SUBMITTAL SUMMARY REPORT
32837

PLAN NAME:	9494 SUMMERFIELD SELF-STORAGE	**LOCATION:**	9494 SE HWY 42 SUMMERFIELD,
APPLICATION DATE:	05/09/2025	**PARCEL:**	48320-000-00
DESCRIPTION:			

CONTACTS	NAME	COMPANY
Applicant	Radcliffe Engineering	Michael W. Radcliffe Engineering, Inc.
Applicant	Radcliffe Engineering	Michael W. Radcliffe Engineering, Inc.
Engineer of Record	Radcliffe Engineering	Michael W. Radcliffe Engineering, Inc.
Engineer of Record	Radcliffe Engineering	Michael W. Radcliffe Engineering, Inc.

SUBMITTAL	STARTED	DUE	COMPLETE	STATUS
OCE: Plan Review (DR) v.3	06/24/2026	07/01/2026		Approved
OCE: Plan Review (DR) v.2	06/11/2026	06/18/2026	06/19/2026	Requires Re-submit
OCE: Plan Review (DR) v.1	01/23/2026	02/06/2026	02/10/2026	Requires Re-submit
OCE: Plan Review (DR) v.1	08/13/2025	08/27/2025	11/13/2025	Requires Re-submit
OCE: Plan Review (DR) v.2				Not Received

SUBMITTAL DETAILS

OCE: Plan Review (DR) v.5

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
911 Management (DR) (911 Management)	Jamie Waldron	07/01/2026	06/29/2026	Approved
Comments	Sheet C001, under the Location Map, the Section should be 27. Please update on any future submittals.			
Environmental Health (Plans) (Environmental Health)	Evan Searcy	07/01/2026	06/25/2026	Approved
Fire Marshal (Plans) (Fire)	Jonathan Kenning	07/01/2026	06/24/2026	Approved
Growth Services Planning & Zoning (DR) (GS Planning and Zoning)	Kathleen Brugnoli	07/01/2026	06/26/2026	Approved
Landscape (Plans) (Parks and Recreation)	Susan Heyen	07/01/2026	06/26/2026	Approved
OCE Design (Plans) (Office of the County Engineer)	Gerald Koch	07/01/2026	06/30/2026	Approved

SUBMITTAL SUMMARY REPORT (32837)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
OCE Property Management (Plans) (Office of the County Engineer)	Delenie Roman	07/01/2026	06/30/2026	Informational

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 6/30/26

OCE Stormwater (Permits & Plans) (Office of the County Engineer)	Kevin Vickers	07/01/2026	06/29/2026	Approved

Recommendations 2.12.22 - Stormwater Tract/Right-of-Way - Appropriate drainage tracts/ROW shall be included on the final plat.

Recommendations 6.13.10.B Copy of NPDES Permit or NOI - Please provide a copy of the NPDES permit or NOI prior to construction.

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.

Recommendations 2.12.20 Stormwater Infrastructure Supports Phasing - Stormwater improvements must be in place to support each phase of development at time of phase completion.

Recommendations Copy of District Permit (County Interest) - Please provide a copy of the District permit prior to construction.

Corrections 2.12.8 - Topographical Contours (**Resolved**) - **Corrective Action:** (1) LDC requires that the survey have been performed in the last 12 months. You have one of two options for addressing this. You can have the surveyor recertify the survey. Or you can apply for a waiver. If there have been no changes to the site, staff can support the waiver. (2) LDC requires that one-foot contours extend 100 feet beyond the project boundary. A waiver may be pursued if desired. (3) Stormwater staff would recommend contacting the County Surveyor prior to applying for a survey waiver to verify he will support. - 2.12.8 - Topographical Contours: 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 Survey (Plans) (Office of the County Engineer)	Theresa Smail	07/01/2026	07/01/2026	Approved

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 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.F - North Arrow (**Resolved**) - 6.2.1.F - North Arrow: Provide north arrow and graphic drawing and written scale

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.

SUBMITTAL SUMMARY REPORT (32837)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
OCE Survey (Plans) (Office of the County Engineer)	Theresa Smail	07/01/2026	07/01/2026	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 6.2.1.E - Drawing legend (**Resolved**) - 6.2.1.E - Drawing legend: Provide a drawing legend as needed.

OCE Traffic (Permits & Plans) (Office of the County Engineer)	Sydney Oberdorfer	07/01/2026	06/25/2026	Approved
Utilities (OCE Plans) (Utilities)	Heather Proctor	07/01/2026	06/24/2026	Approved

Comments Previously approved. Project will connect to Marion County Utilities for both water and sewer. A pre-construction meeting with Utilities is required to be held prior to the start of any utility construction activities.

OCE: Plan Review (DR) v.4

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
911 Management (DR) (911 Management)	Jamie Waldron	06/18/2026	06/16/2026	Approved
Environmental Health (Plans) (Environmental Health)	Evan Searcy	06/18/2026	06/15/2026	Approved
Fire Marshal (Plans) (Fire)	Jonathan Kenning	06/18/2026	06/12/2026	Requires Re-submit

Comments 1) The plans do not indicate the locations of the Fire Department Connections (FDCs) serving the fire sprinkler systems. Please identify the location of all FDCs on the site plans.
2) The proposed fire hydrants are located downstream of the Double Check Detector Assembly. Fire hydrants shall be connected to the water supply upstream of the DDC to ensure an uninterrupted water supply for fire department operations.

Growth Services Planning & Zoning (DR) (GS Planning and Zoning)	Kathleen Brugnoli	06/18/2026	06/12/2026	Approved
Landscape (Plans) (Parks and Recreation)	Susan Heyen	06/18/2026	06/17/2026	Requires Re-submit

Comments 1. All shrubs shall be 18" ht at installation 2. Please submit a signed and sealed photometric plan

OCE Design (Plans) (Office of the County Engineer)	Gerald Koch	06/18/2026	06/18/2026	Approved
OCE Property Management (Plans) (Office of the County Engineer)	Delenie Roman	06/18/2026	06/18/2026	Informational

Comments Sunbiz/Map 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."
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- DR 6/18/26

SUBMITTAL SUMMARY REPORT (32837)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
OCE Stormwater (Permits & Plans) (Office of the County Engineer)	Kevin Vickers	06/18/2026	06/15/2026	Approved

Recommendations 2.12.20 Stormwater Infrastructure Supports Phasing - Stormwater improvements must be in place to support each phase of development at time of phase completion.

Recommendations 2.12.22 - Stormwater Tract/Right-of-Way - Appropriate drainage tracts/ROW shall be included on the final plat.

Recommendations 6.13.10.B Copy of NPDES Permit or NOI - Please provide a copy of the NPDES permit or NOI prior to construction.

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.

Recommendations Copy of District Permit (County Interest) - Please provide a copy of the District permit prior to construction.

Corrections 2.12.8 - Topographical Contours (**Resolved**) - **Corrective Action:** (1) LDC requires that the survey have been performed in the last 12 months. You have one of two options for addressing this. You can have the surveyor recertify the survey. Or you can apply for a waiver. If there have been no changes to the site, staff can support the waiver. (2) LDC requires that one-foot contours extend 100 feet beyond the project boundary. A waiver may be pursued if desired. (3) Stormwater staff would recommend contacting the County Surveyor prior to applying for a survey waiver to verify he will support. - 2.12.8 - Topographical Contours: 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 Survey (Plans) (Office of the County Engineer)	Theresa Smail	06/18/2026	06/16/2026	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 6.2.1.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 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 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.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.

OCE Traffic (Permits & Plans) (Office of the County Engineer)	Sydney Oberdorfer	06/18/2026	06/15/2026	Approved
Utilities (OCE Plans) (Utilities)	Heather Proctor	06/18/2026	06/18/2026	Approved

Comments Project will connect to Marion County Utilities for both water and sewer.

A pre-construction meeting with Utilities is required to be held prior to the start of any utility construction activities.

eREVIEW SESSION FILES:
2026-04-07_92nd-Summerfield_REV2_ESIGNED.pdf
9494 - Hydraulic Analysis dseal 6-11-26.pdf
9494 - Self Storage Landscape Plan_v1.pdf
9494 - Self Storage Site Plan_v2.pdf
9494 Resubmittal Letter 6-11-26.pdf
9494 Self-Storage Storm Report dseal 6-11-26.pdf
HWY 42 9494 Summerfield EALS.pdf
LS Design Report dseal 6-11-26.pdf

REVIEWER	MARKUP	DATE/TIME	FILE NAME	PG #
Kevin Vickers	60'-0"	06/15/2026 3:05	PM9494 - Self Storage Site Plan_v2.pdf	8
Susan Heyen	Info- will need to reach 3' ht in 1 year	06/17/2026 3:16	PM9494 - Self Storage Landscape Plan_v1.pdf	1
Susan Heyen	18" min ht at installation	06/17/2026 3:18	PM9494 - Self Storage Landscape Plan_v1.pdf	1

OCE: Plan Review (DR) v.3

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
911 Management (DR) (911 Management)	Janet Warbach	02/06/2026	02/04/2026	Approved
Environmental Health (Plans) (Environmental Health)	Evan Searcy	02/06/2026	01/30/2026	Approved
Fire Marshal (Plans) (Fire)	Jonathan Kenning	02/06/2026	01/23/2026	Approved

Comments Previously Approved

Growth Services Planning & Zoning (DR) (GS Planning and Zoning)	Kathleen Brugnoli	02/06/2026	01/23/2026	Approved
Landscape (Plans) (Parks and Recreation)	Susan Heyen	02/06/2026	02/09/2026	Deny

Comments Request applicant meet with Parks and Recreation regarding removal of large old growth Live Oaks

OCE Design (Plans) (Office of the County Engineer)	Gerald Koch	02/06/2026	02/10/2026	Approved

SUBMITTAL SUMMARY REPORT (32837)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
OCE Property Management (Plans) (Office of the County Engineer)	Elizabeth Woods	02/06/2026	02/04/2026	Informational

Comments REMARKS: Check SunBiz and Project Map - EMW 8.19.25//02.04.2026

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.

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

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Sec. 6.3.1.D.3 - Cross Access Easements

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

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OCE Stormwater (Permits & Plans) (Office of the County Engineer)	Kevin Vickers	02/06/2026	02/03/2026	Requires Re-submit

Recommendations 2.12.22 - Stormwater Tract/Right-of-Way - Appropriate drainage tracts/ROW shall be included on the final plat.

Recommendations 6.13.8.B(7) □ Minimum Pipe Size - Since the original comments were issued, the LDC was updated to allow for 15" conveyance pipe. No waiver required.

Recommendations 2.12.20 □ Stormwater Infrastructure Supports Phasing - Stormwater improvements must be in place to support each phase of development at time of phase completion.

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.

Recommendations Copy of District Permit (County Interest) - Please provide a copy of the District permit prior to construction.

Recommendations 7.1.3 □ Drainage Construction Specifications - A pipe material deviation request has been submitted to County Engineer for consideration. You will receive a letter in response to the request.

Recommendations 6.13.10.B □ Copy of NPDES Permit or NOI - Please provide a copy of the NPDES permit or NOI prior to construction.

SUBMITTAL SUMMARY REPORT (32837)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
OCE Stormwater (Permits & Plans) (Office of the County Engineer)	Kevin Vickers	02/06/2026	02/03/2026	Requires Re-submit

Corrections 2.12.8 - Topographical Contours (**Not Resolved**) - **Corrective Action:** (1) LDC requires that the survey have been performed in the last 12 months. You have one of two options for addressing this. You can have the surveyor recertify the survey. Or you can apply for a waiver. If there have been no changes to the site, staff can support the waiver. (2) LDC requires that one-foot contours extend 100 feet beyond the project boundary. A waiver may be pursued if desired. (3) Stormwater staff would recommend contacting the County Surveyor prior to applying for a survey waiver to verify he will support. - 2.12.8 - Topographical Contours: 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 Survey (Plans) (Office of the County Engineer)	Theresa Smail	02/06/2026	01/28/2026	Requires Re-submit

Corrections 6.2.1.F - North Arrow (**Not Resolved**) - 6.2.1.F - North Arrow: Provide north arrow and graphic drawing and written scale

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.

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Corrections 6.2.1.E - Drawing legend (**Not Resolved**) - 6.2.1.E - Drawing legend: Provide a drawing legend as needed.

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.

OCE Traffic (Permits & Plans) (Office of the County Engineer)	Chris Zeigler	02/06/2026	01/25/2026	Approved
Utilities (OCE Plans) (Utilities)	Heather Proctor	02/06/2026	02/06/2026	Requires Re-submit

Comments Current plan revisions are inconsistent with previous review cycles and verbal discussions. To discuss the outstanding requirements, contact Development Review Officer Heather Proctor (352-438-2846 | heather.proctor@marionfl.org

OCE: Plan Review (DR) v.1

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
911 Management (DR) (911 Management)		08/27/2025	11/09/2025	Requires Re-submit

Comments YES 2.12.8 - Legal description matches boundary on plan
NO 2.12.28 - Correct road names supplied Sheet C002 – Site Plan is missing the label for SE 94th Ct.
YES 6.2.1.F - North arrow and graphic drawing and written scale
N/A Additional 911 comments

Environmental Health (Plans) (Environmental Health)		08/27/2025	11/09/2025	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 Proposed abandonment of existing well will require an abandonment permit through the Department of Health in Marion County.

Fire Marshal (Plans) (Fire)		08/27/2025	11/09/2025	Requires Re-submit

Comments NO 6.18.2 - Fire Flow/Fire Hydrant Will need to provide the fire flow calculations for the storage buildings. Only one hydrant is shown on the plans.
YES 6.18.3 - Gated Communities/Properties
N/A 6.18.4 - Wildland Interface Area
INFO 6.18.5 - Access Control Box Buildings that have a fire sprinkler and alarm system will need to have knox box installed.
NO 6.18.2.D - Fire Department Connections Mini storage buildings greater than 2500 sqft are required to be protected with a fire sprinkler and fire alarm system. Plans will need to show the fire department connection.
NO NFPA 1 Chapter 11.10.1 - In Building Minimum Radio Signal Strength Please note on the utility page. Building shall comply with the In Building Public Safety Minimum Radio Signal Strength requirements per NFPA 1 Chapter 11.10.1. The location will need to hire an independent firm to test the strength of the signal and if deemed necessary add equipment which allows the building to meet the minimum policies. The building must have a passing radio test prior to calling for the final fire inspection of the building. Any installation of equipment must be done under a permit and be approved by the office of the fire marshal.
YES 6.18.2.G - Painting and Marking of Fire Hydrants
NO NFPA 1 Chapter 18.2.3 - Fire Dept Access Roads Will need to further discuss access around the rear side of Building G as the distance behind the building is greater than 150 feet.
YES Additional Fire comments

Growth Services Planning & Zoning (DR) (GS Planning and Zoning)		08/27/2025	11/09/2025	Requires Re-submit

Comments Land Use Current Review: Rejected

YES 2.12.4.L(2)/3.2.3 - Use Consistent with FLU Designation?

NO 2.12.4.L(3) - All applicable Developer's Agreements listed? Please provide DA information on cover page.
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?
INFO 2.12.4.L(6) - Gross/wetland/floodplain acreage listed? No floodplain.
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?
YES 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?]
INFO 6.5 & 6.6 - Habitat Preservation/Mitigation Provided? FWC permit will be required for preservation and/or mitigation of listed species on-site
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)?]
YES 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?]
YES 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: Rejected

YES 2.12.4.C - Owner and applicant name Owner/engineer certification included
YES 2.12.4.L(1) - Parcel number Included (PID 48320-000-00)
NO 2.12.21/6.3.1.C(10) - Land use and zoning on project and on adjacent properties shown Please specify PUD Case No. 221108ZP on cover sheet.
Residential is not a FLU designation. Sheet 002 indicates incorrect zoning/FLU designation for residential lots (and WRA lot) to east of subject property/across SE Hwy 42. Sheet 002 indicates incorrect FLU designation for southern/western half of PID 48320-000-00. Cover sheet has correct zoning/FLU of subject property. Please update site plan.
NO 2.12.4.L(4) - Zoning requirements: lot width, area , setbacks , coverage (floor area ratios) and parking Please indicate required/proposed building height. Site plan indicates 34' front setbacks for front buildings. Please correct and explicitly show required front/side/rear setbacks on site plan.
NO 2.12.23/4.2 -Setbacks, dimensions for all improvements, and easements Please indicate SF of each building on sheet 002. See zoning requirement comments on setbacks
NO 2.12.24 - Landscape requirements/6.8.6 - Buffering Staff notes utilities easement in the same place as proposed buffers. Please note that buffers were a condition for PUD approval. In the case that the buffers are cleared, a zoning code violation would exist and the site may be subject to the code enforcement process, at the property owner's risk.
Please provide typical detail of buffers (for buffers with/without 6' opaque fence).
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 Included in sheet 001
INFO 2.12.6 - Location of water and sewer. Does this need a special use permit? Within Marion County Utilities service area. Defer to MCU
YES 2.12.9 - Show adjacent streets serving development Included
YES 2.12.32 - Show 100yr flood zone FEMA Flood Zone X

INFO 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) EALS submitted and transmitted on 8/25/25. A new EALS will be required if major site plan review is ongoing by 10/24/25.
NO 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 Dimensions of parking spaces provided in sheet 007. Please indicate parking lot aisle dimensions on sheet 002. Please indicate screening requirements for parking areas are met, per LDC Sec. Sec. 6.8.7. Please provide written narrative of business operations and indicate WHERE parking spaces can be properly supplemented by proposed aisles.
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. Sign is indicated and shall not be within buffer. Please note that signs will require separate sign permit.
NO 2.12.19 - Provide dimensions and location of all existing site improvements; dimensions and location for all proposed site improvements with all setbacks Please indicate SF of each building on sheet 002. See zoning requirement comments on setbacks
INFO 2.12.27 - Show location of outside storage areas No outdoor storage area
INFO 5.2 & 5.3 - Verify any overlay zones such as ESOZ, Springs Protection, or Flood Plain FEMA Flood Zone X
No ESOZ
Secondary Springs Protection Zone
INFO Additional Zoning comments Per PUD Case No. 221108ZP, self-storage SF shall be restricted to 196,750 for entire parcel. Creation of commercial outparcels and residential subdivision will require approval of Master Plan, Preliminary Plat, Improvement Plan, and Final Plat.

Landscape (Plans) (Parks and Recreation)	08/27/2025	11/09/2025	Requires Re-submit

SUBMITTAL SUMMARY REPORT (32837)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
Landscape (Plans) (Parks and Recreation)		08/27/2025	11/09/2025	Requires Re-submit

Comments

PEND 2.12.18 - All trees 10" DBH and larger
PEND 2.12.25 - Marion Friendly Landscape Areas
INFO 6.7.3 - Tree protection Sec. 6.7.3. - Tree protection.
A.Design for the protection of trees.(1)Every reasonable effort should be made to minimize tree removal. Tree preservation shall be an integral part of the site planning or subdivision design process. Tree preservation shall be conceived in a total pattern throughout the site, integrating the various elements of site design, preserving and enhancing the particular identity of the site.(2)The preservation of existing trees and vegetation for use as perimeter land use buffers shall be considered during the site design process and implemented to preserve habitat while lowering the cost of development.
A proper evaluation shall be made to determine if existing protected trees, or groups of trees, are good candidates for preservation before final site plans are developed. The evaluation shall be used to guide decisions about tree preservation, tree protection, and tree removal and shall include:(a)Determination of species of tree(s);(b)Assessment of the health of the tree(s);(c)Determination of the condition of the tree(s) based on the species, health, and age and whether the tree(s) will provide a lasting value to the finished project (trees with fast growth habits and have a shorter life span may not be desirable);(d)Assessment of the size (DBH and canopy) of the tree(s);(e)Assessment of the rarity, uniqueness, and character of the tree(s);(f)Assessment of the historic value, status as a specimen tree, or other outstanding quality;(g)An general overview of the site and whether the tree(s) will provide a lasting and positive contribution to the site and general surroundings, and(h)Determination if any minor alternations to the site topography will impact the long-term viability of preserving existing trees.
PEND 6.7.4 - Shade tree requirements
PEND 6.7.6 - Tree removal submittal requirements
PEND 6.7.8 - Protected tree replacement requirements
PEND 6.7.9 - Replacement trees; general requirements
PEND 6.8.2 - Landscape plan requirements (details, schedule, calculations, notes)
PEND 6.8.3 - Landscape design standards
PEND 6.8.4 - Landscape area requirements for non-residential development
PEND 6.8.5 - Landscape area requirements for residential and mixed use developments
PEND 6.8.6 - Buffers
PEND 6.8.7 - Parking areas and vehicular use areas
PEND 6.8.8 - Building landscaping
PEND 6.8.9 - Service and equipment areas
PEND 6.13.3.C(5) - Landscaping of public stormwater management facilities
PEND 6.13.3.D(4) - Landscaping of private stormwater management facilities
PEND 6.8.10 - General planting requirements (specifications)
PEND 6.8.11 - Landscape installation
PEND 6.8.12 - Landscape completion inspection requirements
PEND 6.9.2 - Irrigation plan requirements (details, legend, notes)
PEND 6.9.3 - Irrigation design standards
PEND 6.9.5 - Irrigation system installation
PEND 6.9.6 - Completion inspection requirements
PEND 6.19.3 - Outdoor lighting plan requirements
PEND 6.19.4 - Exterior lighting design standards
PEND 5.5.4.B - Permitted uses within Springs Protection Overlay Zone
NO Additional Landscape comments 1. Please submit Tree Preservation, Signed and sealed Landscape, irrigation and Photometric plans for review. 2. Sec. 6.7.7. - Review and approval procedures.
A.During review of tree preservation submittals, the County's Landscape Architect or his designee may determine that modifications of the proposed plans or calculations are necessary. Conditions that may require changes include, but are not limited to, the following: (1)Preserving any tree due to their age, size, rarity, uniqueness, historic value, status as a specimen tree, or other outstanding quality. (2)Proposed grading or clearing activities do not follow the requirements of this division.(3)Proposed habitat destruction which conflicts with the requirements in Division 6.6. - Site has several very large, old growth Live Oaks that need to be preserved. Site plan as submitted does not show preservation. Please contact Parks reviewer to meet and discuss.

SUBMITTAL SUMMARY REPORT (32837)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
OCE Design (Plans) (Office of the County Engineer)		08/27/2025	11/09/2025	Approved

Comments

YES 2.21.2.B - Major Site Plan fee of $1,000..00 + ($10.00 x total site acreage) 8/19/25-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
NO 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 8/19/25-Title block on ALL sheets denoting type of application:
Missing (Major Site Plan)
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 8/19/25-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 (32837)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
OCE Property Management (Plans) (Office of the County Engineer)		08/27/2025	11/09/2025	Approved

Comments

INFO Major Site Plan Check SunBiz and Project Map - EMW 8.19.25

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 (32837)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
OCE Stormwater (Permits & Plans) (Office of the County Engineer)		08/27/2025	11/09/2025	Requires Re-submit

Comments

NO 2.12.4.L(9)(b) - Data Block (Impervious Area) Please provide data block on the cover sheet detailing the existing and proposed impervious & pervious area in SF, ac, and %. Please include any offsite drainage to your site in the data block.
NO 2.12.8 - Topographical Contours (1) LDC requires that the survey have been performed in the last 12 months. You have one of two options for addressing this. You can have the surveyor recertify the survey. Or you can apply for a waiver. If there have been no changes to the site, staff can support the waiver. (2) LDC requires that one-foot contours extend 100 feet beyond the project boundary. A waiver may be pursued if desired.
YES 2.12.9/10 - Existing Drainage Right-of-Way/Easements
NO 2.12.9/10 - Proposed Drainage Right-of-Way/Easements (1) Proposed Major Site Plan appears to rely on a plat to establish parcels for development. Please clarify that a preliminary and final plat will be submitted. (2) Appropriate drainage easements/ROW shall be included on the final plat.
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 completion.
YES 2.12.38 - Stormwater Maintenance Entity
YES 6.13.2.C - Geotechnical Investigation Report
YES 6.13.7 - Geotechnical Criteria
NO 6.13.2 A(1)/(2) - Contributing Basins/Tc See comment under "6.13.2.B(4) - Hydrologic Analysis"
NO 6.13.2.B(1)/(2) - Runoff Analysis/ Tc Calculations See comment under "6.13.2.B(4) - Hydrologic Analysis"
YES 6.13.2.A(4) - Stormwater Features & Connective Elements
NO 6.13.2.A(3) - Retention/Detention Area Design Parameters Add coordinates or dimensions to the major pond components (changes in alignment, corners, etc) for constructability.
YES 6.13.3 - Type of Stormwater Facility Criteria
YES 6.13.4 - Stormwater Quantity Criteria
NO 6.13.2.B(4) - Hydrologic Analysis There are areas to the east and west of the developing area that will drain to the proposed DRA that do not appear to be accounted for the in the drainage basin delineation on the drainage plan. Some of the areas are offsite drainage. Are these areas considered in the DRA design?
NO 6.13.4.C - Discharge Conditions See comment under "6.13.2.B(4) - Hydrologic Analysis"
NO 6.13.2.B(6) - Freeboard See comment under "6.13.2.B(4) - Hydrologic Analysis"
NO 6.13.4.D - Recovery Analysis See comment under "6.13.2.B(4) - Hydrologic Analysis"
N/A 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
YES 6.13.8.B(3) - Lane Spread Calculations
NO 6.13.2.A(9) - Access Accommodates Stormwater Please clarify the grading of the driveway inside the ROW. It's difficult to tell which way the driveway drains.
NO 6.13.8.B(7) - Minimum Pipe Size LDC requires conveyance pipes to be a minimum of 18" diameter or equivalent. Reduction in pipe size to 15" for conveyance and 12" for yard drains may be supported with corroborating calculations; applicants can request a waiver.
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
INFO 6.13.2.B(8) - Calculation & Plan Consistency 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.
NO 6.10 - Karst Topography and High Recharge Areas Please provide a signed & sealed Karst analysis.
NO 7.1.3 - Drainage Construction Specifications LDC requires the use of RCP pipe for stormwater conveyance piping. To pursue using an alternative material, the engineer needs to submit a request letter identifying the alternative material type requested, explanation for why alternative pipe material is being requested, and providing documentation of compliance with the following conditions: 1. Pipe service life shall be equal to or greater than 100 years. 2. Pipe diameter for High Density Polyethylene (HDPE) and Polypropylene shall be 48” maximum. 3. Polyvinyl Chloride (PVC), HDPE, and Polypropylene pipe shall not be installed exposed to direct sunlight. 4. Steel pipe shall only be listed as an option after consideration of all other pipe materials and justification is provided. 5. Justification for steel pipe shall include, but not be limited to data and values of water levels, soil conditions, resistivity, pH, chlorides and sulfates. 6. Pipe shall not be installed outside of the allowable maximum and minimum cover heights as specified by the manufacturer.
YES 6.13.12 - Operation and Maintenance
NO 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 (32837)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
OCE Survey (Plans) (Office of the County Engineer)		08/27/2025	11/09/2025	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 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
NO 2.12.8 - Provide current boundary and topographic survey less than one year old Please provide updated boundary and topographic 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

OCE Traffic (Permits & Plans) (Office of the County Engineer)		08/27/2025	11/09/2025	Requires Re-submit

Comments

YES 2.12.9 - Location and dimensions of streets and right-of-way
YES 2.12.20 - Phases of development
N/A 2.12.30 - Route Plan
YES 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
NO 6.11.9.B - Traffic signs 8/26/25 - 1) Signs at driveway exit onto SE HWY 42 are shown too close to the edge of the roadway. Make adjustments according to LDC Sec. 7.3.1 TS025 as shown on details sheet C008 of 11. Include a note to refer to detail as needed. 2) Eliminate one way sign proposed for grass median.
NO 6.11.9.C - Pavement marking 8/26/25 - Adjust stop bar location at driveway exit onto SE HWY 42 to be consistent with LDC Sec. 7.3.1 TS025 as shown on details sheet C008 of 11. Include a note to refer to detail as needed.
N/A 6.12.1.A. - Transportation Facilities - Purpose and Intent
N/A 6.12.2 - Right-of-way
INFO 6.12.11 - Turn lanes 8/26/25 - It is not anticipated this phase of development would incur impact sufficient to require proportionate share transportation improvements as required by the approved traffic study and developer's agreement term #4. However, a plan needs to be developed regarding timing of such payment given the proposed phasing plan.
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)		08/27/2025	11/09/2025	Requires Re-submit

SUBMITTAL SUMMARY REPORT (32837)

Comments

YES Marion County Utilities Contact Information Correct on C001 Cover sheet.
YES Parcel numbers identified in project match proposed site plan layout 48320-000-00. HWY 42 between 441 and 301
YES 6.14.2.A(1) - Public water service area/provider MCU
YES 6.14.2.A(1) - Public sewer service area/provider MCU
N/A 6.14.2.A(1) - Letter of Availability and Capacity (w/Location Map of water and/or sewer as app) from provider
NO 6.14.2.A - Water Connection Requirements 9/5/25 – The project will connect to Marion County water infrastructure. Connection points are to be revised from the current plans. Marion County Utilities will provide additional comments and requests upon resubmittal of the Phasing Utility Plans and the Master Utility Plan. MCU to provide as-builts if available to EOR.
NO 6.14.2.A - Sewer Connection Requirements 9/5/25 – The project will connect to Marion County sewer infrastructure. Connection points are to be revised from the current plans. Marion County Utilities will provide additional comments and requests upon resubmittal of the Phasing Utility Plans and the Master Utility Plan. MCU to provide as-builts if available to EOR.
N/A 6.14.2.C.2(e) - Grease Trap, FOG Worksheet
N/A 6.14.2.C - Industrial Pretreatment
N/A 6.14.3 - Onsite Waste Treatment and Disposal System (OSTDS) - connection requirement on plan
YES 6.14.3.B - Springs Protection Zone Secondary
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.
NO 6.14.4 - Water (irrigation) Capital Charges and Flow Rates - total irrigated area identified Will the storage facility be irrigating with MCU water?
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.
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
NO 6.14.5.A(3) - Submittal Requirements - Lift Stations layout, elevations, schedules To be determined. The Engineer of Record (EOR) must evaluate whether the proposed infrastructure can gravity feed to the existing MCU manhole to the west, or if a public lift station will be required for future phases.
INFO 6.14.5.A(6) - Submittal Requirements - Manhole locations, rim and invert elevations outside paved areas TBD
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
INFO 6.14.5.B - Construction Notes - Cover, horiz/vert datums, construction requirements Horizontal and/or Vertical control is to provided per LDC Div. 4. (LDC 6.14.5 (2)b)

INFO 6.14.5.B - Construction Notes - UT DETAILS - current LDC version Details are likely to change with plan resubmission.
INFO 6.14.5.C - All issued permits related to this project shall be submitted to MCU (DOT, ROW, misc) Copies of all related permit applications and issued permits shall be submitted to the Development Reviewer for Marion County Utilities Department, prior to or at the pre-construction meeting.
YES 6.14.5.C - DEP permit for water mains to be constructed/owned by MCU
YES 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
YES 6.14.5.C - DEP permit for sewer mains to be constructed/owned by developer
INFO 6.14.5.D - Hydraulic Analysis The Hydraulic Analysis has not been provided for this site. (LDC 6.14.5.C)

YES 6.14.6 - Design Criteria for Utility Systems to be owned/maintained by MCU
NO 6.14.7 - Construction Inspection - PLAN NOTE: C003 - Utility Notes #5: MCU's Construction Division contact should be 352-307-6000, Ext 5.
NO 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 9/5/25
INFO 6.14.9.B - Transfer of Facilities to Marion County Utilities - PLAN NOTE: 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.

INFO 6.14.9.B - Bill of Sale 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. Please note: Marion County Utilities (MCU) will not sign any FDEP clearance applications until the completed Bill of Sale has been received.

YES 6.15.1 - Potable Water Distribution System
N/A 6.15.2 - Decentralized Water System (WTP)
INFO 6.15.3 - Fire Protection/Fire Flow Capacity Water service will be provided by Marion County Utilities. Please consult with Marion County Fire Rescue for any additional comments or requirements related to fire protection. (2) Private fire hydrants to be painted yellow.

INFO 6.15.4 - Water Main Piping Installation MCU recommends connection at SE 65th Mulberry Lane and CR 42, near the future phase road that will lead into the neighborhood, to ensure system redundancy and provide adequate fire flow. (2) If the water main's secondary connection is on the east side of the property where the FM is currently proposed to connect, MCU requires the WM to be ductile iron.
INFO 6.15.5 - Water Service and Connection Provide a basic Utility sheet for the residential phase for department review.
NO 6.15.6.A - Potable Water Metering - individual/banked, size Meter size needs to be displayed on plans.
INFO 6.15.6.B - Irrigation Water Metering - size See previous comment. TBD
N/A 6.15.6.C - Sewer service only (water meter required/shown)
INFO 6.15.6.D - Meter Location Meter shall remain in ROW with resubmittal of new connection.
N/A 6.15.6.E - Meter Easements
YES 6.15.6.F - Meter Boxes
YES 6.15.6.G & H - Meter Sizing TBD
YES 6.15.7 - Cross Connection Control and Backflow Prevention Shown on plans. The irrigation meter will need Backflow as well, if served by MCU.
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 To be determined.
N/A 6.16.5.A & B - Private Wastewater Pump Stations
INFO 6.16.5.C - Public Wastewater Pump Stations (MCU Standards) The current plan sets indicate that the project will include a public lift station scheduled for a future phase. Final determination will be made based on the resubmittal.
N/A 6.17 - Water Reclamation/Reuse Facilities
INFO Article 7 - Construction Standards - PLAN NOTE: 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).

YES Utilities Plan Review Fee per Resolution 15-R-583 - payable to Marion County Utilities Utilities Plan Review Fee: 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# 32837

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.

INFO Additional Utilities comments Per the meeting with the Engineer of Record (EOR) on 9/5/2025, additional plan changes are to be made by the developer. Marion County Utilities (MCU) will review the Master Utility Plan and associated changes prior to the next submittal to ensure efficiency and provide feedback. EOR to determine if they can obtain an easement to Manhole-5141, to the west of project parcel.
INFO 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
N/A Additional Utilities comments

9494 SUMMERFIELD SELF-STORAGE

MAJOR SITE PLAN
MARION COUNTY, FLORIDA

MARION COUNTY PROJECT No. 32837
PUD CASE No. 221108ZP

Sunshine 811
Call 811 or www.sunshine811.com two full business days before digging to have utilities located and marked.

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

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

NO CHANGE TO THE WORK AS SHOWN ON THE APPROVED PLANS SHALL BE MADE WITHOUT NOTIFICATION TO AND APPROVAL BY THE OFFICE OF THE COUNTY ENGINEER

General Notes:

1. CONTRACTOR SHALL FILE A NOI (NOTICE OF INTENT) WITH FDEP PRIOR TO CONSTRUCTION. A COPY OF THE NOI MUST ALSO BE SENT TO MARION COUNTY PRIOR TO CONSTRUCTION.
2. CONTRACTOR SHALL COORDINATE WITH THE FIRE DEPARTMENT FOR FIRE PROTECTION IN COMPLIANCE WITH CURRENT N.F.P.A. CODES AND STANDARDS.
3. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES AND REPORT ANY DISCREPANCIES (IF ANY) TO THE PROJECT ENGINEER.
4. SITE CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANIES FOR CONDUIT INSTALLATION AS REQUIRED FOR ELECTRIC AND TELEPHONE. ALL ELECTRIC TO THE PROPOSED BUILDING AND TO PARKING AREA LIGHT FIXTURES IS TO BE PLACED UNDERGROUND AT THE EXPENSE OF THE OWNER.
5. OWNER TO COORDINATE WITH PROJECT ELECTRICAL CONTRACTOR FOR PARKING LOT LIGHTING AND ELECTRICAL SERVICE.
6. SUBJECT TO EASEMENTS, RIGHTS OF WAY, RESTRICTIONS, AND RESERVATIONS OF RECORD. ALL CONSTRUCTION COVERED BY THESE PLANS SHALL COMPLY WITH THE MATERIAL REQUIREMENTS AND QUALITY CONTROL STANDARDS CONTAINED IN THE MARION COUNTY LAND DEVELOPMENT CODE. ALL CONSTRUCTION PERFORMED IN MARION COUNTY RIGHT-OF-WAY REQUIRES A RIGHT-OF-WAY PERMIT, ALL CONSTRUCTION IN FDOT RIGHT-OF-WAY REQUIRES A PERMIT FROM FDOT.
7. ORIENTATION FOR THE IMPROVEMENTS SHOWN HEREON SHOULD NOT BE USED TO RECONSTRUCT BOUNDARY LINES. ADDITIONS OR DELETIONS TO SURVEY MAPS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
8. REPRODUCTIONS OF THIS SKETCH ARE NOT VALID UNLESS SEALED WITH AN EMBOSSED ENGINEER'S SEAL.
9. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MARION COUNTY LAND DEVELOPMENT CODE AND THIS PLAN.
10. ALL STORMWATER MANAGEMENT SYSTEMS SHALL BE COMPLETED PRIOR TO THE CONSTRUCTION OF IMPERVIOUS AREAS.
11. ALL DRAINAGE STRUCTURE INVERTS SHALL BE GROUTED TO ELIMINATE SUMP CONDITIONS UNLESS OTHERWISE INDICATED. SEE SHEET 4 OF FDOT STANDARD PLAN 425-001 FOR REFERENCE.
12. SURVEY INFORMATION PROVIDED BY CLYMER FARNER BARLEY.
    (SEE SEPARATE SURVEY SUPPLIED ALONG WITH THIS PLAN.)
    DATE OF SURVEY: OCTOBER 25, 2025.

    UNLESS OTHERWISE SHOWN, UNDERGROUND IMPROVEMENTS NOT LOCATED. PUBLIC RECORDS NOT SEARCHED BY CLYMER FARNER BARLEY 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.
13. NO CHANGE TO THE WORK AS SHOWN ON THIS PLAN SHALL BE MADE WITHOUT PRIOR APPROVAL OF THE PROJECT ENGINEERS.
14. SIGNAGE MUST BE IN CONFORMANCE WITH THE COUNTY SIGN CODE AND IN ACCORDANCE WITH ALL APPLICABLE FDOT STANDARDS. ALL STOP SIGNS IN THE COUNTY R/W SHALL BE 36" HIGH INTENSITY REFLECTIVE MATERIAL.
15. OWNER SHALL PROTECT EXISTING SHADE TREES TO BE SAVED. TREE PROTECTION MUST BE INSTALLED AND INSPECTED. (SEE DETAIL)
16. UNDERGROUND IMPROVEMENTS AND UTILITIES, IF ANY, WERE NOT LOCATED, EXCEPT AS SHOWN.
17. ALL NON-CONDUCTIVE UNDERGROUND PIPING SHALL HAVE LOCATOR WIRE.
18. A TREE REMOVAL PERMIT IS REQUIRED BEFORE ANY TREES CAN BE REMOVED. TREES TO BE SAVED MUST HAVE PROTECTION MEASURES INSTALLED AND INSPECTED BEFORE TREES DESIGNATED FOR REMOVAL ARE REMOVED.
19. TREES MAY NOT BE PLANTED AROUND, OVER OR UNDER ANY EXISTING OR PROPOSED POWER LINES. THIS INCLUDES ANY LINE DESIGNED AFTER SITE PLAN APPROVAL. ELECTRICAL DISTRIBUTION EASEMENTS WILL BE REQUIRED FOR ELECTRICAL POWER LINE ON PRIVATE PROPERTY; 10 FOOT FOR UNDER- GROUND, AND 20 FOOT FOR OVERHEAD ELECTRIC.
20. 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.
21. PER DIVISION 22, SECTION 2.22.1(1) OF THE MARION COUNTY LAND DEVELOPMENT CODE, A RIGHT-OF-WAY UTILIZATION PERMIT IS REQUIRED FOR ALL CONSTRUCTION, HERBICIDE/PESTICIDE SPRAYING, TREE CLEARING, AND ALL TEMPORARY PRIVATE USE OF PUBLIC RIGHT-OF-WAY.
22. ALL AREAS DISTURBED IN THE R/W DURING CONSTRUCTION SHALL BE RESTORED AND SODDED. ALLOW FOR SOD WITH A 1-1/2" UNDERCUT. OTHER AREAS DISTURBED AFTER CONSTRUCTION SHALL BE GRASSED & MULCHED UNLESS SOD IS SPECIFICALLY PROPOSED.
23. IF THE CONTRACTOR ENCOUNTERS LIMESTONE DURING EXPANSION OF THE DRA, (THE DRA WILL BE OVER-EXCAVATED AND BACKFILLED TO MEET SENSITIVE KARST AREA BASIN REQUIREMENTS). IF A SINK CHIMNEY IS ENCOUNTERED ON SITE, MAKE REPAIRS IN ACCORDANCE WITH THE REPAIR DETAIL.
24. ALL STRIPING WITHIN COUNTY RIGHT-OF-WAY SHALL THERMOPLASTIC AND AT LEAST 6" WIDE WITH 24" STOP BAR WITHIN COUNTY RIGHT OF WAYS. ALL STRIPING SHALL BE 6" WIDE, PAINTED WITH WHITE PAINT, UNLESS OTHERWISE NOTED. ALL STRIPING SHALL CONFORM TO F.D.O.T. SPECIFICATIONS UNLESS OTHERWISE NOTED.
25. ASPHALT PAVEMENT AREA TO BE CONSTRUCTED TO THE FOLLOWING SPECIFICATIONS:
    - 1.25" SP-9.5 ASPHALTIC CONCRETE
    - 8" LIMEROCK BASE, COMPACTED (98% OF MAX. DENSITY, L.B.R. 100)
    - 12" STABILIZED SUBGRADE (95% OF MAX. DENSITY, AASHTO T-180, L.B.R. 40)
26. AN AS-BUILT CERTIFICATION SHALL BE PROVIDED TO THE COUNTY ENGINEERING DEPARTMENT BY A DESIGN PROFESSIONAL UPON REVIEW AND APPROVAL OF THE COMPLETED CONSTRUCTION. ALSO, THE PROJECT ENGINEER SHALL SIGN & SUBMIT A STATEMENT OF COMPLETION PRIOR TO THE FINAL INSPECTION.
27. UPON COMPLETION OF CONSTRUCTION AND FINAL INSPECTION, AN ELECTRONIC COPY OF THE RECORD DRAWING IN AUTOCAD FORMAT WILL BE PROVIDED TO THE MARION COUNTY ENGINEERING DEPARTMENT.
28. ALTERNATIVE PIPE MATERIAL TO RCP MAY BE USED WITH PRIOR APPROVAL FROM THE PROJECT ENGINEER. CONTRACTOR TO GROUT BOTTOM OF STORMWATER STRUCTURES UP TO PIPE INVERT TO PREVENT STANDING WATER.
29. SOIL BORING INFORMATION SHOWN ON THIS PLAN SET IS COPIED DIRECTLY FROM GEOTECHNICAL REPORT DATED MARCH 14, 2023. SOIL BORING INFORMATION IN THE GEOTECHNICAL REPORT WILL TAKE PRECEDENCE OVER ANY DISCREPANCY FOUND BETWEEN THE PLANS AND THE GEOTECHNICAL REPORT."
30. A CERTIFIED AS-BUILT SURVEY SHALL BE PREPARED FOR THE PROJECT BY A FLORIDA LICENSED SURVEY PROFESSIONAL. THE AS-BUILT SURVEY SHALL SHOW ALL ORIGINAL DESIGN INFORMATION PERTINENT TO THE IMPROVEMENTS BEING SURVEYED. ORIGINAL DESIGN INFORMATION SHALL BE MARKED THROUGH WITH AS-BUILT INFORMATION LISTED ADJACENT TO IT. THE SURVEY SHALL CLEARLY INDICATE WHICH IS THE AS-BUILT RECORDED INFORMATION.

Sewer Notes:

1. GRAVITY SEWER ON-SITE TO CONNECT TO PROPOSED ON-SITE LIFT STATION. CONNECT 6" FORCE MAIN FROM LIFT STATION TO EXISTING FORCE MAIN AT SE HWY 42 OWNED & OPERATED BY MARION COUNTY.
2. SANITARY SERVICE SIZE TO BE AS SHOWN ON PLAN AND LAID AT A MINIMUM SLOPE OF 0.50% FOR 8" PVC AND 1.00% FOR 4" PVC.
3. CLEAN OUTS TO BE PLACED AT THE CONNECTION POINT TO THE EXISTING LATERAL, 5' FROM THE BUILDING, AT ANY WYES AND BENDS, AND AT MOST EVERY 75' ALONG CONSTANT RUNS. BRASS TOPS TO BE FLUSH MOUNTED IN PAVED AREAS.
4. SANITARY SEWER ESTIMATED DEMAND (PER CHAPTER 64E-6, F.A.C.)

HOMES:	78 X 200 gpd	=	15,600	gpd
SELF-STORAGE:	1,200 UNITS + 1,925 sf (OFFICE)			
STORAGE:	200 UNITS X 1.0 gpd	=	200	gpd
	1,000 UNITS X 0.5 gpd	=	500	gpd
OFFICE:	1,925 SF X (15 gpd PER 100 sf)	=	289	gpd
SELF-STORAGE TOTAL:		=	989	gpd
SHOPPING CENTER:	35,000 X 0.1 gpd	=	3,500	gpd
OFFICE (PHASE 4):	8,000 sf X (15 gpd PER 100 sf)	=	1,200	gpd
TOTAL SANITARY SEWER ESTIMATED DEMAND:		=	21,289	gpd

Water Notes:

1. CONNECT TO EXISTING WATER SYSTEM OWNED & OPERATED BY MARION COUNTY.
   ALL PVC WATER PIPE TO BE DR 18.
2. RESIDENTIAL POTABLE WATER DEMAND = 78 X 400 gpd = 31,200 gpd
3. COMMERCIAL POTABLE WATER DEMAND = SEWER DEMAND (5,189 gpd) X 1.1 = 5,708 gpd (ROUNDED)

Drainage Design Summary:

THIS PROPERTY WILL HAVE PRIVATE ON-SITE RETENTION AREAS HANDLING THE 100 YR./24 HR. POST (11.5") STORM EVENT THUS MEETING SJRWMD REQUIREMENTS FOR WATER QUALITY TREATMENT.

STORMWATER FROM THE 20.76 AC BASIN WILL BE ACCOMMODATED IN DRA 1.0.

DRA 1.0 IS DESIGNED TO ACCOMMODATE THE RUNOFF FROM PROPOSED PHASES 1 THROUGH 4 WHICH ENCOMPASS THE 20.76 AC BASIN.

RUNOFF WILL BE DIVERTED TO DRA 1.0. THROUGH GUTTERS, DOWN SPOUTS, OVERLAND FLOW, SWALES, DRAINAGE INLETS AND UNDERGROUND PIPES.

EXISTING SOIL TYPE = 23.2% ApB (Apopka) HYDROLOGIC SOIL GROUP = A
76.8% CaB (CANDLER) HYDROLOGIC SOIL GROUP = A

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

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

BASIN AREA				
TOTAL AREA	EXISTING IMPERVIOUS	EXISTING PERVIOUS	PROPOSED IMPERVIOUS	PROPOSED PERVIOUS
904,482 SF	11,505 SF	892,977 SF	543,004 SF	361,478 SF
20.76 AC	0.26 AC	20.50 AC	12.47 AC	8.30 AC
100 %	1.27 %	98.73	60.03 %	39.97 %

NOTE: BASIN AREA INCLUDES TOTALS FROM PHASES 1 THROUGH 4.

SEE STORMWATER MANAGEMENT REPORT FOR ADDITIONAL STORMWATER CALCULATIONS.

Maintenance and Operation Schedule for Stormwater Management System:

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

Flood Certification:

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

Tree Planting & Landscaping Requirements:

SEE LANDSCAPE & IRRIGATION PLAN BY MICHAEL PAPE & ASSOCIATES.

SEE APPROVED PUD PAN FOR OPEN SPACE CALCULATIONS.

Traffic Statement:

SEE TRAFFIC STUDY BY KITTELSON & ASSOCIATES, DATED OCTOBER 19, 2022.

Parking Requirements:

COMMERCIAL 1: PHASES 1 & 2; SELF-STORAGE (PER PUD)

PROPOSED OFFICE: 1,925sf
2.5 PARKING SPACES PER 1000sf OF GFA (GROSS FLOOR AREA)
1,925sf * (2.5 SPACES/1000sf) = 4.81 = 5 SPACES

PROPOSED STORAGE: 194,825sf
1 PARKING SPACE PER 2000sf OF GLA (GROSS LEASABLE AREA)
194,825sf / 2000sf = 97.41 = 97 SPACES

NOTE: SUFFICIENT PARKING SPACES PROVIDED ALONG STORAGE BUILDINGS. NOT SHOWN ON PLAN.

REQUIRED HANDICAP PARKING: 1 H/C SPACE PER 25 REGULAR SPACES
5 / 25 = 0.2 = 1 SPACE

PROVIDED:
11 TOTAL REGULAR SPACES + 1 HANDICAP SPACE = 12
12 TOTAL PARKING SPACES PROVIDED

Sight Distance:

SIGHT DISTANCE CALCULATED USING FDOT INDEX No. 546 (6 LANE DIVIDED HIGHWAY, SHEET 6). NO CONFLICTS NOTED.

Fire Protection:

1. FIRE HYDRANTS WILL BE INSTALLED TO PROVIDE COVERAGE OF BUILDINGS. SEE PLANS FOR LOCATIONS.
2. BUILDING FIRE SYSTEM TO BE ADDRESSED BY OTHERS. SEE BUILDING PLANS.

Permits:

AGENCY	PERMIT #	APPROVAL DATE
MARION COUNTY	--	--
SJRWMD	240299-1	NOVEMBER 21, 2025

Utility Contacts:

WATER & SEWER:	MARION COUNTY UTILITIES DEPARTMENT	(352) 307-6000
ELECTRIC:	SECO – MEAGAN ELLIOT	(352) 569-9835
TELEPHONE:	CENTURY LINK – KURT JUDD	(352) 401-6555
CABLE:	COX CABLE – DAVID TERRELL	(352) 873-5641
FIRE:	MARION COUNTY – KEN MCCANN	(352) 291-8000
GAS:	TECO PEOPLES GAS – MARIO SAMANIEGO	(352) 401-3419

APPROVED WAIVERS FOR 9494 SELF-STORAGE

CODE SECTION 2.12.8 APPROVAL DATE 3/23/2026	WAIVED THE REQUIRED 100' MINIMUM DISTANCE FOR CONTOURS TO EXTEND PAST PROJECT BOUNDARY. MINIMUM DISTANCE WAS REDUCED TO 50' WITH THE CONDITION THAT THE SURVEY BE RE-CERTIFIED. SURVEY WAS RE-CERTIFIED ON 4-7-26.
CODE SECTION 2.18.2 APPROVAL DATE 3/23/26	WAIVED THE REQUIREMENTS FOR SURVEY TO BE LESS THAN 12 MONTHS OLD WITH THE REQUIREMENT THAT THE SURVEY IS TO BE RE-CERTIFIED. SURVEY WAS RE-CERTIFIED ON 4-7-26.

Statement of Intent:

THIS PROJECT WILL CONSIST OF PHASE 1 & PARTIAL PHASE 2 OF THE APPROVED PUD MASTER PLAN FOR THIS SITE. THE PROJECT AREA IS SHOWN ON SHEET 2 AND INCLUDES THE AREA NECESSARY TO CONSTRUCT THE 7 STORAGE BUILDINGS, 1 OFFICE, DRA 1.0, WATER AND SANITARY SEWER SERVICE, LIFT STATION, AND FORCEMAIN.

Description:

THE EASTERLY .974 FEET OF THE NORTHERLY 660 FEET OF THE FOLLOWING DESCRIBED PARENT PARCEL:

THE EAST 18.59 FEET OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 27, TOWNSHIP 17 SOUTH, RANGE 23 EAST, MARION COUNTY, FLORIDA, LESS THE NORTH 60.00 FEET THEREOF

AND

THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 27, TOWNSHIP 17 SOUTH, RANGE 23 EAST, MARION COUNTY, FLORIDA.

LESS AND EXCEPT THAT PORTION OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 DEEDED TO MARION COUNTY IN OFFICIAL RECORDS BOOK 2982, PAGE 35 BEING MORE FULLY DESCRIBED AS FOLLOWS:

FROM THE NORTHEAST CORNER OF THE SAID SOUTHWEST 1/4, RUN SOUTH 00°19'10" WEST ALONG THE EAST LINE THEREOF 31.41 FEET TO THE RIGHT OF WAY OF COUNTY ROAD NO. 42, AS DELINEATED IN THE MAINTENANCE MAP THEREOF AS RECORDED IN MAINTENANCE BOOK 1, PAGES 81 THROUGH 90, PUBLIC RECORDS OF MARION COUNTY, FLORIDA, AND THE POINT OF BEGINNING; THENCE ALONG SAID MAINTENANCE RIGHT OF WAY THE FOLLOWING SEVEN COURSES; NORTH 79°13'22 WEST 7.85 FEET; THENCE SOUTH 89°43'10" WEST 341.15 FEET; THENCE NORTH 89°32'15" WEST 210.50 FEET; THENCE NORTH 89°36'50" WEST 525.00 FEET; THENCE SOUTH 89°53'41" WEST 100.46 FEET; THENCE SOUTH 89°53'35" WEST 133.51 FEET; THENCE SOUTH 82°37'49" WEST 8.66 TO THE WEST LINE OF THE SAID NORTHEAST 1/4 OF THE SOUTHWEST 1/4; THENCE ALONG THE WEST LINE THEREOF AND DEPARTING SAID RIGHT OF WAY RUN SOUTH 00°15'57" WEST 18.59 FEET; THENCE SOUTH 89°50'58" EAST 1326.88 FEET TO THE EAST LINE OF THE SAID NORTHEAST 1/4 OF THE SOUTHWEST 1/4; THENCE ALONG SAID EAST LINE RUN NORTH 00°19'10" EAST 18.59 FEET TO THE POINT OF BEGINNING.

Density / Intensity:

COMMERCIAL (1 FAR @ ± 11.51AC) = 196,750/501,376 = 0.39 F.A.R.*

Building Height:

COMMERCIAL: MAX ALLOWABLE: 50'
MAX PROPOSED: 28.5'

Concurrency Deferral Elected Note:

THIS PROPOSED PROJECT HAS NOT BEEN GRANTED CONCURRENCY APPROVAL AND/OR GRANTED AND/OR RESERVED ANY PUBLIC FACILITY CAPACITIES. FUTURE RIGHTS TO DEVELOP THE PROPERTY ARE SUBJECT TO A DEFERRED CONCURRENCY DETERMINATION, AND FINAL APPROVAL TO DEVELOP THE PROPERTY HAS NOT BEEN OBTAINED. THE COMPLETION OF THE CONCURRENCY REVIEW AND/OR APPROVAL HAS BEEN DEFERRED TO LATER DEVELOPMENT REVIEW STAGES, SUCH AS, BUT NOT LIMITED TO, BUILDING PERMIT REVIEW.

Springs Protection:

THIS PROJECT LIES WITHIN THE SECONDARY SPRINGS PROTECTION ZONE.

Outdoor Lighting:

OUTDOOR LIGHTING TO BE INSTALLED ON SITE. SEE PHOTOMETRIC PLAN.

Owner's Certification:

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

BY: JAMES MARTIN, PRESIDENT, 9494 SUMMERFIELD L.L.C. DATE

Engineer's Certification:

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

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

SIGNATURE DATE

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY MICHAEL W. RADCLIFFE , P.E. ON THE DATE ADJACENT TO THE SEAL.

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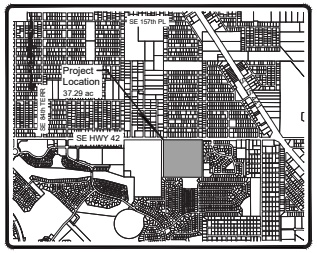

LOCATION MAP
SCALE: 1" = 2000'
MARION COUNTY, FLORIDA
SECTION 22, TOWNSHIP 17 SOUTH, RANGE 23

Site Information:

PROJECT NAME:	9494 SUMMERFIELD
PROPOSED USE:	SELF STORAGE FACILITY AND MEDIUM RESIDENTIAL NEIGHBORHOOD
PROJECT LOCATION:	9494 S.E. HWY 42 SUMMERFIELD, FL 34491
PARCEL NUMBER:	48320-000-00
TOTAL AREA:	1,710,694 s.f. (39.27 AC.)
PROJECT AREA:	627,223 s.f. (14.4 AC.)
OWNER:	9494 SUMMERFIELD LLC
CONTACT:	JIMMY MARTIN
ADDRESS:	310 N FRONT ST STE 200 WILMINGTON NC 28401-5082
TELEPHONE:	910-443-4456
EXISTING LAND USE:	COMMERCIAL (NORTH HALF) MEDIUM RESIDENTIAL (SOUTH HALF)
PROPOSED LAND USE:	COMMERCIAL (17.95 AC/NORTH PORTION) MEDIUM RESIDENTIAL (21.32 AC/SOUTH PORTION)
DEVELOPMENT AGREEMENTS:	DEVELOPER'S AGREEMENT OR BOOK:03450/PAGE:0484
EXISTING ZONING:	PUD – 221108ZP (APPROVED 3-17-25)
BUILDING MAX HEIGHT:	COMMERCIAL – 50' RESIDENTIAL – 40'
SETBACKS: COMMERCIAL:	FRONT – 40' REAR – 20' SIDE – 20'
RESIDENTIAL:	FRONT – 20' REAR – 15' SIDE – 5'
BUFFER:	WEST: TYPE C BUFFER EAST: TYPE C BUFFER WITH 8' OPAQUE FENCE
	BUFFER & OPEN SPACE OCCUPY THE SAME SPACE

Index of Sheets:

C001	--	COVER SHEET
C002	--	SITE PLAN
C003	--	UTILITY PLAN
C004	--	MASTER UTILITY PLAN
C005	--	MASTER DRAINAGE PLAN
C006	--	GRADING PLAN
C007	--	SUPPLEMENTAL GRADING PLAN
C008	--	DRAINAGE PLAN
C009-C011	--	DETAILS
C012-C013	--	PHOTOMETRIC PLAN
C014	--	SWPPP
S01 - S05	--	SURVEY (BY OTHERS)
L01 - L04	--	LANDSCAPE PLAN (BY OTHERS)

Revisions:		
Date:	By:	
10-29-25	MWR	REVISIONS PER SJRWMD COMMENTS
06-11-26	MWR	REVISIONS PER COUNTY COMMENTS

Designed: MWR Scale: NTS
Drawn: MWR Project: 2025-25
Checked: MWR Date: 06-13-25
File: 9494 - Self Storage 3-26-26.dwg

MICHAEL W. RADCLIFFE ENGINEERING, INC.
3611 S.E. Lake Weir Avenue, Ocala, FL 34471 (352) 629-5200 FAX (352) 629-1818
Certificate No. EB-0000186 • Michael W. Radcliffe, P.E. #31170 • Owner/Engineer, Ocala, FLorida
www.radcliffeengineering.com

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Project Name: 9494 SUMMERFIELD PHASES 1 & 2
Project Address: 9494 SE HWY 42, Summerfield, Marion County, FL. 34491
Application Type: Site Plan
Sheet Name: Cover Sheet

Revisions to Plan Set
THIS UNIT INDICATES THE LATEST DATE AT WHICH ANY PART OF THIS PLAN WAS REVISED.
Date: 6-24-26

Sheet No.
C001
of
14

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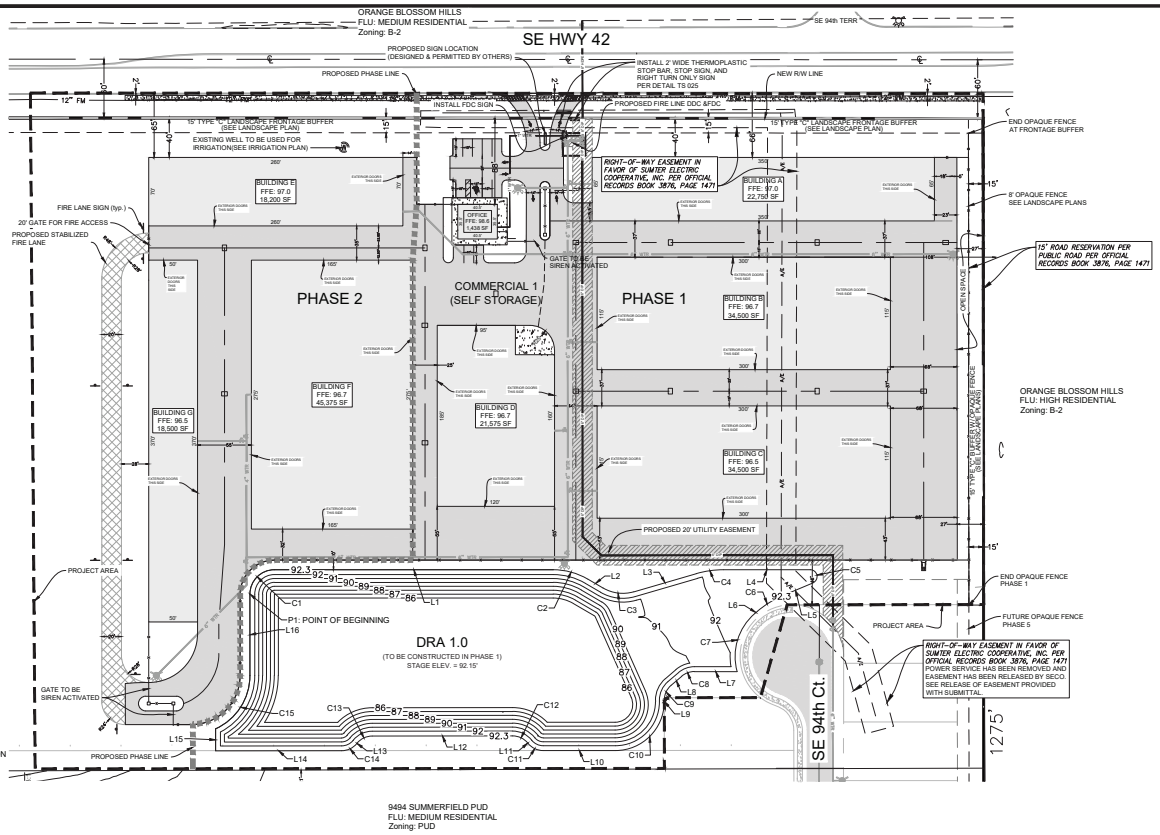


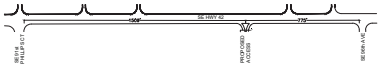
GRAPHIC SCALE

40 0 30 60 120 240

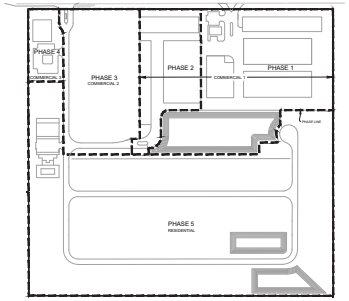
(IN FEET)
1 inch = 60 ft.

MARION COUNTY PROJECT
No. 32837

ADJACENT DRIVEWAY EXHIBIT



9494 SUMMERFIELD PUD KEY MAP



Legend:

- PHASE LINE
- PROJECT AREA
- AERIAL ELECTRIC LINE
- CENTERLINE
- TRAFFIC STRIPING
- STABILIZED SUBGRADE
- PROPOSED UTILITY EASEMENT

IMPERVIOUS AREA

BUILDINGS:

194,825 SF – PROPOSED STORAGE (7)
1,925 SF – PROPOSED OFFICE

TOTAL = 196,750 SF

PAVEMENT AREA:

151,436 SF – PROPOSED SITE PAVEMENT

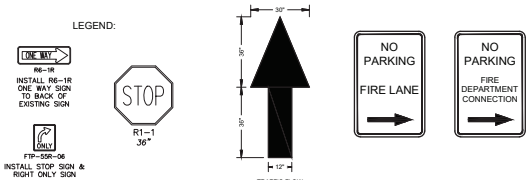
CONCRETE/SIDEWALKS:

6,271 SF – PROPOSED CONCRETE/SIDEWALKS

TOTAL IMPERVIOUS AREA

354,457 SF (8.14 AC)

LEGEND:



SIGN NOTES:

STOP SIGNS SHALL BE 36" AND FABRICATED USING, AT A MINIMUM, 3M DIAMOND GRADE VIP REFLECTIVE SHEETING.

RIGHT TURN ONLY SIGN TO BE R3-5R.

INSTALL SIGNS IN FDOT R/W ON A 3 1/2" X 1/8" ROUND ALUMINUM POST (REFER TO FDOT INDEX No. 11860)

ALL EXISTING FDOT SIGNS AND TRAFFIC CABINET WITHIN CONSTRUCTION AREA SHALL BE PROTECTED DURING CONSTRUCTION.

FDOT Driveway Details:

REFER TO THE FOLLOWING 2015 FDOT INDEX'S FOR CONSTRUCTION DETAILS:

INDEX No.

300 – CURB DETAIL
305 – CONCRETE PAVEMENT JOINTS
308 – CONCRETE SLAB REPLACEMENT
310 – CONCRETE SIDEWALK
515 – TURNOUTS (REFER TO "G 1" DETAIL TO ENSURE THAT 2% OR LESS SLOPE IS ATTAINED)
600 – GENERAL INFORMATION FOR TRAFFIC CONTROL THROUGH WORK ZONES
612 – MULTILANE, WORK ON SHOULDER
613 – MULTILANE, WORK WITHIN TRAVEL WAY MEDIAN OR OUTSIDE LANE
660 – PEDESTRIAN CONTROL FOR CLOSURE OF SIDEWALKS
17346 – SPECIAL MARKING AREAS

DRA POINT TABLE

POINT #	NORTHING	EASTING
P1 (POB)	N 28°58'49.75"	W 81°59'52.82"

DRA LINE TABLE

LINE #	LENGTH	DIRECTION
L1	285.20'	S 89°59'59" E
L2	18.13'	S 59°40'42" E
L3	66.55'	N 73°45'31" E
L4	88.55'	S 90°00'00" E
L5	38.52'	S 66°48'49" W
L6	3.23	S 49°22'25" W
L7	43.79	S 89°57'27" W
L8	14.16'	S 49°22'25" W

DRA LINE TABLE

LINE #	LENGTH	DIRECTION
L9	2.31'	S 00°04'38" E
L10	73.85'	S 89°57'27" W
L11	0.13'	N 38°54'21" W
L12	143.65'	S 89°57'27" W
L13	0.60'	S 39°29'42" W
L14	128.98'	S 89°57'27" W
L15	22.37'	N 00°02'33" W
L16	83.23'	N 00°02'45" E

DRA CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD LENGTH	CH. BEAR.
C1	39.27'	25.00'	90°00'00"	35.36'	N 45°00'00" E
C2	37.04'	70.01'	30°19'00"	36.61'	S 74°50'16" E
C3	32.51'	40.00'	46°33'48"	31.62'	S 82°57'36" E
C4	28.35'	100.00'	16°14'30"	28.25'	N 81°52'45" E
C5	19.18'	7.00'	156°59'15"	13.72'	S 11°30'22" E
C6	25.91'	100.00'	14°50'33"	25.83'	S 56°47'42" W
C7	65.38'	58.01'	64°34'29"	61.97'	S 16°52'26" W
C8	14.17'	20.00'	40°35'02"	13.87'	S 69°39'56" W
C9	17.23'	20.00'	49°22'00"	16.70'	S 24°41'25" W
C10	77.68'	50.01'	88°59'47"	70.10'	S 45°27'16" W
C11	17.85'	20.00'	51°08'12"	17.26'	N 64°28'27" W
C12	17.85'	20.00'	51°08'12"	17.26'	N 64°28'27" W
C13	17.61'	20.00'	50°27'45"	17.05'	S 64°43'35" W
C14	17.61'	20.00'	50°27'45"	17.05'	S 64°43'35" W
C15	65.76'	59.99'	62°48'05"	62.51'	N 34°08'47" E

NOTES:

1. RIGHT-OF-WAY EASEMENT IN FAVOR OF SUMTER ELECTRIC COOPERATIVE, INC. SHOWN PER SURVEY. EASEMENT HAS SINCE BEEN RELEASED AND POWER SERVICE HAS BEEN REMOVED. SEE SUPPORTING DOCUMENTS PROVIDED WITH SUBMITTAL.
2. PROPERTY SUBJECT TO 30 FOOT WIDE EASEMENT LYING 15 FEET ON EACH SIDE OF ALL EXISTING ELECTRIC DISTRIBUTION LINES, AND ADDITIONAL LAND AS NEEDED FOR GUYS AND ANCHORS, AND ACCESS FOR INGRESS AND EGRESS TO EXISTING FACILITIES.
3. A SEPARATE SIGN PERMIT WILL NEED TO BE APPLIED FOR.
4. SE 94TH COURT (ROADWAY AND INFRASTRUCTURE) TO BE CONSTRUCTED DURING PHASE 5.

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY MICHAEL W. RADCLIFFE , P.E. ON THE DATE ADJACENT TO THE SEAL.

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Date:	By:	Revisions:
10-29-25	MJK	REVISIONS PER SJRWMD COMMENTS
06-11-26	MJK	REVISIONS PER COUNTY COMMENTS

Designed: MWR
Drawn: MJK
Checked: MWR
Scale: 1" = 60'
Project: 2025-25
Date: 08-13-25
File: 9494 - Self Storage 5-26-26.dwg

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Project Name: 9494 SUMMERFIELD PHASES 1 & 2
Project Address: 9494 SE HWY 42, Summerfield, Marion County, FL 34491
Application Type: Site Plan
Sheet Title: Site Plan

Sheet No.
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of
14

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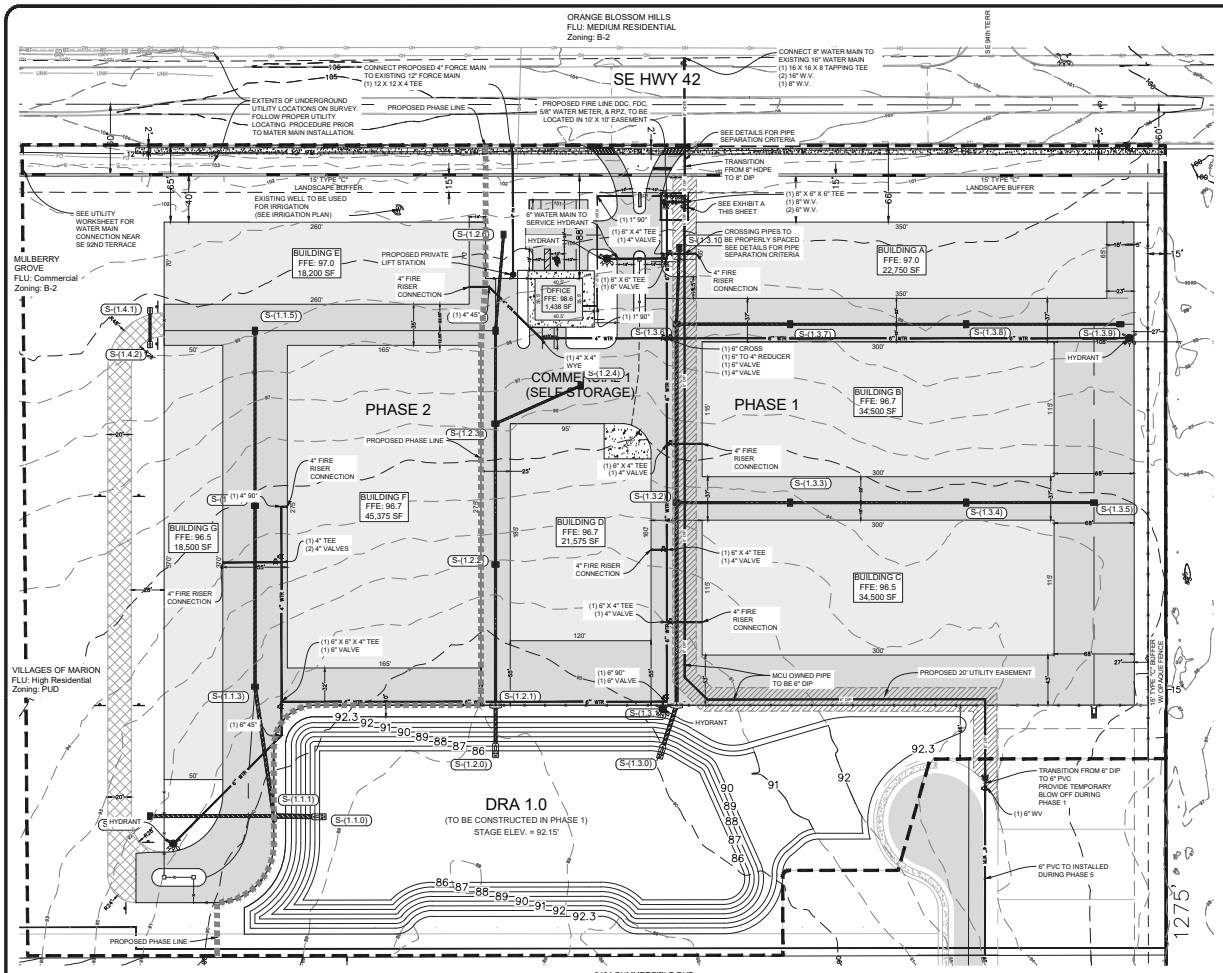

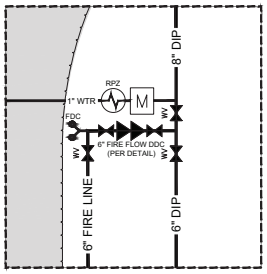

EXHIBIT A

IRRIGATION DEMAND:

PER IRRIGATION PLANS, IRRIGATED AREA TO BE 8,663 sf; THE ANTICIPATED IRRIGATION DEMAND FOR THIS SITE SHALL BE 9,909 GALLONS PER WEEK OR 4,545 GPD, BASED ON A 2-DAY WATERING SCHEDULE. THIS DEMAND IS BASED ON AN AVERAGE OF 0.75" OF WATER PER WEEK FOR ALL IRRIGATED AREAS, PER UF/IFAS AND WATER MANAGEMENT DISTRICT GENERAL RECOMMENDATIONS. SEE IRRIGATION PLAN.

1. BUILDING SHALL COMPLY WITH THE IN BUILDING PUBLIC SAFETY MINIMUM RADIO SIGNAL STRENGTH REQUIREMENTS PER NFPA 1 CHAPTER 11.10.1.
2. KNOX BOX WILL BE PROVIDED ON EACH BUILDING.
3. PRIVATE HYDRANTS TO BE PAINTED YELLOW.
4. NO LANDSCAPING TO BE PLACED WITHIN 5' OF WATER METER. SEE LANDSCAPE PLANS.

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

MARION COUNTY PROJECT
No. 32837

Utility Notes:

1. ALL UTILITY CONSTRUCTION SHALL CONFORM TO THE MARION COUNTY LAND DEVELOPMENT CODE, LATEST REVISION.
2. THE CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL EXISTING UTILITIES THROUGH SUNSHINE 811 AND REPORT ANY CONFLICTS TO THE PROJECT ENGINEER.

Sunshine811
Call 811 or www.sunshine811.com two full business days before digging to have utilities located and marked.

3. UTILITIES SHOWN HEREIN HAVE BEEN LOCATED BASED ON ABOVE GROUND EXISTENCE OF STRUCTURES. ACTUAL LOCATION OF UNDERGROUND UTILITIES IS UNKNOWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL EXISTING UTILITIES SHOWN OR NOT SHOWN THROUGH DIRECT CONTACT WITH THE APPROPRIATE UTILITY COMPANY. SUCH CONTACT SHALL BE MAINTAINED THROUGHOUT THE LIFE OF THE PROJECT.
4. ANY UTILITIES OBSTRUCTIVE TO THE ROAD CONTRACTORS OPERATION ARE TO BE RELOCATED BY THE APPROPRIATE UTILITY COMPANY IN ACCORDANCE WITH THE MARION COUNTY LAND DEVELOPMENT CODE PRIOR TO OR IN CONJUNCTION WITH THE ROADWAY PROJECT. MARION COUNTY SHALL NOT BE HELD RESPONSIBLE FOR ANY DAMAGES OR DELAYS CAUSED BY THE LOCATION OR DISPOSITION OF ANY UTILITIES.
5. 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 BR HALTED. TO SCHEDULE, CONTACT MCU'S CONSTRUCTION OFFICER AT 352-307-6000, Ext. 5.
6. ALL WATER AND SEWER MAINS AND SERVICES SHALL BE CONVEYED TO MARION COUNTY UTILITIES FOR OWNERSHIP AND MAINTENANCE PRIOR TO DEP CLEARANCE.
7. DEVELOPER TO VERIFY ALL WATER SERVICES/METER BOXES AND SEWER CLEAN OUTS WILL NOT BE IN CONFLICT WITH ANY CONCRETE SURFACES. ANY SERVICES TO BE FOUND IN CONFLICT WILL BE RELOCATED BY DEVELOPER AT THE EXPENSE OF DEVELOPER.
8. DEVELOPER WILL BE RESPONSIBLE FOR ANY SIDEWALK RESTORATION BETWEEN STATIONS 3+00 AND 16+54 OF SW 72ND TERRACE ROAD IN THE EVENT MARION COUNTY UTILITIES NEEDS TO ACCESS AND/OR REPAIR WATER MAIN.

Legend:

- AIR RELEASE VALVE
- BLOW OFF ASSEMBLY
- PROPOSED BACK-FLOW PREVENTION DEVICE
- PROPOSED FIRE HYDRANT
- PROPOSED WATER METER
- PROPOSED WATER VALVE
- PHASE LINE
- AERIAL ELECTRIC LINE
- CENTERLINE
- 8" WTR — WATER MAIN
- STORMWATER DRAIN PIPE

SEWER CONSTRUCTION NOTES

1. THE EXISTING SEWER COLLECTION/TRANSMISSION SYSTEM SHALL REMAIN IN SERVICE DURING THE CONSTRUCTION OF THIS PROJECT. IF THE EXISTING MANHOLE, WHERE THE PROPOSED COLLECTION PIPING CONNECTS TO THE EXISTING SYSTEM, MUST BE TEMPORARILY TAKEN OUT OF SERVICE, THE CONTRACTOR SHALL PROVIDE FOR REMOVAL OF THE UPSTREAM SYSTEM FLOW UNTIL THE MANHOLE CAN BE RESTORED TO SERVICE. THE CONTRACTOR SHALL COORDINATE THIS WORK WITH THE SYSTEM OWNER.
2. SUITABLE COUPLINGS COMPLYING WITH ASTM SPECIFICATIONS SHALL BE USED FOR JOINING DISSIMILAR MATERIALS.
3. DEFLECTION TESTING SHALL BE CONDUCTED ON ALL PROPOSED SANITARY SEWER PIPING AFTER THE FINAL BACKFILL HAS BEEN IN PLACE AT LEAST 30 DAYS TO PERMIT STABILIZATION OF THE SOIL-PIPE SYSTEM. NO PIPE SHALL EXCEED A DEFLECTION OF 5%. A RIGID BALL OR MANDREL SHALL BE HAND PULLED FOR THE DEFLECTION TEST WITH A DIAMETER NOT LESS THAN 95% OF THE BASE INSIDE DIAMETER OR AVERAGE INSIDE DIAMETER OF THE PIPE, DEPENDING ON WHICH IS SPECIFIED IN THE ASTM SPECIFICATION, INCLUDING THE APPENDIX, TO WHICH THE PIPE IS MANUFACTURED.
4. LEAKAGE TESTS SHALL BE CONDUCTED ON ALL PROPOSED SANITARY SEWER PIPING. THE LEAKAGE EXFILTRATION OR INFILTRATION SHALL NOT EXCEED 100 GALLONS PER INCH OF PIPE DIAMETER PER MILE PER DAY FOR ANY SECTION OF THE SYSTEM. EXFILTRATION OR INFILTRATION TEST MUST BE PERFORMED WITH A MINIMUM POSITIVE HEAD OF 2 FEET. AIR TESTS, AS A MINIMUM, SHALL CONFORM TO THE TEST PROCEDURE DESCRIBED IN ASTM F-1417 FOR PLASTIC PIPE.
5. MANHOLES SHALL HAVE A MINIMUM DIAMETER OF 48 INCHES AND A MINIMUM ACCESS DIAMETER OF 24 INCHES.
6. A BENCH SHALL BE PROVIDED ON EACH SIDE OF ANY MANHOLE CHANNEL AND NO LATERAL SEWER, SERVICE CONNECTION, OR DROP MANHOLE PIPE SHALL DISCHARGE ONTO THE SURFACE OF THE BENCH.
7. MANHOLE LIFT HOLES AND GRADE ADJUSTMENT RINGS SHALL BE SEALED WITH NON-SHRINKING MORTAR OR OTHER APPROPRIATE MATERIAL.
8. INLET AND OUTLET PIPES SHALL BE JOINED TO THE MANHOLE WITH A GASKETED FLEXIBLE WATERTIGHT CONNECTION OR ANOTHER WATERTIGHT CONNECTION ARRANGEMENT THAT ALLOWS DIFFERENTIAL SETTLEMENT OF THE PIPE AND MANHOLE WALL.
9. WATERTIGHT MANHOLE COVERS SHALL BE USED WHEREVER THE MANHOLE TOPS MAY BE FLOODED BY STREET RUNOFF OR HIGH WATER.
10. MANHOLES SHALL BE INSPECTED AND TESTED FOR WATER-TIGHTNESS OR DAMAGE PRIOR TO PLACING INTO SERVICE. AIR TESTING FOR CONCRETE SEWER MANHOLES SHALL BE PERFORMED, CONFORMING TO THE TESTING PROCEDURE DESCRIBED IN ASTM C-1244.

WATER CONSTRUCTION NOTES

1. THE PERMITTEE WILL PROMPTLY NOTIFY THE DEPARTMENT OF ENVIRONMENTAL PROTECTION UPON SALE OR LEGAL TRANSFER OF THE PERMITTED FACILITY. PERMIT IS TRANSFERABLE ONLY UPON DEPARTMENT APPROVAL. THE NEW OWNER MUST APPLY, BY LETTER, FOR A TRANSFER OF PERMIT WITHIN 30 DAYS.
2. ALL PIPE, PIPE FITTINGS, PIPE JOINT PACKING, JOINTING MATERIALS, AND VALVES INSTALLED UNDER THIS PROJECT WILL CONFORM TO APPLICABLE AMERICAN WATER WORKS ASSOCIATION (AWWA) STANDARDS.
3. ALL PUBLIC WATER SYSTEM COMPONENTS, EXCLUDING FIRE HYDRANTS, THAT WILL BE INSTALLED UNDER THIS PROJECT AND THAT WILL COME INTO CONTACT WITH DRINKING WATER SHALL CONFORM TO NSF INTERNATIONAL STANDARD 61.
4. ALL WATER MAINS SHALL BE PVC, AND SHALL BE NSF APPROVED FOR POTABLE WATER USE, BEAR THE NSF LOGO, AND MEET THE FOLLOWING MATERIAL SPECIFICATIONS:
   - PVC PIPES 4 INCHES TO 48 INCHES SHALL BE SDR 18 AND MEET AWWA C900.
   - PVC PIPES LESS THAN 4 INCHES SHALL BE ASTM 1785 SCHEDULE 40,80,120 OR ASTM 2241 SDR 21
5. ALL PIPE AND PIPE FITTINGS INSTALLED UNDER THIS PROJECT WILL CONTAIN NO MORE THAN 8.0% LEAD, AND ANY SOLDER OR FLUX USED IN THIS PROJECT WILL CONTAIN NO MORE THAN 0.2% LEAD.
6. ALL WATER MAIN PIPE AND PIPE FITTINGS INSTALLED UNDER THIS PROJECT SHALL BE COLOR CODED OR MARKED USING BLUE AS A PREDOMINANT COLOR. (UNDERGROUND PLASTIC PIPE WILL BE SOLID-WALL BLUE PIPE. SHALL HAVE A CO-EXTRUDED BLUE EXTERNAL SKIN, OR SHALL BE WHITE OR BLACK PIPE WITH BLUE STRIPES INCORPORATED INTO THE PIPE DURING THE MANUFACTURING OF THE PIPE. ALL UNDERGROUND PIPE WITH BLUE STRIPES SHALL BE CERTIFIED TO NSF 61 BY THE PIPE STRIPE COMPANY DURING MANUFACTURING OF THE PIPE. ALL 4MIL CONTINUOUS STRIPES 3-4" BLUE PARALLEL TO THE AXIS OF THE PIPE, THAT ARE LOCATED AT NO GREATER THAN 90-DEGREE INTERVALS AROUND THE PIPE, AND THAT SHALL REMAIN INTACT DURING AND AFTER INSTALLATION OF THE PIPE. IF TAPE OR PAINT IS USED TO STRIPE PIPE DURING INSTALLATION OF PIPE, THE TAPE OR PAINT WILL BE APPLIED IN A CONTINUOUS LINE THAT RUNS PARALLEL TO THE AXIS OF THE PIPE AND THAT IS LOCATED ALONG THE TOP OF THE PIPE; FOR PIPE WITH AN INTERNAL DIAMETER 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. ABOVEGROUND PIPE SHALL BE PAINTED BLUE OR SHALL BE COLOR CODED OR MARKED LIKE UNDERGROUND PIPE.
7. NEW OR ALTERED WATER MAINS INCLUDED IN THIS PROJECT SHALL BE INSTALLED IN ACCORDANCE WITH APPLICABLE AWWA STANDARDS OR IN ACCORDANCE WITH MANUFACTURERS' RECOMMENDED PROCEDURES.
8. A CONTINUOUS AND UNIFORM BEDDING WILL BE PROVIDED IN TRENCHES FOR UNDERGROUND PIPE INSTALLED UNDER THIS PROJECT. BACKFILL MATERIAL WILL BE TAMPED IN LAYERS AROUND UNDERGROUND PIPE INSTALLED UNDER THIS PROJECT AND TO A SUFFICIENT HEIGHT ABOVE THE PIPE TO ADEQUATELY SUPPORT AND PROTECT THE PIPE. AND UNSUITABLE SIZED STONES (AS DESCRIBED IN APPLICABLE AWWA STANDARDS OR MANUFACTURERS' RECOMMENDED INSTALLATION PROCEDURES) FOUND IN TRENCHES WILL BE REMOVED FOR A DEPTH OF AT LEAST TWELVE (12) INCHES BELOW THE BOTTOM OF UNDERGROUND PIPE INSTALLED UNDER THIS PROJECT.
9. ALL PVC WATER MAINS INSTALLED UNDER THIS PROJECT SHALL BE PRESSURE AND LEAKAGE TESTED IN ACCORDANCE WITH AWWA STANDARD C600.
10. WATER MAINS INSTALLED UNDER THIS PROJECT SHALL BE INSTALLED WITH CLEARANCES AS SHOWN ON THE "LOCATION OF PUBLIC WATER SYSTEM MAINS" DETAIL ON THIS SHEET.

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Date	By	Revisions
10-29-25	MJK	REVISIONS PER SJRWMD COMMENTS
05-11-26	MJK	REVISIONS PER COUNTY COMMENTS
05-24-26	MJK	REVISIONS PER COUNTY COMMENTS

Designed: MJK | Scale: 1" = 50'
Drawn: MJK | Project: 2025-25
Checked: MJK | Date: 08-13-25
File: 9494 - Self Storage 5-26-26.dwg

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Project Name: 9494 SUMMERFIELD PHASES 1 & 2
Project Address: 9494 SE HWY 42, Summerfield, Marion County, FL 34491
Application Type: Site Plan
Sheet Title: Utility Plan

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of
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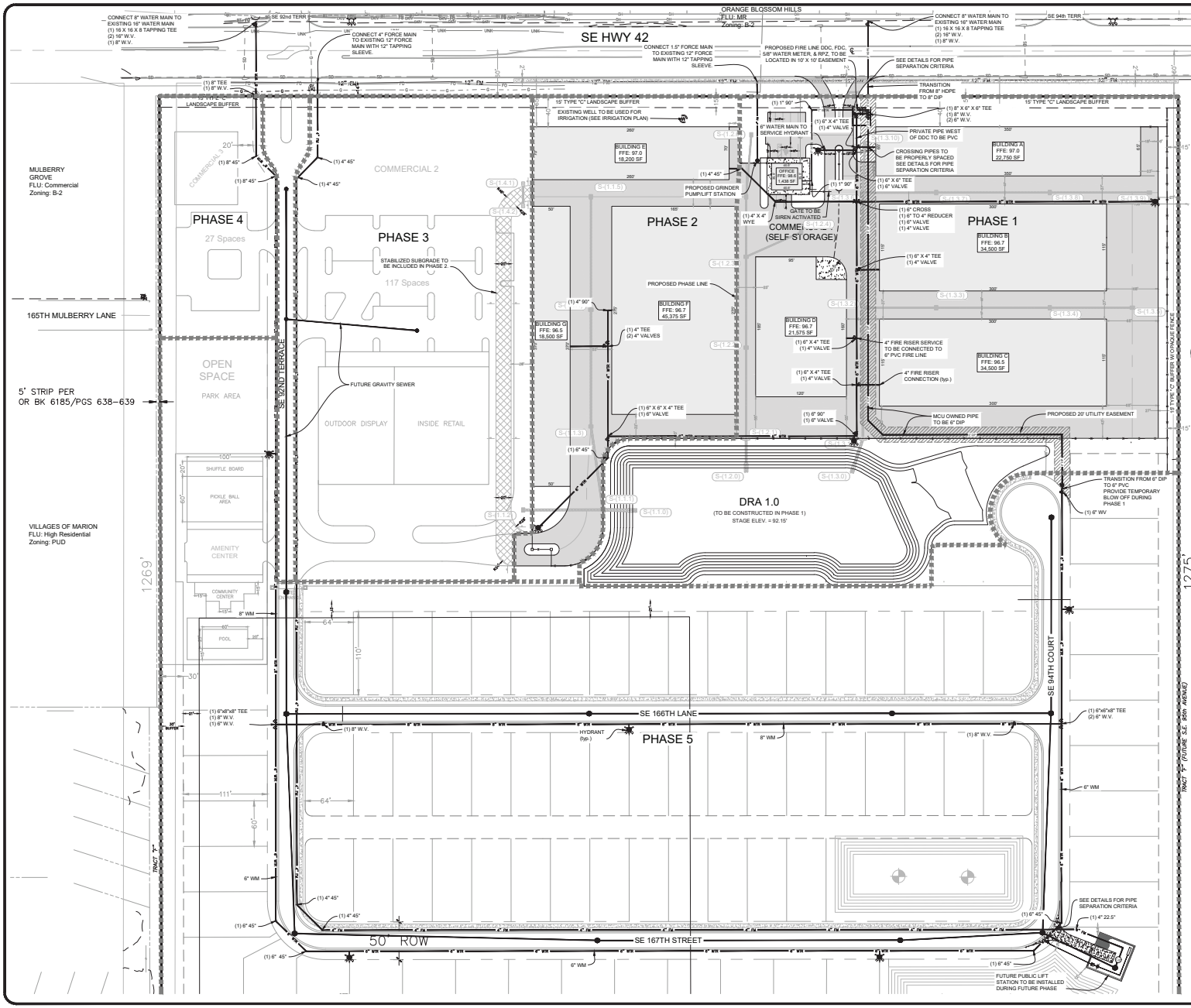

MARION COUNTY PROJECT
No. 32837

GRAPHIC SCALE

(IN FEET)
1 inch = 60 ft.

Legend:

- AIR RELEASE VALVE
- BLOW OFF ASSEMBLY
- PROPOSED BACK-FLOW PREVENTION DEVICE
- PROPOSED FIRE HYDRANT
- PROPOSED WATER METER
- PROPOSED WATER VALVE
- 8" WTR — WATER MAIN
- 6" DIP — MCU OWNED WATER MAIN
- MANHOLE
- SEWER MAIN
- GRINDER PUMP/LIFT STATION
- FORCE MAIN
- LIFT STATION
- PHASE LINE
- PROPOSED EASEMENT

PUBLIC LIFT STATION TO BE INSTALLED DURING FUTURE PHASE

IRRIGATION DEMAND:

FOR SELF-STORAGE: PER IRRIGATION PLANS, IRRIGATED AREA TO BE 8,663 sf; THE ANTICIPATED IRRIGATION DEMAND FOR THIS SITE SHALL BE 9,909 GALLONS PER WEEK OR 4,545 GPD, BASED ON A 2-DAY WATERING SCHEDULE. THIS DEMAND IS BASED ON AN AVERAGE OF 0.75" OF WATER PER WEEK FOR ALL IRRIGATED AREAS, PER UF/IFAS AND WATER MANAGEMENT DISTRICT GENERAL RECOMMENDATIONS.
SEE IRRIGATION PLAN.

1. BUILDING SHALL COMPLY WITH THE IN BUILDING PUBLIC SAFETY MINIMUM RADIO SIGNAL STRENGTH REQUIREMENTS PER NFPA 1 CHAPTER 11.10.1.
2. KNOX BOX WILL BE PROVIDED ON EACH BUILDING.
3. PRIVATE HYDRANTS TO BE PAINTED YELLOW.
4. NO LANDSCAPING TO BE PLACED WITHIN 5' OF WATER METER. SEE LANDSCAPE PLANS.

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Date	By	Revisions
10-29-25	MJK	REVISIONS PER SJRWMD COMMENTS
05-11-26	MJK	REVISIONS PER COUNTY COMMENTS
05-24-26	MJK	REVISIONS PER COUNTY COMMENTS

Designed: MJK
Drawn: MJK
Checked: KWR
Scale: 1" = 60'
Project: 2025-25
Date: 12-3-25
File: 9494 - Self Storage 5-26-26.dwg

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Project Name: 9494 SUMMERFIELD PHASES 1 & 2
Project Address: 9494 SE HWY 42, Summerfield, Marion County, FL 34491
Application Type: Site Plan
Sheet Title: Master Utility Plan

Sheet No.
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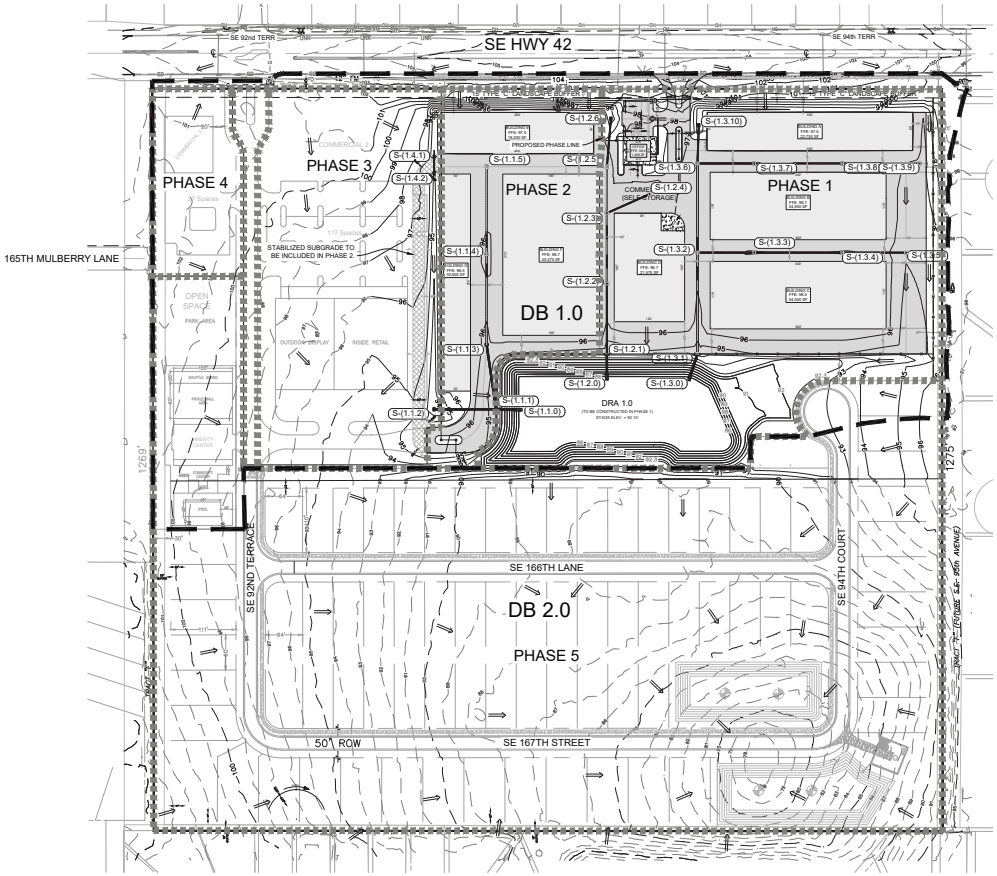
BASIN AREA 1.0				
TOTAL AREA	EXISTNG IMPERVIOUS	EXISTING PERVIOUS	PROPOSED IMPERVIOUS	PROPOSED PERVIOUS
904,482 SF	11,505 SF	892,977 SF	543,004 SF	361,478 SF
20.76 AC	0.26 AC	20.50 AC	12.47 AC	8.30 AC
100 %	1.27 %	98.73 %	60.03 %	39.97 %
BASIN AREA 2.0				
TOTAL AREA	EXISTNG IMPERVIOUS	EXISTING PERVIOUS	PROPOSED IMPERVIOUS	PROPOSED PERVIOUS
837,655 SF	0 SF	837,655 SF	330,319 SF	507,336 SF
19.23	0.0 AC	19.23 AC	7.58 AC	11.65 AC
100 %	0 %	100 %	39.43 %	60.57 %

IMPERVIOUS AREA - DB 1.0			
PHASE	BUILDING	ASPHALT	CONCRETE
1	114,675	108,816	4,780
2	82,075	42,620	1,491
3	35,000	93,257	8,267
4	8,000	12,286	661
5	1,847	19,624	9,605
TOTAL	241,597	276,603	24,804
TOTAL IMPERVIOUS			543,004
IMPERVIOUS AREA - DB 2.0			
PHASE	BUILDING	ASPHALT	CONCRETE
5	202,800	72,907	54,612
TOTAL IMPERVIOUS			330,319 SF



MARION COUNTY PROJECT
No. 32837

GRAPHIC SCALE

(IN FEET)
1 inch = 100 ft.

Legend:

- SOIL BORING
- DRAINAGE FLOW
- DRAINAGE BASIN
- PHASE LINE

SEE DRAINAGE PLAN SHEET C006 FOR DETAILED PHASE 1 & 2 DRAINAGE PATTERN

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Date: By: Revisions:

Designed: MWR Scale: 1" = 100'
Drawn: MJK Project: 2025-25
Checked: MWR Date: 1-12-26
File: 9494 - Self Storage 5-26-26.dwg

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Project Name: 9494 SUMMERFIELD PHASES 1 & 2
Project Address: 9494 SE HWY 42, Summerfield, Marion County, FL 34491
Application Type: Site Plan
Sheet Title: Master Drainage Plan

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of
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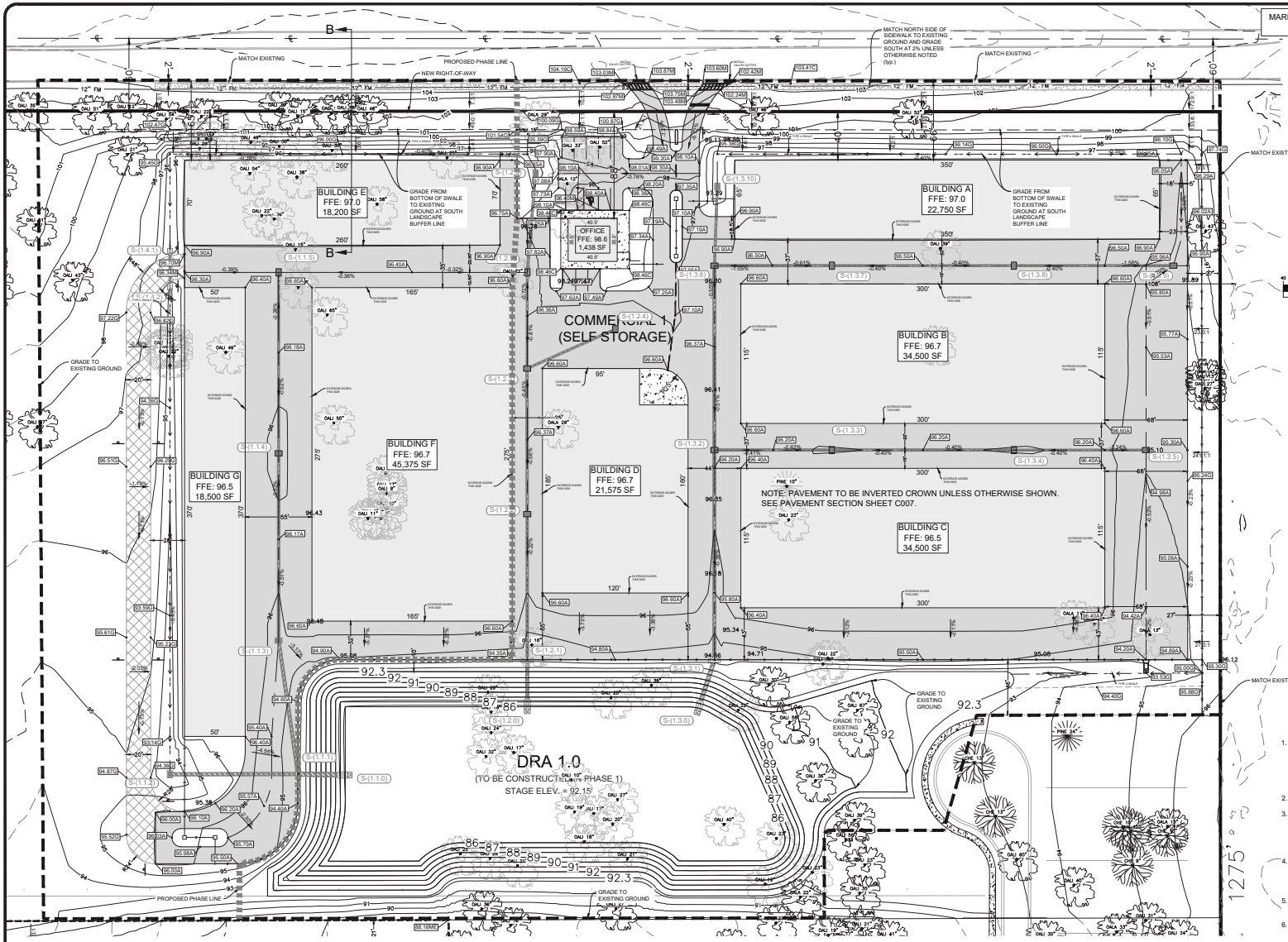
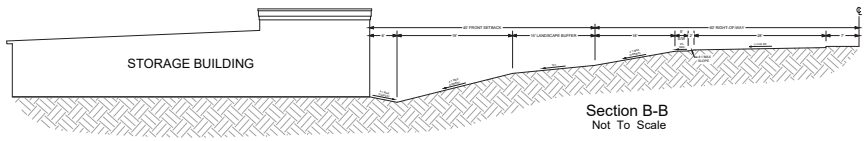
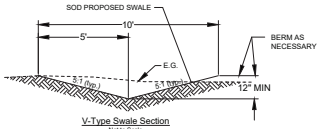




Section B-B
Not To Scale



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

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

GRAPHIC SCALE

(IN FEET)
1 inch = 40 ft.

Legend:

- PROJECT AREA
- PHASE LINE
- RIDGE LINE
- -0.51% SLOPE
- STABILIZED SUBGRADE

Grades:

- 77.3 A ASPHALT
- 77.3 C CONCRETE
- 77.3 G GROUND
- 77.3 M MATCH PROPOSED ELEVATIONS

TREE TO REMAIN

TREE TO BE REMOVED

Grading Notes:

1. FINISH FLOOR ELEVATIONS AS SHOWN ARE THE MINIMUM ALLOWED PER THIS DESIGN. USE OF A LOWER ELEVATION THAN SHOWN REQUIRES APPROVAL BY PROJECT ENGINEER AND MARION COUNTY BUILDING DEPARTMENT. SITE CONTRACTOR SHALL GRADE TO MATCH TYPICAL LOT DRAINAGE PATTERNS AND SPECIFIC GRADES WHERE SHOWN.
2. ALL SWALES TO BE SODDED.
3. REASONABLE CARE WAS TAKEN IN THE DETERMINATION OF PROPOSED PAD GRADES TO MEET REQUIRED GRADING AND DRAINAGE CRITERIA. NOTIFY PROJECT ENGINEER WHEN GRADES POSE A SITUATION NOT MEETING THE INTENT OF THE APPROVED DRAINAGE PLAN.
4. EACH BUILDING PAD SHALL BE CONSTRUCTED WITH CLEAN FILL TO A MIN. DEPTH OF 48" BELOW THE PROPOSED FINISH FLOOR ELEVATION, AND COMPACTED TO A MINIMUM OF 95% RELATIVE SOIL COMPACTION IN 12" LIFTS.
5. AS-BUILT PLANS SHALL BE PROVIDED VERIFYING ALL PROPOSED LOT GRADES ON THIS PLAN HAVE BEEN CONSTRUCTED PER PLAN.
6. ALL RIGHT-OF-WAY AND SWALES SHALL BE SODDED WITH ARGENTINE BAHIA, AND WATERED UNTIL PROJECT COMPLETION. ALLOW FOR THICKNESS OF SOD WITH A 2" UNDERCUT. ALL FINISHED BUILDING PADS AND ANY OTHER DISTURBED AREAS NOT SODDED SHALL BE SEED AND MULCHED, OR HYDROSEEDED. THESE AREAS SHALL BE WATERED UNTIL THE PROJECT HAS BEEN CERTIFIED COMPLETE, OR EVIDENCE OF GERMINATION IS OBSERVED, WHICHEVER OCCURS LATER.
7. IN THE EVENT THAT EXCESS FILL IS AVAILABLE AFTER GRADING OPERATIONS IT MAY BE USED TO RAISE BUILDING PADS AS NECESSARY OR STOCK PILED AT OWNERS DISCRETION.

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Revisions		
Date:	By:	
10-29-25	MWR	REVISIONS PER SJRWMD COMMENTS
06-11-26	MWR	REVISIONS PER COUNTY COMMENTS

Designed: MWR
Drawn: MWR
Checked: MWR
Scale: 1" = 40'
Project: 2025-25
Date: 06-13-25
File: 9494 - Self Storage 5-26-26.dwg

MICHAEL W. RADCLIFFE ENGINEERING, INC.
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Certificate No. EB-0006196 • Michael W. Radcliffe P.E. (FL#19179) Oscelynn A. Gale P.E. (FL#66868)

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Project Name: 9494 SUMMERFIELD PHASES 1 & 2
Project Address: 9494 SE HWY 42, Summerfield, Marion County, FL 34491
Application: Site/Plat Plan
Sheet Name: Grading Plan

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of
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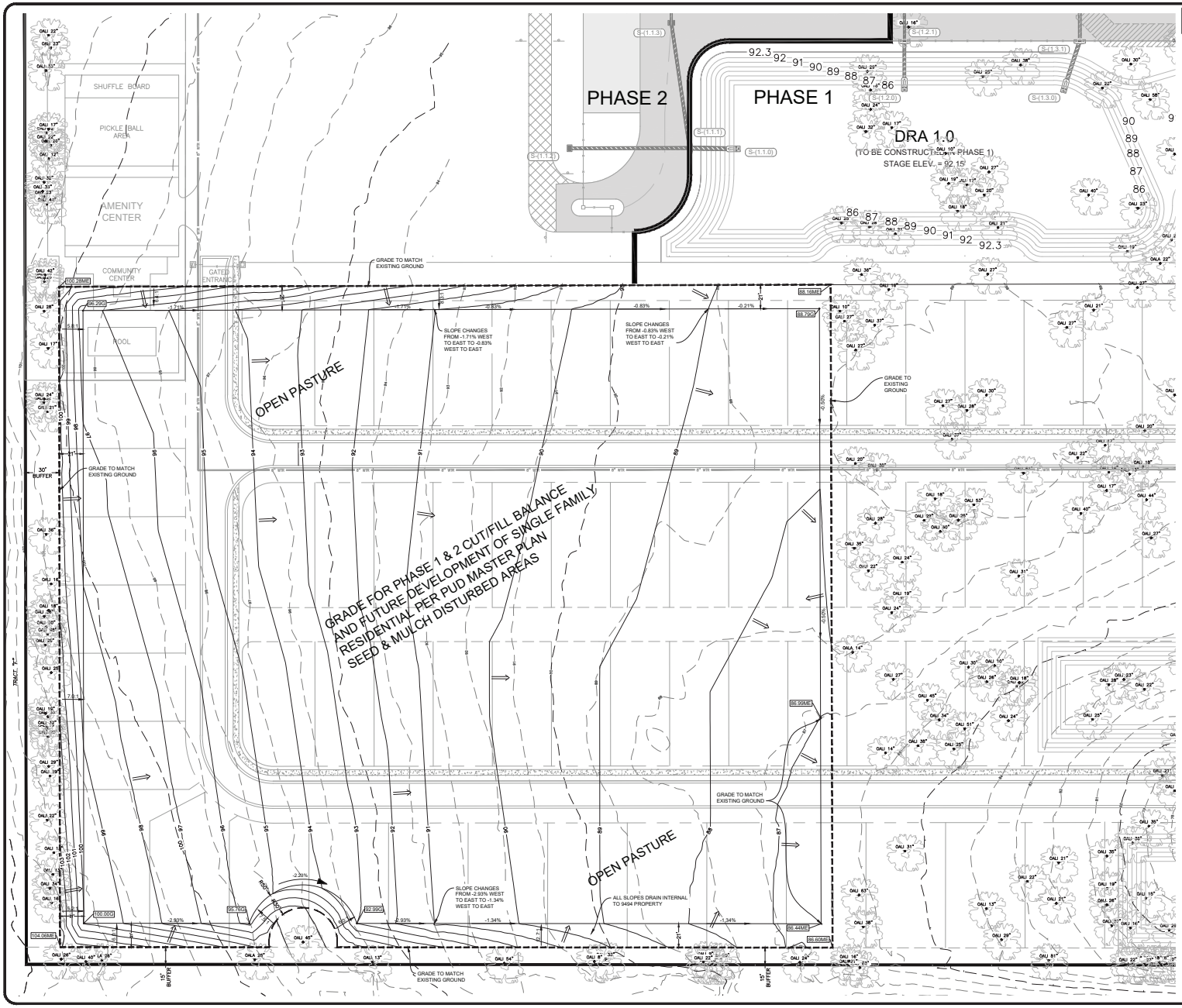

MARION COUNTY PROJECT
No. 32837

GRAPHIC SCALE

(IN FEET)
1 inch = 40 ft.

Legend:

- EXTENT OF SUPPLEMENTAL GRADING
- -0.51% SLOPE
- PROPOSED DRAINAGE FLOW

Grades:

- 77.3 G GROUND
- 77.3 ME MATCH EXISTING ELEVATIONS

Contours:

- EXISTING CONTOURS
- 89 PROPOSED CONTOURS

Grading Notes:

1. GRADE & EXCAVATE TO CONTOURS SHOWN AS NEEDED TO PROVIDE SUPPLEMENTAL FILL FOR PHASES 1 & 2.
2. EXISTING TREES TO REMAIN.
3. GRADE IN OPEN PASTURE ONLY.
4. GRADE FOR PHASE 1 & 2 CUT/FILL BALANCE AND FUTURE DEVELOPMENT OF SINGLE FAMILY RESIDENTIAL PER PUD MASTER PLAN
5. SEED & MULCH DISTURBED AREAS

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

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Date:	By:	Revisions:
10-29-25	MJK	REVISIONS PER SJRWMD COMMENTS
06-11-26	MJK	REVISIONS PER COUNTY COMMENTS

Designed: MWR
Drawn: MJK
Checked: MWR
File: 9494 - Self Storage 5-26-26.dwg

Scale: 1" = 40'
Project: 2025-25
Date: 08-13-25

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Project Name: 9494 SUMMERFIELD PHASES 1 & 2
Project Address: 9494 SE HWY 42, Summerfield, Marion County, FL 34491
Application: Site Plan
Sheet Title: Supplemental Grading Plan

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14

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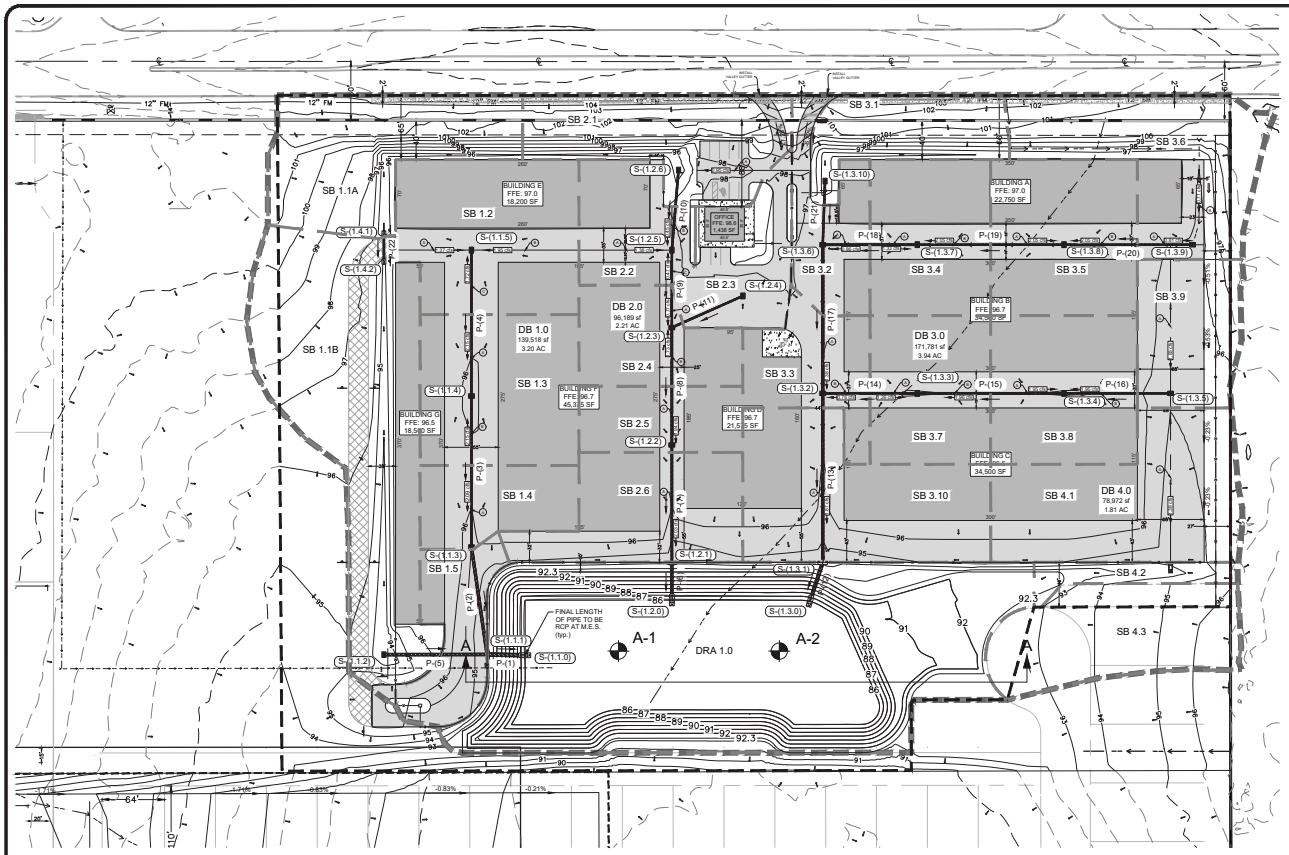


GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)
1 inch = 60 ft.

Legend:

- SOIL BORING
- DRAINAGE FLOW
- LANE SPREAD FLOW
- LANE SPREAD CROSS SECTION POINT
- DRAINAGE BASIN
- SUB-BASIN
- PROJECT AREA
- RIDGE LINE
- PRE-DEVELOPMENT TIME OF CONCENTRATION
- POST-DEVELOPMENT TIME OF CONCENTRATION

MARION COUNTY PROJECT
No. 32837

SUB-BASIN AREAS

SUB-BASIN	TOTAL AREA	IMPERVIOUS AREA	PERVIOUS AREA
1.1A	26,091	770	25,321
1.1B	54,309	9,548	44,761
1.2	28,376	28,376	0
1.3	25,056	25,056	0
1.4	12,186	12,186	0
1.5	12,558	12,063	495
2.1	22,831	6,239	16,592
2.2	13,450	13,295	155
2.3	14,583	16,661	1,922
2.4	14,438	14,438	0
2.5	11,320	11,320	0
2.6	21,279	21,279	0
3.1	14,162	885	13,277

SUB-BASIN AREAS

SUB-BASIN	TOTAL AREA	IMPERVIOUS AREA	PERVIOUS AREA
3.2	12,635	11,855	780
3.3	13,846	13,846	0
3.4	19,680	19,680	0
3.5	23,920	23,920	0
3.6	28,636	8,081	20,555
3.7	18,758	18,758	0
3.8	22,803	22,803	0
3.9	15,667	10,348	5,319
3.10	31,380	31,380	0
4.1	31,201	25,797	5,404
4.2	4,958	0	4,958
4.3	20,791	0	20,791

Stormwater Pipe Table

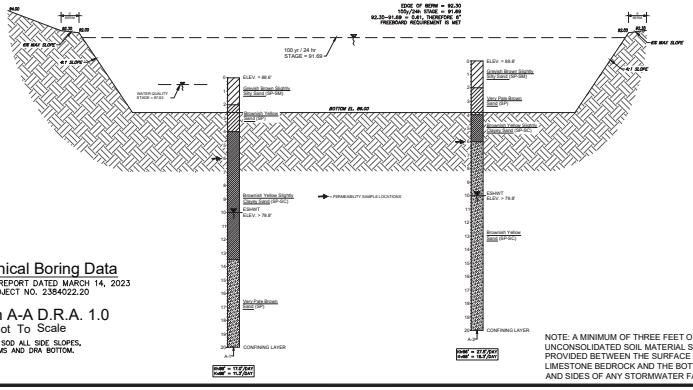
Pipe Name	Size	Length	Slope	Pipe Material
P-(1)	36	39.01	0.68%	HPPP
P-(2)	24	111.32	0.40%	HPPP
P-(3)	18	154.19	0.70%	HPPP
P-(4)	15	149.20	0.60%	HPPP
P-(5)	30	105.52	0.70%	HPPP
P-(6)	24	38.83	0.46%	HPPP
P-(7)	18	120.00	0.92%	HPPP
P-(8)	18	120.03	0.60%	HPPP

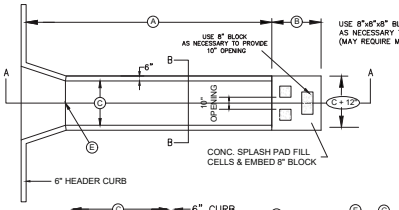
Stormwater Pipe Table

Pipe Name	Size	Length	Slope	Pipe Material
P-(9)	15	79.22	0.40%	HPPP
P-(10)	15	82.15	0.41%	HPPP
P-(11)	15	79.58	0.40%	HPPP
P-(12)	30	42.14	0.52%	HPPP
P-(13)	24	172.76	0.90%	HPPP
P-(14)	18	96.71	0.70%	HPPP
P-(15)	18	150.05	0.40%	HPPP
P-(16)	15	108.93	0.40%	HPPP

Stormwater Pipe Table

Pipe Name	Size	Length	Slope	Pipe Material
P-(17)	24	152.00	0.50%	HPPP
P-(18)	18	96.77	0.70%	HPPP
P-(19)	15	150.00	0.80%	HPPP
P-(20)	15	131.41	0.40%	HPPP
P-(21)	15	65.15	0.40%	HPPP
P-(22)	15	23.03	0.61%	HPPP


EDGE OF BERM = 92.33
100yr/24hr STAGE = 91.69
92.33–91.69 = 0.64', THEREFORE 6" FREEBOARD REQUIREMENT IS MET
100 yr / 24 hr STAGE = 91.69
2H MAX SLOPE
4:1 SLOPE
BOTTOM EL. 86.00
WATER QUALITY STAGE = 87.93
ELEV. = 88.6'
Seventh Brown Stratum (Silty Sand) (SP-SM)
Very Pale Brown (SP)
Brownish Yellow (SP)
Brownish Yellow Silty Sand (SP-SC)
Eighth Brown Stratum (Silty Sand) (SP-SM)
Brownish Yellow (SP-SC)
Eighth Brown Stratum (Silty Sand) (SP-SM)
Brownish Yellow Silty Sand (SP-SC)
Eighth Brown Stratum (Silty Sand) (SP-SM)
Brownish Yellow (SP-SC)
Very Pale Brown (SP)
Brownish Yellow (SP-SC)
Brownish Yellow (SP-SC)
Brownish Yellow (SP-SC



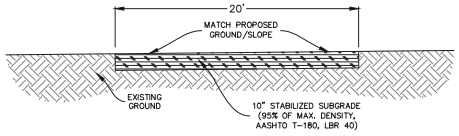
Concrete Splash Pad Detail

NOT TO SCALE

SPILLWAY – DRA 1.0 – CONSTRUCTION TABLE									
	A	B	C	D	E	F	G		
SPILLWAY	LENGTH	SPLASH PAD	WIDTH	OPENING	TOP	BOTTOM	DEPTH	Q=CIA REQ'D (cfs)	SPILLWAY DRAINAGE CAPACITY (cfs)
SP–1	20' W/ FIELD ADJ.	4'	6.5'	77.10'	77.00'	73.0'	6"	20.21cfs	21.27cfs
SP–2	10' W/ FIELD ADJ.	2'	1'	94.88'	94.78'	93.25'	6"	4.41cfs	4.54cfs

Spillway Detail - DRA 1.0

Not to Scale



Stabilized Fire Lane Cross Section

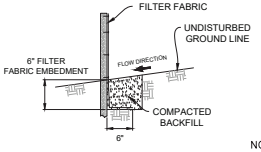
Not to Scale

LOCATION OF PUBLIC WATER SYSYEM MAINS IN ACCORDANCE WITH F.A.C. RULE 62-555.314

Other Pipe	Horizontal Separation	Crossings (1)	Joint Spacing @ Crossings (Full Joint Centered)
Storm Sewer, Stormwater Force Main, Reclaimed Water (2)	3 ft. minimum	12 inches is the minimum, except for storm sewer, then 6 inches is the minimum and 12 inches is preferred	Alternate 3 ft. minimum
Vacuum Sanitary Sewer	10 ft. preferred 3 ft. minimum	12 inches preferred 6 inches minimum	Alternate 3 ft. minimum
Gravity or Pressure Sanitary Sewer, Sanitary Sewer Force Main, Reclaimed Water (4)	10 ft. preferred 6 ft. minimum (3)	12 inches is the minimum, except for gravity sewer, then 6 inches is the minimum and 12 inches is preferred	Alternate 6 ft. minimum
On-Site Sewage Treatment & Disposal System	10 ft. minimum	---	---

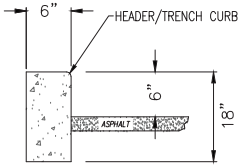
(1) Water main should cross above other pipe. When water main must be below other pipe, the minimum separation is 12 inches.
(2) Reclaimed water regulated under Part III of Chapter 62-610, F.A.C.
(3) 3 ft. for gravity sanitary sewer where the bottom of the water main is laid at least 6 inches above the top of the gravity sanitary sewer.
(4) Reclaimed water not regulated under Part III of Chapter 62-610, F.A.C.

Disclaimer – This document is provided for your convenience only. Please refer to F.A.C. Rule 62-555.314 for additional construction requirements.



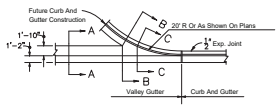
SILT FENCE TRENCH

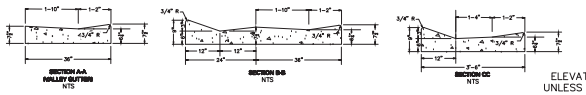
Not to Scale

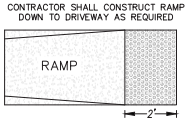


Header Curb Detail

Not to Scale







Sidewalk Ramp Detail

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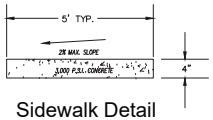
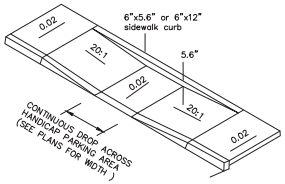


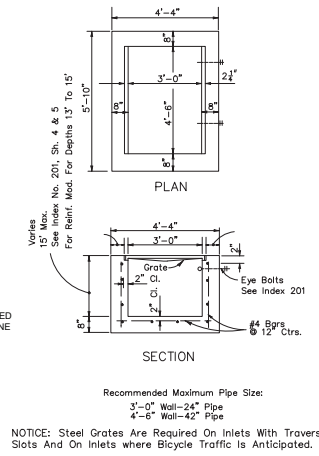
Sidewalk Detail

Not to Scale

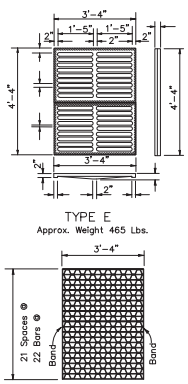


Handicap Curb Detail

IF REQUIRED
Not to Scale

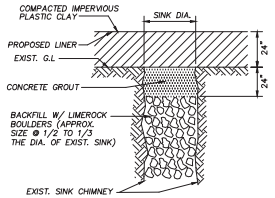


NOTICE: Steel Grates Are Required On Inlets With Traversable Slots And On Inlets where Bicycle Traffic Is Anticipated.



Type "E" Inlet - Traffic Bearing

Not to Scale



REPAIR METHOD 2, SECTION 4.0, "APPLICANT'S HANDBOOK – KARST SENSITIVE AREAS", SJRWMD, MAY 1988.

NOTES:

SHOULD ANY NOTICEABLE SOIL SLUMPING OR SINKHOLE FORMATION BECOME EVIDENT, THE DEVELOPER SHALL IMMEDIATELY NOTIFY THE COUNTY AND WATER MANAGEMENT DISTRICT AND ADOPT ONE OR MORE OF THE FOLLOWING PROCEDURES, AS APPROPRIATE:

a. IF THE SLUMPING OR SINKHOLE FORMATION BECOMES EVIDENT BEFORE OR DURING CONSTRUCTION ACTIVITIES, ALL WORK (EXCEPT FOR MITIGATION ACTIVITIES) SHALL STOP IN THE AFFECTED AREA;

b. THE DEVELOPER SHALL TAKE IMMEDIATE MEASURES TO ENSURE NO SURFACE WATER DRAINS INTO THE AFFECTED AREA;

c. THE DEVELOPER SHALL VISUALLY INSPECT THE AFFECTED AREA;

d. THE DEVELOPER SHALL EXCAVATE AND BACK FILL AS REQUIRED TO FILL THE AFFECTED AREA AND PREVENT FURTHER SUBSIDENCE. THE DEVELOPER SHALL USE GEOTEXTILE MATERIALS IN THE BACK FILLING OPERATION, WHEN APPROPRIATE.

e. THE DEVELOPER SHALL MAINTAIN A MINIMUM DISTANCE OF FIVE (5) FEET FROM THE SURFACE OF THE AFFECTED AREA TO POTENTIAL LIME ROCK, CLAY, OR KARST CONNECTION;

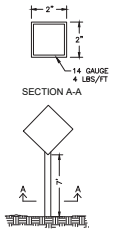
f. IF THE AFFECTED AREA IS IN THE VICINITY OF A WATER RETENTION AREA, THE DEVELOPER SHALL RELOCATE THE RETENTION AREA IF THE ABOVE METHODS DO NOT STABILIZE THE COLLAPSE.

g. IF THE CONTRACTOR ENCOUNTERS LIMESTONE DURING EXPANSION OF THE DRA, THE DRA WILL BE OVER-EXCAVATED AND BACKFILLED TO MEET SENSITIVE KARST AREA BASIN REQUIREMENTS (PROVIDE A MINIMUM OF 3 FT OF CLEAN SOIL MATERIAL BETWEEN BOTTOM OF DRA AND LIMESTONE). IF A SINK CHIMNEY IS ENCOUNTERED ON SITE, MAKE REPAIRS IN ACCORDANCE WITH THE REPAIR DETAIL ABOVE.

Karst Repair Detail

Not to Scale

MARION COUNTY PROJECT No. 32837



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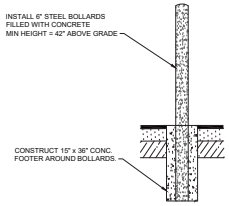
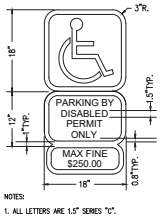


Bollard Installation

Not to Scale

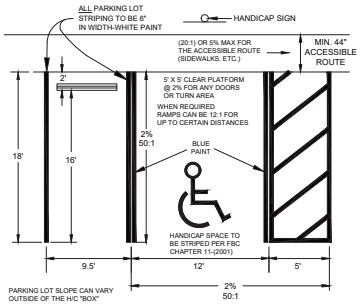


NOTES:

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

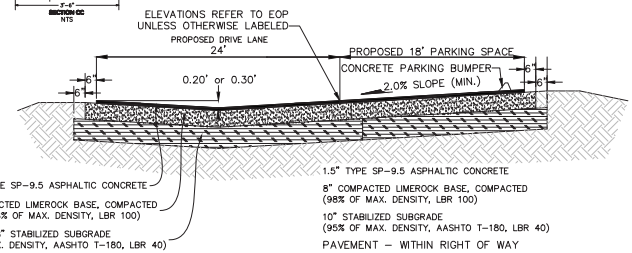
Handicap Sign

Not to Scale



WHERE APPLICABLE, PROVIDE CROSSWALK (MINIMUM 44" WIDE) TO PROPOSED BUILDING PER FLORIDA STATUTE 553.5041

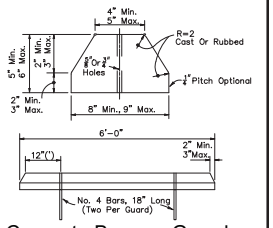
REFER TO FDOT INDEX 711-001 FOR DETAILS.



PAVEMENT ALTERNATE:
5" CONCRETE (3,000psi) ON COMPACTED SUBGRADE
REINFORCE WITH 6x6 – W1.4/W1.4 WWF

Asphalt Pavement Section

Not to Scale



Concrete Bumper Guard

Not to Scale

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY MICHAEL W. RADCLIFFE, P.E. ON THE DATE ADJACENT TO THE SEAL.

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

Date	By	Revisions
10–29–25	MWR	REVISIONS PER SJRWMD COMMENTS
06–11–26	MWR	REVISIONS PER COUNTY COMMENTS

MICHAEL W. RADCLIFFE ENGINEERING, INC.
2011 S.R. 16, Ste. 101 Ocala, FL 34471 (352) 629-2600 FAX (352) 629-0033
Certificate of Authorization Number: 27000 Date Established: 1/1/2000
www.radcliffeengineering.com

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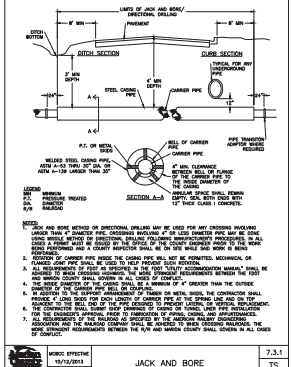
Designed: MWR
Drawn: MJK
Checked: MWR
Scale: N.T.S.
Project: 2025–25
Date: 08–13–25
File: 9494 – Self Storage 2–26–26.dwg

Project Name: 9494 SUMMERFIELD PHASES 1 & 2
Application Number: 9494 SJ1 (WV 42, Summerfield, Marion County, FL 34491
Sheet Name: Details

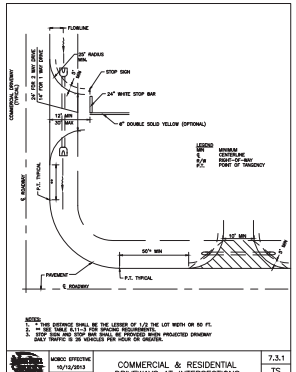
Sheet No. C009 of 14

MARION COUNTY PROJECT
No. 32837



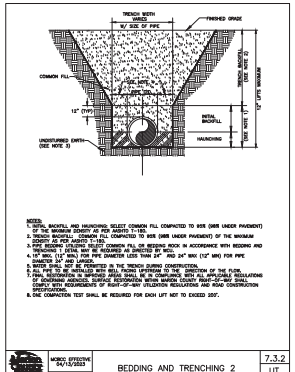
NOTES:
1. JACK AND BORE METHOD OR DIRECTIONAL DRILLING MAY BE USED FOR ANY CROSSING INVOLVING LARGER THAN 4" DIAMETER PIPE. CROSSINGS INVOLVING 4" OR LESS DIAMETER PIPE MAY BE DONE USING WHISKLE METHOD OR DIRECTIONAL DRILLING FOLLOWING MANUFACTURER'S PROCEDURES. IN ALL CASES A PERMIT MUST BE ISSUED BY THE OFFICE OF THE COUNTY ENGINEER PRIOR TO THE WORK BEING PERFORMED AND A COUNTY INSPECTOR SHALL BE ON SITE WHILE SAID WORK IS BEING PERFORMED.
2. ROTATION OF CARRIER PIPE INSIDE THE CASING PIPE WILL NOT BE PERMITTED. MECHANICAL OR FRICTION DOWNS SHALL BE USED TO CENTER THE CARRIER PIPE IN THE CASING.
3. ALL REQUIREMENTS OF FDOT AS SPECIFIED IN THE FDOT "UTILITY ACCOMMODATION MANUAL" SHALL BE ADHERED TO WHEN CROSSING HIGHWAYS. THE MORE STRINGENT REQUIREMENTS BETWEEN THE FDOT AND MARION COUNTY SHALL GOVERN IN ALL CASES OF CONFLICT.
4. CASING PIPE SHALL BE SET TO A MINIMUM OF 4' BELOW THE FLOWLINE OF A DITCH OR A MINIMUM OF 4' DEEPER THAN THE OUTSIDE DIAMETER OF THE CARRIER PIPE BELL OR COUPLING.
5. IN ADDITION TO THE SUPPORT ARRANGEMENT OF TIMBER OR METAL SKIDS, THE CONTRACTOR SHALL PROVIDE 4" LONG SKIDS FOR EACH LENGTH OF CARRIER PIPE AT THE SPRING LINE AND ON TOP OPPOSITE THE SKIDS. THE SKIDS SHALL BE SPACED AS REQUIRED TO MEET THE ABOVE REQUIREMENT.
6. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OF CASING OR TUNNEL LINER PIPE INSTALLATION FOR THE ENGINEER'S APPROVAL PRIOR TO FABRICATION OF PIPING, CASING, AND APPURTENANCES.
7. ALL REQUIREMENTS OF THE RAILROAD COMPANY SHALL BE ADHERED TO WHEN CROSSING RAILROAD ASSOCIATION AND THE RAILROAD COMPANY SHALL BE ADHERED TO WHEN CROSSING RAILROADS. THE MORE STRINGENT REQUIREMENTS BETWEEN THE R/R AND MARION COUNTY SHALL GOVERN IN ALL CASES OF CONFLICT.

MCBCC EFFECTIVE 10/12/2013	JACK AND BORE	7.3.1
REVISION # NA		TS 009



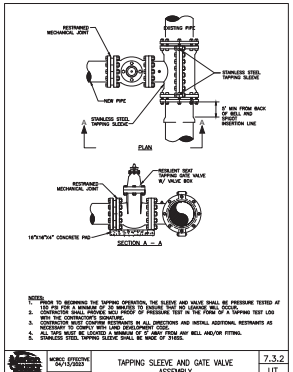
NOTES:
1. THIS DISTANCE SHALL BE THE LESSER OF 1/3 THE LOT WIDTH OR 50 FT.
2. SEE TABLE 6.11.1.2 FOR ENGINEERING REQUIREMENTS.
3. STOP SIGN AND STOP BAR SHALL BE PROVIDED WHEN PROJECTED DRIVEWAY DAILY TRAFFIC IS 20 VEHICLES PER HOUR OR GREATER.

MCBCC EFFECTIVE 10/12/2013	COMMERCIAL & RESIDENTIAL DRIVEWAYS AT INTERSECTIONS	7.3.1
REVISION # NA		TS 025



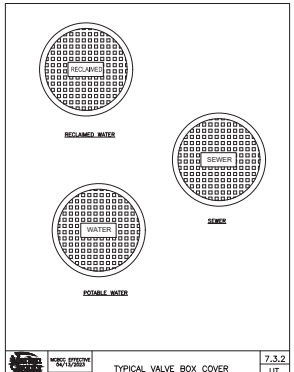
NOTES:
1. SAND BACKFILL AND HAUNCHING: SELECT COMMON FILL COMPACTED TO 95% (98% UNDER PAVEMENT) OF THE MAXIMUM DENSITY AS PER ASSHTO T-180.
2. TRENCH BACKFILL: COMMON FILL COMPACTED TO 95% (98% UNDER PAVEMENT) OF THE MAXIMUM DENSITY AS PER ASSHTO T-180.
3. UNDISTURBED EARTH: SELECT COMMON FILL OR BEDDING ROCK IN ACCORDANCE WITH BEDDING AND TRENCHING 1 DETAIL MAY BE REQUIRED AS DIRECTED BY MCU.
4. 18" BELL (12" MIN) FOR PIPE DIAMETER LESS THAN 24" AND 24" MAX (12" MIN) FOR PIPE DIAMETER GREATER THAN 24".
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. TRENCHING, BACKFILL, AND COMPACTION SHALL BE IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS AND CONDITIONS FOR PUBLIC SURFACE RESTORATION IN MARION COUNTY. MCU SHALL COMPLY WITH REQUIREMENTS OF RIGHT-OF-WAY UTILIZATION REGULATIONS AND ROAD CONSTRUCTION SPECIFICATIONS.
8. DISC COMPACTION TEST SHALL BE REQUIRED FOR EACH LIFT NOT TO EXCEED 200".

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

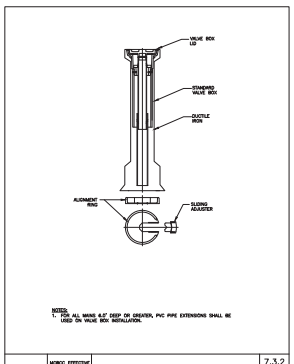


NOTES:
1. PRIOR TO BEGINNING THE TAPPING OPERATION, THE SLEEVE AND VALVE SHALL BE PRESSURE TESTED AT 150 PSI FOR A MINIMUM OF 30 MINUTES TO ENSURE THAT NO LEAKING WILL OCCUR.
2. CONTRACTOR SHALL PROVIDE MCU PROOF OF PRESSURE TEST IN THE FORM OF A TAPPING TEST LOG WITH THE CONTRACTOR'S SIGNATURE.
3. CONTRACTOR SHALL PROVIDE 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.

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

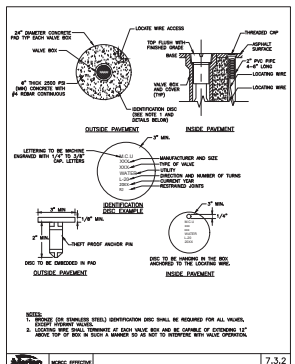


MCBCC EFFECTIVE 04/13/2023	TYPICAL VALVE BOX COVER	7.3.2
REVISION # NA		UT 110



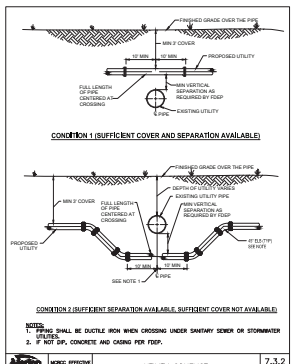
NOTES:
1. FOR ALL MAINS 6.0' DEEP OR GREATER, PVC PIPE EXTENSIONS SHALL BE USED ON VALVE BOX INSTALLATION.

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



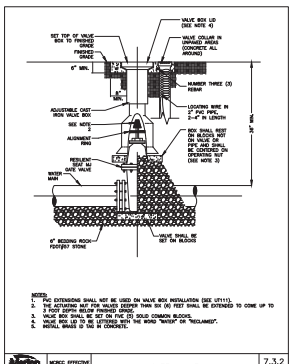
NOTES:
1. BRONZE (OR STAINLESS STEEL) IDENTIFICATION DISC SHALL BE REQUIRED FOR ALL VALVES, EXCEPT HYDRANT VALVES.
2. LOCATING WIRE SHALL TERMINATE AT EACH VALVE BOX AND BE CAPABLE OF EXTENDING 12" ABOVE TOP OF BOX IN SUCH A MANNER SO AS NOT TO INTERFERE WITH VALVE OPERATION.

MCBCC EFFECTIVE 04/13/2023	VALVE BOX PAD	7.3.2
REVISION # 1		UT 112



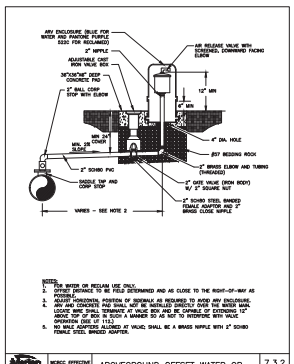
NOTES:
1. PIPING SHALL BE DUCTILE IRON WHEN CROSSING UNDER SANITARY SEWER OR STORMWATER SYSTEM.
2. 8" NOT DIP, CONCRETE AND CASING PER FDEP.

MCBCC EFFECTIVE 04/13/2023	UTILITY CONFLICT	7.3.2
REVISION # NA		UT 113



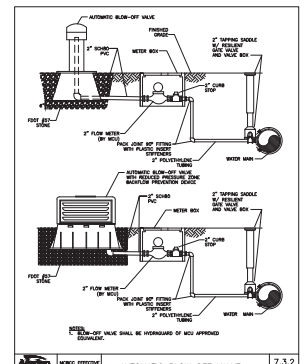
NOTES:
1. PVC EXTENSIONS SHALL NOT BE USED ON VALVE BOX INSTALLATION (SEE UT111).
2. VALVE BOX SHALL BE SET TO FINISHED GRADE THAN SIX (6) FEET SHALL BE EXTENDED TO COME UP TO 3 FOOT DEPTH BELOW FINISHED GRADE.
3. VALVE BOX SHALL BE SET ON FIVE (5) SOLID COMMON BLOCKS.
4. VALVE BOX LID TO BE LETTERED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

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



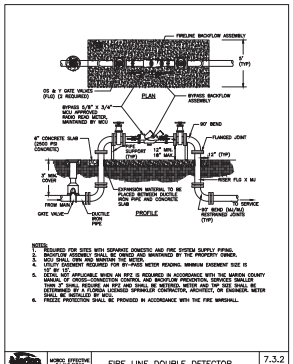
NOTES:
1. FOR WATER OR RECLAIM USE ONLY.
2. VERTICAL DISTANCE TO BE FIELD DETERMINED AND AS CLOSE TO THE RIGHT-OF-WAY AS POSSIBLE.
3. ADJUST HORIZONTAL POSITION OF SIDEWALK AS REQUIRED TO AVOID ANY ENCLOSURE. ADJUST ENCLOSURE TO FIT ON SIDE OF SIDEWALK OPPOSITE FROM ANY UTILITY POLES. LOCATE WIRE SHALL TERMINATE AT VALVE BOX AND BE CAPABLE OF EXTENDING 12" ABOVE TOP OF BOX IN SUCH A MANNER SO AS NOT TO INTERFERE WITH VALVE OPERATION (SEE UT 112).
5. NO MALE ADAPTERS ALLOWED AT VALVE; SHALL BE A BRASS NIPPLE WITH 2" SCH80 FEMALE STEEL BARRED ADAPTER.

MCBCC EFFECTIVE 04/13/2023	ABOVEGROUND OFFSET WATER OR RECLAIM AIR RELEASE VALVE	7.3.2
REVISION # 2		UT 206



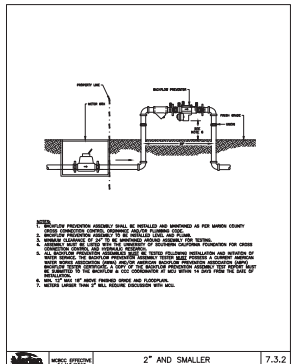
NOTES:
1. BLOW-OFF VALVE SHALL BE HYDROGUARD OF MCU APPROVED EQUIVALENT.

MCBCC EFFECTIVE 04/13/2023	AUTOMATIC BLOW OFF VALVE WATER MAIN	7.3.2
REVISION # 2		UT 207



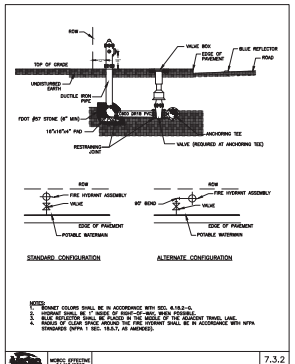
NOTES:
1. REQUIRED FOR SITES WITH SEPARATE DOMESTIC AND FIRE SYSTEM SUPPLY PIPING.
2. BACKFLOW ASSEMBLY SHALL BE OWNED AND MAINTAINED BY THE PROPERTY OWNER.
3. MCU SHALL OWN AND MAINTAIN THE METER.
4. 6" BYPASS IS REQUIRED FOR BY-PASS METER READING. MINIMUM DIAMETER SIZE IS 1/2" OR 1".
5. DETAIL NOT APPLICABLE WHEN AN RPZ IS REQUIRED IN ACCORDANCE WITH THE MARION COUNTY LAND DEVELOPMENT CODE. ALTERNATE DETAILS MAY BE REQUIRED FOR SPECIAL CONDITIONS.
6. FIRE LINE SHALL REQUIRE AN RPZ AND SHALL BE INSTALLED BETWEEN METER AND THE FIRE SYSTEM AS DETERMINED BY A FLORIDA LICENSED SPRINKLER CONTRACTOR, ARCHITECT, OR ENGINEER. METER SHALL BE INSTALLED BY MCU.
7. FREEZE PROTECTION SHALL BE PROVIDED IN ACCORDANCE WITH THE FIRE MARSHALL.

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



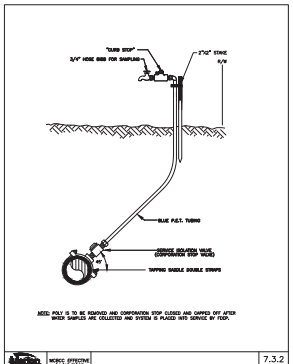
NOTES:
1. BACKFLOW PREVENTION ASSEMBLY SHALL BE INSTALLED AND MAINTAINED AS PER MARION COUNTY CROSS CONNECTION CONTROL ORDINANCE, PLUMBING CODE.
2. BACKFLOW PREVENTION ASSEMBLY TO BE INSTALLED LEVEL AND PLUMB.
3. MINIMUM CLEARANCE OF 24" TO BE MAINTAINED FOR RPZ ASSEMBLY FOR TESTING.
4. BACKFLOW PREVENTER TO BE INSTALLED ON A CONCRETE ASSEMBLY PADS FOUNDATION FOR CROSS CONNECTION CONTROL AND VARIABLE RESIDENCE.
5. ALL BACKFLOW PREVENTERS MUST BE TESTED AND REPORTED FOLLOWING INSTALLATION AND ANNUALLY THEREAFTER. THE BACKFLOW PREVENTER ASSEMBLY TESTER MUST POSSESS A CURRENT AMERICAN WATER WORKS ASSOCIATION (AWWA) AND/OR AMERICAN BACKFLOW PREVENTION ASSOCIATION (ABPA) CERTIFICATION FOR TESTING BACKFLOW PREVENTER ASSEMBLIES. TEST REPORTS MUST BE SUBMITTED TO THE MCBCC/MCU & MUST CONSIDERATION OF MCU BEFORE THE DATE OF INSTALLATION.
6. MINIMUM 12" MIN. OF WATER FINISHED GRADE AND FLOODPLAIN.
7. METER LARGER THAN 2" BELL REQUIRE ENCLOSURE WITH MCU.

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



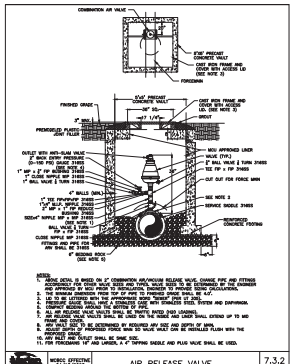
NOTES:
1. BONNET COLORS SHALL BE IN ACCORDANCE WITH SCC. 6.15.2-G.
2. HYDRANT SHALL BE 1" INSIDE OF RIGHT-OF-WAY, WHEN POSSIBLE.
3. BLUE REFLECTOR SHALL BE PLACED IN THE MIDDLE OF THE ADJACENT TRAVEL LANE.
4. RADIUS OF CLEAR SPACE ADJACENT TO FIRE HYDRANT SHALL BE IN ACCORDANCE WITH NFPA STANDARDS (NFPA 1: SEC. 18.5.7, AS AMENDED).

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



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

MCBCC EFFECTIVE 04/13/2023	TEMPORARY SAMPLE POINT	7.3.2
REVISION # 1		UT 211



NOTES:
1. SIGNIFICANT DEVIATIONS FROM THE 1" COMBINATION AIR/VACUUM RELEASE VALVE, CHAMBER, PIPE AND FITTINGS ACCEPTABLE FOR SEWER VALVE SIZES AND TYPES. VALVE SIZES TO BE DETERMINED BY THE ENGINEER AND APPROVED BY MCU PRIOR TO SUBMITTAL. ENGINEER TO PROVIDE SIZING CALCULATIONS.
2. ALL PIPE SHALL BE SCHEDULE 40 PVC, 2" MIN. UNLESS OTHERWISE SPECIFIED BY MCU.
3. LID TO BE LETTERED WITH THE APPROPRIATE WORD "SEWER" OR "AIR".
4. PRESSURE GAUGE SHALL HAVE A STAINLESS CASE WITH STAINLESS STEEL SYSTEM AND CONFIRMOSAL SILICONE FILLED WITH A RANGE OF 0-100 PSI.
5. ALL AIR RELEASE VALVE VAULTS SHALL BE TRAFFIC RATED (HS-20 LOADING).
6. AIR RELEASE VALVE VAULTS SHALL BE LOCATED ON THE HIGHER END VALVE SHALL EXTEND UP TO MID SIDEWALK.
7. ANY VALVE SET 3' TO BE DETERMINED BY REQUIRED VPV AND DEPTH OF ARV.
8. ANY VALVE SET 3' TO BE DETERMINED BY REQUIRED VPV AND DEPTH OF ARV.
9. ANY VALVE SHALL BE INSTALLED WITH A MINIMUM 2" DIA. BACK DRAIN PRESSURE RELIEF VALVE.
10. ANY VALVE SHALL BE INSTALLED WITH A MINIMUM 2" DIA. BACK DRAIN PRESSURE RELIEF VALVE.
11. FOR FORCEMAIN 10" AND LARGER, A 4" TAPPING SADDLE AND FLUSH VALVE SHALL BE USED.

MCBCC EFFECTIVE 04/13/2023	AIR RELEASE VALVE SEWER AND RECLAIMED	7.3.2
REVISION # 3		UT 307

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Date	By	Revisions
10-29-25	MWR	REVISIONS PER SJRWMD COMMENTS
08-11-26	MWR	REVISIONS PER COUNTY COMMENTS

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Certificate of Authorization #27000
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Designed: MWR	Scale: N.T.S.
Drawn: MWR	Project: 2025-25
Checked: MWR	Date: 08-13-25
	File: 9494 - Self Storage 2-26-26.dwg

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Project Name: 9494 SUMMERFIELD PHASES 1 & 2
Location: Sparrow Road 42, Summerfield, Marion County, FL 34491
Application: Permitting / Site Plan
Sheet Name: Details

Sheet No.
C010
of
14

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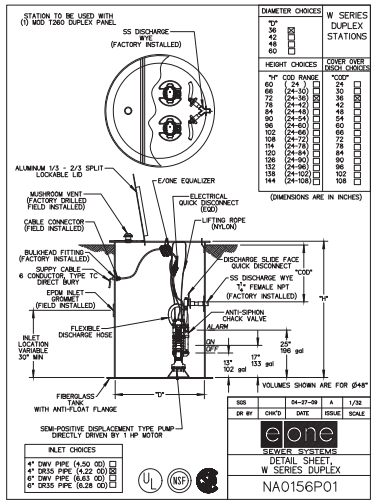
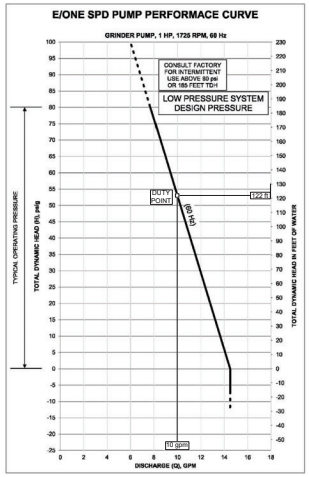
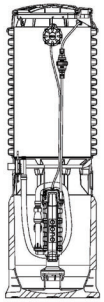


04/25/2025



NA0080P01 Rev A

WH101



General Features

The model WH101 grinder pump station is a complete unit that includes: the grinder pump, check valve, HDPE (high density polyethylene) tank, controls, and alarm panel. A single WH101 can accommodate the sewage flow from two, average single-family homes.

- Rated for flows of 700 gpd (2650 lpd)
- 100 gallons (379 liters) of capacity
- Standard outdoor heights range from 60 inches to 159 inches

The WH101 has a cable that connects the motor controls to the level controls through watertight penetrations.

Operational Information

Motor
1 hp, 1,725 rpm, high torque, capacitor start, thermally protected, 120/240V, 60 Hz, 1 phase

Inlet Connections
4-inch inlet grommet standard for DWV pipe. Other inlet configurations available from the factory.

Discharge Connections
Pump discharge terminates in 1.25-inch NPT female thread or socket fitting. Can easily be adapted to 1.25-inch PVC pipe or any other material required by local codes.

Discharge
15 gpm at 0 psig (0.95 lps at 0 m)
11 gpm at 40 psig (0.69 lps at 28 m)
7.8 gpm at 80 psig (0.49 lps at 56 m)

Accessories

E/One requires that the Uni-Lateral, E/One's own stainless steel check valve, be installed between the grinder pump station and the street main for added protection against backflow.

Alarm panels are available with a variety of options, from basic monitoring to advanced notice of service requirements.

The Remote Sentry is ideal for installations where the alarm panel may be hidden from view.

NA0057P01 Rev E

MARION COUNTY PROJECT
No. 32837

Lift Station Design

Project:	2025-25
Description:	9494 Summerfield
Date:	6/11/2026
Designer:	MWR/MIK

Flow Calculations

Quantity	Type	Rate		Hours Operated		Rate	
0	Single Family Residence	200	GPD	24.0	Hrs	0.00	GPM
0	Office Building	15	GPD	24.0	Hrs	0.00	GPM
0	Retail Center	0.1	GPD	24.0	Hrs	0.00	GPM
0	Self Storage	1	GPD	24.0	Hrs	0.00	GPM
19.25	Office (Self-Storage)	15	GPD	10.0	Hrs	0.48	GPM

Average Flow Rate = **0.48 GPM**
Peak Flow Rate (Avg. Flow Rate * 4.5) = **2.17 GPM**

Wet Well Volume

Seasonal High Water Table = 69.7 Elev. Ft.
Minimum Volume (3 min * Peak Flow) = 6.50 Gal

Wet Well Shape Round
LS Depth 6.0 Ft
Diameter 3.0 Ft

Volume to Pump = **17.4 Gal**

Top of Wet Well			98.00	Elev Ft
Invert Into Lift Station			94.50	Elev Ft
Alarm	Offset	0.4 Ft	94.08	Elev Ft
Lag Pump On	Offset	0.7 Ft	93.41	Elev Ft
Lead Pump On	Offset	0.0 Ft	93.41	Elev Ft
Pumps Off	Offset	0.3 Ft	93.08	Elev Ft
Wet Well Floor	Pump Out	1.1 Ft	92.00	Elev Ft

Detention Time at Avg. Flow (pump vol./avg. flow) = **36.3 Min** (<30 min)
Detention Time at Peak Flow (pump vol./peak flow) = **8.1 Min** (>5 min)

Pump Design Data

Type of Pump:	Submersible Grinder	Pump Horsepower:	1.0 Hp
Pump Manufacturer:	E/One	Electrical Requirements:	240 Volts
Pump Model Number:	NA0080P01 Rev A		1 Phase
Pump Impeller Size:	5.25"	Rated Amperage:	30.0 Amps

Pump Capacity **10.0** **GPM at** **125** **Feet of Head** [54.07 PSI]

Pump Time at Avg. Flow (sto. vol./pump cap. - avg. flow) = **1.8 Min** (>1 min)
Pump Time at Peak Flow (sto. vol./pump cap. - peak flow) = **2.2 Min** (<10 min)

1 of 2

Lift Station Design

Project:	2025-25
Description:	9494 Summerfield
Date:	6/11/2026
Designer:	MWR/MIK

Force Main Data

Force Main Material	PVC_SCH_80		**Nominal Force Main Size**	1-1/4" - SCH 80	
Length of Force Main	105	FT	**Inside Diameter of Force Main**	1.26	In
Force Main High Point	101.0	Elev. FT	**Force Main Pressure Class**	520	PSI
Pressure at Existing F.M.	49.00	PSI	**Force Main Loss Coefficient**	130	
Pressure in Existing F.M.	113.19	Ft of Head			

Velocity Calculation

$$v = 0.408\ \frac{Q}{d^2}$$

$Q =$	10	gpm
$d =$	1.26	in
$v =$	**2.59**	**ft/s**

$(2.0 < v < 6.0)$

Head Loss Calculations

Head Loss Due to Elevation

$$h_e = Z_{high} - Z_{PumpOff}$$

$Z_{high} =$	101.00	Ft
$Z_{pump\ off} =$	93.08	Ft
$h_e =$	**7.92**	**Ft**

Head Loss due to Friction

$$h_f = 0.002083 * L * \left(\frac{100}{C}\right)^{1.852} * \left(\frac{Q^{1.852}}{d^{4.866}}\right)$$

$L =$	105.00	Ft
$C =$	130	
$Q =$	10	gpm
$d =$	1.26	in
$h_f =$	**3.17**	**Ft**

Head Loss Due to Components and Fittings (Minor Losses)

$$h_m = \frac{\xi v^2}{2g}$$

	ξ	h_m	Q'ty	Total h_m	
Elbow, Flanged Long Radius 45°	0.20	0.02	0	0.00	Ft
Gate Valve, Fully Open	0.15	0.02	2	0.03	Ft
Swing Check Valve, Forward Flow	2.00	0.21	2	0.42	Ft
Tee, Flanged, Dividing Branched Flow	1.00	0.10	0	0.00	Ft
Elbow, Flanged Regular 90°	0.30	0.03	0	0.00	Ft
		Sum of Minor Losses		**0.45**	**Ft**

Total of All Losses **11.54** **Ft**

Total Dynamic Head Required **124.73 Ft**

2 of 2

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Revisions:		
Date	By	
10-29-25	MIK	REVISIONS PER SJRWMD COMMENTS
06-11-26	MIK	REVISIONS PER COUNTY COMMENTS

Designed: MWR
Drawn: MIK
Checked: MWR
Scale: N.T.S.
Project: 2025-25
Date: 08-13-25
File: 9494 - Self Storage 5-26-26.dwg

MICHAEL W. RADCLIFFE ENGINEERING, INC.
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Certificate of Authorization: Engineering #27-0000 • Business #8188
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Project Name: 9494 SUMMERFIELD PHASES 1 & 2
Project Location: 9494 SE HWY 42, Summerfield, Marion County, FL 34491
Application Type: Site Plan
Sheet Name: Lift Station Details

Sheet No.
C011
of
14

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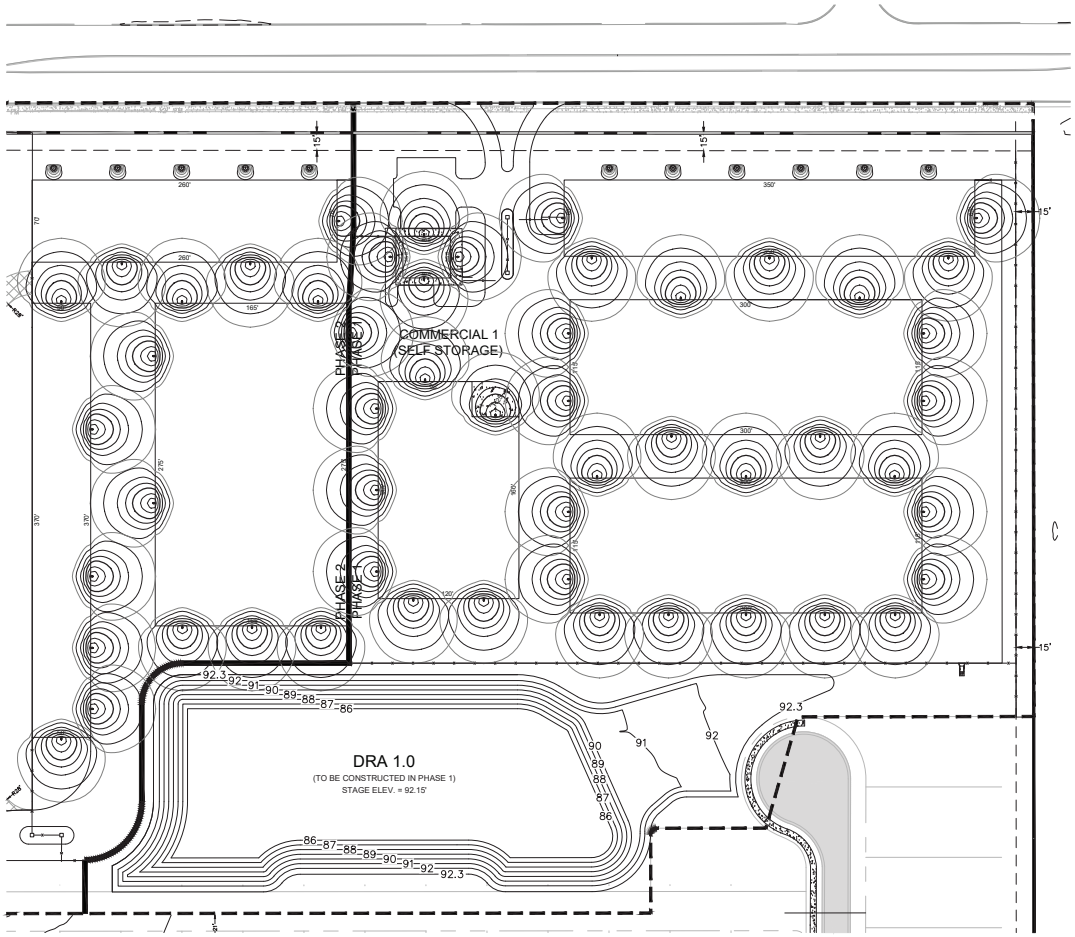
GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

9494 SUMMERFIELD
PHOTOMETRIC PLAN

MARION COUNTY PROJECT
No. 32837



PHOTOMETRIC DATA TABLE										
SYMBOL	QUANTITY	ARRANGEMENT	FIXTURE	DESCRIPTION	MANUFACTURER	LLF	LUMINAIRE LUMENS	LUMINAIRE WATTS	TOTAL WATTS	MOUNTING HEIGHT
	53	SINGLE	WALLPACK	WPMLED15S-40W_SWITCH-4000K WALLPACK SELECTABLE CCT (240) 4000K CCY, 70 CRI LEDS	LUMARK	1.0	5659	40	2,120	10'
	11	SINGLE	ACCENT/FLOOD	811-75PAR30-120-FL 75PAR30/FL/H	LUMIERE	1.0	1230	75	825	1'

SEE SHEET C013 FOR MANUFACTURER INFORMATION AND PHOTOMETRIC SPECIFICATIONS

Photometric Legend (Not to Scale):

LUMARK AP
40 WATT WALL PACK LIGHT

- 0.1 = 0.1 FOOT-CANDLES
- 0.2 = 0.2 FOOT-CANDLES
- 0.5 = 0.5 FOOT CANDLES
- 1.0 = 1.0 FOOT-CANDLES
- 2.0 = 2.0 FOOT-CANDLES
- 5.0 = 5.0 FOOT-CANDLES
- 10.0 = 10.0 FOOT CANDLES

LUMIERE - CORONADO 811
75 WATT ACCENT/FLOOD LIGHT

- 0.1 = 0.1 FOOT-CANDLES
- 0.2 = 0.2 FOOT-CANDLES
- 0.5 = 0.5 FOOT CANDLES
- 1.0 = 1.0 FOOT-CANDLES
- 2.0 = 2.0 FOOT-CANDLES
- 5.0 = 5.0 FOOT-CANDLES
- 10.0 = 10.0 FOOT CANDLES

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Revisions		
Date:	By:	
10-29-25	MK	REVISIONS PER S.RWMD COMMENTS
06-11-26	MK	REVISIONS PER COUNTY COMMENTS
06-24-26	MK	REVISIONS PER COUNTY COMMENTS

Designed: MWR
Drawn: MK
Checked: MWR
Scale: 1" = 50'
Project: 2025-25
Date: 08-13-25
File: 9494 - Self Storage 5-28-26.dwg

MICHAEL W. RADCLIFFE ENGINEERING INC.
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Certificate No. 0-000108 - Michael W. Radcliffe P.E. #51170 Christopher A. Sale P.E. #85668
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Project Name: 9494 SUMMERFIELD PHASES 1 & 2
Project Address: 4845 SE HWY 42, Summerfield, Marion County, FL 34491
Application Type: Major Site Plan
Sheet Name: Photometric Plan

Sheet No.
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of
14

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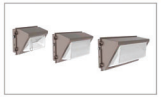
MARION COUNTY PROJECT
No. 32837

Project		Catalog #	
Prepared by		Notes	
Type			
Date			



Lumark AP

Wall Pack WPS, WPM, WPL Series

Wall Mount Luminaire

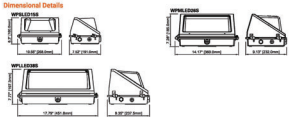
Interactive Menu

- Ordering Information *page 3*
- Product Specifications *page 3*
- Energy and Performance Data *page 3*

Quick Facts

- Selectable configurations available across 3 housing sizes
- Lumen packages range from 4,300 - 21,000 lumens
- Dusk to dawn capability with ON/OFF photocontrol
- Replaces 75W up to 375W HID equivalent
- Efficacies up to 153 lumens per watt for max. output
- Energy and Maintenance savings up to 85% versus HID solutions
- Heat and impact resistant borosilicate glass lens

Dimensional Details



Lumark AP — Wall Pack WPS, WPM, WPL Series

Stock Ordering Information

Model Number	Lumens/Wattage	HCZ Selectable	Voltage	Lumens
WPSLED15S-Small LED WallPack	Selectable Lumens: 4,300-9,300 / 50-80W	Selectable HCZ: 2000, 3000, 4000, 5000, 6000K / 4000K	120-347V, 50/60Hz	Selectable Dusk-to-Dawn via Button-type photocontrol
WPMLED20S-Medium LED Wall Pack	Selectable Lumens: 12,000-14,000 / 70-100W			
WPLLED28S-Large LED WallPack	Selectable Lumens: 17,000-21,000 / 120-150W			

NOTES:
1. Energy-Alpha Earned and Qualified. Refer to energyalpha.com Qualified Products List under Family Models for details.

Product Specifications

Construction
- Die-cast aluminum housing with hinged, removable die-cast aluminum door
- Four 1/2" threaded conduit entry point

Optics
- Impact and heat resistant borosilicate refractive glass lens to withstand IK07

Electrical
- Selectable BiGs offer 4 wattages selections and 4 CCT options in one fixture. Wattage and CCT settings are highest voltage and 4000K CCT.
- Operating temperature range: -40°C to +40°C
- 120-347V, 50/60Hz
- <20% THD (Total Harmonic Distortion)
- Class 2 driver incorporates internal fusing designed to withstand 6KV surge
- 0-10V dimming driver standard

Controls
- Selectable configurations supply internal toggle switches to adjust Luminaire CCT and lumens. Luminaire ships from factory set to default at 4000K CCT and maximum lumen output.
- Selectable configurations also provide an integrated dusk-to-dawn photocontrol for automatic operation. The photocontrol is also field adjustable via toggles switches to either enable, disable, or override its settings. The photocontrol ships enabled.

Typical Applications
- Outdoor
- Parking lots
- Walkways
- Building Areas

Finish
- Bronze standard

Shipping Data
- WPSLED15S - 2.43kg
- WPMLED20S - 3.30kg
- WPLLED28S - 5.15kg

Warranty
- Five-year limited warranty. Consult website for details. www.cooperlighting.com/legal

Energy and Performance Data

Power and Lumens (WPSLED15S Selectable)

Light Engine	Set to 80W	Set to 60W	Set to 50W	Set to 40W
FA3 Switch setting	I	II	III	IV
Power (Watts)	29.9	39.3	46.6	57.2
Input Current @ 120V (A)	0.33	0.33	0.4	0.48
Input Current @ 277V (A)	0.13	0.14	0.20	0.22
Input Current @ 347V (A)	0.12	0.14	0.17	0.19
Performance				
3000K Lumens	4,252	5,771	6,575	7,974
3000K Lumens per Watt	145	146	142	139
4000K Lumens	4,444	5,862	7,113	8,133
4000K Lumens per Watt	152	150	146	143
5000K Lumens	4,520	5,956	7,248	8,328
5000K Lumens per Watt	156	152	151	148
6000K Lumens	4,610	6,079	7,393	8,494
6000K Lumens per Watt	158	156	153	150
6000K Lumens	4,682	6,149	7,455	8,518
6000K Lumens per Watt	159	156	152	148

Lumark AP — Wall Pack WPS, WPM, WPL Series

Power and Lumens (WPMLED20S Selectable)

Light Engine	Set to 70W	Set to 80W	Set to 90W	Set to 100W
FA3 Switch setting	I	II	III	IV
Power (Watts)	73.7	82.7	91.9	100.1
Input Current @ 120V (A)	0.62	0.70	0.77	0.84
Input Current @ 277V (A)	0.29	0.32	0.35	0.37
Input Current @ 347V (A)	0.24	0.27	0.29	0.31
Performance				
3000K Lumens	11,076	13,456	13,726	14,143
3000K Lumens per Watt	150	146	143	141
4000K Lumens	11,572	13,949	13,917	14,232
4000K Lumens per Watt	155	151	148	147
5000K Lumens	11,538	13,792	13,998	14,011
5000K Lumens per Watt	160	157	156	155
6000K Lumens	11,664	12,931	14,205	15,063
6000K Lumens per Watt	161	156	155	151
6000K Lumens	11,767	12,941	14,191	15,078
6000K Lumens per Watt	159	156	153	150

Power and Lumens (WPLLED28S Selectable)

Light Engine	Set to 120W	Set to 130W	Set to 140W	Set to 150W
FA3 Switch setting	I	II	III	IV
Power (Watts)	119.9	130.3	138.2	150
Input Current @ 120V (A)	1.03	1.09	1.16	1.26
Input Current @ 277V (A)	0.46	0.50	0.53	0.58
Input Current @ 347V (A)	0.37	0.4	0.42	0.45
Performance				
3000K Lumens	16,599	17,573	18,017	19,070
3000K Lumens per Watt	138	136	131	130
4000K Lumens	17,181	18,042	19,476	20,676
4000K Lumens per Watt	147	145	144	140
5000K Lumens	17,046	18,073	19,986	21,308
5000K Lumens per Watt	150	151	150	147
6000K Lumens	17,029	18,839	19,749	21,650
6000K Lumens per Watt	146	147	145	145
6000K Lumens	17,049	18,599	19,456	20,618
6000K Lumens per Watt	144	142	139	136

Lumen Maintenance

Configuration	Ambient Temperature	TM-21 Lumen Maintenance (54,000 Hours)
Up to 40W	Up to 40°C	89.68%
Up to 100W	Up to 40°C	89.89%
Up to 150W	Up to 40°C	89.09%

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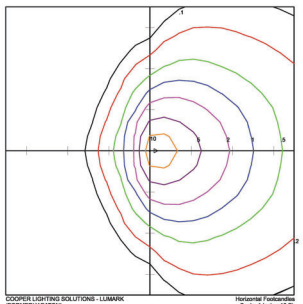
Specifications and dimensions subject to change without notice.

COOPER Lighting

Photometric Toolbox



COOPER LIGHTING SOLUTIONS - LUMARK
(FORMERLY EATON)
WPMLED15S-40W_SWITCH-4000K
WALLPACK SELECTABLE CCT
(240) 4000K CCT, 70 CRI LEDS

Horizontal Footcandles
Scale: 1 Inch = 10 Ft.
Light Loss Factor = 1.00
Lumens Per Lamp = N.A. (absolute photometry)
Luminaire Lumens = 5659
Mounting Height = 10.00 Ft
Maximum Calculated Value = 13.93 Fc
Arrangement: Single

PHOTOMETRIC FILENAME : WPMLED15S-40W_SWITCH-4000K_5659LM.IES

DESCRIPTIVE INFORMATION (From Photometric File)

COOPER LIGHTING SOLUTIONS - LUMARK
(FORMERLY EATON)
WPMLED15S-40W_SWITCH-4000K
WALLPACK SELECTABLE CCT
(240) 4000K CCT, 70 CRI LEDS

TEMPLATE SPECIFICATION

Horizontal Footcandles
Scale: 1 Inch = 10 Ft.
Light Loss Factor = 1.00
Lumens Per Lamp = N.A. (absolute photometry)
Luminaire Lumens = 5659
Mounting Height = 10.00 Ft
Maximum Calculated Value = 13.93 Fc
Arrangement: Single

LUMINAIRE LAYOUT INFORMATION

#	X	Y	Z	Orient	Tilt	Roll	Spin	Tilt Correction
1	0.00	0.00	10.00	0.00	0.00	0.00	0.00	1.00

LUMIÈRE®

DESCRIPTION

Coronado 811 is a compact line voltage fixture for use with PAR30 halogen lamps. The fully adjustable mounting stem provides 360° tilt and 90° rotation for ease of aiming. Optional accessory Coronado Louver Filters can be combined - up to three at once - to create multiple lighting effects. Lumière's exclusive Siphon Protection System (S.P.S.) prevents water from siphoning into the fixture through its own lead wires.

Catalog #		Type	
Project			
Comments		Date	
Prepared by			

SPECIFICATION FEATURES

A ... Material
Head and mounting stem are precision-machined from corrosion resistant 356-T6 aluminum billet. Housing is die-cast aluminum.

B ... Finish
Fixtures are double protected by a chemical conversion undercoating and polyester powder-coat paint finish, surpassing the corrosive demands of the outdoor environment. A variety of standard colors are available.

C ... Hood
Hood is adjustable for easy relamping and accepts up to three internal accessories at once. Hood's unique design achieves multiple lighting effects. Flush lens prevents water and mineral stains from collecting on the lens, even in the straight-up position.

D ... Gasket
Housing and hood are sealed with a high temperature silicone cone gasket to prevent water intrusion.

E ... Lens
Tempered glass lens, factory sealed with high temperature silicone to prevent water intrusion and breakage due to thermal shock.

F ... Mounting Stem
Adjustable stem-mounted swivel assembly provides 90° of tilt and 360° rotation for ease of aiming. Required stem standard 1/2" NPS threaded male fitting. Stainless steel set/locking mechanisms are protected by Lumière's exclusive Siphon Protection System (S.P.S.) prevents water from siphoning into the fixture through its own lead wires.

G ... Hardware
Stainless steel hardware is standard to provide maximum corrosion resistance.

H ... Socket
Ceramic socket with 200° C Teflon® sealed lead wires and medium base.

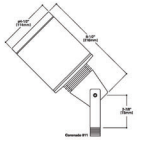
I ... Electrical
Operates with 120V line voltage.

J ... Lamp
Not included. Available from Lumière as an accessory - see reverse side of this page.

K ... Labels & Approvals
UL and cUL listed, standard wet label. PSS rated. Manufactured to ISO 9001 standards in Quality Business Solutions (QBS) certified facility.

L ... Warranty
Lumière warrants its fixtures against defects in materials & workmanship for three (3) years. Auxiliary equipment such as transformers and electronic ballasts carry the original manufacturer's warranty.

CORONADO
811
75W (max.) PAR30
Halogen
Line Voltage
Adjustable
Accent/Flood
IP65



PHOTOMETRIC DATA

CORONADO 811

Coronado 811
Lamp=75PAR30/SP
CBCP=14,000

Cone of Light... Distance to Illuminated Plane	Initial Nadir Footcandles	Beam Diameter
10'0"	35	2'0"
15'0"	16	3'0"
20'0"	9	4'0"
25'0"	6	5'0"
30'0"	4	6'0"
35'0"	3	7'0"
40'0"	2	8'0"

Lamp Wattage Multiplier
100W x 0.57

Coronado 811
Lamp=75PAR30/FL
CBCP=3300

Cone of Light... Distance to Illuminated Plane	Initial Nadir Footcandles	Beam Diameter
10'0"	8	4'0"
15'0"	3	6'0"
20'0"	2	8'0"
25'0"	1	10'0"
30'0"	1	12'0"
35'0"	1	14'0"
40'0"	0	16'0"

Lamp Wattage Multiplier
100W x 0.57

Coronado 811
Lamp=75PAR30/FL
CBCP=3300

Cone of Light... Distance to Illuminated Plane	Initial Nadir Footcandles	Beam Diameter
10'0"	8	4'0"
15'0"	3	6'0"
20'0"	2	8'0"
25'0"	1	10'0"
30'0"	1	12'0"
35'0"	1	14'0"
40'0"	0	16'0"

Lamp Wattage Multiplier
100W x 0.57

LAMP INFORMATION

Lamp	ANSI Code	Watts	Beam Spread	CBCP	°K	Life (hrs.)	Base	Volts
75PAR30/SP	---	75	9°	14,000	---	2500	medium	120
75PAR30/FL	---	75	30°	3300	---	2500	medium	120
75PAR30/FL	---	75	30°	3300	---	2500	medium	120

NOTE: *Inferior quality lamps may adversely affect the performance of this product. Use only name brand lamps from reputable lamp manufacturers.*

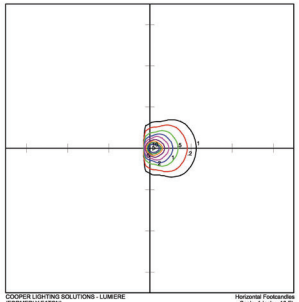
NOTES AND FORMULAS

- Beam diameter is to 50% of maximum footcandles, rounded to the nearest half-foot.
- Footcandle values are initial. Apply appropriate light loss factors where necessary.
- Bare lamp data shown. Consult lamp manufacturers to obtain detailed specifications for their lamps.

ORDERING INFORMATION

COOPER Lighting

Photometric Toolbox



COOPER LIGHTING SOLUTIONS - LUMIERE
(FORMERLY EATON)
811-75PAR30-120-FL
75PAR30/FL,H

Horizontal Footcandles
Scale: 1 Inch = 10 Ft.
Light Loss Factor = 1.00
Lumens Per Lamp = 1230
Total Lamp Lumens = 1230
Mounting Height = 1.00 Ft, Tilt = 45 Degrees
Maximum Calculated Value = 919.24 Fc
Arrangement: Single

PHOTOMETRIC FILENAME : 811-75PAR30-120-FL.IES

DESCRIPTIVE INFORMATION (From Photometric File)

COOPER LIGHTING SOLUTIONS - LUMIERE
(FORMERLY EATON)
811-75PAR30-120-FL
75PAR30/FL,H

TEMPLATE SPECIFICATION

Horizontal Footcandles
Scale: 1 Inch = 10 Ft.
Light Loss Factor = 1.00
Lumens Per Lamp = 1230
Total Lamp Lumens = 1230
Mounting Height = 1.00 Ft, Tilt = 45 Degrees
Maximum Calculated Value = 919.24 Fc
Arrangement: Single

LUMINAIRE LAYOUT INFORMATION

#	X	Y	Z	Orient	Tilt	Roll	Spin	Tilt Correction
1	0.00	0.00	1.00	0.00	45.00	0.00	0.00	1.00

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY
MICHAEL W. RADCLIFFE , P.E. ON THE DATE ADJACENT TO THE SEAL.

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

Date:	By:	Revisions:
06-24-26	MWK	REVISIONS PER COUNTY COMMENTS

Scale: N.TS
Designed: MWR
Drawn: MWK
Checked: MWR
Project: 2025-25
Date: 06-13-25
File: 6464 - Self Storage 5-28-26.dwg

MICHAEL W. RADCLIFFE ENGINEERING INC.
3011 S.E. Lake Weir Avenue • Ocala, FL 34471 • (352) 629-5500 FAX (352) 629-0101
Certificate No. 0-2000198 • William W. Radcliffe P.E. #51170 • Christopher A. Lake P.E. #80668
www.radcliffeengineering.com

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Project Name/Job: SUMMERFIELD PHASES 1 & 2
Project Address: 4845 SE HWY 42, Summerfield, Marion County, FL 34491
Application Type: Site Plan
Sheet Name: Photometric Plan

Sheet No.
C013
of
14

X:\WWE Projects\2021 Projects\20-25 6464 Self Storage\Design\C-ADS\6464 - Self Storage 5-28-26.dwg 6/24/2026 5:12 PM

General Notes:

1. Contractor shall file Notice of Intent (NOI) or obtain a letter from the Department of Environmental Protection (DEP) confirming coverage under this Generic Permit prior to construction. A copy of the NOI or letter from DEP shall be posted at the construction site in a prominent place for public viewing (such as alongside a building permit).
2. The discharge of hazardous substances or oil in the stormwater discharge(s) from a facility or activity shall be prevented or minimized in accordance with the applicable stormwater pollution prevention plan for the facility or activity.
3. The permittee shall provide for compliance with the terms and schedule of this plan beginning with the initiation of construction activities.
4. Permittee shall adhere to the State of Florida DEP Generic Permit for Stormwater Discharge from Large and Small Construction Activities.
5. Preserve existing vegetation where attainable and stabilize disturbed portions of the site to prevent erosion. Stabilization measures include permanent seeding, sod, preservation of existing mature vegetation and protection of existing trees. Stabilization measures shall be initiated as soon as practicable, but in no case more than 7 days, in portions of the site where construction activities have temporarily or permanently ceased.
6. Each plan shall include a description of structural practices, to divert flows from exposed soils, store flows, retain sediment on-site, or otherwise limit runoff and the discharge of pollutants from exposed areas of the site. Such practices may include silt fences, swales, check dams, storm drain inlet protection, permanent sediment basins or Drainage Retention Areas (D.R.A.'s).
7. Construct temporary Sediment Control Basins at each point of discharge into D.R.A.'s.
8. Controls for Other Potential Pollutants.
   (1) Waste Disposal. The plan shall assure that waste, such as discarded building materials, chemicals, litter, and sanitary waste are properly controlled in accordance with all applicable state, local, and federal regulations. This permit does not authorize the discharge of solid materials, including building materials, to surface waters of the State or an Municipal Separate Storm Sewer System (MS4).
   (2) The plan shall assure that off-site vehicle tracking of sediments and the generation of dust is minimized.
   (3) The plan shall be consistent with applicable State and local waste disposal, sanitary sewer or septic system regulations.
   (4) The plan shall address the proper application rates and methods for the use of fertilizers, herbicides and pesticides at the construction site and set forth how these procedures will be implemented and enforced. Nutrients shall be applied only at rates necessary to establish and maintain vegetation.
   (5) The plan shall ensure that the application, generation, and migration of toxic substances is limited and that toxic materials are properly stored and disposed.
9. A qualified inspector (provided by the operator) shall inspect all points of discharge into surface waters of the State or a Municipal Separate Storm Sewer System (MS4); disturbed areas of the construction site that have not been finally stabilized; areas used for storage of materials that are exposed to precipitation; structural controls; and, locations where vehicles enter or exit the site, at least once every seven calendar days and within 24 hours of the end of a storm that is 0.50 inches or greater in accordance with the Generic Permit.
10. The permittee shall retain copies of stormwater pollution prevention plans and all reports required by this permit, and records of all data used to complete the NOI to be covered by this permit, for a period of at least three years from the date that the site is finally stabilized.
11. The permittee shall retain a copy of the stormwater pollution prevention plan and all reports, records and documentation required by this permit at the construction site, or an appropriate alternative location as specified in the NOI, from the date of project initiation to the date of final stabilization.
12. The permittee shall submit a completed Notice of Termination (NOT) (DEP Form 62-621.300(6)), signed in accordance with Part VII.C. of this permit, within 14 days of final stabilization of the site to terminate coverage under this permit.
13. A permittee shall submit a NOI to the following address:

    NPDES Stormwater Notices Center, MS# 2510
    Florida Department of Environmental Protection
    2600 Blair Stone Road
    Tallahassee, Florida 32399-2400

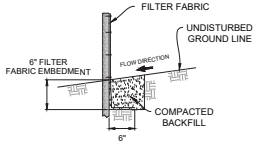
14. Projects that discharged stormwater associated with construction activity to a MS4 shall submit a copy of the NOI to the operator of the MS4.

Notes:

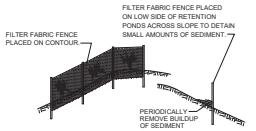
1. For silt fence detail see this sheet. Silt fence location shown for clarity only, actual fence to be as near the property line as practical. For additional silt fence construction information, refer to the FDOT Erosion and Sediment Control Designer and Reviewer Manual.
2. All existing storm water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

Project Information:

1. This plan is intended for use in conjunction with the improvement plans for this project.
2. The construction activities on this site consist of and will be performed in the following order: clearing and grubbing, excavation of the proposed roadway and drainage.
3. The estimated project area is 14.4 acres. The area to be disturbed by construction is 14.4 acres.
4. The topography of the area is gently sloping to sloping and naturally delineates the drainage basins as shown on the Erosion Control sheet (Sheet EC-1 of the improvement plans). Vegetative cover consists of Bahia grass with sparsely located mature oak trees located throughout the site (a current subdivision). Existing soils are predominantly Candler and Apopka type "A" hydrologic soils, which are well-drained to excessively drained sands according to the National Resource Conservation Service (NRCS) classification.

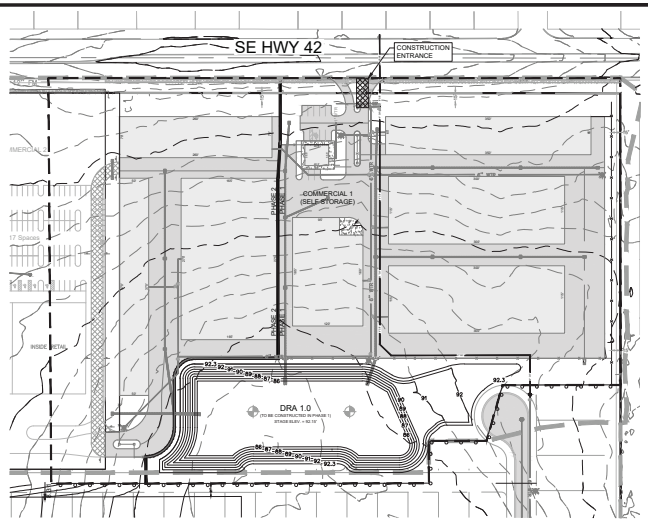


SILT FENCE TRENCH
Not to Scale



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

SILT FENCE DETAIL
Not to Scale



MARION COUNTY PROJECT
No. 32837

LEGEND:

D.R.A. DRAINAGE RETENTION AREA

SILT FENCE LOCATION

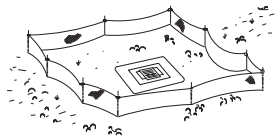
TOTAL 1,112 LF SILT FENCE

NOTE: NO CONSTRUCTION FENCE NEEDED AS ENTIRE PARCEL PERIMETER IS FENCED.

EROSION CONTROLS & BEST MANAGEMENT PRACTICES (BMP's)

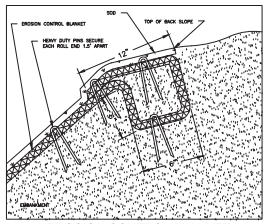
ALL STORMWATER MANAGEMENT SYSTEMS SHALL BE COMPLETED PRIOR TO THE CONSTRUCTION OF IMPERVIOUS AREAS.

SILT FENCE PROTECTION
IN DITCHES WITH INTERMITTENT FLOW
Not to Scale



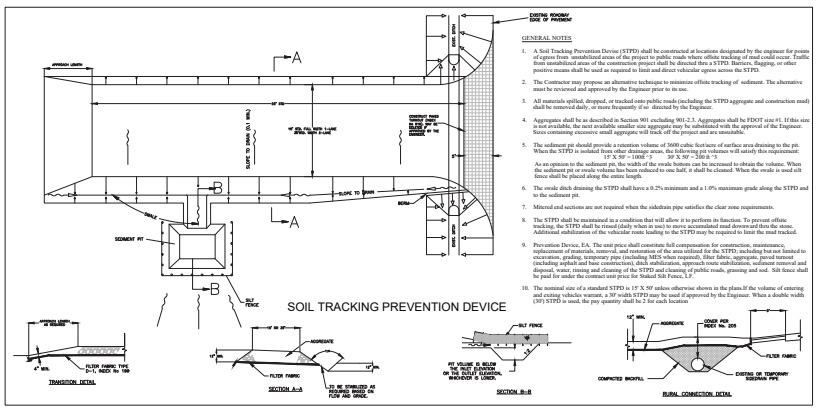
ALTERNATE: INSTALL DRAINAGE FILTER FABRIC UNDER INLET GRATE

SILT FENCE PROTECTION
IN DITCHES WITH INTERMITTENT FLOW
Not to Scale



EROSION CONTROL BLANKET
GROUND FASTENING DETAIL
Not to Scale

Scale:
1 inch = 100 feet



GENERAL NOTES

1. A Soil Tracking Prevention Devise (STPD) shall be constructed at locations designated by the engineer for points of egress from unstabilized areas of the project to public roads where offsite tracking of mud could occur. Traffic from unstabilized areas of the construction project shall be directed thru a STPD. Barriers, flagging, or other positive means shall be used as required to limit and direct vehicular egress across the STPD.
2. The Contractor may propose an alternative technique to minimize offsite tracking of sediment. The alternative must be reviewed and approved by the Engineer prior to its use.
3. All materials spilled, dropped, or tracked onto public roads (including the STPD aggregate and construction mud) shall be removed daily, or more frequently if so directed by the Engineer.
4. Aggregates shall be as described in Section 901 excluding 901-2.3. Aggregates shall be FDOT size #1. If this size is not available, the next available smaller size aggregate may be substituted with the approval of the Engineer. Sizes containing excessive small aggregate will track off the project and are unsuitable.
5. The sediment pit should provide a retention volume of 3600 cubic feet/acre of surface area draining to the pit. When the STPD is isolated from other drainage areas, the following pit volumes will satisfy this requirement:
   15' X 50' = 1000 ^3 30' X 50' = 200 ft ^3
   As an option to the sediment pit, the width of the swale bottom can be increased to obtain the volume. When the sediment pit or swale volume has been reduced to one half, it shall be cleaned. When the swale is used silt fence shall be placed along the entire length.
6. The swale ditch draining the STPD shall have a 0.2% minimum and a 1.0% maximum grade along the STPD and to the sediment pit.
7. Mitered end sections are not required when the sidedrain pipe satisfies the clear zone requirements.
8. The STPD shall be maintained in a condition that will allow it to perform its function. To prevent offsite tracking, the STPD shall be rinsed (daily when in use) to move accumulated mud downward thru the stone. Additional stabilization of the vehicular route leading to the STPD may be required to limit the mud tracked.
9. Prevention Device, EA. The unit price shall constitute full compensation for construction, maintenance, replacement of materials, removal, and restoration of the area utilized for the STPD, including but not limited to excavation, grading, temporary pipe (including MES when required), filter fabric, aggregate, paved turnout (including asphalt and base construction), ditch stabilization, approach route stabilization, sediment removal and disposal, water, rinsing and cleaning of the STPD and cleaning of public roads, grassing and sod. Silt fence shall be paid for under the contract unit price for Staked Silt Fence, L.F.
10. The nominal size of a standard STPD is 15' X 50' unless otherwise shown in the plans.If the volume of entering and exiting vehicles warrant, a 30' width STPD may be used if approved by the Engineer. When a double width (30') STPD is used, the pay quantity shall be 2 for each location

SOIL TRACKING PREVENTION DEVICE

Contractor's Certification:

"I certify under penalty of law that I understand, and shall comply with, the terms and conditions of the State of Florida Generic Permit for Stormwater Discharge from Large and Small Construction Activities and this Stormwater Pollution Prevention Plan prepared thereunder."

Signature _____ Date _____

Print Name _____

Address _____

Phone Number _____

Operator's Certification:

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

Signature _____ Date _____

Print Name _____

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

Stabilization Schedule:
(Required to be completed by Contractor)

Major Construction Activities:
Start Date _____
End Date _____

Cease Construction Activities:
Temporary Dates _____
_____
_____
Permanent Date _____

Date that Stabilization Measures were Initiated: _____

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

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY MICHAEL W. RADCLIFFE , P.E. ON THE DATE ADJACENT TO THE SEAL.

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

Revisions		
Date	By	
10-29-25	MWR	REVISIONS PER S.R/MUD COMMENTS
08-11-26	MWR	REVISIONS PER COUNTY COMMENTS

Designed: MWR
Drawn: MWR
Checked: MWR
Scale: 1" = 100'
Project: 2025-25
Date: 08-13-25
File: 9494 - Self Storage 8-26-26.dwg

MICHAEL W. RADCLIFFE ENGINEERING, INC.
2811 S.E. Lake Weir Avenue Ocala, FL 34471 P: (352) 622-2500 FAX (352) 622-0109
Certificate No. EB-0026816 Michael W. Radcliffe, P.E. Florida Reg. No. 41998
www.radcliffeengineering.com

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Project Name: 9494 SUMMERFIELD PHASES 1 & 2
Project Address: 9445 SE HWY 42, Summerfield, Marion County, FL. 34491
Application Type: Site Development Plan
Sheet Name: STORMWATER POLLUTION PREVENTION PLAN (SWPPP)

Sheet No.
C014
of
14

X:\MWE Project\2025\Projects\2025-25 9494 Self Storage\Dwgs\C3D\9494 - 5 of 5 Image 5-26-26.dwg 8/26/2025 3:13 PM