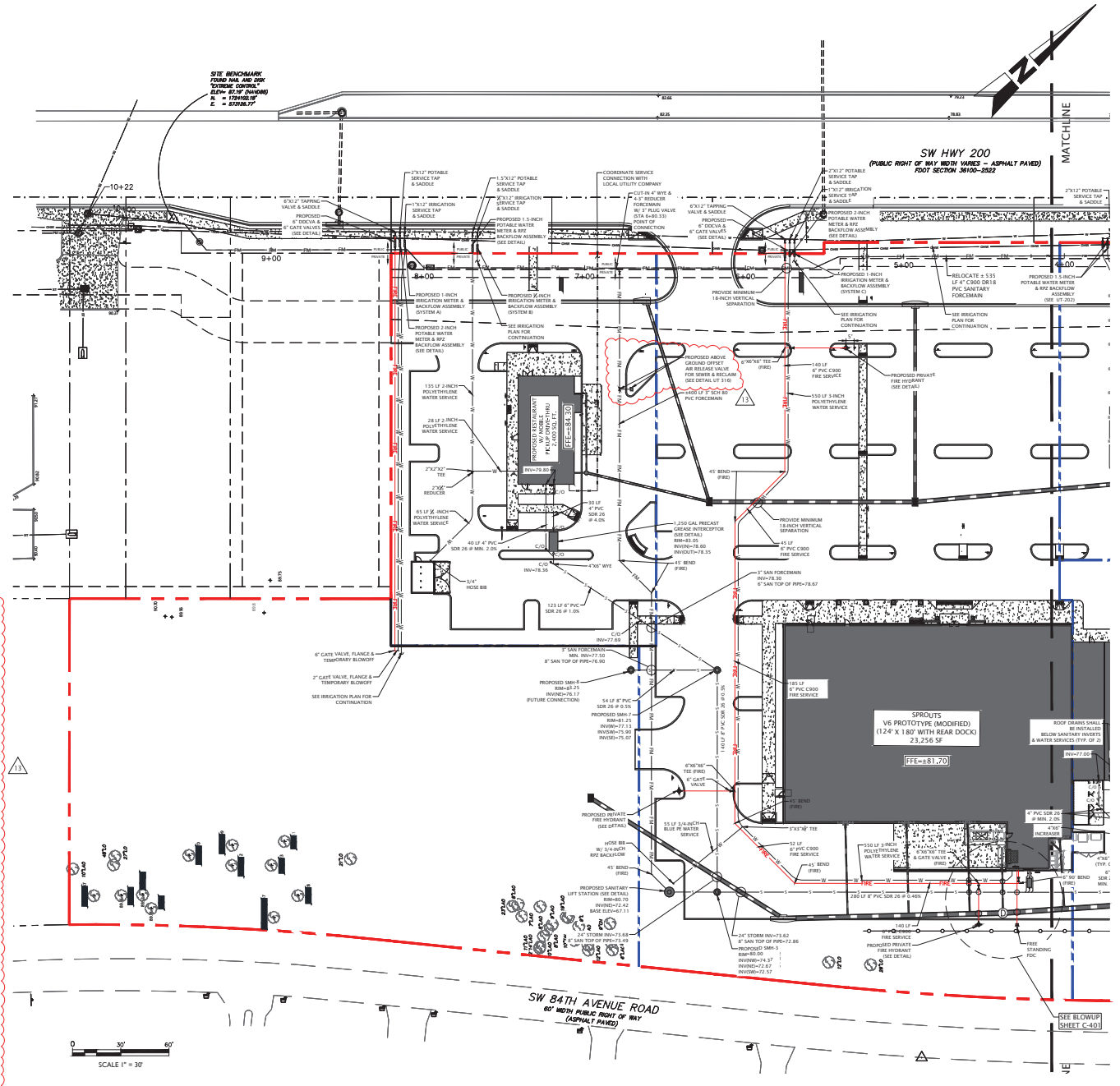


Marion County FLORIDA UTILITIES | MCBCC EFFECTIVE 04/13/2023 | REVISION # NA | ABOVE GROUND AIR OR COMBINATION AIR RELEASE VALVE AND ENCLOSURE ASSEMBLY | 7.3.2 UT 316



REVISIONS				
13	6/02/25	REVISED PER PUD AMENDMENT APPROVAL & STAFF COMMENTS	JJS	
12	5/08/25	REVISED PER SWFWMD ERP MODIFICATION COMMENTS	JJS	
11	4/16/25	REVISED PER SW 100TH ACCESS MODIFICATION	JJS	
10	2/27/25	REVISED PER SHOPES UTILITY MODIFICATIONS & REVIEW COMMENTS	JJS	
09	1/22/24	REVISED PER EDEP WASTEWATER PERMIT REVIEW	JJS	
08	11/07/24	PERMIT MODIFICATION & REVISION - ACCESS, UTILITY, DRAINAGE	JJS	
07	11/07/24	UPDATED PLANS FROM RE-DESIGN FOR PERMIT MODIFICATION SUBMITTAL	JJS	
06	10/17/24	RE-DESIGN OF CROSS ACCESS LOWERED 0.5'F.A.T. TYC	JJS	
05	10/07/24	REVISIONS PER FDOT ACCESS & COMMENTS & ON-SITE CROSS ACCESS/POND	JJS	
04	9/20/24	REVISIONS PER FDOT ACCESS & FORCEMAIN RELOCATION	JJS	
03	9/05/24	REVISION TO BUFFER PER RESOLUTION	JJS	
REV	DATE	DESCRIPTION	BY	

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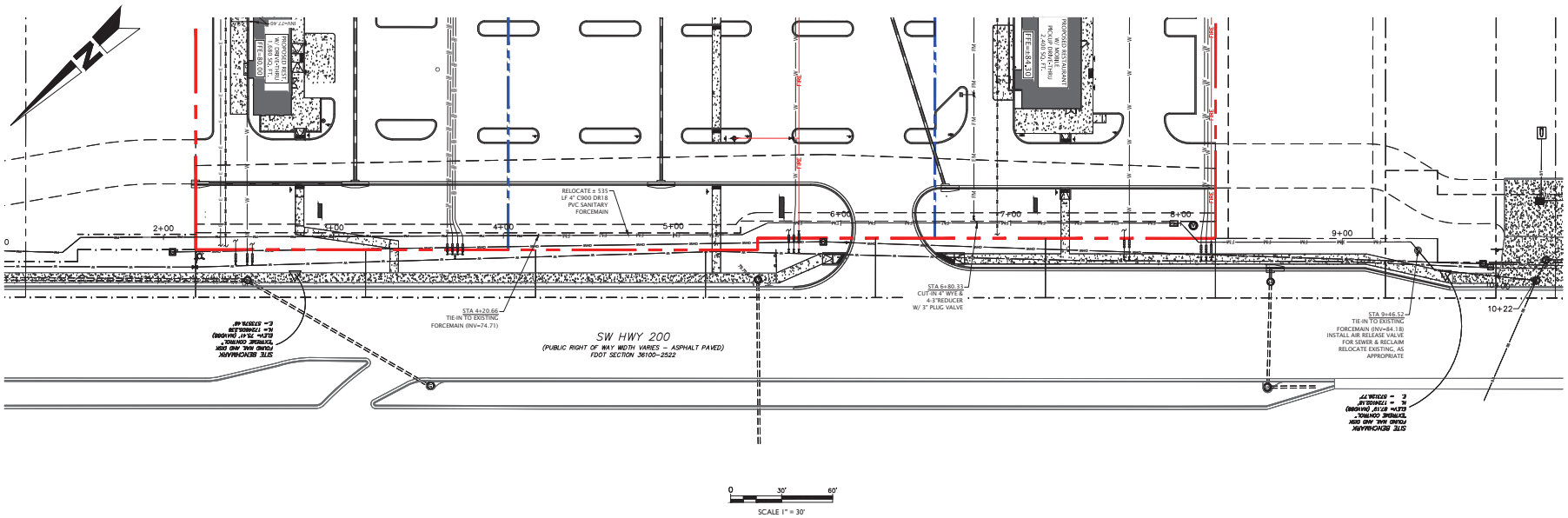
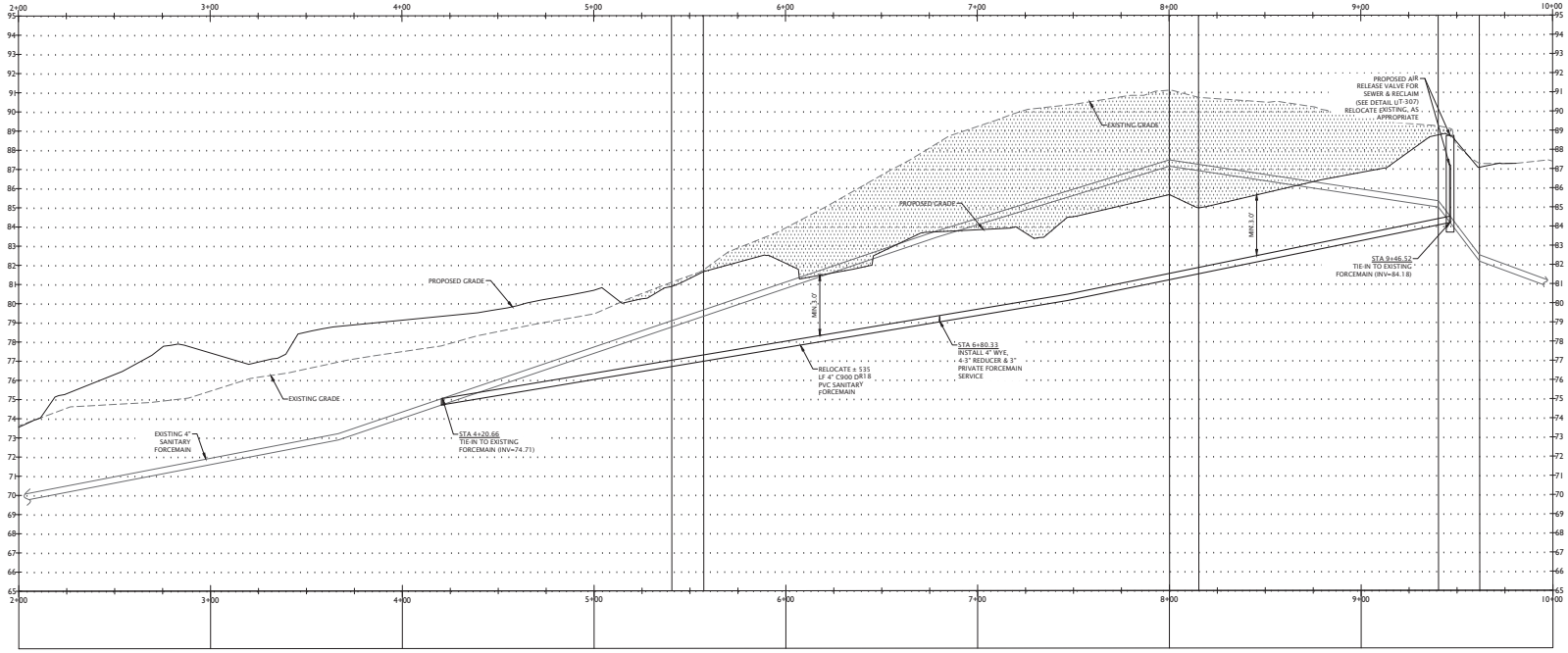
JOHN J. STOECKEL
FLORIDA PROFESSIONAL ENGINEER
LICENSE NO. 80758

PROJECT NAME:
MAJOR SITE PLAN
CORTA COMMONS
FOR
CORTA OCALA, LLC
SW HWY 200 - OCALA
MARION COUNTY, FLORIDA

SHEET TITLE
UTILITY PLAN (SOUTH)

PROJECT NO: 23-3306
CHECKED BY: JJS
VERTICAL DATUM: NAVD 1988
DATE: 03/29/2024
SHEET NUMBER
C-403





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LICENSE NO. 80758

PROJECT NAME:

MAJOR SITE PLAN
CORTA COMMONS

FOR

CORTA OCALA, LLC

SW HWY 200 - OCALA
MARION COUNTY, FLORIDA

SHEET TITLE

EXISTING SANITARY FORCEMAIN PROFILE

PROJECT NO: 23-3306
CHECKED BY: JJS
VERTICAL DATUM: NAVD 1988
DATE: 03/29/2024

SHEET NUMBER

C-404

FDEP WATER NOTES:

1. CONTRACTOR SHALL KEEP EXISTING WATER MAINS AND SERVICE LINES IN OPERATION DURING CONSTRUCTION OR MINIMIZE INTERRUPTION OF WATER SERVICE DURING CONSTRUCTION.
2. ALL PIPE, PIPE FITTINGS, PIPE JOINT PACKING AND JOINTING MATERIALS, VALVES, FIRE HYDRANTS, AND METERS INSTALLED UNDER THIS PROJECT MUST CONFORM TO APPLICABLE AMERICAN WATER WORKS ASSOCIATION (AWWA) STANDARDS.
3. ALL PUBLIC WATER SYSTEM COMPONENTS, EXCLUDING FIRE HYDRANTS, THAT WILL BE INSTALLED UNDER THIS PROJECT AND THAT WILL COME INTO CONTACT WITH DRINKING WATER MUST CONFORM TO NSF INTERNATIONAL STANDARD 61 AS ADOPTED IN RULE 62-555.335, F.A.C., OR OTHER APPLICABLE STANDARDS, REGULATIONS, OR REQUIREMENTS REFERENCED IN PARAGRAPH 62-555.320(3)(B), F.A.C.
4. ALL PIPE AND PIPE FITTINGS INSTALLED UNDER THIS PROJECT MUST CONTAIN NO MORE THAN 8.0% LEAD, AND ANY SOLDER OR FLUX USED IN THIS PROJECT WILL CONTAIN NO MORE THAN 0.2% LEAD.
5. ALL PIPE AND PIPE FITTINGS INSTALLED UNDER THIS PROJECT MUST BE COLOR CODED OR MARKED IN ACCORDANCE WITH SUBPARAGRAPH 62-555.320(21)(B)3, F.A.C., USING BLUE AS A PREDOMINANT COLOR. (UNDERGROUND PLASTIC PIPE WILL BE SOLID-WALL BLUE PIPE, WILL HAVE A CO-EXTRUDED BLUE EXTERNAL SKIN, OR WILL BE WHITE OR BLACK PIPE WITH BLUE STRIPES INCORPORATED INTO, OR APPLIED TO, THE PIPE WALL; AND UNDERGROUND METAL OR CONCRETE PIPE WILL HAVE BLUE STRIPES APPLIED TO THE PIPE WALL. PIPE STRIPED DURING MANUFACTURING OF THE PIPE WILL HAVE CONTINUOUS STRIPES THAT RUN PARALLEL TO THE AXIS OF THE PIPE, THAT ARE LOCATED AT NO GREATER THAN 90-DEGREE INTERVALS AROUND THE PIPE, AND THAT WILL REMAIN INTACT DURING AND AFTER INSTALLATION OF THE PIPE. IF TAPE OR PAINT IS USED TO STRIPE PIPE DURING INSTALLATION OF THE PIPE, THE TAPE OR PAINT WILL BE APPLIED IN A CONTINUOUS LINE THAT RUNS PARALLEL TO THE AXIS OF THE PIPE AND THAT IS LOCATED ALONG THE TOP OF THE PIPE; FOR PIPE WITH AN INTERNAL DIAMETER OF 24 INCHES OR GREATER, TAPE OR PAINT WILL BE APPLIED IN CONTINUOUS LINES ALONG EACH SIDE OF THE PIPE AS WELL AS ALONG THE TOP OF THE PIPE. ABOVEGROUND PIPE WILL BE PAINTED BLUE OR WILL BE COLOR CODED OR MARKED LIKE UNDERGROUND PIPE.)
6. THE OPEN END OF THE AIR RELIEF PIPE FROM ALL AUTOMATIC AIR RELIEF VALVES INSTALLED UNDER THIS PROJECT MUST BE EXTENDED TO AT LEAST ONE FOOT ABOVE GRADE AND WILL BE PROVIDED WITH A SCREENED, DOWNWARD-FACING ELBOW.
7. NEW OR ALTERED CHAMBERS, PITS, OR MANHOLES THAT CONTAIN VALVES, BLOW-OFFS, METERS, OR OTHER SUCH WATER DISTRIBUTION SYSTEM APPURTENANCES AND THAT ARE INCLUDED IN THIS PROJECT MUST NOT BE CONNECTED DIRECTLY TO ANY SANITARY OR STORM SEWER, AND BLOW-OFFS OR AIR RELIEF VALVES INSTALLED UNDER THIS PROJECT WILL NOT BE CONNECTED DIRECTLY TO ANY SANITARY OR STORM SEWER.
8. NEW OR ALTERED WATER MAINS INCLUDED IN THIS PROJECT MUST BE INSTALLED IN ACCORDANCE WITH APPLICABLE AWWA STANDARDS OR IN ACCORDANCE WITH MANUFACTURERS' RECOMMENDED PROCEDURES.
9.
10. A CONTINUOUS AND UNIFORM BEDDING MUST BE PROVIDED IN TRENCHES FOR UNDERGROUND PIPE INSTALLED UNDER THIS PROJECT; BACKFILL MATERIAL MUST BE TAMPED IN LAYERS AROUND UNDERGROUND PIPE INSTALLED UNDER THIS PROJECT AND TO A SUFFICIENT HEIGHT ABOVE THE PIPE TO ADEQUATELY SUPPORT AND PROTECT THE PIPE; AND UNSUITABLY SIZED STONES (AS DESCRIBED IN APPLICABLE AWWA STANDARDS OR MANUFACTURERS' RECOMMENDED INSTALLATION PROCEDURES) FOUND IN TRENCHES MUST BE REMOVED FOR A DEPTH OF AT LEAST SIX INCHES BELOW THE BOTTOM OF UNDERGROUND PIPE INSTALLED UNDER THIS PROJECT.
11. ALL WATER MAIN TEES, BENDS, PLUGS, AND HYDRANTS INSTALLED UNDER THIS PROJECT MUST BE PROVIDED WITH THRUST BLOCKS OR RESTRAINED JOINTS TO PREVENT MOVEMENT.
12. NEW OR ALTERED WATER MAINS THAT ARE INCLUDED IN THIS PROJECT AND THAT WILL BE CONSTRUCTED OF ASBESTOS-CEMENT OR POLYVINYL CHLORIDE PIPE MUST BE PRESSURE AND LEAKAGE TESTED IN ACCORDANCE WITH AWWA STANDARD C603 OR C605, RESPECTIVELY, AS INCORPORATED INTO RULE 62-555.330, F.A.C., AND ALL OTHER NEW OR ALTERED WATER MAINS INCLUDED IN THIS PROJECT WILL BE PRESSURE AND LEAKAGE TESTED IN ACCORDANCE WITH AWWA STANDARD C600 AS INCORPORATED INTO RULE 62-555.330.
13. NEW OR ALTERED WATER MAINS, INCLUDING FIRE HYDRANT LEADS AND INCLUDING SERVICE LINES THAT WILL BE UNDER THE CONTROL OF A PUBLIC WATER SYSTEM AND THAT HAVE AN INSIDE DIAMETER OF THREE INCHES OR GREATER, MUST BE DISINFECTED AND BACTERIOLOGICALLY EVALUATED IN ACCORDANCE WITH RULE 62-555.340, F.A.C.
14. NEW OR ALTERED WATER MAINS THAT ARE INCLUDED IN THIS PROJECT AND THAT WILL BE INSTALLED IN AREAS WHERE THERE ARE KNOWN AGGRESSIVE SOIL CONDITIONS WILL BE PROTECTED THROUGH USE OF CORROSION-RESISTANT WATER MAIN MATERIALS, THROUGH ENCASEMENT OF THE WATER MAINS IN POLYETHYLENE, OR THROUGH PROVISION OF CATHODIC PROTECTION.
15. NEW OR RELOCATED, UNDERGROUND WATER MAINS INCLUDED IN THIS PROJECT MUST BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST THREE FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED VACUUM-TYPE SANITARY SEWER, STORM SEWER, STORMWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.; A HORIZONTAL DISTANCE OF AT LEAST SIX FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED GRAVITY-TYPE SANITARY SEWER (OR A HORIZONTAL DISTANCE OF AT LEAST THREE FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED GRAVITY-TYPE SANITARY SEWER IF THE BOTTOM OF THE WATER MAIN WILL BE LAID AT LEAST SIX INCHES ABOVE THE TOP OF THE SEWER); A HORIZONTAL DISTANCE OF AT LEAST SIX FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED PRESSURE-TYPE SANITARY SEWER, WASTEWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.; AND A HORIZONTAL DISTANCE OF AT LEAST TEN FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND ALL PARTS OF ANY EXISTING OR PROPOSED "ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEM."
16. NEW OR RELOCATED, UNDERGROUND WATER MAINS THAT ARE INCLUDED IN THIS PROJECT AND THAT WILL CROSS ANY EXISTING OR PROPOSED GRAVITY- OR VACUUM-TYPE SANITARY SEWER OR STORM SEWER MUST BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST SIX INCHES ABOVE THE OTHER PIPELINE OR AT LEAST 12 INCHES BELOW THE OTHER PIPELINE; AND NEW OR RELOCATED, UNDERGROUND WATER MAINS THAT ARE INCLUDED IN THIS PROJECT AND THAT WILL CROSS ANY EXISTING OR PROPOSED PRESSURE-TYPE SANITARY SEWER, WASTEWATER OR STORMWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER WILL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST 12 INCHES ABOVE OR BELOW THE OTHER PIPELINE.
17. AT THE UTILITY CROSSINGS DESCRIBED ABOVE, ONE FULL LENGTH OF WATER MAIN PIPE MUST BE CENTERED ABOVE OR BELOW THE OTHER PIPELINE SO THE WATER MAIN JOINTS WILL BE AS FAR AS POSSIBLE FROM THE OTHER PIPELINE OR THE PIPES WILL BE ARRANGED SO THAT ALL WATER MAIN JOINTS ARE AT LEAST THREE FEET FROM ALL JOINTS IN VACUUM-TYPE SANITARY SEWERS, STORM SEWERS, STORMWATER FORCE MAINS, OR PIPELINES CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C., AND AT LEAST SIX FEET FROM ALL JOINTS IN GRAVITY- OR PRESSURE-TYPE SANITARY SEWERS, WASTEWATER FORCE MAINS, OR PIPELINES CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.
18. NEW OR ALTERED WATER MAINS THAT ARE INCLUDED IN THIS PROJECT AND THAT WILL CROSS ABOVE SURFACE WATER MUST BE ADEQUATELY SUPPORTED AND ANCHORED, PROTECTED FROM DAMAGE AND FREEZING, AND ACCESSIBLE FOR REPAIR OR REPLACEMENT.
19. NEW OR ALTERED WATER MAINS THAT ARE INCLUDED IN THIS PROJECT AND THAT WILL CROSS UNDER SURFACE WATER MUST HAVE A MINIMUM COVER OF TWO FEET.
20. NEW OR ALTERED WATER MAINS THAT ARE INCLUDED IN THIS PROJECT AND THAT WILL CROSS UNDER SURFACE WATER COURSES GREATER THAN 15 FEET IN WIDTH MUST HAVE FLEXIBLE OR RESTRAINED, WATERTIGHT PIPE JOINTS AND WILL INCLUDE VALVES AT BOTH ENDS OF THE WATER CROSSING SO THE UNDERWATER MAIN CAN BE ISOLATED FOR TESTING AND REPAIR; THE AFOREMENTIONED ISOLATION VALVES WILL BE EASILY ACCESSIBLE AND WILL NOT BE SUBJECT TO FLOODING; THE ISOLATION VALVE CLOSEST TO THE WATER SUPPLY SOURCE WILL BE IN A MANHOLE; AND PERMANENT TAPS WILL BE PROVIDED ON EACH SIDE OF THE ISOLATION VALVE WITHIN THE MANHOLE TO ALLOW FOR INSERTION OF A SMALL METER TO DETERMINE LEAKAGE FROM THE UNDERWATER MAIN AND TO ALLOW FOR SAMPLING OF WATER FROM THE UNDERWATER MAIN.
21. NEITHER STEAM CONDENSATE, COOLING WATER FROM ENGINE JACKETS, NOR WATER USED IN CONJUNCTION WITH HEAT EXCHANGERS MAY BE RETURNED TO THE NEW OR ALTERED WATER MAINS INCLUDED IN THIS PROJECT.

FDEP SEWER NOTES:

1. SEWERS MUST BE LAIN WITH UNIFORM SLOPE BETWEEN MANHOLES
2. SEWERS ON 20% SLOPES OR GREATER MUST BE ANCHORED SECURELY WITH CONCRETE, OR EQUAL, ANCHORS SPACED AS FOLLOWS: NOT OVER 36 FEET CENTER TO CENTER ON GRADES 20% AND UP TO 35%; NOT OVER 24 FEET CENTER TO CENTER ON GRADES 35% AND UP TO 50%; AND NOT OVER 16 FEET CENTER TO CENTER ON GRADES 50% AND OVER.
3. SEWERS MUST BE LAIN WITH STRAIGHT ALIGNMENT BETWEEN MANHOLES.
4. SUITABLE COUPLINGS COMPLYING WITH ASTM SPECIFICATIONS ARE REQUIRED FOR JOINING DISSIMILAR MATERIALS.
5. CONTRACTOR SHALL VERIFY ALL TESTING REQUIREMENTS WILL EOR AND MUNICIPAL INSPECTOR PRIOR TO CONSTRUCTION.
6. DEFLECTION TESTS SHALL BE PERFORMED ON ALL FLEXIBLE PIPE. TESTING IS REQUIRED AFTER THE FINAL BACKFILL HAS BEEN IN PLACE AT LEAST 30 DAYS TO PERMIT STABILIZATION OF THE SOIL-PIPE SYSTEM. TESTING REQUIREMENTS (AT A MINIMUM, LOCAL REQUIREMENTS MAY BE MORE STRINGENT): 1) NO PIPE SHALL EXCEED A DEFLECTION OF 5%; 2) USING A RIGID BALL OR MANDREL FOR THE DEFLECTION TEST WITH A DIAMETER NOT LESS THAN 95% OF THE BASE INSIDE DIAMETER OR AVERAGE INSIDE DIAMETER OF THE PIPE, DEPENDING ON WHICH IS SPECIFIED IN THE ASTM SPECIFICATION, INCLUDING THE APPENDIX, TO WHICH THE PIPE IS MANUFACTURED; AND 3) PERFORMING THE TEST WITHOUT MECHANICAL PULLING DEVICES.
7. LEAKAGE TESTS OF SEWERS ARE REQUIRED: 1) THE LEAKAGE EXFILTRATION OR INFILTRATION SHALL NOT EXCEED 200 GALLONS PER INCH OF PIPE DIAMETER PER MILE PER DAY FOR ANY SECTION OF THE SYSTEM; 2) EXFILTRATION OR INFILTRATION TESTS BE PERFORMED WITH A MINIMUM POSITIVE HEAD OF 2 FEET; AND 3) AIR TESTS, AS A MINIMUM, CONFORM TO THE TEST PROCEDURE DESCRIBED IN ASTM C-828 FOR CLAY PIPE, ASTM C 924 FOR CONCRETE PIPE, ASTM F-1417 FOR PLASTIC PIPE, AND FOR OTHER MATERIALS APPROPRIATE TEST PROCEDURES.
8. MANHOLES MUST HAVE A MINIMUM DIAMETER OF 48 INCHES AND A MINIMUM ACCESS DIAMETER OF 22 INCHES.
9. A BENCH SHALL BE PROVIDED ON EACH SIDE OF ANY MANHOLE CHANNEL WHEN THE PIPE DIAMETER(S) ARE LESS THAN THE MANHOLE DIAMETER. NO LATERAL SEWER, SERVICE CONNECTION, OR DROP MANHOLE PIPE MAY DISCHARGE ONTO THE SURFACE OF THE BENCH.
10. MANHOLE JOINT REQUIREMENTS: 1) MANHOLE LIFT HOLES AND GRADE ADJUSTMENT RINGS BE SEALED WITH NON-SHRINKING MORTAR OR OTHER APPROPRIATE MATERIAL; 2) INLET AND OUTLET PIPES BE JOINED TO THE MANHOLE WITH A GASKETED FLEXIBLE WATERTIGHT CONNECTION OR ANOTHER WATERTIGHT CONNECTION ARRANGEMENT THAT ALLOWS DIFFERENTIAL SETTLEMENT OF THE PIPE AND MANHOLE WALL; AND 3) WATERTIGHT MANHOLE COVERS BE USED WHEREVER THE MANHOLE TOPS MAY BE FLOODED BY STREET RUNOFF OR HIGH WATER.
11. MANHOLE INSPECTION AND TESTING FOR WATERTIGHTNESS OR DAMAGE PRIOR TO PLACING INTO SERVICE IS REQUIRED. AIR TESTING, IF SPECIFIED FOR CONCRETE SEWER MANHOLES, SHALL CONFORM TO THE TEST PROCEDURES DESCRIBED IN ASTM C-1244.

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REVISIONS

REV	DATE	DESCRIPTION	BY
10	2/27/25	REVISED PER SHOPES UTILITY MODIFICATIONS & REVIEW COMMENTS	JJS
09	1/22/24	REVISED PER FDEP WASTEWATER PERMIT REVIEW	JJS
08	1/07/24	PERMIT MODIFICATION & REVISION - ACCESS, UTILITY, DRAINAGE	JJS
07	11/07/24	UPDATED PLANS FROM RE-DESIGN FOR PERMIT MODIFICATION SUBMITTAL	JJS
06	10/17/24	RE-DESIGN OF CR 200, ACCESS & LOWERED SITE AT TSC	JJS
05	10/07/24	REVISIONS PER FDOT ACCESS COMMENTS & ON-SITE CROSS ACCESS/POND	JJS
04	9/7/24	REVISIONS PER FDOT ACCESS & FORCEMAIN RELOCATION	JJS
03	9/03/24	REVISION TO BUFFER PER RESOLUTION	JJS
02	8/01/24	REVISION PER COUNTY, SWFWMD & FDOT REVIEW COMMENTS	JJS
01	6/12/24	REVISION PER ZONING APPROVAL, COUNTY & SWFWMD REVIEW COMMENTS	JJS

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FLORIDA PROFESSIONAL ENGINEER
LICENSE NO. 80758

PROJECT NAME:

MAJOR SITE PLAN
CORTA COMMONS

FOR

CORTA OCALA, LLC

SW HWY 200 - OCALA
MARION COUNTY, FLORIDA

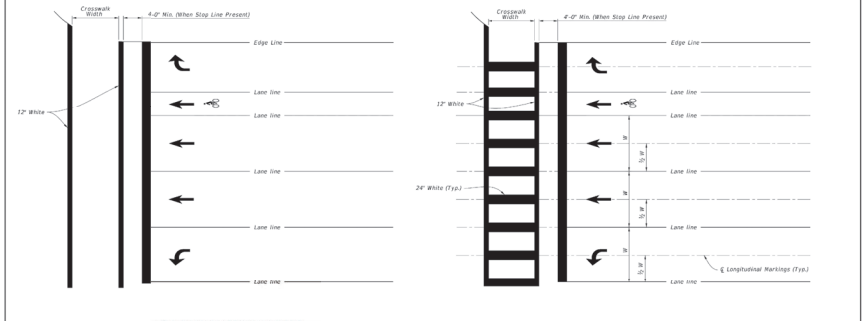
SHEET TITLE

FDEP WATER & SEWER NOTES

PROJECT NO: 23-3306
CHECKED BY: JJS
VERTICAL DATUM: NAVD 1988
DATE: 03/29/2024

SHEET NUMBER

C-405



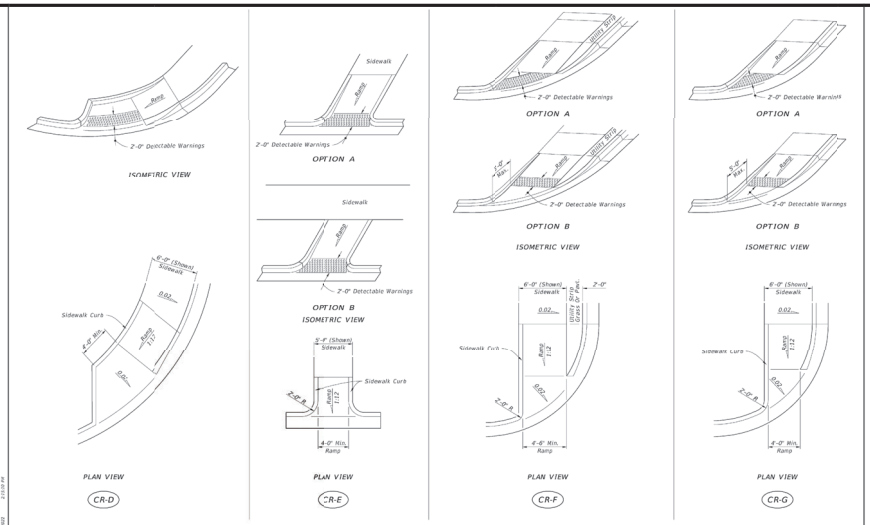
STANDARD CROSSWALK DETAILS

SPECIAL EMPHASIS CROSSWALK DETAILS

NOTES:

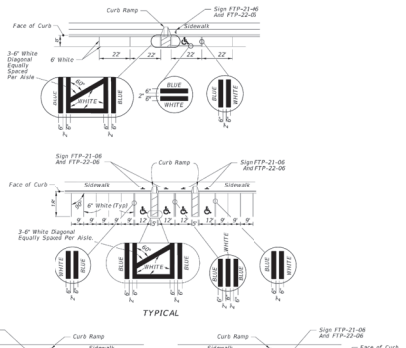
1. For crosswalk width, exceed width of the adjacent sidewalk, but do not make width less than 6' for intersection crosswalks and 10' for midblock crosswalks. Measure width from the inside of the transverse crosswalk markings.
2. When the Special Emphasis Crosswalk is not perpendicular to the lane lines, make the longitudinal markings parallel to the lane lines.
3. Refer to Index 522-002 when Curb Ramps are present.

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



SIDEWALK CURB RAMPS CR-D, CR-E, CR-F & CR-G

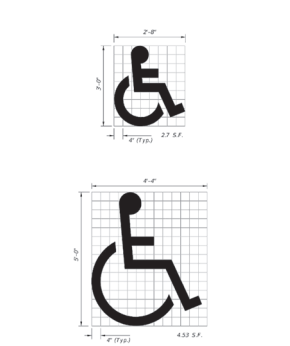
LAST REVISION	DESCRIPTION:	FDOT FY 2023-24 STANDARD PLANS	DETECTABLE WARNINGS AND SIDEWALK CURB RAMPS	INDEX	SHEET
11/01/21				522-002	4 of 7



TYPICAL

DIMENSIONS					
A & B	"A"	"B"	"C"	"D"	"E"
45°	17'-0"	12'-9"	7'-0"	24'-0"	17'-0"

PAVEMENT MARKING FOR PARKING



(See Note 5)

UNIVERSAL SYMBOL OF ACCESSIBILITY

NOTES:

1. Dimensions are to the centerline of markings.
2. An Access Aisle is required for each accessible space when angle parking is used.
3. Criteria for pavement markings only, not public sidewalk curb ramp locations. For ramp locations refer to plans.
4. Mount FTP-22-06 sign below the FTP-21-06 sign.
5. Use of the pavement symbol in accessible parking spaces is optional. When pavement symbol is used, the symbol is either 2'-0" or 3'-0" high and white in color.

LAST REVISION	DESCRIPTION:	FDOT FY 2023-24 STANDARD PLANS	PAVEMENT MARKINGS	INDEX	SHEET
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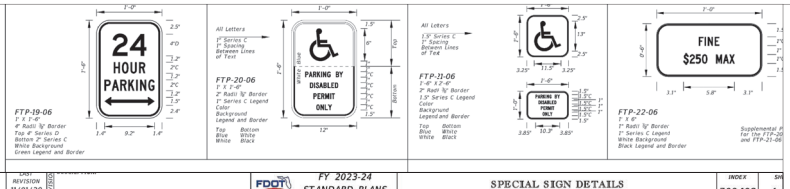
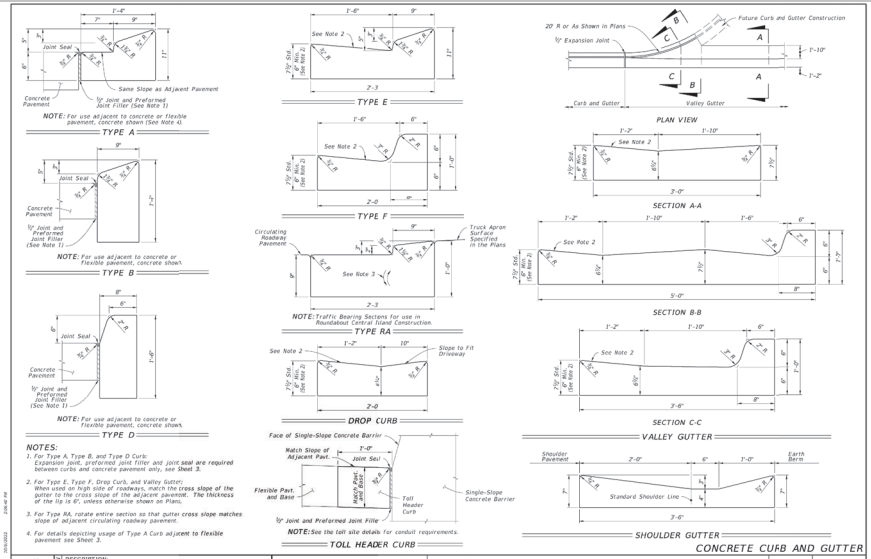


SPECIAL SIGN DETAILS

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



NOTES:

1. For Type A, Type B, and Type D Curb: Expansion joint, preformed joint filler and joint seal are required between curbs and concrete pavement only, see Sheet 3.
2. For Type E, Type F, Drop Curb, and Valley Gutter; When used on high side of roadways, match the cross slope of the gutter to the cross slope of the adjacent pavement. The thickness of the lip is 6", unless otherwise shown on Plans.
3. For Type RA, rotate entire section so that gutter cross slope matches slope of adjacent circulating roadway pavement.
4. For details depicting usage of Type A Curb adjacent to flexible pavement see Sheet 3.

LAST REVISION	DESCRIPTION:	FDOT FY 2023-24 STANDARD PLANS	CURB AND GUTTER	INDEX	SHEET
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REVISIONS

REV	DATE	DESCRIPTION	BY
04	9/7/24	REVISIONS PER FDOT ACCESS & FORCEMAIN RELOCATION	JJS
03	9/03/24	REVISION TO BUFFER PER RESOLUTION	JJS
02	8/01/24	REVISION PER COUNTY, SWFWMD & FDOT REVIEW COMMENTS	JJS
01	6/1/24	REVISION PER ZONING APPROVAL, COUNTY & SWFWMD REVIEW COMMENTS	JJS

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FLORIDA PROFESSIONAL ENGINEER
LICENSE NO. 80758

PROJECT NAME:

MAJOR SITE PLAN
CORTA COMMONS

FOR

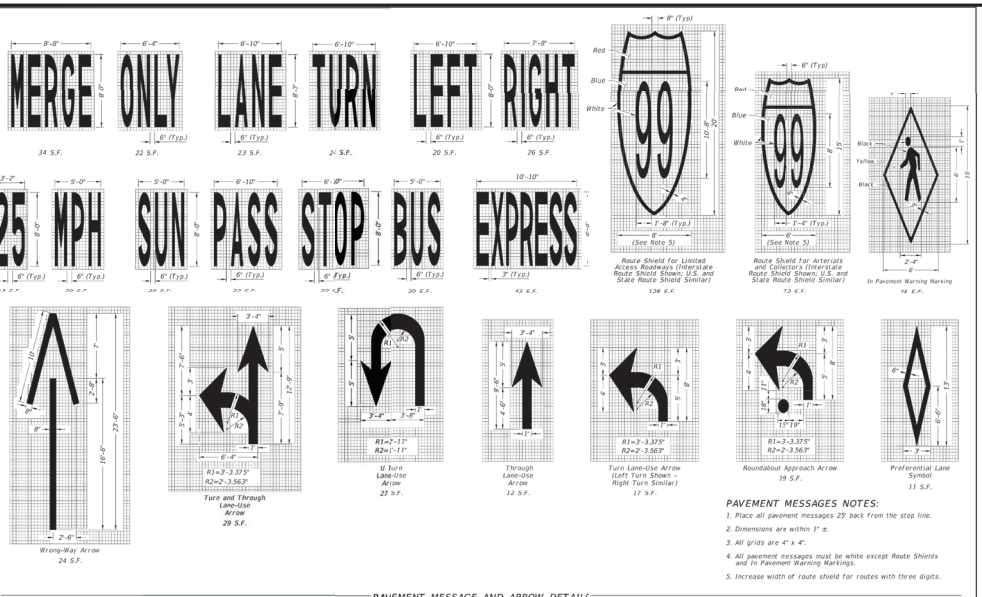
CORTA OCALA, LLC

SW HWY 200 - OCALA
MARION COUNTY, FLORIDA

SHEET TITLE

CONSTRUCTION DETAILS

PROJECT NO:	23-3306
CHECKED BY:	JJS
VERTICAL DATUM:	NAVD 1988
DATE:	03/29/2024
SHEET NUMBER	C-501

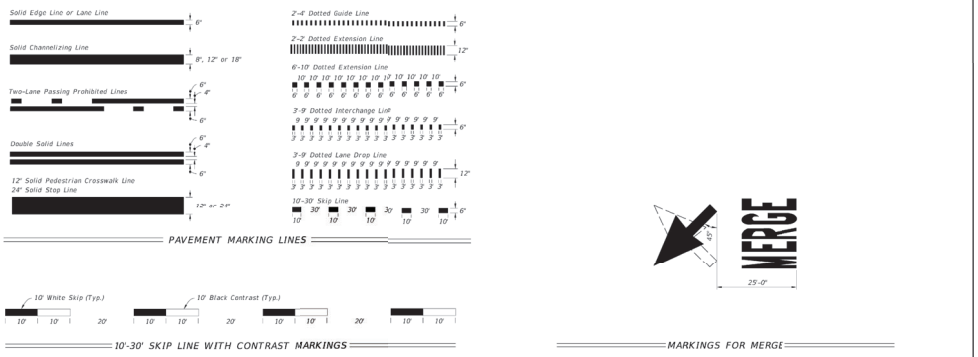


PAVEMENT MESSAGE AND ARROW DETAILS

PAVEMENT MESSAGES NOTES:

1. Place all pavement messages 25' back from the stop line.
2. Dimensions are within 1" ±.
3. All grids are 4' x 4'.
4. All pavement messages must be white except Route Shields and In Pavement Warning Markings.
5. Increase width of route shield for routes with three digits.

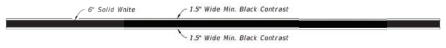
LAST REVISION	DESCRIPTION:	FDOT	FY 2023-24 STANDARD PLANS	PAVEMENT MARKINGS	INDEX	SHEET
11/01/21	REVISION				711-001	1 of 13



PAVEMENT MARKING LINES

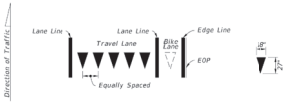
10'-30' SKIP LINE WITH CONTRAST MARKINGS

DOTTED LINE WITH ALTERNATING CONTRAST MARKINGS
(3'-9' Dotted Line Shown, Other Dotted Lines Similar)



LONGITUDINAL SOLID LANE LINE WITH CONTRAST MARKINGS
(Not For Use On Edge Lines)

MARKINGS FOR MERGE



YIELD LINES

Yield Lines consist of five – 18" X 27" white triangles which face traffic. Equally space triangles within traffic lane. When a bike lane is present, add one additional triangle in the center of the bike lane.

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

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CORTA COMMONS

FOR

CORTA OCALA, LLC

SW HWY 200 - OCALA
MARION COUNTY, FLORIDA

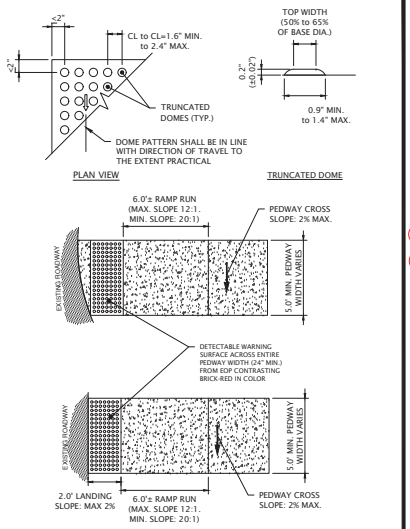
SHEET TITLE

CONSTRUCTION DETAILS

PROJECT NO: 23-3306
CHECKED BY: JJS
VERTICAL DATUM: NAVD 1988
DATE: 03/29/2024

SHEET NUMBER

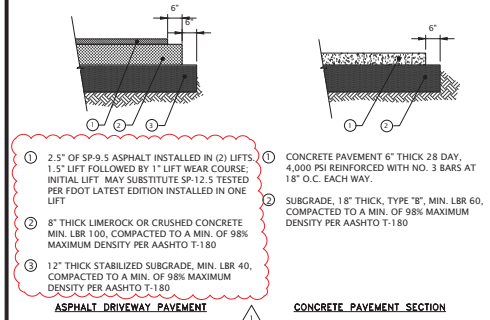
C-502



NOTES:

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

1 HANDICAP DETECTABLE WARNING DETAIL
N.T.S.



1. 2.5" OF SP-9.5 ASPHALT INSTALLED IN (2) LIFTS. 1.5" LIFT FOLLOWED BY 1" LIFT WEAR COURSE; INITIAL LIFT MAY SUBSTITUTE SP-12.5 TESTED PER FDOT LATEST EDITION INSTALLED IN ONE LIFT
2. 8" THICK LIMEROCK OR CRUSHED CONCRETE MIN. LBR 100, COMPACTED TO A MIN. OF 98% MAXIMUM DENSITY PER AASHTO T-180
3. 12" THICK STABILIZED SUBGRADE, MIN. LBR 40, COMPACTED TO A MIN. OF 98% MAXIMUM DENSITY PER AASHTO T-180

ASPHALT DRIVEWAY PAVEMENT

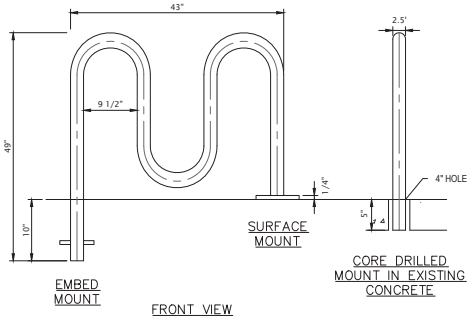
1. CONCRETE PAVEMENT 6" THICK 28 DAY, 4,000 PSI REINFORCED WITH NO. 3 BARS AT 18" O.C. EACH WAY.
2. SUBGRADE, 18" THICK, TYPE "B", MIN. LBR 60, COMPACTED TO A MIN. OF 98% MAXIMUM DENSITY PER AASHTO T-180

CONCRETE PAVEMENT SECTION

NOTES:

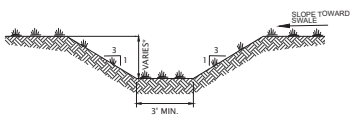
1. CONCRETE PAVEMENT SHALL BE CONSTRUCTED OF 28 DAY, 4000 PSI, CLASS 1 CONCRETE.
2. CONTRACTION JOINTS SHALL BE 1/8 INCH WIDE AND SAW-CUT OR TOOLED.
3. CONSTRUCTION JOINTS ARE REQUIRED WHEN CONSTRUCTING ADJACENT FRESH CONCRETE POURS.
4. EXPANSION JOINTS ARE REQUIRED ALONG ALL OTHER ADJACENT PAVEMENTS,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

2 PAVEMENT SECTION DETAILS
N.T.S.



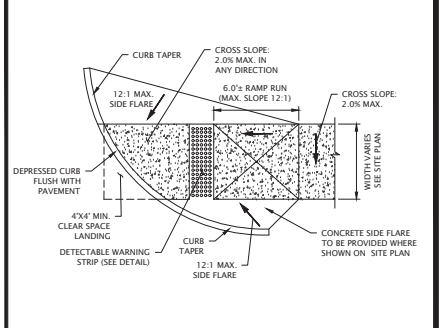
NOTES:
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
2. SHALL BE MANUFACTURED BY ULINE MODEL NO. H-2543 OR APPROVED EQUAL.

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

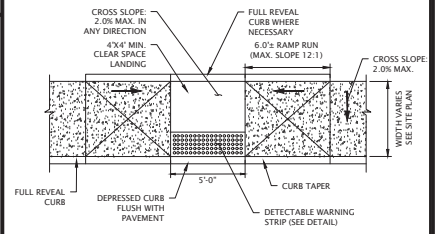


NOTES:
1. MINIMUM DEPTH OF SWALE SHALL BE 6-INCHES
2. AVOID DAMAGING TREE ROOTS DURING EXCAVATION; RE-ROUTE CENTERLINE OF SWALE TO AVOID ROOT AND/OR TREE IMPACTS.
3. SEE LANDSCAPE PLAN FOR TOPSOIL AND SOD/SEEDING REQUIREMENTS.

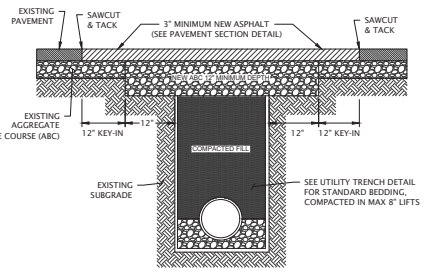
5 GRASS SWALE SECTION DETAIL
N.T.S.



4 ADA ACCESSIBLE RAMP DETAIL
N.T.S.



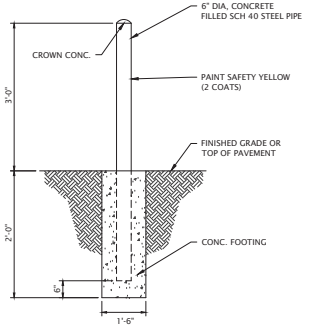
6 ADA ACCESSIBLE RAMP DETAIL
N.T.S.



NOTES:

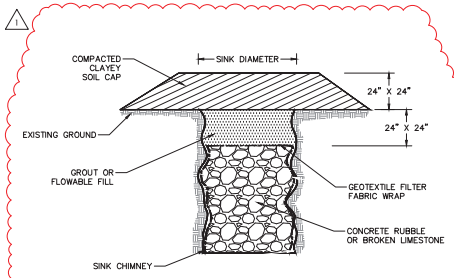
1. THE PAVEMENT EDGE SHALL BE DEFINED BY A STRAIGHT EDGE FORMED BY A MACHINED SAW CUT.
2. BASE MATERIAL OVER DITCH SHALL BE INSTALLED TO TWICE THE THICKNESS OF THE EXISTING ORIGINAL.
3. BASE MATERIAL SHALL BE PLACED IN 6" MAXIMUM LIFTS AND EACH LAYER THOROUGHLY ROLLED OR TAMPED TO 98% MAXIMUM DENSITY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

7 PAVEMENT REPAIR DETAIL
N.T.S.



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

8 BOLLARD DETAIL
N.T.S.

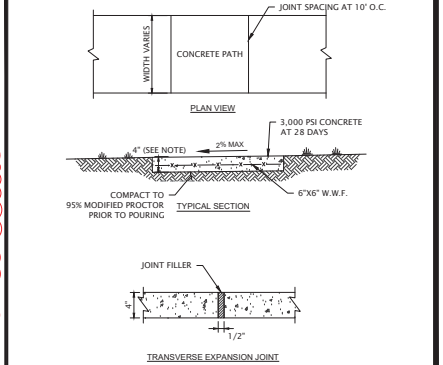


TYPICAL SINK CHIMNEY REPAIR
N.T.S.

NOTE:

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

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



TRANSVERSE EXPANSION JOINT

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

10 CONCRETE SIDEWALK DETAIL
N.T.S.

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813.724.4199
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FLORIDA BUSINESS REGISTRY NO. 34448

REVISIONS

REV	DATE	DESCRIPTION	BY
04	9/7/24	REVISIONS PER FDOT ACCESS & FORCEMAIN RELOCATION	JJS
03	9/03/24	REVISION TO BUFFER PER RESOLUTION	JJS
02	8/01/24	REVISION PER COUNTY, SWFWMD & FDOT REVIEW COMMENTS	JJS
01	6/12/24	REVISION PER ZONING APPROVAL, COUNTY & SWFWMD REVIEW COMMENTS	JJS

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JOHN J. STOECKEL
FLORIDA PROFESSIONAL ENGINEER
LICENSE NO. 80758

PROJECT NAME:
MAJOR SITE PLAN
CORTA COMMONS
FOR
CORTA OCALA, LLC
SW HWY 200 - OCALA
MARION COUNTY, FLORIDA

SHEET TITLE
CONSTRUCTION DETAILS

PROJECT NO:	23-3306
CHECKED BY:	JJS
VERTICAL DATUM:	NAVD 1988
DATE:	03/29/2024

SHEET NUMBER
C-503

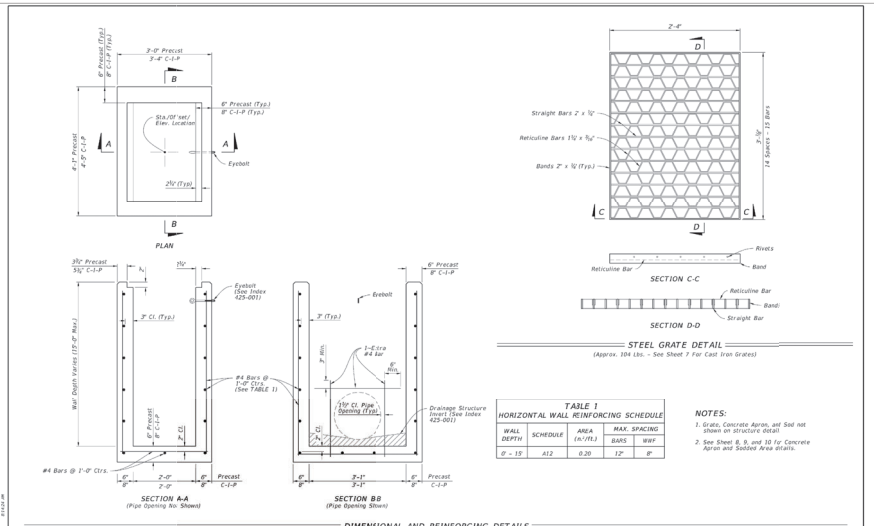


TABLE 1
HORIZONTAL WALL REINFORCING SCHEDULE

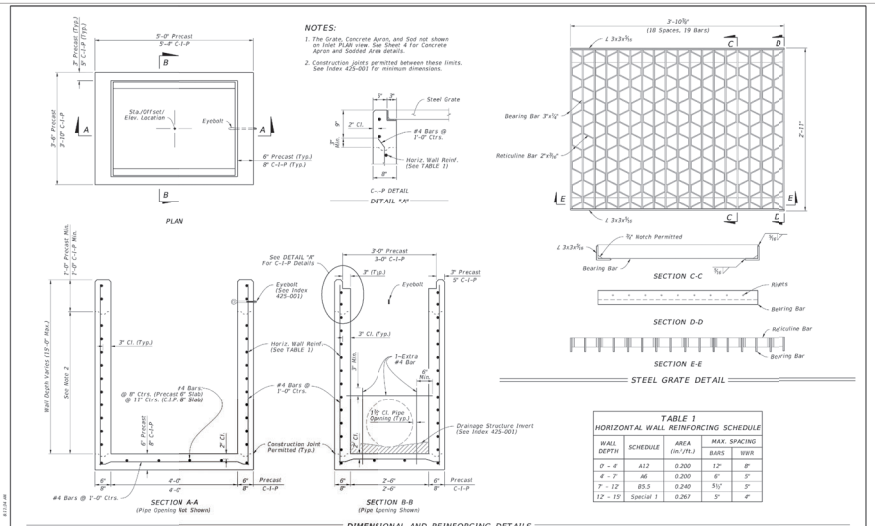
WALL DEPTH	SCHEDULE	AREA (in²/Ft.)	MAX. SPACING BARS	MAX. SPACING WWR
0' - 15'	A12	0.20	12"	8"

NOTES:
1. Grate, Concrete Apron, and Sod not shown on structure detail.
2. See Sheet 8, 9, and 10 for Concrete Apron and Sodded Area details.

DIMENSIONAL AND REINFORCING DETAILS

TYPE C - DIMENSIONAL, REINFORCING, AND STEEL GRATE DETAILS

LAST REVISION 10/01/20	REVISIONS	DESCRIPTION:	FDOT FY 2023-24 STANDARD PLANS	DITCH BOTTOM INLET TYPES C, D, E, AND H	INDEX 425-052	SHEET 2 of 14



NOTES:
1. The Grate, Concrete Apron, and Sod not shown on Inlet PLAN view. See Sheet 4 for Concrete Apron and Sodded Area details.
2. Construction joints permitted between these limits. See Index 425-001 for minimum dimensions.

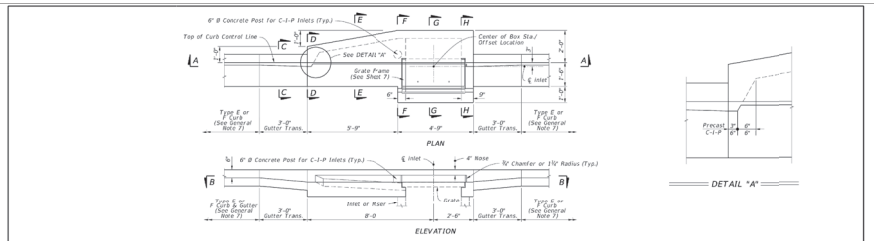
TABLE 1
HORIZONTAL WALL REINFORCING SCHEDULE

WALL DEPTH	SCHEDULE	AREA (in²/Ft.)	MAX. SPACING BARS	MAX. SPACING WWR
0' - 4'	A12	0.200	12"	8"
4' - 7'	A6	0.200	6"	5"
7' - 12'	B5.5	0.240	5½"	5"
12' - 15'	Special 1	0.267	5"	4"

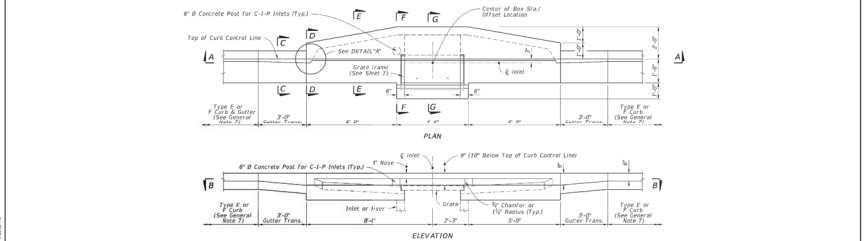
DIMENSIONAL AND REINFORCING DETAILS

TYPE F - DIMENSIONAL, REINFORCING, AND GRATE DETAILS

LAST REVISION 10/01/20	REVISIONS	DESCRIPTION:	FDOT FY 2023-24 STANDARD PLANS	DITCH BOTTOM INLET TYPES F AND G	INDEX 425-053	SHEET 2 of 4



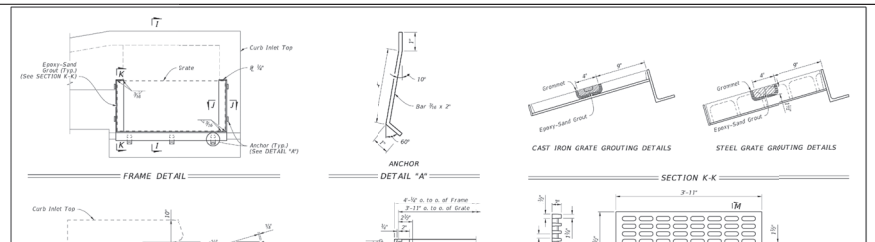
TYPE 5 DIMENSIONAL DETAILS

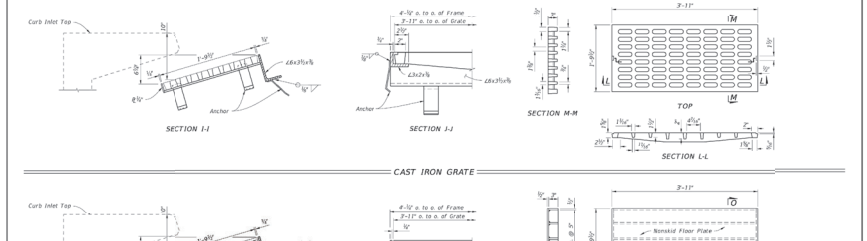


TYPE 6 DIMENSIONAL DETAILS

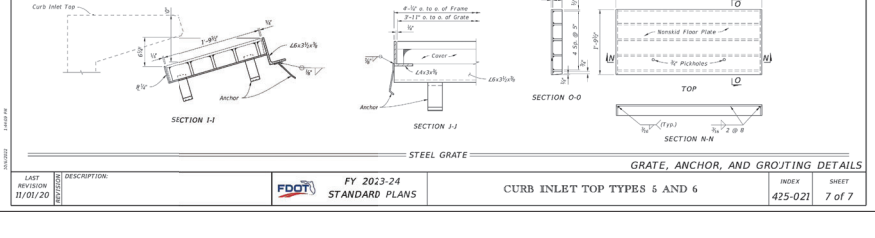
TYPE 5 AND 6 DIMENSIONAL DETAILS

LAST REVISION 11/01/20	REVISIONS	DESCRIPTION:	FDOT FY 2023-24 STANDARD PLANS	CURB INLET TOP TYPES 5 AND 6	INDEX 425-021	SHEET 2 of 7





CAST IRON GRATE



STEEL GRATE

GRATE, ANCHOR, AND GROUTING DETAILS

LAST REVISION 11/01/20	REVISIONS	DESCRIPTION:	FDOT FY 2023-24 STANDARD PLANS	CURB INLET TOP TYPES 5 AND 6	INDEX 425-021	SHEET 7 of 7

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FLORIDA BUSINESS REGISTRY NO. 34448

REVISIONS

NO.	DATE	DESCRIPTION	BY
04	9/7/24	REVISIONS PER FDOT ACCESS & FORCEMAIN RELOCATION	JJS
03	9/5/24	REVISION TO BUFFER PER RESOLUTION	JJS
02	8/01/24	REVISION PER COUNTY SWFWMD & FDOT REVIEW COMMENTS	JJS
01	6/12/24	REVISION PER ZONING APPROVAL COUNTY & SWFWMD REVIEW COMMENTS	JJS

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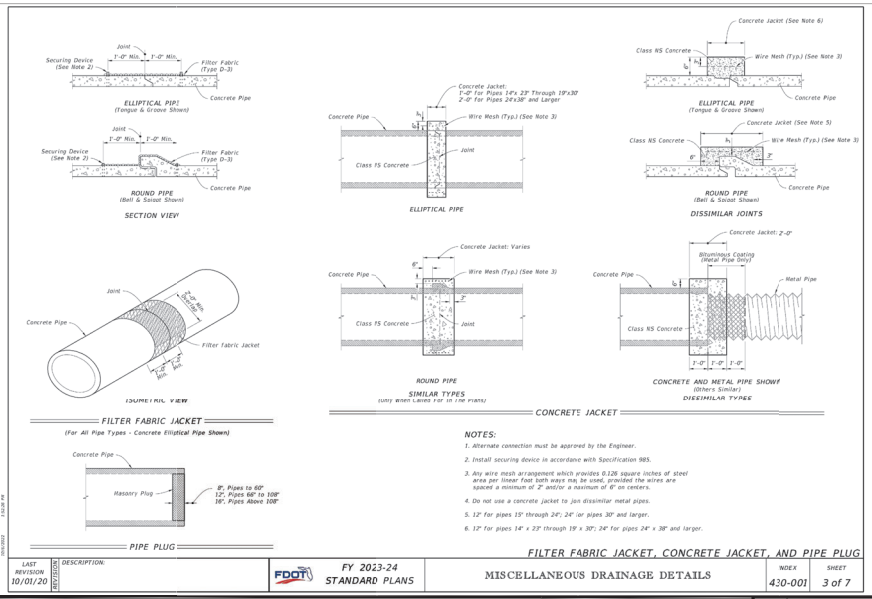
JOHN J. STOECKEL
FLORIDA PROFESSIONAL ENGINEER
LICENSE NO. 80758

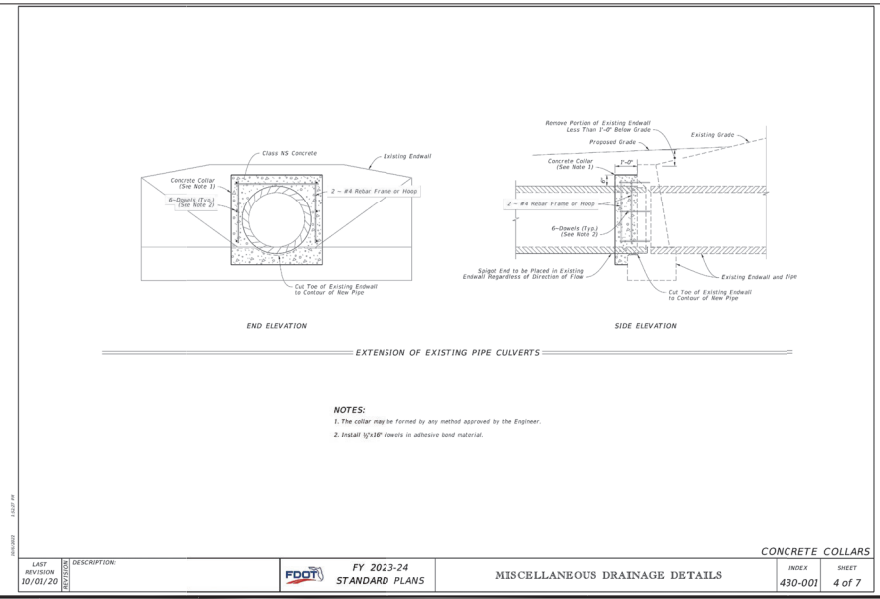
PROJECT NAME:
MAJOR SITE PLAN
CORTA COMMONS
FOR
CORTA OCALA, LLC
SW HWY 200 - OCALA
MARION COUNTY, FLORIDA

SHEET TITLE
DRAINAGE DETAILS

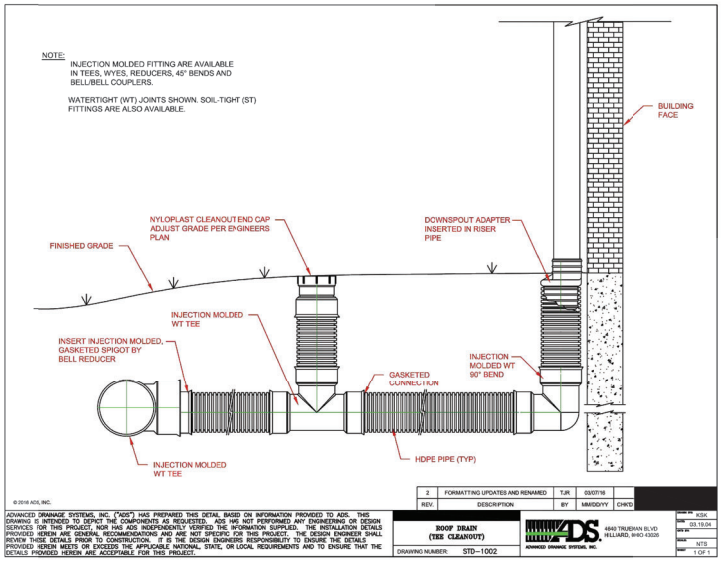
PROJECT NO: 23-3306
CHECKED BY: JJS
VERTICAL DATUM: NAVD 1988
DATE: 03/29/2024
SHEET NUMBER
C-504



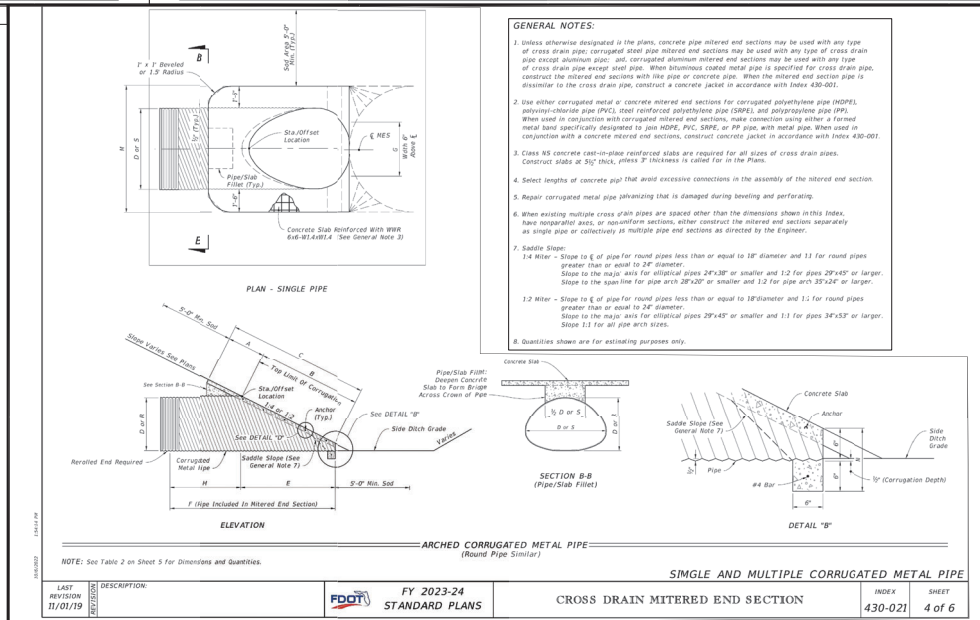
LAST REVISION	DESCRIPTION:	FDOT	FY 2023-24 STANDARD PLANS	MISCELLANEOUS DRAINAGE DETAILS	INDEX	SHEET
10/01/20	REVISION				430-001	3 of 7



LAST REVISION	DESCRIPTION:	FDOT	FY 2023-24 STANDARD PLANS	MISCELLANEOUS DRAINAGE DETAILS	INDEX	SHEET
10/01/20	REVISION				430-001	4 of 7



1 ROOF DRAIN & CLEANOUT DETAIL
N.T.S.



LAST REVISION	DESCRIPTION:	FDOT	FY 2023-24 STANDARD PLANS	CROSS DRAIN MITERED END SECTION	INDEX	SHEET
11/01/19	REVISION				430-021	4 of 6

2 FDOT (INDEX 430-021) MITERED END SECTION
N.T.S.

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FLORIDA BUSINESS REGISTRY NO. 34448

REVISIONS

REV	DATE	DESCRIPTION	BY
04	9/7/24	REVISIONS PER FDOT ACCESS & FORCEMAIN RELOCATION	JJS
03	9/13/24	REVISION TO BUFFER PER RESOLUTION	JJS
02	8/01/24	REVISION PER COUNTY, SWFWMD & FDOT REVIEW COMMENTS	JJS
01	6/1/24	REVISION PER ZONING APPROVAL, COUNTY & SWFWMD REVIEW COMMENTS	JJS

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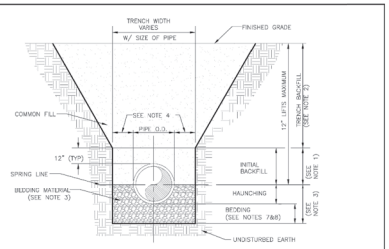
PROJECT NAME:
MAJOR SITE PLAN
CORTA COMMONS
FOR
CORTA OCALA, LLC
SW HWY 200 - OCALA
MARION COUNTY, FLORIDA

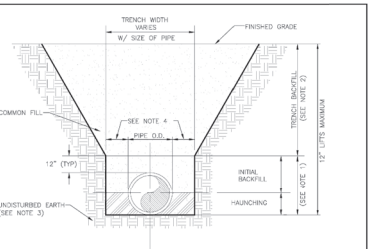
SHEET TITLE
DRAINAGE DETAILS

PROJECT NO: 23-3306
CHECKED BY: JJS
VERTICAL DATUM: NAVD 1988
DATE: 03/29/2024
SHEET NUMBER
C-505



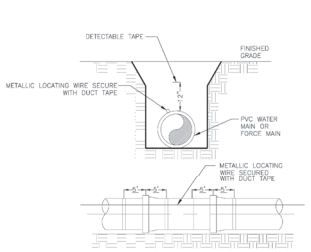
NOTES:
1. INITIAL BACKFILL: COMMON FILL COMPACTED TO 95% (98% UNDER PAVEMENT) OF THE MAXIMUM DENSITY AS PER AASHTO T-180.
2. TRENCH BACKFILL: COMMON FILL COMPACTED TO 95% (98% UNDER PAVEMENT) OF THE MAXIMUM DENSITY AS PER AASHTO T-180.
3. BEDDING MATERIAL SHALL CONFORM TO FDOT NO. 57 AGGREGATE.
4. 15" MAX. (12" MIN.) FOR PIPE DIAMETER LESS THAN 24" AND 24" MAX (12" MIN) FOR PIPE DIAMETER 24" AND LARGER.
5. WATER SHALL NOT BE PERMITTED IN THE TRENCH DURING CONSTRUCTION.
6. ALL PIPE TO BE INSTALLED WITH BELL FACING UPSTREAM TO THE DIRECTION OF THE FLOW.
7. BEDDING DEPTH SHALL BE 4" MINIMUM FOR PIPE DIAMETER UP TO 12" AND 6" MINIMUM FOR PIPE DIAMETER 18" AND LARGER.
8. DEPTH FOR REMOVAL OF UNSUITABLE MATERIAL SHALL GOVERN DEPTH OF BEDDING ROCK BELOW THE PIPE; UTILITIES SHALL DETERMINE IN THE FIELD REQUIRED REMOVAL OF UNSUITABLE MATERIAL TO REACH SUITABLE FOUNDATION.
9. FINAL RESTORATION IN IMPROVED AREAS SHALL BE IN COMPLIANCE WITH ALL APPLICABLE REGULATIONS OF GOVERNING AGENCIES. SURFACE RESTORATION WITHIN MARION COUNTY RIGHT-OF-WAY SHALL COMPLY WITH REQUIREMENTS OF RIGHT-OF-WAY UTILIZATION REGULATIONS AND ROAD CONSTRUCTION SPECIFICATIONS.
10. ONE COMPACTION TEST SHALL BE REQUIRED FOR EACH LIFT NOT TO EXCEED 200'.

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



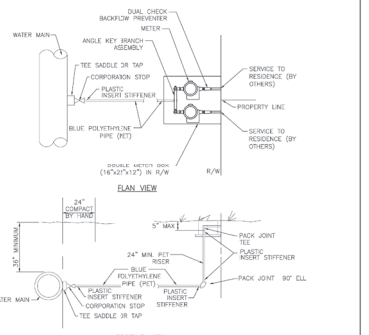
NOTES:
1. INITIAL BACKFILL AND HAUNCHING: SELECT COMMON FILL COMPACTED TO 95% (98% UNDER PAVEMENT) OF THE MAXIMUM DENSITY AS PER AASHTO T-180.
2. TRENCH BACKFILL: COMMON FILL COMPACTED TO 95% (98% UNDER PAVEMENT) OF THE MAXIMUM DENSITY AS PER AASHTO T-180.
3. PIPE BEDDING UTILIZING SELECT COMMON FILL OR BEDDING ROCK IN ACCORDANCE WITH BEDDING AND TRENCHING 1 DETAIL MAY BE REQUIRED AS DIRECTED BY MCU.
4. 15" MAX. (12" MIN.) FOR PIPE DIAMETER LESS THAN 24" AND 24" MAX (12" MIN) FOR PIPE DIAMETER 24" AND LARGER.
5. WATER SHALL NOT BE PERMITTED IN THE TRENCH DURING CONSTRUCTION.
6. ALL PIPE TO BE INSTALLED WITH BELL FACING UPSTREAM TO THE DIRECTION OF THE FLOW.
7. FINAL RESTORATION IN IMPROVED AREAS SHALL BE IN COMPLIANCE WITH ALL APPLICABLE REGULATIONS OF GOVERNING AGENCIES. SURFACE RESTORATION WITHIN MARION COUNTY RIGHT-OF-WAY SHALL COMPLY WITH REQUIREMENTS OF RIGHT-OF-WAY UTILIZATION REGULATIONS AND ROAD CONSTRUCTION SPECIFICATIONS.
8. ONE COMPACTION TEST SHALL BE REQUIRED FOR EACH LIFT NOT TO EXCEED 200'.

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



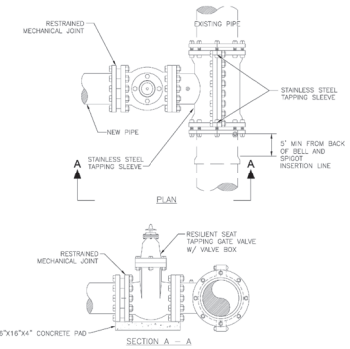
NOTES:
1. PVC PIPE SHALL REQUIRE INSULATED METALLIC LOCATING WIRE (10 GAUGE COPPER) CAPABLE OF DETECTION BY A CABLE LOCATOR AND SHALL BE BURIED ON TOP OF THE PIPE.
2. LOCATING WIRE SHALL TERMINATE AT EACH VALVE BOX AND BE CAPABLE OF EXTENDING 12" ABOVE TOP OF BOX IN SUCH A MANNER SO AS NOT TO INTERFERE WITH VALVE OPERATION PER UT 112.
3. ALL WIRE CONNECTIONS SHALL BE SPLICED TOGETHER USING WATERTIGHT WIRE NUTS.
4. FOR HORIZONTAL DIRECTIONAL DRILLING, UTILIZE 2 LOCATING WIRES EACH WITH A BREAK LOAD OF 1032 POUNDS.
5. DETECTABLE TAPE SHALL BE 1' ABOVE THE CENTERLINE OF THE PIPE.

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



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

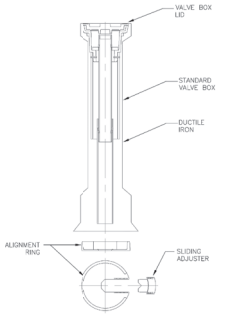
Marion County FLORIDA UTILITIES	MCBCC EFFECTIVE 04/13/2023	WATER AND RECLAIMED WATER SERVICES (TYPICAL)	7.3.2
	REVISION # 2		UT 107



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

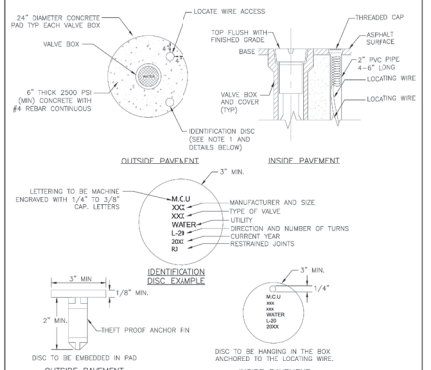
Marion County FLORIDA UTILITIES	MCBCC EFFECTIVE 04/13/2023	TAPPING SLEEVE AND GATE VALVE ASSEMBLY	7.3.2
	REVISION # 1		UT 108

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



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

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



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

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

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FLORIDA BUSINESS REGISTRY NO. 34448

REVISIONS

REV	DATE	DESCRIPTION	BY
01	6/1/24	REVISION PER ZONING APPROVAL COUNTY & SWFWMD REVIEW COMMENTS	JJS
02	8/01/24	REVISION PER COUNTY, SWFWMD & FDOT REVIEW COMMENTS	JJS
03	9/03/24	REVISION TO BUFFER PER RESOLUTION	JJS
04	9/7/2024	REVISIONS PER FDOT ACCESS & FORCEMAIN RELOCATION	JJS

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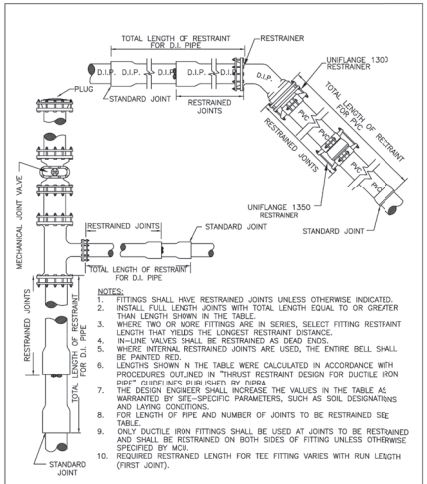
JOHN J. STOECKEL
FLORIDA PROFESSIONAL ENGINEER
LICENSE NO. 80758

PROJECT NAME:
MAJOR SITE PLAN
CORTA COMMONS
FOR
CORTA OCALA, LLC
SW HWY 200 - OCALA
MARION COUNTY, FLORIDA

SHEET TITLE
MARION COUNTY UTILITY DETAILS

PROJECT NO: 23-3306
CHECKED BY: JJS
VERTICAL DATUM: NAVD 1988
DATE: 03/29/2024
SHEET NUMBER
C-507



NOTES:
1. FITTINGS SHALL HAVE RESTRAINED JOINTS UNLESS OTHERWISE INDICATED.
2. INSTALL FULL LENGTH JOINTS WITH TOTAL LENGTH EQUAL TO OR GREATER THAN LENGTH SHOWN IN THE TABLE.
3. WHERE TWO OR MORE FITTINGS ARE IN SERIES, SELECT FITTING RESTRAINT LENGTH THAT YIELDS THE LONGEST RESTRAINT DISTANCE.
4. IN-LINE VALVES SHALL BE RESTRAINED AS DEAD ENDS.
5. WHERE INTERNAL RESTRAINED JOINTS ARE USED, THE ENTIRE BELL SHALL BE PAINTED RED.
6. LENGTHS SHOWN IN THE TABLE WERE CALCULATED IN ACCORDANCE WITH PROCEDURES OUTLINED IN "THRUST RESTRAINT DESIGN FOR DUCTILE IRON PIPE" (DIPRA) AND "THRUST RESTRAINT DESIGN FOR PVC PIPE AND FITTINGS" (DIPRA).
7. THE DESIGN ENGINEER SHALL INCREASE THE VALUES IN THE TABLE AS WARRANTED BY SITE-SPECIFIC PARAMETERS, SUCH AS SOIL DESIGNATIONS AND LAYING CONDITIONS.
8. FOR LENGTH OF PIPE AND NUMBER OF JOINTS TO BE RESTRAINED SEE TABLE.
9. ONLY DUCTILE IRON FITTINGS SHALL BE USED AT JOINTS TO BE RESTRAINED AND SHALL BE RESTRAINED ON BOTH SIDES OF FITTING UNLESS OTHERWISE SPECIFIED BY MCU.
10. REQUIRED RESTRAINED LENGTH FOR TEE FITTING VARIES WITH RUN LENGTH (FIRST JOINT).

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

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

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

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

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

REQUIRED RESTRAINED LENGTH ON TEE BRANCH								
TEE FITTING		Pipe Length (ft)						
		Diameter of Run						
		4"	6"	8"	10"	12"	16"	20"	24"
Diameter of Branch	4"	39	28	18	6	0	0	0	0
	6"		63	55	48	40	22	4	0
	8"			89	82	77	63	49	34
	10"				110	105	95	84	71
	12"					133	124	115	105
	16"						175	166	161
	20"							215	209
	24"								254

REQUIRED RESTRAINED LENGTH ON LARGER PIPE								
REDUCER FITTING		Pipe Length (X)						
		Diameter of Large Pipe						
		6"	8"	10"	12"	16"	20"	24"
Diameter of Small	4"	44	80	108	135	183	226	268
	6"		47	81	113	167	214	257
	8"			45	83	145	196	243
	10"				46	118	175	226
	12"					84	149	205
	16"						84	151
	20"							83

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

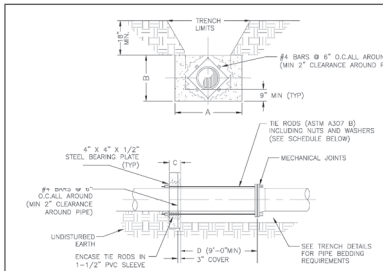
FORCE MAIN:
PRESSURE: 100 PSI.
DEPTH OF COVER: 4.0 ft.

REQUIRED RESTRAINED LENGTH ON FORCE MAIN			Pipe Length (ft)						
Bend Type		4"	6"	8"	10"	12"	16"	20"	24"
Angle	Orientation								
11-1/4°	H	2	2	3	4	4	5	6	7
	VU	2	2	3	4	4	5	6	7
	VD	5	7	9	11	12	16	19	22
22-1/2°	H	3	5	6	7	8	10	12	14
	VU	3	5	6	7	8	10	12	14
	VD	10	13	17	21	24	31	38	44
45°	H	6	9	11	14	16	20	24	28
	VU	6	9	11	14	16	20	24	28
	VD	20	27	36	43	50	64	78	91
90°	H	15	21	27	32	38	48	57	66
	VU	15	21	27	32	38	48	57	66
	VD	46	65	85	102	121	155	187	219
DEAD END/ PLUG AND VALVE		46	65	85	102	121	155	187	219

REQUIRED RESTRAINED LENGTH ON TEE BRANCH								
TEE FITTING		Pipe Length (ft)						
		Diameter of Run						
		4"	6"	8"	10"	12"	16"	20"	24"
Diameter of Branch	4"	25	14	4	0	0	0	0	0
	6"		43	36	28	21	5	0	0
	8"			63	57	52	39	26	12
	10"				80	75	66	55	44
	12"					98	90	81	72
	16"						133	126	119
	20"							164	159
	24"								196

REQUIRED RESTRAINED LENGTH ON LARGER PIPE								
REDUCER FITTING		Pipe Length (ft)						
		Diameter of Large Pipe						
		6"	8"	10"	12"	16"	20"	24"
Diameter of Small	4"	34	61	83	105	143	178	212
	6"		36	63	88	131	168	204
	8"			35	64	113	155	192
	10"				36	92	138	179
	12"					66	118	162
	16"						66	100
	20"							66

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



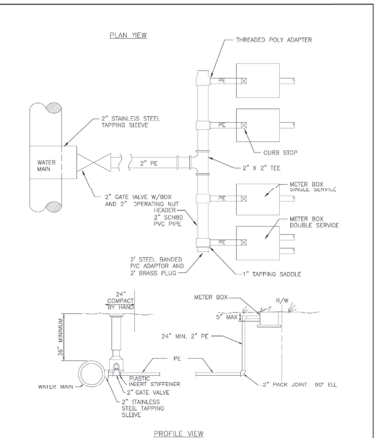
SCHEDULE OF DIMENSIONS AND MATERIALS

PIPE SIZE (INCHES)	DIMENSIONS (FT.)				TIE RODS REQ'D	
	A	E	C	D	DIA.	NO.
6	2.0	2.0	1.0		3/4	2
8	2.5	2.0	1.0		3/4	2
10	3.5	3.0	1.0		3/4	4
12	5.0	3.0	1.0		3/4	4
16	6.0	4.0	1.5		3/4	4
20	8.0	5.0	1.5		3/4	6
24	9.0	6.0	1.5		3/4	8

NOTE: THRUST COLLAR AREAS TO BE COMPUTED ON BASIS OF 2000 LBS/SF SOIL RESTRAINT BEARING.

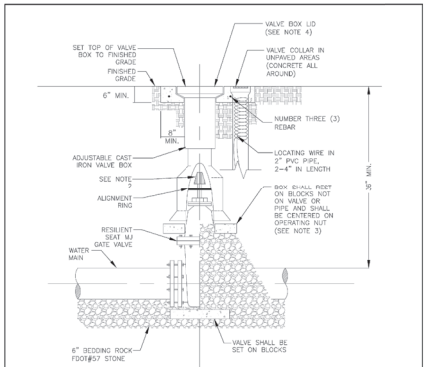
NOTES:
1. ADDITIONAL REINFORCEMENTS SHALL BE AS SPECIFIED BY THE ENGINEER.
2. MINIMUM COMPRESSIVE STRENGTH FOR CONCRETE SHALL BE 3000 PSI.
3. BEDDING, BACKFILL AND COMPACTION SHALL BE AS SPECIFIED ELSEWHERE IN THE LAND DEVELOPMENT CODE.
4. ALL FORM BOARDS SHALL BE REMOVED PRIOR TO BACKFILL.
5. NO ALLOWANCE SHALL BE MADE FOR FRICTION BETWEEN THE PIPE WALL AND THE THRUST COLLAR.
6. DESIGN PRESSURE: 150 PSI.

Marion County FLORIDA UTILITIES	MCBCC EFFECTIVE 04/13/2023	THRUST COLLAR WATER MAINS	7.3.2 UT 201
	REVISION # NA		



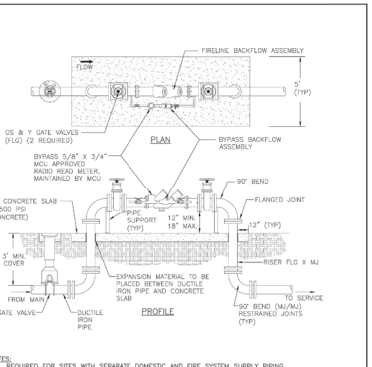
NOTES:
1. MAXIMUM OF 5 5/8" METERS
2. METER BOXES SHALL NOT BE LOCATED WITHIN DRIVING SURFACE. METER BOXES MUST BE LOCATED IN RIGHT-OF-WAY OR PRIVATE PROPERTY WITH A UTILITY EASEMENT.
3. NO MALE ADAPTERS ALLOWED AT VALVE; SHALL BE A BRASS NIPPLE WITH 2" SCH80 FEMALE STEEL BRACED ADAPTER.
4. ALL TAPS MUST BE LOCATED A MINIMUM OF 24" AWAY FROM ANY BELL AND/OR FITTING.

Marion County FLORIDA UTILITIES	MCBCC EFFECTIVE 04/13/2023	METER BANK 2" SUPPLY	7.3.2 UT 202
	REVISION # 1		



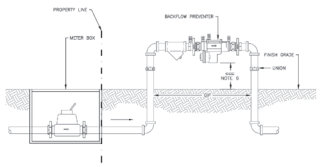
NOTES:
1. PVC EXTENSIONS SHALL NOT BE USED ON VALVE BOX INSTALLATION (SEE UT111).
2. THE ACTUATING NUT FOR VALVES DEEPER THAN SIX (6) FEET SHALL BE EXTENDED TO COME UP TO 3 FOOT DEPTH BELOW FINISHED GRADE.
3. VALVE BOX SHALL BE SET ON FIVE (5) SOLID COMMON BLOCKS.
4. VALVE BOX LID TO BE LETTERED WITH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

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



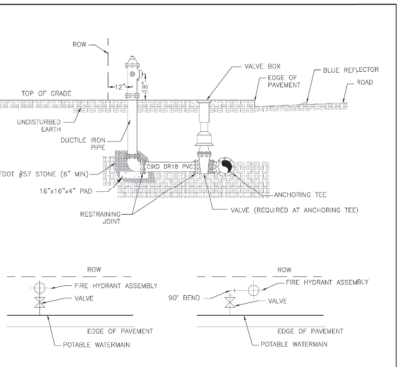
NOTES:
1. REQUIRED FOR SITES WITH SEPARATE DOMESTIC AND FIRE SYSTEM SUPPLY PIPING.
2. BACKFLOW ASSEMBLY SHALL BE OWNED AND MAINTAINED BY THE PROPERTY OWNER.
3. MCU SHALL OWN AND MAINTAIN THE METER.
4. UTILITY EASEMENT REQUIRED FOR BY-PASS METER READING. MINIMUM EASEMENT SIZE IS 10' BY 15'.
5. DETAIL NOT APPLICABLE WHEN AN RPZ IS REQUIRED IN ACCORDANCE WITH THE MARION COUNTY MANUAL OF CROSS-CONNECTION CONTROL AND BACKFLOW PREVENTION. SERVICES SMALLER THAN 3" SHALL REQUIRE AN RPZ AND SHALL BE METERED. METER AND TAP SIZE SHALL BE DETERMINED BY A FLORIDA LICENSED SPRINKLER CONTRACTOR, ARCHITECT, OR ENGINEER. METER SHALL BE INSTALLED BY MCU.
6. FREEZE PROTECTION SHALL BE PROVIDED IN ACCORDANCE WITH THE FIRE MARSHALL.

Marion County FLORIDA UTILITIES	MCBCC EFFECTIVE 04/13/2023	FIRE LINE DOUBLE DETECTOR CHECK VALVE ASSEMBLY	7.3.2 UT 208
	REVISION # 2		



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

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



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

Marion County FLORIDA UTILITIES	MCBCC EFFECTIVE 04/13/2023	FIRE HYDRANT ASSEMBLY	7.3.2 UT 210
	REVISION # 2		

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FLORIDA BUSINESS REGISTRY NO. 34448

REVISIONS			BY
13	6/12/25	REVISED PER PUD AMENDMENT APPROVAL & STAFF COMMENTS	JJS
12	5/08/25	REVISED PER SWFWMD ERP MODIFICATION COMMENTS	JJS
11	4/16/25	REVISED PER SW 100TH ACCESS MODIFICATION	JJS
10	12/27/25	REVISED PER SHOPES UTILITY MODIFICATIONS & REVIEW COMMENTS	JJS
09	1/22/24	REVISED PER EVER WASTEWATER PERMIT REVIEW	JJS
08	11/07/24	PERMIT MODIFICATION & REVISION - ACCESS, UTILITY, DRAINAGE	JJS
07	11/07/24	UPDATED PLANS FROM RE-DESIGN FOR PERMIT MODIFICATION SUBMITTAL	JJS
06	10/17/24	RE-DESIGN OF CA-09, ACCESS & LOWERED SITE AT TYC	JJS
05	10/07/24	REVISIONS PER FDOT ACCESS COMMENTS & ON-SITE CROSS ACCESS/POND	JJS
04	9/20/24	REVISIONS PER FDOT ACCESS & FORDHAM RELOCATION	JJS
03	9/05/24	REVISION TO BUFFER PER RESOLUTION	JJS
REV	DATE	DESCRIPTION	BY

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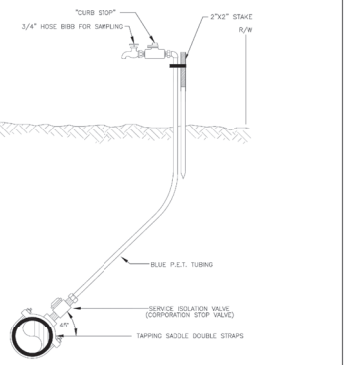
JOHN J. STOECKEL
FLORIDA PROFESSIONAL ENGINEER
LICENSE NO. 80758

PROJECT NAME:
MAJOR SITE PLAN
CORTA COMMONS
FOR
CORTA OCALA, LLC
SW HWY 200 - OCALA
MARION COUNTY, FLORIDA

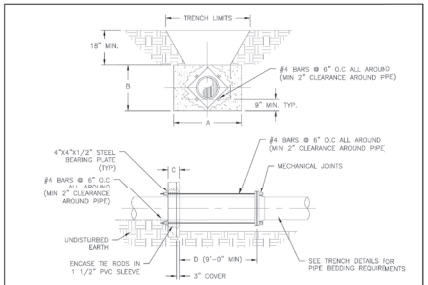
SHEET TITLE
MARION COUNTY UTILITY DETAILS

PROJECT NO: 23-3306
CHECKED BY: JJS
VERTICAL DATUM: NAVD 1988
DATE: 03/29/2024
SHEET NUMBER
C-508



NOTE: POLY IS TO BE REMOVED AND CORPORATION STOP CLOSED AND CAPPED OFF AFTER WATER SAMPLES ARE COLLECTED AND SYSTEM IS PLACED INTO SERVICE BY FDEP.

Marion County FLORIDA UTILITIES | MCBCC EFFECTIVE 04/13/2023 | REVISION # 1 | TEMPORARY SAMPLE POINT | 7.3.2 UT 211



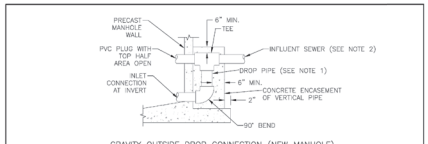
SCHEDULE OF DIMENSIONS AND MATERIALS

PIPE SIZE (INCHES)	DIMENSIONS (FT.) A	B	C	D	TIE RODS REQ'D DIA.	NO.
6	2.0	2.0	1.0		3/4	2
8	2.5	2.5	1.0		3/4	2
10	3.0	2.5	1.0		3/4	4
12	4.0	3.0	1.0		3/4	4
16	5.5	3.5	1.5		3/4	4
20	7.5	4.0	1.5		3/4	4
24	8.5	5.0	1.5		3/4	6

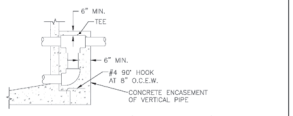
NOTE: THRUST COLLAR AREAS TO BE COMPUTED ON BASIS OF 2000 LBS/SF SOIL RESTRAINT BEARING.

NOTES:
1. ADDITIONAL REINFORCEMENTS SHALL BE AS SPECIFIED BY THE ENGINEER.
2. MINIMUM COMPRESSIVE STRENGTH FOR CONCRETE SHALL BE 3000 PSI.
3. BEDDING, BACKFILL, AND COMPACTION SHALL BE AS SPECIFIED ELSEWHERE IN THE STANDARD DRAWINGS.
4. ALL FORM BOARDS SHALL BE REMOVED PRIOR TO BACKFILL.
5. NO ALLOWANCE SHALL BE MADE FOR FRICTION BETWEEN THE PIPE WALL AND THE THRUST COLLAR.
6. DESIGN PRESSURE: 100 PSI.
7. REQUIRED FOR LINE STOPS, AS DETERMINED BY MCU.

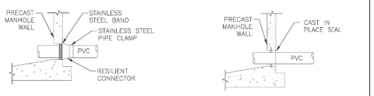
Marion County FLORIDA UTILITIES | MCBCC EFFECTIVE 04/13/2023 | REVISION # 1 | THRUST COLLAR WASTEWATER FORCE MAINS | 7.3.2 UT 301



GRAVITY OUTSIDE DROP CONNECTION (NEW MANHOLE)



GRAVITY OUTSIDE DROP CONNECTION (EXISTING MANHOLE)

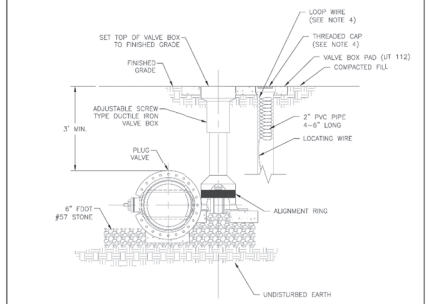


BOOT CONNECTION | LINK SEAL

STANDARD CONNECTION

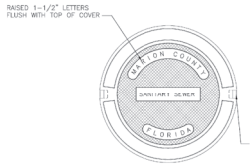
NOTES:
1. DROP PIPE AND FITTINGS SHALL BE OF EQUAL SIZE AND MATERIAL AS THE INFLUENT SEWER.
2. AN OUTSIDE DROP CONNECTION SHALL BE REQUIRED FOR ALL INFLUENT LINES WHICH HAVE AN INVEIT 2' OR MORE ABOVE THE MANHOLE INVERT. ALL MANHOLES WITH DROP CONNECTIONS MUST BE LINED AND HAVE COMPOSITE RING AND COVER.
3. CONTRACTOR TO COORDINATE THE PRESENCE OF MCU INSPECTOR DURING CORING AND CONNECTIONS TO EXISTING MANHOLES.
4. POUR NEW BENCH FOR CONNECTION PER UT 302.

Marion County FLORIDA UTILITIES | MCBCC EFFECTIVE 04/13/2023 | REVISION # 2 | GRAVITY MANHOLE CONNECTION | 7.3.2 UT 303

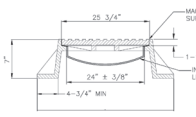


NOTES:
1. VALVE BOX INSTALLATION SHALL COMPLY WITH UT 111.
2. THE VALVE ACTUATING NUT SHALL BE EXTENDED UP TO BE WITHIN 3" OF FINISHED GRADE.
3. PROVIDE A PLASTIC DEBRIS SHIELD / ALIGNMENT RING WHICH INSTALLS BELOW THE VALVE ACTUATING NUT. THIS SHIELD SHALL CENTER THE RISER PIPE BOX OVER THE ACTUATING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

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



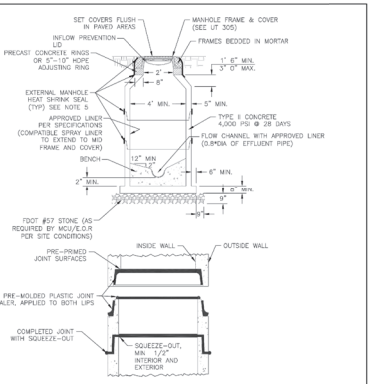
PLAN



ELEVATION

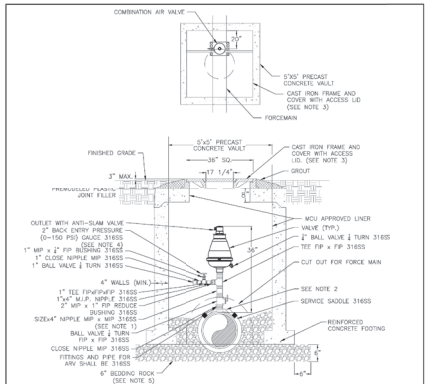
NOTES:
1. RING AND COVER SHALL BE COMPOSITE FOR DROP AND FORCEMAIN CONNECTIONS

Marion County FLORIDA UTILITIES | MCBCC EFFECTIVE 04/13/2023 | REVISION # 2 | STANDARD SEWER MANHOLE FRAME AND COVER | 7.3.2 UT 305



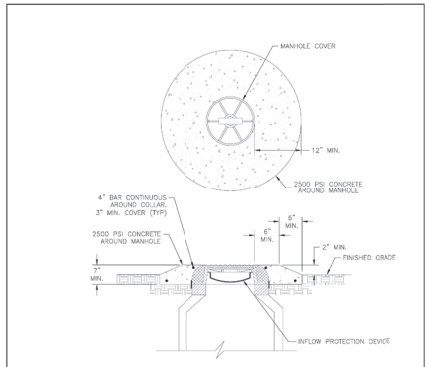
NOTES:
1. DROP CONNECTIONS ARE REQUIRED WHENEVER INVERT OF INFLUENT SEWER IS 24" OR MORE ABOVE THE INVERT OF THE MANHOLE. SEE GRAVITY MANHOLE CONNECTION DETAIL UT 303.
2. ECCENTRIC CONE DESIGN MAY ONLY BE USED FOR CONFLICT RESOLUTION WITH MCU APPROVAL. ALL MANHOLES REQUIRING DROP CONNECTIONS SHALL COMPLY WITH UT 303.
3. A FLOW CHANNEL SHALL BE CONSTRUCTED INSIDE MANHOLE TO DIRECT INFLUENT INTO FLOW STREAM.
4. LIFT HOLES THROUGH STRUCTURE ARE NOT PERMITTED.
5. USE EXTERNAL WRAP TO TIGHTLY WRAP MANHOLE AROUND CASTING JOINTS AND APPLY HIGH INTENSITY PROPANE TORCH TO EFFECTIVELY SEAL THEM FROM GROUND WATER INFILTRATION. ALL EXTERNAL HEAT SHRINK WRAPS SHALL BE INSPECTED IN PERSON, OR THROUGH A MCU APPROVED METHOD, BY A MCU CONSTRUCTION REPRESENTATIVE.
6. INFLOW PREVENTION LIDS SHALL BE REQUIRED FOR ALL MANHOLES.
7. PRECAST CONCRETE RINGS MAY BE SUBSTITUTED FOR HDPE RINGS.
8. RECESS HEIGHT MAY BE REQUIRED, AS AVAILABLE.
9. IN LIEU OF SHRINK WRAPPING, MANHOLES SHALL BE VACUUM TESTED IN ACCORDANCE WITH ASTM C1244 OR HYDROSTATIC TESTED IN ACCORDANCE WITH ASTM C969 AS REQUIRED BY MCU.
10. FLOW CHANNEL DEPTH AND WIDTH CANNOT BE LESS THAN 80% OF OUTFLOW PIPE.

Marion County FLORIDA UTILITIES | MCBCC EFFECTIVE 04/13/2023 | REVISION # 2 | PRECAST CONCRETE MANHOLE | 7.3.2 UT 306



NOTES:
1. ABOVE DETAIL IS BASED ON 2" COMBINATION AIR/VACUUM RELEASE VALVE. CHANGE PIPE AND FITTINGS ACCORDINGLY FOR OTHER VALVE SIZES AND TYPES. VALVE SIZES TO BE DETERMINED BY THE ENGINEER AND APPROVED BY MCU PRIOR TO INSTALLATION. ENGINEER TO PROVIDE SIZING CALCULATIONS.
2. THE MINIMUM DIMENSION FROM TOP OF PIPE TO FINISHED GRADE SHALL BE 4.0'.
3. LID TO BE LETTERED WITH THE APPROPRIATE WORD "SEWER" (PER UT 305).
4. PRESSURE GAUGE SHALL HAVE A STAINLESS CASE WITH STAINLESS STEEL SYSTEM AND DIAPHRAGM.
5. COMPACT BEDDING AROUND THE BOTTOM OF PIPE.
6. ALL AIR RELEASE VALVE VAULTS SHALL BE TRAFFIC RATED (H20 LOADING).
7. AIR RELEASE VALVE VAULTS SHALL BE LINED ON THE INSIDE AND LINER SHALL EXTEND UP TO MID FRAME AND COVER.
8. ARV VAULT SIZE TO BE DETERMINED BY REQUIRED ARV SIZE AND DEPTH OF MAIN.
9. ADJUST DEPTH OF PROPOSED FORCE MAIN SO VALVE VAULT CAN BE INSTALLED FLUSH WITH THE PROPOSED GRADE.
10. ARV INLET AND OUTLET SHALL BE SAME SIZE.
11. FOR FORCEMAINS 16" AND LARGER, A 4" TAPPING SADDLE AND PLUG VALVE SHALL BE USED.

Marion County FLORIDA UTILITIES | MCBCC EFFECTIVE 04/13/2023 | REVISION # 2 | AIR RELEASE VALVE SEWER AND RECLAIMED | 7.3.2 UT 307



NOTES:
1. CLEARANCE OF 30" TREE FROM OBSTRUCTIONS IN ALL DIRECTIONS.
2. AREAS SUPPORTING CONCRETE COLLAR OR SLAB SHALL BE PROPERLY COMPACTED.
3. TOP OF MANHOLE SHALL BE 2" ABOVE FINISHED GRADE, CROWN OF ADJACENT ROADWAY, OR 100 YEAR FLOOD ELEVATION, WHICHEVER IS GREATER.

Marion County FLORIDA UTILITIES | MCBCC EFFECTIVE 04/13/2023 | REVISION # 1 | MANHOLE IN NON-PAVED AREA | 7.3.2 UT 309

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

REVISIONS

REV	DATE	DESCRIPTION	BY
04	9/7/24	REVISIONS PER FDOT ACCESS & FORCEMAIN RELOCATION	JJS
03	9/03/24	REVISION TO BUFFER PER RESOLUTION	JJS
02	8/01/24	REVISION PER COUNTY, SWFWMD & FDOT REVIEW COMMENTS	JJS
01	6/12/24	REVISION PER ZONING APPROVAL COUNTY & SWFWMD REVIEW COMMENTS	JJS

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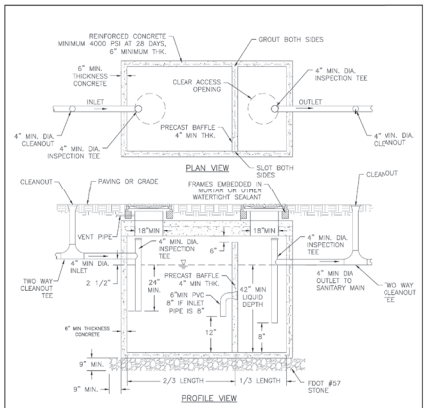
JOHN J. STOECKEL
FLORIDA PROFESSIONAL ENGINEER
LICENSE NO. 80758

PROJECT NAME:
MAJOR SITE PLAN
CORTA COMMONS
FOR
CORTA OCALA, LLC
SW HWY 200 - OCALA
MARION COUNTY, FLORIDA

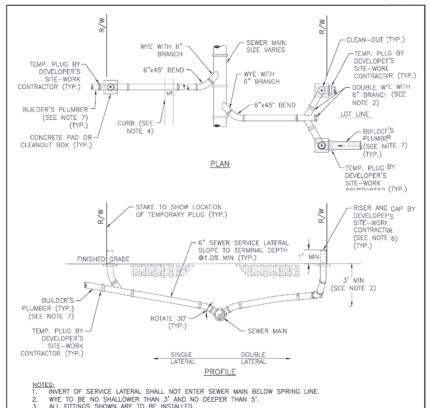
SHEET TITLE
MARION COUNTY UTILITY DETAILS

PROJECT NO: 23-3306
CHECKED BY: JJS
VERTICAL DATUM: NAVD 1988
DATE: 03/29/2024
SHEET NUMBER
C-509



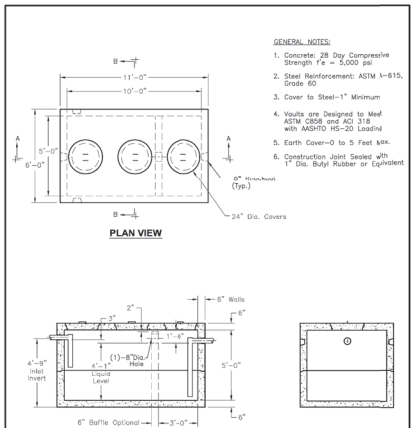
NOTES:
1. SPECIFIC DESIGN DETAILS MUST IN ALL ASPECTS MEET APPLICABLE FLORIDA PLUMBING AND ADMINISTRATIVE CODE.
2. SIZE GREASE INTERCEPTOR PER MARION COUNTY LAND DEVELOPMENT CODE.
3. INTERCEPTORS SHALL BE WATER AND GAS TIGHT.
4. ALL FIXTURES LOCATED IN FOOD AND BEVERAGE PREPARATION AREAS SHALL BE ROUTED THROUGH GREASE INTERCEPTOR. RESTROOM WASTE SHALL NOT BE ROUTED THROUGH INTERCEPTOR.
5. BAFFLE REQUIRED; ALTERNATIVE DESIGNS ARE ACCEPTABLE. DESIGN MUST MEET FLORIDA PLUMBING AND ADMINISTRATIVE CODE.
6. LOADS: H-20 TRUCK WHEELS WITH 30% IMPACT PER AASHTO. TRAFFIC BEARING FRAME AND COVER TO MEET FDOT STANDARDS IF APPLICABLE.

Marion County FLORIDA UTILITIES	MCBCC EFFECTIVE 04/13/2023	GREASE INTERCEPTOR	7.3.2 UT 310
	REVISION # 1		



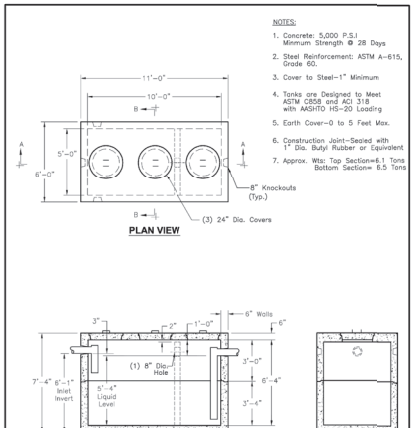
NOTES:
1. INVERT OF SERVICE LATERAL SHALL NOT ENTER SEWER MAIN BELOW SPRING LINE.
2. WYE TO BE NO SHALLOWER THAN 3' AND NO DEEPER THAN 5'.
3. ALL FITTINGS SHOWN ARE TO BE INSTALLED.
4. SERVICE CONNECTIONS SHALL BE PERMANENTLY MARKED BY ETCHING OR STAMPING AN "S" IN THE CURB DIRECTLY OVER THE LATERAL.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

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



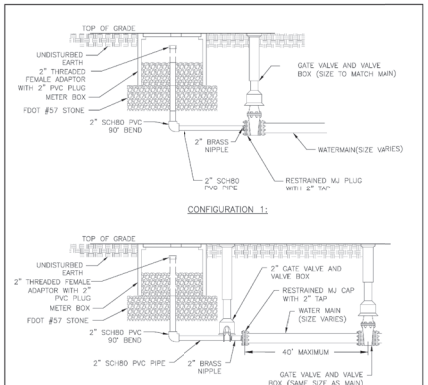
GENERAL NOTES:
1. Concrete: 28 Day Compressive Strength f'c = 5,000 psi
2. Steel Reinforcement: ASTM A-615, Grade 60
3. Cover to Steel-1" Minimum
4. Vaults are Designed to Meet ASTM C858 and ACI 318 with AASHTO HS-20 Loading
5. Earth Cover-0 to 5 Feet Max.
6. Construction Joint Sealed with 1" Dia. Butyl Rubber or Equivalent

Oldcastle Precast®	GT-1500	5'-0" x 10'-0" x 5'-0" I.D. Grease Trap 1,500 Gallon Capacity
	FILE NAME: 324ECGGT1500_DET.DWG ISSUE DATE: January, 2008 www.oldcastleprecast.com	Copyright ©2008 Oldcastle Precast®



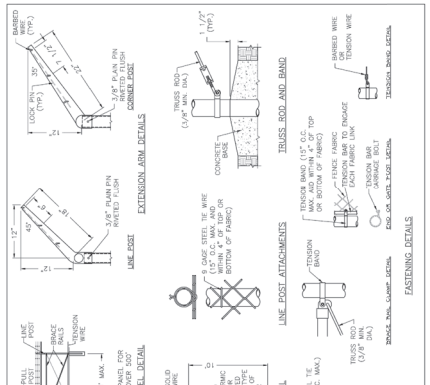
NOTES:
1. Concrete: 5,000 P.S.I Minimum Strength @ 28 Days
2. Steel Reinforcement: ASTM A-615, Grade 60.
3. Cover to Steel-1" Minimum
4. Tanks are Designed to Meet ASTM C858 and ACI 318 with AASHTO HS-20 Loading
5. Earth Cover-0 to 5 Feet Max.
6. Construction Joint-Sealed with 1" Dia. Butyl Rubber or Equivalent
7. Approx. Wts: Top Section=6.1 Tons Bottom Section= 6.5 Tons

Oldcastle Precast®	GT-2000	5'-0" x 10'-0" x 6'-4" I.D. Grease Trap 2,000 Gallon Capacity
	FILE NAME: 324ECGGT2000_DET.DWG ISSUE DATE: January, 2008 www.oldcastleprecast.com	Copyright ©2008 Oldcastle Precast®

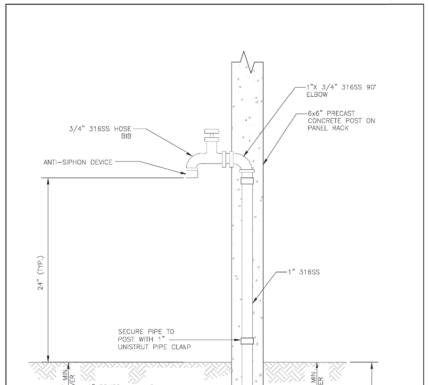


NOTE:
1. BLOW-OFF VALVES TO BE PROVIDED ON ALL DEAD END MAINS OR AS DETERMINED BY MCU.
2. BLOW-OFF VALVES ARE NOT TO BE LOCATED IN DITCHES.
3. CONNECTIONS SHALL BE ASSEMBLED USING COMPOUNDS APPROVED FOR POTABLE WATER SYSTEMS.
4. SHALL BE SIZED TO ACHIEVE ADEQUATE FLUSHING VELOCITY.
5. NO MALE ADAPTERS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

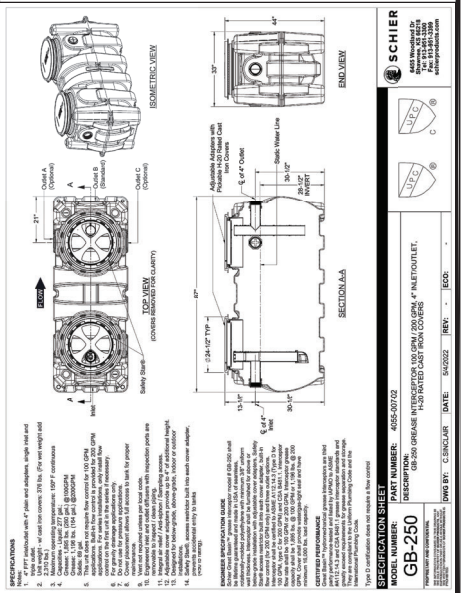
Marion County FLORIDA UTILITIES	MCBCC EFFECTIVE 04/13/2023	MANUAL BLOW OFF VALVE WATER MAIN	7.3.2 UT 212
	REVISION # NA		



Marion County FLORIDA UTILITIES	MCBCC EFFECTIVE 04/13/2023	CHAIN LINK FENCE ACCESSORIES	7.3.2 UT 101
	REVISION # NA		



Marion County FLORIDA UTILITIES	MCBCC EFFECTIVE 04/13/2023	HOSE BIBB ASSEMBLY	7.3.2 UT 508
	REVISION # 1		



SCHIER
1681 Woodland Dr
Sharpsburg, PA 15215
Phone: 412-828-9033
Fax: 412-828-3398
www.schier.com

SPECIFICATION SHEET
MODEL NUMBER: GB-250
PART NUMBER: 4055-50702
DESCRIPTION: GB-250 GREASE INTERCEPTOR 100 GPM, 200 LBS., 4" INLET/OUTLET, H-20 RATED CAST IRON COVERS
DWG BY: C.SINCLAIR
DATE: 5/4/2022
REV: -
ECO: -

SPECIFICATIONS
1. 4" PIPT stainless/with 4" plate and adapters, single inlet and outlet.
2. Unit weight, w/ cast iron covers: 3700 lbs. (Per vent weight add 200 lbs.)
3. Maximum operation temperature: 150°F continuous
4. Grease: 1,500 lbs. (300 gal.) @ 50GPM
5. Grease: 1,650 lbs. (330 gal.) @100GPM
6. Grease: 1,800 lbs. (360 gal.) @150GPM
7. Trabs: 66 gal.
8. Not intended for use in potable flow control for 100 GPM applications. Bubble flow control is provided for 200 GPM applications. Bubble flow control is not required for 100 GPM. Stored on the first unit in the series if necessary.
9. Do not use for greases with solidifications.
10. Do not use for temperature applications.
11. Vent not included unless per local code.
12. Removable to interval (1 mesh plate).
13. Adjustable cover adapters provide up to 6" of additional height.
14. Stainless steel access doors with recessed lifting handles and sealed gaskets.
15. Optional 4" access doors with recessed lifting handles and pressure activated entry to tanks
16. Non-V rating

ENGINEER SPECIFICATION GUIDE
Grease interceptor shall be a Schier Model GB-250 (rated 4 GAL/GPM) and be to Marina guaranteed and made in USA of stainless.
Grease interceptor shall be constructed of 304 stainless steel with stainless steel baffles, intermediate shall be furnished for above or below grade installation. Grease interceptor shall be sized for a capacity of 100 GPM, have 2 in. 200 GPM and CSA B483.1 Type 3 for 100 GPM, have 4 in. 200 GPM and CSA B483.1 Type 3 for 200 GPM. Grease capacity shall be 1,800 lbs. @ 100 GPM or 1,150 lbs. @ 200 GPM. Interceptor shall have a minimum flow rate of 100 GPM and minimum 15,000 lbs. load capacity.

CERTIFIED PERFORMANCE
Schier Model GB-250 stainless steel grease interceptors are rated and certified to 4 GAL/GPM and 100 GPM and 200 GPM by IAPMO and CSA and listed by IAPMO to ASME A112.14.3 and CSA B483.1 Type 3 standards for 100 GPM and 200 GPM. They are compliant to the current Plumbing Codes and the manufacturer is ISO 9001:2015 certified.

Type D certification does not require a flow control

REVISIONS			
REV	DATE	DESCRIPTION	BY
13	6/12/25	REVISED PER PUD AMENDMENT APPROVAL & STAFF COMMENTS	JJS
12	5/08/25	REVISED PER SWFWMD ERP MODIFICATION COMMENTS	JJS
11	4/16/25	REVISED PER SW 100TH ACCESS MODIFICATION	JJS
10	12/27/24	REVISED PER SHOPES UTILITY MODIFICATIONS & REVIEW COMMENTS	JJS
09	1/22/24	REVISED PER EDEP WASTEWATER PERMIT REVIEW	JJS
08	11/07/24	PERMIT MODIFICATION & REVISION - ACCESS, UTILITY, DRAINAGE	JJS
07	11/07/24	UPDATED PLANS FROM RE-DESIGN FOR PERMIT MODIFICATION SUBMITTAL	JJS
06	10/17/24	RE-DESIGN OF GAZEBO ACCESS & LOW/RED SITE AT TYC	JJS
05	10/07/24	REVISIONS PER FDOT ACCESS & CON-SITE CROSS ACCESS/POND	JJS
04	9/20/24	REVISIONS PER FDOT ACCESS & FORCEMAIN RELOCATION	JJS
03	9/05/24	REVISION TO BUFFER PER RESOLUTION	JJS

MJ STOKES CONSULTING

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813.724.4199
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FLORIDA BUSINESS REGISTRY NO. 34448

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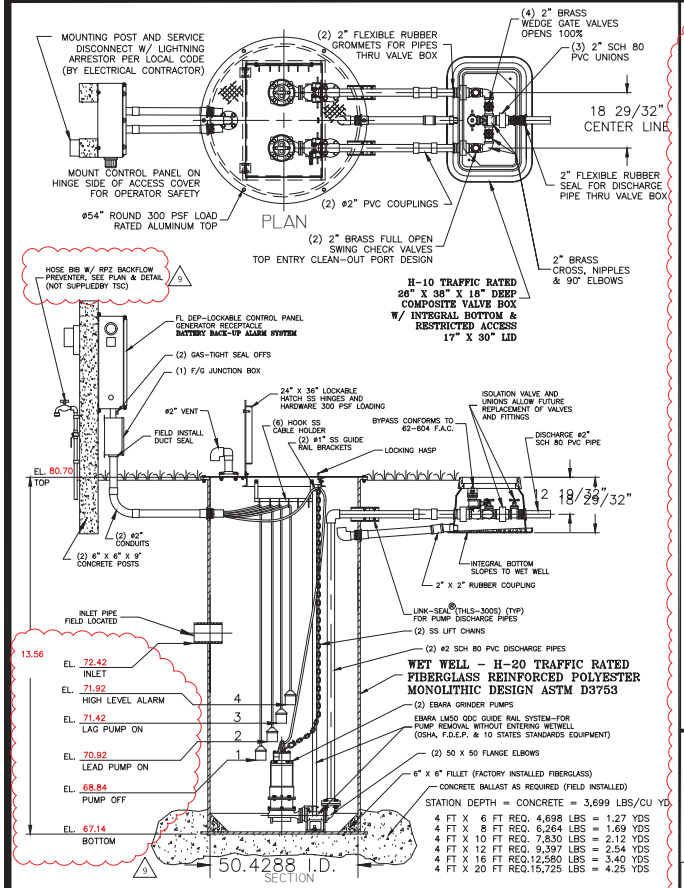
JOHN J. STOECKEL
FLORIDA PROFESSIONAL ENGINEER
LICENSE NO. 80758

PROJECT NAME:
MAJOR SITE PLAN
CORTA COMMONS
FOR
CORTA OCALA, LLC
SW HWY 200 - OCALA
MARION COUNTY, FLORIDA

SHEET TITLE
MARION COUNTY UTILITY DETAILS

PROJECT NO: 23-3306
CHECKED BY: JJS
VERTICAL DATUM: NAVD 1988
DATE: 03/29/2024
SHEET NUMBER
C-510



EBARA SEWAGE GRINDER PUMP
48" DUPLEX STATION – 2" PIPING
WITH SLIDE RAIL SYSTEM, V.B. AND F.D.E.P. PANEL
TSC PRE-FAB PUMP SOLUTIONS©

MODEL TSC2-48.1 BBU R21.dwg©

1. HOSE BIBB WITH REDUCED PRESSURE BACK FLOW PREVENTER
2. GROUT FILLET (1 TO 1 SLOPE TO "HOPPER" BOTTOM)

FIELD INSTALL BY CONTRACTOR

JOB: _____

QS: _____

GENERAL NOTES

FURNISH AND INSTALL LIBERTY SUBMERSIBLE GRINDER PUMPS:

DESIGN CONDITION:

MODEL	LGV, LGH	2.5	HP
GPM	60	33.36-93.13	FT/TDH
VOLTAGE	208	SINGLE	PHASE
DISCHARGE	2"		IMPELLER

SEWAGE GRINDER PUMP:

1. RATED FOR FIFTEEN (15) STARTS PER HOUR.
2. OIL FILLED MOTOR DESIGNED FOR SEWAGE APPLICATION WITH CLASS H INSULATION.
3. DUAL MECHANICAL SHAFT SEALS (SILICON CARBIDE / SILICON CARBIDE)
4. HIGH TEMPERATURE BALL BEARINGS B-10 RATING OF 100,000 HOURS, UPPER – SINGLE ROW, LOWER – DOUBLE ROW
5. PUMP SHAFT HORSEPOWER (BHP) SHALL NOT EXCEED MOTOR RATED HORSEPOWER THROUGHOUT THE ENTIRE OPERATING RANGE OF THE PUMP PERFORMANCE CURVE.
6. MOTORS SHALL BE DUAL WOUND AND CAPABLE OF OPERATING ON 208/230 VOLT WITH A 10% TOLERANCE VOLTAGE (190 TO 260) OR OPERATE ON 460 VOLT BY CHANGING THE MOTOR LEADS INSIDE THE PUMP.

FIBERGLASS WET WELL: SHALL BE A ONE PIECE UNIT WITH INTEGRAL BOTTOM, WALL AND UPPER FLANGE. THE ENTIRE FIBERGLASS WET WELL SHALL HAVE A DYNAMIC LOAD RATING OF 16,000 FT/LBS. EACH UNIT MUST BE SERIAL NUMBERED TO IDENTIFY THE TEST PROCEDURE. ASTM D 3753 & H-20 SPECIFICATIONS SHALL BE REQUIRED AS MINIMUM.

ALUMINUM HATCH: TSC MODEL-54R (54") ROUND WITH 24" X 36" LOCKABLE HATCH, REINFORCED FOR LOAD RATING OF 300 LBS/FT WITH HOLD OPEN SAFETY ARM, LOCKING DEVICE FOR HASP TYPE PADLOCK AND STAINLESS STEEL HARDWARE.

VALVE BOX: FIBERGLASS COMPOSITE (H-10 TRAFFIC RATED) WITH INTEGRAL BOTTOM. (FOR 1 1/4" AND 2" DISCHARGE PIPING SXS HEADER SYSTEM) SHALL BE 26" X 38" X 18" WITH 17" X 30" LIMITED ACCESS LID

ACCESSORIES: #304 S/S – GUIDE RAILS, UPPER GUIDE RAIL BRACKETS, CABLE HOLDER, ANCHOR BOLTS AND PUMP LIFTING CHAINS.

VALVES : SHALL BE SEWAGE SERVICE DESIGN BRASS SWING CHECK VALVES WITH TOP ENTRY CLEAN-OUT PORT AND BRASS WEDGE GATE VALVES OPEN 100%.

PIPING: 2" SCHEDULE 80 PVC.

FLOAT SWITCHES: UL LISTED SJ ELECTRO MODEL (SJ 30 SWENO).

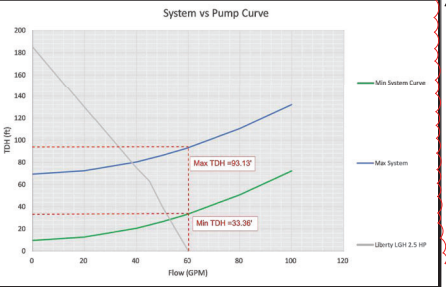
PUMP SUPPLIER SHALL PROVIDE SUBMERSIBLE PUMPS, SLIDE RAIL ASSEMBLIES, CONTROL PANEL, JUNCTION BOX, FLOAT SWITCHES, ALUMINUM HATCH AND ACCESSORIES TO INSURE PROPER OPERATION AND WARRANTY.

THE COMPLETE PACKAGE PUMPING STATION SHALL HAVE PUMP BASES, SLIDE RAIL ASSEMBLIES AND DISCHARGE PIPING ASSEMBLED BY TECHNICAL SALES CORPORATION READY TO SHIP FOR FIELD INSTALLATION.

THE MANUFACTURER OF PRE-FAB PUMP SOLUTIONS©:
TECHNICAL SALES CORPORATION, 4621 N. HALE AVE TAMPA, FL 33614 (813)876-9256

LIBERTY ENGINEERED PRODUCTS

LIBERTY LGV, LGH 2.5HP Synchronous Speed: 3450 RPM
Single and Three Phase 2 Inch Discharge
Design flow: 60 GPM @ TDH/FT



PUMP PERFORMANCE CURVE

CONTROL PANEL –SHALL CONFORM TO FL DEP 62-604 F.A.C.

CONTROL PANEL SHALL BE TSC MODEL # 38-D IN NEMA 4X FIBERGLASS ENCLOSURE. THE PANEL SHALL MEET STATE OF FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (DEP), ENVIRONMENTAL PROTECTION COMMISSION (EPC) AND LOCAL CODE REQUIREMENTS GOVERNING PRIVATE LIFT STATIONS.

FLOAT SWITCHES AND CONTROL SYSTEM SHALL BE UL LISTED AND INTRINSICALLY SAFE. ALL COMPONENTS SHALL BE UL LISTED.

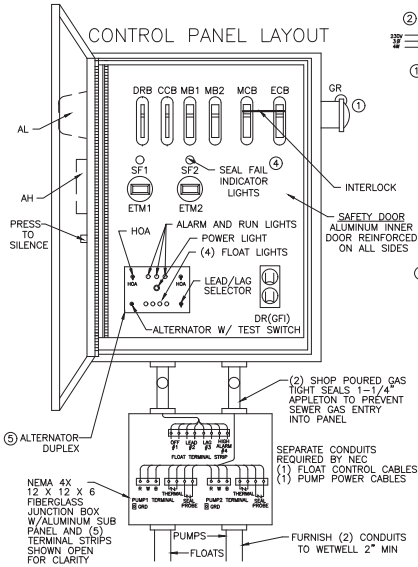
A JUNCTION BOX IS REQUIRED, WITH SHOP POURED SEALS BETWEEN BOX AND CONTROL PANEL TO PREVENT SEWER GAS ENTRY INTO CONTROL PANEL.

ELECTRICAL CONTRACTOR TO PROVIDE SERVICE DISCONNECT WITH LIGHTNING ARRESTOR MOUNTED PER LOCAL CODES.

THE CONTROL PANEL SHALL BE SUITABLY INSTALLED TO PREVENT SETTLING OR TIPPING.

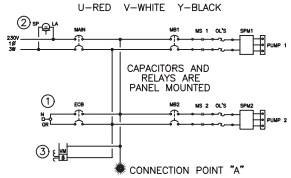
BATTERY BACK-UP ALARM SYSTEM TO BE INCORPORATED INTO CONTROL PANEL PER THE "10 STATES STANDARDS"

CONTROL PANEL LAYOUT



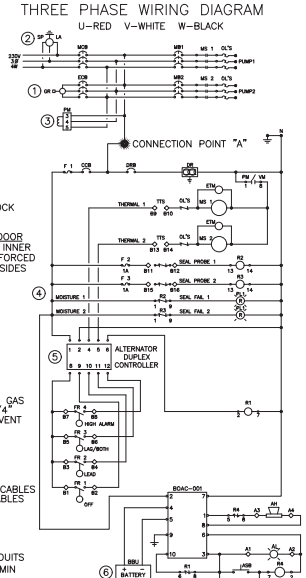
SINGLE PHASE WIRING DIAGRAM

U-RED V-WHITE Y-BLACK



THREE PHASE WIRING DIAGRAM

U-RED V-WHITE W-BLACK



LEGEND

AH	ALARM HORN	
AL	ALARM LIGHT	
ASB	ALARM SILENCE BUTTON	
(5) ATS	ALTERNATOR W/TEST SWITCH	
(6) BBU	BATTERY (BACK-UP UNIT)	
CCB	CONTROL CIRCUIT BREAKER	
DR	DUPLEX RECEPTACLE	
DRB	DUPLEX RECEPTACLE BREAKER	
ECB	EMERGENCY CIRCUIT BREAKER	
ETM	ELAPSED TIME METER	
F	FUSE	
FL	FLASHER	
FS	FLOAT SWITCH (REGULATOR)	
(1) GR	GENERATOR RECEPTACLE	
GRD	GROUND	
HOA	HAND-OFF-AUTOMATIC SELECTOR	
LA	LIGHTNING ARRESTOR	
MB	MOTOR BREAKER	
MCB	MAIN CIRCUIT BREAKER	
MS	MOTOR STARTER	
N	NEUTRAL	
OL'S	OVERLOAD HEATERS	
(3) PM	PHASE MONITOR	
PTS	PUMP TERMINAL STRIP	
R	RELAY	
RC	RUN CAPACITOR	
RD	DISCHARGE RESISTOR	
RL	PUMP RUN INDICATORS	
RTS	REGULATOR TERMINAL STRIP	
SC	START CAPACITOR	
(4) SF	SEAL FAIL (SHAFT)	
SR	START RELAY	
(2) SP	SURGE PROTECTOR	
TTS	THERMAL TERMINAL STRIP	

PANEL WIRING DIAGRAM

PANELS SHALL CONFORM TO FLORIDA DEP 62-604 F.A.C.

(1) GENERATOR RECEPTACLE FOR EMERGENCY POWER CONNECTION WITH INTERLOCK
(2) SURGE PROTECTION AND LIGHTNING PROTECTION ON ALL INCOMING LEGS
(3) PHASE PROTECTION SHALL BE PROVIDED
(4) SHAFT SEAL FAIL DETECTION
(5) ALTERNATOR W/TEST SWITCH
(6) BATTERY BACK-UP UNIT

PANEL MANUFACTURER SHALL BE A "UL" LISTED SHOP.

TSC DUPLEX GRINDER PUMP STATION
FIBERGLASS WET WELL

TECHNICAL SALES CORPORATION
TSC PRE-FAB PUMP SOLUTIONS©
WATERWORKS & WASTEWATER SPECIALTIES
Representing Innovative Manufacturers
MODEL TSCE2-48.1 BBU©
4621 N. HALE AVENUE PH (813)876-9256
TAMPA, FL 33614 FAX (813)874-1194
EMAIL: Sales@TSCTampa.com
REV-21 SCALE: N.T.S.

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

REVISIONS

REV	DATE	DESCRIPTION	BY
09	1/22/24	REVISED PER FDEP WASTEWATER PERMIT REVIEW	JJS
08	1/07/24	PERMIT MODIFICATION & REVISION - ACCESS, UTILITY, DRAINAGE	JJS
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02	8/01/24	REVISION PER COUNTY SWFWMD & FDOT REVIEW COMMENTS	JJS
01	6/12/24	REVISION PER ZONING APPROVAL COUNTY & SWFWMD REVIEW COMMENTS	JJS

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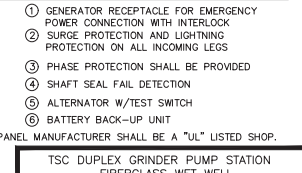


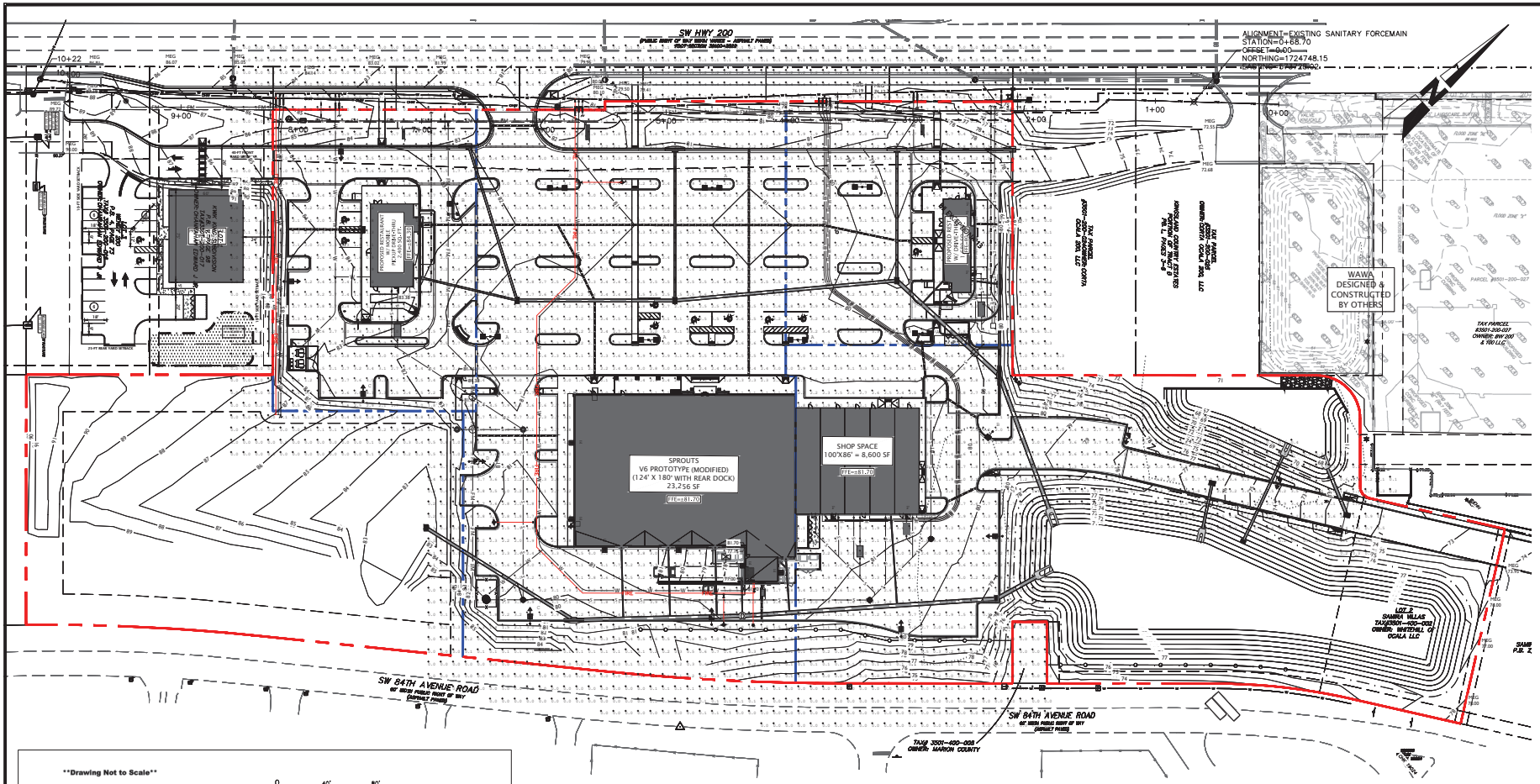
JOHN J. STOECKEL
FLORIDA PROFESSIONAL ENGINEER
LICENSE NO. 80758

PROJECT NAME:
MAJOR SITE PLAN
CORTA COMMONS
FOR
CORTA OCALA, LLC
SW HWY 200 - OCALA
MARION COUNTY, FLORIDA

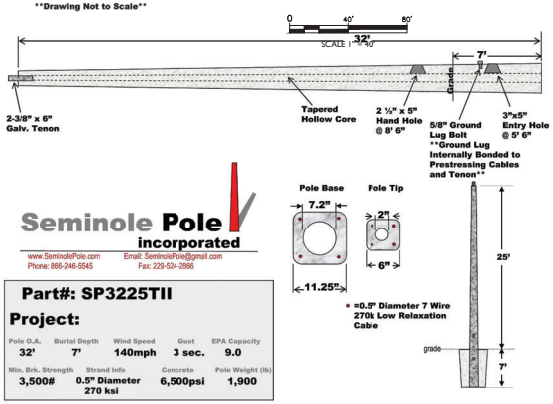
SHEET TITLE
LIFT STATION DETAILS & SPECIFICATIONS

PROJECT NO: 23-3306
CHECKED BY: JJS
VERTICAL DATUM: NAVD 1988
DATE: 03/29/2024

SHEET NUMBER
C-511



Drawing Not to Scale



Seminole Pole incorporated
www.SeminolePole.com Email: SeminolePole@gmail.com
Phone: 866-246-5545 Fax: 229-52r-2866

Part#: SP3225TII

Project:

Pole O.A.	Burial Depth	Wind Speed	Gust	EPA Capacity
32'	7'	140mph	3 sec.	9.0

Min. Brk. Strength	Strand Info	Concrete	Pole Weight (lb)
3,500#	0.5" Diameter 270 ksi	6,500psi	1,900

LIGHTING POLE DETAIL & SPECIFICATION:

GENERAL NOTES:

1. BOUNDARY, TOPOGRAPHIC, AND TREE INFORMATION SHOWN HEREON TAKEN FROM A SURVEY ENTITLED "ALTA/NSPS LAND TITLE SURVEY LOCATED IN SECTIONS 24 & 25, TOWNSHIP 15 SOUTH, RANGE 20 EAST, MARION COUNTY, FLORIDA", PREPARED BY CHW PROFESSIONAL CONSULTANTS, DATED MARCH 18, 2023
2. THE HORIZONTAL & VERTICAL DATUMS PER ABOVE REFERENCED SURVEY.
3. THIS LIGHTING PATTERN REPRESENTS ILLUMINATION LEVELS CALCULATED FROM LABORATORY DATA TAKEN UNDER CONTROLLED CONDITIONS UTILIZING CURRENT INDUSTRY STANDARD LAMP RATINGS IN ACCORDANCE WITH ILLUMINATING ENGINEERING SOCIETY APPROVED METHODS. ACTUAL PERFORMANCE OF ANY MANUFACTURER'S LUMINAIRE MAY VARY DUE TO VARIATION IN ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS AND OTHER VARIABLE FIELD CONDITIONS.
4. FIXTURES MOUNTED ON 25-FT POLE. LIGHT LEVEL CALCULATED ON THE GROUND.
5. THE ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR RECEIVING, STORAGE, INSTALLATION AND WIRING OF LIGHT FIXTURES.
6. THE ELECTRICAL CONTRACTOR SHALL REPORT ANY DAMAGED LIGHT FIXTURES OR MISSING PARTS TO THE MANUFACTURER WITHIN 48 HOURS OF RECEIPT OF LIGHT FIXTURE PACKAGE.
7. SITE LIGHTING MATERIALS SHOULD BE PROCURED THROUGH WLS LIGHTING, NO ALTERNATIVE FIXTURES SHALL BE PERMITTED. CONTACT KEN BRONSTAD, WLS LIGHTING AT 817.840.9332 OR KBRONSTAD@WLSLIGHTING.COM.

Calculation Summary								
Label	Units	Avg	Max	Min	Avg/Min	Max/Min	PtSpcLr	PtSpcTb
EAST RESTAURANT DRIVE THRU	Fc	2.90	5.7	1.7	1.71	3.35	10	10
EAST RESTAURANT PARKING	Fc	2.22	2.6	1.9	1.17	1.37		
ENTRANCE DRIVES	Fc	2.33	3.6	0.6	3.88	6.00		
MAIN PARKING	Fc	2.71	3.7	2.0	1.36	1.85		
MAIN SIDES & REAR	Fc	2.74	5.5	0.7	3.91	7.86		
WEST RESTAURANT DRIVE	Fc	2.13	4.4	1.0	2.13	4.40		
WEST RESTAURANT DRIVE THRU	Fc	2.08	2.8	1.5	1.39	1.87		
WEST RESTAURANT PARKING	Fc	2.48	4.3	1.5	1.65	2.87		

Luminaire Schedule						
WLS17599 CORTA SPROUTS OCALA, FL PM: KEN PLEASE EMAIL US FOR PRICING AT KBRONSTAD@WLSLIGHTING.COM						
Symbol	Qty	Label	Lum. Lumens	LLF	Description	Lum. Watts
	7	A	20239	0.970	WLS-C1-158-4K7-5QW-SLW 30' MOUNTING HEIGHT	158
	2	B	20239	0.970	WLS-C1-158-4K7-5QW-SLW 30' MOUNTING HEIGHT	158
	6	C	17729	0.970	WLS-C1-158-4K7-4P-HSS-90-B-SLW 30' MOUNTING HEIGHT	158
	4	D	19669	0.970	WLS-C1-158-4K7-2-SLW 30' MOUNTING HEIGHT	158
	6	E	9550	0.950	WLS-NV-W-T4-32L-7-40K-SLW 18' MOUNTING HEIGHT	71
	5	F	6328	0.950	WLS-NV-W-T4-16L-1-40K-SLW 15' MOUNTING HEIGHT	56.11

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

REVISIONS

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JOHN J. STOECKEL
FLORIDA PROFESSIONAL ENGINEER
LICENSE NO. 80758

PROJECT NAME:
MAJOR SITE PLAN
CORTA COMMONS
FOR
CORTA OCALA, LLC
SW HWY 200 - OCALA
MARION COUNTY, FLORIDA

SHEET TITLE
EXTERIOR LIGHTING PHOTOMETRIC PLAN

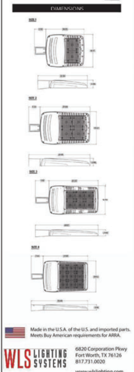
PROJECT NO: 23-3306
CHECKED BY: JJS
VERTICAL DATUM: NAVD 1988
DATE: 03/29/2024
SHEET NUMBER
C-601

WLS LIGHTING SYSTEMS

C SERIES LED AREA

Type:

DIMENSIONS



FEATURES

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

SPECIFICATIONS

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

OPTICS
- Micro Strike Optics (160, 320, 480, or 720 LED counts) maximize uniformity in applications and come standard with mid-power LEDs which evenly illuminate the entire luminous surface area to provide a low glare appearance. Catalog logic found on page 2
- Strike Optics (36, 72, 108, or 162 LED counts) provide best in class distributions and maximum pole spacing in new applications with high powered LEDs. Strike optics are held in place with a polycarbonate bezel to mimic the appearance of the Micro Strike Optics so both solutions can be combined on the same application. Catalog logic found on page 3
- Both optics maximize target zone illumination with minimal losses at the house-side, reducing light trespass issues. Additional backlight control shields and house side shields can be added for further reduction of illumination behind the pole
- One-piece silicone gasket ensures a weatherproof seal
- Zero up-light at 0 degrees of tilt
- Field rotatable optics

INSTALLATION
- Mounting patterns for each arm can be found on page 4
- Optional universal mounting block for ease of installation during retrofit applications. Available as an option (ASQU) or accessory for square and round poles
- All mounting hardware included Knuckle arm fitter option available for 2-3/8" OD tenon
- For products with EPA less than 1 mounted to a pole greater that 20ft, a vibration damper is recommended

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

CERTIFICATIONS
- DLC® (DesignLights Consortium Qualified), with some Premium Qualified configurations. Not all product variations listed in this document are DLC® qualified. Refer to http://www.designlights.org for the most up-to-date list.
- Listed to UL1598 and CSA C22.2#250.0- 24 for wet locations and 40°C ambient temperatures
- 1.5 G rated for ANSI C136.31 high vibration applications
- Fixture is IP65 rated
- Meets IDA recommendations using 3K CCT configuration at 0 degrees of tilt
- This product qualifies as a "designatedcountry construction material" per FAR 52.225-11 Buy American-Construction Materials under Trade Agreements effective 04/23/2020

WARRANTY
- 5 year warranty

Made in the U.S.A. of the U.S. and imported parts. Meets Buy American requirements for ARRA.

WLS LIGHTING SYSTEMS 6820 Corporation Pkwy Fort Worth, TX 76126 817.731.0020 www.wlslighting.com

Project Name:
Date:
Location:
Notes:

41 REV. 3/23
Specifications subject to change without notice.

C SERIES LED AREA

MICROSTRIKE OPTICS ORDERING INFORMATION SELECT APPROPRIATE CHOICE FROM EACH COLUMN TO FORMULATE ORDER CODE. Refer to example below.

PRODUCT	VERSION	SIZE	LIGHT ENGINE	COLOR TEMPERATURE	DISTRIBUTION	OPTIC ROTATION	VOLTAGE	MOUNTING	COLOR	OPTIONS
C	**Blank** Micro strike	**1** Size 1	**35** 5468 Lumens **51** 7357 Lumens **72** 10512 Lumens **97** 14178 Lumens **112** 16311 Lumens **132** 19274 Lumens **158** 23004 Lumens	**AP** AP-Amber Phosphor Converted **27K8** 2700K, 80 CRI **3K7** 3000K, 70 CRI **3K8** 3000K, 80 CRI **35K8** 3500K, 80 CRI **3K9** 3000K, 90 CRI **4K7** 4000K, 70 CRI **4K8** 4000K, 80 CRI **4K9** 4000K, 90 CRI **5K7** 5000K, 70 CRI **5K8** 5000K, 80 CRI	**2** Type 2 **3** Type 3 **4F** Type 4 Forward **4W** Type 4 Wide **5QW** Type 5 Square Wide	**Blank** No Rotation **L** Optic Rotation Left **R** Optic Rotation Right	**UNV** 120-277V **120** 120V **208** 208V **240** 240V **277** 277V **347** 347V **480** 480V	**A** Arm mount for square pole/flat surface (B3 Drill Pattern) (Does not include round pole adapter) **A_** Arm mount for round pole[2] **ASQU** Universal arm mount for square pole. Can be used with B3 or S2 Drill Pattern **A_U** Universal arm mount for round pole[2] **AAU** Adjustable arm for pole mounting (universal drill pattern) **AA_U** Adjustable arm mount for round pole[2] **MAF** Mast arm fitter for 2-3/8" OD horizontal arm **K** Knuckle **T** Trunnion **WB** Wall Bracket, horizontal tenon with MAF **WM** Wall mount bracket with decorative upswept arm **WA** Wall mount bracket with adjustable arm	**BLT** Black Matte Textured **BLS** Black Gloss Smooth **DBT** Dark Bronze Matte Textured **DBS** Dark Bronze Gloss Smooth **GTT** Graphite Matte Textured **LGS** Light Grey Gloss Smooth **LGT** Light Grey Gloss Textured **PSS** Platinum Silver Smooth **WHT** White Matte Textured **WHS** White Gloss Smooth **VGT** Verde Green Textured **CC** Custom Color	**F** Fusing **2PF** Dual Power Feed **2DR** Dual Driver **TE** Tool less Entry **BC** Backlight Control[6] **TB** Terminal Block
		2 Size 2	**150** 21867 Lumens **167** 24319 Lumens **186** 27078 Lumens **216** 31523 Lumens **241** 35134 Lumens **262** 38127 Lumens **312** 45496 Lumens[1]							
		3 Size 3	**286** 41728 Lumens **317** 46174 Lumens **338** 49341 Lumens **392** 57183 Lumens **423** 61705 Lumens **468** 68232 Lumens							
		4 Size 4	**429** 62599 Lumens **475** 69254 Lumens **519** 75691 Lumens **565** 87231 Lumens[1] **600** 87468 Lumens[1] **CLO** Custom Lumen Output[1]							

ORDER: WLS-C

Example: WLS-C-2-186-4K8-5QW-UNV-A-DBS-F

CONTROLS
- **BTS-14F** Bluetooth® Programmable, BTSMP-LMO PIR Occupancy Sensor with Automatic Dimming Photocell and 360° Lens[8]
- **BTS-40F** Bluetooth® Programmable, BTSMP-HMO PIR Occupancy Sensor with Automatic Dimming Photocell and 360° Lens[8]
- **BTSO-12F** Bluetooth® Programmable, BTSMP-OMNI-O PIR Occupancy Sensor with Automatic Dimming Photocell and 360° Lens[8]
- **7PR** 7-Pin Receptacle[4]
- **7PR-SC** 7-Pin Receptacle with shorting cap[4]
- **3PR** 3-Pin twist lock[4]
- **3PR-SC** 3-Pin receptacle with shorting cap[4]
- **3PR-TL** 3-Pin PCR with photocontrol[4]
- **PC** Button Photocontrol[4,7]
- **NL** NetLINK Controls System

FOOTNOTES:
1. Contact your Sales Professional for more information
2. Replace "_" with "2" for 2.5"-3.4" OD pole, "3" for 3.5"-4.13" OD pole, "4" for 4.18"-5.25" OD pole, "5" for 5.5"-6.5" OD pole
3. Networked Controls cannot be combined with other control options
4. Not available with Dual Driver option
5. Some voltage restrictions may apply when combined with controls
6. Not available with 480V
7. BC not available on 4F and type 5 distributions
8. BTS and BTSO are only available on Size 3 and Size 4

WLS LIGHTING SYSTEMS 6820 Corporation Pkwy Fort Worth, TX 76126 817.731.0020 www.wlslighting.com

Project Name:
Date:
Location:
Notes:

41 REV. 3/23
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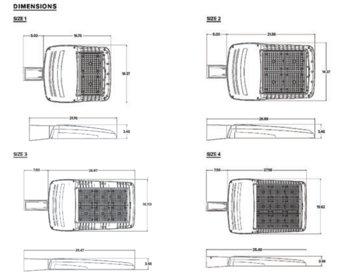
C SERIES LED AREA

DIMENSIONS

SIZE 1 / SIZE 2 / SIZE 3 / SIZE 4



	EPA				Config
	WLS-C (Size 1)	WLS-C (Size 2)	WLS-C (Size 3)	WLS-C (Size 4)	
Single Fixture	0.454	0.555	0.655	0.698	
Two at 180	0.908	1.110	1.310	1.396	
Two at 90	0.583	0.711	0.857	0.948	
Three at 90	1.037	1.266	1.512	1.646	
Three at 120	0.943	1.155	1.392	1.680	
Four at 90	1.166	1.422	1.714	1.896	

	Weight	
	lbs	kgs
WLS-C (Size 1)	13.7	6.2
WLS-C (Size 2)	16.0	7.26
WLS-C (Size 3)	25.9	11.7
WLS-C (Size 4)	30.8	13.9

WLS LIGHTING SYSTEMS 6820 Corporation Pkwy Fort Worth, TX 76126 817.731.0020 www.wlslighting.com

Project Name:
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Notes:

41 REV. 3/23
Specifications subject to change without notice.

C SERIES LED AREA

MOUNTING

A–STRAIGHT ARM MOUNT
Fixture ships with integral arm for ease of installation. Compatible with Current Outdoor B3 drill pattern for ease of installation on square poles. For round poles add applicable suffix (2/3/4/5)

ASQU–UNIVERSAL ARM MOUNT
Universal mounting block for ease of installation. Compatible with drill patterns from 2.5" to 4.5" and Current drill pattern S2. For round poles add applicable suffix (2/3/4/5)

AAU–ADJUSTABLE ARM FOR POLE MOUNTING
Rotatable arm mounts directly to pole. Compatible with drill patterns from 2.5" to 4.5" and Current drill pattern S2 and B3. For round poles add applicable suffix (2/3/4/5). Rotatable in 15° aiming angle increments. Micro Strike configurations have a 45° aiming limitation.
Strike configurations have a 30° aiming limitation.

ADU–DECORATIVE UPSWEPT ARM
Upswept Arm compatible with drill patterns from 2.5" to 4.5" and Current drill pattern S2. For round poles add applicable suffix (2/3/4/5).

MAF–MAST ARM FITTER
Fits 2-3/8" OD horizontal tenons.

K–KNUCKLE
Knuckle mount 15° aiming angle increments for precise aiming and control, fits 2-3/8" tenons or pipes. Micro Strike configurations have a 45° aiming limitation. Strike configurations have a 30° aiming limitation.

T–TRUNNION
Trunnion for surface and crossarm mounting using (1) 3/4" or (2) 1/2" size through bolts. Micro Strike configurations have a 45° aiming limitation. Strike configurations have a 30° aiming limitation.

WM–WALL MOUNT
Compatible with universal arm mount, adjustable arm mount and decorative arm mount. The WA option uses the same wall bracket but replaces the decorative arm with an adjustable arm.

WLS LIGHTING SYSTEMS 6820 Corporation Pkwy Fort Worth, TX 76126 817.731.0020 www.wlslighting.com

Project Name:
Date:
Location:
Notes:

41 REV. 3/23
Specifications subject to change without notice.

WLS LIGHTING a WLS company

NV-W

HIGH PERFORMANCE FULL CUT OFF WALL PACK

FORM AND FUNCTION
- Sleek, low profile housing
- Spec grade performance
- Engineered for optimum thermal management
- Reduces energy consumption and costs up to 65%

CONSTRUCTION
- Die Cast Aluminum
- Internal cooling fins
- Corrosion resistant external hardware
- One-piece silicone gasket ensures IP65 seal for electronics compartment
- Two-piece silicone Micro Optic system ensures IP67 level seal around each PCB
- Silicone Micro Optics: Recessed, full cutoff and non-yellowing
- Dark Sky Compliant

FINISH
- 3-5 mils electrostatic powder coat.
- WLS' standard high-quality finishs prevent corrosion and protects against extreme environmental conditions

WARRANTY
Five-year standard warranty

LISTINGS
- Certified to UL 1598
- UL 8750
- CSA C22.2 No. 250.0
- DesignLights Consortium® (DLC)
- DesignLights Consortium Premium® (DLCP)
- IP65 / IP67 Rated
- IK10 Compliant

LED WATTAGE CHART

	16L	32L
350 milliamps	19w	-
530 milliamps	29w	-
700 milliamps	37w	71w
1000 milliamps	-	100w
1050 milliamps	56w	-

Project Name: Type:

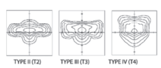
Cat#	Light Dist.	# of LEDs	Milliamps	Kelvin	Volts	Mounting	Color	Options	Options
NV-W (NV-W)	Type 2 (T2) Type 3 (T3) Type 4 (T4)	16 (16L) 32 (32L)	350 (35) 530 (53) 700 (7) 1000 (1A)[7] 1050 (1)[8]	2700K, 80 CRI (27K8)[1] 3000K, 70 CRI (30K7) 3000K, 80 CRI (30K8)[1] 3500K, 80 CRI (35K8) 4000K, 70 CRI (40K7) 4000K, 80 CRI (40K8)[1] 5000K, 70 CRI (50K7) 5000K, 80 CRI (50K8)[1]	120-277 (UNV) 347-480 (HV)	Wall Mount (WM)	Bronze Textured (BRZ) White Textured (WHT) Smooth White Gloss (SWT) Silver (SVR) Black Textured (BLK) Smooth Black Gloss (SBK) Graphite Textured (GPH) Grey Textured (GRY) Custom (CS)	Marine Grade Finish (MGF) Vanity Plate 16" SQ (VP16) Housing Extension (HE)[2] Surge Protector (20KA)	FSP-211 with Motion Sensor (FSP-_)[3] *8' Heights and below (FSP-8)[3] *9'-20' Heights Nema 7-Pin Receptacle (PE7)[3] Button Photo Cell (PC)[4] Emergency Battery 4w 516-564 Lumens (EM4)[5,6] Emergency Battery 8w 1032-1128 Lumens (EM8)[5,6] Emergency Battery 16w 2064-2256 Lumens (EM16)[5,6] Emergency Cold Pk Battery 14w 1806-1974 Lumens (EMCP)[5,6]

Notes:
1. Consult Factory for Lead Time. Consult Factory for 90 CRI Requests.
2. To match EM Extension Box
3. Requires Deep Back Box
4. Universal Voltage 120-277
5. All Emergency Battery Options Certified CA Title 20
6. (1A) 32L only
7. (1) 16L only

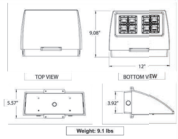
ELECTRICAL
- 120-277 Volts (UNV) or 347-480 Volts (HV)
- 0-10V dimming driver by Philips Advance
- Driver power factor at maximum load is ≥ .95, THD maximum load is 15%
- All internal wiring UL certified for 600 VAC and 105°C
- All drivers, controls, and sensors housed in enclosed IP65 compartment
- Lumileds Luxeon MX LED's
- CRI 70, 80 or 90
- Color temperatures: 2700K, 3000K, 3500K, 4000K, 5000K
- Surge Protection: 20KA is available as an option

OPTIONS
- MARINE GRADE FINISH (MGF) —A multi-step process creating protective finishing coat against harsh environments.
  - Chemically washed in a 5 stage cleaning system.
  - Pre-baked
  - Powder coated 3-5 mils of Zinc Rich Super Durable Polyester Primer.
  - 1-2 feet inside pole coverage top and bottom.
  - Oven Baked.
  - Finished Powder Coating of Super Durable Polyester Powder Coat 3-5 mil thickness.
- VANITY PLATE (VP)—The Vanity Plate was designed to cover the un-sightly remains on a wall where a larger HID wallpack was removed. The Vanity Plate will be painted to match the finish of the NV-W, custom finishes are available, please consult factory. The standard Vanity Plate is 16" x 16".
- NEMA 7-PIN RECEPTACLE (PE7)—An ANSI C136.41-2013 receptacle provides electrical and mechanical interconnection between photo control cell and luminaire. Dimming receptacle available two or four dimming contacts supports 0-10 VDC dimming methods or Digital Addressable Lighting Interface (DALI), providing reliable power interconnect.
- EMERGENCY BATTERY OPERATION — The emergency battery backup is integral to the NV-W. All emergency backup configurations include a standalone secondary driver with integral relay to detect power loss. This meets NFPA 70/NEC 2008. The emergency battery will power the NV-W for 90 minutes once power is lost. Emergency battery pack are of LiFePO4 batteries. (EMCP) Emergency Cold Pack Batteries are rated for -20°C to 50°C.

OPTICS
Silicone optics high photothermal stability and light output provides higher powered LEDs with minimized lumen depreciation LED life. UV and thermal stability with scratch resistance increases exterior application durability.
- IES Types

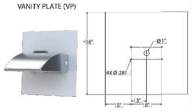


TYPE II (T2) TYPE III (T3) TYPE IV (T4)

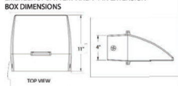


Weight: 9.1 lbs

VANITY PLATE (VP)

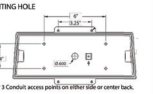


EMERGENCY BATTERY AND 7-PIN EXTENSION BOX DIMENSIONS



Weight: 13.3 lbs

MOUNTING HOLE

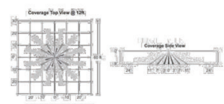


* 3 Conduit access points on either side or center back.

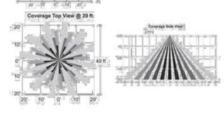
MOTION SENSOR PLACEMENT

CONTROLS
- DIMMING CONTROL (FSP)—Passive infrared (PIR) sensor providing multi-level control based on motion/daylight contribution.
  - All control parameters adjustable via wireless configuration remote storing and transmitting sensor profiles.
  - FSP-8 mounting heights 8 feet and below
  - FSP-20 mounting heights 9-20 feet
  - Includes 5 dimming event cycles, 0-10V dimming with motion sensing, reprogrammable in the field.

FSP-8



FSP-20



LUMENS

PART NUMBER	T2	LM/W	T3	LM/W	T4	LM/W	WATTS
NV-W 16L-35-30K7	2470	130	2499	132	2470	130	19
NV-W 16L-35-40K7	2618	138	2648	139	2618	138	19
NV-W 16L-35-50K7	2618	138	2648	139	2618	138	19
NV-W 16L-53-30K7	3544	122	3579	123	3544	122	29
NV-W 16L-53-40K7	3756	130	3794	131	3756	130	29
NV-W 16L-53-50K7	3756	130	3794	131	3756	130	29
NV-W 16L-7-30K7	4388	119	4432	120	4388	119	37
NV-W 16L-7-40K7	4651	126	4698	127	4651	126	37
NV-W 16L-7-50K7	4651	126	4698	127	4651	126	37
NV-W 16L-1-30K7	5970	107	6029	108	5970	107	56
NV-W 16L-1-40K7	6328	113	6391	114	6328	113	56
NV-W 16L-1-50K7	6328	113	6391	114	6328	113	56
NV-W 32L-7-30K7	9010	127	9100	128	9010	127	71
NV-W 32L-7-40K7	9550	135	9646	136	9550	135	71
NV-W 32L-7-50K7	9550	135	9646	136	9550	135	71
NV-W 32L-1A-30K7	10871	109	10983	110	10871	109	100
NV-W 32L-1A-40K7	11426	114	11544	115	11426	114	100
NV-W 32L-1A-50K7	11426	114	11544	115	11426	114	100

BUG RATINGS

PART NUMBER	T2	T3	T4	WATTS
NV-W-16L-35-30K7	B1-U0-G1	B1-U0-G1	B1-U0-G1	19
NV-W-16L-35-40K7	B1-U0-G1	B1-U0-G1	B1-U0-G1	19
NV-W-16L-35-50K7	B1-U0-G1	B1-U0-G1	B1-U0-G1	19
NV-W-16L-53-30K7	B1-U0-G1	B1-U0-G1	B1-U0-G1	29
NV-W-16L-53-40K7	B1-U0-G1	B1-U0-G1	B1-U0-G1	29
NV-W-16L-53-50K7	B1-U0-G1	B1-U0-G1	B1-U0-G1	29
NV-W-16L-7-30K7	B1-U0-G1	B1-U0-G1	B1-U0-G1	37
NV-W-16L-7-40K7	B1-U0-G1	B1-U0-G1	B1-U0-G1	37
NV-W-16L-7-50K7	B1-U0-G1	B1-U0-G1	B1-U0-G1	37
NV-W-16L-1-30K7	B1-U0-G1	B1-U0-G2	B1-U0-G2	56
NV-W-16L-1-40K7	B1-U0-G1	B1-U0-G2	B1-U0-G2	56
NV-W-16L-1-50K7	B1-U0-G1	B1-U0-G2	B1-U0-G2	56
NV-W-32L-7-30K7	B1-U0-G2	B2-U0-G2	B2-U0-G2	71
NV-W-32L-7-40K7	B1-U0-G2	B2-U0-G2	B2-U0-G2	71
NV-W-32L-7-50K7	B1-U0-G2	B2-U0-G2	B2-U0-G2	71
NV-W 32L-1A-30K7	B2-U0-G2	B2-U0-G2	B2-U0-G2	100
NV-W 32L-1A-40K7	B2-U0-G2	B2-U0-G2	B2-U0-G2	100
NV-W 32L-1A-50K7	B2-U0-G2	B2-U0-G2	B2-U0-G2	100

EMERGENCY BATTERY BACK-UP LUMENS

PART NUMBER	T2	LM/W	T3	LM/W	T4	LM/W	WATTS
EM4-30K7	520	130	524	131	516	129	4
EM4-40K7	544	136	548	137	540	135	4
EM4-50K7	560	140	564	141	556	139	4
EM8-30K7	1040	130	1048	131	1032	129	8
EM8-40K7	1088	136	1096	137	1080	135	8
EM8-50K7	1120	140	1128	141	1112	139	8
EM16-30K7	2080	130	2096	131	2064	129	16
EM16-40K7	2176	136	2192	137	2160	135	16
EM16-50K7	2240	140	2256	141	2224	139	16
EMCP-30K7	1820	130	1834	131	1806	129	14
EMCP-40K7	1904	136	1918	137	1890	135	14
EMCP-50K7	1960	140	1974	141	1946	139	14

Lumen Maintenance Data

Ambient Temperature	Drive Current	L90 Hours*	L70 Hours**	30,000 Hours*	50,000 Hours*	60,00 Hours*	100,000 Hours**
25°C	Up to 700mA	58,000	173,000	95.7%	91.6%	89.6%	82.1%
	1050mA	48,000	143,000	94.3%	89.5%	87.2%	78.5%

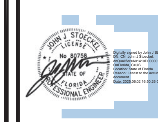
*Reported extrapolations per IESNA TM-21 **Projected extrapolations per IESNA TM-21

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

REVISIONS

REV	DATE	DESCRIPTION	BY
04	9/20/24	REVISIONS PER FDOT ACCESS & FORCEMAIN RELOCATION	JJS
03	9/05/24	REVISION TO BUFFER PER RESOLUTION	JJS
02	8/01/24	REVISION PER COUNTY, SWFWMD & FDOT REVIEW COMMENTS	JJS
01	6/12/24	REVISION PER ZONING APPROVAL, COUNTY & SWFWMD REVIEW COMMENTS	JJS

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



Digitally signed by John J Stoeckel DN: CN=John J Stoeckel, dnQualifier=A01410D0000018D820D33130008DEF6, O=Florida, C=US Location: State of Florida Reason: I attest to the accuracy and integrity of this document Date: 2025.06.02 16:50:26-04'00'

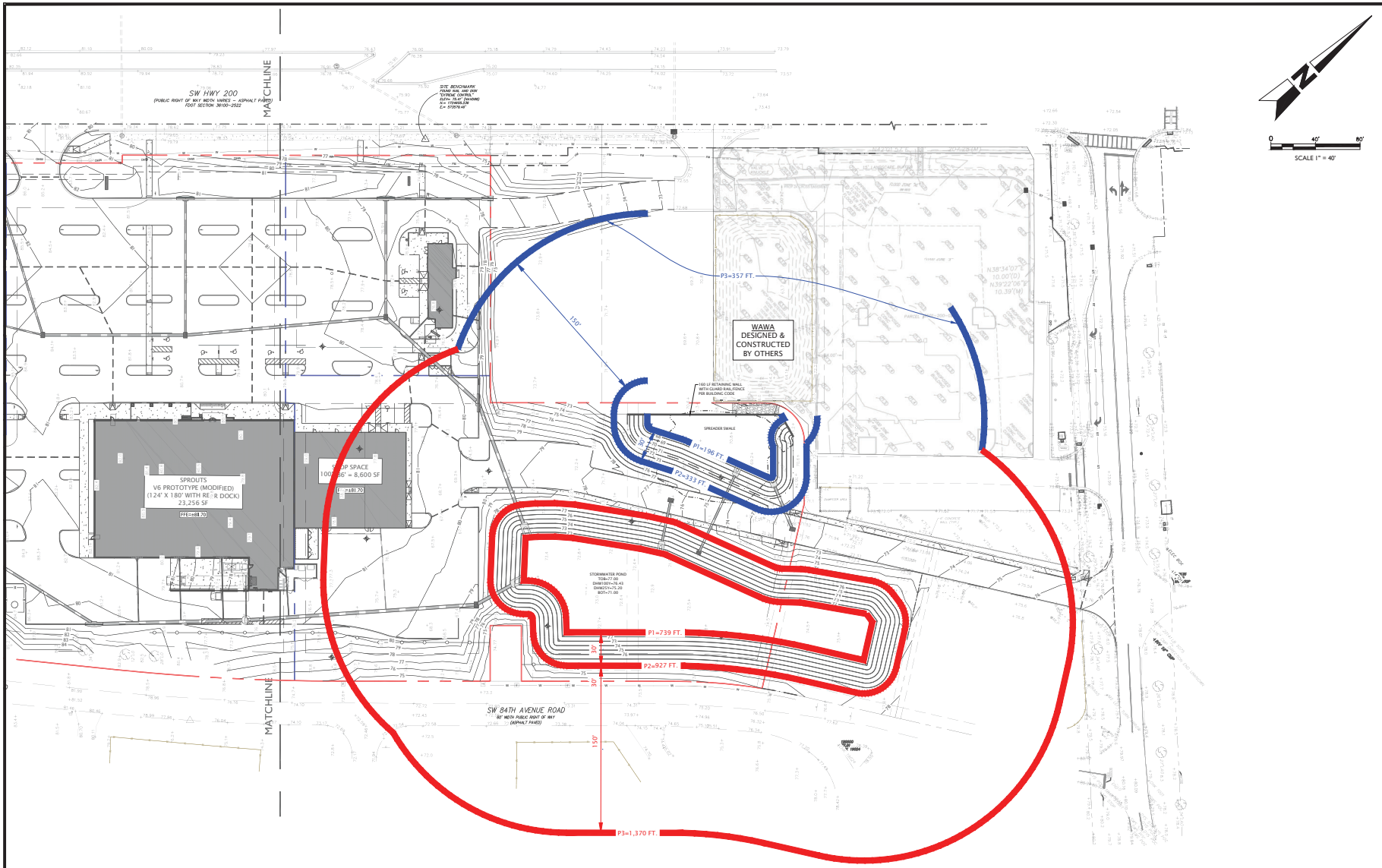
JOHN J. STOECKEL
FLORIDA PROFESSIONAL ENGINEER
LICENSE NO. 80758

PROJECT NAME:
MAJOR SITE PLAN
CORTA COMMONS
FOR
CORTA OCALA, LLC
SW HWY 200 - OCALA
MARION COUNTY, FLORIDA

SHEET TITLE
SITE LIGHTING DETAILS & SPECIFICATIONS

PROJECT NO: 23-3306
CHECKED BY: JJS
VERTICAL DATUM: NAVD 1988
DATE: 03/29/2024

SHEET NUMBER
C-602



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

REVISIONS

REV	DATE	DESCRIPTION	BY
01	6/05/24	REVISION PER ZONING APPROVAL COUNTY & SWFWMD REVIEW COMMENTS	JJS

Sunshine811

Call 811 or visit sunshine811.com two full business days before digging to have buried facilities located and marked.

Check positive response codes before you dig!

JOHN J. STOECKEL
FLORIDA PROFESSIONAL ENGINEER
LICENSE NO. 80758

PROJECT NAME:
MAJOR SITE PLAN
CORTA COMMONS

FOR

CORTA OCALA, LLC

SW HWY 200 - OCALA
MARION COUNTY, FLORIDA

SHEET TITLE
ICPR RING EXHIBIT

PROJECT NO: 23-3306
CHECKED BY: JJS
VERTICAL DATUM: NAVD 1988
DATE: 03/29/2024

SHEET NUMBER
EXHIBIT

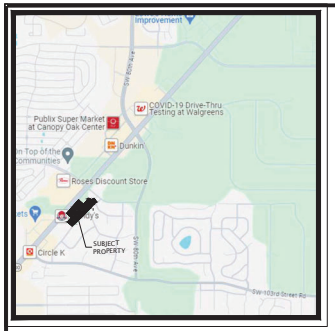
MAJOR SITE PLAN

FOR

CORTA COMMONS

SECTIONS 24 & 25, TOWNSHIP 16S, RANGE 20E

3501-200-018	3501-200-022	3501-200-036	3501-200-040
3501-200-019	3501-200-023	3501-200-037	3501-400-002
3501-200-020	3501-200-034	3501-200-038	3501-400-003
3501-200-021	3501-200-035	3501-200-039	3501-400-004



VICINITY MAP

SCALE: 1" = 2000'

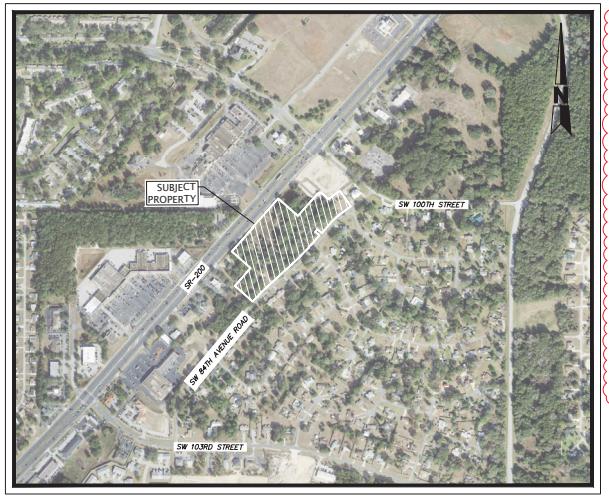
PHYSICAL ADDRESSES:

CHIPOTLE - 8440 SW HWY 200
SPROUTS - 8430 SW HWY 200
SHOPPES #3 - 8426 SW HWY 200
SHOPPES #1 - 8422 SW HWY 200
SHOPPES #2 - 8424 SW HWY 200
SHOPPES #4 - 8428 SW HWY 200
TROPICAL SMOOTHIE - 8410 SW HWY 200

OCALA, MARION COUNTY, FLORIDA

GENERAL NOTES:

1. BOUNDARY, TOPOGRAPHIC, AND TREE INFORMATION SHOWN HEREON TAKEN FROM A SURVEY ENTITLED "ALTA/NSPS LAND TITLE SURVEY LOCATED IN SECTIONS 24 & 25, TOWNSHIP 15 SOUTH, RANGE 20 EAST, MARION COUNTY, FLORIDA", PREPARED BY CHW PROFESSIONAL CONSULTANTS, LAST REVISED FEBRUARY 12, 2025.
2. THE HORIZONTAL & VERTICAL DATUMS PER ABOVE REFERENCED SURVEY:
3. ACCORDING TO THE FLOOD INSURANCE MAP FOR MARION COUNTY, FLORIDA, COMMUNITY PANEL NUMBER 120160, MAP PANEL NUMBER 12083C0684E, EFFECTIVE DATE APRIL 19, 2017, THE SUBJECT PARCEL APPEARS TO FALL WITHIN SPECIAL FLOOD HAZARD ZONE 'X' AND 'AE'. THE 'AE' AREA APPEARS TO FALL WITHIN THE TOP OF BANK LIMITS OF THE POND WITHIN LOT 3 OF SAMIRA VILLAS AS DEPICTED ON THE SURVEY REFERENCED ABOVE., BASE FLOOD ELEVATION OF 70.2-FT (NAVD88).
4. SUBSURFACE INFORMATION SHOWN HEREON IS TAKEN FROM A REPORT ENTITLED "GEOTECHNICAL INVESTIGATION, PROPOSED SPROUTS AND ROSS RETAIL DEVELOPMENT, STATE ROAD 200 AND SOUTHWEST 100TH STREET, OCALA, MARION COUNTY, FLORIDA" PREPARED BY ANDREYEV ENGINEERING, INC. DATED NOVEMBER 3, 2022
5. IN THE EVENT OF INCONSISTENCIES BETWEEN PARTS OF THE CONSTRUCTION PLANS OR BETWEEN THE CONSTRUCTION PLANS AND APPLICABLE STANDARDS, CODES AND ORDINANCES; THE CONTRACTOR SHALL COMPLY WITH THE MORE STRINGENT REQUIREMENT OR PROCEED AS DIRECTED BY THE ENGINEER.
6. ALL CONSTRUCTION SHALL COMPLY WITH ALL REQUIREMENTS AND PERMIT CONDITIONS FROM LOCAL, STATE, AND FEDERAL AGENCIES, AS APPLICABLE. THE CONTRACTOR SHALL KEEP A COPY OF ALL PERMITS AND APPROVED CONSTRUCTION DOCUMENTS ON-SITE, AT ALL TIMES. ALL APPLICABLE PERMITS SHALL BE OBTAINED PRIOR TO COMMENCEMENT OF CONSTRUCTION.
7. ALL MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD PLANS AND CITY OF MELBOURNE PUBLIC WORKS SPECIFICATIONS AND REQUIREMENTS, LATEST EDITIONS AS WELL AS ALL CURRENT MANUFACTURER SPECIFICATIONS, STANDARDS, AND REQUIREMENTS.
8. THE LOCATIONS AND PROPOSED RELOCATIONS OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVE-GROUND STRUCTURES AND MARKINGS PROVIDED BY UTILITY COMPANIES AND AS-BUILT DRAWINGS PROVIDED BY THE SURVEYOR OR OTHER SOURCES. LOCATIONS OF UNDERGROUND UTILITIES/STRUCTURES MAY VARY FROM LOCATIONS SHOWN AND ADDITIONAL BURIED UTILITIES/STRUCTURES MAY BE ENCOUNTERED.
9. IT IS THE CONTRACTORS RESPONSIBILITY TO FIELD VERIFY THE LOCATIONS AND CRITICAL ELEVATIONS OF UTILITIES AND COORDINATE WITH THE APPROPRIATE AUTHORITIES AND UTILITY OWNER PRIOR TO CONSTRUCTION. ANY UTILITY CONFLICTS OR DISCREPANCIES ON THE DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER AND OWNER PRIOR TO CONSTRUCTION.
10. THE CONTRACTOR SHALL NOTIFY SUNSHINE ONE AT 811 TO REQUEST UTILITY LOCATES AND SHALL OBTAIN A LISTING OF ALL EXISTING UTILITY COMPANIES WITH FACILITIES IN THE AREA AT LEAST 72 HOURS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL FOLLOW UP WITH ALL LISTED UTILITY PROVIDERS TO CONFIRM THE LOCATION OF THEIR FACILITIES WITHIN THE PROJECT AREA.
11. THE CONTRACTOR IS RESPONSIBLE FOR PROJECT SAFETY, INCLUDING PROVISION OF ALL APPROPRIATE SAFETY DEVICES AND TRAINING REQUIRED.
12. THE CONTRACTOR IS RESPONSIBLE FOR ANY AND ALL MEANS AND METHODS ASSOCIATED TO CONSTRUCTION, INCLUDING BUT NOT LIMITED TO, PHASING, INTERIM LOGISTICS, DRAINAGE, UTILITIES, ETC, AS MAY BE REQUIRED TO CONSTRUCT THE PROJECT IN ACCORDANCE WITH THE APPROVED CONSTRUCTION PLANS.
13. THE CONTRACTOR SHALL USE A CERTIFIED CONSTRUCTION MATERIALS TESTING LABORATORY TO PROVIDE MATERIALS AND DENSITY TESTING IN ACCORDANCE WITH FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION AND PASCO COUNTY PUBLIC WORKS SPECIFICATIONS AND REQUIREMENTS, LATEST EDITIONS.
14. UPON COMPLETION OF CONSTRUCTION, BEFORE REQUESTING FINAL INSPECTION BY THE ENGINEER, AND BEFORE PLACING SOD, THE CONTRACTOR SHALL PROVIDE THE ENGINEER WITH A COMPLETE AS-BUILT SURVEY CERTIFIED BY A REGISTERED LAND SURVEYOR. THIS "AS-BUILT" INFORMATION SHALL INCLUDE INVERT ELEVATIONS, DRAINAGE STRUCTURES, WEIRS, LOCATIONS OF STRUCTURES FOR ALL UTILITIES INSTALLED, AS WELL AS TOP OF BANK, TOE OF SLOPE AND GRADE BREAK LOCATIONS AND ELEVATIONS FOR POND AND DITCH/SWALE CONSTRUCTION.
15. DO NOT SCALE DRAWINGS AS THEY PERTAIN TO ADJACENT AND SURROUNDING PHYSICAL CONDITIONS, BUILDINGS, AND STRUCTURES EXCEPT WHERE DIMENSIONS ARE SHOWN.
16. THIS PLAN DOES NOT DEPICT ENVIRONMENTAL CONDITIONS OR A WARRANTY REGARDING THE PRESENCE OR ABSENCE OF ENVIRONMENTALLY IMPACTED SITE CONDITIONS. ENGINEER OF RECORD IS NEITHER LIABLE NOR RESPONSIBLE FOR ANY HAZARDOUS MATERIALS, HAZARDOUS SUBSTANCES, OR POLLUTANTS ON, ABOUT OR UNDER THE PROPERTY. ALL ENVIRONMENTAL TESTING AND WORK INCLUDING HAZARDOUS MATERIAL, SOILS, ASBESTOS, OR OTHER REFERENCED OR IMPLIED HEREIN IS THE SOLE RESPONSIBILITY OF THE OWNER'S ENVIRONMENTAL CONSULTANT.
17. THE SUBJECT PROPERTY DOES NOT APPEAR TO BE WITHIN APPLICABLE ESOZ/FPOZ AREAS.
18. THE SUBJECT PROPERTY IS LOCATED WITHIN MARION COUNTY'S SECOND SPRINGS PROTECTION ZONE.
19. NO CHANGE TO THE WORK AS SHOWN ON THE APPROVED PLANS SHALL BE MADE WITHOUT NOTIFICATION TO AND APPROVAL BY THE OFFICE OF THE COUNTY ENGINEER.
20. THIS PROPOSED PROJECT HAS NOT BEEN GRANTED CONCURRENCY APPROVAL AND/OR GRANTED AND/OR RESERVED ANY PUBLIC FACILITY CAPACITIES. FUTURE RIGHTS TO DEVELOP THE PROPERTY ARE SUBJECT TO A DEFERRED CONCURRENCY DETERMINATION, AND FINAL APPROVAL TO DEVELOP THE PROPERTY HAS NOT BEEN OBTAINED. THE COMPLETION OF CONCURRENCY REVIEW AND/OR APPROVAL HAS BEEN DEFERRED TO LATER DEVELOPMENT REVIEW STAGES, SUCH AS, BUT NOT LIMITED TO, BUILDING PERMIT REVIEW.



KEY MAP

0 500' 1000'

SCALE 1" = 500'

LIST OF APPROVED WAIVERS:

LDC 2.21.4.E - CONSTRUCTION, COMPLETION AND CLOSEOUT	APPROVED
LDC 6.8.8.B - BUILDING LANDSCAPE	APPROVED
LDC 2.21.3.A & C - REVIEW & APPROVAL PROCEDURES	APPROVED
LDC 2.1.3 - ORDER OF PLAN APPROVAL	APPROVED

DEVELOPMENT TEAM CONTACTS:

OWNER/APPLICANT
CORTA OCALA, LLC
12632 SW 92ND AVE
MIAMI, FL 33157
404.625.5119
ATTN: CORY PRESNICK

LANDSCAPE ARCHITECT:
CHW PROFESSIONAL CONSULTANTS
11801 RESEARCH DRIVE
ALACHUA, FL 32615
352.331.1976
ATTN: JOHN-MICHAEL SIMPSON, PLA

GEOTECHNICAL ENGINEER:
ANDREYEV ENGINEERING, INC
3740 54TH AVENUE NORTH
ST PETERSBURG, FL 33714
727.527.5735
ATTN: ANTHONY DION, P.E.

ENGINEER:
MJ STOKES CONSULTING, LLC
9872 MONTAGUE STREET
TAMPA, FL 33626
813.724.4199
ATTN: JOHN J STOECKEL, P.E.

SURVEYOR:
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352.331.1976
ATTN: CLINTON N. RICKNER, PSM

SHEET INDEX

SHEET NO.	SHEET TITLE	LAST REVISED	SHEET NO.	SHEET TITLE	LAST REVISED
C-001	COVER SHEET	04/16/25	C-403	UTILITY PLAN (SOUTH)	02/27/25
C-002	PROJECT GENERAL NOTES SHEET	---	C-404	SANITARY FORCEMAIN PROFILE	01/22/25
C-003	DEMOLITION, EROSION & SEDIMENT CONTROL PLAN	01/07/25	C-405	FDEP WATER & SEWER NOTES	01/22/25
C-004	EROSION & SEDIMENT CONTROL DETAILS	---	C-501	CONSTRUCTION DETAILS	---
C-101	OVERALL SITE PLAN WITH AERIAL	02/27/25	C-502	CONSTRUCTION DETAILS	---
C-102	OVERALL DIMENSION & LAYOUT PLAN	04/16/25	C-503	CONSTRUCTION DETAILS	6/12/24
C-103	DIMENSION & LAYOUT PLAN (NORTH)	04/16/25	C-504	DRAINAGE DETAILS	---
C-104	DIMENSION & LAYOUT PLAN (SOUTH)	04/16/25	C-505	DRAINAGE DETAILS	---
C-105	OVERALL SIGNING & MARKING PLAN	01/07/25	C-506	DETAIL SHEET REMOVED	01/07/25
C-106	TRUCK TURN EXHIBIT	---	C-507	MARION COUNTY UTILITY DETAILS	6/12/24
C-201	FDOT TURN LANE HORIZONTAL PLAN	9/20/24	C-508	MARION COUNTY UTILITY DETAILS	6/12/24
C-202	FDOT TURN LANE VERTICAL PLAN & SECTIONS	9/20/24	C-509	MARION COUNTY UTILITY DETAILS	6/12/24
C-203	FDOT RIGHT-OF-WAY DETAILS	9/20/24	C-510	MARION COUNTY UTILITY DETAILS	11/07/24
C-204	FDOT RIGHT-OF-WAY DETAILS	9/20/24	C-511	LIFT STATION DETAIL & SPECIFICATIONS	01/22/25
C-205	FDOT MAINTENANCE OF TRAFFIC PLAN	9/20/24	C-601	EXTERIOR LIGHTING PHOTOMETRIC PLAN	---
C-206	FDOT MAINTENANCE OF DETAILS	9/20/24	C-602	SITE LIGHTING DETAILS & SPECIFICATIONS	---
C-301	OVERALL GRADING & DRAINAGE PLAN	01/07/25	LS-1	LANDSCAPE NOTES & DETAILS	12/16/24
C-302	GRADING & DRAINAGE PLAN (NORTH)	04/16/25	LS-2	LANDSCAPE PLAN	12/16/24
C-303	GRADING & DRAINAGE PLAN (SOUTH)	01/07/25	LS-3	LANDSCAPE PLAN	12/16/24
C-304	CROSS SECTIONS	01/07/25	IR-1	IRRIGATION NOTES & DETAILS	12/16/24
C-305	CROSS SECTIONS	01/07/25	IR-2	IRRIGATION PLAN	12/16/24
C-401	OVERALL UTILITY PLAN	02/27/25	IR-3	IRRIGATION PLAN	12/16/24
C-402	UTILITY PLAN (NORTH)	04/16/25			

IMPERVIOUS DATA:

	LAND COVER	AREA (SQ. FT.)	AREA (AC.)	AREA (%)	TOTAL AREA (AC.)
PRE-DEVELOPMENT	OPEN SPACE	398,545	9.15	94.2%	9.71
	IMPERVIOUS	24,390	0.56	5.8%	
POST DEVELOPMENT	OPEN SPACE	138,560	3.18	30.9%	10.29
	IMPERVIOUS	273,925	6.29	61.1%	
	DRA (DHW)	35,720	0.82	8.0%	

NOTE: DATA PROVIDED HEREIN IS BASED ON THE PRE- AND POST-DEVELOPMENT STORMWATER ANALYSIS AND AREAS ASSOCIATED EXCEED LIMITS OF THE SUBJECT PROPERTY DUE TO FLOW PATTERNS. SEE SHEET C-102 FOR SUBJECT PROPERTY IMPERVIOUS INFORMATION ASSOCIATED TO ZONING.

TRAFFIC IMPACT STATEMENT:

THE PROPOSED PROJECT PRODUCES 436 PEAK PM TRIPS

Land Use & Data Source	Location	IV	Size	Time Period	Method	Entry	Exit	Total
					Rate/Equation	Split%	Split%	
850 - Supermarket	General	1000 Sq. Ft. GFA	23.3	Weekday, Peak Hour of	Best Fit (LOG)	119	119	238
Data Source: Trip Generation Manual, 11th Ed	Urban/Suburban			Adjacent Street Traffic,				
822 - Strip Retail Plaza (<40k)	General	1000 Sq. GLA	3.5	Weekday, Peak Hour of	Best Fit (LOG)	18	18	36
Data Source: Trip Generation Manual, 11th Ed	Urban/Suburban			Adjacent Street Traffic,				
934 - Fast-Food Restaurant with Drive-Through	General	1000 Sq. Ft. GFA	1.7	Weekday, Peak Hour of	Average	29	27	56
Data Source: Trip Generation Manual, 11th Ed	Urban/Suburban			Adjacent Street Traffic,				
930 - Fast Casual Restaurant	General	1000 Sq. Ft. GFA	2.4	Weekday, Peak Hour of	Best Fit (LIN)	15	12	27
Data Source: Trip Generation Manual, 11th Ed	Urban/Suburban			Adjacent Street Traffic,				
220 - Multifamily Housing (Low-Rise) -	General	Dwelling Units	30	Weekday, Peak Hour	Best Fit (LIN)	21	12	33
Data Source: Trip Generation Manual, 11th Ed	Urban/Suburban			of Adjacent Street				
932 - High-Turnover (Sit-Down) Restaurant	General	1000 Sq. Ft. GFA	5.1	Weekday, Peak Hour of	Average	28	18	46
Data Source: Trip Generation Manual, 11th Ed	Urban/Suburban			Adjacent Street Traffic,				
							Overall Total	436

ENGINEER'S CERTIFICATION

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

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

OWNER'S CERTIFICATION

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

CORY PRESNICK DATE
CORTA OCALA, LLC
16232 SW 92ND AVE, MIAMI, FL 33157
PHONE: 404.625.5119

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

REVISIONS			
11	4/16/25	REVISED PER SW 100TH ACCESS MODIFICATION	JJS
10	2/27/25	REVISED PER SHOPPES UTILITY MODIFICATIONS & REVIEW COMMENTS	JJS
09	1/22/24	REVISED PER FDEP WASTEWATER PERMIT REVIEW	JJS
08	1/07/24	PERMIT MODIFICATION REVISION - ACCESS, UTILITY, DRAINAGE	JJS
07	11/07/24	UPDATED PLANS FROM RE-DESIGN FOR PERMIT MODIFICATION SUBMITTAL	JJS
06	10/17/24	RE-DESIGN OF CROSS ACCESS & COVERED STR AT TSC	JJS
05	10/07/24	REVISIONS PER FDOT ACCESS COMMENTS & ON-SITE CROSS ACCESS/POND	JJS
04	9/20/24	REVISIONS PER FDOT ACCESS & FORCEMAIN RELOCATION	JJS
03	9/03/24	REVISION TO BUFFER PER RESOLUTION	JJS
02	8/01/24	REVISION PER COUNTY, SWFWMD & FDOT REVIEW COMMENTS	JJS
01	6/12/24	REVISION PER ZONING APPROVAL, COUNTY & SWFWMD REVIEW COMMENTS	JJS
REV	DATE	DESCRIPTION	BY

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JOHN J. STOECKEL
FLORIDA PROFESSIONAL ENGINEER
LICENSE NO. 80758

PROJECT NAME:

MAJOR SITE PLAN
CORTA COMMONS
FOR
CORTA OCALA, LLC
SW HWY 200 - OCALA
MARION COUNTY, FLORIDA

SHEET TITLE

COVER SHEET

PROJECT NO:	23-3306
CHECKED BY:	JJS
VERTICAL DATUM:	NAVD 1988
DATE:	03/29/2024
SHEET NUMBER	C-001

GENERAL NOTES:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

LAYOUT & DIMENSION NOTES:

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

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

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

GRADING NOTES:

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

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

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

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

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

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

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

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

ACCESSIBLE (ADA) DESIGN NOTES:

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

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

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

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

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

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

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

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

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

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

UTILITY NOTES:

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

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

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

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

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

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

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

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

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

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

LIGHTING NOTES:

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

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

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

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

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

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

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

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

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

EROSION CONTROL NOTES:

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

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

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

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

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

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

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

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

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

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

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

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

FEMA NOTE:

ACCORDING TO THE FLOOD INSURANCE MAP FOR MARION COUNTY, FLORIDA, COMMUNITY PANEL NUMBER 120160, MAP PANEL NUMBER 12083C0684E, EFFECTIVE DATE APRIL 19, 2017, THE SUBJECT PARCEL APPEARS TO FALL WITHIN SPECIAL FLOOD HAZARD ZONE 'X' AND 'AE'. THE 'AE' AREA APPEARS TO FALL WITHIN THE TOP OF BANK LIMITS OF THE POND WITHIN LOT 3 OF SAMIRA VILLAS AS DEPICTED ON THE SURVEY REFERENCED ABOVE., BASE FLOOD ELEVATION OF 70.2-FT (NAVD88).

DATUM NOTE:

ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88), VERTICAL DATUM IS DERIVED FROM NGS CONTROL POINT "G 593", WHICH HAS A PUBLISHED ELEVATION OF 85.92 FEET. BENCHMARK SHOWN AND PROVIDED ON SURVEY ENTITLED "ALTA/NSPS LAND TITLE SURVEY LOCATED IN SECTIONS 24 & 25, TOWNSHIP[15 SOUTH, RANGE 20 EAST, MARION COUNTY, FLORIDA", PREPARED BY CHW PROFESSIONAL CONSULTANTS, LAST REVISED FEBRUARY 12, 2025.

COORDINATES SHOWN HEREON ARE ARE BASED ON STATE PLANE FLORIDA WEST ZONE COORDINATES (NAD 83 (20011)) PROJECTED FROM RTK NETWORK GPS SOLUTION.

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REVISIONS

REV	DATE	DESCRIPTION	BY
10	2/27/25	REVISED PER SHOPPES UTILITY MODIFICATIONS & REVIEW COMMENTS	JJS
09	1/22/24	REVISED PER FDEP WASTEWATER PERMIT REVIEW	JJS
08	1/07/24	PERMIT MODIFICATION REVISION - ACCESS, UTILITY, DRAINAGE	JJS
07	11/07/24	UPDATED PLANS FROM RE-DESIGN FOR PERMIT MODIFICATION SUBMITTAL	JJS
06	10/17/24	RE-DESIGN OF CROSS ACCESS & LOWERED SITE AT TSC	JJS
05	10/07/24	REVISIONS PER FDOT ACCESS COMMENTS & ON-SITE CROSS ACCESS/POND	JJS
04	9/20/24	REVISIONS PER FDOT ACCESS & FORCEMAIN RELOCATION	JJS
03	9/05/24	REVISION TO BUFFER PER RESOLUTION	JJS
02	8/01/24	REVISION PER COUNTY, SWFWMD & FDOT REVIEW COMMENTS	JJS
01	6/12/24	REVISION PER ZONING APPROVAL, COUNTY & SWFWMD REVIEW COMMENTS	JJS

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JOHN J. STOECKEL LICENSE No 80758 STATE OF FLORIDA PROFESSIONAL ENGINEER

Digitally signed by John J Stoeckel
DN: CN=John J Stoeckel, dnQualifier=A01410D0000018D820D33130008DEF6, O=Florida, C=US
Location: State of Florida
Reason: I attest to the accuracy and integrity of this document
Date: 2025.04.17 07:30:27-04'00'

JOHN J. STOECKEL
FLORIDA PROFESSIONAL ENGINEER
LICENSE NO. 80758

PROJECT NAME:
MAJOR SITE PLAN
CORTA COMMONS
FOR
CORTA OCALA, LLC
SW HWY 200 - OCALA
MARION COUNTY, FLORIDA

SHEET TITLE
PROJECT GENERAL NOTES SHEET

PROJECT NO: 23-3306
CHECKED BY: JJS
VERTICAL DATUM: NAVD 1988
DATE: 03/29/2024

SHEET NUMBER
C-002

DEMOLITION NOTES:

1. ENGINEER IS NOT RESPONSIBLE FOR JOB SITE SAFETY OR SUPERVISION. CONTRACTOR IS TO PROCEED WITH THE DEMOLITION IN A SYSTEMATIC AND SAFE MANNER, FOLLOWING ALL OSHA REQUIREMENTS, TO ENSURE PUBLIC AND CONTRACTOR SAFETY.

2. ALL DEMOLITION ACTIVITIES ARE TO BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AS WELL AS ALL FEDERAL, STATE AND LOCAL REGULATIONS. ANY DISCREPANCIES OR DEVIATIONS SHALL BE IDENTIFIED BY THE CONTRACTOR TO THE ENGINEER IN WRITING PRIOR TO INITIATION OF SITE ACTIVITY.

3. PRIOR TO STARTING ANY DEMOLITION CONTRACTOR SHALL:
   - A. OBTAIN A SUNSHINE STATE ONE CALL LOCATION CERTIFICATION PRIOR TO ANY EXCAVATION OR DEMOLITION.
   - B. ENSURING COPIES OF ALL PERMITS AND APPROVALS MUST BE MAINTAINED ON SITE AND AVAILABLE FOR REVIEW.
   - C. INSTALLING THE REQUIRED SOIL EROSION AND SEDIMENT CONTROL MEASURES PRIOR TO SITE DISTURBANCE.
   - D. LOCATE/CAP ALL UTILITIES AND SERVICES, INCLUDING BUT NOT LIMITED TO GAS, WATER, ELECTRIC, SANITARY AND STORM SEWER, TELEPHONE, CABLE, FIBER OPTIC CABLE, ETC. WITHIN THE LIMITS OF DISTURBANCE.
   - E. PROTECTING AND MAINTAINING IN OPERATION, ALL ACTIVE SYSTEMS THAT ARE NOT BEING REMOVED DURING ALL DEMOLITION ACTIVITIES.
   - F. FAMILIARIZING THEMSELVES WITH THE APPLICABLE UTILITY SERVICE PROVIDER AND BEING RESPONSIBLE FOR ALL COORDINATION REGARDING UTILITY DEMOLITION REQUIRED FOR THE PROJECT.
   - G. COORDINATION WITH UTILITY COMPANIES REGARDING WORKING "OFF-PEAK" HOURS OR ON WEEKENDS AS MAY BE REQUIRED TO MINIMIZE THE IMPACT ON THE AFFECTED PARTIES.
   - H. A COMPLETE INSPECTION OF CONTAMINANTS BY A LICENSED ENVIRONMENTAL TESTING AGENCY, OF ALL BUILDINGS AND/OR STRUCTURES TO BE REMOVED. SAME SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL ENVIRONMENTAL REGULATIONS. ANY/ALL CONTAMINANTS SHALL BE REMOVED AND DISPOSED OF BY A FEDERALLY LICENSED CONTRACTOR IN ACCORDANCE WITH FEDERAL, STATE, AND LOCAL REGULATIONS. ALL ENVIRONMENTAL WORK INCLUDING HAZARDOUS MATERIAL, SOILS, ASBESTOS, OR OTHER REFERENCED OR IMPLIED HEREIN IS THE SOLE RESPONSIBILITY OF THE OWNER'S ENVIRONMENTAL CONSULTANT.

4. THE CONTRACTOR SHALL PROVIDE ALL THE "MEANS AND METHODS" NECESSARY TO PREVENT MOVEMENT, SETTLEMENT, OR COLLAPSE OF EXISTING STRUCTURES, AND ANY OTHER IMPROVEMENTS THAT ARE REMAINING ON OR OFF SITE. THE DEMOLITION CONTRACTOR IS RESPONSIBLE FOR ALL REPAIRS OF DAMAGE TO ALL ITEMS THAT ARE TO REMAIN AS A RESULT OF HIS ACTIVITIES. ALL REPAIRS SHALL USE NEW MATERIAL. THE REPAIRS SHALL RESTORE THE ITEM TO THE PRE-DEMOLITION CONDITION.

5. IN THE ABSENCE OF SPECIFICATIONS, THE CONTRACTOR SHALL PERFORM EARTH MOVEMENT ACTIVITIES, DEMOLITION AND REMOVAL OF ALL FOUNDATION WALLS, FOOTINGS, AND OTHER MATERIALS WITHIN THE LIMITS OF DISTURBANCE IN ACCORDANCE WITH DIRECTION BY OWNER'S STRUCTURAL OR GEOTECHNICAL ENGINEER.

6. CONTRACTOR SHALL PROVIDE TRAFFIC CONTROL AND GENERALLY ACCEPTED SAFE PRACTICES IN CONFORMANCE WITH: THE "MANUAL ON UNIFORM TRAFFIC CONTROL," AS WELL AS FEDERAL, STATE, AND LOCAL REGULATIONS WHEN DEMOLITION RELATED ACTIVITIES IMPACT ROADWAYS OR ROADWAY RIGHTS-OF-WAY.

7. CONDUCT DEMOLITION ACTIVITIES IN SUCH A MANNER TO ENSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, SIDEWALKS, WALKWAYS, AND OTHER ADJACENT FACILITIES. STREET CLOSURE PERMITS MUST BE RECEIVED FROM THE APPROPRIATE GOVERNMENTAL AUTHORITY.

8. DEMOLITION ACTIVITIES AND EQUIPMENT SHALL NOT USE AREAS OUTSIDE THE DEFINED PROPERTY LINE WITHOUT WRITTEN PERMISSION OF THE OWNER, AND/OR APPROPRIATE GOVERNMENT AGENCY.

9. USE DUST CONTROL MEASURES TO LIMIT AIRBORNE DUST AND DIRT RISING AND SCATTERING IN THE AIR IN ACCORDANCE WITH FEDERAL, STATE, AND/OR LOCAL STANDARDS. AFTER THE DEMOLITION IS COMPLETE, ADJACENT STRUCTURES AND IMPROVEMENTS SHALL BE CLEANED OF ALL DUST AND DEBRIS CAUSED BY THE DEMOLITION OPERATIONS. THE CONTRACTOR IS RESPONSIBLE FOR RETURNING ALL ADJACENT AREAS TO THEIR "PRE-DEMOLITION" CONDITION.

10. CONTRACTOR IS RESPONSIBLE TO SAFEGUARD SITE AS NECESSARY TO PERFORM THE DEMOLITION IN SUCH A MANNER AS TO PREVENT THE ENTRY OF UNAUTHORIZED PERSONS AT ANY TIME.

11. THIS DEMOLITION PLAN IS INTENDED TO IDENTIFY THOSE EXISTING ITEMS/CONDITIONS WHICH ARE TO BE REMOVED. IT IS NOT INTENDED TO PROVIDE DIRECTION OTHER THAN THAT ALL METHODS AND MEANS ARE TO BE IN ACCORDANCE WITH STATE, FEDERAL, LOCAL, AND JURISDICTIONAL REQUIREMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL OSHA AND OTHER SAFETY PRECAUTIONS NECESSARY TO PROVIDE A SAFE WORK SITE.

12. DEBRIS SHALL NOT BE BURIED ON THE SUBJECT SITE. ALL DEMOLITION WASTES AND DEBRIS (SOLID WASTE) SHALL BE DISPOSED OF IN ACCORDANCE WITH ALL TOWN, COUNTY, STATE, AND FEDERAL LAWS AND APPLICABLE CODES.

13. CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING ALL EXISTING SITE IMPROVEMENTS AND UTILITIES. ALL DISCREPANCIES SHALL BE IDENTIFIED TO THE ENGINEER IN WRITING.

14. ALL EXISTING UTILITIES BEING REMOVED SHALL BE DONE SO BY THE CONTRACTOR IN ACCORDANCE WITH STATE AND LOCAL REGULATIONS.

15. THERE ARE NO KNOWN WATER COURSES, WATER BODIES, FLOODPLAINS, WETLANDS, OR HISTORICAL AND ARCHAEOLOGICAL RESOURCES WITHIN PROJECT LIMITS.

16. CONTRACTOR MUST PROVIDE A DEWATERING PLAN, IF APPLICABLE, TO THE LOCAL ENGINEERING INSPECTIONS DEPARTMENT FOR REVIEW PRIOR TO IMPLEMENTATION.

17. CONTRACTOR IS REQUIRED TO OBTAIN A DEMOLITION PERMIT FROM THE LOCAL AUTHORITY, AS APPLICABLE, PRIOR TO COMMENCING DEMOLITION, ALL DEMOLITION SHALL BE IN ACCORDANCE WITH THE PERMIT AND APPLICABLE CODES/ORDINANCES.

LEGEND:

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

EROSION CONTROL NOTES:

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

EARTHWORK & FILL NOTES:

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

CONCRETE WASHOUT NOTES:

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

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FLORIDA BUSINESS REGISTRY NO. 34448

REVISIONS

REV	DATE	DESCRIPTION	BY
10	2/27/25	REVISED PER SHOPES UTILITY MODIFICATIONS & REVIEW COMMENTS	JJS
09	1/22/24	REVISED PER FDEP WASTEWATER PERMIT REVIEW	JJS
08	1/07/24	PERMIT MODIFICATION & REVISION - ACCESS, UTILITY, DRAINAGE	JJS
07	11/07/24	UPDATED PLANS FROM RE-DESIGN FOR PERMIT MODIFICATION SUBMITTAL	JJS
06	10/17/24	RE-DESIGN OF CROSS ACCESS & LOWERED SITE AT TSC	JJS
05	10/07/24	REVISIONS PER FDOT ACCESS COMMENTS & ON-SITE CROSS ACCESS/POND	JJS
04	9/12/24	REVISIONS PER FDOT ACCESS & FORCEMAIN RELOCATION	JJS
03	9/03/24	REVISIONS TO BUFFER PER RESOLUTION	JJS
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JOHN J. STOECKEL
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LICENSE NO. 80758

PROJECT NAME:
MAJOR SITE PLAN
CORTA COMMONS
FOR
CORTA OCALA, LLC
SW HWY 200 - OCALA
MARION COUNTY, FLORIDA

SHEET TITLE
DEMOLITION & EROSION CONTROL PLAN

PROJECT NO: 23-3306
CHECKED BY: JJS
VERTICAL DATUM: NAVD 1988
DATE: 03/29/2024

SHEET NUMBER
C-003

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

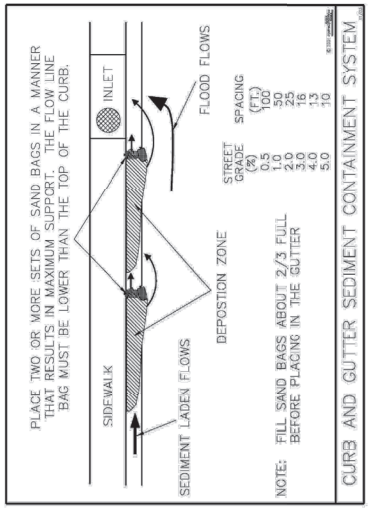

Figure V-19: Illustration of a Curb and Gutter Sediment Containment System

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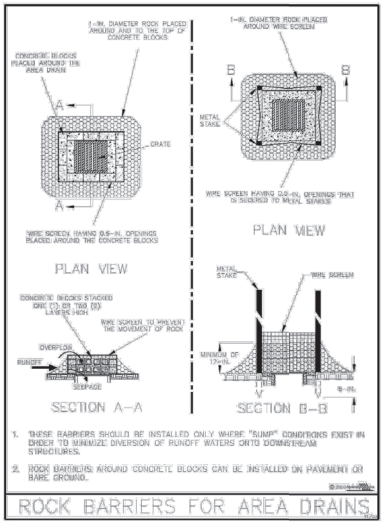

Figure V-13: Illustration of Rock Barriers around Area Drains

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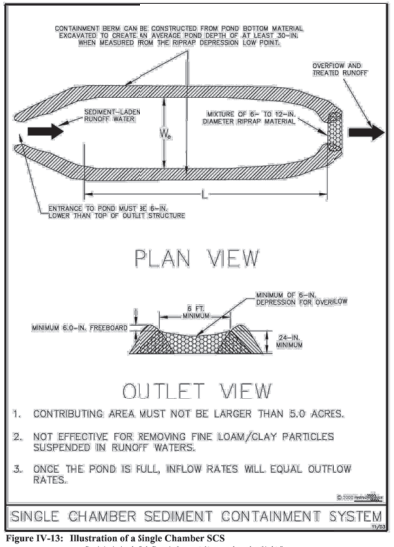

Figure IV-13: Illustration of a Single Chamber SCS

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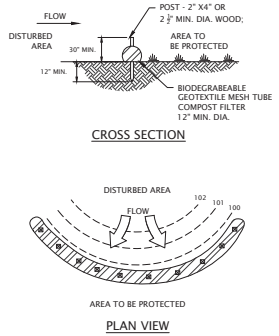
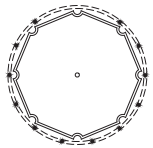


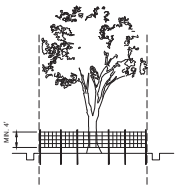
NOTES:

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

3 COMPOST FILTER SOCK DETAIL
N.T.S.



PLAN VIEW

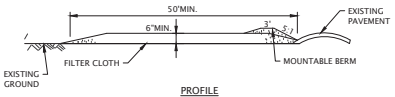


CROSS SECTION

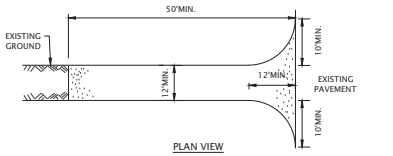
NOTES:

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

5 TREE PROTECTION DETAIL
N.T.S.



PROFILE



PLAN VIEW

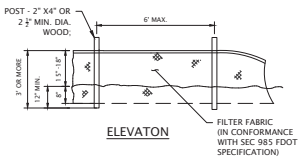
NOTES

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

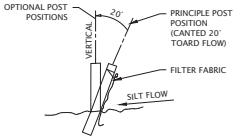
6 STABILIZED CONSTRUCTION ENTRANCE DETAIL
N.T.S.

CONSTRUCTION SEQUENCE

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



ELEVATON



NOTES:

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

4 SILT FENCE DETAIL
N.T.S.

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813.724.4199
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FLORIDA BUSINESS REGISTRY NO. 34448

REVISIONS

REV	DATE	DESCRIPTION	BY
04	9/7/24	REVISIONS PER FDOT ACCESS & FORCEMAIN RELOCATION	JJS
03	9/03/24	REVISION TO BUFFER PER RESOLUTION	JJS
02	8/01/24	REVISION PER COUNTY, SWFWMD & FDOT REVIEW COMMENTS	JJS
01	6/12/24	REVISION PER ZONING APPROVAL, COUNTY & SWFWMD REVIEW COMMENTS	JJS

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JOHN J. STOECKEL
FLORIDA PROFESSIONAL ENGINEER
LICENSE NO. 80758

PROJECT NAME:
MAJOR SITE PLAN
CORTA COMMONS
FOR
CORTA OCALA, LLC
SW HWY 200 - OCALA
MARION COUNTY, FLORIDA

SHEET TITLE
EROSION & SEDIMENT CONTROL DETAILS

PROJECT NO: 23-3306
CHECKED BY: JJS
VERTICAL DATUM: NAVD 1988
DATE: 03/29/2024

SHEET NUMBER
C-004

OWNER/APPLICANT:

CORTA OCALA, LLC
12632 SW 92ND AVE
MIAMI, FL 33157
404.625.5119
ATTN: CORY PRESNICK

10

PARCEL INFORMATION:

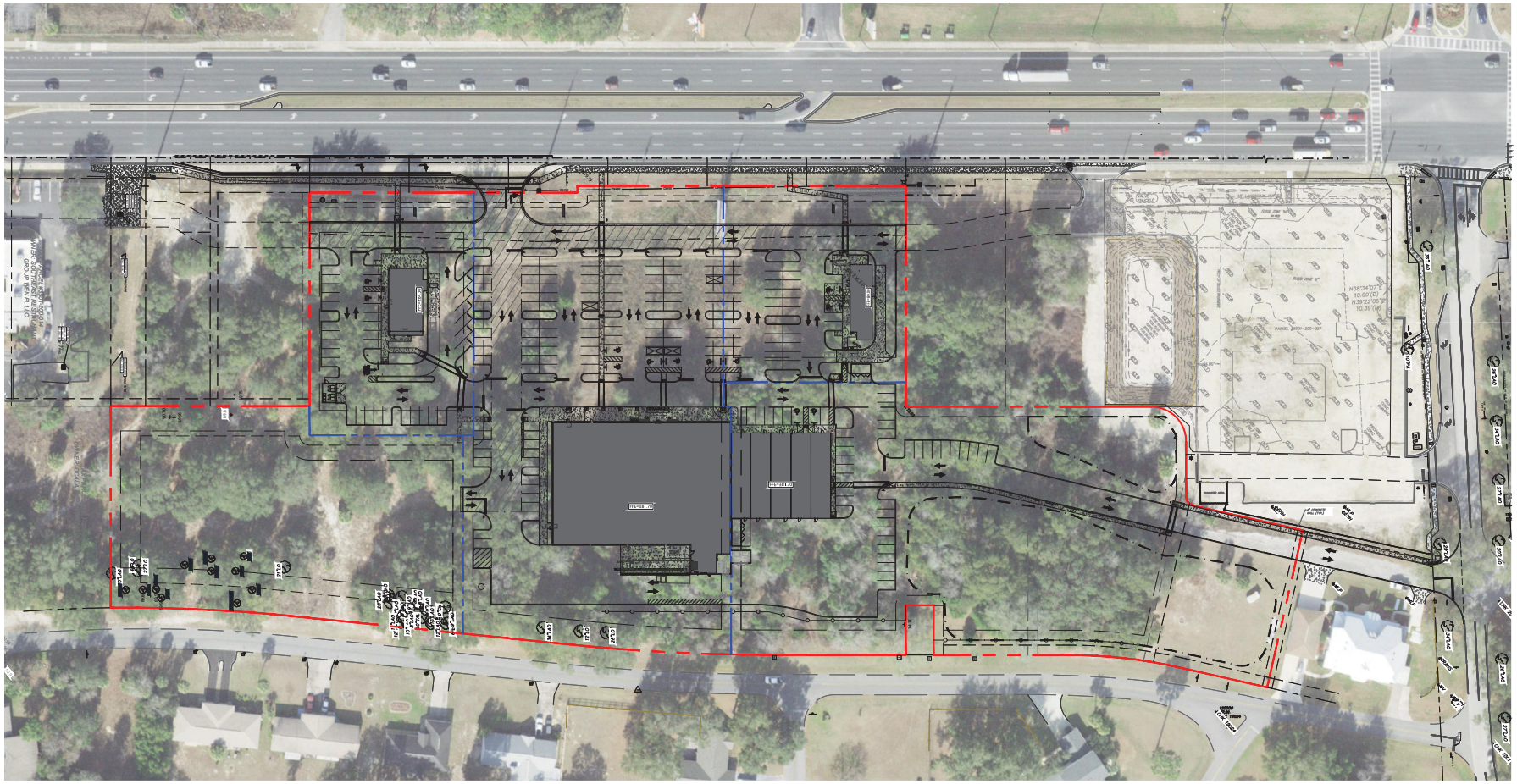
- EXISTING ZONING DESIGNATION: B-2 (COMMERCIAL BUSINESS)
- PROPOSED ZONING DESIGNATION: PUD (PLANNED UNIT DEVELOPMENT)
- PARCEL ID:

3501-200-018	3501-200-022	3501-200-036	3501-200-040
3501-200-019	3501-200-023	3501-200-037	3501-400-002
3501-200-020	3501-200-034	3501-200-038	3501-400-003
3501-200-021	3501-200-035	3501-200-039	3501-400-004

- SITE AREA: ±9.22 ACRES
- TOTAL WETLANDS: 0.0 ACRES
- PHYSICAL ADDRESSES:
  - CHIPOTLE - 8440 SW HWY 200
  - SPROUTS - 8430 SW HWY 200
  - SHOPPES #3 - 8426 SW HWY 200
  - SHOPPES #1 - 8422 SW HWY 200
  - SHOPPES #2 - 8424 SW HWY 200
  - SHOPPES #4 - 8428 SW HWY 200
  - TROPICAL SMOOTHIE - 8410 SW HWY 200
- FUTURE LAND USE (FLUM): COMMERCIAL (0 - 8 DU/AC; FAR 1.0)
- EXISTING USE: VACANT
- PROPOSED USE: SHOPPING PLAZA (RETAIL & RESTAURANT)
- LANDSCAPE BUFFERS SHALL BE 15-FT FRONT YARD, 10-FT SIDE YARD, AND 10-FT REAR YARD, FURTHER IN ACCORDANCE WITH MARION COUNTY DEVELOPMENT CODE SECTION 6.8.6.
- A RECIPROCAL EASEMENT AGREEMENT (REA) WILL BE PREPARED AND RECORDED FOR BETWEEN THE PROPOSED PARCELS AND OWNERSHIP TO BENEFIT BOTH THE DEVELOPMENT AND ADJACENT PROPERTIES IMPACTED.

GENERAL NOTES:

1. BOUNDARY, TOPOGRAPHIC, AND TREE INFORMATION SHOWN HEREON TAKEN FROM A SURVEY ENTITLED "ALTA/NSPS LAND TITLE SURVEY LOCATED IN SECTIONS 24 & 25, TOWNSHIP[15 SOUTH, RANGE 20 EAST, MARION COUNTY, FLORIDA", PREPARED BY CHW PROFESSIONAL CONSULTANTS, LAST REVISED FEBRUARY 12, 2025/.
2. THE HORIZONTAL & VERTICAL DATUMS PER ABOVE REFERENCED SURVEY.
3. ACCORDING TO THE FLOOD INSURANCE MAP FOR MARION COUNTY, FLORIDA, COMMUNITY PANEL NUMBER 120160, MAP PANEL NUMBER 12083C0684E, EFFECTIVE DATE APRIL 19, 2017, THE SUBJECT PARCEL APPEARS TO FALL WITHIN SPECIAL FLOOD HAZARD ZONE 'X' AND 'AE'. THE 'AE' AREA APPEARS TO FALL WITHIN THE TOP OF BANK LIMITS OF THE POND WITHIN LOT 3 OF SAMIRA VILLAS AS DEPICTED ON THE SURVEY REFERENCED ABOVE, BASE FLOOD ELEVATION OF 70.2-FT (NAVD88).
4. SUBSURFACE INFORMATION SHOWN HEREON IS TAKEN FROM A REPORT ENTITLED "GEOTECHNICAL INVESTIGATION, PROPOSED SPROUTS AND ROSS RETAIL DEVELOPMENT, STATE ROAD 200 AND SOUTHWEST 100TH STREET, OCALA, MARION COUNTY, FLORIDA" PREPARED BY ANDREYEV ENGINEERING, INC. DATED NOVEMBER 3, 2022



0 50' 100'
SCALE 1" = 50'

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SW HWY 200 - OCALA
MARION COUNTY, FLORIDA

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OVERALL SITE PLAN W/ AERIAL

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CHECKED BY: JJS
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- PROPOSED ZONING DESIGNATION: PUD (PLANNED UNIT DEVELOPMENT)
- PARCEL ID:

3501-200-018	3501-200-022	3501-200-036	3501-200-040
3501-200-019	3501-200-023	3501-200-037	3501-400-002
3501-200-020	3501-200-034	3501-200-038	3501-400-003
3501-200-021	3501-200-035	3501-200-039	3501-400-004

- SITE AREA: ±9.22 ACRES
- TOTAL WETLANDS: 0.0 ACRES
- PHYSICAL ADDRESSES:
  - CHIPOTLE - 8440 SW HWY 200
  - SPROUTS - 8430 SW HWY 200
  - SHOPPES #3 - 8426 SW HWY 200
  - SHOPPES #1 - 8422 SW HWY 200
  - SHOPPES #2 - 8424 SW HWY 200
  - SHOPPES #4 - 8428 SW HWY 200
  - TROPICAL SMOOTHIE - 8410 SW HWY 200
- FUTURE LAND USE (FLUM): COMMERCIAL (0 - 8 DU/AC; FAR 1.0)
- EXISTING USE: VACANT
- PROPOSED USE: SHOPPING PLAZA (RETAIL & RESTAURANT)
- LANDSCAPE BUFFERS SHALL BE 15-FT FRONT YARD, 10-FT SIDE YARD, AND 10-FT REAR YARD. FURTHER IN ACCORDANCE WITH MARION COUNTY DEVELOPMENT CODE SECTION 6.8.6.
- A RECIPROCAL EASEMENT AGREEMENT (REA) WILL BE PREPARED AND RECORDED FOR BETWEEN THE PROPOSED PARCELS AND OWNERSHIP TO BENEFIT BOTH THE DEVELOPMENT AND ADJACENT PROPERTIES IMPACTED.

LEGAL DESCRIPTION:

SUBJECT PROPERTIES ARE UNDERGOING RE-PLAT AND IS CONCURRENTLY UNDER REVIEW BY MARION COUNTY STAFF. SEE PROJECT SURVEY FOR MULTIPLE PROPERTY PARCELS AND LEGAL DESCRIPTIONS.

ZONING TABLE:

	REQUIRED	PROPOSED OVERALL
MINIMUM LOT SIZE	N/A	±8.764 ACRES
FRONT BUILDING SETBACK (FT)	40'	72.0'
SIDE YARD SETBACK (FT)	10'	11.9'
REAR YARD SETBACK (FT)	25'	100.6'
MINIMUM LOT WIDTH (FT)	N/A	N/A
BUILDING HEIGHT (FT)	50'	< 50'
MAX IMPERVIOUS SURFACE RATIO (ISR)	N/A	65.4% (262,754/401,584)
MAXIMUM FLOOR AREA RATIO (FAR)	1.0	0.09 (35,936/401,584)

NOTE: REQUIRED ZONING SHOWN HEREIN BASED ON EXISTING B-2 (COMMERCIAL BUSINESS) ZONING REQUIREMENTS; THE PUD IS APPROVED AND KNOWN AS RESOLUTION NO. 24-R-183; THE SITE PLAN HAS BEEN UPDATED TO REFLECT CONDITIONS OF THAT RESOLUTION.

PROPOSED COMMERCIAL PARCELS

	FLOOR AREA (SQ FT)	AREA (ACRES)
PARCEL 1 (COMMERCIAL)	±1,680 SQ FT	±0.834
PARCEL 2 (COMMERCIAL)	±2,400 SQ FT	±0.926
PARCEL 3 (COMMERCIAL)	±23,256 SQ FT	±2.750
PARCEL 4 (COMMERCIAL)	±8,600 SQ FT	±3.084
PARCEL 5 (MULTI FAMILY)	30 UNITS	±1.625
TOTAL	±35,936 SQ FT & 30 RES. UNITS	±9.219

PARKING SCHEDULE

PARKING REQUIRED

SPROUTS GROCERY (RETAIL) - REQUIRED 1 PER 300 SQ. FT. GFA

- 23,256 SQ. FT. 1.0 SPACES PER 300 SQ. FT. = 78 SPACES

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

- 4,200 SQ. FT. * 1.0 SPACES PER 300 SQ. FT. = 14 SPACES

SHOPPES SPACE -

- 3,526 SQ. FT. (RETAIL) * 1.0 SPACE PER 300 SQ. FT. = 12 SPACES
- 5,074 SQ. FT. (60 SEATS) - RESTAURANT *1.0 SPACE PER 4 SEATS = 15 SPACES

CHIPOTLE W/ MOBILE PICKUP - FAST-FOOD RESTAURANT - REQUIRED 1 PER 75 SQ. FT. GFA

- 2,400 SQ. FT. *1.0 SPACES PER 75 SQ FT GFA = 32 SPACES

HANDICAP SPACES REQUIRED = 7 SPACES (201-300 TOTAL SPACES)

TOTAL SPACES REQUIRED = 151 SPACES (INCLUDING 7 HANDICAP SPACES)*

PARKING PROVIDED

REGULAR SPACES	= 207
HANDICAP SPACES	= 12
TOTAL	= 219

GENERAL NOTES:

1. BOUNDARY, TOPOGRAPHIC, AND TREE INFORMATION SHOWN HEREON TAKEN FROM A SURVEY ENTITLED "ALTA/NSPS LAND TITLE SURVEY LOCATED IN SECTIONS 24 & 25, TOWNSHIP[15 SOUTH, RANGE 20 EAST, MARION COUNTY, FLORIDA", PREPARED BY CHW PROFESSIONAL CONSULTANTS, LAST REVISED FEBRUARY 12, 2025.
2. THE HORIZONTAL & VERTICAL DATUMS PER ABOVE REFERENCED SURVEY.
3. ACCORDING TO THE FLOOD INSURANCE MAP FOR MARION COUNTY, FLORIDA, COMMUNITY PANEL NUMBER 120160, MAP PANEL NUMBER 12083C0484E, EFFECTIVE DATE APRIL 19, 2017, THE SUBJECT PARCEL APPEARS TO FALL WITHIN SPECIAL FLOOD HAZARD ZONE 'X' AND 'AE'. THE 'AE' AREA APPEARS TO FALL WITHIN THE TOP OF BANK LIMITS OF THE POND WITHIN LOT 3 OF SAHRA VILLAS AS DEPICTED ON THE SURVEY REFERENCED ABOVE. BASE FLOOD ELEVATION OF 70.2-FT (NAVD88).
4. IN ACCORDANCE WITH THE ABOVE FEMA MAP AND CALCULATIONS PROVIDED ON THE SURVEY, THE APPROXIMATE AREA FROM THE FEMA MAP IS 0.17 ACRES (7,485 SQ. FT.)
5. SUBSURFACE INFORMATION SHOWN HEREON IS TAKEN FROM A REPORT ENTITLED "GEOTECHNICAL INVESTIGATION, PROPOSED SPROUTS AND ROSS RETAIL DEVELOPMENT, STATE ROAD 200 AND SOUTHWEST 100TH STREET, OCALA, MARION COUNTY, FLORIDA" PREPARED BY ANDREYEV ENGINEERING, INC. DATED NOVEMBER 3, 2022

CURVE TABLE:

LINE	BEARING	DISTANCE
L1	N 47°57'42" W	50.00'(F)
L2	S 42°02'18" W	28.00'(F)
L3	S 47°57'42" E	50.00'(F)
L4	N 47°57'39" W	7.00'(F)

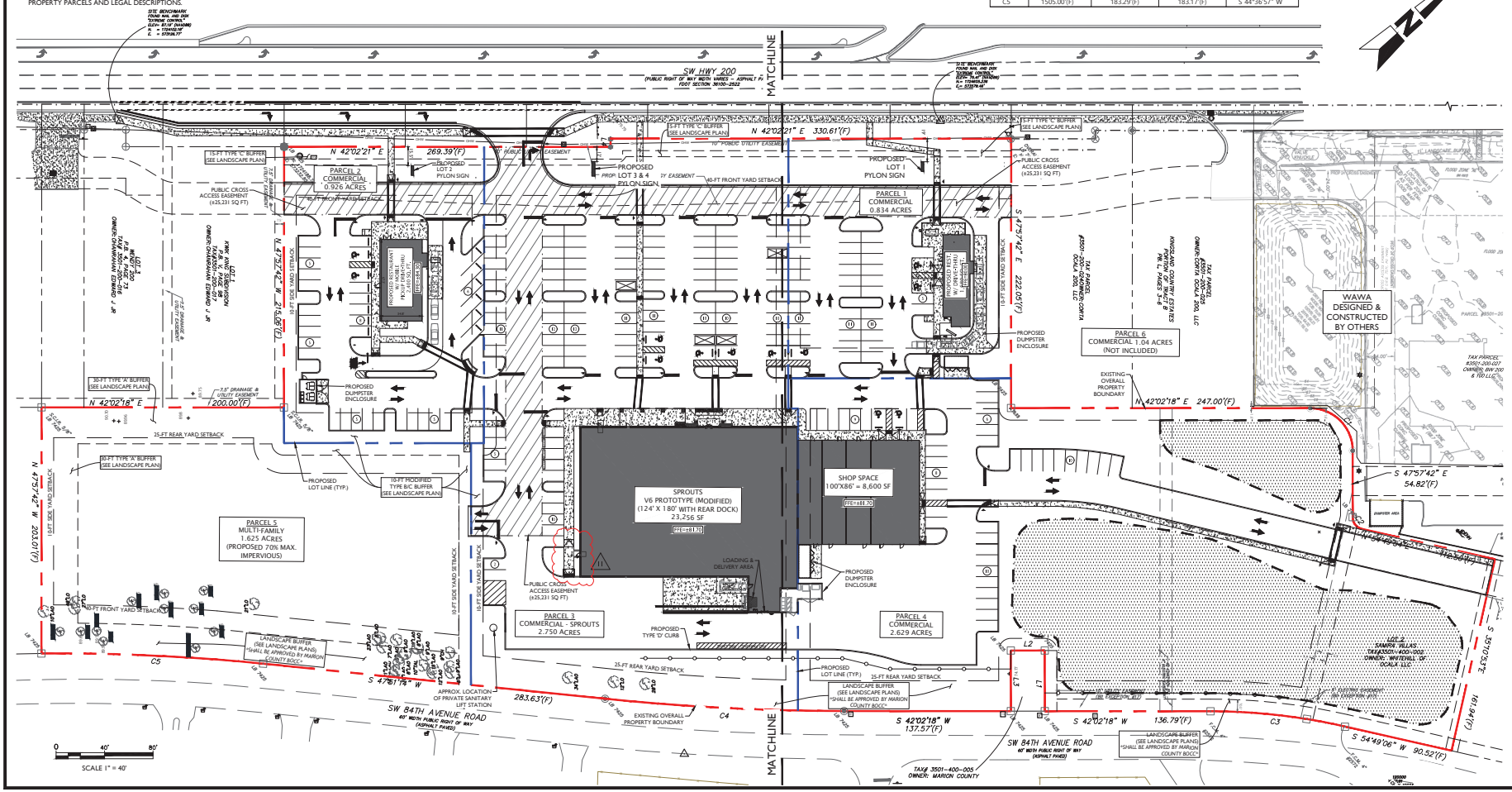
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	35.00'(F)	54.98'(F)	49.50'(F)	N 87°02'18" E
C2	10.00'(F)	13.48'(F)	12.48'(F)	S 86°34'06" E
C3	500.00'(F)	111.53'(F)	111.30'(F)	S 48°25'42" W
C4	1946.86'(F)	197.61'(F)	197.52'(F)	S 44°56'39" W
C5	1505.00'(F)	183.29'(F)	183.17'(F)	S 44°36'57" W

LEGEND:

- ADJACENT PROPERTY LINE
- PROPERTY BOUNDARY
- PROPOSED CONCRETE CURB
- PROPOSED CONCRETE
- PROPOSED YARD SETBACK
- PROPOSED 6-FT FENCE
- HAND RAIL
- PROPOSED EASEMENT
- PROPOSED TRAFFIC SIGN
- PARKING SPACE COUNT (#)

TREE LEGEND:

10"○ = TREE LOCATION & SIZE



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

REV	DATE	DESCRIPTION	BY
11	4/16/25	REVISED PER SW 100TH ACCESS MODIFICATION	JJS
10	2/27/25	REVISED PER SHOPPES UTILITY MODIFICATIONS & REVIEW COMMENTS	JJS
09	1/22/24	REVISED PER FDEP WASTEWATER PERMIT REVIEW	JJS
08	1/07/24	PERMIT MODIFICATION & REVISION - ACCESS, UTILITY, DRAINAGE	JJS
07	11/07/24	UPDATED PLANS FROM RE-DESIGN FOR PERMIT MODIFICATION SUBMITTAL	JJS
06	10/17/24	RE-DESIGN OF CROSS ACCESS & LOWERED SITE AT TSC	JJS
05	10/07/24	REVISIONS PER FDOT ACCESS COMMENTS & ON-SITE CROSS ACCESS/POND	JJS
04	9/30/24	REVISIONS PER FDOT ACCESS & FORCEMAIN RELOCATION	JJS
03	9/03/24	REVISIONS TO BUFFER PER RESOLUTION	JJS
02	8/01/24	REVISION PER COUNTY, SWFWMD & FDOT REVIEW COMMENTS	JJS
01	6/12/24	REVISION PER ZONING APPROVAL, COUNTY & SWFWMD REVIEW COMMENTS	JJS

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

JOHN J. STOECKEL
FLORIDA PROFESSIONAL ENGINEER
LICENSE NO. 80758

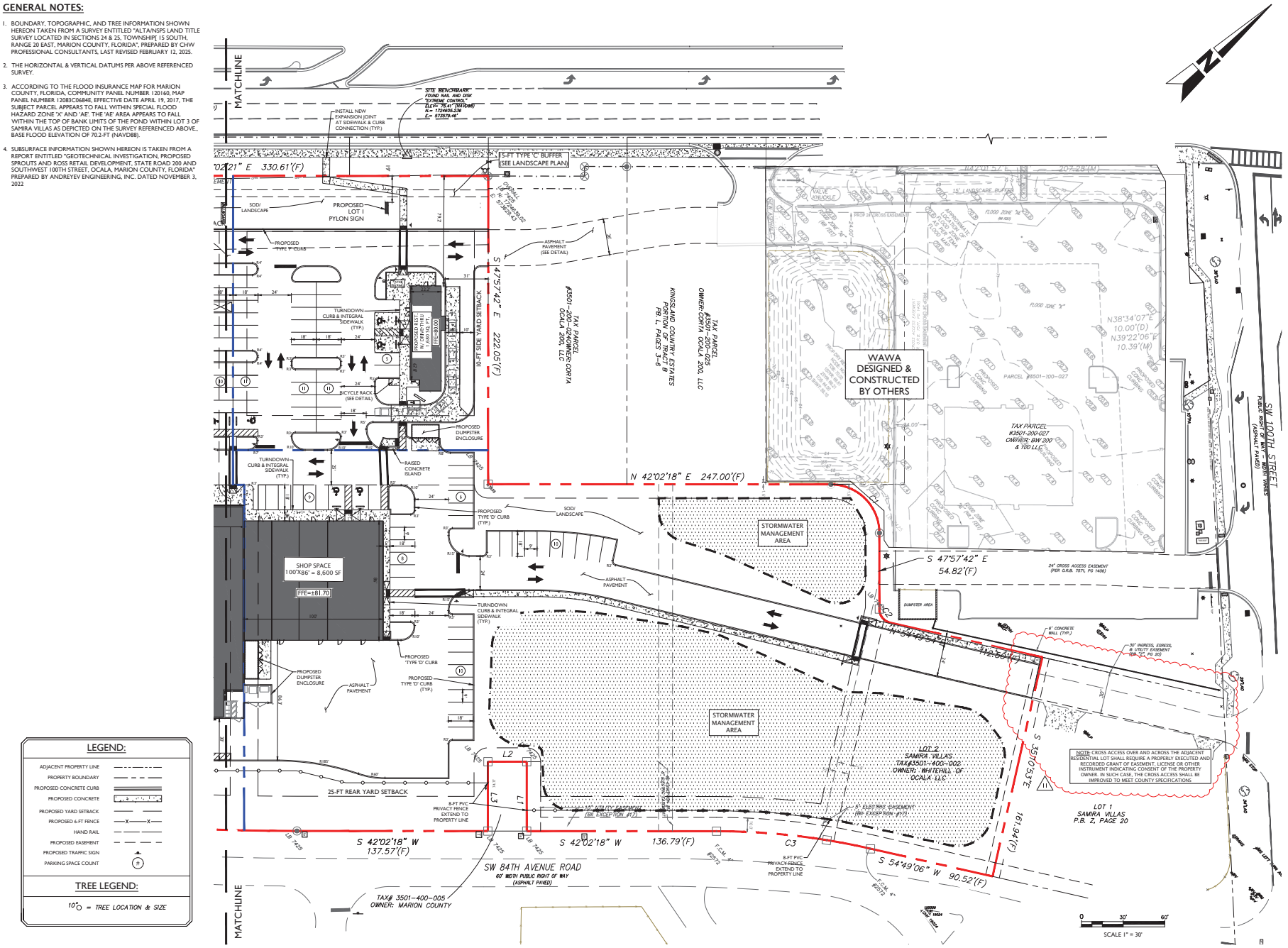
PROJECT NAME:
MAJOR SITE PLAN
CORTA COMMONS
FOR
CORTA OCALA, LLC
SW HWY 200 - OCALA
MARION COUNTY, FLORIDA

SHEET TITLE
OVERALL DIMENSION & LAYOUT PLAN

PROJECT NO: 23-3306
CHECKED BY: JJS
VERTICAL DATUM: NAVD 1988
DATE: 03/29/2024
SHEET NUMBER
C-102

GENERAL NOTES:

1. BOUNDARY, TOPOGRAPHIC, AND TREE INFORMATION SHOWN HEREON TAKEN FROM A SURVEY ENTITLED "ALTA/NSPS LAND TITLE SURVEY LOCATED IN SECTIONS 24 & 25, TOWNSHIP 15 SOUTH, RANGE 20 EAST, MARION COUNTY, FLORIDA", PREPARED BY CHW PROFESSIONAL CONSULTANTS, LAST REVISED FEBRUARY 12, 2025.
2. THE HORIZONTAL & VERTICAL DATUMS PER ABOVE REFERENCED SURVEY.
3. ACCORDING TO THE FLOOD INSURANCE MAP FOR MARION COUNTY, FLORIDA, COMMUNITY PANEL NUMBER 120160, MAP PANEL NUMBER 12083C0684E, EFFECTIVE DATE APRIL 19, 2017, THE SUBJECT PARCEL APPEARS TO FALL WITHIN SPECIAL FLOOD HAZARD ZONE 'X' AND 'AE'. THE 'AE' AREA APPEARS TO FALL WITHIN THE TOP OF BANK LIMITS OF THE POND WITHIN LOT 3 OF SAMIRA VILLAS AS DEPICTED ON THE SURVEY REFERENCED ABOVE. BASE FLOOD ELEVATION OF 70.2-FT (NAVD88).
4. SUBSURFACE INFORMATION SHOWN HEREON IS TAKEN FROM A REPORT ENTITLED "GEOTECHNICAL INVESTIGATION, PROPOSED SPROUTS AND ROSS RETAIL DEVELOPMENT, STATE ROAD 200 AND SOUTHWEST 100TH STREET, OCALA, MARION COUNTY, FLORIDA" PREPARED BY ANDREYEV ENGINEERING, INC. DATED NOVEMBER 3, 2022



LEGEND:

- ADJACENT PROPERTY LINE
- PROPERTY BOUNDARY
- PROPOSED CONCRETE CURB
- PROPOSED CONCRETE
- PROPOSED YARD SETBACK
- PROPOSED 6-FT FENCE
- HAND RAIL
- PROPOSED EASEMENT
- PROPOSED TRAFFIC SIGN
- PARKING SPACE COUNT

TREE LEGEND:

10"○ = TREE LOCATION & SIZE

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FLORIDA BUSINESS REGISTRY NO. 34448

REVISIONS			
11	4/16/25	REVISED PER SW 100TH ACCESS MODIFICATION	JJS
10	2/27/25	REVISED PER SHOPPES UTILITY MODIFICATIONS & REVIEW COMMENTS	JJS
09	1/22/24	REVISED PER FDEP WASTEWATER PERMIT REVIEW	JJS
08	1/07/24	PERMIT MODIFICATION REVISION - ACCESS, UTILITY, DRAINAGE	JJS
07	11/07/24	UPDATED PLANS FROM RE-DESIGN FOR PERMIT MODIFICATION SUBMITTAL	JJS
06	10/17/24	RE-DESIGN OF CROSS ACCESS & LOWERED STR AT TSC	JJS
05	10/07/24	REVISIONS PER FDOT ACCESS COMMENTS & ON-SITE CROSS ACCESS/POND	JJS
04	9/12/24	REVISIONS PER FDOT ACCESS & FORCEMAIN RELOCATION	JJS
03	9/03/24	REVISION TO BUFFER PER RESOLUTION	JJS
02	8/01/24	REVISION PER COUNTY, SWFWMD & FDOT REVIEW COMMENTS	JJS
01	6/12/24	REVISION PER ZONING APPROVAL, COUNTY & SWFWMD REVIEW COMMENTS	JJS
REV	DATE	DESCRIPTION	BY

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JOHN J. STOECKEL
FLORIDA PROFESSIONAL ENGINEER
LICENSE NO. 80758

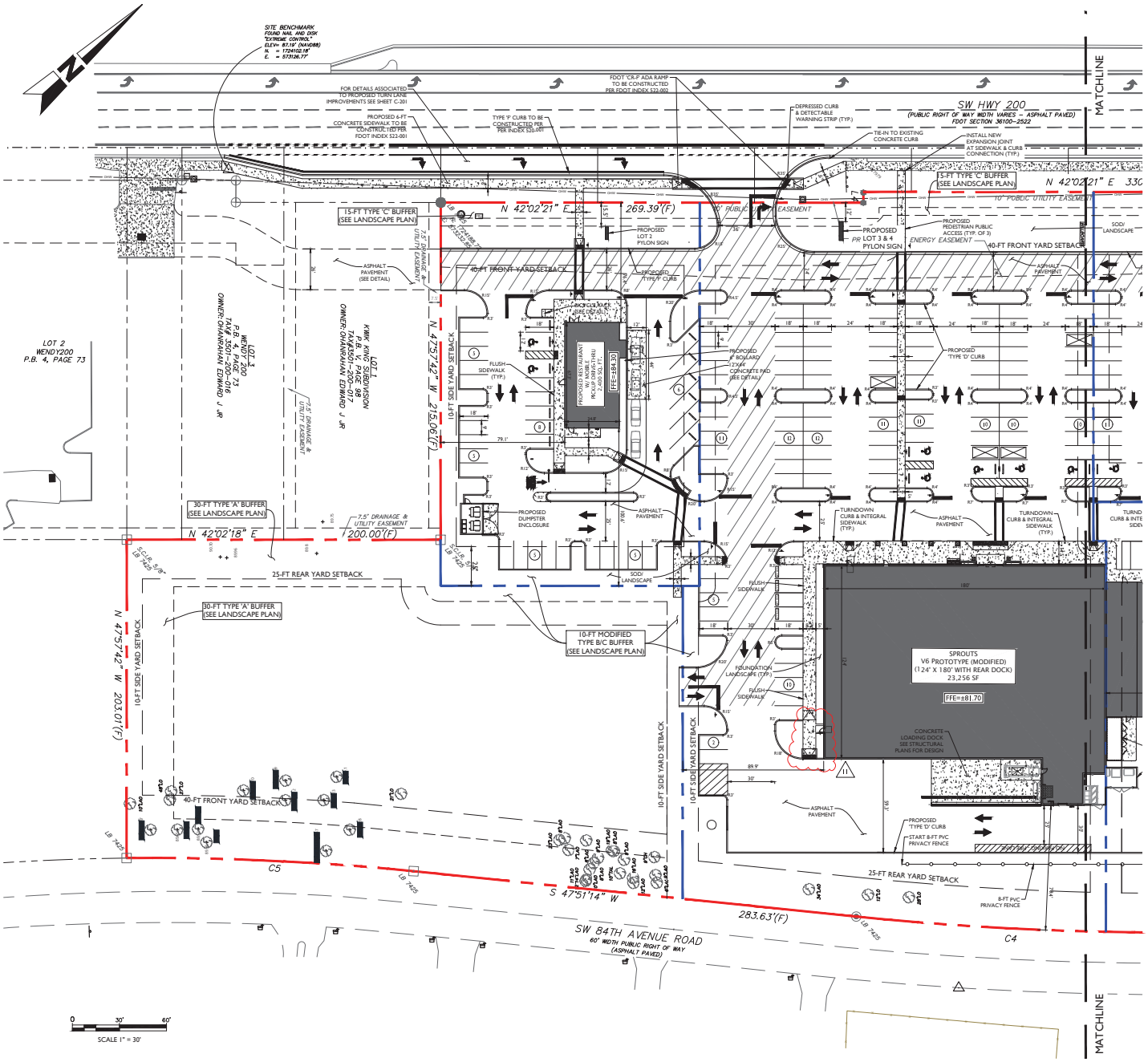
PROJECT NAME:
MAJOR SITE PLAN
CORTA COMMONS
FOR
CORTA OCALA, LLC
SW HWY 200 - OCALA
MARION COUNTY, FLORIDA

SHEET TITLE
DIMENSION & LAYOUT PLAN (NORTH)

PROJECT NO: 23-3306
CHECKED BY: JJS
VERTICAL DATUM: NAVD 1988
DATE: 03/29/2024
SHEET NUMBER
C-103

GENERAL NOTES:

1. BOUNDARY, TOPOGRAPHIC, AND TREE INFORMATION SHOWN HEREON TAKEN FROM A SURVEY ENTITLED "ALTA/NSPS LAND TITLE SURVEY LOCATED IN SECTIONS 24 & 25, TOWNSHIP| 15 SOUTH, RANGE 20 EAST, MARION COUNTY, FLORIDA", PREPARED BY CHW PROFESSIONAL CONSULTANTS, LAST REVISED FEBRUARY 12, 2025.
2. THE HORIZONTAL & VERTICAL DATUMS PER ABOVE REFERENCED SURVEY.
3. ACCORDING TO THE FLOOD INSURANCE MAP FOR MARION COUNTY, FLORIDA, COMMUNITY PANEL NUMBER 120160, MAP PANEL NUMBER 12083C0684E, EFFECTIVE DATE APRIL 19, 2017, THE SUBJECT PARCEL APPEARS TO FALL WITHIN SPECIAL FLOOD HAZARD ZONE 'X' AND 'AE'. THE 'AE' AREA APPEARS TO FALL WITHIN THE TOP OF BANK LIMITS OF THE POND WITHIN LOT 3 OF SAMIRA VILLAS AS DEPICTED ON THE SURVEY REFERENCED ABOVE. BASE FLOOD ELEVATION OF 70.2-FT (NAVD88).
4. SUBSURFACE INFORMATION SHOWN HEREON IS TAKEN FROM A REPORT ENTITLED "GEOTECHNICAL INVESTIGATION, PROPOSED SPROUTS AND ROSS RETAIL DEVELOPMENT, STATE ROAD 200 AND SOUTHWEST 100TH STREET, OCALA, MARION COUNTY, FLORIDA" PREPARED BY ANDREYEV ENGINEERING, INC. DATED NOVEMBER 3, 2022



LEGEND:

- ADJACENT PROPERTY LINE
- PROPERTY BOUNDARY
- PROPOSED CONCRETE CURB
- PROPOSED CONCRETE
- PROPOSED YARD SETBACK
- PROPOSED 6-FT FENCE
- HAND RAIL
- PROPOSED EASEMENT
- PROPOSED TRAFFIC SIGN
- PARKING SPACE COUNT (#)

TREE LEGEND:

10"○ = TREE LOCATION & SIZE

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FLORIDA BUSINESS REGISTRY NO. 34448

REVISIONS			
REV	DATE	DESCRIPTION	BY
11	4/16/25	REVISED PER SW 100TH ACCESS MODIFICATION	JJS
10	2/27/25	REVISED PER SHOPPES UTILITY MODIFICATIONS & REVIEW COMMENTS	JJS
09	1/22/24	REVISED PER FDEP WASTEWATER PERMIT REVIEW	JJS
08	1/07/24	PERMIT MODIFICATION REVISION - ACCESS, UTILITY, DRAINAGE	JJS
07	11/07/24	UPDATED PLANS FROM RE-DESIGN FOR PERMIT MODIFICATION SUBMITTAL	JJS
06	10/17/24	RE-DESIGN OF CR-09C ACCESS & LOWERED STR AT TSC	JJS
05	10/07/24	REVISIONS PER FDOT ACCESS COMMENTS & ON-SITE CROSS ACCESS/POND	JJS
04	9/30/24	REVISIONS PER FDOT ACCESS & FORCEMAIN RELOCATION	JJS
03	9/05/24	REVISIONS TO BUFFER PER RESOLUTION	JJS
02	8/01/24	REVISION PER COUNTY, SWFWMD & FDOT REVIEW COMMENTS	JJS
01	6/12/24	REVISION PER ZONING APPROVAL, COUNTY & SWFWMD REVIEW COMMENTS	JJS

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JOHN J. STOECKEL
FLORIDA PROFESSIONAL ENGINEER
LICENSE NO. 80758

PROJECT NAME:

MAJOR SITE PLAN
CORTA COMMONS

FOR

CORTA OCALA, LLC

SW HWY 200 - OCALA
MARION COUNTY, FLORIDA

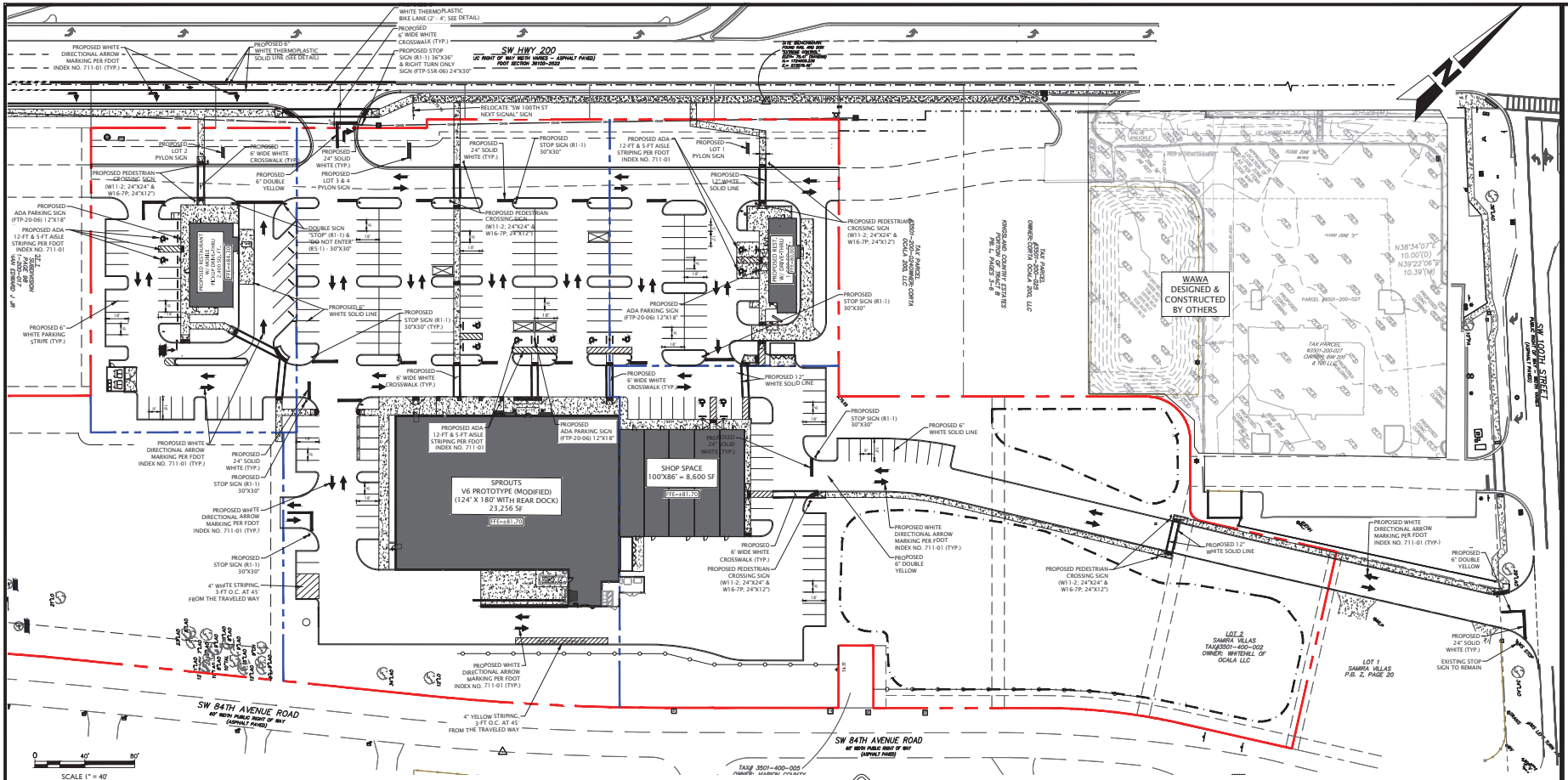
SHEET TITLE

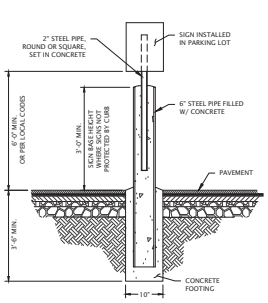
DIMENSION & LAYOUT PLAN (SOUTH)

PROJECT NO:	23-3306
CHECKED BY:	JJS
VERTICAL DATUM:	NAVD 1988
DATE:	03/29/2024

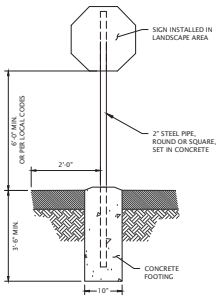
SHEET NUMBER

C-104





SIGN POST IN BOLLARD DETAIL
N.T.S.



STANDARD SIGN POST DETAIL
N.T.S.

W11-2
(30"X30")

R6-1L
(36"X12")

R6-1R
(36"X12")

W16-7P
(24"X12")

SIGN LEGEND

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

R5-1
(24"X24")

R1-1
(30"X30")

LEGEND:

- ADJACENT PROPERTY LINE
- PROPERTY BOUNDARY
- EXISTING FENCE
- PROPOSED CONCRETE
- PROPOSED YARD SETBACK
- EXISTING SPOT ELEVATION
- PROPOSED SPOT ELEVATION
- PROPOSED CONTOUR

TREE LEGEND:

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

GENERAL NOTES:

1. BOUNDARY, TOPOGRAPHIC, AND TREE INFORMATION SHOWN HEREON TAKEN FROM A SURVEY ENTITLED "ALTA/NSPS LAND TITLE SURVEY LOCATED IN SECTIONS 24 & 25, TOWNSHIP 15 SOUTH, RANGE 20 EAST, MARION COUNTY, FLORIDA", PREPARED BY CHW PROFESSIONAL CONSULTANTS, DATED MARCH 18, 2023
2. THE HORIZONTAL & VERTICAL DATUMS PER ABOVE REFERENCED SURVEY.

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FLORIDA BUSINESS REGISTRY NO. 34448

REVISIONS

REV	DATE	DESCRIPTION	BY
10	2/27/25	REVISED PER SHOPES UTILITY MODIFICATIONS & REVIEW COMMENTS	JJS
09	1/22/24	REVISED PER FDEP WASTEWATER PERMIT REVIEW	JJS
08	1/07/24	PERMIT MODIFICATION & REVISION - ACCESS, UTILITY, DRAINAGE	JJS
07	11/07/24	UPDATED PLANS FROM RE-DESIGN FOR PERMIT MODIFICATION SUBMITTAL	JJS
06	10/17/24	RE-DESIGN OF CROSS ACCESS & LOWERED SITE AT TSC	JJS
05	10/07/24	REVISIONS PER FDOT ACCESS COMMENTS & ON-SITE CROSS ACCESS/POND	JJS
04	9/12/24	REVISIONS PER FDOT ACCESS & FORCEMAIN RELOCATION	JJS
03	9/03/24	REVISIONS TO BUFFER PER RESOLUTION	JJS
02	8/01/24	REVISION PER COUNTY SWFWMD & FDOT REVIEW COMMENTS	JJS
01	6/12/24	REVISION PER ZONING APPROVAL, COUNTY & SWFWMD REVIEW COMMENTS	JJS

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JOHN J. STOECKEL
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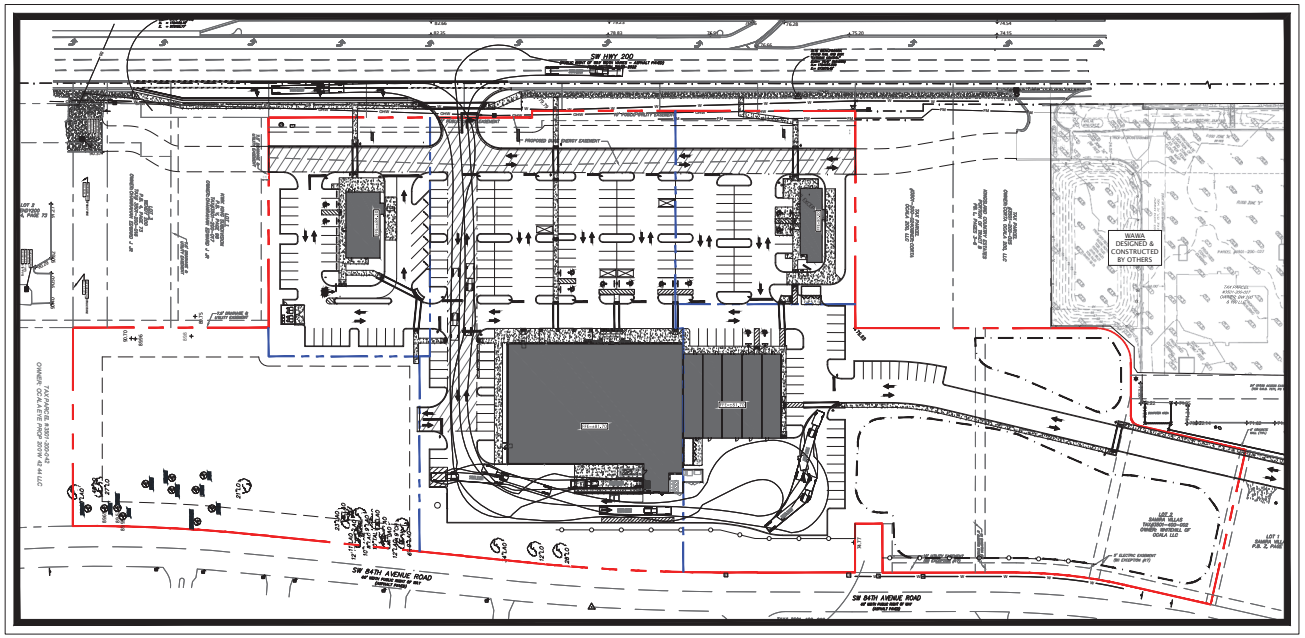
LICENSE NO. 80758

PROJECT NAME:
MAJOR SITE PLAN
CORTA COMMONS
FOR
CORTA OCALA, LLC
SW HWY 200 - OCALA
MARION COUNTY, FLORIDA

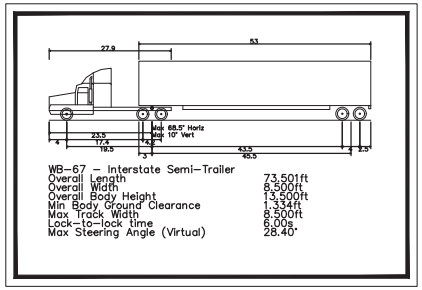
SHEET TITLE
OVERALL SIGNING & MARKING PLAN

PROJECT NO: 23-3306
CHECKED BY: JJS
VERTICAL DATUM: NAVD 1988
DATE: 03/29/2024
SHEET NUMBER
C-105

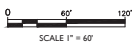


SPROUTS DELIVERY CIRCULATION EXHIBIT

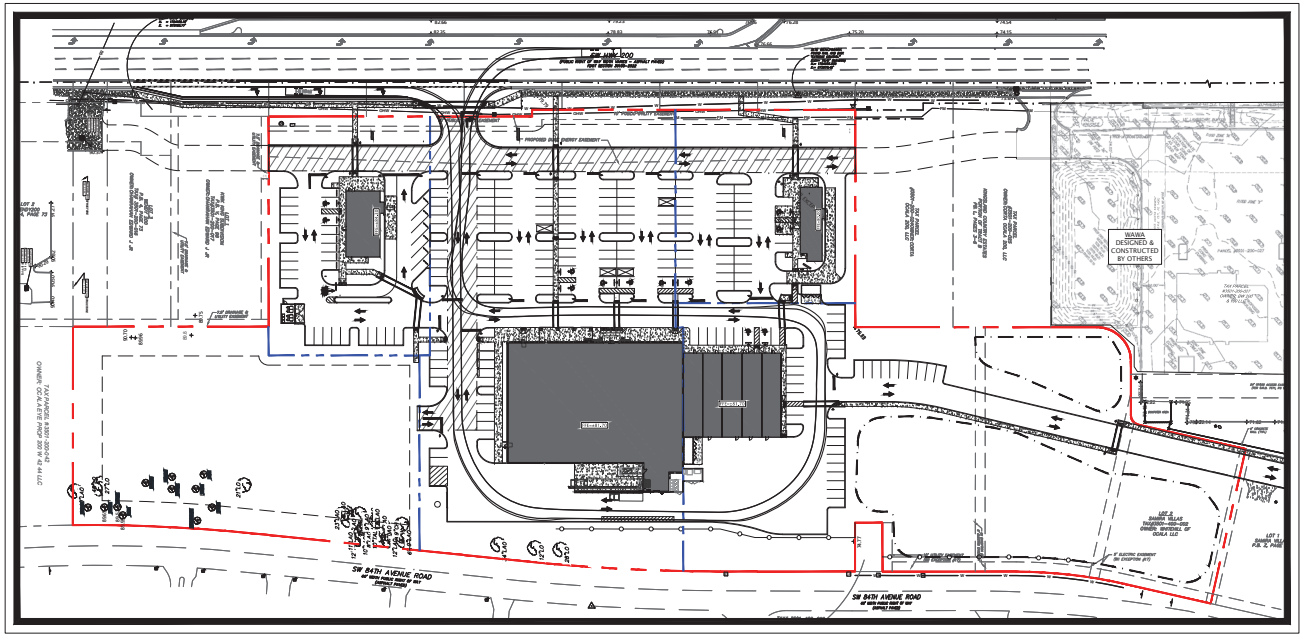
SCALE 1" = 60'



SPROUTS DELIVERY TRUCK (WB-67)

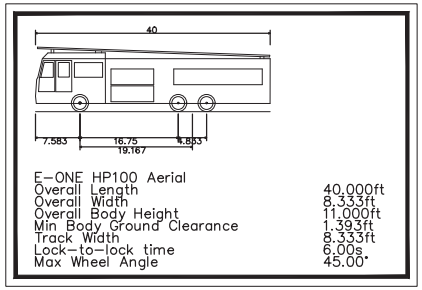


SCALE 1" = 60'



FIRE & RESCUE CIRCULATION EXHIBIT

SCALE 1" = 60'



TRACKING VEHICLE - E-ONE HP100 AERIAL

NOTE:
COUNTY E-ONE HP78 AERIAL NOT AVAILABLE DEFAULT VEHICLE IN LIBRARY; HP100 MEETS OR EXCEED ALL DIMENSIONS & TURNING CONDITIONS AND AS SUCH TRACKING PATH EXCEEDS REQUIRED BY COUNTY HP28 AERIAL

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FLORIDA BUSINESS REGISTRY NO. 34448

REVISIONS

REV	DATE	DESCRIPTION	BY
10	2/27/25	REVISED PER SHOPPES UTILITY MODIFICATIONS & REVIEW COMMENTS	JJS
09	1/22/24	REVISED PER FDEP WASTEWATER PERMIT REVIEW	JJS
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05	10/07/24	REVISIONS PER FDOT ACCESS COMMENTS & ON-SITE CROSS ACCESS/POND	JJS
04	9/12/24	REVISIONS PER FDOT ACCESS & FORCEMAIN RELOCATION	JJS
03	9/03/24	REVISION TO BUFFER PER RESOLUTION	JJS
02	8/01/24	REVISION PER COUNTY, SWFWMD & FDOT REVIEW COMMENTS	JJS
01	6/12/24	REVISION PER ZONING APPROVAL, COUNTY & SWFWMD REVIEW COMMENTS	JJS

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JOHN J. STOECKEL
FLORIDA PROFESSIONAL ENGINEER
LICENSE NO. 80758

PROJECT NAME:
MAJOR SITE PLAN
CORTA COMMONS

FOR

CORTA OCALA, LLC

SW HWY 200 - OCALA
MARION COUNTY, FLORIDA

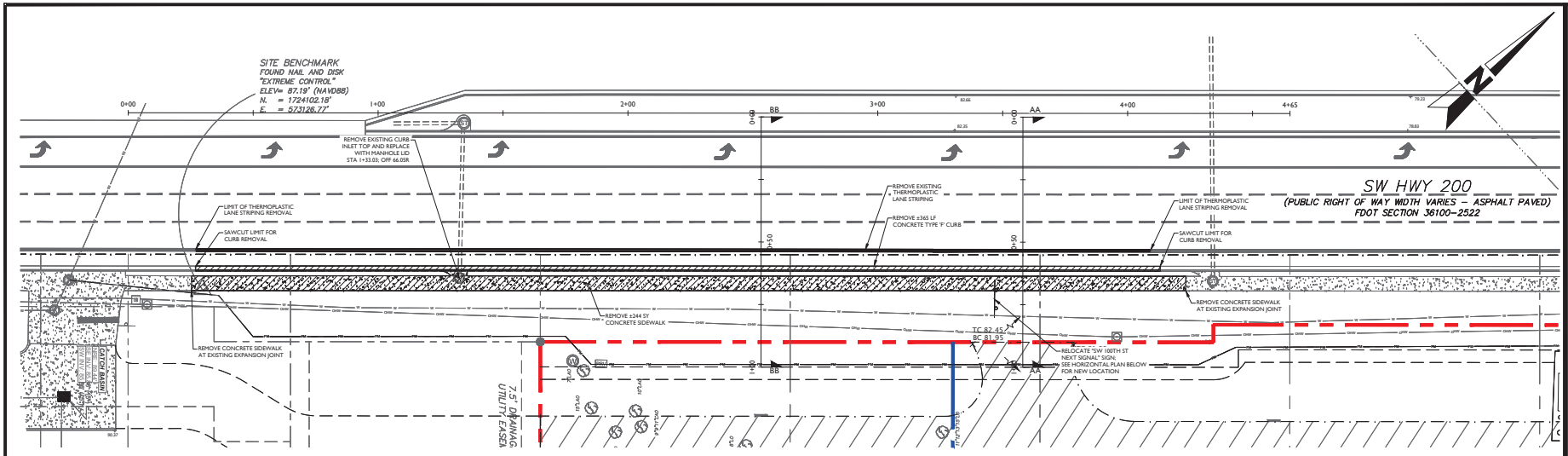
SHEET TITLE

TRUCK TURN EXHIBIT

PROJECT NO: 23-3306
CHECKED BY: JJS
VERTICAL DATUM: NAVD 1988
DATE: 03/29/2024

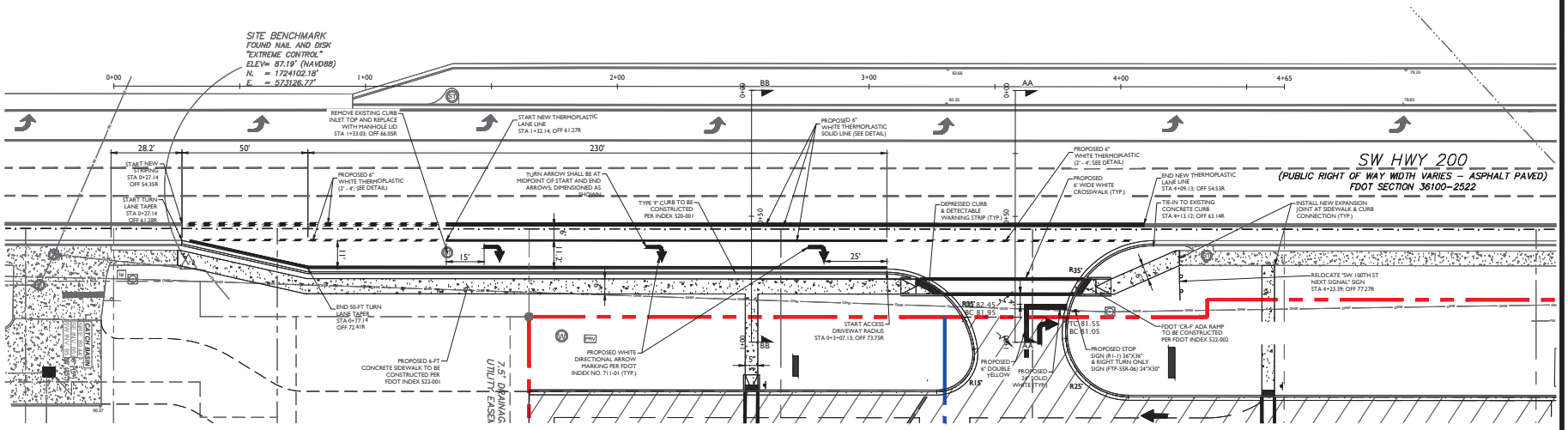
SHEET NUMBER

C-106



EXISTING CONDITIONS & DEMOLITION PLAN

SCALE 1" = 20'



HORIZONTAL GEOMETRIC PLAN

SCALE 1" = 20'

GENERAL NOTES:

1. TOPOGRAPHIC, AND TREE INFORMATION SHOWN HEREON IS TAKEN FROM A SURVEY ENTITLED "TOPOGRAPHIC SURVEY SITUATED IN THE SOUTHEAST QUARTER (SE ¼) OF SECTION 24, TOWNSHIP 16 SOUTH, RANGE 20 EAST, MARION COUNTY FLORIDA", PREPARED BY CHW PROFESSIONAL CONSULTANTS AND DATED JULY 29, 2024.
2. HORIZONTAL AND VERTICAL DATUM (NAVD88) ARE PER ABOVE REFERENCED SURVEY.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING NECESSARY MAINTENANCE OF TRAFFIC PLANS TO BE APPROVED BY FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) PRIOR TO MOBILIZATION.
4. ENGINEER IS NOT RESPONSIBLE FOR JOB SITE SAFETY OR SUPERVISION. CONTRACTOR IS TO PROCEED WITH THE DEMOLITION IN A SYSTEMATIC AND SAFE MANNER, FOLLOWING ALL OSHA REQUIREMENTS, TO ENSURE PUBLIC AND CONTRACTOR SAFETY.
5. ALL DEMOLITION ACTIVITIES ARE TO BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AS WELL AS ALL FEDERAL, STATE AND LOCAL REGULATIONS. ANY DISCREPANCIES OR DEVIATIONS SHALL BE IDENTIFIED BY THE CONTRACTOR TO THE ENGINEER IN WRITING PRIOR TO INITIATION OF SITE ACTIVITY.

LEGEND:

- ADJACENT PROPERTY LINE
- PROPERTY BOUNDARY
- PROPOSED CONCRETE CURB
- PROPOSED CONCRETE
- LANDSCAPE BUFFER
- PROPOSED YARD SETBACK
- PROPOSED RAILING
- PROPOSED EASEMENT
- PROPOSED TRAFFIC SIGN
- PARKING SPACE COUNT (11)

MJ STOKES CONSULTING
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813.724.4199
INFO@MJSTOKESCONSULTING.COM
FLORIDA BUSINESS REGISTRY NO. 34448

REVISIONS

REV	DATE	DESCRIPTION	BY
05	10/07/24	REVISIONS PER FDOT ACCESS COMMENTS	JJS
04	9/7/24	REVISIONS PER FDOT ACCESS & FORCEMAIN RELOCATION	JJS
03	90/5/24	REVISION TO BUFFER PER RESOLUTION	JJS
02	80/1/24	REVISION PER COUNTY, SWFWMD & FDOT REVIEW COMMENTS	JJS
01	61/2/24	REVISION PER ZONING APPROVAL COUNTY & SWFWMD REVIEW COMMENTS	JJS

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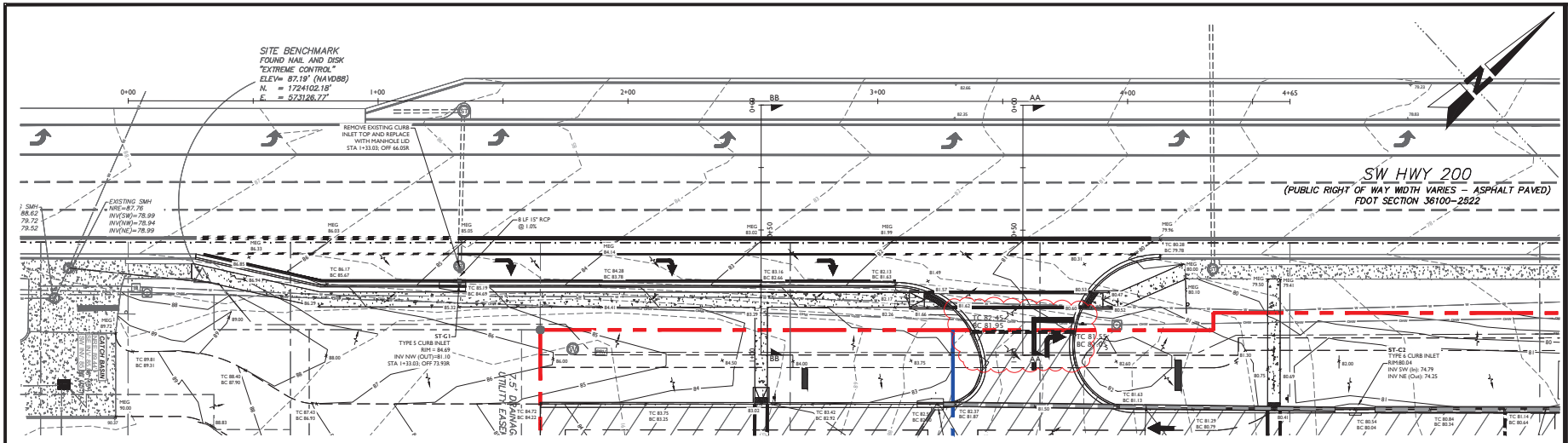
LICENSE NO. 80758

PROJECT NAME:
MAJOR SITE PLAN
CORTA COMMONS
FOR
CORTA OCALA, LLC
SW HWY 200 - OCALA
MARION COUNTY, FLORIDA

SHEET TITLE
FDOT TURN LANE HORIZONTAL PLAN

PROJECT NO:	23-3306
CHECKED BY:	JJS
VERTICAL DATUM:	NAVD 1988
DATE:	03/29/2024

SHEET NUMBER
C-201



HORIZONTAL GEOMETRIC PLAN

0 20' 40'

SCALE 1" = 20'

TURN LANE CONSTRUCTION NOTES

1. ANY NEW PROPOSED PLAN SHALL INCLUDE CROSS SECTIONS OF THE STATE ROAD ADEQUATELY REFLECTING ALL RIGHT OF WAY FEATURES INCLUDING EXISTING UTILITIES, STORM DRAIN STRUCTURES AND ANY ABOVE OR BELOW GROUND APPURTENANCES WHERE APPLICABLE.
2. NO PEDESTRIAN PATHWAY IS TO BE REMOVED, BLOCKED, OR DISTURBED WITHOUT HAVING A SUFFICIENT DESIGNATED TEMPORARY PEDESTRIAN PATHWAY WITH ALL APPROPRIATE PEDESTRIAN MAINTENANCE OF TRAFFIC SIGNS (STANDARD PLAN 102-660) IN PLACE PRIOR TO PATHWAY BEING AFFECTED.
3. ALL TEMPORARY PEDESTRIAN PATHWAYS MUST BE FIRM AND UNYIELDING.
4. ANY SIDEWALK FRONTING THE PROPERTY THAT IS CRACKED, DAMAGED OR UNSTABLE AND IS CREATING AN ADA TRIP HAZARD MUST BE REPLACED BY SECTION, USING STANDARD #520-001, #522-002, AND #522-001 FOR THE CONSTRUCTION OF SIDEWALK AND MEET CURRENT ADA STANDARDS. ALL CONCRETE PLACED IN THE RIGHT OF WAY SHALL BE A MINIMUM OF 6" THICK, FDOT CERTIFIED CLASS 1 NON-STRUCTURAL, 57 STONE, 2500 PSI CONCRETE, WITH FIBER MESH MATERIAL FROM A FDOT APPROVED PLANT.
5. VERIFY AND ENSURE THAT THE EXISTING SIDEWALK IN THE ROW BEING RETAINED MEETS ADA REQUIREMENTS. ANY SIDEWALK FOUND DURING SUBSEQUENT SITE INSPECTIONS NOT MEETING CURRENT ADA AND FDOT DESIGN STANDARDS WILL BE REQUIRED TO BE REMOVED AND REPLACED.
6. THE DETECTIBLE WARNING SURFACE MATERIALS MUST BE ON THE STATE'S APPROVED PRODUCTS LIST. (NON-PROPRIETARY).
7. ANY SIDEWALK DAMAGED AS A RESULT OF WORK BEING PERFORMED IN ASSOCIATION WITH THE PERMITTEE AND CONTRACTOR SHALL BE REMOVED AND REPLACED PER FDOT SPECIFICATIONS.
8. ANY SIDEWALK DISTURBED WILL BE REPLACED BY SECTION WITHIN 72 HOURS, TO FDOT SPECIFICATIONS.
9. PIPE CULVERTS SHOWN ON THE PERMIT MUST MEET FDOT SPECIFICATIONS, TYPE, SIZE, AND LENGTH AS DESCRIBED ON THE PERMIT. EACH JOINT OR LENGTH OF PIPE SHALL HAVE FDOT STAMPS AFFIXED VERIFYING THIS APPROVAL. ALL CONCRETE PIPE JOINTS OTHER THAN 1" RING JOINTS MUST BE DIAPERED. ALL CULVERTS TO BE INSPECTED BY FDOT PRIOR TO PLACEMENT OF FILL.
10. THE FDOT RETAINS THE RIGHT TO MAKE ALTERATIONS TO THE PERMIT, ATTACHED SKETCH OR CHARACTER OF WORK AS MAY BE CONSIDERED NECESSARY OR DESIRABLE DURING THE PROGRESS OF THE WORK FOR SATISFACTORY COMPLETION OF THE PROPOSED CONSTRUCTION.
11. THE PERMITTEE SHALL NOTIFY THE FDOT OF DATE OF COMPLETION, REQUEST A FINAL INSPECTION AND A NOTICE OF FINAL ACCEPTANCE.
12. ALL CONSTRUCTION AND/OR MAINTENANCE ON THE FDOT RIGHT OF WAY SHALL CONFORM TO THE FEDERAL MANUAL ON UNIFORM TRAFFIC DEVICES (MUTCD). THE FDOT ROADWAY AND TRAFFIC DESIGN STANDARDS. THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, PLANS PREPARATION MANUAL AND DRAINAGE MANUAL.
13. NO LANE CLOSURES OF ANY STATE ROADWAY ARE ALLOWED WITHOUT 48-HOUR ADVANCE NOTICE AND APPROVAL FROM FDOT.
14. LANE CLOSURES MUST BE LIMITED TO SUNDAY THROUGH THURSDAY 8:00 PM TO 5:30 AM UNLESS OTHERWISE APPROVED BY THE FDOT.
15. LANE CLOSURE NEEDS TO ACCOMMODATE FOR A BIKE LANE IF THE ROADWAY CONSISTS OF ONE.
16. NO WORK SHALL BE PERFORMED DURING THE WEEKS OF ANY STATE OR FEDERAL HOLIDAYS UNLESS OTHERWISE APPROVED IN WRITING BY THE FDOT.
17. OPEN CUTTING OF ANY ROADWAY, DRIVEWAY, OR SIDEWALK OUTSIDE THOSE LIMITS IDENTIFIED WITHIN THE PERMIT ARE NOT ALLOWED WITHOUT PRIOR APPROVAL BY THE FDOT.
18. PRIOR TO THE REMOVAL OF ANY MATERIALS THE AREA MUST BE SAW-CUT TO PREVENT ANY DAMAGE TO THE ROADWAY.
19. THE CONTRACTOR SHALL HAVE AN AUTHORIZED PERSON AVAILABLE AT/OR NEAR THE WORK SITE ON A 24-HOUR BASIS, 7 DAYS A WEEK IN ORDER TO ADDRESS EMERGENCY ISSUES ASSOCIATED WITH THE PROJECT.
20. NO STOCK PILING, STORING, OR SEMI-PERMANENT USE OF THE RIGHT OF WAY IS AUTHORIZED UNLESS SPECIFICALLY IDENTIFIED WITHIN THE PERMIT.
21. THE PERMITTED WORK SCHEDULE IS DEFINED AS MONDAY THROUGH FRIDAY 7:00 AM TO 5:30 PM UNLESS OTHERWISE NOTED WITHIN THE PERMIT. ANY WORK DESIRED OUTSIDE OF THIS PERIOD MUST BE REQUESTED IN ADVANCE AND APPROVED BEFORE WORKING THE ALTERNATE SCHEDULE.
22. THE DEPARTMENT OF TRANSPORTATION RESERVES THE RIGHT TO MAKE ADJUSTMENTS TO ANY PERMITTED METHOD OF INSTALLATION, SCOPE, RESTORATION THAT MAY BE REQUIRED TO POSITIVELY SUPPORT LIFE, SAFETY AND ENVIRONMENTAL WELL-BEING OF ALL USERS OF THE TRANSPORTATION SYSTEM.
23. ROADWAY RESTORATION SHALL UTILIZE 100 PSI EXCAVATABLE FLOWABLE FILL MATERIAL AND ASPHALT PLACED WITHIN THE STATE RIGHT-OF-WAY SHALL BE PLACED FULL-DEPTH, TWO 2.5-INCH LIFTS OF SP 12.5, TWO 1.5-INCH LIFTS OF SP 9.5. TYPICAL SECTIONS WILL NEED TO BE PROVIDED WITHIN THE PLANS FOR THE PAVEMENT PLACEMENT. A STAIR STEP METHOD SHOULD BE INCORPORATED, PRIOR TO PLACING ASPHALT, TO AVOID VERTICAL JOINTS. MILLING OF THE PATCH MAY BE REQUIRED BASED ON THE PATCHED SURFACE PERFORMANCE. THE MILLING SHALL BE UTILIZED FOR SURFACE LEVELING TO A THICKNESS EQUAL TO OR GREATER THAN THE EXISTING FRICTION COARSE MATERIAL. THE MILLING LIMITS ARE 50-FOOT OF THE PATCH ALONG THE LONGITUDINAL PATH OF THE LANE, FULL LANE WIDTH AND TO INCLUDE ANY ADJACENT BIKE LANES, SHARED PATH OR URBAN SHOULDER SECTIONS.
24. ANY DISRUPTIONS TO ANY PERMEABLE PEDESTRIAN WAY AND BIKE LANE ARE TO BE RESTORED AS WORK CONTINUES. ALL PATCHES SHALL BE FULL WIDTH FROM OUTSIDE EDGE OF PEDESTRIAN PATH TO WHITE LINE EDGE OF TRAVEL LANE WITH STAIR STEP (STAGGERED) JOINTS. RESTORATION TO INCLUDE BACKFILL WITH EXISTING SUB-GRADE MATERIAL AND #57 STONE AS BASE MATERIAL (COMPACT IN 6-INCH LIFTS) TO BOTTOM OF EXISTING PERVIOUS ASPHALT BASE, FOLLOWED BY PERMEABLE DESIGN MIX (IF AVAILABLE) OR FC-5 (FRICTION COURSE) MIX WITH A MINIMUM OF TWO 2-INCH AND A MAXIMUM OF TWO 3-INCH LIFTS. MAINTAIN INGRESS/EGRESS ON ALL DRIVES AND SIDE STREETS DURING CONSTRUCTION.
25. THE DEPARTMENT WILL REVIEW THE REVISIONS TO THE PLANS AND IF NEEDED CHANGES ARE NECESSARY THE DEPARTMENT WILL ADDRESS IT AT THAT TIME. THE CONTRACTOR WILL BE REQUIRED TO HAVE A PRE-CON MEETING TWO WEEKS PRIOR TO WORK IN THE STATE-OF-WAY.
26. THE ENGINEER-OF-RECORD (EOR) IS RESPONSIBLE TO UPDATE/ADD/REMOVE ANY SIGNS OR PAVEMENT MARKINGS THAT NEED TO BE UPDATED/ADDED/ REMOVED IN THE FIELD AND APPROVAL OF PLANS AND PERMIT BY FDOT DOES NOT LIMIT THIS REQUIREMENT. FIELD CHANGES, AS IT RELATES TO THIS SCOPE OF WORK, WILL BE DIRECTED BY THE EOR AND CONTRACTOR ADVISED ACCORDINGLY.

GENERAL NOTES:

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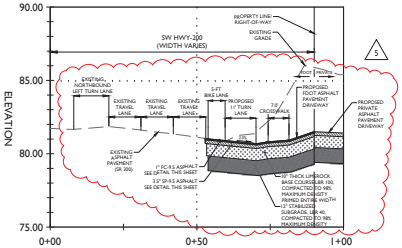
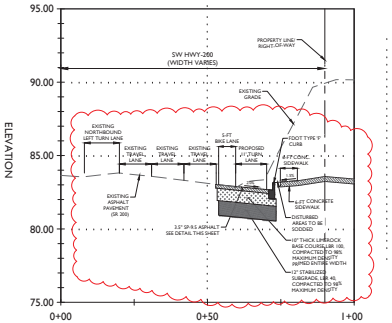


DRIVEWAY PROFILE (AA-AA)- STA 3+58.12

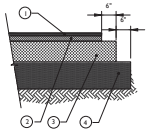
HOR. SCALE: 1" = 20'
VER. SCALE 1" = 4'



TURN LANE SECTION (BB-BB) - STA 2+53.33

HOR. SCALE: 1" = 20'
VER. SCALE 1" = 4'

1. 1" OF FC-9.5 ASPHALT INSTALLED IN (1) LIFT
2. 3.5" OF SP-9.5 ASPHALT INSTALLED IN (2) LIFTS. INITIAL LIFT MAY SUBSTITUTE SP-12.5 TESTED PER FDOT LATEST EDITION INSTALLED IN ONE LIFT
3. 10" THICK LIMEROCK OR CRUSHED CONCRETE MIN. LBR 100, COMPACTED TO A MIN. OF 98% MAXIMUM DENSITY PER AASHTO T-180
4. 12" THICK STABILIZED SUBGRADE, MIN. LBR 40, COMPACTED TO A MIN. OF 98% MAXIMUM DENSITY PER AASHTO T-180



NOTES:

1. A MINIMUM OF 18 INCHES OF SEPARATION BETWEEN CRUSHED CONCRETE BASE AND THE SEASONAL HIGH GROUNDWATER LEVEL SHOULD BE MAINTAINED, OR 24 INCHES OF SEPARATION BETWEEN THE LIME ROCK BASE AND SEASONAL HIGH GROUNDWATER LEVEL.
2. THE SUBGRADE SHALL BE COMPACTED TO A MIN. OF 98% MAXIMUM DENSITY PER AASHTO T-180 AND SHALL EXTEND 6 INCHES (MINIMUM) BEYOND EDGE OF PAVEMENT.
3. CONTRACTOR SHALL INVESTIGATE EXISTING PAVEMENT SECTION OF SW HWY-200 AND IF DEVIATION FROM THE ABOVE SECTIONS; SHALL MATCH EXISTING PAVEMENT SECTION AND REPORT TO EOR PRIOR TO WORK.
4. EXISTING PAVEMENT EDGE SHALL BE SAWCUT ONCE CURB IS REMOVED AND SHALL BE MILLED AND STEPPED WHEN INSTALLING NEW PAVEMENT FOR TURN LANE.

FDOT TURN LANE PAVEMENT SECTION DETAILS

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

REVISIONS

REV	DATE	DESCRIPTION	BY
05	10/07/24	REVISIONS PER FDOT ACCESS COMMENTS	JJS
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02	8/01/24	REVISION PER COUNTY, SWFWMD & FDOT REVIEW COMMENTS	JJS
01	6/12/24	REVISION PER ZONING APPROVAL, COUNTY & SWFWMD REVIEW COMMENTS	JJS

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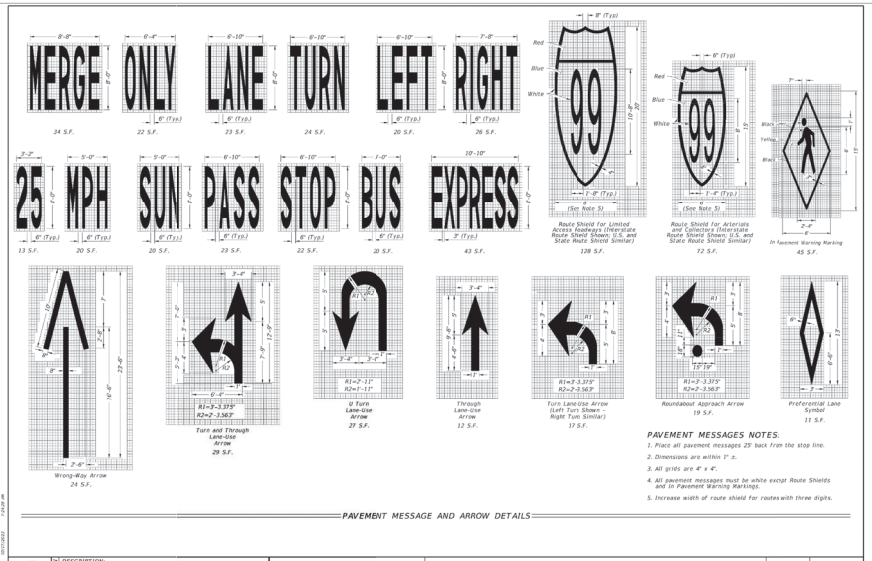
JOHN J. STOECKEL
FLORIDA PROFESSIONAL ENGINEER
LICENSE NO. 80758

PROJECT NAME:
MAJOR SITE PLAN
CORTA COMMONS
FOR
CORTA OCALA, LLC
SW HWY 200 - OCALA
MARION COUNTY, FLORIDA

SHEET TITLE
FDOT TURN LANE VERTICAL PLAN & SECTIONS

PROJECT NO: 23-3306
CHECKED BY: JJS
VERTICAL DATUM: NAVD 1988
DATE: 03/29/2024

SHEET NUMBER
C-202

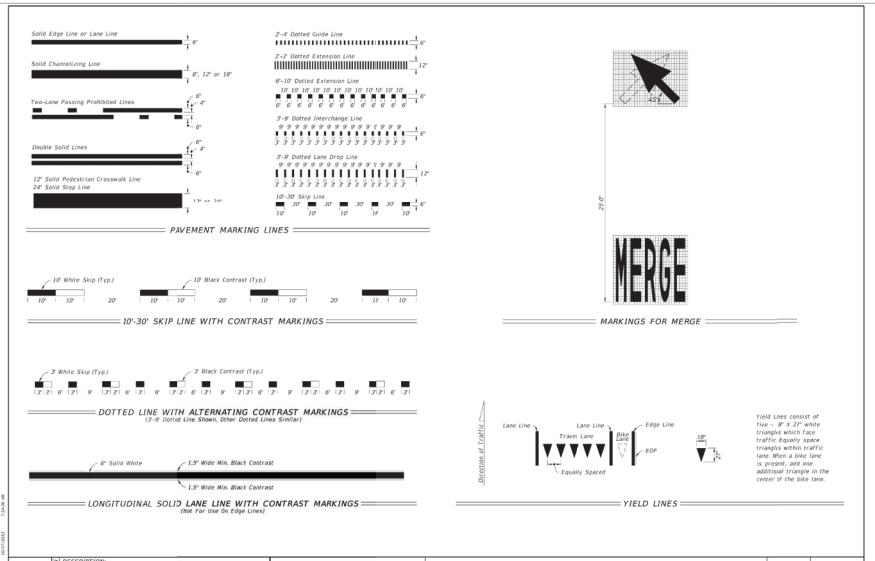


PAVEMENT MESSAGE AND ARROW DETAILS

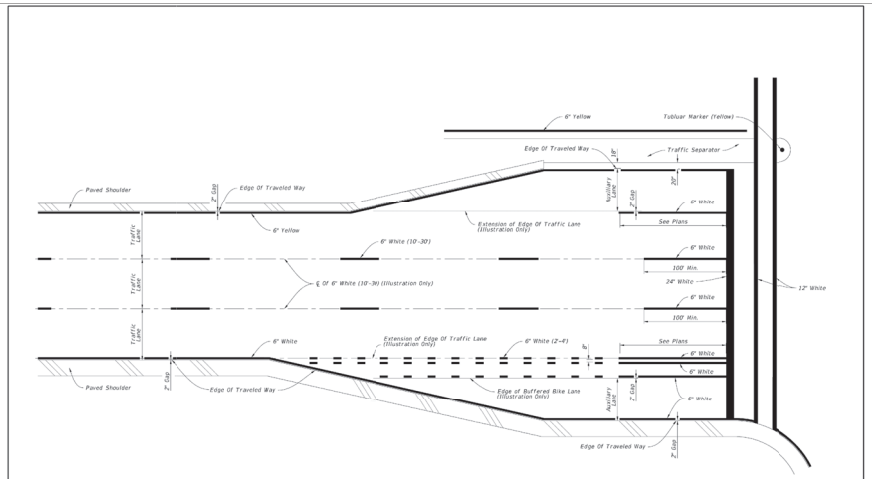
PAVEMENT MESSAGES NOTES:

1. Place all pavement messages 25' back from the stop line.
2. Dimensions are within 1" ±.
3. All grids are 4' x 4'.
4. All pavement messages must be white except Route Shields and In Pavement Warning Markings.
5. Increase width of route shield for routes with three digits.

LAST REVISION	DESCRIPTION:	FY 2024-25 STANDARD PLANS	PAVEMENT MARKINGS	INDEX	SHEET
11/01/21				711-001	1 of 13



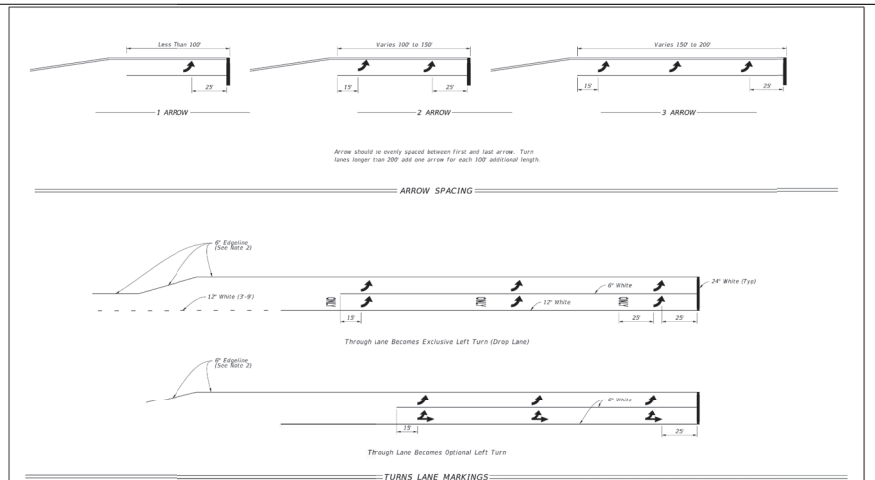
LAST REVISION	DESCRIPTION:	FY 2024-25 STANDARD PLANS	PAVEMENT MARKINGS	INDEX	SHEET
11/01/22				711-001	2 of 13



FLUSH SHOULDER SHOWN

PLACEMENT OF LONGITUDINAL PAVEMENT MARKINGS

LAST REVISION	DESCRIPTION:	FY 2024-25 STANDARD PLANS	PAVEMENT MARKINGS	INDEX	SHEET
11/01/21				711-001	6 of 13



NOTES:

1. This Index also applies to right turn lanes.
2. Make Edgeline pavement markings yellow for left-turn lanes and white for right-turn lanes.

ARROW SPACING AND TURN LANE MARKINGS

LAST REVISION	DESCRIPTION:	FY 2024-25 STANDARD PLANS	PAVEMENT MARKINGS	INDEX	SHEET
11/01/21				711-001	10 of 13

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REVISIONS

REV	DATE	DESCRIPTION	BY
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03	9/5/24	REVISION TO BUFFER PER RESOLUTION	JJS
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PROJECT NAME:
MAJOR SITE PLAN
CORTA COMMONS

FOR

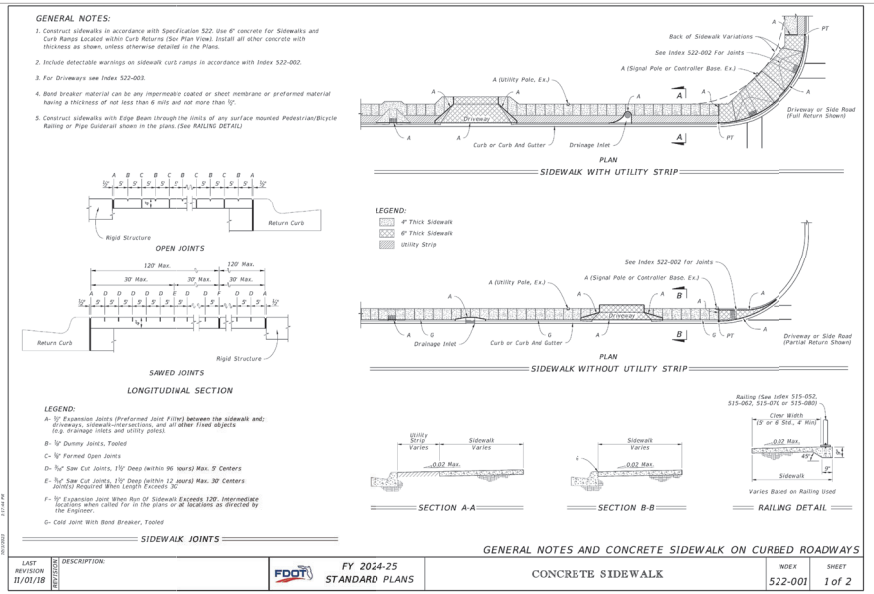
CORTA OCALA, LLC

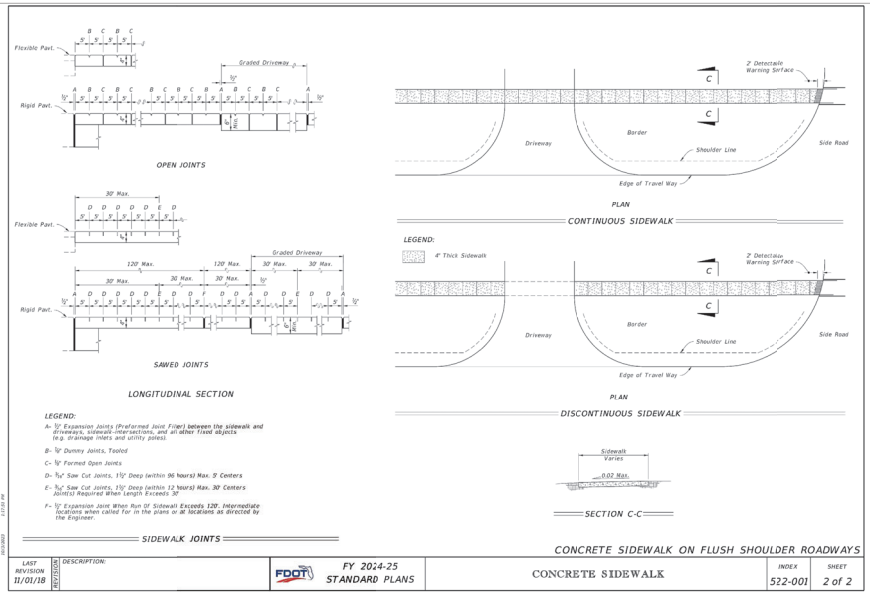
SW HWY 200 - OCALA
MARION COUNTY, FLORIDA

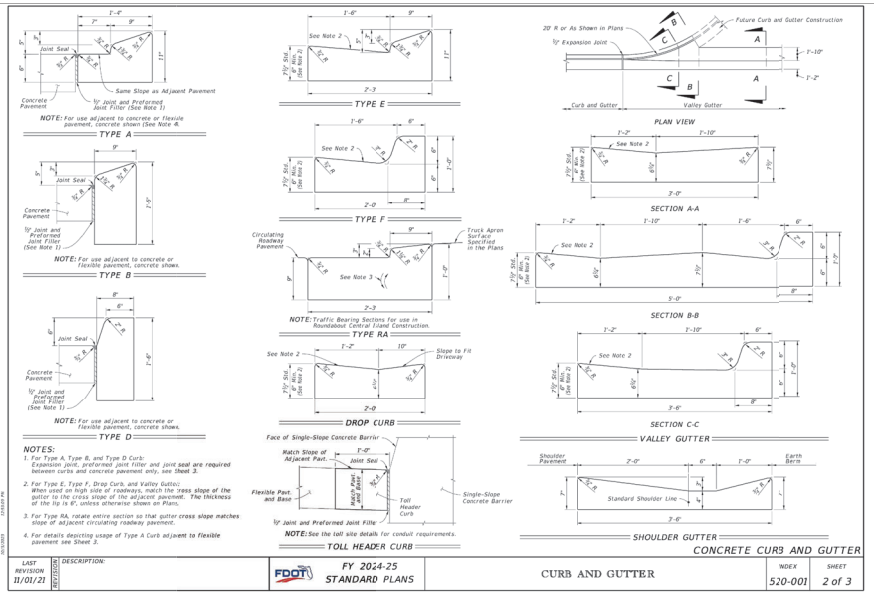
SHEET TITLE
FDOT
RIGHT-OF-WAY
DETAILS

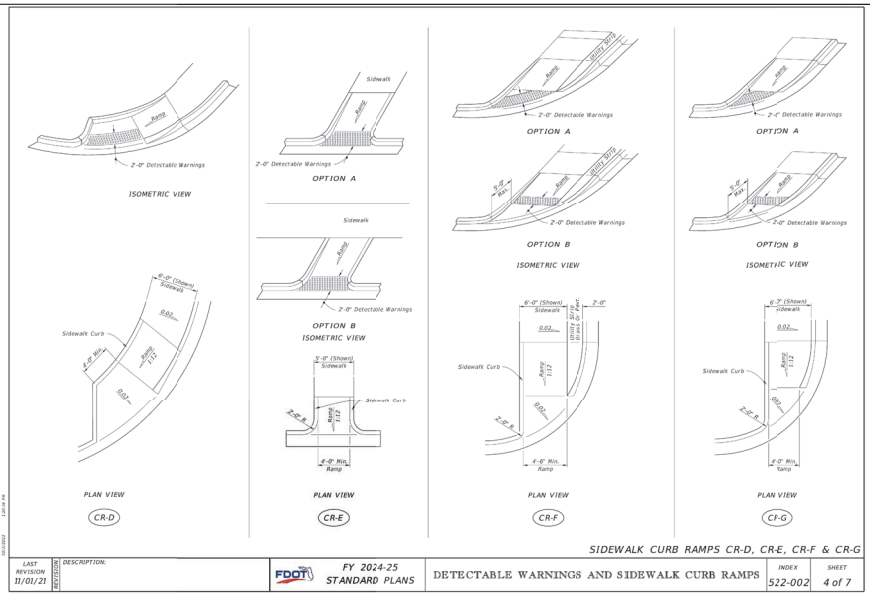
PROJECT NO:	23-3306
CHECKED BY:	JJS
VERTICAL DATUM:	NAVD 1988
DATE:	03/29/2024

SHEET NUMBER
C-203









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PROJECT NAME:
MAJOR SITE PLAN
CORTA COMMONS
FOR
CORTA OCALA, LLC
SW HWY 200 - OCALA
MARION COUNTY, FLORIDA

SHEET TITLE
FDOT
RIGHT-OF-WAY
DETAILS

PROJECT NO: 23-3306
CHECKED BY: JJS
VERTICAL DATUM: NAVD 1988
DATE: 03/29/2024

SHEET NUMBER
C-204

OWNER 1:

A. SALDARRIAGA TRUST
17643 SAWGRASS RUN
TAVARES, FL 32778

OWNER 2:

WHITEHILL OF OCALA LLC
2290 SW 37TH STREET
OCALA, FL 34471

APPLICANT:

CORTA OCALA LLC
12632 SW 92ND AVE
MIAMI, FL 33157

PARCEL INFORMATION:

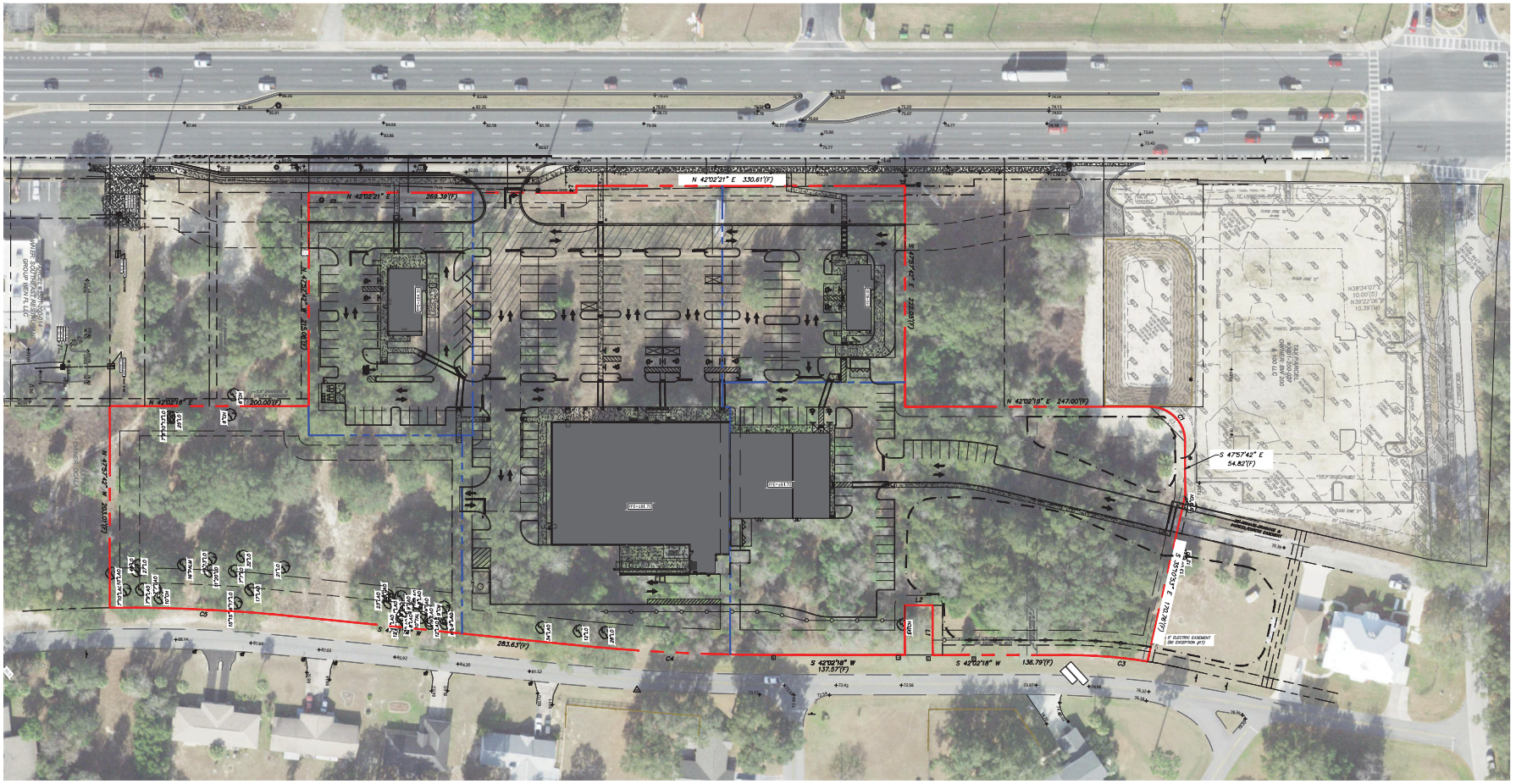
- EXISTING ZONING DESIGNATION: B-2 (COMMERCIAL BUSINESS)
- PROPOSED ZONING DESIGNATION: PUD (PLANNED UNIT DEVELOPMENT)
- PARCEL ID:

A. SALDARRIAGA TRUST (OWNER 1)		WHITEHILL OF OCALA LLC (OWNER 2)
3501-200-023	3501-200-039	3501-400-003
3501-200-022	3501-200-038	3501-400-004
3501-200-021	3501-200-037	
3501-200-020	3501-200-036	
3501-200-019	3501-200-035	
3501-200-018	3501-200-034	
3501-200-040		

- SITE AREA: ±8.76 ACRES
- TOTAL WETLANDS: 0.0 ACRES
- PHYSICAL ADDRESS: PENDING
- FUTURE LAND USE (FLUM): COMMERCIAL (0 - 8 DU/AC; FAR 1.0)
- EXISTING USE: VACANT
- PROPOSED USE: SHOPPING PLAZA (RETAIL & RESTAURANT)
- LANDSCAPE BUFFERS SHALL BE 15-FT FRONT YARD, 10-FT SIDE YARD, AND 10-FT REAR YARD, FURTHER IN ACCORDANCE WITH MARION COUNTY DEVELOPMENT CODE SECTION 6.8.6.
- A RECIPROCAL EASEMENT AGREEMENT (REA) WILL BE PREPARED AND RECORDED FOR BETWEEN THE PROPOSED PARCELS AND OWNERSHIP TO BENEFIT BOTH THE DEVELOPMENT AND ADJACENT PROPERTIES IMPACTED.

GENERAL NOTES:

1. BOUNDARY, TOPOGRAPHIC, AND TREE INFORMATION SHOWN HEREON TAKEN FROM A SURVEY ENTITLED "ALTA/NSPS LAND TITLE SURVEY LOCATED IN SECTIONS 24 & 25, TOWNSHIP[15 SOUTH, RANGE 20 EAST, MARION COUNTY, FLORIDA", PREPARED BY CHW PROFESSIONAL CONSULTANTS, DATED MARCH 18, 2023
2. THE HORIZONTAL & VERTICAL DATUMS PER ABOVE REFERENCED SURVEY.
3. ACCORDING TO THE FLOOD INSURANCE MAP FOR MARION COUNTY, FLORIDA, COMMUNITY PANEL NUMBER 120160, MAP PANEL NUMBER 12083C0684E, EFFECTIVE DATE APRIL 19, 2017, THE SUBJECT PARCEL APPEARS TO FALL WITHIN SPECIAL FLOOD HAZARD ZONE 'X' AND 'AE'. THE 'AE' AREA APPEARS TO FALL WITHIN THE TOP OF BANK LIMITS OF THE POND WITHIN LOT 3 OF SAMIRA VILLAS AS DEPICTED ON THE SURVEY REFERENCED ABOVE, BASE FLOOD ELEVATION OF 70.2-FT (NAVD88).
4. SUBSURFACE INFORMATION SHOWN HEREON IS TAKEN FROM A REPORT ENTITLED "GEOTECHNICAL INVESTIGATION, PROPOSED SPROUTS AND ROSS RETAIL DEVELOPMENT, STATE ROAD 200 AND SOUTHWEST 100TH STREET, OCALA, MARION COUNTY, FLORIDA" PREPARED BY ANDREYEV ENGINEERING, INC. DATED NOVEMBER 3, 2022



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INFO@MJSTOKESCONSULTING.COM
FLORIDA BUSINESS REGISTRY NO. 34448

REVISIONS

REV	DATE	DESCRIPTION	BY
07	11/07/24	UPDATED PLANS FROM RE-DESIGN FOR PERMIT MODIFICATION SUBMITTAL	JJS
06	10/17/24	RE-DESIGN OF CROSS ACCESS & LOWERED SITE AT TSC	JJS
05	10/07/24	REVISIONS PER FDOT ACCESS COMMENTS & ON-SITE CROSS ACCESS/POND	JJS
04	9/12/24	REVISIONS PER FDOT ACCESS & PORCHMAN RELOCATION	JJS
03	9/03/24	REVISION TO BUFFER PER RESOLUTION	JJS
02	8/01/24	REVISION PER COUNTY, SWFWMD & FDOT REVIEW COMMENTS	JJS
01	6/12/24	REVISION PER ZONING APPROVAL, COUNTY & SWFWMD REVIEW COMMENTS	JJS

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JOHN J. STOECKEL
FLORIDA PROFESSIONAL ENGINEER
LICENSE NO. 80758

PROJECT NAME:

MAJOR SITE PLAN
CORTA COMMONS

FOR

CORTA OCALA, LLC

SW HWY 200 - OCALA
MARION COUNTY, FLORIDA

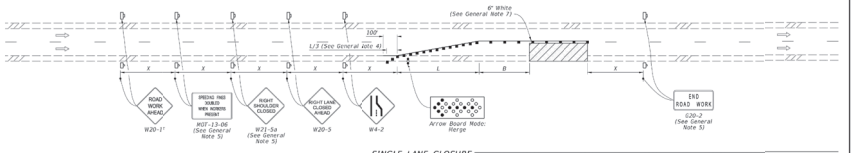
SHEET TITLE

OVERALL SITE PLAN W/ AERIAL

PROJECT NO: 23-3306
CHECKED BY: JJS
VERTICAL DATUM: NAVD 1988
DATE: 03/29/2024

SHEET NUMBER

C-101



SINGLE LANE CLOSURE

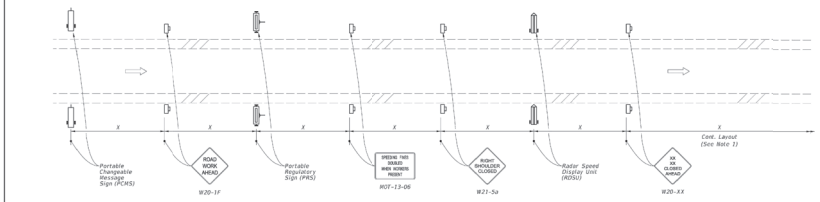
SYMBOLS:

- Work Area
- Channelizing Device (See Index 102-600)
- Work Zone Sign
- Arrow Board
- Lane Identification and Direction of Traffic

GENERAL NOTE:

1. L = Taper Length
   B = Buffer Length
   X = Work Zone Sign Distance
   See Index 102-400 for "L", "B", "X", and channelizing device spacing values.
2. On undivided highways the median signs as shown are to be omitted.
3. On limited access facilities, omit "Right Shoulder Closed" signs (W21-5a) and associated work zone sign spacing distances.
4. If the paved shoulder is less than 4' in width, omit the taper and channelizing devices from the paved shoulder.
5. The "Speeding Fines Doubled When Workers Present" signs (M0T-13-06) and "End Road Work" signs (G20-2) and "Right Shoulder Closed" (W21-5a), along with associated work zone sign distances, may be omitted when the work operation will be in place for 24 hours or less. For Single Lane Closures, arrow boards and buffer (B) may also be omitted when the work operation will be in place for 60 minutes or less and the speed limit is 45 mph or less.
6. Use inverted pin of the illustrations for work on left side of roadways.
7. Temporary pavement markings may be omitted when the work operation is in place for 3 day; or less.

LAST REVISION 11/01/21	DESCRIPTION:	FY 2024-25 STANDARD PLANS	MULTILANE ROADWAY, LANE CLOSURES	INDEX 102-613	SHEET 1 of 5



MOTORIST AWARENESS SYSTEM

SYMBOLS:

- Work Zone Sign
- (1) PCMS= Portable Changeable (Variable) Message Sign
- (2) PRS= Portable Regulatory Sign-Speed Limit When Flashing
- (2) RSDU= Radar Speed Display Unit
- Lane Identification and Direction of Traffic

NOTES:

1. Use the Motorist Awareness System (MAS) for lane closures of at least 5 days (consecutive or not) on multilane divided facilities with a posted speed of 55 mph or greater when workers are present and not protected by a barrier.
2. Locate the Motorist MAS devices (i.e., PCMS, PRS, and RDSU) within the advance warning signs as shown. Continue with the remainder of the work zone signs and devices in accordance with the Plans or Standard Plans after the appropriate "Lane Closed Ahead" (W20-1X) sign.
3. For a posted speed of 65 mph or greater, display speed with a ten mph reduction. For a posted speed of 60 mph, display a reduced speed of 55 mph. For areas outside of the lane closure, use the posted speed as the work zone speed.
4. Omit the PCMS in the median for roadways with three lanes or less in the same direction of traffic.

TYPICAL PCMS DISPLAY:

With speed reduction:
Message 1: WORKERS PRESENT AHEAD
Message 2: SPEED REDUCED NEXT XXMI

Without speed reduction:
Message 1: WORKERS PRESENT AHEAD
Message 2: NEXT XX MILES

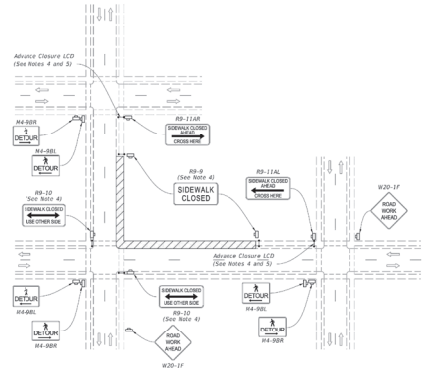
LAST REVISION 11/01/21	DESCRIPTION:	FY 2024-25 STANDARD PLANS	MULTILANE ROADWAY, LANE CLOSURES	INDEX 102-613	SHEET 5 of 5

NOTES:

1. Cover or deactivate pedestrian traffic signal display(s) controlling closed crosswalks.
2. Place pedestrian LCDs across the full width of the closed sidewalk.
3. For post mounted signs located near or adjacent to a sidewalk, maintain a minimum 7' clearance from the bottom of the sign panel to the surface of the sidewalk.
4. "Sidewalk Closed" signs (R9-XX) may be mounted on pedestrian LCDs in accordance with the manufacturer's instructions.
5. Omit the Advance Closure LCD if it blocks access to other pedestrian facilities (e.g., transit stops, residences, or business entrances).

SYMBOLS:

- Work Area
- Work Zone Sign
- Pedestrian Longitudinal Channelizing Device (LCD)
- Lane Identification and Direction of Traffic



PEDESTRIAN DETOUR

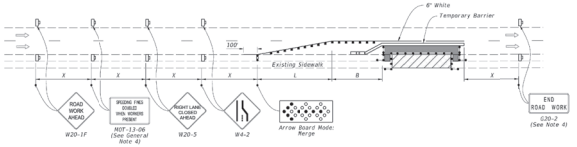
LAST REVISION 11/01/20	DESCRIPTION:	FY 2024-25 STANDARD PLANS	SIDEWALK CLOSURE	INDEX 102-660	SHEET 1 of 2

NOTES:

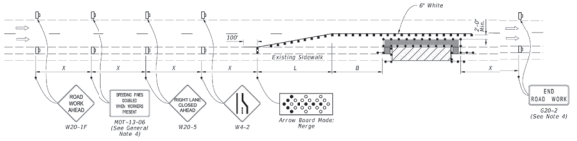
1. L = Taper Length
   B = Buffer Length
   X = Work Zone Sign Distance
   See Index 102-600 for "L", "B", "X", channelizing device spacing values.
2. Provide a 5' wide temporary pedestrian way with a maximum cross-slope of 0.02, except where space restrictions warrant a minimum width of 4'. Provide a 5' x 5' passing space for temporary pedestrian ways less than 5' in width at intervals not to exceed 200'.
3. When temporary pedestrian ways require curb ramps, meet the requirements of Index 522-002. Detectable warnings are not required for curb ramps diverting pedestrian traffic into a closed lane.
4. The "Speeding Fines Doubled When Workers Present" signs (M0T-13-06) and "End Road Work" signs (G20-2), along with associated work zone sign distances, may be omitted when the work operation will be in place for 24 hours or less.
5. Pedestrian Diversion Option 2 may only be used when called for in the Plans or as approved by an Engineer.

SYMBOLS:

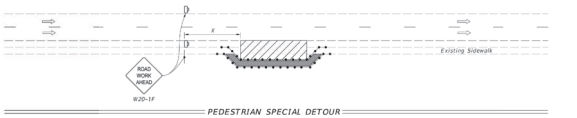
- Work Area
- Temporary Pedestrian Way
- Channelizing Device (See Index 102-600)
- Pedestrian Longitudinal Channelizing Device (LCD)
- Work Zone Sign
- Arrow Board
- Crash Cushion
- Lane Identification and Direction of Traffic



PEDESTRIAN DIVERSION - OPTION 1
(Temporary Barrier Shown, Low Profile Barrier Similar)



PEDESTRIAN DIVERSION - OPTION 2
(Work Zone Speed 45 mph or Less)



PEDESTRIAN SPECIAL DETOUR

LAST REVISION 11/01/23	DESCRIPTION:	FY 2024-25 STANDARD PLANS	SIDEWALK CLOSURE	INDEX 102-660	SHEET 2 of 2

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REVISIONS

NO.	DATE	DESCRIPTION	BY
04	9/7/24	REVISIONS PER FDOT ACCESS & FORCEMAIN RELOCATION	JJS
03	9/5/24	REVISION TO BUFFER PER RESOLUTION	JJS
02	8/01/24	REVISION PER COUNTY, SWFWMD & FDOT REVIEW COMMENTS	JJS
01	6/1/24	REVISION PER ZONING APPROVAL, COUNTY & SWFWMD REVIEW COMMENTS	JJS

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JOHN J. STOECKEL — No. 80758 — STATE OF FLORIDA — PROFESSIONAL ENGINEER

JOHN J. STOECKEL
FLORIDA PROFESSIONAL ENGINEER
LICENSE NO. 80758

PROJECT NAME:
MAJOR SITE PLAN
CORTA COMMONS
FOR
CORTA OCALA, LLC
SW HWY 200 - OCALA
MARION COUNTY, FLORIDA

SHEET TITLE
MAINTENANCE OF TRAFFIC FDOT DETAILS

PROJECT NO:	23-3306
CHECKED BY:	JJS
VERTICAL DATUM:	NAVD 1988
DATE:	03/29/2024

SHEET NUMBER
C-206

GENERAL NOTES:

1. BOUNDARY, TOPOGRAPHIC, AND TREE INFORMATION SHOWN HEREON TAKEN FROM A SURVEY ENTITLED "ALTA/NSPS LAND TITLE SURVEY LOCATED IN SECTIONS 24 & 25, TOWNSHIP[15 SOUTH, RANGE 20 EAST, MARION COUNTY, FLORIDA", PREPARED BY CHW PROFESSIONAL CONSULTANTS, DATED MARCH 18, 2023
2. THE HORIZONTAL & VERTICAL DATUMS PER ABOVE REFERENCED SURVEY.
3. ACCORDING TO THE FLOOD INSURANCE MAP FOR MARION COUNTY, FLORIDA, COMMUNITY PANEL NUMBER 120160, MAP PANEL NUMBER 12083C0684E, EFFECTIVE DATE APRIL 19, 2017, THE SUBJECT PARCEL APPEARS TO FALL WITHIN SPECIAL FLOOD HAZARD ZONE 'X' AND 'AE'. THE 'AE' AREA APPEARS TO FALL WITHIN THE TOP OF BANK LIMITS OF THE POND WITHIN LOT 3 OF SAHIRA VILLAS AS DEPICTED ON THE SURVEY REFERENCED ABOVE, BASE FLOOD ELEVATION OF 70.2-FT (NAVD88).
4. SUBSURFACE INFORMATION SHOWN HEREON IS TAKEN FROM A REPORT ENTITLED "GEOTECHNICAL INVESTIGATION, PROPOSED SPROUTS AND ROSS RETAIL DEVELOPMENT, STATE ROAD 200 AND SOUTHWEST 100TH STREET, OCALA, MARION COUNTY, FLORIDA" PREPARED BY ANDREYEV ENGINEERING, INC. DATED NOVEMBER 3, 2022
5. ALL CONSTRUCTION SHALL COMPLY WITH ALL REQUIREMENTS AND PERMIT CONDITIONS FROM LOCAL, STATE, AND FEDERAL AGENCIES, AS APPLICABLE. THE CONTRACTOR SHALL KEEP A COPY OF ALL PERMITS AND APPROVED CONSTRUCTION DOCUMENTS ON-SITE, AT ALL TIMES. ALL APPLICABLE PERMITS SHALL BE OBTAINED PRIOR TO COMMENCEMENT OF CONSTRUCTION.

VERTICAL DATUM

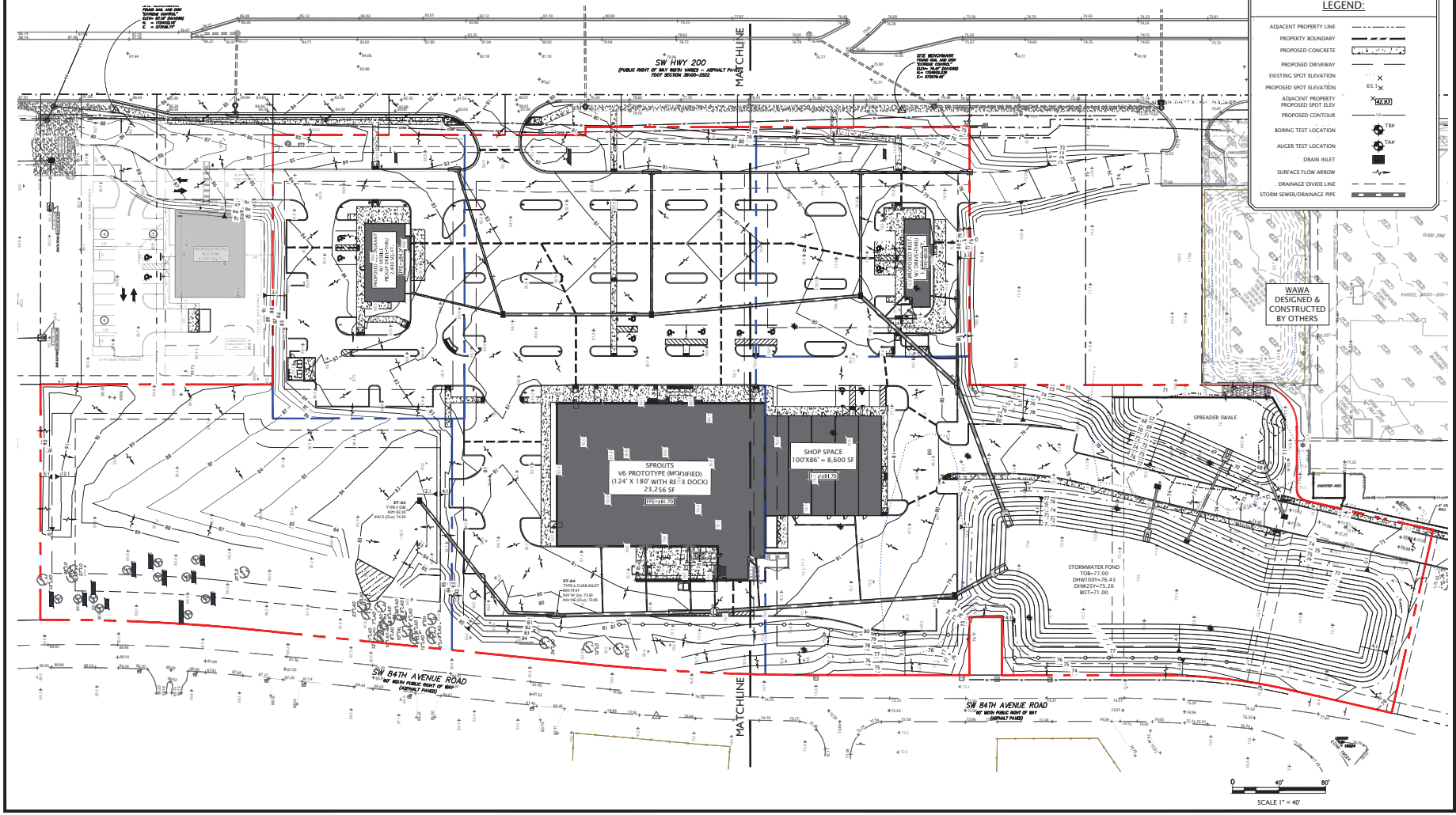
ELEVATION SHOWN HEREON ARE BASED ON NAVD 1988 (NAVD88) AND SAID ELEVATIONS ARE BASED ON BENCHMARKS RESEARCHED BY THE SURVEYOR.

GRADING NOTES:

1. PROPOSED GRADE ELEVATIONS SHOWN AT BUILDING LINE ARE GROUND ELEVATIONS.
2. PROPOSED SPOT ELEVATIONS IN PAVEMENT AREAS ARE TOP OF FINISHED PAVEMENT.
3. A QUALIFIED TESTING LABORATORY SHALL PERFORM ALL TESTING NECESSARY TO ASSURE COMPLIANCE OF THE IN-PLACE MATERIALS AS REQUIRED BY THESE PLANS AND THE VARIOUS AGENCIES. SHOULD ANY RETESTING BE REQUIRED DUE TO THE FAILURE OF ANY TESTS TO MEET THE REQUIREMENTS, THE CONTRACTOR WILL BEAR ALL COSTS OF SAID RETESTING.
4. ALL DELETERIOUS SUBSURFACE MATERIAL (I.E. MUCK, PEAT, BURIED DEBRIS) IS TO BE EXCAVATED IN ACCORDANCE WITH THESE PLANS OR AS DIRECTED BY THE OWNER, OWNER'S REPRESENTATIVE, OR THE OWNERS ENGINEER. EXCAVATED AREAS ARE TO BE BACKFILLED WITH APPROVED MATERIALS AND COMPACTED AS SHOWN ON THESE PLANS. CONTRACTOR IS RESPONSIBLE FOR ACQUIRING ANY PERMITS THAT ARE NECESSARY FOR REMOVING DELETERIOUS MATERIAL FROM THE SITE.
5. IT MAY BE NECESSARY TO FIELD ADJUST PAVEMENT ELEVATIONS TO PRESERVE THE ROOT SYSTEMS OF TREES SHOWN TO BE SAVED. CONTRACTOR TO COORDINATE WITH OWNER'S ENGINEER PRIOR TO ANY ELEVATION CHANGES.
6. CONTRACTOR SHALL SAWCUT, TACK AND MATCH EXISTING PAVEMENT AT LOCATIONS WHERE NEW PAVEMENT MEETS EXISTING PAVEMENT AS SHOWN ON THE DETAILS HEREIN.
7. CONTRACTOR TO PROVIDE A 1/2" TO 1" BITUMINOUS EXPANSION JOINT MATERIAL WITH SEALER AT ABUTMENT OF CONCRETE AND OTHER MATERIALS (STRUCTURES, OTHER PLACED CONCRETE, ETC.)
8. THE CONTRACTOR WILL STABILIZE, BY SEED AND MULCH, SOD, OR OTHER APPROVED MATERIALS, ANY DISTURBED AREAS WITHIN ONE WEEK FOLLOWING CONSTRUCTION OF THE UTILITY SYSTEMS AND PAVEMENT AREAS. CONTRACTOR SHALL MAINTAIN SUCH AREAS UNTIL FINAL ACCEPTANCE BY OWNER.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXCAVATIONS AGAINST COLLAPSE AND WILL PROVIDE BRACING, SHEETING OR SHORING AS NECESSARY. DEWATERING METHODS SHALL BE USED AS REQUIRED TO KEEP TRENCHES DRY WHILE PIPE AND APPURTENANCES ARE BEING PLACED.
10. EROSION & SEDIMENT CONTROL PRACTICES SHALL BE INSTALLED & REMAIN COMPLIANT WITH LOCAL AND STATE REGULATIONS THROUGHOUT DURATION OF CONSTRUCTION.
11. DOWNSPOUTS SHALL BE CONNECT TO THE SITE DRAINAGE NETWORK WITH THE MOST DIRECT CONNECTION POSSIBLE UTILIZING INSERTA-TEE PRODUCT WITH A PERPENDICULAR ALIGNMENT OR OTHERWISE APPROVED.

TESTING & INSPECTION REQUIREMENTS (PAVING/GRADING)

1. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING APPLICABLE TESTING WITH THE SOILS ENGINEER. TESTS WILL BE REQUIRED PURSUANT WITH SITE SPECIFIC GEOTECHNICAL REPORT FOR THE SITE, AS WELL AS THE TESTING SCHEDULE REQUIRED BY FDOT AND THE AFFECTED MUNICIPALITY. UPON COMPLETION OF WORK, THE SOILS ENGINEER WILL SUBMIT CERTIFICATIONS TO THE OWNER AND OWNER'S ENGINEER STATING THAT ALL REQUIREMENTS HAVE BEEN MET.
2. A QUALIFIED TESTING LABORATORY SHALL PERFORM ALL TESTING NECESSARY TO ASSURE COMPLIANCE OF THE IN-PLACE MATERIALS AS REQUIRED BY THESE PLANS AND THE VARIOUS AGENCIES. CONSIDERATION SHOULD BE GIVEN, ALTHOUGH NOT REQUIRED, TO THE GEOTECHNICAL ENGINEER PROVIDING RECOMMENDATIONS FOR THIS SITE PROJECT. SHOULD ANY RETESTING BE REQUIRED DUE TO THE FAILURE OF ANY TESTS TO MEET THE REQUIREMENTS, THE CONTRACTOR WILL BEAR ALL COSTS OF SAID RETESTING.



LEGEND:

- ADJACENT PROPERTY LINE
- PROPERTY BOUNDARY
- PROPOSED CONCRETE
- PROPOSED DRIVEWAY
- EXISTING SPOT ELEVATION
- PROPOSED SPOT ELEVATION (65.1)
- ADJACENT PROPERTY PROPOSED SPOT ELEV (42.93)
- PROPOSED CONTOUR (10)
- BORING TEST LOCATION (TB#)
- AUGER TEST LOCATION (TA#)
- DRAIN INLET
- SURFACE FLOW ARROW
- DRAINAGE DIVIDE LINE
- STORM SEWER/DRAINAGE PIPE

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FLORIDA BUSINESS REGISTRY NO. 34448

REVISIONS

REV	DATE	DESCRIPTION	BY
10	2/27/25	REVISED PER SHOPPES UTILITY MODIFICATIONS & REVIEW COMMENTS	JJS
09	1/22/24	REVISED PER FDEP WASTEWATER PERMIT REVIEW	JJS
08	1/07/24	PERMIT MODIFICATION & REVISION - ACCESS, UTILITY, DRAINAGE	JJS
07	11/07/24	UPDATED PLANS FROM RE-DESIGN FOR PERMIT MODIFICATION SUBMITTAL	JJS
06	10/17/24	RE-DESIGN OF CROSS ACCESS & LOWERED SITE AT TSC	JJS
05	10/07/24	REVISIONS PER FDOT ACCESS COMMENTS & ON-SITE CROSS ACCESS/POND	JJS
04	9/12/24	REVISIONS PER FDOT ACCESS & FORCEMAIN RELOCATION	JJS
03	9/03/24	REVISION TO BUFFER PER RESOLUTION	JJS
02	8/01/24	REVISION PER COUNTY, SWFWMD & FDOT REVIEW COMMENTS	JJS
01	6/12/24	REVISION PER ZONING APPROVAL, COUNTY & SWFWMD REVIEW COMMENTS	JJS

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JOHN J. STOECKEL
FLORIDA PROFESSIONAL ENGINEER
LICENSE NO. 80758

PROJECT NAME:

MAJOR SITE PLAN
CORTA COMMONS

FOR

CORTA OCALA, LLC

SW HWY 200 - OCALA
MARION COUNTY, FLORIDA

SHEET TITLE

GRADING & DRAINAGE PLAN

PROJECT NO:	23-3306
CHECKED BY:	JJS
VERTICAL DATUM:	NAVD 1988
DATE:	03/29/2024

SHEET NUMBER

C-301

GENERAL NOTES:

1. BOUNDARY, TOPOGRAPHIC, AND TREE INFORMATION SHOWN HEREON TAKEN FROM A SURVEY ENTITLED "ALTA/NSPS LAND TITLE SURVEY LOCATED IN SECTIONS 24 & 25, TOWNSHIP[15 SOUTH, RANGE 20 EAST, MARION COUNTY, FLORIDA", PREPARED BY CHW PROFESSIONAL CONSULTANTS, DATED MARCH 18, 2023
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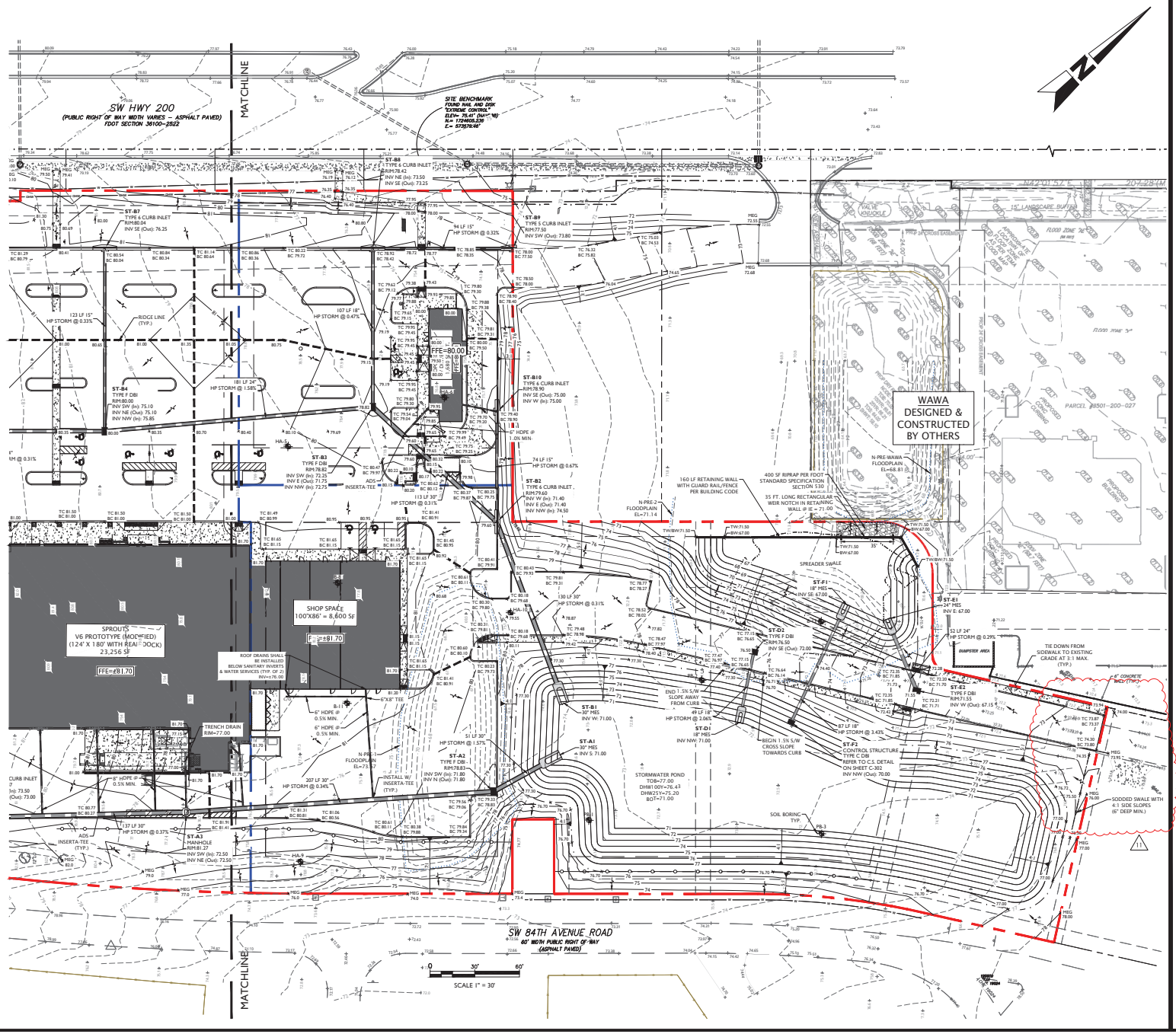
4. SUBSURFACE INFORMATION SHOWN HEREON IS TAKEN FROM A REPORT ENTITLED "GEOTECHNICAL INVESTIGATION, PROPOSED SPROUTS AND ROSS RETAIL DEVELOPMENT, STATE ROAD 200 AND SOUTHWEST 100TH STREET, OCALA, MARION COUNTY, FLORIDA" PREPARED BY ANDREYEV ENGINEERING, INC. DATED NOVEMBER 3, 2022
5. ALL CONSTRUCTION SHALL COMPLY WITH ALL REQUIREMENTS AND PERMIT CONDITIONS FROM LOCAL, STATE, AND FEDERAL AGENCIES, AS APPLICABLE. THE CONTRACTOR SHALL KEEP A COPY OF ALL PERMITS AND APPROVED CONSTRUCTION DOCUMENTS ON-SITE, AT ALL TIMES. ALL APPLICABLE PERMITS SHALL BE OBTAINED PRIOR TO COMMENCEMENT OF CONSTRUCTION.



LEGEND:

- ADJACENT PROPERTY LINE
- PROPERTY BOUNDARY
- PROPOSED CONCRETE
- PROPOSED DRIVEWAY
- EXISTING SPOT ELEVATION
- PROPOSED SPOT ELEVATION
- ADJACENT PROPERTY PROPOSED SPOT ELEV
- PROPOSED CONTOUR
- BORING TEST LOCATION
- AUGER TEST LOCATION
- DRAIN INLET
- SURFACE FLOW ARROW
- DRAINAGE DIVIDE LINE
- STORM SEWER/DRAINAGE PIPE

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FLORIDA BUSINESS REGISTRY NO. 34448

REV	DATE	DESCRIPTION	BY
11	4/16/25	REVISED PER SW 100TH ACCESS MODIFICATION	JJS
10	2/27/25	REVISED PER SHOPPES UTILITY MODIFICATIONS & REVIEW COMMENTS	JJS
09	1/22/24	REVISED PER FDEP WASTEWATER PERMIT REVIEW	JJS
08	1/07/24	PERMIT MODIFICATION & REVISION - ACCESS, UTILITY, DRAINAGE	JJS
07	11/07/24	UPDATED PLANS FROM RE-DESIGN FOR PERMIT MODIFICATION SUBMITTAL	JJS
06	10/17/24	RE-DESIGN OF CR 200 AC ESS & LOWERED STR AT TSC	JJS
05	10/07/24	REVISIONS PER FDOT ACCESS COMMENTS & ON-SITE CROSS ACCESS/POND	JJS
04	9/20/24	REVISIONS PER FDOT ACCESS & FORCEMAIN RELOCATION	JJS
03	9/05/24	REVISION TO BUFFER PER RESOLUTION	JJS
02	8/01/24	REVISION PER COUNTY, SWFWMD & FDOT REVIEW COMMENTS	JJS
01	6/12/24	REVISION PER ZONING APPROVAL, COUNTY & SWFWMD REVIEW COMMENTS	JJS

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FLORIDA PROFESSIONAL ENGINEER
LICENSE NO. 80758

PROJECT NAME:

MAJOR SITE PLAN
CORTA COMMONS

FOR

CORTA OCALA, LLC

SW HWY 200 - OCALA
MARION COUNTY, FLORIDA

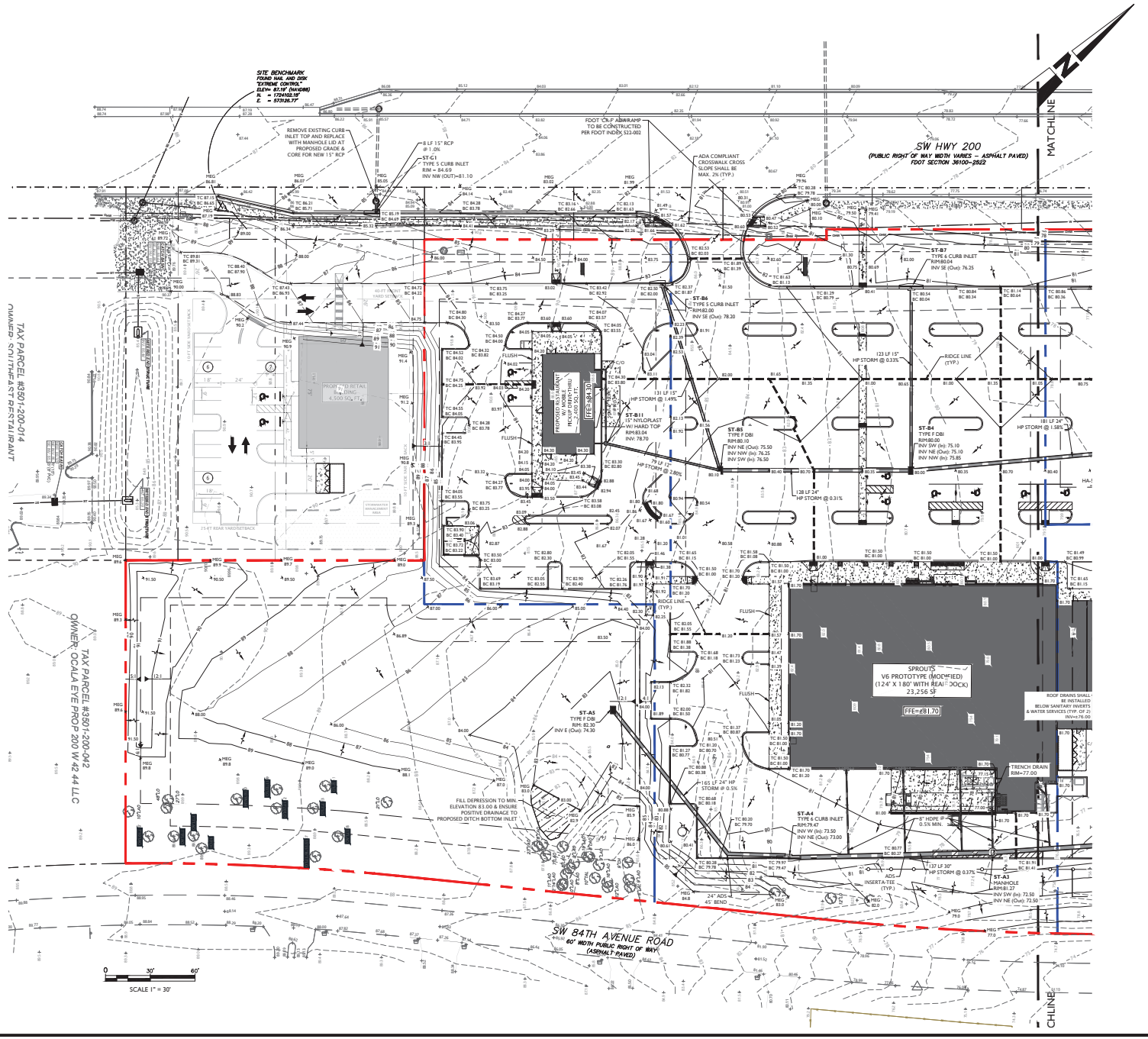
SHEET TITLE

GRADING & DRAINAGE PLAN

PROJECT NO:	23-3306
CHECKED BY:	JJS
VERTICAL DATUM:	NAVD 1988
DATE:	03/29/2024
SHEET NUMBER	C-302

GENERAL NOTES:

1. BOUNDARY, TOPOGRAPHIC, AND TREE INFORMATION SHOWN HEREON TAKEN FROM A SURVEY ENTITLED "ALTA/NSPS LAND TITLE SURVEY LOCATED IN SECTIONS 24 & 25, TOWNSHIP| 15 SOUTH, RANGE 20 EAST, MARION COUNTY, FLORIDA", PREPARED BY CHW PROFESSIONAL CONSULTANTS, DATED MARCH 18, 2023
2. THE HORIZONTAL & VERTICAL DATUMS PER ABOVE REFERENCED SURVEY.
3. ACCORDING TO THE FLOOD INSURANCE MAP FOR MARION COUNTY, FLORIDA, COMMUNITY PANEL NUMBER 120160, MAP PANEL NUMBER 12083C0684E, EFFECTIVE DATE APRIL 19, 2017, THE SUBJECT PARCEL APPEARS TO FALL WITHIN SPECIAL FLOOD HAZARD ZONE 'X' AND 'AE'. THE 'AE' AREA APPEARS TO FALL WITHIN THE TOP OF BANK LIMITS OF THE POND WITHIN LOT 3 OF SAMIRA VILLAS AS DEPICTED ON THE SURVEY REFERENCED ABOVE., BASE FLOOD ELEVATION OF 70.2-FT (NAVD88).
4. SUBSURFACE INFORMATION SHOWN HEREON IS TAKEN FROM A REPORT ENTITLED "GEOTECHNICAL INVESTIGATION, PROPOSED SPROUTS AND ROSS RETAIL DEVELOPMENT, STATE ROAD 200 AND SOUTHWEST 100TH STREET, OCALA, MARION COUNTY, FLORIDA" PREPARED BY ANDREYEV ENGINEERING, INC. DATED NOVEMBER 3, 2022
5. ALL CONSTRUCTION SHALL COMPLY WITH ALL REQUIREMENTS AND PERMIT CONDITIONS FROM LOCAL, STATE, AND FEDERAL AGENCIES, AS APPLICABLE. THE CONTRACTOR SHALL KEEP A COPY OF ALL PERMITS AND APPROVED CONSTRUCTION DOCUMENTS ON-SITE, AT ALL TIMES. ALL APPLICABLE PERMITS SHALL BE OBTAINED PRIOR TO COMMENCEMENT OF CONSTRUCTION.



LEGEND:

- ADJACENT PROPERTY LINE
- PROPERTY BOUNDARY
- PROPOSED CONCRETE
- PROPOSED DRIVEWAY
- EXISTING SPOT ELEVATION
- PROPOSED SPOT ELEVATION
- ADJACENT PROPERTY PROPOSED SPOT ELEV
- PROPOSED CONTOUR
- BORING TEST LOCATION
- AUGER TEST LOCATION
- DRAIN INLET
- SURFACE FLOW ARROW
- DRAINAGE DIVIDE LINE
- STORM SEWER/DRAINAGE PIPE

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

REVISIONS

REV	DATE	DESCRIPTION	BY
10	2/27/25	REVISED PER SHOPPES UTILITY MODIFICATIONS & REVIEW COMMENTS	JJS
09	1/22/24	REVISED PER FDEP WASTEWATER PERMIT REVIEW	JJS
08	1/07/24	PERMIT MODIFICATION & REVISION - ACCESS, UTILITY, DRAINAGE	SS
07	11/07/24	UPDATED PLANS FROM RE-DESIGN FOR PERMIT MODIFICATION SUBMITTAL	SS
06	10/17/24	RE-DESIGN OF CR 200 ACCESS & LOWERED STR AT TSC	SS
05	10/07/24	REVISIONS PER FDOT ACCESS COMMENTS & ON-SITE CROSS ACCESS/POND	JJS
04	9/12/24	REVISIONS PER FDOT ACCESS & FORCEMAIN RELOCATION	SS
03	9/05/24	REVISION TO BUFFER PER RESOLUTION	JJS
02	8/01/24	REVISION PER COUNTY, SWFWMD & FDOT REVIEW COMMENTS	JJS
01	6/12/24	REVISION PER ZONING APPROVAL, COUNTY & SWFWMD REVIEW COMMENTS	JJS

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JOHN J. STOECKEL
FLORIDA PROFESSIONAL ENGINEER
LICENSE NO. 80758

PROJECT NAME:

MAJOR SITE PLAN
CORTA COMMONS

FOR

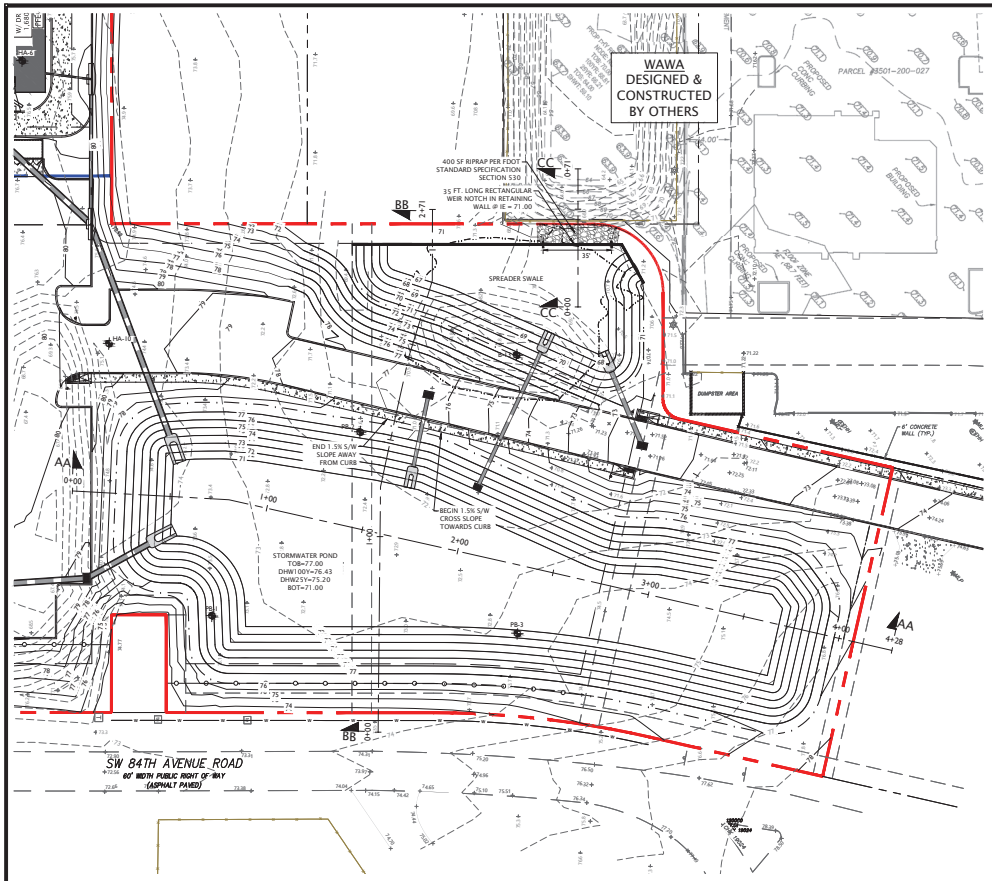
CORTA OCALA, LLC

SW HWY 200 - OCALA
MARION COUNTY, FLORIDA

SHEET TITLE

GRADING & DRAINAGE PLAN

PROJECT NO:	23-3306
CHECKED BY:	JJS
VERTICAL DATUM:	NAVD 1988
DATE:	03/29/2024
SHEET NUMBER	C-303



0 30' 60'

SCALE 1" = 30'

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- ADJACENT PROPERTY LINE
- PROPERTY BOUNDARY
- PROPOSED CONCRETE
- PROPOSED DRIVEWAY
- EXISTING SPOT ELEVATION
- PROPOSED SPOT ELEVATION
- ADJACENT PROPERTY PROPOSED SPOT ELEV
- PROPOSED CONTOUR
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- AUGER TEST LOCATION
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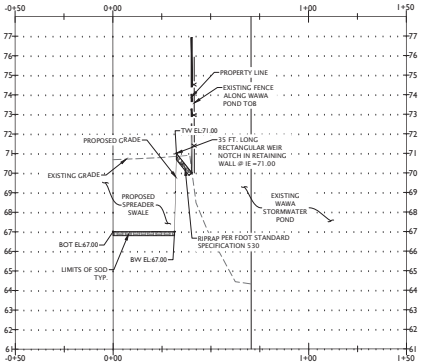
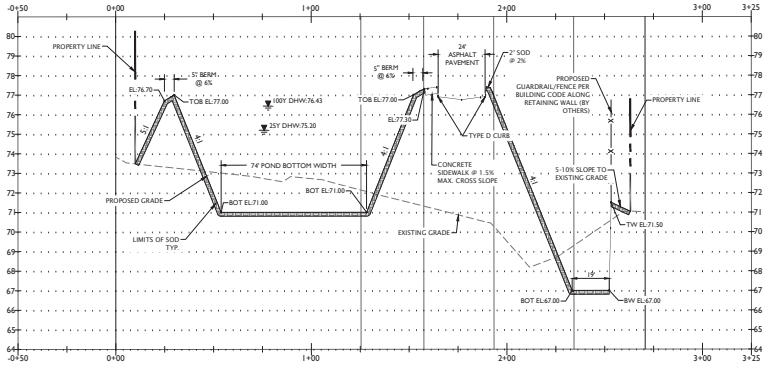
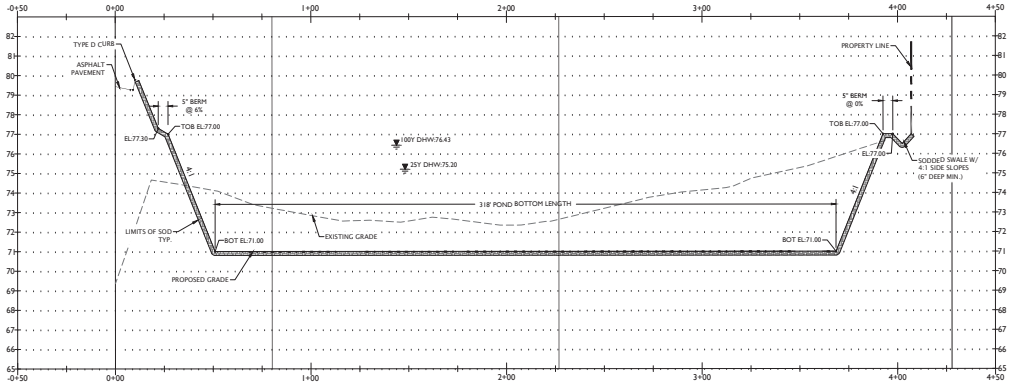
- DRAINAGE DIVIDE LINE
- STORM SEWER/DRAINAGE PIPE



PROFILE CC



PROFILE BB



PROFILE AA

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FLORIDA BUSINESS REGISTRY NO. 34448

REVISIONS

REV	DATE	DESCRIPTION	BY
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JOHN J. STOECKEL
FLORIDA PROFESSIONAL ENGINEER
LICENSE NO. 80758

PROJECT NAME:

MAJOR SITE PLAN
CORTA COMMONS

FOR

CORTA OCALA, LLC

SW HWY 200 - OCALA
MARION COUNTY, FLORIDA

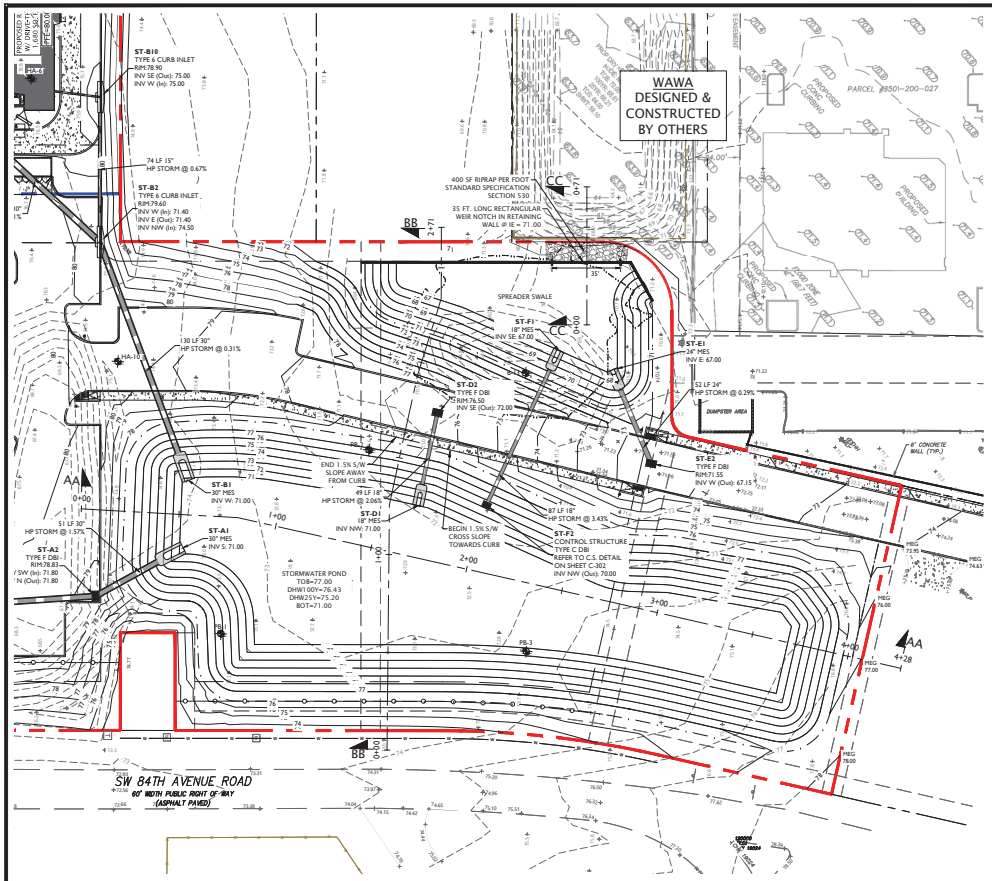
SHEET TITLE

CROSS SECTIONS

PROJECT NO: 23-3306
CHECKED BY: JJS
VERTICAL DATUM: NAVD 1988
DATE: 03/29/2024

SHEET NUMBER

C-304



SCALE 1" = 30'

LEGEND:

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- PROPERTY BOUNDARY
- PROPOSED CONCRETE
- PROPOSED DRIVEWAY
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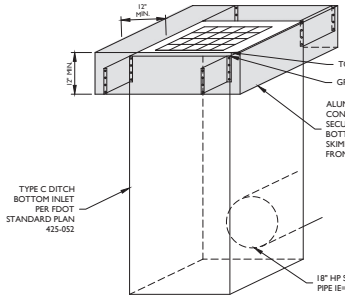
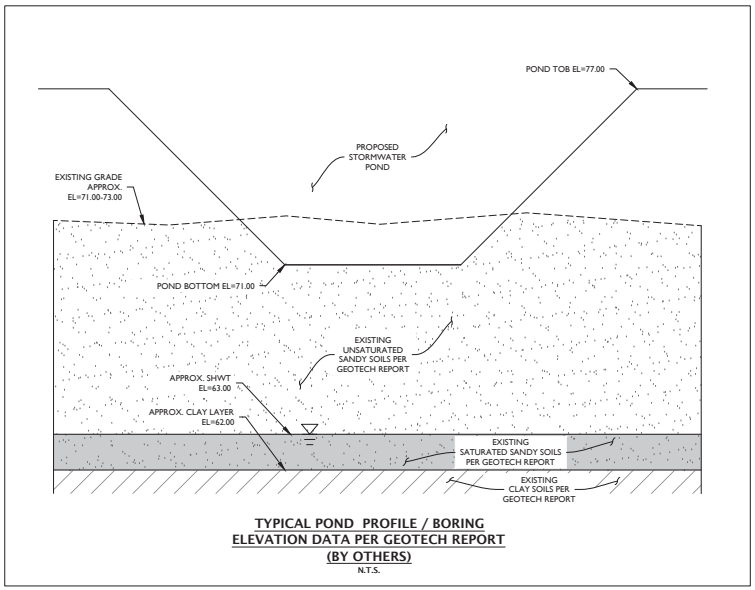
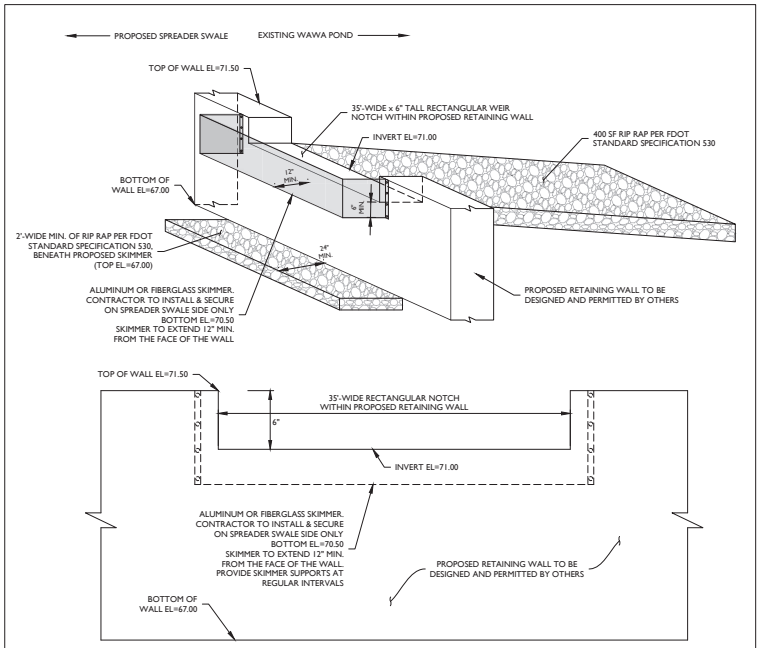


DRY POND CONTROL STRUCTURE DETAIL ST-F2
N.T.S.



TYPICAL POND PROFILE / BORING ELEVATION DATA PER GEOTECH REPORT (BY OTHERS)
N.T.S.



SPREADER SWALE RETAINING WALL CONTROL STRUCTURE DETAIL
N.T.S.

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FLORIDA BUSINESS REGISTRY NO. 34448

REVISIONS

REV	DATE	DESCRIPTION	BY
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JOHN J. STOECKEL
FLORIDA PROFESSIONAL ENGINEER
LICENSE NO. 80758

PROJECT NAME:

MAJOR SITE PLAN
CORTA COMMONS

FOR

CORTA OCALA, LLC

SW HWY 200 - OCALA
MARION COUNTY, FLORIDA

SHEET TITLE

CROSS SECTIONS

PROJECT NO: 23-3306
CHECKED BY: JJS
VERTICAL DATUM: NAVD 1988
DATE: 03/29/2024

SHEET NUMBER

C-305

GENERAL NOTES:

1. BOUNDARY, TOPOGRAPHIC, AND TREE INFORMATION SHOWN HEREON TAKEN FROM A SURVEY ENTITLED "ALTA/NSPS LAND TITLE SURVEY LOCATED IN SECTIONS 24 & 25, TOWNSHIPT 15 SOUTH, RANGE 20 EAST, MARION COUNTY, FLORIDA", PREPARED BY CHW PROFESSIONAL CONSULTANTS, DATED MARCH 18, 2023

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

3. ACCORDING TO THE FLOOD INSURANCE MAP FOR MARION COUNTY, FLORIDA, COMMUNITY PANEL NUMBER 120160, MAP PANEL NUMBER 12083C0684E, EFFECTIVE DATE APRIL 19, 2017, THE SUBJECT PARCEL APPEARS TO FALL WITHIN SPECIAL FLOOD HAZARD ZONE 'X' AND 'AE'. THE 'AE' AREA APPEARS TO FALL WITHIN THE TOP OF BANK LIMITS OF THE POND WITHIN LOT 3 OF SAMIRA VILLAS AS DEPICTED ON THE SURVEY REFERENCED ABOVE., BASE FLOOD ELEVATION OF 70.2-FT (NAVD88).

4. SUBSURFACE INFORMATION SHOWN HEREON IS TAKEN FROM A REPORT ENTITLED "GEOTECHNICAL INVESTIGATION, PROPOSED SPROUTS AND ROSS RETAIL DEVELOPMENT, STATE ROAD 200 AND SOUTHWEST 100TH STREET, OCALA, MARION COUNTY, FLORIDA" PREPARED BY ANDREYEV ENGINEERING, INC. DATED NOVEMBER 3, 2022

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

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

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

8. ALL FILL, COMPACTION, AND BACKFILL MATERIALS REQUIRED FOR UTILITY INSTALLATION MUST BE AS PER THE RECOMMENDATIONS PROVIDED IN THE GEOTECHNICAL REPORT AND THE CONTRACTOR MUST COORDINATE SAME WITH THE APPLICABLE UTILITY COMPANY SPECIFICATIONS.

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

FIRE FLOW DATA

TEST DATE:	APRIL 3, 2024 - TEST PERFORMED BY COX FIRE PROTECTION AND WITNESSED BY MARION COUNTY UTILITIES.
FLOW HYDRANT LOCATION:	3225 @ 8530 SW SR 200
STATIC HYDRANT LOCATION: HYDRANT FLOW:	358 @ WENDYS 8470 SW SR 200 1,250 GPM @ 55.5 PSI
STATIC PRESSURE:	55 PSI
RESIDUAL PRESSURE:	50 PSI
AVAILABLE FLOW @ 20 PSI:	4,563 GPM

NEEDED FIRE FLOW (NFF) CALCUATIONS

PENDING BUILDING MATERIAL INFORMATION

MARION COUNTY NOTES:

1. AS-BUILTS. ANY UTILITIES WHICH WILL BE DEDICATED TO MCU POST-CONSTRUCTION SHALL BE SHOWN ON AS-BUILTS IN ACCORDANCE WITH LATEST LDC REV 4/13/23.

2. ANY ASSETS TO BE CONVEYED TO MCU (MAINS, SERVICES, APPURTENANCES) SHALL BE IDENTIFIED ON PLAN

3. ANY ASSETS TO BE CONVEYED TO MCU (MAINS, SERVICES, APPURTENANCES) SHALL BE DONE THROUGH BILL OF SALE PROCESS PRIOR TO MCU SIGNING OUT DEP CLEARANCES.

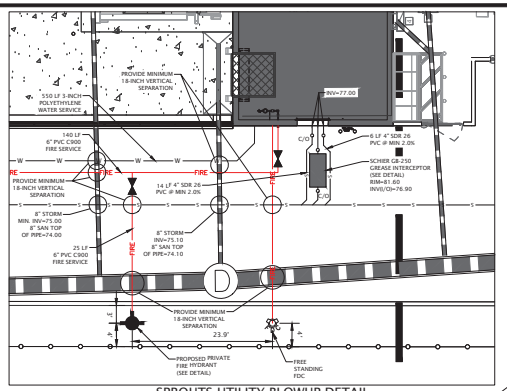
4. MCU PERSONNEL ARE TO INSPECT ANY WORK PERFORMED ON OR AROUND EXISTING MCU INFRASTRUCTURE. A PRE-CONSTRUCTION MEETING IS REQUIRED TO BE HELD A MINIMUM OF 48 HOURS PRIOR TO START OF ANY CONSTRUCTION. IF THE PRE-CONSTRUCTION MEETING IS NOT COMPLETED, ANY WORK MAY BE HALTED. TO SCHEDULE, CONTACT MCU'S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

5. KNOX BOX TO BE INSTALLED ON BUILDINGS WITH A FIRE ALARM AND OR SPRINKLER SYSTEM

6. BUILDING SHALL COMPLY WITH THE IN BUILDING PUBLIC SAFETY MINIMUM RADIO SIGNAL STRENGTH REQUIREMENTS PER NFPA 1 CHAPTER 11.10.1. THE LOCATION WILL NEED TO HIRE AN INDEPENDENT FIRM TO TEST THE STRENGTH OF THE SIGNAL AND IF DEEMED NECESSARY ADD EQUIPMENT WHICH ALLOWS THE BUILDING TO MEET THE MINIMUM POLICIES. THE BUILDING MUST HAVE A PASSING RADIO TEST PRIOR TO CALLING FOR THE FINAL FIRE INSPECTION OF THE BUILDING. ANY INSTALLATION OF EQUIPMENT MUST BE DONE UNDER A PERMIT AND BE APPROVED BY THE OFFICE OF THE FIRE MARSHAL.

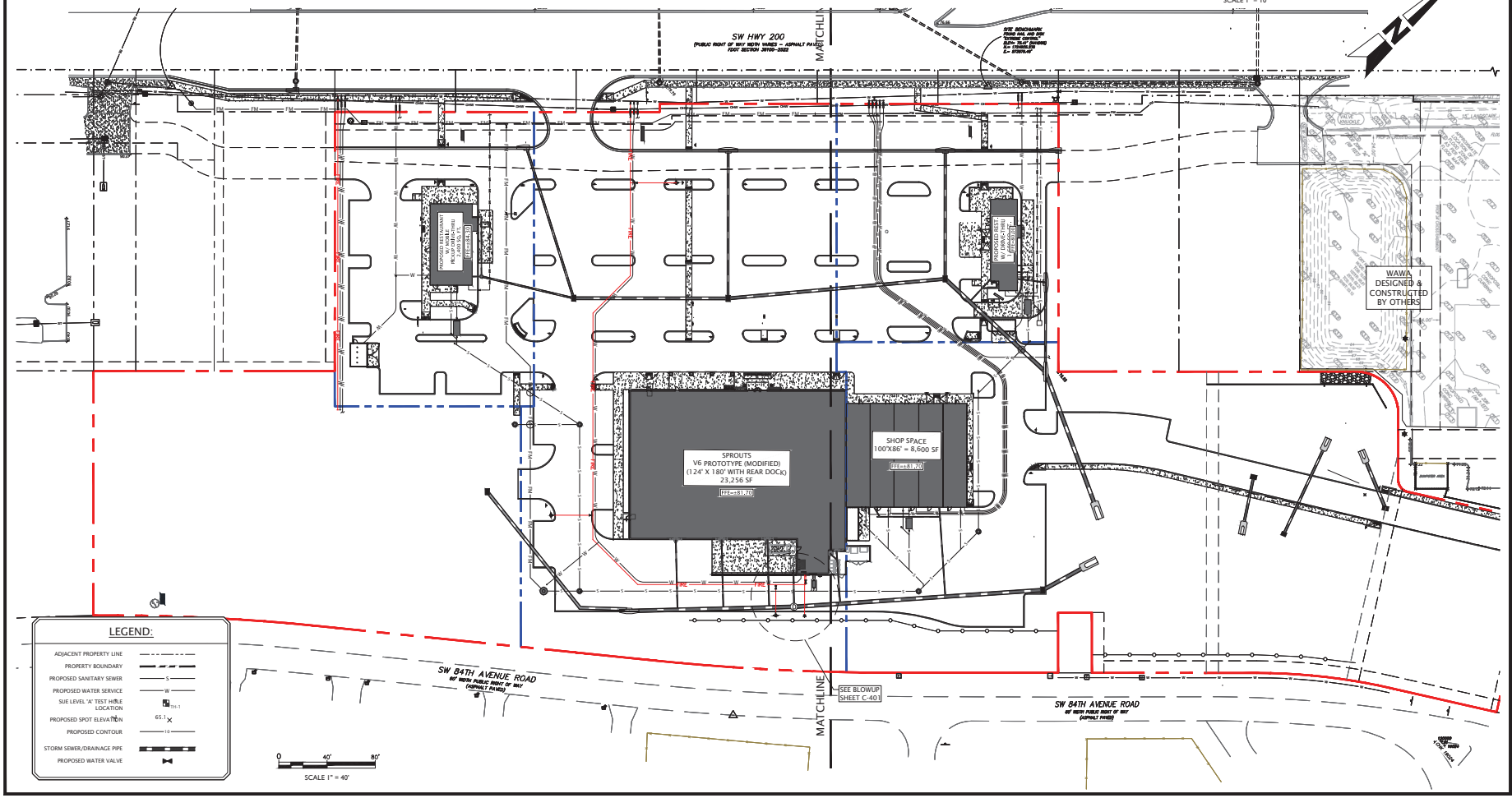
7. SITE PLANS SHALL NOTE ON THE PLANS IF A NEW HYDRANT IS INSTALLED SHALL BE INSTALLED, TESTED, AND PAINTED PER NFPA 291, BY A THIRD PARTY CONTRACTOR AND WITNESSED BY A MARION COUNTY FIRE INSPECTOR. FIRE HYDRANT LOCATIONS SHALL BE INDICATED BY PLACEMENT OF A BLUE REFLECTOR IN THE MIDDLE OF THE ROADWAY LANE CLOSEST TO THE HYDRANT.

8. SIGNAGE SHALL BE POSTED AND/OR PAINTED FIRE DEPARTMENT ACCESS - NO PARKING ALONG THE FRONT OF THE MAIN BUILDING AND REAR IN THE PROXIMITY OF THE PROPOSED HYDRANT AND FDC.



SPROUTS UTILITY BLOWUP DETAIL

SCALE 1" = 10'



LEGEND:

- ADJACENT PROPERTY LINE
- PROPERTY BOUNDARY
- PROPOSED SANITARY SEWER (S)
- PROPOSED WATER SERVICE (W)
- SUE LEVEL 'A' TEST HOLE LOCATION (TH-1)
- PROPOSED SPOT ELEVATION (65.1)
- PROPOSED CONTOUR (10)
- STORM SEWER/DRAINAGE PIPE
- PROPOSED WATER VALVE

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FLORIDA BUSINESS REGISTRY NO. 34448

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JOHN J. STOECKEL
FLORIDA PROFESSIONAL ENGINEER
LICENSE NO. 80758

PROJECT NAME:

MAJOR SITE PLAN
CORTA COMMONS

FOR

CORTA OCALA, LLC

SW HWY 200 - OCALA
MARION COUNTY, FLORIDA

SHEET TITLE

OVERALL UTILITY PLAN

PROJECT NO: 23-3306
CHECKED BY: JJS
VERTICAL DATUM: NAVD 1988
DATE: 03/29/2024

SHEET NUMBER

C-401

GENERAL NOTES:

1. BOUNDARY, TOPOGRAPHIC, AND TREE INFORMATION SHOWN HEREON TAKEN FROM A SURVEY ENTITLED "ALTA/NSPS LAND TITLE SURVEY LOCATED IN SECTIONS 24 & 25, TOWNSHIP 15 SOUTH, RANGE 20 EAST, MARION COUNTY, FLORIDA", PREPARED BY CHW PROFESSIONAL CONSULTANTS, LAST REVISED FEBRUARY 12, 2025.
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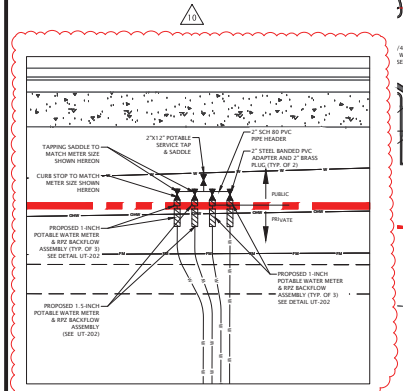
IRRIGATION SYSTEM INFORMATION

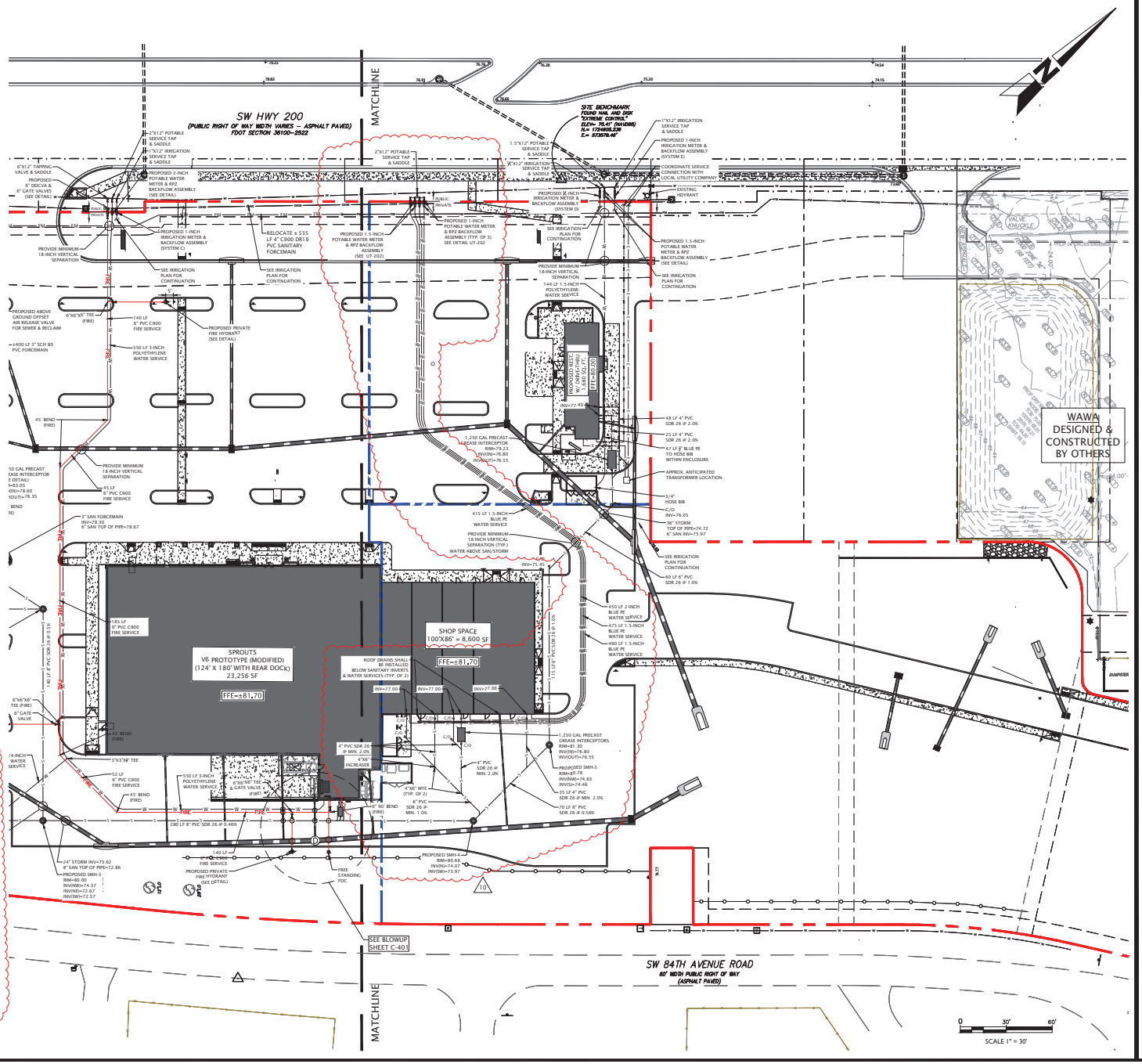
BELOW IS AN OUTLINE OF THE IRRIGATED AREA FOR EACH SYSTEM WITHIN THE SUBJECT PROPERTIES BEING DEVELOPED

• SYSTEM A (RESIDENTIAL) =	14,350 SQ. FT.
• SYSTEM B (CHIPOTLE) =	11,575 SQ. FT.
• SYSTEM C (SPROUTS) =	26,775 SQ. FT.
• SYSTEM D (SMOOTHIE) =	4,475 SQ. FT.
• SYSTEM E (RETAIL) =	29,100 SQ. FT.
TOTAL AREA TO BE IRRIGATED =	83,790 SQ. FT.



SHOPPES 4-SERVICE METER BANK BLOWUP DETAIL

SCALE 1" = 10'



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REV	DATE	DESCRIPTION	BY
11	4/16/25	REVISED PER SW 100TH ACCESS MODIFICATION	JJS
10	2/27/25	REVISED PER SHOPPES UTILITY MODIFICATIONS & REVIEW COMMENTS	JJS
09	1/22/24	REVISED PER FDEP WASTEWATER PERMIT REVIEW	JJS
08	1/07/24	PERMIT MODIFICATION & REVISION - ACCESS, UTILITY, DRAINAGE	JJS
07	11/07/24	UPDATED PLANS FROM RE-DESIGN FOR PERMIT MODIFICATION SUBMITTAL	JJS
06	10/17/24	RE-DESIGN OF CR 200 AC ESS & LOWERED STR AT TYC	JJS
05	10/07/24	REVISIONS PER FDOT ACCESS COMMENTS & ON-SITE CROSS ACCESS/POND	JJS
04	9/12/24	REVISIONS PER FDOT ACCESS & FORCEMAIN RELOCATION	JJS
03	9/03/24	REVISIONS TO BUFFER PER RESOLUTION	JJS
02	8/01/24	REVISION PER COUNTY, SWFWMD & FDOT REVIEW COMMENTS	JJS
01	6/12/24	REVISION PER ZONING APPROVAL, COUNTY & SWFWMD REVIEW COMMENTS	JJS

REVISIONS

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JOHN J. STOECKEL
FLORIDA PROFESSIONAL ENGINEER
LICENSE NO. 80758

PROJECT NAME:

MAJOR SITE PLAN
CORTA COMMONS

FOR

CORTA OCALA, LLC

SW HWY 200 - OCALA
MARION COUNTY, FLORIDA

SHEET TITLE

UTILITY PLAN (NORTH)

PROJECT NO:	23-3306
CHECKED BY:	JJS
VERTICAL DATUM:	NAVD 1988
DATE:	03/29/2024
SHEET NUMBER	C-402

GENERAL NOTES:

1. BOUNDARY, TOPOGRAPHIC, AND TREE INFORMATION SHOWN HEREON TAKEN FROM A SURVEY ENTITLED "ALTA/NSPS LAND TITLE SURVEY LOCATED IN SECTIONS 24 & 25, TOWNSHIP[15 SOUTH, RANGE 20 EAST, MARION COUNTY, FLORIDA", PREPARED BY CHW PROFESSIONAL CONSULTANTS, DATED MARCH 18, 2023
2. THE HORIZONTAL & VERTICAL DATUMS PER ABOVE REFERENCED SURVEY.
3. ACCORDING TO THE FLOOD INSURANCE MAP FOR MARION COUNTY, FLORIDA, COMMUNITY PANEL NUMBER 120160, MAP PANEL NUMBER 12083C0684E. EFFECTIVE DATE APRIL 19, 2017, THE SUBJECT PARCEL APPEARS TO FALL WITHIN SPECIAL FLOOD HAZARD ZONE 'X' AND 'AE'. THE 'AE' AREA APPEARS TO FALL WITHIN THE TOP OF BANK LIMITS OF THE POND WITHIN LOT 3 OF SAMIRA VILLAS AS DEPICTED ON THE SURVEY REFERENCED ABOVE., BASE FLOOD ELEVATION OF 70.2-FT (NAVD88).
4. SUBSURFACE INFORMATION SHOWN HEREON IS TAKEN FROM A REPORT ENTITLED "GEOTECHNICAL INVESTIGATION, PROPOSED SPROUTS AND ROSS RETAIL DEVELOPMENT, STATE ROAD 200 AND SOUTHWEST 100TH STREET, OCALA, MARION COUNTY, FLORIDA" PREPARED BY ANDREYEV ENGINEERING, INC. DATED NOVEMBER 3, 2022
5. ALL CONSTRUCTION SHALL COMPLY WITH ALL REQUIREMENTS AND PERMIT CONDITIONS FROM LOCAL, STATE, AND FEDERAL AGENCIES, AS APPLICABLE. THE CONTRACTOR SHALL KEEP A COPY OF ALL PERMITS AND APPROVED CONSTRUCTION DOCUMENTS ON-SITE, AT ALL TIMES. ALL APPLICABLE PERMITS SHALL BE OBTAINED PRIOR TO COMMENCEMENT OF CONSTRUCTION.

MARION COUNTY NOTES:

1. AS-BUILTS. ANY UTILITIES WHICH WILL BE DEDICATED TO MCU POST-CONSTRUCTION SHALL BE SHOWN ON AS-BUILTS IN ACCORDANCE WITH LATEST LDC REV 4/13/23.
2. ANY ASSETS TO BE CONVEYED TO MCU (MAINS, SERVICES, APPURTENANCES) SHALL BE IDENTIFIED ON PLAN
3. ANY ASSETS TO BE CONVEYED TO MCU (MAINS, SERVICES, APPURTENANCES) SHALL BE DONE THROUGH BILL OF SALE PROCESS PRIOR TO MCU SIGNING OUT DEP CLEARANCES.
4. MCU PERSONNEL ARE TO INSPECT ANY WORK PERFORMED ON OR AROUND EXISTING MCU INFRASTRUCTURE. A PRE-CONSTRUCTION MEETING IS REQUIRED TO BE HELD A MINIMUM OF 48 HOURS PRIOR TO START OF ANY CONSTRUCTION. IF THE PRE-CONSTRUCTION MEETING IS NOT COMPLETED, ANY WORK MAY BE HALTED. TO SCHEDULE, CONTACT MCU'S CONSTRUCTION OFFICER AT 352-307-6163.
5. KNOX BOX TO BE INSTALLED ON BUILDINGS WITH A FIRE ALARM AND OR SPRINKLER SYSTEM
6. BUILDING SHALL COMPLY WITH THE IN BUILDING PUBLIC SAFETY MINIMUM RADIO SIGNAL STRENGTH REQUIREMENTS PER NFPA 1 CHAPTER 11.10.1. THE LOCATION WILL NEED TO HIRE AN INDEPENDENT FIRM TO TEST THE STRENGTH OF THE SIGNAL AND IF DEEMED NECESSARY ADD EQUIPMENT WHICH ALLOWS THE BUILDING TO MEET THE MINIMUM POLICIES. THE BUILDING MUST HAVE A PASSING RADIO TEST PRIOR TO CALLING FOR THE FINAL FIRE INSPECTION OF THE BUILDING. ANY INSTALLATION OF EQUIPMENT MUST BE DONE UNDER A PERMIT AND BE APPROVED BY THE OFFICE OF THE FIRE MARSHAL.
7. SITE PLANS SHALL NOTE ON THE PLANS IF A NEW HYDRANT IS INSTALLED SHALL BE INSTALLED, TESTED, AND PAINTED PER NFPA 291, BY A THIRD PARTY CONTRACTOR AND WITNESSED BY A MARION COUNTY FIRE INSPECTOR. FIRE HYDRANT LOCATIONS SHALL BE INDICATED BY PLACEMENT OF A BLUE REFLECTOR IN THE MIDDLE OF THE ROADWAY LANE CLOSEST TO THE HYDRANT.

IRRIGATION SYSTEM INFORMATION

BELOW IS AN OUTLINE OF THE IRRIGATED AREA FOR EACH SYSTEM WITHIN THE SUBJECT PROPERTIES BEING DEVELOPED

• SYSTEM A (RESIDENTIAL) =	14,350 SQ. FT.
• SYSTEM B (CHIPOTLE) =	11,575 SQ. FT.
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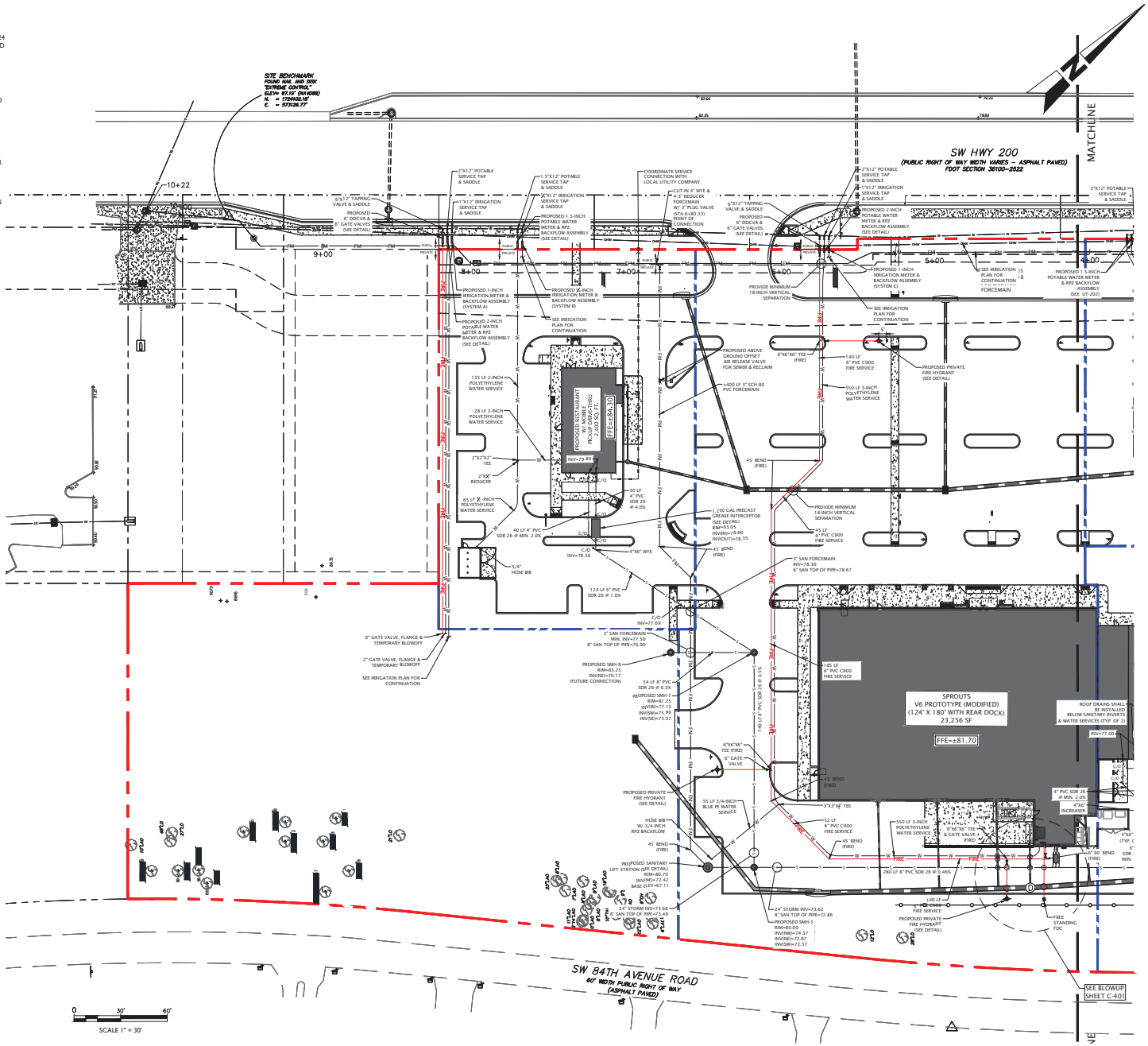

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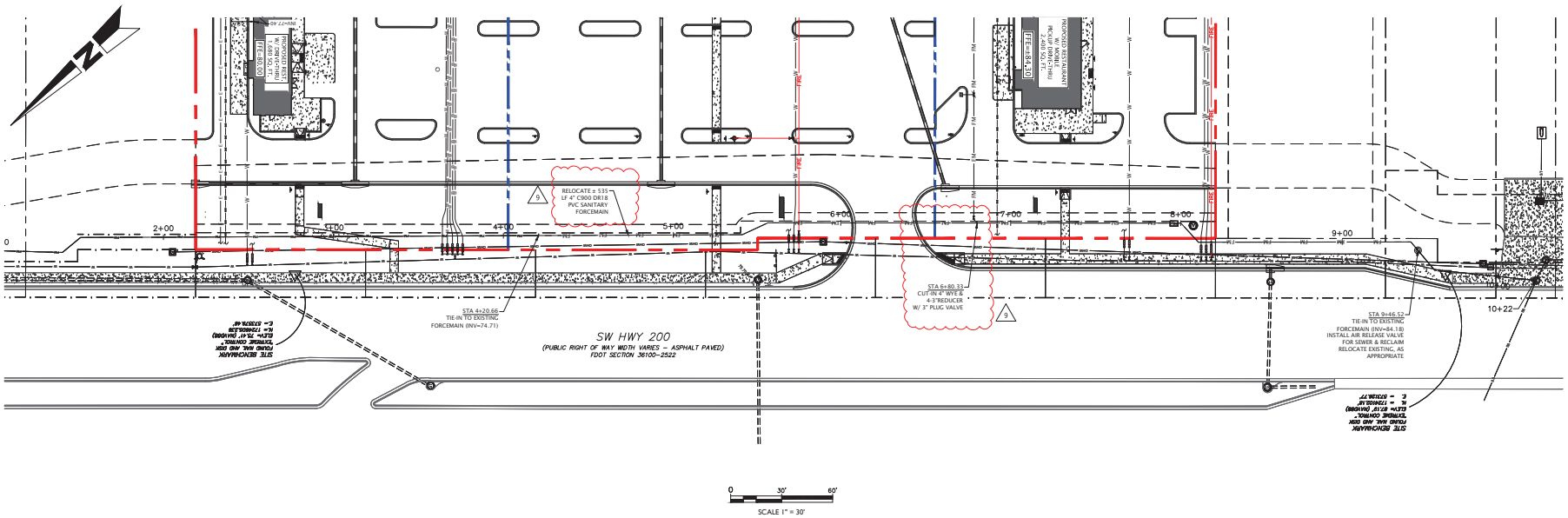
JOHN J. STOECKEL
FLORIDA PROFESSIONAL ENGINEER
LICENSE NO. 80758

PROJECT NAME:
MAJOR SITE PLAN
CORTA COMMONS
FOR
CORTA OCALA, LLC
SW HWY 200 - OCALA
MARION COUNTY, FLORIDA

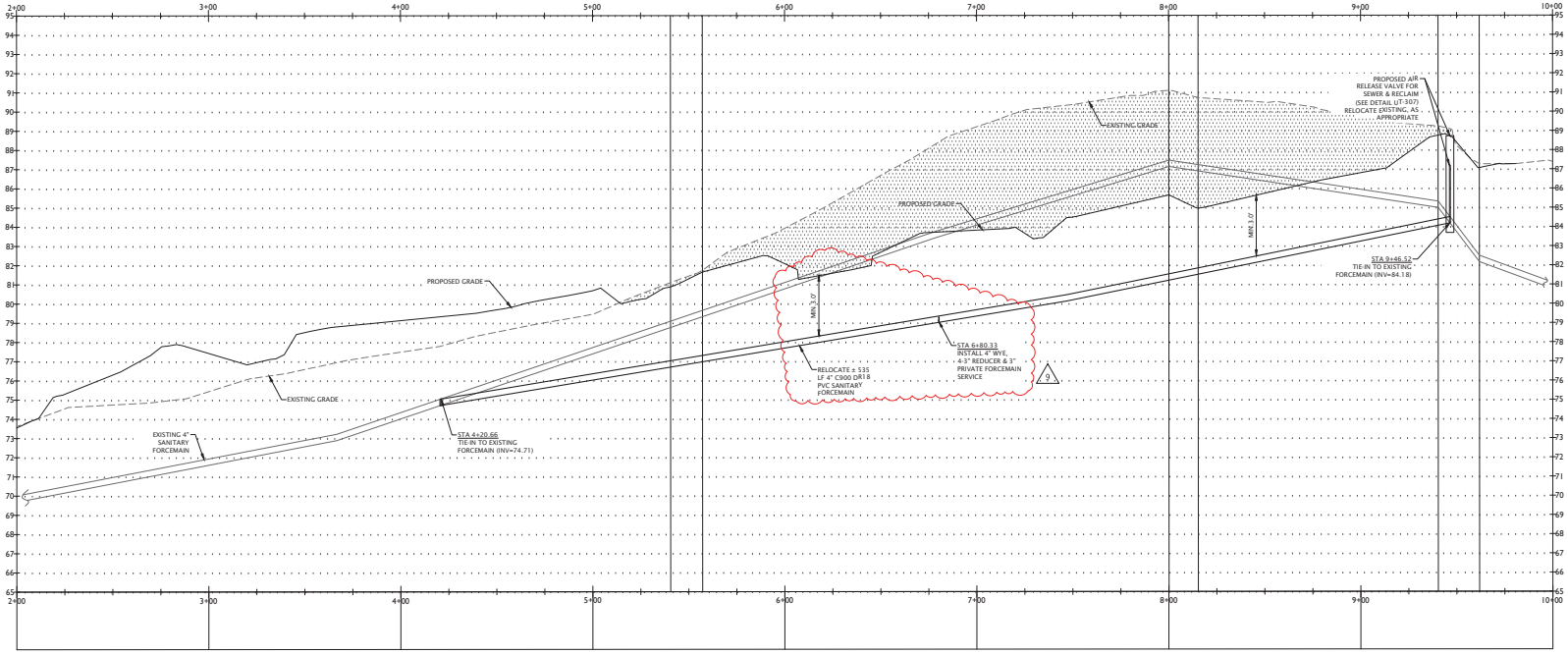
SHEET TITLE
UTILITY PLAN (SOUTH)

PROJECT NO: 23-3306
CHECKED BY: JJS
VERTICAL DATUM: NAVD 1988
DATE: 03/29/2024
SHEET NUMBER
C-403



0 30' 60'

SCALE 1" = 30'



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JOHN J. STOECKEL
FLORIDA PROFESSIONAL ENGINEER
LICENSE NO. 80758

PROJECT NAME:

MAJOR SITE PLAN
CORTA COMMONS

FOR

CORTA OCALA, LLC

SW HWY 200 - OCALA
MARION COUNTY, FLORIDA

SHEET TITLE

EXISTING SANITARY FORCEMAIN PROFILE

PROJECT NO: 23-3306
CHECKED BY: JJS
VERTICAL DATUM: NAVD 1988
DATE: 03/29/2024

SHEET NUMBER

C-404

FDEP WATER NOTES:

1. CONTRACTOR SHALL KEEP EXISTING WATER MAINS AND SERVICE LINES IN OPERATION DURING CONSTRUCTION OR MINIMIZE INTERRUPTION OF WATER SERVICE DURING CONSTRUCTION.
2. ALL PIPE, PIPE FITTINGS, PIPE JOINT PACKING AND JOINTING MATERIALS, VALVES, FIRE HYDRANTS, AND METERS INSTALLED UNDER THIS PROJECT MUST CONFORM TO APPLICABLE AMERICAN WATER WORKS ASSOCIATION (AWWA) STANDARDS.
3. ALL PUBLIC WATER SYSTEM COMPONENTS, EXCLUDING FIRE HYDRANTS, THAT WILL BE INSTALLED UNDER THIS PROJECT AND THAT WILL COME INTO CONTACT WITH DRINKING WATER MUST CONFORM TO NSF INTERNATIONAL STANDARD 61 AS ADOPTED IN RULE 62-555.335, F.A.C., OR OTHER APPLICABLE STANDARDS, REGULATIONS, OR REQUIREMENTS REFERENCED IN PARAGRAPH 62-555.320(3)(B), F.A.C.
4. ALL PIPE AND PIPE FITTINGS INSTALLED UNDER THIS PROJECT MUST CONTAIN NO MORE THAN 8.0% LEAD, AND ANY SOLDER OR FLUX USED IN THIS PROJECT WILL CONTAIN NO MORE THAN 0.2% LEAD.
5. ALL PIPE AND PIPE FITTINGS INSTALLED UNDER THIS PROJECT MUST BE COLOR CODED OR MARKED IN ACCORDANCE WITH SUBPARAGRAPH 62-555.320(21)(B)3, F.A.C., USING BLUE AS A PREDOMINANT COLOR. (UNDERGROUND PLASTIC PIPE WILL BE SOLID-WALL BLUE PIPE, WILL HAVE A CO-EXTRUDED BLUE EXTERNAL SKIN, OR WILL BE WHITE OR BLACK PIPE WITH BLUE STRIPES INCORPORATED INTO, OR APPLIED TO, THE PIPE WALL; AND UNDERGROUND METAL OR CONCRETE PIPE WILL HAVE BLUE STRIPES APPLIED TO THE PIPE WALL. PIPE STRIPED DURING MANUFACTURING OF THE PIPE WILL HAVE CONTINUOUS STRIPES THAT RUN PARALLEL TO THE AXIS OF THE PIPE, THAT ARE LOCATED AT NO GREATER THAN 90-DEGREE INTERVALS AROUND THE PIPE, AND THAT WILL REMAIN INTACT DURING AND AFTER INSTALLATION OF THE PIPE. IF TAPE OR PAINT IS USED TO STRIPE PIPE DURING INSTALLATION OF THE PIPE, THE TAPE OR PAINT WILL BE APPLIED IN A CONTINUOUS LINE THAT RUNS PARALLEL TO THE AXIS OF THE PIPE AND THAT IS LOCATED ALONG THE TOP OF THE PIPE; FOR PIPE WITH AN INTERNAL DIAMETER OF 24 INCHES OR GREATER, TAPE OR PAINT WILL BE APPLIED IN CONTINUOUS LINES ALONG EACH SIDE OF THE PIPE AS WELL AS ALONG THE TOP OF THE PIPE. ABOVEGROUND PIPE WILL BE PAINTED BLUE OR WILL BE COLOR CODED OR MARKED LIKE UNDERGROUND PIPE.)
6. THE OPEN END OF THE AIR RELIEF PIPE FROM ALL AUTOMATIC AIR RELIEF VALVES INSTALLED UNDER THIS PROJECT MUST BE EXTENDED TO AT LEAST ONE FOOT ABOVE GRADE AND WILL BE PROVIDED WITH A SCREENED, DOWNWARD-FACING ELBOW.
7. NEW OR ALTERED CHAMBERS, PITS, OR MANHOLES THAT CONTAIN VALVES, BLOW-OFFS, METERS, OR OTHER SUCH WATER DISTRIBUTION SYSTEM APPURTENANCES AND THAT ARE INCLUDED IN THIS PROJECT MUST NOT BE CONNECTED DIRECTLY TO ANY SANITARY OR STORM SEWER, AND BLOW-OFFS OR AIR RELIEF VALVES INSTALLED UNDER THIS PROJECT WILL NOT BE CONNECTED DIRECTLY TO ANY SANITARY OR STORM SEWER.
8. NEW OR ALTERED WATER MAINS INCLUDED IN THIS PROJECT MUST BE INSTALLED IN ACCORDANCE WITH APPLICABLE AWWA STANDARDS OR IN ACCORDANCE WITH MANUFACTURERS' RECOMMENDED PROCEDURES.
9.
10. A CONTINUOUS AND UNIFORM BEDDING MUST BE PROVIDED IN TRENCHES FOR UNDERGROUND PIPE INSTALLED UNDER THIS PROJECT; BACKFILL MATERIAL MUST BE TAMPED IN LAYERS AROUND UNDERGROUND PIPE INSTALLED UNDER THIS PROJECT AND TO A SUFFICIENT HEIGHT ABOVE THE PIPE TO ADEQUATELY SUPPORT AND PROTECT THE PIPE; AND UNSUITABLY SIZED STONES (AS DESCRIBED IN APPLICABLE AWWA STANDARDS OR MANUFACTURERS' RECOMMENDED INSTALLATION PROCEDURES) FOUND IN TRENCHES MUST BE REMOVED FOR A DEPTH OF AT LEAST SIX INCHES BELOW THE BOTTOM OF UNDERGROUND PIPE INSTALLED UNDER THIS PROJECT.
11. ALL WATER MAIN TEES, BENDS, PLUGS, AND HYDRANTS INSTALLED UNDER THIS PROJECT MUST BE PROVIDED WITH THRUST BLOCKS OR RESTRAINED JOINTS TO PREVENT MOVEMENT.
12. NEW OR ALTERED WATER MAINS THAT ARE INCLUDED IN THIS PROJECT AND THAT WILL BE CONSTRUCTED OF ASBESTOS-CEMENT OR POLYVINYL CHLORIDE PIPE MUST BE PRESSURE AND LEAKAGE TESTED IN ACCORDANCE WITH AWWA STANDARD C603 OR C605, RESPECTIVELY, AS INCORPORATED INTO RULE 62-555.330, F.A.C., AND ALL OTHER NEW OR ALTERED WATER MAINS INCLUDED IN THIS PROJECT WILL BE PRESSURE AND LEAKAGE TESTED IN ACCORDANCE WITH AWWA STANDARD C600 AS INCORPORATED INTO RULE 62-555.330.
13. NEW OR ALTERED WATER MAINS, INCLUDING FIRE HYDRANT LEADS AND INCLUDING SERVICE LINES THAT WILL BE UNDER THE CONTROL OF A PUBLIC WATER SYSTEM AND THAT HAVE AN INSIDE DIAMETER OF THREE INCHES OR GREATER, MUST BE DISINFECTED AND BACTERIOLOGICALLY EVALUATED IN ACCORDANCE WITH RULE 62-555.340, F.A.C.
14. NEW OR ALTERED WATER MAINS THAT ARE INCLUDED IN THIS PROJECT AND THAT WILL BE INSTALLED IN AREAS WHERE THERE ARE KNOWN AGGRESSIVE SOIL CONDITIONS WILL BE PROTECTED THROUGH USE OF CORROSION-RESISTANT WATER MAIN MATERIALS, THROUGH ENCASEMENT OF THE WATER MAINS IN POLYETHYLENE, OR THROUGH PROVISION OF CATHODIC PROTECTION.
15. NEW OR RELOCATED, UNDERGROUND WATER MAINS INCLUDED IN THIS PROJECT MUST BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST THREE FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED VACUUM-TYPE SANITARY SEWER, STORM SEWER, STORMWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.; A HORIZONTAL DISTANCE OF AT LEAST SIX FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED GRAVITY-TYPE SANITARY SEWER (OR A HORIZONTAL DISTANCE OF AT LEAST THREE FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED GRAVITY-TYPE SANITARY SEWER IF THE BOTTOM OF THE WATER MAIN WILL BE LAID AT LEAST SIX INCHES ABOVE THE TOP OF THE SEWER); A HORIZONTAL DISTANCE OF AT LEAST SIX FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED PRESSURE-TYPE SANITARY SEWER, WASTEWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.; AND A HORIZONTAL DISTANCE OF AT LEAST TEN FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND ALL PARTS OF ANY EXISTING OR PROPOSED "ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEM."
16. NEW OR RELOCATED, UNDERGROUND WATER MAINS THAT ARE INCLUDED IN THIS PROJECT AND THAT WILL CROSS ANY EXISTING OR PROPOSED GRAVITY- OR VACUUM-TYPE SANITARY SEWER OR STORM SEWER MUST BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST SIX INCHES ABOVE THE OTHER PIPELINE OR AT LEAST 12 INCHES BELOW THE OTHER PIPELINE; AND NEW OR RELOCATED, UNDERGROUND WATER MAINS THAT ARE INCLUDED IN THIS PROJECT AND THAT WILL CROSS ANY EXISTING OR PROPOSED PRESSURE-TYPE SANITARY SEWER, WASTEWATER OR STORMWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER WILL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST 12 INCHES ABOVE OR BELOW THE OTHER PIPELINE.
17. AT THE UTILITY CROSSINGS DESCRIBED ABOVE, ONE FULL LENGTH OF WATER MAIN PIPE MUST BE CENTERED ABOVE OR BELOW THE OTHER PIPELINE SO THE WATER MAIN JOINTS WILL BE AS FAR AS POSSIBLE FROM THE OTHER PIPELINE OR THE PIPES WILL BE ARRANGED SO THAT ALL WATER MAIN JOINTS ARE AT LEAST THREE FEET FROM ALL JOINTS IN VACUUM-TYPE SANITARY SEWERS, STORM SEWERS, STORMWATER FORCE MAINS, OR PIPELINES CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C., AND AT LEAST SIX FEET FROM ALL JOINTS IN GRAVITY- OR PRESSURE-TYPE SANITARY SEWERS, WASTEWATER FORCE MAINS, OR PIPELINES CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.
18. NEW OR ALTERED WATER MAINS THAT ARE INCLUDED IN THIS PROJECT AND THAT WILL CROSS ABOVE SURFACE WATER MUST BE ADEQUATELY SUPPORTED AND ANCHORED, PROTECTED FROM DAMAGE AND FREEZING, AND ACCESSIBLE FOR REPAIR OR REPLACEMENT.
19. NEW OR ALTERED WATER MAINS THAT ARE INCLUDED IN THIS PROJECT AND THAT WILL CROSS UNDER SURFACE WATER MUST HAVE A MINIMUM COVER OF TWO FEET.
20. NEW OR ALTERED WATER MAINS THAT ARE INCLUDED IN THIS PROJECT AND THAT WILL CROSS UNDER SURFACE WATER COURSES GREATER THAN 15 FEET IN WIDTH MUST HAVE FLEXIBLE OR RESTRAINED, WATERTIGHT PIPE JOINTS AND WILL INCLUDE VALVES AT BOTH ENDS OF THE WATER CROSSING SO THE UNDERWATER MAIN CAN BE ISOLATED FOR TESTING AND REPAIR; THE AFOREMENTIONED ISOLATION VALVES WILL BE EASILY ACCESSIBLE AND WILL NOT BE SUBJECT TO FLOODING; THE ISOLATION VALVE CLOSEST TO THE WATER SUPPLY SOURCE WILL BE IN A MANHOLE; AND PERMANENT TAPS WILL BE PROVIDED ON EACH SIDE OF THE ISOLATION VALVE WITHIN THE MANHOLE TO ALLOW FOR INSERTION OF A SMALL METER TO DETERMINE LEAKAGE FROM THE UNDERWATER MAIN AND TO ALLOW FOR SAMPLING OF WATER FROM THE UNDERWATER MAIN.
21. NEITHER STEAM CONDENSATE, COOLING WATER FROM ENGINE JACKETS, NOR WATER USED IN CONJUNCTION WITH HEAT EXCHANGERS MAY BE RETURNED TO THE NEW OR ALTERED WATER MAINS INCLUDED IN THIS PROJECT.

FDEP SEWER NOTES:

1. SEWERS MUST BE LAIN WITH UNIFORM SLOPE BETWEEN MANHOLES
2. SEWERS ON 20% SLOPES OR GREATER MUST BE ANCHORED SECURELY WITH CONCRETE, OR EQUAL, ANCHORS SPACED AS FOLLOWS: NOT OVER 36 FEET CENTER TO CENTER ON GRADES 20% AND UP TO 35%; NOT OVER 24 FEET CENTER TO CENTER ON GRADES 35% AND UP TO 50%; AND NOT OVER 16 FEET CENTER TO CENTER ON GRADES 50% AND OVER.
3. SEWERS MUST BE LAIN WITH STRAIGHT ALIGNMENT BETWEEN MANHOLES.
4. SUITABLE COUPLINGS COMPLYING WITH ASTM SPECIFICATIONS ARE REQUIRED FOR JOINING DISSIMILAR MATERIALS.
5. CONTRACTOR SHALL VERIFY ALL TESTING REQUIREMENTS WILL EOR AND MUNICIPAL INSPECTOR PRIOR TO CONSTRUCTION.
6. DEFLECTION TESTS SHALL BE PERFORMED ON ALL FLEXIBLE PIPE. TESTING IS REQUIRED AFTER THE FINAL BACKFILL HAS BEEN IN PLACE AT LEAST 30 DAYS TO PERMIT STABILIZATION OF THE SOIL-PIPE SYSTEM. TESTING REQUIREMENTS (AT A MINIMUM, LOCAL REQUIREMENTS MAY BE MORE STRINGENT): 1) NO PIPE SHALL EXCEED A DEFLECTION OF 5%; 2) USING A RIGID BALL OR MANDREL FOR THE DEFLECTION TEST WITH A DIAMETER NOT LESS THAN 95% OF THE BASE INSIDE DIAMETER OR AVERAGE INSIDE DIAMETER OF THE PIPE, DEPENDING ON WHICH IS SPECIFIED IN THE ASTM SPECIFICATION, INCLUDING THE APPENDIX, TO WHICH THE PIPE IS MANUFACTURED; AND 3) PERFORMING THE TEST WITHOUT MECHANICAL PULLING DEVICES.
7. LEAKAGE TESTS OF SEWERS ARE REQUIRED: 1) THE LEAKAGE EXFILTRATION OR INFILTRATION SHALL NOT EXCEED 200 GALLONS PER INCH OF PIPE DIAMETER PER MILE PER DAY FOR ANY SECTION OF THE SYSTEM; 2) EXFILTRATION OR INFILTRATION TESTS BE PERFORMED WITH A MINIMUM POSITIVE HEAD OF 2 FEET; AND 3) AIR TESTS, AS A MINIMUM, CONFORM TO THE TEST PROCEDURE DESCRIBED IN ASTM C-828 FOR CLAY PIPE, ASTM C 924 FOR CONCRETE PIPE, ASTM F-1417 FOR PLASTIC PIPE, AND FOR OTHER MATERIALS APPROPRIATE TEST PROCEDURES.
8. MANHOLES MUST HAVE A MINIMUM DIAMETER OF 48 INCHES AND A MINIMUM ACCESS DIAMETER OF 22 INCHES.
9. A BENCH SHALL BE PROVIDED ON EACH SIDE OF ANY MANHOLE CHANNEL WHEN THE PIPE DIAMETER(S) ARE LESS THAN THE MANHOLE DIAMETER. NO LATERAL SEWER, SERVICE CONNECTION, OR DROP MANHOLE PIPE MAY DISCHARGE ONTO THE SURFACE OF THE BENCH.
10. MANHOLE JOINT REQUIREMENTS: 1) MANHOLE LIFT HOLES AND GRADE ADJUSTMENT RINGS BE SEALED WITH NON-SHRINKING MORTAR OR OTHER APPROPRIATE MATERIAL; 2) INLET AND OUTLET PIPES BE JOINED TO THE MANHOLE WITH A GASKETED FLEXIBLE WATERTIGHT CONNECTION OR ANOTHER WATERTIGHT CONNECTION ARRANGEMENT THAT ALLOWS DIFFERENTIAL SETTLEMENT OF THE PIPE AND MANHOLE WALL; AND 3) WATERTIGHT MANHOLE COVERS BE USED WHEREVER THE MANHOLE TOPS MAY BE FLOODED BY STREET RUNOFF OR HIGH WATER.
11. MANHOLE INSPECTION AND TESTING FOR WATERTIGHTNESS OR DAMAGE PRIOR TO PLACING INTO SERVICE IS REQUIRED. AIR TESTING, IF SPECIFIED FOR CONCRETE SEWER MANHOLES, SHALL CONFORM TO THE TEST PROCEDURES DESCRIBED IN ASTM C-1244.

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02	8/01/24	REVISION PER COUNTY, SWFWMD & FDOT REVIEW COMMENTS	JJS
01	6/12/24	REVISION PER ZONING APPROVAL, COUNTY & SWFWMD REVIEW COMMENTS	JJS

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JOHN J. STOECKEL
FLORIDA PROFESSIONAL ENGINEER
LICENSE NO. 80758

PROJECT NAME:

MAJOR SITE PLAN
CORTA COMMONS

FOR

CORTA OCALA, LLC

SW HWY 200 - OCALA
MARION COUNTY, FLORIDA

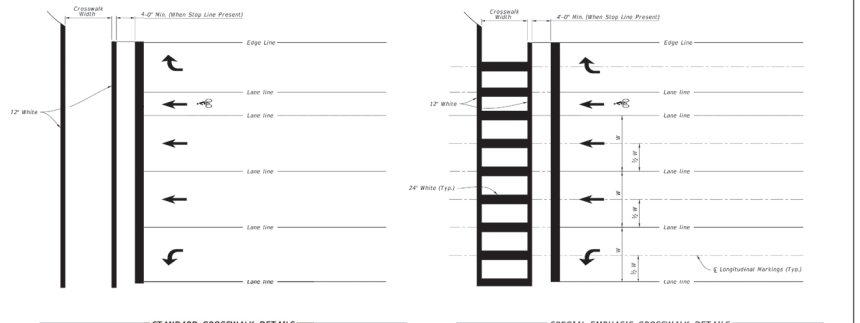
SHEET TITLE

FDEP WATER & SEWER NOTES

PROJECT NO: 23-3306
CHECKED BY: JJS
VERTICAL DATUM: NAVD 1988
DATE: 03/29/2024

SHEET NUMBER

C-405



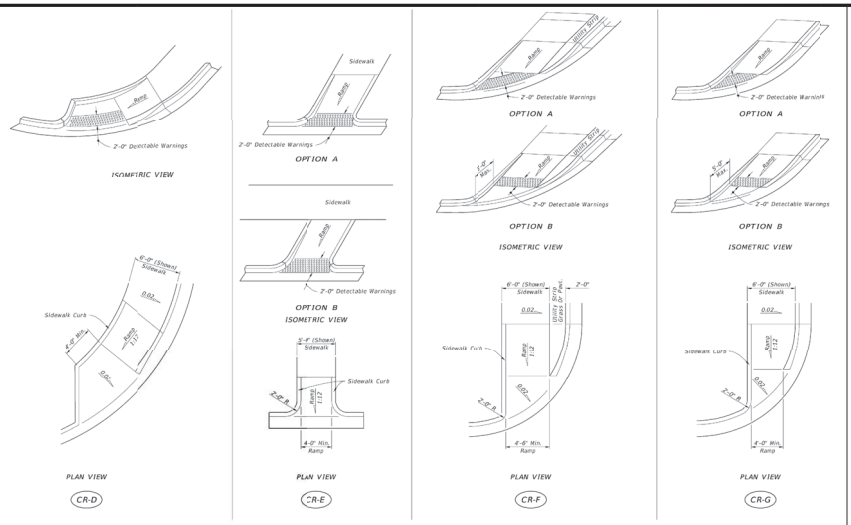
STANDARD CROSSWALK DETAILS

SPECIAL EMPHASIS CROSSWALK DETAILS

NOTES:

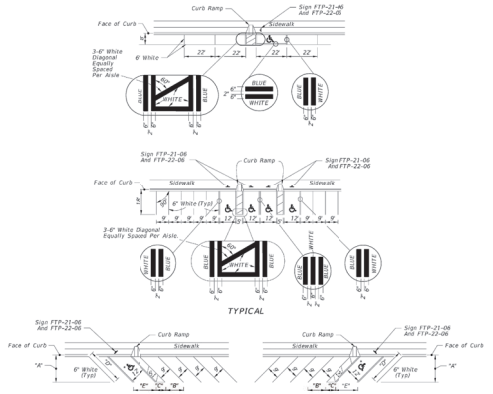
1. For crosswalk width, exceed width of the adjacent sidewalk, but do not make width less than 6' for intersection crosswalks and 10' for midblock crosswalks. Measure width from the inside of the transverse crosswalk markings.
2. When the Special Emphasis Crosswalk is not perpendicular to the lane lines, make the longitudinal markings parallel to the lane lines.
3. Refer to Index 522-002 when Curb Ramps are present.

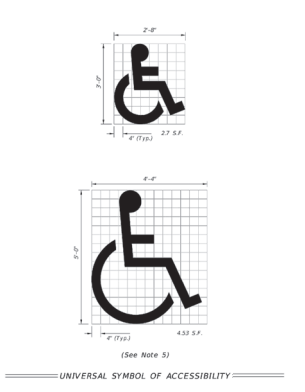
LAST REVISION 11/01/21	DESCRIPTION:	FY 2023-24 STANDARD PLANS	PAVEMENT MARKINGS	INDEX 711-001	SHEET 9 of 13



SIDEWALK CURB RAMPS CR-D, CR-E, CR-F & CR-G

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





*FOR ACCESSIBLE MARKINGS - SEE ABOVE

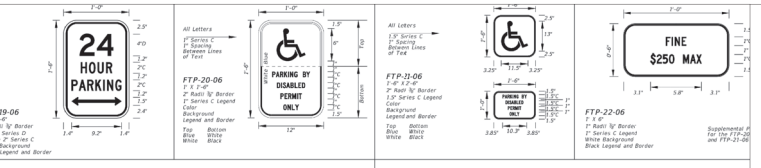
DIMENSIONS					
A & B	"A"	"B"	"C"	"D"	"E"
45°	17'-0"	12'-9"	7'-0"	24'-0"	17'-0"
60°	17'-0"	14'-9"	8'-1"	24'-0"	17'-0"
90°	17'-0"	17'-0"	9'-3"	24'-0"	17'-0"

PAVEMENT MARKING FOR PARKING

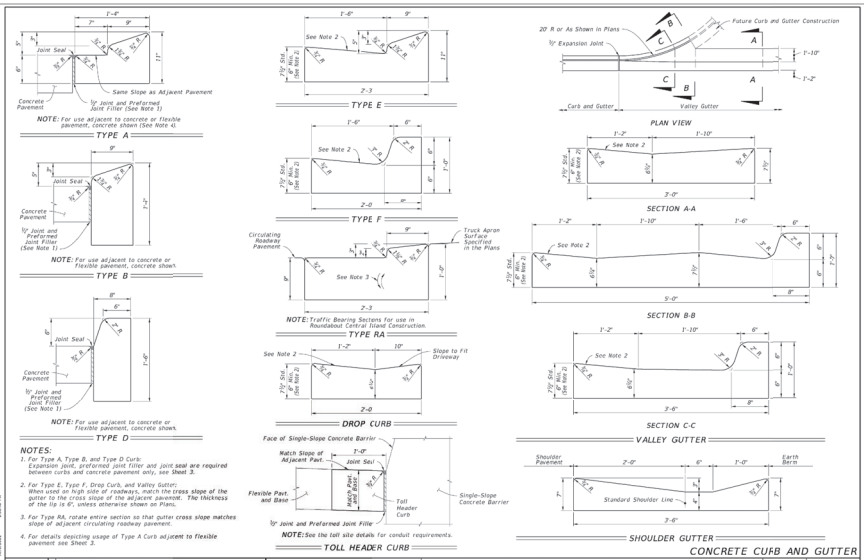
NOTES:

1. Dimensions are to the centerline of markings.
2. An Access Aisle is required for each accessible space when angle parking is used.
3. Criteria for pavement markings only, not public sidewalk curb ramp locations. For ramp locations refer to plans.
4. Mount FTP-22-06 sign below the FTP-21-06 sign.
5. Use of the pavement symbol in accessible parking spaces is optional. When pavement symbol is used, the symbol is either 3'-0" or 5'-0" high and white in color.

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



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



NOTES:

1. For Type A, Type B, and Type D Curb: Expansion joint, preformed joint filler and joint seal are required between curbs and concrete pavement only, see Sheet 3.
2. For Type E, Type F, Drop Curb, and Valley Gutter; When used on high side of roadways, match the cross slope of the gutter to the cross slope of the adjacent pavement. The thickness of the lip is 6", unless otherwise shown on Plans.
3. For Type RA, rotate entire section so that gutter cross slope matches slope of adjacent circulating roadway pavement.
4. For details depicting usage of Type A Curb adjacent to flexible pavement see Sheet 3.

NOTE: See the toll slab details for conduit requirements.

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

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FLORIDA BUSINESS REGISTRY NO. 34448

REVISIONS

REV	DATE	DESCRIPTION	BY
04	9/7/24	REVISIONS PER FDOT ACCESS & FORCEMAIN RELOCATION	JJS
03	9/5/24	REVISION TO BUFFER PER RESOLUTION	JJS
02	8/01/24	REVISION PER COUNTY, SWFWMD & FDOT REVIEW COMMENTS	JJS
01	6/1/24	REVISION PER ZONING APPROVAL, COUNTY & SWFWMD REVIEW COMMENTS	JJS

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FLORIDA PROFESSIONAL ENGINEER
LICENSE NO. 80758

PROJECT NAME:

MAJOR SITE PLAN
CORTA COMMONS

FOR

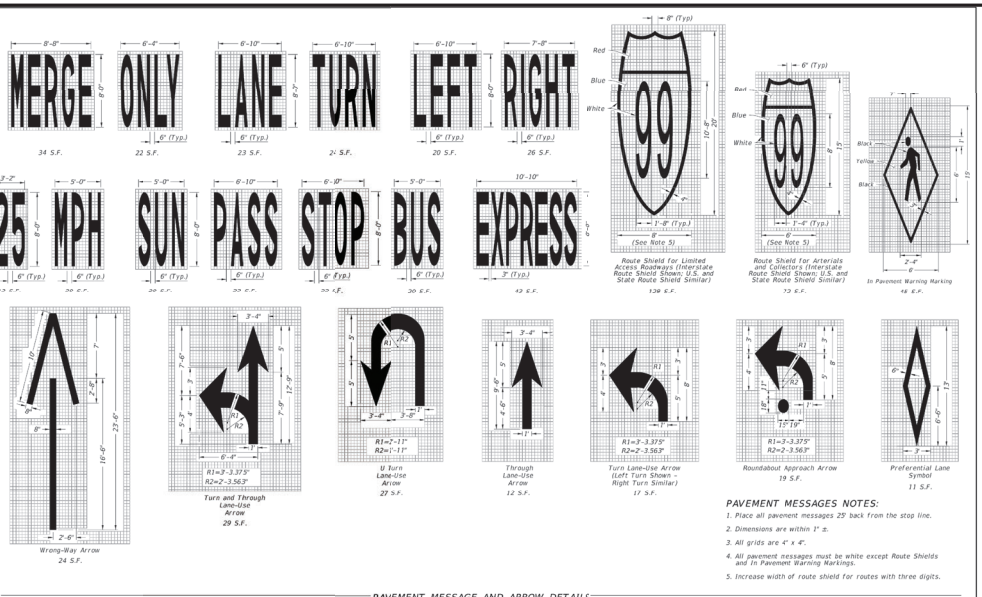
CORTA OCALA, LLC

SW HWY 200 - OCALA
MARION COUNTY, FLORIDA

SHEET TITLE

CONSTRUCTION DETAILS

PROJECT NO:	23-3306
CHECKED BY:	JJS
VERTICAL DATUM:	NAVD 1988
DATE:	03/29/2024
SHEET NUMBER	C-501

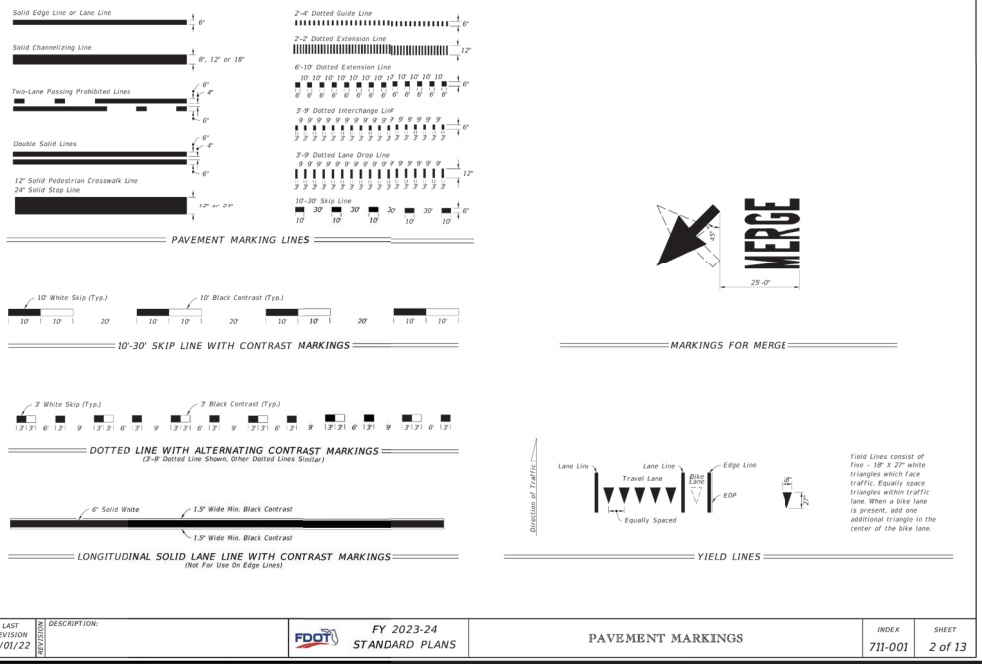


PAVEMENT MESSAGE AND ARROW DETAILS

PAVEMENT MESSAGES NOTES:

1. Place all pavement messages 25' back from the stop line.
2. Dimensions are within 1" ±.
3. All grids are 4' x 4'.
4. All pavement messages must be white except Route Shields and In Pavement Warning Markings.
5. Increase width of route shield for routes with three digits.

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



PAVEMENT MARKING LINES

10'-30' SKIP LINE WITH CONTRAST MARKINGS

DOTTED LINE WITH ALTERNATING CONTRAST MARKINGS
(3'-9' Dotted Line Shown, Other Dotted Lines Similar)

LONGITUDINAL SOLID LANE LINE WITH CONTRAST MARKINGS
(Not For Use On Edge Lines)

MARKINGS FOR MERGE

YIELD LINES

Yield Lines consist of five – 18" X 27" white triangles which face traffic. Equally space triangles within traffic lane. When a bike lane is present, add one additional triangle in the center of the bike lane.

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

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REVISIONS

REV	DATE	DESCRIPTION	BY
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LICENSE NO. 80758

PROJECT NAME:

MAJOR SITE PLAN
CORTA COMMONS

FOR

CORTA OCALA, LLC

SW HWY 200 - OCALA
MARION COUNTY, FLORIDA

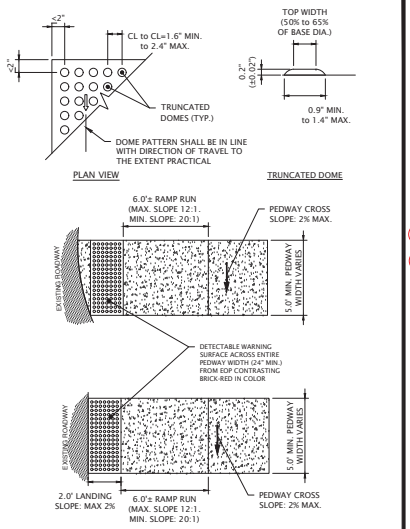
SHEET TITLE

CONSTRUCTION DETAILS

PROJECT NO: 23-3306
CHECKED BY: JJS
VERTICAL DATUM: NAVD 1988
DATE: 03/29/2024

SHEET NUMBER

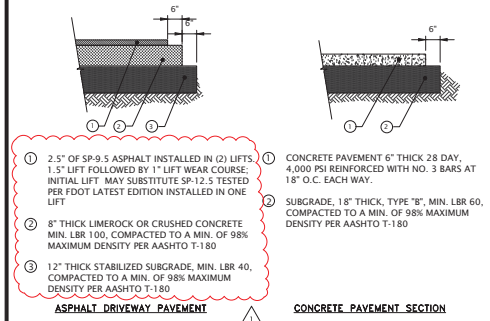
C-502



NOTES:

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

1 HANDICAP DETECTABLE WARNING DETAIL
N.T.S.



1. 2.5" OF SP-9.5 ASPHALT INSTALLED IN (2) LIFTS. 1.5" LIFT FOLLOWED BY 1" LIFT WEAR COURSE; INITIAL LIFT MAY SUBSTITUTE SP-12.5 TESTED PER FDOT LATEST EDITION INSTALLED IN ONE LIFT
2. 8" THICK LIMEROCK OR CRUSHED CONCRETE MIN. LBR 100, COMPACTED TO A MIN. OF 98% MAXIMUM DENSITY PER AASHTO T-180
3. 12" THICK STABILIZED SUBGRADE, MIN. LBR 40, COMPACTED TO A MIN. OF 98% MAXIMUM DENSITY PER AASHTO T-180

ASPHALT DRIVEWAY PAVEMENT

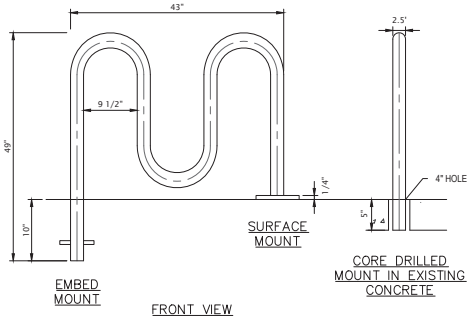
1. CONCRETE PAVEMENT 6" THICK 28 DAY, 4,000 PSI REINFORCED WITH NO. 3 BARS AT 18" O.C. EACH WAY.
2. SUBGRADE, 18" THICK, TYPE "B", MIN. LBR 60, COMPACTED TO A MIN. OF 98% MAXIMUM DENSITY PER AASHTO T-180

CONCRETE PAVEMENT SECTION

NOTES:

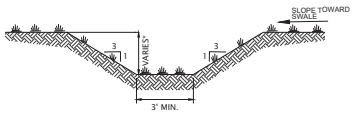
1. CONCRETE PAVEMENT SHALL BE CONSTRUCTED OF 28 DAY, 4000 PSI, CLASS 1 CONCRETE.
2. CONTRACTION JOINTS SHALL BE 1/8 INCH WIDE AND SAW-CUT OR TOOLED.
3. CONSTRUCTION JOINTS ARE REQUIRED WHEN CONSTRUCTING ADJACENT FRESH CONCRETE POURS.
4. EXPANSION JOINTS ARE REQUIRED ALONG ALL OTHER ADJACENT PAVEMENTS,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

2 PAVEMENT SECTION DETAILS



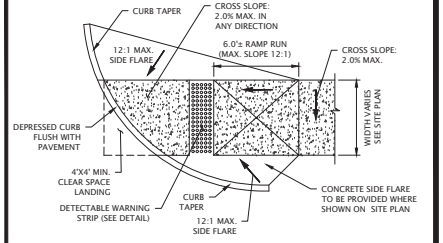
NOTES:
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
2. SHALL BE MANUFACTURED BY ULINE MODEL NO. H-2543 OR APPROVED EQUAL.

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

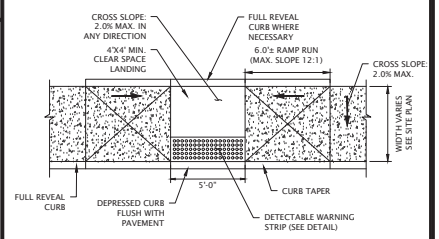


NOTES:
1. MINIMUM DEPTH OF SWALE SHALL BE 6-INCHES
2. AVOID DAMAGING TREE ROOTS DURING EXCAVATION; RE-ROUTE CENTERLINE OF SWALE TO AVOID ROOT AND/OR TREE IMPACTS.
3. SEE LANDSCAPE PLAN FOR TOPSOIL AND SOD/SEEDING REQUIREMENTS.

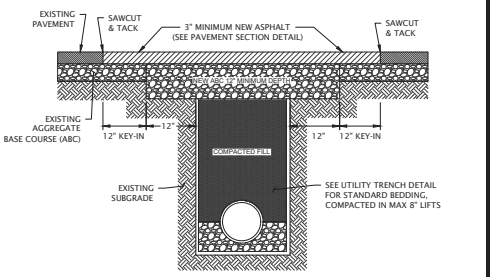
5 GRASS SWALE SECTION DETAIL
N.T.S.



4 ADA ACCESSIBLE RAMP DETAIL
N.T.S.



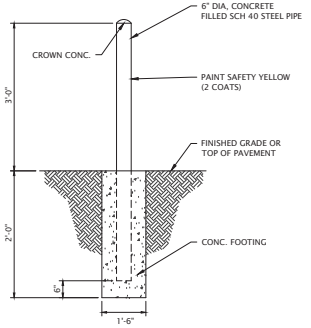
6 ADA ACCESSIBLE RAMP DETAIL
N.T.S.



NOTES:

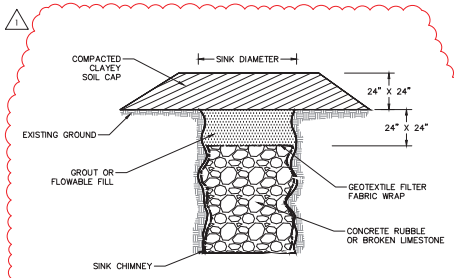
1. THE PAVEMENT EDGE SHALL BE DEFINED BY A STRAIGHT EDGE FORMED BY A MACHINED SAW CUT.
2. BASE MATERIAL OVER DITCH SHALL BE INSTALLED TO TWICE THE THICKNESS OF THE EXISTING ORIGINAL.
3. BASE MATERIAL SHALL BE PLACED IN 6" MAXIMUM LIFTS AND EACH LAYER THOROUGHLY ROLLED OR TAMPED TO 98% MAXIMUM DENSITY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

7 PAVEMENT REPAIR DETAIL
N.T.S.



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

8 BOLLARD DETAIL
N.T.S.

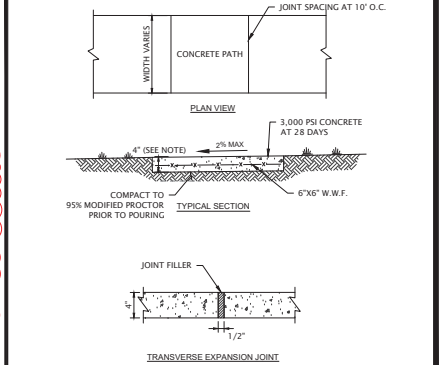


TYPICAL SINK CHIMNEY REPAIR
N.T.S.

NOTE:

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

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



TRANSVERSE EXPANSION JOINT

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

10 CONCRETE SIDEWALK DETAIL
N.T.S.

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FLORIDA BUSINESS REGISTRY NO. 34448

REVISIONS

REV	DATE	DESCRIPTION	BY
01	6/1/24	REVISION PER ZONING APPROVAL, COUNTY & SWFWMD REVIEW COMMENTS	JJS
02	8/01/24	REVISION PER COUNTY, SWFWMD & FDOT REVIEW COMMENTS	JJS
03	9/03/24	REVISION TO BUFFER PER RESOLUTION	JJS
04	9/7/2024	REVISIONS PER FDOT ACCESS & FORCEMAIN RELOCATION	JJS

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LICENSE NO. 80758

PROJECT NAME:
MAJOR SITE PLAN
CORTA COMMONS
FOR
CORTA OCALA, LLC
SW HWY 200 - OCALA
MARION COUNTY, FLORIDA

SHEET TITLE
CONSTRUCTION DETAILS

PROJECT NO:	23-3306
CHECKED BY:	JJS
VERTICAL DATUM:	NAVD 1988
DATE:	03/29/2024

SHEET NUMBER
C-503

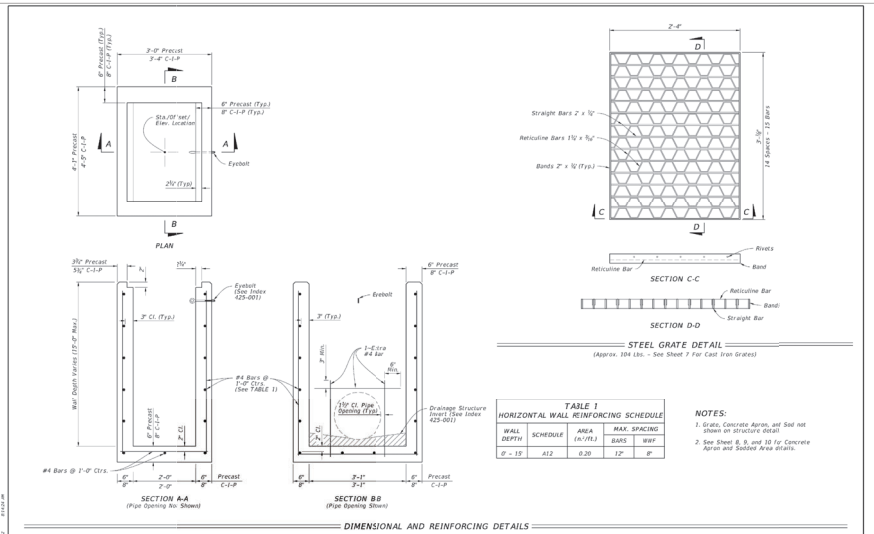


TABLE 1
HORIZONTAL WALL REINFORCING SCHEDULE

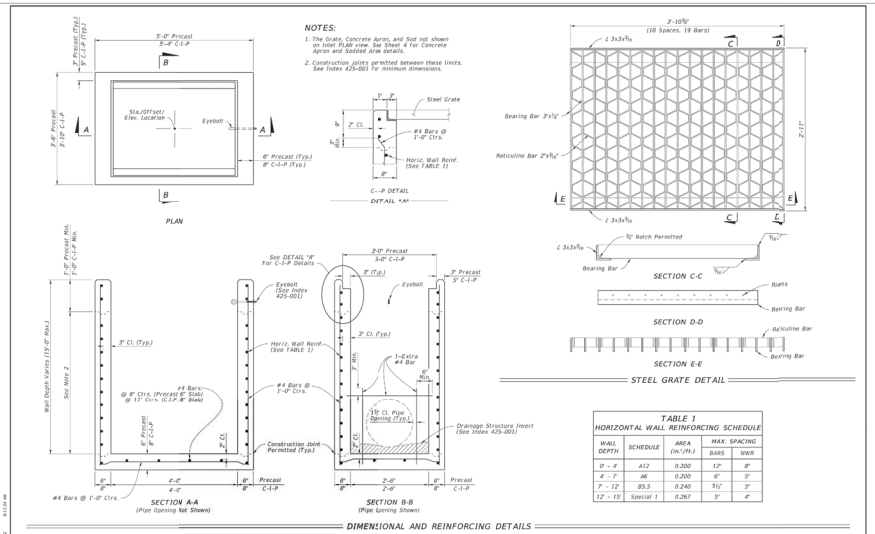
WALL DEPTH	SCHEDULE	AREA (in²/ft.)	MAX. SPACING BARS	MAX. SPACING WWR
0' - 15'	A12	0.20	12"	8"

NOTES:
1. Grate, Concrete Apron, and Sod not shown on structure detail.
2. See Sheet 8, 9, and 10 for Concrete Apron and Sodded Area details.

DIMENSIONAL AND REINFORCING DETAILS

TYPE C - DIMENSIONAL, REINFORCING, AND STEEL GRATE DETAILS

LAST REVISION 10/01/20	DESCRIPTION:	FY 2023-24 STANDARD PLANS	DITCH BOTTOM INLET TYPES C, D, E, AND H	INDEX 425-052	SHEET 2 of 14



NOTES:
1. The Grate, Concrete Apron, and Sod not shown on Inlet PLAN view. See Sheet 4 for Concrete Apron and Sodded Area details.
2. Construction joints permitted between these limits. See Index 425-001 for minimum dimensions.

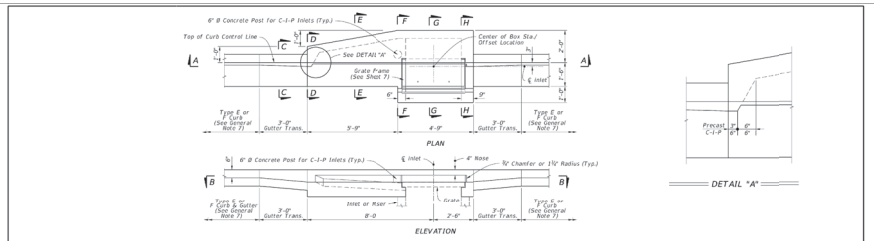
TABLE 1
HORIZONTAL WALL REINFORCING SCHEDULE

WALL DEPTH	SCHEDULE	AREA (in²/Ft.)	MAX. SPACING BARS	MAX. SPACING WWR
0' - 4'	A12	0.200	12"	8"
4' - 7'	A6	0.200	6"	5"
7' - 12'	B5.5	0.240	5½"	5"
12' - 15'	Special 1	0.267	5"	4"

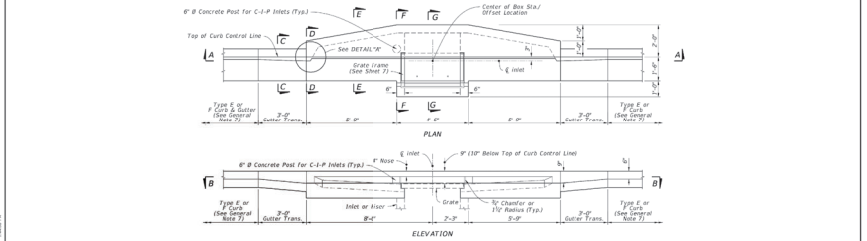
DIMENSIONAL AND REINFORCING DETAILS

TYPE F - DIMENSIONAL, REINFORCING, AND GRATE DETAILS

LAST REVISION 10/01/20	DESCRIPTION:	FY 2023-24 STANDARD PLANS	DITCH BOTTOM INLET TYPES F AND G	INDEX 425-053	SHEET 2 of 4



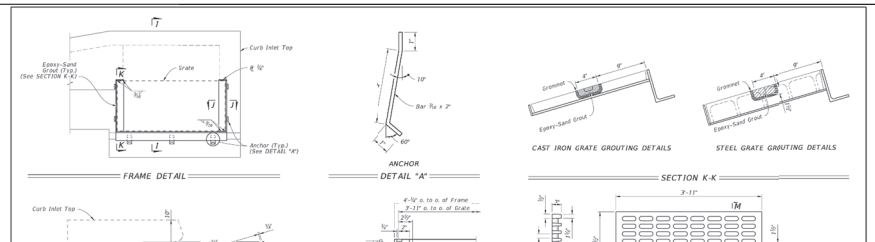
TYPE 5 DIMENSIONAL DETAILS

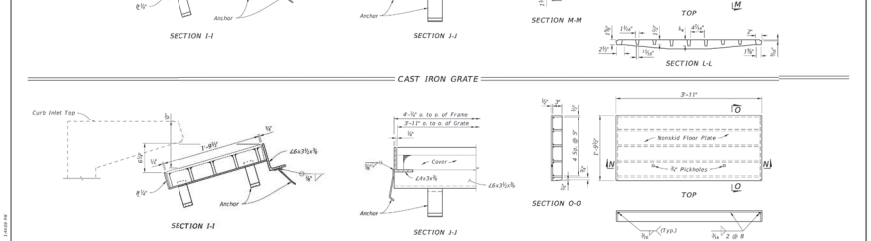


TYPE 6 DIMENSIONAL DETAILS

TYPE 5 AND 6 DIMENSIONAL DETAILS

LAST REVISION 11/01/20	DESCRIPTION:	FY 2023-24 STANDARD PLANS	CURB INLET TOP TYPES 5 AND 6	INDEX 425-021	SHEET 2 of 7





GRATE, ANCHOR, AND GROUTING DETAILS

LAST REVISION 11/01/20	DESCRIPTION:	FY 2023-24 STANDARD PLANS	CURB INLET TOP TYPES 5 AND 6	INDEX 425-021	SHEET 7 of 7

MJ STOKES CONSULTING
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TAMPA, FL 33622
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INFO@MJSTOKESCONSULTING.COM
FLORIDA BUSINESS REGISTRY NO. 34448

REVISIONS

REV	DATE	DESCRIPTION	BY
01	6/12/24	REVISION PER ZONING APPROVAL COUNTY & SWFWMD REVIEW COMMENTS	JJS
02	8/01/24	REVISION PER COUNTY, SWFWMD & FDOT REVIEW COMMENTS	JJS
03	9/03/24	REVISION TO BUFFER PER RESOLUTION	JJS
04	9/7/2024	REVISIONS PER FDOT ACCESS & FORCEMAIN RELOCATION	JJS

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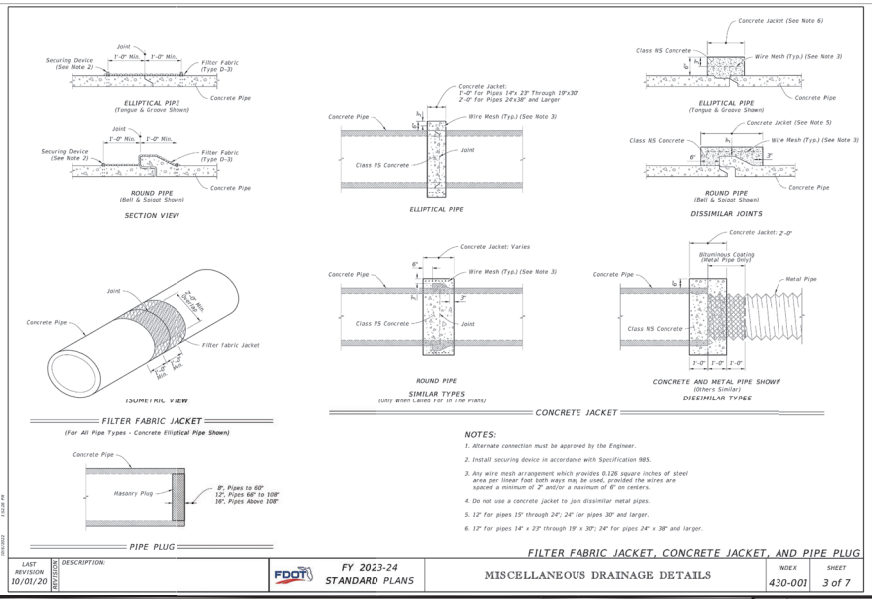
Check positive response codes before you dig!

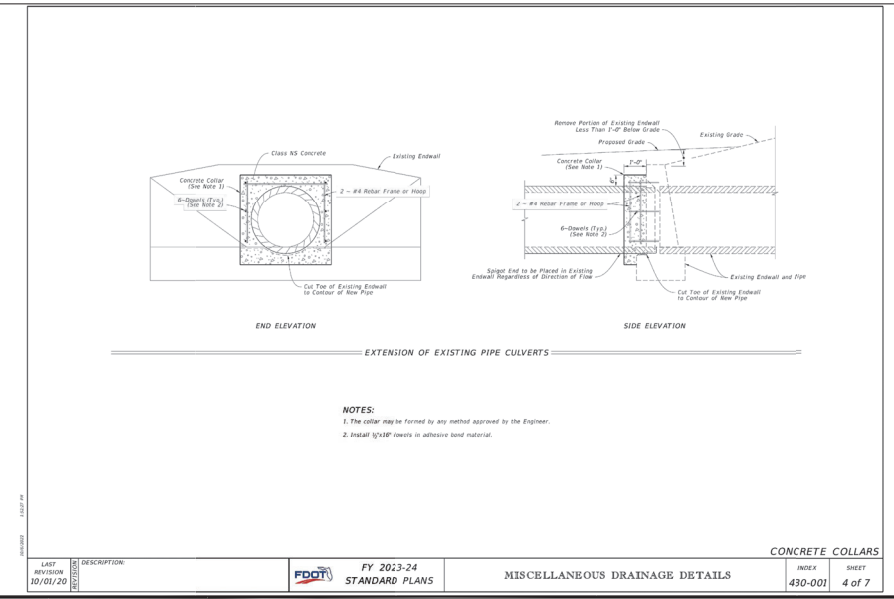
JOHN J. STOECKEL
FLORIDA PROFESSIONAL ENGINEER
LICENSE NO. 80758

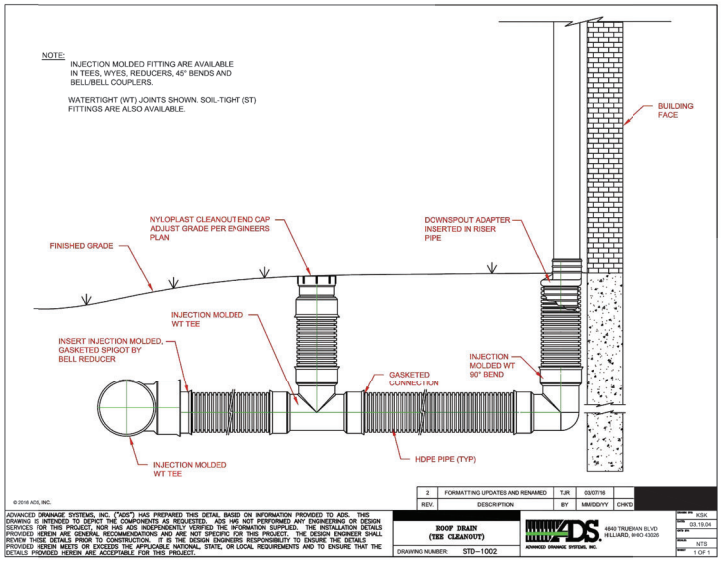
PROJECT NAME:
MAJOR SITE PLAN
CORTA COMMONS
FOR
CORTA OCALA, LLC
SW HWY 200 - OCALA
MARION COUNTY, FLORIDA

SHEET TITLE
DRAINAGE DETAILS

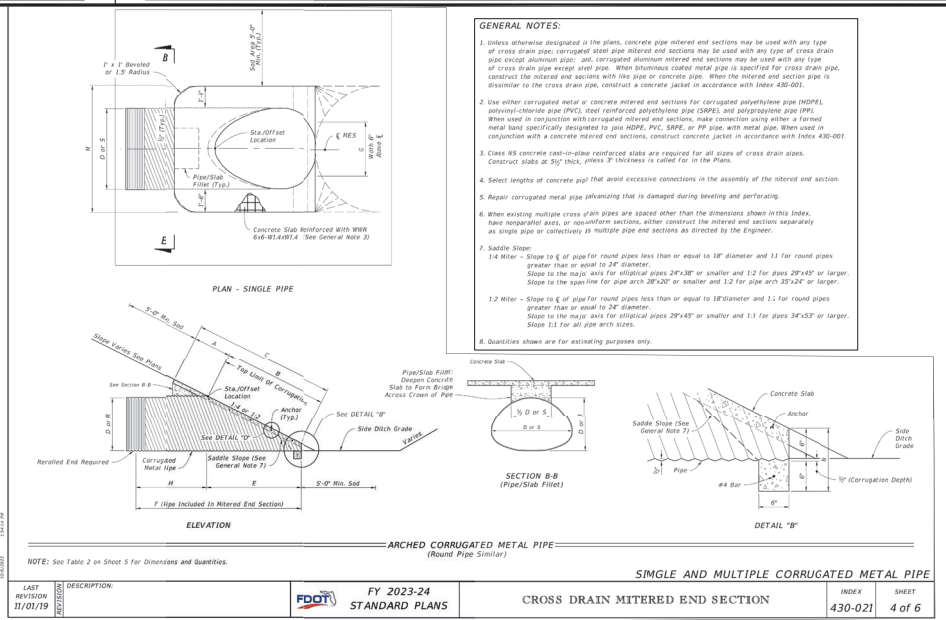
PROJECT NO: 23-3306
CHECKED BY: JJS
VERTICAL DATUM: NAVD 1988
DATE: 03/29/2024
SHEET NUMBER
C-504







1 ROOF DRAIN & CLEANOUT DETAIL
N.T.S.



2 FDOT (INDEX 430-021) MITERED END SECTION
N.T.S.

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FLORIDA BUSINESS REGISTRY NO. 34448

REVISIONS

REV	DATE	DESCRIPTION	BY
04	9/7/24	REVISIONS PER FDOT ACCESS & FORCEMAIN RELOCATION	JJS
03	9/13/24	REVISION TO BUFFER PER RESOLUTION	JJS
02	8/01/24	REVISION PER COUNTY & SWFWMD & FDOT RE/REV COMMENTS	JJS
01	6/12/24	REVISION PER ZONING APPROVAL COUNTY & SWFWMD REVIEW COMMENTS	JJS

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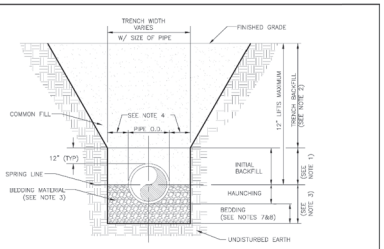
JOHN J. STOECKEL
FLORIDA PROFESSIONAL ENGINEER
LICENSE NO. 80758

PROJECT NAME:
MAJOR SITE PLAN
CORTA COMMONS
FOR
CORTA OCALA, LLC
SW HWY 200 - OCALA
MARION COUNTY, FLORIDA

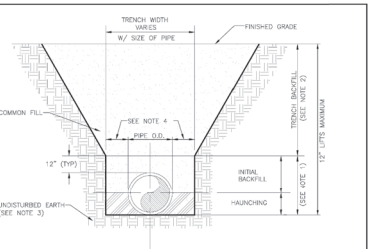
SHEET TITLE
DRAINAGE DETAILS

PROJECT NO: 23-3306
CHECKED BY: JJS
VERTICAL DATUM: NAVD 1988
DATE: 03/29/2024
SHEET NUMBER
C-505



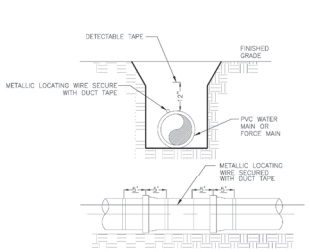
NOTES:
1. INITIAL BACKFILL: COMMON FILL COMPACTED TO 95% (98% UNDER PAVEMENT) OF THE MAXIMUM DENSITY AS PER AASHTO T-180.
2. TRENCH BACKFILL: COMMON FILL COMPACTED TO 95% (98% UNDER PAVEMENT) OF THE MAXIMUM DENSITY AS PER AASHTO T-180.
3. BEDDING MATERIAL SHALL CONFORM TO FDOT NO. 57 AGGREGATE.
4. 15" MAX. (12" MIN.) FOR PIPE DIAMETER LESS THAN 24" AND 24" MAX (12" MIN) FOR PIPE DIAMETER 24" AND LARGER.
5. WATER SHALL NOT BE PERMITTED IN THE TRENCH DURING CONSTRUCTION.
6. ALL PIPE TO BE INSTALLED WITH BELL FACING UPSTREAM TO THE DIRECTION OF THE FLOW.
7. BEDDING DEPTH SHALL BE 4" MINIMUM FOR PIPE DIAMETER UP TO 12" AND 6" MINIMUM FOR PIPE DIAMETER 18" AND LARGER.
8. DEPTH FOR REMOVAL OF UNSUITABLE MATERIAL SHALL GOVERN DEPTH OF BEDDING ROCK BELOW THE PIPE; UTILITIES SHALL DETERMINE IN THE FIELD REQUIRED REMOVAL OF UNSUITABLE MATERIAL TO REACH SUITABLE FOUNDATION.
9. FINAL RESTORATION IN IMPROVED AREAS SHALL BE IN COMPLIANCE WITH ALL APPLICABLE REGULATIONS OF GOVERNING AGENCIES. SURFACE RESTORATION WITHIN MARION COUNTY RIGHT-OF-WAY SHALL COMPLY WITH REQUIREMENTS OF RIGHT-OF-WAY UTILIZATION REGULATIONS AND ROAD CONSTRUCTION SPECIFICATIONS.
10. ONE COMPACTION TEST SHALL BE REQUIRED FOR EACH LIFT NOT TO EXCEED 200'.

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



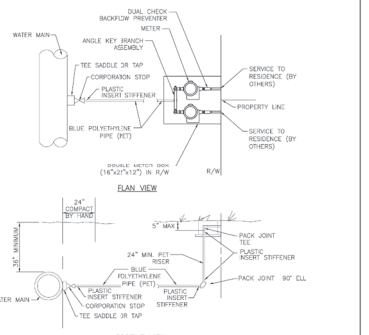
NOTES:
1. INITIAL BACKFILL AND HAUNCHING: SELECT COMMON FILL COMPACTED TO 95% (98% UNDER PAVEMENT) OF THE MAXIMUM DENSITY AS PER AASHTO T-180.
2. TRENCH BACKFILL: COMMON FILL COMPACTED TO 95% (98% UNDER PAVEMENT) OF THE MAXIMUM DENSITY AS PER AASHTO T-180.
3. PIPE BEDDING UTILIZING SELECT COMMON FILL OR BEDDING ROCK IN ACCORDANCE WITH BEDDING AND TRENCHING 1 DETAIL MAY BE REQUIRED AS DIRECTED BY MCU.
4. 15" MAX. (12" MIN.) FOR PIPE DIAMETER LESS THAN 24" AND 24" MAX (12" MIN) FOR PIPE DIAMETER 24" AND LARGER.
5. WATER SHALL NOT BE PERMITTED IN THE TRENCH DURING CONSTRUCTION.
6. ALL PIPE TO BE INSTALLED WITH BELL FACING UPSTREAM TO THE DIRECTION OF THE FLOW.
7. FINAL RESTORATION IN IMPROVED AREAS SHALL BE IN COMPLIANCE WITH ALL APPLICABLE REGULATIONS OF GOVERNING AGENCIES. SURFACE RESTORATION WITHIN MARION COUNTY RIGHT-OF-WAY SHALL COMPLY WITH REQUIREMENTS OF RIGHT-OF-WAY UTILIZATION REGULATIONS AND ROAD CONSTRUCTION SPECIFICATIONS.
8. ONE COMPACTION TEST SHALL BE REQUIRED FOR EACH LIFT NOT TO EXCEED 200'.

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



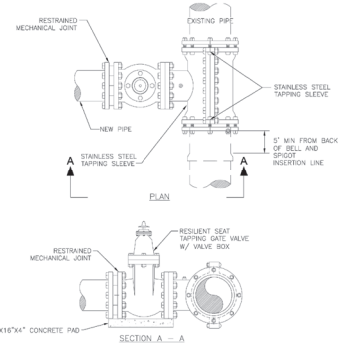
NOTES:
1. PVC PIPE SHALL REQUIRE INSULATED METALLIC LOCATING WIRE (10 GAUGE COPPER) CAPABLE OF DETECTION BY A CABLE LOCATOR AND SHALL BE BURIED ON TOP OF THE PIPE.
2. LOCATING WIRE SHALL TERMINATE AT EACH VALVE BOX AND BE CAPABLE OF EXTENDING 12" ABOVE TOP OF BOX IN SUCH A MANNER SO AS NOT TO INTERFERE WITH VALVE OPERATION PER UT 112.
3. ALL WIRE CONNECTIONS SHALL BE SPLICED TOGETHER USING WATERTIGHT WIRE NUTS.
4. FOR HORIZONTAL DIRECTIONAL DRILLING, UTILIZE 2 LOCATING WIRES EACH WITH A BREAK LOAD OF 1032 POUNDS.
5. DETECTABLE TAPE SHALL BE 1' ABOVE THE CENTERLINE OF THE PIPE.

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



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

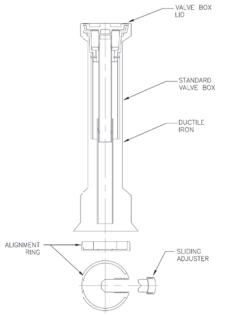
Marion County FLORIDA UTILITIES	MCBCC EFFECTIVE 04/13/2023	WATER AND RECLAIMED WATER SERVICES (TYPICAL)	7.3.2
	REVISION # 2		UT 107



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

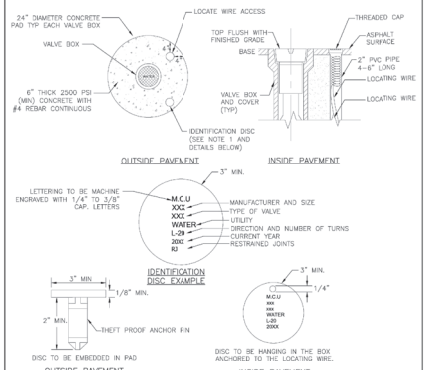
Marion County FLORIDA UTILITIES	MCBCC EFFECTIVE 04/13/2023	TAPPING SLEEVE AND GATE VALVE ASSEMBLY	7.3.2
	REVISION # 1		UT 108

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



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

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



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

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

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FLORIDA BUSINESS REGISTRY NO. 34448

REVISIONS

REV	DATE	DESCRIPTION	
04	9/7/24	REVISIONS PER FDOT ACCESS & FORCEMAIN RELOCATION	JJS
03	9/03/24	REVISION TO BUFFER PER RESOLUTION	JJS
02	8/01/24	REVISION PER COUNTY, SWFWMD & FDOT REVIEW COMMENTS	JJS
01	6/12/24	REVISION PER ZONING APPROVAL, COUNTY & SWFWMD REVIEW COMMENTS	JJS

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JOHN J. STOECKEL
FLORIDA PROFESSIONAL ENGINEER
LICENSE NO. 80758

PROJECT NAME:
MAJOR SITE PLAN
CORTA COMMONS
FOR
CORTA OCALA, LLC
SW HWY 200 - OCALA
MARION COUNTY, FLORIDA

SHEET TITLE
MARION COUNTY UTILITY DETAILS

PROJECT NO: 23-3306
CHECKED BY: JJS
VERTICAL DATUM: NAVD 1988
DATE: 03/29/2024
SHEET NUMBER
C-507

Missing or invalid reference
File: ..\..\..\OneDrive – MJ Stokes Consulting, LLC\Projects\23-3306 – CORTA SR200 Ocala\CAD\Details\County Utility\2023\Overall 18.pdf
Sheet: 1

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

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

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

REQUIRED RESTRAINED LENGTH ON WATER MAIN

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

REQUIRED RESTRAINED LENGTH ON TEE BRANCH

TEE FITTING		Pipe Length (ft) Diameter of Run 4"	6"	8"	10"	12"	16"	20"	24"
Diameter of Branch	4"	39	28	18	6	0	0	0	0
	6"	63	55	48	40	23	4	0	
	8"		89	82	77	63	49	34	
	10"				110	105	95	84	71
	12"					133	124	115	105
	16"						175	168	161
	20"							215	209
	24"								254

REQUIRED RESTRAINED LENGTH ON LARGER PIPE

REDUCER FITTING		Pipe Length (ft) Diameter of Large Pipe 6"	8"	10"	12"	16"	20"	24"
Diameter of Small	4"	44	80	106	135	183	226	268
	6"		47	81	113	167	214	257
	8"			45	83	145	196	243
	10"				46	118	175	226
	12"					84	148	205
	16"						84	151
	20"							83

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

REQUIRED RESTRAINED LENGTH ON FORCE MAIN

Bend Type		Pipe Length (ft) 4"	6"	8"	10"	12"	16"	20"	24"
Angle	Orientation								
11-1/4°	H	2	2	3	4	4	5	6	7
	VU	2	2	3	4	4	5	6	7
	VD	5	7	9	11	12	16	19	22
22-1/2°	H	3	5	6	7	8	10	12	14
	VU	3	5	6	7	8	10	12	14
	VD	10	13	17	21	24	31	38	44
45°	H	6	9	11	14	18	20	24	28
	VU	6	9	11	14	18	20	24	28
	VD	20	27	36	43	50	64	78	91
90°	H	15	21	27	32	38	48	57	66
	VU	15	21	27	32	38	48	57	66
	VD	46	65	85	102	121	155	187	219
DEAD END PLUG AND VALVE		46	65	85	102	121	155	187	219

REQUIRED RESTRAINED LENGTH ON TEE BRANCH

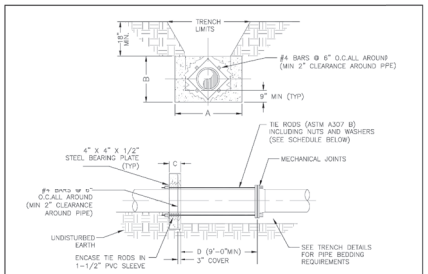
TEE FITTING		Pipe Length (ft) Diameter of Run 4"	6"	8"	10"	12"	16"	20"	24"
Diameter of Branch	4"	25	14	4	0	0	0	0	0
	6"	43	36	28	21	5	0	0	0
	8"		63	57	52	39	26	12	
	10"			80	75	66	55	44	
	12"				98	90	81	72	
	16"					132	126	119	
	20"						164	159	
	24"							196	

REQUIRED RESTRAINED LENGTH ON LARGER PIPE

REDUCER FITTING		Pipe Length (ft) Diameter of Large Pipe 6"	8"	10"	12"	16"	20"	24"
Diameter of Small	4"	34	61	83	105	143	178	212
	6"		36	63	86	131	168	204
	8"			35	64	113	155	192
	10"				36	92	138	179
	12"					66	118	162
	16"						66	120
	20"							66

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

Marion County Florida Utilities | MCBCC EFFECTIVE 04/13/2023 | REVISION # 2 | RESTRAINED PIPE TABLE | 7.3.2 UT 201



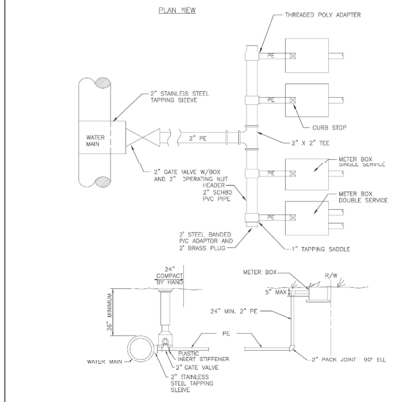
SCHEDULE OF DIMENSIONS AND MATERIALS

PIPE SIZE (INCHES)	DIMENSIONS (FT.) A	E	C	D	TIE RODS REQ'D DIA.	NO.
6	2.0	2.0	1.0		3/4	2
8	2.5	2.0	1.0		3/4	2
10	3.5	3.0	1.0		3/4	4
12	5.0	3.0	1.0		3/4	4
16	6.0	4.0	1.5		3/4	4
20	8.0	5.0	1.5		3/4	6
24	9.0	6.0	1.5		3/4	8

NOTE: THRUST COLLAR AREAS TO BE COMPUTED ON BASIS OF 2000 LBS/SF SOIL RESTRAINT BEARING.

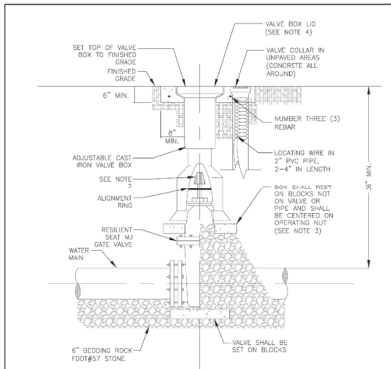
NOTES:
1. ADDITIONAL REINFORCEMENTS SHALL BE AS SPECIFIED BY THE ENGINEER.
2. MINIMUM COMPRESSIVE STRENGTH FOR CONCRETE SHALL BE 3000 PSI.
3. BEDDING, BACKFILL AND COMPACTION SHALL BE AS SPECIFIED ELSEWHERE IN THE LAND DEVELOPMENT CODE.
4. ALL FORM BOARDS SHALL BE REMOVED PRIOR TO BACKFILL.
5. NO ALLOWANCE SHALL BE MADE FOR FRICTION BETWEEN THE PIPE WALL AND THE THRUST COLLAR.
6. DESIGN PRESSURE: 150 PSI.

Marion County Florida Utilities | MCBCC EFFECTIVE 04/13/2023 | REVISION # 1 | THRUST COLLAR WATER MAINS | 7.3.2 UT 201



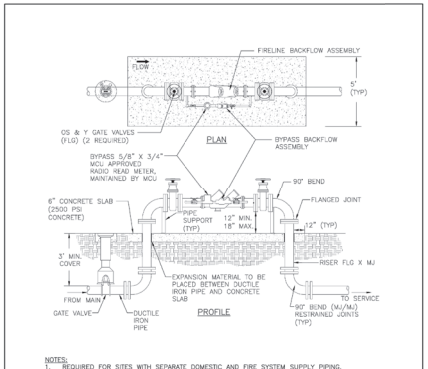
NOTES:
1. MAXIMUM OF 5 5/8" METERS
2. METER BOXES SHALL NOT BE LOCATED WITHIN DRIVING SURFACE. METER BOXES MUST BE LOCATED IN RIGHT-OF-WAY OR PRIVATE PROPERTY WITH A UTILITY EASEMENT.
3. NO MALE ADAPTERS ALLOWED AT VALVE; SHALL BE A BRASS NIPPLE WITH 2" SCH80 FEMALE STEEL BRACED ADAPTER.
4. ALL TAPS MUST BE LOCATED A MINIMUM OF 24" AWAY FROM ANY BELL AND/OR FITTING.

Marion County Florida Utilities | MCBCC EFFECTIVE 04/13/2023 | REVISION # 1 | METER BANK 2" SUPPLY | 7.3.2 UT 202



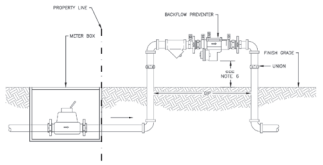
NOTES:
1. PVC EXTENSIONS SHALL NOT BE USED ON VALVE BOX INSTALLATION (SEE UT111).
2. THE ACTUATING NUT FOR VALVES DEEPER THAN SIX (6) FEET SHALL BE EXTENDED TO COME UP TO 3 FOOT DEPTH BELOW FINISHED GRADE.
3. VALVE BOX SHALL BE SET ON FIVE (5) SOLID COMMON BLOCKS.
4. VALVE BOX LID TO BE LETTERED WITH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

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



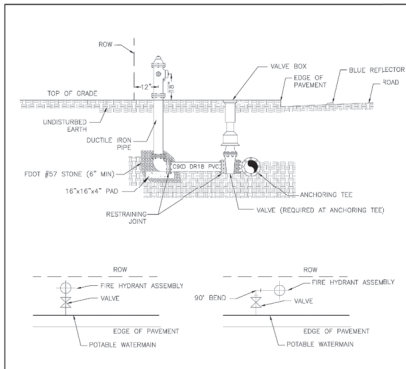
NOTES:
1. REQUIRED FOR SITES WITH SEPARATE DOMESTIC AND FIRE SYSTEM SUPPLY PIPING.
2. BACKFLOW ASSEMBLY SHALL BE OWNED AND MAINTAINED BY THE PROPERTY OWNER.
3. MCU SHALL OWN AND MAINTAIN THE METER.
4. UTILITY EASEMENT REQUIRED FOR 5Y–FW2S METER READING. MINIMUM EASEMENT SIZE IS 10' BY 15'.
5. DETAIL NOT APPLICABLE WHEN AN RPZ IS REQUIRED IN ACCORDANCE WITH THE MARION COUNTY MANUAL OF CROSS–CONNECTION CONTROL AND BACKFLOW PREVENTION. SERVICES SMALLER THAN 3" SHALL REQUIRE AN RPZ AND SHALL BE METERED. METER AND TAP SIZE SHALL BE DETERMINED BY A FLORIDA LICENSED SPRINKLER CONTRACTOR, ARCHITECT, OR ENGINEER. METER SHALL BE INSTALLED BY MCU.
6. FREEZE PROTECTION SHALL BE PROVIDED IN ACCORDANCE WITH THE FIRE MARSHALL.

Marion County Florida Utilities | MCBCC EFFECTIVE 04/13/2023 | REVISION # 2 | FIRE LINE DOUBLE DETECTOR CHECK VALVE ASSEMBLY | 7.3.2 UT 208



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

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



STANDARD CONFIGURATION

ALTERNATE CONFIGURATION

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

Marion County Florida Utilities | MCBCC EFFECTIVE 04/13/2023 | REVISION # 2 | FIRE HYDRANT ASSEMBLY | 7.3.2 UT 210

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813.724.4199
INFO@MJSTOKESCONSULTING.COM
FLORIDA BUSINESS REGISTRY NO. 34448

REVISIONS

REV	DATE	DESCRIPTION	BY
04	9/7/24	REVISION PER FDOT ACCESS & FORCEMAIN RELOCATION	JJS
03	9/03/24	REVISION TO BUFFER PER RESOLUTION	JJS
02	8/01/24	REVISION PER COUNTY, SWFWMD & FDOT REVIEW COMMENTS	JJS
01	6/12/24	REVISION PER ZONING APPROVAL, COUNTY & SWFWMD REVIEW COMMENTS	JJS

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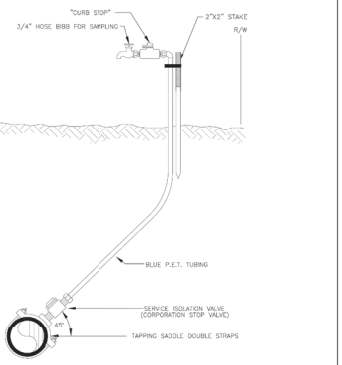
JOHN J. STOECKEL
FLORIDA PROFESSIONAL ENGINEER
LICENSE NO. 80758

PROJECT NAME:
MAJOR SITE PLAN
CORTA COMMONS
FOR
CORTA OCALA, LLC
SW HWY 200 - OCALA
MARION COUNTY, FLORIDA

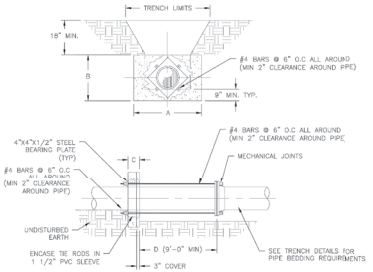
SHEET TITLE
MARION COUNTY UTILITY DETAILS

PROJECT NO: 23-3306
CHECKED BY: JJS
VERTICAL DATUM: NAVD 1988
DATE: 03/29/2024
SHEET NUMBER
C-508



NOTE: POLY IS TO BE REMOVED AND CORPORATION STOP CLOSED AND CAPPED OFF AFTER WATER SAMPLES ARE COLLECTED AND SYSTEM IS PLACED INTO SERVICE BY FDEP.

Marion County FLORIDA UTILITIES | MCBCC EFFECTIVE 04/13/2023 | REVISION # 1 | TEMPORARY SAMPLE POINT | 7.3.2 UT 211



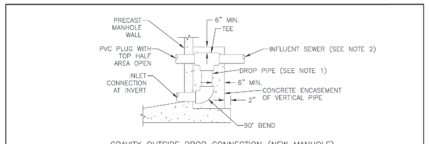
SCHEDULE OF DIMENSIONS AND MATERIALS

PIPE SIZE (INCHES)	DIMENSIONS (FT.) A	B	C	D	TIE RODS REQ'D DIA.	NO.
6	2.0	2.0	1.0		3/4	2
8	2.5	2.5	1.0		3/4	2
10	3.0	2.5	1.0		3/4	4
12	4.0	3.0	1.0		3/4	4
16	5.5	3.5	1.5		3/4	4
20	7.5	4.0	1.5		3/4	4
24	8.5	5.0	1.5		3/4	6

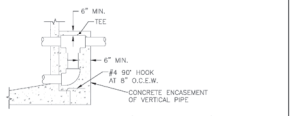
NOTE: THRUST COLLAR AREAS TO BE COMPUTED ON BASIS OF 2000 LBS/SF SOIL RESTRAINT BEARING.

NOTES:
1. ADDITIONAL REINFORCEMENTS SHALL BE AS SPECIFIED BY THE ENGINEER.
2. MINIMUM COMPRESSIVE STRENGTH FOR CONCRETE SHALL BE 3000 PSI.
3. BEDDING, BACKFILL, AND COMPACTION SHALL BE AS SPECIFIED ELSEWHERE IN THE STANDARD DRAWINGS.
4. ALL FORM BOARDS SHALL BE REMOVED PRIOR TO BACKFILL.
5. NO ALLOWANCE SHALL BE MADE FOR FRICTION BETWEEN THE PIPE WALL AND THE THRUST COLLAR.
6. DESIGN PRESSURE: 100 PSI.
7. REQUIRED FOR LINE STOPS, AS DETERMINED BY MCU.

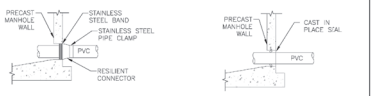
Marion County FLORIDA UTILITIES | MCBCC EFFECTIVE 04/13/2023 | REVISION # 1 | THRUST COLLAR WASTEWATER FORCE MAINS | 7.3.2 UT 301



GRAVITY OUTSIDE DROP CONNECTION (NEW MANHOLE)



GRAVITY OUTSIDE DROP CONNECTION (EXISTING MANHOLE)

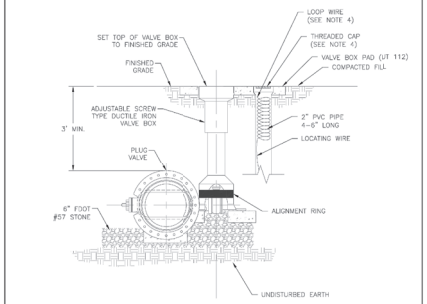


BOOT CONNECTION | LINK SEAL

STANDARD CONNECTION

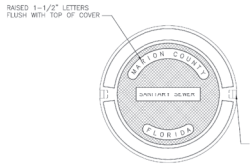
NOTES:
1. DROP PIPE AND FITTINGS SHALL BE OF EQUAL SIZE AND MATERIAL AS THE INFLUENT SEWER.
2. AN OUTSIDE DROP CONNECTION SHALL BE REQUIRED FOR ALL INFLUENT LINES WHICH HAVE AN INVERT 2' OR MORE ABOVE THE MANHOLE INVERT. ALL MANHOLES WITH DROP CONNECTIONS MUST BE LINED AND HAVE COMPOSITE RING AND COVER.
3. CONTRACTOR TO COORDINATE THE PRESENCE OF MCU INSPECTOR DURING CORING AND CONNECTIONS TO EXISTING MANHOLES.
4. POUR NEW BENCH FOR CONNECTION PER UT 302.

Marion County FLORIDA UTILITIES | MCBCC EFFECTIVE 04/13/2023 | REVISION # 2 | GRAVITY MANHOLE CONNECTION | 7.3.2 UT 303

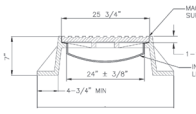


NOTES:
1. VALVE BOX INSTALLATION SHALL COMPLY WITH UT 111.
2. THE VALVE ACTUATING NUT SHALL BE EXTENDED UP TO BE WITHIN 3' OF FINISHED GRADE.
3. PROVIDE A PLASTIC DEBRIS SHIELD / ALIGNMENT RING WHICH INSTALLS BELOW THE VALVE ACTUATING NUT. THIS SHIELD SHALL CENTER THE RISER PIPE BOX OVER THE ACTUATING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

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



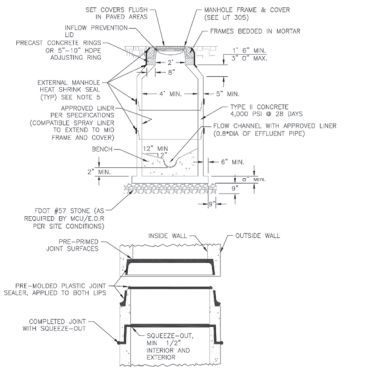
PLAN



ELEVATION

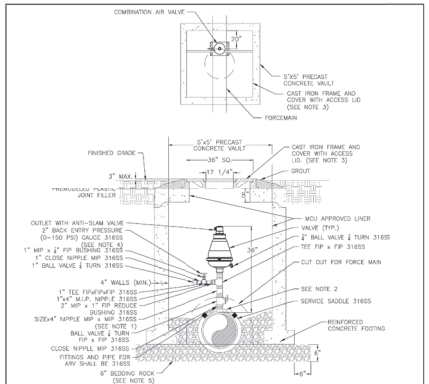
NOTES:
1. RING AND COVER SHALL BE COMPOSITE FOR DROP AND FORCEMAIN CONNECTIONS

Marion County FLORIDA UTILITIES | MCBCC EFFECTIVE 04/13/2023 | REVISION # 2 | STANDARD SEWER MANHOLE FRAME AND COVER | 7.3.2 UT 305



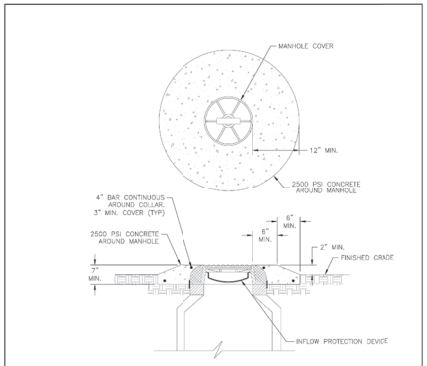
NOTES:
1. DROP CONNECTIONS ARE REQUIRED WHENEVER INVERT OF INFLUENT SEWER IS 24" OR MORE ABOVE THE INVERT OF THE MANHOLE. SEE GRAVITY MANHOLE CONNECTION DETAIL UT 303.
2. ECCENTRIC CONE DESIGN MAY ONLY BE USED FOR CONFLICT RESOLUTION WITH MCU APPROVAL. ALL MANHOLES REQUIRING DROP CONNECTIONS SHALL COMPLY WITH UT 303.
3. A FLOW CHANNEL SHALL BE CONSTRUCTED INSIDE MANHOLE TO DIRECT INFLUENT INTO FLOW STREAM.
4. LIFT HOLES THROUGH STRUCTURE ARE NOT PERMITTED.
5. USE EXTERNAL WRAP TO TIGHTLY WRAP MANHOLE AROUND CASTING JOINTS AND APPLY HIGH INTENSITY PROPANE TORCH TO EFFECTIVELY SEAL THEM FROM GROUND WATER INFILTRATION. ALL EXTERNAL HEAT SHRINK WRAPS SHALL BE INSPECTED IN PERSON, OR THROUGH A MCU APPROVED METHOD, BY A MCU CONSTRUCTION REPRESENTATIVE.
6. INFLOW PREVENTION LIDS SHALL BE REQUIRED FOR ALL MANHOLES.
7. PRECAST CONCRETE RINGS MAY BE SUBSTITUTED FOR HDPE RINGS.
8. PRECAST HEIGHT MAY BE ADJUSTED, AS AVAILABLE.
9. IN LIEU OF SHRINK WRAPPING, MANHOLES SHALL BE VACUUM TESTED IN ACCORDANCE WITH ASTM C1244 OR HYDROSTATIC TESTED IN ACCORDANCE WITH ASTM C969 AS REQUIRED BY MCU.
10. FLOW CHANNEL DEPTH AND WIDTH CANNOT BE LESS THAN 80% OF OUTFLOW PIPE.

Marion County FLORIDA UTILITIES | MCBCC EFFECTIVE 04/13/2023 | REVISION # 2 | PRECAST CONCRETE MANHOLE | 7.3.2 UT 306



NOTES:
1. ABOVE DETAIL IS BASED ON 2" COMBINATION AIR/VACUUM RELEASE VALVE. CHANGE PIPE AND FITTINGS ACCORDINGLY FOR OTHER VALVE SIZES AND TYPES. VALVE SIZES TO BE DETERMINED BY THE ENGINEER AND APPROVED BY MCU PRIOR TO INSTALLATION. ENGINEER TO PROVIDE SIZING CALCULATIONS.
2. THE MINIMUM DIMENSION FROM TOP OF PIPE TO FINISHED GRADE SHALL BE 4.0'.
3. LID TO BE LETTERED WITH THE APPROPRIATE WORD "SEWER" (PER UT 305).
4. PRESSURE GAUGE SHALL HAVE A STAINLESS CASE WITH STAINLESS STEEL SYSTEM AND DIAPHRAGM.
5. COMPACT BEDDING AROUND THE BOTTOM OF PIPE.
6. ALL AIR RELEASE VALVE VAULTS SHALL BE TRAFFIC RATED (H20 LOADING).
7. AIR RELEASE VALVE VAULTS SHALL BE LINED ON THE INSIDE AND LINER SHALL EXTEND UP TO MID FRAME AND COVER.
8. ARV VAULT SIZE TO BE DETERMINED BY REQUIRED ARV SIZE AND DEPTH OF MAIN.
9. ADJUST DEPTH OF PROPOSED FORCE MAIN SO VALVE VAULT CAN BE INSTALLED FLUSH WITH THE PROPOSED GRADE.
10. ARV INLET AND OUTLET SHALL BE SAME SIZE.
11. FOR FORCEMAINS 16" AND LARGER, A 4" TAPPING SADDLE AND PLUG VALVE SHALL BE USED.

Marion County FLORIDA UTILITIES | MCBCC EFFECTIVE 04/13/2023 | REVISION # 2 | AIR RELEASE VALVE SEWER AND RECLAIMED | 7.3.2 UT 307



NOTES:
1. CLEARANCE OF 30" TREE FROM OBSTRUCTIONS IN ALL DIRECTIONS.
2. AREAS SUPPORTING CONCRETE COLLAR OR SLAB SHALL BE PROPERLY COMPACTED.
3. TOP OF MANHOLE SHALL BE 2" ABOVE FINISHED GRADE, CROWN OF ADJACENT ROADWAY, OR 100 YEAR FLOOD ELEVATION, WHICHEVER IS GREATER.

Marion County FLORIDA UTILITIES | MCBCC EFFECTIVE 04/13/2023 | REVISION # 1 | MANHOLE IN NON-PAVED AREA | 7.3.2 UT 309

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FLORIDA BUSINESS REGISTRY NO. 34448

REVISIONS

REV	DATE	DESCRIPTION	BY
04	9/7/24	REVISIONS PER FDOT ACCESS & FORCEMAIN RELOCATION	JJS
03	9/03/24	REVISION TO BUFFER PER RESOLUTION	JJS
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01	6/12/24	REVISION PER ZONING APPROVAL COUNTY & SWFWMD REVIEW COMMENTS	JJS

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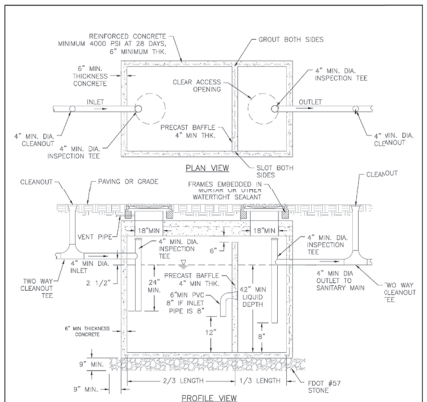
JOHN J. STOECKEL
FLORIDA PROFESSIONAL ENGINEER
LICENSE NO. 80758

PROJECT NAME:
MAJOR SITE PLAN
CORTA COMMONS
FOR
CORTA OCALA, LLC
SW HWY 200 - OCALA
MARION COUNTY, FLORIDA

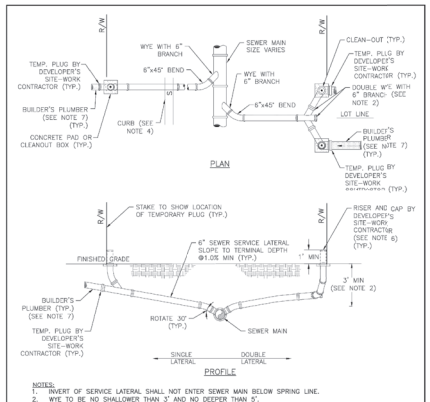
SHEET TITLE
MARION COUNTY UTILITY DETAILS

PROJECT NO: 23-3306
CHECKED BY: JJS
VERTICAL DATUM: NAVD 1988
DATE: 03/29/2024
SHEET NUMBER
C-509



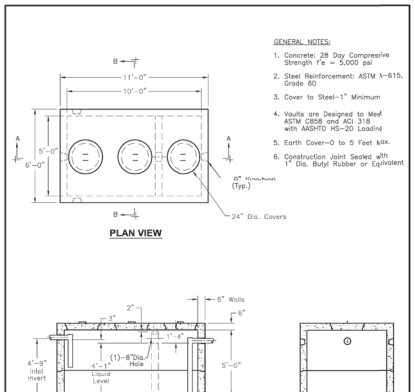
NOTES:
1. SPECIFIC DESIGN DETAILS MUST IN ALL ASPECTS MEET APPLICABLE FLORIDA PLUMBING AND ADMINISTRATIVE CODE.
2. SIZE GREASE INTERCEPTOR PER MARION COUNTY LAND DEVELOPMENT CODE.
3. INTERCEPTORS SHALL BE WATER AND GAS TIGHT.
4. ALL FIXTURES LOCATED IN FOOD AND BEVERAGE PREPARATION AREAS SHALL BE ROUTED THROUGH GREASE INTERCEPTOR. RESTROOM WASTE SHALL NOT BE ROUTED THROUGH INTERCEPTOR.
5. BAFFLE REQUIRED; ALTERNATIVE DESIGNS ARE ACCEPTABLE. DESIGN MUST MEET FLORIDA PLUMBING AND ADMINISTRATIVE CODE.
6. LOADS: H-20 TRUCK WHEELS WITH 30% IMPACT PER AASHTO. TRAFFIC BEARING FRAME AND COVER TO MEET FDOT STANDARDS IF APPLICABLE.

Marion County FLORIDA UTILITIES	MCBCC EFFECTIVE 04/13/2023	GREASE INTERCEPTOR	7.3.2 UT 310
	REVISION # 1		



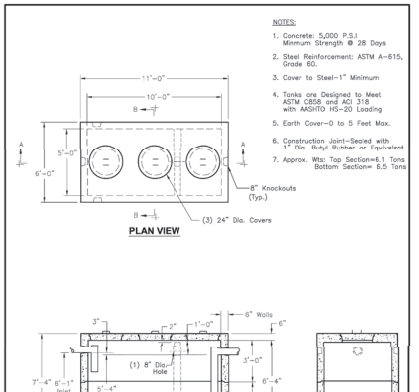
NOTES:
1. INVERT OF SERVICE LATERAL SHALL NOT ENTER SEWER MAIN BELOW SPRING LINE.
2. WYE TO BE NO SHALLOWER THAN 3' AND NO DEEPER THAN 5'.
3. ALL FITTINGS SHOWN ARE TO BE INSTALLED.
4. SERVICE CONNECTIONS SHALL BE PERMANENTLY MARKED BY ETCHING OR STAMPING AN "S" IN THE CURB DIRECTLY OVER THE LATERAL.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

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



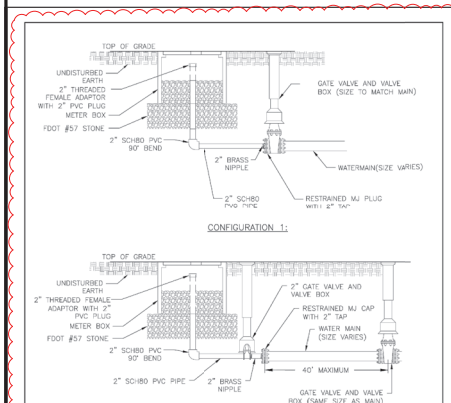
GENERAL NOTES:
1. Concrete: 28 Day Compressive Strength f'c = 5,000 psi.
2. Steel Reinforcement: ASTM A-615, Grade 60
3. Cover to Steel-1" Minimum
4. Vaults are Designed to Meet ASTM C858 and ACI 318 with AASHTO HS-20 Loading
5. Earth Cover-0 to 5 Feet Max.
6. Construction Joint Sealed with 1" Dia. Butyl Rubber or Equivalent

Oldcastle Precast®	GT-1500	5'-0" x 10'-0" x 5'-0" I.D. Grease Trap 1,500 Gallon Capacity
	FILE NAME: 324ECGGT1500_DET.DWG	
	ISSUE DATE: January, 2008	
	www.oldcastleprecast.com	Copyright ©2008 Oldcastle Precast®



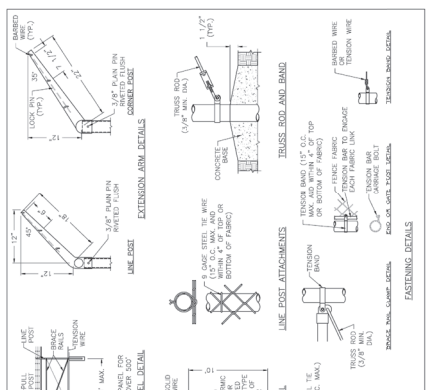
NOTES:
1. Concrete: 5,000 P.S.I Minimum Strength @ 28 Days
2. Steel Reinforcement: ASTM A-615, Grade 60.
3. Cover to Steel-1" Minimum
4. Tanks are Designed to Meet ASTM C858 and ACI 318 with AASHTO HS-20 Loading
5. Earth Cover-0 to 5 Feet Max.
6. Construction Joint-Sealed with 1" Dia. Butyl Rubber or Equivalent
7. Approx. Wts: Top Section=6.1 Tons Bottom Section= 6.5 Tons

Oldcastle Precast®	GT-2000	5'-0" x 10'-0" x 6'-4" I.D. Grease Trap 2,000 Gallon Capacity
	FILE NAME: 324ECGGT2000_DET.DWG	
	ISSUE DATE: January, 2008	
	www.oldcastleprecast.com	Copyright ©2008 Oldcastle Precast®

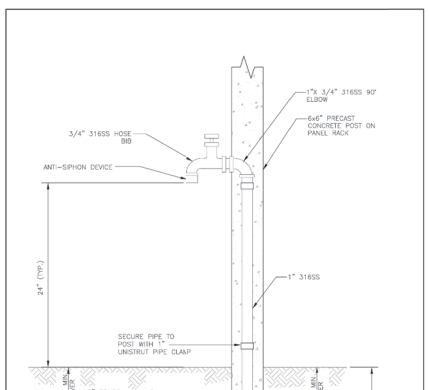


NOTE:
1. BLOW-OFF VALVES TO BE PROVIDED ON ALL DEAD END MAINS OR AS DETERMINED BY MCU.
2. BLOW-OFF VALVES ARE NOT TO BE LOCATED IN DITCHES.
3. CONNECTIONS SHALL BE ASSEMBLED USING COMPOUNDS APPROVED FOR POTABLE WATER SYSTEMS.
4. SHALL BE SIZED TO ACHIEVE ADEQUATE FLUSHING VELOCITY.
5. NO MALE ADAPTERS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

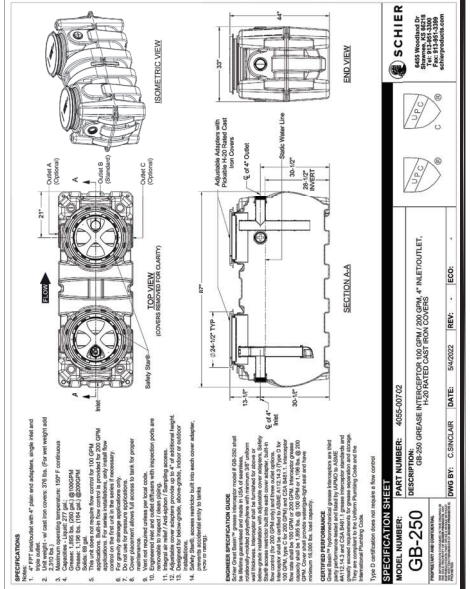
Marion County FLORIDA UTILITIES	MCBCC EFFECTIVE 04/13/2023	MANUAL BLOW OFF VALVE WATER MAIN	7.3.2 UT 212
	REVISION # NA		



Marion County FLORIDA UTILITIES	MCBCC EFFECTIVE 04/13/2023	CHAIN LINK FENCE ACCESSORIES	7.3.2 UT 101
	REVISION # NA		



Marion County FLORIDA UTILITIES	MCBCC EFFECTIVE 04/13/2023	HOSE BIBB ASSEMBLY	7.3.2 UT 508
	REVISION # 1		



SCHIER
1681 Woodland Dr
Saukville, WI 53080
Phone: 262-268-8332
Fax: 815-301-3358
www.schierproducts.com

SPECIFICATION SHEET

MODEL NUMBER:	PART NUMBER:	DESCRIPTION:	DWG BY:	DATE:	REV:	ECO:
GB-250	4055-507702	GB-250 GREASE INTERCEPTOR 100 GPM, 200 LBS., 4" INLET/OUTLET, H-20 RATED CAST IRON COVERS	C.SINCLAIR	5/4/2022	-	-

SPECIFICATIONS
1. 4" PIPT stainless with 4" plate and adapters, angle inlet and outlet.
2. Unit weight, w/ cast iron covers: 376 lbs. (Per vent weight) add 100 lbs.
3. Maximum operation temperature: 104°F continuous
4. Grease: 1,400 lbs. (700 gal.) @ 100GPM
5. Grease: 1,400 lbs. (700 gal.) @ 100GPM
6. Solids: 88 gal.
7. Flow rate: Not to exceed flow control for 100 GPM applications. Bypass flow control is provided for 200 GPM applications. Bypass flow control is not to be removed.
8. Piping on the first unit in the series if necessary.
9. Do not use for pressurized applications.
10. Do not use for continuous flow applications.
11. Vent not required unless per local code.
12. Removable in riser(2 risers only).
13. Adjustable cover adapters provide up to 4" of additional height.
14. Cover: Heavy duty cast iron with inspection ports are provided for ease of maintenance.

ENGINEER SPECIFICATION GUIDE:
Grease interceptor shall be a minimum nominal 4 (US) GPD unit to be factory guaranteed and made in USA of stainless steel. Unit shall be designed for a minimum of 25 years of trouble free service. Inlet and outlet connections shall be 4" PIPT. Bypass assembly shall be provided for applications where flow rate exceeds 100 GPM. Unit shall be rated for 100 GPM and CSA B481.1 Type 1 for 100 GPM applications. Bypass flow control is provided for 200 GPM applications. Unit shall be rated for 200 GPM. Grease capacity shall be 1,400 lbs. @ 100 GPM or 1,100 lbs. @ 200 GPM. Solids capacity shall be 88 gallons. Unit shall be sized to minimum 15,000 lbs. load capacity.

CERTIFIED PERFORMANCE
Grease interceptor shall be a precast concrete grease interceptor and shall comply with ASTM C913 and shall be designed and installed in accordance with the manufacturer's instructions and applicable plumbing codes. They are compliant to the current Plumbing Codes and the requirements listed below:
Type D certification does not require a flow control

PREPARED FOR CONSTRUCTION
BY: [illegible] DATE: 5/4/2022

THIS DRAWING IS THE PROPERTY OF SCHIER PRODUCTS AND IS NOT TO BE REPRODUCED OR COPIED IN WHOLE OR IN PART. IT IS NOT TO BE USED FOR ANY WORK OTHER THAN THAT SPECIFICALLY SET FORTH IN THIS PROJECT AND IS TO BE RETURNED UPON REQUEST.

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

REVISIONS

REV	DATE	DESCRIPTION	BY
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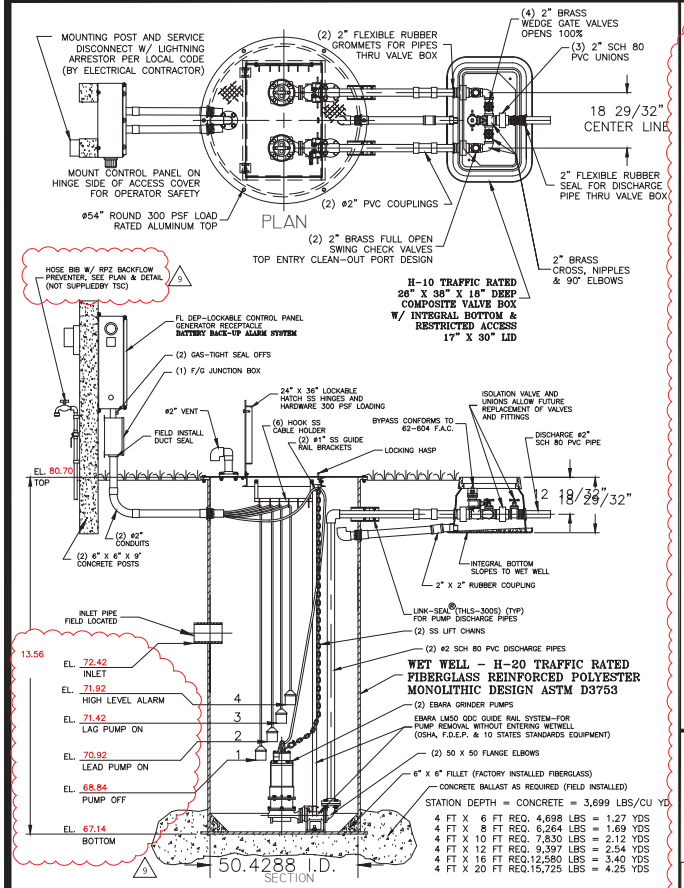
Sunshine811
Call 811 or visit sunshine811.com two full business days before digging to have buried facilities located and marked.
Check positive response codes before you dig!

JOHN J. STOECKEL
FLORIDA PROFESSIONAL ENGINEER
LICENSE NO. 80758

PROJECT NAME:
MAJOR SITE PLAN
CORTA COMMONS
FOR
CORTA OCALA, LLC
SW HWY 200 - OCALA
MARION COUNTY, FLORIDA

SHEET TITLE
MARION COUNTY UTILITY DETAILS

PROJECT NO: 23-3306
CHECKED BY: JJS
VERTICAL DATUM: NAVD 1988
DATE: 03/29/2024
SHEET NUMBER
C-510



EBARA SEWAGE GRINDER PUMP
48" DUPLEX STATION – 2" PIPING
WITH SLIDE RAIL SYSTEM, V.B. AND F.D.E.P. PANEL
TSC PRE-FAB PUMP SOLUTIONS©

MODEL TSC2-48.1 BBU R21.dwg©

1. HOSE BIBB WITH REDUCED PRESSURE BACK FLOW PREVENTER
2. GROUT FILLET (1 TO 1 SLOPE TO "HOPPER" BOTTOM)

FIELD INSTALL BY CONTRACTOR

JOB: _____

QS: _____

GENERAL NOTES

FURNISH AND INSTALL LIBERTY SUBMERSIBLE GRINDER PUMPS:

DESIGN CONDITION:

MODEL	LGV, LGH	2.5	HP
GPM	60	33.36-93.13	FT/TDH
VOLTAGE	208	SINGLE	PHASE
DISCHARGE	2"		IMPELLER

SEWAGE GRINDER PUMP:

1. RATED FOR FIFTEEN (15) STARTS PER HOUR.
2. OIL FILLED MOTOR DESIGNED FOR SEWAGE APPLICATION WITH CLASS H INSULATION.
3. DUAL MECHANICAL SHAFT SEALS (SILICON CARBIDE / SILICON CARBIDE)
4. HIGH TEMPERATURE BALL BEARINGS B-10 RATING OF 100,000 HOURS, UPPER – SINGLE ROW, LOWER – DOUBLE ROW
5. PUMP SHAFT HORSEPOWER (BHP) SHALL NOT EXCEED MOTOR RATED HORSEPOWER THROUGHOUT THE ENTIRE OPERATING RANGE OF THE PUMP PERFORMANCE CURVE.
6. MOTORS SHALL BE DUAL WOUND AND CAPABLE OF OPERATING ON 208/230 VOLT WITH A 10% TOLERANCE VOLTAGE (190 TO 260) OR OPERATE ON 460 VOLT BY CHANGING THE MOTOR LEADS INSIDE THE PUMP.

FIBERGLASS WET WELL: SHALL BE A ONE PIECE UNIT WITH INTEGRAL BOTTOM, WALL AND UPPER FLANGE. THE ENTIRE FIBERGLASS WET WELL SHALL HAVE A DYNAMIC LOAD RATING OF 16,000 FT/LBS. EACH UNIT MUST BE SERIAL NUMBERED TO IDENTIFY THE TEST PROCEDURE. ASTM D 3753 & H-20 SPECIFICATIONS SHALL BE REQUIRED AS MINIMUM.

ALUMINUM HATCH: TSC MODEL-54R (54") ROUND WITH 24" X 36" LOCKABLE HATCH, REINFORCED FOR LOAD RATING OF 300 LBS/FT WITH HOLD OPEN SAFETY ARM, LOCKING DEVICE FOR HASP TYPE PADLOCK AND STAINLESS STEEL HARDWARE.

VALVE BOX: FIBERGLASS COMPOSITE (H-10 TRAFFIC RATED) WITH INTEGRAL BOTTOM. (FOR 1 1/4" AND 2" DISCHARGE PIPING SXS HEADER SYSTEM) SHALL BE 26" X 38" X 18" WITH 17" X 30" LIMITED ACCESS LID

ACCESSORIES: #304 S/S – GUIDE RAILS, UPPER GUIDE RAIL BRACKETS, CABLE HOLDER, ANCHOR BOLTS AND PUMP LIFTING CHAINS.

VALVES : SHALL BE SEWAGE SERVICE DESIGN BRASS SWING CHECK VALVES WITH TOP ENTRY CLEAN-OUT PORT AND BRASS WEDGE GATE VALVES OPEN 100%.

PIPING: 2" SCHEDULE 80 PVC.

FLOAT SWITCHES: UL LISTED SJ ELECTRO MODEL (SJ 30 SWENO).

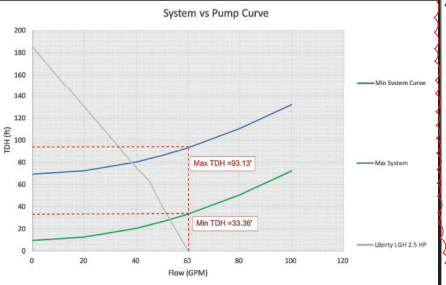
PUMP SUPPLIER SHALL PROVIDE SUBMERSIBLE PUMPS, SLIDE RAIL ASSEMBLIES, CONTROL PANEL, JUNCTION BOX, FLOAT SWITCHES, ALUMINUM HATCH AND ACCESSORIES TO INSURE PROPER OPERATION AND WARRANTY.

THE COMPLETE PACKAGE PUMPING STATION SHALL HAVE PUMP BASES, SLIDE RAIL ASSEMBLIES AND DISCHARGE PIPING ASSEMBLED BY TECHNICAL SALES CORPORATION READY TO SHIP FOR FIELD INSTALLATION.

THE MANUFACTURER OF PRE-FAB PUMP SOLUTIONS©:
TECHNICAL SALES CORPORATION, 4621 N. HALE AVE TAMPA, FL 33614 (813)876-9256

LIBERTY ENGINEERED PRODUCTS

LIBERTY LGV, LGH 2.5HP Synchronous Speed: 3450 RPM
Single and Three Phase 2 Inch Discharge
Design flow: 60 GPM @ TDH/FT



PUMP PERFORMANCE CURVE

CONTROL PANEL –SHALL CONFORM TO FL DEP 62-604 F.A.C.

CONTROL PANEL SHALL BE TSC MODEL # 38-D IN NEMA 4X FIBERGLASS ENCLOSURE. THE PANEL SHALL MEET STATE OF FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (DEP), ENVIRONMENTAL PROTECTION COMMISSION (EPC) AND LOCAL CODE REQUIREMENTS GOVERNING PRIVATE LIFT STATIONS.

FLOAT SWITCHES AND CONTROL SYSTEM SHALL BE UL LISTED AND INTRINSICALLY SAFE. ALL COMPONENTS SHALL BE UL LISTED.

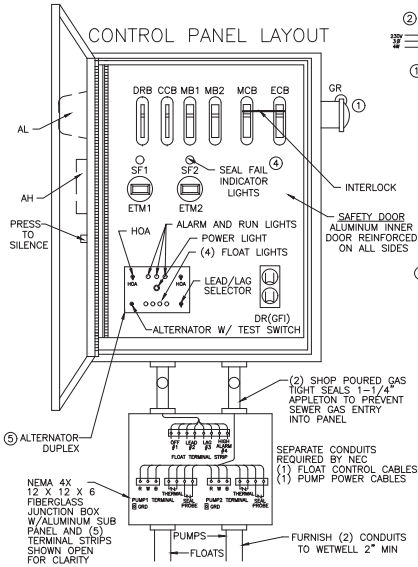
A JUNCTION BOX IS REQUIRED, WITH SHOP POURED SEALS BETWEEN BOX AND CONTROL PANEL TO PREVENT SEWER GAS ENTRY INTO CONTROL PANEL.

ELECTRICAL CONTRACTOR TO PROVIDE SERVICE DISCONNECT WITH LIGHTNING ARRESTOR MOUNTED PER LOCAL CODES.

THE CONTROL PANEL SHALL BE SUITABLY INSTALLED TO PREVENT SETTLING OR TIPPING.

BATTERY BACK-UP ALARM SYSTEM TO BE INCORPORATED INTO CONTROL PANEL PER THE "10 STATES STANDARDS"

CONTROL PANEL LAYOUT

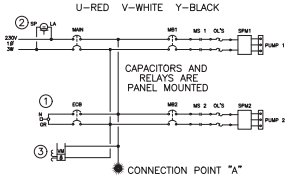


LEGEND

	AH	ALARM HORN
	AL	ALARM LIGHT
	ASB	ALARM SILENCE BUTTON
(5)	ATS	ALTERNATOR W/TEST SWITCH
(6)	BBU	BATTERY (BACK-UP UNIT)
	CCB	CONTROL CIRCUIT BREAKER
	DR	DUPLEX RECEPTACLE
	DRB	DUPLEX RECEPTACLE BREAKER
	ECB	EMERGENCY CIRCUIT BREAKER
	ETM	ELAPSED TIME METER
	F	FUSE
	FL	FLASHER
	FS	FLOAT SWITCH (REGULATOR)
(1)	GR	GENERATOR RECEPTACLE
	GRD	GROUND
	HOA	HAND-OFF-AUTOMATIC SELECTOR
	LA	LIGHTNING ARRESTOR
	MB	MOTOR BREAKER
	MCB	MAIN CIRCUIT BREAKER
	MS	MOTOR STARTER
	N	NEUTRAL
	OL'S	OVERLOAD HEATERS
(3)	PM	PHASE MONITOR
	PTS	PUMP TERMINAL STRIP
	R	RELAY
	RC	RUN CAPACITOR
	RD	DISCHARGE RESISTOR
	RL	PUMP RUN INDICATORS
	RTS	REGULATOR TERMINAL STRIP
	SC	START CAPACITOR
(4)	SF	SEAL FAIL (SHAFT)
	SR	START RELAY
(2)	SP	SURGE PROTECTOR
	TTS	THERMAL TERMINAL STRIP

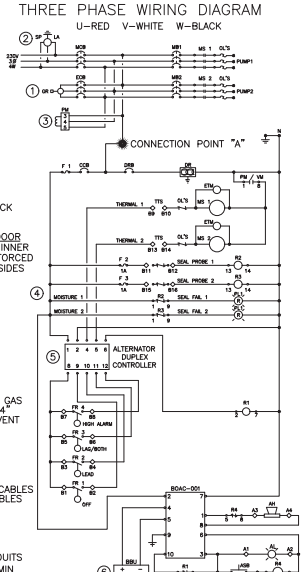
SINGLE PHASE WIRING DIAGRAM

U-RED V-WHITE Y-BLACK



THREE PHASE WIRING DIAGRAM

U-RED V-WHITE W-BLACK



PANEL WIRING DIAGRAM

PANELS SHALL CONFORM TO FLORIDA DEP 62-604 F.A.C.

1. GENERATOR RECEPTACLE FOR EMERGENCY POWER CONNECTION WITH INTERLOCK
2. SURGE PROTECTION AND LIGHTNING PROTECTION ON ALL INCOMING LEGS
3. PHASE PROTECTION SHALL BE PROVIDED
4. SHAFT SEAL FAIL DETECTION
5. ALTERNATOR W/TEST SWITCH
6. BATTERY BACK-UP UNIT

PANEL MANUFACTURER SHALL BE A "UL" LISTED SHOP.

TSC DUPLEX GRINDER PUMP STATION
FIBERGLASS WET WELL

TECHNICAL SALES CORPORATION
TSC PRE-FAB PUMP SOLUTIONS©
WATERWORKS & WASTEWATER SPECIALTIES
Representing Innovative Manufacturers
MODEL TSCE2-48.1 BBU©
4621 N. HALE AVENUE PH (813)876-9256
TAMPA, FL 33614 FAX (813)874-1194
EMAIL: Sales@TSCTampa.com
REV-21 SCALE: N.T.S.

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

REVISIONS

REV	DATE	DESCRIPTION	BY
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08	1/07/24	PERMIT MODIFICATION & REVISION - ACCESS, UTILITY, DRAINAGE	JJS
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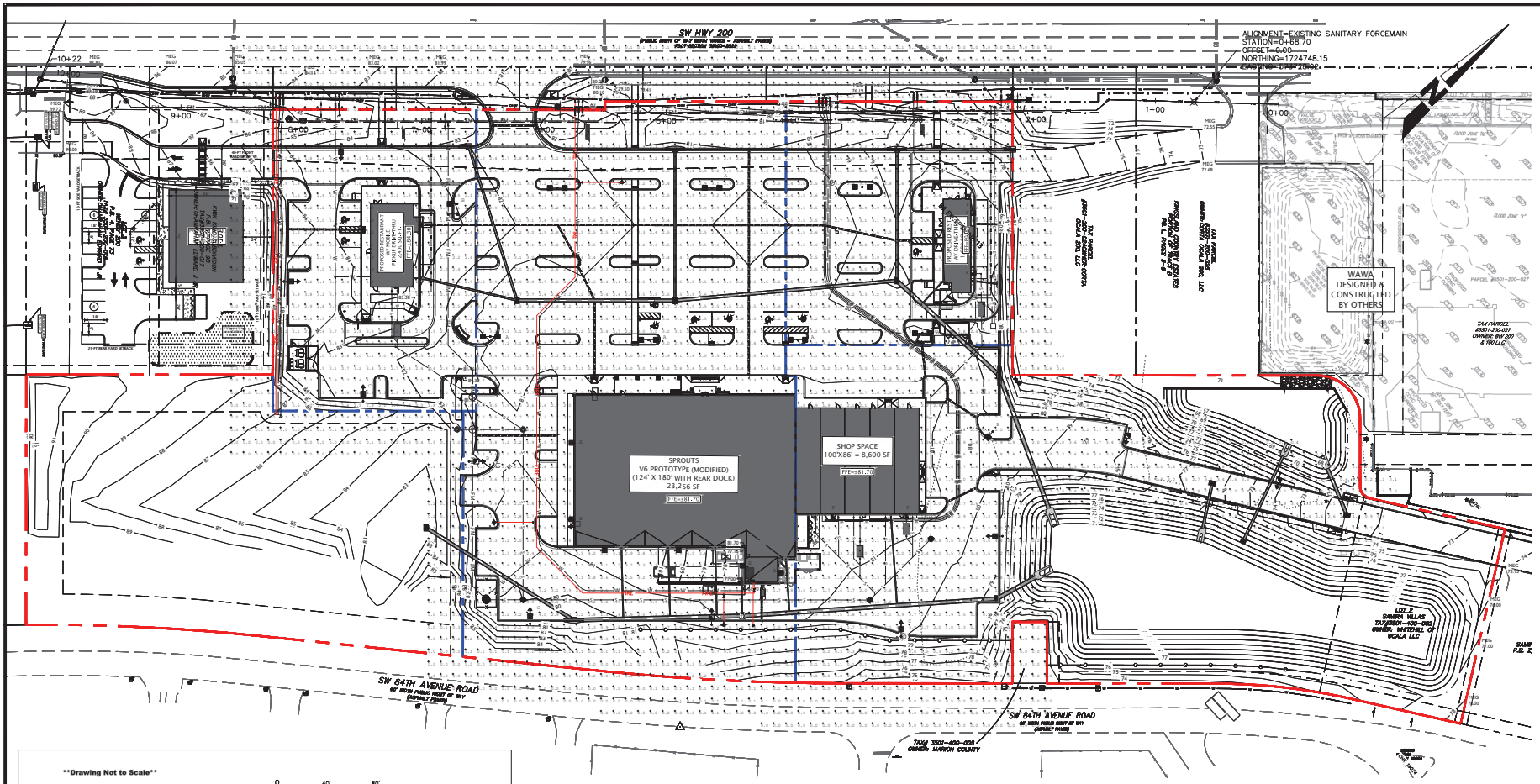
JOHN J. STOECKEL
FLORIDA PROFESSIONAL ENGINEER
LICENSE NO. 80758

PROJECT NAME:
MAJOR SITE PLAN
CORTA COMMONS
FOR
CORTA OCALA, LLC
SW HWY 200 - OCALA
MARION COUNTY, FLORIDA

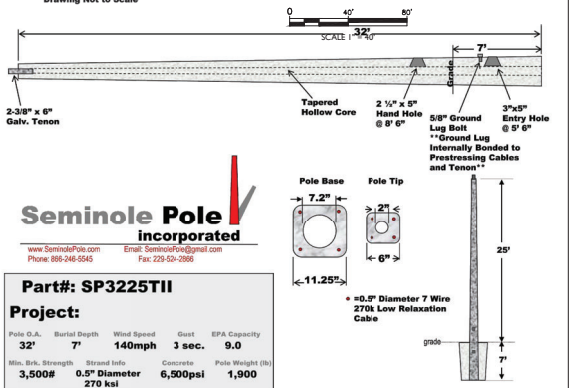
SHEET TITLE
LIFT STATION DETAILS & SPECIFICATIONS

PROJECT NO: 23-3306
CHECKED BY: JJS
VERTICAL DATUM: NAVD 1988
DATE: 03/29/2024

SHEET NUMBER
C-511



Drawing Not to Scale



Seminole Pole incorporated
www.SeminolePole.com Email: SeminolePole@gmail.com
Phone: 866-246-5545 Fax: 229-52r-2866

Part#: SP3225TII

Project:

Pole O.A.	Burial Depth	Wind Speed	Gust	EPA Capacity
32'	7'	140mph	3 sec.	9.0

Min. Brk. Strength	Strand Info	Concrete	Pole Weight (lb)
3,500#	0.5" Diameter 270 ksi	6,500psi	1,900

LIGHTING POLE DETAIL & SPECIFICATION:

GENERAL NOTES:

1. BOUNDARY, TOPOGRAPHIC, AND TREE INFORMATION SHOWN HEREON TAKEN FROM A SURVEY ENTITLED "ALTA/NSPS LAND TITLE SURVEY LOCATED IN SECTIONS 24 & 25, TOWNSHIP 15 SOUTH, RANGE 20 EAST, MARION COUNTY, FLORIDA", PREPARED BY CHW PROFESSIONAL CONSULTANTS, DATED MARCH 18, 2023
2. THE HORIZONTAL & VERTICAL DATUMS PER ABOVE REFERENCED SURVEY.
3. THIS LIGHTING PATTERN REPRESENTS ILLUMINATION LEVELS CALCULATED FROM LABORATORY DATA TAKEN UNDER CONTROLLED CONDITIONS UTILIZING CURRENT INDUSTRY STANDARD LAMP RATINGS IN ACCORDANCE WITH ILLUMINATING ENGINEERING SOCIETY APPROVED METHODS. ACTUAL PERFORMANCE OF ANY MANUFACTURER'S LUMINAIRE MAY VARY DUE TO VARIATION IN ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS AND OTHER VARIABLE FIELD CONDITIONS.
4. FIXTURES MOUNTED ON 25-FT POLE. LIGHT LEVEL CALCULATED ON THE GROUND.
5. THE ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR RECEIVING, STORAGE, INSTALLATION AND WIRING OF LIGHT FIXTURES.
6. THE ELECTRICAL CONTRACTOR SHALL REPORT ANY DAMAGED LIGHT FIXTURES OR MISSING PARTS TO THE MANUFACTURER WITHIN 48 HOURS OF RECEIPT OF LIGHT FIXTURE PACKAGE.
7. SITE LIGHTING MATERIALS SHOULD BE PROCURED THROUGH WLS LIGHTING, NO ALTERNATIVE FIXTURES SHALL BE PERMITTED. CONTACT KEN BRONSTAD, WLS LIGHTING AT 817.840.9332 OR KBRONSTAD@WLSLIGHTING.COM.

Calculation Summary								
Label	Units	Avg	Max	Min	Avg/Min	Max/Min	PtSpcLr	PtSpcTb
EAST RESTAURANT DRIVE THRU	Fc	2.90	5.7	1.7	1.71	3.35	10	10
EAST RESTAURANT PARKING	Fc	2.22	2.6	1.9	1.17	1.37		
ENTRANCE DRIVES	Fc	2.33	3.6	0.6	3.88	6.00		
MAIN PARKING	Fc	2.71	3.7	2.0	1.36	1.85		
MAIN SIDES & REAR	Fc	2.74	5.5	0.7	3.91	7.86		
WEST RESTAURANT DRIVE	Fc	2.13	4.4	1.0	2.13	4.40		
WEST RESTAURANT DRIVE THRU	Fc	2.08	2.8	1.5	1.39	1.87		
WEST RESTAURANT PARKING	Fc	2.48	4.3	1.5	1.65	2.87		

Luminaire Schedule						
WLS17599 CORTA SPROUTS OCALA, FL PM: KEN PLEASE EMAIL US FOR PRICING AT KBRONSTAD@WLSLIGHTING.COM						
Symbol	Qty	Label	Lum. Lumens	LLF	Description	Lum. Watts
	7	A	20239	0.970	WLS-C1-158-4K7-5QW-SLW 30' MOUNTING HEIGHT	158
	2	B	20239	0.970	WLS-C1-158-4K7-5QW-SLW 30' MOUNTING HEIGHT	158
	6	C	17729	0.970	WLS-C1-158-4K7-4P-HSS-90-B-SLW 30' MOUNTING HEIGHT	158
	4	D	19669	0.970	WLS-C1-158-4K7-2-SLW 30' MOUNTING HEIGHT	158
	6	E	9550	0.950	WLS-NV-W-T4-32L-7-40K-SLW 18' MOUNTING HEIGHT	71
	5	F	6328	0.950	WLS-NV-W-T4-16L-1-40K-SLW 15' MOUNTING HEIGHT	56.11

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JOHN J. STOECKEL
FLORIDA PROFESSIONAL ENGINEER
LICENSE NO. 80758

PROJECT NAME:
MAJOR SITE PLAN
CORTA COMMONS
FOR
CORTA OCALA, LLC
SW HWY 200 - OCALA
MARION COUNTY, FLORIDA

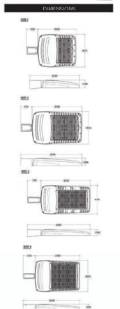
SHEET TITLE
EXTERIOR LIGHTING PHOTOMETRIC PLAN

PROJECT NO: 23-3306
CHECKED BY: JJS
VERTICAL DATUM: NAVD 1988
DATE: 03/29/2024
SHEET NUMBER
C-601

C SERIES LED AREA

Type: ______

DIMENSIONS



FEATURES

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

SPECIFICATIONS

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

OPTICS
- Micro Strike Optics (160, 320, 480, or 720 LED counts) maximize uniformity in applications and come standard with mid-power LEDs which evenly illuminate the entire luminous surface area to provide a low glare appearance. Catalog logic found on page 2
- Strike Optics (36, 72, 108, or 162 LED counts) provide best in class distributions and maximum pole spacing in new applications with high powered LEDs. Strike optics are held in place with a polycarbonate bezel to mimic the appearance of the Micro Strike Optics so both solutions can be combined on the same application. Catalog logic found on page 3
- Both optics maximize target zone illumination with minimal losses at the house-side, reducing light trespass issues. Additional backlight control shields and house side shields can be added for further reduction of illumination behind the pole
- One-piece silicone gasket ensures a weatherproof seal
- Zero up-light at 0 degrees of tilt
- Field rotatable optics

INSTALLATION
- Mounting patterns for each arm can be found on page 4
- Optional universal mounting block for ease of installation during retrofit applications. Available as an option (ASQU) or accessory for square and round poles
- All mounting hardware included Knuckle arm fitter option available for 2-3/8" OD tenon
- For products with EPA less than 1 mounted to a pole greater that 20ft, a vibration damper is recommended

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

CERTIFICATIONS
- DLC® (DesignLights Consortium Qualified), with some Premium Qualified configurations. Not all product variations listed in this document are DLC® qualified. Refer to http://www.designlights.org for the most up-to-date list.
- Listed to UL1598 and CSA C22.2#250.0- 24 for wet locations and 40°C ambient temperatures
- 1.5 G rated for ANSI C136.31 high vibration applications
- Fixture is IP65 rated
- Meets IDA recommendations using 3K CCT configuration at 0 degrees of tilt
- This product qualifies as a "designatedcountry construction material" per FAR 52.225-11 Buy American-Construction Materials under Trade Agreements effective 04/23/2020

WARRANTY
- 5 year warranty

Made in the U.S.A. of the U.S. and imported parts. Meets Buy American requirements for ARRA.

WLS LIGHTING SYSTEMS 6820 Corporation Pkwy Fort Worth, TX 76126 817.731.0020 www.wlslighting.com

Project Name: ______
Date: ______
Location: ______
Notes: ______

41 REV. 3/23
Specifications subject to change without notice.

C SERIES LED AREA

MICROSTRIKE OPTICS ORDERING INFORMATION SELECT APPROPRIATE CHOICE FROM EACH COLUMN TO FORMULATE ORDER CODE. Refer to example below.

PRODUCT	VERSION	SIZE	LIGHT ENGINE	COLOR TEMPERATURE	DISTRIBUTION	OPTIC ROTATION	VOLTAGE	MOUNTING	COLOR	OPTIONS
C	Blank Micro strike	1 Size 1	35 5468 Lumens 1 51 7357 Lumens 1 72 10512 Lumens 97 14178 Lumens 112 16311 Lumens 132 19274 Lumens 158 23004 Lumens	AP AP-Amber Phosphor Converted 27K8 2700K, 80 CRI 3K7 3000K, 70 CRI 3K8 3000K, 80 CRI 35K8 3500K, 80 CRI 3K9 3000K, 90 CRI 4K7 4000K, 70 CRI 4K8 4000K, 80 CRI 4K9 4000K, 90 CRI 5K7 5000K, 70 CRI 5K8 5000K, 80 CRI	2 Type 2 3 Type 3 4F Type 4 Forward 4W Type 4 Wide 5QW Type 5 Square Wide	Blank No Rotation L Optic Rotation Left R Optic Rotation Right	UNV 120-277V 120 120V 208 208V 240 240V 277 277V 347 347V 480 480V	A Arm mount for square pole/flat surface (B3 Drill Pattern) (Does not include round pole adapter) A_ Arm mount for round pole 2 ASQU Universal arm mount for square pole. Can be used with B3 or S2 Drill Pattern A_U Universal arm mount for round pole 2 AAU Adjustable arm for pole mounting (universal drill pattern) AA_U Adjustable arm mount for round pole 2 MAF Mast arm fitter for 2-3/8" OD horizontal arm K Knuckle T Trunnion WB Wall Bracket, horizontal tenon with MAF WM Wall mount bracket with decorative upswept arm WA Wall mount bracket with adjustable arm	BLT Black Matte Textured BLS Black Gloss Smooth DBT Dark Bronze Matte Textured DBS Dark Bronze Gloss Smooth GTT Graphite Matte Textured LGS Light Grey Gloss Smooth LGT Light Grey Gloss Textured PSS Platinum Silver Smooth WHT White Matte Textured WHS White Gloss Smooth VGT Verde Green Textured CC Custom Color	F Fusing 2PF Dual Power Feed 2DR Dual Driver TE Tool less Entry BC Backlight Control 6 TB Terminal Block
		2 Size 2	150 21867 Lumens 167 24319 Lumens 186 27078 Lumens 216 31523 Lumens 241 [illegible] 262 38127 Lumens 312 45496 Lumens 1							
		3 Size 3	286 41728 Lumens 317 46174 Lumens 338 49341 Lumens 392 57183 Lumens 423 61705 Lumens 468 68232 Lumens							
		4 Size 4	429 62599 Lumens 475 69254 Lumens 519 75691 Lumens 565 87231 Lumens 1 600 87468 Lumens 1 CLO Custom Lumen Output 1							

ORDER:

WLS-C										

Example: WLS-C-2-186-4K8-5QW-UNV-A-DBS-F

CONTROLS
- **BTS-14F** Bluetooth® Programmable, BTSMP-LMO PIR Occupancy Sensor with Automatic Dimming Photocell and 360° Lens 8
- **BTS-40F** Bluetooth® Programmable, BTSMP-HMO PIR Occupancy Sensor with Automatic Dimming Photocell and 360° Lens 8
- **BTSO-12F** Bluetooth® Programmable, BTSMP-OMNI-O PIR Occupancy Sensor with Automatic Dimming Photocell and 360° Lens 8
- **7PR** 7-Pin Receptacle 4
- **7PR-SC** 7-Pin Receptacle with shorting cap 4
- **3PR** 3-Pin twist lock 4
- **3PR-SC** 3-Pin receptacle with shorting cap 4
- **3PR-TL** 3-Pin PCR with photocontrol 4
- **PC** Button Photocontrol 4,7
- **NL** NetLINK Controls System

FOOTNOTES:
1. Contact your Sales Professional for more information
2. Replace "_" with "2" for 2.5"-3.4" OD pole, "3" for 3.5"-4.13" OD pole, "4" for 4.18"-5.25" OD pole, "5" for 5.5"-6.5" OD pole
3. Networked Controls cannot be combined with other control options
4. Not available with Dual Driver option
5. Some voltage restrictions may apply when combined with controls
6. Not available with 480V
7. BC not available on 4F and type 5 distributions
8. BTS and BTSO are only available on Size 3 and Size 4

WLS LIGHTING SYSTEMS 6820 Corporation Pkwy Fort Worth, TX 76126 817.731.0020 www.wlslighting.com

Project Name: ______
Date: ______
Location: ______
Notes: ______

41 REV. 3/23
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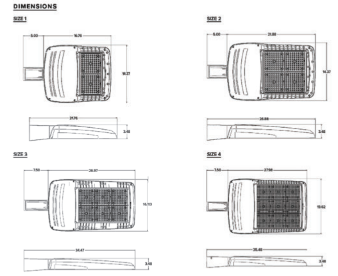
C SERIES LED AREA

DIMENSIONS



	EPA				
	WLS-C (Size 1)	WLS-C (Size 2)	WLS-C (Size 3)	WLS-C (Size 4)	Config.
Single Fixture	0.454	0.555	0.655	0.698	
Two at 180	0.908	1.110	1.310	1.396	
Two at 90	0.583	0.711	0.857	0.948	
Three at 90	1.037	1.266	1.512	1.646	
Three at 120	0.943	1.155	1.392	1.680	
Four at 90	1.166	1.422	1.714	1.896	

Weight	lbs	kgs
WLS-C (Size 1)	13.7	6.2
WLS-C (Size 2)	16.0	7.26
WLS-C (Size 3)	25.9	11.7
WLS-C (Size 4)	30.8	13.9

WLS LIGHTING SYSTEMS 6820 Corporation Pkwy Fort Worth, TX 76126 817.731.0020 www.wlslighting.com

Project Name: ______
Date: ______
Location: ______
Notes: ______

41 REV. 3/23
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C SERIES LED AREA

MOUNTING

A-STRAIGHT ARM MOUNT
Fixture ships with integral arm for ease of installation. Compatible with Current Outdoor B3 drill pattern for ease of installation on square poles. For round poles add applicable suffix (2/3/4/5)

ASQU-UNIVERSAL ARM MOUNT
Universal mounting block for ease of installation. Compatible with drill patterns from 2.5" to 4.5" and Current drill pattern S2. For round poles add applicable suffix (2/3/4/5)

AAU-ADJUSTABLE ARM FOR POLE MOUNTING
Rotatable arm mounts directly to pole. Compatible with drill patterns from 2.5" to 4.5" and Current drill pattern S2 and B3. For round poles add applicable suffix (2/3/4/5). Rotatable in 15° aiming angle increments. Micro Strike configurations have a 45° aiming limitation.
Strike configurations have a 30° aiming limitation.

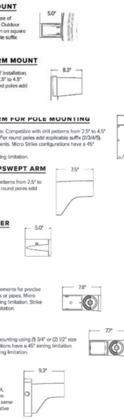
ADU-DECORATIVE UPSWEPT ARM
Upswept Arm compatible with drill patterns from 2.5" to 4.5" and Current drill pattern S2. For round poles add applicable suffix (2/3/4/5).

MAF-MAST ARM FITTER
Fits 2-3/8" OD horizontal tenons.

K-KNUCKLE
Knuckle mount 15° aiming angle increments for precise aiming and control, fits 2-3/8" tenons or pipes. Micro Strike configurations have a 45° aiming limitation. Strike configurations have a 30° aiming limitation.

T-TRUNNION
Trunnion for surface and crossarm mounting using (1) 3/4" or (2) 1/2" size through bolts. Micro Strike configurations have a 45° aiming limitation. Strike configurations have a 30° aiming limitation.

WM-WALL MOUNT
Compatible with universal arm mount, adjustable arm mount and decorative arm mount. The WA option uses the same wall bracket but replaces the decorative arm with an adjustable arm.



WLS LIGHTING SYSTEMS 6820 Corporation Pkwy Fort Worth, TX 76126 817.731.0020 www.wlslighting.com

Project Name: ______
Date: ______
Location: ______
Notes: ______

41 REV. 3/23
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WLS LIGHTING a WLS company — NV-W

HIGH PERFORMANCE FULL CUT OFF WALL PACK

FORM AND FUNCTION
- Sleek, low profile housing
- Spec grade performance
- Engineered for optimum thermal management
- Reduces energy consumption and costs up to 65%

CONSTRUCTION
- Die Cast Aluminum
- Internal cooling fins
- Corrosion resistant external hardware
- One-piece silicone gasket ensures IP65 seal for electronics compartment
- Two-piece silicone Micro Optic system ensures IP67 level seal around each PCB
- Silicone Micro Optics: Recessed, full cutoff and non-yellowing
- Dark Sky Compliant

FINISH
- 3-5 mils electrostatic powder coat.
- WLS' standard high-quality finishs prevent corrosion and protects against extreme environmental conditions

WARRANTY
Five-year standard warranty

LISTINGS
- Certified to UL 1598
- UL 8750
- CSA C22.2 No. 250.0
- DesignLights Consortium® (DLC)
- DesignLights Consortium Premium ® (DLCP)
- IP65 / IP67 Rated
- IK10 Compliant

LED WATTAGE CHART

	16L	32L
350 milliamps	19w	-
530 milliamps	29w	-
700 milliamps	37w	71w
1000 milliamps	-	100w
1050 milliamps	56w	

Project Name: ______ Type: ______

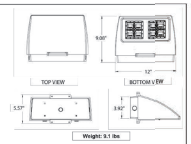
Cat#	Light Dist.	# of LEDs	Milliamps	Kelvin	Volts	Mounting	Color	Options	Options
NV-W (NV-W)	Type 2 (T2) Type 3 (T3) Type 4 (T4)	16 (16L) 32 (32L)	350 (35) 530 (53) 700 (7) 1000 (1A) ❼ 1050 (1) ❽	2700K, 80 CRI (27K8) ❶ 3000K, 70 CRI (30K7) 3000K, 80 CRI (30K8) ❶ 3500K, 80 CRI (35K8) 4000K, 70 CRI (40K7) 4000K, 80 CRI (40K8) ❶ 5000K, 70 CRI (50K7) 5000K, 80 CRI (50K8) ❶	120-277 (UNV) 347-480 (HV)	Wall Mount (WM)	Bronze Textured (BRZ) White Textured (WHT) Smooth White Gloss (SWT) Silver (SVR) Black Textured (BLK) Smooth Black Gloss (SBK) Graphite Textured (GPH) Grey Textured (GRY) Custom (CS)	Marine Grade Finish (MGF) Vanity Plate 16" SQ (VP16) Housing Extension (HE) ❸ Surge Protector (20KA)	FSP-211 with Motion Sensor (FSP-x) ❸ *8' Heights and below (FSP-2Q) ❸ *9'-20' Heights Nema 7-Pin Receptacle (PE7) ❸ Button Photo Cell (PC) ❸ Emergency Battery 4w 516-564 Lumens (EM4) ❷❻ Emergency Battery 8w 1032-1128 Lumens (EM8) ❷❻ Emergency Battery 16w 2064-2256 Lumens (EM16) ❷❻ Emergency Cold Pk Battery 14w 1806-1974 Lumens (EMCP) ❷❻

Notes:
- ❶ Consult Factory for Lead Time. Consult Factory for 90 CRI Requests.
- ❷ To match EM Extension Box
- ❸ Requires Deep Back Box
- ❹ Universal Voltage 120-277
- ❺ All Emergency Battery Options Certified CA Title 20
- ❻ (1A) 32L only
- ❼ (1) 16L only

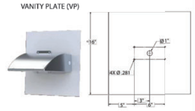
ELECTRICAL
- 120-277 Volts (UNV) or 347-480 Volts (HV)
- 0-10V dimming driver by Philips Advance
- Driver power factor at maximum load is ≥ .95, THD maximum load is 15%
- All internal wiring UL certified for 600 VAC and 105°C
- All drivers, controls, and sensors housed in enclosed IP65 compartment
- Lumileds Luxeon MX LED's
- CRI 70, 80 or 90
- Color temperatures: 2700K, 3000K, 3500K, 4000K, 5000K
- Surge Protection: 20KA is available as an option

OPTIONS
- MARINE GRADE FINISH (MGF) —A multi-step process creating protective finishing coat against harsh environments.
  - Chemically washed in a 5 stage cleaning system.
  - Pre-baked
  - Powder coated 3-5 mils of Zinc Rich Super Durable Polyester Primer.
  - 1-2 feet inside pole coverage top and bottom.
  - Oven Baked.
  - Finished Powder Coating of Super Durable Polyester Powder Coat 3-5 mil thickness.
- VANITY PLATE (VP)—The Vanity Plate was designed to cover the un-sightly remains on a wall where a larger HID wallpack was removed. The Vanity Plate will be painted to match the finish of the NV-W, custom finishes are available, please consult factory. The standard Vanity Plate is 16" x 16".
- NEMA 7-PIN RECEPTACLE (PE7)—An ANSI C136.41-2013 receptacle provides electrical and mechanical interconnection between photo control cell and luminaire. Dimming receptacle available two or four dimming contacts supports 0-10 VDC dimming methods or Digital Addressable Lighting Interface (DALI), providing reliable power interconnect.
- EMERGENCY BATTERY OPERATION — The emergency battery backup is integral to the NV-W. All emergency backup configurations include a standalone secondary driver with integral relay to detect power loss. This meets NFPA 70/NEC 2008. The emergency battery will power the NV-W for 90 minutes once power is lost. Emergency battery pack are of LiFeP04 batteries. (EMCP) Emergency Cold Pack Batteries are rated for -20°C to 50°C.

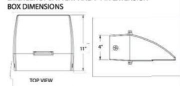
OPTICS
Silicone optics high photothermal stability and light output provides higher powered LEDs with minimized lumen depreciation LED life. UV and thermal stability with scratch resistance increases exterior application durability.
- IES Types



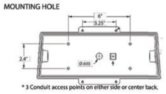
VANITY PLATE (VP)



EMERGENCY BATTERY AND 7-PIN EXTENSION BOX DIMENSIONS



MOUNTING HOLE

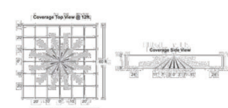


* 3 Conduit access points on either side or center back.

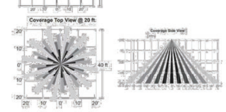
MOTION SENSOR PLACEMENT

CONTROLS
- DIMMING CONTROL (FSP)—Passive infrared (PIR) sensor providing multi-level control based on motion/daylight contribution.
  - All control parameters adjustable via wireless configuration remote storing and transmitting sensor profiles.
  - FSP-8 mounting heights 8 feet and below
  - FSP-20 mounting heights 9-20 feet
  - Includes 5 dimming event cycles, 0-10V dimming with motion sensing, reprogrammable in the field.

FSP-8



FSP-20



LUMENS

PART NUMBER	T2	LM/W	T3	LM/W	T4	LM/W	WATTS
NV-W 16L-35-30K7	2470	130	2499	132	2470	130	19
NV-W 16L-35-40K7	2618	138	2648	139	2618	138	19
NV-W 16L-35-50K7	2618	138	2648	139	2618	138	19
NV-W 16L-53-30K7	3544	122	3579	123	3544	122	29
NV-W 16L-53-40K7	3756	130	3794	131	3756	130	29
NV-W 16L-53-50K7	3756	130	3794	131	3756	130	29
NV-W 16L-7-30K7	4388	119	4432	120	4388	119	37
NV-W 16L-7-40K7	4651	126	4698	127	4651	126	37
NV-W 16L-7-50K7	4651	126	4698	127	4651	126	37
NV-W 16L-1-30K7	5970	107	6029	108	5970	107	56
NV-W 16L-1-40K7	6328	113	6391	114	6328	113	56
NV-W 16L-1-50K7	6328	113	6391	114	6328	113	56
NV-W 32L-7-30K7	9010	127	9100	128	9010	127	71
NV-W 32L-7-40K7	9550	135	9646	136	9550	135	71
NV-W 32L-7-50K7	9550	135	9646	136	9550	135	71
NV-W 32L-1A-30K7	10871	109	10983	110	10871	109	100
NV-W 32L-1A-40K7	11426	114	11544	115	11426	114	100
NV-W 32L-1A-50K7	11426	114	11544	115	11426	114	100

BUG RATINGS

PART NUMBER	T2	T3	T4	WATTS
NV-W-16L-35-30K7	B1-U0-G1	B1-U0-G1	B1-U0-G1	19
NV-W-16L-35-40K7	B1-U0-G1	B1-U0-G1	B1-U0-G1	19
NV-W-16L-35-50K7	B1-U0-G1	B1-U0-G1	B1-U0-G1	19
NV-W-16L-53-30K7	B1-U0-G1	B1-U0-G1	B1-U0-G1	29
NV-W-16L-53-40K7	B1-U0-G1	B1-U0-G1	B1-U0-G1	29
NV-W-16L-53-50K7	B1-U0-G1	B1-U0-G1	B1-U0-G1	29
NV-W-16L-7-30K7	B1-U0-G1	B1-U0-G1	B1-U0-G1	37
NV-W-16L-7-40K7	B1-U0-G1	B1-U0-G1	B1-U0-G1	37
NV-W-16L-7-50K7	B1-U0-G1	B1-U0-G1	B1-U0-G1	37
NV-W-16L-1-30K7	B1-U0-G1	B1-U0-G2	B1-U0-G2	56
NV-W-16L-1-40K7	B1-U0-G1	B1-U0-G2	B1-U0-G2	56
NV-W-16L-1-50K7	B1-U0-G1	B1-U0-G2	B1-U0-G2	56
NV-W-32L-7-30K7	B1-U0-G2	B2-U0-G2	B2-U0-G2	71
NV-W-32L-7-40K7	B1-U0-G2	B2-U0-G2	B2-U0-G2	71
NV-W-32L-7-50K7	B1-U0-G2	B2-U0-G2	B2-U0-G2	71
NV-W 32L-1A-30K7	B2-U0-G2	B2-U0-G2	B2-U0-G2	100
NV-W 32L-1A-40K7	B2-U0-G2	B2-U0-G2	B2-U0-G2	100
NV-W 32L-1A-50K7	B2-U0-G2	B2-U0-G2	B2-U0-G2	100

EMERGENCY BATTERY BACK-UP LUMENS

PART NUMBER	T2	LM/W	T3	LM/W	T4	LM/W	WATTS
EM4-30K7	520	130	524	131	516	129	4
EM4-40K7	544	136	548	137	540	135	4
EM4-50K7	560	140	564	141	556	139	4
EM8-30K7	1040	130	1048	131	1032	129	8
EM8-40K7	1088	136	1096	137	1080	135	8
EM8-50K7	1120	140	1128	141	1112	139	8
EM16-30K7	2080	130	2096	131	2064	129	16
EM16-40K7	2176	136	2192	137	2160	135	16
EM16-50K7	2240	140	2256	141	2224	139	16
EMCP-30K7	1820	130	1834	131	1806	129	14
EMCP-40K7	1904	136	1918	137	1890	135	14
EMCP-50K7	1960	140	1974	141	1946	139	14

Lumen Maintenance Data

Ambient Temperature	Drive Current	L90 Hours*	L70 Hours**	30,000 Hours*	50,000 Hours*	60,00 Hours*	100,000 Hours**
25°C	Up to 700mA	58,000	173,000	95.7%	91.6%	89.6%	82.1%
	1050mA	48,000	143,000	94.3%	89.5%	87.2%	78.5%

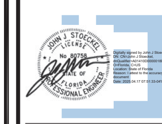
*Reported extrapolations per IESNA TM-21 **Projected extrapolations per IESNA TM-21

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

REVISIONS

REV	DATE	DESCRIPTION	BY
04	9/20/24	REVISIONS PER FDOT ACCESS & FORCEMAIN RELOCATION	JJS
03	9/05/24	REVISION TO BUFFER PER RESOLUTION	JJS
02	8/01/24	REVISION PER COUNTY, SWFWMD & FDOT REVIEW COMMENTS	JJS
01	6/12/24	REVISION PER ZONING APPROVAL, COUNTY & SWFWMD REVIEW COMMENTS	JJS

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



JOHN J. STOECKEL
FLORIDA PROFESSIONAL ENGINEER
LICENSE NO. 80758

PROJECT NAME:
MAJOR SITE PLAN
CORTA COMMONS
FOR
CORTA OCALA, LLC
SW HWY 200 - OCALA
MARION COUNTY, FLORIDA

SHEET TITLE
SITE LIGHTING DETAILS & SPECIFICATIONS

PROJECT NO: 23-3306
CHECKED BY: JJS
VERTICAL DATUM: NAVD 1988
DATE: 03/29/2024

SHEET NUMBER
C-602

TREE MITIGATION CALCULATIONS

SITE AREA: 9.22 ACRES	
EXISTING TOTAL DBH OF TREES	5,911"
REQUIRED MITIGATION	922"
PRESERVED TREES (40 TREES):	379"
PROVIDED MITIGATION:	598"
SURPLUS:	55"

SHADE TREE REQUIREMENT

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

TOTAL SITE AREA: 9.22 ACRES (401,634 SF)	
SHADE TREES REQUIRED	134 SHADE TREES
SHADE TREES PROVIDED	157 SHADE TREES PROVIDED

LANDSCAPED AREA REQUIREMENT

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

TOTAL SITE AREA: 9.22 ACRES (401,634 SF)		
LANDSCAPED AREA	PROPOSED LANDSCAPE	86,560 SF (21%)
	PRESERVED VEGETATIVE AREAS	0 SF (0%)
	TOTAL LANDSCAPED AREA	86,560 SF (21%)

NATIVE PLANT REQUIREMENTS

NATIVE REQUIREMENTS	PROVIDED NATIVE LANDSCAPE
25% OF ALL LANDSCAPE MATERIAL TO BE NATIVE	39% FLORIDA NATIVE

PERIMETER BUFFER REQUIREMENTS

Per Sec. 6.8.6(K)(3)

LOCATION	BUFFER TYPE & (LENGTH)	LANDSCAPE REQUIRED	LANDSCAPE PROVIDED
EAST	N/A	N/A	N/A
NORTH	TYPE C ALONG THE RIGHT-OF-WAY (570 LF)	15' WIDTH 2 SHADE TREES PER 100 LF (11 TREES) 3 ACCENT TREES PER 100 LF (17 TREES) 50% OF THE BUFFER SHALL BE SHRUBS AND GROUNDCOVERS (4,275 SF)	15' WIDE BUFFER 11 SHADE TREES 17 ACCENT TREES 6,200 SF OF SHRUBS & GROUNDCOVERS
SOUTH	TYPE C ALONG THE RIGHT-OF-WAY (1,161 LF) NOTE: BUFFER WIDTH HAS BEEN INCREASED TO 25' PER RESOLUTION 91-R-113	25' WIDTH 2 SHADE TREES PER 100 LF (23 TREES) 3 ACCENT TREES PER 100 LF (35 TREES) 50% OF THE BUFFER SHALL BE SHRUBS AND GROUNDCOVERS (14,513 SF)	25' WIDE BUFFER 23 SHADE TREES 35 ACCENT TREES 16,700 SF OF SHRUBS & GROUNDCOVERS
WEST (MF/COMM)	TYPE A ALONG THE FUTURE MULTI-FAMILY RESIDENTIAL SITE AREA (378 LF)	30' WIDTH 3 SHADE TREES PER 100 LF (11 TREES) 5 ACCENT TREES PER 100 LF (19 TREES) 50% OF THE BUFFER SHALL BE SHRUBS AND GROUNDCOVERS (5,670 SF)	30' WIDE BUFFER 11 SHADE TREES 19 ACCENT TREES 5,900 SF OF SHRUBS & GROUNDCOVERS
INTERNAL (MF/COMM)	TYPE B ALONG THE FUTURE MULTI-FAMILY RESIDENTIAL SITE AREA (338 LF)	20' WIDTH 2 SHADE TREES PER 100 LF (7 TREES) 3 ACCENT TREES PER 100 LF (10 TREES) 50% OF THE BUFFER SHALL BE SHRUBS AND GROUNDCOVERS (3,380 SF)	20' WIDE BUFFER 7 SHADE TREES 10 ACCENT TREES 3,580 SF OF SHRUBS & GROUNDCOVERS

PLANT SCHEDULE

CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE
TREES				
IAE	26	ILEX X ATTENUATA 'EAST PALATKA'	EAST PALATKA HOLLY (N)	65 GAL, 12' HT, 6 SPR, 3.5" CAL
INS	28	ILEX X 'NELLIE R. STEVENS'	NELLIE R. STEVENS HOLLY	30 GAL, 7' HT, 3' SPR, 2" CAL
JS	12	JUNIPERUS SILICICOLA	SOUTHERN RED CEDAR (N)	65 GAL, 12' HT, 6 SPR, 3.5" CAL
LIM	36	LAGERSTROEMIA INDICA 'MUSKOGEE'	MUSKOGEE CRAPE MYRTLE	30 GAL, 10' HT, 4' SPR, 2" CAL
LIN	10	LAGERSTROEMIA INDICA 'NATCHEZ'	NATCHEZ CRAPE MYRTLE	30 GAL, 10' HT, 4' SPR, 2" CAL
MGD	21	MAGNOLIA GRANDIFLORA 'DD BLANCHARD'	DD BLANCHARD MAGNOLIA (N)	65 GAL, 12' HT, 6 SPR, 3.5" CAL
QVB	18	QUERCUS VIRGINIANA 'BOARDWALK'	BOARDWALK LIVE OAK (N)	100 GAL, 12' HT, 7' SPR, 4" CAL
TD	47	TAXODIUM DISTICHUM	BALD CYPRESS (N)	100 GAL, 12' HT, 7' SPR, 4" CAL
UA	33	ULMUS ALATA	WINGED ELM (N)	100 GAL, 12' HT, 7' SPR, 4" CAL
SHRUBS				
BX	49	BUXUS MICROPHYLLA	BOXWOOD	3 GAL, 18" HT, 9" SPR
IDB	93	ILEX CORNUTA 'DWARF BURFORDII'	DWARF BURFORD HOLLY	3 GAL, 24" HT, 16" SPR
PM	27	PODOCARPUS MACROPHYLLUS	PODOCARPUS	3 GAL, 18" HT X 12" SPR.
VD	277	VACCINIUM DARROWII	LOWBUSH BLUEBERRY (N)	3 GAL., 16" HT. X 12" SPR.
VO	270	VIBURNUM ODORATISSIMUM	SWEET VIBURNUM	3 GAL., 24" HT. X 12" SPR.
VOS	286	VIBURNUM OBOVATUM 'MRS. SCHILLER'S DELIGHT'	MRS. SCHILLER'S DELIGHT VIBURNUM (N)	3 GAL., 18" HT., 18"SPR.
ZF	481	ZAMIA FLORIDANA	COONTIE (N)	3 GAL., 15" HT X 15" HT.

CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
GROUND COVERS					
AA	274	AGAPANTHUS AFRICANUS	50% 'MIDNIGHT SKY', 50% 'EVER MIDNIGHT'	1 GAL., FULL	18" o.c.
JBP	1,189	JUNIPERUS CHINENSIS 'BLUE PACIFIC'	BLUE PACIFIC JUNIPER	1 GAL., FULL	18" o.c.
LEM	1,763	LIRIOPE MUSCARI 'EMERALD GODDESS'	EMERALD GODDESS LIRIOPE	1 GAL., FULL	18" o.c.
MU	338	MUHLENBERGIA CAPILLARIS	PINK MUHLY (N)	1 GAL., FULL	24" o.c.
SB	821	SPARTINA BAKERI	SAND CORD GRASS (N)	1 GAL., FULL	42" o.c.
TG	71	TRIPSACUM DACTYLOIDES	FAKAHATCHEE GRASS (N)	1 GAL., FULL	48" o.c.
SOD/SEED					
SOD		PASPALUM NOTATUM 'ARGENTINE'	BAHIA GRASS	WEED FREE AND SAND GROWN SOD	

NOTE: NATIVE PLANTS ARE IDENTIFIED WITH (N) NEXT TO THEIR COMMON NAME

GENERAL NOTES

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

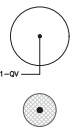
PLANT MATERIAL

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

GRASSING

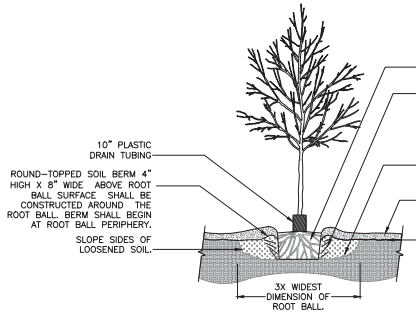
ALL DISTURBED AND UNPAVED AREAS, INCLUDING THE ADJACENT RIGHT OF WAY, TO BE GRASSED WITH SOD A FREE OF NOXIOUS WEEDS AND TROPICAL SOD AA APPLE OR SEEDED AND MULCHED, UNLESS OTHERWISE NOTED. SEE CIVIL SITE PLANS FOR ADDITIONAL RELATED INFORMATION.

LEGEND

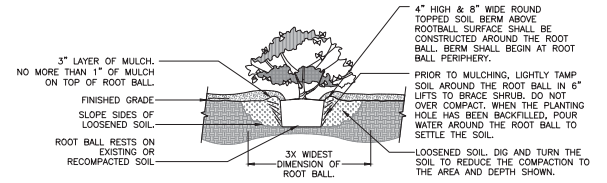


NEW TREES TO BE ADDED

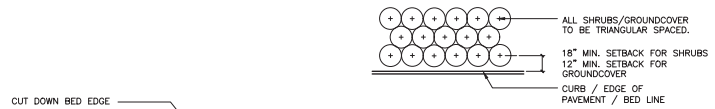
EXISTING TREES TO REMAIN



1 TREE PLANTING DETAIL
SCALE: N.T.S.



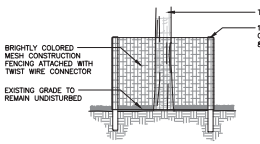
2 SHRUB PLANTING DETAIL
SCALE: N.T.S.



3 MULCH DETAIL
SCALE: N.T.S.

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

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



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

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

CHW
CHW PROFESSIONAL CONSULTANTS
WWW.CHWPROS.COM
FLORIDA

SCALE: N/A
VERIFY SCALE BAR IS ONE INCH ON ORIGINAL DRAWING. IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY.

CONSTRUCTION/REVISIONS
1 12/16/24 - REVISION #8

SUBMITTALS
SUBMITTAL #4 MARION COUNTY 05/31/24
SUBMITTAL #5 MARION COUNTY 06/14/24
SUBMITTAL #6 MARION COUNTY 08/30/24
SUBMITTAL #7 MARION COUNTY 09/05/24

CLIENT: CORTA, LLC
PROJECT: CORTA COMMONS PUD
SHEET TITLE: LANDSCAPE NOTES & DETAILS

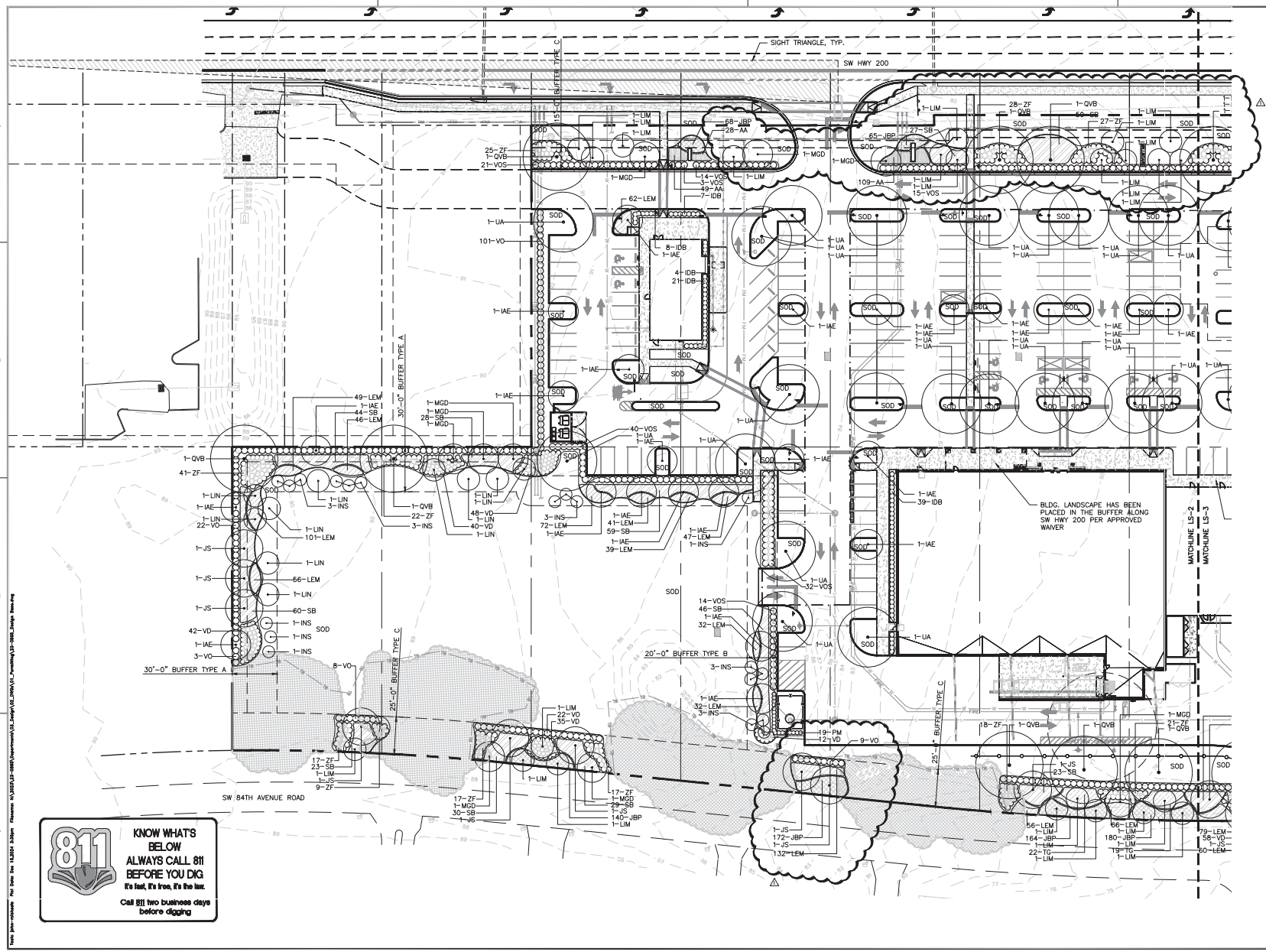
DESIGNED BY: MAL
DRAWN BY: JMS
QUALITY CONTROL: MAL
PROJECT NUMBER: 23-0865

REGISTERED LANDSCAPE ARCHITECT
JOHN MICHAEL SIMS
LA6667436
STATE OF FLORIDA

SHEET NO.: LS-1

Digitally signed by John Michael Sims
Date: 2024.12.16 15:26:13 -05'00'

Tate John-mcleods Pat Date: Dec 13,2024 3:39pm Filename: W:\2023\23-0865\Department\LDL_Design\LDT_DWGs\LDT_TreeMitigation\23-0865_Design Base.dwg



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

GRAPHIC SCALE
0 15 30 60

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FLORIDA

SCALE: 1"=30'
VERIFY SCALE BAR IS ONE INCH ON ORIGINAL DRAWING. IF NOT THE SHEET, ADJUST SCALES ACCORDINGLY.

CONSTRUCTION/REVISIONS
1 12/16/24 - REVISION #8

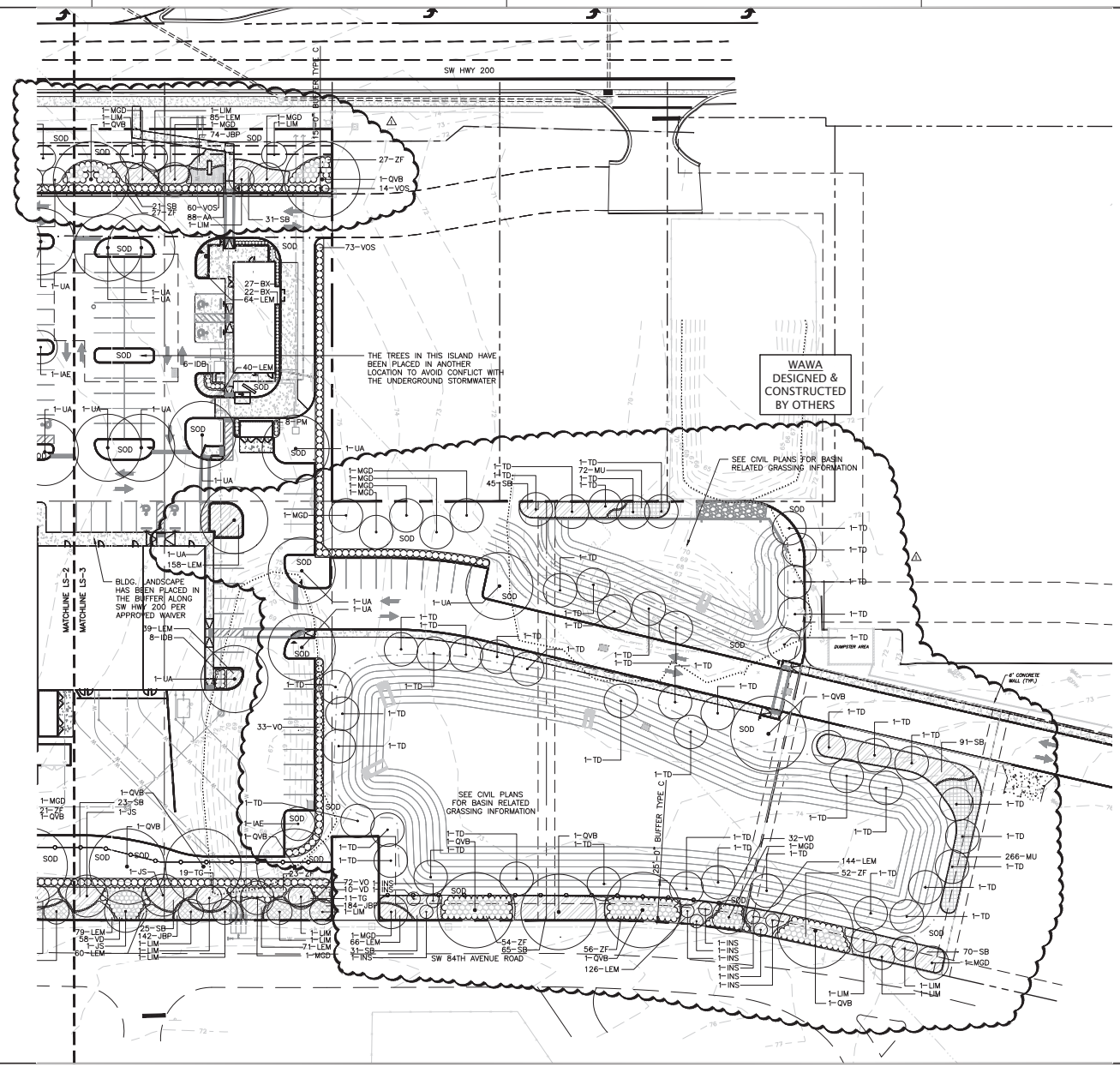
SUBMITTALS
DATE/TITLE
04/19/24 MAGISTERIAL
06/14/24 MAGISTERIAL
08/16/24 MAGISTERIAL
09/05/24 MAGISTERIAL

CLIENT: CORTA, LLC
PROJECT: CORTA COMMONS PUD
SHEET TITLE: LANDSCAPE PLAN

DESIGNED: MH
DRAWN: JMS
CHECKED: SCOTT CONTRELL
PROJECT NUMBER: 23-0865

REGISTERED LANDSCAPE ARCHITECT
JOHN MICHAEL SMS
LA0667436
STATE OF FLORIDA

SHEET NO.: LS-2



KNOW WHAT'S BELOW ALWAYS CALL 811 BEFORE YOU DIG

It's fast, it's free, it's the law.

Call 811 two business days before digging

CHMH

1"=30'

KEEP 1" SCALE BAR IS ONE INCH ON ORIGINAL DRAWING. IF NOT THE SCALES ACCORDINGLY.

CONSTRUCTION/REVISIONS

1 12/16/24 - REVISION #8

SUBMITTALS

SUBMITTAL — MARION COUNTY
06/14/24 — MARION COUNTY
08/16/24 — MARION COUNTY
09/05/24 — MARION COUNTY

CLIENT: CORTA, LLC

PROJECT: CORTA COMMONS PUD

SHEET TITLE: LANDSCAPE PLAN

DESIGNED: MH
DRAWN: JMS
QUALITY CONTROL: JMS

PROJECT NUMBER: 23-0865

REGISTERED LANDSCAPE ARCHITECT
JOHN MICHAEL SMITH
LA0667436
STATE OF FLORIDA

SHEET NO.: LS-3

1 | 2 | 3 | 4

SECTION 328400 - IRRIGATION

PART 1 - GENERAL

1.1 RELATED REQUIREMENTS
A. Section 310000 - Earthwork
B. Section 329000 - Planting

1.2 SUMMARY
A. Provide all labor, equipment and incidentals required to render all services required to furnish and install a new automatic irrigation system to serve existing and new plantings and turf within the project area.

7. Reference in Section 02510 re. Saw cut pavement. May need to insert info here.

1.3 SUBMITTALS
A. Submit documentation of actual water supply performance for review and approval prior to commencing installation.
B. Submit electronic copies of product literature for all sprinklers, sprinkler nozzles, automatic control valves, controller, control wire, rain sensor, valve boxes and irrigation piping.
C. Record Drawings:
1. Prepare an electronic as-built drawing (PDF and DWG file format) as installation proceeds and to be submitted prior to final inspection, including:
a. Detail and dimension changes made during construction.
b. Significant details and dimensions not shown in original Bidding Documents.
2. Maintain, at job site, one copy of Contract Documents and relevant shop drawings. Mark this copy "PROJECT RECORD COPY" on cover and maintain in good condition for use in the field by the Landscape Architect and/or Owner.
D. Instruction Manual: Provide a type-written instruction manual that lists complete instructions for system operation and maintenance. Include information about which zones relate to which valve(s) and the general location of these valves.
E. Warranties as listed below.
F. Final payment for system will not be authorized until accurate and complete submittals have been reviewed and approved by the Landscape Architect.

1.4 QUALITY CONTROL
A. All work shall be performed by a Contractor who has completed irrigation work of comparable construction cost and of similar scope in material, design, and extent to that as indicated for this project.
B. Work and materials shall be in accordance with latest rules and regulations and other applicable state or local laws. Nothing in Contract Documents is to be construed to permit work not conforming to these codes.
C. Contractor shall obtain all necessary permits, licenses, notifications, and fees necessary for the completion of the work.
D. Pre-Installation Conference: Meet with the Owner's Representative and Landscape Architect on site to discuss and clarify all aspects of job requirements and sequencing prior to commencing work. Notice and coordinating the scheduling of the conference shall be the responsibility of the Contractor. Provide ten (10) days' notice of the pre-installation conference.
E. Mainline, laterals, and valves are shown for clarity purposed only. All irrigation equipment to be installed within the project area shown.
F. Location of mainline, laterals, valves, and heads are approximate. Actual placement may vary slightly as required to provide head to head coverage and avoid existing improvements, overspray, and trees or improvements to remain.
G. Contractor shall maintain and experienced, full-time supervisor on the project site during all irrigation installation activities.
H. Ensure existing landscape to remain continues to be irrigated throughout construction and until final acceptance.

1.6 DELIVERY, STORAGE, AND HANDLING
A. Contractor is responsible for all delivery, shipping, and safe and proper storing of materials.
B. Protect materials from damage and prolonged exposure to sunlight.

1.7 Warranty
A. Provide a one (1) year warranty to include:
1. Completed system including parts and labor.
2. Filling and repairing depressions and replacing plantings due to settlement of irrigation trenches for one (1) year following final acceptance.
3. System adjustment to supply proper coverage to areas to receive water.

PART 2 - PRODUCTS

2.1 PIPE, PIPE FITTINGS, AND CONNECTIONS
A. Pipe shall be continuously and permanently marked with Manufacturer's name, size, schedule, type, and working pressure.
B. Utilize pipe purple in color if reclaimed water is the irrigation water source.
C. Pipe.
1. Pressure Lines: as indicated on plans
2. Lateral Lines: as indicated on plans
3. Risers: Schedule 80 PVC, gray
4. Sleeving: Schedule 40 PVC
D. Fittings: Schedule 40 PVC.

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

2.3 MICRO-IRRIGATION PRODUCTS
Drip tubing for site landscape beds: Pressure compensating, UV-resistant, dripline as per irrigation schedule on plans. Utilize pipe purple in color if reclaimed water is the irrigation water source.

2.4 WIRING
A. Control wire shall be UL listed, single strand, size 14 gauge, color coded copper conductor direct burial wire. Tape control wire to bottom of main line every ten (10') feet. Where control wire leaves main it shall be enclosed in Class 200 PVC conduit. Use 3M-DBY waterproof wire connectors at splices and locate all splices within valve boxes. Install two spare control wires with mainlne from controller.
B. Wire size shall be indicated on wire in a visible location when installed.
C. Use white or gray color for common wire.

2.5 VALVES
A. Valves shall be of size and type indicated in plans.
B. Gate Valves, if required: Bronze construction, angle type, 150 pound class, threaded connections, with cross-type operating handle designed to receive operating key.

2.6 VALVE ACCESSORIES
A. Valve Boxes.
1. Valve boxes shall be 12-inch minimum Rectangular Heavy Duty PVC with locking lid. Mark all lids 'Irrigation Control Valve'.
2. If using reclaimed water for irrigation, utilize purple valve boxes with 'Reuse' stamped or noted on lid.
3. Do not install more than one (1) valve in a single box.
4. Valve boxes shall be large enough for easy removal or maintenance of valves.
5. Mark all lids 'Irrigation Control Valve'.
6. Acceptable manufacturers include:
a. Ametek
b. Brooks
c. Carson

2.7 CONTROLLER
A. Controller shall be as indicated in irrigation schedule in plans.
B. Verify location of controller and mounting procedures with the Project Architect and Owner's Representative prior to installation.
C. Install per manufacturers specifications including proper cadwelded and not clamped grounding procedures.

2.8 WEATHER SENSOR
A. If needed, the rain, wind, or other weather sensor shall be as indicated in irrigation schedule in plans.
B. Verify location of controller and mounting procedures with the Project Architect and Owner's Representative prior to installation.
C. Install per manufacturers specifications.

PART 3 - EXECUTION

3.1 PREPARATION
A. Protect existing irrigation, landscape, hardscape and other improvements to remain. Work of others damaged by the Contractor during course of his work shall be replaced or repaired by the Contractor at his/her expense.
B. It is the responsibility of the Contractor, at no additional cost to the Owner, to ensure that the existing system is protected, operational, and continues to provide irrigation to existing landscape to remain throughout the project's construction and until final acceptance.

3.2 INSTALLATION
A. Install irrigation materials and equipment as detailed on plans. If plans do not thoroughly describe the techniques to be used, the installer shall follow the installation methods and instructions as recommended by their manufacturer.
B. Adjust all components to obtain specified operating parameters, including coverage, operating pressure, flow rates, and operation times, as indicated on drawings or within specifications.
C. Trenching and Backfilling
1. Over-excavate trenches by two (2") inches and bring back to indicated depth by filling with fine, rock-free soil or sand.
2. Cover pipe both top and sides with two (2") inches of material specified in paragraph above. In no case shall there be less than two (2") inches of rock-free soil or sand surrounding pipe.

D. Sleeving: All irrigation lines placed under pavement shall be sleeved as shown on plans. Install at depth as indicated in details on plans.
E. Installation or Modification of Plastic Pipe
1. Install plastic pipe in a manner to provide for expansion and contraction as recommended by Manufacturer.
2. Unless otherwise indicated on plans, install main and lateral lines with a minimum cover of eighteen (18") inches based on finish grade.
3. Install pipe and wires under driveways or parking areas in specified sleeves a minimum of eighteen (18") inches below finish grade or as shown on plans.
4. Drawings show arrangement of piping. Should local conditions necessitate rearrangement, obtain approval of Landscape Architect prior to proceeding with work.
5. Cut plastic pipe square. Remove burrs at cut ends prior to installation so unobstructed flow will result.
6. Make solvent weld joints in the following manner:
a. Clean mating pipe and fitting with clean, dry cloth and apply one (1) coat of P-70 primer to each.
b. Apply uniform coat of 711 solvent to outside of pipe.
c. Apply solvent to fitting in similar manner.
d. Reapply a light coat of solvent to pipe and quickly insert into fitting.
e. Give pipe or fitting a quarter turn to insure even distribution of solvent and make sure pipe is inserted to full depth of fitting socket.
f. Hold in position for fifteen (15) seconds minimum or long enough to secure joint.
g. Wipe off solvent appearing on outer shoulder of fitting.
h. Do not use an excessive amount of solvent thereby causing an obstruction to form on the inside of pipe.
i. Allow joints to set at least 24 hours before applying pressure to PVC pipe.
7. Tape threaded connection with teflon tape.
8. Install concrete thrust blocks wherever change of direction occurs at PVC main pressure lines, unless otherwise detailed on Drawings.
F. Valve Wiring:
1. Tape control wire to bottom of main line every ten (10') feet.
2. Use 3M-DBY waterproof wire connectors at splices and locate all splices within valve boxes.
3. Each common wire may serve only one controller.
4. Add two extra control wires from panel to valves for use if a wire fails and mark it in the control box as an extra wires. These wires shall be of a different color than the primary control wire.
G. Control Valves:
1. Install controller, control wires, and valves in accordance with Manufacturer's recommendations and according to applicable electrical code.
2. Install top of valve a minimum of 15" from finished grade.
3. Locate all valves in planting beds or mulched areas with a minimum offset of 3'-0" from back of curb or edge of pavement.
4. Provide valve number identification tags to all valves as shown in details.
5. Install red and white isolation valves as per details before all groups of remote control valves.
H. Valve Boxes:
1. All valves, including solenoid, gate, isolation, air relief, flush, and control, as well as surge protectors and filters shall be located within specified valve boxes.
2. Install no more than one valve per valve box.
3. Install remote control valves in valve boxes positioned over valve so all parts of valve can be reached for service. Set cover of valve box even with finish grade.
4. Install valve boxes over nine (9") inches of gravel for drainage. Gravel to be cleaned, sized ¾" min. - 3" maximum. Gravel to sit over weed-barrier fabric.
5. Do not bury valve within gravel. Valve to sit on top of gravel bed.
6. Label all valve box covers with the corresponding controller zone number. Numbering size shall be 1" in height.
I. Sprinkler Heads:
1. Prior to installation of sprinkler heads, open control valves and use full head of water to flush out system.
2. Head spacings shown on plan are maximums. Do not exceed spacings shown on plan. Spacing may be adjusted to accommodate changes in terrain, avoid obstructions, or respond to changes in planting layout as long as the modified spacings to do not exceed the spacings shown in plans. Unless otherwise indicated in plans, provide 100% irrigation coverage.
3. Locate no sprinkler head closer than twelve (12") inches from building foundation.
4. Heads immediately adjacent to mowing strips, walks or curbs shall be one (1") inch below top of mowing strip, walk or curb and have a minimum of four (4") inch clearance between head and mowing strip, walk or curb.
5. Place tree bubblers at outer edge of rootball and not outer edge of planting hole.
6. Set sprinkler heads perpendicular to finish grade.
7. Set lawn sprinkler heads adjacent to existing walks, curbs, and other paved areas to grade.
8. Where existing or new trees, lights, signs, above grade utility improvements, and/or other objects are an obstruction to an irrigation sprinkler's pattern, the component and piping shall be relocated as necessary to obtain proper coverage without damaging the obstruction. Notify the Owner's Representative to discuss items that may be an obstruction and to gain approval on an alternative route and/or head placement.
J. Micro-Irrigation/Drip Tubing:
1. Install drip tubes with direct-attached emitters on ground. Do not bury tubes. Do not set tubes on top of mulch. Secure tubing per the manufacturer's specifications.
2. Ensure tubes are covered with mulch and are not visible.

3.3 FIELD QUALITY CONTROL
A. Flushing and Testing:
1. Test mainlines at a pressure of 100 psi for two hours. Mainline pressure shall maintain a pressure between 95 and 100 psi for the entire period of the test. The mainline shall be repaired and retested as necessary to complete the pressure test.
2. Notify Landscape Architect 24 hours prior to test. Do not backfill lines until approved by Landscape Architect.
3. Pressure testing may be conducted in segments separated by isolation valves if so desired.
4. All pressure testing shall be conducted and approved prior to the installation of any plant material.
5. Prior to placement of valves, flush all mainlines for a minimum of 10 minutes or until lines are completely clean of debris, whichever is longer.
B. Operational Test:
1. Upon completion of the entire system, test each zone to visually check for uniform distribution. Distribution shall be checked within any one area and over the entire zone. Test the entire system to demonstrate the complete and successful operation of all equipment. Testing shall be witnessed by the Landscape Architect and the Owner's Representative. Notify the Landscape Architect and the Owner's Representative a minimum of 48 hours prior to test.

3.4 ADJUSTMENT AND CLEANING
A. Adjust heads to proper grade when turf is sufficiently established to allow walking on it without appreciable harm. Such lowering or rising of heads shall be part of original contract with no additional cost to Owner.
B. Adjust sprinkler heads for proper distribution.
C. Trim or adjust heads to avoid overspray onto pedestrian and vehicular access routes and use areas, building faces, and other site improvements.
D. Adjust sprinkler heads to ensure head to head coverage.
E. Adjust watering time of valves to provide proper amounts of water to all plants.
F. Ensure drip tubing is below mulch.

3.5 DEMONSTRATION
A. After system is installed and approved, instruct Owner in complete system operation and maintenance via a walk-through of the system on site.

3.6 INSPECTION AND ACCEPTANCE
A. When all irrigation work is substantially complete, the Landscape Architect will, upon request, make a substantial completion inspection to determine acceptability and compliance with the Contract Documents. The Landscape Architect will produce a written punch list for the Contractor and the Owner's Representative to identify items to be addressed prior to final acceptance.
B. Once items of the punch list are addressed, the Landscape Architect will conduct a final completion inspection. If necessary, the Landscape Architect will produce a final punch list for the Contractor and the Owner's Representative to identify items to be addressed prior to final acceptance.
C. Final acceptance will not be issued until all punch list items have been completed and a reinspection by the Owner results in the Owner's acceptance of all items. Final acceptance will also not be issued until all required submittals have been delivered to the Owner in the formats specified.
D. Work may be inspected for acceptance in portions as phases of installation are completed and as agreeable to Landscape Architect, provided each portion of work offered for inspection is substantially complete.

END OF SECTION

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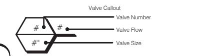
BEFORE YOU DIG
It's fast, It's free, it's the law.
Call 811 two business days before digging

IRRIGATION_SCHEDULE

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

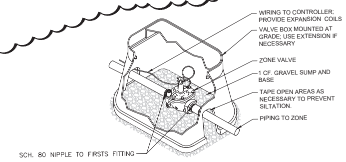
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
F	Hunter PROS-12-CV with GPH Irrigation Products GDFN
	Area to Receive Dripline Hunter HDL-10-12 In-Line Pressure Compensating Landscape Dripline with Built-In Check Valve. 1.0GPH emitters at 12.0" O.C. Dripline laterals spaced at 16.0" apart, with emitters offset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

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	Hunter ICZ in a Jumbo Valve Box
	Hunter ICV in a 12" Valve Box
BF1 BF2 BF3 BF4 BF5	Zurn 975XL 1-1/2" Reduced Pressure Backflow device
A B C D	Hunter I2C-800-PL 8 Station Controller
E	Hunter I2C-1200-PL 12 Station Controller
S	Hunter MINI-CLIK Rain Sensor
M1 M2 M3 M4 M5	Water Meter 1" (see civil plans)
	Irrigation Lateral Line: PVC Class 160
	Irrigation Mainline: PVC Class 200 SDR 21 2"
	Pipe Sleeve: PVC Schedule 40



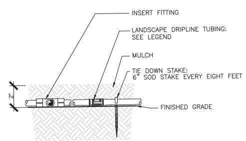
SUMMARY OF IRRIGATION AREA

SYSTEM A (M1) IRRIGATED AREA = 14,350 SF
SYSTEM B (M2) IRRIGATED AREA = 11,575 SF
SYSTEM C (M3) IRRIGATED AREA = 26,775 SF
SYSTEM D (M4) IRRIGATED AREA = 4,475 SF
SYSTEM E (M5) IRRIGATED AREA = 39,100 SF

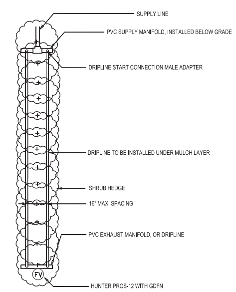


INSTALL TOP OF VALVE A MAXIMUM OF 15" FROM FINISHED GRADE.

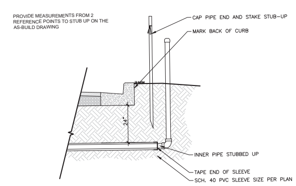
3 ZONE VALVE INSTALLATION DETAIL
SCALE: N.T.S.



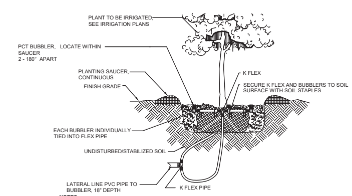
1 DRIPLINE INSTALLATION DETAIL
SCALE: N.T.S.



4 DRIPLINE LAYOUT
SCALE: N.T.S.



2 SLEEVING ROUGH-IN DETAIL
SCALE: N.T.S.



NOTES:
1. BUBBLERS SHALL BE PLACED ON THE UPHILL SIDE OF ANY SLOPES & ON THE OPPOSING SIDES OF EACH ROOTBALL WITHIN THE SAUCER
2. BUBBLERS TO BE INSTALLED ADJACENT TO ROOTBALL PERIMETER, DO NOT INSTALL BUBBLER ON TOP OF ROOTBALL OR NEXT TO TRUNK
3. REFER TO PLANS FOR BUBBLER FLOW VOLUME AND BUBBLER QUANTITIES PER TREE OR PALM

5 BUBBLER APPLICATION
SCALE: N.T.S.

11801 Research Drive
Alachua, Florida 32615
(352) 331-1976
www.chw-inc.com
est. 1988 FLORIDA LA0001683
CHW AN NV5 COMPANY

SCALE: N/A
VERIFY SCALE BAR IS ONE INCH ON ORIGINAL DRAWING 0 1"
IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY.

CONSTRUCTION/BID REVISIONS:
1 12/16/24 - REVISION #8

SUBMITTALS:
04/04/24 - MARION COUNTY
06/14/24 - MARION COUNTY
08/01/24 - MARION COUNTY
09/05/24 - MARION COUNTY

CLIENT: CORTA, LLC
PROJECT: CORTA COMMONS PUD
SHEET TITLE: IRRIGATION NOTES & DETAILS

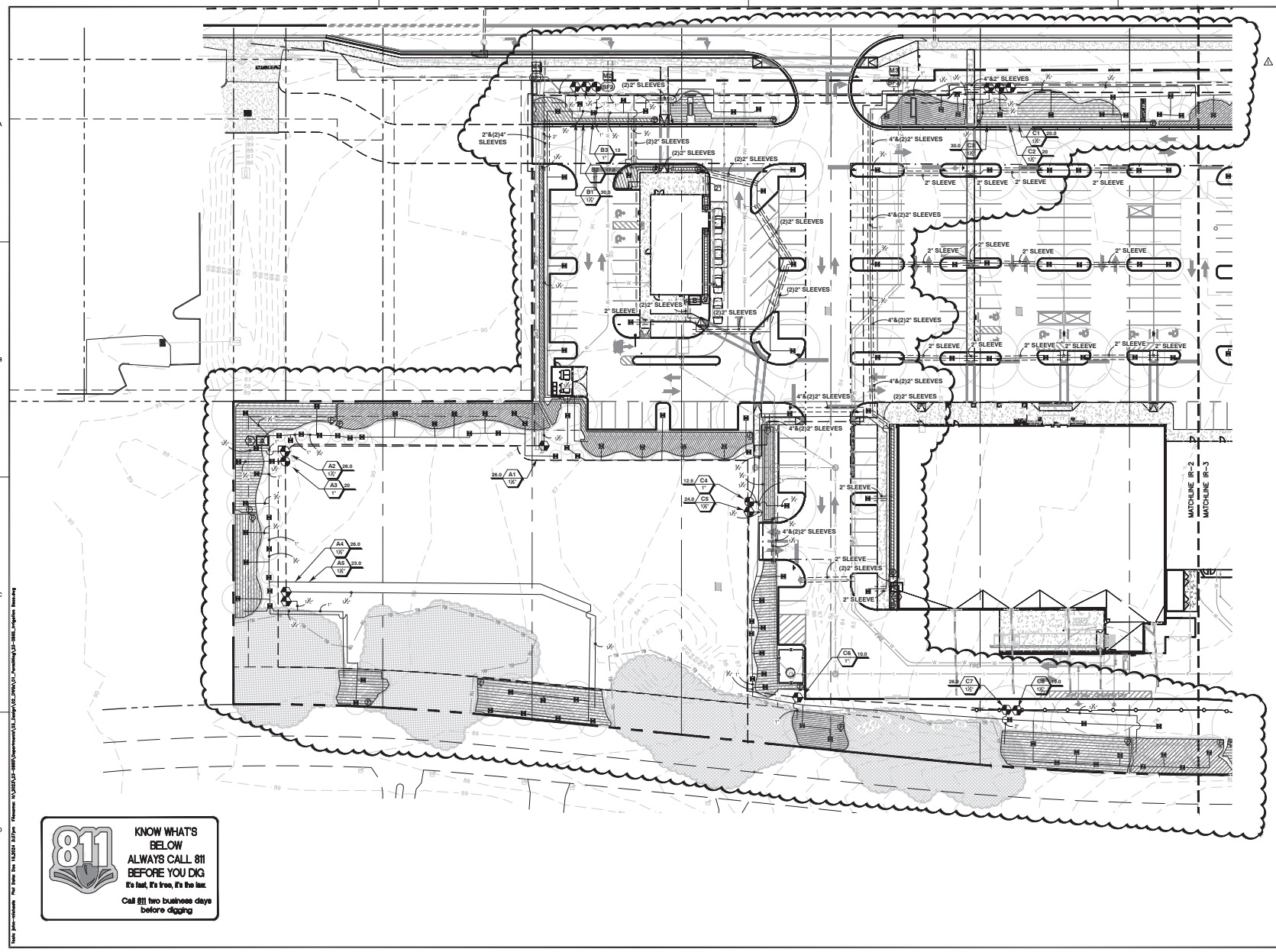
TECHNICIAN: JMS
DESIGNER: JMS
QUALITY CONTROL: CT
PROJECT NUMBER: 23-0865

REGISTERED LANDSCAPE ARCHITECT JOHN MICHAEL SIMPSON LA6667436 STATE OF FLORIDA

John Michael Simpson Digitally signed by John Michael Simpson Date: 2024.12.16 15:47:40-05'00'

SHEET NO.: IR-1

Tech: john-michaels Plot Date: Dec 16,2024 3:36pm Filename: N:\2023\23-0865\Departments\03_Design\02_DWGs\01_Permitting\23-0865_Irrigation Base.dwg



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GRAPHIC SCALE
0 15 30 60

CHM
CHM ENGINEERS
FLORIDA

SCALE: 1"=30'
VERIFY SCALE
BAR IS ONE INCH ON ORIGINAL DRAWING
IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY

CONSTRUCTION/REVISIONS
1 12/16/24 - REVISION #8

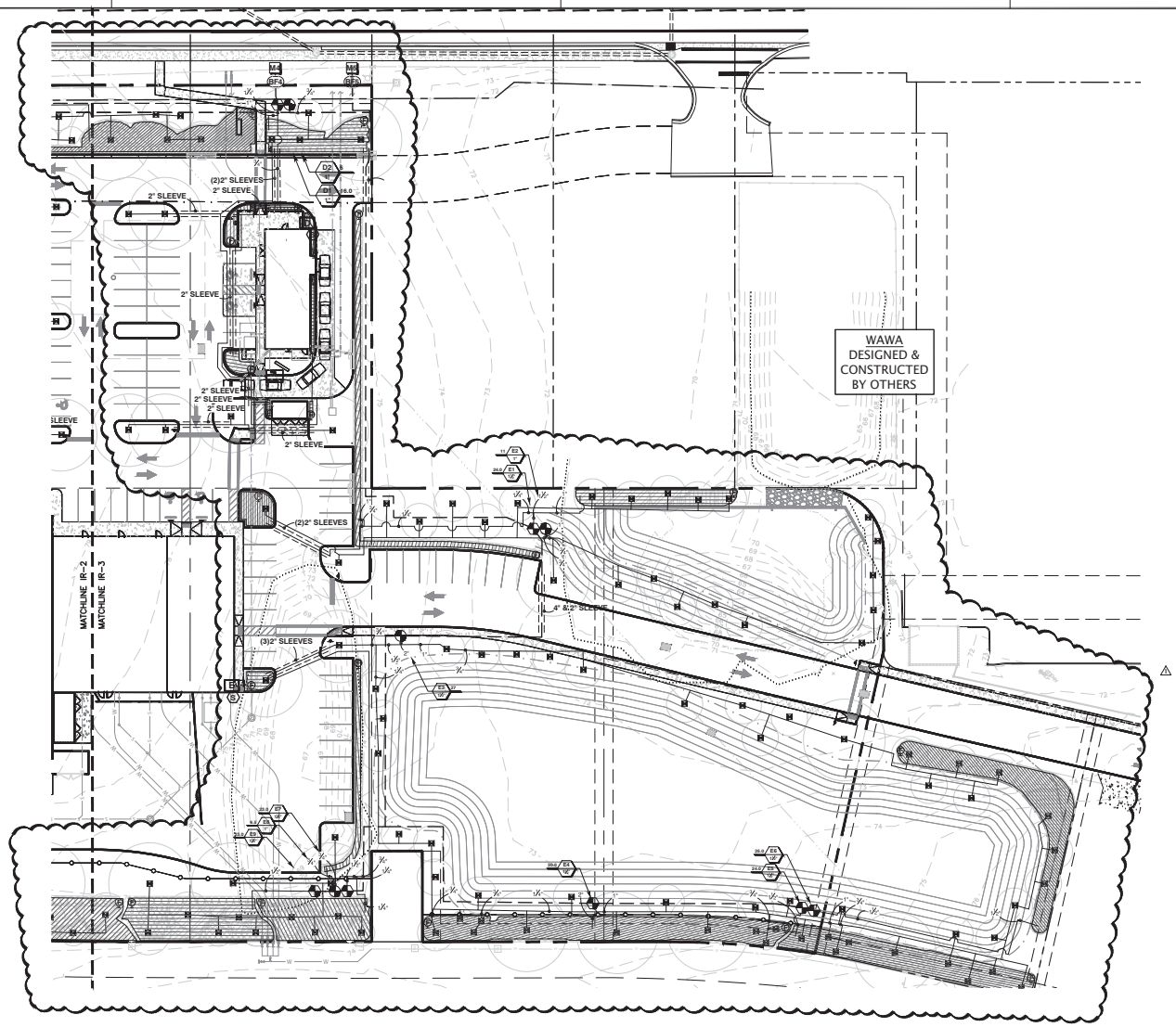
SUBMITTED
DATE/BY
06/14/24 MARION COUNTY
08/05/24 MARION COUNTY
09/05/24 MARION COUNTY

CLIENT: CORTA, LLC
PROJECT: CORTA COMMONS PUD
SHEET TITLE: IRRIGATION PLAN

DESIGNED: MH
DRAWN: JMS
QUALITY CONTROL: MH
PROJECT NUMBER: 23-0865

REGISTERED LANDSCAPE ARCHITECT
JOHN MICHAEL SIMS
LA6667436
STATE OF FLORIDA

SHEET NO.: IR-2



GRAPHIC SCALE
0 15 30 60

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CHxM
CHxM HILL, INC.
FLORIDA

SCALE: 1"=30'
VERIFY SCALE
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CONSTRUCTION/REVISIONS
1 12/16/24 - REVISION #8

SUBMITTALS
SUBMITTAL 1 - MADISON COUNTY - 04/15/24
SUBMITTAL 2 - MADISON COUNTY - 06/14/24
SUBMITTAL 3 - MADISON COUNTY - 08/05/24
SUBMITTAL 4 - MADISON COUNTY - 09/05/24

CLIENT: CORTA, LLC
PROJECT: CORTA COMMONS PUD
SHEET TITLE: IRRIGATION PLAN

DESIGNED: EMA
DRAWN: JMS
QUALITY CONTROL: CLT
PROJECT NUMBER: 23-0865

REGISTERED LANDSCAPE ARCHITECT
JOHN MICHAEL SIMS
LA6667436
STATE OF FLORIDA

SHEET NO.: IR-3

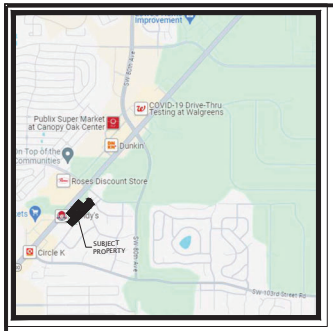
Date: John.mSims Plot Date: Dec 13,2024 - 3:05pm Filename: W:\2023\23-0865\Department\LDS_Design\02_DRWG\01_Townhiller\23-0865_IrrPlan Base.dwg

MAJOR SITE PLAN

FOR

CORTA COMMONS

SECTIONS 24 & 25, TOWNSHIP 16S, RANGE 20E



VICINITY MAP

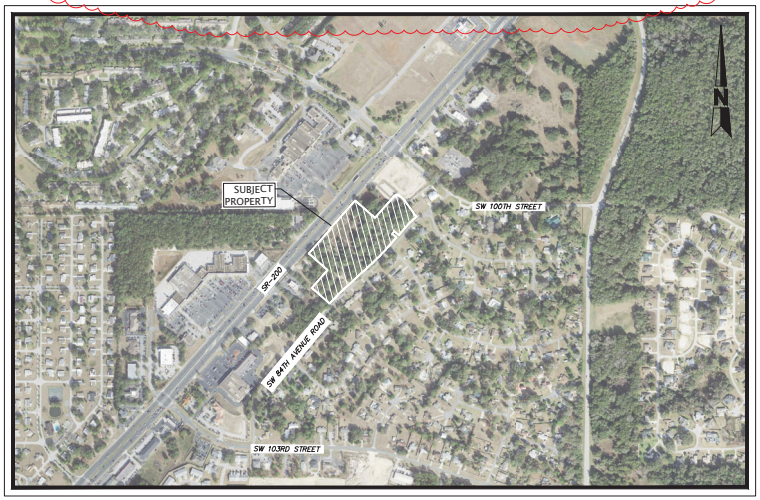
SCALE: 1" = 2000'

3501-200-018	3501-200-022	3501-200-036	3501-200-040
3501-200-019	3501-200-023	3501-200-037	3501-400-002
3501-200-020	3501-200-034	3501-200-038	3501-400-003
3501-200-021	3501-200-035	3501-200-039	3501-400-004

PHYSICAL ADDRESSES:

CHIPOTLE - 8440 SW HWY 200
SPROUTS - 8430 SW HWY 200
SHOPPES #3 - 8426 SW HWY 200
SHOPPES #1 - 8422 SW HWY 200
SHOPPES #2 - 8424 SW HWY 200
SHOPPES #4 - 8428 SW HWY 200
TROPICAL SMOOTHIE - 8410 SW HWY 200

OCALA, MARION COUNTY, FLORIDA



KEY MAP

0 500' 1000'

SCALE 1" = 500'

LIST OF APPROVED WAIVERS:

LDC 2.21.4.E - CONSTRUCTION, COMPLETION AND CLOSEOUT	APPROVED
LDC 6.8.8.B - BUILDING LANDSCAPE	APPROVED
LDC 2.21.3.A & C - REVIEW & APPROVAL PROCEDURES	APPROVED
LDC 2.1.3 - ORDER OF PLAN APPROVAL	APPROVED

DEVELOPMENT TEAM CONTACTS:

OWNER/APPLICANT
CORTA OCALA, LLC
12632 SW 92ND AVE
MIAMI, FL 33157
404.625.5119
ATTN: CORY PRESNICK

LANDSCAPE ARCHITECT:
CHW PROFESSIONAL CONSULTANTS
11801 RESEARCH DRIVE
ALACHUA, FL 32615
352.331.1976
ATTN: JOHN-MICHAEL SIMPSON, PLA

GEOTECHNICAL ENGINEER:
ANDREYEV ENGINEERING, INC
3740 54TH AVENUE NORTH
ST PETERSBURG, FL 33714
727.527.5735
ATTN: ANTHONY DION, P.E.

ENGINEER:
MJ STOKES CONSULTING, LLC
9872 MONTAGUE STREET
TAMPA, FL 33626
813.724.4199
ATTN: JOHN J STOECKEL, P.E.

SURVEYOR:
CHW PROFESSIONAL CONSULTANTS
11801 RESEARCH DRIVE
ALACHUA, FL 32615
352.331.1976
ATTN: CLINTON N. RICKNER, PSM

SHEET INDEX

SHEET NO.	SHEET TITLE	LAST REVISED
C-001	COVER SHEET	01/07/25
C-002	PROJECT GENERAL NOTES SHEET	---
C-003	DEMOLITION, EROSION & SEDIMENT CONTROL PLAN	01/07/25
C-004	EROSION & SEDIMENT CONTROL DETAILS	---
C-101	OVERALL SITE PLAN WITH AERIAL	01/07/25
C-102	OVERALL DIMENSION & LAYOUT PLAN	01/07/25
C-103	DIMENSION & LAYOUT PLAN (NORTH)	01/07/25
C-104	DIMENSION & LAYOUT PLAN (SOUTH)	01/07/25
C-105	OVERALL SIGNING & MARKING PLAN	01/07/25
C-106	TRUCK TURN EXHIBIT	---
C-201	FDOT TURN LANE HORIZONTAL PLAN	9/20/24
C-202	FDOT TURN LANE VERTICAL PLAN & SECTIONS	9/20/24
C-203	FDOT RIGHT-OF-WAY DETAILS	9/20/24
C-204	FDOT RIGHT-OF-WAY DETAILS	9/20/24
C-205	FDOT MAINTENANCE OF TRAFFIC PLAN	9/20/24
C-206	FDOT MAINTENANCE OF DETAILS	9/20/24
C-301	OVERALL GRADING & DRAINAGE PLAN	01/07/25
C-302	GRADING & DRAINAGE PLAN (NORTH)	01/07/25
C-303	GRADING & DRAINAGE PLAN (SOUTH)	01/07/25
C-304	CROSS SECTIONS	01/07/25
C-305	CROSS SECTIONS	01/07/25
C-401	OVERALL UTILITY PLAN	01/07/25
C-402	UTILITY PLAN (NORTH)	01/07/25
C-403	UTILITY PLAN (SOUTH)	01/07/25
C-404	SANITARY FORCEMAIN PROFILE	11/07/24
C-501	CONSTRUCTION DETAILS	---
C-502	CONSTRUCTION DETAILS	---
C-503	CONSTRUCTION DETAILS	6/12/24
C-504	DRAINAGE DETAILS	---
C-505	DRAINAGE DETAILS	---
C-506	DETAIL SHEET REMOVED, NO LONGER APPLICABLE	01/07/25
C-507	MARION COUNTY UTILITY DETAILS	6/12/24
C-508	MARION COUNTY UTILITY DETAILS	6/12/24
C-509	MARION COUNTY UTILITY DETAILS	6/12/24
C-510	MARION COUNTY UTILITY DETAILS	11/07/24
C-511	LIFT STATION DETAIL & SPECIFICATIONS	6/12/24
C-601	EXTERIOR LIGHTING PHOTOMETRIC PLAN	---
C-602	SITE LIGHTING DETAILS & SPECIFICATIONS	---
LS-1	LANDSCAPE NOTES & DETAILS	12/16/24
LS-2	LANDSCAPE PLAN	12/16/24
LS-3	LANDSCAPE PLAN	12/16/24
IR-1	IRRIGATION NOTES & DETAILS	12/16/24
IR-2	IRRIGATION PLAN	12/16/24
IR-3	IRRIGATION PLAN	12/16/24

IMPERVIOUS DATA:

	LAND COVER	AREA (SQ. FT.)	AREA (AC.)	AREA (%)	TOTAL AREA (AC.)
PRE-DEVELOPMENT	OPEN SPACE	398,545	9.15	94.2%	9.71
	IMPERVIOUS	24,390	0.56	5.8%	
POST DEVELOPMENT	OPEN SPACE	138,560	3.18	30.9%	10.29
	IMPERVIOUS	273,925	6.29	61.1%	
	DRA (DHW)	35,720	0.82	8.0%	

NOTE: DATA PROVIDED HEREIN IS BASED ON THE PRE- AND POST-DEVELOPMENT STORMWATER ANALYSIS AND AREAS ASSOCIATED EXCEED LIMITS OF THE SUBJECT PROPERTY DUE TO FLOW PATTERNS. SEE SHEET C-102 FOR SUBJECT PROPERTY IMPERVIOUS INFORMATION ASSOCIATED TO ZONING.

GENERAL NOTES:

1. BOUNDARY, TOPOGRAPHIC, AND TREE INFORMATION SHOWN HEREON TAKEN FROM A SURVEY ENTITLED "ALTA/NSPS LAND TITLE SURVEY LOCATED IN SECTIONS 24 & 25, TOWNSHIP[15 SOUTH, RANGE 20 EAST, MARION COUNTY, FLORIDA", PREPARED BY CHW PROFESSIONAL CONSULTANTS, DATED MARCH 18, 2023
2. THE HORIZONTAL & VERTICAL DATUMS PER ABOVE REFERENCED SURVEY.
3. ACCORDING TO THE FLOOD INSURANCE MAP FOR MARION COUNTY, FLORIDA, COMMUNITY PANEL NUMBER 120160, MAP PANEL NUMBER 12083C0684E, EFFECTIVE DATE APRIL 19, 2017, THE SUBJECT PARCEL APPEARS TO FALL WITHIN SPECIAL FLOOD HAZARD ZONE 'X' AND 'AE'. THE 'AE' AREA APPEARS TO FALL WITHIN THE TOP OF BANK LIMITS OF THE POND WITHIN LOT 3 OF SAMIRA VILLAS AS DEPICTED ON THE SURVEY REFERENCED ABOVE., BASE FLOOD ELEVATION OF 70.2-FT (NAVD88).
4. SUBSURFACE INFORMATION SHOWN HEREON IS TAKEN FROM A REPORT ENTITLED "GEOTECHNICAL INVESTIGATION, PROPOSED SPROUTS AND ROSS RETAIL DEVELOPMENT, STATE ROAD 200 AND SOUTHWEST 100TH STREET, OCALA, MARION COUNTY, FLORIDA" PREPARED BY ANDREYEV ENGINEERING, INC. DATED NOVEMBER 3, 2022
5. IN THE EVENT OF INCONSISTENCIES BETWEEN PARTS OF THE CONSTRUCTION PLANS OR BETWEEN THE CONSTRUCTION PLANS AND APPLICABLE STANDARDS, CODES AND ORDINANCES; THE CONTRACTOR SHALL COMPLY WITH THE MORE STRINGENT REQUIREMENT OR PROCEED AS DIRECTED BY THE ENGINEER.
6. ALL CONSTRUCTION SHALL COMPLY WITH ALL REQUIREMENTS AND PERMIT CONDITIONS FROM LOCAL, STATE, AND FEDERAL AGENCIES, AS APPLICABLE. THE CONTRACTOR SHALL KEEP A COPY OF ALL PERMITS AND APPROVED CONSTRUCTION DOCUMENTS ON-SITE, AT ALL TIMES. ALL APPLICABLE PERMITS SHALL BE OBTAINED PRIOR TO COMMENCEMENT OF CONSTRUCTION.
7. ALL MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD PLANS AND CITY OF MELBOURNE PUBLIC WORKS SPECIFICATIONS AND REQUIREMENTS, LATEST EDITIONS AS WELL AS ALL CURRENT MANUFACTURER SPECIFICATIONS, STANDARDS, AND REQUIREMENTS.
8. THE LOCATIONS AND PROPOSED RELOCATIONS OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVE-GROUND STRUCTURES AND MARKINGS PROVIDED BY UTILITY COMPANIES AND AS-BUILT DRAWINGS PROVIDED BY THE SURVEYOR OR OTHER SOURCES. LOCATIONS OF UNDERGROUND UTILITIES/STRUCTURES MAY VARY FROM LOCATIONS SHOWN AND ADDITIONAL BURIED UTILITIES/STRUCTURES MAY BE ENCOUNTERED.
9. IT IS THE CONTRACTORS RESPONSIBILITY TO FIELD VERIFY THE LOCATIONS AND CRITICAL ELEVATIONS OF UTILITIES AND COORDINATE WITH THE APPROPRIATE AUTHORITIES AND UTILITY OWNER PRIOR TO CONSTRUCTION. ANY UTILITY CONFLICTS OR DISCREPANCIES ON THE DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER AND OWNER PRIOR TO CONSTRUCTION.
10. THE CONTRACTOR SHALL NOTIFY SUNSHINE ONE AT 811 TO REQUEST UTILITY LOCATES AND SHALL OBTAIN A LISTING OF ALL EXISTING UTILITY COMPANIES WITH FACILITIES IN THE AREA AT LEAST 72 HOURS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL FOLLOW UP WITH ALL LISTED UTILITY PROVIDERS TO CONFIRM THE LOCATION OF THEIR FACILITIES WITHIN THE PROJECT AREA.
11. THE CONTRACTOR IS RESPONSIBLE FOR PROJECT SAFETY, INCLUDING PROVISION OF ALL APPROPRIATE SAFETY DEVICES AND TRAINING REQUIRED.
12. THE CONTRACTOR IS RESPONSIBLE FOR ANY AND ALL MEANS AND METHODS ASSOCIATED TO CONSTRUCTION, INCLUDING BUT NOT LIMITED TO, PHASING, INTERIM LOGISTICS, DRAINAGE, UTILITIES, ETC., AS MAY BE REQUIRED TO CONSTRUCT THE PROJECT IN ACCORDANCE WITH THE APPROVED CONSTRUCTION PLANS.
13. THE CONTRACTOR SHALL USE A CERTIFIED CONSTRUCTION MATERIALS TESTING LABORATORY TO PROVIDE MATERIALS AND DENSITY TESTING IN ACCORDANCE WITH FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION AND PASCO COUNTY PUBLIC WORKS SPECIFICATIONS AND REQUIREMENTS, LATEST EDITIONS.
14. UPON COMPLETION OF CONSTRUCTION, BEFORE REQUESTING FINAL INSPECTION BY THE ENGINEER, AND BEFORE PLACING SOD, THE CONTRACTOR SHALL PROVIDE THE ENGINEER WITH A COMPLETE AS-BUILT SURVEY CERTIFIED BY A REGISTERED LAND SURVEYOR. THIS "AS-BUILT" INFORMATION SHALL INCLUDE INVERT ELEVATIONS, DRAINAGE STRUCTURES, WEIRS, LOCATIONS OF STRUCTURES FOR ALL UTILITIES INSTALLED, AS WELL AS TOP OF BANK, TOE OF SLOPE AND GRADE BREAK LOCATIONS AND ELEVATIONS FOR POND AND DITCH/SWALE CONSTRUCTION.
15. DO NOT SCALE DRAWINGS AS THEY PERTAIN TO ADJACENT AND SURROUNDING PHYSICAL CONDITIONS, BUILDINGS, AND STRUCTURES EXCEPT WHERE DIMENSIONS ARE SHOWN.
16. THIS PLAN DOES NOT DEPICT ENVIRONMENTAL CONDITIONS OR A WARRANTY REGARDING THE PRESENCE OR ABSENCE OF ENVIRONMENTALLY IMPACTED SITE CONDITIONS. ENGINEER OF RECORD IS NEITHER LIABLE NOR RESPONSIBLE FOR ANY HAZARDOUS MATERIALS, HAZARDOUS SUBSTANCES, OR POLLUTANTS ON, ABOUT OR UNDER THE PROPERTY. ALL ENVIRONMENTAL TESTING AND WORK INCLUDING HAZARDOUS MATERIAL, SOILS, ASBESTOS, OR OTHER REFERENCED OR IMPLIED HEREIN IS THE SOLE RESPONSIBILITY OF THE OWNER'S ENVIRONMENTAL CONSULTANT.
17. THE SUBJECT PROPERTY DOES NOT APPEAR TO BE WITHIN APPLICABLE ESOZ/FPOZ AREAS.
18. THE SUBJECT PROPERTY IS LOCATED WITHIN MARION COUNTY'S SECOND SPRINGS PROTECTION ZONE.
19. NO CHANGE TO THE WORK AS SHOWN ON THE APPROVED PLANS SHALL BE MADE WITHOUT NOTIFICATION TO AND APPROVAL BY THE OFFICE OF THE COUNTY ENGINEER.
20. THIS PROPOSED PROJECT HAS NOT BEEN GRANTED CONCURRENCY APPROVAL AND/OR GRANTED AND/OR RESERVED ANY PUBLIC FACILITY CAPACITIES. FUTURE RIGHTS TO DEVELOP THE PROPERTY ARE SUBJECT TO A DEFERRED CONCURRENCY DETERMINATION, AND FINAL APPROVAL TO DEVELOP THE PROPERTY HAS NOT BEEN OBTAINED. THE COMPLETION OF CONCURRENCY REVIEW AND/OR APPROVAL HAS BEEN DEFERRED TO LATER DEVELOPMENT REVIEW STAGES, SUCH AS, BUT NOT LIMITED TO, BUILDING PERMIT REVIEW.

TRAFFIC IMPACT STATEMENT:

THE PROPOSED PROJECT PRODUCES 436 PEAK PM TRIPS

Land Use & Data Source	Location	IV	Size	Time Period	Method	Entry	Exit	Total
					Rate/Equation	Split%	Split%	
850 - Supermarket	General	1000 Sq. Ft. GFA	23.3	Weekday, Peak Hour of Adjacent Street Traffic,	Best Fit (LOG)	119	119	238
Data Source: Trip Generation Manual, 11th Ed	Urban/Suburban							
822 - Strip Retail Plaza (<40k)	General	1000 Sq. Ft. GLA	3.5	Weekday, Peak Hour of Adjacent Street Traffic,	Best Fit (LOG)	18	18	36
Data Source: Trip Generation Manual, 11th Ed	Urban/Suburban							
934 - Fast-Food Restaurant with Drive-Through	General	1000 Sq. Ft. GFA	1.7	Weekday, Peak Hour of Adjacent Street Traffic,	Average	29	27	56
Data Source: Trip Generation Manual, 11th Ed	Urban/Suburban							
930 - Fast Casual Restaurant	General	1000 Sq. Ft. GFA	2.4	Weekday, Peak Hour of Adjacent Street Traffic,	Best Fit (LIN)	15	12	27
Data Source: Trip Generation Manual, 11th Ed	Urban/Suburban							
220 - Multifamily Housing (Low-Rise) -	General	Dwelling Units	30	Weekday, Peak Hour of Adjacent Street	Best Fit (LIN)	21	12	33
Data Source: Trip Generation Manual, 11th Ed	Urban/Suburban							
932 - High-Turnover (Sit-Down) Restaurant	General	1000 Sq. Ft. GFA	5.1	Weekday, Peak Hour of Adjacent Street Traffic,	Average	28	18	46
Data Source: Trip Generation Manual, 11th Ed	Urban/Suburban							
							Overall Total	436

ENGINEER'S CERTIFICATION

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

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

OWNER'S CERTIFICATION

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

CORY PRESNICK DATE
CORTA OCALA, LLC
16232 SW 92ND AVE, MIAMI, FL 33157
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REVISIONS

REV	DATE	DESCRIPTION	BY
08	1/07/24	PERMIT MODIFICATION & REVISION - ACCESS, UTILITY, DRAINAGE	JJS
07	11/07/24	UPDATED PLANS FROM RE-DESIGN FOR PERMIT MODIFICATION SUBMITTAL	JJS
06	10/17/24	RE-DESIGN OF CROSS ACCESS & COVERED STR AT TSC	JJS
05	10/07/24	REVISIONS PER FDOT ACCESS COMMENTS & ON-SITE CROSS ACCESS/POND	JJS
04	9/20/24	REVISIONS PER FDOT ACCESS & FORCEMAIN RELOCATION	JJS
03	9/03/24	REVISIONS TO BUFFER PER RESOLUTION	JJS
02	8/01/24	REVISION PER COUNTY, SWFWMD & FDOT REVIEW COMMENTS	JJS
01	6/12/24	REVISION PER ZONING APPROVAL, COUNTY & SWFWMD REVIEW COMMENTS	JJS

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JOHN J. STOECKEL
FLORIDA PROFESSIONAL ENGINEER
LICENSE NO. 80758

PROJECT NAME:

MAJOR SITE PLAN
CORTA COMMONS

FOR

CORTA OCALA, LLC

SW HWY 200 - OCALA
MARION COUNTY, FLORIDA

SHEET TITLE

COVER SHEET

PROJECT NO: 23-3306
CHECKED BY: JJS
VERTICAL DATUM: NAVD 1988
DATE: 03/29/2024

SHEET NUMBER

C-001

GENERAL NOTES:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

LAYOUT & DIMENSION NOTES:

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

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

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

GRADING NOTES:

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

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

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

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

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

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

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

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

ACCESSIBLE (ADA) DESIGN NOTES:

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

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

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

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

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

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

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

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

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

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

UTILITY NOTES:

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

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

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

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

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

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

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

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

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

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

LIGHTING NOTES:

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

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

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

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

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

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

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

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

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

EROSION CONTROL NOTES:

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

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

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

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

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

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

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

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

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

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

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

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

FEMA NOTE:

ACCORDING TO THE FLOOD INSURANCE MAP FOR MARION COUNTY, FLORIDA, COMMUNITY PANEL NUMBER 120160, MAP PANEL NUMBER 12083C0684E, EFFECTIVE DATE APRIL 19, 2017, THE SUBJECT PARCEL APPEARS TO FALL WITHIN SPECIAL FLOOD HAZARD ZONE 'X' AND 'AE'. THE 'AE' AREA APPEARS TO FALL WITHIN THE TOP OF BANK LIMITS OF THE POND WITHIN LOT 3 OF SAMIRA VILLAS AS DEPICTED ON THE SURVEY REFERENCED ABOVE., BASE FLOOD ELEVATION OF 70.2-FT (NAVD88).

DATUM NOTE:

ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88), VERTICAL DATUM IS DERIVED FROM NGS CONTROL POINT "G 593", WHICH HAS A PUBLISHED ELEVATION OF 85.92 FEET. BENCHMARK SHOWN AND PROVIDED ON SURVEY ENTITLED "ALTA/NSPS LAND TITLE SURVEY LOCATED IN SECTIONS 24 & 25, TOWNSHIP[15 SOUTH, RANGE 20 EAST, MARION COUNTY, FLORIDA", PREPARED BY CHW PROFESSIONAL CONSULTANTS, DATED MARCH 18, 2023

COORDINATES SHOWN HEREON ARE ARE BASED ON STATE PLANE FLORIDA WEST ZONE COORDINATES (NAD 83 (20011)) PROJECTED FROM RTK NETWORK GPS SOLUTION.

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FLORIDA BUSINESS REGISTRY NO. 34448

REVISIONS

REV	DATE	DESCRIPTION	BY
08	1/07/24	PERMIT MODIFICATION REVISION - ACCESS, UTILITY, DRAINAGE	JJS
07	11/07/24	UPDATED PLANS FROM RE-DESIGN FOR PERMIT MODIFICATION SUBMITTAL	JJS
06	10/17/24	RE-DESIGN OF CROSS ACCESS & LOWERED SITE AT TSC	JJS
05	10/07/24	REVISIONS PER FDOT ACCESS COMMENTS & ON-SITE CROSS ACCESS/POND	JJS
04	9/20/24	REVISIONS PER FDOT ACCESS & FORCEMAIN RELOCATION	JJS
03	9/05/24	REVISION TO BUFFER PER RESOLUTION	JJS
02	8/01/24	REVISION PER COUNTY, SWFWMD & FDOT REVIEW COMMENTS	JJS
01	6/12/24	REVISION PER ZONING APPROVAL, COUNTY & SWFWMD REVIEW COMMENTS	JJS

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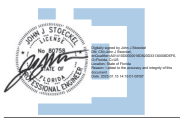

JOHN J. STOECKEL
FLORIDA PROFESSIONAL ENGINEER
LICENSE NO. 80758

PROJECT NAME:

MAJOR SITE PLAN
CORTA COMMONS

FOR

CORTA OCALA, LLC

SW HWY 200 - OCALA
MARION COUNTY, FLORIDA

SHEET TITLE

PROJECT GENERAL NOTES SHEET

PROJECT NO: 23-3306
CHECKED BY: JJS
VERTICAL DATUM: NAVD 1988
DATE: 03/29/2024

SHEET NUMBER

C-002

DEMOLITION NOTES:

1. ENGINEER IS NOT RESPONSIBLE FOR JOB SITE SAFETY OR SUPERVISION. CONTRACTOR IS TO PROCEED WITH THE DEMOLITION IN A SYSTEMATIC AND SAFE MANNER, FOLLOWING ALL OSHA REQUIREMENTS, TO ENSURE PUBLIC AND CONTRACTOR SAFETY.

2. ALL DEMOLITION ACTIVITIES ARE TO BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AS WELL AS ALL FEDERAL, STATE AND LOCAL REGULATIONS. ANY DISCREPANCIES OR DEVIATIONS SHALL BE IDENTIFIED BY THE CONTRACTOR TO THE ENGINEER IN WRITING PRIOR TO INITIATION OF SITE ACTIVITY.

3. PRIOR TO STARTING ANY DEMOLITION CONTRACTOR SHALL:
   - A. OBTAIN A SUNSHINE STATE ONE CALL LOCATION CERTIFICATION PRIOR TO ANY EXCAVATION OR DEMOLITION.
   - B. ENSURING COPIES OF ALL PERMITS AND APPROVALS MUST BE MAINTAINED ON SITE AND AVAILABLE FOR REVIEW.
   - C. INSTALLING THE REQUIRED SOIL EROSION AND SEDIMENT CONTROL MEASURES PRIOR TO SITE DISTURBANCE.
   - D. LOCATE/CAP ALL UTILITIES AND SERVICES, INCLUDING BUT NOT LIMITED TO GAS, WATER, ELECTRIC, SANITARY AND STORM SEWER, TELEPHONE, CABLE, FIBER OPTIC CABLE, ETC. WITHIN THE LIMITS OF DISTURBANCE.
   - E. PROTECTING AND MAINTAINING IN OPERATION, ALL ACTIVE SYSTEMS THAT ARE NOT BEING REMOVED DURING ALL DEMOLITION ACTIVITIES.
   - F. FAMILIARIZING THEMSELVES WITH THE APPLICABLE UTILITY SERVICE PROVIDER AND BEING RESPONSIBLE FOR ALL COORDINATION REGARDING UTILITY DEMOLITION REQUIRED FOR THE PROJECT.
   - G. COORDINATION WITH UTILITY COMPANIES REGARDING WORKING "OFF-PEAK" HOURS OR ON WEEKENDS AS MAY BE REQUIRED TO MINIMIZE THE IMPACT ON THE AFFECTED PARTIES.
   - H. A COMPLETE INSPECTION OF CONTAMINANTS BY A LICENSED ENVIRONMENTAL TESTING AGENCY, OF ALL BUILDINGS AND/OR STRUCTURES TO BE REMOVED. SAME SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL ENVIRONMENTAL REGULATIONS. ANY/ALL CONTAMINANTS SHALL BE REMOVED AND DISPOSED OF BY A FEDERALLY LICENSED CONTRACTOR IN ACCORDANCE WITH FEDERAL, STATE, AND LOCAL REGULATIONS. ALL ENVIRONMENTAL WORK INCLUDING HAZARDOUS MATERIAL, SOILS, ASBESTOS, OR OTHER REFERENCED OR IMPLIED HEREIN IS THE SOLE RESPONSIBILITY OF THE OWNER'S ENVIRONMENTAL CONSULTANT.

4. THE CONTRACTOR SHALL PROVIDE ALL THE "MEANS AND METHODS" NECESSARY TO PREVENT MOVEMENT, SETTLEMENT, OR COLLAPSE OF EXISTING STRUCTURES, AND ANY OTHER IMPROVEMENTS THAT ARE REMAINING ON OR OFF SITE. THE DEMOLITION CONTRACTOR IS RESPONSIBLE FOR ALL REPAIRS OF DAMAGE TO ALL ITEMS THAT ARE TO REMAIN AS A RESULT OF HIS ACTIVITIES. ALL REPAIRS SHALL USE NEW MATERIAL. THE REPAIRS SHALL RESTORE THE ITEM TO THE PRE-DEMOLITION CONDITION.

5. IN THE ABSENCE OF SPECIFICATIONS, THE CONTRACTOR SHALL PERFORM EARTH MOVEMENT ACTIVITIES, DEMOLITION AND REMOVAL OF ALL FOUNDATION WALLS, FOOTINGS, AND OTHER MATERIALS WITHIN THE LIMITS OF DISTURBANCE IN ACCORDANCE WITH DIRECTION BY OWNER'S STRUCTURAL OR GEOTECHNICAL ENGINEER.

6. CONTRACTOR SHALL PROVIDE TRAFFIC CONTROL AND GENERALLY ACCEPTED SAFE PRACTICES IN CONFORMANCE WITH: THE "MANUAL ON UNIFORM TRAFFIC CONTROL," AS WELL AS FEDERAL, STATE, AND LOCAL REGULATIONS WHEN DEMOLITION RELATED ACTIVITIES IMPACT ROADWAYS OR ROADWAY RIGHTS-OF-WAY.

7. CONDUCT DEMOLITION ACTIVITIES IN SUCH A MANNER TO ENSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, SIDEWALKS, WALKWAYS, AND OTHER ADJACENT FACILITIES. STREET CLOSURE PERMITS MUST BE RECEIVED FROM THE APPROPRIATE GOVERNMENTAL AUTHORITY.

8. DEMOLITION ACTIVITIES AND EQUIPMENT SHALL NOT USE AREAS OUTSIDE THE DEFINED PROPERTY LINE WITHOUT WRITTEN PERMISSION OF THE OWNER, AND/OR APPROPRIATE GOVERNMENT AGENCY.

9. USE DUST CONTROL MEASURES TO LIMIT AIRBORNE DUST AND DIRT RISING AND SCATTERING IN THE AIR IN ACCORDANCE WITH FEDERAL, STATE, AND/OR LOCAL STANDARDS. AFTER THE DEMOLITION IS COMPLETE, ADJACENT STRUCTURES AND IMPROVEMENTS SHALL BE CLEANED OF ALL DUST AND DEBRIS CAUSED BY THE DEMOLITION OPERATIONS. THE CONTRACTOR IS RESPONSIBLE FOR RETURNING ALL ADJACENT AREAS TO THEIR "PRE-DEMOLITION" CONDITION.

10. CONTRACTOR IS RESPONSIBLE TO SAFEGUARD SITE AS NECESSARY TO PERFORM THE DEMOLITION IN SUCH A MANNER AS TO PREVENT THE ENTRY OF UNAUTHORIZED PERSONS AT ANY TIME.

11. THIS DEMOLITION PLAN IS INTENDED TO IDENTIFY THOSE EXISTING ITEMS/CONDITIONS WHICH ARE TO BE REMOVED. IT IS NOT INTENDED TO PROVIDE DIRECTION OTHER THAN THAT ALL METHODS AND MEANS ARE TO BE IN ACCORDANCE WITH STATE, FEDERAL, LOCAL, AND JURISDICTIONAL REQUIREMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL OSHA AND OTHER SAFETY PRECAUTIONS NECESSARY TO PROVIDE A SAFE WORK SITE.

12. DEBRIS SHALL NOT BE BURIED ON THE SUBJECT SITE. ALL DEMOLITION WASTES AND DEBRIS (SOLID WASTE) SHALL BE DISPOSED OF IN ACCORDANCE WITH ALL TOWN, COUNTY, STATE, AND FEDERAL LAWS AND APPLICABLE CODES.

13. CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING ALL EXISTING SITE IMPROVEMENTS AND UTILITIES. ALL DISCREPANCIES SHALL BE IDENTIFIED TO THE ENGINEER IN WRITING.

14. ALL EXISTING UTILITIES BEING REMOVED SHALL BE DONE SO BY THE CONTRACTOR IN ACCORDANCE WITH STATE AND LOCAL REGULATIONS.

15. THERE ARE NO KNOWN WATER COURSES, WATER BODIES, FLOODPLAINS, WETLANDS, OR HISTORICAL AND ARCHAEOLOGICAL RESOURCES WITHIN PROJECT LIMITS.

16. CONTRACTOR MUST PROVIDE A DEWATERING PLAN, IF APPLICABLE, TO THE LOCAL ENGINEERING INSPECTIONS DEPARTMENT FOR REVIEW PRIOR TO IMPLEMENTATION.

17. CONTRACTOR IS REQUIRED TO OBTAIN A DEMOLITION PERMIT FROM THE LOCAL AUTHORITY, AS APPLICABLE, PRIOR TO COMMENCING DEMOLITION, ALL DEMOLITION SHALL BE IN ACCORDANCE WITH THE PERMIT AND APPLICABLE CODES/ORDINANCES.

LEGEND:

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

EROSION CONTROL NOTES:

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

EARTHWORK & FILL NOTES:

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

CONCRETE WASHOUT NOTES:

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

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REVISIONS

REV	DATE	DESCRIPTION	BY
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02	8/01/24	REVISION PER COUNTY, SWFWMD & FDOT REVIEW COMMENTS	JJS
01	6/12/24	REVISION PER ZONING APPROVAL, COUNTY & SWFWMD REVIEW COMMENTS	JJS

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JOHN J. STOECKEL
FLORIDA PROFESSIONAL ENGINEER
LICENSE NO. 80758

PROJECT NAME:
MAJOR SITE PLAN
CORTA COMMONS
FOR
CORTA OCALA, LLC
SW HWY 200 - OCALA
MARION COUNTY, FLORIDA

SHEET TITLE
DEMOLITION & EROSION CONTROL PLAN

PROJECT NO: 23-3306
CHECKED BY: JJS
VERTICAL DATUM: NAVD 1988
DATE: 03/29/2024

SHEET NUMBER
C-003

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

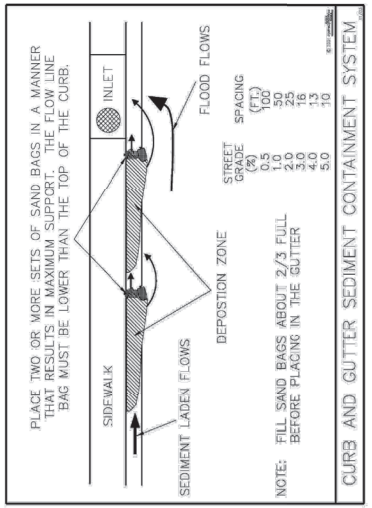

Figure V-19: Illustration of a Curb and Gutter Sediment Containment System

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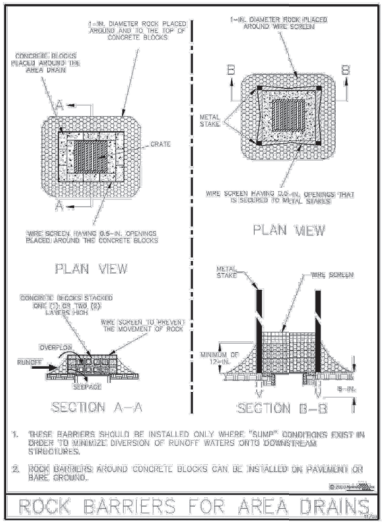

Figure V-13: Illustration of Rock Barriers around Area Drains

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

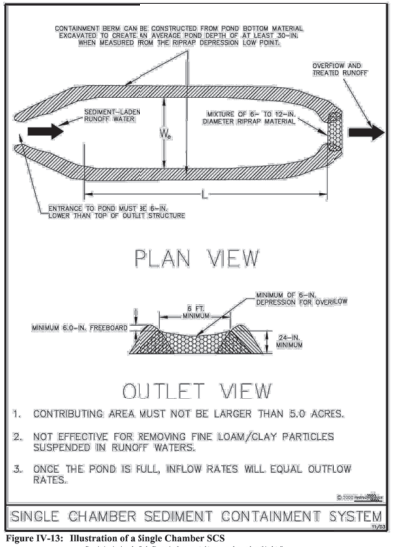

Figure IV-13: Illustration of a Single Chamber SCS

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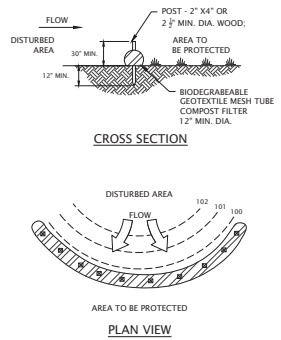
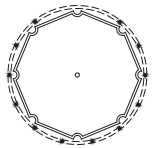


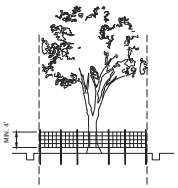
NOTES:

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

3 COMPOST FILTER SOCK DETAIL
N.T.S.



PLAN VIEW

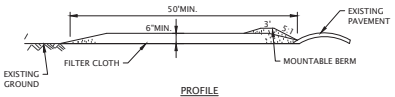


CROSS SECTION

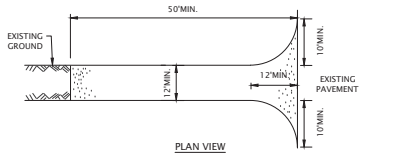
NOTES:

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

5 TREE PROTECTION DETAIL
N.T.S.



PROFILE



PLAN VIEW

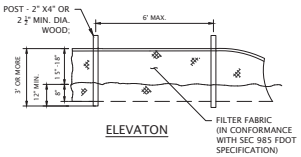
NOTES

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

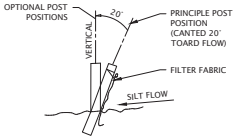
6 STABILIZED CONSTRUCTION ENTRANCE DETAIL
N.T.S.

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

CONSTRUCTION SEQUENCE



ELEVATON



NOTES:

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

4 SILT FENCE DETAIL
N.T.S.

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

REVISIONS

REV	DATE	DESCRIPTION	BY
08	1/07/24	PERMIT MODIFICATION & REVISION - ACCESS, UTILITY, DRAINAGE	JJS
07	11/07/24	UPDATED PLANS FROM RE-DESIGN FOR PERMIT MODIFICATION SUBMITTAL	JJS
06	10/17/24	RE-DESIGN OF CROSS ACCESS & LOWERED SITE AT TSC	JJS
05	10/07/24	REVISIONS PER FDOT ACCESS COMMENTS & ON-SITE CROSS ACCESS/POND	JJS
04	9/12/24	REVISIONS PER FDOT ACCESS & FORCEMAIN RELOCATION	JJS
03	9/03/24	REVISION TO BUFFER PER RESOLUTION	JJS
02	8/01/24	REVISION PER COUNTY, SWFWMD & FDOT REVIEW COMMENTS	JJS
01	6/12/24	REVISION PER ZONING APPROVAL, COUNTY & SWFWMD REVIEW COMMENTS	JJS

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Check positive response codes before you dig!

JOHN J. STOECKEL
FLORIDA PROFESSIONAL ENGINEER
LICENSE NO. 80758

PROJECT NAME:
MAJOR SITE PLAN
CORTA COMMONS
FOR
CORTA OCALA, LLC
SW HWY 200 - OCALA
MARION COUNTY, FLORIDA

SHEET TITLE
EROSION & SEDIMENT CONTROL DETAILS

PROJECT NO: 23-3306
CHECKED BY: JJS
VERTICAL DATUM: NAVD 1988
DATE: 03/29/2024

SHEET NUMBER
C-004

OWNER 1:

A. SALDARRIAGA TRUST
17643 SAWGRASS RUN
TAVARES, FL 32778

OWNER 2:

WHITEHILL OF OCALA LLC
2290 SW 37TH STREET
OCALA, FL 34471

APPLICANT:

CORTA OCALA LLC
12632 SW 92ND AVE
MIAMI, FL 33157

PARCEL INFORMATION:

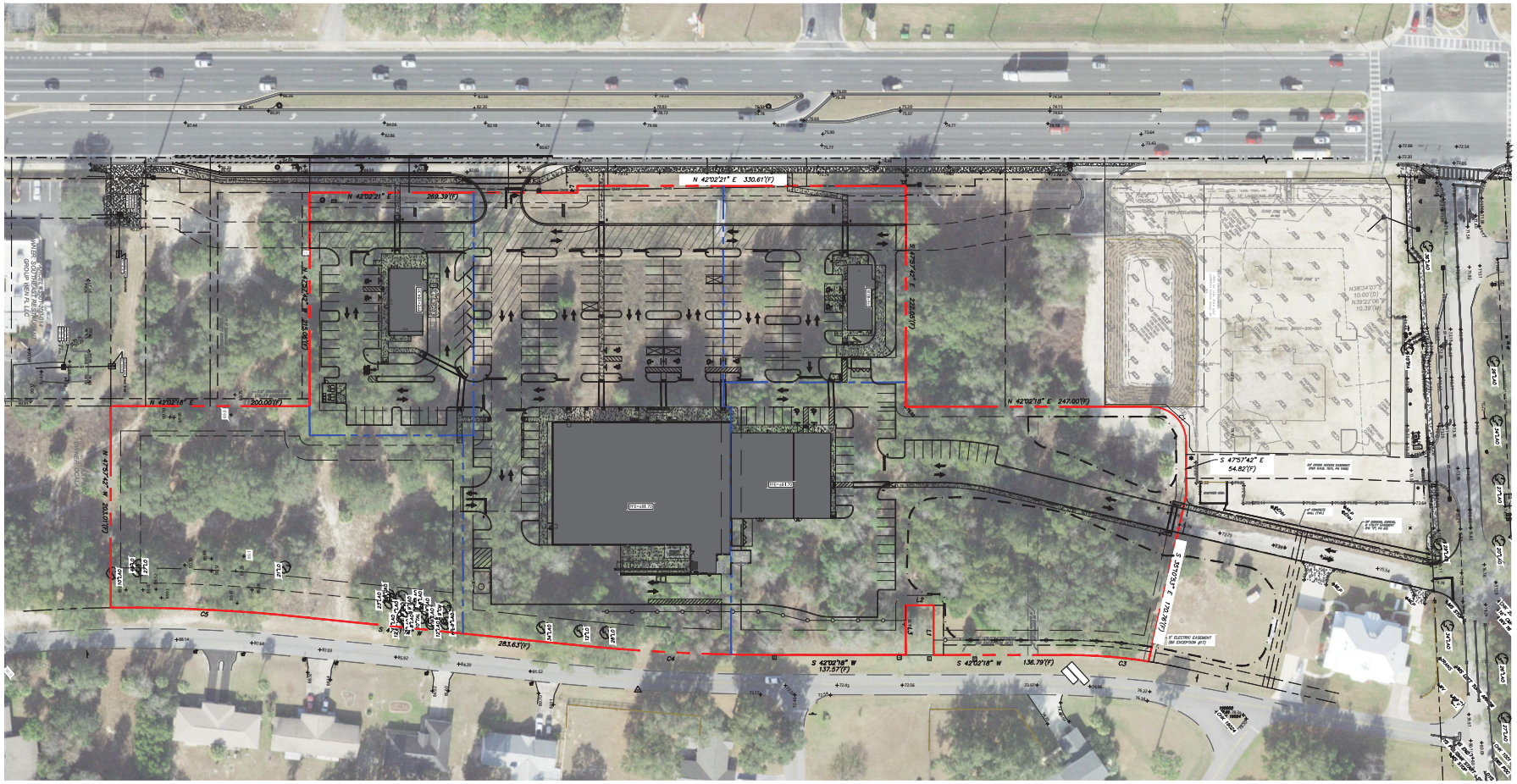
- EXISTING ZONING DESIGNATION: B-2 (COMMERCIAL BUSINESS)
- PROPOSED ZONING DESIGNATION: PUD (PLANNED UNIT DEVELOPMENT)
- PARCEL ID:

A. SALDARRIAGA TRUST (OWNER 1)		WHITEHILL OF OCALA LLC (OWNER 2)
3501-200-023	3501-200-039	3501-400-003
3501-200-022	3501-200-038	3501-400-004
3501-200-021	3501-200-037	
3501-200-020	3501-200-036	
3501-200-019	3501-200-035	
3501-200-018	3501-200-034	
3501-200-040		

- SITE AREA: ±8.76 ACRES
- TOTAL WETLANDS: 0.0 ACRES
- PHYSICAL ADDRESS: PENDING
- FUTURE LAND USE (FLUM): COMMERCIAL (0 - 8 DU/AC; FAR 1.0)
- EXISTING USE: VACANT
- PROPOSED USE: SHOPPING PLAZA (RETAIL & RESTAURANT)
- LANDSCAPE BUFFERS SHALL BE 15-FT FRONT YARD, 10-FT SIDE YARD, AND 10-FT REAR YARD, FURTHER IN ACCORDANCE WITH MARION COUNTY DEVELOPMENT CODE SECTION 6.8.6.
- A RECIPROCAL EASEMENT AGREEMENT (REA) WILL BE PREPARED AND RECORDED FOR BETWEEN THE PROPOSED PARCELS AND OWNERSHIP TO BENEFIT BOTH THE DEVELOPMENT AND ADJACENT PROPERTIES IMPACTED.

GENERAL NOTES:

1. BOUNDARY, TOPOGRAPHIC, AND TREE INFORMATION SHOWN HEREON TAKEN FROM A SURVEY ENTITLED "ALTA/NSPS LAND TITLE SURVEY LOCATED IN SECTIONS 24 & 25, TOWNSHIP[15 SOUTH, RANGE 20 EAST, MARION COUNTY, FLORIDA", PREPARED BY CHW PROFESSIONAL CONSULTANTS, DATED MARCH 18, 2023
2. THE HORIZONTAL & VERTICAL DATUMS PER ABOVE REFERENCED SURVEY.
3. ACCORDING TO THE FLOOD INSURANCE MAP FOR MARION COUNTY, FLORIDA, COMMUNITY PANEL NUMBER 120160, MAP PANEL NUMBER 12083C0684E, EFFECTIVE DATE APRIL 19, 2017, THE SUBJECT PARCEL APPEARS TO FALL WITHIN SPECIAL FLOOD HAZARD ZONE 'X' AND 'AE'. THE 'AE' AREA APPEARS TO FALL WITHIN THE TOP OF BANK LIMITS OF THE POND WITHIN LOT 3 OF SAMIRA VILLAS AS DEPICTED ON THE SURVEY REFERENCED ABOVE, BASE FLOOD ELEVATION OF 70.2-FT (NAVD88).
4. SUBSURFACE INFORMATION SHOWN HEREON IS TAKEN FROM A REPORT ENTITLED "GEOTECHNICAL INVESTIGATION, PROPOSED SPROUTS AND ROSS RETAIL DEVELOPMENT, STATE ROAD 200 AND SOUTHWEST 100TH STREET, OCALA, MARION COUNTY, FLORIDA" PREPARED BY ANDREYEV ENGINEERING, INC. DATED NOVEMBER 3, 2022



0 50' 100'
SCALE 1" = 50'

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TAMPA, FL 33622
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FLORIDA BUSINESS REGISTRY NO. 34448

REVISIONS

REV	DATE	DESCRIPTION	BY
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Check positive response codes before you dig!

JOHN J. STOECKEL
FLORIDA PROFESSIONAL ENGINEER
LICENSE NO. 80758

PROJECT NAME:

MAJOR SITE PLAN
CORTA COMMONS

FOR

CORTA OCALA, LLC

SW HWY 200 - OCALA
MARION COUNTY, FLORIDA

SHEET TITLE

OVERALL SITE PLAN W/ AERIAL

PROJECT NO: 23-3306
CHECKED BY: JJS
VERTICAL DATUM: NAVD 1988
DATE: 03/29/2024

SHEET NUMBER

C-101

OWNER 1:

A. SALDARRIAGA TRUST
17643 SAWGRASS RUN
TAVARES, FL 32778

OWNER 2:

WHITEHILL OF OCALA LLC
2290 SW 37TH STREET
OCALA, FL 34471

APPLICANT:

CORTA OCALA LLC
12632 SW 92ND AVE
MIAMI, FL 33157

PARCEL INFORMATION:

- EXISTING ZONING DESIGNATION: B-2 (COMMERCIAL BUSINESS)
- PROPOSED ZONING DESIGNATION: PUD (PLANNED UNIT DEVELOPMENT)
- PARCEL ID:

A. SALDARRIAGA TRUST (OWNER 1)		WHITEHILL OF OCALA LLC (OWNER 2)
3501-200-023	3501-200-039	3501-400-003
3501-200-022	3501-200-038	3501-400-004
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3501-200-020	3501-200-036	
3501-200-019	3501-200-035	
3501-200-018	3501-200-034	
3501-200-040		

- SITE AREA: ±8.76 ACRES
- TOTAL WETLANDS: 0.0 ACRES
- PHYSICAL ADDRESS: PENDING
- FUTURE LAND USE (FLUM): COMMERCIAL (0 - 8 DU/AC; FAR 1.0)
- EXISTING USE: VACANT
- PROPOSED USE: SHOPPING PLAZA (RETAIL & RESTAURANT)
- LANDSCAPE BUFFERS SHALL BE 15-FT FRONT YARD, 10-FT SIDE YARD, AND 10-FT REAR YARD; FURTHER IN ACCORDANCE WITH MARION COUNTY DEVELOPMENT CODE SECTION 6.8.6.
- A RECIPROCAL EASEMENT AGREEMENT (REA) WILL BE PREPARED AND RECORDED FOR BETWEEN THE PROPOSED PARCELS AND OWNERSHIP TO BENEFIT BOTH THE DEVELOPMENT AND ADJACENT PROPERTIES IMPACTED.

LEGAL DESCRIPTION:

SUBJECT PROPERTIES ARE UNDERGOING RE-PLAT AND IS CONCURRENTLY UNDER REVIEW BY MARION COUNTY STAFF. SEE PROJECT SURVEY FOR MULTIPLE PROPERTY PARCELS AND LEGAL DESCRIPTIONS.

ZONING TABLE:

	REQUIRED	PROPOSED OVERALL
MINIMUM LOT SIZE	N/A	±8.764 ACRES
FRONT BUILDING SETBACK (FT)	40'	72.0'
SIDE YARD SETBACK (FT)	10'	11.9'
REAR YARD SETBACK (FT)	25'	100.6'
MINIMUM LOT WIDTH (FT)	N/A	N/A
BUILDING HEIGHT (FT)	50'	< 50'
MAX IMPERVIOUS SURFACE RATIO (ISR)	N/A	63.3% (241,507/381,754)
MAXIMUM FLOOR AREA RATIO (FAR)	1.0	0.09 (35,936/381,754)

NOTE: REQUIRED ZONING SHOWN HEREIN BASED ON EXISTING B-2 (COMMERCIAL BUSINESS) ZONING REQUIREMENTS; THE PUD IS APPROVED AND KNOWN AS RESOLUTION NO. 24-R-183; THE SITE PLAN HAS BEEN UPDATED TO REFLECT CONDITIONS OF THAT RESOLUTION.

PROPOSED COMMERCIAL PARCELS

	FLOOR AREA (SQ FT)	AREA (ACRES)
PARCEL 1 (COMMERCIAL)	±1,680 SQ FT	±0.834
PARCEL 2 (COMMERCIAL)	±2,400 SQ FT	±0.926
PARCEL 3 (COMMERCIAL)	±23,256 SQ FT	±2.750
PARCEL 4 (COMMERCIAL)	±8,600 SQ FT	±2.629
PARCEL 5 (MULTI FAMILY)	30 UNITS	±1.625
TOTAL	±35,936 SQ FT & 30 RES. UNITS	±8.764

PARKING SCHEDULE

PARKING REQUIRED

SPROUTS GROCERY (RETAIL) - REQUIRED 1 PER 300 SQ. FT. GFA

- 23,256 SQ. FT. 1.0 SPACES PER 300 SQ. FT. = 78 SPACES

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

- 4,200 SQ. FT. * 1.0 SPACES PER 300 SQ. FT. = 14 SPACES

SHOPPES SPACE -

- 3,526 SQ. FT. (RETAIL) * 1.0 SPACE PER 300 SQ. FT. = 12 SPACES
- 5,074 SQ. FT. (60 SEATS) - RESTAURANT *1.0 SPACE PER 4 SEATS = 15 SPACES

CHIPOTLE W/ MOBILE PICKUP - FAST-FOOD RESTAURANT - REQUIRED 1 PER 75 SQ. FT. GFA

- 2,400 SQ. FT. *1.0 SPACES PER 75 SQ FT GFA = 32 SPACES

HANDICAP SPACES REQUIRED = 7 SPACES (201-300 TOTAL SPACES)

TOTAL SPACES REQUIRED = 151 SPACES (INCLUDING 7 HANDICAP SPACES)*

PARKING PROVIDED

REGULAR SPACES	= 207
HANDICAP SPACES	= 12
TOTAL	= 219

GENERAL NOTES:

1. BOUNDARY, TOPOGRAPHIC, AND TREE INFORMATION SHOWN HEREON TAKEN FROM A SURVEY ENTITLED "ALTA/NSPS LAND TITLE SURVEY LOCATED IN SECTIONS 24 & 25, TOWNSHIP 15 SOUTH, RANGE 20 EAST, MARION COUNTY, FLORIDA", PREPARED BY CHW PROFESSIONAL CONSULTANTS, DATED MARCH 18, 2023
2. THE HORIZONTAL & VERTICAL DATUMS PER ABOVE REFERENCED SURVEY.
3. ACCORDING TO THE FLOOD INSURANCE MAP FOR MARION COUNTY, FLORIDA, COMMUNITY PANEL NUMBER 120160, MAP PANEL NUMBER 12083C0484E, EFFECTIVE DATE APRIL 19, 2017, THE SUBJECT PARCEL APPEARS TO FALL WITHIN SPECIAL FLOOD HAZARD ZONE 'X' AND 'AE'. THE 'AE' AREA APPEARS TO FALL WITHIN THE TOP OF BANK LIMITS OF THE POND WITHIN LOT 3 OF SAHIRA VILLAS AS DEPICTED ON THE SURVEY REFERENCED ABOVE. BASE FLOOD ELEVATION OF 70.2-FT (NAVD88).
4. IN ACCORDANCE WITH THE ABOVE FEMA MAP AND CALCULATIONS PROVIDED ON THE SURVEY, THE APPROXIMATE AREA FROM THE FEMA MAP IS 0.17 ACRES (7,485 SQ. FT.)
5. SUBSURFACE INFORMATION SHOWN HEREON IS TAKEN FROM A REPORT ENTITLED "GEOTECHNICAL INVESTIGATION, PROPOSED SPROUTS AND ROSS RETAIL DEVELOPMENT, STATE ROAD 200 AND SOUTHWEST 100TH STREET, OCALA, MARION COUNTY, FLORIDA" PREPARED BY ANDREYEV ENGINEERING, INC. DATED NOVEMBER 3, 2022

CURVE TABLE:

LINE	BEARING	DISTANCE
L1	N 47°57'42" W	50.00'(F)
L2	S 42°02'18" W	28.00'(F)
L3	S 47°57'42" E	50.00'(F)
L4	N 47°57'39" W	7.00'(F)

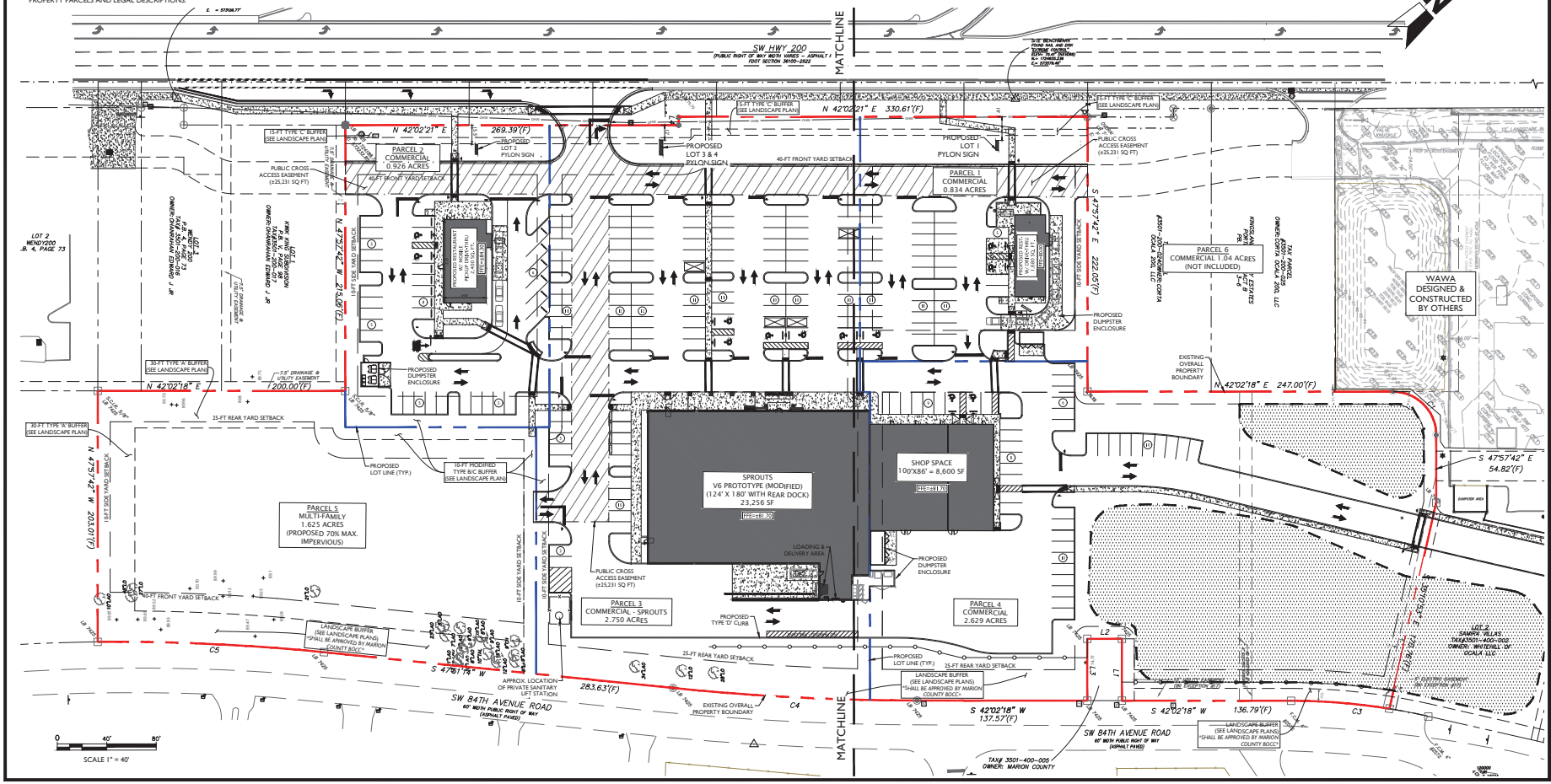
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	35.00'(F)	54.98'(F)	49.50'(F)	N 87°02'18" E
C3	500.00'(F)	111.53'(F)	111.30'(F)	S 48°25'42" W
C4	1946.86'(F)	197.61'(F)	197.52'(F)	S 44°56'39" W
C5	1505.00'(F)	183.29'(F)	183.17'(F)	S 44°36'57" W

LEGEND:

- ADJACENT PROPERTY LINE
- PROPERTY BOUNDARY
- PROPOSED CONCRETE CURB
- PROPOSED CONCRETE
- PROPOSED YARD SETBACK
- PROPOSED 6-FT FENCE
- HAND RAIL
- PROPOSED EASEMENT
- PROPOSED TRAFFIC SIGN
- PARKING SPACE COUNT (#)

TREE LEGEND:

10"○ = TREE LOCATION & SIZE



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

REVISIONS

REV	DATE	DESCRIPTION	BY
08	1/07/24	PERMIT MODIFICATION & REVISION - ACCESS, UTILITY, DRAINAGE	JJS
07	11/07/24	UPDATED PLANS FROM RE-DESIGN FOR PERMIT MODIFICATION SUBMITTAL	JJS
06	10/17/24	RE-DESIGN OF CROSS ACCESS & LOWERED SITE AT TSC	JJS
05	10/07/24	REVISIONS PER FDOT ACCESS COMMENTS & ON-SITE CROSS ACCESS/POND	JJS
04	9/12/24	REVISIONS PER FDOT ACCESS & FORCEMAIN RELOCATION	JJS
03	9/03/24	REVISIONS TO BUFFER PER RESOLUTION	JJS
02	8/01/24	REVISION PER COUNTY, SWFWMD & FDOT REVIEW COMMENTS	JJS
01	6/12/24	REVISION PER ZONING APPROVAL, COUNTY & SWFWMD REVIEW COMMENTS	JJS

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JOHN J. STOECKEL
FLORIDA PROFESSIONAL ENGINEER
LICENSE NO. 80758

PROJECT NAME:

MAJOR SITE PLAN
CORTA COMMONS

FOR

CORTA OCALA, LLC

SW HWY 200 - OCALA
MARION COUNTY, FLORIDA

SHEET TITLE

OVERALL DIMENSION & LAYOUT PLAN

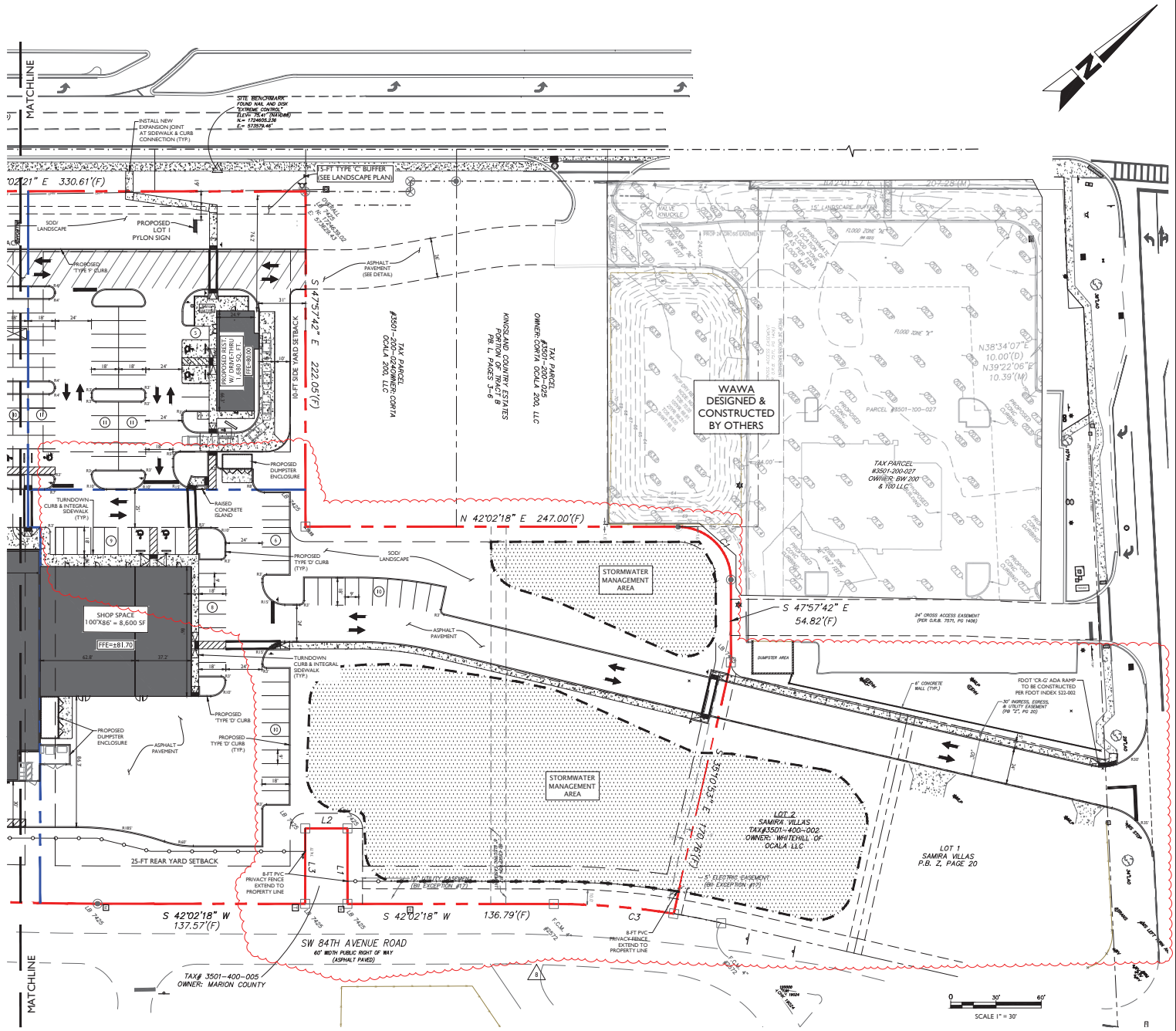
PROJECT NO: 23-3306
CHECKED BY: JJS
VERTICAL DATUM: NAVD 1988
DATE: 03/29/2024

SHEET NUMBER

C-102

GENERAL NOTES:

1. BOUNDARY, TOPOGRAPHIC, AND TREE INFORMATION SHOWN HEREON TAKEN FROM A SURVEY ENTITLED "ALTA/NSPS LAND TITLE SURVEY LOCATED IN SECTIONS 24 & 25, TOWNSHIP 15 SOUTH, RANGE 20 EAST, MARION COUNTY, FLORIDA", PREPARED BY CHW PROFESSIONAL CONSULTANTS, DATED MARCH 18, 2023
2. THE HORIZONTAL & VERTICAL DATUMS PER ABOVE REFERENCED SURVEY.
3. ACCORDING TO THE FLOOD INSURANCE MAP FOR MARION COUNTY, FLORIDA, COMMUNITY PANEL NUMBER 120160, MAP PANEL NUMBER 12083C0684E, EFFECTIVE DATE APRIL 19, 2017, THE SUBJECT PARCEL APPEARS TO FALL WITHIN SPECIAL FLOOD HAZARD ZONE 'X' AND 'AE'. THE 'AE' AREA APPEARS TO FALL WITHIN THE TOP OF BANK LIMITS OF THE POND WITHIN LOT 3 OF SAMIRA VILLAS AS DEPICTED ON THE SURVEY REFERENCED ABOVE. BASE FLOOD ELEVATION OF 70.2-FT (NAVD88).
4. SUBSURFACE INFORMATION SHOWN HEREON IS TAKEN FROM A REPORT ENTITLED "GEOTECHNICAL INVESTIGATION, PROPOSED SPROUTS AND ROSS RETAIL DEVELOPMENT, STATE ROAD 200 AND SOUTHWEST 100TH STREET, OCALA, MARION COUNTY, FLORIDA" PREPARED BY ANDREYEV ENGINEERING, INC. DATED NOVEMBER 3, 2022



LEGEND:

- ADJACENT PROPERTY LINE
- PROPERTY BOUNDARY
- PROPOSED CONCRETE CURB
- PROPOSED CONCRETE
- PROPOSED YARD SETBACK
- PROPOSED 6-FT FENCE
- HAND RAIL
- PROPOSED EASEMENT
- PROPOSED TRAFFIC SIGN
- PARKING SPACE COUNT (#)

TREE LEGEND:

10"○ = TREE LOCATION & SIZE

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06	10/17/24	RE-DESIGN OF CR-505 ACCESS & LOWERED STR AT TSC	JJS
05	10/07/24	REVISIONS PER FDOT ACCESS COMMENTS & ON-SITE CROSS ACCESS/POND	JJS
04	9/12/24	REVISIONS PER FDOT ACCESS & FORCEMAIN RELOCATION	JJS
03	9/03/24	REVISIONS TO BUFFER PER RESOLUTION	JJS
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01	6/12/24	REVISION PER ZONING APPROVAL, COUNTY & SWFWMD REVIEW COMMENTS	JJS

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JOHN J. STOECKEL
FLORIDA PROFESSIONAL ENGINEER
LICENSE NO. 80758

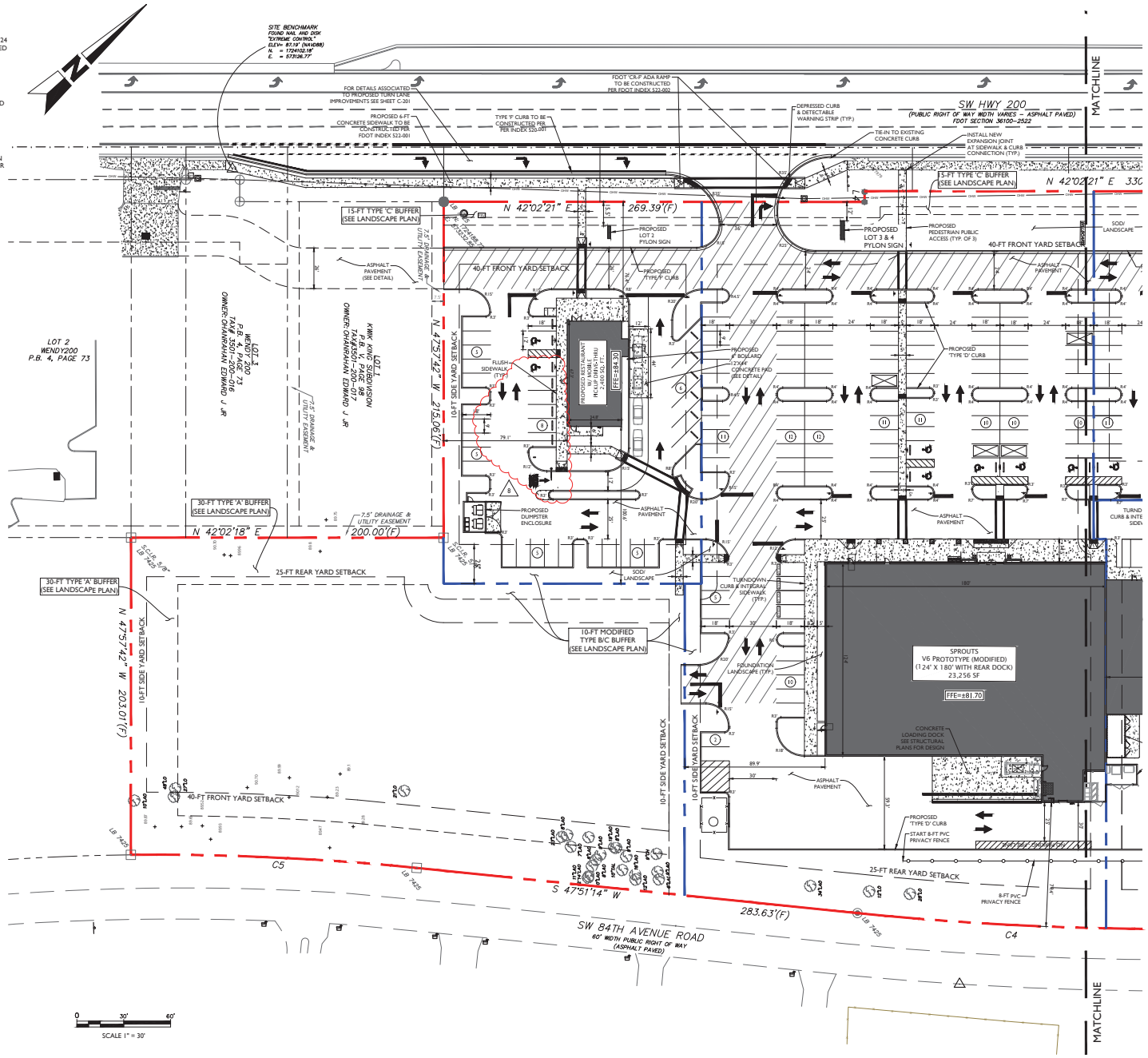
PROJECT NAME:
MAJOR SITE PLAN
CORTA COMMONS
FOR
CORTA OCALA, LLC
SW HWY 200 - OCALA
MARION COUNTY, FLORIDA

SHEET TITLE
DIMENSION & LAYOUT PLAN (NORTH)

PROJECT NO: 23-3306
CHECKED BY: JJS
VERTICAL DATUM: NAVD 1988
DATE: 03/29/2024
SHEET NUMBER
C-103

GENERAL NOTES:

1. BOUNDARY, TOPOGRAPHIC, AND TREE INFORMATION SHOWN HEREON TAKEN FROM A SURVEY ENTITLED "ALTA/NSPS LAND TITLE SURVEY LOCATED IN SECTIONS 24 & 25, TOWNSHIP 15 SOUTH, RANGE 20 EAST, MARION COUNTY, FLORIDA", PREPARED BY CHW PROFESSIONAL CONSULTANTS, DATED MARCH 18, 2023
2. THE HORIZONTAL & VERTICAL DATUMS PER ABOVE REFERENCED SURVEY.
3. ACCORDING TO THE FLOOD INSURANCE MAP FOR MARION COUNTY, FLORIDA, COMMUNITY PANEL NUMBER 120160, MAP PANEL NUMBER 12083C0469E, EFFECTIVE DATE APRIL 19, 2017, THE SUBJECT PARCEL APPEARS TO FALL WITHIN SPECIAL FLOOD HAZARD ZONE 'X' AND 'AE'. THE 'AE' AREA APPEARS TO FALL WITHIN THE TOP OF BANK LIMITS OF THE POND WITHIN LOT 3 OF SAMIRA VILLAS AS DEPICTED ON THE SURVEY REFERENCED ABOVE., BASE FLOOD ELEVATION OF 70.2-FT (NAVD88).
4. SUBSURFACE INFORMATION SHOWN HEREON IS TAKEN FROM A REPORT ENTITLED "GEOTECHNICAL INVESTIGATION, PROPOSED SPROUTS AND ROSS RETAIL DEVELOPMENT, STATE ROAD 200 AND SOUTHWEST 100TH STREET, OCALA, MARION COUNTY, FLORIDA" PREPARED BY ANDREYEV ENGINEERING, INC. DATED NOVEMBER 3, 2022



LEGEND:

- ADJACENT PROPERTY LINE
- PROPERTY BOUNDARY
- PROPOSED CONCRETE CURB
- PROPOSED CONCRETE
- PROPOSED YARD SETBACK
- PROPOSED 6-FT FENCE
- HAND RAIL
- PROPOSED EASEMENT
- PROPOSED TRAFFIC SIGN
- PARKING SPACE COUNT

TREE LEGEND:

10"○ = TREE LOCATION & SIZE

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06	10/17/24	RE-DESIGN OF CR-D5C ACCESS & LOWERED SITE AT TSC	JJS
05	10/07/24	REVISIONS PER FDOT ACCESS COMMENTS & ON-SITE CROSS ACCESS/POND	JJS
04	9/12/24	REVISION PER FDOT ACCESS & FORCEMAIN RELOCATION	JJS
03	9/03/24	REVISION TO BUFFER PER RESOLUTION	JJS
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01	6/12/24	REVISION PER ZONING APPROVAL, COUNTY & SWFWMD REVIEW COMMENTS	JJS

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JOHN J. STOECKEL
FLORIDA PROFESSIONAL ENGINEER
LICENSE NO. 80758

PROJECT NAME:

MAJOR SITE PLAN
CORTA COMMONS

FOR

CORTA OCALA, LLC

SW HWY 200 - OCALA
MARION COUNTY, FLORIDA

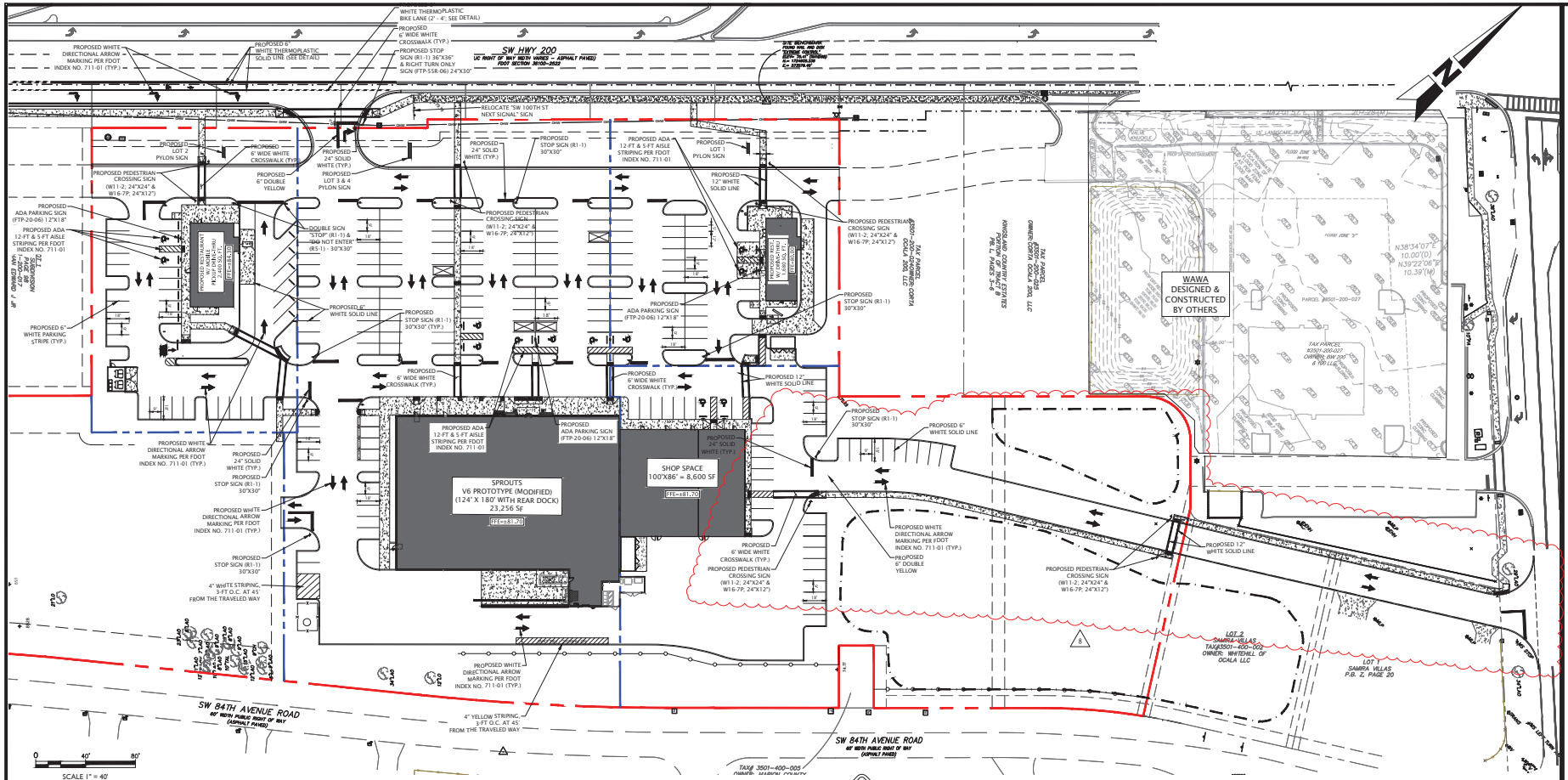
SHEET TITLE

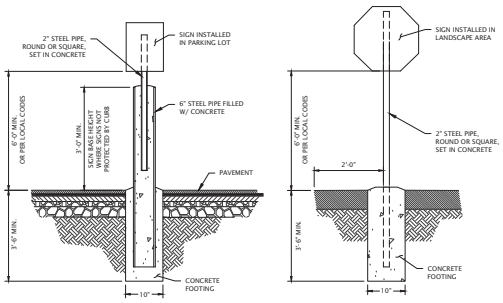
DIMENSION & LAYOUT PLAN (SOUTH)

PROJECT NO:	23-3306
CHECKED BY:	JJS
VERTICAL DATUM:	NAVD 1988
DATE:	03/29/2024

SHEET NUMBER

C-104





SIGN POST IN BOLLARD DETAIL
N.T.S.

STANDARD SIGN POST DETAIL
N.T.S.

W11–2
(30"X30")

R5–1
(24"X24")

R6–1L
(36"X12")

W16–7P
(24"X12")

R1–1
(30"X30")

R6–1R
(36"X12")

SIGN LEGEND

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

LEGEND:

- ADJACENT PROPERTY LINE
- PROPERTY BOUNDARY
- EXISTING FENCE
- PROPOSED CONCRETE
- PROPOSED YARD SETBACK
- EXISTING SPOT ELEVATION
- PROPOSED SPOT ELEVATION
- PROPOSED CONTOUR

TREE LEGEND:

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

GENERAL NOTES:

1. BOUNDARY, TOPOGRAPHIC, AND TREE INFORMATION SHOWN HEREON TAKEN FROM A SURVEY ENTITLED "ALTA/NSPS LAND TITLE SURVEY LOCATED IN SECTIONS 24 & 25, TOWNSHIP 15 SOUTH, RANGE 20 EAST, MARION COUNTY, FLORIDA", PREPARED BY CHW PROFESSIONAL CONSULTANTS, DATED MARCH 18, 2023
2. THE HORIZONTAL & VERTICAL DATUMS PER ABOVE REFERENCED SURVEY.

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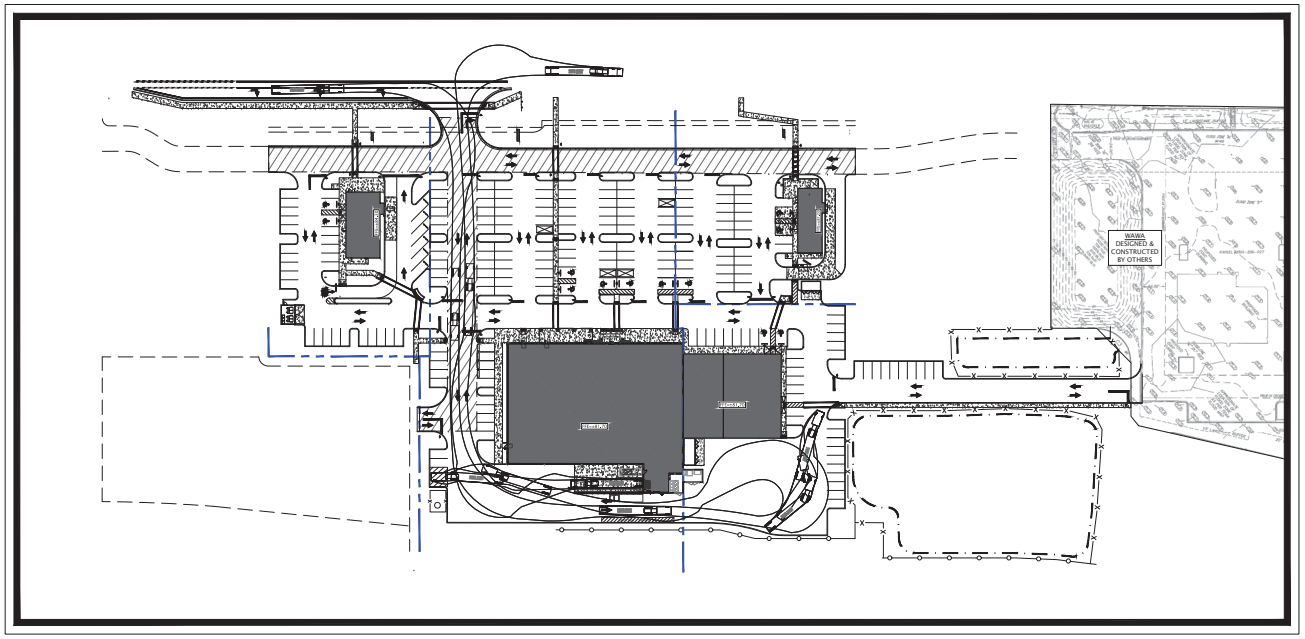
FLORIDA PROFESSIONAL ENGINEER
LICENSE NO. 80758

PROJECT NAME:
MAJOR SITE PLAN
CORTA COMMONS
FOR
CORTA OCALA, LLC
SW HWY 200 - OCALA
MARION COUNTY, FLORIDA

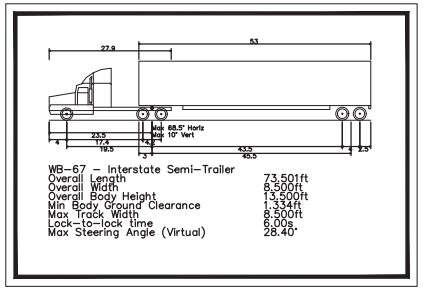
SHEET TITLE
OVERALL SIGNING & MARKING PLAN

PROJECT NO: 23-3306
CHECKED BY: JJS
VERTICAL DATUM: NAVD 1988
DATE: 03/29/2024
SHEET NUMBER
C-105



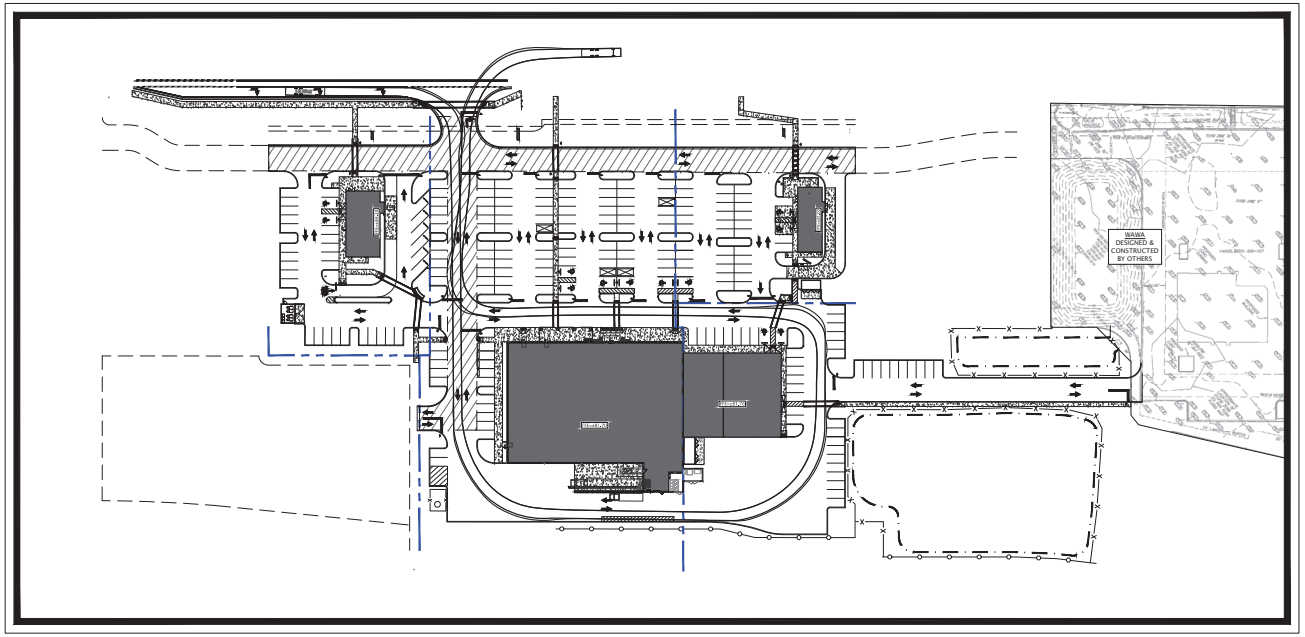
SPROUTS DELIVERY CIRCULATION EXHIBIT

SCALE 1" = 60'



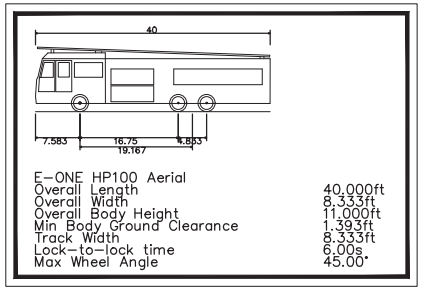
SPROUTS DELIVERY TRUCK (WB-67)

SCALE 1" = 60'



FIRE & RESCUE CIRCULATION EXHIBIT

SCALE 1" = 60'



TRACKING VEHICLE - E-ONE HP100 AERIAL

NOTE:
COUNTY E-ONE HP78 AERIAL NOT AVAILABLE DEFAULT VEHICLE IN LIBRARY;
HP100 MEETS OR EXCEED ALL DIMENSIONS & TURNING CONDITIONS AND AS SUCH
TRACKING PATH EXCEEDS REQUIRED BY COUNTY HP28 AERIAL

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FLORIDA PROFESSIONAL ENGINEER
LICENSE NO. 80758

PROJECT NAME:
MAJOR SITE PLAN
CORTA COMMONS

FOR

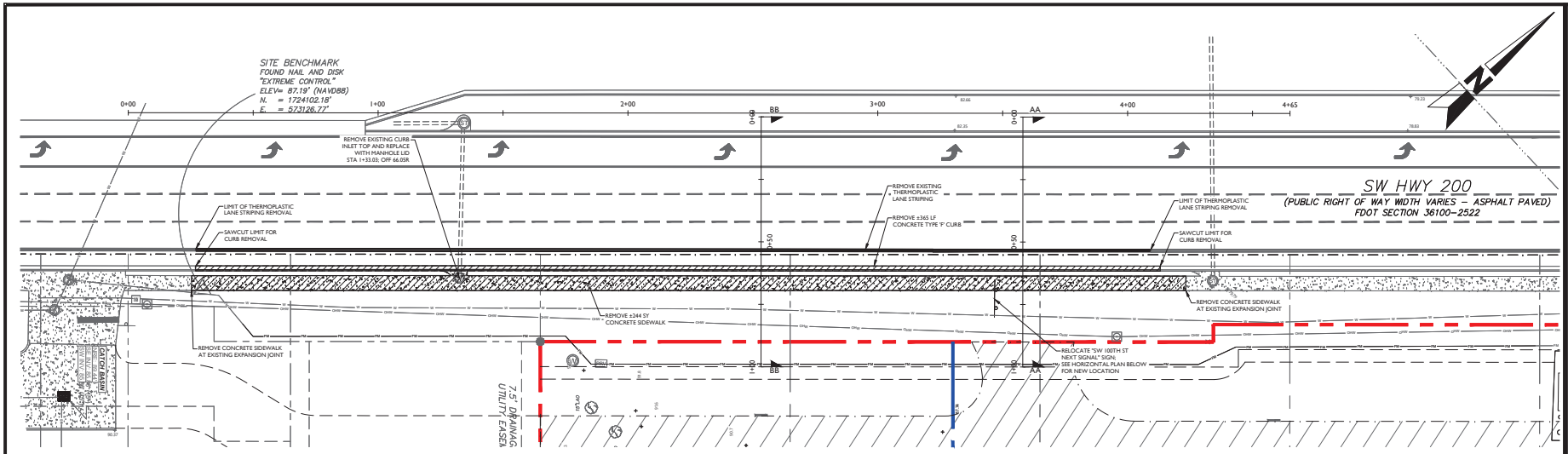
CORTA OCALA, LLC

SW HWY 200 - OCALA
MARION COUNTY, FLORIDA

SHEET TITLE
TRUCK TURN EXHIBIT

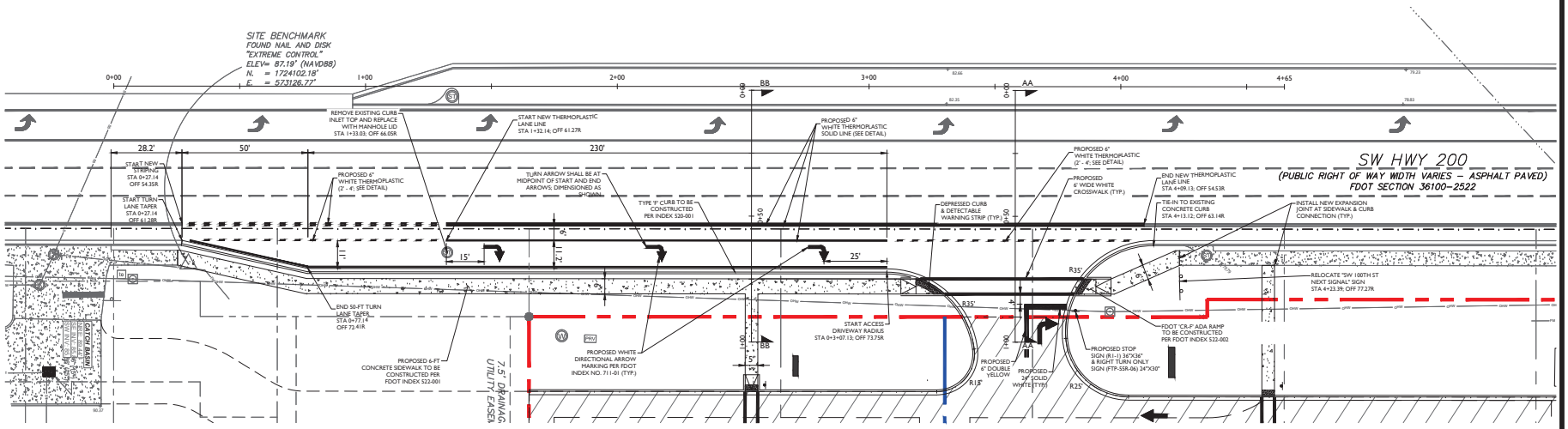
PROJECT NO: 23-3306
CHECKED BY: JJS
VERTICAL DATUM: NAVD 1988
DATE: 03/29/2024

SHEET NUMBER
C-106



EXISTING CONDITIONS & DEMOLITION PLAN

SCALE 1" = 20'



HORIZONTAL GEOMETRIC PLAN

SCALE 1" = 20'

GENERAL NOTES:

1. TOPOGRAPHIC, AND TREE INFORMATION SHOWN HEREON IS TAKEN FROM A SURVEY ENTITLED "TOPOGRAPHIC SURVEY SITUATED IN THE SOUTHEAST QUARTER (SE ¼) OF SECTION 24, TOWNSHIP 16 SOUTH, RANGE 20 EAST, MARION COUNTY FLORIDA", PREPARED BY CHW PROFESSIONAL CONSULTANTS AND DATED JULY 29, 2024.
2. HORIZONTAL AND VERTICAL DATUM (NAVD88) ARE PER ABOVE REFERENCED SURVEY.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING NECESSARY MAINTENANCE OF TRAFFIC PLANS TO BE APPROVED BY FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) PRIOR TO MOBILIZATION.
4. ENGINEER IS NOT RESPONSIBLE FOR JOB SITE SAFETY OR SUPERVISION. CONTRACTOR IS TO PROCEED WITH THE DEMOLITION IN A SYSTEMATIC AND SAFE MANNER, FOLLOWING ALL OSHA REQUIREMENTS, TO ENSURE PUBLIC AND CONTRACTOR SAFETY.
5. ALL DEMOLITION ACTIVITIES ARE TO BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AS WELL AS ALL FEDERAL, STATE AND LOCAL REGULATIONS. ANY DISCREPANCIES OR DEVIATIONS SHALL BE IDENTIFIED BY THE CONTRACTOR TO THE ENGINEER IN WRITING PRIOR TO INITIATION OF SITE ACTIVITY.

LEGEND:

- ADJACENT PROPERTY LINE
- PROPERTY BOUNDARY
- PROPOSED CONCRETE CURB
- PROPOSED CONCRETE
- LANDSCAPE BUFFER
- PROPOSED YARD SETBACK
- PROPOSED RAILING
- PROPOSED EASEMENT
- PROPOSED TRAFFIC SIGN
- PARKING SPACE COUNT (#)

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JOHN J. STOECKEL
FLORIDA PROFESSIONAL ENGINEER
LICENSE NO. 80758

PROJECT NAME:

MAJOR SITE PLAN
CORTA COMMONS

FOR

CORTA OCALA, LLC

SW HWY 200 - OCALA
MARION COUNTY, FLORIDA

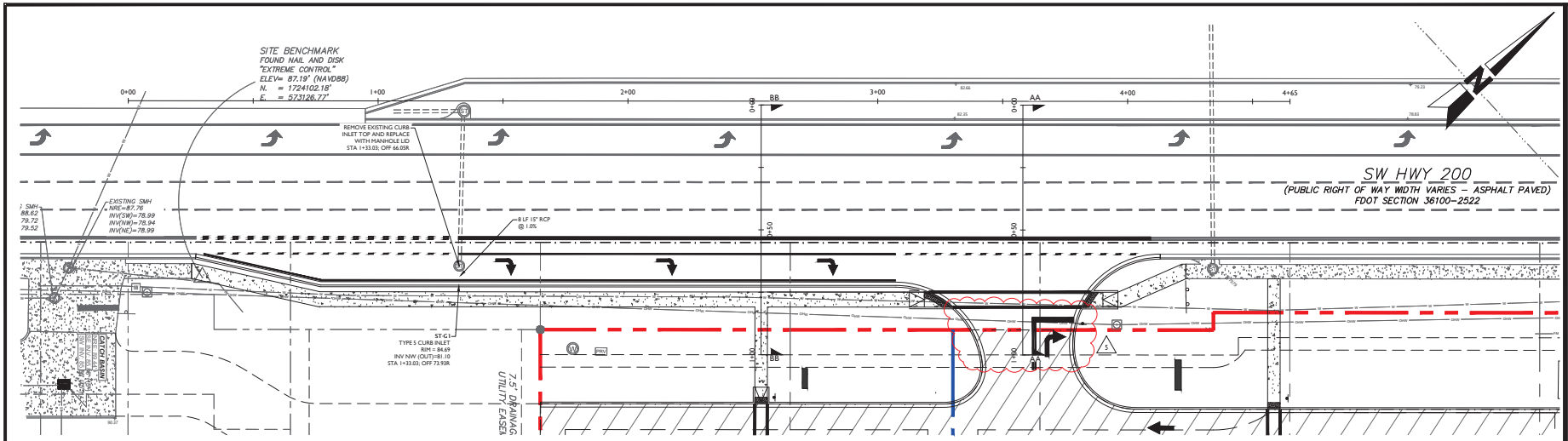
SHEET TITLE

FDOT TURN LANE HORIZONTAL PLAN

PROJECT NO:	23-3306
CHECKED BY:	JJS
VERTICAL DATUM:	NAVD 1988
DATE:	03/29/2024

SHEET NUMBER

C-201



HORIZONTAL GEOMETRIC PLAN

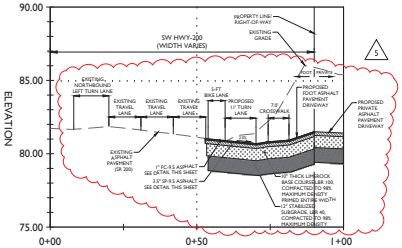
SCALE 1" = 20'

TURN LANE CONSTRUCTION NOTES

1. ANY NEW PROPOSED PLAN SHALL INCLUDE CROSS SECTIONS OF THE STATE ROAD ADEQUATELY REFLECTING ALL RIGHT OF WAY FEATURES INCLUDING EXISTING UTILITIES, STORM DRAIN STRUCTURES AND ANY ABOVE OR BELOW GROUND APPURTENANCES WHERE APPLICABLE.
2. NO PEDESTRIAN PATHWAY IS TO BE REMOVED, BLOCKED, OR DISTURBED WITHOUT HAVING A SUFFICIENT DESIGNATED TEMPORARY PEDESTRIAN PATHWAY WITH ALL APPROPRIATE PEDESTRIAN MAINTENANCE OF TRAFFIC SIGNS (STANDARD PLAN 102-660) IN PLACE PRIOR TO PATHWAY BEING AFFECTED.
3. ALL TEMPORARY PEDESTRIAN PATHWAYS MUST BE FIRM AND UNYIELDING.
4. ANY SIDEWALK FRONTING THE PROPERTY THAT IS CRACKED, DAMAGED OR UNSTABLE AND IS CREATING AN ADA TRIP HAZARD MUST BE REPLACED BY SECTION, USING STANDARD #520-001, #522-002, AND #522-001 FOR THE CONSTRUCTION OF SIDEWALK AND MEET CURRENT ADA STANDARDS. ALL CONCRETE PLACED IN THE RIGHT OF WAY SHALL BE A MINIMUM OF 6" THICK, FDOT CERTIFIED CLASS 1 NON-STRUCTURAL, 57 STONE, 2500 PSI CONCRETE, WITH FIBER MESH MATERIAL FROM A FDOT APPROVED PLANT.
5. VERIFY AND ENSURE THAT THE EXISTING SIDEWALK IN THE ROW BEING RETAINED MEETS ADA REQUIREMENTS. ANY SIDEWALK FOUND DURING SUBSEQUENT SITE INSPECTIONS NOT MEETING CURRENT ADA AND FDOT DESIGN STANDARDS WILL BE REQUIRED TO BE REMOVED AND REPLACED.
6. THE DETECTIBLE WARNING SURFACE MATERIALS MUST BE ON THE STATE'S APPROVED PRODUCTS LIST. (NON-PROPRIETARY).
7. ANY SIDEWALK DAMAGED AS A RESULT OF WORK BEING PERFORMED IN ASSOCIATION WITH THE PERMITTEE AND CONTRACTOR SHALL BE REMOVED AND REPLACED PER FDOT SPECIFICATIONS.
8. ANY SIDEWALK DISTURBED WILL BE REPLACED BY SECTION WITHIN 72 HOURS, TO FDOT SPECIFICATIONS.
9. PIPE CULVERTS SHOWN ON THE PERMIT MUST MEET FDOT SPECIFICATIONS, TYPE, SIZE, AND LENGTH AS DESCRIBED ON THE PERMIT. EACH JOINT OR LENGTH OF PIPE SHALL HAVE FDOT STAMPS AFFIXED VERIFYING THIS APPROVAL. ALL CONCRETE PIPE JOINTS OTHER THAN 1" RING JOINTS MUST BE DIAPERED. ALL CULVERTS TO BE INSPECTED BY FDOT PRIOR TO PLACEMENT OF FILL.
10. THE FDOT RETAINS THE RIGHT TO MAKE ALTERATIONS TO THE PERMIT, ATTACHED SKETCH OR CHARACTER OF WORK AS MAY BE CONSIDERED NECESSARY OR DESIRABLE DURING THE PROGRESS OF THE WORK FOR SATISFACTORY COMPLETION OF THE PROPOSED CONSTRUCTION.
11. THE PERMITTEE SHALL NOTIFY THE FDOT OF DATE OF COMPLETION, REQUEST A FINAL INSPECTION AND A NOTICE OF FINAL ACCEPTANCE.
12. ALL CONSTRUCTION AND/OR MAINTENANCE ON THE FDOT RIGHT OF WAY SHALL CONFORM TO THE FEDERAL MANUAL ON UNIFORM TRAFFIC DEVICES (MUTCD). THE FDOT ROADWAY AND TRAFFIC DESIGN STANDARDS. THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, PLANS PREPARATION MANUAL AND DRAINAGE MANUAL.
13. NO LANE CLOSURES OF ANY STATE ROADWAY ARE ALLOWED WITHOUT 48-HOUR ADVANCE NOTICE AND APPROVAL FROM FDOT.
14. LANE CLOSURES MUST BE LIMITED TO SUNDAY THROUGH THURSDAY 8:00 PM TO 5:30 AM UNLESS OTHERWISE APPROVED BY THE FDOT.
15. LANE CLOSURE NEEDS TO ACCOMMODATE FOR A BIKE LANE IF THE ROADWAY CONSISTS OF ONE.
16. NO WORK SHALL BE PERFORMED DURING THE WEEKS OF ANY STATE OR FEDERAL HOLIDAYS UNLESS OTHERWISE APPROVED IN WRITING BY THE FDOT.
17. OPEN CUTTING OF ANY ROADWAY, DRIVEWAY, OR SIDEWALK OUTSIDE THOSE LIMITS IDENTIFIED WITHIN THE PERMIT ARE NOT ALLOWED WITHOUT PRIOR APPROVAL BY THE FDOT.
18. PRIOR TO THE REMOVAL OF ANY MATERIALS THE AREA MUST BE SAW-CUT TO PREVENT ANY DAMAGE TO THE ROADWAY.
19. THE CONTRACTOR SHALL HAVE AN AUTHORIZED PERSON AVAILABLE AT/OR NEAR THE WORK SITE ON A 24-HOUR BASIS, 7 DAYS A WEEK IN ORDER TO ADDRESS EMERGENCY ISSUES ASSOCIATED WITH THE PROJECT.
20. NO STOCK PILING, STORING, OR SEMI-PERMANENT USE OF THE RIGHT OF WAY IS AUTHORIZED UNLESS SPECIFICALLY IDENTIFIED WITHIN THE PERMIT.
21. THE PERMITTED WORK SCHEDULE IS DEFINED AS MONDAY THROUGH FRIDAY 7:00 AM TO 5:30 PM UNLESS OTHERWISE NOTED WITHIN THE PERMIT. ANY WORK DESIRED OUTSIDE OF THIS PERIOD MUST BE REQUESTED IN ADVANCE AND APPROVED BEFORE WORKING THE ALTERNATE SCHEDULE.
22. THE DEPARTMENT OF TRANSPORTATION RESERVES THE RIGHT TO MAKE ADJUSTMENTS TO ANY PERMITTED METHOD OF INSTALLATION, SCOPE, RESTORATION THAT MAY BE REQUIRED TO POSITIVELY SUPPORT LIFE, SAFETY AND ENVIRONMENTAL WELL-BEING OF ALL USERS OF THE TRANSPORTATION SYSTEM.
23. ROADWAY RESTORATION SHALL UTILIZE 100 PSI EXCAVATABLE FLOWABLE FILL MATERIAL AND ASPHALT PLACED WITHIN THE STATE RIGHT-OF-WAY SHALL BE PLACED FULL-DEPTH, TWO 2.5-INCH LIFTS OF SP 12.5, TWO 1.5-INCH LIFTS OF SP 9.5. TYPICAL SECTIONS WILL NEED TO BE PROVIDED WITHIN THE PLANS FOR THE PAVEMENT PLACEMENT. A STAIR STEP METHOD SHOULD BE INCORPORATED, PRIOR TO PLACING ASPHALT, TO AVOID VERTICAL JOINTS. MILLING OF THE PATCH MAY BE REQUIRED BASED ON THE PATCHED SURFACE PERFORMANCE. THE MILLING SHALL BE UTILIZED FOR SURFACE LEVELING TO A THICKNESS EQUAL TO OR GREATER THAN THE EXISTING FRICTION COARSE MATERIAL. THE MILLING LIMITS ARE 50-FOOT OF THE PATCH ALONG THE LONGITUDINAL PATH OF THE LANE, FULL LANE WIDTH AND TO INCLUDE ANY ADJACENT BIKE LANES, SHARED PATH OR URBAN SHOULDER SECTIONS.
24. ANY DISRUPTIONS TO ANY PERMEABLE PEDESTRIAN WAY AND BIKE LANE ARE TO BE RESTORED AS WORK CONTINUES. ALL PATCHES SHALL BE FULL WIDTH FROM OUTSIDE EDGE OF PEDESTRIAN PATH TO WHITE LINE EDGE OF TRAVEL LANE WITH STAIR STEP (STAGGERED) JOINTS. RESTORATION TO INCLUDE BACKFILL WITH EXISTING SUB-GRADE MATERIAL AND #57 STONE AS BASE MATERIAL (COMPACT IN 6-INCH LIFTS) TO BOTTOM OF EXISTING PERVIOUS ASPHALT BASE, FOLLOWED BY PERMEABLE DESIGN MIX (IF AVAILABLE) OR FC-5 (FRICTION COURSE) MIX WITH A MINIMUM OF TWO 2-INCH AND A MAXIMUM OF TWO 3-INCH LIFTS. MAINTAIN INGRESS/EGRESS ON ALL DRIVES AND SIDE STREETS DURING CONSTRUCTION.
25. THE DEPARTMENT WILL REVIEW THE REVISIONS TO THE PLANS AND IF NEEDED CHANGES ARE NECESSARY THE DEPARTMENT WILL ADDRESS IT AT THAT TIME. THE CONTRACTOR WILL BE REQUIRED TO HAVE A PRE-CON MEETING TWO WEEKS PRIOR TO WORK IN THE STATE-OF-WAY.
26. THE ENGINEER-OF-RECORD (EOR) IS RESPONSIBLE TO UPDATE/ADD/REMOVE ANY SIGNS OR PAVEMENT MARKINGS THAT NEED TO BE UPDATED/ADDED/REMOVED IN THE FIELD AND APPROVAL OF PLANS AND PERMIT BY FDOT DOES NOT LIMIT THIS REQUIREMENT. FIELD CHANGES, AS IT RELATES TO THIS SCOPE OF WORK, WILL BE DIRECTED BY THE EOR AND CONTRACTOR ADVISED ACCORDINGLY.

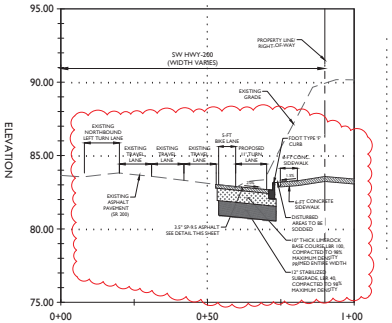
GENERAL NOTES:

1. TOPOGRAPHIC, AND TREE INFORMATION SHOWN HEREON IS TAKEN FROM A SURVEY ENTITLED "TOPOGRAPHIC SURVEY SITUATED IN THE SOUTHEAST QUARTER (SE ¼) OF SECTION 24, TOWNSHIP 16 SOUTH, RANGE 20 EAST, MARION COUNTY FLORIDA", PREPARED BY CHW PROFESSIONAL CONSULTANTS AND DATED JULY 29, 2024.
2. HORIZONTAL AND VERTICAL DATUM (NAVD88) ARE PER ABOVE REFERENCED SURVEY.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING NECESSARY MAINTENANCE OF TRAFFIC PLANS TO BE APPROVED BY FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) PRIOR TO MOBILIZATION.
4. ENGINEER IS NOT RESPONSIBLE FOR JOB SITE SAFETY OR SUPERVISION. CONTRACTOR IS TO PROCEED WITH THE DEMOLITION IN A SYSTEMATIC AND SAFE MANNER, FOLLOWING ALL OSHA REQUIREMENTS, TO ENSURE PUBLIC AND CONTRACTOR SAFETY.
5. ALL DEMOLITION ACTIVITIES ARE TO BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AS WELL AS ALL FEDERAL, STATE AND LOCAL REGULATIONS. ANY DISCREPANCIES OR DEVIATIONS SHALL BE IDENTIFIED BY THE CONTRACTOR TO THE ENGINEER IN WRITING PRIOR TO INITIATION OF SITE ACTIVITY.



DRIVEWAY PROFILE (AA-AA)- STA 3+58.12

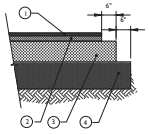
HOR. SCALE: 1" = 20'
VER. SCALE 1" = 4'



TURN LANE SECTION (BB-BB) - STA 2+53.33

HOR. SCALE: 1" = 20'
VER. SCALE 1" = 4'

1. 1" OF FC-9.5 ASPHALT INSTALLED IN (1) LIFT
2. 3.5" OF SP-9.5 ASPHALT INSTALLED IN (2) LIFTS. INITIAL LIFT MAY SUBSTITUTE SP-12.5 TESTED PER FDOT LATEST EDITION INSTALLED IN ONE LIFT
3. 10" THICK LIMEROCK OR CRUSHED CONCRETE MIN. LBR 100, COMPACTED TO A MIN. OF 98% MAXIMUM DENSITY PER AASHTO T-180
4. 12" THICK STABILIZED SUBGRADE, MIN. LBR 40, COMPACTED TO A MIN. OF 98% MAXIMUM DENSITY PER AASHTO T-180



NOTES:

1. A MINIMUM OF 18 INCHES OF SEPARATION BETWEEN CRUSHED CONCRETE BASE AND THE SEASONAL HIGH GROUNDWATER LEVEL SHOULD BE MAINTAINED, OR 24 INCHES OF SEPARATION BETWEEN THE LIME ROCK BASE AND SEASONAL HIGH GROUNDWATER LEVEL.
2. THE SUBGRADE SHALL BE COMPACTED TO A MIN. OF 98% MAXIMUM DENSITY PER AASHTO T-180 AND SHALL EXTEND 6 INCHES (MINIMUM) BEYOND EDGE OF PAVEMENT.
3. CONTRACTOR SHALL INVESTIGATE EXISTING PAVEMENT SECTION OF SW HWY-200 AND IF DEVIATION FROM THE ABOVE SECTIONS; SHALL MATCH EXISTING PAVEMENT SECTION AND REPORT TO EOR PRIOR TO WORK.
4. EXISTING PAVEMENT EDGE SHALL BE SAWCUT ONCE CURB IS REMOVED AND SHALL BE MILLED AND STEPPED WHEN INSTALLING NEW PAVEMENT FOR TURN LANE.

FDOT TURN LANE PAVEMENT SECTION DETAILS

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

REVISIONS

REV	DATE	DESCRIPTION	BY
08	1/07/24	PERMIT MODIFICATION & REVISION - ACCESS, UTILITY, DRAINAGE	JJS
07	11/07/24	UPDATED PLANS FROM RE-DESIGN FOR PERMIT MODIFICATION SUBMITTAL	JJS
06	10/17/24	RE-DESIGN OF CR-200, ACCESS & LOWERED STR AT TSC	JJS
05	10/07/24	REVISIONS PER FDOT ACCESS COMMENTS & ON-SITE CROSS ACCESS/POND	JJS
04	9/12/24	REVISIONS PER FDOT ACCESS & FORCEMAIN RELOCATION	JJS
03	9/03/24	REVISION TO BUFFER PER RESOLUTION	JJS
02	8/01/24	REVISION PER COUNTY, SWFWMD & FDOT REVIEW COMMENTS	JJS
01	6/12/24	REVISION PER ZONING APPROVAL, COUNTY & SWFWMD REVIEW COMMENTS	JJS

Sunshine811
Call 811 or visit sunshine811.com two full business days before digging to have buried facilities located and marked.
Check positive response codes before you dig!

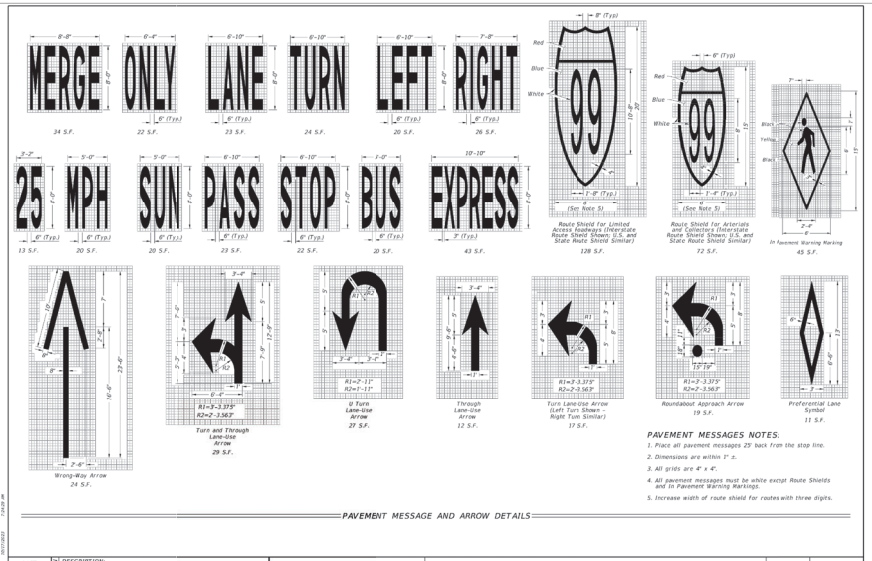
JOHN J. STOECKEL
FLORIDA PROFESSIONAL ENGINEER
LICENSE NO. 80758

PROJECT NAME:
MAJOR SITE PLAN
CORTA COMMONS
FOR
CORTA OCALA, LLC
SW HWY 200 - OCALA
MARION COUNTY, FLORIDA

SHEET TITLE
FDOT TURN LANE VERTICAL PLAN & SECTIONS

PROJECT NO: 23-3306
CHECKED BY: JJS
VERTICAL DATUM: NAVD 1988
DATE: 03/29/2024

SHEET NUMBER
C-202

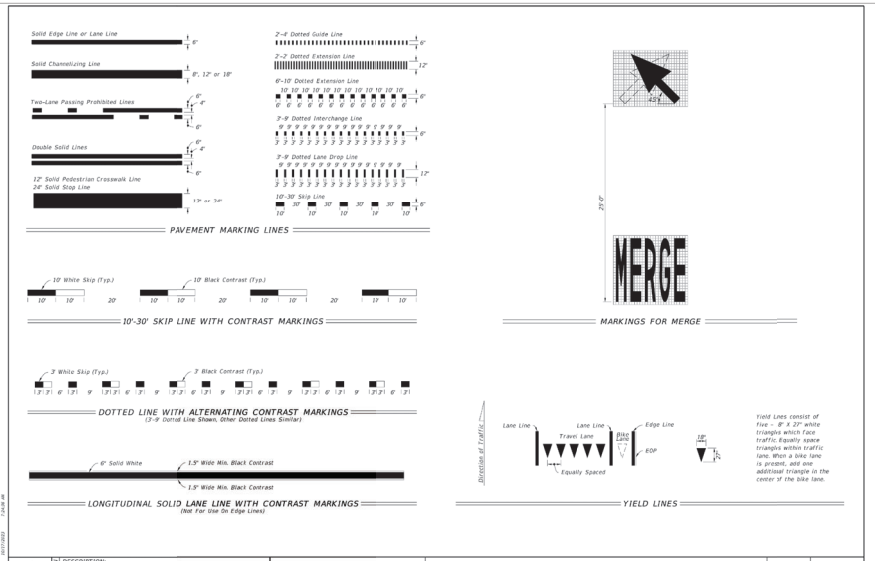


PAVEMENT MESSAGE AND ARROW DETAILS

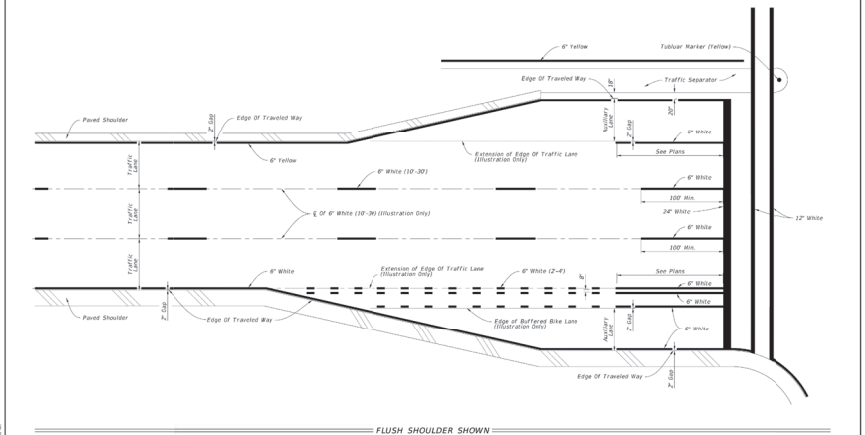
PAVEMENT MESSAGES NOTES:

1. Place all pavement messages 25' back from the stop line.
2. Dimensions are within 1" ±.
3. All grids are 4' x 4'.
4. All pavement messages must be white except Route Shields and In Pavement Warning Markings.
5. Increase width of route shield for routes with three digits.

LAST REVISION 11/01/21	DESCRIPTION:	FY 2024-25 STANDARD PLANS	PAVEMENT MARKINGS	INDEX 711-001	SHEET 1 of 13



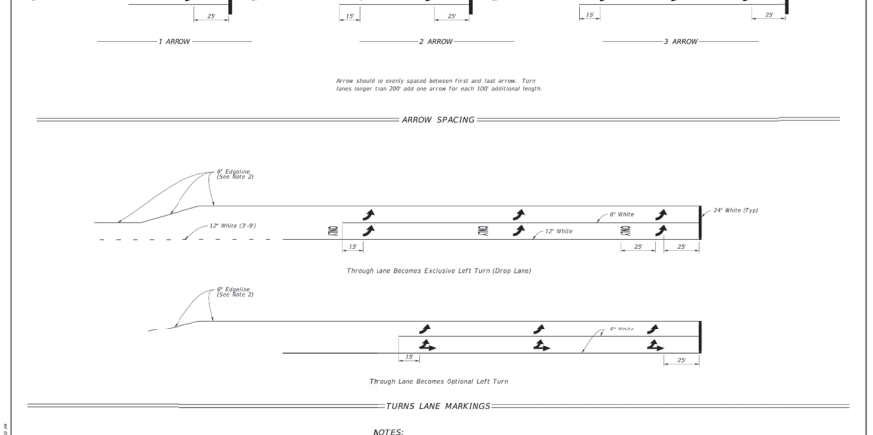
LAST REVISION 11/01/22	DESCRIPTION:	FY 2024-25 STANDARD PLANS	PAVEMENT MARKINGS	INDEX 711-001	SHEET 2 of 13



FLUSH SHOULDER SHOWN

PLACEMENT OF LONGITUDINAL PAVEMENT MARKINGS

LAST REVISION 11/01/21	DESCRIPTION:	FY 2024-25 STANDARD PLANS	PAVEMENT MARKINGS	INDEX 711-001	SHEET 6 of 13



NOTES:

1. This Index also applies to right turn lanes.
2. Make Edgeline pavement markings yellow for left-turn lanes and white for right-turn lanes.

ARROW SPACING AND TURN LANE MARKINGS

LAST REVISION 11/01/21	DESCRIPTION:	FY 2024-25 STANDARD PLANS	PAVEMENT MARKINGS	INDEX 711-001	SHEET 10 of 13

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

REVISIONS

NO.	DATE	DESCRIPTION	BY
08	1/07/24	PERMIT MODIFICATION & REVISION - ACCESS, UTILITY, DRAINAGE	JJS
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JOHN J. STOECKEL
FLORIDA PROFESSIONAL ENGINEER
LICENSE NO. 80758

PROJECT NAME:
MAJOR SITE PLAN
CORTA COMMONS
FOR
CORTA OCALA, LLC
SW HWY 200 - OCALA
MARION COUNTY, FLORIDA

SHEET TITLE
FDOT
RIGHT-OF-WAY
DETAILS

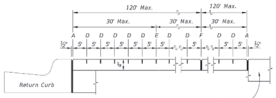
PROJECT NO:	23-3306
CHECKED BY:	JJS
VERTICAL DATUM:	NAVD 1988
DATE:	03/29/2024

SHEET NUMBER
C-203

GENERAL NOTES:

1. Construct sidewalks in accordance with Specification 522. Use 6" concrete for Sidewalks and Curb Ramps Located within Curb Returns (See Plan View). Install all other concrete with thickness as shown, unless otherwise detailed in the Plans.
2. Include detectable warnings on sidewalk curb ramps in accordance with Index 522-002.
3. For Driveways see Index 522-003.
4. Bond breaker material can be any impermeable coated or sheet membrane or preformed material having a thickness of not less than 6 mils and not more than ½".
5. Construct sidewalks with Edge Beam through the limits of any surface mounted Pedestrian/Bicycle Railing or Pipe Guiderail shown in the plans. (See RAILING DETAIL)

OPEN JOINTS



SAWED JOINTS

LONGITUDINAL SECTION

LEGEND:

A- ½" Expansion Joints (Preformed Joint Filler) between the sidewalk and; driveways, sidewalk-intersections, and all other fixed objects (e.g. drainage inlets and utility poles).

B- ½" Dummy Joints, Tooled

C- ½" Formed Open Joints

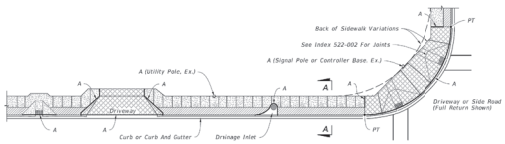
D- ¾" Saw Cut Joints, 1½" Deep (within 96 hours) Max. 5' Centers

E- ¾" Saw Cut Joints, 1½" Deep (within 12 hours) Max. 30' Centers Joint(s) Required When Length Exceeds 30.

F- ½" Expansion Joint When Run Of Sidewalk Exceeds 120'. Intermediate locations when called for in the plans or at locations as directed by the Engineer.

G- Cold Joint With Bond Breaker, Tooled

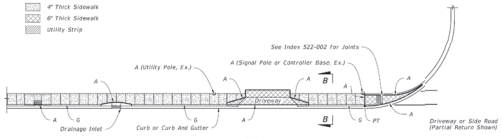
SIDEWALK JOINTS



PLAN

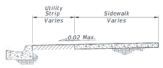
SIDEWALK WITH UTILITY STRIP

LEGEND:
4" Thick Sidewalk
6" Thick Sidewalk
Utility Strip



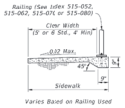
PLAN

SIDEWALK WITHOUT UTILITY STRIP



SECTION A-A

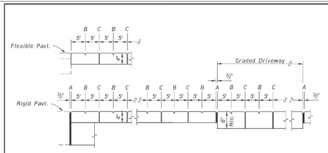
SECTION B-B



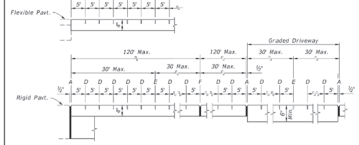
RAILING DETAIL

GENERAL NOTES AND CONCRETE SIDEWALK ON CURBED ROADWAYS

LAST REVISION	DESCRIPTION:	FY 2024-25 STANDARD PLANS	CONCRETE SIDEWALK	INDEX	SHEET
11/01/18				522-001	1 of 2



OPEN JOINTS



SAWED JOINTS

LONGITUDINAL SECTION

LEGEND:

A- ½" Expansion Joints (Preformed Joint Filler) between the sidewalk and driveways, sidewalk-intersections, and all other fixed objects (e.g. drainage inlets and utility poles).

B- ½" Dummy Joints, Tooled

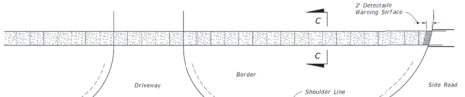
C- ½" Formed Open Joints

D- ¾" Saw Cut Joints, 1½" Deep (within 96 hours) Max. 5' Centers

E- ¾" Saw Cut Joints, 1½" Deep (within 12 hours) Max. 30' Centers Joint(s) Required When Length Exceeds 30'

F- ½" Expansion Joint When Run Of Sidewalk Exceeds 120'. Intermediate locations when called for in the plans or at locations as directed by the Engineer.

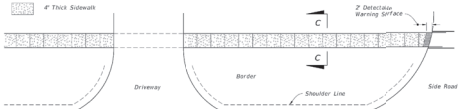
SIDEWALK JOINTS



PLAN

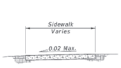
CONTINUOUS SIDEWALK

LEGEND:
4" Thick Sidewalk



PLAN

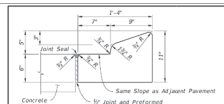
DISCONTINUOUS SIDEWALK



SECTION C-C

CONCRETE SIDEWALK ON FLUSH SHOULDER ROADWAYS

LAST REVISION	DESCRIPTION:	FY 2024-25 STANDARD PLANS	CONCRETE SIDEWALK	INDEX	SHEET
11/01/18				522-001	2 of 2

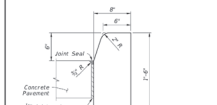


NOTE: For use adjacent to concrete or flexible pavement, concrete shown (See Note 4).

TYPE A

NOTE: For use adjacent to concrete or flexible pavement, concrete shown.

TYPE B

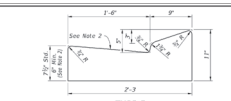


NOTE: For use adjacent to concrete or flexible pavement, concrete shown.

TYPE D

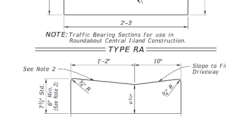
NOTES:

1. For Type A, Type B, and Type D Curb: Expansion joint, preformed joint filler and joint seal are required between curbs and concrete pavement only, see Sheet 3.
2. For Type E, Type F, Drop Curb, and Valley Gutter: When used on high side of roadways, match the cross slope of the gutter to the cross slope of the adjacent pavement. The thickness of the lip is 6", unless otherwise shown on Plans.
3. For Type RA, rotate entire section so that gutter cross slope matches slope of adjacent circulating roadway pavement.
4. For details depicting usage of Type A Curb adjacent to flexible pavement see Sheet 3.



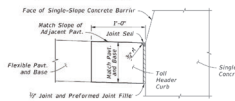
TYPE E

TYPE F

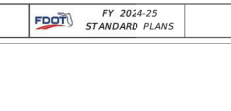


NOTE: Traffic Bearing Sections for use in Roundabout Central Island Construction.

TYPE RA

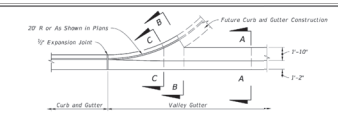


DROP CURB

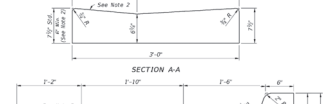


NOTE: See the toll site details for conduit requirements.

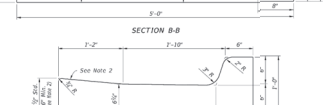
TOLL HEADER CURB



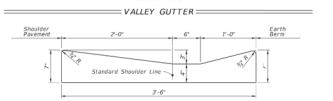
PLAN VIEW



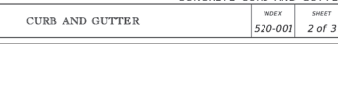
SECTION A-A



SECTION B-B



SECTION C-C



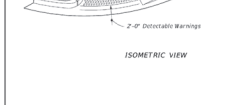
SHOULDER GUTTER

VALLEY GUTTER

CONCRETE CURB AND GUTTER

LAST REVISION	DESCRIPTION:	FY 2024-25 STANDARD PLANS	CURB AND GUTTER	INDEX	SHEET
11/01/21				520-001	2 of 3

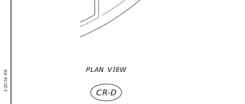
ISOMETRIC VIEW



OPTION A

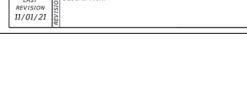
OPTION B

ISOMETRIC VIEW



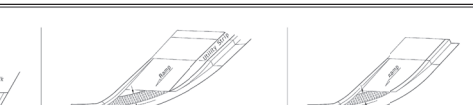
PLAN VIEW

(CR-E)



PLAN VIEW

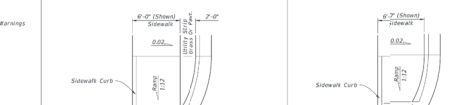
(CR-D)



OPTION A

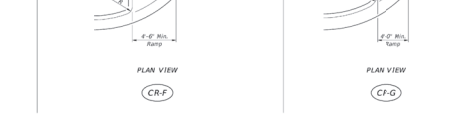
OPTION B

ISOMETRIC VIEW

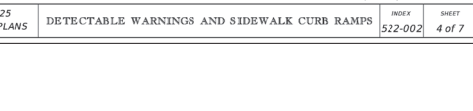


PLAN VIEW

(CR-F)



OPTION A



OPTION B

ISOMETRIC VIEW

PLAN VIEW

(CF-G)

SIDEWALK CURB RAMPS CR-D, CR-E, CR-F & CR-G

LAST REVISION	DESCRIPTION:	FY 2024-25 STANDARD PLANS	DETECTABLE WARNINGS AND SIDEWALK CURB RAMPS	INDEX	SHEET
11/01/21				522-002	4 of 7

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FLORIDA BUSINESS REGISTRY NO. 34448

REVISIONS

REV	DATE	DESCRIPTION	BY
08	1/07/24	PERMIT MODIFICATION & REVISION - ACCESS, UTILITY, DRAINAGE	JJS
07	11/07/24	UPDATED PLANS FROM RE-DESIGN FOR PERMIT MODIFICATION SUBMITTAL	JJS
06	10/17/24	RE-DESIGN OF CR-505 ACCESS & LOWERED SITE AT TSC	JJS
05	10/07/24	REVISIONS PER FDOT ACCESS COMMENTS & ON-SITE CROSS ACCESS/POND	JJS
04	9/12/24	REVISIONS PER FDOT ACCESS & FORCEMAIN RELOCATION	JJS
03	9/03/24	REVISION TO BUFFER PER RESOLUTION	JJS
02	8/01/24	REVISION PER COUNTY, SWFWMD & FDOT REVIEW COMMENTS	JJS
01	6/12/24	REVISION PER ZONING APPROVAL, COUNTY & SWFWMD REVIEW COMMENTS	JJS

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JOHN J. STOECKEL
FLORIDA PROFESSIONAL ENGINEER
LICENSE NO. 80758

PROJECT NAME:
MAJOR SITE PLAN
CORTA COMMONS
FOR
CORTA OCALA, LLC
SW HWY 200 - OCALA
MARION COUNTY, FLORIDA

SHEET TITLE
FDOT
RIGHT-OF-WAY
DETAILS

PROJECT NO: 23-3306
CHECKED BY: JJS
VERTICAL DATUM: NAVD 1988
DATE: 03/29/2024

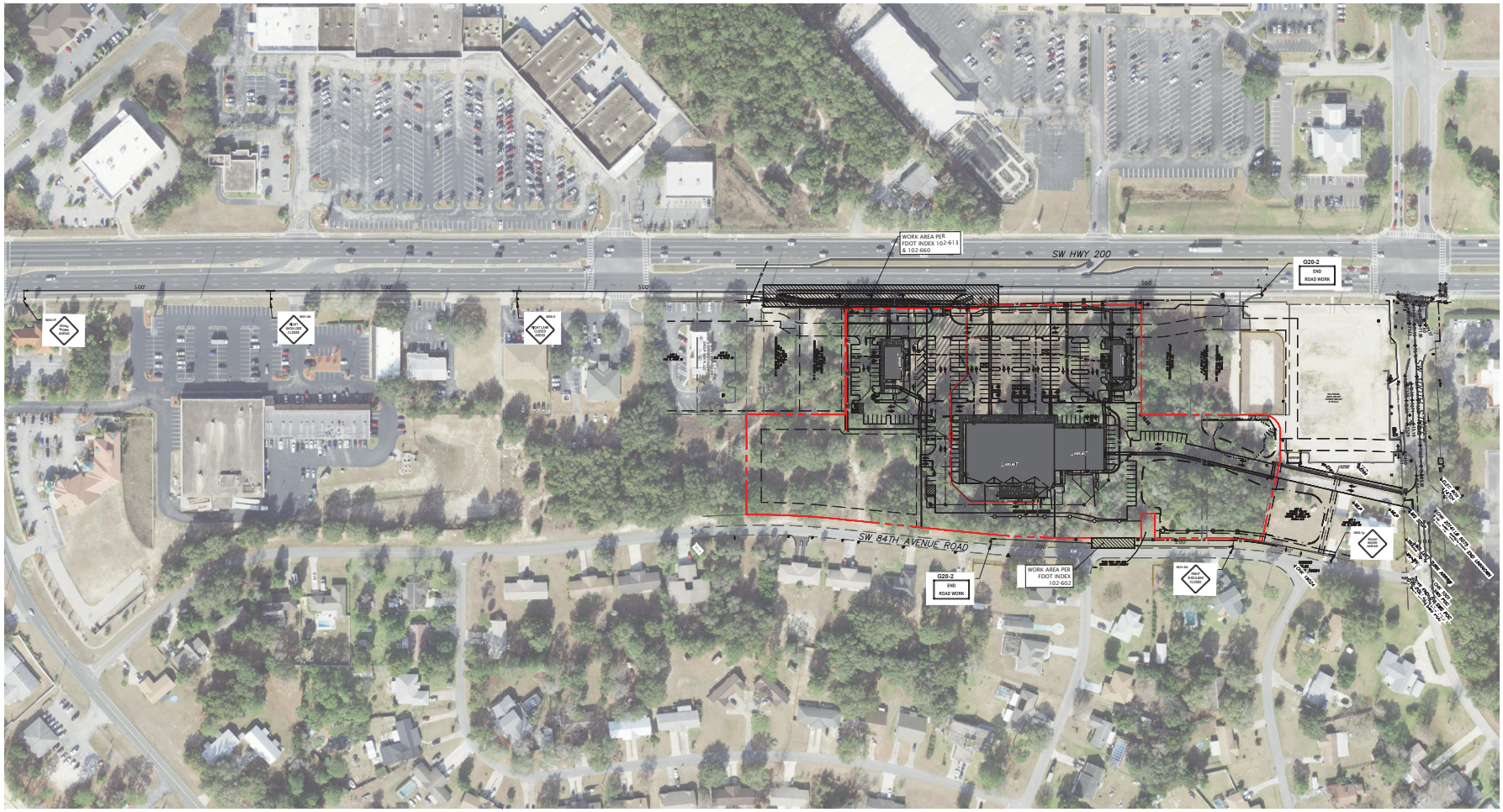
SHEET NUMBER
C-204

GENERAL NOTES:

1. BOUNDARY, TOPOGRAPHIC, AND TREE INFORMATION SHOWN HEREON TAKEN FROM A SURVEY ENTITLED "ALTA/NSPS LAND TITLE SURVEY LOCATED IN SECTIONS 24 & 25, TOWNSHIP[15 SOUTH, RANGE 20 EAST, MARION COUNTY, FLORIDA", PREPARED BY CHW PROFESSIONAL CONSULTANTS, DATED MARCH 18, 2023
2. THE HORIZONTAL & VERTICAL DATUMS PER ABOVE REFERENCED SURVEY.
3. ACCORDING TO THE FLOOD INSURANCE MAP FOR MARION COUNTY, FLORIDA, COMMUNITY PANEL NUMBER 120160, MAP PANEL NUMBER 12083C0684E, EFFECTIVE DATE APRIL 19, 2017, THE SUBJECT PARCEL APPEARS TO FALL WITHIN SPECIAL FLOOD HAZARD ZONE 'X' AND 'AE'. THE 'AE' AREA APPEARS TO FALL WITHIN THE TOP OF BANK LIMITS OF THE POND WITHIN LOT 3 OF SAMIRA VILLAS AS DEPICTED ON THE SURVEY REFERENCED ABOVE, BASE FLOOD ELEVATION OF 70.2-FT (NAVD88).
4. SUBSURFACE INFORMATION SHOWN HEREON IS TAKEN FROM A REPORT ENTITLED "GEOTECHNICAL INVESTIGATION, PROPOSED SPROUTS AND ROSS RETAIL DEVELOPMENT, STATE ROAD 200 AND SOUTHWEST 100TH STREET, OCALA, MARION COUNTY, FLORIDA" PREPARED BY ANDREYEV ENGINEERING, INC. DATED NOVEMBER 3, 2022
5. ALL CONSTRUCTION SHALL COMPLY WITH ALL REQUIREMENTS AND PERMIT CONDITIONS FROM LOCAL, STATE, AND FEDERAL AGENCIES, AS APPLICABLE. THE CONTRACTOR SHALL KEEP A COPY OF ALL PERMITS AND APPROVED CONSTRUCTION DOCUMENTS ON-SITE, AT ALL TIMES. ALL APPLICABLE PERMITS SHALL BE OBTAINED PRIOR TO COMMENCEMENT OF CONSTRUCTION.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF MOT, FINAL LAYOUT/DESIGN BASE DON MEANS AND METHODS OF CONSTRUCTION, AND ATTAINING ALL REQUIRED PERMITS PRIOR TO COMMENCING CONSTRUCTION.

GENERAL MOT NOTES

1. FLORIDA STATE STATUE 316.0745:
   - A. ANY AND ALL TRAFFIC CONTROL DEVICES INSTALLED ON THE COUNTY ROAD SYSTEM SHALL CONFORM TO FLORIDA STATE STATUTE 316.0745, UNIFORM SIGNALS AND DEVICES.
   - B. THIS STATUTE REQUIRES THAT ALL DEVICES CONFORM TO FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) SPECIFICATIONS. THE FDOT HAS ADOPTED THE FEDERAL MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES AS THE STANDARDS TO BE USED IN THE STATE OF FLORIDA.
2. PAVEMENT MARKINGS:
   - C. ALL PAVEMENT MARKINGS SHALL BE THERMOPLASTIC OR PREFORMED TAPES
   - D. PAVEMENT MARKINGS AND RAISED PAVEMENT MARKERS SHALL BE INSTALLED ON ALL ROADS CLASSIFIED OTHER THAN RESIDENTIAL WITH AN ADT GREATER THAN 500 VEHICLES, OR IF OTHER CONDITIONS EXIST THAT REQUIRE PAVEMENT MARKINGS, (SEE M.U.T.C.D. SECTION 3B-1).
4. TRAFFIC CONTROL SIGNS:
   - A. ALL SIGN BLANKS SHALL BE OF A TYPE CURRENTLY CERTIFIED BY THE FDOT FOR USE IN THE STATE OF FLORIDA.
   - B. ALL SIGN FACES SHALL BE HIGH INTENSITY GRADE AND OF A TYPE CURRENTLY CERTIFIED BY THE FDOT FOR USE IN THE STATE OF FLORIDA.
   - C. ALL SIGNS SHALL BE NO LESS THAN THE STANDARD SIZE AS SPECIFIED BY THE FEDERAL MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
   - D. NO MINIMUM SIZE SIGNING SHALL BE ACCEPTED. LARGER SIGNS SHALL BE USED WHEN REQUIRED BY DESIGN SPEED ETC.
   - E. STREET NAME SIGNS SHALL BE 9-INCH ON ALL ROAD CLASSIFICATIONS. ALL SIGNS SHALL HAVE 6-INCH SERIES B LETTERS. ALL STREET NAME SIGNS ON PRIVATE ROADS SHALL BE STANDARD D3 STREET NAME SIGNS WITH THE COLORS REVERSED. WHITE BACKGROUND WITH GREEN LETTERS AND BORDER. AT INTERSECTIONS WITH COUNTY MAINTAINED ROADS, THE COUNTY OR STATE MAINTAINED ROAD SHALL BE GREEN BACKGROUND WITH WHITE LETTERS AND BORDER. ALL STREET NAME SIGN BRACKETS SHALL BE SUPPLIED WITH BOLTS, SET SCREWS WILL NOT BE ACCEPTED.
   - F. ALL POST SYSTEMS, MOUNTING BRACKETS AND HARDWARE SHALL BE OF A TYPE CURRENTLY IN USE BY THE PASCO COUNTY PUBLIC WORKS DEPARTMENT AND CURRENTLY CERTIFIED BY THE FLORIDA DEPARTMENT OF TRANSPORTATION FOR USE IN THE STATE OF FLORIDA. ALTERNATIVE SYSTEMS ETC. SHALL ONLY BE USED IF APPROVED BY THE COUNTY ENGINEER.



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REVISIONS

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07	11/07/24	UPDATED PLANS FROM RE-DESIGN FOR PERMIT MODIFICATION SUBMITTAL	JJS
06	10/17/24	RE-DESIGN OF CROSS ACCESS & LOWERED STR AT TSC	JJS
05	10/07/24	REVISIONS PER FDOT ACCESS COMMENTS & ON-SITE CROSS ACCESS/POND	JJS
04	9/12/24	REVISION PER FDOT ACCESS & FORCEMAIN RELOCATION	JJS
03	9/03/24	REVISION TO BUFFER PER RESOLUTION	JJS
02	8/01/24	REVISION PER COUNTY & SWFWMD & FDOT REVIEW COMMENTS	JJS
01	6/12/24	REVISION PER ZONING APPROVAL, COUNTY & SWFWMD REVIEW COMMENTS	JJS

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JOHN J. STOECKEL
FLORIDA PROFESSIONAL ENGINEER
LICENSE NO. 80758

PROJECT NAME:

MAJOR SITE PLAN
CORTA COMMONS

FOR

CORTA OCALA, LLC

SW HWY 200 - OCALA
MARION COUNTY, FLORIDA

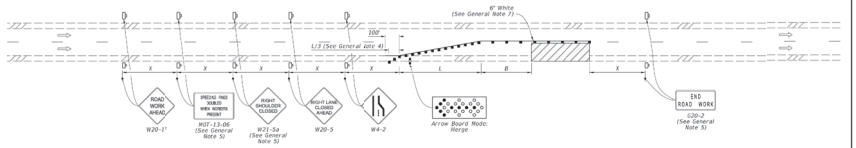
SHEET TITLE

MAINTENANCE OF TRAFFIC PLAN

PROJECT NO:	23-3306
CHECKED BY:	JJS
VERTICAL DATUM:	NAVD 1988
DATE:	03/29/2024

SHEET NUMBER

C-205



SINGLE LANE CLOSURE

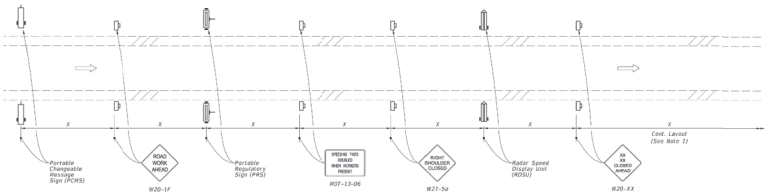
SYMBOLS:

- Work Area
- Channelizing Device (See Index 102-600)
- Work Zone Sign
- Arrow Board
- Lane Identification and Direction of Traffic

GENERAL NOTE:

1. L = Taper Length
   B = Buffer Length
   X = Work Zone Sign Distance
   See Index 102-400 for "L", "B", "X", and channelizing device spacing values.
2. On undivided highways the median signs as shown are to be omitted.
3. On limited access facilities, omit "Right Shoulder Closed" signs (W21-5a) and associated work zone sign spacing distances.
4. If the paved shoulder is less than 4' in width, omit the taper and channelizing devices from the paved shoulder.
5. The "Speeding Fines Doubled When Workers Present" signs (MOT-13-06) and "End Road Work" signs (G20-2) and "Right Shoulder Closed" (W21-5a), along with associated work zone sign distances, may be omitted when the work operation will be in place for 24 hours or less. For Single Lane Closures, arrow boards or buffer (B) may also be omitted when the work operation will be in place for 60 minutes or less and the speed limit is 45 mph or less.
6. Use inverted pin of the illustrations for work on left side of roadways.
7. Temporary pavement markings may be omitted when the work operation is in place for 3 day; or less.

LAST REVISION 11/01/21	DESCRIPTION:	FY 2024-25 STANDARD PLANS	MULTILANE ROADWAY, LANE CLOSURES	INDEX 102-613	SHEET 1 of 5



MOTORIST AWARENESS SYSTEM

SYMBOLS:

- Work Zone Sign
- (1) PCMS= Portable Changeable (Variable) Message Sign
- (2) PRS= Portable Regulatory Sign-Speed Limit When Flashing
- (2) RSDU= Radar Speed Display Unit
- Lane Identification and Direction of Traffic

NOTES:

1. Use the Motorist Awareness System (MAS) for lane closures of at least 5 days (consecutive or not) on multilane divided facilities with a posted speed of 55 mph or greater when workers are present and not protected by a barrier.
2. Locate the Motorist MAS devices (i.e., PCMS, PRS, and RDSU) within the advance warning signs as shown. Continue with the remainder of the work zone signs and devices in accordance with the Plans or Standard Plans after the appropriate "Lane Closed Ahead" (W20-1X) sign.
3. For a posted speed of 65 mph or greater, display speed with a ten mph reduction. For a posted speed of 60 mph, display a reduced speed of 55 mph. For areas outside of the lane closure, use the posted speed as the work zone speed.
4. Limit the PCMS in the median for roadways with three lanes or less in the same direction of traffic.

TYPICAL PCMS DISPLAY:

With speed reduction:
Message 1: WORKERS PRESENT AHEAD
Message 2: SPEED REDUCED NEXT XXMI

Without speed reduction:
Message 1: WORKERS PRESENT AHEAD
Message 2: NEXT XX MILES

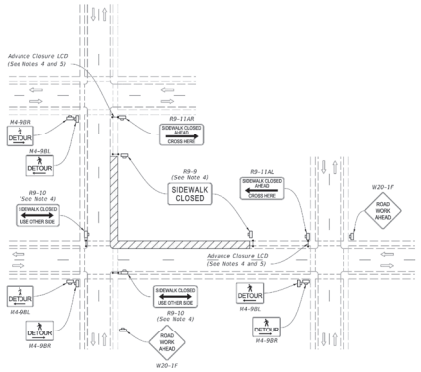
LAST REVISION 11/01/21	DESCRIPTION:	FY 2024-25 STANDARD PLANS	MULTILANE ROADWAY, LANE CLOSURES	INDEX 102-613	SHEET 5 of 5

NOTES:

1. Cover or deactivate pedestrian traffic signal display(s) controlling closed crosswalks.
2. Place pedestrian LCDs across the full width of the closed sidewalk.
3. For post mounted signs located near or adjacent to a sidewalk, maintain a minimum 7' clearance from the bottom of the sign panel to the surface of the sidewalk.
4. "Sidewalk Closed" signs (R9-XX) may be mounted on pedestrian LCDs in accordance with the manufacturer's instructions.
5. Omit the Advance Closure LCD if it blocks access to other pedestrian facilities (e.g., transit stops, residences, or business entrances).

SYMBOLS:

- Work Area
- Work Zone Sign
- Pedestrian Longitudinal Channelizing Device (LCD)
- Lane Identification and Direction of Traffic



PEDESTRIAN DETOUR

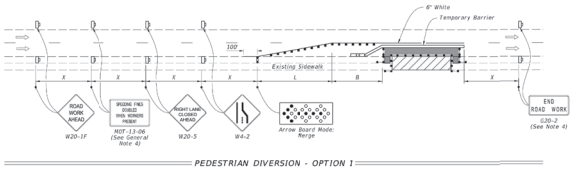
LAST REVISION 11/01/20	DESCRIPTION:	FY 2024-25 STANDARD PLANS	SIDEWALK CLOSURE	INDEX 102-660	SHEET 1 of 2

NOTES:

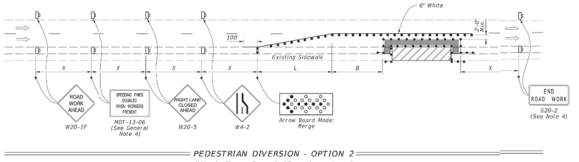
1. L = Taper Length
   B = Buffer Length
   X = Work Zone Sign Distance
   See Index 102-600 for "L", "B", "X", channelizing device spacing values.
2. Provide a 5' wide temporary pedestrian way with a maximum cross-slope of 0.02, except where space restrictions warrant a minimum width of 4'. Provide a 5' x 5' passing space for temporary pedestrian ways less than 5' in width at intervals not to exceed 200'.
3. When temporary pedestrian ways require curb ramps, meet the requirements of Index 522-002. Detectable warnings are not required for curb ramps diverting pedestrian traffic into a closed lane.
4. The "Speeding Fines Doubled When Workers Present" signs (MOT-13-06) and "End Road Work" signs (G20-2), along with associated work zone sign distances, may be omitted when the work operation will be in place for 24 hours or less.
5. Pedestrian Diversion Option 2 may only be used when called for in the Plans or as approved by an Engineer.

SYMBOLS:

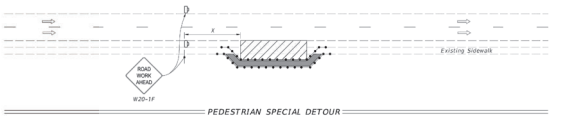
- Work Area
- Temporary Pedestrian Way
- Channelizing Device (See Index 102-600)
- Pedestrian Longitudinal Channelizing Device (LCD)
- Work Zone Sign
- Arrow Board
- Crash Cushion
- Lane Identification and Direction of Traffic



PEDESTRIAN DIVERSION - OPTION 1
(Temporary Barrier Shown, Low Profile Barrier Similar)



PEDESTRIAN DIVERSION - OPTION 2
(Work Zone Speed 45 mph or Less)



PEDESTRIAN SPECIAL DETOUR

LAST REVISION 11/01/23	DESCRIPTION:	FY 2024-25 STANDARD PLANS	SIDEWALK CLOSURE	INDEX 102-660	SHEET 2 of 2

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JOHN J. STOCKER — No. 80758 — STATE OF FLORIDA — PROFESSIONAL ENGINEER

Digitally signed by John J Stocker
DN: CN=John J Stocker, O=MJ STOKES CONSULTING, C=US
Reason: I attest to the accuracy and integrity of this document
Date: 2024.03.29 14:49:49 -04'00'

PROJECT NAME:
MAJOR SITE PLAN
CORTA COMMONS
FOR
CORTA OCALA, LLC
SW HWY 200 - OCALA
MARION COUNTY, FLORIDA

SHEET TITLE
MAINTENANCE OF TRAFFIC FDOT DETAILS

PROJECT NO:	23-3306
CHECKED BY:	JJS
VERTICAL DATUM:	NAVD 1988
DATE:	03/29/2024

SHEET NUMBER
C-206

GENERAL NOTES:

1. BOUNDARY, TOPOGRAPHIC, AND TREE INFORMATION SHOWN HEREON TAKEN FROM A SURVEY ENTITLED "ALTA/NSPS LAND TITLE SURVEY LOCATED IN SECTIONS 24 & 25, TOWNSHIP[15 SOUTH, RANGE 20 EAST, MARION COUNTY, FLORIDA", PREPARED BY CHW PROFESSIONAL CONSULTANTS, DATED MARCH 18, 2023
2. THE HORIZONTAL & VERTICAL DATUMS PER ABOVE REFERENCED SURVEY.
3. ACCORDING TO THE FLOOD INSURANCE MAP FOR MARION COUNTY, FLORIDA, COMMUNITY PANEL NUMBER 120160, MAP PANEL NUMBER 12083C0684E, EFFECTIVE DATE APRIL 19, 2017, THE SUBJECT PARCEL APPEARS TO FALL WITHIN SPECIAL FLOOD HAZARD ZONE 'X' AND 'AE'. THE 'AE' AREA APPEARS TO FALL WITHIN THE TOP OF BANK LIMITS OF THE POND WITHIN LOT 3 OF SAHIRA VILLAS AS DEPICTED ON THE SURVEY REFERENCED ABOVE, BASE FLOOD ELEVATION OF 70.2-FT (NAVD88).
4. SUBSURFACE INFORMATION SHOWN HEREON IS TAKEN FROM A REPORT ENTITLED "GEOTECHNICAL INVESTIGATION, PROPOSED SPROUTS AND ROSS RETAIL DEVELOPMENT, STATE ROAD 200 AND SOUTHWEST 100TH STREET, OCALA, MARION COUNTY, FLORIDA" PREPARED BY ANDREYEV ENGINEERING, INC. DATED NOVEMBER 3, 2022
5. ALL CONSTRUCTION SHALL COMPLY WITH ALL REQUIREMENTS AND PERMIT CONDITIONS FROM LOCAL, STATE, AND FEDERAL AGENCIES, AS APPLICABLE. THE CONTRACTOR SHALL KEEP A COPY OF ALL PERMITS AND APPROVED CONSTRUCTION DOCUMENTS ON-SITE, AT ALL TIMES. ALL APPLICABLE PERMITS SHALL BE OBTAINED PRIOR TO COMMENCEMENT OF CONSTRUCTION.

VERTICAL DATUM

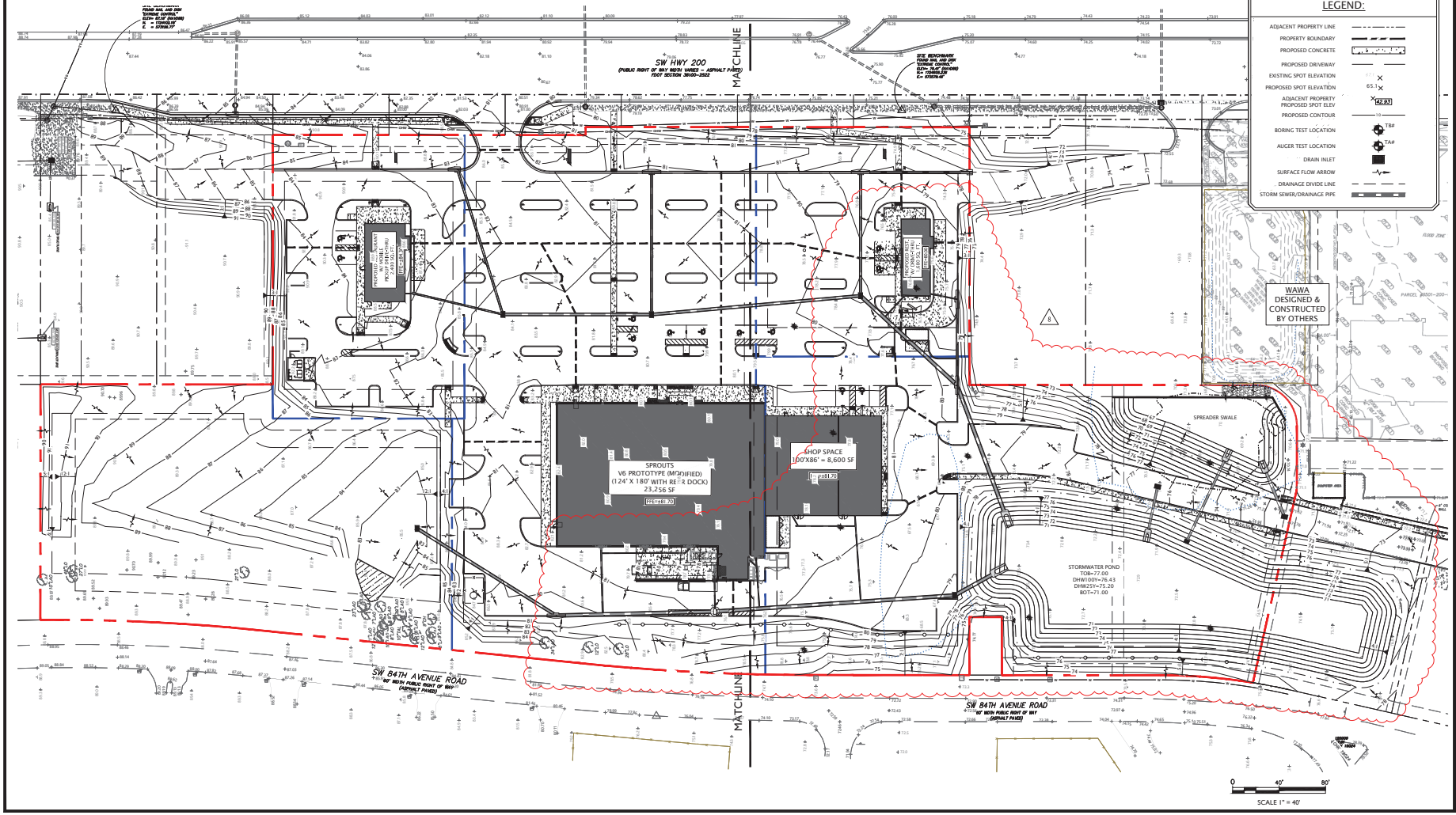
ELEVATION SHOWN HEREON ARE BASED ON NAVD 1988 (NAVD88) AND SAID ELEVATIONS ARE BASED ON BENCHMARKS RESEARCHED BY THE SURVEYOR.

GRADING NOTES:

1. PROPOSED GRADE ELEVATIONS SHOWN AT BUILDING LINE ARE GROUND ELEVATIONS.
2. PROPOSED SPOT ELEVATIONS IN PAVEMENT AREAS ARE TOP OF FINISHED PAVEMENT.
3. A QUALIFIED TESTING LABORATORY SHALL PERFORM ALL TESTING NECESSARY TO ASSURE COMPLIANCE OF THE IN-PLACE MATERIALS AS REQUIRED BY THESE PLANS AND THE VARIOUS AGENCIES. SHOULD ANY RETESTING BE REQUIRED DUE TO THE FAILURE OF ANY TESTS TO MEET THE REQUIREMENTS, THE CONTRACTOR WILL BEAR ALL COSTS OF SAID RETESTING.
4. ALL DELETERIOUS SUBSURFACE MATERIAL (I.E. MUCK, PEAT, BURIED DEBRIS) IS TO BE EXCAVATED IN ACCORDANCE WITH THESE PLANS OR AS DIRECTED BY THE OWNER, OWNER'S REPRESENTATIVE, OR THE OWNERS ENGINEER. EXCAVATED AREAS ARE TO BE BACKFILLED WITH APPROVED MATERIALS AND COMPACTED AS SHOWN ON THESE PLANS. CONTRACTOR IS RESPONSIBLE FOR ACQUIRING ANY PERMITS THAT ARE NECESSARY FOR REMOVING DELETERIOUS MATERIAL FROM THE SITE.
5. IT MAY BE NECESSARY TO FIELD ADJUST PAVEMENT ELEVATIONS TO PRESERVE THE ROOT SYSTEMS OF TREES SHOWN TO BE SAVED. CONTRACTOR TO COORDINATE WITH OWNER'S ENGINEER PRIOR TO ANY ELEVATION CHANGES.
6. CONTRACTOR SHALL SAWCUT, TACK AND MATCH EXISTING PAVEMENT AT LOCATIONS WHERE NEW PAVEMENT MEETS EXISTING PAVEMENT AS SHOWN ON THE DETAILS HEREIN.
7. CONTRACTOR TO PROVIDE A 1/2" TO 1" BITUMINOUS EXPANSION JOINT MATERIAL WITH SEALER AT ABUTMENT OF CONCRETE AND OTHER MATERIALS (STRUCTURES, OTHER PLACED CONCRETE, ETC.)
8. THE CONTRACTOR WILL STABILIZE, BY SEED AND MULCH, SOD, OR OTHER APPROVED MATERIALS, ANY DISTURBED AREAS WITHIN ONE WEEK FOLLOWING CONSTRUCTION OF THE UTILITY SYSTEMS AND PAVEMENT AREAS. CONTRACTOR SHALL MAINTAIN SUCH AREAS UNTIL FINAL ACCEPTANCE BY OWNER.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXCAVATIONS AGAINST COLLAPSE AND WILL PROVIDE BRACING, SHEETING OR SHORING AS NECESSARY. DEWATERING METHODS SHALL BE USED AS REQUIRED TO KEEP TRENCHES DRY WHILE PIPE AND APPURTENANCES ARE BEING PLACED.
10. EROSION & SEDIMENT CONTROL PRACTICES SHALL BE INSTALLED & REMAIN COMPLIANT WITH LOCAL AND STATE REGULATIONS THROUGHOUT DURATION OF CONSTRUCTION.
11. DOWNSPOUTS SHALL BE CONNECT TO THE SITE DRAINAGE NETWORK WITH THE MOST DIRECT CONNECTION POSSIBLE UTILIZING INSERTA-TEE PRODUCT WITH A PERPENDICULAR ALIGNMENT OR OTHERWISE APPROVED.

TESTING & INSPECTION REQUIREMENTS (PAVING/GRADING)

1. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING APPLICABLE TESTING WITH THE SOILS ENGINEER. TESTS WILL BE REQUIRED PURSUANT WITH SITE SPECIFIC GEOTECHNICAL REPORT FOR THE SITE, AS WELL AS THE TESTING SCHEDULE REQUIRED BY FDOT AND THE AFFECTED MUNICIPALITY. UPON COMPLETION OF WORK, THE SOILS ENGINEER WILL SUBMIT CERTIFICATIONS TO THE OWNER AND OWNER'S ENGINEER STATING THAT ALL REQUIREMENTS HAVE BEEN MET.
2. A QUALIFIED TESTING LABORATORY SHALL PERFORM ALL TESTING NECESSARY TO ASSURE COMPLIANCE OF THE IN-PLACE MATERIALS AS REQUIRED BY THESE PLANS AND THE VARIOUS AGENCIES. CONSIDERATION SHOULD BE GIVEN, ALTHOUGH NOT REQUIRED, TO THE GEOTECHNICAL ENGINEER PROVIDING RECOMMENDATIONS FOR THIS SITE PROJECT. SHOULD ANY RETESTING BE REQUIRED DUE TO THE FAILURE OF ANY TESTS TO MEET THE REQUIREMENTS, THE CONTRACTOR WILL BEAR ALL COSTS OF SAID RETESTING.



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TAMPA, FL 33622
813.724.4199
INFO@MJSTOKESCONSULTING.COM
FLORIDA BUSINESS REGISTRY NO. 34448

REVISIONS

REV	DATE	DESCRIPTION	BY
08	1/07/24	PERMIT MODIFICATION & REVISION - ACCESS, UTILITY, DRAINAGE	JJS
07	11/07/24	UPDATED PLANS FROM RE-DESIGN FOR PERMIT MODIFICATION SUBMITTAL	JJS
06	10/17/24	RE-DESIGN OF CROSS ACCESS & LOWERED SITE AT TSC	JJS
05	10/07/24	REVISIONS PER FDOT ACCESS COMMENTS & ON-SITE CROSS ACCESS/POND	JJS
04	9/7/2024	REVISIONS PER FDOT ACCESS & FORCEMAIN RELOCATION	JJS
03	90/5/24	REVISION TO BUFFER PER RESOLUTION	JJS
02	80/12/4	REVISION PER COUNTY, SWFWMD & FDOT REVIEW COMMENTS	JJS
01	61/22/4	REVISION PER ZONING APPROVAL, COUNTY & SWFWMD REVIEW COMMENTS	JJS

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JOHN J. STOECKEL
FLORIDA PROFESSIONAL ENGINEER
LICENSE NO. 80758

PROJECT NAME:

MAJOR SITE PLAN
CORTA COMMONS

FOR

CORTA OCALA, LLC

SW HWY 200 - OCALA
MARION COUNTY, FLORIDA

SHEET TITLE

GRADING & DRAINAGE PLAN

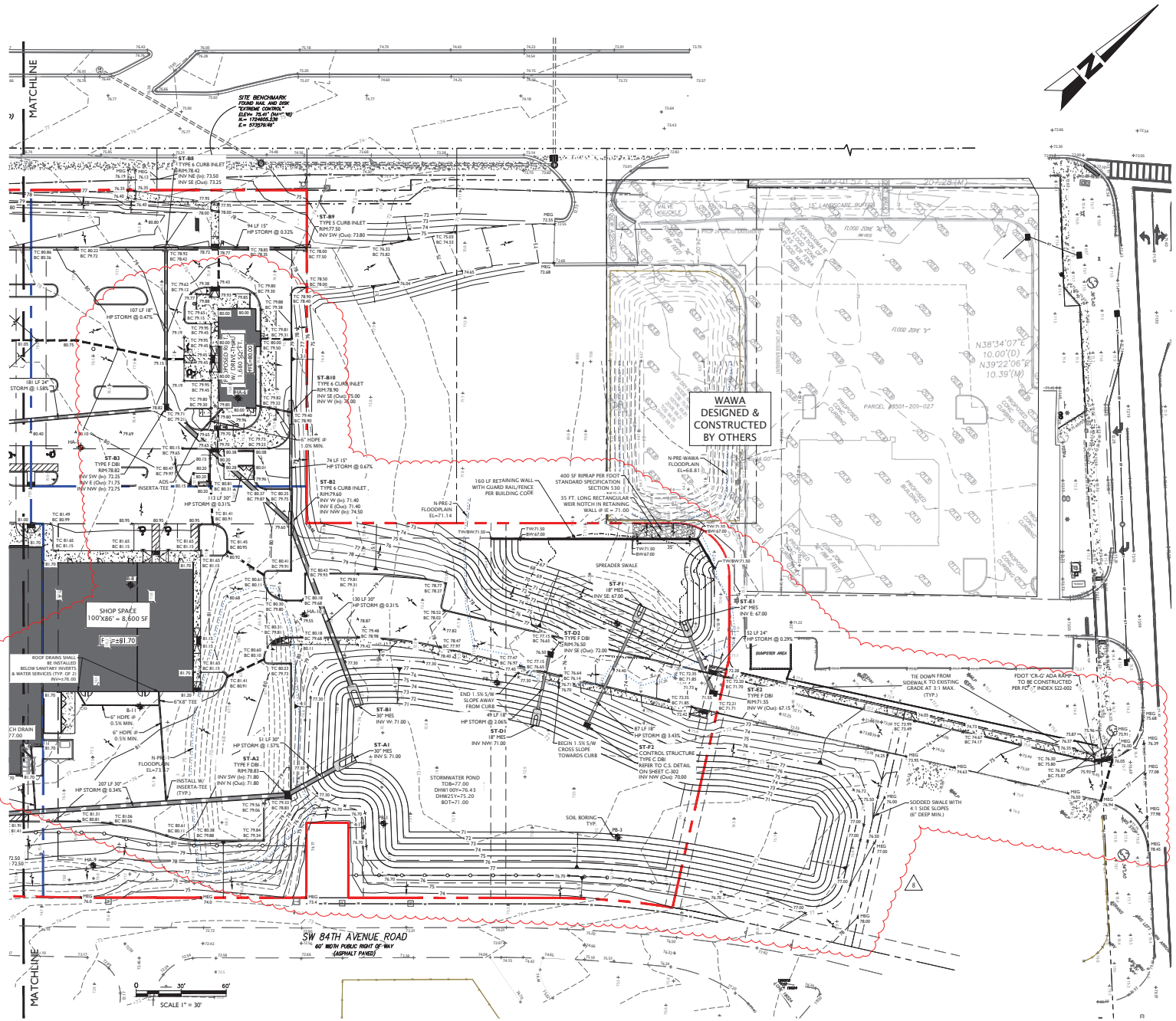
PROJECT NO: 23-3306
CHECKED BY: JJS
VERTICAL DATUM: NAVD 1988
DATE: 03/29/2024

SHEET NUMBER

C-301

GENERAL NOTES:

1. BOUNDARY, TOPOGRAPHIC, AND TREE INFORMATION SHOWN HEREON TAKEN FROM A SURVEY ENTITLED "ALTA/NSPS LAND TITLE SURVEY LOCATED IN SECTIONS 24 & 25, TOWNSHIP[15 SOUTH, RANGE 20 EAST, MARION COUNTY, FLORIDA", PREPARED BY CHW PROFESSIONAL CONSULTANTS, DATED MARCH 18, 2023
2. THE HORIZONTAL & VERTICAL DATUMS PER ABOVE REFERENCED SURVEY.
3. ACCORDING TO THE FLOOD INSURANCE MAP FOR MARION COUNTY, FLORIDA, COMMUNITY PANEL NUMBER 120160, MAP PANEL NUMBER 12083C0684E, EFFECTIVE DATE APRIL 19, 2017, THE SUBJECT PARCEL APPEARS TO FALL WITHIN SPECIAL FLOOD HAZARD ZONE 'X' AND 'AE'. THE 'AE' AREA APPEARS TO FALL WITHIN THE TOP OF BANK LIMITS OF THE POND WITHIN LOT 3 OF SAMIRA VILLAS AS DEPICTED ON THE SURVEY REFERENCED ABOVE., BASE FLOOD ELEVATION OF 70.2-FT (NAVD88).
4. SUBSURFACE INFORMATION SHOWN HEREON IS TAKEN FROM A REPORT ENTITLED "GEOTECHNICAL INVESTIGATION, PROPOSED SPROUTS AND ROSS RETAIL DEVELOPMENT, STATE ROAD 200 AND SOUTHWEST 100TH STREET, OCALA, MARION COUNTY, FLORIDA" PREPARED BY ANDREYEV ENGINEERING, INC. DATED NOVEMBER 3, 2022
5. ALL CONSTRUCTION SHALL COMPLY WITH ALL REQUIREMENTS AND PERMIT CONDITIONS FROM LOCAL, STATE, AND FEDERAL AGENCIES, AS APPLICABLE. THE CONTRACTOR SHALL KEEP A COPY OF ALL PERMITS AND APPROVED CONSTRUCTION DOCUMENTS ON-SITE, AT ALL TIMES. ALL APPLICABLE PERMITS SHALL BE OBTAINED PRIOR TO COMMENCEMENT OF CONSTRUCTION.



LEGEND:

- ADJACENT PROPERTY LINE
- PROPERTY BOUNDARY
- PROPOSED CONCRETE
- PROPOSED DRIVEWAY
- EXISTING SPOT ELEVATION
- PROPOSED SPOT ELEVATION
- ADJACENT PROPERTY PROPOSED SPOT ELEV
- PROPOSED CONTOUR
- BORING TEST LOCATION
- AUGER TEST LOCATION
- DRAIN INLET
- SURFACE FLOW ARROW
- DRAINAGE DIVIDE LINE
- STORM SEWER/DRAINAGE PIPE

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FLORIDA BUSINESS REGISTRY NO. 34448

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01	6/12/24	REVISION PER ZONING APPROVAL, COUNTY & SWFWMD REVIEW COMMENTS	JJS

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JOHN J. STOECKEL
FLORIDA PROFESSIONAL ENGINEER
LICENSE NO. 80758

PROJECT NAME:
MAJOR SITE PLAN
CORTA COMMONS
FOR
CORTA OCALA, LLC
SW HWY 200 - OCALA
MARION COUNTY, FLORIDA

SHEET TITLE
GRADING & DRAINAGE PLAN

PROJECT NO: 23-3306
CHECKED BY: JJS
VERTICAL DATUM: NAVD 1988
DATE: 03/29/2024
SHEET NUMBER
C-302

GENERAL NOTES:

1. BOUNDARY, TOPOGRAPHIC, AND TREE INFORMATION SHOWN HEREON TAKEN FROM A SURVEY ENTITLED "ALTA/NSPS LAND TITLE SURVEY LOCATED IN SECTIONS 24 & 25, TOWNSHIP 15 SOUTH, RANGE 20 EAST, MARION COUNTY, FLORIDA", PREPARED BY CHW PROFESSIONAL CONSULTANTS, DATED MARCH 18, 2023
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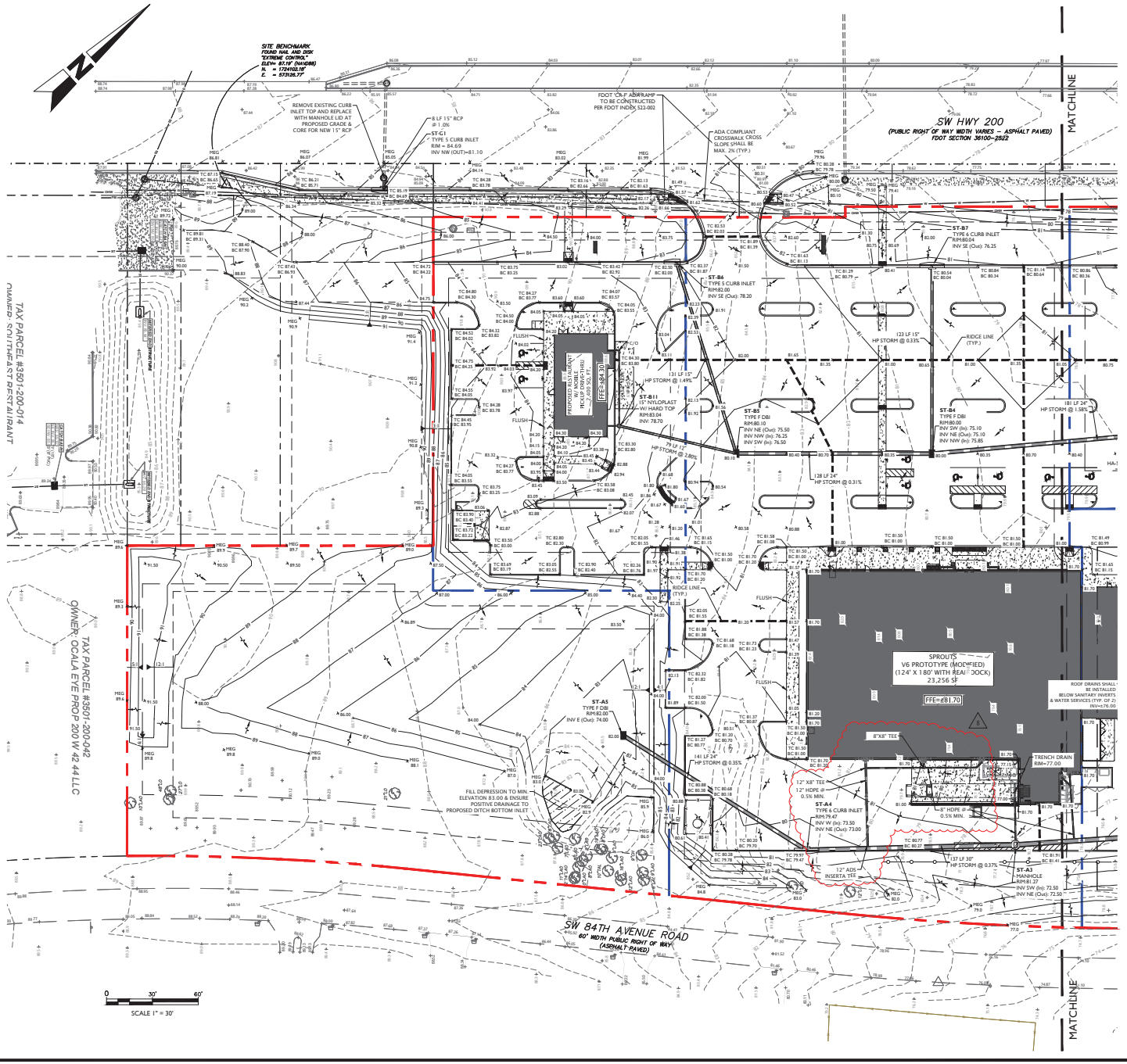

LEGEND:

- ADJACENT PROPERTY LINE
- PROPERTY BOUNDARY
- PROPOSED CONCRETE
- PROPOSED DRIVEWAY
- EXISTING SPOT ELEVATION
- PROPOSED SPOT ELEVATION
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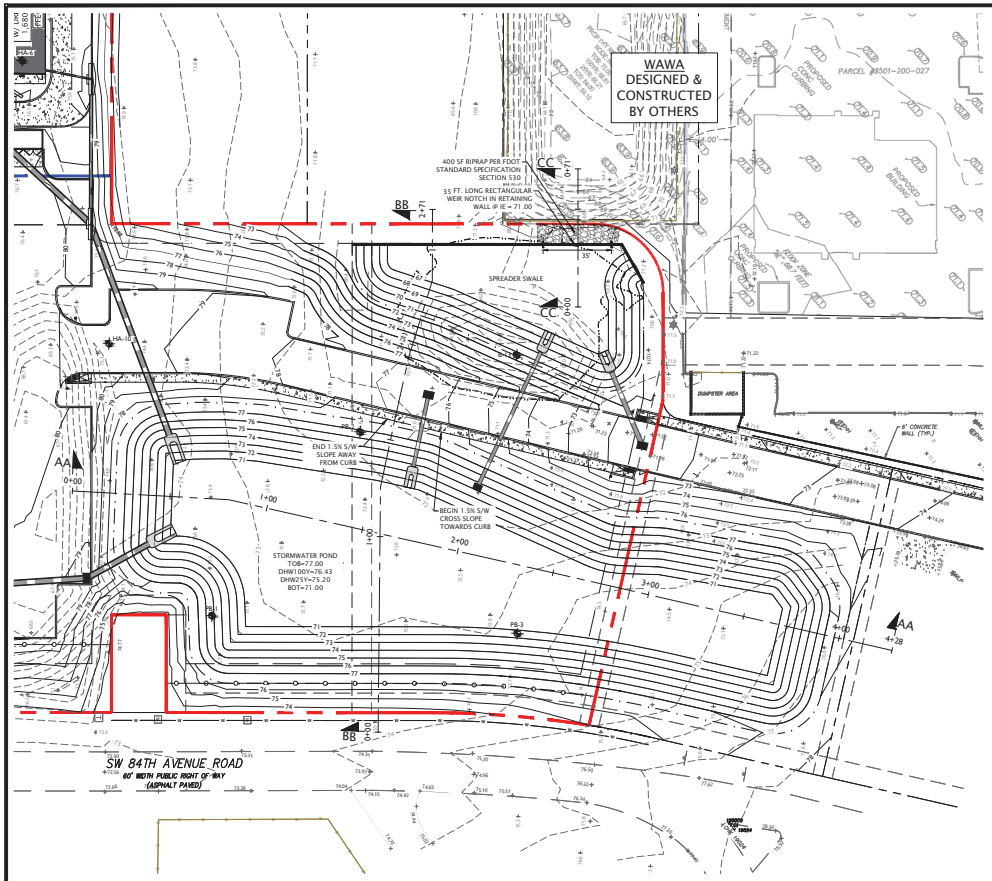
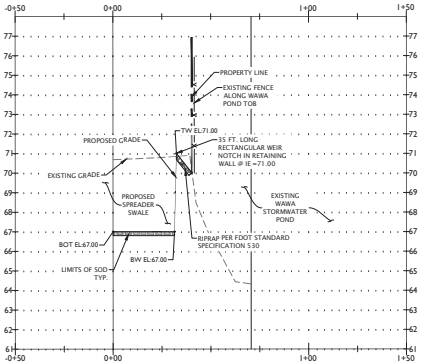
JOHN J. STOECKEL
FLORIDA PROFESSIONAL ENGINEER
LICENSE NO. 80758

PROJECT NAME:
MAJOR SITE PLAN
CORTA COMMONS
FOR
CORTA OCALA, LLC
SW HWY 200 - OCALA
MARION COUNTY, FLORIDA

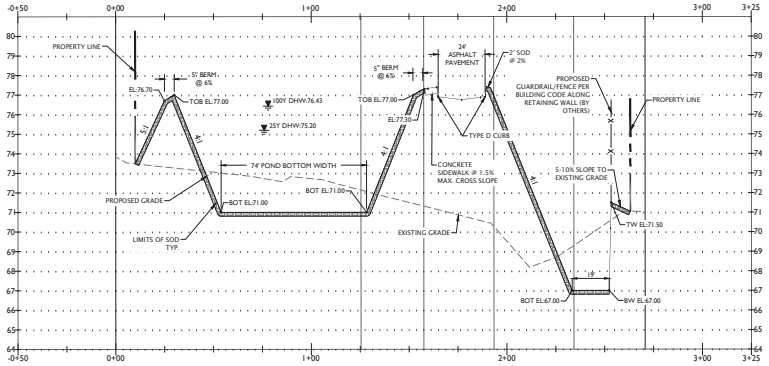
SHEET TITLE
GRADING & DRAINAGE PLAN

PROJECT NO: 23-3306
CHECKED BY: JJS
VERTICAL DATUM: NAVD 1988
DATE: 03/29/2024
SHEET NUMBER
C-303

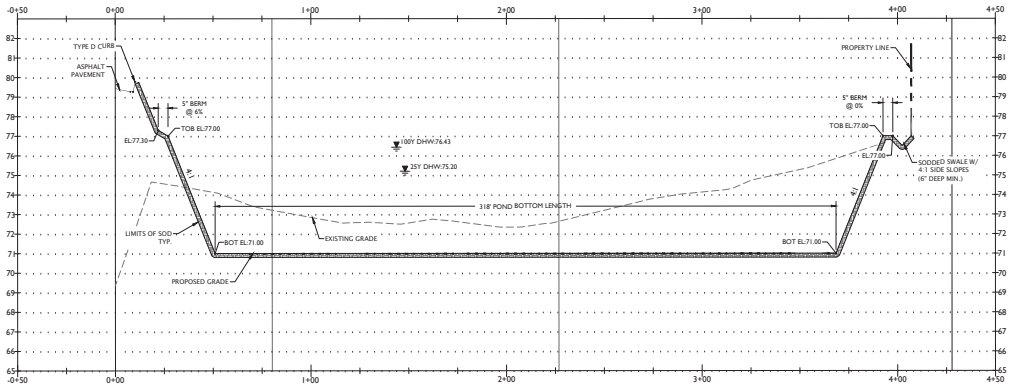




PROFILE CC



PROFILE BB



PROFILE AA

0 30' 60'

SCALE 1" = 30'

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JOHN J. STOECKEL
FLORIDA PROFESSIONAL ENGINEER
LICENSE NO. 80758

PROJECT NAME:

MAJOR SITE PLAN
CORTA COMMONS

FOR

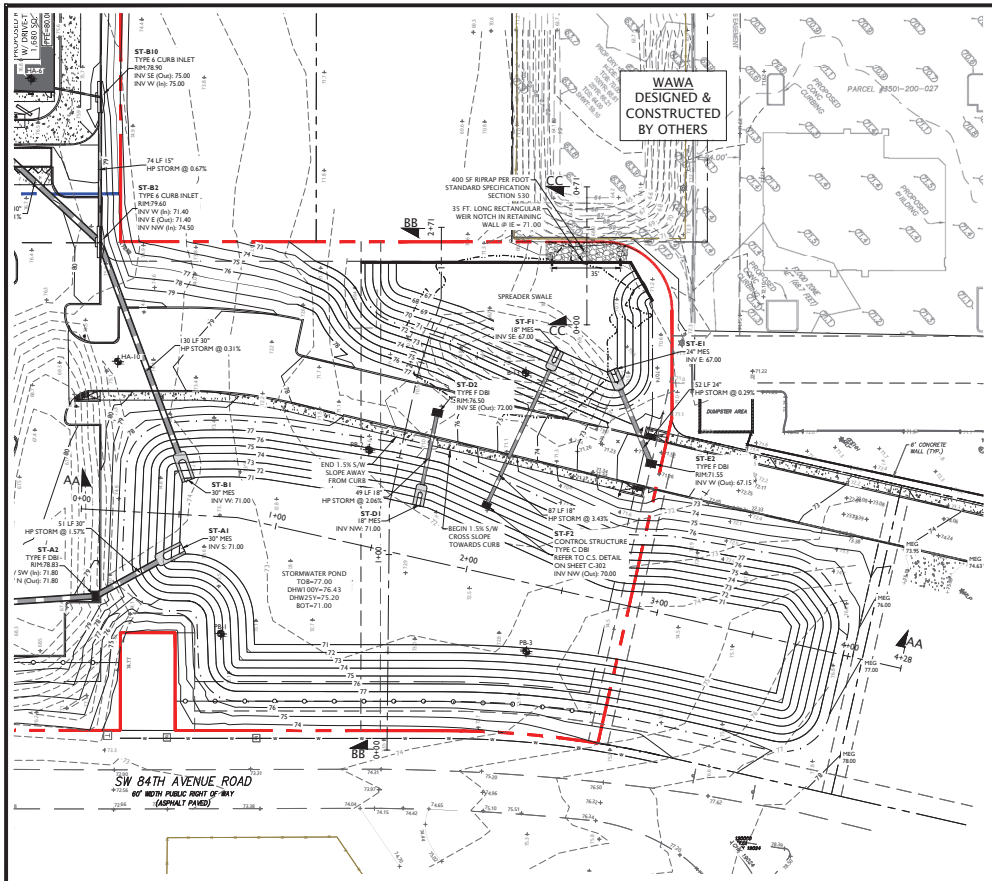
CORTA OCALA, LLC

SW HWY 200 - OCALA
MARION COUNTY, FLORIDA

SHEET TITLE

CROSS SECTIONS

PROJECT NO:	23-3306
CHECKED BY:	JJS
VERTICAL DATUM:	NAVD 1988
DATE:	03/29/2024
SHEET NUMBER	C-304



SCALE 1" = 30'

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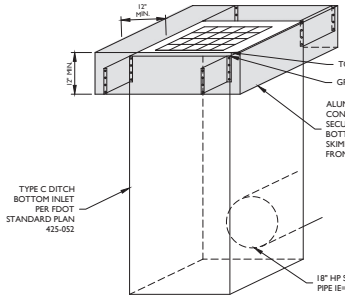
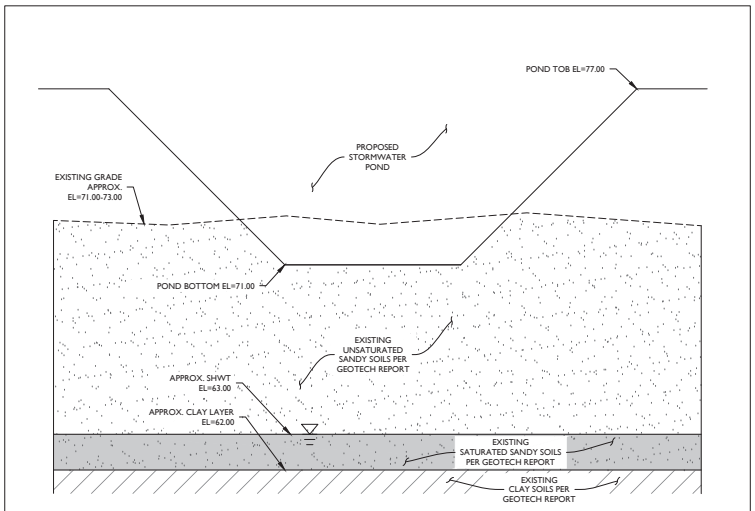


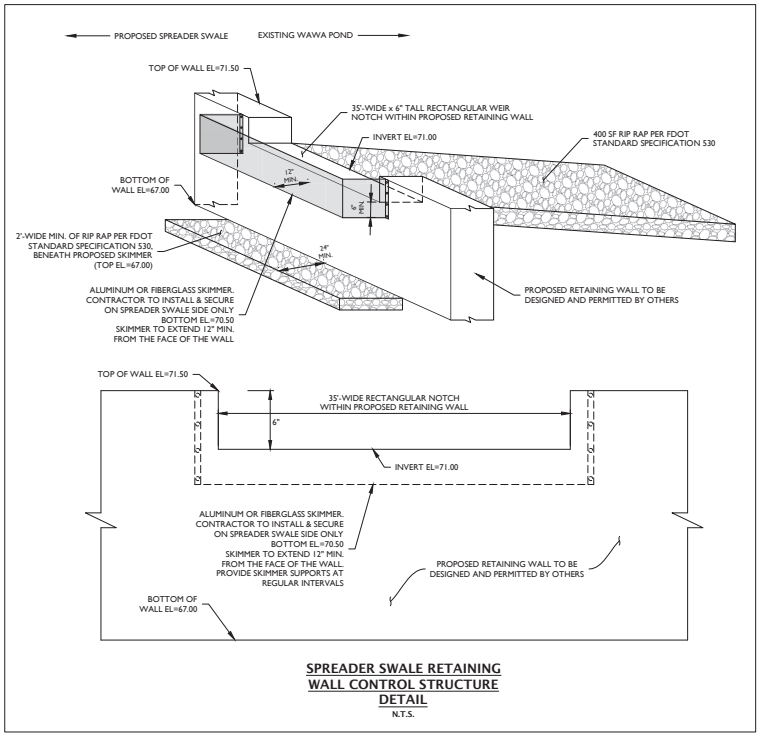
DRY POND CONTROL STRUCTURE DETAIL ST-F2

N.T.S.



TYPICAL POND PROFILE / BORING ELEVATION DATA PER GEOTECH REPORT (BY OTHERS)

N.T.S.



SPREADER SWALE RETAINING WALL CONTROL STRUCTURE DETAIL

N.T.S.

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JOHN J. STOECKEL
FLORIDA PROFESSIONAL ENGINEER
LICENSE NO. 80758

PROJECT NAME:

MAJOR SITE PLAN
CORTA COMMONS

FOR

CORTA OCALA, LLC

SW HWY 200 - OCALA
MARION COUNTY, FLORIDA

SHEET TITLE

CROSS SECTIONS

PROJECT NO:	23-3306
CHECKED BY:	JJS
VERTICAL DATUM:	NAVD 1988
DATE:	03/29/2024
SHEET NUMBER	C-305

GENERAL NOTES:

1. BOUNDARY, TOPOGRAPHIC, AND TREE INFORMATION SHOWN HEREON TAKEN FROM A SURVEY ENTITLED "ALTA/NSPS LAND TITLE SURVEY LOCATED IN SECTIONS 24 & 25, TOWNSHIP 15 SOUTH, RANGE 20 EAST, MARION COUNTY, FLORIDA", PREPARED BY CHW PROFESSIONAL CONSULTANTS, DATED MARCH 18, 2023
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4. SUBSURFACE INFORMATION SHOWN HEREON IS TAKEN FROM A REPORT ENTITLED "GEOTECHNICAL INVESTIGATION, PROPOSED SPROUTS AND ROSS RETAIL DEVELOPMENT, STATE ROAD 200 AND SOUTHWEST 100TH STREET, OCALA, MARION COUNTY, FLORIDA" PREPARED BY ANDREYEV ENGINEERING, INC. DATED NOVEMBER 3, 2022
5. ALL CONSTRUCTION SHALL COMPLY WITH ALL REQUIREMENTS AND PERMIT CONDITIONS FROM LOCAL, STATE, AND FEDERAL AGENCIES, AS APPLICABLE. THE CONTRACTOR SHALL KEEP A COPY OF ALL PERMITS AND APPROVED CONSTRUCTION DOCUMENTS ON-SITE, AT ALL TIMES. ALL APPLICABLE PERMITS SHALL BE OBTAINED PRIOR TO COMMENCEMENT OF CONSTRUCTION.
6. THE CONTRACTOR MUST VERTICALLY AND HORIZONTALLY LOCATE ALL UTILITIES AND SERVICES INCLUDING, BUT NOT LIMITED TO, GAS, WATER, ELECTRIC, SANITARY AND STORM, TELEPHONE, CABLE, FIBER OPTIC CABLE, ETC. WITHIN THE LIMITS OF DISTURBANCE OR WORK SPACE, WHICHEVER IS GREATER. THE CONTRACTOR MUST USE, REFER TO, AND COMPLY WITH THE REQUIREMENTS OF THE APPLICABLE UTILITY NOTIFICATION SYSTEM TO LOCATE ALL OF THE UNDERGROUND UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ALL DAMAGE TO ANY EXISTING UTILITIES WHICH OCCUR DURING CONSTRUCTION, AT NO COST TO THE OWNER AND AT CONTRACTOR'S SOLE COST AND EXPENSE. THE CONTRACTOR MUST BEAR ALL COSTS ASSOCIATED WITH DAMAGE TO ANY EXISTING UTILITIES WHICH OCCURS DURING CONSTRUCTION.
7. THE CONTRACTOR MUST FIELD VERIFY THE PROPOSED INTERFACE POINTS (CROSSINGS) WITH EXISTING UNDERGROUND UTILITIES BY USING A TEST PIT TO CONFIRM EXACT DEPTH, PRIOR TO COMMENCEMENT OF CONSTRUCTION.
8. ALL FILL, COMPACTION, AND BACKFILL MATERIALS REQUIRED FOR UTILITY INSTALLATION MUST BE AS PER THE RECOMMENDATIONS PROVIDED IN THE GEOTECHNICAL REPORT AND THE CONTRACTOR MUST COORDINATE SAME WITH THE APPLICABLE UTILITY COMPANY SPECIFICATIONS.
9. DURING THE INSTALLATION OF SANITARY, STORM, AND ALL UTILITIES, THE CONTRACTOR MUST MAINTAIN THOROUGH RECORD OF CONSTRUCTION TO IDENTIFY THE AS-INSTALLED LOCATIONS OF ALL UNDERGROUND INFRASTRUCTURE. THE CONTRACTOR MUST CAREFULLY NOTE ANY INSTALLATIONS THAT DEVIATE, IN ANY RESPECT, FROM THE INFORMATION CONTAINED IN THESE PLANS. THIS RECORD MUST BE KEPT ON A CLEAN COPY OF THE SITE PLAN, WHICH THE CONTRACTOR MUST PROMPTLY PROVIDE TO THE OWNER IMMEDIATELY UPON THE COMPLETION OF WORK.

FIRE FLOW DATA

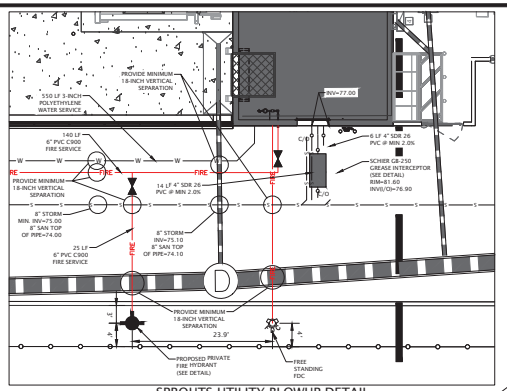
TEST DATE:	APRIL 3, 2024 - TEST PERFORMED BY COX FIRE PROTECTION AND WITNESSED BY MARION COUNTY UTILITIES.
FLOW HYDRANT LOCATION:	3225 @ 8530 SW SR 200
STATIC HYDRANT LOCATION: HYDRANT FLOW:	358 @ WENDYS 8470 SW SR 200 1,250 GPM @ 55.5 PSI
STATIC PRESSURE:	55 PSI
RESIDUAL PRESSURE:	50 PSI
AVAILABLE FLOW @ 20 PSI:	4,563 GPM

NEEDED FIRE FLOW (NFF) CALCUATIONS

PENDING BUILDING MATERIAL INFORMATION

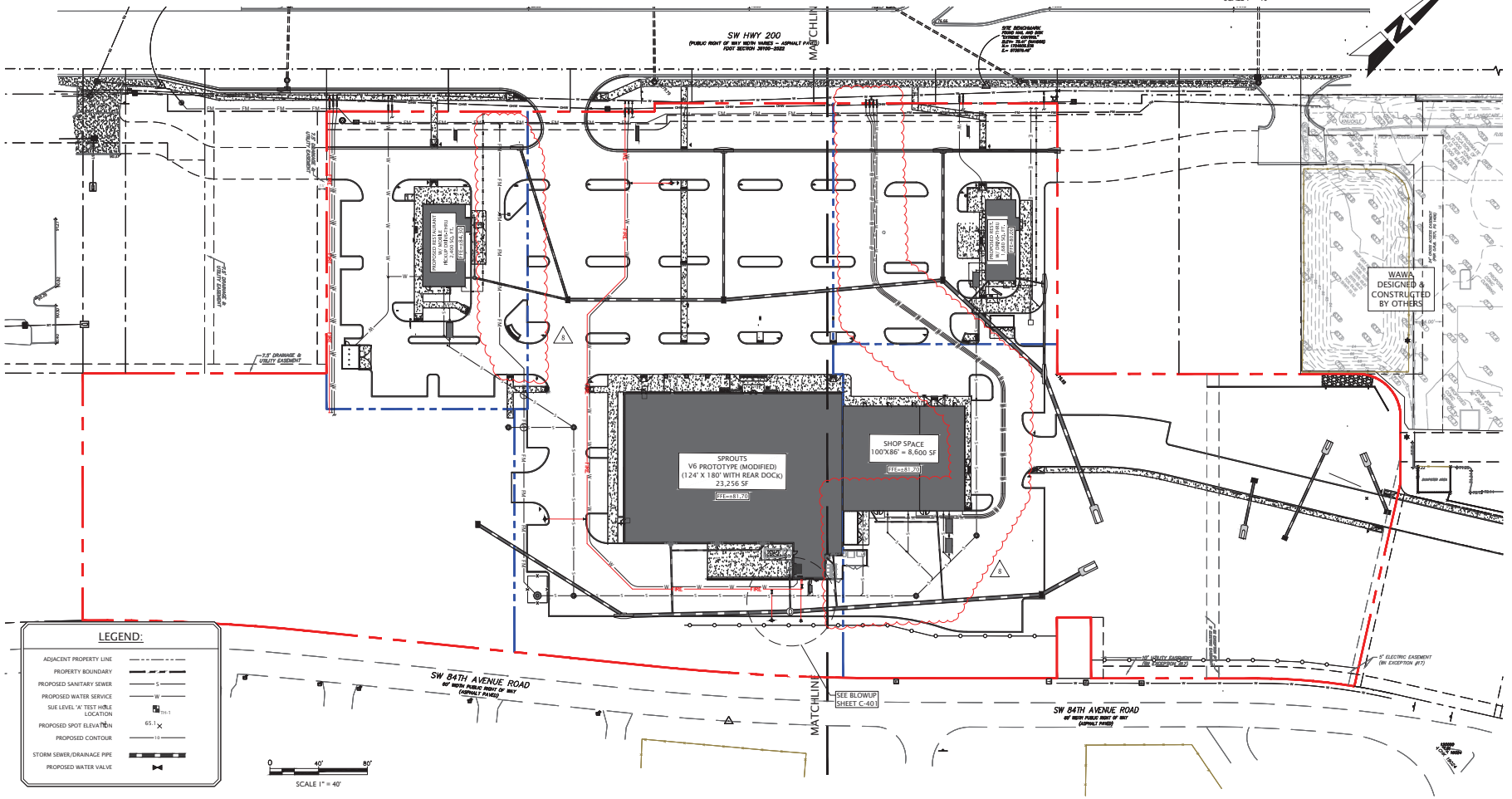
MARION COUNTY NOTES:

1. AS-BUILTS. ANY UTILITIES WHICH WILL BE DEDICATED TO MCU POST-CONSTRUCTION SHALL BE SHOWN ON AS-BUILTS IN ACCORDANCE WITH LATEST LDC REV 4/13/23.
2. ANY ASSETS TO BE CONVEYED TO MCU (MAINS, SERVICES, APPURTENANCES) SHALL BE IDENTIFIED ON PLAN
3. ANY ASSETS TO BE CONVEYED TO MCU (MAINS, SERVICES, APPURTENANCES) SHALL BE DONE THROUGH BILL OF SALE PROCESS PRIOR TO MCU SIGNING OUT DEP CLEARANCES.
4. MCU PERSONNEL ARE TO INSPECT ANY WORK PERFORMED ON OR AROUND EXISTING MCU INFRASTRUCTURE. A PRE-CONSTRUCTION MEETING IS REQUIRED TO BE HELD A MINIMUM OF 48 HOURS PRIOR TO START OF ANY CONSTRUCTION. IF THE PRE-CONSTRUCTION MEETING IS NOT COMPLETED, ANY WORK MAY BE HALTED. TO SCHEDULE, CONTACT MCU'S CONSTRUCTION OFFICER AT 352-307-6163.
5. KNOX BOX TO BE INSTALLED ON BUILDINGS WITH A FIRE ALARM AND OR SPRINKLER SYSTEM
6. BUILDING SHALL COMPLY WITH THE IN BUILDING PUBLIC SAFETY MINIMUM RADIO SIGNAL STRENGTH REQUIREMENTS PER NFPA 1 CHAPTER 11.10.1. THE LOCATION WILL NEED TO HIRE AN INDEPENDENT FIRM TO TEST THE STRENGTH OF THE SIGNAL AND IF DEEMED NECESSARY ADD EQUIPMENT WHICH ALLOWS THE BUILDING TO MEET THE MINIMUM POLICIES. THE BUILDING MUST HAVE A PASSING RADIO TEST PRIOR TO CALLING FOR THE FINAL FIRE INSPECTION OF THE BUILDING. ANY INSTALLATION OF EQUIPMENT MUST BE DONE UNDER A PERMIT AND BE APPROVED BY THE OFFICE OF THE FIRE MARSHAL.
7. SITE PLANS SHALL NOTE ON THE PLANS IF A NEW HYDRANT IS INSTALLED SHALL BE INSTALLED, TESTED, AND PAINTED PER NFPA 291, BY A THIRD PARTY CONTRACTOR AND WITNESSED BY A MARION COUNTY FIRE INSPECTOR. FIRE HYDRANT LOCATIONS SHALL BE INDICATED BY PLACEMENT OF A BLUE REFLECTOR IN THE MIDDLE OF THE ROADWAY LANE CLOSEST TO THE HYDRANT.
8. SIGNAGE SHALL BE POSTED AND/OR PAINTED FIRE DEPARTMENT ACCESS - NO PARKING ALONG THE FRONT OF THE MAIN BUILDING AND REAR IN THE PROXIMITY OF THE PROPOSED HYDRANT AND FDC.



SPROUTS UTILITY BLOWUP DETAIL

SCALE 1" = 10'



LEGEND:

- ADJACENT PROPERTY LINE
- PROPERTY BOUNDARY
- PROPOSED SANITARY SEWER (S)
- PROPOSED WATER SERVICE (W)
- SUE LEVEL 'A' TEST HOLE LOCATION (TH-1)
- PROPOSED SPOT ELEVATION (65.1)
- PROPOSED CONTOUR (10)
- STORM SEWER/DRAINAGE PIPE
- PROPOSED WATER VALVE

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REVISIONS

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03	9/03/24	REVISIONS TO BUFFER PER RESOLUTION	JJS
02	8/01/24	REVISION PER COUNTY, SWFWMD & FDOT REVIEW COMMENTS	JJS
01	6/12/24	REVISION PER ZONING APPROVAL, COUNTY & SWFWMD REVIEW COMMENTS	JJS

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JOHN J. STOECKEL
FLORIDA PROFESSIONAL ENGINEER
LICENSE NO. 80758

PROJECT NAME:

MAJOR SITE PLAN
CORTA COMMONS

FOR

CORTA OCALA, LLC

SW HWY 200 - OCALA
MARION COUNTY, FLORIDA

SHEET TITLE

OVERALL UTILITY PLAN

PROJECT NO:	23-3306
CHECKED BY:	JJS
VERTICAL DATUM:	NAVD 1988
DATE:	03/29/2024

SHEET NUMBER

C-401

GENERAL NOTES:

1. BOUNDARY, TOPOGRAPHIC, AND TREE INFORMATION SHOWN HEREON TAKEN FROM A SURVEY ENTITLED "ALTA/NSPS LAND TITLE SURVEY LOCATED IN SECTIONS 24 & 25, TOWNSHIP[15 SOUTH, RANGE 20 EAST, MARION COUNTY, FLORIDA", PREPARED BY CHW PROFESSIONAL CONSULTANTS, DATED MARCH 18, 2023
2. THE HORIZONTAL & VERTICAL DATUMS PER ABOVE REFERENCED SURVEY.
3. ACCORDING TO THE FLOOD INSURANCE MAP FOR MARION COUNTY, FLORIDA, COMMUNITY PANEL NUMBER 120160, MAP PANEL NUMBER 12083C0684E. EFFECTIVE DATE APRIL 19, 2017, THE SUBJECT PARCEL APPEARS TO FALL WITHIN SPECIAL FLOOD HAZARD ZONE 'X' AND 'AE'. THE 'AE' AREA APPEARS TO FALL WITHIN THE TOP OF BANK LIMITS OF THE POND WITHIN LOT 3 OF SAMIRA VILLAS AS DEPICTED ON THE SURVEY REFERENCED ABOVE., BASE FLOOD ELEVATION OF 70.2-FT (NAVD88).
4. SUBSURFACE INFORMATION SHOWN HEREON IS TAKEN FROM A REPORT ENTITLED "GEOTECHNICAL INVESTIGATION, PROPOSED SPROUTS AND ROSS RETAIL DEVELOPMENT, STATE ROAD 200 AND SOUTHWEST 100TH STREET, OCALA, MARION COUNTY, FLORIDA" PREPARED BY ANDREYEV ENGINEERING, INC. DATED NOVEMBER 3, 2022
5. ALL CONSTRUCTION SHALL COMPLY WITH ALL REQUIREMENTS AND PERMIT CONDITIONS FROM LOCAL, STATE, AND FEDERAL AGENCIES, AS APPLICABLE. THE CONTRACTOR SHALL KEEP A COPY OF ALL PERMITS AND APPROVED CONSTRUCTION DOCUMENTS ON-SITE, AT ALL TIMES. ALL APPLICABLE PERMITS SHALL BE OBTAINED PRIOR TO COMMENCEMENT OF CONSTRUCTION.

MARION COUNTY NOTES:

1. AS-BUILTS. ANY UTILITIES WHICH WILL BE DEDICATED TO MCU POST-CONSTRUCTION SHALL BE SHOWN ON AS-BUILTS IN ACCORDANCE WITH LATEST LDC REV 4/13/23.
2. ANY ASSETS TO BE CONVEYED TO MCU (MAINS, SERVICES, APPURTENANCES) SHALL BE IDENTIFIED ON PLAN
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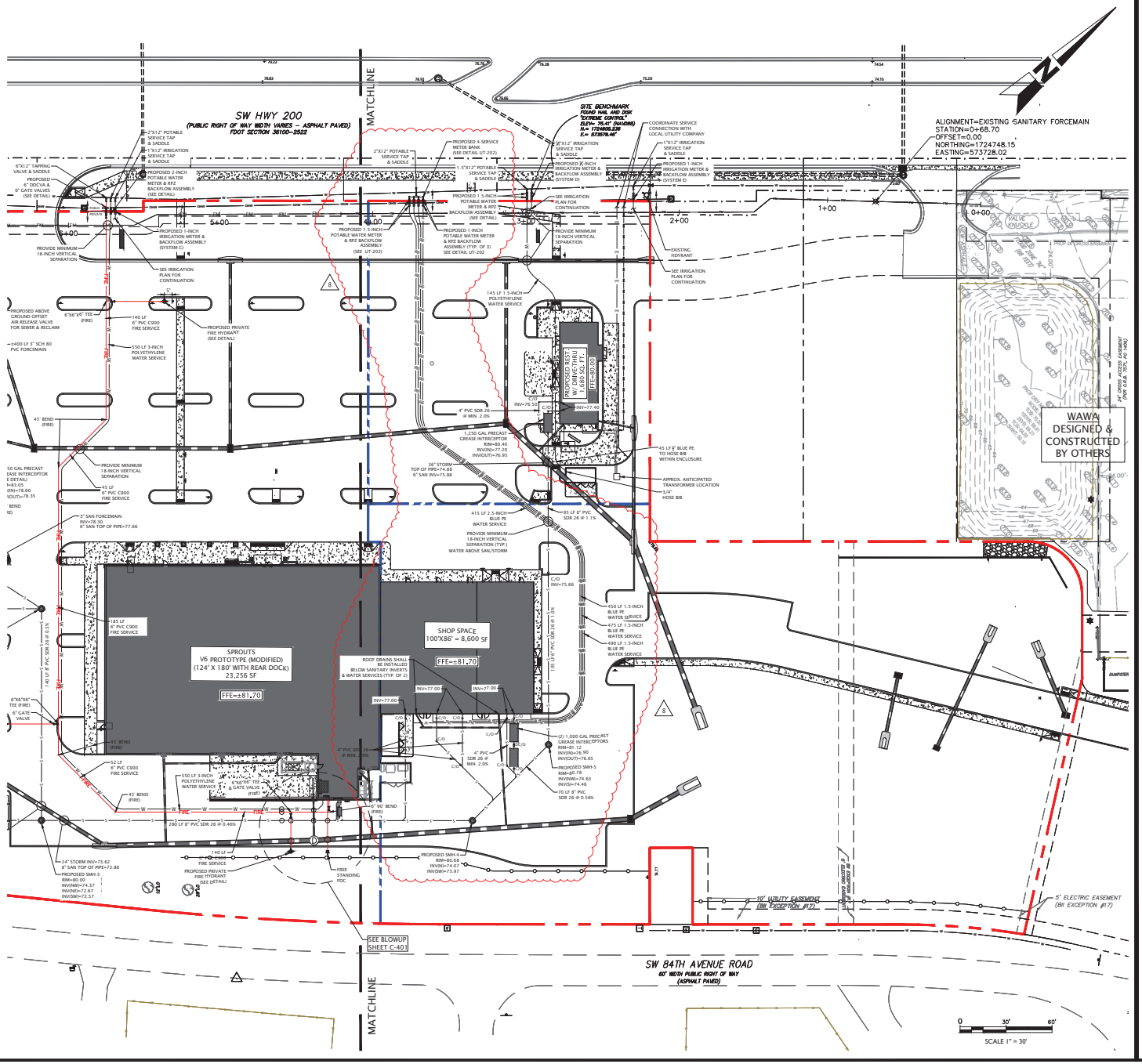
IRRIGATION SYSTEM INFORMATION

BELOW IS AN OUTLINE OF THE IRRIGATED AREA FOR EACH SYSTEM WITHIN THE SUBJECT PROPERTIES BEING DEVELOPED

• SYSTEM A (RESIDENTIAL) =	14,350 SQ. FT.
• SYSTEM B (CHIPOTLE) =	11,575 SQ. FT.
• SYSTEM C (SPROUTS) =	26,775 SQ. FT.
• SYSTEM D (SMOOTHIE) =	4,475 SQ. FT.
• SYSTEM E (RETAIL) =	29,100 SQ. FT.
TOTAL AREA TO BE IRRIGATED =	83,790 SQ. FT.



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JOHN J. STOECKEL
FLORIDA PROFESSIONAL ENGINEER
LICENSE NO. 80758

PROJECT NAME:
MAJOR SITE PLAN
CORTA COMMONS
FOR
CORTA OCALA, LLC
SW HWY 200 - OCALA
MARION COUNTY, FLORIDA

SHEET TITLE
UTILITY PLAN (NORTH)

PROJECT NO: 23-3306
CHECKED BY: JJS
VERTICAL DATUM: NAVD 1988
DATE: 03/29/2024
SHEET NUMBER
C-402

GENERAL NOTES:

1. BOUNDARY, TOPOGRAPHIC, AND TREE INFORMATION SHOWN HEREON TAKEN FROM A SURVEY ENTITLED "ALTA/NSPS LAND TITLE SURVEY LOCATED IN SECTIONS 24 & 25, TOWNSHIP[15 SOUTH, RANGE 20 EAST, MARION COUNTY, FLORIDA", PREPARED BY CHW PROFESSIONAL CONSULTANTS, DATED MARCH 18, 2023
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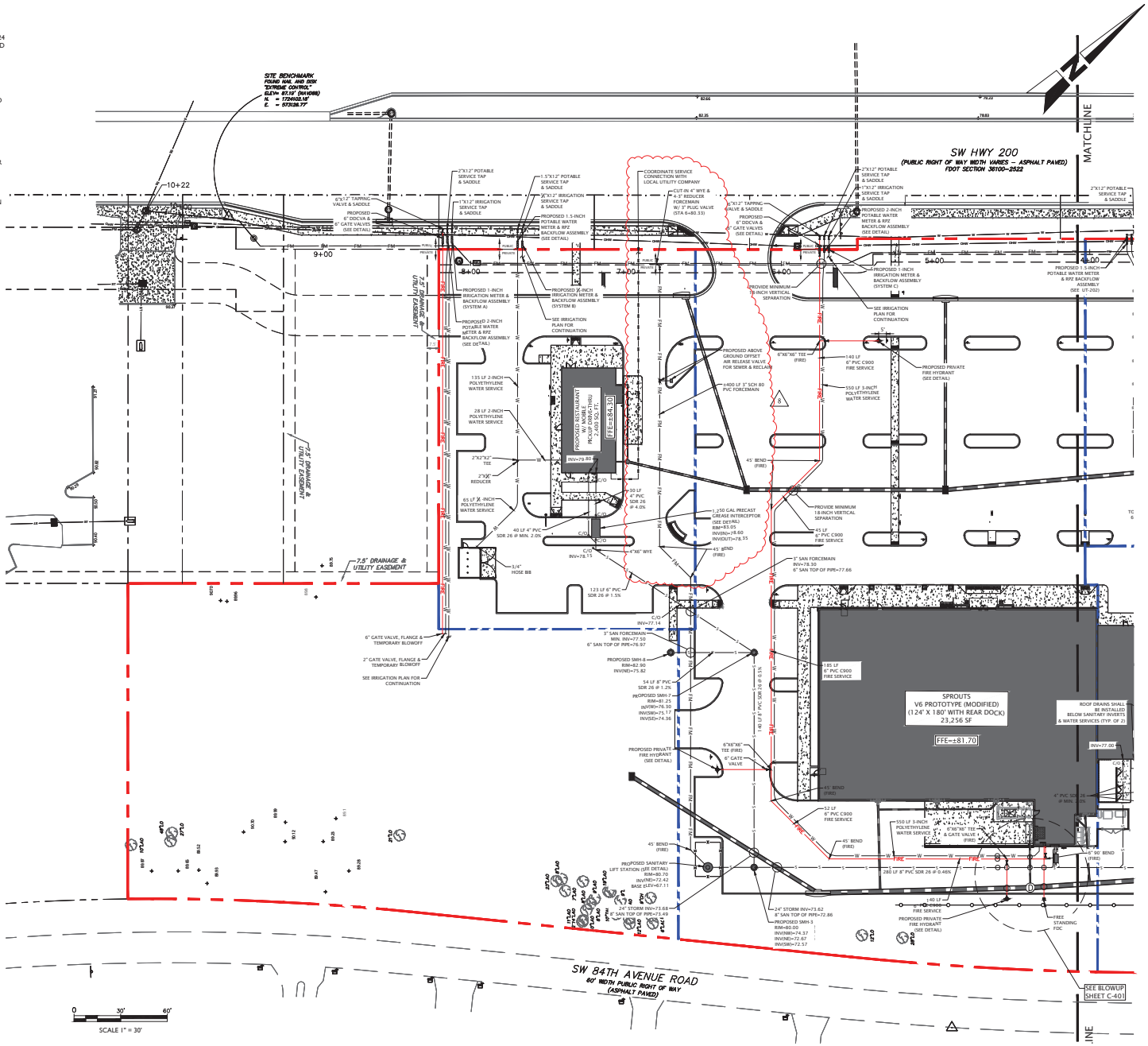
- SYSTEM E (RETAIL) = 29,100 SQ. FT.

TOTAL AREA TO BE IRRIGATED = 83,790 SQ. FT.

8



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JOHN J. STOECKEL
FLORIDA PROFESSIONAL ENGINEER
LICENSE NO. 80758

PROJECT NAME:

MAJOR SITE PLAN
CORTA COMMONS

FOR

CORTA OCALA, LLC

SW HWY 200 - OCALA
MARION COUNTY, FLORIDA

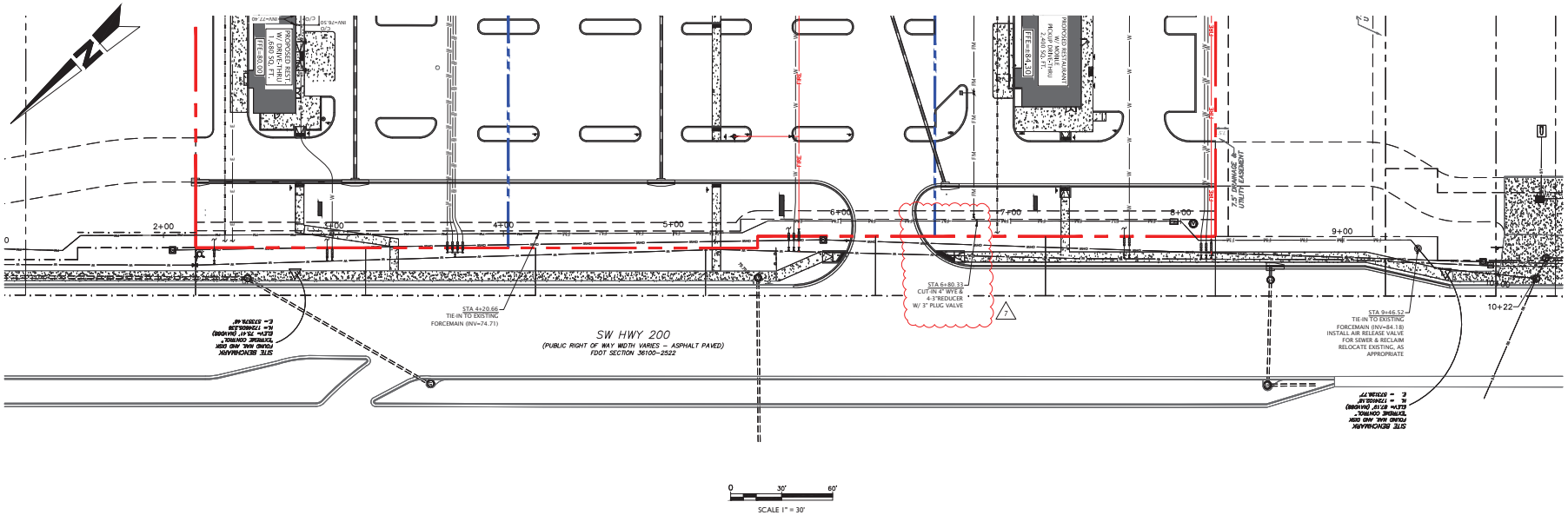
SHEET TITLE

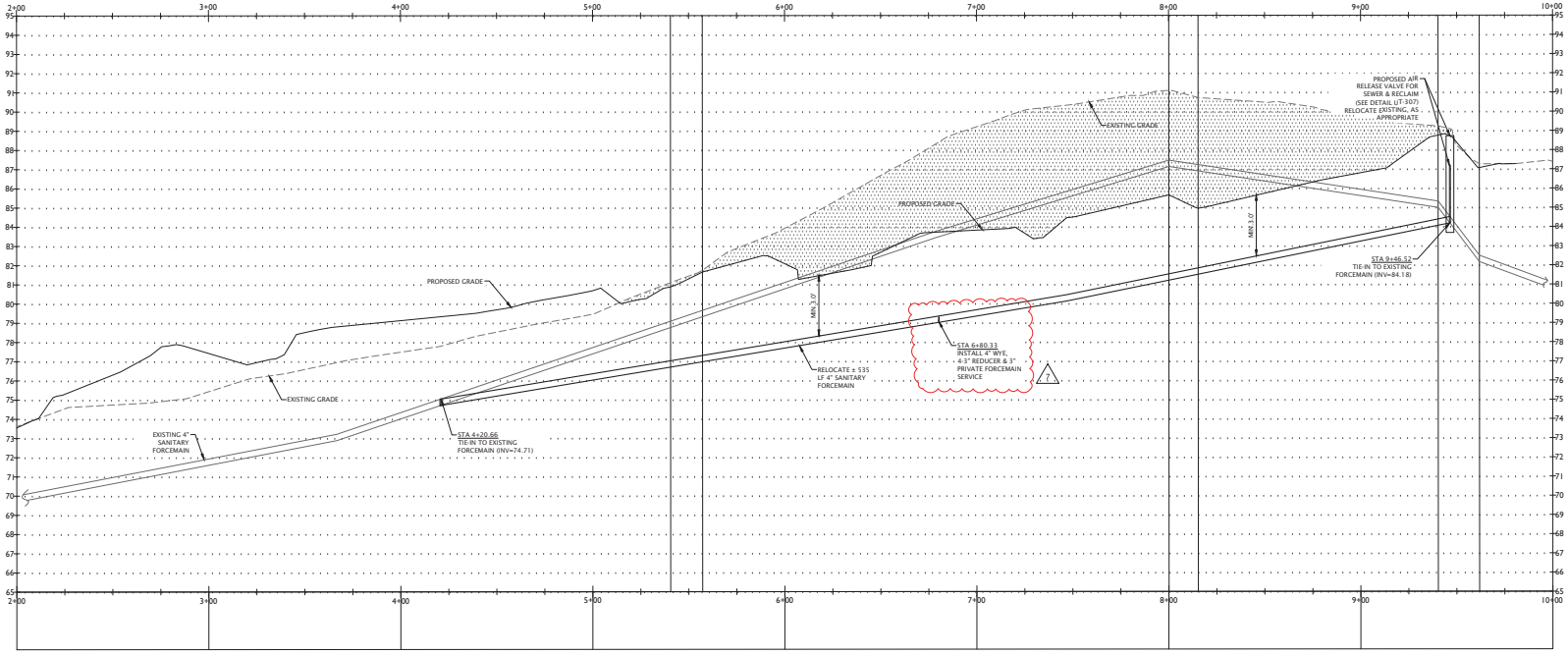
UTILITY PLAN
(SOUTH)

PROJECT NO: 23-3306
CHECKED BY: JJS
VERTICAL DATUM: NAVD 1988
DATE: 03/29/2024

SHEET NUMBER

C-403





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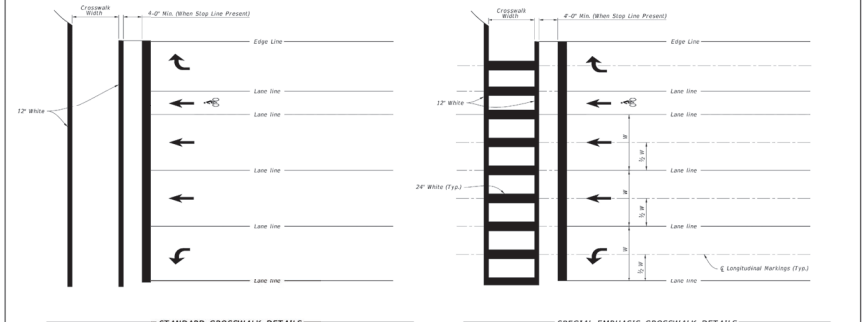
FLORIDA PROFESSIONAL ENGINEER
LICENSE NO. 80758

PROJECT NAME:
MAJOR SITE PLAN
CORTA COMMONS
FOR
CORTA OCALA, LLC
SW HWY 200 - OCALA
MARION COUNTY, FLORIDA

SHEET TITLE
EXISTING SANITARY FORCEMAIN PROFILE

PROJECT NO: 23-3306
CHECKED BY: JJS
VERTICAL DATUM: NAVD 1988
DATE: 03/29/2024

SHEET NUMBER
C-404



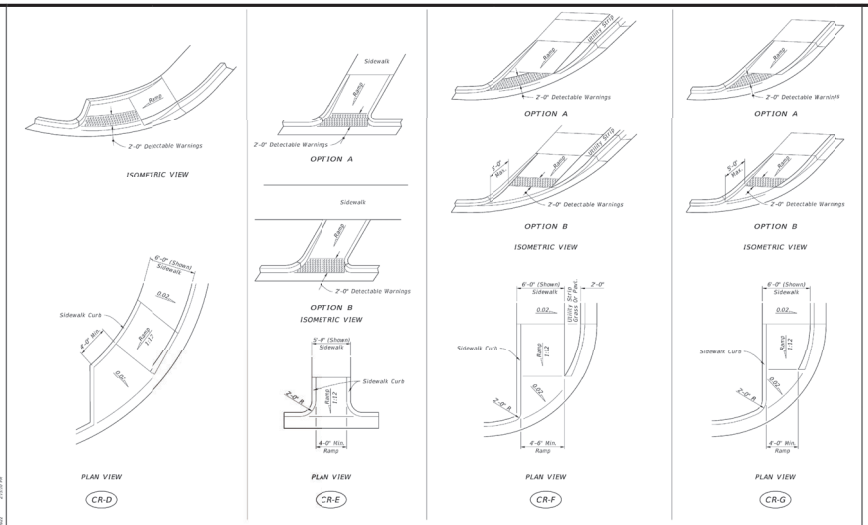
STANDARD CROSSWALK DETAILS

SPECIAL EMPHASIS CROSSWALK DETAILS

NOTES:

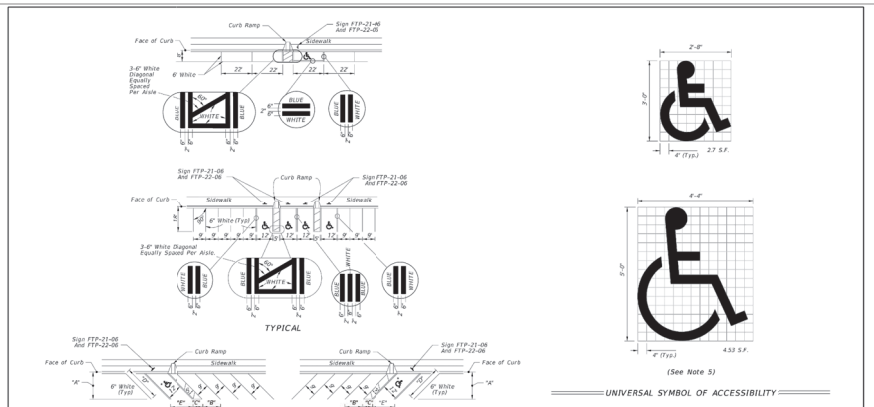
1. *For crosswalk width, exceed width of the adjacent sidewalk, but do not make width less than 6' for intersection crosswalks and 10' for midblock crosswalks. Measure width from the inside of the transverse crosswalk markings.*
2. *When the Special Emphasis Crosswalk is not perpendicular to the lane lines, make the longitudinal markings parallel to the lane lines.*
3. *Refer to Index 522-002 when Curb Ramps are present.*

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



SIDEWALK CURB RAMPS CR-D, CR-E, CR-F & CR-G

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



*FOR ACCESSIBLE MARKINGS - SEE ABOVE

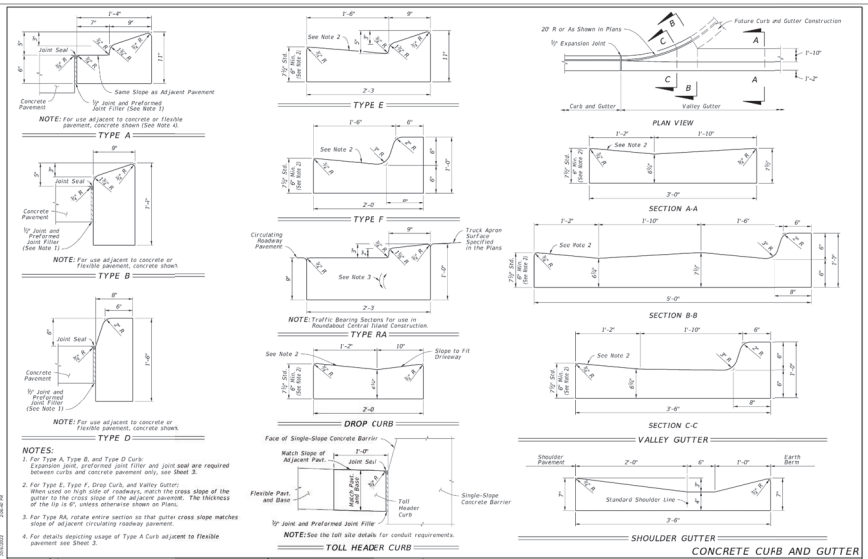
DIMENSIONS					
A & B	"A"	"B"	"C"	"D"	"E"
45°	17'-0"	12'-9"	7'-0"	24'-0"	17'-0"

PAVEMENT MARKING FOR PARKING

NOTES:

1. *Dimensions are to the centerline of markings.*
2. *An Access Aisle is required for each accessible space when angle parking is used.*
3. *Criteria for pavement markings only, not public sidewalk curb ramp locations. For ramp locations refer to plans.*
4. *Mount FTP-22-06 sign below the FTP-21-06 sign.*
5. *Use of the pavement symbol in accessible parking spaces is optional. When pavement symbol is used, the symbol is either 3'-0" or 5'-0" high and white in color.*

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

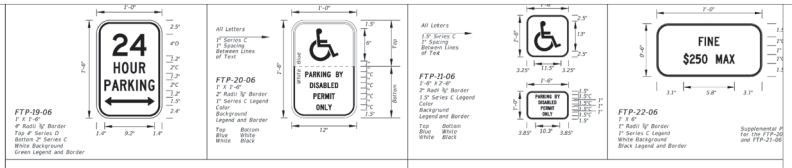


NOTES:

1. *For Type A, Type B, and Type D Curb: Expansion joint, preformed joint filler and joint seal are required between curbs and concrete pavement only, see Sheet 3.*
2. *For Type E, Type F, Drop Curb, and Valley Gutter; When used on high side of roadways, match the cross slope of the gutter to the cross slope of the adjacent pavement. The thickness of the lip is 6", unless otherwise shown on Plans.*
3. *For Type RA, rotate entire section so that gutter cross slope matches slope of adjacent circulating roadway pavement.*
4. *For details depicting usage of Type A Curb adjacent to flexible pavement see Sheet 3.*

NOTE: See the toll site details for conduit requirements.

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



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

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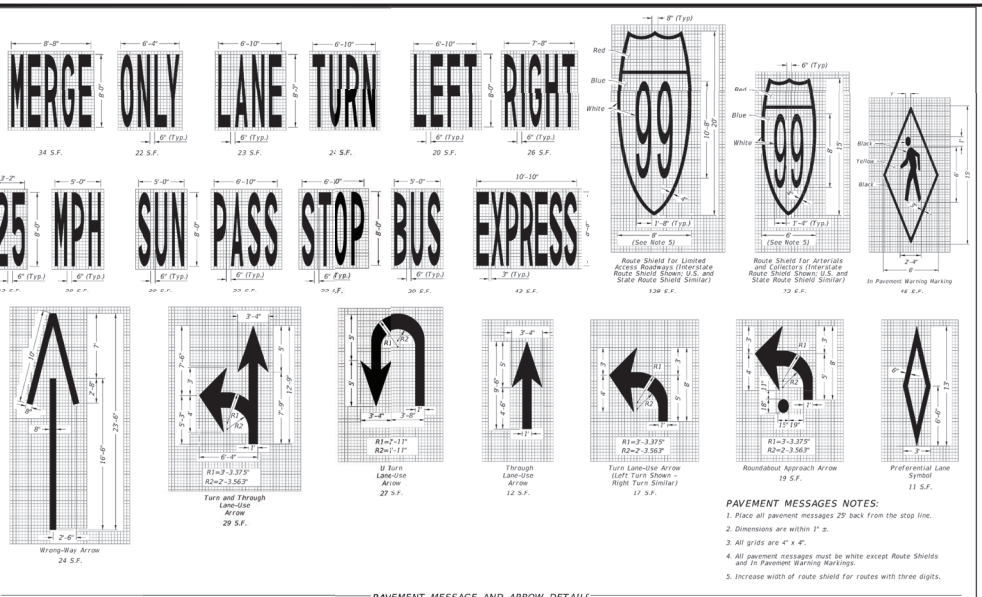
PROJECT NAME:
MAJOR SITE PLAN
CORTA COMMONS
FOR
CORTA OCALA, LLC
SW HWY 200 - OCALA
MARION COUNTY, FLORIDA

SHEET TITLE
CONSTRUCTION DETAILS

PROJECT NO:	23-3306
CHECKED BY:	JJS
VERTICAL DATUM:	NAVD 1988
DATE:	03/29/2024
SHEET NUMBER	C-501

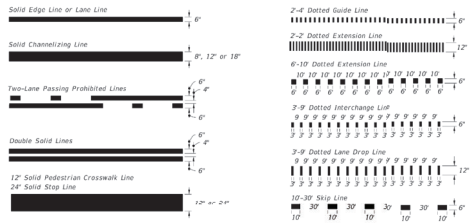


PAVEMENT MESSAGES NOTES:

1. Place all pavement messages 25' back from the stop line.
2. Dimensions are within 1" ±.
3. All grids are 4' x 4'.
4. All pavement messages must be white except Route Shields and In Pavement Warning Markings.
5. Increase width of route shield for routes with three digits.

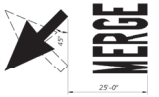
PAVEMENT MESSAGE AND ARROW DETAILS

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



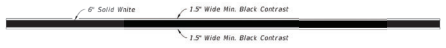
PAVEMENT MARKING LINES

10'-30' SKIP LINE WITH CONTRAST MARKINGS

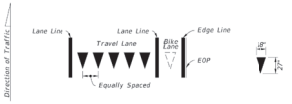


MARKINGS FOR MERGE

DOTTED LINE WITH ALTERNATING CONTRAST MARKINGS
(3'-9' Dotted Line Shown, Other Dotted Lines Similar)



LONGITUDINAL SOLID LANE LINE WITH CONTRAST MARKINGS
(Not For Use On Edge Lines)



Yield Lines consist of five – 18" X 27" white triangles which face traffic. Equally space triangles within traffic lane. When a bike lane is present, add one additional triangle in the center of the bike lane.

YIELD LINES

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

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FLORIDA BUSINESS REGISTRY NO. 34448

REVISIONS

REV	DATE	DESCRIPTION	BY
08	1/07/24	PERMIT MODIFICATION & REVISION - ACCESS, UTILITY, DRAINAGE	JJS
07	11/07/24	UPDATED PLANS FROM RE-DESIGN FOR PERMIT MODIFICATION SUBMITTAL	JJS
06	10/17/24	RE-DESIGN OF CR 475 ACCESS & LOWERED SITE AT TSC	JJS
05	10/07/24	REVISIONS PER FDOT ACCESS COMMENTS & ON-SITE CROSS ACCESS/POND	JJS
04	9/12/24	REVISIONS PER FDOT ACCESS & PORCHMAN RELOCATION	JJS
03	9/03/24	REVISION TO BUFFER PER RESOLUTION	JJS
02	8/01/24	REVISION PER COUNTY, SWFWMD & FDOT REVIEW COMMENTS	JJS
01	6/12/24	REVISION PER ZONING APPROVAL, COUNTY & SWFWMD REVIEW COMMENTS	JJS

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JOHN J. STOECKEL
FLORIDA PROFESSIONAL ENGINEER
LICENSE NO. 80758

PROJECT NAME:

MAJOR SITE PLAN
CORTA COMMONS

FOR

CORTA OCALA, LLC

SW HWY 200 - OCALA
MARION COUNTY, FLORIDA

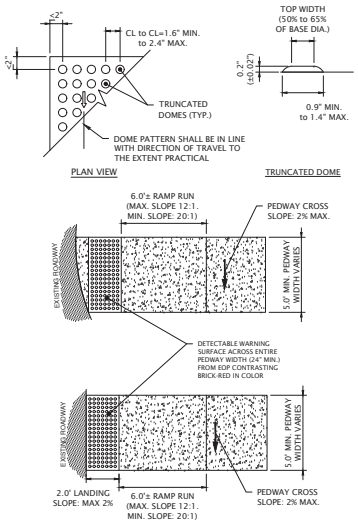
SHEET TITLE

CONSTRUCTION DETAILS

PROJECT NO: 23-3306
CHECKED BY: JJS
VERTICAL DATUM: NAVD 1988
DATE: 03/29/2024

SHEET NUMBER

C-502



NOTES:

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

1 HANDICAP DETECTABLE WARNING DETAIL
N.T.S.

① 2.5" OF SP-9.5 ASPHALT INSTALLED IN (2) LIFTS. 1.5" LIFT FOLLOWED BY 1" LIFT WEAR COURSE; INITIAL LIFT MAY SUBSTITUTE SP-12.5 TESTED PER FDOT LATEST EDITION INSTALLED IN ONE LIFT

② 8" THICK LIMEROCK OR CRUSHED CONCRETE MIN. LBR 100, COMPACTED TO A MIN. OF 98% MAXIMUM DENSITY PER AASHTO T-180

③ 12" THICK STABILIZED SUBGRADE, MIN. LBR 40, COMPACTED TO A MIN. OF 98% MAXIMUM DENSITY PER AASHTO T-180

ASPHALT DRIVEWAY PAVEMENT

① CONCRETE PAVEMENT 6" THICK 28 DAY, 4,000 PSI REINFORCED WITH NO. 3 BARS AT 18" O.C. EACH WAY.

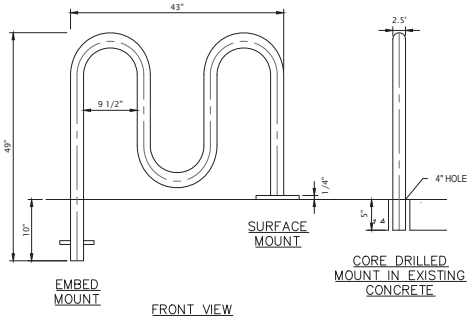
② SUBGRADE, 18" THICK, TYPE "B", MIN. LBR 60, COMPACTED TO A MIN. OF 98% MAXIMUM DENSITY PER AASHTO T-180

CONCRETE PAVEMENT SECTION

NOTES:

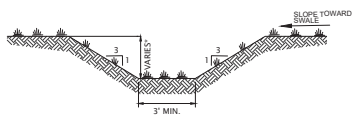
1. CONCRETE PAVEMENT SHALL BE CONSTRUCTED OF 28 DAY, 4000 PSI, CLASS 1 CONCRETE.
2. CONTRACTION JOINTS SHALL BE 1/8 INCH WIDE AND SAW-CUT OR TOOLED.
3. CONSTRUCTION JOINTS ARE REQUIRED WHEN CONSTRUCTING ADJACENT FRESH CONCRETE POURS.
4. EXPANSION JOINTS ARE REQUIRED ALONG ALL OTHER ADJACENT PAVEMENTS,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

2 PAVEMENT SECTION DETAILS



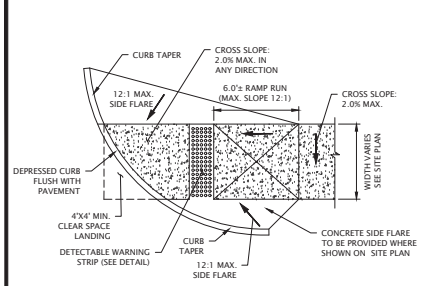
NOTES:
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
2. SHALL BE MANUFACTURED BY ULINE MODEL NO. H-2543 OR APPROVED EQUAL.

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

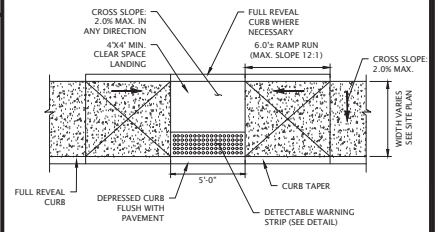


NOTES:
1. MINIMUM DEPTH OF SWALE SHALL BE 6-INCHES
2. AVOID DAMAGING TREE ROOTS DURING EXCAVATION; RE-ROUTE CENTERLINE OF SWALE TO AVOID ROOT AND/OR TREE IMPACTS.
3. SEE LANDSCAPE PLAN FOR TOPSOIL AND SOD/SEEDING REQUIREMENTS.

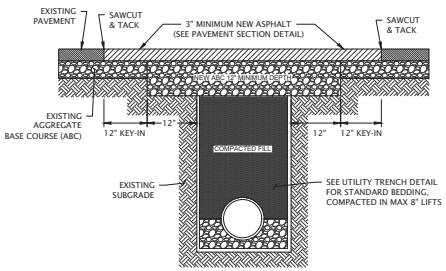
5 GRASS SWALE SECTION DETAIL
N.T.S.



4 ADA ACCESSIBLE RAMP DETAIL
N.T.S.



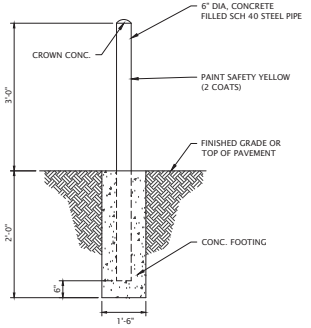
6 ADA ACCESSIBLE RAMP DETAIL
N.T.S.



NOTES:

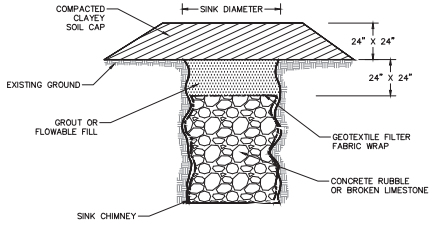
1. THE PAVEMENT EDGE SHALL BE DEFINED BY A STRAIGHT EDGE FORMED BY A MACHINED SAW CUT.
2. BASE MATERIAL OVER DITCH SHALL BE INSTALLED TO TWICE THE THICKNESS OF THE EXISTING ORIGINAL.
3. BASE MATERIAL SHALL BE PLACED IN 6" MAXIMUM LIFTS AND EACH LAYER THOROUGHLY ROLLED OR TAMPED TO 98% MAXIMUM DENSITY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

7 PAVEMENT REPAIR DETAIL
N.T.S.



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

8 BOLLARD DETAIL
N.T.S.

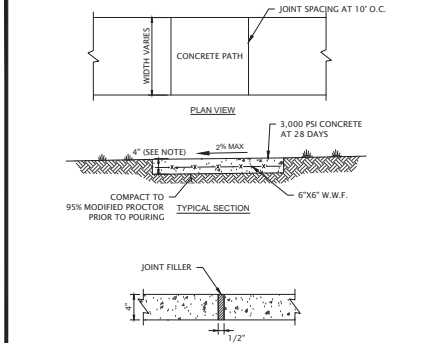


TYPICAL SINK CHIMNEY REPAIR
N.T.S.

NOTE:

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

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



TRANSVERSE EXPANSION JOINT

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

10 CONCRETE SIDEWALK DETAIL
N.T.S.

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FLORIDA BUSINESS REGISTRY NO. 34448

REVISIONS

REV	DATE	DESCRIPTION	BY
01	6/1/24	REVISION PER ZONING APPROVAL, COUNTY & SWFWMD REVIEW COMMENTS	JJS
02	8/01/24	REVISION PER COUNTY, SWFWMD & FDOT REVIEW COMMENTS	JJS
03	9/03/24	REVISIONS TO BUFFER PER RESOLUTION	JJS
04	9/12/24	REVISIONS PER FDOT ACCESS & FORCEMAIN RELOCATION	JJS
05	10/07/24	REVISIONS PER FDOT ACCESS COMMENTS & ON-SITE CROSS ACCESS/POND	JJS
06	10/17/24	RE-DESIGN OF CROSS ACCESS & LOWERED STR AT TSC	JJS
07	11/07/24	UPDATED PLANS FROM RE-DESIGN FOR PERMIT MODIFICATION SUBMITTAL	JJS
08	1/07/24	PERMIT MODIFICATION & REVISION - ACCESS, UTILITY, DRAINAGE	JJS

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JOHN J. STOECKEL
FLORIDA PROFESSIONAL ENGINEER
LICENSE NO. 80758

PROJECT NAME:
MAJOR SITE PLAN
CORTA COMMONS
FOR
CORTA OCALA, LLC
SW HWY 200 - OCALA
MARION COUNTY, FLORIDA

SHEET TITLE
CONSTRUCTION DETAILS

PROJECT NO:	23-3306
CHECKED BY:	JJS
VERTICAL DATUM:	NAVD 1988
DATE:	03/29/2024

SHEET NUMBER
C-503

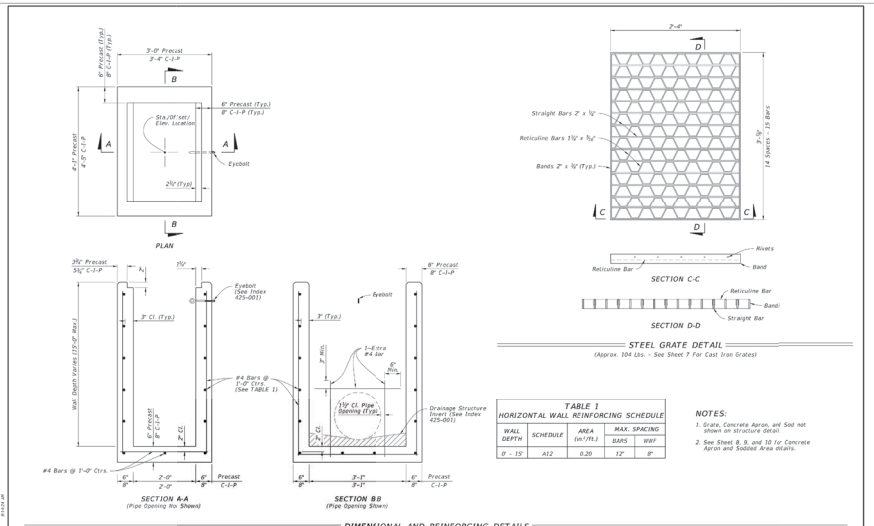


TABLE 1 HORIZONTAL WALL REINFORCING SCHEDULE				
WALL DEPTH	SCHEDULE	AREA (in²/ft.)	MAX. SPACING BARS	MAX. SPACING WWR
0' - 15'	A12	0.20	12"	8"

NOTES:
1. Grate, Concrete Apron, and Sod not shown on structure detail.
2. See Sheet 8, 9, and 10 for Concrete Apron and Sodded Area details.

DIMENSIONAL AND REINFORCING DETAILS

TYPE C - DIMENSIONAL, REINFORCING, AND STEEL GRATE DETAILS

LAST REVISION	DESCRIPTION:	FY 2023-24 STANDARD PLANS	DITCH BOTTOM INLET TYPES C, D, E, AND H	INDEX	SHEET
10/01/20				425-052	2 of 14

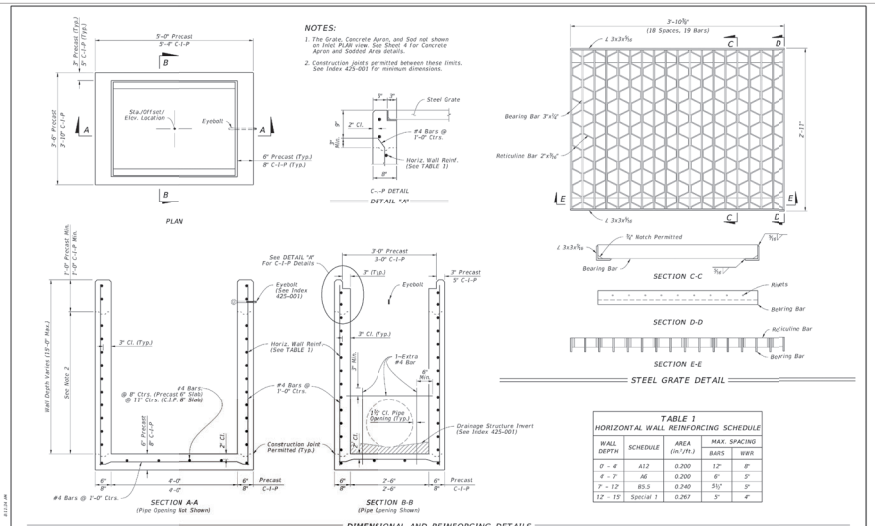
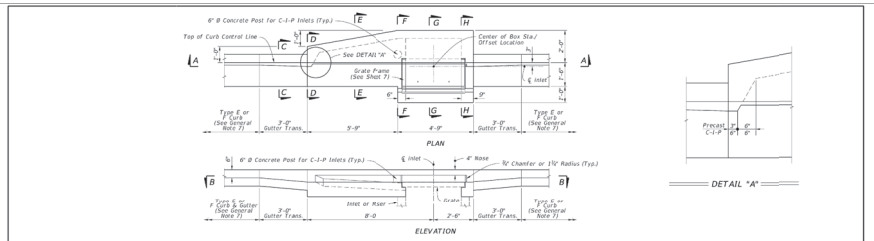


TABLE 1 HORIZONTAL WALL REINFORCING SCHEDULE				
WALL DEPTH	SCHEDULE	AREA (in²/ft.)	MAX. SPACING BARS	MAX. SPACING WWR
0' - 4'	A12	0.200	12"	8"
4' - 7'	A6	0.200	6"	5"
7' - 12'	B5.5	0.240	5½"	5"
12' - 15'	Special 1	0.267	5"	4"

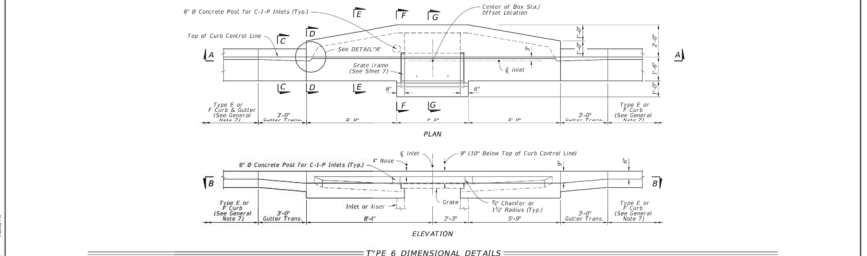
DIMENSIONAL AND REINFORCING DETAILS

TYPE F - DIMENSIONAL, REINFORCING, AND GRATE DETAILS

LAST REVISION	DESCRIPTION:	FY 2023-24 STANDARD PLANS	DITCH BOTTOM INLET TYPES F AND G	INDEX	SHEET
10/01/20				425-053	2 of 4



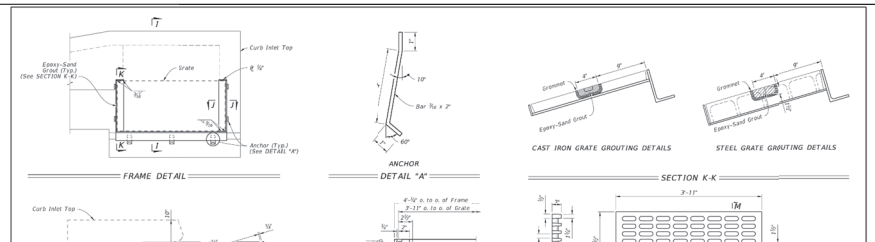
TYPE 5 DIMENSIONAL DETAILS



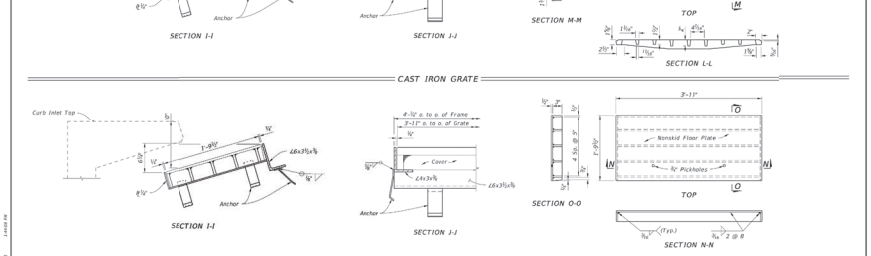
TYPE 6 DIMENSIONAL DETAILS

TYPE 5 AND 6 DIMENSIONAL DETAILS

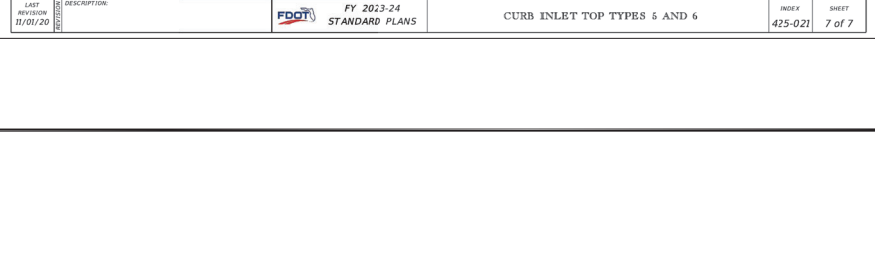
LAST REVISION	DESCRIPTION:	FY 2023-24 STANDARD PLANS	CURB INLET TOP TYPES 5 AND 6	INDEX	SHEET
11/01/20				425-021	2 of 7



CAST IRON GRATE



STEEL GRATE



GRATE, ANCHOR, AND GROUTING DETAILS

LAST REVISION	DESCRIPTION:	FY 2023-24 STANDARD PLANS	CURB INLET TOP TYPES 5 AND 6	INDEX	SHEET
11/01/20				425-021	7 of 7

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FLORIDA BUSINESS REGISTRY NO. 34448

REVISIONS

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06	10/17/24	RE-DESIGN OF CR 200, ACCESS & COVERED STORAGE AT TSC	JJS
05	10/07/24	REVISIONS PER FDOT ACCESS COMMENTS & ON-SITE CROSS ACCESS/POND	JJS
04	9/12/24	REVISIONS PER FDOT ACCESS & FORCEMAIN RELOCATION	JJS
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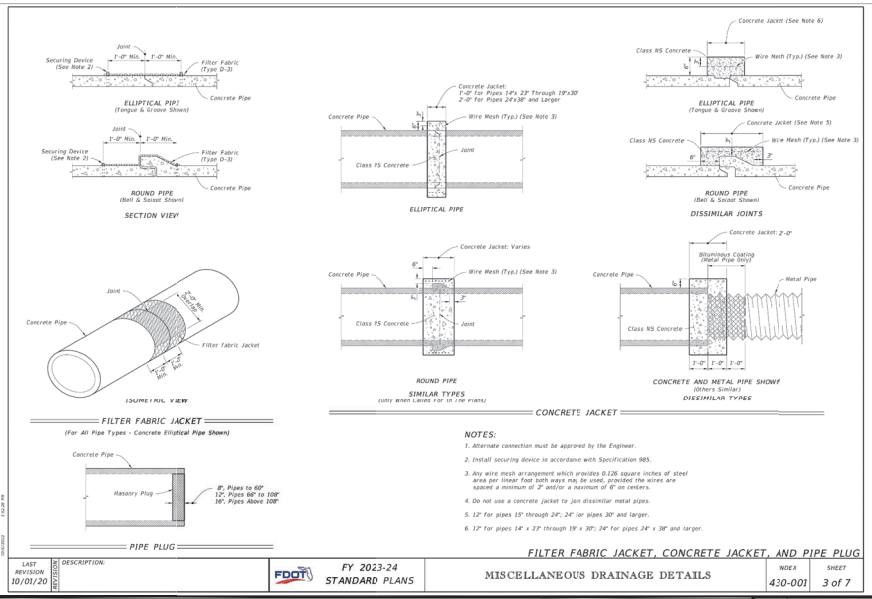
JOHN J. STOECKEL
FLORIDA PROFESSIONAL ENGINEER
LICENSE NO. 80758

PROJECT NAME:
MAJOR SITE PLAN
CORTA COMMONS
FOR
CORTA OCALA, LLC
SW HWY 200 - OCALA
MARION COUNTY, FLORIDA

SHEET TITLE
DRAINAGE DETAILS

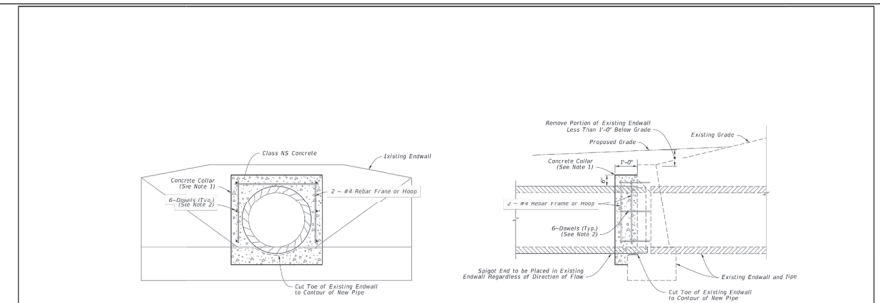
PROJECT NO:	23-3306
CHECKED BY:	JJS
VERTICAL DATUM:	NAVD 1988
DATE:	03/29/2024
SHEET NUMBER	C-504



NOTES:

1. Alternate connection must be approved by the Engineer.
2. Install securing device in accordance with Specification 985.
3. Any wire mesh arrangement which provides 0.120 square inches of steel area per linear foot both ways may be used, provided the wires are spaced a minimum of 2" and/or a maximum of 6" on centers.
4. Do not use a concrete jacket to join dissimilar metal pipes.
5. 12" for pipes 15" through 24"; 24" for pipes 30" and larger.
6. 12" for pipes 14" x 23" through 19" x 30"; 24" for pipes 24" x 38" and larger.

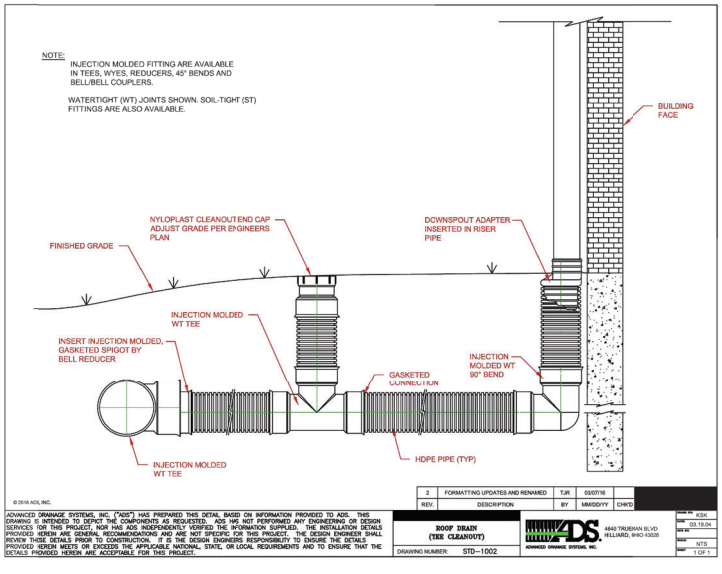
LAST REVISION	DESCRIPTION:	FDOT	FY 2023-24 STANDARD PLANS	MISCELLANEOUS DRAINAGE DETAILS	INDEX	SHEET
10/01/20	REVISION				430-001	3 of 7



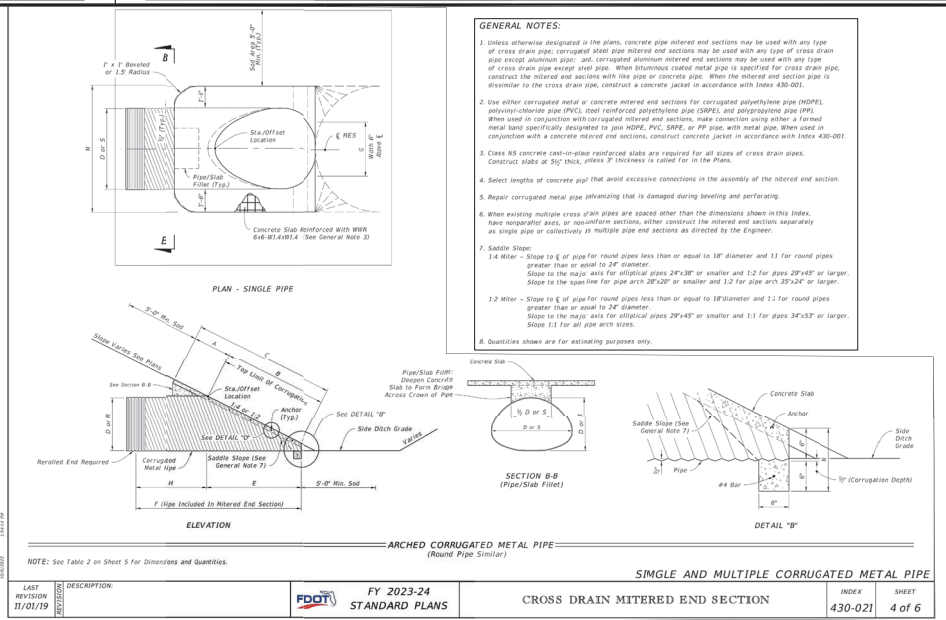
NOTES:

1. The collar may be formed by any method approved by the Engineer.
2. Install ½"x10" rowels in adhesive bond material.

LAST REVISION	DESCRIPTION:	FDOT	FY 2023-24 STANDARD PLANS	MISCELLANEOUS DRAINAGE DETAILS	INDEX	SHEET
10/01/20	REVISION				430-001	4 of 7



1 ROOF DRAIN & CLEANOUT DETAIL
N.T.S.



GENERAL NOTES:

1. Unless otherwise designated in the plans, concrete pipe mitered end sections may be used with any type of cross drain pipe; corrugated steel pipe mitered end sections may be used with any type of cross drain pipe except aluminum pipe; and, corrugated aluminum mitered end sections may be used with any type of cross drain pipe except steel pipe. When bituminous coated metal pipe is specified for cross drain pipe, construct the mitered end sections with like pipe or concrete pipe. When the mitered end section pipe is dissimilar to the cross drain pipe, construct a concrete jacket in accordance with Index 430-001.
2. Use either corrugated metal or concrete mitered end sections for corrugated polyethylene pipe (HDPE), polyvinyl-chloride pipe (PVC), steel reinforced polyethylene pipe (SRPE), and polypropylene pipe (PP). When used in conjunction with corrugated mitered end sections, make connection using either a formed metal band specifically designated to join HDPE, PVC, SRPE, or PP pipe, with metal pipe. When used in conjunction with a concrete mitered end sections, construct concrete jacket in accordance with Index 430-001.
3. Class NS concrete cast-in-place reinforced slabs are required for all sizes of cross drain pipes. Construct slabs at 9½" thick, unless 3" thickness is called for in the Plans.
4. Select lengths of concrete pipe that avoid excessive connections in the assembly of the mitered end section.
5. Repair corrugated metal pipe galvanizing that is damaged during beveling and perforating.
6. When existing multiple cross drain pipes are spaced other than the dimensions shown in this Index, have nonparallel axes, or non-uniform sections, either construct the mitered end sections separately as single pipe or collectively as multiple pipe end sections as directed by the Engineer.
7. Saddle Slope:
   1:4 Miter – Slope to ℄ of pipe for round pipes less than or equal to 18" diameter and 1:1 for round pipes greater than or equal to 24" diameter.
   Slope to the major axis for elliptical pipes 24"x38" or smaller and 1:2 for pipes 29"x45" or larger.
   Slope to the span line for pipe arch 28"x20" or smaller and 1:2 for pipe arch 35"x24" or larger.
   1:2 Miter – Slope to ℄ of pipe for round pipes less than or equal to 18" diameter and 1:1 for round pipes greater than or equal to 24" diameter.
   Slope to the major axis for elliptical pipes 29"x45" or smaller and 1:1 for pipes 34"x53" or larger.
   Slope 1:1 for all pipe arch sizes.
8. Quantities shown are for estimating purposes only.

NOTE: See Table 2 on Sheet 5 for Dimensions and Quantities.

LAST REVISION	DESCRIPTION:	FDOT	FY 2023-24 STANDARD PLANS	CROSS DRAIN MITERED END SECTION	INDEX	SHEET
11/01/19	REVISION				430-021	4 of 6

2 FDOT (INDEX 430-021) MITERED END SECTION
N.T.S.

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FLORIDA BUSINESS REGISTRY NO. 34448

REVISIONS

REV	DATE	DESCRIPTION	BY
08	1/07/24	PERMIT MODIFICATION & REVISION - ACCESS, UTILITY, DRAINAGE	JJS
07	11/07/24	UPDATED PLANS FROM RE-DESIGN FOR PERMIT MODIFICATION SUBMITTAL	JJS
06	10/17/24	RE-DESIGN OF CROSS ACCESS & LOWERED STR AT TSC	JJS
05	10/07/24	REVISIONS PER FDOT ACCESS COMMENTS & ON-SITE CROSS ACCESS/POND	JJS
04	9/12/24	REVISIONS PER FDOT ACCESS & PORCHMAN RELOCATION	JJS
03	9/03/24	REVISION TO BUFFER PER RESOLUTION	JJS
02	8/01/24	REVISION PER COUNTY, SWFWMD & FDOT REVIEW COMMENTS	JJS
01	6/12/24	REVISION PER ZONING APPROVAL COUNTY & SWFWMD REVIEW COMMENTS	JJS

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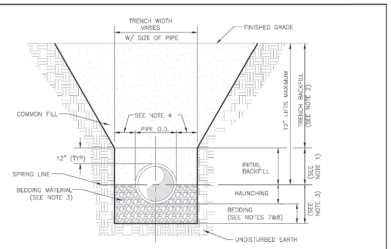
JOHN J. STOECKEL
No. 80758
STATE OF FLORIDA
PROFESSIONAL ENGINEER

JOHN J. STOECKEL
FLORIDA PROFESSIONAL ENGINEER
LICENSE NO. 80758

PROJECT NAME:
MAJOR SITE PLAN
CORTA COMMONS
FOR
CORTA OCALA, LLC
SW HWY 200 - OCALA
MARION COUNTY, FLORIDA

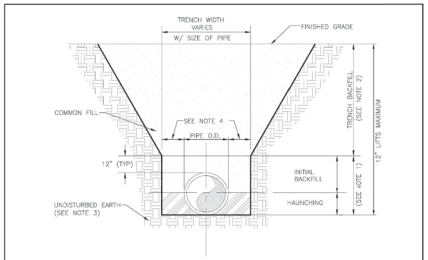
SHEET TITLE
DRAINAGE DETAILS

PROJECT NO: 23-3306
CHECKED BY: JJS
VERTICAL DATUM: NAVD 1988
DATE: 03/29/2024
SHEET NUMBER
C-505



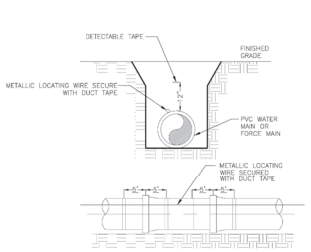
NOTES:
1. INITIAL BACKFILL: COMMON FILL COMPACTED TO 95% (98% UNDER PAVEMENT) OF THE MAXIMUM DENSITY AS PER AASHTO T-180.
2. TRENCH BACKFILL: COMMON FILL COMPACTED TO 95% (98% UNDER PAVEMENT) OF THE MAXIMUM DENSITY AS PER AASHTO T-180.
3. BEDDING MATERIAL SHALL CONFORM TO FDO" NO. 57 AGGREGATE.
4. 15" MAX. (12" MIN.) FOR PIPE DIAMETER LESS THAN 24" AND 24" MAX (12" MIN) FOR PIPE DIAMETER 24" AND LARGER.
5. WATER SHALL NOT BE PERMITTED IN THE TRENCH DURING CONSTRUCTION.
6. ALL PIPE TO BE INSTALLED WITH BELL FACING UPSTREAM TO THE DIRECTION OF THE FLOW.
7. BEDDING DEPTH SHALL BE 4" MINIMUM FOR PIPE DIAMETER UP TO 12" AND 6" MINIMUM FOR PIPE DIAMETER 18" AND LARGER.
8. DEPTH FOR REMOVAL OF UNSUITABLE MATERIAL SHALL GOVERN DEPTH OF BEDDING ROCK BELOW THE PIPE; UTILITIES SHALL DETERMINE IN THE FIELD REQUIRED REMOVAL OF UNSUITABLE MATERIAL TO REACH SUITABLE FOUNDATION.
9. FINAL RESTORATION IN IMPROVED AREAS SHALL BE IN COMPLIANCE WITH ALL APPLICABLE REGULATIONS OF GOVERNING AGENCIES. SURFACE RESTORATION WITHIN MARION COUNTY RIGHT-OF-WAY SHALL COMPLY WITH REQUIREMENTS OF RIGHT-OF-WAY UTILIZATION REGULATIONS AND ROAD CONSTRUCTION SPECIFICATIONS.
10. ONE COMPACTION TEST SHALL BE REQUIRED FOR EACH LIFT NOT TO EXCEED 200'.

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



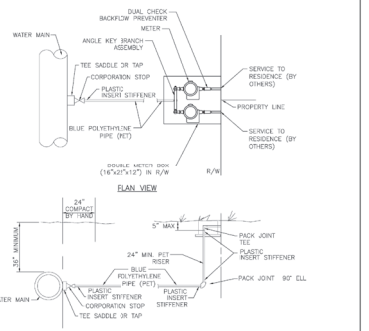
NOTES:
1. INITIAL BACKFILL AND HAUNCHING: SELECT COMMON FILL COMPACTED TO 95% (98% UNDER PAVEMENT) OF THE MAXIMUM DENSITY AS PER AASHTO T-180.
2. TRENCH BACKFILL: COMMON FILL COMPACTED TO 95% (98% UNDER PAVEMENT) OF THE MAXIMUM DENSITY AS PER AASHTO T-180.
3. PIPE BEDDING UTILIZING SELECT COMMON FILL OR BEDDING ROCK IN ACCORDANCE WITH BEDDING AND TRENCHING 1 DETAIL MAY BE REQUIRED AS DIRECTED BY MCU.
4. 15" MAX. (12" MIN.) FOR PIPE DIAMETER LESS THAN 24" AND 24" MAX (12" MIN) FOR PIPE DIAMETER 24" AND LARGER.
5. WATER SHALL NOT BE PERMITTED IN THE TRENCH DURING CONSTRUCTION.
6. ALL PIPE TO BE INSTALLED WITH BELL FACING UPSTREAM TO THE DIRECTION OF THE FLOW.
7. FINAL RESTORATION IN IMPROVED AREAS SHALL BE IN COMPLIANCE WITH ALL APPLICABLE REGULATIONS OF GOVERNING AGENCIES. SURFACE RESTORATION WITHIN MARION COUNTY RIGHT-OF-WAY SHALL COMPLY WITH REQUIREMENTS OF RIGHT-OF-WAY UTILIZATION REGULATIONS AND ROAD CONSTRUCTION SPECIFICATIONS.
8. ONE COMPACTION TEST SHALL BE REQUIRED FOR EACH LIFT NOT TO EXCEED 200'.

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



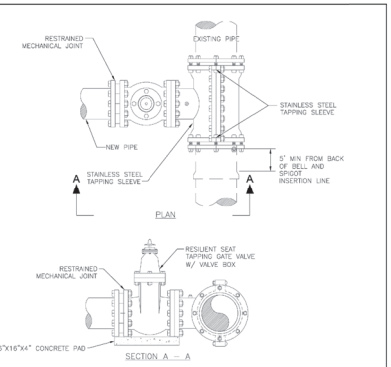
NOTES:
1. PVC PIPE SHALL REQUIRE INSULATED METALLIC LOCATING WIRE (10 GAUGE COPPER) CAPABLE OF DETECTION BY A CABLE LOCATOR AND SHALL BE BURIED ON TOP OF THE PIPE.
2. LOCATING WIRE SHALL TERMINATE AT EACH VALVE BOX AND BE CAPABLE OF EXTENDING 12" ABOVE TOP OF BOX IN SUCH A MANNER SO AS NOT TO INTERFERE WITH VALVE OPERATION PER UT 112.
3. ALL WIRE CONNECTIONS SHALL BE SPLICED TOGETHER USING WATERTIGHT WIRE NUTS.
4. FOR HORIZONTAL DIRECTIONAL DRILLING, UTILIZE 2 LOCATING WIRES EACH WITH A BREAK LOAD OF 1032 POUNDS.
5. DETECTABLE TAPE SHALL BE 1' ABOVE THE CENTERLINE OF THE PIPE.

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



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

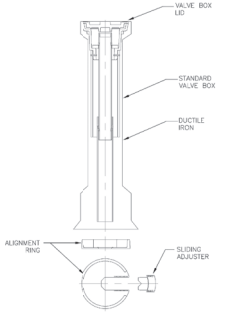
Marion County FLORIDA UTILITIES	MCBCC EFFECTIVE 04/13/2023	WATER AND RECLAIMED WATER SERVICES (TYPICAL)	7.3.2
	REVISION # 2		UT 107



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

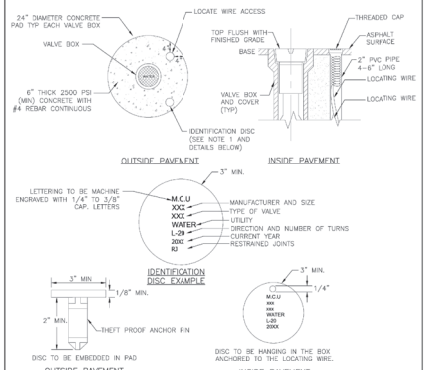
Marion County FLORIDA UTILITIES	MCBCC EFFECTIVE 04/13/2023	TAPPING SLEEVE AND GATE VALVE ASSEMBLY	7.3.2
	REVISION # 1		UT 108

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



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

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



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

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

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REVISIONS

REV	DATE	DESCRIPTION	BY
08	1/07/24	PERMIT MODIFICATION & REVISION - ACCESS, UTILITY, DRAINAGE	JJS
07	11/07/24	UPDATED PLANS FROM RE-DESIGN FOR PERMIT MODIFICATION SUBMITTAL	JJS
06	10/17/24	RE-DESIGN OF CR 200 ACCESS & COVERED STORAGE AT TSC	JJS
05	10/07/24	REVISIONS PER FDOT ACCESS COMMENTS & ON-SITE CROSS ACCESS/POND	JJS
04	9/12/24	REVISIONS PER FDOT ACCESS & FORCEMAIN RELOCATION	JJS
03	9/03/24	REVISIONS TO BUFFER PER RESOLUTION	JJS
02	8/01/24	REVISION PER COUNTY, SWFWMD & FDOT REVIEW COMMENTS	JJS
01	6/12/24	REVISION PER ZONING APPROVAL, COUNTY & SWFWMD REVIEW COMMENTS	JJS

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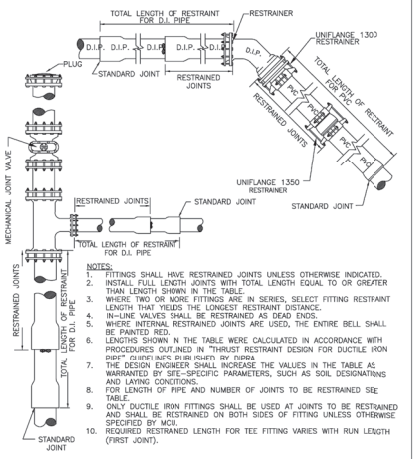
JOHN J. STOECKEL
FLORIDA PROFESSIONAL ENGINEER
LICENSE NO. 80758

PROJECT NAME:
MAJOR SITE PLAN
CORTA COMMONS
FOR
CORTA OCALA, LLC
SW HWY 200 - OCALA
MARION COUNTY, FLORIDA

SHEET TITLE
MARION COUNTY UTILITY DETAILS

PROJECT NO: 23-3306
CHECKED BY: JJS
VERTICAL DATUM: NAVD 1988
DATE: 03/29/2024
SHEET NUMBER
C-507



NOTES:
1. FITTINGS SHALL HAVE RESTRAINED JOINTS UNLESS OTHERWISE INDICATED.
2. INSTALL FULL LENGTH JOINTS WITH TOTAL LENGTH EQUAL TO OR GREATER THAN LENGTH SHOWN IN THE TABLE.
3. WHERE TWO OR MORE FITTINGS ARE IN SERIES, SELECT FITTING RESTRAINT LENGTH THAT YIELDS THE LONGEST RESTRAINT DISTANCE.
4. IN-LINE VALVES SHALL BE RESTRAINED AS DEAD ENDS.
5. WHERE INTERNAL RESTRAINED JOINTS ARE USED, THE ENTIRE BELL SHALL BE PAINTED RED.
6. LENGTHS SHOWN IN THE TABLE WERE CALCULATED IN ACCORDANCE WITH PROCEDURES OUTLINED IN "THRUST RESTRAINT DESIGN FOR DUCTILE IRON PIPE" (LATEST EDITION) BY DIPRA
7. THE DESIGN ENGINEER SHALL INCREASE THE VALUES IN THE TABLE AS WARRANTED BY SITE-SPECIFIC PARAMETERS, SUCH AS SOIL DESIGNATIONS AND LAYING CONDITIONS.
8. FOR LENGTH OF PIPE AND NUMBER OF JOINTS TO BE RESTRAINED SEE TABLE.
9. ONLY DUCTILE IRON FITTINGS SHALL BE USED AT JOINTS TO BE RESTRAINED AND SHALL BE RESTRAINED ON BOTH SIDES OF FITTING UNLESS OTHERWISE SPECIFIED BY MCU.
10. REQUIRED RESTRAINED LENGTH FOR TEE FITTING VARIES WITH RUN LENGTH (FIRST JOINT).

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

MINIMUM RESTRAINED LENGTH (FT) — EACH SIDE OF FITTING AND VALVE FOR DIP, PE ENCASED DIP OR BARE PVC
H=HORIZONTAL VU=VERTICAL—UP VD=VERTICAL—DOWN

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

REQUIRED RESTRAINED LENGTH ON WATER MAIN

Bend Type	Orientation	Pipe Length (ft) Diameter of Run 4"	6"	8"	10"	12"	16"	20"	24"
11-1/4°	H	2	3	4	5	5	6	8	9
	VU	2	3	4	5	5	6	8	9
	VD	6	9	11	13	16	20	24	28
22-1/2°	H	4	6	7	9	10	12	15	17
	VU	4	6	7	9	10	12	15	17
	VD	12	17	22	27	31	40	48	56
45°	H	8	11	15	17	20	25	30	35
	VU	8	11	15	17	20	25	30	35
	VD	25	35	46	55	65	82	99	115
90°	H	19	27	35	41	48	61	72	83
	VU	19	27	35	41	48	61	72	83
	VD	51	85	111	132	155	198	238	277
DEAD END PLUG AND VALVE		51	85	111	132	155	198	238	277

REQUIRED RESTRAINED LENGTH ON TEE BRANCH

TEE FITTING	Diameter of Branch	Pipe Length (ft) Diameter of Run 4"	6"	8"	10"	12"	16"	20"	24"
	4"	39	28	19	6	0	0	0	0
	6"		63	55	48	40	22	4	0
	8"			89	82	77	63	49	34
	10"				110	105	93	84	71
	12"					133	124	115	105
	16"						175	166	161
	20"							215	209
	24"								254

REQUIRED RESTRAINED LENGTH ON LARGER PIPE

REDUCER FITTING	Diameter of Small	Pipe Length (ft) Diameter of Large Pipe 6"	8"	10"	12"	16"	20"	24"
	4"	44	80	106	135	183	226	268
	6"		47	81	113	167	214	257
	8"			45	83	145	196	243
	10"				46	118	175	226
	12"					84	148	205
	16"						84	151
	20"							83

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

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

REQUIRED RESTRAINED LENGTH ON FORCE MAIN

Bend Type	Orientation	Pipe Length (ft) Diameter of Run 4"	6"	8"	10"	12"	16"	20"	24"
11-1/4°	H	2	2	3	4	4	5	6	7
	VU	2	2	3	4	4	5	6	7
	VD	5	7	9	11	12	16	19	22
22-1/2°	H	3	5	6	7	8	10	12	14
	VU	3	5	6	7	8	10	12	14
	VD	10	13	17	21	24	31	38	44
45°	H	6	9	11	14	16	20	24	28
	VU	6	9	11	14	16	20	24	28
	VD	20	27	36	43	50	64	78	91
90°	H	15	21	27	32	38	48	57	66
	VU	15	21	27	32	38	48	57	66
	VD	46	65	85	102	121	155	187	219
DEAD END PLUG AND VALVE		46	65	85	102	121	155	187	219

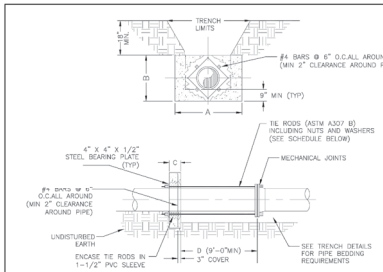
REQUIRED RESTRAINED LENGTH ON TEE BRANCH

TEE FITTING	Diameter of Branch	Pipe Length (ft) Diameter of Run 4"	6"	8"	10"	12"	16"	20"	24"
	4"	25	14	4	0	0	0	0	0
	6"		43	36	28	21	5	0	0
	8"			63	57	52	39	26	12
	10"				80	75	66	55	44
	12"					98	90	81	72
	16"						132	126	119
	20"							164	159
	24"								196

REQUIRED RESTRAINED LENGTH ON LARGER PIPE

REDUCER FITTING	Diameter of Small	Pipe Length (ft) Diameter of Large Pipe 6"	8"	10"	12"	16"	20"	24"
	4"	34	61	83	105	143	178	212
	6"		36	63	88	131	168	204
	8"			35	64	113	155	192
	10"				36	92	138	179
	12"					66	118	162
	16"						66	120
	20"							66

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



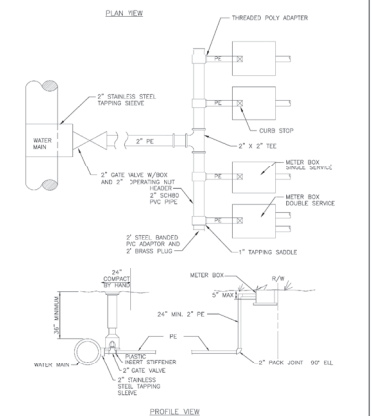
SCHEDULE OF DIMENSIONS AND MATERIALS

PIPE SIZE (INCHES)	DIMENSIONS (FT.) A	E	C	D	TIE RODS REQ'D DIA.	NO.
6	2.0	2.0	1.0		3/4	2
8	2.5	2.0	1.0		3/4	2
10	3.5	3.0	1.0		3/4	4
12	5.0	3.0	1.0		3/4	4
16	6.0	4.0	1.5		3/4	4
20	8.0	5.0	1.5		3/4	6
24	9.0	6.0	1.5		3/4	8

NOTE: THRUST COLLAR AREAS TO BE COMPUTED ON BASIS OF 2000 LBS/SF SOIL RESTRAINT BEARING.

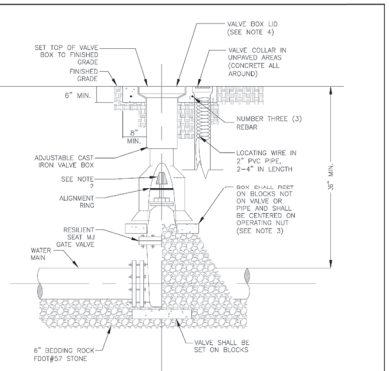
NOTES:
1. ADDITIONAL REINFORCEMENTS SHALL BE AS SPECIFIED BY THE ENGINEER.
2. MINIMUM COMPRESSIVE STRENGTH FOR CONCRETE SHALL BE 3000 PSI.
3. BEDDING, BACKFILL AND COMPACTION SHALL BE AS SPECIFIED ELSEWHERE IN THE LAND DEVELOPMENT CODE.
4. ALL FORM BOARDS SHALL BE REMOVED PRIOR TO BACKFILL.
5. NO ALLOWANCE SHALL BE MADE FOR FRICTION BETWEEN THE PIPE WALL AND THE THRUST COLLAR.
6. DESIGN PRESSURE: 150 PSI.

Marion County FLORIDA UTILITIES	MCBCC EFFECTIVE 04/13/2023	THRUST COLLAR WATER MAINS	7.3.2 UT 201
	REVISION # NA		



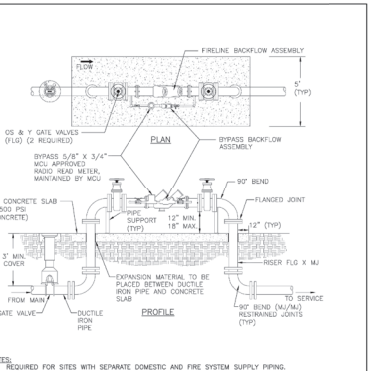
NOTES:
1. MAXIMUM OF 5 5/8" METERS
2. METER BOXES SHALL NOT BE LOCATED WITHIN DRIVING SURFACE. METER BOXES MUST BE LOCATED IN RIGHT-OF-WAY OR PRIVATE PROPERTY WITH A UTILITY EASEMENT.
3. NO MALE ADAPTERS ALLOWED AT VALVE; SHALL BE A BRASS NIPPLE WITH 2" SCH80 FEMALE STEEL BRACED ADAPTER.
4. ALL TAPS MUST BE LOCATED A MINIMUM OF 24" AWAY FROM ANY BELL AND/OR FITTING.

Marion County FLORIDA UTILITIES	MCBCC EFFECTIVE 04/13/2023	METER BANK 2" SUPPLY	7.3.2 UT 202
	REVISION # 1		



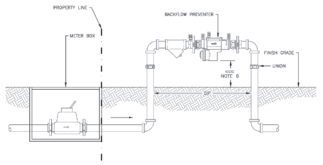
NOTES:
1. PVC EXTENSIONS SHALL NOT BE USED ON VALVE BOX INSTALLATION (SEE UT111).
2. THE ACTUATING NUT FOR VALVES DEEPER THAN SIX (6) FEET SHALL BE EXTENDED TO COME UP TO 3 FOOT DEPTH BELOW FINISHED GRADE.
3. VALVE BOX SHALL BE SET ON FIVE (5) SOLID COMMON BLOCKS.
4. VALVE BOX LID TO BE LETTERED WITH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

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



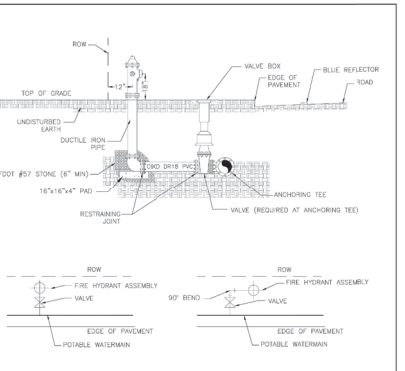
NOTES:
1. REQUIRED FOR SITES WITH SEPARATE DOMESTIC AND FIRE SYSTEM SUPPLY PIPING.
2. BACKFLOW ASSEMBLY SHALL BE OWNED AND MAINTAINED BY THE PROPERTY OWNER.
3. MCU SHALL OWN AND MAINTAIN THE METER.
4. UTILITY EASEMENT REQUIRED FOR 5'-FROG' METER READING. MINIMUM EASEMENT SIZE IS 10' BY 15'.
5. DETAIL NOT APPLICABLE WHEN AN RPZ IS REQUIRED IN ACCORDANCE WITH THE MARION COUNTY MANUAL OF CROSS-CONNECTION CONTROL AND BACKFLOW PREVENTION. SERVICES SMALLER THAN 3" SHALL REQUIRE AN RPZ AND SHALL BE METERED. METER AND TAP SIZE SHALL BE DETERMINED BY A FLORIDA LICENSED SPRINKLER CONTRACTOR, ARCHITECT, OR ENGINEER. METER SHALL BE INSTALLED BY MCU.
6. FREEZE PROTECTION SHALL BE PROVIDED IN ACCORDANCE WITH THE FIRE MARSHALL.

Marion County FLORIDA UTILITIES	MCBCC EFFECTIVE 04/13/2023	FIRE LINE DOUBLE DETECTOR CHECK VALVE ASSEMBLY	7.3.2 UT 208
	REVISION # 2		



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

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



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

Marion County FLORIDA UTILITIES	MCBCC EFFECTIVE 04/13/2023	FIRE HYDRANT ASSEMBLY	7.3.2 UT 210
	REVISION # 2		

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FLORIDA BUSINESS REGISTRY NO. 34448

REVISIONS

REV	DATE	DESCRIPTION	BY
08	1/07/24	PERMIT MODIFICATION & REVISION - ACCESS, UTILITY, DRAINAGE	JJS
07	11/07/24	UPDATED PLANS FROM RE-DESIGN FOR PERMIT MODIFICATION SUBMITTAL	JJS
06	10/17/24	RE-DESIGN OF CR 200, ACCESS & COVERED STORAGE AT TSC	JJS
05	10/07/24	REVISIONS PER FDOT ACCESS COMMENTS & ON-SITE CROSS ACCESS/POND	JJS
04	9/12/24	REVISIONS PER FDOT ACCESS & FORCEMAIN RELOCATION	JJS
03	9/03/24	REVISIONS TO BUFFER PER RESOLUTION	JJS
02	8/01/24	REVISION PER COUNTY, SWFWMD & FDOT REVIEW COMMENTS	JJS
01	6/12/24	REVISION PER ZONING APPROVAL, COUNTY & SWFWMD REVIEW COMMENTS	JJS

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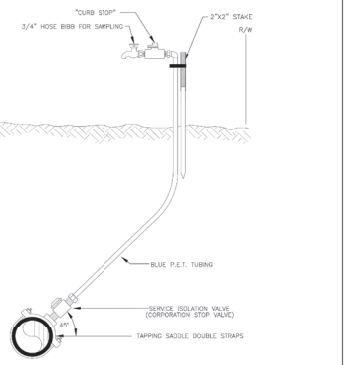
JOHN J. STOECKEL
FLORIDA PROFESSIONAL ENGINEER
LICENSE NO. 80758

PROJECT NAME:
MAJOR SITE PLAN
CORTA COMMONS
FOR
CORTA OCALA, LLC
SW HWY 200 - OCALA
MARION COUNTY, FLORIDA

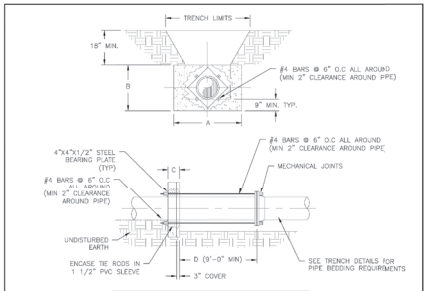
SHEET TITLE
MARION COUNTY UTILITY DETAILS

PROJECT NO: 23-3306
CHECKED BY: JJS
VERTICAL DATUM: NAVD 1988
DATE: 03/29/2024
SHEET NUMBER
C-508



NOTE: POLY IS TO BE REMOVED AND CORPORATION STOP CLOSED AND CAPPED OFF AFTER WATER SAMPLES ARE COLLECTED AND SYSTEM IS PLACED INTO SERVICE BY FDEP.

Marion County FLORIDA UTILITIES	MCBCC EFFECTIVE 04/13/2023	TEMPORARY SAMPLE POINT	7.3.2 UT 211
	REVISION # 1		



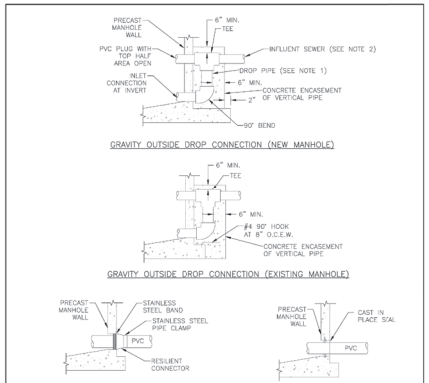
SCHEDULE OF DIMENSIONS AND MATERIALS

PIPE SIZE (INCHES)	DIMENSIONS (FT.) A	B	C	D	TIE RODS REQ'D DIA.	NO.
6	2.0	2.0	1.0		3/4	2
8	2.5	2.5	1.0		3/4	2
10	3.0	2.5	1.0		3/4	4
12	4.0	3.0	1.0		3/4	4
16	5.5	3.5	1.5		3/4	4
20	7.5	4.0	1.5		3/4	4
24	8.5	5.0	1.5		3/4	6

NOTE: THRUST COLLAR AREAS TO BE COMPUTED ON BASIS OF 2000 LBS/SF SOIL RESTRAINT BEARING.

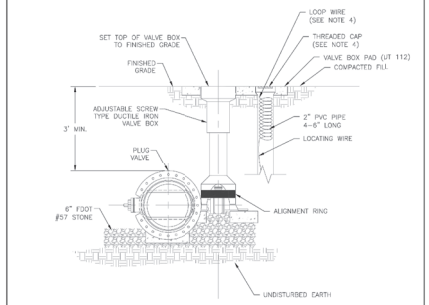
NOTES:
1. ADDITIONAL REINFORCEMENTS SHALL BE AS SPECIFIED BY THE ENGINEER.
2. MINIMUM COMPRESSIVE STRENGTH FOR CONCRETE SHALL BE 3000 PSI.
3. BEDDING, BACKFILL AND COMPACTION SHALL BE AS SPECIFIED ELSEWHERE IN THE STANDARD DRAWINGS.
4. ALL FORM BOARDS SHALL BE REMOVED PRIOR TO BACKFILL.
5. NO ALLOWANCE SHALL BE MADE FOR FRICTION BETWEEN THE PIPE WALL AND THE THRUST COLLAR.
6. DESIGN PRESSURE: 100 PSI.
7. REQUIRED FOR LINE STOPS, AS DETERMINED BY MCU.

Marion County FLORIDA UTILITIES	MCBCC EFFECTIVE 04/13/2023	THRUST COLLAR WASTEWATER FORCE MAINS	7.3.2 UT 301
	REVISION # 1		



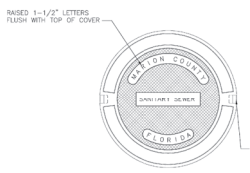
NOTES:
1. DROP PIPE AND FITTINGS SHALL BE OF EQUAL SIZE AND MATERIAL AS THE INFLUENT SEWER.
2. AN OUTSIDE DROP CONNECTION SHALL BE REQUIRED FOR ALL INFLUENT LINES WHICH HAVE AN INVERT 2' OR MORE ABOVE THE MANHOLE INVERT. ALL MANHOLES WITH DROP CONNECTIONS MUST BE LINED AND HAVE COMPOSITE RING AND COVER.
3. CONTRACTOR TO COORDINATE THE PRESENCE OF MCU INSPECTOR DURING CORING AND CONNECTIONS TO EXISTING MANHOLES.
4. POUR NEW BENCH FOR CONNECTION PER UT 302.

Marion County FLORIDA UTILITIES	MCBCC EFFECTIVE 04/13/2023	GRAVITY MANHOLE CONNECTION	7.3.2 UT 303
	REVISION # 2		



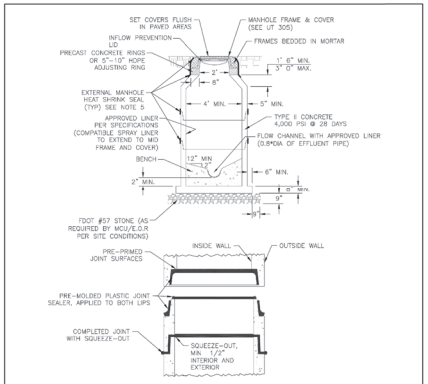
NOTES:
1. VALVE BOX INSTALLATION SHALL COMPLY WITH UT 111.
2. THE VALVE ACTUATING NUT SHALL BE EXTENDED UP TO BE WITHIN 3' OF FINISHED GRADE.
3. PROVIDE A PLASTIC DEBRIS SHIELD / ALIGNMENT RING WHICH INSTALLS BELOW THE VALVE ACTUATING NUT. THIS SHIELD SHALL CENTER THE RISER PIPE BOX OVER THE ACTUATING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

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



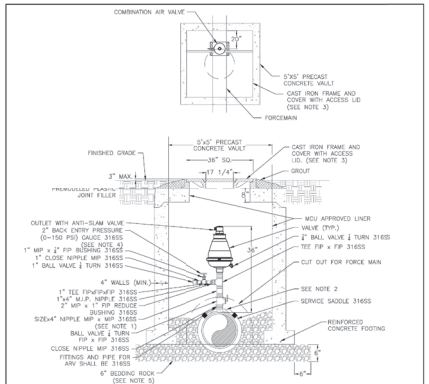
NOTES:
1. RING AND COVER SHALL BE COMPOSITE FOR DROP AND FORCEMAIN CONNECTIONS

Marion County FLORIDA UTILITIES	MCBCC EFFECTIVE 04/13/2023	STANDARD SEWER MANHOLE FRAME AND COVER	7.3.2 UT 305
	REVISION # 2		



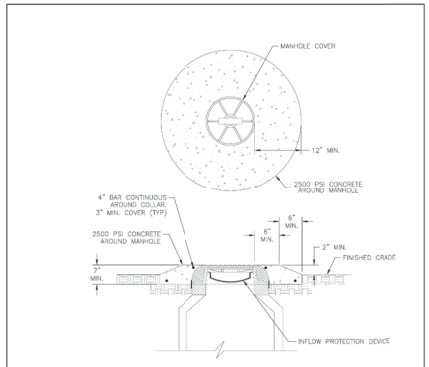
NOTES:
1. DROP CONNECTIONS ARE REQUIRED WHENEVER INVERT OF INFLUENT SEWER IS 24" OR MORE ABOVE THE INVERT OF THE MANHOLE. SEE GRAVITY MANHOLE CONNECTION DETAIL UT 303.
2. ECCENTRIC CONE DESIGN MAY ONLY BE USED FOR CONFLICT RESOLUTION WITH MCU APPROVAL. ALL MANHOLES REQUIRING DROP CONNECTIONS SHALL COMPLY WITH UT 303.
3. A FLOW CHANNEL SHALL BE CONSTRUCTED INSIDE MANHOLE TO DIRECT INFLUENT INTO FLOW STREAM.
4. LIFT HOLES THROUGH STRUCTURE ARE NOT PERMITTED.
5. USE EXTERNAL WRAP TO TIGHTLY WRAP MANHOLE AROUND CASTING JOINTS AND APPLY HIGH INTENSITY PROPANE TORCH TO EFFECTIVELY SEAL THEM FROM GROUND WATER INFILTRATION. ALL EXTERNAL HEAT SHRINK WRAPS SHALL BE INSPECTED IN PERSON, OR THROUGH A MCU APPROVED METHOD, BY A MCU CONSTRUCTION REPRESENTATIVE.
6. INFLOW PREVENTION LIDS SHALL BE REQUIRED FOR ALL MANHOLES.
7. PRECAST CONCRETE RINGS MAY BE SUBSTITUTED FOR HDPE RINGS.
8. RISERS HEIGHTS MAY BE REQUIRED, AS AVAILABLE.
9. IN LIEU OF SHRINK WRAPPING, MANHOLES SHALL BE VACUUM TESTED IN ACCORDANCE WITH ASTM C1244 OR HYDROSTATIC TESTED IN ACCORDANCE WITH ASTM C969 AS REQUIRED BY MCU.
10. FLOW CHANNEL DEPTH AND WIDTH CANNOT BE LESS THAN 80% OF OUTFLOW PIPE.

Marion County FLORIDA UTILITIES	MCBCC EFFECTIVE 04/13/2023	PRECAST CONCRETE MANHOLE	7.3.2 UT 306
	REVISION # 2		



NOTES:
1. ABOVE DETAIL IS BASED ON 2" COMBINATION AIR/VACUUM RELEASE VALVE. CHANGE PIPE AND FITTINGS ACCORDINGLY FOR OTHER VALVE SIZES AND TYPES. VALVE SIZES TO BE DETERMINED BY THE ENGINEER AND APPROVED BY MCU PRIOR TO INSTALLATION. ENGINEER TO PROVIDE SIZING CALCULATIONS.
2. THE MINIMUM DIMENSION FROM TOP OF PIPE TO FINISHED GRADE SHALL BE 4.0'.
3. LID TO BE LETTERED WITH THE APPROPRIATE WORD "SEWER" (PER UT 305).
4. PRESSURE GAUGE SHALL HAVE A STAINLESS CASE WITH STAINLESS STEEL SYSTEM AND DIAPHRAGM.
5. COMPACT BEDDING AROUND THE BOTTOM OF PIPE.
6. ALL AIR RELEASE VALVE VAULTS SHALL BE TRAFFIC RATED (H20 LOADING).
7. AIR RELEASE VALVE VAULTS SHALL BE LINED ON THE INSIDE AND LINER SHALL EXTEND UP TO MID FRAME AND COVER.
8. ARV VAULT SIZE TO BE DETERMINED BY REQUIRED ARV SIZE AND DEPTH OF MAIN.
9. ADJUST DEPTH OF PROPOSED FORCE MAIN SO VALVE VAULT CAN BE INSTALLED FLUSH WITH THE PROPOSED GRADE.
10. ARV INLET AND OUTLET SHALL BE SAME SIZE.
11. FOR FORCEMAINS 16" AND LARGER, A 4" TAPPING SADDLE AND PLUG VALVE SHALL BE USED.

Marion County FLORIDA UTILITIES	MCBCC EFFECTIVE 04/13/2023	AIR RELEASE VALVE SEWER AND RECLAIMED	7.3.2 UT 307
	REVISION # 2		



NOTES:
1. CLEARANCE OF 30" TREE FROM OBSTRUCTIONS IN ALL DIRECTIONS.
2. AREAS SUPPORTING CONCRETE COLLAR OR SLAB SHALL BE PROPERLY COMPACTED.
3. TOP OF MANHOLE SHALL BE 2" ABOVE FINISHED GRADE, CROWN OF ADJACENT ROADWAY, OR 100 YEAR FLOOD ELEVATION, WHICHEVER IS GREATER.

Marion County FLORIDA UTILITIES	MCBCC EFFECTIVE 04/13/2023	MANHOLE IN NON–PAVED AREA	7.3.2 UT 309
	REVISION # 1		

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FLORIDA BUSINESS REGISTRY NO. 34448

REVISIONS

REV	DATE	DESCRIPTION	BY
08	1/07/24	PERMIT MODIFICATION & REVISION - ACCESS, UTILITY, DRAINAGE	JJS
07	11/07/24	UPDATED PLANS FROM RE-DESIGN FOR PERMIT MODIFICATION SUBMITTAL	JJS
06	10/17/24	RE-DESIGN OF CR 200, ACCESS & LOWERED STR AT TSC	JJS
05	10/07/24	REVISIONS PER FDOT ACCESS COMMENTS & ON-SITE CROSS ACCESS/POND	JJS
04	9/7/2024	REVISIONS PER FDOT ACCESS & FORCEMAIN RELOCATION	JJS
03	9/03/24	REVISIONS TO BUFFER PER RESOLUTION	JJS
02	8/01/24	REVISION PER COUNTY, SWFWMD & FDOT REVIEW COMMENTS	JJS
01	6/12/24	REVISION PER ZONING APPROVAL COUNTY & SWFWMD REVIEW COMMENTS	JJS

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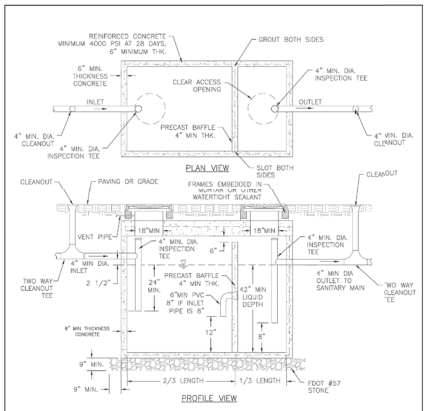
JOHN J. STOECKEL
FLORIDA PROFESSIONAL ENGINEER
LICENSE NO. 80758

PROJECT NAME:
MAJOR SITE PLAN
CORTA COMMONS
FOR
CORTA OCALA, LLC
SW HWY 200 - OCALA
MARION COUNTY, FLORIDA

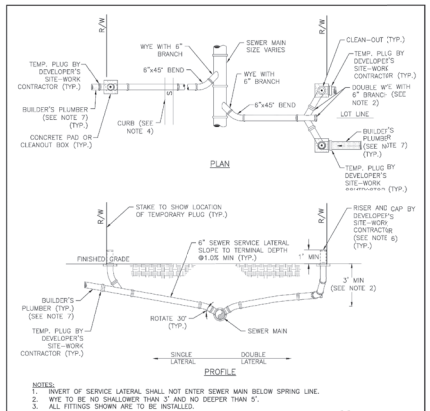
SHEET TITLE
MARION COUNTY UTILITY DETAILS

PROJECT NO: 23-3306
CHECKED BY: JJS
VERTICAL DATUM: NAVD 1988
DATE: 03/29/2024
SHEET NUMBER
C-509



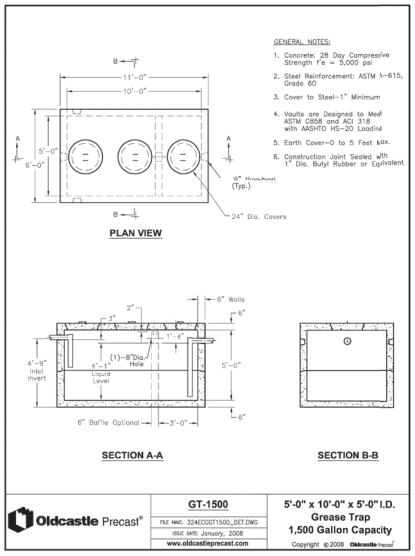
NOTES:
1. SPECIFIC DESIGN DETAILS MUST IN ALL ASPECTS MEET APPLICABLE FLORIDA PLUMBING AND ADMINISTRATIVE CODE.
2. SIZE GREASE INTERCEPTOR PER MARION COUNTY LAND DEVELOPMENT CODE.
3. INTERCEPTORS SHALL BE WATER AND GAS TIGHT.
4. ALL FIXTURES LOCATED IN FOOD AND BEVERAGE PREPARATION AREAS SHALL BE ROUTED THROUGH GREASE INTERCEPTOR. RESTROOM WASTE SHALL NOT BE ROUTED THROUGH INTERCEPTOR.
5. BAFFLE REQUIRED; ALTERNATIVE DESIGNS ARE ACCEPTABLE. DESIGN MUST MEET FLORIDA PLUMBING AND ADMINISTRATIVE CODE.
6. LOADS: H-20 TRUCK WHEELS WITH 30% IMPACT PER AASHTO. TRAFFIC BEARING FRAME AND COVER TO MEET FDOT STANDARDS IF APPLICABLE.

Marion County FLORIDA UTILITIES	MCBCC EFFECTIVE 04/13/2023	GREASE INTERCEPTOR	7.3.2 UT 310
	REVISION # 1		

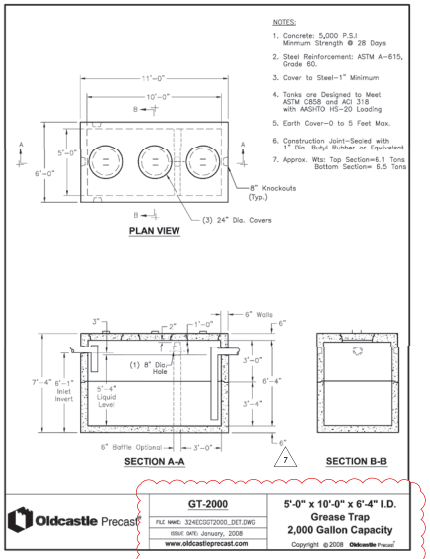


NOTES:
1. INVERT OF SERVICE LATERAL SHALL NOT ENTER SEWER MAIN BELOW SPRING LINE.
2. WYE TO BE NO SHALLOWER THAN 3' AND NO DEEPER THAN 5'.
3. ALL FITTINGS SHOWN ARE TO BE INSTALLED.
4. SERVICE CONNECTIONS SHALL BE PERMANENTLY MARKED BY ETCHING OR STAMPING AN "S" IN THE CURB DIRECTLY OVER THE LATERAL.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

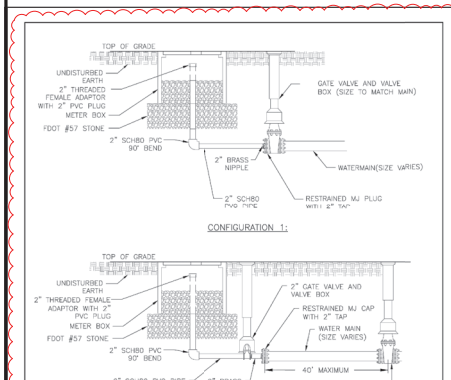
Marion County FLORIDA UTILITIES	MCBCC EFFECTIVE 04/13/2023	SEWER SERVICE LATERAL	7.3.2 UT 312
	REVISION # 2		



Oldcastle Precast®	GT-1500	5'-0" x 10'-0" x 5'-0" I.D. Grease Trap 1,500 Gallon Capacity
	FILE NAME: 324ECGGT1500_DET.DWG ISSUE DATE: January, 2008 www.oldcastleprecast.com	Copyright ©2008 Oldcastle Precast

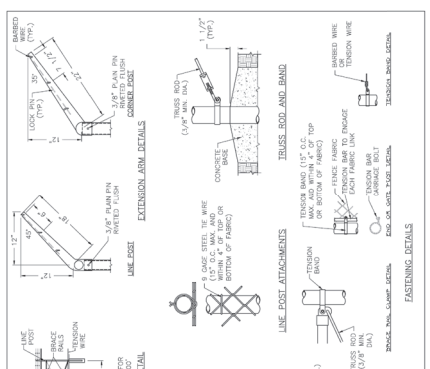


Oldcastle Precast®	GT-2000	5'-0" x 10'-0" x 6'-4" I.D. Grease Trap 2,000 Gallon Capacity
	FILE NAME: 324ECGGT2000_DET.DWG ISSUE DATE: January, 2008 www.oldcastleprecast.com	Copyright ©2008 Oldcastle Precast

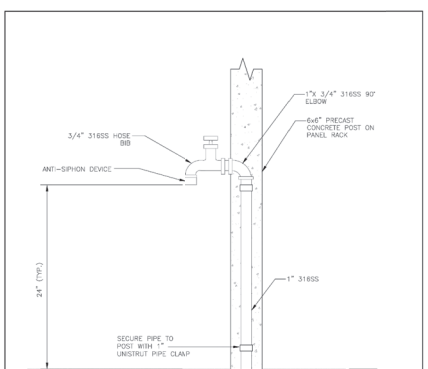


NOTE:
1. BLOW-OFF VALVES TO BE PROVIDED ON ALL DEAD END MAINS OR AS DETERMINED BY MCU.
2. BLOW-OFF VALVES ARE NOT TO BE LOCATED IN DITCHES.
3. CONNECTIONS SHALL BE ASSEMBLED USING COMPOUNDS APPROVED FOR POTABLE WATER SYSTEMS.
4. SHALL BE SIZED TO ACHIEVE ADEQUATE FLUSHING VELOCITY.
5. NO MALE ADAPTERS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

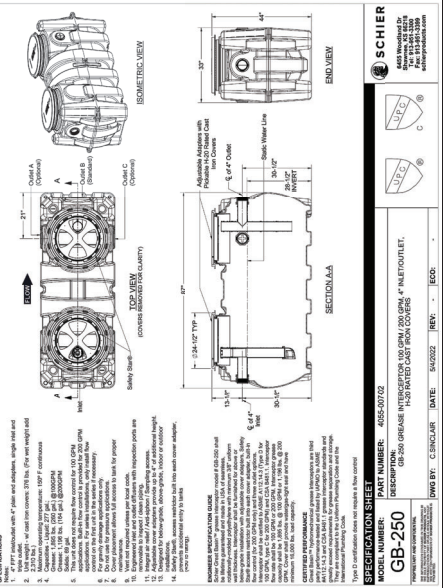
Marion County FLORIDA UTILITIES	MCBCC EFFECTIVE 04/13/2023	MANUAL BLOW OFF VALVE WATER MAIN	7.3.2 UT 212
	REVISION # NA		



Marion County FLORIDA UTILITIES	MCBCC EFFECTIVE 04/13/2023	CHAIN LINK FENCE ACCESSORIES	7.3.2 UT 101
	REVISION # NA		



Marion County FLORIDA UTILITIES	MCBCC EFFECTIVE 04/13/2023	HOSE BIBB ASSEMBLY	7.3.2 UT 508
	REVISION # 1		



SPECIFICATIONS
1. 4" PVT interlocked with 4" plate and adapters, single inlet and outlet.
2. Unit weight: w/ cast iron covers: 3700 lbs. (Per vent weight add 100 lbs.)
3. Maximum operation temperature: 150°F continuous
4. Flow rate: 100 GPM (gas) @ 100GPM
Grease: 1,400 lbs. (200 gal.) @100GPM
Sediment: 1,400 lbs. (200 gal.) @100GPM
Totals: 80 gal.
Flow control is not required for applications. Built-in flow control is provided for 200 GPM applications. Built-in flow control is provided for 100 GPM applications. Flow control is factory set and sealed. Access to the flow control is from the first unit in the series if necessary.
5. Do not use for pressurized applications.
6. Do not use for continuous flow applications.
7. Vent not required unless per local code.
8. Adjustable cover adapters provide up to 6" of additional height, removable to interrupt / mass piping.
9. Vent not required unless per local code.
10. Adjustable cover adapters provide up to 6" of additional height, removable to interrupt / mass piping.
11. Adjustable cover adapters provide up to 6" of additional height, removable to interrupt / mass piping.
12. Adjustable cover adapters provide up to 6" of additional height, removable to interrupt / mass piping.
13. Sediment capacity assumes grease less than 1" thick floating on water. Grease thickness will reduce sediment capacity.
14. Sediment capacity assumes grease less than 1" thick floating on water. Grease thickness will reduce sediment capacity.

ENGINEER SPECIFICATION GUIDE
Grease interceptor shall be a minimum of 4,000 gallon precast concrete unit designed to withstand H-20 loading. Unit shall be of monolithic construction and shall be free of cracks or other defects that adversely affect performance or structural integrity. Unit shall be watertight and tested by filling with water to the bottom of the inlet pipe and allowing to stand for 24 hours. Any visible leaks shall be repaired and the unit retested. Unit shall be manufactured by Oldcastle Precast, Inc. or approved equal. They are compliant to the current Plumbing Codes and the manufacturer is ISO 9001 certified.

Type D certification does not require a flow control

CERTIFIED PERFORMANCE
Grease interceptor shall be a minimum of 4,000 gallon precast concrete unit designed to withstand H-20 loading. Unit shall be of monolithic construction and shall be free of cracks or other defects that adversely affect performance or structural integrity. Unit shall be watertight and tested by filling with water to the bottom of the inlet pipe and allowing to stand for 24 hours. Any visible leaks shall be repaired and the unit retested. Unit shall be manufactured by Oldcastle Precast, Inc. or approved equal. They are compliant to the current Plumbing Codes and the manufacturer is ISO 9001 certified.

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REVISIONS				
REV	DATE	DESCRIPTION	BY	
01	8/1/24	REVISION PER ZONING APPROVAL COUNTY & SWFWMD REVIEW COMMENTS	JJS	
02	8/01/24	REVISION PER COUNTY, SWFWMD & FDOT REVIEW COMMENTS	JJS	
03	9/03/24	REVISION TO BUFFER PER RESOLUTION	JJS	
04	9/12/24	REVISION PER FDOT ACCESS & PORCHMAN RELOCATION	JJS	
05	10/07/24	REVISIONS PER FDOT ACCESS COMMENTS & CPA SITE, CROSS ACCESS/POND	JJS	
06	10/17/24	RE-DESIGN OF CR 200 ACCESS & LOWERED SITE AT TSC	JJS	
07	11/07/24	UPDATED PLANS FROM RE-DESIGN FOR PERMIT MODIFICATION SUBMITTAL	JJS	
08	1/07/24	PERMIT MODIFICATION & REVISION - ACCESS, UTILITY, DRAINAGE	JJS	

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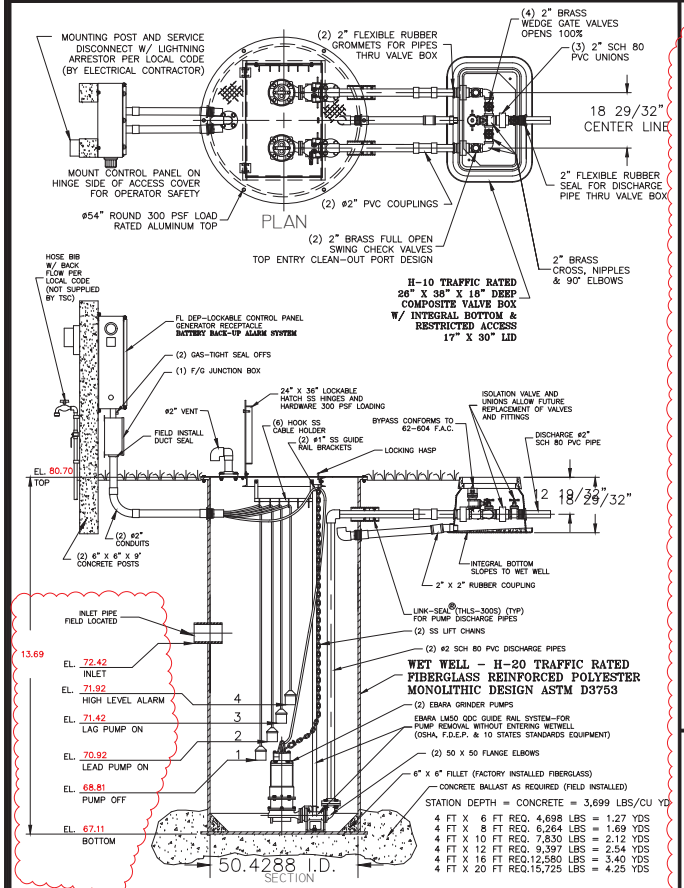
Check positive response codes before you dig!

JOHN J. STOECKEL
FLORIDA PROFESSIONAL ENGINEER
LICENSE NO. 80758

PROJECT NAME:
MAJOR SITE PLAN
CORTA COMMONS
FOR
CORTA OCALA, LLC
SW HWY 200 - OCALA
MARION COUNTY, FLORIDA

SHEET TITLE
MARION COUNTY UTILITY DETAILS

PROJECT NO: 23-3306
CHECKED BY: JJS
VERTICAL DATUM: NAVD 1988
DATE: 03/29/2024
SHEET NUMBER
C-510



EBARA SEWAGE GRINDER PUMP
48" DUPLEX STATION – 2" PIPING
WITH SLIDE RAIL SYSTEM, V.B. AND F.D.E.P. PANEL
TSC PRE-FAB PUMP SOLUTIONS©

MODEL TSC2-48.1 BBU R21.dwg©

1. HOSE BIBB WITH REDUCED PRESSURE BACK FLOW PREVENTER
2. GROUT FILLET (1 TO 1 SLOPE TO "HOPPER" BOTTOM)

FIELD INSTALL BY CONTRACTOR

JOB: _____

QS: _____

GENERAL NOTES

FURNISH AND INSTALL LIBERTY SUBMERSIBLE GRINDER PUMPS:

DESIGN CONDITION:

MODEL	LGV, LGH	2.5	HP
GPM	46	23.95/83.76	FT/TDH
VOLTAGE	208/230 OR 460	SINGLE / THREE	PHASE
DISCHARGE	2"		IMPELLER

SEWAGE GRINDER PUMP:

1. RATED FOR FIFTEEN (15) STARTS PER HOUR.
2. OIL FILLED MOTOR DESIGNED FOR SEWAGE APPLICATION WITH CLASS H INSULATION.
3. DUAL MECHANICAL SHAFT SEALS (SILICON CARBIDE / SILICON CARBIDE)
4. HIGH TEMPERATURE BALL BEARINGS B-10 RATING OF 100,000 HOURS, UPPER – SINGLE ROW, LOWER – DOUBLE ROW
5. PUMP SHAFT HORSEPOWER (BHP) SHALL NOT EXCEED MOTOR RATED HORSEPOWER THROUGHOUT THE ENTIRE OPERATING RANGE OF THE PUMP PERFORMANCE CURVE.
6. MOTORS SHALL BE DUAL WOUND AND CAPABLE OF OPERATING ON 208/230 VOLT WITH A 10% TOLERANCE VOLTAGE (190 TO 260) OR OPERATE ON 460 VOLT BY CHANGING THE MOTOR LEADS INSIDE THE PUMP.

FIBERGLASS WET WELL: SHALL BE A ONE PIECE UNIT WITH INTEGRAL BOTTOM, WALL AND UPPER FLANGE. THE ENTIRE FIBERGLASS WET WELL SHALL HAVE A DYNAMIC LOAD RATING OF 16,000 FT/LBS. EACH UNIT MUST BE SERIAL NUMBERED TO IDENTIFY THE TEST PROCEDURE. ASTM D 3753 & H-20 SPECIFICATIONS SHALL BE REQUIRED AS MINIMUM.

ALUMINUM HATCH: TSC MODEL-54R (54") ROUND WITH 24" X 36" LOCKABLE HATCH, REINFORCED FOR LOAD RATING OF 300 LBS/FT WITH HOLD OPEN SAFETY ARM, LOCKING DEVICE FOR HASP TYPE PADLOCK AND STAINLESS STEEL HARDWARE.

VALVE BOX: FIBERGLASS COMPOSITE (H-10 TRAFFIC RATED) WITH INTEGRAL BOTTOM. (FOR 1 1/4" AND 2" DISCHARGE PIPING SXS HEADER SYSTEM) SHALL BE 26" X 38" X 18" WITH 17" X 30" LIMITED ACCESS LID

ACCESSORIES: #304 S/S – GUIDE RAILS, UPPER GUIDE RAIL BRACKETS, CABLE HOLDER, ANCHOR BOLTS AND PUMP LIFTING CHAINS.

VALVES : SHALL BE SEWAGE SERVICE DESIGN BRASS SWING CHECK VALVES WITH TOP ENTRY CLEAN-OUT PORT AND BRASS WEDGE GATE VALVES OPEN 100%.

PIPING: 2" SCHEDULE 80 PVC.

FLOAT SWITCHES: UL LISTED SJ ELECTRO MODEL (SJ 30 SWENO).

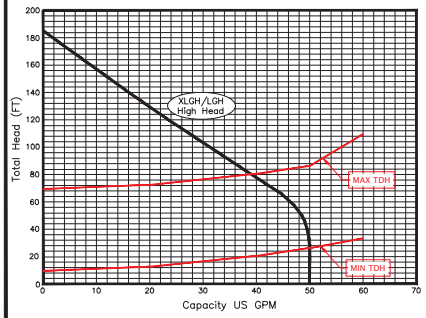
PUMP SUPPLIER SHALL PROVIDE SUBMERSIBLE PUMPS, SLIDE RAIL ASSEMBLIES, CONTROL PANEL, JUNCTION BOX, FLOAT SWITCHES, ALUMINUM HATCH AND ACCESSORIES TO INSURE PROPER OPERATION AND WARRANTY.

THE COMPLETE PACKAGE PUMPING STATION SHALL HAVE PUMP BASES, SLIDE RAIL ASSEMBLIES AND DISCHARGE PIPING ASSEMBLED BY TECHNICAL SALES CORPORATION READY TO SHIP FOR FIELD INSTALLATION.

THE MANUFACTURER OF PRE-FAB PUMP SOLUTIONS©:
TECHNICAL SALES CORPORATION, 4621 N. HALE AVE TAMPA, FL 33614 (813)876-9256

LIBERTY ENGINEERED PRODUCTS

LIBERTY LGV, LGH 2.5HP Synchronous Speed: 3450 RPM
Single and Three Phase 2 Inch Discharge
Design flow: 46 GPM @ TDH/FT



PUMP PERFORMANCE CURVE

CONTROL PANEL –SHALL CONFORM TO FL DEP 62-604 F.A.C.

CONTROL PANEL SHALL BE TSC MODEL # 38-D IN NEMA 4X FIBERGLASS ENCLOSURE. THE PANEL SHALL MEET STATE OF FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (DEP), ENVIRONMENTAL PROTECTION COMMISSION (EPC) AND LOCAL CODE REQUIREMENTS GOVERNING PRIVATE LIFT STATIONS.

FLOAT SWITCHES AND CONTROL SYSTEM SHALL BE UL LISTED AND INTRINSICALLY SAFE. ALL COMPONENTS SHALL BE UL LISTED.

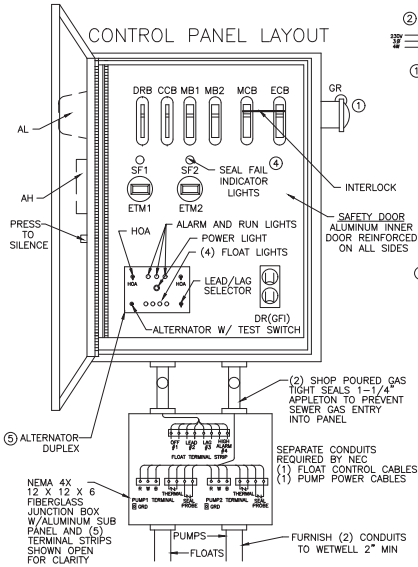
A JUNCTION BOX IS REQUIRED, WITH SHOP POURED SEALS BETWEEN BOX AND CONTROL PANEL TO PREVENT SEWER GAS ENTRY INTO CONTROL PANEL.

ELECTRICAL CONTRACTOR TO PROVIDE SERVICE DISCONNECT WITH LIGHTNING ARRESTOR MOUNTED PER LOCAL CODES.

THE CONTROL PANEL SHALL BE SUITABLY INSTALLED TO PREVENT SETTLING OR TIPPING.

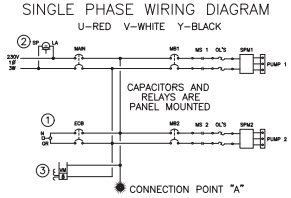
BATTERY BACK-UP ALARM SYSTEM TO BE INCORPORATED INTO CONTROL PANEL PER THE "10 STATES STANDARDS"

CONTROL PANEL LAYOUT



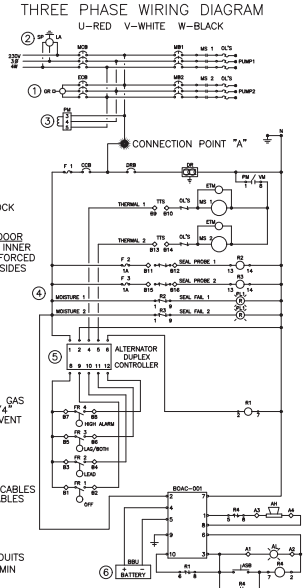
SINGLE PHASE WIRING DIAGRAM

U-RED V-WHITE Y-BLACK



THREE PHASE WIRING DIAGRAM

U-RED V-WHITE W-BLACK



LEGEND

	AH	ALARM HORN
	AL	ALARM LIGHT
	ASB	ALARM SILENCE BUTTON
(5)	ATS	ALTERNATOR W/TEST SWITCH
(6)	BBU	BATTERY (BACK-UP UNIT)
	CCB	CONTROL CIRCUIT BREAKER
	DR	DUPLEX RECEPTACLE
	DRB	DUPLEX RECEPTACLE BREAKER
	ECB	EMERGENCY CIRCUIT BREAKER
	ETM	ELAPSED TIME METER
	F	FUSE
	FL	FLASHER
	FS	FLOAT SWITCH (REGULATOR)
(1)	GR	GENERATOR RECEPTACLE
	GRD	GROUND
	HOA	HAND-OFF-AUTOMATIC SELECTOR
	LA	LIGHTNING ARRESTOR
	MB	MOTOR BREAKER
	MCB	MAIN CIRCUIT BREAKER
	MS	MOTOR STARTER
	N	NEUTRAL
	OL'S	OVERLOAD HEATERS
(3)	PM	PHASE MONITOR
	PTS	PUMP TERMINAL STRIP
	R	RELAY
	RC	RUN CAPACITOR
	RD	DISCHARGE RESISTOR
	RL	PUMP RUN INDICATORS
	RTS	REGULATOR TERMINAL STRIP
	SC	START CAPACITOR
(4)	SF	SEAL FAIL (SHAFT)
	SR	START RELAY
(2)	SP	SURGE PROTECTOR
	TTS	THERMAL TERMINAL STRIP

PANEL WIRING DIAGRAM

PANELS SHALL CONFORM TO FLORIDA DEP 62-604 F.A.C.

(1) GENERATOR RECEPTACLE FOR EMERGENCY POWER CONNECTION WITH INTERLOCK
(2) SURGE PROTECTION AND LIGHTNING PROTECTION ON ALL INCOMING LEGS
(3) PHASE PROTECTION SHALL BE PROVIDED
(4) SHAFT SEAL FAIL DETECTION
(5) ALTERNATOR W/TEST SWITCH
(6) BATTERY BACK-UP UNIT

PANEL MANUFACTURER SHALL BE A "UL" LISTED SHOP.

TSC DUPLEX GRINDER PUMP STATION
FIBERGLASS WET WELL

TECHNICAL SALES CORPORATION
TSC PRE-FAB PUMP SOLUTIONS©
WATERWORKS & WASTEWATER SPECIALTIES
Representing Innovative Manufacturers
MODEL TSCE2-48.1 BBU©
4621 N. HALE AVENUE PH (813)876-9256
TAMPA, FL 33614 FAX (813)874-1194
EMAIL: Sales@TSCTampa.com
REV-21 SCALE: N.T.S.

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

REVISIONS

REV	DATE	DESCRIPTION	BY
08	1/07/24	PERMIT MODIFICATION & REVISION - ACCESS, UTILITY, DRAINAGE	JJS
07	11/07/24	UPDATED PLANS FROM RE-DESIGN FOR PERMIT MODIFICATION SUBMITTAL	JJS
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02	8/01/24	REVISION PER COUNTY SWFWMD & FDOT REVIEW COMMENTS	JJS
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Check positive response codes before you dig!

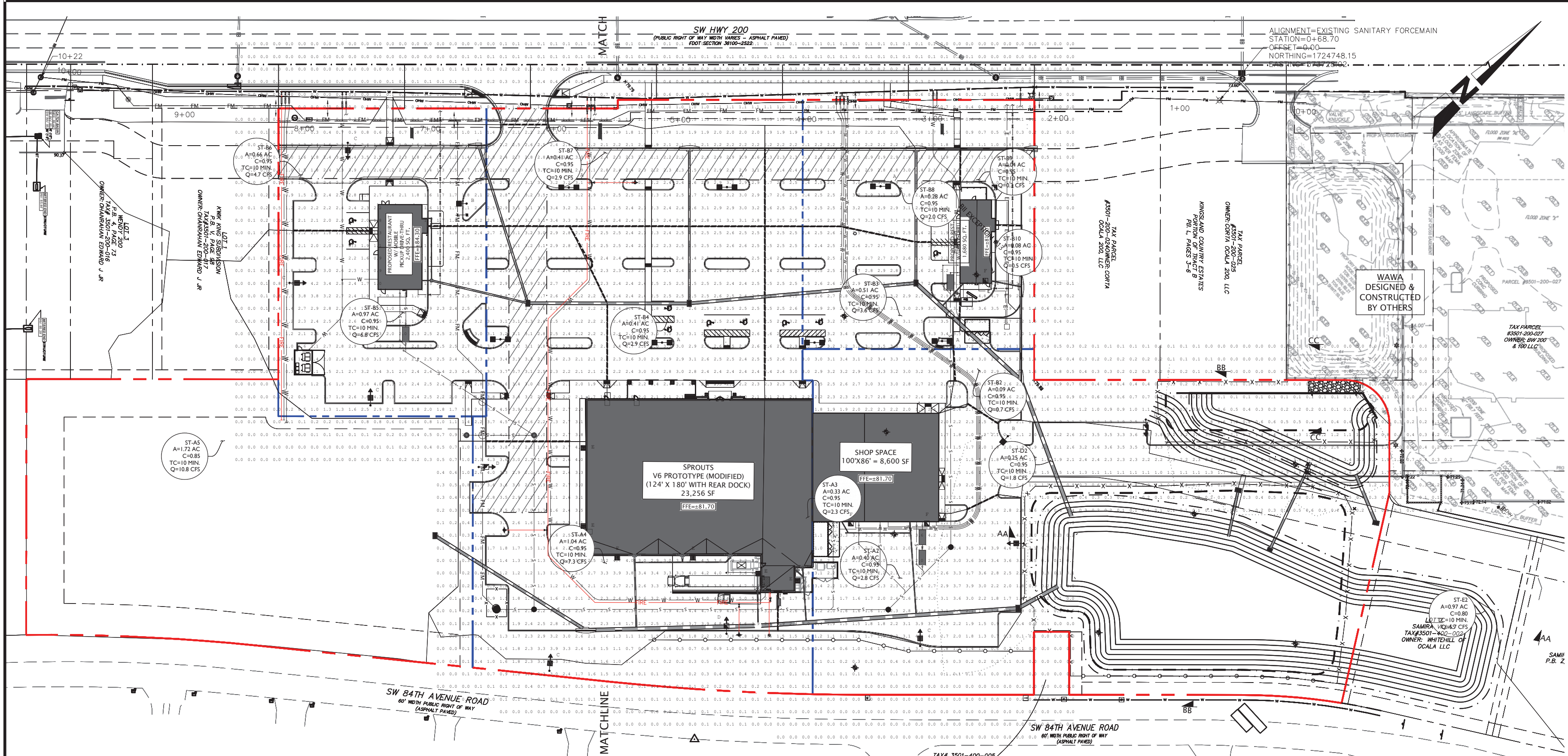
JOHN J. STOECKEL
FLORIDA PROFESSIONAL ENGINEER
LICENSE NO. 80758

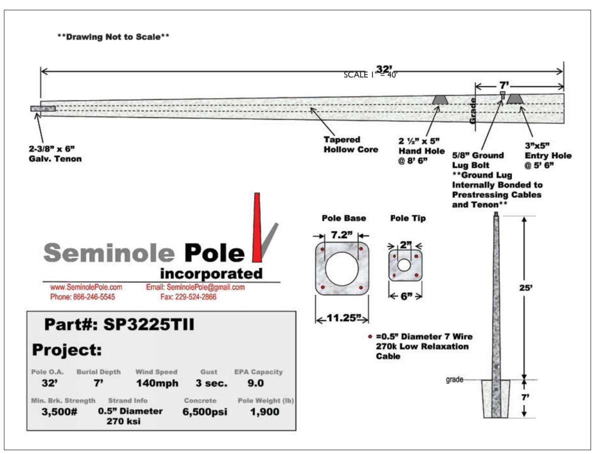
PROJECT NAME:
MAJOR SITE PLAN
CORTA COMMONS
FOR
CORTA OCALA, LLC
SW HWY 200 - OCALA
MARION COUNTY, FLORIDA

SHEET TITLE
LIFT STATION DETAILS & SPECIFICATIONS

PROJECT NO: 23-3306
CHECKED BY: JJS
VERTICAL DATUM: NAVD 1988
DATE: 03/29/2024

SHEET NUMBER
C-511





LIGHTING POLE DETAIL & SPECIFICATION:

GENERAL NOTES:

1. BOUNDARY, TOPOGRAPHIC, AND TREE INFORMATION SHOWN HEREON TAKEN FROM A SURVEY ENTITLED "ALTA/NSPS LAND TITLE SURVEY LOCATED IN SECTIONS 24 & 25, TOWNSHIP[15 SOUTH, RANGE 20 EAST, MARION COUNTY, FLORIDA", PREPARED BY CHW PROFESSIONAL CONSULTANTS, DATED MARCH 18, 2023
2. THE HORIZONTAL & VERTICAL DATUMS PER ABOVE REFERENCED SURVEY.
3. THIS LIGHTING PATTERN REPRESENTS ILLUMINATION LEVELS CALCULATED FROM LABORATORY DATA TAKEN UNDER CONTROLLED CONDITIONS UTILIZING CURRENT INDUSTRY STANDARD LAMP RATINGS IN ACCORDANCE WITH ILLUMINATING ENGINEERING SOCIETY APPROVED METHODS. ACTUAL PERFORMANCE OF ANY MANUFACTURER'S LUMINAIRE MAY VARY DUE TO VARIATION IN ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS AND OTHER VARIABLE FIELD CONDITIONS.
4. FIXTURES MOUNTED ON 25-FT POLE. LIGHT LEVEL CALCULATED ON THE GROUND.
5. THE ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR RECEIVING, STORAGE, INSTALLATION AND WIRING OF LIGHT FIXTURES.
6. THE ELECTRICAL CONTRACTOR SHALL REPORT ANY DAMAGED LIGHT FIXTURES OR MISSING PARTS TO THE MANUFACTURER WITHIN 48 HOURS OF RECEIPT OF LIGHT FIXTURE PACKAGE.
7. SITE LIGHTING MATERIALS SHOULD BE PROCURED THROUGH WLS LIGHTING, NO ALTERNATIVE FIXTURES SHALL BE PERMITTED. CONTACT KEN BRONSTAD, WLS LIGHTING AT 817.840.9332 OR KBRONSTAD@WLSLIGHTING.COM.

Calculation Summary

Label	Units	Avg	Max	Min	Avg/Min	Max/Min	PtSpcLr	PtSpcTb
ENTRANCE DRIVES	Fc	2.38	4.0	1.0	2.38	4.00	10	10
MAIN PARKING	Fc	2.73	4.8	2.0	1.37	2.40		
MAIN SIDES & REAR	Fc	2.64	5.5	0.7	3.77	7.86		
RESTAURANT DRIVE	Fc	2.13	4.4	1.0	2.13	4.40		
RESTAURANT DRIVE THRU	Fc	2.08	2.8	1.5	1.39	1.87		
RESTAURANT PARKING	Fc	2.48	4.3	1.5	1.65	2.87		

Luminaire Schedule

WLS17599 CORTA SPROUTS OCALA, FL PM: KEN PLEASE EMAIL US FOR PRICING AT KBRONSTAD@WLSLIGHTING.COM

Symbol	Qty	Label	Lum. Lumens	LLF	Description	Lum. Watts
	7	A	20239	0.970	WLS-C1-158-4K7-5QW-SLW 30' MOUNTING HEIGHT	158
	2	B	20239	0.970	WLS-C1-158-4K7-5QW-SLW 30' MOUNTING HEIGHT	158
	6	C	17729	0.970	WLS-C1-158-4K7-4F-HSS-90-B-SLW 30' MOUNTING HEIGHT	158
	4	D	19669	0.970	WLS-C1-158-4K7-2-SLW 30' MOUNTING HEIGHT	158
	6	E	9550	0.950	WLS-NV-W-T4-32L-7-40K-SLW 18' MOUNTING HEIGHT	71
	4	F	6328	0.950	WLS-NV-W-T4-16L-1-40K-SLW 15' MOUNTING HEIGHT	56.11

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FLORIDA PROFESSIONAL ENGINEER
LICENSE NO. 80758

PROJECT NAME:
MAJOR SITE PLAN
CORTA COMMONS
FOR
CORTA OCALA, LLC
SW HWY 200 - OCALA
MARION COUNTY, FLORIDA

SHEET TITLE
EXTERIOR LIGHTING PHOTOMETRIC PLAN

PROJECT NO: 23-3306
CHECKED BY: JJS
VERTICAL DATUM: NAVD 1988
DATE: 03/29/2024

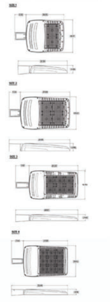
SHEET NUMBER
C-601

WLS LIGHTING SYSTEMS

C SERIES LED AREA

Type:

DIMENSIONS



FEATURES

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

SPECIFICATIONS

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

OPTICS
- Micro Strike Optics (160, 320, 480, or 720 LED counts) maximize uniformity in applications and come standard with mid-power LEDs which evenly illuminate the entire luminous surface area to provide a low glare appearance. Catalog logic found on page 2
- Strike Optics (36, 72, 108, or 162 LED counts) provide best in class distributions and maximum pole spacing in new applications with high powered LEDs. Strike optics are held in place with a polycarbonate bezel to mimic the appearance of the Micro Strike Optics so both solutions can be combined on the same application. Catalog logic found on page 3
- Both optics maximize target zone illumination with minimal losses at the house-side, reducing light trespass issues. Additional backlight control shields and house side shields can be added for further reduction of illumination behind the pole
- One-piece silicone gasket ensures a weatherproof seal
- Zero up-light at 0 degrees of tilt
- Field rotatable optics

INSTALLATION
- Mounting patterns for each arm can be found on page 4
- Optional universal mounting block for ease of installation during retrofit applications. Available as an option (ASQU) or accessory for square and round poles
- All mounting hardware included Knuckle arm fitter option available for 2-3/8" OD tenon
- For products with EPA less than 1 mounted to a pole greater that 20ft, a vibration damper is recommended

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

CERTIFICATIONS
- DLC® (DesignLights Consortium Qualified), with some Premium Qualified configurations. Not all product variations listed in this document are DLC® qualified. Refer to http://www.designlights.org for the most up-to-date list.
- Listed to UL1598 and CSA C22.2#250.0- 24 for wet locations and 40°C ambient temperatures
- 1.5 G rated for ANSI C136.31 high vibration applications
- Fixture is IP65 rated
- Meets IDA recommendations using 3K CCT configuration at 0 degrees of tilt
- This product qualifies as a "designatedcountry construction material" per FAR 52.225-11 Buy American-Construction Materials under Trade Agreements effective 04/23/2020

WARRANTY
- 5 year warranty

Made in the U.S.A. of the U.S. and imported parts. Meets Buy American requirements for ARRA.

WLS LIGHTING SYSTEMS
6820 Corporation Pkwy
Fort Worth, TX 76126
817.731.0020
www.wlslighting.com

Project Name:
Date:
Location:
Notes:

41 REV. 3/23
Specifications subject to change without notice.

C SERIES LED AREA

MICROSTRIKE OPTICS ORDERING INFORMATION

SELECT APPROPRIATE CHOICE FROM EACH COLUMN TO FORMULATE ORDER CODE. Refer to example below.

PRODUCT	VERSION	SIZE	LIGHT ENGINE	COLOR TEMPERATURE	DISTRIBUTION	OPTIC ROTATION	VOLTAGE	MOUNTING	COLOR	OPTIONS
C	Blank Micro strike	1 Size 1	35 5468 Lumens[1] 51 7357 Lumens[1] 72 10512 Lumens 97 14178 Lumens 112 16311 Lumens 132 19274 Lumens 158 23004 Lumens	AP AP-Amber Phosphor Converted 27K8 2700K, 80 CRI 3K7 3000K, 70 CRI 3K8 3000K, 80 CRI 35K8 3500K, 80 CRI 3K9 3000K, 90 CRI 4K7 4000K, 70 CRI 4K8 4000K, 80 CRI 4K9 4000K, 90 CRI 5K7 5000K, 70 CRI 5K8 5000K, 80 CRI	2 Type 2 3 Type 3 4F Type 4 Forward 4W Type 4 Wide 5QW Type 5 Square Wide	Blank No Rotation L Optic Rotation Left R Optic Rotation Right	UNV 120-277V 120 120V 208 208V 240 240V 277 277V 347 347V 480 480V	A Arm mount for square pole/flat surface (B3 Drill Pattern) (Does not include round pole adapter) A_ Arm mount for round pole[2] ASQU Universal arm mount for square pole. Can be used with B3 or S2 Drill Pattern A_U Universal arm mount for round pole[2] AAU Adjustable arm for pole mounting (universal drill pattern) AA_U Adjustable arm mount for round pole[2] MAF Mast arm fitter for 2-3/8" OD horizontal arm K Knuckle T Trunnion WB Wall Bracket, horizontal tenon with MAF WM Wall mount bracket with decorative upswept arm WA Wall mount bracket with adjustable arm	BLT Black Matte Textured BLS Black Gloss Smooth DBT Dark Bronze Matte Textured DBS Dark Bronze Gloss Smooth GTT Graphite Matte Textured LGS Light Grey Gloss Smooth LGT Light Grey Gloss Textured PSS Platinum Silver Smooth WHT White Matte Textured WHS White Gloss Smooth VGT Verde Green Textured CC Custom Color	F Fusing 2PF Dual Power Feed 2DR Dual Driver TE Tool less Entry BC Backlight Control[6] TB Terminal Block
		2 Size 2	150 21867 Lumens 167 24319 Lumens 186 27078 Lumens 216 31523 Lumens 241 35134 Lumens 262 38127 Lumens 312 45496 Lumens[5]							
		3 Size 3	286 41728 Lumens 317 46174 Lumens 338 49341 Lumens 392 57183 Lumens 423 61705 Lumens 468 68232 Lumens							
		4 Size 4	429 62599 Lumens 475 69254 Lumens 519 75691 Lumens 565 87231 Lumens[5] 600 87468 Lumens[5] CLO Custom Lumen Output[3]							

ORDER:

WLS-C										

Example: WLS-C-2-186-4K8-5QW-UNV-A-DBS-F

CONTROLS
- **BTS-14F** Bluetooth® Programmable, BTSMP-LMO PIR Occupancy Sensor with Automatic Dimming Photocell and 360° Lens[8]
- **BTS-40F** Bluetooth® Programmable, BTSMP-HMO PIR Occupancy Sensor with Automatic Dimming Photocell and 360° Lens[8]
- **BTSO-12F** Bluetooth® Programmable, BTSMP-OMNI-O PIR Occupancy Sensor with Automatic Dimming Photocell and 360° Lens[8]
- **7PR** 7-Pin Receptacle[4]
- **7PR-SC** 7-Pin Receptacle with shorting cap[4]
- **3PR** 3-Pin twist lock[4]
- **3PR-SC** 3-Pin receptacle with shorting cap[4]
- **3PR-TL** 3-Pin PCR with photocontrol[4]
- **PC** Button Photocontrol[4,7]
- **NL** NetLINK Controls System

FOOTNOTES:
1. Contact your Sales Professional for more information
2. Replace "_" with "2" for 2.5"-3.4" OD pole, "3" for 3.5"-4.13" OD pole, "4" for 4.18"-5.25" OD pole, "5" for 5.5"-6.5" OD pole
3. Networked Controls cannot be combined with other control options
4. Not available with Dual Driver option
5. Some voltage restrictions may apply when combined with controls
6. Not available with 480V
7. BC not available on 4F and type 5 distributions
8. BTS and BTSO are only available on Size 3 and Size 4

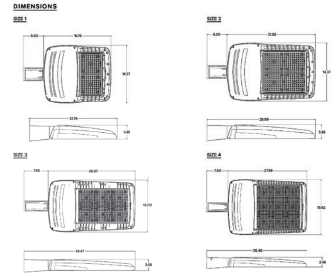
WLS LIGHTING SYSTEMS
6820 Corporation Pkwy
Fort Worth, TX 76126
817.731.0020
www.wlslighting.com

Project Name:
Date:
Location:
Notes:

41 REV. 3/23
Specifications subject to change without notice.

C SERIES LED AREA

DIMENSIONS



	EPA				
	WLS-C (Size 1)	WLS-C (Size 2)	WLS-C (Size 3)	WLS-C (Size 4)	Config.
Single Fixture	0.454	0.565	0.655	0.698	
Two at 180	0.908	1.110	1.310	1.396	
Two at 90	0.583	0.711	0.857	0.948	
Three at 90	1.037	1.266	1.512	1.646	
Three at 120	0.943	1.155	1.392	1.680	
Four at 90	1.166	1.422	1.714	1.896	

Weight	lbs	kgs
WLS-C (Size 1)	13.7	6.2
WLS-C (Size 2)	16.0	7.26
WLS-C (Size 3)	25.9	11.7
WLS-C (Size 4)	30.8	13.9

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C SERIES LED AREA

MOUNTING

A–STRAIGHT ARM MOUNT
Fixture ships with integral arm for ease of installation. Compatible with Current Outdoor B3 drill pattern for ease of installation on square poles. For round poles add applicable suffix (2/3/4/5)

ASQU–UNIVERSAL ARM MOUNT
Universal mounting block for ease of installation. Compatible with drill patterns from 2.5" to 4.5" and Current drill pattern S2. For round poles add applicable suffix (2/3/4/5)

AAU–ADJUSTABLE ARM FOR POLE MOUNTING
Rotatable arm mounts directly to pole. Compatible with drill patterns from 2.5" to 4.5" and Current drill pattern S2 and B3. For round poles add applicable suffix (2/3/4/5). Rotatable in 15° aiming angle increments. Micro Strike configurations have a 45° aiming limitation.
Strike configurations have a 30° aiming limitation.

ADU–DECORATIVE UPSWEPT ARM
Upswept Arm compatible with drill patterns from 2.5" to 4.5" and Current drill pattern S2. For round poles add applicable suffix (2/3/4/5).

MAF–MAST ARM FITTER
Fits 2-3/8" OD horizontal tenons.

K–KNUCKLE
Knuckle mount 15° aiming angle increments for precise aiming and control, fits 2-3/8" tenons or pipes. Micro Strike configurations have a 45° aiming limitation. Strike configurations have a 30° aiming limitation.

T–TRUNNION
Trunnion for surface and crossarm mounting using (1) 3/4" or (2) 1/2" size through bolts. Micro Strike configurations have a 45° aiming limitation. Strike configurations have a 30° aiming limitation.

WM–WALL MOUNT
Compatible with universal arm mount, adjustable arm mount and decorative arm mount. The WA option uses the same wall bracket but replaces the decorative arm with an adjustable arm.

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Project Name:
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WLS LIGHTING a WLS company

NV-W

HIGH PERFORMANCE FULL CUT OFF WALL PACK

FORM AND FUNCTION
- Sleek, low profile housing
- Spec grade performance
- Engineered for optimum thermal management
- Reduces energy consumption and costs up to 65%

CONSTRUCTION
- Die Cast Aluminum
- Internal cooling fins
- Corrosion resistant external hardware
- One-piece silicone gasket ensures IP65 seal for electronics compartment
- Two-piece silicone Micro Optic system ensures IP67 level seal around each PCB
- Silicone Micro Optics: Recessed, full cutoff and non-yellowing
- Dark Sky Compliant

FINISH
- 3-5 mils electrostatic powder coat.
- WLS' standard high-quality finishs prevent corrosion and protects against extreme environmental conditions

WARRANTY
Five-year standard warranty

LISTINGS
- Certified to UL 1598
- UL 8750
- CSA C22.2 No. 250.0
- DesignLights Consortium® (DLC)
- DesignLights Consortium Premium® (DLCP)
- IP65 / IP67 Rated
- IK10 Compliant

LED WATTAGE CHART

	16L	32L
350 milliamps	19w	-
530 milliamps	29w	-
700 milliamps	37w	71w
1000 milliamps	-	100w
1050 milliamps	56w	-

Project Name:

Type:

Cat#	Light Dist.	# of LEDs	Milliamps	Kelvin	Volts	Mounting	Color	Options	Options
NV-W (NV-W)	Type 2 (T2) Type 3 (T3) Type 4 (T4)	16 (16L) 32 (32L)	350 (35) 530 (53) 700 (7) 1000 (1A) 1050 (1)	2700K, 80 CRI (27K8) 3000K, 70 CRI (30K7) 3000K, 80 CRI (30K8) 3500K, 80 CRI (35K8) 4000K, 70 CRI (40K7) 4000K, 80 CRI (40K8) 5000K, 70 CRI (50K7) 5000K, 80 CRI (50K8)	120-277 (UNV) 347-480 (HV)	Wall Mount (WM)	Bronze Textured (BRZ) White Textured (WHT) Smooth White Gloss (SWT) Silver (SVR) Black Textured (BLK) Smooth Black Gloss (SBK) Graphite Textured (GPH) Grey Textured (GRY) Custom (CS)	Marine Grade Finish (MGF) Vanity Plate 16" SQ (VP16) Housing Extension (HE) Surge Protector (20KA)	FSP-211 with Motion Sensor (FSP-_) "8' Heights and below (FSP-8) "9'-20' Heights Nema 7-Pin Receptacle (PE7) Button Photo Cell (PC) Emergency Battery 4w 516-564 Lumens (EM4) Emergency Battery 8w 1032-1128 Lumens (EM8) Emergency Battery 18w 2064-2256 Lumens (EM16) Emergency Cold Pk Battery 14w 1806-1974 Lumens (EMCP)

Notes:
- Consult Factory for Lead Time. Consult Factory for 90 CRI Requests.
- To match EM Extension Box
- Requires Deep Back Box
- Universal Voltage 120-277
- All Emergency Battery Options Certified CA Title 20
- (1A) 32L only
- (1) 16L only

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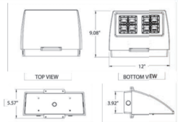
ELECTRICAL
- 120-277 Volts (UNV) or 347-480 Volts (HV)
- 0-10V dimming driver by Philips Advance
- Driver power factor at maximum load is ≥ .95, THD maximum load is 15%
- All internal wiring UL certified for 600 VAC and 105°C
- All drivers, controls, and sensors housed in enclosed IP65 compartment
- Lumileds Luxeon MX LED's
- CRI 70, 80 or 90
- Color temperatures: 2700K, 3000K, 3500K, 4000K, 5000K
- Surge Protection: 20KA is available as an option

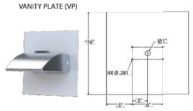
OPTIONS
- MARINE GRADE FINISH (MGF) —A multi-step process creating protective finishing coat against harsh environments.
  - Chemically washed in a 5 stage cleaning system.
  - Pre-baked
  - Powder coated 3-5 mils of Zinc Rich Super Durable Polyester Primer.
  - 1-2 feet inside pole coverage top and bottom.
  - Oven Baked.
  - Finished Powder Coating of Super Durable Polyester Powder Coat 3-5 mil thickness.
- VANITY PLATE (VP)—The Vanity Plate was designed to cover the un-sightly remains on a wall where a larger HID wallpack was removed. The Vanity Plate will be painted to match the finish of the NV-W, custom finishes are available, please consult factory. The standard Vanity Plate is 16" x 16".
- NEMA 7-PIN RECEPTACLE (PE7)—An ANSI C136.41-2013 receptacle provides electrical and mechanical interconnection between photo control cell and luminaire. Dimming receptacle available two or four dimming contacts supports 0-10 VDC dimming methods or Digital Addressable Lighting Interface (DALI), providing reliable power interconnect.
- EMERGENCY BATTERY OPERATION — The emergency battery backup is integral to the NV-W. All emergency backup configurations include a standalone secondary driver with integral relay to detect power loss. This meets NFPA 70/NEC 2008. The emergency battery will power the NV-W for 90 minutes once power is lost. Emergency battery pack are of LiFePO4 batteries. (EMCP) Emergency Cold Pack Batteries are rated for -20°C to 50°C.

OPTICS
Silicone optics high photothermal stability and light output provides higher powered LEDs with minimized lumen depreciation LED life. UV and thermal stability with scratch resistance increases exterior application durability.
- IES Types

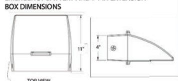


Weight: 9.1 lbs

VANITY PLATE (VP)

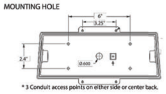


EMERGENCY BATTERY AND 7-PIN EXTENSION BOX DIMENSIONS



Weight: 13.3 lbs

MOUNTING HOLE



* 3 Conduit access points on either side or center back.

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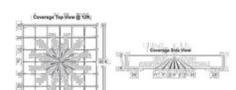
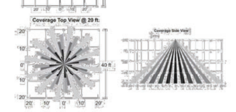
MOTION SENSOR PLACEMENT

CONTROLS
- DIMMING CONTROL (FSP)—Passive infrared (PIR) sensor providing multi-level control based on motion/daylight contribution.
  - All control parameters adjustable via wireless configuration remote storing and transmitting sensor profiles.
  - FSP-8 mounting heights 8 feet and below
  - FSP-20 mounting heights 9-20 feet
  - Includes 5 dimming event cycles, 0-10V dimming with motion sensing, reprogrammable in the field.

FSP-8



FSP-20



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LUMENS

PART NUMBER	T2	LM/W	T3	LM/W	T4	LM/W	WATTS
NV-W 16L-35-30K7	2470	130	2499	132	2470	130	19
NV-W 16L-35-40K7	2618	138	2648	139	2618	138	19
NV-W 16L-35-50K7	2618	138	2648	139	2618	138	19
NV-W 16L-53-30K7	3544	122	3579	123	3544	122	29
NV-W 16L-53-40K7	3756	130	3794	131	3756	130	29
NV-W 16L-53-50K7	3756	130	3794	131	3756	130	29
NV-W 16L-7-30K7	4388	119	4432	120	4388	119	37
NV-W 16L-7-40K7	4651	126	4698	127	4651	126	37
NV-W 16L-7-50K7	4651	126	4698	127	4651	126	37
NV-W 16L-1-30K7	5970	107	6029	108	5970	107	56
NV-W 16L-1-40K7	6328	113	6391	114	6328	113	56
NV-W 16L-1-50K7	6328	113	6391	114	6328	113	56
NV-W 32L-7-30K7	9010	127	9100	128	9010	127	71
NV-W 32L-7-40K7	9550	135	9646	136	9550	135	71
NV-W 32L-7-50K7	9550	135	9646	136	9550	135	71
NV-W 32L-1A-30K7	10871	109	10983	110	10871	109	100
NV-W 32L-1A-40K7	11426	114	11544	115	11426	114	100
NV-W 32L-1A-50K7	11426	114	11544	115	11426	114	100

BUG RATINGS

PART NUMBER	T2	T3	T4	WATTS
NV-W-16L-35-30K7	B1-U0-G1	B1-U0-G1	B1-U0-G1	19
NV-W-16L-35-40K7	B1-U0-G1	B1-U0-G1	B1-U0-G1	19
NV-W-16L-35-50K7	B1-U0-G1	B1-U0-G1	B1-U0-G1	19
NV-W-16L-53-30K7	B1-U0-G1	B1-U0-G1	B1-U0-G1	29
NV-W-16L-53-40K7	B1-U0-G1	B1-U0-G1	B1-U0-G1	29
NV-W-16L-53-50K7	B1-U0-G1	B1-U0-G1	B1-U0-G1	29
NV-W-16L-7-30K7	B1-U0-G1	B1-U0-G1	B1-U0-G1	37
NV-W-16L-7-40K7	B1-U0-G1	B1-U0-G1	B1-U0-G1	37
NV-W-16L-7-50K7	B1-U0-G1	B1-U0-G1	B1-U0-G1	37
NV-W-16L-1-30K7	B1-U0-G1	B1-U0-G2	B1-U0-G2	56
NV-W-16L-1-40K7	B1-U0-G1	B1-U0-G2	B1-U0-G2	56
NV-W-16L-1-50K7	B1-U0-G1	B1-U0-G2	B1-U0-G2	56
NV-W-32L-7-30K7	B1-U0-G2	B2-U0-G2	B2-U0-G2	71
NV-W-32L-7-40K7	B1-U0-G2	B2-U0-G2	B2-U0-G2	71
NV-W-32L-7-50K7	B1-U0-G2	B2-U0-G2	B2-U0-G2	71
NV-W 32L-1A-30K7	B2-U0-G2	B2-U0-G2	B2-U0-G2	100
NV-W 32L-1A-40K7	B2-U0-G2	B2-U0-G2	B2-U0-G2	100
NV-W 32L-1A-50K7	B2-U0-G2	B2-U0-G2	B2-U0-G2	100

EMERGENCY BATTERY BACK-UP LUMENS

PART NUMBER	T2	LM/W	T3	LM/W	T4	LM/W	WATTS
EM4-30K7	520	130	524	131	516	129	4
EM4-40K7	544	136	548	137	540	135	4
EM4-50K7	560	140	564	141	556	139	4
EM8-30K7	1040	130	1048	131	1032	129	8
EM8-40K7	1088	136	1096	137	1080	135	8
EM8-50K7	1120	140	1128	141	1112	139	8
EM16-30K7	2080	130	2096	131	2064	129	16
EM16-40K7	2176	136	2192	137	2160	135	16
EM16-50K7	2240	140	2256	141	2224	139	16
EMCP-30K7	1820	130	1834	131	1806	129	14
EMCP-40K7	1904	136	1918	137	1890	135	14
EMCP-50K7	1960	140	1974	141	1946	139	14

Lumen Maintenance Data

Ambient Temperature	Drive Current	L90 Hours*	L70 Hours**	30,000 Hours*	50,000 Hours*	60,00 Hours*	100,000 Hours**
25°C	Up to 700mA	58,000	173,000	95.7%	91.6%	89.6%	82.1%
	1050mA	48,000	143,000	94.3%	89.5%	87.2%	78.5%

*Reported extrapolations per IESNA TM-21 **Projected extrapolations per IESNA TM-21

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

REVISIONS

REV	DATE	DESCRIPTION	BY
08	1/07/24	PERMIT MODIFICATION REVISION - ACCESS, UTILITY, DRAINAGE	JJS
07	11/07/24	UPDATED PLANS FROM RE-DESIGN FOR PERMIT MODIFICATION SUBMITTAL	JJS
06	10/17/24	RE-DESIGN OF CROSS ACCESS & LOWERED SITE AT TSC	JJS
05	10/07/24	REVISIONS PER FDOT ACCESS COMMENTS & ON-SITE CROSS ACCESS/POND	JJS
04	9/20/24	REVISIONS PER FDOT ACCESS & FORCEMAIN RELOCATION	JJS
03	9/05/24	REVISION TO BUFFER PER RESOLUTION	JJS
02	8/01/24	REVISION PER COUNTY, SWFWMD & FDOT REVIEW COMMENTS	JJS
01	6/12/24	REVISION PER ZONING APPROVAL, COUNTY & SWFWMD REVIEW COMMENTS	JJS

Sunshine 811

Call 811 or visit sunshine811.com two full business days before digging to have buried facilities located and marked.

Check positive response codes before you dig!

JOHN J. STOECKEL LICENSE No. 80758 STATE OF FLORIDA PROFESSIONAL ENGINEER

Digitally signed by John J Stoeckel
DN: CN=John J Stoeckel, dnQualifier=A01410D0000018D820D33130008DEF6, O=Florida, C=US
Location: State of Florida
Reason: I attest to the accuracy and integrity of this document
Date: 2025.01.15 14:57:45-05'00'

JOHN J. STOECKEL
FLORIDA PROFESSIONAL ENGINEER
LICENSE NO. 80758

PROJECT NAME:
MAJOR SITE PLAN
CORTA COMMONS
FOR
CORTA OCALA, LLC
SW HWY 200 - OCALA
MARION COUNTY, FLORIDA

SHEET TITLE
SITE LIGHTING DETAILS & SPECIFICATIONS

PROJECT NO: 23-3306
CHECKED BY: JJS
VERTICAL DATUM: NAVD 1988
DATE: 03/29/2024

SHEET NUMBER
C-602