Marion County
Development Review Committee
Meeting Agenda

Monday, August 17, 2026 9:00 AM Office of the County Engineer

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

1. ROLL CALL

2. PLEDGE OF ALLEGIANCE

3. ADOPT THE FOLLOWING MINUTES:

3.1. August 10, 2026

4. PUBLIC COMMENT

5. CONSENT AGENDA: STAFF HAS REVIEWED AND RECOMMENDS APPROVAL

5.1. Westwood Trails PUD (FKA Villa Verde PUD) - Final Plat
Parcel # 35461-000-00 #FinalPlat-000518-2026
Rogers Engineering & Land Surveying, LLC

5.2. Walmart Neighborhood Market Store #3009-1000 - Major Site Plan - Plan Revisions
Parcel #: 6722-200-003, 6722-200-002 #33138
CPH, LLC

5.3. Melody Preserve - Final Plat
Parcel #: 35300-000-15 #32624
JCH Consulting Group

5.4. Silver Springs Shores Medical Office Building - Major Site Plan - Plan Revisions
Parcel #: 37491-003-10 # 32542
Klima Weeks Civil Engineering, Inc.

5.5. Weybourne Phase 4/ImprovePln-00052-2026 - Preliminary Plat
Parcel #: 35300-000-17 #PrelimPlat-000567-2026
Kimley-Horn and Associates

5.6. Pioneer Ranch Phase 3 & 4 Amenity - Major Site Plan
Parcel #: 35700-000-04 #32576
Tillman & Associates Engineering, LLC

6. SCHEDULED ITEMS:

6.1. Cardinal Acres - Waiver Request to Preliminary Plat Submittal
Parcel #: 9019-0000-05 #WaiverSTA-001120-2026
JCH Consulting Group

LDC 2.17.1 Applicability
CODE states Preliminary Plats shall be submitted for each development where platting is required in this Code or by Florida Statute.
APPLICANT requests to allow the Final Plat application to proceed without a separate Preliminary Plat submittal. Reference FinalPlat-000507-2026.

6.2. Martel Paved Training Course - Major Site Plan - Plan Extension Request
Parcel #: 23306-001-00 #30313
Kimley-Horn and Associates

On August 11, 2026, Applicant, after speaking with the Land Development Manager, requested a one-year extension for this Major Site Plan. The request is to extend one year from the current expiration date of August 14, 2026. The new expiration date would be August 14, 2027. There has been one previous extension granted.

The Applicant is requesting a plan approval extension to the Martel Paved Training Course project to permit the construction of a new modular training building for the Marion County Sheriff's Office. The original Martel Paved Training Course was constructed and closed out earlier this year. We just received approval for a revision to the Major Site Plan for this minor addition to the Major Site Plan on 8/10/2026. Due to implications of the original approval of the Major Site Plan, this revision to this Major Site Plan is set to expire on 8/14/2026. An original permit extension to the Major Site Plan was originally applied for and approved to finish construction of the main project. We are requesting a second extension to now start and finish construction of the modular training building and fire line.

6.3. Golden Ocala - W.E.C. Retail & Event Center @ South Commercial - Major Site Plan - Plan Extension Request
Parcel #: 21068-001-02 #28214
Tillman & Associates Engineering, LLC

On August 10, 2026, Applicant, requested a one-year extension for this Major Site Plan. The request is to extend one year from the current expiration date of August 19, 2026. The new expiration date would be August 19, 2027. There have been no previous extensions granted.

6.4. Labby Residence - Ocala Waterway Estates - Waiver Request to Water Line Connection
Parcel #: 3579-001-291 #WaiverSTA-001112-2026
Florida Prime Construction

LDC 6.14.2.B(1)(A) Water main connection
CODE states New development in the Urban or Rural area shall connect to a centralized water system with available capacity if a water line is within a connection distance of 400 feet times the total number of Equivalent Residential Connections (ERCs).
APPLICANT requests a waiver from the water main connection as it is extremely cost prohibitive (about $40,000). A well is requested and in line with what all other residents on the street have.

7. CONCEPTUAL REVIEW ITEMS:

8. DISCUSSION ITEMS:

9. OTHER ITEMS:

10. ADJOURN:

Marion County

Development Review Committee

Agenda Item

File No.: 2026-24064 **Agenda Date:** 8/17/2026 **Agenda No.:** 3.1.

SUBJECT:
August 10, 2026

Marion County

Development Review Committee

Meeting Minutes

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

Monday, August 10, 2026 **9:00 AM** **Office of the County Engineer**

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

1. **ROLL CALL**
   MEMBERS PRESENT:
   Ken McCann, Vice Chairman (Fire Marshal)
   John Pearson (Building Safety)
   Steven Cohoon (County Engineer)
   Tony Cunningham (Utilities Director)

   OTHERS PRESENT:
   Ken Odom (Planning/Zoning)
   Liz Cotos (Planning/Zoning)
   Erik Kramer (Planning/Zoning)
   Jared Rivera (Planning/Zoning)
   Linda Blackburn (Legal)
   Susan Heyen (Parks/Landscaping)
   Chris Zeigler (Office of the County Engineer)
   Sydney Oberdorfer (Office of the County Engineer
   Alexander Turnipseed (Office of the County)
   Aaron Pool (Office of the County Engineer)
   Kelly Hathaway (Office of the County Engineer)
   Kelsey Giesing (Office of the County Engineer)

2. **PLEDGE OF ALLEGIANCE**

3. **ADOPT THE FOLLOWING MINUTES:**

   3.1. August 3, 2026

Motion by Tony Cunningham to approve, seconded by John Pearson
Motion carried 4-0

4. PUBLIC COMMENT

5. CONSENT AGENDA: STAFF HAS REVIEWED AND RECOMMENDS APPROVAL

5.1. Martel Paved Training Course - Major Site Plan
Parcel #: 23306-001-00 #30313
Kimley-Horn and Associates

5.2. Midway Oaks- Major Site Plan
Parcel #: 9007-0101-32 #32788
Mastroserio Engineering

5.3. Black Label Marine - Major Site Plan
Parcel #: 21548-000-00 #MajorSite-000319-2026
Clymer Farner Barley

5.4. Sandy Clay Residential - Preliminary Plat
Parcel #37896-000-00 #PrelimPlat-000382-2026
Tillman & Associates Engineering, LLC

5.5. West Mini Farms - Preliminary Plat
Parcel #: 34979-000-00 #33240
Tillman & Associates Engineering, LLC

Motion by Tony Cunningham to approve the consent agenda, seconded by John Pearson
Motion carried 4-0

6. SCHEDULED ITEMS:

6.1. Atlas Tranquility Park - Preliminary Plat - 000634 - Waiver Request to Preliminary Plat in Review
Parcel #: 39279-026-00, 39279-028-00, 39279-000-01
#WaiverPlR- 001166-2026
Tillman & Associates Engineering, LLC

Motion by Tony Cunningham to table Items 6.1. and 6.2. for one month, seconded by John Pearson
Motion carried 4-0

Motion by Ken McCann to un-table Items 6.1. and 6.2., seconded by Steven Cohoon
Motion carried 4-0

Motion by Steven Cohoon to deny Items 6.1. and 6.2. without support to the Board of County Commissioners (BoCC), seconded by John Pearson
Motion carried 4-0

LDC 6.12.9 (H) - Subdivision roads and related infrastructure
CODE states (H) Dead end roads shall not exceed 1,500 feet and shall have a cul-de-sac at the terminal end. Refer to details in Section 7.3.1. Dead end roads intended to provide future access to adjacent unplatted areas may be permitted without a cul-de-sac provided that no lots front thereon, the length does not exceed 1,500 feet, and appropriate temporary end-of-road markers are provided.
APPLICANT requests a waiver to allow for dead end roadways without a cul-de-sac. The dead ends will be less than 150 feet in length.

6.2. Atlas Tranquility Park - Improvement Plan - 000635 - Waiver Request to Improvement Plan in Review
Parcel #: 39279-026-00, 39279-028-00, 39279-000-01
 # WaiverPIR-001165-2026
Tillman & Associates Engineering, LLC

LDC 6.12.9 (H) - Subdivision roads and related infrastructure
CODE states (H) Dead end roads shall not exceed 1,500 feet and shall have a cul-de-sac at the terminal end. Refer to details in Section 7.3.1. Dead end roads intended to provide future access to adjacent unplatted areas may be permitted without a cul-de-sac provided that no lots front thereon, the length does not exceed 1,500 feet, and appropriate temporary end-of-road markers are provided.
APPLICANT requests a waiver to allow for dead end roadways without a cul-de-sac. The dead ends will be less than 150 feet in length.

6.3. Heatherwood PUD - Master Plan - 000805 - Waiver Request to Master Plan in Review
Parcel #: 36640-004-00 #WaiverPIR-001164-2026
Tillman & Associates Engineering, LLC

LDC 6.12.9 (H) - Subdivision roads and related infrastructure
CODE states (H) Dead end roads shall not exceed 1,500 feet and shall have a cul-de-sac at the terminal end. Refer to details in Section 7.3.1. Dead end roads intended to provide future access to adjacent unplatted areas may be permitted without a cul-de-sac provided that no lots front thereon, the length does not exceed 1,500 feet, and appropriate temporary end-of-road markers are provided.
APPLICANT requests a waiver to allow for the use of a hammerhead style intersection on dead end roads. The proposed dead-end segments will be less than 150 feet in length.

Applicant withdrew

6.4. 441 Modular Home Dealership - Major Site Plan - 000672 - Waiver Request to Major Site Plan in Review
Parcel #: 36943-000-00 #WaiverPIR-001045-2026
Tillman & Associates Engineering, LLC

This item was tabled for one week at the 8/3/26 DRC Meeting. A motion to un-table will be needed.

Motion by Tony Cunningham to un-table, seconded by John Pearson
Motion carried 4-0

LDC 6.8.6.K.(3) - Buffers
CODE states K. (3) C-Type buffer shall consist of a 15-foot wide landscape strip without a buffer wall. The buffer shall contain at least two shade trees and three accent/ornamental trees for every 100 lineal feet or fractional part thereof. Shrubs and groundcovers, excluding turfgrass, shall comprise at least 50 percent of the required buffer and form a layered landscape screen with a minimum height of three feet achieved within one year.
APPLICANT North and East sides of subject parcel are against heavily wooded ROW (County ROW to North and Railroad to East). Requesting waiver to C-Type buffer requirement for shrubs and groundcovers at north and east buffers.

Motion by Steven Cohoon to deny, seconded by John Pearson
Motion carried 4-0

6.5. 441 Modular Home Dealership - Major Site Plan - 000672 - Waiver Request to Major Site Plan in Review
Parcel #: 36943-000-00 #WaiverPIR-001171-2026
Tillman & Associates Engineering, LLC

LDC 2.21.4.C, D, E - Construction, completion, and close out
CODE states C. The development of any improvements made pursuant to an approved Major Site Plan shall be inspected and approved by the Office of the County Engineer prior to the issuance of a Certificate of Occupancy. D. The applicant shall notify the Office of the County Engineer for onsite improvement work 72 hours prior to commencing construction. E. All improvements shall be constructed in accordance with approved plans.
APPLICANT requests to commence construction prior to plan approval and approve early site work permit at the Developer's risk including removal of trees as presented to County Landscape Department and maintaining no less than 100" per acre of existing viable trees 10" + DBH.

Applicant withdrew

LDC 2.21.4.C, D, E - Construction, completion, and close out
CODE states C. The development of any improvements made pursuant to an approved Major Site Plan shall be inspected and approved by the Office of the County Engineer prior to the issuance of a Certificate of Occupancy. D. The applicant shall notify the Office of the County Engineer for onsite improvement work

72 hours prior to commencing construction. E. All improvements shall be constructed in accordance with approved plans.
APPLICANT - *Contingent* - requests to commence construction prior to plan approval and approve early site work permit (earthwork only) at the Developer's risk. All existing permitted trees to be preserved until tree preservation plan approval.

Motion by Steven Cohoon to deny, seconded by John Pearson
Motion carried 4-0

LDC 6.13.6.(3)(c) - Stormwater quality criteria
CODE states (3) The following systems shall be considered as meeting the County's stormwater quality criteria: (c) Dry retention systems that have a depth of six feet or less, measured from top of bank to pond bottom, with side slopes that are no steeper than 4:1 and sodded bottoms.
APPLICANT requests waiver to stormwater quality criteria "sodded bottom." Pond bottom shall meet or exceed vegetative cover requirements per FDOT Specification 570 prior to project closeout.

Motion by Steven Cohoon to approve, seconded by John Pearson
Motion carried 4-0

6.6. Wawa Convenience Store - Summerfield 441 & SE 147th PL - Major Site Plan - 30312 - Waiver Request to Major Site Plan in Review
Parcel #: 4593-006-001 #WaiverPIR-001167-2026
Native Engineering

LDC 2.12.8 Current boundary and topographic survey
CODE states Current boundary and topographic survey (one foot contour intervals extending 100 feet beyond the project boundary) based upon accepted vertical datum. Surveys will be less than 12 months old and accurately reflect current site conditions, meeting standards set forth in Ch. 5J-17 FAC. Alternate topographic data may be accepted if pre-approved by the Marion County Land Surveyor.
APPLICANT requests waiver to completing a new Boundary and Topographic survey. The modification to the approved major site plan was triggered solely by SECO's removal of existing trees within the proposed landscape buffer. The resulting revision was limited to updating the tree mitigation calculations and adding replacement trees on-site. No changes were made to the site layout, grading, boundaries, or other survey-related conditions, and the existing survey information remains accurate. Because the project is nearing construction completion and the requested modification concerns only landscape mitigation, requiring a new boundary and topographic survey would create an unnecessary burden without providing any meaningful additional review benefit.

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

6.7. Arden of Ocala - Improvement Plan - 000622-2026 - Waiver Request to Improvement Plan in Review
Parcel #: 9018-0000-06 #WaiverPIR-001140-2026
Dave Schmitt Engineering

LDC 6.12.9.K Subdivision Roads and Related Infrastructure
CODE states Centerline radii shall be designed to accommodate the minimum design speed of 30 mph for subdivision local and minor local roads, 40 mph for major local and collector roads, and 45 mph for arterial roads in accordance with FDOT and AASHTO Standards.
APPLICANT requests waiver because the development is severely constrained by space limitations, making it impossible to use a radii larger than the one currently applied; however, there is minimal difference between the proposed radii and the radii required by Roadway Design Standards, so it poses no safety risk to the roadway. Every effort was made to maximize the radii, and the proposed radius represents the largest one achievable at the site.

Motion by Steven Cohoon to approve contingent on adding MUTCD required signage, seconded by John Pearson
Motion carried 4-0

6.8. Brancoccio Family Division - Family Division Waiver Request
Parcel #: 49981-000-01 #Fam Div -000876-2026
Joseph Brancoccio

LDC 2.16.1.B(10) - Family Division
CODE states a parcel of record as of January 1, 1992 that is not located in a recognized subdivision or an Ag Lot Split. and is located in the Rural Lands may be subdivided for use of immediate family members for their primary residences. Within the Farmland Preservation Area, each of the new tract and the remaining parent tract must be at least three (3) acres in size. Within the Rural Lands. outside of the Farmland Preservation Area each of the new tract and the remaining parent tract must be at least one (1) acre in size. In the Urban Area, only parcels of record as of January 1, 1992 which are Low Residential property exceeding two (2) acres in size may be divided for the use of immediate family members for their primary residences up to the maximum density of one (1) dwelling unit per gross acre. Immediate family is defined as grandparent, parent, step-parent, adopted parent, sibling, child, step-child, adopted child, or grandchild. A parcel of record shall not be divided more than three (3) times as a family division. Minimum access onto a road or street shall be a shared access that is at least forty (40) feet in width and shall be provided by recorded deed or by recorded non-exclusive easement. No subdivision and conveyance to the same family member more than once shall be permitted. No new parcel created by way of family division may be sold or offered for sale within five (5) years of the date of recording the deed transferring ownership of the new parcel to the immediate family member, except in the event of such immediate family member's death. During the five-year holding period, the immediate family member receiving the resulting family division parcel may convey ownership and interest in that resulting family division parcel to their spouse, as tenants in common with rights of survivorship, consistent with the Laws of Florida. Any subdividing of a parcel of

record for the purpose of family division shall follow the waiver request process pursuant to Article 2, Division 10 of the Code.
APPLICANT We are doing a family division. Joseph Brancoccio III will be given parcel A which will be 2 acres, Kelsey Brancoccio will be given parcel B which will be 1.1 acres, Jocelyn Brancoccio will be given parcel C which will be 1.1 acres and Joseph & Maria Brancoccio will keep the parent parcel D which will be 5.97 acres.

Motion by Steven Cohoon to approve conditioned on providing boundary survey and title paperwork, seconded by John Pearson
Motion carried 4-0

6.9. Burke Family Division - Family Division Waiver Request
Parcel #: 09865-004-00 #Fam Div -001087-2026
Lacinda Burke

LDC 2.16.1.B(10) - Family Division
CODE states a parcel of record as of January 1, 1992 that is not located in a recognized subdivision or an Ag Lot Split. and is located in the Rural Lands may be subdivided for use of immediate family members for their primary residences. Within the Farmland Preservation Area, each of the new tract and the remaining parent tract must be at least three (3) acres in size. Within the Rural Lands. outside of the Farmland Preservation Area each of the new tract and the remaining parent tract must be at least one (1) acre in size. In the Urban Area, only parcels of record as of January 1, 1992 which are Low Residential property exceeding two (2) acres in size may be divided for the use of immediate family members for their primary residences up to the maximum density of one (1) dwelling unit per gross acre. Immediate family is defined as grandparent, parent, step-parent, adopted parent, sibling, child, step-child, adopted child, or grandchild. A parcel of record shall not be divided more than three (3) times as a family division. Minimum access onto a road or street shall be a shared access that is at least forty (40) feet in width and shall be provided by recorded deed or by recorded non-exclusive easement. No subdivision and conveyance to the same family member more than once shall be permitted. No new parcel created by way of family division may be sold or offered for sale within five (5) years of the date of recording the deed transferring ownership of the new parcel to the immediate family member, except in the event of such immediate family member's death. During the five-year holding period, the immediate family member receiving the resulting family division parcel may convey ownership and interest in that resulting family division parcel to their spouse, as tenants in common with rights of survivorship, consistent with the Laws of Florida. Any subdividing of a parcel of record for the purpose of family division shall follow the waiver request process pursuant to Article 2, Division 10 of the Code.
APPLICANT I'm giving my son, Paul J. Burke, 1.50 acres for a home. Do not share driveway.

Motion by Steven Cohoon to approve conditioned on providing boundary survey and title paperwork, seconded by John Pearson
Motion carried 4-0

7. CONCEPTUAL REVIEW ITEMS:

8. DISCUSSION ITEMS:

9. OTHER ITEMS:

10. ADJOURN: 9:59 AM

Motion by John Pearson to adjourn, seconded by Tony Cunningham
Motion carried 4-0

_____
Ken McCann, Vice-Chairman

Attest:

_____
Kelly Hathaway
Development Review Coordinator

Marion County

Development Review Committee

Agenda Item

File No.: 2026-24065 **Agenda Date:** 8/17/2026 **Agenda No.:** 5.1.

SUBJECT:
Westwood Trails PUD (FKA Villa Verde PUD) - Final Plat
Parcel # 35461-000-00 #FinalPlat-000518-2026
Rogers Engineering & Land Surveying, LLC

SUBMITTAL SUMMARY REPORT
FinalPlat-000518-2026

PLAN NAME:	Westwood Trails	**LOCATION:**	7875 SW 75TH AVE OCALA,
APPLICATION DATE:	03/18/2026	**PARCEL:**	35461-000-00
DESCRIPTION:	Prepare Final Plat in accordance with Marion County regulations and Chapter 177, Florida Statutes.		

CONTACTS	NAME	COMPANY
Applicant	Melinda Clemons	Rogers Engineering & Land Surveying, LLC

SUBMITTAL	STARTED	DUE	COMPLETE	STATUS
OCE: Plan Review (DR) v.3	07/24/2026	07/31/2026	08/04/2026	Approved
OCE: Plan Review (DR) v.2	06/22/2026	06/29/2026	06/30/2026	Requires Re-submit
OCE: Plan Review (DR) v.1	03/19/2026	04/02/2026	04/17/2026	Requires Re-submit

SUBMITTAL DETAILS

OCE: Plan Review (DR) v.3

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
911 Management (DR) (911 Management)	Caroline Dennison	07/31/2026	07/30/2026	Approved
Environmental Health (Plans) (Environmental Health)	Evan Searcy	07/31/2026	07/29/2026	Approved
Fire Marshal (Plans) (Fire)	Jonathan Kenning	07/31/2026	07/24/2026	Approved
Growth Services Planning & Zoning (DR) (GS Planning and Zoning)	sarah wells	07/31/2026	07/24/2026	Approved

Corrections 2.12.4 - Zoning Classification-adjacent properties (**Resolved**) - **Corrective Action:** Zoning classification of adjacent parcel is missing. Please correct. - 2.12.4 - Zoning Classification-adjacent properties: Show existing zoning classification on the adjacent properties.

Corrections 2.12.24 - Landscape requirements/6.8.6 - Buffering (**Resolved**) - **Corrective Action:** Proposed buffers are missin. Please provide all required descriptions and illustrations for each proposed buffer per PUD. - 2.12.24 - Landscape requirements/6.8.6 - Buffering: Show buffer types, locations, and dimensions of required buffering on plan. Show buffer descriptions and illustrations of each proposed buffer (including longitudinal and transverse cross-sections)

Corrections 2.12.4 - Land Use Designation-adjacent properties (**Resolved**) - **Corrective Action:** Land use designation of adjacent parcel is missing. Please correct. - 2.12.4 - Land Use Designation-adjacent properties: Show existing land use designation on the adjacent properties.

Corrections 2.12 - Land Use Designation-subject property (**Resolved**) - **Corrective Action:** Land use designation of subject parcel is incorrect, parcel has Medium Residential land use cover sheet states Low Residential. Please correct. - 2.12 - Land Use Designation-subject property: Show existing land use designation the subject property.

Corrections 2.12.22 - Tracts (**Resolved**) - **Corrective Action:** Existing and/or proposed tracts and their description are missing. Please show all existing and proposed tracts and description on the plan. - 2.12.22 - Tracts : Show existing and proposed tracts on plan, and provide description of each tract.

Corrections 2.12.4.L & Article 5 - Overlay zones (**Resolved**) - **Corrective Action:** Overlay zone information is incorrect. Parcel is located within the secondary springs protection overlay zone. Please provide correct statement on the cover sheet. - 2.12.4.L & Article 5 - Overlay zones: Provide a statement showing all applicable overlay zones on the subject properties such as Airport Overlay Zones (AOZ), Environmentally Sensitive Overlay Zone (ESOZ), Floodplain, Springs Protection Overlay Zone (SPOZ), Military Operating Area (MOA), Scenic Roads Area (SRA), Wellhead/Wellfield Protection Area (WHPA), Silver Springs Community Redevelopment Area (SSCRA), and CR 475A Visual Enhancement Gateway Development Overlay, etc. Refer to LDC Article 5 - OVERLAY ZONES AND SPECIAL AREAS.

Landscape (Plans) (Parks and Recreation)	Susan Heyen	07/31/2026	07/27/2026	Approved
OCE Design (Plans) (Office of the County Engineer)	Gerald Koch	07/31/2026	07/27/2026	Approved
OCE Property Management (Plans) (Office of the County Engineer)	Delenie Roman	07/31/2026	07/31/2026	Informational

Comments Map/Sunbiz checked.
- DR 7/31/26

Sec. 2.19.1. - Applicability.
The Final Plat shall be submitted for approval and recording in the public records of Marion County for each development where platting is required by this Code and shall comply with Ch. 177 FS. All subdivision improvements shall be dedicated private unless otherwise approved by DRC or required by this Code.
Sec.2.19.2.G – Title Certification
All Final Plats submitted to Marion County shall be accompanied by a title opinion, no more than 30 days old, of an attorney, licensed in Florida, or a certification by an abstractor or title company certifying the record title owner of the lands as described and shown on the plat.
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.6.2.1. – Requirements.
Sec.6.2.1.A.
Plans shall be prepared by a professional licensed by the State of Florida. The name, street address, signature, date, license number, and seal of the responsible professional shall be shown on each plan sheet. The same shall be provided on the cover page of any supporting documents and calculations.
Sec.6.3.1.C(14) - The purpose/use, improvements, and maintenance responsibilities for all tracts shall be listed on the plat in a list or table form;
Sec.6.3.1.C(15) - The following statements shall be captioned as "ADVISORY NOTICES" and be provided in a prominent manner on the plat, as appropriate, in the following order:
Sec.6.3.1.C(d)(1)(2) - As related to covenants, restrictions, or reservations:
1. WHEN COVENANTs, restrictions, or reservations are established by the developer they shall be indicated as follows and completed accordingly: "COVENANTS, RESTRICTIONS, AND/OR RESERVATIONS AFFECTING THE OWNERSHIP OR USE OF THE PROPERTY SHOWN IN THIS PLAT ARE FILED IN MARION COUNTY OFFICIAL RECORD BOOK NO. _____, PAGE _____."

2. The following shall minimally be provided: "There may be additional restrictions that are not recorded or referenced on this plat that may be found in the Marion County Official Records;"
Sec.6.3.1.D -
The Final Plat shall contain, on the first page, the following dedications executed and acknowledged as required by law, in the forms set forth below:
Sec.6.3.1.D(1) –
All dedications shall be in the following forms or as approved by the County Attorney (Italic), with the appropriate items below. When a name or entity is used within a dedication item, the exact legal name of the entity shall be provided.
Sec.6.3.1.D(a) - "DEVELOPER'S ACKNOWLEDGEMENT AND DEDICATION"
"KNOW ALL MEN BY THESE PRESENTS, that [exact corporate name, state of incorporation, or individual's name], fee simple owner of the land described and platted herein, as [exact subdivision name], being in Marion County, has caused said lands to be surveyed and platted as shown hereon and does hereby dedicate as follows:"
Sec.6.3.1.D.(b)(1)(2)(3)
Streets, Rights-of-way, and Parallel Access Easements, select as appropriate:
1. 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."
2. 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."
3. 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.D(c)(1)(2) - Utility Easements, select as appropriate:
1. "[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."

2. "[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]."
Sec.6.3.1.D(2) - Add the appropriate closing.
Sec.6.3.1.D(2)(a) - If corporation:
IN WITNESS WHEREOF, the above named corporation has caused these presents to be signed by its _____ and its corporate seal to be affixed hereto by and with the authority of its board of directors this _____ day of _____, 20_____.
(FULL CORPORATE NAME), a corporation of the State of _____
By:_____
(Signature of president or vice president or chief executive above)
Type Name and Title of Officer (signature must have two (2) witnesses or be under corporate seal).
Sec.6.3.1.D(2)(b) - If individual:
IN WITNESS WHEREOF, (I) (we), (name(s), have hereunto set (my) (our) hand(s) and seal(s) this _____ day of _____, 20_____.
WITNESSES:
_____ (signature)
(Typed name) _____
Sec.6.3.1.D(2)(c) - Add the acknowledgement (witnesses and notary) of those executing the dedication consistent with § 689.01 FS.
Sec.6.3.1.D(3)(a) -
Add the appropriate joinder and consent to the dedication by a mortgagee or other party of interest using one, or a combination of, the following methods:

Provide the joinder and consent to the dedication by a mortgagee or other party in interest as a direct statement on the Final Plat as follows:
"[MORTGAGEE or PARTY OF INTEREST] CONSENT
The undersigned hereby certifies that it is the holder of (a) mortgage(s), lien(s), or other encumbrance(s) upon the property described hereon and does hereby join in and consent to the dedication of the land described in said dedication by the owner thereof and agrees that its mortgage(s), lien(s), or other encumbrance(s) which (is)(are) recorded in Official Record Book _____ at page(s) _____ of the public records of Marion County, Florida, shall be subordinated to the dedication shown hereon."
Sec.6.3.1.D(3)(a)(1)(a)(b)(c) – Provide the appropriate closing.
If corporation:
a. IN WITNESS WHEREOF, The said Corporation has caused the presents to be signed by its _____ and its Corporate Seal to be affixed hereon by and with the authority of its Board of Director this _____ day of _____, 20___.
(Full Corporate Name), A Corporation of the State of _____
By (Signature of President Vice President or Chief Executive Officer)
_____
(Typed name and title of Officer)
(AFFIX CORPORATE SEAL) or have two witnesses as listed in Item 2 below. b.
b. If individual: IN WITNESS WHEREOF, (I) (We), _____ Do hereunto set (my) (our) hand(s) and seal(s) this _____ day of _____, 20___.
WITNESSES (repeat signature below as necessary for each owner).
(Signature) _____
(Typed name)
c. Add the acknowledgment (witnesses and notary) of those executing the Mortgagee or party of interest consent consistent with § 689.01 FS.
Sec.6.3.1.D(3)(a)(2)(a)(b)(c) –
Provide the joinder and consent as a separate instrument joining in and ratifying the plat and all dedications thereon, in accordance with § 177.081 FS, as follows:
a. The final plat and the separate instrument(s) shall be recorded within the Marion County Public Records concurrently and include coordinated references between the documents as provided in following Section 6.3.1.D(3)(a)2.b and c.

b. The following statement shall be placed on the final plat: "A separate instrument(s) serving as joinder and consent for a mortgagee or other party of interest to the Plat depicted hereon has been separately filed and recorded in the Marion County Public Records Official Record Book (enter number), pages (enter number) to (enter number)," as assigned by the Clerk of the Court's Office.

c. The separate instrument shall utilize the same general form as provided in Section 6.3.1.D(3)(a)1(a) above and shall include the final plat's official name as listed on the final plat and include a blank entry reference for the Marion County Public Records Plat Book and Page(s) as assigned by the Clerk of the Court's Office.
Sec.6.3.1.F. - The following supporting documentation shall also be provided as appropriate:
Sec.6.3.1.F(1) - A copy of the documents demonstrating the establishment of a corresponding MSBU, CDD, or other State recognized special district responsible for the maintenance and operation of the dedicated improvements. If the MSBU option is selected by the developer, it shall be established to provide maintenance and upkeep for, at minimum, roads and drainage infrastructure. Other improvements, such as, but not limited to, street lighting or recreation, can be added to the MSBU if desired by the development.
Sec.6.3.1(F)(2) - For a subdivision with privately dedicated improvements, a copy of the completed and filed documents demonstrating the private entity is properly established, operating, and eligible to be responsible for the improvements so dedicated to the association. In the case of an entity previously created and encompassing the proposed subdivision, documents demonstrating the continued establishment of the entity and its acceptance of responsibility for the improvements to be conveyed shall be required;
Sec.6.3.1(F(3) - A copy of the final protective covenants and deed restrictions, where such covenants and restrictions are required or established by the applicant, in a form to be recorded and cross-referenced to the submitted Final Plat. In the case where covenants and restrictions are previously recorded and applicable to a proposed subdivision, a copy of the effective covenants and deed restrictions shall also be provided;
Sec.6.3.1(F)(4)(a)(b)(c)- A certificate of title demonstrating the following:
a. The lands as described and shown on the plat are in the name of, and apparent record title is held by, the person, persons, or organizations executing the dedication;
b. That all taxes have been paid on said property as required by § 197.192 FS, as amended; and
c. The official record book and page number of all mortgages, liens, or other encumbrances against the land, and the names of all persons holding an interest in such mortgage, lien or encumbrance.
The title certification shall be an opinion of a Florida attorney-at-law or the certification of an abstract or title insurance company licensed to do business in Florida. The County reserves the right to require that the title certification be brought current at the time of Final Plat approval.
Sec.6.3.1.F(5) - When required in conjunction with an Improvement or Maintenance Agreement, an itemized cost estimate prepared and certified by the developer's engineer including the cost of construction of all required improvements in the following form:
"CERTIFICATE OF COST ESTIMATE
I, _____, A Florida registered engineer, License No._____, do hereby certify to Marion County that a cost estimate has been prepared under my responsible direction for those improvements itemized in this exhibit and that the total cost estimate for said improvements is $ _____. This estimate has been prepared, in part, to induce approval by the County of a Final Plat for the _____ Subdivision, and for the purpose of establishing proper surety amounts associated therewith.
_____(Signature)
(Name, Florida Registered Engineer
License No. _____)"
(AFFIX SEAL)

OCE Stormwater (Permits & Plans) (Office of the County Engineer)	Kevin Vickers	07/31/2026	07/27/2026	Approved

Recommendations If you have questions or would like to discuss the stormwater review comments, please contact Kevin Vickers, PE at 352-671-8695 or kevin.vickers@marionfl.org.

SUBMITTAL SUMMARY REPORT (FinalPlat-000518-2026)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
OCE Stormwater (Permits & Plans) (Office of the County Engineer)	Kevin Vickers	07/31/2026	07/27/2026	Approved
Corrections	6.3.1 D(1)(d) - Dedication & Acknowledgement (**Resolved**) - **Corrective Action:** Please include the appropriate Dedications from section 6.3.1 D(1)(d) on the cover sheet of the plat. - 6.3.1 D(1)(d) - Dedication & Acknowledgement: 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."			
Corrections	2.12.22 - Stormwater Tract/Right-of-Way (**Resolved**) - **Corrective Action:** Please label the area (in square feet) of all tracts being created by this plat. - parcel lines with dimensions and area in square feet. Show stormwater retention/detention facilities within a tract or drainage easement.			
OCE Survey (Plans) (Office of the County Engineer)	Theresa Smail	07/31/2026	07/27/2026	Approved
OCE Traffic (Permits & Plans) (Office of the County Engineer)	Sydney Oberdorfer	07/31/2026	07/28/2026	Approved
Utilities (OCE Plans) (Utilities)	Heather Proctor	07/31/2026	07/27/2026	Approved
Comments	Previously approved. Marion County Utilities (MCU) Service Area: Public water and sewer force main service are available and will be connected to, based on the approved Improvement Plan 32544. Tract B has been dedicated to Marion County Utilities for the Public Lift Station. Sufficient utility easements have been documented on the plat. All utility infrastructure requirements have be addressed during the Improvement Plan review process.			

PLAT BOOK ____, PAGE ____

SHEET 1 OF 3

WESTWOOD TRAILS

A PLANNED UNIT DEVELOPMENT

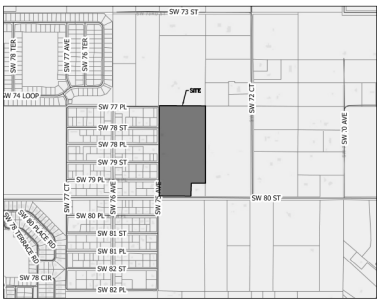
A PORTION OF SECTION 7, TOWNSHIP 16 SOUTH, RANGE 21 EAST
MARION COUNTY, FLORIDA

ADVISORY NOTICE:

1. THE CURRENT FUTURE LAND USE DESIGNATION FOR THE PROPERTY DESCRIBED HEREON IS MEDIUM RESIDENTIAL AND THE ZONING CLASSIFICATION FOR THE PROPERTY DESCRIBED HEREON IS P.U.D (PLANNED UNIT DEVELOPMENT).
2. ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM (N.F.I.P.) FLOOD INSURANCE RATE MAP (F.I.R.M.) COMMUNITY NUMBER 120160, PANEL 0701, SUFFIX E, MARION COUNTY, FLORIDA, DATED APRIL 19, 2017, THE PROPERTY DESCRIBED HEREIN LIES IN FLOOD ZONE "X". ALL PERSONS WITH AN INTEREST IN THE LANDS DESCRIBED HEREIN SHOULD EVALUATE CURRENT FLOODPLAIN LIMITS AS THEY MAY BE AMENDED FROM TIME TO TIME AS DETERMINED BY F.E.M.A.
3. COVENANTS AND RESTRICTIONS ENTITLED "DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF WESTWOOD TRAILS" AFFECTING THE OWNERSHIP OR USE OF THE PROPERTY SHOWN IN THIS PLAT ARE FILED IN OFFICIAL RECORDS BOOK _____ PAGE _____, PUBLIC RECORDS OF MARION COUNTY, FLORIDA.
4. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED OR REFERENCED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.
5. ALL LOTS/TRACTS SHALL USE THIS SUBDIVISION'S INTERNAL ROADWAYS FOR VEHICLE/DRIVEWAY ACCESS. DIRECT VEHICLE/DRIVEWAY ACCESS TO S.W. 75th AVENUE AND S.W. 80th STREET IS PROHIBITED.
6. THIS PLAT CONTAINS 69 LOTS, 6 TRACTS AND 0.59 MILES OF ROAD RIGHTS-OF-WAY.
7. THIS PROJECT HAS NOT BEEN GRANTED CONCURRENCY APPROVAL AND/OR GRANTED AND/OR RESERVED ANY PUBLIC FACILITY CAPACITIES. FUTURE RIGHTS TO DEVELOP THE RESULTING PROPERTIES ARE SUBJECT TO A DEFERRED CONCURRENCY DETERMINATION, AND FINAL APPROVAL TO DEVELOP THE PROPERTY HAS NOT BEEN OBTAINED. THE COMPLETION OF CONCURRENCY REVIEW AND/OR APPROVAL IS DEFERRED TO A LATER DEVELOPMENT REVIEW STAGE.
8. THE BOARD OF COUNTY COMMISSIONERS OF MARION COUNTY, FLORIDA, AS A CONDITION OF PRECEDENT TO THE APPROVAL AND ACCEPTANCE OF THIS PLAT FOR RECORDING IN THE PUBLIC RECORDS, DOES HEREBY NOTIFY ALL PRESENT AND FUTURE OWNERS OF THE PROPERTY DESCRIBED HEREON THAT THE LANDS INCLUDED IN THIS PLAT ARE SUBJECT TO SPECIAL ASSESSMENTS AS MAY BE PERMITTED BY LAW TO FINANCE COSTS INCURRED IN CONNECTION WITH THE MAINTENANCE, OPERATION AND CONSTRUCTION OF INFRASTRUCTURE AS DETERMINED NECESSARY IN THE OPINION OF SAID BOARD OR OTHER GOVERNING BODY HAVING JURISDICTION.
9. ACKNOWLEDGEMENT OF CONTIGUOUS SUSTAINABLE AGRICULTURAL LAND: THE DEVELOPER, SUCCESSORS, AND ASSIGNS, HEREBY ACKNOWLEDGE AND UNDERSTAND THE SUBDIVISION HEREIN DESCRIBED AND ESTABLISHED IS CONTIGUOUS TO SUSTAINABLE AGRICULTURAL LAND AS SHOWN ON THIS PLAT. IT IS ACKNOWLEDGED AND UNDERSTOOD BY THE PARTIES THAT THE FARM OPERATION ON THE CONTIGUOUS SUSTAINABLE AGRICULTURAL LAND IDENTIFIED HEREIN MAY BE CONDUCTED ACCORDING TO GENERALLY ACCEPTED AGRICULTURAL PRACTICES AS PROVIDED IN THE FLORIDA RIGHT TO FARM ACT, SECTION 823.14, FLORIDA STATUTES.

GENERAL NOTES:

1. THIS PLAT IS BASED ON A BOUNDARY SURVEY OF THOSE SAME LANDS PREPARED BY THIS FIRM, DATED JULY, 2025, PERFORMED FOR THE SPECIFIC PURPOSE OF RECORDING A SUBDIVISION PLAT IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 177, FLORIDA STATUTES.
2. FIELD MEASURED BEARINGS AND STATE PLANE COORDINATES SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, FLORIDA WEST ZONE, NAD-83, AND DERIVED FROM THE L-NET NETWORK.
3. NO LOT SHALL BE DIVIDED OR RE-SUBDIVIDED EXCEPT FOR THE SOLE PURPOSE OF PROVIDING ADDITIONAL AREA TO ADJACENT LOTS OR UNTIL A REPLAT IS FILED WITH MARION COUNTY, WHICH REPLAT COMPLIES WITH THE PROVISIONS OF THE LAND DEVELOPMENT CODE. VIOLATION OF THIS PROVISION MAY BE PUNISHABLE AS PROVIDED IN THE CODE OF MARION COUNTY, FLORIDA.
4. ANY PURCHASER OF A LOT WITHIN THIS SUBDIVISION IS ADVISED OF THE FOLLOWING:
   UNLESS IMPROVEMENTS (INCLUDING BUT NOT LIMITED TO ROADS) ARE:
   -EXISTING AT THE TIME THIS PLAT WAS RECORDED IN THE PUBLIC RECORDS, OR
   -ASSURED BY WRITTEN AGREEMENT BETWEEN THE DEVELOPER AND MARION COUNTY BOARD OF COUNTY COMMISSIONERS,
   THEN SAID IMPROVEMENTS ARE NOT IN ANY MANNER ASSURED FOR CONSTRUCTION IN THE FUTURE BY EITHER MARION COUNTY OR SELLER OF SAID LOTS OR TRACTS.
5. UTILITY EASEMENTS ARE SHOWN BY DASHED LINES AND/OR NOTED HEREIN. ALL PUBLIC AND PRIVATE UTILITY COMPANIES AND GOVERNMENTAL AGENCIES ARE GRANTED THE RIGHT TO CONSTRUCT, INSTALL, MAINTAIN AND OPERATE UTILITIES IN THESE UTILITY EASEMENTS (INCLUDING ELECTRIC, TELECOMMUNICATIONS AND NATURAL GAS).
6. ALL PLATTED UTILITY EASEMENTS SHALL ALSO ALLOW FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES.
7. IN ADDITION TO THE UTILITY EASEMENTS SHOWN OR NOTED HEREIN, THERE SHALL BE A FIVE (5) FEET WIDE DRAINAGE AND UTILITY EASEMENT ALONG THE SIDES OF EVERY LOT CREATED BY THIS PLAT RESERVED FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF UTILITIES BY ANY PROVIDER.
8. THE FOLLOWING DOCUMENTS ARE APPLICABLE TO THE PROPERTY DESCRIBED AND SHOWN HEREON, BUT DO NOT REPRESENT A SURVEY MATTER: NOTICE OF ENVIRONMENTAL RESOURCE PERMIT RECORDED IN OFFICIAL RECORDS BOOK 8776, PAGE 1504, AND MORTGAGE RECORDED IN OFFICIAL RECORDS BOOK 8761, PAGE 1617, PUBLIC RECORDS OF MARION COUNTY, FLORIDA.
9. COUNTY OFFICIALS EMPLOYED BY THE COUNTY BUILDING AND ZONING DEPARTMENT, COUNTY ENVIRONMENTAL HEALTH DEPARTMENT AND COUNTY ENGINEERING DEPARTMENT SHALL HAVE THE RIGHT TO ENTER UPON THE LANDS INCLUDED IN THIS PLAT FOR THE PURPOSES OF INSPECTING ANY AND ALL FACILITIES, STRUCTURES AND INFRASTRUCTURE IMPROVEMENTS IN ORDER TO ASSURE THAT THE SAME ARE IN KEEPING WITH THE PUBLIC SAFETY, HEALTH AND GENERAL WELFARE.
10. THE LOTS WITHIN THIS SUBDIVISION WILL BE SERVED BY CENTRAL WATER AND SEWER SYSTEMS OWNED AND MAINTAINED BY MARION COUNTY UTILITIES.
11. PROPERTY IS LOCATED WITHIN THE SECONDARY ZONE OF THE SPRINGS PROTECTION ZONE.
12. THE FUTURE LAND USE AND ZONING DESIGNATIONS SHOWN HEREON FOR THE SURROUNDING PROPERTIES ARE CURRENT AS OF THE DATE OF THIS PLAT. LOT OWNERS SHOULD BE ADVISED THESE ARE SUBJECT TO CHANGE AT ANY TIME.
13. THE LANDSCAPE BUFFERS AND SETBACKS SHOWN HEREON ARE CURRENT AS OF THE DATE OF THIS PLAT. LOT OWNERS SHOULD BE ADVISED THESE MAY BE CHANGED BY FUTURE AMENDMENTS TO THE LAND DEVELOPMENT CODE.
14. FIRE PROTECTION IN ACCORDANCE WITH THE MARION COUNTY LAND DEVELOPMENT CODE IS PROVIDED VIA THE CENTRAL POTABLE WATER SYSTEM FOR THIS PROJECT.
15. THE MARION FRIENDLY LANDSCAPE AREAS (MFLA), AS SHOWN ON THE SUBDIVISION IMPROVEMENT PLAN, ARE DEFINED AS THAT PORTION OF A NEW OR EXPANDED DEVELOPMENT THAT THROUGH THE APPROVED DEVELOPMENT PLANS, DOCUMENTS AND DEED RESTRICTIONS, IS IDENTIFIED TO BE MAINTAINED AS MARION FRIENDLY LANDSCAPING AND WHERE THE USE OF HIGH VOLUME, IRRIGATION, NON-DROUGHT TOLERANT PLANTS AND LAWN CHEMICALS (FERTILIZERS AND PESTICIDES) ON TURFGRASS IS PROHIBITED.
16. DRIVEWAY ACCESS TO ALL CORNER LOTS SHALL COMPLY WITH CURRENT MARION COUNTY LAND DEVELOPMENT CODE FOR RESIDENTIAL DRIVEWAYS.
17. ALL DISTANCES SHOWN HEREON ARE GROUND DISTANCES.
18. A SEPARATE INSTRUMENT SERVING AS JOINDER AND CONSENT FOR A MORTGAGEE OR OTHER PARTY OF INTEREST TO THE PLAT DEPICTED HEREON, HAS BEEN SEPARATELY FILED AND RECORDED IN THE MARION COUNTY PUBLIC RECORDS OFFICIAL RECORD BOOK _____, PAGE(S) _____, AS ASSIGNED BY THE CLERK OF THE COURT'S OFFICE.



LOCATION MAP

LEGAL DESCRIPTION:

A PORTION OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4, SECTION 7, TOWNSHIP 16 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF SAID WEST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4; THENCE N89°54'19"W ALONG THE NORTH LINE THEREOF, 639.68 FEET TO THE INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF S.W. 75th AVENUE (50 FEET WIDE); THENCE DEPARTING SAID NORTH LINE, PROCEED S00°14'12"W ALONG SAID EAST RIGHT-OF-WAY LINE, 1293.08 FEET TO THE INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF S.W. 80th STREET (50 FEET WIDE); THENCE DEPARTING SAID EAST RIGHT-OF-WAY LINE, PROCEED S89°52'35"E ALONG SAID NORTH RIGHT-OF-WAY LINE, 430.36 FEET TO A POINT ON THE WEST LINE OF THE EAST 210' OF SAID WEST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4; THENCE DEPARTING SAID NORTH RIGHT-OF-WAY LINE, PROCEED N00°18'25"E ALONG SAID WEST LINE, 179.71 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH 210' OF SAID WEST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4; THENCE DEPARTING SAID WEST LINE, PROCEED S89°47'58"E ALONG SAID NORTH LINE, 209.48 FEET TO A POINT ON THE EAST LINE OF SAID WEST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4; THENCE N00°13'02"E ALONG SAID EAST LINE, 1113.97 FEET TO THE POINT OF BEGINNING.
CONTAINING 18.13 Acres, MORE OR LESS.

NOTICE:
THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

THIS PLAT IS 3 SHEETS IN TOTAL, AND ONE IS NOT COMPLETE WITHOUT THE OTHER.
SHEETS 2 & 3 CONTAIN: PLAT MAPS

OWNERS ACKNOWLEDGEMENT AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT FUN 'N GAMES, LLC a Florida limited liability company, AS FEE SIMPLE OWNER OF THE LAND DESCRIBED AND PLATTED HEREIN AS "WESTWOOD TRAILS", BEING IN MARION COUNTY, FLORIDA, HAS CAUSED SAID LANDS TO BE SURVEYED AND PLATTED AS SHOWN HEREON.

ALL STREETS, RIGHTS-OF-WAY, TRACTS "A", "C", "D", "E" AND "F" AND THE IMPROVEMENTS THAT LIE WITHIN THEM, AS SHOWN ON THIS PLAT, ARE HEREBY DEDICATED AND CONVEYED BY THIS PLAT PRIVATELY TO THE WESTWOOD TRAILS COMMUNITY ASSOCIATION, INC. ("ASSOCIATION").

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.

TRACT "B" AND ITS IMPROVEMENTS SHALL BE DEDICATED AND CONVEYED BY THIS PLAT TO MARION COUNTY UTILITIES FOR THE PURPOSE OF THE OPERATION AND MAINTENANCE OF A SANITARY LIFT STATION.

THE SOUTH 35 FEET OF THE LANDS DESCRIBED HEREON SHALL BE DEDICATED AND CONVEYED PUBLICLY, BY THIS PLAT, FOR ADDITIONAL RIGHT-OF-WAY FOR S.W. 80th STREET TO MARION COUNTY, A FLORIDA POLITICAL SUBDIVISION OF THE STATE OF FLORIDA.

THE FOLLOWING TRACTS SHALL BE OWNED AND MAINTAINED BY THE ASSOCIATION FOR THE PURPOSES STATED HEREON FOR THE BENEFIT AND USE OF THE LOT OWNERS WITHIN THE SUBDIVISION: TRACTS "A" AND "D" SHALL BE RESERVED FOR OPEN SPACE AND A DRAINAGE RETENTION AREA; TRACTS "C", "E" AND "F" SHALL BE RESERVED FOR OPEN SPACE.

ALL DRAINAGE EASEMENTS AS SHOWN OR NOTED HEREON ARE DEDICATED PRIVATELY TO THE ASSOCIATION FOR THE CONSTRUCTION AND MAINTENANCE OF SUCH FACILITIES. MARION COUNTY IS GRANTED THE RIGHT TO PERFORM EMERGENCY MAINTENANCE ON THE DRAINAGE EASEMENTS 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.

ALL UTILITY EASEMENTS SHOWN HEREON ARE HEREBY GRANTED TO THE PUBLIC FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF UTILITIES BY ANY UTILITY PROVIDER.

IN WITNESS WHEREOF JONATHAN S. DEAN, AS MANAGER OF FUN 'N GAMES, LLC a Florida limited liability company, HAS CAUSED THESE PRESENTS TO BE SIGNED ON THIS _____ DAY OF _____, 20____.

WITNESS #1:

SIGNATURE

PRINT NAME

WITNESS #2:

SIGNATURE

PRINT NAME

OWNER/DEVELOPER:
FUN 'N GAMES, LLC, a Florida limited liability company

JONATHAN S. DEAN, MANAGER

NOTARY ACKNOWLEDGMENT:

STATE OF _____

COUNTY OF _____

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS _____ DAY OF _____, 20____, BY JONATHAN S. DEAN AS MANAGER OF FUN 'N GAMES, LLC.

NOTARY PUBLIC, STATE OF FLORIDA

NAME: _____
(PLEASE PRINT)

COMMISSION NUMBER: _____ COMMISSION EXPIRES: _____

_____ PERSONALLY KNOWN
-OR-
_____ PRODUCED IDENTIFICATION (IF THIS BOXED IS CHECKED, FILL IN THE BLANK BELOW)
TYPE OF IDENTIFICATION PRODUCED: _____

SURVEYOR'S CERTIFICATION:

I CERTIFY THIS PLAT, PREPARED UNDER MY DIRECTION AND SUPERVISION, COMPLIES WITH THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE MARION COUNTY LAND DEVELOPMENT CODE, AND THAT THIS PLAT DOES NOT ADVERSELY AFFECT THE LEGAL ACCESS OF ADJACENT PARCELS.

BY: _____
MICKELLE M. BOYER, P.S.M.
REGISTRATION No. 7398
STATE OF FLORIDA

APPROVAL OF OFFICIALS - DEVELOPMENT REVIEW COMMITTEE:

BY: _____ COUNTY ENGINEERING BY: _____ COUNTY SURVEYOR

BY: _____ COUNTY FIRE SERVICES BY: _____ COUNTY UTILITIES

BY: _____ COUNTY GROWTH SERVICES BY: _____ COUNTY BUILDING SAFETY

CLERK'S CERTIFICATION:

I, CLERK OF CIRCUIT COURT OF MARION COUNTY, FLORIDA, DO HEREBY ACCEPT THIS PLAT OF WESTWOOD TRAILS FOR RECORDING. THIS PLAT FILED FOR RECORD THIS DAY OF _____, 20____ AT _____:_____ A.M./P.M. AND RECORDED ON PAGE(S) _____ OF PLAT BOOK _____ IN THE OFFICE OF THE CLERK OF CIRCUIT COURT OF MARION COUNTY, FLORIDA.

BY: _____
GREGORY C. HARRELL
CLERK OF COURT

CERTIFICATE OF APPROVAL BY ADMINISTRATIVE AUTHORITY:

THIS IS TO CERTIFY, THAT ON THIS _____ DAY OF _____, 20____, THE FOREGOING PLAT WAS APPROVED BY THE COUNTY ADMINISTRATOR OR HIS OR HER DESIGNATED ADMINISTRATIVE OFFICIAL FOR MARION COUNTY, FLORIDA.

BY: _____
COUNTY ADMINISTRATOR, or
DESIGNATED ADMINISTRATIVE OFFICIAL

PREPARED BY:

ROGERS ENGINEERING & LAND SURVEYING

1105 SE 3rd Ave, Ocala, Florida 34471 • Ph. (352) 622-9214 • Lic. Bus. #4074

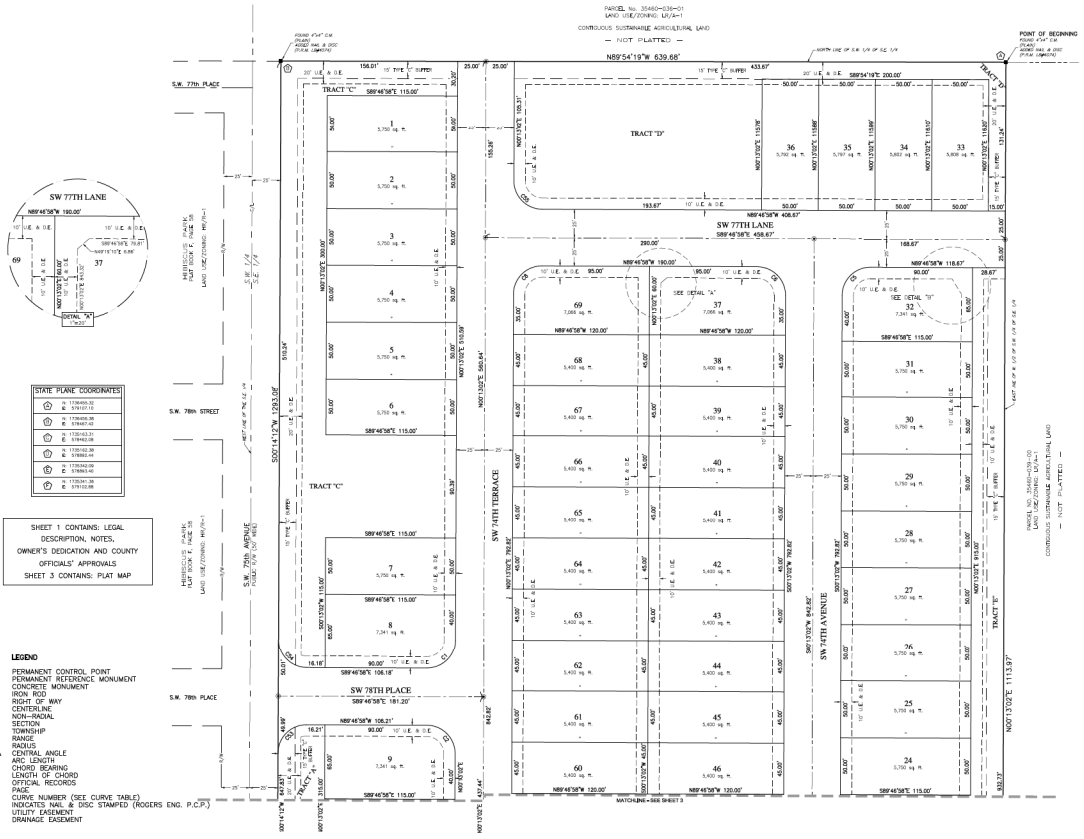
PLAT BOOK ____, PAGE ____

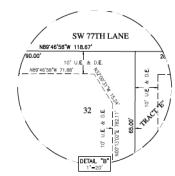
SHEET 2 OF 3

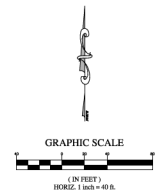
WESTWOOD TRAILS

A PLANNED UNIT DEVELOPMENT

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







STATE PLANE COORDINATES	
A	N 1736605.32 E 579101.10
B	N 1736606.38 E 578467.43
C	N 1735163.31 E 578462.08
D	N 1735162.38 E 578993.44
E	N 1735342.09 E 578993.40
F	N 1735341.38 E 579102.88

SHEET 1 CONTAINS: LEGAL DESCRIPTION, NOTES, OWNER'S DEDICATION AND COUNTY OFFICIALS' APPROVALS
SHEET 3 CONTAINS: PLAT MAP

LEGEND

P.C.P.	PERMANENT CONTROL POINT
P.R.M.	PERMANENT REFERENCE MONUMENT
C.M.	CONCRETE MONUMENT
I.R.	IRON ROD
R/W	RIGHT OF WAY
C/L	CENTERLINE
NR	NON-RADIAL
SEC.	SECTION
TWP.	TOWNSHIP
RGE.	RANGE
R	RADIUS
D or Δ	CENTRAL ANGLE
L	ARC LENGTH
CB	CHORD BEARING
LC	LENGTH OF CHORD
O.R.	OFFICIAL RECORDS
PG.	PAGE
C1	CURVE NUMBER (SEE CURVE TABLE)
●	INDICATES NAIL & DISC STAMPED (ROGERS ENG. P.C.P.)
U.E.	UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT

CURVE TABLE

CURVE #	R	Δ	L	CB	LC
C1	25.00	90°00'00"	39.27	S45°13'32"E	35.36
C2	25.00	90°00'00"	39.27	S44°46'58"W	35.36
C3	25.00	90°00'00"	39.27	S45°13'32"W	35.36
C6	25.00	90°00'00"	39.27	S44°46'58"W	35.36
C8	25.00	90°00'00"	39.27	S45°13'32"W	35.36
C53	25.00	89°58'50"	39.26	S45°13'27"W	35.35
C54	25.00	90°01'10"	39.28	S44°46'33"E	35.36
C55	25.00	90°00'00"	39.27	S44°46'58"E	35.36
C101	25.00	90°00'00"	17.68	S44°46'58"E	106.07

TRACT TABLE

TRACT	sq. ft.	ACREAGE	USAGE
A	91,258	2.09	DRA & OPEN SPACE
B	4,900	0.11	LIFT STATION
C	35,719	0.82	OPEN SPACE
D	33,381	0.77	DRA & OPEN SPACE
E	38,501	0.88	OPEN SPACE
F	25,405	0.58	OPEN SPACE

PREPARED BY:

ROGERS ENGINEERING & LAND SURVEYING

1105 SE 3rd Ave, Ocala, Florida 34471 ▪ Ph. (352) 622-9214 ▪ Lic. Bus. #4074

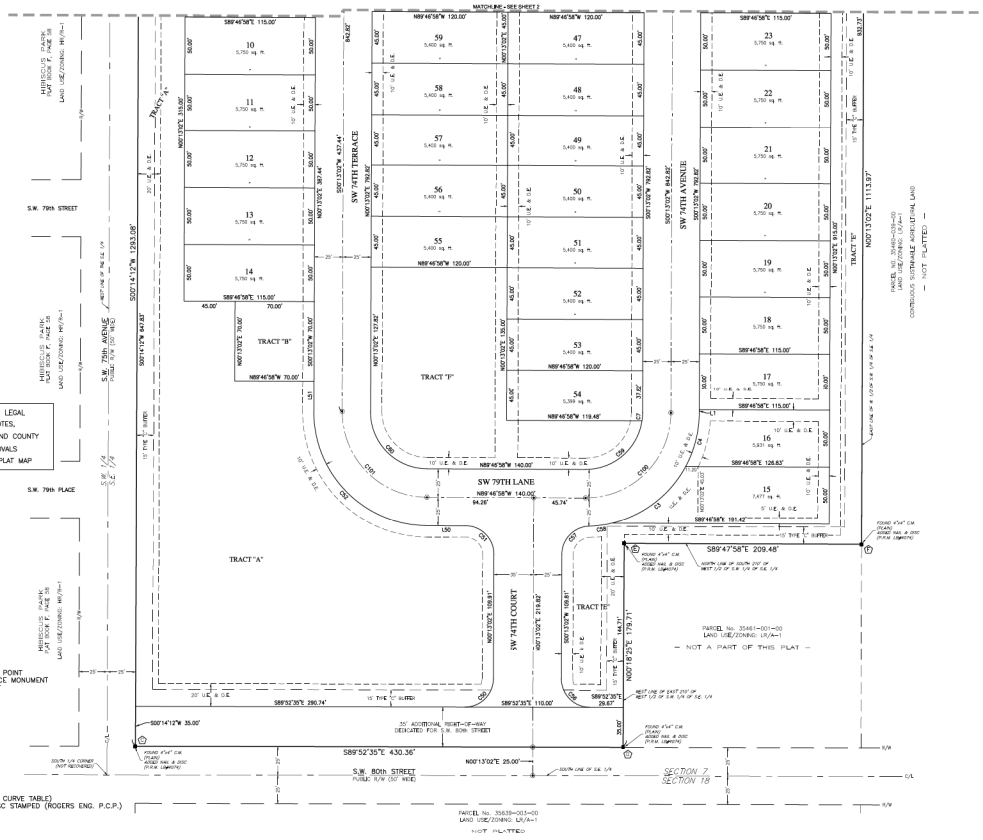
PLAT BOOK ____, PAGE ____

SHEET 3 OF 3

WESTWOOD TRAILS

A PLANNED UNIT DEVELOPMENT

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



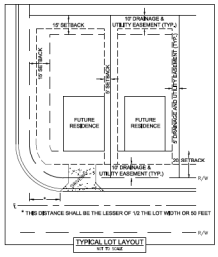
SHEET 1 CONTAINS: LEGAL DESCRIPTION, NOTES, OWNER'S DEDICATION AND COUNTY OFFICIALS' APPROVALS
SHEET 2 CONTAINS: PLAT MAP

GRAPHIC SCALE

(IN FEET)
HORIZ. 1 inch = 40 ft.

LINE TABLE		
LINE	BEARING	LENGTH
L1	N00°13'02"E	2.82
L30	N89°46'58"W	34.26
L51	S00°13'02"W	27.44

CURVE TABLE					
CURVE #	R	Δ	L	CB	LC
C3	100.00	48°52'42"	84.15	N52°20'30"E	81.68
C4	100.00	28°09'07"	49.13	N14°17'36"E	48.64
C7	50.00	8°57'27"	7.31	N42°20'46"E	7.30
C50	25.00	89°54'23"	39.23	N45°00'13"E	35.33
C51	25.00	90°00'00"	39.27	N44°46'58"W	35.36
C52	100.00	90°00'00"	157.08	S44°46'58"E	141.42
C56	25.00	90°00'00"	39.31	S44°46'47"E	35.38
C57	25.00	89°02'52"	38.42	S44°14'58"W	34.75
C58	100.00	11°47'02"	20.58	N52°20'33"E	20.38
C59	50.00	81°44'33"	71.33	N49°20'46"E	65.44
C60	50.00	90°00'00"	78.54	S44°46'58"E	70.71
C100	75.00	90°00'00"	117.81	N45°13'02"E	106.07
C101	75.00	90°00'00"	117.81	S44°46'58"E	106.07



TYPICAL LOT LAYOUT
NOT TO SCALE

LEGEND

P.C.P.	PERMANENT CONTROL POINT
P.R.M.	PERMANENT REFERENCE MONUMENT
C.M.	CONCRETE MONUMENT
I.R.	IRON ROD
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Marion County

Development Review Committee

Agenda Item

File No.: 2026-24066 **Agenda Date:** 8/17/2026 **Agenda No.:** 5.2.

SUBJECT:
Walmart Neighborhood Market Store #3009-1000 - Major Site Plan - Plan Revisions
Parcel #: 6722-200-003, 6722-200-002 #33138
CPH, LLC

SUBMITTAL SUMMARY REPORT
33138

PLAN NAME: WALMART NEIGHBORHOOD MARKET STORE #3009-1000

LOCATION: 16625 SE 91ST PHILLIPS CT THE VILLAGES,

APPLICATION DATE: 07/25/2025

PARCEL: 6722-200-003

DESCRIPTION:

CONTACTS	NAME	COMPANY
Applicant	EVAN JACKSON	CPH, LLC
Engineer of Record	EVAN JACKSON	CPH, LLC

CONDITION	DESCRIPTION	CREATED BY	CREATED ON	COMMENTS	SATISFIED?
Conditional Comment(s)		Chris Zeigler	01/02/2026	CONDITIONAL APPROVAL subject to the developer's agreement for the access onto CR 42 being finalized and approved by the Marion Board of County Commissioners prior to final inspection of the site.	No
Conditional Comment(s)		Chris Zeigler	01/02/2026	CONDITIONAL APPROVAL subject to payment of the sidewalk fee in the amount of $6,954.25 prior to final plan approval.	Yes

SUBMITTAL	STARTED	DUE	COMPLETE	STATUS
OCE: Plan Review Revision (DR) v.3	07/30/2026	08/06/2026	08/12/2026	Approved
OCE: Plan Review Revision (DR) v.2	05/28/2026	06/04/2026	06/04/2026	Requires Re-submit
OCE: Plan Review Revision (DR) v.1	05/04/2026	05/18/2026	05/20/2026	Requires Re-submit
OCE: Plan Review (DR) v.3	01/02/2026	01/09/2026	01/21/2026	Approved
OCE: Plan Review (DR) v.2	12/09/2025	12/16/2025	12/24/2025	Requires Re-submit
OCE: Plan Review (DR) v.1	10/21/2025	10/28/2025	11/13/2025	Requires Re-submit

SUBMITTAL DETAILS

OCE: Plan Review (DR) v.6

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
911 Management (DR) (911 Management)	Kristie Wright	01/09/2026	01/06/2026	Approved
Environmental Health (Plans) (Environmental Health)	Evan Searcy	01/09/2026	01/08/2026	Approved
Fire Marshal (Plans) (Fire)	Anthony Marino	01/09/2026	01/02/2026	Approved
Growth Services Planning & Zoning (DR) (GS Planning and Zoning)	Xinyi Chen	01/09/2026	01/09/2026	Approved
Landscape (Plans) (Parks and Recreation)	Susan Heyen	01/09/2026	01/08/2026	Approved
OCE Design (Plans) (Office of the County Engineer)	Gerald Koch	01/09/2026	01/14/2026	Approved
Recommendations	2.12.3 - Title block • Design - Major Site Plan			
Comments	Per Land Dev Mgr based on last round of reviews			

SUBMITTAL SUMMARY REPORT (33138)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
OCE Property Management (Plans) (Office of the County Engineer)	Elizabeth Woods	01/09/2026	01/21/2026	Informational

Comments

DEPARTMENT: ENRAA - ACQ AGENT ENG ROW
REVIEW ITEM: Major Site Plan
STATUS OF REVIEW: INFO
REMARKS: SunBiz and Project Map Checked 8.7.25 EMW
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]."

OCE Stormwater (Permits & Plans) (Office of the County Engineer)	Kevin Vickers	01/09/2026	01/06/2026	Approved

Recommendations Additional Stormwater comments - If you have questions or would like to discuss the stormwater review comments, please contact Kevin Vickers, PE at 352-671-8695 or kevin.vickers@marionfl.org.

OCE Survey (Plans) (Office of the County Engineer)	Theresa Smail	01/09/2026	01/06/2026	Approved
OCE Traffic (Permits & Plans) (Office of the County Engineer)	Chris Zeigler	01/09/2026	01/02/2026	Approved

Corrections 6.12.12 - Sidewalks (**Resolved**) - **Corrective Action:** The Development Review Committee approved the payment of a fee in-lieu of sidewalk construction along CR 42. The fee comes out to $6,954.25 and must be paid prior to final plan approval. - 6.12.12 - Sidewalks: Show sidewalk on the plans as required in section 6.12.12.

Corrections Additional Traffic Comments (**Resolved**) - **Corrective Action:** INFORMATIONAL- A developer's agreement is needed for the access modifications on CR 42 if needed in the future. The developer's agreement is in process. A condition will be placed on the final plan approval requiring the developer's agreement to be finalized and approved by the Board of County Commissioners prior to final inspection on the site. - Additional Traffic Comments

Utilities (OCE Plans) (Utilities)	Heather Proctor	01/09/2026	01/08/2026	Approved

Comments The site will be served by Marion County Utilities (MCU) for water and sewer service. MCU staff previously approved the plans.

OCE: Plan Review (DR) v.5

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
911 Management (DR) (911 Management)	Caroline Dennison	12/16/2025	12/15/2025	Approved
Environmental Health (Plans) (Environmental Health)	Evan Searcy	12/16/2025	12/23/2025	Approved
Fire Marshal (Plans) (Fire)	Jonathan Kenning	12/16/2025	12/09/2025	Approved

Comments Previously approved

Growth Services Planning & Zoning (DR) (GS Planning and Zoning)	Xinyi Chen	12/16/2025	12/17/2025	Approved
Landscape (Plans) (Parks and Recreation)	Susan Heyen	12/16/2025	12/11/2025	Approved

SUBMITTAL SUMMARY REPORT (33138)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
OCE Design (Plans) (Office of the County Engineer)	Gerald Koch	12/16/2025	12/19/2025	Approved
Recommendations	2.12.3 - Title block • Design - Major Site Plan			
OCE Property Management (Plans) (Office of the County Engineer)	Elizabeth Woods	12/16/2025	12/17/2025	Informational
Comments	SunBiz and Project Map Checked 8.7.25 EMW//10.27.25//12.17.25 IF APPLICABLE: Sec. 2.18.1.I - Show connections to other phases. Sec.2.19.2.H – Legal Documents Legal documents such as Declaration of Covenants and Restrictions, By-Laws, Articles of Incorporation, ordinances, resolutions, etc. Sec. 6.3.1.B.1 – Required Right of Way Dedication (select as appropriate) For Public Streets. "[All streets and rights-of-way shown on this plat or name specifically if less than all] are hereby dedicated for the use and benefit of the public." Sec. 6.3.1.B.2 – Required Right of Way Dedication For Non-Public Streets. "[All streets and rights-of-way shown on this plat or name specifically if less than all] are hereby dedicated privately to the [entity name]. All public authorities and their personnel providing services to the subdivision are granted an easement for access. The Board of County Commissioners of Marion County, Florida, shall have no responsibility, duty, or liability whatsoever regarding such streets. Marion County is granted an easement for emergency maintenance in the event of a local, state, or federal state of emergency wherein the declaration includes this subdivision or an emergency wherein the health, safety, or welfare of the public is deemed to be at risk." Sec. 6.3.1.D.3 - Cross Access Easements For Cross Access Easements. "All parallel access easements shown on this plat are hereby dedicated for the use and benefit of the public, and maintenance of said easements is the responsibility of [entity name]." Sec. 6.3.1.C.1 - Utility Easements (select as appropriate) "[All utility easements shown or noted or name specifically if less than all] are dedicated [private or to the public] for the construction, installation, maintenance, and operation of utilities by any utility provider." Sec. 6.3.1.C.2 – Utility Easements "[All utility tracts or identify each tract as appropriate] as shown are dedicated [private or to the public] for the construction and maintenance of such facilities." Sec.6.3.1.D(c)(1)(2)(3) - Stormwater easements and facilities, select as appropriate: 1. "[All stormwater and drainage easements as shown or noted or name specifically if less than all] are dedicated [private or to the public] for the construction and maintenance of such facilities." 2. "[All stormwater management tracts or identify each tract as appropriate] as shown are dedicated [private or to the public] for the construction and maintenance of such facilities." 3. When any stormwater easement and/or management tract is not dedicated to the public or Marion County directly, the following statement shall be added to the dedication language: "Marion County is granted the right to perform emergency maintenance on the [stormwater easement and/or management tract, complete accordingly] in the event of a local, state, or federal state of emergency wherein the declaration includes this subdivision or an emergency wherein the health, safety, or welfare of the public is deemed to be at risk." Sec.6.3.1.D(f) – If a Conservation Easement is required the following shall be provided: "A conservation easement [as shown or on tract and identify the tract, complete accordingly] is dedicated to [the Board of County Commissioners of Marion County, Florida or entity name, if not Marion County] for the purpose of preservation of [listed species, habitat, Karst feature and/or native vegetation, complete accordingly]."				
OCE Stormwater (Permits & Plans) (Office of the County Engineer)	Kevin Vickers	12/16/2025	12/16/2025	Approved
Recommendations	Additional Stormwater comments - If you have questions or would like to discuss the stormwater review comments, please contact Kevin Vickers, PE at 352-671-8695 or kevin.vickers@marionfl.org.			
OCE Survey (Plans) (Office of the County Engineer)	Theresa Smail	12/16/2025	12/17/2025	Approved

SUBMITTAL SUMMARY REPORT (33138)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
OCE Traffic (Permits & Plans) (Office of the County Engineer)	Chris Zeigler	12/16/2025	12/11/2025	Requires Re-submit

Corrections Additional Traffic Comments (**Not Resolved**) - **Corrective Action:** INFORMATIONAL- A developer's agreement is needed for the access modifications on CR 42 if needed in the future. The developer's agreement is in process. A condition will be placed on the final plan approval requiring the developer's agreement to be finalized and approved by the Board of County Commissioners prior to final inspection on the site. - Additional Traffic Comments

Corrections 6.12.12 - Sidewalks (**Not Resolved**) - **Corrective Action:** The Development Review Committee approved the payment of a fee in-lieu of sidewalk construction along CR 42. The fee comes out to $6,954.25 and must be paid prior to final plan approval. - 6.12.12 - Sidewalks: Show sidewalk on the plans as required in section 6.12.12.

Utilities (OCE Plans) (Utilities)	Heather Proctor	12/16/2025	12/17/2025	Approved

Comments Project 33138 will be connecting to Marion County Utilities (MCU)- water and wastewater. Plans were previously approved by MCU staff for connections and details.

OCE: Plan Review (DR) v.4

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
911 Management (DR) (911 Management)		10/28/2025	11/10/2025	Requires Re-submit

Comments
YES 2.12.8 - Legal description matches boundary on plan
YES 2.12.28 - Correct road names supplied Sheet C1.0 is missing the road name of SE Hwy 42
NO 6.2.1.F - North arrow and graphic drawing and written scale Sheet C5.15 is still missing the North Arrow. Sheet C5.3 is missing the North Arrow & Graphic Scale.
N/A Additional 911 comments

Environmental Health (Plans) (Environmental Health)		10/28/2025	11/10/2025	Approved

Comments
YES Central Sewer Central Sewer
N/A Lot Size
N/A Total Flow
N/A Available Area
YES DEP Water Approval Central Water
N/A Operating Permit Required
N/A 2.12.6 - Location of septic systems & wells
N/A 2.12.36 - Location of water & septic systems
INFO Additional Health comments Central Sewer/Central Water

Fire Marshal (Plans) (Fire)		10/28/2025	11/10/2025	Approved

Comments
YES 6.18.2 - Fire Flow/Fire Hydrant
N/A 6.18.3 - Gated Communities/Properties
N/A 6.18.4 - Wildland Interface Area
YES 6.18.5 - Access Control Box
YES 6.18.2.D - Fire Department Connections
YES NFPA 1 Chapter 11.10.1 - In Building Minimum Radio Signal Strength
YES 6.18.2.G - Painting and Marking of Fire Hydrants
YES NFPA 1 Chapter 18.2.3 - Fire Dept Access Roads
N/A Additional Fire comments

SUBMITTAL SUMMARY REPORT (33138)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
Growth Services Planning & Zoning (DR) (GS Planning and Zoning)		10/28/2025	11/10/2025	Requires Re-submit

Comments

LAND USE-APPROVED
YES 2.12.4.L(2)/3.2.3 - Use Consistent with FLU Designation?
YES 2.12.4.L(3) - All applicable Developer's Agreements listed?
YES 2.12.4.L(2,3, & 5)/6.3.1C(15)(g) - DRI/FQD Compliance Note?
N/A 3.2.3/6.6/5.2.5/flood - RESIDENTIAL - Complies with Min/Max Density?
YES 3.2.3 - NON-RESIDENTIAL - Complies with FAR?
YES 2.12.4.L(6) - Gross/wetland/floodplain acreage listed?
N/A 3.3.2.C - Complies with Approved ECSD PUD?
N/A 3.3.3.A(1)- Complies with Approved Rural Residential Cluster Plan?
N/A 3.3.3.A(2) - Complies with Approved Hamlet Plan?
N/A 2.12.4.L(5)/5.2 - [Applicable ESOZ/FPOZ Status Listed?]
N/A 2.12.4.L(5)/5.4 - [Applicable Springs Protection Zone Listed?]
N/A 2.12.4.L(5)/5.7 - Wellhead Protection - P/S/T Zones Shown/Listed?
YES 2.12.4.L(7 & 9) - Building Uses/Identifiers/Designations Provided for 911?
N/A 4.1.4.J - [Greenway Setback Provided?]
N/A 2.12.16/6.5 - [EALS or EALS-ER provided?]
N/A 6.5 & 6.6 - Habitat Preservation/Mitigation Provided?
N/A 2.12.9 - [Show All Existing Surrounding & Intersecting R/Ws?]
N/A 6.12.2.A - [Local Road right-of-Way Provided?]
N/A 6.12.2.A - [Access Improvements R/W Provided (decel/accel/turn lanes)?]
N/A 2.12.9/6.12.2.B - Comp Plan Future Thoroughfares R/W Provided (TE Map)?
N/A 6.11.4.C - [Additional/Atlernate/Interconnected Access (S/QS-L) Provided?]
N/A 6.11.2, 4 & 5 - Internal Access Consistent with PUD/Master Plan/Plat?
YES 6.11.4.B & D/7.3.1 - [Cross/Parallel Access Required/Suitable?]
INFO 6.11.5 -[Driveways to Intersections Separated/Coordinated?] Southern access on SE 91st Phillips Court has spacing issues. Defer to OCE.
YES 6.11.4.E - [Sight Triangle Provided?]
INFO 6.11.5 - [Driveways to Driveways Separated/Coordinated?] Southern access on SE 91st Phillips Court has spacing issues. Defer to OCE.
YES 6.12.12 - [Sidewalks Internal/External Provided?]
YES 2.12.5/1.8.2.A - Concurrency/Traffic - Study/Capacity Available?
YES 2.12.5/1.8.2.D - Concurrency - PRELIM Evaluation Required?
YES 2.12.5/1.8.2.F - Is Concurrency Approval or Deferral Elected?
YES 2.12.6, 35, & 36/6.14 - [Concurrency/Water Provided?]
YES 2.12.6, 35, & 36/6.14 - [Concurrency/Sewer Provided?]
N/A Additional Planning Items:
ZONING-REJECT
YES 2.12.4.C - Owner and applicant name
YES 2.12.4.L(1) - Parcel number
YES 2.12.21/6.3.1.C(10) - Land use and zoning on project and on adjacent properties shown
YES 2.12.4.L(4) - Zoning requirements: lot width, area , setbacks , coverage (floor area ratios) and parking
YES 2.12.23/4.2 -Setbacks, dimensions for all improvements, and easements
NO 2.12.24 - Landscape requirements/6.8.6 - Buffering Bufferings along the East of property abutting MR Landuse require type B buffers. Also please note that all buffering requiring a wall, must have plantings on the outside of the walls.
10/30 A waiver request is needed to use fencing instead of a wall. Label walls within buffers.
YES 2.12.4.L(7) - List and describe land use including floor area of particular use (example: office, warehouse, storage or assembly) these descriptions are often found in the summary of parking requirements but should be clearly shown on plan
INFO 2.12.6 - Location of water and sewer. Does this need a special use permit? Defer to MCU
YES 2.12.9 - Show adjacent streets serving development SE HWY 42 missing from site plan.
YES 2.12.32 - Show 100yr flood zone
YES 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) Environmental Assessment has been forwarded to the FWC
YES 2.12.4.L(10) - Parking requirements, service entrances, space size paved parking isle and access to parking area/6.11.8 - Off-street parking requirements/6.11.7 - Loading Areas/ 6.11.6 - Construction access/route
YES 4.4.4 -Sign (provisions for advertising signage), if it is a multi occupancy complex like shopping centers they must submit a master sign plan.
YES 2.12.19 - Provide dimensions and location of all existing site improvements; dimensions and location for all proposed site improvements with all setbacks
INFO 2.12.27 - Show location of outside storage areas Please indicate location of outside storage, and note that dumpsters need to be screened and buffered.
YES 5.2 & 5.3 - Verify any overlay zones such as ESOZ, Springs Protection, or Flood Plain Verify Secondary Springs Protection Overlay Zone on cover sheet/site plan.
INFO Additional Zoning comments Sarah Wells
Sarah.Wells@marionfl.org

SUBMITTAL SUMMARY REPORT (33138)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
Landscape (Plans) (Parks and Recreation)		10/28/2025	11/10/2025	Requires Re-submit

Comments

N/A 2.12.18 - All trees 10" DBH and larger
N/A 2.12.25 - Marion Friendly Landscape Areas
N/A 6.7.3 - Tree protection
YES 6.7.4 - Shade tree requirements Shade trees are calculated by the area of the site, not the post-development area. Please revise and show number of trees provided
N/A 6.7.6 - Tree removal submittal requirements
N/A 6.7.8 - Protected tree replacement requirements
N/A 6.7.9 - Replacement trees; general requirements
YES 6.8.2 - Landscape plan requirements (details, schedule, calculations, notes)
YES 6.8.3 - Landscape design standards
YES 6.8.4 - Landscape area requirements for non-residential development Provide calculations showing landscape area requirements are met
N/A 6.8.5 - Landscape area requirements for residential and mixed use developments
NO 6.8.6 - Buffers 1. Show and label wall for Type B east buffer 2. Show and label wall on south buffer - waiver required to use fence instead of wall
YES 6.8.7 - Parking areas and vehicular use areas
YES 6.8.8 - Building landscaping waiver approved 10/27 Fuel Center does not meet 60% landscape of public view of building, waiver required
YES 6.8.9 - Service and equipment areas
N/A 6.13.3.C(5) - Landscaping of public stormwater management facilities
N/A 6.13.3.D(4) - Landscaping of private stormwater management facilities
YES 6.8.10 - General planting requirements (specifications)
YES 6.8.11 - Landscape installation
YES 6.8.12 - Landscape completion inspection requirements
YES 6.9.2 - Irrigation plan requirements (details, legend, notes)
YES 6.9.3 - Irrigation design standards
YES 6.9.5 - Irrigation system installation
YES 6.9.6 - Completion inspection requirements
YES 6.19.3 - Outdoor lighting plan requirements Please submit a signed and sealed photometric plan
YES 6.19.4 - Exterior lighting design standards
N/A 5.5.4.B - Permitted uses within Springs Protection Overlay Zone
N/A Additional Landscape comments

SUBMITTAL SUMMARY REPORT (33138)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
OCE Design (Plans) (Office of the County Engineer)		10/28/2025	11/10/2025	Requires Re-submit

Comments

YES 2.21.2.B - Major Site Plan fee of $1,000..00 + ($10.00 x total site acreage) 10/29/25-fee due with resubmittal
7/31/25-fee due with resubmittal
N/A 2.21.2.B - Plan review fee of $40.00 made payable to Marion County Health Department
N/A Traffic study / methodolgy fee of $200.00 made payable to Marion County BCC is required prior to plan approval. Refer to Resolution 10-R-630 for the current fee schedule.
N/A 2.1.6.A - $100 Resubmittal fee payable to Marion County BCC
N/A 2.1.7.A - $100 Revision fee payable to Marion County BCC
N/A 2.1.3 - Order of plan approval
YES 2.12.3 - Title block on all sheets denoting type of application; project name, location, county, and state; and date of original and all revisions 10/29/25-Corrected
7/31/25-Title block on ALL sheets denoting type of application;(Major Site Plan)
YES 2.12.4.A - Type of application on front page 10/29/25-Corrected
7/31/25-Type of application (Major Site Plan)
YES 2.12.4.B - Project name centered at top of front page
YES 2.12.4.C - Name, address, phone number, and signature of owner and applicant on front sheet
YES 2.12.4.D - Owner's certification on front sheet: I hereby certify that I, my successors, and assigns shall perpetually maintain the improvements as shown on this plan
YES 2.12.4.E - The name, address, phone number, signature, date, license number, and seal of the responsible professional shall be shown on each plan sheet
YES 6.2.1.A - Name, street address, signature, date, license number, and seal of licensed professional on each sheet
YES 2.12.4.F - Licensed professional certification on cover sheet with signature and seal on all sheets after plan approval
YES 2.12.4.F(1) - Licensed Design Professional Certification: I hereby certify that these plans and calculations were completed in accordance with all applicable requirements of the Marion County Land Development Code, except as waived.
YES 2.12.4.G - A key location or vicinity map, with north arrow, with reference to surrounding properties, streets, municipal boundaries, sections, ranges, and township
YES 2.12.4.H - A portrait oriented minimal 3 inches x 5 inches space, located 2.75 inches from the right edge of paper and .75 inches from the top edge of paper, shall remain blank to allow for a County approval stamp
YES 2.12.4.I & 6.2.1.D - Index of sheets and numbering
INFO 2.12.4.K - List of approved waivers, their conditions, and the date of approval 7/31/25-add waivers if requested in future
YES 2.12.4.L(1) - Parcel number
YES 2.12.7 - A digital version of the plan in a format pre-approved by the Office of the County Engineer
YES 2.21.2.A - Multi-phase Major Site Plans may include a separate sheet showing independent, stand alone phasing and shall not be subject to a separate Master Plan application
YES 6.2.1.B - Plans shall be legible and meet typical industry standards
YES 6.2.1.C - Standardized sheet size shall be 24" x 36"
YES 6.2.1.F - North arrow and graphic drawing and written scale
N/A Legal Documents
INFO Additional Development Review Comments 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.

SUBMITTAL SUMMARY REPORT (33138)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
OCE Property Management (Plans) (Office of the County Engineer)		10/28/2025	11/10/2025	Approved

Comments

INFO Major Site Plan SunBiz and Project Map Checked 8.7.25 EMW//10.27.25

IF APPLICABLE:

Sec. 2.18.1.I - Show connections to other phases.

Sec.2.19.2.H – Legal Documents

Legal documents such as Declaration of Covenants and Restrictions, By-Laws, Articles of Incorporation, ordinances, resolutions, etc.

Sec. 6.3.1.B.1 – Required Right of Way Dedication (select as appropriate)

For Public Streets. "[All streets and rights-of-way shown on this plat or name specifically if less than all] are hereby dedicated for the use and benefit of the public."

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

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

Sec. 6.3.1.D.3 - Cross Access Easements

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

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

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

Sec. 6.3.1.C.2 – Utility Easements

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

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

1. "[All stormwater and drainage easements as shown or noted or name specifically if less than all] are dedicated [private or to the public] for the construction and maintenance of such facilities."

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

3. When any stormwater easement and/or management tract is not dedicated to the public or Marion County directly, the following statement shall be added to the dedication language: "Marion County is granted the right to perform emergency maintenance on the [stormwater easement and/or management tract, complete accordingly] in the event of a local, state, or

federal state of emergency wherein the declaration includes this subdivision or an emergency wherein the health, safety, or welfare of the public is deemed to be at risk."

Sec.6.3.1.D(f) –

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

SUBMITTAL SUMMARY REPORT (33138)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
OCE Stormwater (Permits & Plans) (Office of the County Engineer)		10/28/2025	11/10/2025	Requires Re-submit

Comments

YES 2.12.4.L(9)(b) - Data Block (Impervious Area)
NO 2.12.8 - Topographical Contours Engineer to confirm that County Surveyor accepts the language of the survey waiver granted by DRC on 10/27/25. If not, please submit updated survey for review.
YES 2.12.9/10 - Existing Drainage Right-of-Way/Easements
N/A 2.12.9/10 - Proposed Drainage Right-of-Way/Easements
YES 2.12.13/14/15 - General Exhibits
N/A 2.12.20 - Stormwater Infrastructure Supports Phasing
YES 2.12.38 - Stormwater Maintenance Entity
N/A 6.13.2.C - Geotechnical Investigation Report
N/A 6.13.7 - Geotechnical Criteria
YES 6.13.2 A(1)/(2) - Contributing Basins/Tc
YES 6.13.2.B(1)/(2) - Runoff Analysis/ Tc Calculations
YES 6.13.2.A(4) - Stormwater Features & Connective Elements
N/A 6.13.2.A(3) - Retention/Detention Area Design Parameters
N/A 6.13.3 - Type of Stormwater Facility Criteria
YES 6.13.4 - Stormwater Quantity Criteria
YES 6.13.2.B(4) - Hydrologic Analysis
YES 6.13.4.C - Discharge Conditions
YES 6.13.2.B(6) - Freeboard
YES 6.13.4.D - Recovery Analysis
N/A 6.13.5 - Flood Plain & Protection
YES 6.13.2.A(8) - Finish Floor Elevation Criteria
N/A 6.13.6 - Stormwater Quality Criteria
N/A 6.12.6 - Roadway Flooding Level of Service
N/A 6.13.6.B - Alternative Treatment Techniques
YES 6.13.6.C - Best Management Practices
YES 6.13.8 - Stormwater Conveyance Criteria
YES 6.13.2.B(5) - Hydraulic Analysis
N/A 6.13.8.B(3) - Lane Spread Calculations
YES 6.13.2.A(9) - Access Accommodates Stormwater
YES 6.13.8.B(7) - Minimum Pipe Size
YES 6.13.2.A(5) - Existing/Proposed Stormwater Structures
YES 6.13.2.A(6) - Existing/Proposed Stormwater Pipes
N/A 6.13.2.A(7) - Existing/Proposed Stormwater Swales
YES 6.13.9 - Grading Criteria
YES 6.13.2.A(11)(a) - Construction Entrance
YES 6.13.2.A(11)(b) - Erosion Control
YES 6.13.2.A(12)/6.12.5 - Stormwater Details, Cross Sections, References
YES 6.13.2.B(8) - Calculation & Plan Consistency
INFO 6.13.10.B - Copy of NPDES Permit or NOI Please provide a copy of the NPDES permit or NOI prior to construction.
YES Copy of District Permit (County Interest)
N/A 6.10 - Karst Topography and High Recharge Areas
YES 7.1.3 - Drainage Construction Specifications
YES 6.13.12 - Operation and Maintenance
YES Please provide a final signed and sealed hard copy signature page with references to the stormwater analysis or final hard copy of the full stormwater analysis.
INFO Additional Stormwater comments If you have questions or would like to discuss the stormwater review comments, please contact Kevin Vickers, PE at 352-671-8695 or kevin.vickers@marionfl.org.

OCE Survey (Plans) (Office of the County Engineer)		10/28/2025	11/10/2025	Approved

Comments

YES 6.2.1.A - The name, street address, signature, date, license number, and seal of the responsible professional shall be shown on each plan sheet.
YES 6.2.1.E - Provide drawing legend
YES 6.2.1.F - Provide north arrow and graphic drawing and written scale
YES 6.4.7.A(1) - Show a minimum of two bench marks per site
YES 6.4.7.A(2 & 3) - Bench mark information shown
N/A 6.4.7.A(2 & 3) - One copy of the vertical control field notes shall be submitted to the Office of the County Engineer for review
YES 6.4.7.B(1) - Show a minimum of two intervisible horizontal control points per site
YES 6.4.7.B(2) - Horizontal control points shall be monumented and referenced to the Florida State Plane Coordinate System
YES 6.4.7.B(4) - Provide a statement or table detailing horizontal datum, adjustment, and coordinate values
N/A 6.4.7.B(4) - One copy of the horizontal control notes along with reduction reports shall be submitted to the Office of the County Engineer for review
YES 6.4.7.D - The location of the existing one percent (100-year) flood plain as shown on FEMA FIRM, with zone, elevation, and vertical datum noted
YES 6.4.7.D - A note shall appear on the construction plans detailing source and survey field methods used to obtain and delineate the flood plain line shown
YES 6.4.7.E - Line and curve table must be shown on the sheet to which they apply
YES 6.4.7.F - All abbreviations used shall be clearly defined in the legend
YES 2.12.4.F.(2) - Surveyor and Mapper certification
YES 2.12.4.G - Show a location or vicinity map
YES 2.12.8 - Provide current boundary and topographic survey less than one year old
YES 2.12.9 - Provide location and dimensions of all rights-of-way serving the project
YES 2.12.10 - Show any known existing or proposed easement or land reservation
YES 2.12.11 - Provide an aerial map of the site with a layout of the development
YES 2.12.32 - Provide site analysis map depicting the existing (100-year) flood plain
N/A Additional Survey comments

SUBMITTAL SUMMARY REPORT (33138)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
OCE Traffic (Permits & Plans) (Office of the County Engineer)		10/28/2025	11/10/2025	Requires Re-submit

Comments

YES 2.12.9 - Location and dimensions of streets and right-of-way
YES 2.12.20 - Phases of development
YES 2.12.30 - Route Plan
YES 2.12.38 - Maintenance of improvements
YES 6.2.1.E - Drawing legend
NO 6.11.3 - Traffic Impact Analysis 9/1/25 - A traffic study is under review. The traffic study must be approved before site plan approval. Any offsite improvements identified in the Traffic Study will require a separate offsite improvement plan to be approved concurrently with the site plan.
YES 6.11.4.B - Cross access
YES 6.11.4.E - Sight triangle
NO 6.11.5 - Driveway access 9/1/25 - 1. The second driveway on SE 91st Phillips Court does not meet spacing requirements and does not appear to meet sight distance requirements due to the curve in the road. 2. The existing full access onto CR 42 does not meet spacing. This should be modified to a directional access providing a left turn in or a developer 's agreement should be provided agreeing to that modification if warranted in the future if a crash history develops after the opening of the Walmart.
N/A 6.11.6 - Construction route
N/A 6.11.9.A - Traffic signals
NO 6.11.9.B - Traffic signs 9/1/25 - Consider providing a multi-way stop at the intersection of SE 165th Mulberry Lane and SE 91st Phillips Court.
YES 6.11.9.C - Pavement marking 9/1/25 - Provide a crosswalk across SE 165th Mulberry Lane with the sidewalk construction on SE 91st Phillips Court and move the westbound stop bar back.
YES 6.12.1.A. - Transportation Facilities - Purpose and Intent
N/A 6.12.2 - Right-of-way
YES 6.12.11 - Turn lanes 9/1/25 - The need for turn lane modifications on CR 42 will be identified in the Traffic Study. If needed, the modifications will require an offsite improvement plan that must be submitted separately and approved concurrently with the site plan.
NO 6.12.12 - Sidewalks 9/1/25 - 1. Sidewalk is required along SE 91st Phillips Court with a crossing at SE 165th Mulberry Lane connecting to the sidewalk on the north side of SE 165th Mulberry Lane. 2. Staff supports a waiver to not construct the sidewalk on CR 42 as there is no existing or planned sidewalk in this area. The waiver would be to allow a fee in-lieu of or for construction of a multi-use path from the Phillips Villas entrance to the VA clinic.
N/A 6.12.13 - Utility position in right-of-way
NO Additional Traffic comments 11/5/25 - The Villages Community Development District currently disputes the right of this development to access and make improvements to SE 91st Phillips Court. No approval will be granted until the Villages Community Development District consents to the proposed access and other improvements on SE 91st Phillips Court including the sidewalk and four-way stop. Please coordinate a resolution with the Villages Community Development District.

Utilities (OCE Plans) (Utilities)		10/28/2025	11/10/2025	Requires Re-submit

Comments

YES Marion County Utilities Contact Information Correct on cover
YES Parcel numbers identified in project match proposed site plan layout Correct 6722-200-002, #6722-200-003
INFO 6.14.2.A(1) - Public water service area/provider Marion County Utilities Service area - Project(s) proposed to connect to the existing MCU water main on SE 165th Mulberry Lane.
INFO 6.14.2.A(1) - Public sewer service area/provider Marion County Utilities Service area - Service Station proposed to connect to the existing MCU sanitary sewer on SE 165th Mulberry Lane. Neighborhood Market to connect to the sanitary sewer on SE 91st Phillips Court.
N/A 6.14.2.A(1) - Letter of Availability and Capacity (w/Location Map of water and/or sewer as app) from provider
YES 6.14.2.A - Water Connection Requirements Connecting to current MCU water main. 10"
YES 6.14.2.A - Sewer Connection Requirements Connecting via manhole SM-5123 on 8" gravity sewer. No forcemain or lift station on property.
N/A 6.14.2.C.2(e) - Grease Trap, FOG Worksheet 10/29 - Changed to 1000 Gallons. S&S by EOR. Shown on plans and submittal letter. 8/12/25 - C1.3 Maximum grease interceptor size is 1250 per FAC. (2) Grease interceptors calculations will need to be displayed, and signed and sealed by the engineer of record.
N/A 6.14.2.C - Industrial Pretreatment 10/28 Per response letter - No. Service Station will be pre-packaged. 12/25 - C1.3 Is there pre-treatment required for the fuel station? Will they be doing any food preparation, cooking or have any three compartment sinks?
N/A 6.14.3 - Onsite Waste Treatment and Disposal System (OSTDS) - connection requirement on plan
YES 6.14.3.B - Springs Protection Zone 10/28 - Acknowledged. Secondary Springs Protection Zone
YES 6.14.4 - Water (potable) Capital Charges and Flow Rates - proposed use identified to calculate 10/28 - Acknowledged. Capital charges and flow rates will be calculated during the permitting stage, before approval.
YES 6.14.4 - Water (irrigation) Capital Charges and Flow Rates - total irrigated area identified 91,613 SQFT - Shon of C1.3, lower right. Capital charges and flow rates will be calculated during the permitting stage, before approval.
YES 6.14.4 - Sewer Capital Charges and Flow Rates - proposed use identified to calculate 10/28 - Acknowledged. Capital charges and flow rates will be calculated during the permitting stage, before approval.
YES 6.14.5.A(1) - Submittal Requirements - Existing on-site & off-site mains and service connections All shown on plans.
YES 6.14.5.A(2) - Submittal Requirements - Proposed on-site & off-site mains and service connections All shown on plans.
N/A 6.14.5.A(3) - Submittal Requirements - Lift Stations layout, elevations, schedules No private lift station.
YES 6.14.5.A(6) - Submittal Requirements - Manhole locations, rim and invert elevations outside paved areas All shown on plans with measurements.
YES 6.14.5.A(8) - Submittal Requirements - Connection to existing water system All shown on plans.
YES 6.14.5.A(8) - Submittal Requirements - Connection to existing sanitary system All shown on plans.
YES 6.14.5.B - Construction Notes - Cover, horiz/vert datums, construction requirements All shown on plans. Vertical Datum NAVD '88
YES 6.14.5.B - Construction Notes - UT DETAILS - current LDC version MM reviewed all details and cleared 8/8/25. All details are current.
YES 6.14.5.C - All issued permits related to this project shall be submitted to MCU (DOT, ROW, misc) 10/28 - Acknowledged. Copies of all related permit applications and issued permits must be submitted to Marion County Utilities prior to the pre-construction meeting.

YES 6.14.5.C - DEP permit for water mains to be constructed/owned by MCU 10/28 Yes. Per response letter - Identify if FDEP PWS Permit will be applied for.
N/A 6.14.5.C - DEP permit for water mains to be constructed/owned by developer
YES 6.14.5.C - DEP permit for sewer mains to be constructed/owned by MCU 10/28 Yes. Per response letter - Identify if FDEP Wastewater Permit will be applied for.
N/A 6.14.5.C - DEP permit for sewer mains to be constructed/owned by developer
N/A 6.14.5.D - Hydraulic Analysis 10/29/25 Shown in response letter 8/12/25 Has Lift Station STC-011 been evaluated for additional flow from this project?
YES 6.14.6 - Design Criteria for Utility Systems to be owned/maintained by MCU
YES 6.14.7 - Construction Inspection - PLAN NOTE: 10/28 - Shown on C0.4. 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 Division, 352) 307-6000, ext. 5 or MCUconstruction@marionfl.org
YES 6.14.8.A - Completion and Closeout - PLAN NOTE: As-builts For any Utility assets between the water main and the meter, Marion County will require a Bill of Sale and As-builts of the service, prior to meter(s) being installed. A final hold has been placed on permit, if applicable. All as-builts shall comply with the current Marion County LDC, section 6.14.8

N/A 6.14.9.A - Developer's Agreement Not as of 8/13/25
YES 6.14.9.B - Transfer of Facilities to Marion County Utilities - PLAN NOTE: 10/28 - Shown on C0.4. Any assets to be conveyed to Marion County Utilities as part of the public utility system shall be coordinated PRIOR TO Marion County Utilities through the Bill of Sale, and prior to MCU's authorization of the DEP connection/Clearance Package. The Bill of Sale for any Lift Station(s) MUST include the first electric bill to capture necessary data prior to transfer to Marion County Utilities. ALLOW A MINIMUM OF 5 WORKING DAYS for processing the Bill of Sale information.

YES 6.14.9.B - Bill of Sale 10/28 - Shown on C0.4. The Bill of Sale consists of three documents and will be provided at the pre-construction meeting. The completed Bill of Sale will be required prior to final inspections and tie-ins. Marion County will own all infrstarture from the tap / tie ins, to the meters and or clean outs. Please note: Marion County Utilities (MCU) will not sign any FDEP clearance applications until the completed Bill of Sale has been received.

N/A 6.15.1 - Potable Water Distribution System
N/A 6.15.2 - Decentralized Water System (WTP)
YES 6.15.3 - Fire Protection/Fire Flow Capacity 10/28 acknowledged. Marion County Utilities to provide water. (2) Defer all questions and requirements to Marion County Fire Rescue. (3) C1.3 All Private fire hydrants need to be painted yellow.
N/A 6.15.4 - Water Main Piping Installation
NO 6.15.5 - Water Service and Connection 10/28 Partial Compliance. Need to show tee with gate valve and plug. 8/12/25 - C1.3 - 3 - Move water tap out of asphalt for fuel station . (2) - 5 - Need a T and a valve after the water main connection for Walmart Neighborhood storage.
YES 6.15.6.A - Potable Water Metering - individual/banked, size Shown on plans.
YES 6.15.6.B - Irrigation Water Metering - size 10/28 - 91,613 SQFT. Bubbled on C1.3 on lower right corner, and shown on Irrigation plan sheet. -8/12/25 - C1.3 Total irrigated square foot is needs to be shown on plans.
N/A 6.15.6.C - Sewer service only (water meter required/shown)
YES 6.15.6.D - Meter Location 10/28 Shown in ROW. 8/12/25 - C1.3 All meters need to be shown in the right-of-way or within a dedicated Utility easement adjacent to the right of way. 6.14.6(F)

N/A 6.15.6.E - Meter Easements 10/28 Shown in ROW. See previous comment. If meters are placed in an easement adjacent to the right-of-way, MCU requires a minimum dedicated easement of 10' x 10'. This easement must be recorded with Marion County.
YES 6.15.6.F - Meter Boxes Shown on plans - Circle Legend
YES 6.15.6.G & H - Meter Sizing Shown on plans; 2" Irrigation meter. 3" PWS. Fire line NA
YES 6.15.7 - Cross Connection Control and Backflow Prevention Called out and shown all four (4) taps.
N/A 6.15.8 - Public Water Well Standards
N/A 6.15.9 - Wellfield and Water Supply
N/A 6.15.10 - Water Treatment Plants (WTP)
N/A 6.16.2 - Decentralized Wastewater Treatment Plant (WWTP)
YES 6.16.4 - Wastewater Collection Systems (Gravity/Pressurized) Design 10/28 - Manhole G is now shown at the end of county maintenance. 8/12/25 C1.3 - If not already documented, a 15' easement needs to be provided from the property line to manhole F to cover sewer main. Manhole F will be the end of county maintenance and needs to be noted on plans.
N/A 6.16.5.A & B - Private Wastewater Pump Stations
N/A 6.16.5.C - Public Wastewater Pump Stations (MCU Standards)
N/A 6.17 - Water Reclamation/Reuse Facilities
YES Article 7 - Construction Standards - PLAN NOTE: 10/28 - Acknowledged. All facilities constructed on the developer's property prior to interconnection with Marion County Utility's existing or proposed facilities, shall convey such component parts to MCU by bill of sale in a form satisfactory to the County Attorney, with the following evidence required by MCU: Refer to LDC 6.14.9 (B).

INFO Utilities Plan Review Fee per Resolution 15-R-583 - payable to Marion County Utilities 10/28/25 $130.00 review fee. 8/12/25 Utilities Plan Review Fee: $415.00 Fee(s) can be paid by calling 352-671-8686 or visiting the Development Review Office at 412 SE 25th Ave, Ocala, FL 34471. Reference AR# 33138

INFO Additional Utilities comments For any questions regarding this review, please contact Heather Proctor, Utilities Development Review Officer, at Heather.Proctor@marionfl.org or by phone at (352) 438-2846.

N/A Additional Utilities comments
YES Additional Utilities comments 10/28 revised 8/12/25 - C0.1 – Utility Providers: Please revise the language for Marion County Utilities to read: Developer/Contractor to install sewer and water mains and services. MCU will maintain all public infrastructure.
YES Additional Utilities comments 10/28 revised 8/12/25 - C1.3 - Oval legend needs to be added to plan page. Only circles are displayed currently. (2) What page is the oval legend on currently?
YES Additional Utilities comments 10/28 revised 8/12/25 - C1.3 Add "End of County Maintenance" at meters and sanitary sewer clean out / manhole at property line. Should be a plan note and not only shown in the legend.
N/A Additional Utilities comments
N/A Additional Utilities comments
N/A Additional Utilities comments
N/A Additional Utilities comments
N/A Additional Utilities comments

OCE: Plan Review Revision (DR) v.3

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
911 Management (DR) (911 Management)	Kristie Wright	08/06/2026	08/05/2026	Approved
Environmental Health (Plans) (Environmental Health)	Evan Searcy	08/06/2026	07/30/2026	Approved
Fire Marshal (Plans) (Fire)	Anthony Marino	08/06/2026	07/30/2026	Approved
Comments	Fire Review has been conditionally approved. Please ensure no vegetation is placed in a way to obstruct fire protection systems such as hydrants and FDCs.			
Growth Services Planning & Zoning (DR) (GS Planning and Zoning)	sarah wells	08/06/2026	08/04/2026	Approved
Landscape (Plans) (Parks and Recreation)	Susan Heyen	08/06/2026	08/03/2026	Approved
OCE Design (Plans) (Office of the County Engineer)	Gerald Koch	08/06/2026	08/03/2026	Approved

SUBMITTAL SUMMARY REPORT (33138)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
OCE Property Management (Plans) (Office of the County Engineer)	Delenie Roman	08/06/2026	08/11/2026	Informational

Comments

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]."
- DR 8/11/26

OCE Stormwater (Permits & Plans) (Office of the County Engineer)	Kevin Vickers	08/06/2026	08/03/2026	Approved
OCE Survey (Plans) (Office of the County Engineer)	Theresa Smail	08/06/2026	08/04/2026	Approved
OCE Traffic (Permits & Plans) (Office of the County Engineer)	Sydney Oberdorfer	08/06/2026	07/31/2026	Approved
Utilities (OCE Plans) (Utilities)	Heather Proctor	08/06/2026	08/06/2026	Approved

Comments Project is connecting to Marion County water and wastewater. Pre-construction meeting held after previous approval, 2.9.2026

OCE: Plan Review Revision (DR) v.2

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
911 Management (DR) (911 Management)	Sarah Gurczynski	06/04/2026	05/29/2026	Approved
Environmental Health (Plans) (Environmental Health)	Evan Searcy	06/04/2026	05/29/2026	Approved
Fire Marshal (Plans) (Fire)	Jonathan Kenning	06/04/2026	05/28/2026	Approved
Growth Services Planning & Zoning (DR) (GS Planning and Zoning)	sarah wells	06/04/2026	05/28/2026	Approved
Landscape (Plans) (Parks and Recreation)	Susan Heyen	06/04/2026	05/29/2026	Requires Re-submit

Comments Photometric plans shall be signed and sealed for submittal (LDC 6.19.3.B.1)

OCE Design (Plans) (Office of the County Engineer)	Gerald Koch	06/04/2026	06/02/2026	Approved

SUBMITTAL SUMMARY REPORT (33138)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
OCE Property Management (Plans) (Office of the County Engineer)	Delenie Roman	06/04/2026	06/04/2026	Approved
Comments	Map/Sunbiz checked. --- 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]." - DR 6/4/26				
OCE Stormwater (Permits & Plans) (Office of the County Engineer)	Kevin Vickers	06/04/2026	06/01/2026	Approved
OCE Survey (Plans) (Office of the County Engineer)	Theresa Smail	06/04/2026	05/28/2026	Approved
OCE Traffic (Permits & Plans) (Office of the County Engineer)	Chris Zeigler	06/04/2026	05/28/2026	Approved
Utilities (OCE Plans) (Utilities)	Heather Proctor	06/04/2026	06/01/2026	Approved
Comments	Project is connecting to Marion County water and wastewater. Pre-construction meeting held after previous approval, 2.9.2026.			

OCE: Plan Review Revision (DR) v.1

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
911 Management (DR) (911 Management)	Janet Warbach	05/18/2026	05/07/2026	Approved
Environmental Health (Plans) (Environmental Health)	Evan Searcy	05/18/2026	05/18/2026	Approved
Fire Marshal (Plans) (Fire)	Jonathan Kenning	05/18/2026	05/04/2026	Approved
Growth Services Planning & Zoning (DR) (GS Planning and Zoning)	sarah wells	05/18/2026	05/13/2026	Approved
Landscape (Plans) (Parks and Recreation)	Susan Heyen	05/18/2026	05/13/2026	Requires Re-submit
Comments	1. Photometric plan shall be signed and sealed 2. Please contact reviewer (352-671-8556) to iscuss landscape trees in SE corner of property			
OCE Design (Plans) (Office of the County Engineer)	Gerald Koch	05/18/2026	05/15/2026	Approved

SUBMITTAL SUMMARY REPORT (33138)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
OCE Property Management (Plans) (Office of the County Engineer)	Elizabeth Woods	05/18/2026	05/19/2026	Requires Re-submit

Comments

Please add Owner's certification, with signer's name and title. Please provide signing authority documentation.
Project map checked -EMW 05.19.2026

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.
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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]."

OCE Stormwater (Permits & Plans) (Office of the County Engineer)	Kevin Vickers	05/18/2026	05/11/2026	Approved
OCE Survey (Plans) (Office of the County Engineer)	Theresa Smail	05/18/2026	05/14/2026	Approved
OCE Traffic (Permits & Plans) (Office of the County Engineer)	Chris Zeigler	05/18/2026	05/04/2026	Approved
Utilities (OCE Plans) (Utilities)	Heather Proctor	05/18/2026	05/14/2026	Requires Re-submit

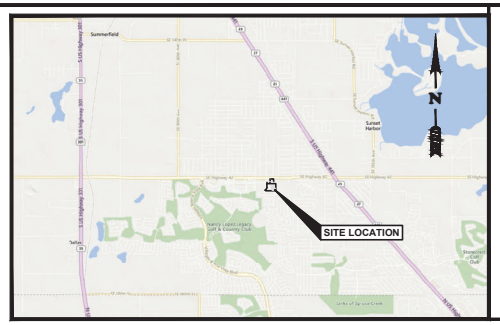
Comments Please see the plan markup regarding easement.

eREVIEW SESSION FILES:
Narrative of Changes - 3009.pdf
Plan Set - 3009.pdf
Stormwater Report - 3009_v1Origins.pdf

REVIEWER	MARKUP	DATE/TIME	FILE NAME	PG #
Heather Proctor	Easement needs to cover the fire line as well and reflect clearlt on the plans.	05/14/2026 4:53 PM	Plan Set - 3009.pdf	17

CONSTRUCTION PLANS FOR
WALMART NEIGHBORHOOD
MARKET 3009-1000-WNM-NEW

THE VILLAGES / MARION COUNTY / FLORIDA
SECTION 27 - TOWNSHIP 17 SOUTH - RANGE 23 EAST



VICINITY MAP
SCALE: 1" = 4,000'

OWNER
NEXGEN PROPERTY HOLDINGS, LLC
7580 MIDDLETON DRIVE,
MIDDLETON FL 34762 △1
PHONE: 352-753-6260
ATTN: MARTIN L. DZURO

DEVELOPER
WAL-MART STORES EAST, LP
△1 814 RESPECT DRIVE
BENTONVILLE, AR 72716
PHONE: (479) 273 - 4000
ATTN.: MARK ASPLUND

ENGINEER
CPH, LLC
500 WEST FULTON STREET
SANFORD, FLORIDA 32771
PHONE: (407) 322 - 6841
ATTN.: LEOPOLDO J. AYALA, P.E.

ENVIRONMENTAL CONSULTANT
CPH, LLC
1117 E. ROBINSON STREET
ORLANDO, FLORIDA 32801
PHONE: (407) 425-0452
ATTN.: AMY E. DALY

SURVEYOR
CPH, LLC
500 W. FULTON STREET
SANFORD, FLORIDA 32771
PHONE: (407) 322-6841
ATTN.: PAUL J. KATREK, PSM

SOIL CONSULTANT
UNIVERSAL ENGINEERING SCIENCES
4475 SW 35TH TERRACE
GAINESVILLE, FL 32606
PHONE: (652) 372-3392
ATTN.: EDUARDO SUAREZ, P.E.

TRAFFIC CONSULTANT
KIMLY-HORN & ASSOCIATES INC.
1700 SE 17TH STREET, SUITE 200
OCALA, FL 34471
PHONE: (352) 438-3000
ATTN.: AMBER GARTNER

LANDSCAPE ARCHITECT
CPH, LLC
500 W. FULTON STREET
SANFORD, FLORIDA 32771
PHONE: (407) 322-6841
ATTN.: GALEN J. PUGH, RLA

BUILDING ARCHITECT
CORE STATES GROUP
111 3RD AVENUE, SUITE 400
MINNEAPOLIS, MN 55401
PHONE: (612) 547-1336
ATTN.: TROY HUFFER

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www.sunshine811.com

THE SIZE OF THESE PLANS MAY HAVE BEEN SLIGHTLY ALTERED BY REPRODUCTION PROCESSES. THIS MUST BE CONSIDERED WHEN SCALING ANY REPRODUCED PLANS FOR THE PURPOSE OF COLLECTING DATA.

PARCEL ID(S): #6722-200-002, #6722-200-003

△WALMART NEIGHBORHOOD MARKET ADDRESS: 16625 SE 91ST PHILLIPS COURT, THE VILLAGES, FL 32162
FUEL STATION ADDRESS: 9185 SE 165TH MULBERRY LANE, THE VILLAGES, FL 32162
△MAJOR SITE PLAN
UTILITY RESPONSIBILITY MATRIX FOR THIS PROJECT

△1

UTILITY/ GOVERNING AGENCIES CONTACTS	* CONTRACTOR RESPONSIBILITY—	* OTHERS RESPONSIBILITY—
GAS TECO ENERGY 316 SW 33RD AVE OCALA, FL. 34474 352-427-0743	—COORDINATE CONSTRUCTION ACTIVITIES WITH GAS COMPANY TO ENSURE THE EXISTING GAS LINES ARE PROTECTED PRIOR TO ASPHALT OR CURB PLACEMENT	—ANY RELOCATION OF EXISTING LINES WILL BE DONE BY TECO ENERGY.
△TELEPHONE LUMEN TECHNOLOGY 319 SE BROADWAY STREET OCALA, FL 34471 ATTN: CURTISS GRAY O: 352-537-6005 C: 318-372-9097	△3 —COORDINATE CONSTRUCTION ACTIVITIES WITH TELECOMMUNICATIONS COMPANY. PROVIDE (1) 4" GRAY PVC SCHEDULE 40 CONDUIT FROM BUILDING TO ROW. W/ MULE TAPE PULL CORDS AS REQUIRED BY UTILITY	—INSTALL FIBER OPTIC CABLES IN CONTRACTOR PROVIDED CONDUITS TO SERVICE WALMART.
ELECTRIC SECO ENERGY 50 W ARDICE AVE EUSTIS, FL 32726 △ATTN: JOSE ACEVEDO O: 352-569-9636 C: 352-446-8716	△3 —COORDINATE CONSTRUCTION ACTIVITIES WITH ELECTRIC COMPANY TO ENSURE INSTALLATION OF UNDERGROUND LINES ARE COMPLETED PRIOR TO ASPHALT OR CURB PLACEMENT. —CONTRACTOR SHALL BE RESPONSIBLE FOR PAYMENT OF SECO ENERGY INVOICES AND COST SHALL BE REIMBURSED BY THE DEVELOPER. —PROVIDE AND INSTALL SERVICE CONDUCTORS AND CONDUIT FROM THE MAIN DISTRIBUTION PANEL TO THE TRANSFORMER. —STAKE ELECTRICAL EQUIPMENT TO SUPPORT SECO INSTALL. BELOW IS SPECIFIC LIST OF REQUIREMENTS FROM SECO. A. SITE CONDITIONS: THE SITE MUST BE AT FINAL GRADE BEFORE LANDSCAPING IS RESTORED. ANY FACILITIES THAT NEED TO BE ADJUSTED (RAISED OR LOWERED) AFTER THE FINAL INSTALLATION WILL BE REINSTALLED AT YOUR FULL COST. B. CLEAR PATH TO TRANSFORMER LOCATION: THE PATH FROM THE CLOSEST SOURCE UP TO THE TRANSFORMER LOCATION MUST BE CLEAR OF OBSTRUCTIONS, INCLUDING DIRT PILES, CONSTRUCTION MATERIALS, EQUIPMENT, ETC. C. STAKES/FLAGS FOR NON-SECO UNDERGROUND FACILITIES: STAKES OR FLAGS MUST BE PLACED TO INDICATE THE LOCATION, DEPTH, SIZE, AND TYPE OF ALL NON-SECO UNDERGROUND FACILITIES WITHIN OR NEAR THE EASEMENT WHERE SECO DISTRIBUTION FACILITIES WILL BE INSTALLED. D. STAKING OF PULL BOXES AND TRANSFORMERS: PULL BOXES AND TRANSFORMERS MUST BE STAKED WITH GRADES, BASED ON SECO PROVIDED POINT FILE. CONTRACTOR SHALL REACH OUT TO SECO WITH ANY QUESTIONS REGARDING THIS STAKING REQUIREMENT. E. UTILITY EASEMENT: THE CONTRACTOR'S SURVEYOR SHALL STAKE EASEMENT EVERY 100 OF STRAIGHTAWAY, 50' ON CURVES. F. TRANSFORMER PAD CUT SHEET: THE CONTRACTOR'S SURVEYOR SHALL STAKE THE FOUR CORNERS OF THE PAD AND MAINTAIN THE PROPER CLEARANCE FOR THE TRANSFORMER. G. ON-SITE PRECONSTRUCTION MEETING: CONTRACTOR SHALL SCHEDULE WALK THROUGH WITH SECO TO VERIFY THE ABOVE REQUIREMENTS ARE MET BEFORE SECO BEGINS THEIR SCOPE OF WORK. —FOR ANY SERVICE 400A OR LESS: IT IS THE CUSTOMER'S RESPONSIBILITY TO INSTALL A SELF-CONTAINED METER BASE. SECO DOES NOT ALLOW METERING EQUIPMENT TO BE INSTALLED INSIDE THE ELECTRICAL ROOM. SECO REQUIRES THE INSTALLATION OF A LINE-SIDE DISCONNECT FOR ALL 3-PHASE COMMERCIAL SERVICES 400A OR LESS. ON ALL SELF-CONTAINED, METERED INSTALLATIONS THAT ARE 3-PHASE, OR THE SERVICE VOLTAGE IS 240 PHASE-TO-GROUND OR GREATER, THE CUSTOMER SHALL PROVIDE AND INSTALL A NON-AUTOMATIC (NO OVERCURRENT PROTECTION) LINE-SIDE DISCONNECT DEVICE. THIS SHALL BE IN ADDITION TO ANY LOAD-SIDE DISCONNECT. —FOR ANY SERVICE GREATER THAN 400A: CT EQUIPMENT IS NEEDED TO METER THE SERVICE. SECO DOES NOT ALLOW FOR METERING EQUIPMENT TO BE INSTALLED INSIDE OF AN ELECTRICAL ROOM. IT IS THE RESPONSIBILITY OF THE CUSTOMER TO DETERMINE THE SIZE OF THE CT CABINET BASED ON THE SIZE AND NUMBER OF SETS OF SECONDARY CONDUCTORS BEING INSTALLED. IF THE CT CABINET IS NOT IN STOCK OR IF IT IS DETERMINED THAT A LARGER CT CABINET IS NEEDED, THEN THE CUSTOMER WILL BE RESPONSIBLE FOR SUPPLYING THE CT CABINET. SECO DOES NOT ALLOW FOR THE CT RINGS TO BE INSTALLED IN THE UTILITY TRANSFORMER. THE CUSTOMER IS RESPONSIBLE FOR THE INSTALLATION OF THE SECONDARY CONDUCTORS, CT CABINET AND RINGS, AND METER CAN. THE METER CAN MUST BE LOCATED WITHIN 10 FEET OF THE CT CABINET TO PROVIDE AN ACCURATE READING. FOR A CT SERVICE, THERE ARE NO DISCONNECTS ALLOWED BETWEEN THE UTILITY TRANSFORMER AND THE CT CABINET. IF YOU ARE REQUESTING AN EXCEPTION TO THE METERING GUIDELINES LISTED ABOVE, YOU MUST SUBMIT YOUR REQUEST IN WRITING TO THE SECO ENGINEER ASSIGNED TO YOUR PROJECT. ONCE YOUR REQUEST IS REVIEWED, A SECO ENGINEER WILL PROVIDE A WRITTEN RESPONSE TO YOUR REQUEST. NO VARIANCE WILL BE CONSIDERED IN SECO ENGINEERING WITHOUT A WRITTEN REQUEST. —PER THE VILLAGES DESIGN CRITERIA, ALL ELECTRICAL CONTROLS, METERS, ETC. MUST BE MOUNTED ON BUILDING WALLS (OR DUMPSTER ENCLOSURES). FREESTANDING ELECTRICAL RACKS ARE STRICTLY PROHIBITED. ALL BUILDING MOUNTED BOXES (IE ELECTRICAL, C.T., ETC. AND ASSOCIATED CONDUIT AND PIPING ARE TO BE PAINTED TO MATCH THE WALL THEY ARE MOUNTED TO. PAINTER IS TO MASK OFF AND PROTECT ANY INFORMATION PLATES OR METER FACES PRIOR TO PAINTING AND REMOVE MASKING WHEN COMPLETE.	—PRIMARY ELECTRIC SERVICE UP TO AND INCLUDING BUT NOT LIMITED TO PRIMARY LINES, PRIMARY CONDUITS, PULL BOXES, TRANSFORMER PAD, AND TRANSFORMER. —ANY RELOCATION OF EXISTING LINES OR POLES WILL BE DONE BY SECO ENERGY. —SECO HAS TWO STANDARD CT CABINET SIZES: 36" X 36" X 12" AND 48" X 48" X 14". IF FEEDER CABLE FIT WITHIN ONE OF THESE CABINET SIZES, SECO WILL PROVIDE THE CT CABINET, CT RINGS, AND METER BASE. IF NOT CONTRACTOR IS RESPONSIBLE FOR PROVIDING YOUR OWN CT CABINET. NON-STANDARD CABINET CUT SHEET MUST BE SUBMITTED TO SECO FOR APPROVAL. —SECO WILL PROVIDE ELECTRICAL CONTRACTOR WITH WITH DOCUMENTATION TO PICK UP THE CT CABINET (IF APPLICABLE).CT RINGS, AND METER BASE. —SECO DOES NOT ALLOW CT'S TO BE INSTALLED INSIDE THE TRANSFORMER OR WITHIN AN ELECTRICAL ROOM.
SANITARY SEWER MARION COUNTY UTILITIES 11800 S. U.S. HIGHWAY 441 BELLEVIEW, FL. 34420 352-307-6000	△1 —DEVELOPER/CONTRACTOR TO INSTALL ALL SEWER MAIN AND SERVICES. MCU WILL MAINTAIN ALL PUBLIC INFRASTRUCTURE.	
WATER MARION COUNTY UTILITIES 11800 S. U.S. HIGHWAY 441 BELLEVIEW, FL. 34420 352-307-6000	—DEVELOPER/CONTRACTOR TO INSTALL ALL WATER MAIN AND SERVICES. △1 MCU WILL MAINTAIN ALL PUBLIC INFRASTRUCTURE.	—PROVIDE WATER METER
NON-POTABLE WATER N/A	—N/A	—N/A

THIS MATRIX HAS BEEN PROVIDED FOR INFORMATIONAL PURPOSES. THE CONTRACTOR SHALL PROVIDE ANY AND ALL APPURTENANCES, TRENCHING AND BACKFILL, AND OTHER INCIDENTALS TO MEET OR EXCEED THE SPECIFICATIONS OF THE ITEMS LISTED.

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C0.6	SWPPP IMPLEMENTATION SEQUENCE AND LIMITS OF WORK
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△C1.2A	STORM STRUCTURE LABEL PLAN
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△C5.5	DETAILS
C5.6	VILLAGES DETAILS
C5.7	VILLAGES DETAILS
C5.8	VILLAGES DETAILS
C5.9	VILLAGES DETAILS
C5.10	VILLAGES DETAILS
C5.11	VILLAGES DETAILS
C5.12	MARION COUNTY UTILITY DETAILS
C5.13	MARION COUNTY UTILITY DETAILS
△C5.14	MARION COUNTY UTILITY DETAILS
C5.14A	MARION COUNTY UTILITY DETAILS
C5.15	PHOTOMETRIC PLAN
L1.0	OVERALL LANDSCAPING PLAN
L1.1	LANDSCAPE PLAN
L1.2	LANDSCAPE PLAN
L1.3	LANDSCAPE PLAN
L1.4	LANDSCAPE PLAN
L5.0	LANDSCAPE DETAILS
△L5.1	LANDSCAPE DETAILS
L5.2	LANDSCAPE DETAILS
IR0.0	IRRIGATION NOTES AND DETAILS
IR1.0	OVERALL IRRIGATION PLAN
IR1.1	IRRIGATION PLAN
IR1.2	IRRIGATION PLAN
IR1.3	IRRIGATION PLAN
IR1.4	IRRIGATION PLAN
IR5.0	IRRIGATION DETAILS
IR5.1	IRRIGATION SCHEDULES
△S1.0	GENERATOR PAD FOUNDATION AND DETAIL

△APPROVED WAIVER REQUESTS (OCTOBER 27, 2025):
1. LDC 2.12.8. - CURRENT BOUNDARY TOPOGRAPHIC SURVEY- NOT TO EXTEND CONTOURS 150 FEET BEYOND SOUTH PROJECT BOUNDARY.
2. LDC 6.8.8.A.,B.,C.- BUILDING LANDSCAPING - NOT TO PROVIDE 60% LANDSCAPING WITHIN 25 FEET OF THE BUILDING ALONG FRONT FACADE OF THE GAS STATION CONVENIENCE STORE FACING SE HWY 42 CONDITIONED ON ADDING ADDITIONAL PLANTINGS OF 9 FEET BUFFERS OFF SE HWY 42.
3. LDC 6.12.12.A, D. - SIDEWALKS - PAY A FEE IN LIEU OF SIDEWALK CONSTRUCTION ALONG SE HWY 42 AND NOT PAYING FEE IN LIEU ALONG SE 165TH MULBERRY LANE.

LAND COVERAGE SUMMARY △△

	EXISTING		PROPOSED	
WALMART LOT				
IMPERVIOUS AREA:	0 S.F.	(0.00 AC.) - 0.00%	227,382 S.F.	(5.22 AC.) - 74.10% △△△
PERVIOUS AREA:	306,857 S.F.	(7.04 AC.) - 100.00%	79,475 S.F.	(1.82 AC.) - 25.90%
TOTAL SITE AREA:	306,857 S.F.	(7.04 AC.) - 100.00%	306,857 S.F.	(7.04 AC.) - 100.00%
FUEL LOT				
IMPERVIOUS AREA:	0 S.F.	(0.00 AC.) - 0.00%	40,961 S.F.	(0.94 AC.) - 67.24% △△
PERVIOUS AREA:	60,920 S.F.	(1.40 AC.) - 100.00%	19,959 S.F.	(0.46 AC.) - 32.76%
TOTAL SITE AREA:	60,920 S.F.	(1.40 AC.) - 100.00%	60,920 S.F.	(1.40 AC.) - 100.00%
OFFSITE WITHIN PROJECT AREA				
IMPERVIOUS AREA:	44,477 S.F.	(1.02 AC.) - 65.05%	57,288 S.F.	(1.32 AC.) - 83.78% △
PERVIOUS AREA:	23,900 S.F.	(0.55 AC.) - 34.95%	11,089 S.F.	(0.25 AC.) - 16.22%
TOTAL OFFSITE AREA:	68,377 S.F.	(1.57 AC.) - 100.00%	68,377 S.F.	(1.57 AC.) - 100.00%

NOTES
1. THE SITEWORK FOR THIS PROJECT SHALL MEET OR EXCEED THE "WALMART STANDARD SITEWORK SPECIFICATIONS".
2. ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR UTILITY SERVICE COMPANIES SHALL BE PERFORMED PRIOR TO ANNOUNCED BUILDING POSSESSION AND THE FINAL CONNECTION OF SERVICES.
3. NO CHANGES SHALL OCCUR TO THE LAYOUT, DESIGN, OR ANY OTHER ASPECT OF THE PLAN, WITHOUT RESUBMITTAL AND SUBSEQUENT APPROVAL BY THE VILLAGES DRC OF ANY REQUESTED REVISIONS. UPON COMPLETION OF THE SITE WORK, THE VILLAGES DRC'S REPRESENTATIVE WILL INSPECT THE FINISHED CONSTRUCTION AND DETERMINE WHETHER THE COMPLETED JOB MEETS THE APPROVED SUBMITTAL PLANS AND SPECIFICATIONS. ANY DEFICIENCIES FOUND BY THE VILLAGES DRC'S REPRESENTATIVE WILL BE IDENTIFIED IN WRITING TO THE PARCEL DEVELOPER, WHO SHALL IMMEDIATELY TAKE ALL CORRECTIVE ACTION NECESSARY TO REMEDY ANY DEFICIENCIES. FINAL APPROVAL FORM THE VILLAGES DRC SHALL BE OBTAINED PRIOR TO SUBMITTAL OF THE FINAL CERTIFICATION OF COMPLETION TO THE GOVERNING AUTHORITY HAVING JURISDICTION BY THE PROJECT ENGINEER.
4. 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.
5. ENGINEERS SEAL DOES NOT COVER BOUNDARY & TOPOGRAPHIC SURVEY SHEETS VO.1-V1.4, VILLAGE DETAIL SHEETS, PHOTOMETRIC PLANS , OR LANDSCAPE AND IRRIGATION PLAN SHEETS.
6. IT IS THE RESPONSIBILITY OF WALMART STORES EAST, LP TO PROVIDE MAINTENANCE AND MANAGMENT OF ON-SITE COMMON AREAS AND IMPROVEMENTS.
△1. BUILDING SHALL COMPLY WITH THE IN BUILDING PUBLIC SAFETY MINIMUM RADIO STRENGTH REQUIREMENTS. A TEST FOR THE MINIMUM RADIO SIGNAL STRENGTH NEEDS TO BE CONDUCTED TO DETERMINE COVERAGE. IF THE MINIMUM RADIO SIGNAL STRENGTH IS DEEMED INSUFFICIENT TAN A RADIO ENHANCEMENT SYSTEM MUST BE INSTALLED AND BUILDING RESTESTED TO ENSURE IT MEETS THE MINIMUM CRITERIA. PLEASE PLAN THIS TEST EARLY IN YOUR PROJECT AND CONTACT MARION COUNTY FIRE RESCUE WITH ANY QUESTIONS. 352-291-8000.
△8. SITE RELATED ITEMS SHALL COMPLY WITH VILLAGES STANDARD DETAILS, UNLESS STATED DIFFERENTLY ON PLANS.
△9. 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.
10. THE SITE LIES IN THE SECONDARY SPRINGS PROTECTION OVERLAY ZONE ACCORDING TO THE MARION COUNTRY SPRINGS PROTECTION OVERLAY ZONE MAP 13 DATED MAY 14, 2014.
△11. COMMERCIAL BUILDINGS WHICH CONTAIN A FIRE SPRINKLER SYSTEM AND FIRE ALARM SYSTEM MUST INSTALL AN ACCESS CONTROL BOX. CONTRACTOR RESPONSIBLE FOR REACHING OUT TO MARION COUNTY FIRE RESCUE TO OBTAIN/FILLOUT REQUIRED FORM AND INSTALLATION OF ACCESS CONTROL BOX. PLEASE CONTACT MARION COUNTY FIRE RESCUE OFFICE AT 352-291-8000 TO OBTAIN FORM.

DEVELOPER CERTIFICATION
I HEREBY CERTIFY THAT WAL-MART STORES EAST, LP SHALL PERPETUALLY MAINTAIN THE IMPROVEMENTS AS SHOWN ON THIS PLAN.

SIGNATURE: MARK ASPLUND, SENIOR PROJECT MANAGER, WAL-MART STORES EAST, LP △1 DATE

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

SIGNATURE DATE

APPROVAL AGENCIES

△CITY / TOWN / COUNTY
MARION COUNTY BOARD OF COUNTY COMMISSIONERS
OFFICE OF THE COUNTY ENGINEER
412 SE 25 AVE.
OCALA, FL 34471
(352) 671-8686

△1 THE VILLAGES COMMERCIAL CONSTRUCTION
7580 MIDDLETON DRIVE
MIDDLETON, FL 34762
(352) 259-6455

STATE DEPARTMENT OF ENVIRONMENTAL PROTECTION
FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION - CENTRAL DISTRICT
3319 MAGUIRE BOULEVARD
ORLANDO, FL 32803
(407) 897-4100

WATER MANAGEMENT DISTRICT
SAINT JOHNS RIVER WATER MANAGEMENT DISTRICT
P.O. BOX 1429
PALATKA, FLORIDA, 32178-1429
(386) 329-4500

WATER / SEWER
MARION COUNTY
412 SE 25TH AVE.
OCALA, FL 34471
(352) 671-8686

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Plans Prepared By:
CPH, LLC
A Full Service A & E Firm

LICENSE No. 55524 STATE OF FLORIDA PROFESSIONAL ENGINEER

No.	Date	Revision
6	06/2026	PER CPH/COUNTY COMMENT
5	04/20/26	PER CPH REVIEW
4	04/08/26	PER CPH/WALMART REVIEW
3	02/13/26	PER INTERNAL REVIEW
2	11/14/25	PER COUNTY/CPH REVIEW
1	08/28/25	PER COUNTY/CPH REVIEW
△	08/05/25	PER CPH REVIEW
△	06/10/25	PER THE VILLAGES/CPH REVIEW

Designed: M. SOCHA
Drawn: B. HANSEN
Checked: L. AYALA
Job No.: W131415
Date: 04/11/25 © 2026

COVER SHEET

△ MAJOR SITE PLAN - WALMART NEIGHBORHOOD MARKET 3009-1000-WNM-NEW
THE VILLAGES / MARION COUNTY / FLORIDA

THIS SHEET NOT VALID FOR CONSTRUCTION WITHOUT COMPLETE SET OF PLANS.

Sheet No.
C0.1

VERTICAL DATUM: NAVD '88

J:\W131415\Civil\DWG_Current_Plan_Set\COVER.dwg, 7/24/2026 2:57:13 PM, Benjamin Hansen,

DEMOLITION NOTES

1. THE LOCATIONS OF ALL EXISTING UTILITIES SHOWN ON THIS PLAN HAVE BEEN DETERMINED FROM THE BEST INFORMATION AVAILABLE AND ARE GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THEIR ACCURACY. PRIOR TO THE START OF ANY DEMOLITION ACTIVITY, THE CONTRACTOR SHALL NOTIFY THE UTILITY COMPANIES FOR ON-SITE LOCATIONS OF EXISTING UTILITIES.
2. THE CONTRACTOR SHALL FURNISH ALL MATERIALS, LABOR, SUPERVISION, AND EQUIPMENT REQUIRED FOR THE ORDERLY DEMOLITION AND REMOVAL OF EXISTING STRUCTURES, PAVEMENT AND UTILITIES AS SHOWN ON THE DRAWINGS AND DESCRIBED HEREIN.
3. THE CONTRACTOR IS REQUIRED TO FAMILIARIZE HIMSELF WITH THE STRUCTURES TO BE DEMOLISHED. A BRIEF DESCRIPTION OF THE STRUCTURES IS INCLUDED FOR THE CONTRACTOR'S CONVENIENCE ONLY.
4. THE FOLLOWING LIST OF STRUCTURES REQUIRING DEMOLITION IS INCLUDED FOR THE CONTRACTOR'S CONVENIENCE ONLY. THE DRAWINGS INDICATE THE SCOPE OF DEMOLITION WHERE DEMOLITION IS REQUIRED.

   A. DEMOLITION AND REMOVAL OF EXISTING ON-SITE ASPHALT AND CONCRETE.

   B. REMOVAL OF EXISTING ON-SITE ABOVEGROUND AND UNDERGROUND UTILITIES, INCLUDING REMOVAL OR PLUGGING OF EXISTING UTILITIES AS SHOWN ON PLANS.
5. PRIOR TO ANY REMOVAL OF ANY UNDERGROUND TANK AND OTHER COMPONENT, CONTRACTOR MUST COMPLETELY DRAIN THE SYSTEMS TO AN APPROVED SANITATION TANK FOR DISPOSAL TO AN APPROVED LOCATION.
6. ALL ON-SITE UNDERGROUND STRUCTURES AND PIPING MUST BE COMPLETELY REMOVED AND OVEREXCAVATED BY A MINIMUM OF 12" BENEATH THE STRUCTURES. CONTRACTOR SHALL USE APPROVED FILLING MATERIAL FOR FILLING THESE AREAS. FILL SHALL BE OF CLEAN, FINE SAND AASHTO CLASS A-3 AND SHALL BE PLACED IN 4" TO 6" LOOSE LIFTS AND COMPACTED TO AT LEAST 98% OF THE MODIFIED PROCTOR MAXIMUM DRY DENSITY (ASTM D-1557).
7. ALL EXISTING STRUCTURES, PAVEMENTS, SLABS, STEPS, AND OTHER EXISTING FEATURES INDICATED ON THE DRAWINGS TO BE REMOVED SHALL BE DEMOLISHED AND REMOVED BY THE CONTRACTOR. REMOVE NO STRUCTURE SUBSTANTIALLY AS A WHOLE; DEMOLISH COMPLETELY ON THE PREMISES.
8. ALL EXISTING SEWERS, PIPING AND UTILITIES SHOWN ARE NOT TO BE INTERPRETED AS THE EXACT LOCATION, OR AS THE ONLY OBSTACLES THAT MAY OCCUR ON THE SITE. VERIFY EXISTING CONDITIONS AND PROCEED WITH CAUTION AROUND ANY ANTICIPATED FEATURES. GIVE NOTICE TO ALL UTILITY COMPANIES REGARDING DESTRUCTION AND REMOVAL OF ALL SERVICE LINES AND CAP ALL LINES BEFORE PROCEEDING WITH THE WORK.
9. ELECTRICAL, TELEPHONE, CABLE, AND/OR GAS LINES NEEDING TO BE REMOVED OR RELOCATED SHALL BE COORDINATED WITH THE AFFECTED UTILITY COMPANY. ADEQUATE TIME SHALL BE PROVIDED FOR RELOCATION AND CLOSE COORDINATION WITH THE UTILITY COMPANY IS A NECESSITY TO PROVIDE A SMOOTH TRANSITION IN UTILITY SERVICE.
10. PROVIDE ADEQUATE PROTECTION FOR PERSONS AND PROPERTY AT ALL TIMES. EXECUTE THE WORK IN A MANNER TO AVOID HAZARDS TO PERSONS AND PROPERTY AND PREVENT INTERFERENCE WITH THE USE OF AND ACCESS TO ADJACENT BUILDINGS. STREETS AND SIDEWALKS SHALL NOT BE UNNECESSARILY BLOCKED BY DEBRIS AND EQUIPMENT.
11. WET DOWN CONCRETE AND DEBRIS DURING DEMOLITION AND LOADING OPERATIONS TO PREVENT THE SPREAD OF DUST.
12. CONTRACTOR MUST STOP OPERATION AND NOTIFY THE OWNER FOR PROPER DIRECTION IF ANY ENVIRONMENTAL OR HEALTH RELATED CONTAMINATE IS ENCOUNTERED DURING DEMOLITION/EXCAVATION PROCESS.
13. DISPOSAL

   A. FILL FOR LOWER LEVELS OF DEMOLISHED STRUCTURES MAY INCLUDE CONCRETE OR MASONRY RUBBLE RESULTING FROM DEMOLITION, SUBJECT TO THE E/A'S APPROVAL RUBBLE SHALL NOT EXCEED 12 INCHES IN LONGEST DIMENSION.

   B. THE CONTRACTOR IS RESPONSIBLE FOR THE DEMOLITION, REMOVAL, AND DISPOSING IN A LOCATION APPROVED BY ALL GOVERNING AUTHORITIES, OF ALL STRUCTURES, PADS, WALLS, FLUMES, FOUNDATIONS, PARKING, DRIVES, DRAINAGE, STRUCTURES, UTILITIES, ETC., SUCH THAT THE IMPROVEMENTS SHOWN ON THE REMAINING PLANS CAN BE CONSTRUCTED. ALL FACILITIES TO BE REMOVED SHALL BE UNDERCUT TO SUITABLE MATERIAL AND BROUGHT TO GRADE WITH SUITABLE COMPACTED FILL MATERIAL PER THE SPECIFICATIONS.

   C. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL DEBRIS FROM THE SITE AND DISPOSING THE DEBRIS IN A LAWFUL MANNER. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED FOR DEMOLITION AND DISPOSAL.
14. PAVEMENT REMOVAL

   A. WHERE EXISTING PAVEMENT IS TO BE REMOVED, SAW-CUT THE SURFACE LEAVING A UNIFORM AND STRAIGHT EDGE WITH MINIMUM DISTURBANCE TO THE REMAINING ADJACENT SURFACING. IF CONSTRUCTION RESULTS IN RAVELING OF THE SAW-CUT SURFACE, RECUT BACK FROM THE RAVELED EDGE PRIOR TO RESTORATION.

   B. WHERE EXISTING PAVEMENT, CURB, CURB AND GUTTER, SIDEWALK, DRIVEWAY, OR VALLEY GUTTER IS REMOVED FOR THE PURPOSE OF CONSTRUCTING OR REMOVING BOX CULVERTS, PIPE, INLETS, MANHOLES, APPURTENANCES, FACILITIES OR STRUCTURES, SAID PAVEMENT, ETC. SHALL BE REPLACED AND RESTORED IN EQUAL OR BETTER CONDITION THAN THE ORRIGNAL. CONTRACTOR SHALL PROVIDE ALL NECESSARY LABOR, MATERIALS, EQUIPMENT, TOOLS, SUPPLIES, PAINT, AND EQUIPMENT REQUIRED.
15. CONTINUOUS ACCESS SHALL BE MAINTAINED FOR THE SURROUNDING PROPERTIES AT ALL TIMES DURING DEMOLITION OF THE EXISTING FACILITIES.
16. PERMITTING: IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN ANY REQUIRED PERMITTING FOR DEMOLITION FROM RESPONSIBLE REGULATORIES AND FULLY ACKNOWLEDGE AND COMPLY WITH ALL REQUIREMENTS PRIOR TO REQUIREMENTS COMMENCING DEMOLITION WORK.
17. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO DETERMINE THE EXTENT OF DEMOLITION REQUIRED IN ORDER TO PERFORM THE CONTRACT WORK FOR THIS PROJECT. THE CONTRACTOR SHALL CONDUCT SITE VISITS AND SHALL EXAMINE ALL OF THE INFORMATION WITHIN THESE DOCUMENTS: ALL DISCREPANCIES AND/OR OMISSIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO BID SUBMITTAL.
18. PRIOR TO DEMOLITION OCCURRING, ALL EROSION CONTROL DEVICES ARE TO BE INSTALLED.
19. CONTRACTOR MAY LIMIT SAW-CUT & PAVEMENT REMOVAL TO ONLY THOSE AREAS WHERE IT IS REQUIRED, BUT IF ANY DAMAGE IS INCURRED ON ANY OF THE SURROUNDING PAVEMENT, SIDEWALK, ETC. THE CONTRACTOR SHALL BE RESPONSIBLE FOR IT'S REMOVAL AND REPAIR.
20. ALL EXISTING UTILITIES WITHIN THE R.O.W. SHALL BE ADJUSTED, REMOVED OR RELOCATED AT THE CONTRACTOR'S EXPENSE. ACTUAL WORK SHALL BE COORDINATED BY THE CONTRACTOR DIRECTLY W/ THE APPROPRIATE UTILITY COMPANY. ALL EXPENSES SHALL BE INCLUDED IN THE CONTRACTOR'S BID.

SITE NOTES

1. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY/COUNTY REGULATIONS AND CODES AND O.S.H.A. STANDARDS.
2. CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULES, SLOPE PAVING, SIDEWALKS, EXIT PORCHES, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
3. ALL DISTURBED AREAS ARE TO RECEIVE FOUR INCHES OF TOPSOIL, SEED, MULCH AND WATER UNTIL A HEALTHY STAND OF GRASS IS ESTABLISHED. SEE 02900 SPECIFICATION.
4. ALL CURBED RADII ARE TO BE 10' UNLESS OTHERWISE NOTED. STRIPED RADII ARE TO BE 5'.
5. ALL DIMENSIONS AND RADII ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
6. EXISTING STRUCTURES WITHIN CONSTRUCTION LIMITS ARE TO BE ABANDONED, REMOVED OR RELOCATED AS NECESSARY. ALL COST SHALL BE INCLUDED IN BASE BID.
7. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, (UNLESS OTHERWISE NOTED ON PLANS) INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS & POLES, ETC. AS REQUIRED. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES REQUIREMENTS AND PROJECT SITE WORK SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. ALL COST SHALL BE INCLUDED IN BASE BID.
8. SITE BOUNDARY, TOPOGRAPHY, UTILITY AND ROAD INFORMATION TAKEN FROM A SURVEY BY A LAND SURVEYOR.
9. TOTAL LAND AREA IS 8.44± ACRES.
10. NO WETLANDS WERE PRESENT ON THIS SITE.
11. THE SITE WORK FOR THIS PROJECT SHALL MEET OR EXCEED "THE SITE SPECIFIC SPECIFICATIONS".
12. MONUMENT SIGNS SHALL BE CONSTRUCTED BY OTHERS.
13. REFER TO ARCH. PLANS FOR SITE LIGHTING ELECTRICAL PLAN.
14. ALL WM GENERAL CONTRACTOR WORK TO BE COMPLETED (EARTHWORK, FINAL UTILITIES, AND FINAL GRADING) BY THE MILESTONE DATE IN PROJECT DOCUMENTS.

GRADING NOTES

1. CONTRACTOR IS RESPONSIBLE FOR DEMOLITION OF EXISTING STRUCTURES INCLUDING REMOVAL OF ANY EXISTING UTILITIES SERVING THE STRUCTURE. UTILITIES ARE TO BE REMOVED TO THE RIGHT-OF-WAY.
2. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
3. ALL CUT OR FILL SLOPES SHALL BE 3:1 OR FLATTER UNLESS OTHERWISE NOTED.
4. PRECAST STRUCTURES SHALL BE USED, UNLESS OTHERWISE NOTED.
5. STORM PIPE SHALL BE AS NOTED ON SHEET C1.2.
6. EXISTING PIPES TO BE CLEANED OUT TO REMOVE ALL SILT AND DEBRIS.
7. EXISTING GRADE CONTOUR INTERVALS SHOWN AT 1 FOOT.
8. PROPOSED GRADE CONTOUR INTERVALS SHOWN AT 1 FOOT INTERVALS.
9. IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO EXISTING CONDITIONS OR BETTER.
10. ALL STORM PIPE ENTERING STRUCTURES SHALL BE GROUTED TO ASSURE CONNECTION AT STRUCTURE IS WATERTIGHT.
11. ALL STORM SEWER MANHOLES IN PAVED AREAS SHALL BE FLUSH WITH PAVEMENT, AND SHALL HAVE TRAFFIC BEARING RING & COVERS. MANHOLES IN UNPAVED AREAS SHALL BE 6" ABOVE FINISH GRADE. LIDS SHALL BE LABELED "STORM SEWER".
12. THE CONTRACTOR SHALL ADHERE TO ALL TERMS & CONDITIONS AS OUTLINED IN THE EPA OR APPLICABLE STATE GENERAL N.P.D.E.S. PERMIT FOR STORM WATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITIES AND THE WALMART SPECIAL CONDITIONS, SECTION 8, ENVIRONMENTAL COMPLIANCE AND STORM WATER POLLUTION PREVENTION.
13. CONTRACTOR SHALL ADJUST AND/OR CUT EXISTING PAVEMENT AS NECESSARY TO ASSURE A SMOOTH FIT AND CONTINUOUS GRADE.
14. CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS FOR ALL NATURAL AND PAVED AREAS.
15. TOPOGRAPHIC INFORMATION IS TAKEN FROM A TOPOGRAPHIC SURVEY BY LAND SURVEYORS. IF THE CONTRACTOR DOES NOT ACCEPT EXISTING TOPOGRAPHY AS SHOWN ON THE PLANS, WITHOUT EXCEPTION, THEN THE CONTRACTOR SHALL SUPPLY, AT THEIR EXPENSE, A TOPOGRAPHIC SURVEY BY A REGISTERED LAND SURVEYOR TO THE OWNER FOR REVIEW.
16. ALL UNSURFACED AREAS DISTURBED BY GRADING OPERATION SHALL RECEIVE 4 INCHES OF TOPSOIL. CONTRACTOR SHALL APPLY STABILIZATION FABRIC TO ALL SLOPES 3H:1V OR STEEPER. CONTRACTOR SHALL STABILIZE DISTURBED AREAS IN ACCORDANCE WITH GOVERNING SPECIFICATIONS UNTIL A HEALTHY STAND OF VEGETATION IS OBTAINED.
17. CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE GOVERNING CODES AND BE CONSTRUCTED TO SAME.
18. ALL STORM STRUCTURES SHALL HAVE A SMOOTH UNIFORM POURED MORTAR INVERT FROM INVERT IN TO INVERT OUT.

UTILITY NOTES

1. ALL FILL MATERIAL IS TO BE IN PLACE, AND COMPACTED BEFORE INSTALLATION OF PROPOSED UTILITIES.
2. CONTRACTOR SHALL NOTIFY THE UTILITY AUTHORITIES INSPECTORS 72 HOURS BEFORE CONNECTING TO ANY EXISTING LINE.
3. SANITARY SEWER PIPE SHALL BE AS NOTED ON SHEET C1.3
4. WATER LINES SHALL BE AS NOTED ON SHEET C1.3
5. MINIMUM TRENCH WIDTH SHALL BE 2 FEET.
6. ALL WATER JOINTS ARE TO BE MECHANICAL JOINTS.
7. ALL UTILITY CROSSINGS SHALL COMPLY WITH F.A.C. RULE 62-555.314.
8. CONTRACTOR SHALL MAINTAIN A MINIMUM OF 3'-0" COVER ON ALL WATERLINES.
9. IN THE EVENT OF A VERTICAL CONFLICT BETWEEN WATER LINES, SANITARY LINES, STORM LINES AND GAS LINES (EXISTING AND PROPOSED), THE SANITARY LINE SHALL BE DUCTILE IRON PIPE WITH MECHANICAL JOINTS AT LEAST 10 FEET ON BOTH SIDES OF CROSSING, THE WATER LINE SHALL HAVE MECHANICAL JOINTS WITH APPROPRIATE THRUST BLOCKING AS REQUIRED TO PROVIDE A MINIMUM OF 18" CLEARANCE. MEETING REQUIREMENTS OF ANSI A21.10 OR ANSI 21.11 (AWWA C-151) (CLASS 50).
10. LINES UNDERGROUND SHALL BE INSTALLED, INSPECTED AND APPROVED BEFORE BACKFILLING.
11. TOPS OF EXISTING MANHOLES SHALL BE RAISED AS NECESSARY TO BE FLUSH WITH PROPOSED PAVEMENT ELEVATIONS WITH WATER TIGHT LIDS.
12. ALL CONCRETE FOR ENCASEMENTS SHALL HAVE A MINIMUM 28 DAY COMPRESSION STRENGTH AT 3000 P.S.I.
13. EXISTING UTILITIES SHALL BE VERIFIED IN FIELD PRIOR TO INSTALLATION OF ANY NEW LINES.
14. REFER TO INTERIOR PLUMBING DRAWINGS FOR TIE-IN OF ALL UTILITIES.
15. CONTRACTOR IS RESPONSIBLE FOR COMPLYING TO THE SPECIFICATIONS OF MARION COUNTY WITH REGARDS TO MATERIALS AND INSTALLATION OF THE WATER AND SEWER LINES.
16. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
17. CONTRACTOR IS RESPONSIBLE FOR ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR UTILITY SERVICE COMPANIES. THIS AND THE FINAL CONNECTIONS OF THE SERVICE SHALL BE COMPLETED 30 DAYS PRIOR TO STORE POSSESSION.
18. CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES FOR INSTALLATION REQUIREMENTS AND SPECIFICATIONS.
19. REFER TO BUILDING PLANS FOR SITE LIGHTING ELECTRICAL PLAN.
20. 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 DIVISION, 352) 307-6000, EXT. 5 OR MCUCONSTRUCTION@MARIONFL.ORG
21. FOR ANY UTILITY ASSETS BETWEEN THE WATER MAIN AND THE METER, MARION COUNTY WILL REQUIRE A BILL OF SALE AND AS-BUILTS OF THE SERVICE, PRIOR TO METER(S) BEING INSTALLED. A FINAL HOLD HAS BEEN PLACED ON PERMIT, IF APPLICABLE. ALL AS-BUILTS SHALL COMPLY WITH THE CURRENT MARION COUNTY LDC, SECTION 6.14.8
22. ANY ASSETS TO BE CONVEYED TO MARION COUNTY UTILITIES AS PART OF THE PUBLIC UTILITY SYSTEM SHALL BE COORDINATED PRIOR TO MARION COUNTY UTILITIES THROUGH THE BILL OF SALE, AND PRIOR TO MCU'S AUTHORIZATION OF THE DEP CONNECTION/CLEARANCE PACKAGE. THE BILL OF SALE FOR ANY LIFT STATION(S) MUST INCLUDE THE FIRST ELECTRIC BILL TO CAPTURE NECESSARY DATA PRIOR TO TRANSFER TO MARION COUNTY UTILITIES. ALLOW A MINIMUM OF 5 WORKING DAYS FOR PROCESSING THE BILL OF SALE INFORMATION.
23. MARION COUNTY UTILITIES, CUSTOMER SERVICE 24/7/365, ADDRESS 11800 US-441, BELLEVIEW, FL 34420, PH: (352) 307-6000.

cph
www.cphcorp.com
Building Better Communities Together
500 West Fulton Street
Sanford, FL 32771
Ph: 407.322.6841

Plans Prepared By:
CPH, LLC
A Full Service A & E Firm

LICENSED FOR THIS JOB ONLY
ENGINEER
No. 56524
STATE OF FLORIDA
PROFESSIONAL

No.	Date	Revision
1	08/28/25	PER COUNTY REVIEW

Designed: M. SOCHA
Drawn: B. HANSEN
Checked: L. AYALA
Job No.: W131415
Date: ----
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SITE SPECIFIC NOTES

MAJOR SITE PLAN - WALMART
NEIGHBORHOOD MARKET 3009-1000-WNM-NEW
THE VILLAGES / MARION COUNTY / FLORIDA

THIS SHEET NOT VALID FOR CONSTRUCTION WITHOUT COMPLETE SET OF PLANS.

Sheet No.
C0.4

BOUNDARY & TOPOGRAPHIC SURVEY
ALSO BEING AN
(ALTA/NSPS LAND TITLE SURVEY)
FOR

Walmart

AT
STORE NO. 03009-1000
S.E. 165TH MULBERRY LANE
LYING IN
SECTION 27-TOWNSHIP 17 SOUTH-RANGE 23 EAST
MARION COUNTY, FLORIDA

⚠ SCHEDULE B-SECTION II PER STEWART TITLE GUARANTY CO.
COMMITMENT NO. 20240237 / 24000030435
COMMITMENT DATE: OCTOBER 05, 2025 AT 8:00 A.M.

5. ALL MATTERS SHOWN ON THE PLAT RECORDED IN PLAT BOOK 13, PAGE 76, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.
(AFFECT, BLANKET IN NATURE, AS TO ALL PARCELS)

6. RIGHT OF WAY EASEMENT GRANTED TO SUMTER ELECTRIC COOPERATIVE, INC., AS MORE FULLY SET FORTH IN THE DOCUMENT RECORDED IN OFFICIAL RECORDS BOOK 205, PAGE 577, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.
(AFFECTS, BLANKET IN NATURE, AS TO ALL PARCELS, AFFECTING SPECIFIC ELECTRIC TRANSMISSION OR DISTRIBUTION LINE OR SYSTEM)

7. AMENDED AND RESTATED DECLARATION OF RESTRICTIONS, RECORDED IN OFFICIAL RECORDS BOOK 6263, PAGE 975, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, TOGETHER WITH ALL AMENDMENTS THERETO, WHICH MAY PROVIDE FOR ASSOCIATION DUES, FEES AND/OR ASSESSMENTS, PRIOR APPROVAL OF SALE, IN ADDITION TO ANY EASEMENTS, RESERVATIONS, COVENANTS, BUILDING SET BACK REQUIREMENTS, OPTION TO PURCHASE, RIGHT OF FIRST REFUSAL, AND ANY SPECIAL ASSESSMENTS WHICH MAY COME DUE BUT LIMITING ANY SUCH COVENANT BASED ON RACE, COLOR, RELIGION, SEX, FAMILIAL STATUS, NATIONAL ORIGIN, HANDICAP, SEXUAL ORIENTATION, MARITAL STATUS, ANCESTRY, SOURCE OF INCOME, DISABILITY, MEDICAL CONDITION, OR OTHER UNLAWFUL BASIS. (AS TO LOT 2 OF PARCEL 1)
(AFFECTS, AS TO A PORTION OF PARCEL 1, AND LOTS 1 AND 2)

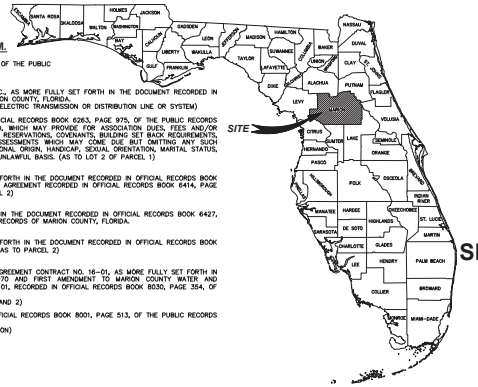
8. GRANT OF EASEMENT AND MAINTENANCE AGREEMENT, AS MORE FULLY SET FORTH IN THE DOCUMENT RECORDED IN OFFICIAL RECORDS BOOK 6346, PAGE 918 AND CORRECTIVE GRANT OF EASEMENT AND MAINTENANCE AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 6414, PAGE 439, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA. (AS TO PARCEL 2)
(DOES NOT AFFECT SURVEYED PARCELS, AFFECTS AS TO PARCEL 2)

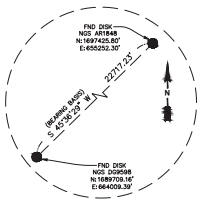
9. AGREEMENT FOR MAINTENANCE CONTRIBUTION, AS MORE FULLY SET FORTH IN THE DOCUMENT RECORDED IN OFFICIAL RECORDS BOOK 6427, PAGE 161 AND OFFICIAL RECORDS BOOK 6437, PAGE 1866, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.
(AFFECTS, AS TO PARCEL 1 & 2, AS SHOWN HEREON)

10. GRANT OF EASEMENT AND MAINTENANCE AGREEMENT, AS MORE FULLY SET FORTH IN THE DOCUMENT RECORDED IN OFFICIAL RECORDS BOOK 6437, PAGE 1860, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA. (AS TO PARCEL 2)
(DOES NOT AFFECT SURVEYED PARCELS, AFFECTS AS TO PARCEL 2)

11. MARION COUNTY WATER AND WASTEWATER SYSTEM DEVELOPER'S SERVICE AGREEMENT CONTRACT NO. 16-01, AS MORE FULLY SET FORTH IN THE DOCUMENT RECORDED IN OFFICIAL RECORDS BOOK 6443, PAGE 1970 AND FIRST AMENDMENT TO MARION COUNTY WATER AND WASTEWATER SYSTEM DEVELOPER'S SERVICE AGREEMENT CONTRACT NO. 16-01, RECORDED IN OFFICIAL RECORDS BOOK 8030, PAGE 354, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.
(DOES NOT AFFECT SURVEYED PARCELS, PLOTS ADJACENT TO PARCELS 1 AND 2)

12. EASEMENT, AS MORE FULLY SET FORTH IN THE DOCUMENT RECORDED IN OFFICIAL RECORDS BOOK 8001, PAGE 513, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.
(AFFECTS, AS TO PARCEL 1 AND BLANKET TO PARCEL 3, AS SHOWN HEREON)





State Plane Bearing Basis Detail
NOT TO SCALE

Utility Providers

CITY / TOWN / COUNTY
CITY OF WILDWOOD
100 N. MAIN STREET
WILDWOOD, FL 34785
(352)330-1330

THE VILLAGES COMMERCIAL CONSTRUCTION
3819 KIESSEL ROAD
THE VILLAGES, FL 32163
(352)259-9455

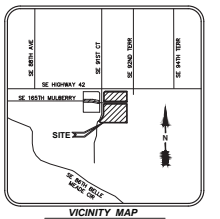
STATE DEPARTMENT OF ENVIRONMENTAL PROTECTION
FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION - CENTRAL DISTRICT
3319 MAGUIRE BOULEVARD
ORLANDO, FL 32803
(407)897-4100

WATER MANAGEMENT DISTRICT
SOUTH WEST FLORIDA WATER MANAGEMENT DISTRICT
7601 HIGHWAY 301 NORTH
TAMPA, FL 33637-6759
(352)259-8455

WATER / SEWER/ RECLAIMED
MUG WATER ON BEHALF OF WJDD-SSU & SWWCA
1038 LAKE SUMTER LANDING
THE VILLAGES, FL. 32162
(352)753-4747

FLORIDA DEPARTMENT OF TRANSPORTATION DRAINAGE
FLORIDA DEPARTMENT OF TRANSPORTATION
605 SUWANNEE STREET, MS 57
TALLAHASSEE, FLORIDA 32399-0450

⚠ FLORIDA DEPARTMENT OF TRANSPORTATION DISTRICT 5
719 SOUTH WOODLAND BLVD
DELAND, FLORIDA 32720
(386)943-5114



VICINITY MAP
NOT TO SCALE

⚠ Legal Description: (PER COMMITMENT FOR TITLE INSURANCE BY STEWART TITLE GUARANTY COMPANY, COMMITMENT NO. 20240237 / 24000030435, EFFECTIVE DATE OCTOBER 05, 2025 AT 8:00 AM)

PARCEL 1:

THE LEASEHOLD ESTATE CREATED BY THAT CERTAIN UNRECORDED LEASE AGREEMENT DATED _____, 2024, BY AND BETWEEN NEXGEN PROPERTY HOLDINGS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AS LESSOR, AND WAL-MART REALTY COMPANY, AS LESSEE, AS EVIDENCED BY THAT CERTAIN MEMORANDUM OF LEASE DATED _____, 2024, AND RECORDED _____, 2024, IN OFFICIAL RECORDS INSTRUMENT NO. _____, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, FOR THE FOLLOWING DESCRIBED PROPERTY:

THE WEST 234.31 FEET OF LOT 2 AND ALL OF LOT 3, MULBERRY GROVE EAST PHASE 2, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 13, PAGE 76, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

PARCELS NOT SURVEYED

PARCEL 2:

THAT CERTAIN STORMWATER DRAINAGE EASEMENT FOR THE BENEFIT OF PARCEL 1 PURSUANT TO THAT CERTAIN EASEMENTS WITH COVENANTS AND RESTRICTIONS AFFECTING LAND ("ECR") BY AND BETWEEN NEXGEN PROPERTY HOLDINGS, LLC, A FLORIDA LIMITED LIABILITY COMPANY AND WAL-MART REALTY COMPANY DATED _____, 2024, AND RECORDED _____, 2024, IN OFFICIAL RECORDS INSTRUMENT NO. _____, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, OVER THE FOLLOWING DESCRIBED PROPERTY:

TRACT A, MULBERRY GROVE EAST PHASE 2, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 13, PAGE 76, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

PARCEL 3:

THAT CERTAIN PERPETUAL EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR THE INSTALLATION, OPERATION, MAINTENANCE AND REPAIR OF UNDERGROUND UTILITIES AND STORMWATER CONVEYANCE SYSTEMS RESERVED IN OFFICIAL RECORDS BOOK 8001, PAGE 513, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

Survey Notes:

1. COPIES OF THIS SURVEY ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
3. THIS SURVEY IS BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD '88)

   THE SITE BENCHMARKS FOR THIS TOPOGRAPHIC SURVEY ARE DISPLAYED ON THE RESPECTIVE SURVEY FILE. THESE BENCHMARKS ARE BASED ON A CLOSED VERTICAL CONTROL LOOP HAVING AN ACTUAL ERROR OF CLOSURE OF 0.004' WHICH MEETS THE ALLOWABLE CLOSURE OF 0.063'. THIS FIELDWORK WAS PERFORMED USING A TOPCON LEVEL MODEL # DL-502 AND REFERENCES THE FOLLOWING PUBLISHED BENCHMARKS AS ESTABLISHED BY THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD '88) AND ALL VERTICAL INFORMATION INCLUDING SPOT ELEVATIONS, NOTATIONS AND THE CONTOUR LINES DERIVED THEREFROM ARE BASED ON AND MATCHED TO VERTICAL CONTROL BENCHMARKS SUPPLIED BY NGS DATA SHEETS PUBLISHED AT WWW.LABINS.ORG AS FOLLOWS:

   a) POINT NAME:NGAB5134, POURED IN PLACE ROUND CONCRETE MONUMENT, 3" BRASS DISK, STATION IS AT THE WEST SIDE OF THE ON-RAMP FROM SR 441 TO SE HIGHWAY 42 AT THE SOUTH SIDE OF SE HIGHWAY 42.
   (NAVD '88) ELEVATION = 85.18

   SITE BENCHMARKS ARE AS SHOWN ON SURVEY SHEETS 3 THROUGH 5 OF 6.
4. THIS SURVEY IS NOT VALID WITHOUT SURVEY SHEETS 1 THROUGH 6 OF 6.
5. ⚠ THE LAST DAY FIELD WORK WAS PERFORMED WAS 12/2/2025; ALL BOUNDARY CORNERS WERE RECOVERED OR SET AS NOTED HEREON.
6. ⚠ THE "LEGAL DESCRIPTION" HEREON IS IN ACCORD WITH THE COMMITMENT FOR TITLE INSURANCE BY STEWART TITLE GUARANTY COMPANY, COMMITMENT NO. 20240237 / 24000030435, COMMITMENT DATE: OCTOBER 05, 2025 AT 8:00 A.M. AND WAS PROVIDED BY THE CLIENT.
7. BEARINGS SHOWN HEREON AS (SP) ARE RELATIVE TO THE LINE BETWEEN TWO STATE PLANE CONTROL POINTS HAVING A CALCULATED BEARING OF S 45°36'29" W (SEE SURVEY NOTE 17 AND DETAIL THIS SHEET).
8. HAVING CONSULTED THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP (FIRM) NUMBER 12083C0885D, COMMUNITY PANEL NO. 120160, MARION COUNTY UNINCORPORATED AREAS, EFFECTIVE DATE AUGUST 28, 2008, THE SUBJECT PROPERTY APPEARS TO LIE IN ZONE X, WHICH ARE AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN (NAVD '88). THIS DETERMINATION WAS BASED ON GEOSPATIAL DATA DOWNLOADED FROM WWW.FEMA.GOV AND THE SHAPE FILE DISPLAYED HEREON WAS REFERENCED TO ABOVE GROUND IMPROVEMENTS. THIS DETERMINATION WAS BASED ON A GRAPHIC INTERPOLATION OF SAID MAP AND NOT ON ACTUAL FIELD MEASUREMENTS.
9. HORIZONTAL WELL-IDENTIFIED FEATURES IN THIS SURVEY AND MAP HAVE BEEN MEASURED TO AN ESTIMATED HORIZONTAL POSITIONAL ACCURACY OF 0.05 (FT). THE EQUIPMENT USED TO VERIFY THE HORIZONTAL CONTROL ON THE SUBJECT SURVEY WAS A TOPCON GPS HIPER VR. THE EQUIPMENT USED TO LOCATE THE FEATURES WAS A LEICA SCANSTATION P40, AND A TOPCON GPS HIPER VR. THIS INFORMATION IS BASED ON NAD 83 (90).
10. MARION COUNTY PROPERTY APPRAISER INFORMATION DISPLAYED HEREON AS PARCEL# IS PER THE MARION COUNTY PROPERTY APPRAISER'S WEBSITE (HTTPS://WWW.PA.MARION.FL.US/) AS OF 9/6/2024.
11. ⚠ UNLESS OTHERWISE NOTED, ALL RECORD INFORMATION SHOWN HEREON IS BASED ON INFORMATION CONTAINED IN THE COMMITMENT FOR TITLE INSURANCE BY STEWART TITLE GUARANTY COMPANY, COMMITMENT NO. 20240237 / 24000030435, COMMITMENT DATE: OCTOBER 05, 2025 AT 8:00 A.M. AND WAS PROVIDED BY THE CLIENT.
12. NO UNDERGROUND UTILITIES, FOUNDATIONS OR IMPROVEMENTS, IF ANY, HAVE BEEN LOCATED EXCEPT AS SHOWN.
13. THIS SURVEY DOES NOT IDENTIFY THE LIMITS OR EXTENT OF POTENTIAL JURISDICTIONAL WETLAND BOUNDARIES.
14. FENCES AND WALLS EXISTING ON, OVER OR ADJACENT TO SUBJECT PROPERTY, ARE DISPLAYED HEREON; OWNERSHIP WHETHER SINGULAR OR JOINT WAS NOT DETERMINED BY THIS SURVEY.
15. VERTICAL FEATURE ACCURACY: "ELEVATIONS OF WELL-IDENTIFIED FEATURES CONTAINED IN THIS SURVEY AND MAP HAVE BEEN MEASURED TO AN ESTIMATED VERTICAL POSITIONAL ACCURACY OF 0.05 (FT)."
16. THE UNDERGROUND UTILITIES LABELED UE, UG, UW, FM, COMM, AND UNK DISPLAYED ON SURVEY SHEETS 3 THROUGH 5 OF 5 ARE A RESULT OF AN ELECTRONIC FILE CREATED BY SOUTHEASTERN SURVEYING & MAPPING CORP. (6500 ALL AMERICAN BOULEVARD, ORLANDO FL 32810, [407] 292-8580), AND MATCHED TO DIAGRAMS PREPARED BY SOUTHEASTERN SURVEYING & MAPPING CORPORATION (AKA SSMC).
17. STATE PLANE INFORMATION SHOWN HEREON IS BASED ON THE NORTH AMERICAN DATUM OF 1983 (1990) USING CONTROL POINTS FROM THE NGS DATA SHEETS PUBLISHED AT WWW.LABINS.ORG AND ARE AS FOLLOWS: FLORIDA WEST ZONE

   a) PID #AR1848 = N 1697425.80 FEET, E 655252.30 FEET

   b) PID #DG9598 = N 1689709.16 FEET, E 664009.39 FEET

   THE EQUIPMENT USED TO TRANSFER THE STATE PLANE INFORMATION FROM THE ABOVE REFERENCED CONTROL POINTS TO THE SUBJECT SURVEY WAS A TOPCON GPS HIPER VR.
18. DIMENSIONS ARE SHOWN RELATIVE TO UNITED STATES STANDARD FEET AND DECIMALS THEREOF, UNLESS THE OBJECT SHOWN IS COMMONLY IDENTIFIED IN INCHES, I.E. TREE DIAMETER, PIPE DIAMETER, ETC. TREES DEPICTED ARE COMMON NAMES AND MEASURED AND LABELED AS DIAMETER AT BREAST HEIGHT IN INCHES.
19. CERTAIN INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY, AND/OR OWNERSHIP WERE FURNISHED TO THIS SURVEYOR AS NOTED OR DISPLAYED HEREON.
20. THE UNDERGROUND UTILITIES DEPICTED BY PIPE LINE TYPES ARE APPROXIMATE IN NATURE BASED UPON A VISUAL INSPECTION OF THE MANHOLE, GRATE, ETC. OF EACH FACILITY. EXISTING PIPES WERE NOT LAMPED OR REMOTELY VIEWED FOR DIRECTION, OBSTRUCTIONS OR CONNECTIVITY.
21. ALL ASPHALT PAVEMENT, GRAVITY SEWER STRUCTURES, CONCRETE CURBING & CONCRETE WALKS ARE IN AVERAGE CONDITION UNLESS OTHERWISE NOTED.
22. ACCESS IS PROVIDED TO THE WALMART TRACTS PURSUANT TO THE RIGHT-OF-WAY EASEMENT OVER SE 91ST PHILLIPS COURT CREATED PURSUANT TO THE PLAT OF VILLAGES OF MARION PHILLIPS VILLAS RECORDED IN PLAT BOOK 12, PAGES 166 - 169, INCLUSIVE, PUBLIC RECORDS OF MARION COUNTY, FLORIDA, AS ASSIGNED BY NON-EXCLUSIVE ASSIGNMENT OF EASEMENT DATED AS OF AUGUST 1, 2016 EXECUTED BY THE VILLAGES OF LAKE-SUMTER, INC. AND NEXGEN PROPERTY HOLDINGS, LLC.

Abbreviation Legend:

(A)	– ACTUAL	MBX	– MAILBOX
A/C	– AIR CONDITIONER	MES	– MITERED END SECTION
ACSM	– AMERICAN CONGRESS ON SURVEYING & MAPPING	MH	– MANHOLE
ADA	– AMERICANS WITH DISABILITIES ACT	MLP	– METAL LIGHT POLE
ALTA	– AMERICAN LAND TITLE ASSOCIATION	MPH	– MILES PER HOUR
APPROX	– APPROXIMATE	MPP	– METAL POWER POLE
APV	– AIR RELEASE VALVE	N/A	– NOT APPLICABLE
AVE	– AVENUE	NAVD	– NORTH AMERICAN VERTICAL DATUM
AVG	– AVERAGE	NAD	– NORTH AMERICAN DATUM
(BB)	– BEARING BASIS	NG	– NATURAL GROUND
BFP	– BACK FLOW PREVENTER	NGS	– NATIONAL GEODETIC SURVEY
BLK	– BLOCK	NGVD	– NATIONAL GEODETIC VERTICAL DATUM
BLDG	– BUILDING	N & D	– NAIL AND DISK
BLVD	– BOULEVARD	NO.	– NUMBER
BM	– BENCH MARK	NR	– NON-RESIDENTIAL
BOC	– BACK OF CURB	NSPS	– NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS
BOW	– BACK OF WALK	NT	– NON-TANGENT
BSL	– BUILDING SETBACK LINE	NTS	– NOT TO SCALE
BWF	– BARBED WIRE FENCE	OR	– OFFICIAL RECORDS BOOK
C-N	– DENOTES SHEET NUMBERING FOR ENGINEERING PLANS	OB	– OUTSIDE DIAMETER
(C)	– CALCULATED	ORB	– OFFICIAL RECORDS BOOK
C	– CHORD	OR	– OFFICIAL RECORDS
CATV	– CABLE TELEVISION RISER	OUL	– OVERHEAD UTILITY LINES
CB	– CHORD BEARING	OTL	– OVERHEAD TRAFFIC LINES
CBS	– CONCRETE BLOCK STRUCTURE	(P)	– PLAT
C.A.R.	– CERTIFIED CORNER RECORD	PB	– PLAT BOOK
C&G	– CURB & GUTTER	PC	– POINT OF CURVATURE
CI	– CATCH INLET	PCC	– POINT OF COMPOUND CURVATURE
C/L	– CENTERLINE	POP	– PERMANENT CONTROL POINT
CLF	– CHAIN LINK FENCE	PFF	– PROPOSED FINISHED FLOOR
CM	– CONCRETE MONUMENT	PG	– PAGE
CMP	– CORRUGATED METAL PIPE	PGS	– PAGES
CO	– CLEANOUT	PI	– POINT OF INTERSECTION
CONC	– CONCRETE	PIR	– PROPERTY INFORMATION REPORT
COR	– CORNER	PIV	– POST INDICATOR VALVE
CRPP	– CORRUGATED PLASTIC PIPE	PK	– PARKER KALON
CUE	– COUNTY UTILITY EASEMENT	POB	– POINT OF BEGINNING
CVS	– CAN'T VERIFY SIZE	POC	– POINT OF COMMENCEMENT
CVS&T	– CAN'T VERIFY SIZE & TYPE	POL	– POINT ON LINE
CWS	– CROSSWALK SIGNAL	PP	– POWER POLE
Δ	– DELTA	PRC	– POINT OF REVERSE CURVATURE
(D)	– DESCRIPTION	PRM	– PERMANENT REFERENCE MONUMENT
DB	– DEED BOOK	PSM	– PROFESSIONAL SURVEYOR & MAPPER
DBH	– DIAMETER AT BREAST HEIGHT IN INCHES	PT	– POINT OF TANGENCY
DE	– DRAINAGE EASEMENT	PVC	– POLYVINYL CHLORIDE PIPE
(D)	– DESCRIPTION	PVMT	– PAVEMENT
DEPT	– DEPARTMENT	R23E	– RANGE 23 EAST
DIP	– DUCTILE IRON PIPE	R	– RADIUS
DR	– DRIVE	RAD	– RADIAL
D/U	– DRAINAGE AND UTILITY EASEMENT	RCP	– REINFORCED CONCRETE PIPE
(E)	– ENGINEERING PLAN	REC	– RECOVERED
E/B	– ELECTRIC JUNCTION BOX	REV	– REVISION
EL.	– UNDERGROUND ELECTRICAL LINES	R/W	– RIGHT-OF-WAY
ELEC	– ELECTRIC	RLS	– REGISTERED LAND SURVEYOR
ELEV	– ELEVATION	RP	– RADIUS POINT
ELIP	– ELLIPTICAL	RWL	– UNDERGROUND RECLAIM WATER LINE
EOI	– END OF INFORMATION	RWM	– RECLAIMED WATER METER
EOP	– EDGE OF PAVEMENT	SE	– SPECIAL EASEMENT
FB	– FIELD BOOK	SEC 27	– SECTION 27
FDC	– FIRE DEPARTMENT CONNECTION	SMH	– SANITARY SEWER MANHOLE
FDOT	– FLORIDA DEPARTMENT OF TRANSPORTATION	(SP)	– STATE PLANE
FF	– FINISH FLOOR	SQ	– SQUARE
FGI	– FLAT GRATE INLET	SQ FT	– SQUARE FEET
FGLP	– FIBERGLASS LIGHT POLE	SRP	– SPIRAL RIB PIPE
FHYD	– FIRE HYDRANT	ST	– STREET
FM	– FORCE MAIN	STMH	– STORM DRAINAGE MANHOLE
FND	– FOUND	S/W	– SIDEWALK
FP&L	– FLORIDA POWER AND LIGHT	TB	– TANGENT BEARING
FS	– FLORIDA STATUTES	T17S	– TOWNSHIP 17 SOUTH
(G)	– GRID (STATE PLANE)	TELE	– TELEPHONE
GL	– UNDERGROUND GAS LINES	TL	– OVERHEAD TRAFFIC SIGNAL LINES
GOVT	– GOVERNMENT	TOB	– TOP OF BANK
GPR	– GROUND PENETRATING RADAR	TOE	– TOE OF SLOPE
GTMH	– GREASE TRAP MANHOLE	TR	– TELEPHONE RISER
HDPE	– HIGH DENSITY POLYETHYLENE PIPE	TRANS	– TRANSFORMER
HWF	– HOG WIRE FENCE	TSB	– TRAFFIC SIGNAL BOX
ID	– IDENTIFICATION	TSSP	– TRAFFIC SIGNAL SUPPORT POLE
ICV	– IRRIGATION CONTROL VALVE	TVL	– UNDERGROUND CABLE TV LINES
INFO	– INFORMATION	(TYP)	– TYPICAL
INV	– INVERT	UE	– UTILITY EASEMENT
IP	– IRON PIPE	UNK	– UNKNOWN
IP&C	– IRON PIPE & CAP	UTL	– UNDERGROUND TELEPHONE LINES
IR	– IRON ROD	W/	– WITH
IR&C	– IRON REBAR & CAP	WF	– WROUGHT IRON FENCE
IRR	– IRRIGATION	WL	– UNDERGROUND WATER LINE
L	– ARC LENGTH	WLP	– WOOD LIGHT POLE
LB#	– LICENSED BUSINESS NUMBER	WM	– WATER METER
LP	– LIGHT POLE	WP	– WORK PROGRAM
(M)	– MEASURED	WPF	– WOOD POST FENCE
MA	– MAINTENANCE AGREEMENT	WPP	– WOOD POWER POLE
MAG	– MAGNETIC	WV	– WATER VALVE
MB	– MAP BOOK		

Line Legend:
NOT TO SCALE

— — —	= 1 FOOT CONTOURS
— —5— —	= 5 FOOT CONTOURS
— — — —	= ADJOINER PROPERTY LINES
—X—X—	= BARBED WIRE FENCE
—I—I—	= BROKEN LINE
UC	= BURIED CABLE
UCTV	= BURIED CABLE TELEVISION
UE	= BURIED ELECTRIC
UFO	= BURIED FIBER OPTICS
UG	= BURIED GAS
UPR	= BURIED RECLAIMED WATER LINE
SAN	= BURIED SANITARY LINES
FM	= BURIED SANITARY SEWER FORCE MAIN LINE
TC	= BURIED TRAFFIC CONTROL
UT	= BURIED TELEPHONE LINE
UW	= BURIED WATER LINES
	= CENTER LINE R/W
	= CHAIN LINK FENCE
	= EASEMENT LINES (EXISTING)
	= EASEMENT LINES (PROPOSED)
EOW	= EDGE OF WATER LINES
	= EXISTING DRAINAGE PIPES
	= EXISTING DRAINAGE PIPES (TERMINUS & ANGLE UNKNOWN)
FW	= FIRE WATER MAIN LINES
HW	= HOT WATER SUPPLY LINES
IRR	= IRRIGATION LINES
OTL	= OVERHEAD TRAFFIC LINES
OHU	= OVERHEAD UTILITY LINES
	= RAILROAD TRACKS
	= RIGHT-OF-WAY LINES
	= SECTION LINES
	= STONE WALL LINES
	= TOP OF BANK LINES
TOE	= TOE OF SLOPE LINES
	= TREE LINES
TRAV	= TRAVERSE LINES
UNK	= UNKNOWN BURIED LINES
	= VINYL FENCE
	= WOOD FENCE
	= WETLAND LINE
OP	= ORANGE PAINT LINE
GP	= GREEN PAINT LINE
RP	= RED PAINT LINE
WP	= WHITE PAINT LINE
PP	= PURPLE PAINT LINE
BP	= BLUE PAINT LINE
YP	= YELLOW PAINT LINE

Symbol Legend:
NOT TO SCALE

	= AIR RELEASE VALVE
	= BORING HOLE LOCATION
	= BRICK PAVERS
CT	= CABLE TV RISER
Δ	= CENTRAL ANGLE
	= CLEAN OUT
	= COMMUNICATION MANHOLE
	= CONCRETE
	= CONCRETE LIGHT POLE
	= CONCRETE LIGHT POLE (DUAL)
	= CONCRETE LIGHT POLE (TRIPLE)
	= CONCRETE LIGHT POLE (QUAD)
	= CONCRETE MITERED END SECTION
	= CONCRETE PAVERS
	= CONCRETE RIP RAP
	= CONCRETE UTILITY POLE
	= COUNTY ROAD SYMBOL
	= CROSSWALK SIGNAL POLE
	= C.M. ANGLE WARNING AREA
	= DUAL SUPPORT SIGN
	= ELECTRICAL MANHOLE
	= ELECTRIC METER
	= ELECTRICAL JUNCTION BOX
	= ELECTRIC OUTLET
	= ELECTRIC RISER
	= FIBER OPTIC MARKER
	= FIRE DEPARTMENT CONNECTION
	= FIRE HYDRANT
	= FLOOD LIGHT
	= FOUND CONCRETE MONUMENT (AS NOTED)
	= FOUND IRON PIPE (AS NOTED)
	= FOUND IRON REBAR (AS NOTED)
	= FOUND/SET NAIL (AS NOTED)
	= GARBAGE CAN
	= GAS MARKER
	= GAS VALVE
	= GOPHER TORTOISE HOLE
	= GRATE INLET
	= GRAVEL/DIRT
	= GREASE TRAP MANHOLE
	= GROUND LIGHT
	= GUY ANCHOR
	= HANDICAP PARKING SPACE
	= INTERSTATE SYMBOL
	= IRRIGATION CONTROL VALVE
	= LIGHT POLE
	= LIGHT POLE (DUAL)
	= LIGHT POLE (TRIPLE)
	= LIGHT POLE (QUAD)
	= MAILBOX
	= MONITOR WELLS
	= NAIL & DISC (AS NOTED)
	= PARKING SPACES (2)
	= POST INDICATOR VALVE
	= PULL BOX (AS NOTED)
	= PROPERTY INFORMATION ITEM #
	= REVISION NUMBER (3)
	= RECLAIMED WATER MARKER
	= RECLAIMED WATER METER
	= RECLAIMED WATER RISER
	= RECLAIMED WATER VALVE
	= RING AND COVER
	= SANITARY SEWER MANHOLE
	= SANITARY SEWER MARKER
	= SANITARY SEWER VALVE
	= TITLE OR REPORT ITEM NUMBER
	= SECTION CORNER
	= 4" X 4" CM LB #7143
	= 5/8" IR&C LB #7143
	= SIGN
	= SITE BENCH MARK
	= STORM SEWER MANHOLE
	= STRIPING (DIRECTIONAL)
	= TELEPHONE CABLE RISER
	= TELEPHONE MANHOLE
	= TELEPHONE LINE MARKER
	= TELEPHONE JUNCTION BOX
	= TELEPHONE REPEATER
	= TEST HOLE
	= TRAFFIC SIGNAL BOX
	= TRAFFIC SIGNAL SUPPORT POLE
	= UNKNOWN MANHOLE
	= UNKNOWN UTILITY MARKER
	= UNKNOWN RISER
	= UNKNOWN VALVE
	= UTILITY FLAG (AS NOTED)
	= VENT (AS NOTED)
	= WATER METER
	= WATER RISER
	= WATER SERVICE
	= WATER SPIGOT
	= WATER SPRINKLER
	= WATER VALVE
	= WELL
	= WETLAND FLAG
	= WOOD UTILITY POLE
	= WATER LINE MARKER
	= WIRE HEIGHTS (SEE CHART)

Sign Legend:
NOT TO SCALE

(R1)	= ROW NUMBER SIGN
(B)	= BUS STOP SIGN
(DE)	= DEAD END SIGN
(DNE)	= DO NOT ENTER SIGN (R5-1)
(DT)	= DRIVE-THRU PARKING
(HC)	= HANDICAP SIGN
(HC)	= DUAL HANDICAP SIGN
(FDC)	= FIRE DEPARTMENT CONNECTION
(INFO)	= INFORMATION SIGN
(KR)	= KEEP RIGHT SIGN
(LTO)	= LEFT TURN ONLY
(ME)	= MEDIAN SIGN
(MO)	= MOBILE ORDER PARKING SIGN
(ND)	= NO DUMPING SIGN
(NL)	= NO LEFT TURN SIGN (R3-2)
(NLI)	= NO LITTERING SIGN
(NO)	= NO OUTLET SIGN
(FL)	= NO PARKING FIRE LANE SIGN
(NOR)	= NO RIGHT TURN SIGN (R3-1)
(NTT)	= NO THRU TRAFFIC SIGN
(NOT)	= NO TRUCKS (R5-2)
(NP)	= NO PARKING SIGN
(1W)	= ONE WAY SIGN (R6-2)
(PE)	= PEDESTRIAN CROSSING SIGN
(PU)	= PICKUP PARKING SIGN
(RP)	= RESERVED PARKING SIGN
(RTO)	= RIGHT TURN ONLY
(SL)	= SPEED LIMIT SIGN
(ST)	= STOP SIGN (R1-1)
(SS)	= STREET SIGN
(TZ)	= TOW AWAY ZONE SIGN
(TE)	= TRUCK ENTRANCE SIGN
(TX)	= TRUCK EXIT SIGN
(U)	= UNKNOWN SIGN
(WL)	= WEIGHT LIMIT SIGN
(WW)	= WRONG WAY SIGN
(Y)	= YIELD SIGN

***Existing* Zoning & Building Setbacks:**

ZONING: B-2
(PER MULBERRY GROVE EAST PHASE 2, PB 13, PGS 76 AND 77)
NEIGHBORHOOD MARKET
FRONT = 40'
REAR = 25'
SIDE = 10'

FUEL STATION
FRONT = 65'
REAR = 25'
SIDE = 65'
(ACCESSORY STRUCTURE 8' EXCEPT FOR GAS PUMPS OR ISLANDS REQUIRE A 25' SETBACK; GAS PUMP CANOPIES MAY PROTRUDE 10' INTO REQUIRED SETBACK

***Proposed* Zoning & Building Setbacks:**

(PER OVERALL SITE PLAN PROVIDED BY CPH, LLC)

SITE DATA

ZONING INFORMATION

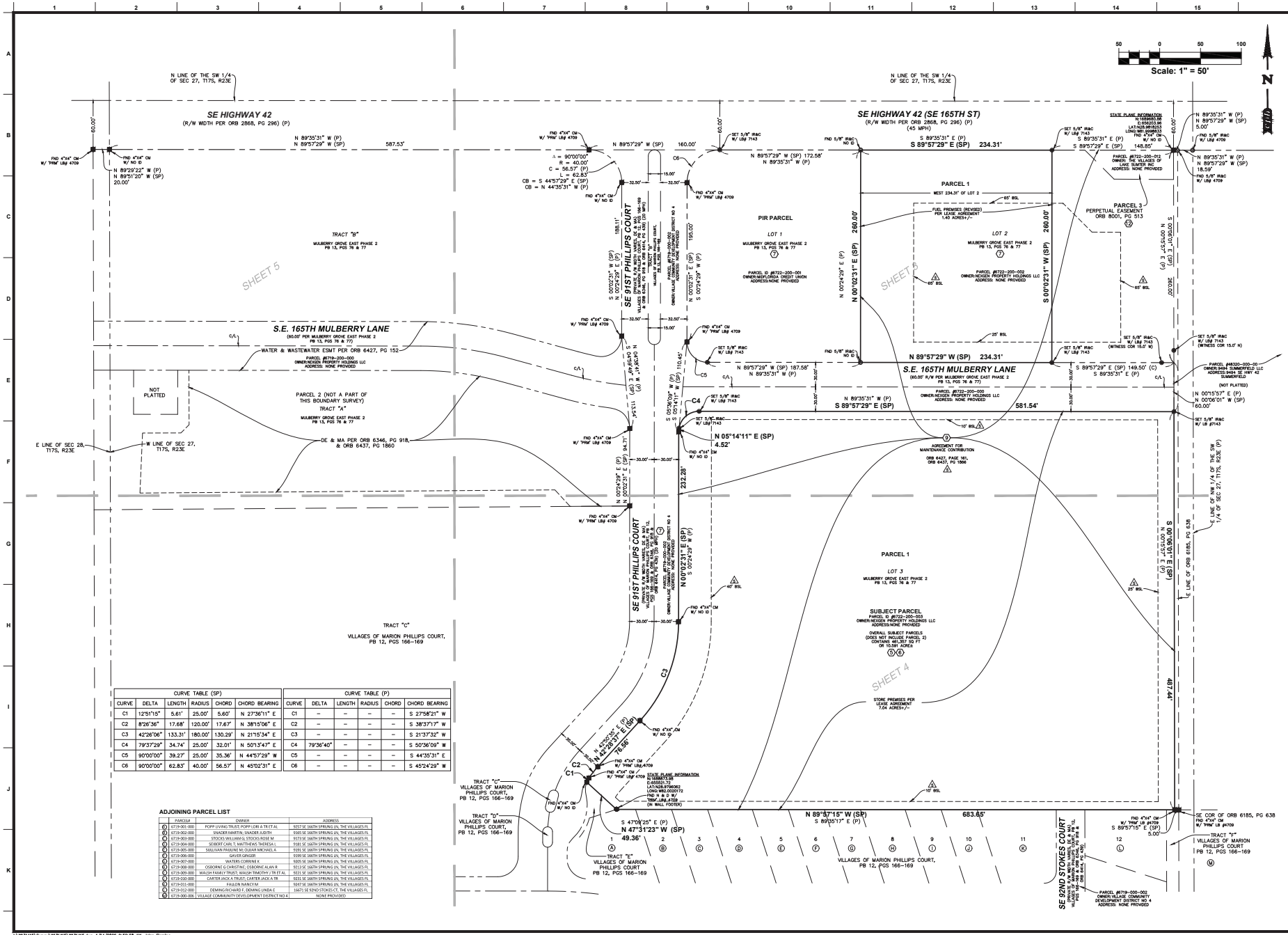
ZONING: B-2
PROPOSED USE: COMMERCIAL

TYPE OF BUILDING CONSTRUCTION:
NEIGHBORHOOD MARKET: TYPE II
FUEL STATION: VB

BUILDING HEIGHT: 50 FT. (MAX) PER MARION COUNTY

SETBACKS:
NEIGHBORHOOD MARKET
FRONT = 40'
REAR = 25'
SIDE = 10'

FUEL STATION
FRONT = 65'
REAR = 25'
SIDE = 65'
(ACCESSORY STRUCTURE 8' EXCEPT FOR GAS PUMPS OR ISLANDS REQUIRE A 25' SETBACK; GAS PUMP CANOPI



CURVE TABLE (SP)					
CURVE	DELTA	LENGTH	RADIUS	CHORD	CHORD BEARING
C1	12°51'15"	5.61'	25.00'	5.60'	N 27°36'11" E
C2	8°26'36"	17.68'	120.00'	17.67'	N 38°15'06" E
C3	42°26'06"	133.31'	180.00'	130.29'	N 21°15'34" E
C4	79°37'29"	34.74'	25.00'	32.01'	N 50°13'47" E
C5	90°00'00"	39.27'	25.00'	35.36'	N 44°57'29" W
C6	90°00'00"	62.83'	40.00'	56.57'	N 45°02'31" E

CURVE TABLE (P)					
CURVE	DELTA	LENGTH	RADIUS	CHORD	CHORD BEARING
C1	–	–	–	–	S 27°58'21" W
C2	–	–	–	–	S 38°37'17" W
C3	–	–	–	–	S 21°37'32" W
C4	–	–	–	–	S 50°36'09" W
C5	–	–	–	–	S 44°35'31" E
C6	–	–	–	–	S 45°24'29" W

ADJOINING PARCEL LIST

	PARCEL#	OWNER	ADDRESS
A	6719-001-000	POPP LIVING TRUST, POPP LORI A TR ET AL	9257 SE 166TH SPRUNG LN, THE VILLAGES FL
B	6719-002-000	SNADER MARTIN, SNADER JUDITH	9365 SE 166TH SPRUNG LN, THE VILLAGES FL
C	6719-003-000	STOCKS WILLIAM G, STOCKS ROSE M	9373 SE 166TH SPRUNG LN, THE VILLAGES FL
D	6719-004-000	SEIBERT CARL T, MATTHEWS THERESA L	9381 SE 166TH SPRUNG LN, THE VILLAGES FL
E	6719-005-000	SULLIVAN PASCINE M, OLIVIA MICHAEL A	9391 SE 166TH SPRUNG LN, THE VILLAGES FL
F	6719-006-000	GAYER GINGER	9399 SE 166TH SPRUNG LN, THE VILLAGES FL
G	6719-007-000	WATERS CORRINE K	9405 SE 166TH SPRUNG LN, THE VILLAGES FL
H	6719-008-000	OSBORNE G CHRISTINE, OSBORNE ALAN R	9213 SE 166TH SPRUNG LN, THE VILLAGES FL
I	6719-009-000	WALSH FAMILY TRUST, WALSH TIMOTHY J TR ET AL	9221 SE 166TH SPRUNG LN, THE VILLAGES FL
J	6719-010-000	CARTER JACK A TRUST, CARTER JACK A TR	9231 SE 166TH SPRUNG LN, THE VILLAGES FL
K	6719-011-000	FAULON NANCY M	9247 SE 166TH SPRUNG LN, THE VILLAGES FL
L	6719-012-000	DEMING RICHARD F, DEMING LINDA E	16671 SE 92ND STOKES CT, THE VILLAGES FL
M	6719-300-006	VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO 4	NONE PROVIDED

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Building Better Communities Together
500 West Fulton Street
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Ph: 407.322.6841
Plans Prepared By:
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A Full Service A & E Firm
State of Florida License:
Survey No. LB7143

No.	Date	By	Revision
7	1/13/26	JTF	Revisions Per Closing Comments
6	12/30/25	PJK	Added Survey Note 22
5	12/2/25	PJK	Update Title and Boundary, Address Comments
4	11/07/25	MC	Added Additional Topo Data
3	8/28/25	PJK	Added Lease Agreement Premises

Field Crew: M. Reigard
Drawn By: J. Fleming
Checked By: N. Lunsford
Approved By: P. Katrek
Job No.: W131415
Date: 9/6/2024 © 2026

BOUNDARY & TOPOGRAPHIC SURVEY
(ALTA/NSPS LAND TITLE SURVEY)
AS SO BEING AN

Walmart

STORE NO. 03009-1000
SECTION 27-TOWNSHIP 17 SOUTH-RANGE 23 EAST
MARION COUNTY, FLORIDA

THIS SURVEY IS NOT VALID WITHOUT SURVEY SHEETS 1 THROUGH 6 OF 6.

Survey Sheet 2

Sheet No.
V1.1

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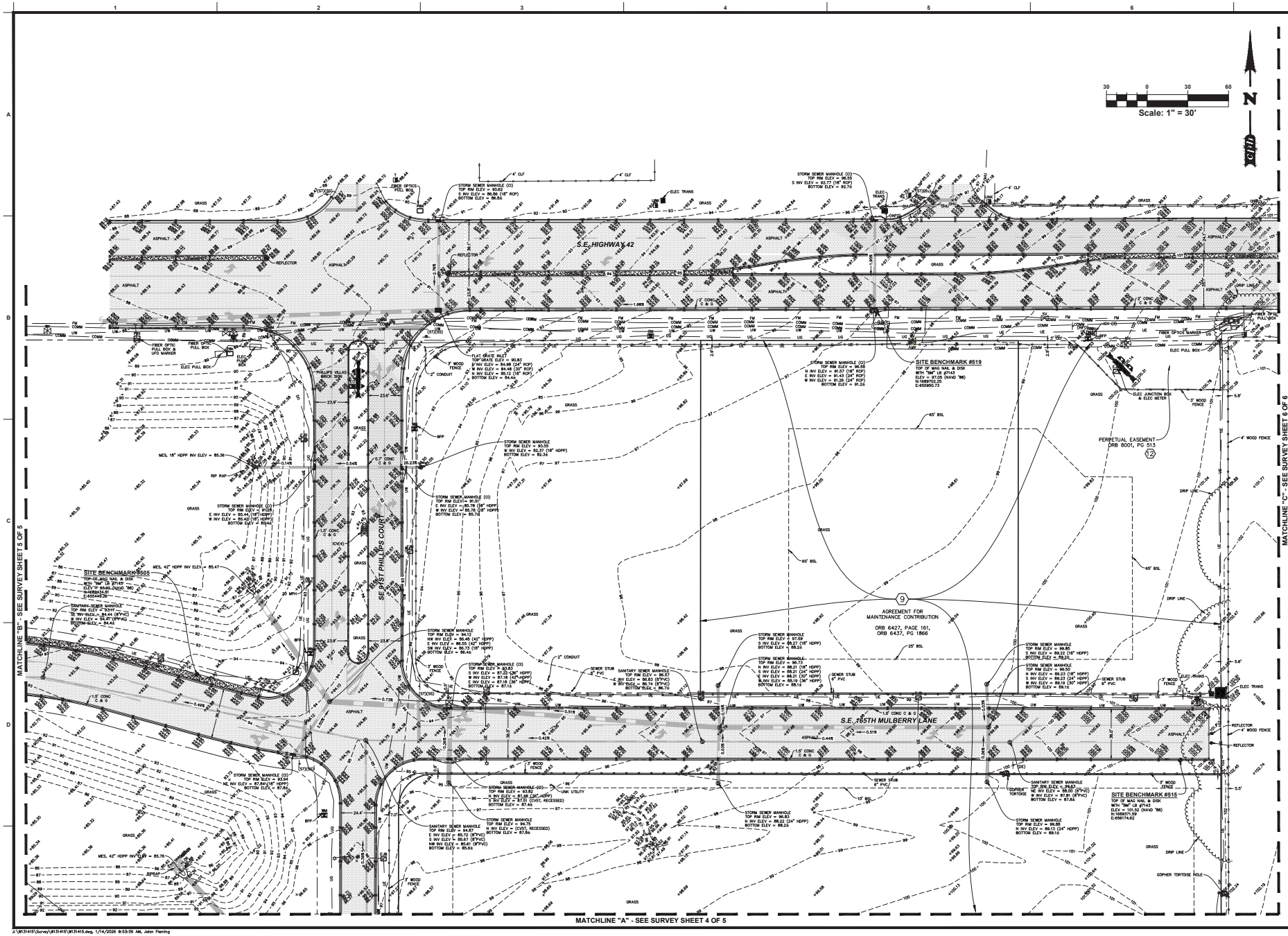

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Survey Sheet 3

Sheet No.
V1.2

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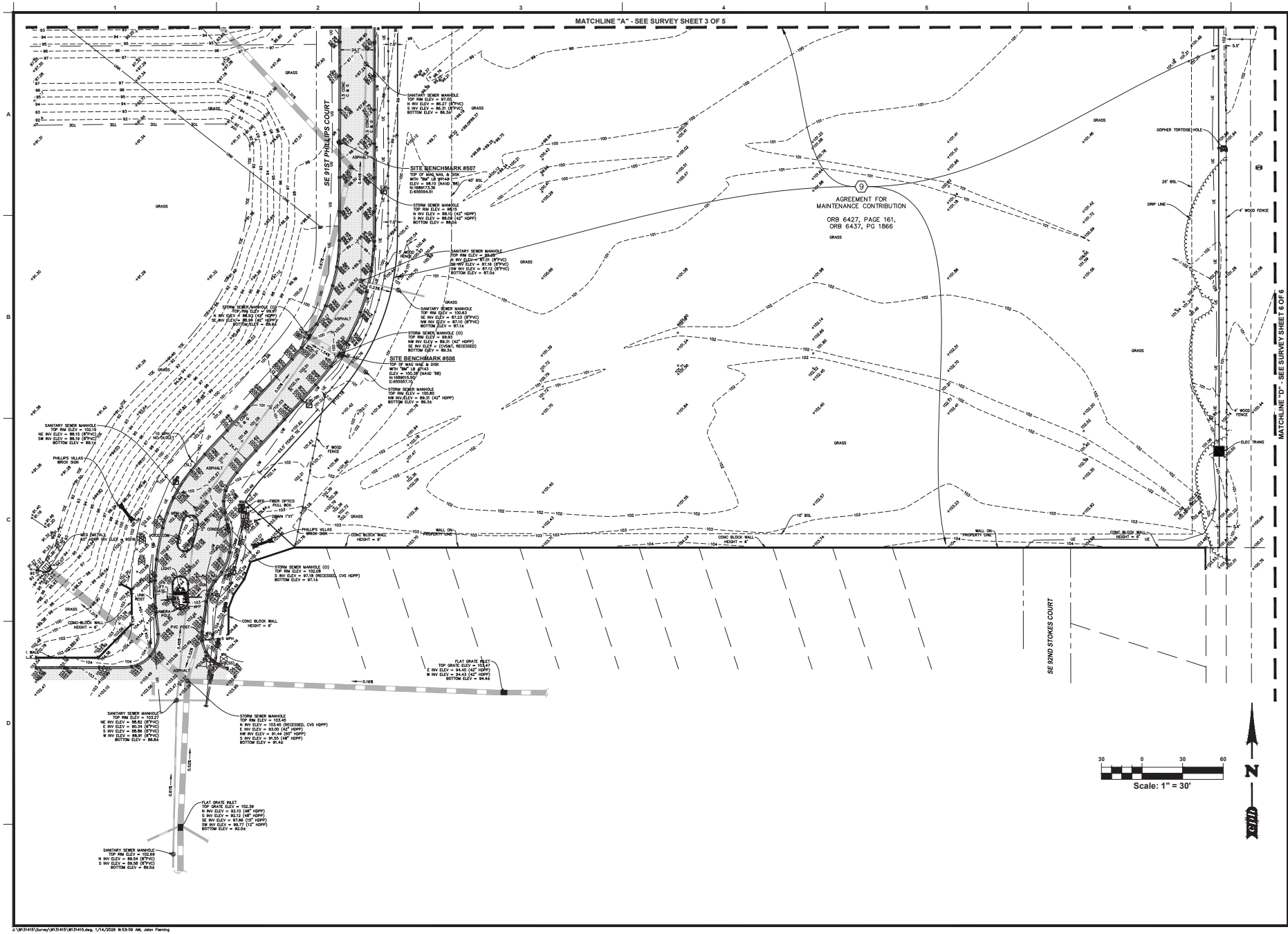

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Survey Sheet 4

Sheet No.
V1.3

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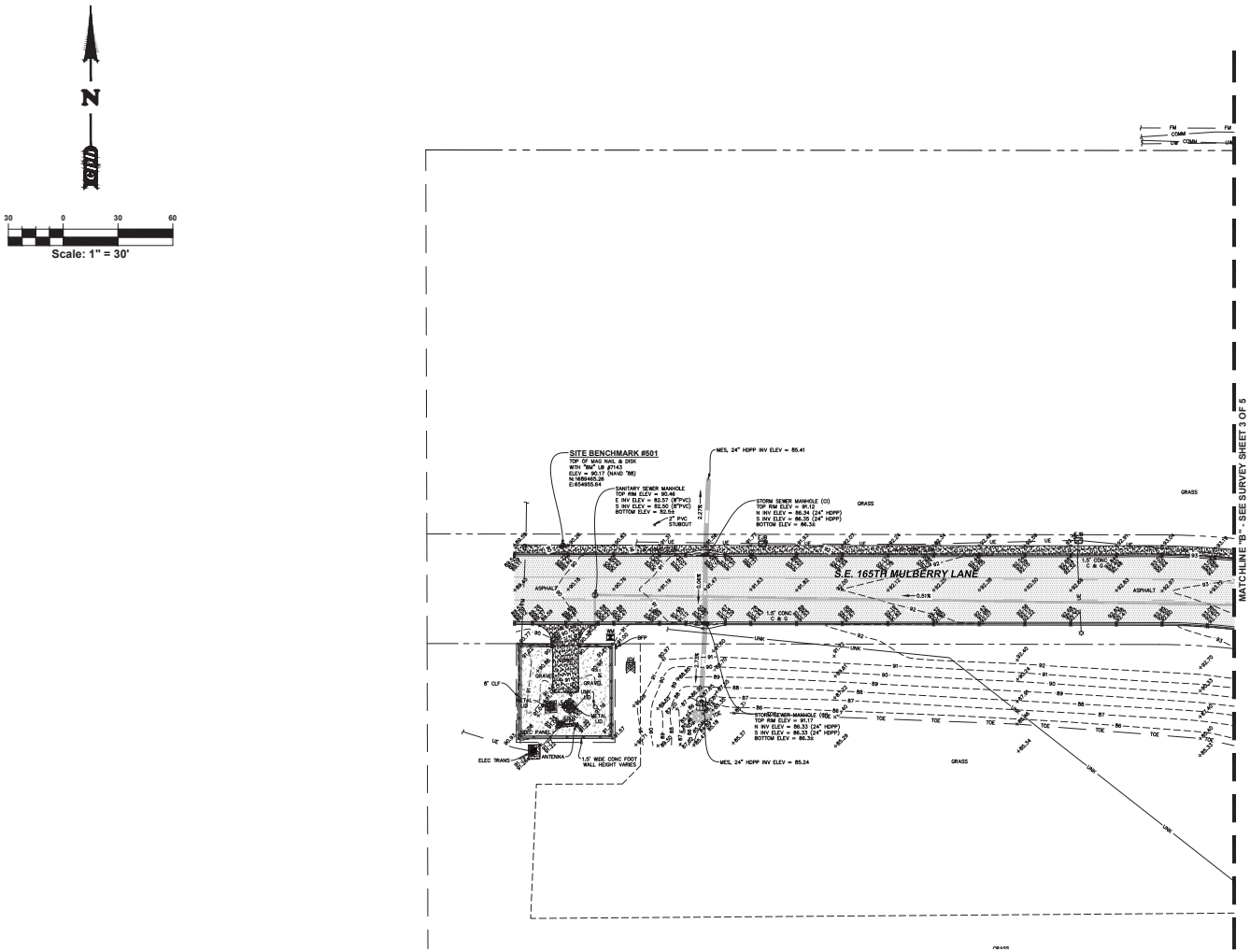

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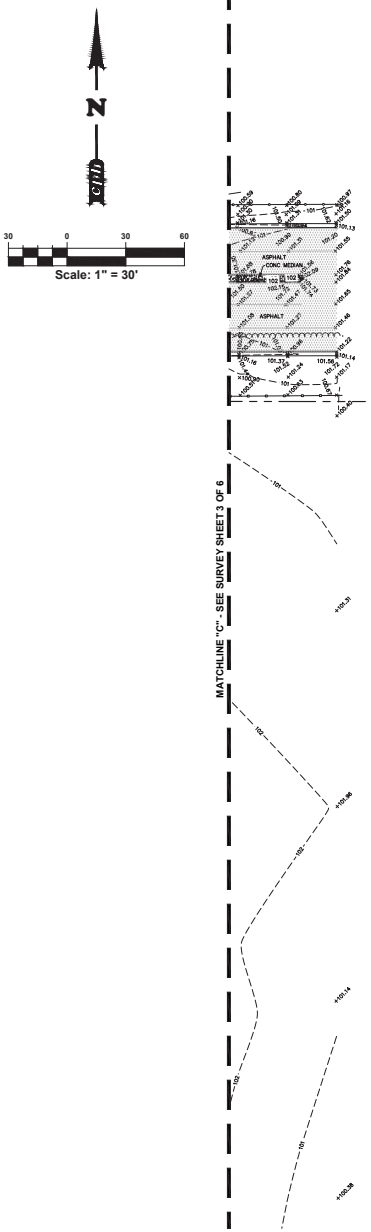
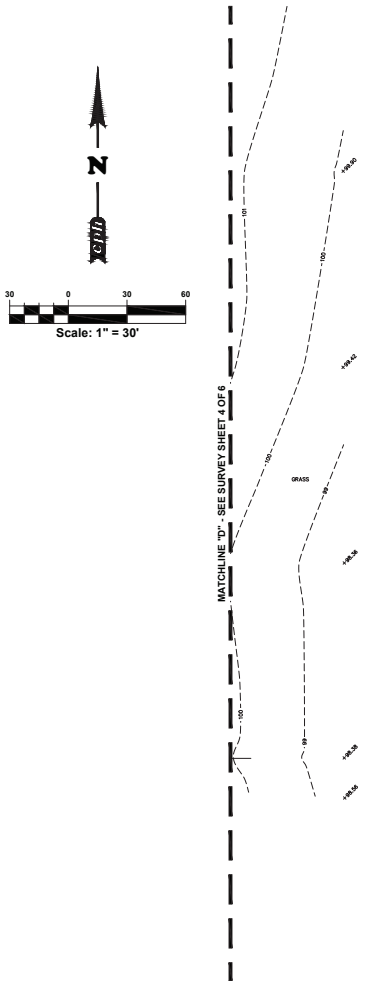
Survey Sheet 5

Sheet No.
V1.4





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Survey Sheet 6

Sheet No.
V1.5

GENERAL NOTES

A. PROJECT OFFICE WALL SWPPP POSTINGS:
THE FOLLOWING ITEMS MUST BE POSTED TOGETHER IN A SINGLE, ORGANIZED LOCATION ON A WALL INSIDE THE PROJECT OFFICE: 1) SWPPP SITE MAPS (ALL PHASES); 2) SWPPP DETAIL SHEETS; 3) MAP SHOWING LOCATION OF OFFSITE IMPORT OR EXPORT FACILITY; 4) REVISIONS TO DETAILS, SITE MAPS, OR SWPPP-RELATED RFIS; 5) SITE SWPPP BINDER; 6) SWCT PLACARD; 7) CURRENT OWNER STORMWATER COMPLIANCE TRAINING CERTIFICATES FOR SUPERINTENDENT(S) AND COMPLIANCE OFFICER(S); AND 8) CERTIFICATIONS AND/OR TRAINING CERTIFICATES REQUIRED TO PERFORM INSPECTIONS BY THE APPLICABLE CONSTRUCTION GENERAL PERMIT OR AUTHORITY HAVING JURISDICTION.

B. PERMITTED PROJECT AREA:
FOR PURPOSES OF THIS SWPPP AND ASSOCIATED STORMWATER PERMIT, 'PERMITTED PROJECT AREA' IS DEFINED AS ANY AND ALL AREAS WITHIN THE PROJECT LIMITS OF DISTURBANCE, AS SHOWN ON THE SWPPP SITE MAPS AND IDENTIFIED IN THE NOTICE OF INTENT TO THE AGENCY. ALL GROUND-DISTURBING AND CONSTRUCTION-RELATED ACTIVITIES (MATERIAL STORAGE, DUMPSTERS, PARKING AREAS, PROJECT OFFICE TRAILER, ETC.) MUST BE INCLUDED WITHIN THE PERMITTED PROJECT AREA LIMITS OF DISTURBANCE.

OFFSITE AREA(S) TO BE DISTURBED AS PART OF THIS PROJECT (NOT ON OWNER PROPERTY): 2.00 AC ±
OFFSITE WORK INCLUDES THE CONSTRUCTION OF SIDEWALK ABUTTING THE SITE ALONG CR 42 AND SIDEWALK/ACCESS/UTILITY CONNECTIONS ALONG MULBERRY LANE AND SE PHILLIPS COURT.

ALL AREAS OUTSIDE THE PERMITTED PROJECT AREA (I.E., LIMITS OF DISTURBANCE) ACQUIRED FOR USE BY THE GC OR A SUBCONTRACTOR OF THE GC (BORROW SOURCES, DISPOSAL AREAS, ETC.) MUST BE MANAGED IN ACCORDANCE WITH APPENDIX E - TAB 21 OF THE 02370 SPECIFICATION. THE CONTRACTOR IS REQUIRED TO LOCATE OFFICE TRAILER AND MATERIAL STORAGE AREAS FOR THE PROJECT WITHIN THE LIMITS OF DISTURBANCE. THE CONTRACTOR MAY REQUEST USE OF OFF-SITE LOCATIONS FOR OFFICE TRAILERS OR NON-ERODIBLE MATERIAL STORAGE; HOWEVER, APPROVAL MUST BE OBTAINED FROM THE CONSTRUCTION MANAGER, THE CEC AND THE WAL-MART SWCT PRIOR TO THEIR USE. REQUESTS WILL BE REVIEWED ON A CASE BY CASE BASIS AND IF APPROVED, LIMITATIONS ON USE WILL BE PROVIDED BY THE CEC.

C. SPECIAL PROJECT VERIFY:
THERE ARE NO SPECIAL PROJECTS, LOCATED BEYOND THE OWNER PERMITTED PROJECT AREA, REQUIRING INSPECTION AND MAINTENANCE ASSOCIATED WITH THIS CONSTRUCTION PROJECT.

D.1 NON-STORMWATER DISCHARGES:
THE GENERAL PERMIT FOR STORMWATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITIES PROHIBITS MOST NON-STORMWATER DISCHARGES DURING THE CONSTRUCTION PHASE. ALLOWABLE NON-STORMWATER DISCHARGES THAT OCCUR DURING CONSTRUCTION ON THIS PROJECT, ARE INCLUDED IN PART 3.2 OF THE GENERIC PERMIT AND INCLUDE THE FOLLOWING, PROVIDED THAT THE NON-STORMWATER COMPONENT OF THE DISCHARGE IS IN COMPLIANCE WITH PART 1.5 OF THE GENERIC PERMIT.

1. DISCHARGES FROM FIREFIGHTING ACTIVITIES.
2. FIRE HYDRANT FLUSHINGS.
3. WATERS WITHOUT DETERGENTS USED TO SPRAY OFF LOOSE SOLIDS FROM VEHICLES.
4. WATERS USED TO CONTROL DUST.
5. POTABLE WATER SOURCES SUCH AS WATERLINE FLUSHINGS.
6. LANDSCAPE IRRIGATION WATER AND DRAINAGE.
7. ROUTINE EXTERNAL BUILDING WASHDOWN PROVIDED NO DETERGENTS ARE USED.
8. PAVEMENT WASHWATERS THAT DO NOT CONTAIN DETERGENTS, LEAKS, SPILLS OF TOXIC OR HAZARDOUS MATERIALS.
9. AIR CONDITIONING CONDENSATE.
10. SPRING WATER.
11. FOUNDATION OR FOOTING DRAIN FLOWS THAT ARE NOT CONTAMINATED WITH PROCESS MATERIAL SUCH AS SOLVENTS.
12. NONCONTAMINATED GROUND WATER ASSOCIATED WITH DEWATERING ACTIVITIES AS DESCRIBED IN PART 3.4.

BEST MANAGEMENT PRACTICES (BMPS) MUST BE IMPLEMENTED FOR THE GENERAL PERMIT ALLOWABLE DISCHARGES FOR THE DURATION OF THE PERMIT. THE TECHNIQUES DESCRIBED IN THIS SWPPP FOCUS ON PROVIDING CONTROL OF POLLUTANT DISCHARGES WITH PRACTICAL APPROACHES THAT UTILIZE READILY AVAILABLE EXPERTISE, MATERIAL, AND EQUIPMENT.

NON-STORMWATER COMPONENTS OF SITE DISCHARGES MUST BE UNCONTAMINATED NON-TURBID WATER. ALL NON-STORMWATER DISCHARGES MUST BE ROUTED TO A STORMWATER CONTROL PRIOR TO DISCHARGE. WATER USED FOR CONSTRUCTION WHICH DISCHARGES FROM THE SITE MUST ORIGINATE FROM A PUBLIC WATER SUPPLY OR PRIVATE WELL APPROVED BY THE STATE HEALTH DEPARTMENT. WATER USED FOR CONSTRUCTION THAT DOES NOT ORIGINATE FROM AN APPROVED PUBLIC SUPPLY MUST NOT DISCHARGE FROM THE SITE; IT CAN BE RETAINED IN RETENTION PONDS UNTIL IT INFILTRATES OR EVAPORATES. WHEN NON-STORMWATER IS DISCHARGED FROM THE SITE, IT MUST BE DONE IN A MANNER SUCH THAT IT DOES NOT CAUSE EROSION OF THE SOIL DURING DISCHARGE.

D.2 POWER WASHING:
PROCESS WATER SUCH AS POWER WASHING WATER AND CONCRETE CUTTING EFFLUENT, AMONG OTHERS, MUST BE COLLECTED FOR TREATMENT AND DISPOSAL. IT MUST NOT BE FLUSHED INTO THE SITE STORM DRAIN SYSTEM OR DISCHARGED OFF-SITE.

13.DISCHARGE POINTS:
ALL DISCHARGE POINTS MUST BE INSPECTED TO DETERMINE WHETHER EROSION AND SEDIMENTATION CONTROL MEASURES ARE EFFECTIVE IN PREVENTING DISCHARGE OF SEDIMENT FROM THE SITE AND/OR IMPACTS TO RECEIVING WATERS. SEDIMENT ACCUMULATION DOWNGRADIENT OF DISCHARGE LOCATIONS SHALL BE REPORTED AS A SEDIMENT DISCHARGE (SEE APPENDIX E - TAB 14, SEDIMENT RELEASES, OF THE 02370 SPECIFICATION) AND THE POTENTIAL UPSTREAM CAUSE SHALL BE INVESTIGATED TO PREVENT FUTURE OCCURRENCE. CONTACT THE CM, CEC AND SWCT TO DETERMINE APPROPRIATE ACTION FOR CLEANUP OF DISCHARGED SEDIMENT THAT MAY BE OUTSIDE OF THE LIMITS OF DISTURBANCE. SEE SAMPLING AND MONITORING OF EFFLUENT PLAN (IF APPLICABLE).

EROSION AND SEDIMENT CONTROL NOTES

A. CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES AS REQUIRED BY THIS STORM WATER POLLUTION PREVENTION PLAN. ADDITIONAL BEST MANAGEMENT PRACTICES SHALL BE IMPLEMENTED AS DICTATED BY CONDITIONS AT NO ADDITIONAL COST OF OWNER THROUGHOUT ALL PHASES OF CONSTRUCTION.

B. BEST MANAGEMENT PRACTICES (BMP'S) AND CONTROLS SHALL CONFORM TO FEDERAL, STATE, OR LOCAL REQUIREMENTS OR MANUAL OF PRACTICE, AS APPLICABLE. CONTRACTOR SHALL IMPLEMENT ADDITIONAL CONTROLS AS DIRECTED BY PERMITTING AGENCY OR OWNER.

C. SITE MAP MUST CLEARLY DELINEATE ALL STATE WATERS. PERMITS FOR ANY CONSTRUCTION ACTIVITY IMPACTING STATE WATERS OR REGULATED WETLANDS MUST BE MAINTAINED ON SITE AT ALL TIMES.

D. CONTRACTOR TO LIMIT DISTURBANCE OF SITE IN STRICT ACCORDANCE WITH SWPPP IMPLEMENTATION SEQUENCE, OR AS REQUIRED BY THE APPLICABLE GENERIC PERMIT. NO UNNECESSARY OR IMPROPERLY SEQUENCED CLEARING AND/OR GRADING SHALL BE PERMITTED.

E. ALL DENUDED/BARE AREAS THAT WILL BE INACTIVE FOR 7 DAYS OR MORE, MUST BE STABILIZED IMMEDIATELY UPON COMPLETION OF MOST RECENT GRADING ACTIVITY, WITH THE USE OF FAST-GERMINATING ANNUAL GRASS/GRAIN VARIETIES, STRAW/HAY MULCH, WOOD CELLULOSE FIBERS, TACKIFIERS, NETTING AND/OR BLANKETS. COMPLETION MUST BE ACHIEVED WITHIN 7 DAYS.

F. DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS PERMANENTLY STOPPED SHALL BE PERMANENTLY STABILIZED AS SHOWN ON THE PLANS. THESE AREAS SHALL BE SEEDED, SODDED, AND/OR VEGETATED IMMEDIATELY, AND COMPLETED NO LATER THAN 7 DAYS AFTER THE LAST CONSTRUCTION ACTIVITY OCCURRING IN THESE AREAS. REFER TO THE GRADING PLAN AND/OR LANDSCAPE PLAN.

G. SLOPES SHALL BE LEFT IN A ROUGHENED CONDITION DURING THE GRADING PHASE TO REDUCE RUNOFF VELOCITIES AND EROSION. TEMPORARY AND/OR PERMANENT STABILIZATION SHALL BE APPLIED PER REQUIREMENTS IN THESE E&S CONTROL NOTES.

H. DUE TO THE GRADE CHANGES DURING THE DEVELOPMENT OF THE PROJECT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING THE EROSION AND SEDIMENT CONTROL MEASURES (SILT FENCES, ETC.) TO PREVENT EROSION AND POLLUTANT DISCHARGE OFF-SITE.

I. ALL MEASURES STATED ON THIS SITE MAP, AND IN THE STORM WATER POLLUTION PREVENTION PLAN, SHALL BE MAINTAINED IN FULLY FUNCTIONAL CONDITION UNTIL NO LONGER REQUIRED FOR A COMPLETED PHASE OF WORK OR FINAL STABILIZATION OF THE SITE. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE CHECKED BY A QUALIFIED PERSON IN ACCORDANCE WITH THE CONTRACT DOCUMENTS OR THE APPLICABLE PERMIT, WHICHEVER IS MORE STRINGENT, AND REPAIRED IN ACCORDANCE WITH THE SITE PLANS.

J. STORM WATER POLLUTANT CONTROL MEASURES INSTALLED DURING CONSTRUCTION, THAT WILL ALSO PROVIDE STORM WATER MANAGEMENT AFTER CONSTRUCTION, ARE INCLUDED IN THE CONTRACT DOCUMENTS. THE SITE-SPECIFIC POST CONSTRUCTION STORM WATER OPERATION AND MAINTENANCE (O&M) MANUAL IS INCLUDED IN THE CONTRACT DOCUMENTS.

K. ALL PERMANENT CONTROLS AND SYSTEMS MUST BE INSTALLED AND FUNCTIONING AS DESIGNED AND FREE OF ACCUMULATED SEDIMENT AND DEBRIS DURING FINAL PROJECT INSPECTION AND APPROVAL.

HAZARDOUS MATERIAL MANAGEMENT & SPILL REPORTING

ANY HAZARDOUS OR POTENTIALLY HAZARDOUS MATERIAL THAT IS BROUGHT ONTO THE CONSTRUCTION SITE SHALL BE HANDLED PROPERLY TO REDUCE THE POTENTIAL FOR STORMWATER POLLUTION. ALL MATERIALS USED ON THIS CONSTRUCTION SITE SHALL BE PROPERLY STORED, HANDLED, DISPENSED AND DISPOSED OF FOLLOWING ALL APPLICABLE LABEL DIRECTIONS. FLAMMABLE AND COMBUSTIBLE LIQUIDS SHALL BE STORED AND HANDLED ACCORDING TO APPLICABLE REGULATIONS, AND, AT A MINIMUM, ACCORDING TO 29 CFR 1926.152. ONLY APPROVED CONTAINERS AND PORTABLE TANKS SHALL BE USED FOR STORAGE AND HANDLING OF FLAMMABLE AND COMBUSTIBLE LIQUIDS.

MATERIAL SAFETY DATA SHEETS (MSDS) INFORMATION SHALL BE KEPT ON SITE FOR ANY AND ALL APPLICABLE MATERIALS. HOWEVER, MSDS MAY ALSO BE ACCESSED VIA TELEPHONE OR OTHER ELECTRONIC MEANS OR APPARATUS.

IN THE EVENT OF AN ACCIDENTAL SPILL, IMMEDIATE ACTION SHALL BE TAKEN BY THE GC TO CONTAIN AND REMOVE THE SPILLED MATERIAL. THE SPILL SHALL BE REPORTED TO THE APPROPRIATE AGENCIES IN THE REQUIRED TIME FRAMES. AS REQUIRED UNDER THE PROVISIONS OF THE CLEAN WATER ACT, ANY SPILL OR DISCHARGE ENTERING WATERS OF THE UNITED STATES SHALL BE PROPERLY REPORTED.

ALL HAZARDOUS MATERIALS, INCLUDING CONTAMINATED SOIL AND LIQUID CONCRETE WASTE, SHALL BE DISPOSED OF BY THE CONTRACTOR IN THE MANNER SPECIFIED BY FEDERAL, STATE AND LOCAL REGULATIONS AND BY THE MANUFACTURER OF SUCH PRODUCTS.

THE GC SHALL PREPARE A WRITTEN RECORD OF ANY SPILL AND ASSOCIATED CLEAN-UP ACTIVITIES OF PETROLEUM PRODUCTS OR HAZARDOUS MATERIALS IN EXCESS OF 1 GALLON OR REPORTABLE QUANTITIES, WHICHEVER IS LESS, ON THE DAY OF THE SPILL. THE GC SHALL PROVIDE NOTICE TO OWNER, VIA THE ONLINE CRITICAL INCIDENT REPORT, IMMEDIATELY UPON IDENTIFICATION OF ANY SPILL. SPILL REPORT FORMS ARE AVAILABLE IN THE ONLINE SWPPP REPORTING SYSTEM PROVIDED BY THE OWNER. COPIES OF SPILL CRITICAL INCIDENT REPORTS SHALL BE PRINTED AND MAINTAINED IN THE JOBSITE BINDER.

ANY SPILLS OF PETROLEUM PRODUCTS OR HAZARDOUS MATERIALS IN EXCESS OF REPORTABLE QUANTITIES AS DEFINED BY EPA OR THE STATE OR LOCAL AGENCY REGULATIONS, SHALL BE IMMEDIATELY REPORTED TO THE EPA NATIONAL RESPONSE CENTER (1-800-424-8802) AND FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (1-800-320-0519, HTTP://DEP.STATE.FL.US/OER/REPORTABLE_INCIDENT.HTM))

THE STATE REPORTABLE QUANTITY FOR PETROLEUM PRODUCTS IS: 25 GALLONS OR ANY QUANTITY THAT COMES INTO CONTACT WITH STATE WATERS PER F.A.C. 62-780.210

DISCHARGES OF PETROLEUM OR PETROLEUM PRODUCTS OF LESS THAN 25 GALLONS THAT ARE NOT ADDRESSED PURSUANT TO SUBSECTION 62-780.560(1), F.A.C., SHALL BE REPORTED WITHIN ONE WEEK OF DISCOVERY. DISCHARGES OF PETROLEUM OR PETROLEUM PRODUCTS EQUAL TO, OR EXCEEDING, 25 GALLONS ONTO PERVIOUS SURFACES OR ANY DISCHARGE TO SURFACE WATERS SHALL BE REPORTED TO THE STATE WATCH OFFICE OR FDEP OFFICE OF EMERGENCY RESPONSE AS SOON AS POSSIBLE, BUT NO LATER THAN 24 HOURS AFTER OCCURRENCE. THE REPORTABLE QUANTITY FOR HAZARDOUS MATERIALS CAN BE FOUND IN 40 CFR 302 AND THE EPA LISTS AT HTTP://WWW2.EPA.GOV/EPCRA/CONSOLIDATED-LIST-LISTS.

TO MINIMIZE THE POTENTIAL FOR A SPILL OF PETROLEUM PRODUCT OR HAZARDOUS MATERIALS TO COME IN CONTACT WITH STORMWATER, THE FOLLOWING STEPS SHALL BE IMPLEMENTED:

1) ALL MATERIALS WITH HAZARDOUS PROPERTIES, SUCH AS PESTICIDES, PETROLEUM PRODUCTS, FERTILIZERS, SOAPS, DETERGENTS, CONSTRUCTION CHEMICALS, ACIDS, BASES, PAINTS, PAINT SOLVENTS, ADDITIVES FOR SOIL STABILIZATION, CONCRETE, CURING COMPOUNDS AND ADDITIVES, ETC., SHALL BE STORED IN A SECURE LOCATION, UNDER COVER AND IN APPROPRIATE, TIGHTLY SEALED CONTAINERS WHEN NOT IN USE.

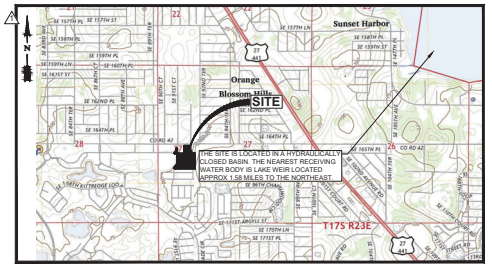
2) THE MINIMUM PRACTICAL QUANTITY OF ALL SUCH MATERIALS SHALL BE KEPT ON THE JOB SITE AND SCHEDULED FOR DELIVERY AS CLOSE TO TIME OF USE AS PRACTICAL.

3) A SPILL CONTROL AND CONTAINMENT KIT (CONTAINING FOR EXAMPLE, ABSORBENT MATERIAL SUCH AS KITTY LITTER OR SAWDUST, ACID, BASE, NEUTRALIZING AGENT, BROOMS, DUST PANS, MOPS, RAGS, GLOVES, GOGGLES, PLASTIC AND METAL TRASH CONTAINERS, ETC.) SHALL BE PROVIDED AT THE CONSTRUCTION SITE AND ITS LOCATION(S) SHALL BE IDENTIFIED WITH LEGIBLE SIGNAGE AND SHOWN ON SITE MAPS.
   a. THE SPILL CONTROL AND CONTAINMENT KIT SUPPLIES SHALL BE OF SUFFICIENT QUANTITIES AND APPROPRIATE CONTENT TO CONTAIN A SPILL FROM THE LARGEST ANTICIPATED PIECE OF EQUIPMENT AND FROM THE LARGEST ANTICIPATED QUANTITIES OF PRODUCTS STORED ON THE SITE AT ANY GIVEN TIME.
   b. CONTENTS SHALL BE INSPECTED DAILY DURING THE DAILY STORMWATER INSPECTION.

4) ALL PRODUCTS SHALL BE STORED IN AND USED FROM THE ORIGINAL CONTAINER WITH THE ORIGINAL PRODUCT LABEL. CONTAINERS MUST BE STORED IN A MANNER TO PROTECT THEM FROM THE ELEMENTS AND INCIDENTAL DAMAGE.

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

6) THE DISPOSAL OF EXCESS OR USED PRODUCTS SHALL BE IN STRICT COMPLIANCE WITH INSTRUCTIONS ON THE PRODUCT LABEL AND REGULATIONS.



USGS QUADRANGLE MAP
NTS



SITE LOCATION MAP
NTS

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OWNER:	DEVELOPER:
NEXGEN PROPERTY HOLDINGS, LLC 7580 MIDDLETON DRIVE, MIDDLETON, FL 32762 352-753-6260	WAL-MART STORES EAST, LP MAIL STOP 0505 702 SW 8TH STREET BENTONVILLE, AR 72716-5570 479-871-7573
SITE OPERATOR/GENERAL CONTRACTOR:	
SUPERINTENDENT:	

IMPORTANT: GC MUST SIGN ALL PLAN SHEETS AND ANY NEW PLAN SHEETS ISSUED BY THE CEC.

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Building Better Communities Together
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Ph: 407.322.6841

Plans Prepared By:
CPH, LLC
A Full Service A & E Firm

LICENSED PROFESSIONAL ENGINEER No. 56524 STATE OF FLORIDA

No.	Date	Revision
1	06/02/26	PER CPH/WAL-MART REVIEW
2	06/26/25	PER COUNTY REVIEW

Designed: M. SOCHA
Drawn: B. HANSEN
Checked: L. AYALA
Job No.: W131415
Date: 04/11/25
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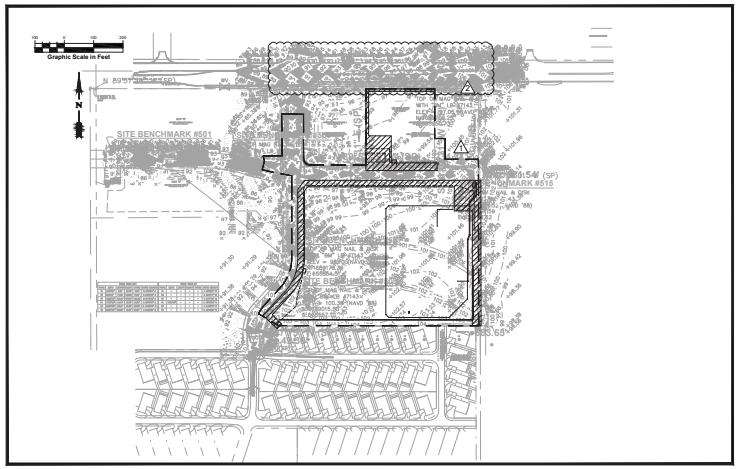
SWPPP NOTES

MAJOR SITE PLAN - WALMART NEIGHBORHOOD MARKET 3009-1000-WNM-NEW
THE VILLAGES / MARION COUNTY / FLORIDA

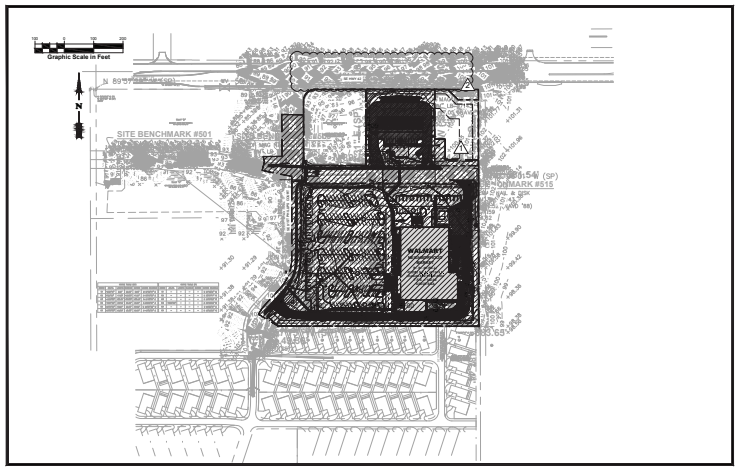
THIS SHEET NOT VALID FOR CONSTRUCTION WITHOUT COMPLETE SET OF PLANS.

Sheet No.
C0.5



PHASE 1 LIMITS OF WORK

1"=200'



PHASE 2 LIMITS OF WORK

1"=200'

LEGEND

LIMITS OF DISTURBANCE:

PERMITTED LIMITS OF DISTURBANCE

LIMITS OF WORK

SWPPP IMPLEMENTATION SEQUENCE

NOTE: UPON IMPLEMENTATION AND INSTALLATION OF THE FOLLOWING AREAS: TRAILER, PARKING, LAY DOWN, PORTA-POTTY, WHEEL WASH, CONCRETE WASHOUT, MASON'S AREA, FUEL AND MATERIAL STORAGE AREAS/CONTAINERS, SOLID WASTE CONTAINERS, ETC., IMMEDIATELY DENOTE THEM ON THE SITE MAPS AND NOTE ANY CHANGES IN LOCATION AS THEY OCCUR THROUGHOUT THE CONSTRUCTION PROCESS. IN ADDITION, NOTE ALL AREAS WHERE FILL IS IMPORTED FROM OR SOIL IS EXPORTED TO ON THE SITE MAPS.

NOTE: DOWN SLOPE PROTECTIVE MEASURES MUST ALWAYS BE IN PLACE BEFORE SOIL IS DISTURBED. ACTIVITIES ARE PRESENTED IN THE ORDER OR SEQUENCE IN WHICH THEY ARE REQUIRED TO BE COMPLETED.

PHASE 1

1. **INSTALL THE SWPPP INFORMATION SIGN AND POST REQUIRED DOCUMENTS NEAR THE PLANNED CONSTRUCTION EXIT, AND WITHIN EASY ACCESS TO THE GENERAL PUBLIC WITHOUT ENTERING THE SITE.**
2. **STAKE/FLAG THE LOD (WHERE STAKING IS NOT POSSIBLE/PRACTICAL, THE LOD MUST BE CONSPICUOUSLY, AND PROMINENTLY, MARKED TO DENOTE THE BOUNDARY). LOD MUST REMAIN CONSPICUOUSLY MARKED THROUGHOUT THE ENTIRE CONSTRUCTION PROJECT.** CONTRACTOR SHALL PAY CLOSE ATTENTION WHEN WORKING ADJACENT TO SENSITIVE AREAS SUCH AS IDENTIFIED WETLAND AREAS AND FOOT POND AREAS TO ENSURE THAT THEY ARE PROTECTED AND NOT DISTURBED DURING CONSTRUCTION.
3. **INSTALL PERIMETER SEDIMENT CONTROL AND INLET PROTECTION BMPS IN THE VICINITY OF, AND DOWN GRADIENT FROM, THE LOCATION OF THE PLANNED CONSTRUCTION EXITS, CONSTRUCTION OFFICE TRAILER, AND TEMPORARY PARKING AND STORAGE AREAS. CLEAR ONLY THE MINIMUM AREA ABSOLUTELY NECESSARY TO INSTALL THESE PERIMETER CONTROL BMPS.**
4. **INSTALL STABILIZED CONSTRUCTION EXIT(S) WITH SEDIMENT TRAPS AS REQUIRED , AND SET THE PROJECT OFFICE TRAILER.**
5. **INSTALL REMAINING PERIMETER SEDIMENT CONTROL BMPS AND INLET PROTECTION DEVICES, AS SHOWN ON THE SITE MAPS. CLEAR ONLY THE MINIMUM AREA NECESSARY TO INSTALL PERIMETER CONTROL BMPS.**
6. PREPARE TEMPORARY PARKING AND STORAGE AREA.
7. **HALT ALL ACTIVITIES**

CONTACT THE CEC TO PERFORM INSPECTION AND CERTIFICATION OF BMPS. BMP CERTIFICATION MUST OCCUR BEFORE STORMWATER PRE-CONSTRUCTION MEETING. (THIS MAY SHOULD BE SCHEDULED IN ADVANCE, IN ANTICIPATION OF THE EXPECTED DATE WHEN THE ABOVE SEQUENCE ITEMS WILL BE COMPLETED.)

ALL EXCEPTIONS NOTED ON THE BMP CERTIFICATION FORM MUST BE ADDED AS DEFICIENCIES WITHIN THE BMP CERTIFICATION FORM AND RESOLVED WITHIN 24-HOURS. BMPS MUST NOT BE CERTIFIED IF ONE OR MORE OF THE EXCEPTIONS WILL NOT BE RESOLVED WITHIN 24-HOURS OF THE BMP CERTIFICATION BY THE CEC.

IF THE CEC IS UNABLE TO CERTIFY THAT SITE CONDITIONS ARE PER PLANS AND SPECIFICATIONS, THE CERTIFICATION OF BMPS MUST BE RESCHEDULED. THE STORMWATER PRE-CONSTRUCTION MEETING MAY ONLY OCCUR AFTER BMPS CAN BE CERTIFIED.

GENERAL CONTRACTOR SHALL SCHEDULE AND CONDUCT THE STORMWATER PRE-CONSTRUCTION MEETING WITH THE CEC, OWNER'S CONSTRUCTION MANAGER, AGENCY(IES) AND SUBCONTRACTORS BEFORE PROCEEDING WITH CONSTRUCTION.

DAILY STORMWATER INSPECTION REPORTS IN THE ONLINE SWPPP REPORTING SYSTEM PROVIDED BY THE OWNER MUST START ON THE NEXT BUSINESS DAY AFTER THE SITE BMPS & PRECONSTRUCTION MEETING CERTIFICATION IS SIGNED/CERTIFIED BY THE CEC.

PHASE 2

1. BEGIN CLEARING, GRUBBING, AND STRIPPING THE SITE. (PHASE CLEARING AND GRUBBING TO THE EXTENT PRACTICAL TO MINIMIZE THE AMOUNT OF AREA DISTURBED AT ANY POINT IN TIME)
2. BEGIN GRADING THE SITE.
3. START CONSTRUCTION OF BUILDING PAD AND STRUCTURES.
4. **TEMPORARILY STABILIZE, THROUGHOUT CONSTRUCTION IMMEDIATELY FOLLOWING THE COMPLETION OF THE MOST RECENT LAND DISTURBING/GRADING ACTIVITY, ANY DISTURBED AREAS, INCLUDING MATERIAL STOCKPILES THAT ARE SCHEDULED OR LIKELY TO REMAIN INACTIVE FOR 7 DAYS OR MORE.**
5. **IMMEDIATELY PERMANENTLY STABILIZE AREAS TO BE VEGETATED AS THEY ARE BROUGHT TO FINAL GRADE.**
6. **INSTALL APPROPRIATE INLET PROTECTION DEVICES OVER EXISTING INLETS AS REQUIRED AS CONSTRUCTION PROGRESSES.**
7. INSTALL UTILITIES, UNDERDRAINS, STORM SEWERS, CURBS AND GUTTERS.
8. **INSTALL INLET PROTECTION AT ALL STORM SEWER STRUCTURES AS EACH INLET STRUCTURE IS INSTALLED.**
9. PREPARE SITE FOR PAVING.
10. PAVE SITE.
11. **INSTALL APPROPRIATE INLET PROTECTION DEVICES FOR PAVED AREAS AS CONSTRUCTION PROGRESSES, PER BMP DETAILS.**
12. COMPLETE GRADING AND INSTALLATION OF PERMANENT STABILIZATION OVER ALL AREAS, INCLUDING OUT LOTS AND PONDS.
13. OBTAIN CONCURRENCE FROM THE OWNER CONSTRUCTION MANAGER (CM) THAT THE SITE HAS BEEN FULLY STABILIZED AND ALL CONSTRUCTION HAS BEEN COMPLETED, THEN:
    A. REMOVE ALL REMAINING TEMPORARY EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES (BMPS),
    B. STABILIZE ANY AREAS DISTURBED BY THE REMOVAL OF TEMPORARY BMPS, AND
    C. ASK THE CM TO CONTACT THE CEC TO COMPLETE THE CEC PRE-NOT SITE INSPECTION AND REPORT (ONLY CM MAY DO THIS).
15. CONTINUE DAILY INSPECTIONS AND REPORTS UNTIL THE CM FINAL DAILY INSPECTION REPORT, MARKED 'READY TO TERMINATE PERMIT', IS SIGNED BY THE CONSTRUCTION MANAGER AND SUBMITTED VIA THE ONLINE SWPPP REPORTING SYSTEM PROVIDED BY THE OWNER.

NOTE: THE GENERAL CONTRACTOR MAY COMPLETE CONSTRUCTION-RELATED ACTIVITIES CONCURRENTLY, ONLY IF ALL PRECEDING BMPS AND STABILIZATION ACTIVITIES HAVE BEEN COMPLETELY INSTALLED. BMP-RELATED STEPS IN THE ABOVE SEQUENCE ARE BOLDED FOR CLARITY. THE CEC MUST APPROVE, IN WRITING, ANY CHANGES IN THE ABOVE SWPPP IMPLEMENTATION SEQUENCE, BEFORE THEIR IMPLEMENTATION BEGINS.

THE ESTIMATED DATES OF IMPLEMENTATION OF POLLUTION CONTROL MEASURES SHALL BE DOCUMENTED BY THE CONTRACTOR ON THE SOIL EROSION/SEDIMENATION CONTROL OPERATION TIME SCHEDULE ON SHEET C0.9.

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MINIMIZATION OF DISTURBED AREAS:

1. **CONTRACTOR SHALL MANAGE CONSTRUCTION ACTIVITIES TO REDUCE EROSION AND RETAIN SEDIMENT AND OTHER POLLUTANTS IN THE SOIL AT THE CONSTRUCTION SITE.**
2. **CONTRACTOR SHALL MINIMIZE THE TIME BARE SOIL IS EXPOSED.**
3. **CONTRACTOR SHALL MINIMIZE SITE DISTURBANCE BY MINIMIZING THE EXTENT OF GRADING AND CLEARING TO EFFECTIVELY REDUCE SEDIMENT YIELD.**

NOTE TO GC: OWNER HAS AUTHORITY AT ANY TIME TO LIMIT SURFACE AREA OF ERODIBLE EARTH MATERIAL EXPOSED BY CLEARING AND GRUBBING, EXCAVATION, BORROW AND EMBANKMENT OPERATIONS AND TO DIRECT THE GC TO PROVIDE IMMEDIATE PERMANENT OR TEMPORARY POLLUTION CONTROL MEASURES.

OWNER:	DEVELOPER:
NEXGEN PROPERTY HOLDINGS, LLC 7580 MIDDLETON DRIVE, MIDDLETON, FL 32762 352-753-6260	WAL-MART STORES EAST, LP MAIL STOP 0505 702 SW 8TH STREET BENTONVILLE, AR 72716-5570 479-871-7573

SITE OPERATOR/GENERAL CONTRACTOR:

SUPERINTENDENT:

IMPORTANT: GC MUST SIGN ALL PLAN SHEETS AND ANY NEW PLAN SHEETS ISSUED BY THE CEC.

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LICENSE No. 55524 STATE OF FLORIDA PROFESSIONAL ENGINEER

No.	Date	Revision
5	06/02/26	CPH/WALMART REVIEW
4	08/28/25	PER CPH REVIEW
3		
2		
1		

Designed: M. SOCHA
Drawn: B. HANSEN
Checked: L. AYALA
Job No.: W131415
Date: 04/11/25 © 2026

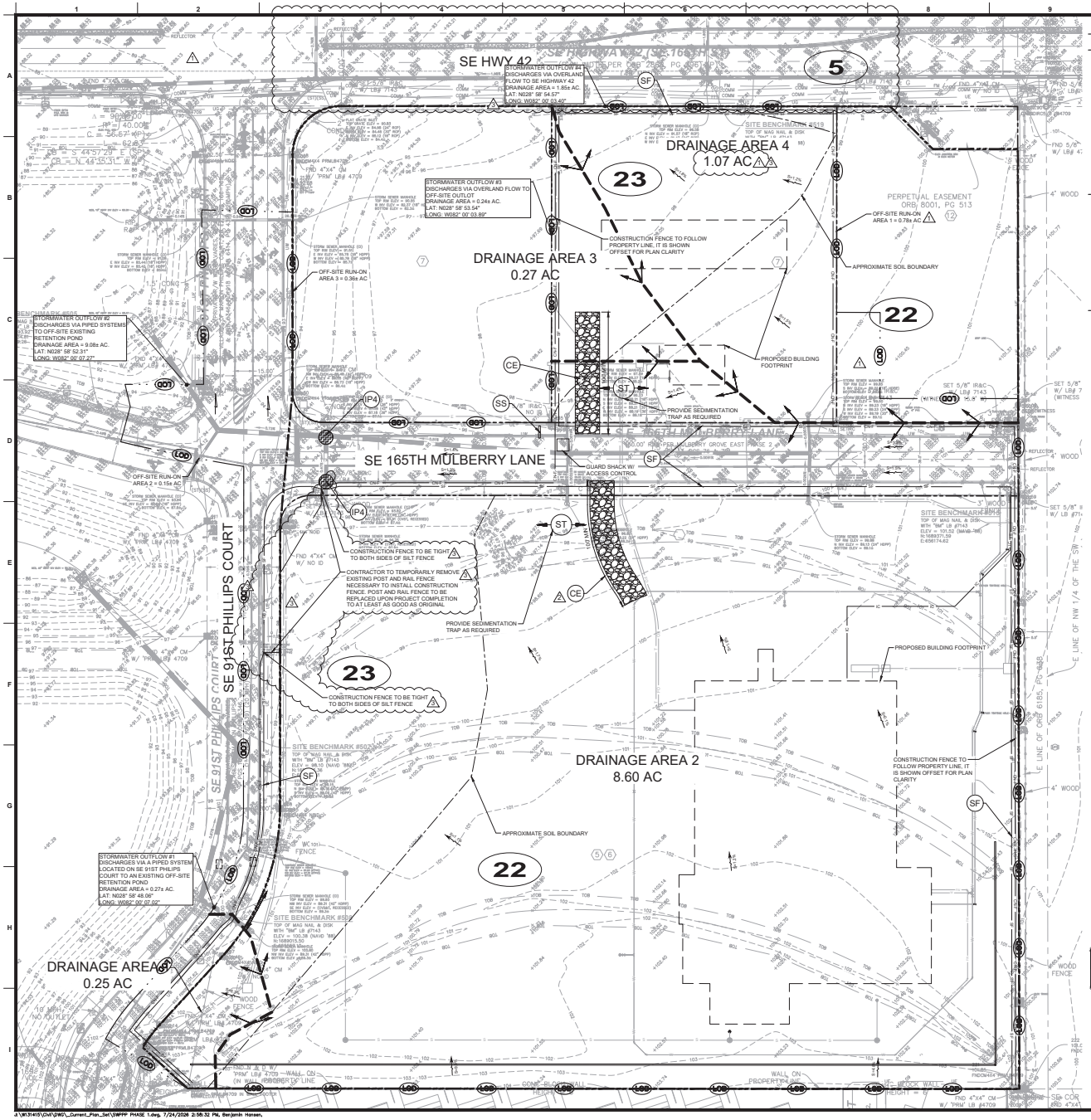
SWPPP IMPLEMENTATION SEQUENCE AND LIMITS OF WORK

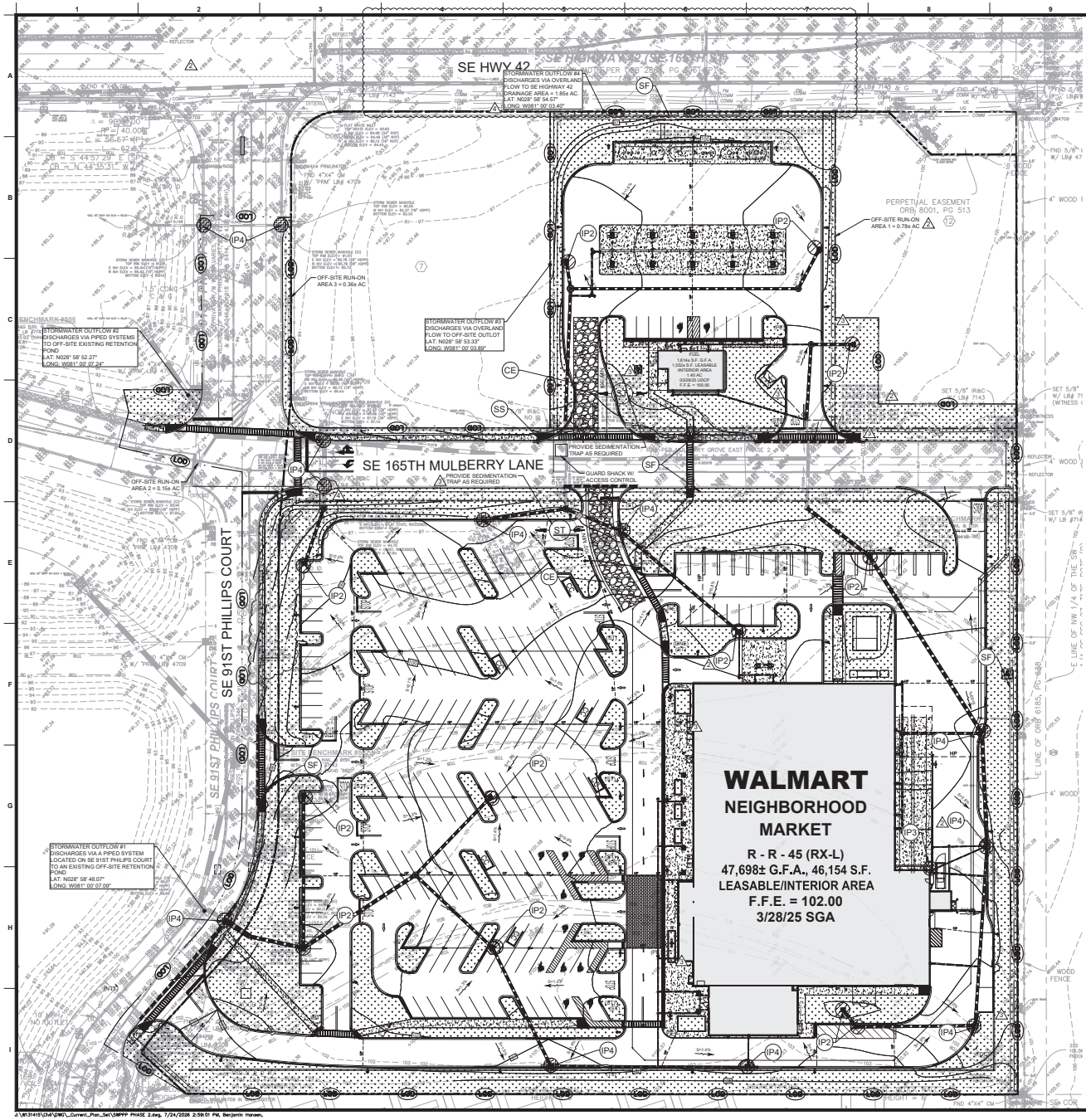
MAJOR SITE PLAN - WALMART NEIGHBORHOOD MARKET 3009-1000-WNM-NEW

THE VILLAGES / MARION COUNTY / FLORIDA

THIS SHEET NOT VALID FOR CONSTRUCTION WITHOUT COMPLETE SET OF PLANS.

Sheet No.
C0.6


SE HWY 42
SE HIGHWAY 42 (SE 165TH ST)
SE 165TH MULBERRY LANE
SE 91ST PHILLIPS COURT
DRAINAGE AREA 1
0.25 AC
DRAINAGE AREA 2
8.60 AC
DRAINAGE AREA 3
0.27 AC
DRAINAGE AREA 4
1.07 AC
STORMWATER OUTFLOW #1 DISCHARGES VIA A PIPED SYSTEM LOCATED ON SE 91ST PHILIPS COURT TO AN EXISTING OFF-SITE RETENTION POND
DRAINAGE AREA = 0.27± AC.
LAT: N029° 58' 48.08"
LONG: W082° 09' 07.02"
STORMWATER OUTFLOW #2 DISCHARGES VIA PIPED SYSTEMS TO OFF-SITE EXISTING RETENTION POND
DRAINAGE AREA = 9.08± AC.
LAT: N029° 58' 52.31"
LONG: W082° 09' 07.27"
STORMWATER OUTFLOW #3 DISCHARGES VIA OVERLAND FLOW TO OFF-SITE OUTLOT
DRAINAGE AREA = 0.24± AC.
LAT: N029° 58' 53.54"
LONG: W082° 09' 03.89"
STORMWATER OUTFLOW #4 DISCHARGES VIA OVERLAND FLOW TO SE HIGHWAY 42
DRAINAGE AREA = 1.85± AC.
LAT: N029° 58' 54.57"
LONG: W082° 09' 03.40"
OFF-SITE RUN-ON AREA 1 = 0.78± AC
OFF-SITE RUN-ON AREA 2 = 0.15± AC
OFF-SITE RUN-ON AREA 3 = 0.36± AC
CONSTRUCTION FENCE TO FOLLOW PROPERTY LINE, IT IS SHOWN OFFSET FOR PLAN CLARITY
CONSTRUCTION FENCE TO BE TIGHT TO BOTH SIDES OF SILT FENCE
CONTRACTOR TO TEMPORARILY REMOVE EXISTING POST AND RAIL FENCE NECESSARY TO INSTALL CONSTRUCTION FENCE. POST AND RAIL FENCE TO BE REPLACED UPON PROJECT COMPLETION TO AT LEAST AS GOOD AS ORIGINAL
PROVIDE SEDIMENTATION TRAP AS REQUIRED
PROPOSED BUILDING FOOTPRINT
APPROXIMATE SOIL BOUNDARY
GUARD SHACK W/ ACCESS CONTROL
SITE BENCHMARK #618
SITE BENCHMARK #619
SITE BENCHMARK #620
SITE BENCHMARK #621
TOP OF MAG NAIL & DISK WITH "BM" LB #7143 ELEV = 100.38 (NAVD '88)
PERPETUAL EASEMENT ORB 8001, PG 513
E LINE OF ORB 6185, PG 1638
E LINE OF NW 1/4 OF THE SW 1/4
SET 5/8" IR&C W/ LB# 7143
FND 4"X4" CM W/ "PRM" LB# 4709
FND 5/8" W/ LB# 4709
SET 5/8" IR&C W/ LB 7 (WITNESS)
SET 5/8" IR&C W/ LB #7143
4' WOOD FENCE
6' WOOD FENCE
WOOD FENCE
CHAIN LINK FENCE
WALL ON PROPERTY LINE
CONC BLOCK WALL
REFLECTOR
SE COR END 4"X4" CM W/ "PRM" LB #4709
BENCHMARK #605
BENCHMARK #606
BENCHMARK #607
BENCHMARK #608
SET 5/8" IR&C W/ LB #7143
FND 4"X4" CM W/ NO ID
FND 4"X4" CM W/ "PRM" LB# 4709
FND 4"X4" CM W/ "PRM" LB# 4709 — WALL ON PROPERTY LINE
FND 3/4" IP W/ "PRM" LB# 4709 — WALL ON PROPERTY LINE
FND 5/8" W/ LB# 4709
FND 4"X4" CM W/ "PRM" LB# 4709
FND 4"X4" CM W/ "PRM" LB# 4709
FND 4"X4" CM W/ "PRM"



LEGEND

- PROPERTY LINE
- PROPOSED FUEL PERIMETER LINE
- CONTOUR ELEVATION
- HIGH POINT
- STORM PIPE
- LIMITS OF DISTURBANCE
- CONSTRUCTION FENCE
- DIRECTION OF FLOW
- HANDICAP RAMP 1:12 SLOPE (MAX)
- STORM / SANITARY MANHOLE
- DITCH BOTTOM INLET
- MITERED END SECTION
- FLUME
- CURB INLETS

EROSION DETAILS:

- SF — SEDIMENTATION SILT FENCE WITH WIRE BACKING
- IP2 — INLET PROTECTION FILTER SACK
- IP3 — TRUCK WELL INLET PROTECTION
- IP4 — FILTER SACK (GRATED CURB INLETS)
- CE — TEMPORARY CONSTRUCTION EXIT
- SS — SWPPP INFORMATION SIGN
- ST — SEDIMENT TRAP

EROSION NOTES:

- PS — PERMANENT SEEDING, SOD, OR MULCHING (SEE LANDSCAPE PLANS)
- PROPOSED FDOT TYPE III BARRICADES PER FDOT INDEX 102-600 WITH ROAD CLOSURE SIGN (R11-2)

Graphic Scale in Feet: 40 0 40 80

N

NOTE:
ITEMS SHOWN SCREENED REPRESENT EXISTING CONDITIONS. ITEMS SHOWN BOLD REPRESENT PROPOSED CONDITIONS.

NOTE TO GENERAL CONTRACTOR:
PRIOR TO CONSTRUCTION, GC MUST CLEARLY DELINEATE AND MARK OFF AREAS IDENTIFIED IN THE SWPPP OR IN THE FIELD, TO BE PROTECTED (SUCH AS, NATURAL BUFFERS, TREES, HABITATS OF ENDANGERED/ THREATENED SPECIES, HISTORIC PROPERTIES, ETC.).

DEWATERING NOTE:
WHEN PERFORMING GRADING OPERATIONS DURING PERIODS OF WET WEATHER, PROVIDE ADEQUATE DEWATERING, DRAINAGE AND GROUND WATER MANAGEMENT TO CONTROL MOISTURE OF SOILS. REFER TO MASTER SITE SPECIFICATIONS.

TEMPORARY BENCHMARK

THE SITE BENCHMARK IS THE TOP OF MAG NAIL & DISC WITH "BM" LB #7143
NORTHING: 1689015.50
EASTING: 655557.10
ELEV. = 100.38 (NAVD 88')

SWPPP UPDATES AND AMENDMENTS

THE GC MUST UPDATE THE SWPPP, INCLUDING THE JOBSITE BINDER AND SITE MAPS, TO REFLECT THE PROGRESS OF CONSTRUCTION ACTIVITIES AND GENERAL CHANGES TO THE PROJECT SITE. UPDATES SHALL BE MADE DAILY TO TRACK PROGRESS WHEN ANY OF THE FOLLOWING ACTIVITIES OCCUR: BMP INSTALLATION, MODIFICATION OR REMOVAL. CONSTRUCTION ACTIVITIES (E.G., PAVING, STORM SEWER INSTALLATION, FOOTING INSTALLATION, ETC.), CLEARING, GRUBBING OR GRADING, OR TEMPORARY OR PERMANENT STABILIZATION.

IMPORTANT:
THE GENERAL CONTRACTOR MUST SUBMIT A REQUEST FOR INFORMATION (RFI) TO THE CEC AND OBTAIN WRITTEN CEC APPROVAL BEFORE DOING ANY OF THE FOLLOWING:

1. MODIFYING EROSION OR SEDIMENT CONTROL BMPS (SUBSTITUTIONS ARE TYPICALLY ONLY APPROVED IF SPECIFIED MATERIALS ARE NOT AVAILABLE OR THERE IS A VALID REASON THE SPECIFIED BMP WILL NOT WORK)
2. ADDING/DELETING EROSION OR SEDIMENT CONTROL BMPS;
3. MODIFYING THE SWPPP IMPLEMENTATION SEQUENCE; OR
4. PERFORMING ANY ACTIONS OR IN ANY MANNER THAT IS CONTRARY TO THE SWPPP.

THE CONTRACTOR MAY MODIFY OR ADD ADDITIONAL BMPS, WITHOUT CEC APPROVAL, IN AN EMERGENCY SITUATION TO PREVENT SEDIMENT DISCHARGE OR PROTECT WATER QUALITY. HOWEVER, GC MUST NOTIFY THE CEC AS SOON AS PRACTICAL AS TO THEIR ACTIONS TO DISCUSS THE NEED FOR ADDITIONAL OR SUPPLEMENTAL MEASURES AND TO OBTAIN THE REQUIRED APPROVALS. THE CONTRACTOR IS ULTIMATELY RESPONSIBLE TO ENSURE COMPLIANCE WITH THE PERMIT AND PROTECTION OF DOWNSTREAM WATER QUALITY.

AMENDING THE SWPPP DOES NOT MEAN THAT IT HAS TO BE REPRINTED. IT IS ACCEPTABLE TO ADD ADDENDA, SKETCHES, NEW SECTIONS, DETAILS, AND/OR REVISED DRAWINGS THAT HAVE THE CEC NAME IN PRINT, ARE STAMPED, SIGNED, DATED, AND ARE ACCOMPANIED BY WRITTEN COPY OF THE ASSOCIATED RFI AND ITS RESPONSE FROM CEC. ENGINEERED ITEMS MUST BE SIGNED AND STAMPED BY THE CEC OF RECORD FOR THE PROJECT.

NOTE TO GENERAL CONTRACTOR:
ENTIRE PROPERTY TO BE SECURED DURING CONSTRUCTION VIA TEMPORARY CONSTRUCTION FENCE (CN-F). SEE PLAN VIEW THIS SHEET. CONTRACTOR TO PROVIDE GUARD SHACK AND CONTROLLED ACCESS WITH LOCKING GATE AT TEMPORARY CONSTRUCTION ACCESS AT MULBERRY LANE.

Always call 811 two full business days before you dig
Sunshine811.com
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OWNER:	DEVELOPER:
NEXGEN PROPERTY HOLDINGS, LLC 7580 MIDDLETON DRIVE, MIDDLETON, FL 32762 352-753-6260	WAL-MART STORES EAST, LP MAIL STOP 0505 702 SW 8TH STREET BENTONVILLE, AR 72716-5570 479-871-7573

SITE OPERATOR/GENERAL CONTRACTOR:

SUPERINTENDENT:

IMPORTANT: GC MUST SIGN ALL PLAN SHEETS AND ANY NEW PLAN SHEETS ISSUED BY THE CEC.

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www.cphcorp.com
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Sanford, FL 32771
Ph: 407.322.6841

Plans Prepared By:
CPH, LLC
A Full Service A & E Firm

LICENSED PROFESSIONAL ENGINEER — LICENSE No. 55524 — STATE OF FLORIDA

No.	Date	Revision
4	05/22/26	CPH/WALMART REVIEW
3	02/13/26	PER CPH/WALMART REVIEW
2	08/28/25	PER CPH REVIEW
1	06/05/25	PER CPH REVIEW

Designed: M. SOCHA
Drawn: B. HANSEN
Checked: L. AYALA
Job No.: W131415
Date: 04/11/25
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PHASE 2 EROSION AND SEDIMENTATION CONTROL PLAN

MAJOR SITE PLAN - WALMART NEIGHBORHOOD MARKET 3009-1000-WNM-NEW

THE VILLAGES / MARION COUNTY / FLORIDA

THIS SHEET NOT VALID FOR CONSTRUCTION WITHOUT COMPLETE SET OF PLANS.

Sheet No.
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J:\W131415\Civil\DWG_Current_Plan_Set\SWPPP PHASE 2.dwg, 7/24/2026 2:59:01 PM, Benjamin Hansen,

SOIL EROSION/SEDIMENTATION CONTROL OPERATION TIME SCHEDULE

NOTE: GENERAL CONTRACTOR TO COMPLETE TABLE WITH THEIR ESTIMATED PROJECT SCHEDULE

CONSTRUCTION SEQUENCE	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
TEMPORARY CONSTRUCTION EXITS																								
TEMPORARY CONTROL MEASURES																								
SEDIMENT CONTROL BASIN(S)/TRAP(S)																								
STRIP & STOCKPILE TOPSOIL																								
ROUGH GRADING																								
STORM FACILITIES																								
SITE CONSTRUCTION																								
FINISH GRADING																								
PERMANENT CONTROL STRUCTURES																								
FOUNDATION / BUILDING CONSTRUCTION																								
LANDSCAPING/SEED/FINAL STABILIZATION																								

1) CONTRACTOR MUST COMPLETE TABLE WITH ESTIMATED DATES OF PROJECT ACTIVITIES PRIOR TO BMP CERTIFICATION.
2) TIME SCHEDULE MUST COINCIDE WITH THE SWPPP IMPLEMENTATION SEQUENCE.

LAST REVISED:	WAL-MART STANDARD DETAIL
APRIL 30, 2011	

ACREAGE SUMMARY
(IN ACRES)

1	WAL-MART PROPERTY AREA	9.00
2	PERMITTED AREA WITHIN WAL-MART PROPERTY	9.00
3	PERMITTED AREA OUTSIDE OF WAL-MART PROPERTY	2.00
4	TOTAL PERMITTED PROJECT AREA (MUST MATCH NOI)	11.00
5	IMPERVIOUS AREA BEFORE PROJECT	1.50
6	IMPERVIOUS AREA AT COMPLETION	8.00
7	PERVIOUS AREA AT COMPLETION	3.00

LAST REVISED:	WAL-MART STANDARD DETAIL
JUNE 2013	

OFF-SITE RUN-ON SUMMARY

OFF-SITE DRAINAGE AREA	FLOW (CFS)	AREA (ACRES)	AVERAGE SLOPE	MAXIMUM SLOPE	COVER TYPE
AREA #1	1.15	0.78	1.50%	1.75%	GRASS AND DIRT
AREA #2	1.00	0.15	1.65%	1.20%	PAVEMENT
AREA #3	2.40	0.36	1.70%	1.90%	PAVEMENT

1 OFF-SITE RUN-ON DESCRIPTION:

1. FLOW BASED ON 10YR / 24 HR STORM = 7.40 INCHES/HR., TC = 10 MINUTES, C= 0.20 FOR GRASS AND C = 0.90 FOR IMPERVIOUS AREAS.

LAST REVISED:	WAL-MART STANDARD DETAIL
JUNE 2012	

RUNOFF COEFFICIENT SUMMARY

PRE-CONSTRUCTION RUNOFF COEFFICIENT [OR SCS TR-55 CURVE NUMBER]:	CN = 39
POST-CONSTRUCTION RUNOFF COEFFICIENT [OR SCS TR-55 CURVE NUMBER]:	CN = 81.92

LAST REVISED:	WAL-MART STANDARD DETAIL
JUNE 2012	

SITE LOCATION SUMMARY

ADDRESS:	SOUTHEAST SIDE OF SE HWY 42. AND SE 91ST PHILLIPS CT. IN THE VILLAGES, MARION COUNTY, FLORIDA, 32162
CENTER OF SITE:	
LATITUDE:	N28°58'50.2" (N28.980596)
LONGITUDE:	W82°0'3.41" (W82.000946)
ADJACENT SURROUNDING PROPERTIES:	LARGE SCALE SINGLE FAMILY RESIDENTIAL AREA TO THE SOUTH. MARION COUNTY PROPERTY ID: 6719-001-00. IN THE WEST-9494 SUMMERFIELD, LLC, EAST-VILLAGE CDD AND SE HWY 42 IN THE NORTH.

LAST REVISED:	WAL-MART STANDARD DETAIL
JUNE 2012	

SITE TOPOGRAPHY SUMMARY

LOWEST ELEVATION OF PROJECT SITE:	92.22' (NAVD 88)
HIGHEST ELEVATION OF PROJECT SITE:	104.24' (NAVD 88)
PERCENT SLOPE VARIATION:	SLOPES RANGE FROM 0.44% TO 11%
TOPOGRAPHY CHANGES:	APPROXIMATELY 104± FEET ABOVE MEAN SEA LEVEL. TOPOGRAPHIC GRADIENT OF THE SITE IS RELATIVELY FLAT.
VEGETATION:	THE MAJORITY OF THE SITE CONSISTS OF BARE SOIL WITH MINIMUM GRASS IN POOR CONDITION.
AVERAGE SLOPE:	1.7%

LAST REVISED:	WAL-MART STANDARD DETAIL
JUNE 2013	

SITE SOILS SUMMARY

SOIL TYPE AND TEXTURE:	PER THE NRCS WEB SOIL SURVEY, THE SITE CONTAINS THE FOLLOWING SOIL TYPES: CANDLER SAND (22), CANDLER SAND (23), AND APOPKA SAND (5).
AVERAGE DEPTH OF TOPSOIL:	6 TO 12 INCHES
AVERAGE DEPTH TO GROUNDWATER:	45 TO 55'

NOTE: THE ABOVE SOILS INFORMATION IS FOR INFORMATION ONLY AND SHOULD NOT BE USED FOR BIDDING PURPOSES, CONSTRUCTION COSTS OR ESTIMATING.

LAST REVISED:	WAL-MART STANDARD DETAIL
JUNE 2012	

SITE RAINFALL SUMMARY

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
AVGERAGE RAINFALL IN INCHES	2.76	3.23	3.69	2.76	3.77	7.05	7.64	7.31	6.02	3.15	1.92	2.80

THE TOTAL AVERAGE ANNUAL RAINFALL FOR THE PROJECT AREA IS: 52.1 INCHES

THE DESIGN RAIN EVENT FOR THE PROJECT IS: 10YR-24HR

LAST REVISED:	WAL-MART STANDARD DETAIL
JUNE 2012	

OWNER:	DEVELOPER:
NEXGEN PROPERTY HOLDINGS, LLC 7580 MIDDLETON DRIVE, MIDDLETON, FL 32762 352-753-6260	WAL-MART STORES EAST, LP MAIL STOP 0505 702 SW 8TH STREET BENTONVILLE, AR 72716-5570 479-871-7573
SITE OPERATOR/GENERAL CONTRACTOR:	
SUPERINTENDENT:	

IMPORTANT: GC MUST SIGN ALL PLAN SHEETS AND ANY NEW PLAN SHEETS ISSUED BY THE CEC.

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Plans Prepared By:
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A Full Service A & E Firm

LICENSED WALT JOSEPH JOHNSON No. 55524 STATE OF FLORIDA PROFESSIONAL ENGINEER

No.	Date	Revision
1	05/22/26	PER CPH/WAL-MART REVIEW
2	11/14/25	PER CPH REVIEW
3	08/08/25	PER CPH REVIEW
4	06/05/25	PER CPH REVIEW

Designed: M. SOCHA
Drawn: B. HANSEN
Checked: L. AYALA
Job No.: W131415
Date: 04/11/25 © 2026

SWPPP DETAILS

MAJOR SITE PLAN - WALMART NEIGHBORHOOD MARKET 3009-1000-WNM-NEW
THE VILLAGES / MARION COUNTY / FLORIDA

THIS SHEET NOT VALID FOR CONSTRUCTION WITHOUT COMPLETE SET OF PLANS.

Sheet No.
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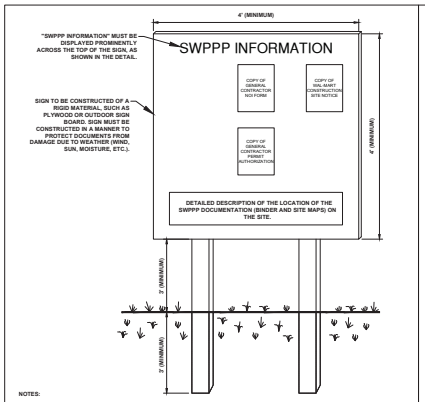
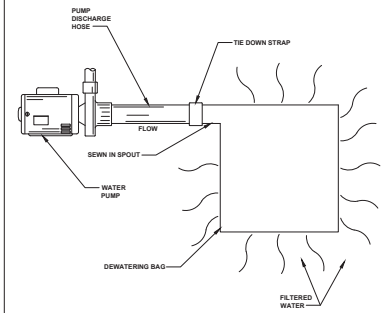


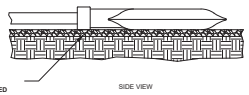
NOTES:

1. THE SWPPP INFORMATION SIGN MUST BE LOCATED IN A PROMINENT, PUBLICLY ACCESSIBLE LOCATION NEAR THE MAIN ENTRANCE OF THE SITE, SUCH THAT THE DOCUMENTATION CAN BE READ WITHOUT ACCESSING THE JOBSITE, BUT NOT OBSTRUCTING VIEWS AS TO CAUSE A TRAFFIC SAFETY HAZARD.
2. ALL POSTED DOCUMENTS MUST BE MAINTAINED IN A CLEARLY READABLE CONDITION AT ALL TIMES THROUGHOUT CONSTRUCTION AND UNTIL THE NOTICE-OF-TERMINATION (NOT) IS FILED FOR THE PERMIT.
3. ALL PAGES OF NOTICES OF INTENT AND PERMIT AUTHORIZATIONS MUST BE POSTED. THE CONTRACTOR MAY UTILIZE ACCESSIBLE WATERPROOF FOLDERS TO STORE THESE DOCUMENTS IF IT WILL BE DIFFICULT TO POST ALL PAGES INDIVIDUALLY.
4. CONTRACTOR SHALL POST OTHER STORMWATER AND/OR EROSION AND SEDIMENT CONTROL RELATED PERMITS ON THE SIGN AS REQUIRED BY THE GOVERNING AGENCIES.
5. SUBSEQUENT PERMIT MODIFICATION REQUESTS OR RENEWAL APPLICATIONS AND THEIR ASSOCIATED AUTHORIZATIONS OR RESPONSES SHALL BE POSTED ON THE SWPPP SIGN.
6. SIGN SHALL BE LOCATED OUTSIDE OF PUBLIC RIGHT-OF-WAY AND EASEMENTS UNLESS APPROVED BY THE GOVERNING AGENCY.
7. CONTRACTOR IS RESPONSIBLE FOR ENSURING STABILITY OF THE SWPPP INFORMATION SIGN.

SS SWPPP INFORMATION SIGN
N.T.S.

LAST REVISED:	WAL-MART STANDARD DETAIL
JUNE 2012	

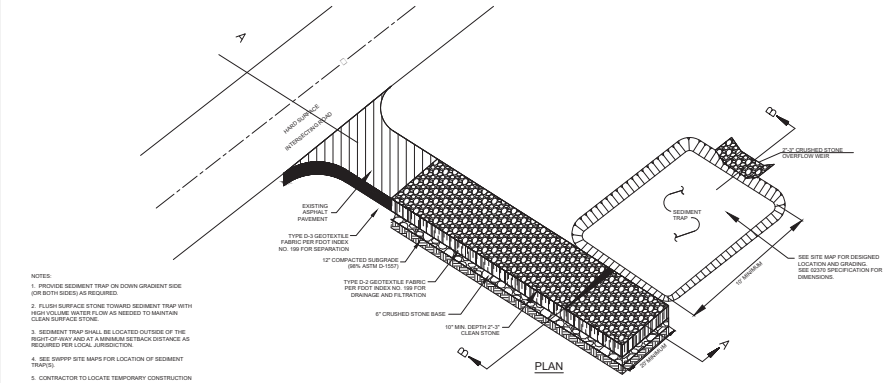




NOTE:
DEWATERING BAG SHALL BE PLACED ON A LEVEL SURFACE.

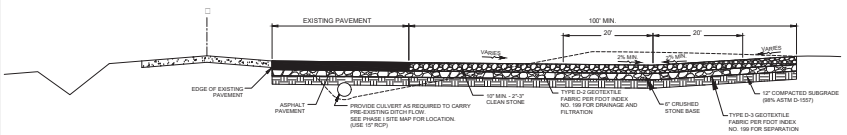
DEWATERING BAG DETAIL
N.T.S.

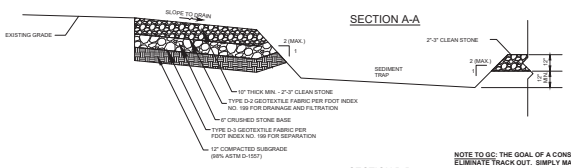
CPH STANDARD DETAIL



NOTES:

1. PROVIDE SEDIMENT TRAP ON DOWN GRADIENT SIDE (OR BOTH SIDES) AS REQUIRED.
2. FLUSH SURFACE STONE TOWARD SEDIMENT TRAP WITH HIGH VOLUME WATER FLOW AS NEEDED TO MAINTAIN CLEAN SURFACE STONE.
3. SEDIMENT TRAP SHALL BE LOCATED OUTSIDE OF THE RIGHT-OF-WAY AND AT A MINIMUM SETBACK DISTANCE AS REQUIRED PER LOCAL JURISDICTION.
4. SEE SWPPP SITE MAPS FOR LOCATION OF SEDIMENT TRAP(S).
5. CONTRACTOR TO LOCATE TEMPORARY CONSTRUCTION FENCING, JERSEY BARRIERS, OR BOTH ALONG THE SIDES OF THE CONSTRUCTION EXIT TO PREVENT CONSTRUCTION TRAFFIC FROM SHORT CIRCUITING/BYPASSING THE EXIT.





LAST REVISED:	WAL-MART MODIFIED DETAIL
JUNE 2012	

CE CONSTRUCTION EXIT
N.T.S.

NOTE TO GC: THE GOAL OF A CONSTRUCTION EXIT AND ASSOCIATED WHEEL WASH AREAS IS TO ELIMINATE TRACK OUT. SIMPLY MANAGING TRACK OUT THROUGH DESIGNATED OR CONTINUAL STREET SWEEPING IS NOT AN ACCEPTABLE PRACTICE. WHILE STREET SWEEPING IS AN ACCEPTABLE PRACTICE FOR REMOVING DUST AND MINIMAL AMOUNTS OF FINE SEDIMENT, OBSERVABLE TRACK OUT FROM THE PROJECT SHOULD TRIGGER THE USE OF ADDITIONAL MEASURES (WHEEL WASH). CONSIDERATION OF ALTERNATE EXITS, OR DISCONTINUING VEHICLE TRAFFIC UNTIL CONDITIONS ON-SITE HAVE IMPROVED. TRACK OUT IS A SEDIMENT RELEASE. ALL SEDIMENT RELEASES MUST BE REPORTED TO THE SWCT VIA THE ONLINE CRITICAL INCIDENT REPORT.

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LICENSED PROFESSIONAL ENGINEER No. 56524 STATE OF FLORIDA

No.	Revision	Date

Designed: M. SOCHA
Drawn: B. HANSEN
Checked: L. AYALA
Job No.: W131415
Date: 04/11/25 © 2026

SWPPP DETAILS

MAJOR SITE PLAN - WALMART
NEIGHBORHOOD MARKET 3009-1000-WNM-NEW
THE VILLAGES / MARION COUNTY / FLORIDA

THIS SHEET NOT VALID FOR CONSTRUCTION WITHOUT COMPLETE SET OF PLANS.

Sheet No.
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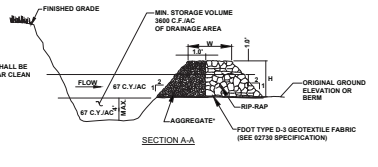
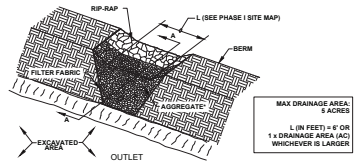


SECTION A-A



ISOMETRIC VIEW

MAX DRAINAGE AREA: 5 ACRES

L (IN FEET) = 6' OR 1 x DRAINAGE AREA (AC) WHICHEVER IS LARGER

SEDIMENT TRAPS							
TRAP NAME	L	W	H	DRAINAGE AREA (ACRES)	DESIGN VOLUME (CU.FT.)	DESIGNED RETENTION TIME (HRS.)	PERMANENT (Y OR N)	EMERGENCY OUTLET TYPE
TRAP 1								

MAINTENANCE NOTES:

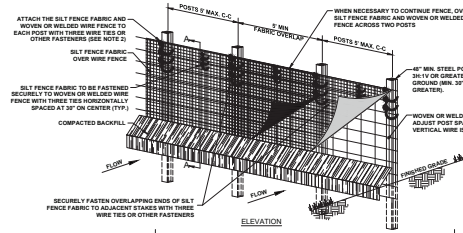
1. **SEDIMENT TRAPS MUST BE INSPECTED AND MUST BE CLEANED WHEN THE ORIGINAL CAPACITY HAS BEEN REDUCED BY 50 PERCENT OR LESS, AS REQUIRED BY THE GOVERNING AGENCY.**
2. **ALL MATERIAL EXCAVATED FROM BEHIND SEDIMENT BARRIERS OR FROM TRAPS SHALL BE INCORPORATED INTO ON-SITE SOILS OR SPREAD OUT ON AN UPLAND PORTION OF THE SITE AND STABILIZED.**
3. **VERIFY THAT NO EROSION IS OCCURRING AT DISCHARGE POINTS TO AND FROM IMPOUNDMENTS AND VERIFY THAT TRAP SIDE SLOPES ARE STABILIZED AND SHOW NO SIGNS OF EROSION.**

ST TEMPORARY SEDIMENT TRAP
N.T.S.

LAST REVISED:	WAL-MART MODIFIED DETAIL
JUNE 2012	

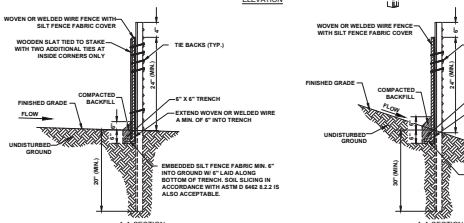
EDITOR NOTES:

1. COMPLETE THE SEDIMENT TRAP TABLE TO PROVIDE DIMENSIONS, DRAINAGE AREAS AND VOLUME CALCULATIONS FOR EACH AND EVERY SEDIMENT TRAP SHOWN ON THE SITE MAPS, AS STIPULATED IN THE CONSTRUCTION GENERIC PERMIT, AGENCY REQUIREMENTS, OR STANDARD ENGINEERING PRACTICE. DEMONSTRATE ADEQUATE VOLUME TO RETAIN RUNOFF AND ALLOW SETTLEMENT OF SUSPENDED SOILS BEFORE DISCHARGING DOWNSTREAM OR BEFORE DEWATERING.
2. STATE THE TRAPS, IF ANY, WHICH WILL BE CONVERTED TO A PERMANENT STORMWATER BMP AT THE COMPLETION OF THE CONSTRUCTION PROJECT.



ELEVATION

POSTS: STEEL T OR U TYPE.
FENCE: WOVEN OR WELDED WIRE, 14 GA., 6"X6" MAX. MESH OPENING



A-A SECTION
(FOR SLOPES LESS THAN 3:1)

A-A SECTION
(FOR SLOPES 3:1 AND GREATER)



INSIDE CORNER - PLAN VIEW

SILT FENCE					
SILT FENCE SECTION	TYPE (WIRE BACK OR SLICED)	SECTION LENGTH (FT)	DRAINAGE AREA (ACRES)	AVERAGE SLOPE OF AREA
A	WIRE	2074	6.57	2.76
B	WIRE	198	0.27	2.32
C	WIRE	405	0.24	1.20
D	WIRE	536	1.43	1.00

SPECIFICATIONS FOR SILT FENCE INSTALLATION

1. **MATERIALS AND INSTALLATION SHALL COMPLY WITH ASTM D 6462 LATEST EDITION.**
2. **INSTALL SILT FENCE AT A FAIRLY LEVEL GRADE ALONG THE CONTOUR WITH THE ENDS CURVED UPHILL TO PROVIDE SUFFICIENT UPSTREAM STORAGE VOLUME FOR THE ANTICIPATED RUNOFF.**
3. **ATTACH THE GEOTEXTILE OR FABRIC TO THE WOVEN OR WELDED WIRE FENCE WITH THREE WIRE TIES OR OTHER FASTENERS (HORIZONTALLY SPACED EVERY 30"), ALL SPACED WITHIN THE TOP 6" OF THE FABRIC. ATTACH EACH TIE DIAGONALLY 45 DEGREES THROUGH THE FABRIC, WITH EACH PUNCTURE AT LEAST 1" VERTICALLY APART. AT EACH POST, ATTACH THE GEOTEXTILE OR FABRIC AND THE WOVEN OR WELDED WIRE FENCE TO THE POST AS PREVIOUSLY STATED. IN ADDITION, EACH TIE SHALL BE WRAPPED AND FASTENED TO HANG ON A POST NIPPLE WHEN TIGHTENED TO PREVENT SAGGING.**
4. **WHEN TWO SECTIONS OF SILT FENCE FABRIC ADJOIN EACH OTHER, THEY SHALL BE OVERLAPPED A MINIMUM OF 60" ACROSS TWO POSTS, AS SHOWN.**
5. **ALL SILT FENCE SHALL INCLUDE WIRE SUPPORT UNLESS THE STATIC SLICING EQUIPMENT IS UTILIZED TO INSTALL THE FENCE PER DETAIL, "SILT FENCE INSTALLATION (SLICING METHOD)".**
6. **WRAP APPROXIMATELY 6" OF FABRIC AROUND THE END POSTS AND SECURE WITH 3 TIES.**
7. **COMPACT THE SOIL IMMEDIATELY NEXT TO THE SILT FENCE FABRIC WITH THE FRONT WHEEL OF THE TRACTOR, SKID STEER, OR ROLLER EXERTING AT LEAST 60 POUNDS PER SQ. INCH. COMPACT THE UPSTREAM SIDE FIRST. COMPACT EACH SIDE TWICE FOR A TOTAL OF FOUR TRIPS.**
8. **ADD POST CAPS AS NEEDED BASED ON SITE CONDITIONS AND APPLICABLE AGENCY REQUIREMENTS.**

MAINTENANCE NOTES

1. **SILT FENCES SHALL BE INSPECTED ALONG ITS ENTIRETY AND MUST BE CLEANED WHEN SEDIMENT HAS ACCUMULATED TO ONE-THIRD THE HEIGHT OF THE SILT FENCE. MAINTENANCE CLEANOUT MUST BE CONDUCTED REGULARLY TO PREVENT ACCUMULATED SEDIMENTS FROM REACHING ON-THIRD THE HEIGHT OF THE SILT FENCE.**
2. **ALL MATERIAL EXCAVATED FROM BEHIND SILT FENCE SHALL BE STOCKPILED ON AN UPLAND PORTION OF THE SITE IF SUITABLE FOR REUSE.**
3. **SPECIAL ATTENTION SHOULD BE PAID TO ENSURE THAT NO UNDERMINING OF SILT FENCE HAS OCCURRED AND THAT NO BYPASS IS OCCURRING AT JOINING SECTIONS.**
4. **IF EXCESS SEDIMENT IS ACCUMULATING IN ANY SECTION OF SILT FENCE, THE CONTRACTOR SHOULD IMPLEMENT ADDITIONAL UPSTREAM STABILIZATION MEASURES OR ADDITIONAL BMPS (PENDING CEC APPROVAL) TO PREVENT EXCESSIVE BUILDUP ON SILT FENCE.**
5. **SILT FENCES SHALL BE REPAIRED TO THEIR ORIGINAL CONDITIONS IF DAMAGED.**

TABLE 1 Temporary Silt Fence Material Property Requirements

		Test Method	Units	Supported [1] Silt Fence	Unsupported [1] Silt Fence	Type of Value
Grab Strength		ASTM D 4632	N (lbs)			
	Machine Direction			400 (90)	550 (90)	MARV
	X-Machine Direction			400 (90)	440 (90)	MARV [ ]
Permittivity [2]		ASTM D 4491	sec-1	0.05	0.05	MARV
Apparent Opening Size [3]		ASTM D 4751	mm (US Sieve #)	0.60 (30)	0.60 (30)	Max. ARV
Ultraviolet Stability		ASTM D 4355	% Retained Strength	70% after 500 hrs of exposure	70% after 500 hrs of exposure	Typical

Silt fence support shall consist of 14 gage steel wire with a mesh spacing of 150 mm (6 in.) or prefabricated polymer mesh of equivalent strength.

[2] Test default values are based on empirical evidence with a variety of sediments. For environmentally sensitive areas, a review of previous experience and/or site or regionally specific geotechnical tests in accordance with Test Method D 5141 should be performed by the agency to confirm suitability of these requirements.

[3] As measured in accordance with Test Method D 4822.

TABLE 1 TAKEN FROM ASTM D 6461-99 (2007)

SF SEDIMENTATION/SILT FENCE WITH WIRE BACKING
N.T.S.

LAST REVISED:	WAL-MART STANDARD DETAIL
JUNE 2012	

NOTES:

1. **CONSIDERATION MUST BE GIVEN TO ANTICIPATED CLIMATE AND SEASONAL CONDITIONS WHEN PLANTING SEED.**
2. **SEED SHALL BE FREE OF WEEDY SPECIES AND APPROPRIATE FOR SITE SOILS AND REGIONAL CLIMATE. SEED AND MULCH PER THE CONSTRUCTION DRAWINGS AND THE 02900 PLANTING SPECIFICATION IMMEDIATELY AFTER TOPSOIL IS APPLIED AND FINAL GRADE IS REACHED.**
3. **THE SITE HAS ACHIEVED FINAL STABILIZATION ONCE ALL AREAS ARE COVERED WITH BUILDING FOUNDATION OR PAVEMENT, OTHER LANDSCAPING COVER (STONE, MULCH, ETC.), OR HAVE A STAND OF GRASS WITH A MINIMUM OF 70 PERCENT DENSITY OVER THE ENTIRE VEGETATED AREA, OR GREATER IN ACCORDANCE WITH THE GENERAL PERMIT REQUIREMENTS.**
4. **VEGETATED AREAS MUST BE WATERED, FERTILIZED, AND RESEEDED AS NEEDED TO ACHIEVE THIS REQUIREMENT.**
5. **THE VEGETATIVE DENSITY MUST BE MAINTAINED THROUGH PROJECT COMPLETION TO BE CONSIDERED STABILIZED. AREAS PROTECTED BY EROSION CONTROL BLANKETS ARE NOT PERMANENTLY STABILIZED UNTIL THE APPLICABLE GENERAL PERMIT REQUIREMENT FOR FINAL VEGETATIVE DENSITY IS ACHIEVED.**
6. **RIP-RAP, MULCH, GRAVEL, DECOMPOSED GRANITE OR OTHER EQUIVALENT PERMANENT STABILIZATION MEASURES MAY BE EMPLOYED IN LIEU OF VEGETATION BASED ON SITE-SPECIFIC CONDITIONS, DESIGN AND GOVERNING AUTHORITY APPROVAL.**
7. **ALL VEGETATED AREAS SHALL BE INSPECTED REGULARLY TO CONFIRM THAT A HEALTHY STAND OF GRASS IS MAINTAINED.**

SVR SEEDING/VEGETATION REQUIREMENTS
N.T.S.

LAST REVISED:	WAL-MART STANDARD DETAIL
JUNE 2012	

NOTES:

1. **THE GC IS REQUIRED TO, AT A MINIMUM, INITIATE SOIL STABILIZATION MEASURES IMMEDIATELY WHENEVER ANY CLEARING, GRADING, EXCAVATING OR OTHER EARTH DISTURBING ACTIVITIES HAVE PERMANENTLY CEASED ON ANY PORTION OF THE SITE, OR TEMPORARILY CEASED ON ANY PORTION OF THE SITE AND WILL NOT LIKELY RESUME FOR A PERIOD EXCEEDING 14 CALENDAR DAYS.**
2. **THE GC HAS 7 DAYS FROM INITIATION OF STABILIZATION TO COMPLETE SOIL PREPARATION, SEEDING, MULCHING, AND ANY OTHER REQUIRED ACTIVITIES RELATED TO THE PLANTING AND ESTABLISHMENT OF VEGETATION. THE GC ALSO HAS 7 DAYS FROM INITIATION OF STABILIZATION TO COMPLETELY INSTALL NON-VEGETATED MEASURES, IF UTILIZED.**
3. **ALL DISTURBED AREAS MUST BE STABILIZED TEMPORARILY WITH THE USE OF FAST-GERMINATING ANNUAL GRASS/GRAIN VARIETIES APPROPRIATE FOR SITE SOIL AND CLIMATE CONDITIONS. MULCH IS REQUIRED FOR ALL SEEDING APPLICATIONS, AND ALL MULCH APPLICATIONS MUST INCLUDE A SUITABLE FORM OF MULCH ANCHORING TO MINIMIZE MOVEMENT OF MULCH BY WIND OR WATER.**
4. **ALTERNATIVE STABILIZATION MEASURES TO SEEDING, SUCH AS ANCHORED MULCH APPLICATION (WITHOUT SEEDING), MAY BE UTILIZED DURING PERIODS WHEN VEGETATIVE GROWTH IS UNLIKELY (E.G. WINTER MONTHS).**
5. **IT IS NOT ACCEPTABLE TO ALLOW BARE SOIL TO REMAIN EXPOSED AT ANY TIME DURING THE YEAR, REGARDLESS OF WEATHER/TEMPERATURE/SITE CONDITIONS.**
6. **ALTERNATIVE STABILIZATION MEASURES INCLUDE, BUT ARE NOT LIMITED TO: ANCHORED STRAW/HAY MULCH, WOOD CELLULOSE FIBER MULCH, SPRAY-ON SOIL GLUES/BINDERS, AND ROLLED EROSION CONTROL PRODUCTS.**
7. **ALL ROLLED EROSION CONTROL PRODUCTS SHALL HAVE CURRENT QDOR(TM) STATUS ISSUED BY THE EROSION CONTROL TECHNOLOGY COUNCIL (ECTC) PLUS ANY STATE OR AGENCY-SPECIFIC REQUIREMENTS. EVIDENCE OF QDOR(TM) APPROVAL SHALL ACCOMPANY THE PRODUCT SHIPPED TO THE JOBSITE FOR READY IDENTIFICATION BY THE CONTRACTOR OR AGENCY INSPECTOR.**
8. **ROLLED EROSION CONTROL PRODUCTS (NETS, BLANKETS, TURF REINFORCED MATES) AND VEGETATED AREAS NOT MEETING REQUIRED VEGETATIVE DENSITIES FOR FINAL STABILIZATION MUST BE INSPECTED DAILY. RILING, RUTTING AND OTHER SIGNS OF EROSION INDICATE THE SPECIFIED EROSION CONTROL DEVICE IS NOT FUNCTIONING OR INSTALLED PROPERLY AND/OR ADDITIONAL EROSION CONTROL DEVICES ARE WARRANTED.**

TS TEMPORARY SEEDING OR STABILIZATION
N.T.S.

LAST REVISED:	WAL-MART STANDARD DETAIL
JUNE 2012	

NOTES:

1. **PERMANENT STABILIZATION SHALL BE ACCOMPLISHED IN ALL DISTURBED AREAS BY COVERING THE SOIL WITH PAVEMENT, BUILDING STRUCTURES, VEGETATION, OR OTHER FORMS OF SOIL STABILIZATION.**
2. **THE GC IS REQUIRED TO INITIATE PERMANENT SOIL STABILIZATION MEASURES IMMEDIATELY UPON REACHING FINAL GRADE. FOR THOSE AREAS NOT AT FINAL GRADE THAT WILL NOT BE DISTURBED FOR GREATER THAN 14 DAYS, THE CONTRACTOR SHOULD INITIATE TEMPORARY STABILIZATION PER THE TEMPORARY SEEDING OR STABILIZATION DETAIL.**
3. **THE GC HAS 7 DAYS FROM INITIATION OF STABILIZATION TO COMPLETE SOIL PREPARATION, SEEDING, MULCHING, AND ANY OTHER REQUIRED ACTIVITIES RELATED TO THE PLANTING AND ESTABLISHMENT OF VEGETATION. THE GC ALSO HAS 7 DAYS FROM INITIATION OF STABILIZATION TO COMPLETELY INSTALL NON-VEGETATED MEASURES, IF UTILIZED.**
4. **SOILS MUST BE PREPARED BEFORE INSTALLATION OF SOD OR SEED. SEE 02900 SPECIFICATION FOR INSTRUCTION ON PROPER SOIL PREPARATION.**
5. **AT THE COMPLETION OF GROUND-DISTURBING ACTIVITIES, THE ENTIRE SITE MUST HAVE PERMANENT VEGETATIVE COVER MEETING VEGETATIVE DENSITY REQUIREMENTS IN THE GENERAL PERMIT, OR MULCH PER LANDSCAPE PLAN, IN ALL AREAS NOT COVERED BY HARDSCAPE (STONE, PAVEMENT, BUILDINGS, ETC.).**
6. **SEEDED AREAS SHALL BE PROTECTED WITH STRAW MULCH, HYDRAULIC MULCH OR A ROLLED EROSION CONTROL PRODUCT. STRAW MULCH MUST BE TACKIFIED OR CRIMPED BY DISC OR OTHER MACHINERY, AND ROLLED EROSION CONTROL PRODUCTS MUST BE INSTALLED PER MANUFACTURER RECOMMENDATIONS. ONLY ROLLED EROSION CONTROL PRODUCTS ARE PERMITTED TO BE USED IN FLOW CONVEYANCES.**
7. **ALL AREAS TO BE SEEDED MUST MEET TOPSOIL DEPTH, PH AND ORGANIC CONTENT REQUIREMENTS.**
8. **FINAL SITE STABILIZATION IS ACHIEVED WHEN PERENNIAL VEGETATIVE COVER PROVIDES PERMANENT STABILIZATION WITH A UNIFORM DENSITY GREATER THAN 70 PERCENT OVER THE ENTIRE AREA TO BE STABILIZED BY VEGETATIVE COVER. THIS AREA IS EXCLUSIVE OF AREAS THAT ARE COVERED WITH ROCK (CRUSHED GRANITE, GRAVEL, ETC.) OR LANDSCAPE MULCH, PAVED OR HAVE A BUILDING OR OTHER PERMANENT STRUCTURE ON THEM.**

PS PERMANENT SEEDING, SOD OR MULCHING
N.T.S.

LAST REVISED:	WAL-MART STANDARD DETAIL
JUNE 2012	

cph
www.cphcorp.com
Building Better Communities Together
500 West Fulton Street
Sanford, FL 32771
Ph: 407.322.6841

Plans Prepared By:
CPH, LLC
A Full Service A & E Firm

LICENSED PROFESSIONAL ENGINEER No. 55524 STATE OF FLORIDA

No.	Date	Revision
1	7/24/26	ADDED SHEET

Designed: M. SOCHA
Drawn: B. HANSEN
Checked: L. AYALA
Job No.: W131415
Date: 04/11/25 © 2026

SWPPP DETAILS

MAJOR SITE PLAN - WALMART NEIGHBORHOOD MARKET 3009-1000-WNM-NEW
THE VILLAGES / MARION COUNTY / FLORIDA

OWNER:	DEVELOPER:
NEXGEN PROPERTY HOLDINGS, LLC 7580 MIDDLETON DRIVE, MIDDLETON, FL 32762 352-753-6260	WAL-MART STORES EAST, LP MAIL STOP 0505 702 SW 8TH STREET BENTONVILLE, AR 72716-5570 479-871-7573

SITE OPERATOR/GENERAL CONTRACTOR:

SUPERINTENDENT:

IMPORTANT: GC MUST SIGN ALL PLAN SHEETS AND ANY NEW PLAN SHEETS ISSUED BY THE CEC.

THIS SHEET NOT VALID FOR CONSTRUCTION WITHOUT COMPLETE SET OF PLANS.

Sheet No.
C0.11

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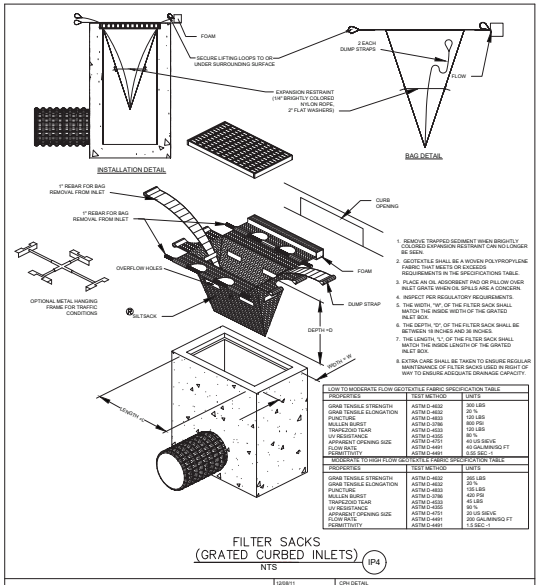


LOW TO MODERATE FLOW GEOTEXTILE FABRIC SPECIFICATION TABLE

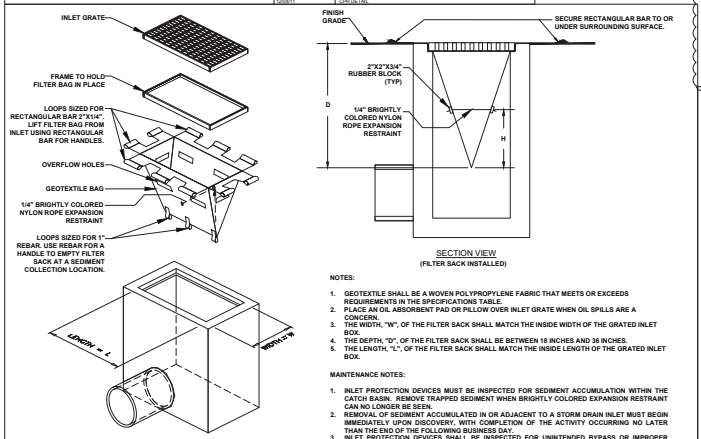
PROPERTIES	TEST METHOD	UNITS
GRAB TENSILE STRENGTH	ASTM D-4632	300 LBS
GRAB TENSILE ELONGATION	ASTM D-4632	20 %
PUNCTURE	ASTM D-4833	120 LBS
MULLEN BURST	ASTM D-3786	600 PSI
TRAPEZOID TEAR	ASTM D-4533	120 LBS
UV RESISTANCE	ASTM D-4355	80 %
APPARENT OPENING SIZE	ASTM D-4751	40 US SIEVE
FLOW RATE	ASTM D-4491	40 GAL/MIN/SQ.FT
PERMITTIVITY	ASTM D-4491	0.55 SEC -1

MODERATE TO HIGH FLOW GEOTEXTILE FABRIC SPECIFICATION TABLE

PROPERTIES	TEST METHOD	UNITS
GRAB TENSILE STRENGTH	ASTM D-4632	265 LBS
GRAB TENSILE ELONGATION	ASTM D-4632	20 %
PUNCTURE	ASTM D-4833	135 LBS
MULLEN BURST	ASTM D-3786	420 PSI
TRAPEZOID TEAR	ASTM D-4533	45 LBS
UV RESISTANCE	ASTM D-4355	90 %
APPARENT OPENING SIZE	ASTM D-4751	20 US SIEVE
FLOW RATE	ASTM D-4491	200 GAL/MIN/SQ.FT
PERMITTIVITY	ASTM D-4491	1.5 SEC -1

FILTER SACKS (GRATED CURBED INLETS) (IP4)
NTS

12/08/11 | CPH DETAIL



ISOMETRIC VIEW

SECTION VIEW
(FILTER SACK INSTALLED)

NOTES:

1. GEOTEXTILE SHALL BE A WOVEN POLYPROPYLENE FABRIC THAT MEETS OR EXCEEDS REQUIREMENTS IN THE SPECIFICATIONS TABLE.
2. PLACE AN OIL ABSORBENT PAD OR PILLOW OVER INLET GRATE WHEN OIL SPILLS ARE A CONCERN.
3. THE WIDTH, "W", OF THE FILTER SACK SHALL MATCH THE INSIDE WIDTH OF THE GRATED INLET BOX.
4. THE DEPTH, "D", OF THE FILTER SACK SHALL BE BETWEEN 18 INCHES AND 36 INCHES.
5. THE LENGTH, "L", OF THE FILTER SACK SHALL MATCH THE INSIDE LENGTH OF THE GRATED INLET BOX.

MAINTENANCE NOTES:

1. INLET PROTECTION DEVICES MUST BE INSPECTED FOR SEDIMENT ACCUMULATION WITHIN THE CATCH BASIN. REMOVE TRAPPED SEDIMENT WHEN BRIGHTLY COLORED EXPANSION RESTRAINT CAN NO LONGER BE SEEN.
2. REMOVAL OF SEDIMENT ACCUMULATED IN OR ADJACENT TO A STORM DRAIN INLET MUST BEGIN IMMEDIATELY UPON DISCOVERY, WITH COMPLETION OF THE ACTIVITY OCCURRING NO LATER THAN THE END OF THE FOLLOWING BUSINESS DAY.
3. INLET PROTECTION DEVICES SHALL BE INSPECTED FOR UNINTENDED BYPASS OR IMPROPER FLOW-RATES THAT MAY CAUSE DOWNSTREAM FLOODING.
4. CONTACT THE CEC FOR ALTERNATE INLET PROTECTION IF THE DESIGNED PROTECTION MAY IMPACT DOWNSTREAM BMPS, ADJACENT SLOPES, ETC., DUE TO PONDING ISSUES. ENSURE THAT NO UNDERMINING OF INLET PROTECTION DEVICES HAS OCCURRED.
5. INLET PROTECTION DEVICES AND BARRIERS SHALL BE REPAIRED OR REPLACED IF THEY SHOW SIGNS OF UNDERMINING OR DETERIORATION.

LOW TO MODERATE FLOW GEOTEXTILE FABRIC SPECIFICATION TABLE

PROPERTIES	TEST METHOD	UNITS
GRAB TENSILE STRENGTH	ASTM D-4632	300 LBS
GRAB TENSILE ELONGATION	ASTM D-4632	20 %
PUNCTURE	ASTM D-4833	120 LBS
MULLEN BURST	ASTM D-3786	600 PSI
TRAPEZOID TEAR	ASTM D-4533	120 LBS
UV RESISTANCE	ASTM D-4355	80 %
APPARENT OPENING SIZE	ASTM D-4751	40 US SIEVE
FLOW RATE	ASTM D-4491	40 GAL/MIN/SQ.FT
PERMITTIVITY	ASTM D-4491	0.55 SEC -1

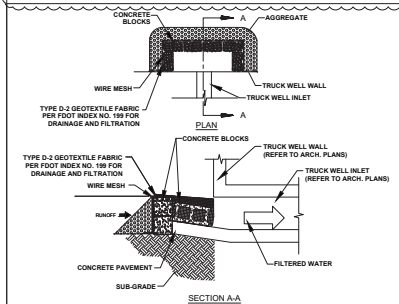
MODERATE TO HIGH FLOW GEOTEXTILE FABRIC SPECIFICATION TABLE

PROPERTIES	TEST METHOD	UNITS
GRAB TENSILE STRENGTH	ASTM D-4632	265 LBS
GRAB TENSILE ELONGATION	ASTM D-4632	20 %
PUNCTURE	ASTM D-4833	135 LBS
MULLEN BURST	ASTM D-3786	420 PSI
TRAPEZOID TEAR	ASTM D-4533	45 LBS
UV RESISTANCE	ASTM D-4355	90 %
APPARENT OPENING SIZE	ASTM D-4751	20 US SIEVE
FLOW RATE	ASTM D-4491	200 GAL/MIN/SQ.FT
PERMITTIVITY	ASTM D-4491	1.5 SEC -1

IP2 INLET PROTECTION FILTER SACK
N.T.S.

FOR USE ONLY IN PAVED AREAS WHERE SEDIMENT LOADS ARE EXPECTED TO BE VERY LOW. FILTER SACK MUST HAVE OVERFLOW HOLES TO PREVENT PONDING.

LAST REVISED:	WAL-MART STANDARD DETAIL
APRIL 30, 2011	



SECTION A-A

NOTES:

1. PLACE CONCRETE BLOCKS IN A SINGLE ROW AROUND PERIMETER OF TRUCK WELL INLET ON THEIR SIDES, WITH ENDS OF ADJACENT BLOCKS ABUTTING.
2. HEIGHT OF BARRIER VARIES. USE STACKS OF 4", 8", OR 12" BLOCKS. TOP OF BARRIER MUST BE LOWER THAN TOP OF CURB ELEVATIONS ADJACENT TO THE INLET. MAX. HEIGHT SHALL BE 24".
3. PLACE HARDWARE CLOTH/WIRE MESH W/ MAX. 1/2" OPENINGS OVER VERTICAL FACE OF CONCRETE BLOCKS.
4. THE AGGREGATE SHALL BE 3/4" - 2" ANGULAR CLEAN STONE WHICH WILL SLOW THE FLOW OF WATER AND ALLOW IT TO FILTER THROUGH AND OVER THE MATERIAL BEFORE ENTERING THE INLET.

MAINTENANCE NOTES:

1. INLET PROTECTION DEVICES MUST BE INSPECTED FOR SEDIMENT ACCUMULATION WITHIN THE CATCH BASIN (IF USING INSERT-TYPE DEVICE) OR UPGRADIENT OF THE INLET.
2. REMOVAL OF SEDIMENT ACCUMULATED IN OR ADJACENT TO A STORM DRAIN INLET MUST BEGIN IMMEDIATELY UPON DISCOVERY, WITH COMPLETION OF THE ACTIVITY OCCURRING NO LATER THAN THE END OF THE FOLLOWING BUSINESS DAY.
3. INLET PROTECTION DEVICES SHALL BE INSPECTED FOR UNINTENDED BYPASS OR IMPROPER FLOW-RATES THAT MAY CAUSE DOWNSTREAM FLOODING.
4. CONTACT THE CEC FOR ALTERNATE INLET PROTECTION IF THE DESIGNED PROTECTION MAY IMPACT DOWNSTREAM BMPS, ADJACENT SLOPES, ETC., DUE TO PONDING ISSUES. ENSURE THAT NO UNDERMINING OF INLET PROTECTION DEVICES HAS OCCURRED.
5. INLET PROTECTION DEVICES AND BARRIERS SHALL BE REPAIRED OR REPLACED IF THEY SHOW SIGNS OF UNDERMINING OR DETERIORATION.

IP3 TRUCK WELL INLET PROTECTION
N.T.S.

LAST REVISED:	WAL-MART STANDARD DETAIL
OCTOBER 2012	

OWNER:	DEVELOPER:
NEXGEN PROPERTY HOLDINGS, LLC 7580 MIDDLETON DRIVE, MIDDLETON, FL 32762 352-753-6260	WAL-MART STORES EAST, LP MAIL STOP 0505 702 SW 8TH STREET BENTONVILLE, AR 72716-5570 479-871-7573
SITE OPERATOR/GENERAL CONTRACTOR:	
SUPERINTENDENT:	

IMPORTANT: GC MUST SIGN ALL PLAN SHEETS AND ANY NEW PLAN SHEETS ISSUED BY THE CEC.

cph
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Building Better Communities Together
500 West Fulton Street
Sanford, FL 32771
Ph: 407.322.6841
Plans Prepared By:
CPH, LLC
A Full Service A & E Firm

LICENSED FOR THIS JOB ONLY * ENGINEER * LICENSE No. 56524 STATE OF FLORIDA * PROFESSIONAL *

No.	Date	Revision
1	08/05/25	PER CPH REVIEW

Designed: M. SOCHA
Drawn: B. HANSEN
Checked: L. AYALA
Job No.: W131415
Date: 04/11/25 © 2026

SWPPP DETAILS

MAJOR SITE PLAN - WALMART
NEIGHBORHOOD MARKET 3009-1000-WNM-NEW
THE VILLAGES / MARION COUNTY / FLORIDA

THIS SHEET NOT VALID FOR CONSTRUCTION WITHOUT COMPLETE SET OF PLANS.

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NOTES:

1. SKIMMER OR DEWATERING BMP MUST DRAW WATER FROM THE TOP OF THE WATER COLUMN (I.E., WATER SURFACE) PER US EPA CGP.
2. DO NOT USE RISERS WITH PERFORATED PIPE OR ANY OTHER SYSTEM/BMP THAT DRAWS WATER FROM BELOW THE WATER SURFACE.

SK SKIMMER

LAST REVISED:	WAL-MART STANDARD DETAIL
JUNE 2013	

NOTES:

1. IMPORTANT: GC SHALL NOT APPLY FLOCCULANTS WITHOUT PREVIOUS REVIEW AND WRITTEN CONFIRMATION BY CEC. FLOCCULANTS MUST BE USED ONLY IN LOCATIONS SHOWN ON THE SWPPP MAPS, AT RATES AND METHODS SPECIFIED AND AS APPROVED BY CEC. CEC SHALL CONFIRM WHETHER TO FOLLOW MANUFACTURER DIRECTION, OR MODIFY MANUFACTURER'S DIRECTION.
2. FLOCCULANTS SHALL BE USED AS FAR UPSTREAM OF BASINS, TRAPS, TANKS, OR OTHER WATER CONTAINMENT AREAS AS POSSIBLE. THE EFFECTIVENESS OF FLOCCULANTS DEPENDS ON THE TRAVEL TIME AND AGITATION OF THE WATER, FOR PROPER MIXING.
3. ALL SEDIMENTATION/SETTLING MUST OCCUR WITHIN THE LOD. THAT IS, VELOCITY OF FLOW IN WATER CONTAINMENT SHOULD BE NEAR ZERO, AND THE TIME OF RESIDENCE AS LONG AS POSSIBLE.
4. FLOC BLOCKS, FLOCCULANT-IMPREGNATED WATTLES, AND ANY OTHER CONTROL MEASURES WHICH SUPPLY FLOCCULANTS MUST BE REGULARLY INSPECTED AND MAINTAINED, AS ARE ALL OTHER CONTROL MEASURES.
5. STANDARD EROSION AND SEDIMENT CONTROLS ARE REQUIRED BOTH PRIOR TO AND AFTER CHEMICAL TREATMENT IN ACCORDANCE WITH THE SWPPP PLANS.

CES CHEMICALLY-ENHANCED SETTLEING PASSIVE TREATMENT SYSTEMS

LAST REVISED:	WAL-MART STANDARD DETAIL
JUNE 2012	

NOTES:

1. VERIFY WITH CEC WHICH DISCHARGES FROM DEWATERING ACTIVITIES ARE ALLOWED OR ARE NOT ALLOWED NON-STORMWATER DISCHARGES UNDER THE GENERAL PERMIT AND OTHER REGULATIONS. OBTAIN ALL DEWATERING PERMITS AND AUTHORIZATIONS REQUIRED BY STATE AND LOCAL REGULATIONS. SEE THE REQUIRED DEWATERING PERMITS AND AUTHORIZATIONS TABLE BELOW. GC MUST COMPLETE COLUMNS 3 AND 4.
2. GC MUST WAIT TO HAVE WRITTEN COPY OF ALL REQUIRED DEWATERING PERMITS AND AUTHORIZATIONS BEFORE PERFORMING DEWATERING ACTIVITIES.
3. DISCHARGES FROM DEWATERING OPERATIONS MUST BE DIRECTED THROUGH AN APPROPRIATE POLLUTION PREVENTION/TREATMENT SYSTEM OF CONTROL MEASURES, SUCH AS A SEDIMENT/FILTER BAG, SEDIMENT TRAP OR SEDIMENT BASIN, AND OTHERS, AS NEEDED, PRIOR TO BEING DISCHARGED FROM THE SITE OR INTO A WATER BODY OF THE STATE. UNDER NO CIRCUMSTANCES ARE DISCHARGES FROM DEWATERING OPERATIONS TO BE DISCHARGED DIRECTLY INTO SANITARY SEWER SYSTEMS, STREAMS, RIVERS, LAKES OR OTHER AREAS BEYOND THE PERMITTED PROJECT AREA. LIKEWISE, DISCHARGES INTO STORM SEWER SYSTEMS THAT DO NOT DRAIN TO A SUITABLE ON-SITE TREATMENT FACILITY, SUCH AS A BASIN, ARE ALSO PROHIBITED. DISCHARGES FROM DEWATERING OPERATIONS MUST ALSO BE CONDUCTED IN A MANNER SUFFICIENT TO PREVENT EROSION FROM THE DISCHARGE RUNOFF.
4. IN SEDIMENT TRAP OR BASIN OR POND DEWATERING OPERATIONS, WATER MUST ONLY BE REMOVED FROM THE SURFACE OF THE CONTAINED WATER. A SKIMMER OR SIMILAR FLOATING DEVICE MUST BE USED, TO ONLY REMOVE THE WATER AT THE SURFACE.
5. DO NOT DISCHARGE ON A SLOPE GREATER THAN THREE PERCENT NOR WITHIN 20 FEET OF A SURFACE WATER BODY.
6. DEWATERING SHALL NOT OCCUR DURING OR IMMEDIATELY AFTER PRECIPITATION EVENTS, BUT EXCEPTIONS SHALL BE EVALUATED ON CASE BY CASE BASIS. CONTACT THE CEC AND RECEIVE WRITTEN APPROVAL.

REQUIRED DEWATERING PERMITS AND AUTHORIZATIONS			
1	2	3	4
GOVERNING AGENCY	PERMIT NAME/TYPE	PERMIT NO. (GC TO COMPLETE)	DATE PERMIT WAS ISSUED BY AGENCY (GC TO COMPLETE)
NPDES STORMWATER NOTICES CENTER MS #3555 FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION	FDEP NPDES GENERIC PERMIT FOR LARGE AND SMALL CONSTRUCTION SITES		

DW DEWATERING

LAST REVISED:	WAL-MART STANDARD DETAIL
JUNE 2012	

NOTES:

1. ALL ON-SITE TOPSOIL MUST BE PRESERVED FOR REUSE ON THE SITE DURING REVEGETATION, UNLESS IT IS INFEASIBLE OR UNREASONABLE TO DO SO. (NOTE: TOPSOIL STOCKPILING ON-SITE MAY BE INFEASIBLE IF SPACE IS NOT AVAILABLE ON-SITE FOR TOPSOIL STOCKPILING OR IF LITTLE TO NO VEGETATION IS TO REMAIN UNDER POST-CONSTRUCTION CONDITIONS. STOCKPILING OF TOPSOIL AT AN OFF-SITE LOCATION OR TRANSFER OF TOPSOIL TO OTHER LOCATIONS MAY ALSO BE ACCEPTABLE BUT MUST BE AUTHORIZED BY THE CEC).
2. ALL SOIL STOCKPILES MUST BE STABILIZED TO PREVENT EROSION AND FUGITIVE DUST. THE SURFACE OF THE STOCKPILE MUST BE PROPERLY PROTECTED TO ELIMINATE THE RISK OF EROSION. SEE TEMPORARY SEEDING OR STABILIZATION DETAIL. SUITABLE ALTERNATIVE MEANS OF STABILIZATION CAN BE USED, SUCH AS PROPERLY ANCHORED PLASTIC TARPS.
3. PERIMETER SEDIMENT CONTROLS ALSO MUST BE INSTALLED AT STOCKPILE LOCATIONS TO PREVENT CONTACT WITH STORMWATER, INCLUDING RUN-ON.
4. STOCKPILES MUST BE LOCATED OUTSIDE OF ANY VEGETATED BUFFER AREAS AND SHOULD BE LOCATED AS FAR AS PRACTICABLE FROM STORMWATER CONVEYANCES AND IMPOUNDMENTS AND WATER BODIES.
5. STOCKPILE LOCATIONS SHALL BE NOTED ON THE SITE MAPS.

SP STOCKPILES

LAST REVISED:	WAL-MART STANDARD DETAIL
JUNE 2012	

NOTES:

1. USING WATER FROM BASINS, TRAPS, TANKS, OR OTHER WATER CONTAINMENT AREAS FOR IRRIGATION MINIMIZES DISCHARGES FROM THE SITE, AND IT MAY SATISFY OTHER NEEDS OF THE CONSTRUCTION PROJECT, SUCH AS DUST CONTROL, VEGETATIVE ESTABLISHMENT, ETC.
2. CARE SHOULD BE TAKEN THAT WATER UTILIZED FROM CONTAINMENT AREAS ON-SITE FOR CONSTRUCTION PURPOSES DOES NOT DISCHARGE OFF-SITE. IF DISCHARGE IS ANTICIPATED OR OBSERVED, DEWATERING PROCEDURES STATED IN THE DEWATERING DETAIL MUST BE FOLLOWED.
3. GC SHALL IMPLEMENT IRRIGATION OR DISPERSION AS PRACTICABLE TO REDUCE WATER VOLUME IN IMPOUNDMENTS AND TO FOSTER VEGETATION GROWTH.

ID IRRIGATION OR DISPERSION

LAST REVISED:	WAL-MART STANDARD DETAIL
JUNE 2012	

NOTES:

1. LARGE AREAS OF SOIL THAT ARE DENUDED OF VEGETATION AND HAVE NO PROTECTION FROM PARTICLES BEING PICKED UP AND CARRIED BY WIND SHOULD BE PROTECTED WITH A TEMPORARY COVER OR KEPT UNDER CONTROL WITH WATER OR OTHER SOIL ADHERING PRODUCTS TO PREVENT SOIL PARTICLES FROM BECOMING AIRBORNE, AND FROM EXITING THE SITE PERIMETER.
2. WATER TRUCKS OR OTHER DUST CONTROL AGENTS SHALL BE USED AS NEEDED DURING CONSTRUCTION TO MINIMIZE DUST GENERATED ON THE SITE. TACKIFIERS MAY BE USED TO HOLD SOIL IN PLACE AND PREVENT DUST. MANUFACTURER RECOMMENDATIONS FOR APPLICATION LOCATIONS AND RATES MUST BE USED FOR DUST CONTROL APPLICATIONS. ONLY SWPPP-SPECIFIED TACKIFIERS MAY BE USED ON THE PROJECT SITE; ANY CHEMICAL APPLICATION NOT INCLUDED IN THE SWPPP MUST BE APPROVED, IN WRITING, BY THE CEC.
3. DUST CONTROL MUST BE PROVIDED BY THE GC TO A DEGREE THAT IS IN COMPLIANCE WITH APPLICABLE FEDERAL, LOCAL AND STATE DUST CONTROL REGULATIONS.
4. THE USE OF MOTOR OILS AND OTHER PETROLEUM BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION OPERATIONS IS PROHIBITED.
5. IN ADDITION TO BMPS, GC SHALL PERFORM PER PRACTICES AND PROCEDURES WHICH MINIMIZE AND PREVENT AIRBORNE DUST OR OTHER PARTICLES FROM OCCURRING.

DC DUST CONTROL

LAST REVISED:	WAL-MART STANDARD DETAIL
JUNE 2012	

NOTES:

1. STORM DRAIN INLET PROTECTION MEASURES SHALL PREVENT SOIL AND DEBRIS FROM ENTERING STORM DRAIN INLETS.
2. TEMPORARY CONTROLS SHALL BE CONSTRUCTED BEFORE THE SURROUNDING AREA IS DISTURBED.
3. TO PREVENT CLOGGING, STORM DRAIN CONTROL STRUCTURES MUST BE MAINTAINED FREQUENTLY.
4. CHECK ALL TEMPORARY CONTROL MEASURES DAILY, AND AFTER EACH STORM EVENT.
5. CONTROL MEASURES MUST BE BUILT PER DETAIL AND PLANS, AND MUST BE IN GOOD WORKING CONDITION AT ALL TIMES.

IP INLET PROTECTION

LAST REVISED:	WAL-MART STANDARD DETAIL
JUNE 2013	

NOTES:

1. SUBSTANCES THAT HAVE THE POTENTIAL FOR POLLUTING SURFACE AND/OR GROUNDWATER MUST BE CONTROLLED BY ANY MEANS NECESSARY TO ENSURE THAT THOSE DO NOT DISCHARGE FROM THE SITE. IN THIS REGARD, POTENTIALLY POLLUTING SUBSTANCES SHALL BE STORED AND HANDLED IN A MANNER CONSISTENT WITH THE RISK OF IMPACT THOSE REPRESENT, AND ACCORDING WITH THE REGULATIONS.
2. NO SOLID MATERIALS, INCLUDING BUILDING MATERIALS, ARE ALLOWED TO BE DISCHARGED FROM THE SITE WITH STORMWATER. ALL SOLID WASTE, INCLUDING DISPOSABLE MATERIALS INCIDENTAL TO THE CONSTRUCTION ACTIVITIES, MUST BE COLLECTED AND PLACED IN CONTAINERS. RUBBISH, TRASH, GARBAGE, LITTER, OR OTHER SUCH MATERIALS SHALL BE DEPOSITED INTO SEALED CONTAINERS. MATERIALS SHALL BE PREVENTED FROM LEAVING THE PREMISES THROUGH THE ACTION OF WIND OR STORMWATER DISCHARGE INTO DRAINAGE DITCHES OR WATERS OF THE STATE. THE CONTAINERS SHALL BE HAULED AWAY FROM THE SITE AND EMPTIED WHEN THOSE BECOME 95% FULL, OR AS NECESSARY, BY A CERTIFIED TRASH DISPOSAL SERVICE. LIDS OR COVERS FOR THE CONTAINERS SHALL BE PROVIDED FOR USE DURING RAIN EVENTS TO PREVENT WASTE CONTACT WITH STORMWATER. WASTES THAT CANNOT BE STORED IN A CONTAINER MUST BE STORED UNDER COVER OR INDOORS. THE LOCATION OF SOLID WASTE RECEPTACLES SHALL BE SHOWN ON THE SITE MAPS.

SWD SOLID WASTE DISPOSAL

LAST REVISED:	WAL-MART STANDARD DETAIL
JUNE 2013	

NOTES:

1. CONTRACTOR SHALL PROVIDE DESIGNATED LOCATION FOR SORTING AND SEPARATING HAZARDOUS WASTES.
2. HAZARDOUS WASTE STORAGE MUST BE PROTECTED FROM WEATHER ELEMENTS AND HAVE RESTRICTED ACCESS.
3. HAZARDOUS WASTE STORAGE MUST COMPLY WITH LOCAL, STATE, AND FEDERAL REGULATIONS.
4. HAZARDOUS WASTE STORAGE MUST COMPLY WITH CONTRACT DOCUMENTS.

HWD HAZARDOUS WASTE DISPOSAL

LAST REVISED:	WAL-MART STANDARD DETAIL
JUNE 2013	

NOTES:

1. ALL PERSONNEL INVOLVED WITH CONSTRUCTION ACTIVITIES MUST COMPLY WITH STATE AND LOCAL SANITARY OR SEPTIC SYSTEM REGULATIONS. PORTABLE TOILETS MUST BE LOCATED AT LEAST 30 FEET FROM INLETS, CHANNELS, SWALES, OR PERMITTED LIMITS OF DISTURBANCE, AND MUST BE LOCATED AT LEAST 50 FEET FROM WATERS OF THE STATE, OR WATERS OF THE U.S.. PORTABLE TOILETS MUST BE SECURELY ANCHORED AND/OR TIED DOWN. SECONDARY CONTAINMENT SHALL BE PROVIDED AND FULL CAPACITY SHALL BE RESTORED IMMEDIATELY UPON DISCOVERY OF ITS DIMINISHMENT. THE LOCATION OF SANITARY FACILITIES SHALL BE SHOWN ON THE SITE MAPS.

SAF SANITARY FACILITIES

LAST REVISED:	WAL-MART STANDARD DETAIL
JUNE 2013	

NOTES:

1. THE TEMPORARY PARKING AND STORAGE AREA SHALL BE KEPT IN GOOD CONDITION (SUITABLE FOR PARKING AND STORAGE). THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE TEMPORARY PARKING AREA AS CONDITIONS DEMAND.

TP TEMPORARY PARKING

LAST REVISED:	WAL-MART STANDARD DETAIL
JUNE 2013	

NOTES:

1. MATERIAL STORAGE AREAS SHOULD BE LOCATED, WHEN POSSIBLE, TO MINIMIZE EXPOSURE TO WEATHER. INSPECTIONS SHALL EVALUATE DISTURBED AREAS AND AREAS USED FOR STORING MATERIALS THAT ARE EXPOSED TO RAINFALL FOR EVIDENCE OF, OR THE POTENTIAL FOR, POLLUTANTS ENTERING THE DRAINAGE SYSTEM OR DISCHARGING FROM THE SITE. IF NECESSARY, THE MATERIALS MUST BE COVERED OR ORIGINAL COVERS MUST BE REPAIRED OR SUPPLEMENTED. ALSO, PROTECTIVE BERMS MUST BE CONSTRUCTED, IF NEEDED, TO CONTAIN RUNOFF FROM MATERIAL STORAGE AREAS. GC SHALL ADHERE TO ALL STATE AND LOCAL REGULATIONS PERTAINING TO MATERIAL STORAGE AREAS.
2. CHEMICALS, PAINTS, SOLVENTS, FERTILIZERS, AND OTHER TOXIC MATERIALS MUST BE STORED IN WATERPROOF CONTAINERS, EXCEPT DURING APPLICATION, THE CONTAINERS AND THE CONTENTS MUST BE KEPT IN TRUCKS OR INSIDE OF STORAGE FACILITIES. RUNOFF CONTAINING SUCH MATERIAL MUST BE COLLECTED, REMOVED FROM THE SITE, TREATED, AND DISPOSED OF AT AN APPROVED SOLID WASTE AND CHEMICAL DISPOSAL FACILITY.

MLSA MATERIAL LAYDOWN AND STORAGE AREA

LAST REVISED:	WAL-MART STANDARD DETAIL
JUNE 2013	

NOTES:

1. CONCRETE WASTE MANAGEMENT PERTAINS TO WASTE FROM CONCRETE READY-MIX TRUCKS, MASONRY OPERATIONS, AND SIMILAR WASTE.
2. THE STATE OFFLORIDA PROHIBITS CONCRETE WASH OUT ONSITE
3. DISCHARGE OF EXCESS OR WASTE CONCRETE AND/OR WASH WATER FROM CONCRETE TRUCKS IS ALLOWED AT THE CONSTRUCTION SITE ONLY IN COMMERCIAL, SELF-CONTAINED, SEVERABLE ABOVE GROUND PORTABLE CONCRETE WASHOUT CONTAINERS ARE ALLOWED AND MUST BE PROTECTED FROM VEHICLE TRAFFIC AND CLEARLY IDENTIFIED BY LEGIBLE SIGNAGE, AND MUST BE LOCATED OUTSIDE OF VEGETATED BUFFERS AND AS FAR AS PRACTICABLE FROM STORMWATER CONVEYANCES AND IMPOUNDMENTS AND WATER BODIES. PORTABLE CONCRETE WASHOUT CONTAINERS SHALL CONTAIN AND/OR ACTIVELY MANAGE BOTH, SOLID AND FLUID, COMPONENTS OF THE MIX. CONCRETE WASHOUT CONTAINERS MUST BE CLEANED OR EXCHANGED WHEN THE REMAINING VOLUME IS REDUCED BY 85% TO PREVENT ANY POTENTIAL OVERFLOW IN A STORM EVENT.
4. ALTERNATIVELY, WASTE CONCRETE CAN BE PLACED INTO FORMS TO MAKE RIP RAP AND/OR OTHER USEFUL CONCRETE PRODUCTS. PORTABLE CONCRETE WASHOUT CONTAINERS SHALL BE DISPOSED IN ACCORDANCE WITH APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS. THE GC IS RESPONSIBLE FOR ASSURING THAT THESE PROCEDURES, APPLICABLE LAWS, AND ENVIRONMENTAL REGULATIONS ARE FOLLOWED. THE LOCATION OF CONCRETE WASHOUT CONTAINERS SHALL BE SHOWN ON THE SITE MAPS.

CW CEMENT AND CONCRETE WASHOUT

LAST REVISED:	WAL-MART STANDARD DETAIL
JUNE 2013	

NOTES:

1. PROVIDE WASH STATION IN A LOCATION PROTECTED FROM WEATHER ELEMENTS.
2. COLLECT ALL USED WASH WATER AND DISPOSE OF IT PROPERLY.
3. PROVIDE ADEQUATE SUPPLY OF WATER AND ANY OTHER SUPPLIES TO ENSURE PROPER OPERATION OF WASH STATION WHEN NEEDED.

PSW PAINT AND STUCCO WASHOUT

LAST REVISED:	WAL-MART STANDARD DETAIL
JUNE 2013	

NOTES:

1. THE GC SHALL IDENTIFY MASONS' AREA WITH LEGIBLE SIGNAGE ON THE SITE. TO THE EXTENT PRACTICAL, ALL MASONRY TOOLS, MATERIAL, INCLUDING SAND AND SACKED CEMENT AND/OR MORTAR MATERIALS, MIX, AND EQUIPMENT SHALL BE LOCATED WITHIN THE AREA IDENTIFIED. MATERIALS VULNERABLE TO WEATHER ELEMENTS SHALL BE STORED IN CONTAINERS AT THE END OF EACH WORK DAY; SUCH MATERIALS SHALL REMAIN STORED IN CONTAINERS WHEN NOT IN USE.
2. RUNOFF CONTROL, SUCH AS DIVERSION BERMS, SILT FENCE, SILT DIKE, OR OTHER MEANS OF CONTAINMENT SHALL BE PROVIDED TO PREVENT THE MIGRATION OF STORMWATER POLLUTANTS FROM THE MASONS' AREA. COVERED RECEPTACLES FOR DEBRIS AND TRASH DISPOSAL SHALL ALSO BE PROVIDED.
3. THE MASONS' AREA SHALL MEET OSHA AND OTHER REGULATORY REQUIREMENTS FOR PERSONAL PROTECTIVE EQUIPMENT (PPE), FIRE EXTINGUISHERS, ETC. GC SHALL PROVIDE SCREENING OR OTHER TECHNOLOGIES FOR MASONS' AREA TO PREVENT AIRBORNE TRANSPORT OF CEMENT DUST AND OTHER PARTICULATES DUE TO HIGH SPEED WIND OR OTHER CONDITIONS. THE LOCATION OF THE MASONS' AREA SHALL BE SHOWN ON THE SITE MAPS.

MA MASONS' AREA

LAST REVISED:	WAL-MART STANDARD DETAIL
JUNE 2013	

NOTES:

1. THE GC SHALL IDENTIFY FUELING AREAS WITH LEGIBLE SIGNAGE ON THE SITE. TEMPORARY ON-SITE FUEL TANKS FOR CONSTRUCTION VEHICLES SHALL MEET ALL LOCAL, STATE AND FEDERAL REGULATIONS. ALL TANKS, SINGLE AND DOUBLE WALLED, SHALL BE PROVIDED WITH SECONDARY CONTAINMENT (THAT IS CONTAINMENT EXTERNAL TO AND SEPARATE FROM PRIMARY CONTAINMENT). TANKS SHALL HAVE APPROVED SPILL CONTAINMENT WITH THE CAPACITY REQUIRED BY THE APPLICABLE REGULATIONS. SECONDARY CONTAINMENT SHALL BE CONSTRUCTED OF MATERIALS OF SUFFICIENT THICKNESS, DENSITY, AND COMPOSITION SO AS NOT TO BE STRUCTURALLY WEAKENED AS A RESULT OF CONTACT WITH THE FUEL STORED AND CAPABLE OF CONTAINING DISCHARGED FUEL FOR A PERIOD OF TIME EQUAL TO OR LONGER THAN THE ANTICIPATED TIME SUFFICIENT TO ALLOW RECOVERY OF DISCHARGED FUEL. IT SHALL BE CAPABLE OF CONTAINING 110% OF THE VOLUME OF THE PRIMARY TANK IF A SINGLE TANK IS USED, OR IN THE CASE OF MULTIPLE TANKS, 100% OF THE LARGEST TANK OR 110% OF THE AGGREGATE, WHICHEVER IS LARGER.
2. THE TANKS SHALL BE IN SOUND CONDITION, FREE OF RUST OR OTHER DAMAGE WHICH MIGHT COMPROMISE CONTAINMENT. FUEL STORAGE AREAS SHALL MEET ALL EPA, OSHA AND OTHER REGULATORY REQUIREMENTS FOR SIGNAGE, FIRE EXTINGUISHERS, ETC. HOSES, VALVES, FITTINGS, CAPS, FILLER NOZZLES, AND ASSOCIATED HARDWARE SHALL BE MAINTAINED IN PROPER WORKING CONDITION AT ALL TIMES. TANKS SHALL BE LOCATED TO MINIMIZE EXPOSURE TO WEATHER AND SURFACE WATER DRAINAGE FEATURES. THE LOCATION OF FUEL TANKS SHALL BE SHOWN ON THE SITE MAPS.
3. A SPILL PREVENTION, CONTROL AND COUNTERMEASURE (SPCC) PLAN MUST BE DEVELOPED IF ABOVEGROUND OIL STORAGE CAPACITY AT THE CONSTRUCTION SITE EXCEEDS 1,320 GALLONS OR AS SPECIFIED BY STATE.
4. CONTAINERS WITH A STORAGE CAPACITY OF 55-GALLONS OR LESS ARE NOT INCLUDED WHEN CALCULATING SITE STORAGE CAPACITY. THE GC SHALL WORK WITH THE CEC TO DEVELOP AND IMPLEMENT A SPCC PLAN IN ACCORDANCE WITH THE OIL POLLUTION PREVENTION REGULATION AT TITLE 40 OF THE CODE OF FEDERAL REGULATIONS, PART 112, (40 CFR 112).

FPSU FUEL AND PETROLEUM STORAGE AND USE

LAST REVISED:	WAL-MART STANDARD DETAIL
JUNE 2013	

NOTES:

1. THE GC SHALL DESIGNATE AREAS ON THE SITE MAPS FOR EQUIPMENT CLEANING, MAINTENANCE, AND REPAIR. THE GC AND SUBCONTRACTORS SHALL UTILIZE SUCH DESIGNATED AREAS. CLEANING, MAINTENANCE, AND REPAIR AREAS SHALL BE PROTECTED BY A TEMPORARY PERIMETER BERM, SHALL NOT OCCUR WITHIN 150 FEET OF ANY WATERWAY, WATER BODY OR WETLAND, AND SHALL OCCUR IN AREAS LOCATED AS FAR AS PRACTICAL FROM STORM SEWER INLETS. DRIP PANS SHALL BE USED FOR VEHICLE MAINTENANCE ACTIVITIES AND RESULTANT WASTES SHALL BE DISPOSED OF IN ACCORDANCE WITH THE HAZARDOUS MATERIAL MANAGEMENT AND SPILL REPORTING PLAN NOTES INCLUDED ON THIS PLAN SHEET.
2. USE OF DETERGENTS FOR LARGE SCALE WASHING IS PROHIBITED (FOR EXAMPLE, WASHING VEHICLES, BUILDINGS, PAVEMENT SURFACES, ETC.). ALL WASH WATER SHALL BE DETAINED AND PROPERLY TREATED OR DISPOSED.

EMA EQUIPMENT AND VEHICLE CLEANING AND MAINTENANCE AREAS

LAST REVISED:	WAL-MART STANDARD DETAIL
JUNE 2013	

cph
www.cphcorp.com
Building Better Communities Together
500 West Fulton Street
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Ph: 407.322.6841

Plans Prepared By:
CPH, LLC
A Full Service A & E Firm

LICENSED PROFESSIONAL ENGINEER No. 55524 STATE OF FLORIDA

No.	Revision	Date
1		
2		
3		
4		
5		
6		
7		

Designed: M. SOCHA
Drawn: B. HANSEN
Checked: L. AYALA
Job No.: W131415
Date: 04/11/25
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SWPPP DETAILS

MAJOR SITE PLAN - WALMART
NEIGHBORHOOD MARKET 3009-1000-WNM-NEW
THE VILLAGES / MARION COUNTY / FLORIDA

OWNER:	DEVELOPER:
NEXGEN PROPERTY HOLDINGS, LLC 7580 MIDDLETON DRIVE, MIDDLETON, FL 32762 352-753-6260	WAL-MART STORES EAST, LP MAIL STOP 0505 702 SW 8TH STREET BENTONVILLE, AR 72716-5570 479-871-7573

SITE OPERATOR/GENERAL CONTRACTOR:

SUPERINTENDENT:

IMPORTANT: GC MUST SIGN ALL PLAN SHEETS AND ANY NEW PLAN SHEETS ISSUED BY THE CEC.

THIS SHEET NOT VALID FOR CONSTRUCTION WITHOUT COMPLETE SET OF PLANS.

Sheet No.
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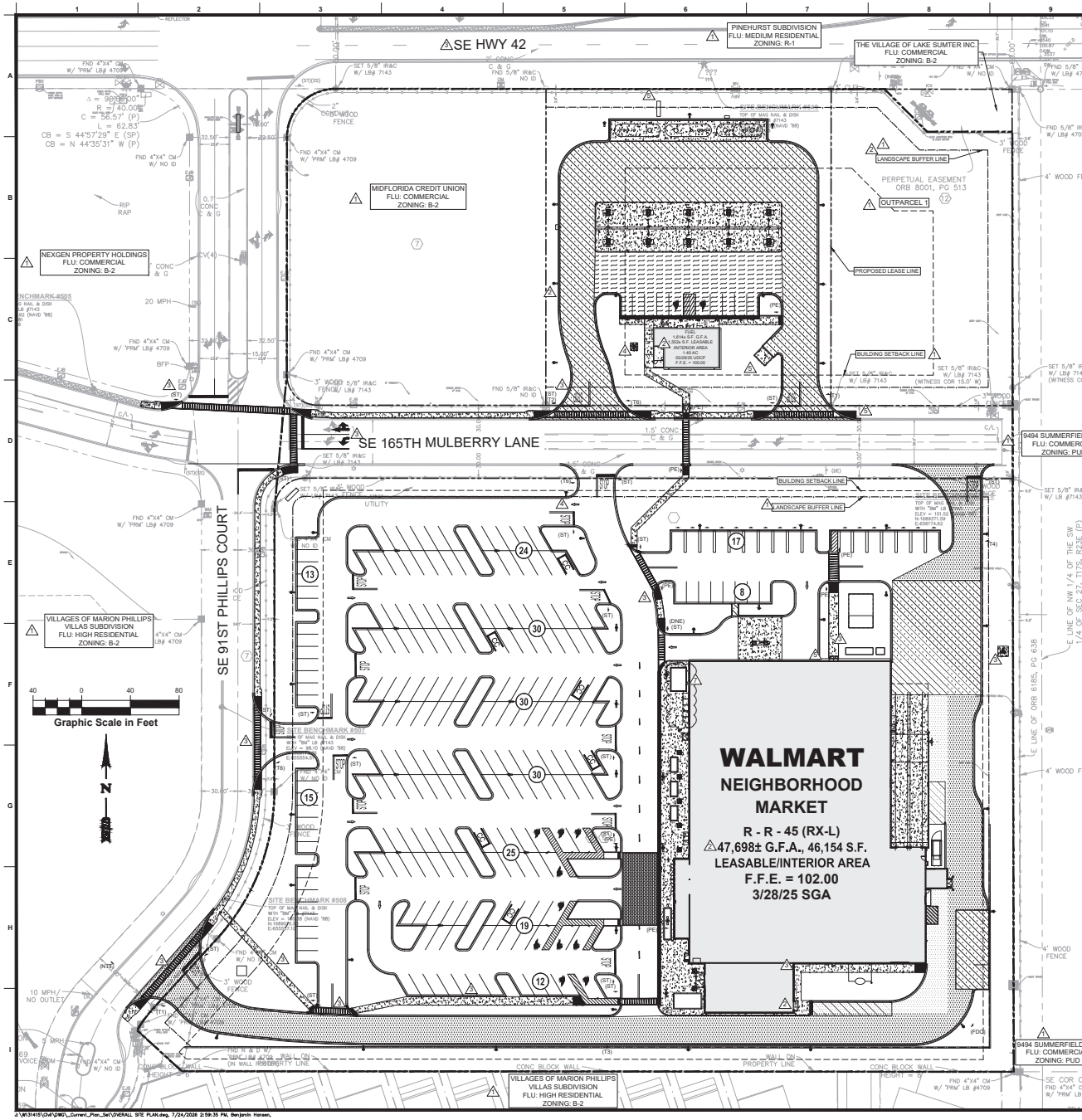

PROPOSED PAVEMENT LEGEND

- SIDEWALK: PER DETAIL SHEET
- ARCHITECTURAL CONCRETE, SEE ARCH. PLANS
- HEAVY DUTY CONCRETE: PER DETAIL SHEET
- HEAVY DUTY ASPHALT PAVEMENT: PER DETAIL SHEET
- STANDARD DUTY CONCRETE: PER DETAIL SHEET
- STANDARD DUTY ASPHALT PAVEMENT: PER DETAIL SHEET
- PARKING SPACE COUNT
- CART CORRAL
- TRANSFORMER

SITE DATA

ZONING INFORMATION

ZONING/LAND USE: B-2 (COMMUNITY BUSINESS)
FLOOD ZONE CLASSIFICATION: ZONE X-MINIMAL FLOODING FIRM PANEL NO. 12083C0885D

TYPE OF BUILDING CONSTRUCTION:
NEIGHBORHOOD MARKET: TYPE II
FUEL STATION: VB

BUILDING HEIGHT: 50 FT (MAX PER MARION COUNTY) / 35 FT (MAX. PER THE VILLAGES)
PROPOSED BUILDING HEIGHT:
NEIGHBORHOOD MARKET: 26 FT - 8 IN (TOP OF PARAPET)
FUEL STATION: 16 FT (TOP OF PARAPET)
CANOPY: 17 FT - 8 IN (TOP)

MAXIMUM FLOOR RATIO: 1.0 (ALLOWED PER MARION COUNTY)
PROPOSED FLOOR RATIO:
NEIGHBORHOOD MARKET: 0.155 (47,698 S.F. G.F.A. / 306,857 S.F.)
FUEL STATION: 0.026 (1,614 S.F. G.F.A. / 60,920 S.F.)

SETBACKS: MIN REQD.
FUEL STATION:
65' FRONT
25' REAR
65' SIDE
NEIGHBORHOOD MARKET:
40' FRONT
25' REAR
10' SIDE

ACCESSORY STRUCTURES 8' EXCEPT FOR GAS PUMPS OR ISLANDS REQUIRE A 25' SETBACK;GAS PUMP CANOPIES MAY PROTRUDE 10' INTO REQUIRED SETBACK.

LANDSCAPE BUFFERS: MIN REQD PER MARION COUNTY.
15 FT. FROM MULBERRY LANE
15 FT. FROM PHILIPS COURT
20 FT. FROM SOUTH AND EAST (WHERE ABUTTING RESIDENTIAL)
15 FT. FROM SE HWY 42

LAND COVERAGE SUMMARY WM LOT

IMPERVIOUS AREA - BUILDINGS:	47,698 S.F.	(1.09 AC.)	- 15.54% OF SITE
IMPERVIOUS AREA - PARKING/SIDEWALKS:	179,684 S.F.	(4.12 AC.)	- 58.56% OF SITE
TOTAL IMPERVIOUS AREA:	227,382 S.F.	(5.22 AC.)	- 74.10% OF SITE
PERVIOUS AREA/OPEN AREA:	79,475 S.F.	(1.82 AC.)	- 25.90% OF SITE
TOTAL SITE AREA:	306,857 S.F.	(7.04 AC.)	- 100.00% OF SITE

LAND COVERAGE SUMMARY FUEL LOT

IMPERVIOUS AREA - BUILDINGS AND FUEL STATION CANOPY:	7,734 S.F.	(0.18 AC.)	- 12.70% OF SITE
IMPERVIOUS AREA - PARKING/SIDEWALKS:	33,227 S.F.	(0.76 AC.)	- 54.54% OF SITE
TOTAL IMPERVIOUS AREA:	40,961 S.F.	(0.94 AC.)	- 67.24% OF SITE
PERVIOUS AREA/OPEN AREA:	19,959 S.F.	(0.46 AC.)	- 32.76% OF SITE
TOTAL SITE AREA:	60,920 S.F.	(1.40 AC.)	- 100.00% OF SITE

LAND COVERAGE SUMMARY OUTLOTS

OUTLOT 1: 35,684 (0.82 AC.)

BUILDING INFORMATION

WALMART BUILDING:	47,698 S.F. G.F.A.	BUILDING STORIES 1
FUEL STATION C-STORE:	1,614 S.F. G.F.A.	1
FUEL STATION CANOPY:	6,120 SF (APPROX.)	1

PARKING INFORMATION

PARKING REQUIRED PER MARION COUNTY:

WALMART NEIGHBORHOOD MARKET: 47,698 S.F. G.F.A. / 300 = 159 SPACES
FUEL STATION C-STORE: 1,614 S.F. G.F.A. / 300 = 6 SPACES
TOTAL REQUIRED = 165 PARKING SPACES

PARKING PROVIDED:

WALMART NEIGHBORHOOD MARKET:

10 FT. X 20 FT SPACES =	150
10 FT. X 18 FT SPACES =	46
12 FT. X 18 FT PICKUP SPACES =	17
12 FT. X 20 FT ADA SPACES =	9
12 FT. X 18 FT ADA SPACES =	1
SUBTOTAL =	223 PARKING SPACES**

**EXCLUDES 6 SPACES UTILIZED BY CART CORRALS

FUEL STATION:

10 FT. X 18 FT SPACES =	8
12 FT X 18 FT ADA SPACES =	2
SUBTOTAL =	10

TOTAL PROVIDED = 233 PARKING SPACES**

WALMART PARKING:

4.68 SPACES PER 1,000 SF OF PROTO BUILDING AREA (47,698 SF) = 223 SPACES
FUEL STATION: 6.20 SPACES PER 1,000 SF (1,614 S.F.) = 10 SPACES
MEDIAN AGE: 73.4

cph
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No.	Date	Revision
5	05/22/26	CHANGES TO ISUPPORT AOR PROPANE
4	04/20/26	PER CPH REVIEW
3	02/13/26	PER CPH/WALMART REVIEW
2	12/17/25	PLAN REVISION PER VARIOUS REVIEWS
1	08/28/25	PER COUNTY REVIEW
	07/16/25	PER CPH REVIEW
	06/10/25	PER THE VILLAGES/CPH REVIEW

Designed: M. SOCHA
Drawn: B. HANSEN
Checked: L. AYALA
Job No.: W131415
Date: 04/11/25
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OVERALL SITE PLAN

MAJOR SITE PLAN - WALMART NEIGHBORHOOD MARKET 3009-1000-WNM-NEW

THE VILLAGES / MARION COUNTY / FLORIDA

THIS SHEET NOT VALID FOR CONSTRUCTION WITHOUT COMPLETE SET OF PLANS.

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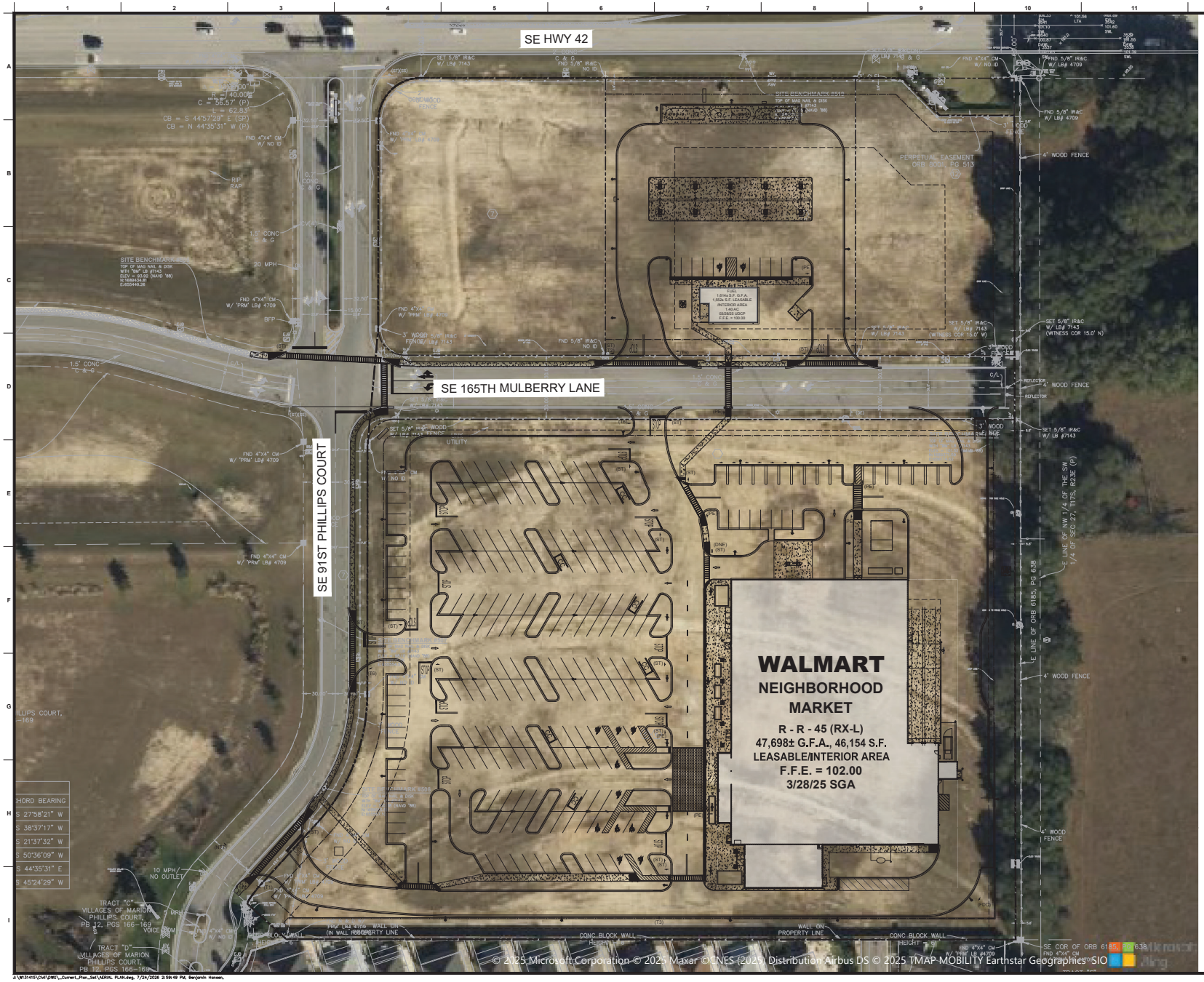

Graphic Scale in Feet
40 0 40 80

N

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No.	Date	Revision
3	02/13/26	UPDATED BACKGROUND
2	12/17/25	PLAN REVISION PER VARIOUS REVIEWS
1		

Designed: M. SOCHA
Drawn: B. HANSEN
Checked: L. AYALA
Job No.: W131415
Date: ----
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AERIAL PLAN

MAJOR SITE PLAN - WALMART
NEIGHBORHOOD MARKET 3009-1000-WNM-NEW
THE VILLAGES / MARION COUNTY / FLORIDA

THIS SHEET NOT VALID FOR CONSTRUCTION WITHOUT COMPLETE SET OF PLANS.

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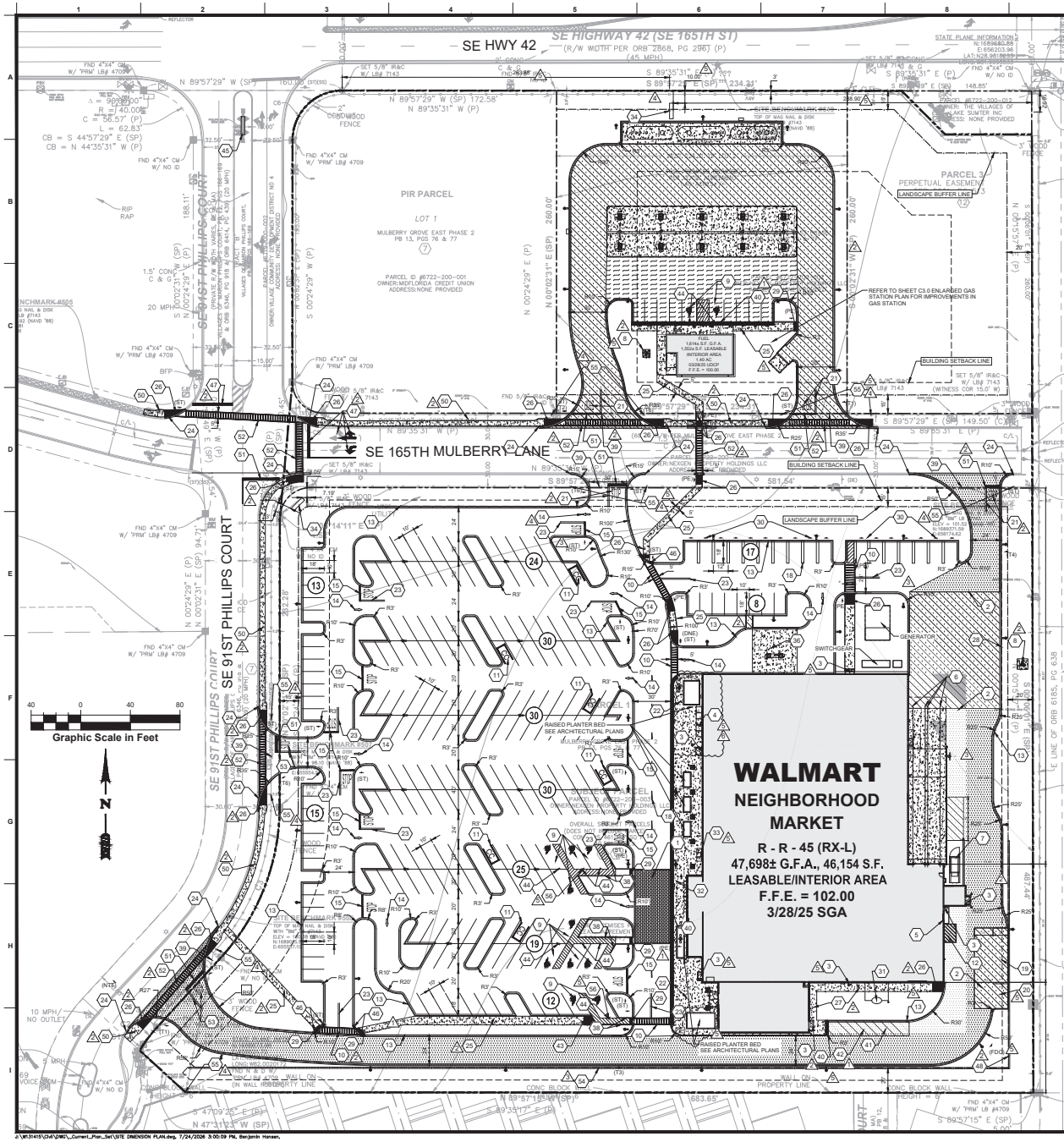

PROPOSED LEGEND

- PROPERTY LINE
- MIN. LANDSCAPE BUFFER LINE
- MIN. BUILDING SETBACK LINE

PAINTING STRIPING LEGEND

SWSL	SINGLE WHITE SOLID LINE
SYSL	SINGLE YELLOW SOLID LINE
DYSL	DOUBLE YELLOW SOLID LINE
SWDL	SINGLE WHITE DASHED LINE
SBYL	SINGLE BROKEN YELLOW LINE

SIGN LEGEND

- (DNE) DO NOT ENTER (R5-1)
- (RTO) RIGHT TURN ONLY (R3-5R)
- (ST) STOP (30"X30")(R1-1)
- (ST1) STOP (36"X36")(R1-1)
- (P1) PICK UP SIGN (ARROW STRAIGHT)
- (P2) PICK UP SIGN (ARROW LEFT)
- (P3) PICK UP SIGN (ARROW RIGHT)
- (T1) TRUCK ENTRY SIGN (W/ ARROW LEFT)
- (T2) TRUCK ENTRY SIGN (W/ ARROW RIGHT)
- (T3) TRUCK ENTRY SIGN (W/ ARROW STRAIGHT)
- (T4) TRUCK EXIT SIGN (W/ ARROW LEFT)
- (T5) TRUCK EXIT SIGN (W/ ARROW RIGHT)
- (T6) TRUCK TRAFFIC PROHIBITED SIGN (R14-5 NO ARROW)
- (A1) ADVANCE INTERSECTION LANE CONTROL SIGN (R3-8)
- (PE) STOP HERE FOR PEDESTRIANS (SEE DETAIL SHEET)
- (NTT) NO THRU TRAFFIC RESIDENTS ONLY (18" X 24")
- (FDC) NO PARKING FIRE DEPARTMENT CONNECTION (SEE DETAIL SHEET C5.8)

PROPOSED PAVEMENT LEGEND

- SIDEWALK: PER DETAIL SHEET
- ARCHITECTURAL CONCRETE, SEE ARCH. PLANS
- HEAVY DUTY CONCRETE: PER DETAIL SHEET
- HEAVY DUTY ASPHALT PAVEMENT: PER DETAIL SHEET
- STANDARD DUTY CONCRETE: PER DETAIL SHEET
- STANDARD DUTY ASPHALT PAVEMENT: PER DETAIL SHEET
- (10) PARKING SPACE COUNT
- CART CORRAL
- TRANSFORMER

SITE LEGEND

1. PEDESTRIAN CROSSWALK AT ALL VESTIBULE ENTRIES SHALL BE INSTALLED WITH A RUNNING BOND PATTERN STAMPED DECORATIVE HEAVY DUTY CONCRETE. COLOR: LIGHT BROWN FROM THE BOMANITE CLASSICS COLOR CHART. 8" WIDE WHITE STRIPE IS TO OUTLINE BOTH ENDS OF CROSSWALK WIDTH, SEE DETAIL SHEET C5.3.
2. CONCRETE JOINTING AND FILLERS TO BE COMPLETED PER DETAIL (TYPICAL OF ALL EXTERIOR CONCRETE EXCLUSIVE OF ARCHITECTURAL CONCRETE). SEE DETAIL SHEET.
3. EXIT PORCH. SEE ARCHITECTURAL PLANS FOR EXACT SIZE, LOCATION FOR STOOPS, STAIRS AND/OR RAMPS THAT MAY BE REQUIRED. RAMP PAVEMENT FLUSH WITH THE TOP OF STOOP.
4. PROPANE TANKS, REFER TO ARCH PLANS.
5. AT GRADE OVERHEAD DOOR LOCATION. SEE ARCHITECTURAL PLANS FOR EXACT SIZE AND LOCATION FOR COORDINATION WITH CIVIL PLANS.
6. 4" WIDE x 130' LONG SOLID WHITE LINE 4" WIDE INSTALLED OVER 8" BLACK LINE TRUCK ALIGNMENT STRIPES TYPICAL.
7. CONCRETE COMPACTOR PAD AND HEAVY DUTY PAD "LANDING AREA" (ORIENT FOR TRUCK LOADING). REFER TO ARCHITECTURAL PLAN FOR EXACT LOCATION AND SLOPE.
8. CONCRETE TRANSFORMER PAD. CONTRACTOR TO COORDINATE WITH UTILITY PROVIDER FOR DETAILS.
9. ACCESSIBLE PARKING SPACES. SEE DETAIL SHEET C5.3
10. PEDESTRIAN CROSSWALK, SEE PLAN FOR WIDTH, SEE DETAIL SHEET C5.3.
11. CART CORRAL. SEE DETAIL SHEET C5.0.
12. 10' X 15' STRIPED AREA PAINTED SINGLE WHITE LINE 4" AT 45° @ 2'-0" O.C. AT JIB CRANE LOCATION. SEE ARCH. PLANS.
13. 18" CONCRETE CURB AND GUTTER TYPICAL. SEE DETAIL SHEET C5.1.
14. ARROW PAVEMENT MARKINGS TYPICAL. SEE TYPE INDICATED AT SYMBOL. SEE DETAIL SHEET C5.2.
15. STOP BAR AND STOP TEXT. SEE DETAIL SHEET C5.2.
16. DYSL / (THERMO) 6" PER FDOT INDEX NO. 711-001.
17. ISOLATION JOINT TYPICAL AT FIXED STRUCTURES (BUILDINGS, RETAINING WALLS/DOCK WALLS, DROP INLETS, MANHOLES, LIGHT POLE BASES AND BOLLARDS). SEE DETAIL SHEET C5.1.
18. 6' LONG STRIPE WITH 18' GAPS - TYPICAL.
19. BALE AND PALLET RECYCLE AREA (45' X 12') WITH 6" WHITE SKIP, SEE ARCH PLANS.
20. ORGANIC CONTAINER AREA (15' X 12') WITH 6" WHITE SKIP, SEE ARCH PLANS.
21. FDOT STOP MESSAGE AND DYSL / (THERMO) 6" PER FDOT INDEX NO. 711-001.
22. FLUSH PAVEMENT AND SIDEWALK AREA.
23. PROPOSED DYSL / 4" (LINES TO BE EXTENDED FROM THE STOP BAR OR CROSSWALK).
24. NEATLY SAWCUT AND CONSTRUCT SMOOTH TRANSITION TO EXISTING CURB AND PAVEMENT.
25. PROPOSED SIDEWALK, 5% MAX. LONGITUDINAL SLOPE, 2% MAX. CROSS SLOPE. SEE DETAIL SHEET C5.1
26. PROPOSED HANDICAP RAMP 1:12 MAX, PER VILLAGES DETAILS ON SHEET C5.7 AND C5.8. WITH EXPOSED AGGREGATE DECORATIVE CONCRETE.
27. CONCRETE SIDEWALK, SEE ARCH. PLAN FOR SPECIFICATION AND DETAILS.
28. PROPOSED INTEGRAL CURB AND GUTTER, SEE DETAIL SHEET C5.1.
29. PROPOSED 2' EXPOSED AGGREGATE DECORATIVE CONCRETE.
30. NEW PICKUP PARKING SPACE SIGNS "STALL DESIGNATION SIGN", "CALL IN SIGN" AND "LARGE LOGO SIGN" (TYP). SEE SHEET C3.1.
31. 1000 GAL. GREASE INTERCEPTORS. SEE ARCH/MEP PLANS FOR SPECIFICATIONS.
32. PROPOSED PIPE BOLLARD PER THE VILLAGES DETAIL R-5.2 ON SHEET C5.9.
33. VENDING MACHINES, REFER TO ARCH. PLANS.
34. PROPOSED MONUMENT SIGN LOCATION, SEE ARCH PLANS FOR DETAILS.
35. PROPOSED 18" CONCRETE RODENT BARRIER, SEE ARCH PLANS FOR DETAILS.
36. 10'X28' CONCRETE PAD AT PHARMACY DRIVE THRU. SEE ARCH. PLANS FOR DETAILS.
37. PROPOSED EXPOSED AGGREGATE DECORATIVE CONCRETE TACTILE WARNING AT CROSSWALKS
38. PROPOSED VERTICAL CURB, SEE SHEET C5.1.
39. REMOVE FENCE IN PROPOSED PAVING AREA TO NEAREST POST IN RIGHT OF WAY.
40. 6" FLUSH CURB WITH 24" WIDE EXPOSED AGGREGATE DECORATIVE CONCRETE.
41. SWSL / 4" AT 45 DEGREE @ 5'-0" O.C. PERPENDICULAR TO DRIVE.
42. UNLOADING / LOADING AREA FOR LIQUOR STORE.
43. DECORATIVE HANDICAP SIGN POST. SEE DETAIL HC-3.4 PAGE 1 OF 2 ON SHEET C5.7.
44. DECORATIVE HANDICAP SIGN POST. SEE DETAIL HC-3.4 PAGE 2 OF 2 ON SHEET C5.7.
45. PROPOSED REVISION TO MONUMENT SIGN FACE. SEE ARCH/MEP PLANS FOR SPECIFICATIONS.
46. PROPOSED NOSE DOWN CURB, SEE SHEET C5.1.
47. PROPOSED REMOVAL OF EXISTING STRIPING AND REPLACE WITH PAVEMENT MARKINGS PER FDOT 711-001.
48. PROPOSED 8' HIGH PRECAST WALL BY PERMACAST (COLOR TO MATCH BUILDING)
49. PROPOSED RIBBON CURB, SEE SHEET C5.1.
50. PROPOSED SIDEWALK, 5% LONGITUDINAL SLOPE, 2% CROSS SLOPE PER THE VILLAGES REQUIREMENTS. SEE SHEET C5.8.
51. 24" THERMO STOP BAR PER FDOT INDEX NO. 711-001.
52. SPECIAL EMPHASIS CROSSWALK PER FDOT INDEX NO. 711-001.
53. FDOT STOP MESSAGE AND DYSL / THERMO 6" PER FDOT INDEX NO. 711-001.
54. PROPOSED 6' HIGH PRECAST WALL BY PERMACAST (COLOR TO MATCH BUILDING).
55. EXTENTS OF EXISTING FARM FENCE REMOVAL.
56. VAN-ACCESSIBLE HANDICAP SIGN. SEE DETAIL HC-3.4 ON SHEET C5.7.

cph
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Plans Prepared By:
CPH, LLC
A Full Service A & E Firm

LICENSED ENGINEER · JOSE GENSE · No. 55524 · STATE OF FLORIDA · PROFESSIONAL

No.	Date	Revision
5	05/22/26	CHANGES TO SUPPORT AOR PROPANE
4	02/13/26	PER CPH/WALMART REVIEW
3	12/17/25	PLAN REVISION PER VARIOUS REVIEWS
2	11/14/25	PER COUNTY/CPH REVIEW
1	08/28/25	PER CPH/COUNTY REVIEW
	06/10/25	PER THE VILLAGES/CPH REVIEW

Designed: M. SOCHA
Drawn: B. HANSEN
Checked: L. AYALA
Job No.: W131415
Date: 04/11/25
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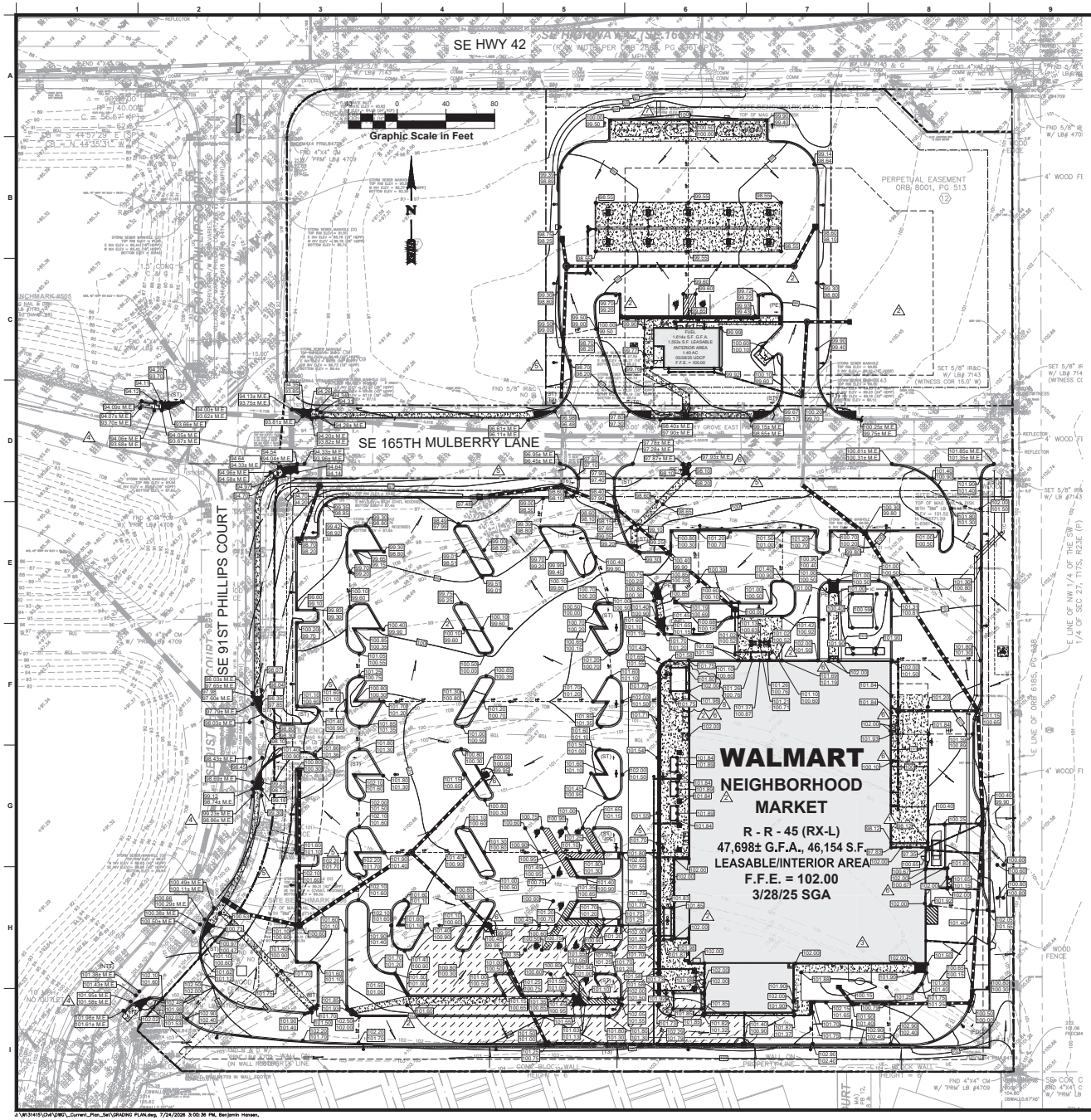
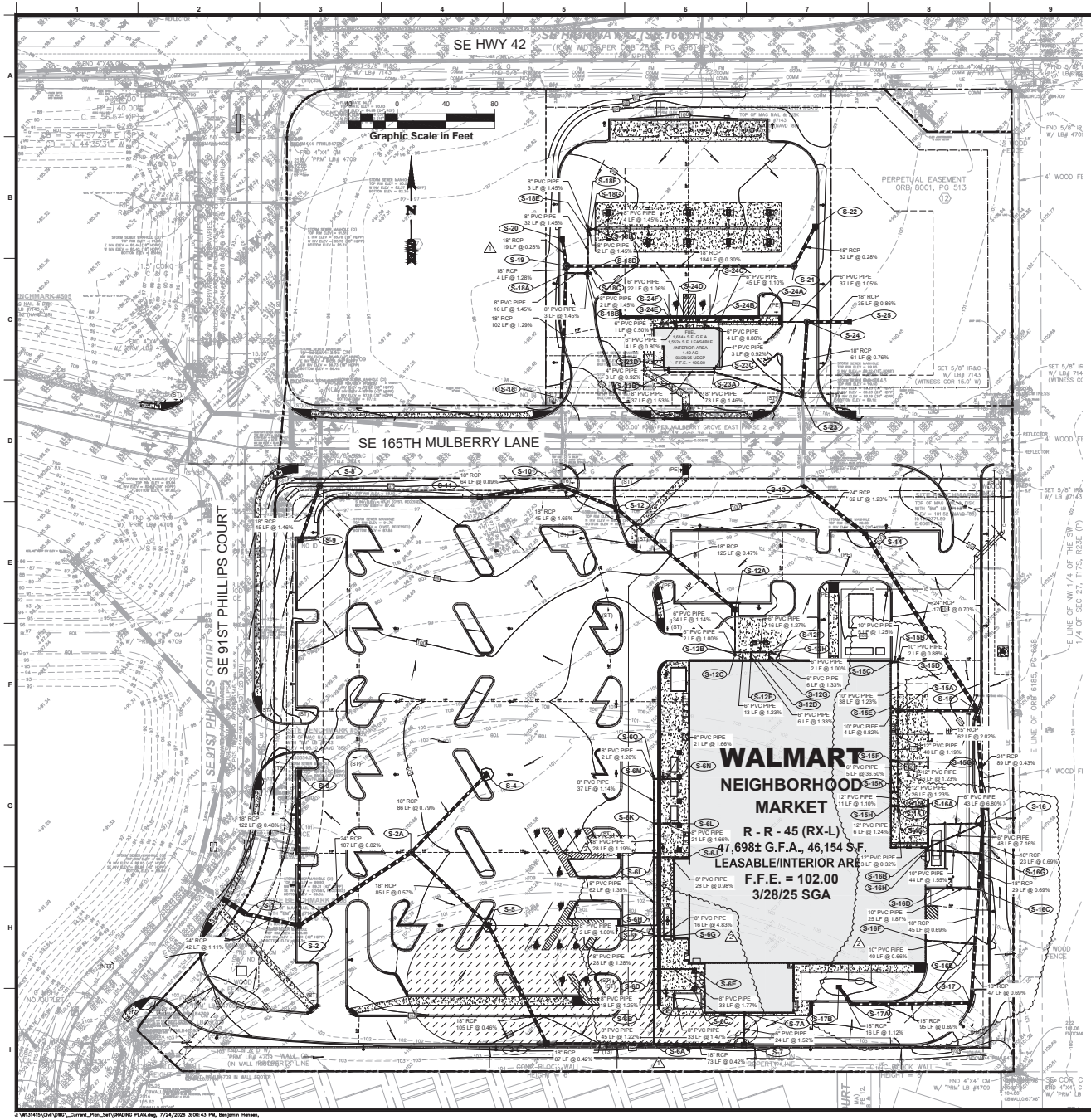
SITE DIMENSION PLAN

MAJOR SITE PLAN - WALMART
NEIGHBORHOOD MARKET 3009-1000-WNM-NEW
THE VILLAGES / MARION COUNTY / FLORIDA

THIS SHEET NOT VALID FOR CONSTRUCTION WITHOUT COMPLETE SET OF PLANS.

Sheet No.
C1.1


SE HWY 42
SE 165TH MULBERRY LANE
SE 91ST PHILLIPS COURT
Graphic Scale in Feet
0 40 80
N
WALMART
NEIGHBORHOOD
MARKET
R - R - 45 (RX-L)
47,698± G.F.A., 46,154 S.F.
LEASABLE/INTERIOR AREA
F.F.E. = 102.00
3/28/25 SGA
PERPETUAL EASEMENT
ORB 8001, PG 513
(12)
SET 5/8" IR&C
W/ LB# 7143
(WITNESS COR 15.0' W)
FND 5/8" IR&C
W/ LB# 7143
FND 4"X4" CM
W/ "PRM" LB #4709
4' WOOD FENCE
WOOD FENCE
CHAIN LINK FENCE
CONCRETE BLOCK WALL
HEIGHT = 6'
WALL ON
PROPERTY LINE
SITE BENCHMARK
(IN WALL HEADWALL)
TOP OF CURB ELEV.
99.50
PAVEMENT ELEV.
99.00
FUEL
1,614± S.F. G.F.A.
1,552± S.F. LEASABLE
INTERIOR AREA
1.40 AC
03/28/25 UDCP
F.F.E. = 100.00
99.50
99.00
100.00
99.50
99.00
100.50
100.00
99.50
99.00
100.50
100.00
99.50
99.00
100.50



LEGEND

- PROPERTY LINE
- CONTOUR ELEVATION
- HIGH POINT
- STORM PIPE
- DIRECTION OF FLOW
- HANDICAP RAMP 1:12 SLOPE (MAX)
- STORM / SANITARY MANHOLE
- DITCH BOTTOM INLET
- MITERED END SECTION
- FLUME
- CURB INLETS

DEWATERING NOTE:
WHEN PERFORMING GRADING OPERATIONS DURING PERIODS OF WET WEATHER, PROVIDE ADEQUATE DEWATERING, DRAINAGE AND GROUNDWATER MANAGEMENT TO CONTROL MOISTURE OF SOILS. REFER TO MASTER SITE SPECIFICATIONS.

NOTE:
ITEMS SHOWN SCREENED REPRESENT EXISTING CONDITIONS. ITEMS SHOWN BOLD REPRESENT PROPOSED CONDITIONS.

PIPE MATERIALS:

STORMWATER PIPE

RCP PIPE SHALL COMPLY WITH ASTM C76
ERCP PIPE SHALL COMPLY WITH ASTM C507
HDPE PIPE SHALL COMPLY WITH ASTM D3350
PVC PIPE SHALL COMPLY WITH ASTM D3034, SDR 35

NOTES:

1. GRADING SHOWN ON THESE PLANS IS PROVIDED TO THE CONTRACTOR TO EXPRESS THE GENERAL GRADING INTENT OF THE PROJECT. THE CONTRACTOR SHALL BE EXPECTED TO GRADE THE ENTIRE SITE TO ENSURE POSITIVE DRAINAGE IN ALL AREAS THROUGHOUT THE SITE. THE FOLLOWING MINIMUM SLOPES SHALL BE PROVIDED BY THE CONTRACTOR:
   a. ASPHALT PAVEMENT: MIN. 1% SLOPE
   b. CONCRETE PAVEMENT: MIN. 1% SLOPE
   c. GUTTERS: MIN 0.5%
2. STRUCTURE BOTTOMS SHALL BE TYPE 'F' BOTTOMS PER FDOT REQUIREMENTS, UNLESS PIPE SIZES AND LOCATION REQUIRE A TYPE '-' BOTTOM. CONTRACTOR SHALL REVIEW DESIGN AND PROVIDE APPROPRIATELY SIZED BOTTOMS PER FDOT REQUIREMENTS.
3. CONTRACTOR SHALL BE RESPONSIBLE TO ENSURE THAT ADA AREAS ARE CONSTRUCTED IN STRICT ACCORDANCE WITH THE LATEST EDITION OF THE FLORIDA ACCESSIBILITY CODE FOR BUILDING CONSTRUCTION. IF THE CONTRACTOR DETERMINES THAT ANY INFORMATION SHOWN ON THIS PLAN MAY NOT BE IN COMPLIANCE THEY SHALL NOTIFY THE ENGINEER PRIOR TO THE WORK BEING COMPLETED.
4. ALL PROPOSED INLET GRATES ARE TO BE RETICULINE STEEL.
5. PIPE LENGTHS ASSOCIATED WITH MITER END SECTIONS DO NOT INCLUDE THE SEGMENT TO BE INCLUDED UNDER THE UNIT PRICE FOR MES (AKA DIMENSION F, FDOT INDEX NO'S. 430-021 AND 430-022).
6. ALL DOWNSPOUTS/INTERNAL ROOF DRAINS TO BE CONNECTED TO UNDERGROUND STORM PIPING SYSTEM PER THE VILLAGES DESIGN CRITERIA.

THE ELEVATIONS SHOWN IN OUR PLANS ARE BASED ON NAVD 88. TO CONVERT TO THE VILLAGES DATUM SUBTRACT 2.564 FT.

AREA IDENTIFIED MAY REQUIRE UNDERCUT DUE TO SHALLOW SAND–CLAY MIXTURES ENCOUNTERED IN BORING B29–B31 IN GEOTECHNICAL REPORT AS PER FDOT INDEX 120–002. EXTENT OF UNDERCUT SHOULD BE FIELD VERIFIED. RECOMMEND PROOF ROLLING TO HELP DETERMINE EXTENTS OF UNDERCUTS.

FINAL FOUNDATION SUBSURFACE PREPARATION-WALMART STORE BUILDING
WALMART NEIGHBORHOOD MARKET STORE NO. 3009-1000
THE VILLAGES, MARION COUNTY, FLORIDA

UNLESS SPECIFICALLY INDICATED OTHERWISE IN THE DRAWINGS AND/OR SPECIFICATIONS, THE LIMITS OF THIS SUBSURFACE PREPARATION ARE CONSIDERED TO BE THAT PORTION OF THE SITE DIRECTLY BENEATH AND 5 FEET BEYOND THE BUILDING AND APPURTENANCES. APPURTENANCES ARE THOSE ITEMS ATTACHED TO THE BUILDINGS PROPER (REFER TO DRAWING SHEET SP1). TYPICALLY INCLUDING, BUT NOT LIMITED TO, THE BUILDING SIDEWALKS, GARDEN CENTER, PORCHES, RAMPS, STOOPS, TRUCK WELLS/DOCKS, CONCRETE APRONS AT THE AUTOMOTIVE CENTER, COMPACTOR PAD, ETC. THE INTERIOR SLAB-ON GRADE BASE AND VAPOR BARRIER, WHERE REQUIRED, DO NOT EXTEND BEYOND THE LIMITS OF THE ACTUAL BUILDING AND APPURTENANCES.

ESTABLISH THE FINAL SUBGRADE ELEVATION TO ALLOW FOR THE CONCRETE SLAB AND BASE. REFERENCE ARCHITECTURAL AND STRUCTURAL DRAWINGS FOR REQUIRED SLAB THICKNESS. FOR THE BUILDING INTERIOR SLAB-ON-GRADE THE 4-INCH THICK BASE MATERIAL SHALL CONSIST OF FDOT LIMEROCK MATERIAL WITH AT LEAST 97% (BY WEIGHT) PASSING A 1.5 INCH SIEVE AND THE MATERIAL SHALL BE GRADED UNIFORMLY DOWN TO DUST. THE FINE MATERIAL SHALL CONSIST ENTIRELY OF DUST OF FRACTURE. THE LIMEROCK SHALL HAVE A LIMEROCK BEARING RATIO (LBR) OF AT LEAST 100 AND NO MORE THAN 20% FINES WHEN WASHED THROUGH A NO. 200 SIEVE. THE FLOOR SLAB BEARING SOILS SHALL BE COVERED BY A LAYER OF VAPOR RETARDER OF AT LEAST 10-MIL THICKNESS, CONFORMING TO ASTM E 1745, CLASS A. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ACCURATE MEASUREMENTS FOR ALL CUT AND FILL DEPTHS REQUIRED. ANY PROPOSED EQUIVALENT ALTERNATIVE BASE MATERIAL MUST BE SUBMITTED FOR APPROVAL WITHIN 30 DAYS AFTER AWARD OF CONTRACT. ANY EQUIVALENT ALTERNATIVE SHALL ONLY BE USED IF APPROVED BY THE CEC AND AOR.

EXISTING FOUNDATIONS, SLABS, PAVEMENTS, AND BELOW-GRADE STRUCTURES SHALL BE REMOVED FROM THE BUILDING AREA. REMOVE SURFACE VEGETATION, TOPSOIL, ROOT SYSTEMS, ORGANIC MATERIAL, EXISTING FILL, AND SOFT OR OTHERWISE UNSUITABLE MATERIAL FROM THE BUILDING AREA. PROOFROLL, EXPOSE SUBGRADE. THE BOTTOM OF ALL FOOTINGS AND BUILDING PAD AREAS SHALL BE PROOFED TO CONFIRM THE SUITABILITY OF THE BEARING SOILS. REMOVE AND REPLACE UNSUITABLE AREAS WITH SUITABLE MATERIAL. SUBGRADE MATERIAL SHALL BE FREE OF ORGANIC AND OTHER DELETERIOUS MATERIALS, SHALL BE COMPRISED OF INORGANIC, NON PLASTIC GRANULAR SOILS WITH LESS THAN THAT 12 PERCENT PASSING THE #200 SIEVE (RELATIVELY CLEAN SAND WITH UNIFIED SOIL CLASSIFICATION OF SP, SP-SM, SP-SC OR SW-SM) AND SHALL MEET THE FOLLOWING REQUIREMENTS:

LOCATION WITH RESPECT TO FINAL GRADE	Fill Soils
BUILDING AREA, BELOW TOP OF FOOTING	98%
BUILDING AREA, UPPER 4 FEET	98%

SUBGRADE MATERIAL SHALL BE PLACED IN LOOSE LIFTS NOT EXCEEDING 12 INCHES IN THICKNESS AND COMPACTED TO AT LEAST 95 PERCENT OF THE MODIFIED PROCTOR MAXIMUM DRY DENSITY (ASTM D_1557) AT A MOISTURE CONTENT WITHIN 2 PERCENT BELOW TO 2 PERCENT ABOVE THE OPTIMUM.

THE BEARING LEVEL SOILS SHOULD BE DENSIFIED TO AT LEAST 95 PERCENT OF THE MODIFIED PROCTOR MAXIMUM DRY DENSITY (ASTM D1557) TO A DEPTH OF THREE FEET BELOW THE BEARING LEVELS, OR FOUR FEET BELOW FINISH FLOOR, OR ELEVATION +99 FT. NAVD, WHICHEVER IS DEEPER. THE FOUNDATION SYSTEM SHALL BE ISOLATED SPREAD FOOTINGS AT COLUMNS AND CONTINUOUS STRIP FOOTINGS AT WALLS.

PERCHED SURFACE AND GROUNDWATERS MAY OCCUR IN SOME AREAS OF THE SITE AND SURFACE AND SHALLOW GROUNDWATER CONTROL SHOULD BE ANTICIPATED, PARTICULARLY IN LOW AREAS, OR AREAS THAT ARE DEEPLY STRIPPED OR UNDERCUT. SHALLOW GROUNDWATER MAINTENANCE TYPICALLY CONSISTS OF PUMPING FROM SUMPS IN PERIMETER DITCHES OR PITS. GROUNDWATER CONTROL IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

THIS FOUNDATION SUBSURFACE PREPARATION DOES NOT CONSTITUTE A COMPLETE SITE WORK SPECIFICATION. IN CASE OF CONFLICT, INFORMATION COVERED IN THIS PREPARATION SHALL TAKE PRECEDENCE OVER THE WALMART SPECIFICATIONS. REFER TO THE SPECIFICATIONS FOR SPECIFIC INFORMATION NOT COVERED IN THIS PREPARATION. THIS INFORMATION WAS TAKEN FROM A GEOTECHNICAL REPORT PREPARED BY UES PROFESSIONAL SOLUTIONS, LLC. UES PROJECT NO. 0760.2400058.0000, REPORT NO. 2125830. THE GEOTECHNICAL REPORT IS FOR INFORMATION ONLY AND IS NOT A CONSTRUCTION SPECIFICATION.

AN E_MAIL ADDRESS FOR THE GEOTECHNICAL ENGINEER, EDUARDO SUAREZ, P.E.: esuarez@esumusa.com

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Plans Prepared By:
CPH, LLC
A Full Service A & E Firm

LICENSED PROFESSIONAL ENGINEER EDUARDO JOSE SUAREZ License No. 55524 STATE OF FLORIDA

No.	Date	Revision
2	02/13/26	PER CPH/WALMART REVIEW
1	12/17/25	PLAN REVISION PER WARCS REVIEWS

Designed: M. SOCHA
Drawn: B. HANSEN
Checked: L. AYALA
Job No.: W131415
Date: ----
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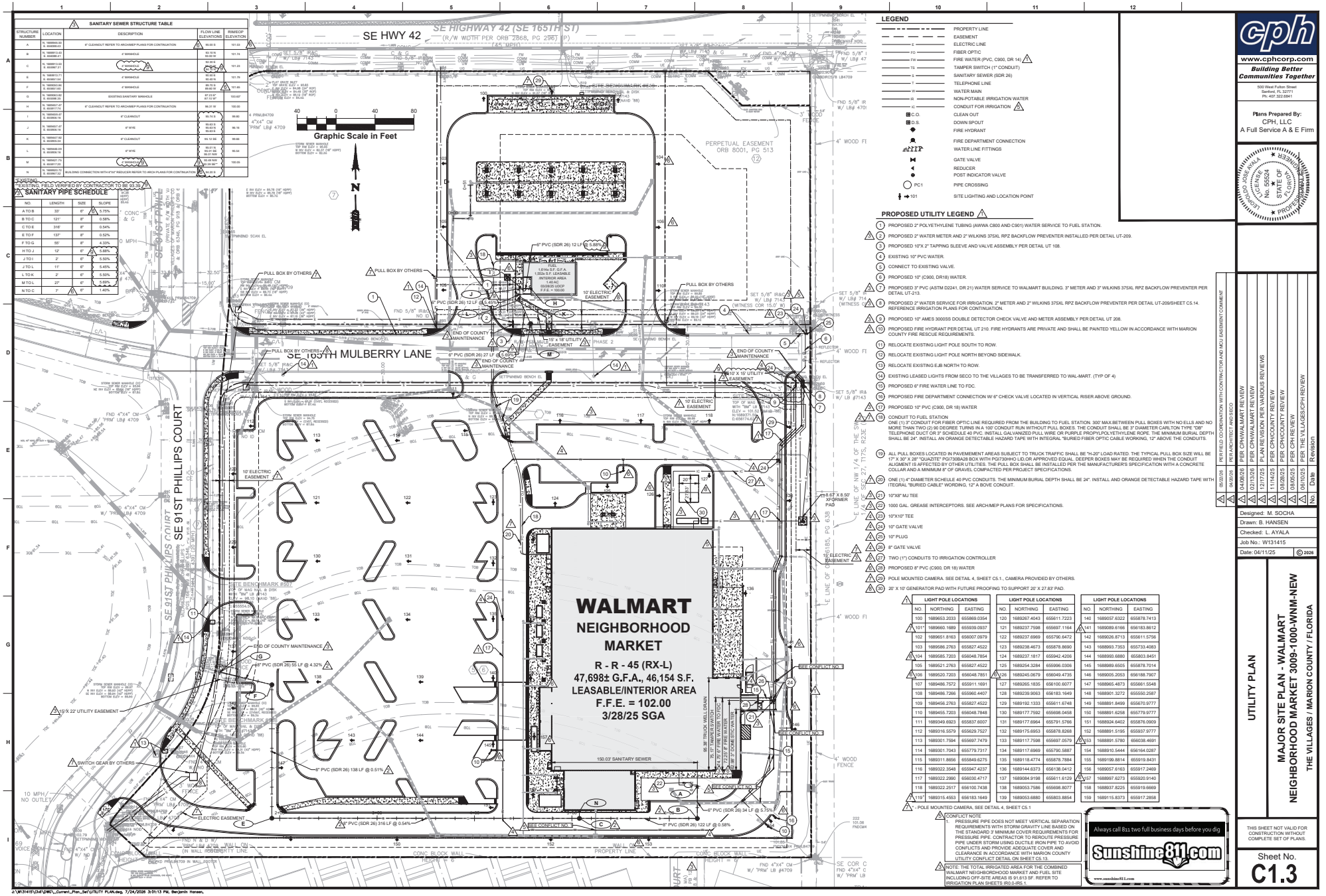
STORM STRUCTURE LABEL PLAN

MAJOR SITE PLAN - WALMART NEIGHBORHOOD MARKET 3009-1000-WNM-NEW

THE VILLAGES / MARION COUNTY / FLORIDA

THIS SHEET NOT VALID FOR CONSTRUCTION WITHOUT COMPLETE SET OF PLANS.

Sheet No.
C1.2A


SE HIGHWAY 42 (SE 165TH ST)
(R/W WIDTH PER ORB 2868, PG 295) (P)
SE HWY 42
SE 165TH MULBERRY LANE
SE 91ST PHILLIPS COURT
WALMART
NEIGHBORHOOD MARKET
R - R - 45 (RX-L)
47,698± G.F.A., 46,154 S.F.
LEASABLE//INTERIOR AREA
F.F.E. = 102.00
3/28/25 SGA
Graphic Scale in Feet
40 0 40 80
N
PERPETUAL EASEMENT ORB 8001, PG 513
10' ELECTRIC EASEMENT
15' X 18' UTILITY EASEMENT
15' X 22' UTILITY EASEMENT
PULL BOX BY OTHERS
SWITCH GEAR BY OTHERS
END OF COUNTY MAINTENANCE
SITE BENCHMARK #101
SITE BENCHMARK #102
8.67' X 8.50' TRANSFORMER PAD
20' X 10' GENERATOR PAD WITH FUTURE PROOFING TO SUPPORT 20' X 27.83' PAD.
SEE CONFLICT NOTE 1
SEE CONFLICT NOTE 2
SEE CONFLICT NOTE 3
SEE CONFLICT NOTE 4
SEE CONFLICT NOTE 5
SEE CONFLICT NOTE 6
SEE CONFLICT NOTE 7
SEE CONFLICT NOTE A
SEE CONFLICT NOTE B
SEE CONFLICT NOTE C
2" PVC (SDR 26) 12 LF @ 5.88%
6" PVC (SDR 26) 27 LF @ 5.00%
6" PVC (SDR 26) 316 LF @ 0.54%
6" PVC (SDR 26) 138 LF @ 0.51%
6" PVC (SDR 26) 55 LF @ 4.32%
6" PVC (SDR 26) 34 LF @ 5.75%
6" PVC (SDR 26) 122 LF @ 0.58%
150.03' SANITARY SEWER
CONC BLOCK WALL HEIGHT = 6'
WALL ON PROPERTY LINE
WALL ON (IN WALL MAINTENANCE EASEMENT)
4' WOOD FENCE
4' WOOD FE
3' CCD FENCE
10 MPH / NO OUTLET
15.00'
32.50'
SET 5/8" IR&C W/ LB# 7143
FND 5/8" IR&C W/ LB# 7143
FND 4"X4" CM "PRM" LB# 4709
SET 5/8" IR&C W/ LB# 7143 (WITNESS COR 15.0' W)
FND 5/8" IR W/ LB# 4709
FND 5/8" IR W/ LB# 47
FND 4"X4" CM W/ "PRM" LB# 4709
FND 4"X4" CM W/ "PRM" LB #4709
FND 4"X4" C W/ "PRM" LB
SET 5/8" IR& W/ LB #7143
SE COR C FND 4"X4" C W/ "PRM" LB
SET PK NAIL & DISK "LB# 7143" (NAVD '88)
SET 5/8" IR&C W/ LB# 7143 & G
FND 4"X4" CM W/ NO ID
FND 5/8" IR&C W/ LB4709
FND 4"X4" CM "PRM" LB# 4709
FND 5/8" IR&C W/ LB4709
FND N & O W/ "RLC LB 4709"
FND 4"X4" CONC MON W/ NO ID
SET 5/8" IR&C W/ LB# 7143 (WITNESS COR 15.0' W)
SET 5/8" IR&C W/ LB# 7143
SET 5/8" IR&C W/ LB# 7143
SET 5/8" IR&C W/ LB# 7143

STORM DRAINAGE STRUCTURE TABLE

STRUCTURE NUMBER	LOCATION	DESCRIPTION	FLOW LINE ELEVATIONS	RIM/EOP ELEVATION
S-1	N. 1689003.19 E. 655574.26	EXISTING STORM NETWORK CONNECTION	91.90 E 89.31 NW	100.80'
S-2	N. 1688993.71 E. 655618.31	TYPE F INLET PER FDOT 425-053	92.40 W 92.40 NE 92.40 N	100.60
S-2A	N. 1689053.75 E. 655710.35	STORM MANHOLE PER FDOT 425-010	93.30 SW 93.30 NE 93.30 SE	101.24
S-3	N. 1689119.05 E. 655618.39	TYPE F INLET PER FDOT 425-053	93.00 S	100.30
S-4	N. 1689117.70 E. 655772.14	TYPE F INLET PER FDOT 425-053	94.00 SW	99.95
S-5	N. 1688993.71 E. 655773.87	TYPE F INLET PER FDOT 425-053	93.80 SE 93.80 NW	99.95
S-6	N. 1688896.57 E. 655821.65	TYPE 6 CURB INLET PER FDOT 425-021	94.30 E 94.30 NW	100.75
S-6A	N. 1688895.98 E. 655909.66	INSERTATEE	94.67 W 94.67 E 95.09 N	
S-6B	N. 1688940.21 E. 655909.68	8" WYE	95.63 N 95.63 S 95.63 E	
S-6C	N. 1688940.20 E. 655942.98	DOWNSPOUT	96.12 W	
S-6D	N. 1688957.88 E. 655909.68	8" WYE	95.85 N 95.85 S 95.85 E	
S-6E	N. 1688957.87 E. 655942.97	DOWNSPOUT	96.44 W	
S-6F	N. 1688985.25 E. 655909.69	8" WYE	96.20 E 96.20 N 96.20 S	
S-6G	N. 1688985.25 E. 655926.24	BUILDING CONNECTION	97.00 W	
S-6H	N. 1688987.25 E. 655909.69	6" CLEANOUT	96.22 S 96.22 N	101.75
S-6I	N. 1689049.68 E. 655909.70	8" WYE	97.06 N 97.06 S 97.06 E	
S-6J	N. 1689049.68 E. 655938.16	DOWNSPOUT	97.34 W	
S-6K	N. 1689077.53 E. 655909.71	8" WYE	97.39 N 97.39 S 97.39 E	
S-6L	N. 1689077.52 E. 655930.52	DOWNSPOUT	97.74 W	
S-6M	N. 1689114.19 E. 655909.72	8" WYE	97.81 N 97.81 S 97.81 E	
S-6N	N. 1689114.19 E. 655930.55	DOWNSPOUT	98.15 W	
S-6O	N. 1689116.19 E. 655909.72	6" CLEANOUT	97.83 S	101.53
S-7	N. 1688895.49 E. 655983.70	TYPE 6 CURB INLET PER FDOT 425-021	94.98 W 97.30 N	100.90
S-7A	N. 1688921.84 E. 655984.13	DOWNSPOUT	97.70 S	
S-8	N. 1689354.90 E. 655634.94	EXISTING STORM NETWORK CONNECTION	91.88 S 88.22 N	96.90*
S-9	N. 1689309.45 E. 655619.38	TYPE C INLET PER FDOT 425-052	92.50 N	99.52
S-10	N. 1689354.55 E. 655833.63	EXISTING STORM NETWORK CONNECTION	92.10 W 92.10 E 88.22 N	98.10
S-11	N. 1689346.71 E. 655766.62	TYPE 6 CURB INLET PER FDOT 425-021	92.70 E	97.48
S-12	N. 1689336.74 E. 655878.87	TYPE 6 CURB INLET PER FDOT 425-021	93.00 W 93.00 SE	97.65
S-12A	N. 1689253.25 E. 655976.45	TYPE C INLET PER FDOT 425-052	96.00 S 93.60 NW	100.00

STORM DRAINAGE STRUCTURE TABLE

STRUCTURE NUMBER	LOCATION	DESCRIPTION	FLOW LINE ELEVATIONS	RIM/EOP ELEVATION
S-12B	N. 1689218.16 E. 655976.42	6" WYE	96.40 S 96.40 N 96.40 E	
S-12C	N. 1689216.16 E. 655976.42	6" CLEANOUT	96.42 N	101.01
S-12D	N. 1689218.15 E. 655989.40	6" WYE	96.56 E 96.56 W 96.56 S	
S-12E	N. 1689212.15 E. 655989.40	DOWNSPOUT	96.64 N	
S-12F	N. 1689218.14 E. 656004.40	6" WYE	96.75 E 96.75 W 96.75 S	
S-12G	N. 1689212.14 E. 656004.40	DOWNSPOUT	96.83 N	
S-12H	N. 1689218.14 E. 656006.40	6" CLEANOUT	96.77 W	100.69
S-13	N. 1689355.46 E. 656031.96	EXISTING STORM NETWORK CONNECTION	90.40 SE 90.10 W	99.88*
S-14	N. 1689315.60 E. 656083.41	TYPE C INLET PER FDOT 425-052	91.20 SE 91.20 NW	99.80
S-15	N. 1689170.11 E. 656176.00	TYPE 6 CURB INLET WITH J BOTTOM PER FDOT 425-021	92.40 NW 92.40 S 92.40 W	100.65
S-15A	N. 1689170.25 E. 656110.52	STORM MANHOLE PER FDOT 425-010	96.05 NW 93.72 S 96.52 N 93.72 E	101.74
S-15B	N. 1689212.41 E. 656110.52	6" CLEANOUT	97.03 S	101.41
S-15C	N. 1689210.14 E. 656104.91	DOWNSPOUT	97.08 E	
S-15D	N. 1689210.14 E. 656110.52	12" WYE	97.01 N 97.01 S 97.01 W	
S-15E	N. 1689172.85 E. 656105.00	DOWNSPOUT	96.10 SE	
S-15F	N. 1689129.02 E. 656104.83	DOWNSPOUT	94.28 E	
S-15G	N. 1689120.02 E. 656110.50	12" WYE	94.21 S 94.21 N 94.21 W	
S-15H	N. 1689092.19 E. 656104.83	DOWNSPOUT	94.72 E	
S-15I	N. 1689089.10 E. 656110.47	6" CLEANOUT	94.66 N	98.94
S-15J	N. 1689092.18 E. 656110.47	12" WYE	94.65 S 94.65 N 94.65 W	
S-15K	N. 1689103.10 E. 656104.83	6"X6" TEE CONNECTION TO FOUNDATION DRAIN. REFER TO AOR PLANS FOR CONTINUATION	96.84 E	
S-15L	N. 1689103.10 E. 656110.48	12"X6" WYE	94.53 S 94.53 N 94.78 W	
S-16	N. 1689077.65 E. 656180.16	TYPE 6 CURB INLET PER FDOT 425-021	92.80 N 94.58 S 93.80 SW 93.80 W	99.90
S-16A	N. 1689076.69 E. 656135.49	6"X6" TEE. CONNECT TO FOUNDATION DRAIN. REFER TO AOR PLANS FOR CONTINUATION	96.84 E	
S-16B	N. 1689057.77 E. 656134.76	TRUCK WELL DRAIN	97.35 NE	
S-16C	N. 1689023.23 E. 656176.56	INSERT-A-TEE	94.88 S 94.88 N 95.21 W	
S-16D	N. 1689024.90 E. 656151.43	DOWNSPOUT	95.68 E	
S-16E	N. 1688978.49 E. 656173.57	INSERT-A-TEE	95.18 S 95.19 N 95.52 W	
S-16F	N. 1688981.15 E. 656133.62	DOWNSPOUT	95.78 E	
S-16G	N. 1689052.78 E. 656178.51	INSERT-A-TEE	94.67 S 94.67 N 95.00 W	

STORM DRAINAGE STRUCTURE TABLE

STRUCTURE NUMBER	LOCATION	DESCRIPTION	FLOW LINE ELEVATIONS	RIM/EOP ELEVATION
S-16H	N. 1689055.73 E. 656133.76	DOWNSPOUT	95.70 E	
S-17	N. 1688929.99 E. 656170.35	TYPE 6 CURB INLET PER FDOT 425-021	95.52 N 95.52 W	100.00
S-17A	N. 1688928.93 E. 656072.72	TYPE C INLET PER FDOT 425-052	96.20 E 96.20 NW	101.40
S-17B	N. 1688943.08 E. 656061.77	TYPE C INLET PER FDOT 425-052	96.40 SE	100.15
S-18	N. 1689408.73 E. 655833.60	EXISTING STORM NETWORK CONNECTION	88.80 N 88.37 S	97.59*
S-18A	N. 1689529.87 E. 655837.67	INSERT-A-TEE	90.18 N 90.18 S 90.72 E	
S-18B	N. 1689529.66 E. 655853.45	8"X6" WYE	90.95 NE 90.95 W 90.95 E	
S-18C	N. 1689529.66 E. 655857.45	6" CLEANOUT	91.01 W	98.70
S-18D	N. 1689531.66 E. 655855.45	8" BEND	90.99 N 90.99 SW	
S-18E	N. 1689564.04 E. 655855.45	8"X6" WYE	91.50 NE 91.46 S 91.46 N	
S-18F	N. 1689568.04 E. 655855.45	6" CLEANOUT	91.52 S	98.45
S-18G	N. 1689566.04 E. 655857.45	8" BEND	91.54 E 91.54 SW	
S-18H	N. 1689566.04 E. 655861.95	FUEL CANOPY CONNECTION	91.60 W	
S-19	N. 1689535.62 E. 655837.90	CONTECH CDS2015-S-C. REFER TO DETAIL SHEET C5.5	93.04 N 90.25 S 93.04 E	98.50
S-20	N. 1689557.68 E. 655834.45	TYPE F INLET PER FDOT 425-053	93.10 S	98.10
S-21	N. 1689535.62 E. 656025.03	STORM MANHOLE PER FDOT 425-010	93.60 NE 93.60 W	98.63
S-22	N. 1689567.61 E. 656042.00	TYPE F INLET PER FDOT 425-053	93.70 SW	98.10
S-23	N. 1689427.61 E. 656031.73	EXISTING STORM NETWORK CONNECTION	89.23 N 93.20 W 89.23 S	99.85*
S-23A	N. 1689448.49 E. 655959.27	8"X4" REDUCING TEE WITH 8"X6" REDUCING WYE WITH 6" C.O.	94.30 N 94.30 W 94.30 E	99.81
S-23B	N. 1689448.52 E. 655921.94	8"X4" REDUCING TEE WITH 8"X6" REDUCING WYE WITH 6" C.O.	94.87 N 94.87 E	99.73
S-23C	N. 1689451.78 E. 655959.27	ROOFDRAIN CONNECTION. REFER TO AOR PLANS FOR CONTINUNATION	94.33 S	
S-23D	N. 1689451.78 E. 655921.94	ROOFDRAIN CONNECTION. REFER TO AOR PLANS FOR CONTINUNATION	94.90 S	
S-24	N. 1689489.70 E. 656035.56	STORM MANHOLE PER FDOT 425-010	89.70 S 89.70 E 94.70 W	99.20
S-24A	N. 1689489.70 E. 655996.46	6" CLEANOUT	95.11 E 95.11 W	99.57
S-24B	N. 1689489.73 E. 655950.98	6" WYE	95.61 E 95.61 W 95.61 S	
S-24C	N. 1689484.74 E. 655950.98	ROOFDRAIN CONNECTION. REFER TO AOR PLANS FOR CONTINUNATION	95.65 N	
S-24D	N. 1689489.75 E. 655928.29	6" WYE	95.85 E 95.85 W 95.85 S	
S-24E	N. 1689484.75 E. 655928.29	ROOFDRAIN CONNECTION. REFER TO AOR PLANS FOR CONTINUNATION	95.89 N	
S-24F	N. 1689489.75 E. 655926.29	6" CLEANOUT	95.86 E	99.92
S-25	N. 1689489.70 E. 656070.56	TYPE C INLET PER FDOT 425-052	90.00 W	99.50

* EXISTING
** CONTRACTOR TO RAISE EXISTING MANHOLE RIM ELEVATION FROM 94.75' TO 96.60'
***CONTRACTOR TO RAISE EXISTING MANHOLE RIM ELEVATION FROM 96.83' TO 98.10'

STORM PIPE SCHEDULE

NO.	LENGTH	SIZE	SLOPE
S-1 TO S-2	42'	24" RCP	1.11%
S-2 TO S-2A	107'	24" RCP	0.82%
S-2 TO S-3	122'	18" RCP	0.48%
S-2A TO S-4	86'	18" RCP	0.79%
S-2A TO S-5	85'	18" RCP	0.57%
S-5 TO S-6	105'	18" RCP	0.46%
S-6 TO S-6A	87'	18" RCP	0.42%
S-6A TO S-7	73'	18" RCP	0.42%
S-6B TO S-6A	45'	8" PVC Pipe	1.22%
S-6C TO S-6B	33'	8" PVC Pipe	1.47%
S-6D TO S-6B	18'	8" PVC Pipe	1.25%
S-6E TO S-6D	33'	8" PVC Pipe	1.77%
S-6F TO S-6D	28'	8" PVC Pipe	1.28%
S-6F TO S-6G	16'	8" PVC Pipe	4.83%
S-6F TO S-6H	2'	8" PVC Pipe	1.00%
S-6I TO S-6H	62'	8" PVC Pipe	1.35%
S-6J TO S-6I	28'	8" PVC Pipe	0.98%
S-6K TO S-6I	28'	8" PVC Pipe	1.19%
S-6L TO S-6K	21'	8" PVC Pipe	1.66%
S-6M TO S-6K	37'	8" PVC Pipe	1.14%

STORM PIPE SCHEDULE

NO.	LENGTH	SIZE	SLOPE
S-6N TO S-6M	21'	8" PVC Pipe	1.66%
S-6O TO S-6M	2'	8" PVC Pipe	1.20%
S-7A TO S-7	24'	6" PVC Pipe	1.52%
S-8 TO S-9	45'	18" RCP	1.46%
S-10 TO S-11	64'	18" RCP	0.89%
S-10 TO S-12	45'	18" RCP	1.65%
S-12A TO S-12	125'	18" RCP	0.47%
S-12B TO S-12A	34'	6" PVC Pipe	1.14%
S-12C TO S-12B	2'	6" PVC Pipe	1.00%
S-12D TO S-12B	13'	6" PVC Pipe	1.23%
S-12E TO S-12D	6'	6" PVC Pipe	1.33%
S-12F TO S-12D	16'	6" PVC Pipe	1.27%
S-12G TO S-12F	6'	6" PVC Pipe	1.33%
S-12H TO S-12F	2'	6" PVC Pipe	1.00%
S-13 TO S-14	62'	24" RCP	1.23%
S-14 TO S-15	170'	24" RCP	0.70%
S-15 TO S-16	89'	24" RCP	0.43%
S-15A TO S-15	62'	15" RCP	2.02%
S-15B TO S-15D	2'	10" PVC Pipe	0.88%
S-15C TO S-15D	5'	10" PVC Pipe	1.25%

STORM PIPE SCHEDULE

NO.	LENGTH	SIZE	SLOPE
S-15D TO S-15A	38'	10" PVC Pipe	1.23%
S-15E TO S-15A	4'	10" PVC Pipe	0.82%
S-15F TO S-15G	6'	12" PVC Pipe	1.23%
S-15G TO S-15A	40'	12" PVC Pipe	1.19%
S-15H TO S-15J	6'	12" PVC Pipe	1.24%
S-15I TO S-15J	3'	12" PVC Pipe	0.32%
S-15J TO S-15L	11'	12" PVC Pipe	1.10%
S-15K TO S-15L	5'	6" PVC Pipe	36.50%
S-15L TO S-15G	26'	12" PVC Pipe	1.23%
S-16 TO S-16B	47'	6" PVC Pipe	7.16%
S-16A TO S-16	43'	6" PVC Pipe	6.80%
S-16C TO S-16G	29'	18" RCP	0.69%
S-16D TO S-16C	25'	10" PVC Pipe	1.87%
S-16E TO S-16C	45'	18" RCP	0.69%
S-16F TO S-16E	40'	10" PVC Pipe	0.66%
S-16G TO S-16	23'	18" RCP	0.69%
S-16H TO S-16G	44'	10" PVC Pipe	1.55%
S-17 TO S-16E	47'	18" RCP	0.69%
S-17 TO S-17A	95'	18" RCP	0.69%
S-17A TO S-17B	16'	18" RCP	1.12%

STORM PIPE SCHEDULE

NO.	LENGTH	SIZE	SLOPE
S-18A TO S-18	102'	18" RCP	1.29%
S-18B TO S-18A	16'	8" PVC Pipe	1.45%
S-18C TO S-18B	3'	8" PVC Pipe	1.45%
S-18D TO S-18B	2'	8" PVC Pipe	1.45%
S-18E TO S-18D	32'	8" PVC Pipe	1.45%
S-18F TO S-18E	3'	8" PVC Pipe	1.45%
S-18G TO S-18E	2'	8" PVC Pipe	1.45%
S-18H TO S-18G	4'	8" PVC Pipe	1.45%
S-19 TO S-18A	4'	18" RCP	1.28%
S-19 TO S-20	19'	18" RCP	0.28%
S-21 TO S-19	184'	18" RCP	0.30%
S-22 TO S-21	32'	18" RCP	0.28%
S-23 TO S-24	61'	18" RCP	0.76%
S-23A TO S-23	73'	8" PVC Pipe	1.46%
S-23B TO S-23A	37'	8" PVC Pipe	1.53%
S-23C TO S-23A	3'	4" PVC Pipe	0.92%
S-23D TO S-23B	3'	4" PVC Pipe	0.92%
S-24 TO S-24A	37'	6" PVC Pipe	1.05%
S-24A TO S-24B	45'	6" PVC Pipe	1.10%
S-24B TO S-24C	4'	6" PVC Pipe	0.80%

STORM PIPE SCHEDULE

NO.	LENGTH	SIZE	SLOPE
S-24B TO S-24D	22'	6" PVC Pipe	1.06%
S-24D TO S-24E	4'	6" PVC Pipe	0.80%
S-24D TO S-24F	1'	6" PVC Pipe	0.50%
S-25 TO S-24	35'	18" RCP	0.86%

cph
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Building Better Communities Together
500 West Fulton Street
Sanford, FL 32771
Ph: 407.322.6841

Plans Prepared By:
CPH, LLC
A Full Service A & E Firm

LICENSED PROFESSIONAL ENGINEER No. 55524 STATE OF FLORIDA

No.	Date	Revision
1	02/13/26	PER CPH/WALMART REVIEW
2	12/17/25	PLAN REVISION PER VARIOUS REVIEWS
3	08/28/25	PER COUNTY REVIEW
4	08/05/25	PER CPH REVIEW
5	06/10/25	PER CPH REVIEW

Designed: M. SOCHA
Drawn: B. HANSEN
Checked: L. AYALA
Job No.: W131415
Date: 04/11/25
© 2026

STORM SYSTEM SCHEDULES

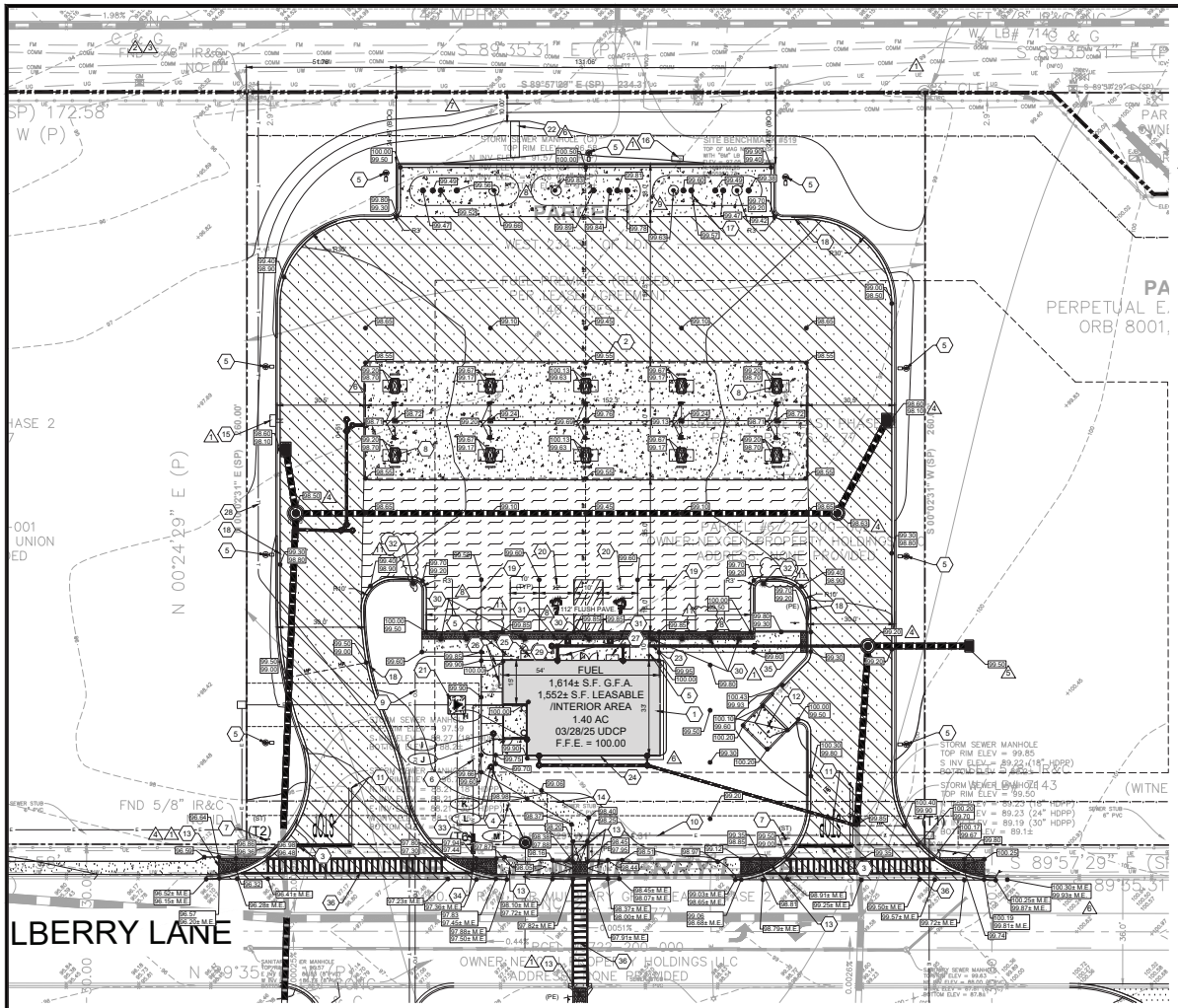
MAJOR SITE PLAN - WALMART NEIGHBORHOOD MARKET 3009-1000-WNM-NEW

THE VILLAGES / MARION COUNTY / FLORIDA

THIS SHEET NOT VALID FOR CONSTRUCTION WITHOUT COMPLETE SET OF PLANS.

Sheet No.
C1.4

J:\W131415\Civil\DWG_Current_Plan_Set\SCHEDULE TABLES.dwg, 7/24/2026 3:01:30 PM, Benjamin Hansen,



SIGN LEGEND

- (DNE) DO NOT ENTER (R5-1)
- (FL) NO PARKING - FIRE LANE (R7-94)
- (RTO) RIGHT TURN ONLY (R3-5R)
- (ST) STOP (R1-1)
- (P1) PICK UP SIGN (ARROW STRAIGHT)
- (P2) PICK UP SIGN (ARROW LEFT)
- (P3) PICK UP SIGN (ARROW RIGHT)
- (T1) TRUCK ENTRY SIGN (ARROW RIGHT)(R14-4)
- (T2) TRUCK EXIT SIGN (ARROW STRAIGHT)
- (T3) TRUCK EXIT SIGN (ARROW LEFT)
- (T4) TRUCK ENTRY SIGN (ARROW STRAIGHT)
- (T5) TRUCK EXIT SIGN (ARROW RIGHT)
- (T6) TRUCK TRAFFIC PROHIBITED SIGN (R14-5 NO ARROW)
- (PE) STOP HERE FOR PEDESTRIANS (SEE DETAIL SHEET)

PROPOSED LEGEND

- PROPERTY LINE
- PROPOSED BUFFER LINE
- FENCE (AS NOTED ON PLAN)
- XXX CONTOUR ELEVATION
- HP HP HIGH POINT
- STORM PIPE
- EASEMENT
- E ELECTRIC LINE
- FO FIBER OPTIC
- FW FIRE WATER
- IC IRRIGATION LINE
- S SANITARY SEWER
- TS TAMPER SWITCH
- T TELEPHONE LINE
- W WATER MAIN
- SLOPE OF FLOW
- HANDICAP RAMP 1:12 SLOPE (MAX)
- STORM / SANITARY MANHOLE
- DITCH BOTTOM INLET
- C.O. CLEAN OUT
- D.S. DOWN SPOUT
- FIRE HYDRANT
- FIRE DEPARTMENT CONNECTION
- WATER LINE FITTINGS
- GATE VALVE
- REDUCER

PAINTING STRIPING LEGEND

SWSL	SINGLE WHITE SOLID LINE
SYSL	SINGLE YELLOW SOLID LINE
DYSL	DOUBLE YELLOW SOLID LINE

PROPOSED PAVEMENT LEGEND

- HEAVY DUTY CONCRETE: PER DETAIL SHEET
- CONCRETE SIDEWALK
- ARCHITECTURAL CONCRETE, SEE ARCH. PLANS
- STANDARD DUTY CONCRETE: PER DETAIL SHEET
- TRANSFORMER

20 0 20 40

Graphic Scale in Feet

N

SITE LEGEND

1. SEE ARCH PLANS FOR BUILDING DETAILS AND MEASUREMENTS.
2. SEE STRUCTURAL PLANS FOR GAS STATION CANOPY DETAILS.
3. 24" WIDE STOP BAR PER FDOT INDEX NO. 711-001.
4. 6" SANITARY SEWER SERVICE.
5. LIGHT POLE LOCATION, SEE SHEET C1.3.
6. 2" POLYETHYLENE TUBING (AWWA C800 AND C901) DOMESTIC WATER SERVICE.
7. STOP SIGNS PER DETAIL SN-5.3, SEE SHEET C5.10.
8. FUEL PUMP, SEE GAS STATION MEP PLANS FOR DETAILS.
9. FIBER OPTIC SERVICE CONDUITS.
10. ELECTRICAL SERVICE CONDUIT.
11. FDOT STOP MESSAGE AND DYSL / THERMO 6" PER FDOT INDEX NO. 711-00.
12. DUMPSTER ENCLOSURE, SEE DETAILS ON SHEETS C5.9 .
13. SIDEWALK HANDICAP RAMP 1:12 MAX. PER THE VILLAGES RAMP DETAILS WITH EXPOSED AGGREGATE DECORATIVE CONCRETE.
14. CONCRETE SIDEWALK.
15. AIR PUMP, SEE GAS STATION MEP PLANS FOR DETAILS.
16. TANK REMOTE VENT WITH 2'X4' CONCRETE PAD, SEE GAS STATION MEP PLANS FOR DETAILS.
17. UNDERGROUND TANK FIELD, SEE GAS STATION MEP PLANS FOR DETAILS.
18. 18" CONCRETE CURB AND GUTTER.
19. STANDARD PARKING SPACES, 4" SWSL.
20. ADA PARKING SPACES, SEE DETAIL HC-2.2 ON SHEET C5.7.
21. ELECTRIC TRANSFORMER PAD LOCATION.
22. PROPOSED MONUMENT SIGN LOCATION, SEE ARCH PLANS FOR DETAILS.
23. ARCHITECTURAL CONCRETE, SEE ARCH. PLANS.
24. PROPOSED 18" CONCRETE RODENT BARRIER, SEE ARCH PLANS FOR DETAILS.
25. ICE MERCHANDISER, REFER TO ARCH. PLANS.
26. PROPANE EXCHANGE, REFER TO ARCH. PLANS.
27. EXTERIOR MERCHANDISER, REFER TO ARCH. PLANS.
28. TELEPHONE SERVICE CONDUITS.
29. 6" FLUSH CURB WITH 24" WIDE EXPOSED AGGREGATE DECORATIVE CONCRETE.
30. PIPE BOLLARD, PER THE VILLAGES DETAIL RS.2, SHEET CS.8.
31. DECORATIVE HANDICAP SIGN POST. SEE DETAIL SHEET CH-3.4 PAGE 2 OF 2 SHEET C5.8.
- G2. PIPE BOLLARD WITH EMERGENCY PUMP SHUT OFF. REFER TO ARCH PLANS.
- G3. 2" WATER METER AND RPZ 2" WILKINS 375XL BACKFLOW PREVENTER INSTALLED PER DETAIL UT-209.
- G4. 10"X2" TAPPING SLEEVE AND VALVE ASSEMBLY PER DETAIL UT 108.
- G5. PROPOSED 2' EXPOSED DECORATIVE AGGREGATE CONCRETE.
- G6. SPECIAL EMPHASIS CROSSWALK PER FDOT INDEX NO. 711.001.

FINAL FOUNDATION SUBGRADE PREPARATION-WALMART FUEL STATION SERVICE BUILDING
WALMART NEIGHBORHOOD MARKET STORE NO. 3009-1000
THE VILLAGES, MARION COUNTY, FLORIDA

UNLESS SPECIFICALLY INDICATED OTHERWISE IN THE DRAWINGS AND/OR SPECIFICATIONS, THE LIMITS OF THIS SUBSURFACE PREPARATION ARE CONSIDERED TO BE THAT PORTION OF THE SITE DIRECTLY BENEATH AND 5 FEET BEYOND THE FUEL STATION SERVICE BUILDING AND SERVICE BUILDING FLATWORK AREAS, AS WELL AS DIRECTLY BENEATH CANOPY FOUNDATIONS. THE INTERIOR SLAB-ON-GRADE BASE AND VAPOR BARRIER, WHERE REQUIRED, DO NOT EXTEND BEYOND THE LIMITS OF THE ACTUAL BUILDING AND APPURTENANCES.

AT THE SERVICE BUILDING AND FLATWORK SLABS, ESTABLISH THE FINAL SUBGRADE ELEVATION TO ALLOW FOR THE CONCRETE SLAB AND BASE. REFERENCE ARCHITECTURAL AND STRUCTURAL DRAWINGS FOR REQUIRED SLAB THICKNESS. FOR THE BUILDING INTERIOR SLAB-ON-GRADE THE 4-INCH THICK BASE MATERIAL SHALL CONSIST OF FDOT LIMEROCK MATERIAL, FDOT SIZE #57 STONE, OR CRUSHED CONCRETE MEETING THE GRADATION REQUIREMENTS OF FDOT SIZE #57 STONE. THE LIMEROCK SHALL BE FREE OF ORGANIC AND OTHER DELETERIOUS MATERIALS, SHALL COMPRISED OF INORGANIC, NON PLASTIC GRANULAR SOILS WITH LESS THAN THAT 12 PERCENT PASSING THE #200 SIEVE (RELATIVELY CLEAN SAND WITH UNIFIED SOIL CLASSIFICATION OF SP, SP-SM, SP-SC OR SW-SM) AND SHALL MEET THE FOLLOWING REQUIREMENTS:

LOCATION WITH RESPECT TO FINAL GRADE	BEARING RATIO
BUILDING AREA, BELOW UPPER 6 FEET	40 min.
BUILDING AREA, UPPER 6 FEET	NP NP

SUBGRADE MATERIAL SHALL BE PLACED IN LOOSE LIFTS NOT EXCEEDING 12 INCHES IN THICKNESS AND COMPACTED TO AT LEAST 95 PERCENT OF THE MODIFIED PROCTOR MAXIMUM DRY DENSITY (ASTM D_1557) AT A MOISTURE CONTENT WITHIN 2 PERCENT BELOW TO 2 PERCENT ABOVE THE OPTIMUM.

THE BEARING LEVEL SOILS SHOULD BE COMPACTED TO AT LEAST 95 PERCENT OF THE MODIFIED PROCTOR MAXIMUM DRY DENSITY (ASTM D1557) TO A DEPTH OF THREE FEET BELOW BEARING LEVELS, OR FOUR FEET BELOW FINISH FLOOR, OR ELEVATION +96 FT. NAVD, WHICHEVER IS DEEPER. THE FOUNDATION SYSTEM SHALL BE ISOLATED SPREAD FOOTINGS AT COLUMNS AND CONTINUOUS STRIP FOOTINGS AT WALLS.

PERCHED SURFACE AND GROUNDWATER MAY OCCUR IN SOME AREAS OF THE SITE AND SURFACE AND SHALLOW GROUNDWATER CONTROL SHOULD BE ANTICIPATED, PARTICULARLY IN LOW AREAS, OR AREAS THAT ARE DEEPLY STRIPPED OR UNDERCUT. SHALLOW GROUNDWATER MAINTENANCE TYPICALLY CONSISTS OF PUMPING FROM SUMPS IN PERIMETER DITCHES OR PITS. GROUNDWATER CONTROL IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

THIS FOUNDATION SUBSURFACE PREPARATION DOES NOT CONSTITUTE A COMPLETE SITE WORK SPECIFICATION. IN CASE OF CONFLICT, INFORMATION COVERED IN THIS PREPARATION SHALL TAKE PRECEDENCE OVER THE WALMART SPECIFICATIONS. REFER TO THE SPECIFICATIONS FOR SPECIFIC INFORMATION NOT COVERED IN THIS PREPARATION. THIS INFORMATION WAS TAKEN FROM A GEOTECHNICAL REPORT PREPARED BY UES PROFESSIONAL SOLUTIONS, LLC, UES PROJECT NO. 0795.2600392.0000, REPORT NO: 2102566. THE GEOTECHNICAL REPORT IS FOR INFORMATION ONLY AND IS NOT A CONSTRUCTION SPECIFICATION.
AN E_MAIL ADDRESS FOR THE GEOTECHNICAL ENGINEER, EDUARDO SUAREZ, P.E.: esuarez@uesinc.com

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SANITARY SEWER STRUCTURE TABLE

STRUCTURE NUMBER	LOCATION	DESCRIPTION	FLOW LINE ELEVATIONS	RIM/EOP ELEVATION
H	N. 1689457.47 E. 655917.74	6" CLEANOUT REFER TO ARCH/MEP PLANS FOR CONTINUATION	96.31 W	100.00
I	N. 1689459.47 E. 655906.16	6" CLEANOUT	1 95.74 S	99.80
J	N. 1689457.47 E. 655908.16	6" WYE	95.63 S 95.63 N 95.63 E	
K	N. 1689447.92 E. 655905.34	6" CLEANOUT	95.12 SE	99.66
L	N. 1689446.09 E. 655906.16	6" WYE	95.01 N 95.01 SE 95.01 NW	
M	N. 1689421.75 E. 655917.20	4' MANHOLE	93.49 NW 93.39 S**	100.05

* EXISTING
** EXISTING, CONTRACTOR TO FIELD VERIFY PRIOR TO ORDERING SHOP DRAWINGS AND NOTIFY ENGINEER OF ANY DISCREPENCIES.

1 REFER TO SHEET C1.2A FOR STORM STRUCTURE LABELS AND SHEET C1.4 FOR STORM SYSTEM SCHEDULE.

cph
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Plans Prepared By:
CPH, LLC
A Full Service A & E Firm

JOSE AYALA LICENSE No. 55524 STATE OF FLORIDA PROFESSIONAL ENGINEER

No.	Date	Revision
1	04/08/26	PER CPH/WALMART REVIEW
2	02/13/26	PER CPH/WALMART REVIEW
3	12/17/25	PLAN REVISION PER VARIOUS REVIEWS
4	11/14/25	PER CPH/COUNTY REVIEW
5	08/28/25	PER CPH/COUNTY REVIEW
6	08/12/25	PER CPH REVIEW
7	06/10/25	PER THE VILLAGES/CPH REVIEW

07/22/26	PER AOR REQUEST	
05/22/26	PER FIELD COORDINATION WITH CONTRACTOR	
04/20/26	PER AOR	
04/20/26	PER AOR	

Designed: M. SOCHA
Drawn: B. HANSEN
Checked: L. AYALA
Job No.: W131415
Date: 04/11/25 © 2026

ENLARGED GAS STATION PLAN

MAJOR SITE PLAN - WALMART
NEIGHBORHOOD MARKET 3009-1000-WNM-NEW
THE VILLAGES / MARION COUNTY / FLORIDA

THIS SHEET NOT VALID FOR CONSTRUCTION WITHOUT COMPLETE SET OF PLANS.

Sheet No.
C3.0

PICKUP EXTERIOR SIGN SCHEDULE		
DESCRIPTION	DIMENSIONS	QUANTITY
PICKUP LEFT	12 X 18	3
PICKUP RIGHT	12 X 18	3
PICKUP STALL SIGN	12 X 12	17

CALL IN # FOR "STALL DESIGNATION" AND "TEMPORARY" SIGNS

ALL PICKUP WAYFINDING AND STALL SIGNS ARE WALMART PROVIDED AND CONTRACTOR INSTALLED. CONTRACTOR TO PLACE SIGN ORDER AT LEAST 3 WEEKS IN ADVANCE. ORDER SHALL BE ENTERED VIA THE SIGN SHOP ORDERS QUICKBASE APPLICATION: HTTPS://WMT.QUICKBASE.COM/NAV/MAIN/ACTION/MYQB. FOR INQUIRES EMAIL CLAMPITT COMPANIES LLC. CLAMPITTROGERSTEAM@CLAMPITT.COM

FINISH LEGEND	
PMS WHITE	WHITE
PMS 2728 C	TRUE BLUE

LEGEND

- (A) NEW SIGN MOUNTING AND BASE IN PAVEMENT.
- (B) NEW SIGN MOUNTING AND BASE IN CURBED ISLAND.
- (C) NEW PICKUP WAY FINDING SIGN AS SHOWN.

PATH OF TRAVEL FOR PICKUP CUSTOMER (FROM RIGHT-OF-WAY TO PICKUP ENTRANCE)

N

60 0 60 120

Scale: 1" = 60'

SE HWY 42

SE 165TH MULBERRY LANE

SE ST PHILLIPS CO

WALMART
NEIGHBORHOOD MARKET
R - R - 45 (RX-L)
47,698± G.F.A., 46,154 S.F.
LEASABLE/INTERIOR AREA
F.F.E. = 102.00
3/28/25 SGA

Pickup

"PICKUP" SIGNAGE

Parking Stall Placard 12" x 12" 1.00 SF

Logo Sign (Small) 18" x 8" 1.00 SF

Directional Signs (Left / Straight / Right) 12" x 18" 1.50 SF

Delivery Van 12" x 18" 1.50 SF

Pickup Hours 18" x 36" 4.50 SF

Light Pole Banner 18" x 40" 5.00 SF

SIGNS FURNISHED BY WALMART. ATTACHMENT TO WALL OR BOLLARD BY G.C.

N.T.S.

DIRECTIONAL/PICKUP PARKING SIGN MOUNTING AND BASE

LAYOUT PER STRIPING DETAIL/SITE PLAN

POST WITH SIGN(S)

CURBED ISLAND - 90° SIGN LOCATIONS - 90° PARKING

PAINTED ENDCAP - 90° SIGN LOCATIONS - 90° PARKING

NEVER LESS THAN 9'

BALL FINIAL CAST ALUMINUM

BLACK ALUMINUM BACK PLATES

12 X12 OR 12 X 18

3" O.D. EXTRUDED ALUMINUM SHAFT (BLACK, STRAIGHT, SMOOTH)

DECORATIVE BASE

24" DIAMETER, 4" THICK CONCRETE COLLAR (USE ONLY IN GRASSED AREAS)

COMPACTED FILL

4' TO CENTER OF POST FROM EDGE OF TRAVEL WAY

TYPICAL DIRECTIONAL SIGNAGE IN CURBED ISLAND

NOTES:
1. ALL SIGN MOUNTING AND BASES SHALL BE DECORATIVE PER THE VILLAGE STANDARD DETAILS.
2. SIGN BACKPLATE IS EXTRUDED ALUMINUM SLING CHANNEL.
3. ALL FASTENERS SHALL BE STAINLESS STEEL.
4. ALL MOUNTED HEIGHTS ARE MEASURED FROM BOTTOM OF SIGN.
5. MANUFACTURER: SPECIAL LITE
6. 1634 LATROBE-DERRY ROAD LOYALHANNA, PA 15661
7. CONTACT: LTS & COMPANY INC TOM VEAZEY (321-693-3450 TOM@VEAZEYLTG.COM
8. PICKUP SIGNAGE FURNISHED BY WALMART.

CPH MODIFIED WALMART DETAIL TO CONFORM TO THE VILLAGES STANDARDS

N.T.S.

cph
www.cphcorp.com
Building Better Communities Together
500 West Fulton Street
Sanford, FL 32771
Ph: 407.322.6841

Plans Prepared By:
CPH, LLC
A Full Service A & E Firm

LICENSED PROFESSIONAL ENGINEER No. 55524 STATE OF FLORIDA

No.	Date	Revision
1	04/08/26	PER CPH/WALMART REVIEW
2	02/13/26	UPDATED BACKGROUND
3	12/17/25	PLAN REVISION PER VARIOUS REVIEWS
4	11-14-25	PER CPH REVIEW
5	07-16-25	PER THE VILLAGES COMMENTS

Designed: M. SOCHA
Drawn: B. HANSEN
Checked: L. AYALA
Job No.: W131415
Date: 04/11/25 © 2026

WAYFINDING PLAN

MAJOR SITE PLAN - WALMART
NEIGHBORHOOD MARKET 3009-1000-WNM-NEW
THE VILLAGES / MARION COUNTY / FLORIDA

THIS SHEET NOT VALID FOR CONSTRUCTION WITHOUT COMPLETE SET OF PLANS.

Sheet No.
C3.1

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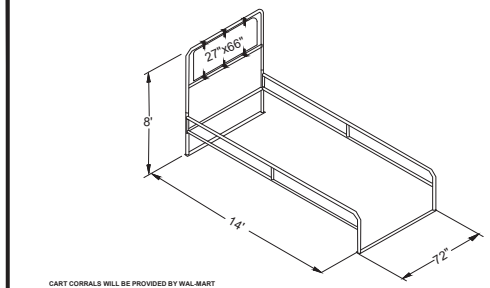
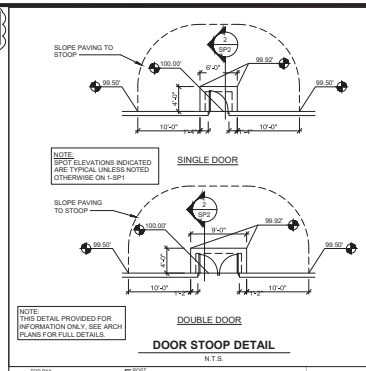
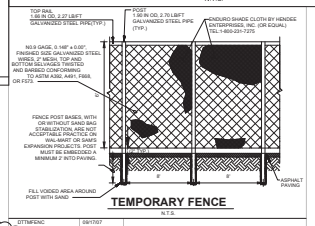
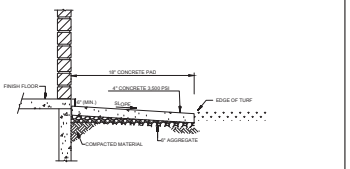
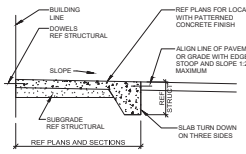
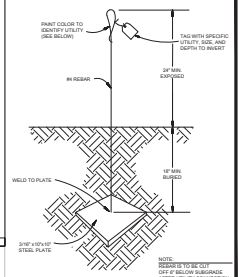


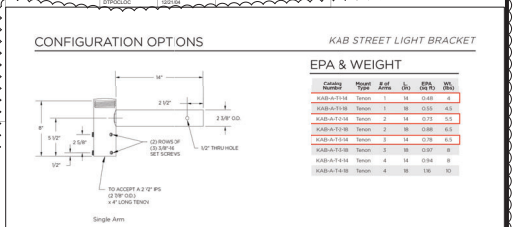












Round Class B - Medium Duty Pole

Round, Class B - Medium Duty Pole

Physical Details:
- Round symmetrically tapered shaft.
- 4.75" diameter pole tip.
- 0.18" per linear ft, taper increase.
- 900 lb. transverse bending strength (2 ft. from tip).
- Mold finish is standard but optional etched Decor colors are available.
- For various luminaire mounting details, please reference arms and accessories

Direct Embedment

Pole Catalog Number	Pole Height Above Grade	Assumed Embedment Depth*	Overall Pole Length	Pole Butt Diameter (Inches)	Ultimate Ground-Line Moment (ft. lbs.**)	Nominal Weight (lbs.)
E-25B-BPR-G	20' 0"	5' 0"	25' 0"	9.5	16200	900
E-27B-BPR-G	22' 0"	5' 0"	27' 6"	9.9	18450	1110
E-30B-BPR-G	25' 0"	5' 6"	30' 6"	10.3	20700	1350
E-32B-BPR-G	27' 0"	5' 6"	32' 6"	10.60	22500	1430
E-35B-BPR-G	29' 6"	5' 6"	35' 0****	11.05	24750	1605
E-37B-BPR-G	32' 0"	5' 6"	37' 6"	11.40	27000	1820
E-40B-BPR-G	34' 0"	6' 0"	40' 0"	11.75	28800	2035
E-42B-BPR-G	36' 6"	6' 0"	42' 6"	12.40	31050	2285
E-45B-BPR-G	39' 0"	6' 0"	45' 0"	12.85	33300	2505

Base Plate

Pole Catalog Number	Pole Height Above Grade	Pole Butt Diameter (Inches)	Base Plate Size (Inches)	Bolt Circle*** (Inches)	Ultimate Ground-Line Moment (ft. lbs.**)	Nominal Weight (lbs.)
P-25B-BPR-G	25' 0"	9.25	14.5 x 14.5	11	20700	1040
P-27.5B-BPR-G****	27' 6"	9.70	14.5 x 14.5	11	22950	1185
P-30B-BPR-G	30' 0"	10.15	14.5 x 14.5	11	25200	1340
P-32B-BPR-G	32' 6"	10.60	14.5 x 14.5	11	27450	1505
P-35B-BPR-G	35' 0"	11.05	14.5 x 14.5	11	29700	1685
P-37.5B-BPR-G	37' 6"	11.50	14.5 x 14.5	11	31950	1900
P-40B-BPR-G	40' 0"	11.95	14.5 x 14.5	11	34200	2130

* Recommended build depth for normal soils. Where large imbalanced loads are applied or soil strength is questionable, deeper burial may be necessary.
** Ultimate Ground Line Moment = Height above grade minus 2 ft x transverse bending strength.
*** Anchor bolt information - 17" BC cast 1" x 36" anchor bolts.
**** Pole is custom length of 26'-6" to allow for 3' concrete base while maintaining 29'-6" mounting height.
***** Pole is custom length of 35'-6" to allow 6'-0" embedment (see 5/SE-2)

Class - EPA Loading

	Pole Height Above Grade	Pipe Tap & Bol. Loads	Imbalanced Loads 4" arm	8" arm	8" arm
90 mph	25	8,140	10,160	12,180	21,100
	30	8,140	10,160	12,180	21,100
	35	11,140	12,900	14,140	19,140
	40	14,140	16,830	18,140	18,140
100 mph	25	10,140	12,160	14,180	17,100
	30	10,140	12,160	14,180	16,140
	35	10,140	12,160	14,180	19,140
	40	13,140	15,140	17,140	17,140
110 mph	25	12,160	13,180	15,140	17,140
	30	12,160	13,180	15,140	17,140
	35	12,160	13,180	15,140	17,140
	40	16,140	18,140	20,140	20,140
120 mph	25	12,140	13,140	15,140	17,140
	30	12,140	13,140	15,140	17,140
	35	12,140	13,140	15,140	17,140
	40	16,140	18,140	20,140	20,140
130 mph	25	12	13,140	15,140	17,140
	30	12	13,140	15,140	17,140
	35	12	13,140	15,140	17,140
	40	16	18,140	20,140	20,140
140 mph	25	14	16,140	18,140	20,140
	30	14	16,140	18,140	20,140
	35	14	16,140	18,140	20,140
	40	18	20,140	22,140	22,140
150 mph	25	14	16,140	18,140	20,140
	30	14	16,140	18,140	20,140
	35	14	16,140	18,140	20,140
	40	18	20,140	22,140	22,140

Decor Colors & Finishes

Color Finish	Eclipse (Black)	Ash White	Pearl Gray	Dusty Rose	Artec Slate (Green)	Desert Sand (Buff)	Sahara Bronze (Brown)
Etched Finish	E81	E55	E40	E41	E51	E70	E60

Mold finish, catalog #M30, is standard on all poles. Decor colors and finishes must be specified. A clear acrylic coating is standard on all Decor poles.

When selecting a pole strength class, care must be taken to ensure it will carry the desired EPA loading of arm and luminaire for the wind conditions at your location. If you are unsure of your location's wind condition, please reference Wind Map in General and Technical section.

StressCrete

LP-5

Streetlighting Arms and Accessories
Span concrete poles can be adapted to fit most arms or accessories. Our standards are detailed in the "Arms and Accessories" section of this catalog. If a specific item is not shown, please call your local representative or our sales office.

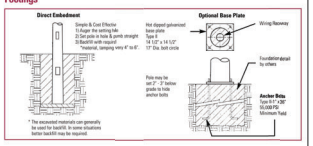
When requesting StressCrete to supply arms, please ensure compatability with luminaire.

Finishes
Mold finish is standard on all poles. If a decor or custom finish is desired it must be specified in the pole catalog number. Please see lower right front page for information, or turn to Decor section.

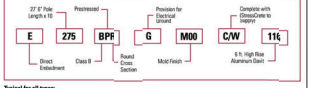
Standard Openings and Handholes
(For more detailed information, please reference General and Technical section.)
- 2 1/2" x 6" is the standard handhole be located 18" above grade. Both it and the tight fitting cover plate are available in non-metallic, non-conductive injection molded material or a rugged high density cast zinc.
- Standard coverplate fasteners are 1/4" stainless steel with either Allen (hex) head for the United States or black Robertson #3 (square) head in Canada. Tamperproof and non-standard fasteners are available but must be specified.
- Standard above grade wiring apertures vary with arm selection but are generally 1 1/4" diameter holes or 1 1/2" x 3" openings. Below grade apertures are 2 1/2" x 5" double openings 18" below grade in line with handhole.
- Non-standard sizes can be made available on request; please contact our sales office.
- Lengthwise slots or zinc inserts are available in 1/2 increments from 4" through 24".
- Through holes are nominal 1/2", 3/4", or 1".

Electrical Grounding
The last letter of our pole catalog numbe "G" specifies that the pole will be supplied complete with a #6 stranded copper ground wire. When properly connected, this will electrically ground the pole. If pole is not to be electrically grounded, simply delete th letter "G" from the catalog number.

Footings



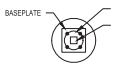
Typical Catalog Numbers



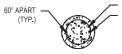
Typical for all types:
1. Select fooling type - direct embedment or base plug.
2. Select pole length - if direct embedded allow for embedment length.
3. Select shape and strength of pole.
4. If required, select provision for electrical grounding of pole.
5. If desired, select Decor color and finish.
6. Select luminaire mounting style - see arms and accessories.

LP-6

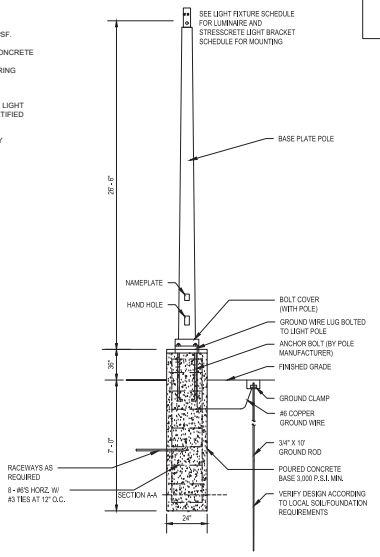
NOTES:
1. MINIMUM ALLOWABLE SOIL BEARING PRESSURE 3000 PSF. NOTIFY ENGINEER IF BEARING PRESSURE IS LESS.
2. 3000 PSI MINIMUM 28 DAY COMPRESSIVE STRENGTH CONCRETE WITH GRADE 60 REBAR.
3. IF WATER IS PRESENT IN HOLE, REMOVE BEFORE POURING CONCRETE.
4. FOUNDATION EXCAVATION SHALL BE BY 24" AUGER IN UNDISTURBED OR PROPERLY COMPACTED FILL. AN INSPECTION DURING THE CONSTRUCTION OF THE SITE LIGHT POLE MUST BE PERFORMED AND RECORDED BY A CERTIFIED SPECIAL INSPECTOR EMPLOYED BY THE OWNER.
5. AIR ENTRAINMENT: 4 TO 6%.
6. POLE SHALL BE CERTIFIED FOR 140 MPH WIND LOAD BY MANUFACTURER.



FOUNDATION PLAN

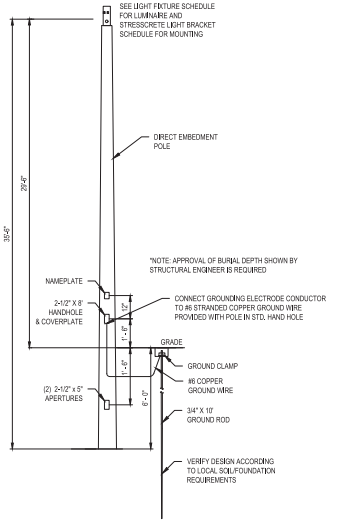


SECTION A-A



FOUNDATION ELEVATION

*NOTE: APPROVAL OF FOUNDATION BY STRUCTURAL ENGINEER IS REQUIRED



4 STRESSCRETE LIGHT BRACKET

1 POLE FOR POLE-MOUNTED LUMINAIRES

2 POLES IN PAVED AREAS

3 POLES IN LANSCAPED AREAS

cph
www.cphcorp.com
Building Better Communities Together
500 West Fulton Street
Sanford, FL 32771
Ph: 407.322.6841
Plans Prepared By:
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A Full Service A & E Firm

LICENSED TO PRACTICE PROFESSIONAL ENGINEERING No. 55524 STATE OF FLORIDA

No.	Date	Revision
1	08/28/25	PER CPH REVIEW
2	09/10/25	PER THE VILLAGES REVIEW

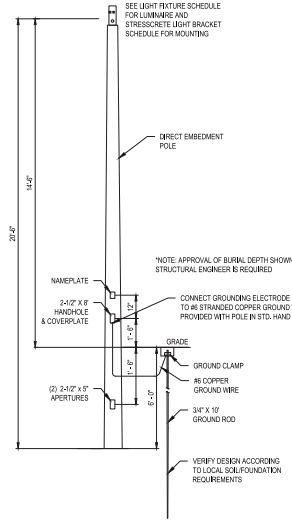
Designed: M. SOCHA
Drawn: B. HANSEN
Checked: L. AYALA
Job No.: W131415
Date: 04/11/25
© 2026

DETAILS

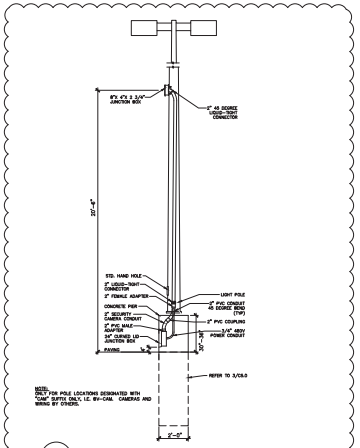
MAJOR SITE PLAN - WALMART
NEIGHBORHOOD MARKET 3009-1000-WNM-NEW
THE VILLAGES / MARION COUNTY / FLORIDA

THIS SHEET NOT VALID FOR CONSTRUCTION WITHOUT COMPLETE SET OF PLANS.

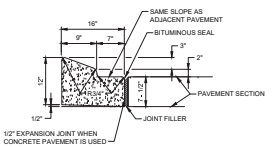
Sheet No.
C5.0



3A POLES IN LANSCAPED AREAS ⚠2



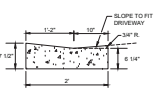
⚠4 POLE MOUNTED CAMERA



NOTES

1. THE CONCRETE FOR CURBS SHALL BE DEPARTMENT OF TRANSPORTATION CLASS "I" CONCRETE, AND HAVE A COMPRESSIVE STRENGTH OF 3000 PSI.
2. ALL CURBS SHALL HAVE CONTRACTION JOINTS AND SHALL BE CONSTRUCTED AT INTERVALS NOT TO EXCEED 10'- 0" ON CENTERS FOR ALL CURBS.

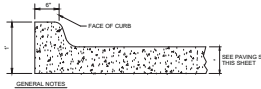
MOUNTABLE CURB DETAIL
N.T.S.



GENERAL NOTES

1. THE CONCRETE FOR CURBS SHALL BE DEPARTMENT OF TRANSPORTATION CLASS "I" CONCRETE, AND HAVE A COMPRESSIVE STRENGTH OF 3,000 PSI.
2. ALL CURBS SHALL HAVE CONTRACTION JOINTS AND SHALL BE CONSTRUCTED AT INTERVALS NOT TO EXCEED 10'- 0" ON CENTERS FOR ALL CURBS.

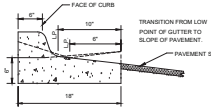
CONCRETE DROP CURB
N.T.S.



GENERAL NOTES

1. THE CONCRETE FOR CURBS SHALL BE DEPARTMENT OF TRANSPORTATION CLASS "I" CONCRETE, AND HAVE A COMPRESSIVE STRENGTH OF 4,000 PSI.
2. ALL CURBS SHALL HAVE CONTRACTION JOINTS AND SHALL BE CONSTRUCTED AT INTERVALS NOT TO EXCEED 10'- 0" ON CENTERS FOR ALL CURBS.

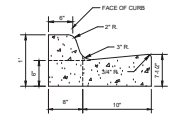
⚠1 **INTEGRAL CURB DETAIL**
N.T.S.



GENERAL NOTES

1. THE CONCRETE FOR CURBS SHALL BE DEPARTMENT OF TRANSPORTATION CLASS "I" CONCRETE, AND HAVE A COMPRESSIVE STRENGTH OF 3,000 PSI.
2. ALL CURBS SHALL HAVE CONTRACTION JOINTS AND SHALL BE CONSTRUCTED AT INTERVALS NOT TO EXCEED 10'- 0" ON CENTERS FOR ALL CURBS.

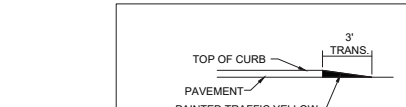
SPILL TYPE CURB AND AT SLOPE OF PAVEMENT
N.T.S.



GENERAL NOTES

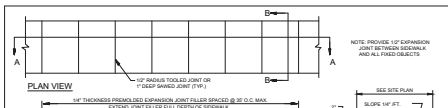
1. THE CONCRETE FOR CURBS SHALL BE DEPARTMENT OF TRANSPORTATION CLASS "I" CONCRETE, AND HAVE A COMPRESSIVE STRENGTH OF 3,000 PSI.
2. ALL CURBS SHALL HAVE CONTRACTION JOINTS AND SHALL BE CONSTRUCTED AT INTERVALS NOT TO EXCEED 10'- 0" ON CENTERS FOR ALL CURBS.

STANDARD CONCRETE CURB AND GUTTER DETAIL
N.T.S.

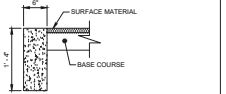


ELEVATION VIEW

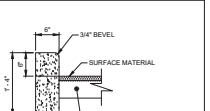
NOSE DOWN CURB DETAIL
N.T.S.



CONCRETE SIDEWALK
N.T.S.



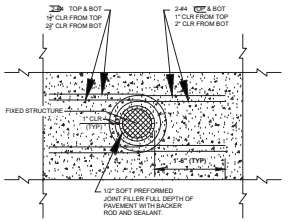
RIBBON CURB
N.T.S.



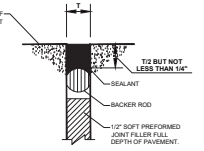
NOTES

1. THE CONCRETE FOR CURBS SHALL BE DEPARTMENT OF TRANSPORTATION CLASS "I" CONCRETE, AND HAVE A COMPRESSIVE STRENGTH OF 3000 PSI.
2. ALL CURBS SHALL HAVE CONTRACTION JOINTS AND SHALL BE CONSTRUCTED AT INTERVALS NOT TO EXCEED 10'- 0" ON CENTERS FOR ALL CURBS.

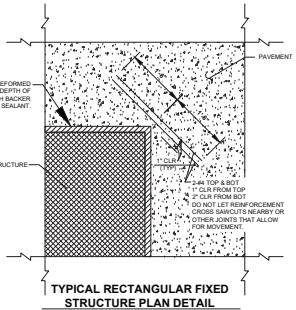
VERTICAL CURB
N.T.S.



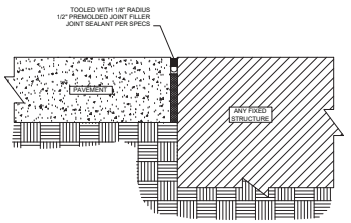
TYPICAL ROUND FIXED STRUCTURE PLAN DETAIL
USES: MANHOLES, LIGHT POLE BASES AND BOLLARDS



BACKER ROD AND SEALANT SECTION AT FIXED STRUCTURE



TYPICAL RECTANGULAR FIXED STRUCTURE PLAN DETAIL
USES: BUILDINGS, RETAINING WALLS/DOCK WALLS AND DROP INLETS



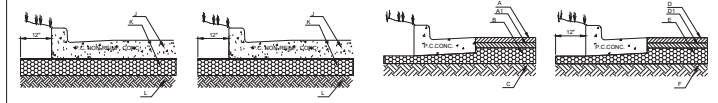
ISOLATION JOINT

NOTES:

ISOLATION JOINT TO BE USED FOR FIXED STRUCTURES SUCH AS BUILDINGS, RETAINING WALLS/DOCK WALLS, DROP INLETS, MANHOLES, LIGHT POLE BASES AND BOLLARDS.

PAVEMENT IS NOT CONSIDERED A FIXED STRUCTURE.

ISOLATION JOINT DETAILS
N.T.S.



J 5" STANDARD DUTY CONCRETE SURFACE COURSE WITH A MIN. 28 DAY COMPRESSIVE STRENGTH OF AT LEAST 4000 PSI. AND MIN. 28 DAY FLEXURAL STRENGTH (MODULUS OF RUPTURE) OF AT LEAST 600 POUNDS PER SQUARE INCH, BASED ON 3RD POINT LOADING OF CONCRETE BEAM TEST SAMPLES. 10' X 10' MAX. CONTROL JOINT SPACING @ 1 1/4 INCH DEPTH.

K 4" MINIMUM FREE DRAINING (K = 1 X 10^-3 CM/SEC) BASE COURSE COMPACTED TO AT LEAST 98% OF THE MODIFIED PROCTOR MAXIMUM DRY DENSITY (ASTM D-1557, AASHTO T-180) AND WITH A LIMEROCK BEARING RATIO OF AT LEAST 100.

L 4" MINIMUM FREE DRAINING (K = 1 X 10-3 CM/SEC) STABILIZED SUBGRADE COMPACTED TO AT LEAST 98% OF THE MODIFIED PROCTOR MAXIMUM DRY DENSITY (ASTM D-1557, AASHTO T-180) WITH A MINIMUM LIMEROCK BEARING RATIO OF 40.

⚠3 STANDARD DUTY CONCRETE PAVING

J 6" HEAVY DUTY CONCRETE SURFACE COURSE WITH A MIN. 28 DAY COMPRESSIVE STRENGTH OF AT LEAST 4000 PSI. AND MIN. 28 DAY FLEXURAL STRENGTH (MODULUS OF RUPTURE) OF AT LEAST 600 POUNDS PER SQUARE INCH, BASED ON 3RD POINT LOADING OF CONCRETE BEAM TEST SAMPLES. 12' X 12' MAX. CONTROL JOINT SPACING @ 1 1/2 INCH DEPTH.

K 4" MINIMUM FREE DRAINING (K = 1 X 10^-3 CM/SEC) BASE COURSE COMPACTED TO AT LEAST 98% OF THE MODIFIED PROCTOR MAXIMUM DRY DENSITY (ASTM D-1557, AASHTO T-180) AND WITH A LIMEROCK BEARING RATIO OF AT LEAST 100.

L 4" MINIMUM FREE DRAINING (K = 1 X 10-3 CM/SEC) STABILIZED SUBGRADE COMPACTED TO AT LEAST 98% OF THE MODIFIED PROCTOR MAXIMUM DRY DENSITY (ASTM D-1557, AASHTO T-180) WITH A MINIMUM LIMEROCK BEARING RATIO OF 40.

HEAVY DUTY CONCRETE PAVING

A 1.5" FDOT TYPE SP-9.5 ASPHALT SURFACE COURSE, TRAFFIC LEVEL C/D (MAX. 20% RECYCLED), PER FDOT SSRBC, SECTION 334.

A1 1.5" FDOT TYPE SP-12.5 ASPHALT BINDER COURSE, TRAFFIC LEVEL C/D (MAX. 20% RECYCLED), PER FDOT SSRBC, SECTION 334.

B 6" MINIMUM LIMEROCK OR CRUSHED CONCRETE BASE COMPACTED TO AT LEAST 98% OF THE MODIFIED PROCTOR MAXIMUM DRY DENSITY (ASTM D-1557, AASHTO T-180) AND WITH A LIMEROCK BEARING RATIO OF AT LEAST 100. LIMEROCK SHALL COMPLY WITH REQUIREMENTS OF THE CURRENT VERSION OF THE FDOT SSRBC, SECTION 200, AND SECTION 911 AND BE MINED OR SUPPLIED FROM AN FDOT APPROVED SOURCE. ALTERNATIVELY CRUSHED CONCRETE SHOULD BE SUPPLIED BY AN FDOT APPROVED PLANT WITH WITH QUALITY CONTROL PROCEDURES. THE GRADATION OF CRUSHED CONCRETE SHALL MEET THE CURRENT REQUIREMENTS OF AGGREGATE BASE PER SECTION 207, FDOT SSRBC, PAGES 206-208.

C 6" MINIMUM STABILIZED SUBGRADE COMPACTED TO AT LEAST 98% OF THE MODIFIED PROCTOR MAXIMUM DRY DENSITY (ASTM D-1557, AASHTO T-180), WITH A MINIMUM LIMEROCK BEARING RATIO OF 40. AS SPECIFIED BY THE CURRENT VERSION OF THE FDOT SSRBC CONSTRUCTION FOR TYPE B STABILIZED SUBGRADE, SECTION 160 AND SECTION 914. FOR CRUSHED CONCRETE BASE, SUBGRADE MATERIAL SHOULD BE "FREE DRAINING" (K= 1 x 10^-3 CM/SEC) AND THEREFORE CLAYEY SOILS OR OTHER IMPERMEABLE STABILIZATION MATERIAL SHOULD NOT BE USED FOR THE STABILIZED SUBGRADE WITH A CRUSHED CONCRETE BASE.

STANDARD DUTY ASPHALT PAVING

D 1.5" FDOT TYPE SP-9.5 ASPHALT SURFACE COURSE, TRAFFIC LEVEL C/D (MAX. 20% RECYCLED), PER FDOT SSRBC, SECTION 334.

D1 2.5" FDOT TYPE SP-12.5 ASPHALT BINDER COURSE, TRAFFIC LEVEL C/D (MAX. 20% RECYCLED), PER FDOT SSRBC, SECTION 334.

E 8" MINIMUM LIMEROCK OR CRUSHED CONCRETE BASE COMPACTED TO AT LEAST 98% OF THE MODIFIED PROCTOR MAXIMUM DRY DENSITY (ASTM D-1557, AASHTO T-180) AND WITH A LIMEROCK BEARING RATIO OF AT LEAST 100. LIMEROCK SHALL COMPLY WITH REQUIREMENTS OF THE CURRENT VERSION OF THE FDOT SSRBC, SECTION 200, AND SECTION 911 AND BE MINED OR SUPPLIED FROM AN FDOT APPROVED SOURCE. ALTERNATIVELY CRUSHED CONCRETE SHOULD BE SUPPLIED BY AN FDOT APPROVED PLANT WITH WITH QUALITY CONTROL PROCEDURES. THE GRADATION OF CRUSHED CONCRETE SHALL MEET THE CURRENT REQUIREMENTS OF AGGREGATE BASE PER SECTION 207, FDOT SSRBC, PAGES 206-208.

F 6" MINIMUM STABILIZED SUBGRADE COMPACTED TO AT LEAST 98% OF THE MODIFIED 12" PROCTOR MAXIMUM DRY DENSITY (ASTM D-1557, AASHTO T-180), WITH A MINIMUM LIMEROCK BEARING RATIO OF 40 AS SPECIFIED BY THE CURRENT VERSION OF THE FDOT SSRBC CONSTRUCTION FOR TYPE B STABILIZED SUBGRADE, SECTION 160 AND SECTION 914. FOR CRUSHED CONCRETE BASE, SUBGRADE MATERIAL SHOULD BE "FREE DRAINING" (K= 1 x 10^-3 CM/SEC) AND THEREFORE CLAYEY SOILS OR OTHER IMPERMEABLE STABILIZATION MATERIAL SHOULD NOT BE USED FOR THE STABILIZED SUBGRADE WITH A CRUSHED CONCRETE BASE.

HEAVY DUTY ASPHALT PAVING

CONCRETE PAVING NOTES:

1. AS AN ALTERNATE, IF RECOMMENDED "FREE DRAINING" MATERIALS ARE NOT AVAILABLE, AND VERY POOR DRAINAGE BASE MATERIAL SUCH AS CRUSHED CONCRETE AGGREGATE BASE MATERIAL OVER COMPACTED SUBGRADE IS USED, THE CONCRETE THICKNESS SHOULD BE INCREASED FROM FROM 5" TO 6" FOR STANDARD DUTY CONCRETE AND 6" TO 7" FOR HEAVY DUTY CONCRETE. THE STABILIZED SUBGRADE SHALL BE DENSIFIED TO AT LEAST 98 PERCENT OF MODIFIED PROCTOR TEST MAXIMUM DRY DENSITY (ASTM D1557/AASHTO T-180) TO A DEPTH OF AT LEAST 12 INCHES AND HAVE A MINIMUM LBR VALUE OF 40. THE 6" CONCRETE SHALL HAVE 10' X 10' MAX. CONTROL JOINT SPACING @ 1 1/2 INCH DEPTH. THE 7" CONCRETE SHALL HAVE 12' X 12' MAX. CONTROL JOINT SPACING @ 1 3/4 INCH DEPTH.

2. THE SURFACE OF SUBGRADE SOILS MUST BE LEVEL, AND ANY DISTURBANCES OR WHEEL RUTTING CORRECTED PRIOR TO PLACEMENT OF CONCRETE.

3. LAYOUT OF THE SAWCUT CONTROL JOINTS SHOULD FORM SQUARE PANELS, AND THE DEPTH OF THE SAWCUT JOINTS SHOULD BE 1/4 OF THE CONCRETE SLAB THICKNESS. THE CONTROL JOINTS SHOULD BE SAWED WITHIN 6 HOURS OF CONCRETE PLACEMENT OR AS SOON AS THE CONCRETE HAS SUFFICIENT STRENGTH TO SUPPORT WORKERS OR EQUIPMENT.

4. FOR FURTHER DETAILS ON CONCRETE PAVEMENT CONSTRUCTION, REFERENCE THE "GUIDE TO JOINTING OF NON-REINFORCED CONCRETE PAVEMENTS" PUBLISHED BY THE FLORIDA CONCRETE AND PRODUCTS ASSOCIATION, INC., AND "BUILDING QUALITY CONCRETE PARKING AREAS", PUBLISHED BY THE PORTLAND CEMENT ASSOCIATION.

PAVEMENT SECTIONS
(CPH DETAIL)
N.T.S.

cph
www.cphcorp.com
Building Better Communities Together
500 West Fulton Street
Sanford, FL 32771
Ph: 407.322.6841

Plans Prepared By:
CPH, LLC
A Full Service A & E Firm

LICENSED TO PRACTICE ENGINEERING No. 55524 STATE OF FLORIDA PROFESSIONAL ENGINEER

No.	Date	Revision
1	04/08/25	PER CPH/WAL MART REVIEW
2	08/28/25	PER CPH REVIEW
3	09/10/25	PER THE VILLAGES REVIEW

Designed: M. SOCHA
Drawn: B. HANSEN
Checked: L. AYALA
Job No.: W131415
Date: 04/11/25
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DETAILS

MAJOR SITE PLAN - WALMART
NEIGHBORHOOD MARKET 3009-1000-WNM-NEW
THE VILLAGES / MARION COUNTY / FLORIDA

THIS SHEET NOT VALID FOR CONSTRUCTION WITHOUT COMPLETE SET OF PLANS.

Sheet No.
C5.1

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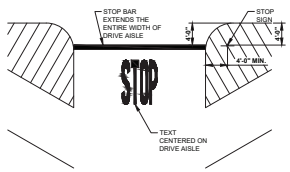
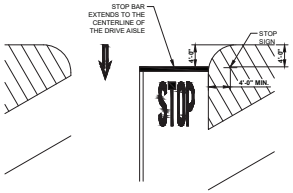
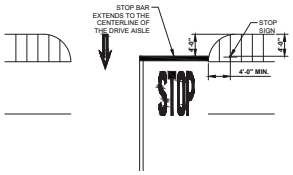


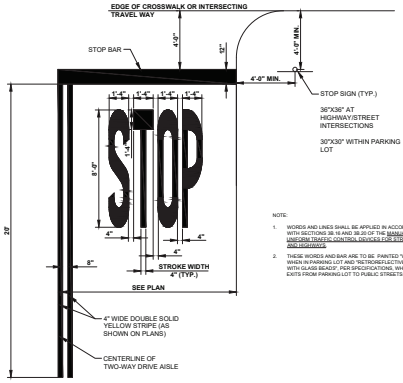
60° PARKING - ONE-WAY DRIVE AISLE



60° PARKING - TWO-WAY DRIVE AISLE



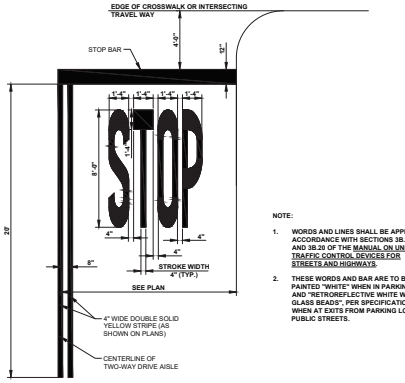
90° PARKING



STOP PAVEMENT MARKINGS - PARKING LOT WHERE INTERSECTING DRIVES ARE AT 90° WITH STOP SIGN (AS SHOWN ON PLANS)

N.T.S.

03/16/09



STOP PAVEMENT MARKINGS - PARKING LOT WHERE INTERSECTING DRIVES ARE AT 90° WITHOUT STOP SIGN (AS SHOWN ON PLANS)

N.T.S.

03/16/09

60° PARKING - TWO-WAY DRIVE AISLE

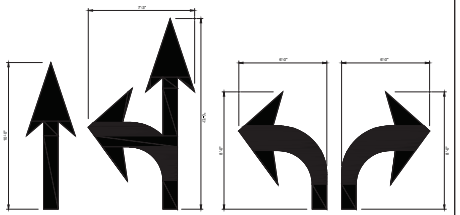
90° PARKING

NOTES:

1. WORDS AND ARROWS SHALL BE APPLIED IN ACCORDANCE WITH SECTION 3B.20 OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS.
2. THESE WORDS ARE TO BE PAINTED "RETROREFLECTIVE WHITE WITH GLASS BEADS", PER SPECIFICATIONS, WHEN AT EXITS FROM PARKING LOT TO PUBLIC STREETS.



"ONLY" PAVEMENT MARKING
AS INDICATED ON PLANS

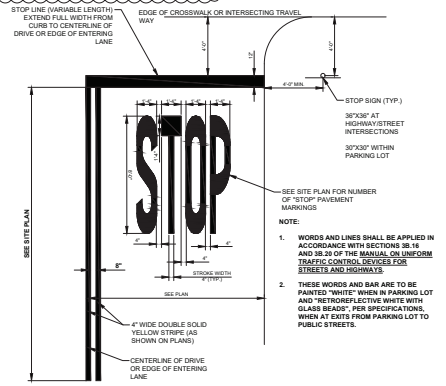


SOLID ARROW MARKINGS
AS INDICATED ON PLANS
PAINTED "RETROREFLECTIVE WHITE"

SOLID ARROW PAVEMENT MARKINGS

N.T.S.

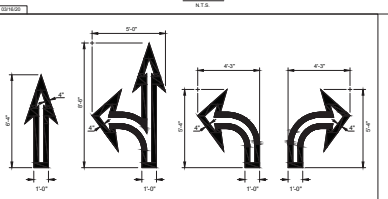
DTR/LTURN 04/28/14



STOP PAVEMENT MARKINGS - STREETS AND ROADS

N.T.S.

03/16/09

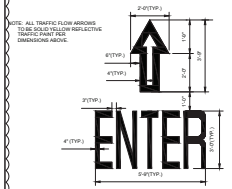


OPEN ARROW MARKINGS
AS INDICATED ON PLANS
PAINTED "WHITE"

OPEN ARROW PAVEMENT MARKINGS

N.T.S.

DTR/LTURN 04/28/14



"ENTER" PAVEMENT MARKER W/ARROW

N.T.S.

ETENTER 12/17/04

cph
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Sanford, FL 32771
Ph: 407.322.6841

Plans Prepared By:
CPH, LLC
A Full Service A & E Firm

LICENSED PROFESSIONAL ENGINEER
No. 55524
STATE OF FLORIDA

No.	Date	Revision
1	06/10/25	PER CPH REVIEW

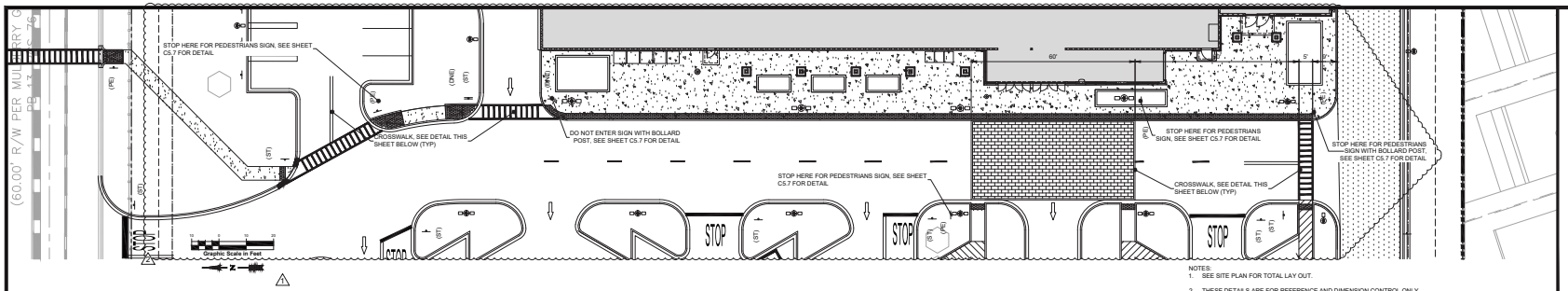
Designed: M. SOCHA
Drawn: B. HANSEN
Checked: L. AYALA
Job No.: W131415
Date: 04/11/25
© 2026

DETAILS

MAJOR SITE PLAN - WALMART NEIGHBORHOOD MARKET 3009-1000-WNM-NEW
THE VILLAGES / MARION COUNTY / FLORIDA

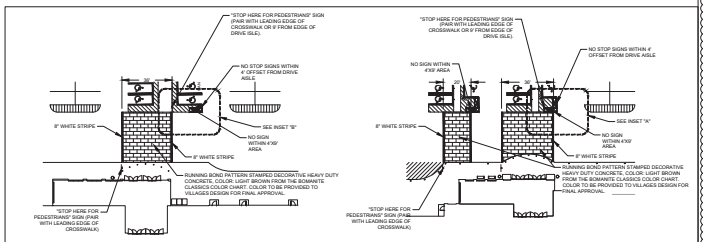
THIS SHEET NOT VALID FOR CONSTRUCTION WITHOUT COMPLETE SET OF PLANS.

Sheet No.
C5.2



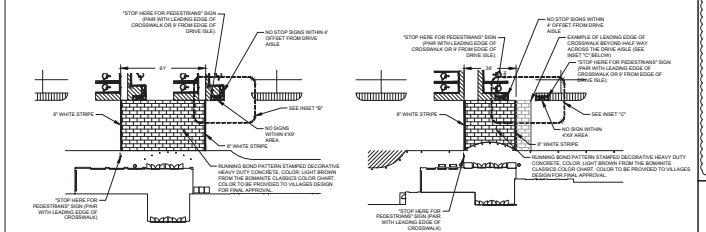
CROSSWALK AND PEDESTRIAN CROSSING SIGNS

NOTES:
1. SEE SITE PLAN FOR TOTAL LAY OUT.
2. THESE DETAILS ARE FOR REFERENCE AND DIMENSION CONTROL ONLY.
3. ALL DIMENSIONS ARE TO C/L OF STRIPE UNLESS OTHERWISE INDICATED.
4. ALL COLORS AS SHOWN OR SPECIFIED BY LOCAL CODES.
5. ACCESSIBLE SPACE STRIPING SHALL BE CONSTRUCTED PER FDOT INDEX NO. 711-001



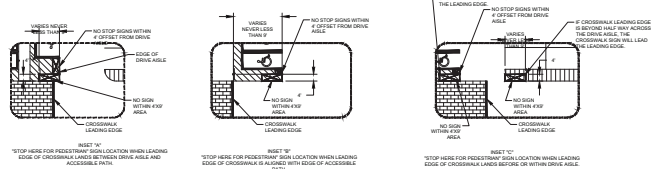
CROSSWALK OFF-SET FROM CENTER OF VESTIBULE

CROSSWALK OFF-SET FROM CENTER OF VESTIBULE



CROSSWALK CENTERED ON VESTIBULE

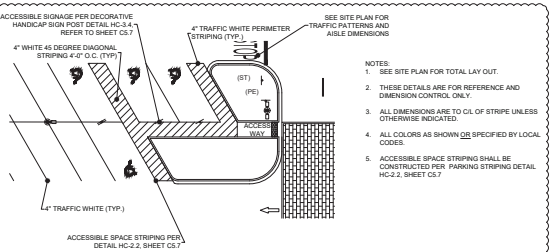
CROSSWALK CENTERED ON VESTIBULE



NOTES:
1. REFERENCE EACH VESTIBULE ON THE SITE PLAN FOR FINAL LAYOUT, DIMENSIONS AND SIGN LOCATION.
2. SEE INSETS "A", "B" AND "C" FOR SIGN LOCATION FOR EACH OF THE THREE OPTIONS.

SIGN LOCATION AND VESTIBULE CROSSWALK STRIPING

N.T.S.

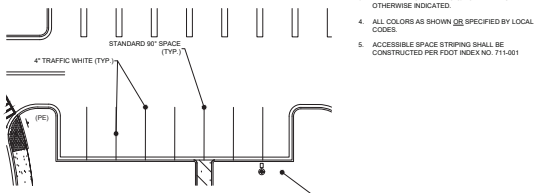


60° STRIPING DETAIL

ACCESSIBLE STALLS PARKING STRIPING

N.T.S.

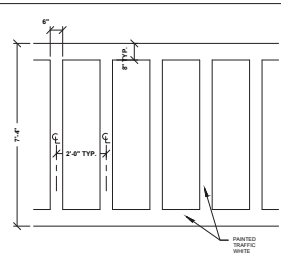
NOTES:
1. SEE SITE PLAN FOR TOTAL LAY OUT.
2. THESE DETAILS ARE FOR REFERENCE AND DIMENSION CONTROL ONLY.
3. ALL DIMENSIONS ARE TO C/L OF STRIPE UNLESS OTHERWISE INDICATED.
4. ALL COLORS AS SHOWN OR SPECIFIED BY LOCAL CODES.
5. ACCESSIBLE SPACE STRIPING SHALL BE CONSTRUCTED PER FDOT INDEX NO. 711-001



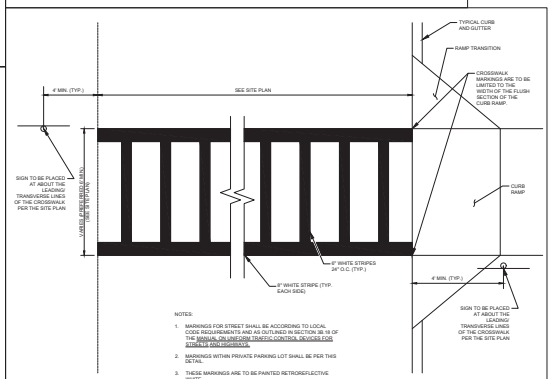
90° STRIPING DETAIL

STANDARD PARKING STRIPING

N.T.S.



PICKUP CROSSWALK MARKING
N.T.S.



NOTES:
1. MARKINGS FOR STREET SHALL BE ACCORDING TO LOCAL TRAFFIC REQUIREMENTS AND AS OUTLINED IN SECTION 3B.18 OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS.
2. MARKINGS WITHIN PRIVATE PARKING LOT SHALL BE PER THIS DETAIL.
3. THESE MARKINGS ARE TO BE PAINTED RETROREFLECTIVE WHITE.

CROSSWALK MARKING W/ LONGITUDINAL STRIPES

N.T.S.

cph
www.cphcorp.com
Building Better Communities Together
500 West Fulton Street
Sanford, FL 32771
Ph: 407.322.6841
Plans Prepared By:
CPH, LLC
A Full Service A & E Firm

LICENSED PROFESSIONAL ENGINEER No. 55524 STATE OF FLORIDA

No.	Date	Revision
1	02/13/26	PER CPH REVIEW
2	11/14/25	PER COUNTY REVIEW

Designed: M. SOCHA
Drawn: B. HANSEN
Checked: L. AYALA
Job No.: W131415
Date: 04/11/25
© 2026

DETAILS

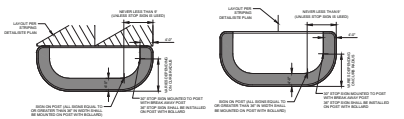
MAJOR SITE PLAN - WALMART
NEIGHBORHOOD MARKET 3009-1000-WNM-NEW
THE VILLAGES / MARION COUNTY / FLORIDA

THIS SHEET NOT VALID FOR CONSTRUCTION WITHOUT COMPLETE SET OF PLANS.

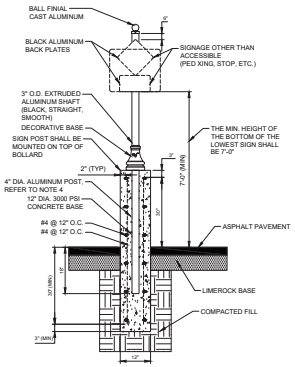
Sheet No.
C5.3

J:\W131415\Civil\DWG_Current_Plan_Set\DETAILS.dwg, 7/24/2026 3:02:31 PM, Benjamin Hansen,

NOTE:
ALL SIGNS, SIGN POSTS AND MOUNTING BASES ARE TO FOLLOW THE REQUIREMENTS OF THE VILLAGES, SEE DETAIL THIS SHEET. ⚠

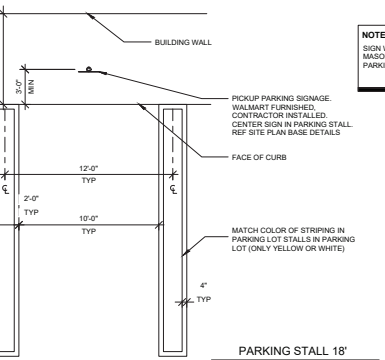


SIGN MOUNTING AND BASE PLACEMENT WITHIN PARKING LOT
N.T.S.



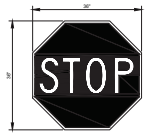
SIGN MOUNTING AND BASE PLACEMENT WITHIN PARKING LOT
N.T.S.

CPH MODIFIED WALMART DETAIL TO CONFORM TO THE VILLAGES STANDARDS



PARKING STALL 18'
N.T.S.

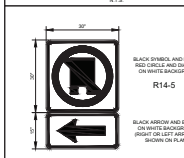
NOTE TO CONTRACTOR:
SIGN WILL BE MOUNTED DIRECTLY TO WALL W/ (4) 1/4" MASONRY SCREWS AT EACH SIGN IF CANOPY OR PARKING SPACE IS WITHIN 8'-0" OF BUILDING.



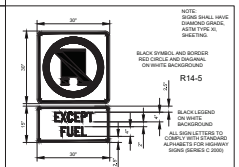
36"X36" "STOP" SIGN
WITHIN PARKING LOT
N.T.S.



"RIGHT TURN ONLY" SIGN
N.T.S.



"TRUCK TRAFFIC PROHIBITED" SIGN
N.T.S.



"TRUCK TRAFFIC PROHIBITED"
WITH "EXCEPT FUEL" SIGN
N.T.S.

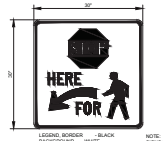
(SEE DIRECTION INDICATED AT SYMBOL)



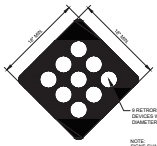
R3-8

ADVANCE INTERSECTION
LANE CONTROL SIGNS
N.T.S.

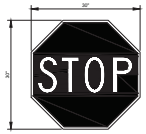
NOTES:
1. 30"x30" SIGN SHALL BE MOUNTED ON A 4" DIAMETER VILLAGE STANDARD DECORATIVE SIGN POST
2. SIGNS SHALL HAVE DIAMOND GRADE, ASTM TYPE XI, SHEETING.



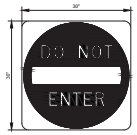
"STOP HERE FOR PEDESTRIANS" SIGN
N.T.S.



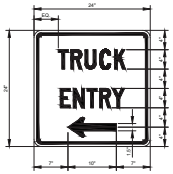
"END OF ROADWAY" SIGN
N.T.S.



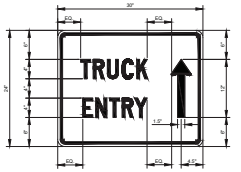
30"X30" "STOP" SIGN
WITHIN PARKING LOT
N.T.S.



"DO NOT ENTER"
SIGN
N.T.S.



"TRUCK ENTRY"
SIGN (W/ ARROW)
N.T.S.

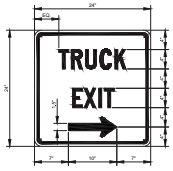


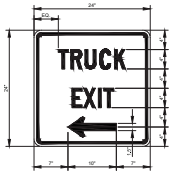


"NO THRU TRAFFIC
⚠RESIDENTS ONLY" SIGN
N.T.S.

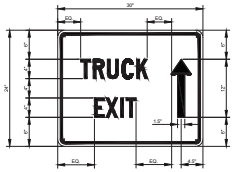


"NO PARKING - LOADING
ZONE" SIGN
N.T.S.





"TRUCK EXIT"
SIGN (W/ ARROW)
N.T.S.



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www.cphcorp.com
Building Better Communities Together
500 West Fulton Street
Sanford, FL 32771
Ph: 407.322.6841

Plans Prepared By:
CPH, LLC
A Full Service A & E Firm

LICENSED PROFESSIONAL ENGINEER
No. 55524
STATE OF FLORIDA

No.	Date	Revision
1	02/13/26	PER CPH REVIEW
2	08/28/25	PER CPH REVIEW

Designed: M. SOCHA
Drawn: B. HANSEN
Checked: L. AYALA
Job No.: W131415
Date: 04/11/25
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DETAILS

MAJOR SITE PLAN - WALMART
NEIGHBORHOOD MARKET 3009-1000-WNM-NEW
THE VILLAGES / MARION COUNTY / FLORIDA

THIS SHEET NOT VALID FOR CONSTRUCTION WITHOUT COMPLETE SET OF PLANS.

Sheet No.
C5.4

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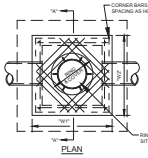
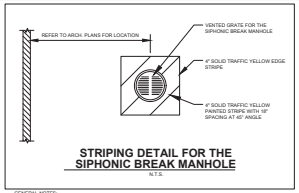
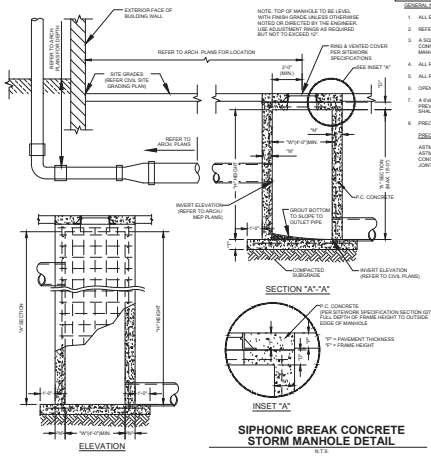








NOTE: TOP OF MANHOLE TO BE LEVEL WITH FINISH GRADE UNLESS OTHERWISE NOTED OR DIRECTED BY THE ENGINEER. USE ADJUSTMENT RINGS AS REQUIRED BUT NOT TO EXCEED 12".

GENERAL NOTES:

1. ALL EXPOSED CORNERS TO HAVE 3/4" CHAMFER.
2. REFER GRADING PLAN FOR PIPE SIZES, LOCATIONS, AND INVERTS.
3. A SQUARE OR RECTANGULAR MANHOLE MAY BE USED IN LIEU OF A ROUND MANHOLE. PIPES SHALL CONNECT TO THE ENDS OR SIDES OF THE MANHOLE. CONNECTION SHALL NOT BE MADE AT CORNERS OF MANHOLE.
4. ALL REINFORCING BARS TO BE GRADE 60.
5. ALL REINFORCING BARS TO HAVE 2" COVER.
6. OPENINGS FOR INLET & OUTLET PIPES ARE LOCATED AS REQUIRED PER GRADING PLAN.
7. A 6'x6' PAINTED STRIPED AREA SHALL BE CENTERED ON THE SIPHONIC BREAK STORM MANHOLE TO PREVENT ANY PARKING OR COVERING OF THE VENTED GRATE WITH ANY OBJECTS. THIS STRIPED AREA SHALL BE PAINTED WITH 4" SOLID TRAFFIC YELLOW STRIPES WITH 18" SPACING AT 45° ANGLE.
8. PRECAST MANHOLE MAY BE USED UNLESS OTHERWISE NOTED OR DIRECTED BY THE ENGINEER.

PRECAST MANHOLE SPECIFICATIONS

ASTM C478 - PRECAST REINFORCED CONCRETE MANHOLE SECTIONS
ASTM C913 - PRECAST CONCRETE WATER AND WASTEWATER STRUCTURES
CONCRETE: 4000 PSI AE (MIN.)
JOINT: WATERTIGHT RUBBER GASKET

REINFORCEMENT SCHEDULE, BASE	
SECTION	
"A"	#4's @ 6" E.W.

TABLE OF "W" DIMENSIONS

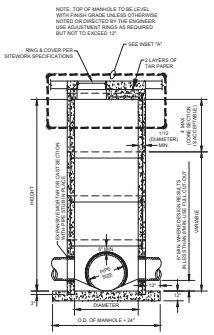
PIPE SIZE	SKEW OF CROSS DRAIN		
SINGLE	STRAIGHT	30°	45°
24"	4'-0"	6'-0"	4'-10"
30"	4'-0"	4'-7"	5'-6"
36"	4'-0"	5'-3"	6'-0"
42"	5'-0"	5'-11"	7'-0"
48"	5'-10"	6'-7"	8'-0"
60"	7'-0"	7'-10"	9'-6"
DOUBLE	FOR "A" DIMENSION ONLY		
24"	7'-0"	7'-10"	9'-5"
30"	8'-3"	8'-3"	11'-0"
36"	9'-4"	10'-6"	12'-6"
42"	10'-6"	11'-10"	14'-0"
48"	11'-8"	12'-3"	15'-10"

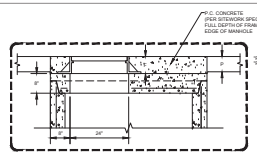
REINFORCEMENT SCHEDULE, WALLS			
SECTION	WIDTH ("W")	HOR.	VERT.
"A"	4'	#4's @ 9"	#4's @ 10"
	BETWEEN 4' & 7'	#5's @ 9"	#4's @ 10"
	GREATER THAN 7'	#5's @ 6 1/2"	#5's @ 10"

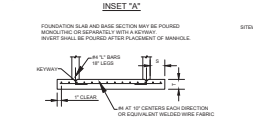
TABLE OF "T" & "N" DIMENSIONS

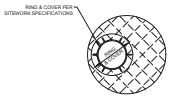
SECTION	WIDTH ("W")	"T"	"N"	"O"
"A"	BETWEEN 4' & 7'	6" + PIPE THICKNESS	8"	6"
	GREATER THAN 7'	6" + PIPE THICKNESS	8"	8"

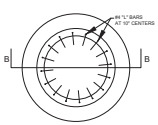
REINFORCEMENT SCHEDULE, TOP		
DIMENSIONS	STEEL	SPECIAL PATTERN
W1 = 7' OR LESS	#4's @ 6" E.W.	DIAGONAL @ COVER
W2 = 7' OR LESS	#4's @ 6" E.W.	DIAGONAL @ COVER
W1 = 7' OR LESS	#4's @ 6" E.W.	DIAGONAL @ COVER
W2 = 7' OR GREATER	#4'S @ 6" E.W.	DIAGONAL @ COVER
W1 = 7' OR GREATER	#4's @ 6" E.W.	DIAGONAL @ COVER
W2 = 7' OR GREATER	#4's @ 6" E.W.	DIAGONAL @ COVER



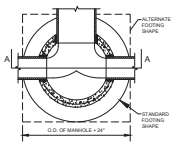


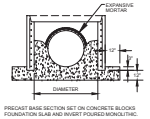






BASE SECTION DIMENSIONS	
SIZE OF PIPE	MIN. DIA.
24" OR SMALLER	48"
30" - 36"	60"
42" - 48"	72"

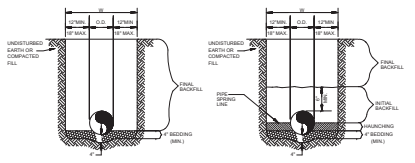




PRECAST MANHOLE
N.T.S.

GENERAL NOTES:

1. PRECAST MANHOLE SHALL BE MANUFACTURED PER LATEST ASTM C478 AND C913 SPECIFICATIONS.
2. THE CONFIGURATION DETAILS SHOWN ARE DESCRIPTIVE ONLY AND MAY BE VARIED TO CONFORM WITH AN ESTABLISHED MANUFACTURING PROCEDURE.
3. FORMED OR CUT OUT OPENINGS SHALL BE PROVIDED WHERE PIPE INLETS AND OUTLETS ARE SHOWN ON THE PLANS.
4. THE TOP OF THE INLET SHALL NOT BE SET BELOW THE TOP OF THE OUTLET PIPE.
5. REINFORCEMENT SHALL BE CUT AT PIPE OPENINGS.
6. WHERE PIPES DO NOT ENTER OR EXIT RADIALLY, USE NEXT LARGER SIZE MANHOLE.
7. CIRCUMFERENTIAL REINFORCEMENT SIZE AND PLACEMENT SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS TO A MAXIMUM DEPTH OF 20 FEET. OVER 20 FOOT DEPTH CIRCUMFERENTIAL REINFORCEMENT IS INCREASED TO 0.24 SQUARE INCHES STEEL REQUIRED PER LINEAR FOOT, TO A MAXIMUM DEPTH OF 30 FEET.
8. FOR PIPE CONNECTIONS, A RUBBER GASKET IN ACCORDANCE WITH ASTM RUBBER GASKET SPECIFICATIONS C443 OR C923 AND CAST INTEGRALLY IN MANHOLE MAY BE USED AS AN ALTERNATE TO EXPANSIVE MORTAR.

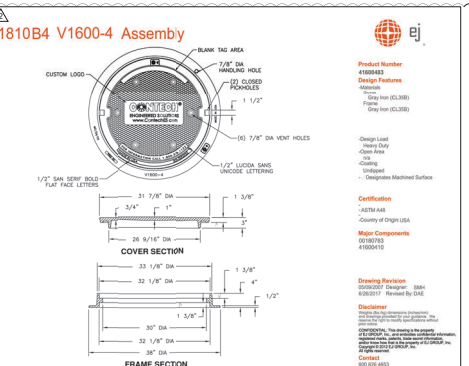


GENERAL NOTES

1. BEDDING SHALL BE CLASS I-A WORKED BY HAND. IF GROUNDWATER IS ANTICIPATED, THEN BEDDING SHALL BE CLASS I-B COMPACTED TO 95% STANDARD PROCTOR.
2. HAUNCHING SHALL BE WORKED AROUND THE PIPE BY HAND TO ELIMINATE VOIDS AND SHALL BE CLASS I-A OR CLASS I-B OR CLASS II COMPACTED TO 90% PROCTOR.
3. INITIAL BACKFILL SHALL BE CLASS I-A WORKED BY HAND, OR CLASS I-B OR CLASS II COMPACTED TO 95% STANDARD PROCTOR.
4. INITIAL BACKFILL NOT UNDER PAVED AREAS CAN BE CLASS III COMPACTED TO 90% STANDARD PROCTOR.
5. FINAL BACKFILL SHALL BE CLASS I, II, OR III COMPACTED AS NOTED IN NOTES 3. AND 4.
6. FINAL BACKFILL NOT UNDER PAVED AREAS CAN BE CLASS I-A COMPACTED TO 95% STANDARD PROCTOR.
7. ALL MATERIALS ARE CLASSIFIED IN ACCORDANCE WITH ASTM D 2321-LATEST EDITION.
8. ALL MATERIALS SHALL BE INSTALLED IN MAXIMUM 8" LOOSE LIFTS IN ACCORDANCE WITH ASTM D 698, CLASS III AND IV-A COMPACTED TO 95% STANDARD PROCTOR NEAR OPTIMUM MOISTURE CONTENT.
9. FILL SALVAGED FROM EXCAVATION SHALL BE FREE OF DEBRIS, ORGANICS AND ROCKS LARGER THAN 3".
10. ALL TRENCH EXCAVATIONS SHALL BE SLOPED, SHORED, SHEETED, BRACED, OR OTHERWISE SUPPORTED IN COMPLIANCE WITH OSHA REGULATIONS AND LOCAL ORDINANCES. (SEE SPECIFICATIONS)

STORM SEWER TRENCH AND BEDDING
N.T.S.

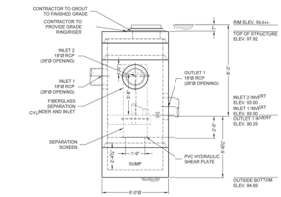
DTTRENCH | 12/20/04





MATERIAL LIST (PROVIDED BY CONTECH)			
COUNT	DESCRIPTION		INSTALLED BY
1	2015-5 CONCENTRIC FIBERGLASS INSERT.		CONTECH
1	2015, 2400 micron, 2.17 O.F. x 1.47 SCREEN, GREEN FLANGE UP		CONTECH
1	20, 30, 48 SERIES HARDWARE KIT		CONTECH
1	20 SERIES, 1.5 FT. TALL CYLINDER EXTENSION		CONTRACTOR
1	20 SERIES PVC HYDRAULIC SHEAR PLATE*		CONTECH
1	SEALANT FOR JOINTS		CONTRACTOR
1	30"Ø X 4" FRAME AND COVER, EJ #41606483, OR EQUIV.		CONTRACTOR

* SEE HYDRAULIC SHEAR PLATE DETAIL



GENERAL NOTES

1. CONTECH TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
2. FOR FABRICATION DRAWING WITH DETAILED STRUCTURE DIMENSIONS AND WEIGHT, PLEASE CONTACT YOUR CONTECH REPRESENTATIVE OR CONTECH ENGINEERED SOLUTIONS LLC.
3. CDS WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING. CONTRACTOR TO CONFIRM STRUCTURE MEETS REQUIREMENTS OF PROJECT.
4. CONTRACTOR TO CONFIRM ALL ELEVATIONS AND DIMENSIONS PRIOR TO CONSTRUCTION. INVERT ELEVATIONS, RIM ELEVATIONS, AND GROUNDWATER ELEVATION AT OR BELOW THE OUTLET PIPE INVERT ELEVATION, ENGINEER OF RECORD TO CONFIRM ACTUAL GROUNDWATER ELEVATION. CATTAILS SHALL MEET ASHTO M209 AND BE CAST WITH THE CONTECH LOGO.
5. IF REQUIRED, PVC HYDRAULIC SHEAR PLATE IS PLACED ON SHELF AT BOTTOM OF SCREEN CYLINDER. REMOVE AND REPLACE AS NECESSARY DURING MAINTENANCE CLEANING.
6. CDS STRUCTURE SHALL BE PRECAST CONCRETE CONFORMING TO ASTM C-478 AND AASHTO LOAD FACTOR DESIGN METHOD.

INSTALLATION NOTES

A. CDS DESIGN, BACKFILL DEPTH, AND/OR ANTI-FLOTATION PROVISIONS ARE SITE-SPECIFIC DESIGN CONSIDERATIONS AND SHALL BE SPECIFIED BY ENGINEER OF RECORD.
B. CONTRACTOR TO PROVIDE EQUIPMENT WITH SUFFICIENT LIFTING AND REACH CAPACITY TO LIFT AND SET THE CDS MANHOLE STRUCTURE.
C. CONTRACTOR TO INSTALL JOINT SEALANT BETWEEN ALL STRUCTURE SECTIONS AND ASSEMBLE STRUCTURE.
D. ALL PIPE CENTERLINES TO ENTER CDS STRUCTURE RADIALLY (NO CHIMNEY OUTLET PIPES). MITCH PIPE INVERTS WITH ELEVATIONS SHOWN.
E. ALL PIPE CENTERLINES TO ANTI-CHIPPIE OPENING CENTERLINES.
F. CONTRACTOR TO TAKE APPROPRIATE MEASURES TO ASSURE UNIT IS WATER TIGHT, HOLDING WATER TO FLOWLINE INVERT MINIMUM. IT IS SUGGESTED THAT ALL JOINTS BELOW PIPE INVERTS ARE GROUTED.

STRUCTURE WEIGHT
APPROXIMATE HEAVIEST PICK = 11000 LBS
STRUCTURE IS DELIVERED IN 4 *PIECES

MAX FOOTPRINT = 6.0X12

CONTECH PROPOSAL DRAWING

RAK-GCS LAYOUT 13

CDS2015-5-C - 8709-46 - 010
WALMART NEIGHBORHOOD MARKET
3009 - 1000-WNM-NEW
STORE NO. 10-0-4-FL
SITE DESIGNATION: WOJ

CONTECH ENGINEERED SOLUTIONS LLC
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800.338.1122
513.645.7000
513.645.7993 FAX

12/11/25
JRS
JRS
SCALE: NTS
DRAWING NO. C10
SHEET 1 OF 1

No.	Date	Revision
1	12/17/25	PLAN REVISION PER VARIOUS REVIEWS
0	08/28/25	PER CPH REVIEW

Designed: M. SOCHA
Drawn: B. HANSEN
Checked: L. AYALA
Job No.: W131415
Date: 04/11/25
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Building Better Communities Together
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Ph: 407.322.6841

Plans Prepared By:
CPH, LLC
A Full Service A & E Firm

LICENSED PROFESSIONAL ENGINEER No. 55524 STATE OF FLORIDA

DETAILS

MAJOR SITE PLAN - WALMART
NEIGHBORHOOD MARKET 3009-1000-WNM-NEW
THE VILLAGES / MARION COUNTY / FLORIDA

THIS SHEET NOT VALID FOR CONSTRUCTION WITHOUT COMPLETE SET OF PLANS.

Sheet No.
C5.5

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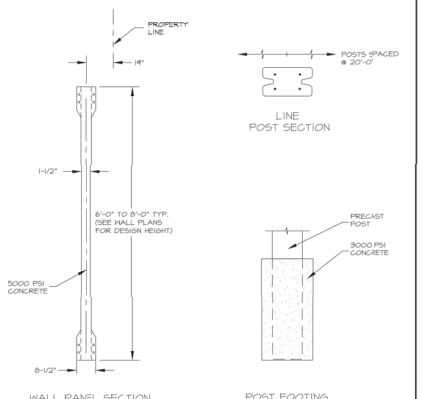

NOTE: DESIGN, MANUFACTURE & INSTALLATION BY PERMACAST

ISSUE DATE 5-8-17 — NOT TO SCALE

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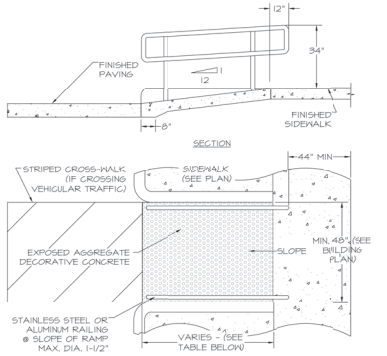
REVISIONS	4-1-22

PRECAST WALL DETAIL — PAGE S-1.2



HANDICAP RAMPS

SIDEWALK SLOPE	MIN. RAMP LENGTH (FT.)
0.00 %	6.00
0.25 %	6.19
0.50 %	6.39
0.75 %	6.60
1.00 %	6.82
1.25 %	7.06
1.50 %	7.32
1.75 %	7.60
2.00 %	7.90

ISSUE DATE 5-8-17 — NOT TO SCALE

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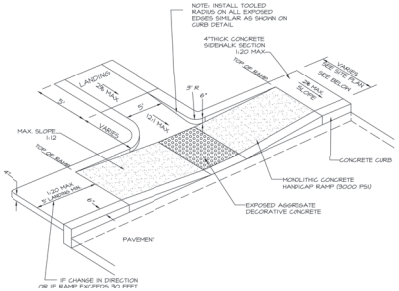
REVISIONS	2-1-19

CURB HANDICAP RAMP DETAIL — PAGE HC-1.2



* 4'-0" MIN.

SIDEWALK WIDTH REQUIREMENTS

5' MIN. IF NOT ADJACENT TO HANDICAP PARKING

7' MIN. IF ADJACENT TO HANDICAP PARKING

HANDICAP RAMPS

SIDEWALK SLOPE	MIN. RAMP LENGTH (FT.)
0.00 %	6.00
0.25 %	6.19
0.50 %	6.39
0.75 %	6.60
1.00 %	6.82
1.25 %	7.06
1.50 %	7.32
1.75 %	7.60
2.00 %	7.90

2 OF 4

ISSUE DATE 5-8-17 — NOT TO SCALE

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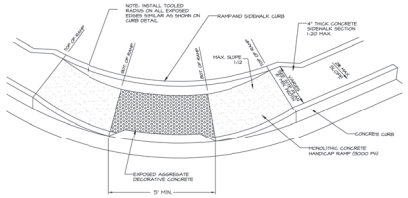
REVISIONS	2-1-19	2-1-19

SIDEWALK HANDICAP RAMP DETAIL — PAGE HC-1.3



* 4'-0" MIN.

HANDICAP RAMPS

SIDEWALK SLOPE	MIN. RAMP LENGTH (FT.)
0.00 %	6.00
0.25 %	6.19
0.50 %	6.39
0.75 %	6.60
1.00 %	6.82
1.25 %	7.06
1.50 %	7.32
1.75 %	7.60
2.00 %	7.90

3 OF 4

ISSUE DATE 5-8-17 — NOT TO SCALE

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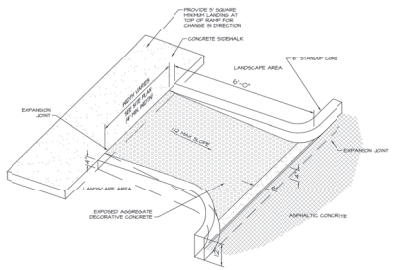
REVISIONS	2-1-19

SIDEWALK HANDICAP RAMP DETAIL — PAGE HC-1.3



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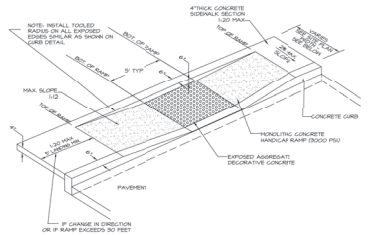
REVISIONS	2-1-19

RETURNED CURB HANDICAP DETAIL — PAGE HC-1.4



* 4'-0" MIN.

SIDEWALK WIDTH REQUIREMENTS

5' MIN. IF NOT ADJACENT TO HANDICAP PARKING

7' MIN. IF ADJACENT TO HANDICAP PARKING

HANDICAP RAMPS

SIDEWALK SLOPE	MIN. RAMP LENGTH (FT.)
0.00 %	6.00
0.25 %	6.19
0.50 %	6.39
0.75 %	6.60
1.00 %	6.82
1.25 %	7.06
1.50 %	7.32
1.75 %	7.60
2.00 %	7.90

1 OF 4

ISSUE DATE 5-8-17 — NOT TO SCALE

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REVISIONS	2-1-19

SIDEWALK HANDICAP RAMP DETAIL — PAGE HC-1.3

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Sanford, FL 32771
Ph: 407.322.6841

Plans Prepared By:
CPH, LLC
A Full Service A & E Firm

Leopoldo J. Ayala
59241 FL

No.	Date	Revision

Designed: M. SOCHA
Drawn: B. HANSEN
Checked: L. AYALA
Job No.: W131415
Date: 04/11/25 © 2026

VILLAGES DETAILS

MAJOR SITE PLAN - WALMART
NEIGHBORHOOD MARKET 3009-1000-WNM-NEW
THE VILLAGES / MARION COUNTY / FLORIDA

THIS SHEET NOT VALID FOR CONSTRUCTION WITHOUT COMPLETE SET OF PLANS.

Sheet No.
C5.6

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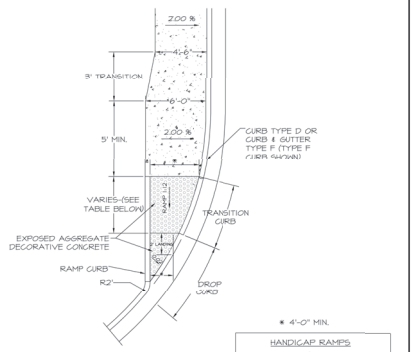

WITHOUT UTILITY STRIP

HANDICAP RAMPS

SIDEWALK SLOPE	MIN. RAMP LENGTH (FT.)
0.00 %	6.00
0.25 %	6.19
0.50 %	6.38
0.75 %	6.60
1.00 %	6.82
1.25 %	7.06
1.50 %	7.32
1.75 %	7.60
2.00 %	7.90

ISSUE DATE 5-8-17 — NOT TO SCALE

REVISIONS	2-1-19

CURB CUT RAMP DETAIL — PAGE HC-1.5

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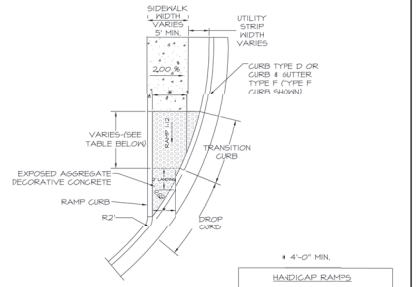

HANDICAP RAMPS

SIDEWALK SLOPE	MIN. RAMP LENGTH (FT.)
0.00 %	6.00
0.25 %	6.19
0.50 %	6.38
0.75 %	6.60
1.00 %	6.82
1.25 %	7.06
1.50 %	7.32
1.75 %	7.60
2.00 %	7.90

ISSUE DATE 5-8-17 — NOT TO SCALE

REVISIONS	2-1-19

CURB CUT RAMP WITH UTILITY STRIP DETAIL — PAGE HC-1.6

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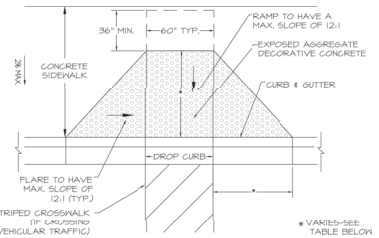

NOTE: 12:1 MAX SLOPE REQ'D

HANDICAP RAMPS

SIDEWALK SLOPE	MIN. RAMP LENGTH (FT.)
0.00 %	6.00
0.25 %	6.19
0.50 %	6.38
0.75 %	6.60
1.00 %	6.82
1.25 %	7.06
1.50 %	7.32
1.75 %	7.60
2.00 %	7.90

ISSUE DATE 5-8-17 — NOT TO SCALE

REVISIONS	2-1-19

FLARED HANDICAP RAMP DETAIL — PAGE HC-1.1

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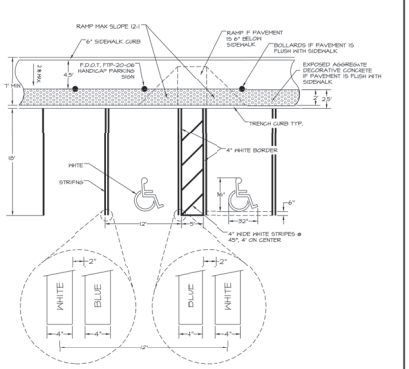

NOTE:
WHEELCHAIR SYMBOL TO BE IN CENTER OF PARKING SPACE

ISSUE DATE 5-8-17 — NOT TO SCALE

REVISIONS	2-1-19	4-1-22

HANDICAP PARKING STRIPING DETAIL — PAGE HC-2.2

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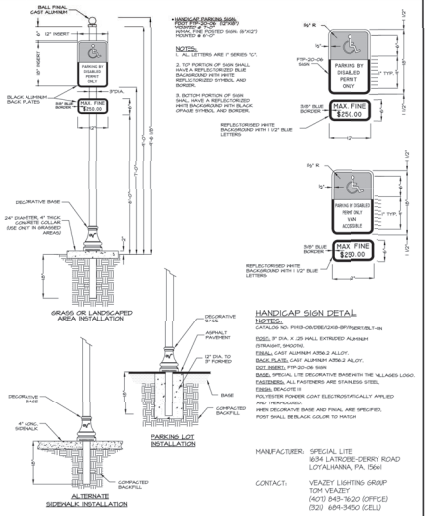

HANDICAP SIGN DETAIL

NOTES:
CATALOG NO. FHR3-06/DBE/12X18-BP/WGBLT-GN
POST: 3" DIA. X .125 WALL EXTRUDED ALUMINUM STRAIGHT, SMOOTH.
FINIAL: CAST ALUMINUM A356.2 ALLOY.
BASE PLATE: CAST ALUMINUM A356.2 ALLOY.
DOT INSERT: FTP-20-06 SIGN
BASE: SPECIAL LITE DECORATIVE BASE WITH THE VILLAGES LOGO.
FASTENERS: ALL FASTENERS ARE STAINLESS STEEL.
FINISH: BEACASTE III POLYESTER POWDER COAT ELECTROSTATICALLY APPLIED AND THERMOCURED.
WHEN DECORATIVE BASE AND FINIAL ARE SPECIFIED, POST SHALL BE BLACK COLOR TO MATCH

MANUFACTURER: SPECIAL LITE
9034 LATROBE-DERRY ROAD
LOYALHANNA, PA. 15661
CONTACT: VEAZEY LIGHTING GROUP
TOM VEAZEY
(407) 843-1620 (OFFICE)
(321) 684-3450 (CELL)

ISSUE DATE 5-8-17 — 1 OF 2 (STANDARD INSTALLATION) — NOT TO SCALE

REVISIONS	4-1-22

DECORATIVE HANDICAP SIGN POST DETAIL — PAGE HC-3.4

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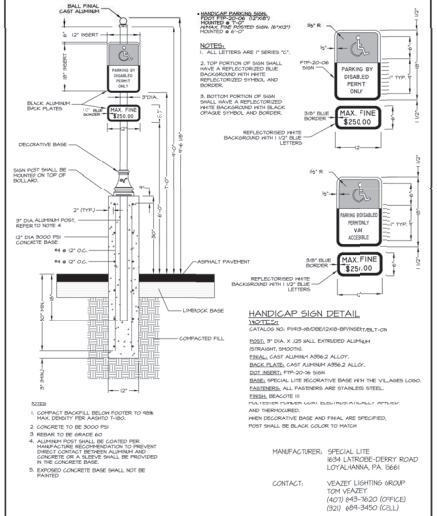

NOTES:
1. COMPACT BACKFILL BELOW FOOTER TO 98% MAX DENSITY PER AASHTO T-180.
2. CONCRETE TO BE 3000 PSI
3. REBAR TO BE GRADE 60
4. ALUMINUM POST SHALL BE COATED PER MANUFACTURES RECOMMENDATIONS TO PREVENT GALVANIC ACTION BETWEEN ALUMINUM AND CONCRETE OR A SLEEVE SHALL BE PROVIDED IN THE CONCRETE BASE.
5. EXPOSED CONCRETE BASE SHALL NOT BE PAINTED

HANDICAP SIGN DETAIL

NOTES:
CATALOG NO. FHR3-06/DBE/12X18-BP/WGBLT-GN
POST: 3" DIA. X .125 WALL EXTRUDED ALUMINUM STRAIGHT, SMOOTH.
FINIAL: CAST ALUMINUM A356.2 ALLOY.
BASE PLATE: CAST ALUMINUM A356.2 ALLOY.
DOT INSERT: FTP-20-06 SIGN
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FASTENERS: ALL FASTENERS ARE STAINLESS STEEL.
FINISH: BEACASTE III POLYESTER POWDER COAT ELECTROSTATICALLY APPLIED AND THERMOCURED.
WHEN DECORATIVE BASE AND FINIAL ARE SPECIFIED, POST SHALL BE BLACK COLOR TO MATCH

MANUFACTURER: SPECIAL LITE
9034 LATROBE-DERRY ROAD
LOYALHANNA, PA. 15661
CONTACT: VEAZEY LIGHTING GROUP
TOM VEAZEY
(407) 843-1620 (OFFICE)
(321) 684-3450 (CELL)

ISSUE DATE 5-8-17 — 2 OF 2 (CONCRETE BASE INSTALLATION) — NOT TO SCALE

REVISIONS	4-1-22

DECORATIVE HANDICAP SIGN POST DETAIL — PAGE HC-3.4

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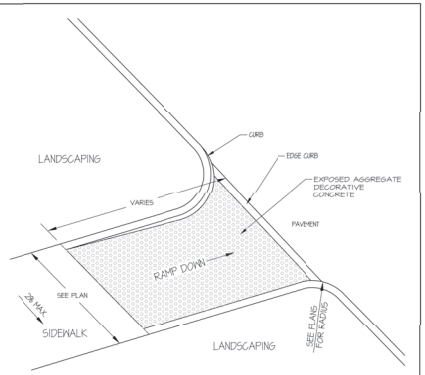

ISSUE DATE 5-8-17 — NOT TO SCALE

REVISIONS	2-1-19	2-1-19

CURB RETURN AT SIDEWALK RAMP DETAIL — PAGE HC-1.9

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Building Better Communities Together
500 West Fulton Street
Sanford, FL 32771
Ph: 407.322.6841
Plans Prepared By:
CPH, LLC
A Full Service A & E Firm

Leander J. Ayala
55524 FL

No.	Date	Revision

Designed: M. SOCHA
Drawn: B. HANSEN
Checked: L. AYALA
Job No.: W131415
Date: 04/11/25
© 2025

VILLAGES DETAILS

MAJOR SITE PLAN - WALMART
NEIGHBORHOOD MARKET 3009-1000-WNM-NEW
THE VILLAGES / MARION COUNTY / FLORIDA

THIS SHEET NOT VALID FOR CONSTRUCTION WITHOUT COMPLETE SET OF PLANS.

Sheet No.
C5.7

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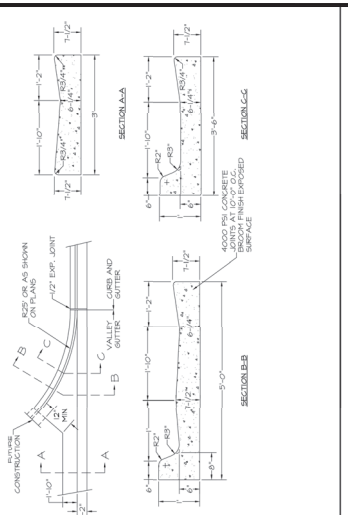

ISSUE DATE 5-8-17 — NOT TO SCALE

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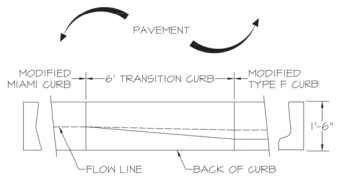
REVISIONS

VALLEY GUTTER DETAIL

PAGE R-2.12



ISSUE DATE 5-8-17 — NOT TO SCALE

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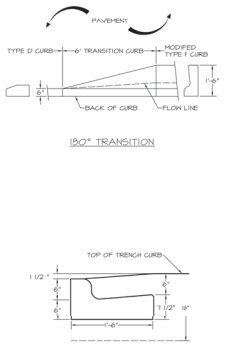
REVISIONS

TRANSITION CURB MODIFIED MIAMI TO MODIFIED TYPE "F" DETAIL

PAGE R-2.13



ISSUE DATE 5-8-17 — NOT TO SCALE

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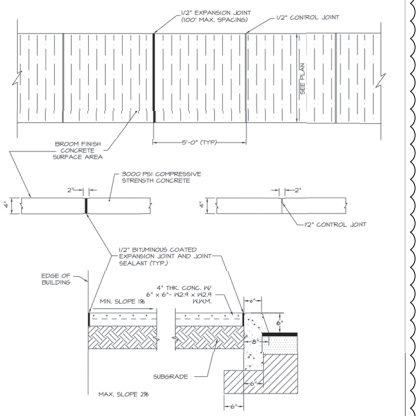
REVISIONS

TRANSITION CURB TYPE "D" TO MODIFIED TYPE "F" DETAIL

PAGE R-2.14



ISSUE DATE 5-8-17 — NOT TO SCALE

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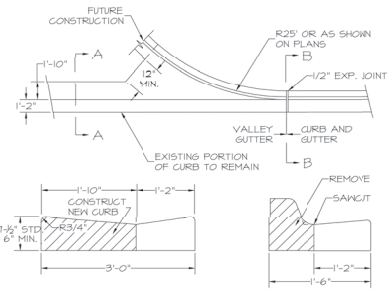
REVISIONS 2-1-19

CONCRETE SIDEWALK DETAIL

PAGE R-6.1



ISSUE DATE 5-8-17 — NOT TO SCALE

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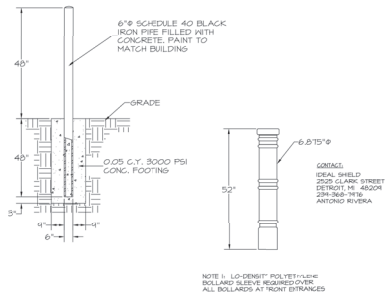
REVISIONS

DRIVEWAY CONSTRUCTION DETAIL

PAGE R-10.1



ISSUE DATE 5-8-17 — NOT TO SCALE

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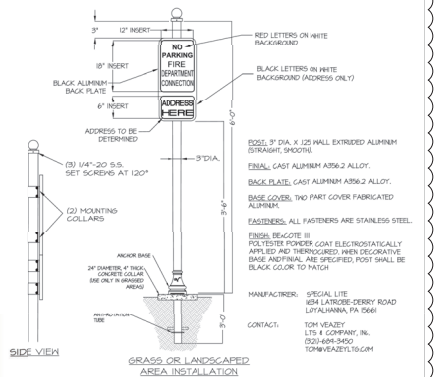
REVISIONS

PIPE BOLLARD DETAIL

PAGE R-5.2



"NO PARKING FIRE DEPARTMENT CONNECTION" DETAIL

ISSUE DATE 6-18-24 — NOT TO SCALE

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REVISIONS 5-1-24

NO PARKING FDC SIGN DETAIL

PAGE SN-19.2

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Building Better Communities Together
500 West Fulton Street
Sanford, FL 32771
Ph: 407.322.6841

Plans Prepared By:
CPH, LLC
A Full Service A & E Firm

Legal description: Parcels 5552 & 4TL

No.	Date	Revision
3	08/28/25	PER CPH REVIEW
2	06/10/25	PER THE VILLAGES REVIEW
1		

Designed: M. SOCHA
Drawn: B. HANSEN
Checked: L. AYALA
Job No.: W131415
Date: 04/11/25 © 2025

VILLAGES DETAILS

MAJOR SITE PLAN - WALMART
NEIGHBORHOOD MARKET 3009-1000-WNM-NEW
THE VILLAGES / MARION COUNTY / FLORIDA

THIS SHEET NOT VALID FOR CONSTRUCTION WITHOUT COMPLETE SET OF PLANS.

Sheet No.
C5.8

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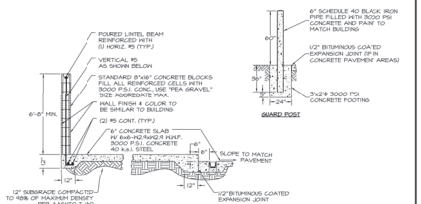
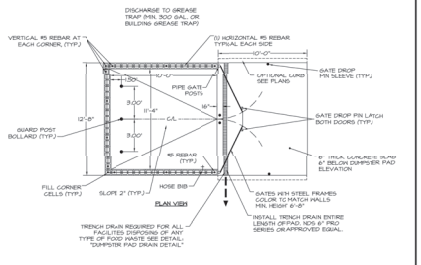
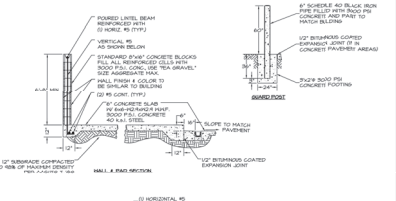
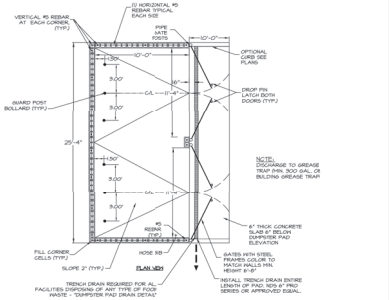
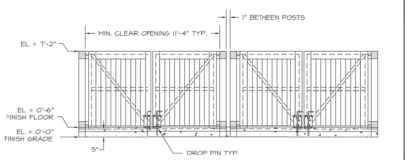


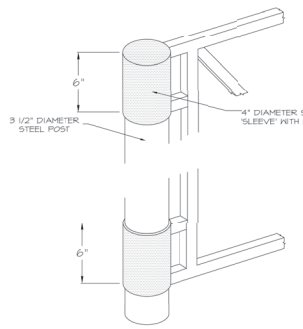




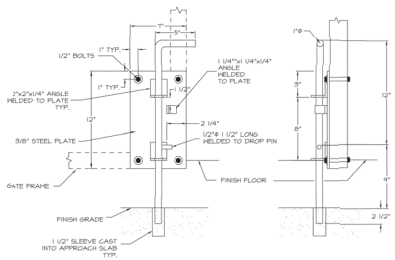




DOUBLE ENCLOSURE GATE



GATE HINGE



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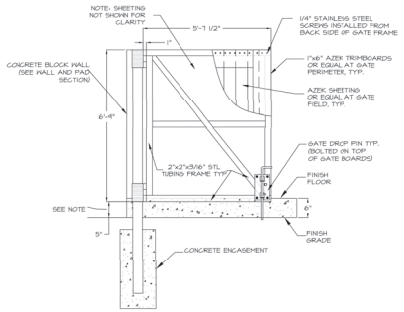
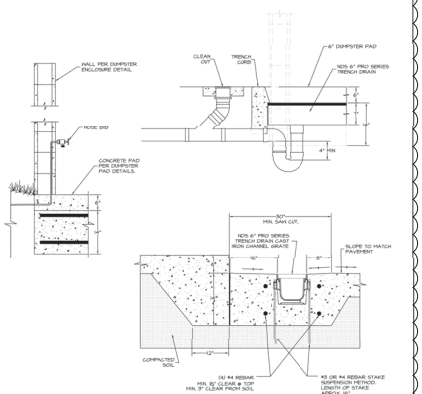


GATE FRAME

NOTE: IN THOSE CASES WHEN THE GURBINS RUNS PARALLEL AND IN LINE WITH THE ENCLOSURE SIDE WALLS THE BOTTOM OF THE GATES SHALL BE 1" ABOVE THE CONCRETE APPROACH PAD.



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Ph: 407.322.6841
Plans Prepared By:
CPH, LLC
A Full Service A & E Firm
Leopoldo V. Ayala
59234 FL

No.	Date	Revision

Designed: M. SOCHA
Drawn: B. HANSEN
Checked: L. AYALA
Job No.: W131415
Date: 04/11/25
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VILLAGES DETAILS

MAJOR SITE PLAN - WALMART
NEIGHBORHOOD MARKET 3009-1000-WNM-NEW
THE VILLAGES / MARION COUNTY / FLORIDA

THIS SHEET NOT VALID FOR CONSTRUCTION WITHOUT COMPLETE SET OF PLANS.

Sheet No.
C5.9

ISSUE DATE 5-8-17 | 1 OF 6 | NOT TO SCALE
REVISIONS 2-1-18
DUMPSTER PAD & ENCLOSURE DETAIL
PAGE K-20.1

ISSUE DATE 5-8-17 | 2 OF 6 | NOT TO SCALE
REVISIONS 2-1-18 | 2-1-18 | 4-1-22
DUMPSTER PAD & ENCLOSURE DETAIL
PAGE K-20.1

ISSUE DATE 5-8-17 | 3 OF 6 | NOT TO SCALE
REVISIONS 2-1-18
DUMPSTER PAD & ENCLOSURE DETAIL
PAGE R-20.1

ISSUE DATE 5-8-17 | 5 OF 6 | NOT TO SCALE
REVISIONS
DUMPSTER PAD & ENCLOSURE DETAIL
PAGE R-20.1

ISSUE DATE 5-8-17 | 6 OF 6 | NOT TO SCALE
REVISIONS
DUMPSTER PAD & ENCLOSURE DETAIL
PAGE R-20.1

ISSUE DATE 5-8-17 | 4 OF 6 | NOT TO SCALE
REVISIONS 2-1-18
DUMPSTER PAD & ENCLOSURE DETAIL
PAGE R-20.1

ISSUE DATE 5-8-17 | NOT TO SCALE
REVISIONS 2-1-18
DUMPSTER PAD DRAIN DETAIL
PAGE SS-6.1

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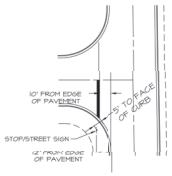
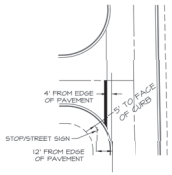


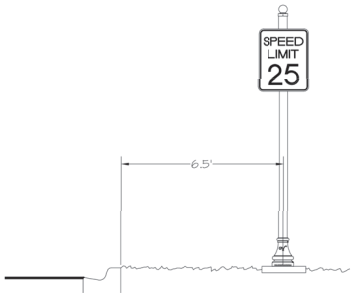
STREET INTERSECTION



COMMERCIAL DRIVEWAY CONNECTION

ISSUE DATE 5-8-17 NOT TO SCALE

The Villages | REVISIONS 4-1-22 | STOP SIGN, STOP BAR & STREET NAME SIGN LOCATION DETAIL | PAGE SN-2.1

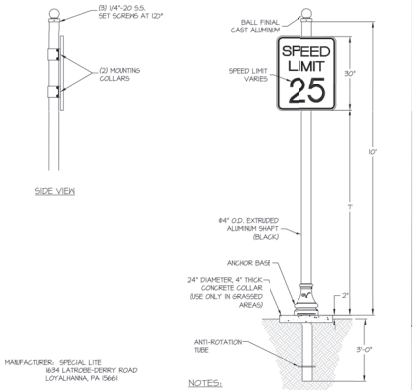


ISSUE DATE 5-8-17 NOT TO SCALE

The Villages | REVISIONS 2-1-19 4-1-22 | ROADWAY SIGN LOCATION DETAIL | PAGE SN-2.2

R2-1, 24"X30"

ON FLAGLER BASE AND 4" SMOOTH POLE



MANUFACTURER: SPECIAL LITE
1634 LATROBE-DERRY ROAD
LOYALHANNA, PA 15661

CONTACT: LTS & COMPANY INC
TOM VEAZEY
(321)-684-3450
TOM@VEAZEYLTG.COM

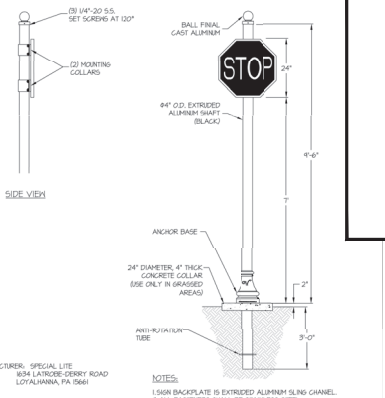
NOTES:
1. SIGN BACKPLATE IS EXTRUDED ALUMINUM SLING CHANNEL.
2. ALL FASTENERS SHALL BE STAINLESS STEEL.
3. ALL MOUNTED HEIGHTS ARE MEASURED TO BOTTOM OF SIGN.
4. SIGN NUMBERS FOLLOWED BY AN "A" INDICATE SIGN TO BE MOUNTED ON AN EXISTING POLE. CONTRACTOR TO VERIFY POST DIAMETER FOR COLLAR SIZE.

ISSUE DATE 5-8-17 NOT TO SCALE

The Villages | REVISIONS 2-1-19 4-1-22 | SPEED LIMIT SIGN DETAIL | PAGE SN-4.1

R1-1, 24"X24"

ON FLAGLER BASE AND 4" SMOOTH POLE



MANUFACTURER: SPECIAL LITE
1634 LATROBE-DERRY ROAD
LOYALHANNA, PA 15661

CONTACT: LTS & COMPANY INC
TOM VEAZEY
(321)-684-3450
TOM@VEAZEYLTG.COM

NOTES:
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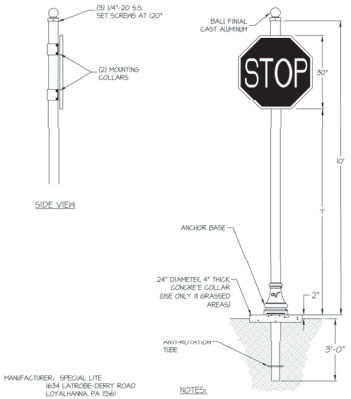
3. ALL MOUNTED HEIGHTS ARE MEASURED TO BOTTOM OF SIGN.
4. SIGN NUMBERS FOLLOWED BY AN "A" INDICATE SIGN TO BE MOUNTED ON AN EXISTING POLE. CONTRACTOR TO VERIFY POST DIAMETER FOR COLLAR SIZE.

ISSUE DATE 5-8-17 NOT TO SCALE

The Villages | REVISIONS 2-1-19 4-1-22 | STOP (24") SIGN DETAIL | PAGE SN-5.2

R1-1, 30"X30"

ON FLAGLER BASE AND 4" SMOOTH POLE



MANUFACTURER: SPECIAL LITE
1634 LATROBE-DERRY ROAD
LOYALHANNA, PA 15661

CONTACT: LTS & COMPANY INC
TOM VEAZEY
(321)-684-3450
TOM@VEAZEYLTG.COM

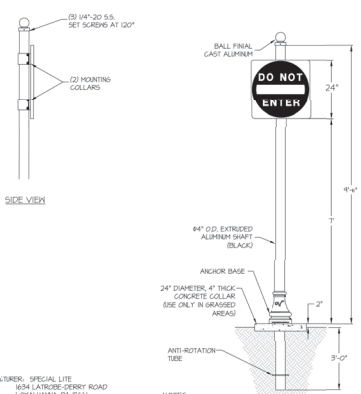
NOTES:
1. SIGN BACKPLATE IS EXTRUDED ALUMINUM SLING CHANNEL.
2. ALL FASTENERS SHALL BE STAINLESS STEEL.
3. ALL MOUNTED HEIGHTS ARE MEASURED TO BOTTOM OF SIGN.
4. SIGN NUMBERS FOLLOWED BY AN "A" INDICATE SIGN TO BE MOUNTED ON AN EXISTING POLE. CONTRACTOR TO VERIFY POST DIAMETER FOR COLLAR SIZE.

ISSUE DATE 5-8-17 NOT TO SCALE

The Villages | REVISIONS 2-1-19 4-1-22 | STOP (30') SIGN DETAIL | PAGE SN-5.3

R5-1, 24"X24"

ON FLAGLER BASE AND 4" SMOOTH POLE



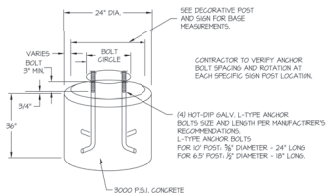
MANUFACTURER: SPECIAL LITE
1634 LATROBE-DERRY ROAD
LOYALHANNA, PA 15661

CONTACT: LTS & COMPANY INC
TOM VEAZEY
(321)-684-3450
TOM@VEAZEYLTG.COM

NOTES:
1. SIGN BACKPLATE IS EXTRUDED ALUMINUM SLING CHANNEL.
2. ALL FASTENERS SHALL BE STAINLESS STEEL.
3. ALL MOUNTED HEIGHTS ARE MEASURED TO BOTTOM OF SIGN.

ISSUE DATE 5-8-17 NOT TO SCALE

The Villages | REVISIONS 2-1-19 4-1-22 | DO NOT ENTER (24") SIGN DETAIL | PAGE SN-8.1

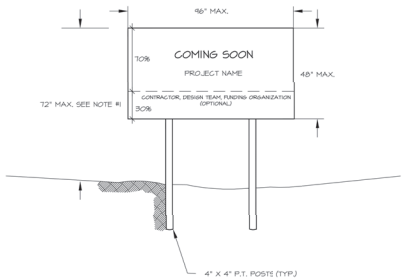


NOTE:
SET TOP OF BASE 2" ABOVE SURROUNDING FINISHED GRADE.

CONTRACTOR TO VERIFY ANCHOR BOLT SPACING AND ROTATION AT EACH SPECIFIC SIGN POST LOCATION.

ISSUE DATE 5-8-17 NOT TO SCALE

The Villages | REVISIONS | DECORATIVE SIGN POST BASE DETAIL | PAGE SN-22.1



NOTES:
1. DIMENSION MAY BE INCREASED TO 96" IF SIGN IS INSTALLED BEHIND AN EXISTING 4-BOARD FENCE
2. NO OTHER TYPES OF CONSTRUCTION SIGNS ARE ALLOWED

ISSUE DATE 5-8-17 NOT TO SCALE

The Villages | REVISIONS | TEMPORARY CONSTRUCTION SIGN DETAIL | PAGE MISC-2.1

cph

www.cphcorp.com

Building Better Communities Together

500 West Fulton Street
Sanford, FL 32771
Ph: 407.322.6841

Plans Prepared By:
CPH, LLC
A Full Service A & E Firm

Leonardo J. Ayala
55244 FL

No.	Date	Revision

Designed: M. SOCHA
Drawn: B. HANSEN
Checked: L. AYALA
Job No.: W131415
Date: 04/11/25 © 2026

VILLAGES DETAILS

MAJOR SITE PLAN - WALMART
NEIGHBORHOOD MARKET 3009-1000-WNM-NEW
THE VILLAGES / MARION COUNTY / FLORIDA

THIS SHEET NOT VALID FOR CONSTRUCTION WITHOUT COMPLETE SET OF PLANS.

Sheet No.
C5.10

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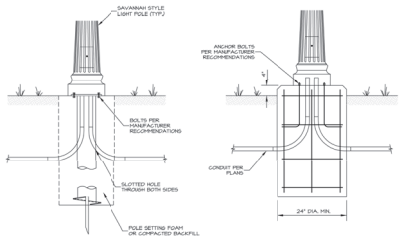


DIRECT BURIAL OPTION (PREFERRED)

POLE SETTING FOAM

RAINBOW TECHNOLOGY #7M101 (YIELD 1 C.F.)

GRESCO UTILITY SUPPLY
6421 CR 219
WILDWOOD, FL 34785
(352) 748-4950
(352) 748-4333 FAX
MARK GRANT

CONCRETE BASE

SUPPLIER: STOCK 24 POLEBASE CORP.
(352) 454-1401
JEFFDAVISTOCK24@GMAIL.COM
WWW.STOCK24POLEBASE.COM
JEFF DAVIS

FOUNDATION OPTION

"SCREW-IN" TYPE POLE FOUNDATION

HUBBELL POWER SYSTEMS (CHANCE) T12-0359
6" DIA., 48" LONG

MACLEAN-DIXIE LLC D-65114-14
6" DIA., 60" LONG

SUPPLIER: GRESCO UTILITY SUPPLY
6421 CR 219
WILDWOOD FL 34785
(352) 748-4950
(352) 748-4333 FAX
MARK GRANT

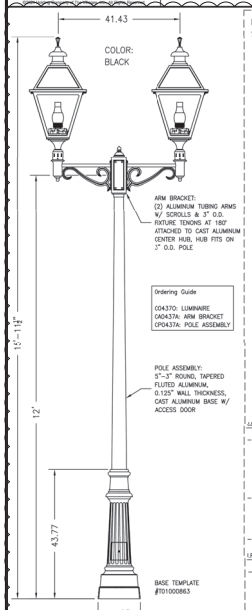
ISSUE DATE 5-8-17 | 2 OF 2 | NOT TO SCALE

REVISIONS 8-1-24

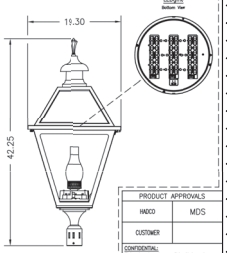
The Villages

SAVANNAH STYLE
SITE LIGHT DETAIL

PAGE TR-7.1



Luminaire Detail
Scale 1:12



COLOR: BLACK

PANELS: CLEAR

PHOTO CONTROL RECEPTACLE: NONE

FUTURE-PROOF RECEPTACLE: NONE

DRIVER OPTIONS: NONE

LEDgine Specifications:

- 48, 3000K (warm) LEDs, typical 75 Color Rendering Index (CRI), >100,000 hours of operational life (at 25°C ambient temperature & 70% lumen maintenance), injection molded Type 5 I optical plates, IP66 rated optical system.
- Integral Advance Xitanium LED driver, class 1, IP66 rated, 310mA, IntelliVolt 347-480 VAC, 50-60 Hz, RoHS compliant, field replaceable 10kV/10kA surge protection.
- Delivered lumens: 5495 Wattage: 51W.

LEDgine Certifications:

- ETL & cETL listed to U.S. & Canadian safety standards for wet locations, manufactured to ISO 9001:2008 standards, luminaire photometric testing performed in accordance with IESNA LM-79 guidelines.

PRODUCT APPROVALS	
HADCO	MDS
CUSTOMER	

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NOTICE: This drawing is for reference only. Check for latest revision prior to ordering.

HADCO

400 Crossing Blvd Suite 600
Bridgewater, NJ 08807
www.signify.com

JOB NAME:	SECO Energy – Sumpterville, FL
DRAWN BY:	H. Kuhn
SCALE: 1:20	DATE: 04/15/26
DRAWING NUMBER:	C0437-DWG24
REP:	SESCO-Ft. Lauderdale
REV: A	PCN: 26-004
BY: .	DATE: .

SAVANNAH STYLE SITE LIGHT DETAIL (480V)
SUPPLIER: GRESO UTILITY SUPPLY
6411 CR 219
WILDWOOD, FL 34785
(352) 743-0622
(252) 748-9333 FAX
MARK GRANT

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cph
www.cphcorp.com
Building Better Communities Together
500 West Fulton Street
Sanford, FL 32771
Ph: 407.322.6841

Plans Prepared By:
CPH, LLC
A Full Service A & E Firm

Licensed to J. Ayala
55324 FL

No.	Date	Revision
2	04/20/26	PER CPH REVIEW
1	09/30/25	PER CPH REVIEW

Designed: M. SOCHA
Drawn: B. HANSEN
Checked: L. AYALA
Job No.: W131415
Date: 04/11/25 © 2026

VILLAGES DETAILS

MAJOR SITE PLAN - WALMART
NEIGHBORHOOD MARKET 3009-1000-WNM-NEW
THE VILLAGES / MARION COUNTY / FLORIDA

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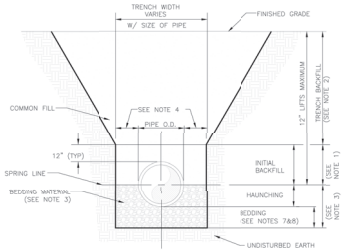
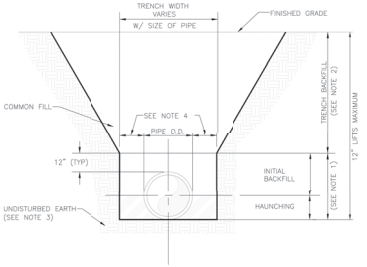
Sheet No.
C5.11



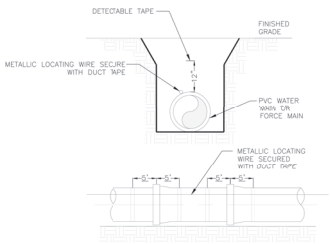
NOTES:
1. INITIAL BACKFILL: COMMON FILL COMPACTED TO 95% (98% UNDER PAVEMENT) OF THE MAXIMUM DENSITY AS PER AASHTO T-180.
2. TRENCH BACKFILL: COMMON FILL COMPACTED TO 95% (98% UNDER PAVEMENT) OF THE MAXIMUM DENSITY AS PER AASHTO T-180.
3. BEDDING MATERIAL SHALL CONFORM TO FDOT NO. 57 AGGREGATE.
4. 15" MAX. (12" MIN.) FOR PIPE DIAMETER LESS THAN 24" AND 24" MAX (12" MIN) FOR PIPE DIAMETER 24" AND LARGER.
5. WATER SHALL NOT BE PERMITTED IN THE TRENCH DURING CONSTRUCTION.
6. ALL PIPE TO BE INSTALLED WITH BELL FACING UPSTREAM TO THE DIRECTION OF THE FLOW.
7. BEDDING DEPTH SHALL BE 4" MINIMUM FOR PIPE DIAMETER UP TO 12" AND 6" MINIMUM FOR PIPE DIAMETER 16" AND LARGER.
8. DEPTH FOR REMOVAL OF UNSUITABLE MATERIAL SHALL COVER 100% OF BEDDING ROCK BELOW THE PIPE. UTILITIES SHALL DETEIMINE 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 UT 102
	REVISION # 2		



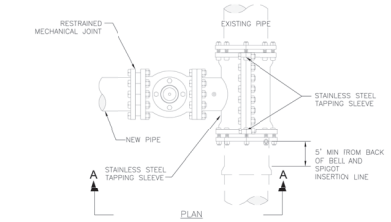
NOTES:
1. INITIAL BACKFILL AND HAUNCHING: SELECT COMMON FILL COMPACTED TO 95% (98% UNDER PAVEMENT) OF THE MAXIMUM DENSITY AS PER AASHTO T-180.
2. TRENCH BACKFILL: COMMON FILL COMPACTED TO 95% (95% UNDER PAVEMENT) OF THE MAXIMUM DENSITY AS PER AASHTO T-180.
3. PIPE BEDDING UTILIZING SELECT COMMON FILL 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 CONSTRICTION.
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 REGUATIONS 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 UT 103
	REVISION # 2		



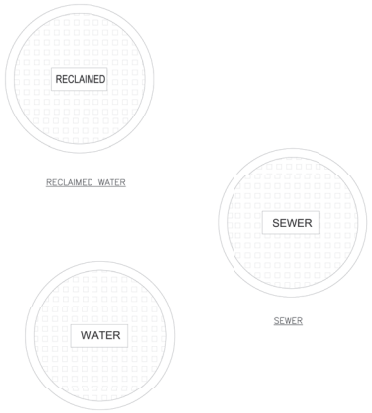
NOTES:
1. PVC PIPE SHALL REQUIRE INSULATED METALLIC LOCATING WIRE (10 GAUGE COPPER) CAPABLE OF DETECTION BY A CABLE LOCATOR AND SHALL BE BURIED ON TOP OF THE PIPE.
2. LOCATING WIRE SHALL TERMINATE AT EACH VALVE BOX AND BE CAPABLE OF EXTENDING 12" ABOVE TOP OF BOX IN SUCH A MANNER SO AS NOT TO INTERFERE WITH VALVE OPERATION PER UT 112.
3. ALL WIRE CONNECTIONS SHALL BE SPLICED TOGETHER USING WATERTIGHT WIRE NUTS.
4. FOR HORIZONTAL DIRECTIONAL DRILLING, UTILIZE 2 LOCATING WIRES EACH WITH A BREAK LOAD OF 2012 POUNDS.
5. DETECTABLE TAPE SHALL BE 1' ABOVE THE CENTERLINE OF THE PIPE.

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

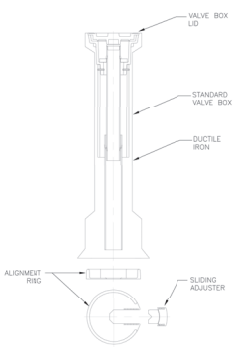


NOTES:
1. PRIOR TO BEGINNING THE TAPPING OPERATION, THE SLEEVE AND VALVE SHALL BE PRESSURE TESTED AT 150 PSI FOR A MINIMUM OF 30 MINUTES TO ENSURE THAT NO LEAKAGE WILL OCCUR.
2. CONTRACTOR SHALL PROVIDE MCU PROOF OF PRESSURE TEST IN THE FORM OF A TAPPING TEST LOG WITH THE CONTRACTOR'S SIGNATURE.
3. CONTRACTOR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

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

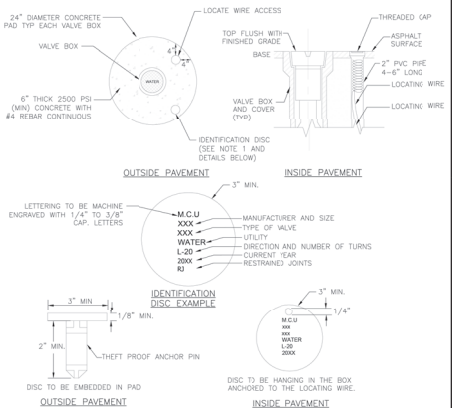


Marion County FLORIDA UTILITIES	MCBCC EFFECTIVE 04/13/2023	TYPICAL VALVE BOX COVER	7.3.2 UT 110
	REVISION # NA		



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

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



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

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

cph
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Building Better Communities Together
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Sanford, FL 32771
Ph: 407.322.6841
Plans Prepared By:
CPH, LLC
A Full Service A & E Firm
Licensed in Florida
5552 FL

No.	Date	Revision
1	11/14/25	PER CPH/COUNTY REVIEW

Designed: M. SOCHA
Drawn: B. HANSEN
Checked: L. AYALA
Job No.: W131415
Date: 04/11/25
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MARION COUNTY UTILITY DETAILS

MAJOR SITE PLAN - WALMART
NEIGHBORHOOD MARKET 3009-1000-WNM-NEW
THE VILLAGES / MARION COUNTY / FLORIDA

THIS SHEET NOT VALID FOR CONSTRUCTION WITHOUT COMPLETE SET OF PLANS.

Sheet No.
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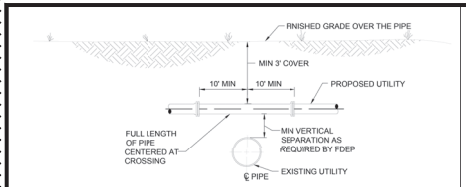
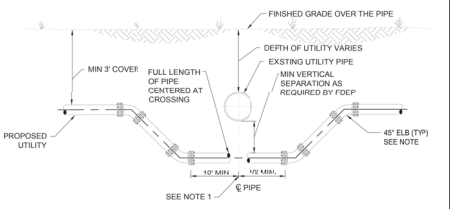


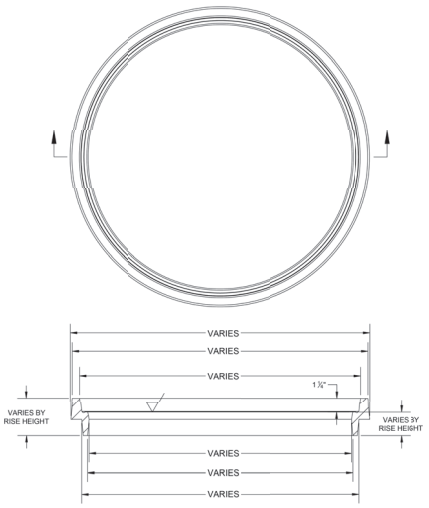
CONDITION 1 (SUFFICIENT COVER AND SEPARATION AVAILABLE)



CONDITION 2 (SUFFICIENT SEPARATION AVAILABLE, SUFFICIENT COVER NOT AVAILABLE)

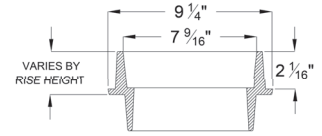
NOTES:
1. PIPING SHALL BE DUCTILE IRON WHEN CROSSING UNDER SANITARY SEWER OR STORMWATER UTILITIES.
2. IF NOT DIP, CONCRETE AND CASING PER FDEP.

Marion County FLORIDA UTILITIES | MCBCC EFFECTIVE 04/13/2023 | REVISION # NA | UTILITY CONFLICT | 7.3.2 UT 113

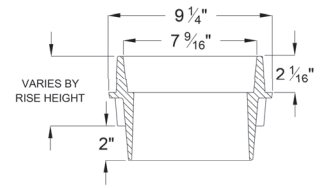


NOTES: 1. MUST BE SOLID CAST IRON CONSTRUCTION.

Marion County FLORIDA UTILITIES | MCBCC EFFECTIVE 04/13/2023 | REVISION # NA | MANHOLE RISER | 7.3.2 UT 114



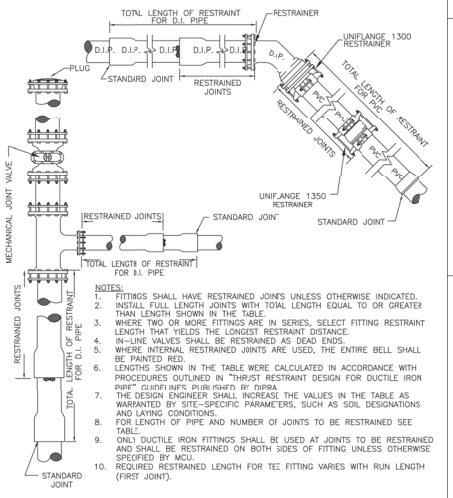
FOR RISERS 1' TO 2 ½"



FOR RISERS 3' TO 6"

NOTES: 1. MUST BE SOLID CAST IRON CONSTRUCTION.

Marion County FLORIDA UTILITIES | MCBCC EFFECTIVE 04/13/2023 | REVISION # NA | VALVE BOX RISER | 7.3.2 UT 115



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) PUBLISHED BY DIPRA.
7. THE DESIGN ENGINEER SHALL INCREASE THE VALUES IN THE TABLE AS WARRANTED BY SITE-SPECIFIC PARAMETERS, SUCH AS SOIL DESIGNATIONS AND LAYING CONDITIONS.
8. FOR LENGTH OF PIPE AND NUMBER OF JOINTS TO BE RESTRAINED SEE TABLE.
9. ONLY DUCTILE IRON FITTINGS SHALL BE USED AT JOINTS TO BE RESTRAINED AND SHALL BE RESTRAINED ON BOTH SIDES OF FITTING UNLESS OTHERWISE SPECIFIED BY MCU.
10. REQUIRED RESTRAINED LENGTH FOR TEE FITTING VARIES WITH RUN LENGTH (FIRST JOINT).

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

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

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

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

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

TEE FITTING		Pipe Length (ft) 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"					155	151	138	124
	16"						215	208	201
	20"							254	247
	24"								277

REDUCER FITTING		Pipe Length (ft) 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 (Firs: Joint): 10 ft.

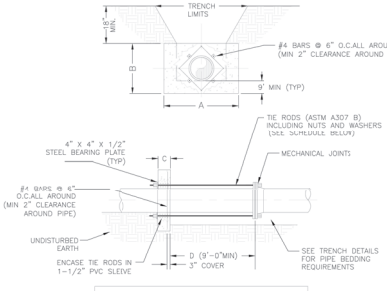
Bend Type		Pipe Length (ft) 4"	6"	8"	10"	12"	16"	20"	24"
11-1/4°	H	2	2	3	4	4	5	6	7
	VU	2	2	3	4	4	5	6	7
	VD	5	7	9	11	12	16	19	22
22-1/2°	H	3	5	6	7	8	10	12	14
	VU	3	5	6	7	8	10	12	14
	VD	10	13	17	21	24	31	38	44
45°	H	6	9	11	14	16	20	24	28
	VU	6	9	11	14	16	20	24	28
	VD	20	27	36	43	50	64	78	91
90°	H	15	21	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

TEE FITTING		Pipe Length (ft) 4"	6"	8"	10"	12"	16"	20"	24"
Diameter of Branch	4"	25	14	4	0	0	0	0	0
	6"		43	36	28	21	5	0	0
	8"			63	57	52	39	26	12
	10"				80	75	66	55	44
	12"					98	90	81	72
	16"						132	126	119
	20"							164	159
	24"								196

REDUCER FITTING		Pipe Length (ft) 6"	8"	10"	12"	16"	20"	24"
Diameter of Small	4"	34	61	83	105	143	178	212
	6"		36	63	88	131	168	204
	8"			35	64	113	155	192
	10"				36	92	138	179
	12"					66	118	162
	16"						66	120
	20"							66

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

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



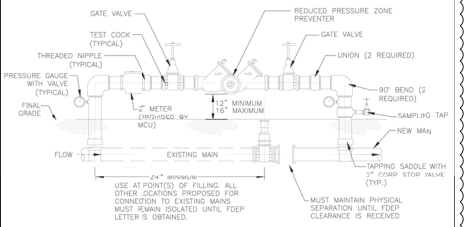
SCHEDULE OF DIMENSIONS AND MATERIALS

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	3.5	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	6.0	1.8		1/4	6
24	9.0	6.0	1.3		3/4	8

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

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

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



NOTES:
1. A TEMPORARY JUMPER CONNECTION IS REQUIRED AT ALL CONNECTIONS BETWEEN EXISTING ACTIVE WATER MAINS AND PROPOSED NEW WATER MAIN IMPROVEMENTS. TEMPORARY JUMPER WATER METERS WILL BE SUPPLIED BY MCU.
2. THIS DETAIL IS TO BE USD FOR FILLING ANY NEW WATER MAIN OF ANY SIZE FOR EXISTING ACTIVE WATER MAINS AND FOR FLUSHING OF NEW MAINS, AND FOR PULLING BACTERIOLOGICAL SAMPLES FROM ANY NEW WATER MAIN OF ANY SIZE. THE JUMPER CONNECTION SHALL BE MAINTAINED UNTIL AFTER FILLING, FLUSHING, TESTING, AND DISINFECTION OF THE NEW MAIN HAS BEEN SUCCESSFULLY COMPLETED AND CLEARANCE FOR USE FROM FDEP HAS BEEN RECEIVED. THIS JUMPER CONNECTION SHALL ALSO BE USED TO MAINTAIN A MINIMUM PRESSURE OF 20 PSI IN THE NEW MAINS ALL THE TIME AFTER DISINFECTION AND UNTIL THE FDEP CLEARANCE LETTER IS OBTAINED. ADEQUATE THRUST BLOCKING AND/OR RESTRAINTS SHALL BE PROVIDED TEMPORARILY, AS REQUIRED. PIPE AND FITTINGS USED FOR CONNECTING THE NEW PIPE TO THE EXISTING PIPE SHALL BE DISINFECTED PRIOR TO INSTALLATION IN ACCORDANCE WITH AWWA C651, LATEST EDITION.
3. THE TAPPING SLEEVE AND THE EXTERIOR OF THE MAIN TO BE TAPPED SHALL BE DISINFECTED BY SPRAYING OR SWABBING PER SECTION II OF AWWA C651 LATEST EDITION.
4. UPON RECEIPT OF CLEARANCE FOR USE FROM FDEP AND MCU, THE CONTRACTOR SHALL REMOVE THE TEMPORARY JUMPER CONNECTION. THE 2" CORP VALVES ARE TO BE CLOSED AND PLUGGED WITH 2" BRASS PLUGS. THE MAINS CAN NOW BE CONNECTED BY SLEEVE OR FLANGED CONNECTIONS.
5. ALL INSTALLATION AND MANTENANCE OF THE TEMPORARY JUMPER CONNECTION ASSEMBLY SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
6. WATER FOR TESTING AND DISINFECTION OF THE NEW WATER MAIN AND WATER FOR MAINTENANCE OR OTHER USES SHALL BE AT THE CONTRACTOR'S EXPENSE.
7. ALL PIPING AND APPURTENANCES TO BE 2" FOR 6" AND BELOW WATER MAINS; 4" FOR 12" WATER MAINS; 8" FOR 16" WATER MAINS; 12" FOR 24" WATER MAINS.
8. ALL TAPS MUST BE LOCATED A MINIMUM OF 24" AWAY FROM ANY BELL AND/OR FITTING.

Marion County FLORIDA UTILITIES | MCBCC EFFECTIVE 04/13/2023 | REVISION # 2 | TEMPORARY JUMPER CONNECTION | 7.3.2 UT 203

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Ph: 407.322.6841

Plans Prepared By:
CPH, LLC
A Full Service A & E Firm

Lauralee J. Ayala 55524 FL

No.	Date	Revision
1	11/14/25	PER CPH/COUNTY REVIEW

Designed: M. SOCHA
Drawn: B. HANSEN
Checked: L. AYALA
Job No.: W131415
Date: 04/11/25
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MARION COUNTY UTILITY DETAILS

MAJOR SITE PLAN - WALMART NEIGHBORHOOD MARKET 3009-1000-WNM-NEW
THE VILLAGES / MARION COUNTY / FLORIDA

THIS SHEET NOT VALID FOR CONSTRUCTION WITHOUT COMPLETE SET OF PLANS.

Sheet No.
C5.13

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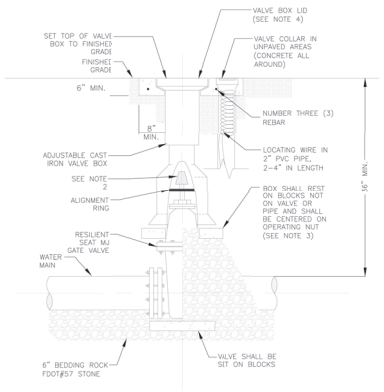
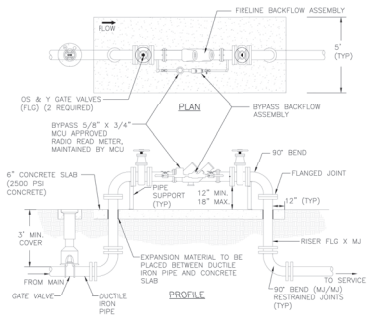


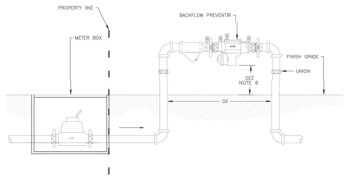
NOTES:
1. PVC EXTENSIONS SHALL NOT BE USED ON VALVE BOX INSTALLATION (SEE UT111).
2. THE ACTUATING NUT FOR VALVES DEEPER THAN SIX (6) FEET SHALL BE EXTENDED TO COME UP TO 3 FOOT DEPTH BELOW FINISHED GRADE.
3. VALVE BOX SHALL BE SET ON FIVE (5) SOLID COMMON BLOCKS.
4. VALVE BOX LID TO BE LETTERED WITH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

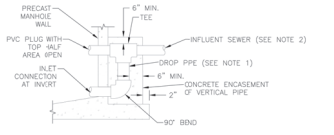
Marion County FLORIDA UTILITIES	MCBCC EFFECTIVE 04/13/2023	GATE VALVE WATER AND RECLAIMED MAINS	7.3.2 UT 234
	REVISION # 2		



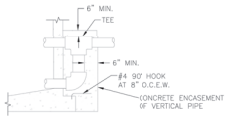
NOTES:
1. REQUIRED FOR SITES WITH SEPARATE DOMESTIC AND FIRE SYSTEM SUPPLY PIPING.
2. BACKFLOW ASSEMBLY SHALL BE OWNED AND MAINTAINED BY THE PROPERTY OWNER.
3. MCU SHALL OWN AND MAINTAIN THE METER.
4. UTILITY EASEMENT REQUIRED FOR BY-PASS METER READING. MINIMUM EASEMENT SIZE IS 10' BY 15'.
5. DETAIL 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		


PROPERTY LINE
METER BOX
BACKFLOW PREVENTER
FINISH GRADE
UNION
12" MIN. 18" MAX.
6" MIN.
6" MIN.
6" MIN.
12" MIN.
6" MIN.
6" MIN.
6



GRAVITY OUTSIDE DROP CONNECTION (NEW MANHOLE)



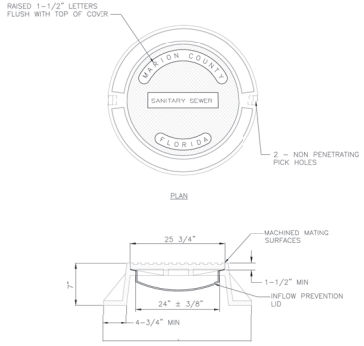
GRAVITY OUTSIDE DROP CONNECTION (EXISTING MANHOLE)



STANDARD CONNECTION

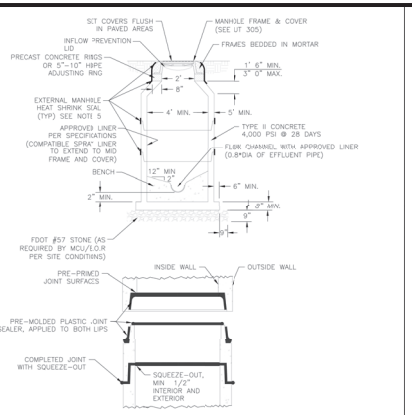
NOTES:
1. DROP PIPE AND FITTINGS SHALL BE OF EQUAL SIZE AND MATERIAL AS THE INFLUENT SEWER.
2. AN OUTSIDE DROP CONNECTION SHALL BE REQUIRED FOR ALL INFLUENT LINES WHICH HAVE AN INVERT 2' OR MORE ABOVE THE MANHOLE INVERT. ALL MANHOLES WITH DROP CONNECTIONS MUST BE LINED AND HAVE COMPOSITE RING AND COVER.
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	GRAVITY MANHOLE CONNECTION	7.3.2 UT 303
	REVISION # 2		



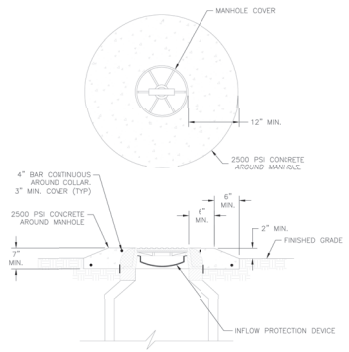
NOTES:
1. RING AND COVER SHALL BE COMPOSITE FOR DROP AND FORCEMAIN CONNECTIONS

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



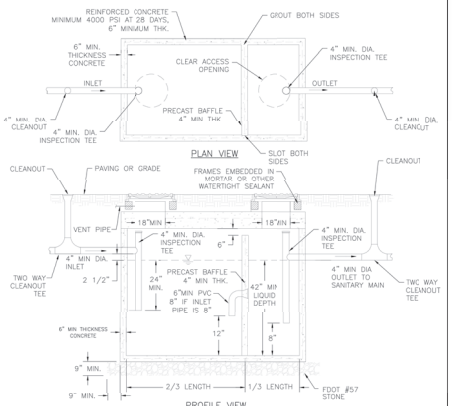
NOTES:
1. DROP CONNECTIONS ARE REQUIRED WHENEVER INVERT OF INFLUENT SEWER IS 24" OR MORE ABOVE THE INVERT OF THE MANHOLE. SEE GRAVITY MANHOLE CONNECTION DETAIL UT 303.
2. ECCENTRIC CONE DESIGN MAY ONLY BE USED FOR CONFLICT RESOLUTION WITH MCU APPROVAL. ALL MANHOLES REQUIRING DROP CONNECTIONS SHALL COMPLY WITH UT 363.
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. SECTION HEIGHTS VARY AS REQUIRED, AND 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		



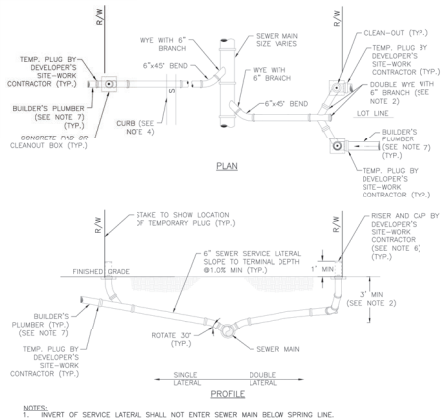
NOTES:
1. CLEARANCE OF 30" FREE FROM OBSTRUCTIONS IN ALL DIRECTIONS.
2. AREAS SUPPORTING CONCRETE COLLAR OR SLAB SHALL BE PROPERLY COMPACTED.
3. TOP OF MANHOLE SHALL BE 2" ABOVE FINISHED GRADE, CROWN OF ADJACENT ROADWAY, OR 100 YEAR FLOOD ELEVATION, WHICHEVER IS GREATER.

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



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		

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Plans Prepared By:
CPH, LLC
A Full Service A & E Firm

Leander J. Ayala
55524 FL

No.	Date	Revision
1	11/14/25	PER CPH/COUNTY REVIEW

Designed: M. SOCHA
Drawn: B. HANSEN
Checked: L. AYALA
Job No.: W131415
Date: ----
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MARION COUNTY UTILITY DETAILS

MAJOR SITE PLAN - WALMART
NEIGHBORHOOD MARKET 3009-1000-WNM-NEW
THE VILLAGES / MARION COUNTY / FLORIDA

THIS SHEET NOT VALID FOR CONSTRUCTION WITHOUT COMPLETE SET OF PLANS.

Sheet No.
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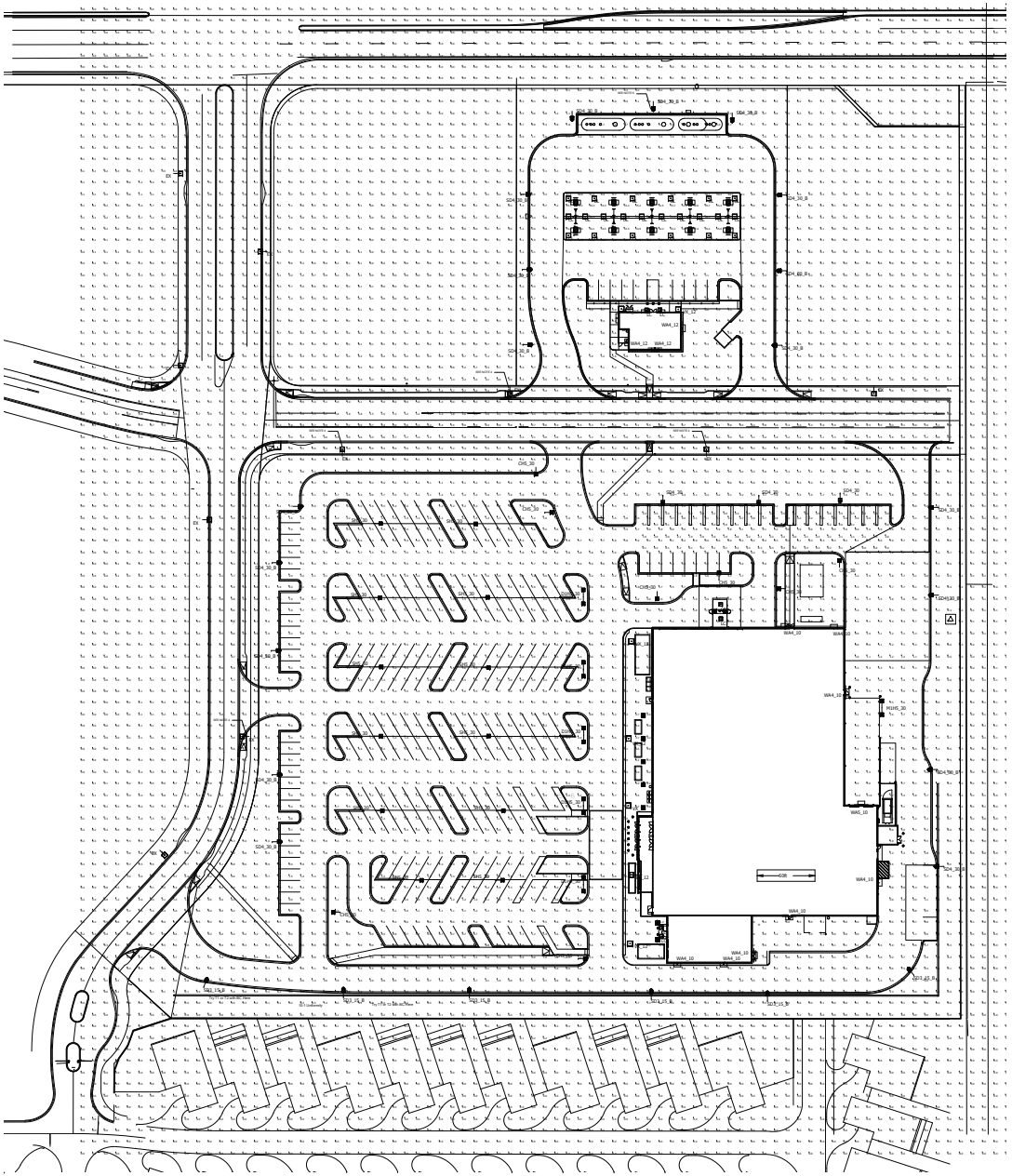
o:\W131415\Civil\DWG_Current_Plan_Set\MARION COUNTY UTILITY DETAILS.dwg, 7/24/2026 3:05:31 PM, Benjamin Hansen,



Scale: 1 inch= 50 Ft.
THIS IS A D SIZE SHEET. THE NOTED SCALE IS NOT VALID IF PRINTED AS ANY OTHER SIZE.

Luminaire Schedule

Symbol	Qty	Label	Arrangement	LLF	Description	Arrangement Watts	Luminaire Lumens	BUG Rating
	1	WA5_10	SINGLE	0.837	ARC2 LED P5 30K MVOLT-D-DBLX - By Others	51	6614	B1-U0-G1
	3	WA4_12	SINGLE	0.837	EWAS-01-0-A4-AF-7-30-N1-FM-BLCK - Mounted at 12'	21	2900	B1-U0-G1
	8	WA4_10	SINGLE	0.837	ARC1LED-P3-30K-MVOLT-D-DBLX - By Others	25	2859	B1-U0-G1
	7	VX_12	Single	0.860	C0437-DWG24 (By Others)	75	7086	B3-U3-G2
	12	SH5_30	Single	0.837	EALS035D5SH730NDC1BLCKF 30' Mounting Height on 27' Stresscrete Ecplise Black Pole on 3' Base (No Substitutions)	64	9400	B3-U0-G2
	18	SD4_30_B	SINGLE	0.837	1-EALS035D4AH730NDC1BLCKF w/ 1-ELS-EAL-RBL-BLCK back shield - 30' Mounting Height on Stresscrete Ecplise Black Direct Burial Pole (No Substitutions)	70	8800	B1-U0-G2
	3	SD4_30	SINGLE	0.828	1-EALS035D4AF730NDC1BLCKF - 30' Mounting Height on Stresscrete Ecplise Black Direct Burial Pole (No Substitutions)	70	9800	B2-U0-G2
	6	SD3_15_B	SINGLE	0.837	1-EALS035D3SAW730NDC1BLCKF w/ 1-ELS-EAL-ABL-BLCK - Back Shield- 15' Mounting Height on Stresscrete Ecplise Black Direct Burial Pole (No Substitutions)	70	8600	B1-U0-G2
	1	M1H5_30	Back-Back	0.837	EALS035D5SH730NDC1BLCKF - 30' Mounting Height on 27' Stresscrete Ecplise Black Pole on 3' Base (No Substitutions)	128	9400	B3-U0-G2
	6	LC	Single	0.813	CRUS-SC-LED-SLW-30-UE-WHT-DFL - By Others	38	5585	B2-U0-G1
	10	EX_	Single	0.800	Existing 400W HPS Lights	465	37276	B4-U0-G4
	5	D1H5_30	Back-Back	0.837	EALS035D5SH730NDC1BLCKF - 30' Mounting Height on Stresscrete Ecplise Black Direct Burial Pole (No Substitutions)	128	9400	B3-U0-G2
	22	CL	Single	0.850	SCV-LED-10L-UNV-40-WH - By Others	67	9928	B3-U0-G1
	8	CH5_30	Single	0.837	EALS035D5SH730NDC1BLCKF - 30' Mounting Height on Stresscrete Ecplise Black Direct Burial Pole (No Substitutions)	64	9400	B3-U0-G2

Calculation Summary

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Associate Walkway	Illuminance	Fc	2.72	8.3	1.5	1.81	5.53
DSD Area	Illuminance	Fc	1.68	8.5	0.5	3.36	17.00
Entry Drive 1	Illuminance	Fc	1.88	3.8	1.1	1.71	3.45
Entry Drive 2	Illuminance	Fc	1.83	3.5	1.4	1.31	2.50
Entry Drive 3	Illuminance	Fc	2.15	9.3	0.1	21.50	93.00
Entry Drive 4	Illuminance	Fc	1.38	2.1	0.9	1.53	2.33
Front Drive	Illuminance	Fc	2.90	4.8	1.7	1.71	2.82
Fuel Area	Illuminance	Fc	2.08	8.1	1.1	1.89	7.36
Left Side Parking	Illuminance	Fc	1.93	2.1	1.6	1.21	1.31
Main Parking	Illuminance	Fc	1.66	2.9	0.7	2.37	4.14
Mulberry Lane	Illuminance	Fc	2.22	5.9	0.7	3.17	8.43
ODP Parking Area	Illuminance	Fc	2.15	2.6	1.8	1.19	1.44
Overall Area	Illuminance	Fc	1.09	27.3	0.0	N.A.	N.A.
Phillips Court	Illuminance	Fc	2.12	5.7	0.1	21.20	57.00
Property Line	Illuminance	Fc	0.54	5.8	0.0	N.A.	N.A.
Rear Drive Lane	Illuminance	Fc	1.47	2.3	0.3	4.90	7.67
RX Drive Thru Lane	Illuminance	Fc	2.00	4.0	1.2	1.67	3.33
Vertical Main Parking In	Illuminance	Fc	1.29	1.6	0.7	1.84	2.29
Vertical Main Parking Out	Illuminance	Fc	0.85	1.0	0.6	1.42	1.67

LED STATISTICS SHOWN ARE AT 50000 HOURS L92 & L93RATING (~12 YEARS @ 12 HRS/DAY)
L92 = OPERATING HOURS AT WHICH AN AVERAGE OF 8% OF INITIAL LUMENS HAVE BEEN LOST IN A TESTED POPULATION OF LED PLATFORMS. THE POPULATION STILL EMITS 92% OF INITIAL LUMENS. THE LUMINAIRE HAS NOT FAILED. IT IS STILL OPERATING WITH A REDUCED LIGHT OUTPUT.
L93 = OPERATING HOURS AT WHICH AN AVERAGE OF 7% OF INITIAL LUMENS HAVE BEEN LOST IN A TESTED POPULATION OF LED PLATFORMS. THE POPULATION STILL EMITS 93% OF INITIAL LUMENS. THE LUMINAIRE HAS NOT FAILED. IT IS STILL OPERATING WITH A REDUCED LIGHT OUTPUT.
IN COMPARISON, NON-LED LUMINAIRES ARE RATED WITH MEAN LUMENS MEASURED AT 40-50% OF RATED LIFE, DEPENDING ON TECHNOLOGY, AND RATED LIFE OF B50, WHERE B50 = OPERATING HOURS AT WHICH 50% OF A TESTED POPULATION OF LAMPS HAVE FAILED.

Notes:
1) Acad site plan provided 03/20/25
2) Material shown is standard Walmart.
3) Some spill considered beneficial to adjacent sidewalk, cross walk and intersections for pedestrian visibility.
4) Existing light leased by The Villages from Seco will become the responsability of WalMart.
5) Refer to Arch/MEP plans for security camera data/power conduits for pole mounted security camera by others.
6) Refer to Arch/MEP plans for conduit/wiring for lighting.

0 25 50

N

Current

The magnitude of the differences between detailed analysis methods and field measurements varies. In general, differences of less than 20% can be expected, but in extreme cases, where measurements are taken in close proximity to the complexity of the lighting system, they may be greater. A more complete discussion of the uncertainties is available in:

ANSI / IES LS-6-20
Lighting Science: Calculation of Light and its Effects

Provided for:
Miguel Lomeli
CPH Corp
Patick Kelly-Current

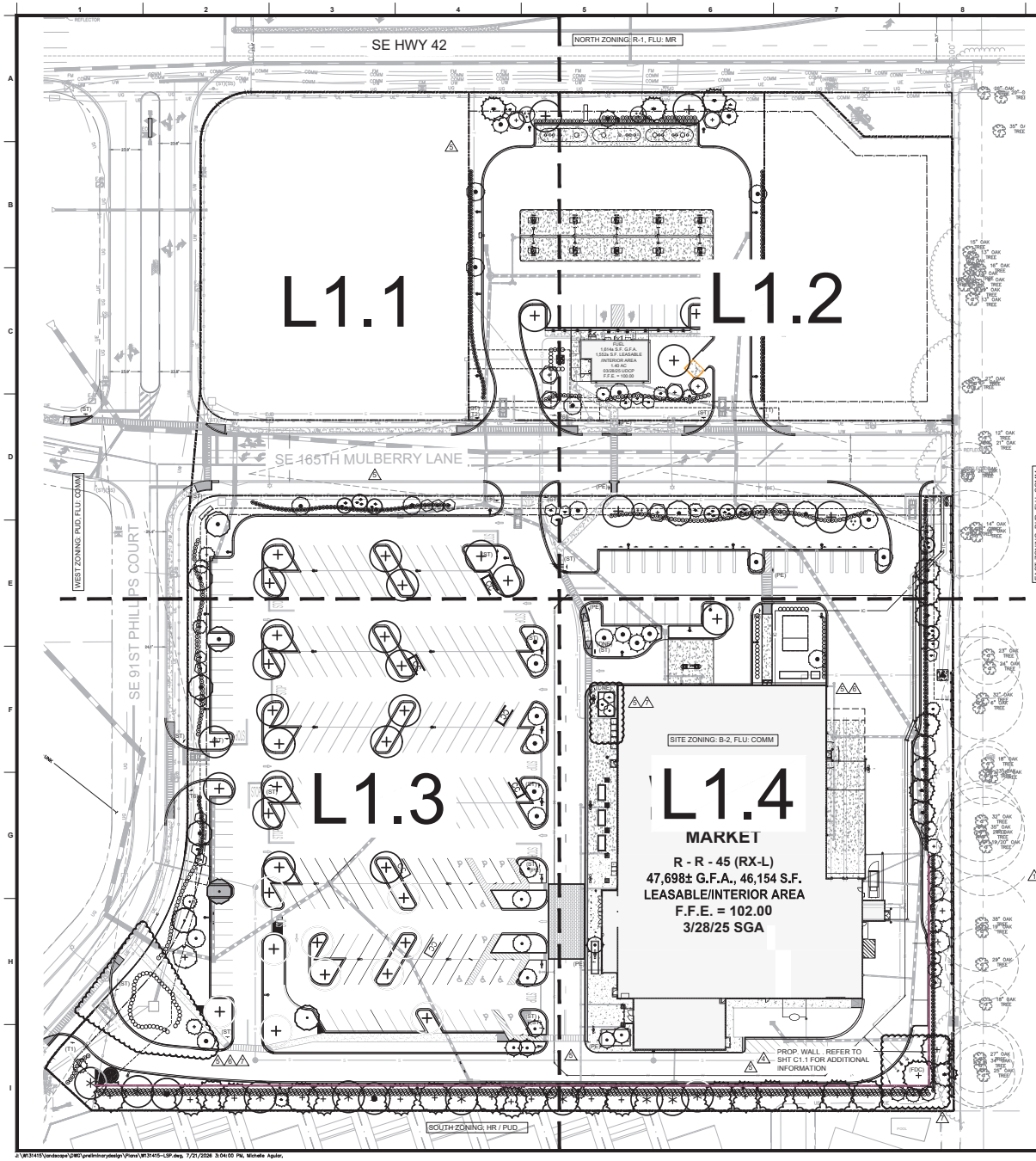
Provided BY:
Application Solution Center
apps@currentlighting.com
1-828-393-3774

3010 Spartanburg Hwy.,
East Flat Rock, NC 28726

Designer: DHK
Date:7/27/2026
Drawing #: A250301R11.AGI

WALMART NHM #3009 MAJOR SITE PLAN
Mulberry, FL
Evolve LED Area EALS03 3000K @ 30ft
Designed to Local Ordiance
Horizontal FC's at grade & vert at 5ft
Values at 50000 hours
* new site plan *

C5.15



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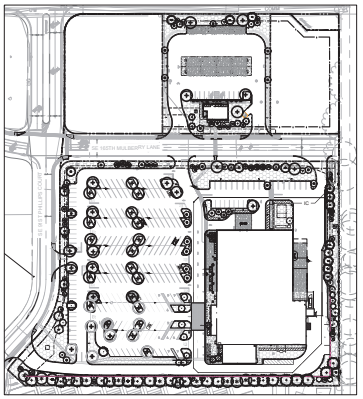
Graphic Scale in Feet



LANDSCAPE CALCULATIONS

NTS

FOUNDATION PLANTING AREA (SEC.6.8.8.B):
60% ADJACENT TO OR W/IN 25' OF WALL, 5' MIN WIDTH, 2' MIN. FROM WALL
(PLANTING AREA IN FRONT OF FUEL PROVIDED BY ENHANCED BUFFER AT ROW)

OPEN SPACE (SEC.6.8.4): MIN. 20% LANDSCAPE AREA
WALMART = 306,857 SF (20%) = 61,372 SF MIN. REQUIRED / 79,475 SF PROVIDED
FUEL STATION = 60,920 SF (20%) = 12,184 SF MIN. REQUIRED / 19,959 SF PROVIDED

SEC.6.7.4 = 1 SHADE TREE REQ / 3000 SF OF AREA
WALMART: 306857 / 3000 = 102 TREES
FUEL STATION: 60920 / 3000 = 20 TREES

WALMART (SEC. 6.8.6):
NORTH LANDSCAPE BUFFER ROW TYPE C:
(581.54-36.05-43.81-5 = 540.49 LF)
REQUIRED: 540.5 LF / 100 = 5.4
5.4 x 2 = 10.8 = 11 CANOPY TREES
5.4 x 3 = 16.2 = 16 UNDERSTORY TREES
50% SHRUBS / GC 3' HT W/IN 1 YR.

EAST LANDSCAPE BUFFER TYPE B: (487.44 LF)
REQUIRED: 487.44 LF / 100 = 4.9
4.9 x 2 = 9.8 = 10 CANOPY TREES
4.9 x 3 = 14.7 = 15 UNDERSTORY TREES
3 BUFFER WALL SEGMENT
50% SHRUBS / GC 3' HT W/IN 1 YR

SOUTH LANDSCAPE BUFFER TYPE B: (733.1 LF)
REQUIRED: 733.1 LF / 100 = 7.3
7.3 x 2 = 14.6 = 15 CANOPY TREES
7.3 x 3 = 21.9 = 22 UNDERSTORY TREES
EXISTING BUFFER WALL TO REMAIN
50% SHRUBS / GC 3' HT W/IN 1 YR (DRC)
32 CANOPY TREES & 6 UNDERSTORY TREES
*PROP. BY WM FOR ADDITIONAL SCREEN OF NEIGHBORHOOD.

WEST LANDSCAPE BUFFER ROW TYPE C:
(504.68-54.16-27.54 = 422.98 LF)
REQUIRED: 422.98 LF / 100 = 4.2
4.2 x 2 = 8.4 = 8 CANOPY TREES
4.2 x 3 = 12.6 = 13 UNDERSTORY TREES
50% SHRUBS / GC 3' HT W/IN 1 YR.

VEHICULAR USE AREA REQUIREMENT (COUNTY SEC.6.8.7.):
1 SHADE TREE PER ISLAND. 2 SHADE TREES PER DOUBLE PARKING LOT ISLAND. SUBSTITUTE ACCENT / ORNAMENTAL TREES WHERE LIGHTING FIXTURES OR SIGN VISIBILITY CONFLICTS. 1 SHADE TREE / 50 LF OF DIVIDER MEDIANS. PARKING LOT ISLANDS SHALL BE COMPLETELY PLANTED WITH SHRUBS / GROUNDCOVER.
18 DOUBLE ISLANDS = 36 SHADE TREES; 17 SINGLE ISLANDS = 17 SHADE TREES
DIVIDER MEDIAN: 1 SHADE TREE / 50 LF = 330 LF TOTAL = 7 SHADE TREES
(PALMS OR UNDERSTORY TREES WHERE LIGHTING / SIGNAGE CONFLICTS.)

VEHICULAR USE AREA REQUIREMENT (DRC): TOTAL PARKING SPACES = 233
1 LARGE SHADE TREE (LIVE OAK) PER 5 SPACES, FIRST 50 SPACES = 10 REQUIRED
1 LARGE SHADE TREE (LIVE OAK) PER EVERY 10 SPACES ABOVE 50 = 18 REQUIRED
LARGE SHADE TREES = 28 REQUIRED / 60 PROVIDED (TREE TYPE VARIES DUE TO COUNTY REQUIREMENT OF 50% MAX. OF ONE TREE SPECIES.) (INCL. IN VUA REQ.)

FUEL STATION (SEC. 6.8.6):
NORTH LANDSCAPE BUFFER ROW TYPE C:
REQUIRED: 234.3 LF / 100 = 2.3
2.3 x 2 = 4.6 = 5 CANOPY TREES
2.3 x 3 = 6.9 = 7 UNDERSTORY TREES
50% SHRUBS / GC 3' HT W/IN 1 YR.

EAST LANDSCAPE BUFFER - NONE REQUIRED:

SOUTH LANDSCAPE BUFFER TYPE C:
(234.31-39.15-39.58-5 = 150.58 LF)
REQUIRED: 150.6 LF / 100 = 1.5
1.5 x 2 = 3 = 3 CANOPY TREES
1.5 x 3 = 4.5 = 6 UNDERSTORY TREES
50% SHRUBS / GC 3' HT W/IN 1 YR

WEST LANDSCAPE BUFFER - NONE REQUIRED:

VEHICULAR USE AREA REQ (SEC.6.8.7.):
PARKING PERIMETER ONLY WHERE NO BUFFER REQ.:
5' MIN. LANDSCAPE SCREEN EXCLUDING TURF GRASS. MIN. 3' HT. W/IN 1 YR. (REFER TO VIEW ABOVE FOR LOCATIONS)

LANDSCAPE REQUIREMENTS

TYPE	LOCATION	AMT REQUIRED	PROVIDED
TREES**	ISLANDS	60	60
	PERIMETER	131	137*
	MITIGATED	9	9
SHRUBS*	ISLANDS	100%	100%
	PERIMETER	50%/100%	50%/100%
GROUNDCOVER*	ALL	100%/50%	100%/50%

**VUA TREES ARE ISLAND TREES. PERIMETER TREES ARE ALL BUFFER TREES & MITIGATED TREES PER SEC. 6.7.4 (NOT SATISFIED BY BUFFER / VUA TREE COUNTS.) *UPSIZED AND ADDITIONAL PROPOSED TREES PER WALMART PM FOR SOUTH BUFFER.
*ISLANDS: 100% SHRUBS AND GROUNDCOVER
PERIMETER: IF BUFFER REQUIRED = 50% MIN.
IF NO BUFFER REQUIRED THEN VUA PERIMETER = 100%

PLANT LEGEND

SYM	COMMON NAME
TREES	
AR	FLORIDA FLAME RED MAPLE (C)
IV1	PRIDE OF HOUSTON HOLLY (U)
IV2	WEEPING YAUPON (U)
LX	ACOMA CRAPE MYRTLE (U)
LI	TONTO CRAPE MYRTLE (U)
LI2	TWILIGHT CRAPE MYRTLE (U)
LJ	TREE LIGUSTRUM (U)
MG	SOUTHERN MAGNOLIA (C)
UA	WINGED ELM (C)
PE	SLASH PINE (C)
QV	LIVE OAK (C)
SP	CABBAGE PALM (P)
ML	LITTLE GEM MAGNOLIA (C)
QV1	LIVE OAK (C)
PE1	SLASH PINE (C)
MG1	SOUTHERN MAGNOLIA (C)
SHRUBS	
LC	LOROPETALUM
VO	SWEET VIBURNUM
VO2	WALTER'S VIBURNUM
PN	WILD COFFEE

*REFER TO ENLARGEMENT SHEETS FOR SHRUB / GROUNDCOVER AREAS. REFER TO PLANT LIST SHT. LS.0 FOR ADDITIONAL PLANT INFO.

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Ph: 407.425.0452

Plans Prepared By:
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A Full Service A & E Firm

CERTIFICATE OF AUTHORIZATION No. 00001662 STATE OF FLORIDA
Glen J. Pugh, RLA LA001822 Jul 21, 2026

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No.	Date	Revision
1	5/22/26	PER COUNTY COMMENTS / WALMART REVIEW
2	4/20/26	CCD #4
3	4/08/26	PER CPH / WALMART REVIEW
4	11/14/25	PER COUNTY COMMENTS / CPH REVIEW
5	8/28/25	PER COUNTY / CPH REVIEW
6	7/25/25	CPH REVIEW
7	6/10/25	THE VILLAGES / CPH REVIEW

Designed: M. AGUIAR
Drawn: A. ALMOND
Checked: G. PUGH
Job No.: W131415
Date: 01/27/2025 © 2026

OVERALL LANDSCAPE PLAN

3 MAJOR SITE PLAN - WALMART
NEIGHBORHOOD MARKET 3009-1000-WNM-NEW
THE VILLAGES/MARION COUNTY/FLORIDA

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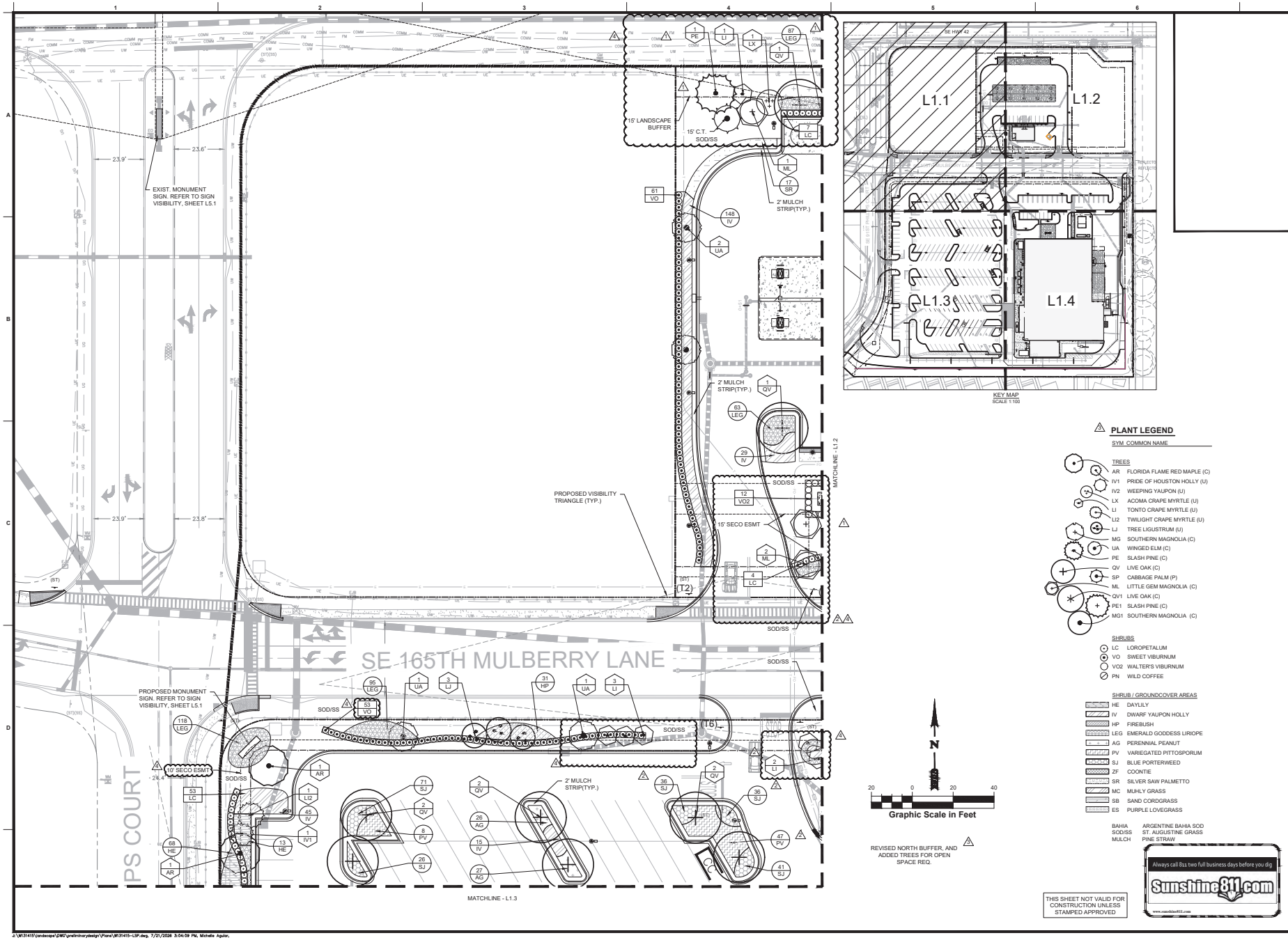

PLANT LEGEND

SYM	COMMON NAME
TREES	
AR	FLORIDA FLAME RED MAPLE (C)
IV1	PRIDE OF HOUSTON HOLLY (U)
IV2	WEEPING YAUPON (U)
LX	ACOMA CRAPE MYRTLE (U)
LI	TONTO CRAPE MYRTLE (U)
LI2	TWILIGHT CRAPE MYRTLE (U)
LJ	TREE LIGUSTRUM (U)
MG	SOUTHERN MAGNOLIA (C)
UA	WINGED ELM (C)
PE	SLASH PINE (C)
QV	LIVE OAK (C)
SP	CABBAGE PALM (P)
ML	LITTLE GEM MAGNOLIA (C)
QV1	LIVE OAK (C)
PE1	SLASH PINE (C)
MG1	SOUTHERN MAGNOLIA (C)
SHRUBS	
LC	LOROPETALUM
VO	SWEET VIBURNUM
VO2	WALTER'S VIBURNUM
PN	WILD COFFEE
SHRUB / GROUNDCOVER AREAS	
HE	DAYLILY
IV	DWARF YAUPON HOLLY
HP	FIREBUSH
LEG	EMERALD GODDESS LIRIOPE
AG	PERENNIAL PEANUT
PV	VARIEGATED PITTOSPORUM
SJ	BLUE PORTERWEED
ZF	COONTIE
SR	SILVER SAW PALMETTO
MC	MUHLY GRASS
SB	SAND CORDGRASS
ES	PURPLE LOVEGRASS
BAHIA	ARGENTINE BAHIA SOD
SOD/SS	ST. AUGUSTINE GRASS
MULCH	PINE STRAW

REVISED NORTH BUFFER, AND ADDED TREES FOR OPEN SPACE REQ.

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No.	Date	Revision
5	4/08/26	PER CPH / WALMART REVIEW
4	8/28/25	PER COUNTY / CPH REVIEW
3	7/25/25	CPH REVIEW
2	6/10/25	THE VILLAGES / CPH REVIEW
1		

Designed: M. AGUIAR
Drawn: A. ALMOND
Checked: G. PUGH
Job No.: W131415
Date: 01/27/2025 © 2026

LANDSCAPE PLAN

MAJOR SITE PLAN - WALMART NEIGHBORHOOD MARKET 3009-1000-WNM-NEW

THE VILLAGES/MARION COUNTY/FLORIDA

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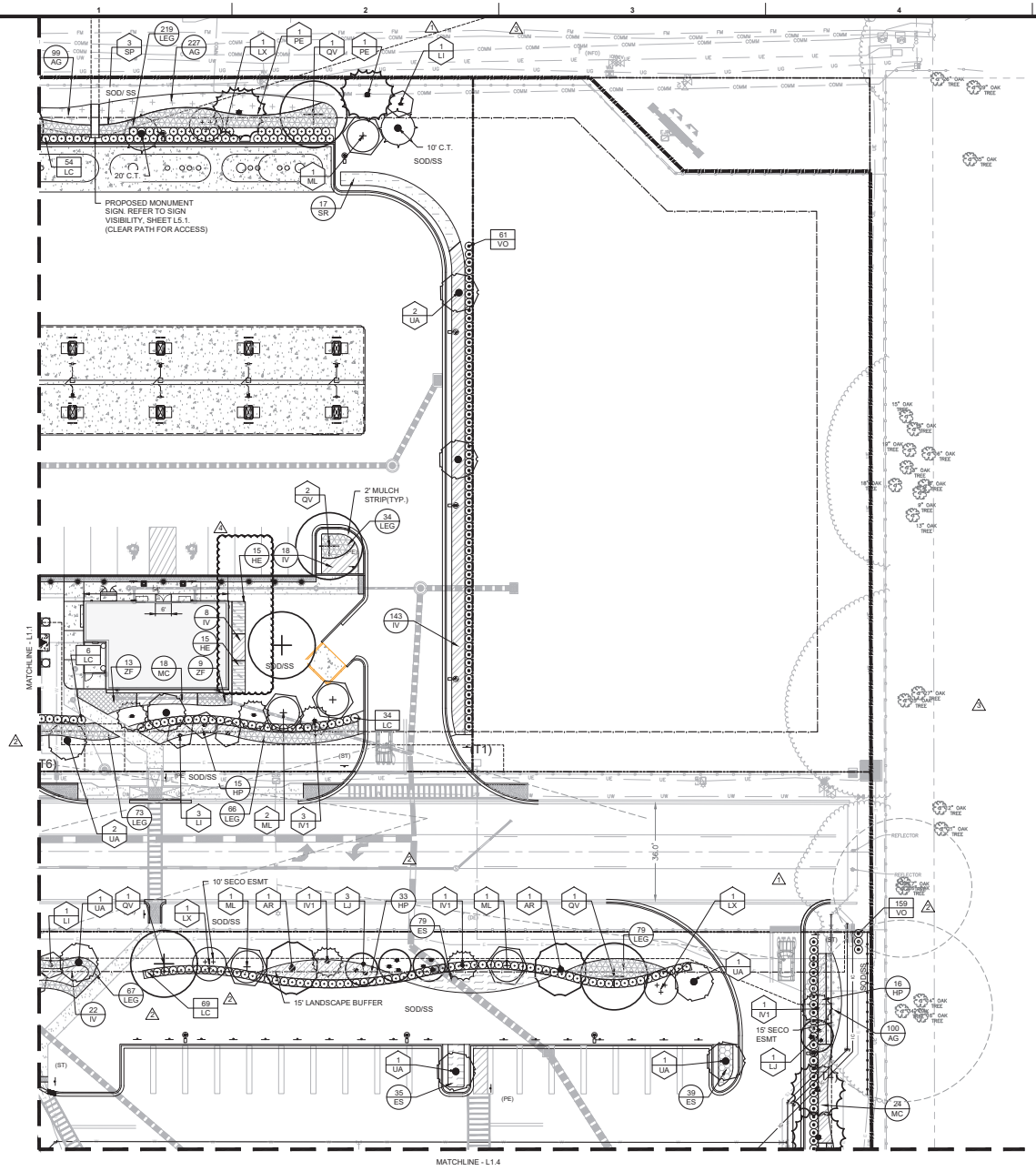

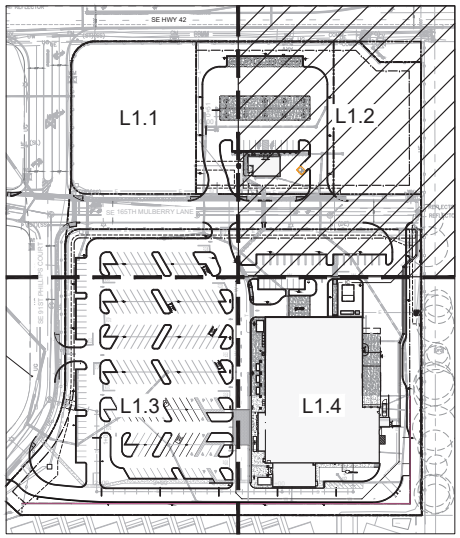

KEY MAP
SCALE 1:100

PLANT LEGEND

SYM COMMON NAME

TREES

AR	FLORIDA FLAME RED MAPLE (C)
IV1	PRIDE OF HOUSTON HOLLY (U)
IV2	WEEPING YAUPON (U)
LX	ACOMA CRAPE MYRTLE (U)
LI	TONTO CRAPE MYRTLE (U)
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LJ	TREE LIGUSTRUM (U)
MG	SOUTHERN MAGNOLIA (C)
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QV	LIVE OAK (C)
SP	CABBAGE PALM (P)
ML	LITTLE GEM MAGNOLIA (C)
QV1	LIVE OAK (C)
PE1	SLASH PINE (C)
MG1	SOUTHERN MAGNOLIA (C)

SHRUBS

LC	LOROPETALUM
VO	SWEET VIBURNUM
VO2	WALTER'S VIBURNUM
PN	WILD COFFEE

SHRUB / GROUNDCOVER AREAS

HE	DAYLILY
IV	DWARF YAUPON HOLLY
HP	FIREBUSH
LEG	EMERALD GODDESS LIRIOPE
AG	PERENNIAL PEANUT
PV	VARIEGATED PITTOSPORUM
SJ	BLUE PORTERWEED
ZF	COONTIE
SR	SILVER SAW PALMETTO
MC	MUHLY GRASS
SB	SAND CORDGRASS
ES	PURPLE LOVEGRASS

BAHIA	ARGENTINE BAHIA SOD
SOD/SS	ST. AUGUSTINE GRASS
MULCH	PINE STRAW

N

20 0 20 40

Graphic Scale in Feet

REVISED NORTH BUFFER, AND ADDED TREES FOR OPEN SPACE REQ. TO FUEL STATION. REVISED EAST BUFFER FOR STORE

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REGISTERED LANDSCAPE ARCHITECT GALEN J. PUGH LA0001522 STATE OF FLORIDA

Galen J. Pugh, RLA
LA0001522
Jul 21, 2026

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Designed: M. AGUIAR
Drawn: A. ALMOND
Checked: G. PUGH
Job No.: W131415
Date: 01/27/2025

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LANDSCAPE PLAN

MAJOR SITE PLAN - WALMART NEIGHBORHOOD MARKET 3009-1000-WNM-NEW

THE VILLAGES/MARION COUNTY/FLORIDA

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Sheet No.
L1.2

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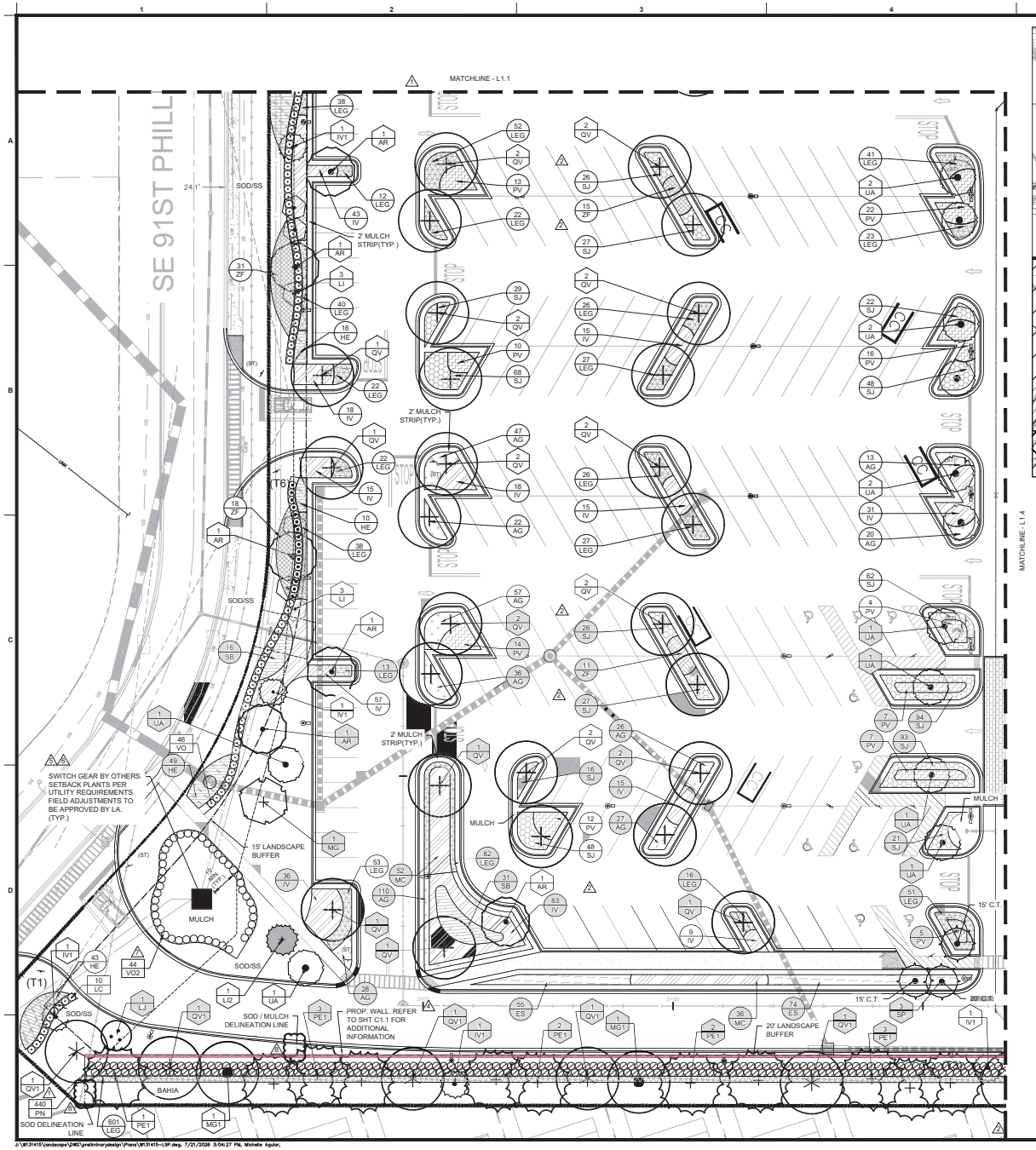

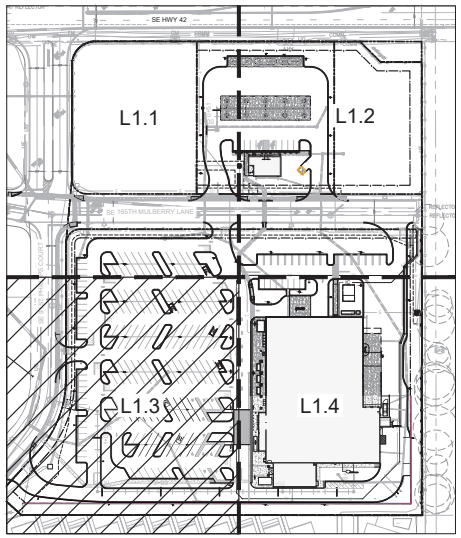

KEY MAP
SCALE 1:100

PLANT LEGEND

SYM	COMMON NAME
TREES	
AR	FLORIDA FLAME RED MAPLE (C)
IV1	PRIDE OF HOUSTON HOLLY (U)
IV2	WEEPING YAUPON (U)
LX	ACOMA CRAPE MYRTLE (U)
LI	TONTO CRAPE MYRTLE (U)
LI2	TWILIGHT CRAPE MYRTLE (U)
LJ	TREE LIGUSTRUM (U)
MG	SOUTHERN MAGNOLIA (C)
UA	WINGED ELM (C)
PE	SLASH PINE (C)
QV	LIVE OAK (C)
SP	CABBAGE PALM (P)
ML	LITTLE GEM MAGNOLIA (C)
QV1	LIVE OAK (C)
PE1	SLASH PINE (C)
MG1	SOUTHERN MAGNOLIA (C)
SHRUBS	
LC	LOROPETALUM
VO	SWEET VIBURNUM
VO2	WALTER'S VIBURNUM
PN	WILD COFFEE
SHRUB / GROUNDCOVER AREAS	
HE	DAYLILY
IV	DWARF YAUPON HOLLY
HP	FIREBUSH
LEG	EMERALD GODDESS LIRIOPE
AG	PERENNIAL PEANUT
PV	VARIEGATED PITTOSPORUM
SJ	BLUE PORTERWEED
ZF	COONTIE
SR	SILVER SAW PALMETTO
MC	MUHLY GRASS
SB	SAND CORDGRASS
ES	PURPLE LOVEGRASS
BAHIA	ARGENTINE BAHIA SOD
SOD/SS	ST. AUGUSTINE GRASS
MULCH	PINE STRAW

N

20 0 20 40

Graphic Scale in Feet

REVISED SOUTH BUFFER, AREA ALONG SW, AND PALM HTS.

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1117 East Robinson Street
Orlando, FL 32801
Ph: 407.425.0452

Plans Prepared By:
CPH Consulting, LLC
A Full Service A & E Firm

CERTIFICATE OF AUTHORIZATION NO. 00001822 STATE OF FLORIDA
GALEN J. PUGH, RLA LA001822 Jul 21, 2026

This item has been digitally signed and sealed by Galen J. Pugh, RLA on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies

No.	Date	Revision
1	6/10/25	THE VILLAGES / CPH REVIEW
2	7/25/25	CPH REVIEW
3	8/28/25	PER COUNTY / CPH REVIEW
4	11/14/25	PER COUNTY COMMENTS / CPH REVIEW
5	4/08/26	PER CPH / WALMART REVIEW
6	4/20/26	CCD #4
7	5/22/26	PER COUNTY COMMENTS / WALMART REVIEW
8	6/29/26	CCD #10

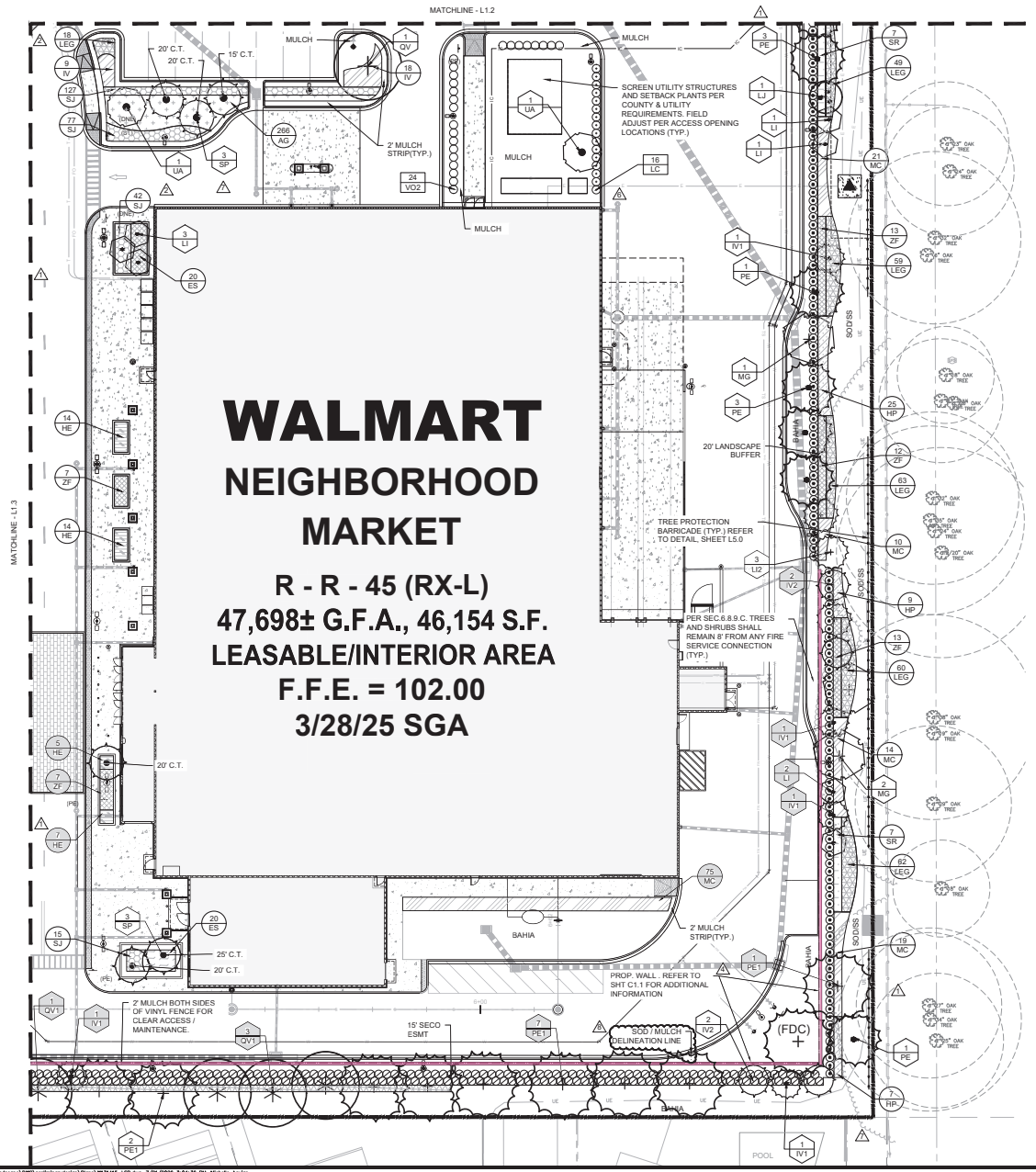
Designed: M. AGUIAR
Drawn: A. ALMOND
Checked: G. PUGH
Job No.: W131415
Date: 01/27/2025 © 2026

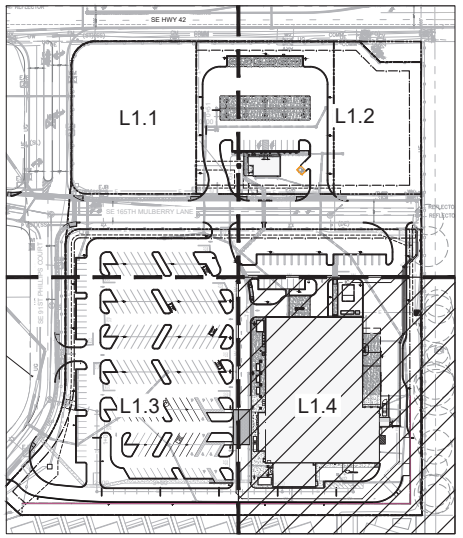
LANDSCAPE PLAN

3 MAJOR SITE PLAN - WALMART
NEIGHBORHOOD MARKET 3009-1000-WNM-NEW
THE VILLAGES/MARION COUNTY/FLORIDA

THIS SHEET NOT VALID FOR CONSTRUCTION WITHOUT COMPLETE SET OF PLANS.

Sheet No.
L1.3





KEY MAP
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PLANT LEGEND

SYM	COMMON NAME
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ZF	COONTIE
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SOD/SS	ST. AUGUSTINE GRASS
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REVISED SOUTH AND EAST BUFFERS, TRANSFORMER PAD AND PALM HTS.

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GALEN J. PUGH LANDSCAPE ARCHITECT STATE OF FLORIDA LA001522 Jul 21, 2026

GALEN J. PUGH, PLA LA001522

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6/29/26		CCD #10

Designed: M. AGUIAR
Drawn: A. ALMOND
Checked: G. PUGH
Job No.: W131415
Date: 01/27/2025
© 2026

LANDSCAPE PLAN

MAJOR SITE PLAN - WALMART
NEIGHBORHOOD MARKET 3009-1000-WNM-NEW
THE VILLAGES/MARION COUNTY/FLORIDA

THIS SHEET NOT VALID FOR CONSTRUCTION WITHOUT COMPLETE SET OF PLANS.

Sheet No. L1.4

LANDSCAPE NOTES:

1. The landscape Contractor shall be responsible for all materials and all work as called for on the Landscape Plans and in the Landscape Specifications. In the event of variation between quantities shown on plant list and the plans, the plans shall control. The Landscape Contractor shall verify all quantities and report any discrepancies at the time of bidding.
2. The Landscape Contractor shall review architectural/engineering plans and become thoroughly familiar with surface and subsurface utilities.
3. Every possible safeguard shall be taken to protect building surfaces, equipment and furnishings. The Landscape Contractor shall be responsible for any damage or injury to person or property which may occur as a result of negligence in the execution of the work.
4. The work shall be coordinated with other trades to prevent conflicts. Coordinate the planting with the irrigation work to assure availability and proper location of irrigation items and plants.
5. Contractor shall ensure that there are no visual obstructions to vehicle lines of sight and traffic controls. Contractor shall field adjust tree and/or large shrub locations to avoid any such obstructions.
6. Trees shall be maintained by the owner to avoid future such obstructions by pruning trees and/or shrubs as necessary utilizing horticulturally sound techniques.
7. All planting shall be performed by personnel familiar with planting procedure and under the supervision of a qualified planting foreman.
8. All plant material shall be graded Florida No. 1 or better as outlined under Grades and Standards for Nursery Stock, Part I and II, published by the Florida Department of Agriculture and Consumer Services.
9. The Landscape Architect or Owner shall have the right, at any stage of the operations, to reject any and all work and materials which, in his opinion, do not meet with the requirements of these specifications.
10. Except as otherwise specified, the Landscape Contractor's work shall conform to accepted horticultural practices as used in the trade.
11. The minimum acceptable size of all plants, measured after pruning, with branches in normal positions, shall conform to the measurements specified on the plant list or as indicated on the landscape drawing. Height and spread dimensions refer to main body of the plant and not extreme branch tip to tip. The caliper measurement of tree trunks is to be according to Florida Grades and Standards for Nursery Plants.
12. Plants shall be protected upon arrival at the site, by being thoroughly watered and properly maintained until planted.
13. All tree pits shall be excavated to size and depth in accordance with the Florida Grades & Standards for Nursery Stock, unless shown otherwise on the drawings, and backfilled with the specified planting soil. The Landscape Contractor shall test fill all tree pits with water before planting to assure proper drainage percolation is available.
14. The Landscape Contractor shall be responsible for proper watering of all plants. All plants shall be thoroughly watered at time of planting and kept adequately watered until time of acceptance. It shall be the Landscape Contractor's responsibility to assure that plants are not over watered.
15. It shall be the Landscape Contractor's responsibility to prevent plants from falling or being blown over, to restraighten and replant all plants which lean or fall and to replace all plants which are damaged due to lack of proper guying or staking. The Landscape Contractor shall be legally liable for any damage caused by instability of any plant material.
16. All trees and all palms shall be guyed or staked or braced. Staking of trees and shrubs, if required, shall be done as per staking and guying detail prepared by the Landscape Architect. It shall be the responsibility of the Landscape Contractor to remove guys and stakes from the trees and job site after a period of 1 year.
17. Plants blown over by high winds, within the guaranteed period, shall not be cause for additional expense to the Owner, but shall be the responsibility of the Landscape Contractor. Damaged plants shall be replaced by the Landscape Contractor at no additional cost to the Owner.
18. Sod shall be of a species specified on the drawings and originate from a commercial turf grower. It shall be a dense stand of live turf, reasonably free of weeds, well matted with grass roots in rectangles 16 inch by 24 inch or in 24 inch wide rolls in a length consistent with the equipment and methods used to handle the rolls and place the sod. Any netting contained within the sod shall be certified by the manufacturer to be bio-degradable. The soil and root mat shall be a minimum of 1-1/2 inch thick and must hold together during placement. Sod shall be place adjacent to one another to avoid gaps and overlaps. Joints shall be staggered between the rows. Sod placed on slopes exceeding 3:1 shall be pinned with turf staples at top corners of pieces and along top of sod roll every 2'. Sod turf, shall have been mowed a minimum of one week prior to cutting and delivery, so that the length of the turf is no longer than 4 inches at time of delivery. Place sod within 48 hours of cutting the sod. The sod shall be kept moist throughout the 48 hour period to maintain the health and viability of the sod. Submit a letter of certification to the Owner's CEI Representative, at time of delivery, as to the source of the sod, the time it was cut, the species and cultivar provided, last mowing date, and that the sod is free of fire ants. Sod which has been cut for longer than 48 hours after being cut shall not be used unless specifically authorized by Owner's CEI Representative. It shall be the Contractor's responsibility to measure and determine the exact quantity of sod required for a complete job at the time of bidding or providing a price quote. The Owner shall not be responsible for additional cost due to the Contractor's under estimating of the quantity of sod for the original bid area.
19. The Landscape Contractor shall ensure adequate vertical drainage in all plant beds, planters, and sod areas. Vertical drilling through any compacted fill to native soil shall be accomplished to ensure drainage. If well drained fill is necessary to assure positive drainage, this issue shall be brought up by the Landscape Contractor at time of bidding.
20. The Landscape Contractor shall ensure that his work does not interrupt established or projected drainage patterns.
21. The Landscape Contractor shall prune, shape and remove dead foliage/limbs from existing plant material to remain. Confirm with the Landscape Architect or Owner the extent of work required at time of bidding.
22. Mulch - All plant beds shall be top dressed with 4" pine straw mulch (refer to specifications for information).
23. Transplanted Material - The Landscape Contractor shall be responsible for determining and evaluating which plant materials are suitable for transplanting and shall verify this with the Landscape Architect or Owner. The Landscape Contractor shall take all reasonable, horticulturally acceptable measures to assure the successful transplanting of determined plant materials. The Landscape Contractor shall be responsible for replacing any relocated plant materials which die if such measures are not taken, as determined by the Landscape Architect or Owner. Replacement plants shall be of identical species and size if required.
24. MAINTENANCE PRIOR TO FINAL INSPECTION AND ACCEPTANCE:

    Maintenance shall commence after each plant is planted and the maintenance period shall continue until the job or specific phase of the job is accepted by the Landscape Architect or Owner. Extreme care shall be taken to instruct the Owner or his representatives in general maintenance procedures.

    Plant maintenance shall include watering, pruning, weeding, cultivating, mulching, tightening, and repairing of guys, replacement of sick or dead plants, resetting plants to proper grades or upright positions and restoration of the planting saucer and all other care needed for proper growth of the plants.

    During the maintenance period and up to the date of final acceptance, the Landscape Contractor shall do all seasonal spraying and/or dusting of trees and shrubs. Upon completion of all planting, an inspection for acceptance of work will be held. The Landscape Contractor shall notify the Landscape Architect or Owner for scheduling of the inspection 10 days prior to the anticipated date.

    At the time of the inspection, if all of the materials are acceptable, a written notice will be given by the Landscape Architect or Owner to the Landscape Contractor Stating the date when the Maintenance Period ends.

    GUARANTEE AND REPLACEMENT:

    All plant materials shall be guaranteed for 12-19 months following the substantial completion date in accordance with the Extended Maintenance / Warranty Chart included in Part 3 of the specifications and interim acceptance shall be alive and in satisfactory growth for each specific kind of plant at the end of the guaranteed period

    At the end of the guarantee period, any plant required under this contract that is dead or not in satisfactory growth, as determined by the Owner or the Landscape Architect, shall be removed and replaced. Replacement plants shall have an extended guarantee, as noted above, from time of replacement.

    All replacements shall be planted of the same kind and size as specified on the plant list. They shall be the responsibility of the Landscape Contractor.
25. TOPSOIL

    Topsoil shall be ASTM D 5268, natural, friable, fertile, fine loamy soil possessing characteristics of representative topsoil in the vicinity that produces heavy growth. Topsoil shall have a pH range of 5.5 to 7.4, free from subsoil, objectionable weeds, litter, sods, stiff clay, stones larger than 1-inch in diameter, stumps, roots, trash, toxic substances, or any other material which may be harmful to plant growth or hinder planting operations. Top soil shall contain a minimum of three percent organic material.
26. UNSUITABLE SUBSOILS

    Locations containing unsuitable subsoil shall be treated by one or more of the following:

A. Where unsuitability is deemed by Owner or Owner's Representative to be due to excessive compaction caused by heavy equipment and where natural subsoil is other than AASHTO classification of A6 or A7, loosen such areas with spikes, discing, or other means to loosen soil to condition acceptable to Owner. Loosen soil to minimum depth of 12 inches with additional loosening as required to obtain adequate drainage. Contractor may introduce peat moss, sand, or organic matter into the subsoil to obtain adequate measures shall be considered as incidental, without additional cost to Owner.

B. Where unsuitability is deemed by Owner or Owner's Representative to be due to presence of boards, mortar, concrete, graded aggregate base, or other construction materials in sub grade and where natural subsoil is other than AASHTO classification of A6 or A7, remove debris and objectionable material. Such remedial measures shall be considered as incidental, without additional cost to Owner.

C. Where unsuitability is deemed by Owner to be because natural subsoil falls into AASHTO classification of A6 or A7 and contains moisture in excess of 30 percent, then installation of sub drainage system or other means described elsewhere in Specifications shall be used. Where such conditions have not been known or revealed prior to planting time and they have not been recognized in preparation of The Drawings and Specifications, then Owner shall issue pricing order to install proper remedial measures.

D. Planting beds where existing subsoil is determined by Owner to be unsuitable for plant growth in accordance paragraph Unsuitable Subsoil herein shall be excavated to a depth of 12 inches or as needed to provide adequate drainage. Replace excavated soil with planting soil.

REQUIRED DRC PLAN NOTES:

1. This plan has been approved by The Villages DRC. No changes shall occur to the layout, design, plants, mulch, sod, or any other aspect of the plan, without application to and approval by The Villages DRC. This plan shall be maintained in perpetuity as originally approved and installed, by the Parcel Developer, his franchisee, operator, manager, and maintenance personnel, including any successors and assigns.
2. Upon completion of the irrigation and landscape installation, The Villages DRC shall be contacted by the Owner and/or his representatives to inspect the site to determine whether the completed job meets the form, intent, and quality called for in the approved submittal plans and specifications, and whether additional landscape measures may be required to meet The Villages' Development Design Criteria, in the opinion of The Villages DRC's representative, due to conditions and circumstances that were not indicated by the submittals provided. The Parcel Developer shall be responsible for contacting The Villages DRC to specifically request a landscape inspection by The Villages DRC's representative, upon completion of the installation. Any deficiencies found by The Villages DRC's representative will be identified in writing and submitted to the Parcel Developer, who shall then be responsible for immediately taking all corrective action necessary to remedy the deficiencies.
3. The Owner and/or all successors and assigns, shall provide perpetual grounds maintenance to insure generally that: all grounds and landscaped areas shall be kept free of trash, leaves and dead landscape material; all landscaped areas shall be maintained regularly, including trimming, fertilization, mowing, and replacement of diseased, damaged, or dead plant materials as required; all annual/perennial bedding plants shall be replaced as necessary to maintain seasonal color; all irrigation systems shall be thoroughly inspected periodically, shall be kept in good repair, and shall be adjusted as necessary to provide continued proper coverage; all parking lots, sidewalks, and other areas shall be swept regularly and otherwise kept free from accumulations of grass clippings, leaves, and other debris; any exterior lighting shall be periodically checked, lamps replaced, and aiming adjusted, as required. No trees shall be topped or unnaturally and abusively pruned at any time. Any trees so damaged shall be subject to immediate replacement per the original plan.

POST-INSTALLATION MAINTENANCE REQUIREMENTS

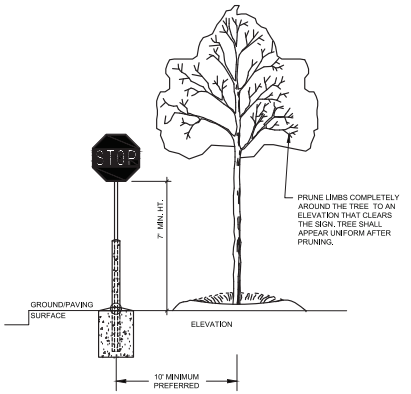
A. It is a requirement for all commercial projects in The Villages that the Landscape Contractor that installs the project perform the first year's landscape maintenance for the project, commencing at the time or project turnover to the Owner/Parcel Developer ("Tenant"). The Landscape Contractor bidders to submit the one-year maintenance contract price with the installation bid, as a separate line item but inclusive in the total job cost.

B. It is expected that the installing Landscape Contractor has the in-house capability to provide the one- year maintenance services required. If the installing Landscape Contractor is not also in the maintenance business and does not have such in-house capabilities, it shall be their responsibility to sub-contract this service and include it in their bid for the project, as specified. Only a qualified, licensed and insured local landscape maintenance company may undertake this sub-contracted responsibility, and the specifics of such an arrangement shall be subject to DRC approval.

C. It shall be the Project Landscape Architect's responsibility to see that this requirement is enforced through his/her Construction Administration duties for the project. The DRC likewise shall enforce this provision, by requiring documentation from Project Landscape Architect that the plan and bid documents include this requirement, and at the time of--and as a condition for--final project acceptance and turnover, by requiring written documentation that the Landscape Contractor has the one-year maintenance contract in force with the Owner/Parcel Developer ("Tenant")

WALMART GENERAL NOTES:

1. All landscaped areas are to receive a minimum of 4" of topsoil. See 2900 specification.
2. All plant material shall be healthy, vigorous, and free of pests and disease.
3. All plant material shall be container grown or as indicated in the plant list.
4. All trees shall have a straight trunk and full head and meet all requirements specified.
5. All materials are subject to the approval of the landscape architect or their designated representative before, during, and after installation.
6. All trees must be guyed or staked as shown in the details.
7. All planting areas shall be completely mulched as specified.
8. The contractor shall be responsible for verifying all quantities shown on these plans before pricing the work.
9. Contractor shall be responsible for delivery schedule and protection between delivery and planting per specifications to maintain healthy plant conditions.
10. The contractor shall be responsible for fully maintaining (including but not limited to: watering, spraying, mulching, fertilizing, etc.) all of the plant materials and lawn for the period of time shown in the 02900 spec.
11. Any plant material which is diseased, distressed, dead, or rejected (prior to substantial completion) shall be promptly removed from the site and replaced with material of the same species, quantity, and size and meeting all plant list specifications.
12. The contractor shall completely guarantee all plant material for a period defined in the 02900 spec. the contractor shall promptly make all replacements during the normal planting season.
13. After being dug at the nursery source, all trees in leaf shall be acclimated for two (2) weeks under a mist system prior to installation.
14. Standards set forth in "American Standard for Nursery Stock" represent guideline specifications only and shall constitute minimum quality requirements for plant material.
15. Where shown on the plans and details, planting beds are to be completely covered with pine straw mulch from a local source harvested in a sustainable manner to a minimum depth of four inches.
16. Refer to Walmart specifications for information needed for implementation of planting plans.
17. Per jurisdiction, weed mat is not permitted.
18. All plant material quantities shown are approximate. contractor shall be responsible for complete coverage of all planting beds at spacing shown.
19. This plan is to be implemented cooperatively with SWPPP plan, as needed, to maximize the effectiveness of the SWPPP plan for this site.
20. The contractor is encouraged to complete temporary or permanent seeding or sodding in stages for soil stabilization as areas are completed after grading.
21. This plan does not present any temporary stabilization required as part of SWPPP plan.
22. Contractor is cautioned that stormwater conveyances and pond banks and bottom can be damaged if machine mowed while these soils are wet. Any associated damages are the responsibility of the contractor to repair at no expense to owner.
23. If conflicts between these notes and the landscape notes, contact landscape architect.



TREES TO BE PLANTED NO CLOSER THAN 10' IN ALL DIRECTIONS FROM ANY TRAFFIC SIGNS WHEN POSSIBLE, FOR THOSE LOCATED CLOSER THAN 10', TREES SHALL BE PRUNED TO CLEAR THE SIGN.

TREE PLANTING AT TYPICAL SIGN

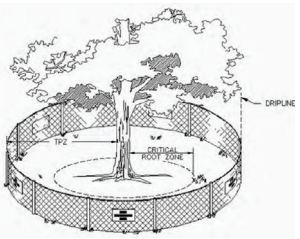
N.T.S.

PLANT LIST

SYM	COMMON NAME	BOTANICAL NAME	DESCRIPTION	NATIVE	QTY
TREES					
AR	FLORIDA FLAME RED MAPLE (C)	ACER RUBRUM 'FLORIDA FLAME'	65 GAL., 4"CAL., 12' HT.	Y	10
IV1	PRIDE OF HOUSTON HOLLY (U)	ILEX VOMITORIA 'PRIDE OF HOUSTON'	30 GAL., 7'-8' HT.	Y	17
IV2	WEEPING YAUPON (U)	ILEX VOMITORIA 'PENDULA	FG, 5" CAL., 15' HT.	Y	4
LX	ACOMA CRAPE MYRTLE (U)	LAGERSTROEMIA X 'ACOMA'	30 GAL., 7'-8' HT.	N	4
LI	TONTO CRAPE MYRTLE (U)	LAGERSTROEMIA X 'TONTO'	30 GAL., 7'-8' HT.	N	24
LI2	TWILIGHT CRAPE MYRTLE (U)	LAGERSTROEMIA INDICA 'TWILIGHT'	30 GAL., 7'-8' HT.	N	5
LJ	TREE LIGUSTRUM (U)	LIGUSTRUM JAPONICUM	65 GAL., 7'-8' HT.	N	9
MG	SOUTHERN MAGNOLIA (C)	MAGNOLIA GRANDIFLORA 'D.D.BLANCHARD'	65 GAL., 3.5"CAL., 12' HT.	Y	4
UA	WINGED ELM (C)	ULMUS ALATA	65 GAL., 3.5"CAL., 12' HT.	Y	26
PE	SLASH PINE (C)	PINUS ELLIOTTII	65 GAL., 3.5"CAL., 14' HT.	Y	11
QV	LIVE OAK (C)	QUERCUS VIRGINIANA	65 GAL., 4"CAL., 12' HT.	Y	40
SP	CABBAGE PALM (P)	SABAL PALMETTO	C.T. HTS, REFER TO PLAN	Y	12
ML	LITTLE GEM MAGNOLIA (C)	MAGNOLIA GRANDIFLORA 'LITTLE GEM'	65 GAL., 3.5"CAL., 12' HT.	Y	8
QV1	LIVE OAK (C)	QUERCUS VIRGINIANA	FG., 6.5"CAL., 20' HT., 12' SPRD.	Y	9
PE1	SLASH PINE (C)	PINUS ELLIOTTII	FG., 4" CAL., 15' HT., 6' SPRD.	Y	21
MG1	SOUTHERN MAGNOLIA (C)	MAGNOLIA GRANDIFLORA	200 GAL., 6"CAL., 14' HT., 7' SPRD	Y	2
			(C) CANOPY (U) UNDERSTORY (P) PALM		TOTAL: 206 (80%) 131 (C) / 75 (U)(P)
SHRUBS					
LC	LOROPETALUM	LOROPETALUM CHINENSIS	7 GAL., 30" HT., 36" O.C.	N	247
VO	SWEET VIBURNUM	VIBURNUM ODORATISSIMUM	7 GAL., 30" HT., 36" O.C.	N	380
VO2	WALTER'S VIBURNUM	VIBURNUM OBOVATUM	30 GAL., 6' HT., 36" O.C.	Y	80
PN	WILD COFFEE	PSYCHOTRIA NERVOSA	7 GAL., 30" HT., 36" O.C.	Y	440
SHRUB / GROUNDCOVER AREAS					
HE	DAYLILY	HEMEROCOALLIS SPP	1 GAL., FULL, 24" O.C	N	269
IV	DWARF YAUPON HOLLY	ILEX VOMITORIA 'NANA'	3 GAL., 12" MIN. HT., 12" SPRD., 30" O.C.	Y	810
HP	FIREBUSH	HAMELIA PATENS	3 GAL., 12" MIN. HT., 12" SPRD., 30" O.C.	Y	136
LEG	EMERALD GODDESS LIRIOPE	LIRIOPE MUSCARI 'EMERALD GODDESS'	1 GAL., FULL, 18" O.C.	N	2444
AG	PERENNIAL PEANUT	ARACHIS GLABRATA	1 GAL., FULL, 18" O.C.	N	1131
PV	VARIEGATED PITTOSPORUM	PITTOSPORUM TOBIRA 'VARIEGATA'	3 GAL., 14" MIN. HT., 14" SPRD., 36" O.C.	N	165
SJ	BLUE PORTERWEED	STACHYTARPHETA JAMAICENSIS	1 GAL., FULL, 18" O.C.	Y	1078
ZF	COONTIE	ZAMIA FLORIDANA	3 GAL., 12" MIN. HT., 12" SPRD., 36" O.C.	Y	149
SR	SILVER SAW PALMETTO	SERENOA REPENS 'CINEREA'	3 GAL., FULL, 48" O.C.	Y	48
MC	MUHLY GRASS	MUHLENBERGIA CAPILLARIS	3 GAL., 15" HT., 10" SPRD., 30" O.C.	Y	269
SB	SAND CORDGRASS	SPARTINA BAKERI	1 GAL., FULL, 36" O.C.	Y	47
ES	PURPLE LOVEGRASS	ERAGROSTIS SPECTABILIS	1 GAL., FULL, 24" O.C.	Y	322
					TOTAL: 8,009 (42%)
BAHIA	ARGENTINE BAHIA SOD	PASPALUM NOTATUM 'ARGENTINE'	SOLID SOD, CONTRACTOR TO VERIFY QTY.		
SOD/SS	ST. AUGUSTINE GRASS	STENOTAPHRUM SECUNDATUM 'FLORATAM'	SOLID SOD, CONTRACTOR TO VERIFY QTY.		
MULCH	PINE STRAW		CONTRACTOR TO VERIFY QTY		

NOTE:

1. PLANT DESCRIPTIONS ARE FOR MINIMUM ACCEPTABLE SPECIFICATIONS. ALL CRITERIA LISTED FOR CONTAINER SIZE, CALIPER, HEIGHT, SPREAD, ETC. MUST BE MET FOR PLANT MATERIAL ACCEPTANCE. FOR EXAMPLE, IF A THREE GALLON SHRUB DOES NOT MEET THE HEIGHT OR SPREAD SPECIFICATION, IT WILL NOT BE ACCEPTED.
2. IF SPECIFIED PLANTS ARE UNAVAILABLE AT TIME OF CONSTRUCTION, CONTRACTOR MAY REPLACE SPECIFIED PLANTS WITH PLANTS APPROVED BY LANDSCAPE ARCHITECT, COUNTY STAFF AND THE VILLAGES DRC.
3. ALL OPEN SPACE AREAS WITHIN THE PROPERTY SHALL BE SODDED UNLESS PAVED, SEEDED AND MULCHED OR PLANTED WITH SHRUBS AND GROUND COVER.
4. ALL LANDSCAPED AREAS WILL BE 100% IRRIGATED WITH A CENTRAL AUTOMATIC IRRIGATION SYSTEM INCLUDING A RAIN SENSOR.
5. CONTRACTOR SHALL REPLACE ANY EXISTING SOD OR OTHER PLANT MATERIALS DAMAGED DURING CONSTRUCTION IN AREAS THAT ARE OUTSIDE PROPOSED LANDSCAPE AS SHOWN ON THE PLAN.
6. PER SEC 6.8.10, 35% OF TOTAL PLANT QUANTITIES SHALL BE NATIVE (EXCLUDES TURF). 50% OF SHADE TREES NATIVE WITH NO MORE THAN 50% TO BE OF ONE SPECIES. NO MORE THAN 25% OF REQUIRED TREES TO BE PALMS.
7. PER CODE SECTION 6.8.12., LANDSCAPE AND IRRIGATION AS-BUILTS ARE REQUIRED . CONTRACTOR TO PROVIDE LANDSCAPE ARCHITECT WITH IRRIGATION AS-BUILT DRAWINGS FOR FIELD VERIFICATION / CERTIFICATION. LANDSCAPE ARCHITECT WILL PROVIDE SIGNED AND SEALED AS-BUILTS OF LANDSCAPE AND IRRIGATION PLANS TO THE COUNTY LANDSCAPE ARCHITECT PRIOR TO THE CERTIFICATE OF OCCUPANCY OF THE PROJECT BEING ISSUED.



TREE PROTECTION AREA DETAIL

N.T.S.

TREE PROTECTION (SEC.6.7.3):

B. Tree protection zones are as follows:
(1) Tree Protection Zone (TPZ) is a defined area surrounding the trunk of a tree (or group of trees) to be preserved, intended to protect roots and soil to ensure future tree health and stability.
(a) All tree measurements for tree protection and preservation shall be made at 4.5 feet above grade to establish the correct diameter at breast-height (DBH).
(b) The TPZ shall be located at the dripline of the tree (or group of trees) to be preserved. For tree protection requirements, the dripline shall be indicated on a plan as required in Section 6.7.6.E and determined by either of the following methods:
1. Field location by either a Surveyor and Mapper, a Landscape Architect, or a Certified Arborist, or
2. Utilizing a "desktop canopy" rule generally understood as using one foot for every inch of DBH. For example, a 30-inch diameter tree would have a 30-foot radius dripline.
(2) The Critical Root Zone (CRZ) is the area of soil around a tree trunk where roots are located that provide stability and uptake of water and minerals required for tree survival.
(a) No excavation, filling, trenching, or other intense disruption of the root zone is allowed within the CRZ.
(b) The CRZ is established on a tree-by-tree basis through on-site review and assessment by either a Landscape Architect or a Certified Arborist prior to construction.
(c) Damage to roots in this area may result in penalties or fines.
(3) The County's Landscape Architect or his designee may reduce the limits of the TPZ to allow authorized construction to occur.
(4) No reduction of the TPZ or removal of barricades may occur without prior written authorization from the County's Landscape Architect.
(5) The TPZ may be temporarily reduced in size and/or barricades may be temporarily removed to allow for minor construction or maintenance within the TPZ. Barricades shall be reinstalled as soon as work within the TPZ is completed.
(6) The TPZ shall not be reduced to any point within the CRZ.

C. Tree protection barricades shall be:
(1) No less than four feet in height.
(2) Constructed of rigid material capable of surviving for the duration of the construction.
(3) Posted with highly visible signs placed on the tree protection barricades at each quadrant of single protected trees and along driplines of groups of trees being protected at 50-foot intervals or less. Signs shall include the words "Tree Protection Zone."

D. Pre-construction tree protection.
(1) The owner shall be responsible for insuring that all possible measures are taken to avoid damage to trees not approved for removal.
(2) Prior to any clearing, grubbing, or any construction, tree protection barricades shall be erected around all trees, or groups of trees, within the construction area which are to be preserved.

E. Tree protection shall continue during the course of construction. The following requirements shall be conditions of tree removal permits, all permits for construction in public rights-of-way, and all development permits issued under and pursuant to this Code:
(1) The cleaning of construction equipment or material or the disposal of waste materials including but not limited to, paint, oil, solvents, asphalt, concrete, and mortar within the TPZ of any tree which is being protected is not allowed.
(2) The movement of equipment or the storage of equipment, materials, debris, or fill within the TPZ of any tree which is being protected is not allowed.
(3) The contractor shall inspect all tree protection barricades and signs on a weekly basis during the course of construction. Any barricade or sign which has been damaged or is missing shall be replaced immediately.
(4) If any tree which has not been approved to be removed is destroyed, or receives major damage during construction, with the exception of natural events, so as to place its long term survival in question, the tree(s) must be replaced at an inch-to-inch basis of the total (combined) DBH of the tree(s) so destroyed or damaged. The replacement tree(s) shall be of comparable species of the destroyed or damaged tree(s) with a minimum replacement size of 3.5-inch caliper. The County reserves the right to establish a replacement value for such trees and payment into the Tree Mitigation Fund may be authorized by the County's Landscape Architect.

TREE BARRICADE APPROVAL

OBTAIN JURISDICTIONAL APPROVAL OF TREE BARRICADES PRIOR TO BEGINNING CLEARING OPERATIONS OR ANY SITE DEVELOPMENTS.

PERMANENT GRASS CHART 4

SYMBOL	ACREAGE	VARIETY	SEEDING RATE
SOD			
SOD/SS	± 82	ST. AUGUSTINE	N/A
BAHIA	± 28	ARGENTINE BAHIA	N/A
OFFSITE	± 23	ST. AUGUSTINE	N/A

SOD SPECIES CALLED OUT ON ENLARGEMENT SHEETS. CONTRACTOR TO VERIFY SOD QUANTITIES. OFFSITE SOD/SS PER AHJ ON LOCALLY MAINTAINED ROADS.

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Plans Prepared By:
CPH Consulting, LLC
A Full Service A & E Firm

CHRISTOPHER J. PUGH LANDSCAPE ARCHITECT STATE OF FLORIDA LA0001522 Gabriel J. Pugh, RLA Jul 21, 2026

This item has been digitally signed and sealed by Galen J. Pugh, RLA on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies

No.	Date	Revision
6	6/10/25	THE VILLAGES / CPH REVIEW
5	7/25/25	CPH REVIEW
4	8/28/25	PER COUNTY / CPH REVIEW
3	4/08/26	PER CPH / WALMART REVIEW
2	4/20/26	CCD #4
1	5/22/26	PER COUNTY COMMENTS / WALMART REVIEW

Designed: M. AGUIAR
Drawn: A. ALMOND
Checked: G. PUGH
Job No.: W131415
Date: 01/27/2025 © 2026

LANDSCAPE NOTES AND DETAILS

3 MAJOR SITE PLAN - WALMART NEIGHBORHOOD MARKET 3009-1000-WNM-NEW
THE VILLAGES/MARION COUNTY/FLORIDA

THIS SHEET NOT VALID FOR CONSTRUCTION WITHOUT COMPLETE SET OF PLANS.

Sheet No.
L5.0

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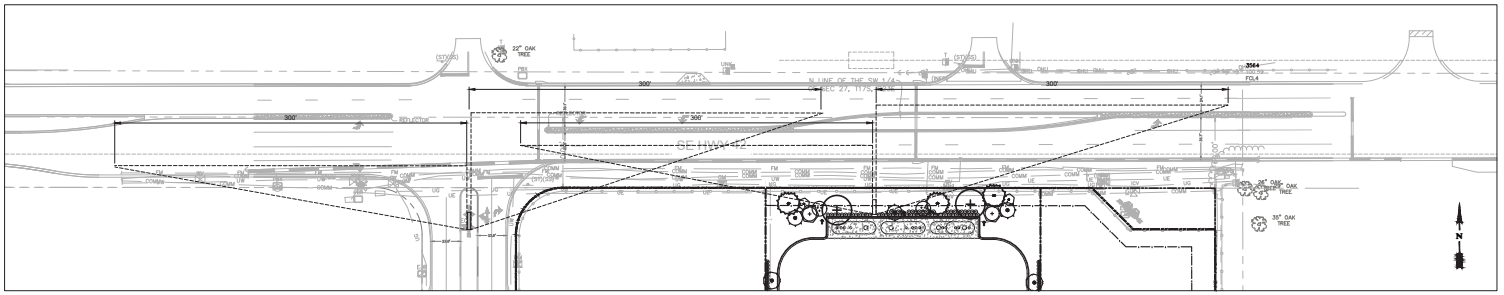
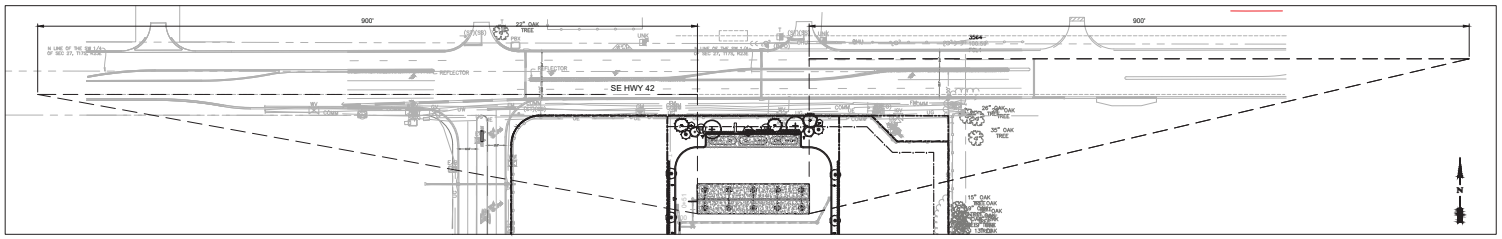
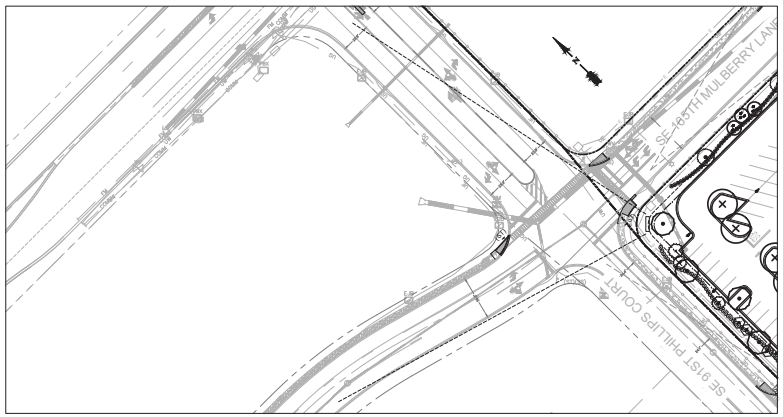


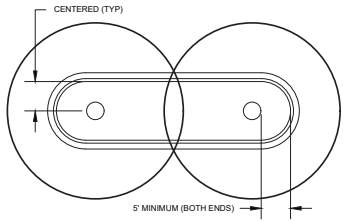
SIGN VISIBILITY CORRIDORS
SCALE: 1" = 50'



FUEL CANOPY VISIBILITY CORRIDOR
SCALE: 1" = 80'

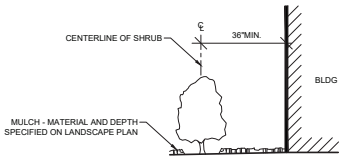


SIGN VISIBILITY CORRIDOR
SCALE: 1" = 50'



ALL TREES PLANTED IN LANDSCAPE ISLANDS OR ANY LANDSCAPED AREAS SHOULD BE A MINIMUM OF 5' OFF OF BACK OF CURB UNLESS ABSOLUTELY NECESSARY DUE TO UTILITY LINES/PIPES LOCATION.

TYPICAL ISLAND PLANTING

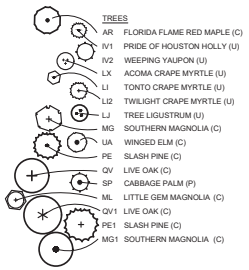


NOTES:
INSTALL SHRUBS ALONG BUILDING A MINIMUM OF 36" AWAY FROM WALL OR PAVING UNLESS OTHERWISE APPROVED BY THE L.A. OF RECORD.

TYPICAL SECTION - SHRUB PLANTING OFFSET AT BLDG FOUNDATION AND PAVING
N.T.S.

PLANT LIST

SYM	COMMON NAME
TREES	
AR	FLORIDA FLAME RED MAPLE (C)
IV1	PRIDE OF HOUSTON HOLLY (U)
IV2	WEEPING YAUPON (U)
LX	ACOMA CRAPE MYRTLE (U)
LI	TONTO CRAPE MYRTLE (U)
LI2	TWILIGHT CRAPE MYRTLE (U)
LJ	TREE LIGUSTRUM (U)
MG	SOUTHERN MAGNOLIA (C)
UA	WINGED ELM (C)
PE	SLASH PINE (C)
QV	LIVE OAK (C)
SP	CABBAGE PALM (P)
ML	LITTLE GEM MAGNOLIA (C)
QV1	LIVE OAK (C)
PE1	SLASH PINE (C)
MG1	SOUTHERN MAGNOLIA (C)



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NOTES TO CONTRACTOR:

24" WIDE MULCH STRIP IS REQUIRED BEHIND ALL CONCRETE CURBS/BUFFERS. WHERE TURF GRASS WILL BE ESTABLISHED ADJACENT TO CONCRETE CURBS/BUFFERS, EITHER A 16" OR 24" (DEPENDENT ON AVAILABILITY) WIDE SOD STRIP IS REQUIRED.

CONTRACTOR IS CAUTIONED THAT STORMWATER CONVEYANCES AND POND BANKS AND BOTTOM CAN BE DAMAGED IF MACHINE MOWED WHILE THESE SOILS ARE WET. ANY ASSOCIATED DAMAGES ARE THE RESPONSIBILITY OF THE CONTRACTOR TO REPAIR AT NO EXPENSE TO OWNER.

ALERT TO CONTRACTOR:

ALL WM GENERAL CONTRACTOR WORK TO BE COMPLETED (EARTHWORK, FINAL UTILITIES, AND FINAL GRADING) BY THE MILESTONE DATE IN PROJECT DOCUMENTS. OUTLOT AREA TO BE KEPT FREE OF JOB TRAILERS AND STORAGE AFTER THE CONTRACT MILESTONE DATE FOR THE OUTLOT. WM GENERAL CONTRACTOR TO PROVIDE CLEAR ACCESS FOR OUTLOT CONTRACTOR TO THE SPECIFIC PARCEL AT ALL TIMES AFTER MILESTONE DATE. PURCHASER OF OUTLOT TO PROVIDE PERMIT DOCUMENTS AND SWPPP REQUIRED BY STATE/LOCAL REQUIREMENTS FOR SPECIFIC OUTLOT.

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Building Better Communities Together
1117 East Robinson Street
Orlando, FL 32801
Ph: 407.425.0452

Plans Prepared By:
CPH Consulting, LLC
A Full Service A & E Firm

CERTIFICATE OF AUTHORIZATION LC26000552 STATE OF FLORIDA LANDSCAPE ARCHITECT Galen J. Pugh LA6001522 Jul 31, 2026

This item has been digitally signed and sealed by Galen J. Pugh, RLA on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies

No.	Date	Revision
4	4/28/26	PER CPH / WALMART REVIEW
3	8/28/25	PER COUNTY / CPH REVIEW

Designed: M. AGUIAR
Drawn: A. ALMOND
Checked: G. PUGH
Job No.: W131415
Date: 01/27/2025 © 2026

LANDSCAPE DETAILS

MAJOR SITE PLAN - WALMART NEIGHBORHOOD MARKET 3009-1000-WNM-NEW

THE VILLAGES/MARION COUNTY/FLORIDA

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Sheet No.
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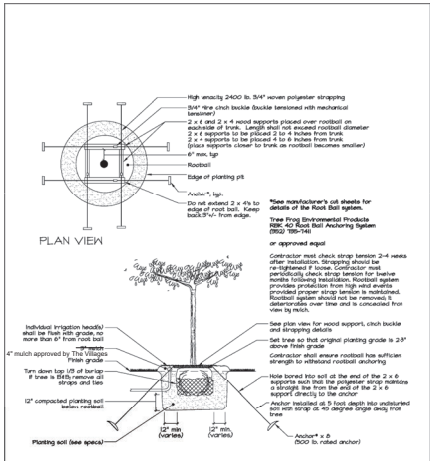
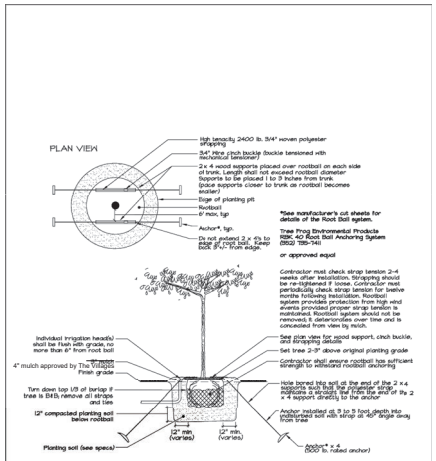


FOR 5-6" CAL., 100-200 GAL. TREES OR B&B TREES TO 60" DIAMETER ROOTBALL

ISSUE DATE 5-8-17 NOT TO SCALE

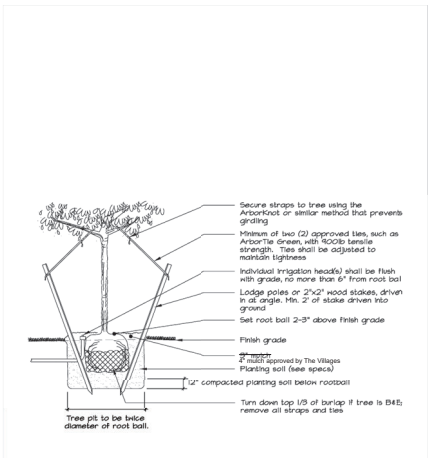
The Villages — LARGE TREE INSTALLATION DETAIL — REVISIONS 4-1-22 — PAGE L-1.1



FOR 3-4" CAL., 45-100 GAL. TREES OR B&B TREES UP TO 40" DIAMETER ROOTBALL

ISSUE DATE 5-8-17 NOT TO SCALE

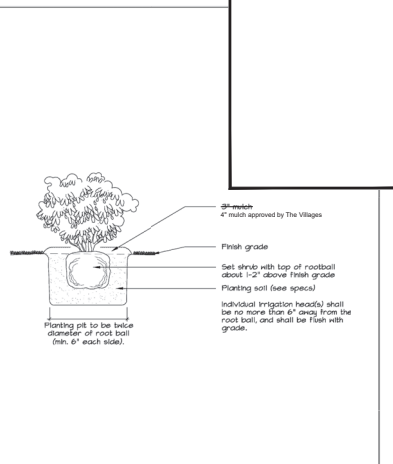
The Villages — MEDIUM TREE INSTALLATION DETAIL — REVISIONS 4-1-22 — PAGE L-1.2



FOR MULTI-TRUNK TREES, TREES LESS THAN 3" CAL., OR CONTAINER TREES UP TO 30 GAL.

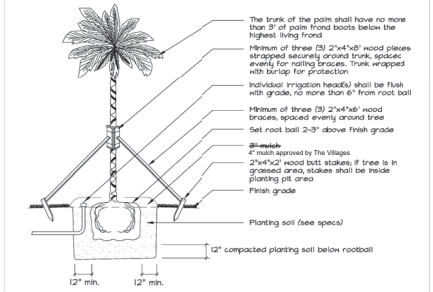
ISSUE DATE 5-8-17 NOT TO SCALE

The Villages — SMALL TREE INSTALLATION DETAIL — REVISIONS 4-1-22 — PAGE L-1.3



ISSUE DATE 5-8-17 NOT TO SCALE

The Villages — SHRUB INSTALLATION DETAIL — REVISIONS 4-1-22 — PAGE L-1.5



ISSUE DATE 5-8-17 NOT TO SCALE

The Villages — PALM TREE INSTALLATION DETAIL — REVISIONS 4-1-22 — PAGE L-1.4

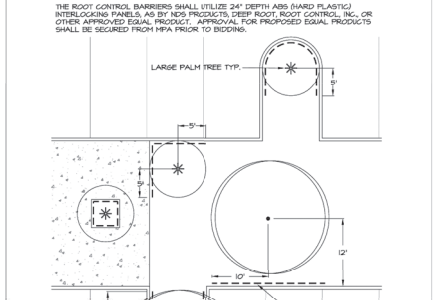
NOTES:

TREE SPECIES WITH LARGE SURFACE ROOT SYSTEMS SHALL BE PROVIDED WITH ROOT CONTROL BARRIER BASED ON THE FOLLOWING STANDARDS: TREES WITHIN 12' OF THE EDGE OF PAVEMENT OR LARGE PALMS WITHIN 5' OF THE EDGE OF PAVEMENT.

TREES INCLUDE, BUT ARE NOT LIMITED TO: LIVE OAK, MAGNOLIA, SYCAMORE, RED MAPLE

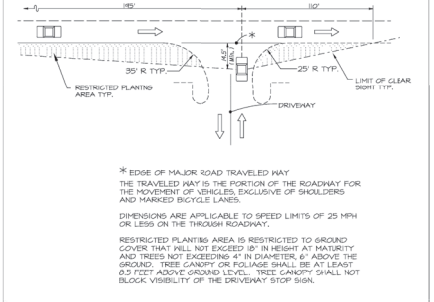
LARGE PALMS INCLUDE, BUT ARE NOT LIMITED TO: SABAL PALM, LARGE DATE PALM SPECIES, PINDO PALM, WASHINGTON PALM

THE ROOT CONTROL BARRIERS SHALL UTILIZE 24" DEPTH ABS (HARD PLASTIC) INTERLOCKING PANELS, AS BY NDS PRODUCTS, DEEP ROOT, ROOT CONTROL, INC., OR OTHER APPROVED EQUAL PRODUCT. APPROVAL FOR PROPOSED EQUAL PRODUCTS SHALL BE SECURED FROM MPA PRIOR TO BIDDING.



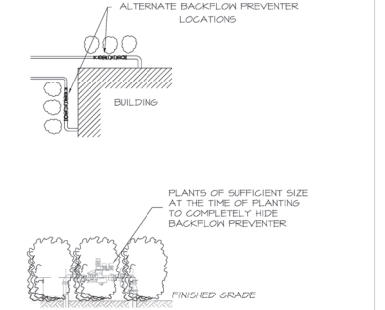
ISSUE DATE 4-1-22 NOT TO SCALE

The Villages — ROOT CONTROL BARRIER DETAIL — REVISIONS — PAGE L-1.6



ISSUE DATE 5-8-17 NOT TO SCALE

The Villages — RESTRICTED PLANTING AREA DETAIL — REVISIONS — PAGE L-2.1



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The Villages — BACKFLOW PREVENTER SCREENING DETAIL — REVISIONS — PAGE L-3.1

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Jul 21, 2026

No.	Date	Revision
1	8/28/25	PER COUNTY / CPH REVIEW

Designed: M. AGUIAR
Drawn: A. ALMOND
Checked: G. PUGH
Job No.: W131415
Date: 01/27/2025 © 2026

LANDSCAPE DETAILS

MAJOR SITE PLAN - WALMART
NEIGHBORHOOD MARKET 3009-1000-WNM-NEW
THE VILLAGES/MARION COUNTY/FLORIDA

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INSTALLATION GENERAL NOTES

1. THE SYSTEM DESIGN ASSUMES A MINIMUM REQUIRED DYNAMIC PRESSURE FOR THE IRRIGATION SYSTEM OF 75 PSI (MINIMUM REQUIRED), AT A DESIGN FLOW OF 80 GPM AT THE 2-INCH IRRIGATION POINT-OF-CONNECTION (POC). TAP, METER, BACKFLOW PREVENTER, MASTER VALVE AND FLOW METER SHALL BE SIZED AS INDICATED IN THE DRAWING LEGEND. VERIFY PRESSURE AND FLOW ON SITE PRIOR TO CONSTRUCTION.
2. READ THOROUGHLY AND BECOME FAMILIAR WITH THE SPECIFICATIONS AND INSTALLATION DETAILS FOR THIS AND RELATED WORK PRIOR TO CONSTRUCTION.
3. COORDINATE UTILITY LOCATES ("CALL BEFORE YOU DIG") OF UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION.
4. DO NOT PROCEED WITH THE INSTALLATION OF THE IRRIGATION SYSTEM WHEN IT IS OBVIOUS IN THE FIELD THAT OBSTRUCTIONS OR GRADE DIFFERENCES EXIST THAT MIGHT NOT HAVE BEEN CONSIDERED IN THE ENGINEERING. IF DISCREPANCIES IN CONSTRUCTION DETAILS, LEGEND, NOTES, OR SPECIFICATIONS ARE DISCOVERED, BRING ALL SUCH OBSTRUCTIONS OR DISCREPANCIES TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE.
5. THE DRAWINGS ARE DIAGRAMMATIC. THEREFORE, THE FOLLOWING SHOULD BE NOTED:
   - A. ALTHOUGH IRRIGATION COMPONENTS MAY BE SHOWN OUTSIDE PLANTING AREAS FOR CLARITY, INSTALL IRRIGATION PIPE AND WIRING IN LANDSCAPED AREAS WHENEVER POSSIBLE.
   - B. TREE AND SHRUB LOCATIONS AS SHOWN ON LANDSCAPE PLANS TAKE PRECEDENCE OVER IRRIGATION EQUIPMENT LOCATIONS. AVOID CONFLICTS BETWEEN THE IRRIGATION SYSTEM, PLANTING MATERIALS, AND ARCHITECTURAL FEATURES.
   - C. COORDINATE THE LOCATION OF IRRIGATION EQUIPMENT WITH ALL OTHER SITE UTILITIES, BOTH EXISTING AND NEW TO BE INSTALLED AS PART OF THIS PROJECT.
   - D. USE ONLY STANDARD TEES AND ELBOW FITTINGS. USE OF TEES IN THE BULLNOSE CONFIGURATION, OR USE OF CROSS TYPE FITTINGS IS NOT ALLOWED.
6. PROVIDE THE FOLLOWING COMPONENTS TO THE OWNER PRIOR TO THE COMPLETION OF THE PROJECT:
   - A. TWO (2) OPERATING KEYS FOR EACH TYPE OF MANUALLY OPERATED VALVES.
   - B. TWO (2) OF EACH SERVICING WRENCH OR TOOL NEEDED FOR COMPLETE ACCESS, ADJUSTMENT, AND REPAIR OF ALL ROTARY SPRINKLERS.
7. SELECT NOZZLES FOR SPRAY AND ROTARY SPRINKLERS WITH ARCS WHICH PROVIDE COMPLETE AND ADEQUATE COVERAGE WITH MINIMUM OVERSPRAY FOR THE SITE CONDITIONS. CAREFULLY ADJUST THE RADIUS OF THROW AND ARC OF COVERAGE OF EACH ROTARY SPRINKLER TO PROVIDE THE BEST PERFORMANCE.
8. THE IRRIGATION CONTRACTOR IS RESPONSIBLE FOR THE INSTALLATION OF IRRIGATION SLEEVING. SLEEVES ARE REQUIRED FOR BOTH PIPING AND ELECTRICAL WIRING AT EACH HARDSCAPE CROSSING. COORDINATE INSTALLATION OF SLEEVING WITH OTHER TRADES. ANY PIPE OR WIRE WHICH PASSES BENEATH EXISTING HARDSCAPE WHERE SLEEVING WAS NOT INSTALLED WILL REQUIRE HORIZONTAL BORING BY THE IRRIGATION CONTRACTOR. PIPE SLEEVES SHALL BE SIZED TWICE THE NOMINAL SIZE OF THE PIPE PASSING THROUGH.
9. INSTALL ALL ELECTRICAL POWER TO THE IRRIGATION CONTROL SYSTEM IN ACCORDANCE WITH THE NATIONAL ELECTRIC CODE AND ALL APPLICABLE LOCAL ELECTRIC UTILITY CODES.
10. THE FOLLOWING SHOULD BE NOTED REGARDING PIPE SIZING: IF A SECTION OF UNSIZED PIPE IS LOCATED BETWEEN TWO IDENTICALLY SIZED SECTIONS, THE UNSIZED PIPE IS THE SAME NOMINAL SIZE AS THE TWO SIZED SECTIONS. THE UNSIZED PIPE SHOULD NOT BE CONFUSED WITH THE DEFAULT PIPE SIZE NOTED IN THE LEGEND.
11. VALVE CONTROL WIRE TO BE #14AWG SINGLE STRAND DIRECT BURIAL WIRE. PROVIDE AN INDIVIDUAL CONTROL WIRE FROM CONTROLLER TO EACH VALVE AND A COMMON WIRE TO ALL VALVES. INSTALL TWO (2) #14 AWG CONTROL WIRES ON STANDARD WIRE SYSTEMS, FOR USE AS SPARES. INSTALL SPARE WIRES FROM CONTROLLER LOCATION TO EACH DEAD-END OF MAINLINE. COIL 3 FEET OF WIRE IN VALVE BOX.

WALMART GENERAL NOTES

1. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING A COPY OF THE PROJECT SPECIFICATIONS PRIOR TO BIDDING. THE PROJECT SPECIFICATIONS ARE PART OF THESE PLANS AND SHALL BE CONSULTED BY THE IRRIGATION CONTRACTOR. THE CONTRACTOR IS RESPONSIBLE FOR IMPLEMENTING WORK AS SPECIFIED IN THE PROJECT SPECIFICATIONS AND TO THE PLANS.
2. CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS, EQUIPMENT QUANTITIES AND UTILITY LOCATIONS PRIOR TO BEGINNING WORK.
3. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES IN PLANS OR SPECIFICATIONS PRIOR TO BEGINNING OR CONTINUING WORK.
4. THE CONTRACTOR SHALL MAKE NO SUBSTITUTIONS, DELETIONS, OR ADDITIONS TO THIS PLAN WITHOUT APPROVAL OF THE LANDSCAPE ARCHITECT.
5. ALL CONSTRUCTION SHALL CONFORM TO CITY, COUNTY, STATE, AND FEDERAL REQUIREMENTS. IT SHALL BE THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO ENSURE THAT ALL THE IRRIGATION EQUIPMENT MEETS GOVERNMENT REGULATIONS. CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR OBTAINING ANY NECESSARY PERMITS OR APPROVALS.
6. THIS PLAN IS SCHEMATIC AND DUE TO THE NATURE OF CONSTRUCTION SLIGHT FIELD MODIFICATIONS MAY BE NECESSARY TO IMPLEMENT PLAN.
7. THIS IRRIGATION SYSTEM IS DESIGNED TO THE FOLLOWING STATS: 80 GPM DYNAMIC WATER PRESSURE IS REPORTED TO 75 PSI.
8. CONTRACTOR TO VERIFY ACTUAL AVAILABLE WATER PRESSURE BEFORE BEGINNING INSTALLATION. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT IF AVAILABLE WATER PRESSURE EXCEEDS 5 PSI HIGHER OR LOWER THAT AVAILABLE WATER PRESSURE.
9. IRRIGATION SYSTEMS CONNECTED TO POTABLE EATER SUPPLY, SHALL HAVE A BACKFLOW PREVENTER INSTALLED.
10. WHERE APPLICABLE IRRIGATION HEADS ARE TO BE ADJUSTED FOR COMPLETE COVERAGE WITH MINIMUM OVER SPRAY BEYOND LANDSCAPE AREAS.
11. EXISTING TREES TO REMAIN ARE TO BE PROTECTED FROM DAMAGE. DO NOT TRENCH OR EXCAVATE WITHIN THE CRITICAL ROOT ZONE OF ANY TREE.
12. IRRIGATION LATERAL LINES, MAIN LINES AND EQUIPMENT MAY BE SHOWN OUTSIDE PROPERTY LINES ON THIS PLAN. ALL IRRIGATION LINES AND EQUIPMENT ARE TO BE WITHIN AND INSTALLED WITHIN THE LIMITS OF THE PROPERTY LINE.
13. ALL IRRIGATION SLEEVING TO B THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR. ELECTRICAL WIRES FOR IRRIGATION VALVES AND IRRIGATION LINES ARE TO BE BE PLACED N SEPARATE SLEEVES. SEE SLEEVING DETAIL.
14. SUPPLY LINE AND METER TO BE PROVIDED BY GENERAL CONTRACTOR. BACKFLOW PREVENTER TO BE PROVIDED BY IRRIGATION CONTRACTOR. IRRIGATION CONTRACTOR'S POINT OF CONNECTION TO BEGIN AFTER THE IRRIGATION WATER METER.
15. IRRIGATION CONTRACTOR SHALL REVIEW WINTERIZATION PROCEDURES FOR IRRIGATION SYSTEM WITH OWNER REPRESENTATIVE.
16. ALL PLANT MATERIAL IN TREE HOLDING AREAS SHALL BE MANUALLY WATERED/IRRIGATED TO KEEP MOIST UNTIL PLANTED.
17. INSTALL ALL VALVE BOXES 5' MINIMUM FROM ANY CURB.

CONSTRUCTION NOTES

1. THE IRRIGATION SYSTEM POINT-OF-CONNECTION (POC) SHALL BE DOWNSTREAM OF THE IRRIGATION WATER TAP AND METER, AT THE APPROXIMATE LOCATION SHOWN. INSTALL BACKFLOW PREVENTION UNIT AND MASTER VALVE ASSEMBLY AS INDICATED. VERIFY EXACT LOCATION OF POC WITH OWNER'S REPRESENTATIVE.
2. PEDESTAL MOUNT THE IRRIGATION CONTROLLER AT THE APPROXIMATE LOCATION SHOWN. COORDINATE ELECTRICAL POWER TO THE CONTROLLER WITH THE OWNER'S REPRESENTATIVE. CARE SHOULD BE TAKEN TO INSTALL THE IRRIGATION CONTROLLER IN A LOCATION THAT IS ACCESSIBLE FOR MAINTENANCE, AND SCREENED FROM VIEW EITHER BEHIND ENTRY WALLS, NEXT TO BUILDINGS, OR BEHIND PLANT MATERIAL. FINAL LOCATION TO BE APPROVED BY OWNER'S REPRESENTATIVE.
3. IRRIGATION SHOWN OUT OF LANDSCAPED AREA FOR CLARITY ONLY. INSTALL IRRIGATION COMPONENTS WITHIN LANDSCAPED AREA.

IRRIGATION SYSTEM DESIGN PARAMETERS

THE FACTORS IN THE TABLE BELOW WERE UTILIZED IN THE IRRIGATION SYSTEM DESIGN TO DETERMINE TAP CAPACITY REQUIREMENTS AND MAINLINE SIZE AND ARE MADE AVAILABLE TO GUIDE DECISIONS ON THE SYSTEM OPERATION BY THE CONTRACTOR. MULTIPLE ZONES WILL BE REQUIRED TO OPERATE AT THE SAME TIME UP TO A COMBINED TOTAL EQUAL TO THE MINIMUM FLOW REQUIRED AT THE POC WHEN ZONE SIZES ARE LOWER THAN THE MINIMUM FLOW REQUIRED AT THE POC.

TOTAL IRRIGATION DAYS PER WEEK	2 DAYS
WATER WINDOW PER DAY	11 HRS

IRRIGATION SLEEVE LEGEND

* ALL SLEEVES SHALL BE CLASS 200 PVC AND SIZED TWICE THE NOMINAL SIZE OF THE PIPE PASSING THROUGH, ALL CONTROL WIRE SLEEVES SHALL BE 2-INCH

IRRIGATION LEGEND

- POINT-OF-CONNECTION: **POTABLE WATER TAP PER LOCAL AND STATE CODES.**
- SLEEVES: **CLASS 200 PVC**
- MAINLINE PIPE: **CLASS 200 PVC 2 1/2-INCH SIZE UNLESS OTHERWISE INDICATED**
- LATERAL PIPE TO SPRINKLERS: **CLASS 200 PVC 1-INCH SIZE UNLESS OTHERWISE INDICATED**
- LATERAL PIPE TO TREE BUBBLERS: **CLASS 200 PVC 3/4-INCH SIZE UNLESS OTHERWISE INDICATED**
- UNCONNECTED PIPE CROSSING
- REMOTE CONTROL VALVE ASSEMBLY FOR SPRINKLER LATERALS: **RAIN BIRD PEB-PRS (SIZED PER PLAN)**
- ISOLATION GATE VALVE ASSEMBLY: **MATCO 514**
- F **FLOW SENSOR ASSEMBLY: HYDROPOINT0029**
- BACKFLOW PREVENTION ASSEMBLY: **FEBCO 825YA (2")**
- M WATER METER AND CURB STOP ASSEMBLY: **REFER TU UTILITY PLANS**
- MASTER VALVE ASSEMBLY: **HYDROPOINT0038**

A1 / 14 / 1" / Turf
- INDICATES CONTROLLER AND STATION NUMBER
- INDICATES LATERAL DISCHARGE (GPM)
- INDICATES VALVE SIZE (INCHES)
- INDICATES LANDSCAPE APPLICATION

- C IRRIGATION CONTROLLER UNIT WITH WEATHER BASED INTERNET CONNECTED COMMUNICATION **HYDROPOINT MODEL #HYDROPOINT0020 - 42 STATIONS PEDESTAL MOUNT+ HYDROPOINT RAIN SWITCH MODEL #HYDROPOINT0042** CONTROLLER TO BE OWNER PROVIDER, CONTRACTOR INSTALL.

⚠1 ⚠2
- MICRO SPRAY ASSEMBLY - SMALL TREES: **TWO (2) RAIN BIRD SQ SERIES SQUARE PATTERN NOZZLE** PRESSURE: **30 PSI** FLOW (GPM): **0.25 PER BUBBLER; 0.50 PER ASSEMBLY**
- MICRO SPRAY ASSEMBLY - LARGE TREES: **FOUR (4) RAIN BIRD SQ SERIES SQUARE PATTERN NOZZLE** PRESSURE: **30 PSI** FLOW (GPM): **0.25 PER BUBBLER; 1.00 PER ASSEMBLY**

- POP-UP ROTATING SPRAY SPRINKLER: **RAIN BIRD 1806-SAM-PRS W/RVAN14 SERIES NOZZLE** PRESSURE: **45 PSI** RADIUS: **8 FEET TO 14 FEET** FLOW (GPM): **Q-0.32 H-0.63 F-1.27**
- POP-UP ROTATING SPRAY SPRINKLER: **RAIN BIRD 1806-SAM-PRS W/RVAN18 SERIES NOZZLE** PRESSURE: **45 PSI** RADIUS: **13 FEET TO 18 FEET** FLOW (GPM): **Q-0.50 H-1.02 F-1.85**
- POP-UP ROTATING SPRAY SPRINKLER: **RAIN BIRD 1806-SAM-PRS W/RVAN24 SERIES NOZZLE** PRESSURE: **45 PSI** RADIUS: **17 FEET TO 24 FEET** FLOW (GPM): **Q-0.92 H-1.84 F-3.67**
- POP-UP ROTATING SPRAY SPRINKLER: **RAIN BIRD 1812-SAM-PRS W/RVAN STRIP SERIES NOZZLE** PRESSURE: **45 PSI** RADIUS: **ADJUSTABLE RECTANGULAR SPRAY** FLOW (GPM): **SST-5'x30' 0.48 LCS/RCS 5'x15' 0.24**
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⚠	8/28/25	PER COUNTY / CPH REVIEW
⚠	6/10/25	THE VILLAGES / CPH REVIEW

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Drawn: HINES
Checked: HINES
Job No.: W131415
Date: 05/30/2025 © 2026

IRRIGATION NOTES AND DETAILS

⚠ MAJOR SITE PLAN - WALMART NEIGHBORHOOD MARKET 3009-1000-WNM-NEW

THE VILLAGES/MARION COUNTY/FLORIDA

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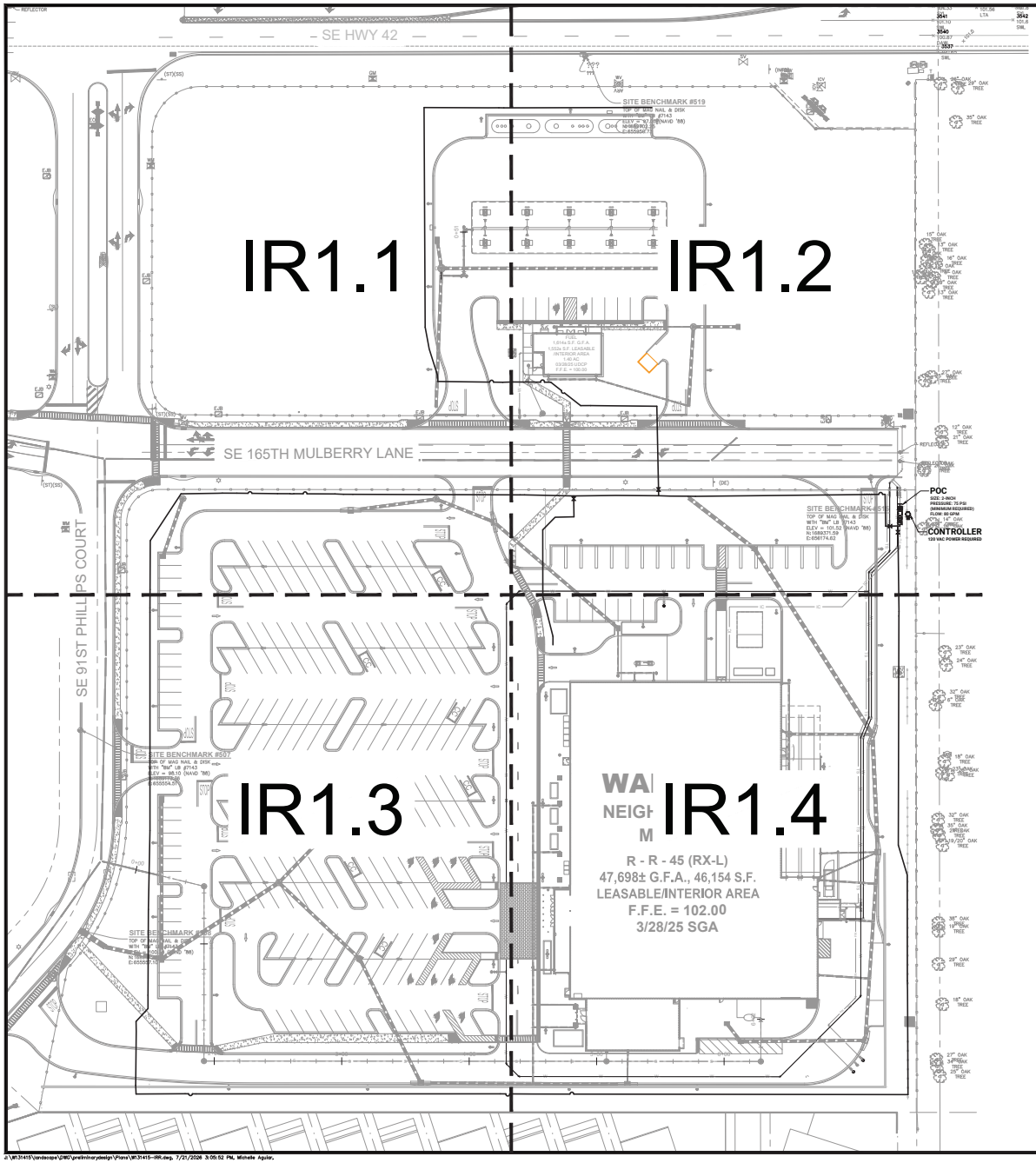

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40 0 40 80
Graphic Scale in Feet

TREE IRRIGATION UPDATED TO REFLECT MICRO-SPRAY DESIGN ON ALL SHEETS. △

BRENT JEFFERY
CID #23678
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Plans Prepared By:
CPH Consulting, LLC
A Full Service A & E Firm

GALEN J. PUGH LICENSED LANDSCAPE ARCHITECT STATE OF FLORIDA LA0001522 Jul 31, 2026

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△	8/28/25	PER COUNTY / CPH REVIEW
△	6/10/25	THE VILLAGES / CPH REVIEW

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OVERALL IRRIGATION PLAN

△ MAJOR SITE PLAN - WALMART NEIGHBORHOOD MARKET 3009-1000-WNM-NEW
THE VILLAGES/MARION COUNTY/FLORIDA

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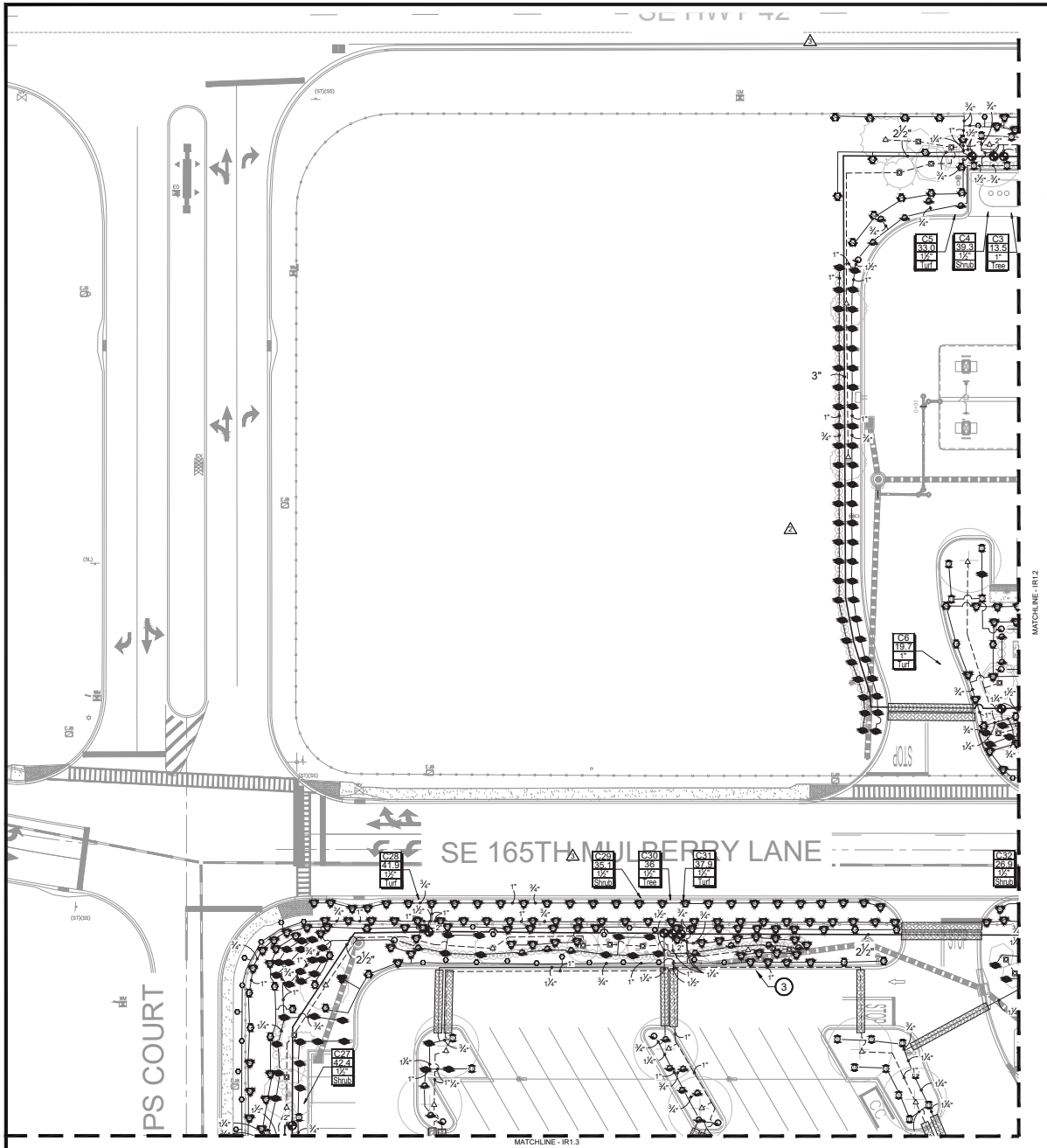

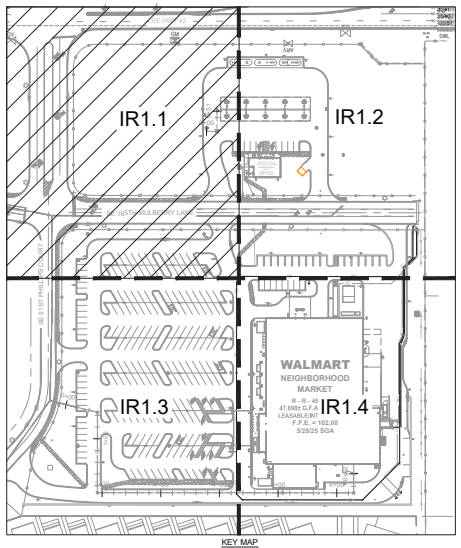

KEY MAP
SCALE 1:100

TREE IRRIGATION UPDATED TO REFLECT MICRO-SPRAY DESIGN ON ALL SHEETS.

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REGISTERED LANDSCAPE ARCHITECT
GALEN J. PUGH
LA0001522
STATE OF FLORIDA
Galen J. Pugh, RLA
LA0001522
Jul 21, 2026

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IRRIGATION PLAN

MAJOR SITE PLAN - WALMART
NEIGHBORHOOD MARKET 3009-1000-WNM-NEW
THE VILLAGES/MARION COUNTY/FLORIDA

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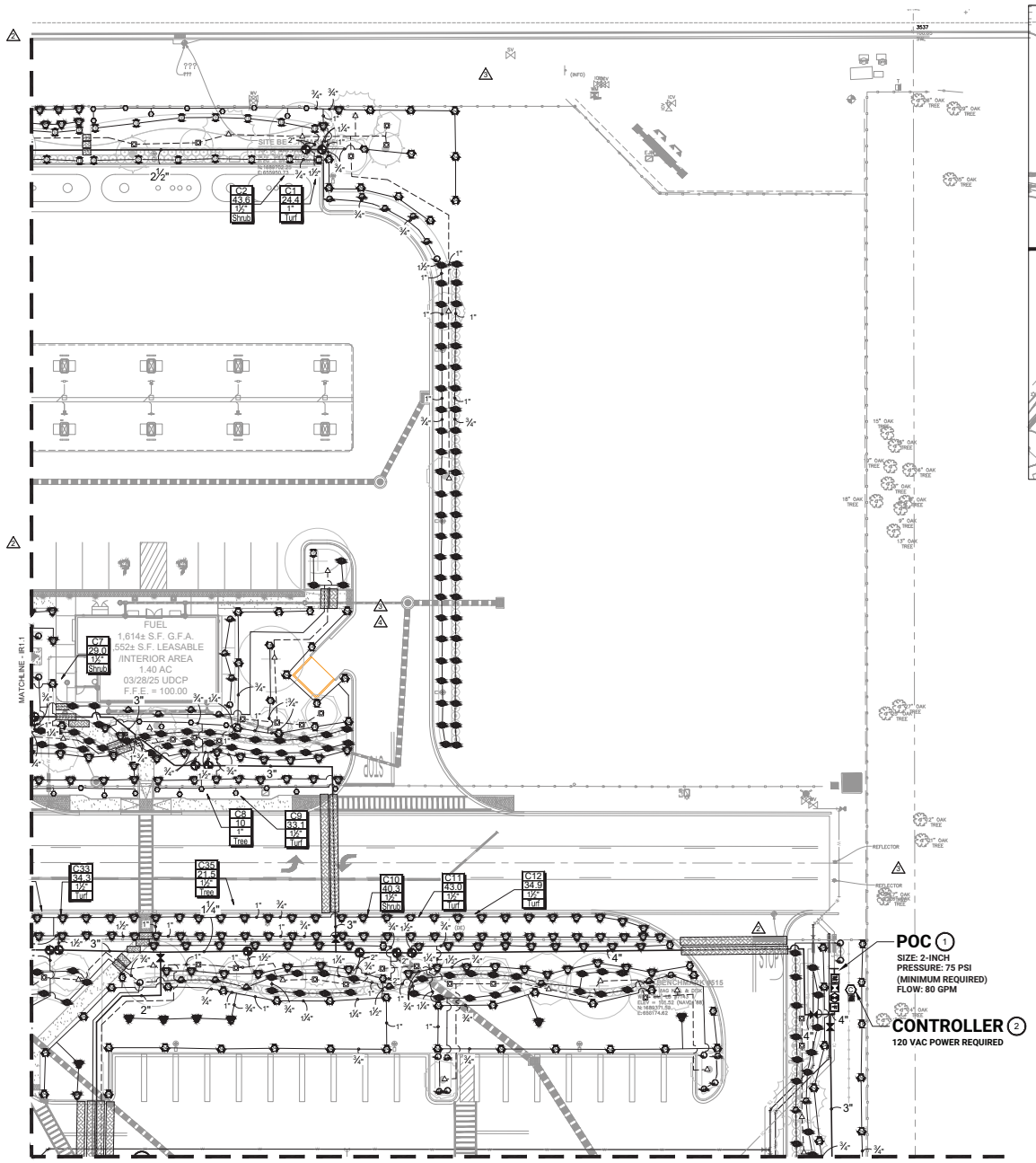

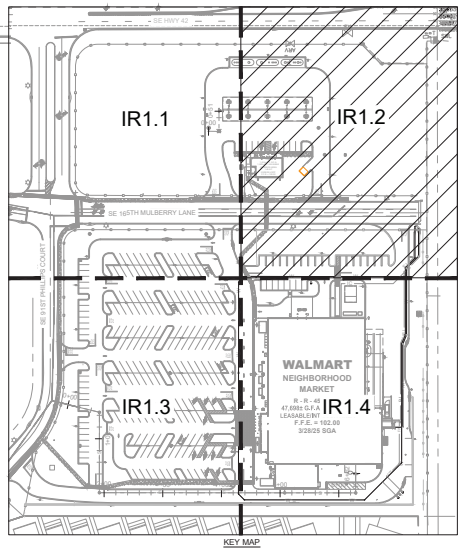

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TREE IRRIGATION UPDATED TO REFLECT MICRO-SPRAY DESIGN ON ALL SHEETS. 3

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REGISTERED LANDSCAPE ARCHITECT GALEN J. PUGH LA0001522 STATE OF FLORIDA
Galen J. Pugh, RLA
LA0001522
Jul 21, 2026

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IRRIGATION PLAN

2 MAJOR SITE PLAN - WALMART
NEIGHBORHOOD MARKET 3009-1000-WNM-NEW
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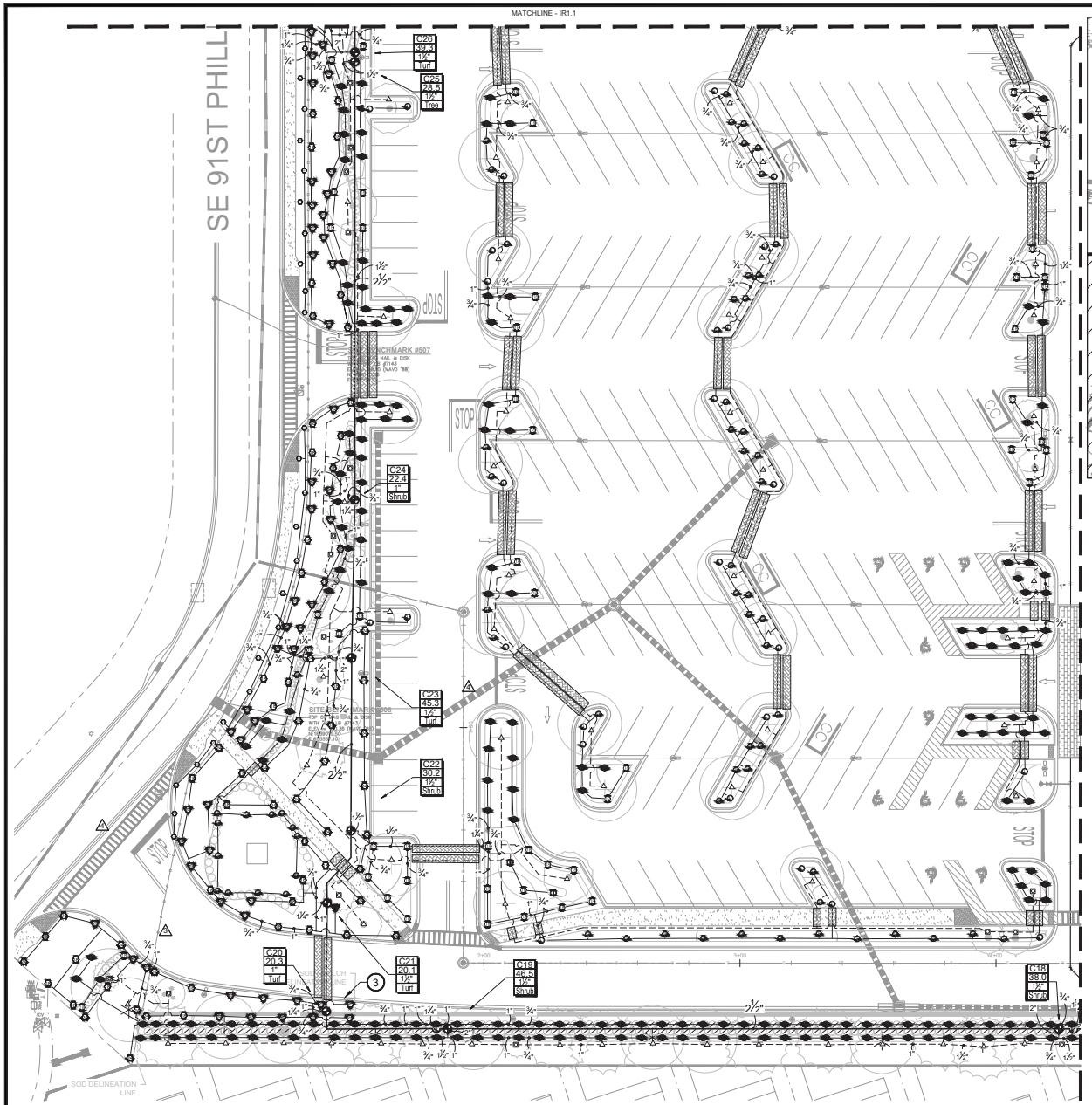
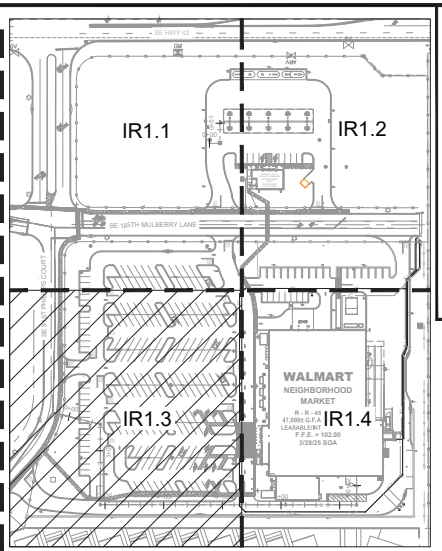
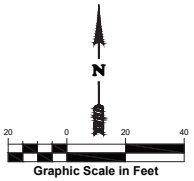




TREE IRRIGATION UPDATED TO REFLECT MICRO-SPRAY DESIGN ON ALL SHEETS. △6

REVISED SOUTH BUFFER AND AREA ALONG SW △2



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Date: 05/30/2025 © 2026

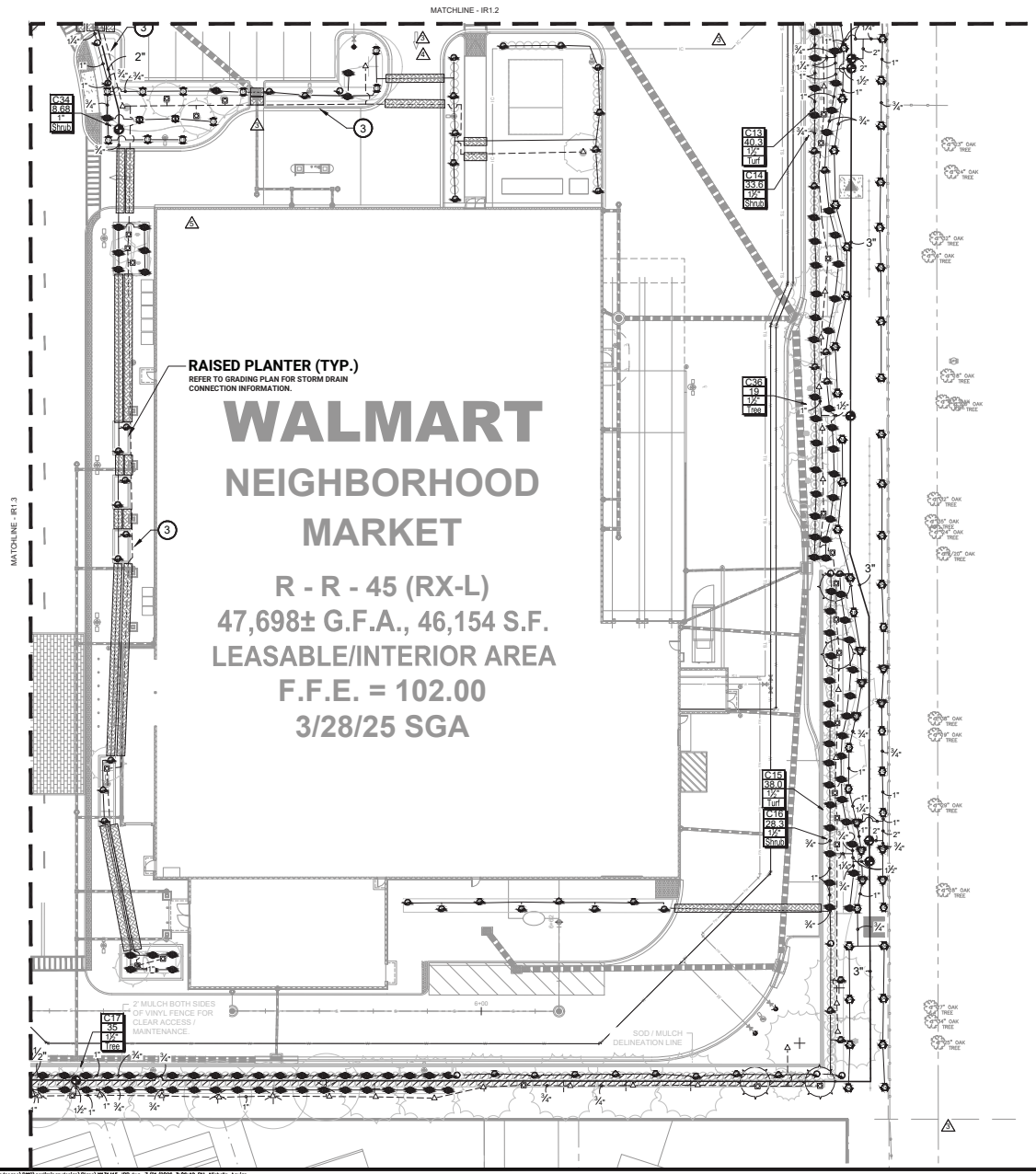
IRRIGATION PLAN

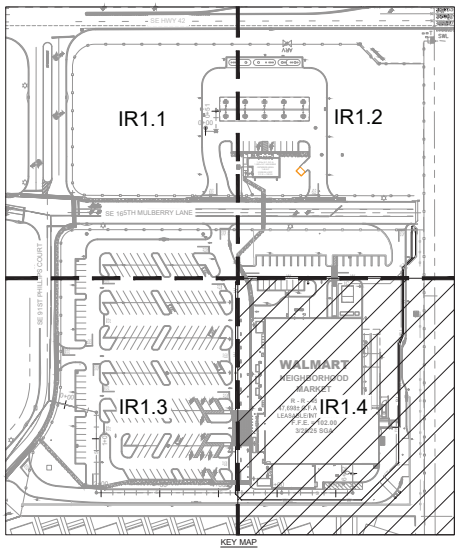
△ MAJOR SITE PLAN - WALMART NEIGHBORHOOD MARKET 3009-1000-WNM-NEW

THE VILLAGES/MARION COUNTY/FLORIDA

THIS SHEET NOT VALID FOR CONSTRUCTION WITHOUT COMPLETE SET OF PLANS.

Sheet No. △
IR1.3





KEY MAP
SCALE 1:100

TREE IRRIGATION UPDATED TO REFLECT MICRO-SPRAY DESIGN ON ALL SHEETS.

REVISED SOUTH & EAST BUFFER AND ALONG BLDG

N

20 0 20 40
Graphic Scale in Feet

BRENT JEFFERY
CID #23678

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Hines Inc
SITE WATER ENGINEERING SERVICES
1640 RIVERSIDE AVE., SUITE 200
FORT COLLINS, COLORADO 80524
Telephone: 970.282.1800
Web: www.hinesinc.com

cph
www.cphcorp.com
Building Better Communities Together
1117 East Robinson Street
Orlando, FL 32801
Ph: 407.425.0452

Plans Prepared By:
CPH Consulting, LLC
A Full Service A & E Firm

REGISTERED LANDSCAPE ARCHITECT
GALEN J. PUGH
LA0001522
STATE OF FLORIDA
Galen J. Pugh, RLA
LA0001522
Jul 21, 2026

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No.	Date	Revision
1	06/29/26	CCD #10
2	05/22/26	PER WALMART COMMENTS
3	04/20/26	CCD #4
4	04/08/26	PER CPH / WALMART REVIEW
5	8/28/25	PER COUNTY / CPH REVIEW
6	6/10/25	THE VILLAGES / CPH REVIEW

Designed: HINES
Drawn: HINES
Checked: HINES
Job No.: W131415
Date: 05/30/2025 © 2026

IRRIGATION PLAN

MAJOR SITE PLAN - WALMART
NEIGHBORHOOD MARKET 3009-1000-WNM-NEW
THE VILLAGES/MARION COUNTY/FLORIDA

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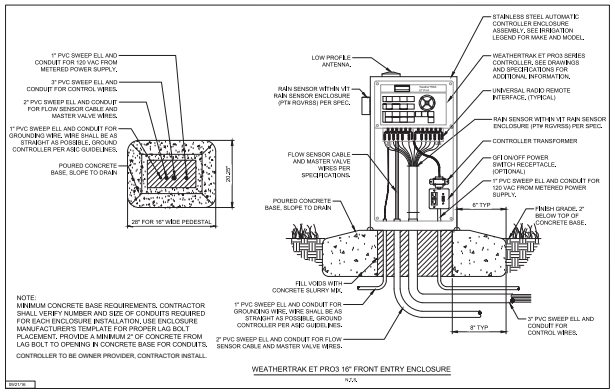
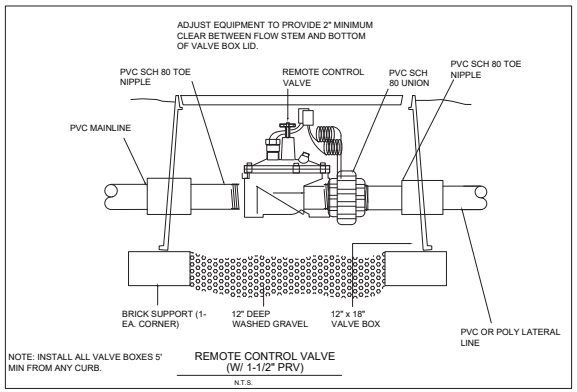
Sheet No.
IR1.4

J:\W131415\landscape\2040\preliminarydesign\Plans\W131415-IRR.dwg, 7/21/2026 3:06:19 PM, Michelle Aguiar,



WEATHERTRAK ET PRO3 16" FRONT ENTRY ENCLOSURE

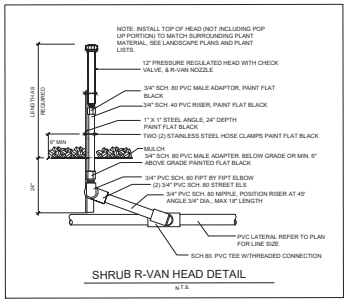
N.T.S.



NOTE: INSTALL ALL VALVE BOXES 5' MIN FROM ANY CURB.

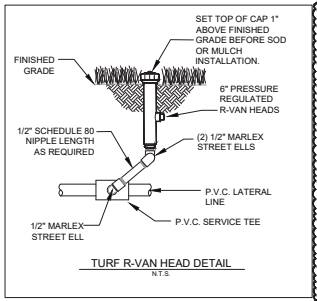
REMOTE CONTROL VALVE (W/ 1-1/2" PRV)

N.T.S.



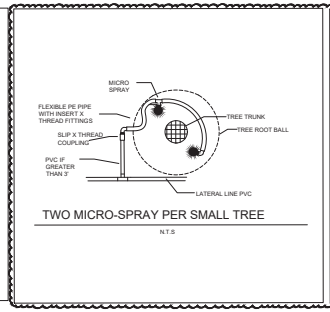
SHRUB R-VAN HEAD DETAIL

N.T.S.



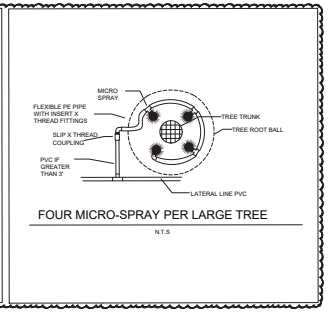
TURF R-VAN HEAD DETAIL

N.T.S.



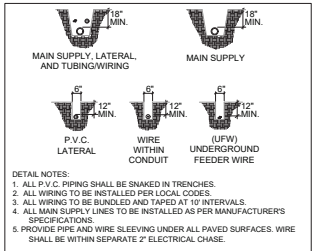
TWO MICRO-SPRAY PER SMALL TREE

N.T.S



FOUR MICRO-SPRAY PER LARGE TREE

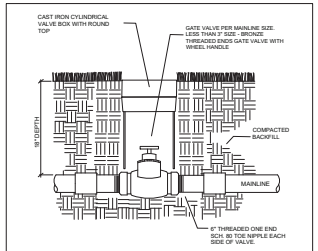
N.T.S



TRENCHING DETAIL

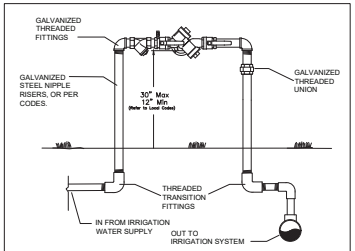
N.T.S.

09/21/16



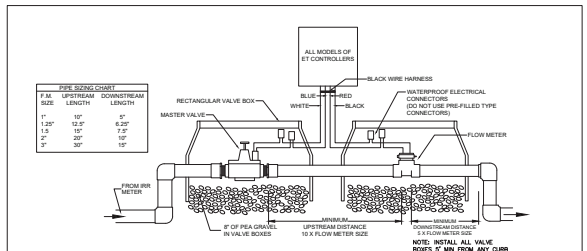
GATE VALVE

N.T.S.



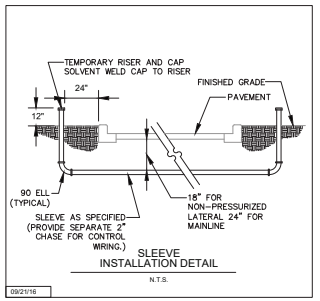
BACKFLOW PREVENTER

N.T.S.



FLOW METER / MASTER VALVE DETAIL

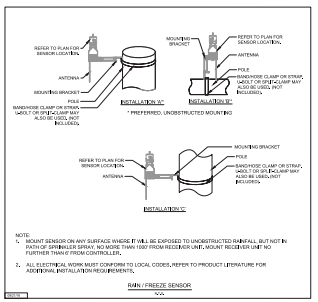
N.T.S.



SLEEVE INSTALLATION DETAIL

N.T.S.

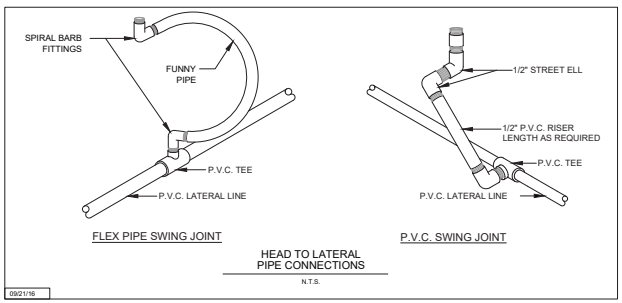
09/21/16



NOTE:
1. MOUNT SENSOR ON ANY SURFACE WHERE IT WILL BE EXPOSED TO UNOBSTRUCTED RAINFALL, BUT NOT IN PATH OF SPRINKLER SPRAY, NO MORE THAN 100' FROM RECEIVER UNIT. MOUNT RECEIVER UNIT NO FURTHER THAN 5' FROM CONTROLLER.
2. ALL ELECTRICAL WORK MUST CONFORM TO LOCAL CODES, REFER TO PRODUCT LITERATURE FOR ADDITIONAL INSTALLATION REQUIREMENTS.

RAIN / FREEZE SENSOR

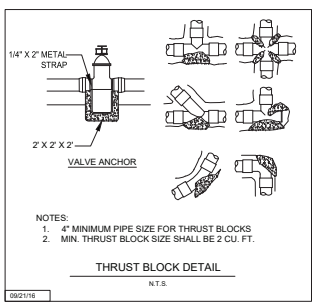
N.T.S.



HEAD TO LATERAL PIPE CONNECTIONS

N.T.S.

09/21/16



THRUST BLOCK DETAIL

N.T.S.

09/21/16

REMOVED UNNECESSARY DETAILS

BRENT JEFFERY
CID #23678

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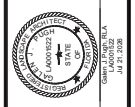

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Designed: HINES
Drawn: HINES
Checked: HINES
Job No.: W131415
Date: 05/30/2025
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IRRIGATION DETAILS

MAJOR SITE PLAN - WALMART
NEIGHBORHOOD MARKET 3009-1000-WNM-NEW
THE VILLAGES/MARION COUNTY/FLORIDA

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Sheet No.
IR5.0

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IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL	QTY	PSI
	Rain Bird R-VAN-STRIP	78	45
	Rain Bird R-VAN14	321	45
	Rain Bird R-VAN18	80	45
	Rain Bird R-VAN24	131	45
	Micro Sprays Assemblies	204	30

SYMBOL	MANUFACTURER/MODEL	QTY
	Remote Control Valves 1"	7
	Remote Control Valves 1-1/2"	29
	Isolation Gate Valve	4
	Master Valve 2"	1
	Febco 825YA Backflow Preventer 2"	1
C	Irrigation Controller	1
	Rain/Freeze Sensor	1
F	Flow Sensor	1
	Point of Connection	1
	Irrigation Lateral Line: PVC Class 200 SDR 21	77.2 lf
	Irrigation Lateral Line: PVC Class 200 SDR 21 3/4"	13,772 lf
	Irrigation Lateral Line: PVC Class 200 SDR 21 1"	1,766 lf
	Irrigation Lateral Line: PVC Class 200 SDR 21 1 1/4"	855.8 lf
	Irrigation Lateral Line: PVC Class 200 SDR 21 1 1/2"	317.9 lf
	Irrigation Lateral Line: PVC Class 200 SDR 21 2"	118.5 lf
	Irrigation Lateral Line: PVC Class 200 SDR 21 3/4"	5,034 lf
	Irrigation Lateral Line: PVC Class 200 SDR 21 1"	761.2 lf
	Irrigation Lateral Line: PVC Class 200 SDR 21 1 1/2"	201.3 lf
	Irrigation Lateral Line: PVC Class 200 SDR 21 2"	13.2 lf
	Irrigation Mainline: PVC Class 200 SDR 21	2,990 lf

VALVE SCHEDULE

NUMBER	MODEL	SIZE	TYPE	GPM	PRECIP
C1	Remote Control Valves	1"	Turf Rotary	24.41	0.82 in/h
C2	Remote Control Valves	1-1/2"	Shrub Rotary	43.59	0.72 in/h
C3	Remote Control Valves	1"	MicroSpray	13.5	2.55 in/h
C4	Remote Control Valves	1-1/2"	Shrub Rotary	39.26	0.76 in/h
C5	Remote Control Valves	1-1/2"	Turf Rotary	32.98	0.74 in/h
C6	Remote Control Valves	1"	Turf Rotary	19.74	0.89 in/h
C7	Remote Control Valves	1-1/2"	Shrub Rotary	29.02	0.64 in/h
C8	Remote Control Valves	1"	MicroSpray	10	2.27 in/h
C9	Remote Control Valves	1-1/2"	Turf Rotary	33.13	0.9 in/h
C10	Remote Control Valves	1-1/2"	Shrub Rotary	40.29	0.6 in/h
C11	Remote Control Valves	1-1/2"	Turf Rotary	42.96	0.79 in/h
C12	Remote Control Valves	1-1/2"	Turf Rotary	34.85	0.77 in/h
C13	Remote Control Valves	1-1/2"	Turf Rotary	40.3	0.82 in/h
C14	Remote Control Valves	1-1/2"	Shrub Rotary	33.64	1.18 in/h
C15	Remote Control Valves	1-1/2"	Turf Rotary	38.05	0.88 in/h
C16	Remote Control Valves	1-1/2"	Shrub Rotary	28.31	0.65 in/h
C17	Remote Control Valves	1-1/2"	MicroSpray	35	3.06 in/h
C18	Remote Control Valves	1-1/2"	Shrub Rotary	38.01	0.73 in/h
C19	Remote Control Valves	1-1/2"	Shrub Rotary	46.46	0.72 in/h
C20	Remote Control Valves	1"	Turf Rotary	20.26	0.72 in/h
C21	Remote Control Valves	1-1/2"	Turf Rotary	20.13	0.75 in/h
C22	Remote Control Valves	1-1/2"	Shrub Rotary	30.16	0.63 in/h
C23	Remote Control Valves	1-1/2"	Turf Rotary	45.26	0.8 in/h
C24	Remote Control Valves	1"	Shrub Rotary	22.43	0.6 in/h
C25	Remote Control Valves	1-1/2"	MicroSpray	28.5	2.55 in/h
C26	Remote Control Valves	1-1/2"	Turf Rotary	39.31	0.73 in/h
C27	Remote Control Valves	1-1/2"	Shrub Rotary	42.38	0.63 in/h
C28	Remote Control Valves	1-1/2"	Turf Rotary	41.91	0.83 in/h
C29	Remote Control Valves	1-1/2"	Shrub Rotary	35.05	0.74 in/h
C30	Remote Control Valves	1-1/2"	MicroSpray	36	3.4 in/h
C31	Remote Control Valves	1-1/2"	Turf Rotary	37.91	0.75 in/h
C32	Remote Control Valves	1-1/2"	Shrub Rotary	26.89	0.54 in/h
C33	Remote Control Valves	1-1/2"	Turf Rotary	34.28	0.82 in/h
C34	Remote Control Valves	1"	Shrub Rotary	8.68	0.73 in/h
C35	Remote Control Valves	1-1/2"	MicroSpray	21.5	2.29 in/h
C36	Remote Control Valves	1-1/2"	MicroSpray	19	2.49 in/h

ALL NOZZLES AND EMITTERS ARE PRESSURE REGULATED AT THE MANUFACTURER'S RECOMMENDATIONS

WATERING SCHEDULE

NUMBER	MODEL	TYPE	PRECIP	mm/WEEK	MIN./WEEK	GAL./WEEK	GAL./DAY
C1	Remote Control Valves	Turf Rotary	0.82 in/h	0.75	56	1,367	684
C2	Remote Control Valves	Shrub Rotary	0.72 in/h	0.75	63	2,746	1,373
C3	Remote Control Valves	MicroSpray	2.55 in/h	0.75	18	243	122
C4	Remote Control Valves	Shrub Rotary	0.76 in/h	0.75	60	2,355	1,178
C5	Remote Control Valves	Turf Rotary	0.74 in/h	0.75	62	2,044	1,022
C6	Remote Control Valves	Turf Rotary	0.89 in/h	0.75	51	1,007	503
C7	Remote Control Valves	Shrub Rotary	0.64 in/h	0.75	71	2,060	1,030
C8	Remote Control Valves	MicroSpray	2.27 in/h	0.75	20	200	100
C9	Remote Control Valves	Turf Rotary	0.9 in/h	0.75	50	1,656	828
C10	Remote Control Valves	Shrub Rotary	0.6 in/h	0.75	76	3,062	1,531
C11	Remote Control Valves	Turf Rotary	0.79 in/h	0.75	57	2,449	1,224
C12	Remote Control Valves	Turf Rotary	0.77 in/h	0.75	59	2,056	1,028
C13	Remote Control Valves	Turf Rotary	0.82 in/h	0.75	55	2,216	1,108
C14	Remote Control Valves	Shrub Rotary	1.18 in/h	0.75	39	1,312	656
C15	Remote Control Valves	Turf Rotary	0.88 in/h	0.75	52	1,979	989
C16	Remote Control Valves	Shrub Rotary	0.65 in/h	0.75	70	1,982	991
C17	Remote Control Valves	MicroSpray	3.06 in/h	0.75	15	525	263
C18	Remote Control Valves	Shrub Rotary	0.73 in/h	0.75	62	2,357	1,178
C19	Remote Control Valves	Shrub Rotary	0.72 in/h	0.75	63	2,927	1,463
C20	Remote Control Valves	Turf Rotary	0.72 in/h	0.75	63	1,276	638
C21	Remote Control Valves	Turf Rotary	0.75 in/h	0.75	60	1,208	604
C22	Remote Control Valves	Shrub Rotary	0.63 in/h	0.75	71	2,142	1,071
C23	Remote Control Valves	Turf Rotary	0.8 in/h	0.75	57	2,580	1,290
C24	Remote Control Valves	Shrub Rotary	0.6 in/h	0.75	76	1,705	852
C25	Remote Control Valves	MicroSpray	2.55 in/h	0.75	18	513	257
C26	Remote Control Valves	Turf Rotary	0.73 in/h	0.75	63	2,476	1,238
C27	Remote Control Valves	Shrub Rotary	0.63 in/h	0.75	71	3,009	1,504
C28	Remote Control Valves	Turf Rotary	0.83 in/h	0.75	54	2,263	1,132
C29	Remote Control Valves	Shrub Rotary	0.74 in/h	0.75	62	2,173	1,087
C30	Remote Control Valves	MicroSpray	3.4 in/h	0.75	14	504	252
C31	Remote Control Valves	Turf Rotary	0.75 in/h	0.75	61	2,312	1,156
C32	Remote Control Valves	Shrub Rotary	0.54 in/h	0.75	84	2,259	1,130
C33	Remote Control Valves	Turf Rotary	0.82 in/h	0.75	56	1,919	960
C34	Remote Control Valves	Shrub Rotary	0.73 in/h	0.75	62	538	269
C35	Remote Control Valves	MicroSpray	2.29 in/h	0.75	20	430	215
C36	Remote Control Valves	MicroSpray	2.49 in/h	0.75	19	361	181
		TOTALS:			1,910	62,213	31,106

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TREE RING IRRIGATION ZONES ARE LOW WATER USE ZONES.
TURF IRRIGATION ZONES ARE HIGH WATER USE ZONES.

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www.cphcorp.com
Building Better Communities Together
1117 East Robinson Street
Orlando, FL 32801
Ph: 407.425.0452

Plans Prepared By:
CPH Consulting, LLC
A Full Service A & E Firm

GALEN J. PUGH LANDSCAPE ARCHITECT LA0001522 STATE OF FLORIDA
Galen J. Pugh, RLA
LA0001522
Jul 21, 2026

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Designed: HINES
Drawn: HINES
Checked: HINES
Job No.: W131415
Date: 05/30/2025 © 2026

IRRIGATION SCHEDULES

MAJOR SITE PLAN - WALMART NEIGHBORHOOD MARKET 3009-1000-WNM-NEW
THE VILLAGES/MARION COUNTY/FLORIDA

BRENT JEFFERY
CID #23678

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Web: www.hinesinc.com

J:\W131415\Landscape\CAD\preliminarydesign\Plans\W131415--IRR.dwg, 7/21/2026 3:06:30 PM, Michelle Aguilar,

Marion County

Development Review Committee

Agenda Item

File No.: 2026-24067 **Agenda Date:** 8/17/2026 **Agenda No.:** 5.3.

SUBJECT:
Melody Preserve - Final Plat
Parcel #: 35300-000-15 #32624
JCH Consulting Group

SUBMITTAL SUMMARY REPORT
32624

PLAN NAME:	MELODY PRESERVE	**LOCATION:**	7945 SW 80TH ST OCALA,
APPLICATION DATE:	03/17/2025	**PARCEL:**	35300-000-15
DESCRIPTION:	Formerly On Top of the World Melody Preserve		

CONTACTS	NAME	COMPANY
Applicant	Christopher Howson	JCH Consulting Group, Inc.
Applicant	Christopher Howson	JCH Consulting Group, Inc.
Engineer of Record	Christopher Howson	JCH Consulting Group, Inc.
Engineer of Record	Christopher Howson	JCH Consulting Group, Inc.

SUBMITTAL	STARTED	DUE	COMPLETE	STATUS
OCE: Plan Review (DR) v.3	07/21/2026	07/28/2026	07/28/2026	Approved
OCE: Plan Review (DR) v.2	07/02/2026	07/10/2026	07/16/2026	Requires Re-submit
OCE: Plan Review (DR) v.1	04/08/2025	04/22/2025	11/13/2025	Requires Re-submit

SUBMITTAL DETAILS

OCE: Plan Review (DR) v.3

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
911 Management (DR) (911 Management)	Kristie Wright	07/28/2026	07/24/2026	Approved
Environmental Health (Plans) (Environmental Health)	Evan Searcy	07/28/2026	07/23/2026	Approved
Growth Services Planning & Zoning (DR) (GS Planning and Zoning)	Jared Rivera	07/28/2026	07/24/2026	Informational

Corrections	2.12 - Lot area & lot width (**Resolved**) - [INFO] Minimum width/lengths of 25' and 85' is met by lots shown on final plat
Corrections	2.12 - Rezoning (**Resolved**) - [INFO] PUD Case No. 250304ZP
Corrections	2.12.4.L - DRI/FQD Compliance Note? (**Resolved**) - [7/21/26] DRI note provided. [INITIAL] Project is not part of Circle Square Woods VDRI; Project is part of On Top of the World DRI. Please replace note with following: "DEVELOPMENT OF THE PROPERTY AS SHOWN ON THIS SUBDIVISION PLAT IS SUBJECT TO THE TERMS AND CONDITIONS OF THE ON TOP OF THE WORLD DEVELOPMENT OF REGIONAL IMPACT PURSUANT TO CHAPTER 380.06, FS, AND ITS CORRESPONDING DEVELOPMENT ORDER, AS MAY BE AMENDED FROM TIME TO TIME, INCLUDING PROVISIONS REGARDING THE CONCURRENCY OF PUBLIC FACILITIES AND ELIGIBLE LAND USES; REFERENCE MARION COUNTY OFFICIAL RECORD BOOK/PAGES 6445/1390-1429, 6950/487-497, AND 8015/0001-0074."
Corrections	2.12.24 - Landscape requirements/6.8.6 - Buffering (**Resolved**) - [7/21/26] Provided. [7/10/26] Please indicate buffer type. [INITIAL] Please indicate buffer types along northern, eastern, western, and southern boundaries on plat sheets, including modified buffers, as required by PUD 250304ZP
Corrections	2.1.3 - Order of plan approval and consistency (**Resolved**) - [7/9/26; INFO] See approved improvement Plan (AR 32515) [INITIAL] Please indicate buffer types along northern, eastern, western, and southern boundaries on plat sheets, including modified buffers, as required by PUD 250304ZP
Corrections	2.12.4.L & Article 5 - Overlay zones (**Resolved**) - [INFO] (1) FEMA Flood Zone X, AE; (2) Secondary Springs Protection Zone; (3) No ESOZ
Corrections	2.12 - Development Agreements (**Resolved**) - [7/21/26] DRI note provided. [INITIAL] See comments related to DRI compliance note below for list of applicable development agreements
Corrections	2.12/4.2 - Building height (**Resolved**) - [INFO] Max. height of 40' for SFR (2 stories)
Corrections	2.12 - Phases of development (**Resolved**) - [INFO] One phase seems to be proposed
Corrections	2.12.5/1.8.2.F - Concurrency Deferral Statement (**Resolved**) - [7/24/26] DRI note provided and suffices. [7/10/26] Staff was unable to find note on cover sheet. Please provide. [INITIAL] 6.3.1.C(15)(h)/1.8.2.C(6) - Concurrency OK or Deferral Note provided? NO
Corrections	2.12 - Land Use Designation-subject property (**Resolved**) - [7/9/26; INFO] Indicated on sheet 2. [INITIAL] Please indicate Future Land Use (FLU) and zoning designation of adjacent properties.
Comments	Please see resolved comments for select INFO comments. For any questions related to this planning/zoning review, please contact jared.rivera@marionfl.org or 352-438-2687.

Landscape (Plans) (Parks and Recreation)	Susan Heyen	07/28/2026	07/21/2026	Approved
OCE Design (Plans) (Office of the County Engineer)	Gerald Koch	07/28/2026	07/22/2026	Approved
OCE Property Management (Plans) (Office of the County Engineer)	Delenie Roman	07/28/2026	07/28/2026	Informational

Comments

SW 80th Ave, is part of "SW 80th Ave -Segment 1" road project. Verified owner with Sunbiz.

Sec. 2.19.1. - Applicability.
The Final Plat shall be submitted for approval and recording in the public records of Marion County for each development where platting is required by this Code and shall comply with Ch. 177 FS. All subdivision improvements shall be dedicated private unless otherwise approved by DRC or required by this Code.
Sec.2.19.2.G – Title Certification
All Final Plats submitted to Marion County shall be accompanied by a title opinion, no more than 30 days old, of an attorney, licensed in Florida, or a certification by an abstractor or title company certifying the record title owner of the lands as described and shown on the plat.
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.6.2.1. – Requirements.
Sec.6.2.1.A.
Plans shall be prepared by a professional licensed by the State of Florida. The name, street address, signature, date, license number, and seal of the responsible professional shall be shown on each plan sheet. The same shall be provided on the cover page of any supporting documents and calculations.
Sec.6.3.1.C(14) - The purpose/use, improvements, and maintenance responsibilities for all tracts shall be listed on the plat in a list or table form;
Sec.6.3.1.C(15) - The following statements shall be captioned as "ADVISORY NOTICES" and be provided in a prominent manner on the plat, as appropriate, in the following order:
Sec.6.3.1.C(d)(1)(2) - As related to covenants, restrictions, or reservations:
1. WHEN COVENANTs, restrictions, or reservations are established by the developer they shall be indicated as follows and completed accordingly: "COVENANTS, RESTRICTIONS, AND/OR RESERVATIONS AFFECTING THE OWNERSHIP OR USE OF THE PROPERTY SHOWN IN THIS PLAT ARE FILED IN MARION COUNTY OFFICIAL RECORD BOOK NO. _____, PAGE _____."

2. The following shall minimally be provided: "There may be additional restrictions that are not recorded or referenced on this plat that may be found in the Marion County Official Records;"
Sec.6.3.1.D -
The Final Plat shall contain, on the first page, the following dedications executed and acknowledged as required by law, in the forms set forth below:
Sec.6.3.1.D(1) –
All dedications shall be in the following forms or as approved by the County Attorney (Italic), with the appropriate items below. When a name or entity is used within a dedication item, the exact legal name of the entity shall be provided.
Sec.6.3.1.D(a) - "DEVELOPER'S ACKNOWLEDGEMENT AND DEDICATION"
"KNOW ALL MEN BY THESE PRESENTS, that [exact corporate name, state of incorporation, or individual's name], fee simple owner of the land described and platted herein, as [exact subdivision name], being in Marion County, has caused said lands to be surveyed and platted as shown hereon and does hereby dedicate as follows:"
Sec.6.3.1.D.(b)(1)(2)(3)
Streets, Rights-of-way, and Parallel Access Easements, select as appropriate:
1. 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."
2. 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."
3. 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.D(c)(1)(2) - Utility Easements, select as appropriate:
1. "[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."

2. "[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]."
Sec.6.3.1.D(2) - Add the appropriate closing.
Sec.6.3.1.D(2)(a) - If corporation:
IN WITNESS WHEREOF, the above named corporation has caused these presents to be signed by its _____ and its corporate seal to be affixed hereto by and with the authority of its board of directors this _____ day of _____, 20_____.
(FULL CORPORATE NAME), a corporation of the State of _____
By:_____
(Signature of president or vice president or chief executive above)

Type Name and Title of Officer (signature must have two (2) witnesses or be under corporate seal).
Sec.6.3.1.D(2)(b) - If individual:
IN WITNESS WHEREOF, (I) (we), (name(s), have hereunto set (my) (our) hand(s) and seal(s) this _____ day of _____, 20_____.
WITNESSES:
_____ (signature)
(Typed name) _____
Sec.6.3.1.D(2)(c) - Add the acknowledgement (witnesses and notary) of those executing the dedication consistent with § 689.01 FS.
Sec.6.3.1.D(3)(a) -
Add the appropriate joinder and consent to the dedication by a mortgagee or other party of interest using one, or a combination of, the following methods:
Provide the joinder and consent to the dedication by a mortgagee or other party in interest as a direct statement on the Final Plat as follows:
"[MORTGAGEE or PARTY OF INTEREST] CONSENT
The undersigned hereby certifies that it is the holder of (a) mortgage(s), lien(s), or other encumbrance(s) upon the property described hereon and does hereby join in and consent to the dedication of the land described in said dedication by the owner thereof and agrees that its mortgage(s), lien(s), or other encumbrance(s) which (is)(are) recorded in Official Record Book _____ at page(s) _____ of the public records of Marion County, Florida, shall be subordinated to the dedication shown hereon."
Sec.6.3.1.D(3)(a)(1)(a)(b)(c) – Provide the appropriate closing.
If corporation:
a. IN WITNESS WHEREOF, The said Corporation has caused the presents to be signed by its _____ and its Corporate Seal to be affixed hereon by and with the authority of its Board of Director this _____ day of _____, 20___.
(Full Corporate Name), A Corporation of the State of _____
By (Signature of President Vice President or Chief Executive Officer)
_____
(Typed name and title of Officer)
(AFFIX CORPORATE SEAL) or have two witnesses as listed in Item 2 below. b.
b. If individual: IN WITNESS WHEREOF, (I) (We), _____ Do hereunto set (my) (our) hand(s) and seal(s) this _____ day of _____, 20___.
WITNESSES (repeat signature below as necessary for each owner).
(Signature) _____
(Typed name)
c. Add the acknowledgment (witnesses and notary) of those executing the Mortgagee or party of interest consent consistent with § 689.01 FS.
Sec.6.3.1.D(3)(a)(2)(a)(b)(c) –
Provide the joinder and consent as a separate instrument joining in and ratifying the plat and all dedications thereon, in accordance with § 177.081 FS, as follows:
a. The final plat and the separate instrument(s) shall be recorded within the Marion County Public Records concurrently and include coordinated references between the documents as provided in following Section 6.3.1.D(3)(a)2.b and c.

b. The following statement shall be placed on the final plat: "A separate instrument(s) serving as joinder and consent for a mortgagee or other party of interest to the Plat depicted hereon has been separately filed and recorded in the Marion County Public Records Official Record Book (enter number), pages (enter number) to (enter number)," as assigned by the Clerk of the Court's Office.

c. The separate instrument shall utilize the same general form as provided in Section 6.3.1.D(3)(a)1(a) above and shall include the final plat's official name as listed on the final plat and include a blank entry reference for the Marion County Public Records Plat Book and Page(s) as assigned by the Clerk of the Court's Office.
Sec.6.3.1.F. - The following supporting documentation shall also be provided as appropriate:
Sec.6.3.1.F(1) - A copy of the documents demonstrating the establishment of a corresponding MSBU, CDD, or other State recognized special district responsible for the maintenance and operation of the dedicated improvements. If the MSBU option is selected by the developer, it shall be established to provide maintenance and upkeep for, at minimum, roads and drainage infrastructure. Other improvements, such as, but not limited to, street lighting or recreation, can be added to the MSBU if desired by the development.
Sec.6.3.1(F)(2) - For a subdivision with privately dedicated improvements, a copy of the completed and filed documents demonstrating the private entity is properly established, operating, and eligible to be responsible for the improvements so dedicated to the association. In the case of an entity previously created and encompassing the proposed subdivision, documents demonstrating the continued establishment of the entity and its acceptance of responsibility for the improvements to be conveyed shall be required;
Sec.6.3.1(F(3) - A copy of the final protective covenants and deed restrictions, where such covenants and restrictions are required or established by the applicant, in a form to be recorded and cross-referenced to the submitted Final Plat. In the case where covenants and restrictions are previously recorded and applicable to a proposed subdivision, a copy of the effective covenants and deed restrictions shall also be provided;
Sec.6.3.1(F)(4)(a)(b)(c)- A certificate of title demonstrating the following:
a. The lands as described and shown on the plat are in the name of, and apparent record title is held by, the person, persons, or organizations executing the dedication;
b. That all taxes have been paid on said property as required by § 197.192 FS, as amended; and
c. The official record book and page number of all mortgages, liens, or other encumbrances against the land, and the names of all persons holding an interest in such mortgage, lien or encumbrance.
The title certification shall be an opinion of a Florida attorney-at-law or the certification of an abstract or title insurance company licensed to do business in Florida. The County reserves the right to require that the title certification be brought current at the time of Final Plat approval.
Sec.6.3.1.F(5) - When required in conjunction with an Improvement or Maintenance Agreement, an itemized cost estimate prepared and certified by the developer's engineer including the cost of construction of all required improvements in the following form:
"CERTIFICATE OF COST ESTIMATE
I, _____, A Florida registered engineer, License No._____, do hereby certify to Marion County that a cost estimate has been prepared under my responsible direction for those improvements itemized in this exhibit and that the total cost estimate for said improvements is $ _____. This estimate has been prepared, in part, to induce approval by the County of a Final Plat for the _____ Subdivision, and for the purpose of establishing proper surety amounts associated therewith.
_____(Signature)
(Name, Florida Registered Engineer
License No. _____)"
(AFFIX SEAL)

- DR 7/28/26

OCE Stormwater (Permits & Plans) (Office of the County Engineer)	Kevin Vickers	07/28/2026	07/21/2026	Approved
Recommendations	If you have questions or would like to discuss the stormwater review comments, please contact Kevin Vickers, PE at 352-671-8695 or kevin.vickers@marionfl.org.			
Corrections	2.12.9/10-Existing Drainage Right-of-Way/Easements (**Resolved**) - **Corrective Action:** Based on the proposed pipe depths in the improvement plans, the following easements need to be 14' minimum: pipe between lots 95 and 96, 169 and 170, 161 and 162, 40 and 41, 200 and 201, 214 and 215. - 2.12.9/10-Existing Drainage Right-of-Way/Easements: Provide dimensions and label any existing drainage ROW and/or easements on the survey and site plan. Ensure easements match approved Improvement/Major Site Plan.			
OCE Survey (Plans) (Office of the County Engineer)	Theresa Smail	07/28/2026	07/23/2026	Approved
OCE Traffic (Permits & Plans) (Office of the County Engineer)	Sydney Oberdorfer	07/28/2026	07/24/2026	Approved
Utilities (OCE Plans) (Utilities)	Heather Proctor	07/28/2026	07/27/2026	Approved
Comments	Previously approved. Parcels 35300-000-15 and 35474-000-00 are located within the Marion County Utilities service area and will be served by Marion County Utilities (MCU) for both public water and sewer. Utility connections and all related requirements will be addressed during the Improvement Plan review under AR #32515. Tract C has been dedicated to Marion County Utilities for the public lift station. Access to Tract C will be provided through the landscape buffer along the eastern property boundary.			

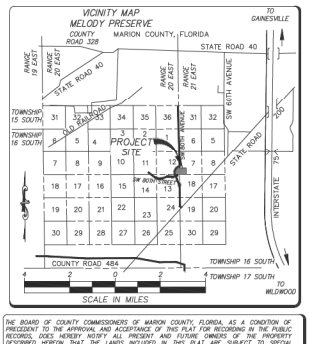
MELODY PRESERVE

A PLANNED UNIT DEVELOPMENT

A REPLAT OF A PORTION OF CIRCLE SQUARE WOODS, AS RECORDED IN PLAT BOOK P, PAGES 30 THROUGH 103, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA
A PORTION OF SECTION 12, TOWNSHIP 16 SOUTH, RANGE 20 EAST, AND A PORTION OF SECTION 7, TOWNSHIP 16 SOUTH, RANGE 21 EAST
MARION COUNTY, FLORIDA

JCH
CONSULTING GROUP, INC
LAND DEVELOPMENT • SURVEYING & MAPPING
PLANNING • ENVIRONMENTAL • G.I.S.
420 SW 15TH STREET, OCALA, FL 34471
PHONE/FAX: 352-629-2482 www.JCHgroup.com
CERTIFICATE OF AUTHORIZATION - L.B. 8071

PLAT BOOK ___ PAGE ___
SHEET 1 OF 6



THE BOARD OF COUNTY COMMISSIONERS OF MARION COUNTY, FLORIDA, AS A CONDITION OF PRECEDENT TO THE APPROVAL AND ACCEPTANCE OF THIS PLAT FOR RECORDING IN THE PUBLIC RECORDS, DOES HEREBY NOTIFY ALL PRESENT AND FUTURE OWNERS OF THE PROPERTY DESCRIBED HEREON THAT THE LANDS INCLUDED IN THIS PLAT ARE SUBJECT TO SPECIAL ASSESSMENTS AS MAY BE PERMITTED BY LAW TO FINANCE COST INCURRED IN CONNECTION WITH THE MAINTENANCE, OPERATION, AND CONSTRUCTION OF INFRASTRUCTURE AS DETERMINED NECESSARY IN THE OPINION OF SAID BOARD OR OTHER GOVERNING BODY HAVING JURISDICTION.

NOTICE:
THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES.

STORMWATER RUNOFF GENERATED FROM THE IMPROVEMENTS ASSOCIATED WITH THIS PLAT ARE DISCHARGED INTO LANDS AS IDENTIFIED ON THE IMPROVEMENT PLANS AS APPROVED BY MARION COUNTY FOR THE DEVELOPMENT OF THIS SUBDIVISION.

THE FLORIDA STATE PLANE COORDINATES SHOWN HEREON ARE NORTH AMERICAN DATUM OF 1983 (1990 ADJUSTMENT), FLORIDA WEST ZONE AS DERIVED FROM GPS STATIC SURVEY AND TRADITIONAL TRAVERSE METHODS AND ESTABLISHED FROM MARION COUNTY, FLORIDA CONTROL MONUMENTS "AP1852" AND "V086", PURSUANT TO SECTION 177.151, FLORIDA STATUTES.
THE NORTHWEST CORNER OF SECTION 12, TOWNSHIP 16 SOUTH, RANGE 20 EAST, MARION COUNTY, FLORIDA – FOUND 4" X 4" CONCRETE MONUMENT WITH NAIL & DISK STAMPED 1 2 11 12.
NORTHING: 1740427.4009 FEET
EASTING: 570381.5870 FEET
LATITUDE: 29°07'16.02310" N
LONGITUDE: 82°16'07.23060" W
CONVERGENCE: –0°07'50.1"
SCALE: 0.99994961
FOUND STAINLESS STEEL ROD STAMPED V086 1990
NORTHING: 1745775.8082 FEET
EASTING: 543817.8667 FEET
LATITUDE: 29°08'08.27974" N
LONGITUDE: 82°27'06.91301" W
CONVERGENCE: –0°07'16.8"
SCALE: 0.99995564

APPROVAL BY COUNTY OFFICIALS-DEVELOPMENT REVIEW COMMITTEE

BY: _____ COUNTY ENGINEERING

BY: _____ COUNTY FIRE SERVICES

BY: _____ COUNTY GROWTH SERVICES

BY: _____ COUNTY SURVEYOR

BY: _____ COUNTY UTILITIES

BY: _____ COUNTY BUILDING SAFETY

SURVEYOR'S CERTIFICATE

I CERTIFY THIS PLAT, PREPARED UNDER MY DIRECTION AND SUPERVISION, COMPLIES WITH THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, AND IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE MARION COUNTY LAND DEVELOPMENT CODE, AND THAT THIS PLAT DOES NOT ADVERSELY AFFECT THE LEGAL ACCESS OF ADJACENT PARCELS.

JCH CONSULTING GROUP, INC (LICENSED BUSINESS NUMBER LB8071)
426 SW 15TH STREET
OCALA, FLORIDA 34471

SURVEYOR SEAL:

CHRISTOPHER J. HOWSON (LICENSE NO. LS6553)
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER

PREPARED BY: JCH CONSULTING GROUP, INC., 426 SW 15TH STREET, OCALA, FL 34471

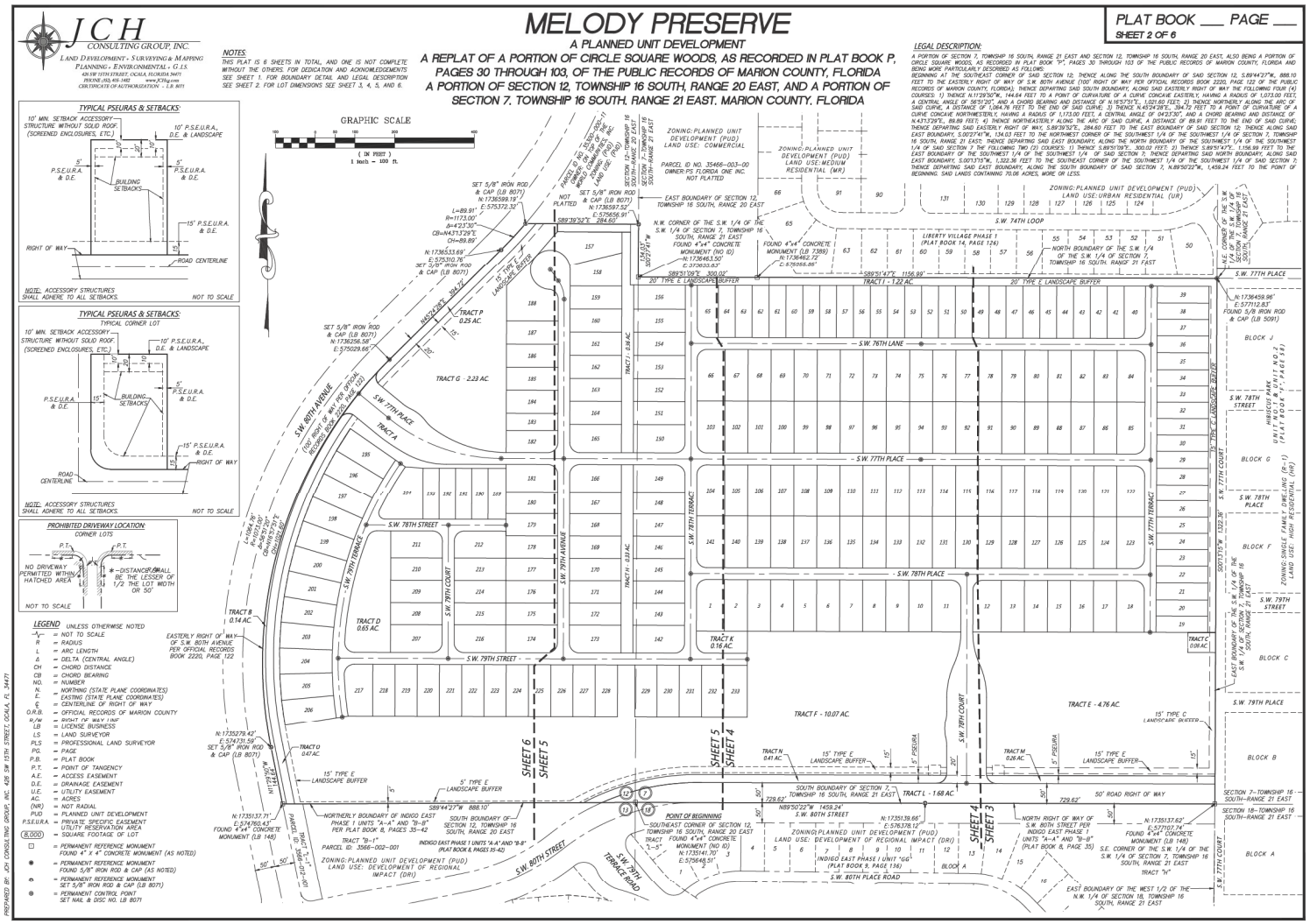
NOTES:

1. ADVISORY NOTICE – ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM (NFIP) FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANELS NOS. 12083C0080E AND 12083C0070E, MARION COUNTY, FLORIDA, DATED APRIL 19, 2017, THE PROPERTY DESCRIBED HEREON LIES WITHIN FLOOD ZONE "X", AN AREA OF MINIMAL FLOODING, AND FLOOD ZONE "AE", AN AREA OF FLOOD HAZARD. THE FLOODING LIMITS HAVE BEEN IDENTIFIED HEREIN AS CURRENTLY ESTABLISHED AT THE TIME OF THE FINAL PLAT RECORDING. ALL PERSONS WITH AN INTEREST IN THE LANDS DESCRIBED HEREON SHOULD EVALUATE THE CURRENT FLOODPLAIN LIMITS AS THEY MAY BE AMENDED FROM TIME TO TIME AS DETERMINED BY FEMA.
2. A 5/8 INCH DIAMETER IRON ROD WITH CAP NO. LB 8071 WILL BE SET AT EACH LOT CORNER AS REQUIRED BY CHAPTER 177, FLORIDA STATUTES WITHIN THE TIME ALLOTTED IN SUBSECTION 177.091(9), FLORIDA STATUTES.
3. ALL OF THE LAND DESCRIBED ON THIS PLAT IS SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR MELODY PRESERVE RECORDED IN OFFICIAL RECORDS BOOK _____, PAGE _____. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED OR REFERENCED ON THIS PLAT THAT MAY BE FOUND IN THE MARION COUNTY OFFICIAL RECORDS.
4. CURRENT ZONING IS PUD (PLANNED UNIT DEVELOPMENT), CURRENT LAND USE IS DRI (DEVELOPMENT OF REGIONAL IMPACT) AND MEDIUM RESIDENTIAL.
5. BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM OF 1983 (NAD 83), WITH 1990 ADJUSTMENT AS DERIVED FROM THE FLORIDA DEPARTMENT OF TRANSPORTATION VIRTUAL REFERENCE STATION NETWORK.
6. THE DEVELOPER RESERVES OWNERSHIP OF ALL RESIDENTIAL BUILDING LOTS AND ALL TRACTS AS SHOWN ON THIS PLAT. THE DEVELOPER SHALL HAVE THE EXCLUSIVE AND UNRESTRICTED RIGHT AND OPTION (BUT NOT THE OBLIGATION) TO DO THE FOLLOWING WITH REGARD TO ANY OR ALL OF THE SAID RESIDENTIAL BUILDING LOTS AND TRACTS TO ANY PERSONS OR ENTITIES AS THE DEVELOPER SHALL DEEM APPROPRIATE OR DESIRABLE, INCLUDING BUT NOT LIMITED TO ANY AFFILIATES OF THE DEVELOPER, ANY PURCHASERS, ANY COMMUNITY DEVELOPMENT DISTRICTS AND/OR ANY NOT-FOR-PROFIT ENTITIES: (A) GRANT AND RESERVE EASEMENTS; (B) ASSIGN OPERATIONAL AND MAINTENANCE RESPONSIBILITIES; AND (C) ENCUMBER, SELL OR CONVEY.
7. THE DEVELOPER HEREBY GRANTS AND RESERVES PERPETUAL, NON-EXCLUSIVE AND PRIVATE EASEMENTS OVER, UNDER AND THROUGH ALL TRACTS SHOWN ON THIS PLAT FOR STORM WATER DRAINAGE PURPOSES. THE DRAINAGE EASEMENTS ARE PRIVATE AND SHALL RUN ONLY IN FAVOR OF THE FOLLOWING: (A) THE DEVELOPER, FOR THE USE AND BENEFIT OF, AND RUNNING WITH THE TITLE TO THE LANDS LYING OUTSIDE THE BOUNDARIES OF THIS PLAT, AS IMPROVED FROM TIME TO TIME, THAT RELY FROM TIME TO TIME ON SUCH DRAINAGE EASEMENTS TO DRAIN SUCH OTHER LANDS; AND (B) SUCH OTHER PERSONS, ENTITIES OR LANDS AS THE DEVELOPER OR ITS DESIGNATED SUCCESSORS AND ASSIGNS MAY HEREAFTER DESIGNATE FROM TIME TO TIME IN WRITING, INCLUDING BUT NOT LIMITED TO ANY COMMUNITY DEVELOPMENT DISTRICT OR NOT-FOR-PROFIT ENTITY.
8. THE DEVELOPER HEREBY RESERVES TO ITSELF AND ITS DESIGNATED SUCCESSORS AND ASSIGNS AND INVITEES PERPETUAL, NON-EXCLUSIVE AND PRIVATE EASEMENTS FOR CONSTRUCTION, MAINTENANCE, REPAIR, REPLACEMENT AND USE OF PATHS AND PASSAGEWAYS FOR GOLF CARTS, GOLF CARTS, LOW-SPEED VEHICLES, MOTORIZED DISABILITY ACCESS VEHICLES, UTILITY VEHICLES AND LANDSCAPE AND GOLF COURSE MAINTENANCE EQUIPMENT OVER AND ACROSS ALL TRACTS AS SHOWN ON THIS PLAT; PROVIDED, HOWEVER, NONE OF THE FOREGOING USES OR IMPROVEMENTS SHALL OBSTRUCT OR UNREASONABLY INTERFERE WITH DRAINAGE.
9. NO LOT SHALL BE DIVIDED OR RESUBDIVIDED EXCEPT FOR THE SOLE PURPOSE OF PROVIDING ADDITIONAL AREA TO ADJACENT LOTS OR UNITS, A REPLAT IS FILED WITH MARION COUNTY, FLORIDA, WHICH REPLAT COMPLIES WITH THE PROVISIONS OF THE LAND DEVELOPMENT CODE AND APPLICABLE FLORIDA STATUTES. VIOLATION OF THIS PROVISION MAY BE PUNISHABLE AS PROVIDED IN THE CODE OF MARION COUNTY, FLORIDA.
10. THE BOARD OF COUNTY COMMISSIONERS OF MARION COUNTY, FLORIDA, SHALL HAVE NO RESPONSIBILITY, DUTY, OR LIABILITY WHATSOEVER REGARDING SUCH STREETS AND DRAINAGE TRACTS. MARION COUNTY IS GRANTED THE RIGHT TO ACCESS 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.
11. PERPETUAL, NON-EXCLUSIVE EASEMENTS ARE HEREBY RESERVED TO THE DEVELOPER AND ITS DESIGNATED SUCCESSORS AND ASSIGNS OVER, UNDER AND THROUGH EACH PSEUDA (DEFINED IN NOTE 16 BELOW) THAT ABUTS EITHER A STREET INTERSECTION OR A CUL-DE-SAC SHOWN ON THIS PLAT FOR THE PURPOSES OF CONSTRUCTING, MAINTAINING, REPAIRING, REPLACING AND USING PAVING, CURBS, GUTTERS, SIDEWALKS AND OTHER PEDESTRIAN AND VEHICULAR TRANSPORTATION WITHIN REFERENCE STATION NETWORKS.
12. OWNERSHIP OF ANY RESIDENTIAL BUILDING LOT OR ANY TRACT AS SHOWN ON THIS PLAT DOES NOT CONFER ANY OWNERSHIP, EASEMENT OR RIGHT OF USE IN OR TO ANY COMMUNITY AMENITY PROPERTY OR ANY LAND LYING OUTSIDE THE BOUNDARIES OF THIS PLAT, OR ON OR TO ANY FACILITIES LOCATED ON ANY COMMUNITY AMENITY PROPERTY OR ON ANY LAND LYING OUTSIDE THE BOUNDARIES OF THIS PLAT.
13. DESPITE ANY REFERENCE ON THIS PLAT TO ANY IMPROVEMENT OR FACILITY, INCLUDING BUT NOT LIMITED TO ANY SIDEWALK, PATHS AND PASSAGEWAYS FOR LOW-SPEED VEHICLES, GOLF CARS, GOLF CARTS, MOTORIZED DISABILITY ACCESS VEHICLES, UTILITY VEHICLES AND LANDSCAPE AND GOLF COURSE MAINTENANCE EQUIPMENT, RECREATIONAL FACILITY, PARK FACILITY, SIGN, ENTRY FEATURE, WALL, FENCE, BERM, LANDSCAPING, LIGHTING, IRRIGATION, UTILITY OR DRAINAGE IMPROVEMENT, NO SUCH REFERENCE SHALL BE DEEMED TO BE A REPRESENTATION OR WARRANTY THAT ANY SUCH IMPROVEMENT OR FACILITY WILL BE CONSTRUCTED OR IF CONSTRUCTED, WILL REMAIN IN EXISTENCE.
14. MELODY PRESERVE NEIGHBORHOOD ASSOCIATION, INC IS RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF BOTH NEW AND REPLACEMENT QUADRANT STREET SIGNS.
15. WHEREVER IN THIS PLAT REFERENCE IS MADE TO THE DEVELOPER'S "DESIGNATED SUCCESSORS AND ASSIGNS," SUCH REFERENCE SHALL MEAN AND REFER TO THOSE SUCCESSORS OR ASSIGNS OF THE DEVELOPER TO WHOM THE DEVELOPER EXPRESSLY TRANSFERS AND ASSIGNS A SPECIFIC RIGHT OR BENEFIT RESERVED BY THE DEVELOPER IN THIS PLAT, WHICH WRITING IS RECORDED IN THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.
16. EXCEPT AS OTHERWISE SHOWN ON THIS PLAT, THERE IS A 15' WIDE PRIVATE SPECIFIC EASEMENT UTILITY RESERVATION AREA ("PSEURA") AND DRAINAGE EASEMENT ALONG THE FRONT OF EACH LOT, A 5.0' PSEURA AND DRAINAGE EASEMENT ALONG EACH SIDE AND 10' PSEURA, DRAINAGE AND LANDSCAPE EASEMENT ALONG THE REAR OF EACH LOT, AS DEPICTED ON THE DETAIL OF TYPICAL PSEURA'S & SETBACKS SHOWN ON SHEET 2. EACH PSEURA SHOWN OR NOTED ON THIS PLAT IS OR WILL BE SUBJECT TO THE DEVELOPER, OR ASSIGNS OF THE DEVELOPER, SEPARATELY GRANTING OFF-PLAT EASEMENTS TO THE CONSTRUCTION, INSTALLATION, MAINTENANCE, REPAIR, REPLACEMENT AND OPERATION OF UTILITY LINES, MAINS, PIPES, CONDUITS AND OTHER FACILITIES SOLELY AND EXCLUSIVELY FOR (A) ANY CABLE SYSTEM OR CABLE SERVICE, MULTICHANNEL VIDEO PROGRAMMING SERVICE, INFORMATION SERVICE OR OTHER TELECOMMUNICATION SERVICE, MONITORING SERVICE, OR OTHER FORM OF WIRELINE OR WIRELESS COMMUNICATION SYSTEM OR SERVICE THAT MAY BE PROVIDED FROM TIME TO TIME BY DIGITAL COMMUNICATION MEDIA, ITS SUCCESSORS OR ASSIGNS, (B) ANY WATER SERVICE, WASTEWATER SERVICE OR RE-USE WATER SERVICE THAT MAY BE PROVIDED FROM TIME TO TIME BY MARION COUNTY UTILITIES, AND (C) ANY ELECTRIC SERVICE, GAS SERVICE OR OTHER UTILITY SERVICE PROVIDED BY ANY PUBLIC UTILITY COMPANY OR GOVERNMENTAL AGENCY THAT MAY BE AUTHORIZED FROM TIME TO TIME BY THE DEVELOPER, ITS SUCCESSORS AND ASSIGNS, TO INSTALL UTILITY SYSTEMS OR FACILITIES WITHIN ANY SUCH PSEURA. THE DEVELOPER MAY, IN ITS SOLE AND ABSOLUTE DISCRETION, ASSIGN ITS RIGHTS TO GRANT SPECIFIC PRIVATE UTILITY EASEMENTS TO ANY ONE OR MORE PERSONS OR ENTITIES AND BY ANY ONE OR MORE SEPARATE WRITTEN INSTRUMENTS, IT BEING THE INTENT OF THE DEVELOPER THAT THE DEVELOPER MAY GRANT TO MULTIPLE UTILITY PROVIDERS CONCURRENT EASEMENTS FOR VARIOUS UTILITY SERVICES AS DEEMED DESIRABLE BY THE DEVELOPER IN THE EXERCISE OF THE DEVELOPER'S SOLE AND ABSOLUTE DISCRETION. NO "PLATTED UTILITY EASEMENTS" ARE GRANTED OR CREATED BY THIS PLAT.
17. THIS PLAT CONTAINS TWO HUNDRED AND THIRTY-THREE (233) LOTS, SIXTEEN (16) TRACTS AND 1.92 MILES OF ROAD.
18. ALL LOTS/TRACTS SHALL USE THIS SUBDIVISION'S INTERNAL ROADWAYS FOR VEHICLE/DRIVEWAY ACCESS. DIRECT DRIVEWAY/VEHICLE ACCESS TO S.W. 80TH STREET AND S.W. 80TH AVENUE ARE PROHIBITED FROM SUBDIVISION LOTS.
19. ALL DISTANCES SHOWN HEREON ARE GROUND. ALL BEARINGS ALONG CURVILINEAR LOT LINES ARE RADIAL UNLESS NOTED OTHERWISE.
20. THIS PLAT IS 6 SHEETS IN TOTAL, AND ONE IS NOT COMPLETE WITHOUT THE OTHERS. FOR DEDICATION AND ACKNOWLEDGEMENTS SEE SHEET 1. FOR BOUNDARY DETAIL AND LEGAL DESCRIPTION SEE SHEET 2. FOR LOT DIMENSIONS SEE SHEET 3, 4, 5, AND 6.
21. THE PROPERTY IS LOCATED WITHIN THE SECONDARY ZONE OF THE SPRINGS PROTECTION ZONE.
22. WATER AND SEWER SERVICE IS BEING PROVIDED BY AND RESIDE WITHIN SERVICE AREA BY THE MARION COUNTY UTILITIES.
23. DRIVEWAY ACCESS TO ALL CORNER LOTS SHALL BE 50' OR 1/2 THE LOT WIDTH FROM PAVEMENT P.T., WHICHEVER IS LESS. SEE DETAIL ON SHEET 3.
24. FIRE PROTECTION IN ACCORDANCE WITH THE MARION COUNTY L.D.C. WILL BE PROVIDED VIA THE CENTRAL POTABLE WATER SYSTEM FOR THIS PROJECT.
25. TO THE EXTENT NOT INCONSISTENT WITH APPLICABLE LAW, THE DEVELOPER HEREBY RESERVES TO ITSELF AND ITS DESIGNATED SUCCESSORS AND ASSIGNS, FOR A PERIOD OF EIGHTY NINE (89) YEARS AFTER THIS PLAT IS RECORDED IN THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, THE EXCLUSIVE RIGHT, POWER AND AUTHORITY TO GRANT BY SEPARATE WRITTEN INSTRUMENTS RECORDED FROM TIME TO TIME SUBSEQUENT TO THE RECORDATION OF THIS PLAT ONE OR MORE EXCLUSIVE OR NON-EXCLUSIVE PRIVATE EASEMENTS OVER, UNDER, UPON AND THROUGH EACH AREA LABELED ON THIS PLAT AS A "PSEURA" FOR THE CONSTRUCTION, INSTALLATION, REPAIR, REPLACEMENT AND USE OF UTILITY LINES, MAINS, PIPES, CONDUITS AND OTHER UTILITY FACILITIES BY THOSE SPECIFIC PUBLIC OR PRIVATE UTILITY PROVIDERS TO WHOM THE DEVELOPER HEREAFTER ELECTS TO GRANT FROM TIME TO TIME SPECIFIC PRIVATE UTILITY EASEMENTS. NEITHER THIS PLAT NOR THIS RESERVATION CREATES ANY UTILITY EASEMENT OR DEDICATION, WHETHER PRIVATE, PUBLIC, GENERAL OR SPECIFIC, NOR DOES THIS PLAT OR THIS RESERVATION GRANT ANY RIGHT TO THE PUBLIC OR TO ANY UTILITY SERVICE PROVIDER TO UTILIZE ANY PSEURA FOR ANY PURPOSE. THE OWNER OF EACH LOT OR TRACT SHOWN ON THIS PLAT THAT CONTAINS A PSEURA MAY UTILIZE THE PSEURA WITHIN THAT OWNER'S LOT OR TRACT FOR ANY PURPOSE THAT DOES NOT INTERFERE WITH THE INSTALLATION, MAINTENANCE, REPAIR, REPLACEMENT AND USE OF ANY UTILITY FACILITIES FROM TIME TO TIME CONSTRUCTED WITHIN THE PSEURA PURSUANT TO ANY SPECIFIC EASEMENT THEREAFTER GRANTED BY THE DEVELOPER OR ITS DESIGNATED SUCCESSORS AND ASSIGNS; PROVIDED, HOWEVER, SUCH LOT OR TRACT OWNER (OTHER THAN THE DEVELOPER AND ITS DESIGNATED SUCCESSORS AND ASSIGNS) SHALL HAVE NO RIGHT, POWER OR AUTHORITY TO GRANT TO ANY UTILITY SERVICE PROVIDER ANY EASEMENT, LICENSE OR OTHER RIGHT OVER, UNDER, UPON OR THROUGH ANY PSEURA LYING WITHIN THAT OWNER'S LOT OR TRACT FOR UTILITY PURPOSES.
26. NO IMPROVEMENTS ON OR WITHIN ANY PSEURA LYING WITHIN ANY PLATTED RESIDENTIAL BUILDING LOT (OTHER THAN BERMS, LANDSCAPING, IRRIGATION, DRAINAGE, PAVING, CURBS, GUTTERS, SIDEWALKS AND DRIVEWAYS), AND NO IMPROVEMENTS ON OR WITHIN ANY PSEURA LYING WITHIN ANY OF THE TRACTS SHOWN ON THIS PLAT (OTHER THAN BERMS, LANDSCAPING, IRRIGATION, DRAINAGE, PAVING, CURBS, GUTTERS, SIDEWALKS, DRIVEWAYS, PATHS OR PATHWAYS FOR LOW-SPEED VEHICLES, GOLF CARS, GOLF CARTS, MOTORIZED DISABILITY ACCESS VEHICLES, UTILITY VEHICLES AND LANDSCAPE AND GOLF COURSE MAINTENANCE EQUIPMENT, TRAILS AND PARK FACILITIES, SIGNS, ENTRY FEATURES, WALLS OR FENCES), MAY BE INSTALLED, CONSTRUCTED OR MAINTAINED BY THE OWNER OF THE LOT OR TRACT OR ANYONE ELSE WITHOUT THE PRIOR WRITTEN CONSENT OF THE DEVELOPER OR ITS DESIGNATED SUCCESSORS AND ASSIGNS, AND, IF AND TO THE EXTENT REQUIRED BY THE APPLICABLE EASEMENT DOCUMENT, ANY UTILITY SERVICE PROVIDER TO WHOM THE DEVELOPER HEREAFTER GRANTS A UTILITY EASEMENT OVER THE RELEVANT PSEURA. THE DEVELOPER MAY, IN ITS SOLE AND ABSOLUTE DISCRETION, ASSIGN ITS RIGHTS TO GRANT SPECIFIC PRIVATE UTILITY EASEMENTS AS RESERVED HEREIN TO ANY ONE OR MORE PERSONS OR ENTITIES AND BY ANY ONE OR MORE SEPARATE WRITTEN INSTRUMENTS THAT MAKE SPECIFIC REFERENCE TO THIS RESERVATION, IT BEING THE INTENT OF THE DEVELOPER THAT THE DEVELOPER MAY GRANT TO MULTIPLE UTILITY PROVIDERS CONCURRENT EASEMENTS FOR VARIOUS UTILITY SERVICES AS DEEMED DESIRABLE BY THE DEVELOPER IN THE EXERCISE OF THE DEVELOPER'S SOLE AND ABSOLUTE DISCRETION.
27. ALTHOUGH IT SHALL NOT BE NECESSARY THAT THE OWNER OF ANY LOT OR TRACT SIGN OR CONSENT TO ANY EASEMENT HEREAFTER GRANTED BY THE DEVELOPER OR ITS DESIGNATED SUCCESSORS AND ASSIGNS PURSUANT TO THIS RESERVATION IN ORDER FOR SUCH EASEMENT TO TAKE EFFECT AND BIND THE OWNER AND THAT OWNER'S LOT OR TRACT, AND ANY PERSON OR ENTITY THAT CLAIMS ANY INTEREST IN THAT LOT OR TRACT BY, THROUGH OR UNDER SUCH OWNER, INCLUDING BUT NOT LIMITED TO ANY MORTGAGEE OR OTHER LIENHOLDER, EACH OWNER OF EACH LOT OR TRACT AFFECTED BY A PSEURA SHOWN ON THIS PLAT, BY HEREAFTER ACCEPTING OR RECEIVING A DEED TO SUCH LOT OR TRACT, SHALL BE DEEMED CONCLUSIVELY AND AUTOMATICALLY TO HAVE GRANTED TO THE DEVELOPER AND ITS DESIGNATED SUCCESSORS AND ASSIGNS AN IRREVOCABLE AND TRANSFERABLE POWER OF ATTORNEY, COUPLED WITH AN INTEREST IN THE SUBJECT MATTER, AUTHORIZING THE DEVELOPER OR ITS SUCCESSORS AND ASSIGNS TO SIGN AND RECORD IN THE MARION COUNTY PUBLIC RECORDS ANY DOCUMENT DEEMED BY ANY OF THEM, IN ITS OR THEIR SOLE AND ABSOLUTE DISCRETION, TO BE DESIRABLE FOR THE PURPOSE OF EVIDENCING OR ESTABLISHING SUCH EASEMENT, THE POWER OF ATTORNEY SHALL REMAIN EFFECTIVE FOR A PERIOD OF EIGHTY NINE (89) YEARS AFTER THIS PLAT IS RECORDED IN THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA AND IT SHALL NOT BE AFFECTED BY THE DEATH OR DISABILITY OF ANY PRINCIPAL.
28. FOR THE PURPOSES OF THIS PLAT: (A) "UTILITY" SHALL MEAN AND REFER TO EACH FORM OF UTILITY SERVICE NOW EXISTING OR HEREAFTER DEVELOPED, INCLUDING, BUT NOT LIMITED TO, EACH SEWER, WATER, REUSE WATER, ELECTRIC AND GAS SERVICE, EACH CABLE SYSTEM OR CABLE SERVICE, MULTICHANNEL VIDEO PROGRAMMING SERVICE (WHETHER FRANCHISED OR UNFRANCHISED), INFORMATION SERVICE OR OTHER TELECOMMUNICATIONS SERVICE, AS SAID TERMS ARE DEFINED IN THE COMMUNICATIONS ACT OF 1934 (47 U.S.C. §151, ET SEQ.), AS AMENDED THROUGH THE DATE HEREOF, EACH MONITORING SERVICE, AND EACH OTHER FORM OF WIRELINE OR WIRELESS COMMUNICATION SYSTEM OR SERVICE; AND (B) "UTILITY SERVICE PROVIDER" SHALL MEAN AND REFER TO EACH OPERATOR OR PROVIDER OF ANY FORM OF UTILITY SERVICE NOW EXISTING OR HEREAFTER DEVELOPED, INCLUDING, BUT NOT LIMITED TO, EACH OPERATOR OR PROVIDER OF ANY SEWER, WATER, REUSE WATER, ELECTRIC OR GAS SERVICE, EACH OPERATOR OR PROVIDER OF ANY CABLE SYSTEM OR CABLE SERVICE, MULTICHANNEL VIDEO PROGRAMMING SERVICE (WHETHER FRANCHISED OR UNFRANCHISED), INFORMATION SERVICE OR OTHER TELECOMMUNICATIONS SERVICE, AS SAID TERMS ARE DEFINED IN THE COMMUNICATIONS ACT OF 1934 (47 U.S.C. § 151, ET SEQ.), AS AMENDED THROUGH THE DATE HEREOF, EACH OPERATOR OR PROVIDER OF A MONITORING SERVICE, AND EACH OPERATOR OR PROVIDER OF ANY OTHER FORM OF WIRELINE OR WIRELESS COMMUNICATION SYSTEM OR SERVICE.
29. DESPITE ANY PROVISION OF THIS PLAT TO THE CONTRARY, FOR A PERIOD OF EIGHTY NINE (89) YEARS AFTER THIS PLAT IS RECORDED IN THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, NO EASEMENT MAY BE GRANTED FOR UTILITY PURPOSES ANYWHERE WITHIN THE LANDS DESCRIBED ON THIS PLAT WITHOUT THE PRIOR WRITTEN CONSENT OF THE DEVELOPER OR ITS DESIGNATED SUCCESSORS AND ASSIGNS.
30. NO MONUMENTATION WAS RECORDED FOR THE UNDERLYING PLATS OF CIRCLE SQUARE WOODS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK "P", PAGES 30 THROUGH 103.
31. PORTIONS OF TRACTS "D", "E", "F", "G", "H", "I", "J", "K", "M", "N", "O", AND "P" ARE DESIGNATED AS MARION FRIENDLY LANDSCAPE AREAS AS IDENTIFIED ON THE IMPROVEMENT PLANS AS APPROVED BY MARION COUNTY FOR THE DEVELOPMENT OF THIS SUBDIVISION. MARION FRIENDLY LANDSCAPE AREAS ARE DEFINED AS THAT PORTION OF A NEW OR EXPANDED DEVELOPMENT THAT THROUGH THE APPROVED DEVELOPMENT PLANS, DOCUMENTS, AND DEED RESTRICTIONS, IS IDENTIFIED TO BE MAINTAINED AS MARION-FRIENDLY LANDSCAPING AND WHERE THE USE OF HIGH VOLUME IRRIGATION, NON-DROUGHT TOLERANT PLANTS, AND LAWN CHEMICALS (FERTILIZERS AND PESTICIDES) ON TURFGRASS IS PROHIBITED.
33. THE DEVELOPMENT OF THE PROPERTY AS SHOWN ON THIS SUBDIVISION PLAT IS SUBJECT TO THE TERMS AND CONDITIONS OF THE DRI DEVELOPMENT ORDER OF REGIONAL IMPACT PURSUANT TO CHAPTER 380.06, FS, AND ITS CORRESPONDING DEVELOPMENT ORDER, AS MAY BE AMENDED FROM TIME TO TIME, INCLUDING PROVISIONS REGARDING THE CONCURRENCY OF PUBLIC FACILITIES AND ELIGIBLE LAND USES; REFERENCE MARION COUNTY OFFICIAL RECORD BOOK/PAGES 6445/1380–1429, 6950/487–497, AND 8015/0001–0074.

DEVELOPER'S ACKNOWLEDGMENT AND DEDICATION:

KNOW ALL PERSONS BY THESE PRESENTS THAT COLEN BUILT DEVELOPMENT, LLC. A FLORIDA LIMITED LIABILITY COMPANY (THE "DEVELOPER"), THE FEE SIMPLE OWNER OF THE LAND DESCRIBED AND PLATTED HEREIN AS "MELODY PRESERVE," LOCATED IN MARION COUNTY, FLORIDA, HAS CAUSED SAID LANDS TO BE SURVEYED AND PLATTED AS SHOWN HEREON. THE DEVELOPER HEREBY DEDICATES SAID LANDS ON THIS PLAT FOR THE USES AND PURPOSES SET FORTH ON THIS PLAT. ALL PUBLIC AUTHORITIES AND THEIR PERSONNEL PROVIDING SERVICES TO THIS SUBDIVISION ARE GRANTED A NON-EXCLUSIVE EASEMENT FOR ACCESS. THE BOARD OF COUNTY COMMISSIONERS OF MARION COUNTY, FLORIDA, SHALL HAVE NO RESPONSIBILITY, DUTY OR LIABILITY WHATSOEVER FOR PRIVATE STREETS LOCATED WITHIN THIS SUBDIVISION. MARION COUNTY IS GRANTED A NON-EXCLUSIVE 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. MARION COUNTY IS GRANTED THE RIGHT TO PERFORM EMERGENCY MAINTENANCE ON STORMWATER AND DRAINAGE FACILITIES WITHIN THE SUBDIVISION 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. THE RESERVATIONS AND EASEMENTS HEREIN GRANTED, AND THE LIMITATIONS HEREIN MADE, SHALL NOT CONSTITUTE A DEDICATION TO THE GENERAL PUBLIC OF MARION COUNTY, FLORIDA, AND NO OBLIGATION IS IMPOSED UPON THE COUNTY OR ANY OTHER PUBLIC BODY FOR IMPROVEMENT OR MAINTENANCE OF THE RIGHTS-OF-WAY, STORMWATER DRAINAGE FACILITIES OR EASEMENTS. THE DEVELOPER HEREBY ACKNOWLEDGES THAT ALL STORMWATER DRAINAGE FACILITIES SHALL BE OWNED, OPERATED AND MAINTAINED BY A HOMEOWNER'S ASSOCIATION, COMMUNITY DEVELOPMENT DISTRICT, OR OTHER CUSTODIAL AND MAINTENANCE ENTITY.

TRACT "A" SHOWN ON THE PLAT SHALL BE


JCH
CONSULTING GROUP, INC.
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420 SW 15TH STREET, OCALA, FLORIDA 34471
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CERTIFICATE OF AUTHORIZATION - L.B. 8071
MELODY PRESERVE
A PLANNED UNIT DEVELOPMENT
A REPLAT OF A PORTION OF CIRCLE SQUARE WOODS, AS RECORDED IN PLAT BOOK P, PAGES 30 THROUGH 103, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA
A PORTION OF SECTION 12, TOWNSHIP 16 SOUTH, RANGE 20 EAST, AND A PORTION OF SECTION 7, TOWNSHIP 16 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA
PLAT BOOK ___ PAGE ___
SHEET 2 OF 6
NOTES:
THIS PLAT IS 6 SHEETS IN TOTAL, AND ONE IS NOT COMPLETE WITHOUT THE OTHERS. FOR DEDICATION AND ACKNOWLEDGEMENTS SEE SHEET 1. FOR BOUNDARY DETAIL AND LEGAL DESCRIPTION SEE SHEET 2. FOR LOT DIMENSIONS SEE SHEET 3, 4, 5, AND 6.
LEGAL DESCRIPTION:
A PORTION OF SECTION 7, TOWNSHIP 16 SOUTH, RANGE 21 EAST AND SECTION 12, TOWNSHIP 16 SOUTH, RANGE 20 EAST, ALSO BEING A PORTION OF CIRCLE SQUARE WOODS, AS RECORDED IN PLAT BOOK "P", PAGES 30 THROUGH 103 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHEAST CORNER OF SAID SECTION 12; THENCE ALONG THE SOUTH BOUNDARY OF SAID SECTION 12, S.89°44'27"W., 888.10 FEET, TO THE EASTERLY RIGHT OF WAY OF S.W. 80TH AVENUE (100' RIGHT OF WAY PER OFFICIAL RECORDS BOOK 2220, PAGE 122 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA); THENCE DEPARTING SAID SOUTH BOUNDARY, ALONG SAID EASTERLY RIGHT OF WAY THE FOLLOWING FOUR (4) COURSES: 1) THENCE N.11°29'50"W., 144.64 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 1,073.00 FEET; A CENTRAL ANGLE OF 56°51'20", AND A CHORD BEARING AND DISTANCE OF N.16°53'51"E., 1,021.60 FEET; 2) THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 1,064.76 FEET TO THE END OF SAID CURVE; 3) THENCE N.45°34'29"E., 394.72 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 1,173.00 FEET, A CENTRAL ANGLE OF 04°23'30", AND A CHORD BEARING AND DISTANCE OF N.47°31'29"E., 89.89 FEET; 4) THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 89.91 FEET TO THE END OF SAID CURVE; THENCE DEPARTING SAID EASTERLY RIGHT OF WAY, S.89°39'52"E., 284.60 FEET TO THE EAST BOUNDARY OF SAID SECTION 12; THENCE ALONG SAID EAST BOUNDARY, S.00°27'41"W., 134.03 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 7, TOWNSHIP 16 SOUTH, RANGE 21 EAST; THENCE DEPARTING SAID EAST BOUNDARY, ALONG THE NORTH BOUNDARY OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 7 THE FOLLOWING TWO (2) COURSES: 1) THENCE S.89°51'09"E., 300.03 FEET; 2) THENCE S.89°51'47"E., 1,156.99 FEET TO THE EAST BOUNDARY OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 7; THENCE DEPARTING SAID NORTH BOUNDARY, ALONG SAID EAST BOUNDARY, S.00°13'15"W., 1,322.36 FEET TO THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 7; THENCE DEPARTING SAID EAST BOUNDARY, ALONG THE SOUTH BOUNDARY OF SAID SECTION 7, N.89°55'27"W., 1,459.24 FEET TO THE POINT OF BEGINNING. SAID LANDS CONTAINING 70.06 ACRES, MORE OR LESS.
TYPICAL PSEURAS & SETBACKS:
10' MIN. SETBACK ACCESSORY STRUCTURE WITHOUT SOLID ROOF (SCREENED ENCLOSURES, ETC.)
10' P.S.E.U.R.A., D.E. & LANDSCAPE
5' P.S.E.U.R.A. & D.E.
BUILDING SETBACKS
15' P.S.E.U.R.A. & D.E.
RIGHT OF WAY
ROAD CENTERLINE
NOTE: ACCESSORY STRUCTURES SHALL ADHERE TO ALL SETBACKS.
NOT TO SCALE
TYPICAL PSEURAS & SETBACKS:
TYPICAL CORNER LOT
PROHIBITED DRIVEWAY LOCATION:
CORNER LOTS
P.T.
NO DRIVEWAY PERMITTED WITHIN HATCHED AREA
* - DISTANCE SHALL BE THE LESSER OF 1/2 THE LOT WIDTH OR 50'
GRAPHIC SCALE
(IN FEET)
1 inch = 100 ft.
ZONING: PLANNED UNIT DEVELOPMENT (PUD) LAND USE: COMMERCIAL
PARCEL ID NO. 35466--003--00 OWNER: PS FLORIDA ONE INC. NOT PLATTED
ZONING: PLANNED UNIT DEVELOPMENT (PUD) LAND USE: MEDIUM RESIDENTIAL (MR)
ZONING: PLANNED UNIT DEVELOPMENT (PUD) LAND USE: URBAN RESIDENTIAL (UR)
SET 5/8" IRON ROD & CAP (LB 8071) N:1736599.19' E:575372.32'
SET 5/8" IRON ROD & CAP (LB 8071) N:1736597.52' E:575656.91'
EAST BOUNDARY OF SECTION 12, TOWNSHIP 16 SOUTH, RANGE 20 EAST
N.W. CORNER OF THE S.W. 1/4 OF THE S.W. 1/4 OF SECTION 7, TOWNSHIP 16 SOUTH, RANGE 21 EAST FOUND 4"x4" CONCRETE MONUMENT (NO ID) N:1736463.50' E:575635.63'
FOUND 4"x4" CONCRETE MONUMENT (LB 7386) N:1736462.12' E:575666.86'
LIBERTY VILLAGE PHASE 1 (PLAT BOOK 14, PAGE 124)
NORTH BOUNDARY OF THE S.W. 1/4 OF THE S.W. 1/4 OF SECTION 7, TOWNSHIP 16 SOUTH, RANGE 21 EAST
S.W. 74TH LOOP
S.W. 77TH PLACE
S.W. 76TH LANE
S.W. 78TH PLACE
S.W. 78TH STREET
S.W. 79TH STREET
S.W. 80TH AVENUE
S.W. 79TH TERRACE
S.W. 78TH TERRACE
S.W. 79TH COURT
S.W. 78TH COURT
S.W. 77TH COURT
S.W. 77TH PLACE
20' TYPE C LANDSCAPE BUFFER
TRACT I - 1.22 AC.
TRACT G - 2.23 AC.
TRACT P 0.25 AC.
TRACT A
TRACT H - 0.83 AC.
TRACT I - 0.38 AC.
TRACT B 0.14 AC.
TRACT D 0.65 AC.
TRACT O 0.47 AC.
TRACT K 0.16 AC.
TRACT C 0.08 AC.
TRACT F - 10.07 AC.
TRACT E - 4.76 AC.
TRACT N 0.41 AC.
TRACT M 0.26 AC.
TRACT L - 1.68 AC.
15' TYPE E LANDSCAPE BUFFER
15' TYPE C LANDSCAPE BUFFER
5' TYPE E LANDSCAPE BUFFER
5' PSEURA
50' ROAD RIGHT OF WAY
EASTERLY RIGHT OF WAY OF S.W. 80TH AVENUE PER OFFICIAL RECORDS BOOK 2220, PAGE 122
NORTHERLY BOUNDARY OF INDIGO EAST PHASE 1 UNITS "A--A" AND "B--B" PER PLAT BOOK 8, PAGES 35--42
SOUTH BOUNDARY OF SECTION 12, TOWNSHIP 16 SOUTH, RANGE 20 EAST
TRACT "B--1" PARCEL ID: 3566--002--001
INDIGO EAST PHASE 1 UNITS "A-A" AND "B-B" (PLAT BOOK 8, PAGES 35-42)
ZONING: PLANNED UNIT DEVELOPMENT (PUD) LAND USE: DEVELOPMENT OF REGIONAL IMPACT (DRI)
SOUTH BOUNDARY OF SECTION 7, TOWNSHIP 16 SOUTH, RANGE 21 EAST
ZONING: PLANNED UNIT DEVELOPMENT (PUD) LAND USE: DEVELOPMENT OF REGIONAL IMPACT (DRI)
INDIGO EAST PHASE 1 UNIT "66" (PLAT BOOK 9, PAGE 116)
POINT OF BEGINNING
SOUTHEAST CORNER OF SECTION 12, TOWNSHIP 16 SOUTH, RANGE 20 EAST FOUND 4"x4" CONCRETE MONUMENT (NO ID) N:1735141.70' E:575648.51'
S.W. 80TH PLACE ROAD
S.W. 79TH TERRACE ROAD
NORTH RIGHT OF WAY OF S.W. 80TH STREET PER INDIGO EAST PHASE 1 UNITS "A--A" AND "B--B" (PLAT BOOK 8, PAGE 35)
S.E. CORNER OF THE S.W. 1/4 OF THE S.W. 1/4 OF SECTION 7, TOWNSHIP 16 SOUTH, RANGE 21 EAST FOUND 4"x4" CONCRETE MONUMENT (LB 148)
TRACT "H"
EAST BOUNDARY OF THE WEST 1/2 OF THE N.W. 1/4 OF SECTION 18, TOWNSHIP 16 SOUTH, RANGE 21 EAST
SECTION 18--TOWNSHIP 16 SOUTH--RANGE 21 EAST
SECTION 7--TOWNSHIP 16 SOUTH--RANGE 21 EAST
EAST BOUNDARY OF THE S.W. 1/4 OF THE S.W. 1/4 OF SECTION 7, TOWNSHIP 16 SOUTH, RANGE 21 EAST
S.W. 1/4 OF SECTION 7, TOWNSHIP 16 SOUTH, RANGE 21 EAST
N:1736459.96' E:577112.83' FOUND 5/8 IRON ROD & CAP (LB 5091)
BLOCK J
BLOCK G
BLOCK F
BLOCK C
BLOCK B
BLOCK A
HIBISCUS PARK UNIT NO. 8 & UNIT NO. 9 (PLAT BOOK 7, PAGE 61)
ZONING: SINGLE FAMILY DWELLING (R-1) LAND USE: HIGH RESIDENTIAL (HR)
SHEET 1
SHEET 2
SHEET 3
SHEET 4
SHEET 5
SHEET 6
LEGEND
UNLESS OTHERWISE NOTED
= NOT TO SCALE
R = RADIUS
L = ARC LENGTH
Δ = DELTA (CENTRAL ANGLE)
CH = CHORD DISTANCE
CB = CHORD BEARING
NO. = NUMBER
N, E = NORTHING (STATE PLANE COORDINATES) EASTING (STATE PLANE COORDINATES)
℄ = CENTERLINE OF RIGHT OF WAY
O.R.B. = OFFICIAL RECORDS OF MARION COUNTY
R/W = RIGHT OF WAY LINE
LB = LICENSE BUSINESS
LS = LAND SURVEYOR
PLS = PROFESSIONAL LAND SURVEYOR
PG. = PAGE
P.B. = PLAT BOOK
P.T. = POINT OF TANGENCY
A.E. = ACCESS EASEMENT
D.E. = DRAINAGE EASEMENT
U.E. = UTILITY EASEMENT
AC. = ACRES
(NR) = NOT RADIAL
PUD = PLANNED UNIT DEVELOPMENT
P.S.E.U.R.A. = PRIVATE SPECIFIC EASEMENT UTILITY RESERVATION AREA
8,000 = SQUARE FOOTAGE OF LOT
= PERMANENT REFERENCE MONUMENT FOUND 4" X 4" CONCRETE MONUMENT (AS NOTED)
= PERMANENT REFERENCE MONUMENT FOUND 5/8" IRON ROD & CAP (AS NOTED)
= PERMANENT REFERENCE MONUMENT SET 5/8" IRON ROD & CAP (LB 8071)
= PERMANENT CONTROL POINT SET NAIL & DISC NO. LB 8071
PREPARED BY: JCH CONSULTING GROUP, INC. 420 SW 15TH STREET, OCALA, FL 34471

MELODY PRESERVE

PLAT BOOK ___ PAGE ___
SHEET 3 OF 6

A PLANNED UNIT DEVELOPMENT
A REPLAT OF A PORTION OF CIRCLE SQUARE WOODS, AS RECORDED IN PLAT BOOK P, PAGES 30 THROUGH 103, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA
A PORTION OF SECTION 12, TOWNSHIP 16 SOUTH, RANGE 20 EAST, AND A PORTION OF SECTION 7, TOWNSHIP 16 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA

JCH
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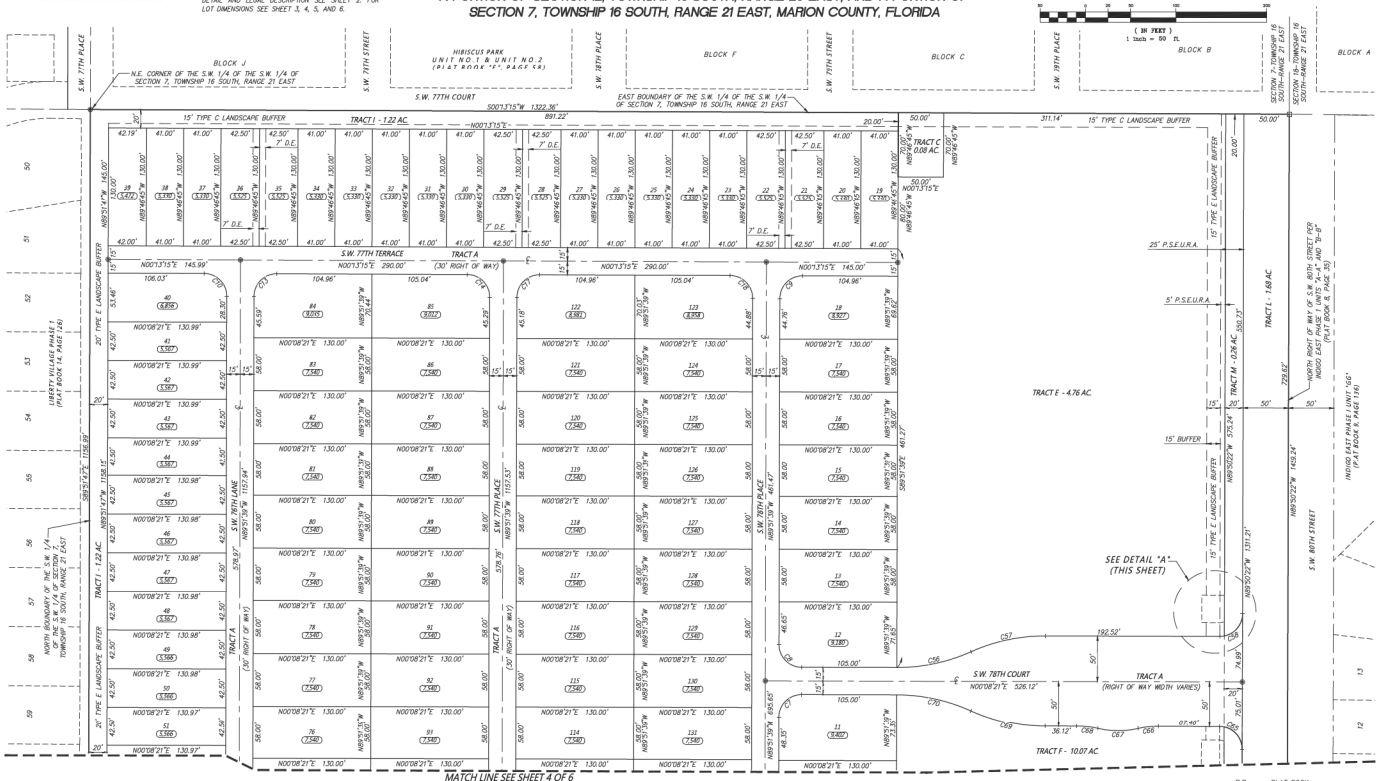
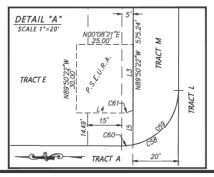
426 SW 15TH STREET, OCALA, FLORIDA 34471
PHONE (352) 405-1402 www.JCHgroup.com
CERTIFICATE OF AUTHORIZATION - L.B. 8071

NOTES:
THIS PLAT IS 6 SHEETS IN TOTAL, AND ONE IS NOT COMPLETE WITHOUT THE OTHERS. FOR DEDICATION AND ACKNOWLEDGEMENTS SEE SHEET 1. FOR BOUNDARY DETAIL AND LEGAL DESCRIPTION SEE SHEET 2. FOR LOT DIMENSIONS SEE SHEET 3, 4, 5, AND 6.

GRAPHIC SCALE
(IN FEET)
1 inch = 50 ft.





CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C7	39.27'	25.00'	090°00'00"	35.36'	N44°51'39"W
C8	39.27'	25.00'	090°00'00"	35.36'	N45°08'21"E
C9	39.31'	25.00'	090°04'54"	35.38'	N44°49'12"W
C10	39.23'	25.00'	089°55'06"	35.33'	N45°10'48"E
C13	39.31'	25.00'	090°04'54"	35.38'	N44°49'12"W
C14	39.23'	25.00'	089°55'06"	35.33'	N45°10'48"E
C17	39.31'	25.00'	090°04'54"	35.38'	N44°49'12"W

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C18	39.23'	25.00'	089°55'06"	35.33'	N45°10'48"E
C56	84.29'	200.00'	024°08'49"	83.67'	N11°56'03"W
C57	84.29'	200.00'	024°08'49"	83.67'	N11°56'03"W
C58	39.26'	25.00'	089°58'43"	35.35'	S44°51'00"E
C59	34.24'	25.00'	078°27'47"	31.62'	S50°36'29"E
C60	5.02'	25.00'	011°30'56"	5.02'	S05°37'07"E
C61	5.23'	10.00'	029°58'43"	5.17'	S14°51'00"E

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C65	39.28'	25.00'	090°01'17"	35.36'	N45°09'00"E
C66	22.41'	100.00'	012°50'19"	22.36'	N06°16'48"W
C67	44.82'	100.00'	025°40'38"	44.44'	N00°08'21"E
C68	22.41'	100.00'	012°50'19"	22.36'	N06°33'31"E
C69	84.29'	200.00'	024°08'49"	83.67'	N12°12'46"E
C70	84.29'	200.00'	024°08'49"	83.67'	N12°12'46"E

LINE TABLE		
LINE	BEARING	LENGTH
L1	S0°27'41"W	20.00
L2	S0°08'21"W	10.00
L3	S89°50'22"E	28.66
L4	N0°08'21"E	20.00
L5	N89°50'22"W	15.83
L6	S89°50'22"E	15.83
L7	S89°50'22"E	28.66
L8	N0°08'21"E	20.00

LEGEND

NTS	= UNLESS OTHERWISE NOTED
~	= NOT TO SCALE
R	= RADIUS
L	= ARC LENGTH
Δ	= DELTA (CENTRAL ANGLE)
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CB	= CHORD BEARING
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P.S.E.U.R.A.	= PRIVATE SPECIFIC EASEMENT UTILITY RESERVATION AREA
(8,000)	= SQUARE FOOTAGE OF LOT
□	= PERMANENT REFERENCE MONUMENT FOUND 4" X 4" CONCRETE MONUMENT (AS NOTED)
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PREPARED BY: JCH CONSULTING GROUP, INC. 426 SW 15TH STREET, OCALA, FL 34471

MELODY PRESERVE

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PLAT BOOK ___ PAGE ___
SHEET 4 OF 6

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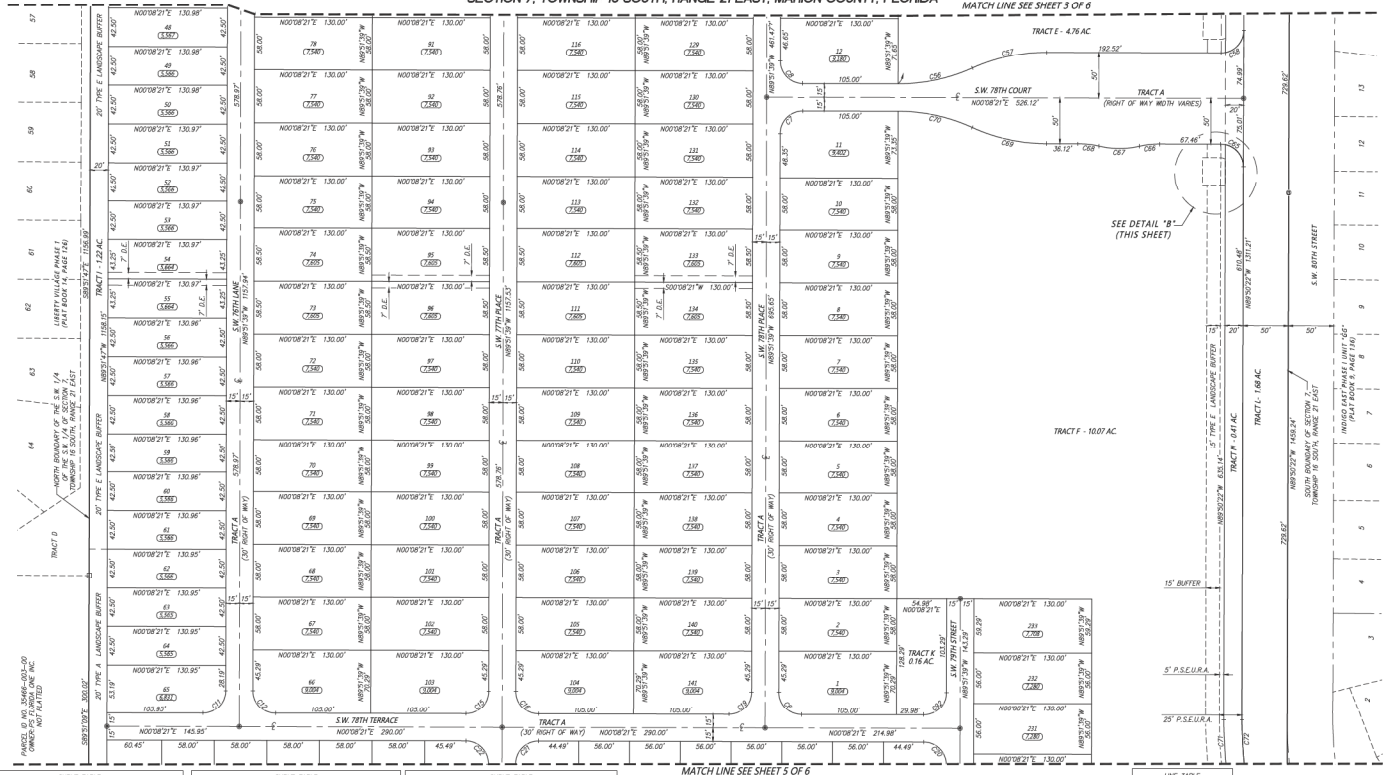
PHONE (352) 438-1402 www.JCHgroup.com
CERTIFICATE OF AUTHORIZATION - L.B. 8071

GRAPHIC SCALE
(IN FEET)
1 inch = 50 ft.



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C6	39.27'	25.00'	090°00'00"	35.36'	N45°08'21"E
C7	39.27'	25.00'	090°00'00"	35.36'	N44°51'39"W
C8	39.27'	25.00'	090°00'00"	35.36'	N45°08'21"E
C11	39.27'	25.00'	090°00'00"	35.36'	N44°51'39"W
C12	39.27'	25.00'	090°00'00"	35.36'	N45°08'21"E
C15	39.27'	25.00'	090°00'00"	35.36'	N44°51'39"W
C18	39.27'	25.00'	090°00'00"	35.36'	N45°08'21"E
C19	39.27'	25.00'	090°00'00"	35.36'	N44°51'39"W
C20	39.27'	25.00'	090°00'00"	35.36'	N45°08'21"E

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C21	39.27'	25.00'	090°00'00"	35.36'	N44°51'39"W
C22	39.27'	25.00'	090°00'00"	35.36'	N45°08'21"E
C56	84.29'	200.00'	024°08'49"	83.67'	N11°56'03"W
C57	84.29'	200.00'	024°08'49"	83.67'	N11°56'03"W
C58	39.26'	25.00'	089°58'43"	35.35'	S44°51'00"E
C62	5.24'	10.00'	030°01'17"	5.18'	N15°09'00"E
C63	34.24'	25.00'	078°29'43"	31.62'	S30°00'44"W
C64	5.04'	25.00'	011°33'30"	5.03'	S05°55'06"W
C65	39.28'	25.00'	090°01'17"	35.36'	N45°09'00"E

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C66	22.41'	100.00'	012°50'19"	22.36'	N06°16'48"W
C67	44.82'	100.00'	025°40'38"	44.44'	N00°08'21"E
C68	22.41'	100.00'	012°50'19"	22.36'	N06°33'31"E
C69	84.29'	200.00'	024°08'49"	83.67'	N12°12'46"E
C70	84.29'	200.00'	024°08'49"	83.67'	N12°12'46"E
C71	289.97'	620.00'	026°47'48"	287.33'	N75°51'49"E
C72	238.84'	800.00'	022°55'25"	237.26'	S71°30'36"W
C92	39.27'	25.00'	090°00'00"	35.36'	N44°51'39"W

LEGEND UNLESS OTHERWISE NOTED

-N-	= NOT TO SCALE
R	= RADIUS
L	= ARC LENGTH
Δ	= DELTA (CENTRAL ANGLE)
CH	= CHORD DISTANCE
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NOTES:
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LINE TABLE		
LINE	BEARING	LENGTH
L1	S0°27'41"W	20.00
L2	S0°08'21"W	10.00
L3	S89°50'22"E	28.66
L4	N0°08'21"E	20.00
L5	N89°50'22"W	15.83
L6	S89°50'22"E	15.83
L7	S89°50'22"E	20.00
L8	N0°08'21"E	20.00

DETAIL "B"
SCALE 1"=20'

PREPARED BY: JCH CONSULTING GROUP, INC. 426 SW 15TH STREET, OCALA, FL 34471

MELODY PRESERVE

PLAT BOOK ___ PAGE ___
SHEET 5 OF 6

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MARION COUNTY, FLORIDA

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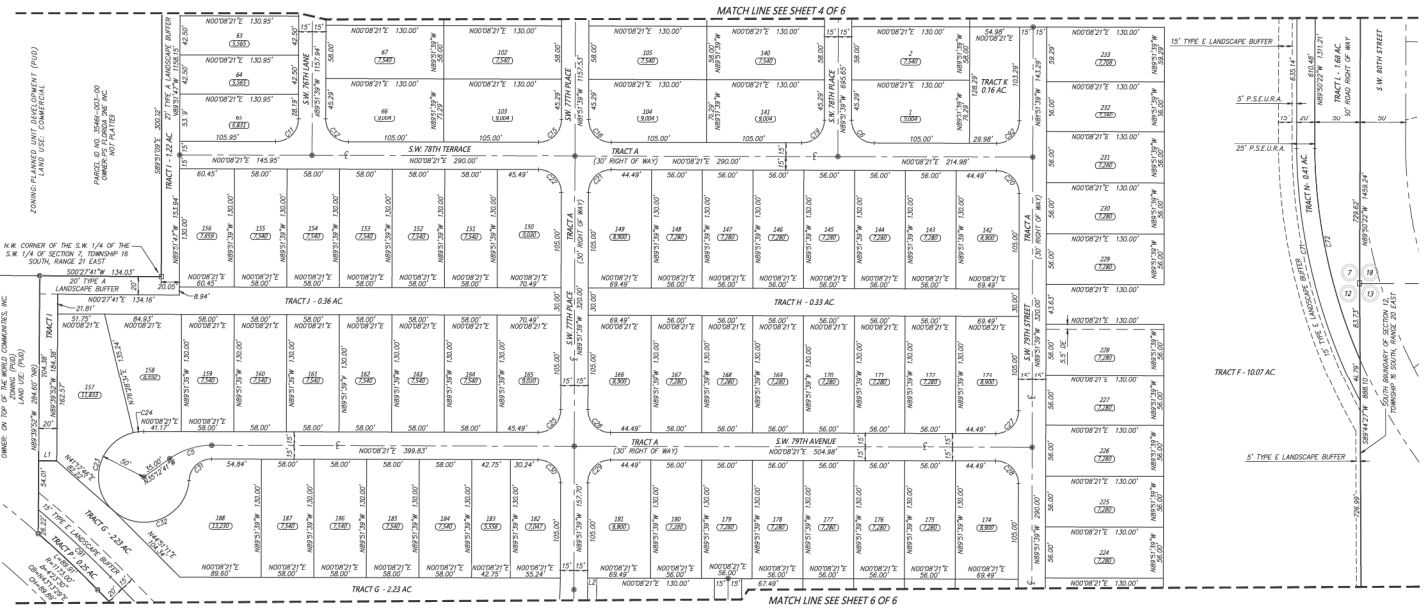

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C5	49.36'	80.00'	035°21'02"	48.58'	N17°32'10"W
C6	39.27'	25.00'	090°00'00"	35.36'	N45°08'21"E
C11	39.27'	25.00'	090°00'00"	35.36'	N44°51'39"W
C12	39.27'	25.00'	090°00'00"	35.36'	N45°08'21"E
C15	39.27'	25.00'	090°00'00"	35.36'	N44°51'39"W
C16	39.27'	25.00'	090°00'00"	35.36'	N45°08'21"E
C19	39.27'	25.00'	090°00'00"	35.36'	N44°51'39"W
C20	39.27'	25.00'	090°00'00"	35.36'	N45°08'21"E
C21	39.27'	25.00'	090°00'00"	35.36'	N44°51'39"W
C22	39.27'	25.00'	090°00'00"	35.36'	N45°08'21"E
C23	107.66'	50.00'	123°22'29"	88.04'	N75°12'40"W
C24	11.93'	50.00'	013°39'54"	11.90'	N06°41'29"W

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C25	39.27'	25.00'	090°00'00"	35.36'	N44°51'39"W
C26	39.27'	25.00'	090°00'00"	35.36'	N45°08'21"E
C27	39.27'	25.00'	090°00'00"	35.36'	N44°51'39"W
C28	39.27'	25.00'	090°00'00"	35.36'	N45°08'21"E
C29	39.27'	25.00'	090°00'00"	35.36'	N44°51'39"W
C30	39.27'	25.00'	090°00'00"	35.36'	N45°08'21"E
C31	37.60'	25.00'	086°10'39"	34.16'	N42°56'58"W
C32	112.70'	50.00'	129°08'23"	90.31'	N21°28'06"W
C71	289.97'	620.00'	026°47'48"	287.33'	N75°51'49"E
C72	238.84'	600.00'	022°48'26"	237.26'	S77°50'36"W
C91	108.53'	1193.00'	005°12'45"	108.50'	S42°48'51"W
C92	39.27'	25.00'	090°00'00"	35.36'	N45°51'39"W

LINE TABLE		
LINE	BEARING	LENGTH
L1	S0°27'41"W	20.00
L2	S0°08'21"W	10.00
L3	S89°50'22"E	28.66
L4	N0°08'21"E	20.00
L5	N89°50'22"W	15.83
L6	S89°50'22"E	15.83
L7	S89°50'22"E	28.66
L8	N0°08'21"E	20.00

LEGEND UNLESS OTHERWISE NOTED

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MELODY PRESERVE

PLAT BOOK ___ PAGE ___
SHEET 6 OF 6

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GRAPHIC SCALE
(IN FEET)
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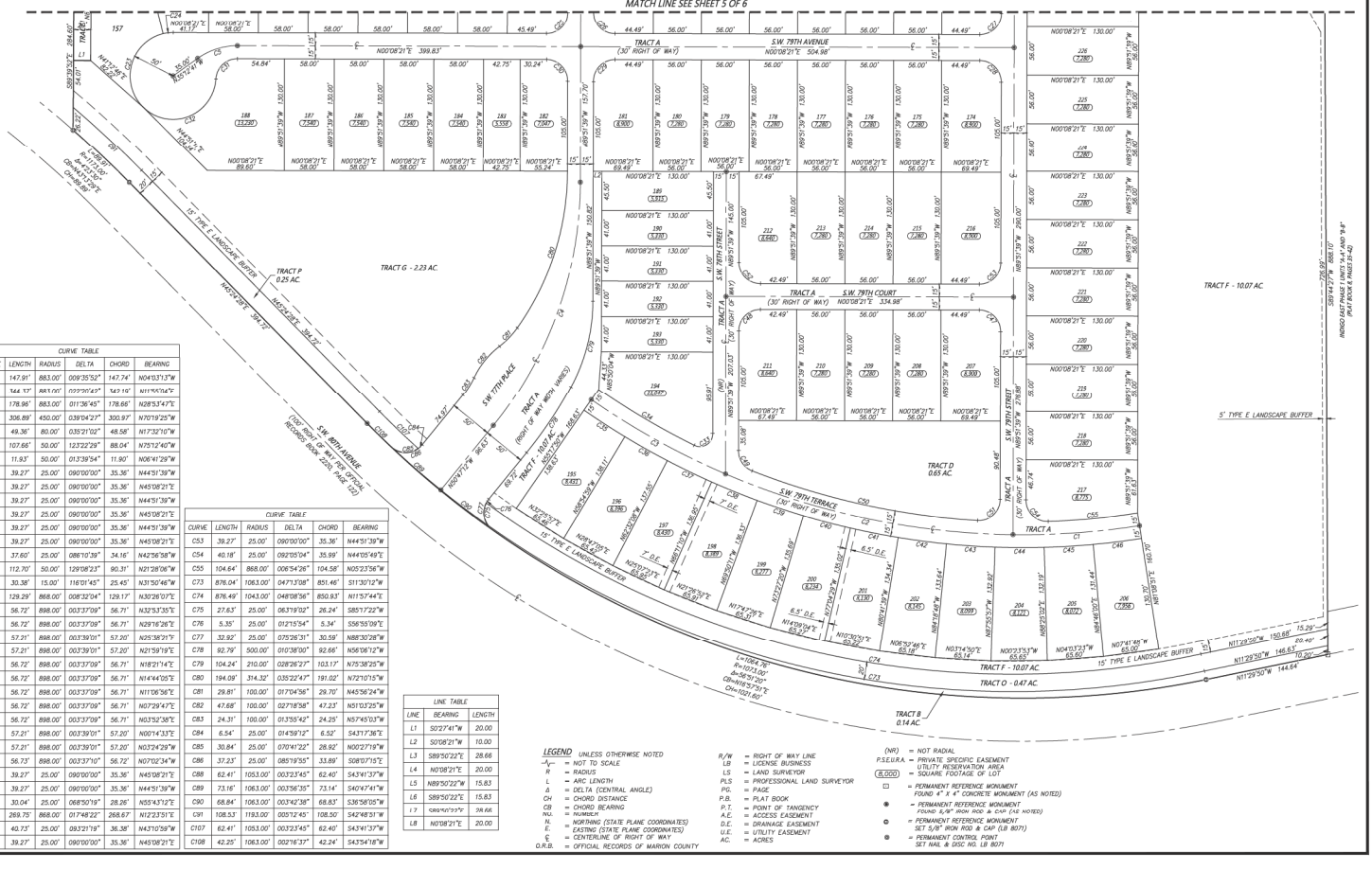
MATCH LINE SEE SHEET 5 OF 6



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C1	147.91'	883.00'	009°35'52"	147.74'	N04°03'13"W
C2	144.13'	883.00'	009°20'43"	143.99'	N13°44'04"E
C3	178.96'	883.00'	011°36'45"	178.66'	N28°53'47"E
C4	306.89'	450.00'	039°04'27"	300.97'	N70°19'25"W
C5	49.36'	80.00'	035°21'02"	48.58'	N17°32'10"W
C23	107.66'	50.00'	123°22'29"	88.04'	N75°12'40"W
C24	11.93'	50.00'	013°39'54"	11.90'	N06°41'29"W
C25	39.27'	25.00'	090°00'00"	35.36'	N44°51'39"W
C26	39.27'	25.00'	090°00'00"	35.36'	N45°08'21"E
C27	39.27'	25.00'	090°00'00"	35.36'	N44°51'39"W
C28	39.27'	25.00'	090°00'00"	35.36'	N45°08'21"E
C29	39.27'	25.00'	090°00'00"	35.36'	N44°51'39"W
C30	39.27'	25.00'	090°00'00"	35.36'	N45°08'21"E
C31	37.60'	25.00'	086°10'39"	34.16'	N42°56'58"W
C32	112.70'	50.00'	129°08'23"	90.31'	N21°28'06"W
C33	30.38'	15.00'	116°01'45"	25.45'	N31°50'46"W
C34	129.29'	868.00'	008°32'04"	129.17'	N30°26'07"E
C35	56.72'	898.00'	003°37'09"	56.71'	N32°53'35"E
C36	56.72'	898.00'	003°37'09"	56.71'	N29°16'26"E
C37	57.21'	898.00'	003°39'01"	57.20'	N25°38'21"E
C38	57.21'	898.00'	003°39'01"	57.20'	N21°59'19"E
C39	56.72'	898.00'	003°37'09"	56.71'	N18°21'14"E
C40	56.72'	898.00'	003°37'09"	56.71'	N14°44'05"E
C41	56.72'	898.00'	003°37'09"	56.71'	N11°06'56"E
C42	56.72'	898.00'	003°37'09"	56.71'	N07°29'47"E
C43	56.72'	898.00'	003°37'09"	56.71'	N03°52'38"E
C44	57.21'	898.00'	003°39'01"	57.20'	N00°14'33"E
C45	57.21'	898.00'	003°39'01"	57.20'	N03°24'29"W
C46	56.73'	898.00'	003°37'10"	56.72'	N07°02'34"W
C47	39.27'	25.00'	090°00'00"	35.36'	N45°08'21"E
C48	39.27'	25.00'	090°00'00"	35.36'	N44°51'39"W
C49	30.04'	25.00'	068°50'19"	28.26'	N55°43'12"E
C50	269.75'	868.00'	017°48'22"	268.67'	N12°23'51"E
C51	40.73'	25.00'	093°21'19"	36.38'	N43°10'59"W
C52	39.27'	25.00'	090°00'00"	35.36'	N45°08'21"E

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C53	39.27'	25.00'	090°00'00"	35.36'	N44°51'39"W
C54	40.18'	25.00'	092°05'04"	35.99'	N44°05'49"E
C55	104.64'	868.00'	006°54'26"	104.58'	N05°23'56"W
C73	876.04'	1063.00'	047°13'08"	851.46'	S11°30'12"W
C74	876.49'	1043.00'	048°08'56"	850.93'	N11°57'44"E
C75	27.63'	25.00'	063°19'02"	26.24'	S85°17'22"W
C76	5.35'	25.00'	012°15'54"	5.34'	S56°55'09"E
C77	32.92'	25.00'	075°26'31"	30.59'	N88°30'28"W
C78	92.79'	500.00'	010°38'00"	92.66'	N56°06'12"W
C79	104.24'	210.00'	028°26'27"	103.17'	N75°38'25"W
C80	194.09'	314.32'	035°22'47"	191.02'	N72°10'15"W
C81	29.81'	100.00'	017°04'58"	29.70'	N45°56'24"W
C82	47.68'	100.00'	027°18'58"	47.23'	N51°33'25"W
C83	24.31'	100.00'	013°55'42"	24.25'	N57°45'03"W
C84	6.54'	25.00'	014°59'12"	6.52'	S43°17'36"E
C85	30.84'	25.00'	070°41'22"	28.92'	N00°22'19"W
C86	37.23'	25.00'	085°19'55"	33.89'	S08°07'15"E
C88	62.41'	1053.00'	003°23'45"	62.40'	S43°41'37"W
C89	73.16'	1063.00'	003°56'35"	73.14'	S40°47'41"W
C90	68.84'	1063.00'	003°42'38"	68.83'	S36°58'05"W
C91	108.53'	1193.00'	005°12'45"	108.50'	S42°48'51"W
C107	62.41'	1053.00'	003°23'45"	62.40'	S43°41'37"W
C108	42.25'	1063.00'	002°16'37"	42.24'	S43°54'18"W

LINE TABLE		
LINE	BEARING	LENGTH
L1	S0°27'41"W	20.00
L2	S0°08'21"W	10.00
L3	S89°50'22"E	28.66
L4	N0°08'21"E	20.00
L5	N89°50'22"W	15.83
L6	S89°50'22"E	15.83
L7	S0°08'21"W	39.66
L8	N0°08'21"E	20.00

LEGEND
UNLESS OTHERWISE NOTED
-/- = NOT TO SCALE
R = RADIUS
L = ARC LENGTH
Δ = DELTA (CENTRAL ANGLE)
CH = CHORD DISTANCE
CB = CHORD BEARING
NO. = NUMBER
N, = NORTHING (STATE PLANE COORDINATES)
E, = EASTING (STATE PLANE COORDINATES)
℄ = CENTERLINE OF RIGHT OF WAY
O.R.B. = OFFICIAL RECORDS OF MARION COUNTY
R/W = RIGHT OF WAY LINE
LB = LICENSE BUSINESS
LS = LAND SURVEYOR
PLS = PROFESSIONAL LAND SURVEYOR
PG. = PAGE
P.B. = PLAT BOOK
P.T. = POINT OF TANGENCY
A.E. = ACCESS EASEMENT
D.E. = DRAINAGE EASEMENT
U.E. = UTILITY EASEMENT
AC. = ACRES
(NR) = NOT RADIAL
P.S.E.U.R.A. = PRIVATE SPECIFIC EASEMENT UTILITY RESERVATION AREA
(6,000) = SQUARE FOOTAGE OF LOT
□ = PERMANENT REFERENCE MONUMENT FOUND 4" X 4" CONCRETE MONUMENT (AS NOTED)
● = PERMANENT REFERENCE MONUMENT FOUND 5/8" IRON ROD & CAP (AS NOTED)
○ = PERMANENT REFERENCE MONUMENT SET 5/8" IRON ROD & CAP (LB 8071)
⊕ = PERMANENT CONTROL POINT SET NAIL & DISC NO. LB 8071

PREPARED BY: JCH CONSULTING GROUP, INC. 420 SW 15TH STREET, OCALA, FL 34471

Marion County

Development Review Committee

Agenda Item

File No.: 2026-24068 **Agenda Date:** 8/17/2026 **Agenda No.:** 5.4.

SUBJECT:
Silver Springs Shores Medical Office Building - Major Site Plan - Plan Revisions
Parcel #: 37491-003-10 # 32542
Klima Weeks Civil Engineering, Inc.

SUBMITTAL SUMMARY REPORT
32542

PLAN NAME: SILVER SPRINGS SHORES MEDICAL OFFICE BUILDING **LOCATION:**

APPLICATION DATE: 02/27/2025 **PARCEL:** 37491-003-10

DESCRIPTION:

CONTACTS	NAME	COMPANY
Applicant	Karen Klima	
Engineer of Record	Karen Klima	

SUBMITTAL	STARTED	DUE	COMPLETE	STATUS
OCE: Plan Review Revision (DR) v.2	08/11/2026	08/18/2026	08/14/2026	Approved
OCE: Plan Review Revision (DR) v.1	06/23/2026	07/08/2026	07/09/2026	Requires Re-submit
OCE: Plan Review (DR) v.3	02/04/2026	02/11/2026	02/10/2026	Approved
OCE: Plan Review (DR) v.2	11/14/2025	11/21/2025	01/15/2026	Requires Re-submit
OCE: Plan Review (DR) v.1	08/12/2025	08/19/2025	11/13/2025	Requires Re-submit

SUBMITTAL DETAILS

OCE: Plan Review (DR) v.5

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
Growth Services Planning & Zoning (DR) (GS Planning and Zoning)	Erik Kramer	02/11/2026	02/06/2026	Approved

Corrections 2.12.24 - Landscape requirements/6.8.6 - Buffering (**Resolved**) - **Corrective Action:** Buffer location is shown on site plan, but is not consistent with landscape plan.
Corrective action: On site plan, provide location of buffer relocation and note explaining reason for buffer relocation, consistent with the landscape plan's note on relocation due to power easement. - 2.12.24 - Landscape requirements/6.8.6 - Buffering: Show buffer types, locations, and dimensions of required buffering on plan. Show buffer descriptions and illustrations of each proposed buffer (including longitudinal and transverse cross-sections)

Corrections 2.12.5/1.8.2.F - Concurrency Deferral Statement (**Resolved**) - **Corrective Action:** Provide the concurrency statement on the cover sheet. Indicate deferral to building permitting stage. - 2.12.5/1.8.2.F - Concurrency Deferral Statement: Please provide a concurrency statement on the cover sheet according to LDC Sec. 1.8.2 (F) - Concurrency Deferral. An owner may elect to defer required concurrency review and approval for a development application identified in Section 1.8.2.A to a subsequent development application review stage by executing the following "Concurrency Deferral Statement" on the development application plan, or in a separate sworn and notarized affidavit, a copy of which shall be provided to Growth Services and the original shall be recorded in Marion County's Public Records, as applicable: "This project has not been granted concurrency approval and/or granted and/or reserved any public facility capacities. Future rights to develop the resulting property(ies) are subject to a deferred concurrency determination, and final approval to develop the property has not been obtained. The completion of concurrency review and/or approval has been deferred to later development review stages, such as, but not limited to, [list subsequent applications expected pursuant to Section 1.8.2.C as applicable]."

OCE Stormwater (Permits & Plans) (Office of the County Engineer)	Kevin Vickers	02/11/2026	02/09/2026	Approved

Corrections Final signed and sealed hard copy signature page (**Resolved**) - After all stormwater comments are resolved, please upload a digitally signed and sealed report. A hard copy signed and sealed report can be submitted if desired.

Corrections Additional Stormwater comments (**Resolved**) - (1) 2.12.38 □ Stormwater Maintenance Entity: Please add the name of the individual who will sign the Owner's Certification to the signature line. The individual signing the certification needs to be an agent or member of the entity that will own and maintain the stormwater system, or an authorized signatory of that entity. If signatory is not an agent or member, a letter authorizing a different individual needs to be submitted with the signed documents. The authorization letter must be signed by and agent/officer of owner. Sunbiz will be used to verify agents and/or officers.

(2) If you have questions or would like to discuss the stormwater review comments, please contact Kevin Vickers, PE at 352-671-8695 or kevin.vickers@marionfl.org.

Corrections 6.13.2.A(7) - Existing/Proposed Stormwater Swales (**Resolved**) - **Corrective Action:** Please provide a swale construction detail meeting the requirements of LDC section 6.13.2.A(7). - 6.13.2.A(7) - Existing/Proposed Stormwater Swales: All existing and proposed swales located and identified including labels and design parameters such as, side slope steepness, widths, dimensions, ditch block locations and details, stabilization, and material used to stabilize. Swale cross-sections shall be provided.

Corrections 2.12.20-Stormwater Infrastructure Supports Phasing (**Resolved**) - **Corrective Action:** Informational: Stormwater improvements must be in place to support each phase of development at time of phase construction. Engineer has indicated that the expanded DRA volume required to support this development has not been constructed. Construction on this site should not commence until DRA has been constructed to the size necessary to support the design storm runoff from this site. - 2.12.20-Stormwater Infrastructure Supports Phasing: Show all phases of development. Improvements must be in place to support each phase of development at time of phase completion.

SUBMITTAL SUMMARY REPORT (32542)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
OCE Stormwater (Permits & Plans) (Office of the County Engineer)	Kevin Vickers	02/11/2026	02/09/2026	Approved

Corrections 6.13.2.B(5) - Hydraulic Analysis (**Resolved**) - **Corrective Action:** The following inlets exceed to allowable spread: DS-10, DS-12, DS-13, DS-2B.14, DS-2B.15, DS-2B.6, DS-3, & YD-01 - 6.13.2.B(5) - Hydraulic Analysis: Hydraulic stormwater model analysis including all input parameters, supporting calculations, assumptions, documentation for design and results. Provide a sub-basin map for each sub-basin; label each sub-basin and provide total area as well as area of impervious coverage within each sub-basin.

Corrections 6.13.2.B(8) - Calculation & Plan Consistency (**Resolved**) - **Corrective Action:** Informational: This criteria to be reviewed with resubmittal. - 6.13.2.B(8) - Calculation & Plan Consistency: Calculations must be consistent with the plan sheets and other supporting details. Calculations shall use standard methodology recognized in the State of Florida, including hand and/or computerized calculations.

Corrections 6.13.2.A(8) - Finish Floor Elevation Criteria (**Resolved**) - **Corrective Action:** Minimum finished floor elevation is required to be a minimum of one foot higher than the one percent (100-year) flood elevation (or corresponding stage in the DRA). Engineer to confirm that this criteria is met. - 6.13.2.A(8) - Finish Floor Elevation Criteria: Minimum finished floor elevations a minimum of one foot higher than the one percent (100-year) flood elevation.

eREVIEW SESSION FILES: Combined Plans_v2.pdf

REVIEWER	MARKUP	DATE/TIME	FILE NAME	PG #
Susan Heyen	Island shall be planted. not sodded. What agency is referred to?	11/17/2025 6:25	PMCombined Plans_v2.pdf	13
Susan Heyen	Irrigation plan shall be signed and sealed	11/17/2025 6:30	PMCombined Plans_v2.pdf	15
Susan Heyen	Landscape Plan shall be signed and sealed	11/17/2025 6:31	PMCombined Plans_v2.pdf	13
Susan Heyen	1. Provide pole and mounting hts.2. Photometric plan shall be signed and sealed	11/17/2025 6:32	PMCombined Plans_v2.pdf	22
Erik Kramer	"This project has not been granted concurrency approval and/or granted and/or reserved any public facility capacities. Future rights to develop the resulting property(ies) are subject to a deferred concurrency determination, and final approval to develop the property has not been obtained. The completion of concurrency review and/or approval has been deferred to later development review stages, such as, but not limited to, [list subsequent applications expected pursuant to Section 1.8.2.C as applicable]."Add the above statement to the cover page - EK (GS)	11/19/2025 7:42	PMCombined Plans_v2.pdf	1

OCE: Plan Review (DR) v.4

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
911 Management (DR) (911 Management)		11/21/2025	11/21/2025	Approved
Environmental Health (Plans) (Environmental Health)	Evan Searcy	11/21/2025	12/23/2025	Approved
Fire Marshal (Plans) (Fire)	Jonathan Kenning	11/21/2025	12/02/2025	Approved

Comments previously approved

Growth Services Planning & Zoning (DR) (GS Planning and Zoning)	Erik Kramer	11/21/2025	11/24/2025	Requires Re-submit

Corrections 2.12.5/1.8.2.F - Concurrency Deferral Statement (**Not Resolved**) - **Corrective Action:** Provide the concurrency statement on the cover sheet. Indicate deferral to building permitting stage. - 2.12.5/1.8.2.F - Concurrency Deferral Statement: Please provide a concurrency statement on the cover sheet according to LDC Sec. 1.8.2 (F) - Concurrency Deferral. An owner may elect to defer required concurrency review and approval for a development application identified in Section 1.8.2.A to a subsequent development application review stage by executing the following "Concurrency Deferral Statement" on the development application plan, or in a separate sworn and notarized affidavit, a copy of which shall be provided to Growth Services and the original shall be recorded in Marion County's Public Records, as applicable: "This project has not been granted concurrency approval and/or granted and/or reserved any public facility capacities. Future rights to develop the resulting property(ies) are subject to a deferred concurrency determination, and final approval to develop the property has not been obtained. The completion of concurrency review and/or approval has been deferred to later development review stages, such as, but not limited to, [list subsequent applications expected pursuant to Section 1.8.2.C as applicable]."

Corrections 2.12.24 - Landscape requirements/6.8.6 - Buffering (**Not Resolved**) - **Corrective Action:** Buffer location is shown on site plan, but is not consistent with landscape plan.
Corrective action: On site plan, provide location of buffer relocation and note explaining reason for buffer relocation, consistent with the landscape plan's note on relocation due to power easement. - 2.12.24 - Landscape requirements/6.8.6 - Buffering: Show buffer types, locations, and dimensions of required buffering on plan. Show buffer descriptions and illustrations of each proposed buffer (including longitudinal and transverse cross-sections)

Comments Please contact Erik Kramer at 352-438-2604 or erik.kramer@marionfl.org for questions/concerns about Growth Services' review.

Landscape (Plans) (Parks and Recreation)	Susan Heyen	11/21/2025	01/15/2026	Approved
OCE Design (Plans) (Office of the County Engineer)	Jack Dingman	11/21/2025	01/15/2026	Approved

Corrections 6.2.1.A. - Licensed Professional (**Resolved**) - 6.2.1.A. - Licensed Professional: Plans shall be prepared by a professional licensed by the State of Florida. The name, street address, signature, date, license number, and seal of the responsible professional shall be shown on each plan sheet. The same shall be provided on the cover page of any supporting documents and calculations.

Corrections 2.18.2.G Utility Easements (**Resolved**) - 2.18.2.G Utility Easements: Easement requirements of each utility shall be indicated by the utility on a copy of the Preliminary Plat or by letter. (Letters/emails of easement acceptance due with improvement plan.)

Corrections 2.12.3 - Title block (**Resolved**) - 2.12.3 - Title block: Title block on all sheets denoting type of application; project name, location, county, and state; and date of original and all revisions

Corrections Additional Design Comments (**Resolved**) - Additional Comments:

SUBMITTAL SUMMARY REPORT (32542)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
OCE Design (Plans) (Office of the County Engineer)	Jack Dingman	11/21/2025	01/15/2026	Approved

Corrections 2.21.2.A - Multi-phase Major Site Plans (**Resolved**) - 2.21.2.A - Multi-phase Major Site Plans: Multi-phase Major Site Plans may include a separate sheet showing independent, stand alone phasing and shall not be subject to a separate Master Plan application

Corrections 2.12.4.E & 6.2.1.A - Licensed Professional (**Resolved**) - 2.12.4.E & 6.2.1.A - Licensed Professional: 2.12.4.E & 6.2.1.A - The name, address, phone number, signature, date, license number, and seal of the responsible professional shall be shown on each plan sheet

Corrections Legal Documents (**Resolved**) - Legal Documents

Corrections 2.12.4 - Front page of the plan (**Resolved**) - 2.12.4 - Front page of the plan: Front page of the plan shall minimally include A through L of this section of the LDC.

Corrections 2.12.4.I & 6.2.1.D - Index of sheets and numbering (**Resolved**) - 2.12.4.I & 6.2.1.D - Index of sheets and numbering: Index of sheets; All sheets shall indicate each sheet number and the total number of sheets. Cross references between sheets is required

Corrections 6.2.1.B.-F. - Requirements (**Resolved**) - 6.2.1.B.-F. - Requirements: Technical standards and requirements as listed in Section 6.2.1.B. through F. of the LDC

Corrections 2.21.2.A - Multi-phase Major Site Plans (**Resolved**) - 2.21.2.A - Multi-phase Major Site Plans: Multi-phase Major Site Plans may include a separate sheet showing independent, stand alone phasing and shall not be subject to a separate Master Plan application

Corrections 2.1.3 - Order of plan approval (**Resolved**) - 2.1.3 - Order of plan approval: Plans listed may be reviewed concurrently, but must be approved in the order listed at the link below, when applicable and when the proper land use and zoning are in place

OCE Property Management (Plans) (Office of the County Engineer)	Elizabeth Woods	11/21/2025	11/25/2025	Informational

Comments Sunbiz and Project Map Checked 11.25.25 EMW
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]."

OCE Stormwater (Permits & Plans) (Office of the County Engineer)	Alexander Turnipseed	11/21/2025	11/21/2025	Requires Re-submit

Corrections 6.13.2.B(8) - Calculation & Plan Consistency (**Not Resolved**) - **Corrective Action:** Informational: This criteria to be reviewed with resubmittal. - 6.13.2.B(8) - Calculation & Plan Consistency: Calculations must be consistent with the plan sheets and other supporting details. Calculations shall use standard methodology recognized in the State of Florida, including hand and/or computerized calculations.

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SUBMITTAL SUMMARY REPORT (32542)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
OCE Stormwater (Permits & Plans) (Office of the County Engineer)	Alexander Turnipseed	11/21/2025	11/21/2025	Requires Re-submit

Corrections 6.13.2.A(8) - Finish Floor Elevation Criteria (**Not Resolved**) - **Corrective Action:** Minimum finished floor elevation is required to be a minimum of one foot higher than the one percent (100-year) flood elevation (or corresponding stage in the DRA). Engineer to confirm that this criteria is met. - 6.13.2.A(8) - Finish Floor Elevation Criteria: Minimum finished floor elevations a minimum of one foot higher than the one percent (100-year) flood elevation.

Corrections 2.12.20-Stormwater Infrastructure Supports Phasing (**Not Resolved**) - **Corrective Action:** Informational: Stormwater improvements must be in place to support each phase of development at time of phase construction. Engineer has indicated that the expanded DRA volume required to support this development has not been constructed. Construction on this site should not commence until DRA has been constructed to the size necessary to support the design storm runoff from this site. - 2.12.20-Stormwater Infrastructure Supports Phasing: Show all phases of development. Improvements must be in place to support each phase of development at time of phase completion.

Corrections Final signed and sealed hard copy signature page (**Not Resolved**) - After all stormwater comments are resolved, please upload a digitally signed and sealed report. A hard copy signed and sealed report can be submitted if desired.

Corrections Additional Stormwater comments (**Not Resolved**) - (1) 2.12.38 □ Stormwater Maintenance Entity: Please add the name of the individual who will sign the Owner's Certification to the signature line. The individual signing the certification needs to be an agent or member of the entity that will own and maintain the stormwater system, or an authorized signatory of that entity. If signatory is not an agent or member, a letter authorizing a different individual needs to be submitted with the signed documents. The authorization letter must be signed by and agent/officer of owner. Sunbiz will be used to verify agents and/or officers.

(2) If you have questions or would like to discuss the stormwater review comments, please contact Kevin Vickers, PE at 352-671-8695 or kevin.vickers@marionfl.org.

OCE Survey (Plans) (Office of the County Engineer)	Theresa Smail	11/21/2025	11/18/2025	Approved
OCE Traffic (Permits & Plans) (Office of the County Engineer)	Chris Zeigler	11/21/2025	11/21/2025	Approved
Utilities (OCE Plans) (Utilities)	Heather Proctor	11/21/2025	12/04/2025	Approved

Comments Previously cleared by Marion County Utilities (MCU) Staff. No proposed Utility changes. Project will be served by Marion County Utilities water and sewer.

eREVIEW SESSION FILES:
Combined Plans_v2.pdf
Existing DRA Calcs.pdf
Response to Comments.pdf
Site Plan on Aerial.pdf
SJRWMD Permit 107804-17.pdf
Sketch & Description.pdf
Waiver Status Letter AR 32542.pdf

REVIEWER	MARKUP	DATE/TIME	FILE NAME	PG #
Susan Heyen	Island shall be planted. not sodded. What agency is referred to?	11/17/2025 6:25	PMCombined Plans_v2.pdf	13
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OCE: Plan Review (DR) v.3

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
911 Management (DR) (911 Management)		08/19/2025	11/11/2025	Approved

Comments
YES 2.12.8 - Legal description matches boundary on plan
YES 2.12.28 - Correct road names supplied
YES 6.2.1.F - North arrow and graphic drawing and written scale
N/A Additional 911 comments

SUBMITTAL SUMMARY REPORT (32542)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
Environmental Health (Plans) (Environmental Health)		08/19/2025	11/11/2025	Approved

Comments

YES Central Sewer Central Sewer
N/A Lot Size
N/A Total Flow
N/A Available Area
YES DEP Water Approval Central Water
INFO Operating Permit Required If biomedical waste will be generated a BMW permit will be required through the Department of Health in Marion County
N/A 2.12.6 - Location of septic systems & wells
N/A 2.12.36 - Location of water & septic systems
INFO Additional Health comments Central Water/Central Sewer

Fire Marshal (Plans) (Fire)		08/19/2025	11/11/2025	Approved

Comments

YES 6.18.2 - Fire Flow/Fire Hydrant
N/A 6.18.3 - Gated Communities/Properties
N/A 6.18.4 - Wildland Interface Area
N/A 6.18.5 - Access Control Box
N/A 6.18.2.D - Fire Department Connections
N/A NFPA 1 Chapter 11.10.1 - In Building Minimum Radio Signal Strength
N/A 6.18.2.G - Painting and Marking of Fire Hydrants
YES NFPA 1 Chapter 18.2.3 - Fire Dept Access Roads
N/A Additional Fire comments

SUBMITTAL SUMMARY REPORT (32542)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
Growth Services Planning & Zoning (DR) (GS Planning and Zoning)		08/19/2025	11/11/2025	Approved

Comments

Zoning: Approved
YES 2.12.4.C - Owner and applicant name
YES 2.12.4.L(1) - Parcel number
YES 2.12.21/6.3.1.C(10) - Land use and zoning on project and on adjacent properties shown
YES 2.12.4.L(4) - Zoning requirements: lot width, area , setbacks , coverage (floor area ratios) and parking
YES 2.12.23/4.2 -Setbacks, dimensions for all improvements, and easements
YES 2.12.24 - Landscape requirements/6.8.6 - Buffering
YES 2.12.4.L(7) - List and describe land use including floor area of particular use (example: office, warehouse, storage or assembly) these descriptions are often found in the summary of parking requirements but should be clearly shown on plan
INFO 2.12.6 - Location of water and sewer. Does this need a special use permit? Defer to utilities
YES 2.12.9 - Show adjacent streets serving development
YES 2.12.32 - Show 100yr flood zone
YES 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) Provide per 2.12.32 of the LDC a Modified Environmental Assessment for Listed Species (LDC 6.5.4) -OR- EALS Exemption Application (LDC 6.5.3) (including habitat assessment as necessary per LDC 6.6.4)
YES 2.12.4.L(10) - Parking requirements, service entrances, space size paved parking isle and access to parking area/6.11.8 - Off-street parking requirements/6.11.7 - Loading Areas/ 6.11.6 - Construction access/route
YES 4.4.4 -Sign (provisions for advertising signage), if it is a multi occupancy complex like shopping centers they must submit a master sign plan.
YES 2.12.19 - Provide dimensions and location of all existing site improvements; dimensions and location for all proposed site improvements with all setbacks
YES 2.12.27 - Show location of outside storage areas
YES 5.2 & 5.3 - Verify any overlay zones such as ESOZ, Springs Protection, or Flood Plain 5.2 & 5.3 - Verify any overlay zones such as ESOZ, Springs Protection, or Flood Plain. This parcel is within the Primary Springs Protection Zone.
YES Additional Zoning comments

Land Use: Approved
YES 2.12.4.L(2)/3.2.3 - Use Consistent with FLU Designation?
YES 2.12.4.L(3) - All applicable Developer's Agreements listed? Please identify any Developer's Agreements.
N/A 2.12.4.L(2,3, & 5)/6.3.1C(15)(g) - DRI/FQD Compliance Note?
N/A 3.2.3/6.6/5.2.5/flood - RESIDENTIAL - Complies with Min/Max Density?
YES 3.2.3 - NON-RESIDENTIAL - Complies with FAR?
YES 2.12.4.L(6) - Gross/wetland/floodplain acreage listed?
YES 3.3.2.C - Complies with Approved ECSD PUD?
N/A 3.3.3.A(1)- Complies with Approved Rural Residential Cluster Plan?
N/A 3.3.3.A(2) - Complies with Approved Hamlet Plan?
N/A 2.12.4.L(5)/5.2 - [Applicable ESOZ/FPOZ Status Listed?]
YES 2.12.4.L(5)/5.4 - [Applicable Springs Protection Zone Listed?]
N/A 2.12.4.L(5)/5.7 - Wellhead Protection - P/S/T Zones Shown/Listed?
YES 2.12.4.L(7 & 9) - Building Uses/Identifiers/Designations Provided for 911?
N/A 4.1.4.J - [Greenway Setback Provided?]
YES 2.12.16/6.5 - [EALS or EALS-ER provided?] 8/19/25: Assessment sent to FWC 8/19/2025
A full environmental assessment is not necessary but an inspection and clearance of the site by a certified biologist or environmental scientist is required.
N/A 6.5 & 6.6 - Habitat Preservation/Mitigation Provided? A full environmental assessment is not necessary but an inspection and clearance of the site by a certified biologist or environmental scientist is required.
YES 2.12.9 - [Show All Existing Surrounding & Intersecting R/Ws?]
YES 6.12.2.A - [Local Road right-of-Way Provided?]
YES 6.12.2.A - [Access Improvements R/W Provided (decel/accel/turn lanes)?]
YES 2.12.9/6.12.2.B - Comp Plan Future Thoroughfares R/W Provided (TE Map)?
YES 6.11.4.C - [Additional/Atlernate/Interconnected Access (S/QS-L) Provided?]
YES 6.11.2, 4 & 5 - Internal Access Consistent with PUD/Master Plan/Plat?
YES 6.11.4.B & D/7.3.1 - [Cross/Parallel Access Required/Suitable?]
YES 6.11.5 -[Driveways to Intersections Separated/Coordinated?]
YES 6.11.4.E - [Sight Triangle Provided?] Vehicle turning pan has been submitted in place of site triangle illustration.
YES 6.11.5 - [Driveways to Driveways Separated/Coordinated?]
YES 6.12.12 - [Sidewalks Internal/External Provided?]
YES 2.12.5/1.8.2.A - Concurrency/Traffic - Study/Capacity Available? A traffic analysis is required for the proposed use.
YES 2.12.5/1.8.2.D - Concurrency - PRELIM Evaluation Required?
YES 2.12.5/1.8.2.F - Is Concurrency Approval or Deferral Elected?
YES 2.12.6, 35, & 36/6.14 - [Concurrency/Water Provided?]
YES 2.12.6, 35, & 36/6.14 - [Concurrency/Sewer Provided?]
N/A Additional Planning Items:

SUBMITTAL SUMMARY REPORT (32542)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
Landscape (Plans) (Parks and Recreation)		08/19/2025	11/11/2025	Requires Re-submit

Comments

N/A 2.12.18 - All trees 10" DBH and larger
N/A 2.12.25 - Marion Friendly Landscape Areas
N/A 6.7.3 - Tree protection
NO 6.7.4 - Shade tree requirements To meet the year round screening intent of the Land Development Code, the majority of the understory trees in the buffer should be evergreen type.
N/A 6.7.6 - Tree removal submittal requirements
N/A 6.7.8 - Protected tree replacement requirements
N/A 6.7.9 - Replacement trees; general requirements
YES 6.8.2 - Landscape plan requirements (details, schedule, calculations, notes)
YES 6.8.3 - Landscape design standards
YES 6.8.4 - Landscape area requirements for non-residential development Provide landscape area calculations - 20% of site to be landscaped
N/A 6.8.5 - Landscape area requirements for residential and mixed use developments
YES 6.8.6 - Buffers 1. NE buffer does not comply with Type C requirements - Ornamentals and groundcover are missing
YES 6.8.7 - Parking areas and vehicular use areas For paved parking areas within a Primary SPZ, including those with permeable or porous surfaces, parking lot islands shall be completely planted with shrubs or groundcovers; the use of turfgrass is prohibited.
YES 6.8.8 - Building landscaping
YES 6.8.9 - Service and equipment areas
N/A 6.13.3.C(5) - Landscaping of public stormwater management facilities
N/A 6.13.3.D(4) - Landscaping of private stormwater management facilities
INFO 6.8.10 - General planting requirements (specifications) All non biodegradeable material, including burlap, to be removed from trees at planting
YES 6.8.11 - Landscape installation
YES 6.8.12 - Landscape completion inspection requirements Provide note from this section of code
YES 6.9.2 - Irrigation plan requirements (details, legend, notes)
YES 6.9.3 - Irrigation design standards
YES 6.9.5 - Irrigation system installation
YES 6.9.6 - Completion inspection requirements Provide note from this section of code
YES 6.19.3 - Outdoor lighting plan requirements What is mounting height of lights on poles?
YES 6.19.4 - Exterior lighting design standards
N/A 5.5.4.B - Permitted uses within Springs Protection Overlay Zone
N/A Additional Landscape comments

SUBMITTAL SUMMARY REPORT (32542)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
OCE Design (Plans) (Office of the County Engineer)		08/19/2025	11/11/2025	Approved

Comments

YES 2.21.2.B - Major Site Plan fee of $1,000..00 + ($10.00 x total site acreage) 8/14/25-fee due with resubmittal
3/11/25-fee due with resubmittal
N/A 2.21.2.B - Plan review fee of $40.00 made payable to Marion County Health Department
N/A Traffic study / methodolgy fee of $200.00 made payable to Marion County BCC is required prior to plan approval. Refer to Resolution 10-R-630 for the current fee schedule.
N/A 2.1.6.A - $100 Resubmittal fee payable to Marion County BCC
N/A 2.1.7.A - $100 Revision fee payable to Marion County BCC
N/A 2.1.3 - Order of plan approval
YES 2.12.3 - Title block on all sheets denoting type of application; project name, location, county, and state; and date of original and all revisions 8/14/25-Corrected
YES 2.12.4.A - Type of application on front page 8/14/25-Corrected
YES 2.12.4.B - Project name centered at top of front page
YES 2.12.4.C - Name, address, phone number, and signature of owner and applicant on front sheet
YES 2.12.4.D - Owner's certification on front sheet: I hereby certify that I, my successors, and assigns shall perpetually maintain the improvements as shown on this plan 8/14/25-Corrected
3/11/25-Owner's certification:
I hereby certify that I, my successors, and assigns shall perpetually maintain the improvements as shown on this plan
YES 2.12.4.E - The name, address, phone number, signature, date, license number, and seal of the responsible professional shall be shown on each plan sheet
YES 6.2.1.A - Name, street address, signature, date, license number, and seal of licensed professional on each sheet
YES 2.12.4.F - Licensed professional certification on cover sheet with signature and seal on all sheets after plan approval
YES 2.12.4.F(1) - Licensed Design Professional Certification: I hereby certify that these plans and calculations were completed in accordance with all applicable requirements of the Marion County Land Development Code, except as waived. 8/14/25-Corrected
3/11/25-Licensed Design Professional Certification: I hereby certify that these plans and calculations were completed in accordance with all applicable requirements of the Marion County Land Development Code, except as waived.
YES 2.12.4.G - A key location or vicinity map, with north arrow, with reference to surrounding properties, streets, municipal boundaries, sections, ranges, and township
YES 2.12.4.H - A portrait oriented minimal 3 inches x 5 inches space, located 2.75 inches from the right edge of paper and .75 inches from the top edge of paper, shall remain blank to allow for a County approval stamp
YES 2.12.4.I & 6.2.1.D - Index of sheets and numbering
INFO 2.12.4.K - List of approved waivers, their conditions, and the date of approval 3/11/25-add waivers if requested in future
YES 2.12.4.L(1) - Parcel number
YES 2.12.7 - A digital version of the plan in a format pre-approved by the Office of the County Engineer
YES 2.21.2.A - Multi-phase Major Site Plans may include a separate sheet showing independent, stand alone phasing and shall not be subject to a separate Master Plan application
YES 6.2.1.B - Plans shall be legible and meet typical industry standards
YES 6.2.1.C - Standardized sheet size shall be 24" x 36"
YES 6.2.1.F - North arrow and graphic drawing and written scale
N/A Legal Documents
INFO Additional Development Review Comments 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.

OCE Property Management (Plans) (Office of the County Engineer)		08/19/2025	11/11/2025	Requires Re-submit

Comments

NO Major Site Plan Awaiting Cross-Access Easement -EMW 8.14

Verified owner with Sunbiz and check project list. 3/10/25 HR
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]."
NO Major Site Plan Awaiting Cross-Access Easement -EMW 8.14

Verified owner with Sunbiz and check project list. 3/10/25 HR
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)
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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
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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]."
NO Major Site Plan Awaiting Cross-Access Easement -EMW 8.14

Verified owner with Sunbiz and check project list. 3/10/25 HR
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]."
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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]."

OCE Stormwater (Permits & Plans) (Office of the County Engineer)	08/19/2025	11/11/2025	Approved

SUBMITTAL SUMMARY REPORT (32542)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
OCE Stormwater (Permits & Plans) (Office of the County Engineer)		08/19/2025	11/11/2025	Approved

Comments

YES 2.12.4.L(9)(b) - Data Block (Impervious Area)
YES 2.12.8 - Topographical Contours
YES 2.12.9/10 - Existing Drainage Right-of-Way/Easements
N/A 2.12.9/10 - Proposed Drainage Right-of-Way/Easements
YES 2.12.13/14/15 - General Exhibits
INFO 2.12.20 - Stormwater Infrastructure Supports Phasing Stormwater improvements must be in place to support each phase of development at time of phase construction. Engineer has indicated that the expanded DRA volume required to support this development has not been constructed. Construction on this site should not commence until DRA has been constructed to the size necessary to support the design storm runoff from this site.
YES 2.12.38 - Stormwater Maintenance Entity
N/A 6.13.2.C - Geotechnical Investigation Report DRA #2 approved under 31659
N/A 6.13.7 - Geotechnical Criteria DRA #2 approved under 31659
N/A 6.13.2 A(1)/(2) - Contributing Basins/Tc DRA #2 approved under 31659
N/A 6.13.2.B(1)/(2) - Runoff Analysis/ Tc Calculations DRA #2 approved under 31659
YES 6.13.2.A(4) - Stormwater Features & Connective Elements
N/A 6.13.2.A(3) - Retention/Detention Area Design Parameters DRA #2 approved under 31659
N/A 6.13.3 - Type of Stormwater Facility Criteria DRA #2 approved under 31659
YES 6.13.4 - Stormwater Quantity Criteria DRA #2 approved under 31659
YES 6.13.2.B(4) - Hydrologic Analysis DRA #2 approved under 31659
N/A 6.13.4.C - Discharge Conditions DRA #2 approved under 31659
N/A 6.13.2.B(6) - Freeboard DRA #2 approved under 31659
N/A 6.13.4.D - Recovery Analysis DRA #2 approved under 31659
N/A 6.13.5 - Flood Plain & Protection
YES 6.13.2.A(8) - Finish Floor Elevation Criteria
N/A 6.13.6 - Stormwater Quality Criteria DRA #2 approved under 31659
N/A 6.12.6 - Roadway Flooding Level of Service
N/A 6.13.6.B - Alternative Treatment Techniques
N/A 6.13.6.C - Best Management Practices DRA #2 approved under 31659
YES 6.13.8 - Stormwater Conveyance Criteria
YES 6.13.2.B(5) - Hydraulic Analysis
N/A 6.13.8.B(3) - Lane Spread Calculations
YES 6.13.2.A(9) - Access Accommodates Stormwater
YES 6.13.8.B(7) - Minimum Pipe Size
YES 6.13.2.A(5) - Existing/Proposed Stormwater Structures
YES 6.13.2.A(6) - Existing/Proposed Stormwater Pipes
YES 6.13.2.A(7) - Existing/Proposed Stormwater Swales
YES 6.13.9 - Grading Criteria
YES 6.13.2.A(11)(a) - Construction Entrance
YES 6.13.2.A(11)(b) - Erosion Control
YES 6.13.2.A(12)/6.12.5 - Stormwater Details, Cross Sections, References
INFO 6.13.2.B(8) - Calculation & Plan Consistency This criteria to be reviewed with resubmittal.
INFO 6.13.10.B - Copy of NPDES Permit or NOI Please provide a copy of the NPDES permit or NOI prior to construction.
INFO Copy of District Permit (County Interest) Please provide a copy of the District permit prior to construction.
N/A 6.10 - Karst Topography and High Recharge Areas DRA #2 approved under 31659
YES 7.1.3 - Drainage Construction Specifications
YES 6.13.12 - Operation and Maintenance
YES Please provide a final signed and sealed hard copy signature page with references to the stormwater analysis or final hard copy of the full stormwater analysis. After all stormwater comments are resolved, please upload a digitally signed and sealed report. A hard copy signed and sealed report can be submitted if desired.
INFO Additional Stormwater comments If you have questions or would like to discuss the stormwater review comments, please contact Kevin Vickers, PE at 352-671-8695 or kevin.vickers@marionfl.org.

SUBMITTAL SUMMARY REPORT (32542)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
OCE Survey (Plans) (Office of the County Engineer)		08/19/2025	11/11/2025	Requires Re-submit

Comments

YES 6.2.1.A - The name, street address, signature, date, license number, and seal of the responsible professional shall be shown on each plan sheet.
YES 6.2.1.E - Provide drawing legend
YES 6.2.1.F - Provide north arrow and graphic drawing and written scale
YES 6.4.7.A(1) - Show a minimum of two bench marks per site
YES 6.4.7.A(2 & 3) - Bench mark information shown
N/A 6.4.7.A(2 & 3) - One copy of the vertical control field notes shall be submitted to the Office of the County Engineer for review
YES 6.4.7.B(1) - Show a minimum of two intervisible horizontal control points per site
YES 6.4.7.B(2) - Horizontal control points shall be monumented and referenced to the Florida State Plane Coordinate System
YES 6.4.7.B(4) - Provide a statement or table detailing horizontal datum, adjustment, and coordinate values
N/A 6.4.7.B(4) - One copy of the horizontal control notes along with reduction reports shall be submitted to the Office of the County Engineer for review
YES 6.4.7.D - The location of the existing one percent (100-year) flood plain as shown on FEMA FIRM, with zone, elevation, and vertical datum noted
YES 6.4.7.D - A note shall appear on the construction plans detailing source and survey field methods used to obtain and delineate the flood plain line shown
YES 6.4.7.E - Line and curve table must be shown on the sheet to which they apply
YES 6.4.7.F - All abbreviations used shall be clearly defined in the legend
NO 2.12.4.F.(2) - Surveyor and Mapper certification Sec. 2.12.4. - Front page of the plan.
Front page of the plan shall minimally include:

A.Type of application;B.Project name centered at top of page;C.Name, address, phone number, and signature of the owner and applicant (these signatures are not required until the final submittal);D.Signed certification by the owner as follows: I hereby certify that I, my successors, and assigns shall perpetually maintain the improvements as shown on this plan (this signature is not required until the final submittal);E.Name, address, and phone number of the licensed professional;F.Each licensed professional is responsible for information shown within their particular field of practice and shall sign and seal, as applicable, as follows:(1)Licensed Design Professional Certification: I hereby certify that these plans and calculations were completed in accordance with all applicable requirements of the Marion County Land Development Code (LDC), except as waived;(2)Surveyor and Mapper Certification: I hereby certify that the survey represented hereon is in accordance with all applicable requirements of the LDC and meets the minimum technical standards as set forth by the Florida Board of Professional Surveyors and Mappers;
YES 2.12.4.G - Show a location or vicinity map
YES 2.12.8 - Provide current boundary and topographic survey less than one year old
YES 2.12.9 - Provide location and dimensions of all rights-of-way serving the project
YES 2.12.10 - Show any known existing or proposed easement or land reservation
NO 2.12.11 - Provide an aerial map of the site with a layout of the development Please provide Sheet C100 Site Plan overlayed on to aerial of parcel.
YES 2.12.32 - Provide site analysis map depicting the existing (100-year) flood plain
N/A Additional Survey comments

OCE Traffic (Permits & Plans) (Office of the County Engineer)		08/19/2025	11/11/2025	Requires Re-submit

Comments

YES 2.12.9 - Location and dimensions of streets and right-of-way
N/A 2.12.20 - Phases of development
N/A 2.12.30 - Route Plan
N/A 2.12.38 - Maintenance of improvements
YES 6.2.1.E - Drawing legend
YES 6.11.3 - Traffic Impact Analysis 3/19/25 - Traffic statement required.
NO 6.11.4.B - Cross access 8/14/25 - Cross-access as drawn on plan Sheet C100 leaves a gap to the property boundary due to the curve. The easement needs to square to the property boundary in a manner consistent with the pavement construction to enable connectivity by adjoining lot.

3/19/25 - Cross access easement from driveway entrance (if approved) to Lot 10 property boundary required - specify easement on plans. Provide the executed cross access easement to the Right-of-way Office for recording just prior to final plan approval. The template for the required easement can be obtained by contacting the Office of the County Engineer Right-of-Way Office.
N/A 6.11.4.E - Sight triangle
INFO 6.11.5 - Driveway access 3/19/25 - Driveway entitlement does not exist when cross-access is available. Proposed driveway location appears optimal - driveway deviation (to authorize without entitlement) is under review by the Office of the County Engineer.
N/A 6.11.6 - Construction route
N/A 6.11.9.A - Traffic signals
YES 6.11.9.B - Traffic signs 3/19/25 - Stop sign required. Specify type and design of sign located near stop bar at driveway exit on sheet C100.
YES 6.11.9.C - Pavement marking 3/19/25 - Stop bar required. Specify pavement marking design details for stop bar and crosswalk on sheet C100. Crosswalk design shown is inconsistent with others within the development.
N/A 6.12.1.A. - Transportation Facilities - Purpose and Intent
N/A 6.12.2 - Right-of-way
N/A 6.12.11 - Turn lanes
YES 6.12.12 - Sidewalks
N/A 6.12.13 - Utility position in right-of-way
N/A Additional Traffic comments

Utilities (OCE Plans) (Utilities)		08/19/2025	11/11/2025	Approved

Comments

YES Marion County Utilities Contact Information 8/18/25 Added to C000. 3.18.25, Cover sheet: (Contact information) Add Marion County Utilities, Customer Service 24/7/365, Address: 11800 US-441, Belleview, FL 34420, Phone: (352) 307-6000.

YES Parcel numbers identified in project match proposed site plan layout 37491-003-10. This project is only utilizing a partial section of this project.
YES 6.14.2.A(1) - Public water service area/provider Marion County Utility Service Area
YES 6.14.2.A(1) - Public sewer service area/provider Marion County Utility Service Area
N/A 6.14.2.A(1) - Letter of Availability and Capacity (w/Location Map of water and/or sewer as app) from provider
YES 6.14.2.A - Water Connection Requirements 8/18/25 Note added. 3.18.25, C500: Call out End of County Maintenance. MCU requires a delineation of county and private for future maintenance.
YES 6.14.2.A - Sewer Connection Requirements 8/18/25 Note added. 3.18.25, C500: Add "Traffic Rated" to the clean out(s) that are shown in pavement. (2) Call out End of County Maintenance. MCU requires a delineation of county and private for future maintenance. (3) Show sewer lateral for connection.
N/A 6.14.2.C.2(e) - Grease Trap, FOG Worksheet
N/A 6.14.2.C - Industrial Pretreatment 8/18/25 Confirmed there is no need for pre-treatment 3.18.25 - EOR to confirm use the lack of need for Pre-Treatment: Most medical facilities are required to implement wastewater pre-treatment to prevent harmful contaminants, such as pharmaceuticals, chemicals, and biological waste, from entering the public sewer system. Pre-treatment helps protect municipal wastewater treatment plants, ensures compliance with environmental regulations, and reduces the risk of pollution that could impact public health and water quality.
N/A 6.14.3 - Onsite Waste Treatment and Disposal System (OSTDS) - connection requirement on plan
YES 6.14.3.B - Springs Protection Zone Located within the Statewide BMAP. Not located within the Springs Protection Zones within Marion County.
YES 6.14.4 - Water (potable) Capital Charges and Flow Rates - proposed use identified to calculate Capital charges and flow rates will be calculated during the permitting stage, before approval. (if major/minor site plan)

N/A 6.14.4 - Water (irrigation) Capital Charges and Flow Rates - total irrigated area identified Irrigating by well, as shown on irrigation plans.
YES 6.14.4 - Sewer Capital Charges and Flow Rates - proposed use identified to calculate Capital charges and flow rates will be calculated during the permitting stage, before approval. (if major/minor site plan)

N/A 6.14.5.A(1) - Submittal Requirements - Existing on-site & off-site mains and service connections
N/A 6.14.5.A(2) - Submittal Requirements - Proposed on-site & off-site mains and service connections
N/A 6.14.5.A(3) - Submittal Requirements - Lift Stations layout, elevations, schedules
N/A 6.14.5.A(6) - Submittal Requirements - Manhole locations, rim and invert elevations outside paved areas
YES 6.14.5.A(8) - Submittal Requirements - Connection to existing water system Marion County Utilities to confirm water connections and services to this parcel. Current GIS does match as-builts. Plans are showing a connection to a 2" water service, which does not display in current GIS.
YES 6.14.5.A(8) - Submittal Requirements - Connection to existing sanitary system Marion County Utilities to confirm water connections and services to this parcel. Current GIS does match as-builts. Plans are showing a connection to a gravity sewer lateral, which does not display in current GIS.
N/A 6.14.5.B - Construction Notes - Cover, horiz/vert datums, construction requirements
YES 6.14.5.B - Construction Notes - UT DETAILS - current LDC version 8/18 - Removed 3.18.25 - Remove UT203 detail. Not needed.
N/A 6.14.5.C - All issued permits related to this project shall be submitted to MCU (DOT, ROW, misc)
N/A 6.14.5.C - DEP permit for water mains to be constructed/owned by MCU
N/A 6.14.5.C - DEP permit for water mains to be constructed/owned by developer
N/A 6.14.5.C - DEP permit for sewer mains to be constructed/owned by MCU
N/A 6.14.5.C - DEP permit for sewer mains to be constructed/owned by developer
N/A 6.14.5.D - Hydraulic Analysis
N/A 6.14.6 - Design Criteria for Utility Systems to be owned/maintained by MCU
YES 6.14.7 - Construction Inspection - PLAN NOTE: MCU personnel are to inspect any work performed on or around existing MCU infrastructure. A pre-construction meeting is required to be held a minimum of 48 hours prior to start of any construction. If the pre-construction meeting is not completed, any work may be halted. To schedule, contact MCU's Construction Officer.

YES 6.14.8.A - Completion and Closeout - PLAN NOTE: As-builts For any Utility assets between the water main and the meter, Marion County will require a Bill of Sale and As-builts of the service, prior to meter(s) being installed. A final hold has been placed on permit, if applicable. All as-builts shall comply with the current Marion County LDC, section 6.14.8

N/A 6.14.9.A - Developer's Agreement
N/A 6.14.9.B - Transfer of Facilities to Marion County Utilities - PLAN NOTE:
N/A 6.14.9.B - Bill of Sale
N/A 6.15.1 - Potable Water Distribution System
N/A 6.15.2 - Decentralized Water System (WTP)
YES 6.15.3 - Fire Protection/Fire Flow Capacity 8/18/25 Removed 3.18.25, C500 - Remove hydrant on the 2" service line, due to insufficient flow. The Engineer of Record (EOR) has confirmed that the surrounding hydrants comply with the Marion County Fire Prevention Code regarding required coverage and spacing.

Defer to Marion County Fire Rescue. Marion County Utilities will provide water.
N/A 6.15.4 - Water Main Piping Installation
YES 6.15.5 - Water Service and Connection
N/A 6.15.6.A - Potable Water Metering - individual/banked, size
N/A 6.15.6.B - Irrigation Water Metering - size Well is being used for irrigation.
N/A 6.15.6.C - Sewer service only (water meter required/shown)
N/A 6.15.6.D - Meter Location
YES 6.15.6.E - Meter Easements Utility easement is called out on plans.
YES 6.15.6.F - Meter Boxes
YES 6.15.6.G & H - Meter Sizing
YES 6.15.7 - Cross Connection Control and Backflow Prevention 8/18/25 Corrected 3.18.25, C500: Confirm Backflows are in easement, not private property.
N/A 6.15.8 - Public Water Well Standards
N/A 6.15.9 - Wellfield and Water Supply
N/A 6.15.10 - Water Treatment Plants (WTP)

N/A 6.16.2 - Decentralized Wastewater Treatment Plant (WWTP)
N/A 6.16.4 - Wastewater Collection Systems (Gravity/Pressurized) Design
N/A 6.16.5.A & B - Private Wastewater Pump Stations
N/A 6.16.5.C - Public Wastewater Pump Stations (MCU Standards)
N/A 6.17 - Water Reclamation/Reuse Facilities
YES Article 7 - Construction Standards - PLAN NOTE: All facilities constructed on the developer's property prior to interconnection with Marion County Utility's existing or proposed facilities, shall convey such component parts to MCU by bill of sale in a form satisfactory to the County Attorney, with the following evidence required by MCU: Refer to LDC 6.14.9 (B).

N/A Utilities Plan Review Fee per Resolution 15-R-583 - payable to Marion County Utilities 8/18/25 $135.00 fee for this review, Version 2.

3.18.25 Utilities Plan Review Fee: $130.00 Fee can be paid by calling 352-671-8686 or visiting the Development Review Office at 412 SE 25th Ave, Ocala, FL 34471. Reference AR# 32542

YES Additional Utilities comments 8/18/25 Confirmed 3.18.25 C500 - Contractor will need to use UT107 to connect water with a Tee.
YES Additional Utilities comments 3.18.25 - Projects entrance is on another parcel, per Marion County Traffic Division. Both parcels have same owner, allowing for the connection.
YES Additional Utilities comments 3.18.25 - Staff met with EOR, addressing all Version1 comments.
N/A Additional Utilities comments
N/A Additional Utilities comments
N/A Additional Utilities comments
N/A Additional Utilities comments
N/A Additional Utilities comments
N/A Additional Utilities comments
N/A Additional Utilities comments

OCE: Plan Review Revision (DR) v.2

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
Landscape (Plans) (Parks and Recreation)	Susan Heyen	08/18/2026	08/11/2026	Approved
Comments	hard copies of S & s plans at DRC office			
OCE Property Management (Plans) (Office of the County Engineer)	Delenie Roman	08/18/2026	08/14/2026	Informational
Comments	Map/Subiz checked.			

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]."
- DR 8/14/26

OCE: Plan Review Revision (DR) v.1

SUBMITTAL SUMMARY REPORT (32542)

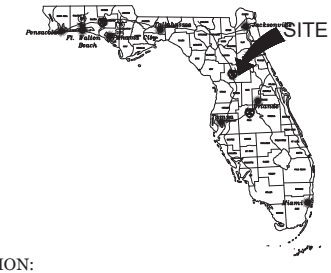
ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
911 Management (DR) (911 Management)	Jamie Waldron	07/08/2026	06/25/2026	Approved
Environmental Health (Plans) (Environmental Health)	Evan Searcy	07/08/2026	06/25/2026	Approved
Comments	Irrigation well will require a permit through the Department of Health in Marion County. Protect well during all phases of construction.			
Fire Marshal (Plans) (Fire)	Jonathan Kenning	07/08/2026	06/23/2026	Approved
Growth Services Planning & Zoning (DR) (GS Planning and Zoning)	Kenneth Odom	07/08/2026	07/08/2026	Approved
Landscape (Plans) (Parks and Recreation)	Susan Heyen	07/08/2026	06/24/2026	Requires Re-submit
Comments	Unable to see digital signature or seal on Landscape, Irrigation, or Photometric plans.			
OCE Design (Plans) (Office of the County Engineer)	William Poole	07/08/2026	07/06/2026	Approved
OCE Property Management (Plans) (Office of the County Engineer)	Delenie Roman	07/08/2026	07/08/2026	Requires Re-submit
Comments	Owner's name different from Property Appraiser. Please update Owner Name for Owner's Certification or in the alternative show new ownership documentation. In the alternative, please ensure that signer's authority documents are uploaded at time of correction. --- 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]." --- - DR 7/8/26			
OCE Stormwater (Permits & Plans) (Office of the County Engineer)	Kevin Vickers	07/08/2026	06/29/2026	Approved
Recommendations	Site Revision added approximately 79sf of impervious. This is a de minimus increase from the original site plan.			
OCE Survey (Plans) (Office of the County Engineer)	Theresa Smail	07/08/2026	07/02/2026	Approved
OCE Traffic (Permits & Plans) (Office of the County Engineer)	Sydney Oberdorfer	07/08/2026	06/25/2026	Approved
Utilities (OCE Plans) (Utilities)	Heather Proctor	07/08/2026	07/06/2026	Not Required
Comments	No changes to Utilities, per the Summary Narrative.			

SILVER SPRINGS SHORES MEDICAL OFFICE BUILDING

MARION COUNTY, FLORIDA

MAJOR SITE PLAN

AUGUST 2026 (6) (5) (1)



SHEET INDEX

C000	COVER SHEET
1 of 1	BOUNDARY AND TOPOGRAPHIC SURVEY
C100	SITE PLAN
C101	VEHICLE TURNING PLAN
C200	EROSION CONTROL & DEMOLITION PLAN
C300	GEOMETRY, SIGNAGE & STRIPING PLAN
C400	GRADING & DRAINAGE PLAN
C500	UTILITY PLAN
C600	SITE DETAILS
C700	MARION COUNTY DETAILS
C701	MARION COUNTY DETAILS
C800	FDOT MOT DETAILS
L400	LANDSCAPE PLAN
L410	LANDSCAPE DETAILS & NOTES
L500	IRRIGATION PLAN
L510	IRRIGATION NOTES & DETAILS
L511	IRRIGATION NOTES & DETAILS
A401	NOTED EXTERIOR ELEVATIONS
A402	NOTED EXTERIOR ELEVATIONS
A412	COLOR EXTERIOR VIEWS
A801	DUMPSTER ENCLOSURE DETAILS
E201	PHOTOMETRIC PLAN
E202	SITE LIGHTING SPECIFICATIONS

ADDRESS:

9267 SE MARICAMP RD, OCALA, FL 34472 (6)

PARCEL ID:

37491-003-12 (6)

CONTACT INFORMATION:

URGENT CARE DEVELOPERS OF SILVER SPRINGS SHORES, LLC
RAUL SOCARRAS, MANAGER
255 S. ORANGE AVENUE, SUITE 720
ORLANDO, FL 32801
TEL: 407-801-4257
E-MAIL: INFO@UPSHOTCA.COM (5)

ARCHITECT:
SMA ARCHITECTURE & INTERIORS
SCOTT MALENOCK, AIA
100 COLONIAL CENTER PKWY, SUITE 230
LAKE MARY, FL 32746
TEL: 407.585.0330
E-MAIL: SCOTTM@SM-ARCH.COM

SURVEYOR:
BENCHMARK SURVEYING & MAPPING, INC.
BILLY JOE JENKINS, JR. P.S.M.
3110 RED FOX RUN
KISSIMMEE, FL 34746
TEL: 407.654.6183
E-MAIL: JOE@BENCHMARKSURVEYINGANDMAPPING.COM

SITE LIGHTING ENGINEER:
CLEAR ENGINEERING, LLC (1)
DARIUS ADAMS, P.E., LEED-AP
13651 CRYSTAL RIVER DRIVE
ORLANDO, FL 32828
TEL: 407-277-3431
E-MAIL: DARIUS@CLEAR-ENGR.COM

CIVIL ENGINEER:
KLIMA WEEKS CIVIL ENGINEERING, INC.
SELBY G. WEEKS, P.E., LEED AP
495 MONTGOMERY PLACE
ALTAMONTE SPRINGS, FLORIDA 32714
TEL: 407.478.8750
E-MAIL: SWEEKS@KLIMAWEEKS.COM

LANDSCAPE ARCHITECT:
BONNETT DESIGN GROUP, LLC
TODD W. BONNETT, RLA
400 S. ORLANDO AVE., STE. 201
MAITLAND, FL 32751
TEL: 407.622.1588
E-MAIL: TODD@BONNETTDESIGNGROUP.COM

GEOTECHNICAL ENGINEER:
ARDAMAN & ASSOCIATES, INC.
CHUCK CUNNINGHAM, P.E.
8008 S. ORANGE AVENUE
ORLANDO, FL 32809
TEL: 407.855.3860
E-MAIL: CCUNNINGHAM@ARDAMAN.COM

UTILITIES:
MARION COUNTY UTILITIES
CUSTOMER SERVICE
11800 US 441
BELLEVIEW, FL 34420
TEL: 352.307.6000

WAIVER APPROVAL:

A WAIVER FROM LDC 6.13.8.B(7) TO ALLOW THE USE OF STORM PIPES LESS THAN 18 INCH IN DIAMETER WAS APPROVED BY DRC AS AGENDA ITEM 6.7 ON 8/4/25 (FILE NO. 2025-20074). (1)



AERIAL MAP
SCALE: 1" = 150'



LOCATION MAP
SCALE: 1" = 2,000'

PROPERTY DESCRIPTION:

LOT 10B, MARICAMP MARKET CENTRE REPLAT – PHASE 2 REPLAT LOTS 9 AND 10, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 17 (6) PAGE 65 (6) OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

CHARACTER AND INTENDED USE:

CONSTRUCT AN 8,011 SF MEDICAL OFFICE WITH ASSOCIATED PARKING LOT, UTILITIES AND STORMWATER COLLECTION AND CONVEYANCE SYSTEM. CONSTRUCTION IS EXPECTED TO START IN JUNE 2025 AND BE COMPLETED IN JANUARY 2026.

EXISTING USE OF SUBJECT AND ADJACENT PROPERTIES:

SITE:	VACANT/ COMMERCIAL
NORTH:	(BAHIA AVE PLACE), VACANT/ COMMERCIAL
SOUTH:	(SE MARICAMP RD), COMMERCIAL
EAST:	COMMERCIAL
WEST:	VACANT/ COMMERCIAL

EXISTING ZONING OF SUBJECT AND ADJACENT PROPERTIES:

SITE*:	B-4 REGIONAL BUSINESS
NORTH:	(BAHIA AVE PLACE), B-4 REGIONAL BUSINESS
SOUTH:	(SE MARICAMP RD), B-2 COMMUNITY BUSINESS
EAST:	B-4 REGIONAL BUSINESS
WEST:	B-4 REGIONAL BUSINESS

* THIS SITE IS IN THE PRIMARY SPRINGS PROTECTION ZONE

FUTURE LAND USE (FLU)

SITE:	COMMERCIAL (DRI)
NORTH:	(BAHIA AVE PLACE), COMMERCIAL (DRI)
SOUTH:	(SE MARICAMP RD), COMMERCIAL (DRI)
EAST:	COMMERCIAL (DRI)
WEST:	COMMERCIAL (DRI)

PROJECT AREA CALCULATIONS:

TOTAL SITE AREA (LOT 10B) PROJECT AREA: 56,316 SF (1.29 AC)

EXISTING AREAS:

IMPERVIOUS:	3,093 SF / 0.07 AC	(5.5%)
PERVIOUS:	53,223 SF / 1.22 AC	(94.5%)
TOTAL:	56,316 SF / 1.29 AC	(100.0%)

PROPOSED AREAS: (4)

IMPERVIOUS:	28,060 SF / 0.64 AC	(49.8%)
PERVIOUS:	28,256 SF / 0.65 AC	(50.2%)
TOTAL:	56,316 SF / 1.29 AC	(100.0%)

OWNER'S CERTIFICATION:

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

OWNER NAME: _____

OWNER SIGNATURE: _____

MARION COUNTY NOTES:

1. 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.

LICENSED DESIGN PROFESSIONAL CERTIFICATION :

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

CONCURRENCY DEFERRAL STATEMENT:

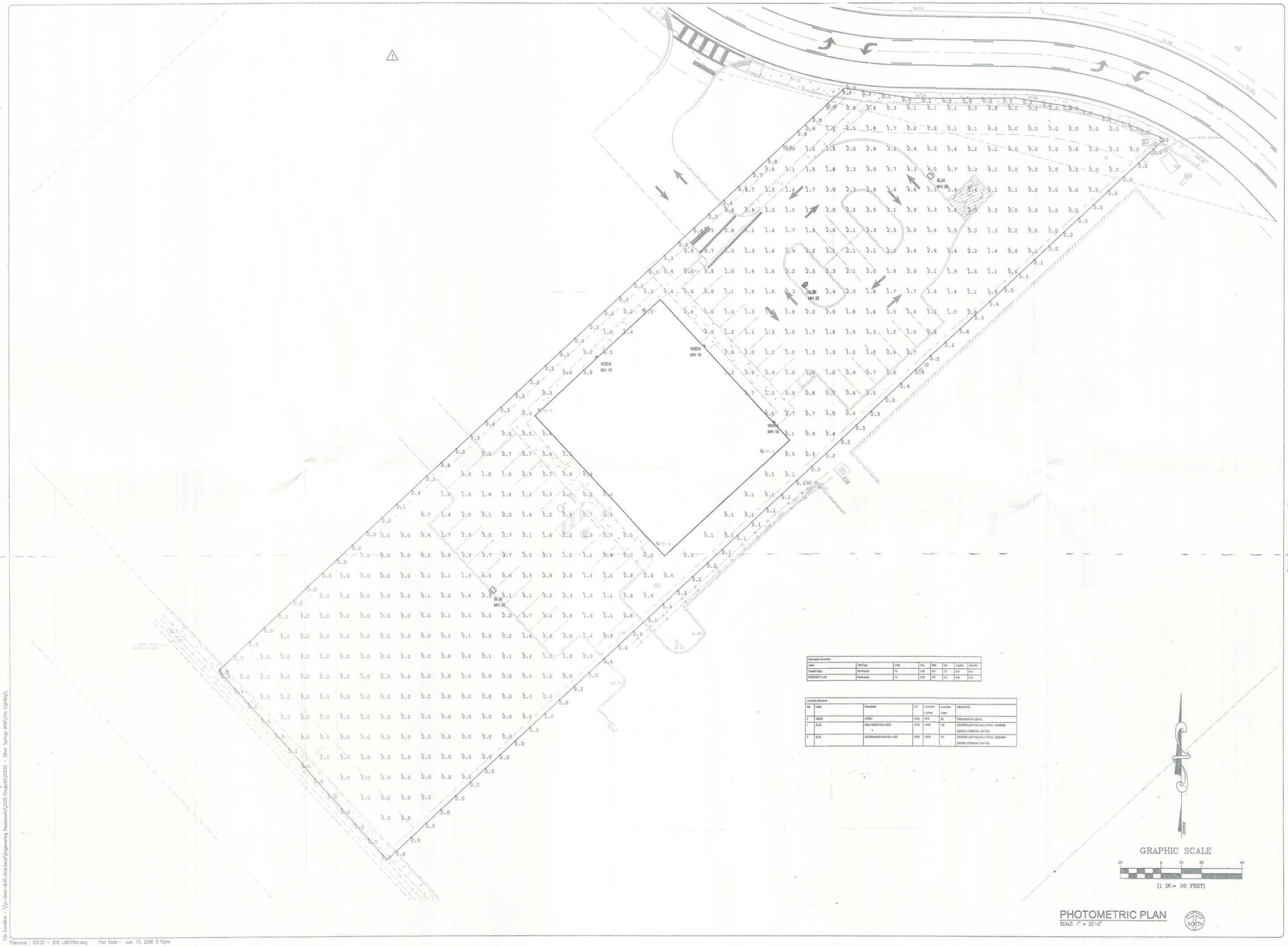
THIS PROJECT HAS NOT BEEN GRANTED CONCURRENCY APPROVAL AND/OR GRANTED AND/OR RESERVED AND PUBLIC FACILITY CAPACITIES. FUTURE RIGHTS TO DEVELOP THE RESULTING PROPERTY(IES) ARE SUBJECT TO A DEFERRED CONCURRENCY DETERMINATION, AND FINAL APPROVAL TO DEVELOP THE PROPERTY HAS NOT BEEN OBTAINED. THE COMPLETION OF CONCURRENCY REVIEW AND/OR APPROVAL HAS BEEN DEFERRED TO LATER DEVELOPMENT REVIEW STAGES, SUCH AS, BUT NOT LIMITED TO BUILDING PERMIT. (3)

NO.	REVISION	BY	DATE
1	COUNTY COMMENTS	EG/DB	07.16.25
2	COUNTY COMMENTS	EG/DB	11.11.25
3	COUNTY COMMENTS	PL/SW	01.29.26
4	LOT 10A COORDINATION	PL/SW	06.17.26
5	COUNTY COMMENTS	PL/SW	07.30.26
6	NEW ADDRESS	PL/DB	08.12.26

C 000

File Location : P:\Land Projects 2025\25HEM0065 - Silver Springs Shores\DWG\

Filename : C000-COVR-25HEM0065.dwg Plot Date : Aug. 12, 2026 11:58am



Calculation Summary								
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Overall Calcs	Illuminance	Fc	0.98	8.6	0.0	N.A.	N.A.
PROPERTY LINE	Illuminance	Fc	0.33	0.8	0.0	N.A.	N.A.

Luminaire Schedule						
Qty	Label	Description	LLF	Luminaire Lumens	Luminaire Watts	[MANUFAC]
3	W2EM	2GBG*	0.900	1919	26	Performance Lighting
1	SL35	DSX4-SA2D-740-U-SVS *	0.900	14429	136	COOPER Lighting Solutions - Roanoke EDISON (FORMERLY EATON)
7	SL34	DSX0-HA5D-740-U-SLA-HS5	0.900	16628	161	COOPER Lighting Solutions - Roanoke EDISON (FORMERLY EATON)

Klima Weeks Civil Engineering
385 Douglas Avenue, Ste 2100
Altamonte Springs, FL 32714
Telephone 407.478.8750
Facsimile 407.478.8749
Certificate of Authorization No.: 9230

CLEAR ENGINEERING
CHARLES D. ADAMS
LICENSE
No. 69236
STATE OF FLORIDA
PROFESSIONAL ENGINEER

SILVER SPRINGS SHORES
MEDICAL OFFICE BUILDING
MAJOR SITE PLAN
MARION COUNTY, FL

PHOTOMETRIC PLAN

revision	description	date
1	COUNTY COMMENTS	05.26.25
2	Lot 10A Coordination	06.17.25
3		
4		
5		
6		

drawn by: MDF
checked by: MDF
date: 02/28/2025
plot scale: AS SHOWN
project number: 25HEMB065
file name: 65133 - SITE LIGHTING.DWG

E201

File Location: I:\Jobs-KW\65133\Engineering Documents\2025 Projects\65133 - Silver Springs MOB\Site Lighting\

Filename : 65133 - SITE LIGHTING.dwg Plot Date : Jun. 17, 2026 5:10pm

Sec. 6.8.12. Landscape completion inspection requirements.

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

(Ord. No. 13-20, § 2, 7-11-2013)

Sec. 6.9.6. Completion inspection requirements.

A. Irrigation installation professionals shall be accountable for the proper installation and compliance with the conditions of the irrigation permit and approved plans.

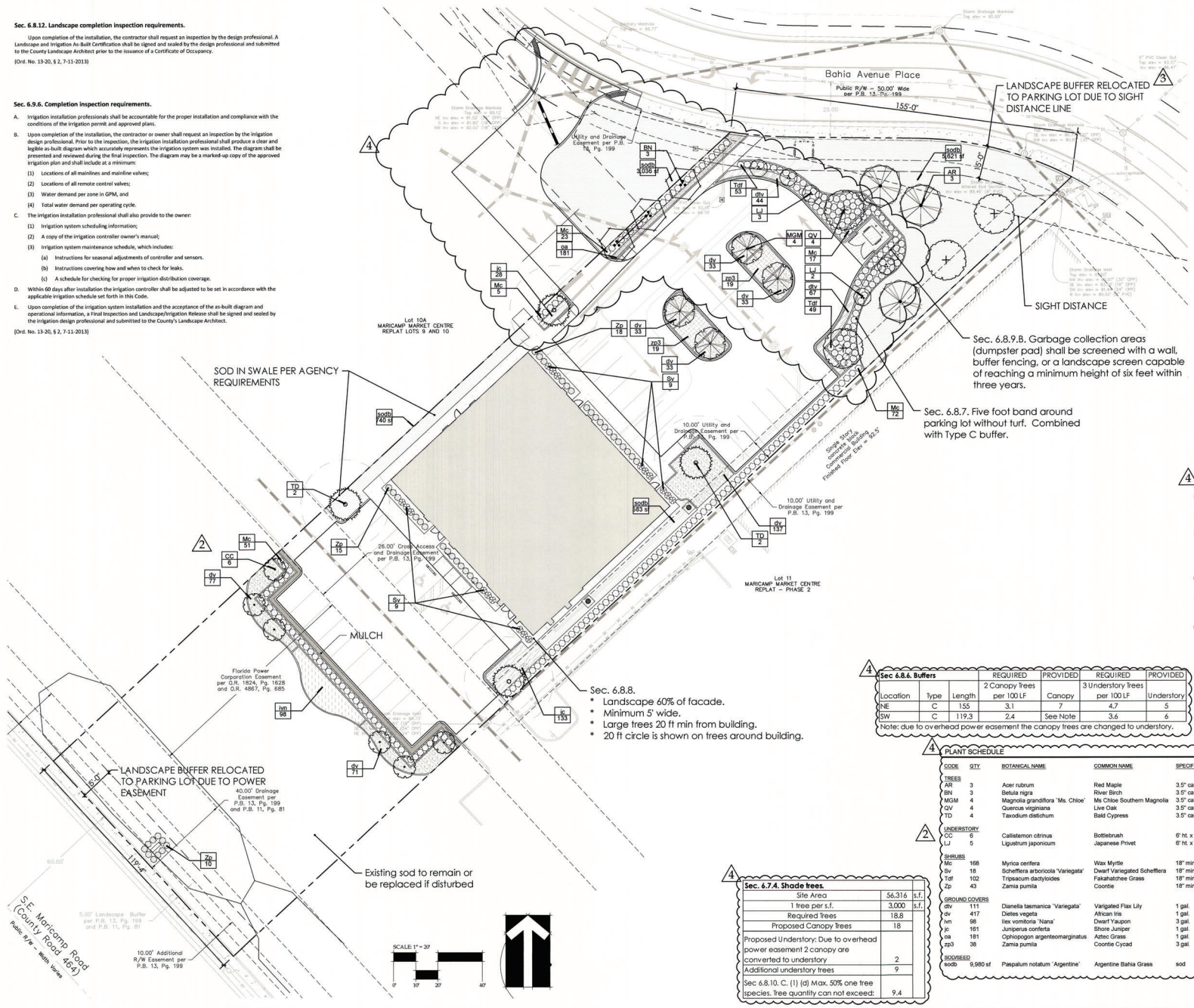
B. Upon completion of the installation, the contractor or owner shall request an inspection by the irrigation design professional. Prior to the inspection, the irrigation installation professional shall produce a clear and legible as-built diagram which accurately represents the irrigation system was installed. The diagram shall be presented and reviewed during the final inspection. The diagram may be a marked-up copy of the approved irrigation plan and shall include at a minimum:
(1) Locations of all mainlines and mainline valves;
(2) Locations of all remote control valves;
(3) Water demand per zone in GPM, and
(4) Total water demand per operating cycle.

C. The irrigation installation professional shall also provide to the owner:
(1) Irrigation system scheduling information;
(2) A copy of the irrigation controller owner's manual;
(3) Irrigation system maintenance schedule, which includes:
(a) Instructions for seasonal adjustments of controller and sensors.
(b) Instructions covering how and when to check for leaks.
(c) A schedule for checking for proper irrigation distribution coverage.

D. Within 60 days after installation the irrigation controller shall be adjusted to be set in accordance with the applicable irrigation schedule set forth in this Code.

E. Upon completion of the irrigation system installation and the acceptance of the as-built diagram and operational information, a Final Inspection and Landscape/Irrigation Release shall be signed and sealed by the irrigation design professional and submitted to the County's Landscape Architect.

(Ord. No. 13-20, § 2, 7-11-2013)



Landscape Area Requirements for Non Residential Sec. 6.4.8		
Total site	56,316	sqft
Impervious Area	27,743	sqft
Required Landscape (20%)	5,549	sqft
Provided Landscape	8,591	sqft
Surplus	**3,042**	sqft

Sec. 6.8.10.C. Native Plant Requirements

(1)(b) Outside of the UGB			
NATIVE	PLANT	QTY	Subtotal
	AR	3	
	BN	3	
	MGM	4	
	QV	4	
	TD	4	
	Mc	168	
	ivn	98	
	Tdf2	102	
	Zp + zp3	98	484
NON NATIVE	CC	6	
	LJ	5	
	Sv	18	
	dtv	111	
	dv	417	
	jc	161	
	oa	181	899
	TOTAL PLANTS		1383
	Native	35.0%	
	Native requirement	35%	

Sec. 6.8.6. Buffers

Location	Type	Length	REQUIRED 2 Canopy Trees per 100 LF	PROVIDED Canopy	REQUIRED 3 Understory Trees per 100 LF	PROVIDED Understory
NE	C	155	3.1	7	4.7	5
SW	C	119.3	2.4	See Note	3.6	6

Note: due to overhead power easement the canopy trees are changed to understory.

PLANT SCHEDULE

CODE	QTY	BOTANICAL NAME	COMMON NAME	SPECIFICATION	NATIVE	WATER USE ZONE	SPACING	REMARKS
TREES								
AR	3	Acer rubrum	Red Maple	3.5" cal. min.	YES	MEDIUM	As Shown	
BN	3	Betula nigra	River Birch	3.5" cal. min.	YES	HIGH	As Shown	
MGM	4	Magnolia grandiflora 'Ms. Chloe'	Ms Chloe Southern Magnolia	3.5" cal. min.	YES	MEDIUM	As Shown	
QV	4	Quercus virginiana	Live Oak	3.5" cal. min.	YES	LOW	As Shown	
TD	4	Taxodium distichum	Bald Cypress	3.5" cal. min.	YES	LOW	As Shown	
UNDERSTORY								
CC	6	Callistemon citrinus	Bottlebrush	6' ht. x 42" spd.	NO	LOW	As Shown	
LJ	5	Ligustrum japonicum	Japanese Privet	6' ht. x 42" spd.	NO	LOW	As Shown	
SHRUBS								
Mc	168	Myrica cerifera	Wax Myrtle	18" min.	YES	MEDIUM	36" o.c.	
Sv	18	Schefflera arboricola 'Variegata'	Dwarf Variegated Schefflera	18" min.	NO	LOW	36" o.c.	
Tdf	102	Tripsacum dactyloides	Fakahatchee Grass	18" min.	YES	LOW	36" o.c.	
Zp	43	Zamia pumila	Coontie	18" min.	YES	LOW	36" o.c.	
GROUND COVERS								
dtv	111	Dianella tasmanica 'Variegata'	Varigated Flax Lily	1 gal.	NO	LOW	18" o.c.	
dv	417	Dietes vegeta	African Iris	1 gal.	NO	LOW	24" o.c.	
ivn	98	Ilex vomitoria 'Nana'	Dwarf Yaupon	3 gal.	YES	LOW	24" o.c.	
jc	161	Juniperus conferta	Shore Juniper	1 gal.	NO	LOW	18" o.c.	
oa	181	Ophiopogon argenteomarginatus	Aztec Grass	1 gal.	NO	MEDIUM	12" o.c.	
zp3	38	Zamia pumila	Coontie Cycad	3 gal.	YES	LOW	36" o.c.	
SOD/SEED								
sodb	9,980 sf	Paspalum notatum 'Argentine'	Argentine Bahia Grass	sod	NO	LOW	sod	See sod spec.

Sec. 6.7.4. Shade trees.

Site Area	56,316	s.f.
1 tree per s.f.	3,000	s.f.
Required Trees	18.8	
Proposed Canopy Trees	18	
Proposed Understory: Due to overhead power easement 2 canopy are converted to understory	2	
Additional understory trees	9	
Sec 6.8.10. C. (1) (d) Max. 50% one tree species. Tree quantity can not exceed:	9.4	

BONNETT design group, llc
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BDG Proj. 2025.112

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Facsimile 407.478.8749
Certificate of Authorization No.: 9230

REGISTERED LANDSCAPE ARCHITECT LAURIE ANN ELDER LA 6666680 STATE OF FLORIDA
Laurie A. Elder, RLA FL #LA6666680

SILVER SPRINGS SHORES
MEDICAL OFFICE BUILDING
MAJOR SITE PLAN
MARION COUNTY, FL
LANDSCAPE PLAN

revision	description	date
1	County Comments	07-16-2025
2	County Comments	11-11-2025
3	County Comments	01-30-2026
4	Lot 10A Coordination	06-17-2026
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6		

drawn by: LAE/RLM
checked by: LAE
date: 02/28/2025
plot scale: AS SHOWN
project number: 25HEMB065
file name: 2025.112_KW AH SILVER SPRINGS MOB_LSBASE.DWG

L400

File Location : Z:\Shared\Bonnett Design Group\2025\2025.112_KW AH Silver Springs MOB\design\
Filename : 2025.112_KW AH Silver Springs MOB_LSBASE.dwg Plot Date : Jun. 16, 2026 4:44pm

VALVE SCHEDULE

NUMBER	MODEL	SIZE	TYPE	GPM	HEADS	PIPE	PSI	PSI @ POC	PRECIP
1	Hunter ICZ-151-XL-40	1-1/2"	Area for Dripline	20.75	1,272 lf	101.6	34.8	37.1	1.44 in/h
2a	Hunter ICV-G	1"	Bubbler	15	30	370.0	24.9	26.8	2.04 in/h
2b	Hunter ICV-G	1"	Bubbler	10	20	616.0	25.0	30.9	2.05 in/h
3	Hunter ICV-G	1-1/2"	Turf Rotor	24.79	8	234.5	50.2	52.1	0.69 in/h
4	Hunter ICZ-151-XL-40	1-1/2"	Area for Dripline	21.68	1,445 lf	193.5	34.8	35.5	1.44 in/h
5	Hunter ICZ-151-XL-40	1-1/2"	Area for Dripline	23.39	1,559 lf	359.6	34.3	37.4	1.45 in/h
6	Hunter ICZ-151-XL-40	1-1/2"	Area for Dripline	22.67	1,511 lf	266.8	34.7	40.8	1.44 in/h

WATERING SCHEDULE

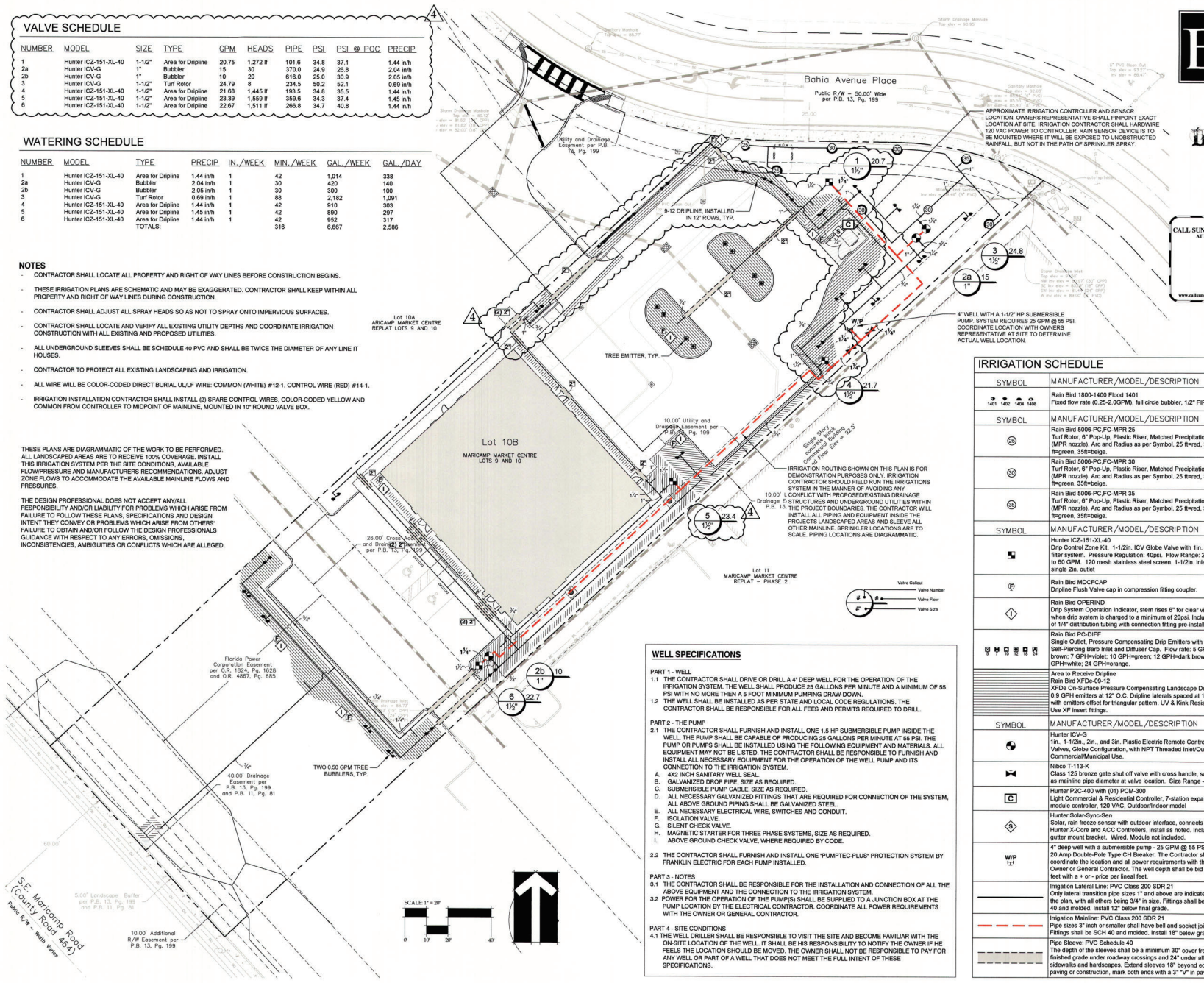
NUMBER	MODEL	TYPE	PRECIP	IN./WEEK	MIN./WEEK	GAL./WEEK	GAL./DAY
1	Hunter ICZ-151-XL-40	Area for Dripline	1.44 in/h	1	42	1,014	338
2a	Hunter ICV-G	Bubbler	2.04 in/h	1	30	420	140
2b	Hunter ICV-G	Bubbler	2.05 in/h	1	30	300	100
3	Hunter ICV-G	Turf Rotor	0.69 in/h	1	88	2,182	1,091
4	Hunter ICZ-151-XL-40	Area for Dripline	1.44 in/h	1	42	910	303
5	Hunter ICZ-151-XL-40	Area for Dripline	1.45 in/h	1	42	890	297
6	Hunter ICZ-151-XL-40	Area for Dripline	1.44 in/h	1	42	952	317
		TOTALS:			316	6,667	2,586

NOTES

- CONTRACTOR SHALL LOCATE ALL PROPERTY AND RIGHT OF WAY LINES BEFORE CONSTRUCTION BEGINS.
- THESE IRRIGATION PLANS ARE SCHEMATIC AND MAY BE EXAGGERATED. CONTRACTOR SHALL KEEP WITHIN ALL PROPERTY AND RIGHT OF WAY LINES DURING CONSTRUCTION.
- CONTRACTOR SHALL ADJUST ALL SPRAY HEADS SO AS NOT TO SPRAY ONTO IMPERVIOUS SURFACES.
- CONTRACTOR SHALL LOCATE AND VERIFY ALL EXISTING UTILITY DEPTHS AND COORDINATE IRRIGATION CONSTRUCTION WITH ALL EXISTING AND PROPOSED UTILITIES.
- ALL UNDERGROUND SLEEVES SHALL BE SCHEDULE 40 PVC AND SHALL BE TWICE THE DIAMETER OF ANY LINE IT HOUSES.
- CONTRACTOR TO PROTECT ALL EXISTING LANDSCAPING AND IRRIGATION.
- ALL WIRE WILL BE COLOR-CODED DIRECT BURIAL UL/LF WIRE: COMMON (WHITE) #12-1, CONTROL WIRE (RED) #14-1.
- IRRIGATION INSTALLATION CONTRACTOR SHALL INSTALL (2) SPARE CONTROL WIRES, COLOR-CODED YELLOW AND COMMON FROM CONTROLLER TO MIDPOINT OF MAINLINE, MOUNTED IN 10" ROUND VALVE BOX.

THESE PLANS ARE DIAGRAMMATIC OF THE WORK TO BE PERFORMED. ALL LANDSCAPED AREAS ARE TO RECEIVE 100% COVERAGE. INSTALL THIS IRRIGATION SYSTEM PER THE SITE CONDITIONS, AVAILABLE FLOW/PRESSURE AND MANUFACTURERS RECOMMENDATIONS. ADJUST ZONE FLOWS TO ACCOMMODATE THE AVAILABLE MAINLINE FLOWS AND PRESSURES.

THE DESIGN PROFESSIONAL DOES NOT ACCEPT ANY/ALL RESPONSIBILITY AND/OR LIABILITY FOR PROBLEMS WHICH ARISE FROM FAILURE TO FOLLOW THESE PLANS, SPECIFICATIONS AND DESIGN INTENT THEY CONVEY OR PROBLEMS WHICH ARISE FROM OTHER FAILURE TO OBTAIN AND/OR FOLLOW THE DESIGN PROFESSIONALS GUIDANCE WITH RESPECT TO ANY ERRORS, OMISSIONS, INCONSISTENCIES, AMBIGUITIES OR CONFLICTS WHICH ARE ALLEGED.



WELL SPECIFICATIONS

PART 1 - WELL

1.1 THE CONTRACTOR SHALL DRIVE OR DRILL A 4" DEEP WELL FOR THE OPERATION OF THE IRRIGATION SYSTEM. THE WELL SHALL PRODUCE 25 GALLONS PER MINUTE AND A MINIMUM OF 55 PSI WITH NO MORE THEN A 5 FOOT MINIMUM PUMPING DRAW-DOWN.

1.2 THE WELL SHALL BE INSTALLED AS PER STATE AND LOCAL CODE REGULATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FEES AND PERMITS REQUIRED TO DRILL.

PART 2 - THE PUMP

2.1 THE CONTRACTOR SHALL FURNISH AND INSTALL ONE 1.5 HP SUBMERSIBLE PUMP INSIDE THE WELL. THE PUMP SHALL BE CAPABLE OF PRODUCING 25 GALLONS PER MINUTE AT 55 PSI. THE PUMP OR PUMPS SHALL BE INSTALLED USING THE FOLLOWING EQUIPMENT AND MATERIALS. ALL EQUIPMENT MAY NOT BE LISTED. THE CONTRACTOR SHALL BE RESPONSIBLE TO FURNISH AND INSTALL ALL NECESSARY EQUIPMENT FOR THE OPERATION OF THE WELL PUMP AND ITS CONNECTION TO THE IRRIGATION SYSTEM.

A. 4X2 INCH SANITARY WELL SEAL.
B. GALVANIZED DROP PIPE, SIZE AS REQUIRED.
C. SUBMERSIBLE PUMP CABLE, SIZE AS REQUIRED.
D. ALL NECESSARY GALVANIZED FITTINGS THAT ARE REQUIRED FOR CONNECTION OF THE SYSTEM, ALL ABOVE GROUND PIPING SHALL BE GALVANIZED STEEL.
E. ALL NECESSARY ELECTRICAL WIRE, SWITCHES AND CONDUIT.
F. ISOLATION VALVE.
G. SILENT CHECK VALVE.
H. MAGNETIC STARTER FOR THREE PHASE SYSTEMS, SIZE AS REQUIRED.
I. ABOVE GROUND CHECK VALVE, WHERE REQUIRED BY CODE.

2.2 THE CONTRACTOR SHALL FURNISH AND INSTALL ONE "PUMPTEC-PLUS" PROTECTION SYSTEM BY FRANKLIN ELECTRIC FOR EACH PUMP INSTALLED.

PART 3 - NOTES

3.1 THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION AND CONNECTION OF ALL THE ABOVE EQUIPMENT AND THE CONNECTION TO THE IRRIGATION SYSTEM.

3.2 POWER FOR THE OPERATION OF THE PUMP(S) SHALL BE SUPPLIED TO A JUNCTION BOX AT THE PUMP LOCATION BY THE ELECTRICAL CONTRACTOR. COORDINATE ALL POWER REQUIREMENTS WITH THE OWNER OR GENERAL CONTRACTOR.

PART 4 - SITE CONDITIONS

4.1 THE WELL DRILLER SHALL BE RESPONSIBLE TO VISIT THE SITE AND BECOME FAMILIAR WITH THE ON-SITE LOCATION OF THE WELL. IT SHALL BE HIS RESPONSIBILITY TO NOTIFY THE OWNER IF HE FEELS THE LOCATION SHOULD BE MOVED. THE OWNER SHALL NOT BE RESPONSIBLE TO PAY FOR ANY WELL OR PART OF A WELL THAT DOES NOT MEET THE FULL INTENT OF THESE SPECIFICATIONS.

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI	4
1401 1402 1404 1408	Rain Bird 1800-1400 Flood 1401 Fixed flow rate (0.25-2.0GPM), full circle bubbler, 1/2" FIPT.	50	20	

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI	RADIUS
25	Rain Bird 5006-PC,FC-MPR 25 Turf Rotor, 6" Pop-Up, Plastic Riser, Matched Precipitation Rotor (MPR nozzle). Arc and Radius as per Symbol. 25 ft=red, 30 ft=green, 35ft=beige.	2	45	25'
30	Rain Bird 5006-PC,FC-MPR 30 Turf Rotor, 6" Pop-Up, Plastic Riser, Matched Precipitation Rotor (MPR nozzle). Arc and Radius as per Symbol. 25 ft=red, 30 ft=green, 35ft=beige.	5	45	30'
35	Rain Bird 5006-PC,FC-MPR 35 Turf Rotor, 6" Pop-Up, Plastic Riser, Matched Precipitation Rotor (MPR nozzle). Arc and Radius as per Symbol. 25 ft=red, 30 ft=green, 35ft=beige.	1	45	35'

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	4
	Hunter ICZ-151-XL-40 Drip Control Zone Kit. 1-1/2in. ICV Globe Valve with 1in. HY100 filter system. Pressure Regulation: 40psi. Flow Range: 20 GPM to 60 GPM. 120 mesh stainless steel screen. 1-1/2in. inlet x single 2in. outlet	4	
F	Rain Bird MDCFCAP Dripline Flush Valve cap in compression fitting coupler.	7	4
I	Rain Bird OPERIND Drip System Operation Indicator, stem rises 6" for clear visibility when drip system is charged to a minimum of 20psi. Includes 16" of 1/4" distribution tubing with connection fitting pre-installed.	7	
	Rain Bird PC-DIFF Single Outlet, Pressure Compensating Drip Emitters with Self-Piercing Barb Inlet and Diffuser Cap. Flow rate: 5 GPH=light brown; 7 GPH=violet; 10 GPH=green; 12 GPH=dark brown; 18 GPH=white; 24 GPH=orange.	8	
	Area to Receive Dripline Rain Bird XFDe-09-12 XFDe On-Surface Pressure Compensating Landscape Dripline. 0.9 GPH emitters at 12" O.C. Dripline laterals spaced at 12" apart with emitters offset for triangular pattern. UV & Kink Resistant. Use XF insert fittings.	5,787 lf	4

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	Hunter ICV-G 1in., 1-1/2in., 2in., and 3in. Plastic Electric Remote Control Valves. Globe Configuration, with NPT Threaded Inlet/Outlet, for Commercial/Municipal Use.	3
	Nibco T-113-K Class 125 bronze gate shut off valve with cross handle, same size as mainline pipe diameter at valve location. Size Range - 1/4" - 3"	2
C	Hunter P2C-400 with (01) PCM-300 Light Commercial & Residential Controller, 7-station expanded module controller, 120 VAC, Outdoor/Indoor model	1
S	Hunter Solar-Sync-Sen Solar, rain freeze sensor with outdoor interface, connects to Hunter X-Core and ACC Controllers, install as noted. Includes gutter mount bracket. Wired. Module not included.	1
W/P	4" deep well with a submersible pump - 25 GPM @ 55 PSI 20 Amp Double-Pole Type CH Breaker. The Contractor shall coordinate the location and all power requirements with the Owner or General Contractor. The well depth shall be bid at 150 feet with a + or - price per lineal feet.	1

			4
	Irrigation Lateral Line: PVC Class 200 SDR 21 Only lateral transition pipe sizes 1" and above are indicated on the plan, with all others being 3/4" in size. Fittings shall be SCH 40 and molded. Install 12" below final grade.	2,142 lf	
	Irrigation Mainline: PVC Class 200 SDR 21 Pipe sizes 3" inch or smaller shall have bell and socket joints. Fittings shall be SCH 40 and molded. Install 18" below grade.	378.5 lf	
	Pipe Sleeve: PVC Schedule 40 The depth of the sleeves shall be a minimum 30" cover from finished grade under roadway crossings and 24" under all sidewalks and hardscapes. Extend sleeves 18" beyond edges of paving or construction, mark both ends with a 3" "V" in pavement.	226.2 lf	

BONNETT design group, llc
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400 S. Orlando Ave. Suite 201
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BDG Proj. 2025.112

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Certificate of Authorization No.: 9230
Laurie A. Elder, RLA FL #LA6666680

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SILVER SPRINGS SHORES
MEDICAL OFFICE BUILDING
MAJOR SITE PLAN
MARION COUNTY, FL
IRRIGATION PLAN

revision	description	date
1	County Comments	07-16-2025
2	Lot 10A Coordination	06-17-2026

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L500

File Location : Z:\Shared\Bonnett Design Group\2025\2025.112_KW AH Silver Springs MOB\design\
Filename : 2025.112_KW AH Silver Springs MOB_IRBASE.dwg Plot Date : Jun. 16, 2026 4:44pm

This Instrument Was Prepared
By And Should Be Returned To:

Jenna Barbato, Esq.
Dean, Mead, Egerton, Bloodworth,
Capouano & Bozarth, P.A.
420 S. Orange Avenue, Suite 700
Orlando, FL 32801
(407) 841-1200

Property Appraisers Parcel
Identification (Folio) Number: 37491-003-12

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED (this "**Deed**"), executed as of the 28th day of May, 2026, by **MARICAMP LAND, LLC**, a Florida limited liability company ("**Grantor**"), whose address is 2441 NE 3rd Street, Suite 201, Ocala, Florida 34470 to **URGENT CARE DEVELOPERS OF SILVER SPRINGS SHORES, LLC**, a Florida limited liability company ("**Grantee**"), whose mailing address is 255 S. Orange Avenue, Suite 720, Orlando, Florida 32801.

W I T N E S S E T H:

That Grantor, for and in consideration of the sum of ten dollars ($10.00) and other good and valuable consideration to Grantor in hand paid by Grantee, the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, and sold to Grantee and Grantee's heirs and assigns forever, the real property situate, lying, and being in Marion County, Florida, and described in **Exhibit "A"** attached to this Deed (the "**Property**"), subject to the Permitted Exceptions listed in **Exhibit "B"** attached to this Deed (the "**Permitted Exceptions**"), provided that any reference to the foregoing matters shall not reimpose the same.

TO HAVE AND TO HOLD the same in fee simple forever.

And Grantor covenants with Grantee that, at the time of the delivery of this Deed the Property was free from all encumbrances made by Grantor, other than the Permitted Exceptions, and that Grantor hereby specially warrants the title to the Property and will defend it against the lawful claims of all persons claiming by, through, or under Grantor, but not otherwise, subject to Permitted Exceptions.

[SIGNATURE PAGE TO FOLLOW]

GREGORY C HARRELL CLERK & COMPTROLLER MARION CO
CFN# 2026068752 BK 8920 Pgs 0784-0788 05/29/2026 08:26:44 AM
REC FEE 44.00 INDEX DEED DOC 5,600.00

IN WITNESS WHEREOF, Grantor has executed this Deed as of the day and year first above written.

Signed, sealed, and delivered
in the presence of:

Rena Lovely
Signature of First Witness

Rena Lovelly
Print Name of First Witness

211 NW 3rd St.
Ocala FL 34475
Address of First Witness

Beverly J. Hernandez
Signature of Second Witness

Beverly J. Hernandez
Print Name of Second Witness

211 NW 3rd St.
Ocala FL 34475
Address of Second Witness

MARICAMP LAND, LLC,
a Florida limited liability company

By: John S. Rudnianyn
Name: John S. Rudnianyn
Title: Manager

STATE OF FLORIDA)
) ss.:
COUNTY OF Marion)

The foregoing instrument was acknowledged before me by means of [X] physical presence or [ ] online notarization this 21st day of May, 2026, by John S. Rudnianyn, as Manager of MARICAMP LAND, LLC, a Florida limited liability company, on behalf of the limited liability company, who is personally known to me or who produced _____ as identification.

[Official Notarial Seal]

RENA LOVELY
NOTARY PUBLIC
MY COMMISSION
EXPIRES 7-17-2027
STATE OF FLORIDA
COMMISSION NUMBER HH 420102

Rena Lovely
Notary Public

Rena Lovelly
(Print or type name)
Commission No.: _____
My Commission Expires:

GREGORY C HARRELL MARION COUNTY FL
CFN# 2026068752 OR BK 8920 PG 785 Pgs 0784-0788 05/29/2026 08:26:44 AM

Exhibit "A"
Legal Description

PARCEL 1: (Fee Simple Estate)

Lot 10B, Maricamp Market Centre Replat - Phase 2 Replat Lots 9 and 10, according to the map or plat thereof, as recorded in Plat Book 17, Page 65, of the Public Records of Marion County, Florida.

PARCEL 2: (Non-Exclusive Easement Estate)

TOGETHER WITH: Non-Exclusive Easement(s) as set forth and created by that certain Declaration of Covenants and Restrictions for Maricamp Market Centre recorded December 13, 2007 in Official Records Book 4946, Page 1101; amended in Official Records Book 8273, Page 51, and as may be subsequently amended, Public Records of Marion County, Florida, over, under and across the lands described therein under Sections 2.

PARCEL 3: (Non-Exclusive Easement Estate)

TOGETHER WITH: Non-Exclusive Easement(s) as set forth and created by that certain Declaration of Covenants, Conditions and Restrictions or Lot 3, Maricamp Market Centre recorded December 24, 2014 in Official Records Book 6144, Page 1329; amended in Official Records Book 7157, Page 298; Official Records Book 7598, Page 878; Official Records Book 8563, Page 1506; Official Records Book 8629, Page 1881 and Official Records Book 8842, Page 1436, Public Records of Marion County, Florida, over, under and across the lands described therein under Sections 2.5; 2.9.1; 2.9.2; and 2.10.

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Exhibit "B"
Permitted Exceptions

1. Taxes and assessments for the year 2026 and subsequent years, which are not yet due and payable.

2. Distribution Easement to Florida Power Corporation doing business as Progress Energy Easement to Florida Power Corporation, a Florida corporation recorded in Deed Book 264, Page 373, as affected by Partial Release of Easement recorded in Official Records Book 1824, Page 1628 and Partial Release of Easement recorded in Official Records Book 4867, Page 685.

3. Easement granted to Florida Power Corporation, a Florida corporation recorded in Deed Book 336, Page 17.

4. Gas Service Agreement recorded in Official Records Book 137, Page 411 and Gas Service Agreement recorded in Official Records Book 152, Page 764.

5. Restrictions, covenants, conditions, easements and other matters as contained on the Plat of Maricamp Market Centre, recorded in Plat Book 11, Page 81, of the Public Records of Marion County, Florida.(as to Parcel 2).

6. Terms and conditions of Restrictions, covenants, conditions and easements, which include provisions for A. an easement on the land; B. a lien for liquidated damages; C. a private charge or assessments; as contained in that certain Declaration of Covenants and Restrictions for Maricamp Market Centre recorded in Official Records Book 4946, Page 1101; amended in Official Records Book 8273, Page 51, and as may be subsequently amended.

7. Covenant (Maricamp Market Centre Plat) recorded in Official Records Book 4946, Page 1150.

8. Marion County Plat Improvements Agreement with Irrevocable Letters of Credit (Maricamp Market Centre Plat) recorded in Official Records Book 4946, Page 1151, amended by First Amendment to Marion County Plat Improvements Agreement with Irrevocable Letters of Credit (Maricamp Marker Centre Plat) recorded in Official Records Book 5266, Page 1981, Second Amendment to Marion County Plat Improvements Agreement with Irrevocable Letters of Credit (Maricamp Marker Centre Plat) recorded in Official Records Book 5916, Page 725 and Third Amendment to Marion County Plat Improvements Agreement with Irrevocable Letters of Credit (Maricamp Marker Centre Plat) recorded in Official Records Book 6136, Page 1406.

9. Terms and conditions of Restrictions, covenants, conditions and easements, which include provisions for A. an easement on the land; B. a lien for liquidated damages; C. a private charge or assessments; as contained in that certain Declaration of Covenants, Conditions and Restrictions for Lot 3, Maricamp Market Centre recorded in Official Records Book 6144, Page 1329; amended in Official Records Book 7157, Page 298; Official Records

GREGORY C HARRELL MARION COUNTY FL
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Book 7598, Page 878; Official Records Book 8563, Page 1506; Official Records Book 8629, Page 1881 and Official Records Book 8842, Page 1436, and as may be subsequently amended.

10. Developer's Agreement (Plat - Maricamp Market Centre Replat - Phase I) recorded in Official Records Book 6144, Page 1294, re-recorded in Official Records Book 6153, Page 684.

11. Restrictions, covenants, conditions, easements and other matters as contained on the Plat of Maricamp Market Centre Replat - Phase 2, recorded in Plat Book 13, Page 199, of the Public Records of Marion County, Florida.

12. Easement in favor of Marion County, a political subdivision of the State of Florida set forth in instrument recorded in Official Records Book 3093, Page 571 and Reservation of an easement for road right of way, drainage and utilities, as set forth in Deed by and between Marion County, Florida, Grantor, and Robert D. Wilson, Trustee, Grantee, recorded in Official Records Book 3622, Page 1168.

13. Restrictions, covenants, conditions, easements and other matters as contained on the Plat of MARICAMP MARKET CENTRE REPLAT - PHASE 2 LOTS 9 AND 10, recorded in Plat Book 17, Page 65, of the Public Records of Marion County, Florida.

14. This conveyance is subject to a restriction against the use of the Property as a self-storage facility, including indoor storage, outdoor storage, or storage parking for vehicles, trailers, boats, equipment or other goods (the "Use Restriction"). The Use Restriction is binding upon Grantee and Grantee's successors and assigns; and is deemed to be a covenant that shall run with the land.

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Marion County

Development Review Committee

Agenda Item

File No.: 2026-24069 **Agenda Date:** 8/17/2026 **Agenda No.:** 5.5.

SUBJECT:
Weybourne Phase 4/ImprovePln-00052-2026 - Preliminary Plat
Parcel #: 35300-000-17 #PrelimPlat-000567-2026
Kimley-Horn and Associates

SUBMITTAL SUMMARY REPORT
PrelimPlat-000567-2026

PLAN NAME:	Weybourne Phase 4/ImprovePln-000532-2026	**LOCATION:**	
APPLICATION DATE:	03/30/2026	**PARCEL:**	35300-000-17
DESCRIPTION:	Preliminary Plat for a residential subdivision consisting of 215 lots		

CONTACTS	NAME	COMPANY
Applicant	Kimley Horn	KIMLEY-HORN AND ASSOCIATES, INC
Applicant	Kimley Horn	KIMLEY-HORN AND ASSOCIATES, INC
Engineer of Record	Gene Losito	Kimley-Horn and Associates, Inc.

SUBMITTAL	STARTED	DUE	COMPLETE	STATUS
OCE: Plan Review (DR) v.3	08/03/2026	08/10/2026	08/13/2026	Approved
OCE: Plan Review (DR) v.2	07/10/2026	07/17/2026	07/17/2026	Requires Re-submit
OCE: Plan Review (DR) v.1	04/01/2026	04/16/2026	04/28/2026	Requires Re-submit

SUBMITTAL DETAILS

OCE: Plan Review (DR) v.3

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
911 Management (DR) (911 Management)	Kristie Wright	08/10/2026	08/05/2026	Approved

Corrections 2.12.22 - All lots identified (**Resolved**) - **Corrective Action:** Sheet C001 – Parcel number listed under General Notes should read Part of 35300-000-17, Sheet C005 – Lots 37, 38 and 39 are mislabeled as 264,261, and 257, Sheet C006 - Lot 26 needs to be labeled, Lots 31-39 are mislabeled as 258, 254, 250, 247, 244, 267, 264, 261, and 257. Please correct on futures submittals. - 2.12.22 - All lots identified: Show all proposed lot, tract and/or parcel lines with dimensions and area in square feet.

Corrections 2.12.28 - Road identification (**Resolved**) - **Corrective Action:** New road names have been labeled on Sheet C002. Sheet C005 – Please add a label for SW 63rd Street Rd. Please be sure to label roads accordingly on all applicable sheets of all future submittals. - 2.12.28 - Road identification: All roads shall be identified by quadrant number as assigned by Marion County 911 Management.

Corrections 2.12.22 - All lots identified (**Resolved**) - **Corrective Action:** Sheet C005 - Tract G is incorrectly labeled as 230. - 2.12.22 - All lots identified: Show all proposed lot, tract and/or parcel lines with dimensions and area in square feet.

Corrections Additional 911 Comments (**Resolved**) - **Corrective Action:** Sheet C001 – Range should be 20 not 21. Please correct on all future submittals. - Additional Comments:

Environmental Health (Plans) (Environmental Health)	Evan Searcy	08/10/2026	08/10/2026	Approved
Fire Marshal (Plans) (Fire)	Jonathan Kenning	08/10/2026	08/03/2026	Approved
Growth Services Planning & Zoning (DR) (GS Planning and Zoning)	sarah wells	08/10/2026	08/04/2026	Approved

Corrections 3.2.3/6.6/5.2.5 - RESIDENTIAL - Min/Max Density (**Resolved**) - **Corrective Action:** Show max and min density and proposed density. - 3.2.3/6.6/5.2.5 - RESIDENTIAL - Min/Max Density: For residential project, show maximum and minimum allowable density, and proposed density.

Corrections 2.12 - Land Use Designation-adjacent properties (**Resolved**) - **Corrective Action:** Land use designation of adjacent parcel is missing. Please correct. - 2.12 - Land Use Designation-adjacent properties: Show existing land use designation on the adjacent properties.

Corrections 2.12.24 - Landscape requirements/6.8.6 - Buffering (**Resolved**) - **Corrective Action:** Proposed buffers are missing. Please provide all required descriptions and illustrations for each proposed buffers. - 2.12.24 - Landscape requirements/6.8.6 - Buffering: Show buffer types, locations, and dimensions of required buffering on plan. Show buffer descriptions and illustrations of each proposed buffer (including longitudinal and transverse cross-sections)

Corrections 2.12.5/1.8.2.F - Concurrency Deferral Statement (**Resolved**) - **Corrective Action:** Provide the concurrency statement on the cover sheet. - 2.12.5/1.8.2.F - Concurrency Deferral Statement: Please provide a concurrency statement on the cover sheet according to LDC Sec. 1.8.2 (F) - Concurrency Deferral. An owner may elect to defer required concurrency review and approval for a development application identified in Section 1.8.2.A to a subsequent development application review stage by executing the following "Concurrency Deferral Statement" on the development application plan, or in a separate sworn and notarized affidavit, a copy of which shall be provided to Growth Services and the original shall be recorded in Marion County's Public Records, as applicable: "This project has not been granted concurrency approval and/or granted and/or reserved any public facility capacities. Future rights to develop the resulting property(ies) are subject to a deferred concurrency determination, and final approval to develop the property has not been obtained. The completion of concurrency review and/or approval has been deferred to later development review stages, such as, but not limited to, [list subsequent applications expected pursuant to Section 1.8.2.C as applicable]."

Corrections 2.12.9 - Existing, proposed & adjacent ROWs (**Resolved**) - **Corrective Action:** Existing, proposed, and/or adjacent ROW information is missing. Please provide correct information for all existing, proposed, and adjacent ROW serving the project on the plan. - 2.12.9 - Existing, proposed & adjacent ROWs: Show name, location and dimensions of any existing, proposed, and adjacent streets, including all rights-of-way serving the project on plan.

Corrections 2.12/4.2 - Building height (**Resolved**) - **Corrective Action:** Building heights are missing. Please provide correct information in the site data table. - 2.12/4.2 - Building height: Show building height (primary and accessory structures) in the site data table.

SUBMITTAL SUMMARY REPORT (PrelimPlat-000567-2026)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
Growth Services Planning & Zoning (DR) (GS Planning and Zoning)	sarah wells	08/10/2026	08/04/2026	Approved
Corrections	2.12 - Site coverage (**Resolved**) - **Corrective Action:** Site coverage information is not compliant to LDC requirement. Provide list of site coverage in square footage, acreage, and percentage. Please provide correct information on the list. - 2.12 - Site coverage: Provide list of site coverage in square footage, acreage, and percentage. Including existing and proposed building coverage by intended use with gross floor area, leasable/interior area, existing and proposed gross impervious area.			
Corrections	2.12/2.12.21 - Open space and natural areas (**Resolved**) - **Corrective Action:** Open space and natural area information is missing. Provide list of open space and natural areas in square footage, acreage, and percentage. Including existing and proposed natural open space, improved open space, open water, wetland, and preserved natural areas. Please provide correct information on the list and on the plan. - 2.12/2.12.21 - Open space and natural areas: Provide list of open space and natural areas in square footage, acreage, and percentage. Including existing and proposed natural open space, improved open space, open water, wetland, and preserved natural areas. Also show them on the plan.			
Landscape (Plans) (Parks and Recreation)	Susan Heyen	08/10/2026	08/04/2026	Approved
OCE Design (Plans) (Office of the County Engineer)	Gerald Koch	08/10/2026	08/06/2026	Approved
OCE Property Management (Plans) (Office of the County Engineer)		08/10/2026	08/11/2026	Informational
Comments	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]." -DR 8/11/26			
OCE Stormwater (Permits & Plans) (Office of the County Engineer)	Alexander Turnipseed	08/10/2026	08/05/2026	Approved
Recommendations	Please ensure the criteria of LDC Section 6.13 is satisfied with the Improvement Plans			
OCE Survey (Plans) (Office of the County Engineer)	Theresa Smail	08/10/2026	08/06/2026	Approved
Corrections	Additional Survey Comments (**Resolved**) - Please submit Boundary and Topographic survey for the area depicted on the submitted preliminary plat for Weybourne Landing Phase 4 located in Sections 1 & 12, Township 16 South, Range 21 East			
OCE Traffic (Permits & Plans) (Office of the County Engineer)	Sydney Oberdorfer	08/10/2026	08/04/2026	Approved
Corrections	6.12.2 - Right-of-way (**Resolved**) - **Corrective Action:** The lot details show a 28' right-of-way while the cross section shows at 30' right-of-way. The approved waiver for OTOW requires a 30' right-of-way with 15' easements on each side. Please correct the typical lot details. - 6.12.2 - Right-of-way: Show the right-of-way width.			
Corrections	6.12.9 - Subdivision roads (**Resolved**) - **Corrective Action:** Several of the curves do not meet the minimum design speed requirement. Staff supports a waiver subject to providing appropriate curve signage per the MUTCD. - 6.12.9 - Subdivision roads : Subdivision roads must meet the design requirements in Section 6.12.9.			

SUBMITTAL SUMMARY REPORT (PrelimPlat-000567-2026)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
Utilities (OCE Plans) (Utilities)	Heather Proctor	08/10/2026	08/03/2026	Approved

Comments Previously approved. Marion County Utilities defers to Bay Laurel CDD as the serving utility for this project.

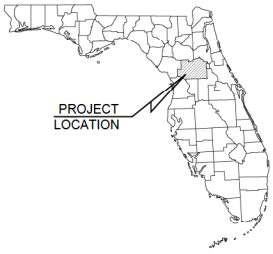
PRELIMINARY PLAT FOR

WEYBOURNE LANDING PHASE 4

MARION COUNTY, FLORIDA

SECTION 01, TOWNSHIP 16 SOUTH, RANGE 20 EAST
AND
SECTION 12, TOWNSHIP 16 SOUTH, RANGE 20 EAST

JULY 2026



GENERAL NOTES

LAND USE DEVELOPMENT DATA
PARCEL IDENTIFICATION NUMBER: PART OF 35300-000-17

PRESENT ZONING: PUD - BAY LAUREL PUD (AR: 32318 APPROVED 07/14/2025)

ABUTTING ZONING: NORTH- PUD
EAST- R/W
SOUTH- PUD
WEST- PUD

LAND USE: ON TOP OF THE WORLD DRI

WEYBOURNE LANDING PHASE 4 AREA: 99.20 ACRES

PROPOSED ROAD LENGTH: 1.68 MILES

PROPOSED LOTS: 215 LOTS

MAX. DENSITY: 5 UNITS/AC

PROPOSED DENSITY: 2.2 UNITS/AC

EXISTING IMPERVIOUS AREA: 0%

PROPOSED IMPERVIOUS AREA: 23.8% (23.62 ACRES)

OPEN SPACE REQUIRED: 864,665 SF (19.85 AC) 20.0%

OPEN SPACES PROPOSED: 1,108,431 SF (25.45 AC) 25.6%

WETLANDS: N/A

LOT WIDTH: 40' MIN.

LOT AREA: 2,625 SF MIN.

LOT SETBACKS
FRONT = 10'
SIDE STREET = 10'
SIDE = 5'
REAR = 20'
BUILDING HEIGHT = 40' MAX.
EXISTING BUILDING HEIGHT: N/A
PROPOSED BUILDING HEIGHT: 40 FT (2 STORY)
REQUIRED PARKING: N/A
PROPOSED PARKING: N/A

NO CHANGE TO THE WORK AS SHOWN ON THE APPROVED PLANS SHALL BE MADE WITHOUT NOTIFICATION TO AND APPROVAL BY THE OFFICE OF THE COUNTY ENGINEER.

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

MARION COUNTY SPRINGS PROTECTION ZONE:
SECONDARY ZONE

FEMA DESIGNATION:
THE PROJECT LIES WITHIN FEMA FLOOD ZONE "X", AND AREA WITH REDUCED FLOOD HAZARD, AS PER FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO'S. 12083C0682E, EFFECTIVE APRIL 19, 2017.

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

ADDITIONAL NOTES:
- STREETS TO BE PRIVATE WITH RESIDENTIAL USE (DESIGN SPEED 15 MPH, POSTED 15 MPH).
- RESIDENTIAL IRRIGATION IS VIA POTABLE WATER SYSTEM..
- CONTOUR DATA IS BASED ON A TOPOGRAPHIC SURVEY BY JCH CONSULTING GROUP, INC.
- TOPOGRAPHY SHALL BE VERIFIED PRIOR TO CONSTRUCTION.
- NO CHANGE TO THE WORK AS SHOWN ON THE APPROVED PLANS SHALL BE MADE WITHOUT NOTIFICATION TO AND APPROVED BY THE OFFICE OF THE COUNTY ENGINEER.
- DEVELOPMENT OF THE PROPERTY WITHIN THE OTOW DRI, AS SHOWN ON THIS MASTER PLAN, IS SUBJECT TO THE TERMS AND CONDITIONS OF THE AMENDED AND RESTATED DEVELOPMENT ORDER FOR ON TOP OF THE WORLD DEVELOPMENT OF REGIONAL IMPACT (ARDO) AS MAY BE AMENDED FROM TIME TO TIME, INCLUDING PROVISIONS REGARDING THE CONCURRENCY OF PUBLIC FACILITIES; REFERENCE MARION COUNTY OFFICIAL RECORD BOOK/PAGES 6445/1390-1439, AND 6953/457-497. ALL PROPERTY WITHIN THIS PUD MASTER PLAN SHALL BE ELIGIBLE TO USE ARDO CONCURRENCY CREDITS PROVIDED THE ENTITLEMENTS ARE DRAWN DOWN FROM THE VESTED OTOW DRI ENTITLEMENTS.
- THIS PROJECT HAS NOT BEEN GRANTED CONCURRENCY APPROVAL AND/OR GRANTED AND/OR RESERVED ANY PUBLIC FACILITY CAPACITIES. FUTURE RIGHTS TO DEVELOP THE RESULTING PROPERTY(IES) ARE SUBJECT TO A DEFERRED CONCURRENCY DETERMINATION, AND FINAL APPROVAL TO DEVELOP THE PROPERTY HAS NOT BEEN OBTAINED. THE COMPLETION OF CONCURRENCY REVIEW AND/OR APPROVAL HAS BEEN DEFERRED TO LATER DEVELOPMENT REVIEW STAGES, SUCH AS, BUT NOT LIMITED TO XXX.

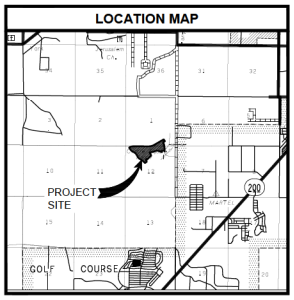
WAIVERS APPROVED FOR ON TOP OF THE WORLD DRI:

6.13.8.B(5) - MINIMUM DRAINAGE EASEMENT	06/09/2025
DETAIL TS-009 - UTILITY LOCATION	06/09/2025
6.12.9.1 - CORNER RADII AT INTERSECTIONS	06/09/2025
6.12.2 TABLE 6.12-1 - PRIVATE ROAD MINIMUM RIGHT OF WAY WIDTH	06/09/2025
6.12.9.E - RIGHT OF WAY DEDICATION	06/09/2025
6.11.4.C.(1) - SECTION/QUARTER SECTION LINE ROADS	06/09/2025
DETAIL TS 031-032 - DECORATIVE POSTS/POSTS FOR REGULATORY AND WARNING SIGNS	06/09/2025
6.12.9(K) - CENTERLINE RADII	06/09/2025
6.12.9(G) - CUL DE SACS AND DEAD ENDS	06/09/2025
6.11.8(B)(1) - OFF STREET PARKING	06/09/2025
6.12.5(A) - CROSS SECTIONS	06/09/2025
6.12.9.E - PRIVATE ROAD STATUS	06/09/2025

NORTH

SCALE AS SHOWN

LOCATION MAP



UTILITY CONTACT LISTING

ELECTRIC:
DUKE ENERGY ELECTRIC
330 SOUTH US HWY 301
SUMTERVILLE, FL 33585
JEREMY BOLDUC
(352) 753-3801 EXT. 1304

WATER & SEWER:
MARION COUNTY UTILITIES
8836 SW 80TH COURT, SUITE 400
OCALA, FL 33481
(352) 307-6564, EXT. 1104

PROJECT OWNER AND CONSULTANTS

OWNER / APPLICANT:
COLEN BUILT DEVELOPMENTS, LLC
8445 SW 80TH STREET ROAD
OCALA, FL 33481
(352) 387-7480

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

SURVEYOR:
JCH CONSULTING GROUP, INC.
2128 NW BUTCHYTON ROAD
OCALA, FLORIDA 34475
(352) 405-1452

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

ENVIRONMENTAL:
BREEDLOVE, DENNIS & ASSOCIATES, INC.
330 W. CANTON AVENUE
WINTER PARK, FL 32789
(407) 677-1682

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

KENNETH D. COLEN
PRESIDENT
COLEN BUILT DEVELOPMENT, LLC

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

GENE BRUNO LOSITO, P.E.
STATE OF FLORIDA
PROFESSIONAL ENGINEER,
LICENSE NO. 70047
THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY GENE BRUNO LOSITO, P.E. ON THE DATE INDICATED HERE.
SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

CALL 2 BUSINESS DAYS BEFORE YOU DIG
IT'S THE LAW!
DIAL 811
Know what's below. Call before you dig.
SUNSHINE STATE ONE CALL OF FLORIDA, INC.

No.	REVISIONS	DATE	BY
0	NOT FOR CONSTRUCTION		

Kimley»Horn
© 2026 KIMLEY-HORN AND ASSOCIATES, INC.
1700 SE 17TH STREET, SUITE 200, OCALA, FLORIDA 34471
PHONE: 352 438-3000
WWW.KIMLEY-HORN.COM REGISTRY NO. 35106

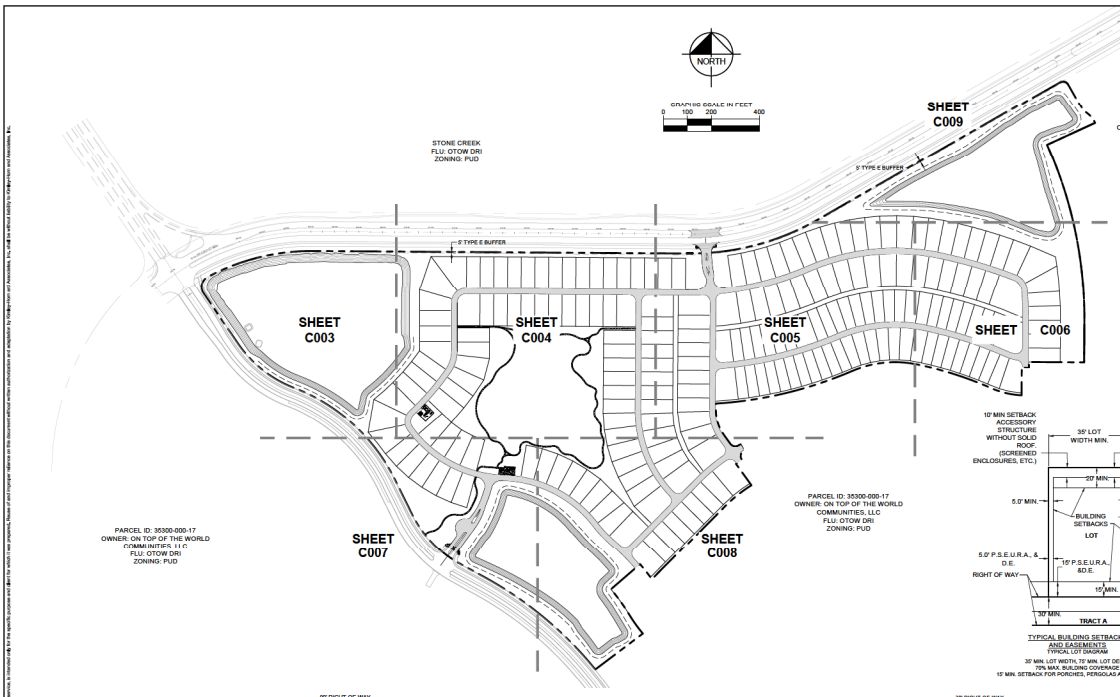
KHA PROJECT 241024
DATE: JULY 2026
SCALE: AS SHOWN
DESIGNED BY: KHA
DRAWN BY: ---
CHECKED BY: ---

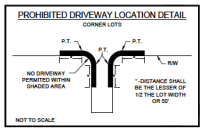
COVER SHEET

WEYBOURNE LANDING PHASE 4
PREPARED FOR
COLEN BUILT DEVELOPMENT, LLC
MARION COUNTY FLORIDA

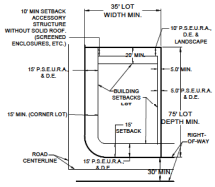
SHEET NUMBER
C001

"This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc."

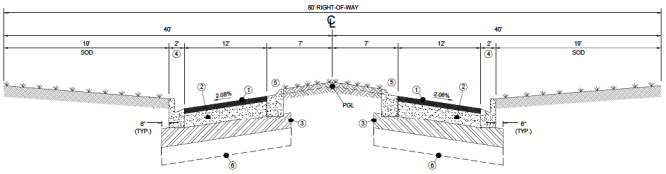




TYPICAL BUILDING SETBACKS AND EASEMENTS
TYPICAL LOT DIAGRAM
30' MIN. LOT WIDTH, 75' MIN. LOT DEPTH
70% MAX. BUILDING COVERAGE
15' MIN. SETBACK FOR PORCHES, PERGOLAS AND CANOPIES

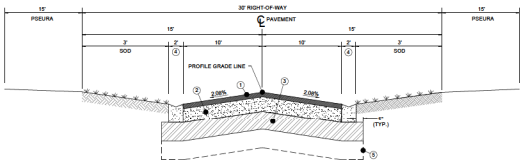


CORNER LOT BUILDING SETBACKS AND EASEMENTS
TYPICAL LOT DIAGRAM
30' MIN. LOT WIDTH, 75' MIN. LOT DEPTH
70% MAX. BUILDING COVERAGE
15' MIN. SETBACK FOR PORCHES, PERGOLAS AND CANOPIES



1. 2-1/2" MINIMUM THICK SP-12.5 ASPHALTIC CONCRETE SURFACE
2. 10" MINIMUM THICK LIMEROCK BASEWITH A MINIMUM LBR OF 100, COMPACTED TO 98% OF MAXIMUM DENSITY PER FM 1 T-180
3. 12" MINIMUM THICK STABILIZED SUBGRADE WITH A MINIMUM LBR OF 40, COMPACTED TO 98% OF MAXIMUM DENSITY PER FM 1 T-180
4. STANDARD TYPE "F" CURB
5. STANDARD TYPE "A" CURB
6. OVER EXCAVATE 2' AND REPLACE UNSUITABLE SOIL WITH CLEAN FILL PER GEOTECHNICAL RECOMMENDATIONS

BOULEVARD CROSS SECTION
(STREET A & STREET B)
MINIMUM DESIGN SPEED = 15 MPH



TYPICAL SECTION

1. 1-1/2" MINIMUM THICK TYPE SP-9.5 ASPHALTIC CONCRETE SURFACE
2. 8" MINIMUM THICK LIMEROCK BASE WITH A MINIMUM LBR OF 100, COMPACTED TO 98% OF MAXIMUM DENSITY PER FM 1 T-180
3. 12" MINIMUM THICK STABILIZED SUBGRADE WITH A MINIMUM LBR OF 40, COMPACTED TO 98% OF MAXIMUM DENSITY PER FM 1 T-180
4. 2' DROP CURB
5. OVER EXCAVATE 2' AND REPLACE UNSUITABLE SOIL WITH CLEAN FILL PER GEOTECHNICAL RECOMMENDATIONS.

30' R/W LOCAL RESIDENTIAL STREET
(TYPICAL SUBDIVISION STREET)
MINIMUM DESIGN SPEED = 15 MPH

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DIAL 811
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SUNSHINE STATE ONE CALL OF FLORIDA, INC.

No.	REVISIONS	DATE	BY

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

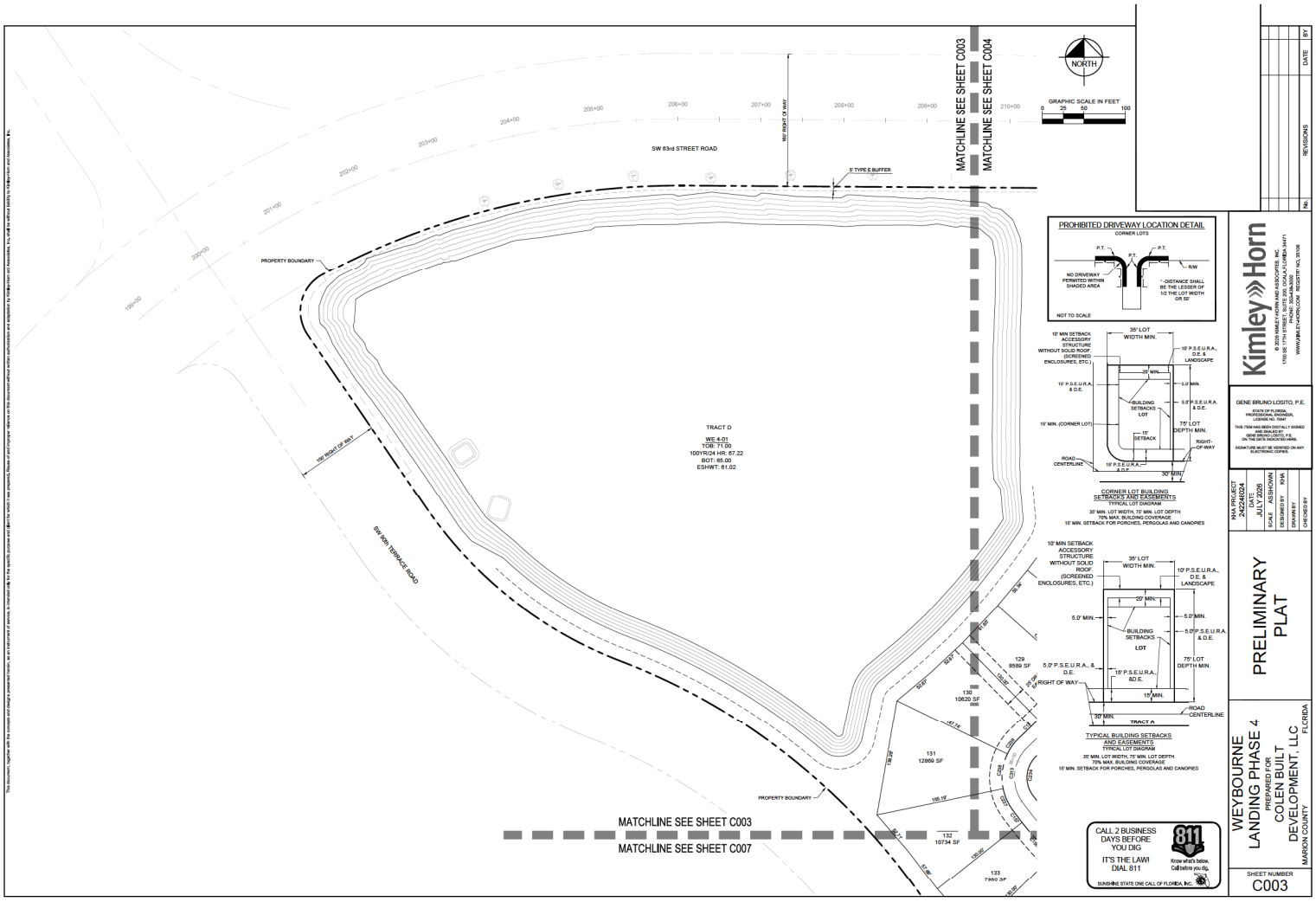
GENE BRUNO LOSITO, P.E.
STATE OF FLORIDA
PROFESSIONAL ENGINEER
LICENSE NO. 70547
THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY GENE BRUNO LOSITO, P.E. ON THE DATE INDICATED HERE.
SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

KHA PROJECT 2240024	
DATE	JULY 2025
SCALE	AS SHOWN
DESIGNED BY	KHA
DRAWN BY	
CHECKED BY	

INDEX OF SHEETS

WEYBOURNE LANDING PHASE 4
PREPARED FOR
COLEN BUILT DEVELOPMENT, LLC
MARION COUNTY FLORIDA

SHEET NUMBER
C002



MATCHLINE SEE SHEET C003
MATCHLINE SEE SHEET C004
MATCHLINE SEE SHEET C007
NORTH
GRAPHIC SCALE IN FEET
0 25 50 100
SW 63rd STREET ROAD
SW 90th TERRACE ROAD
PROPERTY BOUNDARY
5' TYPE E BUFFER
TRACT D
WE 4-01
TOB: 71.00
100YR/24 HR: 67.22
BOT: 65.00
ESHWT: 61.02
PROHIBITED DRIVEWAY LOCATION DETAIL
CORNER LOTS
NO DRIVEWAY PERMITED WITHIN SHADED AREA
* -DISTANCE SHALL BE THE LESSER OF 1/2 THE LOT WIDTH OR 50'
NOT TO SCALE
CORNER LOT BUILDING SETBACKS AND EASEMENTS
TYPICAL LOT DIAGRAM
35' MIN. LOT WIDTH, 75' MIN. LOT DEPTH
70% MAX. BUILDING COVERAGE
15' MIN. SETBACK FOR PORCHES, PERGOLAS AND CANOPIES
TYPICAL BUILDING SETBACKS AND EASEMENTS
TYPICAL LOT DIAGRAM
35' MIN. LOT WIDTH, 75' MIN. LOT DEPTH
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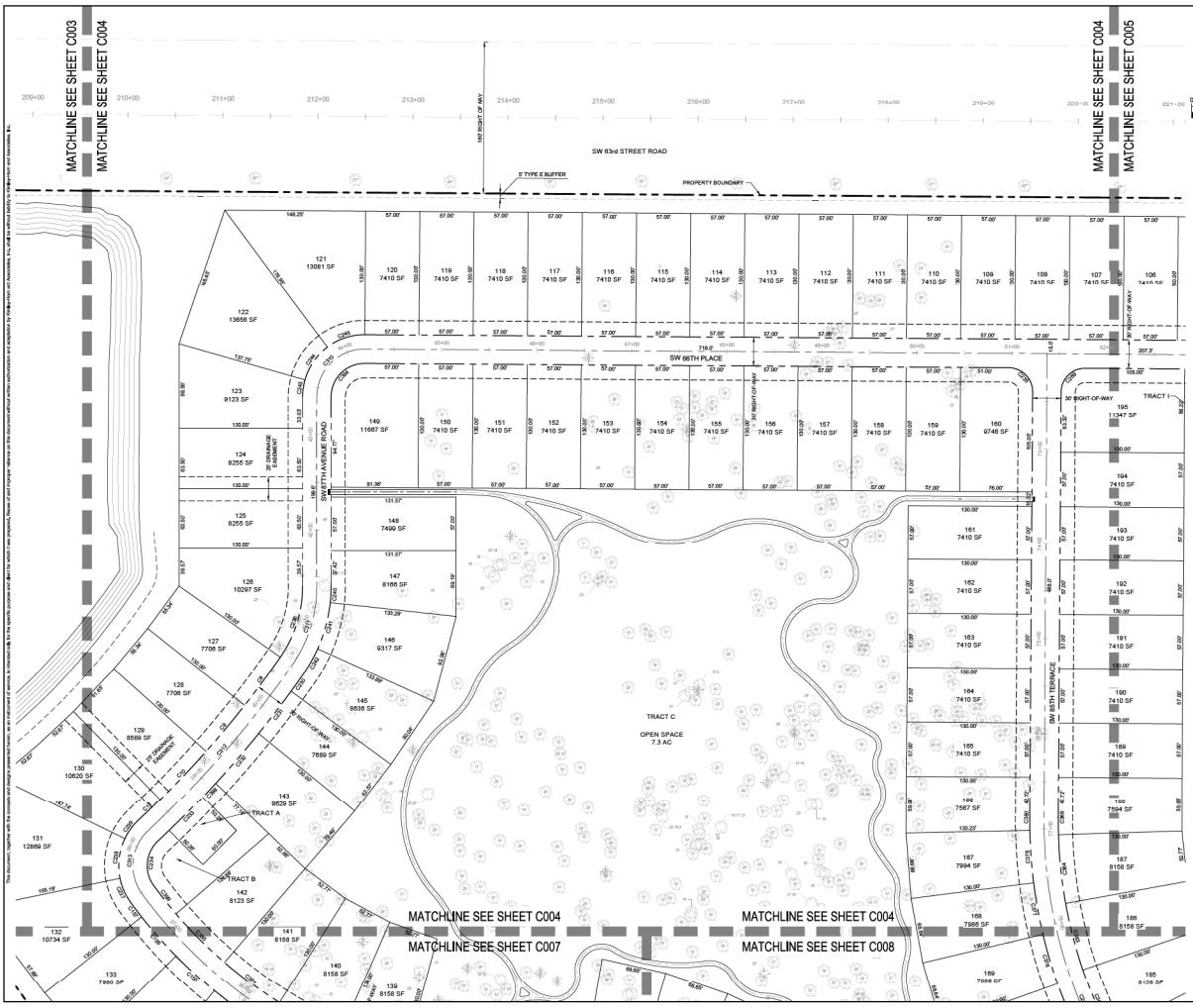
Kimley»Horn
GENE BRUNO LOSITO, P.E.
KHA PROJECT 242240024
DATE JULY 2026
SCALE ASSHOWN
DESIGNED BY KHA
DRAWN BY
CHECKED BY
PRELIMINARY PLAT
WEYBOURNE LANDING PHASE 4
PREPARED FOR
COLEN BUILT DEVELOPMENT, LLC
MARION COUNTY FLORIDA
SHEET NUMBER
C003



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PHONE: 352 438 3000
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No.	REVISIONS	DATE	BY

GENE BRUNO LOSITO, P.E.
STATE OF FLORIDA
PROFESSIONAL ENGINEER
LICENSE NO. 70547
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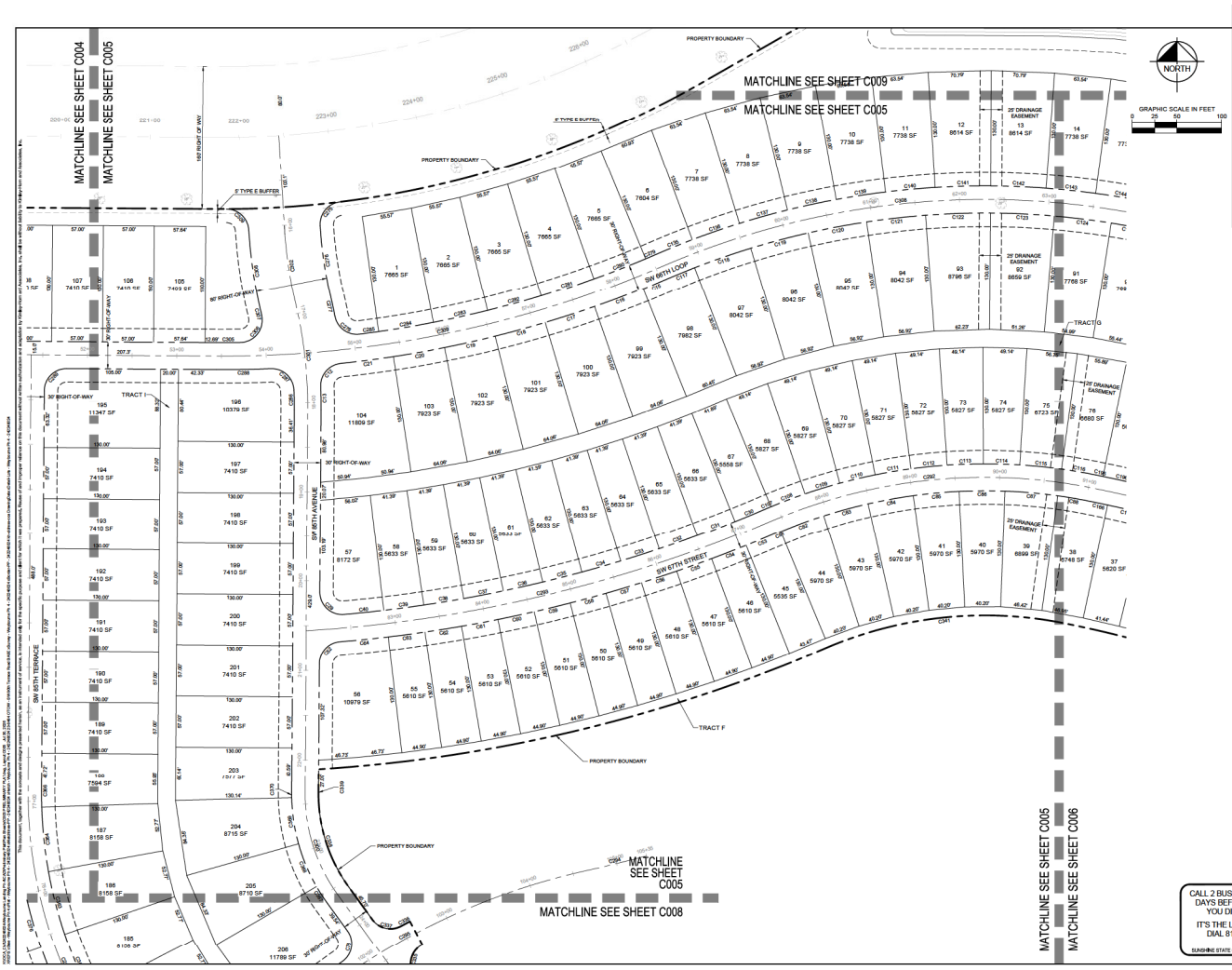
KHA PROJECT 270024
DATE JULY 2026
SCALE AS SHOWN
DESIGNED BY KHA
DRAWN BY
CHECKED BY

PRELIMINARY PLAT

WEYBOURNE LANDING PHASE 4
PREPARED FOR
COLEN BUILT DEVELOPMENT, LLC
MARION COUNTY FLORIDA

SHEET NUMBER
C004



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KHA PROJECT #	019024
DATE	JULY 2026
SCALE	AS SHOWN
DESIGNED BY	KHA
DRAWN BY	
CHECKED BY	

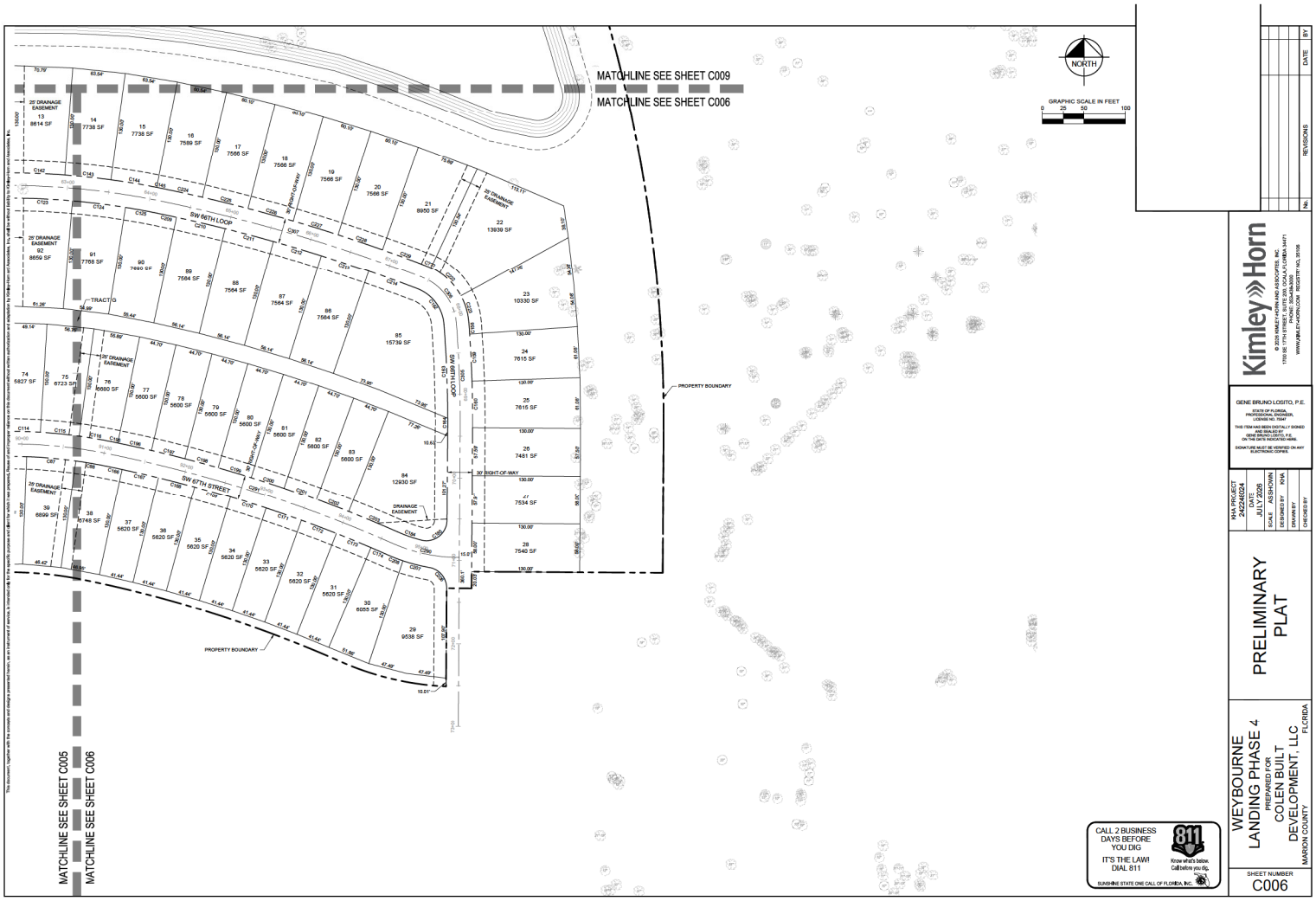
PRELIMINARY PLAT

WEYBOURNE LANDING PHASE 4

PREPARED FOR
COLEN BUILT DEVELOPMENT, LLC
FLORIDA

MARION COUNTY

SHEET NUMBER
C005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MATCHLINE SEE SHEET C006
MATCHLINE SEE SHEET C005
MATCHLINE SEE SHEET C006
NORTH
GRAPHIC SCALE IN FEET
0 25 50 100
SW 66TH LOOP
SW 67TH STREET
SW 66TH LOOP
TRACT G
PROPERTY BOUNDARY
PROPERTY BOUNDARY
20' DRAINAGE EASEMENT
30' RIGHT-OF-WAY
DRAINAGE EASEMENT
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GENE BRUNO LOSITO, P.E.
STATE OF FLORIDA
PROFESSIONAL ENGINEER
LICENSE NO. 75041
THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY GENE BRUNO LOSITO, P.E. ON THE DATE INDICATED HERE.
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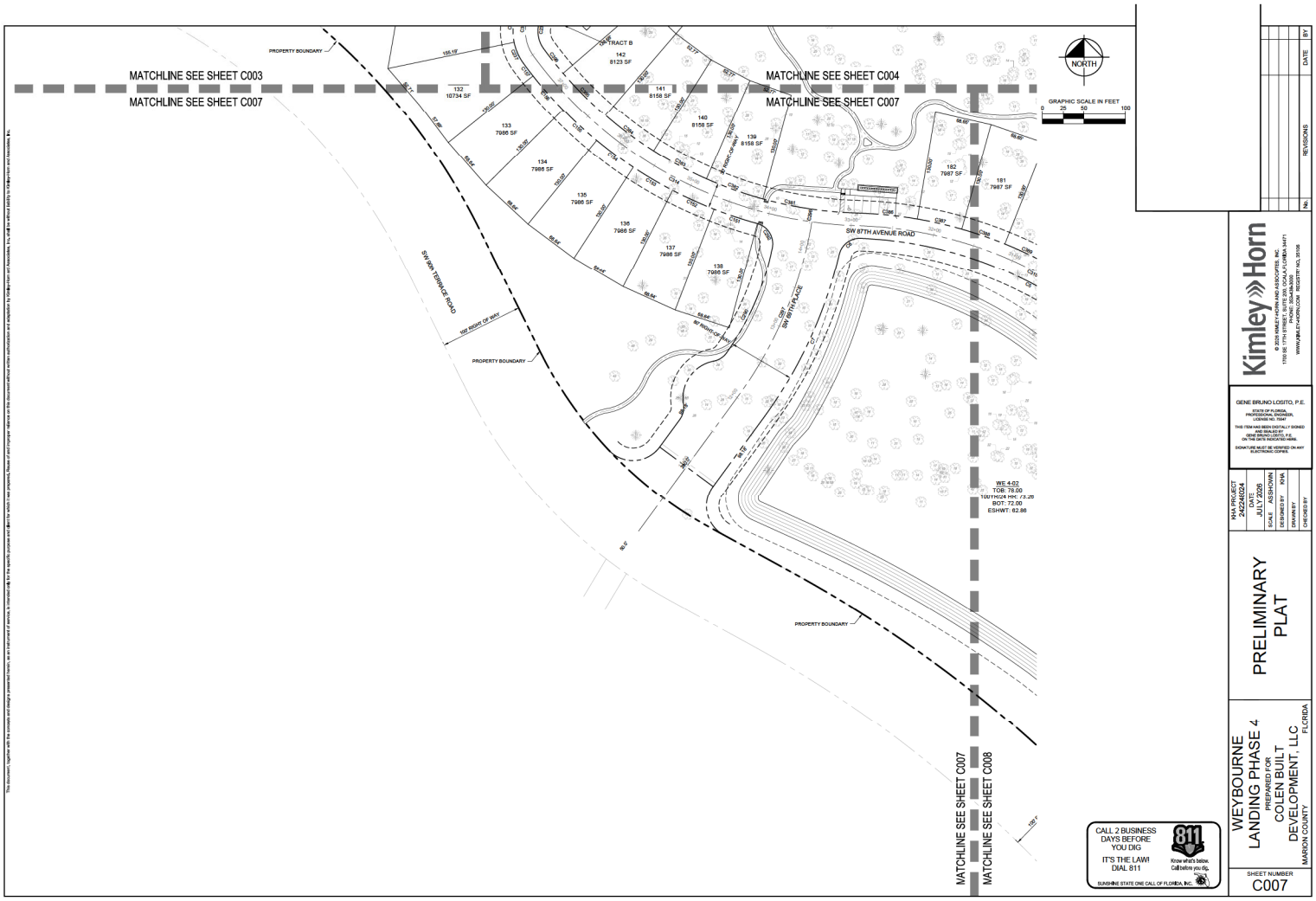
KHA PROJECT 242248024
DATE JULY 2026
SCALE ASSHOWN
DESIGNED BY KHA
DRAWN BY
CHECKED BY
PRELIMINARY PLAT
WEYBOURNE LANDING PHASE 4
PREPARED FOR
COLEN BUILT DEVELOPMENT, LLC
MARION COUNTY FLORIDA
SHEET NUMBER
C006
No. REVISIONS DATE BY


MATCHLINE SEE SHEET C003
MATCHLINE SEE SHEET C007
MATCHLINE SEE SHEET C004
MATCHLINE SEE SHEET C007
MATCHLINE SEE SHEET C007
MATCHLINE SEE SHEET C008
PROPERTY BOUNDARY
TRACT B
142
8123 SF
132
10734 SF
133
7986 SF
134
7986 SF
135
7986 SF
136
7986 SF
137
7986 SF
138
7986 SF
139
8158 SF
140
8158 SF
141
8158 SF
182
7987 SF
181
7987 SF
SW 87TH AVENUE ROAD
SW 90th TERRACE ROAD
SW 89TH PLACE
100' RIGHT-OF-WAY
NORTH
GRAPHIC SCALE IN FEET
0 25 50 100
WE 4-02
TOB: 78.00
100YHG24 HH: 73.20
BOT: 72.00
ESHWT: 82.86
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PHONE: 352-438-3000
WWW.KIMLEY-HORN.COM REGISTRY NO. 35106
GENE BRUNO LOSITO, P.E.
STATE OF FLORIDA
PROFESSIONAL ENGINEER
LICENSE NO. 75047
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KHA PROJECT 242248024
DATE JULY 2026
SCALE ASSHOWN
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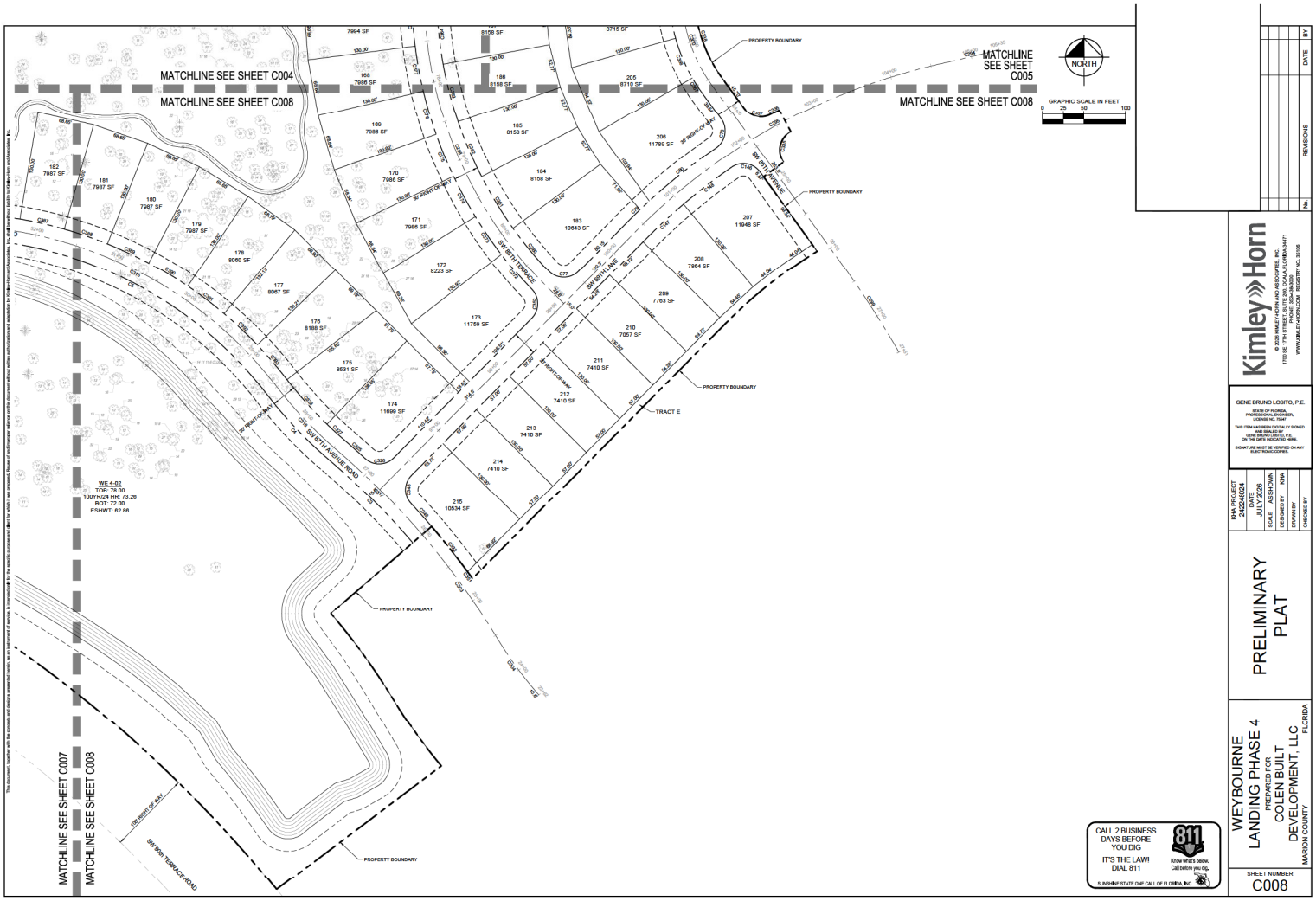
DRAWN BY
CHECKED BY
PRELIMINARY PLAT
WEYBOURNE LANDING PHASE 4
PREPARED FOR
COLEN BUILT DEVELOPMENT, LLC
MARION COUNTY FLORIDA
SHEET NUMBER
C007
No.
REVISIONS
DATE
BY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MATCHLINE SEE SHEET C008
NORTH
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0 25 50 100
PROPERTY BOUNDARY
SW 85TH TERRACE
SW 85TH LANE
SW 85TH AVENUE
SW 87TH AVENUE ROAD
SW 90th TERRACE ROAD
TRACT E
WE 4-02
TOB: 78.00
100YR/24 HR: 73.26
BOT: 72.00
ESHWT: 82.86
CALL 2 BUSINESS DAYS BEFORE YOU DIG
IT'S THE LAW! DIAL 811
811
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Kimley»Horn
GENE BRUNO LOSITO, P.E.
KHA PROJECT 242246024
DATE JULY 2026
SCALE AS SHOWN
DESIGNED BY KHA
DRAWN BY
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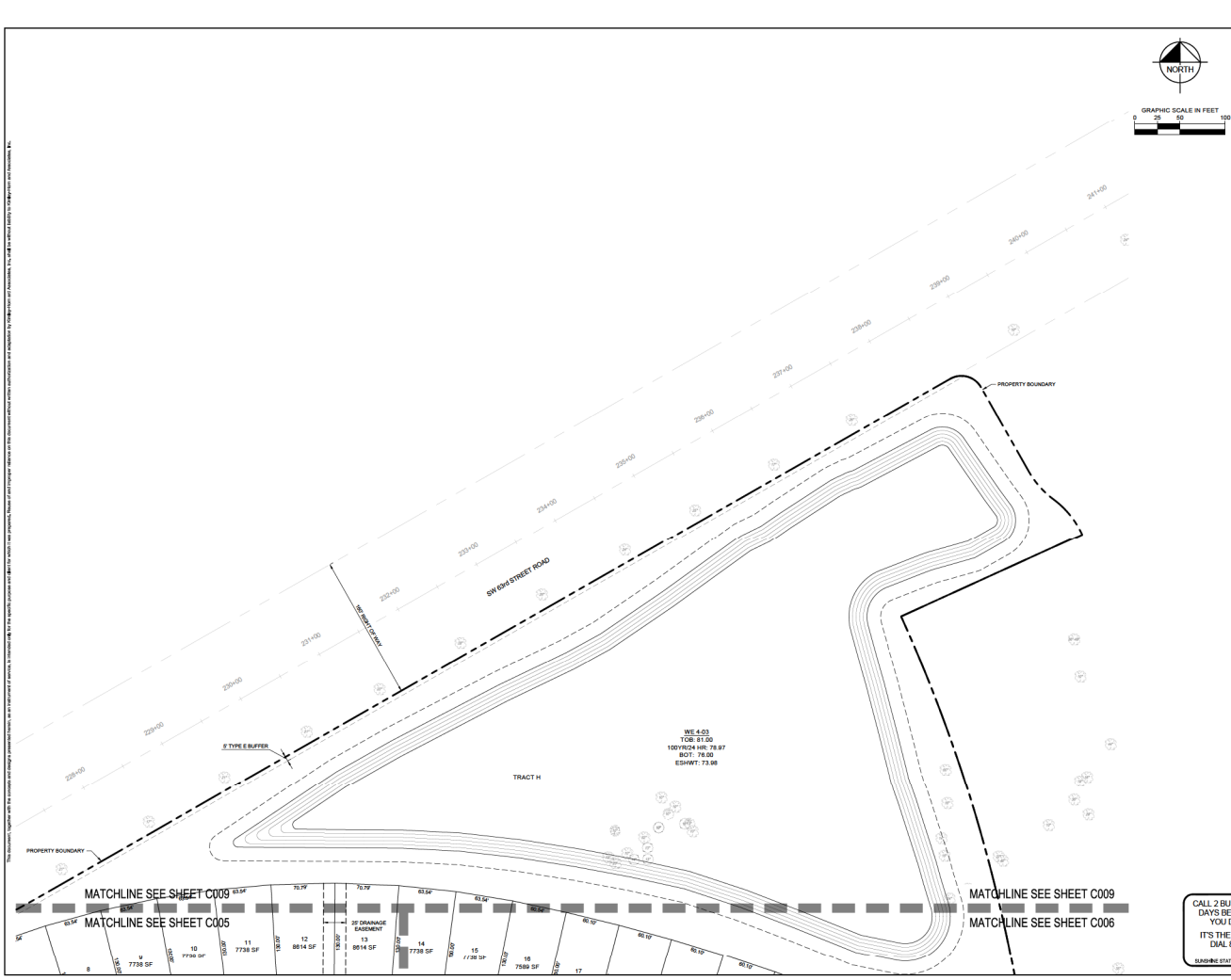
PRELIMINARY PLAT
WEYBOURNE LANDING PHASE 4
PREPARED FOR
COLEN BUILT DEVELOPMENT, LLC
MARION COUNTY FLORIDA
SHEET NUMBER
C008



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GENE BRUNO LOSITO, P.E.
STATE OF FLORIDA
PROFESSIONAL ENGINEER
LICENSE NO. 75047
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KHA PROJECT 242248024
DATE JULY 2026
SCALE ASSHOWN
DESIGNED BY KHA
DRAWN BY
CHECKED BY

PRELIMINARY PLAT

WEYBOURNE LANDING PHASE 4
PREPARED FOR
COLEN BUILT DEVELOPMENT, LLC
MARION COUNTY FLORIDA

SHEET NUMBER
C009

CURVE TABLE						
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C???	90.00'	6.03'	N44°43'26"W	6.03'	4°18'44"	3.01'
C3	930.00'	143.73'	N45°05'56"W	143.59'	8°51'16"	72.01'
C4	510.00'	108.69'	S43°35'23"E	108.50'	11°52'31"	53.54'
C5	485.00'	425.69'	N62°47'57"W	412.16'	50°17'21"	227.65'
C6	25.00'	34.38'	S52°39'18"W	31.74'	78°48'09"	20.54'
C7	540.00'	217.85'	N24°48'39"E	216.37'	23°06'52"	110.43'
C8	1073.33'	62.98'	N36°37'23"E	62.97'	3°21'43"	31.50'
C9	1073.33'	62.98'	N39°59'06"E	62.97'	3°21'43"	31.50'
C10	1073.33'	70.16'	N43°20'19"E	70.15'	3°44'43"	35.09'
C11	1073.33'	31.76'	N46°15'32"E	31.76'	1°41'44"	15.88'
C12	25.00'	37.70'	S40°47'03"W	34.26'	86°26'39"	23.52'
C13	515.00'	25.66'	N1°02'38"W	25.66'	2°51'19"	12.84'
C15	1260.00'	29.79'	N67°28'11"E	29.79'	1°21'04"	14.40'
C16	1260.00'	58.07'	N69°28'41"E	58.07'	2°38'26"	29.04'
C17	1260.00'	58.07'	N72°06'58"E	58.07'	2°38'26"	29.04'
C18	1260.00'	58.07'	N74°43'24"E	58.07'	2°38'26"	29.04'
C19	1260.00'	58.07'	N77°20'51"E	58.07'	2°38'26"	29.04'
C20	1260.00'	58.07'	N80°00'22"E	58.07'	2°38'26"	29.04'

CURVE TABLE						
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C21	1340.00'	69.63'	N82°41'01"E	69.63'	2°58'43"	34.82'
C29	25.00'	41.63'	S47°19'05"E	36.98'	95°24'13"	27.48'
C30	1540.00'	36.74'	N6°29'59"E	36.74'	1°22'01"	18.37'
C31	1540.00'	45.21'	N69°01'23"E	45.21'	1°40'55"	22.61'
C32	1540.00'	45.21'	N70°42'18"E	45.21'	1°40'55"	22.61'
C33	1540.00'	45.21'	N72°23'14"E	45.21'	1°40'55"	22.61'
C34	1540.00'	45.21'	N74°04'09"E	45.21'	1°40'55"	22.61'
C35	1540.00'	45.21'	N75°45'04"E	45.21'	1°40'55"	22.61'
C36	1540.00'	45.21'	N77°26'00"E	45.21'	1°40'55"	22.61'
C37	1540.00'	45.21'	N79°06'55"E	45.21'	1°40'55"	22.61'
C38	1540.00'	45.21'	N80°47'50"E	45.21'	1°40'55"	22.61'
C39	1540.00'	45.21'	N82°28'46"E	45.21'	1°40'55"	22.61'
C40	1540.00'	44.61'	N84°09'01"E	44.61'	1°39'36"	22.31'
C52	25.00'	37.03'	S42°49'03"W	33.74'	84°52'06"	22.99'
C53	1070.00'	36.00'	N6°29'22"E	36.00'	1°55'56"	18.00'
C54	1570.00'	41.47'	N6°53'15"E	41.47'	1°30'48"	20.74'
C55	1570.00'	41.47'	N75°24'03"E	41.47'	1°30'48"	20.74'
C56	1570.00'	41.47'	N71°54'51"E	41.47'	1°30'48"	20.74'

CURVE TABLE						
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C57	1570.00'	41.47'	N73°25'40"E	41.47'	1°30'48"	20.74'
C58	1570.00'	41.47'	N74°56'28"E	41.47'	1°30'48"	20.74'
C59	1570.00'	41.47'	N76°27'16"E	41.47'	1°30'48"	20.74'
C60	1570.00'	41.47'	N77°58'05"E	41.47'	1°30'48"	20.74'
C61	1570.00'	41.47'	N79°28'53"E	41.47'	1°30'48"	20.74'
C62	1570.00'	41.47'	N80°59'41"E	41.47'	1°30'48"	20.74'
C63	1570.00'	41.47'	N82°30'30"E	41.47'	1°30'48"	20.74'
C64	1570.00'	54.45'	N84°10'31"E	54.45'	1°59'14"	27.23'
C77	25.00'	39.89'	S89°36'28"E	35.79'	91°24'00"	25.63'
C78	25.00'	39.92'	N9°42'57"E	35.81'	91°29'17"	25.66'
C79	765.00'	24.71'	S40°42'28"W	24.71'	1°51'03"	12.36'
C80	765.00'	102.77'	S51°36'41"W	102.69'	7°41'49"	51.45'
C81	595.00'	5.68'	S67°09'19"W	5.68'	0°32'50"	2.84'
C82	595.00'	51.46'	S69°52'23"W	51.44'	4°57'18"	25.74'
C83	595.00'	51.46'	S74°47'41"W	51.44'	4°57'18"	25.74'
C84	595.00'	51.46'	S79°45'00"W	51.44'	4°57'18"	25.74'
C85	595.00'	51.46'	S84°42'18"W	51.44'	4°57'18"	25.74'
C86	595.00'	51.46'	S89°39'36"W	51.44'	4°57'18"	25.74'

CURVE TABLE						
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C87	595.00'	59.43'	N86°36'09"W	59.40'	5°43'19"	29.74'
C88	595.00'	37.27'	N80°26'45"W	37.26'	3°35'20"	18.64'
C107	625.00'	6.53'	S67°37'41"W	6.53'	0°35'54"	3.42'
C108	625.00'	40.69'	S69°18'23"W	40.68'	3°43'48"	20.35'
C109	625.00'	40.69'	S73°02'11"W	40.68'	3°43'48"	20.35'
C110	625.00'	40.69'	S76°45'59"W	40.68'	3°43'48"	20.35'
C111	625.00'	40.69'	S80°29'48"W	40.68'	3°43'48"	20.35'
C112	625.00'	40.69'	S84°13'37"W	40.68'	3°43'48"	20.35'
C113	625.00'	40.69'	S87°57'25"W	40.68'	3°43'48"	20.35'
C114	625.00'	40.69'	N89°18'46"W	40.68'	3°43'48"	20.35'
C115	625.00'	46.99'	N84°17'39"W	46.98'	4°18'27"	23.50'
C116	625.00'	39.15'	N80°20'45"W	39.14'	3°35'20"	19.58'
C117	905.00'	33.49'	S67°52'31"W	33.49'	2°07'14"	16.75'
C118	905.00'	66.48'	S71°02'25"W	66.47'	4°12'33"	33.26'
C119	905.00'	66.48'	S75°14'58"W	66.47'	4°12'33"	33.26'
C120	905.00'	66.48'	S79°27'31"W	66.47'	4°12'33"	33.26'
C121	905.00'	66.48'	S83°40'04"W	66.47'	4°12'33"	33.26'
C122	905.00'	72.68'	S88°04'23"W	72.66'	4°36'06"	36.36'

CURVE TABLE						
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C123	905.00'	71.94'	N87°31'40"W	71.92'	4°33'49"	35.99'
C124	905.00'	64.23'	N83°33'46"W	64.22'	4°03'59"	32.13'
C125	905.00'	39.14'	N79°47'23"W	39.14'	2°28'41"	19.57'
C135	535.00'	43.32'	S68°08'32"W	43.32'	2°19'16"	21.66'
C136	535.00'	55.79'	S71°10'45"W	55.79'	2°23'59"	27.91'
C137	535.00'	55.79'	S74°35'54"W	55.79'	2°23'59"	27.91'
C138	535.00'	55.79'	S78°01'02"W	55.79'	2°23'59"	27.91'
C139	535.00'	55.79'	S81°26'11"W	55.79'	2°23'59"	27.91'
C140	535.00'	55.79'	S84°51'19"W	55.79'	2°23'59"	27.91'
C141	535.00'	62.16'	S88°28'10"W	62.15'	3°49'32"	31.09'
C142	535.00'	62.16'	N87°43'18"W	62.15'	3°49'32"	31.09'
C143	535.00'	55.79'	N84°06'28"W	55.79'	2°23'59"	27.91'
C144	535.00'	55.79'	N80°41'19"W	55.79'	2°23'59"	27.91'
C145	535.00'	6.98'	N76°45'35"W	6.98'	0°22'40"	3.49'
C146	25.00'	39.55'	N85°12'01"W	34.84'	88°35'39"	24.29'
C147	735.00'	66.17'	S47°21'49"W	66.15'	5°09'30"	33.11'
C148	735.00'	72.92'	S52°47'07"W	72.89'	5°41'05"	36.49'
C151	515.00'	54.83'	S71°53'25"E	54.81'	6°06'02"	27.44'

CURVE TABLE						
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C152	515.00'	54.83'	S65°47'23"E	54.81'	6°06'02"	27.44'
C153	515.00'	54.83'	S59°41'21"E	54.81'	6°06'02"	27.44'
C154	515.00'	54.83'	S53°35'20"E	54.81'	6°06'02"	27.44'
C155	515.00'	54.83'	S47°29'18"E	54.81'	6°06'02"	27.44'
C156	515.00'	54.83'	S41°23'16"E	54.81'	6°06'02"	27.44'
C157	515.00'	19.00'	S37°16'51"E	19.00'	2°06'48"	9.50'
C158	1515.00'	13.97'	N4°20'50"W	13.97'	0°31'42"	6.99'
C159	1515.00'	56.25'	N2°50'09"W	56.25'	2°07'39"	28.13'
C160	1515.00'	56.25'	N0°42'30"W	56.25'	2°07'39"	28.13'
C161	1515.00'	56.25'	N1°34'51"E	56.25'	2°07'39"	28.13'
C163	1485.00'	112.77'	N2°14'09"W	112.74'	4°21'02"	56.41'
C164	1485.00'	11.21'	N0°06'21"E	11.21'	0°25'57"	5.61'
C166	1657.13'	19.36'	N78°13'00"W	19.36'	0°40'10"	9.68'
C167	1657.13'	44.97'	N77°06'17"W	44.97'	1°33'17"	22.48'
C168	1657.13'	44.97'	N75°33'00"W	44.97'	1°33'17"	22.48'
C169	1657.13'	44.97'	N73°59'43"W	44.97'	1°33'17"	22.48'
C170	1657.13'	44.97'	N72°26'26"W	44.97'	1°33'17"	22.48'
C171	1657.13'	44.97'	N70°53'08"W	44.97'	1°33'17"	22.48'

CURVE TABLE						
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C172	1657.13'	44.97'	N69°19'51"W	44.97'	1°33'17"	22.48'
C173	1657.13'	44.97'	N67°46'34"W	44.97'	1°33'17"	22.48'
C174	1657.13'	21.73'	N66°37'23"W	21.73'	0°45'05"	10.87'
C184	185.00'	30.04'	S70°53'07"E	30.01'	9°18'14"	15.05'
C185	25.00'	45.42'	N52°24'05"E	39.43'	104°05'37"	32.00'
C195	1657.13'	7.99'	N78°34'36"W	7.99'	0°16'17"	4.00'
C196	1657.13'	41.51'	N77°34'30"W	41.51'	1°26'25"	20.75'
C197	1657.13'	41.51'	N76°09'06"W	41.51'	1°26'25"	20.75'
C198	1657.13'	41.51'	N74°45'21"W	41.51'	1°26'25"	20.75'
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C200	1657.13'	41.51'	N71°56'12"W	41.51'	1°26'25"	20.75'
C201	1657.13'	41.51'	N70°31'36"W	41.51'	1°26'25"	20.75'
C202	1657.13'	41.51'	N69°07'03"W	41.51'	1°26'25"	20.75'
C203	1657.13'	63.76'	N67°19'48"W	63.76'	2°12'05"	31.88'
C206	25.00'	35.19'	N39°58'24"W	32.36'	80°39'27"	21.22'
C207	215.00'	32.69'	S75°55'11"E	32.66'	8°42'52"	16.48'
C208	215.00'	19.50'	S66°53'37"E	19.54'	5°11'72"	9.33'
C209	1967.13'	23.48'	N78°12'34"W	23.48'	0°41'02"	11.74'

CURVE TABLE						
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C210	1967.13'	60.11'	N76°59'31"W	60.11'	1°45'03"	30.06'
C211	1967.13'	60.11'	N75°14'28"W	60.11'	1°45'03"	30.06'
C212	1967.13'	60.11'	N73°29'25"W	60.11'	1°45'03"	30.06'
C213	1967.13'	60.11'	N71°44'22"W	60.11'	1°45'03"	30.06'
C214	1967.13'	62.40'	N69°57'18"W	62.40'	1°49'02"	31.20'
C222	80.00'	50.53'	N46°39'07"W	49.66'	36°09'52"	26.12'
C223	50.00'	33.71'	N16°29'56"W	33.46'	24°08'31"	17.11'
C224	1997.13'	49.37'	N77°26'38"W	49.37'	1°24'59"	24.69'
C225	1997.13'	56.43'	N76°19'31"W	56.43'	1°37'09"	28.22'
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C227	1997.13'	56.43'	N73°35'13"W	56.43'	1°37'09"	28.22'
C228	1997.13'	56.43'	N71°28'06"W	56.43'	1°37'09"	28.22'
C229	1997.13'	56.21'	N69°51'09"W	56.21'	1°36'45"	28.11'
C230	1103.33'	22.86'	N35°32'09"E	22.86'	1°11'14"	11.43'
C231	1103.33'	55.98'	N33°34'59"E	55.97'	2°54'25"	27.99'
C232	1103.33'	69.14'	N40°49'54"E	69.13'	3°35'26"	34.58'
C233	1103.33'	50.00'	N44°57'50"E	50.00'	2°35'49"	25.01'
C234	35.00'	50.90'	S5°26'29"W	46.53'	83°19'31"	31.15'

CURVE TABLE						
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C235	25.00'	39.27'	N44°36'05"W	35.36'	90°00'00"	25.00'
C236	130.00'	79.28'	N17°28'16"E	78.06'	34°56'32"	40.92'
C237	65.00'	27.53'	S23°57'36"E	27.52'	24°15'53"	14.13'
C238	65.00'	42.52'	S7°02'47"W	41.76'	37°28'43"	22.05'
C239	65.00'	24.19'	S36°26'46"W	24.05'	21°19'15"	12.24'
C240	160.00'	17.37'	N2°06'32"E	17.36'	6°13'10"	8.69'
C241	160.00'	50.35'	N15°14'24"E	50.17'	18°02'27"	25.40'
C242	160.00'	29.63'	N29°36'05"E	29.79'	10°40'54"	14.96'
C243	65.00'	18.03'	S7°56'53"W	17.98'	15°53'46"	9.08'
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C245	65.00'	42.29'	S71°40'42"W	41.57'	37°14'38"	21.90'
C275	25.00'	37.00'	S36°45'45"W	34.30'	86°37'40"	23.57'
C276	460.00'	78.60'	S8°28'47"E	78.50'	9°47'24"	39.40'
C277	540.00'	24.07'	N12°02'51"W	24.07'	2°33'16"	12.04'
C278	25.00'	37.67'	S53°56'11"E	34.21'	86°19'55"	23.45'
C279	1230.00'	12.96'	N67°07'01"E	12.96'	0°36'13"	6.48'
C280	1230.00'	62.15'	N69°51'55"E	62.14'	2°53'42"	31.08'
C281	1230.00'	62.15'	N71°45'48"E	62.14'	2°53'42"	31.08'

CURVE TABLE						
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C282	1230.00'	62.15'	N74°39'22"E	62.14'	2°53'42"	31.08'
C283	1230.00'	62.15'	N77°33'04"E	62.14'	2°53'42"	31.08'
C284	1230.00'	62.15'	N80°26'46"E	62.14'	2°53'42"	31.08'
C285	1230.00'	21.56'	N82°23'44"E	21.56'	1°00'15"	10.78'
C286	485.00'	21.66'	N6°53'44"W	21.66'	2°33'31"	10.83'
C287	25.00'	39.36'	N47°16'59"W	35.42'	90°12'58"	25.09'
C288	1260.00'	61.02'	N88°59'47"E	61.02'	2°46'30"	30.52'
C289	25.00'	39.27'	S45°33'02"W	35.36'	90°00'00"	25.00'
C290	460.00'	173.22'	N25°34'50"E	172.19'	21°35'56"	87.74'
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C305	1230.00'	26.72'	N69°40'41"E	26.72'	1°14'42"	13.36'
C306	25.00'	44.49'	N38°09'46"E	38.84'	101°57'09"	30.60'
C307	460.00'	4.10'	N13°04'09"W	4.10'	0°30'41"	2.05'
C308	540.00'	92.27'	S8°25'47"E	92.16'	9°47'24"	46.25'
C309	25.00'	37.80'	N66°30'56"W	34.30'	86°37'40"	23.57'
C325	960.00'	33.21'	N48°33'02"W	33.21'	1°58'55"	16.61'
C326	25.00'	39.25'	N89°37'10"E	34.53'	87°40'21"	24.69'
C327	485.00'	28.32'	S47°51'07"E	28.32'	3°20'44"	14.16'

CURVE TABLE						
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C328	485.00'	72.16'	S41°55'01"E	72.09'	8°31'29"	36.15'
C332	960.00'	69.39'	N38°35'57"W	69.38'	4°08'30"	34.71'
C335	25.00'	42.82'	S13°02'28"W	37.78'	98°06'29"	28.83'
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C337	25.00'	36.68'	S77°22'24"E	33.53'	82°41'24"	22.00'
C338	175.00'	111.21'	S17°49'20"E	109.30'	36°24'44"	57.56'
C339	188.70'	111.21'	S17°49'20"E	109.30'	36°24'44"	62.06'
C341	455.00'	275.03'	S54°07'58"W	270.87'	34°38'01"	141.86'
C348	25.00'	38.25'	S0°56'53"W	34.63'	87°40'21"	24.09'
C349	960.00'	108.56'	N39°42'36"W	108.51'	6°31'36"	53.34'
C351	960.00'	79.52'	N36°17'49"W	79.50'	4°44'45"	39.78'
C352	25.00'	39.74'	N0°22'14"E	34.98'	88°47'40"	24.48'
C360	485.00'	67.30'	S39°49'30"E	67.25'	7°57'02"	33.70'
C361	485.00'	72.16'	S31°35'15"E	72.09'	8°31'29"	36.15'
C362	485.00'	72.19'	S23°13'46"E	72.09'	8°31'29"	36.15'
C363	485.00'	72.16'	S14°32'18"E	72.09'	8°31'29"	36.15'
C364	485.00'	72.16'	S6°00'49"E	72.09'	8°31'29"	36.15'
C366	303.60'	18.07'	S0°41'02"E	18.07'	2°08'07"	9.66'

CURVE TABLE						
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C367	205.00'	20.95'	S33°05'01"E	20.94'	5°51'23"	10.49'
C368	205.00'	51.74'	S22°56'27"E	51.61'	14°27'44"	26.01'
C369	205.00'	51.74'	S8°28'44"E	51.61'	14°27'44"	26.01'
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C372	515.00'	56.28'	S46°52'45"E	56.25'	6°15'42"	28.17'
C373	515.00'	54.83'	S34°41'53"E	54.81'	6°06'02"	27.44'
C374	515.00'	54.83'	S28°35'51"E	54.81'	6°06'02"	27.44'
C375	515.00'	54.83'	S22°29'50"E	54.81'	6°06'02"	27.44'
C376	515.00'	54.83'	S16°23'48"E	54.81'	6°06'02"	27.44'
C377	515.00'	54.83'	S10°17'46"E	54.81'	6°06'02"	27.44'
C378	515.00'	54.83'	S4°11'45"E	54.81'	6°06'02"	27.44'
C380	425.90'	13.75'	S0°22'51"E	13.75'	1°51'46"	5.68'
C381	485.00'	116.34'	S81°36'53"E	116.07'	13°73'33"	57.94'
C382	485.00'	72.16'	S70°32'22"E	72.09'	8°31'29"	36.15'
C383	485.00'	72.16'	S62°00'53"E	72.09'	8°31'29"	36.15'
C384	485.00'	72.16'	S53°29'25"E	72.09'	8°31'29"	36.15'
C385	485.00'	72.16'	S44°57'56"E	72.09'	8°31'29"	36.15'
C386	515.00'	72.50'	N84°23'41"W	72.44'	8°03'57"	36.31'

CURVE TABLE						
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C387	515.00'	54.84'	N77°18'41"W	54.81'	6°06'04"	27.45'
C388	515.00'	54.84'	N71°12'37"W	54.81'	6°06'04"	27.45'
C389	515.00'	54.84'	N65°06'33"W	54.81'	6°06'04"	27.45'
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C391	515.00'	54.84'	N52°54'26"W	54.81'	6°06'04"	27.45'
C392	515.00'	54.84'	N46°48'22"W	54.81'	6°06'04"	27.45'
C393	515.00'	54.84'	N40°42'19"W	54.81'	6°06'04"	27.45'
C394	35.00'	55.21'	S45°11'31"W	49.66'	90°23'52"	35.24'
C398	1103.33'	20.00'	N43°58'47"E	20.00'	1°02'19"	10.00'
C399	485.00'	37.52'	S38°23'49"W	37.51'	4°25'45"	18.77'

CURVE TABLE						
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C290	200.00'	82.71'	S78°05'41"E	82.12'	23°41'42"	41.96'
C291	1672.13'	359.08'	S72°23'58"E	358.39'	12°18'15"	180.23'
C292	610.00'	365.73'	N84°07'55"E	363.44'	34°35'01"	190.19'
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C294	1665.00'	71.42'	N76°23'52"E	71.42'	2°27'39"	35.72'
C295	750.00'	428.18'	N61°08'33"E	422.39'	32°42'37"	220.10'
C296	500.00'	15.00'	N85°55'19"E	15.00'	1°43'09"	7.50'
C297	500.00'	232.01'	N23°54'36"E	229.93'	26°35'11"	118.13'
C298	500.00'	397.92'	S22°34'57"E	387.51'	45°36'58"	210.18'
C299	1400.00'	139.79'	S33°05'56"E	139.74'	5°43'16"	69.96'
C300	190.00'	120.70'	S17°49'20"E	118.72'	36°24'44"	62.49'
C301	500.00'	119.53'	S6°28'14"E	119.26'	13°42'31"	60.10'
C302	500.00'	80.43'	S9°28'47"E	80.35'	9°12'24"	42.02'
C303	945.00'	153.87'	N36°00'18"W	153.70'	9°19'46"	77.11'
C304	470.00'	73.53'	N35°50'27"W	73.76'	9°00'02"	36.99'
C305	1500.00'	125.23'	S2°02'41"E	125.19'	4°47'00"	62.65'
C306	65.00'	73.31'	S36°44'14"E	69.48'	64°37'08"	41.11'
C307	1982.13'	328.62'	S73°47'56"E	328.45'	9°30'16"	164.79'

CURVE TABLE						
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C308	920.00'	556.11'	N84°07'55"E	547.68'	34°38'01"	286.84'
C309	1245.00'	512.13'	N78°28'58"E	508.53'	23°34'07"	259.74'
C310	50.00'	78.87'	N45°11'31"E	70.90'	90°23'52"	50.34'
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C312	1088.33'	231.06'	N41°01'28"E	230.63'	12°09'52"	115.97'
C313	50.00'	72.72'	N5°26'29"E	66.48'	83°19'51"	44.49'
C314	500.00'	455.56'	N62°19'33"W	439.97'	52°12'12"	244.97'
C315	500.00'	443.08'	N63°32'29"W	428.72'	50°46'23"	237.27'
C316	550.00'	153.09'	N43°30'23"W	153.40'	11°52'13"	51.98'
C317	945.00'	146.05'	N45°05'50"W	145.90'	8°51'18"	73.17'

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STATE OF FLORIDA
PROFESSIONAL ENGINEER
LICENSE NO. 70547
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DATE JULY 2025
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CURVE TABLES

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PREPARED FOR
COLEN BUILT, LLC
DEVELOPMENT, LLC
MARION COUNTY FLORIDA

SHEET NUMBER
C010

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BOUNDARY AND TOPOGRAPHIC SURVEY FOR:

WEYBOURNE LANDING PHASE 4

A PORTION OF SECTION 12, TOWNSHIP 16 SOUTH, RANGE 20 EAST

MARION COUNTY, FLORIDA

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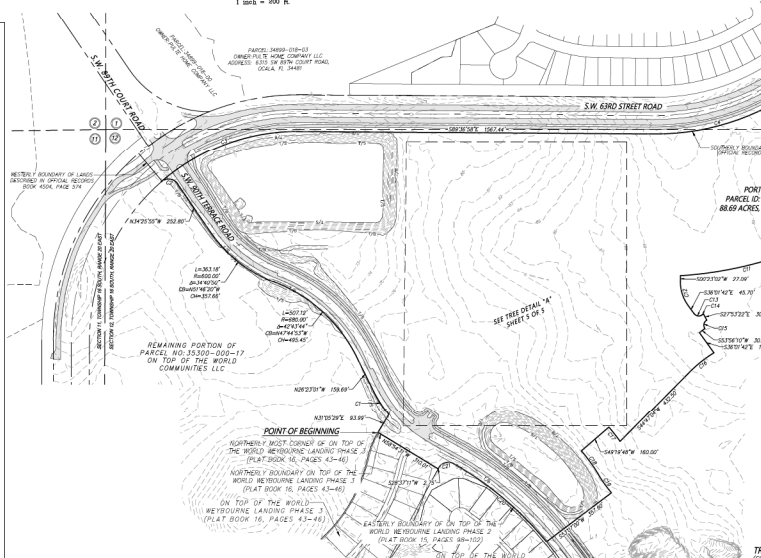
GRAPHIC SCALE

(IN FEET)
1 inch = 200 ft.



LEGEND AND ABBREVIATIONS:

±	MORE OR LESS
EL.	ELEVATION
LB	LICENSED BUSINESS
NO.	NUMBER
LS	LAND SURVEYOR
I.D.	IDENTIFICATION
ORB	OFFICIAL RECORDS BOOK
℄	CENTERLINE
R	RADIUS
L	ARC LENGTH
Δ	DELTA (CENTRAL ANGLE)
(P)	PLAT MEASURE
(D)	DEED MEASURE
(C)	CALCULATED MEASURE
C.D.	CHORD LENGTH
C.B.	CHORD BEARING
POC	POINT ON CURVE
POL	POINT ON LINE
PCC	POINT OF COMPOUND CURVATURE
PRC	POINT OF REVERSE CURVATURE
PC	POINT OF CURVATURE
PT	POINT OF TANGENCY
PI	POINT OF INTERSECTION
P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING
FEMA	FEDERAL EMERGENCY MANAGEMENT AGENCY
DIP	DUCTILE IRON PIPE
PVC	POLYVINYL CHLORIDE
CMP	CORRUGATED METAL PIPE
RCP	REINFORCED CONCRETE PIPE
HDPE	HIGH DENSITY POLYETHYLENE
NAVD	NORTH AMERICAN VERTICAL DATUM
NGVD	NATIONAL GEODETIC VERTICAL DATUM
PB	PLAT BOOK
ORB	OFFICIAL RECORDS BOOK
PG(S)	PAGE(S)
R/W	RIGHT OF WAY
ESMT	EASEMENT
SEC	SECTION
FND	FOUND
REC	RECOVERED
CCR	CERTIFIED CORNER RECORD
RLS	REGISTERED LAND SURVEYOR
CM	CONCRETE MONUMENT
IRC	IRON ROD AND CAP
IR	IRON ROD
IP	IRON PIPE
CLF	CHAIN LINK FENCE
□	FOUND 4"x4" CONCRETE MONUMENT (LB 8071)
○	CONTROL/BENCHMARK AS DESCRIBED
	CURB INLET GRATE
	CATCH BASIN
	STORM MANHOLE
	MITERED END SECTION
	YARD DRAINAGE
	SANITARY MANHOLE
	SANITARY CLEANOUT
	ELECTRIC MANHOLE
	ELECTRIC METER
	ELECTRIC RISER BOX
	CABLE TELEVISION RISER BOX
	TELEPHONE RISER BOX
	UTILITY RISER
	WELL
	WATER SPIGOT
	IRRIGATION CONTROL VALVE
	WATER METER
	WATER VALVE
	FIRE HYDRANT
	BACK FLOW PREVENTER
	AIR CONDITIONER PAD
	GAS VALVE
	GAS METER
	GAS LINE MARKER
	CONCRETE UTILITY POLE
	METAL UTILITY POLE
	WOOD UTILITY POLE
	UTILITY POLE GUY ANCHOR
	LIGHT POLE
	SPOT/GROUND LIGHT
	ELECTRIC TRANSFORMER
	ELECTRIC VAULT
	METLAND FLAG
	SIGN
	BOLLARD
	FLAG POLE
	MAILBOX
	LINE BREAK
	FENCE LINE AS NOTED
	APPROXIMATE TOP OF BANK
	APPROXIMATE TOE OF SLOPE
	EXISTING CONTOUR
	UNDERGROUND FIBER OPTIC
	UNDERGROUND SANITARY SEWER
	UNDERGROUND FORCE MAIN
	UNDERGROUND WATER LINE
	OVERHEAD UTILITY
	UNDERGROUND ELECTRIC LINE
	UNDERGROUND TV CABLE LINE
	STROM DRAINAGE LINE

LEGAL DESCRIPTION:

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

BEGIN AT THE NORTHERLY MOST CORNER OF ON TOP OF THE WORLD WEYBOURNE LANDING PHASE 3, PER PLAT THEREOF AS RECORDED IN OFFICIAL RECORDS BOOK 16, PAGES 43 THROUGH 46, INCLUSIVE, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE N.31°25'29"E., 93.99 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 650.00 FEET, A CENTRAL ANGLE OF 12°37'37", AND A CHORD BEARING AND DISTANCE OF N.32°41'44"W., 128.73 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 130.81 FEET TO THE END OF SAID CURVE; THENCE N.26°23'19"W., 159.69 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 680.00 FEET, A CENTRAL ANGLE OF 42°47'44", AND A CHORD BEARING AND DISTANCE OF N.47°44'53"W., 496.45 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 507.12 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 600.00 FEET, A CENTRAL ANGLE OF 34°45'50", AND A CHORD BEARING AND DISTANCE OF N.51°36'29"W., 357.66 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 363.18 FEET TO THE END OF SAID CURVE; THENCE N.34°25'55"W., 252.80 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 96°39'54", AND A CHORD BEARING AND DISTANCE OF N.82°45'23"W., 74.65 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 84.34 FEET TO THE PROJECTION OF THE SOUTHERLY BOUNDARY OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4504, PAGE 574 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE ALONG SAID SOUTHERLY BOUNDARY AND THE PROJECTION THEREOF THE FOLLOWING FOUR (4) COURSES: (1) A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 320.00 FEET, A CENTRAL ANGLE OF 41°37'51", AND A CHORD BEARING AND DISTANCE OF N.69°39'56"E., 455.36 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 465.79 FEET TO A POINT OF TANGENCY; THENCE S.89°36'34"E., 1,567.44 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 1,080.00 FEET, A CENTRAL ANGLE OF 30°00'00", AND A CHORD BEARING AND DISTANCE OF N.75°23'25"E., 558.09 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 565.49 FEET TO A POINT OF TANGENCY; THENCE N.60°23'25"E., 1,157.01 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 89°39'47", AND A CHORD BEARING AND DISTANCE OF S.74°37'35"E., 35.35 FEET; THENCE DEPARTING SAID SOUTHERLY BOUNDARY, EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 39.27 FEET TO A POINT OF TANGENCY; THENCE S.29°37'12"E., 108.68 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 100.00 FEET, A CENTRAL ANGLE OF 23°59'15", AND A CHORD BEARING AND DISTANCE OF S.41°36'49"E., 41.56 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 41.87 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 100.00 FEET, A CENTRAL ANGLE OF 29°12'16", AND A CHORD BEARING AND DISTANCE OF S.39°01'04"E., 50.42 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 50.97 FEET TO A POINT OF TANGENCY; THENCE S.60°23'31"E., 220.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 1,745.00 FEET, A CENTRAL ANGLE OF 24°45'28", AND A CHORD BEARING AND DISTANCE OF S.12°51'25"E., 748.17 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 754.03 FEET TO THE END OF SAID CURVE; THENCE S.00°21'19"W., 173.50 FEET; THENCE N.89°38'41"W., 230.00 FEET; THENCE S.00°21'19"W., 20.03 FEET; THENCE N.89°38'41"W., 30.00 FEET; THENCE S.00°21'19"W., 117.91 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 355.00 FEET, A CENTRAL ANGLE OF 21°08'33", AND A CHORD BEARING AND DISTANCE OF N.76°49'58"W., 130.26 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 131.00 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 1,517.00 FEET, A CENTRAL ANGLE OF 12°16'16", AND A CHORD BEARING AND DISTANCE OF N.73°23'34"W., 325.17 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 325.80 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 455.00 FEET, A CENTRAL ANGLE OF 34°38'00", AND A CHORD BEARING AND DISTANCE OF S.84°07'57"W., 270.86 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 275.03 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 1,170.00 FEET, A CENTRAL ANGLE OF 19°37'23", AND A CHORD BEARING AND DISTANCE OF S.76°37'36"W., 382.79 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 385.83 FEET TO THE END OF SAID CURVE; THENCE S.00°23'31"W., 27.09 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 175.00 FEET, A CENTRAL ANGLE OF 36°24'44", AND A CHORD BEARING AND DISTANCE OF S.17°49'20"E., 109.35 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 111.21 FEET TO THE END OF SAID CURVE; THENCE S.35°01'42"E., 45.70 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 82°47'24", AND A CHORD BEARING AND DISTANCE OF S.77°22'24"E., 33.03 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 36.08 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 765.00 FEET, A CENTRAL ANGLE OF 00°46'44", AND A CHORD BEARING AND DISTANCE OF N.61°16'16"E., 11.07 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 11.07 FEET TO THE END OF SAID CURVE; THENCE S.27°53'23"E., 30.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 89°26'30", AND A CHORD BEARING AND DISTANCE OF S.17°03'28"W., 37.78 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 42.82 FEET TO THE END OF SAID CURVE; THENCE S.53°56'10"W., 50.00 FEET; THENCE S.36°01'42"E., 109.57 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 595.00 FEET, A CENTRAL ANGLE OF 13°34'26", AND A CHORD BEARING AND DISTANCE OF S.31°34'18"W., 140.64 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 140.97 FEET TO THE END OF SAID CURVE; THENCE S.44°47'04"W., 433.50 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 960.00 FEET, A CENTRAL ANGLE OF 04°44'45", AND A CHORD BEARING AND DISTANCE OF N.38°17'49"W., 79.50 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 79.52 FEET TO THE END OF SAID CURVE; THENCE S.49°16'48"W., 160.60 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 800.00 FEET, A CENTRAL ANGLE OF 09°19'46", AND A CHORD BEARING AND DISTANCE OF S.38°10'19"E., 130.12 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 130.26 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 615.00 FEET, A CENTRAL ANGLE OF 09°00'02", AND A CHORD BEARING AND DISTANCE OF S.33°50'23"E., 96.51 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 96.61 FEET TO THE END OF SAID CURVE; THENCE S.53°10'36"W., 357.90 FEET TO THE EASTERLY BOUNDARY OF ON TOP OF THE WORLD WEYBOURNE LANDING PHASE 2, PER PLAT THEREOF AS RECORDED IN PLAT BOOK 15, PAGES 98 THROUGH 102, INCLUSIVE, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE ALONG SAID EASTERLY BOUNDARY THE FOLLOWING THREE (3) COURSES: (1) ALONG A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 1,955.00 FEET, A CENTRAL ANGLE OF 21°07'47", AND A CHORD BEARING AND DISTANCE OF N.26°19'30"W., 716.97 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 720.98 FEET TO THE END OF SAID CURVE; (2) THENCE N.36°53'24"W., 535.54 FEET; TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 90°14'26", AND A CHORD BEARING AND DISTANCE OF S.72°59'24"W., 71.17 FEET; (3) THENCE WESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 78.79 FEET TO A POINT OF TANGENCY; (3) THENCE S.26°07'11"W., 2.75 FEET; THENCE DEPARTING SAID EASTERLY BOUNDARY, ALONG THE NORTHERLY BOUNDARY OF THE AFORESAID ON TOP OF THE WORLD WEYBOURNE LANDING PHASE 3, N.58°54'31"W., 310.01 FEET TO THE POINT OF BEGINNING SAID LANDS CONTAINING 88.69 ACRES, MORE OR LESS.

TREE LEGEND
(SIZE DENOTED INSIDE SYMBOL)

- CAMPHOR
- CEDAR
- CHERRY
- CHINABERRY
- CYPRESS
- DOGWOOD
- ELM
- GUM
- HICKORY
- HOLLY
- LAUREL OAK
- LIVE OAK
- MAGNOLIA
- MAPLE
- MIMOSA
- MISC
- OAK
- PALM
- PECAN
- PINE TREE
- SUGAR HACKBERRY
- SYCAMORE

SURVEY NOTES:

1. DATE OF FIELD SURVEY: MARCH 31, 2026.
2. BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM OF 1983 (NAD 83), WITH 2011 ADJUSTMENT AS DERIVED FROM THE FLORIDA DEPARTMENT OF TRANSPORTATION VIRTUAL REFERENCE STATION NETWORK.
3. REFER TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP (FIRM), COMMUNITY PANEL NO. 12083C0535E, EFFECTIVE DATE OF APRIL 19, 2017, THE PROPERTY DESCRIBED HEREON LIES WITHIN FLOOD ZONES "X" AND ZONE "AE" AN AREA WITHIN THE 100 YEAR FLOOD HAZARD AREA.
4. NORTH-SOUTH AND EAST-WEST TIES TO FOUND MONUMENTATION AND IMPROVEMENTS ARE BASED ON CARDINAL DIRECTION.
5. THE ACCURACY OF THE SURVEY MEASUREMENTS USED FOR THIS SURVEY MEETS OR EXCEEDS THE EXPECTED USE OF THE PROPERTY DESCRIBED HEREON, (SUBURBAN) 1 FOOT IN 7,500 FEET.
6. ADDITIONS OR DELETIONS TO SURVEY MAPS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
7. THIS SURVEY DEPICTS THE PROPERTY AS IT EXISTED ON THE SURVEY DATE, NOT NECESSARILY THE SIGNATURE DATE.
8. THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE BENEFIT OF THE PARTY(IES) NAMED HEREON, AND SHALL NOT BE DUPLICATED OR RELIED UPON BY ANY OTHER INDIVIDUAL OR ENTITY WITHOUT AUTHORIZATION FROM JCH CONSULTING GROUP, INC.
9. SUBJECT TO RIGHTS OF WAY, RESTRICTIONS, EASEMENTS AND RESERVATIONS OF RECORD. PUBLIC RECORDS NOT SEARCHED BY JCH CONSULTING GROUP, INC.
10. VERTICAL DATUM IS BASED ON FOUND 5/8" IRON ROD WITH A PLASTIC CAP STAMPED "WOOD-FEST TRAVERSE" APPROXIMATELY 0.35 MILES NORTH 37°E FROM AND ON THE WEST SIDE OF S.W. 80TH AVENUE. BENCHMARK IS LOCATED IN THE NORTHWEST CORNER OF THE INTERSECTION OF S.W. 80TH AVENUE AND THE CONSTRUCTION ENTRANCE FOR "ON TOP OF THE WORLD COMMUNITIES, INC.", ELEVATION = 69.270 (DATUM NOTED 1929).

CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C1	130.00	590.00	012°37'27"	129.73	N32°41'44"W
C2	84.34	50.00	096°38'54"	74.69	N82°45'23"W
C3	665.79	920.00	041°27'51"	651.36	N69°39'06"E
C4	565.49	1080.00	030°00'00"	558.09	N75°23'25"E
C5	39.27	25.00	089°59'47"	35.35	S74°37'05"E
C6	41.87	100.00	023°59'15"	41.56	S41°36'49"E
C7	50.97	100.00	029°12'16"	50.42	S39°01'16"E
C8	131.00	355.00	021°08'33"	130.26	N76°49'58"W
C9	325.80	1517.00	012°18'16"	325.17	N73°23'34"W
C10	275.03	455.00	034°38'00"	270.86	S84°07'57"W
C11	585.65	1710.00	019°37'23"	582.79	S76°37'36"W

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C12	111.21	175.00	036°24'44"	109.35	S17°49'20"E
C13	36.08	25.00	082°41'24"	33.03	S77°22'24"E
C14	11.07	765.00	000°49'44"	11.07	N61°16'48"E
C15	42.82	25.00	098°08'26"	37.78	S13°03'28"W
C16	140.97	595.00	013°34'26"	140.64	S31°34'18"W
C17	79.52	960.00	004°44'45"	79.50	N38°17'49"W
C18	130.26	800.00	009°19'46"	130.12	S38°10'19"E
C19	96.61	615.00	009°00'02"	96.51	S33°50'23"E
C20	535.54	1450.00	021°09'42"	532.50	N50°57'32"W
C21	79.19	50.00	090°44'26"	71.17	S73°59'24"W

HORIZONTAL CONTROL:

THE FLORIDA STATE PLANE COORDINATES SHOWN HEREON ARE NORTH AMERICAN DATUM OF 1983 (1990 ADJUSTMENT), FLORIDA WEST ZONE AS DERIVED FROM GPS STATIC SURVEY AND TRADITIONAL TRAVERSE METHODS AND ESTABLISHED FROM MARION COUNTY, FLORIDA CONTROL MONUMENTS "MITIGATE" AND "HOBO", PURSUANT TO SECTION 177.051, FLORIDA STATUTES.

THE NORTHWEST CORNER OF SECTION 12, TOWNSHIP 16 SOUTH, RANGE 20 EAST, MARION COUNTY, FLORIDA – FOUND 4" X 4" CONCRETE MONUMENT WITH NAIL & DISK STAMPED "I 2 11 12."
NORTHING: 1740427.4309 FEET
EASTING: 576381.5670 FEET
LATITUDE: 29°07'16.02717" N
LONGITUDE: 82°07'01.23060" W
CONVERGENCE: -00°07'50.7"
SCALE: 0.99999681

FOUND STAINLESS STEEL ROD STAMPED WORE 1990
NORTHING: 1745775.8082 FEET
EASTING: 543977.8867 FEET
LATITUDE: 29°08'08.37974" N
LONGITUDE: 82°01'56.91387" W
CONVERGENCE: -00°01'16.8"
SCALE: 0.99995564

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THIS SURVEY MEETS THE APPLICABLE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J17.050-.052, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

CHRISTOPHER J. HOMSON
FLORIDA LICENSED SURVEYOR & MAPPER NO. 6553

DATE

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

(CERTIFICATE OF AUTHORIZATION NO. LB 8071)

NO.	REVISIONS	BY	DATE

DRAWN: M.A.
REVISED:
REVISED:
CHECKED: C.J.H.
APPROVED: C.J.H.
SCALE: 1" = 200'

J C H
JCH CONSULTING GROUP INC.
LAND DEVELOPMENT • SURVEYING & MAPPING
PLANNING • ENVIRONMENTAL
9428 BAYMEADOWS ROAD, SUITE 268, JACKSONVILLE, FLORIDA 32256
PHONE (904) 296-3320 FAX (904) 296-3332
WWW.JCHCONSULTING.COM
CERTIFICATE OF AUTHORIZATION NUMBER LB 8071

PLAT OF BOUNDARY AND TOPOGRAPHIC SURVEY FOR:
ON TOP OF THE WORLD COMMUNITIES, INC.

FIELD BOOK/PAGE: 25-47/001-1068
FILE: WEYBOURNE LANDING

J.C.H. # 101.40
DWG.#181488ND—TOPO
SHT. 1 OF 5

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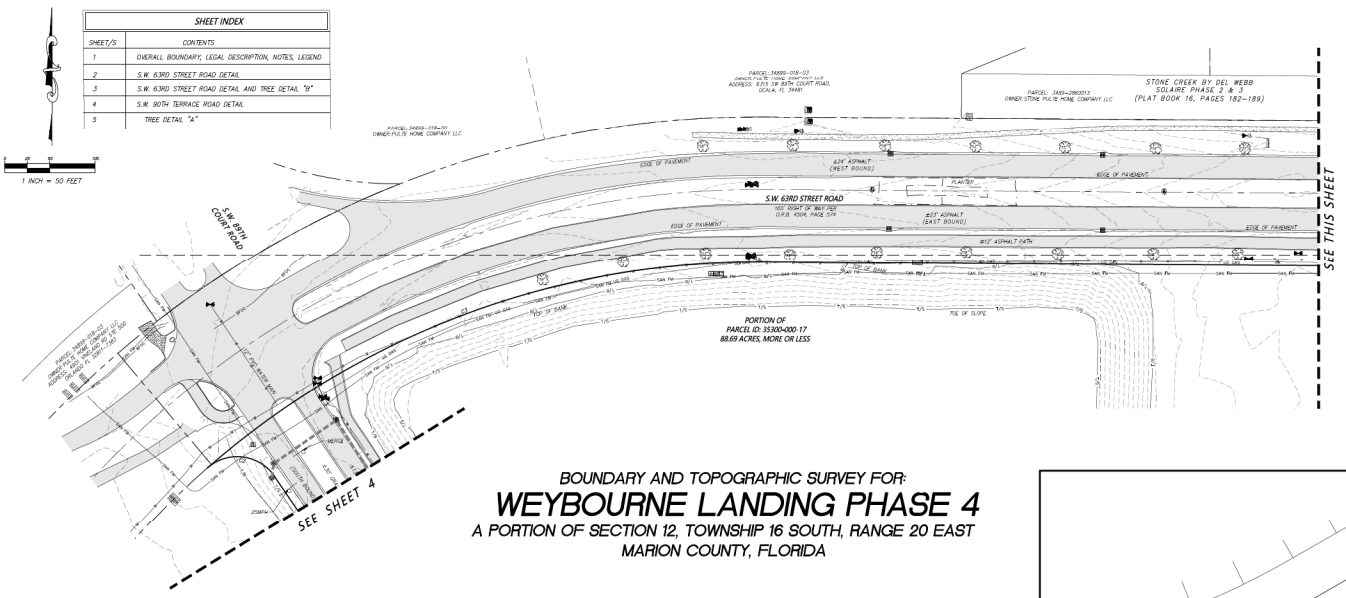
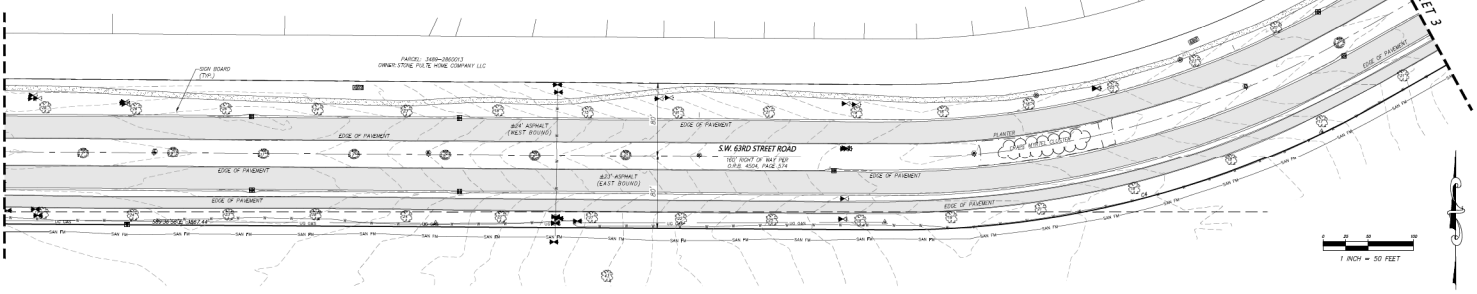


BOUNDARY AND TOPOGRAPHIC SURVEY FOR:

WEYBOURNE LANDING PHASE 4

A PORTION OF SECTION 12, TOWNSHIP 16 SOUTH, RANGE 20 EAST
MARION COUNTY, FLORIDA



REVISIONS				
FB/PG	DATE	DRAWN	REVISION	CKD

JCH
CONSULTING GROUP, INC
LAND DEVELOPMENT • SURVEYING & MAPPING
PLANNING • ENVIRONMENTAL • G.I.S.
438 SW 15TH STREET, OCALA, FLORIDA 34471
PHONE (352) 405-1482 FAX (888) 272-8331 www.JCHgc.com
CERTIFICATE OF AUTHORIZATION - L.B. #671

LOCATED IN SECTION 12, TOWNSHIP 16 SOUTH, RANGE 20 EAST

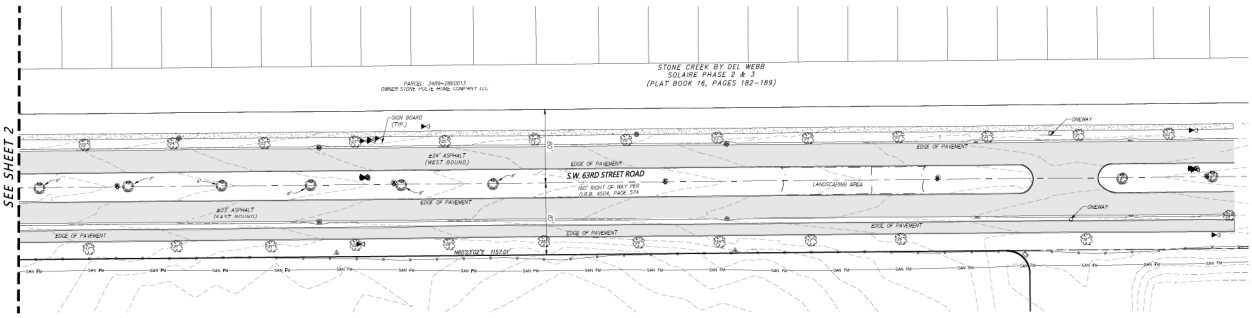
MARION COUNTY, FLORIDA

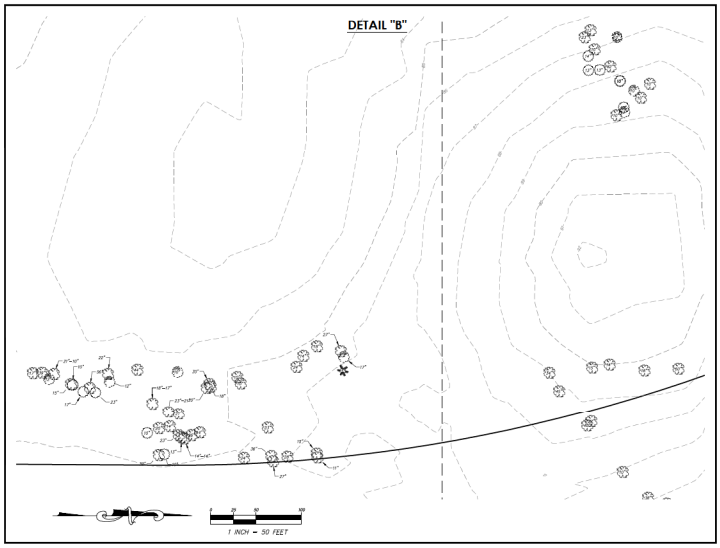
PLAT OF BOUNDARY AND TOPOGRAPHIC SURVEY
—FOR—
WEYBOURNE LANDING PHASE 4

FB/PG		FIELD DATE	JOB NO.
23-6 / 100A-100B		03/30/2026	18148BND-TOPO
DRAWING DATE	BY	APPROVED	SCALE
04/09/2026	M.A.	C.H	1" = 50'

2 OF 5

Drawing name: J:\Projects\18148 Ellis, dba Del Webb (SLD), Spine Rd (Bar 15368), Plats & Parcels dba Irons SF\SWS\Boundary & Topographic\Phase 4\18148SVY_TOPO (Phase 4).dwg [SHEET 2] Apr 13, 2026 1:47pm by: mark.





BOUNDARY AND TOPOGRAPHIC SURVEY FOR:

WEYBOURNE LANDING PHASE 4

A PORTION OF SECTION 12, TOWNSHIP 16 SOUTH, RANGE 20 EAST
MARION COUNTY, FLORIDA

SHEET INDEX	
SHEET/S	CONTENTS
1	OVERALL BOUNDARY, LEGAL DESCRIPTION, NOTES, LEGEND
2	S.W. 63RD STREET ROAD DETAIL
3	S.W. 63RD STREET ROAD DETAIL AND TREE DETAIL "B"
4	S.W. 90TH TERRACE ROAD DETAIL
5	TREE DETAIL "A"

REVISIONS				
FB/PG	DATE	DRAWN	REVISION	CKD

JCH
CONSULTING GROUP, INC
LAND DEVELOPMENT • SURVEYING & MAPPING
PLANNING • ENVIRONMENTAL • GIS
438 SW 15TH STREET, OCALA, FLORIDA 34471
PHONE (352) 405-1482 FAX (888) 272-8331 www.JCHgc.com
CERTIFICATE OF AUTHORIZATION - L.B. 8071

LOCATED IN SECTION 12, TOWNSHIP 16 SOUTH, RANGE 20 EAST

MARION COUNTY, FLORIDA

PLAT OF BOUNDARY AND TOPOGRAPHIC SURVEY
—FOR—
WEYBOURNE LANDING PHASE 4

FB/PG	FIELD DATE	JOB NO.
23-6 / 100A-100B	03/30/2026	18148BND-TOPO
DRAWING DATE	BY	APPROVED
04/09/2026	M.A.	C.H
SCALE		
1" = 50'		

3 OF 5

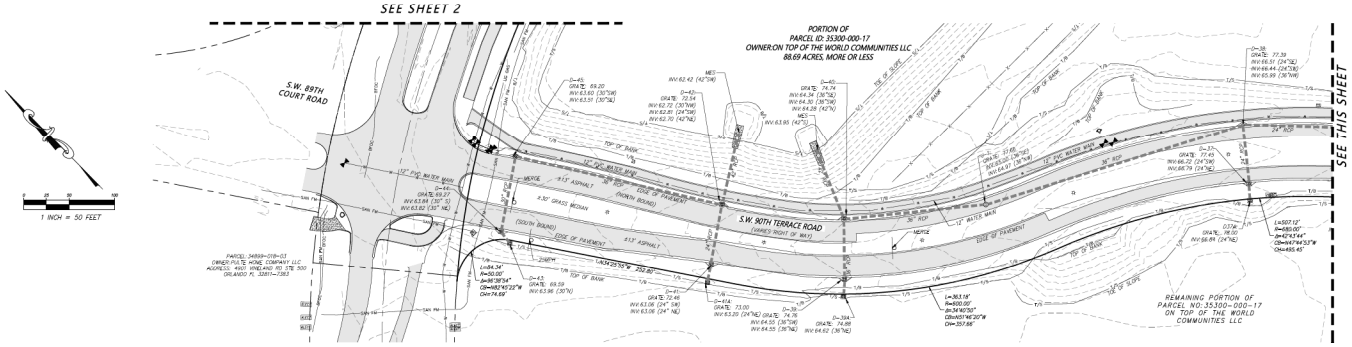
Drawing name: J:\Projects\18148 Ellis, dba Sky Laurel (SJD, Spike Rd (Ref 13265), Finch & Fort, dba Invo SF\SW\Boundary & Topographic\Phase 4\18148BND_TOPO (Phase 4).dwg [SHEET 3 Apr 13, 2026 2:02pm by mario

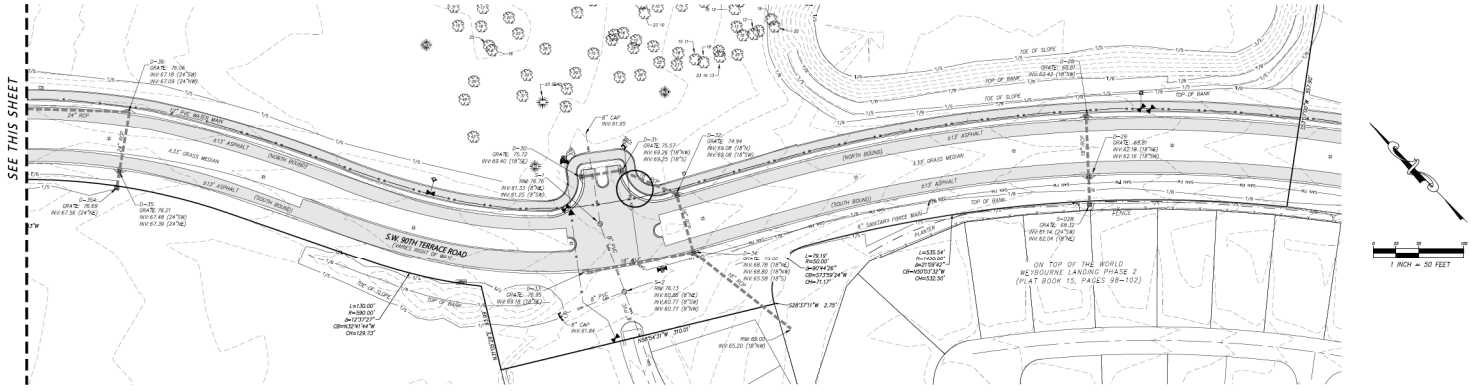
SHEET INDEX	
SHEET/S	CONTENTS
1	LEGAL DESCRIPTION, NOTES
2	OVERALL BOUNDARY
4	S.W. 90TH STREET ROAD DETAIL
5	TREE DETAIL "A"

BOUNDARY AND TOPOGRAPHIC SURVEY FOR:

WEYBOURNE LANDING PHASE 4

A PORTION OF SECTION 12, TOWNSHIP 16 SOUTH, RANGE 20 EAST
MARION COUNTY, FLORIDA





REVISIONS				
FB/PG	DATE	DRAWN	REVISION	CKD

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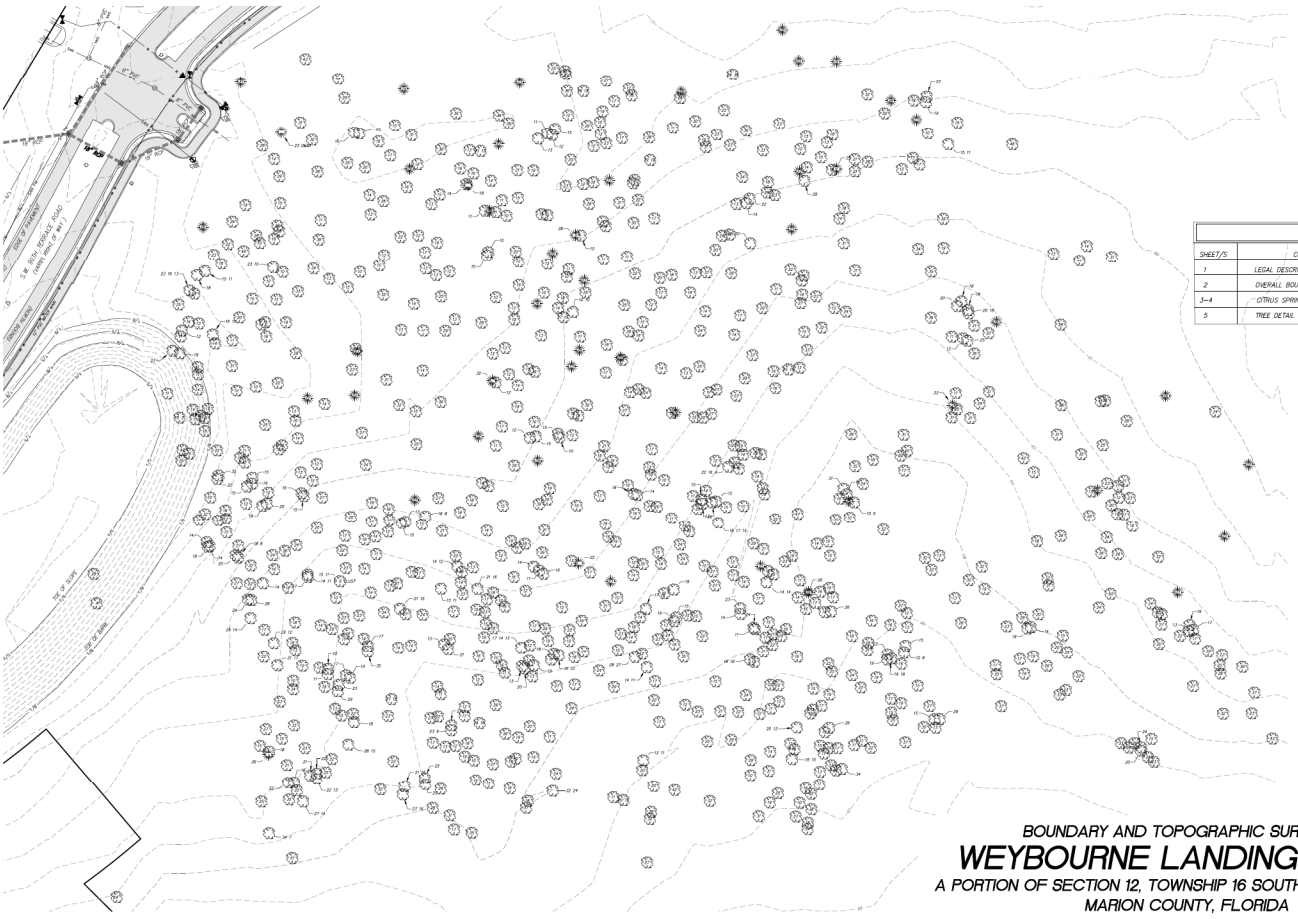
608 SW 15TH STREET, OCALA, FLORIDA 34471
PHONE (352) 405-1482 FAX (888) 272-8331 www.JCHgc.com
CERTIFICATE OF AUTHORIZATION - L.B. #671

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

PLAT OF BOUNDARY AND TOPOGRAPHIC SURVEY
—FOR—
WEYBOURNE LANDING PHASE 4

FB/PG	FIELD DATE	JOB NO.
23-6 / 100A-100B	03/30/2026	18148BND-TOPO
DRAWING DATE	BY / APPROVED	SCALE
04/09/2026	M.A. / C.H	1" = 50'

4 OF 5



SHEET INDEX	
SHEET/S	CONTENTS
1	LEGAL DESCRIPTION, NOTES
2	OVERALL BOUNDARY
3–4	CITRUS SPRINGS BOULEVARD
5	TREE DETAIL "A"

BOUNDARY AND TOPOGRAPHIC SURVEY FOR:

WEYBOURNE LANDING PHASE 4

A PORTION OF SECTION 12, TOWNSHIP 16 SOUTH, RANGE 20 EAST
MARION COUNTY, FLORIDA

REVISIONS				
FB/PG	DATE	DRAWN	REVISION	CKD

JCH
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PLANNING • ENVIRONMENTAL • GIS
438 SW 15TH STREET, OCALA, FLORIDA 34471
PHONE (352) 405-1482 FAX (888) 272-8331 www.JCHcg.com
CERTIFICATE OF AUTHORIZATION – L.B. #671

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

PLAT OF BOUNDARY AND TOPOGRAPHIC SURVEY
–FOR–
WEYBOURNE LANDING PHASE 4

FB/PG	FIELD DATE	JOB NO.
23–6 / 100A–100B	03/30/2026	18148BND–TOPO
DRAWING DATE	BY / APPROVED	SCALE
04/09/2026	M.A. / C.H	1" = 50'

5 OF 5

Drawing name: J:\Projects\18148 Ellis, dba Big Lizard (SE), Spike Pit (Ref 13288), Flock & Turf, dba Ivory (JOM)\Boundary & Topographic\Phase 4\18148BND_TOPO (Phase 4).dwg SHEET 5 TREE DETAIL Apr 13, 2026 2:29pm by mark

Marion County

Development Review Committee

Agenda Item

File No.: 2026-24070 **Agenda Date:** 8/17/2026 **Agenda No.:** 5.6.

SUBJECT:
Pioneer Ranch Phase 3 & 4 Amenity - Major Site Plan
Parcel #: 35700-000-04 #32576
Tillman & Associates Engineering, LLC

SUBMITTAL SUMMARY REPORT
32576

PLAN NAME: PIONEER RANCH PH 3&4 AMENITY

LOCATION: 6902 SW 95TH STREET RD OCALA,

APPLICATION DATE: 03/06/2025

PARCEL: 35700-000-04

DESCRIPTION:

CONTACTS	NAME	COMPANY
Applicant	Tillman Associates	Tillman & Associates Engineering, LLC
Applicant	Tillman Associates	Tillman & Associates Engineering, LLC
Engineer of Record	Tillman Associates	Tillman & Associates Engineering, LLC
Engineer of Record	Tillman Associates	Tillman & Associates Engineering, LLC

CONDITION	DESCRIPTION	CREATED BY	CREATED ON	COMMENTS	SATISFIED?
Conditional Comment(s)		Alexander Turnipseed	12/10/2025	Please provide a copy of the NPDES permit or NOI as well as the District permit prior to construction.	No

SUBMITTAL	STARTED	DUE	COMPLETE	STATUS
OCE: Plan Review (DR) v.4	08/03/2026	08/10/2026	08/13/2026	Approved
OCE: Plan Review (DR) v.3	02/09/2026	02/16/2026	02/25/2026	Requires Re-submit
OCE: Plan Review (DR) v.2	12/10/2025	12/17/2025	01/15/2026	Requires Re-submit
OCE: Plan Review (DR) v.1	07/18/2025	07/25/2025	11/13/2025	Requires Re-submit

SUBMITTAL DETAILS

OCE: Plan Review (DR) v.4

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
911 Management (DR) (911 Management)	Kristie Wright	08/10/2026	08/05/2026	Approved
Environmental Health (Plans) (Environmental Health)	Evan Searcy	08/10/2026	08/10/2026	Approved
Fire Marshal (Plans) (Fire)	Jonathan Kenning	08/10/2026	08/03/2026	Approved
Growth Services Planning & Zoning (DR) (GS Planning and Zoning)	Erik Kramer	08/10/2026	08/03/2026	Approved
Landscape (Plans) (Parks and Recreation)	Susan Heyen	08/10/2026	08/04/2026	Approved
OCE Design (Plans) (Office of the County Engineer)	Gerald Koch	08/10/2026	08/04/2026	Approved

SUBMITTAL SUMMARY REPORT (32576)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
OCE Property Management (Plans) (Office of the County Engineer)		08/10/2026	08/11/2026	Informational

Comments

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]."
- DR 8/11/26

OCE Stormwater (Permits & Plans) (Office of the County Engineer)	Alexander Turnipseed	08/10/2026	08/05/2026	Approved
OCE Survey (Plans) (Office of the County Engineer)	Theresa Smail	08/10/2026	08/04/2026	Approved
OCE Traffic (Permits & Plans) (Office of the County Engineer)	Sydney Oberdorfer	08/10/2026	08/03/2026	Approved
Utilities (OCE Plans) (Utilities)	Heather Proctor	08/10/2026	08/03/2026	Approved

Comments

Previously approved. Project is within the MCU service area and will be served by public water and sewer.

A utilities pre-construction meeting is required to be held at least 48 hours in advance before utilities construction can begin.

OCE: Plan Review (DR) v.3

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
911 Management (DR) (911 Management)	Jamie Waldron	02/16/2026	02/17/2026	Approved
Environmental Health (Plans) (Environmental Health)	Evan Searcy	02/16/2026	02/13/2026	Approved
Fire Marshal (Plans) (Fire)	Roxanna Coleman	02/16/2026	02/09/2026	Approved
Growth Services Planning & Zoning (DR) (GS Planning and Zoning)	Erik Kramer	02/16/2026	02/13/2026	Approved
Landscape (Plans) (Parks and Recreation)	Susan Heyen	02/16/2026	02/11/2026	Requires Re-submit

Comments

Per 6.9.2.A - An irrigation plan shall be provided prior to issuance of a development order or building permit. Please submit signed and sealed irrigation plans for review

OCE Design (Plans) (Office of the County Engineer)	Gerald Koch	02/16/2026	02/24/2026	Approved

SUBMITTAL SUMMARY REPORT (32576)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
OCE Property Management (Plans) (Office of the County Engineer)	Elizabeth Woods	02/16/2026	02/17/2026	Informational

Comments

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]."
No further comments -EMW 02.17.2026

OCE Stormwater (Permits & Plans) (Office of the County Engineer)	Alexander Turnipseed	02/16/2026	02/10/2026	Approved
OCE Survey (Plans) (Office of the County Engineer)	Theresa Smail	02/16/2026	02/10/2026	Approved
OCE Traffic (Permits & Plans) (Office of the County Engineer)	Chris Zeigler	02/16/2026	02/11/2026	Approved
Utilities (OCE Plans) (Utilities)	Heather Proctor	02/16/2026	02/11/2026	Approved

Comments Previously approved: Project is served by Marion County Utilities for water and wastewater. MCU staff has reviewed and approved the plan set. Total Irrigated SQFT is 68,540

OCE: Plan Review (DR) v.2

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
911 Management (DR) (911 Management)	Caroline Dennison	12/17/2025	12/15/2025	Approved
Environmental Health (Plans) (Environmental Health)	Evan Searcy	12/17/2025	12/23/2025	Approved
Fire Marshal (Plans) (Fire)	Jonathan Kenning	12/17/2025	12/10/2025	Approved

Comments previously approved

Growth Services Planning & Zoning (DR) (GS Planning and Zoning)	Erik Kramer	12/17/2025	12/17/2025	Approved
Landscape (Plans) (Parks and Recreation)	Susan Heyen	12/17/2025	12/12/2025	Deny

Comments See irrigation plan, pending photometric plan submittal

OCE Design (Plans) (Office of the County Engineer)	Jack Dingman	12/17/2025	01/15/2026	Approved

Corrections Additional Design Comments (**Resolved**) - Additional Comments:

Corrections 2.18.2.G Utility Easements (**Resolved**) - 2.18.2.G Utility Easements: Easement requirements of each utility shall be indicated by the utility on a copy of the Preliminary Plat or by letter. (Letters/emails of easement acceptance due with improvement plan.)

Corrections 2.12.3 - Title block (**Resolved**) - 2.12.3 - Title block: Title block on all sheets denoting type of application; project name, location, county, and state; and date of original and all revisions

SUBMITTAL SUMMARY REPORT (32576)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
OCE Design (Plans) (Office of the County Engineer)	Jack Dingman	12/17/2025	01/15/2026	Approved
Corrections	2.21.2.A - Multi-phase Major Site Plans (**Resolved**) - 2.21.2.A - Multi-phase Major Site Plans: Multi-phase Major Site Plans may include a separate sheet showing independent, stand alone phasing and shall not be subject to a separate Master Plan application			
Corrections	6.2.1.A. - Licensed Professional (**Resolved**) - 6.2.1.A. - Licensed Professional: Plans shall be prepared by a professional licensed by the State of Florida. The name, street address, signature, date, license number, and seal of the responsible professional shall be shown on each plan sheet. The same shall be provided on the cover page of any supporting documents and calculations.			
Corrections	2.12.4 - Front page of the plan (**Resolved**) - 2.12.4 - Front page of the plan: Front page of the plan shall minimally include A through L of this section of the LDC.			
Corrections	Legal Documents (**Resolved**) - Legal Documents			
Corrections	2.1.3 - Order of plan approval (**Resolved**) - 2.1.3 - Order of plan approval: Plans listed may be reviewed concurrently, but must be approved in the order listed at the link below, when applicable and when the proper land use and zoning are in place			
Corrections	2.12.4.E & 6.2.1.A - Licensed Professional (**Resolved**) - 2.12.4.E & 6.2.1.A - Licensed Professional: 2.12.4.E & 6.2.1.A - The name, address, phone number, signature, date, license number, and seal of the responsible professional shall be shown on each plan sheet			
Corrections	2.12.4.I & 6.2.1.D - Index of sheets and numbering (**Resolved**) - 2.12.4.I & 6.2.1.D - Index of sheets and numbering: Index of sheets; All sheets shall indicate each sheet number and the total number of sheets. Cross references between sheets is required			
Corrections	6.2.1.B.-F. - Requirements (**Resolved**) - 6.2.1.B.-F. - Requirements: Technical standards and requirements as listed in Section 6.2.1.B. through F. of the LDC			
Corrections	2.21.2.A - Multi-phase Major Site Plans (**Resolved**) - 2.21.2.A - Multi-phase Major Site Plans: Multi-phase Major Site Plans may include a separate sheet showing independent, stand alone phasing and shall not be subject to a separate Master Plan application			
OCE Property Management (Plans) (Office of the County Engineer)	Elizabeth Woods	12/17/2025	12/22/2025	Requires Re-submit
Comments	**Still Required** Owner's name on the cover sheet needs to match what is registered with Sunbiz. Fred C Armstrong. Currently showing Chris Armstrong. 12.22.25 -EMW Owner's name on the cover sheet needs to match what is registered with Sunbiz. Fred C Armstrong. Currently showing Chris Armstrong. 7.22.25 -EMW Owner's name on the cover sheet needs to match what is registered with Sunbiz. Fred C Armstrong. Check project list. 4/8/25 HR 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]."			
OCE Stormwater (Permits & Plans) (Office of the County Engineer)	Alexander Turnipseed	12/17/2025	12/10/2025	Approved
OCE Survey (Plans) (Office of the County Engineer)	Theresa Smail	12/17/2025	12/17/2025	Approved
OCE Traffic (Permits & Plans) (Office of the County Engineer)	Chris Zeigler	12/17/2025	12/11/2025	Approved

SUBMITTAL SUMMARY REPORT (32576)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
Utilities (OCE Plans) (Utilities)	Heather Proctor	12/17/2025	12/24/2025	Approved

Comments Project is served by Marion County Utilities for water and wastewater. MCU staff has reviewed and approved the plan set.

Total Irrigated SQFT is 68,540

OCE: Plan Review (DR) v.1

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
911 Management (DR) (911 Management)		07/25/2025	11/10/2025	Approved

Comments
YES 2.12.8 - Legal description matches boundary on plan
YES 2.12.28 - Correct road names supplied On Sheet 06.01 the labels are missing for SW 68th Cir and SW 92nd St.
YES 6.2.1.F - North arrow and graphic drawing and written scale
N/A Additional 911 comments

Environmental Health (Plans) (Environmental Health)		07/25/2025	11/10/2025	Approved

Comments
YES Central Sewer Central Sewer
N/A Lot Size
N/A Total Flow
N/A Available Area
YES DEP Water Approval Central Water
N/A Operating Permit Required
N/A 2.12.6 - Location of septic systems & wells
N/A 2.12.36 - Location of water & septic systems
INFO Additional Health comments Central Sewer/Central Water

Fire Marshal (Plans) (Fire)		07/25/2025	11/10/2025	Approved

Comments
YES 6.18.2 - Fire Flow/Fire Hydrant
YES 6.18.3 - Gated Communities/Properties It appears that the area is completely fenced in with multiple gate doors provide. This area does appear that it will have an occupancy load of 100 or more persons which would require panic hardware installed on the gates. Please note on page 5.01 that the exterior gate will have panic hardware.
N/A 6.18.4 - Wildland Interface Area
N/A 6.18.5 - Access Control Box
N/A 6.18.2.D - Fire Department Connections
N/A NFPA 1 Chapter 11.10.1 - In Building Minimum Radio Signal Strength
YES 6.18.2.G - Painting and Marking of Fire Hydrants
YES NFPA 1 Chapter 18.2.3 - Fire Dept Access Roads
N/A Additional Fire comments

SUBMITTAL SUMMARY REPORT (32576)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
Growth Services Planning & Zoning (DR) (GS Planning and Zoning)		07/25/2025	11/10/2025	Approved

Comments

Land Use: Approved
YES 2.12.4.L(2)/3.2.3 - Use Consistent with FLU Designation?
YES 2.12.4.L(3) - All applicable Developer's Agreements listed? Please list all applicable Developer's Agreements and approved PUD #.
N/A 2.12.4.L(2,3, & 5)/6.3.1C(15)(g) - DRI/FQD Compliance Note?
N/A 3.2.3/6.6/5.2.5/flood - RESIDENTIAL - Complies with Min/Max Density?
YES 3.2.3 - NON-RESIDENTIAL - Complies with FAR?
N/A 2.12.4.L(6) - Gross/wetland/floodplain acreage listed?
N/A 3.3.2.C - Complies with Approved ECSD PUD?
N/A 3.3.3.A(1)- Complies with Approved Rural Residential Cluster Plan?
N/A 3.3.3.A(2) - Complies with Approved Hamlet Plan?
N/A 2.12.4.L(5)/5.2 - [Applicable ESOZ/FPOZ Status Listed?]
N/A 2.12.4.L(5)/5.4 - [Applicable Springs Protection Zone Listed?]
N/A 2.12.4.L(5)/5.7 - Wellhead Protection - P/S/T Zones Shown/Listed?
YES 2.12.4.L(7 & 9) - Building Uses/Identifiers/Designations Provided for 911?
N/A 4.1.4.J - [Greenway Setback Provided?]
N/A 2.12.16/6.5 - [EALS or EALS-ER provided?]
N/A 6.5 & 6.6 - Habitat Preservation/Mitigation Provided?
N/A 2.12.9 - [Show All Existing Surrounding & Intersecting R/Ws?]
N/A 6.12.2.A - [Local Road right-of-Way Provided?]
N/A 6.12.2.A - [Access Improvements R/W Provided (decel/accel/turn lanes)?]
N/A 2.12.9/6.12.2.B - Comp Plan Future Thoroughfares R/W Provided (TE Map)?
N/A 6.11.4.C - [Additional/Atlernate/Interconnected Access (S/QS-L) Provided?]
YES 6.11.2, 4 & 5 - Internal Access Consistent with PUD/Master Plan/Plat?
N/A 6.11.4.B & D/7.3.1 - [Cross/Parallel Access Required/Suitable?]
N/A 6.11.5 -[Driveways to Intersections Separated/Coordinated?]
N/A 6.11.4.E - [Sight Triangle Provided?]
N/A 6.11.5 - [Driveways to Driveways Separated/Coordinated?]
N/A 6.12.12 - [Sidewalks Internal/External Provided?]
N/A 2.12.5/1.8.2.A - Concurrency/Traffic - Study/Capacity Available?
N/A 2.12.5/1.8.2.D - Concurrency - PRELIM Evaluation Required?
YES 2.12.5/1.8.2.F - Is Concurrency Approval or Deferral Elected?
N/A 2.12.6, 35, & 36/6.14 - [Concurrency/Water Provided?]
N/A 2.12.6, 35, & 36/6.14 - [Concurrency/Sewer Provided?]
N/A Additional Planning Items:

Zoning: Approved
YES 2.12.4.C - Owner and applicant name
YES 2.12.4.L(1) - Parcel number
YES 2.12.21/6.3.1.C(10) - Land use and zoning on project and on adjacent properties shown
YES 2.12.4.L(4) - Zoning requirements: lot width, area , setbacks , coverage (floor area ratios) and parking
YES 2.12.23/4.2 -Setbacks, dimensions for all improvements, and easements
YES 2.12.24 - Landscape requirements/6.8.6 - Buffering
YES 2.12.4.L(7) - List and describe land use including floor area of particular use (example: office, warehouse, storage or assembly) these descriptions are often found in the summary of parking requirements but should be clearly shown on plan
N/A 2.12.6 - Location of water and sewer. Does this need a special use permit? defer to mcu
YES 2.12.9 - Show adjacent streets serving development
YES 2.12.32 - Show 100yr flood zone
YES 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) EA Submitted to FWC.
YES 2.12.4.L(10) - Parking requirements, service entrances, space size paved parking isle and access to parking area/6.11.8 - Off-street parking requirements/6.11.7 - Loading Areas/ 6.11.6 - Construction access/route
N/A 4.4.4 -Sign (provisions for advertising signage), if it is a multi occupancy complex like shopping centers they must submit a master sign plan. will there be a sign?
7/17 response - does not propose a sign.
YES 2.12.19 - Provide dimensions and location of all existing site improvements; dimensions and location for all proposed site improvements with all setbacks
N/A 2.12.27 - Show location of outside storage areas Will there be outside storage?
YES 5.2 & 5.3 - Verify any overlay zones such as ESOZ, Springs Protection, or Flood Plain
N/A Additional Zoning comments

SUBMITTAL SUMMARY REPORT (32576)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
Landscape (Plans) (Parks and Recreation)		07/25/2025	11/10/2025	Requires Re-submit

Comments

YES 2.12.18 - All trees 10" DBH and larger
N/A 2.12.25 - Marion Friendly Landscape Areas
N/A 6.7.3 - Tree protection
YES 6.7.4 - Shade tree requirements
N/A 6.7.6 - Tree removal submittal requirements
N/A 6.7.8 - Protected tree replacement requirements
N/A 6.7.9 - Replacement trees; general requirements
YES 6.8.2 - Landscape plan requirements (details, schedule, calculations, notes)
YES 6.8.3 - Landscape design standards
YES 6.8.4 - Landscape area requirements for non-residential development
N/A 6.8.5 - Landscape area requirements for residential and mixed use developments
N/A 6.8.6 - Buffers
NO 6.8.7 - Parking areas and vehicular use areas 1. Can WM be adjusted to the south to allow for canopy tree in island 2. All parking islands shall have shade/canopy tree(s) 3. 5' minimum landscape screening shall be around perimeter of all parking areas 4. Why use 1 magnolia, when all other parking trees are Oaks and Maples?
N/A 6.8.8 - Building landscaping
N/A 6.8.9 - Service and equipment areas
N/A 6.13.3.C(5) - Landscaping of public stormwater management facilities
N/A 6.13.3.D(4) - Landscaping of private stormwater management facilities
YES 6.8.10 - General planting requirements (specifications)
YES 6.8.11 - Landscape installation
NO 6.8.12 - Landscape completion inspection requirements Add note per this section of code, completion notes do not address fully
NO 6.9.2 - Irrigation plan requirements (details, legend, notes) Provide signed and sealed irrigation plan
PEND 6.9.3 - Irrigation design standards
PEND 6.9.5 - Irrigation system installation
PEND 6.9.6 - Completion inspection requirements
NO 6.19.3 - Outdoor lighting plan requirements Provide signed and sealed photometric plan,
PEND 6.19.4 - Exterior lighting design standards
N/A 5.5.4.B - Permitted uses within Springs Protection Overlay Zone
YES Additional Landscape comments Please provide Tree Protection, Landscape and Irrigation plans for review

OCE Design (Plans) (Office of the County Engineer)		07/25/2025	11/10/2025	Approved

Comments

YES 2.21.2.B - Major Site Plan fee of $1,000..00 + ($10.00 x total site acreage) 7/18/25-fee due with resubmittal 4/10/25-fee due with resubmittal
N/A 2.21.2.B - Plan review fee of $40.00 made payable to Marion County Health Department
N/A Traffic study / methodolgy fee of $200.00 made payable to Marion County BCC is required prior to plan approval. Refer to Resolution 10-R-630 for the current fee schedule.
N/A 2.1.6.A - $100 Resubmittal fee payable to Marion County BCC
N/A 2.1.7.A - $100 Revision fee payable to Marion County BCC
N/A 2.1.3 - Order of plan approval
YES 2.12.3 - Title block on all sheets denoting type of application; project name, location, county, and state; and date of original and all revisions
YES 2.12.4.A - Type of application on front page
YES 2.12.4.B - Project name centered at top of front page
YES 2.12.4.C - Name, address, phone number, and signature of owner and applicant on front sheet
YES 2.12.4.D - Owner's certification on front sheet: I hereby certify that I, my successors, and assigns shall perpetually maintain the improvements as shown on this plan
YES 2.12.4.E - The name, address, phone number, signature, date, license number, and seal of the responsible professional shall be shown on each plan sheet
YES 6.2.1.A - Name, street address, signature, date, license number, and seal of licensed professional on each sheet
YES 2.12.4.F - Licensed professional certification on cover sheet with signature and seal on all sheets after plan approval
YES 2.12.4.F(1) - Licensed Design Professional Certification: I hereby certify that these plans and calculations were completed in accordance with all applicable requirements of the Marion County Land Development Code, except as waived.
YES 2.12.4.G - A key location or vicinity map, with north arrow, with reference to surrounding properties, streets, municipal boundaries, sections, ranges, and township
YES 2.12.4.H - A portrait oriented minimal 3 inches x 5 inches space, located 2.75 inches from the right edge of paper and .75 inches from the top edge of paper, shall remain blank to allow for a County approval stamp
YES 2.12.4.I & 6.2.1.D - Index of sheets and numbering
INFO 2.12.4.K - List of approved waivers, their conditions, and the date of approval 4/10/25-add waivers if requested in future
YES 2.12.4.L(1) - Parcel number
YES 2.12.7 - A digital version of the plan in a format pre-approved by the Office of the County Engineer
YES 2.21.2.A - Multi-phase Major Site Plans may include a separate sheet showing independent, stand alone phasing and shall not be subject to a separate Master Plan application
YES 6.2.1.B - Plans shall be legible and meet typical industry standards
YES 6.2.1.C - Standardized sheet size shall be 24" x 36"
YES 6.2.1.F - North arrow and graphic drawing and written scale
N/A Legal Documents
INFO Additional Development Review Comments 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.

SUBMITTAL SUMMARY REPORT (32576)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
OCE Property Management (Plans) (Office of the County Engineer)		07/25/2025	11/10/2025	Requires Re-submit

Comments

NO Major Site Plan

Owner's name on the cover sheet needs to match what is registered with Sunbiz. Fred C Armstrong. Currently showing Chris Armstrong. 7.22.25 -EMW
Owner's name on the cover sheet needs to match what is registered with Sunbiz. Fred C Armstrong. Check project list. 4/8/25 HR
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]."

SUBMITTAL SUMMARY REPORT (32576)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
OCE Stormwater (Permits & Plans) (Office of the County Engineer)		07/25/2025	11/10/2025	Approved

Comments

YES 2.12.4.L(9)(b) - Data Block (Impervious Area)
YES 2.12.8 - Topographical Contours
YES 2.12.9/10 - Existing Drainage Right-of-Way/Easements
YES 2.12.9/10 - Proposed Drainage Right-of-Way/Easements
YES 2.12.13/14/15 - General Exhibits
YES 2.12.20 - Stormwater Infrastructure Supports Phasing
YES 2.12.38 - Stormwater Maintenance Entity
YES 6.13.2.C - Geotechnical Investigation Report
YES 6.13.7 - Geotechnical Criteria
YES 6.13.2 A(1)/(2) - Contributing Basins/Tc
YES 6.13.2.B(1)/(2) - Runoff Analysis/ Tc Calculations
YES 6.13.2.A(4) - Stormwater Features & Connective Elements
YES 6.13.2.A(3) - Retention/Detention Area Design Parameters
YES 6.13.3 - Type of Stormwater Facility Criteria
YES 6.13.4 - Stormwater Quantity Criteria
YES 6.13.2.B(4) - Hydrologic Analysis
YES 6.13.4.C - Discharge Conditions
YES 6.13.2.B(6) - Freeboard
YES 6.13.4.D - Recovery Analysis
YES 6.13.5 - Flood Plain & Protection
YES 6.13.2.A(8) - Finish Floor Elevation Criteria
YES 6.13.6 - Stormwater Quality Criteria
N/A 6.12.6 - Roadway Flooding Level of Service
N/A 6.13.6.B - Alternative Treatment Techniques
YES 6.13.6.C - Best Management Practices
YES 6.13.8 - Stormwater Conveyance Criteria
YES 6.13.2.B(5) - Hydraulic Analysis
N/A 6.13.8.B(3) - Lane Spread Calculations
YES 6.13.2.A(9) - Access Accommodates Stormwater
YES 6.13.8.B(7) - Minimum Pipe Size
YES 6.13.2.A(5) - Existing/Proposed Stormwater Structures
YES 6.13.2.A(6) - Existing/Proposed Stormwater Pipes
YES 6.13.2.A(7) - Existing/Proposed Stormwater Swales
YES 6.13.9 - Grading Criteria
YES 6.13.2.A(11)(a) - Construction Entrance
YES 6.13.2.A(11)(b) - Erosion Control
YES 6.13.2.A(12)/6.12.5 - Stormwater Details, Cross Sections, References
YES 6.13.2.B(8) - Calculation & Plan Consistency
INFO 6.13.10.B - Copy of NPDES Permit or NOI Please provide a copy of the NPDES permit or NOI prior to construction.
INFO Copy of District Permit (County Interest) Please provide a copy of the District permit prior to construction.
YES 6.10 - Karst Topography and High Recharge Areas
YES 7.1.3 - Drainage Construction Specifications
YES 6.13.12 - Operation and Maintenance
YES Please provide a final signed and sealed hard copy signature page with references to the stormwater analysis or final hard copy of the full stormwater analysis.
YES Additional Stormwater comments If you have questions or would like to discuss the stormwater review comments, please contact Alexander Turnipseed at (352) 671-8376 or at alexander.turnipseed@marionfl.org.

OCE Survey (Plans) (Office of the County Engineer)		07/25/2025	11/10/2025	Requires Re-submit

Comments

YES 6.2.1.A - The name, street address, signature, date, license number, and seal of the responsible professional shall be shown on each plan sheet.
YES 6.2.1.E - Provide drawing legend
YES 6.2.1.F - Provide north arrow and graphic drawing and written scale
YES 6.4.7.A(1) - Show a minimum of two bench marks per site
YES 6.4.7.A(2 & 3) - Bench mark information shown
N/A 6.4.7.A(2 & 3) - One copy of the vertical control field notes shall be submitted to the Office of the County Engineer for review
YES 6.4.7.B(1) - Show a minimum of two intervisible horizontal control points per site
YES 6.4.7.B(2) - Horizontal control points shall be monumented and referenced to the Florida State Plane Coordinate System
YES 6.4.7.B(4) - Provide a statement or table detailing horizontal datum, adjustment, and coordinate values
N/A 6.4.7.B(4) - One copy of the horizontal control notes along with reduction reports shall be submitted to the Office of the County Engineer for review
YES 6.4.7.D - The location of the existing one percent (100-year) flood plain as shown on FEMA FIRM, with zone, elevation, and vertical datum noted
YES 6.4.7.D - A note shall appear on the construction plans detailing source and survey field methods used to obtain and delineate the flood plain line shown
NO 6.4.7.E - Line and curve table must be shown on the sheet to which they apply Please provide.
YES 6.4.7.F - All abbreviations used shall be clearly defined in the legend
YES 2.12.4.F.(2) - Surveyor and Mapper certification
YES 2.12.4.G - Show a location or vicinity map
NO 2.12.8 - Provide current boundary and topographic survey less than one year old Please update survey.
YES 2.12.9 - Provide location and dimensions of all rights-of-way serving the project
YES 2.12.10 - Show any known existing or proposed easement or land reservation
YES 2.12.11 - Provide an aerial map of the site with a layout of the development
YES 2.12.32 - Provide site analysis map depicting the existing (100-year) flood plain
N/A Additional Survey comments

SUBMITTAL SUMMARY REPORT (32576)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
OCE Traffic (Permits & Plans) (Office of the County Engineer)		07/25/2025	11/10/2025	Approved

Comments

YES 2.12.9 - Location and dimensions of streets and right-of-way
N/A 2.12.20 - Phases of development
N/A 2.12.30 - Route Plan
N/A 2.12.38 - Maintenance of improvements
YES 6.2.1.E - Drawing legend
YES 6.11.3 - Traffic Impact Analysis
N/A 6.11.4.B - Cross access
YES 6.11.4.E - Sight triangle
YES 6.11.5 - Driveway access
N/A 6.11.6 - Construction route
N/A 6.11.9.A - Traffic signals
YES 6.11.9.B - Traffic signs
YES 6.11.9.C - Pavement marking 4/23/25 - Stop bar should be parallel to roadway centerline to minimize confusion.
N/A 6.12.1.A. - Transportation Facilities - Purpose and Intent
N/A 6.12.2 - Right-of-way
N/A 6.12.11 - Turn lanes
N/A 6.12.12 - Sidewalks
N/A 6.12.13 - Utility position in right-of-way
N/A Additional Traffic comments

Utilities (OCE Plans) (Utilities)		07/25/2025	11/10/2025	Requires Re-submit

SUBMITTAL SUMMARY REPORT (32576)

Comments

YES Marion County Utilities Contact Information Yes, Correctly listed on cover sheet.
YES Parcel numbers identified in project match proposed site plan layout 7.22.25 Revised. 05.01.2025 - 01.01 - Parcel is listed as 35700-000-04. Plan(s) only shows a portion of the parcel listed.
YES 6.14.2.A(1) - Public water service area/provider Marion County Utilities to serve
YES 6.14.2.A(1) - Public sewer service area/provider Marion County Utilities to serve
N/A 6.14.2.A(1) - Letter of Availability and Capacity (w/Location Map of water and/or sewer as app) from provider
YES 6.14.2.A - Water Connection Requirements 7.22.25 Yes. Part if Phase 3 & 4 now shown on plan. 05.01 Shows connection to existing 2" WM Stub Out. Is the existing stub-out part of another phase? Identify what phase/plan the existing system belongs to.
YES 6.14.2.A - Sewer Connection Requirements 7.22.25 Yes. Part if Phase 3 & 4 now shown on plan. 05.01 Shows connection to existing 6" PVC Service. Is the existing service part of another phase? Identify what phase/plan the existing system belongs to.
N/A 6.14.2.C.2(e) - Grease Trap, FOG Worksheet 7.22.25 Response letter - No plans for food prep. 05.01: Will there be Food Prep or Food Service in the Racquet Club?
N/A 6.14.2.C - Industrial Pretreatment See previous comment
N/A 6.14.3 - Onsite Waste Treatment and Disposal System (OSTDS) - connection requirement on plan
YES 6.14.3.B - Springs Protection Zone 7/22/25 Acknowledged. Secondary Springs Protection Zone
YES 6.14.4 - Water (potable) Capital Charges and Flow Rates - proposed use identified to calculate 7/22/25 Acknowledged Capital charges and flow rates will be calculated during the permitting stage, before approval. (if major/minor site plan)

NO 6.14.4 - Water (irrigation) Capital Charges and Flow Rates - total irrigated area identified 7/22/25 Not able to locate on Sheet 05.01. Please cloud calculated Irrigated SQFT on plans. 05.01 - Irrigation identified. Total irrigated SQFT is required for permitting and meter drop(s).
YES 6.14.4 - Sewer Capital Charges and Flow Rates - proposed use identified to calculate 7/22/25 Acknowledged Capital charges and flow rates will be calculated during the permitting stage, before approval. (if major/minor site plan)

YES 6.14.5.A(1) - Submittal Requirements - Existing on-site & off-site mains and service connections
YES 6.14.5.A(2) - Submittal Requirements - Proposed on-site & off-site mains and service connections
N/A 6.14.5.A(3) - Submittal Requirements - Lift Stations layout, elevations, schedules
YES 6.14.5.A(6) - Submittal Requirements - Manhole locations, rim and invert elevations outside paved areas
YES 6.14.5.A(8) - Submittal Requirements - Connection to existing water system
YES 6.14.5.A(8) - Submittal Requirements - Connection to existing sanitary system
N/A 6.14.5.B - Construction Notes - Cover, horiz/vert datums, construction requirements
YES 6.14.5.B - Construction Notes - UT DETAILS - current LDC version 09.01 All Sewer details are correct. No water details provided.
YES 6.14.5.C - All issued permits related to this project shall be submitted to MCU (DOT, ROW, misc)
N/A 6.14.5.C - DEP permit for water mains to be constructed/owned by MCU
N/A 6.14.5.C - DEP permit for water mains to be constructed/owned by developer
N/A 6.14.5.C - DEP permit for sewer mains to be constructed/owned by MCU
N/A 6.14.5.C - DEP permit for sewer mains to be constructed/owned by developer
N/A 6.14.5.D - Hydraulic Analysis No lift station proposed.
N/A 6.14.6 - Design Criteria for Utility Systems to be owned/maintained by MCU
INFO 6.14.7 - Construction Inspection - PLAN NOTE: 7/22/25 Need to be a plan note. MCU personnel are to inspect any work performed on or around existing MCU infrastructure. A pre-construction meeting is required to be held a minimum of 48 hours prior to start of any construction. If the pre-construction meeting is not completed, any work may be halted. To schedule, contact MCU's Construction Manage, (352) 307-6012 or Alejandro.Rad@MarionFL.org

INFO 6.14.8.A - Completion and Closeout - PLAN NOTE: As-builts 7/22/25 For any Utility assets between the water main and the meter, Marion County will require a Bill of Sale and As-builts of the service, prior to meter(s) being installed. A final hold has been placed on permit, if applicable. All as-builts shall comply with the current Marion County LDC, section 6.14.8

N/A 6.14.9.A - Developer's Agreement
YES 6.14.9.B - Transfer of Facilities to Marion County Utilities - PLAN NOTE:
YES 6.14.9.B - Bill of Sale
N/A 6.15.1 - Potable Water Distribution System
N/A 6.15.2 - Decentralized Water System (WTP)
NO 6.15.3 - Fire Protection/Fire Flow Capacity 7/22/25 DDC added, Note for hydrant color added, 8" main shown with 8" stub out? . 05.01 - Fire Hydrant on private property constitutes a private fire line and requires a DDC at connection point. Hydrant must be painted yellow. (2) Dead-end into hydrant requires 8" main.
N/A 6.15.4 - Water Main Piping Installation
NO 6.15.5 - Water Service and Connection 7/22/25 End of county maintenance note added after the DDC. 05.01 - Delineate end of county maintenance.
N/A 6.15.6.A - Potable Water Metering - individual/banked, size
NO 6.15.6.B - Irrigation Water Metering - size 7/22/25 Shown on plans. 05.01 - Is there an existing irrigation meter? Nothing is identified on plans. Listed as existing?
N/A 6.15.6.C - Sewer service only (water meter required/shown)
YES 6.15.6.D - Meter Location 7/22/25 Response letter - They are in the back of the 10' utility easement. 05.01 - All meters need to be shown in the ROW or Easement.
YES 6.15.6.E - Meter Easements
YES 6.15.6.F - Meter Boxes
N/A 6.15.6.G & H - Meter Sizing
YES 6.15.7 - Cross Connection Control and Backflow Prevention
N/A 6.15.8 - Public Water Well Standards
N/A 6.15.9 - Wellfield and Water Supply
N/A 6.15.10 - Water Treatment Plants (WTP)
N/A 6.16.2 - Decentralized Wastewater Treatment Plant (WWTP)
NO 6.16.4 - Wastewater Collection Systems (Gravity/Pressurized) Design 7/22/25 Clean out shown with note. 05.01 - Need clean out at the connection point/ property line. Denote End of County Maintenance. (2) Clean outs in parking lot must be traffic rated.
N/A 6.16.5.A & B - Private Wastewater Pump Stations
N/A 6.16.5.C - Public Wastewater Pump Stations (MCU Standards)
N/A 6.17 - Water Reclamation/Reuse Facilities
INFO Article 7 - Construction Standards - PLAN NOTE: 7/22/25 Needs to be a plan note. All facilities constructed on the developer's property prior to interconnection with Marion County Utility's existing or proposed facilities, shall convey such component parts to MCU by bill of sale in a form satisfactory to the County Attorney, with the following evidence required by MCU: Refer to LDC 6.14.9 (B).

INFO Utilities Plan Review Fee per Resolution 15-R-583 - payable to Marion County Utilities 7/22/25 Plan review fee $130.00 - Utilities Plan Review Fee: $225.00 Fee(s) can be paid by calling 352-671-8686 or visiting the Development Review Office at 412 SE 25th Ave, Ocala, FL 34471. Reference AR# 32576
N/A Additional Utilities comments
N/A Additional Utilities comments
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MAJOR SITE PLAN

PIONEER RANCH PHASE 3 & 4

AMENITY

SECTION 19 & 20, TOWNSHIP 16 SOUTH, RANGE 21 EAST
MARION COUNTY, FLORIDA

THIS SITE CONTAINS:
PROJECT AREA = 4.82 ± ACRES
A PORTION OF PARCEL # 35700-000-04
ZONING - PUD
FLU - MEDIUM DENSITY RESIDENTIAL (MR)
EXISTING IMPERVIOUS = 0.00 AC. (0.00 S.F.) 0.00%
PROPOSED IMPERVIOUS = 2.32 AC. (100,952 S.F.) 48.07%
PUD REZONING APPLICATION# 210902Z
2004-L24 *(TO BE MODIFIED)
2005-L41 (TO BE TERMINATED)
2005-L42 (TO BE TERMINATED)

MARION COUNTY APPROVAL STAMP

PERMITS:

1. MARION COUNTY - MAJOR SITE PLAN - PENDING
2. S.W.F.W.M.D. - E.R.P. - PENDING
3. FDEP - POTABLE WATER - PENDING
4. FDEP - SANITARY SEWER - PENDING
5. FDEP - NPDES (BY OTHERS)

WAIVERS:

- 2.12.5.8 - TOPOGRAPHICAL CONTOURS - WAIVER REQUESTED TO USED CURRENT SURVEY, AS MASS GRADING IS APPROVED AND CONSTRUCTION IS ACTIVE ON SITE. (APPROVED 05/19/2025)
- 6.12.8.B (7) - MINIMUM PIPE SIZE - WAIVER REQUESTED TO USE STORM PIPES LESS THAN 18 INCHES, INCLUDING SUPPORTING CALCULATIONS.

NOTES:

1. THE SURVEYED LANDS DEPICTED HEREIN LIE WITHIN FLOOD ZONE "X" - AN AREA OF MINIMAL FLOODING AND FLOOD ZONE "X" - AN AREA OF MINIMAL FLOODING AND "AE" - AN AREA OF FLOOD HAZARD PER THE FLOOD INSURANCE RATE MAP, FOUND IN COMMUNITY PANEL NUMBER 12083C0705E, EFFECTIVE APRIL 19, 2017.
2. ALL UTILITIES UNDER EXISTING OR PROPOSED PAVEMENT SHALL BE SLEEVED IN ACCORDANCE WITH SECTION B.2.6A OF THE MARION COUNTY LAND DEVELOPMENT CODE.
3. THIS PROJECT IS LOCATED IN THE SECONDARY SPRINGS PROTECTION ZONE.
4. SIGHT DISTANCE AT DRIVEWAYS COMPLIES WITH FDOT REQUIREMENTS
5. VERTICAL DATUM IS BASED ON NATIONAL GEODETIC SURVEY CONTROL POINT H 593, ELEVATION 57.57' (NAVD 1988).
6. DESIGN SPEED = 30 M.P.H. TO BE POSTED AT 25 M.P.H. EXCEPT FOR CURVES WITH RADII LESS THAN 100'.
7. 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 IMPROVEMENT PLAN, FINAL PLAT, OR BUILDING PERMIT REVIEW.
8. ALL PROPOSED ROADS ARE TO BE LOCAL SUBDIVISION WITH PRIVATE ROAD STATUS.
9. NO CHANGE TO THE WORK AS SHOWN ON THE APPROVED PLANS SHALL BE MADE WITHOUT NOTIFICATION TO AND APPROVAL BY THE OFFICE OF THE COUNTY ENGINEER.
10. ORIENTATION FOR THE IMPROVEMENTS SHOWN HEREON SHOULD NOT BE USED TO RECONSTRUCT BOUNDARY LINES.

BASIS OF BEARINGS:

BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE FLORIDA STAE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM OF 1983 (NAD 83), WITH 2011 ADJUSTMENT AS DERIVED FROM THE FLORIDA DEPARTMENT OF TRANSPORTATION VIRTUAL REFERENCE STATION NETWORK.

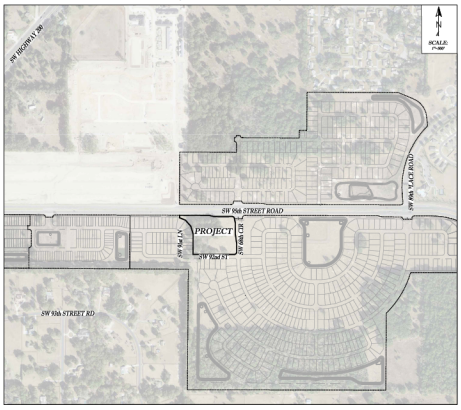
BENCHMARKS:

- TEMPORARY BENCHMARK (#37.28): (PK DISK LB 7143) ELEVATION= 68.36' (NAVD 1988), NORTHING = 1730170.4980, EASTING = 583842.1390
- TEMPORARY BENCHMARK (#007): (FOUND 5/8" IRC LB 8071) ELEVATION= 68.72' (NAVD 1988), NORTHING = 1727944.6230, EASTING = 584071.2460.
- TEMPORARY BENCHMARK (#008): (FOUND 5/8" IRC LB 8071) ELEVATION= 83.58' (NAVD 1988), NORTHING = 1727324.4640, EASTING = 585273.8170.

LEGAL DESCRIPTION :

A PARCEL OF LAND LYING IN SECTIONS 19 AND 20, TOWNSHIP 16 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST 1/4 CORNER OF SAID SECTION 20; THENCE ALONG THE WEST BOUNDARY OF THE NORTHWEST 1/4 OF SAID SECTION 20, N.00°37'28"E., 1,321.15 FEET TO A POINT 25.00 FEET NORTH OF THE SOUTH BOUNDARY OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 19, THENCE ALONG A LINE 25 NORTH OF AND PARALLEL WITH SAID SOUTH BOUNDARY N.89°39'02"W., 1335.54 FEET; THENCE DEPARTING SAID PARALLEL LINE, N.44°47'00"E., 867.58 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF S.W. 95TH STREET ROAD (RIGHT OF WAY WIDTH VARIES), BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 960.00 FEET; A CENTRAL ANGLE OF 31°41'05", AND A CHORD BEARING AND DISTANCE OF S.74°49'03" E., 524.12 FEET; THENCE ALONG THE SOUTHERLY AND WESTERLY RIGHT OF WAY LINE OF SAID S.W. 95TH STREET ROAD THE FOLLOWING (22) TWENTY-TWO COURSES: (1.) THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AND RIGHT OF WAY LINE, A DISTANCE OF 530.87 FEET TO THE END OF SAID CURVE; (2.) THENCE S.89°49'39"E., 611.65 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 89°57'57", AND A CHORD BEARING AND DISTANCE OF S.44°52'27"E., 35.34 FEET; (3.) THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AND RIGHT OF WAY LINE A DISTANCE OF 39.25 FEET TO THE END OF SAID CURVE; (4.) THENCE S.89°53'73"E., 79.93 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 89°39'04", AND A CHORD BEARING AND DISTANCE OF N.45°09'16" E., 35.25 FEET; (5.) THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE AND RIGHT OF WAY LINE, A DISTANCE OF 39.27 FEET TO THE END OF SAID CURVE; (6.) THENCE S.89°49'50" E., 1,006.20 FEET; (7.) THENCE S.76°12'17" E., 51.36 FEET; (8.) THENCE S.89°49'50" E., 207.41 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 87°40'24", AND A CHORD BEARING AND DISTANCE OF S.44°23'09"E., 34.61 FEET; (9.) THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AND RIGHT OF WAY LINE, A DISTANCE OF 38.26 FEET TO THE END OF SAID CURVE; (10.) THENCE S.89°49'21"E., 90.76 FEET; (11.) THENCE N.00°00'37"E., 11.94 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°09'48" AND A CHORD BEARING AND DISTANCE OF N.44°52'45"E., 35.44 FEET; (12.) THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE AND RIGHT OF WAY LINE, A DISTANCE OF 39.39 FEET TO THE END OF SAID CURVE; (13.) THENCE S.89°49'50" E., 1,066.10 FEET; (14.) THENCE S.79°23'39" E., 51.41 FEET; (15.) THENCE S.89°49'50" E., 200.94 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 89°57'07", AND A CHORD BEARING AND DISTANCE OF S.44°52'32"E., 35.34 FEET; (16.) THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AND RIGHT OF WAY LINE, A DISTANCE OF 39.25 FEET TO THE END OF SAID CURVE; (17.) THENCE S.89°49'50" E., 99.99 FEET; (18.) THENCE N.00°00'10"E., 12.06 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°03'07", AND A CHORD BEARING AND DISTANCE OF N.45°7'29"E., 35.27 FEET; (19.) THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE AND RIGHT OF WAY LINE, A DISTANCE OF 39.29 FEET TO THE END OF SAID CURVE; (20.) THENCE S.89°50'03"E., 191.13 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 940.00 FEET, A CENTRAL ANGLE OF 6°00'09", AND A CHORD BEARING AND DISTANCE OF S.86°50'59"E., 97.29 FEET; (21.) THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AND RIGHT OF WAY LINE, A DISTANCE OF 982.31 FEET TO A POINT OF TANGENCY; (22.) THENCE S.22°43'12"E., 115.41 FEET; THENCE DEPARTING SAID SOUTHERLY AND WESTERLY RIGHT OF WAY LINE, ALONG THE NORTH BOUNDARY OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 20, S.89°39'20"W., 882.35 FEET TO 77-15 NORTHEAST CORNER OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 20; THENCE ALONG THE NORTH BOUNDARY OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 20, S.89°54'12"W., 164.74 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 1,030.00 FEET, A CENTRAL ANGLE OF 29°13'26", AND A CHORD BEARING AND DISTANCE OF S.31°05'17"W., 518.65 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 525.35 FEET TO THE END OF SAID CURVE; THENCE S.00°22'08"W., 867.66 FEET TO THE SOUTHERLY BOUNDARY OF LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 5903, PAGE 981 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE ALONG SAID SOUTHERLY BOUNDARY, N.89°53'46"W., 2,188.20 FEET TO THE SOUTHWESTERLY CORNER OF SAID LANDS; THENCE DEPARTING SAID SOUTHERLY BOUNDARY, ALONG THE WESTERLY BOUNDARY OF SAID LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 5903, PAGE 981, PUBLIC OF RECORDS, N.00°06'14"E., 1,320.86 FEET; THENCE DEPARTING SAID WESTERLY BOUNDARY N.89°54'47"W., 25.16 FEET TO THE POINT OF BEGINNING.


SW HIGHWAY 200
SCALE: 1"=80'
SW 95th STREET ROAD
SW 95th CT
SW 95th LOOP
SW 95th ST
PROJECT
SW 95th STREET ROAD
SW 95th CIRCLE
SW 95th CT
SW 95th ST
SW 95th LOOP
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SW 95th CIRCLE

GENERAL NOTES

1. ALL NOTES ON THIS SHEET ARE GENERAL IN NATURE. ALL NOTATION AND INFORMATION IN SUBSEQUENT SHEETS SHALL SUPERCEDE THESE NOTES IF CONTRADICTORY.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFICATION OF SIZE AND LOCATION OF ALL EXISTING UTILITIES AND RELATED CONSTRUCTION PRIOR TO COMMENCEMENT OF WORK. CONTRACTOR SHALL CONTACT SUNSHINE STATE ONE CALL OF FLORIDA, INC. AT 1-800-432-4770, IN ACCORDANCE WITH CHAPTER 556, FLORIDA STATUTES
3. ALL CONSTRUCTION TO BE IN ACCORDANCE WITH THE LATEST STANDARDS OF **MARION COUNTY** AND FDOT.
4. PAVEMENT STRIPING TO BE IN ACCORDANCE WITH **MARION COUNTY** SPECIFICATIONS AND WITH THE FLORIDA D.O.T. ROADWAY & TRAFFIC STANDARDS, INDEX 17346.
5. ALL TRAFFIC CONTROL SIGNS SHALL BE IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
6. WHERE VALUE OF STRIPED ORGANIC MATERIAL IS FOUND, IT SHALL BE REMOVED AND REPLACED BY GOOD QUALITY BACKFILL MATERIAL OBTAINED FROM ON-SITE EXCAVATION OR FROM AN APPROVED OFF-SITE SOURCE. THE ORGANIC MATERIAL SHALL BE THEN USED AS TOP DRESSING WHEN MIXED WITH CLEAN SANDY SOIL.
7. ALL FINISHED GRADES AND ELEVATIONS ARE AS DENOTED BY THE APPLICABLE LEGEND.
8. AS PART OF THE CLEARING AND GRUBBING OPERATION, THE CONTRACTOR IS TO REMOVE EXISTING FACILITIES AND / OR FENCING FROM THE SITE AS SHOWN ON PLANS.
9. THE CONTRACTOR SHALL NOTIFY **MARION COUNTY** ENGINEERING DIVISION AND TILLMAN AND ASSOCIATES ENGINEERING, LLC AT LEAST ONE WEEK BEFORE COMMENCEMENT OF ANY CONSTRUCTION. CONTRACTOR SHALL OBTAIN A MARION COUNTY R/W PERMIT PRIOR TO COMMENCING WORK WITH IN MARION COUNTY R/W's.
10. A MINIMUM SEPARATION OF 1.5 FEET BETWEEN THE LIMITROCK BASE AND THE HIGHEST GROUNDWATER ELEVATION SHALL BE MAINTAINED WITHIN THE RIGHT-OF-WAY. CONTRACTOR TO NOTIFY ENGINEER IF 1.5 FEET OF SEPARATION IS NOT ACHIEVED.
11. A PRE-CONSTRUCTION MEETING IS REQUIRED PRIOR TO COMMENCEMENT OF CONSTRUCTION.
12. PER SECTION 30-77, CODE OF ORDINANCES, FOR ANY WORK WITHIN PUBLIC RIGHT OF WAYS, A RIGHT OF WAY UTILIZATION PERMIT MUST BE OBTAINED FROM THE ENGINEERING DEPARTMENT A MINIMUM OF 48 HOURS PRIOR TO THE START OF CONSTRUCTION.
13. THE CONTRACTOR SHALL SUBMIT FIVE (5) SETS OF REVISED SHOP DRAWINGS AND MANUFACTURER'S CATALOGS WITH THE MODEL NUMBER FOR ITEM THEN ENCIRCLED OR OTHERWISE DESIGNATED. THE SUBMITTALS SHALL BEAR THE APPROVAL OF THE UNDERGROUND UTILITY CONTRACTOR. ALL UTILITY SHOP DRAWINGS AND MANUFACTURER'S CATALOGS SHALL BE APPROVED BY THE ENGINEER OF RECORD AND RECEIVED PRIOR TO CONSTRUCTION.
14. ALL ELEVATIONS SHALL CORRELATE WITH THE CURRENT LDC, SECTION 6.14.8 AND RETURNED IN NAVD 88 VL FORMAT WITH NORTHING AND EASTING COORDINATES FOR ALL ITEMS UNDER WATER AND WASTEWATER COMPONENTS.
15. BI-WEEK PERIODIC AND TO INSPECT ANY WORK PERFORMED ON OR AROUND EXISTING MCU INFRASTRUCTURE. A PRE-CONSTRUCTION MEETING IS REQUIRED PRIOR TO ANY CONSTRUCTION ACTIVITIES BEING PERFORMED. IF A PRE-CONSTRUCTION MEETING IS NOT COMPLETED, ANY WORK MAY BE HALTED. TO SCHEDULE, CONTACT MCU'S CONSTRUCTION OFFICE AT 352-307-6544.
16. ALL UTILITIES UNDER EXISTING OR PROPOSED PAVEMENT SHALL BE SLEEVED IN ACCORDANCE WITH SECTION 6.14A OF THE **MARION COUNTY** LAND DEVELOPMENT CODE.

PAVING AND DRAINAGE NOTES

1. TYPE, LOCATION AND DIMENSIONS OF CURBING ARE AS SHOWN ON THE CONSTRUCTION PLANS.
2. ALL PAVEMENT RETURN RADII SHALL BE 25' AND MEASURED FROM THE INTERFACE OF THE CONCRETE CURB AND PAVEMENT SURFACE UNLESS OTHERWISE NOTED.
3. DITCH BOTTOM AND CONTROL STRUCTURE INLET GRATES SHALL BE SECURED WITH CHAIN AND EYEBOLT.
4. FINE (U) FEET OF SOD IS REQUIRED AROUND ALL DITCH BOTTOM INLETS, MANHOLES, HEADWALLS AND MITERED END SECTIONS.
5. TOP ELEVATIONS OF MANHOLES IN GRASSED AREAS SHALL BE LOCATED AT FINISHED GRADE ELEVATION.
6. AS AN ALTERNATIVE, CONTRACTOR MAY USE ALTERNATIVE PIPE MATERIALS IN LIEU OF RCP. HOWEVER CONTRACTOR MUST RECEIVE APPROVAL OF ALTERNATIVE MATERIAL FROM THE ENGINEER OF RECORD PRIOR TO CONSTRUCTION. IF CONTRACTOR CHOOSES TO USE AN ALTERNATIVE MATERIAL, THE CONTRACTOR SHALL SUBMIT A REQUEST IDENTIFYING THE ALTERNATIVE MATERIAL TYPE REQUESTED, VERIFICATION THAT THE MATERIAL IS INCLUDED ON THE FDOT APPROVED PRODUCTS LIST, AND THE SITE SPECIFIC INSTALLATION MEETS INITIAL CRITERIA SUCH AS DEPTH OF COVER AND UV PROTECTION FOR HDPE (IRON, COLOR WITH ALL REVIEW FOR REQUEST AND PROVIDE FEEDBACK. (IF ALTERNATIVE PIPE IS APPROVED AND USED, THE LAST RUN OF STORM PIPE SHALL BE RCP FOR UV PROTECTION.)
7. ALTERNATIVE PIPE MATERIALS SHALL BE ANCHORED AGAINST FLOTATION IN ACCORDANCE WITH MANUFACTURER SPECIFICATIONS.
8. TOP SOIL WHICH HAS BEEN STRIPPED AND STOCK PILED DURING THE COURSE OF CONSTRUCTION SHALL BE REDISTRIBUTED ON ALL REGRADED SURFACES SO AS TO PROVIDE AT LEAST FOUR INCHES OF EVEN COVER TO ALL DISTURBED AREAS OF THE DEVELOPMENT AND SHALL BE STABILIZED BY SEEDING OR PLANTING.
9. ALL DISTURBED AREAS WITH SLOPES OF TO 4:1, SHALL BE SEEDED AND MULCHED. SLOPES STEEPER THAN 4:1 SHALL BE SODDED AND SLOPES 3:1 OR STEEPER SHALL HAVE THE SOD PEGGED.
10. SET TABLE 2.0 REQUIRED STORM PIPE COVER BENEATH AN UNPAVED SECTION.
11. SET TABLE 3.0 FOR REQUIRED STORM PIPE COVER BENEATH RIGID PAVEMENT.
12. SET TABLE 4.0 FOR REQUIRED STORM PIPE COVER BENEATH FLEXIBLE PAVEMENT
13. THE TABULATED VALUES ARE RECOMMENDED MINIMUM DIMENSIONS TO WITHSTAND ANTICIPATED HIGHWAY TRAFFIC LOADS. ADDITIONAL COVER MAY BE REQUIRED TO SUPPORT CONSTRUCTION EQUIPMENT LOADS OR HIGHWAY TRAFFIC LOADS BEFORE PAVEMENT IS COMPLETED. SOME SUB THICKNESS DIMENSIONS MAY REQUIRE MINIMUM COVER GREATER THAN THOSE LISTED ABOVE. SEE FDOT INDEX 205, SHEETS 1-6.
14. ALL RCP STORM WATER PIPE SHALL MEET THE COVER & CLASS CRITERIA AS OUTLINED IN FDOT INDEX 205.
15. ALL CMP PIPE JOINTS SHALL BE WRAPPED AS SPECIFIED IN FDOT INDEX 280.
16. THE LAST FOOT OF STORM WATER POND SHALL NOT BE EXCAVATED UNTIL ALL DISTURBED AREAS ARE STABILIZED.
17. ANY FILL MATERIAL MUST BE APPROVED BY ENGINEER IN WRITING PRIOR TO PLACEMENT.
18. SODDED SLOPES SHALL BE STAKED AS NECESSARY TO ENSURE THAT SOD WILL REMAIN IN PLACE. SOD SHALL BE PLACED WITH STAGGERED JOINTS AND ROLLED OR TAMPED TO ENSURE GOOD CONTACT WITH THE UNDERLYING SOIL. IRRIGATION SHALL BE PROVIDED FOR A PERIOD SUFFICIENT TO ESTABLISH A HEALTHY GROWTH. FERTILIZER SHALL BE APPLIED AT THE RATE OF 400 POUNDS PER ACRE OF 10-10-10 OR EQUIVALENT. SOD SHALL BE WATERED AND MAINTAINED UNTIL A GOOD STAND IS ESTABLISHED. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RESTORE THE SODDED HYDRAULIC CONDUCTIVITY.

FIRE DEPARTMENT

1. THIS STRUCTURE BEING CONSTRUCTED ON THE PROPERTY WILL BE CONSTRUCTED UNDER THE **2014** EDITION OF FLORIDA FIRE PREVENTION CODE.
2. PER **MARION COUNTY** CRITERIA:
   FIRE HYDRANTS NEED TO BE LOCATED SO AS NOT TO REQUIRE THE LAYING OF HOSE THAN FOUR-HUNDRED (400) FEET OF HOSE CONNECTED TO SUCH HYDRANT, ALONG THE NEAREST PUBLIC HIGH-WAY-WAY, TO THE CENTER OF ANY BUILDING LOT OR PARCEL IN THE DEVELOPMENT.
3. ANY NEW HYDRANTS MUST BE ABLE TO SUPPLY 1000 GPM, OF WATER AT 20 P.S.I AT ANY "END" OF THE DAY. ANY NEW HYDRANTS SHALL BE TESTED BY THE CONTRACTOR IN THE PRESENCE OF THE FIRE DEPARTMENT PRIOR TO APPROVAL OF THE FIRE HYDRANTS BY THE FIRE DEPARTMENT **(TEN** EDITION OF FLORIDA FIRE PREVENTION CODE).
4. EACH NEW FIRE HYDRANT SHALL BE CLOW MEDALLION METH TOPS AND BONNETS POWDER COATED FROM FACTORY. SAFETY BLUE.
5. WHERE UNDERGROUND MAINS AND HYDRANTS ARE TO BE PROVIDED, THEY SHALL BE INSTALLED, COMPLETED, AND IN SERVICE PRIOR TO CONSTRUCTION WORK. **(TEN** EDITION OF FLORIDA FIRE PREVENTION CODE)
6. THE ACCESS ROADS SHALL REMAIN CLEAR OF VEHICULAR OBSTRUCTIONS TO ALLOW ACCESS OF FIRE DEPARTMENT UNITS WHILE THE BUILDINGS ARE BEING CONSTRUCTED. **(TEN** EDITION OF FLORIDA FIRE PREVENTION CODE)
7. **IF** LAND CLEARING OPERATIONS REQUIRING BURNING, A BURN PERMIT MUST BE OBTAINED FROM THE DEPARTMENT OF FORESTRY PRIOR TO BURNING ANY MATERIAL.
8. ANY NEW FIRE HYDRANT INSTALLED MUST BE FLOWED & PAINTED BY CONTRACTOR PER NFPA 291 (SINCE ALL NEW HYDRANTS HAVE BEEN INSTALLED, TESTED, AND PAINTED PER NFPA 291 BY A THIRD PARTY CONTRACTOR, A THIRD PARTY CONTRACTOR WILL PROVIDE THE MARION COUNTY FIRE PREVENTION OFFICE WITH A COPY OF THE HYDRANT FLOW DATA.

FORCE MAIN NOTES

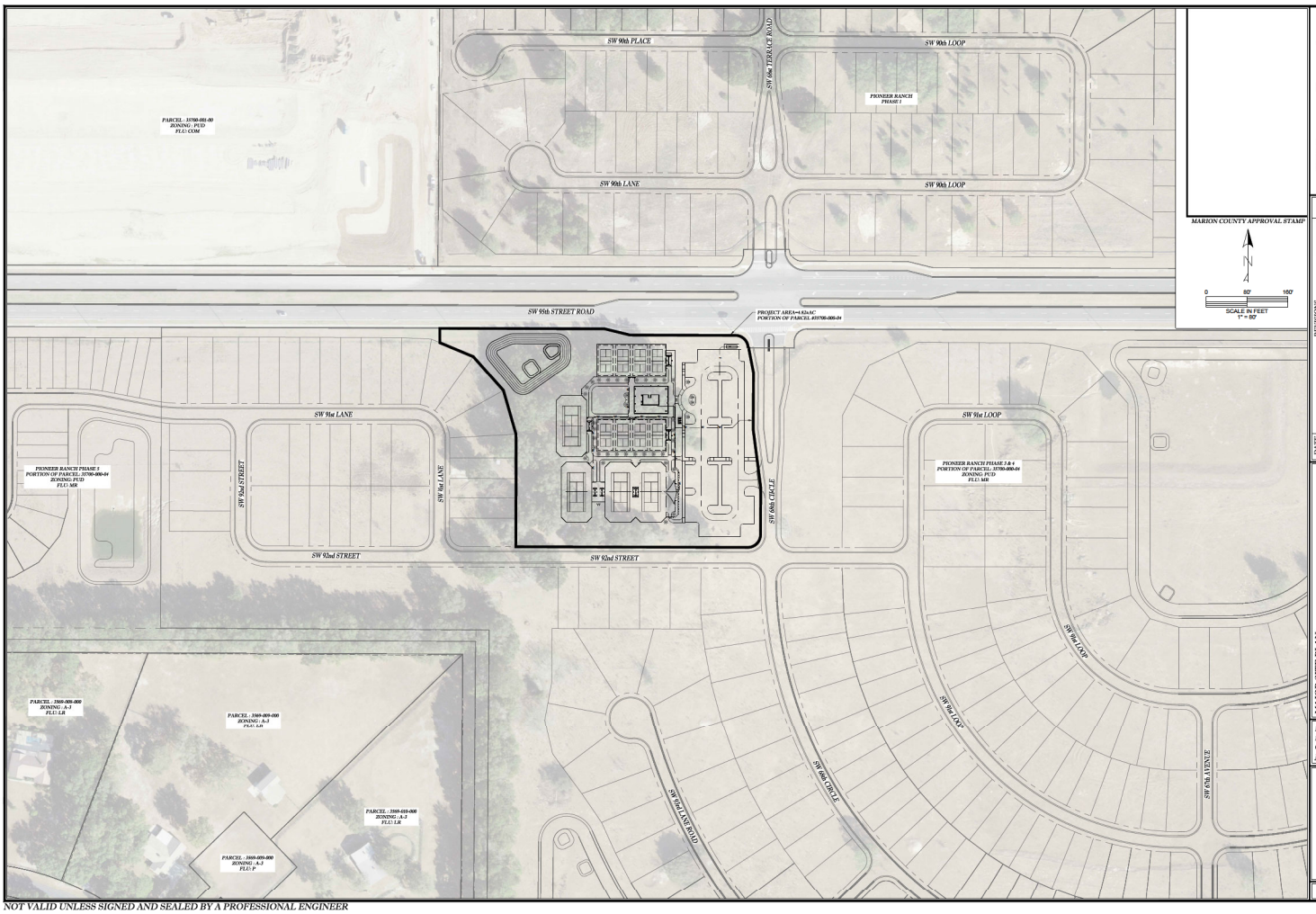
1. ALL CONSTRUCTION AND MATERIALS SHALL BE IN COMPLIANCE WITH THE **MARION COUNTY** LDC FOR FORCE MAIN CONSTRUCTION.
2. ALL FORCE MAIN CONSTRUCTION AND MATERIALS TO BE OWNED AND MAINTAINED BY **MARION COUNTY UTILITIES.**
3. PIPE LENGTHS SHOWN ON REPRESENT SCALED DISTANCES BETWEEN FITTINGS OF BRANCHES AND MAINS.
4. DEFLECTIONS AT PIPE JOINTS SHALL NOT EXCEED THOSE RECOMMENDED BY THE PIPE MANUFACTURER.
5. VALVES SHALL BE EQUIPPED WITH AN ADJUSTABLE CAST IRON VALVE BOX WITH COVER, WITH THREADED EXTENSIONS WHERE NEEDED, UNLESS OTHERWISE NOTED.
6. ALL PVC FORCE MAIN SHALL BE AS SPECIFIED IN THE CONTRACT DOCUMENTS, MARKED WITH THE SEAL OF APPROVAL OF THE NATIONAL SANITATION FOUNDATION (NSF).
7. ALL NONMETALLIC FORCE MAINS SHALL BE INSTALLED WITH A CONTINUOUS, INSULATING 12 GAUGE SOLID COPPER WIRE INSTALLED DIRECTLY ON TOP OF THE PIPE FOR LOCATION PURPOSES. SEE STANDARD DRAWINGS, IN ADDITION, ALL PVC FORCE MAINS SHALL BE EITHER A SOLID GREEN COLOR OR WHITE WITH GREEN LETTERING. ALL SETTING SHALL APPEAR LEGIBLY ON PIPE AND SHALL RUN THE ENTIRE LENGTH OF THE PIPE. LETTERING SHALL READ AS BE AS FOLLOWS: FOR RECLAIMED WATER.
8. HYDROSTATIC & LEAKAGE TESTING OF THE FORCE MAIN SHALL BE DONE IN ACCORDANCE WITH THE AWWA STANDARDS. HYDROSTATIC TESTING TO BE DONE IN ACCORDANCE WITH AWWA C600.
9. PIPE MATERIALS:
   PVC—SHALL BE MANUFACTURED IN ACCORDANCE WITH AWWA STANDARD C900, LATEST EDITION, THE PVC SHALL HAVE A MINIMUM WORKING PRESSURE OF 150 PSI AND SHALL HAVE A DIMENSION RATIO OF (DR) OF 25 DUCTILE IRON—SHALL BE CLASS 350 PIPE AND SHALL CONFORM TO ANSI A21.51 (AWWA C151). ALL PIPE SHALL BE CEMENT LINED IN ACCORDANCE WITH AWWA STANDARD C205. DUCTILE IRON JOINTS SHALL BE IN ACCORDANCE AND WITH AWWA C111, AND FLANGE JOINTS SHALL BE IN ACCORDANCE WITH AWWA A21.15 AND AWWA C111.
10. ARV RELEASE VALVES SHALL BE PROVIDED AT ALL HIGH POINTS IN THE PROPOSED FORCE MAIN, AS SHOWN ON PLANS, HIGH POINTS IN THE FORCE MAINS ARE DEFINED AS AN ELEVATION THREE THE DIAMETER OF THE PIPE.
11. ALL FORCE MAINS TO BE CONSTRUCTED WITH A MINIMUM OF 4 FEET OF COVER.

WATER MAIN CONSTRUCTION NOTES

1. ALL CONSTRUCTION AND MATERIALS SHALL BE IN COMPLIANCE WITH AWWA STANDARDS AS WELL AS THE **MARION COUNTY** LDC FOR WATER MAIN CONSTRUCTION.
2. ALL WATER MAIN CONSTRUCTION AND MATERIALS WITHIN R/W OR EASEMENT TO BE OWNED AND MAINTAINED BY **MARION COUNTY UTILITIES.**
3. SEPARATION REQUIREMENTS (SEE TABLE 1.0 UTILITY SEPARATIONS)
   3.1. HORIZONTAL SEPARATION BETWEEN UNDERGROUND WATER MAINS, SANITARY OR STORM SEWERS, WASTEWATER OR STORM WATER FORCE MAINS, RECLAIMED WATER PIPELINES AND ON SITE SEWAGE TREATMENT AND DISPOSAL SYSTEMS.
   3.1.1. NEW OR RELOCATED UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST 3' BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED STORM SEWER, STORM WATER FORCE MAIN OR PIPELINE CONVEYING RECLAIMED WATER AND REGULATED UNDER PART II OF CHAPTER 62-610, F.A.C.
   3.1.2. NEW OR RELOCATED UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST 3' AND PREFERABLY 10' BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED SANITARY SEWER.
   3.1.3. NEW OR RELOCATED UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST 6' AND PREFERABLY 10' BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED GRAVITY OR PRESSURE TYPE SANITARY SEWER, WASTEWATER FORCE MAIN OR PIPELINE CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.
   3.1.4. IF THE UTILITY CROSSING DESCRIBED IN THE ABOVE PARAGRAPHS ONE FULL LENGTH OF WATER MAIN PIPE SHALL BE CENTERED ABOVE OR BELOW THE OTHER PIPELINE SO THE WATER MAIN JOINTS WILL BE AS FAR AS POSSIBLE FROM THE OTHER PIPELINE. ALTERNATIVELY, AT SUCH CROSSINGS, THE PIPES SHALL BE ARRANGED SO THAT ALL WATER MAIN JOINTS ARE AT LEAST 3' FROM ALL JOINTS IN VACUUM-TYPE SANITARY SEWERS, WASTEWATER FORCE MAINS, OR PIPELINES CONVEYING RECLAIMED WATER REGULATED UNDER PART II OF CHAPTER 62-610, F.A.C., AND AT LEAST 6' FROM ALL JOINTS IN GRAVITY OR PRESSURE TYPE SANITARY SEWERS, WASTEWATER FORCE MAINS, OR PIPELINES CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART II OF CHAPTER 62-610, F.A.C.
   3.2. NO WATER MAIN SHALL PASS THROUGH OR COME INTO CONTACT WITH ANY PART OF A SANITARY SEWER MANHOLE OR A STORM WATER MANHOLE.
   3.4. NEW OR RELOCATED FIRE HYDRANTS WITH UNDERGROUND DRAINS SHALL BE LOCATED SO THAT THE DRAINS ARE AT LEAST 3' FROM ANY EXISTING OR PROPOSED STORM SEWER, STORM WATER FORCE MAIN OR PIPELINE CONVEYING RECLAIMED WATER REGULATED UNDER PART II OF CHAPTER 62-610, F.A.C., AND AT LEAST 10' FROM ANY EXISTING OR PROPOSED ON-SITE SEWAGE TREATMENT OR DISPOSAL SYSTEM AS DEFINED IN SECTION 381.0065(2), F.S. AND RULE 64E-6.002, F.A.C.
   3.5. EXCEPTIONS / MITIGATION:
      ADHERENCE TO THE ABOVE CONSTRAINTS AND SEPARATIONS IN THE ABOVE ITEMS SHALL BE COMPLIED WITHOUT EXCEPTION. IF FOR SOME REASON WHERE IT IS NOT TECHNICALLY FEASIBLE OR ECONOMICALLY SENSIBLE THAT THE ABOVE ITEMS CANNOT BE COMPLIED WITH, CONTRACTOR IS TO STOP WORK AND NOTIFY THE ENGINEER OF RECORD FOR THE APPROPRIATE SOLUTION. THE SOLUTION WILL BE SUBMITTED TO THE DEPARTMENT OF ENVIRONMENTAL PROTECTION FOR APPROVAL PRIOR TO WORK COMMENCEMENT.
4. PIPE LENGTHS SHOWN REPRESENT SCALED DISTANCES BETWEEN FITTINGS OF BRANCHES AND MAINS.
5. DEFLECTIONS AT PIPE JOINTS SHALL NOT EXCEED THOSE RECOMMENDED BY THE PIPE MANUFACTURER.
6. ALL GATE VALVES SHALL BE EQUIPPED WITH AN ADJUSTABLE CAST IRON VALVE BOX WITH COVER, WITH THREADED EXTENSION WHERE NEEDED.
7. ALL PUBLIC WATER SYSTEMS COMPONENTS, EXCLUDING FIRE HYDRANTS, THAT SHALL BE INSTALLED UNDER THIS PROJECT, AND THAT SHALL COME INTO CONTACT WITH DRINKING WATER SHALL CONFORM TO NSF INTERNATIONAL STANDARD 61 AND SHALL BE MARKED WITH NSF SEAL OF APPROVAL.
8. ALL PIPE AND PIPE FITTINGS INSTALLED UNDER THIS PROJECT SHALL BE COLOR CODED MARKED IN ACCORDANCE WITH SUBPARAGRAPH 62-555.320(22)(b)3.d., F.A.C., USING BLUE AS A PREDOMINANT COLOR. ALL DUCTILE IRON WATER MAINS SHALL BE MARKED WITH A CONTINUOUS STRIPE LOCATED WITHIN THE TOP 30 DEGREES OF THE PIPE. SAID STRIPE SHALL BE A MINIMUM 2 INCHES IN WIDTH AND SHALL BE BLUE IN COLOR IF PAINT IS USED INSTEAD OF TAPE, BACKFILL SHALL NOT BE PLACED FOR 30 MINUTES FOLLOWING PAINT APPLICATION. FOR PIPE WITH AN INTERNAL DIAMETER OF 24 INCHES OR GREATER, TAPE OR PAINT SHALL BE APPLIED IN CONTINUOUS STRIPES ALONG EACH SIDE OF THE PIPE AS WELL AS ALONG THE TOP OF THE PIPE.
9. ALL NON-METALLIC WATER MAINS SHALL BE INSTALLED WITH A CONTINUOUS, INSULATED 10 GAUGE SOLID COPPER WIRE INSTALLED DIRECTLY ON TOP OF THE PIPE FOR LOCATION PURPOSES. SEE STANDARD DRAWINGS. IN ADDITION, ALL PVC WATER MAINS SHALL BE A SOLID BLUE COLOR.
10. MAIN DRAINING WATER SERVICES BY ETCHING A "W" INTO CURBING.
11. PIPE BEDDING: ALL PIPES, PIPE FITTINGS, PIPE JOINT PACKING AND JOINTING MATERIALS, VALVES, FIRE HYDRANTS, AND MATTERS INSTALLED UNDER THIS PROJECT SHALL CONFORM TO APPLICABLE AWWA STANDARDS.
   A. PVC WATER MAINS 4 INCHES TO 12 INCHES SHALL BE IN ACCORDANCE WITH AWWA C900, LATEST EDITION AND SHALL BE DR18, PVC WATER MAINS 14 INCHES AND LARGER SHALL BE IN ACCORDANCE WITH AWWA C905, LATEST EDITION AND SHALL BE DR25. DUCTILE IRON PIPE SHALL BE 4 INCHES AND NOT ALLOWED IN MARION COUNTY. IN OTHER JURISDICTIONS, THEY SHALL BE IN ACCORDANCE WITH AWWA C150 SCHEDULE 60, 100 OR ASTM D2241 SDR 17. MINIMUM WORKING PRESSURE FOR ALL PVC SHALL BE 150 PSI. ALL PVC PIPE SHALL HAVE THE SAME O.D. AS DUCTILE IRON PIPE. PVC PIPE JOINTS SHALL BE IN ACCORDANCE WITH ASTM D3139 AND AWWA STANDARDS.
   B. DUCTILE IRON PIPE SHALL CONFORM TO ANSI A21.51/AWWA C151 AND SHALL BE A MINIMUM OF CLASS 50. DUCTILE IRON JOINTS SHALL BE IN ACCORDANCE AND WITH AWWA C111, AND FLANGE JOINTS SHALL BE IN ACCORDANCE WITH AWWA C115.
   C. ALL SERVICES SHALL BE COPPER TUBING. CLASS 150 AND SHALL BE IN ACCORDANCE WITH AWWA C901.
12. ALL VALVES SHALL BE LOCATED IN NON-PAVED AREAS, UNLESS SPECIFIED ON PLANS.
13. FIRE HYDRANT LEADS SHALL HAVE A MINIMUM INSIDE DIAMETER OF 6" AND SHALL INCLUDE AN AUXILIARY VALVE.
14. IF WOODWORM SOIL CONDITIONS ARE FOUND DURING CONSTRUCTION, WATER MAINS SHALL BE PROTECTED THROUGH THE USE OF CORROSION RESISTANT MATERIALS, THROUGH ENCASEMENT OF THE WATER MAIN IN POLYETHYLENE ENCASEMENT IN ACCORDANCE WITH AWWA STANDARD FOR CATHODIC PROTECTION.
15. ALL PIPE AND PIPE FITTINGS INSTALLED UNDER THIS PROJECT SHALL BE "LEAD-FREE" AS DEFINED IN THE LATEST VERSION OF THE SAFE WATER DRINKING ACT.
16. WHERE NEW OR ALTERED DEAD-END WATER MAINS INCLUDED IN THIS PROJECT CANNOT BE AVOIDED, THEY SHALL BE PROVIDED WITH A FIRE FLUSHING HYDRANT OR BLOW-OFF FOR FLUSHING PURPOSES.
17. ALL FIRE HYDRANTS THAT WILL BE INSTALLED UNDER THIS PROJECT SHALL BE LOCATED AT LEAST THREE FEET FROM ANY EXISTING OR PROPOSED STORM SEWER, STORM WATER FORCE MAIN, PIPELINE CONVEYING RECLAIMED WATER REGULATED UNDER PART II OF CHAPTER 62-610, F.A.C., OR VACUUM - TYPE SANITARY SEWER, AT LEAST SIX FEET FROM ANY EXISTING OR PROPOSED GRAVITY - OR PRESSURE - TYPE SANITARY SEWER, WASTEWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART II OF CHAPTER 62-610, F.A.C.
18. PROPOSED FIRE HYDRANTS CONNECTED TO THE POTABLE WATER MAIN, FOR THIS PROJECT, SHALL BE PAINTED FOR NFPA AND AWWA STANDARDS. FIRE HYDRANTS CONNECTED TO THE DESIGNATED FIRE LINE SHALL BE PAINTED PER NFPA.
19. ALL FIRE AND PIPE FITTINGS INSTALLED UNDER THIS PROJECT WILL BE COLOR CODED OR MARKED IN ACCORDANCE WITH SUBPARAGRAPH 62-555.320(22)(b)3.d.2., USING BLUE AS A PREDOMINANT COLOR. DUCTILE IRON PIPE WILL BE SOLID BLUE IN COLOR. PVC 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. ALL NON-METALLIC OR CONCRETE PIPE WILL HAVE BLUE STRIPES APPLIED TO THE PIPE WALL. THE STRIPES DURING MANUFACTURING OF THE PIPE WILL HAVE CONTINUOUS STRIPES THAT RUN IN PARALLEL TO THE AXIS OF THE PIPE, THAT ARE LOCATED AT NO GREATER THAN 90 DEGREE INTERVALS AROUND THE OUTSIDE CIRCUMFERENCE OF THE PIPE. THE STRIPES SHALL BE A MINIMUM OF 3 INCHES IN WIDTH. IF THE STRIPE IS PAINTED DURING INSTALLATION OF THE PIPE, THE TAPE OR PAINT WILL BE APPLIED IN CONTINUOUS LINES THAT RUN IN 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 SHALL BE APPLIED IN CONTINUOUS LINES ALONG EACH SIDE OF THE PIPE AS WELL AS ALONG THE TOP OF THE PIPE. ADHERENCE TO PIPE WILL BE MADE IN ACCORDANCE WITH PARAGRAPH 62-555.320(22)(b)3.d.3., F.A.C.
20. THE OPEN END OF THE AIR RELEASE PIPE FROM ALL AUTOMATIC AIR RELIEF VALVES WILL BE EXTENDED TO AT LEAST ONE FOOT ABOVE GRADE AND WILL BE PROVIDED WITH A SCREENED, DOWNWARD-FACING ELBOW. (FAC 62-555.320(22)(b)3, AND 4)(WW 6.A.2
21. A CONTINUOUS AND UNIFORM BEDDING WILL BE PROVIDED IN TRENCHES FOR UNDERGROUND PIPE; BACKFILL MATERIAL WILL BE TAMPED IN LAYERS AROUND UNDERGROUND PIPE TO ADEQUATELY SUPPORT AND PROTECT THE PIPE, AND UNSUITABLE SIZED STONES (AS DESCRIBED IN APPLICABLE AWWA STANDARDS OR MANUFACTURERS' RECOMMENDATIONS) AND ORGANIC MATERIALS ENCOUNTERED IN TRENCHES WILL BE REMOVED FOR A DEPTH OF AT LEAST SIX INCHES BELOW THE BOTTOM OF UNDERGROUND PIPE. (FAC 62-555.320(22)(b)3, AND WWW 6.b.2)
22. ALL WATER MAIN TEES, BENDS, PLUGS, AND HYDRANTS WILL BE PROVIDED WITH THRUST BLOCKS OR RESTRAINED JOINTS TO PREVENT MOVEMENT. (FAC 62-555.320(22)(b)3, AND WWW 6.b.4)
23. THE MINIMUM COVER TO BE PROVIDED OVER POTABLE WATER LINES SHALL BE 3'.
24. WATER MAIN TRANSITIONS SHALL AT MAJOR CHANGE THE SUBMISSION OF THE **MARION COUNTY.** ALL GASKETS SHALL BE SUITABLE FOR **MARION COUNTY** PERSONNEL ONLY. WATER MAINS ARE TO BE DISINFECTED PER AWWA STANDARD C651-05 WITH LAND DEVELOPMENT CODE OF **MARION COUNTY** AND FLORIDA ADMINISTRATIVE CODE 62-555.320(22)(b)3.d.4., F.A.C. AND SHALL BE FLUSHED AND TESTED IN ACCORDANCE WITH CONNECTING THE NEW MAINS, PRIOR TO DISINFECTING, TO THE EXISTING ACTIVE SYSTEM FOR FILLING, FLUSHING, AND TESTING CONSTITUTES A PROHIBITED CROSS CONNECTION. PLEASE REFER TO **MARION COUNTY** TEMPORARY JUMPER CONNECTION DETAIL UT2(3).
25. SITE HAS **NO KNOWN** AGGRESSIVE SOILS OR CONTAMINATED BY LOW MOLECULAR-WEIGHT PETROLEUM PRODUCTS OR ORGANIC SOLVENTS WHERE WATER MAINS WILL BE INSTALLED. (62-555.320(6)(a) SET, F.A.C.)
26. APPROXIMATE GROUND WATER ELEVATION DURING DIFFERENT SEASONS IS ESTIMATED TO BE BELOW ELEVATION **85.67**, WHICH IS **0.4'** OR GREATER BELOW THE BOTTOM OF ANY PROPOSED WATER MAINS. (62-555.320(6)(a) SI-6, F.A.C.)
27. PVC WATER MAINS THAT HAVE AN INSIDE DIAMETER OF 3" OR GREATER, SHALL BE INSTALLED, PRESSURE AND LEAK TESTED IN ACCORDANCE WITH AWWA STANDARD C605 AND DUCTILE IRON WATER MAINS IN ACCORDANCE WITH AWWA C600, 62-555.320(21)(b)1 AND 62-555.330 F.A.C. ALL INSTALLATION, TESTING, AND FIELD PROCEDURES MUST BE PROVIDED AND MUST CONFORM TO THE APPLICABLE AWWA STANDARDS.
28. WATER SERVICES SHALL BE INSTALLED AT RIGHT ANGLE OF CURB

SANITARY SEWER NOTES

1. ALL MATERIALS AND CONSTRUCTION SHALL BE IN COMPLIANCE WITH THE **MARION COUNTY** LDC FOR WASTEWATER CONSTRUCTION.
2. ALL SANITARY SEWER CONSTRUCTION AND MATERIALS WITHIN R/W OR EASEMENT TO BE OWNED AND MAINTAINED BY MARION COUNTY UTILITIES.
3. ALL MANHOLES SHALL BE 4 FT. INSIDE DIAMETER.
4. PIPE LENGTHS SHOWN REPRESENT SCALED DISTANCES BETWEEN MANHOLE CENTERLINES.
5. ALL SANITARY SEWER LATERALS SHALL BE 4 INCH DIAMETER, UNLESS SPECIFIED OTHERWISE ON PLANS.
6. INVERTS OF SANITARY SEWER LATERALS AT THEIR CONNECTION TO SANITARY MANHOLES SHALL BE NO MORE THAN ONE (1) FOOT ABOVE THE MANHOLE INVERT.
7. MINIMUM AS-BUILT PVC SEWER MAIN SLOPE SHALL BE 0.40% MINIMUM SLOPE ON WILL BE REQUIRED BY CONTRACTOR TO MEET THE MINIMUM SLOPE REQUIREMENT AT NO ADDITIONAL COST.
8. MARK LATERALS BY ETCHING AN "S" INTO CURBING.
9. PIPE MATERIAL IS ASTM D3034, SDR35 UNLESS OTHERWISE NOTED.
10. A MINIMUM 0.50% SLOPE SHALL BE MAINTAINED ON THE SANITARY SEWER SERVICE LATERALS. AT NO TIME SHALL A SANITARY SEWER LATERAL HAVE A SLOPE OF 18% OR GREATER.
11. SANITARY SEWER GRAVITY MAINS ARE TO BE UPGRADED IN MATERIAL TO WATER MAIN STANDARDS AND HYDROSTATICALLY PRESSURE TESTED WITH NO MORE THAN 10 GALLONS JOINT TEST PRESSURE BETWEEN THE HORIZONTAL OR VERTICAL MINIMUM RADIUS BEND CLEARANCE. ALL SANITARY SEWER MANHOLES WITHIN 100' OF THE SEWER MAINS ABOVE THE WATER MAIN, UPGRADE TO MATERIAL CANNOT BE MADE WITHOUT PRIOR APPROVAL FROM MCU.
12. LEAKAGE TEST ARE SPECIFIED REQUIRING THAT
   A) THE LEAKAGE EXFILTRATION OR INFILTRATION DOES NOT EXCEED 200 GALLONS PER INCH OF PIPE DIAMETER PER MILE PER DAY FOR ANY SECTION OF THE SYSTEM.
   B) EXFILTRATION OR INFILTRATION TESTS BE PERFORMED WITH A MINIMUM POSITIVE HEAD OF 2 FEET.
   C) **AS-BUILT PLANS** SHALL BE SUBMITTED TO THE TEST PROCEDURE DESCRIBED IN ASTM F1417 FOR PLASTIC PIPE, AND TO ASTM C828 FOR CLAY PIPE, AND FOR TWO CENTS GALLONS PER INCH DIAMETER PER MILE PER DAY FOR CONCRETE PIPE. ALTERNATIVE TESTS MAY BE SPECIFIED FOR CONCRETE SEWER MANHOLES, CONFORMING TO THE TEST PROCEDURES DESCRIBED IN ASTM C-1244.
13. DEFLECTION TESTS SHALL BE PERFORMED IN ACCORDANCE WITH THE RECOMMENDED STANDARDS FOR WASTEWATER FACILITIES, LATEST EDITION, FOR PVC PIPE WHERE THE INSIDE DIAMETER CHANGE EXCEEDS 5%, TESTING IS REQUIRED AFTER FINAL BACKFILL HAS BEEN IN PLACE AT LEAST 30 DAYS TO PERMIT STABILIZATION OF THE SOIL-PIPE INSTALLATION REQUIREMENTS SPECIFY:
   1) NO MPH SHALL EXCEED A DEFLECTION OF 5%.
   2) **USING A MANDREL** SHALL BE MANDREL FOR THE PIPE DEFLECTION TESTS WITH A DIAMETER NOT LESS THAN 95% OF THE BASE INSIDE DIAMETER OR AVERAGE INSIDE DIAMETER. THE MANDREL USED FOR THE TESTS SHALL HAVE NINE (9) OR MORE RIBS IS SPECIFI



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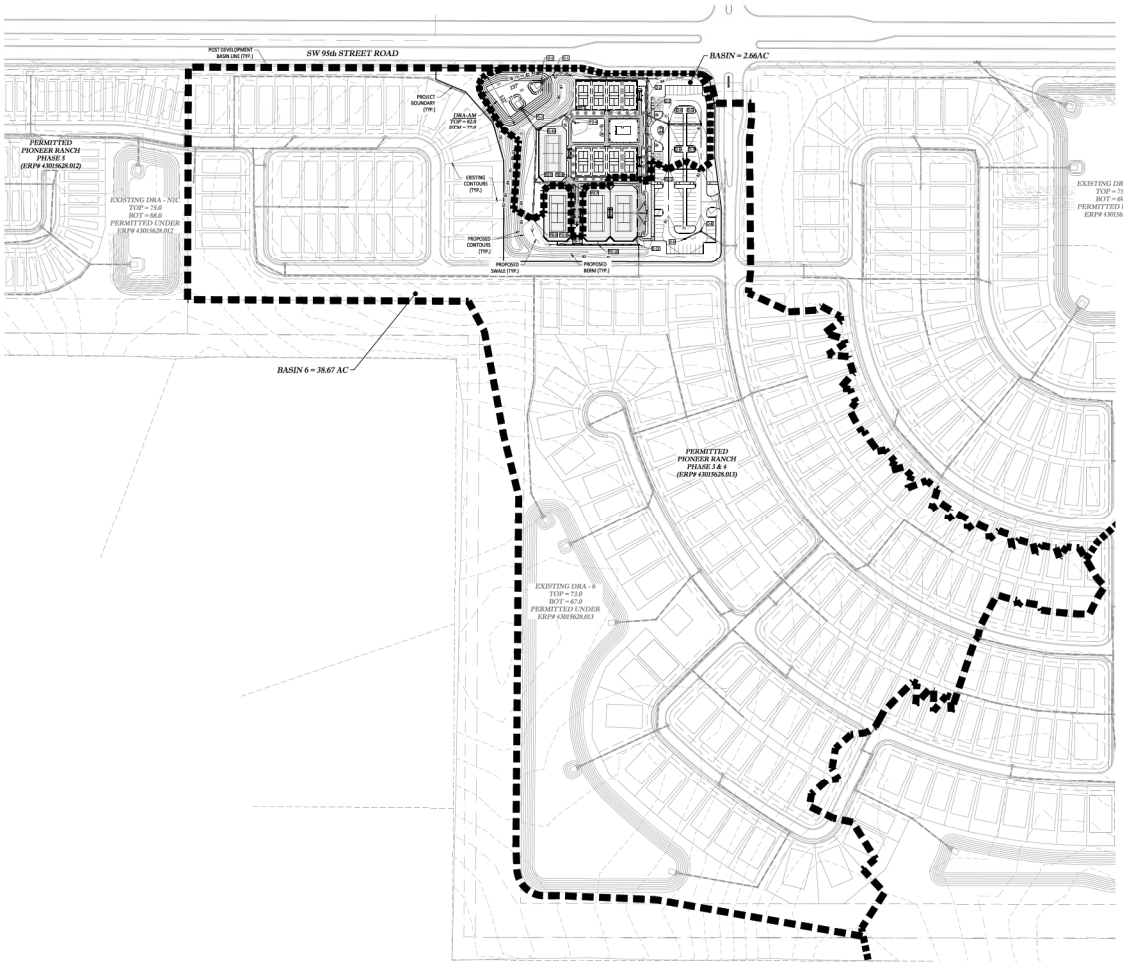

MARION COUNTY APPROVAL STAMP

N

0 100' 200'

SCALE IN FEET
1" = 100'

GRADING LEGEND:

- 80 — EXISTING CONTOURS
- 80 — PROPOSED CONTOURS
- PROPOSED STORM PIPE
- PROPOSED SWALE BOTTOM
- D-22 — PROPOSED STRUCTURE ID

NOTES:

1. PLEASE REFER TO POST DEVELOPMENT BASIN MAP IN PIONEER RANCH PHASE 3 & 4 STORMWATER REPORT FOR EXTENTS OF POST BASINS.

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CERTIFICATION OF AUTHORIZATION #3796

REVISIONS

DATE

MAJOR SITE PLAN
PIONEER RANCH PHASE 3 & 4 AMENITY
MARION COUNTY, FLORIDA

MASTER DRAINAGE PLAN

DATE: 1/31/2020
DRAWN BY: AS
CHKD. BY: TB
JOB NO.: 23-8399

SHT#: 04.01

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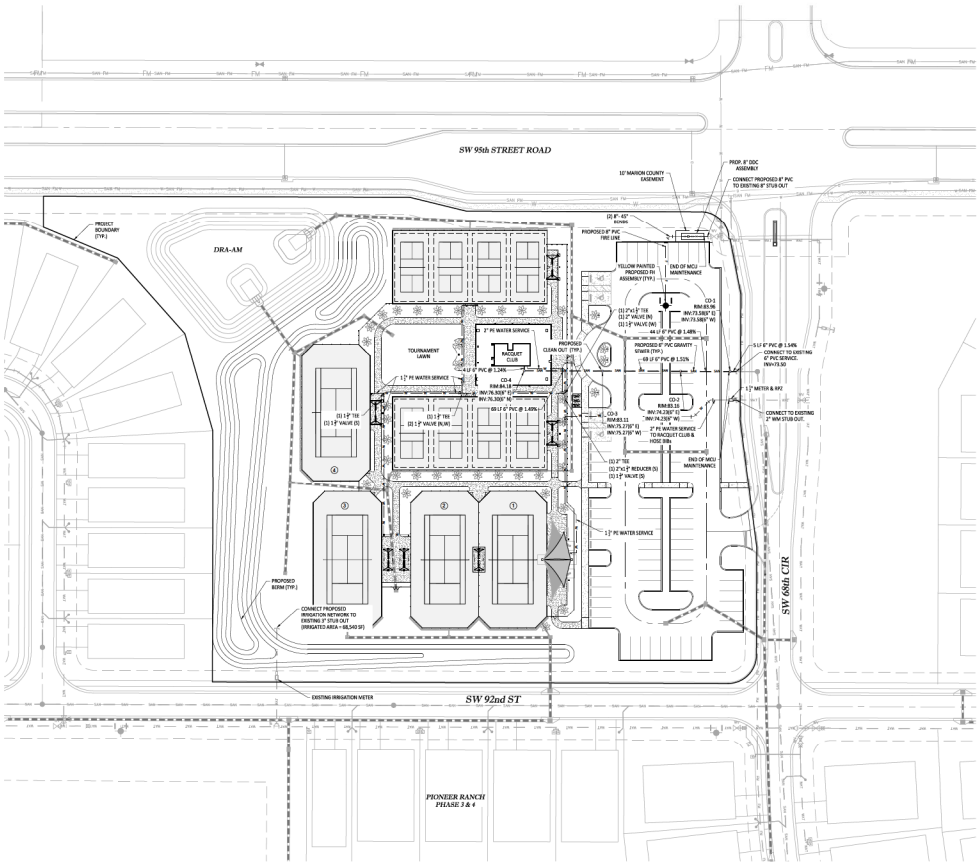

MARION COUNTY APPROVAL STAMP

WATER LEGEND:

- WATER SERVICE
- FIRE HYDRANT ASSEMBLY (FHA)
- TEE
- BEND
- FIRE LINE

SANITARY SEWER LEGEND:

- SANITARY SEWER
- MANHOLE
- CLEAN OUT

NOTES:

1. A METERED JUMPER CONNECTION WITH AN RP BACKFLOW PREVENTION ASSEMBLY IS REQUIRED BETWEEN THE EXISTING WATER MAIN AND NEWLY INSTALLED WATER MAIN UNTIL ALL CLEARANCES HAVE BEEN APPROVED AND ACCEPTED BY **THE DISTRICT**. THE VALVE (OR VALVES) BETWEEN EXISTING AND PROPOSED SHALL REMAIN OFF UNTIL AUTHORIZED PERSONNEL OF **MARION COUNTY** (WFM APPROPRIATE TO PLACE INTO SERVICE. WATER UTILIZED DURING CONSTRUCTION SHALL BE BILLED TO THE OWNER/APPLICANT LISTED ON THE IMPROVEMENT PLANS. PLEASE ACKNOWLEDGE.
2. ALL FIRE HYDRANTS TO BE INSTALLED, TESTED, AND PAINTED ACCORDING TO FLOW RATES AND NFPA 291. BY A THIRD PARTY. A THIRD PARTY CONTRACTOR WILL PROVIDE THE **MARION COUNTY** FIRE PREVENTION OFFICE WITH A COPY OF THE HYDRANT FLOW DATA.
3. ALL FIRE HYDRANTS TO BE PAINTED ACCORDING TO FLOW RATES AND NFPA 291 STANDARDS
4. REFER TO DETAIL UT109 FOR UTILITIES OUTSIDE OF ROADWAY.
5. MINIMUM 5' SEPARATION BETWEEN WATER MAIN AND SIGNS TO ALLOW FOR REPAIR AND MAINTENANCE OF UTILITIES.
6. ALL PROPOSED SERVICES FOR IRRIGATION WILL REQUIRE A 17x30 DFW METER BOX INSTALLED TO GRADE WITH THE SERVICE BURIED AT METER INSTALLATION DEPTH.
7. CONTRACTORS TO FIELD VERIFY ALL UTILITY LOCATIONS AND DEPTHS.
8. ALL PROPOSED POTABLE WATER AND SANITARY SEWER INFRASTRUCTURE SHALL COMPLY WITH THE LATEST **MARION COUNTY** SPECIFICATIONS.
9. ALL PROPOSED CLEANOUTS THAT ARE LOCATED IN PAVEMENT SHALL BE TRAFFIC RATED.

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CERTIFICATE OF AUTHORIZATION # 26756

DATE	REVISIONS

MAJOR SITE PLAN
PIONEER RANCH PHASE 3 & 4 AMENITY
MARION COUNTY, FLORIDA

MASTER UTILITY PLAN

DATE 2/3/2020
DRAWN BY AS
CHKD. BY TB
JOB NO. 23-8399

GIFT 05.01

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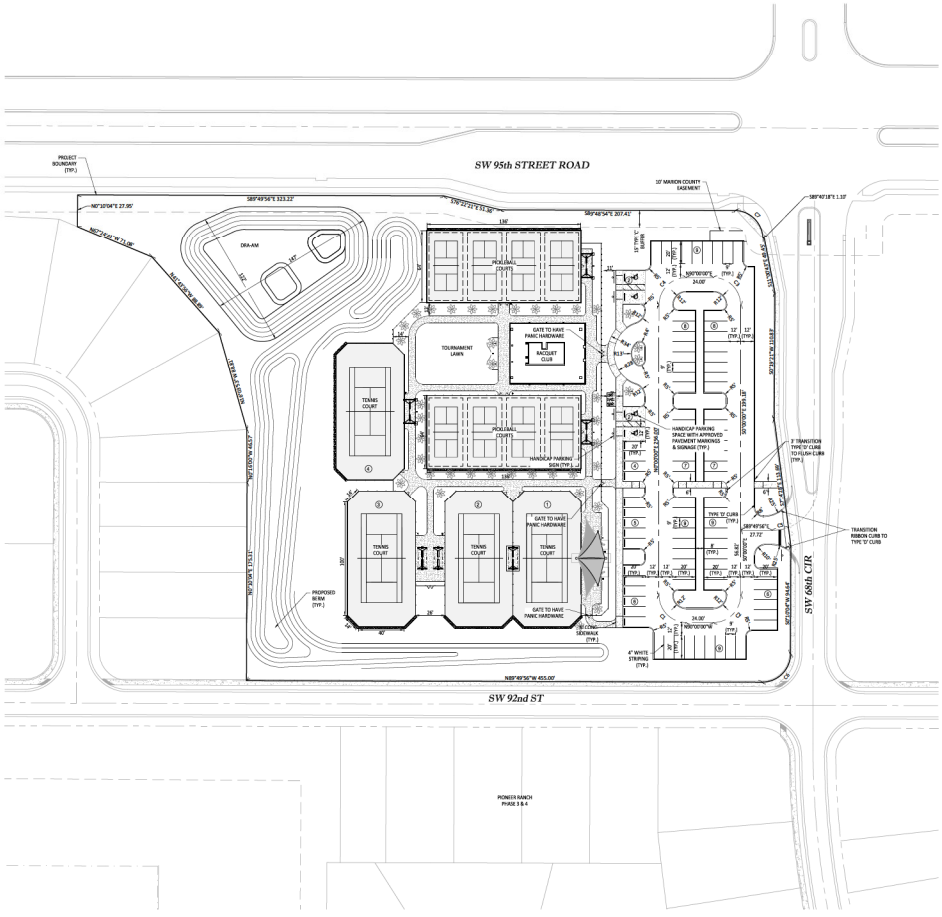
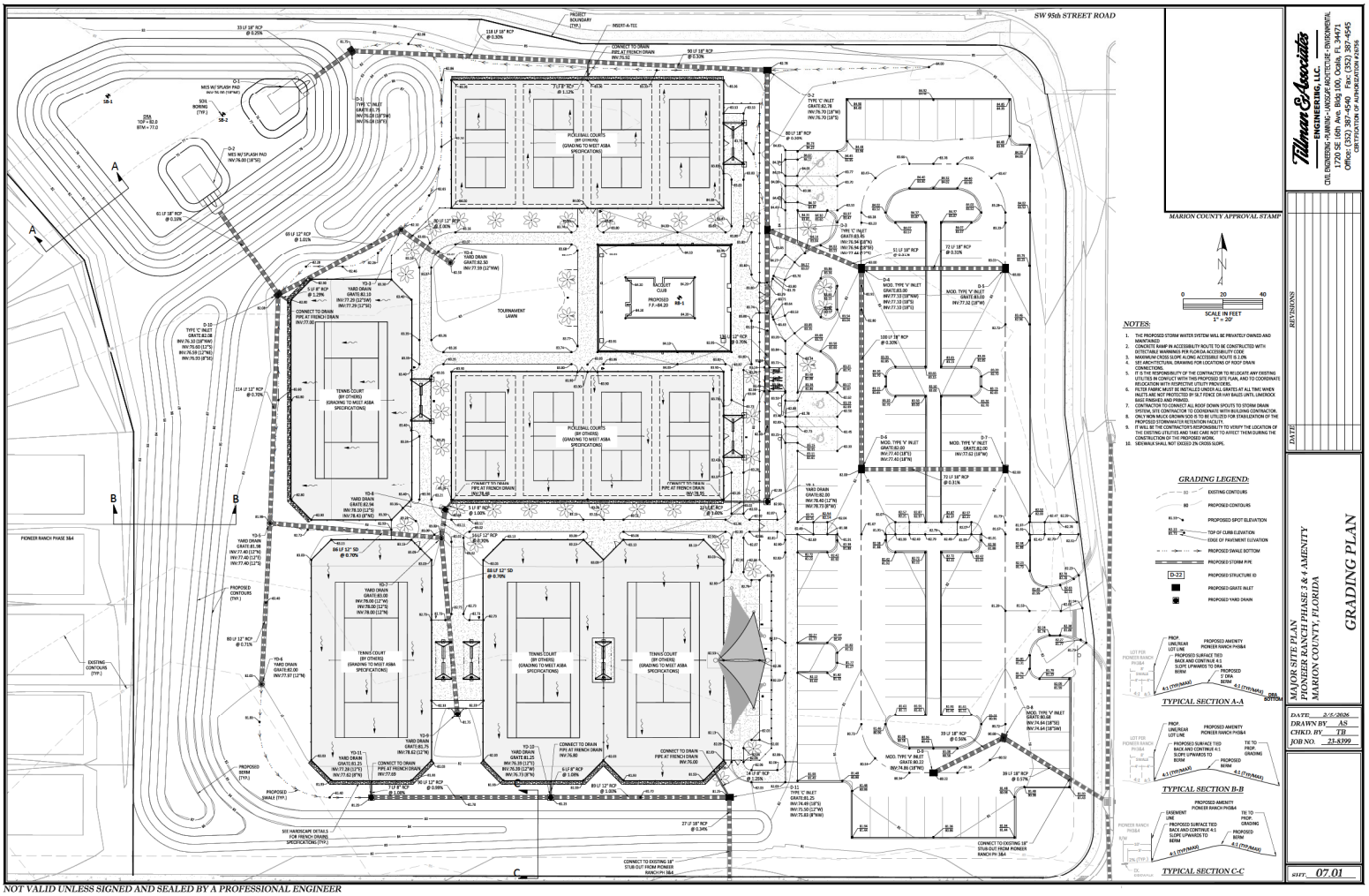

SW 95th STREET ROAD
SW 92nd ST
SW 68th CIR
PROJECT BOUNDARY (TYP.)
10' MARION COUNTY EASEMENT
DRA-AM
TOURNAMENT LAWN
RACQUET CLUB
POOL/WALL (COURT)
TENNIS COURT
GATE TO HAVE PANIC HARDWARE
HANDICAP PARKING SIGN (TYP.)
HANDICAP PARKING SPACE WITH APPROVED PAVEMENT MARKINGS & SIGNAGE (TYP.)
TYPE 'D' CURB (TYP.)
TYPE 'F' CURB (TYP.)
2' TRANSITION TYPE 'D' CURB TO FLUSH CURB (TYP.)
TRANSITION RIBBON CURB TO TYPE 'D' CURB
PROPOSED BERM (TYP.)
4' WHITE STRIPING (TYP.)
5' CONC. SIDEWALK (TYP.)
PIONEER RANCH PHASE 3 & 4
S89°49'54"E 323.23'
N89°49'56"W 455.00'
N00°10'04"E 27.95'
N00°24'44"W 71.08'
S00°10'04"E 24.00'
N89°40'18"E 1.10'
S89°48'54"E 207.41'
S00°22'21"E 331.36'
N00°10'04"W 24.00'
N89°49'56"W 27.72'
N00°10'04"W 24.00'
S89°49'56"E 27.72'
S89°49'56"E 27.72'
N89°49'56"W 27.72'
S89°49'56"E 27.72'
N89°49'56"W 27.72'
S89°49'56"E 27.72'
N89°49'56"W



MARION COUNTY APPROVAL STAMP

SCALE IN FEET
1" = 20'

NOTES:

1. THE PROPOSED STORM WATER SYSTEM WILL BE PRIVATELY OWNED AND MAINTAINED.
2. CONSTRUCTION OF AN ACCESSIBILITY ROUTE TO BE CONSTRUCTED WITH DETECTABLE WARNINGS PER FLORIDA ACCESSIBILITY CODE.
3. MAXIMUM CROSS SLOPE ALONG ACCESSIBLE ROUTE IS 2.0%
4. SEE ARCHITECTURAL DRAWING FOR LOCATIONS OF ROOF DRAIN CONNECTIONS.
5. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ANY EXISTING UTILITIES IN CONFLICT WITH THIS PROPOSED SITE PLAN, AND TO COORDINATE RELOCATION WITH RESPECTIVE UTILITY PROVIDER.
6. CONTRACTOR SHALL PROTECT ALL INLETS AND GRATES AT ALL TIME WHEN INLETS ARE NOT PROTECTED BY SILT FENCE OR HAY BALES (HYT, LINEROCK BASE FINISHED AND PRIMED.
7. CONTRACTOR TO CONNECT ALL ROOF DOWN SPOUTS TO STORM DRAIN SYSTEM, SITE CONTRACTOR TO COORDINATE WITH BUILDING CONTRACTOR.
8. ONLY PARON MULE GROWN SOD IS TO BE UTILIZED FOR STABILIZATION OF THE PROPOSED STORMWATER RETENTION FACILITY.
9. IT WILL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATION OF ALL EXISTING UTILITIES AND TAKE CARE NOT TO AFFECT THEM DURING THE CONSTRUCTION OF THIS PROJECT.
10. SIDEWALK SHALL NOT EXCEED 2% CROSS SLOPE.

GRADING LEGEND:

- 81 — EXISTING CONTOURS
- 80 — PROPOSED CONTOURS
- 81.50 — PROPOSED SPOT ELEVATION
- 82.10 / 81.60 — TOP OF CURB ELEVATION / EDGE OF PAVEMENT ELEVATION
- PROPOSED SWALE BOTTOM
- PROPOSED STORM PIPE
- D-22 — PROPOSED STRUCTURE ID
- PROPOSED GRATE INLET
- PROPOSED YARD DRAIN

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CERTIFICATION OF AUTHORIZATION #32956

REVISIONS | DATE

MAJOR SITE PLAN
PIONEER RANCH PHASE 3 & 4 AMENITY
MARION COUNTY, FLORIDA

GRADING PLAN

DATE: 2/2/2026
DRAWN BY: AS
CHKD. BY: TB
JOB NO.: 23-8399

SHT. 07.01

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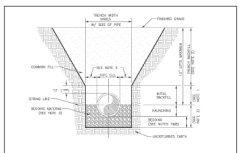
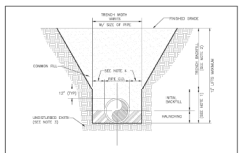
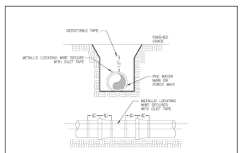


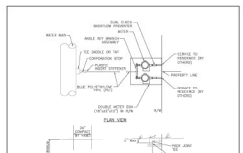
BEDDING AND TRENCHING 1 — MCBCC EFFECTIVE 04/12/2022 — REVISION # 2 — 7.3.2 UT 102



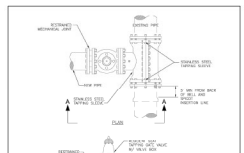
BEDDING AND TRENCHING 2 — MCBCC EFFECTIVE 04/12/2022 — REVISION # 2 — 7.3.2 UT 103



PIPE LOCATING WIRE AND DETECTABLE TAPE — MCBCC EFFECTIVE 04/12/2022 — REVISION # 3 — 7.3.2 UT 104

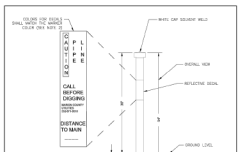


WATER AND RECLAIMED WATER SERVICES (TYPICAL) — MCBCC EFFECTIVE 04/12/2022 — REVISION # 1 — 7.3.2 UT 107

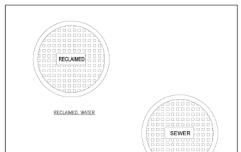


TAPPING SLEEVE AND GATE VALVE ASSEMBLY — MCBCC EFFECTIVE 04/12/2022 — REVISION # 1 — 7.3.2 UT 108

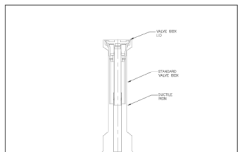
MARION COUNTY APPROVAL STAMP



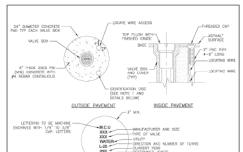
UTILITY MAIN MARKER — MCBCC EFFECTIVE 04/12/2022 — REVISION # 2 — 7.3.2 UT 109



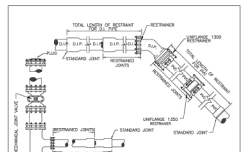
TYPICAL VALVE BOX COVER — MCBCC EFFECTIVE 04/12/2022 — REVISION # 16 — 7.3.2 UT 110



SEALED VALVE BOX, ADJUSTABLE — MCBCC EFFECTIVE 04/12/2022 — REVISION # 1 — 7.3.2 UT 111



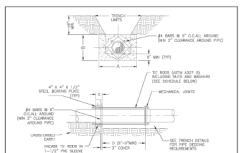
VALVE BOX PAD — MCBCC EFFECTIVE 04/12/2022 — REVISION # 1 — 7.3.2 UT 112



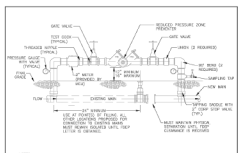
RESTRAINED PIPE TABLE — MCBCC EFFECTIVE 04/12/2022 — REVISION # 16 — 7.3.2 UT 116A



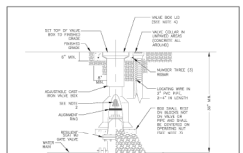
RESTRAINED PIPE TABLE — MCBCC EFFECTIVE 04/12/2022 — REVISION # 16 — 7.3.2 UT 116B



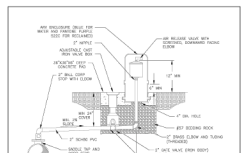
THRUST COLLAR WATER MAINS — MCBCC EFFECTIVE 04/12/2022 — REVISION # 16 — 7.3.2 UT 201



TEMPORARY JUMPER CONNECTION — MCBCC EFFECTIVE 04/12/2022 — REVISION # 3 — 7.3.2 UT 201



GATE VALVE WATER AND RECLAIMED MAINS — MCBCC EFFECTIVE 04/12/2022 — REVISION # 3 — 7.3.2 UT 204



ABOVEGROUND OFFSET WATER OR RECLAIM AIR RELEASE VALVE — MCBCC EFFECTIVE 04/12/2022 — REVISION # 3 — 7.3.2 UT 206

NOT VALID UNLESS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER

Tillman & Associates ENGINEERING, LLC.
CIVIL ENGINEERING · PLANNING · LANDSCAPE ARCHITECTURE · ENVIRONMENTAL
1720 SE 16th Ave. Bldg. 100, Ocala, FL 34471
Office: (352) 387-6940 Fax: (352) 387-4945

CERTIFICATE OF AUTHORIZATION #28994

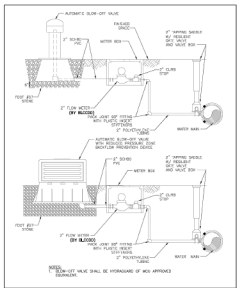
REVISIONS | DATE

MAJOR SITE PLAN
PIONEER RANCH PHASE 3 & 4 AMENITY
MARION COUNTY, FLORIDA

POTABLE WATER DISTRIBUTION DETAILS

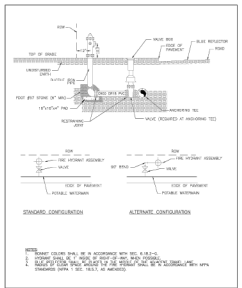
DATE 2/5/2026
DRAWN BY AS
CHKD. BY TB
JOB NO. 23-8399

SHT. 08.01



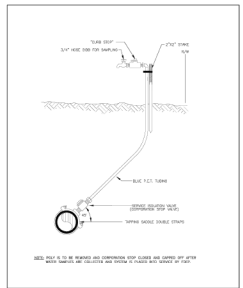
NOTES:
1. BLOW-OFF VALVE SHALL BE HYDRAULIC OF MOV APPROVED

Marion County FLORIDA	MCBCC EFFECTIVE 04/1/2023	AUTOMATIC BLOW OFF VALVE WATER MAIN	7.3.2 UT 207
	REVISION # 2		



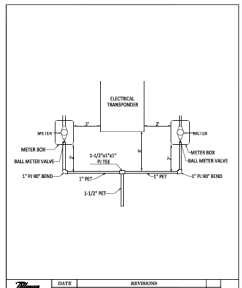
NOTES:
1. HYDRANT COLORS SHALL BE IN ACCORDANCE WITH SEC. 6.18.2-C.
2. HYDRANT SHALL BE 5' INCHES OF GROUP LUG AND BARS PERPENDICULAR TO CURB. ALL HYDRANTS SHALL BE INSTALLED PLUMB AND SHALL BE IN ACCORDANCE WITH NFPA STANDARDS (NFPA 1 SEC. 18.5.1, AS AMENDED)

Marion County FLORIDA	MCBCC EFFECTIVE 04/1/2023	FIRE HYDRANT ASSEMBLY	7.3.2 UT 210
	REVISION # 2		



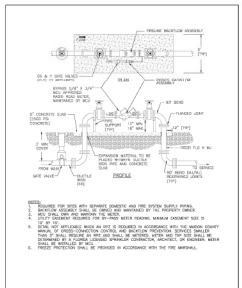
NOTE: INLET IS TO BE REMOVED AND CORPORATION STOP CLOSED AND CAPPED OFF AFTER WATER SAMPLES ARE COLLECTED AND SYSTEM IS PLACED INTO SERVICE BY FIRST

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



Tillman & Associates ENGINEERING, LLC.	DATE	REVISIONS	0.1
			TA 0.1A

METER ASSEMBLY



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. MCU SHALL OWN AND MAINTAIN THE METER.
3. MCU SHALL INSTALL THE BACKFLOW ASSEMBLY METER HOUSING. MINIMUM CASEMENT SIZE IS 14" BY 20".
4. ALL BACKFLOW ASSEMBLIES MUST BE APPROVED BY MCU OR AS REQUIRED IN ACCORDANCE WITH THE MARION COUNTY MANUAL OF CROSS-CONNECTION CONTROL AND BACKFLOW PREVENTION. SERVICES SMALLER THAN 2" SHALL BE PROTECTED BY A DOUBLE CHECK VALVE ASSEMBLY. ALL TESTING SHALL BE PERFORMED BY A FLORIDA LICENSED SPRINKLER CONTRACTOR, PLUMBING, OR UNDERGROUND WATER SHALL BE INSTALLED BY MCU.
6. FREEZE PROTECTION SHALL BE PROVIDED IN ACCORDANCE WITH THE FIRE MARSHALL

Marion County FLORIDA	MCBCC EFFECTIVE 04/1/2023	FIRE LINE DOUBLE DETECTOR CHECK VALVE ASSEMBLY	7.3.2 UT 208
	REVISION # 0		

MARION COUNTY APPROVAL STAMP

Tillman & Associates ENGINEERING, LLC.
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1720 SE 16th Ave. Bldg 100, Ocala, FL 34471
Office: (352) 387-4540 Fax: (352) 387-4545
CERTIFICATE OF AUTHORIZATION #28776

REVISIONS

DATE

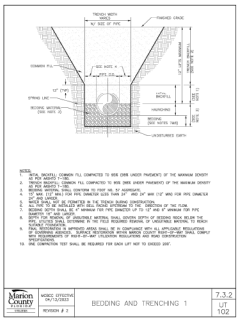
MAJOR SITE PLAN
PIONEER RANCH PHASE 3 & 4 AMENITY
MARION COUNTY, FLORIDA

POTABLE WATER DISTRIBUTION DETAILS

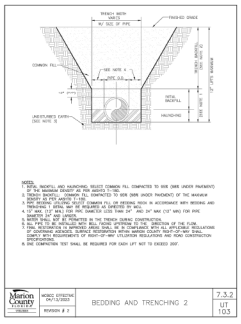
DATE 2/3/2026
DRAWN BY AS
CHKD. BY TH
JOB NO. 23-8399

SHT. 08.02

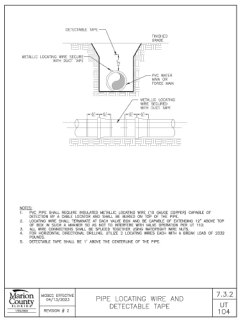
NOT VALID UNLESS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER



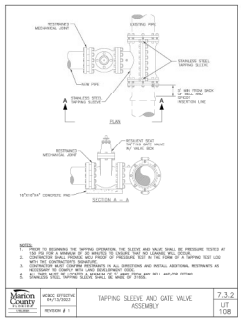
BEDDING AND TRENCHING 1 — 7.3.2 UT 102



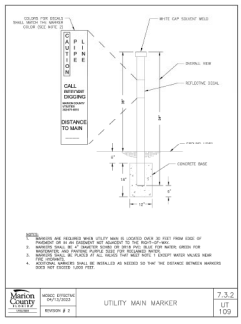
BEDDING AND TRENCHING 2 — 7.3.2 UT 103



PIPE LOCATING WIRE AND DETECTABLE TAPE — 7.3.2 UT 104

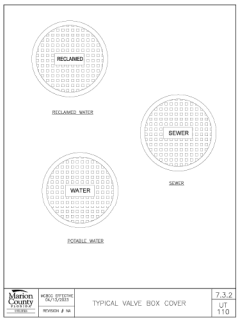


TAPPING SLEEVE AND GATE VALVE ASSEMBLY — 7.3.2 UT 108

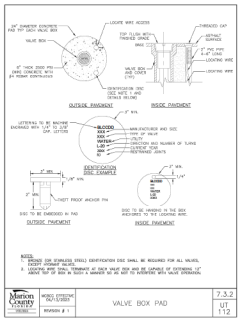


UTILITY MAIN MARKER — 7.3.2 UT 109

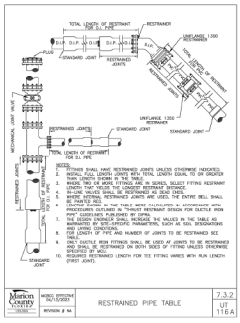
MARION COUNTY APPROVAL STAMP



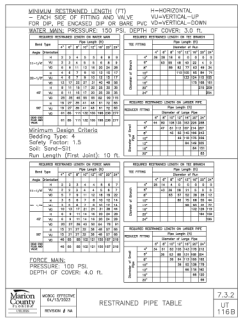
TYPICAL VALVE BOX COVER — 7.3.2 UT 110



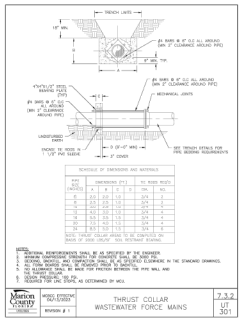
VALVE BOX PAD — 7.3.2 UT 112



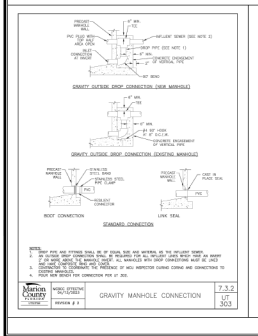
RESTRAINED PIPE TABLE — 7.3.2 UT 116A



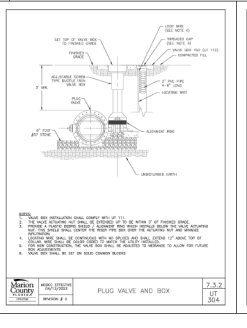
RESTRAINED PIPE TABLE — 7.3.2 UT 116B



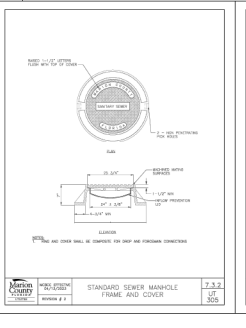
THRUST COLLAR WASTEWATER FORCE MAINS — 7.3.2 UT 301



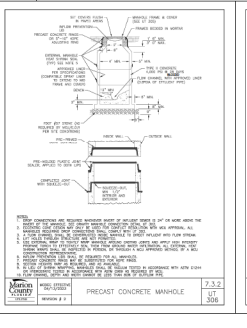
GRAVITY MANHOLE CONNECTION — 7.3.2 UT 303



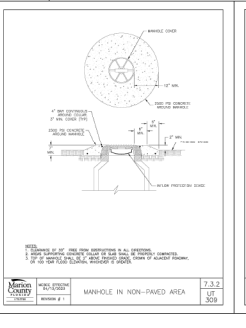
PLUG VALVE AND BOX — 7.3.2 UT 304



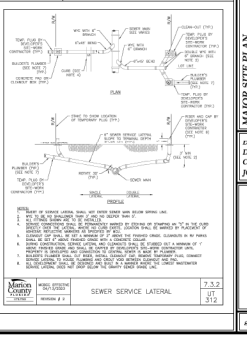
STANDARD SEWER MANHOLE FRAME AND COVER — 7.3.2 UT 305



PRECAST CONCRETE MANHOLE — 7.3.2 UT 306



MANHOLE IN NON-PAVED AREA — 7.3.2 UT 309



SEWER SERVICE LATERAL — 7.3.2 UT 312

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1720 SE 16th Ave., Bldg 100, Ocala, FL 34471
Office: (352) 387-1535 Fax: (352) 387-4545
CERTIFICATE OF AUTHORIZATION #3296

REVISIONS | DATE

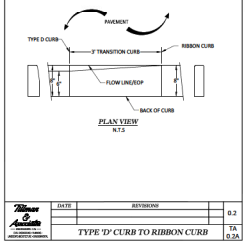
MAJOR SITE PLAN
PIONEER RANCH PHASE 3 & 4 AMENITY
MARION COUNTY, FLORIDA

SANITARY SEWER DETAILS

DATE: 5/5/2026
DRAWN BY: AS
CHKD. BY: TB
JOB NO.: 23-8399

SHT#: 09.01

NOT VALID UNLESS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER



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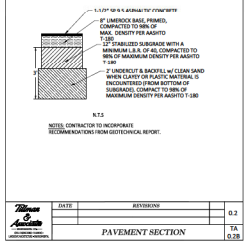
TYPE 'D' CURB TO RIBBON CURB — TA 0.0A



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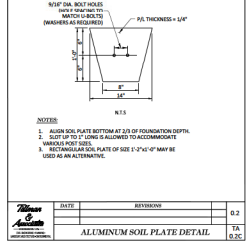
PAVEMENT SECTION — TA 0.2B



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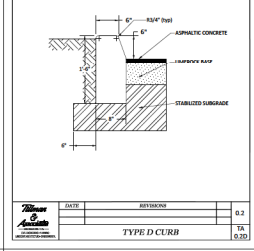
ALUMINUM SOIL PLATE DETAIL — TA 0.2C



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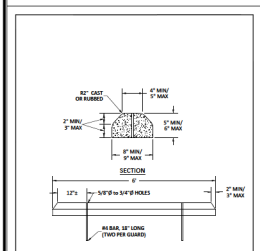
TYPE D CURB — TA 0.3D

MARION COUNTY APPROVAL STAMP



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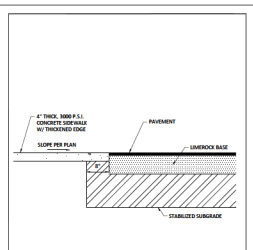
CONCRETE WHEEL STOP — TA 0.2F



DATE	REVISIONS	
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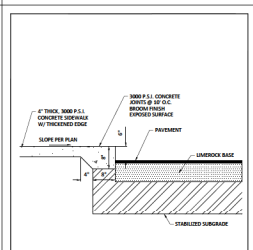
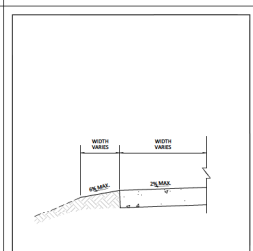
FLUSH SIDEWALK DETAIL — TA 0.2G



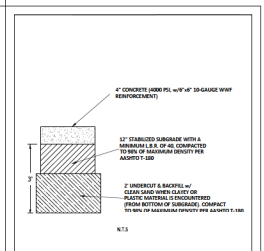
DATE	REVISIONS	
		0.2

RAISED SIDEWALK DETAIL — TA 0.2H



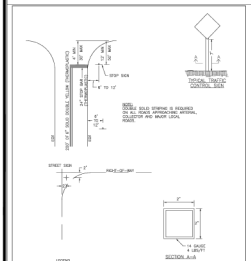
DATE	REVISIONS	
		0.2

SIDEWALK ADJACENT TO OPEN SPACE/SWALE DETAIL — TA 0.2I



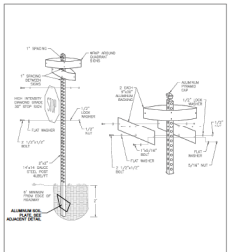
DATE	REVISIONS	
		0.2

CONCRETE PAVEMENT SECTION DETAILS — TA 0.2J



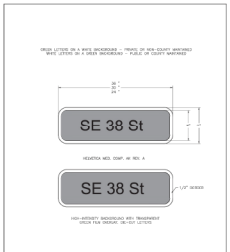
Marion County	MCBCC EFFECTIVE 10/15/2012 REVISION # NA	7.3.1 TS 0.30

INTERSECTION SIGN AND STRIPING DETAIL



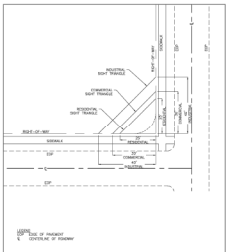
Marion County	MCBCC EFFECTIVE 10/15/2012 REVISION # NA	7.3.1 TS 0.31

COMBINED STREET NAME & STOP SIGN INSTALLATION



Marion County	MCBCC EFFECTIVE 10/15/2012 REVISION # NA	7.3.1 TS 0.32

STREET SIGN



Marion County	MCBCC EFFECTIVE 10/15/2012 REVISION # NA	7.3.1 TS 0.38

SIGHT TRIANGLE

NOTES:
1. ALIGN SOIL PLATE BOTTOM AT 2/3 OF FOUNDATION DEPTH.
2. SLOT UP TO 1" LONG IS ALLOWED TO ACCOMMODATE VARIOUS POST SIZES.
3. RECTANGULAR SOIL PLATE OF SIZE 1'-2"x1'-0" MAY BE USED AS AN ALTERNATIVE.

NOTES:
1. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL OBTAIN FROM THE ENGINEER OR OWNER A COPY OF ALL PERTINENT PERMITS RELATED TO THIS PROJECT. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ASSURE THAT ALL CONSTRUCTION ACTIVITIES ARE IN COMPLIANCE WITH THE CONDITIONS OF ALL PERMITS AND APPROVALS.
2. GRASS AND MULCH, OR SOLID SOD, ALL AREAS IN EXISTING RIGHTS-OF-WAY DISTURBED BY CONSTRUCTION.
3. CONTRACTOR IS TO COORDINATE ALL WORK WITHIN, BUT NOT LIMITED TO, MARION COUNTY RIGHTS-OF-WAY WITH UTILITY COMPANIES IN ORDER TO PREVENT DAMAGE TO UTILITY LINES AND THE MAKING OF ADJUSTMENTS TO SAME, IF REQUIRED.
4. CONTRACTOR SHALL CONTACT THE ENGINEER AND/OR THE OWNER PRIOR TO ANY CONSTRUCTION THAT MAY DAMAGE TREES.

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

Tillman & Associates ENGINEERING, LLC.
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1720 SE 16th Ave, Bldg 100, Ocala, FL 34471
Office: (352) 387-4540 Fax: (352) 387-4545
CERTIFICATION OF AUTHORIZATION # 30796

REVISIONS

DATE	

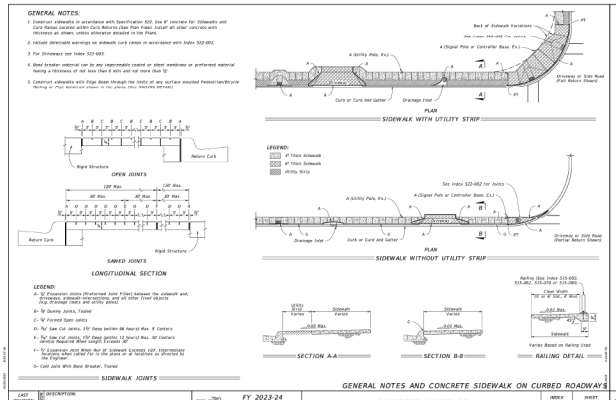
MAJOR SITE PLAN
PIONEER RANCH PHASE 3 & 4 AMENITY
MARION COUNTY, FLORIDA

ROADWAY & PAVEMENT DETAILS

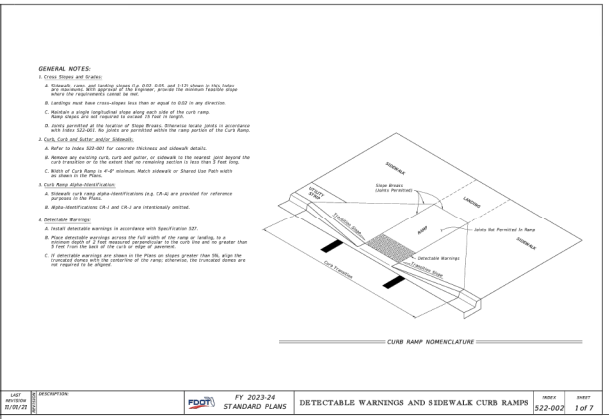
DATE 2/5/2026
DRAWN BY AS
CHKD. BY TB
JOB NO. 23-3709

SHT. 10.01

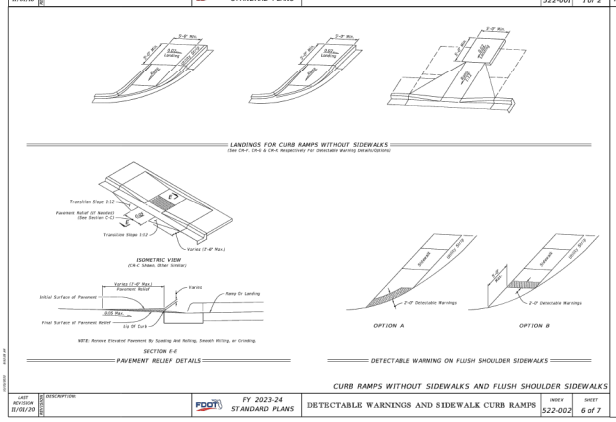
NOT VALID UNLESS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER



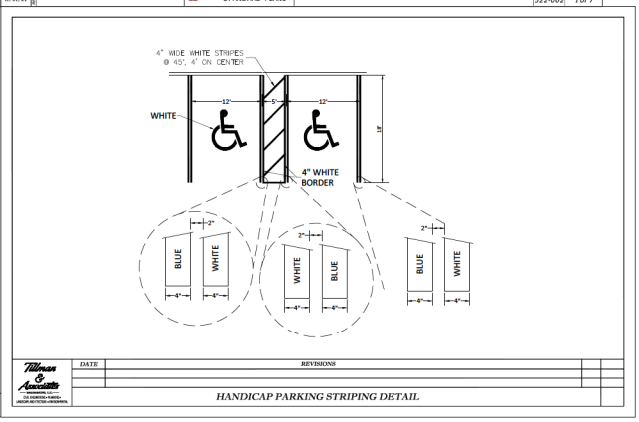
LAST REVISION	DESCRIPTION:	FDOT	FY 2023-24 STANDARD PLANS	CONCRETE SIDEWALK	INDEX	SHEET
11/01/18					522-001	1 of 2



LAST REVISION	DESCRIPTION:	FDOT	FY 2023-24 STANDARD PLANS	DETECTABLE WARNINGS AND SIDEWALK CURB RAMPS	INDEX	SHEET
11/01/21					522-002	1 of 7



LAST REVISION	DESCRIPTION:	FDOT	FY 2023-24 STANDARD PLANS	DETECTABLE WARNINGS AND SIDEWALK CURB RAMPS	INDEX	SHEET
11/01/20					522-002	6 of 7



DATE	REVISIONS

MARION COUNTY APPROVAL STAMP

Tillman & Associates ENGINEERING, LLC.
CIVIL ENGINEERING · LAND DEVELOPMENT · TRAFFIC · ENVIRONMENTAL
1720 SE 16th Ave, Bldg 100, Ocala, FL 34471
Office: (352) 387-4540 Fax: (352) 387-4545
CERTIFICATION OF AUTHORIZATION #3976

REVISIONS

DATE	

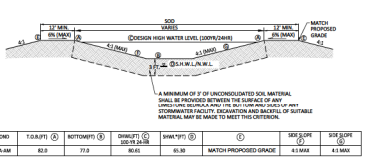
MAJOR SITE PLAN
PIONEER RANCH PHASE 3 & 4 AMENITY
MARION COUNTY, FLORIDA

ROADWAY & PAVEMENT DETAILS

DATE 2/5/2026
DRAWN BY AS
CHKD. BY TB
JOB NO. 23-3299

SHT. 10.02

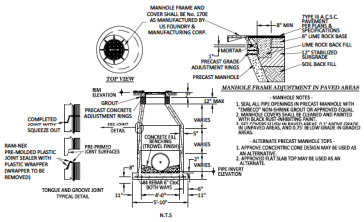
NOT VALID UNLESS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER



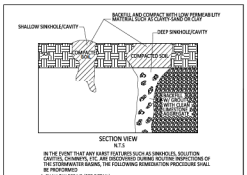
POND	T.O.B.(FT) Ⓐ	BOTTOM(FT) Ⓑ	DWA(LFT) Ⓒ 100-YR 24-HR	SWA*(FT) Ⓓ	Ⓒ	SIDE SLOPE Ⓔ	SIDE SLOPE Ⓕ
096-AM	82.0	77.0	80.61	61.30	MATCH PROPOSED GRADE	4:1 MAX	4:1 MAX

SOD ALL SLOPES AND BOTTOM WITH FLORIDA FRIENDLY NON-MUCK GROWN SOD

POND CROSS-SECTIONS



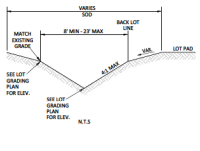
DRAINAGE PRECAST MANHOLE DETAIL



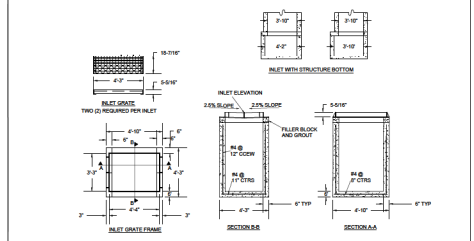
IN THE EVENT THAT ANY KARST FEATURES SUCH AS SINKHOLES, SOLUTION CAVITIES, CHANNELS, ETC. ARE DISCOVERED DURING ROUTINE INSPECTIONS OF THE STORMWATER BASINS, THE FOLLOWING REMEDIATION PROCEDURE SHALL BE PERFORMED:

1. SHALLOW REPAIR (SEE DETAIL):
IF THE DEPTH AND DIMENSIONS OF DEEPS AND THE VOIDS IN THE LIMESTONE ARE SMALL, THEN THE SINKHOLE CAN BE SEALED AND BACKFILLED WITH A LOWER-PERMEABILITY MATERIAL, SUCH AS CLAYEY SAND OR CLAY. THE BACKFILLED MATERIAL SHALL BE COMPACTED AND MOUNDED SLIGHTLY ABOVE THE ORIGINAL BOTTOM IN ORDER TO CREATE A SMALL MOUND TO ACCOUNT FOR SETTLING.
2. DEEP REPAIR (SEE DETAIL):
IF THE COLLAPSE IS DEEP, THEN THE REPAIR SHALL BE MORE PERMANENT. THE ESCARPS SHALL BE EXCAVATED TO THE LIMESTONE BEDROCK THE VOIDS, CAVITIES, OR CHANNELS SHALL BE CLEANED OF ALL LOOSE MATERIAL. ALL LOW PERMEABILITY MATERIAL SHALL BE PLACED IN CONCRETE FILLS. THE MATERIAL SHALL BE COMPACTED AND BROUGHT TO EXISTING BASIN BOTTOM.
3. NOTIFICATION:
THE ST. JOHNS RIVER WATER MANAGEMENT DISTRICT (SJRWMD) SHALL BE NOTIFIED IMMEDIATELY UPON DISCOVERY OF ANY KARST FEATURES. A REPORT OF THE PROPOSED METHOD OF WHICH THE SINKHOLE WILL BE REPAIRED SHALL BE SUBMITTED TO THE SJRWMD FOR APPROVAL WITHIN 30 DAYS. THE SJRWMD WILL REVIEW THE REPORT AND NOTIFY THE OWNER OF ITS ACCEPTANCE, DENIAL OR NEED FOR MODIFICATION OF THE REPAIR METHOD.

SINKHOLE MAINTENANCE REPAIR



TYPICAL DRAINAGE SWALE SECTION



MODIFIED TYPE "V" INLET DETAIL

Tillman & Associates ENGINEERING, LLC
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Office: (352) 387-3565 Fax: (352) 387-4545
CERTIFICATE OF AUTHORIZATION # 28994

MARION COUNTY APPROVAL STAMP

REVISIONS | DATE

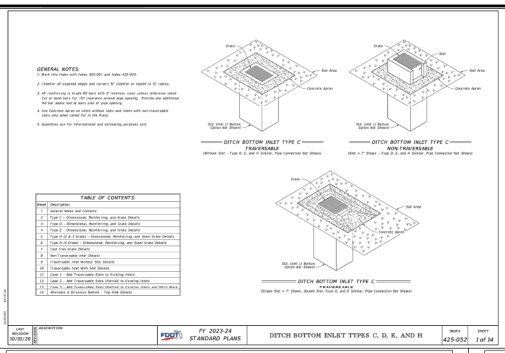
MAJOR SITE PLAN
PIONEER RANCH PHASE 3 & 4 AMENITY
MARION COUNTY, FLORIDA

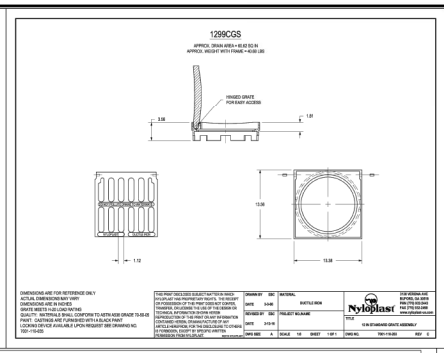
GRADING & DRAINAGE DETAILS

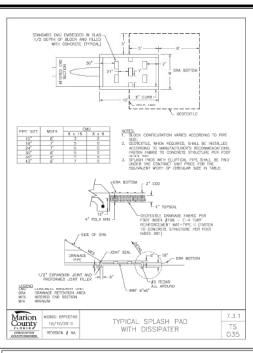
DATE: 3/5/2026
DRAWN BY: AS
CHKD. BY: TB
JOB NO. 23-8399

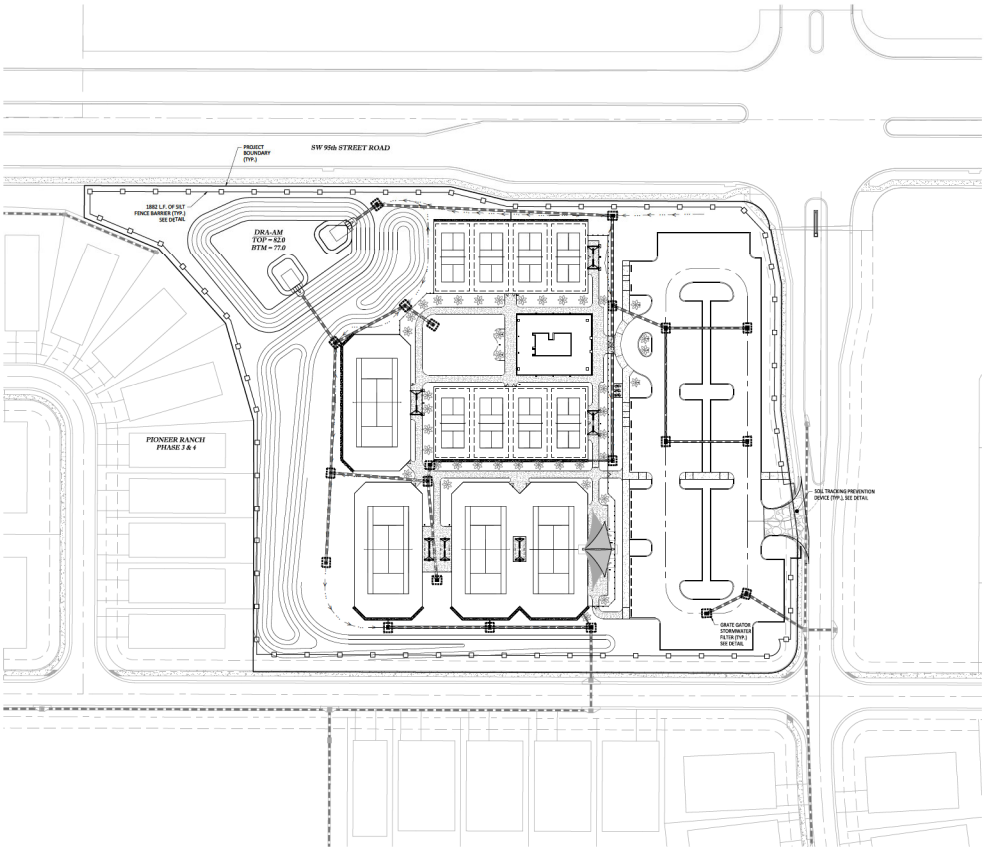
SHT#: 11.01

NOT VALID UNLESS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER






STANDARD END EMBEDDED IN SLAB
1/2 DEPTH OF BLOCK AND FILLED
WITH CONCRETE (TYPICAL)
SECTION C-C
SECTION A-A
SECTION B-B
PIPE SIZE
A
B
C
12"
15"
18"
24"
30"
36"
42"
48"
NOTES:
1. FLOW CONFIGURATION VARIES ACCORDING TO PIPE SIZE.
2. SECTION C-C, MAIN REQUIRED, SHALL BE INSTALLED WHEN PIPE SIZE EXCEEDS 24" DIAMETER OR WHEN PIPE CENTER CURVE OR CONCRETE STRUCTURE FOR PIPE WITH 2 PIPES WITH ELLIPTICAL PIPE SHALL BE PRO VIDED THE CONTACT UNIT PRICE FOR THE EQUIVALENT WIDTH OF CIRCULAR SIZE IN TABLE.
CONCRETE APRON
4" THICK MIN.
4" FOLD MIN.
SEE PLAN
DRAINAGE SLOT
JOINT SEAL
1/2" EXPANSION JOINT MAT
PREFORMED JOINT FILLER
#5 ITEM
#4 SPIRAL
@ 6" PITCH
SEE PLAN
SEE PLAN
SEE PLAN



MARION COUNTY APPROVAL STAMP

N

0 40' 80'

SCALE IN FEET
1" = 40'

EROSION CONTROL LEGEND

PROPOSED SILT FENCE

GENERAL NOTES:

1. THE FOLLOWING LIST REPRESENTS A BASIC EROSION AND SEDIMENT CONTROL PROGRAM WHICH IS TO BE IMPLEMENTED TO HELP PREVENT OFF SITE SEDIMENTATION DURING AND AFTER CONSTRUCTION OF THE PROJECT.
2. TEMPORARY EROSION CONTROL TO BE UTILIZED DURING CONSTRUCTION AT AREAS DESIGNATED BY THE ENGINEER OR AREAS ON SITE WHERE UNSTABILIZED GRADES MAY CAUSE EROSION PROBLEMS. EROSION CONTROL MAY BE REMOVED AFTER UPLOPE AREA HAS BEEN STABILIZED BY SOD, OR COMPACTED AS DETERMINED BY THE OWNER.
3. PERMANENT EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED AT THE EARLIEST PRACTICAL TIME CONSISTENT WITH GOOD CONSTRUCTION PRACTICES. ONE OF THE FIRST CONSTRUCTION ACTIVITIES SHOULD BE THE PLACEMENT OF PERMANENT AND TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES AROUND THE PERIMETER OF THE PROJECT OR THE INITIAL WORK AREA TO PROTECT THE PROJECT, ADJACENT PROPERTIES AND WATER RESOURCES.
4. TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE COORDINATED WITH PERMANENT MEASURES TO ASSURE ECONOMICAL, EFFECTIVE AND CONTINUOUS CONTROL THROUGHOUT THE CONSTRUCTION PHASE. TEMPORARY MEASURES SHALL NOT BE CONSTRUCTED FOR EXPEDIENCY IN LIEU OF PERMANENT MEASURES.
5. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE ADEQUATELY MAINTAINED TO PERFORM THEIR INTENDED FUNCTION DURING CONSTRUCTION OF THE PROJECT.
6. NECESSARY REPAIRS TO BARRIERS OR REPLACEMENT OF BARRIERS SHALL BE ACCOMPLISHED PROMPTLY.
7. SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH RAINFALL. THEY MUST BE REMOVED WHEN THE LEVEL OF DEPOSITION REACHES APPROXIMATELY ONE HALF THE HEIGHT OF THE BARRIER.
8. MATERIAL FROM SEDIMENT TRAPS SHALL NOT BE STOCKPILED OR DISPOSED OF IN A MANNER WHICH MAKES THEM READILY SUSCEPTIBLE TO BEING WASHED INTO ANY WATERCOURSE BY RUNOFF OR HIGH WATER.
9. ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE BARRIERS ARE NO LONGER REQUIRED SHALL BE DRESSED TO CONFORM TO THE EXISTING GRADE, PREPARED AND SEEDED.
10. SILT FENCE TO BE PAID FOR UNDER THE CONTRACT UNIT PRICE FOR STAKED SILT FENCE (LF).
11. ALL INLETS TO BE PROTECTED BY DETAILS AS OUTLINED IN F.D.O.T. EROSION SEDIMENT CONTROL MANUAL (LATEST EDITION).
12. CONTRACTOR MUST MAINTAIN POSITIVE DRAINAGE AT ALL TIMES DURING THE COURSE OF THE CONSTRUCTION WORK.
13. CONTRACTOR MUST COORDINATE WITH ALL OF THE RESPONSIBLE AGENCIES PERTAINING TO EROSION AND SEDIMENT CONTROL WORK AND MAKE NECESSARY CHANGES BASED ON THE AGENCY'S GUIDANCE/DIRECTION AT NO ADDITIONAL COST TO THE OWNER.
14. THE EROSION CONTROL MEASURES SHOWN ON THIS PLAN ARE, IN THE OPINION OF THE ENGINEER, THE MINIMUM THAT MAY BE REQUIRED. ACTUAL FIELD CONDITIONS MAY REQUIRE EITHER ADDITIONAL OR REDUCED EROSION CONTROL MEASURES TO BE IMPLEMENTED. THE CONTRACTOR IS DIRECTED TO FOLLOW STANDARD BEST MANAGEMENT PRACTICES IN IMPLEMENTING A SUCCESSFUL EROSION CONTROL PLAN.
15. ALL DISTURBED AREAS TO BE SODDED OR SEEDED AND MULCHED WITHIN 7 DAYS AFTER FINAL GRADING.

Tillman & Associates
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Office: (352) 387-4540 Fax: (352) 387-4565

REVISIONS

DATE

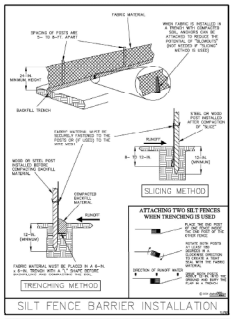
MAJOR SITE PLAN
PIONEER RANCH PHASE 3 & 4 AMENITY
MARION COUNTY, FLORIDA

EROSION CONTROL PLAN

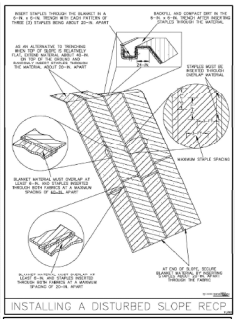
DATE: 8/3/2020
DRAWN BY: AS
CHKD. BY: TB
JOB NO. 23-8399

SHT#: 12.01

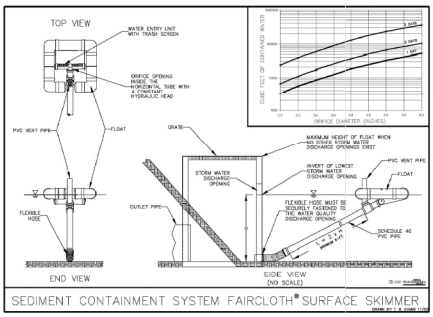
NOT VALID UNLESS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER



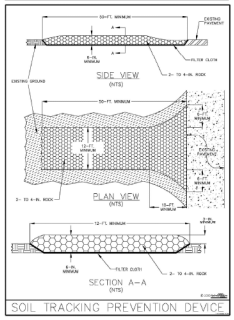
SILT FENCE BARRIER INSTALLATION



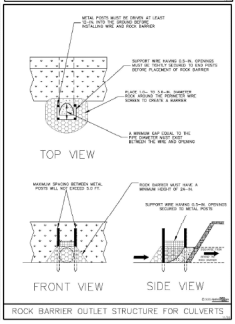
INSTALLING A DISTURBED SLOPE RECP



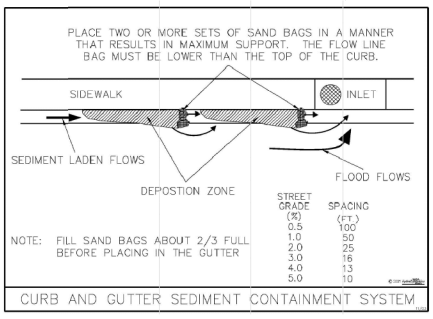
SEDIMENT CONTAINMENT SYSTEM FAIRCLOTH® SURFACE SKIMMER



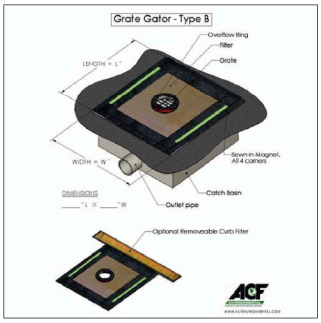
SOIL TRACKING PREVENTION DEVICE



ROCK BARRIER OUTLET STRUCTURE FOR CULVERTS



CURB AND GUTTER SEDIMENT CONTAINMENT SYSTEM



MARION COUNTY APPROVAL STAMP

Tillman & Associates
ENGINEERING, LLC
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Office: (352) 387-4540 Fax: (352) 387-4545
CERTIFICATION OF AUTHORIZATION #26796

REVISIONS

DATE	REVISIONS

MAJOR SITE PLAN
PIONEER RANCH PHASE 3 & 4 AMENITY
MARION COUNTY, FLORIDA

EROSION CONTROL DETAILS

DATE 2/3/2020
DRAWN BY AS
CHKD. BY TB
JOB NO. 23-8399

SHT. 13.01

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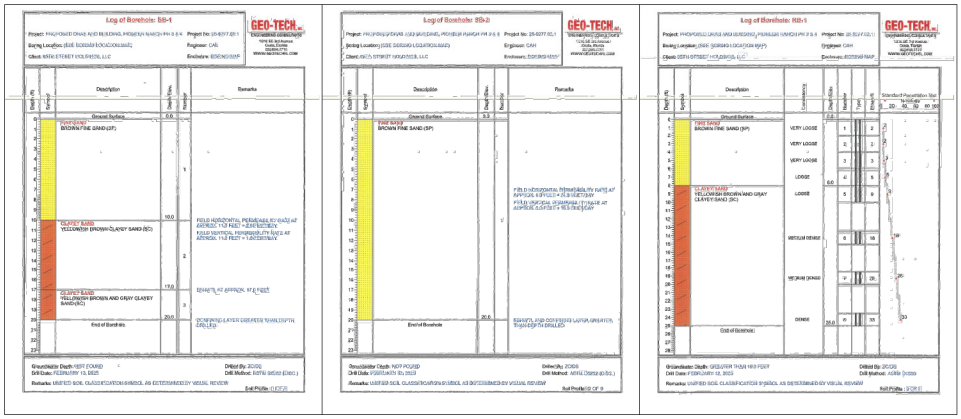


MARION COUNTY APPROVAL STAMP

Tillman & Associates
ENGINEERING, LLC.
CIVIL ENGINEERING • PLANNING • LANDSCAPE ARCHITECTURE • ENVIRONMENTAL
1720 SE 16th Ave. Bldg. 100, Ocala, FL 34471
Office: (352) 387-4540 Fax: (352) 387-4545
CERTIFICATE OF AUTHORIZATION # 28736

REVISIONS

DATE	

MAJOR SITE PLAN
PIONEER RANCH PHASE 3 & 4 AMENITY
MARION COUNTY, FLORIDA

BORING LOGS

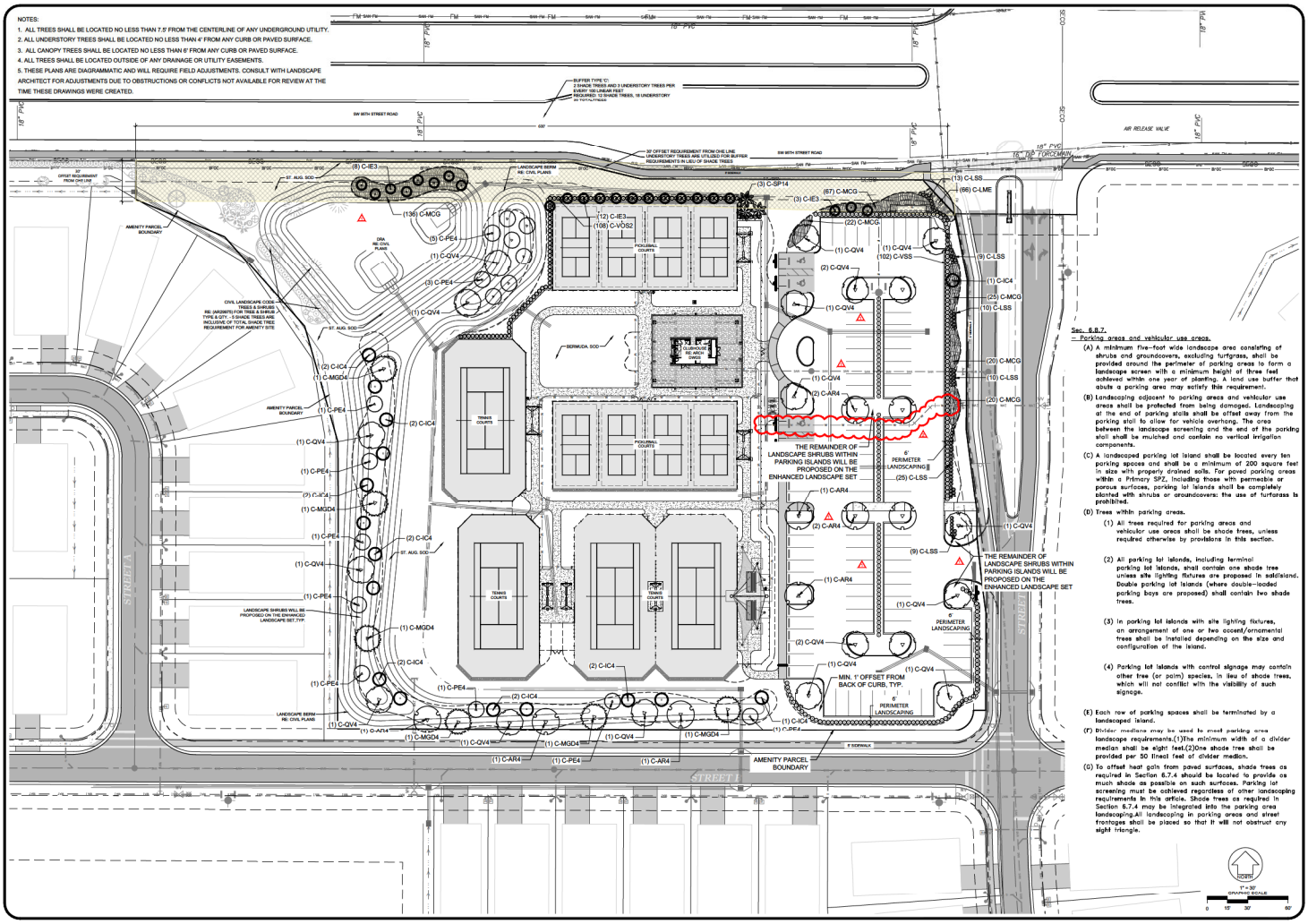
DATE 2/3/2026
DRAWN BY AS
CHKD. BY TH
JOB NO. 23-8399

SHT. BL.01

NOT VALID UNLESS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER

NOTES:

1. ALL TREES SHALL BE LOCATED NO LESS THAN 7.5' FROM THE CENTERLINE OF ANY UNDERGROUND UTILITY.
2. ALL UNDERSTORY TREES SHALL BE LOCATED NO LESS THAN 4' FROM ANY CURB OR PAVED SURFACE.
3. ALL CANOPY TREES SHALL BE LOCATED NO LESS THAN 6' FROM ANY CURB OR PAVED SURFACE.
4. ALL TREES SHALL BE LOCATED OUTSIDE OF ANY DRAINAGE OR UTILITY EASEMENTS.
5. THESE PLANS ARE DIAGRAMMATIC AND WILL REQUIRE FIELD ADJUSTMENTS. CONSULT WITH LANDSCAPE ARCHITECT FOR ADJUSTMENTS DUE TO OBSTRUCTIONS OR CONFLICTS NOT AVAILABLE FOR REVIEW AT THE TIME THESE DRAWINGS WERE CREATED.



Sec. 6.8.7.
– Parking areas and vehicular use areas.

(A) A minimum five-foot wide landscape area consisting of shrubs and groundcovers, excluding turfgrass, shall be provided around the perimeter of parking areas to form a landscape screen with a minimum height of three feet achieved within one year of planting. A land use buffer that abuts a parking area may satisfy this requirement.

(B) Landscaping adjacent to parking areas and vehicular use areas shall be protected from being damaged. Landscaping at the end of parking stalls shall be offset away from the parking stall to allow for vehicle overhang. The area between the landscape screening and the end of the parking stall shall be mulched and contain no vertical irrigation components.

(C) A landscaped parking lot island shall be located every ten parking spaces and shall be a minimum of 200 square feet in size with properly drained soils. For paved parking areas within a Primary SPZ, including those with permeable or porous surfaces, parking lot islands shall be completely planted with shrubs or groundcovers: the use of turfgrass is prohibited.

(D) Trees within parking areas.

(1) All trees required for parking areas and vehicular use areas shall be shade trees, unless required otherwise by provisions in this section.

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

(3) In parking lot islands with site lighting fixtures, an arrangement of one or two accent/ornamental trees shall be installed depending on the size and configuration of the island.

(4) Parking lot islands with control signage may contain other tree (or palm) species, in lieu of shade trees, which will not conflict with the visibility of such signage.

(E) Each row of parking spaces shall be terminated by a landscaped island.

(F) Divider medians may be used to meet parking area landscape requirements.(1)The minimum width of a divider median shall be eight feet.(2)One shade tree shall be provided per 50 lineal feet of divider median.

(G) To offset heat gain from paved surfaces, shade trees as required in Section 6.7.4 should be located to provide as much shade as possible on such surfaces. Parking lot screening must be achieved regardless of other landscaping requirements in this article. Shade trees as required in Section 6.7.4 may be integrated into the parking area landscaping.All landscaping in parking areas and street frontages shall be placed so that it will not obstruct any sight triangle.

REVISIONS

NO.	DATE	DESCRIPTION	BY
1	04-02-25	COUNTY COMMENTS	RES
2	01-29-26	COUNTY COMMENTS	RES

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prepared for 95th STREET HOLDINGS, LLC

PIONEER RANCH PH 3 &4

at PIONEER RANCH - Marion County, FL

SPORTS COMPLEX

PLANTING PLAN

BASHAM & LUCAS DESIGN GROUP, INC.
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JACKSONVILLE, FLORIDA 32256
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This document has been digitally signed by William W Wilber Jr. PLA on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies to be valid.

WILLIAM W WILBER, PLA
LICENSED LANDSCAPE ARCHITECT
LA 0666906
STATE OF FLORIDA
FL0666906
William W Wilber Jr
LA0666906
Basham & Lucas Design Group
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DRAWN BY	RES
CHECKED BY	JW
DATE	04-29-25
JOB NO.	24-36

LC1.1

LANDSCAPE CODE

PLANT SCHEDULE - CODE TREES

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CALIPER	REMARKS	NATIVE
CODE TREES								
	C-AR4	9	Acer rubrum	Red Maple	MIN. 14' HT x 7' SPD	4" CAL	STRONG CENTRAL LEADER	NATIVE
	C-IC4	16	Ilex cassine 'Nativa PPAF'	Dahoon Holly 'Nativa'	MIN. 14' HT x 7' SPD	4" CAL	FULL TO GROUND	NATIVE
	C-IE3	23	Ilex x attenuata 'Eagleson'	Eagleson Holly	MIN. 12' HT x 6' SPD	3" CAL	FULL TO GROUND	NATIVE
	C-MGD4	6	Magnolia grandiflora 'D.D. Blanchard' Grows to 50-70 HT x 25-35 SPD	DD Blanchard Magnolia	MIN. 16' HT x 6' SPD	4" CAL	FULL TO GROUND	NATIVE
	C-PE4	16	Prinus elliottii	Slash Pine	MIN. 16' HT x 6' SPD	4" Cal	STRONG CENTRAL LEADER	NATIVE
	C-QV4	19	Quercus virginiana	Southern Live Oak	MIN. 16' HT x 6' SPD	4" CAL	STRONG CENTRAL LEADER	NATIVE
	C-SP14	3	Sabal palmetto	Cabbage Palmetto	MIN. 14' CT	SINGLE TRUNK	REGENERATED	NATIVE

PLANT SCHEDULE - CODE SHRUBS & GROUNDCOVER

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS	NATIVE	SPACING
CODE REQUIRED								
	C-LSS	76	Ligustrum sinense 'Sunshine'	Sunshine Ligustrum	MIN. 18" HT x 18" SPD	MIN. 3 GAL	NON-NATIVE	36" o.c.
	C-MYF	75	Myrcianthes fragrans 'Compacta'	Compact Simpson's Stopper	MIN. 18" HT x 18" SPD	MIN. 3 GAL	NATIVE	36" o.c.
	C-VOS2	108	Viburnum odoratissimum	Sweet Viburnum	MIN. 24" HT x 24" SPD	MIN. 7 GAL	NON-NATIVE	36" o.c.
	C-VSS	184	Viburnum suspensum	Sandankwa Viburnum	MIN. 18" HT X 15" SPD	MIN. 3 GAL	NON-NATIVE	36" o.c.
CODE REQUIRED								
	C-LME	66	Liriope muscari 'Emerald Goddess'	Emerald Goddess Liriope	MIN. 12" HT x 12" SPD	MIN. 1 GAL	NON-NATIVE	18" o.c.
	C-MCG	290	Muhlenbergia capillaris	Pink Muhly Grass	MIN. 18" HT x 18" SPD	MIN. 3 GAL	NATIVE	36" o.c.
SOD/SEED								
	SOD-CB	3,665 sf	Cynodon dactylon 'Celebration'	Celebration Bermuda Grass	SOD			
	SOD-SA	63,637 sf	Stenotaphrum secundatum	FLORATAM St. Augustine Grass	SOD			

Marion County Code Requirements

ALL LANDSCAPE INSTALLATION AND MAINTENANCE SHALL BE IN ACCORDANCE WITH MARION COUNTY LAND DEVELOPMENT CODE, ARTICLE 6, DIVISION 9, LANDSCAPING https://library.municode.com/fl/marion_county

AMENITY SITE AREA = 4.69AC (204,108.72 SF)
SEE CIVIL PLANS FOR OVERALL SUBDIVISION PROJECT DATA
P.U.D. RESIDENTIAL COMMUNITY

SHADE TREE REQUIREMENTS (SEC. 6.7.4)

204,108.72 SF / 3000 SF = 68 SHADE TREES REQUIRED

66 SHADE TREES + 5 CIVIL CODE SHADE TREES **(AR29975)**

TOTAL SHADE TREES = 71

PROTECTED TREE REPLACEMENT (SEC 6.7.8)

TREE REPLACEMENT IS NOT REQUIRED. PLEASE REFER TO THE PHASE SHEET L2.01 ON THE PHASE 3 & 4 IMPROVEMENT PLANS **(AR29975)** FOR THE TOTAL TREE PRESERVATION CALCULATIONS.

NON-RESIDENTIAL DEVELOPMENT (SEC 6.8.4)
20% of the land to be developed shall be landscaped.

Landscaped Area Provided
6,536.5 SF (Shrub) + 67,302 SF (Sod) = 73,838.5 SF Landscaped Area

73,838.5 SF (Landscape)/204,108.72 (SITE SF) = 36.2% Landscaped Area

MARION FRIENDLY LANDSCAPE AREA (MFLA) (SEC 6.8.5)
PLEASE REFER TO CALCULATIONS ABOVE. SEE CIVIL PLANS FOR OVERALL SUBDIVISION MLFA PLAN **(AR29975)**

BUFFERS (SEC 6.8.6, AND APPROVED PUD MASTER PLAN)

PLEASE REFER TO SHEET L7.01 IN THE PHASE 3&4 IMPROVEMENT PLANS **(AR29975)** FOR THE BUFFER REQUIREMENTS.

STORMWATER AREA LANDSCAPE (SEC 6.13.3)
PLEASE REFER TO THE PHASE 3 & 4 IMPROVEMENT PLANS **(AR29975)** FOR THE STORMWATER AREA REQUIREMENTS.

GENERAL PLANTING REQUIREMENTS (SEC 6.8.10)

NATIVE PLANTS

PLEASE REFER TO THE PHASE 3 & 4 IMPROVEMENT PLANS **(AR29975)** FOR THE REMAINDER OF THE SITES NATIVE PLANT REQUIREMENTS.

TOTAL REQUIRED PLANTS:

TREES = 71
SHRUBS AND GROUNDCOVER = 799

REQUIRED= 280 NATIVE SHRUBS (799 x 0.35)
PROVIDED = 365 NATIVE SHRUBS (46%)

50% MIN OF THE TOTAL PROPOSED REQUIRED SHADE TREES SHALL BE NATIVE:
REQUIRED = 35
PROPOSED = 66 NATIVE SHADE TREES + 5 CIVIL CODE TREES (NATIVE)
(71 x 0.50) = 36 REQUIRED NATIVE SHADE TREES

PROVIDED = 71 TOTAL NATIVE SHADE TREES (100% NATIVE)

SHADE TREE LIMITS
PROPOSED SHADE TREES ARE LIMITED TO 50% MAX OF ANY ONE SPECIES:
71 TOTAL PROPOSED NEW SHADE TREES x 0.50 = 36 ALLOWED
HIGHEST SPECIES QTY PROPOSED = 19 (QV, 26%)

PALM TREE LIMITS
NOT MORE THAN 25% OF ALL REQUIRED TREES SHALL BE PALM TREES
PALM TREES ALLOWED =17
PALM TREES PROVIDED PER AMENITY CODE PLAN = 3

IRRIGATION REQUIREMENTS

ALL IRRIGATION INSTALLATION AND MAINTENANCE SHALL BE IN ACCORDANCE WITH MARION COUNTY LAND DEVELOPMENT CODE, ARTICLE 6, DIVISION 9, IRRIGATION https://library.municode.com/fl/marion_county

1. AN IRRIGATION PLAN SHALL BE PROVIDED PRIOR TO ISSUANCE OF A DEVELOPMENT ORDER OR BUILDING PERMIT, IF REQUIRED.
2. THE IRRIGATION SYSTEM SHALL BE A DESIGN-BUILD AUTOMATIC SYSTEM TO PROVIDE 100% COVERAGE OF ALL LANDSCAPED AREAS, AND SHALL INCLUDE A CONTROLLER, RAIN SENSOR, AND BACKFLOW PREVENTER. CONTRACTOR SHALL COORDINATE WITH OWNER ON THE DESIGN.
3. TREES, BEDS, AND SOD AREAS SHALL EACH BE IN A SEPARATE ZONE(S).
4. BAHIA SOD IS NOT IRRIGATED UNLESS OTHERWISE NOTED ON THE PLANTING PLANS; CONTRACTOR SHALL CONFIRM WITH OWNER THE AREAS OF UNIRRIGATED BAHIA.
5. CONTRACTOR SHALL CONFIRM WATER SOURCE (WELL OR METER) AND LOCATION PRIOR TO CONSTRUCTION.
6. ALL IRRIGATION SYSTEMS, INCLUDING TEMPORARY, SHALL COMPLY WITH THE CURRENT EDITION OF THE FLORIDA BUILDING CODE AND MEET INDUSTRY STANDARDS AS OUTLINED IN THE LATEST PUBLICATION OF LANDSCAPE IRRIGATION BEST MANAGEMENT PRACTICES SET BY THE IRRIGATION ASSOCIATION / AMERICAN SOCIETY OF IRRIGATION CONSULTANTS https://www.irrigation.org
7. IRRIGATION INSTALLATION AND OPERATION SHALL COMPLY WITH ALL PREVAILING LOCAL CODES, ORDINANCES, AND REGULATIONS.
8. CONTRACTOR SHALL PROVIDE IRRIGATION AS-BUILT PLANS AS DETAILED IN THE COMPLETION REQUIREMENTS.
9. UPON COMPLETION OF THE IRRIGATION SYSTEM INSTALLATION AND THE ACCEPTANCE OF THE AS-BUILT DIAGRAM AND OPERATIONAL INFORMATION, A FINAL INSPECTION AND LANDSCAPE/ IRRIGATION RELEASE SHALL BE SIGNED, SEALED AND SUBMITTED, IF REQUIRED.

IRRIGATION COMPLETION INSPECTION REQUIREMENTS

1. PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY, THE CONTRACTOR SHALL DOCUMENT THE ACTUAL FIELD INSTALLATION OF THE IRRIGATION SYSTEM AS OUTLINED BELOW.
2. CERTIFICATION THAT THE INSTALLATION MEETS REQUIREMENTS SHALL BE SIGNED AND SEALED BY THE LANDSCAPE ARCHITECT (MARION COUNTY LDC DIV 6, SEC 6.8.12).
3. UPON COMPLETION OF THE INSTALLATION, THE CONTRACTOR SHALL REQUEST AN INSPECTION BY THE DESIGN PROFESSIONAL. A LANDSCAPE AND IRRIGATION AS-BUILT CERTIFICATION SHALL BE SIGNED AND SEALED BY THE DESIGN PROFESSIONAL AND SUBMITTED TO THE COUNTY LANDSCAPE ARCHITECT PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
4. WHEN ACCEPTABLE TO THE COUNTY, THE AS-BUILT PLANS WILL BE APPROVED AND A FINAL INSPECTION AND LANDSCAPE RELEASE WILL BE GRANTED.

DURING CONSTRUCTION, THE CONTRACTOR SHALL MARK-UP A COPY OF THE APPROVED DESIGN PLAN AND PROVIDE TO THE LANDSCAPE ARCHITECT FOR APPROVAL A CLEAR AND LEGIBLE DIAGRAM WITH THE FOLLOWING AS-BUILT INFORMATION:
-- LOCATIONS OF IR METERS / WELLS, MAINLINES AND VALVES
-- LOCATIONS OF REMOTE CONTROL VALVES AND CORRESPONDING ZONE I.D. NUMBER
-- DELINEATION OF ZONE AREAS
-- LOCATIONS WHERE IRRIGATION CROSSES UNDER PAVEMENT, AND F SLEEVES ARE PRESENT
-- TOTAL WATER DEMAND PER OPERATING CYCLE
-- CONTROLLER AND SENSOR LOCATIONS, INITIAL SCHEDULING, SETTINGS, AND SEASONAL ADJUSTMENTS

THE CONTRACTOR SHALL PROVIDE CONFIRMATION THAT THE OWNER HAS RECEIVED:
-- IRRIGATION CONTROLLER OWNER'S MANUAL
-- WRITTEN INSTRUCTIONS COVERING PERIODIC MAINTENANCE OF THE IRRIGATION SYSTEM
-- WRITTEN INSTRUCTIONS COVERING HOW AND WHEN TO CHECK FOR LEAKS
-- A COPY OF THE APPROVED AS-BUILT PLAN

IRRIGATION NOTE:
ALL NEW PLANT MATERIAL SHALL BE IRRIGATED THROUGHOUT AN ESTABLISHMENT PERIOD SUITABLE FOR VIGOROUS GROWTH OF SPECIFIED PLANT MATERIAL TYPE AND SIZE, AND THEREAFTER TO ENSURE THE HEALTHY SURVIVAL OF PLANT MATERIAL. SEE IRRIGATION REQUIREMENTS, AND OWNER RESPONSIBILITY.

Contractor Notes

1. THE LANDSCAPE CONTRACTOR SHALL REVIEW ALL LANDSCAPE PLANS AND SPECIFICATIONS AND PERFORM AN ANALYSIS OF SITE CONDITIONS RELATIVE TO THE PLANS AND SPECIFICATIONS PRIOR TO CONSTRUCTION AS WELL AS BECOMING FAMILIAR WITH ALL UNDERGROUND UTILITIES, PIPES, STRUCTURES AND LINE RUNS PRIOR TO CONSTRUCTION. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY & ALL DAMAGE TO UTILITIES, STRUCTURES, SITE APPURTENANCES, ETC. WHICH OCCUR AS A RESULT OF THE LANDSCAPE CONSTRUCTION.
2. REPORT ALL DISCREPANCIES IN SITE CONDITIONS OR NON-CONFORMANCE TO SPECIFICATIONS (SUCH AS GRADING, BACKFILLING, REMOVAL OF DEBRIS, GRUBBING, ETC) TO LANDSCAPE ARCHITECT PRIOR TO COMMENCING WORK.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR AND WARRANTY THE HEALTH OF PLANTS IN ON-SITE SOILS, IF, DURING DIGGING, THE CONTRACTOR DISCOVERS WATER-LOGGED, CLAYEY, COMPACTED OR SIMILARLY POORLY DRAINED SOILS, IT SHOULD BE BROUGHT TO THE ATTENTION OF THE OWNER FOR IMMEDIATE REMEDIAL ACTION. CONTRACTOR SHALL ALSO TAKE ALL NECESSARY MEASURES TO ENSURE THE VIABILITY AND SURVIVABILITY OF THE PLANT MATERIAL IN THIS SCOPE OF WORK.
4. TO INSURE A TIMELY FLOW OF WORK, THE LANDSCAPE CONTRACTOR SHALL COORDINATE WORK WITH OTHER TRADES OR PROFESSIONALS ON THE SITE WHOSE WORK MAY OVERLAP OR INTERFERE WITH THE WORK SET FORTH IN THE PLAN SET OR WRITTEN SPECIFICATIONS.
5. THE PLANT QUANTITIES WITHIN THE PLANT LIST ARE PROVIDED FOR CONVENIENCE PURPOSES. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL PLANT MATERIAL QUANTITIES AND ALL QUANTITIES FOR SOD, MULCH, ROCK MULCH, FINISH GRADE/BERMING AND PLANTING SOIL, PRIOR TO BIDDING. WHERE CONFLICTS OCCUR BETWEEN PLAN DRAWINGS AND PLANT LIST, THE PLAN DRAWINGS SHALL PREVAIL.
6. CONTRACTOR SHALL SUBMIT UNIT PRICES FOR ALL BID ITEMS.
7. DISCREPANCIES IN DOCUMENTS OR SITE CONDITIONS SHALL BE REPORTED TO THE LANDSCAPE ARCHITECT IN WRITING AT TIME OF BIDDING OR PRIOR TO CONSTRUCTION. NO ACCOUNT SHALL BE MADE AFTER CONTRACT COMPLETION FOR FAILURE TO REPORT SUCH CONDITION OR FOR ERRORS ON THE PART OF THE LANDSCAPE CONTRACTOR AT TIME OF BIDDING (ONLY EXTREMELY PECULIAR AND UNUSUAL CONDITIONS WILL BE CONSIDERED FOR NEGOTIATION).
8. ALL QUESTIONS CONCERNING THIS PLAN SET OR SPECIFICATIONS SHALL BE DIRECTED TO THE LANDSCAPE ARCHITECT.
9. PLANT MATERIALS ARE TO BE BID AS SPECIFIED UNLESS UNAVAILABLE, AT WHICH TIME THE LANDSCAPE ARCHITECT WILL BE NOTIFIED BY TELEPHONE AND IN WRITING OF THE INTENDED CHANGES. THERE SHALL BE NO ADDITIONS, DELETIONS OR SUBSTITUTIONS WITHOUT THE WRITTEN APPROVAL OF THE LANDSCAPE ARCHITECT. CONTRACTOR SHALL SUBMIT UNIT PRICES FOR ALL BID ITEMS.
10. IF ISSUED, WRITTEN SPECIFICATIONS SHALL BE AN INTEGRAL PART OF THIS PLAN SET.
11. THE LANDSCAPE CONTRACTOR SHALL FIELD VERIFY PROPERTY LINE LOCATIONS BEFORE INSTALLATION OF ANY PERIMETER PLANT MATERIAL OR IRRIGATION SYSTEM.
12. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR SECURING ALL NECESSARY APPLICABLE PERMITS AND LICENSES TO PERFORM THE WORK SET FORTH IN THE PLAN SET OR WRITTEN SPECIFICATIONS.
13. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR FULLY MAINTAINING ALL PLANTINGS (INCLUDING, BUT NOT LIMITED TO: WATERING, SPRAYING, MULCHING, FERTILIZING, MOWING, ETC) OF PLANTING AREAS AND LAWNS UNTIL THE WORK IS ACCEPTED IN TOTAL BY THE LANDSCAPE ARCHITECT AND THE OWNER.
14. THE LANDSCAPE CONTRACTOR SHALL COMPLETELY GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF ONE (1) YEAR BEGINNING AT THE DATE OF FINAL ACCEPTANCE. THE LANDSCAPE CONTRACTOR SHALL PROMPTLY MAKE ALL REPLACEMENTS BEFORE OR AT THE END OF THE GUARANTEE PERIOD (AS DIRECTED BY THE OWNER).

Irrigation Design Notes

IT IS THE INTENT OF THE OWNER TO HAVE AN AUTOMATIC, UNDERGROUND IRRIGATION SYSTEM FOR THIS PROJECT. THE SYSTEM IS TO BE EXECUTED THROUGH A QUALIFIED CONTRACTOR AS A DESIGN/BUILD SCOPE OF WORK. THE DESIGN OF THIS SYSTEM MUST, AT A MINIMUM, COMPLY WITH THE FOLLOWING CRITERIA.

1. SYSTEM SHOULD PROVIDE FOR 100% COVERAGE OF ALL PLANTING AREAS WITH HEAD TO HEAD COVERAGE.
2. SYSTEM SHOULD BE DESIGNED FOR MOST EFFICIENT USAGE OF WATER USING BEST MANAGEMENT PRACTICES FOR THE PROTECTION OF WATER RESOURCES IN FLORIDA DEVELOPED BY THE DEPARTMENT OF ENVIRONMENTAL PROTECTION, DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, DEPARTMENT OF COMMUNITY AFFAIRS, WATER MANAGEMENT DISTRICTS, THE UNIVERSITY OF FLORIDA.
3. ALL PROPOSED TREES SHALL EACH HAVE CORRESPONDING BUBBLERS ASSOCIATED WITH IT AS A PART OF THE DESIGN OF THE PLANT GROUPINGS.
4. IF THE WATER SOURCE IS FROM A REUSE OR RECLAIMED WATER SUPPLY; SYSTEM SHOULD BE DESIGNED TO MEET ALL REQUIREMENTS FOR AS SET FORTH BY THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION, THE FLORIDA DEPARTMENT OF HEALTH, PLUS ANY ADDITIONAL REQUIREMENTS FOR STATE AND LOCAL MUNICIPALITIES AND ANY WATER MANAGEMENT DISTRICTS.
5. SYSTEM SHOULD BE DESIGNED TO ISOLATE TURF AREAS FROM SHRUB AREAS.
6. SYSTEM SHOULD BE DESIGNED TO ALLOW IRRIGATION TO BE ACCOMPLISHED IN A SIX HOUR PERIOD.
7. SYSTEM SHOULD BE DESIGNED TO MINIMIZE OVERSPRAY ONTO PAVED SURFACES.
8. SYSTEM SHOULD BE DESIGNED TO BE METERED AS STAND ALONE WATER SERVICE.
9. SYSTEM SHOULD INCLUDE A RAIN SENSOR.
10. SYSTEM SHOULD BE DESIGNED TO INCORPORATE QUICK COUPLER VALVES AT NO MORE THAN 200 FEET ON CENTER.
11. OWNER RESERVES THE RIGHT TO REVIEW THE DESIGN PLACEMENT OF ALL BACKFLOW PREVENTORS, CONTROLLERS AND VALVE BOXES.
12. IRRIGATION PLANS SHOULD BE PREPARED AT A SCALE NO SMALLER THAN 1 INCH = 20 FEET AND SHOULD ACCURATELY, AND CLEARLY, DEPICT THE LOCATION OF ALL POINTS OF CONNECTION, BACKFLOW PREVENTORS, CONTROLLERS, VALVE BOXES, SLEEVES, MAIN LINE (INCLUDING DIA.), LATERAL LINES (INCLUDING DIA.), TURF ROTORS, SPRAY HEADS, DRIP EMITTERS, QUICK COUPLERS AND NOZZLES.

AT THE COMPLETION OF THE PROJECT THE OWNER WILL BE PROVIDED WITH THE FOLLOWING ITEMS AS THEY RELATE TO THE IRRIGATION SYSTEM:
1 = SET OF DIGITAL AS-BUILT RECORD DRAWINGS AT A SCALE NO SMALLER THAN 1 INCH = 20 FEET.
3 = SETS OF AS-BUILT RECORD DRAWINGS AT A SCALE NO SMALLER THAN 1 INCH = 20 FEET.
3 = COPIES OF OWNER'S OPERATIONS AND MAINTENANCE MANUALS
3 = COPIES OF RECOMMENDED IRRIGATION SCHEDULE WITH PROPOSED APPLICATION RATES.
6 = EXTRA SPRAY / ROTOR HEADS FOR EACH TYPE USED ON THE PROJECT.

Landscape Completion Inspection Requirements

1. PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY, THE CONTRACTOR SHALL DOCUMENT THE ACTUAL FIELD INSTALLATION OF THE LANDSCAPE AS OUTLINED BELOW.
2. CERTIFICATION THAT THE INSTALLATION MEETS REQUIREMENTS SHALL BE SIGNED AND SEALED BY THE LANDSCAPE ARCHITECT (MARION COUNTY LDC DIV. 6, SEC 6.8.12)
3. UPON COMPLETION OF THE INSTALLATION, THE CONTRACTOR SHALL REQUEST AN INSPECTION BY THE DESIGN PROFESSIONAL. A LANDSCAPE AND IRRIGATION AS-BUILT CERTIFICATION SHALL BE SIGNED AND SEALED BY THE DESIGN PROFESSIONAL AND SUBMITTED TO THE COUNTY LANDSCAPE ARCHITECT PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
4. WHEN ACCEPTABLE TO THE COUNTY, THE AS-BUILT PLANS WILL BE APPROVED AND A FINAL INSPECTION AND LANDSCAPE RELEASE WILL BE GRANTED.

DURING CONSTRUCTION, THE CONTRACTOR SHALL DOCUMENT THE ACTUAL FIELD INSTALLATION OF THE LANDSCAPE. THE CONTRACTOR SHALL MARK-UP A COPY OF THE APPROVED DESIGN PLAN AND PROVIDE TO THE LANDSCAPE ARCHITECT FOR APPROVAL A CLEAR AND LEGIBLE DIAGRAM WITH THE FOLLOWING AS-BUILT INFORMATION:
-- INSTALLED PLANT SPECIES AND SIZES
-- INSTALLED PLANT QUANTITIES
-- OTHER INSTALLED MATERIALS DOCUMENTATION

(NOTE: PRE-APPROVAL BY THE LANDSCAPE ARCHITECT IS REQUIRED FOR ANY DESIGN CHANGE, INCLUDING PLANT SUBSTITUTIONS, LAYOUT, QUANTITIES, MATERIALS, ETC. -- SEE SPECIFICATIONS)

THE CONTRACTOR SHALL PROVIDE CONFIRMATION THAT THE OWNER HAS RECEIVED:
-- WRITTEN MAINTENANCE, PRUNING, AND FERTILIZER INSTRUCTIONS AND SCHEDULE
-- A COPY OF THE APPROVED AS-BUILT PLAN

Landscape Notes

A. PLANT MATERIAL STANDARDS
-- ALL PLANT MATERIAL USED ON THIS PROJECT SHALL EXCEED THE CLASSIFICATION OF "FLORIDA NO. 1" AS DESCRIBED IN THE LATEST EDITION OF "GRADES AND STANDARDS FOR NURSERY PLANTS", PARTS I AND II, BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES. REFER TO DETAILS FOR FURTHER QUALITY SPECIFICATIONS. ALL QUESTIONS CONCERNING THIS PLAN SET AND/OR SPECIFICATIONS SHALL BE DIRECTED TO THE LANDSCAPE ARCHITECT.
-- ALL PLANT MATERIAL SHALL MEET OR EXCEED SIZE SPECIFICATIONS DEFINED HEREIN. ANY MATERIAL NOT MEETING SPECIFICATIONS SHALL BE REMOVED AND REPLACED AT THE CONTRACTOR'S EXPENSE.
-- THE LANDSCAPE ARCHITECT/OWNER WILL APPROVE THE STAKED LOCATION OF ALL PLANT MATERIAL PRIOR TO INSTALLATION.
-- PLANT MATERIAL IS SUBJECT TO APPROVAL BY LANDSCAPE ARCHITECT AND OWNER, BEFORE, DURING AND AFTER INSTALLATION, AS PER SPECIFICATIONS.
-- ALL SOD SHALL BE 100% SOLID SOD, 99% FREE OF NOXIOUS WEEDS, WITH A TWO (2) INCH THICKNESS OF ROOTS CAPABLE OF HOLDING SAND. SOD SHALL BE FRESHLY CUT WITHIN TWENTY-FOUR (24) HOURS OF LAYING, LAID WITH TIGHTLY-BUTTED JOINTS AND ROLLED. HAND RAKING SHALL BE DONE AS NECESSARY TO ENSURE PROPER EVEN GRADES AND CLEAR SURFACES FOR SOD.
-- ALL SINGLE-TRUNK TREES SHALL BE STRAIGHT TRUNKED WITH UNE CENTRAL LEADER AND FULLY CROWNED.
-- ALL TREES SHALL BE FREE OF OPEN WOUNDS AND WOUND SCARS IN THE CLEAR TRUNK AREA.
-- ALL TREES SHALL HAVE A MINIMUM HEIGHT OF EIGHT (8) TO TEN (10) FEET AND TWO (2) INCHES OF CALIPER.

B. GRADING OF PLANTING BEDS
-- THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR HOLDING FINE GRADING OF PLANTING AREAS TO INSURE AT LEAST 3% POSITIVE DRAINAGE AWAY FROM BUILDINGS AND INTO TURF AREAS, PONDS, STREETS OR OTHER DRAINAGE WAYS. IN ADDITION, THE FINISH MULCH ELEVATION AT THE BUILDINGS SHALL BE AT LEAST 6" BELOW FINISH FLOOR OF THE ADJACENT BUILDINGS. VERIFY THIS CONDITION WITH GENERAL CONTRACTOR PRIOR TO BEGINNING WORK. PARKING LOT ISLANDS SHALL SLOPE AT 3" FROM CENTER OF ISLAND TO CURB. TURF AND PLANTING BEDS SHALL MEET SIDEWALKS AND FLATWORK AT 2" BELOW THE FLATWORK.
-- THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ALL FINAL GRADING OF BERMS, BED AREAS AND SOD AREAS UNTIL FINAL ACCEPTANCE BY THE LANDSCAPE ARCHITECT, BOTH BEFORE AND AFTER LANDSCAPE INSTALLATION HAS BEGUN.

C. BED PREPARATION AND PLANTING
-- LOOSEN SOIL TO A MINIMUM DEPTH OF FOUR (4) INCHES AND REMOVE ALL DEBRIS. REGRADE THE BED TO ITS PRE-PLANTING SUBGRADE. FILL PLANT PIT WITH SOME EXISTING SOIL AND SOME TOPSOIL (SEE BELOW) AND COMPACT SO THAT THE TOP OF ROOT BALL WILL SETTLE 1/8 DEPTH OF ROOT BALL ABOVE FINISH GRADE. SET PLANT AND FILL REMAINDER OF HOLE WITH PLANTING MIX. FERTILIZE EACH PLANT AS RECOMMENDED BY SOIL ANALYSIS. THE LANDSCAPE CONTRACTOR SHALL PROVIDE OWNER WITH A YEARLY FERTILIZATION PROGRAM AS DEFINED BY THE SOIL ANALYSIS. WATER IN THOROUGHLY. RESET ANY PLANTS THAT SETTLE TOO DEEP. REMOVE SPOIL DIRT AND RAKE THE BED TO ITS FINISH GRADING. COVER ALL BED AREAS WITH A 3" DEPTH OF MULCH (SEE PLANT LIST). REMOVE ALL DEBRIS FROM MULCH.
-- NON-CANOPY TREES SHALL NOT BE PLANTED CLOSER THAN TEN (10) FEET FROM OTHER TREES AND CANOPY TREES SHALL NOT BE PLANTED CLOSER THAN 20 – 30 FEET, DEPENDING UPON SPECIES OR UNLESS APPROVED BY THE COUNTY ADMINISTRATOR AND/OR LANDSCAPE ARCHITECT.
-- PLANT MATERIAL THAT EXCEEDS TWENTY-FIVE (25) FEET IN HEIGHT AT MATURITY SHOULD NOT BE PLANTED CLOSER THAN FIFTEEN (15) FEET OF THE VERTICAL PLANE OF AN EXISTING POWER LINE, EXCLUDING SERVICE WIRES.
-- TREES SHALL NOT BE PLANTED CLOSER THAN SEVEN AND ONE HALF (7.5) FEET FROM THE CENTERLINE OF UNDERGROUND UTILITIES.
-- BALLED AND BURLAPPED STRAPPING WIRE AND ANY SYNTHETIC MATERIAL SHALL BE REMOVED PRIOR TO FINAL INSPECTION. WIRE BASKETS SHOULD BE CUT AWAY FROM THE TOP 1/3 OF THE ROOTBALL.
-- MULCH SHALL BE PROVIDED A MINIMUM OF THREE (3) INCHES IN DEPTH AROUND ALL NEWLY PLANTED LANDSCAPE (CYPRESS MULCH IS NOT ALLOWED). SEE PLANT SCHEDULE FOR TYPE OF MULCH.
-- A MULCH RING FOR ALL NEWLY PLANTED TREES SHALL BE PROVIDED AT LEAST FIVE (5) FEET IN DIAMETER. DO NOT MULCH WITHIN SIX (6) INCHES FROM THE TREE TRUNK.
-- PLANT INSTALLATION SHALL NOT PROCEED PRIOR TO THE INSTALLATION AND OPERATION OF THE LANDSCAPE IRRIGATION SYSTEM. CONTRACTOR IS RESPONSIBLE FOR DAMAGE TO PLANT MATERIAL CAUSED BY INSUFFICIENT WATER.
-- ALL PLANTINGS AND BED LAYOUTS SHALL BE SET AND APPROVED BY OWNER/LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. IF PLANT MATERIAL IS INSTALLED PRIOR TO OWNER/LANDSCAPE ARCHITECT'S APPROVAL, CONTRACTOR WILL BE SUBJECT TO RELOCATING THE MATERIAL AT THE OWNER'S REQUEST AND THE CONTRACTOR'S EXPENSE.
-- ALL DISTURBED AREAS OUTSIDE OF THIS SCOPE TO BE SODDED; REFER TO CIVIL ENGINEERING PLANS FOR DETAILS AND SPECIFICATIONS.

D. TOPSOIL
-- TOPSOIL FOR USE IN PREPARING SOIL MIXTURE FOR BACKFILLING PLANT PITS SHALL BE FERTILE, FRIABLE, AND OF A LOAM, SANDY LOAM, OR SILTY LOAM TEXTURE, REASONABLY FREE OF SUBSOIL, CLAY LUMPS, BRUSH WEEDS AND OTHER LITTER, AND FREE OF ROOTS, STUMPS, STONES LARGER THAN 2– IN ANY DIRECTION, AND OTHER EXTRANEOUS OR TOXIC MATTER HARMFUL TO PLANT GROWTH. IT SHALL CONTAIN THREE (3) TO FIVE (5) PERCENT DECOMPOSED ORGANIC MATTER AND A PH BETWEEN 5.5 AND 7.0 – SUBMIT SAMPLE AND PH TESTING RESULTS FOR APPROVAL.
-- SOIL IN TREE ISLANDS SHALL HAVE AT LEAST TWELVE (12) INCHES OF SUITABLE SOIL FOR TREE PLANTINGS AND BE FREE OF ANY CONSTRUCTION DEBRIS OR UNSUITABLE MATERIALS.
-- THE GENERAL CONTRACTOR SHALL ENSURE THAT ALL PLANTING ISLANDS, PARKING LOT ISLANDS OR PLANTING AREAS SHALL BE CLEAN OF ALL TRASH, DEBRIS OR OTHER NON-INDIGENOUS MATERIALS TO A DEPTH OF 36" PRIOR TO ANY LANDSCAPE INSTALLATION.
-- FILL FOR ALL PARKING LOT ISLANDS SHALL BE A MIN OF 3" BELOW TOP OF CURBING AND BE CROWNED TO A MIN OF 6" ABOVE CURBING AT THE CENTER OF EACH ISLAND.

-- EDGING
-- ALL EDGING SHALL BE AS DESCRIBED IN THE PLANTING DETAILS.
-- MULCHING AND EDGING SHALL BE PER APPROPRIATE NOTES & SPECIFICATIONS.

F. TREE STAKING
-- ALL TREES TO BE STAKED AND GUYED AS SHOWN IN THE DETAILS UNLESS OTHERWISE NOTED.
-- ALL TREES, INCLUDING PALMS, SHALL BE SET VERTICALLY TO THE GROUND OR IF ON SLOPES OR BERMS, SHALL BE SET VERTICALLY TO THE SURROUNDING FLAT TERRAIN.

G. WARRANTY
-- ALL PLANT MATERIAL SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR FROM FINAL ACCEPTANCE BY THE OWNER AND/OR LANDSCAPE ARCHITECT. ALL PLANT MATERIAL MUST BE MAINTAINED IN GOOD, LIVING CONDITION. THIS INCLUDES KEEPING BEDS FREE OF DEBRIS AND WEEDS, ALL MECHANICAL MAINTENANCE, FERTILIZATION, CHEMICAL TREATMENTS FOR DISEASE OR INFESTATION AND WATERING. THE LANDSCAPE CONTRACTOR SHALL PROMPTLY MAKE ALL REPLACEMENTS BEFORE OR AT THE END OF THE GUARANTEE PERIOD (AS DIRECTED BY OWNER).
-- THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE ANY AND ALL NECESSARY REPAIRS TO DAMAGE CAUSED BY HIS WORK AT NO ADDITIONAL COST TO THE OWNER OR LANDSCAPE ARCHITECT.
-- CONTRACTOR SHALL BE RESPONSIBLE FOR WARRANTY OF HEALTH OF PLANTS IN ON-SITE SOILS. IF DURING DIGGING, CONTRACTOR DISCOVERS WATER-LOGGED, CLAYEY, COMPACTED OR SIMILARLY POORLY DRAINED SOILS, IT SHOULD BE BROUGHT TO THE ATTENTION OF OWNER/LANDSCAPE ARCHITECT FOR REMEDIAL ACTION.
-- ANY PLANT MATERIAL WHICH DIES, TURNS BROWN OR DEFOLIATES (PRIOR TO TOTAL ACCEPTANCE OF THE WORK) SHALL BE PROMPTLY REMOVED FROM THE SITE & REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, SIZE AND MEETING ALL PLANT LIST SPECIFICATIONS.

Sod Notes

ALL AREAS WITHIN THE LIMITS OF WORK NOT DESIGNATED TO RECEIVE TREES OR SHRUBS, OR NOT OTHERWISE DESIGNATED WITH A SPECIFIC TURF GRASS; SHALL BE SODDED TO MATCH ADJACENT SODDED AREAS. SEE LANDSCAPE PLANS FOR MORE DETAILS.

Mulch Notes

PINE BARK MINI NUGGETS SHALL BE PROVIDED FOR ALL AREAS WITHIN THE LIMITS OF WORK DESIGNATED TO RECEIVE NEW TREES OR SHRUBS; SEE LANDSCAPE PLANS FO

SECTION 02950 TREES, SHRUBS, AND GROUND COVER

PART 1 GENERAL

1.01 WORK INCLUDED
A. Trees, shrubs, vines and ground cover as applicable.

B. Topsoil backfill.

C. Staking and guying.

D. Maintenance service.

1.02 RELATED WORK
A. Section 02811 – Underground Sprinkler System.

B. Section 02938 – Sodding.

1.03 REFERENCES
A. Standardized Plant Names, 1942 edition, American Joint Committee on Horticulture Nomenclature.

B. American Standard for Nursery Stock (ANSI Z60), latest edition, American Association of Nurserymen.

C. FS O-F-241 – Fertilizer, Mixed, Commercial.

1.04 QUALITY ASSURANCE
A. Perform work with personnel experienced in the work required of this Section under direction of a skilled foreman.

B. Submit sources of plant materials. All materials to have name tags attached. Submit invoice with plant names noted if required.

C. Contractor shall locate all materials and be responsible for conformance with requirements of this Section. All plants not meeting requirements to be rejected.

1.05 DELIVERY, STORAGE, AND HANDLING
A. Move B&B plant materials with solid balls wrapped in burlap. Plants to be lifted only by ball or container.

B. Deliver plant materials immediately prior to placement. Keep plant materials not immediately installed moist and protect from freezing by covering ball or container with mulch.

C. Reject plants when ball or container of earth surrounding roots has been cracked, broken or frozen preparatory to or during process of planting.

1.06 WARRANTY
A. Warrant all plants to be living, healthy specimens for a period of one year commencing upon date of final acceptance. Warranty period shall terminate only if plants have been in full leaf for 30 days at end of warranty period. Termination of warranty period shall be extended as necessary to comply. All materials to be in vigorous condition at end of warranty period.

B. Immediately remove dead plants and plants not in a vigorous condition and replace as soon as weather conditions permit. Each replacement shall be covered with one year warranty commencing at time of planting.

C. Replacements: Match with adjacent plants of the same species in size and form.

1.07 MAINTENANCE SERVICE
A. Begin maintenance of plant materials immediately after planting and continue until date of final project acceptance.

B. Maintenance shall include measures necessary to establish and maintain plants in a vigorous and healthy growing condition. Include the following:
1. Cultivation and weeding of plant beds and tree pits. When herbicides are used for weed control, apply in accordance with manufacturer's instructions. Remedy damage resulting from use of herbicides.
2. Watering sufficient to maintain optimum moisture level.
3. Pruning, including removal of dead or broken branches, and treatment of prune wounds.
4. Disease and insect control.
5. Maintaining plants in an upright, plumb position, and repair of settling.
6. Maintenance of wrappings, guys, turnbuckles and stakes. Adjust turnbuckles or otherwise keep guy wires tight. Repair or replace accessories when required.

PART 2 PRODUCTS

2.01 MATERIALS
A. Trees, Shrubs, Vines, and Ground Cover: Species and size identified in plant list. Plant materials shall be true to name, in good health, free of disease and insects, excellent in form and in complete conformance with ANSI Z60. All materials to be nursery grown.

B. Topsoil for use in preparing soil mixture for backfilling plant pits shall be fertile, friable, and of a loamy character; reasonably free of subsoil, clay lumps, brush weeds and other litter; free of roots, stumps, stones larger than 2" in any direction, and other extraneous or toxic matter harmful to plant growth. It shall contain three (3) to five (5) percent decomposed organic matter and a ph between 5.5 and 7.0 – submit sample and ph testing results for approval.

C. Mulch: See Plant Schedule. Cypress products are prohibited.

D. Fertilizer: Osmocote 18-6-12. Or Approved Equal.

E. Organic Compost: Supplied by Wild Earth Products – State Line Bark & Mulch Inc. Box 630, Old Dixie Hwy. 121 Fitzgeton, GA 31537 ph. 912-496-2999 fx. 912-496-2998 wilsearth1@yahoo.com – Or Approved Equal.

2.02 ACCESSORIES
A. Wrapping Materials: heavy paper manufactured for tree wrapping purpose.

B. Stakes: Metal Fence posts (Painted Brown) – 6 foot height. Wood (Painted Brown) – All sizes decay resistant.

C. Hardware (cables, wire, eye bolts, and turnbuckles): Noncorrosive; of sufficient strength to withstand wind pressure.

D. Tie straps: Soft polypropylene material equal to ArborTie, by Deep Root Partners, L.P., 31 Langston St., Suite 4, San Francisco, CA, 94103, 1-800-777-7468

PART 3 EXECUTION

3.01 PREPARATION
A. Verify topsoil is ready to receive the work of this Section. All areas to be planted with shrub or ground cover masses to have minimum 6 inch depth of topsoil.

B. Remove all weeds and grasses from planting beds. Bermuda grass, if present, to be exterminated by approved means or all sod removed to 6 inch depth and replaced with topsoil free of bermuda grass.

C. Stake tree locations and place shrubs, vines, and ground covers for review and final orientation by Owner's Representative prior to installation.

D. Outline bed edges for approval prior to installation.

E. Prepare topsoil for shrub and ground cover beds, after removing any vegetation with approved procedure, by tilling 3 inch layer (165 CF per 1000 sq. ft.) of compost into the upper 6 inches of soil.

3.02 INSTALLATION
A. Excavate for plant materials. Tree pits shall be 24 inches greater in diameter than root ball. Circle to be centered on tree and true in form. Slope cut edge to 6" depth and bottom of pit to depth required to accommodate tree rootball. Shrub pits shall be 12 inches greater in diameter than root ball. Topsoil from excavation may be retained for backfill if it is friable and free of rock and clods greater than 2" in dia. Remove all subsoil, rock, and debris from site.

B. Set trees with top of root ball 3 inches above surrounding grade, and other plant materials 2 inches above surrounding grade, after settlement.

C. Remove containers from container–grown stock. Set plants in center of pits and backfill with topsoil in 6 inch layers. Pull away ropes, wires, etc. from the top of the ball.

D. Final 6 inch layer of backfill around trees to consist of 1:1 mixture of organic compost and topsoil.

E. Thoroughly water soil when the hole is half full, and again when full.

F. Apply 1/2 pound fertilizer evenly over cultivated area around each tree and 1 pound per 100 square feet to shrub and ground cover plantings.

G. Evenly spread a 3 inch layer of mulch over tree pits and planting beds. For trees, avoid placing mulch within 6" of tree trunk. For shrubs, avoid placing mulch within 3" of plants main stem.

H. Prune trees and shrubs after planting to improve form and to remove dead and broken branches.

I. Circular area around trees to be mulched and free of vegetation. For trees 2 inch and greater in caliper, area to be 6 feet in diameter. For trees less than 2 inch caliper, area to be 4 feet in diameter. Circle to be centered on tree and true in form.

J. After planting trees, form a 3" diameter ridge of topsoil around edge of excavation to retain water.

3.03 PLANT SUPPORT
A. Brace plants upright and plumb in position by staking and guying as detailed. Guys to be secured to tree with loops as detailed.

3.04 SPECIAL PLANTING
A. Annuals, Seasonal Planting: Prepare soil per requirements for shrubs and ground cover as described in Article 3.01. Refresh annually by incorporating 2 inch layer (165 CF per 1000 SF) of organic compost.
1. Spring Planting should be installed between March and April.
2. Fall Planting should be installed between October and November.
3. Spring or Fall planting time is contingent upon current weather patterns and temperature.

END OF SECTION 02950

811
Know what's below.
Call before you dig.

SECTION 02938 SODDING

PART 1 GENERAL

1.01 WORK INCLUDED
A. Preparation of planting surface.
B. Fertilizing.

C. Sod installation.

D. Maintenance service.

1.02 RELATED WORK
A. Section 02900 – Trees, Shrubs and Ground Cover.

B. Section 02811 – Underground Sprinkler System.

1.03 REFERENCES
A. Standardized Plant Names, 1942 Edition, American Joint Committee on Horticulture Nomenclature.

B. ASPA (American Sod Producers Association) – Guideline Specifications to Sodding.

C. FSO-F-241 – Fertilizers, Mixed, Commercial.

1.04 DEFINITIONS
A. Weeds: Includes Dandelion, Jimsonweed, Quackgrass, Horsetail, Morning Glory, Rush Grass, Mustard, Lambsquarter, Chickweed, Cress, Crabgrass, Canadian Thistle, Nutgrass, Poison Oak, Blackberry, Tansy Ragwort, Bermuda Grass, Johnson Grass, Poison Ivy, Nut Sedge, Nimble Will, Bindweed, Bent Grass, Wild Garlic, Perennial Sorrel and Brome Grass.

1.05 QUALITY ASSURANCE
A. Sod Producer: Company specializing in sod production and harvesting with a minimum of 5 years experience.

B. Sod: Root development that will support its own weight, without tearing, when suspended vertically by holding the upper two corners.

1.06 REGULATORY REQUIREMENTS
A. Comply with regulatory agencies for fertilizer and herbicide composition.

1.07 TESTS
A. None required.

1.08 MAINTENANCE DATA
A. Submit recommended maintenance procedures to be followed by Owner.

B. Include maintenance instructions, cutting method and maximum grass height; types, application frequency, and recommended coverage of fertilizer.

1.09 DELIVERY, STORAGE, AND HANDLING
A. Deliver sod on pallets. Protect exposed roots from dehydration.

B. Do not deliver more sod than can be laid within 24 hours.

1.010 COORDINATION
A. Coordinate the work of this Section with installation of underground sprinkler system and plant material as applicable.

1.011 MAINTENANCE SERVICE
A. Maintain sod from installation through to date of final acceptance.

PART 2 PRODUCTS
2.01 MATERIALS
A. Sod: Cultivated grass sod; type indicated on Drawings; with strong fibrous root system, free of stones, burned or bare spots, and weeds.

B. Fertilizer: Type recommended for grass; of proportions necessary to eliminate any deficiencies of topsoil as indicated in soils test or otherwise approved.

C. Soil Amendments: Lime, sulphur, or other material recommended by soil test.

D. Water: Clean, fresh, and free of substances or matter which could inhibit vigorous growth of grass.

2.02 HARVESTING
A. Machine cut sod and load on pallets in accordance with ASPA guidelines.

B. Cut sod with minimum 1/2 inch and maximum one inch topsoil base.

PART 3 EXECUTION

3.01 INSPECTION
A. Verify that prepared soil base is ready to receive the work of this Section.

B. Beginning of installation means acceptance of existing site conditions.

3.02 PREPARATION
A. Finish grade areas to be sodded so that the surface is smooth and is approximately 1 inch below adjoining sidewalks and other paved surfaces.

B. Remove all weeds and grasses from areas to be sodded

C. Planting surface shall be made friable by approved method of scarification. Prepared surface shall be floated smooth and free of bumps and depressions. Remove stones and foreign matter over 2 inches in diameter from top 2 inches of sod bed. Plant immediately thereafter, provided the bed has remained in a friable condition and has not become muddy or hard. If it has become hard, till to a friable condition again.

D. Apply fertilizer at the rate of one pound actual Nitrogen per 1000 square feet. Apply fertilizer prior to installation of sod. Apply fertilizer no more than 48 hrs before laying sod.

E. Lightly water to aid the dissipation of fertilizer.

3.03 LAYING SOD
A. Moisten prepared surface immediately prior to laying sod.

B. Lay sod within 24 hours after harvesting to prevent deterioration.

C. Lay sod tight with no open joints visible and no overlapping; stagger end joints 12 inches minimum. Do not stretch or overlap sod pieces.

D. Finished sodding to be smooth and free of bumps and depression. Surface to be flush with adjoining grass areas if any. Place top elevation of sod approximately 1/2 inch below adjoining edging, paving and curbs. Grade planting surface as necessary to accomplish above.

E. Water sodded areas deeply immediately after installation.

3.04 WARRANTY
A. Sodded areas to be vigorously growing at time of final acceptance or if installation occurs during dormancy warranty to extend through first month of following growing season. At conclusion of initial warranty period replace dead or unhealthy sod.

3.05 MAINTENANCE
A. Mow grass at regular intervals to maintain at a maximum height of 3 inches for St. Augustine Grass. Do not cut more than 1/3 of grass blade at any one mowing.

B. Neatly trim edges and hand clip where necessary.

C. Immediately remove clippings after mowing and trimming.

D. Water sufficiently to insure establishment and maintain vigorous appearance.

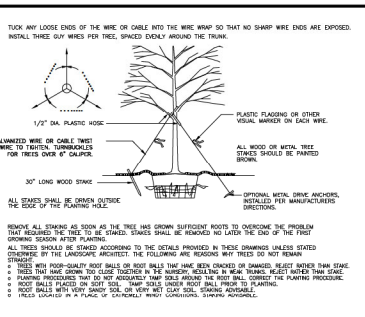
E. Roll and/or topdress surface as needed to remove minor depressions or irregularities.

F. Control growth of weeds. Apply herbicides in accordance with manufacturer's instructions. Remedy damage resulting from improper use of herbicides.

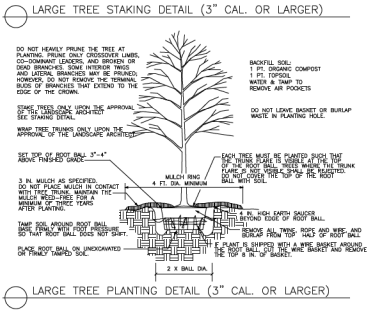
G. Immediately replace sod in areas which show deterioration or bare spots. Any areas that have had topsoil washed away shall be filled to match specified grade with topsoil before resodding.

H. Protect sodded areas with warning signs during maintenance period.

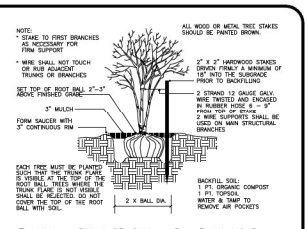
END OF SECTION 02938



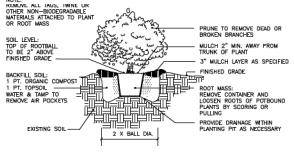
LARGE TREE STAKING DETAIL (3" CAL. OR LARGER)



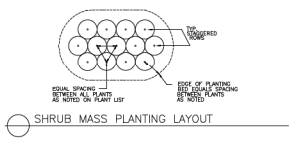
LARGE TREE PLANTING DETAIL (3" CAL. OR LARGER)



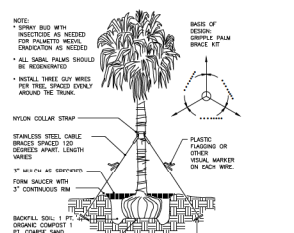
MULTI-TRUNK OR SMALL TREE PLANTING DETAIL



SHRUB PLANTING DETAIL



SHRUB MASS PLANTING LAYOUT



PALM TREE PLANTING DETAIL

REVISIONS

NO.	DATE	DESCRIPTION	BY

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at PIONEER RANCH - Marion County, FL
SPORTS COMPLEX
SPECIFICATIONS & DETAILS
prepared for 95th STREET HOLDINGS, LLC

BASHAM & LUCAS DESIGN GROUP, INC.
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LC2.2
LANDSCAPE CODE

BOUNDARY + TOPOGRAPHIC SURVEY FOR:

ARMSTRONG BROTHERS DEVELOPMENT GROUP, LLC

A PORTION OF SECTIONS 17, 19 AND 20 , TOWNSHIP 16 SOUTH, RANGE 21 EAST
MARION COUNTY, FLORIDA

DESCRIPTION: (AS SURVEYED)

CLASS 2:

A PARCEL OF LAND LYING IN SECTIONS 17, 19, AND 20, TOWNSHIP 16 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF SAID SECTION 20; THENCE ALONG THE NORTH BOUNDARY OF SAID SECTION 20, S.89°37'37"E., 1,320.51 FEET TO THE WEST BOUNDARY OF THE S.E. 1/4 OF THE S.W. 1/4 OF SAID SECTION 17; THENCE DEPARTING SAID NORTH BOUNDARY, ALONG SAID WEST BOUNDARY, N.00°27'23"E., 664.67 FEET TO THE SOUTH BOUNDARY OF SUN COUNTRY ESTATES II AS RECORDED IN PLAT BOOK K, PAGES 90 AND 91 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA ; THENCE DEPARTING SAID WEST BOUNDARY, ALONG SAID SOUTH BOUNDARY, S.89°39'45"E., 1,009.33 FEET TO THE WESTERLY MOST POINT OF JB RANCH SUBDIVISION PHASE 1 AS RECORDED IN PLAT BOOK 11, PAGES 28 THROUGH 30 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE DEPARTING SAID SOUTH BOUNDARY, ALONG THE WESTERLY BOUNDARY OF SAID JB RANCH SUBDIVISION PHASE 1 THE FOLLOWING TEN (10) COURSES: (1.) S.6°29'41"E., 169.56 FEET; (2.) THENCE S.12°51'10"E., 54.32 FEET; (3.) THENCE S.50°54'36"E., 45.50 FEET; (4.) THENCE S.39°27'13"E., 51.36 FEET; (5.) THENCE S.26°10'17"E., 63.00 FEET; (6.) THENCE S.09°39'17"E., 46.41 FEET; (7.) THENCE S.07°01'35"E., 152.76 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 960.00 FEET, A CENTRAL ANGLE OF 45°04'47", AND A CHORD BEARING AND DISTANCE OF S.32°42'37"W., 736.00 FEET; (8.) THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE AND WEST BOUNDARY, A DISTANCE OF 755.33 FEET TO THE END OF SAID CURVE; (9.) THENCE S.89°40'36"E., 125.29 FEET; (10.) THENCE S.00°19'46"W., 169.31 FEET; THENCE DEPARTING SAID WESTERLY BOUNDARY, ALONG THE PROJECTION OF THE NORTHERLY RIGHT OF WAY LINE OF S.W. 95TH STREET ROAD (RIGHT OF WAY WIDTH VARIES) N.89°39'51"W., 113.94 FEET; THENCE ALONG SAID NORTHERLY RIGHT OF WAY LINE THE FOLLOWING TEN (10) COURSES: (1.) S.00°03'09"W., 12.03 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°00'44", AND A CHORD BEARING AND DISTANCE OF S.45°11'47"W., 35.36 FEET; (2.) THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE AND RIGHT OF WAY LINE, A DISTANCE OF 39.28 FEET TO THE END OF SAID CURVE; (3.) THENCE N.89°50'03"W., 1,470.43 FEET; (4.) THENCE N.78°16'11"W., 51.43 FEET; (5.) THENCE N.89°50'25"W., 207.36 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 89°59'35", AND A CHORD BEARING AND DISTANCE OF N.44°50'38"W., 35.35 FEET; (6.) THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE AND RIGHT OF WAY LINE, A DISTANCE OF 39.26 FEET TO THE END OF SAID CURVE; (7.) THENCE N.89°51'15"W., 89.86 FEET; (8.) THENCE S.00°11'14"W., 12.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 89°57'02", AND A CHORD BEARING AND DISTANCE OF S.45°13'37"W., 35.34 FEET; (9.) THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE AND RIGHT OF WAY LINE, A DISTANCE OF 39.25 FEET TO THE END OF SAID CURVE; (10.) THENCE N.89°54'36"W., 572.32 FEET TO THE WESTERLY BOUNDARY OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 5903, PAGE 991 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE DEPARTING SAID NORTHERLY RIGHT OF WAY LINE, ALONG SAID WESTERLY BOUNDARY THE FOLLOWING TWO (2) COURSES: (1.) N.00°27'36"E., 588.75 FEET; (2.) THENCE S.89°51'05"E., 78.51 FEET TO THE POINT OF BEGINNING. SAID LANDS CONTAINING 52.51 ACRES, MORE OR LESS.

LESS AND EXCEPT THE FOLLOWING DESCRIBED LANDS (EXCEPTION PHASE 1 ENTRY)

A PARCEL OF LAND LYING IN SECTION 20, TOWNSHIP 16 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 20; THENCE ALONG THE NORTH BOUNDARY OF SAID SECTION 20, S.89°37'37"E., 1,320.51 FEET TO THE WEST BOUNDARY OF THE S.E. 1/4 OF THE S.W. 1/4 OF SAID SECTION 17; THENCE DEPARTING SAID NORTH BOUNDARY, ALONG SAID WEST BOUNDARY, N.00°27'23"E., 664.67 FEET TO THE SOUTH BOUNDARY OF SUN COUNTRY ESTATES II AS RECORDED IN PLAT BOOK K, PAGES 90 AND 91 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA ; THENCE DEPARTING SAID WEST BOUNDARY, ALONG SAID SOUTH BOUNDARY, S.89°39'45"E., 1,009.33 FEET TO THE WESTERLY MOST POINT OF JB RANCH SUBDIVISION PHASE 1 AS RECORDED IN PLAT BOOK 11, PAGES 28 THROUGH 30 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE DEPARTING SAID SOUTH BOUNDARY, ALONG THE WESTERLY BOUNDARY OF SAID JB RANCH SUBDIVISION PHASE 1 THE FOLLOWING TEN (10) COURSES: (1.) S.6°29'41"E., 169.56 FEET; (2.) THENCE S.12°51'10"E., 54.32 FEET; (3.) THENCE S.50°54'36"E., 45.50 FEET; (4.) THENCE S.39°27'13"E., 51.36 FEET; (5.) THENCE S.26°10'17"E., 63.00 FEET; (6.) THENCE S.09°39'17"E., 46.41 FEET; (7.) THENCE S.07°01'35"E., 152.76 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 960.00 FEET, A CENTRAL ANGLE OF 45°04'47", AND A CHORD BEARING AND DISTANCE OF S.32°42'37"W., 736.00 FEET; (8.) THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE AND WEST BOUNDARY, A DISTANCE OF 755.33 FEET TO THE END OF SAID CURVE; (9.) THENCE S.89°40'36"E., 125.29 FEET; (10.) THENCE S.00°19'46"W., 169.31 FEET; THENCE DEPARTING SAID WESTERLY BOUNDARY, ALONG THE PROJECTION OF THE NORTHERLY RIGHT OF WAY LINE OF S.W. 95TH STREET ROAD (RIGHT OF WAY WIDTH VARIES) N.89°39'51"W., 113.94 FEET; THENCE N.00°45'56"W., 167.09 FEET TO THE POINT OF BEGINNING. SAID LANDS CONTAINING 0.46 ACRES, MORE OR LESS.

AND

PHASE 3:

A PARCEL OF LAND LYING IN SECTIONS 19 AND 20, TOWNSHIP 16 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST 1/4 CORNER OF SAID SECTION 20; THENCE ALONG THE WEST BOUNDARY OF THE NORTHWEST 1/4 OF SAID SECTION 20, N.00°25'09"E., 1,351.15 FEET TO A POINT 25.00 FEET NORTH OF THE SOUTH BOUNDARY OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 19; THENCE ALONG A LINE 25 NORTH OF AND PARALLEL WITH SAID SOUTH BOUNDARY N.89°39'01"W., 3,135.14 FEET; THENCE DEPARTING SAID PARALLEL LINE, N.74°13'26"E., 997.86 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF S.W. 95TH STREET ROAD (RIGHT OF WAY WIDTH VARIES) BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 960.00 FEET, A CENTRAL ANGLE OF 31°41'07", AND A CHORD BEARING AND DISTANCE OF S.74°01'13"E., 524.13 FEET; THENCE ALONG THE SOUTHERLY AND WESTERLY RIGHT OF WAY LINE OF SAID S.W. 95TH STREET ROAD THE FOLLOWING (22) TWENTY-TWO COURSES: (1.) THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AND RIGHT OF WAY LINE, A DISTANCE OF 530.83 FEET TO THE END OF SAID CURVE; (2.) THENCE S.89°49'52"E., 411.65 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 89°57'35", AND A CHORD BEARING AND DISTANCE OF S.44°50'27"E., 35.34 FEET; (3.) THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AND RIGHT OF WAY LINE, A DISTANCE OF 39.25 FEET TO THE END OF SAID CURVE; (4.) THENCE S.89°53'21"E., 79.81 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 89°58'46", AND A CHORD BEARING AND DISTANCE OF N.45°09'16"E., 35.35 FEET; (5.) THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE AND RIGHT OF WAY LINE, A DISTANCE OF 39.27 FEET TO THE END OF SAID CURVE; (6.) THENCE S.89°49'52"E., 1,698.66 FEET; (7.) THENCE S.89°23'27"E., 51.36 FEET; (8.) THENCE S.89°48'54"E., 207.41 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 87°42'41", AND A CHORD BEARING AND DISTANCE OF S.44°23'00"E., 34.63 FEET; (9.) THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AND RIGHT OF WAY LINE, A DISTANCE OF 38.26 FEET TO THE END OF SAID CURVE; (10.) THENCE S.89°47'39"E., 50.76 FEET; (11.) THENCE N.00°00'35"E., 11.94 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°16'48", AND A CHORD BEARING AND DISTANCE OF N.44°55'45"E., 35.44 FEET; (12.) THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE AND RIGHT OF WAY LINE, A DISTANCE OF 39.39 FEET TO THE END OF SAID CURVE; (13.) THENCE S.89°49'58"E., 1,466.60 FEET; (14.) THENCE S.76°49'58"E., 204.94 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 89°57'07", AND A CHORD BEARING AND DISTANCE OF S.44°53'37"E., 35.34 FEET; (15.) THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AND RIGHT OF WAY LINE, A DISTANCE OF 39.25 FEET TO THE END OF SAID CURVE; (16.) THENCE S.89°49'58"E., 99.69 FEET; (17.) THENCE N.00°08'16"E., 12.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°00'00", AND A CHORD BEARING AND DISTANCE OF N.45°07'59"E., 35.37 FEET; (18.) THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE AND RIGHT OF WAY LINE, A DISTANCE OF 39.20 FEET TO THE END OF SAID CURVE; (20.) THENCE S.89°50'05"E., 191.12 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 840.00 FEET, A CENTRAL ANGLE OF 5°09'27"E., 907.07 FEET, A CHORD BEARING AND DISTANCE OF S.86°25'11"E., 771.71 FEET; (21.) THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AND RIGHT OF WAY LINE, A DISTANCE OF 940.31 FEET TO A POINT OF TANGENCY; (22.) THENCE S.32°47'33"E., 115.41 FEET; THENCE DEPARTING SAID SOUTHERLY RIGHT OF WAY LINE, ALONG THE NORTH BOUNDARY OF LANDS DESCRIBED IN THE NORTHEAST 1/4 OF SAID SECTION 20, S.89°39'20"W., 880.35 FEET TO THE NORTHEAST CORNER OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 20; THENCE ALONG THE NORTH BOUNDARY OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 20, S.89°54'13"W., 164.14 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 1,030.00 FEET, A CENTRAL ANGLE OF 29°13'26", AND A CHORD BEARING AND DISTANCE OF S.70°03'37"W., 519.66 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 525.35 FEET TO THE END OF SAID CURVE; THENCE S.55°23'01"W., 847.66 FEET TO THE SOUTHERLY BOUNDARY OF LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 5903, PAGE 991 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE ALONG SAID SOUTHERLY BOUNDARY, N.89°53'46"W., 2,188.20 FEET TO THE SOUTHWESTERLY CORNER OF SAID LANDS; THENCE DEPARTING SAID SOUTHERLY BOUNDARY, ALONG THE WESTERLY BOUNDARY OF SAID LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 5903, PAGE 991, N.00°25'46"E., 1,325.86 THENCE DEPARTING SAID WESTERLY BOUNDARY N.89°34'43"W., 23.16 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THE FOLLOWING DESCRIBED LANDS: (EXCEPTION PHASE 3 LIFT STATION)

LESS AND EXCEPT LIFT STATION SITE DEEDED TO MARION COUNTY IN OFFICIAL RECORDS BOOK 5004, PAGE 1720 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

SAID LANDS CONTAINING 155.48 ACRES, MORE OR LESS.

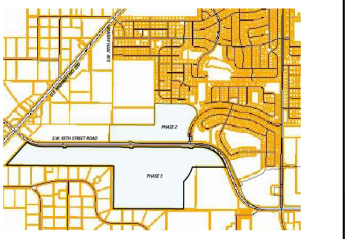
LEGEND AND ABBREVIATIONS:

±	MORE OR LESS	BM	BENCHMARK
EL.	ELEVATION	CM	CONCRETE MONUMENT
LB	LICENSED BUSINESS	IRC	IRON ROD AND CAP
NO.	NUMBER	INV	INVERT
LS	LAND SURVEYOR		NYLON TIPE
I.D.	IDENTIFICATION		CURB INLET GRATE
ORB	OFFICIAL RECORDS BOOK		CATCH BASIN
℄	CENTERLINE		STORM MANHOLE
R	RADIUS		MITERED END SECTION
L	ARC LENGTH		SANITARY MANHOLE
Δ	DELTA (CENTRAL ANGLE)		SANITARY CLEANOUT
(F)	FIELD MEASURE		ELECTRIC MANHOLE
(P)	PLAT MEASURE		ELECTRIC METER
(D)	DEED MEASURE		ELECTRIC BOX
(C)	CALCULATED MEASURE		ELECTRIC CLEANOUT 6"
C.D.	CHORD LENGTH		CABLE TELEVISION RISER BOX
C.B.	CHORD BEARING		TELEPHONE RISER BOX
P.O.C.	POINT OF COMMENCEMENT		WATER MANHOLE
P.O.B.	POINT OF BEGINNING		BELL
FEMA	FEDERAL EMERGENCY MANAGEMENT AGENCY		IRRIGATION CONTROL VALVE
DIP	DUCTILE IRON PIPE		WATER METER
PVC	POLYVINYL CHLORIDE		WATER VALVE
CMP	CORRUGATED METAL PIPE		FIRE HYDRANT
RCP	REINFORCED CONCRETE PIPE		UTILITY RISER
HDPE	HIGH DENSITY POLYETHYLENE		SIGN
NAVD	NORTH AMERICAN VERTICAL DATUM		BOLLARD
NGVD	NATIONAL GEODETIC VERTICAL DATUM		FLAG POLE
WFA	WATER RETENTION AREA		MAILBOX
PG(S)	PAGE(S)		AIR CONDITIONER PAD
R/W	RIGHT OF WAY		
CCR	CERTIFIED CORNER RECORD		
RLS	REGISTERED LAND SURVEYOR		

CORRESPONDING B—II NOTES	
BACK FLOW PREVENTER	
GAS VALVE	
GAS METER	
GAS LINE MARKER	
CONCRETE UTILITY POLE	
METAL UTILITY POLE	
WOOD UTILITY POLE	
UTILITY POLE GUY ANCHOR	
LIGHT POLE	
SPOT/GROUND LIGHT	
ELECTRIC TRANSFORMER	
ELECTRIC VAULT	
FOUND 5/8" IRON ROD & CAP (LB 696)	
FOUND 4"x4" CONCRETE MONUMENT (AS NOTED)	
FOUND OCTAGONAL MONUMENT (AS NOTED)	
FENCE LINE AS NOTED	
APPROXIMATE TOP OF BANK	
APPROXIMATE TOE OF SLOPE	
EXISTING CONTOUR	
UNDERGROUND FIBER OPTIC	
UNDERGROUND SANITARY SEWER	
UNDERGROUND FORCE MAIN	
UNDERGROUND WATER LINE	
OVERHEAD UTILITY	
UNDERGROUND ELECTRIC LINE	
UNDERGROUND STORM /DRAINAGE	

VICINITY MAP:

NOT AT SCALE



SHEET 1 OF 5
ONE IS NOT COMPLETE WITHOUT THE OTHERS

NOTES CORRESPONDING TO SCHEDULE B-II ITEMS:

ABSTRACT INFORMATION WAS PROVIDED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, ORDER NO. 9190439, ISSUING OFFICE FILE NUMBER JB/ARMSTRONG HOMES, BEARING A COMMITMENT DATE OF JANUARY 27TH, 2021. THE FOLLOWING SCHEDULE B-II ITEMS ARE NOTED RELATIVE TO PARCEL:

ITEM 4: EASEMENT IN FAVOR OF FLORIDA POWER CORPORATION AS RECORDED IN DEED BOOK 264, PAGE 292 – SAID DOCUMENT IS DATED PRIOR TO ONLINE AVAILABILITY AND WAS NOT FURNISHED TO THIS FIRM.

ITEM 5: EASEMENT IN FAVOR OF SUMTER ELECTRIC COOPERATIVE AS RECORDED IN OFFICIAL RECORDS BOOK 261, PAGE 425 – AFFECTS SUBJECT PARCEL AND IS DEPICTED HEREON. (PARCELS 1 AND PARCEL 2)

ITEM 6: EASEMENT IN FAVOR OF SUMTER ELECTRIC COOPERATIVE AS RECORDED IN OFFICIAL RECORDS BOOK 480, PAGE 425 – AFFECTS SUBJECT PARCEL, IS BLANKET IN NATURE, CONTAINING NO SPECIFIC LOCATION AND IS NOT DEPICTED HEREON. (PARCEL 1 AND PARCEL 2)

ITEM 7: EASEMENT IN FAVOR OF FLORIDA POWER CORPORATION AS RECORDED IN OFFICIAL RECORDS BOOK 1931, PAGE 1770 AFFECTS SUBJECT PROPERTY AND IS DEPICTED HEREON. (PARCEL 2)

ITEM 8: DEVELOPER'S AGREEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 3991, PAGE 1007 AFFECTS SUBJECT PROPERTY; IS NOT A SURVEY RELATED ITEM, DOES NOT CONTAIN ANY PLOTTABLE ITEMS AND IS NOT DEPICTED HEREON. (PARCEL 1 AND PARCEL 2)

ITEM 9: WATER AND WASTEWATER SYSTEM STANDARD DEVELOPER'S SERVICE AGREEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 4787, PAGE 1813 AFFECTS SUBJECT PROPERTY; IS NOT A SURVEY RELATED ITEM, DOES NOT CONTAIN ANY PLOTTABLE ITEMS AND IS NOT DEPICTED HEREON. (PARCEL 1 AND PARCEL 2)

ITEM 10: MASTER STORMWATER EASEMENT AGREEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 4790, PAGE 617 AFFECTS SUBJECT PROPERTY AND IS DEPICTED HEREON. (PARCEL 1 AND PARCEL 2)

ITEM 11: FIRST AMENDMENT TO AGREEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 5094, PAGE 1807 AFFECTS SUBJECT PROPERTY; IS NOT A SURVEY RELATED ITEM, DOES NOT CONTAIN ANY PLOTTABLE ITEMS AND IS NOT DEPICTED HEREON. (PARCEL 1 AND PARCEL 2)

ITEM 12: EASEMENT IN FAVOR OF BRIGHT HOUSE NETWORKS AS RECORDED IN OFFICIAL RECORDS BOOK 5374, PAGE 225 AFFECTS SUBJECT PROPERTY; IS BLANKET IN NATURE, CONTAINING NO SPECIFIC LOCATION AND IS NOT DEPICTED HEREON. (PARCEL 1 AND PARCEL 2)

NOTES:

1. DATE OF BOUNDARY FIELD SURVEY: MAY 27, 2021. DATE OF TOPO FIELD SURVEY: JULY 15, 2021.
2. SUBJECT TO RIGHTS OF WAY, RESTRICTIONS, EASEMENTS AND RESERVATIONS OF RECORD THAT ARE NOT SHOWN IN THE PROVIDED PER TITLE COMMITMENT ORDER NO. 9190439, ISSUED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, BEARING AN EFFECTIVE DATE OF JANUARY 27, 2021. PUBLIC RECORDS NOT SEARCHED BY JCH CONSULTING GROUP, INC.
3. UNLESS OTHERWISE SHOWN, UNDERGROUND IMPROVEMENTS NOT LOCATED.
4. THERE IS NO OBSERVED EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP, OR SANITARY LANDFILL.
5. BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM OF 1983 (NAD 83), WITH 2011 ADJUSTMENT AS DERIVED FROM THE FLORIDA DEPARTMENT OF TRANSPORTATION VIRTUAL REFERENCE STATION NETWORK.
6. ORIENTATION FOR THE IMPROVEMENTS SHOWN HEREON SHOULD NOT BE USED TO RECONSTRUCT BOUNDARY LINES.
7. ADDITIONS OR DELETIONS TO SURVEY MAPS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
8. THIS SURVEY DEPICTS THE PROPERTY AS IT EXISTED ON THE SURVEY DATE, NOT NECESSARILY THE SIGNATURE DATE.
9. THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE BENEFIT OF THE PARTY(IES) NAMED HEREON, AND SHALL NOT BE DUPLICATED OR RELIED UPON BY ANY OTHER INDIVIDUAL OR ENTITY WITHOUT AUTHORIZATION FROM JCH CONSULTING GROUP, INC.
10. VERTICAL DATUM IS BASED ON NATIONAL GEODETIC SURVEY CONTROL POINT H 593, ELEVATION 57.57' (NAVD 1988).
11. UNDERGROUND UTILITIES AND LOT LINES DEPICTED HEREON ARE BASED ON IMPROVEMENT PLANS FOR JB RANCH AND MARION COUNTY DATA FOR S.W. 95TH STREET ROAD PLANS. JCH CONSULTING GROUP, INC HAS NOT VERIFIED.
12. UNDERGROUND FIBER OPTIC LINE IS APPROXIMATE, NOT FIELD VERIFIED.
13. INFORMATION ALONG S.W. 95TH STREET ROAD AS SHOWN HEREON IS BASED ON "SW 95TH STREET ROAD (PHASE 1) AS BUILT (FROM SR 200 TO SW 60TH AVE)" PREPARED FOR MARION COUNTY UTILITIES DEPARTMENT – PREPARED BY CIVIL–TECH CONSULTING ENGINEERS, INC., LTDE NUMBER 04212
14. INFORMATION ALONG S.W. 89TH PLACE ROAD AS SHOWN HEREON IS BASED ON "P.U.D. CONSTRUCTION PLANS PHASE 1 FOR JB RANCH SUBDIVISION", PREPARED BY FARNER, BARLEY & ASSOCIATES, INC., PROJECT NO. 051002.0000 SHEETS 33 & 34 OF 52, DATED MARCH 2006. INFORMATION HAS NOT BEEN VERIFIED BY JCH CONSULTING GROUP, INC.

SHEET INDEX	
SHEET	CONTENTS
1	DESCRIPTION, NOTES, LEGEND, SURVEYOR'S CERTIFICATION
2	OVERALL BOUNDARY, TITLE COMMITMENT B–2 ITEMS
3	PHASE 2 TOPOGRAPHY, TREES & FLOOD ZONE DELINEATION
4	DETAILS OF S.W. 95TH STREET ROAD
5	DETAILS OF S.W. 89TH PLACE ROAD

UTILITY CONTACTS:

FIBER, TELEPHONE:	CENTURYLINK CONTACT: THOMAS STRUMER 855–742–6062
RAW WATER, RECLAIMED WATER, SEWER, WATER:	MARION COUNTY UTILITIES CONTACT: JOSH KHANDY 352–438–2363
CATV	CHARTER COMMUNICATIONS CONTACT: LOC DISPATCH 800–779–9140
CATV	ZITO MIDWEST CONTACT: RHONDA WINN 402–504–2103
ELECTRIC	SUMTER ELECTRIC COOPERATIVE INC CONTACT: PAUL A. PERRY 352–569–9572, 569–72

ZONING DATA:

PER MARION COUNTY INTERACTIVE MAP
PLANNED UNIT DEVELOPMENT (PUD)

PROPERTY DATA:

PORTION OF PARCEL ID 35700–000–00
OWNER: JB RANCH PARTNERS, LLC

CERTIFIED TO:

1. ARMSTRONG BROTHERS DEVELOPMENT GROUP, LLC, A DELAWARE LIMITED LIABILITY COMPANY
2. JB–95, HOMES, A FLORIDA CORPORATION
3. JB RANCH PARTNERS, LLC
4. 95TH STREET HOLDINGS, LLC, A DELAWARE LIMITED LIABILITY COMPANY
5. FIDELITY LAND, LLC, A FLORIDA LIMITED LIABILITY COMPANY
6. MERIDIAN PARTNERS LAW, P.A.
7. FIDELITY NATIONAL TITLE INSURANCE COMPANY
8. GILLIGAN, GOODING, BATTEL, ANDERSON & PHELAN, P.A.

FLOOD CERTIFICATION:

PROPERTY LIES IN FLOOD ZONE "X" – AN AREA OF MINIMAL FLOODING AND "AE" – AN AREA OF FLOOD HAZARD PER THE FLOOD INSURANCE RATE MAP NUMBER 12083C0170G, EFFECTIVE APRIL 19, 2017.

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THIS SURVEY MEETS THE APPLICABLE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J17.050–.052, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

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

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

(CERTIFICATE OF AUTHORIZATION NO. LB 8071)

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NO.	REVISIONS	BY	DATE
1	ADD TOPO FOR PHASE 2	KJJ	10/15/21

DRAWN: C.J.H.
TOPO: K.J.J.
REVISED:
CHECKED: C.J.H.
APPROVED: C.J.H.
SCALE:

JCH
CONSULTING GROUP, INC
CIVIL ENGINEERING • LAND PLANNING
PLANNING • ENVIRONMENTAL • G.I.S.
LAND SURVEYING
10740 PARKRIDGE BLVD., SUITE 410
RESTON, VIRGINIA 20191
PHONE: (703) 435–3115
WWW.JCHCONSULTING.COM

BOUNDARY & TOPOGRAPHIC SURVEY FOR: ARMSTRONG BROTHERS DEVELOPMENT GROUP, LLC

REFERENCES:
P.B. 21–103–70

FILE: JB RANCH

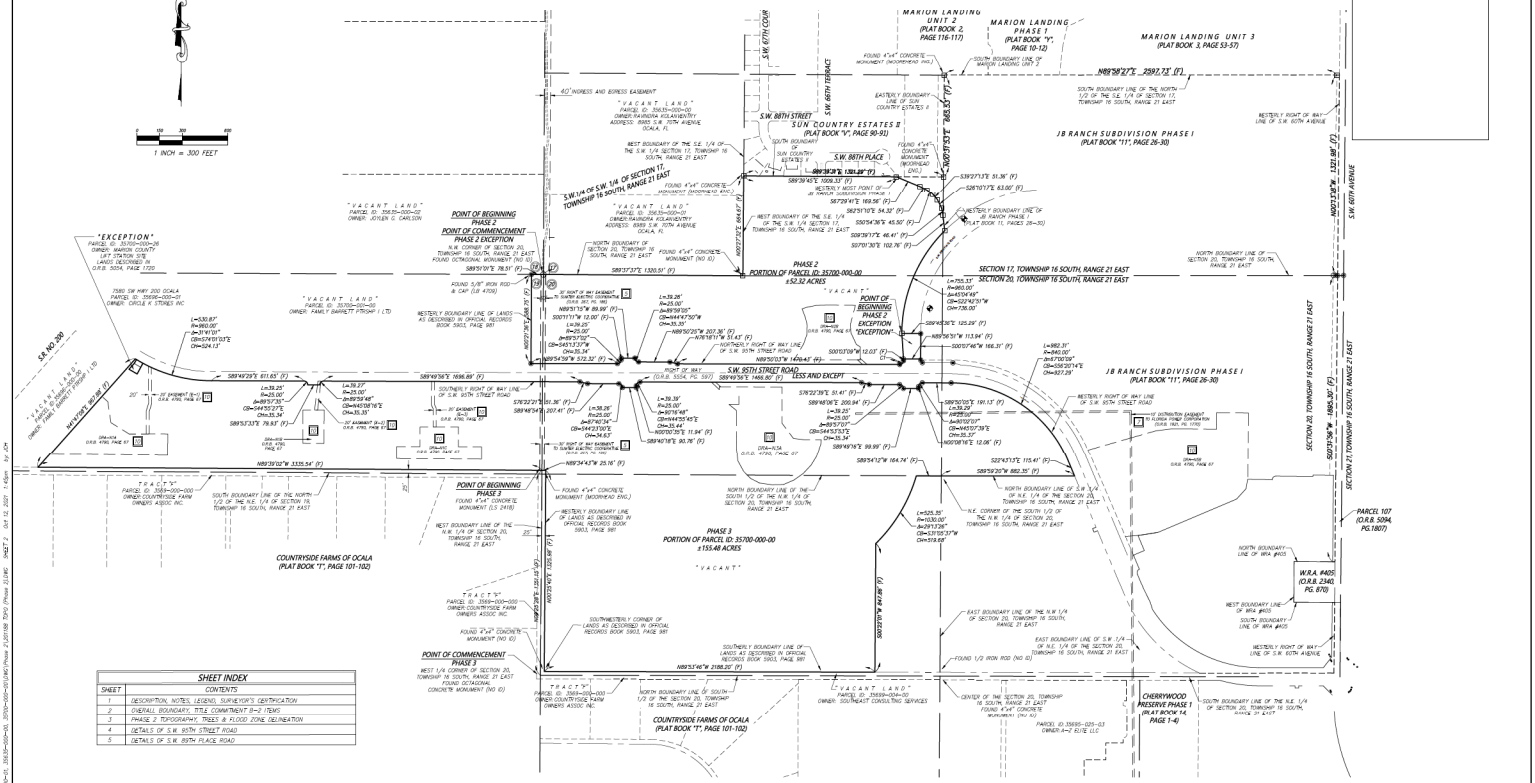
J.O.# 201100
DWG.# 201100TOPOPH2

SHT 1 OF 5

BOUNDARY + TOPOGRAPHIC SURVEY FOR:

ARMSTRONG BROTHERS DEVELOPMENT GROUP, LLC

A PORTION OF SECTIONS 17, 19 AND 20 , TOWNSHIP 16 SOUTH, RANGE 21 EAST
MARION COUNTY, FLORIDA



SHEET INDEX	
SHEET	CONTENTS
1	DESCRIPTION, NOTES, LEGEND, SURVEYOR'S CERTIFICATION
2	OVERALL BOUNDARY, TITLE COMMITMENT B-2 ITEMS
3	PHASE 2 TOPOGRAPHY, TREES & FLOOD ZONE DELINEATION
4	DETAILS OF S.W. 95TH STREET ROAD
5	DETAILS OF S.W. 88TH PLACE ROAD

SHEET 2 OF 5
ONE IS NOT COMPLETE WITHOUT THE OTHERS

SEE SHEET 1 OF 5 FOR DESCRIPTION, NOTES, LEGEND, SURVEYOR'S CERTIFICATION, ETC.

REVISIONS				
FB/PG	DATE	DRAWN	REVISION	CKD
21-03	10/7/21	K.L.	ADD PHASE 3 TOPOGRAPHY	C.H

JCH
CONSULTING GROUP, INC.
LAND DEVELOPMENT • SURVEYING & MAPPING
PLANNING • ENVIRONMENTAL • G.I.S.
424 SW 15TH STREET, OCALA, FLORIDA 34471
PHONE (352) 405-1480 FAX (866) 313-4035 www.JCHgroup.com
CERTIFICATE OF AUTHORIZATION - L.B. 8071

LOCATED IN SECTIONS 17, 19 & 20, TOWNSHIP 16 SOUTH, RANGE 21 EAST
MARION COUNTY, FLORIDA

BOUNDARY & TOPOGRAPHIC SURVEY
–FOR–
ARMSTRONG BROTHERS DEVELOPMENT GROUP, LLC

FB/PG	FIELD DATE	JOB NO.
21-03-65	05/27/21	20118BTOPOPH3
DRAWING DATE	BY	APPROVED
08/02/21	M.A.	C.H

SCALE 1" = 300'

2 OF 5

BOUNDARY + TOPOGRAPHIC SURVEY FOR:

ARMSTRONG BROTHERS DEVELOPMENT GROUP, LLC

A PORTION OF SECTIONS 17, 19 AND 20 , TOWNSHIP 16 SOUTH, RANGE 21 EAST
MARION COUNTY, FLORIDA

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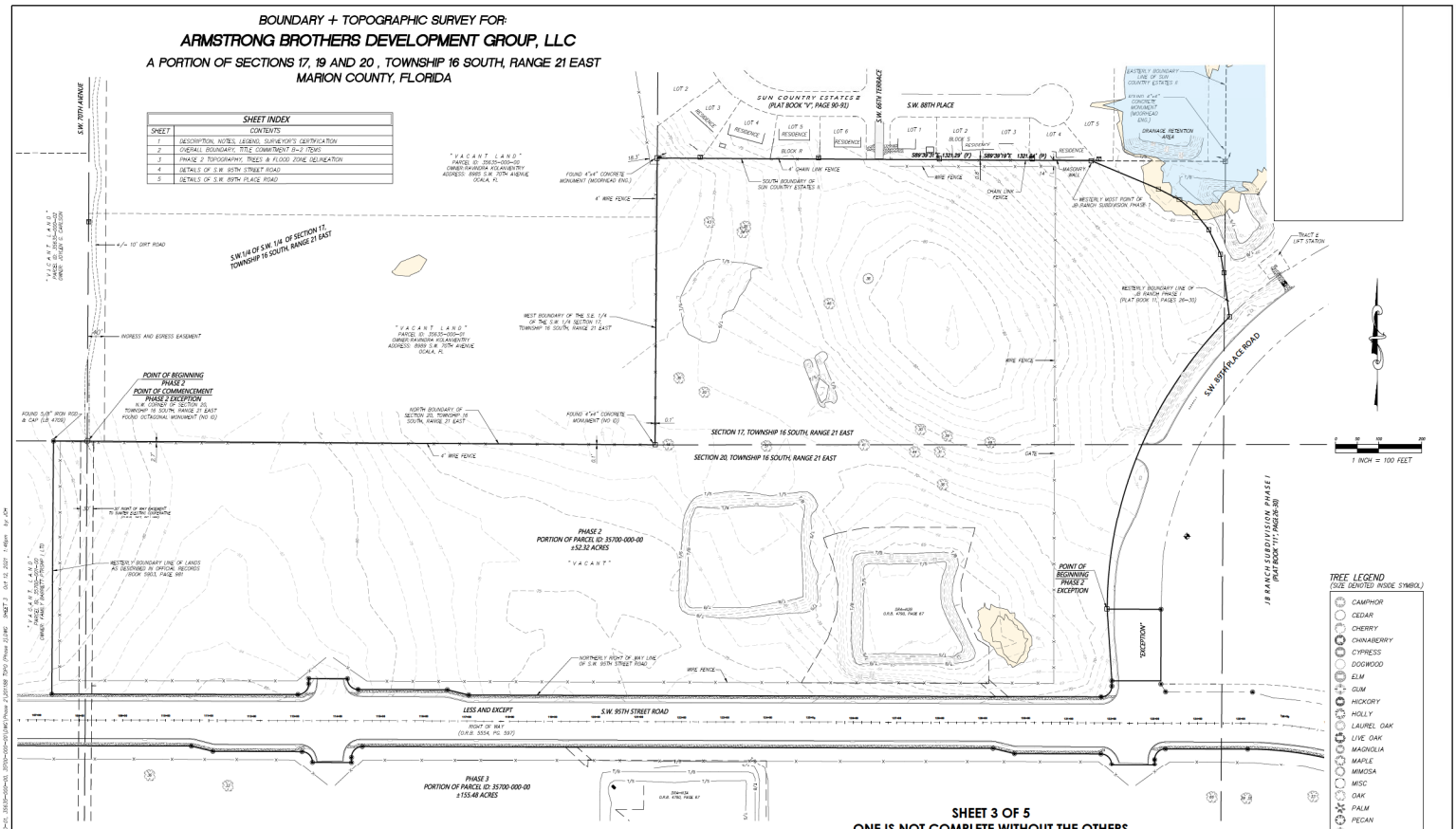

TREE LEGEND
(SIZE DENOTED INSIDE SYMBOL)

- CAMPHOR
- CEDAR
- CHERRY
- CHINABERRY
- CYPRESS
- DOGWOOD
- ELM
- GUM
- HICKORY
- HOLLY
- LAUREL OAK
- LIVE OAK
- MAGNOLIA
- MAPLE
- MIMOSA
- MISC
- OAK
- PALM
- PECAN
- PINE TREE
- SUGAR HACKBERRY
- SYCAMORE

SHEET 3 OF 5
ONE IS NOT COMPLETE WITHOUT THE OTHERS

SEE SHEET 1 OF 5 FOR DESCRIPTION, NOTES, LEGEND, SURVEYOR'S CERTIFICATION, ETC.

SEE SHEETS 4 & 5 FOR BENCHMARKS

REVISIONS				
FB/PG	DATE	DRAWN	REVISION	CKD
21-03	10/07/21	KLI	ADD PHASE 3 TOPOGRAPHY	CJH

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LAND DEVELOPMENT • SURVEYING & MAPPING
PLANNING • ENVIRONMENTAL • G.I.S.
420 SW 15TH STREET, OCALA, FLORIDA 34471
PHONE (352) 405-1460 FAX (866) 313-4035 www.JCHgc.com
CERTIFICATE OF AUTHORIZATION - L.B. 8071

LOCATED IN SECTIONS 17, 19 & 20, TOWNSHIP 16 SOUTH, RANGE 21 EAST
MARION COUNTY, FLORIDA

BOUNDARY & TOPOGRAPHIC SURVEY
–FOR–
ARMSTRONG BROTHERS DEVELOPMENT GROUP, LLC

FB/PG	FIELD DATE
21-03+05	05/27/21

DRAWING DATE	BY	APPROVED
08/02/21	M.A.	CJH

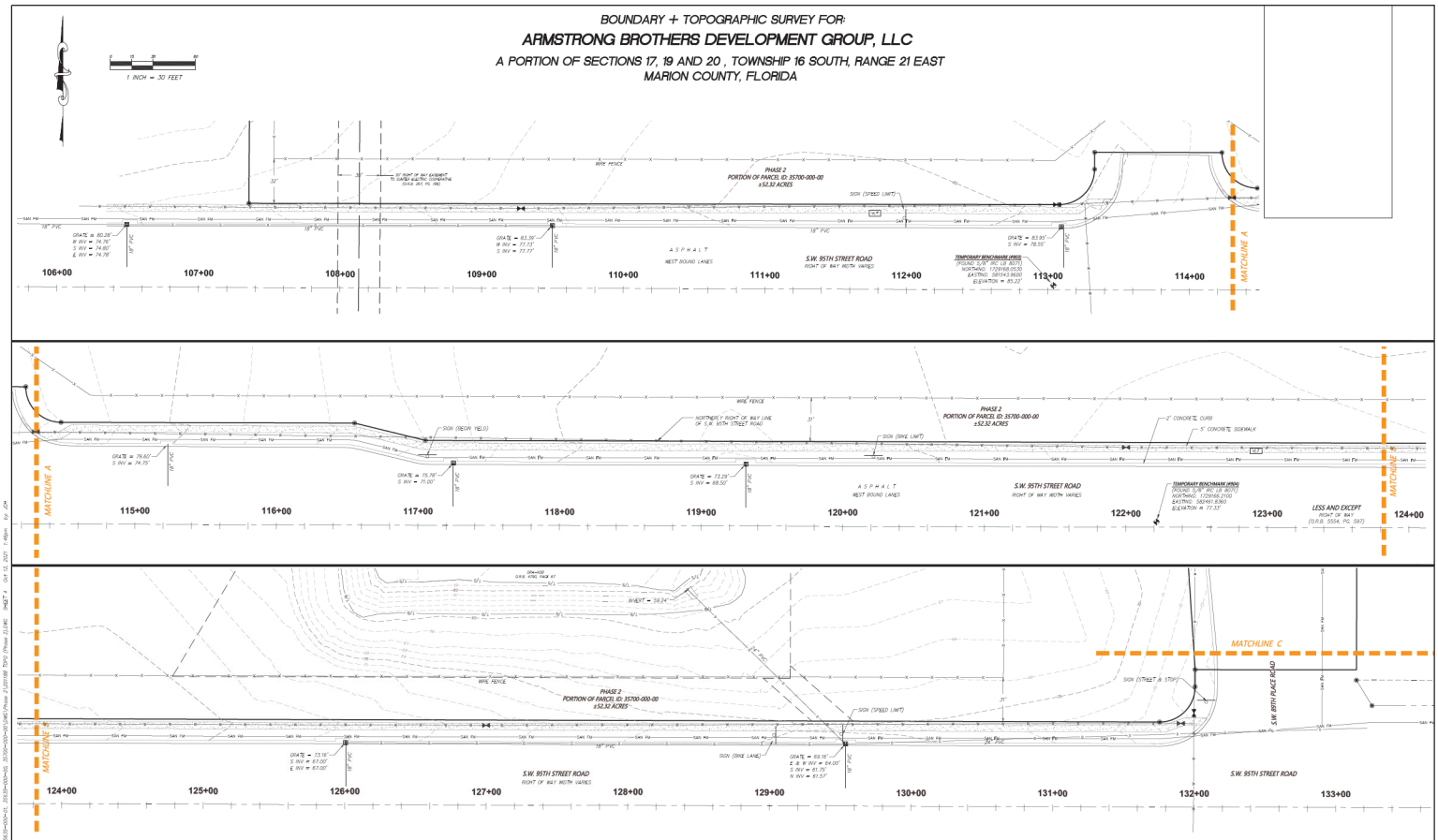
JOB NO. 201188TOPOPH2
SCALE 1" = 100'
3 OF 5

Drawing name: J:\Projects\201188 JB Ranch 35635-000-01, 35635-000-00\DWG\Phase 2\201188 TOPO Phase 2.DWG 24x27 Oct 12, 2021 1:48pm by JCH

BOUNDARY + TOPOGRAPHIC SURVEY FOR:

ARMSTRONG BROTHERS DEVELOPMENT GROUP, LLC

A PORTION OF SECTIONS 17, 19 AND 20 , TOWNSHIP 16 SOUTH, RANGE 21 EAST
MARION COUNTY, FLORIDA



SHEET 4 OF 5
ONE IS NOT COMPLETE WITHOUT THE OTHERS

SEE SHEET 1 OF 5 FOR DESCRIPTION, NOTES, LEGEND, SURVEYOR'S CERTIFICATION, ETC.

REVISIONS				
FB/PG	DATE	DRAWN	REVISION	CKD
21-03	10/07/21	KLJ	ADD PHASE 2 TOPOGRAPHY	CJH

JCH
CONSULTING GROUP, INC.
LAND DEVELOPMENT • SURVEYING & MAPPING
PLANNING • ENVIRONMENTAL • G.I.S.
434 SW 155TH STREET, OCALA, FLORIDA 34471
PHONE (352) 465-1402 FAX (800) 755-8335 www.JCHg.com
CERTIFICATE OF AUTHORIZATION – L.B. 8071

LOCATED IN SECTIONS 17, 19 & 20,
TOWNSHIP 16
SOUTH, RANGE 21 EAST

MARION COUNTY, FLORIDA

BOUNDARY & TOPOGRAPHIC SURVEY
–FOR–
ARMSTRONG BROTHERS DEVELOPMENT GROUP, LLC

FB/PG	FIELD DATE	JOB NO.
21-03-65	05/27/21	201188TOPOPH2

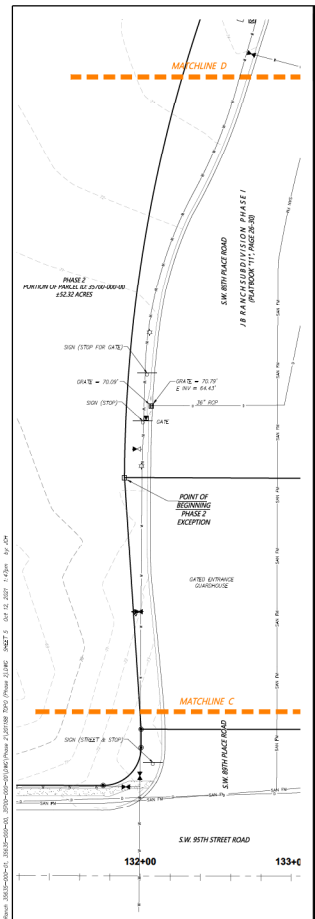
DRAWING DATE	BY	APPROVED	SCALE
06/02/21	M.A.	CJH	1" = 30'

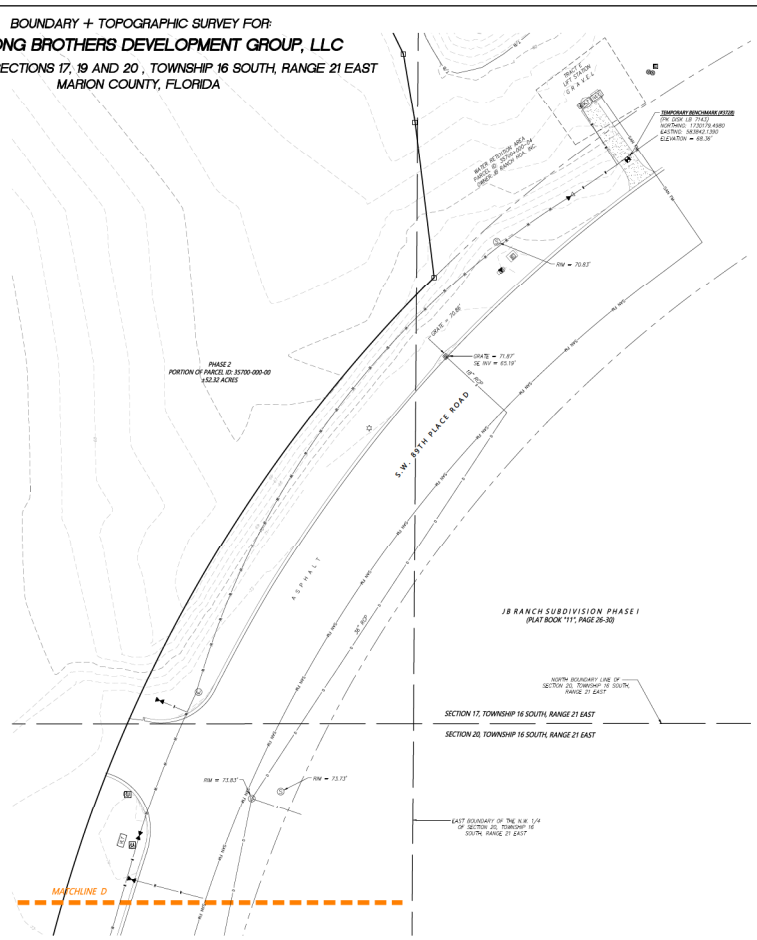
4 OF 5

BOUNDARY + TOPOGRAPHIC SURVEY FOR:

ARMSTRONG BROTHERS DEVELOPMENT GROUP, LLC

A PORTION OF SECTIONS 17, 19 AND 20 , TOWNSHIP 16 SOUTH, RANGE 21 EAST
MARION COUNTY, FLORIDA







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REVISIONS

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21-03	10/7/21	KLJ	ADD PHASE 2 TOPOGRAPHY	CJH

JCH
CONSULTING GROUP, INC.
LAND DEVELOPMENT • SURVEYING & MAPPING
PLANNING • ENVIRONMENTAL • G.I.S.
426 SW 15TH STREET, OCALA, FLORIDA 34471
PHONE (352) 465-1682 FAX (866) 775-8350 www.JCHg.com
CERTIFICATE OF AUTHORIZATION - L.B. 8071

LOCATED IN SECTIONS 17, 19 & 20,
TOWNSHIP 16
SOUTH, RANGE 21 EAST

MARION COUNTY, FLORIDA

BOUNDARY & TOPOGRAPHIC SURVEY
-FOR-
ARMSTRONG BROTHERS DEVELOPMENT
GROUP, LLC

FB/PG	FIELD DATE	
21-03-65	05/27/21	
DRAWING DATE	BY	APPROVED
06/02/21	M.A.	CJH

JOB NO.
201188TOPOPH2

SCALE
1" = 30'

5 OF 5

Marion County

Development Review Committee

Agenda Item

File No.: 2026-24071 **Agenda Date:** 8/17/2026 **Agenda No.:** 6.1.

SUBJECT:
Cardinal Acres - Waiver Request to Preliminary Plat Submittal
Parcel #: 9019-0000-05 #WaiverSTA-001120-2026
JCH Consulting Group

LDC 2.17.1 Applicability
CODE states Preliminary Plats shall be submitted for each development where platting is required in this Code or by Florida Statute.
APPLICANT requests to allow the Final Plat application to proceed without a separate Preliminary Plat submittal. Reference FinalPlat-000507-2026.

SUBMITTAL SUMMARY REPORT
WaiverSTA-001120-2026

PLAN NAME:	Cardinal Acres	**LOCATION:**	0
APPLICATION DATE:	07/27/2026	**PARCEL:**	9019-0000-05

DESCRIPTION: This waiver request is submitted to allow the Final Plat application to proceed without a separate Preliminary Plat submittal.

Final Plat Plan Number: FinalPlat-000507-2026
IVR Number:697716

Pursuant to Section 2.17.1 – Applicability, the Land Development Code states:
"Preliminary Plats shall be submitted for each development where platting is required in this Code or by Florida Statute."

The applicant respectfully requests a waiver of this requirement, as a separate Preliminary Plat is not being submitted with this application. The requested waiver is intended to allow the Preliminary Plat requirement to be satisfied through the accompanying Final Plat submittal.

CONTACTS	NAME	COMPANY
Applicant	Christopher Howson	JCH Consulting Group, Inc.
Applicant	Christopher Howson	JCH Consulting Group, Inc.
Applicant	Natasha Rampersad	JCH

SUBMITTAL	STARTED	DUE	COMPLETE	STATUS
OCE: Waiver Request Review v.1	07/28/2026	08/06/2026	08/11/2026	Approved

SUBMITTAL DETAILS

OCE: Waiver Request Review v.1

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
Environmental Health (Plans) (Environmental Health)	Evan Searcy	08/06/2026	07/29/2026	Approved
Fire Marshal (Plans) (Fire)	Jonathan Kenning	08/06/2026	07/28/2026	Approved
Growth Services Planning & Zoning (DR) (GS Planning and Zoning)	sarah wells	08/06/2026	08/04/2026	Informational
Comments	Please defer to OCE Traffic			
Landscape (Plans) (Parks and Recreation)	Susan Heyen	08/06/2026	07/29/2026	Informational
Comments	no comments			
OCE Design (Plans) (Office of the County Engineer)	Gerald Koch	08/06/2026	08/03/2026	Approved
OCE Property Management (Plans) (Office of the County Engineer)		08/06/2026	08/07/2026	Not Required
Comments	ROW is not a reviewer for this type of plan. - DR 8/7/26			
OCE Stormwater (Permits & Plans) (Office of the County Engineer)	Alexander Turnipseed	08/06/2026	08/03/2026	Informational
Comments	Stormwater has no objections a waiver to the Preliminary Plat. Please ensure LDC 6.13 is met with the Major Site Plan.			
OCE Survey (Plans) (Office of the County Engineer)	Theresa Smail	08/06/2026	08/04/2026	Informational
Comments	Preliminary Plat survey requirements should be met in addition to Final Plat requirements if the waiver is approved and included in the Final Plat submission. In accordance with Sec. 2.12.8, Sec. 6.2.1, and Sec. 6.4.3 of the Marion County Land Development Code, this includes providing a current boundary and topographic survey less than 12 months old meeting Ch. 5J 17 FAC standards; preparation of all plans and supporting documents by a licensed professional; and submission of all required elements such as boundary and interior improvement surveys, lot and tract dimensions, zoning designations, easements, floodplain data, contiguous property information, one foot interval topography extending 100 feet beyond the project boundary, line and curve tables, metes and bounds legal descriptions tied to section corners, existing improvements, access points, and stormwater facilities. Compliance with all applicable Preliminary Plat requirements shall be demonstrated within the final plat submittal package when the waiver is granted.			
OCE Traffic (Permits & Plans) (Office of the County Engineer)	Sydney Oberdorfer	08/06/2026	07/31/2026	Informational
Comments	RECOMMEND DENIAL. Subdivisions require all lots to access public roads via a paved internal roadway. This comment was made on the Final Plat submittal. Roadway infrastructure needed in subdivisions require a preliminary plat to be approved.			

SUBMITTAL SUMMARY REPORT (WaiverSTA-001120-2026)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
Utilities (OCE Plans) (Utilities)	Heather Proctor	08/06/2026	08/06/2026	Approved

Comments No utility impacts or improvements are proposed as part of the plat process.

Development of these parcels will be evaluated for required water and sewer connections at the time of plan or permit submittal.

Marion County
Board of County Commissioners
Office of the County Engineer
412 SE 25th Ave.
Ocala, FL 34471
Phone: 352-671-8686
Fax: 352-671-8687

DEVELOPMENT REVIEW COMMITTEE WAIVER REQUEST FORM

Date: 07/27/2026 Parcel Number(s): 9019-0000-05 Permit Number: _____

A. PROJECT INFORMATION: Fill in below as applicable:

Project Name: Cardinal Acres Commercial ☐ or Residential ☑
Subdivision Name (if applicable): SILVER SPRINGS SHORES
Unit 19 Block UU Lot _____

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

Property Owner's Name (print): BILLIE L. ARMSTRONG
Property Owner's Signature: _____
Property Owner's Mailing Address: 5550 SW 129TH TERRACE RD
City: OCALA State: FL Zip Code: 34481 Phone # (352) 266-5989

C. APPLICANT INFORMATION: The applicant will be the point of contact during this waiver process. Letters will be faxed or emailed to the applicant.

Firm Name (if applicable): JCH Consulting Group, Inc. Contact Name: Christopher J. Howson
Mailing Address: 426 SW 15th Street City: Ocala State: FL Zip Code: 34471
Phone # (352) 405-1482 Alternate Phone # _____
FAX Number or Email address: Chris@JCHcg.com; admin@JCHcg.com

D. WAIVER INFORMATION:

Section & Title of Code: Division 17, Sec 2.17.1 - Preliminary Plat
Reason/Justification for Waiver Request: This waiver request is submitted to allow the Final Plat application to proceed without a separate Preliminary Plat submittal.
Refence Final Plat Plan Number: FinalPlat-000507-2026 / IVR Number: 697716

(Attach sheet 3 for additional waivers)

FOR STAFF USE ONLY:

Received By: _____ Date Processed: _____ Project # _____ AR # _____

Zoning Use: Parcel of record: Yes ☐ No ☐ Eligible to apply for Family Division: Yes ☐ No ☐
Zoned: _____ ESOZ: _____ Must Vacate Plat: Yes ☐ No ☐ Date: _____ Verified by: _____
Land Use: _____ Date: _____ Verified by: _____

"Meeting Needs by Exceeding Expectations"

CARDINAL ACRES

MARION COUNTY, FLORIDA
A REPLAT OF TRACT "UU" OF SILVER SPRINGS SHORES UNIT 19,
AS RECORDED IN PLAT BOOK "J", PAGES 154 THROUGH 160,
OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA
LOCATED IN SECTIONS 31 AND 32, TOWNSHIP 15 SOUTH, RANGE 23 EAST

PLAT BOOK _____, PAGE _____

LEGAL DESCRIPTION:

TRACT "UU" OF SILVER SPRINGS SHORES UNIT NO. 19, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK J, PAGES 154 THROUGH 160 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, ALSO BEING DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY LINE OF PINE ROAD (100 FOOT WIDE RIGHT OF WAY) WITH THE EASTERLY RIGHT OF WAY LINE OF S.E. 64th AVENUE ROAD (100 FOOT WIDE RIGHT OF WAY); THENCE RUN S74°41'21"E, 25.01 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S74°41'21"E, ALONG THE SOUTHERLY RIGHT OF WAY LINE OF SAID PINE ROAD A DISTANCE OF 225.28 FEET TO THE NORTHEASTERLY CORNER OF SAID TRACT "UU"; THENCE DEPARTING SAID SOUTHERLY RIGHT OF WAY LINE RUN S15°21'50"W, ALONG THE EASTERLY LINE OF TRACT "UU", (ALSO BEING THE WESTERLY LINE OF SILVER ACRES THIRD ADDITION, A SUBDIVISION AS RECORDED IN PLAT BOOK 3, PAGE 111 IN THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA), A DISTANCE OF 250.41' FEET TO THE SOUTHEASTERLY CORNER OF SAID TRACT "UU"; THENCE RUN N74°39'01"W ALONG THE SOUTHERLY LINE OF SAID TRACT "UU" (ALSO BEING THE NORTHERLY LINE OF SAID SILVER ACRES THIRD ADDITION), A DISTANCE OF 249.98 FEET TO THE SOUTHWESTERLY CORNER OF SAID TRACT "UU", SAID POINT LYING ON THE EASTERLY RIGHT OF WAY LINE OF S.E. 64th AVENUE ROAD; THENCE RUN N15°17'39"E, ALONG SAID EASTERLY RIGHT OF WAY LINE A DISTANCE OF 225.23 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE TO THE RIGHT, SAID CURVE BEING CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 90°01'00"; THENCE RUN NORTHERLY AND EASTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE 39.28 FEET TO THE POINT OF BEGINNING, ALL LYING AND BEING SITUATE IN MARION COUNTY, FLORIDA.

NOTICE:

THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LAND DESCRIBED HEREON AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

NOTE:

THIS PLAT IS 2 SHEET IN TOTAL AND ONE IS NOT COMPLETE WITHOUT THE OTHER. FOR DEDICATION, NOTES, ACKNOWLEDGEMENTS AND LEGAL DESCRIPTION SEE SHEET 1. FOR BOUNARY DETAIL AND LOT DIMENSIONS SEE SHEET 2.

DEVELOPERS ACKNOWLEDGMENT AND DEDICATION:

KNOW ALL MEN BY THESE PRESENT: BILLIE L. ARMSTONG, FEE SIMPLE OWNER OF THE LAND DESCRIBED AND PLATTED HEREIN AS " CARDINAL ACRES ", BEING IN MARION COUNTY, FLORIDA, HAS CAUSED SAID LANDS TO BE SURVEYED AND PLATTED AS SHOWN HEREON.

IN WITNESS WHEREOF, BILLIE L. ARMSTRONG, HAS CAUSED THESE PRESENTS TO BE SIGNED BY IT'S MANAGERS ON _____ DAY OF _____ 2026.

BILLIE ARMSTRONG

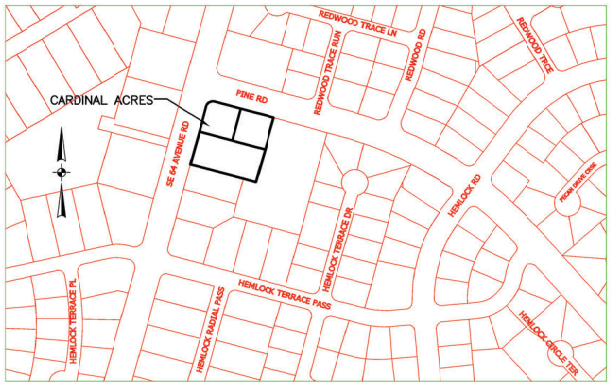
_____

WITNESS

_____

SURVEYORS NOTES:

1. THIS PLAT IS BASED ON THE DESCRIPTION PROVIDED BY THE CLIENT.
2. NO LOT SHALL BE DIVIDED OR RE-SUBDIVIDED EXCEPT FOR THE SOLE PURPOSE OF PROVIDING ADDITIONAL AREA TO ADJACENT LOTS.
3. COUNTY OFFICIALS EMPLOYED BY THE COUNTY BUILDING AND ZONING DEPARTMENT, COUNTY ENVIRONMENTAL HEALTH DEPARTMENT, COUNTY UTILITIES AND COUNTY ENGINEERING DEPARTMENT SHALL HAVE THE RIGHT TO ENTER UPON THE LANDS INCLUDED IN THIS PLAT FOR THE PURPOSE OF INSPECTING ANY AND ALL FACILITIES, STRUCTURES AND CONSTRUCTION IMPROVEMENTS IN ORDER TO ASSURE THAT THE SAME ARE IN KEEPING WITH THE PUBLIC SAFETY, HEALTH AND GENERAL WELFARE.
4. EASEMENTS ARE SHOWN BY DASHED LINES ON THE PLAT.
5. BEARINGS ARE BASED ON THE RECORD PLAT OF SILVER SPRING SHORES UNIT NO. 19, PLAT BOOK J, PAGES 154 THROUGH 160, PUELIC RECORDS OF MARION COUNTY, FLORIDA, MORE PARTICULARLY THE EASTERLY RIGHT OF WAY LINE OF S.E. 64TH AVENUE ROAD AS BEING N15°17'39"E.
6. STATE PLANE COORDINATES SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, FLORIDA WEST ZONE, NORTH AMERICAN DATUM OF 1983 (NAD 83) WITH 2011 ADJUSTMENTS AS DERIVED FROM THE FLORIDA DEPARTMENT OF TRANSPORTATION VIRTUAL REFERENCE STATION.
7. THIS PLAT CONTAINS THREE (3) LOTS AND ZERO (0) MILES OF ROAD.
8. ALL DISTANCES SHOWN ARE GROUND DISTANCES.
9. ADVISORY NOTICE: ACCORDING TO THE NATIONAL FLOCD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 12083C0545D MARION COUNTY, FLORIDA, EFFECTIVE DATE 08/28/2008, THE PROPERTY SHOWN HEREON LIES IN FLOOD ZONE "X" – AN AREA OF MINIMAL FLOOD HAZARD. THE FLOODING LIMITS HAVE BEEN IDENTIFIED HEREIN AS CURRENTLY ESTABLISHED AT THE TIME OF THE FINAL PLAT RECORDING. ALL PERSONS WITH AN INTEREST IN THE LANDS DESCRIBED HEREON SHOULD EVALUATE THE CURRENT FLOOD PLAIN LIMITS AS THEY MAY BE AMENDED FROM TIME TO TIME AS DETERMINED BY FEMA.
10. ADIVSORY NOTICE: THE BOARD OF COUNTY COMMISSIONERS OF MARION COUNTY, FLORIDA AS A COMMON PRECEDENT TO THE APPROVAL AND ACCEPTANCE OF THIS PLAT FOR THE RECORDING IN THE PUBLIC RECORDS, DOES HEREBY NOTIFY ALL PRESENT AND FUTURE OWNERS OF THE PROPERTY DESCRIBED HEREON THAT THE LANDS INCLUDED IN THIS PLAT ARE SUBJECT TO SPECIAL ASSESSMENTS AS MAY BE PERMITTED BY LAW TO FINANCE COST INCURRED IN CONNECTION WITH THE MAINTENANCE, OPERATION AND CONSTRUCTION OF INFRASTRUCTURE AS DETERMINED NECESSARY IN THE OPINION OF SAD BOARD OR OTHER GOVERNING BODY HAVING JURISDICTION.



LOCATION MAP

NOT TO SCALE

NOTARY ACKNOWLEDGMENT:

STATE OF FLORIDA
COUNTY OF MARION

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE, THIS _____ DAY OF _____, 2026, BY BILLIE L. ARMSTRONG

___ PRODUCED IDENTIFICATION

APPROVAL BY COUNTY OFFICIALS - DEVELOPMENT REVIEW COMMITTEE:

BY: _____ COUNTY ENGINEER

BY: _____ COUNTY FIRE SERVICES

BY: _____ COUNTY PLANNING

BY: _____ COUNTY UTILITIES

BY: _____ COUNTY ZONING

BY: _____ COUNTY SURVEYOR

SURVEYORS CERTIFICATE

I CERTIFY THIS PLAT, PREPARED UNDER MY DIRECTION AND SUPERVISION, COMPLIES WITH THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUES AND MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, AND IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE MARION COUNTY LAND DEVELOPMENT CODE, AND THAT THIS PLAT DOES NOT ADVERSELY AFFECT THE LEGAL ACCESS OF ADJACENT PARCELS.

_____
RICHARD J. WHITT P.S.M. #5456

RICK WHITT SURVEYING, INC,.
L.B #7021
3750 NE 25th STREET
OCALA FLORIDA, 34471

APPROVAL BY ADMINISTRATIVE AUTHORITY

THIS IS TO CERTIFY THAT ON THIS_____ DAY OF _____, 2026, THE FOREGOING PLAT WAS APPROVED BY THE COUNTY ADMINISTRATOR OR HIS OR HER DESIGNATED ADMINISTRATIVE OFFICIAL FOR MARION COUNTY, FLORIDA

BY: _____
COUNTY ADMINISTRATOR, or
DESIGNATED ADMINISTRATIVE OFFICIAL

CLERK OF THE COURTS' CERTIFICATE FOR ACCEPTANCE AND RECORDING:

I, CLERK OF THE CIRCUIT COURT OF MARION COUNTY, FLORIDA, DO HEREBY ACCEPT THIS PLAT OF " CARDINAL ACRES " FOR RECORDING. THIS PLAT FILED FOR RECORDING THIS_____ DAY, OF_____, 2026, AT_____ A.M. / P.M. AND RECORDED ON PAGE_____ OF PLAT BOOK_____, IN THE OFFICE OF THE CLERK OF CIRCUIT COURT OF MARION COUNTY, FLORIDA.

SHEET 1 OF 2

R W S

Prepared by
Rick Whitt Surveying, Inc.
Licensed Business Certificate #7021
3750 NE 25TH STREET
Ocala, FL 34470
Surveyocala@gmail.com
352-624-1513

CARDINAL ACRES

MARION COUNTY, FLORIDA
A REPLAT OF TRACT "UU" OF SILVER SPRINGS SHORES UNIT 19,
AS RECORDED IN PLAT BOOK "J", PAGES 154 THROUGH 160,
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LOCATED IN SECTIONS 31 AND 32, TOWNSHIP 15 SOUTH, RANGE 23 EAST

PLAT BOOK _____, PAGE _____

NOTE:
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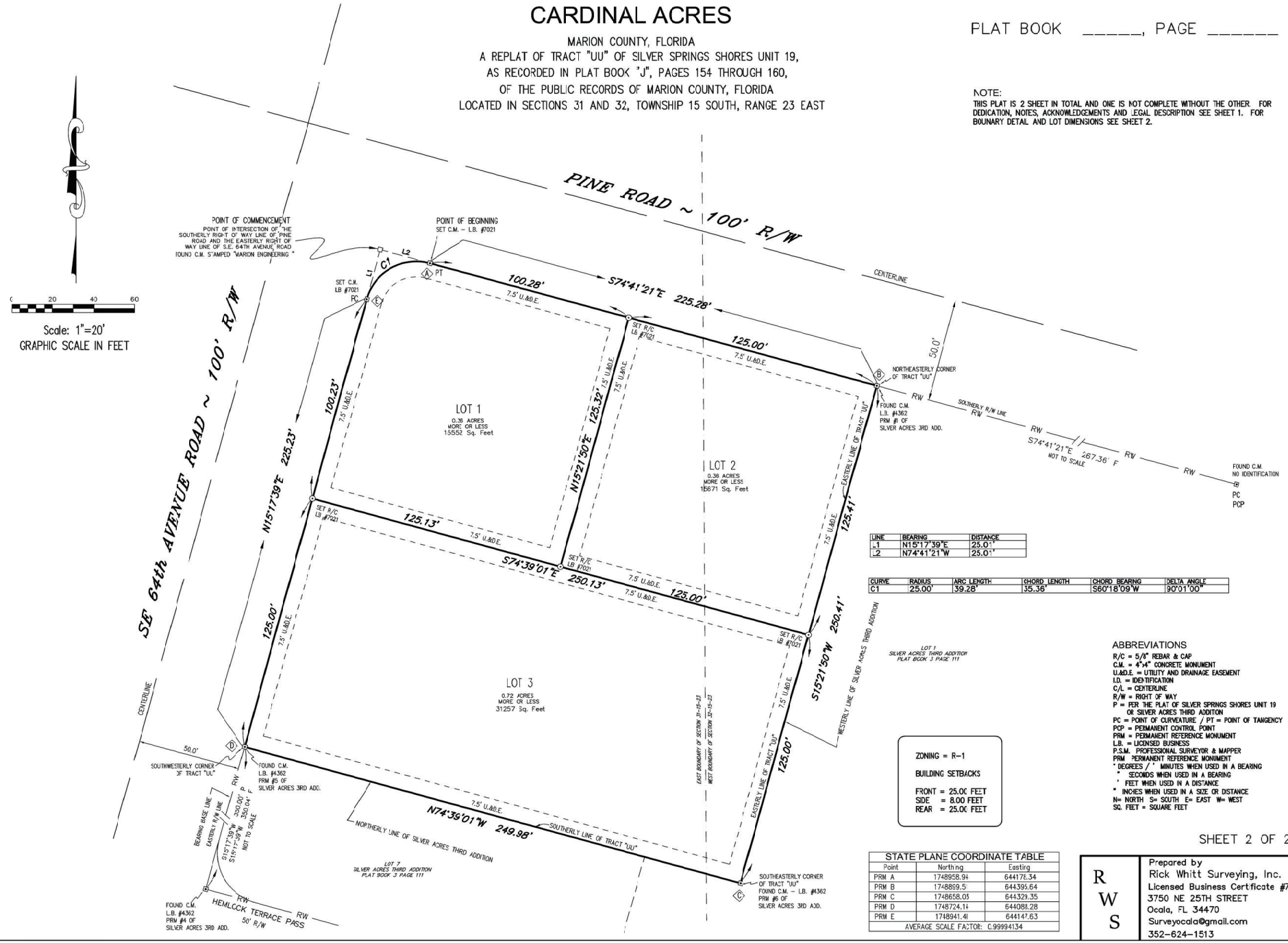


LINE	BEARING	DISTANCE
L1	N15°17'39"E	25.01'
L2	N74°41'21"W	25.01'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	25.00'	39.28'	35.36'	S60°18'09"W	90°01'00"

ZONING = R-1

BUILDING SETBACKS

FRONT = 25.0C FEET
SIDE = 8.00 FEET
REAR = 25.0C FEET

ABBREVIATIONS

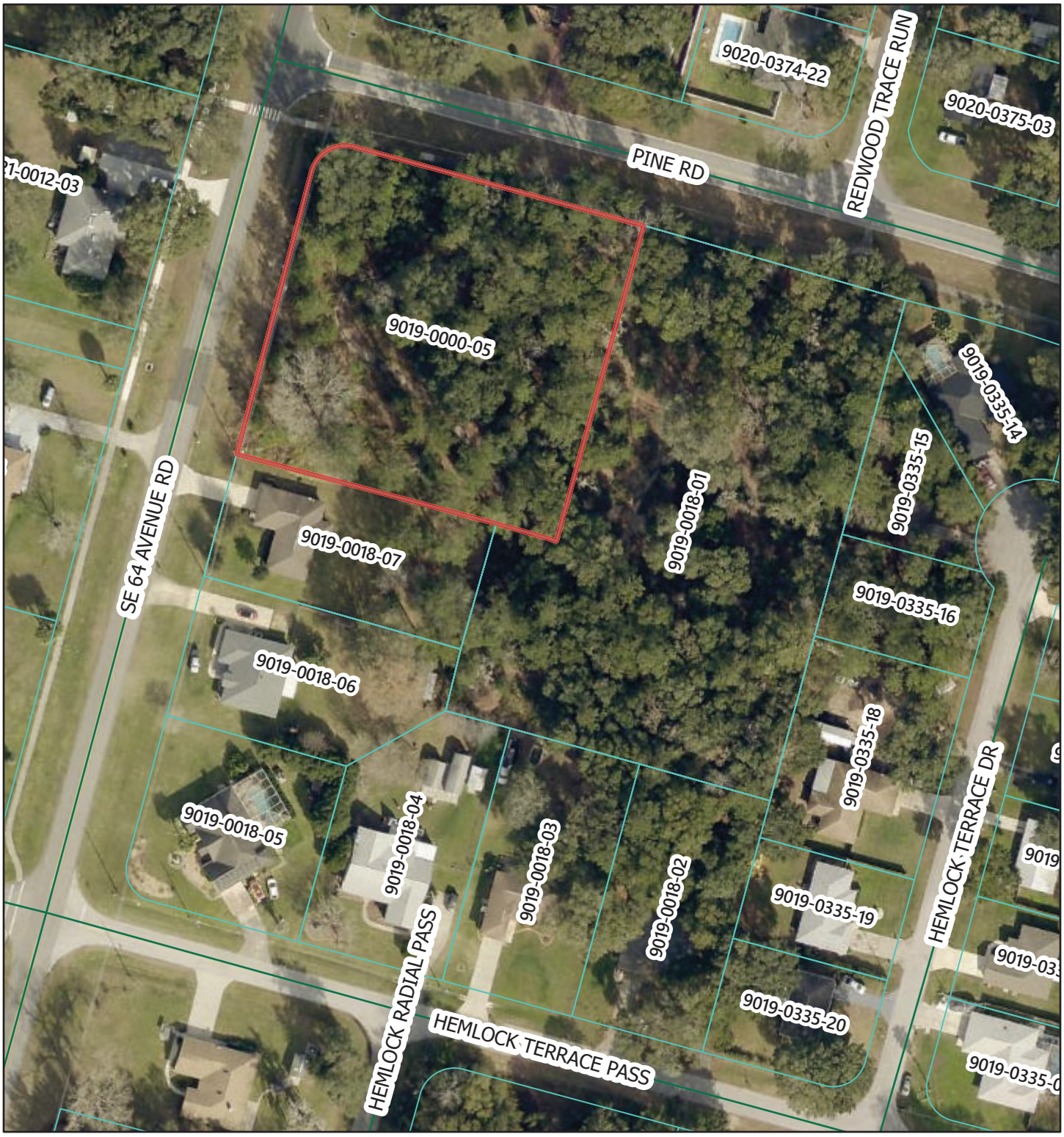
R/C = 5/8" REBAR & CAP
C.M. = 4"x4" CONCRETE MONUMENT
U.&D.E. = UTILITY AND DRAINAGE EASEMENT
I.D. = IDENTIFICATION
C/L = CENTERLINE
R/W = RIGHT OF WAY
P = PER THE PLAT OF SILVER SPRINGS SHORES UNIT 19 OR SILVER ACRES THIRD ADDITON
PC = POINT OF CURVEATURE / PT = POINT OF TANGENCY
POP = PERMANENT CONTROL POINT
PRM = PERMANENT REFERENCE MONUMENT
L.B. = LICENSED BUSINESS
P.S.M. PROFESSIONAL SURVEYOR & MAPPER
PRM PERMANENT REFERENCE MONUMENT
° DEGREES / ' MINUTES WHEN USED IN A BEARING
" SECONDS WHEN USED IN A BEARING
' FEET WHEN USED IN A DISTANCE
" INCHES WHEN USED IN A SIZE OR DISTANCE
N= NORTH S= SCUTH E= EAST W= WEST
SQ. FEET = SQUARE FEET

STATE PLANE COORDINATE TABLE		
Point	Northing	Easting
PRM A	1748958.94	644178.34
PRM B	1748859.51	644395.64
PRM C	1748658.03	644329.35
PRM D	1748724.14	644088.28
PRM E	1748941.41	644147.63
AVERAGE SCALE FACTOR: C.99994134		

SHEET 2 OF 2

R W S
Prepared by
Rick Whitt Surveying, Inc.
Licensed Business Certficate #7021
3750 NE 25TH STREET
Ocala, FL 34470
Surveyocala@gmail.com
352-624-1513

Marion County Property Appraiser



7/21/2026, 3:38:19 PM

1:1,486

0 60 120 240 ft

0 15 30 60 m

DISCLAIMER: Work in progress compiled solely for governmental purpose of property assessment. These are NOT surveys. No warranties, expressed or implied, are provided with this data, its use,

Marion County

Development Review Committee

Agenda Item

File No.: 2026-24072 **Agenda Date:** 8/17/2026 **Agenda No.:** 6.2.

SUBJECT:
Martel Paved Training Course - Major Site Plan - Plan Extension Request
Parcel #: 23306-001-00 #30313
Kimley-Horn and Associates

On August 11, 2026, Applicant, after speaking with the Land Development Manager, requested a one -year extension for this Major Site Plan. The request is to extend one year from the current expiration date of August 14, 2026. The new expiration date would be August 14, 2027. There has been one previous extension granted.

The Applicant is requesting a plan approval extension to the Martel Paved Training Course project to permit the construction of a new modular training building for the Marion County Sheriff's Office. The original Martel Paved Training Course was constructed and closed out earlier this year. We just received approval for a revision to the Major Site Plan for this minor addition to the Major Site Plan on 8/10/2026. Due to implications of the original approval of the Major Site Plan, this revision to this Major Site Plan is set to expire on 8/14/2026. An original permit extension to the Major Site Plan was originally applied for and approved to finish construction of the main project. We are requesting a second extension to now start and finish construction of the modular training building and fire line.

SUBMITTAL SUMMARY REPORT
30313

PLAN NAME:	MARTEL PAVED TRAINING COURSE (REVISION TO 28841)	**LOCATION:**	296 N SW 67th Avenue Rd OCALA,
APPLICATION DATE:	06/19/2023	**PARCEL:**	23306-001-00
DESCRIPTION:			

CONTACTS	NAME	COMPANY
Applicant		MARION COUNTY UTILITIES
Applicant	Joseph London	Kimley-Horn & Associates
Applicant	Kimley Horn	KIMLEY-HORN AND ASSOCIATES, INC
Applicant	Kimley Horn	KIMLEY-HORN AND ASSOCIATES, INC
Engineer of Record	Joseph London	Kimley-Horn & Associates
Engineer of Record	Kimley Horn	KIMLEY-HORN AND ASSOCIATES, INC
Engineer of Record	Kimley Horn	KIMLEY-HORN AND ASSOCIATES, INC

SUBMITTAL	STARTED	DUE	COMPLETE	STATUS
OCE: Plan Review Revision (DR) v.3	07/30/2026	08/06/2026	08/05/2026	Approved
OCE: Plan Review Revision (DR) v.2	07/21/2026	07/28/2026	07/28/2026	Requires Re-submit
OCE: Plan Review Revision (DR) v.1	05/21/2026	06/05/2026	06/05/2026	Requires Re-submit
OCE: Plan Review (DR) v.1	06/26/2023	07/10/2023	11/18/2025	Approved

SUBMITTAL DETAILS

OCE: Plan Review Revision (DR) v.4

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
911 Management (DR) (911 Management)	Kristie Wright	08/06/2026	08/05/2026	Approved
Environmental Health (Plans) (Environmental Health)	Evan Searcy	08/06/2026	07/30/2026	Approved
Fire Marshal (Plans) (Fire)	Anthony Marino	08/06/2026	07/30/2026	Approved
Growth Services Planning & Zoning (DR) (GS Planning and Zoning)	sarah wells	08/06/2026	07/30/2026	Approved
Landscape (Plans) (Parks and Recreation)	Susan Heyen	08/06/2026	07/30/2026	Approved
OCE Design (Plans) (Office of the County Engineer)		08/06/2026	07/30/2026	Approved

SUBMITTAL SUMMARY REPORT (30313)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
OCE Property Management (Plans) (Office of the County Engineer)	Delenie Roman	08/06/2026	08/05/2026	Informational

Comments

Maps checked

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]."
- DR 8/5/26

OCE Stormwater (Permits & Plans) (Office of the County Engineer)	Jason Cambre	08/06/2026	07/30/2026	Approved
OCE Survey (Plans) (Office of the County Engineer)	Theresa Smail	08/06/2026	08/03/2026	Approved

Corrections 2.12.8. - Current boundary and topographic survey (**Resolved**) - 2.12.8. - Current boundary and topographic survey: Current boundary and topographic survey (one foot contour intervals extending 100 feet beyond the project boundary) based upon accepted vertical datum. Surveys will be less than 12 months old and accurately reflect current site conditions, meeting standards set forth in Ch. 5J-17 FAC. Alternate topographic data may be accepted if pre-approved by the Marion County Land Surveyor.

Corrections 6.4.7. Construction Plans - Survey Requirements (**Resolved**) - 6.4.7. Construction Plans - Survey Requirements: Survey information to support construction plans, including but not limited to Mass Grading, Improvement, or Major Site plans, shall meet requirements as set forth in Ch. 5J-17 FAC in addition to the following as identified in Section 6.4.7.A. through H. of the LDC.

Corrections 6.2.1.F - North Arrow (**Resolved**) - 6.2.1.F - North Arrow: Provide north arrow and graphic drawing and written scale

Corrections 6.2.1.E - Drawing legend (**Resolved**) - 6.2.1.E - Drawing legend: Provide a drawing legend as needed.

Corrections 2.12.10 - Easement or land reservation (**Resolved**) - **Corrective Action:** Please provide - 2.12.10 - Easement or land reservation: Show any known existing or proposed easement or land reservation

Corrections 6.2.1.A. - Licensed Professional (**Resolved**) - 6.2.1.A. - Licensed Professional: Plans shall be prepared by a professional licensed by the State of Florida. The name, street address, signature, date, license number, and seal of the responsible professional shall be shown on each plan sheet. The same shall be provided on the cover page of any supporting documents and calculations.

OCE Traffic (Permits & Plans) (Office of the County Engineer)	Sydney Oberdorfer	08/06/2026	07/30/2026	Approved
Utilities (OCE Plans) (Utilities)	Heather Proctor	08/06/2026	07/30/2026	Approved

Corrections 6.14.2.A(1) - Letter from utility provider (**Resolved**) - **Corrective Action:** Parcel is within The City of Ocala's Service Area. A letter from the City of Ocala stating service availability and connection requirements shall be submitted prior to building permit issuance. Ensure the City of Ocala has seen and approved the revised utility connections, as they are not part of MCU's review process. - 6.14.2.A(1) - Letter from utility provider: Letter of availability and capacity from service area's utility provider, including map of water and sewer mains with distances shown to determine if connection is required.

SUBMITTAL SUMMARY REPORT (30313)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
Utilities (OCE Plans) (Utilities)	Heather Proctor	08/06/2026	07/30/2026	Approved

Comments The project is located within the Marion County Utilities service area but will be served by the City of Ocala. A letter has been received from the City of Ocala confirming that the site is currently connected to the City's public water system and that sufficient capacity is available to continue serving development on the site.

OCE: Plan Review Revision (DR) v.3

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
911 Management (DR) (911 Management)	Sarah Gurczynski	07/28/2026	07/24/2026	Approved
Environmental Health (Plans) (Environmental Health)	Evan Searcy	07/28/2026	07/23/2026	Approved
Fire Marshal (Plans) (Fire)	Jonathan Kenning	07/28/2026	07/21/2026	Approved
Growth Services Planning & Zoning (DR) (GS Planning and Zoning)	sarah wells	07/28/2026	07/22/2026	Approved
Landscape (Plans) (Parks and Recreation)	Susan Heyen	07/28/2026	07/21/2026	Approved
OCE Design (Plans) (Office of the County Engineer)	Gerald Koch	07/28/2026	07/21/2026	Approved
OCE Property Management (Plans) (Office of the County Engineer)	Delenie Roman	07/28/2026	07/28/2026	Informational

Comments

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."
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- DR 7/28/26

OCE Stormwater (Permits & Plans) (Office of the County Engineer)	Kevin Vickers	07/28/2026	07/21/2026	Approved
OCE Survey (Plans) (Office of the County Engineer)	Theresa Smail	07/28/2026	07/27/2026	Approved

Corrections 6.2.1.E - Drawing legend (**Resolved**) - 6.2.1.E - Drawing legend: Provide a drawing legend as needed.

Corrections 6.2.1.F - North Arrow (**Resolved**) - 6.2.1.F - North Arrow: Provide north arrow and graphic drawing and written scale

Corrections 2.12.10 - Easement or land reservation (**Resolved**) - **Corrective Action:** Please provide - 2.12.10 - Easement or land reservation: Show any known existing or proposed easement or land reservation

Corrections 6.4.7. Construction Plans - Survey Requirements (**Resolved**) - 6.4.7. Construction Plans - Survey Requirements: Survey information to support construction plans, including but not limited to Mass Grading, Improvement, or Major Site plans, shall meet requirements as set forth in Ch. 5J-17 FAC in addition to the following as identified in Section 6.4.7.A. through H. of the LDC.

Corrections 6.2.1.A. - Licensed Professional (**Resolved**) - 6.2.1.A. - Licensed Professional: Plans shall be prepared by a professional licensed by the State of Florida. The name, street address, signature, date, license number, and seal of the responsible professional shall be shown on each plan sheet. The same shall be provided on the cover page of any supporting documents and calculations.

SUBMITTAL SUMMARY REPORT (30313)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
OCE Survey (Plans) (Office of the County Engineer)	Theresa Smail	07/28/2026	07/27/2026	Approved
Corrections	2.12.8. - Current boundary and topographic survey (**Resolved**) - 2.12.8. - Current boundary and topographic survey: Current boundary and topographic survey (one foot contour intervals extending 100 feet beyond the project boundary) based upon accepted vertical datum. Surveys will be less than 12 months old and accurately reflect current site conditions, meeting standards set forth in Ch. 5J-17 FAC. Alternate topographic data may be accepted if pre-approved by the Marion County Land Surveyor.			
OCE Traffic (Permits & Plans) (Office of the County Engineer)	Sydney Oberdorfer	07/28/2026	07/24/2026	Approved
Utilities (OCE Plans) (Utilities)	Heather Proctor	07/28/2026	07/27/2026	Requires Re-submit
Corrections	6.14.2.A(1) - Letter from utility provider (**Not Resolved**) - **Corrective Action:** Parcel is within The City of Ocala's Service Area. A letter from the City of Ocala stating service availability and connection requirements shall be submitted prior to building permit issuance. Ensure the City of Ocala has seen and approved the revised utility connections, as they are not part of MCU's review process. - 6.14.2.A(1) - Letter from utility provider: Letter of availability and capacity from service area's utility provider, including map of water and sewer mains with distances shown to determine if connection is required.			
Comments	Repeat comment - Parcel is within The City of Ocala's Service Area. A letter from the City of Ocala stating service availability and connection requirements shall be submitted prior to building permit issuance. Ensure the City of Ocala has seen and approved the revised utility connections, as they are not part of MCU's review process.			

OCE: Plan Review Revision (DR) v.2

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
911 Management (DR) (911 Management)	Janet Warbach	06/05/2026	05/27/2026	Approved
Environmental Health (Plans) (Environmental Health)	Evan Searcy	06/05/2026	05/29/2026	Approved
Fire Marshal (Plans) (Fire)	Jonathan Kenning	06/05/2026	05/22/2026	Requires Re-submit
Comments	1) With the addition of the two 1500 square foot structures, there shall now be required a fire department water supply provided within 400' of the buildings.			
Growth Services Planning & Zoning (DR) (GS Planning and Zoning)	sarah wells	06/05/2026	05/26/2026	Approved
Landscape (Plans) (Parks and Recreation)	Susan Heyen	06/05/2026	06/03/2026	Approved
Comments	no landscape revisions this submittal			
OCE Design (Plans) (Office of the County Engineer)	Gerald Koch	06/05/2026	06/04/2026	Approved

SUBMITTAL SUMMARY REPORT (30313)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
OCE Property Management (Plans) (Office of the County Engineer)	Delenie Roman	06/05/2026	06/05/2026	Informational

Comments Checked Map.

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.
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- DR 6/5/26

OCE Stormwater (Permits & Plans) (Office of the County Engineer)	Kevin Vickers	06/05/2026	05/26/2026	Approved
OCE Survey (Plans) (Office of the County Engineer)	Theresa Smail	06/05/2026	06/02/2026	Requires Re-submit

Corrections 2.12.10 - Easement or land reservation (**Not Resolved**) - **Corrective Action:** Please provide - 2.12.10 - Easement or land reservation: Show any known existing or proposed easement or land reservation

Corrections 6.2.1.A. - Licensed Professional (**Not Resolved**) - 6.2.1.A. - Licensed Professional: Plans shall be prepared by a professional licensed by the State of Florida. The name, street address, signature, date, license number, and seal of the responsible professional shall be shown on each plan sheet. The same shall be provided on the cover page of any supporting documents and calculations.

Corrections 6.4.7. Construction Plans - Survey Requirements (**Not Resolved**) - 6.4.7. Construction Plans - Survey Requirements: Survey information to support construction plans, including but not limited to Mass Grading, Improvement, or Major Site plans, shall meet requirements as set forth in Ch. 5J-17 FAC in addition to the following as identified in Section 6.4.7.A. through H. of the LDC.

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Corrections 2.12.8. - Current boundary and topographic survey (**Not Resolved**) - 2.12.8. - Current boundary and topographic survey: Current boundary and topographic survey (one foot contour intervals extending 100 feet beyond the project boundary) based upon accepted vertical datum. Surveys will be less than 12 months old and accurately reflect current site conditions, meeting standards set forth in Ch. 5J-17 FAC. Alternate topographic data may be accepted if pre-approved by the Marion County Land Surveyor.

Corrections 6.2.1.E - Drawing legend (**Not Resolved**) - 6.2.1.E - Drawing legend: Provide a drawing legend as needed.

OCE Traffic (Permits & Plans) (Office of the County Engineer)	Chris Zeigler	06/05/2026	05/22/2026	Approved
Utilities (OCE Plans) (Utilities)	Heather Proctor	06/05/2026	05/27/2026	Requires Re-submit

Corrections 6.14.2.A(1) - Letter from utility provider (**Not Resolved**) - **Corrective Action:** Parcel is within The City of Ocala's Service Area. A letter from the City of Ocala stating service availability and connection requirements shall be submitted prior to building permit issuance. Ensure the City of Ocala has seen and approved the revised utility connections, as they are not part of MCU's review process. - 6.14.2.A(1) - Letter from utility provider: Letter of availability and capacity from service area's utility provider, including map of water and sewer mains with distances shown to determine if connection is required.

Comments Project is within the City of Ocala utility service area. Please see the Corrections comments.

SUBMITTAL SUMMARY REPORT (30313)

OCE: Plan Review (DR) v.1

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
911 Management (DR) (911 Management)		07/10/2023	11/17/2025	Approved
Comments	YES 2.12.8 - Legal description matches boundary on plan YES 2.12.28 - Correct road names supplied YES 6.2.1.F - North arrow and graphic drawing and written scale N/A Additional 911 comments			
Environmental Health (Plans) (Environmental Health)		07/10/2023	11/17/2025	Approved
Comments	YES Central Sewer N/A Lot Size N/A Total Flow N/A Available Area YES DEP Water Approval N/A Operating Permit Required N/A 2.12.6 - Location of septic systems & wells N/A 2.12.36 - Location of water & septic systems N/A Additional Health comments			
Fire Marshal (Plans) (Fire)		07/10/2023	11/17/2025	Approved
Comments	YES 6.18.2 - Fire Flow/Fire Hydrant YES 6.18.3 - Gated Communities/Properties N/A 6.18.4 - Wildland Interface Area N/A 6.18.5 - Access Control Box N/A 6.18.2.D - Fire Department Connections N/A NFPA 1 Chapter 11.10.1 - In Building Minimum Radio Signal Strength N/A 6.18.2.G - Painting and Marking of Fire Hydrants N/A NFPA 1 Chapter 18.2.3 - Fire Dept Access Roads INFO Additional Fire comments Fire Review has been conditionally approved for the site plan. Any future structures greater than 1200 sqft will require fire department water supply.			

SUBMITTAL SUMMARY REPORT (30313)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
Growth Services Planning & Zoning (DR) (GS Planning and Zoning)		07/10/2023	11/17/2025	Approved

Comments

Land Use: Approval
N/A 2.12.4.L(2)/3.2.3 - Use Consistent with FLU Designation? Per Applicant Submittal Memo dated 6/22/2023, revisions to prior Major Site Plan to provide "revised striping layout and removal of fire hydrants as directed by the owner. The associated documents for this project will remain unchanged from the previous approval (AR #28841)."
Deferring any further review remarks to OCE-Traffic, Marion County Utilities, and Fire Rescue.
N/A 2.12.4.L(3) - All applicable Developer's Agreements listed?
N/A 2.12.4.L(2,3, & 5)/6.3.1C(15)(g) - DRI/FQD Compliance Note?
N/A 3.2.3/6.6/5.2.5/flood - RESIDENTIAL - Complies with Min/Max Density?
N/A 3.2.3 - NON-RESIDENTIAL - Complies with FAR?
N/A 2.12.4.L(6) - Gross/wetland/floodplain acreage listed?
N/A 3.3.2.C - Complies with Approved ECSD PUD?
N/A 3.3.3.A(1)- Complies with Approved Rural Residential Cluster Plan?
N/A 3.3.3.A(2) - Complies with Approved Hamlet Plan?
N/A 2.12.4.L(5)/5.2 - [Applicable ESOZ/FPOZ Status Listed?]
N/A 2.12.4.L(5)/5.4 - [Applicable Springs Protection Zone Listed?]
N/A 2.12.4.L(5)/5.7 - Wellhead Protection - P/S/T Zones Shown/Listed?
N/A 2.12.4.L(7 & 9) - Building Uses/Identifiers/Designations Provided for 911?
N/A 4.1.4.J - [Greenway Setback Provided?]
N/A 2.12.16/6.5 - [EALS or EALS-ER provided?]
N/A 6.5 & 6.6 - Habitat Preservation/Mitigation Provided?
N/A 2.12.9 - [Show All Existing Surrounding & Intersecting R/Ws?]
N/A 6.12.2.A - [Local Road right-of-Way Provided?]
N/A 6.12.2.A - [Access Improvements R/W Provided (decel/accel/turn lanes)?]
N/A 2.12.9/6.12.2.B - Comp Plan Future Thoroughfares R/W Provided (TE Map)?
N/A 6.11.4.C - [Additional/Atlernate/Interconnected Access (S/QS-L) Provided?]
N/A 6.11.2, 4 & 5 - Internal Access Consistent with PUD/Master Plan/Plat?
N/A 6.11.4.B & D/7.3.1 - [Cross/Parallel Access Required/Suitable?]
N/A 6.11.5 -[Driveways to Intersections Separated/Coordinated?]
N/A 6.11.4.E - [Sight Triangle Provided?]
N/A 6.11.5 - [Driveways to Driveways Separated/Coordinated?]
N/A 6.12.12 - [Sidewalks Internal/External Provided?]
N/A 2.12.5/1.8.2.A - Concurrency/Traffic - Study/Capacity Available?
N/A 2.12.5/1.8.2.D - Concurrency - PRELIM Evaluation Required?
N/A 2.12.5/1.8.2.F - Is Concurrency Approval or Deferral Elected?
N/A 2.12.6, 35, & 36/6.14 - [Concurrency/Water Provided?]
N/A 2.12.6, 35, & 36/6.14 - [Concurrency/Sewer Provided?]
N/A Additional Planning Items:

Zoning: Approval
INFO 2.12.4.C - Owner and applicant name Revision to APPROVED Major Site Plan AR 28841
YES 2.12.4.L(1) - Parcel number Revision to APPROVED Major Site Plan AR 28841
YES 2.12.21/6.3.1.C(10) - Land use and zoning on project and on adjacent properties shown
YES 2.12.4.L(4) - Zoning requirements: lot width, area, setbacks, coverage (floor area ratios), and parking
YES 2.12.23/4.2 -Setbacks, dimensions for all improvements, and easements
INFO 2.12.24 - Landscape requirements/6.8.6 - Buffering Show the landscape buffering plan Sec 6.8.6
YES 2.12.4.L(7) - List and describe land use including floor area of particular use (example: office, warehouse, storage or assembly) these descriptions are often found in the summary of parking requirements but should be clearly shown on plan
INFO 2.12.6 - Location of water and sewer. Does this need a special use permit? Defer to MCU
YES 2.12.9 - Show adjacent streets serving development
YES 2.12.32 - Show 100yr flood zone
YES 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)
YES 2.12.4.L(10) - Parking requirements, service entrances, space size paved parking isle and access to parking area/6.11.8 - Off-street parking requirements/6.11.7 - Loading Areas/ 6.11.6 - Construction access/route
INFO 4.4.4 -Sign (provisions for advertising signage), if it is a multi occupancy complex like shopping centers they must submit a master sign plan Will there be a sign? Show the location and dimensions of any proposed sign.
YES 2.12.19 - Provide dimensions and location of all existing site improvements; dimensions and location for all proposed site improvements with all setbacks
N/A 2.12.27 - Show location of outside storage areas
YES 5.2 & 5.3 - Verify any overlay zones such as ESOZ, Springs Protection, or Flood Plain
N/A Additional Zoning comments

SUBMITTAL SUMMARY REPORT (30313)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
Landscape (Plans) (Parks and Recreation)		07/10/2023	11/17/2025	Approved

Comments

N/A 2.12.18 - All trees 10" DBH and larger
N/A 2.12.25 - Marion Friendly Landscape Areas
N/A 6.7.3 - Tree protection
N/A 6.7.4 - Shade tree requirements
N/A 6.7.6 - Tree removal submittal requirements
N/A 6.7.8 - Protected tree replacement requirements
N/A 6.7.9 - Replacement trees; general requirements
N/A 6.8.2 - Landscape plan requirements (details, schedule, calculations, notes)
N/A 6.8.3 - Landscape design standards
N/A 6.8.4 - Landscape area requirements for non-residential development
N/A 6.8.5 - Landscape area requirements for residential and mixed use developments
N/A 6.8.6 - Buffers
N/A 6.8.7 - Parking areas and vehicular use areas
N/A 6.8.8 - Building landscaping
N/A 6.8.9 - Service and equipment areas
N/A 6.13.3.C(5) - Landscaping of public stormwater management facilities
N/A 6.13.3.D(4) - Landscaping of private stormwater management facilities
N/A 6.8.10 - General planting requirements (specifications)
N/A 6.8.11 - Landscape installation
N/A 6.8.12 - Landscape completion inspection requirements
N/A 6.9.2 - Irrigation plan requirements (details, legend, notes)
N/A 6.9.3 - Irrigation design standards
N/A 6.9.5 - Irrigation system installation
N/A 6.19.3 - Outdoor lighting plan requirements
N/A 6.19.4 - Exterior lighting design standards
N/A 5.5.4.B - Permitted uses within Springs Protection Overlay Zone
INFO Additional Landscape comments No Landscape revisions to AR#28841

OCE Design (Plans) (Office of the County Engineer)		07/10/2023	11/17/2025	Approved

Comments

YES 2.21.2.B - Major Site Plan fee of $250.00 + ($5.00 x total site acreage) made payable to Marion County BCC
N/A 2.21.2.B - Plan review fee of $40.00 made payable to Marion County Health Department
N/A Traffic study / methodolgy fee of $200.00 made payable to Marion County BCC is required prior to plan approval. Refer to Resolution 10-R-630 for the current fee schedule.
N/A 2.1.6.A - $100 Resubmittal fee payable to Marion County BCC
N/A 2.1.7.A - $100 Revision fee payable to Marion County BCC
YES 2.1.3 - Order of plan approval
YES 2.12.3 - Title block on all sheets denoting type of application; project name, location, county, and state; and date of original and all revisions
YES 2.12.4.A - Type of application on front page
YES 2.12.4.B - Project name centered at top of front page
YES 2.12.4.C - Name, address, phone number, and signature of owner and applicant on front sheet
YES 2.12.4.D - Owner's certification on front sheet: I hereby certify that I, my successors, and assigns shall perpetually maintain the improvements as shown on this plan
YES 2.12.4.E - The name, address, phone number, signature, date, license number, and seal of the responsible professional shall be shown on each plan sheet
YES 6.2.1.A - Name, street address, signature, date, license number, and seal of licensed professional on each sheet
YES 2.12.4.F - Licensed professional certification on cover sheet with signature and seal on all sheets prior to plan approval
YES 2.12.4.F(1) - Licensed Design Professional Certification: I hereby certify that these plans and calculations were completed in accordance with all applicable requirements of the Marion County Land Development Code, except as waived.
YES 2.12.4.G - A key location or vicinity map, with north arrow, with reference to surrounding properties, streets, municipal boundaries, sections, ranges, and township
YES 2.12.4.H - A portrait oriented minimal 3 inches x 5 inches space, located 2.75 inches from the right edge of paper and .75 inches from the top edge of paper, shall remain blank to allow for a County approval stamp
YES 2.12.4.I & 6.2.1.D - Index of sheets and numbering
YES 2.12.4.K - List of approved waivers, their conditions, and the date of approval
YES 2.12.4.L(1) - Parcel number
YES 2.12.7 - A digital version of the plan in a format pre-approved by the Office of the County Engineer
YES 2.21.2.A - Multi-phase Major Site Plans may include a separate sheet showing independent, stand alone phasing and shall not be subject to a separate Master Plan application
YES 6.2.1.B - Plans shall be legible and meet typical industry standards
YES 6.2.1.C - Standardized sheet size shall be 24" x 36"
YES 6.2.1.F - North arrow and graphic drawing and written scale
YES Legal Documents
INFO Additional Development Review Comments 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.

SUBMITTAL SUMMARY REPORT (30313)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
OCE Property Management (Plans) (Office of the County Engineer)		07/10/2023	11/17/2025	Approved

Comments

INFO Major Site Plan 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]."

SUBMITTAL SUMMARY REPORT (30313)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
OCE Stormwater (Permits & Plans) (Office of the County Engineer)		07/10/2023	11/17/2025	Approved

Comments

N/A 2.12.4.L(9)(b) - Data Block (Impervious Area)
N/A 2.12.8 - Topographical Contours
N/A 2.12.9/10 - Existing Drainage Right-of-Way/Easements
N/A 2.12.9/10 - Proposed Drainage Right-of-Way/Easements
N/A 2.12.13/14/15 - General Exhibits
N/A 2.12.20 - Stormwater Infrastructure Supports Phasing
N/A 2.12.38 - Stormwater Maintenance Entity
N/A 6.13.2.C - Geotechnical Investigation Report
N/A 6.13.7 - Geotechnical Criteria
N/A 6.13.2 A(1)/(2) - Contributing Basins/Tc
N/A 6.13.2.B(1)/(2) - Runoff Analysis/ Tc Calculations
N/A 6.13.2.A(4) - Stormwater Features & Connective Elements
N/A 6.13.2.A(3) - Retention/Detention Area Design Parameters
N/A 6.13.3 - Type of Stormwater Facility Criteria
N/A 6.13.4 - Stormwater Quantity Criteria
N/A 6.13.2.B(4) - Hydrologic Analysis
N/A 6.13.4.C - Discharge Conditions
N/A 6.13.2.B(6) - Freeboard
N/A 6.13.4.D - Recovery Analysis
N/A 6.13.5 - Flood Plain & Protection
N/A 6.13.2.A(8) - Finish Floor Elevation Criteria
N/A 6.13.6 - Stormwater Quality Criteria
N/A 6.12.6 - Roadway Flooding Level of Service
N/A 6.13.6.B - Alternative Treatment Techniques
N/A 6.13.6.C - Best Management Practices
N/A 6.13.8 - Stormwater Conveyance Criteria
N/A 6.13.2.B(5) - Hydraulic Analysis
N/A 6.13.8.B(3) - Lane Spread Calculations
N/A 6.13.2.A(9) - Access Accommodates Stormwater
N/A 6.13.8.B(7) - Minimum Pipe Size
N/A 6.13.2.A(5) - Existing/Proposed Stormwater Structures
N/A 6.13.2.A(6) - Existing/Proposed Stormwater Pipes
N/A 6.13.2.A(7) - Existing/Proposed Stormwater Swales
N/A 6.13.9 - Grading Criteria
N/A 6.13.2.A(11)(a) - Construction Entrance
N/A 6.13.2.A(11)(b) - Erosion Control
N/A 6.13.2.A(12)/6.12.5 - Stormwater Details, Cross Sections, References
INFO 6.13.2.B(8) - Calculation & Plan Consistency
N/A 6.13.10.B - Copy of NPDES Permit or NOI
N/A Copy of District Permit (County Interest)
N/A 6.10 - Karst Topography and High Recharge Areas
N/A 7.1.3 - Drainage Construction Specifications
N/A 6.13.12 - Operation and Maintenance
N/A Please provide a final signed and sealed hard copy signature page with references to the stormwater analysis or final hard copy of the full stormwater analysis.
INFO Additional Stormwater comments (1) Based on the engineer's description of the changes, there are no stormwater changes to be reviewed. Please confirm. (2) If you have questions or would like to discuss the stormwater review comments, please contact Kevin Vickers, PE at 352-671-8695 or kevin.vickers@marionfl.org.

OCE Survey (Plans) (Office of the County Engineer)		07/10/2023	11/17/2025	Approved

Comments

N/A 6.2.1.A - The name, street address, signature, date, license number, and seal of the responsible professional shall be shown on each plan sheet
N/A 6.2.1.E - Provide drawing legend
N/A 6.2.1.F - Provide north arrow and graphic drawing and written scale
N/A 6.4.7.A(1) - Show a minimum of two bench marks per site
N/A 6.4.7.A(2 & 3) - Bench mark information shown
N/A 6.4.7.A(2 & 3) - One copy of the vertical control field notes shall be submitted to the Office of the County Engineer for review
N/A 6.4.7.B(1) - Show a minimum of two intervisible horizontal control points per site
N/A 6.4.7.B(2) - Horizontal control points shall be monumented and referenced to the Florida State Plane Coordinate System
N/A 6.4.7.B(4) - Provide a statement or table detailing horizontal datum, adjustment, and coordinate values
N/A 6.4.7.B(4) - Provide one copy of the horizontal control notes along with reduction reports shall be submitted to the Office of the County Engineer for review
N/A 6.4.7.D - The location of the existing one percent (100-year) flood plain as shown on FEMA FIRM, with zone, elevation, and vertical datum noted
N/A 6.4.7.D - A note shall appear on the construction plans detailing source and survey field methods used to obtain and delineate the flood plain line shown
N/A 6.4.7.E - Line and curve table must be shown on the sheet to which they apply
N/A 6.4.7.F - All abbreviations used shall be clearly defined in the legend
N/A 2.12.4.F.(2) - Surveyor and Mapper certification
N/A 2.12.4.G - Show a location or vicinity map
N/A 2.12.8 - Provide current boundary and topographic survey less than one year old
N/A 2.12.9 - Provide location and dimensions of all rights-of-way serving the project
N/A 2.12.10 - Show any known existing or proposed easement or land reservation
N/A 2.12.11 - Provide an aerial map of the site with a layout of the development
N/A 2.12.32 - Provide site analysis map depicting the existing (100-year) flood plain
N/A Additional Survey comments

SUBMITTAL SUMMARY REPORT (30313)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
OCE Traffic (Permits & Plans) (Office of the County Engineer)		07/10/2023	11/17/2025	Approved

Comments

YES 2.12.9 - Location and dimensions of streets and right-of-way
N/A 2.12.20 - Phases of development
N/A 2.12.30 - Route Plan
YES 2.12.38 - Maintenance of improvements
YES 6.2.1.E - Drawing legend
N/A 6.11.3 - Traffic Impact Analysis
N/A 6.11.4.B - Cross access
N/A 6.11.4.E - Sight triangle
N/A 6.11.5 - Driveway access
N/A 6.11.6 - Construction route
N/A 6.11.9.A - Traffic signals
YES 6.11.9.B - Traffic signs
YES 6.11.9.C - Pavement marking
N/A 6.12.1.A. - Transportation Facilities - Purpose and Intent
N/A 6.12.2 - Right-of-way
N/A 6.12.11 - Turn lanes
N/A 6.12.12 - Sidewalks
N/A 6.12.13 - Utility position in right-of-way
N/A Additional Traffic comments

Utilities (OCE Plans) (Utilities)		07/10/2023	11/17/2025	Approved

Comments

N/A Correct MCU Cover Sheet contact information
YES Parcel numbers identified in project match proposed site plan layout 23306-001-00
INFO 6.14.2 A(1) - Water and Sewer Connection service area/provider Marion County Utilities service area but connecting to City of Ocala Utilities per previous approval of Martel Paved Training Course AR 28841. Project shall connect water & sewer as identified on plans to City of Ocala mains; connection to City utilities subjects property to future annexation into Ocala city limits at the City's timeline. MCU strongly recommends the City be provided these plans for review and comment prior to Development Review approval as they are not a part of this review process. No Utility review fee for this site plan.
INFO 6.14.2 A(1) - Letter of Availability and Capacity (w/Location Map of utilities) from utility service provider Any building permits reviewed by Utilities Permitting Specialist on this parcel must show a utility account/connection agreement with the City of Ocala prior to clearing the building permit.
YES 6.14.2 - Water and/or Sewer Connection Requirements shown public utility connections
N/A 6.14.2(e) - Grease Trap/Industrial Pretreatment
N/A 6.14.3 - Onsite Waste Treatment and Disposal System (OSTDS)
N/A 6.14.4 - Capital Charges and Flow Rates - proposed use identified to calculate
N/A 6.14.4 - Non-residential irrigation well, or total SF of Irrigation or irrigation flows design analysis identified on utility or irrigation plan

N/A 6.14.5 - Submittal Requirements
N/A 6.14.6 - Design Criteria
N/A 6.14.7 - Construction Inspection
N/A 6.14.8 - Completion and Closeout - PLAN NOTE: All as-builts shall comply with the current LDC, section 6.14.8
N/A 6.14.9 - Transfer of Facilities to Marion County Utilities
N/A 6.15.2 - Decentralized Systems
INFO 6.15.3 - Fire Protection defer to MCFR
N/A 6.15.4 - Water Distribution System
N/A 6.15.5 - Water Services and Connections
N/A 6.15.6 - Water Metering
N/A 6.15.7 - Cross Connection Control and Backflow Prevention
N/A 6.15.8 - Water Well Standards
N/A 6.15.10 - Water Treatment Plants
N/A 6.16.2 - Decentralized Systems
N/A 6.16.3 - Treatment Standards - Primary Springs Protection Zone
N/A 6.16.4 - Wastewater Collection Systems
N/A 6.16.5 - Wastewater Pump Stations
N/A MCUD DETAILS - current LDC version
N/A Utilities Plan Review Fee per Resolution 15-R-583 - payable to Marion County Utilities
N/A Additional Utilities comments
N/A Additional Utilities comments
N/A Additional Utilities comments
N/A Additional Utilities comments

From: Powell, Brad
To: Hathaway, Kelly
Cc: Trexler, Thomas; Pool, Aaron
Subject: RE: AR# 30313 Resubmittal Documents
Date: Wednesday, August 12, 2026 9:22:34 AM
Attachments: image001.png
image002.png

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This email originated from outside the organization. Do not click links, open attachments, or share any information unless you recognize the sender and know the content is safe. Report suspicious emails using the "Phish Alert" button in Outlook or contact the Helpdesk.

Good morning Kelly,

I will go ahead and get this fee paid this morning.

“We are requesting a plan approval extension to the Martel Paved Training Course project to permit the construction of a new modular training building for the Marion County Sheriff's Office. The original Martel Paved Training Course was constructed and closed out earlier this year. We just received approval for a revision to the Major Site Plan for this minor addition to the Major Site Plan on 8/10/2026. Due to implications of the original approval of the Major Site Plan, this revision to this Major Site Plan is set to expire on 8/14/2026. An original permit extension to the Major Site Plan was originally applied for and approved to finish construction of the main project. We are requesting a second extension to now start and finish construction of the modular training building and fire line.”

Thank you,

Brad Powell, E.I.
Kimley-Horn | 1700 SE 17th Street, Suite 200, Ocala, FL 34471
Direct: 352 888 6567 | Mobile: 352 425 5081

From: Hathaway, Kelly <Kelly.Hathaway@marionfl.org>
Sent: Tuesday, August 11, 2026 2:46 PM
To: Powell, Brad <Brad.Powell@kimley-horn.com>
Cc: Trexler, Thomas <Thomas.Trexler@kimley-horn.com>; Pool, Aaron <Aaron.Pool@marionfl.org>
Subject: RE: AR# 30313 Resubmittal Documents

Hi Brad,

The Plan Extension and DRC for Plan Extension tasks have been added to the workflow as well as the $50 fee.

Please reply to this email explaining the need for a second extension request so that can be added to the agenda for the Committee members.

Thank you,

Kelly

Kelly Hathaway
Development Review Coordinator
Office of the County Engineer

Marion County Board of County Commissioners
412 SE 25th Ave
Ocala, FL 34471
Main: +1 352 671 8686 | Direct: +1 352 671 8358

Empowering Marion for Success!

Under Florida law, emails to our organization are public records. If you do not want your email reviewed in response to a public records request, contact this office by phone.

From: Powell, Brad <Brad.Powell@kimley-horn.com>
Sent: Tuesday, August 11, 2026 1:33 PM
To: Hathaway, Kelly <Kelly.Hathaway@marionfl.org>
Cc: Trexler, Thomas <Thomas.Trexler@kimley-horn.com>; Pool, Aaron <Aaron.Pool@marionfl.org>
Subject: RE: AR# 30313 Resubmittal Documents

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Hi Kelly,

We need to get this project scheduled for this upcoming DRC for a permit extension as the MCSO is starting construction next week. How do we need to apply for this or is there a task you can link to our project to apply?

Thank you,

Brad Powell, E.I.
Kimley-Horn | 1700 SE 17th Street, Suite 200, Ocala, FL 34471
Direct: 352 888 6567 | Mobile: 352 425 5081

From: Hathaway, Kelly <Kelly.Hathaway@marionfl.org>
Sent: Tuesday, August 11, 2026 10:31 AM
To: Powell, Brad <Brad.Powell@kimley-horn.com>
Cc: Trexler, Thomas <Thomas.Trexler@kimley-horn.com>; Pool, Aaron <Aaron.Pool@marionfl.org>
Subject: RE: AR# 30313 Resubmittal Documents

Plan Revisions

Development Review Committee
Marion County, Florida

Plan #: 30013
Approval Date: 8/14/2023
Expiration Date: 8/14/2026

All construction shall conform to the construction standards contained in the Marion County Land Development Code, latest edition. Areas of the right-of-way disturbed during construction shall be dressed and sodded. Seed and mulch may be used if approved by the County Engineer or designee.

NOTICE
The approval of these plans is limited to construction under the jurisdiction of Marion County and does not substitute nor waive the requirements of other agencies for additional permits, as applicable, by state and/or federal laws.

No	REVISIONS	DATE	BY
A1	MAJOR SITE PLAN REVISION	08/17/2026	KHS
A2	ISSUED FOR CONSTRUCTION	08/18/2026	KHS
A3	MCSO COMMENTS	07/09/2026	KHS

MARTEL PAVED TRAINING COURSE
MAJOR SITE PLAN

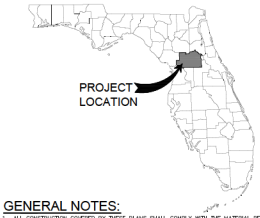
FOR

MARION COUNTY SHERIFF'S OFFICE

MARION COUNTY, FLORIDA

SECTION 18, TOWNSHIP 15 SOUTH, RANGE 21 EAST

JULY 2026



GENERAL NOTES:

1. ALL CONSTRUCTION COVERED BY THESE PLANS SHALL COMPLY WITH THE MATERIAL REQUIREMENTS AND QUALITY CONTROL STANDARDS CONTAINED IN THE MARION COUNTY "LAND DEVELOPMENT CODE" AND "UTILITY MANUAL" AS APPLICABLE. THE CONSTRUCTION OF THE POTABLE WATER SYSTEM SHALL COMPLY WITH THE MATERIAL REQUIREMENTS AND QUALITY CONTROL STANDARDS CONTAINED IN THE CITY OF OCALA "LAND DEVELOPMENT CODE" AND "UTILITY MANUAL" AS APPLICABLE.
2. NO CHANGE TO THE WORK AS SHOWN ON THE APPROVED PLANS SHALL BE MADE WITHOUT NOTIFICATION TO AND APPROVAL OF BOTH THE OFFICE OF THE COUNTY ENGINEER AND PROJECT ENGINEER.
3. THE CONTRACTOR SHALL VERIFY THE LOCATION AND COVER OF ALL EXISTING UTILITIES AND REPORT ANY DISCREPANCY TO THE PROJECT ENGINEER. THERE MAY BE ADDITIONAL UTILITIES NOT SHOWN ON THESE PLANS. CAUTION IS ADVISED PRIOR TO DIGGING. IT IS IMPORTANT THAT "UTILITY LOCATES" BE PERFORMED ON-SITE.
4. TYPE III SILT FENCE SHALL BE INSTALLED, AS SHOWN ON THESE PLANS PRIOR TO ANY CONSTRUCTION, MAINTAINED DURING THE LIFE OF THE PROJECT, AND REMOVED FOLLOWING COMPLETION OF CONSTRUCTION.
5. THE SITE SHALL REMAIN FREE OF EXCESS DUST AND DEBRIS AT ALL TIMES. ANY INCIDENCE OF EROSION, SEDIMENTATION, DUST OR DEBRIS OCCURRING OFF-SITE AS A RESULT OF CONSTRUCTION ACTIVITIES ON THIS DEVELOPMENT SHALL BE CORRECTED BY THE CONTRACTOR WITHIN 48 HOURS OF EACH OCCURRENCE.
6. ALL DRAINAGE FACILITIES AND STORM STRUCTURES MUST BE BUILT PRIOR TO CONSTRUCTION OF ANY IMPERVIOUS SURFACES.
7. ASPHALT PAVEMENT ON-SITE SHALL BE 1-1/4"-THICK (F.D.O.T. TYPE SP-9.5)(PG 76-22) ON TACK COAT ON 1-3/4"-THICK (F.D.O.T. TYPE SP-12.5)(PG 76-22) ON 9" LIMEROCK BASE (98% MAX DENSITY, 100 LBR), ON 12" STABILIZED SUBGRADE (98% MAX DENSITY, 40 LBR). CONSTRUCTION REQUIREMENTS OF THE MOST STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (LATEST EDITION) SHALL GOVERN. IF ANY DEVIATIONS TO THIS SPECIFICATION OR CONSTRUCTION OCCUR, THE OWNER SHALL PROVIDE TO THE ENGINEER OF RECORD A WRITTEN LETTER ACCEPTING THE DEVIATION.
8. IF UNSUITABLE MATERIAL IS ENCOUNTERED WITHIN PARKING AREA, TWO (2) FEET OF UNDERCUT BELOW THE PROPOSED LIMEROCK BASE TOGETHER WITH SUITABLE BACKFILL MATERIAL IS REQUIRED. THE CONTRACTOR SHOULD PROVIDE A UNIT PRICE IN HIS INITIAL BID, AND HE SHALL NOTIFY THE PROJECT ENGINEER WHEN UNSUITABLE MATERIAL IS ENCOUNTERED BEFORE PROCEEDING WITH ANY WORK RELATED TO UNSUITABLE MATERIAL, THE CONTRACTOR IS ADVISED TO CONTACT A LICENSED GEOTECHNICAL ENGINEER TO DETERMINE THE SUITABILITY OF THE INSITU SOIL AND THE AREA OF UNDERCUT THAT IS REASONABLY REQUIRED.
9. MINIMUM STRENGTH FOR ANY CONCRETE ON SITE SHALL BE 3,000 P.S.I. AT 28 DAYS.
10. ALL SIGN POSTS TO BE U-CHANNEL GALVANIZED STEEL 2lbs/L.F. BREAKAWAY POSTS.
11. ANY DISTURBED AREAS LEFT UNPAVED SHALL BE FINISH GRADED AND SODDED WITH CENTIPEDE. CONTRACTOR MUST FINISH GRADE AT 2" UNDERCUT OF PROPOSED GRADES TO ALLOW FOR THICKNESS OF SOD.
12. IF A SWANGLE SHOULD FORM ON THIS SITE, ALL APPLICABLE REPAIR PROCEDURES SHALL BE FOLLOWED AS OUTLINED IN TYPICAL SINK CHIMNEY REPAIR DETAIL SHOWN HEREON. ALSO, MARION COUNTY AND SURWMD SHALL BE NOTIFIED IMMEDIATELY.
13. KIMLEY-HORN, INC. AND ITS EMPLOYEES ARE NOT RESPONSIBLE FOR ON-SITE SAFETY DURING CONSTRUCTION.
14. THE CONTRACTOR SHALL COORDINATE WITH SECO (352-274-2886) FOR PLACEMENT OF SITE LIGHTS. ANY SLEEVING REQUIREMENTS SHALL BE COORDINATED WITH THE SITE CONTRACTOR.
15. THERE ARE NO WETLANDS ON THIS SITE.
16. THE SITE CONTRACTOR SHALL INCLUDE THE PROVISION OF A COMPREHENSIVE AS-BUILT SURVEY FOR THE ENTIRE PROJECT IN HIS CONTRACT. THIS SURVEY MUST BE PERFORMED BY A FLORIDA REGISTERED LAND SURVEYOR (FIELD AND OFFICE WORK) AND PROVIDED TO THE PROJECT ENGINEER IN BOTH PDF AND ACAD FORMATS PRIOR TO C.O. THE AS-BUILT SURVEY SHALL INCLUDE VALVE TIE SHEETS FOR ANY NEW VALVES, TOGETHER WITH THE TYPE, SIZE, LOCATION, DEPTH, SLOPE (WHERE APPLICABLE), ETC. OF ALL UTILITIES. IMPORTANTLY, THE LOCATIONS AND TOP OF PIPE ELEVATIONS FOR ALL VERTICAL & HORIZONTAL BENDS, TEES, VALVES, AND WYES MUST BE PROVIDED ON THE AS-BUILT SURVEY. THE PROJECT ENGINEER WILL NOT PROVIDE CERTIFICATION OF COMPLETION BEFORE FINAL AS-BUILT SURVEY HAS BEEN APPROVED. INCOMPLETE AND/OR INACCURATE AS-BUILT SURVEY WILL BE REJECTED, AND THE ENGINEER WILL NOT BE RESPONSIBLE FOR ANY DELAY IN OBTAINING THE C.O.
17. ALL UTILITIES UNDER EXISTING OR PROPOSED PAVEMENT SHALL BE SLEEVED IN ACCORDANCE WITH SECTION 8.2.6.a OF THE MARION COUNTY LDC.
18. THE GEOTECHNICAL TESTING COMPANY SHALL BE HIRED BY THE OWNER AND THE SPECIFICATIONS FOR THE TESTING SHALL BE GIVEN BY THE PROJECT ENGINEER. ALL TESTS SHALL BE PAID FOR BY THE CONTRACTOR.
19. THE CONTRACTOR SHALL OBTAIN AND PROVIDE A COPY OF THE N.P.D.E.S. PERMIT OR N.O.I. TO MARION COUNTY.
20. ALL WATER AND/OR SEWER CONSTRUCTION SHALL CONFORM TO THE CURRENT WATER AND SEWER CONSTRUCTION MANUAL.
21. ASBUILT MEETING THE CITY OF OCALA WATER AND SEWER CONSTRUCTION MANUAL REQUIREMENTS ARE TO BE SUPPLIED TO THE CITY PRIOR TO ISSUANCE OF THE C.O.
22. THERE ARE PROPOSED HOSE BIBS SHOWN ON THE ARCHITECTURAL PLANS WHICH WILL MEET THE APPROVAL CONDITION FOR THE IRRIGATION PLAN WAIVER SHOWN BELOW.

OPERATION AND MAINTENANCE INSTRUCTIONS:

MARION COUNTY, OWNER

AS REQUIRED BY SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT, AS OWNER, YOU AND YOUR SUCCESSORS AND ASSIGNS SHALL BE RESPONSIBLE FOR THE OPERATION AND MAINTENANCE OF THE PROPOSED DRAINAGE FACILITIES FOR THIS SITE. ANY TRASH OR DEBRIS SHALL BE REMOVED FOLLOWING EACH STORM. ALL DRAINAGE STRUCTURES SHALL BE INSPECTED EVERY (6) SIX MONTHS AND FOLLOWING EACH STORM EVENT OF 25 YEAR OR GREATER INTENSITY. SEDIMENT SHALL BE REMOVED FROM STRUCTURES WHEN IT ACCUMULATES TO A POINT AT WHICH CONVEYANCE VOLUMES ARE REDUCED BELOW DESIGN LEVELS.

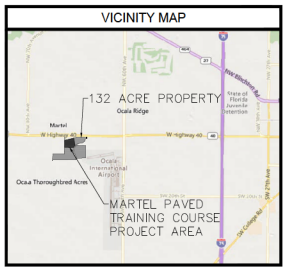
IN ADDITION, YOU OR YOUR DESIGNATED REPRESENTATIVE SHALL INSPECT THE RETENTION POND(S) ON A WEEKLY BASIS FOR THE FORMATION OF SINKHOLES. SHOULD A SINKHOLE FORM, YOU MUST FOLLOW ALL APPLICABLE PROCEDURES OUTLINED BY THE TYPICAL SINK CHIMNEY REPAIR DETAIL SHOWN ON THESE PLANS. AT SUCH TIME, YOU MUST ALSO NOTIFY THE SWFWMD WITHIN 48 HOURS OF DISCOVERY OF SAID SINKHOLE, AND SUBMIT A DETAILED REPAIR PLAN FOR WRITTEN APPROVAL WITHIN 30 DAYS OF SAID DISCOVERY. ANY CHANGES TO THE TYPICAL SINK CHIMNEY REPAIR DETAIL AS SHOWN ON THE ENGINEERING PLANS SHALL BE DETERMINED AT THIS TIME BASED ON ACTUAL CONDITIONS.

THE MARION COUNTY SHERIFF'S OFFICE SHALL REFILL THE IRRIGATION WATER BAGS AS REQUIRED TO ESTABLISH THE FIVE PLANTED LIVE OAK TREES.

WAIVER REQUESTED

CODE SECTION	WAIVERS REQUESTED	APPROVAL CONDITIONS	DATE
6.8.6	BUFFERS	LANDSCAPE PLAN REQUIREMENTS = WAIVER TO THE LANDSCAPE PLAN REQUIREMENTS DUE TO SUFFICIENT EXISTING TREE AND VEGETATION TO BE USED AS SCREENING/ BUFFER.	01/30/23
6.19.6.E.4	LIGHTING REQUIREMENTS	TO INCREASE THE LIGHT MOUNTING HEIGHT TO 40' WITH THE UNDERSTANDING THAT THE SHIELDING AND DIRECTION SHALL BE ADDRESSED AS INDICATED.	01/30/23
2.12.8	CURRENT BOUNDARY AND TOPOGRAPHIC SURVEY	APPROVED USE OF PREVIOUS 2023 SURVEY FOR DESIGN AND PERMITTING.	07/20/26

VICINITY MAP



UTILITIES:

WATER & SEWER	CITY OF OCALA	JOHN LANIER	352-351-6672
TELEPHONE	CENTURYLINK	ROY DOWLESS	352-414-8748
TRANSMISSION	DUKE	ARIC ROGERS	813-309-1245
ELECTRIC	SUMTER ELECTRIC COOPERATIVE, INC.	DONNA HOWAN	352-274-2886
GAS	TECO GAS	BRUCE STOUT	407-420-2678
CABLE TV	CHARTER/SPECTRUM	DWAYNE LEACHMAN	352-861-3206

STANDARD NOTES:

1. REPRODUCTION OF THESE PLANS IS NOT VALID UNLESS SIGNED BY THE ENGINEER IN RESPONSIBLE CHARGE AND SEALED WITH RAISED EMBOSSED SEAL.
2. COPIES OF THESE PLANS AS DESIGNED BY THE PROFESSIONAL ENGINEER HAVE BEEN RETAINED BY THE ENGINEER AND HE WILL NOT BE HELD RESPONSIBLE FOR ANY SUBSEQUENT UNAUTHORIZED CHANGES TO THE REPRODUCIBLE ORIGINAL DOCUMENTS.

STATEMENT OF OWNERSHIP & CERTIFICATION

THIS IS TO HEREBY CERTIFY THAT WE, OUR SUCCESSORS AND ASSIGNS, SHALL PERPETUALLY MAINTAIN THE IMPROVEMENTS AS DESCRIBED IN THE OPERATION AND MAINTENANCE INSTRUCTIONS, AND AS SHOWN ON THESE PLANS.

JARED GOODSPEED, MARION COUNTY FACILITIES MANAGEMENT

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C09 - MAJOR SITE PLAN DETAILS
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C11 - MAJOR SITE PLAN STRIPING LAYOUT

GENERAL STATEMENT:

THE CHARACTER AND INTENDED USE OF THIS DEVELOPMENT SHALL BE TO CONSTRUCT A PAVED TRAINING COURSE, TOGETHER WITH ALL REQUIRED IMPROVEMENTS AS SHOWN HEREON.

PROJECT AREA LEGAL DESCRIPTION:

—PREPARED BY SURVEYOR—

A PARCEL OF LAND LYING IN THE N.E. 1/4 OF THE S.E. 1/4 OF SECTION 18, TOWNSHIP 15 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE THE N.E. CORNER OF THE S.E. 1/4 OF SECTION 18, TOWNSHIP 15 SOUTH, RANGE 21 EAST, THENCE N.89°57'47"W., ALONG THE NORTH BOUNDARY OF THE N.E. 1/4 OF THE S.E. 1/4 OF SAID SECTION 18, A DISTANCE OF 1320.06 FEET TO THE N.W. CORNER OF THE N.E. 1/4 OF THE S.E. 1/4 OF SAID SECTION 18; THENCE DEPARTING SAID NORTH BOUNDARY, S.00°28'18"W., ALONG THE WEST BOUNDARY OF THE N.E. 1/4 OF THE S.E. 1/4 OF SAID SECTION 18, A DISTANCE OF 1320.06 FEET TO A POINT ON THE SOUTH BOUNDARY OF THE N.E. 1/4 OF THE S.E. 1/4 OF SAID SECTION 18; THENCE DEPARTING SAID WEST BOUNDARY, S.89°57'47"E., ALONG SAID SOUTH BOUNDARY, A DISTANCE OF 1320.06 FEET TO THE POINT OF BEGINNING; ALSO BEING THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE N.79°35'35"E., ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 1013.75 FEET; THENCE DEPARTING SAID NORTHERLY RIGHT OF WAY LINE, S.10°13'33"E., A DISTANCE OF 378.08 FEET; THENCE S.20°16'14"W., A DISTANCE OF 41.75 FEET; THENCE S.51°43'33"E., A DISTANCE OF 407.81 FEET TO A POINT ON A 768.00 FOOT RADIUS CURVE, CONCAVE SOUTHEASTERLY, HAVING A CHORD BEARING AND DISTANCE OF S.34°05'14"W. 260.00 FEET; SAID POINT ALSO BEING ON THE WESTERLY RIGHT OF WAY LINE OF S.W. 57TH AVENUE ROAD (100 FEET WIDE); THENCE ALONG SAID WESTERLY RIGHT OF WAY LINE AND THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 21°58'31", AN ARC DISTANCE OF 294.64 FEET; THENCE DEPARTING SAID CURVE AND SAID WESTERLY RIGHT OF WAY LINE, N.89°31'44"W., A DISTANCE OF 1018.83 FEET TO A POINT 30.00 FEET WEST OF, AS MEASURED PERPENDICULAR TO, THE AFOREMENTIONED WEST BOUNDARY OF THE N.E. 1/4 OF THE S.E. 1/4 OF SAID SECTION 18; THENCE N.00°28'18"E., PARALLEL WITH AND 30.00 FEET DISTANT FROM SAID WEST BOUNDARY, A DISTANCE OF 770.45 FEET TO A POINT ON THE AFOREMENTIONED NORTHERLY RIGHT OF WAY LINE OF SEABOARD COASTLINE RAILROAD; THENCE N.79°35'35"E., ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 31.04 FEET TO THE POINT OF BEGINNING.

SAID LANDS CONTAINING 22.85 ACRES, MORE OR LESS.

SITE DATA:

PROJECT NAME	MARTEL PAVED TRAINING COURSE
PROJECT LOCATION	S.W. 57TH AVENUE ROAD
OWNER	MARION COUNTY FACILITIES MANAGEMENT JARED GOODSPEED 601 SE 25TH AVENUE OCALA, FL 34471 352-671-8565
ZONING	B-4 AND G-IG; SUP NO. 20200305SU/20-R-224
FUTURE LAND USE	PUBLIC
LAND USE	GUN RANGE FOR LAW ENFORCEMENT, APPROVED VIA 20030SSU.
PARCEL ACCT. NO.	PORTION OF 23306-001-00
PROJECT AREA	995,191 S.F. = 22.85 ACRES
IMPERVIOUS AREA	0 S.F. = 0% (PRE-DEVELOPMENT) 400,879 S.F. = 40.28% (POST-DEVELOPMENT)

FLOOD ZONE:
THE SURVEYED LANDS DEPICTED HEREON LIE WITHIN FLOOD ZONE "X" - AND AREA OF MINIMAL FLOODING, BASED ON GRAPHIC INTERPRETATION OF THE FLOOD INSURANCE RATE MAP, FOUND IN COMMUNITY PANEL NUMBER 12083C 0515E, EFFECTIVE APRIL 19, 2017.

SPRING PROTECTION ZONE:
THIS SITE LIES WITHIN A SECONDARY SPRING PROTECTION ZONE.

CONCURRENCY DEFERRAL NOTE:

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

SURVEY:

CONTACT: PREDICE LAND SURVEYING, INC.
BELLWETHER PROFESSIONAL PARK
2407 E. 10TH AVENUE, SUITE 102
OCALA, FL 34470
PHONE: (352) 351-0091

NOTE: SEE TOPOGRAPHIC SURVEY BY PREDICE LAND SURVEYING, INC. FOR BEARINGS & DISTANCES, MONUMENTATION, SECTION DATA, DATUM, FENCES, NOTES, AND SURVEYOR'S CERTIFICATION.

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, THAT THE ADJACENT PROPERTIES WILL NOT BE ADVERSELY AFFECTED BY THE STORMWATER RUNOFF FROM THE PROPOSED DEVELOPMENT, THAT THE DRAINAGE FACILITIES INCORPORATED HEREON ARE SUFFICIENT IN SIZE, AND THAT SIGHT DISTANCE AT DRIVEWAYS COMPLY WITH A.A.S.H.T.O. AND THE F.D.O.T. SITE IMPACT HANDBOOK. I FURTHER CERTIFY THAT THIS PLAN MEETS ALL REQUIREMENTS OF THE F.D.E.P. AND S.W.F.W.M.D.

OF KIMLEY-HORN AND ASSOCIATES, INC. DATE:

Kimley»Horn
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1700 SE 17TH STREET, SUITE 200, OCALA, FLORIDA 34471
PHONE: 352 438 3000
WWW.KIMLEY-HORN.COM | REGISTRY NO.35169

LICENSED PROFESSIONAL
THOMAS W. TREDLEY, P.E.
FLORIDA LICENSE NUMBER
96539

KHA PROJECT 042097133
DATE JULY 2026
SCALE AS SHOWN
DESIGNED BY KHS
DRAWN BY KHS
CHECKED BY KHS

MAJOR SITE PLAN COVER

MARTEL PAVED TRAINING COURSE
PREPARED FOR
MARION COUNTY SHERIFF DEPARTMENT
MARION COUNTY FLORIDA

SHEET NUMBER
C01

GENERAL NOTES

1. ALL CONSTRUCTION COVERED BY THESE PLANS SHALL COMPLY WITH THE MATERIAL REQUIREMENTS AND QUALITY CONTROL STANDARDS CONTAINED IN THE MARION COUNTY "LAND DEVELOPMENT CODE" AND "UTILITY MANUAL" AS APPLICABLE.
2. NO CHANGE TO THE WORK AS SHOWN ON THE APPROVED PLANS SHALL BE MADE WITHOUT NOTIFICATION TO AND APPROVAL BY THE OFFICE OF THE COUNTY ENGINEER AND PROJECT ENGINEER.
3. THE CONTRACTOR AND SUBCONTRACTORS SHALL OBTAIN A COPY OF THE FLORIDA DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" (LATEST EDITION) AND BECOME FAMILIAR WITH THE CONTENTS PRIOR TO COMMENCING WORK.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING ALL MATERIAL AND LABOR TO CONSTRUCT THE FACILITY AS SHOWN AND DESCRIBED IN THE CONSTRUCTION DOCUMENTS IN ACCORDANCE WITH THE APPROPRIATE APPROVING AUTHORITIES, SPECIFICATIONS AND REQUIREMENTS. CONTRACTOR SHALL CLEAR AND GRUB ALL AREAS UNLESS OTHERWISE INDICATED, REMOVING TREES, STUMPS, ROOTS, MUCK, EXISTING PAVEMENT AND ALL OTHER DELETERIOUS MATERIAL.
5. EXISTING UTILITIES SHOWN ARE LOCATED ACCORDING TO THE INFORMATION AVAILABLE TO THE ENGINEER AT THE TIME OF THE TOPOGRAPHIC SURVEY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR THE ENGINEER. GUARANTEE IS NOT MADE THAT ALL EXISTING UNDERGROUND UTILITIES ARE SHOWN OR THAT THE LOCATION OF THOSE SHOWN ARE ENTIRELY ACCURATE. FINDING THE ACTUAL LOCATION OF ANY EXISTING UTILITIES IS THE CONTRACTOR'S RESPONSIBILITY AND SHALL BE DONE BEFORE HE COMMENCES ANY WORK IN THE VICINITY. FURTHERMORE, THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES DUE TO THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. THE OWNER OR ENGINEER WILL ASSUME NO LIABILITY FOR ANY DAMAGES SUSTAINED OR COST INCURRED BECAUSE OF THE OPERATIONS IN THE VICINITY OF EXISTING UTILITIES OR STRUCTURES, NOR FOR TEMPORARY BRACING AND SHORING OF SAME. IF IT IS NECESSARY TO SHORE, BRACE, SWING OR RELOCATE A UTILITY, THE UTILITY COMPANY OR DEPARTMENT AFFECTED SHALL BE CONTACTED AND THEIR PERMISSION OBTAINED REGARDING THE METHOD TO USE FOR SUCH WORK.
6. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES WHICH MAY HAVE BURIED OR AERIAL UTILITIES WITHIN OR NEAR THE CONSTRUCTION AREA BEFORE COMMENCING WORK. THE CONTRACTOR SHALL PROVIDE 48 HOURS MINIMUM NOTICE TO ALL UTILITY COMPANIES PRIOR TO BEGINNING CONSTRUCTION. A LIST OF THE UTILITY COMPANIES WHICH THE CONTRACTOR MUST CALL BEFORE COMMENCING WORK IS PROVIDED ON THE COVER SHEET OF THESE CONSTRUCTION PLANS. THIS LIST SERVES AS A GUIDE ONLY AND IS NOT INTENDED TO LIMIT THE UTILITY COMPANIES WHICH THE CONTRACTOR MAY WISH TO NOTIFY.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED CONSTRUCTION PERMITS AND BONDS IF REQUIRED PRIOR TO CONSTRUCTION.
8. THE CONTRACTOR SHALL HAVE AVAILABLE AT THE JOB SITE AT ALL TIMES ONE COPY OF THE CONSTRUCTION DOCUMENTS INCLUDING PLANS, SPECIFICATIONS, AND SPECIAL CONDITIONS AND COPIES OF ANY REQUIRED CONSTRUCTION PERMITS.
9. ANY DISCREPANCIES ON THE DRAWINGS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER AND ENGINEER BEFORE COMMENCING WORK. NO FIELD CHANGES OR DEVIATIONS FROM DESIGN ARE TO BE MADE WITHOUT PRIOR APPROVAL OF THE OWNER AND NOTIFICATION TO THE ENGINEER.
10. ALL COPIES OF COMPACTION, CONCRETE AND OTHER REQUIRED TEST RESULTS ARE TO BE SENT TO THE OWNER AND DESIGN ENGINEER OF RECORD DIRECTLY FROM THE TESTING AGENCY.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SUBMITTING TO THE ENGINEER A CERTIFIED RECORD SURVEY SIGNED AND SEALED BY A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF FLORIDA DEPICTING THE ACTUAL FIELD LOCATION OF ALL CONSTRUCTED IMPROVEMENTS THAT ARE REQUIRED BY THE JURISDICTIONAL AGENCIES FOR THE CERTIFICATION PROCESS. ALL SURVEY COSTS WILL BE THE CONTRACTORS RESPONSIBILITY.
12. THE PRESENCE OF GROUNDWATER SHOULD BE ANTICIPATED ON THIS PROJECT. CONTRACTOR'S BID SHALL INCLUDE CONSIDERATION FOR ADDRESSING THIS ISSUE.
13. ANY WELLS DISCOVERED ON SITE THAT WILL HAVE NO USE MUST BE PROPERLY ABANDONED BY A LICENSED WELL DRILLING CONTRACTOR IN A MANNER APPROVED BY ALL JURISDICTIONAL AGENCIES. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ANY WELL ABANDONMENT PERMITS REQUIRED.
14. ANY WELL DISCOVERED DURING EARTH MOVING OR EXCAVATION SHALL BE REPORTED TO THE APPROPRIATE JURISDICTIONAL AGENCIES WITHIN 24 HOURS AFTER DISCOVERY IS MADE.
15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THAT THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS DO NOT CONFLICT WITH ANY KNOWN EXISTING OR OTHER PROPOSED IMPROVEMENTS. IF ANY CONFLICTS ARE DISCOVERED, THE CONTRACTOR SHALL NOTIFY THE OWNER PRIOR TO INSTALLATION OF ANY PORTION OF THE SITE WORK THAT WOULD BE AFFECTED. FAILURE TO NOTIFY OWNER OF AN IDENTIFIABLE CONFLICT PRIOR TO PROCEEDING WITH INSTALLATION RELIEVES OWNER OF ANY OBLIGATION TO PAY FOR A RELATED CHANGE ORDER.
16. ALL SIGN POSTS TO BE U-CHANNEL GALVANIZED STEEL 2lbs/L.F. BREAKAWAY POSTS.
17. ALL UTILITIES UNDER EXISTING OR PROPOSED PAVEMENT SHALL BE SLEEVED IN ACCORDANCE WITH SECTION B.2.6.a OF THE MARION COUNTY LDC.
18. ALL LIGHTING SHALL BE SHIELDED TO NOT CAST GLARE ONTO ADJACENT PROPERTY.
19. BUILDING SHALL COMPLY WITH THE IN BUILDING PUBLIC SAFETY MINIMUM RADIO SIGNAL STRENGTH REQUIREMENTS. THE LOCATION WILL NEED TO HIRE AN INDEPENDENT FIRM TO TEST THE STRENGTH OF THE SIGNAL AND IF DEEMED NECESSARY, ADD EQUIPMENT WHICH ALLOWS THE BUILDING TO MEET THE MINIMUM POLICIES. THE BUILDING MUST HAVE A PASSING RADIO TEST PRIOR TO CALLING FOR THE FINAL FIRE INSPECTION OF THE BUILDING. ANY INSTALLATION OF EQUIPMENT MUST BE DONE UNDER A PERMIT AND BE APPROVED BY THE OFFICE OF THE FIRE MARSHALL.
20. UPON COMPLETION OF THE LANDSCAPE INSTALLATION, THE CONTRACTOR SHALL REQUEST AN INSPECTION BY THE DESIGN PROFESSIONAL. A LANDSCAPE AND IRRIGATION AS-BUILT CERTIFICATION SHALL BE SIGNED AND SEALED BY THE DESIGN PROFESSIONAL AND SUBMITTED TO THE COUNTY LANDSCAPE ARCHITECT PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
21. THE CONTRACTOR SHALL OBTAIN AND PROVIDE A COPY OF THE N.P.D.E.S. PERMIT OR N.O.I. TO MARION COUNTY.

PAVING, GRADING AND DRAINAGE NOTES

1. ALL PAVING, CONSTRUCTION, MATERIALS, AND WORKMANSHIP WITHIN COUNTY'S RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH LOCAL OR COUNTY SPECIFICATIONS AND STANDARDS (LATEST EDITION) OR FDOT SPECIFICATIONS AND STANDARDS (LATEST EDITION) IF NOT COVERED BY LOCAL OR COUNTY REGULATIONS.
2. ALL FINAL PAVEMENT MARKINGS WITHIN THE STATE AND BY-PASS RIGHT-OF-WAY SHALL BE THERMOPLASTIC. STOP BARS, TRAFFIC ARROWS, LANE STRIPING, AND CROSS WALK STRIPING SHALL BE THERMOPLASTIC. ALL OTHER PAVEMENT MARKINGS ON-SITE SHALL BE PAINT.
3. STOP BARS SHALL BE TWENTY-FOUR INCHES (24") WIDE AND LANE WIDTH.
4. BOTTOM EDGE OF ANY INSTALLED SIGNS SHALL HAVE 7' CLEARANCE TO FINISH GRADE UNLESS OTHERWISE NOTED.
5. ALL UNPAVED AREAS IN EXISTING RIGHTS-OF-WAY DISTURBED BY CONSTRUCTION SHALL BE REGRADED AND SODDED.
6. TRAFFIC CONTROL ON ALL FDOT, LOCAL AND COUNTY RIGHTS-OF-WAY SHALL MEET THE REQUIREMENTS OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (U.S. DOT/FHWA) AND THE REQUIREMENTS OF THE STATE AND ANY LOCAL AGENCY HAVING JURISDICTION. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.
7. THE CONTRACTOR SHALL GRADE THE SITE TO THE ELEVATIONS INDICATED AND SHALL REGRADE WASHOUTS WHERE THEY OCCUR AFTER EVERY RAINFALL UNTIL A GRASS STAND IS WELL ESTABLISHED OR ADEQUATE STABILIZATION OCCURS.
8. ALL DRAINAGE FACILITIES AND STORM STRUCTURES MUST BE BUILT PRIOR TO CONSTRUCTION OF ANY IMPERVIOUS SURFACES.
9. ALL AREAS INDICATED AS PAVEMENT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE TYPICAL PAVEMENT SECTIONS AS INDICATED ON THE DRAWINGS.
10. WHERE EXISTING PAVEMENT IS INDICATED TO BE REMOVED AND REPLACED, THE CONTRACTOR SHALL SAW CUT A MINIMUM 2" DEEP FOR A SMOOTH AND STRAIGHT JOINT AND REPLACE THE PAVEMENT WITH THE SAME TYPE AND DEPTH OF MATERIAL AS EXISTING OR AS INDICATED.
11. WHERE NEW PAVEMENT MEETS THE EXISTING PAVEMENT, THE CONTRACTOR SHALL SAW CUT THE EXISTING PAVEMENT A MINIMUM 2" DEEP FOR A SMOOTH AND STRAIGHT JOINT AND MATCH THE EXISTING PAVEMENT ELEVATION WITH THE PROPOSED PAVEMENT UNLESS OTHERWISE INDICATED.
12. THE CONTRACTOR SHALL INSTALL FILTER FABRIC OVER ALL DRAINAGE STRUCTURES FOR THE DURATION OF CONSTRUCTION AND UNTIL ACCEPTANCE OF THE PROJECT BY THE OWNER. ALL DRAINAGE STRUCTURES SHALL BE CLEANED OF DEBRIS AS REQUIRED DURING AND AT THE END OF CONSTRUCTION TO PROVIDE POSITIVE DRAINAGE FLOWS.
13. IF DEWATERING IS REQUIRED, THE CONTRACTOR SHALL OBTAIN ANY APPLICABLE REQUIRED PERMITS. THE CONTRACTOR IS TO COORDINATE WITH THE OWNER AND THE DESIGN ENGINEER PRIOR TO ANY EXCAVATION.
14. STRIP TOPSOIL AND ORGANIC MATTER FROM ALL AREAS OF THE SITE AS REQUIRED. IN SOME CASES TOPSOIL MAY BE STOCKPILED ON SITE FOR PLACEMENT WITHIN LANDSCAPED AREAS BUT ONLY AS DIRECTED BY THE OWNER.
15. FIELD DENSITY TESTS SHALL BE TAKEN AT INTERVALS IN ACCORDANCE WITH THE LOCAL JURISDICTIONAL AGENCY OR TO FDOT STANDARDS, IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.
16. ALL SLOPES AND AREAS DISTURBED BY CONSTRUCTION SHALL BE GRADED AS PER PLANS. THE AREAS SHALL THEN BE SODDED OR SEEDED AS SPECIFIED IN THE PLANS, FERTILIZED, MULCHED, WATERED AND MAINTAINED UNTIL HARDY GRASS GROWTH IS ESTABLISHED IN ALL AREAS. ANY AREAS DISTURBED FOR ANY REASON PRIOR TO FINAL ACCEPTANCE OF THE JOB SHALL BE CORRECTED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER. ALL EARTHEN AREAS WILL BE SODDED OR SEEDED AND MULCHED AS SHOWN ON THE LANDSCAPING PLAN.
17. ALL CUT OR FILL SLOPES SHALL BE 4 (HORIZONTAL) :1 (VERTICAL) OR FLATTER UNLESS OTHERWISE SHOWN.
18. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTROL OF DUST AND DIRT RISING AND SCATTERING IN THE AIR DURING CONSTRUCTION AND SHALL PROVIDE WATER SPRINKLING OR OTHER SUITABLE METHODS OF CONTROL. THE CONTRACTOR SHALL COMPLY WITH ALL GOVERNING REGULATIONS PERTAINING TO ENVIRONMENTAL PROTECTION.
19. THE CONTRACTOR SHALL TAKE ALL REQUIRED MEASURES TO CONTROL TURBIDITY, INCLUDING BUT NOT LIMITED TO THE INSTALLATION OF TURBIDITY BARRIERS AT ALL LOCATIONS WHERE THE POSSIBILITY OF TRANSFERRING SUSPENDED SOLIDS INTO THE RECEIVING WATER BODY EXISTS DUE TO THE PROPOSED WORK. TURBIDITY BARRIERS MUST BE MAINTAINED IN EFFECTIVE CONDITION AT ALL LOCATIONS UNTIL CONSTRUCTION IS COMPLETED AND DISTURBED SOIL AREAS ARE STABILIZED. THEREAFTER, THE CONTRACTOR MUST REMOVE THE BARRIERS. AT NO TIME SHALL THERE BE ANY OFF-SITE DISCHARGE WHICH VIOLATES THE WATER QUALITY STANDARDS IN CHAPTER 17-302, FLORIDA ADMINISTRATIVE CODE.
20. SOD, WHERE CALLED FOR, MUST BE INSTALLED AND MAINTAINED ON EXPOSED SLOPES WITHIN 48 HOURS OF COMPLETING FINAL GRADING, AND AT ANY OTHER TIME AS NECESSARY, TO PREVENT EROSION, SEDIMENTATION OR TURBID DISCHARGES.
21. THE CONTRACTOR MUST REVIEW AND MAINTAIN A COPY OF THE ENVIRONMENTAL RESOURCE PERMIT COMPLETE WITH ALL CONDITIONS, ATTACHMENTS, EXHIBITS, AND PERMIT MODIFICATIONS IN GOOD CONDITION AT THE CONSTRUCTION SITE. THE COMPLETE PERMIT MUST BE AVAILABLE FOR REVIEW UPON REQUEST BY WATER MANAGEMENT DISTRICT REPRESENTATIVES.
22. THE CONTRACTOR SHALL ENSURE THAT ISLAND PLANTING AREAS AND OTHER PLANTING AREAS ARE NOT COMPACTED AND DO NOT CONTAIN ROAD BASE MATERIALS. THE CONTRACTOR SHALL ALSO EXCAVATE AND REMOVE ALL UNDESIRABLE MATERIAL FROM ALL AREAS ON THE SITE TO BE PLANTED AND PROPERLY DISPOSED OF IN A LEGAL MANNER.
23. THE CONTRACTOR SHALL INSTALL ALL UNDERGROUND STORM WATER PIPING PER MANUFACTURER'S RECOMMENDATIONS.

WATER AND SEWER UTILITY NOTES

1. THE CONTRACTOR SHALL CONSTRUCT GRAVITY SEWER LATERALS, MANHOLES, GRAVITY SEWER LINES AND DOMESTIC WATER AND FIRE PROTECTION SYSTEM AS SHOWN ON THESE PLANS. THE CONTRACTOR SHALL FURNISH ALL NECESSARY MATERIALS, EQUIPMENT, MACHINERY, TOOLS, MEANS OF TRANSPORTATION AND LABOR NECESSARY TO COMPLETE THE WORK IN FULL AND COMPLETE ACCORDANCE WITH THE SHOWN, DESCRIBED AND REASONABLY INTENDED REQUIREMENTS OF THE CONTRACT DOCUMENTS AND JURISDICTIONAL AGENCY REQUIREMENTS. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.
2. THE CONTRACTOR SHALL RESTORE ALL DISTURBED VEGETATION IN KIND, UNLESS SHOWN OTHERWISE.
3. DEFLECTION OF PIPE JOINTS AND CURVATURE OF PIPE SHALL NOT EXCEED THE MANUFACTURER'S SPECIFICATIONS. SECURELY CLOSE ALL OPEN ENDS OF PIPE AND FITTINGS WITH A WATERTIGHT PLUG WHEN WORK IS NOT IN PROGRESS. THE INTERIOR OF ALL PIPES SHALL BE CLEAN AND JOINT SURFACES WIPED CLEAN AND DRY AFTER THE PIPE HAS BEEN LOWERED INTO THE TRENCH. VALVES SHALL BE PLUMB AND LOCATED ACCORDING TO THE PLANS.
4. ALL PHASES OF INSTALLATION, INCLUDING UNLOADING, TRENCHING, LAYING AND BACK FILLING, SHALL BE DONE IN A FIRST CLASS WORKMANLIKE MANNER. ALL PIPE AND FITTINGS SHALL BE CAREFULLY STORED FOLLOWING MANUFACTURER'S RECOMMENDATIONS. CARE SHALL BE TAKEN TO AVOID DAMAGE TO THE COATING OR LINING IN ANY DI. PIPE FITTINGS. ANY PIPE OR FITTING WHICH IS DAMAGED OR WHICH HAS FLAWS OR IMPERFECTIONS WHICH, IN THE OPINION OF THE ENGINEER OR OWNER, RENDERS IT UNFIT FOR USE, SHALL NOT BE USED. ANY PIPE NOT SATISFACTORY FOR USE SHALL BE CLEARLY MARKED AND IMMEDIATELY REMOVED FROM THE JOB SITE, AND SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
5. WATER FOR FIRE FIGHTING SHALL BE AVAILABLE FOR USE PRIOR TO COMBUSTIBLES BEING BROUGHT ON SITE.
6. ALL UTILITY AND STORM DRAIN TRENCHES LOCATED UNDER AREAS TO RECEIVE PAVING SHALL BE COMPLETELY BACK FILLED IN ACCORDANCE WITH THE GOVERNING JURISDICTIONAL AGENCY'S SPECIFICATIONS. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.
7. UNDERGROUND LINES SHALL BE SURVEYED BY A PROFESSIONAL LAND SURVEYOR BEFORE BACK FILLING.
8. CONTRACTOR SHALL PERFORM, AT HIS OWN EXPENSE, ANY AND ALL TESTS REQUIRED BY THE SPECIFICATIONS AND/OR ANY AGENCY HAVING JURISDICTION. THESE TESTS MAY INCLUDE, BUT MAY NOT BE LIMITED TO, INFILTRATION AND EXFILTRATION, TELEVISION INSPECTION AND A MANDREL TEST ON GRAVITY SEWER. A COPY OF THE TEST RESULTS SHALL BE PROVIDED TO THE UTILITY PROVIDER, OWNER AND JURISDICTIONAL AGENCY AS REQUIRED.
9. MARION COUNTY WILL OWN AND MAINTAIN THE WATER AND SEWER MAINS. DAMAGES TO THE HARDSCAPE, LANDSCAPE, OR RESTORATION WILL BE THE SOLE RESPONSIBILITY OF THE OWNER IN THE EVENT OF ANY MAIN REPAIR.

MAINTENANCE

ALL MEASURES STATED ON THE EROSION AND SEDIMENT CONTROL PLAN, AND IN THE STORM WATER POLLUTION PREVENTION PLAN, SHALL BE MAINTAINED IN FULLY FUNCTIONAL CONDITION UNTIL NO LONGER REQUIRED FOR A COMPLETED PHASE OF WORK OR FINAL STABILIZATION OF THE SITE. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE CHECKED BY A QUALIFIED INDIVIDUAL AT LEAST ONCE EVERY SEVEN CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A 0.5" RAINFALL EVENT, AND CLEANED AND REPAIRED IN ACCORDANCE WITH THE FOLLOWING.

1. INLET PROTECTION DEVICES AND BARRIERS SHALL BE REPAIRED OR REPLACED IF THEY SHOW SIGNS OF UNDERMINING, OR DETERIORATION.
2. ALL SEEDED AREAS SHALL BE CHECKED REGULARLY TO SEE THAT A GOOD STAND IS MAINTAINED. AREAS SHOULD BE FERTILIZED, WATERED AND RESEEDED AS NEEDED. FOR MAINTENANCE REQUIREMENTS REFER TO SECTION 981 OF THE STANDARD SPECIFICATIONS.
3. SILT FENCES SHALL BE REPAIRED TO THEIR ORIGINAL CONDITIONS IF DAMAGED. SEDIMENT SHALL BE REMOVED FROM THE SILT FENCES WHEN IT REACHES ONE-HALF THE HEIGHT OF THE SILT FENCE.
4. THE CONSTRUCTION ENTRANCES SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE CONSTRUCTION ENTRANCES AS CONDITIONS DEMAND.
5. THE TEMPORARY PARKING AND STORAGE AREA SHALL BE KEPT IN GOOD CONDITION (SUITABLE FOR PARKING AND STORAGE). THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE TEMPORARY PARKING AS CONDITIONS DEMAND.
6. OUTLET STRUCTURES IN THE SEDIMENTATION BASINS SHALL BE MAINTAINED IN OPERATIONAL CONDITIONS AT ALL TIMES. SEDIMENT SHALL BE REMOVED FROM SEDIMENT BASINS OR TRAPS WHEN THE DESIGN CAPACITY HAS BEEN REDUCED BY 55 CUBIC YARDS / ACRE.
7. ALL MAINTENANCE OPERATIONS SHALL BE DONE IN A TIMELY MANNER BUT IN NO CASE LATER THAN 2 CALENDAR DAYS FOLLOWING THE INSPECTION.

DEMOLITION NOTES

1. ALL MATERIAL REMOVED FROM THIS SITE BY THE CONTRACTOR SHALL BE DISPOSED OF BY THE CONTRACTOR IN A LEGAL MANNER.
2. REFER TO THE TOPOGRAPHIC SURVEY FOR ADDITIONAL DETAILS OF EXISTING STRUCTURES, ETC., LOCATED WITHIN THE PROJECT SITE. UNLESS OTHERWISE NOTED, ALL EXISTING BUILDINGS, STRUCTURES, SLABS, CONCRETE, ASPHALT, DEBRIS PILES, SIGNS, AND ALL APPURTENANCES ARE TO BE REMOVED FROM THE SITE BY THE CONTRACTOR AND PROPERLY DISPOSED OF IN A LEGAL MANNER AS PART OF THIS CONTRACT. SOME ITEMS TO BE REMOVED MAY NOT BE DEPICTED ON THE TOPOGRAPHIC SURVEY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VISIT THE SITE AND DETERMINE THE FULL EXTENT OF ITEMS TO BE REMOVED. IF ANY ITEMS ARE IN QUESTION, THE CONTRACTOR SHALL CONTACT THE OWNER PRIOR TO REMOVAL OF SAID ITEMS.
3. THE CONTRACTOR SHALL REFER TO THE DEMOLITION PLAN FOR DEMOLITION/PRESERVATION OF EXISTING TREES. ALL TREES NOT SPECIFICALLY SHOWN TO BE PRESERVED OR RELOCATED SHALL BE REMOVED AS A PART OF THIS CONTRACT. TREE PROTECTION FENCING SHALL BE INSTALLED PRIOR TO ANY DEMOLITION.

Plan Revisions

Development Review Committee
Marion County, Florida

Plan #: 30013
Approval Date: 8/14/2023
Expiration Date: 8/14/2026

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No.	REVISIONS	DATE	BY
A	ISSUED FOR CONSTRUCTION	8/14/2023	KHH

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WWW.KIMLEY-HORN.COM REGISTRY NO.35169

LICENSED PROFESSIONAL
THOMAS W. TREDER, P.E.
FLORIDA LICENSE NUMBER
56533

KHA PROJECT 040091133
DATE JULY 2023
SCALE AS SHOWN
DESIGNED BY KHH
DRAWN BY KHH
CHECKED BY KHH

MAJOR SITE PLAN GENERAL NOTES

MARTEL PAVED TRAINING COURSE

PREPARED FOR
MARION COUNTY SHERIFF DEPARTMENT
MARION COUNTY FLORIDA

SHEET NUMBER
C02

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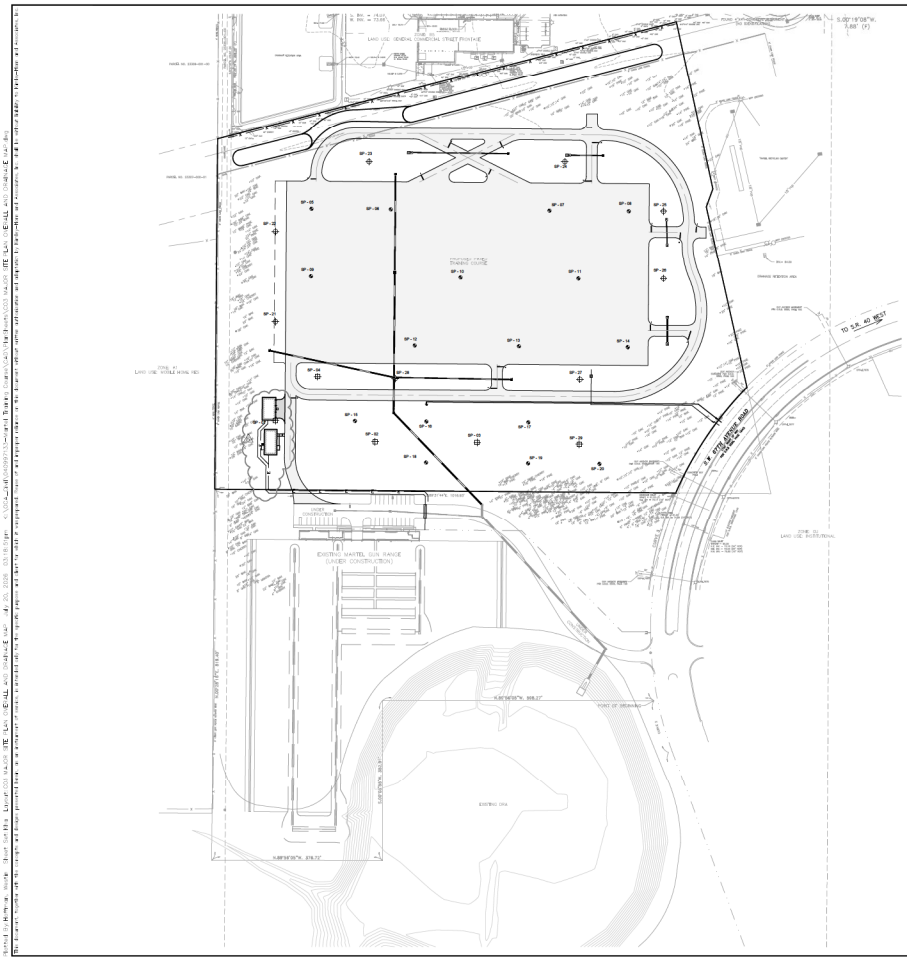

SOIL TEST RESULTS:

TESTED BY: GEO-TECH INC.
TEST DATE: JUNE 2, 2022

TEST HOLE SP-01 (GROUND EL = 84.63)
0' – 6.0' BROWN FINE SAND (SP)
6.0' – 20.0' YELLOWISH BROWN CLAYEY SAND (SC)
GROUND WATER DEPTH: NOT FOUND
(SP) UNIFIED SOIL CLASSIFICATION SYMBOL AS DETERMINED BY VISUAL REVIEW

TEST HOLE SP-02 (GROUND EL = ?)
0' – 20.0' BROWN FINE SAND (SP)
GROUND WATER DEPTH: NOT FOUND
(SP) UNIFIED SOIL CLASSIFICATION SYMBOL AS DETERMINED BY VISUAL REVIEW

TEST HOLE SP-03 (GROUND EL = 87.64)
0.0' – 10.0' BROWN FINE SAND (SP)
10.0' – 20.0' YELLOWISH BROWN AND GREY CLAYEY SAND (SC)
GROUND WATER DEPTH: NOT FOUND
(SP) UNIFIED SOIL CLASSIFICATION SYMBOL AS DETERMINED BY VISUAL REVIEW

TEST HOLE SP-04 (GROUND EL = 83.33)
0' – 8.0' BROWN FINE SAND (SP)
8.0' – 20.0' YELLOWISH BROWN AND GREY CLAYEY SAND (SC)
GROUND WATER DEPTH: NOT FOUND
(SP) UNIFIED SOIL CLASSIFICATION SYMBOL AS DETERMINED BY VISUAL REVIEW

TEST HOLE SP-05 (GROUND EL = 87.86)
0' – 6.0' BROWN FINE SAND (A-3)
GROUND WATER DEPTH: NOT FOUND
(A-3) AASHTO SOIL CLASSIFICATION SYSTEM

TEST HOLE SP-06 (GROUND EL = 81.53)
0' – 6.0' BROWN FINE SAND (A-3)
GROUND WATER DEPTH: NOT FOUND
(A-3) AASHTO SOIL CLASSIFICATION SYSTEM

TEST HOLE SP-07 (GROUND EL = 85.73)
0' – 6.0' BROWN FINE SAND (A-3)
GROUND WATER DEPTH: NOT FOUND
(A-3) AASHTO SOIL CLASSIFICATION SYSTEM

TEST HOLE SP-08 (GROUND EL = 88.22)
0' – 6.0' BROWN FINE SAND (A-3)
GROUND WATER DEPTH: NOT FOUND
(A-3) AASHTO SOIL CLASSIFICATION SYSTEM

TEST HOLE SP-09 (GROUND EL = 83.07)
0' – 6.0' BROWN FINE SAND (A-3)
GROUND WATER DEPTH: NOT FOUND
(A-3) AASHTO SOIL CLASSIFICATION SYSTEM

TEST HOLE SP-10 (GROUND EL = 84.80)
0' – 6.0' BROWN FINE SAND (A-3)
GROUND WATER DEPTH: NOT FOUND
(A-3) AASHTO SOIL CLASSIFICATION SYSTEM

TEST HOLE SP-11 (GROUND EL = 85.85)
0' – 6.0' BROWN FINE SAND (A-3)
GROUND WATER DEPTH: NOT FOUND
(A-3) AASHTO SOIL CLASSIFICATION SYSTEM

TEST HOLE SP-12 (GROUND EL = 84.42)
0' – 6.0' BROWN FINE SAND (A-3)
GROUND WATER DEPTH: NOT FOUND
(A-3) AASHTO SOIL CLASSIFICATION SYSTEM

TEST HOLE SP-13 (GROUND EL = 86.02)
0' – 6.0' BROWN FINE SAND (A-3)
GROUND WATER DEPTH: NOT FOUND
(A-3) AASHTO SOIL CLASSIFICATION SYSTEM

TEST HOLE SP-14 (GROUND EL = 86.75)
0' – 6.0' BROWN FINE SAND (SP)
GROUND WATER DEPTH: NOT FOUND
(A-3) AASHTO SOIL CLASSIFICATION SYSTEM

TEST HOLE SP-15 (GROUND EL = ?)
0' – 6.0' BROWN FINE SAND (SP)
GROUND WATER DEPTH: NOT FOUND
(A-3) AASHTO SOIL CLASSIFICATION SYSTEM

TEST HOLE SP-16 (GROUND EL = 85.30)
0' – 6.0' BROWN FINE SAND (SP)
GROUND WATER DEPTH: NOT FOUND
(A-3) AASHTO SOIL CLASSIFICATION SYSTEM

TEST HOLE SP-17 (GROUND EL = 87.64)
0' – 6.0' BROWN FINE SAND (SP)
GROUND WATER DEPTH: NOT FOUND
(A-3) AASHTO SOIL CLASSIFICATION SYSTEM

TEST HOLE SP-18 (GROUND EL = 87.63)
0' – 6.0' BROWN FINE SAND (SP)
GROUND WATER DEPTH: NOT FOUND
(A-3) AASHTO SOIL CLASSIFICATION SYSTEM

TEST HOLE SP-19 (GROUND EL = 88.56)
0' – 6.0' BROWN FINE SAND (SP)
GROUND WATER DEPTH: NOT FOUND
(A-3) AASHTO SOIL CLASSIFICATION SYSTEM

TEST HOLE SP-20 (GROUND EL = 87.54)
0' – 6.0' BROWN FINE SAND (SP)
GROUND WATER DEPTH: NOT FOUND
(A-3) AASHTO SOIL CLASSIFICATION SYSTEM

SOIL TEST RESULTS (CONT.):

TEST HOLE SP-21 (GROUND EL = 81.96)
0' – 12.0' BROWN FINE SAND (SP)
GROUND WATER DEPTH: NOT FOUND
(A-3) AASHTO SOIL CLASSIFICATION SYSTEM
FIELD HORIZONTAL PERMEABILITY AT APPROX. 4.0 FEET = 33.6 FEET/DAY
FIELD VERTICAL PERMEABILITY AT APPROX. 4.0 FEET = 33.7 FEET/DAY
ESHWTL AND CONFINING LAYER GREATER THAN DEPTH DRILLED

TEST HOLE SP-22 (GROUND EL = 81.32)
0' – 12.0' BROWN FINE SAND (SP)
GROUND WATER DEPTH: NOT FOUND
(A-3) AASHTO SOIL CLASSIFICATION SYSTEM
FIELD HORIZONTAL PERMEABILITY AT APPROX. 4.0 FEET = 32.1 FEET/DAY
FIELD VERTICAL PERMEABILITY AT APPROX. 4.0 FEET = 33.4 FEET/DAY
ESHWTL AT APPROX. 1.0 FEET
CONFINING LAYER GREATER THAN DEPTH DRILLED

TEST HOLE SP-23 (GROUND EL = 81.87)
0' – 11.0' BROWN FINE SAND (SP)
11.0' – 13.0' YELLOWISH BROWN CLAYEY SAND (SC)
GROUND WATER DEPTH: NOT FOUND
(A-3) AASHTO SOIL CLASSIFICATION SYSTEM
FIELD HORIZONTAL PERMEABILITY AT APPROX. 4.0 FEET = 33.0 FEET/DAY
FIELD VERTICAL PERMEABILITY AT APPROX. 4.0 FEET = 33.2 FEET/DAY
ESHWTL AND CONFINING LAYER GREATER THAN DEPTH DRILLED

TEST HOLE SP-24 (GROUND EL = 85.43)
0' – 12.0' BROWN FINE SAND (SP)
GROUND WATER DEPTH: NOT FOUND
(A-3) AASHTO SOIL CLASSIFICATION SYSTEM
ESHWTL AND CONFINING LAYER GREATER THAN DEPTH DRILLED

TEST HOLE SP-25 (GROUND EL = 88.92)
0' – 11.0' BROWN FINE SAND (SP)
11.0' – 13.0' YELLOWISH BROWN CLAYEY SAND (SC)
GROUND WATER DEPTH: NOT FOUND
(A-3) AASHTO SOIL CLASSIFICATION SYSTEM
ESHWTL AND CONFINING LAYER GREATER THAN DEPTH DRILLED

TEST HOLE SP-26 (GROUND EL = 89.95)
0' – 6.0' BROWN FINE SAND (SP)
6.0' – 7.5' YELLOWISH BROWN SILTY SAND (SM)
7.5' – 12.0' YELLOWISH BROWN AND GREY CLAYEY SAND (SC)
GROUND WATER DEPTH: NOT FOUND
(A-3) AASHTO SOIL CLASSIFICATION SYSTEM
ESHWTL AT APPROX. 7.5 FEET
CONFINING LAYER GREATER THAN DEPTH DRILLED

TEST HOLE SP-27 (GROUND EL = 87.18)
0' – 12.0' BROWN FINE SAND (SP)
GROUND WATER DEPTH: NOT FOUND
(A-3) AASHTO SOIL CLASSIFICATION SYSTEM
ESHWTL AND CONFINING LAYER GREATER THAN DEPTH DRILLED

TEST HOLE SP-28 (GROUND EL = 83.97)
0' – 9.0' BROWN FINE SAND (SP)
9.0' – 12.0' YELLOWISH BROWN CLAYEY SAND (SC)
GROUND WATER DEPTH: NOT FOUND
(A-3) AASHTO SOIL CLASSIFICATION SYSTEM
FIELD HORIZONTAL PERMEABILITY AT APPROX. 4.0 FEET = 32.3 FEET/DAY
FIELD VERTICAL PERMEABILITY AT APPROX. 4.0 FEET = 31.6 FEET/DAY
ESHWTL AND CONFINING LAYER GREATER THAN DEPTH DRILLED

TEST HOLE SP-29 (GROUND EL = 87.93)
0' – 6.0' BROWN FINE SAND (SP)
6.0' – 20.0' YELLOWISH BROWN CLAYEY SAND (SC)
GROUND WATER DEPTH: NOT FOUND
(SP) UNIFIED SOIL CLASSIFICATION SYMBOL AS DETERMINED BY VISUAL REVIEW

Plan Revisions

Development Review Committee
Marion County, Florida

Plan #: 30013
Approval Date: 8/14/2023
Expiration Date: 8/14/2026

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No.	REVISIONS	DATE	BY
A1	MAJOR SITE PLAN REVISION	04/17/2026	RBR
A2	ISSUED FOR CONSTRUCTION	05/18/2026	RBR
A3	MCSO COMMENTS	07/09/2026	RBR

Kimley»Horn
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PHONE: 352-438-3000
WWW.KIMLEY-HORN.COM REGISTRY NO.35169

LICENSED PROFESSIONAL
THOMAS W. THEOBLE, P.E.
FLORIDA LICENSE NUMBER
96533

KHA PROJECT 040091133
JULY 2026
SCALE AS SHOWN
DESIGNED BY KHA
DRAWN BY KHA
CHECKED BY KHA

MAJOR SITE PLAN OVERALL AND DRAINAGE MAP

MARTEL PAVED TRAINING COURSE
PREPARED FOR
MARION COUNTY SHERIFF DEPARTMENT
MARION COUNTY FLORIDA

SHEET NUMBER
C03

Plan Revisions
Development Review Committee
Marion County, Florida
Plan #: 30013
Approval Date: 8/14/2023
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NORTH
GRAPHIC SCALE IN FEET
0 50 100 200
PROJECT LIMITS
PROJECT LIMITS
TO S.R. 40 (EST.)
EXISTING MARTEL GUN RANGE (UNDER CONSTRUCTION)
DEMOLITION NOTES:
ALL NOTES LISTED BELOW SHALL BE PERFORMED BY THE SITE CONTRACTOR, UNLESS STATED OTHERWISE.
D-1 REMOVE TREES INDICATED WITH AN "X". ALL OTHER TREES TO BE SAVED. INSTALL EITHER 2"x4" WOODEN FENCE OR ORANGE CONSTRUCTION BARRIER FENCE AROUND TREES TO BE SAVED AS SHOWN. SEE DETAIL SHEET C10.
D-2 COORDINATE WITH SCS ENGINEERS ON ABANDONMENT AND/OR REMOVAL AND RELOCATION OF THE EXISTING MONITORING WELL.
D-3 RELOCATE EXISTING 6' CHAIN LINK FENCE TO THE NORTHERN PROPERTY LINE.
D-4 REMOVE "DEBRIS STOCKPILE".
D-5 SAWCUT AND REMOVE 12' X 30' ASPHALT SECTION SHOWN
NO. REVISIONS BY DATE
A ISSUED FOR CONSTRUCTION KH 8/14/2023
A MCSO COMMENTS KH 7/19/2023
A MCSO COMMENTS KH 6/7/2023
Kimley»Horn
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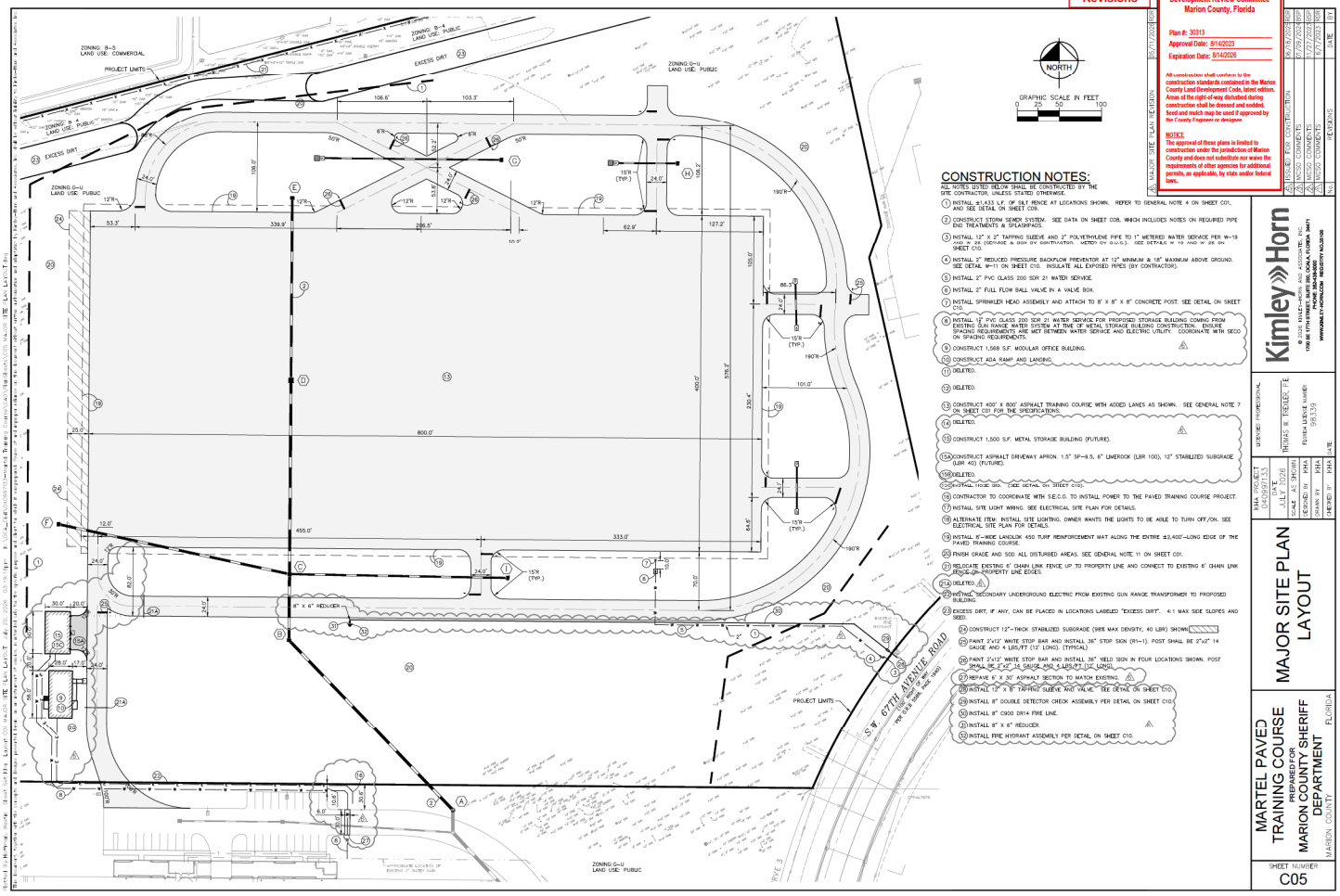
KHA PROJECT 040089133
JULY 2023
SCALE AS SHOWN
DESIGNED BY KHH
DRAWN BY KHH
CHECKED BY KHH
DATE
LICENSED PROFESSIONAL
THOMAS W. TIEDJE, P.E.
FLORIDA LICENSE NUMBER
56533
MAJOR SITE PLAN
DEMOLITION
MARTEL PAVED TRAINING COURSE
PREPARED FOR
MARION COUNTY SHERIFF DEPARTMENT
MARION COUNTY FLORIDA
SHEET NUMBER
C04



CONSTRUCTION NOTES:

ALL NOTES LISTED BELOW SHALL BE CONSTRUCTED BY THE SITE CONTRACTOR, UNLESS STATED OTHERWISE.

1. INSTALL ±1,433 L.F. OF SILT FENCE AT LOCATIONS SHOWN. REFER TO GENERAL NOTE 4 ON SHEET C01, AND SEE DETAIL ON SHEET C09.
2. CONSTRUCT STORM SEWER SYSTEM. SEE DATA ON SHEET C08, WHICH INCLUDES NOTES ON REQUIRED PIPE END TREATMENTS & SPLASHPADS.
3. INSTALL 12" X 2" TAPPING SLEEVE AND 2" POLYETHYLENE PIPE TO 1" METERED WATER SERVICE PER W-19 AND W-20 (SERVICE A 30M BY CONTRACTOR). METER BY M.C.U.). SEE DETAILS W-19 AND W-20 ON SHEET C10.
4. INSTALL 2" REDUCED PRESSURE BACKFLOW PREVENTOR AT 12" MINIMUM & 18" MAXIMUM ABOVE GROUND. SEE DETAIL W-11 ON SHEET C10. INSULATE ALL EXPOSED PIPES (BY CONTRACTOR).
5. INSTALL 2" PVC CLASS 200 SDR 21 WATER SERVICE.
6. INSTALL 2" FULL FLOW BALL VALVE IN A VALVE BOX.
7. INSTALL SPRINKLER HEAD ASSEMBLY AND ATTACH TO 8' X 8" X 8" CONCRETE POST. SEE DETAIL ON SHEET C10.
8. INSTALL 12" PVC CLASS 200 SDR 21 WATER SERVICE FOR PROPOSED STORAGE BUILDING COMING FROM EXISTING GUN RANGE WATER SYSTEM AT TIME OF METAL STORAGE BUILDING CONSTRUCTION. ENSURE SPACING REQUIREMENTS ARE MET BETWEEN WATER SERVICE AND ELECTRIC UTILITY. COORDINATE WITH SECO ON SPACING REQUIREMENTS.
9. CONSTRUCT 1,568 S.F. MODULAR OFFICE BUILDING.
10. CONSTRUCT ADA RAMP AND LANDING.
11. DELETED.
12. DELETED.
13. CONSTRUCT 400' X 800' ASPHALT TRAINING COURSE WITH ADDED LANES AS SHOWN. SEE GENERAL NOTE 7 ON SHEET C01 FOR THE SPECIFICATIONS.
14. DELETED.
15. CONSTRUCT 1,500 S.F. METAL STORAGE BUILDING (FUTURE).
15A. CONSTRUCT ASPHALT DRIVEWAY APRON, 1.5" SP-9.5, 6" LIMEROCK (LBR 100), 12" STABILIZED SUBGRADE (LBR 40) (FUTURE).
15B. DELETED.
15C. 6"x2"FULL THICK SRG. (SEE DETAIL ON SHEET C10).
16. CONTRACTOR TO COORDINATE WITH S.E.C.O. TO INSTALL POWER TO THE PAVED TRAINING COURSE PROJECT.
17. INSTALL SITE LIGHT WIRING. SEE ELECTRICAL SITE PLAN FOR DETAILS.
18. ALTERNATE ITEM: INSTALL SITE LIGHTING. OWNER WANTS THE LIGHTS TO BE ABLE TO TURN OFF/ON. SEE ELECTRICAL SITE PLAN FOR DETAILS.
19. INSTALL 6'-WIDE LANDLOK 450 TURF REINFORCEMENT MAT ALONG THE ENTIRE ±2,400'-LONG EDGE OF THE PAVED TRAINING COURSE.
20. FINISH GRADE AND SOD ALL DISTURBED AREAS. SEE GENERAL NOTE 11 ON SHEET C01.
21. RELOCATE EXISTING 6' CHAIN LINK FENCE UP TO PROPERTY LINE AND CONNECT TO EXISTING 6' CHAIN LINK FENCE ON PROPERTY LINE EXSES.
21A. DELETED.
22. PAYING, SECONDARY UNDERGROUND ELECTRIC FROM EXISTING GUN RANGE TRANSFORMER TO PROPOSED BUILDING.
23. EXCESS DIRT, IF ANY, CAN BE PLACED IN LOCATIONS LABELED "EXCESS DIRT". 4:1 MAX SIDE SLOPES AND SEED.
24. CONSTRUCT 12"-THICK STABILIZED SUBGRADE (98% MAX DENSITY, 40 LBR) SHOWN
25. PAINT 2'x12" WHITE STOP BAR AND INSTALL 36" STOP SIGN (R1-1). POST SHALL BE 2"x2" 14 GAUGE AND 4 LBS/FT (12' LONG). (TYPICAL)
26. PAINT 2'x12" WHITE STOP BAR AND INSTALL 36" YIELD SIGN IN FOUR LOCATIONS SHOWN. POST SHALL BE 2"x2" 14 GAUGE AND 4 LBS/FT (12' LONG).
27. REPAVE 6' X 30' ASPHALT SECTION TO MATCH EXISTING.
28. INSTALL 12" X 8" REDUCER PER W-14.40. SEE DETAIL ON SHEET C10.
29. INSTALL 8" DOUBLE DETECTOR CHECK ASSEMBLY PER DETAIL ON SHEET C10.
30. INSTALL 8" C900 DR14 FIRE LINE.
31. INSTALL 8" X 6" REDUCER.
32. INSTALL FIRE HYDRANT ASSEMBLY PER DETAIL ON SHEET C10.

Plan Revisions

Development Review Committee
Marion County, Florida

Plan #: 30013
Approval Date: 8/14/2023
Expiration Date: 8/14/2026

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No.	REVISIONS	DATE	BY
A	MAJOR SITE PLAN REVISIONS	8/21/2023	BSP
A	NCSO COMMENTS	7/19/2023	BSP
A	NCSO COMMENTS	7/27/2023	BSP
A	NCSO COMMENTS	8/7/2023	BSP

ISSUE FOR CONSTRUCTION — KHA PROJECT

Kimley»Horn
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1700 SE 17TH STREET, SUITE 200, OCALA, FLORIDA 34471
PHONE: 352-438-3000
WWW.KIMLEY-HORN.COM REGISTRY NO.35169

KHA PROJECT 040091133
JULY 2023
SCALE AS SHOWN
DESIGNED BY KHH
DRAWN BY KHH
CHECKED BY KHH

LICENSED PROFESSIONAL
THOMAS W. TIEDJE, P.E.
FLORIDA LICENSE NUMBER
56539

MAJOR SITE PLAN LAYOUT

MARTEL PAVED TRAINING COURSE
PREPARED FOR
MARION COUNTY SHERIFF DEPARTMENT
MARION COUNTY FLORIDA

SHEET NUMBER
C05

Plan Revisions
Development Review Committee
Marion County, Florida
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NORTH
GRAPHIC SCALE IN FEET
0 25 50 100
EXCESS DIRT
PAVED SWALE
RIDGE
FLOW ARROW (TYPICAL)
S.W. 67TH AVENUE ROAD
PROPOSED BUILDING F.F. EL. = 85.1
PROPOSED MODULAR BUILDING PAD EL. = 85.1
REMOVE EXISTING BERM AS REQUIRED
MATCH EXISTING
Kimley»Horn
MARTEL PAVED TRAINING COURSE
PREPARED FOR MARION COUNTY SHERIFF DEPARTMENT
MARION COUNTY FLORIDA
MAJOR SITE PLAN GRADING
SHEET NUMBER C06

Plan Revisions
Development Review Committee
Marion County, Florida
Plan #: 30013
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Expiration Date: 8/14/2026
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NORTH
GRAPHIC SCALE IN FEET
0 50 100 200
PROPOSED PAVED TRAINING COURSE
EXISTING MARTEL GUN RANGE (UNDER CONSTRUCTION)
TO S.R. 40 WEST
Kimley»Horn
MAJOR SITE PLAN
DRAINAGE ANALYSIS
MARTEL PAVED TRAINING COURSE
PREPARED FOR
MARION COUNTY SHERIFF DEPARTMENT
MARION COUNTY FLORIDA
SHEET NUMBER
C07

Plan Revisions

Development Review Committee
Marion County, Florida

Plan #: 30013
Approval Date: 8/14/2023
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No	REVISIONS	DATE	BY
A	MAJOR SITE PLAN REVISION	10/11/2023	BSP
A	MCSO COMMENTS	1/8/2024	BSP
A	MCSO COMMENTS	1/27/2024	BSP
A	MCSO COMMENTS	6/7/2024	BSP

NORTH

GRAPHIC SCALE IN FEET
0 25 50 100

PROPOSED STORM SEWER DATA

STRUCTURE	TYPE	TOP ELEV.	INV. EL.	STORM PIPE	SIZE	LENGTH (FT)	% SLOPE
A	MANHOLE	89.2	EXISTING S. INV. = 73.3 N.W. INV.=73.8	–	–	–	–
B	TYPE 'C' INLET W/ SKIMMER AND ALT 'A' BOTTOM	85.3	S.E. INV. = 74.9 N. INV. = 75.0	B – A	36" RCP	280.6	0.46
C	TYPE 'C' INLET W/ SKIMMER AND ALT 'A' BOTTOM	81.8	S. INV. = 75.9 W. INV. = 76.0 N. INV. = 76.0 E. INV. = 76.8	C – B	36" RCP	78.5	1.15
D	TYPE 'G' INLET	82.5	S. INV. = 76.8 N. INV. = 76.8	D – C	30" RCP	230.5	0.35
E	TYPE 'D' INLET W/ SKIMMER	81.5	S. INV. = 77.5	E–D	30" RCP	217.0	0.32
F	TYPE 'D' INLET W/ SKIMMER	81.2	E. INV. = 77.2	F – C	30" RCP	280.8	0.46
G	TYPE 'D' INLET W/ SKIMMER	84.5	W. INV. = 80.2	G – M.E.S.	18" RCP	216.3	1.02
H	TYPE 'D' INLET W/ SKIMMER	86.3	W. INV. = 83.3	H – M.E.S.	18" RCP	76.5	0.39
I	TYPE 'D' INLET W/ SKIMMER	84.8	W. INV. = 79.5	I – C	24" RCP	259.3	1.04

STORM SEWER NOTES:
1. STORM SEWER IS DESIGNED FOR A 25YR STORM EVENT.
2. ALL INLETS SHALL BE PROTECTED WITH SILT FENCE & GRATE FILTER FABRIC UNTIL PAVING AND SODDING OPERATIONS ARE COMPLETED. SILT-SAVER PRODUCTS ARE ACCEPTABLE AS AN ALTERNATIVE.
3. CONSTRUCT INLET TYPE 'C' PER F.D.O.T. INDEX #425-053.
4. STORM MANHOLE COVERS SHALL BE STAMPED "STORM" INCLUDING YEAR OF ISSUE (U.S. FOUNDRY).
5. RIP-RAP SPLASHPADS WILL BE REQUIRED FOR OUTFALLS FROM STRUCTURES G AND H.

UTILITY DEMANDS:
POTABLE WATER: 20 GAL/DAY
SANITARY SEWER: N/A
IRRIGATION: N/A

PROPOSED PAVED TRAINING COURSE
61.2 L.F. OF 18" RCP
64 L.F. OF 18" RCP
2" SPRINKLER ASSEMBLY SEE DETAIL ON SHEET C10
2" BALL VALVE IN VALVE BOX
PROPOSED FIRE PROTECTION LINE AND HYDRANT (SEE SHEET C05 FOR DETAILS)
2" WATER SERVICE
2" REDUCED PRESSURE BACKFLOW PREVENTOR
PROPOSED HOSE BIBB
UNDERGROUND ELECTRIC SERVICE
1" WATER SERVICE
S.W. 67TH AVENUE ROAD
(CR 475A) (80' R/W)
PER O.R.B. 5006, PAGE 1440)
S89°31'44"E, 1016.83'
RYE 3
CURB INLET

Kimley»Horn
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PHONE: 352-438-3000
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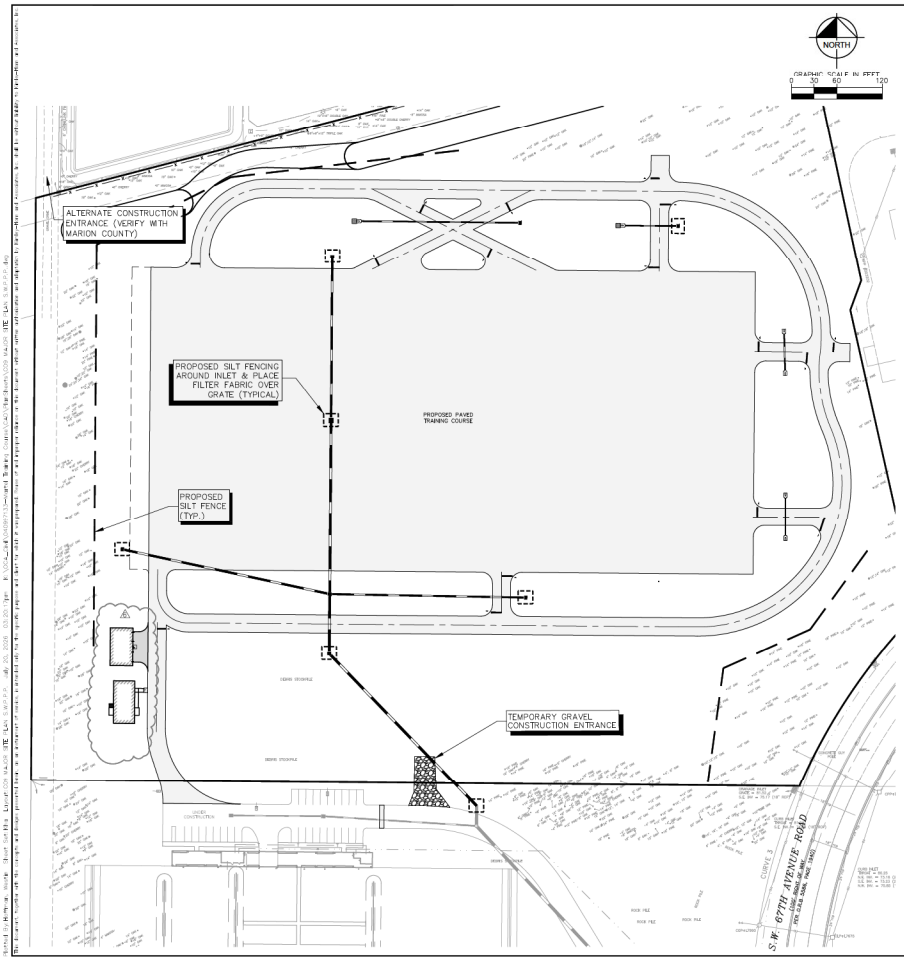
LICENSED PROFESSIONAL
THOMAS W. TIEDLER, P.E.
FLORIDA LICENSE NUMBER
96539

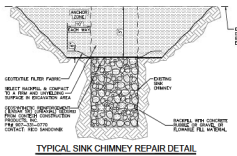
KHA PROJECT 040089133
DATE JULY 2023
SCALE AS SHOWN
DESIGNED BY KHA
DRAWN BY KHA
CHECKED BY KHA

MAJOR SITE PLAN
UTILITIES

MARTEL PAVED TRAINING COURSE
PREPARED FOR
MARION COUNTY SHERIFF DEPARTMENT
MARION COUNTY FLORIDA

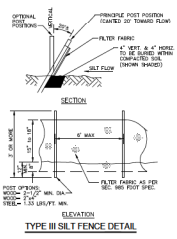
SHEET NUMBER
C08



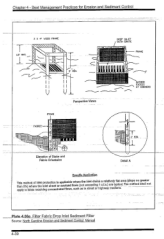


TYPICAL SINK CHIMNEY REPAIR DETAIL

NOTE:
IF LIMESTONE IS ENCOUNTERED DURING EXCAVATION, THE RETENTION BASIN WILL BE OVEREXCAVATED AND BACKFILLED SO THAT THERE IS A MINIMUM OF THREE FEET OF UNCONSOLIDATED SOIL MATERIAL BETWEEN THE SURFACE OF THE LIMESTONE BEDROCK AND THE BOTTOM AND SIDES OF THE STORMWATER BASIN.



TYPE III SILT FENCE DETAIL



STORMWATER POLLUTION PREVENTION PLAN (S.W.P.P.P.) NOTES:

1. DISCHARGE CONTROL AND EROSION PROTECTION MEASURES SHALL BE EMPLOYED AND OPERATED AT ALL TIMES DURING CONSTRUCTION TO AVOID POLLUTION OF STORM WATER. ALL PERSONS INVOLVED IN THE CONSTRUCTION PROJECT SHALL BE INFORMED OF THE SPECIFIC PLAN FOR CONVEYANCE, RETENTION/DISCHARGE CONTROL STRUCTURES, AND OTHER STORMWATER MANAGEMENT STRUCTURES SHOWN. THESE SHALL BE CONTINUOUSLY MAINTAINED DURING PROJECT CONSTRUCTION IN A MANNER SUCH THAT, TO THE EXTENT POSSIBLE, THE STRUCTURES ARE INCORPORATED INTO AND BECOME PART OF THE PERMANENT SURFACE WATER MANAGEMENT SYSTEM.
2. THE OWNER/PERMITTEE SHALL ENSURE THAT THE SURFACE WATER AND STORMWATER MANAGEMENT MEASURES PROPOSED IN THE PLAN ARE EFFECTIVELY IMPLEMENTED UNTIL COMPLETION OF THE PROJECT OR UNTIL THE PERMANENT SURFACE WATER MANAGEMENT SYSTEM IS OPERATIONAL.
3. THE SITE SHALL REMAIN FREE OF EXCESS DUST AND DEBRIS AT ALL TIMES. ANY INCIDENCE OF EROSION, SEDIMENTATION, DUST OR DEBRIS OCCURRING OFF-SITE AS A RESULT OF CONSTRUCTION ACTIVITIES ON THIS DEVELOPMENT SHALL BE CORRECTED BY THE CONTRACTOR IMMEDIATELY (FOR EACH OCCURRENCE).
4. ALL STORM WATER MANAGEMENT SYSTEMS SHALL BE COMPLETED PRIOR TO CONSTRUCTION OF IMPERVIOUS AREAS.
5. SILT FENCE, STRAW BALE INLET FILTERS, AND ANY OTHER EROSION/SEDIMENTATION PROTECTION SHOWN ON THESE PLANS SHALL BE INSTALLED IMMEDIATELY FOLLOWING SITE CLEARING AND PRIOR TO ANY SITE DEVELOPMENT. ALL EROSION/SEDIMENTATION PROTECTION SHALL BE MAINTAINED DURING THE LIFE OF THE CONSTRUCTION PROJECT AND REMOVED AFTER COMPLETION.
6. CONSTRUCTION WASTE – WASTE SHALL BE COLLECTED AT A DESIGNATED AREA ONSITE. ADEQUATE NUMBER OF CONTAINERS SHALL BE PROVIDED (WHEN POSSIBLE COVER CONTAINERS OR PROVIDE LIDS ON CONTAINERS). ARRANGE FOR WASTE COLLECTION BEFORE CONTAINERS OVERFLOW. PROVIDE CLEAN UP IMMEDIATELY IF SPILLAGE OCCURS.
7. CONTROL AND DISPOSAL OF WASTES – CONTRACTOR SHALL DEVELOP AND IMPLEMENT A PLAN TO ASSURE THAT ALL WASTE, SUCH AS DISCARDED BUILDING MATERIALS, CONCRETE TRUCK WASH-OUT, CHEMICALS, LITTER AND SANITARY WASTE, ARE PROPERLY CONTROLLED WHILE ON-SITE AND TRANSPORTED AND DISPOSED OF (OFF-SITE) IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL REGULATIONS. NO WASTE MATERIALS OF ANY KIND ARE PERMITTED TO BE BURIED ON-SITE OR DISCHARGED TO SURFACE WATERS OF THE STATE OR TO THE CITY'S STORM WATER SYSTEM.
8. CONCRETE TRUCKS – EMPTYING OR WASH OUT OF EXCESS CONCRETE MAY BE ALLOWED ONSITE. EXCESS CONCRETE AND WASH WATER SHOULD BE DISPOSED OF IN A MANNER THAT PREVENTS CONTACT BETWEEN THESE MATERIALS AND STORMWATER WHICH WILL BE DISCHARGED FROM THE SITE. FOR EXAMPLE, DIKES COULD BE CONSTRUCTED AROUND THE AREA TO CONTAIN THESE MATERIALS UNTIL THEY HARDEN, AT WHICH TIME THEY MAY BE PROPERLY DISPOSED OF.
9. CONTRACTOR SHALL PERIODICALLY SWEEP ALL EXISTING ON-SITE PAVED SURFACES AND OFF-SITE ABUTTING CITY STREETS AND STATE HIGHWAYS AS NEEDED TO KEEP THOSE SURFACES IN A SEDIMENT-FREE CONDITION. SWEEPING SHALL BE DONE BY MECHANICAL MEANS, WITH WATER SUPPLEMENT, ON A REGULAR BASIS SEVERAL TIMES A WEEK INCLUDING, MOST PARTICULARLY, AFTER EVERY RAIN EVENT AND EVERY FRIDAY AFTERNOON PRIOR TO CEASING WORK FOR THE WEEK.
10. SANITARY/SEPTIC DISPOSAL – DOMESTIC WASTE HAULERS SHOULD BE CONTRACTED TO REGULARLY REMOVE THE SANITARY AND SEPTIC WASTES AND TO MAINTAIN THE FACILITIES IN GOOD WORKING ORDER.
11. PETROLEUM PRODUCTS – OIL, GASOLINE, LUBRICANTS, AND ASPHALTIC SUBSTANCES SUCH AS PAVING MATERIALS SHOULD BE HANDLED CAREFULLY TO MINIMIZE THEIR EXPOSURE TO STORM WATER. EQUIPMENT SHOULD BE ON SITE TO CONTAIN AND CLEAN UP PETROLEUM SPILLS IN FUEL STORAGE AREAS OR ON BOARD MAINTENANCE AND FUELING VEHICLES. CONTAIN AND CLEAN UP PETROLEUM SPILLS IMMEDIATELY.
12. HAZARDOUS PRODUCTS – THESE PRODUCTS SHALL BE USED IN A SAFE MANNER TO AVOID POLLUTION OF STORM WATER. EQUIPMENT SHOULD BE ONSITE TO CONTAIN AND CLEAN UP SPILLS OF HAZARDOUS MATERIALS IN THE AREAS WHERE THESE MATERIALS ARE STORED OR USED. CONTAIN AND CLEAN UP SPILLS IMMEDIATELY AFTER THEY OCCUR.
13. NON-STORM WATER DISCHARGES – THESE DISCHARGES INCLUDE BUT NOT LIMITED TO: FIRE HYDRANT FLUSHINGS, POTABLE WATER SOURCES (FLUSHING), IRRIGATION, BUILDING WASHDOWN, AND AIR CONDITIONING CONDENSATION. PRIOR TO ANY DISCHARGE, ALL DOWNSLOPE SITE SEDIMENTATION AND EROSION CONTROLS SHOULD BE IN PLACE. DISCHARGE SHOULD ONLY BE DIRECTED TO AREAS THAT ARE STABILIZED TO MINIMIZE EROSION (E.G., RIPRAP, CURB, VEGETATED FILTER STRIPES, INLET AND OUTLET PROTECTION, LEVEL SPREADERS, ETC.) DO NOT DISCHARGE NON-STORM WATER FLOWS ONTO DISTURBED AREAS.
14. A STORMWATER POLLUTION PREVENTION PLAN INSPECTION REPORT IS REQUIRED AT LEAST ONCE A WEEK AND WITHIN 24 HOURS OF THE END OF A STORM EVENT THAT IS 0.5 INCHES OR GREATER. THE REPORTS ARE TO BE FILED AT THE PROJECT SITE WITH THE STORM WATER POLLUTION PREVENTION PLAN.

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

NAME/CONSTRUCTION COMPANY NAME — DATE:

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

MARION COUNTY, OWNER — DATE:

Plan Revisions

Development Review Committee
Marion County, Florida

Plan #: 30013
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No.	REVISIONS	DATE	BY
A1	MAJOR SITE PLAN REVISION	09/11/2023	KHH
A2	ISSUED FOR CONSTRUCTION	09/18/2023	RKB
A3	MCSO COMMENTS	07/09/2024	KHH
A4	MCSO COMMENTS	07/17/2024	KHH

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LICENSED PROFESSIONAL
THOMAS W. TIEDEJE, P.E.
FLORIDA LICENSE NUMBER
56533

KHA PROJECT 040099133
DATE JULY 2023
SCALE AS SHOWN
DESIGNED BY KHH
DRAWN BY KHH
CHECKED BY KHH

MAJOR SITE PLAN
S.W.P.P.P.

MARTEL PAVED TRAINING COURSE
PREPARED FOR
MARION COUNTY SHERIFF DEPARTMENT
MARION COUNTY FLORIDA

SHEET NUMBER
C09

Plan Revisions

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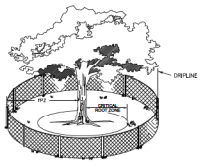
No.	REVISIONS	DATE	BY
A	ISSUED FOR CONSTRUCTION	8/14/2023	BSR
A	MINOR COMMENTS	7/19/2023	BSP
A	MAJOR COMMENTS	1/27/2023	BSR
A	MAJOR SITE PLAN REVISION	10/11/2022	BSR

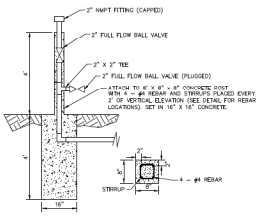


TREE PROTECTION DETAIL

TREE PROTECTION NOTES:
1. TREE PROTECTION BARRICADES SHALL BE INSTALLED AROUND ALL PROTECTED TREES AND GROUPS OF TREES PRIOR TO ANY CLEARING OR GRADING OPERATIONS, INCLUDING THE REMOVAL OF OTHER TREES.
2. FOR LARGE GROUPS OF TREES, BARRICADES MAY BE PLACED BETWEEN THE PROTECTED TREES AND THE CONSTRUCTION ACTIVITY AREA.
3. BARRICADES SHALL BE MADE OF RIGID MATERIAL CAPABLE OF SURVIVING FOR THE DURATION OF THE CONSTRUCTION.
4. BARRICADES SHALL BE INSPECTED WEEKLY DURING THE DURATION OF CONSTRUCTION AND REPAIRED/REINSTALLED AS REQUIRED.
5. CLEANING OF EQUIPMENT OR MATERIAL OR THE DISPOSAL OF WASTE MATERIALS, INCLUDING BUT NOT LIMITED TO, PAINT, OIL, SOLVENT, ASPHALT, CONCRETE, AND MORTAR WITHIN THE TREE PROTECTION ZONE (TPZ) OF ANY TREE IS NOT ALLOWED.
6. THE MOVEMENT OF EQUIPMENT OR STORAGE OF EQUIPMENT, MATERIALS, DEBRIS, OR FILL WITHIN THE TPZ OF ANY TREE IS NOT ALLOWED.

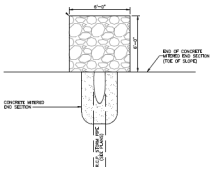
DITCH BOTTOM INLET WITH OIL/TRASH SKIMMER

REFER TO F.D.O.T. INDEX #232 FOR STEEL REINFORCEMENT AND ADDITIONAL NOTES.



SPRINKLER ASSEMBLY

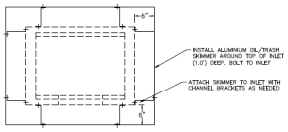
NOT TO SCALE



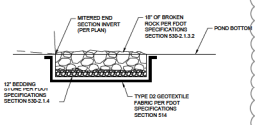
MITERED END SECTION & RIP-RAP PAD DETAIL

NOT TO SCALE

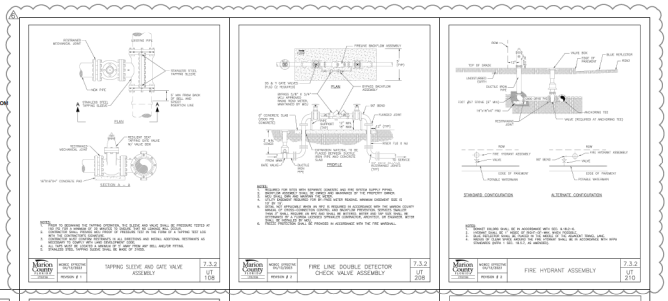
RIP-RAP SHALL BE PLACED IN LOCATIONS SHOWN ON SHEET COB.

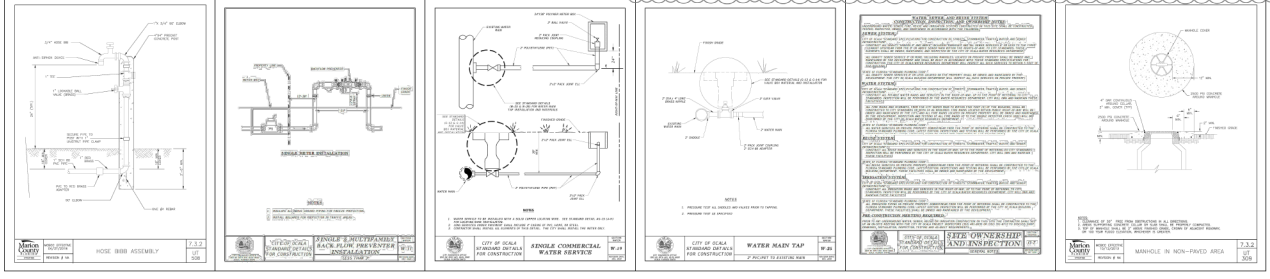


OVERFLOW STRUCTURE SKIMMER DETAIL



RIP-RAP PAD DETAIL





Kimley»Horn
© 2023 KIMLEY-HORN AND ASSOCIATES, INC.
1700 SE 17TH STREET, SUITE 200, OCALA, FLORIDA 34471
PHONE: 352-438-3000
WWW.KIMLEY-HORN.COM CERTIFICATE NO.35106

LICENSED PROFESSIONAL
THOMAS W. THEOBALD, P.E.
FLORIDA LICENSE NUMBER 96533

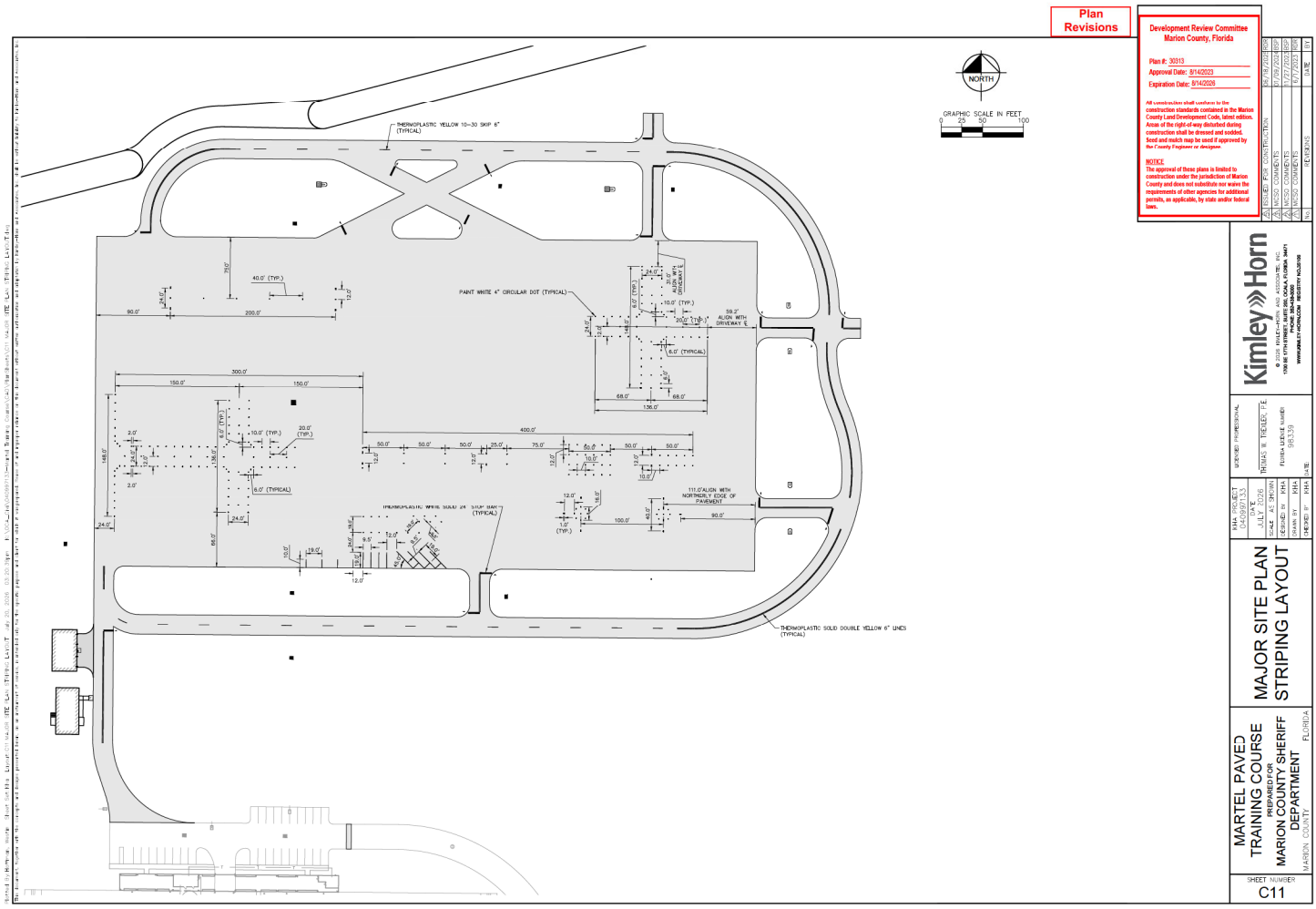
KHA PROJECT 140089133
JULY 2023
SCALE: AS SHOWN
DESIGNED BY KHA
DRAWN BY KHA
CHECKED BY KHA

MAJOR SITE PLAN DETAILS

MARTEL PAVED TRAINING COURSE
PREPARED FOR
MARION COUNTY SHERIFF DEPARTMENT
MARION COUNTY FLORIDA

SHEET NUMBER
C10

The Digital Data (which includes but is not limited to CAD Files) and Drawings prepared by Kimley-Horn and Associates, Inc. ("Kimley-Horn") are intended solely for use by the Client for the purposes stated in the agreement between Kimley-Horn and Client pursuant to which Kimley-Horn prepared the Digital Data and Drawings. Any unauthorized use, modification, or reuse of the Digital Data and Drawings by Client or its agents, or any use by any third party, is at Client's sole risk and without liability to Kimley-Horn. Client shall indemnify and hold harmless Kimley-Horn from all claims, damages, losses, and expenses, including attorneys' fees, arising out of or resulting therefrom.


Plan Revisions
Development Review Committee
Marion County, Florida
Plan #: 30313
Approval Date: 8/14/2023
Expiration Date: 8/14/2026
All construction shall conform to the construction standards contained in the Marion County Land Development Code, latest edition. Areas of the right-of-way disturbed during construction shall be dressed and sodded. Seed and mulch map be used if approved by the County Engineer or designee.
NOTICE
The approval of these plans is limited to construction under the jurisdiction of Marion County and does not substitute nor waive the requirements of other agencies for additional permits, as applicable, by state and/or federal laws.
NORTH
GRAPHIC SCALE IN FEET
0 25 50 100
THERMOPLASTIC YELLOW 10-30 SKIP 6" (TYPICAL)
PAINT WHITE 4" CIRCULAR DOT (TYPICAL)
THERMOPLASTIC WHITE SOLID 24" STOP BAR (TYPICAL)
THERMOPLASTIC SOLID DOUBLE YELLOW 6" LINES (TYPICAL)
Kimley»Horn
MAJOR SITE PLAN
STRIPING LAYOUT
MARTEL PAVED
TRAINING COURSE
PREPARED FOR
MARION COUNTY SHERIFF
DEPARTMENT
MARION COUNTY FLORIDA
SHEET NUMBER
C11

Marion County

Development Review Committee

Agenda Item

File No.: 2026-24073 **Agenda Date:** 8/17/2026 **Agenda No.:** 6.3.

SUBJECT:
Golden Ocala - W.E.C. Retail & Event Center @ South Commercial - Major Site Plan - Plan Extension Request
Parcel #: 21068-001-02 #28214
Tillman & Associates Engineering, LLC

On August 10, 2026, Applicant, requested a one-year extension for this Major Site Plan. The request is to extend one year from the current expiration date of August 19, 2026. The new expiration date would be August 19, 2027. There have been no previous extensions granted.

SUBMITTAL SUMMARY REPORT
28214

PLAN NAME:	GOLDEN OCALA - W.E.C. RETAIL & EVENT CENTER @ SOUTH COMMERCIAL (AKA: RETAIL AT WEC SOUTH COMMERCIAL)	**LOCATION:**	1615 NW 81ST TERRACE RD OCALA,
APPLICATION DATE:	03/28/2022	**PARCEL:**	21068-001-02
DESCRIPTION:			

CONTACTS	NAME	COMPANY
Applicant	Tillman Associates	Tillman & Associates Engineering, LLC
Applicant	Tillman Associates	Tillman & Associates Engineering, LLC
Engineer of Record	Tillman Associates	Tillman & Associates Engineering, LLC
Engineer of Record	Tillman Associates	Tillman & Associates Engineering, LLC

SUBMITTAL	STARTED	DUE	COMPLETE	STATUS
OCE: Plan Review (DR) v.1	12/04/2025	12/18/2025	12/04/2025	Approved
OCE: Plan Review (DR) v.1	08/02/2024	08/09/2024	12/04/2025	Approved

SUBMITTAL DETAILS

OCE: Plan Review (DR) v.2

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
Landscape (Plans) (Parks and Recreation)	Susan Heyen	12/18/2025	12/04/2025	Approved

OCE: Plan Review (DR) v.1

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
911 Management (DR) (911 Management)		08/09/2024	12/04/2025	Approved
Environmental Health (Plans) (Environmental Health)		08/09/2024	12/04/2025	Approved
Fire Marshal (Plans) (Fire)		08/09/2024	12/04/2025	Approved
Growth Services Planning & Zoning (DR) (GS Planning and Zoning)		08/09/2024	12/04/2025	Approved
Landscape (Plans) (Parks and Recreation)		08/09/2024	12/04/2025	Approved
OCE Design (Plans) (Office of the County Engineer)		08/09/2024	12/04/2025	Approved
OCE Property Management (Plans) (Office of the County Engineer)		08/09/2024	12/04/2025	Approved
OCE Stormwater (Permits & Plans) (Office of the County Engineer)		08/09/2024	12/04/2025	Approved
OCE Survey (Plans) (Office of the County Engineer)		08/09/2024	12/04/2025	Approved
OCE Traffic (Permits & Plans) (Office of the County Engineer)		08/09/2024	12/04/2025	Approved
Utilities (OCE Plans) (Utilities)		08/09/2024	12/04/2025	Approved

From: Kayla Oliver
To: Development Review
Cc: George Horton
Subject: FW: Plan Number 28214 Major Site Plan will expire in 30 days
Date: Monday, August 10, 2026 9:32:45 AM
Attachments: image002.png
image003.png
image004.png
image005.png

CAUTION: THIS MESSAGE IS FROM AN EXTERNAL SENDER
This email originated from outside the organization. Do not click links, open attachments, or share any information unless you recognize the sender and know the content is safe. Report suspicious emails using the "Phish Alert" button in Outlook or contact the Helpdesk.

Hi Development Review,

We are requesting a one-year extension for AR#28214 since construction of the 7 South Retail Buildings is still underway. Please place this request on the 8/17 DRC Agenda.

Thank you,
Kayla Oliver
Permit Coordinator

Tillman & Associates ENGINEERING, LLC.
Civil Engineering - Planning - GIS - Landscape Architecture - Environmental
1720 SE 16th Ave., Bldg 100 | Ocala, FL 34471
Office: 352-387-4540 x235
KOliver@tillmaneng.com

From: DoNotReply EPL Permit Notify <DoNotReply-EPLPermitNotify@marionfl.org>
Sent: Sunday, July 19, 2026 12:07 AM
To: Permits <Permits@Tillmaneng.com>
Subject: Plan Number 28214 Major Site Plan will expire in 30 days

Hello,

This plan will expire soon. You may view details online by visiting the Marion County Civic Access Portal.

If an extension is needed, please reply to this email providing the reason for the request and the duration of the extension. Upon receipt of the request, we will begin processing for formal approval. Fees may apply.

This message was sent from an official Marion County Board of County Commissioners email

account. If you have questions or believe this message was sent in error, please contact us directly at +1 352 671 8686.

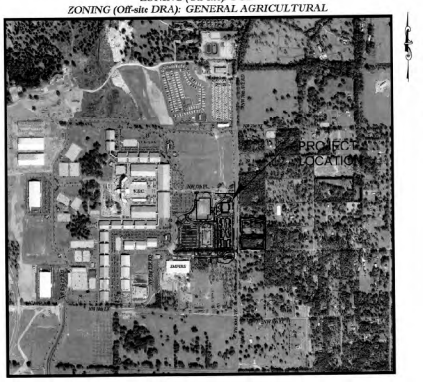
Thank you,

Office of the County Engineer
Marion County Board of County Commissioners
Ocala, Florida
Empowering Marion for Success!

28214

MAJOR SITE PLAN
GOLDEN OCALA - W.E.C. RETAIL & EVENT CENTER @ SOUTH COMMERCIAL
A PORTION OF SECTION 12, TOWNSHIP 15 SOUTH, RANGE 20 EAST MARION COUNTY, FLORIDA

THIS SITE CONTAINS:
PROJECT BOUNDARY AREA = 23.97 ac (On-site 1,043,979 sq.ft.)
OFF-SITE DRA BOUNDARY AREA = 8.99 ac (391,577 sq.ft.)
NEW IMPERVIOUS AREA (ON-SITE) = 10.26 ac (444,312 sq.ft., 42.6%)
PERVIOUS AREA (ON-SITE) = 13.77 ac (599,667 sq.ft. 57.4%)
NEW IMPERVIOUS AREA (OFF-SITE DRA) = 0.01 ac (436 sq.ft.)
EXISTING IMPERVIOUS = 1.17 AC (50,965 sq.ft., 4.9%)
EXISTING PERVIOUS = 22.8 ac (993,168 sq.ft, 95.1%)
LOCATED IN A PORTION OF PARCELS:
(Off-site DRA): 21525-002-02, 21625-002-03 & 21625-002-30
(On-site): 21068-001-02
DESCRIPTION OF PURPOSE: RESTAURANT/EVENT CENTER, RETAIL & PARKING
FUTURE LAND USE (On-site): WORLD EQUESTRIAN CENTER
FUTURE LAND USE (Off-site DRA): RURAL LAND
ZONING (On-site): PUD
ZONING (Off-site DRA): GENERAL AGRICULTURAL



VICINITY MAP
SCALE: 1" = 1,000'

DRC APPROVED WAIVERS:

AR #2698 APPROVED WAIVERS (01/10/2023)
2.2.1.D - MAJOR SITE PLAN
WAIVER TO THE ORDER OF PLAN APPROVAL TO ALLOW DISTURBANCE PRIOR TO MAJOR SITE PLAN APPROVAL SUBJECT TO THE OWNER MOVING FORWARD AT THEIR OWN RISK. APPROVED THE WAIVER SUBJECT TO THE OWNER MOVING FORWARD AT THEIR OWN RISK.

5.11.5.B (7) - STORMWATER CONVEYANCE CRITERIA
(A) WAIVER FOR MAJOR STORM SYSTEM TO INCLUDE 15" RCP PROVIDED A HYDRAULIC CALCULATION CONCLUDES THERE IS NO ADVERSE EFFECT AND IS INCLUDED IN THE STORMWATER REPORT

(B) WAIVER FOR STORM PIPING 15" AND UNDER FOR CONNECTIONS BEYOND THE MAJOR STORM SYSTEM (YARD AND ROOF DRAINS) GIVEN THE MATERIALS IS APPROVED UNDER WAIVER REQUEST FOR SECTION 7.3.3.(E)(B).

7.1.3.(B)(3) - DRAINAGE FACILITIES FIVE-MA ERIALS
WAIVER FOR CONVEYANCE PIPE SIZING AND MATERIAL TYPE PROVIDED THE APPLICANT SUBMITS APPROPRIATE HYDRAULIC CALCULATIONS ACCORDINGLY AS WELL AS ILLUSTRATED IN THE ALTERNATE MATERIALS ON THE QPC.

6.4.7(E) - CONSTRUCTION PLANS
WAIVER FOR LINE AND CURVE DATA FOR THE PROJECT BOUNDARIES TO BE PROVIDED ON THE SKETCH AND DESCRIPTION PRIOR TO REQUEST FOR RESTAURANT FINAL CERTIFICATE OF OCCUPANCY.

6.4.8.C - COMMENT BOUNDARY AND TOPOGRAPHIC SURVEY
WAIVER RELATED TO THE LINE AND CURVE DATA AND TO PROVIDE THE SKETCH AND DESCRIPTION PRIOR TO THE REQUEST FOR 15TH RESTAURANT CERTIFICATE OF OCCUPANCY. ESSENTIALLY THE SECOND REQUEST IS FOR THE USE OF BOUNDARY AND TOPOGRAPHIC SURVEY THAT IS IN EXCESS OF 6 MONTHS OLD AND STAFF HAS NO OBJECTION TO THAT CONCEPT AND WOULD MOVE TO APPROVE THE USE OF THAT DRAWING.

6.6.10.C - GENERAL PLANTING REQUIREMENTS
WAIVER TO REQUIREMENTS FOR NATIVE SPECIES. LIKE OAKS ARE THE PREDOMINANT TREE FOR THE FACILITY. WAIVER FROM 20 NATIVE DESIGNS. A PLANT PALLET ON THIS SITE IS BEING FOLLOWED TO MATCH EXISTING WORLD EQUESTRIAN CENTER

6.6.7.D(5) - TREES WITHIN PARKING AREAS
WAIVER FOR THIS ITEM SHADE TREE ARE USED IN THE MAIN LARGE ISLANDS BUT WE WOULD LIKE TO USE MEDIUM TREES IN THE SMALLER ISLANDS TO AVOID UTILITIES, LARGER TREES ACCOUNTED FOR, BUT MOVED TO PERIMETER SITE. ON PARKING STRUCTURE, WE WILL USE ARBOR AND VINES IN LIEU OF TREES, TO AVOID WEIGHT, TREES WILL BE INSTALLED AT PERIMETER.

6.8.5.B - BUILDING/LANDSCAPING
WAIVER FOR PLANTING ALONG THE PERIMETER OF THE BUILDING. APPROVED TO TAKE THE BUILDING LANDSCAPING AND PUSH IT OUT ALONG THE BUFFER AREAS AS NOTED.

4.2.6.A(2) - MAJOR SITE PLAN REVIEW AND APPROVAL PROCEDURES
CODE STATES UPON APPROVAL BY BRC, A BUILDING PERMIT MAY BE ISSUED AND SUCH APPROVAL IS AUTHORITY FOR APPLICANT TO PROCEED WITH THE SITE IMPROVEMENTS SHOWN ON THE APPROVED MAJOR SITE PLAN. WAIVER FOR RELEASE OF BUILDING PERMITS) HOLDS PRIOR TO APPROVAL OF THE MAJOR SITE PLAN. APPROVED LIMITED WAIVER SUBJECT TO THE OWNER PROCEEDING AT THEIR OWN RISK.

AR # 2927 APPROVED WAIVERS (01/31/2023)
5.2.K - GREASE INTERCEPTORS
WAIVER TO DEVIATE FROM CONVENTIONAL GREASE INTERCEPTOR CALLED OUT IN LAND DEVELOPMENT CODE SPECIFIED IN SECTION 7.3.D AND SHOWN IN DETAIL 7/7300 GREASE INTERCEPTOR OF SECTION 13.2
PROPOSED SUBSTITUTE: (1) AT GROUND LEVEL AND (2) AT LOWER BUILDING LEVEL, SCHIER GREAT BASIN MODEL GB-000 HYDRO-MECHANICAL GREASE INTERCEPTORS PER DISCUSSIONS AND PRODUCT DATA AND CALCULATIONS PROVIDED TO MARION COUNTY BUILDING DEPARTMENT AND UTILITY DEPARTMENT STAFF. REASONING: THE FUTURE WEC EVENT CENTER/RESTAURANT WOULD REQUIRE EXCESSIVE CONVENTIONAL GREASE INTERCEPTORS. THE CONVENTIONAL GREASE TRAP METHOD WOULD REQUIRE MORE REAL ESTATE COST, AND CONSTRUCTION POINTS SUSCEPTIBLE TO LEAKING THAN THE PROPOSED HYDRO-MECHANICAL UNITS.

6.9.1.C(2)(B)(i) - CONNECTION REQUIREMENTS
WAIVER TO DEVIATE FROM THE 1.5 X VOLUME MULTIPLIER. THE PROPOSED SCHIER GREAT BASIN MODEL GB-000 HYDRO-MECHANICAL GREASE INTERCEPTOR SPECIFICATIONS HAS A LIFETIME GUARANTEE AND IS MADE OF SEAMLESS, 1/8" THICK, MOLDED POLYETHYLENE. IT IS UNDERSTOOD THAT THESE INTERCEPTORS HAVE LESS PROPENSITY TO LEAK THAN A CONVENTIONAL CONCRETE STRUCTURE.

AR # 2942 APPROVED WAIVERS (01/31/2023)
5.11.5.B(7) - STORMWATER CONVEYANCE CRITERIA
6.13.6.A(2) - STORMWATER QUALITY CRITERIA. WAIVER TO EXCEED MAXIMUM 6 FOOT TOW DEPTH CRITERIA BUT NOT TO EXCEED 9 FEET.
2.15.2(F) - SUBMITTAL REQUIREMENTS. WAIVER FOR 1-YEAR DEFERRAL OF LANDSCAPE AND IRRIGATION PLAN OR UNTIL MAJOR SITE PLAN FOR RESTAURANT AND RETAIL IS SUBMITTED, SHOULD THE MAJORISTS PLAN FAIL TO BE SUBMITTED WITHIN THE 5-YEAR TIME FRAME, THEN AN INDEPENDENT LANDSCAPE AND IRRIGATION PLAN SHALL BE REQUIRED TO BE SUBMITTED WITHIN THE SAME 5-YEAR PERIOD.

AR # 2824 APPROVED WAIVERS(06/18/2020)
LDC 2.2.1.C - COMMENCE IMPROVEMENTS PRIOR TO PLAN APPROVAL
CODE STATES THAT PRIOR TO THE COMMENCEMENT OF CONSTRUCTION OF SITE PLAN SHALL BE SUBMITTED FOR REVIEW AND APPROVAL PRIOR TO THE ISSUANCE OF A BUILDING PERMIT OR PRIOR TO THE CONSTRUCTION OF SITE IMPROVEMENTS WHEN PROPOSED IMPROVEMENTS EXCEED ANY OF THE THRESHOLDS. APPLICANT REQUESTS WAIVER TO THE ORDER OF PLAN APPROVAL TO ALLOW SITE DISTURBANCE PRIOR TO MAJOR SITE PLAN APPROVAL, SUBJECT TO THE OWNER MOVING FORWARD AT THEIR OWN RISK. APPROVED SUBJECT TO APPLICANT MOVING FORWARD AT THEIR OWN RISK.
LDC 6.12.8(C) - MINIMUM STORMWATER PIPE SIZE
CODE STATES SIZED: STORMWATER CONVEYANCE PIPES AND CROSS CULVERTS SHALL BE A MINIMUM OF 18 INCHES DIAMETER OR EQUIVALENT. DRIVEWAY CULVERTS SHALL BE A MINIMUM OF 8 INCHES DIAMETER OR EQUIVALENT. FOR PUBLIC STORMWATER SYSTEMS, ARE EXEMPT. DIAMETER OR EQUIVALENT FOR COMMERCIAL USE. ROOF DRAINS, PRIOR TO CONNECTION TO THE OVERALL STORMWATER SYSTEM, ARE EXEMPT.
APPROVED WAIVER TO REQUEST APPROVAL FOR MAJOR STORM SYSTEM TO INCLUDE 15 INCH RCP PROVIDED A HYDRAULIC CALCULATION CONCLUDES THERE IS NO ADVERSE EFFECTS AND CALC IN INCLUDED IN THE STORMWATER REPORT
LDC 2.2.1.C - COMMENCE IMPROVEMENTS PRIOR TO PLAN APPROVAL
CODE STATES UPON APPROVAL BY BRC, A BUILDING PERMIT MAY BE ISSUED AND SUCH APPROVAL IS AUTHORITY FOR APPLICANT TO PROCEED WITH THE SITE IMPROVEMENTS SHOWN ON THE APPROVED MAJOR SITE PLAN. APPLICANT REQUESTS WAIVER TO RELEASE BUILDING PERMIT(S) HOLDS FOR PARKING DECK, BLDG C, AND BLDG. D PRIOR TO APPROVAL OF THE MAJOR SITE PLAN. SUBJECT TO THE APPLICANT PROCEEDING AT THEIR OWN RISK.
LDC 6.6.F.2 - LINEAR CURB TABLE (WHAT IS SHOWN ON THE SHEET TO WHICH THEY APPLY)
CODE STATES THAT A LINEAR CURB TABLE MUST BE USED BUT MUST BE SHOWN ON THE SHEET TO WHICH THEY APPLY. APPLICANT REQUESTS WAIVER FOR USE A CURVE DATA FOR THE PROJECT BOUNDARY TO BE PROVIDED WITH A SKETCH& DESCRIPTION PRIOR TO THE REQUEST FOR FINAL INSPECTION.
LDC 2.2.5 - CURRENT BOUNDARY AND TOPOGRAPHIC SURVEY
CODE STATES CURRENT BOUNDARY AND TOPOGRAPHIC SURVEY (ONE-FOOT CONTOUR INTERVAL) EXTENDING 200 FEET BEYOND THE PROJECT BOUNDARY UNLESS OTHERWISE ACCEPTED BY THE ZONING DIRECTOR. THE SURVEY WILL BE LESS THAN 12 MONTHS OLD AND SUFFICIENTLY REFLECT CURRENT SITE CONDITIONS, MEETING STANDARDS SET FORTH IN CH.
APPLICANT REQUESTS WAIVER DATA MAY BE ACCEPTED IF PRE-APPROVED BY THE MARION COUNTY LANDSURVEYOR.
APPLICANT REQUESTS WAIVER TO UTILIZE EXISTING SPECIAL PURPOSE TOPOGRAPHIC SURVEY WHICH IS OLDER THAN TWELVE MONTHS. PRIOR WAIVER GRANTED FOR EVENT CENTER PROJECT. THIS PROJECT UTILIZES THE SAME SURVEY AS EVENT CENTER. SUBJECT TO PROCEEDING AT OWNER'S OWN RISK.
LDC 6.10.3 - PHOTOMETRIC PLAN
CODE STATES ALL EXTERIOR LIGHTING SYSTEMS SHALL BE DESIGNED BY A LICENSED PROFESSIONAL AS AUTHORIZED BY THE STATE OF FLORIDA. B. AN EXTERIOR LIGHTING PLAN WHICH INDICATES THE FOLLOWING IS REQUIRED FOR ALL DEVELOPMENT EXCEPT SINGLE-FAMILY HOMES AND DUPLEXES: (1) SIGNATURE AND SEAL OF THE PROFESSIONAL WHO PREPARED THE PLAN; (2) LOCATIONS OF ALL PROPOSED EXTERIOR LIGHTING FIXTURES;
(3) PHOTOMETRIC DATA WHICH COVERS THE PROJECT SITE;(4) DATA TABLE INCLUDING: (A) MOUNTING HEIGHTS (B) FIXTURE (LUMINAIRE) TECHNICAL SPECIFICATIONS;(5) DESCRIPTION OF LENSES AND OPTICAL SYSTEMS. APPLICANT REQUESTS WAIVER BECAUSE THE PHOTOMETRIC PLAN FOR THIS AREA WAS PREVIOUSLY SUBMITTED AND APPROVED UNDER AR #2698. AN UPDATED PLAN IS NEEDED FOR BUILDING LAYOUT CHANGE, HOWEVER, WAIVER REQUESTED TO PROVIDE PHOTOMETRIC PLAN FOR REVIEW AND APPROVAL PRIOR TO REQUEST FOR FINAL INSPECTION FOR THE SITE. APPROVED SUBJECT TO THE APPLICANT COMING BACK WITH THE PHOTOMETRIC PLAN AS STAFF HAS INDICATED.
LDC 6.6.2 - LANDSCAPE PLAN REQUIREMENTS
CODE STATES A LANDSCAPE PLAN WHICH INDICATES THE FOLLOWING IS REQUIRED FOR ALL DEVELOPMENT EXCEPT FOR INDIVIDUAL SINGLE-FAMILY HOMES AND DUPLEXES:
LDC 6.12.3.A - SUBMITTAL REQUIREMENTS
CODE STATES AN IRRIGATION PLAN SHALL BE PROVIDED PRIOR TO ISSUANCE OF A DEVELOPMENT ORDER OR BUILDING PERMIT.
APPLICANT REQUESTS WAIVER BECAUSE LANDSCAPE AND IRRIGATION PLANS FOR THIS AREA WAS PREVIOUSLY SUBMITTED AND APPROVED UNDER AR #2698. AN UPDATED PLAN IS NEEDED FOR BUILDING LAYOUT CHANGE, HOWEVER, WAIVER REQUESTED TO PROVIDE LANDSCAPE AND IRRIGATION PLANS FOR REVIEW AND APPROVAL PRIOR TO REQUEST FOR FINAL INSPECTION FOR THE SITE.

NOTES:

1. ALL CONSTRUCTION COVERED BY THESE PLANS SHALL COMPLY WITH THE MATERIAL REQUIREMENTS AND QUALITY CONTROL STANDARDS CONTAINED IN THE MARION COUNTY LAND DEVELOPMENT CODE AND THE MARION COUNTY UTILITY MANUAL AS APPLICABLE.
2. NW 58th AVENUE IS DESIGNATED A "RURAL COLLECTOR". NW 21st STREET IS A "SECTION/QUARTER-SECTION COLLECTOR."
3. BASED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP (FIRM), COMMUNITY PANEL NO. 12083C0085E, EFFECTIVE DATE APRIL 19, 2017 AND PANEL NO. 12083C0082E, EFFECTIVE DATE APRIL 19, 2017, THE PROPERTY DESCRIBED HEREON LIES WITHIN FLOOD ZONES "X" AND ZONE "AE", AN AREA WITHIN THE 100-YEAR FLOOD HAZARD AREA.
4. DEVELOPMENT OF THE PROPERTY AS SHOWN ON THIS SITE PLAN IS SUBJECT TO THE TERMS AND CONDITIONS OF THE "GOLDEN OCALA DEVELOPMENT OF REGIONAL IMPACT (DRI)" SCALE PROJECT PER MARION COUNTY COMPREHENSIVE PLAN FUTURE LAND USE ELEMENT. SAA,A,B MAY BE AMENDED FROM TIME TO TIME, INCLUDING PHONTHONG BY CATING THE CONSTRUCTION OF PUBLIC FACILITIES AS MAY BE APPLICABLE; REFERENCE MARION COUNTY OR BOOK 6791, PAGES 165-163 AND 1ST AMENDMENT - BOOK 7188, PAGES 1-903.
5. THIS PROJECT HAS NOT BEEN GRANTED CONCURRENCY APPROVAL AND/OR GRANTED AND/OR RESERVED ANY PUBLIC FACILITY CAPACITIES. FUTURE RIGHTS TO DEVELOP THE PROPERTY ARE SUBJECT TO A DETERREDCNCY REVIEW 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.
6. ALL UTILITIES UNDER EXISTING OR PROPOSED PAVEMENT SHALL BE SLEEVED IN ACCORDANCE WITH SECTION 8.2.6a OF THE MARION COUNTY LAND DEVELOPMENT CODE CRITERIA.
7. THIS PROJECT IS LOCATED IN THE SECONDARY SPRINGS PROTECTION ZONE.
8. VERTICAL DATUM IS BASED ON CITY OF OCALA ENGINEERING DEPARTMENT POINT ID "CODE 6006". ELEV. = 81.75' (NAVD-88).
9. NO CHANGE TO THE WORK AS SHOWN ON THE APPROVED PLANS SHALL BE MADE WITHOUT NOTIFICATION TO AND APPROVAL BY THE OFFICE OF THE COUNTY ENGINEER.
10. FOR EXTERNAL SIGNAGE, PLEASE REFER TO MASTER SIGN PLAN SUBMITTED AS PART OF THE MASTER PLAN PUD DEVELOPED FOR THE GOLDEN OCALA ESTATES AND WEC AREA.
11. BEARINGS AND COORDINATES SHOWN HEREIN ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM OF 1983 (NAD83), WITH 2011 ADJUSTMENT AS DERIVED FROM THE FLORIDA DEPARTMENT OF TRANSPORTATION VIRTUAL REFERENCE STATION NETWORK.
12. EXISTING WELLS ARE FOUND WITHIN THE LIMITS OF THIS PROJECT. ANY EXISTING WELLS MARKED TO BE REMOVED SHALL BE PERMITTED AND PERFORMED IN ACCORDANCE WITH ABANDONED WELL PLUGGING RULE 40D-3.531(3), F.A.C. BY A FLORIDA LICENSED WATER WELL CONTRACTOR.
13. SITE PREPARATION SHALL BE IN ACCORDANCE WITH GEOTECHNICAL SITE EXPLORATIONS, AND ALL AS AMENDED. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL REPORTS AND IMPLEMENTING THE RECOMMENDED CONSTRUCTION SPECIFICATIONS.
14. OWNER SHALL RETAIN THE SERVICES OF A LICENSED GEOTECHNICAL ENGINEER TO OBSERVE SITE CONSTRUCTION AND PERFORM GEOTECHNICAL TESTING DURING CONSTRUCTION IN ACCORDANCE WITH MARION COUNTY L.D.R. AND THE GEOTECHNICAL REPORTS REFERENCED IN ITEM 1 ABOVE.

811 Know what's below. Call before you dig.

Call 48 Hours before you dig. It's the Law! 1-800-432-4770
ALL CERTUFUNK FACILITIES (PEDS, MH, CABLE AND FIBER OPTIC) LOCATIONS ARE APPROXIMATE FROM "UNS.) RECORDS ONLY. CALL 811 FOR LOCATES BEFORE DIGGING.

DEVELOPMENT REVIEW COMMITTEE
MARION COUNTY, FLORIDA
APPLICATION #: 28214
APPROVAL DATE: 8/19/24
EXPIRATION DATE: 8/19/26

All construction shall conform to the construction standards contained in the Marion County Land Development Code, latest revision. Areas of the right-of-way disturbed during construction shall be grassed and sodded. Seed and mulch may be used if approved by the County Engineer or designee.

NOTICE
This approval of the preliminary/final construction plans does not relieve the applicant of complying with all applicable requirements of other agencies for additional permits, as applicable, by state and/or federal laws.

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05.01b	PHASING PLAN
05.02-05.04	GEOMETRY PLAN
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06.02-06.04	SITE GRADING PLAN (STORM DRAINAGE SYSTEM)
06.02a-06.03a	SITE GRADING PLAN (GRADING)
07.01-07.33	DRAINAGE RETENTION AREA (DRA) DETAILS
08.01-08.32	UTILITY PLAN
09.01-09.32	ROADWAY AND PAVEMENT DETAILS
10.01-10.12	DRAINAGE DETAILS
11.01-11.02	UTILITY DETAILS
12.01-12.02	EROSION CONTROL PLAN AND DETAILS
BL.01-BL.05	BORING LOGS
SL-S1/0	TOPOGRAPHIC SURVEY (BY JCH CONSULTING GROUP, INC.)

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Marion County
Office of the County Engineer

UTILITY COMPANIES

WATER	MARION COUNTY UTILITIES	MCU CUSTOMER SERVICE 24/7/365 (352) 307-6000
SEWER	MARION COUNTY UTILITIES	MCU CUSTOMER SERVICE 24/7/365 (352) 307-6000
ELECTRIC	SECO ENERGY	JERRY BOLDUC, (352) 569-9633
CABLE/PHONE/INTERNET	DIGITAL COMMUNICATION MEDIA	JORGE SANTIAGO, (352) 873-4817
	SPECTRUM	KEN POWELL, (352)-669-1065
	CENTURYLINK	JOHN PLAMONDON, (352) 425-4444
GAS	TECO	CHUCK HUMPHREY, (157) 401-3409
	(DISTRIBUTION ENGINEERING)	JOAN DOMNING, (813) 275-3783

LEGAL DESCRIPTION:

A PORTION OF PARCEL 21068-001-02 LOCATED IN SECTION 12, TOWNSHIP 15 SOUTH, RANGE 20 EAST, IN MARION COUNTY, FLORIDA.

SURVEYOR'S CERTIFICATION
I HEREBY CERTIFY THAT THE SURVEY REPRESENTED HEREON IS IN ACCORDANCE WITH ALL APPLICABLE REQUIREMENTS OF THE MARION COUNTY LAND DEVELOPMENT CODE (LDC) AND MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS.

8/21/24
CHRISTOPHER J. HOWSON, P.S.M.
CERTIFICATE NO. LS 6853
STATE OF FLORIDA

APPLICANTS/OWNER'S CERTIFICATION
I HEREBY CERTIFY THAT I, MY SUCCESSORS AND ASSIGNS, SHALL PERPETUALLY MAINTAIN THE STORMWATER MANAGEMENT AND ASSOCIATED ELEMENTS IN WITHIN THE SPECIFICATIONS SHOWN HEREIN AND ON THE APPROVED PLAN.

MARY D. ROBERTS, CHAIRMAN

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

GEORGE S. HORTON, P.E.
REGISTERED ENGINEER NO. 62585
STATE OF FLORIDA

OWNER/APPLICANT:
EQUESTRIAN OPERATIONS LLC &
ARENA HORSE SHOWS OF OCALA, LLC. &
GOLDEN OCALA EQUESTRIAN LAND, LLC
CONTACT: MARY D. ROBERTS, CHAIRMAN
600 GILLAM ROAD
WILMINGTON, OH 45177
PHONE: (352) 402-4368

PREPARED BY:
TILLMAN & ASSOCIATES ENGINEERING, LLC
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SURVEYOR:
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ENVIRONMENTAL:
MODICA & ASSOCIATES, INC.
C/O ELAINE IMBURGLIA, PRESIDENT
102 MOHAWK ROAD
CLERMONT, FL 34715
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REVISIONS								
DATE	DESCRIPTION	BY	DATE	DESCRIPTION	BY	DATE	DESCRIPTION	BY
06/28/23	1ST SUBMITTAL	KD						
08/07/23	ADDED REVISED PLANSHEET #s, ADDED REVISED SHEET #s	KD						
05/01/24	SUBMITTAL TO ADD RETAIL BUILDING(AR 28214)	KD						
06/17/24	ADDED APPROVED WAIVERS (AR#28214) (08/19/24)	KD						

Tillman & Associates ENGINEERING, LLC
CIVIL/SURVEYING/PLANNING/LANDSCAPE ARCHITECTURE/ENVIRONMENTAL
1720 SE 16th Avenue, Building 100, Ocala, FL 34471
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MAJOR SITE PLAN
G.O. W.E.C. RETAIL & EVENT CENTER @ S. COMM.
MARION COUNTY, FLORIDA

COVER SHEET

DATE: 7/3/24
DRAWN BY: KD
CHKD. BY: GH
JOB NO.: 21-5088

GEORGE S. HORTON, LICENSE No. 62585, STATE OF FLORIDA, PROFESSIONAL ENGINEER, 8/21/2024

SHT.: 01.01

NOT VALID UNLESS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER

GENERAL NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFICATION OF SIZE AND LOCATION OF ALL EXISTING UTILITIES AND RELATED CONSTRUCTIONS PRIOR TO COMMENCEMENT OF WORK. CONSTRUCTION SHALL CEASE IMMEDIATELY IF ANY CONFLICTS ARE CALL 811 OR DIAL 1-AT 1-800-432-4770, IN ACCORDANCE WITH CHAPTER 556, FLORIDA STATUTES.
2. ALL CONSTRUCTION TO BE IN ACCORDANCE WITH THE LATEST STANDARDS OF MARION COUNTY AND FDOT.
3. PAVEMENT STRIPING TO BE IN ACCORDANCE WITH MARION COUNTY SPECIFICATIONS AND WITH THE FLORIDA D.O.T. ROADWAY & TRAFFIC STANDARDS, INDEX 17346.
4. ALL TRAFFIC CONTROL SIGNS SHALL BE IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES
5. WHERE MUCK OF OTHER UNSUITABLE MATERIAL IS FOUND, IT SHALL BE REMOVED AND REPLACED BY GOOD-QUALITY SUBSOIL MATERIAL OBTAINED FROM THE GRADING OPERATIONS OR OTHER SOURCE APPROVED BY THE ENGINEER. THE ORGANIC MATERIAL SHALL BE TAKEN USED TO THE DISPOSAL WITH WASTE WITH A CLEAN SAND FILL.
6. ALL FINISHED GRADES AND ELEVATIONS ARE AS DENOTED BY THE APPLICABLE LEGEND.
7. ALL DEBRIS AND CLEARING AND GRUBBING EXCAVATION, THE CONTRACTOR IS TO REMOVE EXISTING FACILITIES AND / OR FENCING FROM THE SITE AS SHOWN ON PLANS.
8. THE CONTRACTOR SHALL NOTIFY HARDEE COUNTY ENGINEERING DIVISION AND TILLMAN AND ASSOCIATES ENGINEERING, LLC AT LEAST ONE WEEK BEFORE COMMENCEMENT OF ANY CONSTRUCTION. CONTRACTOR SHALL OBTAIN A MARION COUNTY R/W PERMIT PRIOR TO COMMENCING WORK WITHIN MARION COUNTY R/W'S.
9. A MINIMUM SEPARATION OF 1.5 FEET BETWEEN THE LIMEROCK BASE AND THE HIGHEST GROUNDWATER ELEVATION SHALL BE MAINTAINED WITHIN THE RIGHT-OF-WAY. CONTRACTOR TO NOTIFY ENGINEER 7 1.5 FEET OF SEPARATION IS NOT ACHIEVED.
10. A PRE-CONSTRUCTION MEETING IS REQUIRED PRIOR TO COMMENCEMENT OF CONSTRUCTION.
11. PERFECTION #2-171, CODE OF ORDINANCES. FOR ANY WORK WITHIN PUBLIC RIGHT OF WAYS, A RIGHT OF WAY UTILIZATION PERMIT MUST BE OBTAINED FROM THE ENGINEERING DEPARTMENT A MINIMUM OF SEVEN (7) DAYS TO THE START OF CONSTRUCTION.
12. THE CONTRACTOR SHALL SUBMIT THREE (3) SETS OF STANDARD SHOP DRAWINGS AND MANUFACTURER'S CATALOGS WITH THE MODEL NUMBERS FOR TYPE OF THE ITEM INCLUDED OR OTHERWISE DESIGNATED. THE SUBMITTALS SHALL BEAR THE APPROVAL OF THE UNDERGROUND UTILITY CONTRACTOR ON SHOP SHEETS. A COMPLETE SET OF THE LIFT STATION ELECTRICAL SHOP DRAWINGS IS ALSO REQUIRED BY APPLICABLE. ALL UTILITY SHOP DRAWINGS SHALL BE APPROVED BY THE ENGINEER OF RECORD AND THE UTILITY OWNER PRIOR TO CONSTRUCTION.
13. THE CONTRACTOR SHALL SUBMIT THREE (3) SETS OF COMPLETE DETAILED SHOP DRAWINGS FOR ALL SANITARY MANHOLES, MTT WELLS, OTHER STRUCTURES, AND PUMPS. THE SUBMITTALS SHALL BEAR THE APPROVAL OF THE UNDERGROUND UTILITY CONTRACTOR ON SHOP SHEETS. A COMPLETE SET OF THE LIFT STATION ELECTRICAL SHOP DRAWINGS IS ALSO REQUIRED BY APPLICABLE. ALL UTILITY SHOP DRAWINGS SHALL BE APPROVED BY THE ENGINEER OF RECORD AND THE UTILITY OWNER PRIOR TO CONSTRUCTION.

PAVING AND DRAINAGE NOTES

1. PIPE LENGTHS SHOWN REPRESENT SCALED DISTANCES BETWEEN CENTERLINES OF DRAINAGE STRUCTURES.
2. 18"DIA MOTORS AND LESS RCP, SLOPE, SHALL HAVE 23 SMALL BE PIPE HAVING PIPE SLOPES WITH LAKES AND STREAMS.
3. FIVE (5) FEET OF SOD (ENSURED AROUND ALL DITCH BOTTOM INLETS, MANHOLES, HEADWALLS AND MITERED END SECTIONS.
4. TOP ELEVATIONS OF MANHOLES AS DENOTED AREA SHALL BE LOCATED AT FINISHED GRADE ELEVATION.
5. AS AN ALTERNATIVE, CONTRACTOR MAY USE ALTERNATIVE PIPE MATERIALS IN HELVE NOT ADVERSE, CONTRACTOR MUST RECEIVE APPROVAL OF ALTERNATIVE PIPE MATERIALS IN WRITING BY MARION COUNTY AND TILLMAN & ASSOCIATES ENGINEERING, LLC PRIOR TO CONSTRUCTION.
6. TOP SOIL WHICH HAS BEEN STRIPPED AND STOCK PILED DURING THE COURSE OF CONSTRUCTION SHALL BE REDISTRIBUTED ON ALL DISTURBED SURFACES SO AS TO PROVIDE AT LEAST FOUR INCHES OF SUCH COVER TO ALL DISTURBED AREAS IN THE IMPROVEMENT AND SHALL BE STABILIZED BY PLANTING.
7. ALL DISTURBED AREAS WITH SLOPES UP TO 6:1 SHALL BE SEEDED AND MULCHED. SLOPES STEEPER THAN 6:1 SHALL BE SODDED AND SLOPES 3:1 OR STEEPER SHALL HAVE PINS SOD FASTENED.
8. SEE TABLE 2.0 FOR REQUIRED STORM PIPE COVER BENEATH AN UNPAVED SECTION.
9. SEE TABLE 2.0 FOR REQUIRED STORM PIPE COVER BENEATH ROAD PAVEMENT.
10. SEE TABLE 4.0 FOR REQUIRED STORM PIPE COVER BENEATH FLEXIBLE PAVEMENT
11. PAVED SHOULDER ALLOWS ARE RECOMMENDED MINIMUM DIMENSIONS TO WITHSTAND ANTICIPATED HIGHWAY TRAFFIC LOADS. ADDITIONAL COVER MAY BE REQUIRED TO SUPPORT CONSTRUCTION EQUIPMENT LOADS OR HIGHWAY TRAFFIC LOADS BEFORE PAVEMENT IS COMPLETED. SOME SEE THICKNESS COMBINATIONS MAY REQUIRE MINIMUM COVER GREATER THAN THOSE LISTED ABOVE. SEE FDOT INDEX 200, SHEETS 1-4.
12. ALL HOT STONE MATRIX PIPE SHALL MEET THE COVER & CLASS CRITERIA AS OUTLINED IN FDOT STANDARD PLANS, LATEST EDITION.
13. ALL STORM PIPE JOINTS SHALL BE WRAPPED AS SPECIFIED IN FDOT INDEX 280.
14. THE LAST FOOT OF STORM WATER PIPE SHALL NOT BE ELEVATED JOINTS ALL FIXTURIZED AREAS ARE STRAIGHTENED.
15. ANY FILL MATERIAL MUST BE APPROVED BY ENGINEER IN WRITING PRIOR TO PLACEMENT.
16. SIGNIFICANT CARE MUST BE TAKEN WHEN GRADING RETENTION PONDS TO ENSURE THAT POND BOTTOMS DO NOT BECOME COMPACTED DURING CONSTRUCTION OR SEALING BY CONSTRUCTION EQUIPMENT. IF SEDIMENTATION OCCURS AT THE BOTTOM OF A POND BOTTOM VOLUME, IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RESTORE THE DESIGN HYDRAULIC CONDUCTIVITY.

SANITARY SEWER NOTES

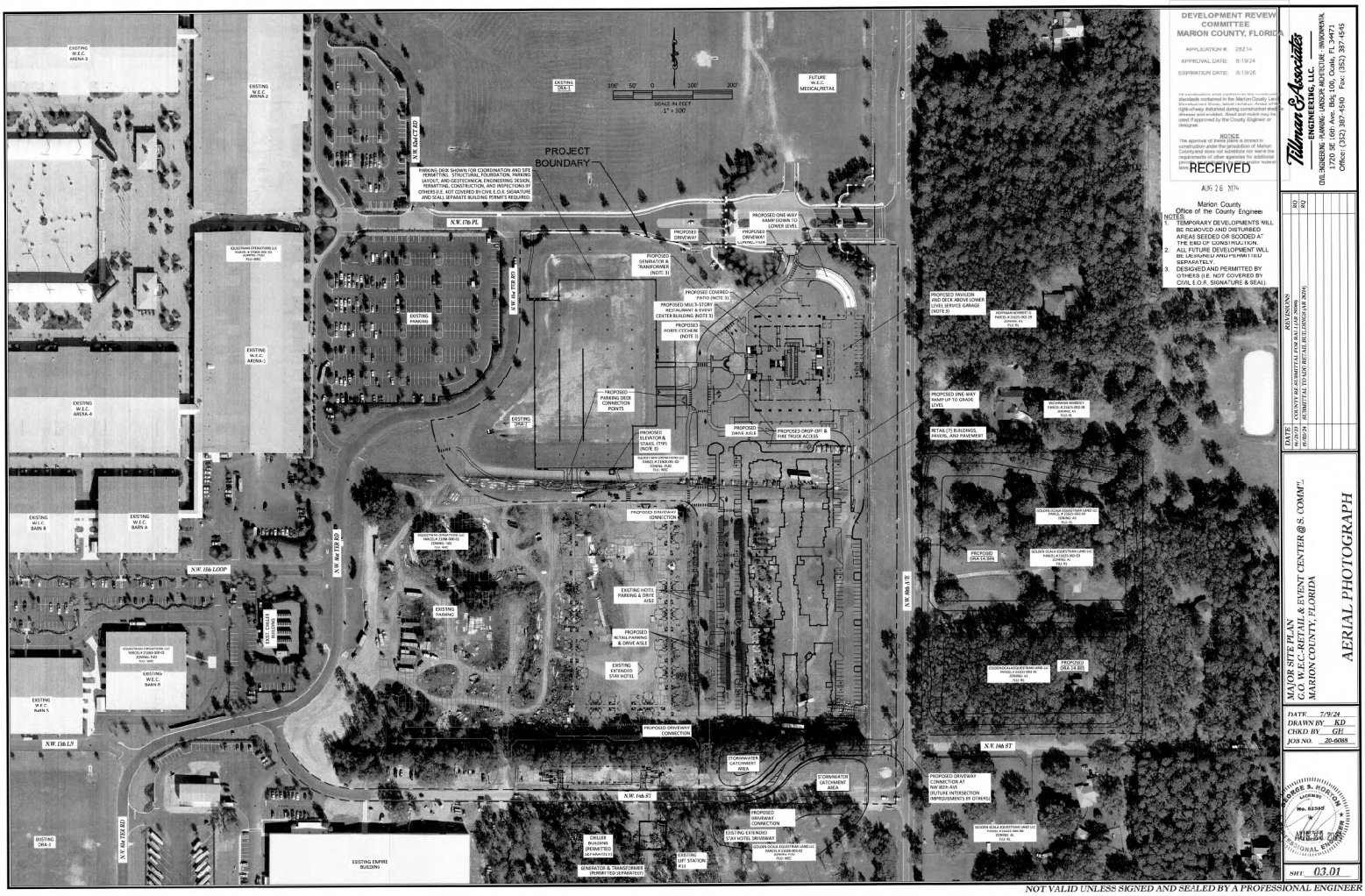
1. ALL MATERIALS AND CONSTRUCTION SHALL BE IN COMPLIANCE WITH THE MARION COUNTY MANUAL OF STANDARD SPECIFICATIONS FOR WASTEWATER CONSTRUCTION.
2. ALL SANITARY SEWER CONSTRUCTION AND MATERIALS TO BE PRIVATELY OWNED AND MAINTAINED.
3. ALL PLUMBING IS TO BE IN ACCORDANCE WITH CHAPTER 553, FLORIDA STATUTES.
4. PIPE LENGTHS SHOWN REPRESENT SCALED DISTANCES BETWEEN MANHOLE CENTERLINE.
5. ALL SANITARY SERVICE LATERALS SHALL BE 6 INCH DIAMETER, UNLESS SPECIFIED OTHERWISE ON PLANS.
6. INSERTS OF SANITARY SERVICE LATERALS AT THEIR CONNECTION TO SANITARY MANHOLES SHALL BE NO MORE THAN ONE (1) FOOT ABOVE MANHOLE INVERT.
7. MINIMUM AS 2606.1" PVC SEWER LINE SLOPE SHALL BE 0.40% MINIMUM SLOPE OR WILL BE RELAID BY CONTRACTOR TO MEET THE MINIMUM SLOPE REQUIREMENT AT NO ADDITIONAL COST.
8. MARK LATERALS WITH 4"x4" X 8' PT POST PAINTED GREEN ON END.
9. PIPE MATERIAL IS ASTM D3034, SDR-26 UNLESS OTHERWISE NOTED.
10. A MINIMUM 1.0% SLOPE SHALL BE MAINTAINED ON THE SANITARY SEWER SERVICE LATERALS. AT NO TIME SHALL A SANITARY SEWER LATERAL HAVE A SLOPE OF 15% OR GREATER.
11. SANITARY SEWER GRAVITY MAINS ARE TO BE UPGRADED IN MATERIAL TO WATER MAIN STANDARDS AND HYDROSTATICALLY OR PNEUMATIC TESTED WITH WATER TO ENSURE JOINT TIGHTNESS IF EITHER OF THE HORIZONTAL OR VERTICAL SEPARATION REQUIRED CLEARANCES CANNOT BE MAINTAINED. ANY SEWER SERVICE CROSSING ANY OF THE SEWER MAIN IS ABOVE THE WATER MAIN, UPGRADE TO WATER CANNOT BE MADE WITHOUT PRIOR APPROVAL FROM FDEP.
12. LEAKAGE TEST AND SPECIFIED REQUIRING THAT
    A) THE LEAKAGE EXFILTRATION OR INFILTRATION DOES NOT SUCCEEDED GALLONS PER INCH OF TYPE DIAMETER PER MILE OF PIPE PER 24 HOURS FOR ANY SECTION
    B) EXFILTRATION TESTS BE PERFORMED WITH A MINIMUM POSITIVE HEAD OF 2 FEET
    C) AIR TESTS, AS MINIMUM, CONFORM TO THE TEST PROCEDURE DESCRIBED IN ASTM C-924 FOR CONCRETE PIPE, ASTM F-1417 FOR PLASTIC PIPE AND FOR OTHER SATISFIABLE APPROPRIATE TEST PROCEDURES. AIR SEATING, IF SPECIFIED FOR CONCRETE SEWER MANHOLES, CONFORMED TO THE TEST PROCEDURES DESCRIBING IN ASTM C-1244.
13. DEFLECTION TESTS SHALL BE PERFORMED IN ACCORDANCE WITH THE RECOMMENDED STANDARDS FOR WASTEWATER FACILITIES, CHAPTER 10.05, FORALL GRAVITY SANITARY SEWER LINES. TESTING IS REQUIRED AFTER THE FINAL BACKFILL AND BASE IN PLACE, IT'S LEAST 30 DAYS TO ALLOW FOR SOIL STABILIZATION AND THE FINAL SURFACE STRUCTURE IN PLACE.
    1) NO PIPE SHALL EXCEED A DEFLECTION OF 5%.
    2) USING A RIGID BALL OR MANDREL FOR THE PIPE DEFLECTION TESTS WITH A DIAMETER NOT LESS THAN 95% OF THE AVERAGE INSIDE DIAMETER OF THE PIPE. THE BALL OR MANDREL SHALL BE PULLED THROUGH BY HAND AND SHALL BE CAPABLE OF BEING DRAWN IN THE ASTM SPECIFICATION, INCLUDED THE APPENDIX, TO WHICH THE PIPE IS MANUFACTURED.
    3) PERFORMING THE TEST WITHOUT MECHANICAL PULLING DEVICES.
14. TESTING OF THE GRAVITY COLLECTION SYSTEM IS AS FOLLOWS:
    A. ALL GRAVITY SEWER MAINS REQUIRE LOW PRESSURE AIR TESTING IN ACCORDANCE WITH THE LATEST UNI-BELL STANDARD FOR LOW PRESSURE AIR TESTS, AIR TEST, AS A MINIMUM, SHALL CONFORM TO THE TEST PROCEDURES DESCRIBED IN ASTM SPECIFICATION, ASTM F1417 FOR PLASTIC PIPE.
    B. ALL SEWER MAINS SHALL BE WITNESSED IN THE PRESENCE OF A TILLMAN & ASSOCIATES ENGINEERING, LLC. REPRESENTATIVE.
    C. ALL MANHOLES SHALL BE INSPECTED FOR INFILTRATION, ALIGNMENT, FLOW CHANNEL CONSTRUCTION AND COIL TAR EPOXY PAINT THROUGHOUT.
    D. HYDRO STATIC TESTS CONSISTING OF A HYDROSTATIC PRESSURE TEST AND HYDROSTATIC LEAKAGE TEST SHALL BE CONDUCTED ON ALL NEWLY INSTALLED SEWER FORCE MAIN SYSTEM PRESSURE PIPES AND APPURTENANCES IN ACCORDANCE WITH AWWA C600 OR MOST AS APPLICABLE. THE PRESSURE SHALL BE 150 PSI FOR TWO (2) HOURS.
    E. DEFLECTION TESTS ARE REQUIRED FOR ALL FLEXIBLE PIPE EXCLUDING FORCE MAINS. TESTS SHALL BE PERFORMED WITHOUT MECHANICAL PULLING DEVICES D MEASURED FROM THE INTERFACE TO THE CONCRETE CURB AND PAVEMENT SURFACE UNLESS OTHERWISE NOTED.
15. SANITARY SEWER SERVICES SHALL BE INSTALLED 50' FROM BACK OF CURB.

REUSE NOTES

1. ALL IRRIGATION, REUSE AND EFFLUENT REUSE PIPING TO BE OWNED AND MAINTAINED BY PRIVATE UTILITY SHALL BE A SOLID PURPLE COLOR.
2. REUSE AND EFFLUENT REUSE MAINS SHALL BE PVC CONFORMING TO AWWA C900, OR DI DCPI PIPE SIZES 4" - 12", pipes 14" & LARGER SHALL BE AWWA C-905, OR DI. ALL COUPLINGS, CLAMPING COMPOUNDS, SOLVENTS, LUBRICANTS, AND OTHER MATERIALS USED IN THE PIPE LAYING SHALL BE IN ACCORDANCE WITH THE PIPE MANUFACTURERS LATEST RECOMMENDATIONS.
3. DEPTH OF REUSE AND EFFLUENT REUSE LINES TO BE 36" BELOW FINISHED GRADE.
4. REUSE AND EFFLUENT REUSE MAINS TO BE LOCATED 5' BEHIND BACK OF CURB OR EDGE OF PAVEMENT (AS BID) OTHERWISE NOTED.
5. ALL REUSE AND EFFLUENT REUSE MARKS UNDER PAVEMENT SHALL BE DUCTILE IRON PIPE AND SHALL EXTEND 5' BEYOND THE EDGE OF PAVEMENT ON EACH OF FLOW.
6. ALL IRRIGATION SLEEVING UNDER PAVEMENT SHALL EXTEND 5' BEYOND THE EDGE OF PAVEMENT OR BACK OF CURB

WATER MAIN CONSTRUCTION NOTES

1. ALL CONSTRUCTION AND MATERIALS SHALL BE IN COMPLIANCE WITH AWWA STANDARDS AS WELL AS THE MARION COUNTY MANUAL OF STANDARDS AND SPECIFICATIONS FOR WATER MAIN CONSTRUCTION.
2. ALL WATER MAIN CONSTRUCTION AND MATERIALS TO BE PRIVATELY OWNED AND MAINTAINED.
3. SEPARATION REQUIREMENTS (SEE TABLE 2.0 UTILITY SEPARATIONS)
    2.1. HORIZONTAL SEPARATION BETWEEN UNDERGROUND WATER MAINS, SANITARY OR STORM SEWERS, WASTEWATER OR STORM WATER FORCE MAINS, RECLAIMED WATER PIPELINES AND ON SITE SEWAGE TREATMENT AND DISPOSAL SYSTEMS:
    2.1.1. NEW OR RELOCATED UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST 3' BETWEEN THE OUTSIDE OF THE WATERMAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED STORM SEWER, STORM WATER FORCE MAINS, RECLAIMED WATER PIPELINES AND ON SITE SEWAGE TREATMENT AND DISPOSAL SYSTEMS.
    2.1.2. NEW OR RELOCATED UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST 6' AND PREFERABLY 10' BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED GRAVITY OR PRESSURE TYPE SANITARY SEWER, WASTEWATER FORCE MAIN OR RECLAIMED WATER MAIN.
    2.1.3. NEW OR RELOCATED UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST 10' BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED GRAVITY OR PRESSURE TYPE SANITARY SEWER, WASTEWATER FORCE MAIN OR RECLAIMED WATER MAIN WHERE THE WATER MAIN IS LAID AT A GREATER ELEVATION THAN THE BOTTOM OF THE WATER MAIN SHALL BE REQUIRED TO 3' WHERE THE BOTTOM OF THE WATER MAIN IS AT LEAST 18" ABOVE THE TOP OF THE SEWER.
    2.2. VERTICAL SEPARATION BETWEEN UNDERGROUND WATER MAINS AND SANITARY OR STORM SEWERS, WASTEWATER OR STORM WATER FORCE MAINS OR RECLAIMED WATER PIPELINES:
    2.2.1. NEW OR RELOCATED UNDERGROUND WATER MAINS CROSSING ANY GRAVITY OR VACUUM TYPE SANITARY SEWER AND SHALL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST 6" ABOVE/PREFERABLY 12" ABOVE OR AT LEAST 12" BELOW THE OUTSIDE OF THE SEWER. THIS IS PREFERABLE TO LAY THE WATER MAIN ABOVE THE SEWER PIPELINE.
    2.2.2. NEW OR RELOCATED UNDERGROUND WATER MAINS CROSSING ANY PRESSURE TYPE SANITARY SEWER, WASTEWATER OR STORM WATER FORCE MAIN OR PIPELINE CONVEYING RECLAIMED WATER SHALL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST 12" ABOVE OR BELOW THE OUTSIDE OF THE OTHER PIPELINE. IT IS PREFERABLE TO LAY THE WATER MAIN ABOVE THE OTHER PIPELINE.
    2.2.3. AT THE UTILITY CROSSINGS DESCRIBED IN THE ABOVE PARAGRAPHS, ONE FULL LENGTH OF WATER MAIN PIPE SHALL BE CENTERED ABOVE OR BELOW THE CROSSED PIPELINE SO THE WATER MAIN JOINTS WILL BE AS FAR AS POSSIBLE FROM THE OTHER PIPELINE. ALTERNATIVELY, AT SUCH CROSSINGS, THE PIPES SHALL BE ARRANGED SO THAT ALL WATER MAIN JOINTS ARE AT LEAST 3' FROM ALL JOINTS IN VACUUM TYPE SANITARY SEWERS, STORM SEWERS, STORM WATER FORCE MAINS OR PIPELINES CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C. AND AT LEAST 6' FROM ALL JOINTS IN PRESSURE TYPE SANITARY SEWERS, WASTEWATER FORCEMAINS, OR PIPELINES CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER62-610, F.A.C.
    2.3. NO WATER MAIN SHALL PASS THROUGH OR COME INTO CONTACT WITH ANY PART OF A SANITARY SEWER MANHOLE OR A STORM SEWER MANHOLE.
    2.4. NEW OR RELOCATED FIRE HYDRANTS AND UNDERGROUND WATER MAINS SHALL BE LOCATED SO THAT THE DISTANCE, AS LAID, FROM ANY EXISTING OR PROPOSED STORM SEWER, STORM WATER FORCE MAIN OR PIPELINE CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C., AT LEAST 3' BUT PREFERABLY 10' FROM ANY EXISTING OR PROPOSED GRAVITY OR PRESSURE TYPE SANITARY SEWER, WASTEWATER FORCE MAIN OR PIPELINE CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C., AND AT LEAST 6' FROM ANY EXISTING OR PROPOSED VACUUM TYPE SANITARY SEWER. THE DISTANCE SHALL BE AS LONG AS POSSIBLE FOR ON SITE SEWAGE TREATMENT OR DISPOSAL SYSTEMS AS DEFINED IN SECTION 381.0065(2), F.S. AND RULE 64E-6.002, F.A.C.
    2.5. EXCEPTIONS / MITIGATION
        A. EXCEPTIONS TO THE ABOVE CONSTRAINTS AND SEPARATIONS IN THE ABOVE ITEMS SHALL BE COMPLIED WITH WITHOUT EXCEPTION. IN THE EVENT SOME SEPARATION WORKS IT'S NOT TECHNICALLY FEASIBLE OR ECONOMICALLY SENSIBLE THAT THE ABOVE ITEMS CANNOT BE COMPLIED WITH, CONTRACTOR IS TO STOP WORK AND NOTIFY THE ENGINEER OF RECORD FOR THE APPROPRIATE SOLUTION. THE SOLUTION WILL BE SUBMITTED TO THE DEPARTMENT OF ENVIRONMENTAL PROTECTION FOR APPROVAL PRIOR TO WORK COMMENCEMENT.
4. PIPE LENGTHS SHOWN REPRESENT SCALED DISTANCES BETWEEN FITTINGS OF BRANCHES AND MAINS.
5. DEFLECTIONS AT PIPE JOINTS SHALL NOT EXCEED THOSE RECOMMENDED BY THE PIPE MANUFACTURER.
6. ALL GATE VALVES SHALL BE EQUIPPED WITH AN ADJUSTABLE CAST IRON VALVE BOX WITH COVER, WITH THREADED EXTENSION WHERE NEEDED.
7. ALL PUBLIC WATER SYSTEM COMPONENTS, EXCLUDING FIRE HYDRANTS, THAT SHALL BE INSTALLED UNDER THIS PROJECT AND THAT SHALL COME INTO CONTACT WITH DRINKING WATER SHALL CONFORM TO NSF INTERNATIONAL STANDARD 61 AND SHALL BE MARKED WITH NSF SEALOF APPROVAL.
8. ALL PIPE AND PIPE FITTINGS INSTALLED UNDER THIS PROJECT SHALL BE COLOR CODED MARKED IN ACCORDANCE WITH AWWA STANDARD C-105 AND C-600. PVC PIPE USING BLUE AS A PREDOMINANT COLOR. ALL DUCTILE IRON WATER MAINS SHALL BE MANUFACTURED IN THE UNITED STATES, LOCATED WITHIN 100 MILES OF THE PROJECT SITE, SAID STEEL SHALL BE ALUMINUM (NOT LESS THAN 90% BY WEIGHT) AND SHALL BE BLUE IN COLOR IF PAINT IS USED (LIMITED OF TEMP. RECORD). SHALL NOT BE PLACED FOR 10 MINUTES FOLLOWING INITIAL APPLICATION. FOR INTERNAL DIAMETER OF 20" OR GREATER, TAPE OR PAINT SHALL BE APPLIED IN CONTINUOUS LINES ALONG FOUR SIDES OF THE PIPE AS WELL AS A LONG THE TOP OF THE PIPE.
9. ALL NON-METALLIC WATERMAIN SHALL BE INSTALLED WITH A CONTINUOUS, INSULATED 14 GAUGE COPPER WIRE INSTALLED DIRECTLY ON TOP OF THE PIPE FOR LOCATION PURPOSES. SEE STANDARD DRAWINGS.
10. MARK DRINKING WATER SERVICES WITH 4" x 4' x 8' PT POST PAINTED BLUE ON END.
11. PIPE MATERIALS: ALL PIPES, PIPE FITTINGS, PIPE JOINT PACKING AND JOINTING MATERIAL VALVES, FIRE HYDRANTS, AND MATERIALS USED IN THIS PROJECT SHALL CONFORM TO APPLICABLE AWWA STANDARDS.
    A. PVC WATERMAINS 4 INCHES TO 12 INCHES SHALL BE IN ACCORDANCE WITH AWWA C900. LATEST EDITION AND SHALL BE DR18. PVC WATERMAINS 14 INCHES AND LARGER SHALL BE IN ACCORDANCE WITH AWWA C905 LATEST EDITION AND SHALL BE DR25. PVC WATERMAIN SHALL BE MANUFACTURED IN THE UNITED STATES, LOCATED WITHIN 100 MILES OF THE PROJECT SITE, SAID STEEL SHALL BE ALUMINUM (NOT LESS THAN 90% BY WEIGHT) AND SHALL BE IN ACCORDANCE WITH AWWA C105/ANSI A21.5. MINIMUM WORKING PRESSURE OR ALL PVC PIPE SHALL BE 150 PSI. ALL PVC PIPE SHALL HAVE THE SAME O.D. AS DUCTILE IRON PIPE. PVC PIPE JOINTS SHALL BE IN ACCORDANCE WITH ASTM D3139 AND AWWA STANDARDS.
    B. DUCTILE IRON PIPE SHALL BE IN ACCORDANCE WITH AWWA C151 AND SHALL BE A MINIMUM OF CLASS 53. DUCTILE IRON JOINTS SHALL BE IN ACCORDANCE WITH ANSI A21.11 AND AWWA C111.
    C. ALL SERVICES SHALL BE POLYETHYLENE TUBING, CLASS 160 AND SHALL BE IN ACCORDANCE WITH AWWA C901.
12. WATER MAIN CONNECTIONS TO PUBLICLY OWNED AND MAINTAINED WATER SYSTEMS SHALL BE MADE UNDER THE CONTINUOUS INSPECTION OF THE PUBLICLY OWNED AND MAINTAINED WATER SYSTEM'S REPRESENTATIVE. ALL PUBLIC OWNED SYSTEMS SHALL BE NOTIFIED BY MARION COUNTY UTILITIES DEPARTMENT PRECEDING CIVIL 811 WATER MAINS ARE TO BE DISINFECTED PER WALLWATER 651 AND MARION COUNTY LAND DEVELOPMENT CODE OF STANDARDS AND SPECIFICATIONS FOR WATER AND WASTEWATER CONSTRUCTION SECTION 3.8.3 WHICH INCLUDES A FULL FLUSH.
13. ALL VALVES SHALL BE LOCATED IN NON-TRAVEL AREAS, UNLESS SPECIFIED ON PLANS.
14. FIRE HYDRANT (LEADS SHALL) HAVE A MINIMUM INSIDE DIAMETER OF 6" AND SHALL INCLUDE AN AUXILIARY VALVE.
15. IF MARION COUNTY SOIL CONDITIONS ARE FOUND DURING CONSTRUCTION, WATER MAINS SHALL BE PROTECTED THROUGH THE USE OF CORROSION RESISTANT MATERIALS, THROUGH ENCASEMENT OF THE WATER MAINS IN POLYETHYLENE, OR THROUGH CATHODIC PROTECTION.
16. ALL PIPE AND PIPE FITTINGS INSTALLED UNDER THIS PROJECT SHALL BE "LEAD FREE" AS DEFINED IN THE LATEST VERSION OF THE SAFE DRINKING ACT.
17. WHERE NEW OR EXTENDED DEAD-END WATER MAINS INCLUDED IN THIS PROJECT CANNOT BE AVOIDED, THEY SHALL BE PROVIDED WITH A NEW FLUSHING HYDRANT OR BLOW-OFF VALVE FOR FLUSHING PURPOSES.
18. ALL FIRE HYDRANTS THAT WILL BE INSTALLED UNDER THIS PROJECT SHALL BE LOCATED AT LEAST THREE FEET FROM ANY EXISTING OR PROPOSED STORM SEWER, STORM WATER FORCE MAIN, PIPELINE CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C., AT LEAST TEN FEET FROM ANY EXISTING OR PROPOSED SANITARY SEWER, WASTEWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.
19. PROPOSED FIRE HYDRANTS CONNECTED TO THE POTABLE WATER MAIN, FOR THIS PROJECT, SHALL BE PAINTED PER APWA AND AWWA STANDARDS. PRIOR TO INSTALLATION, SUBMIT PAINT COLOR TO ENGINEER FOR REVIEW AND APPROVAL.
20. ALL PIPING AND FIRE FITTINGS INSTALLED UNDER THIS PROJECT SHALL BE COLOR CODED OR MARKED IN ACCORDANCE WITH AWWA STANDARD C-105 AND C-600. PVC PIPE USING BLUE AS A PREDOMINANT COLOR. ALL DUCTILE IRON WATER MAINS SHALL BE MANUFACTURED IN THE UNITED STATES, LOCATED WITHIN 100 MILES OF THE PROJECT SITE, SAID STEEL SHALL BE ALUMINUM (NOT LESS THAN 90% BY WEIGHT) AND SHALL BE BLUE IN COLOR IF PAINT IS USED (LIMITED OF TEMP. RECORD). SHALL NOT BE PLACED FOR 10 MINUTES FOLLOWING INITIAL APPLICATION. FOR INTERNAL DIAMETER OF 20" OR GREATER, TAPE OR PAINT SHALL BE APPLIED IN CONTINUOUS LINES ALONG FOUR SIDES OF THE PIPE AS WELL AS ALONG THE TOP OF THE PIPE.
21. ALL NON-METALLIC WATERMAIN SHALL BE INSTALLED WITH A CONTINUOUS, INSULATED 14 GAUGE COPPER WIRE INSTALLED DIRECTLY ON TOP OF THE PIPE FOR LOCATION PURPOSES. SEE STANDARD DRAWINGS. IN ADDITION, ALL PVC WATERMAIN SHALL BE A SOLID BLUE COLOR.
22. MARK DRINKING WATER SERVICES WITH 4" x 4' x 8' PT POST PAINTED BLUE ON END.
23. PIPE MATERIALS: ALL PIPES, PIPE FITTINGS, PIPE JOINT PACKING AND JOINTING MATERIAL VALVES, FIRE HYDRANTS, AND MATERIALS USED IN THIS PROJECT SHALL CONFORM TO APPLICABLE AWWA STANDARDS.
    A. PVC WATERMAINS 4 INCHES TO 12 INCHES SHALL BE IN ACCORDANCE WITH AWWA C900. LATEST EDITION AND SHALL BE DR18. PVC WATERMAINS 14 INCHES AND LARGER SHALL BE IN ACCORDANCE WITH AWWA C905 LATEST EDITION AND SHALL BE DR25. PVC WATERMAIN SHALL BE MANUFACTURED IN THE UNITED STATES, LOCATED WITHIN 100 MILES OF THE PROJECT SITE, SAID STEEL SHALL BE ALUMINUM (NOT LESS THAN 90% BY WEIGHT) AND SHALL BE IN ACCORDANCE WITH AWWA C105/ANSI A21.5. MINIMUM WORKING PRESSURE OR ALL PVC PIPE SHALL BE 150 PSI. ALL PVC PIPE SHALL HAVE THE SAME O.D. AS DUCTILE IRON PIPE. PVC PIPE JOINTS SHALL BE IN ACCORDANCE WITH ASTM D3139 AND AWWA STANDARDS.
    B. DUCTILE IRON PIPE SHALL BE IN ACCORDANCE WITH AWWA C151 AND SHALL BE A MINIMUM OF CLASS 53. DUCTILE IRON JOINTS SHALL BE IN ACCORDANCE WITH ANSI A21.11 AND AWWA C111.
    C. ALL SERVICES SHALL BE POLYETHYLENE TUBING, CLASS 160 AND SHALL BE IN ACCORDANCE WITH AWWA C901.
24. WATER MAIN CONNECTIONS TO PUBLICLY OWNED AND MAINTAINED WATER SYSTEMS SHALL BE MADE UNDER THE CONTINUOUS INSPECTION OF THE PUBLICLY OWNED AND MAINTAINED WATER SYSTEM'S REPRESENTATIVE. ALL PUBLIC OWNED SYSTEMS SHALL BE NOTIFIED BY MARION COUNTY UTILITIES DEPARTMENT PRECEDING CIVIL 811 WATER MAINS ARE TO BE DISINFECTED PER WALLWATER651 AND MARION COUNTY LAND DEVELOPMENT CODE OF STANDARDS AND SPECIFICATIONS FOR WATER AND WASTEWATER CONSTRUCTION SECTION 3.8.3 WHICH INCLUDES A FULL FLUSH.
25. ALL VALVES SHALL BE LOCATED IN NON-TRAVEL AREAS, UNLESS SPECIFIED ON PLANS.
26. FIRE HYDRANT (LEADS SHALL) HAVE A MINIMUM INSIDE DIAMETER OF 6" AND SHALL INCLUDE AN AUXILIARY VALVE.
27. IF MARION COUNTY SOIL CONDITIONS ARE FOUND DURING CONSTRUCTION, WATER MAINS SHALL BE PROTECTED THROUGH THE USE OF CORROSION RESISTANT MATERIALS, THROUGH ENCASEMENT OF THE WATER MAINS IN POLYETHYLENE, OR THROUGH CATHODIC PROTECTION.
28. ALL PIPE AND PIPE FITTINGS INSTALLED UNDER THIS PROJECT SHALL BE "LEAD FREE" AS DEFINED IN THE LATEST VERSION OF THE SAFE DRINKING ACT.
29. WHERE NEW OR EXTENDED DEAD-END WATER MAINS INCLUDED IN THIS PROJECT CANNOT BE AVOIDED, THEY SHALL BE PROVIDED WITH A NEW FLUSHING HYDRANT OR BLOW-OFF VALVE FOR FLUSHING PURPOSES.
30. ALL FIRE HYDRANTS THAT WILL BE INSTALLED UNDER THIS PROJECT SHALL BE LOCATED AT LEAST THREE FEET FROM ANY EXISTING OR PROPOSED STORM SEWER, STORM WATER FORCE MAIN, PIPELINE CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C., AT LEAST TEN FEET FROM ANY EXISTING OR PROPOSED SANITARY SEWER, WASTEWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.
31. PROPOSED FIRE HYDRANTS CONNECTED TO THE POTABLE WATER MAIN, FOR THIS PROJECT, SHALL BE PAINTED PER APWA AND AWWA STANDARDS. PRIOR TO INSTALLATION, SUBMIT PAINT COLOR TO ENGINEER FOR REVIEW AND APPROVAL.
32. ALL PIPING AND FIRE FITTINGS INSTALLED UNDER THIS PROJECT SHALL BE COLOR CODED OR MARKED IN ACCORDANCE WITH AWWA STANDARD C-105 AND C-600. PVC PIPE USING BLUE AS A PREDOMINANT COLOR. ALL DUCTILE IRON WATER MAINS SHALL BE MANUFACTURED IN THE UNITED STATES, LOCATED WITHIN 100 MILES OF THE PROJECT SITE, SAID STEEL SHALL BE ALUMINUM (NOT LESS THAN 90% BY WEIGHT) AND SHALL BE BLUE IN COLOR IF PAINT IS USED (LIMITED OF TEMP. RECORD). SHALL NOT BE PLACED FOR 10 MINUTES FOLLOWING INITIAL APPLICATION. FOR INTERNAL DIAMETER OF 20" OR GREATER, TAPE OR PAINT SHALL BE APPLIED IN CONTINUOUS LINES ALONG FOUR SIDES OF THE PIPE AS WELL AS ALONG THE TOP OF THE PIPE.
33. ALL NON-METALLIC WATERMAIN SHALL BE INSTALLED WITH A CONTINUOUS, INSULATED 14 GAUGE COPPER WIRE INSTALLED DIRECTLY ON TOP OF THE PIPE FOR LOCATION PURPOSES.



DEVELOPMENT REVIEW COMMITTEE
MARION COUNTY, FLORIDA

APPLICATION #: 28214
APPROVAL DATE: 8/19/24
EXPIRATION DATE: 8/19/26

All construction shall conform to the current County standards contained in the Marion County Land Development Code, latest revision. Areas of the right-of-way disturbed during construction shall be dressed and sodded. Read and match may be used if approved by the County Engineer or designee.

NOTICE
The approval of these plans is limited to construction under the jurisdiction of Marion County and does not substitute nor waive the requirements of other agencies for additional permits or approvals required by federal, state or local laws.

RECEIVED
AUG 28 2024
Marion County
Office of the County Engineer

NOTES
1. TEMPORARY DEVELOPMENTS WILL BE REMOVED AND DISTURBED AREAS SEEDED OR SODDED AT THE END OF CONSTRUCTION.
2. ALL FUTURE DEVELOPMENT WILL BE LIKEWISE APPLY PERMITTED SEPARATELY.
3. DESIGNED AND PERMITTED BY OTHERS (I.E. NOT COVERED BY CIVIL E.O.R. SIGNATURE & SEAL)

Tillman & Associates
ENGINEERING, LLC.
CIVIL ENGINEERING · PLANNING · LANDSCAPE ARCHITECTURE · SURVEYING
3511 E. SILVER SPRINGS BLVD. · OCALA, FL 34470
Office: (352) 387-4580 · Fax: (352) 387-4545

NO	DATE	REVISIONS
1	8/16/24	SUBMITTAL TO DRC FOR APPROVAL
2	8/28/24	RESUBMITTAL TO DRC FOR APPROVAL

MAJOR SITE PLAN
G.O. W.E.C.-RETAIL & EVENT CENTER @ S. COMM'L.
MARION COUNTY, FLORIDA

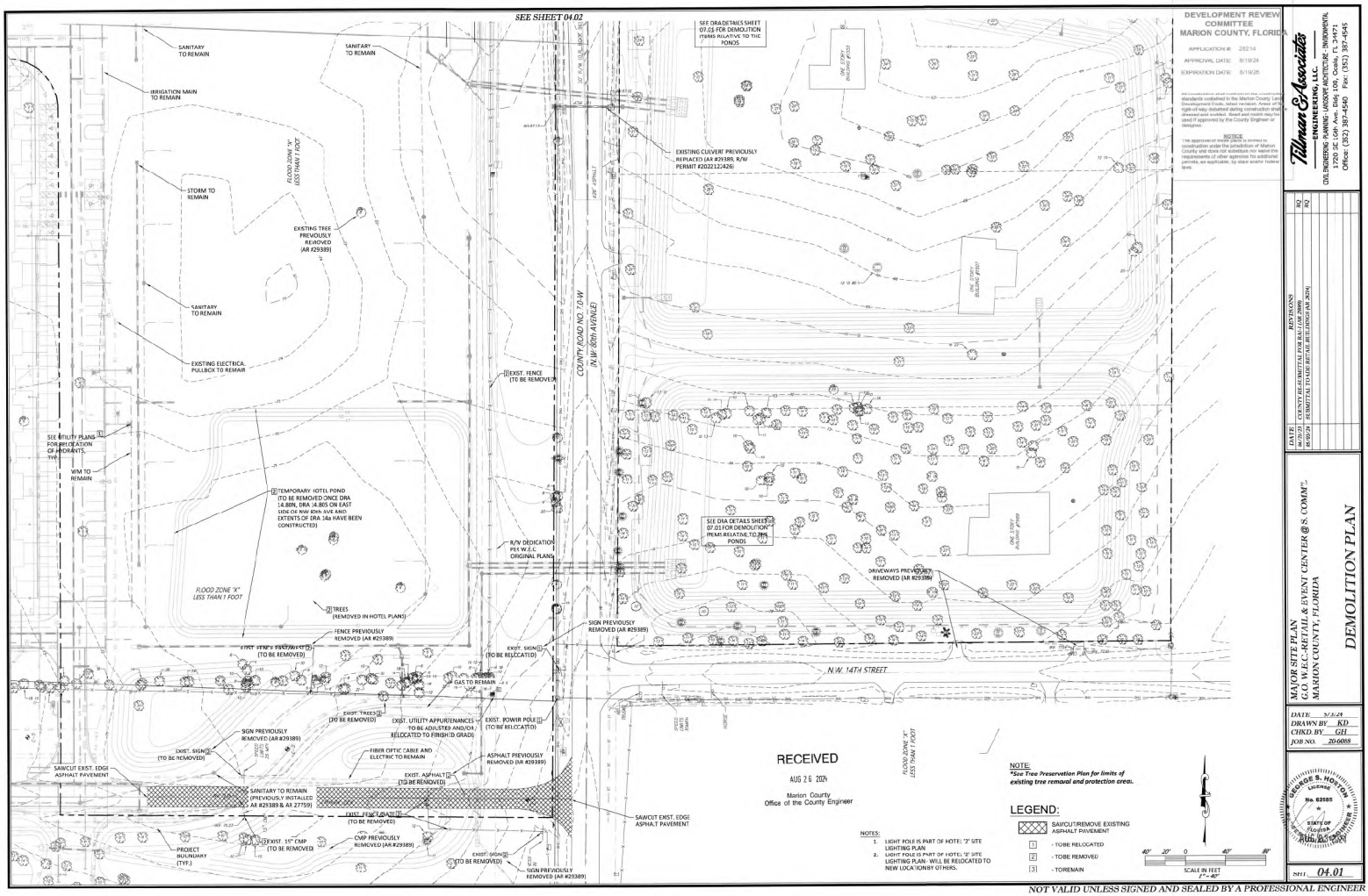
AERIAL PHOTOGRAPH

DATE: 7/9/24
DRAWN BY: KD
CHKD. BY: GH
JOB NO. 20-6088

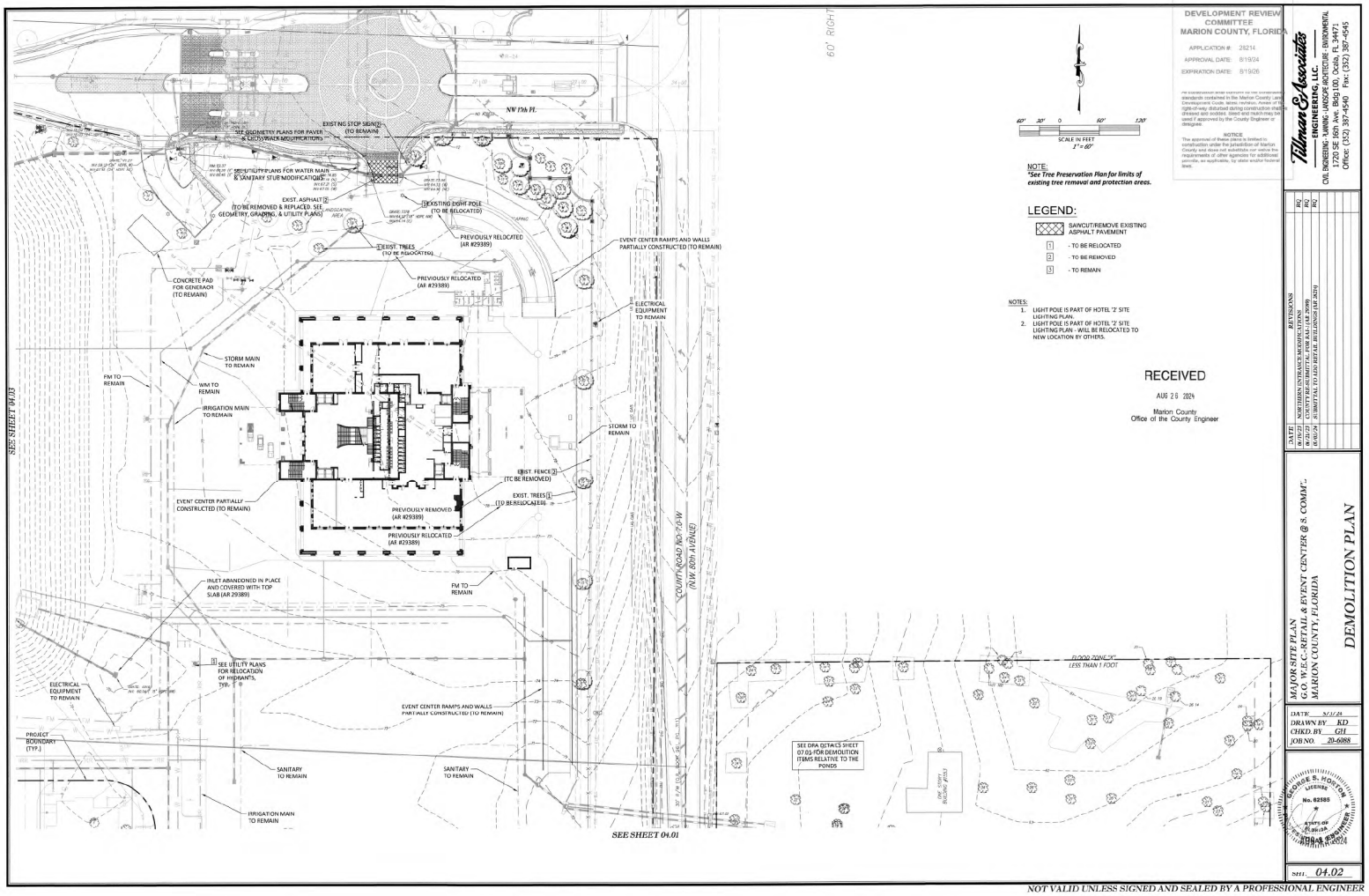
GEORGE S. HORTON
LICENSE
No. 62595
STATE OF FLORIDA
PROFESSIONAL ENGINEER

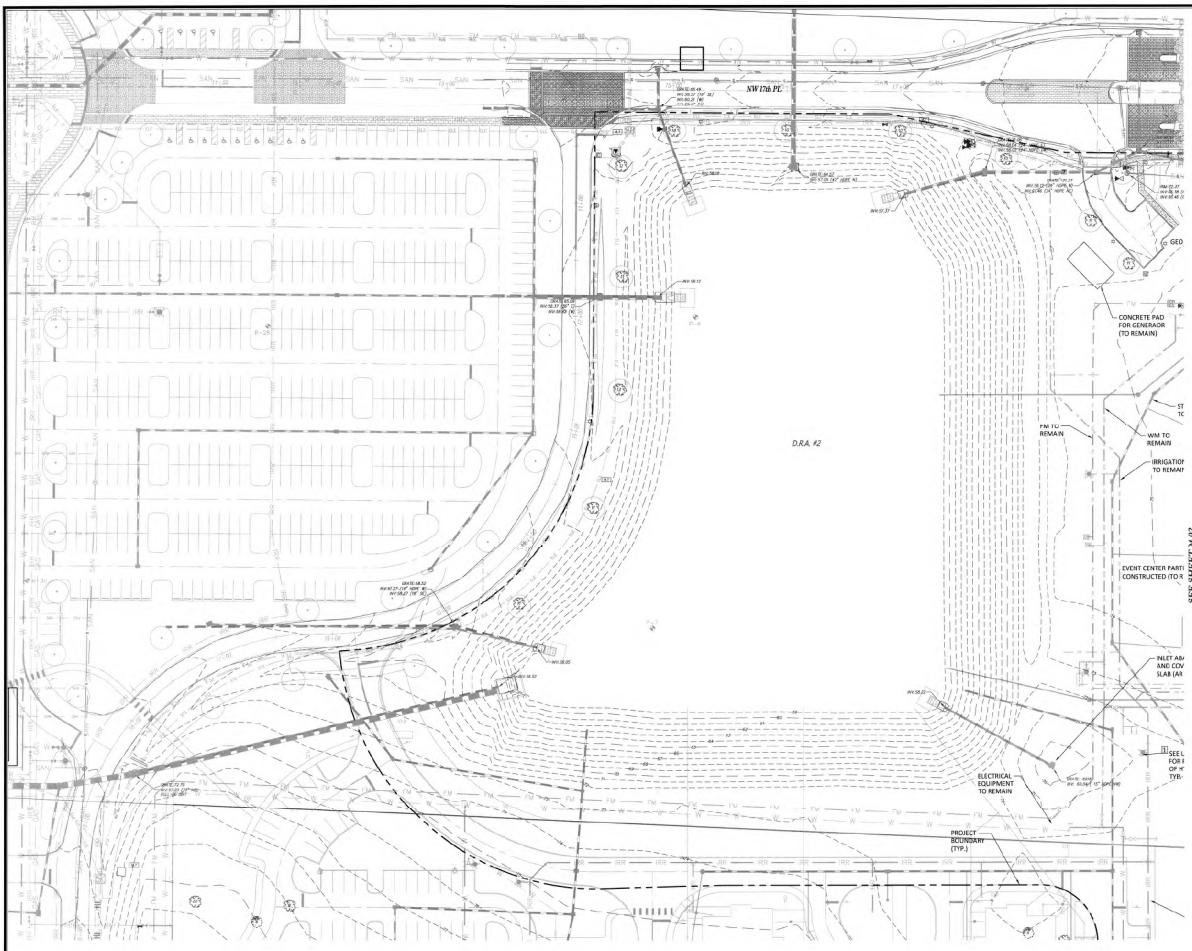
SHT: 03.01

NOT VALID UNLESS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER



NOT VALID UNLESS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER


SEE SHEET 04.03
EXISTING STOP SIGN (TO REMAIN)
SEE GEOMETRY PLANS FOR PAVER & CROSSWALK MODIFICATIONS
SEE UTILITY PLANS FOR WATER MAIN & SANITARY STUB MODIFICATIONS
EXIST. ASPHALT (TO BE REMOVED & REPLACED, SEE GEOMETRY, GRADING, & UTILITY PLANS)
EXISTING DIGHT POLE (TO BE RELOCATED)
EXIST. TREES (TO BE RELOCATED)
PREVIOUSLY RELOCATED (AR #29389)
PREVIOUSLY RELOCATED (AR #29389)
CONCRETE PAD FOR GENERAOR (TO REMAIN)
EVENT CENTER RAMPS AND WALLS PARTIALLY CONSTRUCTED (TO REMAIN)
ELECTRICAL EQUIPMENT TO REMAIN
FM TO REMAIN
WM TO REMAIN
STORM MAIN TO REMAIN
IRRIGATION MAIN TO REMAIN
STORM TO REMAIN
EXIST. FENCE (TO BE REMOVED)
EXIST. TREES (TO BE RELOCATED)
EVENT CENTER PARTIALLY CONSTRUCTED (TO REMAIN)
PREVIOUSLY REMOVED (AR #29389)
PREVIOUSLY RELOCATED (AR #29389)
FM TO REMAIN
INLET ABANDONED IN PLACE AND COVERED WITH TOP SLAB (AR 29389)
SEE UTILITY PLANS FOR RELOCATION OF HYDRANTS, TYP.
ELECTRICAL EQUIPMENT TO REMAIN
EVENT CENTER RAMPS AND WALLS PARTIALLY CONSTRUCTED (TO REMAIN)
PROJECT BOUNDARY (TYP.)
SANITARY TO REMAIN
SANITARY TO REMAIN
IRRIGATION MAIN TO REMAIN
SEE SHEET 04.01
NW 17th Pl.
60' RIGHT
COUNTY ROAD NO. 75-W (NW 80th AVENUE)
SEE DPA DETAILS SHEET 07.03 FOR DEMOLITION ITEMS RELATIVE TO THE PONDS
ONE STORY BUILDING (TYP.)
FLOOD ZONE 'X' LESS THAN 1 FOOT
SCALE IN FEET 1" = 60'
NOTE: *See Tree Preservation Plan for limits of existing tree removal and protection areas.*
LEGEND:
SAWCUT/REMOVE EXISTING ASPHALT PAVEMENT
1 - TO BE RELOCATED
2 - TO BE REMOVED
3 - TO REMAIN
NOTES:
1. LIGHT POLE IS PART OF HOTEL '2' SITE LIGHTING PLAN.
2. LIGHT POLE IS PART OF HOTEL '2' SITE LIGHTING PLAN - WILL BE RELOCATED TO NEW LOCATION BY OTHERS.
RECEIVED
AUG 26 2024
Marion County
Office of the County Engineer
DEVELOPMENT REVIEW COMMITTEE
MARION COUNTY, FLORIDA
APPLICATION #: 28214
APPROVAL DATE: 8/19/24
EXPIRATION DATE: 8/19/26
NOTICE
The approval of these plans is limited to construction under the jurisdiction of Marion County and does not substitute nor waive the requirements of other agencies for additional permits, as applicable, by state and/or federal laws.
Tillman & Associates
ENGINEERING, LLC.
CIVIL · ENVIRONMENTAL · SURVEYING · LANDSCAPE ARCHITECTURE · PLANNING
3445 SW 34th Avenue, Suite 101, Ocala, FL 34474
Office: (352) 387-4540 Fax: (352) 387-4545
DATE: 8/12/24 — DESCRIPTION: INTAKE'S MODIFIC. — REVISIONS: RQ
DATE: 8/21/24 — DESCRIPTION: COUNTY REVISIONS #1 - FOR AAC (AR 29389) — REVISIONS: RQ
DATE: 8/30/24 — DESCRIPTION: RESUBMITTAL TO ADD REPAIR BUILDINGS (AR 28214) — REVISIONS: RQ
MAJOR SITE PLAN
G.O. W.E.C.-RETAIL & EVENT CENTER @ S. COMM.
MARION COUNTY, FLORIDA
DEMOLITION PLAN
DATE: 3/1/24
DRAWN BY: KD
CHKD. BY: GH
JOB NO. 20-6088
GEORGE S. HORTON LICENSE No. 62585 STATE OF FLORIDA PROFESSIONAL ENGINEER
8/30/2024
SHT. 04.02
NOT VALID UNLESS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER



DEVELOPMENT REVIEW COMMITTEE
MARION COUNTY, FLORIDA

APPLICATION #: 28214
APPROVAL DATE: 8/19/24
EXPIRATION DATE: 8/19/26

All subdivision sites subject to the subdivision standards contained in the Marion County Land Development Code, shall revision. Areas of the right-of-way disturbed during construction shall be dressed and sodded. Seed and mulch may be used if approved by the County Engineer or designee.

NOTICE

The approval of these plans is limited to construction under the jurisdiction of Marion County and does not substitute nor waive the requirements of other agencies for additional permits, as applicable, by state and/or federal laws.

60' 30' 0 60' 120'
SCALE IN FEET
1" = 60'

NOTE:
*See Tree Preservation Plan for limits of existing tree removal and protection areas.

LEGEND:

SAWCUT/REMOVE EXISTING ASPHALT PAVEMENT
1 - TO BE RELOCATED
2 - TO BE REMOVED
3 - TO REMAIN

NOTES:
1. LIGHT POLE IS PART OF HOTEL '2' SITE LIGHTING PLAN.
2. LIGHT POLE IS PART OF HOTEL '2' SITE LIGHTING PLAN - WILL BE RELOCATED TO NEW LOCATION BY OTHERS.

RECEIVED
AUG 26 2024
Marion County
Office of the County Engineer

Tillman & Associates
ENGINEERING, LLC.
CIVIL ENGINEERING - PLANNING - LANDSCAPE ARCHITECTURE - ENVIRONMENTAL
1720 SE 16th Ave Bldg 100, Ocala, FL 34471
Office: (352) 387-4540 Fax: (352) 387-4545

DATE	REVISIONS	RQ
05/30/24	SUBMITTAL TO ADD RETAIL BUILDINGS (AR 2024)	

MAJOR SITE PLAN
C.O. W.E.C.-RETAIL & EVENT CENTER @ S. COMM'L
MARION COUNTY, FLORIDA

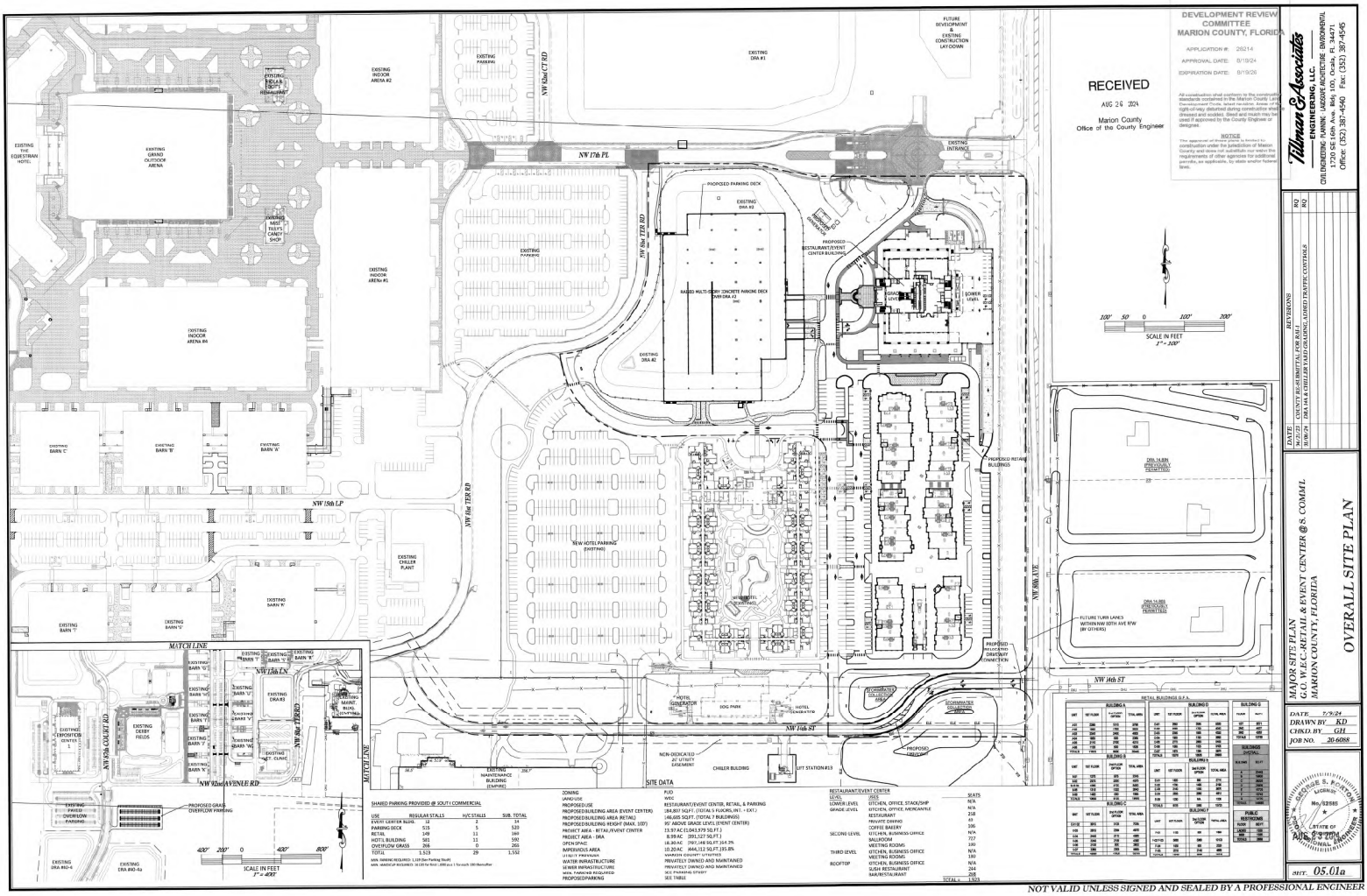
DEMOLITION PLAN

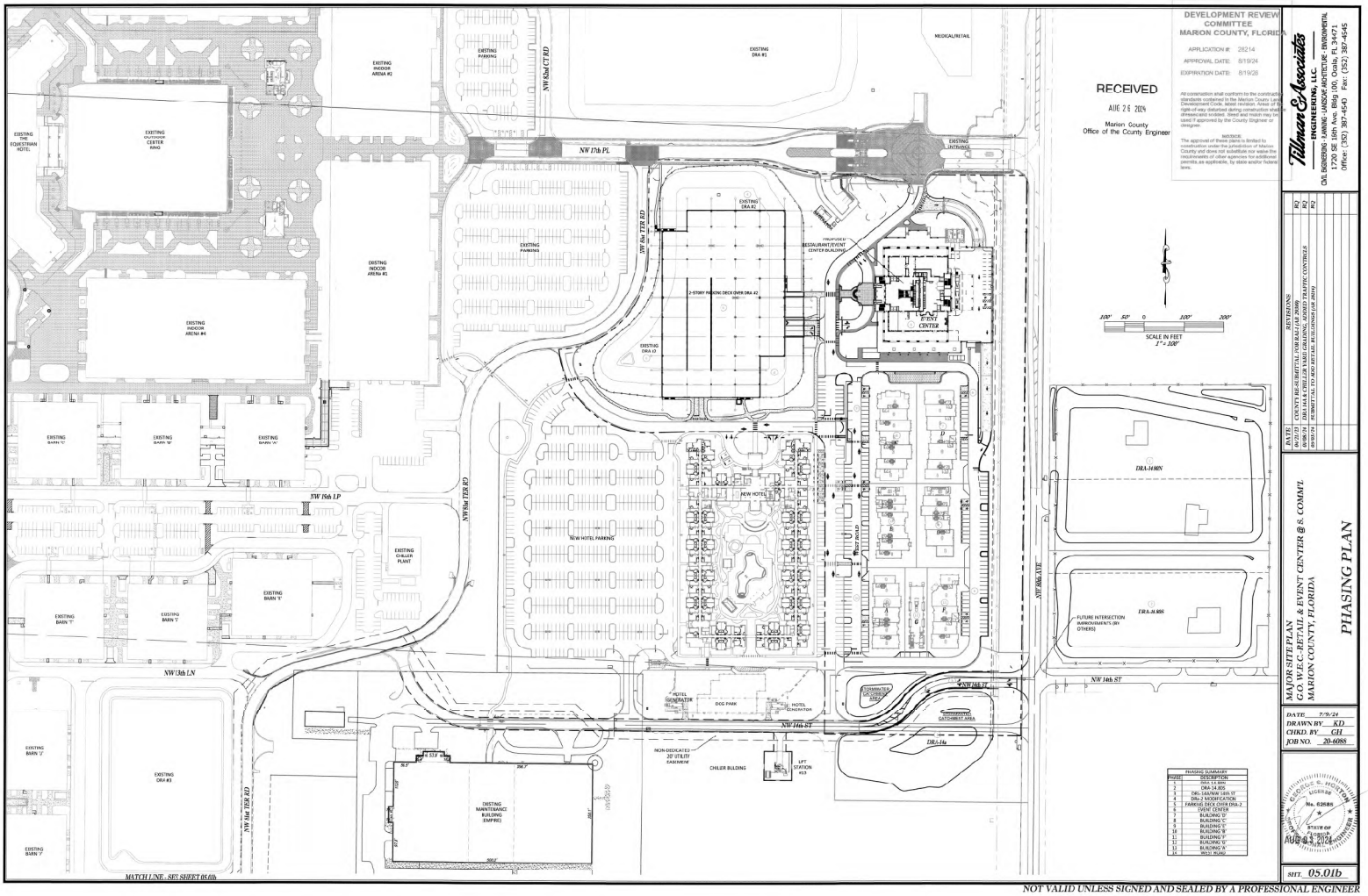
DATE 5/3/24
DRAWN BY KD
CHKD. BY GH
JOB NO. 20-6088

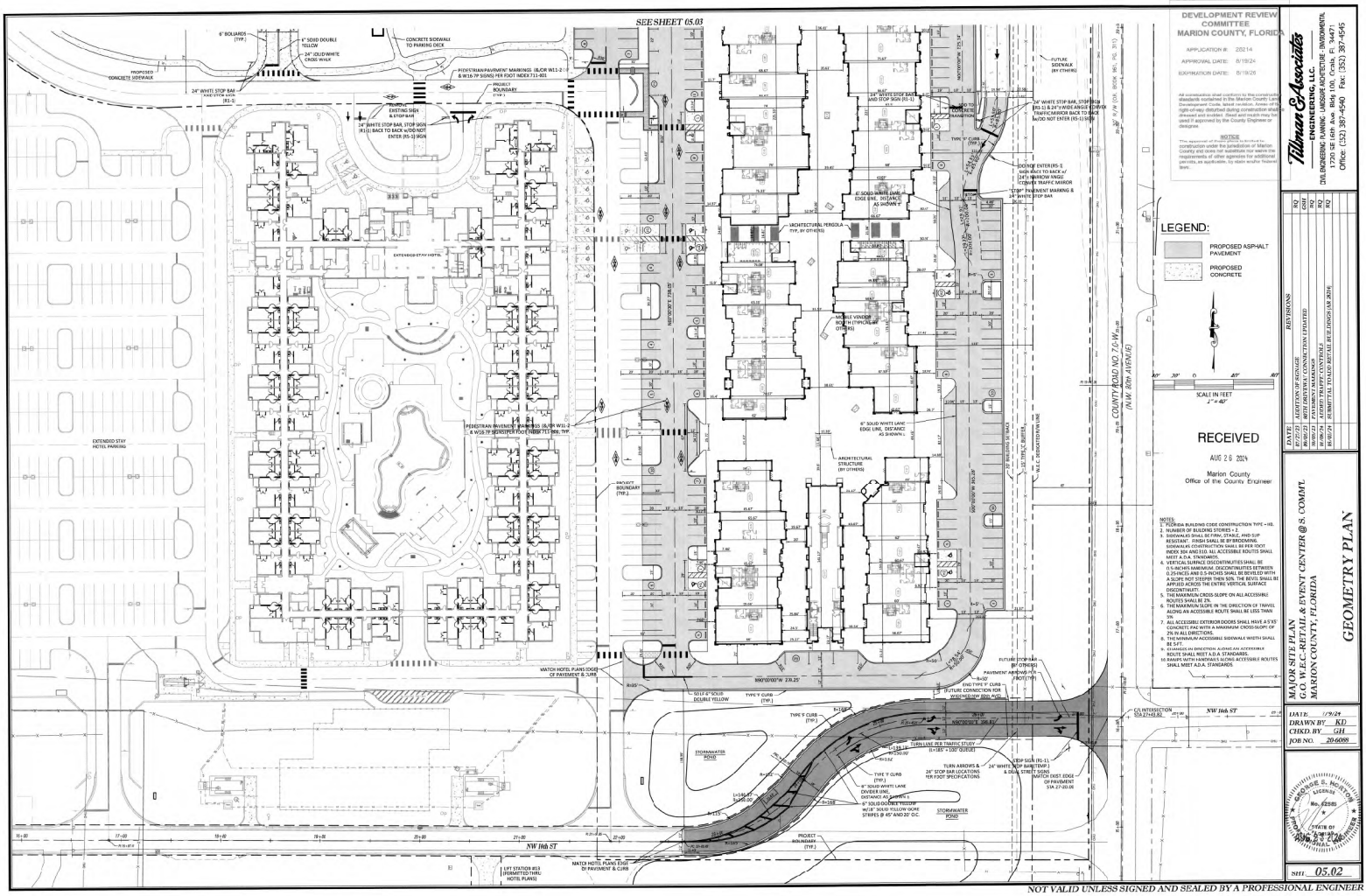
GEORGE S. HORTON
LICENSE
No. 62585
STATE OF FLORIDA
PROFESSIONAL ENGINEER
AUG 2 6 2024

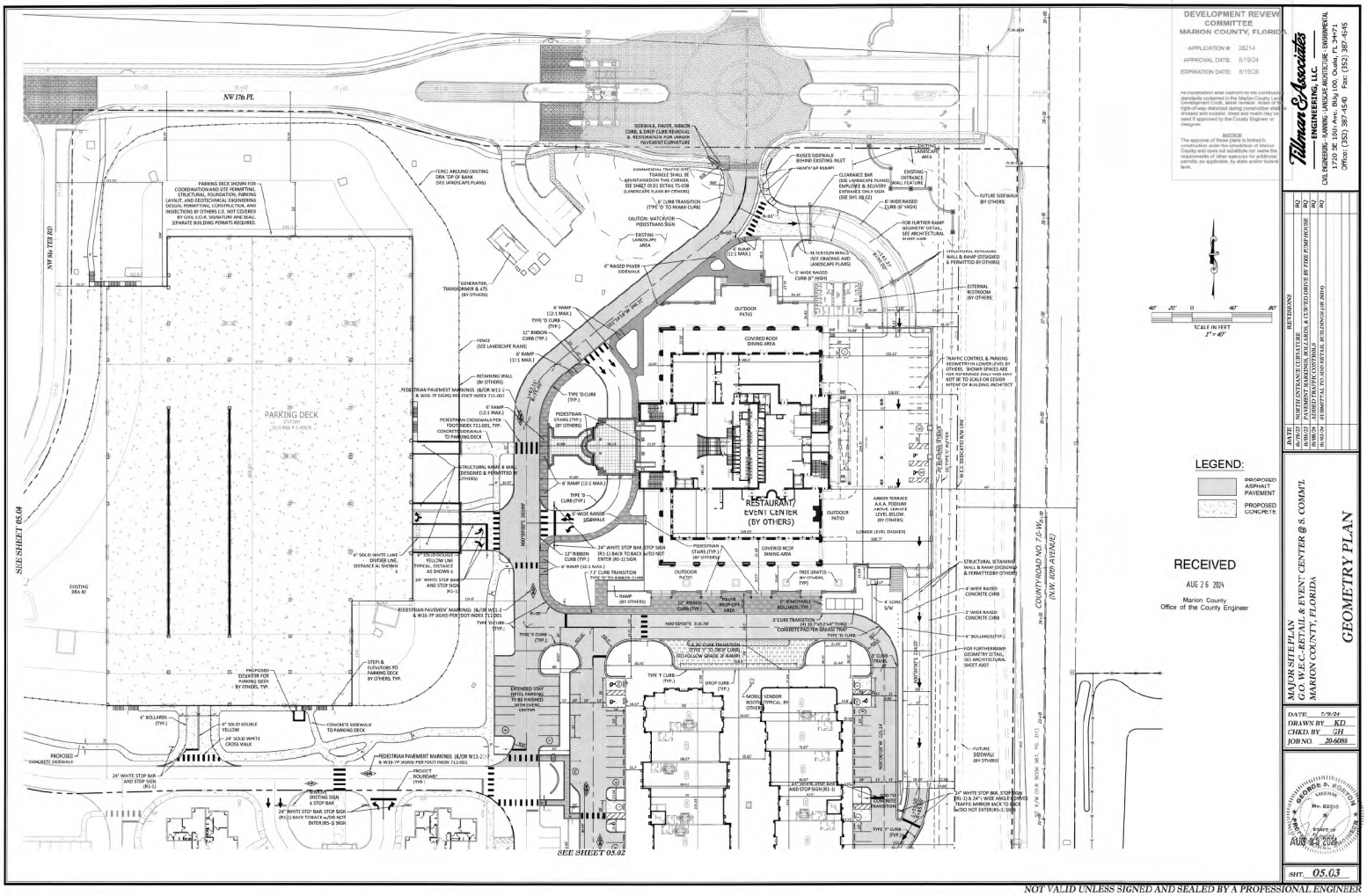
SHT. 04.03

NOT VALID UNLESS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER


DEVELOPMENT REVIEW COMMITTEE
MARION COUNTY, FLORIDA
APPLICATION #: 25214
APPROVAL DATE: 8/19/24
EXPIRATION DATE: 8/19/26
RECEIVED
AUG 26 2024
Marion County
Office of the County Engineer
NOTICE
SCALE IN FEET
1" = 200'
SCALE IN FEET
1" = 400'
OVERALL SITE PLAN
MAJOR SITE PLAN
G.O. W.E.C.-RETAIL & EVENT CENTER @ S. COMM.
MARION COUNTY, FLORIDA
DATE 7/9/24
DRAWN BY KD
CHKD. BY GH
JOB NO. 20-6058
SHT. 05.01a
NOT VALID UNLESS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER


DEVELOPMENT REVIEW COMMITTEE
MARION COUNTY, FLORIDA
APPLICATION #: 28214
APPROVAL DATE: 8/19/24
EXPIRATION DATE: 8/19/26
RECEIVED
AUG 26 2024
Marion County
Office of the County Engineer
Tillman & Associates
ENGINEERING, LLC.
CIVIL ENGINEERING - LANDING - LANDSCAPE ARCHITECTURE - ENVIRONMENTAL
1720 SE 16th Ave. Bldg 100, Ocala, FL 34471
Office: (352) 387-4540 Fax: (352) 387-4545
SCALE IN FEET
1" = 100'
MAJOR SITE PLAN
G.O. W.E.C.-RETAIL & EVENT CENTER @ S. COMM'L
MARION COUNTY, FLORIDA
PHASING PLAN
DATE 7/9/24
DRAWN BY KD
CHKD. BY GH
JOB NO. 20-6088
SHT. 05.01b
NOT VALID UNLESS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER


SEE SHEET 05.03
DEVELOPMENT REVIEW COMMITTEE
MARION COUNTY, FLORIDA
APPLICATION #: 20214
APPROVAL DATE: 8/19/24
EXPIRATION DATE: 8/19/26
NOTICE
Tillman & Associates
ENGINEERING, LLC.
CIVIL ENGINEERING / LANDSCAPE ARCHITECTURE / PROJECT MANAGEMENT
1720 SW 1st Place, Ocala, FL 34471
Office: (352) 387-4540 Fax: (352) 387-4545
LEGEND:
PROPOSED ASPHALT PAVEMENT
PROPOSED CONCRETE
SCALE IN FEET
1" = 40'
RECEIVED
AUG 26 2024
Marion County
Office of the County Engineer
NOTES
1. FLORIDA BUILDING CODE CONSTRUCTION TYPE = IIB.
2. NUMBER OF BUILDING STORIES = 2.
3. SIDEWALKS SHALL BE FIRM, STABLE, AND SLIP RESISTANT. FINISH SHALL BE BY BROOMING. SIDEWALKS CONSTRUCTION SHALL BE PER FDOT INDEX 304 AND 310. ALL ACCESSIBLE ROUTES SHALL MEET A D.A. STANDARDS.
4. VERTICAL SURFACE DISCONTINUITIES SHALL BE (1/2-INCHES MAXIMUM. DISCONTINUITIES BETWEEN (1/4-INCH AND (1/2-INCH SHALL BE BEVELED WITH A SLOPE NOT STEEPER THEN 50%. THE BEVEL SHALL BE APPLIED ACROSS THE ENTIRE VERTICAL SURFACE DISCONTINUITY.
5. THE MAXIMUM CROSS-SLOPE ON ALL ACCESSIBLE ROUTES SHALL BE 2%.
6. THE MAXIMUM SLOPE IN THE DIRECTION OF TRAVEL ALONG AN ACCESSIBLE ROUTE SHALL BE LESS THAN 5%.
7. ALL ACCESSIBLE EXTERIOR DOORS SHALL HAVE A 5'X5' CONCRETE PAD WITH A MAXIMUM CROSS-SLOPE OF 2% IN ALL DIRECTIONS.
8. THE MINIMUM ACCESSIBLE SIDEWALK WIDTH SHALL BE 5'FT.
9. CHANGES IN DIRECTION ALONG AN ACCESSIBLE ROUTE SHALL MEET A.D.A. STANDARDS.
10. RAMPS WITH HANDRAILS ALONG ACCESSIBLE ROUTES SHALL MEET A.D.A. STANDARDS.
DATE / REVISIONS / BY
8/30/23 ADDITION OF SIDEWALK RQ
8/30/23 BIKE/DRIVEWAY CONNECTION UPDATED GNH
10/09/23 PAVEMENT MARKINGS RQ
10/09/23 ADDITION OF TURN LANES RQ
8/16/24 RESUBMITTAL TO LDD RETAIL BUILDINGS (AR 2874) RQ
MAJOR SITE PLAN
G.O. W.E.C.-RETAIL & EVENT CENTER @ S. COMM.
MARION COUNTY, FLORIDA
GEOMETRY PLAN
DATE: 1/9/24
DRAWN BY: KD
CHKD. BY: GH
JOB NO.: 20-6098
GEORGE S. HOUSE
LICENSE
No. 62580
STATE OF FLORIDA
REGISTERED ENGINEER
SHT# 05.02
NOT VALID UNLESS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER
COUNTY ROAD NO. 7 & W 80th AVENUE (N.W. 80th AVENUE)
NW 16th ST
EXTENDED STAY HOTEL
EXTENDED STAY HOTEL PARKING
MATCH HOTEL PLANS EDGE OF PAVEMENT & CURB
LIFT STATION #13 (PERMITTED THRU HOTEL PLANS)
STORMWATER POND
PROJECT BOUNDARY (TYP.)
PROPOSED CONCRETE SIDEWALK
CONCRETE SIDEWALK TO PARKING DECK
PEDESTRIAN PAVEMENT MARKINGS (6)(R9-3B) & W11-2 & W16-7P SIGNS) PER FDOT INDEX 711-001
EXISTING SIGN & STOP BAR
14" WHITE STOP BAR, STOP SIGN (R1-1) BACK TO BACK w/DO NOT ENTER (R5-1) SIGN
6" BOLLARDS (TYP.)
4" SOLID DOUBLE YELLOW
24" (SOLID WHITE CROSS WALK
24" WHITE STOP BAR (R1-1)
PEDESTRIAN PAVEMENT MARKINGS (6)(R9-3B) & W16-7P SIGNS) PER FDOT INDEX 711-001, TYP.
PAVEMENT BOUNDARY (TYP.)
ARCHITECTURAL PERGOLA TYP. BY OTHERS
MOBILE VENDOR BOOTH (TYPICAL OF 4) BY OTHERS
ARCHITECTURAL STRUCTURE (BY OTHERS)
FUTURE SIDEWALK (BY OTHERS)
24" WHITE STOP BAR AND STOP SIGN (R1-1)
14" WHITE STOP BAR, STOP SIGN (R1-1) & 24"X18"WIDE ANGLE CONVEX TRAFFIC MIRROR BACK TO BACK w/DO NOT ENTER (R5-1) SIGN
DO NOT ENTER (R5-1) SIGN FACE TO BACK w/ 24"x18" NARROW ANGLE CONVEX TRAFFIC MIRROR
TYP. PAVEMENT MARKING & 24" WHITE STOP BAR (R1-1)
6" SOLID WHITE LANE EDGE LINE, DISTANCE AS SHOWN (TYP.)
6" SOLID WHITE LANE EDGE LINE, DISTANCE AS SHOWN
TYPE 'F' CURB (TYP.)
TYPE 'E' CURB (TYP.)
TYPE 'F' CURB (TYP.)
SOLID 6" SOLID DOUBLE YELLOW
6" SOLID DOUBLE YELLOW w/ 6" SOLID YELLOW SKIPE STRIPES @ 45° AND 20' O.C.
8" SOLID WHITE LANE DIVIDER LINE, DISTANCE AS SHOWN
TURN LANE PER TRAFFIC STUDY (L=185' + 100' QUEUE)
TURN ARROWS & 24" STOP BAR LOCATIONS PER FDOT SPECIFICATIONS
STOP SIGN (R1-1) & DEAD END STREET SIGN (MATCH EXIST EDGE OF PAVEMENT STA 27+03.08)
14" WHITE STOP BAR (TYP.)
FUTURE STOP BAR (BY OTHERS)
PAVEMENT MARKINGS (TYP.)
FUTURE CONNECTION FOR ADJACENT PROPERTY
END TYPE 'F' CURB
CL INTERSECTION STA 27+43.82
N90°00'00"W 278.25'
N90°00'00"E 266.62'
N90°00'00"W 278.25'
R=35'
R=25'
R=15'
R=100'
L=135.33'
CH=130.00'
L=149.23'
CH=140.60'
L=157.08'
CH=141.42'
L=157.08'
CH=141.42'
L=157.08'
CH=141.42


DEVELOPMENT REVIEW COMMITTEE
MARION COUNTY, FLORIDA
APPLICATION #: 28214
APPROVAL DATE: 8/19/24
EXPIRATION DATE: 8/19/26
Tillman & Associates ENGINEERING, LLC
CIVIL ENGINEERING · PLANNING · SURVEYING · ENVIRONMENTAL
1720 SE 16th Ave., Bldg 100, Ocala, FL 34471
Office: (352) 387-4540 Fax: (352) 387-4545
REVISIONS
SCALE IN FEET
1" = 40'
LEGEND:
PROPOSED ASPHALT PAVEMENT
PROPOSED CONCRETE
RECEIVED
AUG 26 2024
Marion County
Office of the County Engineer
RESTAURANT/ EVENT CENTER (BY OTHERS)
COVERED ROOF DINING AREA
OUTDOOR PATIO
PARKING DECK
NW 17th PL.
NW 16th TER RD.
SEE SHEET 05.04
SEE SHEET 05.02
COUNTY ROAD NO. 76-W (NW 60th AVENUE)
MAJOR SITE PLAN
GO. W.E.C.-RETAIL & EVENT CENTER @ S. COMM'L.
MARION COUNTY, FLORIDA
GEOMETRY PLAN
DATE 7/9/24
DRAWN BY KD
CHKD. BY GH
JOB NO. 20-6085
GEORGE P. HORTON
No. 68510
STATE OF FLORIDA
AUG 23 2024
SHT. 05.03
NOT VALID UNLESS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER

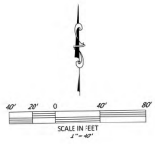
DEVELOPMENT REVIEW COMMITTEE
MARION COUNTY, FLORIDA
APPLICATION #: 28214
APPROVAL DATE: 8/19/24
EXPIRATION DATE: 8/19/26

All construction shall conform to the construction standards of Marion County Land Development Code, latest revision. Areas of right-of-way disturbed during construction shall be dressed and sodded. Seed and mulch may be used if approved by the County Engineer or designee.

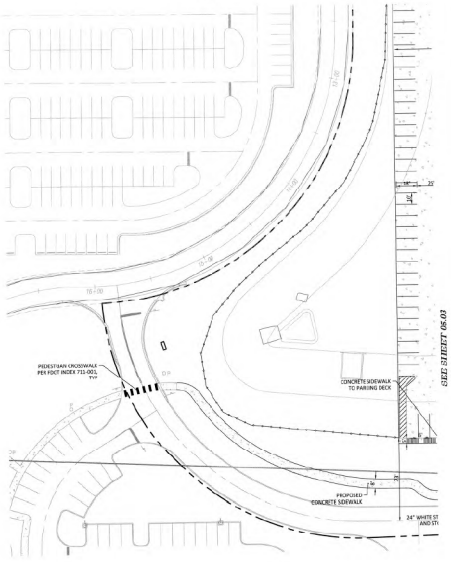
NOTICE
The approval of these plans is limited to construction under the jurisdiction of Marion County and does not substitute nor waive the requirements of other agencies for additional permits, as applicable, by state and/or federal laws.

RECEIVED
AUG 26 2024
Marion County
Office of the County Engineer

DETAIL
REMOVED
(SEE SHEET 05.03)



LEGEND:
PROPOSED ASPHALT PAVEMENT
PROPOSED CONCRETE



Tillman & Associates ENGINEERING, LLC
CIVIL ENGINEERING • PLANNING • ARCHITECTURE • ENVIRONMENTAL
1720 SE 16th Ave., Building 100, Suite 201, Ocala, FL 34471
Office: (352) 387-4545 Fax: (352) 387-4546

DATE	REVISIONS	BY
06/20/24	RESPONSE TO DETAIL CEMENTED	RG
07/31/24	ADDED 24" WHITE ST AND ST (AS PER 28289)	RG
08/05/24	SUBMITTAL TO MPO BETHEL BUILDING (AS PER 28214)	HB

MAJOR SITE PLAN
C.O. W.R.C. RETAIL & EVENT CENTER @ S COMM.
MARION COUNTY, FLORIDA

GEOMETRY PLAN

DATE 5/3/24
DRAWN BY RTD
CHKD BY GH
JOB NO. 20-6088

RICHARD D. HOUSTON LICENSE No. 62518 STATE OF FLORIDA PROFESSIONAL ENGINEER

SHT: 05.04

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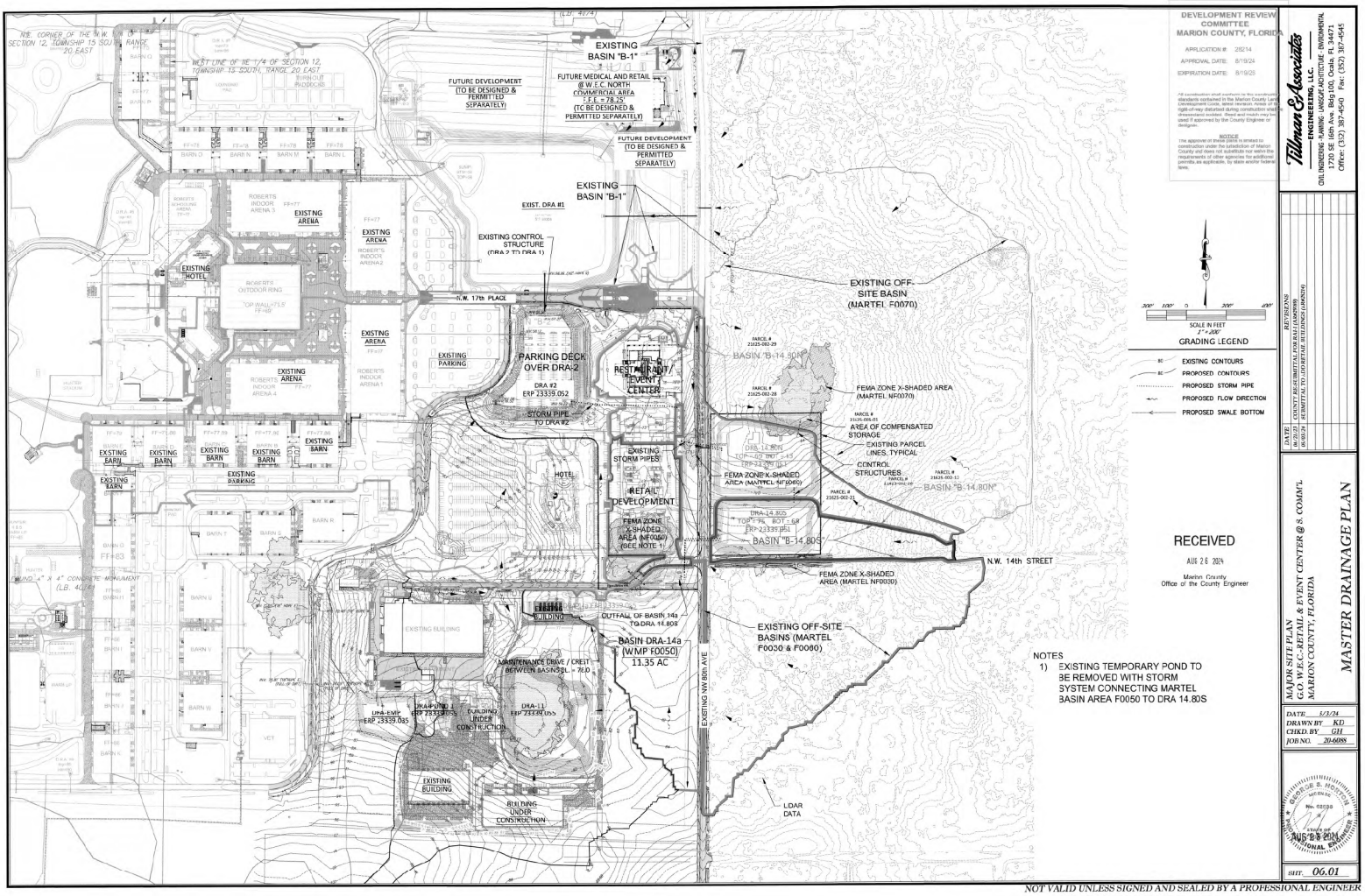

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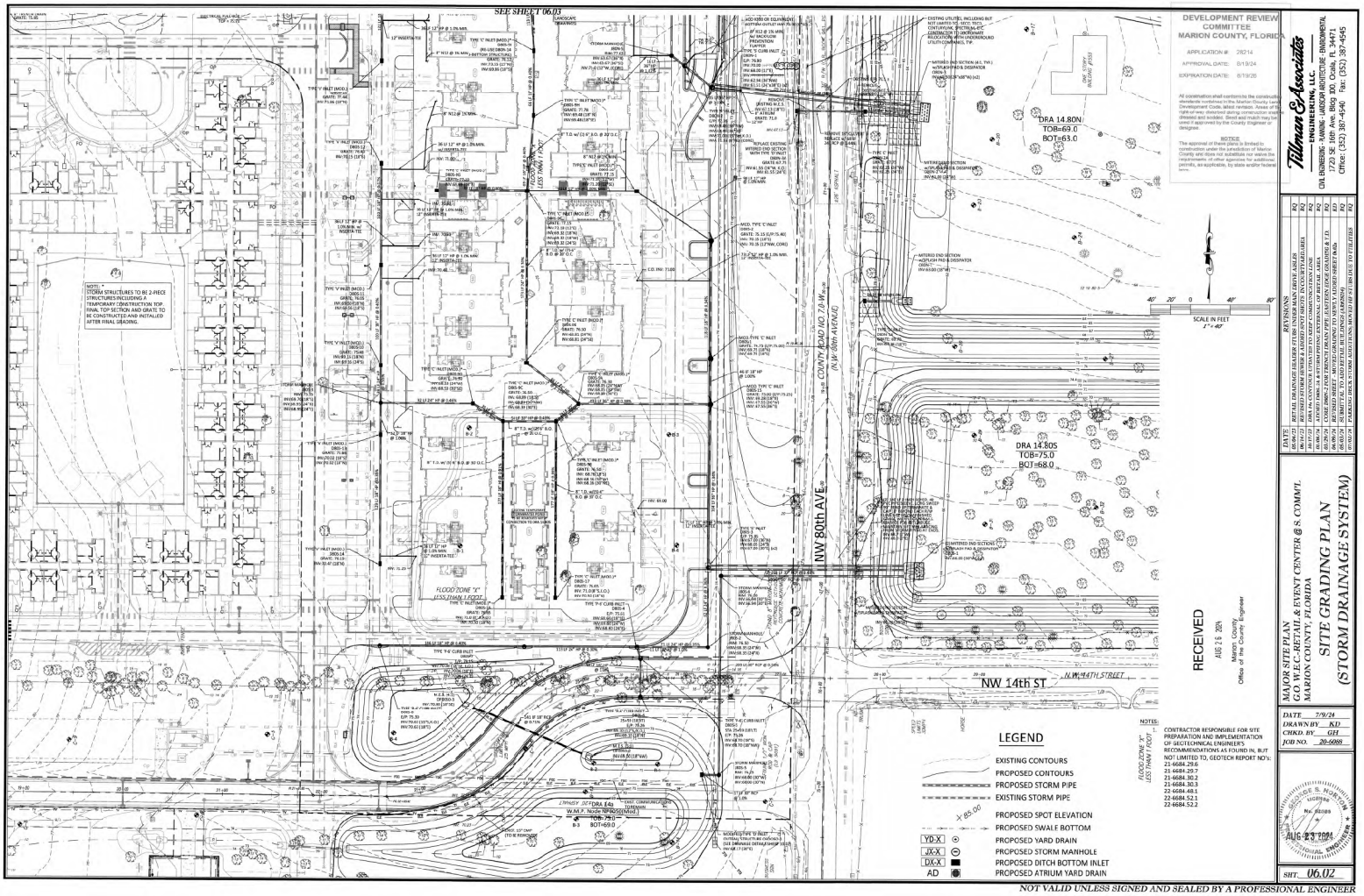
SEE SHEET 06.01
NW 80th AVE
COUNTY ROAD NO. 75 (N.W. 80th AVENUE)
NW 14th ST
N.W. 44TH STREET
DRA 14.80N
TOB=69.0
BOT=63.0
DRA 14.80S
TOB=75.0
BOT=68.0
DRA E4a
TOB=78.0
BOT=69.0
FLOOD ZONE "X"
LESS THAN 1 FOOT
NOTE: 1
STORM STRUCTURES TO BE 2-PIECE STRUCTURES INCLUDING A TEMPORARY CONSTRUCTION TOP. FINAL TOP SECTION AND GRATE TO BE CONSTRUCTED AND INSTALLED AFTER FINAL GRADING.
DEVELOPMENT REVIEW COMMITTEE
MARION COUNTY, FLORIDA
APPLICATION #: 28214
APPROVAL DATE: 8/19/24
EXPIRATION DATE: 8/19/26
NOTICE
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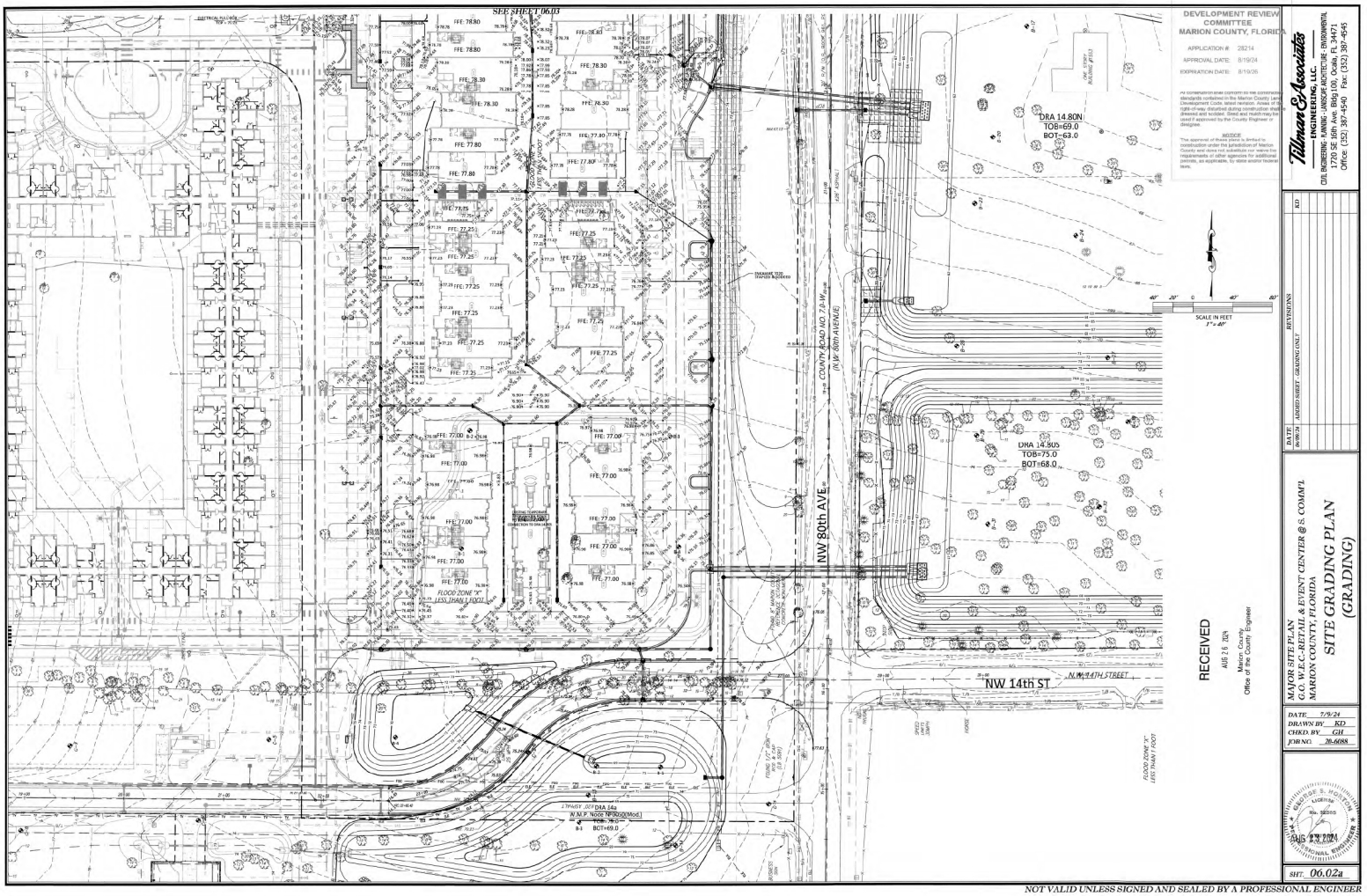
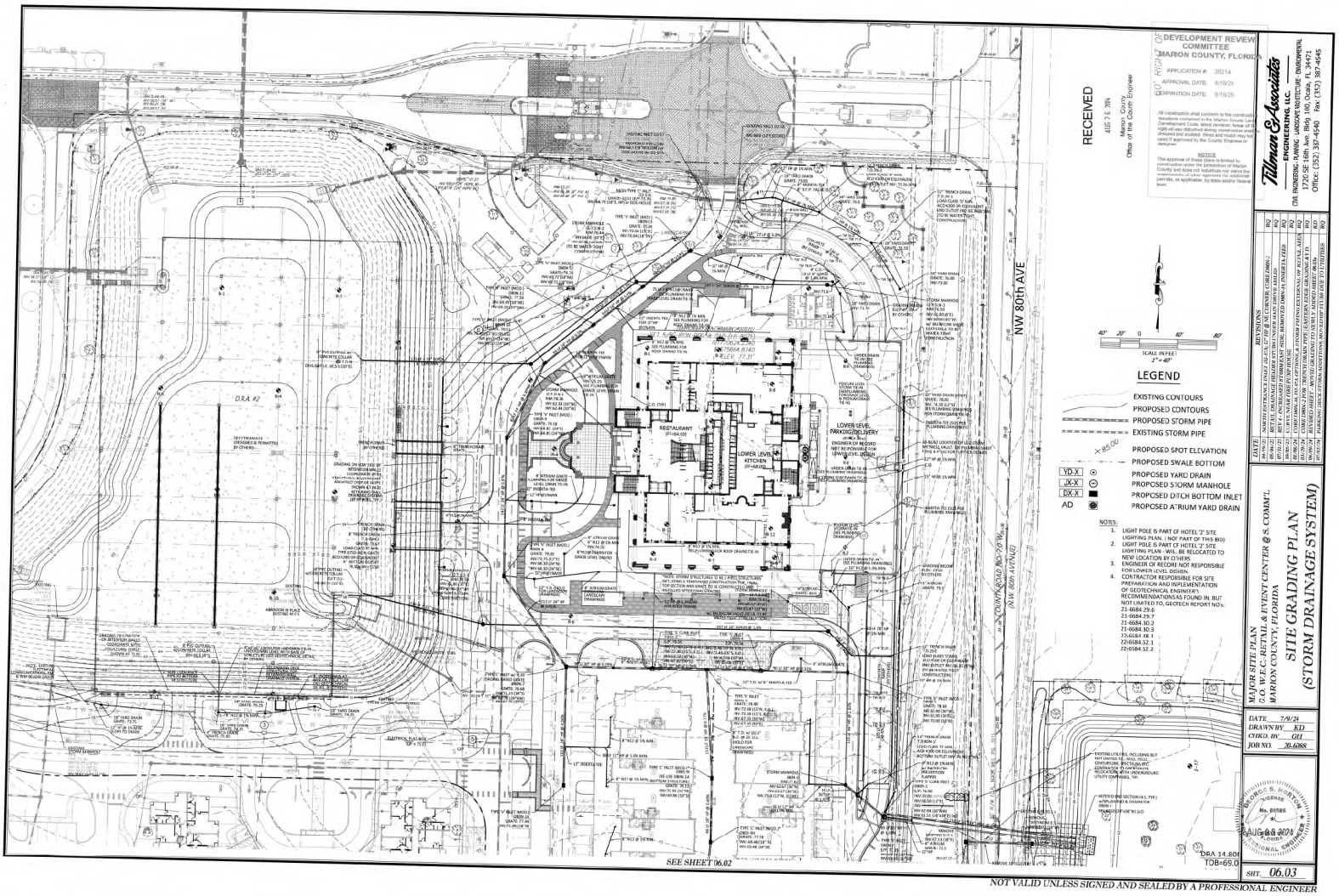
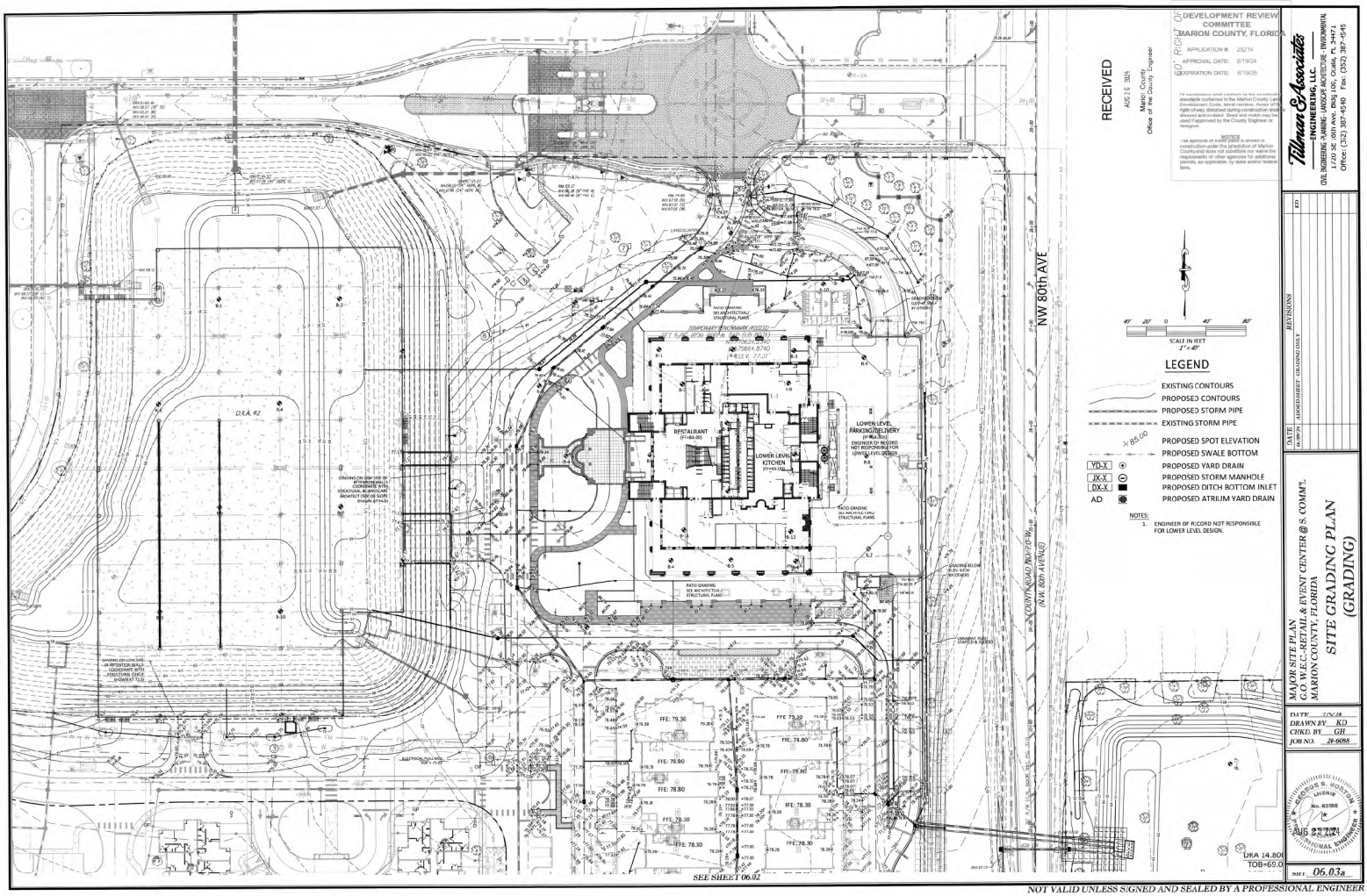
RECEIVED
AUG 26 2024
Marion County
Office of the County Engineer
LEGEND
EXISTING CONTOURS
PROPOSED CONTOURS
PROPOSED STORM PIPE
EXISTING STORM PIPE
PROPOSED SPOT ELEVATION
PROPOSED SWALE BOTTOM
PROPOSED YARD DRAIN
PROPOSED STORM MANHOLE
PROPOSED DITCH BOTTOM INLET
PROPOSED ATRIUM YARD DRAIN
YD-X
JX-X
DX-X
AD
NOTES:
1. CONTRACTOR RESPONSIBLE FOR SITE PREPARATION AND IMPLEMENTATION OF GEOTECHNICAL ENGINEER'S RECOMMENDATIONS AS FOUND IN, BUT NOT LIMITED TO, GEOTECH REPORT NO's:
21-6684.29.6
21-6684.29.7
21-6684.30.2
21-6684.30.3
22-6684.48.1
22-6684.52.1
22-6684.52.2
SCALE IN FEET
1" = 40'
Tillman & Associates ENGINEERING, LLC
CIVIL ENGINEERS, PLANNERS, CONSTRUCTION MANAGEMENT, ENVIRONMENTAL
1720 SE 16th Ave, Bldg 300, Ocala, FL 34471
Office: (352) 387-4540 Fax: (352) 387-4595
REVISIONS
DATE | DESCRIPTION | BY
06/04/24 | INITIAL DRAINAGE HEADER STUBS UNDER MAIN DRIVE ADDED | RG
06/17/24 | REVISED STORM SEWER & ADDED SPOT SHOTS TO COURTYARD AREA | RG
07/09/24 | ADDED DRA 14.8 & STORMWATER CONTAINED AT RETAIL AREA | RG
08/06/24 | ADDED DRA 14.8 STORMWATER CONTAINED AT RETAIL AREA | RG
08/20/24 | CORE DRAIN 2 FOR TRENCH DRAIN PIPE, EASTERN EDGE GRADING & T.O. | RG
08/22/24 | REVISED DRA 14.8 STORMWATER CONTAINED AT RETAIL AREA | RG
08/30/24 | SUBMITTAL TO ADD DETAIL SHEET (ADDED) | RG
09/03/24 | PARKING DRA STORM ADDITIONS, MOVED HEP #1 DRAIN TO EXTENTION
MAJOR SITE PLAN
OCALA RETAIL & EVENT CENTER @ S. COMMTL.
MARION COUNTY, FLORIDA
SITE GRADING PLAN
(STORM DRAINAGE SYSTEM)
DATE 7/9/24
DRAWN BY KD
CHKD. BY GH
JOB NO. 20-6088
STATE OF FLORIDA
JESSE S. NORTON
LICENSE
No. 82088
AUG 23 2024
PROFESSIONAL ENGINEER
SHT. 06.02
NOT VALID UNLESS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER

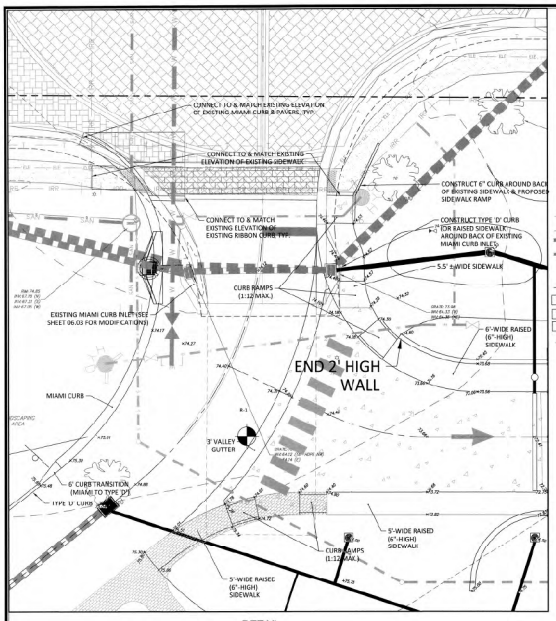

SEE SHEET 06.03
DEVELOPMENT REVIEW COMMITTEE
MARION COUNTY, FLORIDA
APPLICATION #: 28214
APPROVAL DATE: 8/19/24
EXPIRATION DATE: 8/19/26
Tillman & Associates
ENGINEERING, LLC.
CIVIL ENGINEERING - PLANNING - LANDSCAPE ARCHITECTURE - ENVIRONMENTAL
1770 SE 16th Ave. Bldg 100, Ocala, FL 34471
Office: (352) 387-4540 Fax: (352) 387-4545
DRA 14.80N
TOB=69.0
BOT=63.0
DRA 14.80S
TOB=75.0
BOT=68.0
NW 80th AVE
NW 14th ST
N.W. 14TH STREET
COUNTY ROAD NO. 7.0-W
(N.W. 80th AVENUE)
FLOOD ZONE "X" LESS THAN 1 FOOT
SCALE IN FEET
1" = 40'
RECEIVED
AUG 26 2024
Marion County
Office of the County Engineer
MAJOR SITE PLAN
G.O. W.E.C.-RETAIL & EVENT CENTER @ S. COMM'L
MARION COUNTY, FLORIDA
SITE GRADING PLAN
(GRADING)
DATE 7/9/24
DRAWN BY KD
CHKD. BY GH
JOB NO. 20-6088
GEORGE S. HORTON
LICENSE
No. 12555
AUG 23 2024
PROFESSIONAL ENGINEER
SHT. 06.02a
NOT VALID UNLESS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER



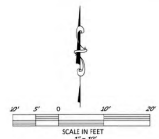
NOT VALID UNLESS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER



NOT VALID UNLESS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER



DETAIL
SCALE: 1" = 5'



SCALE IN FEET
1" = 10'

LEGEND

- EXISTING CONTOURS
- PROPOSED CONTOURS
- PROPOSED STORM PIPE
- EXISTING STORM PIPE
- PROPOSED SPOT ELEVATION
- PROPOSED SWALE BOTTOM
- YD-X — PROPOSED YARD DRAIN
- JX-X — PROPOSED STORM MANHOLE
- DX-X — PROPOSED DITCH BOTTOM INLET
- AD — PROPOSED ATRIUM YARD DRAIN

NOTES:
1. LIGHT POLE IS PART OF HOTEL '2' SITE LIGHTING PLAN, (NOT PART OF THIS BID)
2. LIGHT POLE IS PART OF HOTEL '2' SITE LIGHTING PLAN - WILL BE RELOCATED TO NEW LOCATION BY OTHERS.

DEVELOPMENT REVIEW COMMITTEE
MARION COUNTY, FLORIDA
APPLICATION #: 28214
APPROVAL DATE: 8/19/24
EXPIRATION DATE: 8/19/26

All construction shall conform to the construction standards contained in the Marion County Land Development Code. Any work performed within the right-of-way disturbed during construction shall be dressed and sodded, seed and mulch may be used if approved by the County Engineer or designee.

NOTICE
The approval of these plans is limited to construction under the jurisdiction of Marion County and does not substitute nor waive the requirements of other agencies for additional permits, as applicable, by state and/or federal laws.

RECEIVED
AUG 26 2024
Marion County
Office of the County Engineer

Tillman & Associates ENGINEERING, LLC
CIVIL ENGINEERING · PLANNING · SURVEYING · ENVIRONMENTAL
CERTIFICATE OF AUTHORIZATION #30043
Office: (352) 387-4540 Fax: (352) 387-4545

DATE	NOTES	BY
8/30/24	SUBMITTAL TO MARION COUNTY	RG
8/30/24	NORTH INTERSTATE OF 110 S.A.	RG

MAJOR SITE PLAN
G.O. W.E.C.-RETAIL & EVENT CENTER @ S. COMM'L
MARION COUNTY, FLORIDA

SITE GRADING PLAN

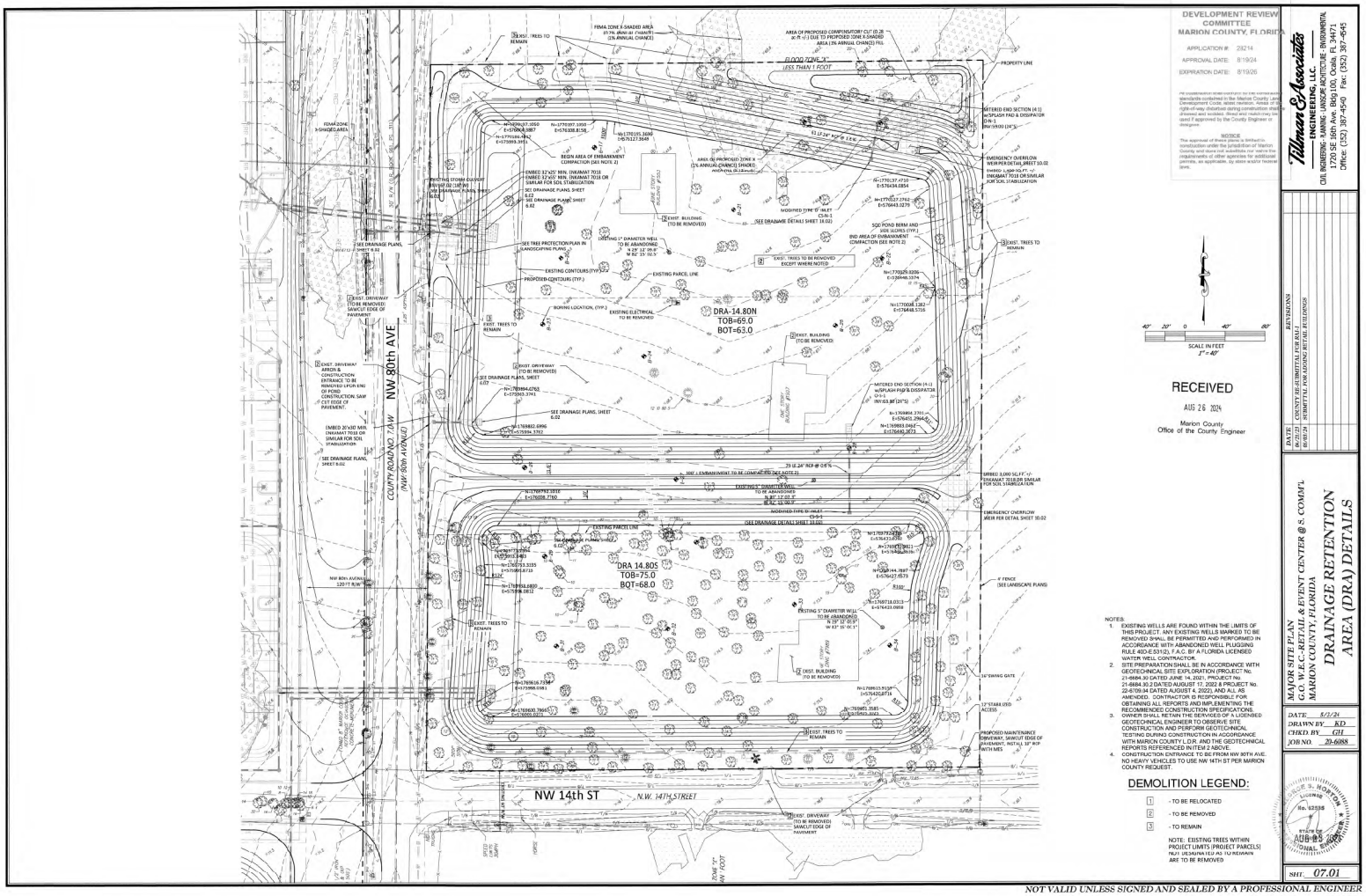
DATE 5/28/24
DRAWN BY KD
CHKD. BY GH
JOB NO. 20-6088

CHRIS S. PETERSON
LICENSE
No. 63885
STATE OF FLORIDA
AUG 26 2024

SHT: 06.04

S:\Marion County\Golden Ocala Equestrian Center (2020) - NW 80th Ave SOUTH COMMERCIAL\CIVIL\CONSTRUCTION\RETAIL PLANS\06_SITE GRADING PLAN_20-6088.dwg, 5/30/2024 3:15:15 PM

NOT VALID UNLESS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER



DEVELOPMENT REVIEW COMMITTEE
MARION COUNTY, FLORIDA
APPLICATION #: 28214
APPROVAL DATE: 8/19/24
EXPIRATION DATE: 8/19/26

Pre-construction activities cannot be commenced until all applicable standards contained in the Marion County Land Development Code are met. Any damage to the public right-of-way disturbed during construction shall be repaired and restored. Weed and mulch may be used if approved by the County Engineer or designee.

NOTICE
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RECEIVED
AUG 26 2024
Marion County
Office of the County Engineer

SCALE IN FEET
1" = 40'

DATE	REVISIONS
06/07/24	COUNTY RE-SUBMITTAL FOR RAI'S
08/08/24	RESUBMITTAL FOR ADDING RETAIL BUILDINGS

NOTES:
1. EXISTING WELLS ARE FOUND WITHIN THE LIMITS OF THIS PROJECT. ANY EXISTING WELLS MARKED TO BE REMOVED SHALL BE PERMITTED AND PERFORMED IN ACCORDANCE WITH ABANDONED WELL PLUGGING RULE 40D-E.531(2), F.A.C. BY A FLORIDA LICENSED WATER WELL CONTRACTOR.
2. SITE PREPARATION SHALL BE IN ACCORDANCE WITH GEOTECHNICAL SITE EXPLORATION (PROJECT No. 21-6684.30 DATED JUNE 14, 2021, PROJECT No. 21-6684.35.2 DATED AUGUST 17, 2022 & PROJECT No. 22-6709.34 DATED AUGUST 4, 2022), AND ALL AS AMENDED. CONTRACTOR IS RECPONSIBLE FOR OBTAINING ALL REPORTS AND IMPLEMENTING THE RECOMMENDED CONSTRUCTION SPECIFICATIONS.
3. OWNER SHALL RETAIN THE SERVICES OF A LICENSED GEOTECHNICAL ENGINEER TO OBSERVE SITE CONSTRUCTION AND PERFORM GEOTECHNICAL TESTING DURING CONSTRUCTION IN ACCORDANCE WITH MARION COUNTY L.D.R. AND THE GEOTECHNICAL REPORTS REFERENCED IN ITEM 2 ABOVE.
4. CONSTRUCTION ENTRANCE TO BE FROM NW 80TH AVE. NO HEAVY VEHICLES TO USE NW 14TH ST PER MARION COUNTY REQUEST.

DEMOLITION LEGEND:

1 - TO BE RELOCATED
2 - TO BE REMOVED
3 - TO REMAIN

NOTE: EXISTING TREES WITHIN PROJECT LIMITS (PROJECT PARCELS) NOT DESIGNATED AS TO REMAIN ARE TO BE REMOVED

Tillman & Associates ENGINEERING, LLC.
CIVIL, PROFESSIONAL PLANNING, SURVEYING, ENVIRONMENTAL
4767 NW 63rd TERRACE, OCALA, FL 34482
Office: (352) 387-4540 Fax: (352) 387-4545

MAJOR SITE PLAN
G.O. W.E.C.-RETAIL & EVENT CENTER @ S. COMM'L.
MARION COUNTY, FLORIDA

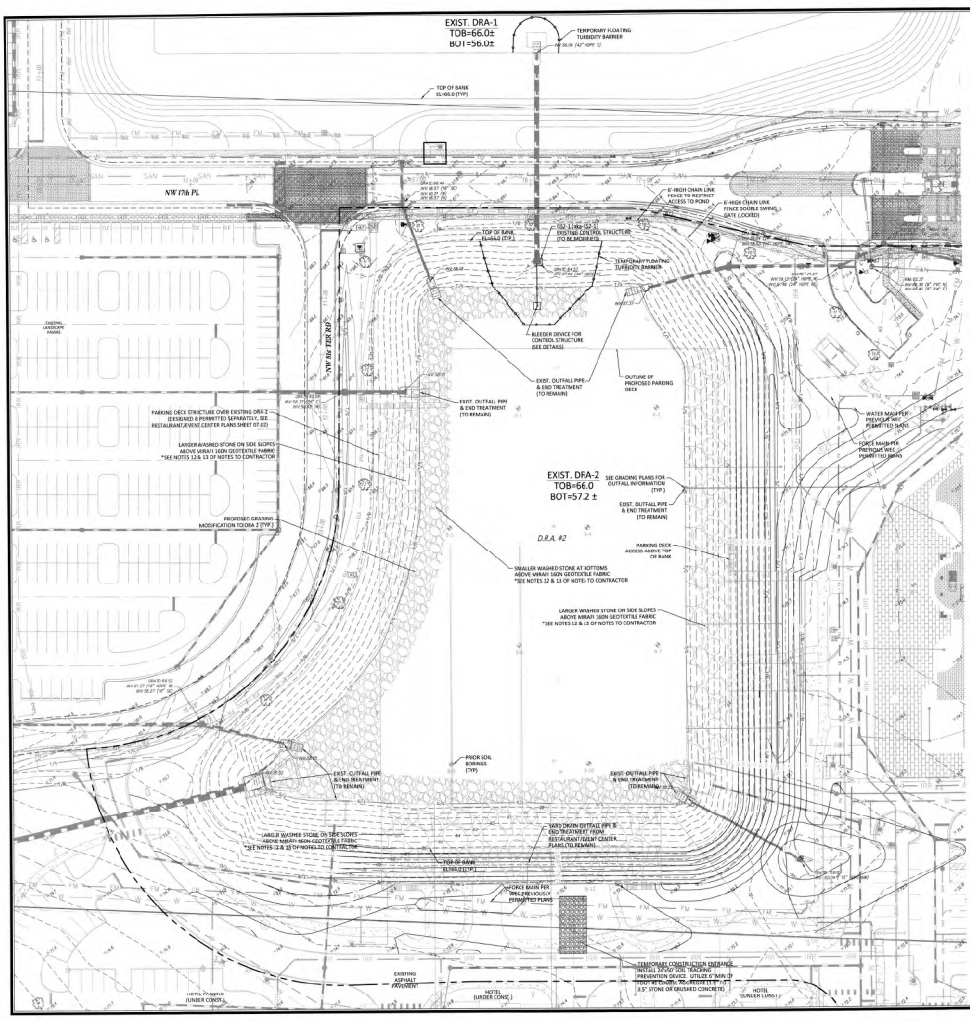
DRAINAGE RETENTION AREA (DRA) DETAILS

DATE 8/21/24
DRAWN BY RD
CHKD. BY GH
JOB NO. 20-6088

STATE OF FLORIDA
E. W. NORTON
LICENSE
No. 62538
CIVIL
AUG 26 2024

SHT. 07.01

NOT VALID UNLESS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER



DEVELOPMENT REVIEW COMMITTEE
MARION COUNTY, FLORIDA
APPLICATION #: 28214
APPROVAL DATE: 8/19/24
EXPIRATION DATE: 8/19/26

All improvements shall conform to the construction standards contained in the Marion County Land Development Code, latest revision. Areas of the right-of-way disturbed during construction shall be sodded if approved by the County Engineer or designee.

NOTICE
The approval of development plans is not a construction permit and does not substitute nor waive the requirements of other agencies for additional permits, as applicable, by state and/or federal laws.

RECEIVED
AUG 26 2024
Marion County
Office of the County Engineer

GENERAL NOTES:

1. PROPERTY LINE AND RIGHT-OF-WAY MONUMENTS SHALL NOT BE DISTURBED BY CONSTRUCTION. IF DISTURBED, THEY SHALL BE RESET TO THEIR ORIGINAL LOCATIONS AT THE CONTRACTOR'S EXPENSE BY A REGISTERED LAND SURVEYOR.
2. BUILDING DIMENSIONS SHOWN ON THE CIVIL ENGINEERING PLANS ARE FOR REFERENCE PURPOSES ONLY. CONTRACTOR SHALL USE THE ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS.
3. ALL SITE DIMENSIONS SHALL BE PERPENDICULAR TO THE FACE OF CURBS OR EDGE OF PAVING UNLESS OTHERWISE NOTED.
4. ALL CURBING, CURB AND GUTTER, STREET PAVING, CURB CUTS, DRIVEWAY APPROACHES, HANDICAP RAMPS, ETC. CONSTRUCTED OUTSIDE THE PROPERTY LINE IN THE RIGHT-OF-WAY SHALL CONFORM TO ALL MUNICIPAL AND/OR STATE SPECIFICATIONS AND REQUIREMENTS.
5. ALL DISTURBANCE INCURRED TO ANY ADJOINING PROPERTY DUE TO CONSTRUCTION OR DEMOLITION SHALL BE RESTORED TO THE PREVIOUS CONDITION OR BETTER, AND TO THE SATISFACTION OF THE APPROPRIATE GOVERNMENTAL AGENCIES.

NOTE TO CONTRACTOR:

1. ALL MATERIALS, MACHINERY, AND TOOLS SHALL BE STORED ON-SITE IN AN ORDERLY ORGANIZED MANNER.
2. CONTRACTOR SHALL PERIODICALLY SWEEP EXISTING ON-SITE PAVED SURFACES AS WELL AS ALL ABUTTING CITY STREETS, COUNTY ROADS AND STATE HIGHWAYS (AS APPROPRIATE OR THE PARTICULAR PROJECT) TO KEEP THOSE SURFACES IN A SUBSTANTIALLY SEDIMENT-FREE CONDITION. SWEEPING SHALL BE DONE ON A PERIODIC BASIS AS DIRECTED BY THE ENGINEER OR HIS REPRESENTATIVE, AND MORE IMPORTANTLY, AFTER EVERY RAIN EVENT AND EVERY FRIDAY AFTERNOON PRIOR TO CLOSING WORK FOR THE WEEK.
3. THE CONTRACTOR MUST VERIFY/LOCATE HORIZONTAL AND VERTICAL DISPOSITION OF ALL UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION.
4. CONTRACTOR MUST CONTACT ALL UTILITY COMPANIES PRIOR TO COMMENCEMENT OF CONSTRUCTION.
5. ALL PROPOSED UTILITIES TO BE UNDERGROUND.
6. EXISTING WATER AND SEWER APPURTENANCES AFFECTED BY THIS SITE RE/DEVELOPMENT ARE TO BE ADJUSTED TO THE PROPOSED FINISHED GRADE, MEETING COUNTY WATER AND SEWER REQUIREMENTS, PRIOR TO ISSUANCE OF C.O.
7. ALL AREAS DISTURBED BY THE CONSTRUCTION OF THIS PROJECT WHICH ARE NOT OTHERWISE PAVED SHALL BE IMMEDIATELY SODDED FOLLOWING FINAL GRADING. ALLOW FOR THICKNESS OF SOD WITH A 2-INCH UNDERCUT. SOD SHALL BE ARGENTINE BAHIA, AND SHALL BE REGULARLY WATERED BY THE CONTRACTOR THROUGHOUT CONSTRUCTION DURATION.
8. ALL STORMWATER MANAGEMENT/SYSTEMS SHALL BE COMPLETED PRIOR TO THE CONSTRUCTION OF IMPERVIOUS AREAS.
9. CONTRACTOR SHALL DEVELOP AND IMPLEMENT A PLAN TO ASSURE THAT ALL WASTE, SUCH AS DISCARDED BUILDING MATERIALS, CONCRETE TRUCK WASH-OUT, CHEMICALS, LITTER AND SANITARY WASTE, ARE PROPERLY DISPOSED OF OFF-SITE. ALL DEBRIS AND TRANSPORTED AND DISPOSED OF OFF-SITE IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL REGULATIONS. NO WASTE MATERIALS OF ANY KIND ARE PERMITTED TO BE BURIED ON SITE OR DISCHARGED TO SURFACE WATERS OF THE STATE OR TO THE CITY'S STORMWATER SYSTEM.
10. THE EROSION CONTROL MEASURES SHOWN ON THIS PLAN ARE, IN THE OPINION OF THE ENGINEER, THE MINIMUM THAT MAY BE REQUIRED. ACTUAL FIELD CONDITIONS MAY REQUIRE/WARRANT ADDITIONAL OR REDUCED EROSION CONTROL MEASURES TO BE IMPLEMENTED. THE CONTRACTOR IS DIRECTED TO FOLLOW STANDARD BEST MANAGEMENT PRACTICES IN IMPLEMENTING A SUCCESSFUL EROSION CONTROL PLAN.
11. ALL DISTURBED AREAS TO BE SODDED OR SEEDED AND MULCHED WITHIN 7 DAYS AFTER FINAL GRADING.
12. CONTRACTOR SHALL COMPLY WITH ALL RECOMMENDATIONS CONTAINED IN THE GEOTECHNICAL REPORT FOR THIS PROJECT PREPARED BY SOILS ENGINEERING & TESTING, INC. DATED JUNE 22nd, 2023, AND ALL AS AMENDED. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL REPORTS AND IMPLEMENTING THE RECOMMENDED CONSTRUCTION SPECIFICATIONS.
13. PRIOR TO PLACING FINAL STABILIZATION OF POND BOTTOM AREAS SHALL BE SCARIFIED.
14. CONTRACTOR SHALL HIRE A FLORIDA REGISTERED GEOTECHNICAL ENGINEER TO OBSERVE SITE CONSTRUCTION AND PERFORM GEOTECHNICAL TESTING DURING CONSTRUCTION IN ACCORDANCE WITH MARION COUNTY CODE AND THE GEOTECHNICAL REPORTS REFERENCED IN ITEM 12 ABOVE.
15. DO NOT RESET TREES UNTIL ALL STRUCTURES, UNDERGROUND INFRASTRUCTURE, AND GRADING HAS BEEN COMPLETED. TYP.
16. CONCRETE TRUCK WASH OUT AREA SHALL BE NOT WITHIN A DRAINAGE RETENTION AREA.

Tillman & Associates
ENGINEERING, LLC.
CIVIL/SURVEYING/PLANNING/LANDSCAPE ARCHITECTURE - 3MKWBE/DBE
1720 SW 1st Place, Suite 101, Ocala, FL 34471
Office: (352) 387-4540 Fax: (352) 387-4545

DATE	REVISIONS	
8/26/24	COUNTY RESUBMITTAL FOR PLAT	RQ
08/28/24	REFERENCE TO PROJECT "GOLDEN OCALA - SW CR 484 & MONARCH TRAIL"	RQ
8/30/24	RESUBMITTAL FOR BUILDING PERMIT REVIEW	RQ

MAJOR SITE PLAN
G.O. W.E.C.-RETAIL & EVENT CENTER @ S. COMM'L.
MARION COUNTY, FLORIDA

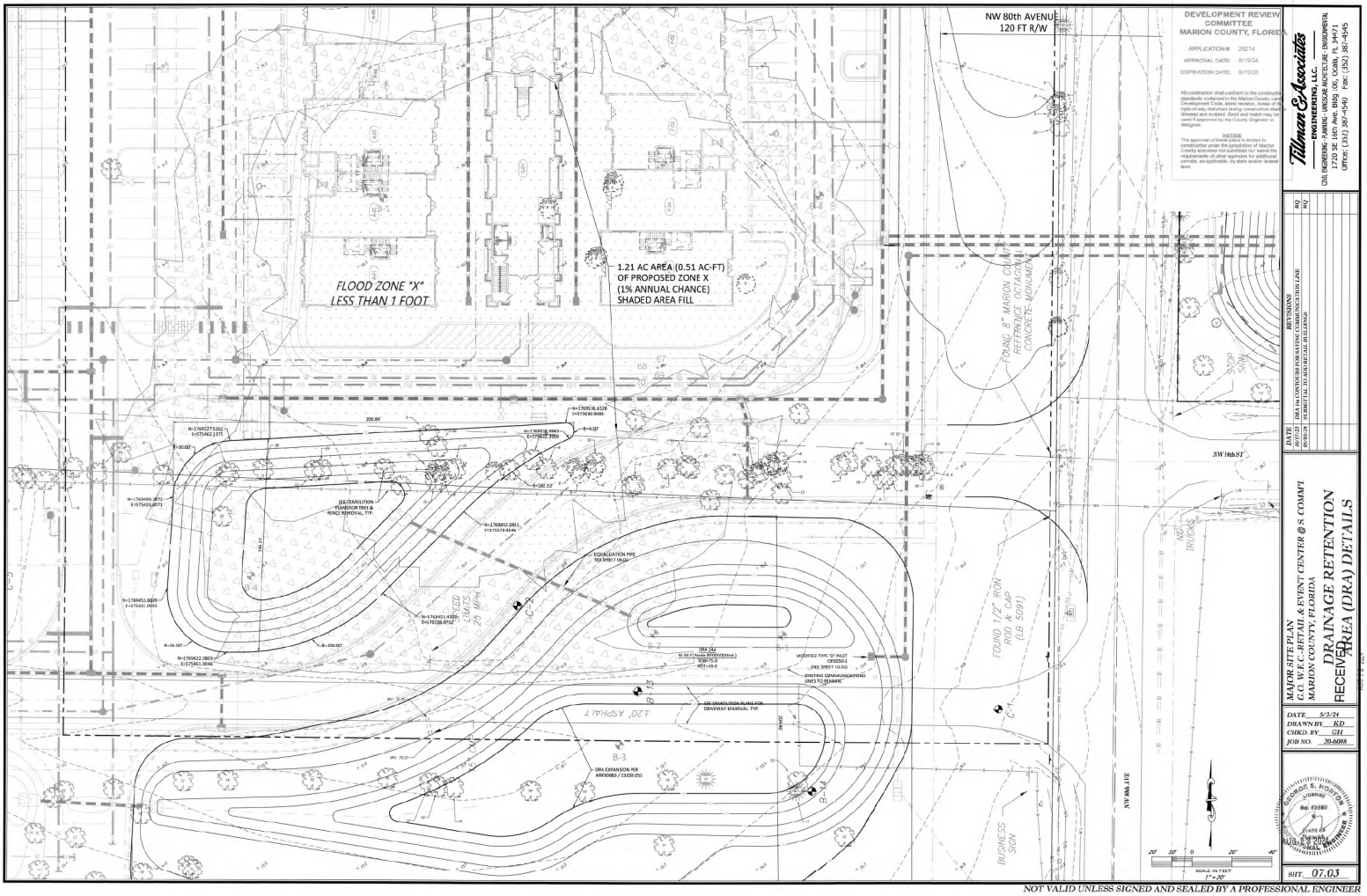
DRAINAGE RETENTION AREA (DRA) DETAILS

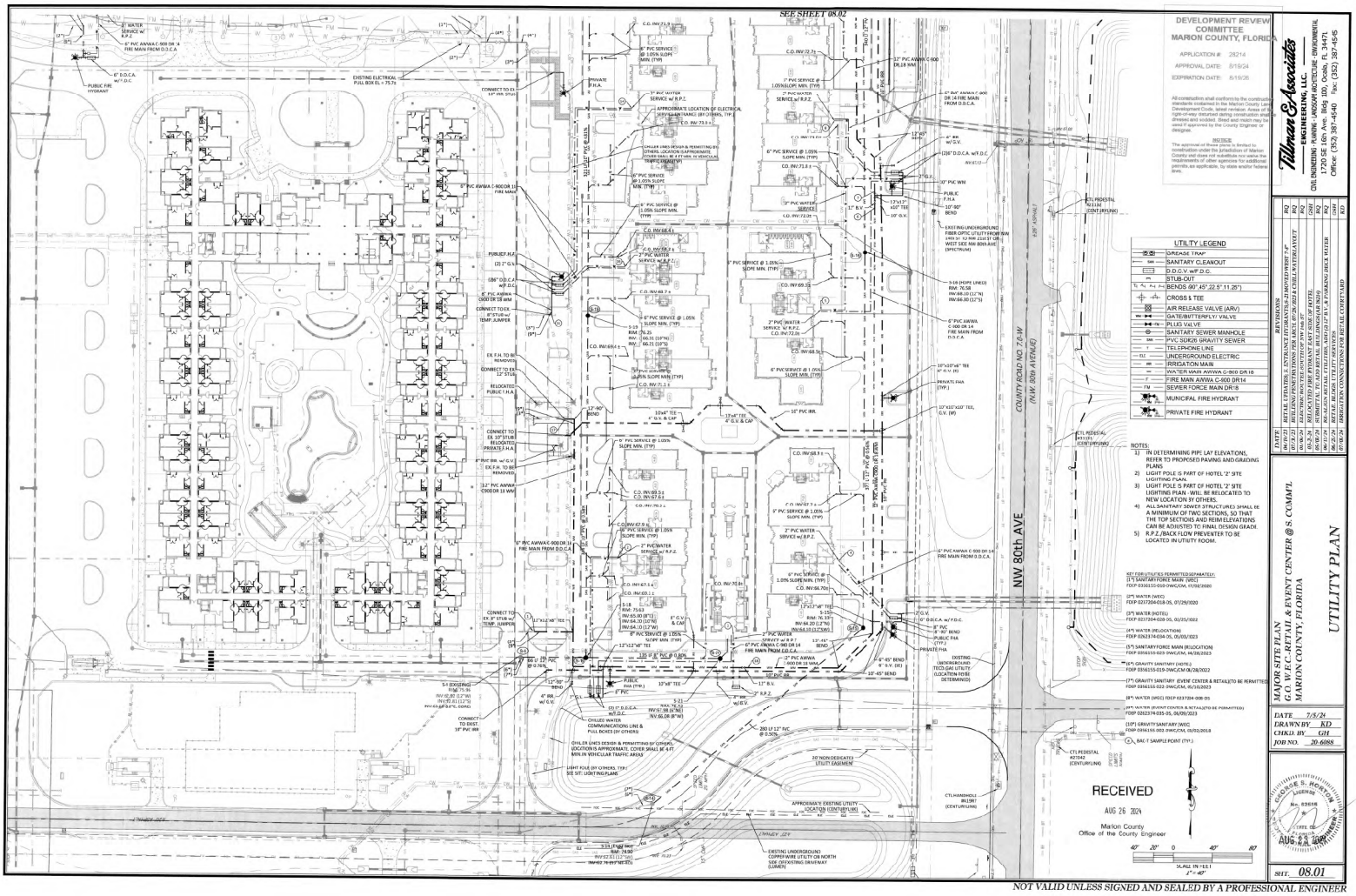
DATE 8/1/24
DRAWN BY KD
CHK'D. BY GH
JOB NO. 23-6088

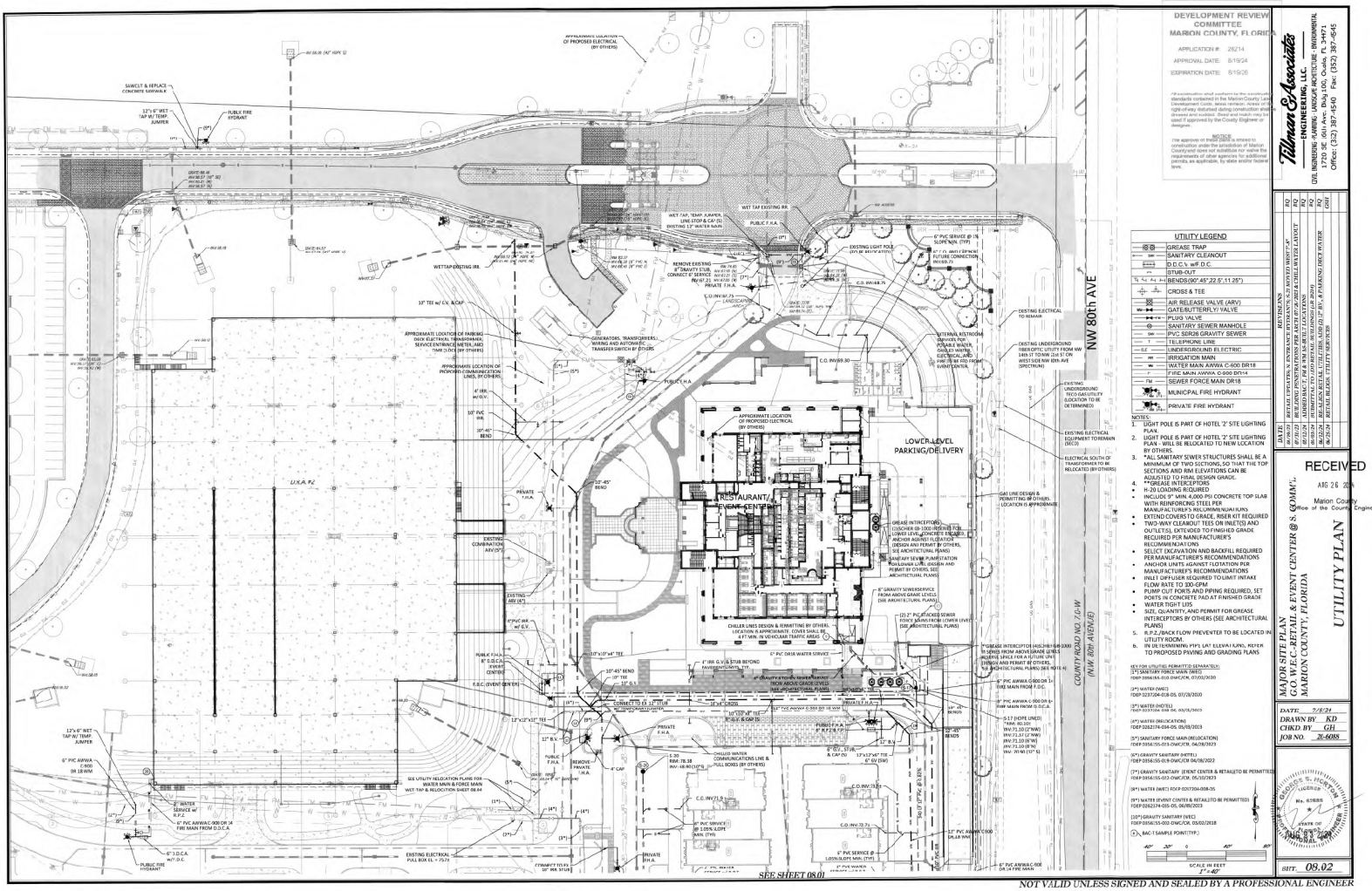
STATE OF FLORIDA
REGISTERED
GEOFFREY HOWARD
LICENSE
No. 63385
PROFESSIONAL ENGINEER
AUG 26 2024

SHT. 07.02

NOT VALID UNLESS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER


NW 80th AVENUE
120 FT R/W
DEVELOPMENT REVIEW COMMITTEE
MARION COUNTY, FLORIDA
APPLICATION #: 28214
APPROVAL DATE: 8/19/24
EXPIRATION DATE: 8/19/26
Tillman & Associates ENGINEERING, LLC.
CIVIL ENGINEERING · PLANNING · SURVEYING · ENVIRONMENTAL
1720 SE 16th Ave. Bldg. 100, Ocala, FL 34471
office: (352) 387-4940 Fax: (352) 387-4945
FLOOD ZONE "X"
LESS THAN 1 FOOT
1.21 AC AREA (0.51 AC-FT)
OF PROPOSED ZONE X
(1% ANNUAL CHANCE)
SHADED AREA FILL
FOUND 8" MARION COUNTY
REFERENCE OCTAGONAL
CONCRETE MONUMENT
NW 80th AVE
NW 84th ST
NW 88th AVE
STOP SIGN
BUSINESS SIGN
MOBILE TRUCKS
FOUND 1/2" IRON ROD & CAP (LB 5091)
SEE DEMOLITION PLANS FOR DRIVEWAY REMOVAL TYP.
SEE DEMOLITION PLAN/ FLAGPOLE TREE & RING REMOVAL TYP.
EQUALIZATION PIPE SEE SHEET 09.02
DRA EXPANSION PER AR#30883 / 23330.055
MODIFIED TYPE "D" INLET OP20524 (SEE SHEET 10.02)
EXISTING COMMUNICATIONS UNDERGROUND
420' ASPHALT
SPEED LIMITS 25 MPH
SCALE IN FEET
1" = 20'
REVISIONS
DRA Inc CONCERS FORSAVING CLEARING LINE
SUBMITTAL TO ADD REAL RELIANCE
DATE
8/7/23
05/01/24
MAJOR SITE PLAN
C.O. W.E.C.-RFTAT. & EVENT CENTER @ S. COMM'L
MARION COUNTY, FLORIDA
DRAINAGE RETENTION AREA (DRA) DETAILS
RECEIVED
DATE 5/3/21
DRAWN BY KD
CHKD. BY GH
JOB NO. 20-6088
GEORGE S. HORTON
No. 63580
STATE OF FLORIDA
SHT. 07.03
NOT VALID UNLESS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER
Marion County
Office of the County Engineer


SEE SHEET 08.02
DEVELOPMENT REVIEW COMMITTEE
MARION COUNTY, FLORIDA
APPLICATION #: 28214
APPROVAL DATE: 8/19/24
EXPIRATION DATE: 8/19/26
All construction shall conform to the construction standards contained in the Marion County Land Development Code, latest revision. Areas of the right-of-way disturbed during construction shall be dressed and sodded. Sod and mulch may be used if approved by the County Engineer or designee.
The approval of these plans is limited to construction under the jurisdiction of Marion County and does not substitute nor waive the requirements of other agencies for additional permits as applicable, by state and/or federal laws.
UTILITY LEGEND
GREASE TRAP
SANITARY CLEANOUT
D.D.C.V. w/F.D.C.
STUB-OUT
BENDS 90°,45°,22.5°,11.25°)
CROSS & TEE
AIR RELEASE VALVE (ARV)
GATE/BUTTERFLY VALVE
PLUG VALVE
SANITARY SEWER MANHOLE
PVC SDR26 GRAVITY SEWER
TELEPHONE LINE
UNDERGROUND ELECTRIC
IRRIGATION MAIN
WATER MAIN AWWA C-900 DR 18
FIRE MAIN AWWA C-900 DR14
SEWER FORCE MAIN DR18
MUNICIPAL FIRE HYDRANT
PRIVATE FIRE HYDRANT
NOTES:
1) IN DETERMINING PIPE LAY ELEVATIONS, REFER TO PROPOSED PAVING AND GRADING PLANS
2) LIGHT POLE IS PART OF HOTEL "2" SITE LIGHTING PLAN.
3) LIGHT POLE IS PART OF HOTEL "2" SITE LIGHTING PLAN - WILL BE RELOCATED TO NEW LOCATION BY OTHERS.
4) ALL SANITARY SEWER STRUCTURES SHALL BE A MINIMUM OF TWO SECTIONS, SO THAT THE TOP SECTIONS AND RIM ELEVATIONS CAN BE ADJUSTED TO FINAL DESIGN GRADE.
5) R.P.Z./BACK FLOW PREVENTER TO BE LOCATED IN UTILITY ROOM.
NW 80th AVE
COUNTY ROAD NO. 7A (NW. 80th AVENUE)
RECEIVED
AUG 26 2024
Marion County
Office of the County Engineer
SCALE IN FEET
1" = 40'
Tillman & Associates ENGINEERING, LLC
CIVIL ENGINEERING · PLANNING · ENVIRONMENTAL
1720 SE 16th Ave. Bldg 100, Ocala, FL 34471
Office: (352) 387-4545 Fax: (352) 387-4540
REVISIONS
DATE
RETAIL UPDATES, 5 ENTRANCE HYDRANTS-2 MOVED WEST 7.4'
BUILDING PENETRATIONS PER ARCH. 8/26/2024 CIVIL SUBTERRANEAN
RELOCATED FIRE HYDRANT EAST SIDE OF HOTEL
REMOVE TO ADD RETAIL BUILDING (4,820)
REVISE BUILDING PENETRATIONS PER ARCH 12.18.24 & FINISHING DECK REVIEW
RETAIL BUILDING UTILITY SERVICES
IRRIGATION CONNECTIONS FOR RETAIL CORRECTIONS
MAJOR SITE PLAN
G.O. W.E.C. RETAIL & EVENT CENTER @ S. CCAMPL
MARION COUNTY, FLORIDA
UTILITY PLAN
DATE 7/8/24
DRAWN BY KD
CHKD. BY GH
JOB NO. 20-6088
GEORGE S. HORTON
LICENSE
No. 82616
STATE OF FLORIDA
AUG 26 2024
SHT. 08.01
NOT VALID UNLESS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER


DEVELOPMENT REVIEW COMMITTEE
MARION COUNTY, FLORIDA
APPLICATION #: 282/14
APPROVAL DATE: 8/19/24
EXPIRATION DATE: 8/19/26
NOTICE
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Tillman & Associates ENGINEERING, LLC.
CIVIL INFRASTRUCTURE • LAND DEVELOPMENT • ENVIRONMENTAL
1720 SE 16th Ave., Bldg. 100, Ocala, FL 34471
Office: (352) 387-6540 Fax: (352) 387-6545
UTILITY LEGEND
GREASE TRAP
SANITARY CLEANOUT
D.D.C.V. w/F.D.C.
STUB-OUT
BENDS (90°,45°,22.5°,11.25°)
CROSS & TEE
AIR RELEASE VALVE (ARV)
GATE/BUTTERFLY VALVE
PLUG VALVE
SANITARY SEWER MANHOLE
PVC SDR26 GRAVITY SEWER
TELEPHONE LINE
UNDERGROUND ELECTRIC
IRRIGATION MAIN
WATER MAIN AWWA C-900 DR18
FIRE MAIN AWWA C-900 DR14
SEWER FORCE MAIN DR18
MUNICIPAL FIRE HYDRANT
PRIVATE FIRE HYDRANT
NOTES:
1. LIGHT POLE IS PART OF HOTEL 'Z' SITE LIGHTING PLAN
2. LIGHT POLE IS PART OF HOTEL 'Z' SITE LIGHTING PLAN - WILL BE RELOCATED TO NEW LOCATION BY OTHERS.
3. *ALL SANITARY SEWER STRUCTURES SHALL BE A MINIMUM OF TWO SECTIONS, SO THAT THE TOP SECTIONS AND RIM ELEVATIONS CAN BE ADJUSTED TO FINAL DESIGN GRADE.
4. **GREASE INTERCEPTORS
5. H-20 LOADING REQUIRED
6. INCLUDE 9" MIN. 4,000-PSI CONCRETE TOP SLAB WITH REINFORCING STEEL PER MANUFACTURER'S RECOMMENDATIONS
• EXTEND COVERS TO GRADE, RISER KIT REQUIRED
• TWO-WAY CLEANOUT TEES ON INLET(S) AND OUTLET(S), EXTENDED TO FINISHED GRADE REQUIRED PER MANUFACTURER'S RECOMMENDATIONS
• SELECT EXCAVATION AND BACKFILL REQUIRED PER MANUFACTURER'S RECOMMENDATIONS
• ANCHOR UNITS AGAINST FLOTATION PER MANUFACTURER'S RECOMMENDATIONS
• INLET DIFFUSER REQUIRED TO LIMIT INTAKE FLOW RATE TO 300 GPM
• PUMP OUT PORTS AND PIPING REQUIRED, SET PORTS IN CONCRETE PAD AT FINISHED GRADE
• WATER TIGHT LIDS
• SIZE, QUANTITY, AND PERMIT FOR GREASE INTERCEPTORS BY OTHERS (SEE ARCHITECTURAL PLANS)
5. R.P.Z./BACK FLOW PREVENTER TO BE LOCATED IN UTILITY ROOM.
6. IN DETERMINING PIPE LAT ELEVATIONS, REFER TO PROPOSED PAVING AND GRADING PLANS
KEY FOR UTILITIES PERMITTED SEPARATELY:
(3*) SANITARY FORCE MAIN (WEC)
FDEP 0896186-010-DWC/DK, 07/03/2020
(3*) WATER (WEC)
FDEP 0237204-018-DS, 07/3/2020
(3*) WATER (HOTEL)
FDEP 0237204-018-DK, 03/03/2023
(4*) WATER (RELOCATION)
FDEP 2262174-004-DS, 05/03/2023
(5*) SANITARY FORCE MAIN (RELOCATION)
FDEP 0356155-013-DWC/DK, 04/28/2023
(6*) GRAVITY SANITARY (HOTEL)
FDEP 0356155-019-DWC/DK 04/18/2022
(7*) GRAVITY SANITARY (EVENT CENTER & RETAIL)TO BE PERMITTED
FDEP 0356155-021-DWC/DK, 05/10/2023
(8*) WATER (WEC) FDEP 0237204-008-DS
(9*) WATER (EVENT CENTER & RETAIL)TO BE PERMITTED
FDEP 0262174-035-DS, 06/06/2023
(10*) GRAVITY SANITARY (WEC)
FDEP 0356155-020-DWC/DK, 05/02/2018
BAC-T SAMPLE POINT(TYP.)
SCALE IN FEET
1" = 40'
SEE SHEET 08.01
NW 80th AVE
COUNTY ROAD NO. 7 (N-W. 80th AVENUE)
LOWER LEVEL PARKING/DELIVERY
RESTAURANT/ EVENT CENTER
REVISIONS
DATE
8/12/24 RESPONSES TO 2ND SUBMITTAL COMMENTS & REVISED SHEET C-8*
8/19/24 ADDED FACT. PH & NW SIAMESE LOCATIONS
8/22/24 RELOCATED GREASE INTERCEPTOR (GI-1000)
8/23/24 REVISED UTILITIES AS PER AVCOM & CHILLWATER LAYOUT
8/26/24 REVISED PENETRATIONS PER ARCH'S COMMENTS
RECEIVED
AUG 26 2024
Marion County
Office of the County Engineer
MAJOR SITE PLAN
G.O. W.E.C.-RETAIL & EVENT CENTER @ S. COMM'L.
MARION COUNTY, FLORIDA
UTILITY PLAN
DATE 7/8/24
DRAWN BY KD
CHK'D BY GH
JOB NO. 21-6088
LICENSED PROFESSIONAL ENGINEER
No. 61888
STATE OF FLORIDA
AUG 26 2024
SHT. 08.02
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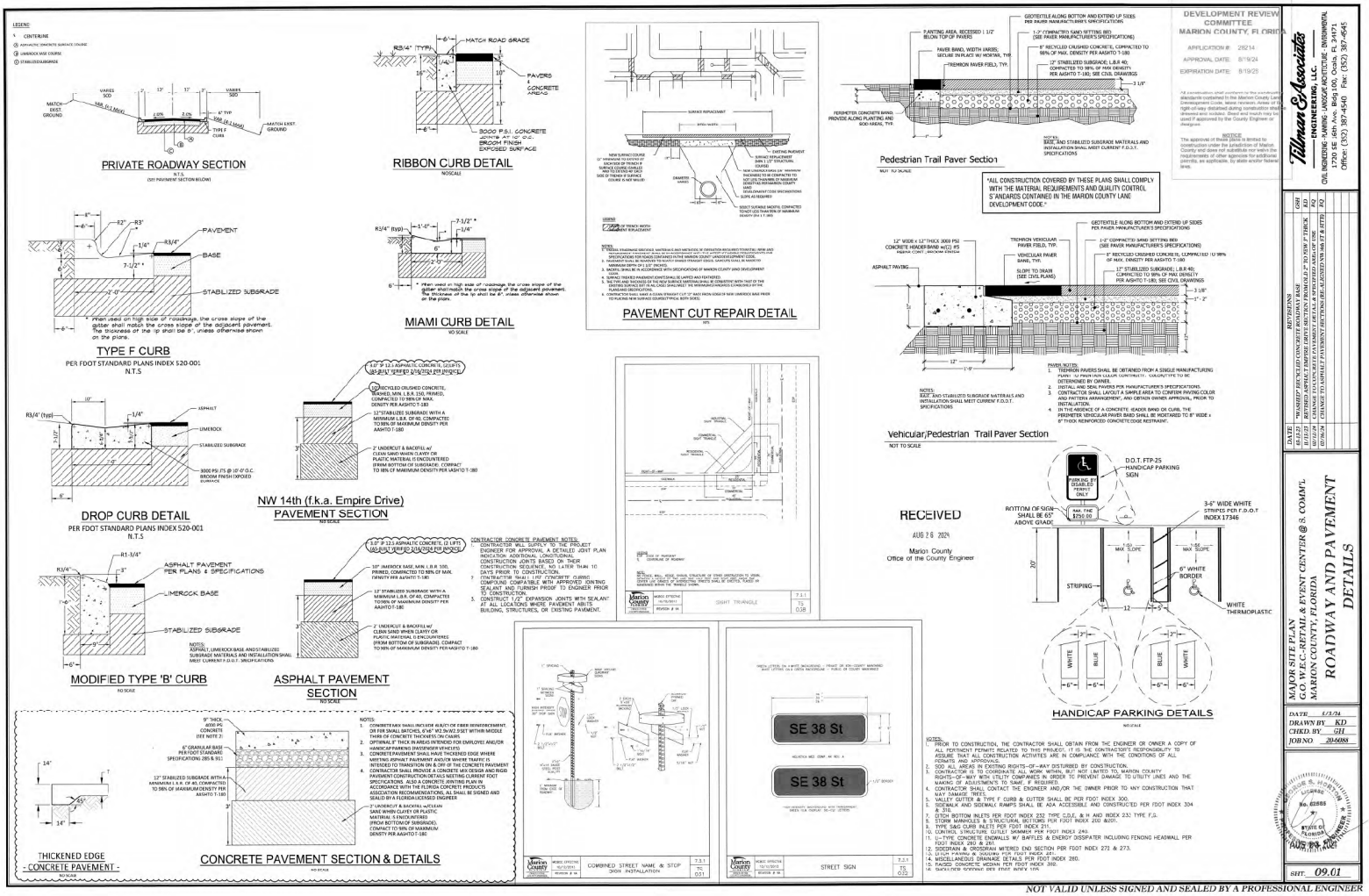

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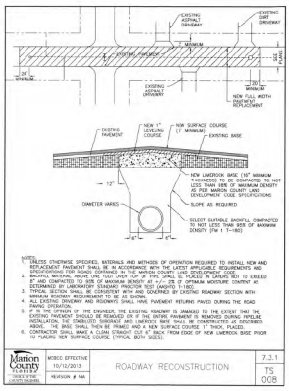
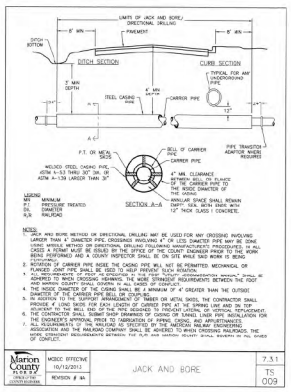
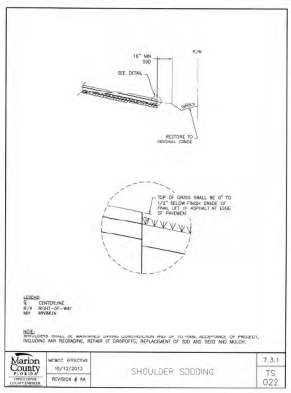


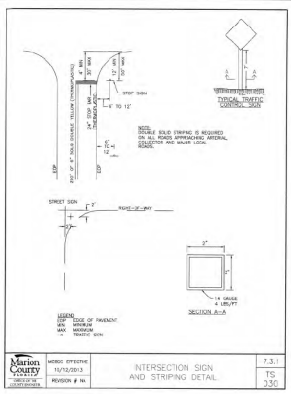
ROADWAY RECONSTRUCTION



JACK AND BORE



SHOULDER SODDING



INTERSECTION SIGN AND STRIPING DETAIL

DEVELOPMENT REVIEW COMMITTEE
MARION COUNTY, FLORIDA
APPLICATION #: 28214
APPROVAL DATE: 8/19/24
EXPIRATION DATE: 8/19/26

All construction shall conform to the construction standards contained in the Marion County Land Development Code, latest revision. Areas of the right-of-way disturbed during construction shall be drained and sodded. Bred and mulch may be used if approved by the County Engineer or designee.

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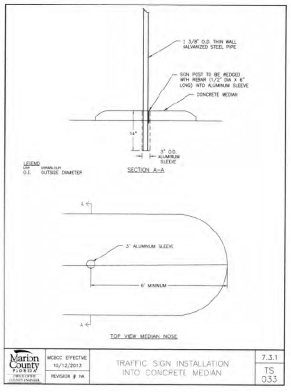
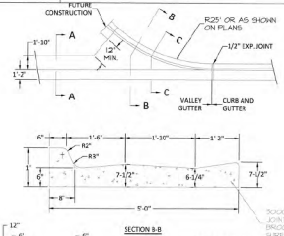
RECEIVED
AUG 26 2024
Marion County
Office of the County Engineer

Tillman & Associates
ENGINEERING, LLC
CIVIL ENGINEERING · PLANNING · SURVEYING · ENVIRONMENTAL
12725 SE 160 Ave, Bldg 300, Ocala, FL 34482
Office: (352) 387-4540 Fax: (352) 387-4595

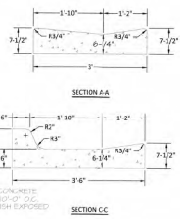
REVISIONS | DATE



TRAFFIC SIGN INSTALLATION INTO CONCRETE MEDIAN



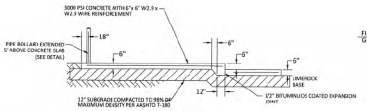
VALLEY GUTTER



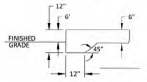
SECTION A-A

SECTION B-B

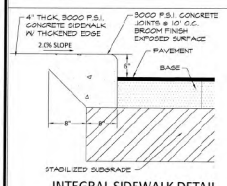
SECTION C-C



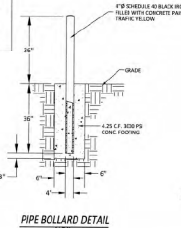
PAD SECTION



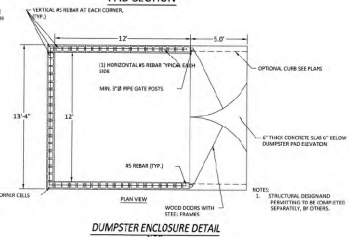
THICKENED EDGE DETAIL



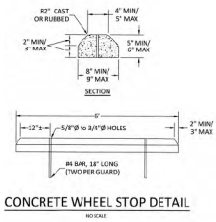
INTEGRAL SIDEWALK DETAIL



PIPE BOLLARD DETAIL



DUMPSTER ENCLOSURE DETAIL

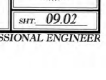


CONCRETE WHEEL STOP DETAIL

MAJOR SITE PLAN
G.O. W.E.C.-RETAIL & EVENT CENTER @ S. COMM'L.
MARION COUNTY, FLORIDA

ROADWAY AND PAVEMENT DETAILS

DATE 5/3/24
DRAWN BY KD
CHKD. BY CH
JOB NO. 20-6088



SHT. 09.02

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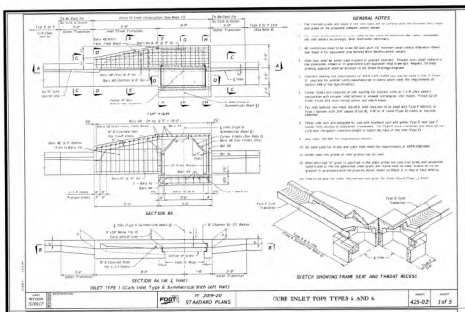

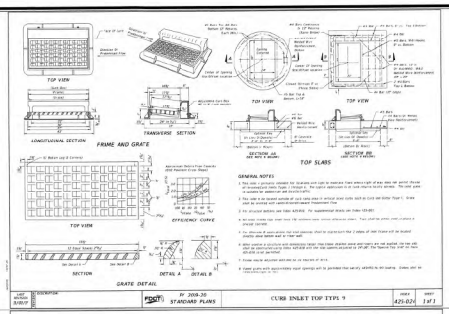

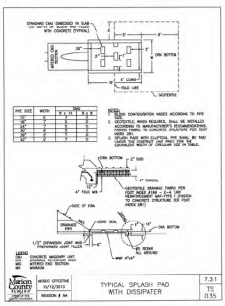

DEVELOPMENT REVIEW COMMITTEE
MARION COUNTY, FLORIDA
APPLICATION #: 28214
APPROVAL DATE: 6/19/24
EXPIRATION DATE: 6/19/26

As a prerequisite shall conform to the construction standards contained in the Marion County Land Development Code, false certainty. Areas of the right-of-way disturbed during construction shall be dressed and sodded. Swale and outlet may be altered if approved by the County Engineer or designee.

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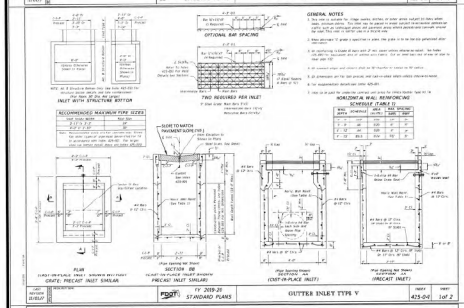
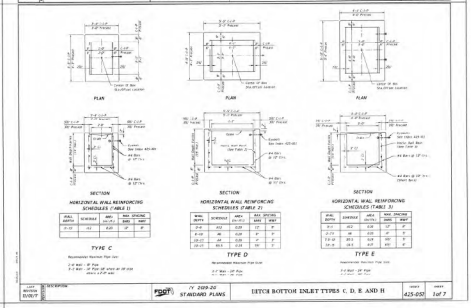
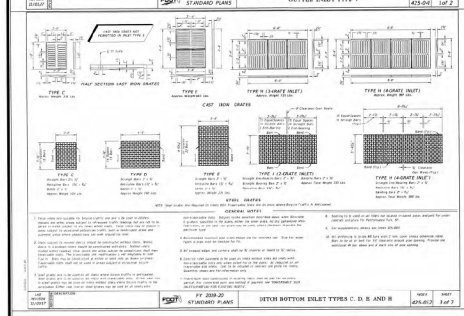
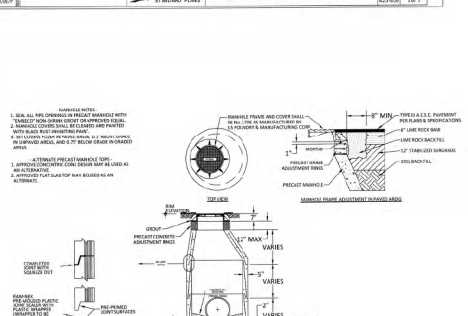
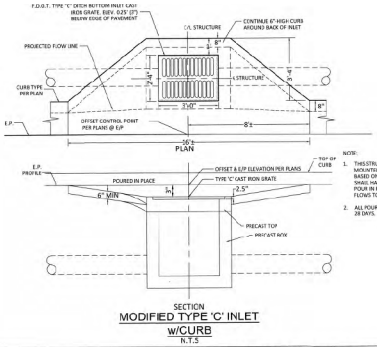
RECEIVED
AUG 26 2024
Marion County
Office of the County Engineer











NOTE:
1. THIS STRUCTURE SHALL BE A TYPE "C" GRATE INLET MOUNTED ON L-BOX SIZES BY THE PRECAST COMPANY BASED ON THE SIZE OF THE PIPES SERVED. THE BASE SHALL HAVE A COMPLETE CONCRETE PRECAST CUP WITH POUR IN PLACE CONCRETE PROVIDED TO DIVERT ALL FLOWS TO THE GRATE OPENING.
2. ALL POURED-IN-PLACE CONCRETE SHALL BE 3000 PSI AT 28 DAYS.

NOT VALID UNLESS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER

Tillman & Associates ENGINEERING, LLC.
CIVIL, STRUCTURAL, MECHANICAL, ELECTRICAL, PLUMBING
2007 SW 27th AVE., BOCA RATON, FL 33445
Office: (352) 387-4540 Fax: (352) 387-4545

NO.	DATE	REVISIONS
1	05/07/24	COUNTY RESUBMITTAL FOR PERMITTING
2	08/08/24	RESUBMITTAL TO LEO METCALFE BUILDINGS

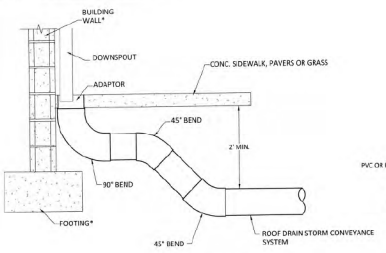
MAJOR SITE PLAN
G.O. W.E.C.-RETAIL & EVENT CENTER @ S. COMM.
MARION COUNTY, FLORIDA

DRAINAGE DETAILS

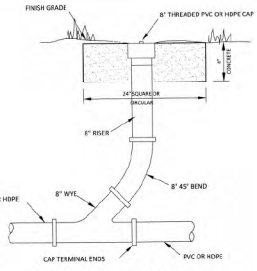
ISSUE DATE: 5/5/24
DRAWN BY: KD
CHKD. BY: GH
JOB NO.: 23-0658

SHT#: 10.01

*SEE ARCHITECTURAL PLANS FOR BUILDING SECTION AND FOOTINGS



ROOF DRAIN
DOWNSPOUT CONNECTION
N.T.S.



ROOFDRAIN CLEANOUT
N.T.S.

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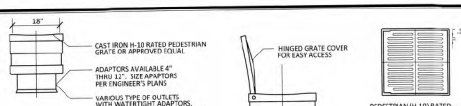

TO BE INSTALLED PER MANUFACTURE'S SPECIFICATIONS

TYPICAL 18" NYLOPLAST INLINE DRAIN AND GRATE DETAIL
OR APPROVED EQUAL
N.T.S

DEVELOPMENT REVIEW COMMITTEE
MARION COUNTY, FLORIDA
APPLICATION #: 28214
APPROVAL DATE: 8/19/24
EXPIRATION DATE: 8/19/26

All construction shall conform to the construction standards contained in the Marion County Land Development Code, latest revision. Areas of the right-of-way disturbed during construction shall be raked and sodded. Sand and mulching is not allowed as approved by the County Engineer or designee.

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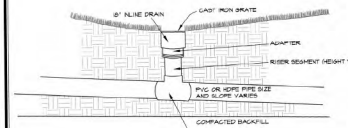
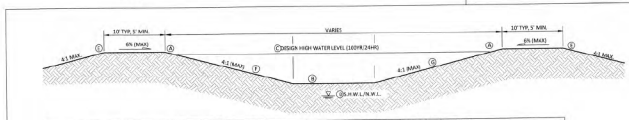


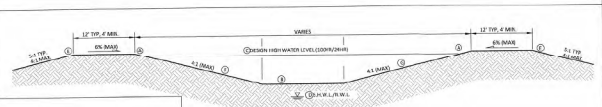
YARD DRAIN
N.T.S.



POND	T.O.B.(FT) A	BOTTOM(FT) B	DIAM.(FT) C 100 YR 24 HR	SHWL*(FT) D	E	SIDE SLOPE (F)	SIDE SLOPE (G)	CHANGES
14.80N	69.0 (SOD)	61.0 (MULCH & SEED)	65.04	59.0	MATCH PROPOSED GRADE (SOD)	4:1 MAX (SOD)	4:1 MAX (SOD)	NO CHANGES FROM AR29389 / 23389.051
14.80S	75.0 (SOD)	63.0 (MULCH & SEED)	70.07	63.5	MATCH PROPOSED GRADE (SOD)	4:1 MAX (SOD)	4:1 MAX (SOD)	NO CHANGES FROM AR29389 / 23389.051
14a	75.0 (SOD)	69.0 (MULCH & SEED)	72.72	69.2	MATCH PROPOSED GRADE (SOD)	4:1 MAX (SOD)	4:1 MAX (SOD)	PER STORAGE BUILDING 1 (AR#30681 / 23339.053)

1. POND TOP OF BANK AND SIDE SLOPES SOD SHALL BE FLORIDA FRIENDLY NON-MUCK GROWN SOD. POND BOTTOM SHALL BE SEED AND MULCH WITH FLORIDA FRIENDLY SEED.
2. A MINIMUM OF THREE FEET OF UNCONSOLIDATED SOIL MATERIAL SHALL BE PROVIDED BETWEEN THE SURFACE OF ANY LIMESTONE BEDROCK OR CLAY, AND THE BOTTOM AND SIDES OF ANY STORMWATER FACILITY. EXCAVATION AND BACKFILL OF SUITABLE MATERIAL MAY BE MADE TO MEET THIS CRITERION.
3. DURING POND CONSTRUCTION, ONLY LSE (LOW IMPACT TRACKED) CONSTRUCTION EQUIPMENT CONSTRUCT DRA EMBANKMENTS WITH NATIVE CLAYEY SAND SOILS IF MIXED WITH NATIVE FINE SAND SOILS. THE MIXED MATERIAL SHALL BE FREE OF ORGANICS WITH A MAXIMUM PERCENT PASSING A U.S. STANDARD NO. 200 SIEVE OR RANGING BETWEEN TWELVE (12) TO FIFTEEN (15) PERCENT AND COMPACTED TO A MINIMUM OF NINETY FIVE (95) PERCENT OF THE MAXIMUM DENSITY AS DETERMINED BY THE MODIFIED PROCTOR TEST METHOD (ASTM D-1557, MAXIMUM DRY DENSITY WITHIN TWO PERCENT OF THE MAXIMUM DENSITY AS DETERMINED BY THE MODIFIED PROCTOR TEST METHOD (ASTM D-1557, MAXIMUM DRY DENSITY WITHIN TWO PERCENT OF THE OPTIMUM MOISTURE CONTENT. A MINIMUM OF TWO (2) FEET OF SUITABLE MATERIAL IS ENCOUNTERED WHEN EXCAVATED TO A MAXIMUM OF FIVE (5) FEET BELOW PROPOSED GRADE, THE MIXED MATERIAL SHALL BE CONSTRUCTED AS SPECIFIED ABOVE. IF LESS THAN TWO (2) FEET OF SUITABLE MATERIAL IS ENCOUNTERED WHEN EXCAVATED TO A MAXIMUM OF FIVE (5) FEET BELOW PROPOSED GRADE, THE MIXED MATERIAL SHALL BE CONSTRUCTED AS SPECIFIED ABOVE. IF LESS THAN TWO (2) FEET OF SUITABLE MATERIAL IS ENCOUNTERED WHEN EXCAVATED TO A MAXIMUM OF FIVE (5) FEET BELOW PROPOSED GRADE, THE MIXED MATERIAL SHALL BE CONSTRUCTED AS SPECIFIED ABOVE. IF LESS THAN TWO (2) FEET OF SUITABLE MATERIAL IS ENCOUNTERED WHEN EXCAVATED TO A MAXIMUM OF FIVE (5) FEET BELOW PROPOSED GRADE, THE MIXED MATERIAL SHALL BE FREE OF ORGANICS WITH MAXIMUM PERCENT PASSING A U.S. STANDARD NO. 200 SIEVE OF FIVE (5) PERCENT. DURING CONSTRUCTION OF THE POND BOTTOM, COMPACTION SHALL BE KEPT TO A MINIMUM AND CROSS-CROSS SCARIFIED AFTER CONSTRUCTION. GEOTECHNICAL ENGINEER SHALL BE ON-SITE DURING CONSTRUCTION TO WITNESS CONSTRUCTION AND TO TEST CONSTRUCTION MATERIALS. SEE GEOTECHNICAL REPORT FOR ADDITIONAL CONSTRUCTION REQUIREMENTS.

POND CROSS-SECTIONS
N.T.S

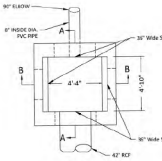


POND	T.O.B.(FT) A	BOTTOM(FT) B	DIAM.(FT) C 100 YR 24 HR	SHWL*(FT) D	E	SIDE SLOPE (F)	SIDE SLOPE (G)
EX. DRA #1	66.0	56.0	62.8	50.4	MATCH PROPOSED GRADE	4:1 MAX	4:1 MAX
EX. DRA #2	66.0	57.2	65.3	55.2	MATCH PROPOSED GRADE	4:1 MAX	4:1 MAX

1. DISTURBED POND TOP OF BANK AND SIDE SLOPES SHALL BE FLORIDA FRIENDLY NON-MUCK GROWN SOD.
2. DRA #1 POND BOTTOM TO REMAIN AS IS EXISTING CONDITION.
3. DRA #2 POND SIDE SLOPES AND POND BOTTOM TO BE WASHED STONE OVER GEOTEXTILE FABRIC WHERE UNDER PARKING DECK. POND BOTTOM NOT UNDER PARKING DECK SHALL BE SEED AND MULCH.

DRA 2 POND CROSS-SECTIONS
N.T.S

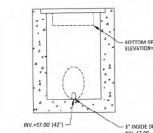
SEE PROJECT "GOLDEN OCALA - WEC DRA 2 MODIFICATIONS"
AR#29978, ERP APP: 868934



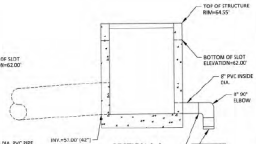
TOP VIEW

CONTROL STRUCTURE CS2-1 PER MOST RECENT APPROVED DESIGN (NO CHANGES WITH THIS SUBMITTAL)
MARION COUNTY AR# 29978
SWFWMD APP ID/PERMIT No: 868934 / 23339.052

INLET NOTES:
1. CONTROL STRUCTURE PREVIOUSLY PERMITTED
2. TYPE 'G' DITCH BOTTOM INLET SHALL BE PER FDOT INDEX 200, 201, & 233.
3. (4) 36" SLOTS AT 62.00'

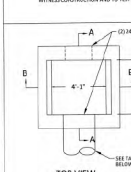


SECTION B-B



SECTION A-A

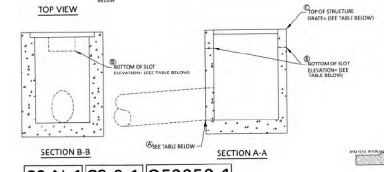
CS2-1
OUTLET CONTROL STRUCTURE
TYPE 'G'
N.T.S.



TOP VIEW

INLET NOTES:
1. TYPE 'D' DITCH BOTTOM INLET SHALL BE PER FDOT STANDARD PLANS INDEX 425-052 AND MODIFIED AS DESCRIBED BELOW.
2. NO REINFORCEMENT TO BE INSTALLED IN TOP 12 INCHES ON WIDER SIDES (SIDES WITHOUT GRATE SEAT) TO ALLOW FUTURE SLOT CUTTING AS NEEDED.
3. PROVIDE SLOT AT ELEVATION SHOWN

CONTROL STRUCTURES CS-N-1, CS-S-1, AND OF0050-1 AND WEIR DETAIL PER MOST RECENT APPROVED DESIGN (NO CHANGES WITH THIS SUBMITTAL)
MARION COUNTY AR# 29389
SWFWMD APP ID/PERMIT No: 860020 / 23339.051



CS-N-1 CS-S-1 OF0050-1
OUTLET CONTROL STRUCTURE
MODIFIED TYPE 'D'
N.T.S.

STRUCTURE	INVERT EL.	PIPE SIZE	SLOT EL.	TOP EL.
CS-S-1	55.25	24" RCP	73.33	73.75
OF0050-1	68.17	30" RCP	73.33	73.75
CS-N-1	51.25	24" RCP	97.79	98.08



WEIR DETAIL WITH EROSION CONTROL
N.T.S

POND	CREST ELEVATION	WIDTH
14.80N	68.33	20'
14.80S	74.33	20'

NOTES

IN THE EVENT THAT ANY KARST FEATURES SUCH AS SINKHOLES, SOLUTION CAVITIES, CHIMNEYS, ETC. ARE DISCOVERED DURING ROUTINE INSPECTIONS OF THE STORMWATER BASINS, THE FOLLOWING REMEDIATION PROCEDURE SHALL BE IMPLEMENTED:

REPAIR (SIDE SLOPE & BOTTOM):
GEO-TECH RECOMMENDS EACH DEPRESSIONAL FEATURE IS EXCAVATED AND GEO-TECH SHOULD CONFIRM SUITABLE CONTROL UPON WHICH TO FOUND. A MINIMUM OF TWO (2) FEET OF SANDY CLAY SOILS SHOULD BE UTILIZED AS A CAP OVER THE LIMESTONE AT THE BOTTOM OF THE EXCAVATION. IN ADDITION, A MINIMUM OF TWO (2) FEET OF SANDY CLAY SOILS SHOULD BE UTILIZED AS A CAP AT THE GROUND SURFACE. INTERMEDIATE SOILS BETWEEN THE AFOREMENTIONED SANDY CLAY CAPS MAY CONSIST OF SANDY SOILS. IN ADDITION, ANY LIMESTONE OUTCROPPINGS OBSERVED ADJACENT TO THE AFFECTED AREA SHOULD BE REMOVED AND CAPPED WITH A MINIMUM OF TWO (2) FEET OF SANDY CLAY SOILS. GEO-TECH SHOULD BE ON SITE TO SUPERVISE THE REMEDIATION.

SANDY CLAY SOILS SHOULD HAVE A MINIMUM PLASTICITY INDEX OF TWENTY FOUR (25) WITH A MINIMUM OF THIRTY (30) PERCENT PASSING A U.S. STANDARD NO. 200 SIEVE. THE SOILS SHOULD BE COMPACTED TO OBTAIN A MINIMUM OF NINETY (90) PERCENT OF THE MODIFIED PROCTOR (ASTM D-1557) MAXIMUM DENSITY VALUE. UNSUPPORTED LIFTS SHALL BE NO THICKER THAN SIX (6) INCHES. ALL FILL SOILS SHOULD BE PRE-QUALIFIED PRIOR TO IMPORTING AND PLACING.

NOTIFICATION:
THE SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT (SWFWMD) SHALL BE NOTIFIED OF ANY SINKHOLE DEVELOPMENT WITHIN 48 HOURS OF DISCOVERY AND THE PROPOSED METHOD BY WHICH THE SINKHOLE WILL BE REPAIRED SHALL BE SUBMITTED TO THE DISTRICT FOR APPROVAL WITHIN 30 DAYS. THE DISTRICT WILL THEN NOTIFY THE RESPONSIBLE PARTY AS TO THE ACCEPTANCE, DENIAL OR NEED FOR MODIFICATION OF THE REPAIR METHOD.

SINKHOLE/CAVITY
MAINTENANCE REPAIR DETAIL
N.T.S.

Tillman & Associates
ENGINEERING, LLC
CIVIL ENGINEERING · PLANNING · LANDSCAPE ARCHITECTURE · ENVIRONMENTAL
1720 SW 16th Ave., Suite 101, Ocala, FL 34471
Office: (352) 387-4540 Fax: (352) 387-4545

DATE	REVISIONS	BY
06/25/21	COUNTY REVIEW SUBMITTAL FOR 28417	RQ
07/26/21	COUNTY REVIEW SUBMITTAL FOR PROJECT FOR DRA 1 MODIFICATIONS	RQ
05/07/24	NO CHANGES FROM LATEST APPROVED DESIGNS	

MAJOR SITE PLAN
G.O. W.E.C.-RETAIL & EVENT CENTER & S. COMM.
MARION COUNTY, FLORIDA

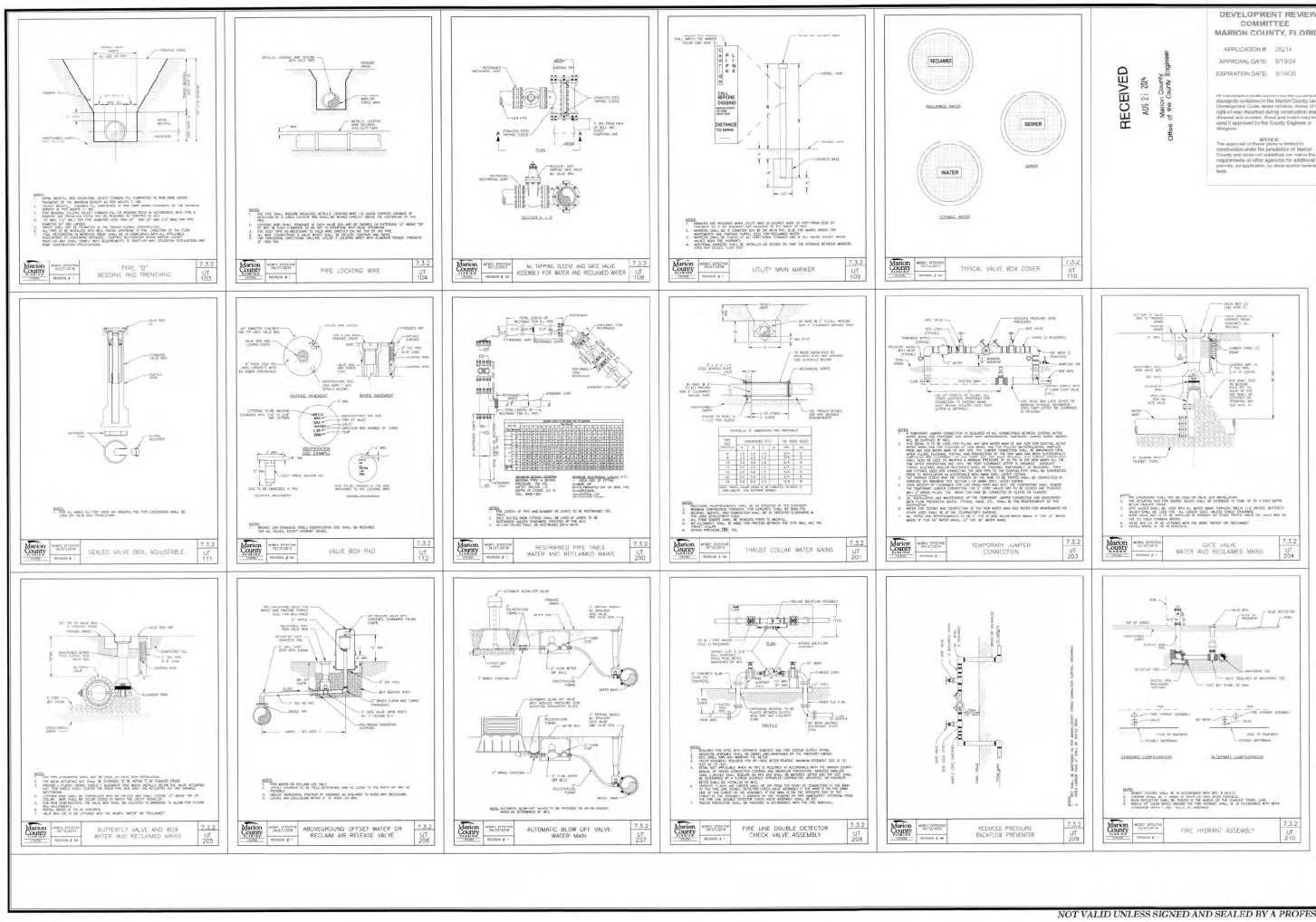
DRAINAGE DETAILS

DATE: 5/3/24
DRAWN BY: KD
CHKD. BY: GH
JOB NO.: 20-6088

STATE OF FLORIDA
GEORGE S. HOUSTON
No. 69858
REGISTERED PROFESSIONAL ENGINEER
8/26/2024

SHT. 10.02

NOT VALID UNLESS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER



RECEIVED
AUG 2 : 2024
Marion County
Office of the County Engineer

DEVELOPMENT REVIEW COMMITTEE
MARION COUNTY, FLORIDA

APPLICATION #: 28214
APPROVAL DATE: 8/19/24
EXPIRATION DATE: 8/19/26

All construction shall conform to the Marion County standards contained in the Marion County Land Development Code, Marion Co. Ordinance, Access of the right-of-way disturbed during construction shall be dressed and sodded. Sheet and mulch may be used if approved by the County Engineer or designee.

NOTICE
The approval of these plans is limited to construction under the jurisdiction of Marion County and does not substitute nor waive the requirements of other agencies for additional permits, as applicable, by state and/or federal laws.

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1720 SE 16th Ave. Bldg 100, Ocala, FL 34471
Office: (352) 387-4540 Fax: (352) 387-4545

REVISIONS

DATE

MAJOR SITE PLAN
G.O. W.E.C.-RETAIL & EVENT CENTER @ S. COMM.
MARION COUNTY, FLORIDA

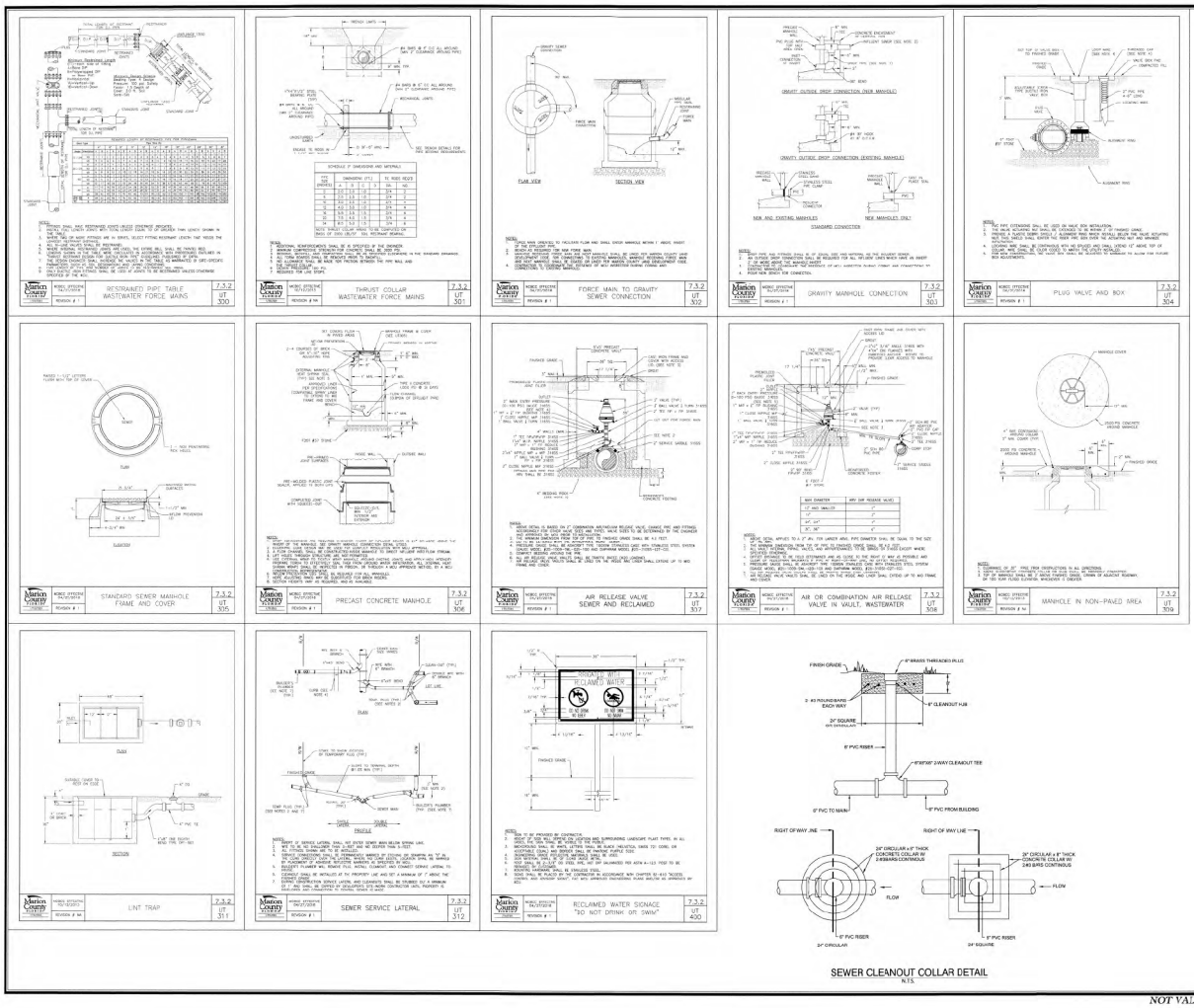
UTILITY DETAILS

DATE 2/2/24
DRAWN BY KD
CHKD. BY GH
JOB NO. 20-6088

GEORGE S. HORTON
LICENSE
No. 62585
STATE OF FLORIDA
AUG 2 5 2024
PROFESSIONAL ENGINEER

SHT. 11.01

NOT VALID UNLESS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER



DEVELOPMENT REVIEW COMMITTEE
MARION COUNTY, FLORIDA

APPLICATION #: 28214
APPROVAL DATE: 8/19/24
EXPIRATION DATE: 8/19/26

All construction shall conform to the construction standards contained in the Marion County Land Development Code, latest revision. Areas of the right-of-way disturbed during construction shall be stabilized and sodded. Sand and mulch may be used if approved by the County Engineer or designee.

NOTICE:
The approval of these plans is limited to construction under the jurisdiction of Marion County and does not substitute nor waive the requirements of other agencies for additional permits, as applicable, by state and/or federal laws.

RECEIVED
AUG 26 2024
Marion County
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1725 SE 18th Ave., Bldg 100, Ocala, FL 34471
Office: (352) 387-4540 Fax: (352) 387-4545

REVISIONS

DATE	

MAJOR SITE PLAN
G.O. W.E.C.-RETAIL & EVENT CENTER @ S. COMMIL
MARION COUNTY, FLORIDA

UTILITY DETAILS

DATE 5/3/24
DRAWN BY KD
CHKD BY GH
JOB NO 20-6088

GEORGE S. HOSTON
LICENSE No. 63585
STATE OF FLORIDA
PROFESSIONAL ENGINEER
AUG 23 2024

SHT. 11.02

NOT VALID UNLESS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER

EROSION CONTROL NOTES:

1. CONTRACTOR SHALL MAINTAIN EROSION CONTROL FACILITIES DURING THE ENTIRE CONSTRUCTION PERIOD. FACILITIES ARE NOT TO BE REMOVED UNTIL COMPLETION OF THE PROJECT AND THE SITE IS STABILIZED.
2. ADDITIONAL DEVICES MAY BE REQUIRED AS DEEMED NECESSARY BY GOVERNING AUTHORITIES.
3. SILT FENCES SHALL BE CLEANED OR REPLACED WHEN TRAPPED SEDIMENT REACHES 50 PERCENT OF THE ABOVE-GROUND FENCE HEIGHT OR A LOWER HEIGHT BASED ON MANUFACTURER'S SPECIFICATIONS.
4. SEDIMENT AND EROSION CONTROL MEASURES WILL BE INSPECTED ON A DAILY BASIS AND REPAIRED, ADJUSTED AND MAINTAINED AS NEEDED OR REQUIRED BY GOVERNING AGENCIES AT NO ADDITIONAL EXPENSE TO THE OWNER TO PROVIDE EROSION AND SEDIMENT CONTROL FOR THE DURATION OF CONSTRUCTION UNTIL ALL DISTURBED AREAS ARE STABILIZED.
5. ALL DISTURBED AREAS SHALL BE STABILIZED WITH A PERMANENT MEETGROWING COVER AND/OR MULCH UPON COMPLETION OF GRADING OPERATIONS. COMPLETION OF GRADING OPERATIONS DOES NOT MEAN AT THE END OF THE PROJECT, AS UDON AS FINAL GRADES ARE ESTABLISHED IN AN UNPAVED AREA, THE CONTRACTOR SHALL STABILIZE WITH A TEMPORARY GRASS OR PERMANENT SOD. IF A TEMPORARY GRASS IS APPLIED, IT WILL BE THE CONTRACTOR'S RESPONSIBILITY TO APPLY A PERMANENT SEED OR SOD AT THE PROPER TIME OF YEAR.
6. FILL SLOPES SHOULDE PLAN ED AS SOON AS POSSIBLE AFTER UTILITY INSTALLATION. FINAL GRADE SHOULD BE ESTABLISHED AT THE TOP OF TEMPORARY AND PERMANENT SLOPES DURING CONSTRUCTION SO THAT WATER IS NOT ALLOWED TO FLOW OVER THE SLOPE FACE.
7. THE CONTRACTOR SHALL MINIMIZE THE AMOUNT OF LAND DISTURBED DURING CONSTRUCTION (PHASING IS ENCOURAGED TO ENSURE THAT THE LEAST AMOUNT OF LAND POSSIBLE AT ANY ONE TIME IS DISTURBED WITHOUT PERMANENT STABILIZATION.
8. CONTRACTOR SHALL INSTALL TEMPORARY CONSTRUCTION ENTRANCES PRIOR TO ANY EARTHWORK OPERATIONS.
9. CONTRACTOR SHALL MAINTAIN SILT FENCES FOR THE DURATION OF THE PROJECT UNTIL ACCEPTED BY THE OWNER AT NO EXPENSE TO OWNER.
10. LAND DISTURBING ACTIVITIES BE KEPT TO A MINIMUM AND WILL NOT EXTEND BEYOND THE LIMITS SHOWN.
11. THE CONTRACTOR SHALL CONSTRUCT THE SILT FENCING AS SHOWN AT THE PERIMETER OF THE SITE PLANPRIOR TO LAND CLEARING ACTIVITIES.
12. CONTRACTOR SHALL BE RESPONSIBLE TO ENSURE COMPLIANCE WITH THE NPDES STORMWATER PERMIT REQUIREMENTS. THIS INCLUDES, BUT IS NOT LIMITED TO, THE FOLLOWING:
13. ALL EROSION CONTROL MEASURES EXCEPT THE REQUIRED RIP RAP ARE TEMPORARY DEVICES. THESE TEMPORARY DEVICES SHALL BE REMOVED PRIOR TO COMPLETION OF CONSTRUCTION ONCE STABILIZATION OF ALL GRASSED AREAS ARE COMPLETE.
14. PRIOR TO CONSTRUCTION, THE EROSION AND SEDIMENT CONTROL MEASURES SHOWN HEREON SHALL BE IN PLACE. CLEARING AND GRUBBING OPERATIONS WILL BE ENGAGED IN ONLY AS NECESSARY TO ALLOW THE PLACEMENT OF EROSION AND SEDIMENT CONTROL MEASURES AS SHOWN HEREON UNTIL ALL SUCH MEASURES ARE IN PLACE.
15. CONTRACTOR IS RESPONSIBLE FOR REPAIRS OR DAMAGE TO ANY EXISTING IMPROVEMENTS DURING CONSTRUCTION, SUCH AS, BUT NOT LIMITED TO, DRAINAGE UTILITIES, AND PAVE MENT, STRIPING, CURB, ETC., REPAIRS SHALL BE EQUAL TO OR BETTER THAN EXISTING CONDITIONS.
16. FOR SILT FENCE DETAIL SEE TYPE III SILT FENCE IN FDOT INDEX 103. SILT FENCE LOCATION SHOWN FOR AESTHETICS ONLY, ACTUAL FENCE TO BE INSTALLED AS NOTED ABOVE.
17. ALL EXISTING STORM WATER DRAINAGE PATTERNS AND CHANNELS OUTSIDE THE CONSTRUCTION AREAS SHOWN ON THESE PLANS ARE TO BE MAINTAINED. THE CONTRACTOR SHALL NOTIFY THE ENGINEERIF THE WORK APPEARS TO INTERRUPT AN EXISTING STORM WATER DRAINAGE PATTERN. THE CONTRACTOR SHALL MAINTAIN A CLEAR PATH FOR ALL SURFACE WATER DRAINAGE STRUCTURES AND DITCHES DURING ALL PHASES OF CONSTRUCTION SUCH THAT IMPACT TO CONSTRUCTION AND/OR SURROUNDING FACILITIES IS MINIMIZED. THE CONTRACTOR SHALL BE RESPONSIBE FOR ANY EROSION, SEDIMENT TRANSPORT, DISTURBED FOUNDATIONS, IMPACT TO STRUCTURES, AND ANY OTHER DAMAGE CAUSED DURING CONSTRUCTION.
18. THE CONTRACTOR SHALL PREVENT THE DISCHARGE OF SEDIMENT DUE TO CONSTRUCTION OPERATIONS. APPROVED EROSION CONTROL DEVICES SHALL BE INSTALLED TO PREVENT DISCHARGE OF SEDIMENT INTO A DRY OR WET WATERCOURSE. EROSION CONTROL SHALL CONSIST OF ANCHORED HAY BALES, SILT FENCE, OR OTHER EROSION CONTROL METHODS APPROVED BY THE PROJECT ENGINEER. ALL NEW AND EXISTING DRAIN PIPES AND STRUCTURES SHALL BE FLUSHED CLEAN AFTER CONSTRUCTION.
19. PROVIDE EROSION CONTROL BLANKET FOR ALL SLOPES 3:1 OR HORIZONTAL TO VERTICAL OR STEEPER.
20. SWALES AND DISTURBED AREAS SHALL BE SODDED OR SALUDI WNUMULCHED AS SUCH AS FINAL PLAN.
21. SEE PLAN SHEETS FOR MORE DETAILED LOCATION OF SILT FENCE.
22. THIS PLAN PROVIDES REASONABLE ASSURANCE THAT THE PROPOSED CONSTRUCTION ACTIVITIES WILL NOT RESULT IN EROSION AND SEDIMENT DEPOSITION IN STORMWATER FACILITIES, WETLANDS OR OFF-SITE AREAS.

GENERAL NOTES:

1. PROPERTY LINE AND RIGHT-OF-WAY MONUMENTS SHALL NOT BE DISTURBED BY CONSTRUCTION. IF DISTURBED, THEY SHALL BE RESET TO THEIR ORIGINAL LOCATIONS AT THE CONTRACTOR'S EXPENSE BY A REGISTERED LAND SURVEYOR.
2. PROOF ROLL BUILDING AND ALL PARKING AREAS. NOTIFY PROJECT ENGINEER OF ANY UNACCEPTABLE AREAS.
3. BUILDING DIMENSIONS SHOWN ON THE CIVIL ENGINEERING PLANS ARE FOR REFERENCE PURPOSES ONLY. CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS.
4. ALL DIMENSIONS ARE MEASURED TO THE FACE OF CURB OR EDGE OF PAVING UNLESS OTHERWISE NOTED.
5. ALL SIDEWALKS, CURB AND GUTTER, STREET PAVING, CURB CUTS, DRIVEWAY APPROACHES, HANDICAP RAMPS, ETC. CONSTRUCTED OUTSIDE THE PROPERTY LINE IN THE RIGHT-OF-WAY SHALL CONFORM TO ALL MUNICIPAL AND/OR COUNTY SPECIFICATIONS AND REQUIREMENTS.
6. ALL DISTURBANCE INCURRED TO ANY ADJOINING PROPERTY DUE TO CONSTRUCTION OR DEMOLITION SHALL BE RESTORED TO THE PREVIOUS CONDITION OR BETTER, AND TO THE SATISFACTION OF THE APPROPRIATE GOVERNMENTAL AGENCIES.

NOTE TO CONTRACTOR:

1. ALL MATERIALS, MACHINERY, AND VEHICLES SHALL BE STORED ON-SITE IN AN ORDERLY ORGANIZED FASHION.
2. CONTRACTOR SHALL PERIODICALLY SWEEP EXISTING ON-SITE PAVED SURFACES AS WELL AS ALL ABUTTING CITY STREETS, COUNTY ROADS AND STATE HIGHWAYS AS APPROPRIATE FOR THE PARTICULAR PROJECT TO KEEP THOSE SURFACES IN A SUBSTANTIALLY SEDIMENT-FREE CONDITION. SWEEPING SHALL BE DONE ON A PERIODIC, AS NEEDED BASE THROUGHOUT THE WORK WEEK INCLUDING, MOST IMPORTANTLY, AFTEREVERY RAIN EVENT AND EVERY FRIDAY AFTERNOON PRIOR TO THE WEEKEND OR HOLIDAY.
3. THE CONTRACTOR MUST VERIFY LOCATE HORIZONTAL AND VERTICAL DISPOSITION OF ALL UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION.
4. CONTRACTOR MUST CONTACT ALL UTILITY COMPANIES PRIOR TO COMMENCEMENT OF CONSTRUCTION.
5. ALL PROPOSED UTILITIES TO BE UNDERGROUND.
6. CONTRACTOR MUST VERIFY THE LOCATION OF THE EXISTING SANITARY SEWER SERVICE TO THE SITE AND CONTACT PROJECT ENGINEER PRIOR TO CONSTRUCTION.
7. EXISTING TOPOGRAPHIC ELEVATION CHANGES AFFECTED BY THIS SITE REDEVELOPMENT ARE TO BE ADJUSTED TO ENSURE POSITIVE DRAINAGE, MEETING CITY OF OCALA WATER AND SEWER REQUIREMENTS, PRIOR TO ISSUANCE OF THE C.O.
8. ALL AREAS DISTURBED BY THE CONSTRUCTION OF THIS PROJECT WHICH ARE NOT OTHERWISE PAVED SHALL BE IMMEDIATELY SODDED FOLLOWING FINAL GRADING. ALLOW FOR THICKNESS OF SOD WITH A 2-INCH UNDERLAY. SOD SHALL BE ARGENTINE BAHIA, AND SHALL BE REGULARLY WATERED BY THE CONTRACTOR THROUGHOUT CONSTRUCTION DURATION.
9. ALL STORMWATER MANAGEMENT SYSTEMS SHALL BE COMPLETED PRIOR TO THE CONSTRUCTION OF IMPERVIOUS AREAS.
10. CONTRACTOR SHALL DEVELOP AND IMPLEMENT A PLAN TO ASSURE THAT ALL WASTE, SUCH AS DISCARDED BUILDING MATERIALS, CONCRETE TRUCK WASH-OUT, CHEMICALS, LITTER AND SANITARY WASTE, ARE PROPERLY CONTROLLED WHILE ON SITE AND TRANSPORTED AND DISPOSED OF OFF-SITE IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL REGULATIONS. NO WASTE MATERIALS SHALL BE ALLOWED TO BE BURIED ON-SITE OR DISCHARGED TO SURFACE WATERS OR THE STATE OR TO THE CITY'S STORMWATER SYSTEM.

RECEIVED
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Office of the County Engineer

DEVELOPMENT REVIEW COMMITTEE
MARION COUNTY, FLORIDA
APPLICATION #: 28214
APPROVAL DATE: 8/19/24
EXPIRATION DATE: 8/19/26

All construction shall conform to the construction standards contained in the Marion County Land Development Code and all work within the right-of-way disturbed during construction shall be restored and sodded, seed and mulch may be used if approved by the County Engineer or designee.

DISCLAIMER
The approval of these plans is limited to construction under the jurisdiction of Marion County and does not substitute nor waive the requirements of other agencies for additional permits, as applicable, for state and/or federal laws.

SCALE IN FEET
1" = 100'

PROPOSED DANDY BAG INLET PROTECTION (TYP.) (SEE DETAIL)

TRENCH DRAIN INLET PROTECTION - SILT LOG

PROPOSED SILT FENCE (SEE DETAIL)

TEMPORARY STOCK PILE TO BE SURROUNDED WITH SILT FENCING

TEMPORARY POND TO BE REMOVED UPON PROJECT CONNECTION TO POND EAST OF 30TH AVE

CONSTRUCTION ENTRANCE INSTALL 24' x 50' SOIL TRACKING PREVENTION DEVICE UTILIZE 6" MIN OF FDOT #1 COURSE AGGREGATE (1.5" to 3.5" STONE OR CRUSHED CONCRETE)

DRA-# 14.80N

DRA-# 14.80S

FLOATING TURBIDITY BARRIER

FLOOD ZONE "X" LESS THAN 1 FOOT

BUILDING #3 ONE STORY METAL BUILDING 4,530

BUILDING #1

BUILDING #5

NOTES:
1. THE EROSION CONTROL MEASURES SHOWN ON THIS PLAN ARE, IN THE OPINION OF THE ENGINEER, THE MINIMUM THAT MAY BE REQUIRED. ACTUAL FIELD CONDITIONS MAY REQUIRE OTHER ADDITIONAL OR REDUCED EROSION CONTROL MEASURES TO BE IMPLEMENTED. THE CONTRACTOR IS DIRECTED TO FOLLOW STANDARD BEST MANAGEMENT PRACTICES IN IMPLEMENTING A SUCCESSFUL EROSION CONTROL PLAN.
2. ALL DISTURBED AREAS TO BE SODDED OR SEEDED AND MULCHED WITHIN 7 DAYS AFTER FINAL GRADING.

AREA OF DISTURBANCE
19.25± ACRES

NOT VALID UNLESS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER

Tillman & Associates ENGINEERING, LLC
CIVIL ENGINEERING ▪ LAND DEVELOPMENT ▪ ENVIRONMENTAL
1720 SE 16th Ave., Bldg 100, Ocala, FL 34471
Office: (352) 387-4540 Fax: (352) 387-4545

DATE	REVISIONS
8/05/24	COUNTY RE-SUBMITTAL FOR RESPONSE TO COMMENTS
8/01/24	RESUBMITTAL TO FDER FOR RETAINING WALLS OVER 30IN

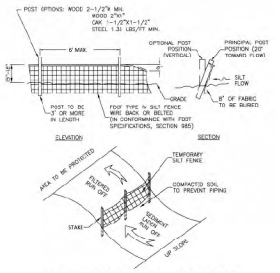
MAJOR SITE PLAN
G.O. W.E.C.-RETAIL & EVENT CENTER @ S. COMM'L.
MARION COUNTY, FLORIDA

EROSION CONTROL PLAN

DATE 5/3/24
DRAWN BY KD
CHKD. BY GH
JOB NO. 20-6088

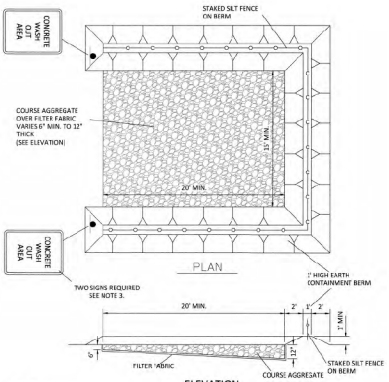
STATE OF FLORIDA — GEORGE HOUSTON — LICENSE — NO. 69888 — REGISTERED PROFESSIONAL ENGINEER
AUG 23 2024

SHT. 12.01



SILT FENCE AND EROSION CONTROL DETAIL

NO SCALE



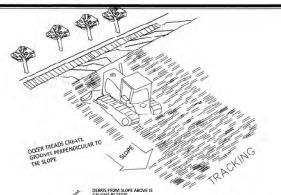
ELEVATION

NOTES:

1. ALL MATERIAL SHALL BE REMOVED FROM THE SITE AT THE END OF THE PROJECT.
2. AGGREGATE SHALL BE REPLACED AS DIRECTED BY THE ENGINEER OF RECORD AND/OR THE CITY WHEN EXCESSIVE MATERIALS BUILDUP RENDERS THE WASH OUT AREA NO LONGER FUNCTIONAL.
3. SIGNS SHALL BE 18" X 12" MIN. SIZE WITH 7" BLACK LETTERING ON A WHITE BACKGROUND AND MOUNTED A MINIMUM OF 7 FEET ABOVE GRADE FROM THE LOWEST EDGE OF THE SIGN FACE.

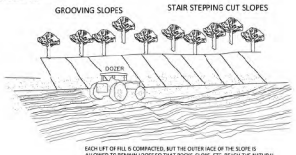
CONCRETE TRUCK WASH OUT AREA

NO SCALE



GROOVING SLOPES

STAIR STEPPING CUT SLOPES

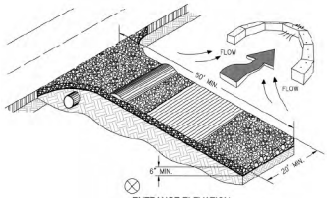


EACH LIFT OF FILL IS COMPACTED, BUT THE OUTER FACE OF THE SLOPE IS ALLOWED TO REMAIN LOOSE SO THAT ROCKS, CLODS, ETC. REACH THE NATURAL ANGLE OF REPOSE.

FILL SLOPE TREATMENT

SURFACE ROUGHENING

NO SCALE



ENTRANCE ELEVATION



NOTES:

1. AVOID LOCATING ON STEEP SLOPES OR AT CURVES ON PUBLIC ROADS.
2. REMOVE ALL VEGETATION AND OTHER UNSUITABLE MATERIAL FROM THE FOUNDATION AREA, GRADE, AND CROWN FOR POSITIVE DRAINAGE.
3. AGGREGATE SIZE SHALL BE IN ACCORDANCE WITH FDOT #1 COURSE AGGREGATE.
4. GRAVEL PAD SHALL HAVE A MINIMUM THICKNESS OF 6" AND BE INSTALLED IN ACCORDANCE WITH FDEP SPECIFICATIONS.
5. PAD WIDTH SHALL BE EQUAL FULL WIDTH AT ALL POINTS OF VEHICULAR EGRESS, BUT NO LESS THAN 12'.
6. A DIVERSION RIDGE SHOULD BE CONSTRUCTED WHEN GRADE TOWARD PAVED AREA IS GREATER THAN 2%.
7. INSTALL PIPE UNDER THE ENTRANCE IF NEEDED TO MAINTAIN DRAINAGE DITCHES.
8. WHEN WASHING IS REQUIRED, IT SHOULD BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN (DIVERT ALL SURFACE RUNOFF AND DRAINAGE FROM THE ENTRANCE TO A SEDIMENT CONTROL DEVICE).
9. WASHRACKS AND/OR TIRE WASHERS MAY BE REQUIRED DEPENDING ON SCALE AND CIRCUMSTANCE. IF NECESSARY, WASHRACK DESIGN MAY CONSIST OF ANY MATERIAL SUITABLE FOR TRUCK TRAFFIC THAT REMOVES MUD AND DIRT.
10. MAINTAIN AREA IN A WAY THAT PREVENTS TRACKING AND/OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAYS. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.

CRUSHED STONE CONSTRUCTION EXIT

EXIT DIAGRAM

RECEIVED
AUG 26 2024
Marion County
Office of the County Engineer

DEVELOPMENT REVIEW COMMITTEE
MARION COUNTY, FLORIDA
APPLICATION #: 28214
APPROVAL DATE: 8/19/24
EXPIRATION DATE: 8/19/26
All construction shall conform to the construction standards contained in the Marion County Land Development Code. All work within the County right-of-way disturbed during construction shall be cleaned and sodded. Sheet and mulch may be used if approved by the County Engineer or designee.
RESTRICTIONS
The approval of this permit is limited to construction under the jurisdiction of Marion County and does not substitute nor waive the requirements of other agencies for additional permits, as applicable, by state and/or federal laws.

1. THE FOLLOWING LIST REPRESENTS A BASIC EROSION AND SEDIMENT CONTROL PROGRAM WHICH IS TO BE IMPLEMENTED TO HELP PREVENT OFF SITE SEDIMENTATION DURING AND AFTER CONSTRUCTION OF THE PROJECT.

2. TEMPORARY EROSION CONTROL TO BE UTILIZED DURING CONSTRUCTION AT AREAS DESIGNATED BY THE ENGINEER OR AREAS ON SITE WHERE UNSTABILIZED GRADES MAY CAUSE EROSION PROBLEMS. EROSION CONTROL MAY BE REMOVED AFTER UPSLOPE AREA HAS BEEN STABILIZED BY SOD, OR COMPACTED AS DETERMINED BY THE OWNER.

3. PERMANENT EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED AT THE EARLIEST PRACTICAL TIME CONSISTENT WITH GOOD CONSTRUCTION PRACTICES. ONE OF THE FIRST CONSTRUCTION ACTIVITIES SHOULD BE THE PLACEMENT OF PERMANENT AND TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES AROUND THE PERIMETER OF THE PROJECT OR THE INITIAL WORK AREA TO PROTECT THE PROJECT, ADJACENT PROPERTIES AND WATER RESOURCES.

4. TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE COORDINATED WITH PERMANENT MEASURES TO ASSURE ECONOMICAL, EFFECTIVE AND CONTINUOUS CONTROL THROUGHOUT THE CONSTRUCTION PHASE. TEMPORARY MEASURES SHALL NOT BE CONSTRUCTED FOR EXPEDIENCY IN LIEU OF PERMANENT MEASURES.

5. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE ADEQUATELY MAINTAINED TO REFORM THEIR INTENDED FUNCTION DURING CONSTRUCTION OF THE PROJECT.

6. NECESSARY REPAIRS TO BARRIERS OR REPLACEMENT OF BARRIERS SHALL BE ACCOMPLISHED PROMPTLY.

7. SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH RAINFALL. THEY MUST BE REMOVED WHEN THE LEVEL OF DEPOSITION REACHES APPROXIMATELY ONE HALF THE HEIGHT OF THE BARRIER.

8. MATERIAL FROM SEDIMENT TRAPS SHALL NOT BE STOCKPILED OR DISPOSED OF IN A MANNER WHICH MAKES THEM READILY SUSCEPTIBLE TO BEING WASHED INTO ANY WATERCOURSE BY RUNOFF OR HIGH WATER.

9. ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE BARRIERS ARE NO LONGER REQUIRED SHALL BE DRESSED TO CONFORM TO THE EXISTING GRADE, PREPARED AND SEEDED.

10. SILT FENCE TO BE PAID FOR UNDER THE CONTRACT UNIT PRICE FOR STAKED SILT FENCE (LF).

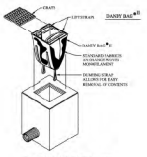
11. ALL INLETS TO BE PROTECTED BY DETAILS AS OUTLINED IN F.D.O.T. 2008 INDEX NO. 102

FLORIDA DOT TYPE III SILT FENCE AND EROSION CONTROL

DANDY BAG®II
Installation and Maintenance Guidelines

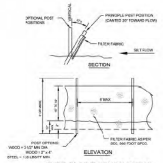
Installation: Remove for grate from catch basin. If using optional oil absorbent, place absorbent pillow in well. Hook the grate on open side of the lifting straps and lower the grate into the catch basin. Make sure that the grate is below the top flange and above the bend return. Adjust the lifting device, insert the grate into the inlet.

Maintenance: Remove all accumulated sediment and debris from vicinity of unit after each storm event. After each storm event inspect the unit and remove the bag when it is 1/2 full of sediment, or more than 1/4 full of oil/debris, the unit must be emptied. To empty unit, lift the unit out of the inlet using the lifting straps and remove the grate. If using optional oil absorbent replace absorbent when near saturation.



DANDY BAG DETAIL "B"

N.T.S.



TYPE III SILT FENCE DETAIL

FDOT INDEX #102

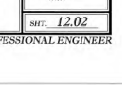
Tillman & Associates ENGINEERING, LLC
CIVIL ENGINEERING · LAND DEVELOPMENT · ENVIRONMENTAL
1720 SE 16th Ave., Bldg 100, Ocala, FL 34471
Office: (352) 387-4540 Fax: (352) 387-4545

DATE	REVISIONS
8/27/25	IDENTY RE-SUBMITTAL FOR S&U

MAJOR SITE PLAN
G.O. W.E.C.-METAL & EVENT CENTER @ S. COMMT.
MARION COUNTY, FLORIDA

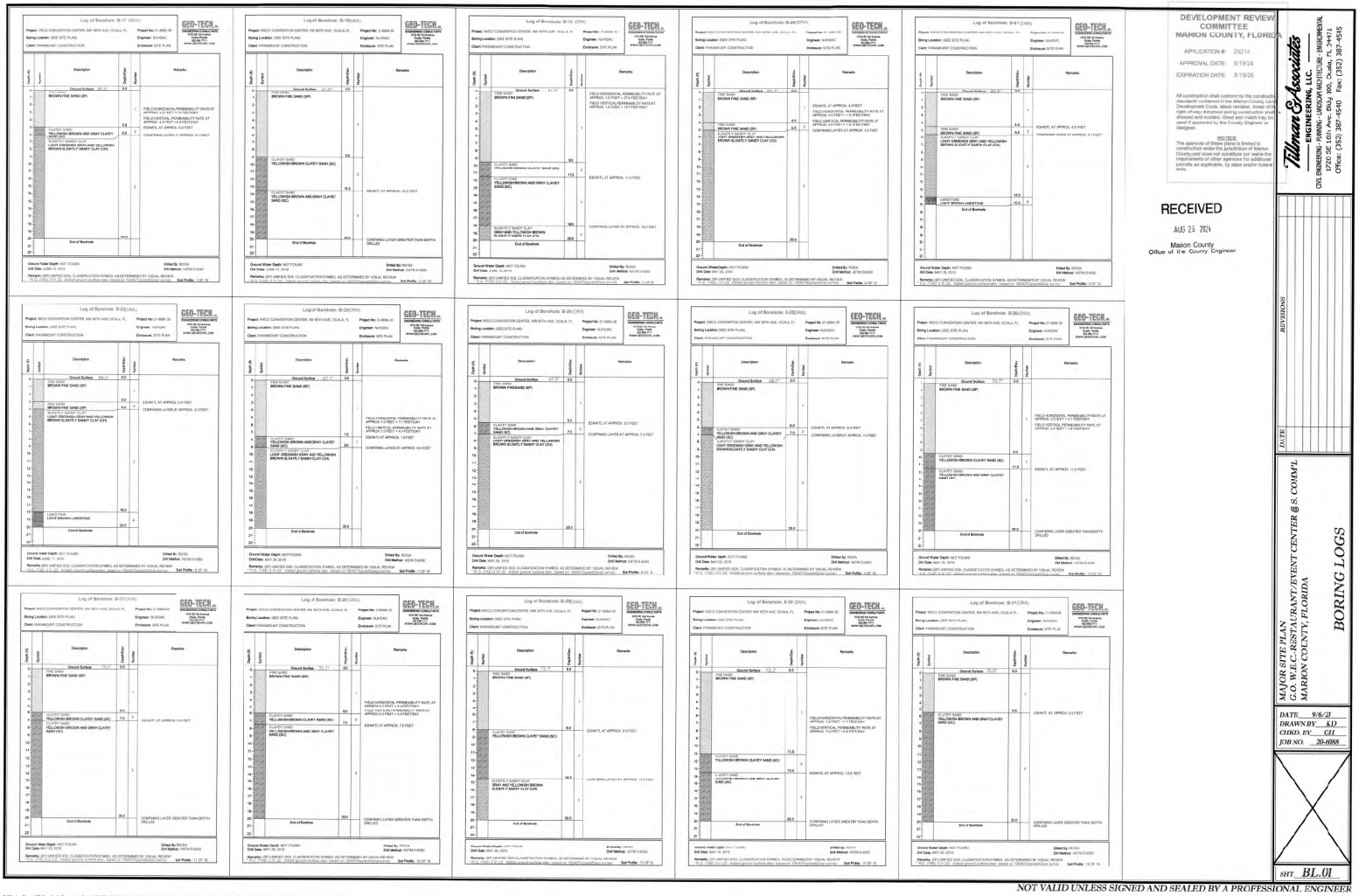
EROSION CONTROL DETAILS

DATE 5/3/24
DRAWN BY KD
CHKD. BY GH
JOB NO. 20-6088



SHT. 12.02

NOT VALID UNLESS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER



DEVELOPMENT REVIEW COMMITTEE
MARION COUNTY, FLORIDA
APPLICATION #: 28214
APPROVAL DATE: 8/19/24
EXPIRATION DATE: 8/19/26

All construction shall conform to the construction standards contained in the Marion County Land Development Code, latest revision. Areas of the right-of-way disturbed during construction shall be restored and sodded. Seed and mulch may be allowed if approved by the County Engineer or Designee.

NOTICE
The approval of these plans is limited to construction under the jurisdiction of Marion County and does not substitute nor waive the requirements of other agencies for additional permits as applicable, by state and/or federal laws.

RECEIVED
AUG 29 2024
Marion County
Office of the County Engineer

Tillman & Associates
ENGINEERING, LLC
CIVIL ENGINEERING | TRAFFIC ENGINEERING | ENVIRONMENTAL
3720 SE 16th Ave, Bldg 900, Ocala, FL 34471
Office: (352) 387-4540 Fax: (352) 387-4595

NO.	DATE	REVISIONS

MAYOR SITE PLAN
G.O. W.E.C. RESTAURANT/EVENT CENTER & COMM'L
MARION COUNTY, FLORIDA

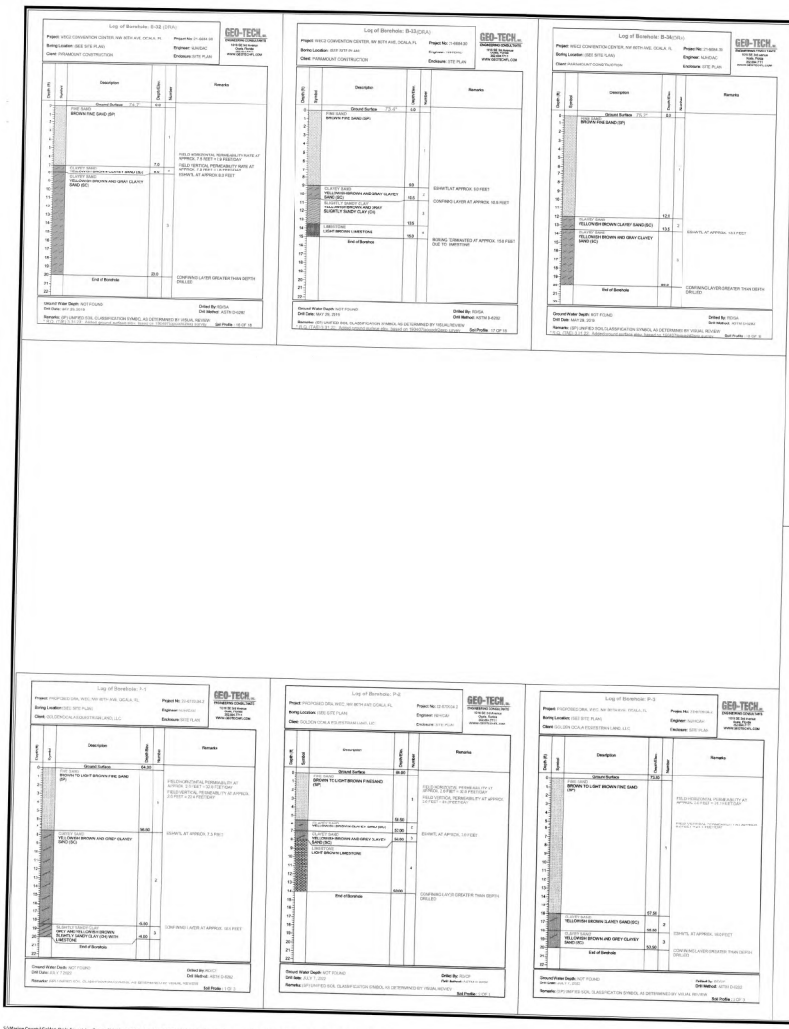
BORING LOGS

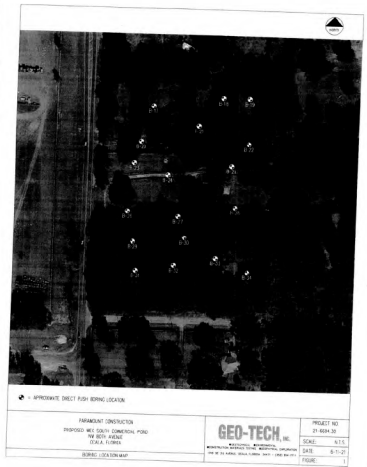
DATE 9/6/23
DRAWN BY KD
CHKD. BY CH
JOB NO. 20-4088

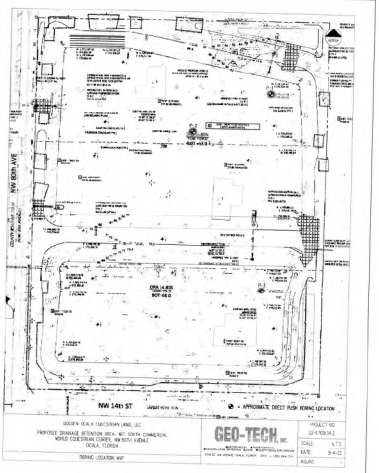
SHT BL.01

NOT VALID UNLESS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER

S:\Marion County\Golden Ocala Equestrian Center (2020) -NW 80th Ave SOUTH COMMERCIAL\CIVIL\CONSTRUCTION\METAL PLANS\B_BORING LOGS_20-4088.dwg, TL, 9/6/2023 10:29:02 AM







DEVELOPMENT REVIEW COMMITTEE
MARION COUNTY, FLORIDA

APPLICATION #: 28214
APPROVAL DATE: 8/19/24
EXPIRATION DATE: 8/19/25

All construction shall conform to the construction standards contained in the Marion County Land Development Code, unless otherwise noted. Areas of the right-of-way disturbed during construction shall be dressed and sodded. Seed and mulch may be used if approved by the County Engineer or designee.

MOTION
The approval of these plans is limited to construction under the jurisdiction of Marion County and does not substitute nor waive the requirements of other agencies nor entitlement to permits, as applicable, by state and/or federal laws.

RECEIVED
AUG 20 2024
Marion County
Office of the County Engineer

Tillman & Associates
ENGINEERING, LLC
CIVIL ENGINEERING PLANNING LANDSCAPE ARCHITECTURE ENVIRONMENTAL
1720 SE 16th Ave. Bldg. 100, Ocala, FL 34471
Office: (352) 387-4540 Fax: (352) 387-4545

REVISIONS | DATE

MAJOR SITE PLAN
GOLDEN OCALA EQUESTRIAN/EVENT CENTER @ S. COMM.
MARION COUNTY, FLORIDA

BORING LOGS

DATE 9/6/23
DRAWN BY KD
CHKD. BY GH
JOB NO. 20-6088

SHT. BL.02

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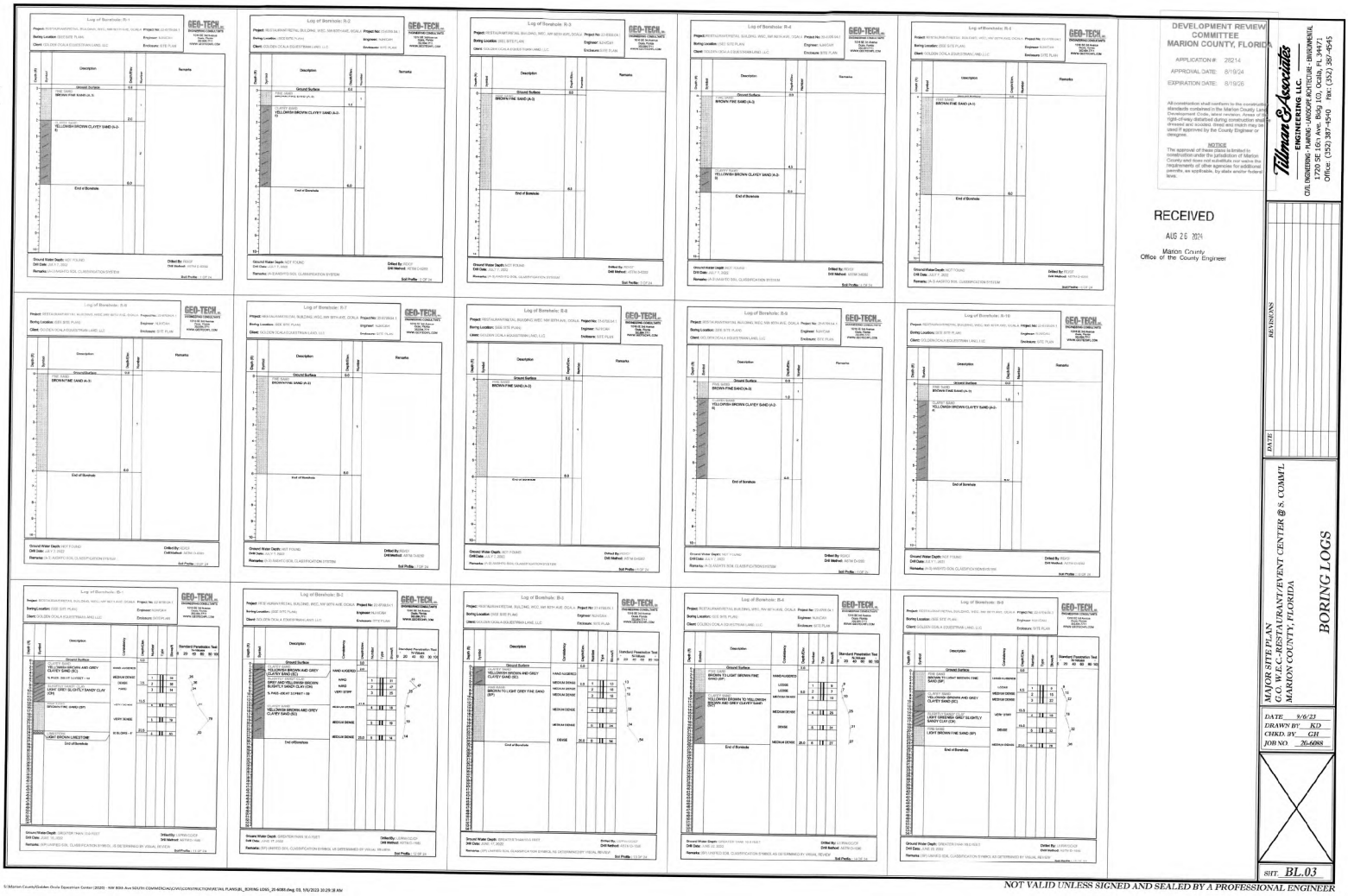
S:\Marion County\Golden Ocala Equestrian Center (2020) - NW 80th Ave SOUTH COMMERCIAL\CIVIL\CONSTRUCTION\METAL PLANS\BL_BORING LOGS_20-6088.dwg, BL, 9/6/2023 8:29:08 AM



DEVELOPMENT REVIEW COMMITTEE
MARION COUNTY, FLORIDA

APPLICATION #: 29214
APPROVAL DATE: 8/19/24
EXPIRATION DATE: 8/19/26

All construction shall conform to the construction standards contained in the Marion County Land Development Code, latest revision. Areas of the right-of-way disturbed during construction shall be dressed and sodded, dried and mulch may be used if approved by the County Engineer or designee.

NOTICE

The approval of these plans is limited to construction under the jurisdiction of Marion County and does not substitute nor waive the requirements of other agencies for additional permits, as applicable, by state and/or federal laws.

RECEIVED
AUG 26 2024
Marion County
Office of the County Engineer

Tillman & Associates
ENGINEERING, LLC.
CIVIL ENGINEERING - PLANNING - SURVEYING - ENVIRONMENTAL
1720 SE 16th Ave. Bldg 100, Ocala, FL 34471
Office: (352) 387-4545 Fax: (352) 387-4545

REVISIONS

DATE

MAJOR SITE PLAN
G.O. W.E.C.-RESTAURANT/EVENT CENTER @ S. COMM'L
MARION COUNTY, FLORIDA

BORING LOGS

DATE 9/6/23
DRAWN BY KD
CHKD. BY GH
JOB NO. 20-6088

SHT. BL.03

S:\Marion County\Golden Ocala Equestrian Center (2020) - NW 80th Ave SOUTH COMMERCIAL\CIVIL\CONSTRUCTION\DETAIL PLANS\BL_BORING LOGS_20-6088.dwg, 03, 9/6/2023 10:29:18 AM

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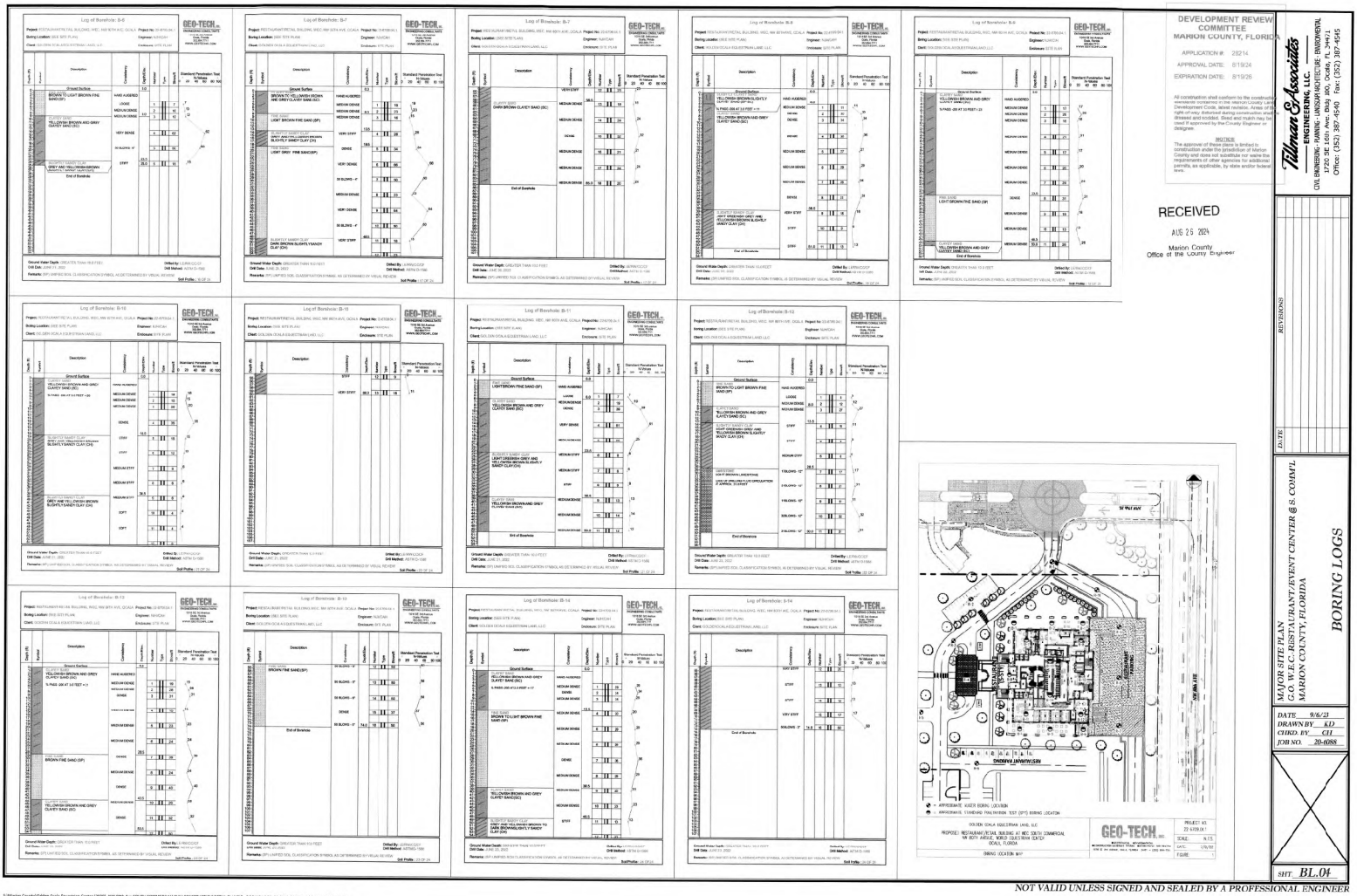


DEVELOPMENT REVIEW COMMITTEE
MARION COUNTY, FLORIDA

APPLICATION #: 28214
APPROVAL DATE: 8/19/24
EXPIRATION DATE: 8/19/26

All construction shall conform to the construction standards contained in the Marion County Land Development Code, latest revision. Areas of disturbed right-of-way disturbed during construction shall be restored and sodded. Sod and mulch may be substituted if approved by the County Engineer or designee.

INSPECTION
The approval of these plans is limited to construction under the jurisdiction of Marion County and does not substitute nor waive the requirements of other agencies for additional permits, as applicable, by state and/or federal laws.

RECEIVED
AUG 29 2024
Marion County
Office of the County Engineer

Tillman & Associates
ENGINEERING, LLC
CIVIL ENGINEERING · PLANNING · SURVEYING · ENVIRONMENTAL
1725 SE 16th Ave., Bldg 100, Ocala, FL 34471
Office: (352) 387-4540 Fax: (352) 387-4545

REVISIONS

DATE	

MAJOR SITE PLAN
G.O. W.E.C. RESTAURANT/EVENT CENTER & COMM'L
MARION COUNTY, FLORIDA

BORING LOGS

DATE 9/6/23
DRAWN BY KD
CHKD. BY CH
JOB NO. 20-088

SHT BL.04

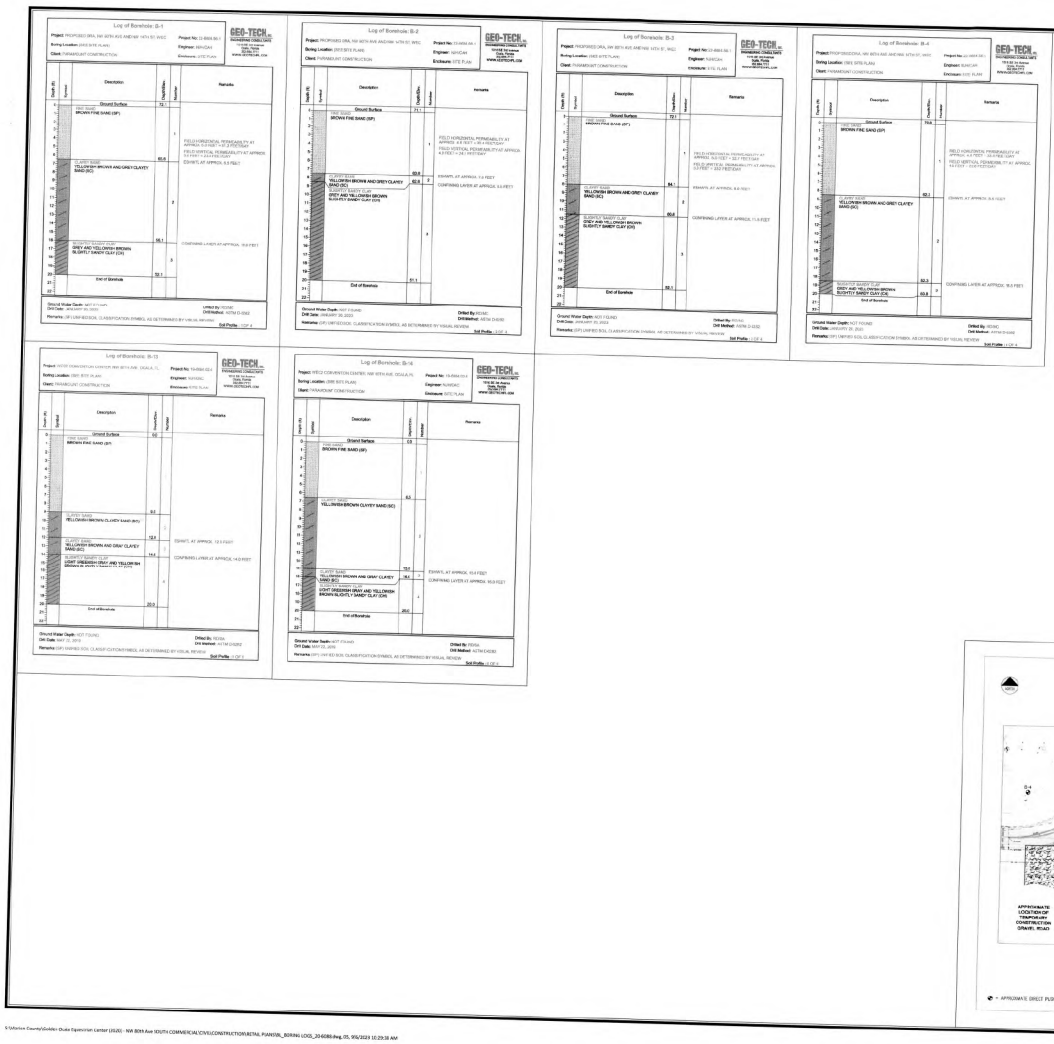
GOLDEN OCALA EQUESTRIAN LAND, LLC
PROPOSED RESTAURANT/RETAIL BUILDING AT NEC SOUTH COMMERCIAL AND 66TH AVENUE ROAD (CR 475A)
OCALA, FLORIDA

GEO-TECH, INC.
PROJECT NO. 23-0795-04.1
SCALE: N.T.S.
DATE: 7/31/23
FIGURE

BRAND LOCATION MAP

NOT VALID UNLESS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER

S:\Marion County\Golden Ocala Equestrian Center (2020) -NW 66th Ave SOUTH COMMERCIAL\CIVIL\CONSTRUCTION\RETAIL PLANS\B_BORING LOGS_20-0088-Reg_bl, 9/7/2023 10:29:28 AM



DEVELOPMENT REVIEW COMMITTEE
MARION COUNTY, FLORIDA

APPLICATION #: 28214
APPROVAL DATE: 8/19/24
EXPIRATION DATE: 8/19/26

All construction shall conform to the construction standards contained in the Marion County Land Development Code. Mined residues, Areas within Right-of-way disturbed during construction shall be dressed and sodded. Seed and mulch may be used if approved by the County Engineer or designee.

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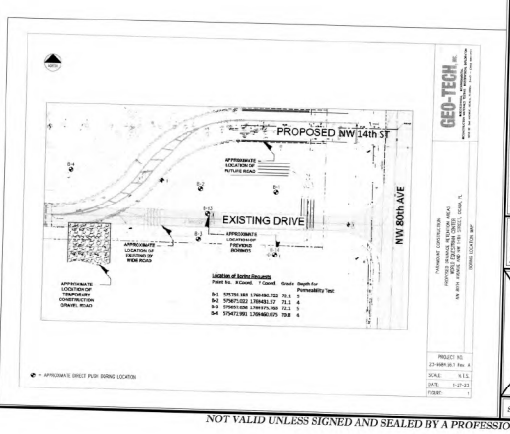
RECEIVED
AUG 26 2024
Marion County
Office of the County Engineer



Tillman & Associates
ENGINEERING, LLC.
CIVIL ENGINEERING · PLANNING · LANDSCAPE ARCHITECTURE · ENVIRONMENTAL
1720 SE 16th Ave. Bldg 100, Ocala, FL 34471
Office: (352) 387-4540 Fax: (352) 387-4545

REVISIONS

DATE

MAJOR SITE PLAN
G.O. W.E.C.-RESTAURANT/EVENT CENTER @ S. COMML
MARION COUNTY, FLORIDA

BORING LOGS

DATE 9/6/23
DRAWN BY KD
CHKD. BY GH
JOB NO. 20-6088

SHT. BL.05

NOT VALID UNLESS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER

TOPOGRAPHIC SURVEY FOR:

GOLDEN OCALA - WORLD EQUESTRIAN CENTER

A PORTION SECTION 1 AND 12 , TOWNSHIP 15 SOUTH, RANGE 20 EAST

MARION COUNTY, FLORIDA

RECEIVED

AUG 26 2024

Marion County
Office of the County Engineer

DEVELOPMENT REVIEW COMMITTEE
MARION COUNTY, FLORIDA

APPLICATION #: 28214
APPROVAL DATE: 8/19/24
EXPIRATION DATE: 8/19/26

All construction shall comply with the construction standards contained in the Marion County Land Development Code. Any damage to the public right-of-way disturbed during construction shall be repaired and sodded. Seed and mulch may be used if approved by the County Engineer or designee.

NOTICE:
The approval of these plans is limited to construction under the jurisdiction of Marion County and does not substitute nor waive the requirements of other agencies for additional permits, as applicable, by state and/or federal laws.

NO.	REVISIONS	BY	DATE
1.	ADDITIONAL TOPOGRAPHY	M.A.	04/16/25
2.	ADDITIONAL TOPOGRAPHY	M.A.	11/10/25

DRAWN: M.A.
REVISED:
REVISED:
CHECKED: C.J.H.
APPROVED: C.J.H.
SCALE: 1" = 200'

JCH
CONSULTING GROUP, INC.
LAND DEVELOPMENT & SURVEYING PLANNING
CERTIFICATE OF AUTHORIZATION #LB 8071
2555 SHADOWLAWN DRIVE, SUITE 201
TALLAHASSEE, FLORIDA 32310
PHONE: 850.385.4490 FAX: 850.385.4501

PLAT OF TOPOGRAPHIC SURVEY
-FOR-
PARAMOUNT CONSTRUCTION LLC

FIELD BOOK/PAGE: P.C. 1167 CONVENTION CENTER

J.O.# 190407TOPO400
DWG.# 190407
SHT 1 OF 10

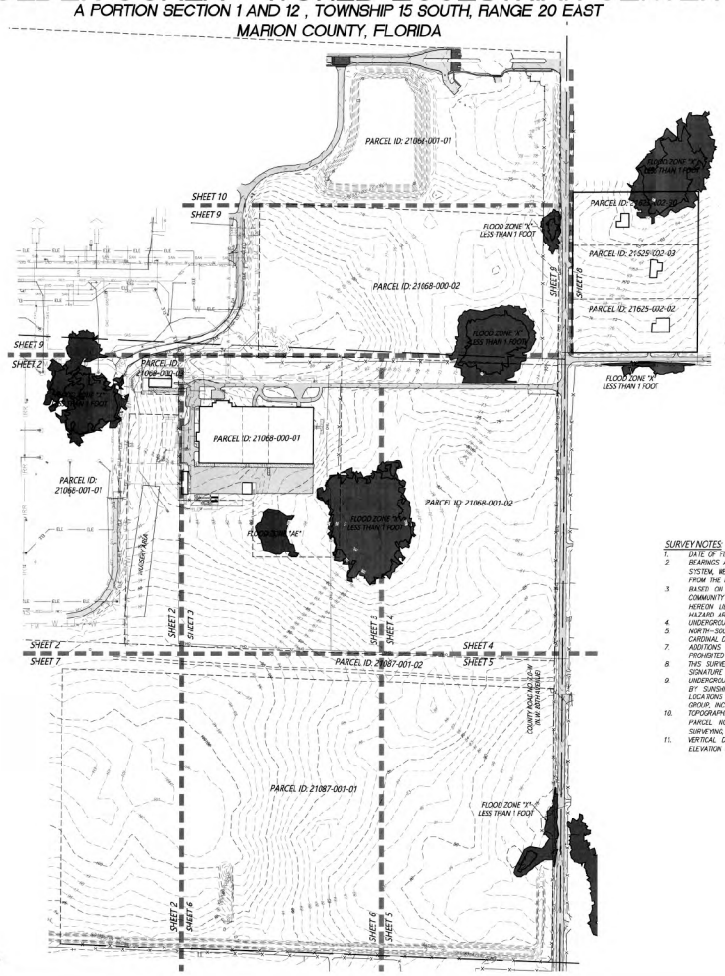
LEGEND AND ABBREVIATIONS:

±	MORE OR LESS
EL.	ELEVATION
LB	LICENSED BUSINESS
NO.	NUMBER
LS	LAND SURVEYOR
I.D.	IDENTIFICATION
ORB	OFFICIAL RECORDS BOOK
℄	CENTERLINE
R	RADIUS
L	LENGTH
Δ	DELTA (CENTRAL ANGLE)
C.L.	CHORD LENGTH
C.B.	CHORD BEARING
POC	POINT ON CURVE
POL	POINT ON LINE
PCC	POINT OF COMPOUND CURVATURE
PRC	POINT OF REVERSE CURVATURE
PC	POINT OF CURVATURE
PT	POINT OF TANGENCY
PI	POINT OF INTERSECTION
(F)	FIELD MEASURE
(D)	DEED MEASURE
(P)	PLAT MEASURE
P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING
FEMA	FEDERAL EMERGENCY MANAGEMENT AGENCY
DIP	DUCTILE IRON PIPE
PVC	POLYVINYL CHLORIDE
CMP	CORRUGATED METAL PIPE
RCP	REINFORCED CONCRETE PIPE
NAVD	NORTH AMERICAN VERTICAL DATUM
NGVD	NATIONAL GEODETIC VERTICAL DATUM
PB	PLAT BOOK
ORB	OFFICIAL RECORDS BOOK
PG(S)	PAGE(S)
R/W	RIGHT OF WAY
ESMT	EASEMENT
SEC	SECTION
FND	FOUND
REC	RECOVERED
CCR	CERTIFIED CORNER RECORD
RLS	REGISTERED LAND SURVEYOR
CM	CONCRETE MONUMENT
IRC	IRON ROD AND CAP
IR	IRON ROD
IP	IRON PIPE
CLF	CHAIN LINK FENCE
⊕	CONTROL/BENCHMARK AS DESCRIBED
Ⓣ	TELEPHONE MANHOLE
Ⓖ	GREASE MANHOLE
Ⓔ	ELECTRIC MH
Ⓥ	VACUUM
▭	CURB INLET GRATE
▭	CATCH BASIN
Ⓢ	STORM MANHOLE
Ⓢ	SANITARY MANHOLE
Ⓢ	SANITARY CLEANOUT
Ⓔ	ELECTRIC MANHOLE
Ⓔ	ELECTRIC METER
Ⓔ	ELECTRIC RISER BOX
Ⓒ	CABLE TELEVISION RISER BOX
Ⓣ	TELEPHONE RISER BOX
Ⓤ	UTILITY RISER
Ⓦ	WELL
⊥	WATER SPIGOT
⋈	IRRIGATION CONTROL VALVE
Ⓦ	WATER METER
⋈	WATER VALVE
⛲	FIRE HYDRANT
AC	AIR CONDITIONER PAD
⋈	GAS VALVE
Ⓖ	GAS METER
▲	GAS LINE MARKER
Ⓖ	GAS MANHOLE
○	CONCRETE UTILITY POLE
○	METAL UTILITY POLE
○	WOOD UTILITY POLE
←	UTILITY POLE GUY ANCHOR
○	LIGHT POLE
◀	SPOT/GROUND LIGHT
▣	ELECTRIC TRANSFORMER
✱	WETLAND FLAG
~	SIGN
•	BOLLARD
⚐	FLAG POLE
▭	MAILBOX
⊗	BLOW OFF ASSEMBLY
◬	FIBER OPTIC MARKER
TB	TRAFFIC BOX
VAULT	VAULT
HEDGE	HEDGE ROW
	LINE BREAK
	FENCE LINE AS NOTED
OHU	OVERHEAD UTILITY LINE
TOB	APPROXIMATE TOP OF BANK
TOS	APPROXIMATE TOE OF SLOPE
	EXISTING CONTOUR
T	UNDERGROUND TELEPHONE LINE
E	UNDERGROUND ELECTRIC LINE
FM	UNDERGROUND FORCE MAIN LINE
S	UNDERGROUND SANITARY SEWER
UE	UNDERGROUND SANITARY SEWER
●	FOUND IRON ROD & CAP (AS NOTED)
⊙	FOUND NAIL & DISC (AS NOTED)
■	FOUND 4"x4" CONCRETE MONUMENT (AS NOTED)
⬡	FOUND OCTAGONAL CONCRETE MONUMENT (I.S. NOTED)

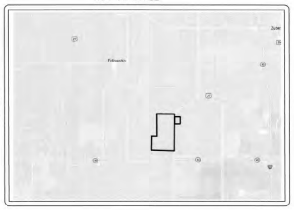
1 INCH = 200 FEET

TREE LEGEND
(SIZE DENOTED INSIDE SYMBOL)

	CAMPHOR
	CEDAR
	CHERRY
	CHINABERRY
	CYPRESS
	DOGWOOD
	ELM
	GUM
	HICKORY
	HOLLY
	LAUREL OAK
	LIVE OAK
	MAGNOLIA
	MAPLE
	MIMOSA
	MISC
	OAK
	PALM
	PECAN
	PINE TREE
	SUGAR HACKBERRY
	SYCAMORE



VICINITY MAP:
NOT TO SCALE



SURVEY NOTES:

1. DATE OF FIELD SURVEY: JUNE 27, 2019.
2. BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM OF 1983 (NAD 83), WITH 2011 ADJUSTMENT AS DERIVED FROM THE FLORIDA DEPARTMENT OF TRANSPORTATION VIRTUAL REFERENCE STATION NETWORK.
3. BASED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP (FIRM), COMMUNITY PANEL NO. 12083C0484G, EFFECTIVE DATE OF APRIL 19, 2017. THE PROPERTY DESCRIBED HEREON LIES WITHIN FLOOD ZONES "X" AND ZONE "AE" AN AREA WITHIN THE 100 YEAR FLOOD HAZARD AREA.
4. UNDERGROUND FOUNDATIONS AND UTILITIES WERE NOT LOCATED AS PART OF THIS SURVEY.
5. NORTH-SOUTH AND EAST-WEST TIES TO FOUND MONUMENTATION AND IMPROVEMENTS ARE BASED ON CARDINAL DIRECTION.
7. ADDITIONS OR DELETIONS TO SURVEY MAPS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
8. THIS SURVEY DEPICTS THE PROPERTY AS IT EXISTED ON THE SURVEY DATE, NOT NECESSARILY THE SIGNATURE DATE.
9. UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON SURFACE EVIDENCE OF LOCATIONS PROVIDED BY SUNSHINE STATE ONE CALL TICKET NO. 17891047I, 14891058Z, 14891062B, AND 14891086S. LOCATIONS OF UNDERGROUND UTILITIES SHOWN HEREON WERE NOT VERIFIED BY JCH CONSULTING GROUP, INC.
10. TOPOGRAPHIC DATA AND TREE LOCATIONS ARE BASED ON AREA AS SPECIFIED BY CLIENT. TREES FOR PARCEL NO. 21068-000-02 ARE BASED ON ALTA/NSPS SURVEY COMPLETED BY PRECISE LAND SURVEYING, INC. JOB #18-108, DATED 08/08/2018.
11. VERTICAL DATUM IS BASED ON CITY OF OCALA ENGINEERING DEPARTMENT POINT ID COED 0006, ELEVATION 81.37' (NAVD 1988).

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THIS SURVEY MEETS THE APPLICABLE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J17.050-.052, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

CHRISTOPHER J. HONSEN
FLORIDA LICENSED SURVEYOR & MAPPER NO. 6553

8/21/24
DATE

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

(CERTIFICATE OF AUTHORIZATION NO. LB 8071)

SHEET 1 OF 10
ONE IS NOT COMPLETE WITHOUT THE OTHERS

SEE SHEETS 2, 3, 4, 5, 6, 8, 9 AND 10 FOR DRAWING DETAIL



NO.	REVISIONS	BY	DATE
2.	ADDITIONAL TOPOGRAPHY	M.A.	11/10/20
1.	ADDITIONAL TOPOGRAPHY	M.A.	04/16/20

DRAWN: M.A.
REVISED:
REVISED:
CHECKED: C.J.H.
APPROVED: C.J.H.
SCALE: 1" = 100'

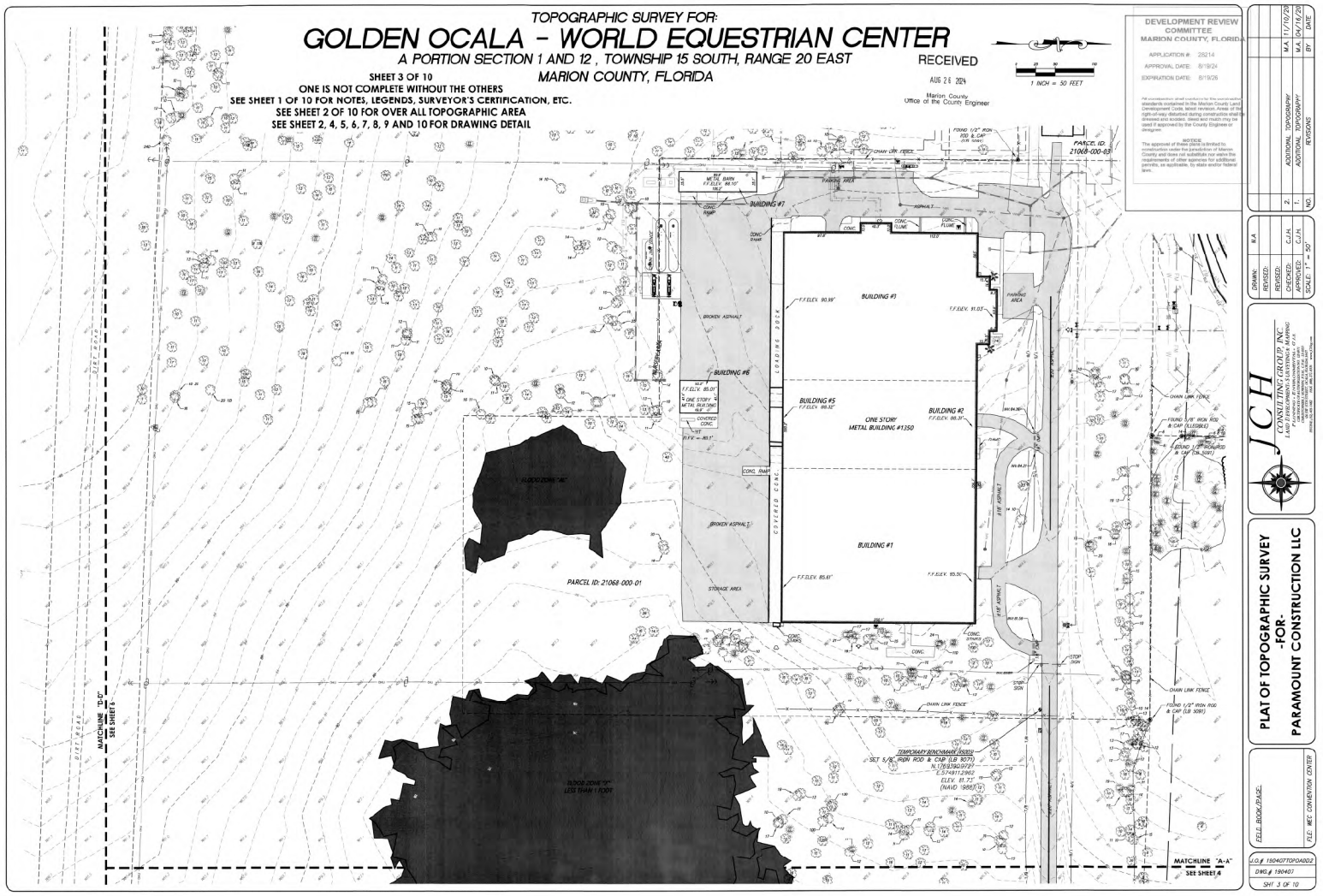
JCH
CONSULTING GROUP, INC.
LAND DEVELOPMENT SURVEYING & MAPPING
PLANNING • ENVIRONMENTAL • G.I.S.
CERTIFIED FOR ENGINEERING, LAND DEVELOPMENT, ENVIRONMENTAL, GIS, AND ENVIRONMENTAL SURVEYING
PHONE: 800.488.1480 FAX: 800.488.1484 www.jchcg.com

RECEIVED
AUG 2 8 2024
Marion County
Office of the County Engineer

PLAT OF TOPOGRAPHIC SURVEY -FOR- PARAMOUNT CONSTRUCTION LLC

FIELD BOOK/PAGE:
FILE: MEC CONVENTION CENTER

J.O.# 190407 OPOADD
DWG.# 190407
SHT 2 OF 10


TOPOGRAPHIC SURVEY FOR:
GOLDEN OCALA - WORLD EQUESTRIAN CENTER
A PORTION SECTION 1 AND 12 , TOWNSHIP 15 SOUTH, RANGE 20 EAST
MARION COUNTY, FLORIDA
SHEET 3 OF 10
ONE IS NOT COMPLETE WITHOUT THE OTHERS
SEE SHEET 1 OF 10 FOR NOTES, LEGENDS, SURVEYOR'S CERTIFICATION, ETC.
SEE SHEET 2 OF 10 FOR OVER ALL TOPOGRAPHIC AREA
SEE SHEET 2, 4, 5, 6, 7, 8, 9 AND 10 FOR DRAWING DETAIL
RECEIVED
AUG 26 2024
Marion County
Office of the County Engineer
1 INCH = 50 FEET
DEVELOPMENT REVIEW COMMITTEE
MARION COUNTY, FLORIDA
APPLICATION #: 28214
APPROVAL DATE: 8/19/24
EXPIRATION DATE: 8/19/26
PARCEL ID: 21068-000-03
BUILDING #7
BUILDING #3
BUILDING #6
BUILDING #5
BUILDING #2
ONE STORY METAL BUILDING #1350
BUILDING #1
PARCEL ID: 21068-000-01
FLOOD ZONE "AE"
FLOOD ZONE "X" LESS THAN 1 FOOT
STORAGE AREA
BROKEN ASPHALT
COVERED CONC.
LOADING DOCK
CHAIN LINK FENCE
TEMPORARY BENCHMARK (NGS)2
SET 5/8" IRON ROD & CAP (LB 9077)
N.1761790.9737
E.574811.2902
ELEV. 81.71'
(NAVD '88)(FT)
MATCHLINE "D-D"
SEE SHEET 5
MATCHLINE "A-A"
SEE SHEET 4
DEVELOPMENT AGREEMENT
DIRT ROAD
DRAWN: M.A.
REVISED:
REVISED:
CHECKED: C.J.H.
APPROVED: C.J.H.
SCALE: 1" = 50'
NO. 2. ADDITIONAL TOPOGRAPHY M.A. 11/10/25
NO. 1. ADDITIONAL TOPOGRAPHY M.A. 04/16/25
NO. REVISIONS BY DATE
JCH
CONSULTING GROUP, INC.
LAND DEVELOPMENT & SURVEYING PLANNING
PLAT OF TOPOGRAPHIC SURVEY
-FOR-
PARAMOUNT CONSTRUCTION LLC
FILE: BOOK/PAGE:
FILE: REC CONVENTION CENTER
J.O.# 190407TOPO&D02
DWG.# 190407
SHT. 3 OF 10

TOPOGRAPHIC SURVEY FOR:

GOLDEN OCALA - WORLD EQUESTRIAN CENTER

A PORTION SECTION 1 AND 12 , TOWNSHIP 15 SOUTH, RANGE 20 EAST
MARION COUNTY, FLORIDA

SHEET 4 OF 10
ONE IS NOT COMPLETE WITHOUT THE OTHERS
SEE SHEET 1 OF 10 FOR NOTES, LEGENDS, SURVEYOR'S CERTIFICATION, ETC.
SEE SHEET 2 OF 10 FOR OVER ALL TOPOGRAPHIC AREA
SEE SHEET 2, 4, 5, 6, 7, 8, 9 AND 10 FOR DRAWING DETAIL

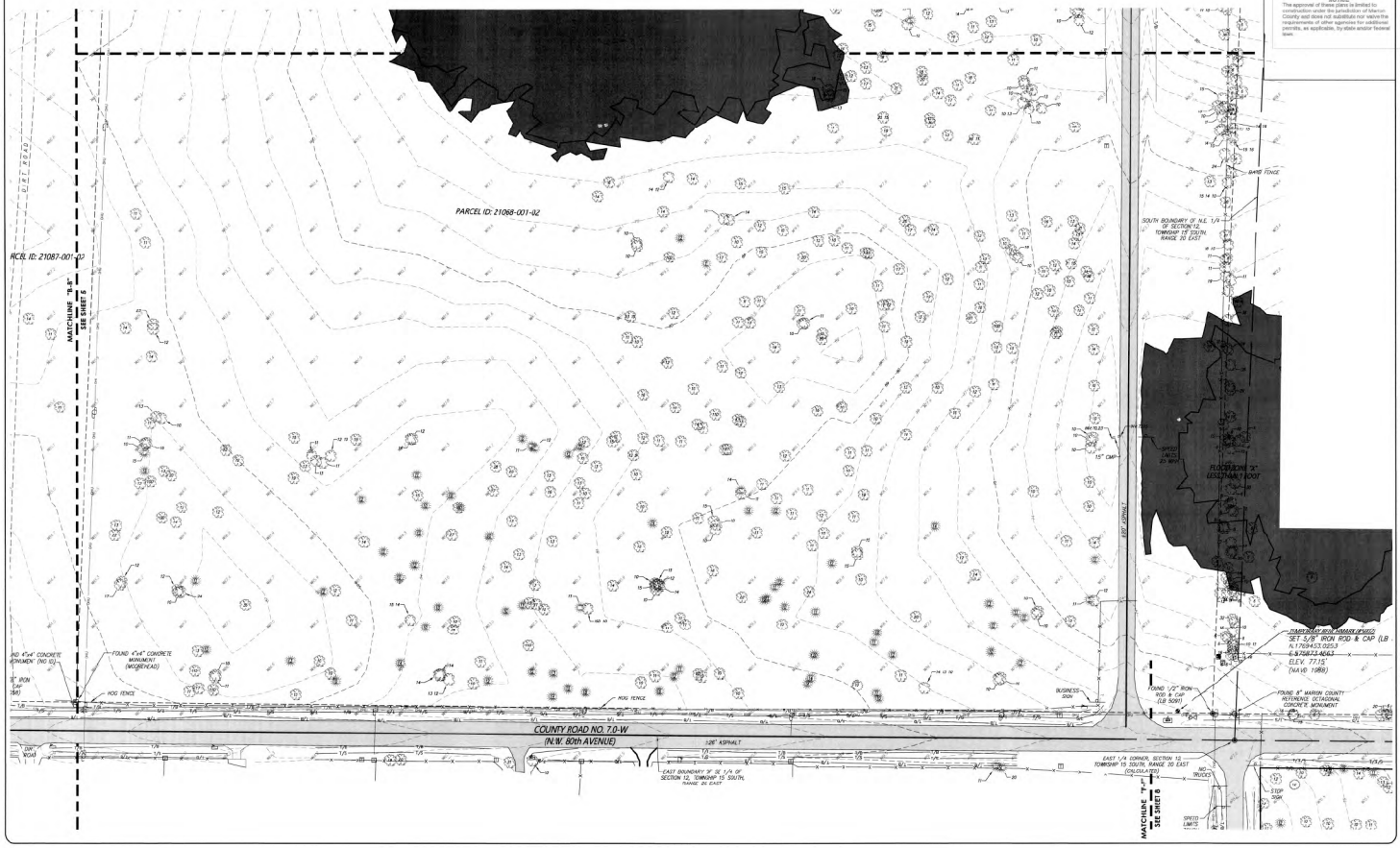
RECEIVED
AUG 2 6 2024
Marion County
Office of the County Engineer

1 INCH = 50 FEET

DEVELOPMENT REVIEW COMMITTEE
MARION COUNTY, FLORIDA
APPLICATION #: 28214
APPROVAL DATE: 8/19/24
EXPIRATION DATE: 8/19/26

All construction shall conform to the construction standards contained in the Marion County Land Development Code, latest revision. Areas of the right-of-way disturbed during construction shall be dressed and sodded. Seed and mulch may be used if approved by the County Engineer or designee.

NOTICE:
The approval of these plans is limited to construction under the jurisdiction of Marion County and does not substitute nor waive the requirements of other agencies for water/sewer permits, as applicable, by state and/or federal laws.



NO.	REVISIONS	BY	DATE
2.	ADDITIONAL TOPOGRAPHY	M.A.	11/10/25
1.	ADDITIONAL TOPOGRAPHY	M.A.	04/16/25

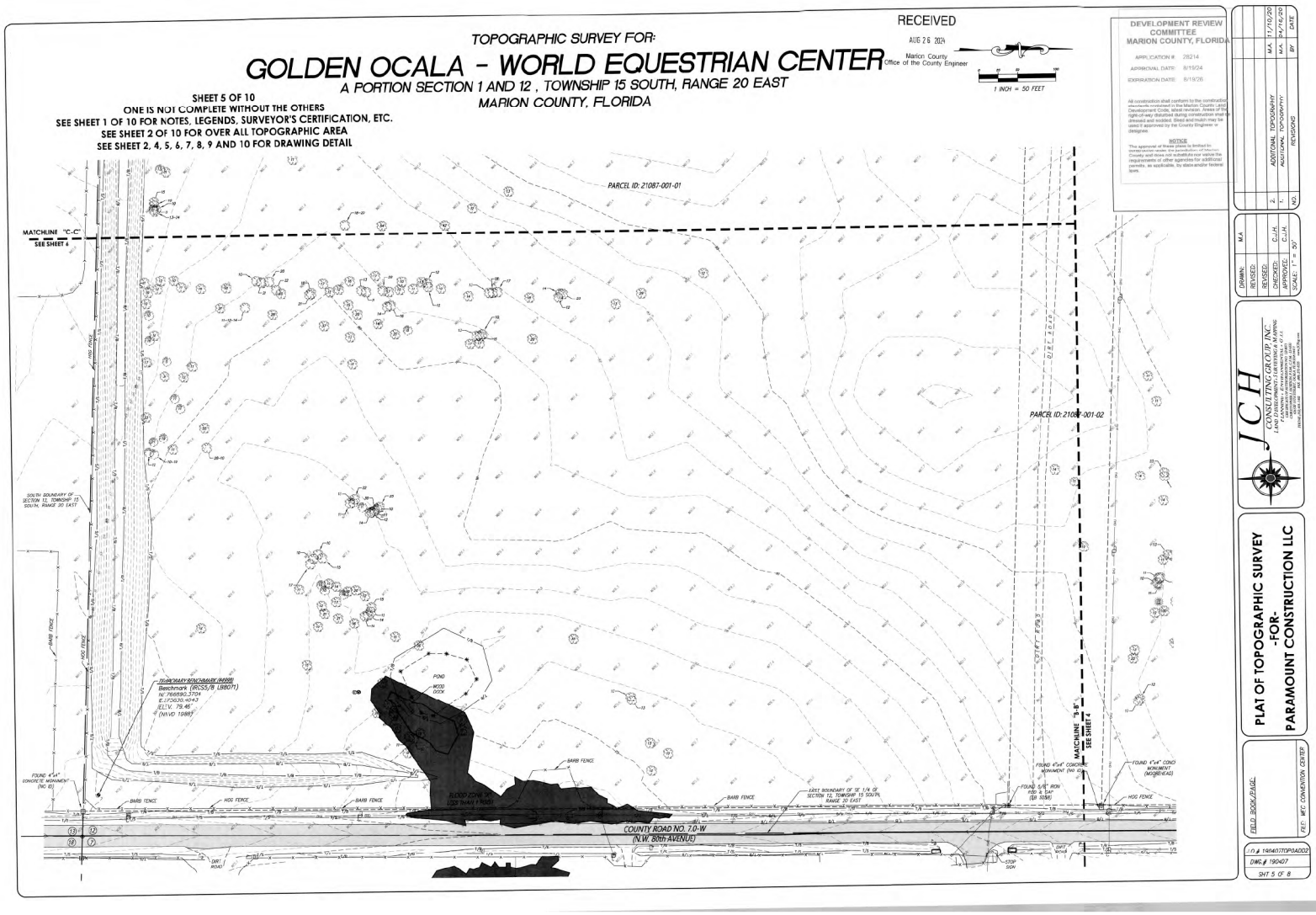
DRAWN: M.A.
REVISED:
REVISED:
CHECKED: C.J.H.
APPROVED: C.J.H.
SCALE: 1" = 50'

JCH CONSULTING GROUP, INC.
LAND DEVELOPMENT & SURVEYING
CERTIFICATE OF AUTHORIZATION #LB 5091
CERTIFICATE OF AUTHORIZATION #LC-26000512
2008 SE 36TH AVENUE OCALA, FLORIDA 34471
PHONE: 352.351.8282 WWW.JCHGROUP.COM

PLAT OF TOPOGRAPHIC SURVEY
-FOR-
PARAMOUNT CONSTRUCTION LLC

FIELD BOOK/PAGE:
T.A.E. MEC CONVENTION CENTER

J.O.# 19040TOPOADD2
DWG.# 19040T
SHT 4 OF 6


TOPOGRAPHIC SURVEY FOR:
GOLDEN OCALA - WORLD EQUESTRIAN CENTER
A PORTION SECTION 1 AND 12 , TOWNSHIP 15 SOUTH, RANGE 20 EAST
MARION COUNTY, FLORIDA
SHEET 5 OF 10
ONE IS NOT COMPLETE WITHOUT THE OTHERS
SEE SHEET 1 OF 10 FOR NOTES, LEGENDS, SURVEYOR'S CERTIFICATION, ETC.
SEE SHEET 2 OF 10 FOR OVER ALL TOPOGRAPHIC AREA
SEE SHEET 2, 4, 5, 6, 7, 8, 9 AND 10 FOR DRAWING DETAIL
RECEIVED
AUG 26 2024
Marion County
Office of the County Engineer
1 INCH = 50 FEET
DEVELOPMENT REVIEW COMMITTEE
MARION COUNTY, FLORIDA
APPLICATION #: 28214
APPROVAL DATE: 8/19/24
EXPIRATION DATE: 8/19/26
NOTICE
PARCEL ID: 21087-001-01
PARCEL ID: 21087-001-02
MATCHLINE "C-C"
SEE SHEET 4
MATCHLINE "B-B"
SEE SHEET 4
COUNTY ROAD NO. 7.0-W
(N.W. 80th AVENUE)
BARB FENCE
HOG FENCE
POND
WOOD DOCK
FLOOD ZONE 2
LOSS THAN 1 FOOT
DIRT ROAD
STOP SIGN
JCH
CONSULTING GROUP, INC.
PLAT OF TOPOGRAPHIC SURVEY
-FOR-
PARAMOUNT CONSTRUCTION LLC
FIELD BOOK/PAGE:
FILE: WEC CONVENTION CENTER
DWG.# 190407
SHT 5 OF 8

TOPOGRAPHIC SURVEY FOR:

GOLDEN OCALA - WORLD EQUESTRIAN CENTER

A PORTION SECTION 1 AND 12 , TOWNSHIP 15 SOUTH, RANGE 20 EAST
MARION COUNTY, FLORIDA

SHEET 6 OF 10
ONE IS NOT COMPLETE WITHOUT THE OTHERS
SEE SHEET 1 OF 10 FOR NOTES, LEGENDS, SURVEYOR'S CERTIFICATION, ETC.
SEE SHEET 2 OF 10 FOR OVER ALL TOPOGRAPHIC AREA
SEE SHEET 2, 4, 5, 6, 7, 8, 9 AND 10 FOR DRAWING DETAIL

RECEIVED
AUG 2 6 2021
Marion County
Office of the County Engineer

1 INCH = 50 FEET

DEVELOPMENT REVIEW COMMITTEE
MARION COUNTY, FLORIDA
APPLICATION #: 26214
APPROVAL DATE: 8/19/26
EXPIRATION DATE: 8/19/26

All construction shall conform to the construction standards contained in the Marion County Land Development Code, latest revision. Areas of the right-of-way disturbed during construction shall be sodded, and sodded, treed and mitigated as deemed if approved by the County Engineer or designee.

NOTICE
The approval of these plans does not relieve the property owner of the responsibility to comply with all Marion County and state rule and regulations nor waive the requirements of other agencies for additional permits as applicable, by state and/or federal laws.

MATCHLINE "E-E" SEE SHEET 7

SOUTH BOUNDARY OF SECTION 12, TOWNSHIP 15 SOUTH, RANGE 20 EAST

PARCEL ID: 21087-001-01

MATCHLINE "D-D" SEE SHEET 3

MATCHLINE "C-C" SEE SHEET 5

NO.	REVISIONS	BY	DATE
2.	ADDITIONAL TOPOGRAPHY	M.A.	11/10/20
1.	ADDITIONAL TOPOGRAPHY	M.A.	04/16/20

DRAWN: M.A
REVISED:
REVISED:
CHECKED: C.J.H.
APPROVED: C.J.H.
SCALE: 1" = 50'

JCH
CONSULTING GROUP, INC.
CIVIL ENGINEERS SURVEYORS PLANNERS
PLANNING • ENVIRONMENTAL • C.I.S.
352-867-0092 FAX 352-867-0094
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PLAT OF TOPOGRAPHIC SURVEY
-FOR-
PARAMOUNT CONSTRUCTION LLC

FIELD BOOK/PAGE:
FILE: WEC_CONVENTION CENTER

J.O.# 190407TOPOALT01
DWG.# 190407
SHT 6 OF 8

TOPOGRAPHIC SURVEY FOR:

GOLDEN OCALA - WORLD EQUESTRIAN CENTER

A PORTION SECTION 1 AND 12 , TOWNSHIP 15 SOUTH, RANGE 20 EAST
MARION COUNTY, FLORIDA

SHEET 7 OF 10
ONE IS NOT COMPLETE WITHOUT THE OTHERS
SEE SHEET 1 OF 10 FOR NOTES, LEGENDS, SURVEYOR'S CERTIFICATION, ETC.
SEE SHEET 2 OF 10 FOR OVER ALL TOPOGRAPHIC AREA
SEE SHEET 2, 4, 5, 6, 7, 8, 9 AND 10 FOR DRAWING DETAIL

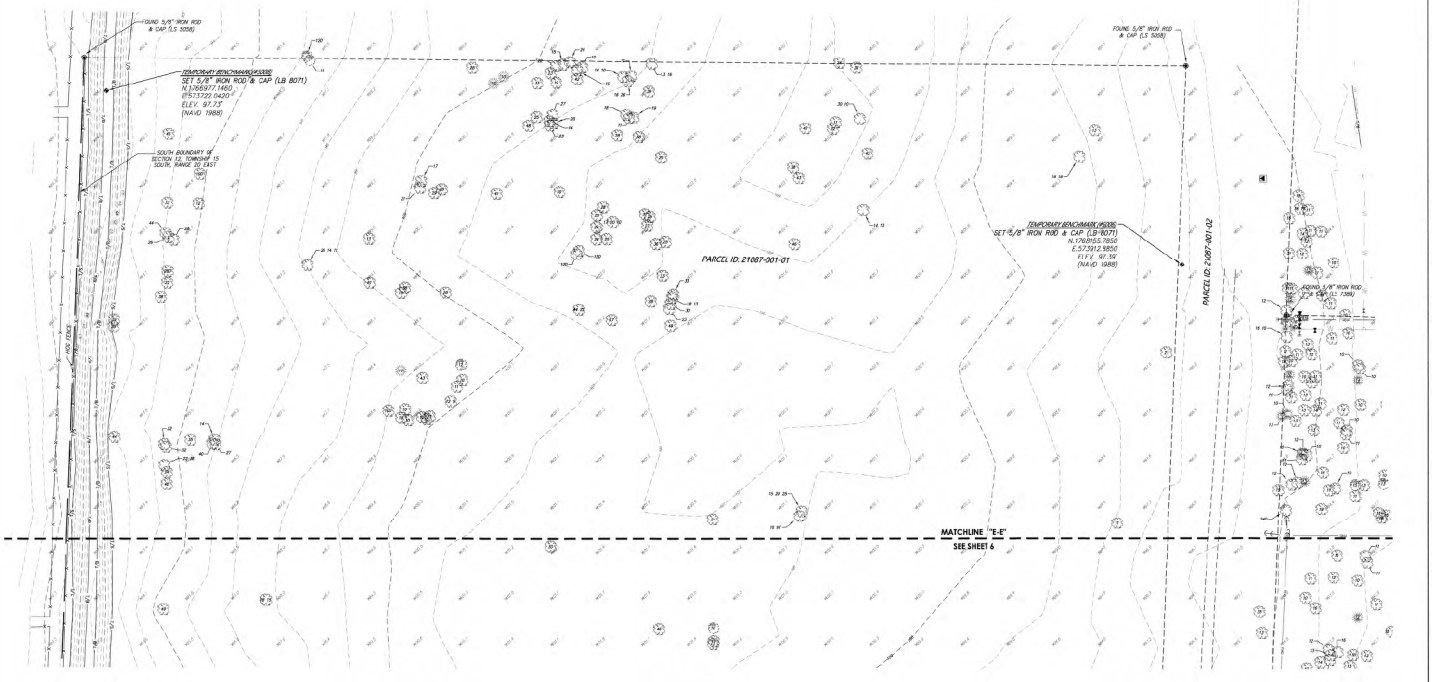
0 25 50 100
1 INCH = 50 FEET

DEVELOPMENT REVIEW COMMITTEE
MARION COUNTY, FLORIDA
APPLICATION #: 28214
APPROVAL DATE: 8/19/24
EXPIRATION DATE: 8/19/26

All construction shall conform to the construction standards contained in the Marion County Land Development Code, latest revision. Areas of the right-of-way disturbed during construction shall be dressed and sodded. Sand and mulch may be used if approved by the County Engineer or designee.

NOTICE
The approval of these plans is limited to construction under the jurisdiction of Marion County and does not substitute nor waive the requirements of other agencies for additional permits, as applicable, by state and/or federal laws.

RECEIVED
AUG 26 2024
Marion County
Office of the County Engineer



DATE	BY	REVISIONS
11/15/20	M.A.	ADDITIONAL TOPOGRAPHY
04/15/20	M.A.	ADDITIONAL TOPOGRAPHY

DRAWN: M.A.
REVISED:
REVISED:
CHECKED: C.J.H.
APPROVED: C.J.H.
SCALE: 1" = 50'

JCH
CONSULTING GROUP, INC.
LAND DEVELOPMENT SOLUTIONS & MAPPING
10740 N. 30th Terrace, Suite 1
Tampa, Florida 33612
(813) 374-4300 FAX (813) 374-4301
www.jchgroup.com

PLAT OF TOPOGRAPHIC SURVEY
-FOR-
PARAMOUNT CONSTRUCTION LLC

FIELD BOOK/PAGE:
FILE: WEC CONVENTION CENTER

J.O.# 190407TOPOA002
DWG.# 190407
SHT 7 OF 8

TOPOGRAPHIC SURVEY FOR:

GOLDEN OCALA - WORLD EQUESTRIAN CENTER

A PORTION SECTION 1 AND 12 , TOWNSHIP 15 SOUTH, RANGE 20 EAST
MARION COUNTY, FLORIDA

1 INCH = 50 FEET



SHEET 8 OF 10
ONE IS NOT COMPLETE WITHOUT THE OTHERS
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DEVELOPMENT REVIEW COMMITTEE
MARION COUNTY, FLORIDA
APPLICATION #: 28214
APPROVAL DATE: 8/19/24
EXPIRATION DATE: 8/19/26

All construction shall conform to the construction standards contained in the Marion County Land Development Code in effect at the time of permit. Right-of-way disturbed during construction shall be dressed and sodded. Sod and mulch may be used if approved by the County Engineer or designee.

The approval of this plan is limited to consideration under the jurisdiction of Marion County and does not substitute nor waive the requirements of other agencies for additional permits, as applicable, by state and/or federal laws.

RECEIVED
AUG 26 2024
Marion County
Office of the County Engineer

NO.	DATE	BY	REVISIONS
1.	11/10/25	MA	ADDITIONAL TOPOGRAPHY
2.	04/16/26	MA	ADDITIONAL TOPOGRAPHY

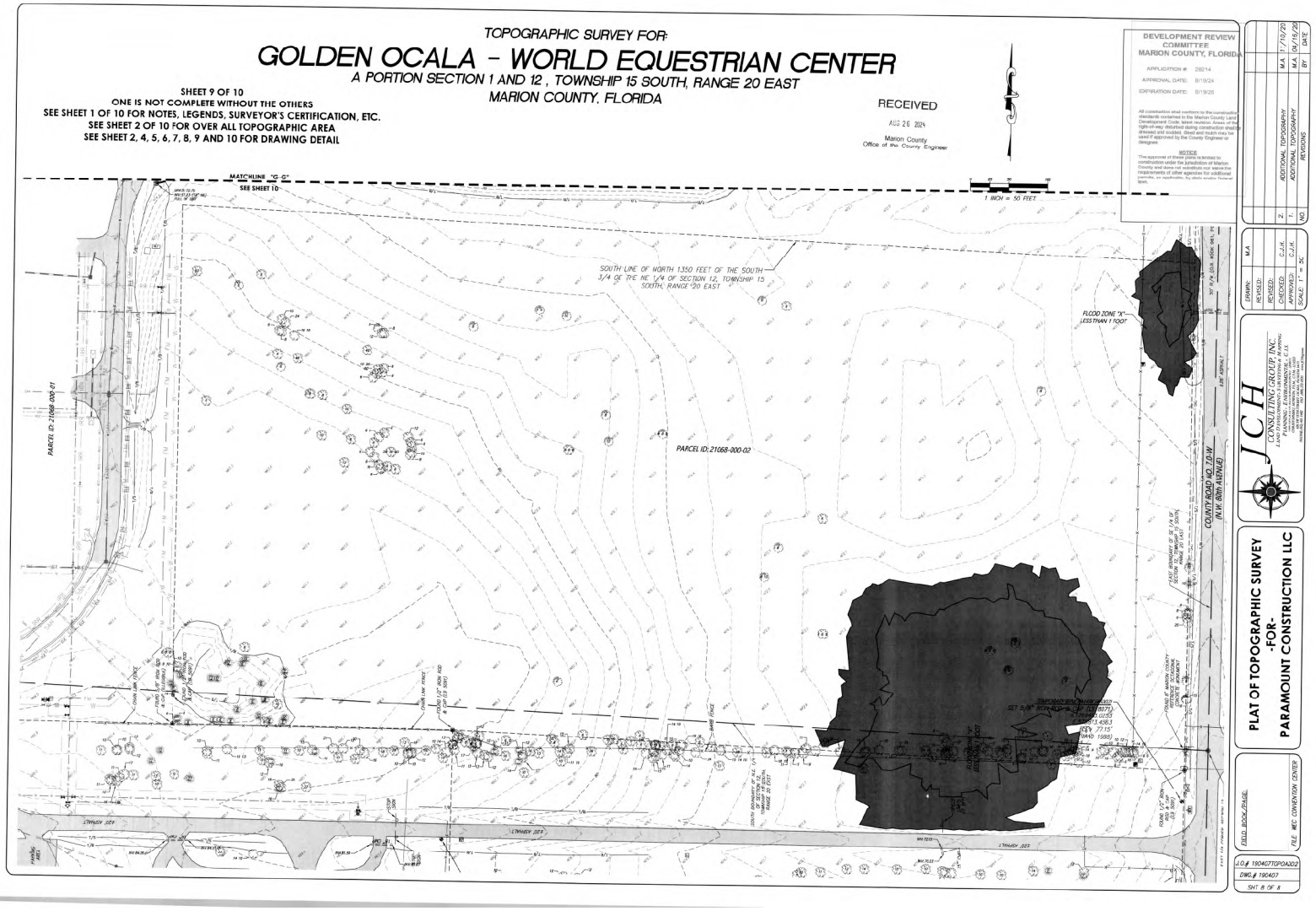
DRAWN: MA
REVISED:
REVISED:
CHECKED: CJH
APPROVED: CJH
SCALE: 1" = 50'

JCH
CONSULTING GROUP, INC.
LAND DEVELOPMENT & SURVEYING & MAPPING
CERTIFICATE OF AUTHORIZATION #LB 8071
CERTIFICATE OF AUTHORIZATION #3483
2008 SE 43RD TERRACE, OCALA, FLORIDA 34480
PHONE: 352-351-1000 FAX: 352-351-1001 www.jchcg.com

PLAT OF TOPOGRAPHIC SURVEY
-FOR-
PARAMOUNT CONSTRUCTION LLC

FIELD BOOK/PAGE:
P.E.: REC CONVEYOR CENTER

J.C.# 190407TOPO#002
DWG.# 190407
SHT 8 OF 8


TOPOGRAPHIC SURVEY FOR:
GOLDEN OCALA - WORLD EQUESTRIAN CENTER
A PORTION SECTION 1 AND 12 , TOWNSHIP 15 SOUTH, RANGE 20 EAST
MARION COUNTY, FLORIDA
SHEET 9 OF 10
ONE IS NOT COMPLETE WITHOUT THE OTHERS
SEE SHEET 1 OF 10 FOR NOTES, LEGENDS, SURVEYOR'S CERTIFICATION, ETC.
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RECEIVED
AUG 26 2024
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Office of the County Engineer
DEVELOPMENT REVIEW COMMITTEE
MARION COUNTY, FLORIDA
APPLICATION #: 28214
APPROVAL DATE: 8/19/24
EXPIRATION DATE: 8/19/26
NOTICE
1 INCH = 50 FEET
MATCHLINE "G-G"
SEE SHEET 10
SOUTH LINE OF NORTH 1350 FEET OF THE SOUTH 1/4 OF THE NE 1/4 OF SECTION 12, TOWNSHIP 15 SOUTH, RANGE 20 EAST
PARCEL ID: 21068-000-01
PARCEL ID: 21068-000-02
FLOOD ZONE "X" (LESS THAN 1 FOOT
COUNTY ROAD NO. 12-W (N.W. 60th AVENUE)
SET 5/8" IRON ROD & CAP "LB 7772"
FOUND 5/8" IRON ROD & CAP "LB 7772"
FOUND 1/2" IRON ROD NO ID
FOUND 1/2" IRON ROD #1 FOR 1/4 SEC. 1 & 12
FOUND 1/2" IRON ROD (S.S. 1987)
1/2" IRON ROD
CROSS TIE FENCE
SHED
STOP SIGN
1/2" IRON ROD
1/2" IRON ROD
1/2" IRON ROD

TOPOGRAPHIC SURVEY FOR:

GOLDEN OCALA - WORLD EQUESTRIAN CENTER

A PORTION SECTION 1 AND 12 , TOWNSHIP 15 SOUTH, RANGE 20 EAST
MARION COUNTY, FLORIDA

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Office of the County Engineer

DEVELOPMENT REVIEW COMMITTEE
MARION COUNTY, FLORIDA
APPLICATION #: 28214
APPROVAL DATE: 8/19/24
EXPIRATION DATE: 8/19/26

All construction shall conform to the construction standards contained in the Marion County Land Development Code, latest revision. Areas of the right-of-way disturbed during construction shall be dressed and sodded, dressed and mulch may be used if approved by the County Engineer or designee.

NOTICE
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NO.	REVISIONS	BY	DATE
2.	ADDITIONAL TOPOGRAPHY	M.A.	11/10/25
1.	ADDITIONAL TOPOGRAPHY	M.A.	04/15/25

DRAWN: M.A.
REVISED:
REVISED:
DESIGNED: C.J.H.
APPROVED: C.J.H.
SCALE: 1" = 50'

JCH CONSULTING GROUP, INC.
A CIVIL ENGINEERING, PLANNING & ENVIRONMENTAL CONSULTING FIRM
PLANNING • ENVIRONMENTAL • C.I.S.
CIVIL ENGINEERING • SURVEYING & MAPPING
2324 SW 2nd AVENUE, OCALA, FLORIDA 34471
PH: (352) 629-8649 FAX: (352) 629-8651
CERTIFICATE OF AUTHORIZATION #27164

PLAT OF TOPOGRAPHIC SURVEY
-FOR-
PARAMOUNT CONSTRUCTION LLC

FIELD BOOK/PAGE:
PLC: WEC CONVENTION CENTER

DWG.# 190407
SHT 8 OF 8

1 INCH = 50 FEET

SHEET 10 OF 10
ONE IS NOT COMPLETE WITHOUT THE OTHERS
SEE SHEET 1 OF 10 FOR NOTES, LEGENDS, SURVEYOR'S CERTIFICATION, ETC.
SEE SHEET 2 OF 10 FOR OVER ALL TOPOGRAPHIC AREA
SEE SHEET 2, 4, 5, 6, 7, 8, 9 AND 10 FOR DRAWING DETAIL

D.R.A. #2

PARCEL ID: 21060-000-01

TEMPORARY BENCHMARK (#1013)
SET 5/8" IRON ROD & CAP (LB 8071)
N.1770634.2310
E.575664.8710
ELEV. 177.31'
(NAVD 1988)

LANDSCAPING AREA

LANDSCAPING AREA

NO ACCESS

COUNTY ROAD NO. 710-W
(N.W. 80th AVENUE)

SOUTH LINE OF NORTH 1350 FEET OF THE SOUTH 3/4 OF THE NE 1/4 OF SECTION 12, TOWNSHIP 15 SOUTH, RANGE 20 EAST

FLOOD ZONE "X"
(LESS THAN 1 FOOT

MATCHLINE "G-G"
SEE SHEET 9

Marion County

Development Review Committee

Agenda Item

File No.: 2026-24074 **Agenda Date:** 8/17/2026 **Agenda No.:** 6.4.

SUBJECT:
Labby Residence - Ocala Waterway Estates - Waiver Request to Water Line Connection
Parcel #: 3579-001-291 #WaiverSTA-001112-2026
Florida Prime Construction

LDC 6.14.2.B(1)(A) Water main connection
CODE states New development in the Urban or Rural area shall connect to a centralized water system with available capacity if a water line is within a connection distance of 400 feet times the total number of Equivalent Residential Connections (ERCs).
APPLICANT requests a waiver from the water main connection as it is extremely cost prohibitive (about $40,000). A well is requested and in line with what all other residents on the street have.

SUBMITTAL SUMMARY REPORT
WaiverSTA-001112-2026

PLAN NAME: Labby Residence - Ocala Waterway Estates
LOCATION: 0
APPLICATION DATE: 07/24/2026
PARCEL: 3579-001-291
DESCRIPTION: Ocala Waterway Estates water main connection waiver. 6.14.2.B(1) (A) Water Main Connection

Request a waiver from the water main connection as it is extremely cost prohibitive (about $40,000). A well is requested and in line with what all other residents on the street have.

CONTACTS	NAME	COMPANY
Applicant	TONY HARTSGROVE	ODC CONSTRUCTION, LLC

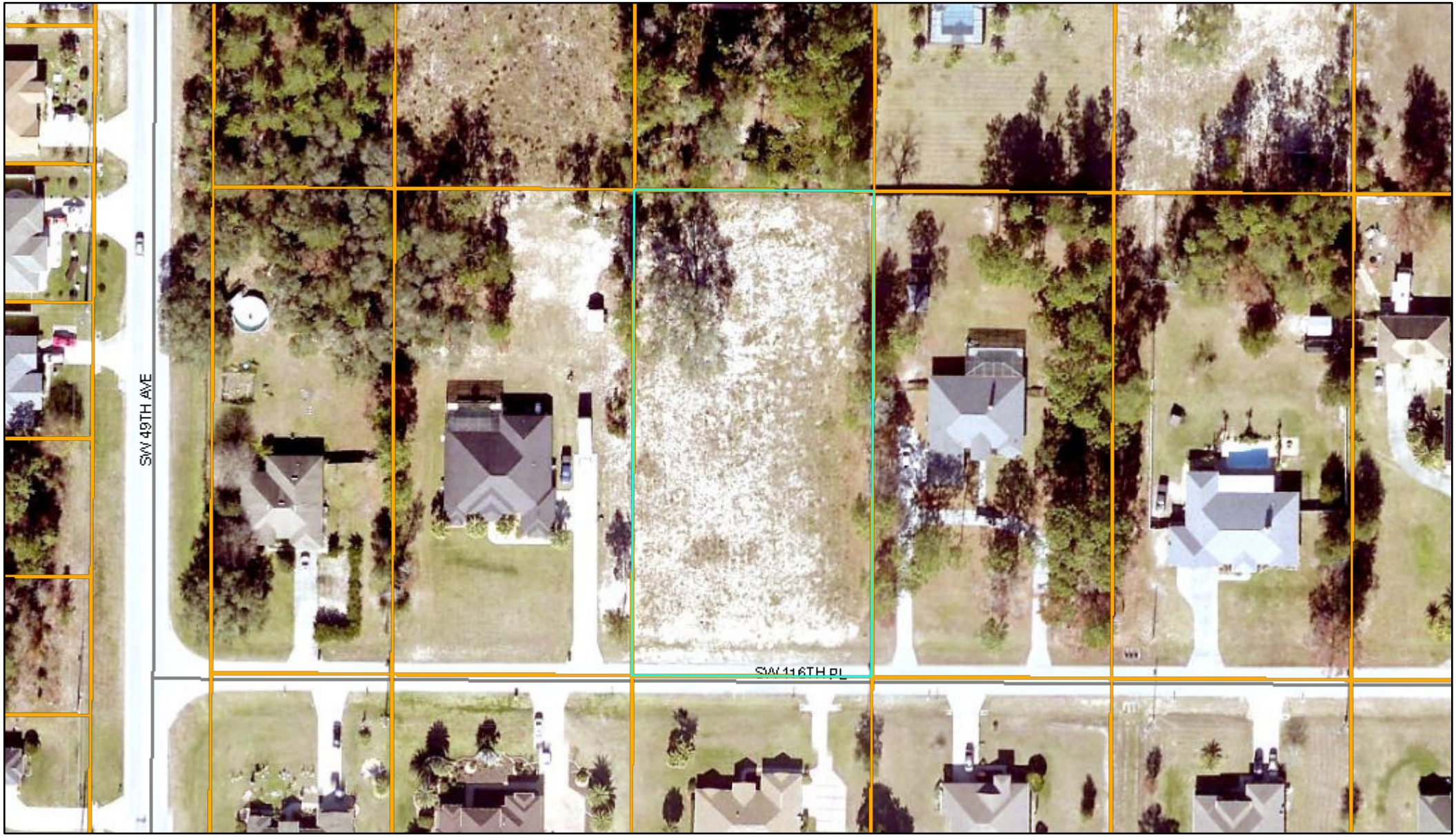
SUBMITTAL	STARTED	DUE	COMPLETE	STATUS
OCE: Waiver Request Review v.1	07/27/2026	08/05/2026		Approved

SUBMITTAL DETAILS

OCE: Waiver Request Review v.1

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
Environmental Health (Plans) (Environmental Health)	Evan Searcy	08/05/2026	07/29/2026	Approved
Comments	Defer to Utilities for determination. If well is to be installed than a drilling permit will need to be applied for through the Department of Health in Marion County			
Fire Marshal (Plans) (Fire)	Jonathan Kenning	08/05/2026	07/27/2026	Approved
Growth Services Planning & Zoning (DR) (GS Planning and Zoning)	Erik Kramer	08/05/2026	07/28/2026	Informational
Comments	Defer to Marion County Utilities for decision. The following information is provided for context: Future Land Use = Medium Residential Zoning Classification = Single Family Dwelling (R-1) Overlay Zone = Secondary Springs Protection Overlay Zone Within the Urban Growth Boundary			
Landscape (Plans) (Parks and Recreation)	Susan Heyen	08/05/2026	07/27/2026	Not Required
OCE Design (Plans) (Office of the County Engineer)	Gerald Koch	08/05/2026	08/03/2026	Approved
OCE Property Management (Plans) (Office of the County Engineer)		08/05/2026	08/05/2026	Not Required
Comments	ROW is not a reviewer for this type of plan. - DR 8/5/26			
OCE Stormwater (Permits & Plans) (Office of the County Engineer)	Jason Cambre	08/05/2026	07/28/2026	Approved
OCE Survey (Plans) (Office of the County Engineer)	Theresa Smail	08/05/2026	08/04/2026	Not Required
OCE Traffic (Permits & Plans) (Office of the County Engineer)		08/05/2026	07/28/2026	Not Required
Utilities (OCE Plans) (Utilities)	Heather Proctor	08/05/2026	08/06/2026	Informational
Comments	DENY: The parcel is within the Marion County Utilities service area. The connection distance for a single-family residence is 400 feet (1 ERC). An existing public water main with available capacity is located approximately 360 feet from the proposed residence, placing the property within the required connection distance to public water. Pursuant to the Marion County Land Development Code, Section 6.14.2.B(1)(a): New development in the Urban or Rural Area shall connect to a centralized water system with available capacity if a water line is within a connection distance of 400 feet multiplied by the total number of Equivalent Residential Connections (ERCs). Based on the proposed development and the location of the existing public water main, the proposed single-family residence is required to connect to the Marion County Utilities public water system. Marion County Utilities does not support this waiver.			

ArcGIS Web Map



8/14/2026, 12:39:28 PM

Marion County
Parcels
Streets

Aerial 2024
Red: Band_1
Green: Band_2
Blue: Band_3

1:1,248

0 0.01 0.01 0.03 mi

0 0.01 0.03 0.05 km

Marion County BOCC, Marion County Property Appraiser

PLOT PLAN SKETCH

NOT A SURVEY

DESCRIPTION:

LOT 291,
OCALA WATERWAY ESTATES, , AN UNRECORDED SUBDIVISION, FURTHER DESCRIBED AS:
THE WEST 1/30 OF THE EAST 15/16 OF THE SOUTH 1/2 OF THE NORTH 1/4 OF THE SOUTH 1/2 OF SECTION 34, TOWNSHIP 16 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA; SUBJECT TO A PERPETUAL EASEMENT TO THE PUBLIC INGRESS AND EGRESS AND PUBLIC UTILITIES, AND SURFACE DRAINAGE OVER THE NORTH 30 FEET.

SURVEYORS NOTES:

1. NO UNDERGROUND FOUNDATIONS, STRUCTURES, INSTALLATIONS OR IMPROVEMENTS HAVE BEEN LOCATED UNLESS OTHERWISE SHOWN HEREON.
2. THIS SKETCH WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH. NO INSTRUMENTS OF RECORD REFLECTING OWNERSHIP, EASEMENTS OR RIGHTS OF WAY WERE FURNISHED TO THE UNDERSIGNED, UNLESS OTHERWISE SHOW HEREON.
3. THIS SKETCH IS IN NO WAY A GUARANTEE OF OWNERSHIP OF THIS PROPERTY.
4. SEE LEGEND FOR SYMBOLS AND/OR ABBREVIATIONS USED HEREON.
5. BEARINGS SHOWN HEREON ARE PER PLAT
6. THIS SKETCH IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER AND IS ONLY FOR INFORMATIONAL PURPOSES UNLESS SO VALIDATED.
7. PURPOSE OF SKETCH: SITE PLAN.

Marion County FL,
Growth Services Zoning

Permit #: 3579-001-291
Zoning: R-1 Map #: 150
Flood: x FIRM: 712E
BFE: x

Front: 25 Rear: 25
Side: 8 Side: 8

PLAN #:
APPROVED BY: Danielle.Nabbie
DATE: 7/21/2026

PRELIMINARY DRAWING:

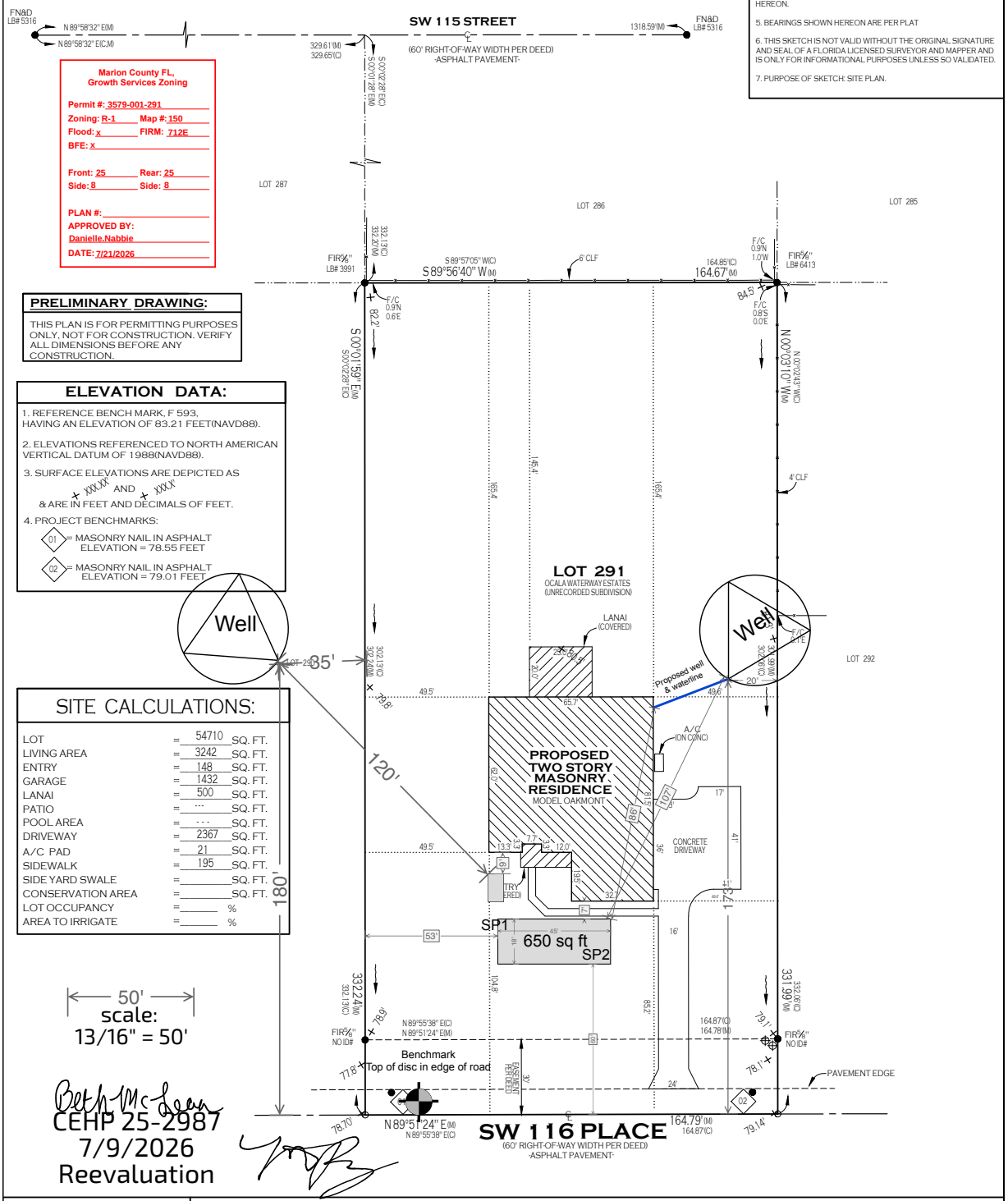
THIS PLAN IS FOR PERMITTING PURPOSES ONLY, NOT FOR CONSTRUCTION. VERIFY ALL DIMENSIONS BEFORE ANY CONSTRUCTION.

ELEVATION DATA:

1. REFERENCE BENCH MARK, F 593, HAVING AN ELEVATION OF 83.21 FEET(NAVD88).
2. ELEVATIONS REFERENCED TO NORTH AMERICAN VERTICAL DATUM OF 1988(NAVD88).
3. SURFACE ELEVATIONS ARE DEPICTED AS XXX.XX AND XXX.X & ARE IN FEET AND DECIMALS OF FEET.
4. PROJECT BENCHMARKS:
   - 01 = MASONRY NAIL IN ASPHALT ELEVATION = 78.55 FEET
   - 02 = MASONRY NAIL IN ASPHALT ELEVATION = 79.01 FEET

SITE CALCULATIONS:

LOT	= 54710	SQ. FT.
LIVING AREA	= 3242	SQ. FT.
ENTRY	= 148	SQ. FT.
GARAGE	= 1432	SQ. FT.
LANAI	= 500	SQ. FT.
PATIO	= ---	SQ. FT.
POOL AREA	= - - -	SQ. FT.
DRIVEWAY	= 2367	SQ. FT.
A/C PAD	= 21	SQ. FT.
SIDEWALK	= 195	SQ. FT.
SIDE YARD SWALE	=	SQ. FT.
CONSERVATION AREA	=	SQ. FT.
LOT OCCUPANCY	=	%
AREA TO IRRIGATE	=	%



50'
scale:
13/16" = 50'

Beth McLean
CEHP 25-2987
7/9/2026
Reevaluation

APPARENT FLOOD HAZARD ZONE: "X" COMMUNITY PANEL No. 12083C0712E EFFECTIVE DATE: 04/19/2017

TLS SURVEYORS AND MAPPERS, INC.
LB#8009
PSM6929@GMAIL.COM
13167 SPRING HILL DRIVE
SPRING HILL, FL 34609 (352)-277-6550

DRAWN:	ESS
CHECKED BY:	ESS
SCALE:	1"=40'
FILE:	WATERWAY SW 116
S-T-R:	34 - 16S - 21E
BASIS OF BEARINGS:	
DATE OF SURVEY:	

I HEREBY CERTIFY THAT THIS SKETCH HAS BEEN MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SEC. 472.027 FLORIDA STATUTES.

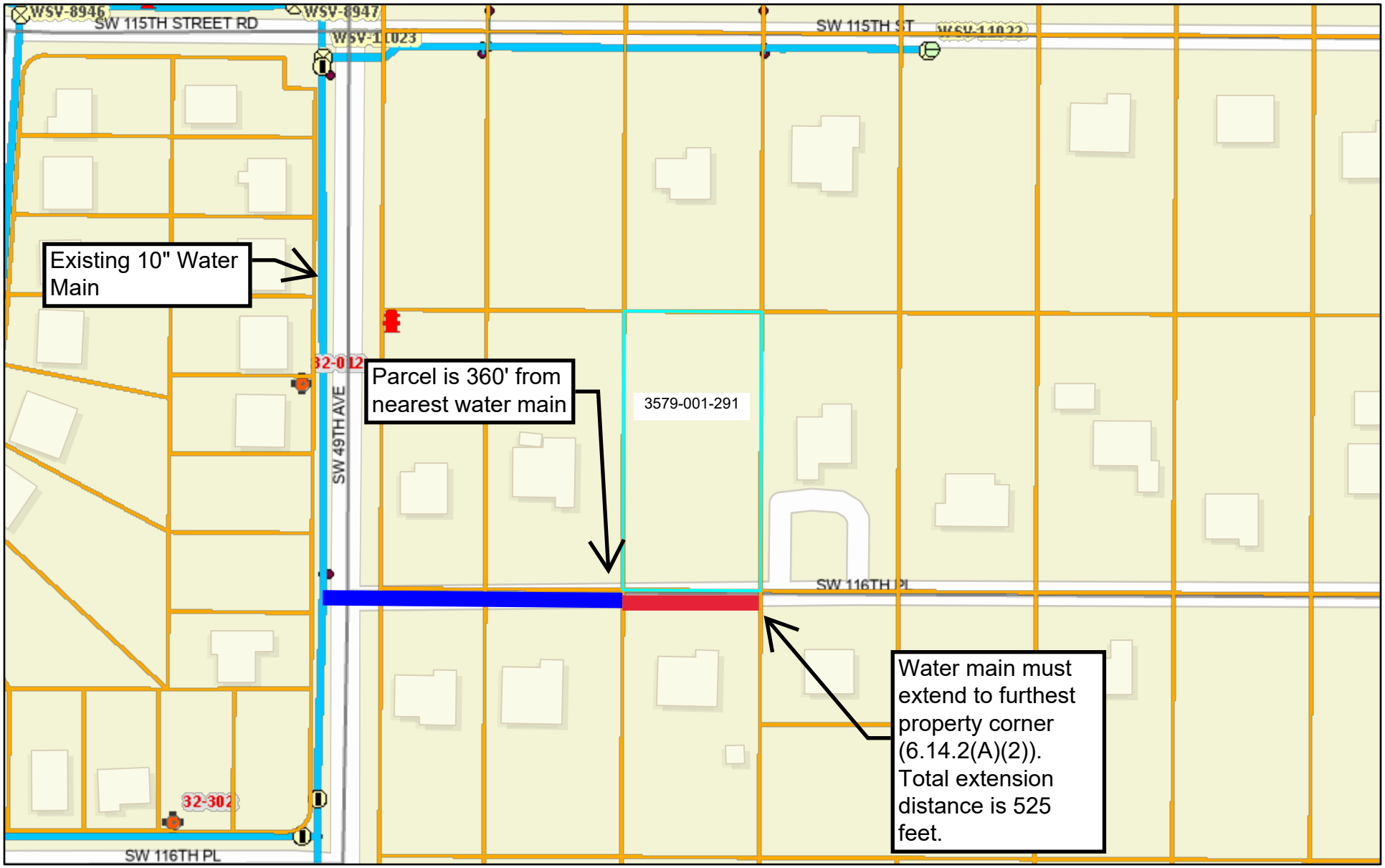
ERIC S. SMITH — DATE
PSM No. 6929 LB#8009 — 06.30.26

LICENSE NUMBER 6929 — STATE OF FLORIDA — PROFESSIONAL SURVEYOR AND MAPPER

NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF THE SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

LEGEND: ⊕ = UTILITY PEDESTAL, O = DESCRIPTIVE POINT (NO CORNER FOUND OR SET), ——► = CURRENT DRAINAGE FLOW, (C)= CALCULATED DATA, (D)= DEED DATA, (M)= MEASURED DATA, (P)= PLAT DATA, ℄ = CENTERLINE, A/C= AIR CONDITIONER, CLF= CHAIN LINK FENCE, ⊙ = CONCRETE, COVD= COVERED, P/E= POOL EQUIPMENT, F/C= FENCE CORNER, "X"CF= FOUND CROSS SCRIBE, FIP= FOUND IRON PIPE, FIR= FOUND IRON ROD, FN&D= FOUND NAIL & DISK, LFE= LOWEST FLOOR ELEVATION, O.R.= OFFICIAL RECORD BOOK, P.B.= PLAT BOOK, PCP= PERMANENT CONTROL POINT, PRM= PERMANENT REFERENCE MONUMENT, R/W= RIGHT OF WAY, SIR=SET 5/8" IRON ROD & CAP LB#8009, SN&D= SET NAIL & DISK, (BT) = BUILDING TIE, W/F= WOOD FENCE, D.U.E.= DRAINAGE/UTILITY EASEMENT, ⊗ = POWERPOLE, V./F = VINYL FENCE, F/E = FENCE END, LB= LICENSED BUSINESS

ArcGIS Web Map



7/27/2026, 8:54:46 AM

1:2,257

0 0.01 0.03 0.06 mi

0 0.03 0.05 0.1 km

Marion County BOCC, Marion County Board of County Commissioners, Marion County

Marion County
MCFR Hydrants
Hydrant
Parcels
Streets
WaterDistribution Net Junctions
Water Lateral Lines
Water Mains
Potable Water
Potable Water 8+ Inches
Water System Valves
Gate
Other
Water Fittings
Water Control Valves
Water Hydrants

Map data © OpenStreetMap contributors, Microsoft, Facebook, Inc. and its affiliates, Esri Community Maps contributors, Map layer by Esri | FDOT | FGDL Download - Source: FDEP | Marion County Utilities Department, Marion County, Florida | Marion County | OCE |

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

Complete this form and email IT and YOUR UTILITY MAP to DevelopmentReview@MarionFL.org then after sending, call 352-671-8686 to make payment for your $300 application fee (service fee applies by phone).

DEVELOPMENT REVIEW COMMITTEE WAIVER REQUEST FORM

Date: 7/22/26 Parcel Number(s): 3579-001-291 Permit Number: BLDR-26-07-19712

A. PROJECT INFORMATION: Fill in below as applicable:

Project Name: WME Waiver for SFR Commercial ☐ Residential ☑
Subdivision Name (if applicable): Ocala Waterway Estates
Unit -- Block -- Lot 291 Tract --

B. PROPERTY OWNER'S AUTHORIZATION: The property owner's signature authorizes the applicant to act on the owner's behalf for this waiver request. The signature may be obtained by email, fax, scan, a letter from the property owner, or original signature below.

Name (print): David Labby or Tina Head
Signature:
Mailing Address: 10954 SW 38th Ave City: Ocala
State: FL Zip Code: 34476-4218 Phone # 352-426-3992
Email address: davidalabby@gmail.com

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

Firm Name (if applicable): Contact Name:
Mailing Address: City:
State: Zip Code: Phone #
Email address:

D. WAIVER INFORMATION:
Section & Title of Code (be specific): 6.14.2.B(1)(a) - Water Main Connection
Reason/Justification for Request (be specific):

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

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

Revised 6/2021