

August 6, 2025

PROJECT NAME: NSC HWY 27 W
PROJECT NUMBER: 2024100001
APPLICATION: MAJOR SITE PLAN #32055

- 1 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 6.13.10.B - Copy of NPDES Permit or NOI
STATUS OF REVIEW: INFO
REMARKS: Please provide a copy of the NPDES permit or NOI prior to construction.
- 2 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: Copy of District Permit (County Interest)
STATUS OF REVIEW: INFO
REMARKS: Please provide a copy of the District permit prior to construction.
- 3 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW
REVIEW ITEM: 2.12.4.K - List of approved waivers, their conditions, and the date of approval
STATUS OF REVIEW: INFO
REMARKS: 10/18/24-add waivers if requested in future
- 4 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW
REVIEW ITEM: Additional Development Review Comments
STATUS OF REVIEW: INFO
REMARKS: After approval, plans will be electronically stamped by the County. The applicant will receive an email indicating that approved plans are available for download and are located in the ePlans project Approved folder. For Development Review submittals, with the exception of Final Plats and Minor Site Plans, applicants are required to print, obtain required signatures, and sign and seal two 24"x 36" sets of the electronically stamped approved plan and deliver them to the Office of County Engineer, Development Review Section, located at 412 SE 25th Avenue Ocala, FL 34471. Upon receipt, a development order will be issued. Until such time as that development order is issued, the project does not have final approval and construction, if applicable, shall not commence. For plans requiring As-Builts, As-Builts and associated documentation shall be submitted on paper in accordance with current county requirements.
- 5 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: Utilities Plan Review Fee per Resolution 15-R-583 - payable to Marion County Utilities
STATUS OF REVIEW: INFO
REMARKS: 7/29/25 - Fee for this review \$130.00 Previous Comment: \$130 remains unpaid as of 1/29/25 review
- 6 DEPARTMENT: DOH - ENVIRONMENTAL HEALTH
REVIEW ITEM: Additional Health comments
STATUS OF REVIEW: INFO
REMARKS: Central Water/ Central Sewer
- 7 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: 2.12.4.L(5)/5.7 - Wellhead Protection - P/S/T Zones Shown/Listed?
STATUS OF REVIEW: INFO
REMARKS: Defer to MCU.

- 8 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: 2.12.9/6.12.2.B - Comp Plan Future Thoroughfares R/W Provided (TE Map)?
STATUS OF REVIEW: INFO
REMARKS: Defer to OCE.
- 9 DEPARTMENT: 911 - 911 MANAGEMENT
REVIEW ITEM: 2.12.28 - Correct road names supplied
STATUS OF REVIEW: INFO
REMARKS: Please be advised the official road name is NW Blitchton Road. The road name changes from NW Blitchton Rd to N US HWY 27 at the southwest corner of this parcel.
- 10 DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: 2.12.32 - Modified Environmental Assessment for Listed Species (LDC 6.5.4) -OR- EALS Exemption Application (LDC 6.5.3) submitted (including habitat assessment as necessary per LDC 6.6.4)
STATUS OF REVIEW: INFO
REMARKS: 1/30/25: No EALS provided for review, please upload.
Please provide an environmental assessment for listed species consistent with LDC section 6.5.4

4/17/25: Staff received the environmental assessment authored by Ray and Associates dated 2/7/25. This has been transmitted applicable state agencies. Please follow the recommendations of your environmental consultants and applicable agencies.
- 11 DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: 4.4.4 -Sign (provisions for advertising signage), if it is a multi occupancy complex like shopping centers they must submit a master sign plan.
STATUS OF REVIEW: INFO
REMARKS: Will there be a sign? if so, please show on the plan and label the setbacks and dimensions.
- 12 DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: 2.12.27 - Show location of outside storage areas
STATUS OF REVIEW: INFO
REMARKS: all outside storage is required to be screened in addition to the buffer.
- 13 DEPARTMENT: ENRAA - ACQ AGENT ENG ROW
REVIEW ITEM: Major Site Plan
STATUS OF REVIEW: INFO
REMARKS: --IF APPLICABLE--
Sec. 2.18.1.I - Show connections to other phases.
Sec.2.19.2.H – Legal Documents
Legal documents such as Declaration of Covenants and Restrictions, By-Laws, Articles of Incorporation, ordinances, resolutions, etc.
Sec. 6.3.1.B.1 – Required Right of Way Dedication (select as appropriate)
For Public Streets. "[All streets and rights-of-way shown on this plat or name specifically if less than all] are hereby dedicated for the use and benefit of the public."
Sec. 6.3.1.B.2 – Required Right of Way Dedication
For Non-Public Streets. "[All streets and rights-of-way shown on this plat or name specifically if less than all] are hereby dedicated privately to the [entity name]. All public authorities and their personnel providing services to the subdivision are granted an easement for access. The Board of County Commissioners of Marion County, Florida, shall have no responsibility, duty, or liability whatsoever regarding such streets. Marion County is granted an easement for emergency maintenance in the event of a local, state, or federal state of emergency wherein the declaration includes this subdivision or an emergency wherein the health, safety, or welfare of the public is deemed to be at risk."

Sec. 6.3.1.D.3 - Cross Access Easements

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

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

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

Sec. 6.3.1.C.2 – Utility Easements

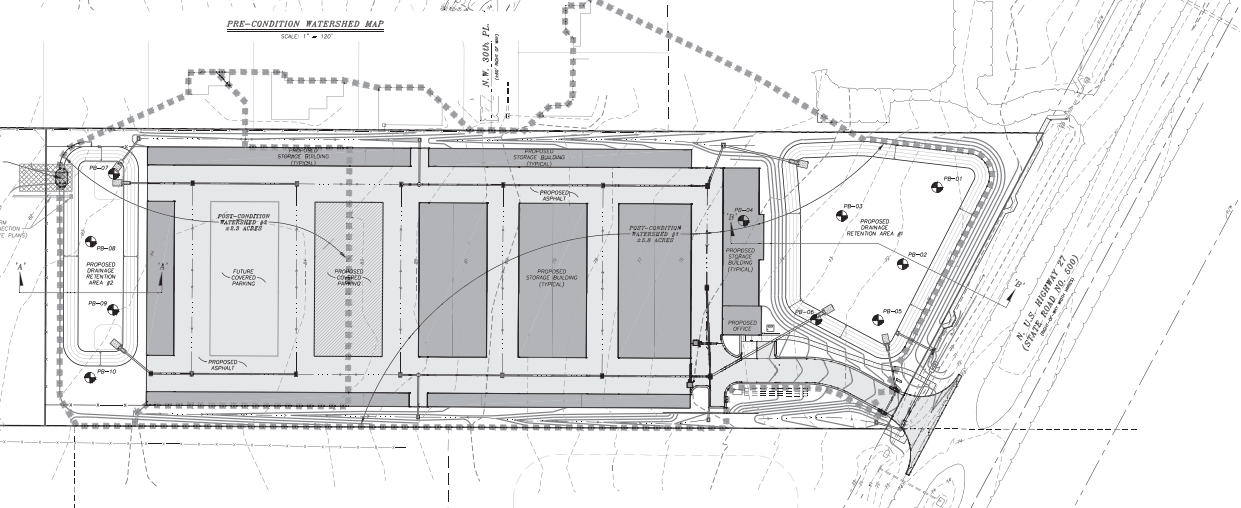
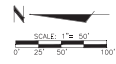
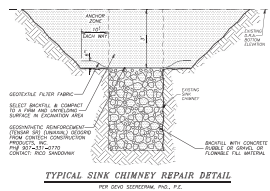
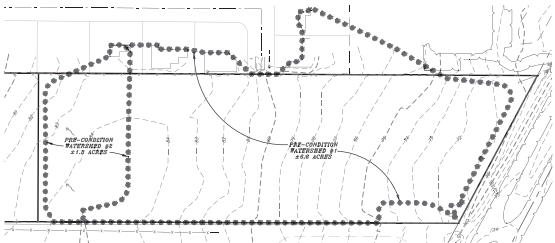
"[All utility tracts or identify each tract as appropriate] as shown are dedicated [private or to the public] for the construction and maintenance of such facilities."

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

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

Sec.6.3.1.D(f) –

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



SOIL TEST RESULTS: PB-X

TESTED BY: GEOTECH, INC.
TEST DATE: JANUARY 14, 2020

TEST HOLE PB-1 (GROUND EL= 271.5)

1\"/>

TEST HOLE PB-2 (GROUND EL= 271.5)

1\"/>

TEST HOLE PB-3 (GROUND EL= 273.4)

1\"/>

TEST HOLE PB-4 (GROUND EL= 275.3)

1\"/>

TEST HOLE PB-5 (GROUND EL= 271.5)

1\"/>

TEST HOLE PB-6 (GROUND EL= 272.6)

1\"/>

TEST HOLE PB-7 (GROUND EL= 282.8)

1\"/>

TEST HOLE PB-8 (GROUND EL= 283.2)

1\"/>

TEST HOLE PB-9 (GROUND EL= 284.0)

1\"/>

TEST HOLE PB-10 (GROUND EL= 284.2)

1\"/>

DRAINAGE CALCULATIONS:

WATERSHED #1

WATERSHED #2

STAGE STORAGE

STAGE #1

STAGE #2

DRAINAGE NOTES:

1. METHOD OF CALCULATION FOR THE POST DEVELOPMENT STORM AREA IS BY 10-MIN URBAN HYDROLOGY.

2. THE TOTAL ON-SITE AREA WAS USED AS THE WATERSHED LIMITS TO FIND THE REQUIRED ON.

3. SEE SEPARATE DRAINAGE CALCULATION FOR ADDITIONAL DRAINAGE ANALYSIS.

4. # INDICATES PHYSICAL VOLUME ONLY. PERCOLATION IS NOT ALLOWED. SEE NOTE 3 ABOVE.

DRAINAGE REMARKS:

1. WATERSHED #1 IS LOCATED AT A 10-MIN URBAN SITE LOCATED IN MARION COUNTY, FLORIDA.

2. THE TOTAL ON-SITE AREA WAS USED AS THE WATERSHED LIMITS TO FIND THE REQUIRED ON.

3. SEE SEPARATE DRAINAGE CALCULATION FOR ADDITIONAL DRAINAGE ANALYSIS.

4. # INDICATES PHYSICAL VOLUME ONLY. PERCOLATION IS NOT ALLOWED. SEE NOTE 3 ABOVE.

DRAINAGE CONSTRUCTION NOTES:

1. EXCAVATE AND REPAIR THE DRAINAGE BASIN WITHIN 12 MONTHS OF THE BASIN BOTTOM.

2. AFTER THE BASIN CONSTRUCTION TO THE BASIN HAS BEEN COMPLETED, THE EXISTING SOIL SHOULD BE REPAIRED.

3. THE DRAINAGE BASIN SHOULD BE DEEP ENOUGH TO ACCOMMODATE THE REQUIRED STORAGE.

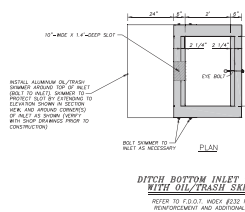
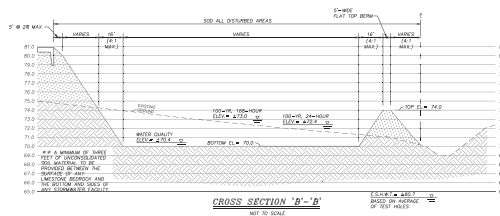
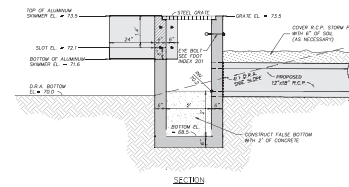
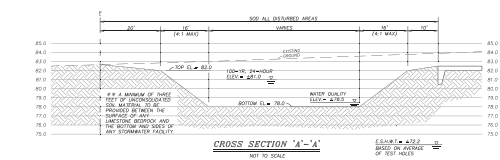
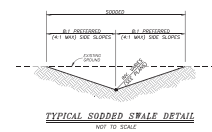
4. THE FINAL STABILIZATION OF THE BASIN SHOULD BE DONE PER THE CONSTRUCTION PLANS.

DAVID B. BAKER
REGISTERED PROFESSIONAL ENGINEER
FLORIDA LICENSE NO. 125,101
125 NE 1st Avenue, Suite 200
Fort Lauderdale, FL 33301
Tel: 954-561-1234
Fax: 954-561-1235
Email: dbaker@dbakereng.com

NO.	DESCRIPTION	DATE
1	PRELIMINARY DESIGN	07-14-2019
2	FINAL DESIGN	07-14-2019
3	CONSTRUCTION	07-14-2019
4	REVISION	07-14-2019
5	REVISION	07-14-2019
6	REVISION	07-14-2019
7	REVISION	07-14-2019
8	REVISION	07-14-2019
9	REVISION	07-14-2019
10	REVISION	07-14-2019

MAJOR SITE PLAN - DRAINAGE
NEIGHBORHOOD STORAGE
PARCEL # 21602-000-00
MARION COUNTY, FLORIDA

1	TEST HOLE PB-1 (GROUND EL= 271.5)
2	TEST HOLE PB-2 (GROUND EL= 271.5)
3	TEST HOLE PB-3 (GROUND EL= 273.4)
4	TEST HOLE PB-4 (GROUND EL= 275.3)
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7	TEST HOLE PB-7 (GROUND EL= 282.8)
8	TEST HOLE PB-8 (GROUND EL= 283.2)
9	TEST HOLE PB-9 (GROUND EL= 284.0)
10	TEST HOLE PB-10 (GROUND EL= 284.2)



**DAVIS DINKINS
ENGINEERING, P.A.**
125 NE 1st Avenue, Suite 2
Ocala, FL 34470
Phone: (352) 854-5961

3	PIER COUNTY REVIEW	07-14-25
2	PIER JURISDICTIONAL REVIEW	01-20-25
1	REVIEW ISSUE	10-14-24
NO	REVISION	DATE
DESIGN: D.D./J.S		CHECK: D.L.D.
DRAW: S.U./T.N.		

NEIGHBORHOOD STORAGE
PARCEL# 21602-000-00
MARION COUNTY, FLORIDA

NOT VALID UNLESS FORMERLY SIGNED AND
SEALED, OR OTHERWISE SIGNED, DATED
AND SEALED BY A PROFESSIONAL ENGINEER'S
SEAL, DESIGN:

JOHN R. TRINCE, P.E.
C. LICENSE NO. 77043

DATE:

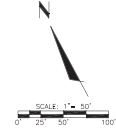
IS (INITIALLY SIGNED AND SEALED) OR
JOHN R. TRINCE, ENGINEER
PROFESSIONAL ENGINEER'S LICENSE NO. 77043.
THE SEAL AND SIGNATURE SIGNED AND
SEALED BY JOHN R. TRINCE, ON THE DATE
INDICATED ABOVE.

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

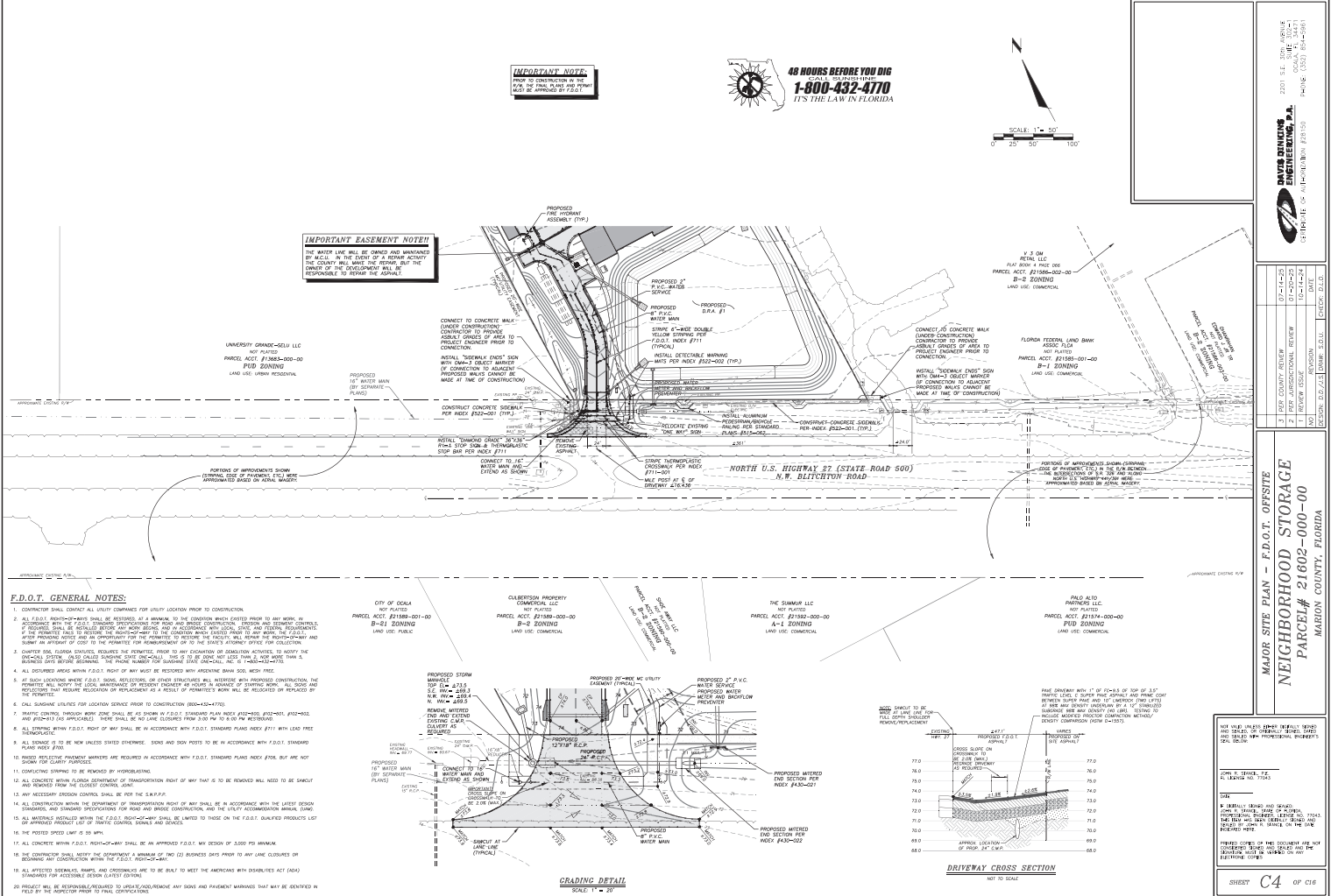
SHEET **C3** OF C16

IMPORTANT NOTE
IF THE WATER LINE WILL BE OPENED AND MAINTAINED BY M.C.O. IN THE EVENT OF A REPAIR ACTIVITY THE COUNTY WILL HAVE THE RESPONSIBILITY OF THE REPAIR ACTIVITY, BUT THE COUNTY OF THE REPAIR ACTIVITY, BUT THE RESPONSIBILITY OF THE REPAIR ACTIVITY.

48 HOURS BEFORE YOU DIG
IT'S THE LAW IN FLORIDA
1-800-432-4770



IMPORTANT EASEMENT NOTATION
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F.D.O.T. GENERAL NOTES:

1. CONTRACTOR SHALL CONTACT ALL UTILITY COMPANIES FOR UTILITY LOCATION PRIOR TO CONSTRUCTION.
2. ALL F.D.O.T. RIGHT-OF-WAY SHALL BE MAINTAINED AS A MINIMUM TO THE EXTENT OF THE EXISTING RIGHT-OF-WAY PRIOR TO ANY WORK. IN ALL AREAS WITHIN THE F.D.O.T. RIGHT-OF-WAY, THE CONTRACTOR SHALL MAINTAIN THE EXISTING RIGHT-OF-WAY AND MAINTAIN THE EXISTING RIGHT-OF-WAY. THE CONTRACTOR SHALL MAINTAIN THE EXISTING RIGHT-OF-WAY AND MAINTAIN THE EXISTING RIGHT-OF-WAY.
3. DURING THE CONSTRUCTION PERIOD, THE CONTRACTOR SHALL MAINTAIN THE EXISTING RIGHT-OF-WAY AND MAINTAIN THE EXISTING RIGHT-OF-WAY. THE CONTRACTOR SHALL MAINTAIN THE EXISTING RIGHT-OF-WAY AND MAINTAIN THE EXISTING RIGHT-OF-WAY.
4. ALL REQUIRED EASEMENTS SHALL BE MAINTAINED AS A MINIMUM TO THE EXTENT OF THE EXISTING EASEMENTS PRIOR TO ANY WORK. IN ALL AREAS WITHIN THE F.D.O.T. RIGHT-OF-WAY, THE CONTRACTOR SHALL MAINTAIN THE EXISTING RIGHT-OF-WAY AND MAINTAIN THE EXISTING RIGHT-OF-WAY.
5. AT ALL LOCATIONS WHERE F.D.O.T. ROAD, HIGHWAY, OR OTHER STRUCTURES WILL INTERFERE WITH CONSTRUCTION, THE CONTRACTOR SHALL MAINTAIN THE EXISTING RIGHT-OF-WAY AND MAINTAIN THE EXISTING RIGHT-OF-WAY.
6. ALL REQUIRED EASEMENTS SHALL BE MAINTAINED AS A MINIMUM TO THE EXTENT OF THE EXISTING EASEMENTS PRIOR TO ANY WORK. IN ALL AREAS WITHIN THE F.D.O.T. RIGHT-OF-WAY, THE CONTRACTOR SHALL MAINTAIN THE EXISTING RIGHT-OF-WAY AND MAINTAIN THE EXISTING RIGHT-OF-WAY.
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CRADING DETAIL
SCALE: 1" = 10'

DRIVEWAY CROSS SECTION
NOT TO SCALE

DAVID BARNES ENGINEERING, P.A.
2301 S.E. 2ND AVE., SUITE 200
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FAX: (954) 575-1101
WWW.DAVIDBARNESENGINEERING.COM

1	PRELIMINARY	07-14-2019
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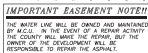
MAJOR SITE PLAN - F.D.O.T. OFFSITE
NEIGHBORHOOD STORAGE
PARCEL# 21602-000-00
MARION COUNTY, FLORIDA

DATE: 07-14-2019
BY: [Signature]
CHKD BY: [Signature]
APP'D BY: [Signature]

SCALE: 1" = 10'

SHEET **C4** **OF** **C16**

BEFORE CONSTRUCTION, CONTRACTOR IS TO LOCATE ALL UTILITIES, INCLUDING SON-LOGS TO VERIFY LOCATION AND INVERTS AND CONTACT PROJECT ENGINEER WITH LOCATION INFORMATION! IT MAY BE NECESSARY TO REMOVE, MODIFY, AND/OR RELOCATE EXISTING UTILITY SYSTEMS TO CONTINUE PROVIDING SERVICE TO EXISTING BUILDING AND FACILITIES. COORDINATION OF ANY TEMPORARY SERVICE INTERRUPTIONS TO BE THE RESPONSIBILITY OF THE CONTRACTOR.



UNIVERSITY GRADE-SELU (U)
NOT PLATTED
PARCEL ACCT. #1368J-000-
PUD ZONING
LAND USE: COMM. RESIDENTIAL

CONSTRUCTION NOTES.

- [illegible]

MAJOR SITE PLAN - LAYOUT/UTILITY
NEIGHBORHOOD STORAGE
PARCEL# 21602-000-00
MARION COUNTY, FLORIDA

NOT VALID UNLESS SIGNED OR OTHERWISE SEALED
AND SEALED, OR OTHERWISE SEALED, DATED
AND SEALED BY A PROFESSIONAL ENGINEER'S
SEAL OR SIGNATURE

Data

RECEIPTS SHOWN AND SEALED

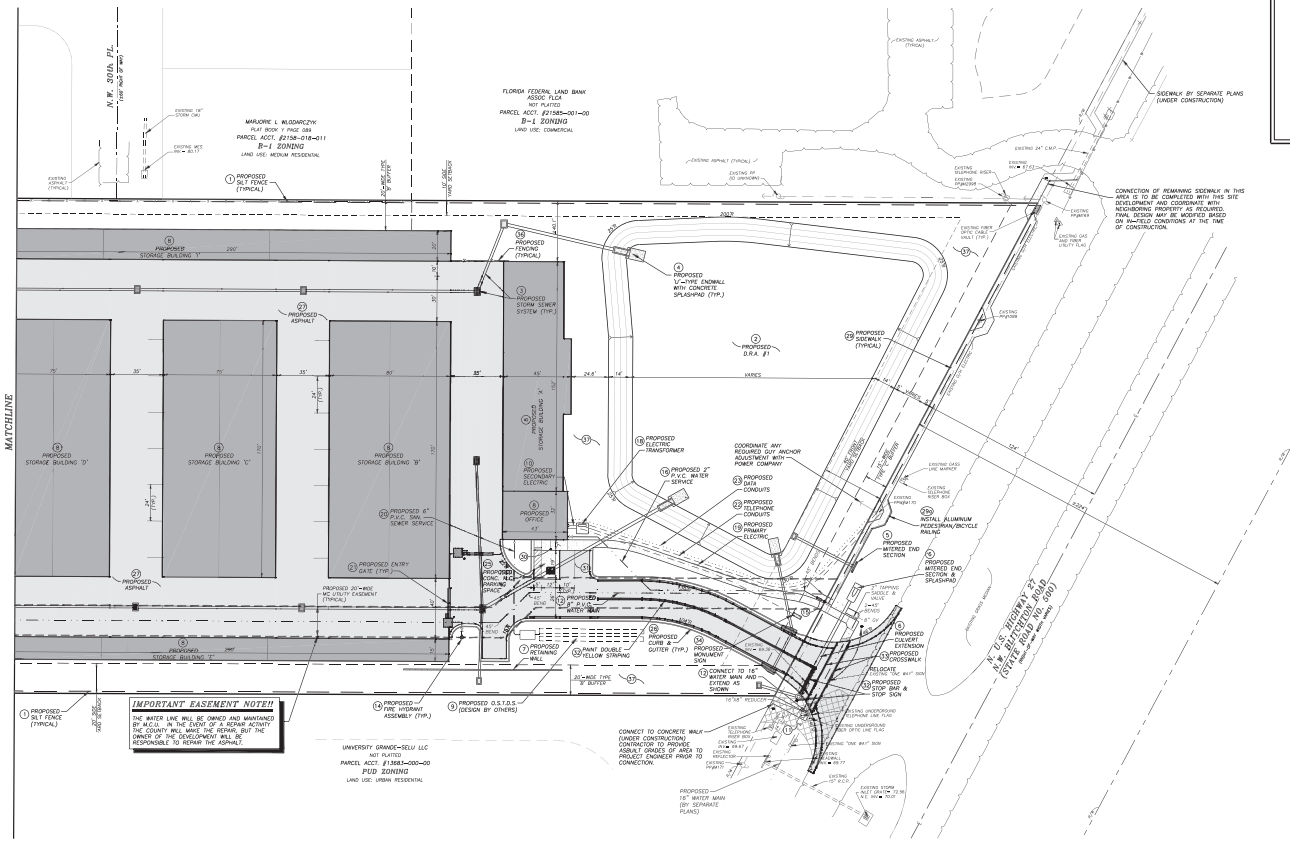
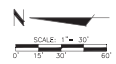
JOHN R. BRANCE, SUIOR OF MICHIGAN,
PERSONAL, SINGAPORE, SINGAPORE, 77043,
145 HAN WAS SHOWN SINGAPORE SHOWN AND
SEALED BY JOHN R. BRANCE ON THE DATE
INDICATED ABOVE.

PREPARED COPIES OF THIS DOCUMENT ARE NOT
CONSIDERED SHOWN AND SEALED AND THE
SIGNATURE MUST BE VERIFIED ON ANY
ELECTRONIC COPY

SHEET C5 OF C16

IMPORTANT!

BEFORE CONSTRUCTION, CONTRACTOR IS TO LOCATE ALL UTILITIES INCLUDING SFP-1000 TO VERIFY LOCATION AND DEPTHS AND CONTACT PROJECT OWNER WITH LOCATION INFORMATION. IT MAY BE NECESSARY TO REMOVE WIDTH AND/OR RELOCATE EXISTING UTILITY SYSTEMS TO COORDINATE PROPOSED SERVICE TO EXISTING BUILDINGS AND FACILITIES. COORDINATION OF ANY TEMPORARY SERVICE INTERRUPTIONS TO BE THE RESPONSIBILITY OF THE CONTRACTOR.



IMPORTANT EASEMENT NOTE
THE WATER LINE WILL BE OWNED AND MAINTAINED BY A.C.E. IN THE EVENT OF A SERVICE ACTIVITY THE COUNTY WILL MAKE THE NECESSARY ADJUSTMENTS BUT THE OWNER OF THE EASEMENT WILL BE RESPONSIBLE TO RETURN THE ASPHALT.

**MAJOR SITE PLAN - LAYOUT/UTILITY
NEIGHBORHOOD STORAGE
PARCEL # 21602-000-00**
MARION COUNTY, FLORIDA

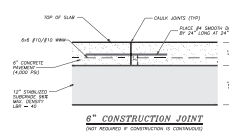
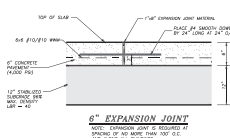
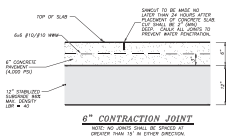
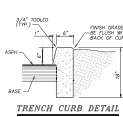
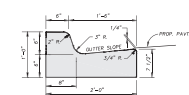
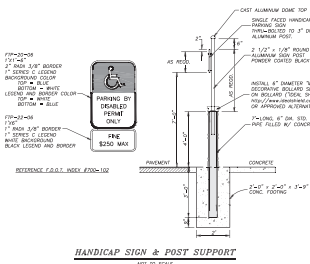
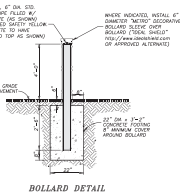
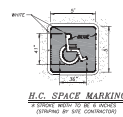
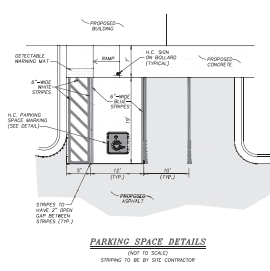
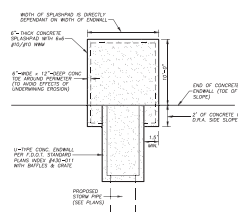
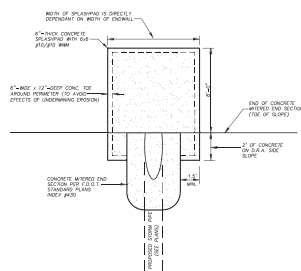
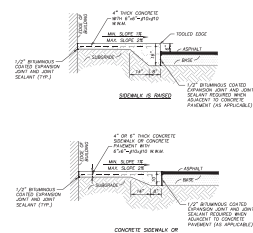
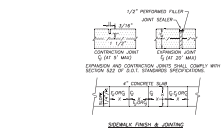
DAVID BAUMANN ENGINEERING, P.A.
125 NE 1st Avenue, Suite 200
Fort Lauderdale, FL 33301
Phone: (954) 561-1000
Fax: (954) 561-1001
www.dbe-engineering.com

1	FILE COUNTY REVIEW	07-14-25
2	FILE ENGINEER'S REVIEW	08-05-25
3	FILE PLANNING BOARD REVIEW	08-15-25
4	RECEIVE ISSUE	10-14-25
5	RECEIVE	10-14-25
6	RECEIVE	10-14-25
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100	RECEIVE	10-14-25

UNIVERSITY GRINCE-SELL, LLC
NOT PLATTED
PARCEL ACCT. #13863-000-00
PLATTED ZONING
LAND USE: UPRN RESIDENTIAL

DATE
10/14/25
BY: [Signature]
TITLE: [Title]

REVISIONS
1. REVISION: [Description]
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DELETED

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THIS SHEET IS TO BE USED FOR THE
PRELIMINARY DESIGN OF THE
PROJECT ONLY. IT IS NOT TO BE
USED FOR ANY OTHER PURPOSE.
ALL INFORMATION ON THIS SHEET
IS UNCLASSIFIED AND IS TO BE
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NO OTHER INFORMATION IS TO BE
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INCLUDING PHOTOCOPYING, RECORDING,
OR BY ANY INFORMATION STORAGE
AND RETRIEVAL SYSTEM, WITHOUT
PERMISSION IN WRITING FROM THE
ENGINEER.

SHEET C9 OF C16

MAJOR SITE PLAN - UTILITY PLAN & PROFILE
NEIGHBORHOOD STORAGE
PARCEL# 21602-000-00
MARION COUNTY, FLORIDA

NO.	REVISION	DATE
1	REVISION	10-14-24
2	REVISION	10-14-24
3	REVISION	10-14-24




DAVIS ENGINEERING, INC.
ENGINEERS & ARCHITECTS
125 NE 1st Avenue
Suite 200
Fort Lauderdale, FL 33301
Phone: (954) 564-5810
Fax: (954) 564-5811

[illegible]

DELETED

125 NE 1st Avenue
Suite 200
Fort Lauderdale, FL 33301
Phone: (954) 564-5810

**DAVIS ENGINEERING, INC.**
ENGINEERING P.A.
CORPORATE OF AUTHORITY #00150

NO.	REVISION	DATE
1	REVISION	10-14-24
2	REVISION	01-20-25
3	REVISION	10-14-24

MAJOR SITE PLAN - UTILITY PLAN & PROFILE
NEIGHBORHOOD STORAGE
PARCEL# 21602-000-00
MARION COUNTY, FLORIDA

NOT SCALE, ALL DIMENSIONS ARE APPROXIMATE, FIELD MEASUREMENTS ARE TO BE USED TO VERIFY DIMENSIONS. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.

ON A 10' GRID
1" = 20' HORIZONTAL
1" = 10' VERTICAL

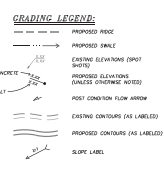
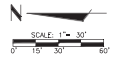
THIS PLAN IS A PRELIMINARY DESIGN. IT IS NOT TO BE USED FOR CONSTRUCTION. IT IS FOR INFORMATION ONLY. THE FINAL DESIGN WILL BE PROVIDED IN THE FINAL SET OF PLANS.

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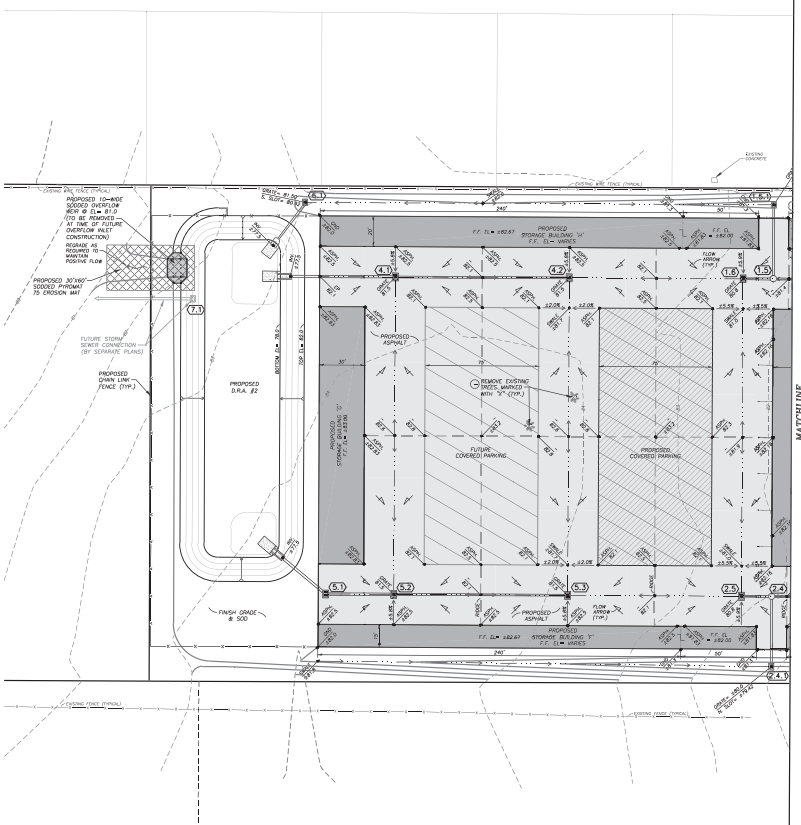
PRELIMINARY FOR INFORMATION ONLY

SHEET **C11** OF C16

IMPORTANT!
PRIOR TO CONSTRUCTION, CONTRACTOR IS TO LOCATE ALL UTILITIES AND CONDUITS TO AVOID DAMAGE AND INTERFERENCE. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR THE PROTECTION OF ALL EXISTING UTILITIES AND CONDUITS. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND CONDUITS. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND CONDUITS.



- NOTES TO PAVING/SITE CONTRACTOR:**
- ADHERE TO GRADES SHOWN FOR HANDICAP SPACES/WHICH SHOULD NOT EXCEED 1:50 OR 2:100 SLOPE IN ANY DIRECTION. SEE GRADES FOR ELEVATIONS.
 - ADHERE TO GRADES SHOWN FOR CONCRETE SIDEWALKS/WHICH SHOULD NOT EXCEED 2:100 (1:50) CROSS SLOPE, OR 5:100 (1:20) RUNNING SLOPE.
 - ADHERE TO GRADES SHOWN FOR CONCRETE RAMP/WHICH SHOULD NOT EXCEED 2:100 (1:50) CROSS SLOPE, OR 5:100 (1:20) RUNNING SLOPE.
 - ADHERE TO GRADES SHOWN FOR CONCRETE LANDINGS/WHICH SHOULD NOT EXCEED 2:100 (1:50) SLOPE IN ANY DIRECTION.



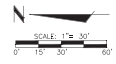
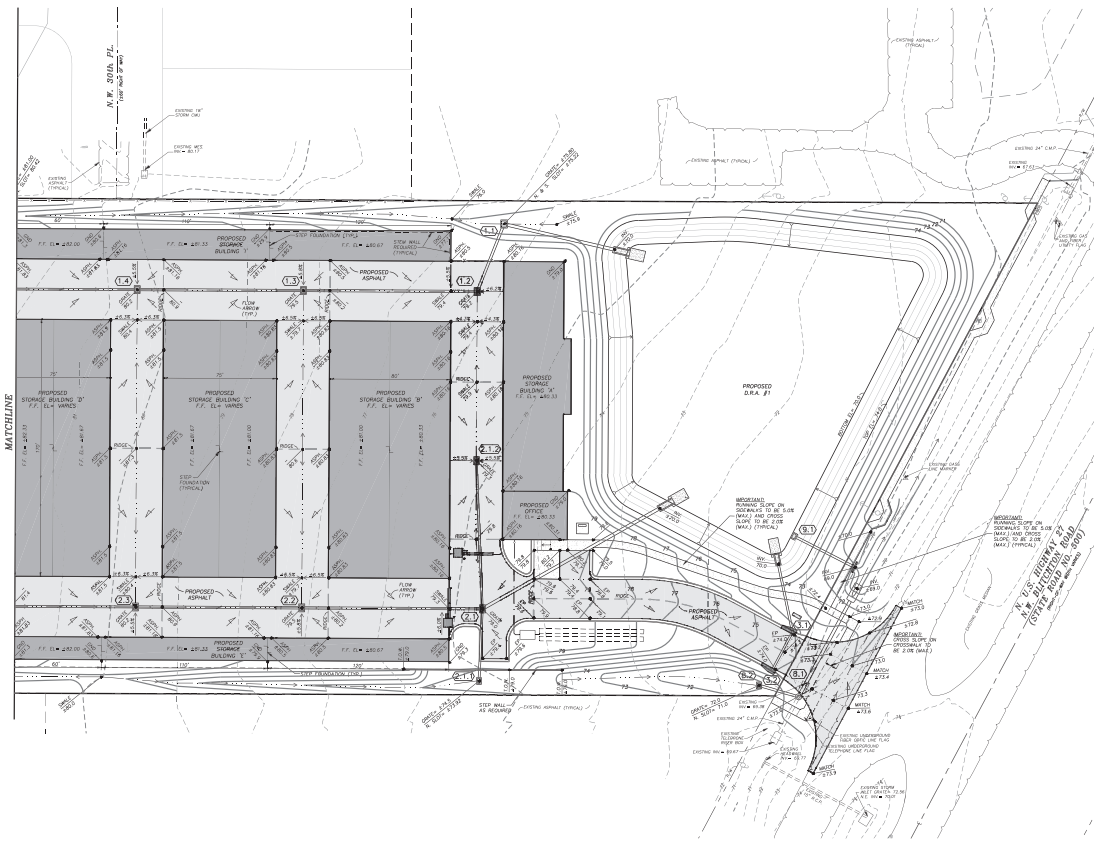
PROPOSED STORM SEWER DATA									
STRUCTURE					R.C.P. STORM PIPE				
NUMBER	STRUCTURE	GRADE CL.	IN. DI.	IN. DI.	NUMBER	IN. DI.	DI.	DI.	SLOPE
1.1	MANHOLE	8.0	36"	36"	1.1	36"	36"	36"	0.01
1.2	MANHOLE	8.0	36"	36"	1.2	36"	36"	36"	0.01
1.3	MANHOLE	8.0	36"	36"	1.3	36"	36"	36"	0.01
1.4	MANHOLE	8.0	36"	36"	1.4	36"	36"	36"	0.01
1.5	MANHOLE	8.0	36"	36"	1.5	36"	36"	36"	0.01
1.5.1	MANHOLE	8.0	36"	36"	1.5.1	36"	36"	36"	0.01
1.6	MANHOLE	8.0	36"	36"	1.6	36"	36"	36"	0.01
2.1	MANHOLE	8.0	36"	36"	2.1	36"	36"	36"	0.01
2.1.1	MANHOLE	8.0	36"	36"	2.1.1	36"	36"	36"	0.01
2.1.2	MANHOLE	8.0	36"	36"	2.1.2	36"	36"	36"	0.01
2.2	MANHOLE	8.0	36"	36"	2.2	36"	36"	36"	0.01
2.3	MANHOLE	8.0	36"	36"	2.3	36"	36"	36"	0.01
2.4	MANHOLE	8.0	36"	36"	2.4	36"	36"	36"	0.01
2.4.1	MANHOLE	8.0	36"	36"	2.4.1	36"	36"	36"	0.01
2.5	MANHOLE	8.0	36"	36"	2.5	36"	36"	36"	0.01
3.1	MANHOLE	8.0	36"	36"	3.1	36"	36"	36"	0.01
3.2	MANHOLE	8.0	36"	36"	3.2	36"	36"	36"	0.01
4.1	MANHOLE	8.0	36"	36"	4.1	36"	36"	36"	0.01
4.2	MANHOLE	8.0	36"	36"	4.2	36"	36"	36"	0.01
5.1	MANHOLE	8.0	36"	36"	5.1	36"	36"	36"	0.01
5.2	MANHOLE	8.0	36"	36"	5.2	36"	36"	36"	0.01
5.3	MANHOLE	8.0	36"	36"	5.3	36"	36"	36"	0.01
6.1	MANHOLE	8.0	36"	36"	6.1	36"	36"	36"	0.01
7.1	MANHOLE	8.0	36"	36"	7.1	36"	36"	36"	0.01
8.1	MANHOLE	8.0	36"	36"	8.1	36"	36"	36"	0.01
8.2	MANHOLE	8.0	36"	36"	8.2	36"	36"	36"	0.01
9.1	MANHOLE	8.0	36"	36"	9.1	36"	36"	36"	0.01

- STORM SEWER NOTES:**
- STORM SEWER IS DESIGNED FOR A 25-YR STORM EVENT.
 - ALL UTILITIES SHALL BE PROTECTED WITH SUT CONTROL PRODUCTS FROM TOL-SHAW, INC. OF TOLSON PRODUCTS (SEE BEST PRACTICE PLANS) OPERATIONS ARE COMPLETED.
 - IT IS THE RESPONSIBILITY OF THE MANUFACTURER TO PROVIDE ALTERNATE B STRUCTURE BUTTING AS NEEDED AND PER F.O.D. STANDARD PLANS AND PRACTICES.
 - ALL UTILITIES AND CONNECTIONS TO BE PER F.O.D. STANDARD PLANS AND PRACTICES.
 - ALL STORM SEWERS TO BE CONSTRUCTED PER F.O.D. STANDARD PLANS AND PRACTICES AND PER F.O.D. STANDARD PLANS AND PRACTICES.

MAJOR SITE PLAN - GRADING
NEIGHBORHOOD STORAGE
PARCEL# 21602-000-00
MARION COUNTY, FLORIDA

DATE: 07-16-25
BY: J. J. JONES, P.E.
CHECKED: J. J. JONES, P.E.
SCALE: 1" = 40'-0"

IMPORTANT!
BEFORE CONSTRUCTION, CONTRACTOR IS TO LOCATE ALL UTILITIES INCLUDING 800-1-800-TO-VERIFY LOCATION AND DEPTHS AND CONTACT PROJECT OWNER WITH LOCATION INFORMATION. IT MAY BE NECESSARY TO REMOVE WEIGHT AND/OR RELOCATE EXISTING UTILITY SYSTEMS TO COMPLY WITH PROPOSED SERVICE TO EXISTING BUILDING AND FACILITIES. COORDINATION OF ANY TEMPORARY SERVICE INTERRUPTIONS TO BE THE RESPONSIBILITY OF THE CONTRACTOR.

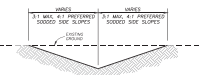


GRADING LEGEND:

- PROPOSED ROAD
- PROPOSED DRAIN
- PROPOSED ELEVATION (SPOT)
- EXISTING ELEVATION (UNLESS OTHERWISE NOTED)
- PROPOSED ASPHALT
- EXISTING CONTOURS (AS LABELED)
- PROPOSED CONTOURS (AS LABELED)
- SLOPE LABEL

NOTES TO PAYING/SITE CONTRACTOR:

- ADHERE TO GRADES SHOWN FOR HANDICAP SPACES, WHICH SHOULD NOT EXCEED 1:50 OR 2:100 SLOPE IN ANY DIRECTION. SEE GRADES FOR ELEVATIONS.
- ADHERE TO GRADES SHOWN FOR CONCRETE SIDEWALKS WHICH SHOULD NOT EXCEED 2:100 CROSS SLOPE, OR 2:100 (1:50) RUNNING SLOPE.
- ADHERE TO GRADES SHOWN FOR CONCRETE RAMPS WHICH SHOULD NOT EXCEED 2:100 CROSS SLOPE, OR 2:100 (1:50) RUNNING SLOPE.
- ADHERE TO GRADES SHOWN FOR CONCRETE LANDINGS WHICH SHOULD NOT EXCEED 2:100 CROSS SLOPE IN ANY DIRECTION.

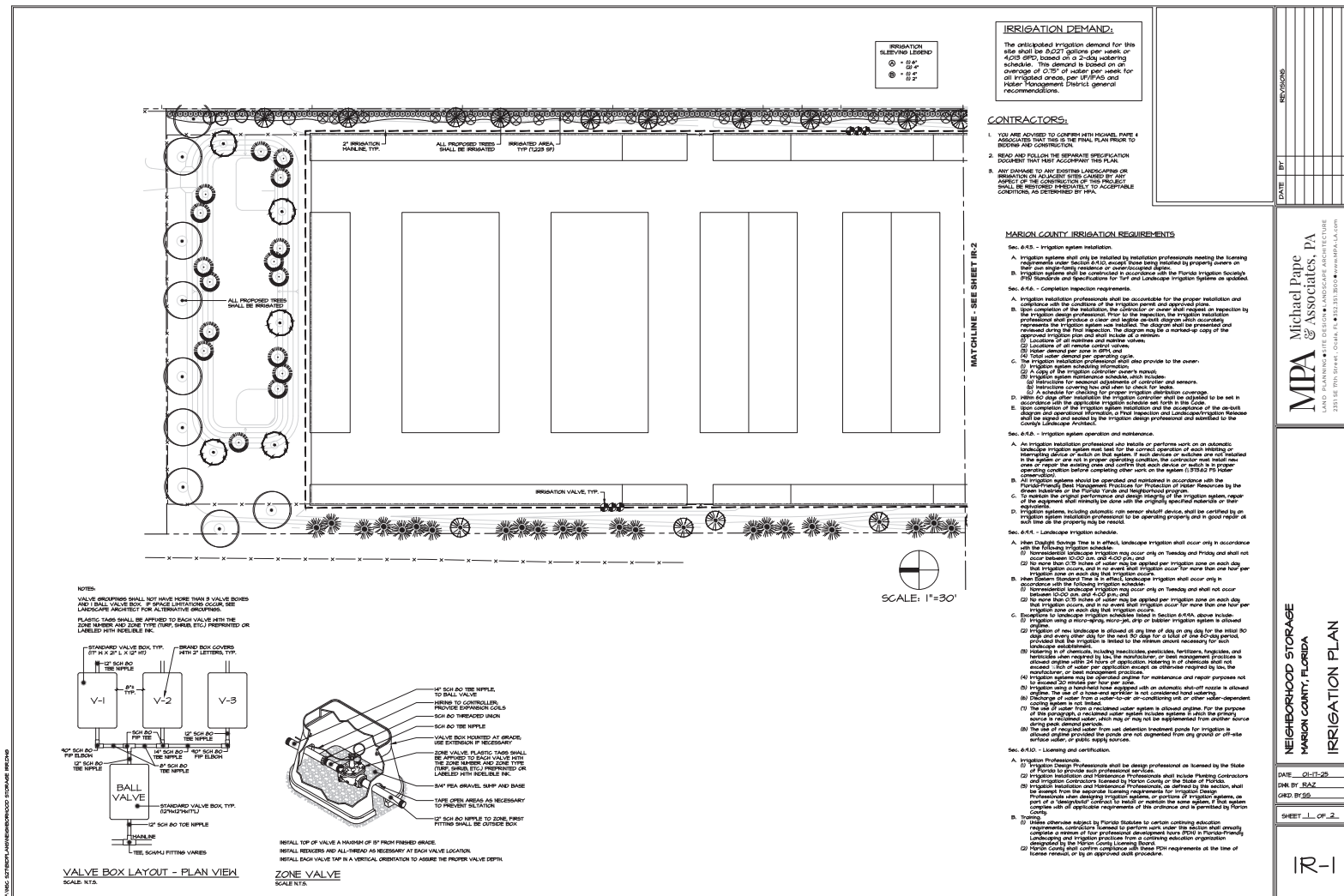


MAJOR SITE PLAN - GRADING
NEIGHBORHOOD STORAGE
PARCEL # 21602-000-00
MARION COUNTY, FLORIDA

DAVID S. BARNES
REGISTERED PROFESSIONAL ENGINEER
No. 125,346
FLORIDA
EXPIRATION DATE 12/31/2024
CIVIL ENGINEER
125 NE 1st Avenue, Suite 200
Fort Lauderdale, FL 33301
Phone: (954) 551-1100
Fax: (954) 551-1101
Email: david@dsb-engineering.com

1	PROJECT PREPARED	07-14-2025
2	PROJECT REVIEW	07-14-2025
3	PROJECT REVIEW	07-14-2025
4	PROJECT REVIEW	07-14-2025
5	PROJECT REVIEW	07-14-2025
6	PROJECT REVIEW	07-14-2025
7	PROJECT REVIEW	07-14-2025
8	PROJECT REVIEW	07-14-2025
9	PROJECT REVIEW	07-14-2025
10	PROJECT REVIEW	07-14-2025

NOTES:
1. ALL DIMENSIONS ARE IN FEET AND INCHES.
2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
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10. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.



DATE: 01-11-25
DW: BY: EAC
GPD: BY: GPD
SHEET: 1 OF 2

NEIGHBORHOOD STORAGE
MARION COUNTY, FLORIDA
IRRIGATION PLAN

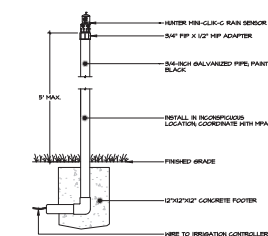
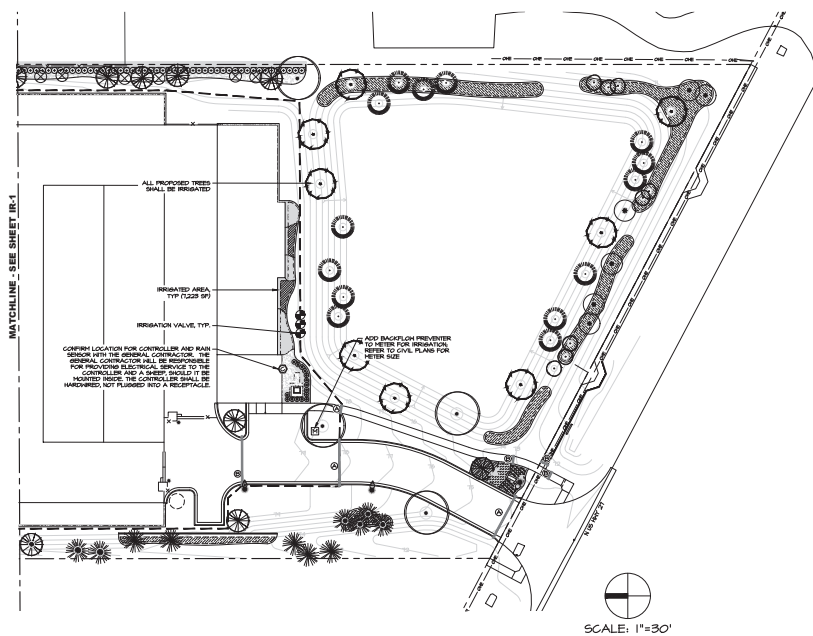
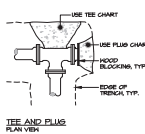
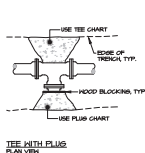
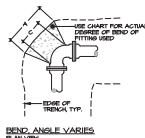
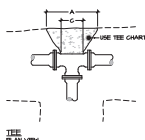
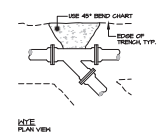
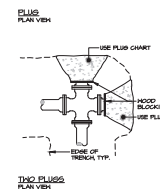
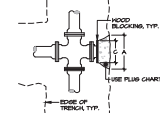
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IR-1

Tens			Pkg				92° bends			
Pipe Size:	2"	4"	Pipe Size:	2"	4"	6"	Pipe Size:	2"	4"	6"
A	20"	20"	A	12"	14"	20"	A	4"	10"	24"
B	20"	20"	B	12"	14"	20"	B	4"	10"	24"
C	20"	20"	C	12"	14"	20"	C	4"	10"	24"
D	20"	20"	D	12"	14"	20"	D	4"	10"	24"

11/16" bends			22/32" bends				45° bends				
Pipe Size:	2"	4"	6"	Pipe Size:	2"	4"	6"	Pipe Size:	2"	4"	6"
A	4"	6"	10"	A	4"	6"	10"	A	4"	10"	24"
B	4"	6"	10"	B	4"	6"	10"	B	4"	10"	24"
C	4"	6"	10"	C	4"	6"	10"	C	4"	10"	24"
D	4"	6"	10"	D	4"	6"	10"	D	4"	10"	24"

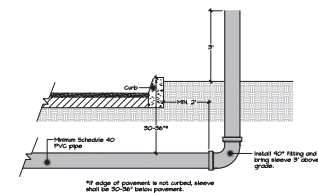
1. THESE DIMENSIONS ARE MINIMUMS BASED ON 100 PSI HORIZING LINE PRESSURE AND 2000 PSI SOIL BEARING CAPACITY. FOR OTHER HORIZING PRESSURES AND/OR DIFFERENT SOIL BEARING CAPACITIES, THE DIMENSIONS WILL VARY.
2. THRUST BLOCK BEARING AREAS SHALL BE PROTECTED AGAINST UNDESIRABLE MATERIAL, HEREIN MEANT TO BE EXCESSIVE LUBRICANTS, EXCESSIVE ALL LOOSE MATERIAL AND EXTEND TO UNDESIRABLE MATERIAL.
3. ALL FITTINGS MUST BE SHAPED IN 3/4 IN. OR HIGHER PLASTIC PIPING TO THRUST BLOCKS.
4. BOTTED THRUST BLOCKS FOR FULL LENGTH OF FITTINGS.
5. PLACE BOTTED IN FRONT OF PUMP OF CONCRETE.
6. JOINTS SHALL NOT BE COVERED BY THRUST BLOCK.
7. REMOVE BLOCKS FORMS SHALL BE USED ALONG SITES OF THRUST BLOCKS. JOINT FORM SHALL NOT INTERFERE WITH JOINT.
8. BLOCKS SHALL BE USED IN COLLOCATION AS REQUIRED, TO GIVE THE SPECIFIC FITTING ARRANGEMENT.
9. ALTERNATE DESIGNING RESTRAINING SYSTEMS SHALL BE PROVIDED HERE STANDARD THRUST BLOCK SHALL NOT BE USED.
10. ALL JOINT BLOCKS SHALL BE PRESSURE TREATED WITH PRESERVATIVE.



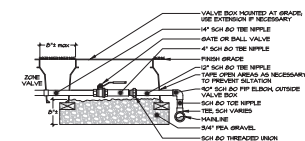
RAIN SENSOR SHALL BE INSTALLED PER THIS DETAIL
IF NO SUITABLE, UNOBSTRUCTED MOUNTING LOCATION
IS AVAILABLE AS DETERMINED BY MPA.

RAIN SENSOR - POLE MOUNT

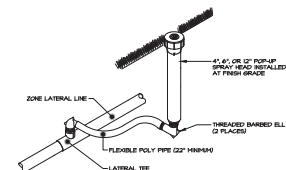
SCALE: 1/8" = 1'-0"



IRRIGATION SLEEVE INSTALLATION DETAIL
NTS.



VALVE INSTALLATION
SCALE N.T.S.

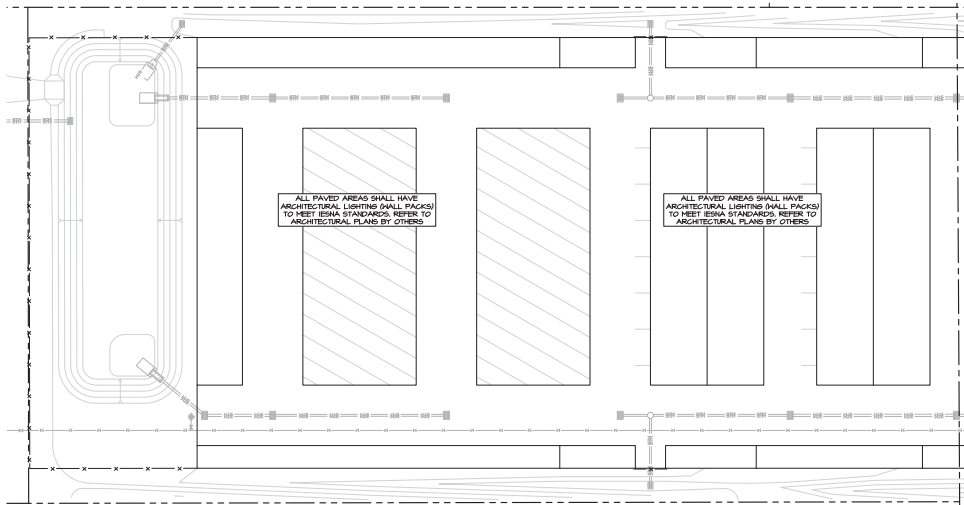


SPRAY HEAD INSTALLATION



REFER TO SEPARATE SET OF SPECIFICATIONS THAT MUST ACCOMPANY THIS PLAN

1-2



MATCHLINE - SEE SHEET ITG-2

LIGHTING LEGEND

SHOEBOX LIGHT: STREETWORKS SINGLE USGL DISCRETE LED,
USGL-XL-PAB-A-140-0-13-B2-COK-TH-FRT; 2H MOUNTING HT,
DURA-STRESS OR VALHOOT CONCRETE POLE.

ROTATE OPTICS AS SHOWN ON LIGHT SYMBOL.

CONFORM SPECIFICATIONS WITH SUBMITTAL OF CUTSHEETS AND
FULL PRODUCT CODE NUMBERS.

FIXTURE, AS SPECIFIED, IS AVAILABLE THROUGH OSU FOR LEASE.

NOTES

- 1. The lighting layout must meet the recommendations for safe lighting levels and uniformity. The lighting layout must be designed so that the general areas where lights have been provided to the greatest extent possible are free of shadows and glare. The lighting layout must be designed to maintain adequate lighting for safety and security, and such lighting is not to be used as a means of illumination for other purposes.
- 2. Any changes or substitutions made to this plan shall be evaluated to ensure that the lighting layout continues to meet the minimum requirements.
- 3. Illuminance values shall be for design purposes only. Variations in actual installation or changes in the plan or specifications may cause the actual illuminance values to vary.
- 4. Other fixtures and areas as shown on plan.
- 5. Buildings have been included in the calculation on non-reflective obstructions.
- 6. All point by point values shown are maintained to light depreciation factor has been taken into account. The lighting layout is a planned project.
- 7. Only fixtures shown have been included in the calculation. Light reflectance and light loss factors have been taken into account.
- 8. All electrical engineering, including installation details and installation specifications, etc., shall be by others.
- 9. The lighting layout shall be coordinated with the lighting plan by a licensed electrical contractor. The contractor is responsible to design and install the electrical system in accordance with the proposed layout. All connections shall be underground and in H-ducts.

<p>Statistics</p> <p>Site Average: 1.23 ft</p> <p>Min: 0.23 ft (paved surfaces)</p> <p>Max: 1.75 ft (paved surfaces)</p>
--



SCALE: 1"=30'

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
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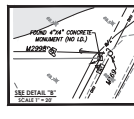
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NEIGHBORHOOD STORAGE
MARION COUNTY, FLORIDA
PHOTOMETRIC PLAN

DATE 01-17-25
 IN BY RAZ
 RD. BY SS
 SHEET 1 OF 2

TG-1

[illegible]

[illegible]

SEE SHEET 1 OF 6 FOR VICINITY MAP, LEGAL
DESCRIPTION, NOTES, FLOOD CERTIFICATION, ETC.
SEE SHEET 3, 4, 5 OF 6 FOR TOPOGRAPHIC DETAIL

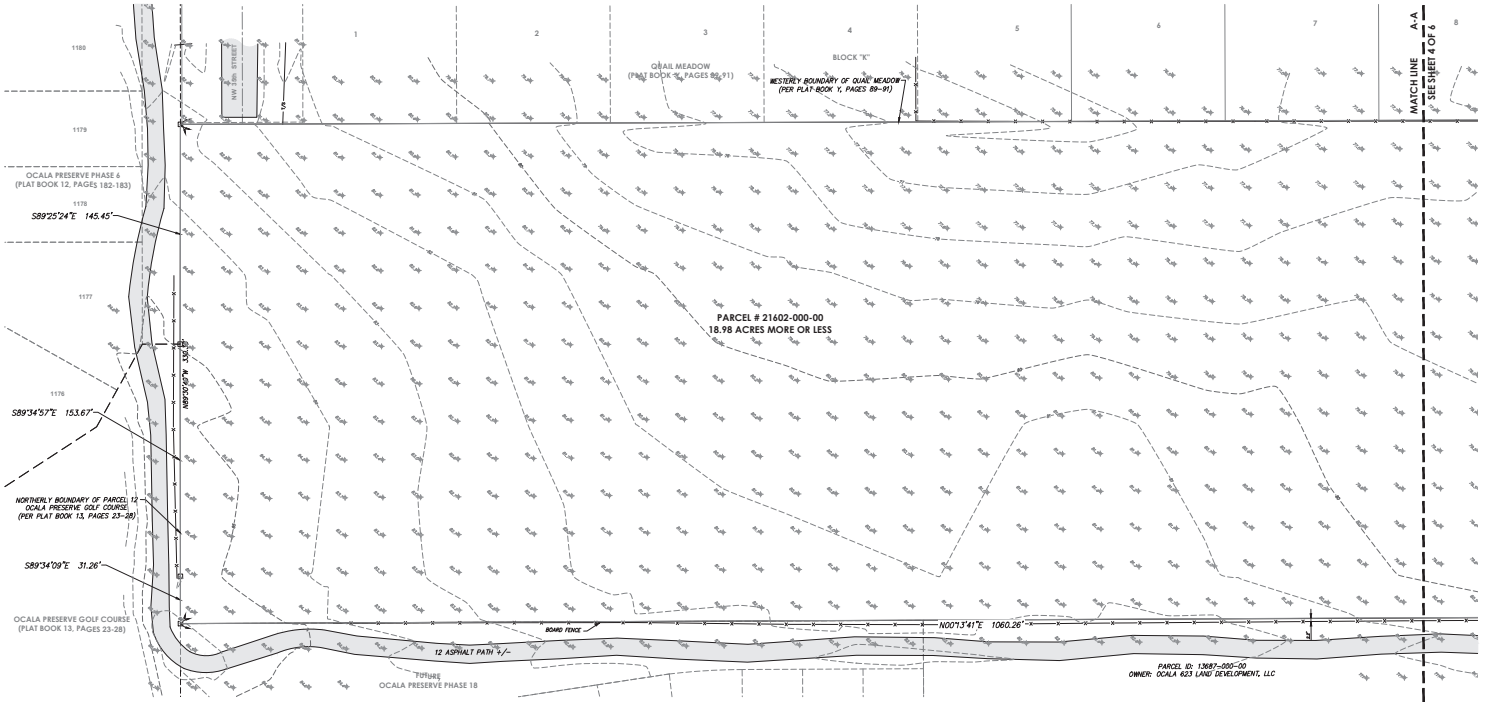
ALTA/NSPS LAND TITLE
SURVEY FOR:
BESHARE INVESTMENTS, LLC

FB/PO		FIELD DATE		JOB NO. 17653TOP0	2 OF 6
17-9/11 & 12		10/13/17			
DRAWING DATE	BY	APPROVED			
10/16/27	M.A.	C.J.H.		SCALE 1" = 100'	

ALTA/NSPS LAND TITLE
SECTION 4, TOWNSHIP 15 SOUTH, RANGE 21 EAST
MARION COUNTY, FLORIDA

SHEET 3 OF 6
ONE IS NOT COMPLETE WITHOUT THE OTHER

SEE SHEET 1 OF 6 FOR VICINITY MAP, LEGAL
DESCRIPTION, NOTES, FLOOD CERTIFICATION, ETC.
SEE SHEET 2 OF 6 FOR BOUNDARY DRAWING
SEE SHEET 4, 5 AND 6 FOR TOPOGRAPHIC DETAIL



REVISIONS				
FILED	DATE	BY	REVISION	CHK
	12/26/17		ADDED CALLS TO AS SURVEYED LEGAL	GM
	01/10/18		FIELD WORK IN LEGAL	GM
	06/05/18	M.A.	TOPOGRAPHIC SURVEY	GM



LOCATED IN SECTION 4, TOWNSHIP 15
SOUTH, RANGE 21 EAST
MARION COUNTY, FLORIDA

ALTA/NSPS LAND TITLE
SURVEY FOR:
BESHERE INVESTMENTS, LLC

FILED		FIELD DATE		JOB NO. 17653TOPO	3 OF 6
17-9/11 & 12		10/13/17			
DRAWING DATE	BY	APPROVED		SCALE	
10/16/27	M.A.	C.J.H.		1" = 30'	

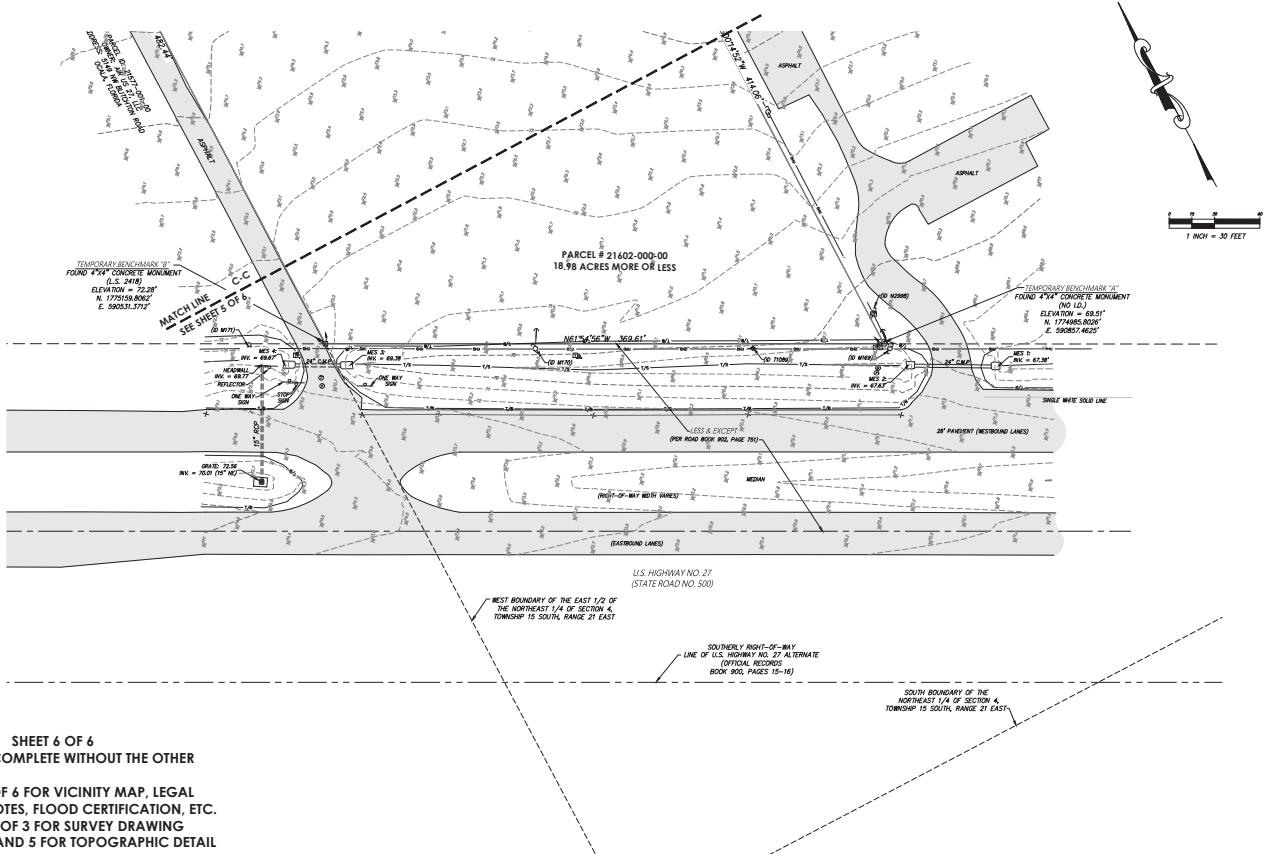


SEE SHEET 1 OF 6 FOR VICINITY MAP, LEGAL
DESCRIPTION, NOTES, FLOOD CERTIFICATION, ETC.
SEE SHEET 2 OF 6 FOR BOUNDARY DRAWING
SEE SHEET 3, 5 AND 6 FOR TOPOGRAPHIC DETAIL

ALTA/NSPS LAND TITLE
SURVEY FOR:
BESHARE INVESTMENTS, LLC

4
OF
6

ALTA/NSPS LAND TITLE
SECTION 4, TOWNSHIP 15 SOUTH, RANGE 21 EAST
MARION COUNTY, FLORIDA



SHEET 6 OF 6
ONE IS NOT COMPLETE WITHOUT THE OTHER

SEE SHEET 1 OF 6 FOR VICINITY MAP, LEGAL
DESCRIPTION, NOTES, FLOOD CERTIFICATION, ETC.
SEE SHEET 2 OF 3 FOR SURVEY DRAWING
SEE SHEETS 3, 4, AND 5 FOR TOPOGRAPHIC DETAIL

REVISIONS			
FILED	DATE	REVISION	CHK
12/26/17		ADDED CALLS TO HIS SURVEY LEGAL	GM
09/16/18		CHD SHOWN IN LEGAL	GM
06/26/18	N.A.	TOPOGRAPHIC SURVEY	GM



LOCATED IN SECTION 4, TOWNSHIP 15
SOUTH, RANGE 21 EAST
MARION COUNTY, FLORIDA

ALTA/NSPS LAND TITLE
SURVEY FOR:
BESHERE INVESTMENTS, LLC

FILED		FIELD DATE		JOB NO. 17653TOPO	6 OF 6
17-9/11 & 12		10/13/17			
DRAWING DATE	BY	APPROVED		SCALE	
10/16/27	M.A.	C.J.H.		1" = 30'	