

February 29, 2024

PROJECT NAME: OCALA 3 PARKING

PROJECT NUMBER: 2023050052

APPLICATION: MAJOR SITE PLAN #31084

1 DEPARTMENT: ENRAA - ACQ AGENT ENG ROW

REVIEW ITEM: Major Site Plan

STATUS OF REVIEW: INFO

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

Sec.2.19.2.H – Legal Documents

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

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

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

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

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

Sec. 6.3.1.D.3 - Cross Access Easements

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

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

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

Sec. 6.3.1.C.2 – Utility Easements

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

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

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

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

3. When any stormwater easement and/or management tract is not dedicated to the public or Marion County directly, the following statement shall be added to the dedication language: "Marion County is granted the right to perform emergency maintenance on the [stormwater easement and/or management tract, complete accordingly] in the event of a local, state, or federal state of emergency wherein the declaration includes this subdivision or an emergency wherein the health, safety, or welfare of the public is deemed to be at risk."

Sec.6.3.1.D(f) –

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

- 2 DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: 2.12.6 - Location of water and sewer. Does this need a special use permit?
STATUS OF REVIEW: INFO
REMARKS: Defer to MCU.
- 3 DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: 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.
STATUS OF REVIEW: INFO
REMARKS: Please provide sign information if applicable.
- 4 DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: 2.12.27 - Show location of outside storage areas
STATUS OF REVIEW: INFO
REMARKS: Please provide outside storage areas information if applicable.
- 5 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION
REVIEW ITEM: 6.8.11 - Landscape installation
STATUS OF REVIEW: INFO
REMARKS: Installation shall mean survival in perpetuity
- 6 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: 6.14.2.A - Water Connection Requirements
STATUS OF REVIEW: INFO
REMARKS: Marion County Utilities service area but based on proposed use, outside connection distance to MCU's closest water & sewer mains. Closer water & sewer mains provided by City of Ocala at ~2100LF away, but proposed use/development per site plan would not trigger a connection at this time. Developer advised through this notation that additional structures or change of use per LDC may increase connection distance, triggering an offsite extension and connection. Parcels connecting to the City of Ocala's utility system are subject to annexation by the City on its timeline. Defer to DOH for onsite services at this time as shown on plan.
- 7 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW
REVIEW ITEM: Additional Development Review Comments
STATUS OF REVIEW: INFO
REMARKS: After approval, plans will be electronically stamped by the County. The applicant will receive an email indicating that approved plans are available for download and are located in the ePlans project Approved folder. For Development Review submittals, with the exception of Final Plats and Minor Site Plans, applicants are required to print, obtain required signatures, and sign and seal two 24"x 36" sets of the electronically stamped approved plan and deliver them to the Office of County Engineer, Development Review Section, located at 412 SE 25th Avenue Ocala, FL 34471. Upon receipt, a development order will be issued. Until such time as that development order is issued, the project does not have final approval and construction, if applicable, shall not commence. For plans requiring As-Builts, As-Builts and associated documentation shall be submitted on paper in accordance with current county requirements.
- 8 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 2.12.20 - Stormwater Infrastructure Supports Phasing
STATUS OF REVIEW: INFO
REMARKS: Stormwater improvements must be in place to support each phase of development at time of phase completion.

- 9 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 6.13.2.B(8) - Calculation & Plan Consistency
STATUS OF REVIEW: INFO
REMARKS: This criteria to be reviewed with resubmittal.
- 10 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 6.13.10.B - Copy of NPDES Permit or NOI
STATUS OF REVIEW: INFO
REMARKS: Please provide a copy of the NPDES permit or NOI prior to construction.
- 11 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: Copy of District Permit (County Interest)
STATUS OF REVIEW: INFO
REMARKS: Please provide a copy of the District permit prior to construction.
- 12 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: Additional Stormwater comments
STATUS OF REVIEW: INFO
REMARKS: If you have questions or would like to discuss the stormwater review comments, please contact Kevin Vickers, PE at 352-671-8695 or kevin.vickers@marionfl.org.
- 13 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 2.12.13/14/15 - General Exhibits
STATUS OF REVIEW: NO
REMARKS: Please submit a USGS Quadrangle Map with the site location indicated.
- 14 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 6.13.2 A(1)/(2) - Contributing Basins/Tc
STATUS OF REVIEW: NO
REMARKS: See comment under "6.13.2.B(4) - Hydrologic Analysis"
- 15 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 6.13.2.B(1)/(2) - Runoff Analysis/ Tc Calculations
STATUS OF REVIEW: NO
REMARKS: See comment under "6.13.2.B(4) - Hydrologic Analysis"
- 16 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 6.13.2.A(3) - Retention/Detention Area Design Parameters
STATUS OF REVIEW: NO
REMARKS: On the Grading and Drainage sheet, please add coordinates or dimensions to the major pond components (changes in alignment, corners, etc) for constructability.
- 17 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 6.13.4 - Stormwater Quantity Criteria
STATUS OF REVIEW: NO
REMARKS: See comment under "6.13.2.B(4) - Hydrologic Analysis"
- 18 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 6.13.2.B(4) - Hydrologic Analysis
STATUS OF REVIEW: NO
REMARKS: Please submit pre and post development drainage maps so that contributing basins can be confirmed against the calculations.

- 19 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 6.13.4.C - Discharge Conditions
STATUS OF REVIEW: NO
REMARKS: See comment under "6.13.2.B(4) - Hydrologic Analysis"
- 20 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 6.13.2.B(6) - Freeboard
STATUS OF REVIEW: NO
REMARKS: See comment under "6.13.2.B(4) - Hydrologic Analysis"
- 21 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 6.13.4.D - Recovery Analysis
STATUS OF REVIEW: NO
REMARKS: See comment under "6.13.2.B(4) - Hydrologic Analysis"
- 22 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 6.13.8 - Stormwater Conveyance Criteria
STATUS OF REVIEW: NO
REMARKS: See comment under "6.13.2.B(5) - Hydraulic Analysis"
- 23 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 6.13.2.B(5) - Hydraulic Analysis
STATUS OF REVIEW: NO
REMARKS: LDC requires utilizing the rainfall intensity for 25-year curve on the FDOT zone 7 IDF curves. In the IDF curve, use the duration equal to the Tc when determining the intensity to use. It looks to be about 8.3 in/hr for the 25-year storm using a Tc of 10 minutes.
- 24 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 6.13.12 - Operation and Maintenance
STATUS OF REVIEW: NO
REMARKS: Please submit signed O&M manual. 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 an agent/officer of owner. Please have the person signing also print their name for verification. Sunbiz will be used to verify agents and/or officers.
- 25 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: Please provide a final signed and sealed hard copy signature page with references to the stormwater analysis or final hard copy of the full stormwater analysis.
STATUS OF REVIEW: NO
REMARKS: After all stormwater comments are resolved, please upload a digitally signed and sealed report. A hard copy signed and sealed report can be submitted if desired.
- 26 DEPARTMENT: ENGTRF - TRAFFIC REVIEW
REVIEW ITEM: 6.11.3 - Traffic Impact Analysis
STATUS OF REVIEW: NO
REMARKS: 2/25/24- Provide the data to back up the information in the traffic statement.

- 27 DEPARTMENT: ENGTRF - TRAFFIC REVIEW
REVIEW ITEM: 6.11.5 - Driveway access
STATUS OF REVIEW: NO
REMARKS: 2/25/24 - The driveway radii are required to be 25'.
- 28 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW
REVIEW ITEM: 2.21.2.B - Major Site Plan fee of \$1,000.00 + (\$10.00 x total site acreage)
STATUS OF REVIEW: NO
REMARKS: 2/16/24-fee due with resubmittal - sk
- 29 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW
REVIEW ITEM: 2.12.4.C - Name, address, phone number, and signature of owner and applicant on front sheet
STATUS OF REVIEW: NO
REMARKS: 2/16/24-missing owner phone number
- 30 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: Utilities Plan Review Fee per Resolution 15-R-583 - payable to Marion County Utilities
STATUS OF REVIEW: NO
REMARKS: \$130 - minimum review fee for this project. To pay by phone, call 352-671-8686 and reference Utility Fee for AR 31084. To have this checklist item cleared on the next submittal, pay the fee PRIOR TO resubmitting. The fee will not change with additional review cycles.
- 31 DEPARTMENT: FRMSH - FIRE MARSHAL REVIEW
REVIEW ITEM: 6.18.3 - Gated Communities/Properties
STATUS OF REVIEW: NO
REMARKS: The project contains a gate for access to the property. Per Marion County Land Development Code Section 6.18.3 a siren activated gate shall be provided for emergency vehicular access. Please note on the plans the gate will be siren activated. The gate will need to be a minimum of 20 feet in width.
- 32 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: 2.12.16/6.5 - [EALS or EALS-ER provided?]
STATUS OF REVIEW: NO
REMARKS: Will need to provide EALS or exemption letter for this site. Location is in close proximity to potential gopher tortoise burrowing habitat.
- 33 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: 6.5 & 6.6 - Habitat Preservation/Mitigation Provided?
STATUS OF REVIEW: NO
REMARKS: Location is in close proximity to potential gopher tortoise burrowing habitat. Will need some form of mitigation if any habitat is found on the subject property.
- 34 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION
REVIEW ITEM: 2.12.18 - All trees 10" DBH and larger
STATUS OF REVIEW: NO
REMARKS: 1.Show all existing trees, if none exist, note on plan 2. Property line is hard to read, appears some trees are not on this site, please clarify what trees are being used toward preserved inches
- 35 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION
REVIEW ITEM: 6.7.4 - Shade tree requirements
STATUS OF REVIEW: NO
REMARKS: 1.Waiver required for deficit of shade trees. 2. confirm spacing of Betula nigra is adequate

- 36 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION
REVIEW ITEM: 6.8.2 - Landscape plan requirements (details, schedule, calculations, notes)
STATUS OF REVIEW: NO
REMARKS: Check quantity of Juniperus virginiana, schedule shows 66, plan has 45+66+East side(unlabeled)
- 37 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION
REVIEW ITEM: 6.8.4 - Landscape area requirements for non-residential development
STATUS OF REVIEW: NO
REMARKS: 54.6% of open area seems high based on the site plan and amount of impervious area, please clarify
- 38 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION
REVIEW ITEM: 6.8.6 - Buffers
STATUS OF REVIEW: NO
REMARKS: 1. Type B buffer requires a wall, waiver required for fence 2.
- 39 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION
REVIEW ITEM: 6.8.7 - Parking areas and vehicular use areas
STATUS OF REVIEW: NO
REMARKS: 1. 5' min screening material shall be around the parking perimeter - south and east sides 2. Waiver required for parking islands (one per ten spaces)
- 40 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION
REVIEW ITEM: 6.19.3 - Outdoor lighting plan requirements
STATUS OF REVIEW: NO
REMARKS: will there be outdoor lighting? if so, a photometric plan is required
- 41 DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: 2.12.4.L(4) - Zoning requirements: lot width, area , setbacks , coverage (floor area ratios) and parking
STATUS OF REVIEW: NO
REMARKS: Please show zoning information on the site plan.
The front setback of 40 feet is measured from the boundary line of the main entrance.
- 42 DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: 2.12.23/4.2 -Setbacks, dimensions for all improvements, and easements
STATUS OF REVIEW: NO
REMARKS: Please show
- 43 DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: 2.12.32 - Modified Environmental Assessment for Listed Species (LDC 6.5.4) -OR- EALS Exemption Application (LDC 6.5.3) submitted (including habitat assessment as necessary per LDC 6.6.4)
STATUS OF REVIEW: NO
REMARKS: Please provide EALS report or submit Exemption application.



Marion County
Board of County Commissioners

AR 31084

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: 02/29/2024 Parcel Number(s): 23191-002-00 Permit Number: 31084

A. PROJECT INFORMATION: Fill in below as applicable:

Project Name: Ocala 3 Parking Commercial or Residential
Subdivision Name (if applicable): NA
Unit NA Block NA Lot NA

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): Sean Todd
Property Owner's Signature: _____
Property Owner's Mailing Address: 5064 Roswell Road C 300
City: Atlanta State: GA Zip Code: 30342 Phone # (404) 250-9798

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): Menadier Engineering, LLC Contact Name: Bill Menadier, PE
Mailing Address: 13800 Tech City Cir. D-302 City: Alachua State: FL Zip Code: 32615
Phone # (386) 347-5133 Alternate Phone # _____
FAX Number or Email address: wmenadier@menadier.com

D. WAIVER INFORMATION:

Section & Title of Code: 6.7.4 Shade Tree Requirements
Reason/Justification for Waiver Request: Requesting waiver to minimum number of shade tree requirements. The proposed project is a truck parking lot. We are providing an enhanced buffer along western boundary and multiple trees within each landscape island. There are approximately 10-acres not being developed at this time that will be used to meet the minimum shade tree requirements.

(Attach sheet 3 for additional waivers)

FOR STAFF USE ONLY:

Received By: Email 2/29/24 Date Processed: 2/29/24 BM Project # 2023050052 AR # 31084

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"

**DEVELOPMENT REVIEW COMMITTEE
WAIVER REQUEST FORM CONTINUED**

Section & Title of Code: _____ 6.8.6 Buffers

Reason/Justification for Waiver Request: Requesting waiver of the requirement to construct a wall within Type B buffer. We are proposing a 40-ft wide buffer with enhanced tree plantings.

Section & Title of Code: _____ 6.8.7 Parking areas and vehicular use areas

Reason/Justification for Waiver Request: Requesting waiver to exceed 10 parking spaces in a row. The proposed use is a long term truck parking lot in an industrial area. Oversized landscape islands are provided at the terminus of all rows with multiple shade trees.

Section & Title of Code: _____

Reason/Justification for Waiver Request: _____

Section & Title of Code: _____

Reason/Justification for Waiver Request: _____

Section & Title of Code: _____

Reason/Justification for Waiver Request: _____

Section & Title of Code: _____

Reason/Justification for Waiver Request: _____

Section & Title of Code: _____

Reason/Justification for Waiver Request: _____

A MARION COUNTY MAJOR SITE PLAN FOR: OCALA 3 PARKING

PREPARED FOR:
OCALA 3, LLC

SITE



SECTION 17, TOWNSHIP 15 S, RANGE 21 E
LOCATION SKETCH

INDEX	
SHEET NO.	CONTENTS
C001	TITLE SHEET
C002a	BOUNDARY SURVEY
C002b	TOPOGRAPHIC SURVEY
C003	DEMOLITION & EROSION CONTROL PLAN
C004	OVERALL SITE PLAN
C005	LAYOUT PLAN PHASE 1
C006	LAYOUT PLAN PHASE 2
C007	GRADING & DRAINAGE PLAN
C008	UTILITY PLAN
D001	CONSTRUCTION DETAILS
D002	DRAINAGE RETENTION AREA CROSS-SECTIONS
P001	PHOTOMETRIC PLAN
L001	OVERALL LANDSCAPE PLAN
L002	LANDSCAPE PLAN - EAST
L003	LANDSCAPE PLAN - WEST
L004	IRRIGATION PLAN - EAST
L005	IRRIGATION PLAN - WEST
L006	LANDSCAPE NOTES & DETAILS
L007	IRRIGATION NOTES & DETAILS

MAINTENANCE PRACTICE AND SCHEDULE INSTRUCTIONS

MAINTENANCE RESPONSIBILITIES:

THIS PROJECT HAS BEEN DESIGNED TO PROVIDE SUITABLE REMOVAL OF STORM WATER FROM THE PROJECT USE AREA. THE RETENTION BASIN WAS SIZED TO MEET BOTH LOCAL AND STATE REQUIREMENTS. THE PROPOSED BASIN WILL ATTENUATE THE REQUIRED DESIGN STORMS WITH ZERO DISCHARGE. TO ASSURE PROPER FUNCTIONING OF THE FACILITIES AFTER COMPLETION OF CONSTRUCTION, THE FOLLOWING RECOMMENDATIONS ARE SUGGESTED:

- ASPHALT PAVEMENT**
 - AFTER COMPLETION OF CONSTRUCTION, THE INSIDE EDGES OF ALL TURNING RADII SHALL BE MONITORED TO ASSURE NO POTHOLES, ETC. OCCUR BEHIND THE CURBING.
 - ALL PAVEMENT SHALL BE MONITORED TO ASSURE NO FAILURES OCCUR. IF A HOLE DEVELOPS, CUT A SQUARE EDGE AROUND FAILURE AND REPAIR WITH FULL DEPTH OF ASPHALT.
 - ASPHALT PAVEMENT SHALL BE CLOSELY MONITORED TO ASSURE NO FUEL SPILLAGE OCCURS THAT WOULD DESTROY BOTH PAVEMENT AND ALSO GRASS IN THE RETENTION BASIN. IF A SPILL DOES OCCUR, FLOOD IMMEDIATELY WITH LARGE VOLUMES OF WATER.
 - REPAIR ANY BROKEN CURBING IMMEDIATELY.
- CULVERTS**
 - ALL CULVERTS MUST BE MAINTAINED TO ASSURE COMPLETE FULL VOLUME. IF THE ENDS BECOME CRUSHED OR SEDIMENT BUILDS UP IN THE CULVERTS, REPAIR AND/OR CLEAN IMMEDIATELY.
 - ALL DRAINAGE CULVERTS SHOULD BE INSPECTED QUARTERLY AND CLEANED TO ASSURE FULL VOLUME CAPACITY.
- GRATE INLETS**
 - MAKE SURE GRATES ARE NOT CLOGGED WITH DEBRIS AFTER EACH RAINSTORM.
 - MAKE QUARTERLY CHECKS OF INTERIOR OF CONCRETE INLET AND REMOVE ANY SEDIMENT BUILDUP THAT OCCURRED.
 - ANY BROKEN GRATES OVER THE INLETS MUST BE REPLACED IMMEDIATELY.

REQUESTED WAIVERS:

- SECTION 6.7.4 SHADE TREES
WAIVER TO ALLOW A DEVIATION IN THE REQUIRED NUMBER OF SHADE TREES
- SECTION 6.8.7 LANDSCAPE ISLANDS
WAIVER TO ALLOW MORE THAN 10-PARKING SPACES IN A ROW BASED ON THE PROPOSED LONG TERM TRUCK PARKING
- SECTION 6.8.8 BUILDING LANDSCAPING
WAIVER TO ELIMINATE BUILDING LANDSCAPING REQUIREMENT FOR PROPOSED UN-MANNED SECURITY EQUIPMENT SHED.
- SECTION 6.8.9 SCREENING OF SERVICE & EQUIPMENT AREAS
WAIVER OF SCREENING OF SERVICE AREAS. THIS AREA IS PROPOSED INTERIOR TO THE SITE. PERIMETER BUFFERS PROVIDED.
- SECTION 6.13.3 DRA LANDSCAPING
WAIVER TO THE DRA LANDSCAPING REQUIREMENTS

LEGEND

C.M.	CONCRETE MONUMENT
I.R.	IRON ROD
R.W.	RIGHT OF WAY
E.P.	EDGE OF PAVEMENT
C.L.	CENTERLINE
D or Δ	CENTRAL ANGLE
R	RADIUS
L.C.	ARC LENGTH
LC	LENGTH OF CHORD
CB	CHORD BEARING
SEC.	SECTION
TWP.	TOWNSHIP
RGE.	RANGE
(P)	PLAT MEASUREMENT
(F)	FIELD MEASUREMENT
U	UTILITY POLE AND GUY ANCHOR
—	OVERHEAD WIRES
—	FENCE
CONC.	CONCRETE
•	TREE (SEE TREE SCHEDULE)
.....	GROUND CONTOUR
T.B.M.	TEMPORARY BENCHMARK
F.F.	FINISH FLOOR
ELEV.	ELEVATION
INV.	INVERT
ES-1	EXISTING STRUCTURE
RS-1	REMOVED STRUCTURE
CMP	CORRUGATED METAL PIPE
RCP	REINFORCED CONCRETE PIPE
C.O.	CLEAN-OUT
G.I.	GREASE INTERCEPTOR
PVC	POLYVINYL CHLORIDE

STATEMENT OF PROPOSED USE:

THIS PROJECT WILL SUPPORT A LONG TERM TRUCK PARKING FACILITY. THE PARKING LOT WILL BE SECURED AND GUARDED BY AN UNMANNED GATE.

TRAFFIC STATEMENT:

PROPOSED DEVELOPMENT

THIS PROJECT PROPOSES TO CONSTRUCT A LONG-TERM TRUCK PARKING FACILITY. THE PARKING LOT WILL PROVIDE PARKING FOR RESIDENTS IN THE TRUCKING INDUSTRY. THE INTENT IS TO SERVE AS A PLACE TO PARK TRUCKING RIGS WHILE THE DRIVERS ARE HOME FOR EXTENDED PERIODS OF TIME. THIS DEVELOPMENT DOES NOT MEET THE CRITERIA FOR A SPECIFIC ITE CODE DESCRIPTION. THEREFORE, THE INFORMATION PROVIDED BELOW IS BASED ON THE OWNER'S LOG RECORDS OF OTHER DEVELOPMENTS OPERATED BY THEM. THE DIRECTIONAL DISTRIBUTIONS ARE BASED ON ENGINEERING JUDGEMENT.

WEEKDAY AVERAGE

DIRECTIONAL DISTRIBUTION: 50% ENTERING / 50% EXITING
WEEKDAY TRIPS: 14
50% ENTER / 50% EXIT = 20 ENTER / 20 EXIT

A.M. PEAK HOUR AVERAGE

DIRECTIONAL DISTRIBUTION: 30% ENTERING / 70% EXITING
WEEKDAY TRIPS: 14
30% ENTER / 70% EXIT = 4 ENTER / 10 EXIT

P.M. PEAK HOUR AVERAGE

DIRECTIONAL DISTRIBUTION: 70% ENTERING / 30% EXITING
WEEKDAY TRIPS: 14
70% ENTER / 30% EXIT = 10 ENTER / 4 EXIT

PROJECT WATER AND SEWER DEMANDS:

THIS PROJECT PROPOSES TO CONSTRUCT TWO DRY HYDRANTS FOR FIRE PROTECTION. NO OTHER UTILITY CONNECTIONS ARE PROPOSED AT THIS TIME.

IRRIGATION DEMAND: SEE LANDSCAPE ARCHITECT PLANS

OPEN SPACE CALCULATIONS:

PROPOSED IMPROVEMENTS

PARCEL AREA: 1,187,881 S.F. (27.27 ACRES)

EXISTING IMPERVIOUS AREA 0 S.F.

PROPOSED IMPERVIOUS AREA

CRUSHED CONCRETE	481,292 S.F.
ASPHALT PAVMT.	2,192 S.F.
BUILDING	120 S.F.
CONCRETE	300 S.F.
TOTAL	483,904 S.F. (40.7%)

PROPOSED WATER RETENTION AREA: 55,286 S.F. (4.7%)

TOTAL OPEN SPACE PROVIDED - 648,691 S.F. (54.6%)

WATER RETENTION AREA NOT INCLUDED IN OPEN SPACE

CONCURRENCY NOTE:

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, BUILDING PERMIT REVIEW.



PROJECT NUMBER: 2023-01-012

SITE DATA:

PROJECT NAME: OCALA 3 PARKING

OWNER: OCALA 3, LLC
5064 ROSEWELL ROAD NE C300
ATLANTA, GA 30342

PARCEL NO.: 23191-002-00

LAND USE / ZONING: CD / M-1
PARCEL AREA: 27.27 ACRES

FLOOR AREA RATIO:
EXISTING BUILDINGS - 0 S.F.
PROPOSED BUILDING - 0 S.F.
F.A.R. = 0

MAXIMUM BUILDING HEIGHT: 50-FT

BUILDING SETBACKS:
FRONT: 40-FT
REAR: 25-FT
SIDE: 25-FT

PROPOSED USE: LONG TERM TRUCK PARKING

HOURS OF OPERATION: 24 HOURS

PROPERTY LIES WITHIN FLOOD ZONES 'X' PER FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 12083C0503E DATED APRIL 19, 2017.

PROPERTY LIES WITHIN THE SECONDARY SPRINGS PROTECTION ZONE.

INTERIOR LANDSCAPE CALCULATIONS:

SEE LANDSCAPE & IRRIGATION PLANS

PARKING CALCULATIONS

THE PROPOSED DEVELOPMENT IS A LONG TERM TRUCK PARKING FACILITY. THERE ARE NO PASSENGER VEHICLE PARKING SPACES REQUIRED. THERE ARE 318 SEMI-TRUCK PARKING SPACES PROVIDED.

GENERAL NOTES:

- ALL AREAS DISTURBED BY 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 ARGENTINA BAHIA UNLESS OTHERWISE NOTED ON LANDSCAPE PLAN, AND SHALL BE REGULARLY WATERED BY THE CONTRACTOR THROUGHOUT CONSTRUCTION DURATION.
- ALL CONCRETE SHALL BE 3000 p.s.i. - 28 DAY STRENGTH UNLESS OTHERWISE NOTED.
- TO PREVENT EROSION DURING CONSTRUCTION, SILT FENCING SHALL BE INSTALLED AS INDICATED ON THE DEMOLITION & EROSION CONTROL PLAN AND MAINTAINED UNTIL THE COMPLETION OF ALL SITE CONSTRUCTION.
- ALL STRIPING SHALL BE 6" WIDE TRAFFIC PAINT, UNLESS OTHERWISE INDICATED, APPLIED WITH DOUBLE COAT A MINIMUM OF 24 HOURS APART IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES AND FDOT DESIGN STANDARDS; LATEST EDITIONS. HANDICAPPED MARKINGS AND HANDICAPPED SIGNS SHALL CONFORM WITH FDOT'S FTP-20-06 AND FTP-22-06 AND STANDARD PLANS 711-001.
- ALL TRAFFIC CONTROL DEVICES SHALL BE PER THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), LATEST EDITION.
- ALL CONSTRUCTION TRAFFIC SHALL ENTER AND EXIT THE SITE FROM THE NW 68th AVENUE CONSTRUCTION ENTRANCE SHOWN ON THE DEMOLITION & EROSION CONTROL PLAN.
- SITE LIGHTING SHALL BE SHIELDED TO PREVENT GLARE ON THE ADJOINING PROPERTIES AND ROADWAY. A SITE LIGHTING PLAN, PREPARED BY OTHERS, SHALL BE SUBMITTED TO MARION COUNTY FOR REVIEW AND APPROVAL.
- ALL STORMWATER MANAGEMENT SYSTEMS SHALL BE COMPLETED PRIOR TO THE CONSTRUCTION OF IMPERVIOUS AREAS.
- THIS PROJECT WILL NOT BE SERVED WATER AND SEWER BY MARION COUNTY UTILITIES. ONE DRY HYDRANT WILL BE INSTALLED IN FOR FIRE PROTECTION IN EACH PHASE.
- ALL CONSTRUCTION COVERED BY THESE PLANS SHALL COMPLY WITH THE MATERIAL REQUIREMENTS AND QUALITY CONTROL STANDARDS CONTAINED IN THE MARION COUNTY LAND DEVELOPMENT CODE, AS APPLICABLE.
- TRAFFIC SIGNS SHALL BE INSTALLED ON 2" ROUND ALUMINUM POSTS, 14-FT IN LENGTH. ALL SIGNS SHALL MEET MARION COUNTY LAND DEVELOPMENT REGULATIONS.
- IT IS THE CONTRACTORS RESPONSIBILITY TO VERIFY THE LOCATION AND BURIAL DEPTH OF ALL UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION.
- ALL STOP BARS SHALL BE 24" WIDE WHITE LEAD FREE THERMOPLASTIC.
- LANDSCAPE INSTALLATION PROFESSIONALS PERFORMING WORK FOR HIRE WITHIN THE UNINCORPORATED AREAS OF MARION COUNTY SHALL BE LANDSCAPE CONTRACTORS LICENSED BY THE MARION COUNTY BUILDING DEPARTMENT, UNLESS OTHERWISE LICENSED BY THE STATE OF FLORIDA.
- NO REVISIONS TO THE WORK SHOWN ON THE APPROVED PLANS SHALL BE MADE WITHOUT NOTIFICATION TO AND APPROVAL BY THE OFFICE OF THE COUNTY ENGINEER.

MARION COUNTY OWNER'S CERTIFICATE:

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

SEAN TODD
OCALA 3, LLC

DATE

ENGINEER'S CERTIFICATE:

I HEREBY CERTIFY THAT THIS PLAN AND CALCULATIONS WERE COMPLETED IN ACCORDANCE WITH ALL APPLICABLE REQUIREMENTS OF THE MARION COUNTY LAND DEVELOPMENT CODE, EXCEPT AS WAIVED, AND THE SITE IMPERVIOUS SURFACE RATIO IS LESS THAN 0.8.

WILLIAM A. MENADIER
PROFESSIONAL ENGINEER
FLORIDA REGISTRATION NO. 74581

William A. Menadier, ME, PE
Fl. Reg. No. 74581
Wmenadier@menadier.com

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NOT APPROVED UNLESS ACCOMPANIED WITH A VALID SIGNATURE.
THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY WILLIAM A. MENADIER, P.E. ON THE DATE NOTED ON THE ELECTRONIC SIGNATURE.
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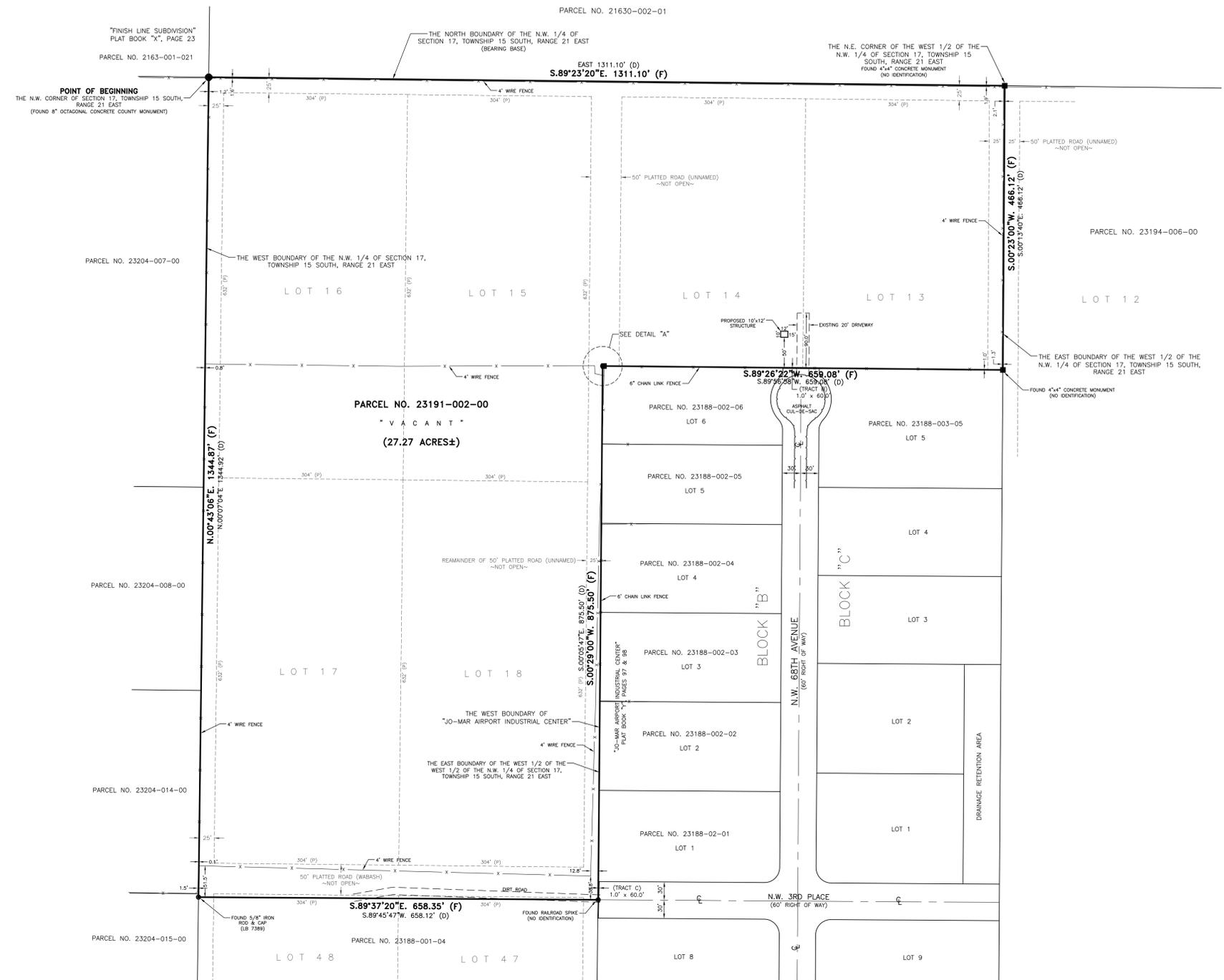
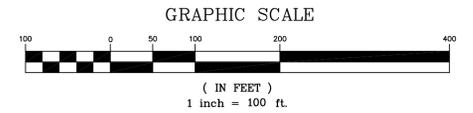
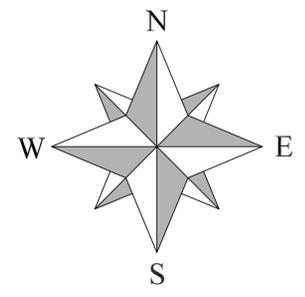
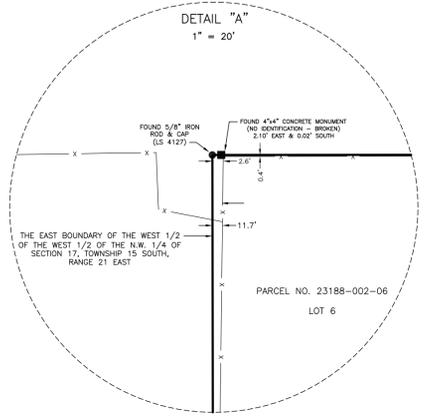
A MARION COUNTY MAJOR SITE PLAN FOR
OCALA 3 PARKING
MARION COUNTY
Title Sheet

JOB No:
2023-01-012

DATE:
1-30-2024

SCALE:
--

C001



DESCRIPTION: (PER TITLE COMMITMENT PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NO. "R2021290 FAIRBANKS", DATED NOVEMBER 11, 2021) BEGINNING AT THE N.W. CORNER OF SECTION 17, TOWNSHIP 15 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA; THENCE EAST, ALONG THE NORTH BOUNDARY OF THE N.W. 1/4 OF SAID SECTION, 1311.10 FEET TO THE N.E. CORNER OF THE WEST 1/2 OF THE N.W. 1/4 OF SAID SECTION; THENCE S.00°13'40"E., ALONG THE EAST BOUNDARY OF SAID WEST 1/2 OF THE N.W. 1/4, 466.12 FEET; THENCE S.89°56'58"W., 659.08 FEET TO A POINT ON THE WEST BOUNDARY OF THE N.W. 1/4 OF SAID SECTION 17; THENCE N.00°07'04"E., ALONG SAID WEST BOUNDARY, 1344.92 FEET TO THE POINT OF BEGINNING.

SCHEDULE B-II EXCEPTIONS: (PER TITLE COMMITMENT PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NO.: "R2021290 FAIRBANKS", DATED NOVEMBER 11, 2021) * ITEMS 1-11 & 17 ARE NOT SURVEY RELATED. * ITEM 12: MATTERS APPEARING ON THE PLAT RECORDED IN PLAT BOOK A, PAGE(S) 57 ARE DEPICTED HEREON. THERE ARE NOT ANY LOTS DESCRIBED IN SCHEDULE "A". * ITEM 13: EASEMENT GRANTED TO SUMTER ELECTRIC COOPERATIVE, INC. RECORDED IN BOOK 700, PAGE 173 AFFECTS SUBJECT LANDS; HOWEVER, IT IS BLANKET IN NATURE AND DOES NOT CONTAIN A SPECIFIC PLOTTABLE LOCATION. * ITEM 14: EASEMENT GRANTED TO SUMTER ELECTRIC COOPERATIVE, INC. RECORDED IN BOOK 858, PAGE 479 AFFECTS SUBJECT LANDS; HOWEVER, IT IS BLANKET IN NATURE AND DOES NOT CONTAIN A SPECIFIC PLOTTABLE LOCATION. * ITEM 15: EASEMENT GRANTED TO SUMTER ELECTRIC COOPERATIVE, INC. RECORDED IN BOOK 928, PAGE 840 AFFECTS SUBJECT LANDS; HOWEVER, IT IS BLANKET IN NATURE AND DOES NOT CONTAIN A SPECIFIC PLOTTABLE LOCATION. * ITEM 16: EASEMENT GRANTED TO MEMORANDUM OF LEASE AGREEMENT IN BOOK 4764, PAGE 458 AFFECTS SUBJECT LANDS; HOWEVER, IT IS BLANKET IN NATURE AND DOES NOT CONTAIN A SPECIFIC PLOTTABLE LOCATION.

SURVEYOR'S NOTES: 1. THE FIELD MEASURED BEARINGS DEPICTED HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM (FLORIDA WEST), 1990 ADJUSTMENT HOLDING THE NORTH BOUNDARY OF THE N.W. 1/4 OF SECTION 17, TOWNSHIP 15 SOUTH, RANGE 21 EAST, TO BEAR S.89°23'20"E. 2. UNLESS OTHERWISE SHOWN, UNDERGROUND IMPROVEMENTS WERE NOT LOCATED AS PART OF THIS SURVEY. 3. THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA WERE NOT SEARCHED BY PREECE LAND SURVEYING, INC. 4. THE LANDS DEPICTED HEREON ARE SUBJECT TO RECORDED AND UNRECORDED RIGHTS OF WAY, RESTRICTIONS, EASEMENTS AND RESERVATIONS THAT MAY OR MAY NOT APPEAR WITHIN THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA. 5. ADDITIONS OR DELETIONS TO THIS MAP OF SURVEY AND/OR REPORT BY OTHER THAN THE SIGNING PARTY(IES) IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY(IES). 6. THIS SURVEY HAS BEEN PREPARED FOR SOLE AND EXCLUSIVE BENEFIT OF THE PARTY(IES) NAMED HEREON, AND SHALL NOT BE RELIED UPON BY ANY OTHER INDIVIDUAL OR ENTITY WITHOUT THE CONSENT OF SAID PARTY(IES) AND THE SIGNING SURVEYOR. 7. THIS MAP OF SURVEY IS NOT VALID AND IS TO ONLY BE USED FOR REFERENCE PURPOSES ONLY, UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER INDICATED HEREON. 8. THE SYMBOLS USED TO REPRESENT PHYSICAL FEATURES ARE FOR GRAPHIC ILLUSTRATION ONLY AND MAY OR MAY NOT REFLECT THE ACTUAL SIZE AND SHAPE OF THE FEATURE BEING REPRESENTED. 9. THE SIGNING PARTY(IES) SIGNATURE DATE DOES NOT REPRESENT THE ACTUAL DATE OF SURVEY. 10. THE SURVEYED LANDS DEPICTED HEREON LIE WITHIN FLOOD ZONE "X" - AN AREA OF MINIMAL FLOODING, BASED ON GRAPHIC INTERPRETATION OF THE FLOOD INSURANCE RATE MAP, FOUND IN COMMUNITY PANEL NUMBER 12083C 0503 E, EFFECTIVE APRIL 19, 2017. 11. THE MOST CURRENT ABUTTING RECORDED INSTRUMENTS FOR ADJOINERS TO THE LANDS SURVEYED WERE NOT FURNISHED.

Legend table with symbols and descriptions for various survey features like monuments, fences, and utilities.

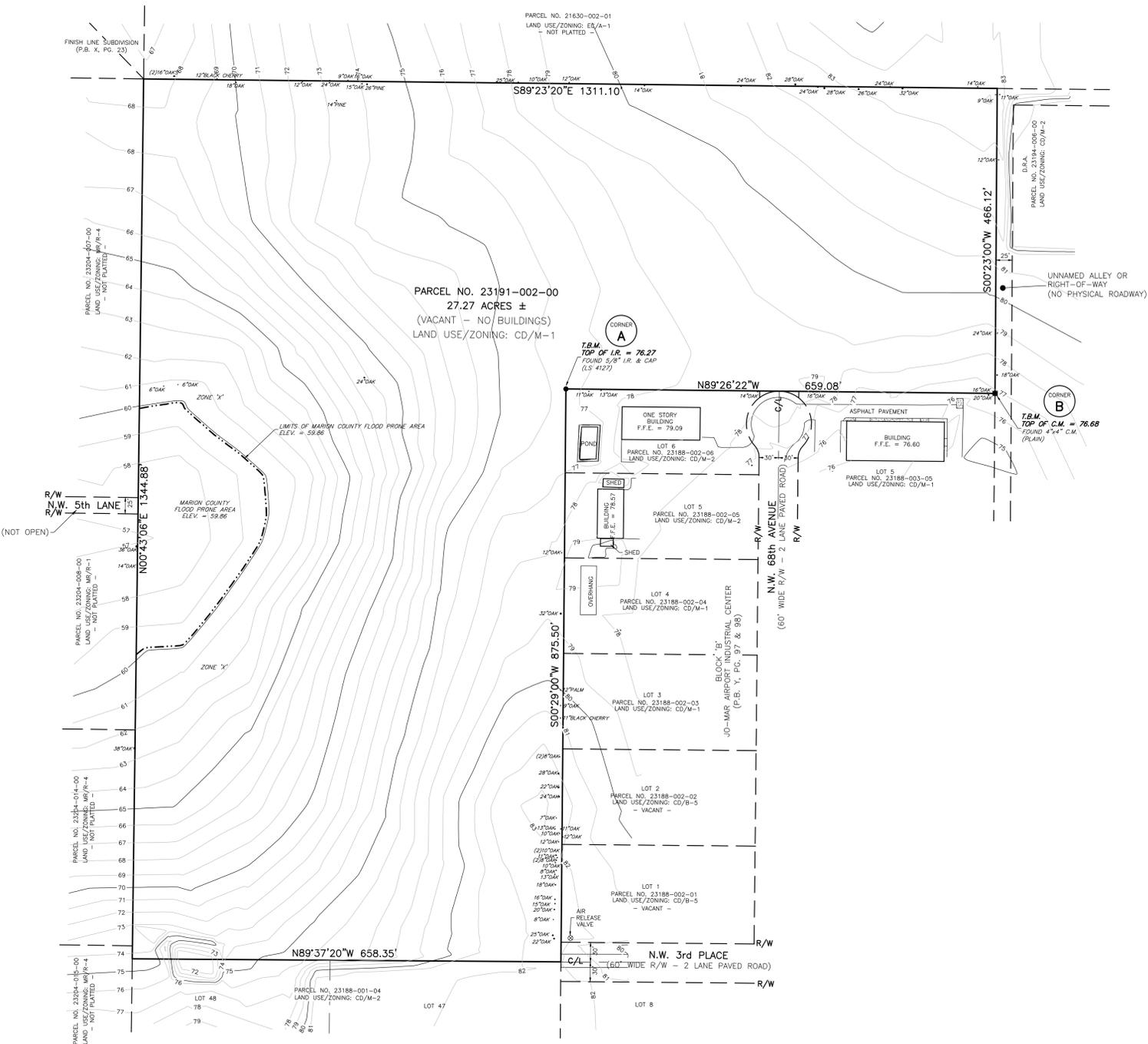
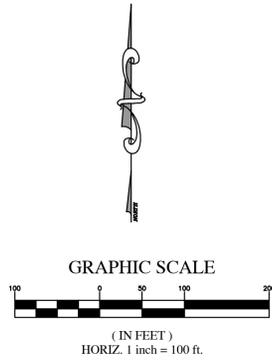


BOUNDARY SURVEY FOR: Ocala 3, LLC CERTIFIED TO: 1. Ocala 3, LLC, A GEORGIA LIMITED LIABILITY COMPANY 2. KLEIN & KLEIN, LLC 3. FIRST AMERICAN TITLE INSURANCE COMPANY 4. AMERIS BANK

BELLWETHER PROFESSIONAL PARK 2201 S.E. 30TH AVENUE, SUITE 102 Ocala, FL 34471 PHONE: (352) 351-0091 FAX: (352) 351-0093 FAX EMAIL: glen@plinc.us

SURVEYOR'S CERTIFICATION THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE STANDARDS OF PRACTICE ESTABLISHED IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, FOR A BOUNDARY SURVEY. DATE: GLEN H. PREECE, JR., P.S.M. - LS 5427

Table with columns for DRAWN, CHECKED, F.B., FILE INFO, SCALE, DATE OF FIELD SURVEY, REVISIONS, BY, DATE, and JOB ORDER #.



STATE PLANE COORDINATES

- CORNER A**
FOUND 5/8" I.R. & CAP (LS 4127)
NORTHING Y = 1766408.68
EASTING X = 570577.57
- CORNER B**
FOUND 4"x4" C.M. (PLAIN)
NORTHING Y = 1766402.23
EASTING X = 582515.78

- LEGEND**
- P.O.B. POINT OF BEGINNING
 - P.O.C. POINT OF COMMENCEMENT
 - D.E. DRAINAGE EASEMENT
 - R/W RIGHT OF WAY
 - E/P EDGE OF PAVEMENT
 - C/L CENTERLINE
 - C.M. CONCRETE MONUMENT
 - I.R. IRON ROD
 - T.B.M. TEMPORARY BENCHMARK
 - F.F. FINISH FLOOR
 - ELEV. ELEVATION
 - INV. INVERT
 - C.M.E.S. CONCRETE MITERED END SECTION
 - PG. PAGE
 - CONC. CONCRETE
 - GROUND CONTOUR
 - TREE (SEE TREE SCHEDULE)
 - TRAFFIC SIGNAL BOX
 - SANITARY MANHOLE
 - STORM MANHOLE
 - WATER METER
 - WATER VALVE
 - TRAFFIC SIGN
 - STREET SIGN
 - GAS MARKER
 - FIBER OPTIC CABLE MARKER
 - LIGHT POLE
 - FIRE HYDRANT
 - TELEPHONE PEDESTAL
 - ELECTRIC METER

NOTES:

1. 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.
2. VERTICAL DATA IS BASED ON MARION COUNTY VERTICAL CONTROL POINT "AB5083", PUBLISHED ELEVATION = 79.13, NAVD-88.
3. FIELD SURVEY DATE: 10-31-2023.
4. THE BOUNDARY INFORMATION SHOWN HEREON WAS FURNISHED FROM THE BOUNDARY SURVEY PERFORMED BY PREECE LAND SURVEYING, INC DATED: NOVEMBER 18, 2021.
5. THIS PROPERTY APPEARS TO BE IN A ZONE "X" (AREA OF MINIMAL FLOOD HAZARD) ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY NUMBER 120160, PANEL 0503, SUFFIX E, WITH AN EFFECTIVE DATE OF 4/19/2017.
6. THE ELEVATION OF THE MARION COUNTY FLOOD PRONE AREA WAS FURNISHED FROM THE MARION COUNTY INTERACTIVE GIS MAP.

SURVEYORS CERTIFICATION:

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

RODNEY K. ROGERS DATE 10-31-2023
PROFESSIONAL SURVEYOR & MAPPER
REGISTRATION NO. 5274
STATE OF FLORIDA

DATE	REVISION

Robert L. Rogers, PE
Fl. Reg. No. 10027
rrogers@rogerseng.com
Rodney K. Rogers, PSM
Fl. Reg. No. 5274
rrogers@rogerseng.com
Mekelle M. Boyer, PSM
Fl. Reg. No. 7398
mboyer@rogerseng.com

ROGERS ENGINEERING, LLC
Civil Engineering & Land Surveying

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

A TOPOGRAPHIC SURVEY
FOR
OCALA 3, LLC.

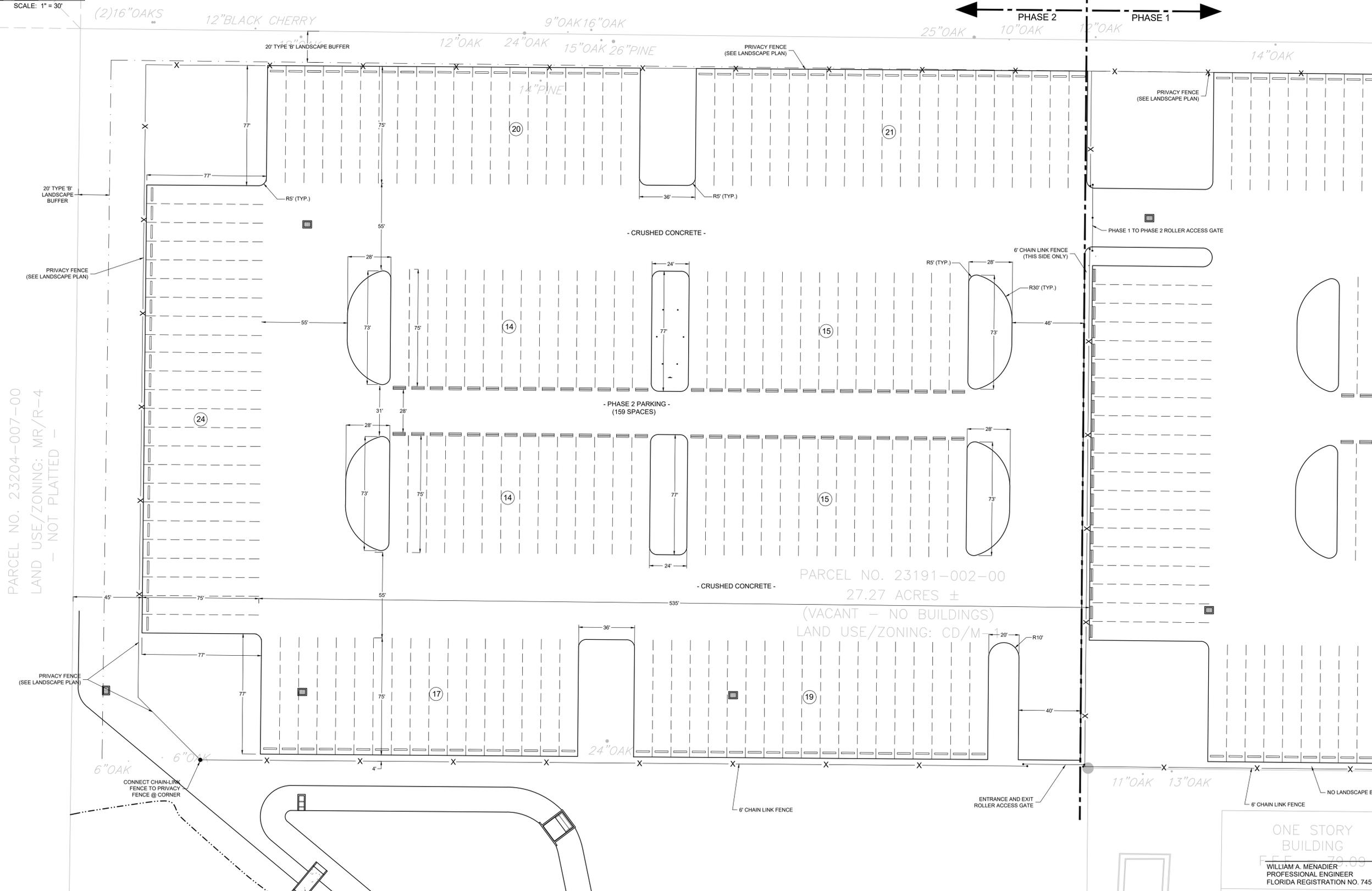
JOB No. 23_23191-002-00
DATE 10-31-2023
SCALE 1" = 100'
SHEET 1 OF 1



FINISH 0' LINE 5' SURVEY DIVISION 60'
SCALE: 1" = 30'

PARCEL NO. 21630-002-01
LAND USE/ZONING: EC/A-1
- NOT PLATTED -

← PHASE 2 PHASE 1 →



PARCEL NO. 23204-007-00
LAND USE/ZONING: MR/R-4
- NOT PLATTED -

PARCEL NO. 23191-002-00
27.27 ACRES ±
(VACANT - NO BUILDINGS)
LAND USE/ZONING: CD/M-1

ONE STORY BUILDING
FEB 20 2024
WILLIAM A. MENADIER
PROFESSIONAL ENGINEER
FLORIDA REGISTRATION NO. 74581

NO.	DATE	REVISIONS

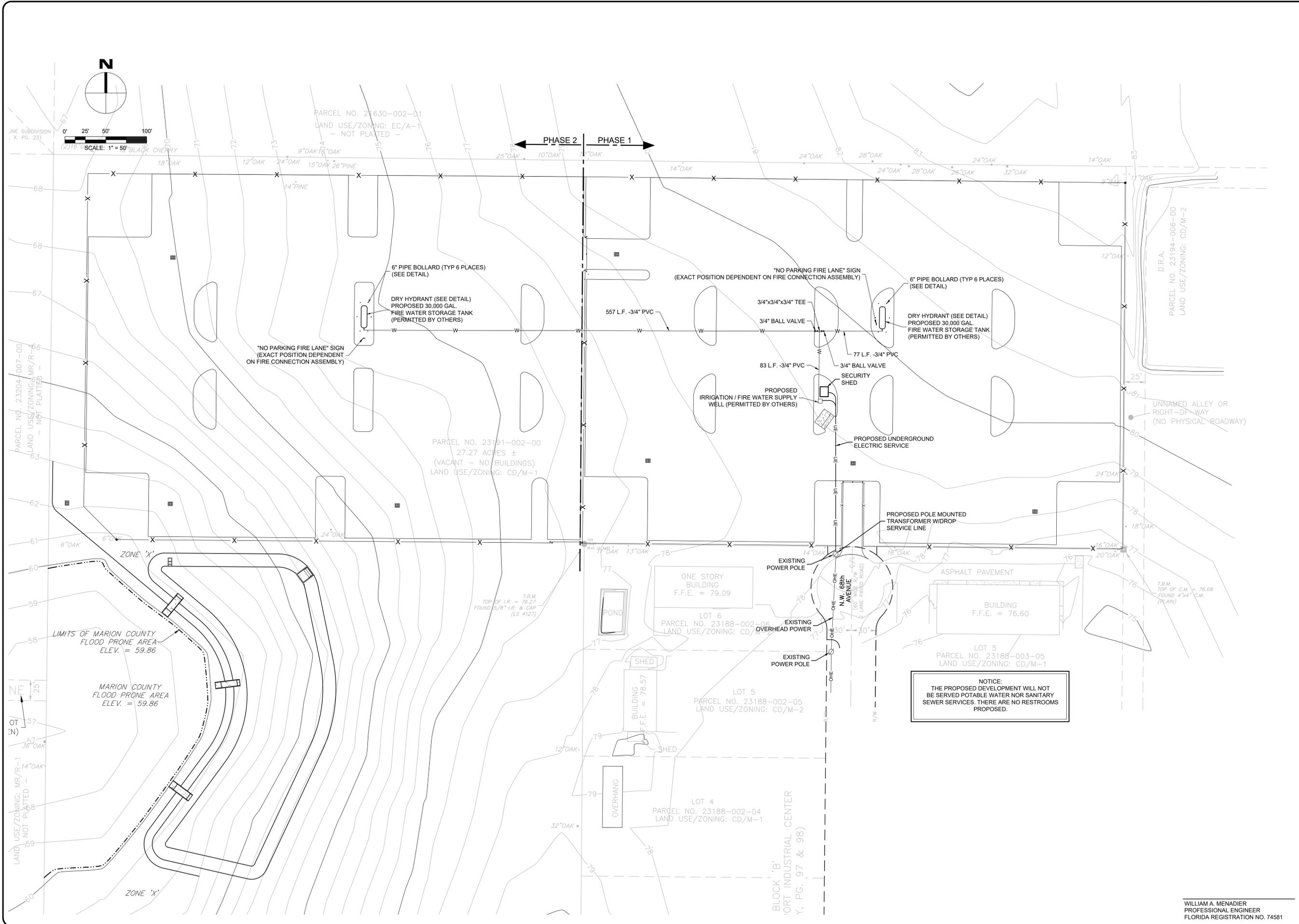
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A MARION COUNTY MAJOR SITE PLAN FOR
OCALA 3 PARKING
MARION COUNTY
Layout Plan Phase 2

JOB No: 2023-01-012
DATE: 1-30-2024
SCALE: 1" = 30'
C006



SCALE: 1" = 50'

LINE SUBDIVISION
X, PG. 23)

PARCEL NO. 23204-007-00
LAND USE/ZONING: MR/R-6
NOT PLATTED

LAND USE/ZONING: MR/R-1
NOT PLATTED

PARCEL NO. 21630-002-01
LAND USE/ZONING: EC/A-1
NOT PLATTED

PARCEL NO. 23194-006-00
LAND USE/ZONING: CD/M-2

PARCEL NO. 23191-002-00
27.27 ACRES ±
(VACANT - NO BUILDINGS)
LAND USE/ZONING: CD/M-1

ONE STORY BUILDING
F.F.E. = 79.09

BUILDING
F.F.E. = 76.60

LOT 5
PARCEL NO. 23188-002-05
LAND USE/ZONING: CD/M-2

LOT 5
PARCEL NO. 23188-003-05
LAND USE/ZONING: CD/M-1

LOT 4
PARCEL NO. 23188-002-04
LAND USE/ZONING: CD/M-1

BLOCK 'B'
PORT INDUSTRIAL CENTER
Y, PG. 97 & 98)

NOTICE:
THE PROPOSED DEVELOPMENT WILL NOT
BE SERVED POTABLE WATER NOR SANITARY
SEWER SERVICES. THERE ARE NO RESTROOMS
PROPOSED.

WILLIAM A. MENADIER
PROFESSIONAL ENGINEER
FLORIDA REGISTRATION NO. 74581

NO.	DATE	REVISIONS

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MENADIER ENGINEERING

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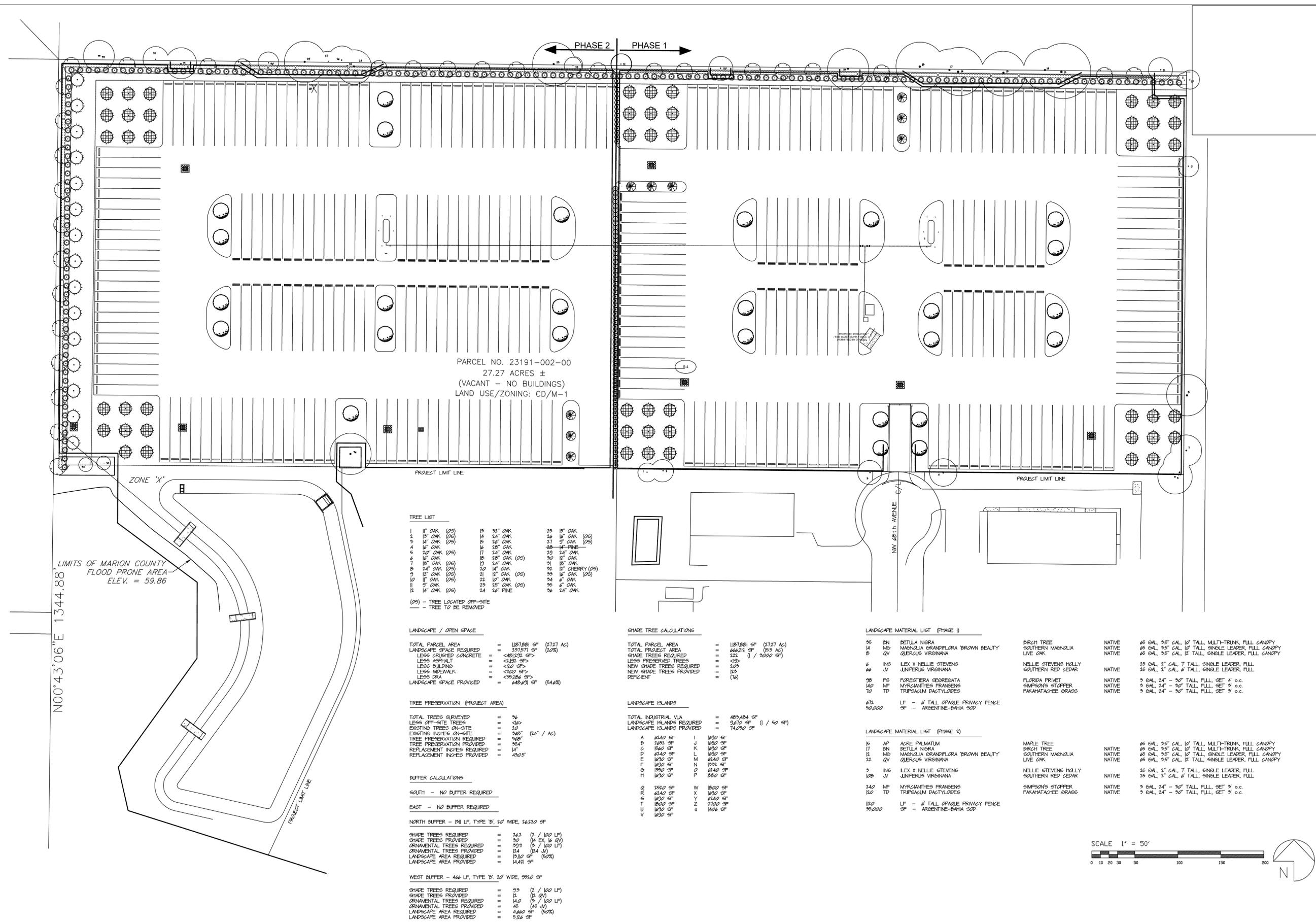
A MARION COUNTY MAJOR SITE PLAN
FOR
OCALA 3 PARKING
MARION COUNTY
Utility Plan & Notes

JOB No:
2023-01-012

DATE:
1-30-2024

SCALE:
1" = 50'

C008



PARCEL NO. 23191-002-00
 27.27 ACRES ±
 (VACANT - NO BUILDINGS)
 LAND USE/ZONING: CD/M-1

LIMITS OF MARION COUNTY
 FLOOD PRONE AREA
 ELEV. = 59.86

N00°43'06"E 1344.88'

TREE LIST

1 1" OAK (OS)	19 31" OAK	25 15" OAK
2 15" OAK (OS)	14 24" OAK	26 16" OAK (OS)
3 14" OAK (OS)	15 26" OAK	27 9" OAK (OS)
4 16" OAK	16 28" OAK	28 14" FINE
5 20" OAK (OS)	17 24" OAK	29 24" OAK
6 16" OAK (OS)	18 28" OAK (OS)	30 12" OAK
7 18" OAK (OS)	19 24" OAK	31 18" OAK
8 24" OAK (OS)	20 14" OAK	32 12" CHERRY (OS)
9 12" OAK (OS)	21 12" OAK (OS)	33 16" OAK (OS)
10 11" OAK (OS)	22 10" OAK	34 6" OAK
11 9" OAK (OS)	23 25" OAK (OS)	35 6" OAK
12 14" OAK (OS)	24 26" FINE	36 24" OAK

(OS) - TREE LOCATED OFF-SITE
 - TREE TO BE REMOVED

LANDSCAPE / OPEN SPACE

TOTAL PARCEL AREA	= 1,872,881 SF (27.27 AC)
LANDSCAPE SPACE REQUIRED	= 2,517,171 SF (37.2%)
LESS CRUSHED CONCRETE	= <120 SF>
LESS ASPHALT	= <120 SF>
LESS BUILDING	= <120 SF>
LESS SIDEWALK	= <300 SF>
LESS DRA	= <25,284 SF>
LANDSCAPE SPACE PROVIDED	= 648,693 SF (34.6%)

TREE PRESERVATION (PROJECT AREA)

TOTAL TREES SURVEYED	= 26
LESS OFF-SITE TREES	= <16>
EXISTING TREES ON-SITE	= 10
EXISTING INCHES ON-SITE	= 248" (24' / AC)
TREE PRESERVATION REQUIRED	= 248"
TREE PRESERVATION PROVIDED	= 254"
REPLACEMENT INCHES REQUIRED	= 14"
REPLACEMENT INCHES PROVIDED	= 4925"

BUFFER CALCULATIONS

SOUTH - NO BUFFER REQUIRED

EAST - NO BUFFER REQUIRED

NORTH BUFFER - 191 LF, TYPE 'B', 20' WIDE, 24,220 SF

SHADE TREES REQUIRED	= 242 (2 / 100 LF)
SHADE TREES PROVIDED	= 305 (14 EX, 16 ON)
ORNAMENTAL TREES REQUIRED	= 293 (3 / 100 LF)
ORNAMENTAL TREES PROVIDED	= 124 (124 N)
LANDSCAPE AREA REQUIRED	= 13,160 SF (50%)
LANDSCAPE AREA PROVIDED	= 14,421 SF

WEST BUFFER - 466 LF, TYPE 'B', 20' WIDE, 9,220 SF

SHADE TREES REQUIRED	= 93 (2 / 100 LF)
SHADE TREES PROVIDED	= 12 (12 ON)
ORNAMENTAL TREES REQUIRED	= 140 (3 / 100 LF)
ORNAMENTAL TREES PROVIDED	= 49 (49 N)
LANDSCAPE AREA REQUIRED	= 4,440 SF (50%)
LANDSCAPE AREA PROVIDED	= 5,126 SF

SHADE TREE CALCULATIONS

TOTAL PARCEL AREA	= 1,872,881 SF (27.27 AC)
TOTAL PROJECT AREA	= 466,212 SF (5.3 AC)
SHADE TREES REQUIRED	= 222 (1 / 2000 SF)
LESS PRESERVED TREES	= <25>
NEW SHADE TREES REQUIRED	= 205
NEW SHADE TREES PROVIDED	= 125
DEFICIENT	= (76)

LANDSCAPE ISLANDS

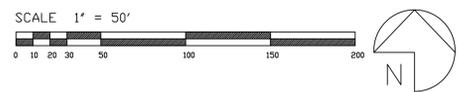
TOTAL INDUSTRIAL VUA	= 459,854 SF
LANDSCAPE ISLANDS REQUIRED	= 2,610 SF (1 / 50 SF)
LANDSCAPE ISLANDS PROVIDED	= 14,090 SF

LANDSCAPE MATERIAL LIST (PHASE I)

35 DN	BETULA NIERA	BIRCH TREE	NATIVE	65 GAL 35" CAL 12" TALL MULTI-TRUNK FULL CANOPY
14 MG	MAGNOLIA GRANDIFLORA 'BROWN BEAUTY'	SOUTHERN MAGNOLIA	NATIVE	65 GAL 35" CAL 12" TALL SINGLE LEADER FULL CANOPY
8 QV	QUERCUS VIRGINIANA	LIVE OAK	NATIVE	65 GAL 35" CAL 12" TALL SINGLE LEADER FULL CANOPY
6 IN5	ILEX X NELLIE STEVENS	NELLIE STEVENS HOLLY	NATIVE	25 GAL 2" CAL 7' TALL SINGLE LEADER FULL
66 JV	JUNIPERUS VIRGINIANA	SOUTHERN RED CEDAR	NATIVE	25 GAL 2" CAL 6' TALL SINGLE LEADER FULL
38 FS	FORESTIERA SEGREGATA	FLORIDA PRIVET	NATIVE	3 GAL 24" - 30" TALL FULL SET 4 o.c.
140 MF	MYRSINANTHES FRANSERENS	SIMPSONS STOPPER	NATIVE	3 GAL 24" - 30" TALL FULL SET 9 o.c.
70 TD	TRIFOLIUM DACTYLOIDES	FAKAHATACHEE GRASS	NATIVE	3 GAL 24" - 30" TALL FULL SET 9 o.c.
672	LF - 6" TALL OPAQUE PRIVACY FENCE			
50,000	SF - ARGENTINE-PAHIA 500			

LANDSCAPE MATERIAL LIST (PHASE 2)

15 AP	ACRE PALMATUM	MAPLE TREE	NATIVE	65 GAL 35" CAL 12" TALL MULTI-TRUNK FULL CANOPY
11 DN	BETULA NIERA	BIRCH TREE	NATIVE	65 GAL 35" CAL 12" TALL MULTI-TRUNK FULL CANOPY
12 MG	MAGNOLIA GRANDIFLORA 'BROWN BEAUTY'	SOUTHERN MAGNOLIA	NATIVE	65 GAL 35" CAL 12" TALL SINGLE LEADER FULL CANOPY
22 QV	QUERCUS VIRGINIANA	LIVE OAK	NATIVE	65 GAL 35" CAL 12" TALL SINGLE LEADER FULL CANOPY
3 IN5	ILEX X NELLIE STEVENS	NELLIE STEVENS HOLLY	NATIVE	25 GAL 2" CAL 7' TALL SINGLE LEADER FULL
108 JV	JUNIPERUS VIRGINIANA	SOUTHERN RED CEDAR	NATIVE	25 GAL 2" CAL 6' TALL SINGLE LEADER FULL
240 MF	MYRSINANTHES FRANSERENS	SIMPSONS STOPPER	NATIVE	3 GAL 24" - 30" TALL FULL SET 9 o.c.
120 TD	TRIFOLIUM DACTYLOIDES	FAKAHATACHEE GRASS	NATIVE	3 GAL 24" - 30" TALL FULL SET 9 o.c.
1120	LF - 6" TALL OPAQUE PRIVACY FENCE			
35,000	SF - ARGENTINE-PAHIA 500			



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

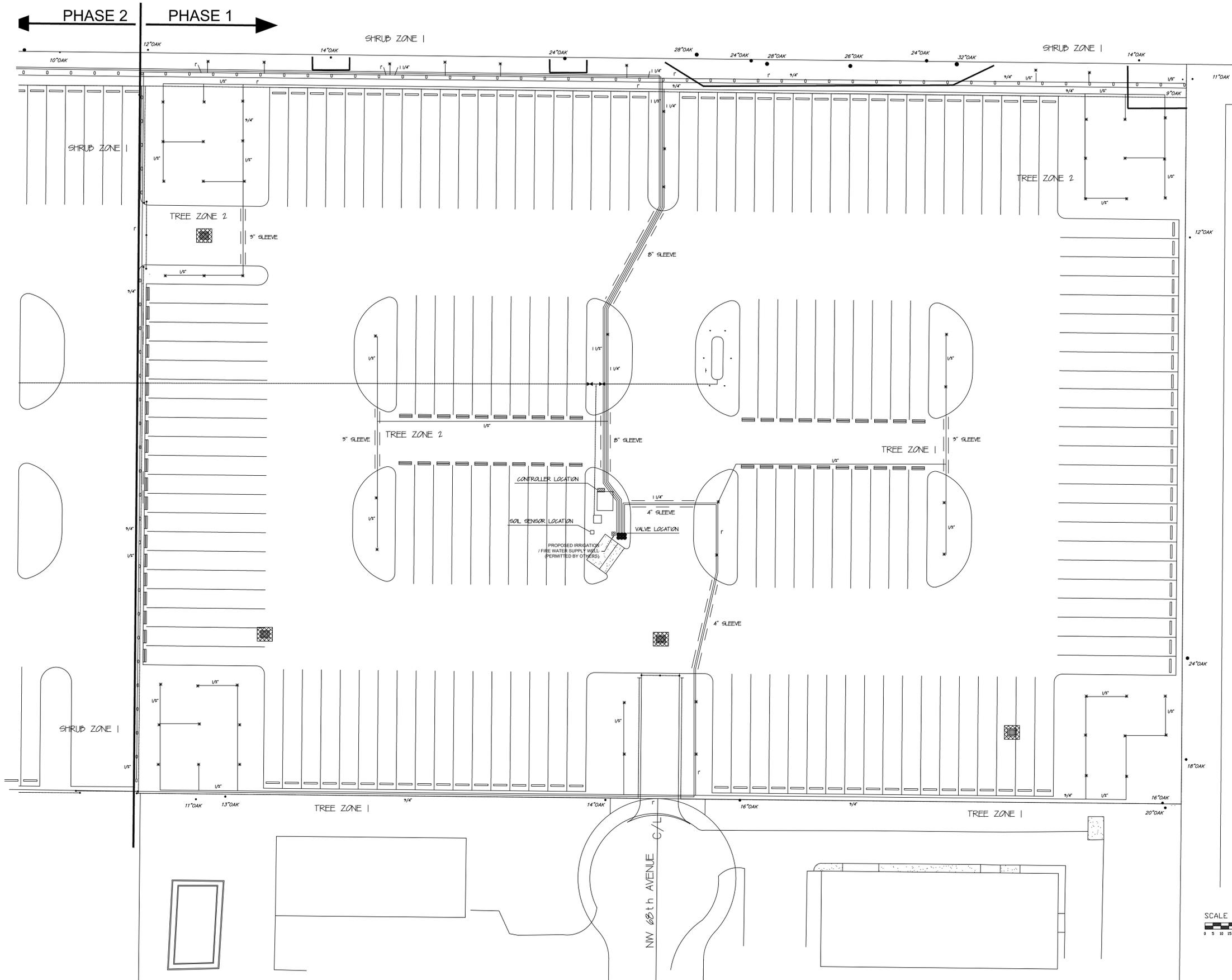
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OVERALL LANDSCAPE PLAN
 OCALA 3 PARKING
 MARION COUNTY FLORIDA

DRAWN BY: RAK
 DATE: 1 / 24
 SCALE: 1" = 50'
 JOB NO.:
 DRAWING NO.:
 NEW NAME:
 P.G.
 NO. DATE DESCRIPTION
 BY

RICHARD A KESSELRING JR., PLA, ASLA
 LANDSCAPE ARCHITECT, STATE OF FLORIDA #858

SHEET 001 of 001



- IRRIGATION LEGEND**
- HUNTER MP 1000 SERIES POP-UP SPRAY HEADS
 - × HUNTER PCD SERIES BUBBLER HEADS FOR TREES
 - SOIL SENSOR LOCATION
 - ⊗ PROPOSED WELL (SEE CIVIL PLANS)
 - HUNTER X-CORE (6 STATION) CONTROLLER
 - 1" NELSON VALVES IN WATER-RESISTANT BOXES
 - == SLEEVING - SCH. 40 PVC

IRRIGATION ZONE DATA

TREE ZONE 1	=	26.0 GPM
TREE ZONE 2	=	29.0 GPM
TREE ZONE 3	=	28.0 GPM
TREE ZONE 4	=	21.0 GPM
SHRUB ZONE 1	=	26.4 GPM
SHRUB ZONE 2	=	28.2 GPM

120.4 GPM x 15' = 2844 GPR x 2 = 5688 GPM / 7 = 812.5 GPD

GPM = GALLONS PER MINUTE
 GPR = GALLONS PER ZONE RUN TIME
 GPM = GALLONS PER WEEK
 GPD = GALLONS PER DAY



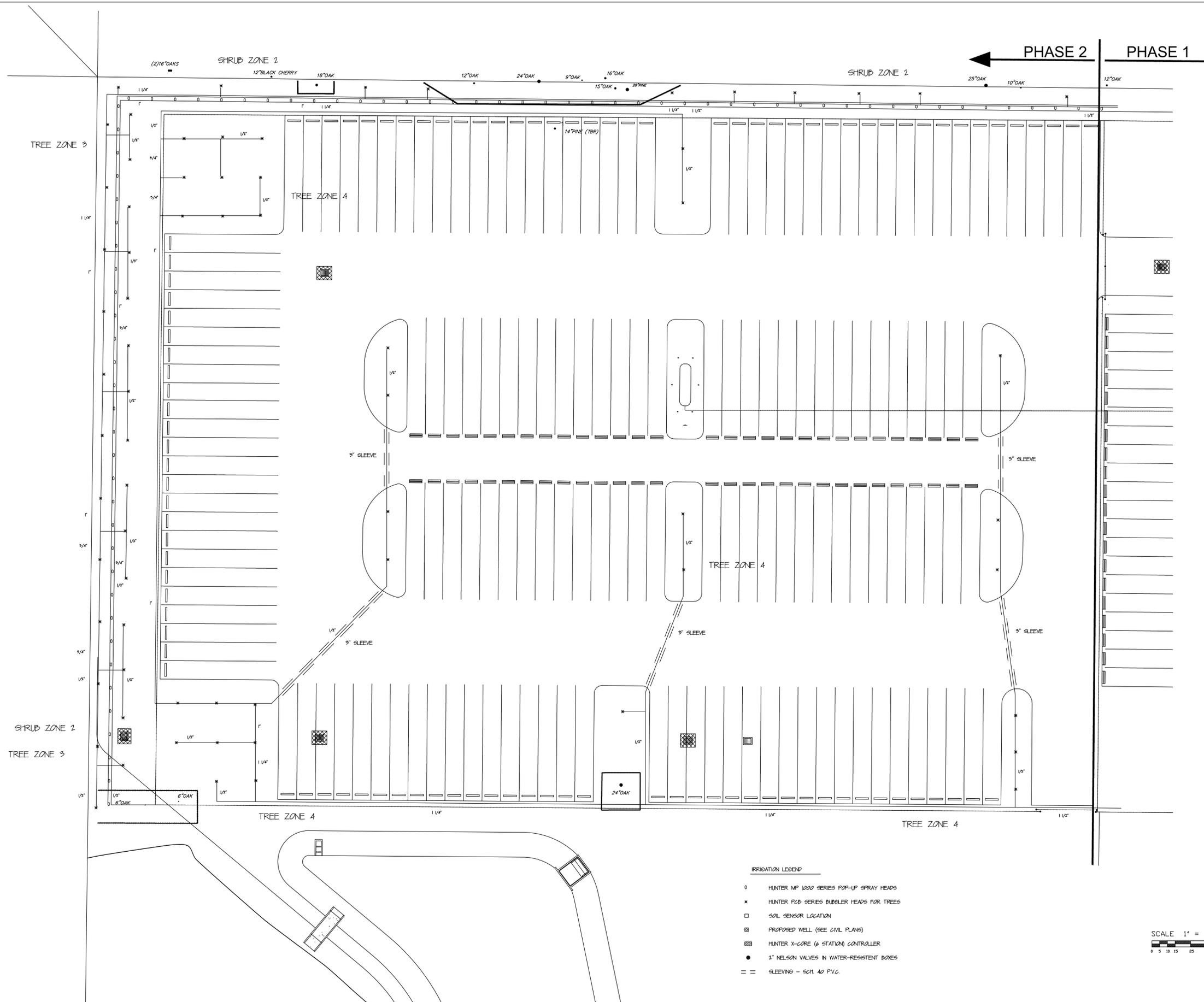
NO.	DATE	DESCRIPTION	BY

DATE:	1 / 24
DRAWING NO.:	
NEW NAME:	
SCALE:	1" = 30'
JOB NO.:	
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F#	

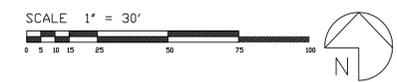
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IRRIGATION PLAN - EAST
 OCALA 3 PARKING
 MARION COUNTY FLORIDA



- IRRIGATION LEGEND**
- HUNTER MP 1000 SERIES POP-UP SPRAY HEADS
 - ✱ HUNTER PCD SERIES DUBBLER HEADS FOR TREES
 - SOL SENSOR LOCATION
 - ⊞ PROPOSED WELL (SEE CIVIL PLANS)
 - ▣ HUNTER X-CORE (6 STATION) CONTROLLER
 - 2" NELSON VALVES IN WATER-RESISTENT BOXES
 - == SLEEVING - SCH. 40 P.V.C.



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

DRAWN BY: RAK	DATE: 1 / 24	DRAWING NO.: 1" = 30'	JOB NO.:	PG.
SCALE:	1" = 30'	VIEW NAME:	FB.	NO. DATE
JOB NO.:	1" = 30'	VIEW NAME:	FB.	DESCRIPTION
JOB NO.:	1" = 30'	VIEW NAME:	FB.	BY

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IRRIGATION PLAN - WEST
 OCALA 3 PARKING
 MARION COUNTY FLORIDA

SHEET 1003 of 1003

LANDSCAPE NOTES

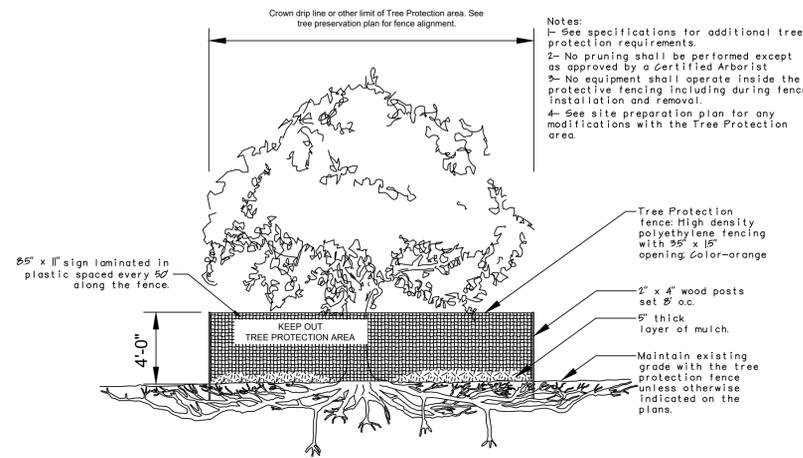
- ALL MATERIAL SHALL BE FLORIDA #1 GRADE OR BETTER
- ALL LANDSCAPED AREAS SHALL BE MULCHED WITH 2" - 5" OF FINE DARK MULCH
- MULCH SHALL NOT BE INSTALLED ON TOP OF THE ROOT BALLS OF ANY SHADE OR ORNAMENTAL TREES
- ALL MATERIAL INSTALLED SHALL MEET THE 2015 GRACES AND STANDARDS FOR LANDSCAPE INSTALLATION
- CERTIFICATION IS REQUIRED FROM THE NURSERY AND/OR THE LANDSCAPE CONTRACTOR THAT THE TREE ROOT BALL HAS BEEN SHAVED PER GRACES AND STANDARDS
- ALL TREES MUST BE INSPECTED AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO ACCEPTANCE
- ALL NEW TREES MUST BE GUAYED OR STAKED AS DETAILED
- EXISTING TREES THAT ARE TO REMAIN MUST BE PROTECTED THROUGHOUT CONSTRUCTION
- THE LANDSCAPE ARCHITECT SHALL REVIEW WITH THE CONTRACTOR ALL LANDSCAPING THAT IS TO BE DONE AND SHALL IDENTIFY THE LIMITS OF WORK
- PLACEMENT OF ALL LANDSCAPE MATERIAL MUST BE APPROVED BY THE LANDSCAPE ARCHITECT
- ALL LANDSCAPE MATERIAL MUST BE INSTALLED WITH NATIVE PEAT AND SLOW-RELEASE NITROGEN FERTILIZER
- ALL MATERIAL SHALL BE GUARANTEED FOR 30 DAYS FROM THE DATE OF ACCEPTANCE
- LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING IN ALL TREES & PALMS AND REMOVING AIR-POCKETS
- DURING THE ESTABLISHMENT PERIOD (FIRST 30 DAYS) THE LANDSCAPE CONTRACTOR SHALL APPLY A MINIMUM OF 60 - 80 GPD TO ALL NEW TREES
- LANDSCAPE CONTRACTOR MUST LOCATE ALL UNDERGROUND UTILITIES PRIOR TO ANY INSTALLATION
- NO PLANTINGS OR OTHER OBSTRUCTIONS MAY BE WITHIN THE 2' VEHICULAR OVERHANG AREA
- ALL NEW SOD SHALL BE ARGENTINE-PANIA INSTALLED WITH NO GRAPS OR OVERLAPS
- ALL WIRE / MESH PACKING MUST BE COMPLETELY REMOVED PRIOR TO ACCEPTANCE
- ALL SOD EDGES SHALL BE SHOVEL-CUT AND ROUNDED FOR MAINTENANCE
- JOINTS SHALL BE SANDED AS DIRECTED BY THE LANDSCAPE ARCHITECT
- PLANTING SOL USED FOR THE BUILDING PLANTERS AND BACKFILLING OF THE LANDSCAPE ISLANDS, ETC. MUST BE REVIEWED AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO ANY INSTALLATION. ALL SOL SHALL BE WEED-FREE, CONTAIN NO STICKS, ROCKS, OR OTHER FOREIGN OBJECTS, AND SHALL BE A MIXTURE OF 40% SAND, 50% LOAM, AND 10% TOP-SOL
- THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR THE PROPER DISPOSAL OF ALL PLANT MATERIAL, ROOTS, SOL, AND OTHER LANDSCAPE ITEMS REMOVED FROM THIS SITE
- THE LANDSCAPE CONTRACTOR MUST PROVIDE AN AS-BUILT OF THE IRRIGATION SYSTEM TO THE LANDSCAPE ARCHITECT PRIOR TO REQUESTING ANY INSPECTIONS AND/OR APPROVALS
- THE CONTRACTOR SHALL KEEP THE SITE CLEAN OF ALL DEBRIS, SEDIMENT, DIRT, ETC., AND ENSURE THAT THAT DRAINAGE SYSTEM REMAINS CLEAR AND THAT PEDESTRIAN WAYS ARE NOT BLOCKED
- DO NOT PLANT NEW TREES TOO DEEP. UNCOVER THE TRUNK FLARE AND SET THIS AT OR ABOVE THE SURROUNDING SOL LEVEL.
- REMOVE ANY TREE WRAP FROM AROUND THE TRUNK OF NEW TREES TO BE INSTALLED
- ALL NEW TREES AND SHRUBS MUST MEET THE 'AMERICAN STANDARDS FOR NURSERY STOCK' (ANSI 2601)
- LANDSCAPE ARCHITECT MAY REQUIRE PRUNING OF NEW TREES AFTER INSTALLATION IF IT IS DETERMINED THAT THE TREES NEED A SINGLE DOMINANT LEADER ESTABLISHED OR CLUSTER BRANCHES REMOVED
- ALL PLANT MATERIAL MUST MEET ALL OF THE SIZE SPECIFICATIONS, NOT JUST THE CONTAINER SIZE
- HAVING THE LANDSCAPE ARCHITECT APPROVAL OF PLANT PLACEMENT IS ESSENTIAL FOR ACCEPTANCE
- ALL SIZE SPECIFICATIONS SHOWN ON THE MATERIAL LIST ARE FOR THE HEIGHT OF THE MATERIAL UNLESS OTHERWISE NOTED. MEASUREMENT SHALL BE AS PER THE CURRENT INDUSTRY GRACES AND STANDARDS

MARION COUNTY NOTES

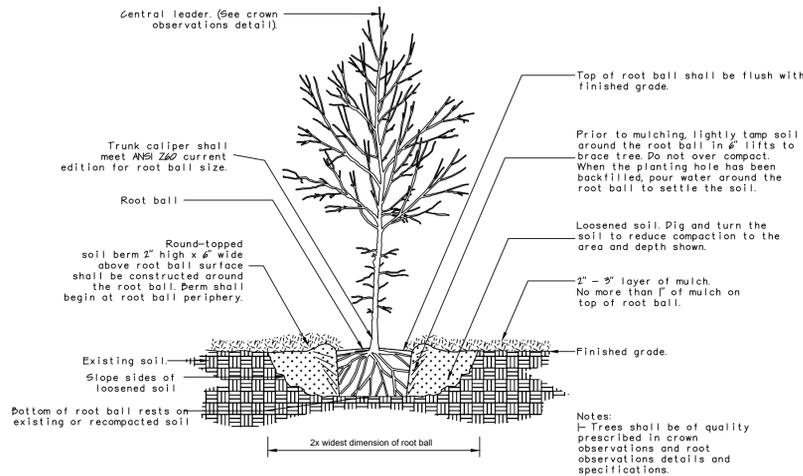
- TREE PROTECTION SHALL CONTINUE DURING THE COURSE OF CONSTRUCTION. IN SECTION 679 E SHALL BE COMPLIED WITH.
- ALL REQUIREMENTS OUTLINED IN SECTION 679 SHALL BE COMPLIED WITH FOR ANY REPLACEMENT TREES REQUIRED ON THIS SITE BY THIS CONSTRUCTION. ALL REQUIREMENTS OUTLINED
- THE PRELIMINARY AND FINAL INSPECTIONS AS OUTLINED IN SECTION 679 SHALL BE COMPLIED WITH. NO CERTIFICATE OF OCCUPANCY OR CERTIFICATION OF COMPLETION SHALL BE ISSUED UNTIL THESE INSPECTIONS HAVE BEEN COMPLETED AND APPROVAL GRANTED.
- NOTES HAVE BEEN SHOWN REGARDING LICENSING (6815, 6910), TREE PROTECTION (679 E), MAINTENANCE (6819, 6928), FERTILIZER USE (684), AND WATERING (693)
- ALL REQUIREMENTS OUTLINED IN SECTION 684 REGARDING FERTILIZER AND OTHER LANDSCAPE CHEMICALS SHALL BE COMPLIED WITH BY THE OWNER AND/OR OTHER LANDSCAPE PROFESSIONALS
- UPON COMPLETION OF THE INSTALLATION, THE CONTRACTOR SHALL REQUEST AN INSPECTION BY THE DESIGN PROFESSIONAL. A LANDSCAPE AND IRRIGATION AS-BUILT CERTIFICATION SHALL BE SIGNED AND SEALED BY THE DESIGN PROFESSIONAL AND SUBMITTED TO THE MARION COUNTY LANDSCAPE ARCHITECT PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
- ALL REQUIREMENTS OUTLINED IN SECTION 6819 REGARDING LANDSCAPE MAINTENANCE SHALL BE COMPLIED WITH BY THE OWNER AND/OR OTHER MAINTENANCE PROFESSIONALS
- ALL REQUIREMENTS OUTLINED IN SECTION 6816 REGARDING LANDSCAPE INSTALLATION AND MAINTENANCE LICENSING AND CERTIFICATION SHALL BE COMPLIED WITH
- ANY PERSON PROVIDING LANDSCAPE INSTALLATION SERVICES FOR HIRE SHALL MEET THE LICENSING AND CERTIFICATION REQUIREMENTS UNDER SECTION 6816
- ALL PLANTINGS SHALL BE INSTALLED ACCORDING TO BEST MANAGEMENT PRACTICES
- TREES AND PALMS SHALL BE PROPERLY PLANTED AND GUAYED OR STAKED
- ALL PLANTINGS SHALL BE PROPERLY WATERED DURING INSTALLATION AND THROUGH THE ESTABLISHMENT PERIOD FOR HEALTHY GROWTH AS RECOMMENDED BY UF/IFAS
- INSTALLATION SHALL MEAN SURVIVAL IN PERPETUITY AND REPLACEMENT IF NECESSARY OF ALL MATERIALS. DEAD AND/OR DYING PLANT MATERIAL SHALL BE REPLACED BY THE OWNER WITHIN 30 DAYS OF NOTIFICATION BY THE COUNTY

TREE PROTECTION NOTES:

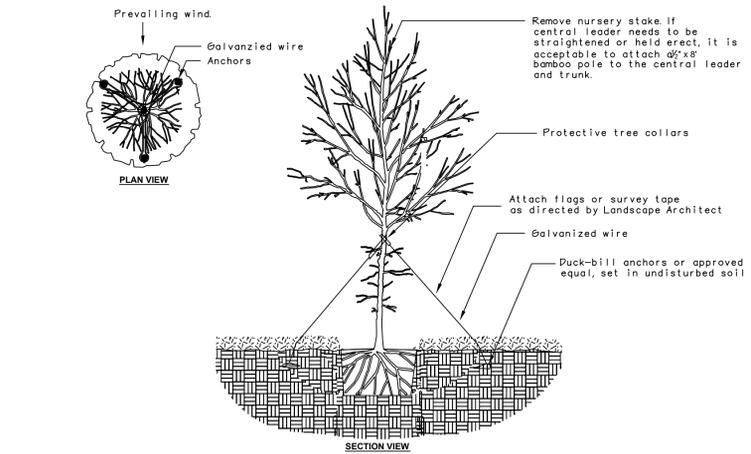
- TREE PROTECTION SHALL CONTINUE DURING THE COURSE OF CONSTRUCTION. THE FOLLOWING REQUIREMENTS SHALL BE CONDITIONS OF TREE REMOVAL PERMITS. ALL PERMITS FOR CONSTRUCTION IN PUBLIC RIGHT-OF-WAY, AND ALL DEVELOPMENT PERMITS ISSUED UNDER AND PURSUANT TO THIS CODE:
- THE CLEANING OF CONSTRUCTION EQUIPMENT OR MATERIAL OR THE DISPOSAL OF WASTE MATERIALS INCLUDING BUT NOT LIMITED TO PAINT, OIL, SOLVENTS, ASPHALT, CONCRETE, AND MORTAR WITHIN THE TPZ OF ANY TREE WHICH IS PROTECTED IS NOT ALLOWED.
 - 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.
 - THE CONTRACTOR SHALL INSPECT ALL TREE PROTECTION BARRICADES AND SIGNS ON A WEEKLY BASIS DURING THE COURSE OF CONSTRUCTION. ANY BARRICADE OR SIGN WHICH HAS BEEN DAMAGED OR IS MISSING SHALL BE REPLACED IMMEDIATELY.
 - IF ANY TREE WHICH HAS NOT BEEN APPROVED TO BE REMOVED IS DESTROYED, OR RECEIVES MAJOR DAMAGE DURING CONSTRUCTION, WITH THE EXCEPTION OF NATURAL EVENTS, SO AS TO PLACE ITS LONG TERM SURVIVAL IN QUESTION, THE TREE(S) MUST BE REPLACED AT AN EQUAL-OR-BETTER BASIS OF THE TOTAL (COMBINED) DBH OF THE TREE(S) SO DESTROYED OR DAMAGED. THE REPLACEMENT TREE(S) SHALL BE OF COMPARABLE SPECIES TO THE DESTROYED OR DAMAGED TREE(S) WITH A MINIMUM REPLACEMENT SIZE OF 36-INCH CALIPER. THE COUNTY RESERVES THE RIGHT TO ESTABLISH A REPLACEMENT VALUE FOR SUCH TREES AND PAYMENT INTO THE TREE MITIGATION FUND MAY BE AUTHORIZED BY THE COUNTY'S LANDSCAPE ARCHITECT.



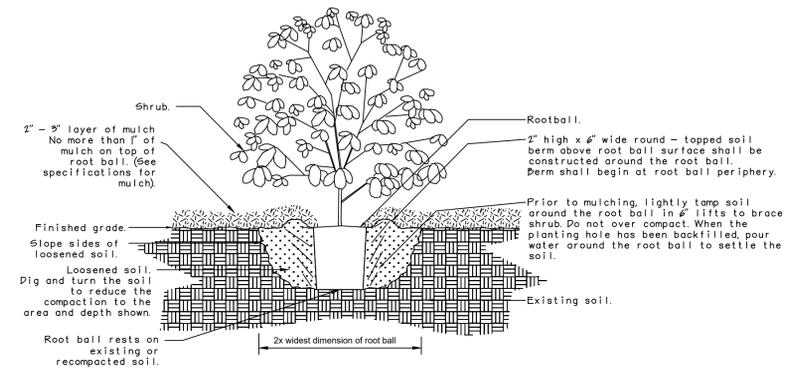
TREE PROTECTION



TREE INSTALLATION



TREE STAKING - TREES < 2" CALIPER



SHRUB INSTALLATION

NO.	DATE	DESCRIPTION	BY

DATE:	1 / 24
DRAWING NO.:	
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PG.	

ENVIRONMENTAL DESIGN
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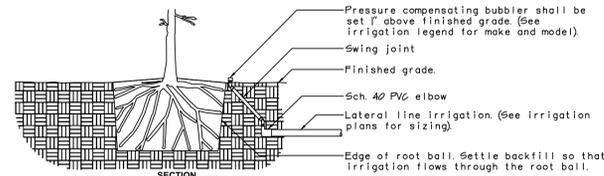
LANDSCAPE NOTES & DETAILS
OCALA 3 PARKING
MARION COUNTY FLORIDA

IRRIGATION NOTES

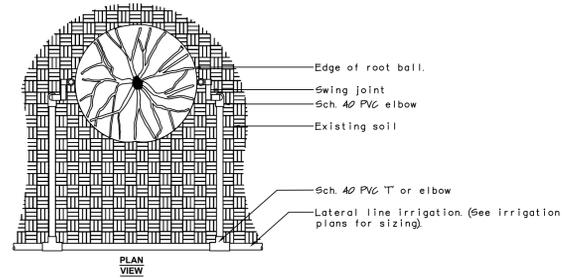
- MINOR CHANGES MAY BE MADE IN THIS LAYOUT WITH APPROVAL BY THE LANDSCAPE ARCHITECT
- ALL HEAD LOCATIONS MUST BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO ANY INSTALLATION
- HEADS SHALL BE 1/4, 1/2, OR FULL CIRCLE AS EACH LOCATION REQUIRES
- SPRAYS PATTERNS SHALL BE SET TO MINIMIZE SPRAY ONTO ADJACENT WALKS, DRIVES, AND BUILDINGS
- WATER SOURCE SHALL BE A NEW WELL INSTALLED FOR IRRIGATION AND FIRE USE. SEE CIVIL PLANS FOR DETAILS AND SPECIFICATIONS
- PRIOR TO ANY INSTALLATION, THE IRRIGATION CONTRACTOR SHALL INSPECT THE NEW WELL AND PUMP AS SHOWN ON THE CIVIL PLANS, AND PROVIDE ANY QUESTIONS TO THE LANDSCAPE ARCHITECT, IN WRITING, BEFORE ANY INSTALLATION. ANY MODIFICATIONS MUST BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO ANY INSTALLATION
- THE OWNER WILL PROVIDE ELECTRICAL SERVICE TO THE WELL SITE
- THE CONTROLLER SHALL BE LOCATED IN THE GENERAL AREA SHOWN AND SHALL BE MOUNTED AS APPROVED BY THE LANDSCAPE ARCHITECT IN A LOCKABLE CASE
- THE OWNER WILL PROVIDE AN ELECTRICAL OUTLET IN THE CONTROLLER AREA
- ALL VALVES SHALL BE INSTALLED IN WATER-RESISTANT BOXES
- ALL SLEEVING MUST BE INSTALLED PRIOR TO THE LIMEROCKING OF THE PAVED AREAS
- ALL SLEEVING SHALL BE SCH. 40 P.V.C. AND INSTALLED A MINIMUM OF 18" DEEP
- ALL FEEDER LINES SHALL BE INSTALLED A MINIMUM OF 12" DEEP
- RAINBIRD "RAINCHECK" DEVICE SHALL BE INSTALLED TO MINIMIZE IRRIGATION DURING SUFFICIENT RAINFALL (RSD SERIES) IN ADDITION, AN ACCLIMA TDT SENSOR WITH SOX CONTROL MONITOR MUST BE INSTALLED AS LOCATED BY THE LANDSCAPE ARCHITECT FOR PROPER IRRIGATION AMOUNTS
- THE ENTIRE SYSTEM MUST BE OPERATIONAL, REVIEWED, AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO FINAL ACCEPTANCE
- THE CONTRACTOR SHALL RETURN WITHIN THE FIRST 30 DAYS TO ADJUST THE SYSTEM AS NECESSARY AND DIRECTED BY THE LANDSCAPE ARCHITECT
- ALL LABOR AND MATERIALS SHALL BE GUARANTEED FOR 1 YEAR FOR FINAL ACCEPTANCE
- THE CONTRACTOR MUST PROVIDE AN AS-BUILT DRAWING TO THE LANDSCAPE ARCHITECT PRIOR TO FINAL ACCEPTANCE
- BACKFLOW PREVENTION DEVICE MUST BE INSTALLED AT THE WELL PER APPLICABLE CODES
- SLEEVES MUST BE INSTALLED IN ALL AREAS WHERE IRRIGATION PIPING IS INSTALLED UNDER PAVEMENT
- ZONES ARE DESIGNED TO FUNCTION AT 50 GPM AND 40 PSI AT THE VALVE LOCATIONS. CONTRACTOR SHALL BE RESPONSIBLE FOR TESTING AT ALL HEADS TO INSURE PROPER PRESSURE AND WATER QUANTITY FOR THE DESIGNED COVERAGE
- CONTRACTOR SHALL CONSULT WITH BOTH OWNER AND THE LANDSCAPE ARCHITECT FOR THE TIMING OF THE SYSTEM, BASED ON CURRENT WATER RESTRICTIONS
- SYSTEM DOES NOT PROVIDE 100% COVERAGE OF THE ENTIRE PROJECT SITE. CONTRACTOR MUST ADJUST HEADS TO COVER THE TREE AND SHRUB INSTALLATION AS DIRECTED BY THE LANDSCAPE ARCHITECT
- ALL LINE LOCATIONS MUST BE ADJUSTED ON-SITE TO INSURE THAT THEY DO NOT IMPACT THE MAJOR ROOT SYSTEMS OF THE TREES TO BE PRESERVED
- ALL IRRIGATION HEADS SHALL BE LOW-VOLUME MICRO-IRRIGATION TO MINIMIZE WATER CONSUMPTION
- SET RUN TIMES FOR THE SYSTEM PER RECOMMENDATIONS BY FAS @ EPIS/FAS/LEPU/AE220
- ON HEADS LOCATED BELOW THE VALVE LOCATIONS, INSURE CHECK VALVES ARE INSTALLED AT THE HEAD
- POP-UP HEIGHTS WITHIN SOD AREAS SHALL BE SET AT 6"
- ALL VALVES SHALL HAVE A FACTORY-INSTALLED FILTER SCREENY AND VERIFIED BY CONTRACTOR
- VERIFY CONTROLLER SET-UP WITH LANDSCAPE ARCHITECT PRIOR TO INSTALLATION
- ALL IRRIGATION INSTALLATION SHALL MEET 2018 GRADES AND STANDARDS
- NO IRRIGATION HEADS SHALL BE INSTALLED ON RISERS UNLESS SPECIFICALLY NOTED AND DETAILED
- ALL AS-BUILTS, VERIFICATIONS, ETC., MUST BE SUBMITTED PRIOR TO FINAL INSPECTION AND ACCEPTANCE
- BUBBLERS AT ALL TREES AND PALMS SHALL BE STAKED AT THEIR PROPER LOCATIONS

MARION COUNTY NOTES

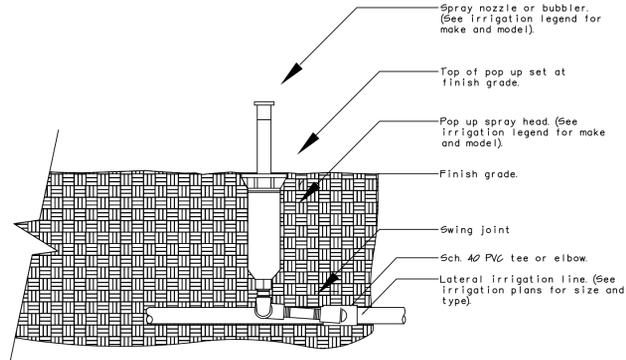
- UPON COMPLETION OF THE IRRIGATION SYSTEM INSTALLATION AND THE ACCEPTANCE OF THE AS-BUILT DIAGRAM AND OPERATIONAL INFORMATION, A FINAL INSPECTION AND LANDSCAPE / IRRIGATION RELEASE SHALL BE SIGNED AND SEALED BY THE IRRIGATION DESIGN PROFESSIONAL AND SUBMITTED TO THE MARION COUNTY LANDSCAPE ARCHITECT. ALL REQUIREMENTS OUTLINED IN SECTION 636 SHALL BE COMPLIED WITH BY THE IRRIGATION INSTALLATION PROFESSIONALS
- ALL REQUIREMENTS IN SECTION 638 REGARDING SYSTEM INSTALLATION, SCHEDULING, OPERATION, AND MAINTENANCE SHALL BE COMPLIED WITH. SYSTEM SHALL BE OPERATED AND MAINTAINED IN ACCORDANCE WITH FLORIDA-FRIENDLY BEST MANAGEMENT PRACTICES FOR PROTECTION OF WATER RESOURCES BY THE GREEN INDUSTRIES OF THE FLORIDA YARDS AND NEIGHBORHOOD PROGRAM
- ALL REQUIREMENTS OUTLINED IN SECTION 639 REGARDING THE IRRIGATION SCHEDULING SHALL BE COMPLIED WITH BY THE IRRIGATION INSTALLATION PROFESSIONALS
- ALL REQUIREMENTS OUTLINED IN SECTION 6310 REGARDING LICENSING AND CERTIFICATION OF THE IRRIGATION INSTALLATION AND MAINTENANCE PROFESSIONALS SHALL BE COMPLIED WITH
- NOTES HAVE BEEN SHOWN REGARDING CLOSE-OUT REQUIREMENTS (636) WATERING INSTALLATION (639) AND INSTALLATION LICENSING REQUIREMENTS (6310)



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

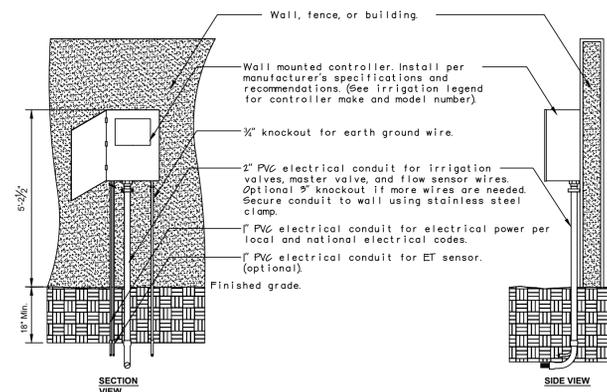


TREE BUBBLER LAYOUT



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

POP UP-SPRAY HEAD



Notes:
 1- Common and controller wire to be bundled using electrical tape at 18" on center.
 2- Grounding rods shall be located between 6'-0" to 12" away from the controller. Grounding rods shall be 6' in length. Connect the grounding rod to the controller using #4 gauge bare copper wire per manufacturer's specifications.
 3- Rain sensor device shall be installed within 3' of the controller, a minimum of 6' high, and out from any overhead obstructions such as building overhangs, trees, or utilities.

WALL MOUNTED CONTROLLER

NO.	DATE	DESCRIPTION	BY

DATE: 1 / 24	PG.
DRAWING NO.:	FB.
REV. NAME:	

DRAWN BY: RAK	SCALE: 1" = 30'	JOB NO.:
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IRRIGATION NOTES & DETAILS
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