Marion County
Development Review Committee
Meeting Agenda

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

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

1. ROLL CALL

2. PLEDGE OF ALLEGIANCE

3. ADOPT THE FOLLOWING MINUTES:

3.1. March 2, 2026

4. PUBLIC COMMENT

5. CONSENT AGENDA: STAFF HAS REVIEWED AND RECOMMENDS APPROVAL

5.1. Oak Trace Villas RPUD Phase 2 [Bldgs 20-27 & 29-32] - Preliminary Plat
Parcel #: 3501-100-015 #32503
Rogers Engineering

5.2. Dunnellon Community Church - Major Site Plan (Plan Revisions)
Parcel #: 32909-020-02 #31743
Michael W. Radcliffe Engineering, Inc.

5.3. Emerson Pointe Phase 2 - Final Plat
Parcel #24286-000-00 #33364
JCH Consulting Group, Inc.

5.4. Baseline Road Industrial - Major Site Plan (Plan Revisions)
Parcel #: 37490-000-00 #32452
Kimley-Horn and Associates

5.5. New High School CCC - Major Site Plan
Parcel #: 44849-000-00 #32003
Kimley-Horn and Associates

6. SCHEDULED ITEMS:

6.1. Cactus Jacks Trail Rides - Waiver to Major Site Plan
Parcel #: 35800-007-00 #000391
Patriot Contracting of CF, LLC

LDC 2.21.1. - Major Site Plan (Applicability)
CODE states A. A Major Site Plan shall be submitted for review and approval prior to the issuance of a Building Permit or prior to the construction of site improvements when proposed improvements exceed any of the following thresholds: (1) Collectively, all existing and proposed impervious ground coverage equals or exceeds 35 percent of the gross site area or 9,000 square feet. (2) The combined driveway trip generation meets or exceeds 50 peak hour vehicle trips. (3) A 24-inch diameter pipe, its equivalent, or larger is utilized to discharge stormwater runoff from the project area.
APPLICANT - This waiver is required because of the criteria of Sec. 2.20.1. - Minor Site Plan has been exceeded which states, (1) Collectively, all existing and proposed impervious ground coverage does not exceed 35 percent of the gross site area or 9,000 square feet, whichever is less. Due to the size of the property and amount of pavement on it, 9,000 square feet have been exceeded and would disqualify the site from a Minor Site Plan and would require a Major Site Plan.

6.2. Alleged "Concepcion" Family Division - Waiver to Family Division
Parcel #: 446534-002-01 #000365
Gilligan, Anderson, Williams & Green

Waiver requires approval by Board of County Commissioners.

LDC 2.16.4 D(4) Completion and close out - Family Divisions
CODE states An owner may apply for a waiver of the five-year holding period based on an unreasonable hardship not created by the owner and beyond the reasonable control of the owner. Such waiver shall be heard by the County Commissioners.
APPLICANT - Property was sold to Mr. Nieves within the five-year limit for transfers unbeknownst to Mr. Nieves. Mr. Nieves is now attempting to obtain permits for structures on the property, and he is being denied due to an alleged family division of the parent parcel 446534-002-00 which created his parcel. Mr. Nieves is facing unreasonable hardship due to no fault of his own and is requesting a waiver of the 5-year rule.

6.3. Sunset Hills Phase 4 - Improvement Plan - 31420 - Waiver to Improvement Plan in Review
Parcel #: 4820-0000003 #000426
Tillman & Associates Engineering, LLC

LDC 6.12.9. - Subdivision roads and related infrastructure
CODE states A. In residential subdivisions, the road system shall be designed to serve the needs of the neighborhood and to discourage use by truck traffic and through traffic and still provide access to adjacent neighborhoods for emergency services. The use of neighborhood traffic calming devices such as traffic circles, cul-de-sac, etc. are encouraged in residential areas. B. Major local roads shall be identified on plans. C. All roads and related infrastructure within the proposed subdivision shall be designed, constructed, and paved to County specifications provided herein. D. The developer shall be required to design, construct, and pave to County specifications, one road from the subdivision to the nearest paved, public roadway with legal access, if such a road does not already exist. E. Roads and stormwater facilities within a subdivision shall be dedicated as either public or private. F. Public dedications shall be pre-approved by the Development Review Committee. If a MSBU is established as the maintenance and operation entity, roads and stormwater facilities can be platted as public. G. Cul-de-sac diameters to the right-of-way line shall not be less than 120 feet with a pavement radius of 40 feet for residential subdivisions and shall not be less than 120 feet to the right-of-way line with a pavement radius of 45 feet for commercial or industrial subdivisions. Refer to details in Section 7.3.1. A grassed island no greater than 50 feet in diameter may be constructed in the center of a cul-de-sac. H. Dead end roads shall not exceed 1,500 feet and shall have a cul-de-sac at the terminal end. Refer to details in Section 7.3.1. Dead end roads intended to provide future access to adjacent unplatted areas may be permitted without a cul-de-sac provided that no lots front thereon, the length does not exceed 1,500 feet, and appropriate temporary end-of-road markers are provided. I. The total perimeter of a block shall not exceed 4,500 feet. Larger block perimeters will be permitted for blocks surrounding or adjacent to natural or artificial features such as lakes, rivers, and golf courses where limiting block lengths are not feasible and impractical. J .Corner radii at the intersection of the two rights-of-way shall be not less than 25 feet. Minimum pavement radii shall be 40 feet for residential subdivisions and 50 feet for commercial or industrial subdivisions. K. Centerline radii shall be designed to accommodate the minimum design speed of 30 mph for subdivision local and minor local roads, 40 mph for major local and collector roads, and 45 mph for arterial roads in accordance with FDOT and AASHTO Standards. L. Evacuation routes for developments shall be indicated on the improvement plans.
APPLICANT Request to use a stabilized turnaround in lieu of a traditional cul-de-sac for a dead-end road exceeding 150 feet in length. The proposed stabilized turnaround will be designed to fully accommodate emergency vehicles (e.g., fire apparatus), meeting applicable fire access and turning radius standards as outlined in IFC and NFPA criteria. An easement will be

provided and recorded to ensure the turnaround remains unobstructed by fencing, structures, or other encroachments, preserving permanent access and functionality.

6.4. SW Hwy 484 Super Center - Major Site Plan - 33206 - Waiver to Major Site Plan in Review
Parcel #: 41200-056-03 #000447
CPH Consulting, LLC

LDC 2.1.3 Order of Plan Approval
CODE states Plans listed below may be reviewed concurrently, but must be approved in the order listed below, when applicable and when the proper land use and zoning are in place: A. Master Plan. B. Preliminary Plat. C. Improvement Plan. D. Final Plat. E. Major Site Plan. However, a Major Site Plan can be substituted for the Improvement Plan and can be approved before approval of the Final Plat in cases when the infrastructure improvements supporting the plat are proposed as part of the Major Site Plan application.
APPLICANT - Requesting a waiver to allow final plat review without preliminary plat and improvement plan. Attached site plan demonstrates compliance with adopted PUD master plan AR 27373.

7. CONCEPTUAL REVIEW ITEMS:

8. DISCUSSION ITEMS:

9. OTHER ITEMS:

10. ADJOURN:

Marion County

Development Review Committee

Agenda Item

File No.: 2026-22254 **Agenda Date:** 3/9/2026 **Agenda No.:** 3.1.

SUBJECT:
March 2, 2026

Marion County

Development Review Committee

Meeting Minutes

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

Monday, March 2, 2026 **9:00 AM** **Office of the County Engineer**

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

1. **ROLL CALL**
   MEMBERS PRESENT:
   Ken McCann, Vice Chairman (Fire Marshal)
   Michelle Fanelli (Building Safety)
   Steven Cohoon (County Engineer)
   Chuck Varadin (Growth Services Director)
   Tony Cunningham (Utilities Director)

   OTHERS PRESENT:
   Chris Rison (Planning/Zoning)
   Kathleen Brugnoli (Planning/Zoning)
   Liz Cotos (Planning/Zoning)
   Jared Rivera (Planning/Zoning)
   Alexander Turnipseed (Office of the County Engineer)
   Michelle Sanders (911 Management)
   Linda Blackburn (Legal)
   Susan Heyen (Landscape)
   Aaron Pool (Office of the County Engineer)
   Kelly Hathaway (Office of the County Engineer)
   Monica Baugher (Office of the County Engineer)

2. **PLEDGE OF ALLEGIANCE**

3. **ADOPT THE FOLLOWING MINUTES:**

   3.1. February 23, 2026

Motion by Chuck Varadin to approve the minutes, seconded by Michelle Fanelli
Motion carried 5-0

4. PUBLIC COMMENT

5. CONSENT AGENDA: STAFF HAS REVIEWED AND RECOMMENDS APPROVAL

5.1. East Maintenance Building - Major Site Plan
Parcel #: 37508-000-00 #33320
Tillman & Associates Engineering, LLC

5.2. Dhruv Development 484 - Traffic Information - Mass Grading Plan
Parcel #: 41200-064-09 #32511
Tillman & Associates Engineering, LLC

5.3. Neighborhood Storage Phase 2 Liberty Village - Major Site Plan
Parcel #: 35466-003-00, 35466-000-00 #33189
Tillman & Associates Engineering, LLC

5.4. Guadalupana Hall Major Site Plan
Parcel #: 21108-000-00 #32789
Wood Engineering, LLC

5.5. Alien Engineered Products Shop Expansion - Major Site Plan
Parcel #: 14221-000-00 #32920
Guerra Development Corp.

5.6. His House For Her - Major Site Plan
Parcel #: 9009-0000-05 #32698
Clymer Farner Barley, Incl

5.7. Champion Vision Ocala - Major Site Plan
Parcel #: 21521-001-02 #32597
Menadier Engineering

5.8. Metal Warehouse SE 58TH Ave - Major Site Plan
Parcel #: 9025-0621-03 #32454
Ordonez Construction, Inc.

Motion by Steven Cohoon to approve, seconded by Tony Cunningham
Motion carried 5-0

5.9. Ocala West - Parcels 24 & 25 Subdivision Replat - Final Plat
Parcel #: 3501-200-025 #31189
CHV, an NV5 Company

Motion by Tony Cunningham to approve, seconded by Michelle Fanelli

Motion carried 5-0

5.10. River Run - Preliminary Plat
Parcel #: 3296-000-001 #33308
Rogers Engineering & Land Surveying, LLC

Motion by Chuck Varadin to approve consent agenda Items 5.1. – 5.7. and 5.10. with Items 5.8. and 5.9. pulled for discussion, seconded by Tony Cunningham
Motion carried 5-0

6. SCHEDULED ITEMS:

6.1. Rotary Sportsplex (Revision To AR# 30224) - Major Site Plan 33562 - Waiver to Major Site Plan in Review
Parcel #: 31413-000-00 #000412
Kimley-Horn and Associates

LDC 2.12.8. - Current boundary and topographic survey
CODE states Current boundary and topographic survey (one foot contour intervals extending 100 feet beyond the project boundary) based upon accepted vertical datum. Surveys will be less than 12 months old and accurately reflect current site conditions, meeting standards set forth in Ch. 5J-17 FAC. Alternate topographic data may be accepted if pre-approved by the Marion County Land Surveyor.
APPLICANT - A waiver is requested related to AR# 33562 requiring the survey to be less than 12 months old. The purpose of AR# 33562 is to amend the landscape plan of the previously approved site plan (AR# 30224). Currently all other departments have reviewed and approved the amended plans. The site is currently under construction per the approved site plan.

Motion by Steven Cohoon to approve conditioned on emailing the Boundary and Topographic Survey to the County Surveyor, seconded by Michelle Fanelli
Motion carried 5-0

6.2. Abiding Hope Evangelical Lutheran Church- Minor Site Plan -000344- Waiver to Minor Site Plan in Review
Parcel #: 31857-000-00 # 000384

LDC 6.8.6.A Buffers
CODE states It is the intent of this section to eliminate or reduce the negative impacts of the adjacent uses upon each other such that the long term continuance of either use is not threatened by such impacts and the uses may be considered compatible.
APPLICANT - Section 6.8.6.A states that the intent of the buffers is to reduce negative impacts to adjacent properties. The proposed addition to this church does not increase any seating, any required parking, or any traffic impacts. The addition is strictly a Narthax, which is open gathering space considered as a transiter between the entrance and the sanctuary. Since no increase in intensity is proposed, there are no negative impacts, therefore we request to waive the section of code.

Motion by Chuck Varadin to approve, seconded by Michelle Fanelli
Motion carried 5-0

6.3. Tractor Supply Blitchton - Major Site Plan 33238 - Waiver to Major Site Plan in Review
Parcel #: 12438-002-01 #000397
Dynamic Engineering Consultants

LDC 6.8.6.K(4) Buffers
CODE states (4) D-Type buffer shall consist of a 15-foot wide landscape strip with a buffer wall. The buffer shall contain at least two shade trees and three accent/ornamental trees for every 100 lineal feet or fractional part thereof. Shrubs and groundcovers, excluding turfgrass, shall comprise at least 25 percent of the required buffer.
APPLICANT - Type C buffers are provided along the right-of-way and Type D is provided abutting the A-1 property. However, a fence is proposed in-lieu of a wall as was requested by the county staff during the pre-application meeting.

Applicant withdrew

6.4. SECO Ocala - Major Site Plan 33432 - Waiver to Major Site Plan in Review
Parcel #: 41200-012-00 #000409
Bowman Consulting

LDC 6.7.4. Shade Trees
CODE states shade trees are required for all developments excluding residential developments. A. The post-development ratio of shade trees to the area of the site shall be a minimum of one shade tree per 3,000 square feet. B. Shade trees may include: (1) Protected and preserved trees which have a favorable assessment, and/or (2) Trees as required for buffers, parking areas, vehicle use areas, and building areas, and/or (3) Trees as required as replacement trees. C. When mature trees with a full canopy of 30-foot radius or larger, with a favorable assessment, are preserved on the project site, a credit of two shade trees may be used towards the overall shade tree requirement. D. Required shade trees shall meet the minimum size requirements in Section 6.8.10.C.
APPLICANT - Reduction of the shade tree requirement is requested due to the nature of the site use and the essential service the SECO facility will provide to the community. As a utility facility, large building footprints and large open pavement and grassed laydown areas are a necessity to the functionality of the operation. The essential nature of this site to the community in times of power emergency also dictates that this site must be protected from damage from hazards such as trees planted too closely to operations areas. Both of these objectives reduce the availability of space for the planting of trees. In addition, SECO has worked closely with the County and the surrounding community to reduce their impact through the SUP process, which resulted in a site plan redesign, more robust buffering around the property, and a large portion of the property preserved in open space. This results in a site plan that protects a number of very large native trees, including

iconic Live Oak trees that are part of the historic horse community aesthetic, provides visual buffers from adjacent properties, and presents an appealing property frontage to passers-by on CR 475A, including a 3-rail fence and berming. Finally, in tandem with the need to plant and preserve trees, it is also appropriate to grow and maintain a tree canopy that is healthy and resilient by planting new trees at appropriate distances apart, as well as keeping new planting activities and irrigation a safe distance from existing trees. Reducing the number of trees per acre, as requested in this waiver and shown on the current proposed landscape plans, accomplishes all these goals.

Motion by Chuck Varadin to table for two weeks, seconded by Steven Cohoon
Motion carried 5-0

6.5. JR Plastics (2008 Expansion) - Waiver to Major Site Plan
Parcel #: 31239-005-02 #000299
Mastroserio Engineering

LDC 2.21.1 Major Site Plan
CODE states A. A Major Site Plan shall be submitted for review and approval prior to the issuance of a Building Permit or prior to the construction of site improvements when proposed improvements exceed any of the following thresholds: (1) Collectively, all existing and proposed impervious ground coverage equals or exceeds 35 percent of the gross site area or 9,000 square feet. (2) The combined driveway trip generation meets or exceeds 50 peak hour vehicle trips. (3) A 24-inch diameter pipe, its equivalent, or larger is utilized to discharge stormwater runoff from the project area.
APPLICANT - a waiver is requested to not submit or provide a Major Site Plan for this project. A building plan has been submitted and is under review by the Building Department. A site plan was submitted with the building application, the proposed 10,200 sf building is being placed over existing impervious area. It will be an open air steel building to be utilized for storage of existing materials produced onsite. There will not be an impervious area increase or a pervious area decrease. The existing site has been approved for 9.7 acres of impervious area. The existing & proposed impervious area equals 6.28 acres. Therefore, the proposed building & impervious areas are allowable and do not exceed the approved impervious area. This is merely an accessory use building to serve the existing business and this development will not have any adverse impacts to the development.

Motion by Chuck Varadin to approve the waiver to Major Site Plan, but must submit a Minor Site Plan seconded by Steven Cohoon
Motion carried 5-0

6.6. Marion County School Development Waiver

A waiver of general application until updated by staff or adopted by the Board of County Commissioners.

Motion by Chuck Varadin to approve the request conditioned on adding numbers 29 and 30; #29 being that still submit Fire Site Plan comments for review and for #30 the

checklist does not include Marion County Utilities at this time, seconded by Tony Cunningham
Motion carried 5-0

6.7. Water Main Connection by Extension - Waiver to Major Site Plan
Parcel #: 9018-0325-13 #000377
Arturo M. Campa

LDC 6.14.2.B(1)(a) Connection requirements
CODE states B.New and existing Single or Multi-Family Residential development. (1) Water system. (a) New development in the Urban or Rural area shall connect to a centralized water system with available capacity if a water line is within a connection distance of 400 feet times the total number of Equivalent Residential Connections (ERCs).
APPLICANT cost is prohibitive to development of the parcel. Parcel is within 192 feet connection distance to closest central water by MCU; extension distance required to meet Code is 319' ~$32K. There would be no RoI if water main was constructed as all adjacent lots are currently on private wells.

Motion by Tony Cunningham to deny without support to the Board of County Commissioners, seconded by Chuck Varadin
Motion carried 5-0

7. CONCEPTUAL REVIEW ITEMS:

8. DISCUSSION ITEMS:
Mr. Pool reminded members of the Committee that items from Development Review Committee (DRC) that need to go before the Board of County Commissioners, to state whether the DRC supports, does not support or are neutral regarding the item.

9. OTHER ITEMS:

Motion by Tony Cunningham to adjourn, seconded by Ken McCann

10. ADJOURN: 10:20 AM

_____
Ken McCann, Vice-Chairman

Attest:

_____
Kelly Hathaway
Development Review Coordinator

Marion County

Development Review Committee

Agenda Item

File No.: 2026-22255 **Agenda Date:** 3/9/2026 **Agenda No.:** 5.1.

SUBJECT:
Oak Trace Villas RPUD Phase 2 [Bldgs 20-27 & 29-32] - Preliminary Plat
Parcel #: 3501-100-015 #32503
Rogers Engineering

SUBMITTAL SUMMARY REPORT
32503

PLAN NAME:	OAK TRACE VILLAS PHASE 2	**LOCATION:**	10476 SW 84TH CT OCALA,
APPLICATION DATE:	02/19/2025	**PARCEL:**	3501-100-015
DESCRIPTION:			

CONTACTS	NAME	COMPANY
Applicant	Melinda Clemons	Rogers Engineering & Land Surveying, LLC
Applicant	Rodney Rogers	Rogers Engineering
Engineer of Record	Melinda Clemons	Rogers Engineering & Land Surveying, LLC
Engineer of Record	Rodney Rogers	Rogers Engineering

SUBMITTAL	STARTED	DUE	COMPLETE	STATUS
OCE: Plan Review (DR) v.	10/21/2025	10/28/2025	11/13/2025	Requires Re-submit
OCE: Plan Review (DR) v.	12/04/2025	12/11/2025	01/08/2026	Requires Re-submit
OCE: Plan Review (DR) v.	01/15/2026	01/23/2026	02/24/2026	Approved

SUBMITTAL DETAILS

OCE: Plan Review (DR) v.1

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
911 Management (DR) (911 Management)		10/28/2025	11/11/2025	Approved

Comments

INFO 2.14.1.A - Master Plan submitted (for phased subdivisions) A Master Plan needs to be submitted.
YES 6.4.3.J - Legal description matches boundary on plan
YES 2.12.22 - All lots identified
YES 2.18.2.I - Roads show connectivity
YES 2.12.28 - Correct road names supplied The road names were assigned on the Major Site Plan, but they did not label any roads on this prelim. Added labels to Sheet SH 2.
YES 6.3.1.A(1) - There is no other subdivision by this name in Marion County
YES 6.2.1.F - North arrow and graphic drawing and written scale
YES Additional 911 comments Sheets SH1 and SH 2 both need the plat name corrected in the Title Bar from Oak Trace Villas to Oak Trace Villas Phase 2.

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

Comments

YES Central Sewer Central Sewer
INFO Lot Size Proposed lot sizes are too small for septic systems. Must be on central sewer/central water
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 lot sizes are too small for septic systems. Must be on central sewer/central water

Growth Services Planning & Zoning (DR) (GS Planning and Zoning)	10/28/2025	11/11/2025	Requires Re-submit

Comments

Land Use: Rejected
INFO 2.12.4.L(2)/3.2.3 - Use Consistent with FLU Designation? COM/B-4/R-PUD for condominium-style ownership (see Phase 1) not individual platted lots.
N/A 2.12.4.L(3) - All applicable Developer's Agreements listed?
N/A 2.12.4.L(2,3, & 5)/6.3.1C(15)(g) - DRI/FQD Compliance Note?
YES 3.2.3/6.6/5.2.5/flood - RESIDENTIAL - Complies with Min/Max Density?
YES 2.12.4.L(6) - Gross/wetland/floodplain acreage listed?
N/A 3.3.3.A(1)(b) - Rural Residential Cluster Open Space provided?
N/A 3.3.3.A(1)(c) - Rural Residential Bonus Points provided/correct?
N/A 3.3.3.A(2)(a) - Hamlet eligible site and Option Type specified?
N/A 3.3.3.A(2)(b)1.a - Hamlet Complies with gross acreage min/max?
N/A 3.3.3.A(2)(b)1.b - Hamlet Phases Independent?
N/A 3.3.3.A.(2)(b)2 - Hamlet Complies with annual lot count?
N/A 3.3.3.A(2)(c)1 - Hamlet has paved frontage/access provided?
N/A 3.3.3.A(2)(c)2 - Hamlet Minimum Open Space provided?
N/A 3.3.3.A(2)(c)3 - Hamlet Buildable Area compact/clustered?
N/A 3.3.3.A(2)(d)1a - Hamlet 1 Density (1du/5 ac) met?

N/A 3.3.3.A(2)(d)1c - Hamlet 1 Fire Water Supply provided?
N/A 3.3.3.A(2)(d)2a - Hamlet 2 Density (1du/3.5ac) met?
N/A 3.3.3.A(2)(d)2b - Hamlet 2 Open Space as Separate Tract?
N/A 3.3.3.A(2)(d)2c - Hamlet 2 Central water provided?
N/A 3.3.3.A(2)(d)2d - Hamlet 2 Fire Water Supply provided?
N/A 3.3.3.A(2)(d)2e - Hamlet 2 Sewer connection distance verified with Utilities?
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?
NO 2.12.4.L(7 & 9) - Tract Identifiers/Designations Provided?
N/A 4.1.4.J - [Greenway Setback Provided?]
N/A 2.12.16/6.5 - [EALS or EALS-ER provided?] Project is under construction at this time.
N/A 6.5 & 6.6 - Habitat Preservation/Mitigation Provided?
N/A 2.12.9 - [Show All Existing Surrounding & Intersecting R/Ws?]
INFO 6.12.2.A - [Local Road right-of-Way Provided?] If an R-PUD/PUD Amendment is obtained to enable this proposed plat, the plat will need to ensure access to all three phases of the project are eligible for use of the access roads/driveways in order to maintain two means of ingress/egress for the overall project.
N/A 6.12.2.A - [Access Improvements R/W Provided (decel/accel/turn lanes)?]
N/A 2.12.9/6.12.2.B - Comp Plan Future Thoroughfares R/W Provided (TE Map)?
N/A 6.11.4.C - [Additional/Alternate/Interconnected Access (S/QS-L) Provided?]
N/A 6.11.2, 4 & 5 - Internal Access Consistent with PUD/Master Plan/Plat?
INFO 6.11.4.B & D/7.3.1 - [Cross/Parallel Access Provided?] If an R-PUD/PUD Amendment is obtained to enable this proposed plat, the plat will need to ensure access to all three phases of the project are eligible for use of the access roads/driveways in order to maintain two means of ingress/egress for the overall project.
N/A 6.11.5 - [Driveways to Intersections Separated/Coordinated?]
N/A 6.11.5 - [Driveways to Driveways Separated/Coordinated?]
N/A 6.12.12 - [Sidewalks Provided?]
N/A 2.12.5/1.8.2.A - Concurrency/Traffic - Study/Capacity Available?
N/A 2.12.5/1.8.2.D - Concurrency - PRELIM Evaluation Required?
YES 2.12.5/1.8.2.F - Is Concurrency Approval or Deferral Elected? Deferral provided on Cover Sheet.
N/A 2.12.6, 35, & 36/6.14 - [Concurrency/Water Provided?]
N/A 2.12.6, 35, & 36/6.14 - [Concurrency/Sewer Provided?]
NO Additional Planning Items: The Oak Trace R-PUD provided for a residential multiple-family development to be established in a condominium form. The existing initial Phase 1 of the R-PUD reflects this method. Proceeding with such an alternative design would required obtaining an R-PUD Amendment by submitting a PUD Rezoning Application to Amend the existing R-PUD. That process would require proceeding through a minimum of two public hearings that would require due public notice of the request in the form of a newspaper advertise, posting of signs on site, and surrounding property owner notices.

Zoning: Rejected
NO 2.12.4.L(4) - Project is consistent with any and all zoning approvals, land use restrictions and developers agreements. Verify parcel is in compliance with LDR and Comprehensive Plan Initial review: The proposed fee simple lots in this preliminary plat do not satisfy the zoning standards under the approved RPUD zoning district for this property. The housing units will need to be built as condos OR the RPUD will need to be amended to allow for fee simple lots.

This item will remain as [NO] until this inconsistency is resolved.

10/30 Project remains inconsistent with RPUD standards, see 1985 RPUD in supplemental. There is a note which lays out standards that are not being met, see setbacks from lotlines/easements specifically.

YES 2.12.4.C -Owner and applicants name
INFO 2.12.21/6.3.1.C(10) - Land use and zoning on project and on adjacent properties shown Initial review: Please provide the existing future land use and zoning information required for final plat certification. The County's LDC on technical standards for final plat certification require that the plat provide the following information:

"The existing future land use designation and zoning classification of the subject property and adjoining properties at the time of approval by the Board. This information may be provided graphically using the location sketch, on the individual sheets best representing the subject and adjoining properties, and/or in a text form as referenced in Section 6.3.1.C(15)(a);"
YES 2.12.4. L.(4)-Zoning requirements: lot width, area, setbacks, coverage (floor area ratios) and parking.Provide dimensions and location of all site improvements (proposed or existing); dimensions and location for all proposed easements. 4.2 Initial review:
(1) 2.12.4.L(4)(c) - Provide the special use exception case number and resolution that allows for zoning designation R-PUD.

(2) 2.12.4.L(4)(d) - List the zoning requirements allowed under the approved R-PUD.
YES 2.12.4.L(6) - Acreage of tract
YES 2.12.23 - Show typical setback layout for primary uses, as well as accessory uses, dimensions for all improvements Initial review: Provide lot typicals showing dimensions for setbacks, easements, and any proposed improvements.
YES 2.12.9 - Location and dimensions of proposed right of ways and streets, including easements, reservations or dedications
YES 2.12.22 - Approximate location of all lot lines with dimensions and area in sq ft Initial review: Show the lot area in square feet.
NO 2.12.24 - Preliminary buffer plan/6.8.6 - Buffering Initial review: LDC Sections 2.11.1 and 2.12.24 indicates that preliminary plats must show location and dimensions of require land use buffering. Review LDC Sec. 6.8.6 provide the appropriate buffers based on the existing land uses on adjacent property.
10/30 current LDC requires Type-D buffer where multifamily abuts single-family development.
INFO 2.12.4.K - List of applied for or requested variances, special use permits, rezonings, developer's agreements, and/or land use amendments Initial review: Please verify if the Applicant has any requested and/or approved waivers. If yes, list the information stated in 2.12.4.K on the title sheet. If no, please state in your comment response letter that no waivers are requested/approved at this time.
YES 2.12.21 - List land use with general description of purpose and character of development including open space, parks, recreation etc... Initial review: Staff acknowledges that the proposed use is listed as Townhomes. Please provide additional information listed under Sec 2.12.21: "Listing of land uses giving general purpose of and character of the proposed development, acreage, of open space, Marion Friendly Landscape Areas, parks, recreation areas and natural areas to be retained." For example, is a clubhouse/pool to be provided, usable open space/parks, drainage retention areas?
INFO 2.12.6 - Location of water and sewer supply systems with size and capacity (is a SUP needed?) Defer to Marion County Utilities.

YES 2.12.4.L(5) - Show environmentally sensitive areas and flood plain
YES 2.12.16 - Modified environmental assessment or exemption if information is available to the county to indicate no habitat or existence of endangered species or vegetation. Check aerials, LANDSAT map in planning and Natural areas inventory to verify. Initial Review: The environmental assessment provided is older than 2 years and therefore is outdated. To move forward, there are two options:

(1) Provide a new environmental assessment consistent with Sec. 6.5.4; or
(2) Provide an exemption request consistent with Sec. 6.5.3 and 6.5.4.

Staff will transmit the old and new document to Florida Fish and Wildlife Conservation for their review once Staff receives th
INFO 4.4.4 - Provision for subdivision signs Initial review: Will there be a subdivision sign?
YES 2.12.10 - Show any known existing or proposed easements (i.e. ingress or egress, landscape or conservation)
N/A 2.12.19 - Provide dimensions and location of all existing site improvements; dimensions and location for all proposed site improvements with all setbacks. Initial review: Not applicable - note 2 on title sheet: The permitting and construction of the lot improvements shall be by the owners. no other improvements are proposed for this plat.
YES 5.2 & 5.3 - Verify any overlay zones such as ESOZ, Springs Protection, or Flood Plain
INFO Additional Zoning comments Initial review: Please state the nature of the proposed tracts A-F listed on title sheet. E.g., circulation, drainage retention area, etc.

Should you wish to discuss these comments you can contact me at erik.kramer@marionfl.org

Landscape (Plans) (Parks and Recreation)	10/28/2025	11/11/2025	Requires Re-submit

Comments

N/A 2.12.18 - All trees 10" DBH and larger
N/A 5.5.4.B - Permitted uses within Springs Protection Overlay Zone
N/A 6.8.4 - Landscape area requirements for non-residential development
N/A 6.8.5 - Landscape area requirements for residential and mixed use developments
NO 6.8.6 - Buffers South Buffer adjacent to SFR shall be Type D - 20' width with a wall
N/A Additional Landscape comments

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

Comments

YES 2.17.2.B - Preliminary Plat fee of $700.00 + ($10.00 x per lot) 10/23/25-fee due with resubmittal
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 2.17.2.B - Plan review fee of $40.00 made payable to Marion County Health Department
N/A 2.1.6.A - $100 Resubmittal fee payable to Marion County BCC
N/A 2.1.7.A - $100 Revision fee payable to Marion County BCC
N/A 2.1.3 - Order of plan approval
YES 2.14.1.B - Preliminary Plats that show the phasing for a development project can be used in lieu of a Master Plan
YES 2.12.3 - Title block shall be shown on all sheets denoting type of application; project name, location, county, and state; and date of original and all revisions
YES 2.12.4.A - Type of application
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 & 6.2.1.A - The name, address, phone number, signature, date, license number, and seal of the responsible professional shall be shown on each plan sheet
INFO 2.12.4.F - Licensed professional certification on cover sheet with signature and seal on all sheets prior to plan approval
YES 2.12.4.F(1) - Licensed Design Professional Certification: I hereby certify that these plans and calculations were completed in accordance with all applicable requirements of the Marion County Land Development Code, except as waived. 10/23/25-Corrected
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, conditions, date of approval 2/20/25-add waivers if requested in future
YES 2.12.4.L(1) - Parcel number
YES 2.12.7 - Digital version of plan
INFO 2.17.2.G - Verification that a copy of the preliminary plat was provided to each municipality within one mile.
INFO 2.17.2.H - Verification that a copy of the Preliminary Plat was provided to each utility servicing the project, etc. All utility easement requirements shall be resolved before approval of the Improvement Plans. (Letters/emails sent to utility providers)
YES 2.18.2.G - Easement requirements of each utility shall be indicated by the utility on a copy of the Preliminary Plat or by letter. (Letters/emails of easement acceptance due with improvement plan.)
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, graphic drawing, & written scale
INFO 6.3.1.F(1) - Establishment of MSBU, CDD, or other State recognized special district responsible for maintenance and operation of dedicated improvements
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.

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

SUBMITTAL SUMMARY REPORT (32503)

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

Comments

INFO Preliminary Plat Checked Sunbiz and project list. HR 2-20-25 // EMW 10.27.25
IF APPLICABLE:
Sec. 2.18.1.I - Show connections to other phases.
Sec.2.19.2.H – Legal Documents
Legal documents such as Declaration of Covenants and Restrictions, By-Laws, Articles of Incorporation, ordinances, resolutions, etc.
Sec. 6.3.1.B.1 – Required Right of Way Dedication (select as appropriate)
For Public Streets. "[All streets and rights-of-way shown on this plat or name specifically if less than all] are hereby dedicated for the use and benefit of the public."
Sec. 6.3.1.B.2 – Required Right of Way Dedication
For Non-Public Streets. "[All streets and rights-of-way shown on this plat or name specifically if less than all] are hereby dedicated privately to the [entity name]. All public authorities and their personnel providing services to the subdivision are granted an easement for access. The Board of County Commissioners of Marion County, Florida, shall have no responsibility, duty, or liability whatsoever regarding such streets. Marion County is granted an easement for emergency maintenance in the event of a local, state, or federal state of emergency wherein the declaration includes this subdivision or an emergency wherein the health, safety, or welfare of the public is deemed to be at risk."
Sec. 6.3.1.D.3 - Cross Access Easements
For Cross Access Easements. "All parallel access easements shown on this plat are hereby dedicated for the use and benefit of the public, and maintenance of said easements is the responsibility of [entity name]."
Sec. 6.3.1.C.1 - Utility Easements (select as appropriate)
"[All utility easements shown or noted or name specifically if less than all] are dedicated [private or to the public] for the construction, installation, maintenance, and operation of utilities by any utility provider."
Sec. 6.3.1.C.2 – Utility Easements
"[All utility tracts or identify each tract as appropriate] as shown are dedicated [private or to the public] for the construction and maintenance of such facilities."
Sec.6.3.1.D(c)(1)(2)(3) - Stormwater easements and facilities, select as appropriate:
1. "[All stormwater and drainage easements as shown or noted or name specifically if less than all] are dedicated [private or to the public] for the construction and maintenance of such facilities."

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

3. When any stormwater easement and/or management tract is not dedicated to the public or Marion County directly, the following statement shall be added to the dedication language: "Marion County is granted the right to perform emergency maintenance on the [stormwater easement and/or management tract, complete accordingly] in the event of a local, state, or federal state of emergency wherein the declaration includes this subdivision or an emergency wherein the health, safety, or welfare of the public is deemed to be at risk."
Sec.6.3.1.D(f) –
If a Conservation Easement is required the following shall be provided: "A conservation easement [as shown or on tract and identify the tract, complete accordingly] is dedicated to [the Board of County Commissioners of Marion County, Florida or entity name, if not Marion County] for the purpose of preservation of [listed species, habitat, Karst feature and/or native vegetation, complete accordingly]."

OCE Stormwater (Permits & Plans) (Office of the County Engineer)		10/28/2025	11/11/2025	Requires Re-submit

Comments

NO 2.12.8 - Topographical Contours LDC requires that one-foot contours extend 100 feet beyond the project boundary. Per the revised survey, the contours only appear to extend 50' beyond the site boundary.
N/A 2.12.9/10 - Existing Drainage Right-of-Way/Easements
INFO 2.12.9/10 - Proposed Drainage Right-of-Way/Easements Final plat shall reflect the location of the proposed infrastructure with proper tracts/ROW.
YES 2.12.13/14/15 - General Exhibits
N/A 2.12.19 - Existing Drainage Improvements
INFO 2.12.19 - Proposed Drainage Improvements Stormwater system approved under AR 24826
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.
INFO 2.12.22 - Stormwater Tract/Right-of-Way Final plat shall reflect the location of the proposed infrastructure with proper tracts/ROW.
INFO 2.12.32 - Stormwater Analysis Map Stormwater system approved under AR 24826
YES 2.12.38 - Stormwater Maintenance Entity
INFO 6.13 - Stormwater Management Stormwater system approved under AR 24826
YES 6.10 - Karst Topography and High Recharge Areas
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 (32503)

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

Comments

Skip to main content
Menu
Manage Plan
Search
Help
Notifications
App launcher
View profile
****Production****Production****Production**** FINAL DATA CONVERSION LOADED
****Production****Production****Production**** FINAL DATA CONVERSION LOADED
Dismiss
Update Activity
DETAILS
ADDITIONAL INFO
DETAILSADDITIONAL INFO

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 6.4.3.A - Current boundary survey of the project boundary including location of all interior improvements, not more than one year old
YES 6.4.3.B - Provide lot and tract areas and dimensions
YES 6.4.3.C - Show proposed typical building setbacks and the zoning designations
YES 6.4.3.D - The quadrant number (as assigned by Marion County 911 Management)
YES 6.4.3.E - Locate and identify all easements
YES 6.4.3.F - The location of the existing one percent (100-year) flood plain
YES 6.4.3.G - Show all contiguous property in accordance with § 177.091(17) FS
YES 6.4.3.H - Provide a current topographic survey
YES 6.4.3.I - Line and curve tables must be shown on the sheet to which they apply
YES 6.4.3.J - Metes and bounds description legal description
YES 6.4.3.K - Show all existing improvements on the site with dimensions and tied to the plat boundary. Intended use or removal of improvements shall be noted
YES 6.4.3.L - Show all apparent means of access on site to adjoining properties
YES 6.4.3.M - Show existing stormwater facilities and cross drains, and general location of the proposed stormwater facilities
N/A Additional Survey comments

OCE Traffic (Permits & Plans) (Office of the County Engineer)		10/28/2025	11/11/2025	Approved

Comments

YES 2.12.9 - Location and dimensions of streets and right-of-way
YES 2.12.20 - Phases of development 3/6/25 - Show other phases of development for coordination purposes.
N/A 2.12.38 - Maintenance of improvements
YES 2.17.2.I - Road geometrics 3/6/25 - Road geometrics are required and must reflect adherence to roadway design standards.
YES 6.2.1.E - Drawing legend
YES 6.11.3 - Traffic Impact Analysis 3/6/25 - No traffic impact information provided.
YES 6.11.4 - Access management 3/6/25 - 24' wide paved cross-access required parallel to SW 103rd St Rd.
YES 6.11.5.D - Residential driveway requirements 3/6/25 - Driveway needs to be precisely defined.
YES 6.12.2 - Right-of-way 3/6/25 - Right-of-way needs to be defined and / or explained.
YES 6.12.9 - Subdivision roads and related infrastructure 3/6/25 - Roadway(s) not defined or indicated as being designed, paved, and constructed to County specifications. Dead-end roads shall have a cul-de-sac at terminal end.
YES 6.12.10 - Intersection layout 3/6/25 - Intersections not clearly defined.
N/A 6.12.11 - Turn lanes
YES 6.12.12 - Sidewalks 3/6/25 - Sidewalks are required along SW 103rd St Rd and along one side of internal streets.
N/A Additional Traffic comments

SUBMITTAL SUMMARY REPORT (32503)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
Utilities (OCE Plans) (Utilities)		10/28/2025	11/11/2025	Requires Re-submit

Comments

INFO 6.14.2 - Connection Requirements 10/28/2025 – The parcel is served by Marion County Utilities (MCU) for both water and sewer. Major Site Plan for Oak Trace Villas, Phase 2 - AR# 24826 was approved in March 2021, and water and wastewater construction was completed in 2022. Phase 2 is served by the MCU water main and exclusively by MCU gravity sewer, which flows to Oak Trace Villa's Phase 1's lift station (OKT-001).
NO 6.14.5 - Submittal Requirements 10/28/2025 – Existing MCU infrastructure, including water plants, easements, and tract locations, must be shown on the plans to ensure the preliminary plat aligns with previously installed infrastructure within this phase. Phase 1 installed infrastructure within the plat location of phase 2.
NO 6.14.9 - Transfer of Facilities to Marion County Utilities 10/28/2025 Marion County Utilities (MCU) requests the Bill of Sale, as well as PDF and CAD as-builts, for the Major Site Plan Oak Trace Villas, Phase 2 – AR# 24826. The Bill of Sale documents will be uploaded to the supplemental folder for completion. Please return all completed documents and files to Heather.Proctor@marionfl.org .
N/A 6.15.2 - Decentralized Systems
N/A 6.15.9 - Wellfields and Water Supply
N/A 6.15.10 - Water Treatment Plants
N/A 6.16.2 - Decentralized Systems
N/A 6.16.5 - Wastewater Pump Stations
N/A 6.17.6 - Non-Residential Irrigation Wells
N/A 6.17.7 - On-Site Storage
N/A 7.2.14 - Water Wells
N/A 7.2.16 - Lift Stations Site feeds to Oak Trace Villas - Phase 1 (OKT-001)
N/A Review Fee per Resolution 15-R-583 made payable to Marion County Utilities 10/29/25 No fee for this review. 2.20.25 - Review few charged of $130.00. 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# 32503
N/A Project is located within other private or municipal utility service area.
N/A Additional Utilities comments

OCE: Plan Review (DR) v.2

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
911 Management (DR) (911 Management)	Caroline Dennison	12/11/2025	12/09/2025	Approved
Environmental Health (Plans) (Environmental Health)	Evan Searcy	12/11/2025	12/23/2025	Approved
Growth Services Planning & Zoning (DR) (GS Planning and Zoning)	Sarah Wells	12/11/2025	12/11/2025	Requires Re-submit

Corrections 2.12.24 - Landscape requirements/6.8.6 - Buffering (Not Resolved) - see landscape comments regarding expired major site plan.

Corrections 2.1.3 - Order of plan approval and consistency (Not Resolved) - The plan shows an 18' utility easement from face of building to edge of pavement, not meeting minimum spacing.

Landscape (Plans) (Parks and Recreation)	Susan Heyen	12/11/2025	12/09/2025	Requires Re-submit

Comments Buffer waiver approved 9/20 with major site plan - Major site plan is expired 2/22/2023 Please contact Development Review

OCE Design (Plans) (Office of the County Engineer)	Gerald Koch	12/11/2025	01/08/2026	Approved

SUBMITTAL SUMMARY REPORT (32503)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
OCE Property Management (Plans) (Office of the County Engineer)	Elizabeth Woods	12/11/2025	12/10/2025	Informational

Comments

IF APPLICABLE:

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

Sec.2.19.2.H – Legal Documents

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

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

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

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

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

Sec. 6.3.1.D.3 - Cross Access Easements

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

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

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

Sec. 6.3.1.C.2 – Utility Easements

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

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

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

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

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

Sec.6.3.1.D(f) –

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

-EMW 12.10.25

OCE Stormwater (Permits & Plans) (Office of the County Engineer)	Kevin Vickers	12/11/2025	12/08/2025	Approved

Recommendations 2.12.9/10 □ Proposed Drainage Right□of□Way/Easements - Final plat shall reflect the location of the proposed infrastructure with proper tracts/ROW.

Recommendations 2.12.22 - Stormwater Tract/Right-of-Way - Final plat shall reflect the location of the proposed infrastructure with proper tracts/ROW.

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

OCE Survey (Plans) (Office of the County Engineer)	Theresa Smail	12/11/2025	12/17/2025	Approved
OCE Traffic (Permits & Plans) (Office of the County Engineer)	Chris Zeigler	12/11/2025	12/05/2025	Approved

SUBMITTAL SUMMARY REPORT (32503)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
Utilities (OCE Plans) (Utilities)	Heather Proctor	12/11/2025	12/22/2025	Approved
Comments	Project is served by Marion County Utilities water and wastewater.			

OCE: Plan Review (DR) v.3

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
911 Management (DR) (911 Management)	Janet Warbach	01/23/2026	01/20/2026	Approved
Environmental Health (Plans) (Environmental Health)	Evan Searcy	01/23/2026	01/15/2026	Approved
Growth Services Planning & Zoning (DR) (GS Planning and Zoning)	Sarah Wells	01/23/2026	02/24/2026	Approved
Corrections	2.1.3 - Order of plan approval and consistency (Resolved) - The plan shows an 18' from face of building to edge of pavement, not meeting minimum spacing. A PUD modification would be required.			
Corrections	2.12.24 - Landscape requirements/6.8.6 - Buffering (Resolved) - see landscape comments regarding expired major site plan.			
Landscape (Plans) (Parks and Recreation)	Susan Heyen	01/23/2026	01/16/2026	Approved
OCE Design (Plans) (Office of the County Engineer)	Gerald Koch	01/23/2026	02/23/2026	Approved
OCE Property Management (Plans) (Office of the County Engineer)		01/23/2026	01/28/2026	Informational
Comments	IF APPLICABLE: Sec. 2.18.1.I - Show connections to other phases. Sec.2.19.2.H – Legal Documents Legal documents such as Declaration of Covenants and Restrictions, By-Laws, Articles of Incorporation, ordinances, resolutions, etc. Sec. 6.3.1.B.1 – Required Right of Way Dedication (select as appropriate) For Public Streets. "[All streets and rights-of-way shown on this plat or name specifically if less than all] are hereby dedicated for the use and benefit of the public." Sec. 6.3.1.B.2 – Required Right of Way Dedication For Non-Public Streets. "[All streets and rights-of-way shown on this plat or name specifically if less than all] are hereby dedicated privately to the [entity name]. All public authorities and their personnel providing services to the subdivision are granted an easement for access. The Board of County Commissioners of Marion County, Florida, shall have no responsibility, duty, or liability whatsoever regarding such streets. Marion County is granted an easement for emergency maintenance in the event of a local, state, or federal state of emergency wherein the declaration includes this subdivision or an emergency wherein the health, safety, or welfare of the public is deemed to be at risk." Sec. 6.3.1.D.3 - Cross Access Easements For Cross Access Easements. "All parallel access easements shown on this plat are hereby dedicated for the use and benefit of the public, and maintenance of said easements is the responsibility of [entity name]." Sec. 6.3.1.C.1 - Utility Easements (select as appropriate) "[All utility easements shown or noted or name specifically if less than all] are dedicated [private or to the public] for the construction, installation, maintenance, and operation of utilities by any utility provider." Sec. 6.3.1.C.2 – Utility Easements "[All utility tracts or identify each tract as appropriate] as shown are dedicated [private or to the public] for the construction and maintenance of such facilities." Sec.6.3.1.D(c)(1)(2)(3) - Stormwater easements and facilities, select as appropriate: 1. "[All stormwater and drainage easements as shown or noted or name specifically if less than all] are dedicated [private or to the public] for the construction and maintenance of such facilities." 2. "[All stormwater management tracts or identify each tract as appropriate] as shown are dedicated [private or to the public] for the construction and maintenance of such facilities." 3. When any stormwater easement and/or management tract is not dedicated to the public or Marion County directly, the following statement shall be added to the dedication language: "Marion County is granted the right to perform emergency maintenance on the [stormwater easement and/or management tract, complete accordingly] in the event of a local, state, or federal state of emergency wherein the declaration includes this subdivision or an emergency wherein the health, safety, or welfare of the public is deemed to be at risk." Sec.6.3.1.D(f) – If a Conservation Easement is required the following shall be provided: "A conservation easement [as shown or on tract and identify the tract, complete accordingly] is dedicated to [the Board of County Commissioners of Marion County, Florida or entity name, if not Marion County] for the purpose of preservation of [listed species, habitat, Karst feature and/or native vegetation, complete accordingly]."			
OCE Stormwater (Permits & Plans) (Office of the County Engineer)	Kevin Vickers	01/23/2026	01/20/2026	Approved
Recommendations	2.12.9/10 □ Proposed Drainage Right□of□Way/Easements - Final plat shall reflect the location of the proposed infrastructure with proper tracts/ROW.			
Recommendations	2.12.22 - Stormwater Tract/Right-of-Way - Final plat shall reflect the location of the proposed infrastructure with proper tracts/ROW.			
Recommendations	Additional Stormwater comments - If you have questions or would like to discuss the stormwater review comments, please contact Kevin Vickers, PE at 352-671-8695 or kevin.vickers@marionfl.org.			
OCE Survey (Plans) (Office of the County Engineer)	Theresa Smail	01/23/2026	01/20/2026	Approved
OCE Traffic (Permits & Plans) (Office of the County Engineer)	Chris Zeigler	01/23/2026	01/15/2026	Approved

SUBMITTAL SUMMARY REPORT (32503)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
Utilities (OCE Plans) (Utilities)	Heather Proctor	01/23/2026	01/22/2026	Approved

Comments Project is served by Marion County Utilities water and wastewater. Major Site Plans associated with the Development - 24826 and 29214

A PRELIMINARY PLAT
for
OAK TRACE VILLAS PHASE 2
SECTION 25, TOWNSHIP 16 SOUTH, RANGE 20 EAST
MARION COUNTY, FLORIDA

DATA BLOCK:

PARCEL IDENTIFICATION NUMBER: 3501-100-015

CURRENT LAND USE DESIGNATION: COMMERCIAL
PROPOSED LAND USE DESIGNATION: COMMERCIAL

CURRENT ZONING DESIGNATION: B-4
SPECIAL USE PERMIT ALLOWS FOR ZONING DESIGNATION: R-PUD

RPUD SETBACKS: 25' FROM PROJECT BOUNDARY

PARCEL AREA: 10.42 Acres ±

PARCEL	ACREAGE	SQUARE FEET	DESIGNATION
TRACT A:	2.15 Acres ±:	93,676 sq. ft.	INGRESS/EGRESS & UTILITY EASEMENT
TRACT B:	0.70 Acres ±:	30,312 sq. ft.	LANDSCAPE BUFFER/COMMON SPACE
TRACT C:	0.45 Acres ±:	19,817 sq. ft.	LANDSCAPE BUFFER/COMMON SPACE
TRACT D:	0.53 Acres ±:	23,220 sq. ft.	DRAINAGE RETENTION AREA
TRACT E:	0.29 Acres ±:	12,445 sq. ft.	DRAINAGE RETENTION AREA
TRACT F:	0.73 Acres ±:	31,949 sq. ft.	DRAINAGE RETENTION AREA
TRACT G:	0.21 Acres ±:	9213 sq. ft.	COMMON SPACE
TRACT H:	0.20 Acres ±:	8887 sq. ft.	COMMON SPACE
TRACT I:	0.36 Acres ±:	15,628 sq. ft.	COMMON SPACE
TRACT J:	0.42 Acres ±:	18,310 sq. ft.	COMMON SPACE
TRACT K:	0.19 Acres ±:	8110 sq. ft.	COMMON SPACE
TRACT L:	0.24 Acres ±:	10,645 sq. ft.	COMMON SPACE
TRACT M:	0.17 Acres ±:	7211 sq. ft.	COMMON SPACE
TRACT N:	0.21 Acres ±:	8999 sq. ft.	COMMON SPACE
TRACT O:	0.36 Acres ±:	15,634 sq. ft.	COMMON SPACE
TRACT P:	0.23 Acres ±:	10,065 sq. ft.	COMMON SPACE
TRACT Q:	0.26 Acres ±:	11,169 sq. ft.	COMMON SPACE

EXISTING USE: VACANT
PROPOSED USE: TOWNHOMES

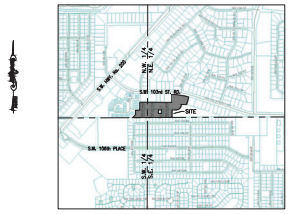
ALL MAIN WATER LINES ARE LOCATED WITHIN TRACT 'A' OR THE DEFINED UTILITY EASEMENT AREAS.

FEMA FLOOD ZONE DESIGNATION: ZONE 'X', ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY NUMBER 120160, PANEL 0684, SUFFIX E, WITH AN EFFECTIVE DATE OF 4/19/2017.

PROPERTY IS LOCATED IN THE SECONDARY SPRINGS PROTECTION ZONE

CONCURRENCY DEFERRAL:

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



SECTION 25, TOWNSHIP 16 SOUTH, RANGE 20 EAST
LOCATION MAP
N.T.S.

INDEX

SHEET No.	CONTENTS
C001	TITLE SHEET
C002	KEY MAP
C003	DETAIL SHEET
C004	DETAIL SHEET
C005	DETAIL SHEET

LEGAL DESCRIPTION:

A PARCEL OF LAND LYING IN SECTION 25, TOWNSHIP 16 SOUTH, RANGE 20 EAST, MARION COUNTY, FLORIDA, ALSO BEING A PART OF TRACT "A", KINGSLAND COUNTRY ESTATES, UNIT 1, AS RECORDED IN PLAT BOOK "L", PAGES 3 THROUGH 6, INCLUSIVE, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID TRACT "A"; THENCE S89°12'16"W ALONG THE SOUTHERLY LINE OF SAID TRACT "A", A DISTANCE OF 2016.11 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S89°12'16"W ALONG SAID SOUTHERLY LINE, 998.32 FEET; THENCE DEPARTING SAID SOUTHERLY LINE, PROCEED N44°14'01"E, 108.09 FEET; THENCE N00°48'24"W, 112.18 FEET; THENCE N89°11'36"E, 108.74 FEET; THENCE N00°48'24"W, 192.14 FEET; THENCE N43°50'40"E, 15.59 FEET; THENCE N89°51'41"E, 800.10 FEET; THENCE N00°09'49"W, 200.11 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF S.W. 103rd STREET ROAD (a.k.a. HALEAH BOULEVARD) (100 FEET WIDE), ALSO BEING THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 1450.00 FEET AND A CENTRAL ANGLE OF 17°15'35"; THENCE EASTERLY ALONG SAID RIGHT-OF-WAY LINE AND THE ARC OF SAID CURVE, AN ARC DISTANCE OF 436.80 FEET (CHORD BEARING AND DISTANCE OF S81°27'00"E, 435.15 FEET); THENCE DEPARTING SAID RIGHT-OF-WAY LINE, PROCEED S17°11'11"W, 199.76 FEET; THENCE N86°49'29"W, 131.66 FEET; THENCE S00°06'57"E, 14.71 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 129.00 FEET AND A CENTRAL ANGLE OF 89°58'38"; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 202.58 FEET (CHORD BEARING AND DISTANCE OF S44°52'22"W, 182.40 FEET); THENCE S89°51'41"W, 103.58 FEET; THENCE S00°08'19"E, 190.24 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT:

THE FOLLOWING DESCRIBED LAND BEING PART OF TRACT "A" UNIT #1 KINGSLAND COUNTRY ESTATES AS FOUND IN THE PUBLIC RECORDS OF MARION COUNTY, PLAT BOOK "L", PAGES 3-6, LOCATED IN SECTION 25, TOWNSHIP 16 SOUTH, RANGE 20 EAST, IN MARION COUNTY, FLORIDA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE NORTH 1/2 OF SECTION 25, TOWNSHIP 16 SOUTH, RANGE 20 EAST, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF TRACT "A" UNIT #1 KINGSLAND COUNTRY ESTATES AS FOUND IN THE PUBLIC RECORDS OF MARION COUNTY, PLAT BOOK "L", PAGES 3-6; THENCE S89°12'16"W ALONG THE SOUTH LINE OF SAID NORTH 1/2 OF SECTION 25 A DISTANCE OF 2358.31 FEET; THENCE N00°47'44"W A DISTANCE OF 103.61 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N00°47'44"W A DISTANCE OF 90.00 FEET; THENCE N89°12'16"E A DISTANCE OF 85.00 FEET; THENCE S00°47'44"E A DISTANCE OF 90.00 FEET; THENCE S89°12'16"W A DISTANCE OF 85.00 FEET TO THE POINT OF BEGINNING.

LIST OF UTILITY PROVIDERS:

WATER & SEWER SERVICE: MARION COUNTY UTILITIES

ELECTRIC: SECO ENERGY

CABLE: SERVICES PROVIDED AT R/W

TELECOMMUNICATION: SERVICES PROVIDED AT R/W

NOTES:

1. THIS PROPOSED SUBDIVISION CONTAINS 68 LOTS, 17 TRACTS, 0.27 MILES OF PRIVATE ROADWAY, AND IS CONTAINED WITHIN 10.42 ACRES.
2. THE PERMITTING AND CONSTRUCTION OF THE LOT IMPROVEMENTS SHALL BE BY THE OWNERS. NO OTHER IMPROVEMENTS ARE PROPOSED FOR THIS PLAT.
3. PERMANENT REFERENCE MONUMENTS SHALL BE SET AND SHOWN ON THE FINAL PLAT, WITH THEIR RESPECTIVE STATE PLANE COORDINATES, IN ACCORDANCE WITH MARION COUNTY L.D.C. AND CHAPTER 177, FLORIDA STATUTES.
4. ALL BEARINGS SHOWN ON THIS PLAT ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, FLORIDA WEST ZONE, NAD 83, AND DERIVED FROM THE L-NET GIS NETWORK.
5. ALL STREETS AND RIGHTS-OF-WAY SHOWN ON THIS PLAT ARE HEREBY DEDICATED PRIVATELY TO THE OAK TRACE VILLAS HOMEOWNER'S ASSOCIATION. ALL PUBLIC AUTHORITIES AND THEIR PERSONNEL PROVIDING SERVICES TO THE SUBDIVISION ARE GRANTED AN EASEMENT FOR ACCESS. THE BOARD OF COUNTY COMMISSIONERS OF MARION COUNTY, FLORIDA, SHALL HAVE NO RESPONSIBILITY, DUTY, OR LIABILITY WHATSOEVER REGARDING SUCH STREETS. MARION COUNTY IS GRANTED AN EASEMENT FOR EMERGENCY MAINTENANCE IN THE EVENT OF A LOCAL, STATE, OR FEDERAL STATE OF EMERGENCY WHEREIN THE DECLARATION INCLUDES THIS SUBDIVISION OR AN EMERGENCY WHEREIN THE HEALTH, SAFETY, OR WELFARE OF THE PUBLIC IS DEEMED TO BE AT RISK.
6. ALL UTILITY EASEMENTS SHOWN HEREON ARE DEDICATED PUBLICLY FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF UTILITIES BY ANY UTILITY PROVIDER.
7. ALL STORMWATER MANAGEMENT TRACTS, IDENTIFIED AS TRACTS "D", "E" AND "F" AS SHOWN HEREON, ARE DEDICATED PRIVATELY TO THE OAK TRACE VILLAS HOMEOWNER'S ASSOCIATION FOR THE CONSTRUCTION AND MAINTENANCE OF SUCH FACILITIES. MARION COUNTY IS GRANTED THE RIGHT TO PERFORM EMERGENCY MAINTENANCE ON SAID TRACTS "D" "E" AND "F" 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.
8. FOR MAJOR SITE PLANS ON PHASES 2 AND 3, A WAIVER WAS GRANTED FOR A 25' TYPE "A" BUFFER TO REPLACE THE 30' TYPE "A" BUFFER. THIS WAS RECONFIRMED BY THE RECENT APPROVAL TO EXTEND THE EXPIRATION DATE OF THE MAJOR SITE PLAN.

OWNER'S CERTIFICATION:

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

DANIEL J. ECKHARD DATE

MANAGER
STRAIGHT LINE CONSTRUCTION OF GAINESVILLE LLC

OWNER:
DANIEL ECKHARD
10121 SW 71st COURT
OCALA, FL 34476

CONTACT PERSON: DANIEL ECKHARD

TELEPHONE NUMBER: 352-895-3232

ENGINEER CERTIFICATION:

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

MICHAEL W. RADCLIFFE DATE
FLORIDA REGISTERED ENGINEER No. 31170
STATE OF FLORIDA

		10/9/2025	ADDRESSED COUNTY COMMENTS
		DATE	REVISION

Robert L. Rogers, PE
FL Reg. No. 100527
rrogers@rogerseng.com
Rodney K. Rogers, PSM
FL Reg. No. 6572
rrogers@rogerseng.com
Mireille M. Bonar, PSM
FL Reg. No. 7087
bonar@rogerseng.com

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

A PRELIMINARY PLAT
FOR
OAK TRACE VILLAS PHASE 2
Marion County, FL
Title Sheet

JOB No.: KB_OTV PH2 PRE PLAT
DATE: 09/19/2025
SCALE: N.T.S.
SHEET: C001

A PRELIMINARY PLAT
for
OAK TRACE VILLAS PHASE 2
SECTION 25, TOWNSHIP 16 SOUTH, RANGE 20 EAST
MARION COUNTY, FLORIDA

LINE TABLE		
LINE #	BEARING	LENGTH
L1	N18°42'14"W	33.89
L2	S89°11'56"W	31.83
L3	S00°00'32"E	18.00
L4	S89°01'37"W	43.15
L5	N00°08'18"W	17.24
L6	N04°05'25"E	3.83
L7	S04°05'25"W	3.83
L8	S89°51'41"E	6.34
L9	S00°08'18"E	6.85
L10	N00°01'11"W	15.26
L11	N04°05'25"E	3.40

CURVE TABLE					
CURVE #	R	Δ	L	CB	LC
C1	139.00	47°31'39"	10.80	N66°01'11"E	10.89
C2	115.00	19°32'14"	39.21	N60°56'33"E	39.02
C3	115.00	23°52'30"	48.06	S82°17'37"W	47.87
C4	112.00	89°58'38"	176.66	N44°52'22"E	159.36
C5	139.00	20°58'39"	53.87	S82°17'56"W	53.47
C6	151.00	19°32'14"	34.44	N60°56'33"E	34.27
C7	151.00	2°37'56"	6.81	N71°24'58"E	6.81
C8	33.00	84°42'46"	24.81	N42°13'35"E	31.05
C9	148.00	4°31'39"	11.69	N66°01'11"E	11.69
C10	150.00	4°31'39"	12.05	N66°01'11"E	12.03
C11	33.00	78°42'16"	31.58	N69°03'28"W	29.17
C12	33.00	89°58'37"	36.13	N44°51'39"E	32.53
C13	33.00	89°58'37"	36.13	S45°06'21"E	32.53
C14	39.00	23°03'44"	24.80	S12°23'39"W	24.30
C15	33.00	89°58'36"	36.13	N45°06'21"E	32.53
C16	151.00	17°02'51"	30.03	N81°05'37"E	29.93
C17	39.00	23°03'44"	12.35	S12°23'39"W	12.13
C18	37.00	23°13'58"	15.32	N12°17'13"E	15.15
C19	23.00	48°35'30"	19.51	S24°53'39"W	18.93
C20	33.00	48°35'31"	18.69	N23°59'37"E	18.13

CURVE TABLE					
CURVE #	R	Δ	L	CB	LC
C21	17.00	82°57'25"	24.61	S52°46'54"W	22.53
C22	23.00	42°04'17"	17.20	S21°46'58"W	16.66
C23	23.00	47°39'07"	19.13	S23°59'03"E	18.58
C24	23.00	47°42'39"	19.14	N66°18'52"W	18.68
C25	65.00	4°36'46"	5.76	N21°13'34"E	5.75
C26	23.00	90°00'00"	36.13	S44°51'41"W	32.53
C27	23.00	47°36'13"	19.11	N66°03'34"E	18.58
C28	9.00	28°03'44"	3.84	S12°23'39"E	3.81
C31	43.00	28°03'44"	18.37	S12°23'39"E	18.23
C32	23.00	28°03'44"	10.09	N12°23'39"E	9.99

GRAPHIC SCALE
(IN FEET)
HORIZ. 1 inch = 50 ft.

TYPICAL 6 UNIT BUILDING | TYPICAL 5 UNIT BUILDING | TYPICAL 4 UNIT BUILDING

LEGEND
R/W RIGHT OF WAY
E/P EDGE OF PAVEMENT
C/L CENTERLINE
SEC. SECTION
TWP. TOWNSHIP
RGE. RANGE
L.D.C. LAND DEVELOPMENT CODE

REVISION	DATE
ADDRESSED COUNTY COMMENTS	10/9/2025

Robert L. Rogers, PE
FL Reg. No. 10027
rrogers@rogerseng.com
Rodney K. Rogers, PSM
FL Reg. No. 5153
rrogers@rogerseng.com
Mireille M. Borrer, PSM
FL Reg. No. 6554
borrer@rogerseng.com

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

A PRELIMINARY PLAT
FOR
OAK TRACE VILLAS PHASE 2
Marion County, FL
Key Map

JOB No. RB_OTV PH2 PRE PLAT
DATE 09/19/2025
SCALE 1" = 50'
SHEET C02

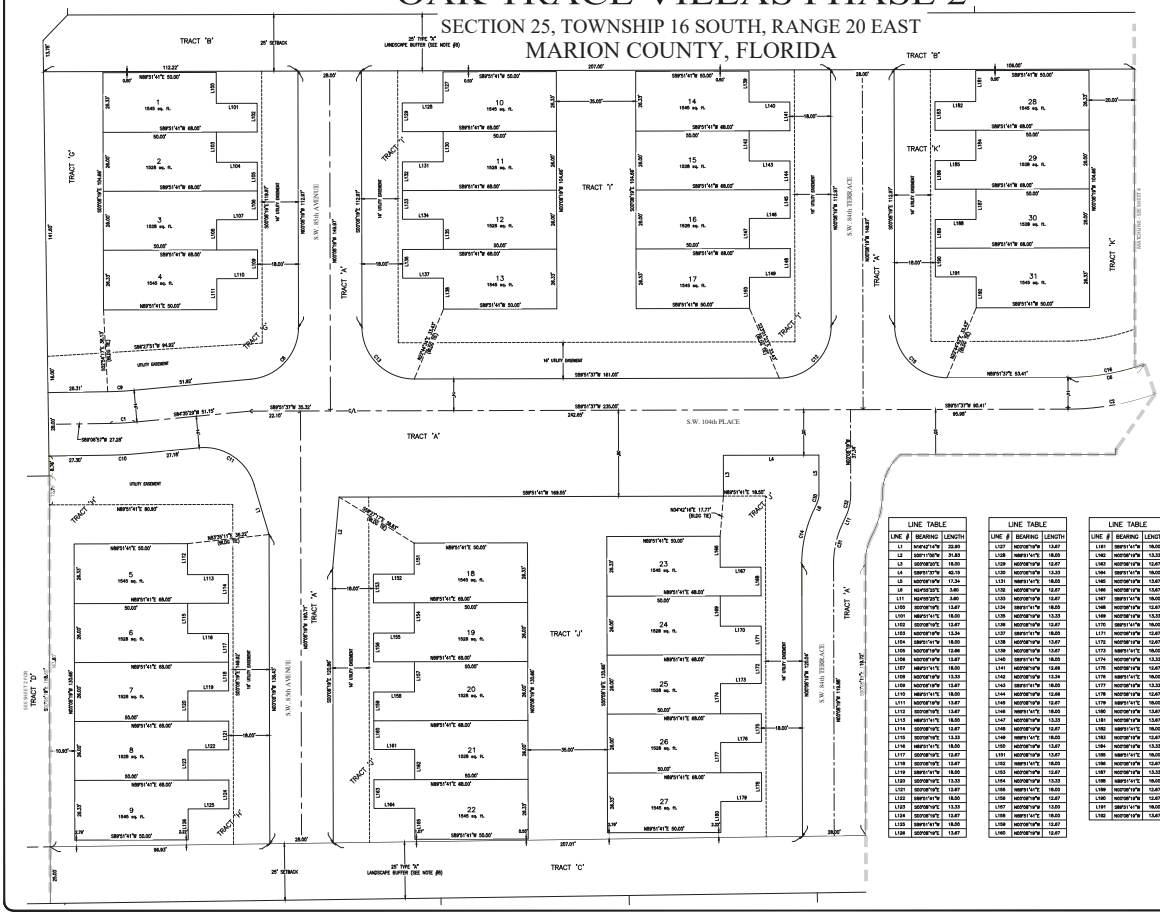
A PRELIMINARY PLAT

for

OAK TRACE VILLAS PHASE 2

SECTION 25, TOWNSHIP 16 SOUTH, RANGE 20 EAST

MARION COUNTY, FLORIDA



LINE TABLE		
LINE #	BEARING	LENGTH
L1	N14°42'14"E	20.85
L2	S55°17'50"E	31.83
L3	S07°08'30"E	18.00
L4	S89°51'31"E	60.19
L5	N00°08'18"W	17.34
L6	N24°09'30"E	3.80
L11	N24°09'30"E	3.80
L100	S07°08'18"E	13.67
L101	N89°51'41"E	18.00
L102	S07°08'18"E	13.67
L103	N00°08'18"W	13.34
L104	S89°51'41"W	18.00
L105	N07°08'18"W	13.66
L106	N07°08'18"W	13.67
L107	N89°51'41"E	18.00
L108	N07°08'18"W	13.33
L109	N07°08'18"W	13.67
L110	N89°51'41"E	18.00
L111	N07°08'18"W	13.67
L112	S07°08'18"E	13.67
L113	N89°51'41"E	18.00
L114	S07°08'18"E	13.67
L115	S07°08'18"E	13.33
L116	N89°51'41"E	18.00
L117	S07°08'18"E	13.67
L118	S07°08'18"E	13.67
L119	S89°51'41"W	18.00
L120	S07°08'18"E	13.33
L121	S07°08'18"E	13.67
L122	S89°51'41"W	18.00
L123	S07°08'18"E	13.33
L124	S07°08'18"E	13.67
L125	S89°51'41"W	18.00
L126	S07°08'18"E	13.67
L127	N07°08'18"W	13.67
L128	N89°51'41"E	18.00
L129	N07°08'18"W	13.67
L130	N07°08'18"W	13.33
L131	N89°51'41"E	18.00
L132	N07°08'18"W	13.67
L133	N07°08'18"W	13.67
L134	S89°51'41"W	18.00
L135	N07°08'18"W	13.33
L136	N07°08'18"W	13.67
L137	S89°51'41"W	18.00
L138	N07°08'18"W	13.67
L139	N07°08'18"W	13.67
L140	S89°51'41"W	18.00
L141	N07°08'18"W	12.66
L142	N07°08'18"W	13.34
L143	S89°51'41"W	18.00
L144	N07°08'18"W	12.66
L145	N07°08'18"W	12.67
L146	N89°51'41"E	18.00
L147	N07°08'18"W	13.33
L148	N07°08'18"W	12.67
L149	N89°51'41"E	18.00
L150	N07°08'18"W	13.67
L151	N07°08'18"W	13.67
L152	N89°51'41"E	18.00
L153	N07°08'18"W	13.67
L154	N07°08'18"W	13.33
L155	N89°51'41"E	18.00
L156	N07°08'18"W	13.67
L157	N07°08'18"W	13.67
L158	N89°51'41"E	18.00
L159	N07°08'18"W	13.67
L160	N07°08'18"W	13.67

LINE TABLE		
LINE #	BEARING	LENGTH
L161	S89°51'41"W	18.00
L162	N07°08'18"W	13.33
L163	N07°08'18"W	13.67
L164	S89°51'41"W	18.00
L165	N07°08'18"W	13.67
L166	N07°08'18"W	13.67
L167	S89°51'41"W	18.00
L168	N07°08'18"W	13.67
L169	N07°08'18"W	13.33
L170	S89°51'41"W	18.00
L171	N07°08'18"W	13.67
L172	N07°08'18"W	12.67
L173	S89°51'41"E	18.00
L174	N07°08'18"W	13.33
L175	N07°08'18"W	12.67
L176	N89°51'41"E	18.00
L177	N07°08'18"W	13.33
L178	N07°08'18"W	12.67
L179	N89°51'41"E	18.00
L180	N07°08'18"W	13.67
L181	N07°08'18"W	13.67
L182	N89°51'41"E	18.00
L183	N07°08'18"W	13.67
L184	N07°08'18"W	13.33
L185	S89°51'41"E	18.00
L186	N07°08'18"W	13.67
L187	N07°08'18"W	13.33
L188	S89°51'41"E	18.00
L189	N07°08'18"W	13.67
L190	N07°08'18"W	13.67
L191	S89°51'41"E	18.00
L192	N07°08'18"W	13.67

CURVE TABLE					
CURVE #	R	Δ	L	CB	LC
C1	135.00	4°31'29"	10.66	N89°51'31"E	10.66
C2	115.00	19°32'14"	39.21	N80°08'18"E	39.02
C6	101.00	19°32'14"	34.44	N80°08'18"E	34.27
C8	23.00	84°42'06"	34.01	N42°13'38"E	31.00
C9	146.00	4°31'29"	11.69	N89°51'31"E	11.68
C10	152.00	4°31'29"	12.00	N89°51'31"E	12.00
C11	23.00	78°42'06"	31.60	N55°51'28"W	29.17
C12	23.00	89°56'57"	36.13	N44°09'38"E	32.53
C13	23.00	89°03'03"	35.13	S45°50'31"E	32.53
C14	56.00	25°03'54"	24.83	S12°23'35"W	24.33
C15	23.00	89°56'57"	36.13	S45°09'31"E	32.53
C16	101.00	17°50'00"	35.03	N81°26'33"E	29.60
C30	9.00	25°03'54"	3.94	N12°23'35"E	3.91
C31	42.00	25°03'54"	18.37	S12°23'35"W	18.23
C32	23.00	25°03'54"	10.06	N12°23'35"E	9.98

LEGEND

R/W	RIGHT OF WAY
E/P	EDGE OF PAVEMENT
C/L	CENTERLINE
SEC.	SECTION
TWP.	TOWNSHIP
RGE.	RANGE
L.D.C.	LAND DEVELOPMENT CODE

	ADDRESSED COUNTY COMMENTS	
10/9/2025	REVISION	
DATE		

Robert L. Rogers, PE
FL Reg. No. 10027
rrogers@rogerseng.com

Rodney K. Rogers, PSM
FL Reg. No. 5153
rrogers@rogerseng.com

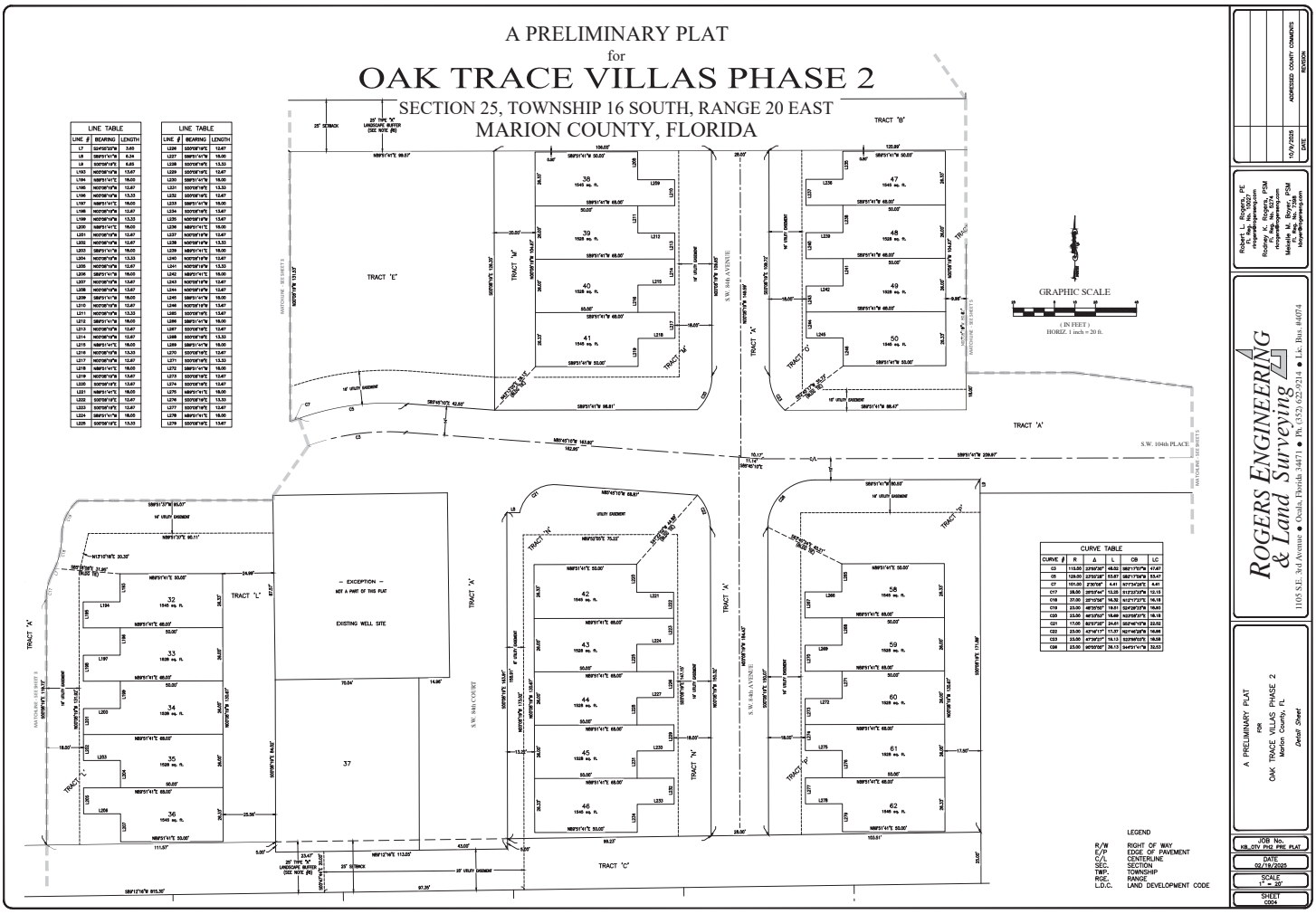
Melelie M. Borer, PSM
FL Reg. No. 7026
lborer@rogerseng.com

ROGERS ENGINEERING & Land Surveying
1105 S.E. 3rd Avenue • Ocala, Florida 34471 • Ph. (352) 622-9214 • L.C. Bus. #4074

A PRELIMINARY PLAT
FOR
OAK TRACE VILLAS PHASE 2
Marion County, FL
Detail Sheet

JOB No.: KB_OTV PH2 PRE PLAT
DATE: 09/19/2025
SCALE: 1" = 20'
SHEET: 0203

A PRELIMINARY PLAT
for
OAK TRACE VILLAS PHASE 2
SECTION 25, TOWNSHIP 16 SOUTH, RANGE 20 EAST
MARION COUNTY, FLORIDA



ROGERS ENGINEERING & Land Surveying
1105 S.E. 3rd Avenue • Ocala, Florida 34471 • Ph. (352) 622-0214 • Lic. Bus. #4074

Robert L. Rogers, PE
FL Reg. No. 10027
robert@rogerseng.com
Rodney K. Rogers, PSM
FL Reg. No. 5153
rrogers@rogerseng.com
Melelie M. Borrer, PSM
FL Reg. No. 7035
lisa@rogerseng.com

REVISION	DATE
ADDRESSED COUNTY COMMENTS	10/9/2025

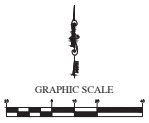
A PRELIMINARY PLAT
FOR
OAK TRACE VILLAS PHASE 2
Marion County, FL
Detail Sheet

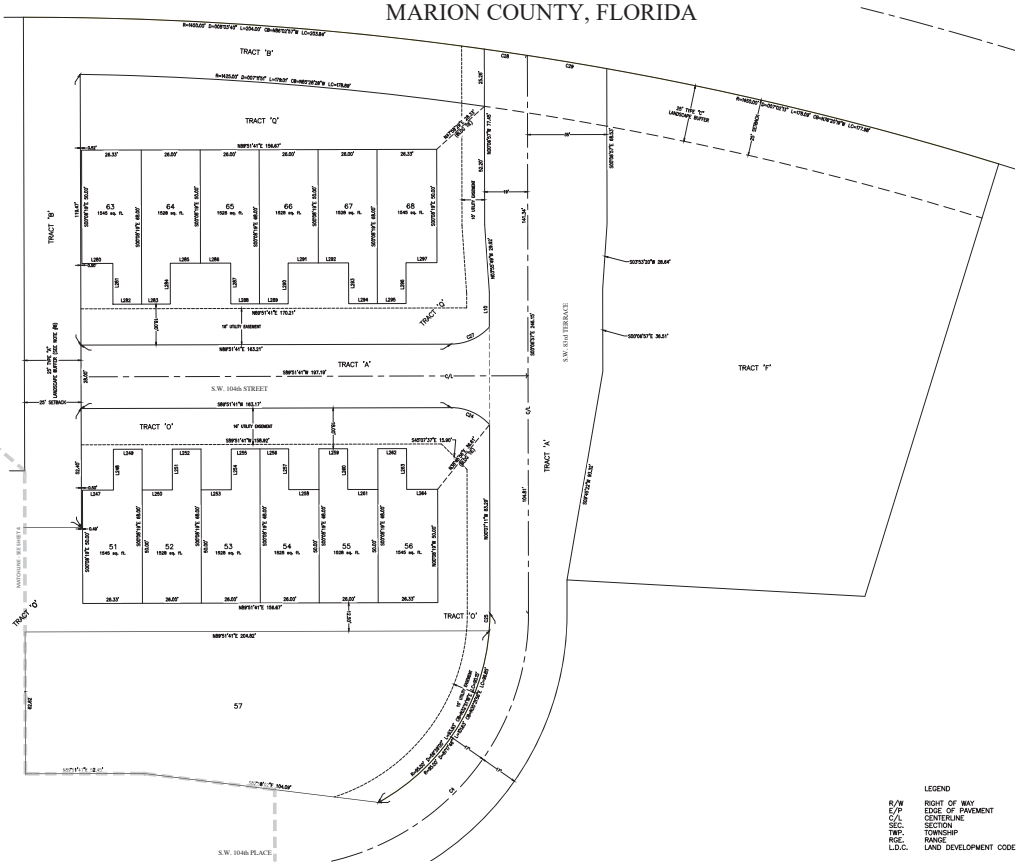
JOB No: KB_OTV PKG PRE PLAT
DATE: 09/19/2025
SCALE: 1" = 20'
SHEET: OS2

A PRELIMINARY PLAT
for
OAK TRACE VILLAS PHASE 2
SECTION 25, TOWNSHIP 16 SOUTH, RANGE 20 EAST
MARION COUNTY, FLORIDA

LINE TABLE		
LINE #	BEARING	LENGTH
L10	N00°07'11"W	15.39
L247	S89°05'41"E	13.67
L248	S00°08'19"E	18.00
L249	S89°05'41"E	13.67
L250	S89°05'41"E	13.33
L251	S00°08'19"E	18.00
L252	S89°05'41"E	13.67
L253	S89°05'41"E	13.33
L254	S00°08'19"E	18.00
L255	S89°05'41"E	13.67
L256	S89°05'41"E	13.67
L257	N00°08'19"W	18.00
L258	S89°05'41"E	13.33
L259	S89°05'41"E	13.67
L260	N00°08'19"W	18.00
L261	S89°05'41"E	13.33
L262	S89°05'41"E	13.67
L263	N00°08'19"W	18.00
L264	S89°05'41"E	13.67
L265	S89°05'41"E	13.67
L266	N00°08'19"W	18.00
L267	S89°05'41"E	13.33
L268	S89°05'41"E	13.67
L269	S89°05'41"E	13.33
L270	N00°08'19"W	18.00
L271	S89°05'41"E	13.33
L272	S89°05'41"E	13.67
L273	N00°08'19"W	18.00
L274	S89°05'41"E	13.67
L275	S89°05'41"E	13.67
L276	S00°08'19"E	18.00
L277	S89°05'41"E	13.67

CURVE TABLE					
CURVE #	R	Δ	L	CB	LC
C4	112.00	89°58'39"	175.88	N44°56'23"E	158.36
C24	23.50	47°45'30"	19.14	S66°18'56"W	18.59
C25	95.00	4°26'46"	7.70	N2°12'25"E	7.70
C27	23.50	47°36'14"	19.11	S65°37'24"E	18.56
C28	1450.00	0°43'53"	18.21	S67°38'31"W	18.21
C29	1450.00	1°34'09"	39.48	S67°37'30"W	39.48





LEGEND

R/W	RIGHT OF WAY
E/P	EDGE OF PAVEMENT
C/L	CENTERLINE
SEC.	SECTION
TWP.	TOWNSHIP
RGE.	RANGE
L.D.C.	LAND DEVELOPMENT CODE

ADDRESSED COUNTY COMMENTS — REVISION — 10/9/2025 — DATE

Robert L. Rogers, PE
FL Reg. No. 10027
rrogers@rogerseng.com
Rodney K. Rogers, PSM
FL Reg. No. 5153
rrogers@rogerseng.com
Mesha M. Borer, PSM
FL Reg. No. 6581
borer@rogerseng.com

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

A PRELIMINARY PLAT
FOR
OAK TRACE VILLAS PHASE 2
Marion County, FL
Detail Sheet

JOB No: KB_OTV PH2 PRE PLAT
DATE: 09/19/2025
SCALE: 1" = 20'
SHEET: 0255

Marion County

Development Review Committee

Agenda Item

File No.: 2026-22257 **Agenda Date:** 3/9/2026 **Agenda No.:** 5.2.

SUBJECT:
Dunnellon Community Church - Major Site Plan (Plan Revisions)
Parcel #: 32909-020-02 #31743
Michael W. Radcliffe Engineering, Inc.

SUBMITTAL SUMMARY REPORT
31743

PLAN NAME:	DUNNELLON COMMUNITY CHURCH	**LOCATION:**	7221 S US HWY 41 DUNNELLON,
APPLICATION DATE:	07/03/2024	**PARCEL:**	32909-020-02
DESCRIPTION:			

CONTACTS	NAME	COMPANY
Applicant	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.	05/27/2025	06/03/2025	11/18/2025	Approved
OCE: Plan Review Revision (DR) v.	12/12/2025	12/30/2025	01/27/2026	Requires Re-submit
OCE: Plan Review Revision (DR) v.	02/18/2026	02/25/2026	03/03/2026	Approved

SUBMITTAL DETAILS

OCE: Plan Review Revision (DR) v.1

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
911 Management (DR) (911 Management)	Caroline Dennison	12/30/2025	12/24/2025	Approved
Environmental Health (Plans) (Environmental Health)	Evan Searcy	12/30/2025	01/08/2026	Approved
Comments	Septic permit will be through the Department of Environmental Protection			
Fire Marshal (Plans) (Fire)	Jonathan Kenning	12/30/2025	12/12/2025	Approved
Comments	Previously Approved			
Growth Services Planning & Zoning (DR) (GS Planning and Zoning)	Sarah Wells	12/30/2025	12/23/2025	Approved
Landscape (Plans) (Parks and Recreation)	Susan Heyen	12/30/2025	12/15/2025	Deny
Comments	See comments on landscape and irrigation plans			
OCE Design (Plans) (Office of the County Engineer)	Jack Dingman	12/30/2025	01/26/2026	Requires Re-submit
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.B.-F. - Requirements (Resolved) - 6.2.1.B.-F. - Requirements: Technical standards and requirements as listed in Section 6.2.1.B. through F. of the LDC			
Corrections	2.21.2.A - Multi-phase Major Site Plans (Resolved) - 2.21.2.A - Multi-phase Major Site Plans: Multi-phase Major Site Plans may include a separate sheet showing independent, stand alone phasing and shall not be subject to a separate Master Plan application			
Corrections	2.12.4.E & 6.2.1.A - Licensed Professional (Resolved) - 2.12.4.E & 6.2.1.A - Licensed Professional: 2.12.4.E & 6.2.1.A - The name, address, phone number, signature, date, license number, and seal of the responsible professional shall be shown on each plan sheet			
Corrections	2.21.2.A - Multi-phase Major Site Plans (Resolved) - 2.21.2.A - Multi-phase Major Site Plans: Multi-phase Major Site Plans may include a separate sheet showing independent, stand alone phasing and shall not be subject to a separate Master Plan application			
Corrections	2.12.4 - Front page of the plan (Resolved) - 2.12.4 - Front page of the plan: Front page of the plan shall minimally include A through L of this section of the LDC.			
Corrections	2.12.4.I & 6.2.1.D - Index of sheets and numbering (Not Resolved) - 2.12.4.I & 6.2.1.D - Index of sheets and numbering: Index of sheets; All sheets shall indicate each sheet number and the total number of sheets. Cross references between sheets is required			
Corrections	2.1.3 - Order of plan approval (Resolved) - 2.1.3 - Order of plan approval: Plans listed may be reviewed concurrently, but must be approved in the order listed at the link below, when applicable and when the proper land use and zoning are in place			
Corrections	2.12.3 - Title block (Resolved) - 2.12.3 - Title block: Title block on all sheets denoting type of application; project name, location, county, and state; and date of original and all revisions			
Corrections	Legal Documents (Resolved) - Legal Documents			
Corrections	2.18.2.G Utility Easements (Resolved) - 2.18.2.G Utility Easements: Easement requirements of each utility shall be indicated by the utility on a copy of the Preliminary Plat or by letter. (Letters/emails of easement acceptance due with improvement plan.)			
Corrections	Additional Design Comments (Resolved) - Additional Comments:			

SUBMITTAL SUMMARY REPORT (31743)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
OCE Property Management (Plans) (Office of the County Engineer)	Elizabeth Woods	12/30/2025	01/06/2026	Informational

Comments

DEPARTMENT: ENRAA - ACQ AGENT ENG ROW
REVIEW ITEM: Major Site Plan
STATUS OF REVIEW: INFO
REMARKS: Verified owner with Sunbiz and check project list. HR 7.30.24
IF APPLICABLE:
Sec. 2.18.2.I Show connections to other phases.
Sec. 2.19.2.H. Legal documents such as Declaration of Covenants and Restrictions, By-Laws, Articles of Incorporation, ordinances, resolutions, etc.
Required Right of Way Dedication (select as appropriate)
Sec. 6.3.1.D.(1)(b)1. For Public Streets. "[All streets and right 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.D.(1)(b)2. For Non-Public Streets. "[All streets and right 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.(1)(b)3. For Cross Access Easements. "All parallel access easements shown on this plat are hereby dedicated for the use and benefit of the public, and maintenance of said easements is the responsibility of [entity name]."
Sec. 6.3.1.D.(1)(c)1&2 Utility Easements, select as appropriate:
1."[All utility easements shown or noted or name specifically if less than all] are dedicated [private or to the public] for the construction, installation, maintenance, and operation of utilities by any utility provider."
2."[All utility tracts or identify each tract as appropriate] as shown are dedicated [private or to the public] for the construction and maintenance of such facilities."
Sec. 6.3.1.D.(1)(d)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 dedicated 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.(1)(f). If a Conservation Easement is required the following shall be provided: "A conservation easement [as shown or on tract and identify the tract, complete accordingly] is dedicated to [the Board of County Commissioners of Marion County, Florida or entity name, if not Marion County] for the purpose of preservation of [listed species, habitat, Karst feature and/or native vegetation, complete accordingly]."

OCE Stormwater (Permits & Plans) (Office of the County Engineer)	Kevin Vickers	12/30/2025	12/29/2025	Approved

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 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.

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

OCE Survey (Plans) (Office of the County Engineer)	Theresa Smail	12/30/2025	12/17/2025	Approved
OCE Traffic (Permits & Plans) (Office of the County Engineer)	Chris Zeigler	12/30/2025	12/12/2025	Requires Re-submit

Corrections 6.11.4.B - Cross access (Not Resolved) - 6.11.4.B - Cross access: Provide a 24' wide paved cross access easement as specified in 6.11.4.B

Utilities (OCE Plans) (Utilities)	Heather Proctor	12/30/2025	12/30/2025	Approved

Comments Parcel 32909-020-02 is located within the Marion County Utilities service area but is currently outside the connection distance to public water and wastewater services.

eREVIEW SESSION FILES:

DCC - EnvironExemption.pdf
DCC - Fema Firmette.pdf
DCC - NRCS Soil.pdf
DCC - Quad.pdf
DCC - Survey.pdf
DCC - Wetlands.pdf
DCC- Karst.pdf
DCC Modified Major Site Plan 12-8-25.pdf
DCC- SP Mod 12-9-25 Sub Ltr.pdf
DCC Storm Report digital seal 12-8-25.pdf

REVIEWER	MARKUP	DATE/TIME	FILE NAME	PG #
Susan Heyen	50% Trees of one species for diversity 6.8.10.C.(d) - Oaks exceed 50%	12/15/2025 9:57	AMDCC Modified Major Site Plan 12-8-25.pdf	10
Susan Heyen	Provide size and spacing for all shrubs and groundcovers	12/15/2025 9:59	AMDCC Modified Major Site Plan 12-8-25.pdf	10
Susan Heyen	Provide required and proposed planting for all buffers - 6.8.2.H Required trees and shrubs/ proposed trees and shrubs	12/15/2025 10:05	AMDCC Modified Major Site Plan 12-8-25.pdf	10
Susan Heyen	Adjust graphics- trees shown in parking areas	12/15/2025 10:09	AMDCC Modified Major Site Plan 12-8-25.pdf	10

SUBMITTAL SUMMARY REPORT (31743)

eREVIEW SESSION FILES:
DCC - EnvironExemption.pdf
DCC - Fema Firmette.pdf
DCC - NRCS Soil.pdf
DCC - Quad.pdf
DCC - Survey.pdf
DCC - Wetlands.pdf
DCC- Karst.pdf
DCC Modified Major Site Plan 12-8-25.pdf
DCC- SP Mod 12-9-25 Sub Ltr.pdf
DCC Storm Report digital seal 12-8-25.pdf

REVIEWER	MARKUP	DATE/TIME	FILE NAME	PG #
Susan Heyen	Provide irrigation for this buffer area	12/15/2025 10:12	AMDCC Modified Major Site Plan 12-8-25.pdf	11

OCE: Plan Review Revision (DR) v.2

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
911 Management (DR) (911 Management)	Jamie Waldron	02/25/2026	02/20/2026	Approved
Environmental Health (Plans) (Environmental Health)	Evan Searcy	02/25/2026	02/26/2026	Approved
Fire Marshal (Plans) (Fire)	Jonathan Kenning	02/25/2026	02/18/2026	Approved
Comments	Previously Approved			
Growth Services Planning & Zoning (DR) (GS Planning and Zoning)	Sarah Wells	02/25/2026	02/18/2026	Approved
Landscape (Plans) (Parks and Recreation)	Susan Heyen	02/25/2026	02/18/2026	Approved
OCE Design (Plans) (Office of the County Engineer)	Gerald Koch	02/25/2026	02/23/2026	Approved
OCE Property Management (Plans) (Office of the County Engineer)	Elizabeth Woods	02/25/2026	02/26/2026	Informational

Comments

Verified owner with Sunbiz and check project list. HR 7.30.24
IF APPLICABLE:
Sec. 2.18.2.I Show connections to other phases.
Sec. 2.19.2.H. Legal documents such as Declaration of Covenants and Restrictions, By-Laws, Articles of Incorporation, ordinances, resolutions, etc.
Required Right of Way Dedication (select as appropriate)
Sec. 6.3.1.D.(1)(b)1. For Public Streets. "[All streets and right 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.D.(1)(b)2. For Non-Public Streets. "[All streets and right 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.(1)(b)3. For Cross Access Easements. "All parallel access easements shown on this plat are hereby dedicated for the use and benefit of the public, and maintenance of said easements is the responsibility of [entity name]."
Sec. 6.3.1.D.(1)(c)1&2 Utility Easements, select as appropriate:
1."[All utility easements shown or noted or name specifically if less than all] are dedicated [private or to the public] for the construction, installation, maintenance, and operation of utilities by any utility provider."
2."[All utility tracts or identify each tract as appropriate] as shown are dedicated [private or to the public] for the construction and maintenance of such facilities."
Sec. 6.3.1.D.(1)(d)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 dedicated 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.(1)(f). If a Conservation Easement is required the following shall be provided: "A conservation easement [as shown or on tract and identify the tract, complete accordingly] is dedicated to [the Board of County Commissioners of Marion County, Florida or entity name, if not Marion County] for the purpose of preservation of [listed species, habitat, Karst feature and/or native vegetation, complete accordingly]."

OCE Stormwater (Permits & Plans) (Office of the County Engineer)	Kevin Vickers	02/23/2026	02/23/2026	Approved
Recommendations	Additional Stormwater comments - If you have questions or would like to discuss the stormwater review comments, please contact Kevin Vickers, PE at 352-671-8695 or kevin.vickers@marionfl.org.			
Recommendations	Copy of District Permit (County Interest) - Please provide a copy of the District permit prior to construction.			
Recommendations	6.13.10.B □ Copy of NPDES Permit or NOI - Please provide a copy of the NPDES permit or NOI prior to construction.			
OCE Survey (Plans) (Office of the County Engineer)	Theresa Smail	02/25/2026	02/19/2026	Approved

SUBMITTAL SUMMARY REPORT (31743)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
OCE Traffic (Permits & Plans) (Office of the County Engineer)	Chris Zeigler	02/25/2026	02/23/2026	Approved
Corrections	6.11.4.B - Cross access (Resolved) - 6.11.4.B - Cross access: Provide a 24' wide paved cross access easement as specified in 6.11.4.B			
Utilities (OCE Plans) (Utilities)	Heather Proctor	02/25/2026	02/24/2026	Approved
Comments	Previously approved - Parcel 32909-020-02 is located within the Marion County Utilities service area but is currently outside the connection distance to public water and wastewater services.			

OCE: Plan Review (DR) v.3

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
911 Management (DR) (911 Management)		06/03/2025	11/17/2025	Approved
Comments	YES 2.12.8 - Legal description matches boundary on plan YES 2.12.28 - Correct road names supplied YES 6.2.1.F - North arrow and graphic drawing and written scale N/A Additional 911 comments			
Environmental Health (Plans) (Environmental Health)		06/03/2025	11/17/2025	Approved
Comments	N/A Central Sewer YES Lot Size 3.69acres YES Total Flow 3gpd per seat 5gpd per meal if meals served on regular basis YES Available Area INFO DEP Water Approval Church will have well permitted through DEP N/A Operating Permit Required YES 2.12.6 - Location of septic systems & wells All portions of the septic system will need to be at least 100' from all potable wells. N/A 2.12.36 - Location of water & septic systems INFO Additional Health comments Septic permit and well permit will need to be applied for through the Department of Health in Marion County Well operating permit will be through DEP.			
Fire Marshal (Plans) (Fire)		06/03/2025	11/17/2025	Approved
Comments	YES 6.18.2 - Fire Flow/Fire Hydrant N/A 6.18.3 - Gated Communities/Properties N/A 6.18.4 - Wildland Interface Area N/A 6.18.5 - Access Control Box YES 6.18.2.D - Fire Department Connections N/A NFPA 1 Chapter 11.10.1 - In Building Minimum Radio Signal Strength YES 6.18.2.G - Painting and Marking of Fire Hydrants YES NFPA 1 Chapter 18.2.3 - Fire Dept Access Roads YES Additional Fire comments			
Growth Services Planning & Zoning (DR) (GS Planning and Zoning)	Kathleen Brugnoli	06/03/2025	11/17/2025	Approved

SUBMITTAL SUMMARY REPORT (31743)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
Landscape (Plans) (Parks and Recreation)		06/03/2025	11/17/2025	Approved

Comments

YES 2.12.18 - All trees 10" DBH and larger Please clarify "unknown trees", invasive exotics shall be removed from site
N/A 2.12.25 - Marion Friendly Landscape Areas
YES 6.7.3 - Tree protection All trees to be preserved used in the buffer areas shall be assessed for viability prior to plan approval.
YES 6.7.4 - Shade tree requirements
YES 6.7.6 - Tree removal submittal requirements 1. Please clarify why existing shade tree and acreage differs from pre development tree inches and acreage
YES 6.7.8 - Protected tree replacement requirements
YES 6.7.9 - Replacement trees; general requirements
YES 6.8.2 - Landscape plan requirements (details, schedule, calculations, notes)
YES 6.8.3 - Landscape design standards 1. Landscape Hatch is confusing, will entire area be landscaped or is this denoting mulched areas? 2. Label each area of landscape 3. Confirm plant quantities, ex=40 DCJ will not cover area on plan, 6 SP's on plan, labeled as 5 4. Shade trees shall be a min of 20 feet from buildings
YES 6.8.4 - Landscape area requirements for non-residential development Provide landscape area calculations
N/A 6.8.5 - Landscape area requirements for residential and mixed use developments
YES 6.8.6 - Buffers 1. Waiver required to modify type C buffer from 15' to 10' 2. Crape Myrtle does not provide year round screening, use evergreen ornamental trees. 3. Crape Myrtle is not considered a shade tree
YES 6.8.7 - Parking areas and vehicular use areas 1. Recommend
YES 6.8.8 - Building landscaping
YES 6.8.9 - Service and equipment areas Show dumpster screening
N/A 6.13.3.C(5) - Landscaping of public stormwater management facilities
YES 6.13.3.D(4) - Landscaping of private stormwater management facilities
YES 6.8.10 - General planting requirements (specifications) Pine straw mulch is not recommended, it breaks down quickly and requires frequent replenishment, consider mini pine bark nuggets or other
YES 6.8.11 - Landscape installation
YES 6.8.12 - Landscape completion inspection requirements
YES 6.9.2 - Irrigation plan requirements (details, legend, notes) Submitted plans to show signature and seal of design professional
YES 6.9.3 - Irrigation design standards
YES 6.9.5 - Irrigation system installation
YES 6.9.6 - Completion inspection requirements
YES 6.19.3 - Outdoor lighting plan requirements Submitted plans to show signature and seal of design professional
YES 6.19.4 - Exterior lighting design standards
N/A 5.5.4.B - Permitted uses within Springs Protection Overlay Zone
YES Additional Landscape comments Irrigation and Photometric plans to be signed and sealed for submittal, per code

SUBMITTAL SUMMARY REPORT (31743)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
OCE Design (Plans) (Office of the County Engineer)		06/03/2025	11/17/2025	Approved

Comments

YES 2.21.2.B - Major Site Plan fee of $1,000..00 + ($10.00 x total site acreage) 5/27/25-fee due with resubmittal
5/9/25-fee due with resubmittal
3/12/25-fee due with resubmittal
7/30/24-fee due with resubmittal
N/A 2.21.2.B - Plan review fee of $40.00 made payable to Marion County Health Department
N/A Traffic study / methodolgy fee of $200.00 made payable to Marion County BCC is required prior to plan approval. Refer to Resolution 10-R-630 for the current fee schedule.
N/A 2.1.6.A - $100 Resubmittal fee payable to Marion County BCC
N/A 2.1.7.A - $100 Revision fee payable to Marion County BCC
N/A 2.1.3 - Order of plan approval
YES 2.12.3 - Title block on all sheets denoting type of application; project name, location, county, and state; and date of original and all revisions
YES 2.12.4.A - Type of application on front page
YES 2.12.4.B - Project name centered at top of front page
YES 2.12.4.C - Name, address, phone number, and signature of owner and applicant on front sheet
YES 2.12.4.D - Owner's certification on front sheet: I hereby certify that I, my successors, and assigns shall perpetually maintain the improvements as shown on this plan
YES 2.12.4.E - The name, address, phone number, signature, date, license number, and seal of the responsible professional shall be shown on each plan sheet
YES 6.2.1.A - Name, street address, signature, date, license number, and seal of licensed professional on each sheet
YES 2.12.4.F - Licensed professional certification on cover sheet with signature and seal on all sheets after plan approval
YES 2.12.4.F(1) - Licensed Design Professional Certification: I hereby certify that these plans and calculations were completed in accordance with all applicable requirements of the Marion County Land Development Code, except as waived.
YES 2.12.4.G - A key location or vicinity map, with north arrow, with reference to surrounding properties, streets, municipal boundaries, sections, ranges, and township
YES 2.12.4.H - A portrait oriented minimal 3 inches x 5 inches space, located 2.75 inches from the right edge of paper and .75 inches from the top edge of paper, shall remain blank to allow for a County approval stamp
YES 2.12.4.I & 6.2.1.D - Index of sheets and numbering
INFO 2.12.4.K - List of approved waivers, their conditions, and the date of approval 7/30/24-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 7/30/24-Include graphic drawing 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 (31743)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
OCE Property Management (Plans) (Office of the County Engineer)		06/03/2025	11/17/2025	Approved

Comments

YES Major Site Plan ROW has no further comments/ EMW 9.5.25

Verified owner with Sunbiz and check project list. HR 7.30.24
IF APPLICABLE:
Sec. 2.18.2.I Show connections to other phases.
Sec. 2.19.2.H. Legal documents such as Declaration of Covenants and Restrictions, By-Laws, Articles of Incorporation, ordinances, resolutions, etc.
Required Right of Way Dedication (select as appropriate)
Sec. 6.3.1.D.(1)(b)1. For Public Streets. "[All streets and right 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.D.(1)(b)2. For Non-Public Streets. "[All streets and right 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.(1)(b)3. For Cross Access Easements. "All parallel access easements shown on this plat are hereby dedicated for the use and benefit of the public, and maintenance of said easements is the responsibility of [entity name]."
Sec. 6.3.1.D.(1)(c)1&2 Utility Easements, select as appropriate:
1."[All utility easements shown or noted or name specifically if less than all] are dedicated [private or to the public] for the construction, installation, maintenance, and operation of utilities by any utility provider."
2."[All utility tracts or identify each tract as appropriate] as shown are dedicated [private or to the public] for the construction and maintenance of such facilities."
Sec. 6.3.1.D.(1)(d)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 dedicated 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.(1)(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 (31743)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
OCE Stormwater (Permits & Plans) (Office of the County Engineer)		06/03/2025	11/17/2025	Approved

Comments

YES 2.12.4.L(9)(b) - Data Block (Impervious Area)
YES 2.12.8 - Topographical Contours (1) LDC requires that the survey have been performed in the last 12 months. (2) LDC requires that one-foot contours extend 100 feet beyond the project boundary. (3) Per the County's 2023 Aerial there appears to be two outfall structures (north and east) to the existing DRA. The survey doesn't appear to reflect this. Please clarify.
YES 2.12.9/10 - Existing Drainage Right-of-Way/Easements
YES 2.12.9/10 - Proposed Drainage Right-of-Way/Easements
YES 2.12.13/14/15 - General Exhibits
N/A 2.12.20 - Stormwater Infrastructure Supports Phasing
YES 2.12.38 - Stormwater Maintenance Entity
YES 6.13.2.C - Geotechnical Investigation Report
YES 6.13.7 - Geotechnical Criteria The LDC requires that for each retention/detention area utilizing percolation or infiltration in the design model, there shall be a minimum of two infiltration rate tests for each retention/detention area.
YES 6.13.2 A(1)/(2) - Contributing Basins/Tc
YES 6.13.2.B(1)/(2) - Runoff Analysis/ Tc Calculations
YES 6.13.2.A(4) - Stormwater Features & Connective Elements
YES 6.13.2.A(3) - Retention/Detention Area Design Parameters
YES 6.13.3 - Type of Stormwater Facility Criteria
YES 6.13.4 - Stormwater Quantity Criteria
YES 6.13.2.B(4) - Hydrologic Analysis
YES 6.13.4.C - Discharge Conditions
YES 6.13.2.B(6) - Freeboard
YES 6.13.4.D - Recovery Analysis
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
N/A 6.13.8.B(3) - Lane Spread Calculations
YES 6.13.2.A(9) - Access Accommodates Stormwater
YES 6.13.8.B(7) - Minimum Pipe Size
YES 6.13.2.A(5) - Existing/Proposed Stormwater Structures
YES 6.13.2.A(6) - Existing/Proposed Stormwater Pipes
YES 6.13.2.A(7) - Existing/Proposed Stormwater Swales
YES 6.13.9 - Grading Criteria The proposed grading in the SW corner of the property appears to be creating a small berm to redirect drainage from US 41 to the parcel to the south. Please clarify. If this is the plan, written authorization from FDOT must be obtained and submitted with this project for approval.
YES 6.13.2.A(11)(a) - Construction Entrance
YES 6.13.2.A(11)(b) - Erosion Control
YES 6.13.2.A(12)/6.12.5 - Stormwater Details, Cross Sections, References
YES 6.13.2.B(8) - Calculation & Plan Consistency
INFO 6.13.10.B - Copy of NPDES Permit or NOI Please provide a copy of the NPDES permit or NOI prior to construction.
INFO Copy of District Permit (County Interest) Please provide a copy of the District permit prior to construction.
YES 6.10 - Karst Topography and High Recharge Areas Please provide a signed & sealed Karst analysis.
YES 7.1.3 - Drainage Construction Specifications
YES 6.13.12 - Operation and Maintenance
YES Please provide a final signed and sealed hard copy signature page with references to the stormwater analysis or final hard copy of the full stormwater analysis.
INFO Additional Stormwater comments If you have questions or would like to discuss the stormwater review comments, please contact Kevin Vickers, PE at 352-671-8695 or kevin.vickers@marionfl.org.

SUBMITTAL SUMMARY REPORT (31743)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
OCE Survey (Plans) (Office of the County Engineer)		06/03/2025	11/17/2025	Approved

Comments

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

OCE Traffic (Permits & Plans) (Office of the County Engineer)		06/03/2025	11/17/2025	Approved

Comments

YES 2.12.9 - Location and dimensions of streets and right-of-way
N/A 2.12.20 - Phases of development
N/A 2.12.30 - Route Plan
N/A 2.12.38 - Maintenance of improvements
YES 6.2.1.E - Drawing legend
YES 6.11.3 - Traffic Impact Analysis
8/5/24 - Provide a traffic statement indicating less than 50 peak hour trips during a typical weekday.
INFO 6.11.4.B - Cross access 9/4/25 - Ensure cross-access easement and paving covenant have been properly recorded; contact Land Development Manager with any questions or to finalize as needed.

6/4/25 - Cross-access easement is correct as shown - contact the Office of the County Engineer Right-of-Way office for recording the easement.

5/12/25 - Per follow-up discussion with applicant, it was discussed that access to W HWY 40 was prohibited due to a stated SUP condition. Cross-access parallel to W HWY 40 will need to be redefined to connect to east-adjoining property boundary instead. A cross-access construction deviation letter was issued for this connection.

3/17/25 - Cross access and driveway locations are under review by the Office of the County Engineer in coordination with the applicant and FDOT.

8/5/24 - Staff supports a waiver request to change cross-access easement to a location parallel to US HWY 41 from and including the driveway extending to north property line with an updated covenant to pave when necessary.
N/A 6.11.4.E - Sight triangle
YES 6.11.5 - Driveway access 3/17/25 - Cross access and driveway locations are under review by the Office of the County Engineer in coordination with the applicant and FDOT.

8/5/24 - Proposed temporary driveway location and configuration creates conflict points which may result in queuing onto US HWY 41. Recommendation is to move temporary driveway north of the building as it is unlikely FDOT will approve a permanent driveway south of the building. Continue coordination with FDOT on driveway access and keep us informed on status, including evidence of approval.
N/A 6.11.6 - Construction route
N/A 6.11.9.A - Traffic signals
YES 6.11.9.B - Traffic signs
YES 6.11.9.C - Pavement marking
N/A 6.12.1.A. - Transportation Facilities - Purpose and Intent
N/A 6.12.2 - Right-of-way
N/A 6.12.11 - Turn lanes
N/A 6.12.12 - Sidewalks
N/A 6.12.13 - Utility position in right-of-way
N/A Additional Traffic comments

SUBMITTAL SUMMARY REPORT (31743)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
Utilities (OCE Plans) (Utilities)		06/03/2025	11/17/2025	Approved

Comments

N/A Marion County Utilities Contact Information
YES Parcel numbers identified in project match proposed site plan layout 32909-020-02
INFO 6.14.2.A(1) - Public water service area/provider MCU; os cnx - defer to DOH for well as shown on plan. Capacity Charge worksheet completed 5/13/25 to confirm connection distance.
INFO 6.14.2.A(1) - Public sewer service area/provider MCU; os cnx - defer to DOH for septic as shown on plan. Capacity Charge worksheet completed 5/13/25 to confirm connection distance.
N/A 6.14.2.A(1) - Letter of Availability and Capacity (w/Location Map of water and/or sewer as app) from provider
N/A 6.14.2.A - Water Connection Requirements
N/A 6.14.2.A - Sewer Connection Requirements
N/A 6.14.2.C.2(e) - Grease Trap, FOG Worksheet
N/A 6.14.2.C - Industrial Pretreatment
YES 6.14.3 - Onsite Waste Treatment and Disposal System (OSTDS) - connection requirement on plan
N/A 6.14.3.B - Springs Protection Zone
N/A 6.14.4 - Water (potable) Capital Charges and Flow Rates - proposed use identified to calculate
N/A 6.14.4 - Water (irrigation) Capital Charges and Flow Rates - total irrigated area identified
N/A 6.14.4 - Sewer Capital Charges and Flow Rates - proposed use identified to calculate
N/A 6.14.5.A(1) - Submittal Requirements - Existing on-site & off-site mains and service connections
N/A 6.14.5.A(2) - Submittal Requirements - Proposed on-site & off-site mains and service connections
N/A 6.14.5.A(3) - Submittal Requirements - Lift Stations layout, elevations, schedules
N/A 6.14.5.A(6) - Submittal Requirements - Manhole locations, rim and invert elevations outside paved areas
N/A 6.14.5.A(8) - Submittal Requirements - Connection to existing water system
N/A 6.14.5.A(8) - Submittal Requirements - Connection to existing sanitary system
N/A 6.14.5.B - Construction Notes - Cover, horiz/vert datums, construction requirements
N/A 6.14.5.B - Construction Notes - UT DETAILS - current LDC version
N/A 6.14.5.C - All issued permits related to this project shall be submitted to MCU (DOT, ROW, misc)
N/A 6.14.5.C - DEP permit for water mains to be constructed/owned by MCU
N/A 6.14.5.C - DEP permit for water mains to be constructed/owned by developer
N/A 6.14.5.C - DEP permit for sewer mains to be constructed/owned by MCU
N/A 6.14.5.C - DEP permit for sewer mains to be constructed/owned by developer
N/A 6.14.5.D - Hydraulic Analysis
N/A 6.14.6 - Design Criteria for Utility Systems to be owned/maintained by MCU
N/A 6.14.7 - Construction Inspection - PLAN NOTE:
N/A 6.14.8.A - Completion and Closeout - PLAN NOTE: As-builts
N/A 6.14.9.A - Developer's Agreement
N/A 6.14.9.B - Transfer of Facilities to Marion County Utilities - PLAN NOTE:
N/A 6.14.9.B - Bill of Sale
N/A 6.15.1 - Potable Water Distribution System
N/A 6.15.2 - Decentralized Water System (WTP)
INFO 6.15.3 - Fire Protection/Fire Flow Capacity Defer to Marion County Fire Rescue for fire flow demands and requirements. MCU will not be providing water to the parcel.
N/A 6.15.4 - Water Main Piping Installation
N/A 6.15.5 - Water Service and Connection
N/A 6.15.6.A - Potable Water Metering - individual/banked, size
N/A 6.15.6.B - Irrigation Water Metering - size
N/A 6.15.6.C - Sewer service only (water meter required/shown)
N/A 6.15.6.D - Meter Location
N/A 6.15.6.E - Meter Easements
N/A 6.15.6.F - Meter Boxes
N/A 6.15.6.G & H - Meter Sizing
N/A 6.15.7 - Cross Connection Control and Backflow Prevention
N/A 6.15.8 - Public Water Well Standards
N/A 6.15.9 - Wellfield and Water Supply
N/A 6.15.10 - Water Treatment Plants (WTP)
N/A 6.16.2 - Decentralized Wastewater Treatment Plant (WWTP)
N/A 6.16.4 - Wastewater Collection Systems (Gravity/Pressurized) Design
N/A 6.16.5.A & B - Private Wastewater Pump Stations
N/A 6.16.5.C - Public Wastewater Pump Stations (MCU Standards)
N/A 6.17 - Water Reclamation/Reuse Facilities
N/A Article 7 - Construction Standards - PLAN NOTE:
INFO Utilities Plan Review Fee per Resolution 15-R-583 - payable to Marion County Utilities No review fee. Parcel is not connecting to MCU utilities.
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
N/A Additional Utilities comments
N/A Additional Utilities comments
N/A Additional Utilities comments

DUNNELLON COMMUNITY CHURCH

MAJOR SITE PLAN

DUNNELLON, FLORIDA

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

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

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

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

MARION COUNTY PROJECT No. 31743

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 WILLIAMS SURVEYING, INC. (SEE SEPARATE SURVEY SUPPLIED ALONG WITH THIS PLAN.) DATE OF SURVEY: MARCH 25, 2025.

    UNLESS OTHERWISE SHOWN, UNDERGROUND IMPROVEMENTS NOT LOCATED. PUBLIC RECORDS NOT SEARCHED BY WILLIAMS SURVEYING, INC. 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 30" 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. LANDSCAPE & IRRIGATION PLAN INCLUDED IN THIS PLAN.
21. 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.
22. PER DIVISION 2D, SECTION 2.12.1(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.
23. ALL AREAS DISTURBED IN THE RIGHT-OF-WAY 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.
24. 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 OR FORMS, MAKE REPAIRS IN ACCORDANCE WITH THE REPAIR DETAIL.
25. 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.
26. 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, LBR. 100)
    - 10" STABILIZED SUBGRADE (95% OF MAX. DENSITY, AASHTO T-180, LBR. 40) OPTIONAL 6" CONCRETE 3000 P.S.I.
27. 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.
28. UPON COMPLETION OF CONSTRUCTION AND FINAL INSPECTION, AN ELECTRONIC COPY OF THE RECORD DRAWINGS IN AUTOCAD FORMAT WILL BE PROVIDED TO THE MARION COUNTY ENGINEERING DEPARTMENT.
29. 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.
30. SOIL BORING INFORMATION SHOWN ON THIS PLAN SET IS COPIED DIRECTLY FROM GEOTECHNICAL REPORT 13-4638.01.1 DATED MARCH 1, 2013. REVISED BOREHOLE LOGS RECEIVED IN E-MAIL ON MARCH 14, 2013. SOIL BORING INFORMATION IN THE GEOTECHNICAL REPORT WILL TAKE PRECEDENCE OVER ANY DISCREPANCY FOUND BETWEEN THE PLANS AND THE GEOTECHNICAL REPORT.
31. 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 SHOWN ADJACENT TO IT. THE SURVEY SHALL CLEARLY INDICATE WHICH IS THE AS-BUILT RECORDED INFORMATION.

Tree Planting & Landscaping Requirements:

SEE LANDSCAPE & IRRIGATION PLAN SHEETS.

Signs:

PROPOSED SIGN FOR THE PROPERTY WILL REQUIRE A SIGN PERMIT (BY OTHERS)

Outdoor Lighting:

OUTDOOR LIGHTING TO BE INSTALLED ON SITE. SEE SHEET C008 PHOTOMETRIC PLAN.

Utility Contacts:

WATER & SEWER:	MARION COUNTY UTILITIES DEPARTMENT	(352) 438-2383
ELECTRIC:	SECO – JERRY BOLDUC	(352) 237-4107
TELEPHONE:	CENTURY LINK – DAN CANNON	(352) 368-8817
CABLE:	CABLEVISION – CHRIS SELLERS	(352) 854-0408
FIRE:	MARION COUNTY FIRE MARSHALL	(352) 291-8000
GAS:	TECO PEOPLES GAS – MARIO SAMANIEGO	(352) 401-3419

Water Notes:

1. A PROPOSED 4" WELL WILL SUPPLY POTABLE WATER, FIRE TANK AND IRRIGATION.
2. POTABLE WATER ESTIMATED DEMAND = 1,485 GALLONS PER DAY.
   LANDSCAPE IRRIGATION ESTIMATED DEMAND = 2,485 GALLONS PER DAY.
3. A 36,000 GALLON FIRE STORAGE WILL BE INSTALLED ON-SITE.
4. WATER LEVEL IN TANK(S) TO BE MAINTAINED BY WELL.

Septic Tank Design:

PROPOSED CHURCH: 3 G.P.D. PER SEAT
450 SEATS X 3 = 1,350 G.P.D.
1,350 G.P.D. REQUIRES 4,050 GALLON TANK VALVES PER CHAPTER 64E-6 F.A.C.

Drainfield Design:

USE EXISTING CLEAN ON-SITE FILL & DRAINFIELD TRENCHES TO UTILIZE 1.2 GPD/SF LOADING RATE.
SOIL BORINGS INDICATE CANDLER TYPE "A" SAND WITH 1.20 PERMEABILITY OF 32.6" PER DAY

CHURCH BUILDING – USE 3 FOOT WIDE TRENCH
1,350 G.P.D./1.2 LOAD RATE = 1,125 sf
1,125 sf/3 FOOT WIDE TRENCH = 375 LF OF TRENCH

SEPTIC SYSTEM PERMIT BY OTHERS

Parking Requirements

CHURCH PARKING REQUIREMENTS: 1 PARKING SPACE PER 3 SEATS

PARKING REQUIRED: 450 SEATS/3 = 150 PARKING SPACES
PARKING PROVIDED: 150 PARKING SPACES – INCLUDES 6 HANDICAP PARKING

REQUIRED 1 HANDICAP SPACE PER 25 REGULAR SPACES = 150/25 = 6 PAVED SPACES

DRIVEWAYS TO BE PAVED WITH PARKING SPACES TO REMAIN GRASS.

GRASS PARKING AREAS WILL UTILIZE RAILROAD TIES OR EQUIVALENT FOR PARKING SPACE BUMP STOPS.

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.

Fire Protection:

1. FIRE HYDRANT WILL BE INSTALLED TO PROVIDE COVERAGE OF BUILDING. SEE PLANS FOR LOCATIONS.
2. FIRE LINE DESIGNED BY OTHERS TO BE INSTALLED AND CONNECTED TO FIRE RISER IN PROPOSED BUILDING. FIRE DEPARTMENT CONNECTION AND BACK FLOW PREVENTION DEVICE TO BE INSTALLED AT BEGINNING OF FIRE LINE.
3. BUILDING FIRE SYSTEM TO BE DESIGNED BY OTHERS. SEE BUILDING PLANS.

Traffic Statement:

ONE (1) 19,143 SF CHURCH BUILDING PROPOSED

TRAFFIC GENERATION RATES: CHURCH BUILDING (ITE CODE 560) ITE TRIP GENERATION REPORT, 11th EDITION

WEEKDAY AM PEAK:

AVERAGE RATE = 0.68 TRIPS PER 1,000 SF GFA
AM PEAK = 0.68 X 19.14 = 13.02 TRIPS

WEEKDAY PM PEAK

AVERAGE RATE = 0.80 TRIPS PER 1,000 SF GFA
PM PEAK = 0.80 X 19.14 = 15.31 TRIPS

Security:

1. PROVIDE EXTERIOR BUILDING LIGHTING FOR EMPLOYEES AND POLICE.
2. OWNER TO PROVIDE POLICE AND FIRE EMERGENCY CONTACT PHONE NUMBERS.

Waivers Approved at DRC Meeting June 2, 2014

Reaffirmed at DRC Meeting May 20, 2019

MARION COUNTY LAND DEVELOPMENT CODE:

6.12.12.A SIDEWALKS – WAIVER APPROVED FOR FULL WAIVER OF SIDEWALKS.

6.8.6.K.(3) BUFFERS – WAIVER APPROVED TO ALLOW MODIFIED "C" BUFFER OF 10'.

6.11.5.C.(1) DRIVEWAY ACCESS – WAIVER APPROVED TO ALLOW DRIVEWAY SPACING AS SHOWN ON PLANS.

6.11.4.B.(1) ACCESS MANAGEMENT – WAIVER APPROVED TO DEFER CONSTRUCTION OF CROSS ACCESS UNTIL DEEMED NECESSARY BY MARION COUNTY. ACCESS TO BE DELINEATED ON PLAN, COVENANT AND DESCRIPTION PROVIDED. FUTURE PAVING OF CROSS ACCESS EASEMENT SUBJECT TO MARION COUNTY STORMWATER REVIEW.

CROSS ACCESS EASEMENT) RECORDED BY MARION COUNTY CLERK OF COURT ON JULY 14, 2014 (OR BOOK 6111, PGS 398-400)

Waivers Approved at DRC Meeting March 17, 2025

MARION COUNTY LAND DEVELOPMENT CODE:

6.8.6.K(3) – BUFFERS – WAIVER APPROVED TO USE NATURAL VEGETATION PER SUP CONDITIONS FOR TYPE "C" BUFFER ADJACENT TO SR 40.

6.8.7.C – PARKING AREAS AND VEHICULAR USE AREAS – WAIVER APPROVED TO HAVE MORE THAN TEN PARKING SPACES IN A ROW WITHOUT A LANDSCAPED ISLAND DUE TO SPACE LIMITATIONS. WAIVER APPLIES TO GRASS PARKING ONLY.

NOTE: NEW CROSS ACCESS EASEMENT TO BE PROVIDED WHERE SHOWN ON SHEET C003.

Description:

OFFICIAL RECORDS BOOK 6492, PAGES 1479-1482, MARION COUNTY, FLORIDA
LYING EXISTING IN SECTION 1, TOWNSHIP 17 SOUTH, RANGE 18 EAST, MARION COUNTY, FLORIDA, LYING EAST OF THE EASTERLY R/WAY OF WAY LINE OF STATE ROAD No. 45 (U.S. HIGHWAY 41) AND LYING NORTH OF THE NORTHERLY RIGHT OF WAY LINE OF STATE ROAD No. 40 AND LYING WEST OF THE WESTERLY RIGHT OF WAY LINE OF THE SEABOARD COAST LINE RAILROAD BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGIN AT A CONCRETE MONUMENT AT THE INTERSECTION OF SAID EASTERLY RIGHT OF WAY LINE OF STATE ROAD No. 45 (U.S. HIGHWAY 41) AND THE NORTHERLY RIGHT OF WAY LINE OF STATE ROAD No. 40 AND THE WESTERLY RIGHT OF WAY LINE OF SAID SEABOARD COAST LINE RAILROAD; SAID EASTERLY RIGHT OF WAY LINE BEING A RADIUS OF 4604.56 FEET TO A CONCRETE MONUMENT; THENCE DEPARTING SAID RIGHT OF WAY LINE RUN S59°09'16"E, A DISTANCE OF 406.48 FEET TO A CONCRETE MONUMENT ON SAID NORTHERLY RIGHT OF WAY LINE OF STATE ROAD No. 40; THENCE RUN N30°49'55"E, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 406.95 FEET TO A CONCRETE MONUMENT AT THE INTERSECTION OF SAID NORTHERLY RIGHT OF WAY LINE OF STATE ROAD No. 40 AND THE WESTERLY RIGHT OF WAY LINE OF SAID SEABOARD COAST LINE RAILROAD; SAID MONUMENT BEING ON A NON-TANGENT CURVE TO THE RIGHT; THENCE RUN NORTHERLY, ALONG SAID WESTERLY RIGHT OF WAY LINE ALONG SAID CURVE AND ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 464.83 FEET TO A CONCRETE MONUMENT AT THE INTERSECTION OF SAID WESTERLY RIGHT OF WAY LINE AND SAID NORTH LINE OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 (CHORD BEARING AND DISTANCE BETWEEN SAID MONUMENTS BEING N09°52'30"A, 463.82 FEET); THENCE RUN S89°31'48"W, ALONG SAID NORTH LINE, A DISTANCE OF 380.68 FEET TO THE POINT OF BEGINNING.

AND TOGETHER WITH

LESS AND EXCEPT: (PARCEL A)
FOR A POINT OF BEGINNING COMMENCE AT A CONCRETE MONUMENT AT THE INTERSECTION OF THE NORTH LINE OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 1, TOWNSHIP 18 SOUTH, RANGE 18 EAST, MARION COUNTY, FLORIDA AND THE EASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY No. 41 (S.R. No. 45); THENCE RUN S00°05'46"E, ALONG SAID RIGHT OF WAY LINE 333.70 FEET TO A CONCRETE MONUMENT; THENCE RUN N89°28'14"E, 508.94 FEET TO A CONCRETE MONUMENT; THENCE S00°06'46"E, 314.11 FEET TO A CONCRETE MONUMENT ON THE NORTHERLY RIGHT OF WAY LINE OF STATE ROAD No. 40; THENCE N89°49'52"E, ALONG SAID RIGHT OF WAY LINE, 630.09 FEET TO A CONCRETE MONUMENT ON THE WESTERLY RIGHT OF WAY LINE OF THE S.C.L. RAILROAD, AND A POINT ON A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 1866.06 FEET; THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 13°45'48", A DISTANCE OF 464.66 FEET TO A CONCRETE MONUMENT ON THE NORTH LINE OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 (CHORD BEARING AND DISTANCE BETWEEN SAID MONUMENTS BEING N09°52'30"A, 463.82 FEET); THENCE S89°31'48"E, 698.68 FEET TO CLOSE ON THE POINT OF BEGINNING.

(PARCEL B)
THAT E COMMENCE AT A CONCRETE MONUMENT AT THE INTERSECTION OF THE NORTH LINE OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 1, TOWNSHIP 18 SOUTH, RANGE 18 EAST, MARION COUNTY, FLORIDA AND THE EASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY No. 41 (S.R. No. 45); THENCE RUN S00°05'46"E, ALONG SAID RIGHT OF WAY LINE 333.70 FEET TO A CONCRETE MONUMENT; THENCE RUN N89°28'14"E, 508.94 FEET TO A CONCRETE MONUMENT; THENCE S00°06'46"E, 314.11 FEET TO A CONCRETE MONUMENT ON THE NORTHERLY RIGHT OF WAY LINE OF STATE ROAD No. 40; THENCE N89°49'52"E, 630.09 FEET TO A CONCRETE MONUMENT ON THE WESTERLY RIGHT OF WAY LINE OF THE S.C.L. RAILROAD, AND A POINT ON A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 1866.06 FEET; THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 13°45'48", A DISTANCE OF 464.66 FEET TO A CONCRETE MONUMENT ON THE NORTH LINE OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 (CHORD BEARING AND DISTANCE BETWEEN SAID MONUMENTS BEING N09°52'30"A, 463.82 FEET); THENCE S89°31'48"E, 698.68 FEET TO CLOSE ON THE POINT OF BEGINNING.

(PARCEL C) BEING A PORTION OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 5094, PAGE 1548, PUBLIC RECORDS OF MARION COUNTY, FLORIDA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: (PARCEL C)

COMMENCE AT A 4"X4" CONCRETE MONUMENT WITH NO IDENTIFICATION MARKING THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 18 SOUTH, RANGE 18 EAST, MARION COUNTY, FLORIDA RUN THENCE NORTH 89°28'35"EAST ALONG THE SOUTHERLY BOUNDARY OF SAID SOUTHWEST QUARTER A DISTANCE OF 1,348.20 FEET TO A POINT ON THE CENTERLINE OF SURVEY OF STATE ROAD 45 (US HIGHWAY 41) AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP SECTION 36010-2502; THENCE DEPARTING SAID BOUNDARY RUN NORTH 00°27'17" EAST ALONG SAID CENTERLINE A DISTANCE OF 1,347.66 FEET TO THE WESTERLY PROLONGATION OF THE SOUTHERLY BOUNDARY OF NORTH 41 COMMERCIAL CENTER, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK "J", PAGE 8, PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE NORTH 89°28'58" EAST ALONG SAID PROLONGATION A DISTANCE OF 33.65 FEET TO THE NORTHWESTERLY CORNER OF THOSE CERTAIN LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 1483, PAGE 1026, OF THE AFORESAID PUBLIC RECORDS; THENCE DEPARTING SAID SOUTHERLY BOUNDARY RUN SOUTH 00°27'17" WEST ALONG THE WESTERLY BOUNDARY OF SAID LANDS A DISTANCE OF 253.74 FEET TO THE NORTHWESTERLY CORNER OF THOSE CERTAIN LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 5094, PAGE 1548 OF THE AFORESAID PUBLIC RECORDS AND THE POINT OF BEGINNING; THENCE NORTH 89°32'36" EAST ALONG THE NORTHERLY BOUNDARY OF SAID LANDS A DISTANCE OF 70.89 FEET; THENCE SOUTH 09°21'19" WEST A DISTANCE OF 243.46 FEET TO A POINT ON THE SOUTHERLY BOUNDARY OF THE LANDS DESCRIBED IN THE AFORESAID OFFICIAL RECORDS BOOK 5094, PAGE 1548; THENCE NORTH 86°19'58" WEST ALONG SAID BOUNDARY A DISTANCE OF 70.00 FEET TO THE AFORESAID EASTERLY RIGHT OF WAY LINE OF EXISTING RIGHT OF WAY LINE OF STATE ROAD 45; THENCE NORTH 09°21'19" EAST ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 199.62 FEET TO THE POINT OF BEGINNING.

CONTAINING 15464 SQUARE FEET, MORE OR LESS

DESCRIPTION FOR CROSS ACCESS EASEMENT FOUND IN OFFICIAL RECORDS BOOK 3384 AT PAGE 68, PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

COMMENCE AT A CONCRETE MONUMENT AT THE INTERSECTION OF THE NORTH LINE OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 1, TOWNSHIP 18 SOUTH, RANGE 18 EAST, MARION COUNTY, FLORIDA AND THE EASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 41 (S.R. No. 45); THENCE RUN S00°05'46"E ALONG SAID RIGHT OF WAY, 333.72 FEET TO A CONCRETE MONUMENT AND THE POINT OF BEGINNING; THENCE N89°53'18"E, 508.94 FEET TO A CONCRETE MONUMENT; THENCE S00°06'46"E, 314.11 FEET TO A CONCRETE MONUMENT ON THE NORTHERLY RIGHT OF WAY LINE OF STATE ROAD No. 40; THENCE S59°49'52"W, 227.26 FEET; THENCE N89°53'18"W, 396.01 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF U.S. HIGHWAY No. 41; THENCE N09°20'57"E, ALONG SAID EASTERLY RIGHT OF WAY LINE, 201.02 FEET TO THE POINT OF BEGINNING.
SAID PARCEL CONTAINING 136,760 SQUARE FEET OR 3.14 ACRES MORE OR LESS.

Statement of Intent:

THE PROPERTY WILL BE USED AS A COMMUNITY CHURCH

Soil Conditions:

EXISTING SOIL TYPES: 89.5% Cs8 (Candler Sand – 0 to 5% Slope) HYDROLOGIC SOIL GROUP = "A"
10.5% Pn (Placid–Pompano–Pomona Complex) HYDROLOGIC SOIL GROUP = "A/D"

Drainage Design Summary:

SEE SEPARATE STORMWATER MANAGEMENT REPORT FOR DRAINAGE DESIGN MEETING MARION COUNTY, SWFWMD AND FDOT REQUIREMENTS

DUNNELLON COMMUNITY CHURCH
IMPERVIOUS CHART
AREA = 180,538 (3.69 ac)
BASIN AREA = 179,392 sf (4.11 ac)

IMPERVIOUS AREA	AREA (SF)
BUILDINGS	19,143
PVMT/CONC	37,330
TOTAL	56,473

56,473/180,553 = 0.3517 = 35.2% COVERAGE

NOTE: 21,263 SF OF GRASS PARKING @ CN = 74 &
4,922 SF OF DRA BOTTOM @ CN = 98 IS
USED IN THE STORMWATER MODEL

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

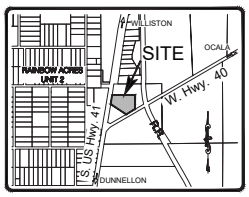
Concurrency Deferral Elected Note:

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 APPROVAL HAS BEEN DEFERRED TO LATER DEVELOPMENT REVIEW STAGES, SUCH AS, BUT NOT LIMITED TO, BUILDING PERMIT REVIEW.

Owner's Certification:

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

RICHARD HOOPER, PRESIDENT DATE



LOCATION MAP
SCALE: 1" = 1000'
MARION COUNTY, FLORIDA
SECTION 01, TOWNSHIP 16 SOUTH, RANGE 18 EAST

Site Information:

PROJECT NAME:	DUNNELLON COMMUNITY CHURCH
PROJECT LOCATION:	7221 S US HWY 41
OWNER:	DUNNELLON COMMUNITY CHURCH, INC. RICHARD HOOPER, PRESIDENT
CONTACT:	MICHAEL W. RADCLIFFE, P.E. 2811 SE LAKE WEIR AVENUE OCALA, FLORIDA 34471
PARCEL NUMBERS:	32909-020-02
LAND USE:	RAC
ZONING:	RAC; WITH SPECIAL USE PERMIT FOR CHURCH

SPECIAL USE PERMIT APPLICATION No. 210406SU APPROVED SEPTEMBER 14, 2021
RESOLUTION No. 21-R-449 ADOPTED SEPTEMBER 14, 2021

TOTAL SITE AREA:	(4.04 AC) 86,071 SF (PER PROPERTY APPRAISER)
REVISED SITE AREA:	(3.69 AC) 160,553 SF AFTER 70' R/W TAKING BY FDOT
EXISTING IMPERVIOUS AREA:	-0- SF
PROPOSED IMPERVIOUS AREA:	19,143 SF (11.9%) PROPOSED BUILDING 37,330 SF (23.3%) PROPOSED ASPHALT/CONCRETE 56,473 SF (35.2%) TOTAL PROPOSED IMPERVIOUS AREA
FLOOR AREA RATIO:	19,143 / 160,553 = 0.119
SETBACKS:	40' FRONT 10' SIDE 25' REAR
BUILDING HEIGHT:	MAXIMUM HEIGHT 50 FEET

PROPERTY IS LOCATED WITHIN THE PRIMARY SPRINGS PROTECTION ZONE

Index of Sheets:

C001 -- COVER SHEET
C002 -- PRE-DEVELOPMENT
C003 -- SITE PLAN
C004 -- DRAINAGE PLAN
C005 -- DRAINAGE PLAN
C006 -- DETAILS
C007 -- STORMWATER POLLUTION PREVENTION PLAN
C008 -- PHOTOMETRIC PLAN

L001 -- LANDSCAPE PLAN
L002 -- IRRIGATION PLAN
L003 -- LANDSCAPE / IRRIGATION DETAILS
L004 -- TREE PLAN

S001 -- SURVEY (BY OTHERS)

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, FLA. REG. ENG. NO. 31170 DATE

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.

No.	By	Revisions
5-23-25	DCS	REV. PER MARION CO. COMMENTS

Drawn: MWR | Issued: N.I.S.
Designed: MWR | Project: 2023-08
Checked: JWC/DCS | Date:
Rev. 2023-08 SDC Major Site Plan Rev

MICHAEL W. RADCLIFFE ENGINEERING, INC.
2811 SE Lake Weir Avenue, Ocala, FL 34471 (352) 237-4107
3210 SE Dixie Avenue, Suite A, Leesburg, FL 34748 (352) 787-2030
www.radcliffeengineering.com

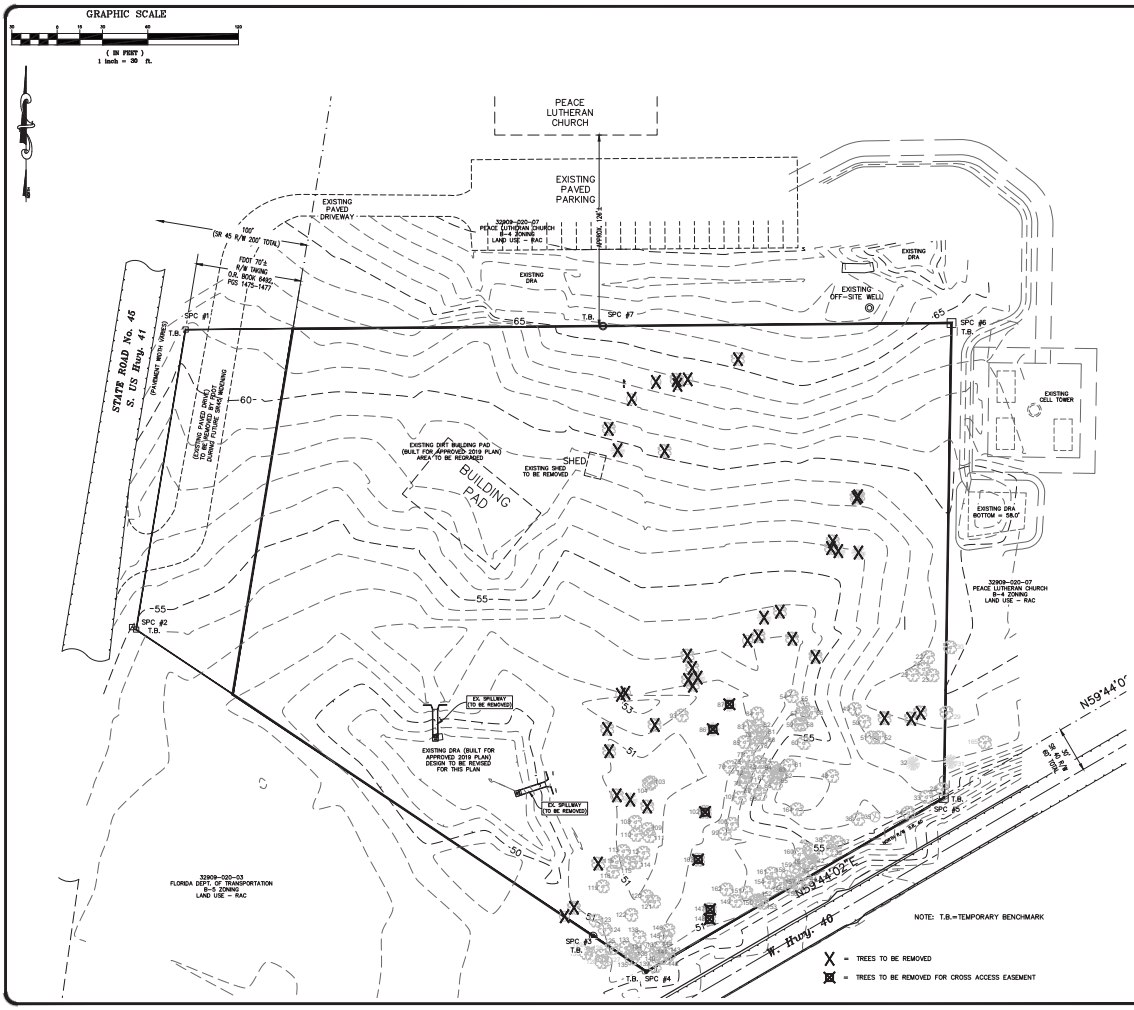
COPYRIGHT - Michael W. Radcliffe Engineering, Inc. 2025 All Rights Reserved

Project Name: Dunnellon Comm. Church - Major Site Plan
Sheet Name: Cover Sheet

Revisions to Plan Set:
DO NOT FILL IN DIRECTLY ON SHEET.
Date: 5-23-25

Sheet No.
C001
of
C008

X:\MPE Fl at 4.000 Projects\2023-08 Dunnellon Community Church\Major Site Plan\Engineering\PLAN\2023-08 SDC Major Site Plan Rev 5-23-25.dwg 5/23/2025 1:07 PM



MARION COUNTY PROJECT
No. 31743

SEE SHEET L004 FOR
TREE IDENTIFICATION

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.

No.	Date	By	Revisions
	5-2-25	DCS	REV. PER MARION CO. COMMENTS

Drawn: JNS/DCS | Checked: MWR | Date: 5-2-25 | Scale: 1" = 30' | Project #: 2023-08 | Sheet: 2023-08 SDC Major Site Plan.dwg

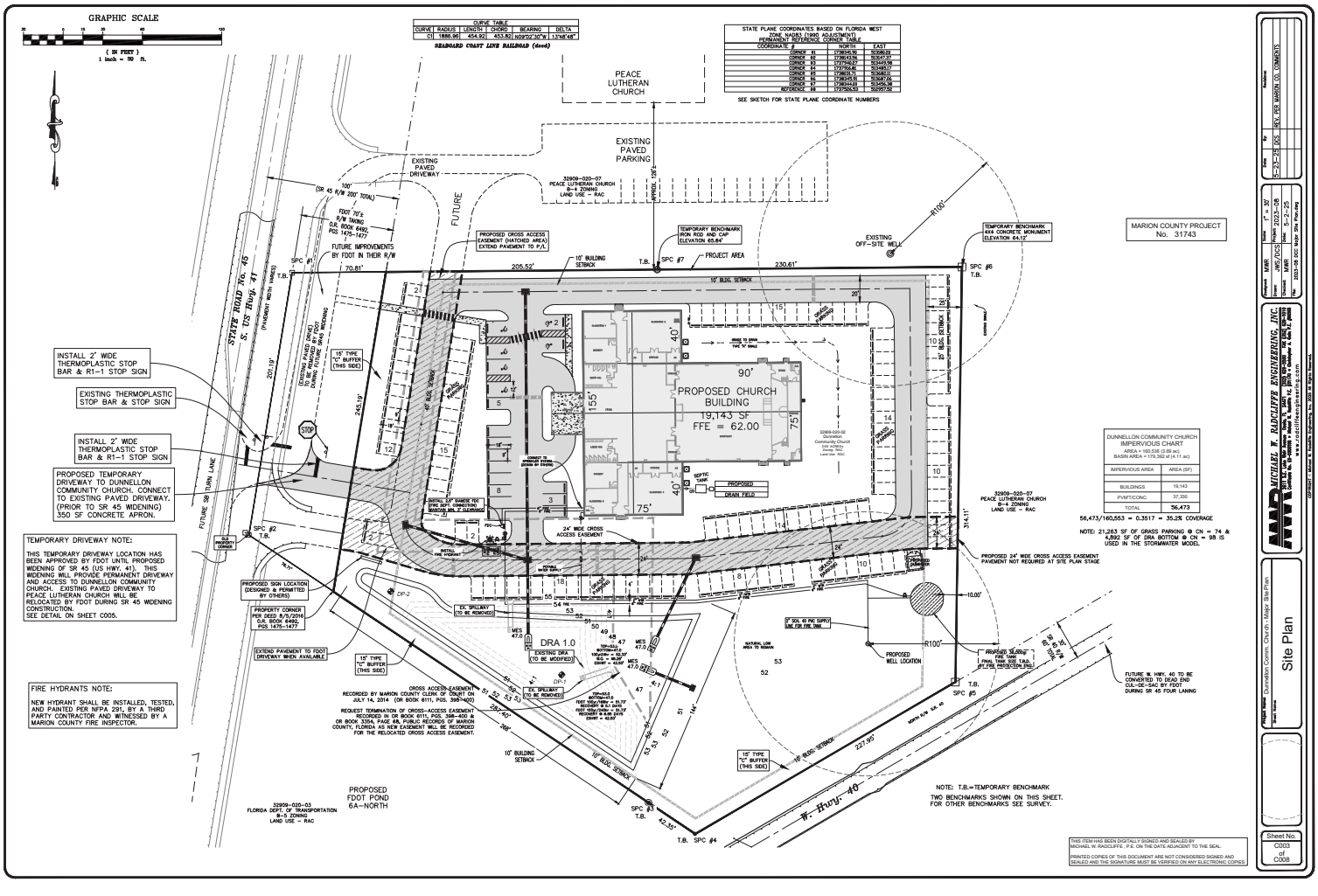
MICHAEL W. RADCLIFFE ENGINEERING, INC.
3810 NW 13th Terrace, Suite 1, Gainesville, FL 32609
(352) 538-0620 FAX (352) 538-0621
Certificate of Authorization No. 30 FL
www.radcliffeengineering.com

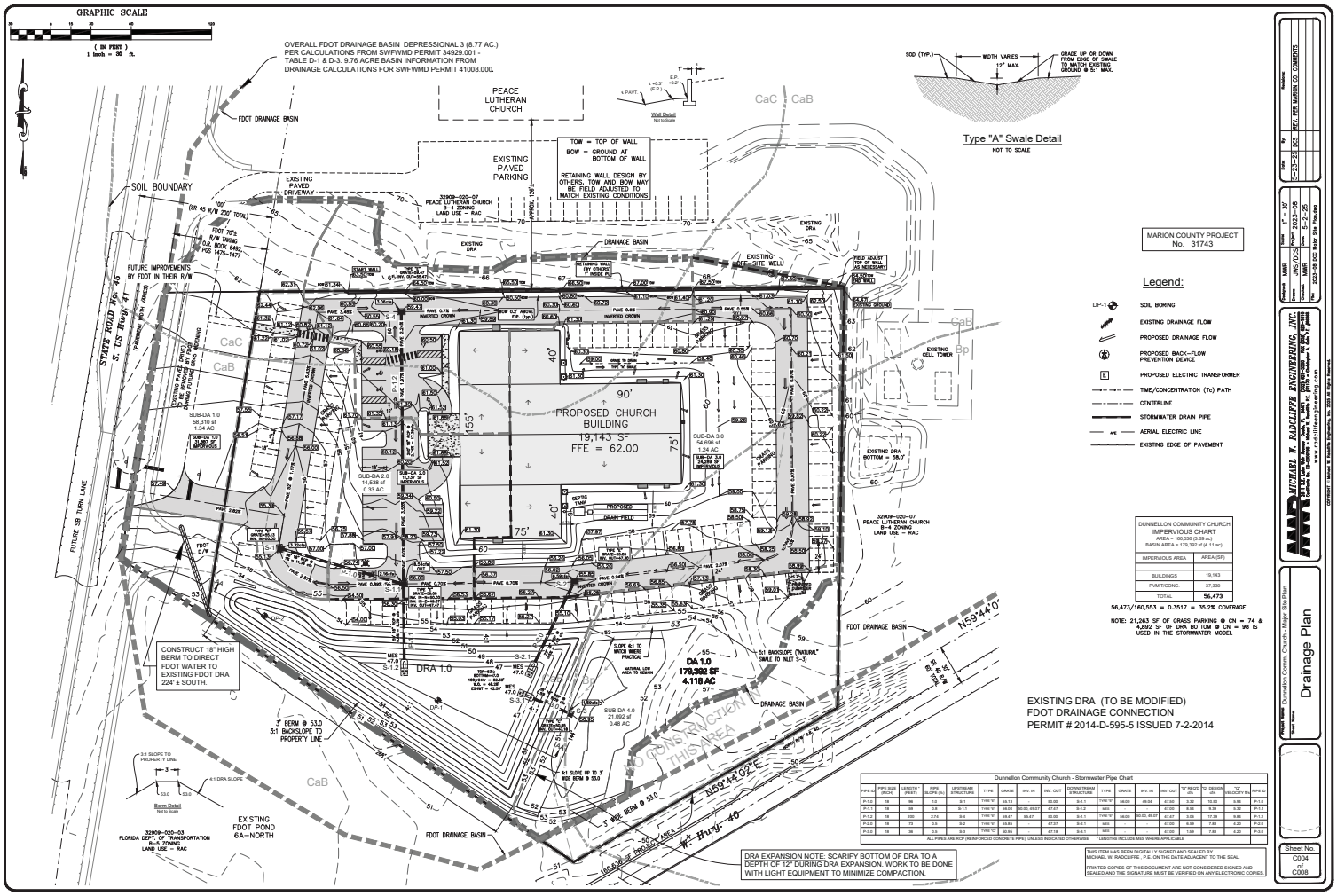
Copyright - Michael W. Radcliffe Engineering, Inc. 2025 - All Rights Reserved

Project Name: Zion Hope Comm. Church - Major Site Plan
Sheet Name: Existing Conditions

Sheet No.
C002
of
C008

X:\MPE Proj & Job #'s\2023\2023-08 Zionhope Community Church, Mod Inc\permit\Design\PLANS\2023-08 SDC Major Site Plan.dwg 5/2/2025 12:32 PM


GRAPHIC SCALE
(IN FEET)
1 inch = 30 ft.
CURVE TABLE
CURVE | RADIUS | LENGTH | CHORD | BEARING | DELTA
C1 | 1886.86 | 454.92 | 453.82 | N09°02'36"W | 13°48'48"
SEABOARD COAST LINE RAILROAD (deed)
STATE PLANE COORDINATES BASED ON FLORIDA WEST ZONE NAD83 (1990 ADJUSTMENT)
PERMANENT REFERENCE CORNER TABLE
COORDINATE #
NORTH
EAST
CORNER #1 1738345.90 503086.69
CORNER #2 1738615.29 503047.77
CORNER #3 1738615.29 503447.77
CORNER #4 1737754.80 503449.17
CORNER #5 1738031.71 503482.01
CORNER #6 1738149.05 503487.05
CORNER #7 1738344.69 503456.38
REFERENCE #8 1737926.93 503977.92
SEE SKETCH FOR STATE PLANE COORDINATE NUMBERS
PEACE LUTHERAN CHURCH
EXISTING PAVED PARKING
EXISTING PAVED DRIVEWAY
32909-020-07 PEACE LUTHERAN CHURCH B-4 ZONING LAND USE - RAC
FUTURE
(SR 45 R/W 200' TOTAL)
FDOT 70'± R/W TAKING O.R. BOOK 4492, PGS 1475-1477
FUTURE IMPROVEMENTS BY FDOT IN THEIR R/W
STATE ROAD No. 45 S. US Hwy. 41
(PAVEMENT WIDTH VARIES)
EXISTING PAVED DRIVE TO BE REMOVED DURING FUTURE SR 45 WIDENING
FUTURE SR 45 TURN LANE
PROPOSED CROSS ACCESS EASEMENT (HATCHED AREA) EXTEND PAVEMENT TO P/L
10' BUILDING SETBACK
TEMPORARY BENCHMARK IRON ROD AND CAP ELEVATION 65.84'
PROJECT AREA
EXISTING OFF-SITE WELL
R100'
TEMPORARY BENCHMARK 4X4 CONCRETE MONUMENT ELEVATION 64.13'
MARION COUNTY PROJECT No. 31743
INSTALL 2' WIDE THERMOPLASTIC STOP BAR & R1-1 STOP SIGN
EXISTING THERMOPLASTIC STOP BAR & STOP SIGN
INSTALL 2' WIDE THERMOPLASTIC STOP BAR & R1-1 STOP SIGN
PROPOSED TEMPORARY DRIVEWAY TO DUNNELLON COMMUNITY CHURCH. CONNECT TO EXISTING PAVED DRIVEWAY. (PRIOR TO SR 45 WIDENING) 350 SF CONCRETE APRON.
TEMPORARY DRIVEWAY NOTE:
THIS TEMPORARY DRIVEWAY LOCATION HAS BEEN APPROVED BY FDOT UNTIL PROPOSED WIDENING OF SR 45 (US HWY. 41). THIS WIDENING WILL PROVIDE PERMANENT DRIVEWAY AND ACCESS TO DUNNELLON COMMUNITY CHURCH. EXISTING PAVED DRIVEWAY TO PEACE LUTHERAN CHURCH WILL BE RELOCATED BY FDOT DURING SR 45 WIDENING CONSTRUCTION.
SEE DETAIL ON SHEET C005.
FIRE HYDRANTS NOTE:
NEW HYDRANT SHALL BE INSTALLED, TESTED, AND PAINTED PER NFPA 291, BY A THIRD PARTY CONTRACTOR AND WITNESSED BY A MARION COUNTY FIRE INSPECTOR.
PROPOSED CHURCH BUILDING 19,143 SF FFE = 62.00
90'
75'
40'
15'
PROPOSED DRAIN FIELD
PROPOSED SEPTIC TANK
STOP
SPC #1
SPC #2
SPC #3
SPC #4
SPC #5
SPC #6
SPC #7
T.B.
DRA 1.0
EXISTING DRA (TO BE MODIFIED)
EX. SPILLWAY (TO BE REMOVED)
PROPOSED WELL LOCATION
PROPOSED 24' WIDE CROSS ACCESS EASEMENT PAVEMENT NOT REQUIRED AT SITE PLAN STAGE
24' WIDE CROSS ACCESS EASEMENT
PROPOSED SIGN LOCATION (DESIGNED & PERMITTED BY OTHERS)
PROPERTY CORNER PER DEED 9/5/2014 O.R. BOOK 4492, PGS 1475-1477
EXTEND PAVEMENT TO FDOT DRIVEWAY WHEN AVAILABLE
15' TYPE "C" BUFFER (THIS SIDE)
CROSS ACCESS EASEMENT RECORDED IN OR BOOK 6111, PGS. 398-400 & OR BOOK 3354, PAGE 68, PUBLIC RECORDS OF MARION COUNTY, FLORIDA AS NEW EASEMENT WILL BE RECORDED FOR THE RELOCATED CROSS ACCESS EASEMENT.
RECORDED BY MARION COUNTY CLERK OF COURT ON JULY 14, 2014 (OR BOOK 6111, PGS. 398-400)
REQUEST TERMINATION OF CROSS-ACCESS EASEMENT
32909-020-03 FLORIDA DEPT. OF TRANSPORTATION B-5 ZONING LAND USE - RAC
PROPOSED FDOT POND 6A-NORTH
FUTURE W. HWY. 40 TO BE CONVERTED TO DEAD END CUL-DE-SAC BY FDOT DURING SR 45 FOUR LANING
W. Hwy. 40
NOTE: T.B.=TEMPORARY BENCHMARK
TWO BENCHMARKS SHOWN ON THIS SHEET. FOR OTHER BENCHMARKS SEE SURVEY.
DUNNELLON COMMUNITY CHURCH IMPERVIOUS CHART
AREA = 160,536 (3.69 ac)
BASIN AREA = 179,392 sf (4.11 ac)
IMPERVIOUS AREA | AREA (SF)
BUILDINGS | 19,143
PVMT/CONC | 37,330
TOTAL | 56,473
56,473/160,553 = 0.3517 = 35.2% COVERAGE
NOTE: 21,263 SF OF GRASS PARKING @ CN = 74 & 4,992 SF OF DRA BOTTOM @ CN = 98 IS USED IN THE STORMWATER MODEL.
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.
MICHAEL W. RADCLIFFE ENGINEERING, INC.
Civil Engineering & Land Planning
3313 S.W. 13th Street, Ocala, FL 34474 (352) 732-2484 FAX (352) 732-2485
Certificate No. 27 Engineering & Land Planning Business
www.radcliffeengineering.com
Revisions
No. | Date
1 | 5-23-25 | REV. PER MARION CO. COMMENTS
Initial | 1" = 30'
Phase | 2023-08
Date | 5-2-25
Drawn | MWR
Checked | JWS/DCS
Checked | MWR
Ref | 2023-08 SDC Mstr Site Plan.dwg
Project Name: Dunnellon Comm. Church - Major Site Plan
Sheet Name: Site Plan
Sheet No. C003 of C008



Dunnellon Community Church - Stormwater Pipe Chart

PIPE ID	PIPE SIZE (INCH)	LENGTH* (FEET)	PIPE SLOPE (%)	UPSTREAM STRUCTURE	TYPE	GRATE	INV. IN	INV. OUT	DOWNSTREAM STRUCTURE	TYPE	GRATE	INV. IN	INV. OUT	"Q" INCID cfs	"Q" DESIGN cfs	"Q" VELOCITY ft/s	PIPE ID
P-1.2	18	99	1.0	S-1	TYPE 'S'	93.13	-	92.00	S-1.1	TYPE 'S'	93.00	89.00	47.66	3.32	10.92	5.50	P-1.2
P-1.1	18	99	0.8	S-1.1	TYPE 'S'	99.03	90.00, 89.67	87.67	S-1.2	MES			47.00	8.56	9.39	5.32	P-1.1
P-1.2	18	200	2.74	S-4	TYPE 'S'	93.67	93.67	88.00	S-1.1	TYPE 'S'	94.00	90.00, 89.67	87.67	3.06	17.39	9.85	P-1.2
P-2.0	18	73	0.5	S-2	TYPE 'S'	93.83	-	87.57	S-2.1	MES	-	-	47.00	6.09	7.83	4.25	P-2.0
P-3.0	18	36	0.5	S-3	TYPE 'C'	90.55	-	87.18	S-3.1	MES	-	-	47.00	1.69	4.26	2.13	P-3.0

ALL PIPES ARE RCP (REINFORCED CONCRETE PIPE) UNLESS INDICATED OTHERWISE *LENGTH INCLUDES MES WHERE APPLICABLE

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.

MICHAEL W. RADCLIFFE ENGINEERING, INC.
3810 NW 13th Street, Suite 1, Gainesville, FL 32609
352.376.1821 Fax: 352.376.2201 Cert. of Auth. #EB 0000288
www.radcliffeengineering.com

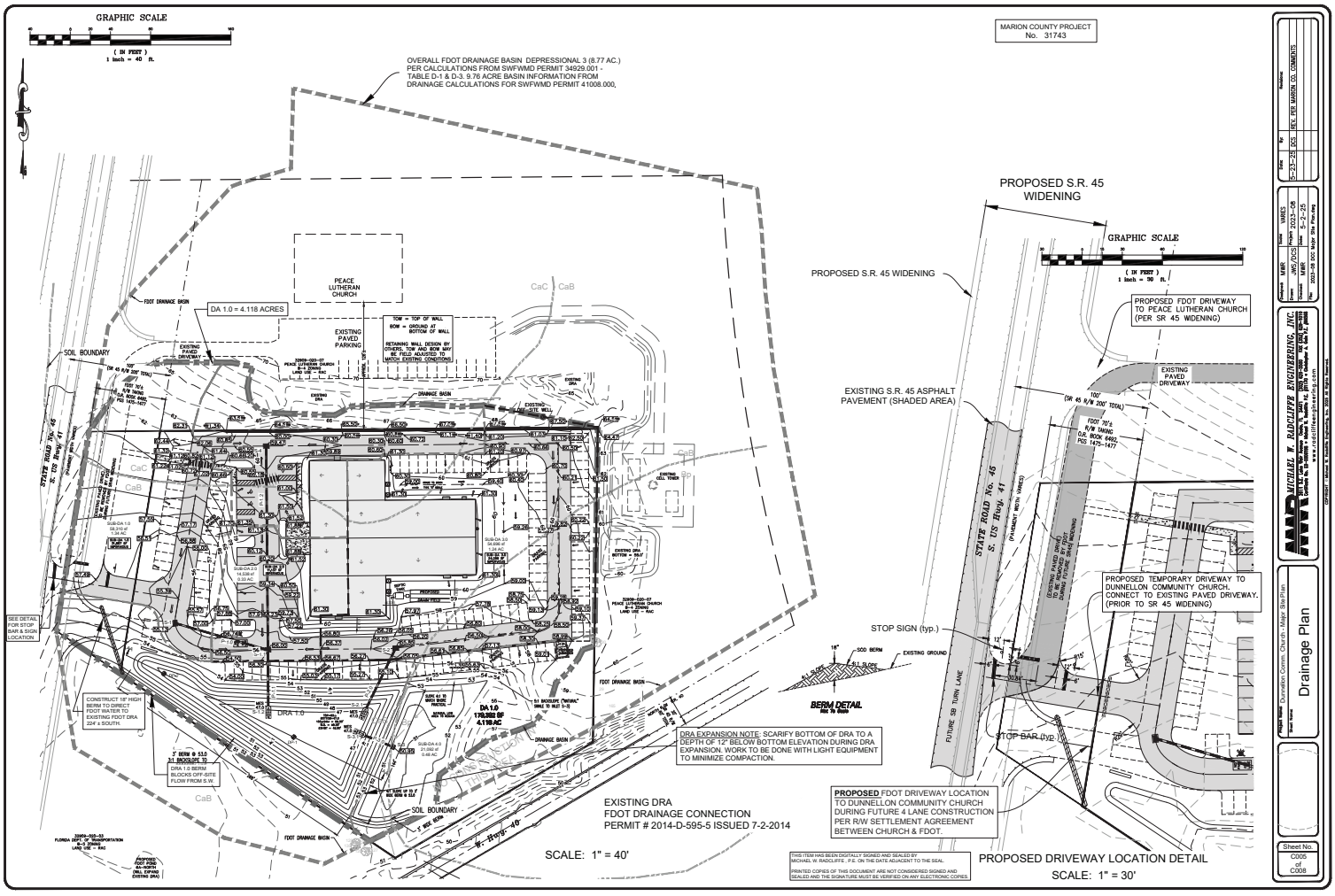
Revisions	No.	Date
REV. PER MARION CO. COMMENTS	1	5-23-25

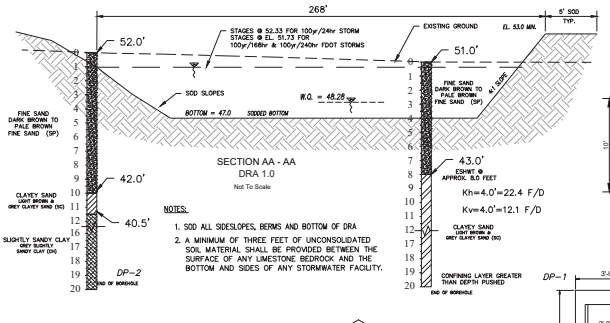
Project Mgr. MWR
Drawn JWS/DCS
Checked MWR
Issue Phase 2023-08
Date 5-2-25
Rev 2023-08 SDC Mjr Site Rev

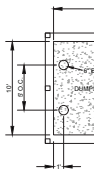
Project Name: Dunnellon Comm. Church - Major Site Plan
Sheet Name: Drainage Plan

Sheet No. C004 of C008

COPYRIGHT - Michael W. Radcliffe Engineering, Inc. 2025 All Rights Reserved

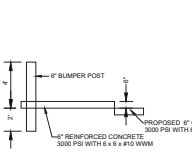

GRAPHIC SCALE
(IN FEET)
1 inch = 40 ft.
MARION COUNTY PROJECT
No. 31743
OVERALL FDOT DRAINAGE BASIN DEPRESSIONAL 3 (8.77 AC.) PER CALCULATIONS FROM SWFWMD PERMIT 34929.001 - TABLE D-1 & D-3. 9.76 ACRE BASIN INFORMATION FROM DRAINAGE CALCULATIONS FOR SWFWMD PERMIT 41008.000.
PEACE LUTHERAN CHURCH
DA 1.0 = 4.118 ACRES
EXISTING PAVED PARKING
EXISTING PAVED DRIVEWAY
SOIL BOUNDARY
STATE ROAD No. 45 S. US Hwy. 41
DRA 1.0
CONSTRUCT 18" HIGH BERM TO DIRECT FDOT WATER TO EXISTING FDOT DRA 22+f- x SOUTH.
DRA 1.0 BERM BLOCKS OFF-SITE FLOW FROM S.W.
SEE DETAIL FOR STOP BAR & SIGN LOCATION
EXISTING DRA
FDOT DRAINAGE CONNECTION
PERMIT # 2014-D-595-5 ISSUED 7-2-2014
SCALE: 1" = 40'
DRA EXPANSION NOTE: SCARIFY BOTTOM OF DRA TO A DEPTH OF 12" BELOW BOTTOM ELEVATION DURING DRA EXPANSION. WORK TO BE DONE WITH LIGHT EQUIPMENT TO MINIMIZE COMPACTION.
BERM DETAIL
PROPOSED S.R. 45 WIDENING
PROPOSED S.R. 45 WIDENING
GRAPHIC SCALE
(IN FEET)
1 inch = 30 ft.
PROPOSED FDOT DRIVEWAY TO PEACE LUTHERAN CHURCH (PER SR 45 WIDENING)
EXISTING S.R. 45 ASPHALT PAVEMENT (SHADED AREA)
EXISTING PAVED DRIVEWAY
STATE ROAD No. 45 S. US Hwy. 41
PROPOSED TEMPORARY DRIVEWAY TO DUNNELLON COMMUNITY CHURCH. CONNECT TO EXISTING PAVED DRIVEWAY. (PRIOR TO SR 45 WIDENING)
STOP SIGN (typ.)
STOP BAR (typ.)
FUTURE EB TURN LANE
PROPOSED FDOT DRIVEWAY LOCATION TO DUNNELLON COMMUNITY CHURCH DURING FUTURE 4 LANE CONSTRUCTION PER R/W SETTLEMENT AGREEMENT BETWEEN CHURCH & FDOT.
PROPOSED DRIVEWAY LOCATION DETAIL
SCALE: 1" = 30'
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.
MICHAEL W. RADCLIFFE ENGINEERING, INC.
Project Name: Dunnellon Comm. Church - Major Site Plan
Sheet Name: Drainage Plan
Sheet No. C005 of C008

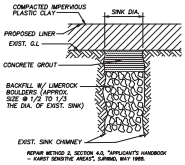




Dumpster Pad Detail

Not to Scale

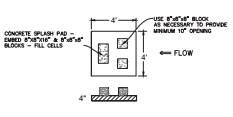




Karst Repair Detail

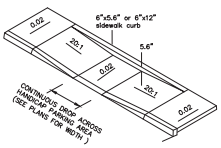
Not To Scale

MARION COUNTY PROJECT
No. 31743



Concrete Splash Pad Detail

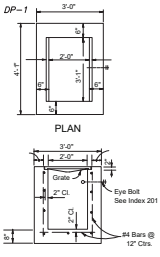
NOT TO SCALE



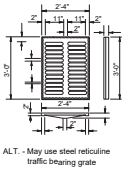
Handicap Curb Detail

IF REQUIRED

Not to Scale

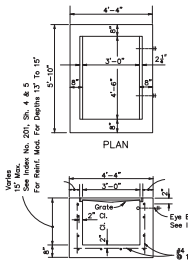


Recommended Maximum Pipe Size:
2'-0" Wall-18" Pipe
3'-1" Wall-24" Pipe



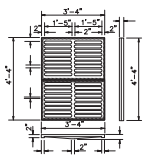
Type "C" Inlet

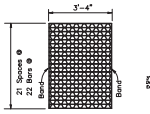
Not to Scale



Recommended Maximum Pipe Size:
3'-0" Wall-24" Pipe
4'-6" Wall-42" Pipe

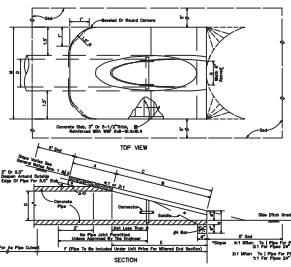
NOTICE: Steel Grates Are Required On Inlets With Traversable Slots And On Inlets where Bicycle Traffic is Anticipated.





Type "E" Inlet - Traffic Bearing

Not to Scale



Mitered End Section Detail

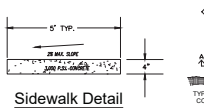
PER F.D.O.T. DETAIL

	DIMENSIONS AND QUANTITIES																															
	D	X	A	B	C	E	F	G	H Single Pipe	H Double Pipe	H Triple Pipe	H Quad. Pipe	N	CONCRETE SLAB (CY) @ Single Pipe	CONCRETE SLAB (CY) @ Double Pipe	CONCRETE SLAB (CY) @ Triple Pipe	CONCRETE SLAB (CY) @ Quad. Pipe	REBAR (Lb. YOU.) Single Pipe	REBAR (Lb. YOU.) Double Pipe	REBAR (Lb. YOU.) Triple Pipe	REBAR (Lb. YOU.) Quad. Pipe
4:1 Slope	18"	0'-6"	1'-0"	4'-6"	4'-6"	4'-6"	1'-0"	1'-0"	1'-6"	2'-6"	3'-6"	4'-6"	1'-0"	1.0	1.9	2.8	3.7	18	36	54	72	
	24"	0'-8"	1'-4"	5'-0"	5'-0"	5'-0"	1'-4"	1'-4"	2'-0"	3'-4"	4'-8"	6'-0"	1'-4"	1.4	2.6	3.8	5.0	24	48	72	96	
	30"	0'-10"	1'-8"	5'-6"	5'-6"	5'-6"	1'-8"	1'-8"	2'-6"	4'-2"	5'-10"	7'-6"	1'-8"	1.8	3.3	4.8	6.3	30	60	90	120	
	36"	1'-0"	2'-0"	6'-0"	6'-0"	6'-0"	2'-0"	2'-0"	3'-0"	5'-0"	7'-0"	9'-0"	2'-0"	2.2	4.0	5.8	7.6	36	72	108	144	
	42"	1'-2"	2'-4"	6'-6"	6'-6"	6'-6"	2'-4"	2'-4"	3'-6"	5'-10"	8'-2"	10'-6"	2'-4"	2.6	4.7	6.8	8.9	42	84	126	168	
	48"	1'-4"	2'-8"	7'-0"	7'-0"	7'-0"	2'-8"	2'-8"	4'-0"	6'-8"	9'-4"	12'-0"	2'-8"	3.0	5.4	7.8	10.2	48	96	144	192	
	54"	1'-6"	3'-0"	7'-6"	7'-6"	7'-6"	3'-0"	3'-0"	4'-6"	7'-6"	10'-6"	13'-6"	3'-0"	3.4	6.1	8.8	11.5	54	108	162	216	
	60"	1'-8"	3'-4"	8'-0"	8'-0"	8'-0"	3'-4"	3'-4"	5'-0"	8'-4"	11'-8"	15'-0"	3'-4"	3.8	6.8	9.8	12.8	60	120	180	240	
	66"	1'-10"	3'-8"	8'-6"	8'-6"	8'-6"	3'-8"	3'-8"	5'-6"	9'-2"	12'-10"	16'-6"	3'-8"	4.2	7.5	10.8	14.1	66	132	198	264	
	72"	2'-0"	4'-0"	9'-0"	9'-0"	9'-0"	4'-0"	4'-0"	6'-0"	10'-0"	14'-0"	18'-0"	4'-0"	4.6	8.2	11.8	15.4	72	144	216	288	

■ See General Note No. 3, See Sheet 5 Of 6 For 3" Slab Quantities

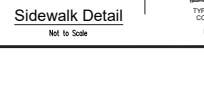
A 4:1 Slope "A" 0.25' Dimensions permitted to allow use of 9' standard pipe lengths.
0.15:1 Slope "C" 10.15' Dimensions permitted to allow use of 12' standard pipe lengths.

A-C Concrete slab shall be deepened to form bridge across crown of pipe.



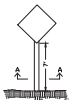
Concrete Bumper Guard

Not to Scale

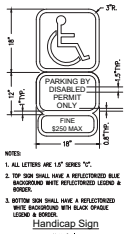


Sidewalk Detail

Not to Scale



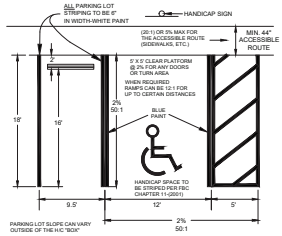
Not to Scale



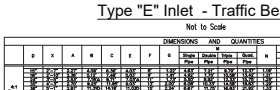
Handicap Sign

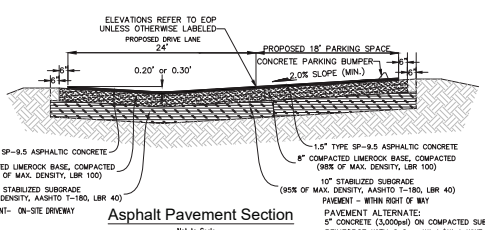
Not to Scale

REFER TO FDOT INDEX 711-001 FOR DETAILS.



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





Asphalt Pavement Section

Not to Scale

MICHAEL W. RADCLIFFE ENGINEERING, INC.
3810 NW 13th Terrace, Suite 1, Gainesville, FL 32609
Phone: (352) 376-6940 Fax: (352) 376-6948 EB 0001669
www.radcliffeengineering.com

Copyright - Michael W. Radcliffe Engineering, Inc. 2025 All Rights Reserved

No.	Revision	By	Date
1	REV. PER MARION CO. COMMENTS	DCS	5-2-25

Scale: 1" = N.I.S.
Project No. 2023-08
Date: 5-2-25
Designed: MWR
Drawn: JNC/DCS
Checked: MWR
File No. 2023-08 CCC Adopt Site Plan.dwg

Project Name: Journeyton Comm. Church - Major Site Plan
Sheet Name: Details

Sheet No. C006 of C008

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.

X:\MPE Proj & Eng\2023 Projects\2023-08 Journeyton Community Church, Mod Inspection\Design\PLANS\2023-08 CCC Adopt Site Plan.dwg 5/2/2025 12:34:27 PM

GENERAL NOTES:

1. A COPY OF THE NOTICE OF INTENT (NOI) OR LETTER FROM THE DEPARTMENT OF ENVIRONMENTAL PROTECTION (DEP) CONFIRMING COVERAGE UNDER THIS GENERIC PERMIT 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 SITE SHALL BE PREVENTED OR MINIMIZED IN ACCORDANCE WITH THE REQUIREMENTS OF 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 NATIVE VEGETATION AND PROTECTION OF EXISTING TREES. SUBMIT ALTERNATE MEASURES SHALL BE IMPLEMENTED WHERE APPROPRIATE. SEQUENCE AND DESCRIBE IMPLEMENTATION 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 DA–5TE, OR OTHERWISE LIMIT RUNOFF AND THE DISCHARGE OF POLLUTANTS FROM THE SITE. THE PLAN SHALL PROVIDE FOR THE INSTALLATION OF 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, CONCRETE TRUCK WASH OUT WASTE AND 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) OFF–SITE VEHICLE TRACKING. THE PLAN SHALL ASSURE THAT OFF–SITE VEHICLE TRACKING OF SEDIMENTS AND THE GENERATION OF DUST IS MINIMIZED.
   (3) SANITARY WASTE. ALL SANITARY WASTE 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 AGRONOMIC RATES AS SPECIFIED BY THE MANUFACTURER.
   (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 TOTAL AMOUNT WITHIN THE SEVEN
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(5)), SIGNED IN ACCORDANCE WITH PART VIII OF THIS PERMIT, WITHIN 14 DAYS OF FINAL STABILIZATION OF THE SITE OR THE TRANSFER OF PERMANENT OPERATIONAL PERMIT.
13. A PERMITTEE SHALL SUBMIT A NOT TO THE FOLLOWING ADDRESS

    NPDES STORMWATER NOTICES CENTER, MS# 2505
    FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION
    2600 BLAIR STONE ROAD
    TALLAHASSEE, FLORIDA 32399–2400

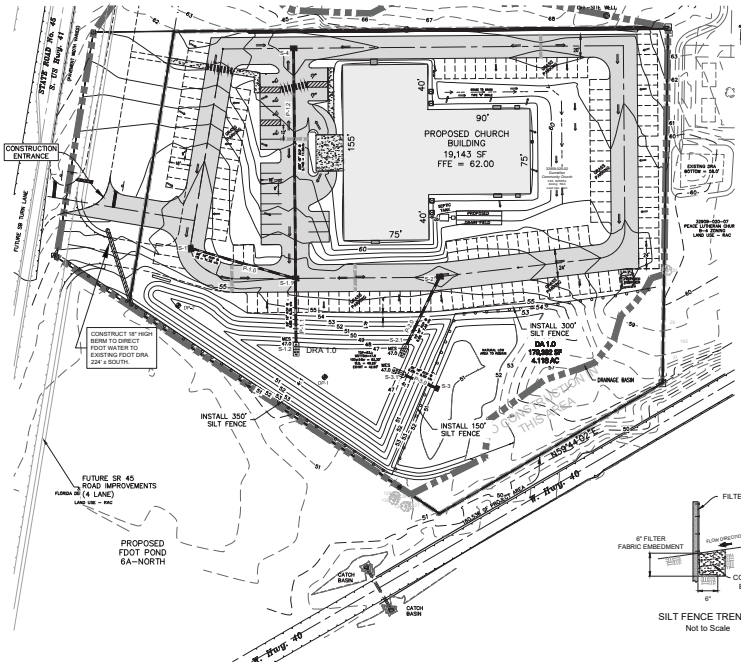
14. PROJECTS THAT DISCHARGE STORMWATER ASSOCIATED WITH CONSTRUCTION ACTIVITY TO A MS4 SHALL SUBMIT A COPY OF THE NOT TO THE OPERATOR OF THE MS4.
15. REFER TO THE SITE PLAN FOR EROSION CONTROL MEASURES AND ADDITIONAL INFORMATION.

NOTES:

1. FOR SILT FENCE DETAIL SEE TYPE III SILT FENCE IN FDOT INDEX 103. SILT FENCE LOCATION SHOWN FOR CLARITY ONLY, ACTUAL FENCE TO BE AS NEAR THE PROPERTY LINE AS PRACTICAL.
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 DRAINAGE, INCOMPLETE WORK/WORMIT, 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. THE CONTRACTOR SHALL PREVENT SEDIMENT FROM LEAVING THE SITE AND ENTERING ANY WETLAND OR INTO A DRY OR WET RETENTION/DETENTION AREA. 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. SEE PLAN SHEETS FOR MORE DETAILED LOCATION OF SILT FENCE.
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, PROPOSED BUILDING GRADING.
3. THE ESTIMATED PROJECT AREA IS 1.69 ACRES. THE AREA TO BE DISTURBED BY CONSTRUCTION IS 1.69 ACRES.
4. THE TOPOGRAPHY OF THE AREA HAS GENTLE SLOPE AND NATURALLY DELINEATES THE DRAINAGE BASINS AS SHOWN ON THE MASTER DRAINAGE PLAN. VEGETATIVE COVER CONSISTS OF BAHIA GRASS THROUGHOUT THE SITE. EXISTING SOILS ARE PREDOMINANTLY CANDLER TYPE "A" HYDROLOGIC SOILS, WHICH ARE WELL–DRAINED TO EXCESSIVELY DRAINED SANDS ACCORDING TO THE NATIONAL RESOURCE CONSERVATION SERVICE (NRCS) CLASSIFICATION.



GRAPHIC SCALE

(IN FEET)
1 inch = 40 ft.

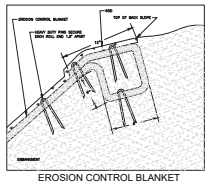
MARION COUNTY PROJECT
No. 31743

LEGEND:

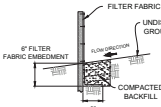
DRA DRAINAGE RETENTION AREA

SILT FENCE

INSTALL A TOTAL OF 800± LF SILT FENCE



EROSION CONTROL BLANKET
GROUND FASTENING DETAIL
(IF REQUIRED)
Not to Scale

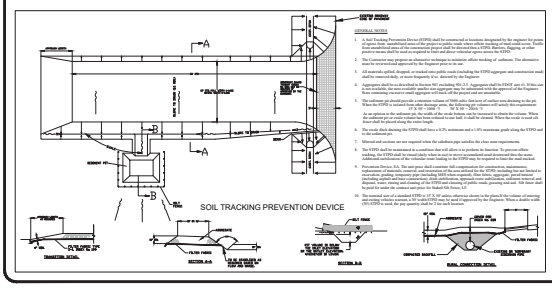


SILT FENCE TRENCH
Not to Scale

EROSION CONTROLS & BEST MANAGEMENT PRACTICES (BMP's)

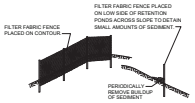
ALTERNATE: INSTALL DRAINAGE FILTER FABRIC UNDER INLET GRATE

SILT FENCE PROTECTION
IN DITCHES WITH INTERMITTENT FLOW
Not to Scale



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



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

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.

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 _____

Permittee'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.

Richard Hooper, Pastor

Signature _____
Date _____

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

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.

MWR MICHAEL W. RADCLIFFE ENGINEERING, INC.
3810 NW 13th Avenue, Suite 1, Gainesville, FL 32605
(352) 377-2440 FAX (352) 377-2485
Certificate of Authorization No. 28868

No.	Date	By	Revisions
1	5-23-25	DCS	REV. PER MARION CO. COMMENTS

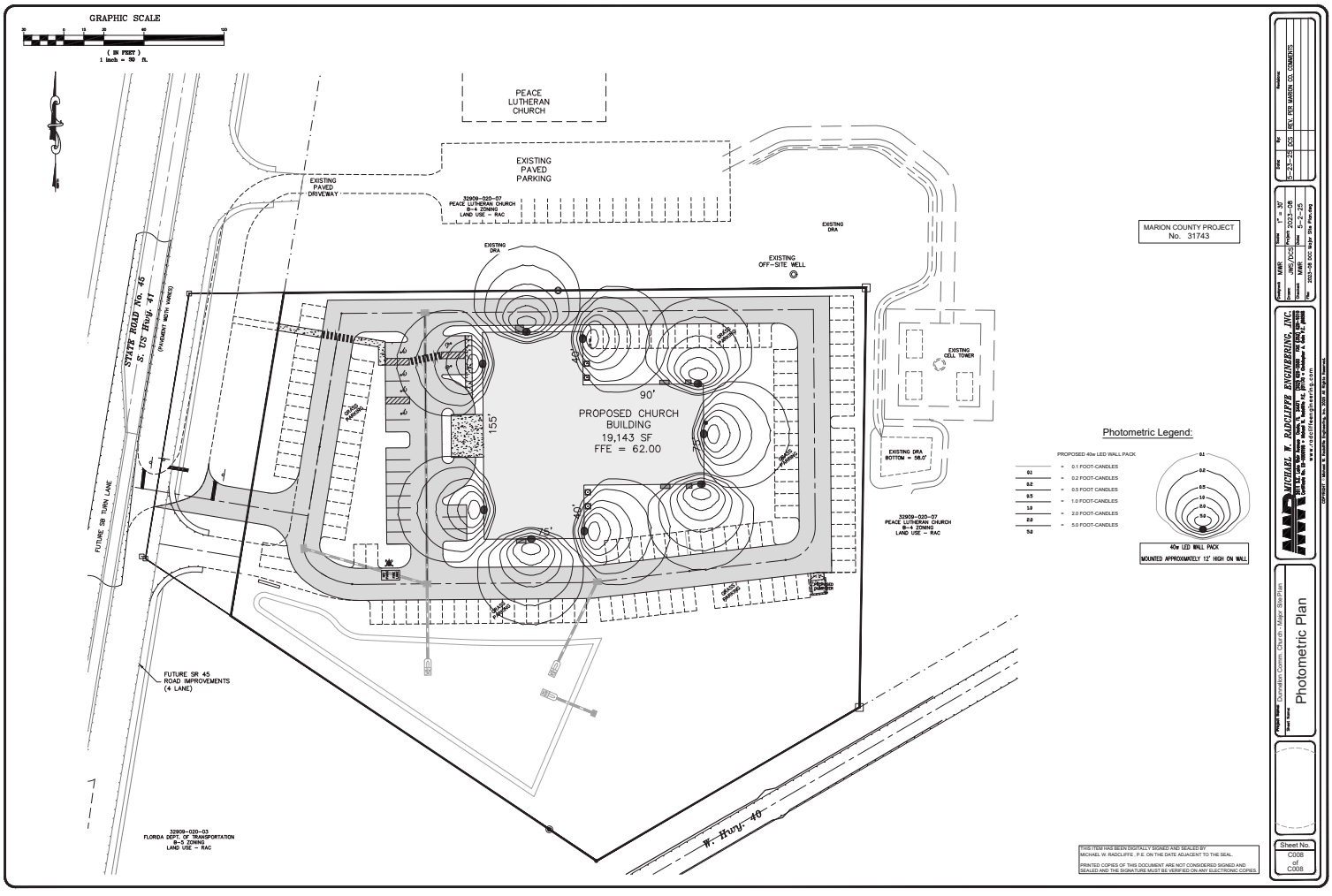
Designed: MWR | Scale: 1" = 40'
Drawn: JNS/DCS | Project: 2023-08
Checked: MWR | Date: 5-2-25
Plot: 2023-08 SDC Major Site Plan.dwg

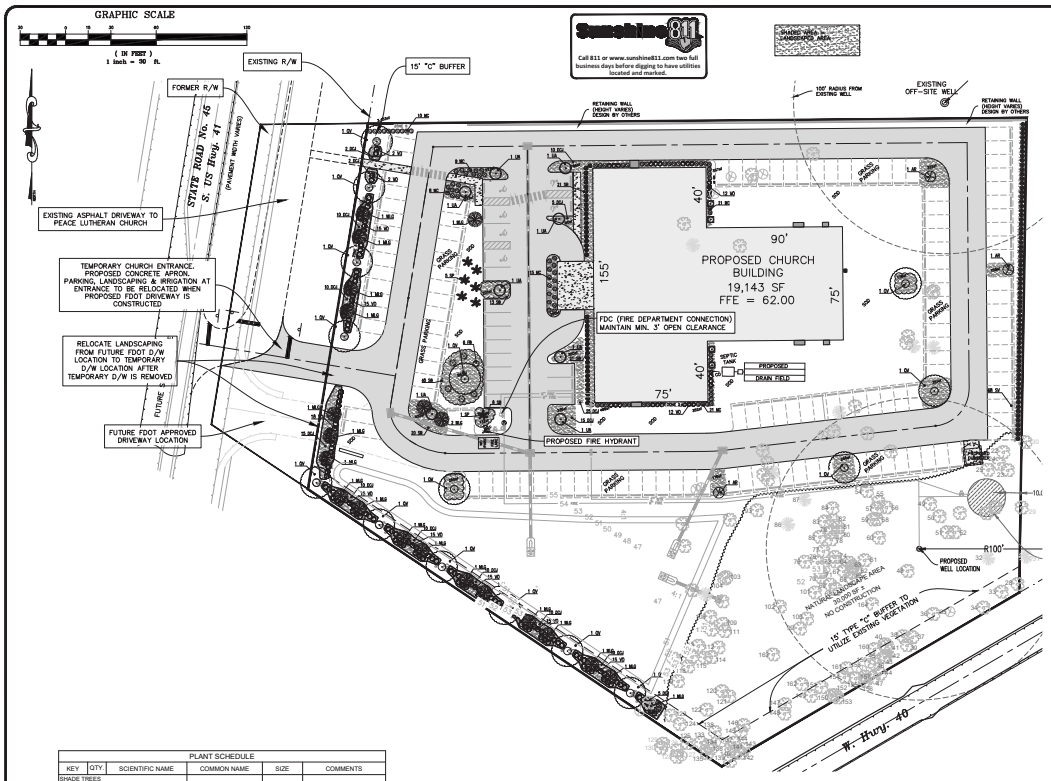
Project Name: Journeyton Comm. Church - Major Site Plan
Sheet Name: Stormwater Pollution Prevention Plan (SWPPP)

Sheet No.
C007
of
C008

COPYRIGHT - Michael W. Radcliffe Engineering, Inc. 2025 - All Rights Reserved

X:\MPE Fl Lic\2023 Projects\08 Greenbay Community Church, Blvd Expansion\Design\PLANS\2023-08 SDC Major Site Plan.dwg 5/2/2025 2:58 PM


GRAPHIC SCALE
(IN FEET)
1 inch = 50 ft.
PEACE LUTHERAN CHURCH
EXISTING PAVED PARKING
EXISTING PAVED DRIVEWAY
32909-020-07
PEACE LUTHERAN CHURCH
B-4 ZONING
LAND USE - RAC
EXISTING DRA
EXISTING OFF-SITE WELL
EXISTING CELL TOWER
EXISTING DRA BOTTOM = 58.0'
STATE ROAD No. 45
S. US Hwy. 41
(PAVEMENT WIDTH VARIES)
FUTURE SR TURN LANE
PROPOSED CHURCH BUILDING
19,143 SF
FFE = 62.00
90'
155'
FUTURE SR 45
ROAD IMPROVEMENTS
(4 LANE)
32909-020-03
FLORIDA DEPT. OF TRANSPORTATION
B-5 ZONING
LAND USE - RAC
W. Hwy. 40
MARION COUNTY PROJECT
No. 31743
Photometric Legend:
PROPOSED 40w LED WALL PACK
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
40w LED WALL PACK
MOUNTED APPROXIMATELY 12' HIGH ON WALL
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.
MICHAEL W. RADCLIFFE ENGINEERING, INC.
Revisions
No
Date
5-23-25 DCS REV. PER MARION CO. COMMENTS
Project MWR
Drawn JWS/DCS
Submitted MWR
Rev 2023-09 SDC Major Site Plan Mod
Scale 1" = 30'
Project No. 2023-08
Date 5-2-25
Project Name Journeyman Comm. Church - Major Site Plan
Sheet Name Photometric Plan
Sheet No. C008 of C008



DUNNELLON COMMUNITY CHURCH IMPERVIOUS CHART	
AREA = 160,536 (3.69 ac)	
BASIN AREA = 179,392 sf (4.11 ac)	
IMPERVIOUS AREA	AREA (SF)
BUILDINGS	19,143
PVMT/CONC.	37,330
TOTAL	56,473

56,473/160,553 = 0.3517 = 35.2% COVERAGE

NOTE: 21,263 SF OF GRASS PARKING @ CN = 74 & 4,892 SF OF DRA BOTTOM @ CN = 98 IS USED IN THE STORMWATER MODEL

SHADE TREE CALCULATIONS:

SEE SHEET L004 – TREE PLAN

TREES TO BE PLANTED TO MEET LANDSCAPING REQUIREMENTS

MARION COUNTY PROJECT No. 31743

NATIVE PLANTS:

35% OF PLANTS TO BE NATIVE SPECIES:

TOTAL PLANTS USED = 384
384 X 35% = 134 PLANTS REQUIRED TO BE NATIVE SPECIES

228 NATIVE SPECIES PLANTS TO BE USED – 59%

LANDSCAPE NOTES:

REQUIRED LANDSCAPING = 20% OF 130,636 SF (3.00 AC) = 26,127 SF

LANDSCAPED AREA INCLUDED IN CALCULATIONS INCLUDES NATURAL 30,000 SF (0.69 AC) WOODED AREA ON SE CORNER OF SITE WHICH WILL REMAIN UNDISTURBED.

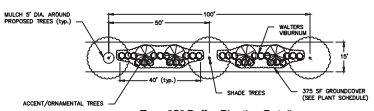
PROPOSED ADDITIONAL LANDSCAPED AREA = 9,142 SF

TOTAL AREA INCLUDED IN LANDSCAPE AREA CALCULATIONS = 38,973 SF (24.3%)

1. PROPOSED MODIFIED TYPE "C" BUFFER TO REPLACE REQUIRED TYPE "C" BUFFER ADJACENT TO US 41 ONLY. PROPOSED MODIFIED BUFFER TO BE 10' WIDE.
2. SHRUBS AND GROUND COVERS SHALL COMPRISE AT LEAST 50% OF BUFFER AREA AND FORM A LAYERED LANDSCAPE SCREEN WITH A MINIMUM HEIGHT OF 3' WITHIN ONE YEAR.
3. IRRIGATION OF LANDSCAPE AREA TO BE LOW VOLUME IRRIGATION SYSTEM CONNECTED TO TIMER FOR REGULATED WATERING OF PLANTS. SUPPLEMENT WITH HAND WATERING AS NECESSARY.
4. IRRIGATION SYSTEM TO BE INSTALLED PER PLANS.
5. SODDED AREAS TO BE ARGENTINE BAHIA. ALL OTHER DISTURBED AREAS TO BE SEEDED & MULCHED.
6. ALL DESIGNATED LANDSCAPE AREAS TO BE MULCHED WITH PINE BARK NUGGETS (2"–3" THICKNESS).
7. NO CONSTRUCTION, DRIVING OR PARKING OF VEHICLES TO OCCUR WITHIN TREE PROTECTION ZONES (TPZ). PROTECTION FENCING TO BE INSTALLED PRIOR TO CONSTRUCTION.
8. TREES SHOWN WITH TREE PROTECTION ZONES INSIDE CONSTRUCTION AREAS TO HAVE ROOTS PROPERLY PRUNED AND TRENCH BACKFILLED WITH SOIL PRIOR TO CONSTRUCTION BEGINNING TO MINIMIZE TREE DAMAGE.
9. IF IT BECOMES NECESSARY TO TEMPORARILY REMOVE TREE PROTECTION ZONE FENCING, THE FENCING SHALL BE REPLACED AS SOON AS POSSIBLE IN ITS ORIGINAL POSITION AND CONDITION.
10. SHRUBS SHALL BE A MINIMUM HEIGHT OF 18 INCHES SPACED APPROPRIATELY FOR THE SPECIES AND THE REQUIRED SCREENING AND MAINTENANCE HEIGHT.
11. ACCENT OR ORNAMENTAL (UNDERSTORY) TREES SHALL HAVE A MINIMUM OVERALL HEIGHT OF SIX FEET AND A MINIMUM SPREAD OF 42 INCHES UPON INSTALLATION.
12. SEC. 6.8.12. – LANDSCAPE COMPLETION INSPECTION REQUIREMENTS. UPON COMPLETION OF THE INSTALLATION, THE CONTRACTOR SHALL REQUEST AN INSPECTION BY THE DESIGN PROFESSIONAL. A LANDSCAPE AND IRRIGATION AS-BUILT CERTIFICATION SHALL BE SIGNED AND SEALED BY THE DESIGN PROFESSIONAL AND SUBMITTED TO THE COUNTY LANDSCAPE ARCHITECT PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.

PLANT SCHEDULE

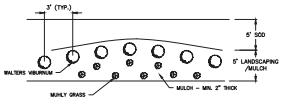
KEY	QTY.	SCIENTIFIC NAME	COMMON NAME	SIZE	COMMENTS
SHADE TREES					
QV	15	Quercus Virginiana	Live Oak (Native)	3.5" Caliper	
UA	6	Ulmus Alata	Winged Elm (Native)	3.5" Caliper	
AR	3	Acer Rubrum	Red Maple	3.5" Caliper	
ORNAMENTAL TREES					
MLG	21	Magnolia Grandiflora	Little Gem Magnolia	5 gl	6' HT, 42" WIDE
PALMS					
SP	7	Sabal Palmetto	Sabal Palm (Native)	8'-10' Clear Trunk	
SHRUBS & GROUNDCOVERS					
VO	151	Viburnum Obovatum	Walters Viburnum (Native)		18" - 24" 3.5' o.c.
SV	70	Viburnum Odoratissimum	Sweet Viburnum		18" - 24" 3.5' o.c.
FB	8	Hamelia patens	Dwarf Firebush	#3	MIN. 18" (NATIVE) 3.5' o.c.
DCJ	149	Trachelospermum Asiaticum	Dwarf Jasmine	#1	5-7 Runners
MC	84	Muhly Capillaris	Muhly Grass		
SB	123	Spartina bakeri	Sand Cordgrass (Native)	#3	4' o.c.
SOD		Argentine Bahia			
MULCH		Pine Bark Nuggets	Minimum 2" thickness		



Type "C" Buffer Planting Detail

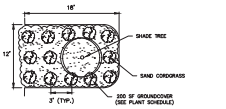
(PER 100' - TYPICAL)

NOT TO SCALE



Typical Landscape Pattern

(TO BE USED AROUND BUILDING AND PARKING AREA TO BE MODIFIED AS NECESSARY FOR ACCESS AND FUNCTION)



Parking Island Planting Detail

(TO BE USED IN PAVED PARKING AREA TO BE MODIFIED AS NECESSARY FOR ACCESS AND FUNCTION)

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	By	Date
REV. PER MARION CO. COMMENTS	KCS	5-23-25

Designed: MWR | Scale: 1" = 50'
Drawn: JWC/DCS | Project: 2023-08
Checked: MWR | Date: 5-2-25
File: 2023-08 Major Site Plan.dwg

MICHAEL W. RADCLIFFE ENGINEERING, INC.
Civil Engineering • Land Planning • Surveying
Suite 4, 10 Cascade • Ocala, Florida 34472 • (352) 732-8484
Certificate No. 28 Expires 2/28/2027

Project Name: Dunnellon Comm. Church - Major Site Plan
Sheet Name: Landscaping Plan

Sheet No. L001 of L004

COPYRIGHT © MICHAEL W. RADCLIFFE ENGINEERING, INC. ALL RIGHTS RESERVED

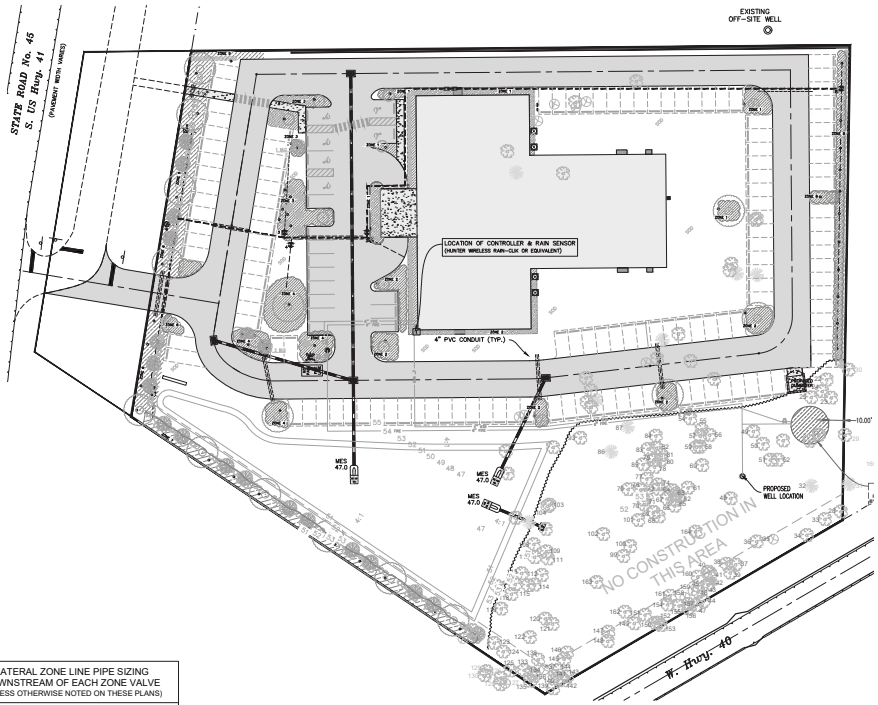
GRAPHIC SCALE

(IN FEET)
1 inch = 30 ft.

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

Irrigation Notes:

1. LOW VOLUME IRRIGATION TO BE HUNTER MP ROTATOR FOR ALL PLANT LOCATIONS.
2. TREE BUBBLERS TO BE USED FOR TREE IRRIGATION UNTIL ESTABLISHED.
3. ALL LANDSCAPED AREAS WILL BE 100 PERCENT IRRIGATED THROUGHOUT THE ESTABLISHMENT PERIOD.



SEC. 6.9.5. IRRIGATION SYSTEM INSTALLATION

A. Irrigation systems shall only be installed by installation professionals meeting the licensing requirements under Section 6.9.10, except those being installed by property owners on their own single-family residence or owner/occupied duplex.
B. Irrigation systems shall be constructed in accordance with the Florida Irrigation Society's (FIS) Standards and Specifications for Turf and Landscape Irrigation Systems as updated.

SEC. 6.9.6. COMPLETION INSPECTION REQUIREMENTS

A. Irrigation installation professionals shall be accountable for the proper installation and compliance with the conditions of the irrigation permit and approved plans.
B. Upon completion of the installation, the contractor or owner shall request an inspection by the County. Prior to requesting the inspection, the irrigation installation professional shall produce a clear and legible as-built diagram which accurately represents the irrigation system was installed. The diagram shall be presented and reviewed during the final inspection. The diagram may be a marked-up copy of the approved irrigation plan and shall include at a minimum:
(1) Locations of all mainlines and mainline valves;
(2) Locations of all remote control valves;
(3) Water demand per zone in GPM; and
(4) Total water demand per operating cycle.
C. The irrigation installation professional shall also provide to the owner:
(1) Irrigation system scheduling information;
(2) A copy of the irrigation contractor owner's manual;
(3) Irrigation system maintenance schedule, which includes:
(a) Instructions for seasonal adjustments of controller and sensors.
(b) Instructions covering how and when to check for leaks.
(c) A schedule for checking for proper irrigation distribution coverage.
D. Within 60 days after installation the irrigation controller shall be adjusted to be set in accordance with the applicable irrigation schedule set forth in this Code.
E. Upon completion of the irrigation system installation and the acceptance of the as-built diagram and operational information, a Final Inspection and Landscape/Irrigation Release shall be signed and sealed by the irrigation design professional and submitted to the County's Landscape Architect.

SEC. 6.9.10. LICENSING AND CERTIFICATION

A. Irrigation Professionals.
(1) Irrigation Design Professionals shall be design professional as licensed by the State of Florida to design irrigation systems in Florida.
(2) Irrigation Installation and Maintenance Professionals shall include Plumbing Contractors and Irrigation Contractors licensed by Marion County or the State of Florida.
(3) Irrigation Installation and Maintenance Professionals, as defined by this section, shall be exempt from the separate licensing requirements for Irrigation Design Professionals when designing irrigation systems, or portions of irrigation systems, as part of a "design/build" contract to install or maintain the same system, if that system complies with all applicable requirements of this ordinance and is permitted by Marion County.
B. Training.
(1) Unless otherwise subject by Florida Statutes to certain continuing education requirements, contractors licensed to perform work under this section shall annually complete a minimum of four professional development hours (PDH) in Florida-Friendly Landscaping and Irrigation practices from a continuing education organization designated by the Marion County Licensing Board.
(2) Marion County shall confirm compliance with these PDH requirements at the time of license renewal, or by an approved audit procedure.

MARION COUNTY PROJECT
No. 31743

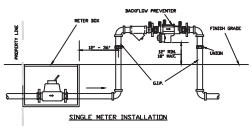
IRRIGATION ZONE CHART			PRECIPITATION RATES	
ZONE #	TYPE	GPM	COVERAGE AREA	IN. / HR.
1	SURFACE DRIP AND TREES	17.80	1,780 SF	0.96
2	SURFACE DRIP AND TREES	20.30	2,030 SF	0.96
3	SURFACE DRIP AND TREES	11.49	1,149 SF	0.96
4	SURFACE DRIP AND TREES	18.39	1,839 SF	0.96
5	SURFACE DRIP AND TREES	13.24	1,324 SF	0.96
6	SURFACE DRIP AND TREES	11.84	1,184 SF	0.96
7	SURFACE DRIP AND TREES	22.10	2,210 SF	0.96
8	SURFACE DRIP AND TREES	10.93	1,093 SF	0.96

IRRIGATION LEGEND	
KEY	DESCRIPTION
	BACKFLOW PREVENTION DEVICE
	HUNTER 1.5" PGV ELECTRIC SOLENOID VALVE w/ HUNTER ICS-40 (40) AND REGULATOR
	1.5" PIPED PVC MAINLINE
	SCH. 40 PVC SLEEVING. SIZE PER PLAN
T	HUNTER PRO C-1600 TIME CLOCK OUTDOOR TIMER
	HUNTER MP MP ADJ. ROTOR (1.5 GPM) 40° TO 60° ARC - UP TO 33' RADIUS @ 40psi
	PRESSURE COMPENSATING HUNTER PCS RUBBLER 0.50 GPM ON MALE ADAPTER
	AREA TO RECEIVE HUNTER PLD-04-12-200 DRIP LINE ON SURFACE SET 12" APART OR HUNTER DRIP ZONE CONTROL KIT

LATERAL ZONE LINE PIPE SIZING
DOWNSTREAM OF EACH ZONE VALVE
(UNLESS OTHERWISE NOTED ON THESE PLANS)

THE GUIDE BELOW GIVES A GENERAL OUTLINE FOR LATERAL ZONE LINE PIPE SIZING. SIZING SHOULD BE STARTED FROM THE FURTHEST MOST EXTREMITIES OF EACH ZONE AND WORKED BACK TO THE ZONE VALVE. CARE SHOULD BE TAKEN TO TOTAL EACH INTERSECTION OF LATERAL ZONE LINE TO KEEP AN ACCURATE ACCOUNT OF GPM ALL THE WAY BACK TO THE VALVE. GPM FOR EACH ZONE GIVEN AT EACH VALVE CALL-OUT ON THE IRRIGATION PLAN.

GALLONS PER MINUTE (GPM)	APPROPRIATE PIPE SIZE
0 – 5 GPM	1/2" PVC
6 – 10 GPM	3/4" PVC
11 – 16 GPM	1" PVC
17 – 25 GPM	1 1/4" PVC
26 – 35 GPM	1 1/2" PVC
36 – 55 GPM	2" PVC



SINGLE METER INSTALLATION

Backflow Preventer
Not To Scale

ZONE DATA
ZONE NUMBER
GPM
ALL VALVES PGV
ELECTRIC SOLENOID

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
REV. PER MARION CO. COMMENTS	5-23-25	DCS

Drawn: MWR | Check: JWS/DCS | Scale: 1" = 30' | Project: 2023-08 | Date: 5-2-25 | Sheet: 2023-08 SDC Mstr Site Plan.dwg

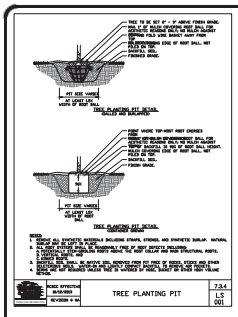
MICHAEL W. RADCLIFFE ENGINEERING, INC.
3910 S.W. 40th Boulevard, Suite 'A', Gainesville, FL 32608 (352) 672-5404 FAX (352) 672-5408
Certificate of Authorization No. 28868
www.radcliffeengineering.com

Copyright - Michael W. Radcliffe Engineering, Inc. 2025 All Rights Reserved

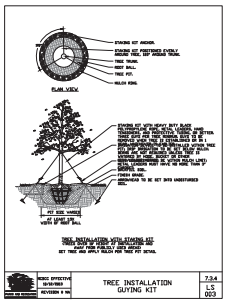
Project Name: Generation Comm. Church - Major Site Plan
Sheet Name: Irrigation Plan

Sheet No. L002 of L004

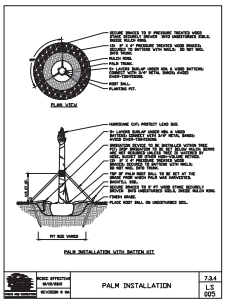
X:\APPS 11 pe 6 2021 Projects\2023 08 Generation Community Church, Ocala Expansion\Drawings\PLANS\2023-08 SDC Major Site Plan.dwg 5/2/2025 2:58 PM



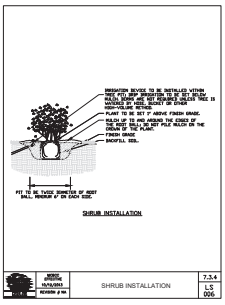
TREE PLANTING PIT



TREE INSTALLATION GUYING KIT



PALM INSTALLATION



SHRUB INSTALLATION

SOD NOTES

1. Thickness of Cut: Turfgrass sod shall be machine cut at uniform soil thickness at the time of cutting. Measurement for thickness shall exclude top growth and thatch.

2. Pad Size: Individual pieces of turfgrass sod shall be cut to the supplier's standard width and length. Maximum allowable deviation from standard widths and lengths shall be plus or minus 0.5 inch (13 mm) on width and plus or minus liver percent on length. Broken pads and torn or uneven ends will not be acceptable.

3. Strength of Turf Sod Sections: Standard size sections of turfgrass sod shall be strong enough that it can be picked up and handled without damage.

4. Moisture Content: Turfgrass sod shall not be harvested or transplanted when its moisture content (excessively dry or wet) may adversely affect its survival.

5. Sod pads to be laid flush with adjacent pods and tight against all adjacent pods. No gaps. Roll with heavy roller if requested by Landscape Architect.

Sunshine 811

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

MARION COUNTY PROJECT No. 31743

SECTION 6.7.3.E – TREE PROTECTION

Tree protection shall continue during the course of construction. The following requirements shall be conditions of tree removal permits, all permits for construction in public rights-of-way, and all development permits issued under and pursuant to this Code:

(1) The cleaning of construction equipment or material or the disposal of waste materials including but not limited to, paint, oil, solvents, asphalt, concrete, and mortar within the TPZ of any tree which is being protected is not allowed.
(2) The movement of equipment or the storage of equipment, materials, debris, or fill within the TPZ of any tree which is being protected is not allowed.
(3) The contractor shall inspect all tree protection barricades and signs on a weekly basis during the course of construction. Any barricade or sign which has been damaged or is missing shall be replaced immediately.
(4) If any tree which has not been approved to be removed is destroyed, or receives major damage during construction, with the exception of natural events, so as to place its long term survival in question, the tree(s) must be replaced at an inch-to-inch basis of the total (combined) DBH of the tree(s) so destroyed or damaged. The replacement tree(s) shall be of comparable species of the destroyed or damaged tree(s) with a minimum replacement size of 3.5–inch caliper. The County reserves the right to establish a replacement value for such trees and payment into the Tree Mitigation Fund may be authorized by the County's Landscape Architect.

SEC. 6.8.11. LANDSCAPE INSTALLATION

A. Any person providing landscape installation services for hire shall meet the licensing and certification requirements under Section 6.8.15
B. All plantings shall be installed according to current best management practices.
C. Trees and palms shall be properly planted and guyed or staked.
D. All plantings shall be properly watered during installation and through the establishment period for healthy growth as recommended by UF/IFAS.
E. Installation shall mean survival in perpetuity, and replacement if necessary, of all materials. Dead and/or dying plant material shall be replaced by the owner within 30 days of notification by the County.

SEC. 6.8.12. LANDSCAPE COMPLETION INSPECTION REQUIREMENTS

Upon completion of the Installation, the contractor shall request an Inspection by the design professional. A Landscape and Irrigation As–Built Certification shall be signed and sealed by the design professional and submitted to the County Landscape Architect prior to the issuance of a Certificate of Occupancy.

SEC. 6.8.13. LANDSCAPE MAINTENANCE

A. All landscape areas shall be maintained in accordance with the Florida–Friendly Best Management Practices for Protection of Water Resources by the Green Industries, UF/IFAS and FDEP.
B. Trees or palms shall not be severely pruned or shaped. The natural growth habit of a tree or palm shall be considered during the design phase to avoid maintenance conflicts.
C. Trees or palms which are guyed or braced shall have such guying or bracing removed once sufficient root growth has enable the tree or palm to support itself. Damaging trees with guying devices shall be considered a violation of this Code. Damaged trees shall be replaced at the expense of the owner.
D. The alteration of any required and approved landscape area without obtaining prior written approval from the County is prohibited. The expansion of drought tolerant landscaping, excluding the replacement of planted areas with turfgrass, or replacing dying or diseased plants with similar plant material is excluded.
E. Buffers and screening plantings shall provide healthy appearance year round and be maintained at the required minimum heights.

SEC. 6.8.14. FERTILIZERS AND OTHER LANDSCAPE CHEMICALS

A. Applicability.

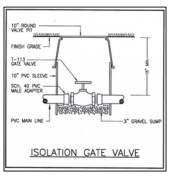
(1) This section shall be applicable to and shall regulate any and all applicators of fertilizer and areas of application of fertilizer within the unincorporated area of Marion County, unless such applicator is specifically exempted by the terms of this section from the regulatory provisions of this Code. This section shall be prospective only, and shall not impair any existing contracts.
(2) This section requires the use of BMPs which provide specific management guidelines to minimize negative environmental and cumulative environmental effects associated with the misuse of fertilizers.

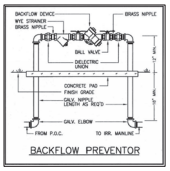
B. Exemptions. The provisions set forth in Section 6.8.14 above in this section shall not apply to:

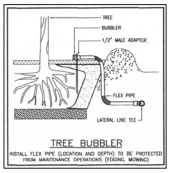
(1) Bona fide farm operations as defined in the Florida Right to Farm Act, § 823.14 FS, provided that fertilizers are applied in accordance with the appropriate Best Management Practices Manual adopted by the Florida Department of Agriculture and Consumer Services, Office of Agricultural Water Policy for the crop in question.
(2) Any lands used for bona fide scientific research, including, but not limited to, research on the effects of fertilizer use on urban stormwater, water quality, agronomics, or horticulture.

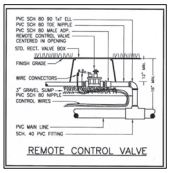
C. Fertilizer content and application rates.

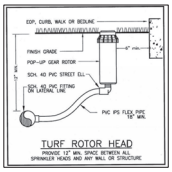
(1) Fertilizers applied to turfgrass and/or landscape plants within Marion County shall be applied in accordance with directions provided by FAC Rule 5E–1.003(2), Labeling Requirements for Urban Turf Fertilizers.
(2) Fertilizer containing nitrogen or phosphorus shall not be applied before seeding or sodding a site, and shall not be applied for the first 30 days after seeding or sodding.
(3) Fertilizers should be applied to turf and/or landscape plants at the lowest rate necessary. Nitrogen shall not be applied at an application rate greater than 0.7 lbs of readily available nitrogen per 1,000 square feet at any one time based on the soluble fraction of formulated fertilizer, with no more than 1 pound total nitrogen per 1,000 square feet applied at any one time, and not to exceed the nitrogen recommendations set forth below on an annual basis:
(4) No phosphorus fertilizer shall be applied to existing turf and/or landscape Plants within the County at application rates which exceed 0.25 pounds phosphorus per 1,000 square feet per application nor exceed 0.50 pounds phosphorus per 1,000 square feet per year.
(5) Nitrogen or phosphorus fertilizer shall not be applied to turf or landscape plants except as provided in Section 6.8.14.C(1) above for turf, or in UF/IFAS recommendations for landscape plants, vegetable gardens, and fruit trees and shrubs, unless a soil or tissue deficiency has been verified by an approved test.

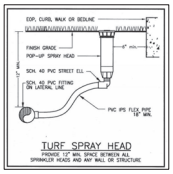


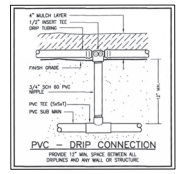


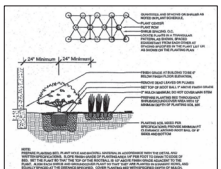


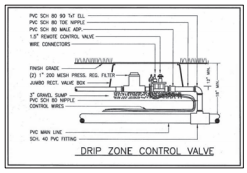






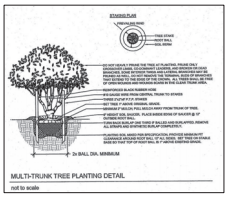


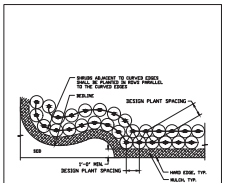




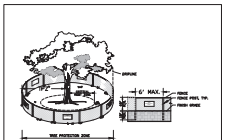
LANDSCAPE PLANTING NOTES:

1. REFER TO CIVIL PLANS FOR UTILITY LOCATION AND FINAL GRADING. IF ACTUAL SITE CONDITIONS VARY FROM WHAT IS SHOWN ON THE PLANS, CONTACT THE OWNER'S REPRESENTATIVE FOR DIRECTION BEFORE PROCEEDING.
2. VERIFY LOCATIONS OF PERTINENT SITE IMPROVEMENTS INSTALLED UNDER OTHER SECTIONS. IF ANY PART OF THIS PLAN CANNOT BE FOLLOWED DUE TO SITE CONDITIONS, CONTACT OWNER'S REPRESENTATIVE FOR DIRECTION BEFORE PROCEEDING.
3. VERIFY PLANT COUNTS AND VOLUME FOOTAGES. QUANTITIES ARE PROVIDED AS INFORMATION ONLY. IF QUANTITIES ON PLANT LIST DIFFER FROM GRAPHIC INDICATIONS, THEN GRAPHICS SHALL PREVAIL.
4. CONTACT BASE ENGINEERING OR THE LOCAL UNDERGROUND UTILITY SERVICES FOR UTILITY LOCATION AND IDENTIFICATION PRIOR TO ANY EXCAVATING ACTIVITY.
5. PERFORM EXCAVATION IN THE VICINITY OF UNDERGROUND UTILITIES WITH CARE. THE CONTRACTOR BEARS FULL RESPONSIBILITY FOR THE WORK AND DISRUPTION OR DAMAGE TO UTILITIES SHALL BE REPAIRED IMMEDIATELY AT NO EXPENSE TO THE GOVERNMENT.
6. TREES TO BE PLANTED A MINIMUM OF 5 FEET FROM FACE OF BUILDING OR PAVEMENT EXCEPT AS APPROVED BY OWNER'S REPRESENTATIVE.
7. PROVIDE MATCHING FORMS AND SIZES FOR PLANT MATERIALS WITHIN EACH SPECIES AND SIZE DESIGNATED ON SITE DRAWINGS. ALL PLANT MATERIAL SHALL CONFORM TO THE STANDARDS OF THE LATEST EDITION OF THE "AMERICAN STANDARD FOR NURSERY STOCK" PUBLISHED BY THE AMERICAN HORTICULTURAL SERVICE PUBLICATIONS "GRADES AND STANDARDS OF NURSERY PLANTS, PART 1 & 2.
8. MULCH SHALL CONSIST OF A MINIMUM OF TWO (2) INCHES OF PINE BARK NUGGETS. NON–POROUS MATERIALS SHALL NOT BE PLACED UNDER MULCH. MULCH MUST BE REPLENISHED TO MAINTAIN THE 2" DEPTH.
9. A FIVE (5) FOOT TREE RING OF MULCH MUST BE MAINTAINED AROUND ALL TREES PLANTED IN AN OPEN AREA AND NOT INCORPORATED INTO A PLANTING BED.
10. PLANTER BEDS SHALL BE FILLED WITH NATIVE TOPSOIL FREE OF WEEDS AND GRASSES, AND INCORPORATED ORGANIC MATTER TO PROMOTE HEALTHY PLANT GROWTH.
11. NO PRUNING, TOP PRUNING, OR OTHER SIGNIFICANT REMOVAL OR MAINTENANCE PRACTICES OF REQUIRED PLANT MATERIALS THAT RESULT IN STUNTING, ARBORING, OR OTHER UNRECOGNIZABLE DEVIATION FROM THE NATURAL HEALTHY GROWTH IS NOT ALLOWED AND WILL REQUIRE REPLACEMENT OF AFFECTED PLANT MATERIAL.
12. ALL SOD ON PROJECT SITE SHALL BE ARGENTINE BAHIA.





SHRUB MASSING



TREE PROTECTION

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.

MICHAEL W. RADCLIFFE ENGINEERING, INC.
3010 S.W. 36th Avenue, Ocala, FL 34474
(352) 732-1315 Fax: (352) 732-1319
E-Mail: mike@mwrengineering.com
CA #28868 Michael A. Radcliffe Engineering, Inc. 2020 © All Rights Reserved

Drawn	JMC/DCS	Check	MWR
Approved	MWR	Scale	N.T.S.
Project No.	2023-08 SDC Bldg Pad-Prep	Date	5-2-25

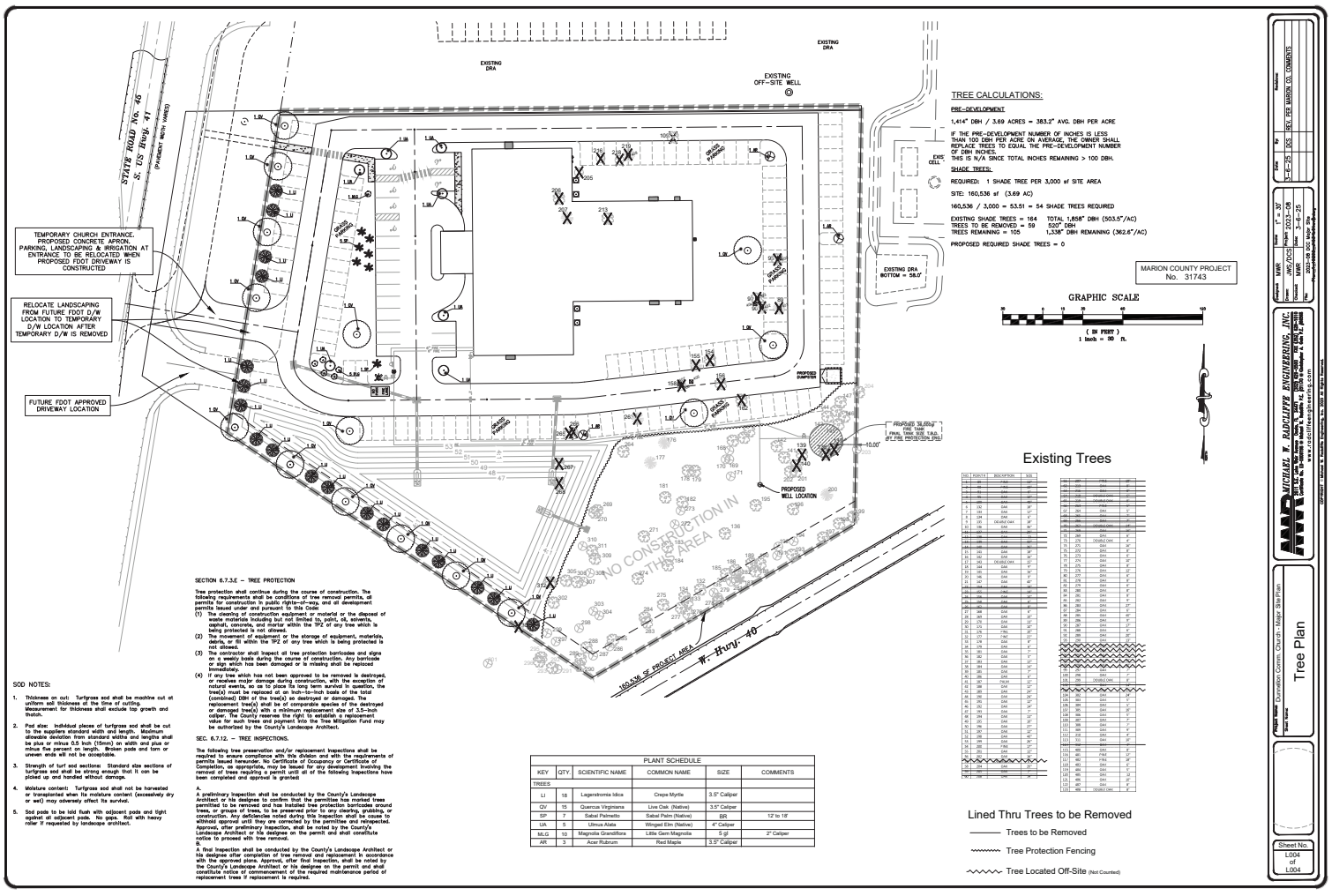
No.	Date	By	Revisions
1	5-2-25	DCS	REV. PER MARION CO. COMMENTS

Project Name: Journeyton Comm. Church - Major Site Plan

Sheet Name: Landscape & Irrigation Details

Sheet No. L003 of L004

X:\MPE Proj # 24-021 Journeyton\2024 Journeyton Community Church Site & Improvement\Dwg\ACAD\2024-08 SDC Major Dwg Pre-App 05-02-25.dwg 5/2/2025 12:37 PM



TREE CALCULATIONS:

PRE-DEVELOPMENT

1,414" DBH / 3.69 ACRES = 383.2" AVG. DBH PER ACRE

IF THE PRE-DEVELOPMENT NUMBER OF INCHES IS LESS THAN 100 DBH PER ACRE ON AVERAGE, THE OWNER SHALL REPLACE TREES TO EQUAL THE PRE-DEVELOPMENT NUMBER OF DBH INCHES.
THIS IS N/A SINCE TOTAL INCHES REMAINING > 100 DBH.

SHADE TREES:

REQUIRED: 1 SHADE TREE PER 3,000 sf SITE AREA

SITE: 160,536 sf (3.69 AC)

160,536 / 3,000 = 53.51 = 54 SHADE TREES REQUIRED

EXISTING SHADE TREES = 164 TOTAL 1,858" DBH (503.5"/AC)
TREES TO BE REMOVED = 59 520" DBH
TREES REMAINING = 105 1,338" DBH REMAINING (362.6"/AC)

PROPOSED REQUIRED SHADE TREES = 0

MARION COUNTY PROJECT
No. 31743

GRAPHIC SCALE

(IN FEET)
1 inch = 50 ft.

Existing Trees

NO.	PUNCTA	DESCRIPTION	SIZE
1	66	PINE	18"
2	67	PINE	18"
3	68	PINE	18"
4	69	OAK	18"
5	132	OAK	18"
6	133	OAK	18"
7	134	OAK	6"
8	135	DOUBLE OAK	8"
9	136	OAK	6"
10	137	OAK	6"
11	140	OAK	6"
12	141	OAK	6"
13	142	DOUBLE OAK	8"
14	144	OAK	6"
15	145	OAK	6"
16	146	OAK	6"
17	147	OAK	6"
18	148	OAK	6"
19	150	PINE	18"
20	151	PINE	18"
21	152	OAK	6"
22	153	OAK	6"
23	154	OAK	6"
24	155	OAK	6"
25	156	OAK	6"
26	157	OAK	6"
27	158	OAK	6"
28	159	OAK	6"
29	160	OAK	6"
30	161	OAK	6"
31	162	OAK	6"
32	163	OAK	6"
33	164	OAK	6"
34	165	OAK	6"
35	166	OAK	6"
36	167	OAK	6"
37	168	OAK	6"
38	169	OAK	6"
39	170	OAK	6"
40	171	OAK	6"
41	172	OAK	6"
42	173	OAK	6"
43	174	OAK	6"
44	175	OAK	6"
45	176	PINE	18"
46	177	PINE	18"
47	178	OAK	6"
48	179	OAK	6"
49	180	OAK	6"
50	181	OAK	6"
51	182	OAK	6"
52	183	OAK	6"
53	184	OAK	6"
54	185	OAK	6"
55	186	OAK	6"
56	187	OAK	6"
57	188	OAK	6"
58	189	OAK	6"
59	190	OAK	6"
60	191	OAK	6"
61	192	OAK	6"
62	193	OAK	6"
63	194	OAK	6"
64	195	OAK	6"
65	196	OAK	6"
66	197	OAK	6"
67	198	OAK	6"
68	199	OAK	6"
69	200	PINE	18"
70	201	OAK	6"
71	202	OAK	6"
72	203	OAK	6"
73	204	OAK	6"
74	205	OAK	6"
75	206	OAK	6"
76	207	OAK	6"
77	208	OAK	6"
78	209	OAK	6"
79	210	OAK	6"
80	211	OAK	6"
81	212	OAK	6"
82	213	OAK	6"
83	214	OAK	6"
84	215	OAK	6"
85	216	OAK	6"
86	217	OAK	6"
87	218	OAK	6"
88	219	OAK	6"
89	220	OAK	6"
90	221	OAK	6"
91	222	OAK	6"
92	223	OAK	6"
93	224	OAK	6"
94	225	OAK	6"
95	226	OAK	6"
96	227	OAK	6"
97	228	OAK	6"
98	229	OAK	6"
99	230	OAK	6"
100	231	OAK	6"
101	232	OAK	6"
102	233	OAK	6"
103	234	OAK	6"
104	235	OAK	6"
105	236	OAK	6"
106	237	OAK	6"
107	238	OAK	6"
108	239	OAK	6"
109	240	OAK	6"
110	241	OAK	6"
111	242	OAK	6"
112	243	OAK	6"
113	244	OAK	6"
114	245	OAK	6"
115	246	OAK	6"
116	247	OAK	6"
117	248	OAK	6"
118	249	OAK	6"
119	250	OAK	6"
120	251	OAK	6"
121	252	OAK	6"
122	253	OAK	6"
123	254	OAK	6"
124	255	OAK	6"
125	256	DOUBLE OAK	8"
126	257	OAK	6"
127	258	OAK	6"
128	259	OAK	6"
129	260	OAK	6"
130	261	OAK	6"
131	262	OAK	6"
132	263	OAK	6"
133	264	OAK	6"
134	265	OAK	6"
135	266	OAK	6"
136	267	OAK	6"
137	268	OAK	6"
138	269	OAK	6"
139	270	OAK	6"
140	271	OAK	6"
141	272	OAK	6"
142	273	OAK	6"
143	274	OAK	6"
144	275	OAK	6"
145	276	DOUBLE OAK	8"
146	277	OAK	6"
147	278	OAK	6"
148	279	OAK	6"
149	280	OAK	6"
150	281	OAK	6"
151	282	OAK	6"
152	283	OAK	6"
153	284	OAK	6"
154	285	OAK	6"
155	286	OAK	6"
156	287	OAK	6"
157	288	OAK	6"
158	289	OAK	6"
159	290	OAK	6"
160	291	OAK	6"
161	292	OAK	6"
162	293	OAK	6"
163	294	OAK	6"
164	295	OAK	6"
165	296	OAK	6"
166	297	OAK	6"
167	298	OAK	6"
168	299	OAK	6"
169	300	OAK	6"
170	301	OAK	6"
171	302	OAK	6"
172	303	OAK	6"
173	304	OAK	6"
174	305	OAK	6"
175	306	DOUBLE OAK	8"

Lined Thru Trees to be Removed

Trees to be Removed

Tree Protection Fencing

Tree Located Off-Site (Not Counted)

SOD NOTES:

1. Thickness on cut: Turfgrass sod shall be machine cut at uniform soil thickness at the time of cutting. Measurement for thickness shall exclude top growth and thatch.
2. Pad size: Individual pieces of turfgrass sod shall be cut to the suppliers standard width and length. Maximum allowable deviation from standard widths and lengths shall be plus or minus 0.5 inch (15mm) on width and plus or minus five percent on length. Broken pads and torn or uneven ends will not be acceptable.
3. Strength of turf and sections: Standard size sections of turfgrass sod shall be strong enough that it can be picked up and handled without damage.
4. Moisture content: Turfgrass sod shall not be harvested or transplanted when its moisture content (excessively dry or wet) may adversely affect its survival.
5. Sod pads to be laid flush with adjacent pads and tight against all adjacent pads. No gaps. Roll with heavy roller if requested by landscape architect.

SECTION 6.7.3.E – TREE PROTECTION

Tree protection shall continue during the course of construction. The following requirements shall be conditions of tree removal permits, all permits for construction in public rights-of-way, and all development permits issued hereunder, as well as their agents:

(1) The cleaning of construction equipment or material or the disposal of waste materials including but not limited to, paint, oil, solvents, asphalt, concrete, and mortar within the TPZ of any tree which is being protected is not allowed.
(2) The movement of equipment or the storage of equipment, materials, debris, or fill within the TPZ of any tree which is being protected is not allowed.
(3) The contractor shall inspect all tree protection barricades and signs on a weekly basis during the course of construction. Any barricade or sign which has been damaged or is missing shall be replaced immediately.
(4) If any tree which has not been approved to be removed is destroyed, or receives major damage during construction, with the exception of natural events, as as to place its long term survival in question, the tree(s) must be replaced at an inch-to-inch basis of the total (combined) DBH of the tree(s) so destroyed or damaged. The replacement tree(s) shall be of comparable species of the destroyed or damaged tree(s) with a minimum replacement size of 3.5-inch caliper. The County reserves the right to establish a replacement value for such trees and payment into the Tree Mitigation Fund may be authorized by the County's Landscape Architect.

SEC. 6.7.12. – TREE INSPECTIONS.

The following tree preservation and/or replacement inspections shall be required to ensure compliance with this division and with the requirements of permits issued hereunder. No Certificate of Occupancy or Certificate of Completion, as appropriate, may be issued for any development involving the removal of trees requiring a permit until all of the following inspections have been completed and approval is granted:

A.
A preliminary inspection shall be conducted by the County's Landscape Architect or his designee to confirm that the permittee has marked trees permitted to be removed and has installed tree protection barricades around trees, or groups of trees, to be preserved prior to any clearing, grubbing, or construction. Any deficiencies noted during this inspection shall be cause to withhold approval until they are corrected by the permittee and reinspected. Approval, after preliminary inspection, shall be noted by the County's Landscape Architect or his designee on the permit and shall constitute notice to proceed with tree removal.
B.
A final inspection shall be conducted by the County's Landscape Architect or his designee after completion of tree removal and replacement in accordance with the approved plans. Approval, after final inspection, shall be noted by the County's Landscape Architect or his designee on the permit and shall constitute notice of commencement of the required maintenance period of replacement trees if replacement is required.

PLANT SCHEDULE

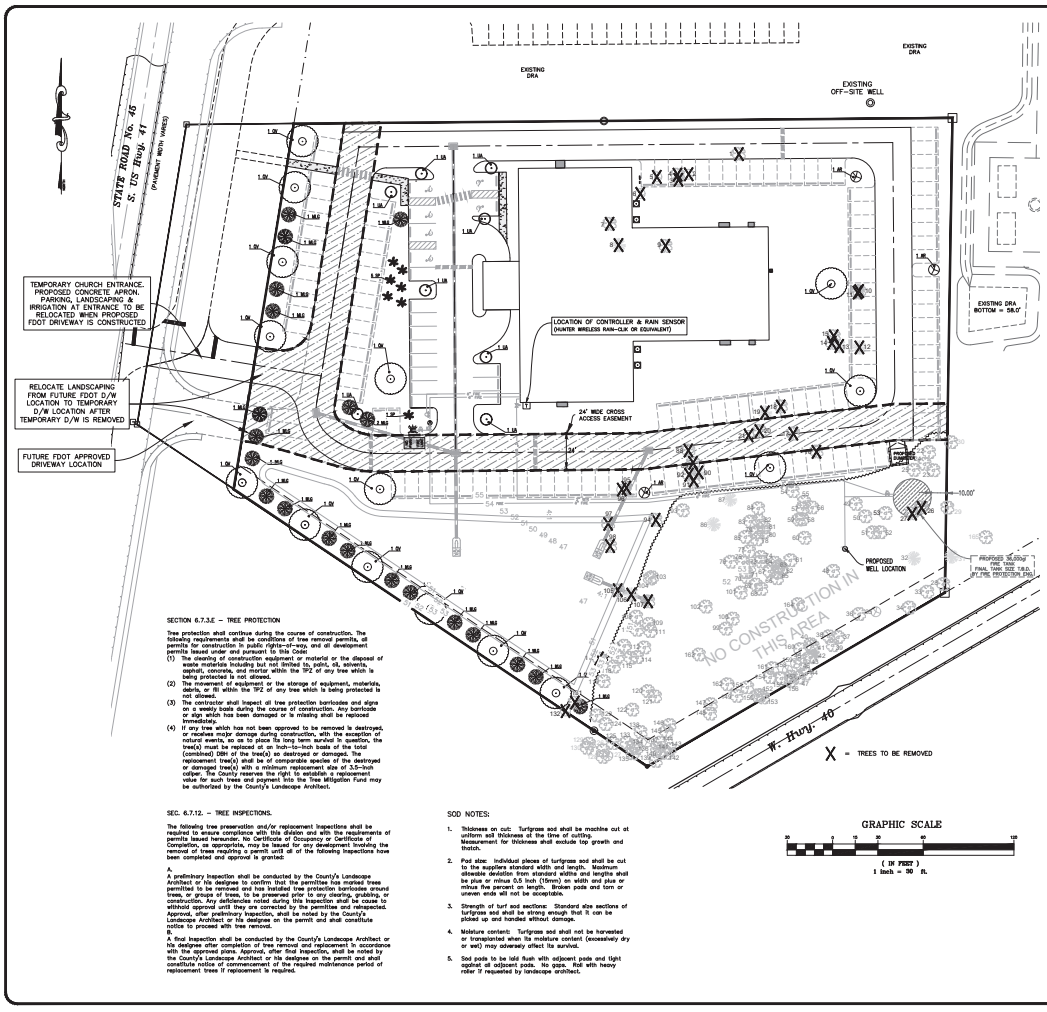
KEY	QTY.	SCIENTIFIC NAME	COMMON NAME	SIZE	COMMENTS
TREES					
LI	18	Lagerstromia Idica	Crepe Myrtle	3.5" Caliper	
QV	15	Quercus Virginiana	Live Oak (Native)	3.5" Caliper	
SP	7	Sabal Palmetto	Sabal Palm (Native)	BR	12' to 16'
UA	5	Ulmus Alata	Winged Elm (Native)	4" Caliper	
MLG	10	Magnolia Grandiflora	Little Gem Magnolia	5 gl	2" Caliper
AR	3	Acer Rubrum	Red Maple	3.5" Caliper	

MICHAEL W. RADCLIFFE ENGINEERING, INC.
3810 S.W. 13th Street, Ocala, FL 34474
(352) 629-2468 FAX (352) 629-2469
www.radcliffeengineering.com

Copyright Michael W. Radcliffe Engineering, Inc. 2025 © All Rights Reserved

Revisions	By
REV. PER MARION CO. COMMENTS	KS

Date: 5-6-25
Drawn: JWS/KS
Checked: MWR
Project No.: 2023-08
Date: 3-4-25
Scale: 1" = 50'
Project Name: Dunnellon Comm. Church - Major Site Plan
Sheet Name: Tree Plan
Sheet No.: L004 of L004



GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)

1 inch = 30 ft.

TREE CALCULATIONS:

PRE-DEVELOPMENT

1,414" DBH / 3.69 ACRES = 383.2" AVG. DBH PER ACRE

IF THE PRE-DEVELOPMENT NUMBER OF INCHES IS LESS THAN 100 DBH PER ACRE ON AVERAGE, THE OWNER SHALL REPLACE TREES TO EQUAL THE PRE-DEVELOPMENT NUMBER OF DBH INCHES.
THIS IS N/A SINCE TOTAL INCHES REMAINING > 100 DBH.

SHADE TREES:

REQUIRED: 1 SHADE TREE PER 3,000 sf SITE AREA

SITE: 160,536 sf (3.69 AC)

160,536 / 3,000 = 53.51 = 54 SHADE TREES REQUIRED

EXISTING SHADE TREES = 156 TOTAL 1,786" DBH (484.0"/AC)
TREES TO BE REMOVED = 33 357" DBH
TREES REMAINING = 132 1,429" DBH REMAINING (387.3"/AC)

PROPOSED REQUIRED SHADE TREES = 0

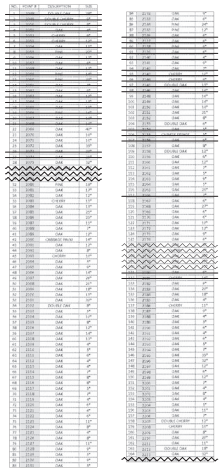
NOTE:

ALL TREES ARE VIABLE. ANY TREES THAT MAY DIE DURING THE SITE PLANNING PROCESS SHALL BE REPLACED WITH A NEW SHADE TREE.

TREES ALONG SOUTH LEG OF CROSS ACCESS EASEMENT TO SR 40 MAY REMAIN UNTIL FUTURE ACCESS NEED IS DETERMINED.

MARION COUNTY PROJECT No. 31743

Existing Tree Chart



Lined Thru Trees to be Removed

Trees to be Removed

Tree Protection Fencing

Tree Located Off-Site (Not Counted)

SECTION 6.7.3.E – TREE PROTECTION

Tree protection shall continue during the course of construction. The following requirements shall be conditions of tree removal permits, all permits for construction in public rights-of-way, and all development permits issued under and pursuant to this Code:

(1) The clearing of construction equipment or material or the disposal of waste materials including but not limited to, paint, oil, solvents, asphalt, concrete, and mortar within the TPZ of any tree which is being protected is not allowed.
(2) The movement of equipment or the storage of equipment, materials, debris, or fill within the TPZ of any tree which is being protected is not allowed.
(3) The contractor shall inspect all tree protection barricades and signs on a weekly basis during the course of construction. Any barricade or sign which has been damaged or is missing shall be replaced immediately.
(4) If any tree which has not been approved to be removed is destroyed, or receives major damage during construction, with the exception of natural events, so as to place its long term survival in question, the tree(s) must be replaced at an inch-to-inch basis of the total (combined) DBH of the tree(s) so destroyed or damaged. The replacement tree(s) shall be of comparable species of the destroyed or damaged tree(s) with a minimum replacement size of 3.5-inch caliper. The County reserves the right to establish a replacement value for such trees and payment into the Tree Mitigation Fund may be authorized by the County's Landscape Architect.

SEC. 6.7.12. – TREE INSPECTIONS.

The following tree preservation and/or replacement inspections shall be required to ensure compliance with this division and with the requirements of permits issued hereunder. No Certificate of Occupancy or Certificate of Completion, as appropriate, may be issued for any development involving the removal of trees requiring a permit until all of the following inspections have been completed and approval is granted:

A.
A preliminary inspection shall be conducted by the County's Landscape Architect or his designee to confirm that the permittee has marked trees permitted to be removed and has installed tree protection barricades around trees, or groups of trees, to be preserved prior to any clearing, grubbing, or construction. Any deficiencies noted during this inspection shall be cause to withhold approval until they are corrected by the permittee and reinspected. Approval, after preliminary inspection, shall be noted by the County's Landscape Architect or his designee on the permit and shall constitute notice to proceed with tree removal.
B.
A final inspection shall be conducted by the County's Landscape Architect or his designee after completion of tree removal and replacement in accordance with the approved plans. Approval, after final inspection, shall be noted by the County's Landscape Architect or his designee on the permit and shall constitute notice of commencement of the required maintenance period of replacement trees if replacement is required.

SOD NOTES:

1. Thickness on cut: Turfgrass sod shall be machine cut at uniform soil thickness at the time of cutting. Measurement for thickness shall exclude top growth and thatch.
2. Pad size: Individual pieces of turfgrass sod shall be cut to the suppliers standard width and length. Maximum allowable deviation from standard widths and lengths shall be plus or minus 0.5 inch (15mm) on width and plus or minus five percent on length. Broken pads and torn or uneven ends will not be acceptable.
3. Strength of turf sod sections: Standard size sections of turfgrass sod shall be strong enough that it can be picked up and handled without damage.
4. Moisture content: Turfgrass sod shall not be harvested or transplanted when its moisture content (excessively dry or wet) may adversely affect its survival.
5. Sod pads to be laid flush with adjacent pads and tight against all adjacent pads. No gaps. Roll with heavy roller if requested by landscape architect.

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.

No.	Description	By	Date
	REV. PER MARION CO. COMMENTS	KCS	12-23-25

Revisions

Designed MWR
Drawn JWS/KCS
Checked MWR
Project No. 2023-08 SDC Major Site Plan.dwg
Scale 1" = 30'
Date 5-2-25
Project No. 2023-08

MICHAEL W. RADCLIFFE ENGINEERING, INC.
3810 S.W. 13th Street, Ocala, FL 34474 (352) 732-2484 FAX (352) 732-2485
Certificate of Authorization No. 30008
www.radcliffeengineering.com

Project Name Dunnellon Comm. Church - Major Site Plan

Sheet Name Tree Plan

Sheet No. L004 of L004

Copyright - Michael W. Radcliffe Engineering, Inc. 2025 - All Rights Reserved

BOUNDARY SURVEY

CERTIFIED TO MEET FLORIDA MINIMUM TECHNICAL STANDARDS TO:

DUNNELLON COMMUNITY CHURCH, INC., A FLORIDA NON PROFIT CORPORATION
CAPITAL CITY BANK
WILSON & WILLIAMS, P.A.
FIRST AMERICAN TITLE INSURANCE COMPANY

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

NORTH

LEGAL DESCRIPTION:

OFFICIAL RECORDS BOOK 6492, PAGES 1475-1477, MARION COUNTY, FLORIDA
THAT PORTION OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 1, TOWNSHIP 16 SOUTH, RANGE 18 EAST, MARION COUNTY, FLORIDA, LYING EAST OF THE EASTERLY RIGHT OF WAY LINE OF STATE ROAD No. 45 (U.S. HIGHWAY 41) AND LYING NORTH OF THE NORTHERLY RIGHT OF WAY LINE OF STATE ROAD No. 40 AND LYING WEST OF THE WESTERLY RIGHT OF WAY LINE OF THE SEABOARD COAST LINE RAILROAD BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGIN AT A CONCRETE MONUMENT AT THE INTERSECTION OF SAID EASTERLY RIGHT OF WAY LINE OF STATE ROAD No. 45 (U.S. HIGHWAY 41) AND THE NORTH LINE OF SAID SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 1 FOR A POINT OF BEGINNING; THENCE RUN S09°20'57"W, ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 454.74 FEET TO A CONCRETE MONUMENT; THENCE DEPARTING SAID RIGHT OF WAY LINE RUN S56°09'16"E, A DISTANCE OF 406.48 FEET TO A CONCRETE MONUMENT ON SAID NORTHERLY RIGHT OF WAY LINE OF STATE ROAD No. 40; THENCE RUN N59°44'02"E, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 459.95 FEET TO A CONCRETE MONUMENT AT THE INTERSECTION OF SAID NORTHERLY RIGHT OF WAY LINE OF STATE ROAD No. 40 AND THE WESTERLY RIGHT OF WAY LINE OF SAID SEABOARD COAST LINE RAILROAD; SAID MONUMENT BEING ON A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 1886.96 FEET AND A CENTRAL ANGLE OF 13°48'48"; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 454.92 FEET TO A CONCRETE MONUMENT AT THE INTERSECTION OF SAID WESTERLY RIGHT OF WAY LINE AND SAID NORTH LINE OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 (CHORD BEARING AND DISTANCE BETWEEN SAID MONUMENTS BEING N09°02'30"W, 453.82 FEET); THENCE RUN S89°31'16"W, ALONG SAID NORTH LINE, A DISTANCE OF 589.68 FEET TO THE POINT OF BEGINNING.

AND TOGETHER WITH

LESS AND EXCEPT: (PARCEL A)
FOR A POINT OF BEGINNING COMMENCE AT A CONCRETE MONUMENT AT THE INTERSECTION OF THE NORTH LINE OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 1, TOWNSHIP 16 SOUTH, RANGE 18 EAST, MARION COUNTY, FLORIDA, AND THE EASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY No. 41 (S.R. No. 45); THENCE RUN S09°20'57"W, ALONG SAID RIGHT OF WAY LINE 253.72 FEET TO A CONCRETE MONUMENT; THENCE N89°31'16"E, 506.94 FEET TO A CONCRETE MONUMENT; THENCE S00°55'49"W, 314.11 FEET TO A CONCRETE MONUMENT ON THE NORTHERLY RIGHT OF WAY LINE OF STATE ROAD No. 40; THENCE N59°44'02"E, ALONG SAID RIGHT OF WAY LINE, 232.00 FEET TO A CONCRETE MONUMENT ON THE WESTERLY RIGHT OF WAY LINE OF THE S.C.L. RIALROAD, AND A POINT ON A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 1886.96 FEET; THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 13°48'48", A DISTANCE OF 454.92 FEET TO A CONCRETE MONUMENT ON THE NORTH LINE OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 (CHORD BEARING AND DISTANCE BETWEEN SAID MONUMENTS BEING N09°02'30"W, 453.82 FEET); THENCE S89°31'16"W, 589.68 FEET TO CLOSE ON THE POINT OF BEGINNING.

(PARCEL B)
TRACT B COMMENCE AT A CONCRETE MONUMENT AT THE INTERSECTION OF THE NORTH LINE OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 1, TOWNSHIP 16 SOUTH, RANGE 18 EAST, MARION COUNTY, FLORIDA AND THE EASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY No. 41 (S.R. No. 45); THENCE RUN S09°20'57"W ALONG SAID RIGHT OF WAY LINE, 253.72 FEET TO A CONCRETE MONUMENT; THENCE N89°31'16"E, 276.33 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N89°31'16"E, 230.61 FEET TO A CONCRETE MONUMENT; THENCE S00°55'49"W, 314.11 FEET TO A CONCRETE MONUMENT ON THE NORTHERLY RIGHT OF WAY LINE OF STATE ROAD No. 40; THENCE S59°44'02"W, ALONG SAID RIGHT OF WAY LINE, 227.95 FEET; THENCE DEPARTING SAID RIGHT OF WAY LINE, N56°09'16"W, 42.35 FEET; THENCE N00°55'49"E, 403.52 FEET TO CLOSE ON THE POINT OF BEGINNING.

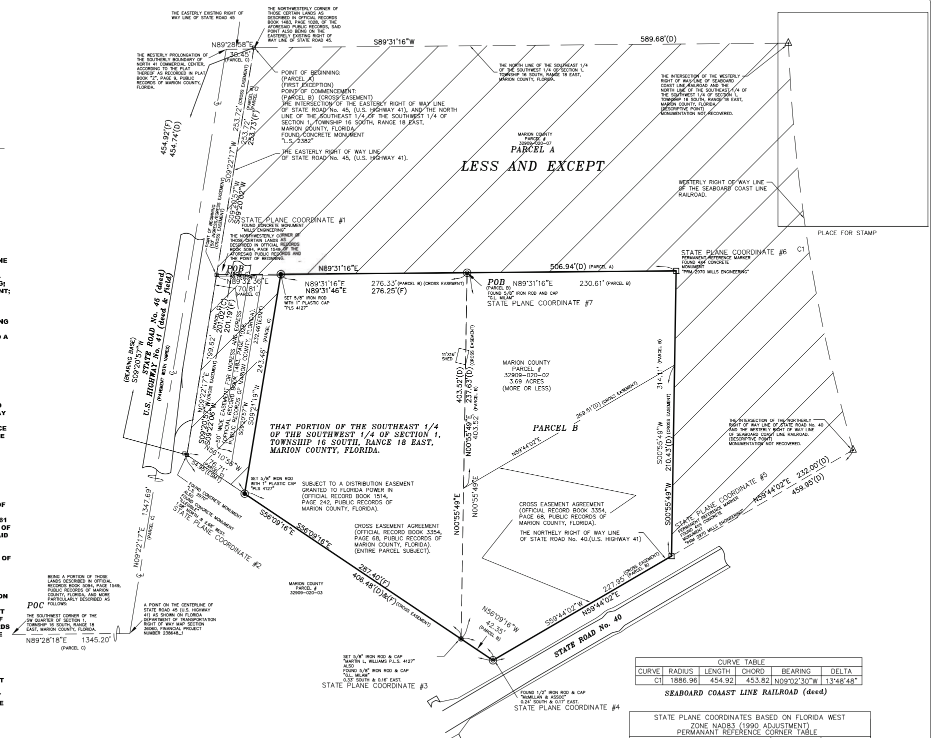
(PARCEL C) BEING A PORTION OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 5094, PAGE 1549, PUBLIC RECORDS OF MARION COUNTY, FLORIDA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: (PARCEL C)

COMMENCE AT A 4"X4" CONCRETE MONUMENT WITH NO IDENTIFICATION MARKING THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 16 SOUTH, RANGE 18 EAST, MARION COUNTY, FLORIDA; RUN THENCE NORTH 89°28'18"EAST ALONG THE SOUTHERLY BOUNDARY OF SAID SOUTHWEST QUARTER A DISTANCE OF 1,345.20 FEET TO A POINT ON THE CENTERLINE OF SURVEY OF STATE ROAD 45 (US HIGHWAY 41) AS SHOWN ON THE FLORIDA DEPATMENT OF TRANSPORTATION RIGHT OF WAY MAP, SECTION 36060, FINANCIAL PROJECT NUMBER 238648 1; THENCE NORTH 09°22'17" EAST ALONG SAID CENTERLINE A DISTANCE OF 1,347.69 FEET TO THE WESTERLY PROLONGATION OF THE SOUTHERLY BOUNDARY OF NORTH 41 COMMERCIAL CENTER, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK "Z", PAGE 9, PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE NORTH 89°28'58" EAST ALONG SAID PROLONGATION A DISTANCE OF 30.45 FEET TO THE NORTHWESTERLY CORNER OF THOSE CERTAIN LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 1483, PAGE 1028, OF THE AFORESAID PUBLIC RECORDS, SAID POINT ALSO BEING ON THE EASTERLY EXISTING RIGHT OF WAY LINE OF STATE ROAD 45, AFORESAID; THENCE SOUTH 09°22'17" WEST ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 253.72 FEET TO THE NORTHWESTERLY CORNER OF THOSE CERTAIN LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 5094, PAGE 1549 OF THE AFORESAID PUBLIC RECORDS AND THE POINT OF BEGINNING; THENCE NORTH 89°32'36" EAST ALONG THE NORTHERLY BOUNDARY OF SAID LANDS A DISTANCE OF 70.81 FEET; THENCE SOUTH 09°21'19" WEST A DISTANCE OF 243.46 FEET TO A POINT ON THE SOUTHERLY BOUNDARY OF THE LANDS DESCRIBED IN THE AFORESAID OFFICIAL RECORDS BOOK 5094, PAGE 1549; THENCE NORTH 56°10'56" WEST ALONG SAID BOUNDARY A DISTANCE OF 76.71 FEET TO A POINT ON THE AFORESAID EASTERLY EXISTING RIGHT OF WAY LINE OF STATE ROAD 45; THENCE NORTH 09°22'17" EAST ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 199.62 FEET TO THE POINT OF BEGINNING;

CONTAINING 15464 SQUARE FEET, MORE OR LESS

DESCRIPTION FOR CROSS ACCESS EASEMENT FOUND IN OFFICIAL RECORDS BOOK 3354 AT PAGE 68, PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

COMMENCE AT A CONCRETE MONUMENT AT THE INTERSECTION OF THE NORTH LINE OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 1, TOWNSHIP 16 SOUTH, RANGE 18 EAST, MARION COUNTY, FLORIDA AND THE EASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 41 (S.R. No. 45); THENCE RUN S09°20'57"W ALONG SAID RIGHT OF WAY, 253.72 FEET TO A CONCRETE MONUMENT AND THE POINT OF BEGINNING; THENCE N89°31'18"E, 276.33 FEET TO A 5/8" IRON ROD AND CAP #5058; THENCE S00°55'49"W, 237.53; THENCE N59°44'02"E, 289.51 FEET; THENCE S00°55'49'W, 210.43 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF STATE ROAD 40; THENCE S59°44'02"W, 227.95 FEET; THENCE N56°09'16"W, 406.48 FEET TO THE EASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY No. 41; THENCE N09°20'57"E, ALONG SAID EASTERLY RIGHT OF WAY LINE, 201.02 FEET TO THE POINT OF BEGINNING.
SAID PARCEL CONTAINING 136.760 SQUARE FEET OR 3.14 ACRES MORE OR LESS.



CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C1	1886.96	454.92	453.82	N09°02'30"W	13°48'48"

SEABOARD COAAST LINE RAILROAD (deed)

STATE PLANE COORDINATES BASED ON FLORIDA WEST ZONE NAD83 (1990 ADJUSTMENT) PERMANANT REFERENCE CORNER TABLE

COORDINATE #	NORTH	EAST
CORNER #1	1738341.90	513180.20
CORNER #2	1738143.56	513147.37
CORNER #3	1737940.27	513449.98
CORNER #4	1737916.81	513485.17
CORNER #5	1738031.71	513682.11
CORNER #6	1738345.91	513687.06
CORNER #7	1738344.00	513456.38
REFERENCE #8	1737526.53	512957.52

SEE SKETCH FOR STATE PLANE COORDINATE NUMBERS

Martin L Williams
Digitally signed by Martin L Williams
Date: 2025.03.26 09:42:24 -04'00'

LEGEND

(P) PLAT	(F) FIELD	P.C. POINT OF CURVATURE
(D) DEED	(C) CALCULATED	P.T. POINT OF TANGENCY
N NORTH	E EAST	P.I. POINT OF INTERSECTION
S SOUTH	W WEST	R/W RIGHT OF WAY LINE
DENOTES EXISTING 4"X 4" CONCRETE MONUMENT "NO IDENTIFICATION"		CONC CONCRETE
DENOTES SET 5/8" REBAR & CAP "P.L.S. 4127"		℄ CENTERLINE
DENOTES EXISTING 5/8" REBAR & CAP "NO IDENTIFICATION"		ANCHOR WIRE
P.R.M. PERMANENT REFERENCE MONUMENT		UTILITY POLE
P.C.P. PERMANENT CONTROL POINT		—UTILITY— OVERHEAD UTILITY LINE
P.O.B. POINT OF BEGINNING		DENOTES LINE NOT TO SCALE
P.O.C. POINT OF COMMENCEMENT		WATER METER / TELEPHONE RISER
		4" WELL / CABLE TV
		CONCRETE / ELECTRIC BOX
		COVERED AREA / WOOD DECK

ADDRESS:

7221 S. U.S. HIGHWAY 41
DUNNELLON, FL

GEODETIC ELEVATION BENCHMARK N 587 NGS ELEVATION 57.46'
STATE PLANE COORDINATE #8

SHEET 1 OF 3

SEE SHEET 2 OF 3 FOR TOPOGRAPHICAL SURVEY
SEE SHEET 3 OF 3 FOR TREE SURVEY

This certification is made specifically and only to the parties above, for the purpose of obtaining a mortgage on the above described property. This sketch meets the Minimum Technical Standards set forth by the Florida Board of Professional Surveyors and Mappers in Chapter 61G17-6, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes only.

[redacted] DRAWING DATE
Florida Registered Land Surveyor
Florida Registration Number 4127

NOT VALID UNLESS SIGNED, AND STAMPED WITH EMBOSSED SEAL.

PROJECT INFORMATION

DRAWING FILE NAME	08-105 R_3_25_25
SCALE	1" = 50'
JOB NO:	08-105
FIELD BOOK NO.	102
FIELD WORK	T.C.
DATE COMPLETED	02-12-2025
DRAWN BY	J.C.
REVISION DATE	---
PREVIOUS JOB NUMBER	---
PREVIOUS SURVEY DATE	---

GENERAL NOTES AND REPORT

1. BEARINGS BASED ON THE EAST RIGHT OF WAY LINE ALONG US HIGHWAY 41 AS BEING S09°20'57"W AS PER DEED.
2. UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS WERE NOT LOCATED BY THIS SURVEY.
3. DESCRIPTION FURNISHED BY THE CLIENT.
4. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS, RIGHT OF WAY, OR OWNERSHIP OF RECORD.
5. THIS SKETCH IS NOT VALID UNLESS SIGNED BY THE SURVEYOR IN RESPONSIBLE CHARGE AND SEALED WITH AN EMBOSSED SURVEYOR'S SEAL.
6. THIS SURVEY IS BASED ON THE MONUMENTATION AND OCCUPATION AS FOUND DURING THE COURSE OF THE FIELD SURVEY.
7. NO ONE OTHER THAN THE ENTITIES NAMED HEREON SHOULD RELY ON THIS SURVEY.
8. NO RESPONSIBILITY OR LIABILITY IS ASSUMED BY THE UNDERSIGNED SURVEYOR FOR ANY OTHER PURPOSE OTHER THAN THAT IS STATED IN THE CERTIFICATION, BUT NOT LIMITED TO, USE OF THIS SURVEY FOR THE PURPOSE OF SURVEY AFFIDAVIT, RESALE OF PROPERTY, OR TO ANY OTHER PERSON NOT LISTED IN THIS CERTIFICATION, EITHER DIRECTLY OR INDIRECTLY.
9. ENCROACHMENTS AS SHOWN HEREON ARE ONLY ABOVEGROUND, VISIBLE OBJECTS OBSERVED BY THE UNDER-SIGNED SURVEYOR. NO CERTIFICATION IS MADE OR IMPLIED THAT THOSE OBJECTS LABELED "ENCROACHMENT" ACTUALLY ENCROACH OR TRESPASS UPON THE OWNERSHIP OF THE SUBJECT PROPERTY, ONLY THAT OBJECTS APPEAR TO ENCROACH OVER THOSE PROPERTY BOUNDARIES.
10. THE CERTIFICATION AS SHOWN HEREON DOES NOT TAKE INTO CONSIDERATION ANY ADDITIONAL FACTS THAT AN ACCURATE AND CORRECT TITLE SEARCH AND / OR EXAMINATION MIGHT DISCLOSE, INCLUDING, BUT NOT LIMITED TO, DESCRIPTIONS CONTAINED IN DEEDS FOR ADJACENT PROPERTIES.
11. THE SURVEY DEPICTED HERE IS NOT COVERED BY PROFESSIONAL LIABILITY INSURANCE.
12. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
13. OFFSETS AS SHOWN HEREON ARE PERPENDICULAR OR RADIAL FROM BUILDING CORNERS TO PROPERTY BOUNDARIES AND SHOULD NOT BE USED TO RE-ESTABLISH SAID BOUNDARIES.

WILLIAMS SURVEYING, INC.
PROFESSIONAL SURVEYORS AND MAPPERS
7951 SE 196TH Avenue
Morriston, Florida 32668
Phone (352) 465-0367
Fax (352) 489-0922
State Certificate No. 0006619

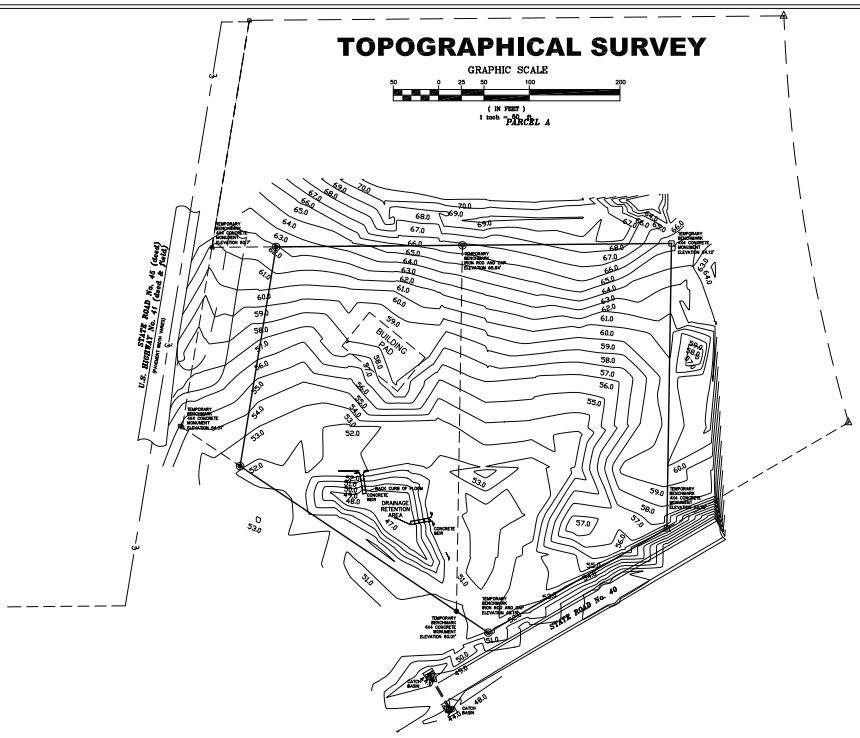
TOPOGRAPHICAL SURVEY

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft

PARCEL A



NORTH

PLACE FOR STAMP

DRAINAGE RETENTION AREA BOTTOM 47'
DRAINAGE RETENTION AREA TOP 53'

GEODETIC ELEVATION BENCHMARK N 587 NGS ELEVATION 57.46'

NATIONAL GEODETIC SURVEY
DESTINATION —NO87
PID —DG9560
STATE/COUNTY —FL/MARION
COUNTRY —US
USGS QUAD —DUNNELLON (2018)
CURRENT SURVEY CONTROL
NAVD 88 ORTHO HEIGHT= 17.514 (METERS) 57.46 (FEET) ADJUSTED

Martin L Williams

Digitally signed by Martin L Williams
Date: 2025.03.26 09:41:35 -04'00'

SHEET 2 OF 3

WILLIAMS SURVEYING, INC.
PROFESSIONAL SURVEYORS AND MAPPERS
7951 SE 196TH Avenue
Morriston, Florida 32668
Phone (352) 465-0367
State Certificate No. 0006619

Marion County

Development Review Committee

Agenda Item

File No.: 2026-22258 **Agenda Date:** 3/9/2026 **Agenda No.:** 5.3.

SUBJECT:
Emerson Pointe Phase 2 - Final Plat
Parcel #24286-000-00 #33364
JCH Consulting Group, Inc.

SUBMITTAL SUMMARY REPORT
33364

PLAN NAME: EMERSON POINTE PHASE 2 **LOCATION:**

APPLICATION DATE: 09/10/2025 **PARCEL:**

DESCRIPTION:

CONTACTS	NAME	COMPANY
Applicant	Christopher Howson	JCH Consulting Group, Inc.
Applicant	Christopher Howson	JCH Consulting Group, Inc.

SUBMITTAL	STARTED	DUE	COMPLETE	STATUS
OCE: Plan Review (DR) v.	10/23/2025	10/30/2025	11/13/2025	Requires Re-submit
OCE: Plan Review (DR) v.	12/18/2025	12/29/2025	01/09/2026	Approved

SUBMITTAL DETAILS

OCE: Plan Review (DR) v.1

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
911 Management (DR) (911 Management)		10/30/2025	11/10/2025	Approved

Comments

YES 2.19.3.B - If there are internal roads within the development please provide digital streets in NAD83 FL W .dwg or .dxf format to laura.johnson@marioncountyfl.org Please email CAD file to kristie.wright@marionfl.org and laura.johnson@marionfl.org.
YES 2.12.28 - Street names match 9-1-1 road names
YES 6.2.1.F - North arrow and graphic drawing and written scale
N/A Additional 911 comments

Environmental Health (Plans) (Environmental Health)		10/30/2025	11/10/2025	Requires Re-submit

Comments

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

SUBMITTAL SUMMARY REPORT (33364)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
Growth Services Planning & Zoning (DR) (GS Planning and Zoning)		10/30/2025	11/10/2025	Requires Re-submit

Comments

Land Use - Approved - YES 6.3.1.A(3)(d) - Replat Subdivision Subtitle provided?
YES 6.3.1.C(4) - All Existing Easements w/OR Bk & Pg (e.g., conservation)?
YES 6.3.1.C(10) or (15)(a) - Land Use Listed w/Developer Agreements
YES 6.3.1.C(14) - Intent & Purpose of All Tracts Identified
N/A 6.3.1.C(15)(__) - Hamlet Subdivision reference note provided?
N/A 6.3.1.C(15)(__) - [Springs Protection Note Provided?]
N/A 6.3.1.C(15)(__) - Wellhead Protection Note Provided?
N/A 6.3.1.C(15)(g) - DRI/FQD DO Compliance Note Provided?
YES 6.3.1.C(15)(h)/1.8.2.C(6) - Concurrency OK or Deferral Note provided?
N/A 6.3.1.C(15)(j) - Contiguous sustainable agricultural lands statement
YES 6.3.1.D(1)(e) - Park Dedication in Developer's Acknowledgement & Dedication (DA&D)?
YES 6.3.1.D(1)(f) - Conservation Dedication in Developer's Acknowledgement & Dedication (DA&D)?
N/A 6.3.1.D(1)(b)2 - [Public Use/Access Easement for Private Roads/CPAE?]
N/A 6.3.1.C(15)(e) - [External Roads Access Prohibition Note provided?]
N/A 6.11.5.D(4) - [Prohibited driveway locations for corner lots shown?]
N/A Additional Planning Items:

Zoning - Rejected - YES 2.12.4.C -Owner and applicants name
YES 2.12.21/6.3.1.C(10) - Land use and zoning on project and on adjacent properties shown
YES 2.12.22 - Approximate location of all lot lines with dimensions and area in sq ft
YES 2.12.9 - Location and dimensions of proposed right of ways and streets, including easements, reservations or dedications
NO 2.12.24 - Preliminary buffer plan/6.8.6 - Buffering 10/29 review: [1] Solid line cutting diagonally along NE 35th St is not labeled on final plat; however, it is labeled as proposed NE 35th St ROW on the approved Geometry Plan Sheet 04.02 (AR 31173). On the approved PUD Master plan 08.01 buffer sheet, this ROW dedication is recognized, and a Modified Type C2 20' Buffer is shown running parallel to the dedication. Per LDC Sec. 6.8.6.H. Buffers cannot be located within ROW. Revise accordingly and consistent with Master Plan.

[2] Relabel all buffers consistent with the most recently approved Master Plan buffers. Must be labeled exactly the same as on Master Plan.

[3] A revised improvement plan showing the approved Master Plan buffers is needed before this final plat can be approved (LDC Sec. 2.1.3, Order of Plan Approval). Revised improvement plan is needed to reflect the updated buffers since it is a critical construction document. Revised pre-plat is not necessary so long as this final plat reflects the Master Plan's buffer. These comments were made in consultation with Ken Weyrauch, GS deputy director.
NO 6.4.4.A - Project is consistent with preliminary plat 10/29 review: Lot typicals still do not match approved pre-plat (31172) and improvement plan (AR 31173). Lot typicals were not changed in the recent PUD master plan amendment, so this final plan needs to reflect the previously approved lot typicals. See approved sheets in Supplemental folder of this AR.
Initial review: lot typicals inconsistent with approved prelim. plat.
YES 2.12.19 - Provide dimensions and location of all existing site improvements; dimensions and location for all proposed site improvements with all setbacks
YES 6.3.1.C(11) - PUD zoning consistent with Division 4
YES 6.3.1.C(15)(b) - Flood zone determination listed
INFO Additional Zoning comments For questions or concerns relating to this review, contact: erik.kramer@marionfl.org or 352-438-2604

Landscape (Plans) (Parks and Recreation)		10/30/2025	11/10/2025	Approved

Comments

YES 6.3.1.A(3)(d) - Replat Subdivision Subtitle provided?
YES 6.3.1.C(4) - All Existing Easements w/OR Bk & Pg (e.g., conservation)?
YES 6.3.1.C(10) or (15)(a) - Land Use Listed w/Developer Agreements
YES 6.3.1.C(14) - Intent & Purpose of All Tracts Identified
N/A 6.3.1.C(15)(__) - Hamlet Subdivision reference note provided?
N/A 6.3.1.C(15)(__) - [Springs Protection Note Provided?]
N/A 6.3.1.C(15)(__) - Wellhead Protection Note Provided?
N/A 6.3.1.C(15)(g) - DRI/FQD DO Compliance Note Provided?
YES 6.3.1.C(15)(h)/1.8.2.C(6) - Concurrency OK or Deferral Note provided?
N/A 6.3.1.C(15)(j) - Contiguous sustainable agricultural lands statement
YES 6.3.1.D(1)(e) - Park Dedication in Developer's Acknowledgement & Dedication (DA&D)?
YES 6.3.1.D(1)(f) - Conservation Dedication in Developer's Acknowledgement & Dedication (DA&D)?
N/A 6.3.1.D(1)(b)2 - [Public Use/Access Easement for Private Roads/CPAE?]
N/A 6.3.1.C(15)(e) - [External Roads Access Prohibition Note provided?]
N/A 6.11.5.D(4) - [Prohibited driveway locations for corner lots shown?]
N/A Additional Planning Items:

SUBMITTAL SUMMARY REPORT (33364)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
OCE Design (Plans) (Office of the County Engineer)		10/30/2025	11/10/2025	Approved

Comments

YES 2.19.2.B - Final Plat fee of $319.00 + ($5.00 x per lot) made payable to Marion County BCC 10/24/25-fee due with resubmittal 9/25/25-fee due with resubmittal
N/A 2.19.2.B - Plan review fee of $40.00 made payable to Marion County Health Department
N/A 2.1.6.A - $100 Resubmittal fee payable to Marion County BCC
N/A 2.1.3 - Order of plan approval
INFO 2.18.4.H - Maintenance agreement
INFO 2.19.4.A - Improvement agreement with cost estimate
INFO 6.3.1.F(5) - Statement of itemized cost estimate for Improvement or Maintenance Agreement
N/A 2.19.4.A - All improvements are completed & as built inspection complete
INFO 2.18.4.E - Indemnification agreement
INFO 2.19.3 - Executed mylar prior to plan approval & 6.4.4.K - All signatures shall be original and made in permanent dark ink
YES 2.12.7 - Digital version of plan
YES 6.2.1.B - Plans legible
YES 6.2.1.D - Index of sheets and all sheets shall indicate each sheet number and the total number of sheets
YES 6.2.1.C- Standardized sheet size shall be 24" x 36"
YES 6.2.1.E - Drawing legend
YES 6.2.1.F - North arrow, graphic drawing, & written scale
YES 6.3.1.C(13) - Legal description contains acreage to one one-hundreth
YES 6.3.1.C(15)(f) - This plat contains ___ lots and ___ miles of road
YES 6.3.1.C(15)(d) - Legal documents & cross reference book & page
YES 6.4.4.L - Clear margins not less than a half inch wide on three sides and 3 inches wide on the left side for binding
YES 6.4.4.M - Location of seals
YES 6.3.1.B - Area for Book & Page and number of sheets
YES 6.3.1.E(2) - DRC certification & signatures
YES 6.3.1.E(3) - Clerk & BCC certifications of approval
YES 6.3.1.E(4) - Clerk acceptance for recording certification
YES 6.3.1.C(15)(i) - Board assessment notification
INFO 6.3.1.F(1) - Establishment of MSBU, CDD, or other State recognized special district for the maintenance and operation of the dedicated improvements
YES 6.12.9.F - Public dedications shall be pre-approved by DRC. If a MSBU is established as the maintenance and operation entity, roads and stormwater facilities can be platted as public.
YES 6.3.1.D(b)1 or 6.3.1.D(b)2 - Declaration of private/public roads
N/A Legal Documents
INFO Additional Development Review Comments 9/25/25-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.

OCE Property Management (Plans) (Office of the County Engineer)		10/30/2025	11/10/2025	Approved

Comments

INFO 2.19.1 - The Final Plat shall be submitted and shall comply with Ch. 177 FS
YES 2.19.2.G - Title Certification or title opinion, no more than 30 days old Please Provide//EMW 9.19.25
YES 2.19.2.H - Legal documents Please Provide//EMW 9.19.25
INFO 6.2.1.A - Plans shall be prepared by a professional licensed by the State of Florida
N/A 6.3.1.C(1) - If the Final Plat exceeds one sheet
N/A 6.3.1.C(2) - "Not included" parcels to be labeled "not a part of this plat"
N/A 6.3.1.C(4) - Dimensions and locations of all known existing easements
N/A 6.3.1.C(5) - Dimensions and locations of all proposed easements
N/A 6.3.1.C(6) - Dimensions and locations of all existing or recorded streets
N/A 6.3.1.C(8) - All adjacent property identified
N/A 6.3.1.C(9) - County and city limit lines within or abutting the tract
INFO 6.3.1.C(14) - The purpose/use, improvements, and maintenance responsibilities
YES 6.3.1.C(15) - "ADVISORY NOTICES" and be provided in a prominent manner
N/A 6.3.1.C(15)(d) - Covenants, restrictions, or reservations
INFO 6.3.1.D - The Final Plat shall contain certain dedications executed and acknowledged
INFO 6.3.1.D(1)(a) - Developer's acknowledgement and dedication
INFO 6.3.1.D(1) - All dedications shall be in the following forms or as approved by the County Attorney
INFO 6.3.1.D(1)(b) - Streets, rights-of-way, and parallel access easements
INFO 6.3.1.D(1)(c) - Utility easements
INFO 6.3.1.D(1)(d) - Stormwater easements and facilities
INFO 6.3.1.D(1)(f) - Conservation easement
INFO 6.3.1.D(2) - Add the appropriate closing
INFO 6.3.1.D(2)(a) - Add the acknowledgement (witnesses and notary) consistent with § 689.01 FS
YES 6.3.1.D(3) - Add the appropriate joinder and consent to the dedication by a mortgagee or other party of interest using one, or a combination of, the following methods:
YES 6.3.1.D(3)(a) - Provide the joinder and consent to the dedication by a mortgagee or other party
INFO 6.3.1.D(3)(a)1 - Provide the appropriate closing
INFO 6.3.1.F - The following supporting documentation shall also be provided as appropriate:
INFO 6.3.1.F(2) - Documents for a subdivision with privately dedicated improvements
INFO 6.3.1.F(3) - A copy of the final protective covenants and deed restrictions
YES 6.3.1.F(4) - A certificate of title requirements Please Provide//EMW 9.19.25
N/A 6.4.4.B - The legal description shall include a metes and bounds description
YES Additional Right-of-Way comments Cover sheet updated for Admin. Authority. Title work, joinder and legal documents provided - EMW 10.31.25
Update Chair on Cover Sheet to Kathy Bryant. Site abuts the
NE 35th St PH 2 project. SunBiz matched. -EMW 9.19.25

SUBMITTAL SUMMARY REPORT (33364)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
OCE Stormwater (Permits & Plans) (Office of the County Engineer)		10/30/2025	11/10/2025	Approved

Comments

YES 2.12.9/10 - Existing Drainage Right-of-Way/Easements
YES 2.12.22 - Stormwater Tract
YES 2.12.38 - Stormwater Maintenance Entity
YES 6.3.1.C(12) - If any portion of the property in the FEMA FIRM
YES 6.3.1.C(15) - Off-Site Stormwater Reference
YES 6.3.1 D(1)(d) - Stormwater Dedication & Acknowledgement
INFO Additional Stormwater comments If you have questions or would like to discuss the stormwater review comments, please contact Kevin Vickers, PE at 352-671-8695 or kevin.vickers@marionfl.org.

OCE Survey (Plans) (Office of the County Engineer)		10/30/2025	11/10/2025	Approved

Comments

YES 6.4.4.D - Mathematical closure and shall be in compliance with Ch. 5J-17 FAC. (5J-17.051) (15ii) (5J-17.051)(2)(b1-3) FAC
YES 6.4.4.B - The legal description shall include a metes and bounds description
YES 6.4.4.A - Final plat shall comply with Ch. 177 FS and the requirements of this Code
YES 6.4.4.B &C The point of commencement or point of beginning in the description shall be tied to the nearest Government Corner or Record Corner
N/A 6.4.4.C - A Certified Corner Record must be submitted to the State of Florida and the County Surveyor
N/A 6.4.4.E - Showing or establishing the location of the ordinary high water line shall describe the methodology used for said determination.
YES 6.4.4.F - The point of beginning and the point of commencement shall be clearly labeled in bold when a point of beginning or point of commencement is used in the legal description
PEND 6.4.4.G - All permanent reference monuments and permanent control points as prescribed in Ch. 177 FS shall be installed prior to submission of Final Plat
PEND 6.4.5.A(1) - Permanent Reference Monuments (PRMs) shall be set in accordance with § 177.091 FS
YES 6.4.5.A(2) - PRMs shall be graphically shown and fully described on the plat
YES 6.4.5.A(3) - PRMs shall not exceed a maximum spacing of 1,400’ apart
YES 6.4.5.A(4) - PRMs shall be referenced to the State Plane Coordinate System with datum and adjustment stated
N/A 6.4.5.A(5) - When PRMs are set as offset/witness corners, the corners shall be shown
YES 6.4.5.C - A table or note containing the geodetic control station information
YES 6.4.5.D - Distances shown on the plat shall be shown as ground distances and noted as such
YES 6.4.5.F(1) - Permanent Control Points (PCPs) shall be set in accordance with § 177.091 FS
YES 6.4.5.F(2) - PCPs shall not exceed a maximum spacing of 1,000 feet apart
YES 6.4.5.F(3) - PCPs shall be set
YES 6.4.5.F(4) - PCPs shall be graphically shown and fully described on the plat
N/A 6.4.5.F(5) - When PCPs are set as offset/witness corners, the corners shall be shown on the plat
N/A 6.4.5.G - Where plat boundary corners are found to coincide with previously set monumentation, monumentation shall be shown on the plat
YES 6.4.5.H - All lot and tract corner monumentation shall be set in accordance with the requirements of § 177.091 FS
YES 6.4.5.I - All section lines, government lot lines and grant lines and/or corners found shown with ties to the plat boundary
YES 6.4.5.J - Platted adjoining lands shall be identified
YES 6.4.5.K - Unplatted adjoining lands shall be labeled as “unplatted” with deed book or official record book and pages shown
YES 6.4.5.M - Line and curve tables must be shown on the sheet to which they apply
YES 6.4.5.N - Bearings basis shall be noted and referenced to an established, monumented line shown on the plat
YES 6.2.1.A - Provide 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 6.3.1.E(1) - The Surveyors and Mappers Certification
YES 6.4.6.A - Show the lot and block lines of the previous plat, including monumentation
N/A 6.4.6.B - Any rights-of-way and/or easements to be vacated shown with Official Record Book and Page
N/A 6.4.6.C - Show any discrepancies between the boundary of a replat and the previous plat.
N/A Additional Survey comments

OCE Traffic (Permits & Plans) (Office of the County Engineer)		10/30/2025	11/10/2025	Approved

Comments

YES 2.12.9 - Location and dimensions of streets and right-of-way
YES 2.12.20 - Phases of development
YES 2.12.38 - Maintenance of improvements
YES 6.3.1.C(3) - Driveway restrictions corner lots
YES 6.3.1.C(7) - Dimensions and locations of streets
YES 6.3.1.C(15)(e) - Internal roadways
YES 6.3.1.C(15)(f) - Miles of road
YES 6.3.1.D(1)(b) - Streets, rights-of-way, and parallel access
N/A 6.3.1.F(1) - Establishment of MSBU or CDD
YES 6.11.3 - Traffic Impact Analysis
YES 6.11.4 - Access management
YES 6.11.5.D - Residential driveway requirements
YES 6.12.2 - Right-of-way
YES 6.12.9 - Subdivision roads and related infrastructure
YES 6.12.10 - Intersection layout
YES 6.12.11 - Turn lanes
YES 6.12.12 - Sidewalks
YES 6.12.2.A - Right-of-way shall be platted or dedicated, meeting the minimum right-of-way width established in table 6.12-1
YES Additional Traffic comments

SUBMITTAL SUMMARY REPORT (33364)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
Utilities (OCE Plans) (Utilities)		10/30/2025	11/10/2025	Approved

Comments N/A Signed and sealed as-builts have been provided and match the subject Final Plat Parcel is within the Marion County Utility service area, but served by the City of Ocala Utilities.
YES CADD files have been provided and match the subject Final Plat ACKNOWLEDGED 9/30/25 - Per City of Ocala Water Resource - "The developer's dedication has language for tract A utilities. Our utilities lie within Tract A for Phase 2. Please provide additional language to allow for repair and maintenance of the city water and sewer infrastructure."
INFO Review Fee per Resolution 15-R-583 made payable to Marion County Utilities No fee for this review. Parcel is within the Marion County Utility service area, but served by the City of Ocala Utilities.
INFO Additional Utilities comments The parcel is located within the Marion County Utilities service area but is served by the City of Ocala Utilities, which has existing infrastructure in place to provide service. The typical easements are consistent with MCU standards; however, the City of Ocala Utilities should be provided the opportunity to review and confirm that all utility easements for their existing or proposed infrastructure are accurately shown on the Final Plat.

OCE: Plan Review (DR) v.2

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
911 Management (DR) (911 Management)	Caroline Dennison	12/29/2025	12/24/2025	Approved
Environmental Health (Plans) (Environmental Health)	Evan Searcy	12/29/2025	01/08/2026	Approved
Growth Services Planning & Zoning (DR) (GS Planning and Zoning)	Erik Kramer	12/29/2025	12/22/2025	Approved

Corrections 2.12.24 - Landscape requirements/6.8.6 - Buffering (Resolved) - 2.12.24 - Landscape requirements/6.8.6 - Buffering: Show buffer types, locations, and dimensions of required buffering on plan. Show buffer descriptions and illustrations of each proposed buffer (including longitudinal and transverse cross-sections)

Corrections 2.1.3 - Order of plan approval and consistency (Resolved) - 2.1.3 - Order of plan approval and consistency: The plans shall be consistent with Pre-Plat and Improvement Plan. Plans listed below may be reviewed concurrently, but must be approved in the order listed below, when applicable and when the proper land use and zoning are in place: A.Master Plan. B.Preliminary Plat. C.Improvement Plan. D.Final Plat. E.Major Site Plan. However, a Major Site Plan can be substituted for the Improvement Plan and can be approved before approval of the Final Plat in cases when the infrastructure improvements supporting the plat are proposed as part of the Major Site Plan application.

Landscape (Plans) (Parks and Recreation)	Susan Heyen	12/29/2025	12/19/2025	Approved
OCE Design (Plans) (Office of the County Engineer)	Gerald Koch	12/29/2025	01/07/2026	Approved
OCE Property Management (Plans) (Office of the County Engineer)	Elizabeth Woods	12/29/2025	01/06/2026	Informational

Comments

DEPARTMENT: ENRAA - ACQ AGENT ENG ROW
REVIEW ITEM: 2.19.1 - The Final Plat shall be submitted and shall comply with Ch. 177 FS
STATUS OF REVIEW: INFO
REMARKS:

DEPARTMENT: ENRAA - ACQ AGENT ENG ROW
REVIEW ITEM: 6.2.1.A - Plans shall be prepared by a professional licensed by the State of Florida
STATUS OF REVIEW: INFO
REMARKS:

DEPARTMENT: ENRAA - ACQ AGENT ENG ROW
REVIEW ITEM: 6.3.1.C(14) - The purpose/use, improvements, and maintenance responsibilities
STATUS OF REVIEW: INFO
REMARKS:

DEPARTMENT: ENRAA - ACQ AGENT ENG ROW
REVIEW ITEM: 6.3.1.D - The Final Plat shall contain certain dedications executed and acknowledged
STATUS OF REVIEW: INFO
REMARKS:

DEPARTMENT: ENRAA - ACQ AGENT ENG ROW
REVIEW ITEM: 6.3.1.D(1)(a) - Developer's acknowledgement and dedication
STATUS OF REVIEW: INFO
REMARKS:

DEPARTMENT: ENRAA - ACQ AGENT ENG ROW
REVIEW ITEM: 6.3.1.D(1) - All dedications shall be in the following forms or as approved by the County Attorney
STATUS OF REVIEW: INFO
REMARKS:

DEPARTMENT: ENRAA - ACQ AGENT ENG ROW
REVIEW ITEM: 6.3.1.D(1)(b) - Streets, rights-of-way, and parallel access easements
STATUS OF REVIEW: INFO
REMARKS:

DEPARTMENT: ENRAA - ACQ AGENT ENG ROW
REVIEW ITEM: 6.3.1.D(1)(c) - Utility easements
STATUS OF REVIEW: INFO
REMARKS:

DEPARTMENT: ENRAA - ACQ AGENT ENG ROW
REVIEW ITEM: 6.3.1.D(1)(d) - Stormwater easements and facilities
STATUS OF REVIEW: INFO
REMARKS:

DEPARTMENT: ENRAA - ACQ AGENT ENG ROW
REVIEW ITEM: 6.3.1.D(1)(f) - Conservation easement
STATUS OF REVIEW: INFO
REMARKS:

DEPARTMENT: ENRAA - ACQ AGENT ENG ROW
REVIEW ITEM: 6.3.1.D(2) - Add the appropriate closing
STATUS OF REVIEW: INFO
REMARKS:

DEPARTMENT: ENRAA - ACQ AGENT ENG ROW
REVIEW ITEM: 6.3.1.D(2)(a) - Add the acknowledgement (witnesses and notary) consistent with § 689.01 FS
STATUS OF REVIEW: INFO
REMARKS:

DEPARTMENT: ENRAA - ACQ AGENT ENG ROW
REVIEW ITEM: 6.3.1.D(3) - Add the appropriate joinder and consent to the dedication by a mortgagee or other party of interest using one, or a combination of, the following methods:
STATUS OF REVIEW: INFO
REMARKS:

DEPARTMENT: ENRAA - ACQ AGENT ENG ROW
REVIEW ITEM: 6.3.1.D(3)(a) - Provide the joinder and consent to the dedication by a mortgagee or other party
STATUS OF REVIEW: INFO
REMARKS:

DEPARTMENT: ENRAA - ACQ AGENT ENG ROW
REVIEW ITEM: 6.3.1.D(3)(a)1 - Provide the appropriate closing
STATUS OF REVIEW: INFO
REMARKS:

DEPARTMENT: ENRAA - ACQ AGENT ENG ROW
REVIEW ITEM: 6.3.1.F - The following supporting documentation shall also be provided as appropriate:
STATUS OF REVIEW: INFO
REMARKS:

DEPARTMENT: ENRAA - ACQ AGENT ENG ROW
REVIEW ITEM: 6.3.1.F(2) - Documents for a subdivision with privately dedicated improvements
STATUS OF REVIEW: INFO
REMARKS:

DEPARTMENT: ENRAA - ACQ AGENT ENG ROW
REVIEW ITEM: 6.3.1.F(3) - A copy of the final protective covenants and deed restrictions
STATUS OF REVIEW: INFO
REMARKS:

OCE Stormwater (Permits & Plans) (Office of the County Engineer)	Kevin Vickers	12/29/2025	12/22/2025	Approved
Recommendations	Additional Stormwater comments - If you have questions or would like to discuss the stormwater review comments, please contact Kevin Vickers, PE at 352-671-8695 or kevin.vickers@marionfl.org.			
OCE Survey (Plans) (Office of the County Engineer)	Theresa Smail	12/29/2025	12/22/2025	Approved
OCE Traffic (Permits & Plans) (Office of the County Engineer)	Chris Zeigler	12/29/2025	12/18/2025	Approved
Utilities (OCE Plans) (Utilities)	Heather Proctor	12/29/2025	12/30/2025	Approved
Comments	The project will be served by City of Ocala water and wastewater services. The City of Ocala has previously reviewed the Final Plat and provided comments.			

JCH
CONSULTING GROUP, INC.
LAND DEVELOPMENT - SURVEYING & MAPPING
PLANNING - ENVIRONMENTAL - G.I.S.
CERTIFICATE OF AUTHORIZATION NO. LB 8071
426 SW 15TH STREET, OCALA, FLORIDA 34471
PHONE (352) 401-1462 FAX (866) 573-4318 www.JCHgroup.com

EMERSON POINTE PHASE 2

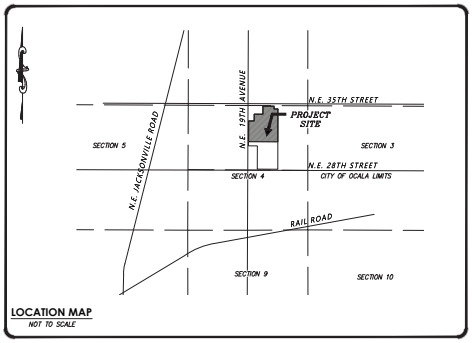
(A PLANNED UNIT DEVELOPMENT)

A PORTION OF SECTION SECTION 4, TOWNSHIP 15 SOUTH, RANGE 22 EAST MARION COUNTY, FLORIDA

PLAT BOOK ___ , PAGE ___

SURVEYOR'S NOTES:

1. A 5/8 INCH DIAMETER IRON ROD WITH CAP NO. LB 8071 WILL BE SET AT EACH LOT AND TRACT CORNER AS REQUIRED BY CHAPTER 177, PART 1, FLORIDA STATUTES WITHIN THE TIME ALLOTTED IN SUBSECTION 177.091(9), FLORIDA STATUTES.
2. PERMANENT CONTROL POINTS WILL BE SET AS REQUIRED BY CHAPTER 177, PART 1, FLORIDA STATUTES WITHIN TIME ALLOTTED IN SUBSECTION 177.091(8).
3. NO LOT SHALL BE DIVIDED OR RE-SUBDIVIDED EXCEPT FOR THE SOLE PURPOSE OF PROVIDING ADDITIONAL AREA TO ADJACENT LOTS OR UNTIL A REPLAT IS FILED WITH MARION COUNTY, WHICH REPLAT COMPLIES WITH THE PROVISIONS OF THE LAND DEVELOPMENT CODE, VIOLATION OF THIS PROVISION MAY BE PUNISHABLE AS PROVIDED IN THE CODE OF MARION COUNTY.
4. CITY AND COUNTY OFFICIALS EMPLOYED BY THE COUNTY BUILDING AND ZONING DEPARTMENT, COUNTY ENVIRONMENTAL HEALTH DEPARTMENT, AND COUNTY ENGINEERING DEPARTMENT SHALL HAVE THE RIGHT TO ENTER UPON THE LANDS INCLUDED IN THIS PLAT FOR THE PURPOSES OF INSPECTING ANY AND ALL FACILITIES, STRUCTURES AND CONSTRUCTION OF IMPROVEMENTS IN ORDER TO ASSURE THAT THE SAME ARE IN KEEPING WITH THE PUBLIC SAFETY, HEALTH AND GENERAL WELFARE.
5. THIS PLAT IS 5 SHEETS IN TOTAL AND ONE IS NOT COMPLETE WITHOUT THE OTHERS. FOR DEDICATIONS AND NOTES SEE SHEET 1, FOR DETAIL OF BOUNDARY AND LEGAL DESCRIPTION SEE SHEET 2, FOR DETAIL OF LOT DIMENSIONS SEE SHEETS 3, 4, AND 5.
6. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY. THERE ARE EASEMENTS REFERENCED IN THE DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS ("DECLARATION") THAT ARE NOT SHOWN ON THE PLAT. THE DECLARATION WILL BE RECORDED IN THE PUBLIC RECORDS OF MARION COUNTY AS PART OF THE PLAT PROCESS AND SHOULD BE REVIEWED FOR INFORMATION ON THESE ADDITIONAL EASEMENTS.
7. ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.
8. BEARINGS ARE ASSUMED BASED ON THE EAST BOUNDARY OF THE WEST 1/2 OF THE N.E. 1/4 OF SECTION 4, TOWNSHIP 15 SOUTH, RANGE 22 EAST, AS BEING S.00°04'10"W.
9. COORDINATES SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM OF 1983 (NAD 83), WITH 2011 ADJUSTMENT AS DERIVED FROM THE FLORIDA DEPARTMENT OF TRANSPORTATION VIRTUAL REFERENCE STATION NETWORK.
10. ALL DISTANCES SHOWN HEREON ARE GROUND.
11. ALL LOTS/TRACTS IN THIS SUBDIVISION SHALL USE THE INTERNAL SUBDIVISION ROADWAYS FOR DRIVEWAY/VEHICLE ACCESS.
12. CURRENT ZONING IS PUD (PLANNED UNIT DEVELOPMENT), CURRENT LAND USE IS MEDIUM RESIDENTIAL.
13. PROPERTY IS LOCATED WITHIN THE SECONDARY ZONE OF THE SPRINGS PROTECTION ZONE.
14. ADVISORY NOTICE -- ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM (NFIP) FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO.12083C0535G, MARION COUNTY, FLORIDA DATED APRIL 19, 2017, THE PROPERTY DESCRIBED HEREON LIES IN FLOOD ZONE "X" -- AN AREA OF MINIMAL FLOOD HAZARD. THE FLOODING LIMITS HAVE BEEN IDENTIFIED HEREIN AS CURRENTLY ESTABLISHED AT THE TIME OF THE FINAL PLAT RECORDING. ALL PERSONS WITH AN INTEREST IN THE LANDS DESCRIBED HEREON SHOULD EVALUATE THE CURRENT FLOODPLAIN LIMITS AS THEY MAY BE AMENDED FROM TIME TO TIME AS DETERMINED BY FEMA.
15. THIS PLAT CONTAINS ONE HUNDREAD AND FIFTY EIGHT (158) LOTS, FOUR (4) TRACTS AND 1.12 MILES OF ROAD.
16. THIS PROJECT HAS NOT BEEN GRANTED CONCURRENCY APPROVAL AND OR GRANTED AND OR RESERVED ANY PUBLIC FACILITY CAPACITIES. FUTURE RIGHTS TO DEVELOP THE RESULTING PROPERTIES ARE SUBJECT TO A DEFERRED CONCURRENCY DETERMINATION, AND FINAL APPROVAL TO DEVELOP THE PROPERTY HAS NOT BEEN OBTAINED. THE COMPLETION OF CONCURRENCY REVIEW AND/OR APPROVAL IS DEFERRED TO A LATER DEVELOPMENT REVIEW STAGE.
17. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE INITIAL PLACEMENT OF QUADRANT STREET SIGNS WITHIN THE SUBDIVISION. THE HOMEOWNER'S ASSOCIATION FOR THIS SITE SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND REPLACEMENT OF QUADRANT STREET SIGNS.
18. THE SUBDIVISION SHALL BE SERVICED BY CENTRAL WATER AND CENTRAL SEWER SYSTEMS PROVIDED AND MAINTAINED BY THE CITY OF OCALA.
19. DRIVEWAY ACCESS TO ALL CORNER LOTS SHALL BE 50' OR 1/2 THE LOT WIDTH FROM PAVEMENT P.T., WHICHEVER IS LESS.
20. EASEMENTS ARE SHOWN BY DASHED LINES OR DETAILS ON THE ATTACHED PLAT. WITHOUT LIMITING THE FOREGOING, EACH LOT SHALL BE SUBJECT TO A 15 FOOT DRAINAGE, ACCESS AND UTILITY EASEMENT ALONG THE FRONT LOT LINE AND STREET SIDE LOT LINE, 5 FOOT DRAINAGE EASEMENT ALONG SIDE AND REAR LOT LINE AS SET FORTH ON THE DETAILS IDENTIFIED AS "TYPICAL EASEMENT AND SETBACKS". ALL PUBLIC UTILITY COMPANIES AND GOVERNMENTAL AGENCIES ARE GRANTED THE RIGHT TO CONSTRUCT, INSTALL, MAINTAIN AND OPERATE UTILITIES AND DRAINAGE FACILITIES IN THE EASEMENTS.
21. PORTION OF TRACTS "C" AND "D" ARE DESIGNATED AS MARION FRIENDLY LANDSCAPE AREAS. MARION FRIENDLY LANDSCAPE AREAS ARE DEFINED AS THAT PORTION OF A NEW OR EXPANDED DEVELOPMENT THAT THROUGH THE APPROVED DEVELOPMENT PLANS, DOCUMENTS, AND DEED RESTRICTIONS, IS IDENTIFIED TO BE MAINTAINED AS MARION FRIENDLY LANDSCAPING AND WHERE THE USE OF HIGH VOLUME IRRIGATION, NON-DROUGHT TOLERANT PLANTS, AND LAWN CHEMICALS (FERTILIZERS AND PESTICIDES) ON TURFGRASS IS PROHIBITED.
22. ADVISORY NOTICE. --THE BOARD OF COUNTY COMMISSIONERS OF MARION COUNTY, FLORIDA, AS A CONDITION OF PRECEDENT TO THE APPROVAL AND ACCEPTANCE OF THIS PLAT FOR RECORDING IN THE PUBLIC RECORDS, DOES HEREBY NOTIFY ALL PRESENT AND FUTURE OWNERS OF THE PROPERTY DESCRIBED HEREON THAT THE LANDS INCLUDED IN THIS PLAT ARE SUBJECT TO SPECIAL ASSESSMENTS AS MAY BE PERMITTED BY LAW TO FINANCE COST INCURRED IN CONNECTION WITH THE MAINTENANCE, OPERATION, AND CONSTRUCTION OF INFRASTRUCTURE AS DETERMINED NECESSARY IN THE OPINION OF SAID BOARD OR OTHER GOVERNING BODY HAVING JURISDICTION.
23. THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
24. THE SUBJECT PROPERTY IS SUBJECT TO MORTGAGE RECORDED IN OFFICIAL RECORDS BOOK 8190, PAGE 172.
25. SEPARATE INSTRUMENT SERVING AS JOINDER AND CONSENT FOR A MORTGAGEE OR OTHER PARTY OF INTEREST OF THE PLAT DEPICTED HEREON HAS BEEN SEPARATELY FILED AND RECORDED IN MORTGAGE AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK _____, PAGE _____.



LOCATION MAP
NOT TO SCALE

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

APPROVAL OF COUNTY OFFICIALS: DEVELOPMENT REVIEW COMMITTEE:

BY: _____ COUNTY ENGINEERING

BY: _____ COUNTY FIRE SERVICES

BY: _____ COUNTY GROWTH SERVICES

BY: _____ COUNTY SURVEYOR

BY: _____ COUNTY UTILITIES

BY: _____ COUNTY BUILDING SAFETY

DEVELOPER'S ACKNOWLEDGMENT AND DEDICATION:

KNOW ALL MEN BY THESE PRESENTS: THAT EMERSON POINTE DEVELOPMENT, LLC, A FLORIDA LIMITED LIABILITY COMPANY, FEE SIMPLE OWNER OF THE LAND DESCRIBED AND PLATTED HEREIN AS "EMERSON POINTE PHASE 2," BEING IN MARION COUNTY, FLORIDA, HAS CAUSED SAID LAND TO BE SURVEYED AND PLATTED AS SHOWN HEREIN AND DOES HEREBY DEDICATE AS FOLLOWS:

TRACT "A" AS SHOWN HEREIN, IS HEREBY RESERVED AND ESTABLISHED AS PRIVATE ROAD RIGHT OF WAY, AND IS HEREBY DEDICATED TO THE EMERSON POINTE HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, BEING THE HOMEOWNERS' ASSOCIATION ("ASSOCIATION") FOR THE SUBDIVISION, 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 IF THE DECLARATION OF EMERGENCY INCLUDES THIS SUBDIVISION, OR AN EMERGENCY WHEREIN THE HEALTH, SAFETY, OR WELFARE OF THE PUBLIC IS DEEMED TO BE AT RISK.

TRACTS "C" AND "D" ARE RESERVED AS DRAINAGE RETENTION, STORM DRAINAGE, UTILITIES, INGRESS AND EGRESS, OPEN SPACE, ACCESS, AND LANDSCAPING TO BE OWNED AND MAINTAINED BY THE ASSOCIATION, DRAINAGE RETENTION AREAS AND DRAINAGE EASEMENTS SHOWN HEREIN ARE HEREBY DEDICATED AS PRIVATE TO THE ASSOCIATION FOR THE CONSTRUCTION AND MAINTENANCE OF SUCH FACILITIES. MARION COUNTY IS GRANTED THE RIGHT TO PERFORM EMERGENCY MAINTENANCE ON SAID TRACTS IN THE EVENT OF A LOCAL, STATE OR FEDERAL STATE OF EMERGENCY IF THE DECLARATION OF EMERGENCY INCLUDES THIS SUBDIVISION, OR AN EMERGENCY WHEREIN THE HEALTH, SAFETY OR WELFARE OF THE PUBLIC IS DEEMED TO BE AT RISK.

TRACT "B" IS HEREBY DEDICATED PUBLICITY FOR ADDITIONAL RIGHT OF WAY TO BE CONVEYED IN FEE SIMPLE TO MARION COUNTY, A FLORIDA POLITICAL SUBDIVISION OF THE STATE OF FLORIDA.

IN WITNESS WHEREOF, EMERSON POINTE DEVELOPMENT, LLC, A FLORIDA LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY IT'S REGISTERED AGENT ON THIS _____ DAY OF _____, 2025.

WITNESSES:

_____
WITNESS SIGNATURE

PRINT NAME: _____

ADDRESS: 426 SW 15TH STREET, OCALA, FL 34471

_____
WITNESS SIGNATURE

PRINT NAME: _____

ADDRESS: 426 SW 15TH STREET, OCALA, FL 34471

DEVELOPER AND OWNER:
EMERSON POINTE DEVELOPMENT LLC, A FLORIDA LIMITED LIABILITY COMPANY

By: _____
MATTHEW P. FABIAN, AS MANAGER
DEVELOPER'S ADDRESS:
4349 SE 20TH STREET
OCALA, FL 34471

NOTARY ACKNOWLEDGMENT:

STATE OF FLORIDA
COUNTY OF MARION

THE FOREGOING DEVELOPER'S ACKNOWLEDGMENT AND DEDICATION WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS _____ DAY OF _____, 2025 BY MATTHEW P. FABIAN, AS MANAGER OF EMERSON POINTE DEVELOPMENT, LLC ON BEHALF OF THE COMPANY.

PERSONALLY KNOWN OR PRODUCED IDENTIFICATION

TYPE OF IDENTIFICATION PRODUCED:

_____
NOTARY PUBLIC

_____
PRINT NAME:
NOTARY SEAL:

SURVEYOR'S CERTIFICATE:

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, BEING CURRENTLY LICENSED AND REGISTERED BY THE STATE OF FLORIDA AS A PROFESSIONAL LICENSED SURVEYOR AND MAPPER, DOES HEREBY CERTIFY THAT THE ABOVE PLAT WAS MADE UNDER THE UNDERSIGNED'S RESPONSIBLE DIRECTION AND SUPERVISION, AND THAT THE PLAT COMPLIES WITH ALL OF THE REQUIREMENTS OF CHAPTER 177, PART 1, PLATTING, FLORIDA STATUTES; CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, AND MARION COUNTY LAND DEVELOPMENT CODE, AS APPLICABLE.

BY: _____
CHRISTOPHER J HOWSON, P.S.M.
FLORIDA REGISTERED SURVEYOR NO. LS 6553
JCH CONSULTING GROUP, INC.
CERTIFICATE OF AUTHORIZATION NO. LB 8071
426 SW 15TH STREET, OCALA, FLORIDA 34471

APPROVAL BY ADMINISTRATIVE AUTHORITY:

THIS IS TO CERTIFY THAT ON THIS _____ DAY OF _____ 2025, THE FOREGOING PLAT WAS APPROVED BY THE COUNTY ADMINISTRATOR OR HIS OR HER DESIGNATED ADMINISTRATIVE OFFICIAL FOR MARION COUNTY, FLORIDA.

BY: _____
SIGNATURE
COUNTY ADMINISTRATOR, OR
DESIGNATED ADMINISTRATIVE OFFICIAL

CLERK OF THE COURT'S CERTIFICATE FOR ACCEPTANCE AND RECORDING:

I, CLERK OF THE CIRCUIT COURT OF MARION COUNTY, FLORIDA, DO HEREBY ACCEPT THAT THIS PLAT OF "EMERSON POINTE PHASE 2" FOR RECORDING. THIS PLAT FILED FOR RECORD THIS _____ DAY, OF _____, 2025, AT _____ A.M./P.M. AND RECORDED ON PAGE _____ OF PLAT BOOK _____ IN THE OFFICE OF THE CLERK OF CIRCUIT COURT OF MARION COUNTY, FLORIDA.

BY: _____
GREGORY C. HARRELL
CLERK OF THE CIRCUIT COURT

PREPARED BY: JCH CONSULTING GROUP, INC., 426 SW 15TH STREET, OCALA, FLORIDA 34471

EMERSON POINTE PHASE 2

(A PLANNED UNIT DEVELOPMENT)

A PORTION OF SECTION SECTION 4, TOWNSHIP 15 SOUTH, RANGE 22 EAST
MARION COUNTY, FLORIDA

PLAT BOOK ___ , PAGE ___

SHEET 2 OF 5

JCH
CONSULTING GROUP, INC.
LAND DEVELOPMENT / SURVEYING & MAPPING
PLANNING / ENVIRONMENTAL / G.I.S.
CERTIFICATE OF AUTHORIZATION NO. 2048
436 SW 15TH STREET, OCALA, FLORIDA 34471
PHONE (352) 693-1462 FAX (888) 239-8430 www.jchgc.com

GRAPHIC SCALE

100 0 50 100 200 400

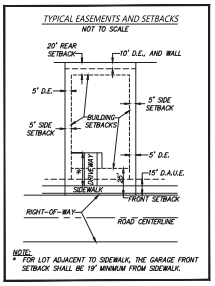
(IN FEET)

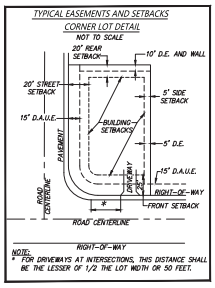
1 inch = 100 ft.

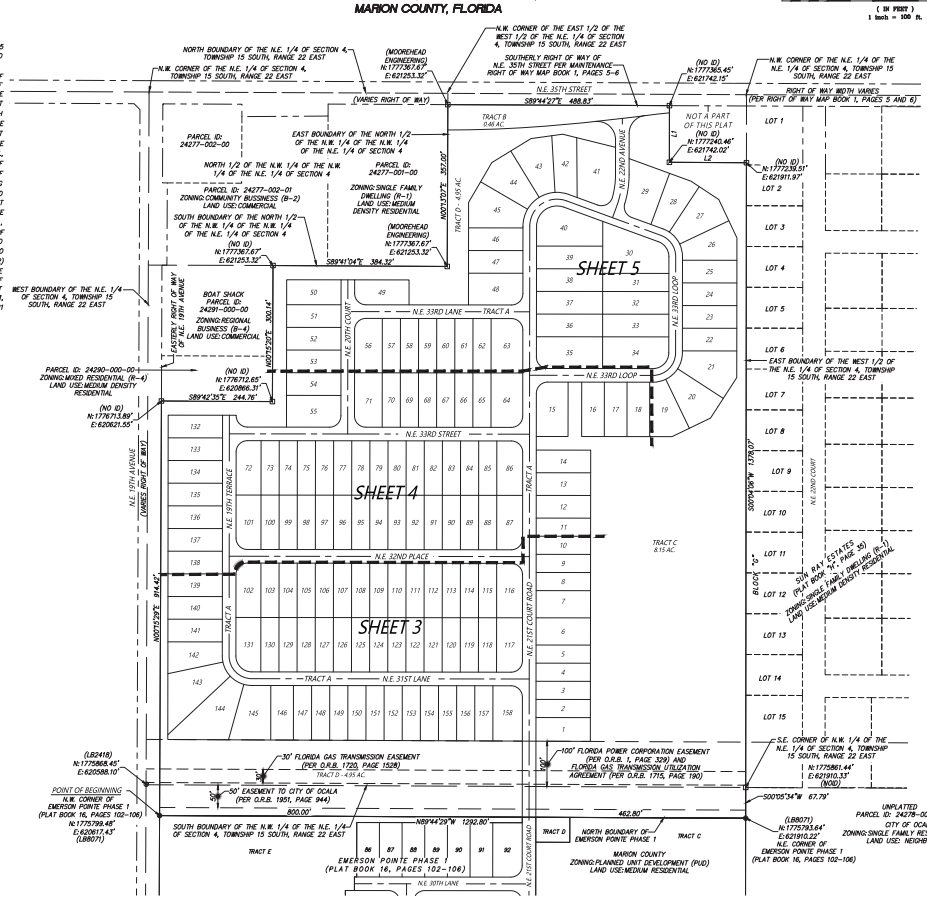
DESCRIPTION:

A PORTION OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 4, TOWNSHIP 15 SOUTH, RANGE 22 EAST, MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF EMERSON POINTE PHASE 1 AS PLAT THEREOF RECORDED IN PLAT BOOK 16, PAGES 102 THROUGH 106 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE ALONG THE EAST RIGHT OF WAY OF N.E. 19TH AVENUE (VARIES RIGHT OF WAY), N.00°15'29"E., 914.43 FEET; THENCE DEPARTING SAID EAST RIGHT OF WAY, S.89°42'35"E., 244.76 FEET; THENCE N.00°15'20"E., 300.14 FEET TO THE SOUTH BOUNDARY OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 4; THENCE ALONG THE SOUTH BOUNDARY AND EAST BOUNDARY OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 4 THE FOLLOWING TWO (2) COURSES: (1) S.89°41'04"E., 384.32 FEET; (2) THENCE N.00°13'07"E., 357.00 FEET TO THE SOUTH RIGHT OF WAY OF N.E. 35TH STREET (VARIES RIGHT OF WAY PER MAP BOOK 1, PAGES 5 THROUGH 6 OF MARION COUNTY, FLORIDA); THENCE DEPARTING SAID SOUTH AND EAST BOUNDARY, ALONG SAID SOUTH RIGHT OF WAY, S.89°44'27"E., 488.83 FEET; THENCE DEPARTING SAID SOUTH RIGHT OF WAY, ALONG THE WEST AND SOUTH BOUNDARY OF THE NORTH 150 FEET OF THE EAST 170 FEET OF THE WEST 1/2 OF THE N.E. 1/4 OF SAID SECTION 4, THE FOLLOWING TWO (2) COURSES: (1) S.00°03'33"W., 125.00 FEET; (2) THENCE S.89°40'47"E., 169.95 FEET TO A POINT ON THE EAST BOUNDARY OF THE WEST 1/2 OF THE N.E. 1/4 OF SAID SECTION 4; THENCE DEPARTING SAID WEST AND SOUTH BOUNDARY, ALONG SAID EAST BOUNDARY THE FOLLOWING TWO (2) COURSES: (1) S.00°04'06"W., 1,378.07 FEET TO THE SOUTHEAST CORNER OF THE NW 1/4 OF THE N.E. 1/4 OF SAID SECTION 4; (2) THENCE S.00°05'34"W., 67.79 FEET TO THE NORTHEAST CORNER OF EMERSON POINTE PHASE 1, AS PLAT THEREOF RECORDED IN PLAT BOOK 16, PAGES 102 THROUGH 106 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE DEPARTING SAID EAST BOUNDARY, ALONG THE NORTH BOUNDARY OF SAID EMERSON POINTE PHASE 1, N.89°44'29"W., 1,292.80 FEET TO THE POINT OF BEGINNING SAID LANDS CONTAINING 39.21 ACRES, MORE OR LESS.





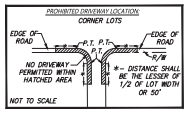


LEGEND UNLESS OTHERWISE NOTED

PRC	= POINT OF REVERSE CURVATURE
PC	= POINT OF CURVATURE
PI	= POINT OF INTERSECTION
FEMA	= FEDERAL EMERGENCY MANAGEMENT AGENCY
N, E	= NORTHING (STATE PLANE COORDINATES) EASTING (STATE PLANE COORDINATES)
NO.	= NUMBER
(NOID)	= NO IDENTIFICATION
℄	= CENTERLINE OF RIGHT OF WAY
O.R.B.	= OFFICIAL RECORDS BOOK
R/W	= RIGHT OF WAY LINE
LB	= LICENSE BUSINESS
LS	= LAND SURVEYOR
PLS	= PROFESSIONAL LAND SURVEYOR
PG.	= PAGE
P.B.	= PLAT BOOK
P.T.	= POINT OF TANGENCY
A.E.	= ACCESS EASEMENT
IRF	= FOUND IRON ROD
CMF	= FOUND CONCRETE MONUMENT
D.E.	= DRAINAGE EASEMENT
U.E.	= UTILITY EASEMENT
D.A.U.E.	= DRAINAGE, ACCESS, AND UTILITY EASEMENT
AC.	= ACRES
(NR)	= NOT RADIAL
(6,000)	= SQUARE FOOTAGE AREA
⊡	= PERMANENT REFERENCE MONUMENT FOUND 4" x 4" CONCRETE MONUMENT (AS NOTED)
●	= PERMANENT REFERENCE MONUMENT SET 5/8" IRON ROD & CAP (PRM JCH LB 8071)
●	= PERMANENT REFERENCE MONUMENT FOUND 5/8" IRON ROD & CAP (AS NOTED)
●	= PERMANENT CONTROL POINT SET NAIL & DISC P.C.P. (LB 8071)

LINE TABLE		
LINE	BEARING	LENGTH
L1	S00°03'33"W	125.00
L2	S89°40'47"E	169.95

PROHIBITED DRIVEWAY LOCATION
CORNER LOTS



NOTE:
THIS PLAT IS 5 SHEETS IN TOTAL, AND ONE IS NOT COMPLETE WITHOUT THE OTHERS. FOR DEDICATION, NOTES AND ACKNOWLEDGEMENTS SEE SHEET 1, FOR LEGAL DESCRIPTION AND BOUNDARY DETAIL SEE SHEET 2, FOR LOT DIMENSIONS SEE SHEETS 3, 4, AND 5.

PREPARED BY: JCH CONSULTING GROUP, INC. 436 SW 15TH STREET, OCALA, FLORIDA 34471

EMERSON POINTE PHASE 2

(A PLANNED UNIT DEVELOPMENT)

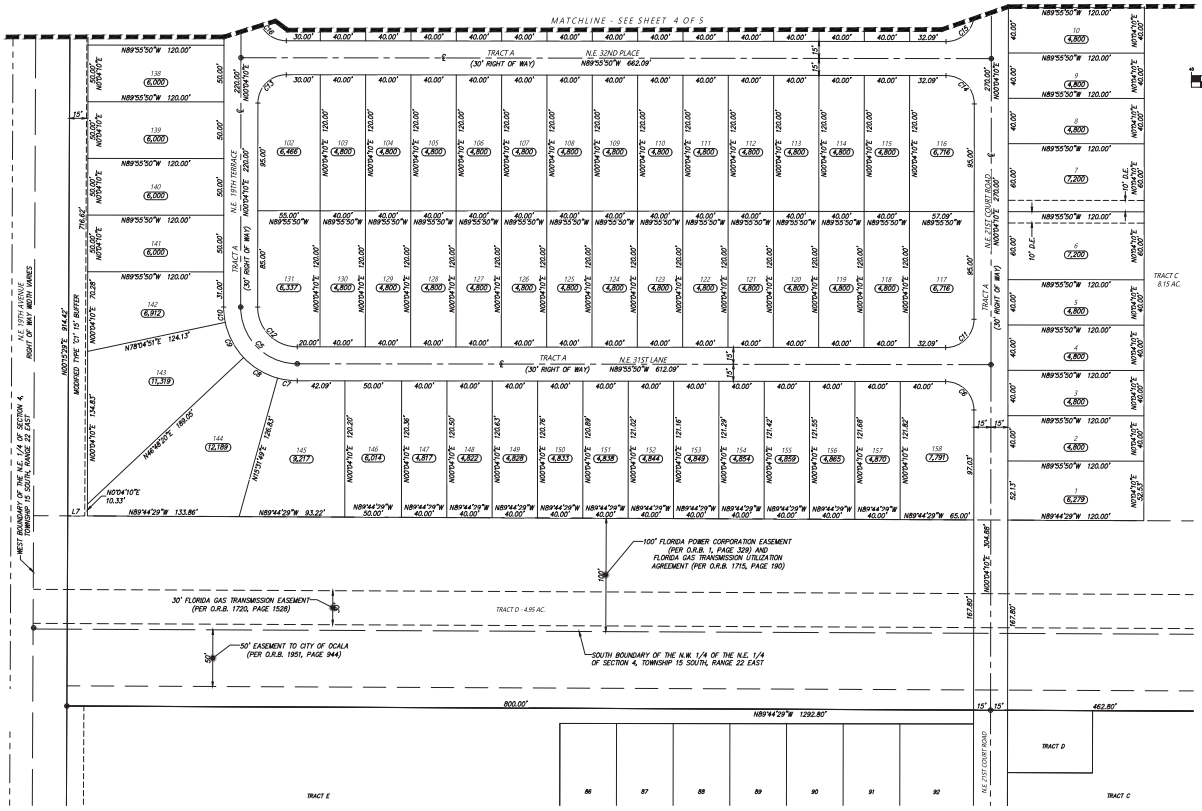
A PORTION OF SECTION SECTION 4, TOWNSHIP 15 SOUTH, RANGE 22 EAST
MARION COUNTY, FLORIDA

PLAT BOOK ___ , PAGE ___

SHEET 3 OF 5

JCH
CONSULTING GROUP, INC.
LAND DEVELOPMENT • SURVEYING & MAPPING
PLANNING • ENVIRONMENTAL • G.I.S.
CIVIL ENGINEER IN CHARGE/PROFESSIONAL ADDRESS
CONVENIENCE OFFICE: P.O.B., C.O.M., 33480
AS OF 1555 STREET, OCALA, FLORIDA 34471
PHONE (352) 401-1417 FAX (866) 233-4220 www.JCHgc.com

NOTE:
THIS PLAT IS 5 SHEETS IN TOTAL, AND ONE IS NOT COMPLETE WITHOUT THE OTHERS. FOR DEDICATION, NOTES AND ACKNOWLEDGEMENTS SEE SHEET 1. FOR LEGAL DESCRIPTION AND BOUNDARY DETAIL SEE SHEET 2. FOR LOT DIMENSIONS SEE SHEETS 3, 4, AND 5.



GRAPHIC SCALE

(IN FEET)
1 inch = 40 ft.

LEGEND UNLESS OTHERWISE NOTED

PRC	= POINT OF REVERSE CURVATURE
PC	= POINT OF CURVATURE
PI	= POINT OF INTERSECTION
FEMA	= FEDERAL EMERGENCY MANAGEMENT AGENCY
N.	= NORTHING (STATE PLANE COORDINATES)
E.	= EASTING (STATE PLANE COORDINATES)
NO.	= NUMBER
(NOID)	= NO IDENTIFICATION
℄	= CENTERLINE OF RIGHT OF WAY
O.R.B.	= OFFICIAL RECORDS BOOK
R/W	= RIGHT OF WAY LINE
LB	= LICENSE BUSINESS
LS	= LAND SURVEYOR
PLS	= PROFESSIONAL LAND SURVEYOR
PG.	= PAGE
P.B.	= PLAT BOOK
P.T.	= POINT OF TANGENCY
A.E.	= ACCESS EASEMENT
IRF	= FOUND IRON ROD
CMF	= FOUND CONCRETE MONUMENT
D.E.	= DRAINAGE EASEMENT
U.E.	= UTILITY EASEMENT
D.A.U.E.	= DRAINAGE, ACCESS AND UTILITY EASEMENT
AC.	= ACRES
(NR)	= NOT RADIAL
(5,000)	= SQUARE FOOTAGE AREA
⊡	= PERMANENT REFERENCE MONUMENT FOUND 4" X 4" CONCRETE MONUMENT (AS NOTED)
●	= PERMANENT REFERENCE MONUMENT SET 5/8" IRON ROD & CAP (PRM JCH LB 8071)
●	= PERMANENT REFERENCE MONUMENT FOUND 5/8" IRON ROD & CAP (AS NOTED)
⊛	= PERMANENT CONTROL POINT SET NAIL & DISC P.C.P. (LB 8071)

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C5	78.54'	50.00'	090°00'00"	70.71'	N44°55'50"W
C6	39.27'	25.00'	090°00'00"	35.36'	N44°55'50"W
C7	17.54'	65.00'	015°27'39"	17.49'	N82°12'01"W
C8	35.48'	65.00'	031°16'31"	35.04'	N58°49'56"W
C9	35.48'	65.00'	031°16'31"	35.04'	N27°33'25"W
C10	13.60'	65.00'	011°59'19"	13.58'	N05°55'30"W
C11	39.27'	25.00'	090°00'00"	35.36'	N45°04'10"E
C12	54.98'	35.00'	090°00'00"	49.50'	N44°55'50"W
C13	39.27'	25.00'	090°00'00"	35.36'	N45°04'10"E
C14	39.27'	25.00'	090°00'00"	35.36'	N44°55'50"W
C15	39.27'	25.00'	090°00'00"	35.36'	N45°04'10"E
C16	39.27'	25.00'	090°00'00"	35.36'	N44°55'50"W

PREPARED BY: JCH CONSULTING GROUP, INC., 426 SW 15TH STREET, OCALA, FLORIDA 34471

JCH
CONSULTING GROUP, INC.
LAND DEVELOPMENT - SURVEYING & MAPPING
PLANNING - ENVIRONMENTAL - G.I.S.
CIVIL ENGINEERING - LAND SURVEYING
CONSTRUCTION MANAGEMENT
420 SW 15TH STREET, OCALA, FLORIDA 34471
PHONE (352) 401-1417 FAX (866) 233-4320 www.JCHgroup.com

EMERSON POINTE PHASE 2

(A PLANNED UNIT DEVELOPMENT)

A PORTION OF SECTION SECTION 4, TOWNSHIP 15 SOUTH, RANGE 22 EAST
MARION COUNTY, FLORIDA

NOTE:
THIS PLAT IS 5 SHEETS IN TOTAL, AND ONE IS NOT COMPLETE WITHOUT THE OTHERS. FOR DEDICATION, NOTES AND ACKNOWLEDGEMENTS SEE SHEET 1, FOR LEGAL DESCRIPTION AND BOUNDARY DETAIL SEE SHEET 2, FOR LOT DIMENSIONS SEE SHEETS 3, 4, AND 5.

PLAT BOOK ___, PAGE ___
SHEET 4 OF 5

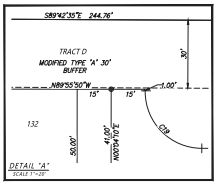
CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C13	39.27'	25.00'	090°00'00"	35.36'	N45°04'10"E
C14	39.27'	25.00'	090°00'00"	35.36'	N44°55'50"W
C15	39.27'	25.00'	090°00'00"	35.36'	N45°04'10"E
C16	39.27'	25.00'	090°00'00"	35.36'	N44°55'50"W
C17	39.27'	25.00'	090°00'00"	35.36'	N45°04'10"E
C18	39.27'	25.00'	090°00'00"	35.36'	N44°55'50"W
C19	39.27'	25.00'	090°00'00"	35.36'	N44°55'50"W
C20	39.27'	25.00'	090°00'00"	35.36'	N45°04'10"E
C21	39.27'	25.00'	090°00'00"	35.36'	N44°55'50"W
C24	39.27'	25.00'	090°00'00"	35.36'	N45°04'10"E
C48	39.27'	25.00'	090°00'00"	35.36'	N45°04'10"E
C52	39.27'	25.00'	090°00'00"	35.36'	N44°55'50"W

LEGEND UNLESS OTHERWISE NOTED

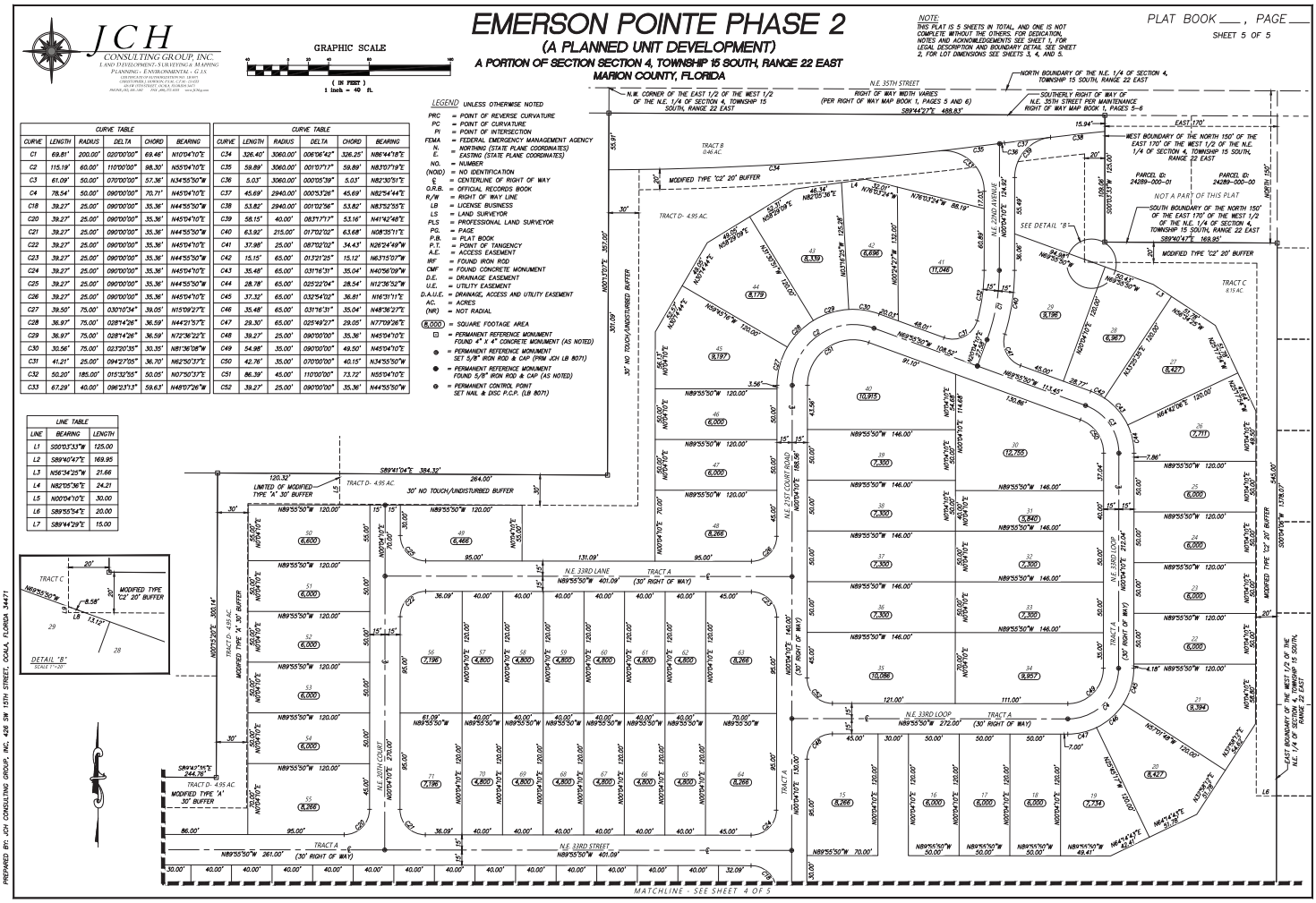
PRC = POINT OF REVERSE CURVATURE
PC = POINT OF CURVATURE
PI = POINT OF INTERSECTION
FEMA = FEDERAL EMERGENCY MANAGEMENT AGENCY
N. = NORTHING (STATE PLANE COORDINATES)
E. = EASTING (STATE PLANE COORDINATES)
NO. = NUMBER
(NOID) = NO IDENTIFICATION
℄ = CENTERLINE OF RIGHT OF WAY
O.R.B. = OFFICIAL RECORDS BOOK
R/W = RIGHT OF WAY LINE
LB = LICENSE BUSINESS
LS = LAND SURVEYOR
PLS = PROFESSIONAL LAND SURVEYOR
PG. = PAGE
P.B. = PLAT BOOK
P.T. = POINT OF TANGENCY
A.E. = ACCESS EASEMENT
IRF = FOUND IRON ROD
CMF = FOUND CONCRETE MONUMENT

D.E. = DRAINAGE EASEMENT
U.E. = UTILITY EASEMENT
D.A.U.I.E. = DRAINAGE, ACCESS AND UTILITY EASEMENT
AC. = ACRES
(NR) = NOT RADIAL
(6,000) = SQUARE FOOTAGE AREA
⊡ = PERMANENT REFERENCE MONUMENT FOUND 4" X 4" CONCRETE MONUMENT (AS NOTED)
● = PERMANENT REFERENCE MONUMENT SET 5/8" IRON ROD & CAP (PRM JCH LB 8071)
● = PERMANENT REFERENCE MONUMENT FOUND 5/8" IRON ROD & CAP (AS NOTED)
⊕ = PERMANENT CONTROL POINT SET NAIL & DISC P.C.P. (LB 8071)

GRAPHIC SCALE
0 50 100 200
(IN FEET)
1 inch = 40 ft.



PREPARED BY: JCH CONSULTING GROUP, INC., 420 SW 15TH STREET, OCALA, FLORIDA 34471


EMERSON POINTE PHASE 2
(A PLANNED UNIT DEVELOPMENT)
A PORTION OF SECTION SECTION 4, TOWNSHIP 15 SOUTH, RANGE 22 EAST
MARION COUNTY, FLORIDA
JCH CONSULTING GROUP, INC.
GRAPHIC SCALE
1 inch = 40 ft.
NOTE:
THIS PLAT IS 5 SHEETS IN TOTAL, AND ONE IS NOT COMPLETE WITHOUT THE OTHERS. FOR DEDICATION, NOTES AND ACKNOWLEDGEMENTS SEE SHEET 1, FOR LEGAL DESCRIPTION AND BOUNDARY DETAIL SEE SHEET 2, FOR LOT DIMENSIONS SEE SHEETS 3, 4, AND 5.
PLAT BOOK ___ , PAGE ___
SHEET 5 OF 5
LEGEND UNLESS OTHERWISE NOTED
PRC = POINT OF REVERSE CURVATURE
PC = POINT OF CURVATURE
PI = POINT OF INTERSECTION
FEMA = FEDERAL EMERGENCY MANAGEMENT AGENCY
N, E = NORTHING (STATE PLANE COORDINATES) EASTING (STATE PLANE COORDINATES)
NO. = NUMBER
(NOID) = NO IDENTIFICATION
℄ = CENTERLINE OF RIGHT OF WAY
O.R.B. = OFFICIAL RECORDS BOOK
R/W = RIGHT OF WAY LINE
LB = LICENSE BUSINESS
LS = LAND SURVEYOR
PLS = PROFESSIONAL LAND SURVEYOR
PG. = PAGE
P.B. = PLAT BOOK
P.T. = POINT OF TANGENCY
A.E. = ACCESS EASEMENT
IRF = FOUND IRON ROD
CMF = FOUND CONCRETE MONUMENT
D.E. = DRAINAGE EASEMENT
U.E. = UTILITY EASEMENT
D.A.U.E. = DRAINAGE, ACCESS AND UTILITY EASEMENT
AC. = ACRES
(NR) = NOT RADIAL
(6,000) = SQUARE FOOTAGE AREA
PERMANENT REFERENCE MONUMENT FOUND 4" X 4" CONCRETE MONUMENT (AS NOTED)
PERMANENT REFERENCE MONUMENT SET 5/8" IRON ROD & CAP (PRM JCH LB 8071)
PERMANENT REFERENCE MONUMENT FOUND 5/8" IRON ROD & CAP (AS NOTED)
PERMANENT CONTROL POINT SET NAIL & DISC P.C.P. (LB 8071)
CURVE TABLE
CURVE | LENGTH | RADIUS | DELTA | CHORD | BEARING
C1 | 69.81' | 200.00' | 020°00'00" | 69.46' | N10°04'10"E
C2 | 115.19' | 60.00' | 110°00'00" | 98.30' | N55°04'10"E
C3 | 61.09' | 50.00' | 070°00'00" | 57.36' | N34°55'50"W
C4 | 78.54' | 50.00' | 090°00'00" | 70.71' | N45°04'10"E
C17 | 39.27' | 25.00' | 090°00'00" | 35.36' | N44°55'50"W
C20 | 39.27' | 25.00' | 090°00'00" | 35.36' | N45°04'10"E
C21 | 39.27' | 25.00' | 090°00'00" | 35.36' | N44°55'50"W
C22 | 39.27' | 25.00' | 090°00'00" | 35.36' | N45°04'10"E
C23 | 39.27' | 25.00' | 090°00'00" | 35.36' | N44°55'50"W
C24 | 39.27' | 25.00' | 090°00'00" | 35.36' | N45°04'10"E
C25 | 39.27' | 25.00' | 090°00'00" | 35.36' | N44°55'50"W
C26 | 39.27' | 25.00' | 090°00'00" | 35.36' | N45°04'10"E
C27 | 39.50' | 75.00' | 030°10'34" | 39.05' | N15°09'27"E
C28 | 36.97' | 75.00' | 028°14'26" | 36.59' | N44°21'57"E
C29 | 36.97' | 75.00' | 028°14'26" | 36.59' | N72°36'22"E
C30 | 30.56' | 75.00' | 023°20'35" | 30.35' | N81°36'08"W
C31 | 41.21' | 25.00' | 094°27'05" | 36.70' | N62°50'37"E
C32 | 50.20' | 185.00' | 015°32'55" | 50.05' | N07°50'37"E
C33 | 67.29' | 40.00' | 096°23'13" | 59.63' | N48°07'26"W
CURVE TABLE
CURVE | LENGTH | RADIUS | DELTA | CHORD | BEARING
C34 | 326.40' | 3060.00' | 006°06'42" | 326.25' | N86°44'18"E
C35 | 59.89' | 3060.00' | 001°07'17" | 59.89' | N83°07'19"E
C36 | 5.03' | 3060.00' | 000°05'39" | 5.03' | N82°30'51"E
C37 | 45.69' | 2940.00' | 000°53'26" | 45.69' | N82°54'44"E
C38 | 53.82' | 2940.00' | 001°02'56" | 53.82' | N83°52'55"E
C39 | 58.15' | 40.00' | 083°17'7" | 53.16' | N41°42'48"E
C40 | 63.92' | 215.00' | 017°02'02" | 63.68' | N08°35'11"E
C41 | 37.98' | 25.00' | 087°02'02" | 34.43' | N26°24'49"W
C42 | 15.15' | 65.00' | 013°21'25" | 15.12' | N63°15'07"W
C43 | 35.48' | 65.00' | 031°16'31" | 35.04' | N40°56'09"W
C44 | 28.78' | 65.00' | 025°22'04" | 28.54' | N12°36'32"W
C45 | 37.32' | 65.00' | 032°54'02" | 36.81' | N16°31'11"E
C46 | 35.48' | 65.00' | 031°16'31" | 35.04' | N48°36'21"E
C47 | 29.30' | 65.00' | 025°49'27" | 29.05' | N77°09'26"E
C48 | 39.27' | 25.00' | 090°00'00" | 35.36' | N45°04'10"E
C49 | 54.98' | 35.00' | 090°00'00" | 49.50' | N45°04'10"E
C50 | 42.76' | 35.00' | 070°00'00" | 40.15' | N34°55'50"W
C51 | 86.39' | 45.00' | 110°00'00" | 73.72' | N55°04'10"E
C52 | 39.27' | 25.00' | 090°00'00" | 35.36' | N44°55'50"W
LINE TABLE
LINE | BEARING | LENGTH
L1 | S00°03'33"W | 125.00
L2 | S89°40'47"E | 169.95
L3 | N56°34'25"W | 21.66
L4 | N82°05'36"E | 24.21
L5 | N00°04'10"E | 30.00
L6 | S89°55'54"E | 20.00
L7 | S89°44'29"E | 15.00
N.W. CORNER OF THE EAST 1/2 OF THE WEST 1/2 OF THE N.E. 1/4 OF SECTION 4, TOWNSHIP 15 SOUTH, RANGE 22 EAST
N.E. 35TH STREET
RIGHT OF WAY WIDTH VARIES (PER RIGHT OF WAY MAP BOOK 1, PAGES 5 AND 6)
NORTH BOUNDARY OF THE N.E. 1/4 OF SECTION 4, TOWNSHIP 15 SOUTH, RANGE 22 EAST
SOUTHERLY RIGHT OF WAY OF N.E. 35TH STREET PER MAINTENANCE RIGHT OF WAY MAP BOOK 1, PAGES 5-6
S89°44'27"E 488.83'
EAST 170'
WEST BOUNDARY OF THE NORTH 150' OF THE EAST 170' OF THE WEST 1/2 OF THE N.E. 1/4 OF SECTION 4, TOWNSHIP 15 SOUTH, RANGE 22 EAST
PARCEL ID: 24289-000-01
PARCEL ID: 24289-000-00
NOT A PART OF THIS PLAT
SOUTH BOUNDARY OF THE NORTH 150' OF THE EAST 170' OF THE WEST 1/2 OF THE N.E. 1/4 OF SECTION 4, TOWNSHIP 15 SOUTH, RANGE 22 EAST
S89°40'47"E 169.95'
NORTH 150'
TRACT B 0.40 AC.
TRACT D- 4.95 AC.
MODIFIED TYPE "C2" 20' BUFFER
30' NO TOUCH/UNDISTURBED BUFFER
N.E. 33RD AVENUE
SEE DETAIL "B"
TRACT C 8.19 AC.
N.E. 21ST COURT ROAD
N.E. 33RD LANE
TRACT A (30' RIGHT OF WAY)
N.E. 33RD LOOP
N.E. 33RD STREET
N.E. 35TH COURT
LIMITED OF MODIFIED TYPE "A" 30' BUFFER
MODIFIED TYPE "A" 30' BUFFER
DETAIL "B" SCALE 1" = 20'
EAST BOUNDARY OF THE WEST 1/2 OF THE N.E. 1/4 OF SECTION 4, TOWNSHIP 15 SOUTH, RANGE 22 EAST
MATCHLINE - SEE SHEET 4 OF 5
PREPARED BY: JCH CONSULTING GROUP, INC. 435 SW 15TH STREET, OCALA, FLORIDA 34471

Marion County

Development Review Committee

Agenda Item

File No.: 2026-22259 **Agenda Date:** 3/9/2026 **Agenda No.:** 5.4.

SUBJECT:
Baseline Road Industrial - Major Site Plan (Plan Revisions)
Parcel #: 37490-000-00 #32452
Kimley-Horn and Associates

SUBMITTAL SUMMARY REPORT
32452

PLAN NAME: BASELINE ROAD INDUSTRIAL

LOCATION: 6259 SE 78TH ST OCALA,

APPLICATION DATE: 02/04/2025

PARCEL: 37490-000-00

DESCRIPTION:

CONTACTS	NAME	COMPANY
Applicant	Kimley Horn	KIMLEY-HORN AND ASSOCIATES, INC
Applicant	Kimley Horn	KIMLEY-HORN AND ASSOCIATES, INC
Engineer of Record	Kimley Horn	KIMLEY-HORN AND ASSOCIATES, INC
Engineer of Record	Kimley Horn	KIMLEY-HORN AND ASSOCIATES, INC

SUBMITTAL	STARTED	DUE	COMPLETE	STATUS
OCE: Plan Review (DR) v.	06/03/2025	06/10/2025	12/15/2025	Approved
OCE: Plan Review Revision (DR) v.	12/17/2025	01/05/2026	01/12/2026	Requires Re-submit
OCE: Plan Review Revision (DR) v.	02/19/2026	02/26/2026	03/03/2026	Approved

SUBMITTAL DETAILS

OCE: Plan Review Revision (DR) v.1

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
911 Management (DR) (911 Management)	Kristie Wright	01/05/2026	12/31/2025	Approved
Environmental Health (Plans) (Environmental Health)	Evan Searcy	01/05/2026	01/12/2026	Approved
Comments	Protect proposed irrigation well during all phases of construction.			
Fire Marshal (Plans) (Fire)	Jonathan Kenning	01/05/2026	12/17/2025	Approved
Comments	Previously Approved			
Growth Services Planning & Zoning (DR) (GS Planning and Zoning)	Erik Kramer	01/05/2026	12/31/2025	Approved
Landscape (Plans) (Parks and Recreation)	Susan Heyen	01/05/2026	12/17/2025	Approved
Comments	no Landscape revisions this submittal			
OCE Design (Plans) (Office of the County Engineer)	Gerald Koch	01/05/2026	01/05/2026	Approved
Corrections	2.21.2.A - Multi-phase Major Site Plans (Resolved) - 2.21.2.A - Multi-phase Major Site Plans: Multi-phase Major Site Plans may include a separate sheet showing independent, stand alone phasing and shall not be subject to a separate Master Plan application			
Corrections	6.2.1.A. - Licensed Professional (Resolved) - 6.2.1.A. - Licensed Professional: Plans shall be prepared by a professional licensed by the State of Florida. The name, street address, signature, date, license number, and seal of the responsible professional shall be shown on each plan sheet. The same shall be provided on the cover page of any supporting documents and calculations.			
Corrections	2.12.4.E & 6.2.1.A - Licensed Professional (Resolved) - 2.12.4.E & 6.2.1.A - Licensed Professional: 2.12.4.E & 6.2.1.A - The name, address, phone number, signature, date, license number, and seal of the responsible professional shall be shown on each plan sheet			
Corrections	Additional Design Comments (Resolved) - Additional Comments:			
Corrections	2.21.2.A - Multi-phase Major Site Plans (Resolved) - 2.21.2.A - Multi-phase Major Site Plans: Multi-phase Major Site Plans may include a separate sheet showing independent, stand alone phasing and shall not be subject to a separate Master Plan application			
Corrections	2.12.4.I & 6.2.1.D - Index of sheets and numbering (Resolved) - 2.12.4.I & 6.2.1.D - Index of sheets and numbering: Index of sheets; All sheets shall indicate each sheet number and the total number of sheets. Cross references between sheets is required			
Corrections	2.12.4 - Front page of the plan (Resolved) - 2.12.4 - Front page of the plan: Front page of the plan shall minimally include A through L of this section of the LDC.			
Corrections	Legal Documents (Resolved) - Legal Documents			
Corrections	2.12.3 - Title block (Resolved) - 2.12.3 - Title block: Title block on all sheets denoting type of application; project name, location, county, and state; and date of original and all revisions			
Corrections	2.1.3 - Order of plan approval (Resolved) - 2.1.3 - Order of plan approval: Plans listed may be reviewed concurrently, but must be approved in the order listed at the link below, when applicable and when the proper land use and zoning are in place			
Corrections	2.18.2.G Utility Easements (Resolved) - 2.18.2.G Utility Easements: Easement requirements of each utility shall be indicated by the utility on a copy of the Preliminary Plat or by letter. (Letters/emails of easement acceptance due with improvement plan.)			
Corrections	6.2.1.B.-F. - Requirements (Resolved) - 6.2.1.B.-F. - Requirements: Technical standards and requirements as listed in Section 6.2.1.B. through F. of the LDC			

SUBMITTAL SUMMARY REPORT (32452)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
OCE Property Management (Plans) (Office of the County Engineer)	Elizabeth Woods	01/05/2026	01/06/2026	Informational

Comments SunBiz Matches -EMW 01.06.26

IF APPLICABLE:
Sec. 2.18.1.I - Show connections to other phases.
Sec.2.19.2.H – Legal Documents
Legal documents such as Declaration of Covenants and Restrictions, By-Laws, Articles of Incorporation, ordinances, resolutions, etc.
Sec. 6.3.1.B.1 – Required Right of Way Dedication (select as appropriate)
For Public Streets. "[All streets and rights-of-way shown on this plat or name specifically if less than all] are hereby dedicated for the use and benefit of the public."
Sec. 6.3.1.B.2 – Required Right of Way Dedication
For Non-Public Streets. "[All streets and rights-of-way shown on this plat or name specifically if less than all] are hereby dedicated privately to the [entity name]. All public authorities and their personnel providing services to the subdivision are granted an easement for access. The Board of County Commissioners of Marion County, Florida, shall have no responsibility, duty, or liability whatsoever regarding such streets. Marion County is granted an easement for emergency maintenance in the event of a local, state, or federal state of emergency wherein the declaration includes this subdivision or an emergency wherein the health, safety, or welfare of the public is deemed to be at risk."
Sec. 6.3.1.D.3 - Cross Access Easements
For Cross Access Easements. "All parallel access easements shown on this plat are hereby dedicated for the use and benefit of the public, and maintenance of said easements is the responsibility of [entity name]."
Sec. 6.3.1.C.1 - Utility Easements (select as appropriate)
"[All utility easements shown or noted or name specifically if less than all] are dedicated [private or to the public] for the construction, installation, maintenance, and operation of utilities by any utility provider."
Sec. 6.3.1.C.2 – Utility Easements
"[All utility tracts or identify each tract as appropriate] as shown are dedicated [private or to the public] for the construction and maintenance of such facilities."
Sec.6.3.1.D(c)(1)(2)(3) - Stormwater easements and facilities, select as appropriate:
1. "[All stormwater and drainage easements as shown or noted or name specifically if less than all] are dedicated [private or to the public] for the construction and maintenance of such facilities."

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

3. When any stormwater easement and/or management tract is not dedicated to the public or Marion County directly, the following statement shall be added to the dedication language: "Marion County is granted the right to perform emergency maintenance on the [stormwater easement and/or management tract, complete accordingly] in the event of a local, state, or federal state of emergency wherein the declaration includes this subdivision or an emergency wherein the health, safety, or welfare of the public is deemed to be at risk."
Sec.6.3.1.D(f) –
If a Conservation Easement is required the following shall be provided: "A conservation easement [as shown or on tract and identify the tract, complete accordingly] is dedicated to [the Board of County Commissioners of Marion County, Florida or entity name, if not Marion County] for the purpose of preservation of [listed species, habitat, Karst feature and/or native vegetation, complete accordingly]."

OCE Stormwater (Permits & Plans) (Office of the County Engineer)	Kevin Vickers	01/05/2026	12/29/2025	Requires Re-submit

Corrections 6.13.2.B(6) - Freeboard (Not Resolved) - 6.13.2.B(6) - Freeboard: A minimum freeboard of six inches shall be provided for all retention/detention areas.

Corrections 6.13.9 - Grading Criteria (Not Resolved) - 6.13.9 - Grading Criteria: Sufficient grading shall be designed to allow surface water runoff and controlled discharge to be drained to the retention/detention areas without causing adverse effects on adjacent property. Grading can be demonstrated by the use of flow arrows, spot grades, etc. Buildings: All buildings shall have a minimum finished floor elevation 8 inches above finish grade and graded away from the building for stormwater runoff. Exceptions are listed in LDC 6.13.9.B. In no case shall finished floor elevations be below the one percent (100-year) flood plain plus one foot. Driveways: In the case where roadside swales are the drainage conveyance system, driveway design information shall be included on the plans minimally addressing culvert size, invert elevation, and direction of slope of culvert or the placement of ditch block for each at every specific lot. Affidavit: At time of building application, applicant shall provide an affidavit that the impervious area, lot grading plan, minimum finished floor elevation, and stormwater system complies with the development plan on file with the County. If no development plan is on file, applicant shall provide an affidavit that all drainage is held on-site or directly tied to a recognized drainage system. The applicant shall provide a sketch with the building application indicating the drainage intent. Construction: All stormwater runoff increase during construction and following must be kept on-site or directed to swales, ditches, or piping to approved drainage areas.

Corrections 6.13.2.B(5) - Hydraulic Analysis (Not Resolved) - 6.13.2.B(5) - Hydraulic Analysis: Hydraulic stormwater model analysis including all input parameters, supporting calculations, assumptions, documentation for design and results. Provide a sub-basin map for each sub-basin; label each sub-basin and provide total area as well as area of impervious coverage within each sub-basin.

Corrections 2.12.4.L(9)(b) - Data Block (Impervious Area) (Not Resolved) - 2.12.4.L(9)(b) - Data Block (Impervious Area): Provide existing and proposed gross impervious area in SF, ac, and percentage in the data block on the cover sheet. Include any offsite drainage to your site in the data block.

Corrections 6.13.2.B(4) - Hydrologic Analysis (Not Resolved) - 6.13.2.B(4) - Hydrologic Analysis: Hydrologic stormwater model analysis including all input parameters, supporting calculations, assumptions, documentation for design and results.

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 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 2.12.9/10 □ Proposed Drainage Right□of□Way/Easements - If the current parcel is platted drainage easements and/or tracts may be required at that time.

Recommendations 2.12.22 - Stormwater Tract/Right-of-Way - If the current parcel is platted drainage easements and/or tracts may be required at that time.

SUBMITTAL SUMMARY REPORT (32452)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
OCE Stormwater (Permits & Plans) (Office of the County Engineer)	Kevin Vickers	01/05/2026	12/29/2025	Requires Re-submit
Recommendations	Additional Stormwater comments - (1) 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. (2) Proposed grading and drainage modifications that impact the FDOT ROW drainage systems need to be coordinated directly with FDOT.			
Recommendations	Copy of District Permit (County Interest) - Please provide a copy of the District permit prior to construction.			
OCE Survey (Plans) (Office of the County Engineer)		01/05/2026	12/18/2025	Approved
OCE Traffic (Permits & Plans) (Office of the County Engineer)	Chris Zeigler	01/05/2026	12/18/2025	Approved
Utilities (OCE Plans) (Utilities)	Heather Proctor	01/05/2026	01/06/2026	Approved
Comments	The project is within the City of Belleview utility service area and will be served by the City of Belleview for water and wastewater service. The plans have been previously reviewed and approved by the City of Belleview Public Works Department. The project is located within the Urban Growth Boundary and the Primary Springs Protection Zone.			

eREVIEW SESSION FILES: 2025-12-15 Civil Plans.pdf
Lmcdr251216mnm.pdf

REVIEWER	MARKUP	DATE/TIME	FILE NAME	PG #
Kevin Vickers	5,076.41 sf	12/29/2025 12:13	PM2025-12-15 Civil Plans.pdf	6

OCE: Plan Review Revision (DR) v.2

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
911 Management (DR) (911 Management)	Jamie Waldron	02/26/2026	02/20/2026	Approved
Environmental Health (Plans) (Environmental Health)	Evan Searcy	02/26/2026	02/26/2026	Approved
Comments	Protect proposed irrigation well during all phases of construction.			
Fire Marshal (Plans) (Fire)	Jonathan Kenning	02/26/2026	02/19/2026	Approved
Comments	Previously Approved			
Growth Services Planning & Zoning (DR) (GS Planning and Zoning)	Erik Kramer	02/26/2026	02/26/2026	Approved
Comments	This AR was approved on 6/30/2025. See stamped plans in Attachments.			
Landscape (Plans) (Parks and Recreation)	Susan Heyen	02/26/2026	02/20/2026	Approved
Comments	Revisions do not impact approve landscape plan			
OCE Design (Plans) (Office of the County Engineer)	Gerald Koch	02/26/2026	02/23/2026	Approved

SUBMITTAL SUMMARY REPORT (32452)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
OCE Property Management (Plans) (Office of the County Engineer)	Elizabeth Woods	02/26/2026	02/26/2026	Informational

Comments Checked road map and SunBiz. -EMW 02.26.2026

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
For Non-Public Streets. "[All streets and rights-of-way shown on this plat or name specifically if less than all] are hereby dedicated privately to the [entity name]. All public authorities and their personnel providing services to the subdivision are granted an easement for access. The Board of County Commissioners of Marion County, Florida, shall have no responsibility, duty, or liability whatsoever regarding such streets. Marion County is granted an easement for emergency maintenance in the event of a local, state, or federal state of emergency wherein the declaration includes this subdivision or an emergency wherein the health, safety, or welfare of the public is deemed to be at risk."
Sec. 6.3.1.D.3 - Cross Access Easements
For Cross Access Easements. "All parallel access easements shown on this plat are hereby dedicated for the use and benefit of the public, and maintenance of said easements is the responsibility of [entity name]."
Sec. 6.3.1.C.1 - Utility Easements (select as appropriate)
"[All utility easements shown or noted or name specifically if less than all] are dedicated [private or to the public] for the construction, installation, maintenance, and operation of utilities by any utility provider."
Sec. 6.3.1.C.2 – Utility Easements
"[All utility tracts or identify each tract as appropriate] as shown are dedicated [private or to the public] for the construction and maintenance of such facilities."
Sec.6.3.1.D(c)(1)(2)(3) - Stormwater easements and facilities, select as appropriate:
1. "[All stormwater and drainage easements as shown or noted or name specifically if less than all] are dedicated [private or to the public] for the construction and maintenance of such facilities."

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

3. When any stormwater easement and/or management tract is not dedicated to the public or Marion County directly, the following statement shall be added to the dedication language: "Marion County is granted the right to perform emergency maintenance on the [stormwater easement and/or management tract, complete accordingly] in the event of a local, state, or federal state of emergency wherein the declaration includes this subdivision or an emergency wherein the health, safety, or welfare of the public is deemed to be at risk."
Sec.6.3.1.D(f) –
If a Conservation Easement is required the following shall be provided: "A conservation easement [as shown or on tract and identify the tract, complete accordingly] is dedicated to [the Board of County Commissioners of Marion County, Florida or entity name, if not Marion County] for the purpose of preservation of [listed species, habitat, Karst feature and/or native vegetation, complete accordingly]."

OCE Stormwater (Permits & Plans) (Office of the County Engineer)	Kevin Vickers	02/24/2026	02/23/2026	Approved

Corrections 6.13.2.B(6) - Freeboard (Resolved) - 6.13.2.B(6) - Freeboard: A minimum freeboard of six inches shall be provided for all retention/detention areas.

Corrections 6.13.2.B(5) - Hydraulic Analysis (Resolved) - 6.13.2.B(5) - Hydraulic Analysis: Hydraulic stormwater model analysis including all input parameters, supporting calculations, assumptions, documentation for design and results. Provide a sub-basin map for each sub-basin; label each sub-basin and provide total area as well as area of impervious coverage within each sub-basin.

Corrections 2.12.4.L(9)(b) - Data Block (Impervious Area) (Resolved) - 2.12.4.L(9)(b) - Data Block (Impervious Area): Provide existing and proposed gross impervious area in SF, ac, and percentage in the data block on the cover sheet. Include any offsite drainage to your site in the data block.

Corrections 6.13.9 - Grading Criteria (Resolved) - 6.13.9 - Grading Criteria: Sufficient grading shall be designed to allow surface water runoff and controlled discharge to be drained to the retention/detention areas without causing adverse effects on adjacent property. Grading can be demonstrated by the use of flow arrows, spot grades, etc. Buildings: All buildings shall have a minimum finished floor elevation 8 inches above finish grade and graded away from the building for stormwater runoff. Exceptions are listed in LDC 6.13.9.B. In no case shall finished floor elevations be below the one percent (100-year) flood plain plus one foot. Driveways: In the case where roadside swales are the drainage conveyance system, driveway design information shall be included on the plans minimally addressing culvert size, invert elevation, and direction of slope of culvert or the placement of ditch block for each at every specific lot. Affidavit: At time of building application, applicant shall provide an affidavit that the impervious area, lot grading plan, minimum finished floor elevation, and stormwater system complies with the development plan on file with the County. If no development plan is on file, applicant shall provide an affidavit that all drainage is held on-site or directly tied to a recognized drainage system. The applicant shall provide a sketch with the building application indicating the drainage intent. Construction: All stormwater runoff increase during construction and following must be kept on-site or directed to swales, ditches, or piping to approved drainage areas.

Corrections 6.13.2.B(4) - Hydrologic Analysis (Resolved) - 6.13.2.B(4) - Hydrologic Analysis: Hydrologic stormwater model analysis including all input parameters, supporting calculations, assumptions, documentation for design and results.

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.

Recommendations Additional Stormwater comments - (1) 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. (2) Proposed grading and drainage modifications that impact the FDOT ROW drainage systems need to be coordinated directly with FDOT.

Recommendations 2.12.9/10 □ Proposed Drainage Right□of□Way/Easements - If the current parcel is platted drainage easements and/or tracts may be required at that time.

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
OCE Stormwater (Permits & Plans) (Office of the County Engineer)	Kevin Vickers	02/24/2026	02/23/2026	Approved
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	2.12.22 - Stormwater Tract/Right-of-Way - If the current parcel is platted drainage easements and/or tracts may be required at that time.			
OCE Survey (Plans) (Office of the County Engineer)	Theresa Smail	02/26/2026	02/23/2026	Approved
OCE Traffic (Permits & Plans) (Office of the County Engineer)	Chris Zeigler	02/26/2026	02/23/2026	Approved
Utilities (OCE Plans) (Utilities)	Heather Proctor	02/26/2026	02/25/2026	Approved
Comments	Previously approved - The project is within the City of Belleview utility service area and will be served by the City of Belleview for water and wastewater service. The plans have been previously reviewed and approved by the City of Belleview Public Works Department. The project is located within the Urban Growth Boundary and the Primary Springs Protection Zone.			

OCE: Plan Review (DR) v.3

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
911 Management (DR) (911 Management)		06/10/2025	12/15/2025	Approved
Comments	YES 2.12.8 - Legal description matches boundary on plan YES 2.12.28 - Correct road names supplied YES 6.2.1.F - North arrow and graphic drawing and written scale New Sheets E100A-LP Photometric, E100B-LP Photometric, E100C-LP Photometric, E100-LP have an incorrect North Arrow. It is currently pointing west. N/A Additional 911 comments JANET WARBACH / 9-1-1 MANAGEMENT / 352-671-8460 / FAX 352-671-8798			
Environmental Health (Plans) (Environmental Health)		06/10/2025	12/15/2025	Approved
Comments	YES Central Sewer Central Sewer N/A Lot Size N/A Total Flow N/A Available Area YES DEP Water Approval Central Water N/A Operating Permit Required N/A 2.12.6 - Location of septic systems & wells N/A 2.12.36 - Location of water & septic systems INFO Additional Health comments Central Sewer/Central Water If not available than septic permit will be required through the Department of Environmental Protection			
Fire Marshal (Plans) (Fire)		06/10/2025	12/15/2025	Approved
Comments	YES 6.18.2 - Fire Flow/Fire Hydrant YES 6.18.3 - Gated Communities/Properties The project contains a gate for access to the property. Per Marion County Land Development Code Section 6.18.3 a siren activated gate shall be provided for emergency vehicular access. Please note on the plans the gate will be siren activated. N/A 6.18.4 - Wildland Interface Area YES 6.18.5 - Access Control Box YES 6.18.2.D - Fire Department Connections YES NFPA 1 Chapter 11.10.1 - In Building Minimum Radio Signal Strength All new buildings and buildings which conduct renovations increasing the total floor space by greater than 50 percent of the floor area must comply with NFPA 1 Chapter 11.10.1. NFPA 1 Chapter 11.10.1 provides for the AHJ to establish minimum standards for in building public safety radio communications. Please be aware that your building will be required to conduct a test for the minimum radio signal strength to determine coverage. If the minimum radio signal strength is deemed insufficient then a radio signal enhancement system must be installed and the building retested to ensure it meets the minimum criteria. Please plan for this early in your project and contact Marion County Fire Rescue with any questions 352-291-8000 YES 6.18.2.G - Painting and Marking of Fire Hydrants YES NFPA 1 Chapter 18.2.3 - Fire Dept Access Roads YES Additional Fire comments Knox Boxes are not an acceptable means of gate access.			
Growth Services Planning & Zoning (DR) (GS Planning and Zoning)		06/10/2025	12/15/2025	Approved
Comments	Zoning - Approved YES 2.12.4.C - Owner and applicant name Included in cover sheet C001 YES 2.12.4.L(1) - Parcel number Included in cover sheet C001 YES 2.12.21/6.3.1.C(10) - Land use and zoning on project and on adjacent properties shown Land use/zoning included in sheets C001 and C004. Please indicate all developers' agreements/relevant PUDs on cover sheet. 4/28/25 - Updated to include PUD ordinance. Please note updates to PUD approved by DRC (see 2003 Master Plan) 6/9/25 - Comment acknowledged YES 2.12.4.L(4) - Zoning requirements: lot width, area , setbacks , coverage (floor area ratios) and parking No building setbacks indicated on site plans. Please include required building setbacks on site plans. 4/28/25 - Included YES 2.12.23/4.2 -Setbacks, dimensions for all improvements, and easements No building setbacks indicated on site plans. 4/28/25 - Included YES 2.12.24 - Landscape requirements/6.8.6 - Buffering Type C Buffer only extends along building lot adjacent to 58th Ave. Recognize need for appropriate buffer along entire length of ROW even if no development is proposed at this time. Similar issue with requirement to install fence at rear lot lines, etc. No buffer required along proposed railway. Please indicate garbage collection area with the required screening.			

4/28/25 - Please indicate garbage collection area on sheet C004. Ensure such area meets screening requirements in PUD agreement.
6/9/25 - Comment acknowledged
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. Warehouse is proposed.
YES 2.12.6 - Location of water and sewer. Does this need a special use permit? Within City of Belleview Utility Service Area.
YES 2.12.9 - Show adjacent streets serving development Please indicate SE 68th Street
4/28/25 - Included
YES 2.12.32 - Show 100yr flood zone Included
YES 2.12.32 - Modified Environmental Assessment for Listed Species (LDC 6.5.4) -OR- EALS Exemption Application (LDC 6.5.3) submitted (including habitat assessment as necessary per LDC 6.6.4) 4/28/25 - EALS updated to provide Parcel ID and transect lines. EALS has been transmitted to FWC.
6/9/25 - Comment acknowledged
YES 2.12.4.L(10) - Parking requirements, service entrances, space size paved parking isle and access to parking area/6.11.8 - Off-street parking requirements/6.11.7 - Loading Areas/ 6.11.6 - Construction access/route If necessary, please ensure a plan for construction access and route are approved by the County. Please ensure that loading and unloading arrangement will not impact the flow of traffic on adjacent streets.
4/28/25 - Acknowledged
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. Signs are proposed. Such signs will require a separate sign permit.
YES 2.12.19 - Provide dimensions and location of all existing site improvements; dimensions and location for all proposed site improvements with all setbacks No building dimensions indicated on site plans. Please include building dimensions, including height.
4/28/25 - Included
INFO 2.12.27 - Show location of outside storage areas Outdoor storage is proposed. Please ensure that outdoor storage areas meet screening requirements from both public view and adjoining properties, per PUD agreement.
YES 5.2 & 5.3 - Verify any overlay zones such as ESOZ, Springs Protection, or Flood Plain Within Primary Springs Protection Zone (see Sec. 5.4 of LDC)
4/28/25 - Acknowledged
INFO Additional Zoning comments According to PUD conditions, 20% of the property (including all lots) shall remain as open space. Subdivision of the parcel and changes to existing easements will require approval through the County's subdivision processes.

Land Use - Approved
YES 2.12.4.L(2)/3.2.3 - Use Consistent with FLU Designation? Commerce District in PUD that allows Com & Ind uses.
N/A 2.12.4.L(3) - All applicable Developer's Agreements listed?
N/A 2.12.4.L(2,3, & 5)/6.3.1C(15)(g) - DRI/FQD Compliance Note?
N/A 3.2.3/6.6/5.2.5/flood - RESIDENTIAL - Complies with Min/Max Density?
YES 3.2.3 - NON-RESIDENTIAL - Complies with FAR?
YES 2.12.4.L(6) - Gross/wetland/floodplain acreage listed?
N/A 3.3.2.C - Complies with Approved ECSD PUD?
N/A 3.3.3.A(1)- Complies with Approved Rural Residential Cluster Plan?
N/A 3.3.3.A(2) - Complies with Approved Hamlet Plan?
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?
N/A 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?]
YES 6.5 & 6.6 - Habitat Preservation/Mitigation Provided?
N/A 2.12.9 - [Show All Existing Surrounding & Intersecting R/Ws?]
N/A 6.12.2.A - [Local Road right-of-Way Provided?]
N/A 6.12.2.A - [Access Improvements R/W Provided (decel/accel/turn lanes)?]
N/A 2.12.9/6.12.2.B - Comp Plan Future Thoroughfares R/W Provided (TE Map)?
N/A 6.11.4.C - [Additional/Atlernate/Interconnected Access (S/QS-L) Provided?]
N/A 6.11.2, 4 & 5 - Internal Access Consistent with PUD/Master Plan/Plat?
YES 6.11.4.B & D/7.3.1 - [Cross/Parallel Access Required/Suitable?] Staff notes the cross access indicated does not extend to the northern entry corresponding with a full median opening for SE 58th Avenue (SR Hwy 35). Is there an opportunity to provide for that connection - as staff notes the existing Baseline Commerce Center development's access to the south that will be used is limited to a directional crossing configuration?
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? Some form of traffic analysis must be provided - please consult with OCE-Traffic staff to coordinate the submittal of a suitable traffic methodology for review and approval and subsequent traffic study for review and approval.
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?]
YES Additional Planning Items:

Landscape (Plans) (Parks and Recreation)	06/10/2025	12/15/2025	Approved

SUBMITTAL SUMMARY REPORT (32452)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
Landscape (Plans) (Parks and Recreation)		06/10/2025	12/15/2025	Approved

Comments

YES 2.12.18 - All trees 10" DBH and larger Provide Tree list or table showing Tree species, size and condition
N/A 2.12.25 - Marion Friendly Landscape Areas
YES 6.7.3 - Tree protection
YES 6.7.4 - Shade tree requirements Shade tree calculation to be revised
YES 6.7.6 - Tree removal submittal requirements Provide calculations showing total inches removed
YES 6.7.8 - Protected tree replacement requirements Provide calculations showing pre and post tree inches per acre, tree inches removed, tree inches to be preserved, tree inches provided and any deficit inches on site.
YES 6.7.9 - Replacement trees; general requirements Provide revised calculations showing correct replacement tree inches
YES 6.8.2 - Landscape plan requirements (details, schedule, calculations, notes) Show native status for each plant in plant schedule
YES 6.8.3 - Landscape design standards
YES 6.8.4 - Landscape area requirements for non-residential development
N/A 6.8.5 - Landscape area requirements for residential and mixed use developments
YES 6.8.6 - Buffers 1.Why is buffer along SE 58th Ave continued past project limits?
2. Clarify why buffer ends at north entrance 3. Confirm with Planning and Zoning if a buffer is required on the East boundary to the Railroad
YES 6.8.7 - Parking areas and vehicular use areas
YES 6.8.8 - Building landscaping Building landscaping should try to reduce the monotony of large blank walls. Consider taller plants to help with the scale of the building.
YES 6.8.9 - Service and equipment areas
N/A 6.13.3.C(5) - Landscaping of public stormwater management facilities
N/A 6.13.3.D(4) - Landscaping of private stormwater management facilities
YES 6.8.10 - General planting requirements (specifications)
YES 6.8.11 - Landscape installation
YES 6.8.12 - Landscape completion inspection requirements
YES 6.9.2 - Irrigation plan requirements (details, legend, notes) Provide signed and sealed irrigation plans
YES 6.9.3 - Irrigation design standards
YES 6.9.5 - Irrigation system installation
YES 6.9.6 - Completion inspection requirements
YES 6.19.3 - Outdoor lighting plan requirements Photometric plans not in this submittal
YES 6.19.4 - Exterior lighting design standards
YES 5.5.4.B - Permitted uses within Springs Protection Overlay Zone
YES Additional Landscape comments Irrigation and Photometric plans shall be signed and sealed

SUBMITTAL SUMMARY REPORT (32452)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
OCE Design (Plans) (Office of the County Engineer)		06/10/2025	12/15/2025	Approved

Comments

YES 2.21.2.B - Major Site Plan fee of $1,000..00 + ($10.00 x total site acreage) 6/6/25-fee due with resubmittal
4/22/25-fee due with resubmittal
2/18/25-fee due with resubmittal
N/A 2.21.2.B - Plan review fee of $40.00 made payable to Marion County Health Department
N/A Traffic study / methodolgy fee of $200.00 made payable to Marion County BCC is required prior to plan approval. Refer to Resolution 10-R-630 for the current fee schedule.
N/A 2.1.6.A - $100 Resubmittal fee payable to Marion County BCC
N/A 2.1.7.A - $100 Revision fee payable to Marion County BCC
N/A 2.1.3 - Order of plan approval
YES 2.12.3 - Title block on all sheets denoting type of application; project name, location, county, and state; and date of original and all revisions
YES 2.12.4.A - Type of application on front page
YES 2.12.4.B - Project name centered at top of front page
YES 2.12.4.C - Name, address, phone number, and signature of owner and applicant on front sheet 4/22/25-Corrected 2/18/25-Missing Owner and applicant phone number
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 2/18/25-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 (32452)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
OCE Property Management (Plans) (Office of the County Engineer)		06/10/2025	12/15/2025	Approved

Comments

YES Major Site Plan Information has been updated on the cover sheet. 6/4/25 HR
According to our reviewer, we still need a name on the cover sheet of an authorized signer.HR
We will need to know who will be signing the cover sheet under the successors. Please update with a name. 2/19/25 HR
IF APPLICABLE:
Sec. 2.18.1.I - Show connections to other phases.
Sec.2.19.2.H – Legal Documents
Legal documents such as Declaration of Covenants and Restrictions, By-Laws, Articles of Incorporation, ordinances, resolutions, etc.
Sec. 6.3.1.B.1 – Required Right of Way Dedication (select as appropriate)
For Public Streets. "[All streets and rights-of-way shown on this plat or name specifically if less than all] are hereby dedicated for the use and benefit of the public."
Sec. 6.3.1.B.2 – Required Right of Way Dedication
For Non-Public Streets. "[All streets and rights-of-way shown on this plat or name specifically if less than all] are hereby dedicated privately to the [entity name]. All public authorities and their personnel providing services to the subdivision are granted an easement for access. The Board of County Commissioners of Marion County, Florida, shall have no responsibility, duty, or liability whatsoever regarding such streets. Marion County is granted an easement for emergency maintenance in the event of a local, state, or federal state of emergency wherein the declaration includes this subdivision or an emergency wherein the health, safety, or welfare of the public is deemed to be at risk."
Sec. 6.3.1.D.3 - Cross Access Easements
For Cross Access Easements. "All parallel access easements shown on this plat are hereby dedicated for the use and benefit of the public, and maintenance of said easements is the responsibility of [entity name]."
Sec. 6.3.1.C.1 - Utility Easements (select as appropriate)
"[All utility easements shown or noted or name specifically if less than all] are dedicated [private or to the public] for the construction, installation, maintenance, and operation of utilities by any utility provider."
Sec. 6.3.1.C.2 – Utility Easements
"[All utility tracts or identify each tract as appropriate] as shown are dedicated [private or to the public] for the construction and maintenance of such facilities."
Sec.6.3.1.D(c)(1)(2)(3) - Stormwater easements and facilities, select as appropriate:
1. "[All stormwater and drainage easements as shown or noted or name specifically if less than all] are dedicated [private or to the public] for the construction and maintenance of such facilities."

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

3. When any stormwater easement and/or management tract is not dedicated to the public or Marion County directly, the following statement shall be added to the dedication language: "Marion County is granted the right to perform emergency maintenance on the [stormwater easement and/or management tract, complete accordingly] in the event of a local, state, or federal state of emergency wherein the declaration includes this subdivision or an emergency wherein the health, safety, or welfare of the public is deemed to be at risk."
Sec.6.3.1.D(f) –
If a Conservation Easement is required the following shall be provided: "A conservation easement [as shown or on tract and identify the tract, complete accordingly] is dedicated to [the Board of County Commissioners of Marion County, Florida or entity name, if not Marion County] for the purpose of preservation of [listed species, habitat, Karst feature and/or native vegetation, complete accordingly]."

SUBMITTAL SUMMARY REPORT (32452)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
OCE Stormwater (Permits & Plans) (Office of the County Engineer)		06/10/2025	12/15/2025	Approved

Comments

YES 2.12.4.L(9)(b) - Data Block (Impervious Area)
YES 2.12.8 - Topographical Contours
YES 2.12.9/10 - Existing Drainage Right-of-Way/Easements
INFO 2.12.9/10 - Proposed Drainage Right-of-Way/Easements If the current parcel is platted drainage easements and/or tracts may be required at that time.
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
YES 6.13.2 A(1)/(2) - Contributing Basins/Tc
YES 6.13.2.B(1)/(2) - Runoff Analysis/ Tc Calculations
YES 6.13.2.A(4) - Stormwater Features & Connective Elements
YES 6.13.2.A(3) - Retention/Detention Area Design Parameters
YES 6.13.3 - Type of Stormwater Facility Criteria
YES 6.13.4 - Stormwater Quantity Criteria
YES 6.13.2.B(4) - Hydrologic Analysis
YES 6.13.4.C - Discharge Conditions
YES 6.13.2.B(6) - Freeboard
YES 6.13.4.D - Recovery Analysis
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
YES 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
YES 6.13.2.A(9) - Access Accommodates Stormwater
YES 6.13.8.B(7) - Minimum Pipe Size
YES 6.13.2.A(5) - Existing/Proposed Stormwater Structures
YES 6.13.2.A(6) - Existing/Proposed Stormwater Pipes
N/A 6.13.2.A(7) - Existing/Proposed Stormwater Swales
YES 6.13.9 - Grading Criteria
YES 6.13.2.A(11)(a) - Construction Entrance
YES 6.13.2.A(11)(b) - Erosion Control
YES 6.13.2.A(12)/6.12.5 - Stormwater Details, Cross Sections, References
YES 6.13.2.B(8) - Calculation & Plan Consistency
INFO 6.13.10.B - Copy of NPDES Permit or NOI Please provide a copy of the NPDES permit or NOI prior to construction.
INFO Copy of District Permit (County Interest) Please provide a copy of the District permit prior to construction.
YES 6.10 - Karst Topography and High Recharge Areas
YES 7.1.3 - Drainage Construction Specifications
YES 6.13.12 - Operation and Maintenance
YES Please provide a final signed and sealed hard copy signature page with references to the stormwater analysis or final hard copy of the full stormwater analysis.
INFO Additional Stormwater comments (1) 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. (2) Proposed grading and drainage modifications that impact the FDOT ROW drainage systems need to be coordinated directly with FDOT.

SUBMITTAL SUMMARY REPORT (32452)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
OCE Survey (Plans) (Office of the County Engineer)		06/10/2025	12/15/2025	Approved

Comments

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

OCE Traffic (Permits & Plans) (Office of the County Engineer)		06/10/2025	12/15/2025	Approved

Comments

YES 2.12.9 - Location and dimensions of streets and right-of-way
N/A 2.12.20 - Phases of development
N/A 2.12.30 - Route Plan
N/A 2.12.38 - Maintenance of improvements
YES 6.2.1.E - Drawing legend
YES 6.11.3 - Traffic Impact Analysis 4/28/25 - Traffic methodology has been approved. Traffic study based upon approved methodology must also be submitted separately for review and approval prior to site plan approval.

3/4/25 - Traffic assessment is minimally required based upon reported trip generation. Traffic methodology must first be submitted separately for review and approval.
YES 6.11.4.B - Cross access 4/28/25 - Deviation letter exempting the requirement for full cross-access is conditional upon providing cross access from an approved driveway location to the northern property boundary. The conditions for this exemption are not represented by latest plans. Please contact OCE traffic if escalation for review to County Engineer is intended.

3/4/25 - A 24' wide paved cross-access is required parallel to SE 58th Ave from any proposed driveway location(s) and connecting to the northern and southern property boundaries. The connection shown to SE 59th Ct may qualify as the required connection to the southern property boundary. Cross-access and / or right-of-way must be clearly specified on plans and must be recorded with the Right-of-Way office prior to final plan approval.
N/A 6.11.4.E - Sight triangle
INFO 6.11.5 - Driveway access 6/9/25 - Approved deviation letter limits access to SE 58th Ave to the locations already proposed, pending FDOT review and approval in coordination with OCE Traffic. Continue permitting with FDOT for access and related signs along SE 58th Ave as proposed and provide NOI letter from FDOT when received.

4/28/25 - Continue coordination with FDOT for driveway permits with the understanding that the northernmost-approved driveway will be required to provide cross-access connectivity to the northern property boundary. Driveways must be permitted in coordination with OCE Traffic. Provide any NOI letter received from FDOT for consultation review.

3/4/25 - Driveways and all work performed in the right-of-way along SE 58th Ave requires permitting through FDOT in consultation with OCE Traffic. Provide any NOI letter received from FDOT for consultation review.
N/A 6.11.6 - Construction route
N/A 6.11.9.A - Traffic signals
INFO 6.11.9.B - Traffic signs 4/28/25 - Continue coordination of signs with FDOT - final OCE Traffic approval to be made following NOI letter from FDOT for all related driveways.

3/4/25 - Signs related to access to SE 58th Ave must be reviewed and approved by FDOT in consultation with OCE Traffic.
YES 6.11.9.C - Pavement marking 6/9/25 - Sheet C022 correctly shows 200 linear feet of double yellow striping at driveway locations, however, legend note #5 indicates "27 L.F." - update needed.
N/A 6.12.1.A. - Transportation Facilities - Purpose and Intent
N/A 6.12.2 - Right-of-way 3/4/25 - 64' ROW designation is shown on sheet C008 at a single location. Please clearly specify the width and extent of all intended ROWs throughout plans.
N/A 6.12.11 - Turn lanes 4/28/25 - Need for turn lanes will be reviewed with traffic study.

3/4/25 - Turn lane requirements will be reviewed following an approved traffic impact analysis.
YES 6.12.12 - Sidewalks
N/A 6.12.13 - Utility position in right-of-way
N/A Additional Traffic comments 3/4/25 - Typical sections are usually reviewed during an improvement plan review. LDC 2.18.1 requires an improvement plan for the construction of public or private roads. It is unclear whether public or private roads are being proposed.

SUBMITTAL SUMMARY REPORT (32452)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
Utilities (OCE Plans) (Utilities)		06/10/2025	12/15/2025	Approved

Comments

N/A Marion County Utilities Contact Information 2.18.25 - Parcel is located within City of Belleview Utility Area
YES Parcel numbers identified in project match proposed site plan layout 2.18.25 - 37490-000-00
YES 6.14.2.A(1) - Public water service area/provider 2.18.25 - City of Belleview Utility Service Area
YES 6.14.2.A(1) - Public sewer service area/provider 2.18.25 - City of Belleview Utility Service Area
YES 6.14.2.A(1) - Letter of Availability and Capacity (w/Location Map of water and/or sewer as app) from provider 6/9/2025 - Letter provided. 4.25.25 - Not provided. Correspondence uploaded is not sufficient for this project, 2.18.25 - Parcel is within City of Belleview Service Area. A letter from City of Belleview stating service availability and connection requirements shall be submitted prior to building permit issuance. Insure City of Belleview has seen and approved utility connections, as they are not part of MCU's review process.

YES 6.14.2.A - Water Connection Requirements 2.18.25 - Defer to City of Belleview Utility
YES 6.14.2.A - Sewer Connection Requirements 2.18.25 - Defer to City of Belleview Utility
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 4.25.25 Acknowledged 2.18.25 - Yes. located within PRIMARY Spring Protection Zone.
N/A 6.14.4 - Water (potable) Capital Charges and Flow Rates - proposed use identified to calculate
N/A 6.14.4 - Water (irrigation) Capital Charges and Flow Rates - total irrigated area identified
N/A 6.14.4 - Sewer Capital Charges and Flow Rates - proposed use identified to calculate
N/A 6.14.5.A(1) - Submittal Requirements - Existing on-site & off-site mains and service connections
N/A 6.14.5.A(2) - Submittal Requirements - Proposed on-site & off-site mains and service connections
N/A 6.14.5.A(3) - Submittal Requirements - Lift Stations layout, elevations, schedules
N/A 6.14.5.A(6) - Submittal Requirements - Manhole locations, rim and invert elevations outside paved areas
N/A 6.14.5.A(8) - Submittal Requirements - Connection to existing water system
N/A 6.14.5.A(8) - Submittal Requirements - Connection to existing sanitary system
N/A 6.14.5.B - Construction Notes - Cover, horiz/vert datums, construction requirements
N/A 6.14.5.B - Construction Notes - UT DETAILS - current LDC version
N/A 6.14.5.C - All issued permits related to this project shall be submitted to MCU (DOT, ROW, misc)
N/A 6.14.5.C - DEP permit for water mains to be constructed/owned by MCU
N/A 6.14.5.C - DEP permit for water mains to be constructed/owned by developer
N/A 6.14.5.C - DEP permit for sewer mains to be constructed/owned by MCU
N/A 6.14.5.C - DEP permit for sewer mains to be constructed/owned by developer
N/A 6.14.5.D - Hydraulic Analysis
N/A 6.14.6 - Design Criteria for Utility Systems to be owned/maintained by MCU
N/A 6.14.7 - Construction Inspection - PLAN NOTE:
N/A 6.14.8.A - Completion and Closeout - PLAN NOTE: As-builts
N/A 6.14.9.A - Developer's Agreement
N/A 6.14.9.B - Transfer of Facilities to Marion County Utilities - PLAN NOTE:
N/A 6.14.9.B - Bill of Sale
N/A 6.15.1 - Potable Water Distribution System
N/A 6.15.2 - Decentralized Water System (WTP)
YES 6.15.3 - Fire Protection/Fire Flow Capacity 2.18.25 - Defer to City of Belleview associated departments.
N/A 6.15.4 - Water Main Piping Installation
N/A 6.15.5 - Water Service and Connection
N/A 6.15.6.A - Potable Water Metering - individual/banked, size
N/A 6.15.6.B - Irrigation Water Metering - size
N/A 6.15.6.C - Sewer service only (water meter required/shown)
N/A 6.15.6.D - Meter Location
N/A 6.15.6.E - Meter Easements
N/A 6.15.6.F - Meter Boxes
N/A 6.15.6.G & H - Meter Sizing
N/A 6.15.7 - Cross Connection Control and Backflow Prevention
N/A 6.15.8 - Public Water Well Standards
N/A 6.15.9 - Wellfield and Water Supply
N/A 6.15.10 - Water Treatment Plants (WTP)
N/A 6.16.2 - Decentralized Wastewater Treatment Plant (WWTP)
N/A 6.16.4 - Wastewater Collection Systems (Gravity/Pressurized) Design
N/A 6.16.5.A & B - Private Wastewater Pump Stations
N/A 6.16.5.C - Public Wastewater Pump Stations (MCU Standards)
N/A 6.17 - Water Reclamation/Reuse Facilities
N/A Article 7 - Construction Standards - PLAN NOTE:
N/A Utilities Plan Review Fee per Resolution 15-R-583 - payable to Marion County Utilities 6/23/25 No fee for this review. 4.25 - No fee for this review. 2.18.25 - No charge for initial utility review. Parcel is within City of Belleview Utility Service Area.
YES 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) 438-2896.

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
N/A Additional Utilities comments
N/A Additional Utilities comments

ISSUED FOR CONSTRUCTION PLANS FOR

BASELINE ROAD INDUSTRIAL SITE

MARION COUNTY, FLORIDA

SECTION 7, TOWNSHIP 16 SOUTH, RANGE 23 EAST
PARCEL ID # 37490-000-00

DECEMBER 2025

GENERAL NOTES

LAND USE DEVELOPMENT DATA

PARCEL ID NUMBER:	37490-000-00
PRESENT ZONING:	PUD ORD 99-15 AND B-5
LAND USE:	COMMERCE DISTRICT
PARCEL AREA:	57.43 ACRES
PROJECT LIMITS AREA:	35.65 ACRES
PROJECT IMPERVIOUS AREA:	17.96 ACRES
PROJECT OPEN SPACE AREA:	17.69 ACRES
BUILDING AREA:	±311,856 SF
FLOOR AREA RATIO:	0.20 (SEE ABOVE FOR BUILDING S.F.)

WATER
POTABLE WATER WILL BE PROVIDED BY CITY OF BELLEVIEW WATER AND SEWER. INFRASTRUCTURE DOWNSTREAM OF THE BACKFLOW PREVENTER VALVE AND WATER METER TO BE PRIVATELY OWNED AND MAINTAINED.

SEWER
SANITARY SEWER WILL BE PROVIDED BY CITY OF BELLEVIEW WATER AND SEWER. ALL ONSITE INFRASTRUCTURE TO BE PRIVATELY OWNED AND MAINTAINED.

GARBAGE
SOLID WASTE PICKUP WILL BE PROVIDED BY A CENTRAL WASTE HAULER.

FIRE PROTECTION
FIRE PROTECTION IN ACCORDANCE WITH ARTICLE 6, DIVISION 18 OF THE MARION COUNTY L.D.C.

MARION COUNTY SPRINGS PROTECTION ZONE:
PRIMARY ZONE

FEMA DESIGNATION
THIS PROPERTY APPEARS TO BE IN A ZONE "X" (AREA OF MINIMAL FLOOD HAZARD) ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY NUMBER 120330C, PANEL 0735, SUFFIX D, WITH AN EFFECTIVE DATE OF 8/28/2008.

ROADWAYS, DRAINAGE, AND COMMON AREAS
THE OWNER SHALL PROVIDE PERPETUAL MAINTENANCE FOR THE STREETS, DRAINAGE SYSTEM AND COMMON AREAS OF THE PROJECT.

EASEMENTS
ALL EASEMENTS ARE DESIGNATED ON THE PLANS.

TREE LOCATION
TREE LOCATIONS ARE NOTED ON THE PLANS.

BASIS OF BEARING
FIELD BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, FLORIDA WEST ZONE, NAD-83, AND DERIVED FROM THE I-NET NETWORK.

VERTICAL DATUM
VERTICAL DATA SHOWN HEREON IS BASED ON CITY OF OCALA VERTICAL CONTROL POINT "5939", ELEVATION=99.82, NAVD-88.

PERMITS
THIS PROJECT WILL REQUIRE ADDITIONAL PERMITS FROM:

- MARION COUNTY
- ST. JOHNS RIVER WATER MANAGEMENT DISTRICT
- FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION

TRIP GENERATION

THE PROPOSED BUILDING IS ANTICIPATED TO GENERATE 546 DAILY, 79 AM PEAK HOUR, 71 PM PEAK HOUR TRIPS BASED ON ITE TRIP GENERATION 11TH EDITION LAND USE CODE 154.

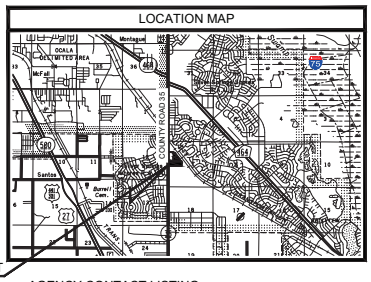
TRAFFIC STUDY

APPROVAL: 03-27-2025

ADDITIONAL NOTES

- TOPOGRAPHIC AND OTHER DATA IS BASED ON A SURVEY BY ROGERS ENGINEERING, LLC. DATED DECEMBER 19, 2024. TOPOGRAPHY SHALL BE VERIFIED PRIOR TO CONSTRUCTION.
- ALL STREETS TO BE PRIVATELY OWNED AND MAINTAINED.
- NO CHANGE TO THE WORK AS SHOWN ON THE APPROVED PLANS SHALL BE MADE WITHOUT NOTIFICATION TO AND APPROVAL BY THE OFFICE OF THE COUNTY ENGINEER.
- ALL LIGHTING WILL BE SHIELDED TO NOT CAST GLARE ONTO ADJACENT PROPERTY.
- BUILDING SHALL COMPLY WITH THE PUBLIC SAFETY MINIMUM RADIO SIGNAL STRENGTH REQUIREMENTS. THE LOCATION WILL NEED TO HIRE AN INDEPENDENT FIRM TO TEST THE STRENGTH OF THE SIGNAL AND IF DEEMED NECESSARY, ADD EQUIPMENT WHICH ALLOWS THE BUILDING TO MEET THE MINIMUM POLICIES. THE BUILDING MUST HAVE A PASSING RADIO TEST PRIOR TO CALLING FOR THE FINAL FIRE INSPECTION OF THE BUILDING. ANY INSTALLATION OF EQUIPMENT MUST BE DONE UNDER A PERMIT AND BE APPROVED BY THE OFFICE OF THE FIRE MARSHALL.
- THIS PROPOSED PROJECT HAS NOT BEEN GRANTED CONCURRENCY APPROVAL AND/OR GRANTED AND/OR RESERVED ANY PUBLIC FACILITY CAPACITIES. FUTURE RIGHTS TO DEVELOP THE PROPERTY ARE SUBJECT TO A DEFERRED CONCURRENCY DETERMINATION, AND FINAL APPROVAL TO DEVELOP THE PROPERTY HAS NOT BEEN OBTAINED. THE COMPLETION OF CONCURRENCY REVIEW AND/OR APPROVAL HAS BEEN DEFERRED TO A LATER DEVELOPMENT REVIEW STAGES, SUCH AS, BUT NOT LIMITED TO, MASTER PLAN, PRELIMINARY PLAT, IMPROVEMENT PLAN, FINAL PLAT, SITE PLAN, OR BUILDING PERMIT REVIEW.

LOCATION MAP



AGENCY CONTACT LISTING

ELECTRIC	WATER & SEWER	TELEPHONE
DUKE ENERGY 402 S. CROWN POINT RD WINTER GARDEN, FL 34787 DAVID JOSEY (352) 409-4071	CITY OF BELLEVIEW 5343 SE ABSHIER BLVD BELLEVIEW, FL 34420 DEE DEE HOUSTON (352) 233-2110	CENTURY LINK 1325 BLAIRSTONE RD, RM 113 TALLAHASSEE, FL 32301 KURT JODD

PROJECT OWNER AND CONSULTANTS

DEVELOPER	OWNER	SURVEYOR
BASELINE ROAD OCALA, LLC 6101 CARNEGIE BOULEVARD, SUITE 180 CHARLOTTE, NC 28209 (706) 945-6000	BASELINE INDUSTRIAL, LLC 16 SE BROADWAY STREET OCALA, FLORIDA 34471 (352) 732-5203	ROGERS ENGINEERING, LLC 1105 SE 3RD AVENUE OCALA, FL 34471 (352) 622-9214
CIVIL ENGINEERING CONSULTANT: KIMLEY-HORN AND ASSOCIATES, INC. 1700 SE 17TH STREET, SUITE 200 OCALA, FL 34471 (352) 438-3000	GEOTECHNICAL CONSULTANT: GEO-TECH, INC. 1016 SE 3RD AVENUE OCALA, FL 34471 (352) 694-7711	ARCHITECT: ATLAS COLLABORATIVE 5185 PEACHTREE PKWY SUITE 280 PEACHTREE CORNERS, GA 30092 (404) 594-5300

DRAWING INDEX

SHEET TITLE
C001 - COVER SHEET
C002 - GENERAL NOTES
C003 - EXISTING CONDITIONS AND DEMOLITION PLAN
C004 - MASTER SITE PLAN
C005 TO C008 - SITE PLAN
C009 TO C012 - PAVING, GRADING & DRAINAGE
C013 - POND PLAN
C014 - MASTER UTILITY PLAN
C015 TO C017 - UTILITY PLAN
C018 TO C019 - CONSTRUCTION DETAILS
C020 TO C021 - UTILITY DETAILS
C022 - FDOT DRIVEWAY PLAN
ER001 TO ER003 - EROSION CONTROL PLAN DETAILS

LS-1 TO LS-9 - LANDSCAPE PLAN
IR-1 TO IR-8 - IRRIGATION PLAN

1 TO 5 - BOUNDARY AND TOPOGRAPHIC SURVEY (ROGERS ENGINEERING, LLC)

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

JASON K. BRIA
AUTHORIZED AGENT
BASELINE ROAD OCALA, LLC

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

LICENSED PROFESSIONAL: MOHAMMED N. MURAD, P.E.
FLORIDA LICENSE NUMBER: 91430
DATE:

NO.	REVISIONS	DATE	BY
1	ISSUED FOR CONSTRUCTION	07/25/25	SJS
2	FDOT APPROVAL	09/30/25	SJS

KHA PROJECT: 048497002
DATE: JULY 2025
SCALE: AS SHOWN
DESIGNED BY: KHA
DRAWN BY: SLS
CHECKED BY: MNM

COVER SHEET

BASELINE ROAD INDUSTRIAL
PREPARED FOR
SUNCAP PROPERTY GROUP, LLC
MARION COUNTY, FLORIDA

SHEET NUMBER
C001

SUNCAP - MAJOR SITE PLAN

CALL 2 BUSINESS DAYS BEFORE YOU DIG
IT'S THE LAW!
DIAL 811
Know what's below. Call before you dig.
SUNSHINE STATE ONE CALL OF FLORIDA, INC.

THE CONTENTS OF THIS DOCUMENT ARE THE PROPERTY OF KIMLEY-HORN AND ASSOCIATES, INC. AND ARE COPYRIGHTED. ANY UNAUTHORIZED REUSE OF THESE CONTENTS ON OTHER PROJECTS, EXTENSIONS TO THIS PROJECT, OR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF KIMLEY-HORN AND ASSOCIATES, INC. IS PROHIBITED. ALL RIGHTS RESERVED.

GENERAL CONSTRUCTION NOTES

1. THE CONTRACTOR AND SUBCONTRACTORS SHALL OBTAIN A COPY OF THE FLORIDA DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" (LATEST EDITION) AND BECOME FAMILIAR WITH THE CONTENTS PRIOR TO COMMENCING WORK.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING ALL MATERIAL AND LABOR TO CONSTRUCT THE FACILITY AS SHOWN AND DESCRIBED IN THE CONSTRUCTION DOCUMENTS IN ACCORDANCE WITH THE APPROPRIATE APPROVING AUTHORITIES, SPECIFICATIONS AND REQUIREMENTS. CONTRACTOR SHALL CLEAR AND GRUB ALL AREAS UNLESS OTHERWISE INDICATED, REMOVING TREES, STUMPS, ROOTS, MUCK, EXISTING PAVEMENT AND ALL OTHER DELETERIOUS MATERIAL.
3. EXISTING UTILITIES SHOWN ARE LOCATED ACCORDING TO THE INFORMATION AVAILABLE TO THE ENGINEER AT THE TIME OF THE TOPOGRAPHIC SURVEY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR THE ENGINEER. GUARANTEE IS NOT MADE THAT ALL EXISTING UNDERGROUND UTILITIES ARE SHOWN OR THAT THE LOCATION OF THOSE SHOWN ARE ENTIRELY ACCURATE. FINDING THE ACTUAL LOCATION OF ANY EXISTING UTILITIES IS THE CONTRACTOR'S RESPONSIBILITY AND SHALL BE DONE BEFORE HE COMMENCES ANY WORK IN THE VICINITY. FURTHERMORE, THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES DUE TO THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. THE OWNER OR ENGINEER WILL ASSUME NO LIABILITY FOR ANY DAMAGES SUSTAINED OR COST INCURRED BECAUSE OF THE OPERATIONS IN THE VICINITY OF EXISTING UTILITIES OR STRUCTURES, NOR FOR TEMPORARY BRACING AND SHORING OF SAME. IF IT IS NECESSARY TO SHORE, BRACE, SWING OR RELOCATE A UTILITY, THE UTILITY COMPANY OR DEPARTMENT AFFECTED SHALL BE CONTACTED AND THEIR PERMISSION OBTAINED REGARDING THE METHOD TO USE FOR SUCH WORK.
4. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES WHICH MAY HAVE BURIED OR AERIAL UTILITIES WITHIN OR NEAR THE CONSTRUCTION AREA BEFORE COMMENCING WORK. THE CONTRACTOR SHALL PROVIDE 48 HOURS MINIMUM NOTICE TO ALL UTILITY COMPANIES PRIOR TO BEGINNING CONSTRUCTION. A LIST OF THE UTILITY COMPANIES WHICH THE CONTRACTOR MUST CALL BEFORE COMMENCING WORK IS PROVIDED ON THE COVER SHEET OF THESE CONSTRUCTION PLANS. THIS LIST SERVES AS A GUIDE ONLY AND IS NOT INTENDED TO LIMIT THE UTILITY COMPANIES WHICH THE CONTRACTOR MAY WISH TO NOTIFY.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED CONSTRUCTION PERMITS AND BONDS IF REQUIRED PRIOR TO CONSTRUCTION.
6. THE CONTRACTOR SHALL HAVE AVAILABLE AT THE JOB SITE AT ALL TIMES ONE COPY OF THE CONSTRUCTION DOCUMENTS INCLUDING PLANS, SPECIFICATIONS, AND SPECIAL CONDITIONS AND COPIES OF ANY REQUIRED CONSTRUCTION PERMITS.
7. ANY DISCREPANCIES ON THE DRAWINGS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER AND ENGINEER BEFORE COMMENCING WORK. NO FIELD CHANGES OR DEVIATIONS FROM DESIGN ARE TO BE MADE WITHOUT PRIOR APPROVAL OF THE OWNER AND NOTIFICATION TO THE ENGINEER.
8. ALL COPIES OF COMPACTION, CONCRETE AND OTHER REQUIRED TEST RESULTS ARE TO BE SENT TO THE OWNER AND DESIGN ENGINEER OF RECORD DIRECTLY FROM THE TESTING AGENCY.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SUBMITTING TO THE ENGINEER A CERTIFIED RECORD SURVEY SIGNED AND SEALED BY A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF FLORIDA DEPICTING THE ACTUAL FIELD LOCATION OF ALL CONSTRUCTED IMPROVEMENTS THAT ARE REQUIRED BY THE JURISDICTIONAL AGENCIES FOR THE CERTIFICATION PROCESS. ALL SURVEY COSTS WILL BE THE CONTRACTORS RESPONSIBILITY. RECORD SURVEY (AS-BUILT) TO BE DELIVERED TO THE ENGINEER NO LESS THAN 60 DAYS BEFORE FINAL COMPLETION.
10. THE PRESENCE OF GROUNDWATER SHOULD BE ANTICIPATED ON THIS PROJECT. CONTRACTOR'S BID SHALL INCLUDE CONSIDERATION FOR ADDRESSING THIS ISSUE.
11. ANY WELLS DISCOVERED ON SITE THAT WILL HAVE NO USE MUST BE PLUGGED BY A LICENSED WELL DRILLING CONTRACTOR IN A MANNER APPROVED BY ALL JURISDICTIONAL AGENCIES. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ANY WELL ABANDONMENT PERMITS REQUIRED.
12. ANY WELL DISCOVERED DURING EARTH MOVING OR EXCAVATION SHALL BE REPORTED TO THE APPROPRIATE JURISDICTIONAL AGENCIES WITHIN 24 HOURS AFTER DISCOVERY IS MADE.
13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THAT THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS DO NOT CONFLICT WITH ANY KNOWN EXISTING OR OTHER PROPOSED IMPROVEMENTS. IF ANY CONFLICTS ARE DISCOVERED, THE CONTRACTOR SHALL NOTIFY THE OWNER PRIOR TO INSTALLATION OF ANY PORTION OF THE SITE WORK THAT WOULD BE AFFECTED. FAILURE TO NOTIFY OWNER OF AN IDENTIFIABLE CONFLICT PRIOR TO PROCEEDING WITH INSTALLATION RELIEVES OWNER OF ANY OBLIGATION TO PAY FOR A RELATED CHANGE ORDER.

DEMOLITION NOTES

1. ALL MATERIAL REMOVED FROM THIS SITE BY THE CONTRACTOR SHALL BE DISPOSED OF BY THE CONTRACTOR IN A LEGAL MANNER.
2. REFER TO THE TOPOGRAPHIC SURVEY FOR ADDITIONAL DETAILS OF EXISTING STRUCTURES, ETC., LOCATED WITHIN THE PROJECT SITE. UNLESS OTHERWISE NOTED, ALL EXISTING BUILDINGS, STRUCTURES, SLABS, CONCRETE, ASPHALT, DEBRIS PILES, SIGNS, AND ALL APPURTENANCES ARE TO BE REMOVED FROM THE SITE BY THE CONTRACTOR AND PROPERLY DISPOSED OF IN A LEGAL MANNER AS PART OF THIS CONTRACT. SOME ITEMS TO BE REMOVED MAY NOT BE DISPICTED ON THE TOPOGRAPHIC SURVEY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VISIT THE SITE AND DETERMINE THE FULL EXTENT OF ITEMS TO BE REMOVED. IF ANY ITEMS ARE IN QUESTION, THE CONTRACTOR SHALL CONTACT THE OWNER PRIOR TO REMOVAL OF SAID ITEMS.
3. THE CONTRACTOR SHALL REFER TO THE DEMOLITION PLAN FOR DEMOLITION/PRESERVATION OF EXISTING TREES. ALL TREES NOT SPECIFICALLY SHOWN TO BE PRESERVED OR RELOCATED SHALL BE REMOVED AS A PART OF THIS CONTRACT. TREE PROTECTION FENCING SHALL BE INSTALLED PRIOR TO ANY DEMOLITION.

PAVING, GRADING AND DRAINAGE NOTES

1. ALL PAVING, CONSTRUCTION, MATERIALS, AND WORKMANSHIP WITHIN COUNTY'S RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH LOCAL OR COUNTY SPECIFICATIONS AND STANDARDS (LATEST EDITION) OR FDOT SPECIFICATIONS AND STANDARDS (LATEST EDITION) IF NOT COVERED BY LOCAL OR COUNTY REGULATIONS.
2. ALL UNPAVED AREAS IN EXISTING RIGHTS-OF-WAY DISTURBED BY CONSTRUCTION SHALL BE REGRADED AND SODDED.
3. TRAFFIC CONTROL ON ALL FDOT, LOCAL AND COUNTY RIGHTS-OF-WAY SHALL MEET THE REQUIREMENTS OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (U.S. DOT/FHWA) AND THE REQUIREMENTS OF THE STATE AND ANY LOCAL AGENCY HAVING JURISDICTION. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.
4. THE CONTRACTOR SHALL GRADE THE SITE TO THE ELEVATIONS INDICATED AND SHALL REGRADE WASHOUTS WHERE THEY OCCUR AFTER EVERY RAIN FALL UNTIL A GRASS STAND IS WELL ESTABLISHED OR ADEQUATE STABILIZATION OCCURS.
5. ALL AREAS INDICATED AS PAVEMENT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE TYPICAL PAVEMENT SECTIONS AS INDICATED ON THE DRAWINGS.
6. WHERE EXISTING PAVEMENT IS INDICATED TO BE REMOVED AND REPLACED, THE CONTRACTOR SHALL SAW CUT A MINIMUM 2" DEEP FOR A SMOOTH AND STRAIGHT JOINT AND REPLACE THE PAVEMENT WITH THE SAME TYPE AND DEPTH OF MATERIAL AS EXISTING OR AS INDICATED.
7. WHERE NEW PAVEMENT MEETS THE EXISTING PAVEMENT, THE CONTRACTOR SHALL SAW CUT THE EXISTING PAVEMENT A MINIMUM 2" DEEP FOR A SMOOTH AND STRAIGHT JOINT AND MATCH THE EXISTING PAVEMENT ELEVATION WITH THE PROPOSED PAVEMENT UNLESS OTHERWISE INDICATED.
8. THE CONTRACTOR SHALL INSTALL FILTER FABRIC OVER ALL DRAINAGE STRUCTURES FOR THE DURATION OF CONSTRUCTION AND UNTIL ACCEPTANCE OF THE PROJECT BY THE OWNER. ALL DRAINAGE STRUCTURES SHALL BE CLEANED OF DEBRIS AS REQUIRED DURING AND AT THE END OF CONSTRUCTION TO PROVIDE POSITIVE DRAINAGE FLOWS.
9. IF DEWATERING IS REQUIRED, THE CONTRACTOR SHALL OBTAIN ANY APPLICABLE REQUIRED PERMITS. THE CONTRACTOR IS TO COORDINATE WITH THE OWNER AND THE DESIGN ENGINEER PRIOR TO ANY EXCAVATION.
10. STRIP TOPSOIL AND ORGANIC MATTER FROM ALL AREAS OF THE SITE AS REQUIRED. IN SOME CASES TOPSOIL MAY BE STOCKPILED ON SITE FOR PLACEMENT WITHIN LANDSCAPED AREAS BUT ONLY AS DIRECTED BY THE OWNER.
11. FIELD DENSITY TESTS SHALL BE TAKEN AT INTERVALS IN ACCORDANCE WITH THE LOCAL JURISDICTIONAL AGENCY OR TO FDOT STANDARDS. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.
12. ALL SLOPES AND AREAS DISTURBED BY CONSTRUCTION SHALL BE GRADED AS PER PLANS. THE AREAS SHALL THEN BE SODDED OR SEEDED AS SPECIFIED IN THE PLANS, FERTILIZED, MULCHED, WATERED AND MAINTAINED UNTIL HARDY GRASS GROWTH IS ESTABLISHED IN ALL AREAS. ANY AREAS DISTURBED FOR ANY REASON PRIOR TO FINAL ACCEPTANCE OF THE JOB SHALL BE CORRECTED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER. ALL EARTHEN AREAS WILL BE SODDED OR SEEDED AND MULCHED AS SHOWN ON THE LANDSCAPING PLAN.
13. SODDING AND LANDSCAPE TO BE MAINTAINED REGULARLY BY THE CONTRACTOR (MOWED AND CLEAN) UNTIL FINAL OWNER ACCEPTANCE.
14. ALL CUT OR FILL SLOPES SHALL BE 4 (HORIZONTAL) :1 (VERTICAL) OR FLATTER UNLESS OTHERWISE SHOWN.
15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTROL OF DUST AND DIRT RISING AND SCATTERING IN THE AIR DURING CONSTRUCTION AND SHALL PROVIDE WATER SPRINKLING OR OTHER SUITABLE METHODS OF CONTROL. THE CONTRACTOR SHALL COMPLY WITH ALL GOVERNING REGULATIONS PERTAINING TO ENVIRONMENTAL PROTECTION.
16. THE CONTRACTOR SHALL TAKE ALL REQUIRED MEASURES TO CONTROL TURBIDITY, INCLUDING BUT NOT LIMITED TO THE INSTALLATION OF TURBIDITY BARRIERS AT ALL LOCATIONS WHERE THE POSSIBILITY OF TRANSFERRING SUSPENDED SOLIDS INTO THE RECEIVING WATER BODY EXISTS DUE TO THE PROPOSED WORK. TURBIDITY BARRIERS MUST BE MAINTAINED IN EFFECTIVE CONDITION AT ALL LOCATIONS UNTIL CONSTRUCTION IS COMPLETED AND DISTURBED SOIL AREAS ARE STABILIZED. THEREAFTER, THE CONTRACTOR MUST REMOVE THE BARRIERS. AT NO TIME SHALL THERE BE ANY OFF-SITE DISCHARGE WHICH VIOLATES THE WATER QUALITY STANDARDS IN CHAPTER 17-302, FLORIDA ADMINISTRATIVE CODE.
17. SOD, WHERE CALLED FOR, MUST BE INSTALLED AND MAINTAINED ON EXPOSED SLOPES WITHIN 48 HOURS OF COMPLETING FINAL GRADING, AND AT ANY OTHER TIME AS NECESSARY, TO PREVENT EROSION, SEDIMENTATION OR TURBID DISCHARGES.
18. THE CONTRACTOR MUST REVIEW AND MAINTAIN A COPY OF THE ENVIRONMENTAL RESOURCE PERMIT COMPLETE WITH ALL CONDITIONS, ATTACHMENTS, EXHIBITS, AND PERMIT MODIFICATIONS IN GOOD CONDITION AT THE CONSTRUCTION SITE. THE COMPLETE PERMIT MUST BE AVAILABLE FOR REVIEW UPON REQUEST BY WATER MANAGEMENT DISTRICT REPRESENTATIVES.
19. THE CONTRACTOR SHALL ENSURE THAT ISLAND PLANTING AREAS AND OTHER PLANTING AREAS ARE NOT COMPACTED AND DO NOT CONTAIN ROAD BASE MATERIALS. THE CONTRACTOR SHALL ALSO EXCAVATE AND REMOVE ALL UNDESIRABLE MATERIAL FROM ALL AREAS ON THE SITE TO BE PLANTED AND PROPERLY DISPOSED OF IN A LEGAL MANNER.
20. THE CONTRACTOR SHALL INSTALL ALL UNDERGROUND STORM WATER PIPING PER MANUFACTURER'S RECOMMENDATIONS.

WATER AND SEWER UTILITY NOTES

1. THE CONTRACTOR SHALL CONSTRUCT GRAVITY SEWER LATERALS, MANHOLES, GRAVITY SEWER LINES AND DOMESTIC WATER AND FIRE PROTECTION SYSTEM AS SHOWN ON THESE PLANS. THE CONTRACTOR SHALL FURNISH ALL NECESSARY MATERIALS, EQUIPMENT, MACHINERY, TOOLS, MEANS OF TRANSPORTATION AND LABOR NECESSARY TO COMPLETE THE WORK IN FULL AND COMPLETE ACCORDANCE WITH THE SHOWN, DESCRIBED AND REASONABLY INTENDED REQUIREMENTS OF THE CONTRACT DOCUMENTS AND JURISDICTIONAL AGENCY REQUIREMENTS. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.
2. THE CONTRACTOR SHALL RESTORE ALL DISTURBED VEGETATION IN KIND, UNLESS SHOWN OTHERWISE.
3. DEFLECTION OF PIPE JOINTS AND CURVATURE OF PIPE SHALL NOT EXCEED THE MANUFACTURER'S SPECIFICATIONS. SECURELY CLOSE ALL OPEN ENDS OF PIPE AND FITTINGS WITH A WATERTIGHT PLUG WHEN WORK IS NOT IN PROGRESS. THE INTERIOR OF ALL PIPES SHALL BE CLEAN AND JOINT SURFACES WIPED CLEAN AND DRY AFTER THE PIPE HAS BEEN LOWERED INTO THE TRENCH. VALVES SHALL BE PLUMB AND LOCATED ACCORDING TO THE PLANS.
4. ALL PHASES OF INSTALLATION, INCLUDING UNLOADING, TRENCHING, LAYING AND BACK FILLING, SHALL BE DONE IN A FIRST CLASS WORKMANLIKE MANNER. ALL PIPE AND FITTINGS SHALL BE CAREFULLY STORED FOLLOWING MANUFACTURER'S RECOMMENDATIONS. CARE SHALL BE TAKEN TO AVOID DAMAGE TO THE COATING OR LINING IN ANY D.I. PIPE FITTINGS. ANY PIPE OR FITTING WHICH IS DAMAGED OR WHICH HAS FLAWS OR IMPERFECTIONS WHICH, IN THE OPINION OF THE ENGINEER OR OWNER, RENDERS IT UNFIT FOR USE, SHALL NOT BE USED. ANY PIPE NOT SATISFACTORY FOR USE SHALL BE CLEARLY MARKED AND IMMEDIATELY REMOVED FROM THE JOB SITE, AND SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
5. WATER FOR FIRE FIGHTING SHALL BE AVAILABLE FOR USE PRIOR TO COMBUSTIBLES BEING BROUGHT ON SITE.
6. ALL UTILITY AND STORM DRAIN TRENCHES LOCATED UNDER AREAS TO RECEIVE PAVING SHALL BE COMPLETELY BACK FILLED IN ACCORDANCE WITH THE GOVERNING JURISDICTIONAL AGENCY'S SPECIFICATIONS. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.
7. UNDERGROUND LINES SHALL BE SURVEYED BY A PROFESSIONAL LAND SURVEYOR BEFORE BACK FILLING.
8. CONTRACTOR SHALL PERFORM, AT HIS OWN EXPENSE, ANY AND ALL TESTS REQUIRED BY THE SPECIFICATIONS AND/OR ANY AGENCY HAVING JURISDICTION. THESE TESTS MAY INCLUDE, BUT MAY NOT BE LIMITED TO, INFILTRATION AND EXFILTRATION, TELEVISION INSPECTION AND A MANDREL TEST ON GRAVITY SEWER. A COPY OF THE TEST RESULTS SHALL BE PROVIDED TO THE UTILITY PROVIDER, OWNER AND JURISDICTIONAL AGENCY AS REQUIRED.

EROSION CONTROL NOTES

1. THE STORM WATER POLLUTION PREVENTION PLAN ("SWPPP") IS COMPRISED OF THE EROSION CONTROL PLAN, THE STANDARD DETAILS, THE PLAN NARRATIVE, ATTACHMENTS INCLUDED IN SPECIFICATIONS OF THE SWPPP, PLUS THE PERMIT AND ALL SUBSEQUENT REPORTS AND RELATED DOCUMENTS.
2. ALL CONTRACTORS AND SUBCONTRACTORS INVOLVED WITH STORM WATER POLLUTION PREVENTION SHALL OBTAIN A COPY OF THE STORM WATER POLLUTION PREVENTION PLAN AND THE STATE OF FLORIDA NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM GENERAL PERMIT (NPDES PERMIT) AND BECOME FAMILIAR WITH THEIR CONTENTS.
3. THE CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES AS REQUIRED BY THE SWPPP. ADDITIONAL BEST MANAGEMENT PRACTICES SHALL BE IMPLEMENTED AS DICTATED BY CONDITIONS AT NO ADDITIONAL COST TO THE OWNER THROUGHOUT ALL PHASES OF CONSTRUCTION.
4. BEST MANAGEMENT PRACTICES (BMP'S) AND CONTROLS SHALL CONFORM TO FEDERAL, STATE, OR LOCAL REQUIREMENTS OR MANUAL OF PRACTICE, AS APPLICABLE. THE CONTRACTOR SHALL IMPLEMENT ADDITIONAL CONTROLS AS DIRECTED BY THE PERMITTING AGENCY OR OWNER.
5. EROSION CONTROL PLAN MUST CLEARLY DELINEATE ALL STATE WATERS. PERMITS FOR ANY CONSTRUCTION ACTIVITY IMPACTING STATE WATERS OR REGULATED WETLANDS MUST BE MAINTAINED ON SITE AT ALL TIMES.
6. THE CONTRACTOR SHALL MINIMIZE CLEARING TO THE MAXIMUM EXTENT PRACTICAL OR AS REQUIRED BY THE GENERAL PERMIT.
7. CONTRACTOR SHALL DENOTE ON PLAN THE TEMPORARY PARKING AND STORAGE AREA WHICH SHALL ALSO BE USED AS THE EQUIPMENT MAINTENANCE AND CLEANING AREA, EMPLOYEE PARKING AREA, AND AREA FOR LOCATING PORTABLE FACILITIES, OFFICE TRAILERS, AND TOILET FACILITIES.
8. ALL WASH WATER (CONCRETE TRUCKS, VEHICLE CLEANING, EQUIPMENT CLEANING, ETC.) SHALL BE DETAINED AND PROPERLY TREATED OR DISPOSED.
9. SUFFICIENT OIL AND GREASE ABSORBING MATERIALS AND FLOTATION BOOMS SHALL BE MAINTAINED ON SITE OR READILY AVAILABLE TO CONTAIN AND CLEAN-UP FUEL OR CHEMICAL SPILLS AND LEAKS.
10. RUBBISH, TRASH, GARBAGE, LITTER, OR OTHER SUCH MATERIALS SHALL BE DEPOSITED INTO SEALED CONTAINERS. MATERIALS SHALL BE PREVENTED FROM LEAVING THE PREMISES THROUGH THE ACTION OF WIND OR STORM WATER DISCHARGE INTO DRAINAGE DITCHES OR WATERS OF THE STATE.
11. ALL STORM WATER POLLUTION PREVENTION MEASURES PRESENTED ON THE PLAN, SHALL BE INITIATED AS SOON AS PRACTICABLE.

EROSION CONTROL NOTES (CONT.)

13. STABILIZATION PRACTICES SHOULD BE INITIATED AS SOON AS PRACTICAL, BUT IN NO CASE MORE THAN 7 DAYS WHERE CONSTRUCTION HAS TEMPORARILY CEASED.
14. IF THE ACTION OF VEHICLES TRAVELING OVER THE GRAVEL CONSTRUCTION ENTRANCES IS NOT SUFFICIENT TO REMOVE THE MAJORITY OF DIRT OR MUD, THEN THE TIRES MUST BE WASHED BEFORE THE VEHICLES ENTER A PUBLIC ROAD. IF WASHING IS USED, PROVISIONS MUST BE MADE TO INTERCEPT THE WASH WATER AND TRAP THE SEDIMENT BEFORE IT IS CARRIED OFF THE SITE.
15. ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLES ONTO ROADWAYS OR INTO STORM DRAINS MUST BE REMOVED AS SOON AS POSSIBLE.
16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING SEDIMENT IN THE DETENTION POND AND ANY SEDIMENT THAT MAY HAVE COLLECTED IN THE STORM SEWER DRAINAGE SYSTEMS IN CONJUNCTION WITH THE STABILIZATION OF THE SITE.
17. ON-SITE & OFF SITE SOIL STOCKPILE AND BORROW AREAS SHALL BE PROTECTED FROM EROSION AND SEDIMENTATION THROUGH IMPLEMENTATION OF BEST MANAGEMENT PRACTICES. STOCKPILE AND BORROW SHALL BE PERMITTED IN ACCORDANCE WITH GENERAL PERMIT REQUIREMENTS.
18. SLOPES SHALL BE LEFT IN A ROUGHENED CONDITION DURING THE GRADING PHASE TO REDUCE RUNOFF VELOCITIES AND EROSION.
19. DUE TO GRADE CHANGES DURING THE DEVELOPMENT OF THE PROJECT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING THE EROSION CONTROL MEASURES (SILT FENCES, ETC.) TO PREVENT EROSION.
20. ALL CONSTRUCTION SHALL BE STABILIZED AT THE END OF EACH WORKING DAY, THIS INCLUDES BACK FILLING OF TRENCHES FOR UTILITY CONSTRUCTION AND PLACEMENT OF GRAVEL OR BITUMINOUS PAVING FOR ROAD CONSTRUCTION.

MAINTENANCE

ALL MEASURES STATED ON THE EROSION AND SEDIMENT CONTROL PLAN, AND IN THE STORM WATER POLLUTION PREVENTION PLAN, SHALL BE MAINTAINED IN FULLY FUNCTIONAL CONDITION UNTIL NO LONGER REQUIRED FOR A COMPLETED PHASE OF WORK OR FINAL STABILIZATION OF THE SITE. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE CHECKED BY A QUALIFIED PERSON AT LEAST ONCE EVERY SEVEN CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A 0.5" RAINFALL EVENT, AND CLEANED AND REPAIRED IN ACCORDANCE WITH THE FOLLOWING:

1. INLET PROTECTION DEVICES AND BARRIERS SHALL BE REPAIRED OR REPLACED IF THEY SHOW SIGNS OF UNDERMINING, OR DETERIORATION.
2. ALL SEEDED AREAS SHALL BE CHECKED REGULARLY TO SEE THAT A GOOD STAND IS MAINTAINED. AREAS SHOULD BE FERTILIZED, WATERED AND RESEEDED AS NEEDED. FOR MAINTENANCE REQUIREMENTS REFER TO SECTION 981 OF THE STANDARD SPECIFICATIONS.
3. SILT FENCES SHALL BE REPAIRED TO THEIR ORIGINAL CONDITIONS IF DAMAGED. SEDIMENT SHALL BE REMOVED FROM THE SILT FENCES WHEN IT REACHES ONE-HALF THE HEIGHT OF THE SILT FENCE.
4. THE CONSTRUCTION ENTRANCES SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE CONSTRUCTION ENTRANCES AS CONDITIONS DEMAND.
5. THE TEMPORARY PARKING AND STORAGE AREA SHALL BE KEPT IN GOOD CONDITION (SUITABLE FOR PARKING AND STORAGE). THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE TEMPORARY PARKING AS CONDITIONS DEMAND.
6. OUTLET STRUCTURES IN THE SEDIMENTATION BASINS SHALL BE MAINTAINED IN OPERATIONAL CONDITIONS AT ALL TIMES. SEDIMENT SHALL BE REMOVED FROM SEDIMENT BASINS OR TRAPS WHEN THE DESIGN CAPACITY HAS BEEN REDUCED BY 55 CUBIC YARDS / ACRE.
7. ALL MAINTENANCE OPERATIONS SHALL BE DONE IN A TIMELY MANNER BUT IN NO CASE LATER THAN 2 CALENDAR DAYS FOLLOWING THE INSPECTION.

CALL 2 BUSINESS DAYS BEFORE YOU DIG
IT'S THE LAW!
DIAL 811
811 Know what's below. Call before you dig.
SUNSHINE STATE ONE CALL OF FLORIDA, INC.

No.	REVISIONS	DATE	BY
1	ISSUED FOR CONSTRUCTION	07/25/23	SJ
2	PERMIT APPROVAL	08/30/23	SJ

Kimley»Horn
© 2023 KIMLEY-HORN AND ASSOCIATES, INC.
1700 SE 17TH STREET, SUITE 200, OCALA, FLORIDA 34471
PHONE: 352-438-3000
WWW.KIMLEY-HORN.COM CERTIFICATE NO. 35106
LICENSED PROFESSIONAL ENGINEER
MOHAMMED N. MURAD, PE
FLORIDA LICENSE NUMBER 91430

KHA PROJECT	048497002
DATE	JULY 2025
SCALE	AS SHOWN
DESIGNED BY	KHA
DRAWN BY	SLS
CHECKED BY	MNM
LAYER	

BASELINE ROAD INDUSTRIAL
PREPARED FOR
SUNCAP PROPERTY GROUP, LLC
MARION COUNTY FLORIDA

GENERAL NOTES

SHEET NUMBER
C002

SUBDIV - MAJOR SITE PLAN

THE CONTENT CONTAINED HEREIN AND THE DESIGN, ARRANGEMENT AND FORMAT OF THIS DRAWING ARE THE PROPERTY OF KIMLEY-HORN AND ASSOCIATES, INC. AND ARE NOT TO BE REPRODUCED, COPIED OR USED IN WHOLE OR IN PART FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF KIMLEY-HORN AND ASSOCIATES, INC. © 2023 KIMLEY-HORN AND ASSOCIATES, INC.

TREE PROTECTION DETAIL

TREE PROTECTION NOTES:

1. TREE PROTECTION BARRICADES SHALL BE INSTALLED AROUND ALL PROTECTED TREES AND GROUPS OF TREES PRIOR TO ANY CLEARING OR GRADING OPERATIONS, INCLUDING THE REMOVAL OF OTHER TREES.
2. FOR LARGE GROUPS OF TREES, BARRICADES MAY BE PLACED BETWEEN THE PROTECTED TREES AND THE CONSTRUCTION ACTIVITY AREA.
3. BARRICADES SHALL BE MADE OF RIGID MATERIAL CAPABLE OF SURVIVING FOR THE DURATION OF THE CONSTRUCTION.
4. BARRICADES SHALL BE INSPECTED WEEKLY DURING THE DURATION OF CONSTRUCTION AND REPAIRED/REINSTALLED AS REQUIRED.
5. CLEANING OF EQUIPMENT OR MATERIAL OR THE DISPOSAL OF WASTE MATERIALS, INCLUDING BUT NOT LIMITED TO, PAINT, OIL, SOLVENT, ASPHALT, CONCRETE, AND MORTAR WITHIN THE TREE PROTECTION ZONE (TPZ) OF ANY TREE IS NOT ALLOWED.
6. THE MOVEMENT OF EQUIPMENT OR STORAGE OF EQUIPMENT, MATERIALS, DEBRIS, OR FILL WITHIN THE TPZ OF ANY TREE IS NOT ALLOWED.

LEGEND:

- EXISTING TREE TO BE REMOVED
- EXISTING TREE TO BE PRESERVED
- EXISTING BUILDING/CONCRETE/ASPHALT TO BE REMOVED
- EXISTING FEATURED TO BE REMOVED

TREE PRESERVATION NOTE:
TREE PRESERVATION MEASURES MUST BE INSTALLED AND INSPECTED PRIOR TO ANY DEMOLITION ACTIVITIES.

DEMOLITION NOTES

1. ALL MATERIAL REMOVED FROM THIS SITE BY THE CONTRACTOR SHALL BE DISPOSED OF BY THE CONTRACTOR IN A LEGAL MANNER.
2. REFER TO THE TOPOGRAPHIC SURVEY FOR ADDITIONAL DETAILS OF EXISTING STRUCTURES, ETC., LOCATED WITHIN THE PROJECT SITE. UNLESS OTHERWISE NOTED, ALL EXISTING BUILDINGS, STRUCTURES, SLABS, CONCRETE, ASPHALT, DEBRIS PILES, SIGNS, AND ALL APPURTENANCES ARE TO BE REMOVED FROM THE SITE BY THE CONTRACTOR AND PROPERLY DISPOSED OF IN A LEGAL MANNER AS PART OF THIS CONTRACT. SOME ITEMS TO BE REMOVED MAY NOT BE DEPICTED ON THE TOPOGRAPHIC SURVEY. IT IS THE CONTRACTORS RESPONSIBILITY TO VISIT THE SITE AND DETERMINE THE FULL EXTENT OF ITEMS TO BE REMOVED. IF ANY ITEMS ARE IN QUESTION, THE CONTRACTOR SHALL CONTACT THE OWNER PRIOR TO REMOVAL OF SAID ITEMS.
3. THE CONTRACTOR SHALL REFER TO THE DEMOLITION PLAN FOR DEMOLITION AND/OR PRESERVATION OF EXISTING TREES. ALL TREES NOT SPECIFICALLY SHOWN TO BE PRESERVED OR RELOCATED SHALL BE REMOVED AS PART OF THIS CONTRACT. TREE PROTECTION FENCING SHALL BE INSTALLED PRIOR TO ANY DEMOLITION.

CALL 2 BUSINESS DAYS BEFORE YOU DIG
IT'S THE LAW!
DIAL 811
811 Know what's below. Call before you dig.
SUNSHINE STATE ONE CALL OF FLORIDA, INC.

NO.	REVISIONS	DATE	BY
1	ISSUED FOR CONSTRUCTION	07-23-25	SJ
2	PERMIT APPROVAL	08-13-25	SJ

Kimley»Horn
© 2025 KIMLEY-HORN AND ASSOCIATES, INC.
1700 SE 17TH STREET, SUITE 200, OCALA, FLORIDA, 34471
PHONE: (352) 438-3000
WWW.KIMLEY-HORN.COM CA 00000696

LICENSED PROFESSIONAL
MOHAMMEN, NIRAJE PE
FLORIDA LICENSE NUMBER
91240

KHA PROJECT
043457002
DATE
JULY 2025
SCALE AS SHOWN
DESIGNED BY KHA
DRAWN BY SAS
CHECKED BY MNM
DATE

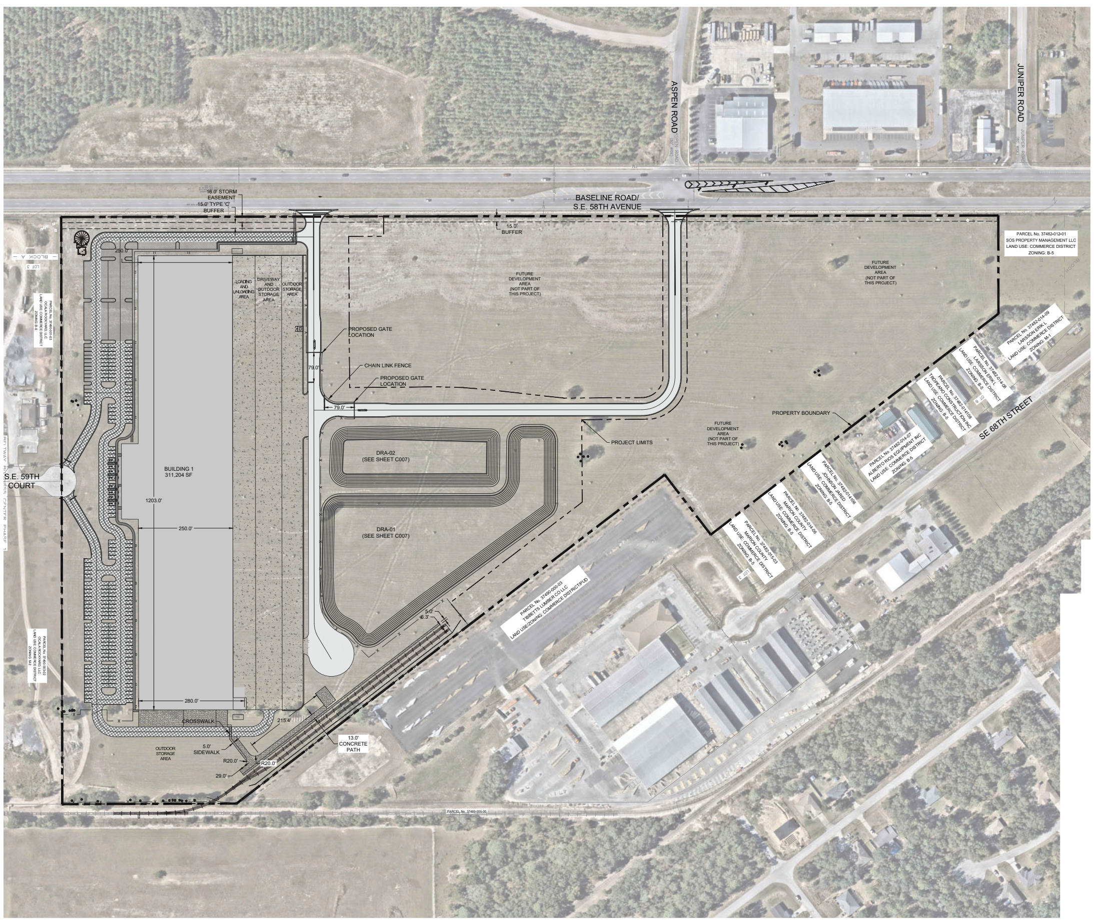
EXISTING CONDITIONS AND DEMOLITION PLAN

BASELINE ROAD INDUSTRIAL
PREPARED FOR
SUNCAP PROPERTY GROUP, LLC
MARION COUNTY FLORIDA

SHEET NUMBER
C003

SUNCAP - MAJOR SITE PLAN

THE INFORMATION CONTAINED IN THIS DRAWING IS THE PROPERTY OF KIMLEY-HORN AND ASSOCIATES, INC. AND IS NOT TO BE USED IN WHOLE OR IN PART FOR ANY PROJECT OTHER THAN THE SPECIFIC PROJECT FOR WHICH IT HAS BEEN PREPARED BY KIMLEY-HORN AND ASSOCIATES, INC. WITHOUT THE WRITTEN AUTHORIZATION OF KIMLEY-HORN AND ASSOCIATES, INC. IT SHALL BE RETURNED UPON REQUEST OR UPON COMPLETION OF THE PROJECT FOR WHICH IT WAS PREPARED. ANY REUSE OF THESE PLANS AND SPECIFICATIONS ON OTHER PROJECTS, EXTENSIONS TO THIS PROJECT, OR ANY MODIFICATIONS MADE TO THESE PLANS AND SPECIFICATIONS WITHOUT THE WRITTEN AUTHORIZATION OF KIMLEY-HORN AND ASSOCIATES, INC. SHALL BE WITHOUT LIABILITY TO KIMLEY-HORN AND ASSOCIATES, INC.



NORTH

GRAPHIC SCALE IN FEET
0 60 120 240

PAVEMENT LEGEND

- STANDARD DUTY PAVEMENT (SEE DETAIL SHEET C018)
- HEAVY DUTY PAVEMENT (SEE DETAILS SHEET C018)
- CONCRETE PAVEMENT (SEE DETAILS SHEET C018)
- CONCRETE SIDEWALK (SEE DETAILS SHEET C018)

SITE DATA TABLE		
PARCEL IDENTIFICATION NUMBER		37490-000-00
PARCEL AREA		57.42 ACRES
PROJECT LIMITS AREA		35.65 ACRES
FLOOD ZONE		X
FEMA PANEL		12083C0735D
LAND USE		CD
ZONING		B-5 AND PUD
BUFFER REQUIREMENT		
FROM RIGHT-OF-WAY (WEST)		TYPE C (15 FEET)
ABUTTING SAME USE (NORTH)		N/A
ABUTTING SAME USE (EAST)		N/A
ABUTTING SAME USE (SOUTH)		N/A
BUILDING SETBACK	REQUIRED	PROVIDED
FRONT	40 FEET	157.8 FEET
REAR	25 FEET	302.0 FEET
SIDE	10 FEET	102.9 FEET
MAXIMUM BUILDING HEIGHT		B-5: 50' PUD: 75'
PARKING REQUIREMENT		
NONRESIDENTIAL LAND USE: WAREHOUSE		
1 SPACE PER 3,000 SF. GFA		
BUILDING I (311,856 SF)		
TOTAL SPACES REQUIRED		104
STANDARD SPACES (10'X20') PROVIDED		186
VAN/ACCESSIBLE SPACES REQUIRED		5
VAN/ACCESSIBLE SPACES PROVIDED		8
TOTAL PARKING PROVIDED		194
FLOOR AREA RATIO		0.20

SURFACE DATA TABLE	
PROJECT LIMITS AREA	35.65 ACRES
TOTAL IMPERVIOUS AREA	17.96 ACRES
TOTAL OPEN-SPACE	17.69 ACRES
TOTAL OPEN-SPACE PERCENTAGE	49.60%
OPEN-SPACE REQUIRED	6.70 ACRES (20%)

NOTES:

- ALL WORK AND MATERIALS SHALL COMPLY WITH ALL COUNTY REGULATIONS AND CODES AND O.S.H.A. STANDARDS.
- PRIOR TO CONSTRUCTION WITHIN ANY EXISTING PUBLIC RIGHT-OF-WAY, THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FROM THE AUTHORITY HAVING JURISDICTION.
- CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF DOORWAYS, SLOPE PAVING, SIDEWALKS, EXIT PORCHES, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
- SITE BOUNDARY, TOPOGRAPHY, UTILITY AND ROAD INFORMATION PER SURVEY DATED DECEMBER 19, 2024, BY ROGERS ENGINEERING, LLC
- REFER TO ARCH. PLANS FOR PYLON AND/OR MONUMENT SIGNS.
- REFER TO ARCH. PLANS FOR SITE LIGHTING ELECTRICAL PLAN.
- MAXIMUM RUNNING SLOPE ON SIDEWALKS SHALL NOT EXCEED 5.00% (1:20).
- MAXIMUM CROSS SLOPE ON SIDEWALKS SHALL NOT EXCEED 2.00% (1:50).
- MAXIMUM SLOPE IN ACCESSIBLE PARKING AREAS SHALL NOT EXCEED 2.00% (1:50) IN ANY DIRECTION.
- THIS SITE IS SUBJECT TO MANUFACTURING/GENERAL LIGHT INDUSTRIAL IMPACT FEES.

CALL 2 BUSINESS DAYS BEFORE YOU DIG

IT'S THE LAW! DIAL 811

Know what's below. Call before you dig.

SUNSHINE STATE ONE CALL OF FLORIDA, INC.

No.	REVISIONS	DATE	BY
1	ISSUED FOR CONSTRUCTION	07-25-25	SLS
2	PERMIT APPROVAL	06-30-25	SLS

Kimley»Horn

© 2025 KIMLEY-HORN AND ASSOCIATES, INC.
1700 SE 17TH STREET, SUITE 200, OCALA, FLORIDA 34471
PHONE: 352-438-3000
WWW.KIMLEY-HORN.COM REGISTRY NO. 35106

LICENSED PROFESSIONAL
MOHAMMED N. MURAD, PE
FLORIDA LICENSE NUMBER
91243
DATE:

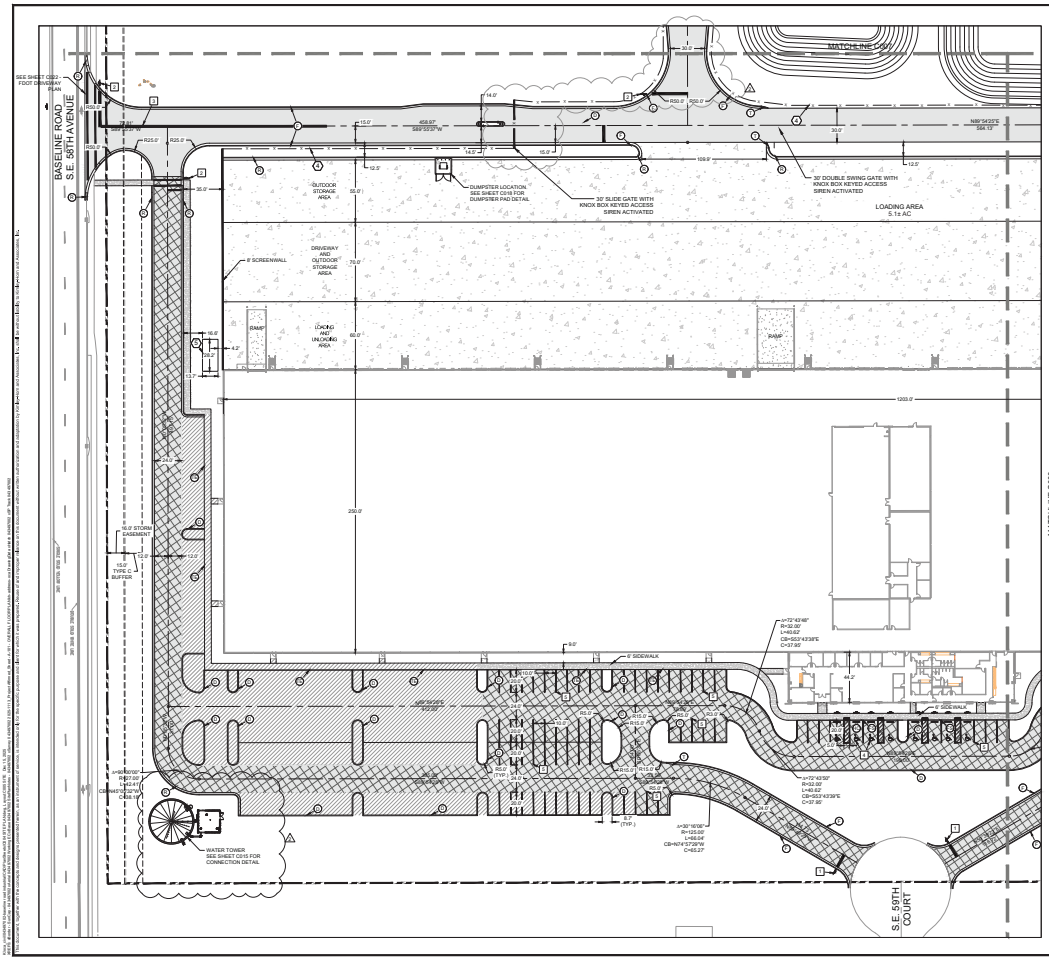
KHA PROJECT 043497002
DATE JULY 2025
SCALE AS SHOWN
DESIGNED BY KHA
DRAWN BY SLS
CHECKED BY MNM

MASTER SITE PLAN

BASELINE ROAD INDUSTRIAL
PREPARED FOR
SUNCAP PROPERTY GROUP, LLC
MARION COUNTY FLORIDA

SHEET NUMBER
C004

SUNCAP - MAJOR SITE PLAN



PAVEMENT LEGEND

- STANDARD DUTY PAVEMENT (SEE DETAIL SHEET C018)
- HEAVY DUTY PAVEMENT (SEE DETAIL SHEET C018)
- CONCRETE PAVEMENT (SEE DETAIL SHEET C018)
- CONCRETE SIDEWALK (SEE DETAIL SHEET C018)
- FUTURE PARKING

CURB LEGEND SEE SHEET C018 FOR DETAILS

- A - TYPE 'D' CURB
- B - TYPE 'F' CURB
- C - REVOLVED TYPE 'F' CURB
- D - CURB TRANSITION (6' LENGTH)
- E - THICKENED EDGE SIDEWALK
- F - FLUSH SIDEWALK

SIGN AND PAVEMENT MARKING LEGEND

- 1 - 24" STOP SIGN (R1-1) WITH 24" WHITE STOP BAR.
- 2 - 30" STOP SIGN (R1-1) WITH 24" WHITE STOP BAR, AND STREET NAME SIGN.
- 3 - 260 LF OF 6" DOUBLE YELLOW STRIPE
- 4 - HANDICAP SPACES PER FLORIDA'S ACCESSIBILITY CODE WITH SIGNS AND WHEEL STOPS. (SEE SHEET C018 FOR DETAILS)
- 5 - 6" WHITE STRIPE
- 6 - 24"X30" CUSTOM SIGN (R4-5 TEMPLATE) SEE DETAIL BELOW. DOUBLE SIDED, WHITE LETTERS ON RED BACKGROUND (BLDG. 1)

- ALL SIGN POSTS SHALL BE 2"X 2" GALVANIZED STEEL (14 GAUGE THICKNESS) UNLESS NOTED IN THE CONSTRUCTION DETAILS.
- ALL ON-SITE PAVEMENT MARKINGS ARE TO BE PAINTED.

NOTES:

- ALL WORK AND MATERIALS SHALL COMPLY WITH ALL COUNTY REGULATIONS AND CODES AND O.S.H.A. STANDARDS.
- PRIOR TO CONSTRUCTION WITHIN ANY EXISTING PUBLIC RIGHT-OF-WAY, THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FROM THE AUTHORITY HAVING JURISDICTION.
- CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT SIZE AND LOCATION OF BUILDING, BUILDING TIES, PAVING, SIDEWALKS, EXIT PORCHES, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
- SITE BOUNDARY, TOPOGRAPHY, UTILITY AND ROAD INFORMATION PER SURVEY DATED DECEMBER 19, 2024, BY ROGERS ENGINEERING, LLC.
- REFER TO ARCH. PLANS FOR PYLON AND/OR MONUMENT SIGNS.
- REFER TO ARCH. PLANS FOR SITE LIGHTING ELECTRICAL PLAN.
- MAXIMUM RUNNING SLOPE ON SIDEWALKS SHALL NOT EXCEED 5.00% (1:20).
- MAXIMUM CROSS SLOPE ON SIDEWALKS SHALL NOT EXCEED 2.00% (1:50).
- MAXIMUM SLOPE IN ACCESSIBLE PARKING AREAS SHALL NOT EXCEED 2.00% (1:50) IN ANY DIRECTION.
- EXPOSED AGGREGATE DETECTABLE WARNING SURFACE: MATERIAL SHALL BE SELECTED, HARD AND DURABLE; WASHED; FREE OF MATERIALS WITH DELETERIOUS REACTIVITY TO CEMENT OR THAT CAUSE STAINING; FROM A SINGLE SOURCE; WITH GAP-GRADED COARSE AGGREGATE. 1/2" NOMINAL SIZE. BROWN RIVER ROCK COLOR.

KEYNOTE LEGEND

1. CONSTRUCT DISTRIBUTION FACILITY AS SHOWN. SEE ARCHITECTURAL PLANS. (BY BUILDING CONTRACTOR)
2. CONSTRUCT TRANSFORMER & GENERATOR PADS.
3. INSTALL MONUMENT SIGNS AS DIRECTED BY THE ARCHITECT.
4. 8' CHAIN LINK FENCE
5. PROPOSED SEPTIC TANK LOCATION (BY OTHERS).

CALL 2 BUSINESS DAYS BEFORE YOU DIG
IT'S THE LAW!
DIAL 811
811 Know what's below. Call before you dig.
SUNSHINE STATE ONE CALL OF FLORIDA, INC.

NO	REVISIONS	DATE	BY
1	ISSUED FOR CLARIFICATION	03-15-25	SJS
2	ISSUED FOR CONSTRUCTION	07-23-25	SJS
3	PERMIT APPROVAL	09-30-25	SJS

Kimley»Horn
© 2025 KIMLEY-HORN AND ASSOCIATES, INC.
1700 SE 17TH STREET, SUITE 200, OCALA, FLORIDA, 34471
PHONE: (352) 438-3000
WWW.KIMLEY-HORN.COM CERTIFICATE OF AUTHORIZATION #: 696
LICENSED ENGINEER/SEAL: MOHAMMEN, MURAD PE
FLORIDA LICENSE NUMBER: 91240

KHA PROJECT	048497002
DATE	JULY 2025
SCALE	AS SHOWN
DESIGNED BY	KHA
DRAWN BY	SJS
CHECKED BY	MMM

BASELINE ROAD INDUSTRIAL

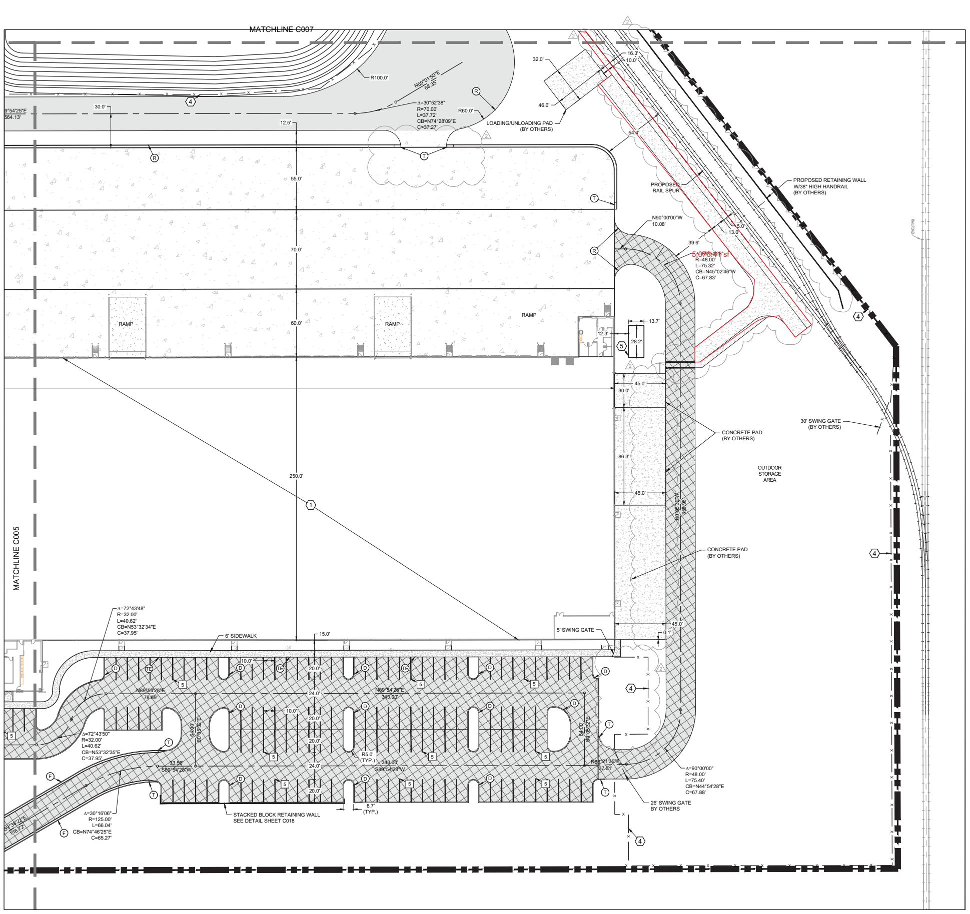
PREPARED FOR
SUNCAP PROPERTY GROUP, LLC

MARION COUNTY FLORIDA

SITE PLAN

SHEET NUMBER
C005

SUNCAP - MAJOR SITE PLAN



NORTH

GRAPHIC SCALE IN FEET

0 20 40 80

SCALE: 1" = 40'

PAVEMENT LEGEND

- STANDARD DUTY PAVEMENT (SEE DETAIL SHEET C018)
- HEAVY DUTY PAVEMENT (SEE DETAIL SHEET C018)
- CONCRETE PAVEMENT (SEE DETAIL SHEET C018)
- CONCRETE SIDEWALK (SEE DETAIL SHEET C018)
- FUTURE PARKING

CURB LEGEND SEE SHEET C018 FOR DETAILS

(D) - TYPE 'D' CURB
(F) - TYPE 'F' CURB
(R) - REVOLVED TYPE 'F' CURB
(T) - CURB TRANSITION (6' LENGTH)
(TE) - THICKENED EDGE SIDEWALK
(FS) - FLUSH SIDEWALK

SIGN AND PAVEMENT MARKING LEGEND

1 - 24" STOP SIGN (R1-1) WITH 24" WHITE STOP BAR.
2 - 30" STOP SIGN (R1-1) WITH 24" WHITE STOP BAR, AND STREET NAME SIGN
3 - 200 LF OF 6" DOUBLE YELLOW STRIPE
4 - HANDICAP SPACES PER FLORIDA'S ACCESSIBILITY CODE WITH SIGNS AND WHEEL STOPS. (SEE SHEET C019 FOR DETAILS)
5 - 6" WHITE STRIPE
6 - 24"X30" CUSTOM SIGN (R4-5 TEMPLATE) SEE DETAIL BELOW, DOUBLE SIDED, WHITE LETTERS ON RED BACKGROUND (BLDG. I)

- ALL SIGN POSTS SHALL BE 2"X 2" GALVANIZED STEEL (14 GAUGE THICKNESS) UNLESS NOTED IN THE CONSTRUCTION DETAILS.

- ALL ON-SITE PAVEMENT MARKINGS ARE TO BE PAINTED.

NOTES:

- ALL WORK AND MATERIALS SHALL COMPLY WITH ALL COUNTY REGULATIONS AND CODES AND O.S.H.A. STANDARDS.

- PRIOR TO CONSTRUCTION WITHIN ANY EXISTING PUBLIC RIGHT-OF-WAY, THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FROM THE AUTHORITY HAVING JURISDICTION.

- CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF DOORWAYS, SLOPE PAVING, SIDEWALKS, EXIT PORCHES, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.

- SITE BOUNDARY, TOPOGRAPHY, UTILITY AND ROAD INFORMATION PER SURVEY DATED DECEMBER 19, 2024, BY ROGERS ENGINEERING. LLC

- REFER TO ARCH. PLANS FOR PYLON AND/OR MONUMENT SIGNS.

- REFER TO ARCH. PLANS FOR SITE LIGHTING ELECTRICAL PLAN.

- MAXIMUM RUNNING SLOPE ON SIDEWALKS SHALL NOT EXCEED 5.00% (1:20).

- MAXIMUM CROSS SLOPE ON SIDEWALKS SHALL NOT EXCEED 2.00% (1:50).

- MAXIMUM SLOPE IN ACCESSIBLE PARKING AREAS SHALL NOT EXCEED 2.00% (1:50) IN ANY DIRECTION.

- EXPOSED AGGREGATE DETECTABLE WARNING SURFACE: MATERIAL SHALL BE SELECTED, HARD AND DURABLE; WASHED; FREE OF MATERIALS WITH DELETERIOUS REACTIVITY TO CEMENT OR THAT CAUSE STAINING; FROM A SINGLE SOURCE, WITH GAP-GRADED COURSE AGGREGATE. 1/2" NOMINAL SIZE. BROWN RIVER ROCK COLOR.

KEYNOTE LEGEND

1. CONSTRUCT DISTRIBUTION FACILITY AS SHOWN. SEE ARCHITECTURAL PLANS. (BY BUILDING CONTRACTOR).
2. CONSTRUCT TRANSFORMER & GENERATOR PADS.
3. INSTALL MONUMENT SIGNS AS DIRECTED BY THE ARCHITECT.
4. 8' CHAIN LINK FENCE
5. PROPOSED SEPTIC TANK LOCATION (BY OTHERS).

CALL 2 BUSINESS DAYS BEFORE YOU DIG

IT'S THE LAW! DIAL 811

811 Know what's below. Call before you dig.

SUNSHINE STATE ONE CALL OF FLORIDA, INC.

No.	REVISIONS	DATE	BY
2	REVISED WALL LOCATION, ADDED PATH & ENTRANCE	12-15-25	SLS
0	ISSUED FOR CONSTRUCTION	07-25-25	SLS
0	PERMIT APPROVAL	06-30-25	SLS

Kimley»Horn

© 2025 KIMLEY-HORN AND ASSOCIATES, INC.

1700 SE 17TH STREET, SUITE 200, OCALA, FLORIDA 34471
PHONE: 352-438-3000
WWW.KIMLEY-HORN.COM REGISTRY NO. 35106

LICENSED PROFESSIONAL
MOHAMMED N. MURAD, PE
FLORIDA LICENSE NUMBER 91243
DATE:

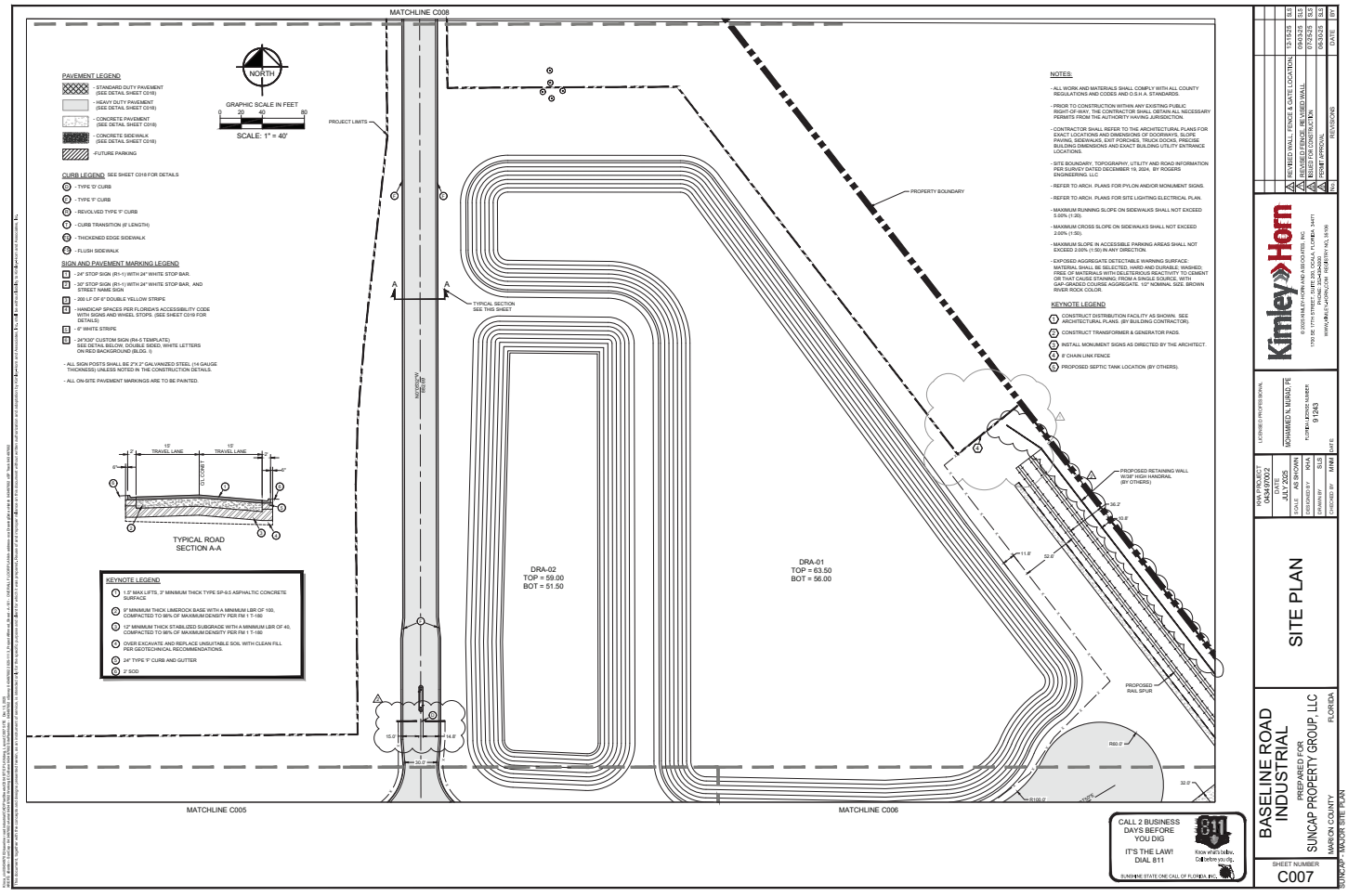
KHA PROJECT 043497002
DATE JULY 2025
SCALE AS SHOWN
DESIGNED BY KHA
DRAWN BY SLS
CHECKED BY MNM

SITE PLAN

BASELINE ROAD INDUSTRIAL
PREPARED FOR
SUNCAP PROPERTY GROUP, LLC
MARION COUNTY FLORIDA

SHEET NUMBER
C006

SUNCAP - MAJOR SITE PLAN



NO	REVISIONS	DATE	BY
1	PERMIT APPROVAL	06/30/25	SLS
2	ISSUED FOR CONSTRUCTION	07/25/25	SLS
3	REVISED EDGE, BY SUBD WALL	09/03/25	SLS
4	PR/ PROP WALL, FENCE & GATE LOCATION	10/15/25	SLS

Kimley»Horn
© 2026 KIMLEY-HORN AND ASSOCIATES, INC.
1700 SE 17TH STREET, SUITE 200, OCALA, FLORIDA 34471
PHONE: (352) 438-3000
WWW.KIMLEY-HORN.COM CA 00000696

LICENSED PROFESSIONAL ENGINEER
MOHAMMEN, NIJRAJE PE
FLORIDA LICENSE NUMBER
91240

KHA PROJECT 048497002
DATE JULY 2025
SCALE AS SHOWN
DESIGNED BY KHA
DRAWN BY SLS
CHECKED BY MNM

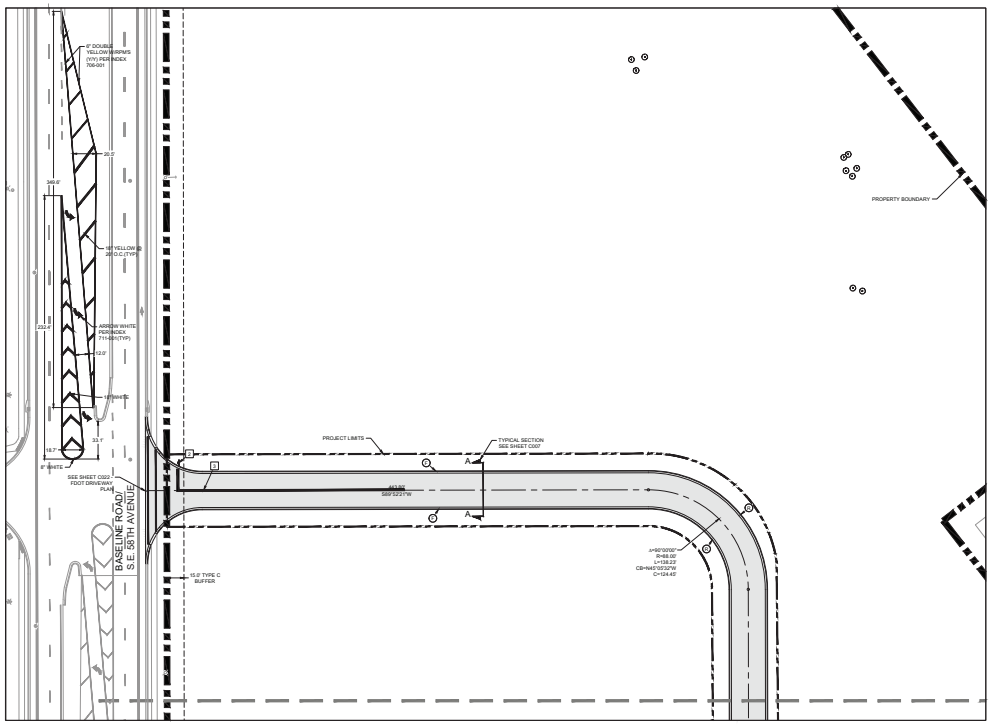
SITE PLAN

BASELINE ROAD INDUSTRIAL
PREPARED FOR
SUNCAP PROPERTY GROUP, LLC
MARION COUNTY FLORIDA

SHEET NUMBER
C007

SUNCAP - MAJOR SITE PLAN

Doc ID: 0048497002\Engineering\Civil\Sheets\SITE\SITE PLAN.dwg LAST EDITED BY: MOHAMMEN, NIJRAJE PE
THE KIMLEY-HORN NAME AND LOGO ARE REGISTERED TRADEMARKS OF KIMLEY-HORN AND ASSOCIATES, INC. AND ARE USED BY PERMISSION. ALL RIGHTS RESERVED. THE CONTENTS OF THIS DOCUMENT ARE COPYRIGHTED AND ARE THE PROPERTY OF KIMLEY-HORN AND ASSOCIATES, INC. ANY REPRODUCTION, MODIFICATION, DISTRIBUTION OR PUBLICATION WITHOUT THE WRITTEN CONSENT OF KIMLEY-HORN AND ASSOCIATES, INC. IS STRICTLY PROHIBITED. THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. RELIANCE ON THIS DOCUMENT FOR ANY OTHER PURPOSE OR BY ANY OTHER ENTITY, WITHOUT THE EXPRESS WRITTEN CONSENT OF KIMLEY-HORN AND ASSOCIATES, INC., SHALL BE WITHOUT LIABILITY TO KIMLEY-HORN AND ASSOCIATES, INC.



PAVEMENT LEGEND

- STANDARD DUTY PAVEMENT (SEE DETAIL SHEET C018)
- HEAVY DUTY PAVEMENT (SEE DETAIL SHEET C018)
- CONCRETE PAVEMENT (SEE DETAIL SHEET C018)
- CONCRETE SIDEWALK (SEE DETAIL SHEET C018)
- FUTURE PARKING

CURB LEGEND SEE SHEET C018 FOR DETAILS

- A - TYPE 'D' CURB
- B - TYPE 'F' CURB
- C - REVOLVED TYPE 'F' CURB
- D - CURB TRANSITION (6' LENGTH)
- E - THICKENED EDGE SIDEWALK
- F - FLUSH SIDEWALK

SIGN AND PAVEMENT MARKING LEGEND

- 1 - 24" STOP SIGN (R1-1) WITH 24" WHITE STOP BAR.
- 2 - 30" STOP SIGN (R1-1) WITH 24" WHITE STOP BAR, AND STREET NAME SIGN
- 3 - 200 LF OF 6" DOUBLE YELLOW STRIPE
- 4 - HANDICAP SPACES PER FLORIDA'S ACCESSIBILITY CODE WITH SIGNS AND WHEEL STOPS. (SEE SHEET C019 FOR DETAILS)
- 5 - 6" WHITE STRIPE
- 6 - 24"X30" CUSTOM SIGN (R4-6 TEMPLATE). SEE DETAIL BELOW. DOUBLE SIDED. WHITE LETTERS ON RED BACKGROUND (BLDG. I)

- ALL SIGN POSTS SHALL BE 2"X 2" GALVANIZED STEEL (14 GAUGE THICKNESS) UNLESS NOTED IN THE CONSTRUCTION DETAILS.
- ALL ON-SITE PAVEMENT MARKINGS ARE TO BE PAINTED.

NOTES:

- ALL WORK AND MATERIALS SHALL COMPLY WITH ALL COUNTY REGULATIONS AND CODES AND O.S.H.A. STANDARDS.
- PRIOR TO CONSTRUCTION WITHIN ANY EXISTING PUBLIC RIGHT-OF-WAY, THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FROM THE AUTHORITY HAVING JURISDICTION.
- CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF DOORWAYS, SLOPE PAVING, SIDEWALKS, EXIT PORCHES, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
- SITE BOUNDARY, TOPOGRAPHY, UTILITY AND ROAD INFORMATION PER SURVEY DATED DECEMBER 19, 2024, BY ROGERS ENGINEERING, LLC
- REFER TO ARCH. PLANS FOR PYLON AND/OR MONUMENT SIGNS.
- REFER TO ARCH. PLANS FOR SITE LIGHTING ELECTRICAL PLAN.
- MAXIMUM RUNNING SLOPE ON SIDEWALKS SHALL NOT EXCEED 5.00% (1:20).
- MAXIMUM CROSS SLOPE ON SIDEWALKS SHALL NOT EXCEED 2.00% (1:50).
- MAXIMUM SLOPE IN ACCESSIBLE PARKING AREAS SHALL NOT EXCEED 2.00% (1:50) IN ANY DIRECTION.
- EXPOSED AGGREGATE DETECTABLE WARNING SURFACE MATERIAL SHALL BE SELECTED, HARD AND DURABLE, WASHED, FREE OF MATERIALS WITH DELETERIOUS REACTIVITY TO CEMENT OR THAT CAUSE STAINING, FROM A SINGLE SOURCE, WITH GAP-GRADED COURSE AGGREGATE, 1/2" NOMINAL SIZE, BROWN RIVER ROCK COLOR.

KEYNOTE LEGEND

- 1 - CONSTRUCT DISTRIBUTION FACILITY AS SHOWN. SEE ARCHITECTURAL PLANS. (BY BUILDING CONTRACTOR)
- 2 - CONSTRUCT TRANSFORMER & GENERATOR PADS.
- 3 - INSTALL MONUMENT SIGNS AS DIRECTED BY THE ARCHITECT.
- 4 - 6' CHAIN LINK FENCE
- 5 - PROPOSED SEPTIC TANK LOCATION (BY OTHERS).

CALL 2 BUSINESS DAYS BEFORE YOU DIG
IT'S THE LAW!
DIAL 811
811 Know what's below. Call before you dig.
SUNSHINE STATE ONE CALL OF FLORIDA, INC.

NO.	REVISIONS	DATE	BY
1	ISSUED FOR CONSTRUCTION	07-23-25	SJ
2	PERMIT APPROVAL	08-13-25	SJ

Kimley»Horn
© 2025 KIMLEY-HORN AND ASSOCIATES, INC.
1700 SE 17TH STREET, SUITE 200, OCALA, FLORIDA 34471
PHONE: (352) 438-3000
WWW.KIMLEY-HORN.COM CA 00000696

LICENSED PROFESSIONAL
MOHAMMED N. IRFAN, PE
FLORIDA LICENSE NUMBER
91240

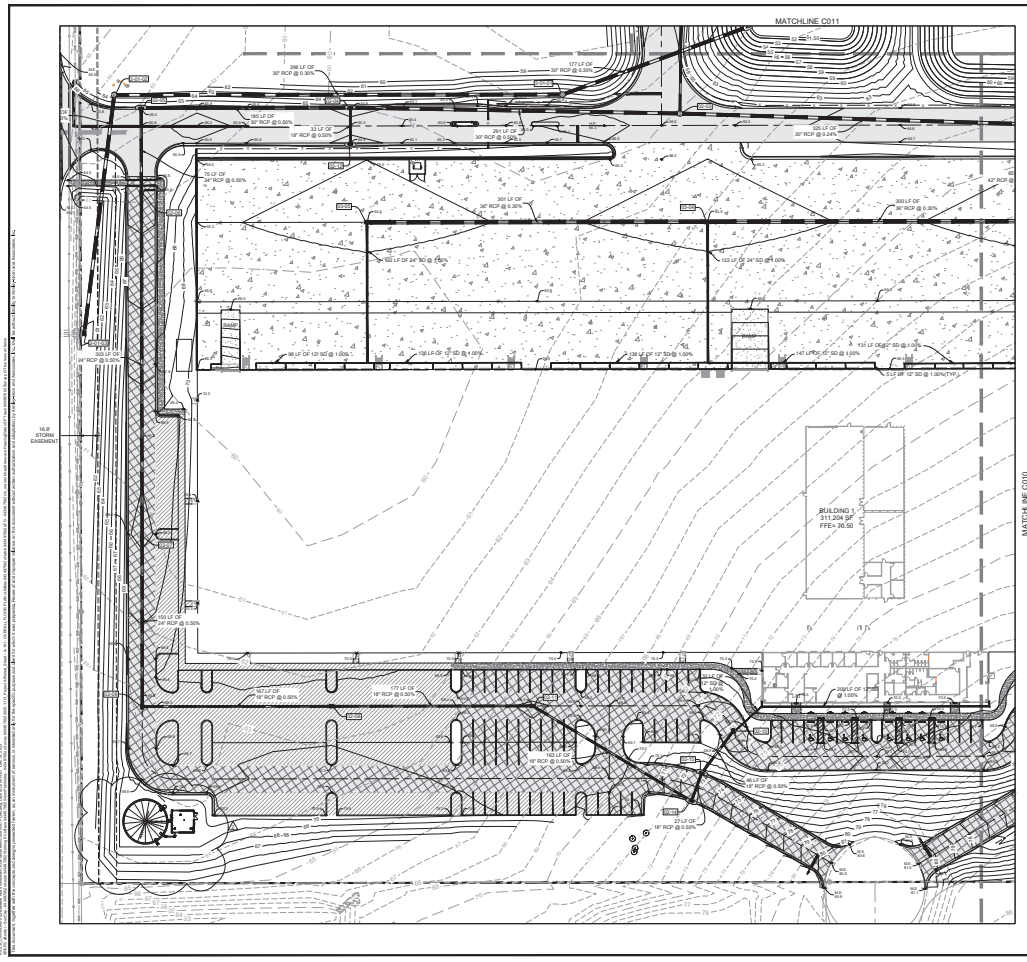
KHA PROJECT
063457002
DATE
JULY 2025
SCALE AS SHOWN
DESIGNED BY KHA
DRAWN BY SAS
CHECKED BY MNI

BASELINE ROAD INDUSTRIAL
PREPARED FOR
SUNCAP PROPERTY GROUP, LLC
MARION COUNTY FLORIDA

SITE PLAN

SHEET NUMBER
C008

SUNCAP - MAJOR SITE PLAN



LEGEND

- TREES TO BE PRESERVED
- 100.00 - PROPOSED SPOT ELEVATION
- S1-2-S-24 - STORM DRAINAGE STRUCTURE LABEL
- PROPOSED CURB INLET
- PROPOSED DRAINAGE INLET
- PROPOSED STORMWATER MANHOLE
- PROPOSED STORM PIPE
- 85 - EXISTING CONTOURS
- PROPOSED CONTOURS
- SWALE
- AREA OF SOD IN FUTURE PHASE GRADING AREA

NOTES:

1. ALL GRADES ARE TO THE EDGE OF PAVEMENT UNLESS OTHERWISE INDICATED.
2. MAXIMUM RUNNING SLOPE ON SIDEWALKS SHALL NOT EXCEED 5.00% (1:20).
3. MAXIMUM CROSS SLOPE ON SIDEWALKS SHALL NOT EXCEED 2.00% (1:50).
4. MAXIMUM SLOPE IN ACCESSIBLE PARKING AREAS SHALL NOT EXCEED 2.00% (1:50) IN ANY DIRECTION.
5. STORM PIPE MATERIALS LABELED "RD" SHALL BE A-2000 PVC, HP STORM, RIGID WALL WATER TIGHT HDPE, OR RCP AND CONFORM WITH THE LATEST EDITION OF THE FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION. STORM PIPES WITH A REQUIRED SPECIFIC MATERIAL ARE NOTED ON THE PLANS.
6. ALL FINAL STORM DRAIN MATERIALS SHALL BE APPROVED BY THE ENGINEER OF RECORD AND NOTED ON THE RECORD DRAWINGS.
7. ALL DISTURBED AREAS, UNLESS OTHERWISE NOTED, TO BE SODDED WITH BAHIA.

DRAINAGE STRUCTURE REFERENCE

STRUCTURE TYPE	SPECIFICATIONS
P-6M INLET	DETAIL SHEET C018
F INLET	FDOT INDEX 425-053
C INLET	FDOT INDEX 425-001 & 425-052
MES	FDOT INDEX 430-021
P-8 MANHOLE	FDOT INDEX 425-001 & 425-010

STRUCTURE TABLE

STRUCTURE NAME:	DETAILS:
2-01-01	MANHOLE RIM= 64.39 INV IN: 52.03 (W 30" RCP) INV OUT: 52.03 (E 30" RCP)
2-01-02	MANHOLE RIM= 63.65 INV IN: 53.22 (E 30" RCP) INV OUT: 53.22 (E 30" RCP)
2-01-03	TYPE F DBI SWALT 'B' BOTTOM (4'SW') GRATE= 58.14 INV OUT: 53.86 (N 30" RCP)
02-03	MANHOLE RIM= 65.49 INV IN: 56.60 (W 30" RCP) INV IN: 56.90 (N 18" SD) INV OUT: 56.60 (E 30" RCP)
02-04	P-6M CURB INLET EOP= 64.86 INV IN: 58.40 (W 30" RCP) INV IN: 61.00 (S 18" RCP) INV OUT: 58.40 (E 30" RCP)
02-05	P-6M CURB INLET EOP= 65.44 INV IN: 59.33 (S 24" RCP) INV OUT: 59.33 (E 30" RCP)
02-06	TYPE F DBI GRATE= 63.46 INV IN: 59.70 (S 24" RCP) INV OUT: 59.70 (N 30" RCP)
02-07	TYPE F DBI GRATE= 67.84 INV IN: 61.22 (S 24" RCP) INV OUT: 61.22 (N 24" RCP)
02-08	TYPE F DBI GRATE= 69.23 INV IN: 61.97 (E 18" RCP) INV OUT: 61.97 (N 24" RCP)

STRUCTURE TABLE

STRUCTURE NAME:	DETAILS:
02-09	TYPE F DBI GRATE: 68.38 INV IN: 62.80 (E 18" RCP) INV OUT: 62.80 (W 18" RCP)
02-10	TYPE F DBI GRATE: 68.77 INV IN: 64.87 (NE 12" PVC) INV OUT: 64.87 (SW 18" RCP)
02-11	TYPE F DBI GRATE: 69.89 INV IN: 63.69 (SE 18" RCP) INV OUT: 63.69 (W 18" RCP)
02-12	P-6M CURB INLET EOP: 65.09 INV OUT: 61.16 (N 18" RCP)
02-14	P-6M CURB INLET EOP: 72.66 INV IN: 64.51 (N 18" RCP) INV OUT: 64.51 (NW 18" RCP)
02-15	P-6M CURB INLET EOP: 72.21 INV IN: 64.64 (NE 18" RCP) INV OUT: 64.64 (S 18" RCP)
03-04	TYPE F DBI SWALT 'B' BOTTOM (5'X5') GRATE: 64.46 INV IN: 56.82 (W 36" RCP) INV IN: 58.82 (S 12" SD) INV OUT: 56.82 (E 36" RCP)
03-05	TYPE F DBI SWALT 'B' BOTTOM (5'X5') GRATE: 64.45 INV IN: 59.73 (S 12" SD) INV OUT: 57.73 (E 36" RCP)

CALL 2 BUSINESS DAYS BEFORE YOU DIG
IT'S THE LAW!
DIAL 811
811 Know what's below. Call before you dig.
SUNSHINE STATE ONE CALL OF FLORIDA, INC.

No.	REVISIONS	DATE	BY
1	PERMIT APPROVAL	09-30-25	SJS
2	ISSUED FOR CONSTRUCTION	07-23-25	SJS
3	REVISED GRADING	02-15-25	SJS

Kimley»Horn
© 2026 KIMLEY-HORN AND ASSOCIATES, INC.
1700 SE 17TH STREET, SUITE 200, OCALA, FLORIDA, 34471
PHONE: 352-438-3000
WWW.KIMLEY-HORN.COM CERTIFICATE OF AUTHORIZATION #: 35106

LICENSED PROFESSIONAL
MOHAMMEN N. MIRAJE, PE
FLORIDA LICENSE NUMBER
91240

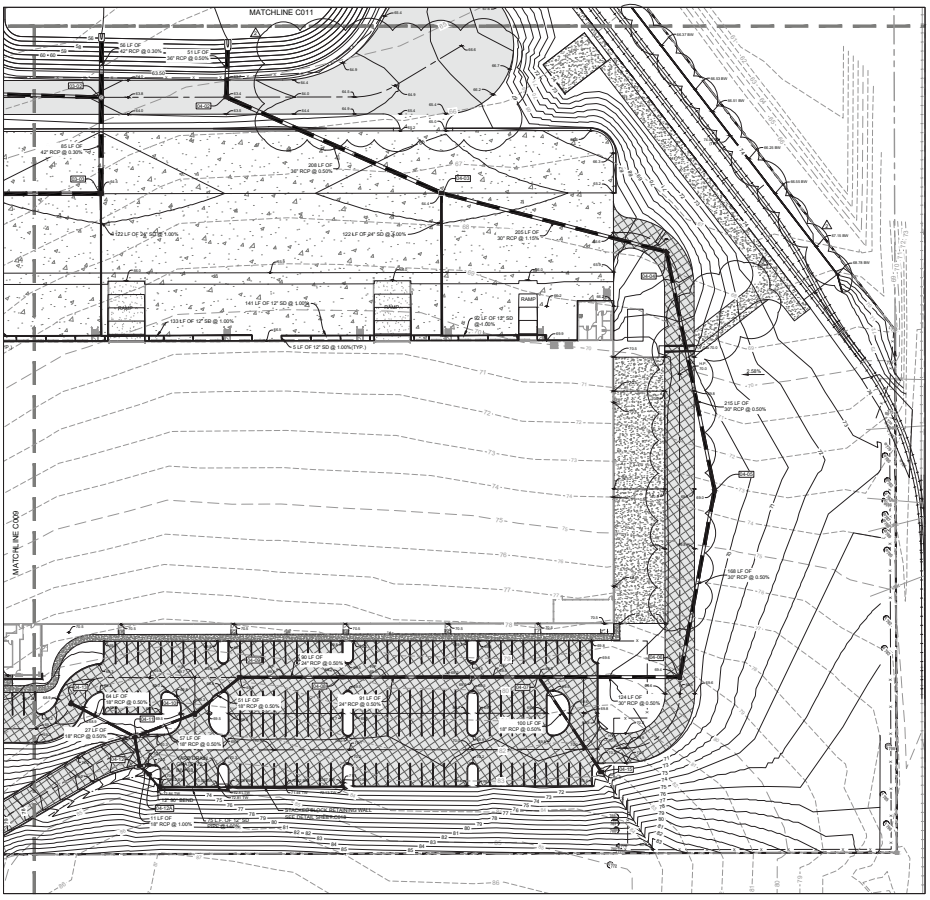
KHA PROJECT
130457002
DATE
JULY 2025
SCALE
AS SHOWN
DESIGNED BY
KHA
DRAWN BY
SJS
CHECKED BY
MNM

PAVING, GRADING & DRAINAGE

BASELINE ROAD INDUSTRIAL
PREPARED FOR
SUNCAP PROPERTY GROUP, LLC
MARION COUNTY
FLORIDA

SHEET NUMBER
C009

SUNCAP - MAJOR SITE PLAN



NORTH

GRAPHIC SCALE IN FEET
0 20 40 80
SCALE: 1" = 40'

LEGEND

- TREES TO BE PRESERVED
- 100.00 - PROPOSED SPOT ELEVATION
- ST-03-02 - STORM DRAINAGE STRUCTURE LABEL
- PROPOSED CURB INLET
- PROPOSED DRAINAGE INLET
- PROPOSED STORMWATER MANHOLE
- PROPOSED STORM PIPE
- 80 - EXISTING CONTOURS
- 80 - PROPOSED CONTOURS
- SWALE
- AREA OF SOD IN FUTURE PHASE GRADING AREA

NOTES:

1. ALL GRADES ARE TO THE EDGE OF PAVEMENT UNLESS OTHERWISE INDICATED.
2. MAXIMUM RUNNING SLOPE ON SIDEWALKS SHALL NOT EXCEED 5.00% (1:20).
3. MAXIMUM CROSS SLOPE ON SIDEWALKS SHALL NOT EXCEED 2.00% (1:50).
4. MAXIMUM SLOPE IN ACCESSIBLE PARKING AREAS SHALL NOT EXCEED 2.00% (1:50) IN ANY DIRECTION.
5. STORM PIPE MATERIALS LABELED "SD" SHALL BE A-2000 PVC, HP STORM, RIGID WALL WATER TIGHT HDPE, OR RCP AND CONFORM WITH THE LATEST EDITION OF THE FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION. STORM PIPES WITH A REQUIRED SPECIFIC MATERIAL ARE NOTED ON THE PLANS.
6. ALL FINAL STORM DRAIN MATERIALS SHALL BE APPROVED BY THE ENGINEER OF RECORD AND NOTED ON THE RECORD DRAWINGS.
7. ALL DISTURBED AREAS, UNLESS OTHERWISE NOTED, TO BE SODDED WITH BAHIA.

STRUCTURE TABLE	
STRUCTURE NAME:	DETAILS:
03-02	MANHOLE RIM: 63.94 INV IN: 55.17 (S 42" RCP) INV IN: 55.17 (W 30" RCP) INV OUT: 55.17 (N 42" RCP)
03-03	TYPE F DBI WALT 'B' BOTTOM (EX5') GRATE: 64.45 INV IN: 55.92 (W 30" RCP) INV IN: 57.52 (S 12" SD) INV OUT: 55.42 (N 42" RCP)
04-02	TYPE F DBI WALT 'B' BOTTOM (EX5') GRATE: 63.39 INV IN: 56.35 (SE 36" RCP) INV OUT: 56.25 (N 36" RCP)
04-03	TYPE F DBI WALT 'B' BOTTOM (EX5') GRATE: 64.44 INV IN: 59.29 (S 12" SD) INV IN: 57.79 (E 30" RCP) INV OUT: 57.29 (NW 36" RCP)
04-04	TYPE F DBI WALT 'B' BOTTOM (4'X4') GRATE: 67.27 INV IN: 60.16 (S 30" RCP) INV OUT: 60.16 (W 30" RCP)
04-05	TYPE F DBI WALT 'B' BOTTOM (4'X4') GRATE: 67.27 INV IN: 61.23 (E 30" RCP) INV OUT: 61.23 (N 30" RCP)
04-06	TYPE F DBI WALT 'B' BOTTOM (4'X4') GRATE: 69.20 INV IN: 62.69 (W 24" RCP) INV IN: 64.59 (SE 18" RCP) INV OUT: 62.69 (E 30" RCP)
04-07	TYPE F DBI WALT 'B' BOTTOM (4'X4') GRATE: 69.20 INV IN: 62.69 (W 24" RCP) INV IN: 64.59 (SE 18" RCP) INV OUT: 62.69 (E 30" RCP)

STRUCTURE TABLE	
STRUCTURE NAME:	DETAILS:
04-08	TYPE F DBI GRATE: 69.24 INV IN: 63.56 (W 24" RCP) INV OUT: 63.56 (E 24" RCP)
04-09	TYPE F DBI GRATE: 69.36 INV IN: 64.01 (SW 18" RCP) INV OUT: 64.01 (E 24" RCP)
04-10	TYPE F DBI GRATE: 69.34 INV IN: 64.27 (W 18" RCP) INV OUT: 64.27 (NE 18" RCP)
04-11	P-8M CURB INLET EOP: 71.16 INV IN: 65.86 (S 18" RCP) INV IN: 64.55 (NW 18" RCP) INV OUT: 64.55 (E 18" RCP)
04-12	P-8M CURB INLET EOP: 71.01 INV IN: 65.99 (SE 18" RCP) INV OUT: 65.99 (N 18" RCP)
04-12A	TYPE C DBI GRATE: 67.27 INV IN: 66.10 (SE 12" PVC) INV OUT: 66.10 (NW 18" RCP)
04-13	TYPE F DBI GRATE: 68.77 INV OUT: 64.87 (SE 18" RCP)
04-14	TYPE F DBI GRATE: 69.20 INV IN: 63.11 (W 24" RCP) INV OUT: 63.11 (E 24" RCP)

DRAINAGE STRUCTURE REFERENCE	
STRUCTURE TYPE	SPECIFICATIONS
P-8M INLET	DETAIL SHEET C018
F INLET	FDOT INDEX 425-053
C INLET	FDOT INDEX 425-001 & 425-052
MES	FDOT INDEX 430-021
P-8 MANHOLE	FDOT INDEX 425-001 & 425-010

CALL 2 BUSINESS DAYS BEFORE YOU DIG
IT'S THE LAW!
DIAL 811
811 Know what's below. Call before you dig.
SUNSHINE STATE ONE CALL OF FLORIDA, INC.

No.	REVISIONS	DATE	BY
1	REVISED GRADING	10-15-25	SJS
2	ISSUED FOR CONSTRUCTION	07-23-25	SJS
3	PERMIT APPROVAL	06-30-25	SJS

Kimley»Horn
© 2025 KIMLEY-HORN AND ASSOCIATES, INC.
1700 SE 17TH STREET, SUITE 200, OCALA, FLORIDA, 34471
PHONE: (352) 438-3000
WWW.KIMLEY-HORN.COM | FLORIDA REGISTRY NO. 28,579

LICENSED PROFESSIONAL ENGINEER
MOHAMMEN, MURAD, PE
FLORIDA LICENSE NUMBER
91240

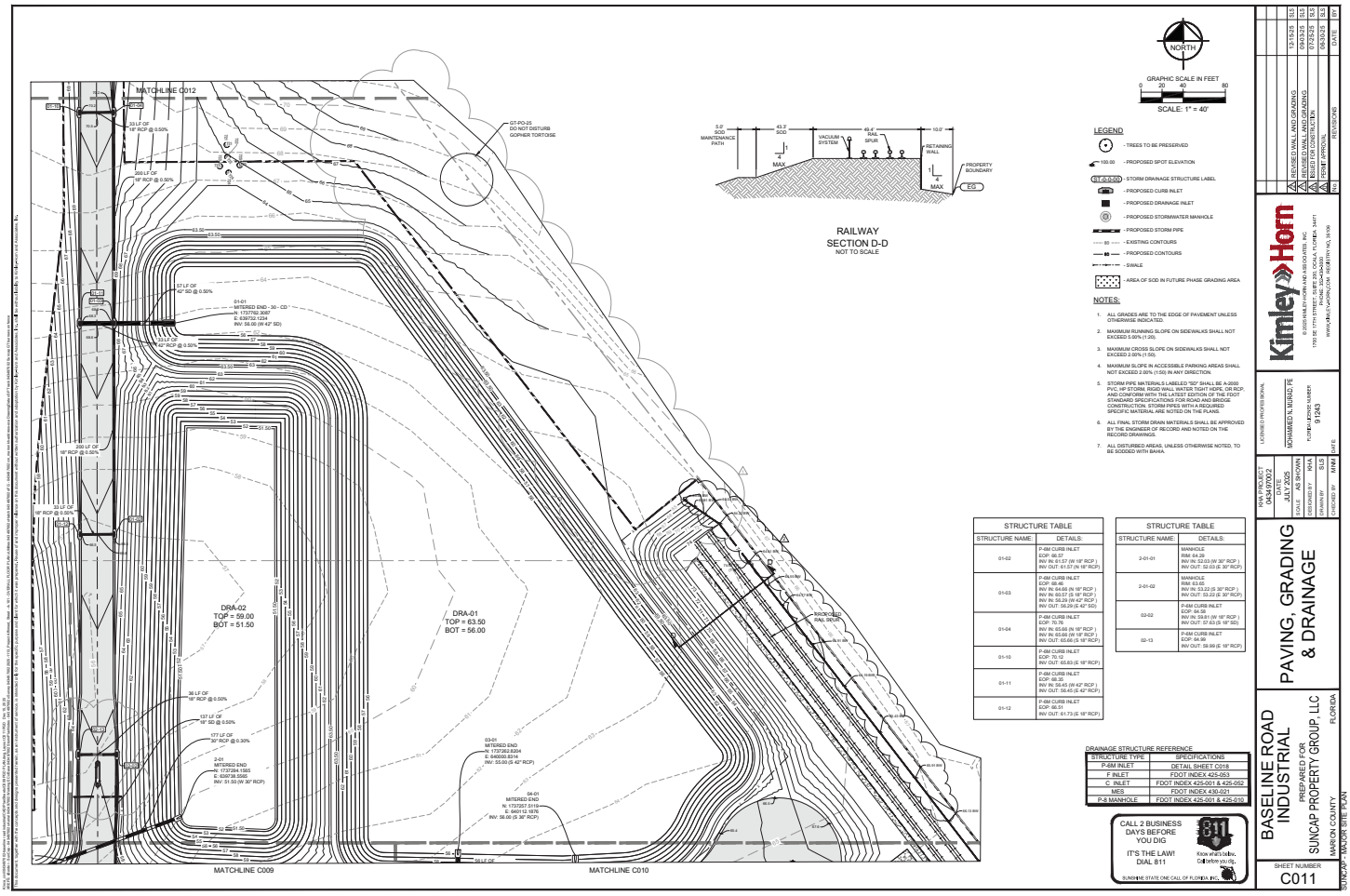
KHA PROJECT 048497002
DATE JULY 2025
SCALE AS SHOWN
DESIGNED BY KHA
DRAWN BY SJS
CHECKED BY MAM

PAVING, GRADING & DRAINAGE

BASELINE ROAD INDUSTRIAL
PREPARED FOR
SUNCAP PROPERTY GROUP, LLC
MARION COUNTY FLORIDA

SHEET NUMBER
C010

SUNCAP - MAJOR SITE PLAN



RAILWAY
SECTION D-D
NOT TO SCALE

NORTH

GRAPHIC SCALE IN FEET
0 20 40 80
SCALE: 1" = 40'

LEGEND

- TREES TO BE PRESERVED
- 100.00 - PROPOSED SPOT ELEVATION
- ST-S-X.XX - STORM DRAINAGE STRUCTURE LABEL
- PROPOSED CURB INLET
- PROPOSED DRAINAGE INLET
- PROPOSED STORMWATER MANHOLE
- PROPOSED STORM PIPE
- 85 - EXISTING CONTOURS
- PROPOSED CONTOURS
- SWALE
- AREA OF SOD IN FUTURE PHASE GRADING AREA

NOTES:

1. ALL GRADES ARE TO THE EDGE OF PAVEMENT UNLESS OTHERWISE INDICATED.
2. MAXIMUM RUNNING SLOPE ON SIDEWALKS SHALL NOT EXCEED 5.00% (1:20).
3. MAXIMUM CROSS SLOPE ON SIDEWALKS SHALL NOT EXCEED 2.00% (1:50).
4. MAXIMUM SLOPE IN ACCESSIBLE PARKING AREAS SHALL NOT EXCEED 2.00% (1:50) IN ANY DIRECTION.
5. STORM PIPE MATERIALS LABELED "SD" SHALL BE A-2000 PVC, HP STORM, RIGID WALL WATER TIGHT HDPE, OR RCP, AND CONFORM WITH THE LATEST EDITION OF THE FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION. STORM PIPES WITH A REQUIRED SPECIFIC MATERIAL ARE NOTED ON THE PLANS.
6. ALL FINAL STORM DRAIN MATERIALS SHALL BE APPROVED BY THE ENGINEER OF RECORD AND NOTED ON THE RECORD DRAWINGS.
7. ALL DISTURBED AREAS, UNLESS OTHERWISE NOTED, TO BE SODDED WITH BAHIA.

STRUCTURE TABLE	
STRUCTURE NAME:	DETAILS:
01-02	P-6M CURB INLET EOP: 66.37 INV IN: 61.57 (W 18" RCP) INV OUT: 61.57 (N 18" RCP)
01-03	P-6M CURB INLET EOP: 66.46 INV IN: 64.66 (N 18" RCP) INV IN: 60.57 (S 18" RCP) INV IN: 58.29 (W 42" RCP) INV OUT: 58.29 (E 42" SD)
01-04	P-6M CURB INLET EOP: 70.76 INV IN: 65.66 (N 18" RCP) INV IN: 65.66 (W 18" RCP) INV OUT: 65.66 (S 18" RCP)
01-10	P-6M CURB INLET EOP: 65.85 INV OUT: 63.83 (E 18" RCP)
01-11	P-6M CURB INLET EOP: 66.35 INV IN: 58.45 (W 42" RCP) INV OUT: 58.45 (E 42" RCP)
01-12	P-6M CURB INLET EOP: 66.51 INV OUT: 61.73 (E 18" RCP)

STRUCTURE TABLE	
STRUCTURE NAME:	DETAILS:
2-01-01	MANHOLE RIM: 64.39 INV IN: 52.03 (W 30" RCP) INV OUT: 52.03 (E 30" RCP)
2-01-02	MANHOLE RIM: 63.60 INV IN: 53.22 (S 30" RCP) INV OUT: 53.22 (E 30" RCP)
02-02	P-6M CURB INLET EOP: 64.59 INV IN: 59.81 (W 18" RCP) INV OUT: 57.63 (S 18" SD)
02-13	P-6M CURB INLET EOP: 64.99 INV OUT: 59.69 (E 18" RCP)

DRAINAGE STRUCTURE REFERENCE

STRUCTURE TYPE	SPECIFICATIONS
P-6M INLET	DETAIL SHEET C018
F INLET	FDOT INDEX 425-053
C INLET	FDOT INDEX 425-001 & 425-052
MES	FDOT INDEX 430-021
P-8 MANHOLE	FDOT INDEX 425-001 & 425-010

CALL 2 BUSINESS DAYS BEFORE YOU DIG
IT'S THE LAW!
DIAL 811
811 Know what's below. Call before you dig.
SUNSHINE STATE ONE CALL OF FLORIDA, INC.

No.	REVISIONS	DATE	BY
1	RESUBMITTAL AND GRADING	10-15-25	SLS
2	REVISED WALL AND GRADING	09-03-25	SLS
3	ISSUED FOR CONSTRUCTION	07-23-25	SLS
4	PERMIT APPROVAL	06-30-25	SLS

Kimley»Horn
© 2026 KIMLEY-HORN AND ASSOCIATES, INC.
1700 SE 17TH STREET, SUITE 200, OCALA, FLORIDA 34471
PHONE: 352-438-3000
WWW.KIMLEY-HORN.COM | CA 00000696

LICENSED PROFESSIONAL ENGINEER
MOHAMED N. MIRALE, PE
FLORIDA LICENSE NUMBER
91240
DATE:

KHA PROJECT
069497002
DATE
JULY 2025
SCALE AS SHOWN
DESIGNED BY KHA
DRAWN BY SLS
CHECKED BY MNM

BASELINE ROAD INDUSTRIAL
PREPARED FOR
SUNCAP PROPERTY GROUP, LLC
MARION COUNTY FLORIDA

PAVING, GRADING & DRAINAGE

SHEET NUMBER
C011

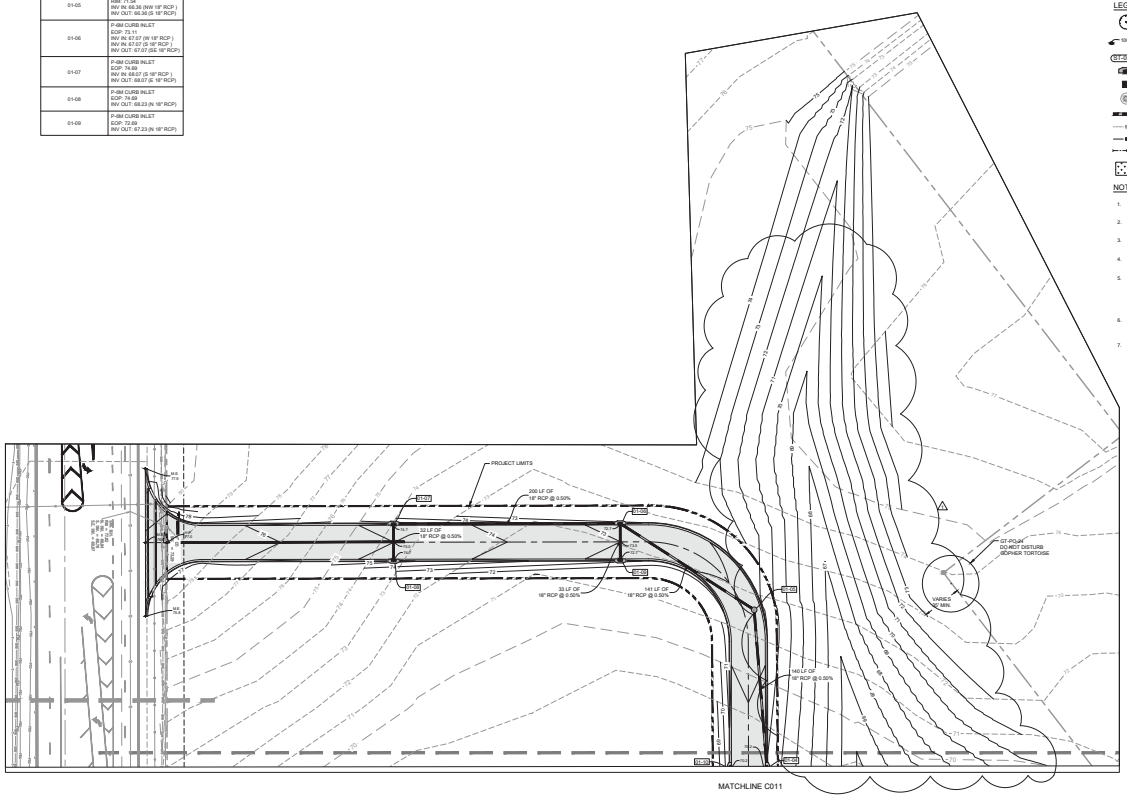
SUNCAP - MINOR SITE PLAN

DRAINAGE STRUCTURE REFERENCE

STRUCTURE TYPE	SPECIFICATIONS
P-8M INLET	DETAIL SHEET C018
F INLET	FDOT INDEX 425-053
C INLET	FDOT INDEX 425-001 & 425-052
MES	FDOT INDEX 430-021
P-8 MANHOLE	FDOT INDEX 425-001 & 425-010

STRUCTURE TABLE

STRUCTURE NAME	DETAILS
01-05	MANHOLE RIM: 71.08 INV IN: 66.56 (NW 18" RCP) INV OUT: 66.36 (S 18" RCP)
01-06	P-8M CURB INLET EOP: 73.11 INV IN: 67.07 (W 18" RCP) INV IN: 67.07 (S 18" RCP) INV OUT: 67.07 (SE 18" RCP)
01-07	P-8M CURB INLET EOP: 74.69 INV IN: 68.67 (S 18" RCP) INV OUT: 68.07 (E 18" RCP)
01-08	P-8M CURB INLET EOP: 74.69 INV OUT: 69.23 (N 18" RCP)
01-09	P-8M CURB INLET EOP: 72.69 INV OUT: 67.23 (N 18" RCP)



NORTH

GRAPHIC SCALE IN FEET
0 20 40 80

SCALE: 1" = 40'

LEGEND

- TREES TO BE PRESERVED
- 100.00 - PROPOSED SPOT ELEVATION
- ST-01-09 - STORM DRAINAGE STRUCTURE LABEL
- PROPOSED CURB INLET
- PROPOSED DRAINAGE INLET
- PROPOSED STORMWATER MANHOLE
- PROPOSED STORM PIPE
- 85 - EXISTING CONTOURS
- PROPOSED CONTOURS
- SWALE
- AREA OF SOD IN FUTURE PHASE GRADING AREA

NOTES:

1. ALL GRADES ARE TO THE EDGE OF PAVEMENT UNLESS OTHERWISE INDICATED.
2. MAXIMUM RUNNING SLOPE ON SIDEWALKS SHALL NOT EXCEED 5.00% (1:20).
3. MAXIMUM CROSS SLOPE ON SIDEWALKS SHALL NOT EXCEED 2.00% (1:50).
4. MAXIMUM SLOPE IN ACCESSIBLE PARKING AREAS SHALL NOT EXCEED 2.00% (1:50) IN ANY DIRECTION.
5. STORM PIPE MATERIALS LABELED "SO" SHALL BE A-2000 PVC, HP STORM, RIGID WALL WATER TIGHT HDPE, OR RCP, AND CONFORM WITH THE LATEST EDITION OF THE FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION. STORM PIPES WITH A REQUIRED SPECIFIC MATERIAL ARE NOTED ON THE PLANS.
6. ALL FINAL STORM DRAIN MATERIALS SHALL BE APPROVED BY THE ENGINEER OF RECORD AND NOTED ON THE RECORD DRAWINGS.
7. ALL DISTURBED AREAS, UNLESS OTHERWISE NOTED, TO BE SODDED WITH BAHIA.

CALL 2 BUSINESS DAYS BEFORE YOU DIG
IT'S THE LAW!
DIAL 811
Know what's below. Call before you dig.
SUNSHINE STATE ONE CALL OF FLORIDA, INC.

NO.	REVISIONS	DATE	BY
1	REVISED GRADING	09-03-25	SLS
2	ISSUED FOR CONSTRUCTION	07-23-25	SLS
3	PERMIT APPROVAL	06-30-25	SLS

Kimley»Horn
© 2025 KIMLEY-HORN AND ASSOCIATES, INC.
1700 SE 17TH STREET, SUITE 200, OCALA, FLORIDA, 34471
PHONE: (352) 438-3000
WWW.KIMLEY-HORN.COM CA 00000696

LICENSED PROFESSIONAL
MOHAMMED N. NIRAJE, PE
FLORIDA LICENSE NUMBER
91240
DATE:

KHA PROJECT
043417002
DATE
JULY 2025
SCALE AS SHOWN
DESIGNED BY KHA
DRAWN BY SLS
CHECKED BY MNN

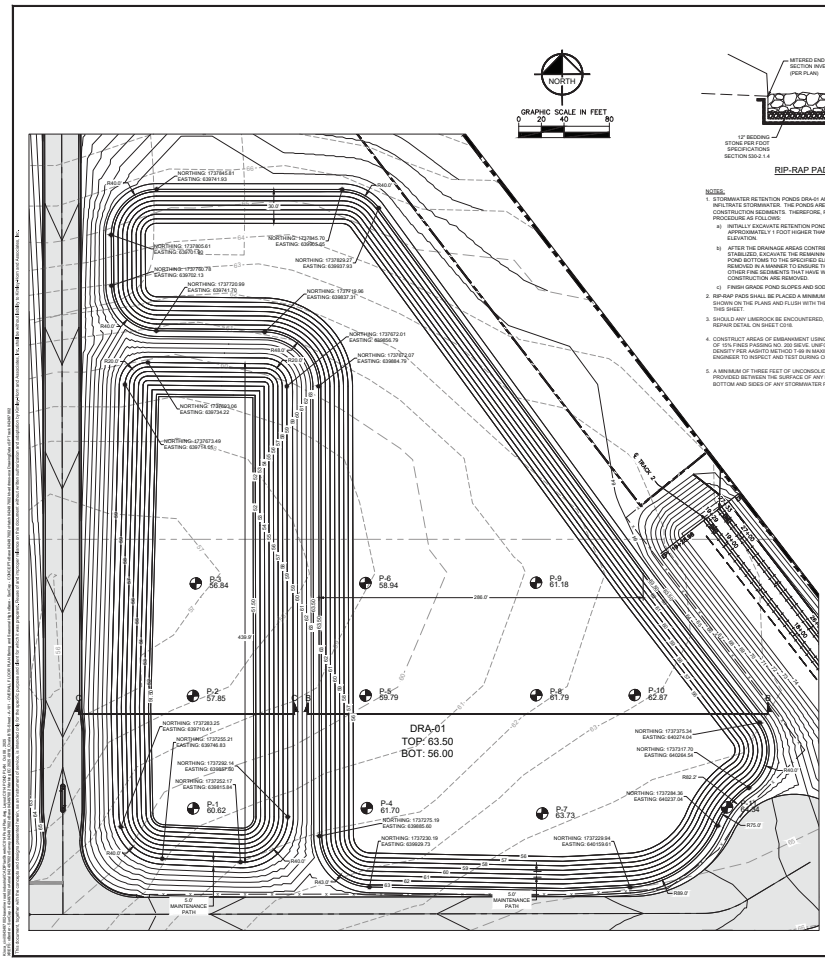
PAVING, GRADING & DRAINAGE

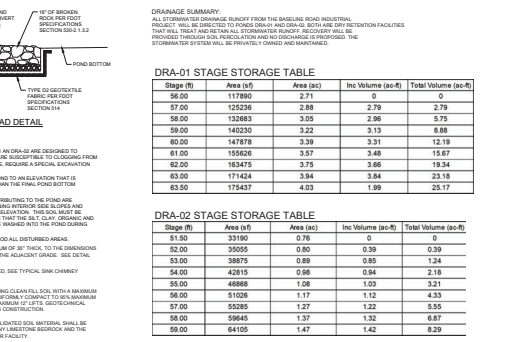
BASELINE ROAD INDUSTRIAL
PREPARED FOR
SUNCAP PROPERTY GROUP, LLC
MARION COUNTY FLORIDA

SHEET NUMBER
C012

SUNCAP - MAJOR SITE PLAN

Doc ID: 0f3f8f7f7f7f7f7f7f7f7f7f7f7f7f7f7f7f7f7f
This item has been digitally signed and sealed by Mohammed N. Niraje, PE 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. Kimley-Horn and Associates, Inc. 0000696





RIP-RAP PAD DETAIL

NOTES:
1. STORMWATER RETENTION PONDS DRA-01 AN DRA-02 ARE DESIGNED TO INFILTRATE STORMWATER. THE PONDS ARE SUSCEPTIBLE TO CLOGGING FROM CONSTRUCTION SEDIMENTS. THEREFORE, REQUIRE A SPECIAL EXCAVATION PROCEDURE AS FOLLOWS:
   a) INITIALLY EXCAVATE RETENTION POND TO AN ELEVATION THAT IS APPROXIMATELY 1 FOOT HIGHER THAN THE FINAL POND BOTTOM ELEVATION.
   b) AFTER THE DRAINAGE AREAS CONTRIBUTING TO THE POND ARE STABILIZED, EXCAVATE THE REMAINING INTERIOR SIDE SLOPES AND POND BOTTOMS TO THE SPECIFIED ELEVATION. THIS SOIL MUST BE REMOVED IN A MANNER TO ENSURE THAT THE SILT, CLAY, ORGANIC AND OTHER FINE GRAINED SOILS ARE NOT WASHED INTO THE POND DURING CONSTRUCTION AND REMOVED.
   c) FINISH GRADE POND SLOPES AND SOD ALL DISTURBED AREAS.
2. RIP-RAP PADS SHALL BE PLACED A MINIMUM OF 30" THICK, TO THE DIMENSIONS SHOWN ON THE PLANS AND FLUSH WITH THE ADJACENT GRADE. SEE DETAIL THIS SHEET.
3. SHOULD ANY LIMEROCK BE ENCOUNTERED, SEE TYPICAL SINK CHIMNEY REPAIR DETAIL ON SHEET C016.
4. CONSTRUCT AREAS OF EMBANKMENT USING CLEAN FILL SOIL WITH A MAXIMUM OF 15% FINES PASSING NO. 200 SIEVE, UNIFORMLY COMPACT TO 95% MAXIMUM DENSITY PER AASHTO METHOD T-99 IN MAXIMUM 12" LIFTS. GEOTECHNICAL ENGINEER TO INSPECT AND TEST DURING CONSTRUCTION.
5. A MINIMUM OF THREE FEET OF UNCONSOLIDATED SOIL MATERIAL SHALL BE PROVIDED BETWEEN THE SURFACE OF ANY LIMESTONE BEDROCK AND THE BOTTOM AND SIDES OF ANY STORMWATER FACILITY.

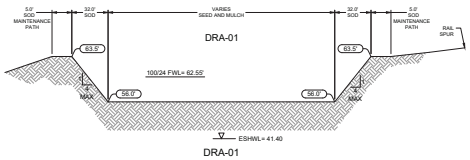
DRAINAGE SUMMARY:
ALL STORMWATER DRAINAGE RUNOFF FROM THE BASELINE ROAD INDUSTRIAL PROJECT WILL BE DIRECTED TO PONDS DRA-01 AND DRA-02. BOTH ARE DRY RETENTION FACILITIES THAT WILL TREAT AND RETAIN ALL STORMWATER RUNOFF. RECOVERY WILL BE PROVIDED THROUGH SOIL PERCOLATION AND NO DISCHARGE IS PROPOSED. THE STORMWATER SYSTEM WILL BE PRIVATELY OWNED AND MAINTAINED.

DRA-01 STAGE STORAGE TABLE

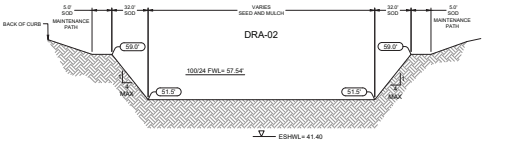
Stage (ft)	Area (sf)	Area (ac)	Inc Volume (ac-ft)	Total Volume (ac-ft)
56.00	117890	2.71	0	0
57.00	125236	2.88	2.79	2.79
58.00	132683	3.05	2.96	5.75
59.00	140230	3.22	3.13	8.88
60.00	147878	3.39	3.31	12.19
61.00	155626	3.57	3.48	15.67
62.00	163475	3.75	3.66	19.34
63.00	171424	3.94	3.84	23.18
63.50	175437	4.03	1.99	25.17

DRA-02 STAGE STORAGE TABLE

Stage (ft)	Area (sf)	Area (ac)	Inc Volume (ac-ft)	Total Volume (ac-ft)
51.50	33190	0.76	0	0
52.00	35055	0.80	0.39	0.39
53.00	38875	0.89	0.85	1.24
54.00	42815	0.98	0.94	2.18
55.00	46868	1.08	1.03	3.21
56.00	51026	1.17	1.12	4.33
57.00	55285	1.27	1.22	5.55
58.00	59645	1.37	1.32	6.87
59.00	64105	1.47	1.42	8.29



DRA-01
SECTION B-B
NOT TO SCALE



DRA-02
SECTION C-C
NOT TO SCALE

CALL 2 BUSINESS DAYS BEFORE YOU DIG
IT'S THE LAW!
DIAL 811
Know what's below. Call before you dig.
SUNSHINE STATE ONE CALL OF FLORIDA, INC.

No.	REVISIONS	DATE	BY
1	ISSUED FOR CONSTRUCTION	07/25/25	SJ
2	PERMIT APPROVAL	09/30/25	SJ

Kimley»Horn
© 2025 KIMLEY-HORN AND ASSOCIATES, INC.
1700 SE 17TH STREET, SUITE 200, OCALA, FLORIDA, 34471
PHONE: 352-438-3000
WWW.KIMLEY-HORN.COM CA #28,506

LICENSED PROFESSIONAL ENGINEER
MOHAMMED N. NURAIE, PE
FLORIDA LICENSE NUMBER
81430

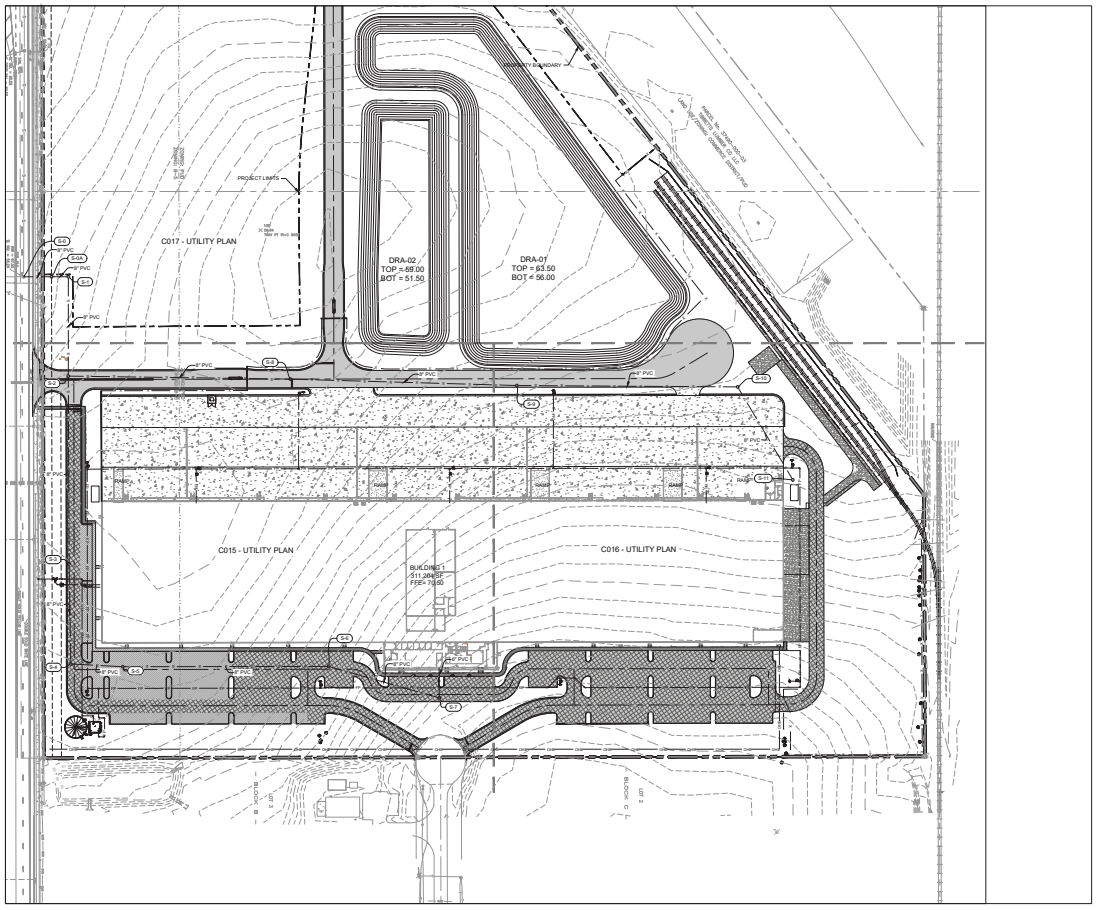
KHA PROJECT
043497002
DATE
JULY 2025
SCALE
AS SHOWN
DESIGNED BY
KHA
DRAWN BY
SLS
CHECKED BY
MNN
DATE:

POND PLAN

BASELINE ROAD INDUSTRIAL
PREPARED FOR
SUNCAP PROPERTY GROUP, LLC
MARION COUNTY
FLORIDA

SHEET NUMBER
C013

SUNCAP - MAJOR SITE PLAN



NORTH

GRAPHIC SCALE IN FEET
0 40 80 160

SCALE: 1" = 80'

LEGEND

- PROPOSED SANITARY SEWER PIPE
- PROPOSED SANITARY FORCE MAIN
- PROPOSED WATERMAIN
- PROPOSED FIRE PROTECTION WATERMAIN
- PROPOSED ELECTRIC CONDUIT
- PROPOSED GAS SERVICE
- PROPOSED SANITARY MANHOLE
- FIRE HYDRANT ASSEMBLY
- GATE VALVE
- TEE
- BENDS
- FIRE LINE DOUBLE CHECK DETECTOR
- WATER METER AND REDUCED PRESSURE BACKFLOW PREVENTOR
- BACT. SAMPLE POINT
- LIGHT POLE (DESIGN BY OTHERS)

SEE SHEETS CC02 - CC01 FOR DETAILS

NOTES:

1. ALL UTILITY CONSTRUCTION SHALL CONFORM WITH THE CITY OF BELLEVIEW LAND DEVELOPMENT CODE, FDEP AND FDOT SPECIFICATION. THE CONTRACTOR IS RESPONSIBLE FOR BECOMING FAMILIAR WITH ALL RULES AND STANDARDS CONTAINED THEREIN.
2. THE CONTRACTOR IS RESPONSIBLE FOR THE PROPER NOTIFICATION OF INSPECTING AUTHORITIES BEFORE AND DURING CONSTRUCTION.
3. PROPOSED POTABLE WATER SYSTEM TO CONNECT TO THE EXISTING POTABLE WATER SYSTEM. CONTRACTOR TO LOCATE AND VERIFY TIE IN LOCATIONS PRIOR TO CONSTRUCTION.
4. ALL POTABLE WATER MAINS SHALL BE POLYVINYL CHLORIDE (PVC), AWWA/ANSI C-900, DR 14, 150 PSI PRESSURE RATING, UNLESS OTHERWISE NOTED.
5. RESTRAIN ALL WATER MAIN JOINTS AND FITTINGS IN ACCORDANCE WITH THE CITY OF BELLEVIEW UTILITIES RESTRAINED PIPE DETAIL.
6. A METERED JUMPER CONNECTION PER THE CITY OF BELLEVIEW DETAIL IS REQUIRED BETWEEN THE EXISTING WATER MAIN AND THE PROPOSED WATER MAIN UNTIL ALL CLEARANCES HAVE BEEN APPROVED AND ACCEPTED.
7. ALL VALVE BOXES TO BE CONSTRUCTED PER THE CITY OF BELLEVIEW DETAIL.
8. ALL WATER MAINS AND SERVICE LINES REQUIRE LOCATE WIRE AND DIG TAPE.
9. PVC CHASE PIPE REQUIRED AT ALL ROAD CROSSINGS OF WATER SERVICE LINES.
10. PROPOSED SANITARY SEWER SYSTEM TO CONNECT TO THE EXISTING SANITARY SEWER SYSTEM. CONTRACTOR TO LOCATE AND VERIFY TIE IN LOCATIONS PRIOR TO CONSTRUCTION.
11. SANITARY SEWER GRAVITY MAIN SHALL BE POLYVINYL CHLORIDE (PVC), ASTM D3034, STANDARD DIMENSION RATIO (SDR) 26, UNLESS OTHERWISE NOTED.
12. AS-BUILT DRAWINGS SHALL CONFORM WITH THE CITY OF BELLEVIEW LAND DEVELOPMENT CODE REQUIREMENTS. AS-BUILT DRAWINGS REQUIRE TOP OF PIPE ELEVATIONS MEASURED EVERY 100 FEET ON ALL WATER MAINS AND SERVICE LINES.
13. ALL ISSUED PERMITS RELATED TO THIS PROJECT SHALL BE SUBMITTED TO THE CITY OF BELLEVIEW UTILITIES.
14. ASSETS CONVEYED TO THE CITY OF BELLEVIEW UTILITIES SHALL BE IDENTIFIED ON AS-BUILTS TIF FILE (DXF) AND SHALL BE IN MASBW FORMAT.
15. A KNOX BOX WILL BE INSTALLED FOR THE FIRE SPRINKLER AND ALARM SYSTEM NEAR THE FRONT DOOR, 6 FEET FROM FLOOR LEVEL AND 2 FEET LEFT OF THE DOOR.
16. NEW HYDRANTS SHALL BE INSTALLED, TESTED, AND PAINTED PER NFPA 291, BY A THIRD PARTY CONTRACTOR AND WITNESSED BY A CITY OF BELLEVIEW FIRE INSPECTOR.
17. ALL FIRE PROTECTION WATER MAINS SHALL BE POLYVINYL CHLORIDE (PVC), AWWA/ANSI C-900, DR14, 200 PSI PRESSURE RATING, UNLESS OTHERWISE NOTED. PROVIDE A MINIMUM 30" COVER FROM FINISHED GRADE.
18. CITY OF BELLEVIEW PERSONNEL ARE TO INSPECT ANY WORK PERFORMED ON OR AROUND EXISTING CITY OF BELLEVIEW INFRASTRUCTURE. A PRE-CONSTRUCTION MEETING IS REQUIRED TO BE HELD A MINIMUM OF 48 HOURS PRIOR TO START OF ANY CONSTRUCTION. IF THE PRE-CONSTRUCTION MEETING IS NOT COMPLETED, ANY WORK MAY BE HALTED.
19. INFRASTRUCTURE DEDICATED TO THE CITY OF BELLEVIEW SHALL BE IDENTIFIED IN COMPLIANCE WITH LDC SEC 108-80.
20. PROJECTED SEWER FLOW IS 1,200 GPD (3,700 GPD MAX).
21. PROJECTED IRRIGATION: N/A - WELL PROVIDED
22. SDC LOW FLOW METER TO BE NEPTUNE OR COMPATIBLE AMR.
23. FDC REQUIRES SIGN THAT STATES "FDC SERVES PUMP HOUSE AND MAIN BUILDING".

CALL 2 BUSINESS DAYS BEFORE YOU DIG
IT'S THE LAW!
DIAL 811
811 Know what's below. Call before you dig.
SUNSHINE STATE ONE CALL OF FLORIDA, INC.

No.	REVISIONS	DATE	BY
1	ISSUED FOR CONSTRUCTION	07/25/25	SJ
2	PERMIT APPROVAL	08/30/25	SJ

Kimley»Horn
© 2025 KIMLEY-HORN AND ASSOCIATES, INC.
1700 SE 17TH STREET, SUITE 200, OCALA, FLORIDA, 34471
PHONE: (352) 438-3000
WWW.KIMLEY-HORN.COM CERTIFICATE OF AUTHORIZATION #00000670

LICENSED PROFESSIONAL
MOHAMMEN N. MURAD, PE
FLORIDA LICENSE NUMBER
91240

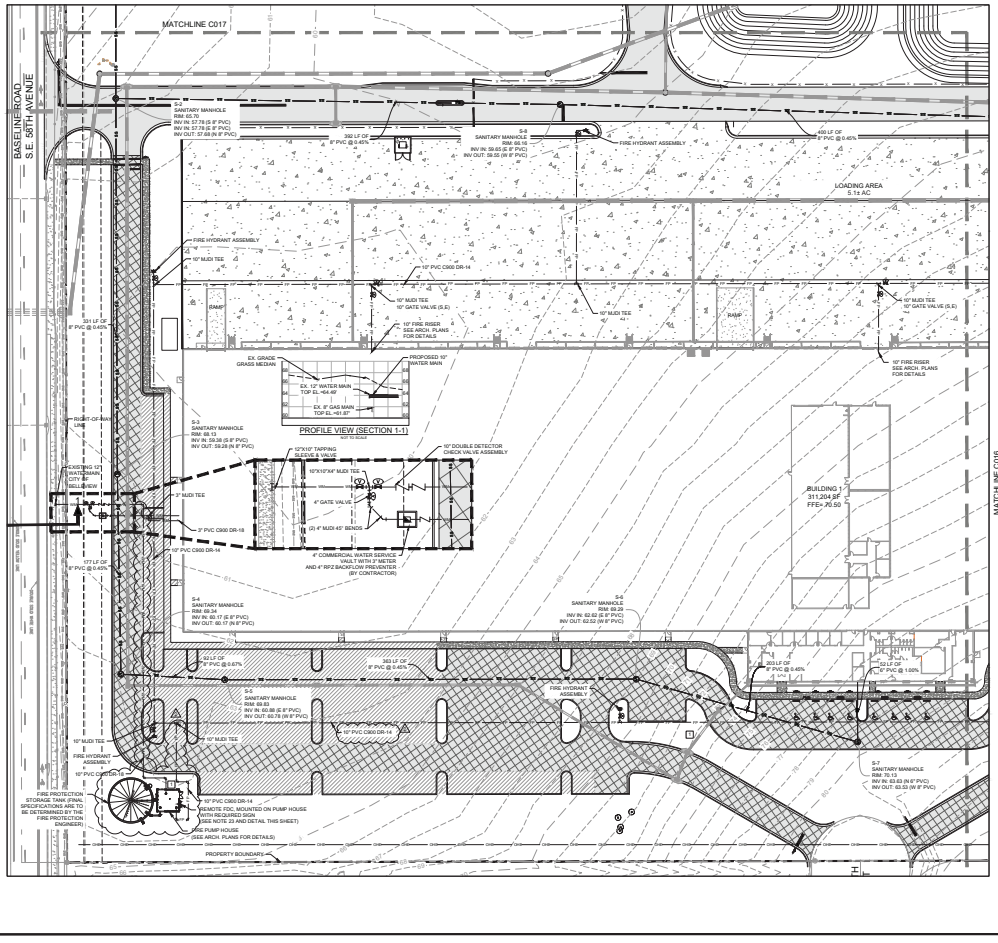
KHA PROJECT
040497002
DATE
JULY 2025
SCALE
AS SHOWN
DESIGNED BY
KHA
DRAWN BY
SLS
CHECKED BY
MNM
DATE

MASTER UTILITY PLAN

BASELINE ROAD INDUSTRIAL
PREPARED FOR
SUNCAP PROPERTY GROUP, LLC
MARION COUNTY
FLORIDA

SHEET NUMBER
C014

SUNCAP - MAJOR SITE PLAN



GRAPHIC SCALE IN FEET
0 20 40 80
SCALE: 1" = 40'

LEGEND
- PROPOSED SANITARY SEWER PIPE
- PROPOSED SANITARY FORCE MAIN
- PROPOSED WATERMAIN
- PROPOSED FIRE PROTECTION WATERMAIN
- PROPOSED ELECTRIC CONDUIT
- PROPOSED GAS SERVICE
- PROPOSED SANITARY MANHOLE
- FIRE HYDRANT ASSEMBLY
- GATE VALVE
- TEE
- BENDS
- FIRE LINE DOUBLE CHECK DETECTOR
- WATER METER AND REDUCED PRESSURE BACKFLOW PREVENTOR
- BACT. SAMPLE POINT
- LIGHT POLE (DESIGN BY OTHERS)

SEE SHEETS C020 - C021 FOR DETAILS

NOTES:

1. ALL UTILITY CONSTRUCTION SHALL CONFORM WITH THE CITY OF BELLEVIEW LAND DEVELOPMENT CODE, DETAILS AND SPECIFICATION. THE CONTRACTOR IS RESPONSIBLE FOR CONSTRUCTING ALL FACILITIES WITH ALL RULES AND STANDARDS CONTAINED THEREIN.
2. THE CONTRACTOR IS RESPONSIBLE FOR THE PROPER NOTIFICATION OF INSPECTING AUTHORITIES BEFORE AND DURING CONSTRUCTION.
3. PROPOSED POTABLE WATER SYSTEM TO CONNECT TO THE EXISTING POTABLE WATER SYSTEM. CONTRACTOR TO LOCATE AND VERIFY TIE IN LOCATIONS PRIOR TO CONSTRUCTION.
4. ALL POTABLE WATER MAINS SHALL BE POLYVINYL CHLORIDE (PVC), ANSI/AWWA C-900, DR 18, 150 PSI PRESSURE RATING, UNLESS OTHERWISE NOTED.
5. RESTRAIN ALL WATER MAIN JOINTS AND FITTINGS IN ACCORDANCE WITH THE CITY OF BELLEVIEW UTILITIES RESTRAINED PIPE DETAIL.
6. A METERED JUMPER CONNECTION PER THE CITY OF BELLEVIEW DETAIL IS REQUIRED BETWEEN THE EXISTING WATER MAIN AND THE PROPOSED WATER MAIN UNTIL ALL CLEARANCES HAVE BEEN APPROVED AND ACCEPTED.
7. ALL VALVE BOXES TO BE CONSTRUCTED PER THE CITY OF BELLEVIEW DETAIL.
8. ALL WATER MAINS AND SERVICE LINES REQUIRE LOCATE WIRE AND DIG TAPE.
9. PVC CHASE PIPE REQUIRED AT ALL ROAD CROSSINGS OF WATER SERVICE LINES.
10. PROPOSED SANITARY SEWER SYSTEM TO CONNECT TO THE EXISTING SANITARY SEWER SYSTEM. CONTRACTOR TO LOCATE AND VERIFY TIE IN LOCATIONS PRIOR TO CONSTRUCTION.
11. SANITARY SEWER GRAVITY MAIN SHALL BE POLYVINYL CHLORIDE (PVC), ASTM D3034, STANDARD DIMENSION RATIO (SDR) 26, UNLESS OTHERWISE NOTED.
12. AS-BUILT DRAWINGS SHALL CONFORM WITH THE CITY OF BELLEVIEW LAND DEVELOPMENT CODE REQUIREMENTS. AS-BUILT DRAWINGS REQUIRE TOP OF PIPE ELEVATIONS MEASURED EVERY 100 FEET ON ALL WATER MAINS AND SERVICE LINES.
13. ALL ISSUED PERMITS RELATED TO THIS PROJECT SHALL BE SUBMITTED TO THE CITY OF BELLEVIEW UTILITIES.
14. ASSETS CONVEYED TO THE CITY OF BELLEVIEW UTILITIES SHALL BE IDENTIFIED ON AS-BUILTS PER LOC AND SHALL BE IN MADBIM FORMAT.
15. A KNOX BOX WILL BE INSTALLED FOR THE FIRE SPRINKLER AND ALARM SYSTEM NEAR THE FRONT DOOR, 6 FEET FROM FLOOR LEVEL AND 2 FEET LEFT OF THE DOOR.
16. NEW HYDRANTS SHALL BE INSTALLED, TESTED, AND PAINTED PER NFPA 291, BY A THIRD PARTY CONTRACTOR AND WITNESSED BY A CITY OF BELLEVIEW FIRE INSPECTOR.
17. ALL FIRE PROTECTION WATER MAINS SHALL BE POLYVINYL CHLORIDE (PVC), ANSI/AWWA C-900, DR14, 200 PSI PRESSURE RATING, UNLESS OTHERWISE NOTED. PROVIDE A MINIMUM 36" COVER FROM FINISHED GRADE.
18. CITY OF BELLEVIEW PERSONNEL ARE TO INSPECT ANY WORK PERFORMED ON OR AROUND EXISTING CITY OF BELLEVIEW INFRASTRUCTURE. A PRE-CONSTRUCTION MEETING IS REQUIRED TO BE HELD A MINIMUM OF 48 HOURS PRIOR TO START OF ANY CONSTRUCTION. IF THE PRE-CONSTRUCTION MEETING IS NOT COMPLETED, ANY WORK MAY BE HALTED.
19. INFRASTRUCTURE DEDICATED TO THE CITY OF BELLEVIEW SHALL BE IDENTIFIED IN COMPLIANCE WITH LOC SEC 108-80.
20. PROJECTED SEWER FLOW IS 1,200 GPD (2,700 GPD MAX).
21. PROJECTED IRRIGATION: N/A - WELL PROVIDED.
22. DDC LOW FLOW METER TO BE NEPTUNE OR COMPATIBLE AMR.
23. FDC REQUIRES SIGN THAT STATES "FDC SERVES PUMP HOUSE AND MAIN BUILDING".

BLDG I
FDC
SIGN DETAIL

CALL 2 BUSINESS DAYS BEFORE YOU DIG
IT'S THE LAW!
DIAL 811
811 Know what's below. Call before you dig.
SUNSHINE STATE ONE CALL OF FLORIDA, INC.

NO.	REVISIONS	DATE	BY
1	PERMIT APPROVAL	09-30-25	SJS
2	ISSUED FOR CONSTRUCTION	07-23-25	SJS
3	REVISED WATER MAIN	03-15-25	SJS

Kimley»Horn
© 2026 KIMLEY-HORN AND ASSOCIATES, INC.
1700 SE 17TH STREET, SUITE 200, OCALA, FLORIDA, 34471
PHONE: (352) 438-3000
WWW.KIMLEY-HORN.COM CERTIFICATE OF AUTHORIZATION #28,869

LICENSED PROFESSIONAL ENGINEER
MOHAMMEN, MURAD, PE
FLORIDA LICENSE NUMBER
91430

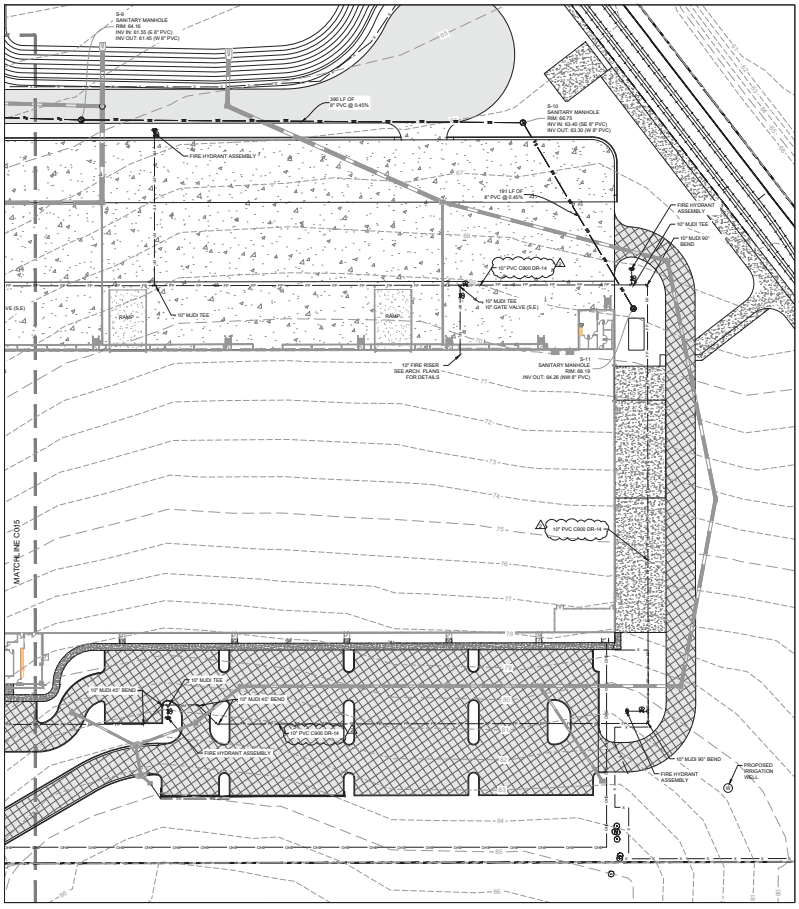
KHA PROJECT 068401002
DATE JULY 2025
SCALE AS SHOWN
DESIGNED BY KHA
DRAWN BY SJS
CHECKED BY MMM
DATE

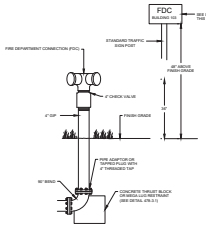
UTILITY PLAN

BASELINE ROAD INDUSTRIAL
PREPARED FOR
SUNCAP PROPERTY GROUP, LLC
MARION COUNTY FLORIDA

SHEET NUMBER
C015

SUNCAP - MINOR SITE PLAN





REMOTE FDC CONNECTION

NOTES

1. ALL ABOVE-GROUND PARTS OF THE FDC ASSEMBLY, INCLUDING PIPING, SHALL BE PAINTED RED.
2. FDC TO BE MOUNTED 36" ABOVE FINISHED GRADE.
3. PROVIDE A SIGN INDICATING WHAT BUILDING(S) OR UNIT(S) THE FDC CONNECTION SUPPLIES WATER TO.
4. PROVIDE UNOBSTRUCTED CLEAR ZONE AROUND FDC CONNECTION OF 4' TO THE REAR AND 7'-1/2' TO SIDES AND FRONT. NO BUILDINGS, FENCES, TREES OR LARGE SHRUBBERY SHALL BE LOCATED IN CLEAR ZONE.

REMOTE FDC DETAIL

N.T.S.

GRAPHIC SCALE IN FEET
0 20 40 80
SCALE: 1" = 40'

LEGEND

- PROPOSED SANITARY SEWER PIPE
- PROPOSED SANITARY FORCE MAIN
- PROPOSED WATERMAIN
- PROPOSED FIRE PROTECTION WATERMAIN
- PROPOSED ELECTRIC CONDUIT
- PROPOSED GAS SERVICE
- PROPOSED SANITARY MANHOLE
- FIRE HYDRANT ASSEMBLY
- GATE VALVE
- TEE
- BENDS
- FIRE LINE DOUBLE CHECK DETECTOR
- WATER METER AND REDUCED PRESSURE BACKFLOW PREVENTOR
- BACT. SAMPLE POINT
- LIGHT POLE (DESIGN BY OTHERS)

SEE SHEETS C020 - C021 FOR DETAILS

NOTES:

1. ALL UTILITY CONSTRUCTION SHALL CONFORM WITH THE CITY OF BELLEVIEW LAND DEVELOPMENT CODE, DETAILS AND SPECIFICATION. THE CONTRACTOR IS RESPONSIBLE FOR BECOMING FAMILIAR WITH ALL RULES AND STANDARDS CONTAINED THEREIN.
2. THE CONTRACTOR IS RESPONSIBLE FOR THE PROPER NOTIFICATION OF INSPECTING AUTHORITIES BEFORE AND DURING CONSTRUCTION.
3. PROPOSED POTABLE WATER SYSTEM TO CONNECT TO THE EXISTING WATER SYSTEM. CONTRACTOR TO LOCATE, VALIDATE AND VERIFY TIE-IN LOCATIONS PRIOR TO CONSTRUCTION.
4. ALL POTABLE WATER MAINS SHALL BE POLYVINYL CHLORIDE (PVC), AWWA/ANSI C-900, DR 18, 150 PSI PRESSURE RATING, UNLESS OTHERWISE NOTED.
5. RESTRAIN ALL WATER MAIN JOINTS AND FITTINGS IN ACCORDANCE WITH THE CITY OF BELLEVIEW UTILITIES RESTRAINED PIPE DETAIL.
6. A METERED JUMPER CONNECTION PER THE CITY OF BELLEVIEW DETAIL IS REQUIRED BETWEEN THE EXISTING WATER MAIN AND THE PROPOSED WATER MAIN UNTIL ALL CLEARANCES HAVE BEEN APPROVED AND ACCEPTED.
7. ALL VALVE BOXES TO BE CONSTRUCTED PER THE CITY OF BELLEVIEW DETAIL.
8. ALL WATER MAINS AND SERVICE LINES REQUIRE LOCATE WIRE AND DIG TAPE.
9. PVC CHASE PIPE REQUIRED AT ALL ROAD CROSSINGS OF WATER SERVICE LINES.
10. PROPOSED SANITARY SEWER SYSTEM TO CONNECT TO THE EXISTING SANITARY SEWER SYSTEM. CONTRACTOR TO LOCATE AND VERIFY TIE-IN LOCATIONS PRIOR TO CONSTRUCTION.
11. SANITARY SEWER GRAVITY MAIN SHALL BE POLYVINYL CHLORIDE (PVC), ASTM D3034, STANDARD DIMENSION RATIO (SDR) 26, UNLESS OTHERWISE NOTED.
12. AS-BUILT DRAWINGS SHALL CONFORM WITH THE CITY OF BELLEVIEW LAND DEVELOPMENT CODE REQUIREMENTS. AS-BUILT DRAWINGS REQUIRE TOP OF PIPE ELEVATIONS MEASURED EVERY 100 FEET ON ALL WATER MAINS AND SERVICE LINES.
13. ALL ISSUED PERMITS RELATED TO THIS PROJECT SHALL BE SUBMITTED TO THE CITY OF BELLEVIEW UTILITIES.
14. ASSETS CONVEYED TO THE CITY OF BELLEVIEW UTILITIES SHALL BE IDENTIFIED ON AS-BUILTS PER LOC AND SHALL BE IN MADISM FORMAT.
15. A KNOX BOX WILL BE INSTALLED FOR THE FIRE SPRINKLER AND ALARM SYSTEM NEAR THE FRONT DOOR, 6'FEET FROM FLOOR LEVEL AND 2 FEET LEFT OF THE DOOR.
16. NEW HYDRANTS SHALL BE INSTALLED, TESTED, AND PAINTED PER NFPA 291, BY A THIRD PARTY CONTRACTOR AND WITNESSED BY A CITY OF BELLEVIEW FIRE INSPECTOR.
17. ALL FIRE PROTECTION WATER MAINS SHALL BE POLYVINYL CHLORIDE (PVC), AWSA/AWWA C-900, DR14, 200 PSI PRESSURE RATING, UNLESS OTHERWISE NOTED. PROVIDE A MINIMUM 30" COVER FROM FINISHED GRADE.
18. CITY OF BELLEVIEW PERSONNEL ARE TO INSPECT ANY WORK PERFORMED ON OR AROUND EXISTING CITY OF BELLEVIEW INFRASTRUCTURE. A PRE-CONSTRUCTION MEETING IS REQUIRED TO BE HELD A MINIMUM OF 48 HOURS PRIOR TO START OF ANY WORK. IF A PRE-CON MEETING IS REQUIRED AND MEETING IS NOT COMPLETED, ANY WORK MAY BE HALTED.
19. INFRASTRUCTURE DEDICATED TO THE CITY OF BELLEVIEW SHALL BE IDENTIFIED IN COMPLIANCE WITH LOC SEC. 130-60.
20. PROJECTED SEWER FLOW IS 1,200 GPD (2,700 GPD MAX).
21. PROJECTED IRRIGATION: N/A - WELL PROVIDED.
22. DDC LOW FLOW METER TO BE NEPTUNE OR COMPATIABLE AMR.
23. FDC REQUIRES SIGN THAT STATES "FDC SERVES PUMP HOUSE AND MAIN BUILDING"

CALL 2 BUSINESS DAYS BEFORE YOU DIG
IT'S THE LAW!
DIAL 811
811 Know what's below. Call before you dig.
SUNSHINE STATE ONE CALL OF FLORIDA, INC.

NO.	REVISIONS	DATE	BY
1	REVISED WATER MAIN	03-15-25	SJ
2	ISSUED FOR CONSTRUCTION	07-23-25	SJ
3	PERMIT APPROVAL	09-30-25	SJ

Kimley»Horn
© 2025 KIMLEY-HORN AND ASSOCIATES, INC.
1700 SE 17TH STREET, SUITE 200, OCALA, FLORIDA 34471
PHONE: (352) 438-3000
WWW.KIMLEY-HORN.COM | FLORIDA REG. NO. 28169

LICENSED PROFESSIONAL
MOHAMMEDN. MURAD, P.E.
FLORIDA LICENSE NUMBER
91240
DATE:

KHA PROJECT
069401002
DATE
JULY 2025
SCALE AS SHOWN
DESIGNED BY KHA
DRAWN BY SHS
CHECKED BY MNM

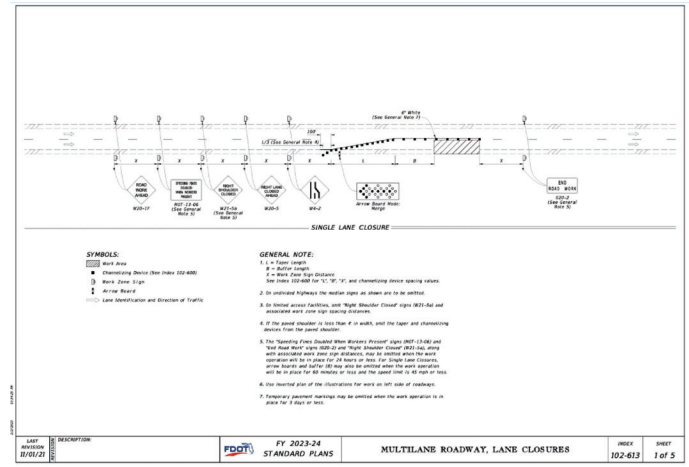
UTILITY PLAN

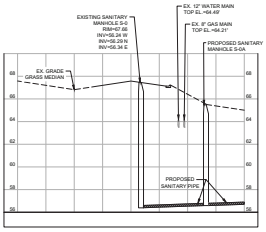
BASELINE ROAD INDUSTRIAL
PREPARED FOR
SUNCAP PROPERTY GROUP, LLC
MARION COUNTY FLORIDA

SHEET NUMBER
C016

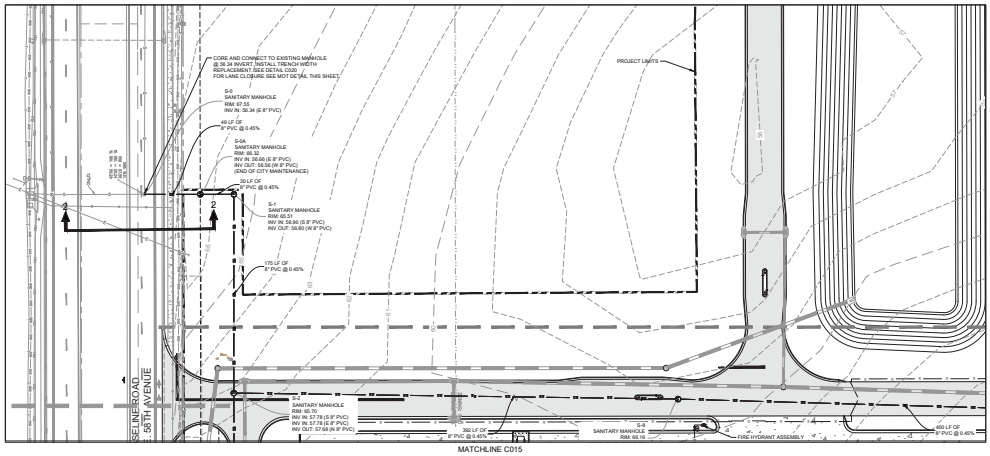
SUNCAP - MAJOR SITE PLAN

THE INFORMATION CONTAINED IN THIS DRAWING IS THE PROPERTY OF KIMLEY-HORN AND ASSOCIATES, INC. ANY USE OR DISCLOSURE, WITHOUT THE WRITTEN CONSENT OF KIMLEY-HORN AND ASSOCIATES, INC., IS PROHIBITED. ANY UNAUTHORIZED USE OR DISCLOSURE WILL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO KIMLEY-HORN AND ASSOCIATES, INC. ALL RIGHTS RESERVED.

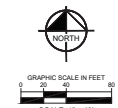




PROFILE VIEW (SECTION 2-2)
NOT TO SCALE



MATCHLINE C015



LEGEND
- PROPOSED SANITARY SEWER PIPE
- PROPOSED SANITARY FORCE MAIN
- PROPOSED WATERMAIN
- PROPOSED FIRE PROTECTION WATERMAIN
- PROPOSED ELECTRIC CONDUIT
- PROPOSED GAS SERVICE
- PROPOSED SANITARY MANHOLE
- FIRE HYDRANT ASSEMBLY
- GATE VALVE
- TEE
- BENDS
- FIRE LINE DOUBLE CHECK DETECTOR
- WATER METER AND REDUCED PRESSURE BACKFLOW PREVENTOR
- BACT. SAMPLE POINT
- LIGHT POLE (DESIGN BY OTHERS)

SEE SHEETS C030 - C031 FOR DETAILS

NOTES:
1. ALL UTILITY CONSTRUCTION SHALL CONFORM WITH THE CITY OF BELLEVIEW LAND DEVELOPMENT CODE, DETAILS AND SPECIFICATION. THE CONTRACTOR IS RESPONSIBLE FOR BECOMING FAMILIAR WITH ALL RULES AND STANDARDS CONTAINED THEREIN.
2. THE CONTRACTOR IS RESPONSIBLE FOR THE PROPER NOTIFICATION OF INSPECTING AUTHORITIES BEFORE AND DURING CONSTRUCTION.
3. PROPOSED POTABLE WATER SYSTEM TO CONNECT TO THE EXISTING POTABLE WATER SYSTEM. CONTRACTOR TO LOCATE AND VERIFY TIE IN LOCATIONS PRIOR TO CONSTRUCTION.
4. ALL POTABLE WATER MAINS SHALL BE POLYVINYL CHLORIDE (PVC), ANSI/AWWA C-900, DR 18, 150 PSI PRESSURE RATING, UNLESS OTHERWISE NOTED.
5. RESTRAIN ALL WATER MAIN JOINTS AND FITTINGS IN ACCORDANCE WITH THE CITY OF BELLEVIEW UTILITIES RESTRAINED PIPE DETAIL.
6. A METERED JUMPER CONNECTION PER THE CITY OF BELLEVIEW DETAIL IS REQUIRED BETWEEN THE EXISTING WATER MAIN AND THE PROPOSED WATER MAIN UNTIL ALL CLEARANCES HAVE BEEN APPROVED AND ACCEPTED.
7. ALL VALVE BOXES TO BE CONSTRUCTED PER THE CITY OF BELLEVIEW DETAIL.
8. ALL WATER MAINS AND SERVICE LINES REQUIRE LOCATE WIRE AND DIG TAPE.
9. PVC CHASE PIPE REQUIRED AT ALL ROAD CROSSINGS OF WATER SERVICE LINES.
10. PROPOSED SANITARY SEWER SYSTEM TO CONNECT TO THE EXISTING SANITARY SEWER SYSTEM. CONTRACTOR TO LOCATE AND VERIFY TIE IN LOCATIONS PRIOR TO CONSTRUCTION.
11. SANITARY SEWER GRAVITY MAIN SHALL BE POLYVINYL CHLORIDE (PVC), ASTM D3034, STANDARD DIMENSION RATIO (SDR) 26, UNLESS OTHERWISE NOTED.
12. AS-BUILT DRAWINGS SHALL CONFORM WITH THE CITY OF BELLEVIEW LAND DEVELOPMENT CODE REQUIREMENTS. AS-BUILT DRAWINGS REQUIRE TOP OF PIPE ELEVATIONS MEASURED EVERY 100 FEET ON ALL WATER MAINS AND SERVICE LINES.
13. ALL ISSUED PERMITS RELATED TO THIS PROJECT SHALL BE SUBMITTED TO THE CITY OF BELLEVIEW UTILITIES.
14. ASSETS CONVEYED TO THE CITY OF BELLEVIEW UTILITIES SHALL BE IDENTIFIED ON AS-BUILTS PER LDC AND SHALL BE IN NAD83W FORMAT.
15. A KNOX BOX WILL BE INSTALLED FOR THE FIRE SPRINKLER AND ALARM SYSTEM NEAR THE FRONT DOOR, 6 FEET FROM FLOOR LEVEL AND 2 FEET LEFT OF THE DOOR.
16. NEW HYDRANTS SHALL BE INSTALLED, TESTED, AND PAINTED PER NFPA 291, BY A THIRD PARTY CONTRACTOR AND WITNESSED BY A CITY OF BELLVIEW FIRE INSPECTOR.
17. ALL FIRE PROTECTION WATER MAINS SHALL BE POLYVINYL CHLORIDE (PVC), ANSI/AWWA C-900, DR14, 200 PSI PRESSURE RATING, UNLESS OTHERWISE NOTED. PROVIDE A MINIMUM 36" COVER FROM FINISHED GRADE.
18. CITY OF BELLEVIEW PERSONNEL ARE TO INSPECT ANY WORK PERFORMED ON OR AROUND EXISTING CITY OF BELLEVIEW INFRASTRUCTURE. A PRE-CONSTRUCTION MEETING IS REQUIRED WITH THE CITY OF BELLEVIEW UTILITIES PRIOR TO START OF ANY CONSTRUCTION. IF THE PRE-CONSTRUCTION MEETING IS NOT COMPLETED, ANY WORK MAY BE HALTED.
19. INFRASTRUCTURE DEDICATED TO THE CITY OF BELLEVIEW SHALL BE IDENTIFIED IN COMPLIANCE WITH LDC SEC.130-65.
20. PROJECTED SEWER FLOW IS 1,200 GPD (3,700 GPD MAX.)
21. PROJECTED IRRIGATION: N/A - WELL PROVIDED.
22. DDC LOW FLOW METER TO BE NEPTUNE OR COMPATIBLE AMR.

CALL 2 BUSINESS DAYS BEFORE YOU DIG
IT'S THE LAW! DIAL 811
811 Know what's below. Call before you dig.
SUNSHINE STATE ONE CALL OF FLORIDA, INC.

No.	REVISIONS	DATE	BY
1	ISSUED FOR CONSTRUCTION	07-23-25	SJ
2	PERMIT APPROVAL	08-13-25	SJ

Kimley»Horn
© 2025 KIMLEY-HORN AND ASSOCIATES, INC.
1700 SE 17TH STREET, SUITE 200, OCALA, FLORIDA, 34471
PHONE: (352) 438-3000
WWW.KIMLEY-HORN.COM REG. NO. 35169

LICENSED PROFESSIONAL
MOHAMMEN, MURAD, PE
LICENSE NUMBER 91240

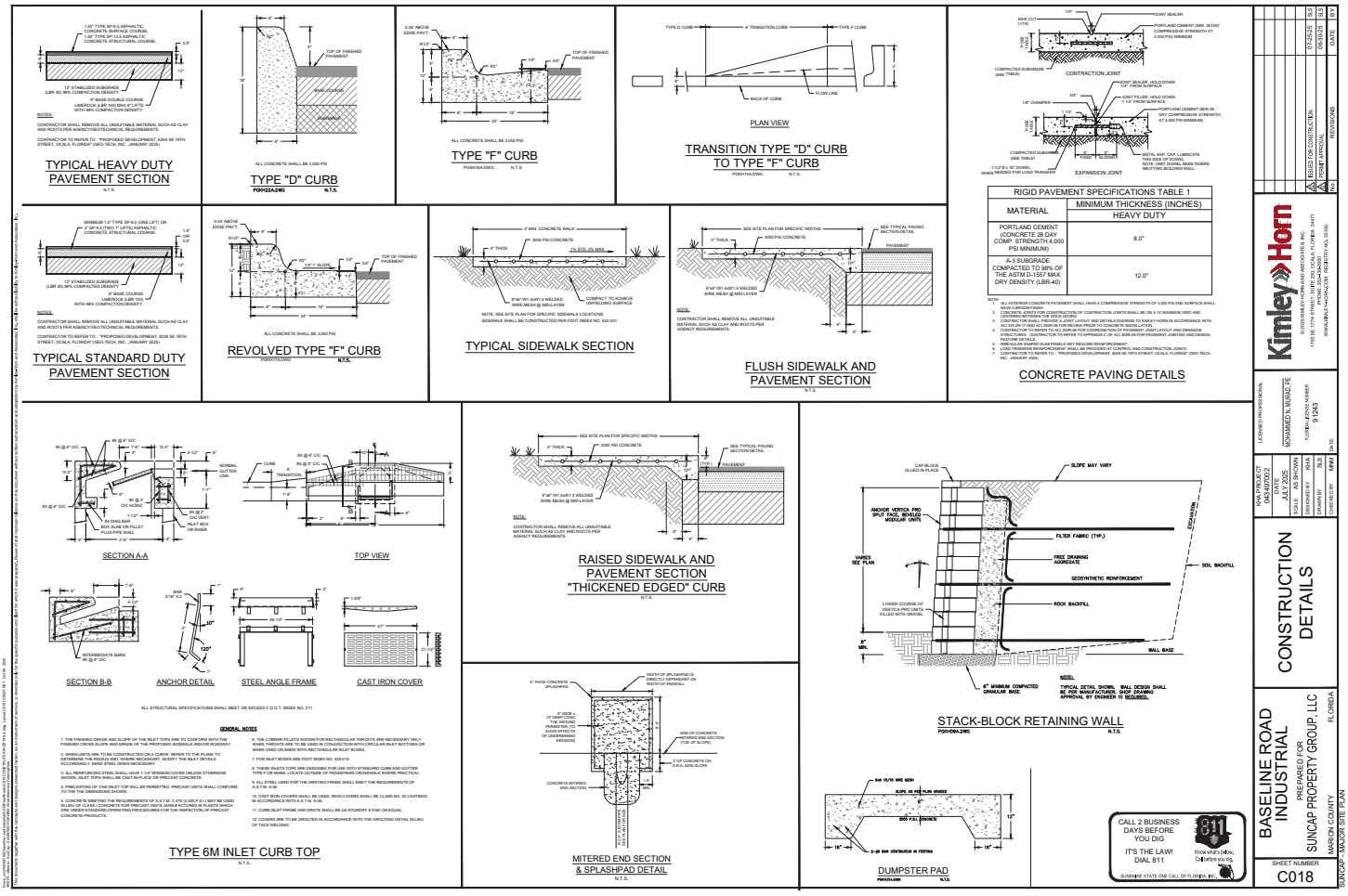
KHA PROJECT 043457002
DATE JULY 2025
SCALE AS SHOWN
DESIGNED BY KHA
DRAWN BY SAS
CHECKED BY MAM

UTILITY PLAN

BASELINE ROAD INDUSTRIAL
PREPARED FOR
SUNCAP PROPERTY GROUP, LLC
MARION COUNTY FLORIDA

SHEET NUMBER C017

SUNCAP - MASON SITE PLAN



No.	REVISIONS	DATE	BY
1	ISSUED FOR CONSTRUCTION	07/25/25	SJ/S
2	PERMIT APPROVAL	09/30/25	SJ/S

Kimley»Horn
© 2025 KIMLEY-HORN AND ASSOCIATES, INC.
1700 SE 17TH STREET, SUITE 200, OCALA, FLORIDA, 34471
PHONE: 352-438-3000
WWW.KIMLEY-HORN.COM CERTIFICATE NO. 35106

LICENSED PROFESSIONAL ENGINEER
MOHAMMED N. MURAD, PE
FLORIDA LICENSE NUMBER
81430
DATE:

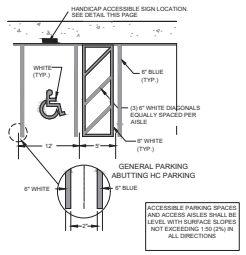
KHA PROJECT 048497002
DATE: JULY 2025
SCALE: AS SHOWN
DESIGNED BY: KHA
DRAWN BY: SLS
CHECKED BY: MNM

CONSTRUCTION DETAILS

BASELINE ROAD INDUSTRIAL
PREPARED FOR
SUNCAP PROPERTY GROUP, LLC
MARION COUNTY FLORIDA

SHEET NUMBER
C018

SUNCAP - MAJOR SITE PLAN

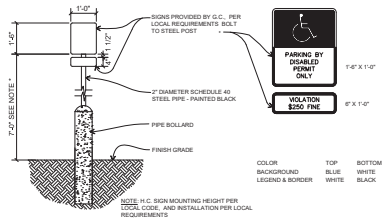


NOTES:

1. WHEN HEADER CURB IS USED IN LIEU OF WHEEL STOPS, SIDEWALK ABUTTING CURB MUST BE WIDENED BY 18" SO THAT THE TOTAL SIDEWALK WIDTH IS 6'. ALLOWING FOR 44" MINIMUM CLEAR ACCESSIBLE ROUTE.
2. FOR COMPLETE DETAIL OF HANDICAPPED SIGN, REFER TO HANDICAP SIGN DETAIL.
3. NO RAMPS ARE REQUIRED WHEN SIDEWALK IS FLUSH WITH PAVEMENT. SEE GRADING PLAN.
4. MIN. SIDEWALK WIDTH IS 4'. 6' WIDTH IS PREFERRED WIDTH.
5. SEE F.D.O.T. INDEX 711-001 FOR THE MOST CURRENT DETAIL.
6. MUST COMPLY WITH ADA REQUIREMENTS.

HANDICAP SPACE STRIPING DETAIL

P30HNBA.DWG N.T.S.



NOTE: H.C. SIGN MOUNTING HEIGHT PER LOCAL CODE, AND INSTALLATION PER LOCAL REQUIREMENTS

HANDICAP SIGN DETAIL

N.T.S.

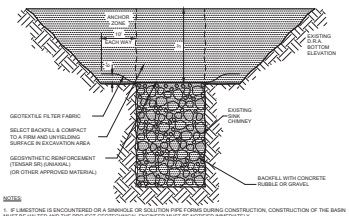
ACCESSIBILITY SYMBOL PAINTED ON PAVEMENT

PROPORTIONING GUIDE

* TO BE WHITE IN COLOR, UNLESS OTHERWISE SPECIFIED.

HANDICAP SYMBOL

N.T.S.

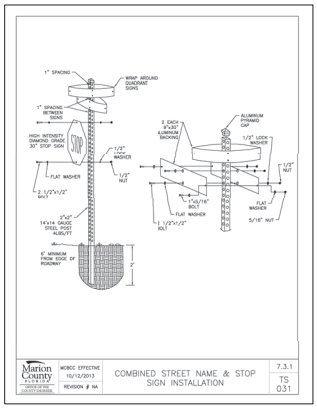


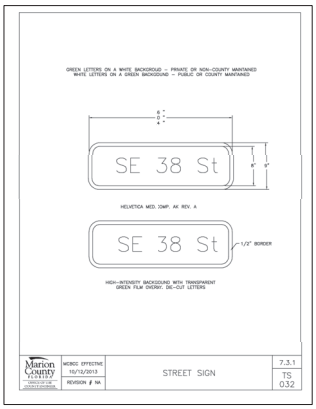
NOTES:

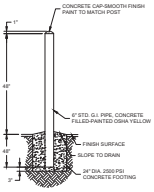
1. IF LIMESTONE IS ENCOUNTERED OR A SINKHOLE OR SOLUTION PIPE FORMS DURING CONSTRUCTION, CONSTRUCTION OF THE BASIN MUST BE HALTED AND THE PROJECT GEOTECHNICAL ENGINEER MUST BE NOTIFIED IMMEDIATELY.
2. THE SINKHOLE OR SOLUTION PIPE MUST BE REPAIRED WITHIN 10 DAYS OF THE DISCOVERY USING A DISTRICT APPROVED METHOD.
3. THE STORMWATER SYSTEM MUST BE INSPECTED MONTHLY FOR THE OCCURRENCE OF SINKHOLES OR SOLUTION PIPES.

TYPICAL SINK CHIMNEY REPAIR DETAIL

N.T.S.







PIPE BOLLARD

N.T.S.

CALL 2 BUSINESS DAYS BEFORE YOU DIG
IT'S THE LAW!
DIAL 811
811
Know what's below. Call before you dig.
SUNSHINE STATE ONE CALL OF FLORIDA, INC.

No.	REVISIONS	DATE	BY
1	ISSUED FOR CONSTRUCTION	07/25/29	SJ3
2	PERMIT APPROVAL	08/30/28	SJ3

Kimley»Horn
© 2018 KIMLEY-HORN AND ASSOCIATES, INC.
1700 SE 17TH STREET, SUITE 200, OCALA, FLORIDA, 34471
PHONE: 352-438-3000
WWW.KIMLEY-HORN.COM CERTIFICATE NO. 35106

LICENSED ENGINEER SIGNAL
MOHAMMED N. NURALE, PE
FLORIDA LICENSE NUMBER
81430

KHA PROJECT	048497002
DATE	JULY 2025
SCALE	AS SHOWN
DESIGNED BY	KHA
DRAWN BY	SLS
CHECKED BY	MNM

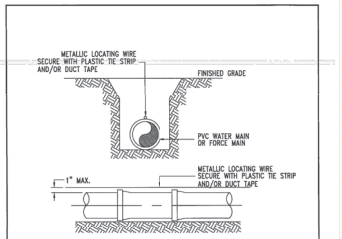
CONSTRUCTION DETAILS

BASELINE ROAD INDUSTRIAL
PREPARED FOR
SUNCAP PROPERTY GROUP, LLC
MARION COUNTY FLORIDA

SHEET NUMBER
C019

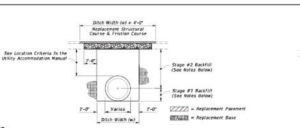
SUNCAP - MAJOR SITE PLAN

THE CONTENT OF THIS DRAWING AND ALL ATTACHED DOCUMENTS ARE THE PROPERTY OF KIMLEY-HORN AND ASSOCIATES, INC. AND ARE NOT TO BE USED IN WHOLE OR IN PART, FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF KIMLEY-HORN AND ASSOCIATES, INC. © 2018 KIMLEY-HORN AND ASSOCIATES, INC.



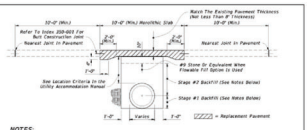
NOTES:
1. PVC PIPE SHALL REQUIRE INSULATED METALLIC LOCATING WIRE (14 GAUGE COPPER) CAPABLE OF DITECTION BY A CABLE LOCATOR AND SHALL BE BURIED DIRECTLY ABOVE THE CENTERLINE OF THE PIPE.
2. LOCATING WIRE SHALL TERMINATE AT EACH VALVE BOX AND BE CAPABLE OF EXTENDING 12" ABOVE TOP OF IOX IN SUCH A MANNER SO AS NOT TO INTERFERE WITH VALVE OPERATION.
3. USE DUCT TAPE OR TIE-WRAPS AS NECESSARY TO HOLD WIRE DIRECTLY ON THE TOP OF THE PIPE.
4. ALL WIRE CONNECTIONS IN VALVE BIXES SHALL BE SPLICED TOGETHER AND TAPED.

Revisions:		Detail (4 Quadrant)
CITY OF BELLEVIEW Department of Public Works	PVC PIPE LOCATING WIRE DETAIL	105
Date: March 2001 \M\Drawings\UtilMisc\Spec_.dwg		



NOTES:
PAVEMENT REMOVAL AND REPLACEMENT
1. Pavement shall be mechanically sawed.
2. The replacement asphalt shall match the existing structural and friction courses for type and thickness in accordance with current FDOT asphalt mix specifications.
3. The new base materials shall be either of the same type and composition as the materials removed or of equal or greater structural adequacy.
BACKFILL OPTION
1. COMPACTED AND STABILIZED FILL
A. Place backfill material in accordance with Specification 125.
B. In Stage #1, construct compacted fill beneath the haunches of the pipe, using mechanical tamps suitable for this purpose. This compaction applies to the material placed beneath the haunches of the pipe and above any bedding.
C. In Stage #2, construct compacted fill along the sides of the pipe and up to the bottom of the base, with Type B Stabilization. If Type B Stabilization, in lieu of Type B Stabilization, the Contractor may construct using Optional Base Group 9.
2. FLOWABLE FILL
A. If compaction can not be achieved through normal mechanical methods then Flowable Fill may be used.
B. Flowable Fill is to be placed in accordance with Specification 121, as approved by the Engineer.
C. Do not allow the utility being installed to float. If a method is provided to prevent flotation from occurring, Stages #1 and #2 can be combined, if approved by the Engineer.
D. In Stage #1, place Flowable Fill midway up on both sides of the utility. Allow to harden before placing Stage #2.
E. In Stage #2, place Flowable Fill to the bottom of the existing base course.

FLEXIBLE PAVEMENT CUT



NOTES:
PAVEMENT REMOVAL AND REPLACEMENT
1. High early strength cement concrete (3000 psi) meeting the requirements of Specification 346 shall be used for rigid pavement replacement.
2. Pavement shall be mechanically sawed and restored to conform with existing pavement joints within 12 hours. (See Index 350-001)
BACKFILL OPTION
1. GRANULAR BACKFILL
A. Any edgedrain system that is removed shall be replaced with the same type materials. Any edgedrain system that is damaged shall be repaired with methods approved by the Engineer.
B. Fill material shall be placed in accordance with the Standard Specifications. Fill material shall be special select soil in accordance with Index 350-001.
C. In Stage #1, construct compacted fill beneath the haunches of the pipe, using mechanical tamps suitable for this purpose. This compaction applies to the material placed beneath the haunches of the pipe and above any bedding.
D. In Stage #2, construct fill along the sides of the pipe and up to the bottom of replacement pavement.
2. FLOWABLE FILL
A. If mechanical compaction can not be achieved through normal mechanical methods then Flowable Fill may be used.
B. Flowable Fill is to be placed in accordance with Specification 121, as approved by the Engineer.
C. Do not allow the utility being installed to float. If a method is provided to prevent flotation from occurring, Stages #1 and #2 can be combined, if approved by the Engineer.
D. In Stage #1, place Flowable Fill midway up on both sides of the utility. Allow to harden before placing Stage #2.
E. In Stage #2, place Flowable Fill to the bottom of the stone layer.

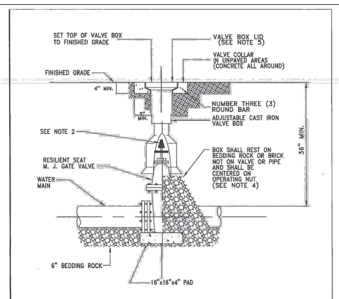
RIGID PAVEMENT CUT

GENERAL NOTES
1. The details provided in this Index apply to cases in which jack and bore or directional boring methods are not required by the Engineer.
2. Flowable fill shall not be placed directly over loose, or high elastic, or muck material (see Index 125-001) which will cause settlement due to fill weight. Where highly compressible material exists, the amount, shape and depth of Flowable Fill must be engineered to prevent settlement of the pipe.
3. These details do not apply to utility cuts longitudinal to the centerline of the roadway which may require the additional use of geotextiles, special bedding and backfill, or other special requirements.
4. Method of construction must be approved by the Engineer.
5. Some pipe may require special granular backfill up to 6" above top of pipe. Geotextiles may be required to encapsulate the special granular material.
6. Where asphalt concrete overlays exist over full slab concrete pavement, the replacement pavement shall have an overlay constructed over the replacement slab. The overlay shall match the existing asphalt pavement thickness. The replacement friction course shall match the existing friction course, except structural course may be used in lieu of dense graded friction course.
7. All shoulder pavement, curb, curb and gutter, and their substructure disturbed by utility trench cut construction shall be restored in kind.
8. The use of Flowable Fill to reduce the time traffic is taken off a facility is acceptable but must have prior approval by the Engineer. Flowable Fill shall not be placed directly over loose, or high elastic, or muck material (see Index 125-001) which will cause settlement due to fill weight. Where highly compressible material exists, the amount, shape and depth of Flowable Fill must be engineered to prevent settlement of the pipe. Flowable Fill installed for significant depths or lengths This maximum length shall be City (50) feet and a maximum depth of 12 (6) feet unless supported by an engineering document prepared by a registered professional engineer that specializes in soils engineering. The engineering document shall address the evaluation of total groundwater flow interruption and settlement potential.
9. Excavatable Flowable Fill is to be used when the Flowable Fill option is selected.

TRENCH CUTS AND RESTORATIONS ACROSS ROADWAYS

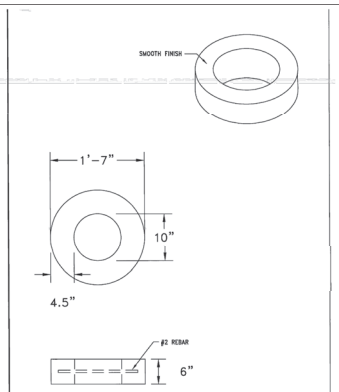
LAST REVISION 11/01/17	DESCRIPTION:	FDOT	FY 2023-24 STANDARD PLANS	UTILITY ADJUSTMENTS THRU EXISTING PAVEMENT	INDEX 125-001	SHEET 1 of 2

TRENCH DETAIL NOTE:
THIS INFORMATION IS BASED ON THE BASELINE ROAD ASBUILTS DATED 09-04-2007, NEW ROAD DITCH EXCAVATION TO BE 4' WIDE AS SHOWN ON EXISTING ROAD SECTION. CONTRACTOR TO VERIFY DURING DITCH INSTALLATION. ALL NEW AND REPLACEMENT PAVEMENT SECTION SHALL BE IN ACCORDANCE WITH THE LATEST FDOT STANDARD PLANS INDEX 125-001, AND APPLICABLE SECTIONS OF THE LATEST EDITION OF FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION. NEW SURFACE COURSE TO MATCH EXISTING (MINIMUM 1.0") TRAFFIC C FC-12.5
12" MINIMUM COMPACTED LIMEROCK BASE LBR 100
12" TYPE B STABILIZATION LBR 40

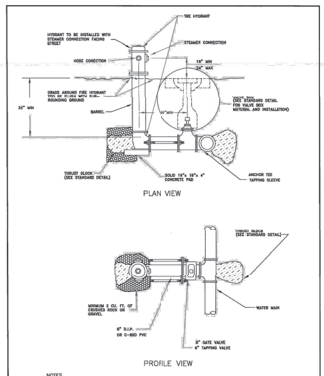


NOTES:
1. PVC EXTENSIONS SHALL NOT BE USED ON VALVE BOX INSTALLATION.
2. THE ACTUATING NUT FOR VALVES DEPPER THAN 6 FEET SHALL BE EXTENDED TO COME UP TO 4 FOOT DEPTH BELOW FINISHED GRADE.
3. GATE VALVES SHALL BE USED WITH ALL WATER MAINS.
4. WHEN VALVE BOX IS TO BE INSTALLED IN ROADWAY OR OTHER TRAFFIC AREAS SET VALVE BOX ON FIVE (5) SOLID COMMON BRICKS.
5. VALVE BOX LID TO BE LETTERED WITH THE WORD "WATER".

Revisions:		Detail Number
CITY OF BELLEVIEW Department of Public Works	GATE VALVE AND BOX DETAIL	200
Date: March 2001 \M\Drawings\UtilMisc\Spec_.dwg		



Revisions:		Detail Number
CITY OF BELLEVIEW Department of Public Works	PRECAST VALVE COLLAR DETAIL	201
Date: March 2001 \M\Drawings\UtilMisc\Spec_.dwg		



NOTES
1. NO MORE THAN TWO BARREL SECTIONS SHALL BE ALLOWED WHEN ADJUSTING HYDRANT TO FINISHED GRADE.

Revisions:		Detail Number
CITY OF BELLEVIEW Department of Public Works	FIRE HYDRANT ASSEMBLY PERPENDICULAR TO MAIN	219
Date: March 2001 \M\Drawings\UtilMisc\Spec_.dwg		

CALL 2 BUSINESS DAYS BEFORE YOU DIG
IT'S THE LAW!
DIAL 811
811 Know what's below. Call before you dig.
SUNSHINE STATE ONE CALL OF FLORIDA, INC.

No	REVISIONS	DATE	BY
1	ISSUED FOR CONSTRUCTION	07/25/23	SJS
2	FDOT APPROVAL	08/30/23	SJS

Kimley»Horn
© 2023 KIMLEY-HORN AND ASSOCIATES, INC.
1700 SE 17TH STREET, SUITE 200, OCALA, FLORIDA, 34471
PHONE: 352-438-3000
WWW.KIMLEY-HORN.COM CERTIFICATE NO. 35106

LICENSED PROFESSIONAL ENGINEER
MOHAMMED N. MURAD, PE
FLORIDA LICENSE NUMBER 81640
DATE:

KHA PROJECT 048497002
DATE JULY 2025
SCALE AS SHOWN
DESIGNED BY KHA
DRAWN BY SLS
CHECKED BY MNM

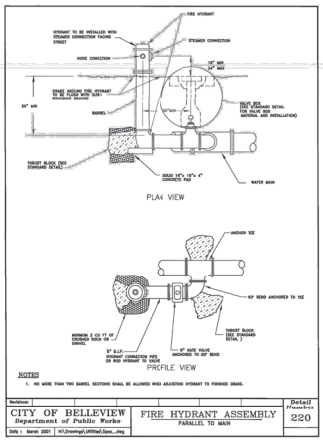
BASELINE ROAD INDUSTRIAL
PREPARED FOR
SUNCAP PROPERTY GROUP, LLC
MARION COUNTY FLORIDA

UTILITY DETAILS

SHEET NUMBER C020

SUBGROUP - MAJOR SITE PLAN

Doc ID:048497002\Engineering\Construction Plans\Utility Details.dwg Layout: C020 1:1 8/30/2023 8:34:34 AM User: sschmidt
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

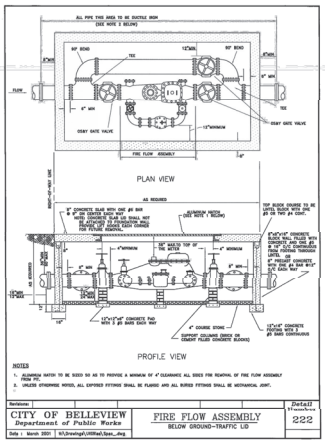


CITY OF BELLEVIEW
Department of Public Works

FIRE HYDRANT ASSEMBLY
PARALLEL TO MAIN

Detail Number: 220

Date : March 2021 | W:\Drawings\Utilities\Spec_.dwg

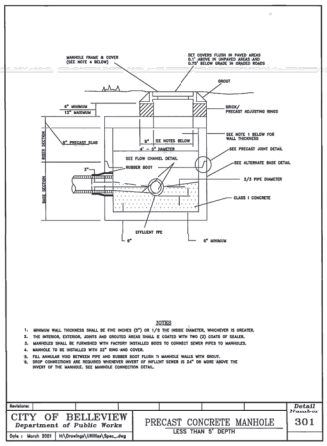


CITY OF BELLEVIEW
Department of Public Works

FIRE FLOW ASSEMBLY
BELOW GROUND-TRAFIC LID

Detail Number: 222

Date : March 2021 | W:\Drawings\Utilities\Spec_.dwg

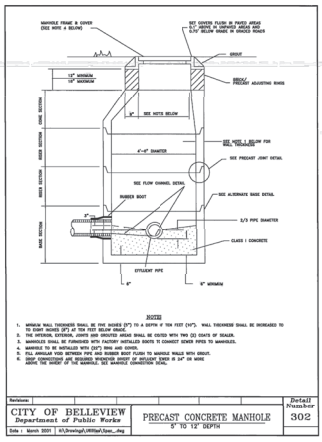


CITY OF BELLEVIEW
Departmeent of Public Works

PRECAST CONCRETE MANHOLE
LESS THAN 5' DEPTH

Detail Number: 301

Date : March 2021 | W:\Drawings\Utilities\Spec_.dwg

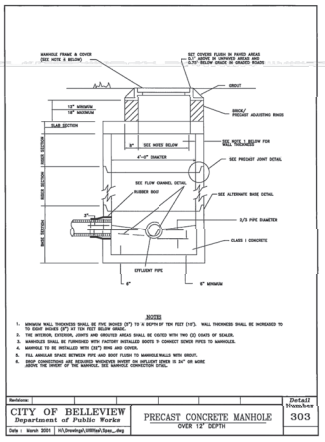


CITY OF BELLEVIEW
Department of Public Works

PRECAST CONCRETE MANHOLE
5' TO 12' DEPTH

Detail Number: 302

Date : March 2021 | W:\Drawings\Utilities\Spec_.dwg

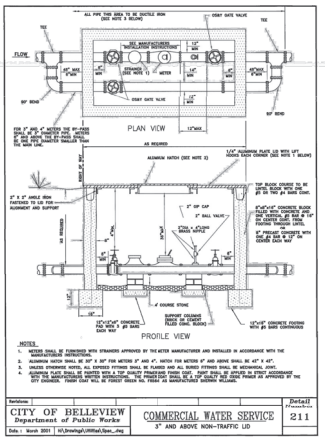


CITY OF BELLEVIEW
Department of Public Works

PRECAST CONCRETE MANHOLE
OVER 12' DEPTH

Detail Number: 303

Date : March 2021 | W:\Drawings\Utilities\Spec_.dwg



CITY OF BELLEVIEW
Department of Public Works

COMMERCIAL WATER SERVICE
3" AND ABOVE NON-TRAFFIC LID

Detail Number: 211

Date : March 2021 | W:\Drawings\Utilities\Spec_.dwg

CALL 2 BUSINESS DAYS BEFORE YOU DIG
IT'S THE LAW!
DIAL 811
Know what's below. Call before you dig.
SUNSHINE STATE ONE CALL OF FLORIDA, INC.

No	REVISIONS	DATE	BY
1	ISSUED FOR CONSTRUCTION	07/25/25	SJ
2	PERMIT APPROVAL	06/30/25	SJ

Kimley»Horn
© 2025 KIMLEY-HORN AND ASSOCIATES, INC.
1700 SE 17TH STREET, SUITE 200, OCALA, FLORIDA, 34471
PHONE: 352-438-3001
WWW.KIMLEY-HORN.COM CERTIFICATE NO. 35106

LICENSED PROFESSIONAL ENGINEER
MOHAMMEN MUNAJE PE
FLORIDA LICENSE NUMBER
81430

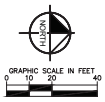
KHA PROJECT
043497002
DATE
JULY 2025
SCALE AS SHOWN
DESIGNED BY KHA
DRAWN BY SLS
CHECKED BY KMM

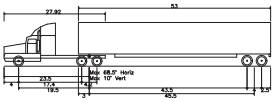
UTILITY DETAILS

BASELINE ROAD INDUSTRIAL
PREPARED FOR
SUNCAP PROPERTY GROUP, LLC
MARION COUNTY FLORIDA

SHEET NUMBER
C021

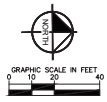
SUNCAP - MAJOR SITE PLAN

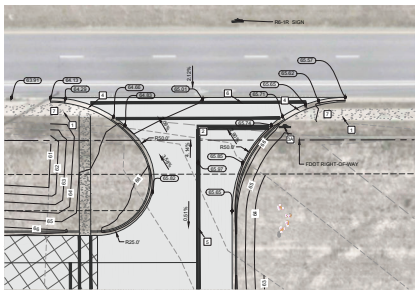




WB-67 – Interstate Semi-Trailer

Overall Length	73.500ft
Overall Width	8.500ft
Overall Body Height	12.052ft
Min Body Ground Clearance	1.334ft
Max Track Width	8.500ft
Lock-to-lock time	6.00s
Curb to Curb Turning Radius	45.000ft



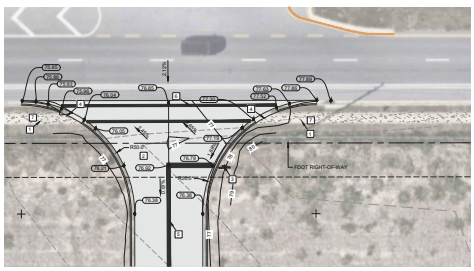


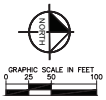
KEYNOTE LEGEND

1. SEE DEMOLITION SHEET FOR EXISTING DRIVEWAY AND SIDEWALK REMOVAL LIMITS. SAWCUT AND REMOVE 483 L.F. OF CONCRETE 'F' CURB SHOWN TO THE NEXT EXISTING EXPANSION JOINT IN SIDEWALK.
2. ASPHALT PAVEMENT ON-SITE SHALL BE 1.5"-THICK (F.D.O.T. TYPE SP-9.5) ON 8"-LIMEROCK BASE (98% MAX DENSITY, 100 LBR). ON 12"-STABILIZED SUBGRADE (98% MAX DENSITY, 40 LBR). CONSTRUCTION REQUIREMENTS OF THE FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (LATEST EDITION) SHALL GOVERN.
3. 30" STOP SIGN (R1-1) WITH 24" WIDE STOP BAR 4' MIN. FROM CROSSWALK AND STREET NAME SIGN.
4. 30" STOP SIGN (R1-1) WITH 24" WIDE STOP BAR 4' MIN. FROM CROSSWALK AND STREET NAME SIGN WITH (FTP-SSR-06) (RIGHT TURN ONLY) SIGN.
5. INSTALL SIDEWALK, CURB, RAMP AND DETECTABLE WARNING CR-G PER FDOT STANDARD PLANS 522-002.
6. 200 L.F. OF 6" DOUBLE YELLOW STRIPE, W/ RPM'S O.C. YELLOW/YELLOW.
7. CROSSWALK STRIPE PER FDOT STANDARD PLANS 711-001.
8. CONSTRUCT 4"-THICK CONCRETE WALK WITH 6"x6" W1.4/1.4 WWM. TO WIDTHS INDICATED.

F.D.O.T. NOTES:

1. FOLLOW FDOT STANDARD PLANS INDEX 102-660 FOR PEDESTRIAN MOT.
2. FOLLOW FDOT STANDARD PLANS INDEX 102-602 FOR WORK ON SHOULDER.
3. FOLLOW FDOT STANDARD PLANS INDEX 102-613 FOR WORK ON MEDIAN.
4. ALL SIGNING AND MARKING SHALL CONFORM TO THE FDOT STANDARD PLANS DATED FY 2020-2023 AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), LATEST EDITION.
5. UNLESS OTHERWISE SPECIFIED, ALL SINGLE COLUMN SIGNS SHALL BE INSTALLED AT A HEIGHT OF 7 FEET IN ACCORDANCE WITH THE FDOT STANDARD PLANS 700-010 AND INDEX 700-101.
6. ALL CONSTRUCTION COVERED BY THESE PLANS SHALL COMPLY WITH THE MATERIAL REQUIREMENTS AND QUALITY CONTROL STANDARDS CONTAINED IN THE WILDWOOD LDR AND FDOT STANDARDS FOR ROAD AND BRIDGE CONSTRUCTION (LATEST EDITION).
7. ALL AFFECTED SIDEWALKS, RAMPS, AND CROSSWALKS, WILL BE BUILT AND INSPECTED TO MEET CURRENT ADA REQUIREMENTS.
8. REFER TO INDEX 102-660 FOR PEDESTRIAN CONTROL FOR CLOSURE OF SIDEWALKS.
9. ALL CONSTRUCTION IN THE FDOT ROW SHALL CONFORM TO THE LATEST EDITIONS OF THE FDOT DESIGN STANDARDS (INDEXES), THE FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, AND THE FDOT UTILITY ACCOMMODATION MANUAL.
10. LANE CLOSURE RESTRICTIONS FOR SECTION 36000 MP 3.777: SR 35 IN MARION COUNTY SECTION 36000000 7-9:00 AM TO 1-6:00 PM NORTHBOUND, AND 8-9:00 TO 2-6:00PM SOUTHBOUND.
11. FOR SIGHTLINES PER FDOT DESIGN MANUAL 212.11 SEE ATTACHMENT EX-01.





		07/25/25	SJ/J
	ISSUED FOR CONSTRUCTION	06/30/25	SJ/J
1	PERMIT APPROVAL	DATE	BY
No.	REVISIONS		

Kimley»Horn
© 2025 KIMLEY-HORN AND ASSOCIATES, INC.
1700 SE 17TH STREET, SUITE 200, OCALA, FLORIDA 34471
PHONE: 352-438-3000
WWW.KIMLEY-HORN.COM | CA 00000696

LICENSED PROFESSIONAL ENGINEER
MOHAMMED N. MURALE, PE
FLORIDA LICENSE NUMBER
91430

KHA PROJECT
045497002
DATE
JULY 2025
SCALE
AS SHOWN
DESIGNED BY
KHA
DRAWN BY
SLS
CHECKED BY
MNM

FDOT DRIVEWAY PLAN

BASELINE ROAD INDUSTRIAL

PREPARED FOR
SUNCAP PROPERTY GROUP, LLC

MARION COUNTY
FLORIDA

SHEET NUMBER
C022

SUNCAP - MAJOR SITE PLAN

The content of this drawing, in whole or in part, is the property of Kimley-Horn and Associates, Inc. and is not to be used in whole or in part, for any other project without the written authorization of Kimley-Horn and Associates, Inc. Unauthorized reuse of these documents will be at user's sole risk and without liability to Kimley-Horn and Associates, Inc. By printing, copying or utilizing these documents in any manner, user acknowledges and agrees to the foregoing restrictions and indemnifies Kimley-Horn and Associates, Inc. for any unauthorized use of these documents.

No.	REVISIONS	DATE	BY
4	REVISED SILT FENCE	09/03/25	SLS
3	ISSUED FOR CONSTRUCTION	07/25/25	SLS
2	PERMIT APPROVAL	06/30/25	SLS

Kimley»Horn

© 2025 KIMLEY-HORN AND ASSOCIATES, INC.
1700 SE 17TH STREET, SUITE 200, OCALA, FLORIDA, 34471
PHONE: 352-438-3000
WWW.KIMLEY-HORN.COM CERTIFICATE NO. 35106

LICENSED PROFESSIONAL

MOHAMMED N. MURAD, PE

FLORIDA LICENSE NUMBER

91430

KHA PROJECT

045497002

DATE

JULY 2025

SCALE AS SHOWN

DESIGNED BY KHA

DRAWN BY SLS

CHECKED BY KMM

DATE:

EROSION CONTROL PLAN

BASELINE ROAD INDUSTRIAL

PREPARED FOR

SUNCAP PROPERTY GROUP, LLC

MARION COUNTY FLORIDA

SUNCAP - MAJOR SITE PLAN

SHEET NUMBER

ER001

TIMING OF SEDIMENT - CONTROL PRACTICES:

SEDIMENT CONTROL PRACTICES SHALL BE FUNCTIONAL THROUGHOUT EARTH- DISTURBING ACTIVITY.

SETTLING FACILITIES, PERIMETER CONTROLS, AND OTHER PRACTICES INTENDED TO TRAP SEDIMENT SHALL BE IMPLEMENTED AS THE FIRST STEP OF GRADING AND WITHIN SEVEN DAYS FROM THE START OF GRUBBING. THEY SHALL CONTINUE TO FUNCTION UNTIL THE UPSLOPE DEVELOPMENT AREA IS RE-STABILIZED.

STABILIZATION OF NON STRUCTURAL PRACTICES:

CONTROL PRACTICES SHALL PRESERVE EXISTING VEGETATION WHERE ATTAINABLE AND DISTURBED AREAS SHALL BE RE-VEGETATED AS SOON AS PRACTICAL AFTER GRADING OR CONSTRUCTION.

DENUDED AREAS SHALL HAVE SOIL STABILIZATION APPLIED WITHIN FOURTEEN DAYS IF THEY ARE TO REMAIN DORMANT FOR MORE THAN FORTY-FIVE DAYS. PERMANENT OR TEMPORARY SOIL STABILIZATION SHALL BE APPLIED TO DENUDED AREAS WITHIN FOURTEEN DAYS AFTER FINAL GRADE IS REACHED ON ANY PORTION OF THE SITE, AND SHALL ALSO BE APPLIED WITHIN SEVEN DAYS TO DENUDED AREAS WHICH MAY NOT BE AT FINAL GRADE, BUT WILL REMAIN DORMANT (UNDISTURBED) FOR LONGER THAN FORTY-FIVE DAYS.

SEDIMENT BARRIERS:

SHEET FLOW RUNOFF FROM DENUDED AREAS SHALL BE INTERCEPTED BY SEDIMENT BARRIERS.

SEDIMENT BARRIERS SUCH AS SEDIMENT FENCE OR DIVERSIONS TO SETTLING FACILITIES SHALL PROTECT ADJACENT PROPERTIES AND WATER RESOURCES FROM SEDIMENT TRANSPORTED BY SHEET FLOW.

INLET PROTECTION:

ALL STORM SEWER INLETS WHICH ACCEPT WATER RUNOFF FROM THE DEVELOPMENT AREA SHALL BE PROTECTED SO THAT SEDIMENT-LADEN WATER WILL NOT ENTER THE STORM SYSTEM WITHOUT FIRST BEING PONDED AND FILTERED.

MAINTENANCE:

TEMPORARY EROSION CONTROL FEATURES SHALL BE ACCEPTABLY MAINTAINED AND SHALL BE REMOVED OR REPLACED WHEN DIRECTED BY THE ENGINEER AT NO COST TO THE OWNER. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE SPECIFICATIONS.

STOCKPILES:

ALL SOIL STOCKPILES SHALL BE PROTECTED FROM EROSION BY PERIMETER CONTROL DEVICES SUCH AS STRAW BALE DIKES OR FILTER FABRIC FENCES. AND THESE PERIMETER CONTROL DEVICES SHALL BE MAINTAINED THROUGHOUT THE LIFE OF THE PROJECT.

PERMANENT VEGETATION:

PERMANENT VEGETATION SHALL NOT BE CONSIDERED ESTABLISHED UNTIL GROUND COVER IS ACHIEVED WHICH, IN THE OPINION OF THE ENGINEER, PROVIDES ADEQUATE COVER AND IS MATURE ENOUGH TO CONTROL SOIL EROSION SATISFACTORILY AND TO SURVIVE ADVERSE WEATHER CONDITIONS.

CONSTRUCTION ACCESS ROUTES:

MEASURES SHALL BE TAKEN TO PREVENT SOIL TRANSPORT ONTO SURFACES OR PUBLIC ROADS WHERE RUNOFF IS NOT CHECKED.

INSPECTION SCHEDULE:

1. DIVERSION SWALE AND STRUCTURAL PROTECTION - INSPECT EVERY 7 DAYS OR AFTER EACH RAINSTORM PRODUCING RUNOFF. REPAIR AS REQUIRED.
2. INLET PROTECTION - INSPECT FOR SEDIMENT ACCUMULATION AFTER EACH RAINFALL AND DAILY DURING CONTINUED RAINFALL. REPAIR OR REPLACE WHEN WATER FLOW IS RESTRICTED BY SEDIMENT.
3. VEGETATIVE PLANTING - INSPECT AFTER SPROUTING OCCURS AND REPLANT BARE AREAS. INSPECT ESTABLISHED COVER EVERY 15 DAYS FOR DAMAGE; REPLANT AS REQUIRED. MAINTAIN ESTABLISHED COVER AT MAXIMUM 8" HEIGHT. IRRIGATE AS REQUIRED DURING DRY PERIODS TO MAINTAIN LIVE VEGETATION.

CONSTRUCTION SEQUENCE:

1. INSTALL SEDIMENT CONTROL MEASURES
2. PERFORM DEMOLITION ACTIVITIES.
3. STABILIZE SITE WITH TEMPORARY VEGETATION AS NEEDED.
4. PERFORM UNDERGROUND UTILITY CONSTRUCTION ACTIVITIES.
5. CONSTRUCT SITE IMPROVEMENTS.
6. PERFORM FINAL GRADING.
7. INSTALL PERMANENT VEGETATION.
8. PERFORM CONTINUING MAINTENANCE THROUGHOUT ALL CONSTRUCTION OPERATIONS.

DITCH BARRIERS:

BALES SHALL BE PLACED IN A SINGLE ROW, LENGTHWISE, ORIENTED PERPENDICULAR TO THE CONTOUR, WITH ENDS OF ADJACENT BALES TIGHTLY ABUTTING ONE ANOTHER.

THE REMAINING STEPS FOR INSTALLING A STRAW BALE BARRIER FOR SHEET FLOW APPLICATIONS APPLY HERE, WITH THE FOLLOWING ADDITION. THE STRAW BALES SHALL BE INSTALLED SUCH THAT UNDERCUTTING BENEATH THE BALES IS MINIMIZED BY THE USE OF ROCK CHECK DAMS PLACED ADJACENT TO THE STRAW BALES.

THE BARRIER SHALL BE EXTENDED TO SUCH A LENGTH THAT THE BOTTOMS OF THE END BALES ARE HIGHER IN ELEVATION THAN THE TOP OF THE LOWEST MIDDLE BALE TO ASSURE THAT SEDIMENT-LADEN RUNOFF WILL FLOW EITHER THROUGH OR OVER THE BARRIER BUT NOT AROUND IT.

MAINTENANCE:

STRAW BALES SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL.

CLOSE ATTENTION SHALL BE PAID TO THE REPAIR OF DAMAGED BALES, END RUNS AND UNDERCUTTING BENEATH BALES.

NECESSARY REPAIRS TO BARRIERS OR REPLACEMENT OF BALES SHALL BE ACCOMPLISHED PROMPTLY.

SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH RAINFALL. THEY MUST BE REMOVED WHEN THE LEVEL OF DEPOSITION REACHES APPROXIMATELY ONE-HALF THE HEIGHT OF THE BARRIER.

ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE STRAW BALE BARRIER IS NO LONGER REQUIRED SHALL BE DRESSED TO CONFORM TO THE EXISTING GRADE, PREPARED AND SEEDED.

CONTRACTOR SHALL PERIODICALLY SWEEP EXISTING ON-SITE PAVED SURFACES AS WELL AS ABUTTING CITY STREETS, COUNTY ROADS AND STATE HIGHWAYS (AS APPROPRIATE FOR THE PARTICULAR PROJECT) TO KEEP THOSE SURFACES IN A SUBSTANTIALLY SEDIMENT-FREE CONDITION. SWEEPING SHALL BE DONE ON A PERIODIC, AS-NEEDED BASIS THROUGHOUT THE WORK WEEK INCLUDING, MOST IMPORTANTLY, AFTER EVERY RAIN EVENT AND EVERY FRIDAY AFTERNOON PRIOR TO CEASING WORK FOR THE WEEK.

SEDIMENT FENCE:

THIS SEDIMENT BARRIER UTILIZES STANDARD STRENGTH OR EXTRA STRENGTH SYNTHETIC FILTER FABRICS. IT IS DESIGNED FOR SITUATIONS IN WHICH ONLY SHEET OR OVERLAND FLOWS ARE EXPECTED.

1. THE HEIGHT OF A SEDIMENT FENCE SHALL NOT EXCEED 36-INCHES (HIGHER FENCES MAY IMPOUND VOLUMES OF WATER SUFFICIENT TO CAUSE FAILURE OF THE STRUCTURE).
2. THE FILTER FABRIC SHALL BE PURCHASED IN A CONTINUOUS ROLL CUT TO THE LENGTH OF THE BARRIER TO AVOID THE USE OF JOINTS. WHEN JOINTS ARE NECESSARY, FILTER CLOTH SHALL BE SPLICED TOGETHER ONLY AT A SUPPORT POST, WITH A MINIMUM 6-INCH OVERLAP, AND SECURELY SEALED.
3. POSTS SHALL BE SPACED A MAXIMUM OF 10 FEET APART AT THE BARRIER LOCATION AND DRIVEN SECURELY INTO THE GROUND (MINIMUM OF 12 INCHES). WHEN EXTRA STRENGTH FABRIC IS USED WITHOUT THE WIRE SUPPORT FENCE, POST SPACING SHALL NOT EXCEED 6 FEET.
4. A TRENCH SHALL BE EXCAVATED APPROXIMATELY 4 INCHES WIDE AND 4 INCHES DEEP ALONG THE LINE OF POSTS AND UPSLOPE FROM THE BARRIER.
5. WHEN STANDARD STRENGTH FILTER FABRIC IS USED, A WIRE MESH SUPPORT FENCE SHALL BE FASTENED SECURELY TO THE UPSLOPE SIDE OF THE POSTS USING HEAVY DUTY WIRE STAPLES AT LEAST 1-INCH LONG, TIE WIRES OR HOG RINGS. THE WIRE SHALL EXTEND INTO THE TRENCH A MINIMUM OF 2 INCHES AND SHALL NOT EXTEND MORE THAN 36 INCHES ABOVE THE ORIGINAL GROUND SURFACE.
6. THE STANDARD STRENGTH FILTER FABRIC SHALL BE STAPLED OR WIRED TO THE FENCE, AND 8-INCHES OF THE FABRIC SHALL BE EXTENDED INTO THE TRENCH. THE FABRIC SHALL NOT EXTEND MORE THAN 36 INCHES ABOVE THE ORIGINAL GROUND SURFACE. FILTER FABRIC SHALL NOT BE STAPLED TO EXISTING TREES.
7. WHEN EXTRA STRENGTH FILTER FABRIC AND CLOSURE POST SPACING ARE USED, THE WIRE MESH SUPPORT FENCE MAY BE ELIMINATED IN SUCH A CASE, THE FILTER FABRIC IS STAPLED OR WIRED DIRECTLY TO THE POSTS WITH ALL OTHER PROVISIONS OF ITEM NO. 6 APPLYING.
8. THE TRENCH SHALL BE BACKFILLED AND SOIL COMPACTED OVER THE FILTER FABRIC.
9. SEDIMENT FENCES SHALL BE REMOVED WHEN THEY HAVE SERVED THEIR USEFUL PURPOSE, BUT NOT BEFORE THE UPSLOPE AREA HAS BEEN PERMANENTLY STABILIZED.

MAINTENANCE

SEDIMENT FENCES AND FILTER BARRIERS SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY.

SHOULD THE FABRIC ON A SEDIMENT FENCE OR FILTER BARRIER DECOMPOSE OR BECOME INEFFECTIVE PRIOR TO THE END OF THE EXPECTED USABLE LIFE AND THE BARRIER IS STILL NECESSARY, THE FABRIC SHALL BE REPLACED PROMPTLY.

SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH STORM EVENT. THEY MUST BE REMOVED WHEN DEPOSITS REACH APPROXIMATELY ONE-THIRD THE HEIGHT OF THE BARRIER.

ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE SEDIMENT FENCE OR FILTER BARRIER IS NO LONGER REQUIRED SHALL BE DRESSED TO CONFORM WITH THE EXISTING GRADE, PREPARED, AND SEEDED.

ADDITIONAL MEASURES:

THIS PLAN AND NARRATIVE REPRESENTS THE MINIMUM AMOUNT OF EROSION AND SEDIMENT CONTROL MEASURES, IN THE OPINION OF THE ENGINEER, THAT MAY BE NECESSARY UNDER FAVORABLE WEATHER CONDITIONS. THE CONTRACTOR IS RESPONSIBLE FOR ANY ADDITIONAL MEASURES OR PRACTICES THAT MAY BE NECESSARY TO CONTROL EROSION, TURBID DISCHARGE, FUGITIVE PARTICULATES, ETC. TO FULLY COMPLY WITH ALL GOVERNMENTAL RULES AND/OR PERMIT REQUIREMENTS.

EROSION AND SEDIMENT CONTROL NARRATIVE

PLAN DESIGNER:	KIMLEY-HORN AND ASSOCIATES INC. 1700 SE 17TH STREET, SUITE 200 OCALA, FLORIDA 34471 PHONE: 352-438-3000
OWNER/ DEVELOPER:	RACHEL EDWARDS GIBBS SOUTH CREEK 18, LLC 1720 SE 16TH AVENUE, BLDG. 200 OCALA, FL 34471 PHONE: 352-266-0271
ADJACENT AREAS:	NORTH: M-1 ZONING SOUTH: NW 35 STREET RIGHT-OF-WAY EAST: M-1 ZONING WEST: M-1 ZONING
EROSION CONTROL MEASURE:	EROSION AND SITE RUNOFF WILL BE CONTROLLED BY THE USE OF SEDIMENT FENCE AND STABILIZED VEGETATION WHERE NEEDED.
SITE CONTACT:	RACHEL EDWARDS GIBBS SOUTH CREEK 18, LLC 1720 SE 16TH AVENUE, BLDG. 200 OCALA, FL 34471 PHONE: 352-266-0271

POLLUTION PREVENTION:

THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PROGRAM IS REGULATED THROUGH THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (FDEP). IF YOUR CONSTRUCTION ACTIVITY MEETS THE FOLLOWING CRITERIA:

1. CONTRIBUTES STORM WATER DISCHARGE TO SURFACE WATERS OF THE STATE OR INTO A MUNICIPAL SEPARATE STORM SEWER SYSTEM (MS4); AND/OR
2. DISTURBS ONE OR MORE ACRES OF LAND INCLUDING LESS THAN ONE ACRE IF ACTIVITY IS PART OF A LARGE COMMON PLAN OF DEVELOPMENT OR SALE THAT WILL MEET OR EXCEED A ONE ACRE THRESHOLD. DISTURBANCE INCLUDES CLEARING, GRADING AND EXCAVATING. THEN YOU WILL BE REQUIRED TO SUBMIT A NOTICE OF INTENT (NOI) AND PREPARE A STORM WATER POLLUTION PREVENTION PLAN (SWPPP). FOR MORE INFORMATION PLEASE VISIT FDEP'S WEBSITE AT WWW.DEP.STATE.FL.US/WATER/STORMWATER/NPDES.

No.	REVISIONS	DATE	BY
1	ISSUED FOR CONSTRUCTION	07/25/25	SJS
2	PERMIT APPROVAL	08/30/25	SJS

Kimley»Horn
© 2025 KIMLEY-HORN AND ASSOCIATES, INC.
1700 SE 17TH STREET, SUITE 200, OCALA, FLORIDA, 34471
PHONE: 352-438-3000
WWW.KIMLEY-HORN.COM CERTIFICATE NO. 35106

LICENSED PROFESSIONAL ENGINEER
MOHAMMED N. MURAD, PE
FLORIDA LICENSE NUMBER
81430

KHA PROJECT 048497002
DATE JULY 2025
SCALE AS SHOWN
DESIGNED BY KHA
DRAWN BY SLS
CHECKED BY MNM
DATE MNM

EROSION CONTROL PLAN NOTES

BASELINE ROAD INDUSTRIAL

PREPARED FOR SUNCAP PROPERTY GROUP, LLC

MARION COUNTY FLORIDA

SHEET NUMBER ER002

SUNCAP - MAJOR SITE PLAN

Do not copy or reproduce this document without the permission of Kimley-Horn. Unauthorized use of this document is prohibited. Kimley-Horn and Associates, Inc. shall not be responsible for any modifications made to this document by any other party. Kimley-Horn and Associates, Inc. accepts no responsibility for any use of this document for purposes other than those agreed to in writing by Kimley-Horn and Associates, Inc.

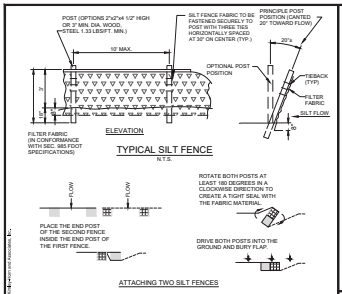


FIGURE 1

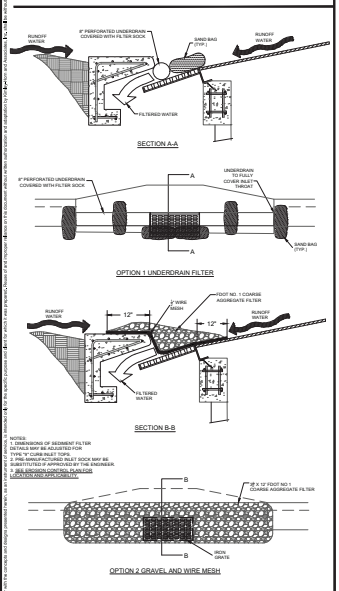


FIGURE 5

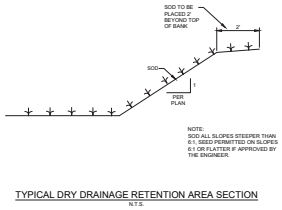


FIGURE 2

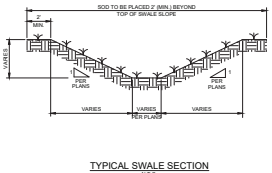


FIGURE 3

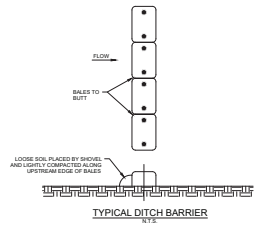


FIGURE 4

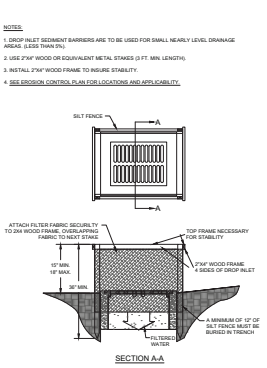


FIGURE 6

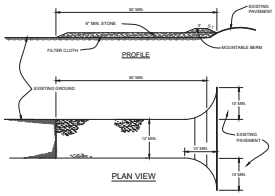


FIGURE 7

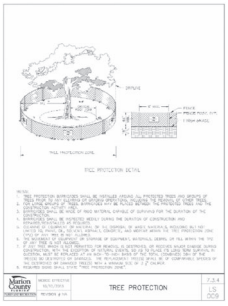


FIGURE 8

No.	REVISIONS	DATE	BY
1	ISSUED FOR CONSTRUCTION	07/25/25	SJS
2	PERMIT APPROVAL	09/30/25	SJS

Kimley»Horn
© 2025 KIMLEY-HORN AND ASSOCIATES, INC.
1700 SE 17TH STREET, SUITE 200, OCALA, FLORIDA, 34471
PHONE: 352-438-3000
WWW.KIMLEY-HORN.COM | CA 00000696

LICENSED PROFESSIONAL ENGINEER
MOHAMMED N. NIJRABI, PE
FLORIDA LICENSE NUMBER
81430

KHA PROJECT 043497002
DATE JULY 2025
SCALE AS SHOWN
DESIGNED BY KHA
DRAWN BY SLS
CHECKED BY KNM
QA/QC KNM

EROSION CONTROL PLAN DETAILS

BASELINE ROAD INDUSTRIAL

PREPARED FOR
SUNCAP PROPERTY GROUP, LLC

MARION COUNTY FL/ORD/A

SUNCAP - MAJOR SITE PLAN

SHEET NUMBER
ER003

Do not copy or reproduce this document without the written permission of Kimley-Horn and Associates, Inc. It is unlawful to copy, reproduce, transmit, store, display, modify, create derivative works from, upload, post, perform, or distribute in any manner, in whole or in part, the contents of this document without the express written consent of Kimley-Horn and Associates, Inc. Any unauthorized use of this document is at the user's sole risk and without liability to Kimley-Horn and Associates, Inc.

Marion County

Development Review Committee

Agenda Item

File No.: 2026-22260 **Agenda Date:** 3/9/2026 **Agenda No.:** 5.5.

SUBJECT:
New High School CCC - Major Site Plan
Parcel #: 44849-000-00 #32003
Kimley-Horn and Associates

SUBMITTAL SUMMARY REPORT
32003

PLAN NAME:	NEW HIGH SCHOOL CCC	**LOCATION:**	1350 SW 165TH ST OCALA,
APPLICATION DATE:	09/17/2024	**PARCEL:**	44849-000-00
DESCRIPTION:			

CONTACTS	NAME	COMPANY
Applicant	Ivonne Bumbach	Marion County Public Schools
Engineer of Record	Kimley Horn	KIMLEY-HORN AND ASSOCIATES, INC
Engineer of Record	Kimley Horn	KIMLEY-HORN AND ASSOCIATES, INC

SUBMITTAL	STARTED	DUE	COMPLETE	STATUS
OCE: Plan Review (DR) v.				Not Received
OCE: Plan Review (DR) v.	08/29/2025	09/05/2025	11/10/2025	Requires Re-submit
OCE: Plan Review (DR) v.	12/23/2025	01/09/2026	01/20/2026	Requires Re-submit
OCE: Plan Review (DR) v.	02/05/2026	02/12/2026	02/23/2026	Approved

SUBMITTAL DETAILS

OCE: Plan Review (DR) v.1

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
911 Management (DR) (911 Management)		09/05/2025	11/10/2025	Approved

Comments

YES 2.12.8 - Legal description matches boundary on plan
YES 2.12.28 - Correct road names supplied
YES 6.2.1.F - North arrow and graphic drawing and written scale
INFO Additional 911 comments We have been informed that SW 165th St is expected to extend east as a 4-lane road north of this site and eventually be a flyover I-75 and connect with SE HWY 484 within two years. Once I receive confirmation from the Office of the County Engineer on this there should be no problems. If the extension and 4-lane does not happen, the address of the school and the two parcels 8004-0543-01 & 8004-0543-02 will have to change.

Environmental Health (Plans) (Environmental Health)		09/05/2025	11/10/2025	Approved

Comments

YES Central Sewer Central sewer
N/A Lot Size
N/A Total Flow
N/A Available Area
YES DEP Water Approval Central Water
N/A Operating Permit Required
N/A 2.12.6 - Location of septic systems & wells
N/A 2.12.36 - Location of water & septic systems
INFO Additional Health comments Will need public school group care inspection
Will need food safety permit through the Department of Health in Marion County. Please send in plans, $40 fee, and plan review application for review and approval by DOH-Marion to Rebecca.Roy@flhealth.gov or Evan.Searcy@flhealth.gov

Fire Marshal (Plans) (Fire)		09/05/2025	11/10/2025	Approved

Comments

YES 6.18.2 - Fire Flow/Fire Hydrant
YES 6.18.3 - Gated Communities/Properties
N/A 6.18.4 - Wildland Interface Area
YES 6.18.5 - Access Control Box
YES 6.18.2.D - Fire Department Connections
YES NFPA 1 Chapter 11.10.1 - In Building Minimum Radio Signal Strength
YES 6.18.2.G - Painting and Marking of Fire Hydrants
YES NFPA 1 Chapter 18.2.3 - Fire Dept Access Roads
YES Additional Fire comments Fire Review has been conditionally approved the access road for the accessory buildings. 1. The stabilized road will need to have a 3rd party engineer certify the ground compaction is sufficient to support the weight of 78,000 Lbs for MCFR services to access the structure. – This document is to be submitted to the Marion County Fire Marshal for review and approval. 2. Signage will need to be in place in a form of delineation for emergency personnel to maintain driving on the stabilized roadway.

Growth Services Planning & Zoning (DR) (GS Planning and Zoning)		09/05/2025	11/10/2025	Approved

Comments

Land Use - Approved - YES 2.12.4.L(2)/3.2.3 - Use Consistent with FLU Designation? Correct the Land Use designation and Zoning on the site plan sheet. The Land Use designation is Public. Zoning is A-1. Setbacks Minimums for A-1: Front Setback: 25 feet, Side Setback: 25 feet, Rear Setback: 25 feet. Please correct.
YES 2.12.4.L(3) - All applicable Developer's Agreements listed? [03/10/2025] Please see the comments below. Information not found on the cover sheet. Please add information to the cover sheet.

[Original Comments] Please list the Special Use permit number 130507SU and Resolution number 13-R-387 on the cover sheet.
N/A 2.12.4.L(2,3, & 5)/6.3.1C(15)(g) - DRI/FQD Compliance Note?
N/A 3.2.3/6.6/5.2.5/flood - RESIDENTIAL - Complies with Min/Max Density?
N/A 3.2.3 - NON-RESIDENTIAL - Complies with FAR?
YES 2.12.4.L(6) - Gross/wetland/floodplain acreage listed? Portions of the subject parcel are located within Flood Prone Areas. Please list acreage of flood prone areas. Growth Services may require the consideration of a hold harmless agreement for this item.
N/A 3.3.2.C - Complies with Approved ECSD PUD?
N/A 3.3.3.A(1)- Complies with Approved Rural Residential Cluster Plan?
N/A 3.3.3.A(2) - Complies with Approved Hamlet Plan?
N/A 2.12.4.L(5)/5.2 - [Applicable ESOZ/FPOZ Status Listed?]
YES 2.12.4.L(5)/5.4 - [Applicable Springs Protection Zone Listed?] The subject parcel is located within the Secondary Springs Protection Zone. Please add a note on the cover sheet. Growth Services may require the consideration of a hold harmless agreement for this item.
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?] Please submit an Environmental Assessment or an Exemption.
YES 6.5 & 6.6 - Habitat Preservation/Mitigation Provided? If any listed species is observed according to the Environmental Assessment, please submit a habitat preservation/mitigation plan.
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? [03/10/2025] Traffic impact analysis submitted AR32078 - Defer to OCE.
[Original Comments]SUP Condition #6 requires a traffic impact analysis to be submitted. Please submit Traffic Impact Analysis.
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? [03/10/2025] Information not found on the cover sheet. Provide a Concurrency Deferral Elected statement or add on the cover sheet.
"An owner may elect to defer required concurrency review and approval for a development application identified in Section 1.8.2.A to a subsequent development application review stage by executing the following "Concurrency Deferral Statement" on the development application plan, or in a separate sworn and notarized affidavit, a copy of which shall be provided to Growth Services and the original shall be recorded in Marion County's Public Records, as applicable: "This project has not been granted concurrency approval and/or granted and/or reserved any public facility capacities. Future rights to develop the resulting
property(ies) are subject to a deferred concurrency determination, and final approval to develop the property has not been obtained. The completion of concurrency review and/or approval has been deferred to later development review stages…"
[Original Comments] Add Concurrency Deferral Elected statement on the cover sheet.
N/A 2.12.6, 35, & 36/6.14 - [Concurrency/Water Provided?]
N/A 2.12.6, 35, & 36/6.14 - [Concurrency/Sewer Provided?]
YES Additional Planning Items: A copy of Special Use Permit is uploaded to the Supplemental folder on ePlans.

Zoning - Approved - YES 2.12.4.C - Owner and applicant name
YES 2.12.4.L(1) - Parcel number
YES 2.12.21/6.3.1.C(10) - Land use and zoning on project and on adjacent properties shown Plan indicates R-1 zoning and Medium Residential future land use. Please note zoning is A-1 and future land use is Public.

Marion County Growth Services may require consideration of a hold harmless agreement to protect both parties from future liability concerns.
YES 2.12.4.L(4) - Zoning requirements: lot width, area , setbacks , coverage (floor area ratios) and parking Please show the parking space breakdown. Include number of classrooms and number of employees on site (teachers and staff) Parking Spaces required: 2 per classroom but no less than 1 per teacher and staff.
Building Heights- limited to 50'.

Marion County Growth Services may require consideration of a hold harmless agreement to protect both parties from future liability concerns.
YES 2.12.23/4.2 -Setbacks, dimensions for all improvements, and easements Please show all setbacks, and dimensions for all improvements, and easements. Please note, minimum front, rear and side setbacks required are 25', except for the western boundary, which should be the 30' Type A buffer approved in SUP 130705SU (Resolution # 13-R-387).

Marion County Growth Services may require consideration of a hold harmless agreement to protect both parties from future liability concerns.
YES 2.12.24 - Landscape requirements/6.8.6 - Buffering Please label all buffers. Please note that along the rights-of-way (inside the 120' ROW dedication), a Type C buffer is required. Per SUP 130705SU (Resolution # 13-R-387), the western boundary has a Type A buffer requirement. Please label and clarify in table. Plan shows 30' buffer on western side, and an unclear buffer area is identified on the north, but it is unclear as to width, etc. while table lists "zero" on all sides. Please correct.
The project will need to comply with the LDC or State for buffering.

YES 2.12.4.L(7) - List and describe land use including floor area of particular use (example: office, warehouse, storage or assembly) these descriptions are often found in the summary of parking requirements but should be clearly shown on plan Please list and describe land uses and floor area of each use in project, and please show on plan.

Marion County Growth Services may require consideration of a hold harmless agreement to protect both parties from future liability concerns.
N/A 2.12.6 - Location of water and sewer. Does this need a special use permit? Must connect to water and sewer. Otherwise, defer

to MCU.
N/A 2.12.9 - Show adjacent streets serving development Please label all streets, including the expansion serving the property.
YES 2.12.32 - Show 100yr flood zone
YES 2.12.32 - Modified Environmental Assessment for Listed Species (LDC 6.5.4) -OR- EALS Exemption Application (LDC 6.5.3) submitted (including habitat assessment as necessary per LDC 6.6.4) EALS and Gopher Tortoise removal permit from FWC provided.

Please provide EALS or EALS Exemption Application submitted.
YES 2.12.4.L(10) - Parking requirements, service entrances, space size paved parking isle and access to parking area/6.11.8 - Off-street parking requirements/6.11.7 - Loading Areas/ 6.11.6 - Construction access/route Please show construction access route, and list requirements for parking.
YES 4.4.4 -Sign (provisions for advertising signage), if it is a multi occupancy complex like shopping centers they must submit a master sign plan. Please provide "arch. plans" regarding signage for review, which are cited in this submission.

Sign will be permitted later.
YES 2.12.19 - Provide dimensions and location of all existing site improvements; dimensions and location for all proposed site improvements with all setbacks Please provide dimensions of all improvements, including recreation and sports fields improvements, courtyard improvements, and "future two-story masonry building" and "proposed three-story masonry building" and "central energy plant", "future portable classrooms" and "future masonry building" structures identified in plans, and include setbacks. Please provide "arch plans" cited for courtyard and sports fields and accessory structure details.

Marion County Growth Services may require consideration of a hold harmless agreement to protect both parties from future liability concerns.
N/A 2.12.27 - Show location of outside storage areas No outside storage areas identified. There are, however, structures on the plan which are not labeled or identified. Please provide those labels according to LDC Sec. 2.12.19. If there are outside storage areas anticipated, please identify on plan.
YES 5.2 & 5.3 - Verify any overlay zones such as ESOZ, Springs Protection, or Flood Plain Please identify on plan. Please note, this site is within the Secondary Springs Protection Overlay Zone.

Marion County Growth Services may require consideration of a hold harmless agreement to protect both parties from future liability concerns.
YES Additional Zoning comments A copy of the referenced SUP has been uploaded in Supplemental Folder.

Rejections with hold harmless comments have been moved to INFO by direction of Assistant County Administrator Tracy Straub.

Landscape (Plans) (Parks and Recreation)	09/05/2025	11/10/2025	Requires Re-submit

Comments

N/A 2.12.18 - All trees 10" DBH and larger
N/A 2.12.25 - Marion Friendly Landscape Areas
N/A 6.7.3 - Tree protection
N/A 6.7.4 - Shade tree requirements
N/A 6.7.6 - Tree removal submittal requirements
N/A 6.7.8 - Protected tree replacement requirements
N/A 6.7.9 - Replacement trees; general requirements
N/A 6.8.2 - Landscape plan requirements (details, schedule, calculations, notes)
N/A 6.8.3 - Landscape design standards
N/A 6.8.4 - Landscape area requirements for non-residential development
N/A 6.8.5 - Landscape area requirements for residential and mixed use developments
YES 6.8.6 - Buffers Per SUP 13-R-387, #7, alternative buffer complying with F.S 1013.64(5)(a)) is allowed
N/A 6.8.7 - Parking areas and vehicular use areas
N/A 6.8.8 - Building landscaping
N/A 6.8.9 - Service and equipment areas
N/A 6.13.3.C(5) - Landscaping of public stormwater management facilities
N/A 6.13.3.D(4) - Landscaping of private stormwater management facilities
N/A 6.8.10 - General planting requirements (specifications)
N/A 6.8.11 - Landscape installation
N/A 6.8.12 - Landscape completion inspection requirements
N/A 6.9.2 - Irrigation plan requirements (details, legend, notes)
N/A 6.9.3 - Irrigation design standards
N/A 6.9.5 - Irrigation system installation
N/A 6.9.6 - Completion inspection requirements
NO 6.19.3 - Outdoor lighting plan requirements Photometric plan does not include the data table as listed in 6.19.3 B.(4) Please provide Mounting heights, Fixture type, Lamp specifications and descriptions of lenses and optical systems
N/A 6.19.4 - Exterior lighting design standards
N/A 5.5.4.B - Permitted uses within Springs Protection Overlay Zone
N/A Additional Landscape comments Submit Tree mitigation, Landscape and Irrigation plans for review

OCE Design (Plans) (Office of the County Engineer)	09/05/2025	11/10/2025	Approved

SUBMITTAL SUMMARY REPORT (32003)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
OCE Design (Plans) (Office of the County Engineer)		09/05/2025	11/10/2025	Approved

Comments

YES 2.21.2.B - Major Site Plan fee of $1,000..00 + ($10.00 x total site acreage) 9/3/25-fee due with resubmittal
6/26/25-fee due with resubmittal
3/10/25-fee due with resubmittal
10/1/24-fee due with resubmittal
N/A 2.21.2.B - Plan review fee of $40.00 made payable to Marion County Health Department
N/A Traffic study / methodolgy fee of $200.00 made payable to Marion County BCC is required prior to plan approval. Refer to Resolution 10-R-630 for the current fee schedule.
N/A 2.1.6.A - $100 Resubmittal fee payable to Marion County BCC
N/A 2.1.7.A - $100 Revision fee payable to Marion County BCC
N/A 2.1.3 - Order of plan approval
YES 2.12.3 - Title block on all sheets denoting type of application; project name, location, county, and state; and date of original and all revisions 10/4/24 - Per Meeting with Applicant and County item resolved.
10/1/24-(MAJOR-missing) SITE PLAN

YES 2.12.4.A - Type of application on front page 10/4/24 - Per Meeting with Applicant and County item resolved.
10/1/24-(MAJOR-missing) SITE PLAN
YES 2.12.4.B - Project name centered at top of front page
YES 2.12.4.C - Name, address, phone number, and signature of owner and applicant on front sheet 10/4/24 - Per Meeting with Applicant and County item resolved.
10/1/24-Missing phone number
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 3/10/25-Corrected
10/1/24-Missing Owner's certification
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. 3/10/25-Corrected
10/1/24-Missing Licensed's Design Professional Certification
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 10/1/24-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 (32003)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
OCE Property Management (Plans) (Office of the County Engineer)		09/05/2025	11/10/2025	Approved

Comments

YES Major Site Plan ROW Dedication on coversheet and updated Intersection Detail plan -EMW 9.2.25
The cover sheet needs to show ROW dedication to Marion County for future roadway. 6.27.2025 HR
ROW will be required for Marion Oaks Extension road project.
3/3/25 FB
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 (32003)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
OCE Stormwater (Permits & Plans) (Office of the County Engineer)		09/05/2025	11/10/2025	Approved

Comments

YES 2.12.4.L(9)(b) - Data Block (Impervious Area)
YES 2.12.8 - Topographical Contours
YES 2.12.9/10 - Existing Drainage Right-of-Way/Easements
YES 2.12.9/10 - Proposed Drainage Right-of-Way/Easements
YES 2.12.13/14/15 - General Exhibits
YES 2.12.20 - Stormwater Infrastructure Supports Phasing
YES 2.12.38 - Stormwater Maintenance Entity
YES 6.13.2.C - Geotechnical Investigation Report
YES 6.13.7 - Geotechnical Criteria
YES 6.13.2 A(1)/(2) - Contributing Basins/Tc
YES 6.13.2.B(1)/(2) - Runoff Analysis/ Tc Calculations
YES 6.13.2.A(4) - Stormwater Features & Connective Elements
YES 6.13.2.A(3) - Retention/Detention Area Design Parameters
YES 6.13.3 - Type of Stormwater Facility Criteria
YES 6.13.4 - Stormwater Quantity Criteria
YES 6.13.2.B(4) - Hydrologic Analysis
YES 6.13.4.C - Discharge Conditions
YES 6.13.2.B(6) - Freeboard
YES 6.13.4.D - Recovery Analysis
YES 6.13.5 - Flood Plain & Protection
YES 6.13.2.A(8) - Finish Floor Elevation Criteria
YES 6.13.6 - Stormwater Quality Criteria
YES 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
YES 6.13.2.A(9) - Access Accommodates Stormwater
YES 6.13.8.B(7) - Minimum Pipe Size
YES 6.13.2.A(5) - Existing/Proposed Stormwater Structures
YES 6.13.2.A(6) - Existing/Proposed Stormwater Pipes
YES 6.13.2.A(7) - Existing/Proposed Stormwater Swales
YES 6.13.9 - Grading Criteria
YES 6.13.2.A(11)(a) - Construction Entrance
YES 6.13.2.A(11)(b) - Erosion Control
YES 6.13.2.A(12)/6.12.5 - Stormwater Details, Cross Sections, References
YES 6.13.2.B(8) - Calculation & Plan Consistency
YES 6.13.10.B - Copy of NPDES Permit or NOI Please provide a copy of the NPDES permit or NOI prior to construction.
YES Copy of District Permit (County Interest) Please provide a copy of the District permit prior to construction.
YES 6.10 - Karst Topography and High Recharge Areas
YES 7.1.3 - Drainage Construction Specifications
YES 6.13.12 - Operation and Maintenance
YES Please provide a final signed and sealed hard copy signature page with references to the stormwater analysis or final hard copy of the full stormwater analysis.
YES Additional Stormwater comments If you have questions or would like to discuss the stormwater review comments, please contact Alexander Turnipseed at (352) 671-8376 or at alexander.turnipseed@marionfl.org.

OCE Survey (Plans) (Office of the County Engineer)		09/05/2025	11/10/2025	Approved

Comments

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

SUBMITTAL SUMMARY REPORT (32003)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
OCE Traffic (Permits & Plans) (Office of the County Engineer)		09/05/2025	11/10/2025	Approved

Comments

YES 2.12.9 - Location and dimensions of streets and right-of-way
N/A 2.12.20 - Phases of development
N/A 2.12.30 - Route Plan
YES 2.12.38 - Maintenance of improvements
YES 6.2.1.E - Drawing legend
YES 6.11.3 - Traffic Impact Analysis 10/4/24 - Traffic study required. Traffic methodology must first be submitted separately for review, followed by a traffic study which must also be submitted separately.
N/A 6.11.4.B - Cross access
N/A 6.11.4.E - Sight triangle
YES 6.11.5 - Driveway access
N/A 6.11.6 - Construction route
N/A 6.11.9.A - Traffic signals
YES 6.11.9.B - Traffic signs

YES 6.11.9.C - Pavement marking

YES 6.12.1.A. - Transportation Facilities - Purpose and Intent
YES 6.12.2 - Right-of-way
YES 6.12.11 - Turn lanes
YES 6.12.12 - Sidewalks
N/A 6.12.13 - Utility position in right-of-way
N/A Additional Traffic comments 6/30/25 - Location is flexible, however, the fundamental requirement of the transition apron as stated on 3/3/25 remains a valid requirement.

3/3/25 - SW 165th St east of the Summerglen entrance needs to tie-in with SW 15th Ct. A paved transition apron is needed of sufficient length to inhibit sand / gravel transfer onto the main roadway and to prevent crumbling of the roadway edges. A stop sign and stop bar are also needed to minimize confusion.

10/4/24 -1) Provide a connection apron for SW 165th St at the current intersecting location.

Utilities (OCE Plans) (Utilities)		09/05/2025	11/10/2025	Approved

Comments

YES Marion County Utilities Contact Information 3.3.25 - Corrected - C0.0 Cover sheet - include phone number 352-307-6000 24/7/365 MCU Customer Service
YES Parcel numbers identified in project match proposed site plan layout 44849-000-00
YES 6.14.2.A(1) - Public water service area/provider MCU - tap existing main; interconnect at 2nd POC
YES 6.14.2.A(1) - Public sewer service area/provider MCU; extension required
N/A 6.14.2.A(1) - Letter of Availability and Capacity (w/Location Map of water and/or sewer as app) from provider
YES 6.14.2.A - Water Connection Requirements 3.3.25 - Corrected - Sheet C5.0 - need point of demarcation for water main at property line; MCU will only own main from point of connection of existing 8" up to property line (see changemark for specific location referenced)
YES 6.14.2.A - Sewer Connection Requirements extension required; shown
YES 6.14.2.C.2(e) - Grease Trap, FOG Worksheet 3.3.25 Added to 6.4 - Prev. Comment -Sheet C6.4 - Identify grease trap sizing, calcs, and formulas to support. Preferred all the supporting data is on the sheet with the UT details & GT callout (Sheet 6.4) or can be on its own sheet depending on level of information submitted.
Sheet C5.3 - typo "CREASE" INTERCEPTOR on callout
YES 6.14.2.C - Industrial Pretreatment 3.3.25 Acknowledged - confirm if any Industrial Pretreatment is required based on intended use of facility.
N/A 6.14.3 - Onsite Waste Treatment and Disposal System (OSTDS) - connection requirement on plan
N/A 6.14.3.B - Springs Protection Zone Secondary Spring Protection Zone- Marion Oaks
YES 6.14.4 - Water (potable) Capital Charges and Flow Rates - proposed use identified to calculate 3.3.25 - Acknowledged. - Water & wastewater capacity charges will be calculated, invoiced, and due at time of building(s) permitting by MCU Permitting.
YES 6.14.4 - Water (irrigation) Capital Charges and Flow Rates - total irrigated area identified 3.3.25 - Irrigation Well 5.1 - Prev. Comment: Identify source of irrigation - MCU meter, or private onsite well. If former, call out meter, size, placement, and total irrigated SF; if latter, identify location of well on plan set.
YES 6.14.4 - Sewer Capital Charges and Flow Rates - proposed use identified to calculate per water comment
YES 6.14.5.A(1) - Submittal Requirements - Existing on-site & off-site mains and service connections
YES 6.14.5.A(2) - Submittal Requirements - Proposed on-site & off-site mains and service connections
N/A 6.14.5.A(3) - Submittal Requirements - Lift Stations layout, elevations, schedules
N/A 6.14.5.A(6) - Submittal Requirements - Manhole locations, rim and invert elevations outside paved areas
YES 6.14.5.A(8) - Submittal Requirements - Connection to existing water system
YES 6.14.5.A(8) - Submittal Requirements - Connection to existing sanitary system
N/A 6.14.5.B - Construction Notes - Cover, horiz/vert datums, construction requirements
YES 6.14.5.B - Construction Notes - UT DETAILS - current LDC version 3.3.25 - Updated on all sheets - Prev. Comment - Sheets C6.2, 6.3, 6.4 - details are outdated. BCC revised all UT details 4/13/23 & can be found on MCU's website: https://utilities.marionfl.org/i-want-to/find-construction-related-forms
YES 6.14.5.C - All issued permits related to this project shall be submitted to MCU (DOT, ROW, misc) 3.3.25 - Acknowledged
YES 6.14.5.C - DEP permit for water mains to be constructed/owned by MCU 3.3.25 Acknowledged - If the new water main (connection to existing to property ROW) will require DEP Permits, MCU will not sign out until the plan set is approved by Development Review. Email DEP PWS permit apps to Carrie.Hyde@MarionFL.org & leave all plant & MCU data blank for county completion.
N/A 6.14.5.C - DEP permit for water mains to be constructed/owned by developer
N/A 6.14.5.C - DEP permit for sewer mains to be constructed/owned by MCU
YES 6.14.5.C - DEP permit for sewer mains to be constructed/owned by developer by water main permit note
YES 6.14.5.D - Hydraulic Analysis 3.5.25 Received from EOR. Prev Comment: provide water modeling to MCU through resubmittal
YES 6.14.6 - Design Criteria for Utility Systems to be owned/maintained by MCU
YES 6.14.7 - Construction Inspection - PLAN NOTE: 3.3.25 - Completed - Prev. Comment: Add to all Utility Sheets "MCU personnel are to inspect any work performed on or around existing MCU infrastructure. A pre-construction meeting is required to be held a minimum of 48 hours prior to start of any construction. If the pre-construction meeting is not completed, any work may be halted. To schedule, contact MCU's Construction Officer at 352-307-6163."
YES 6.14.8.A - Completion and Closeout - PLAN NOTE: As-builts 3.3.25 - Completed - Prev. Comment: Sheet C5.1 - Note #8 - ensure as-builts are per latest LDC rev 6.14.8A - revise note from City to MCU
N/A 6.14.9.A - Developer's Agreement
YES 6.14.9.B - Transfer of Facilities to Marion County Utilities - PLAN NOTE: 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

YES 6.14.9.B - Bill of Sale 3.3.25 - Acknowledged - Will be required for new sewer main, new water main - contact Carrie.Hyde@MarionFL.org for the necessary documents to start this process timely. An approved as-built with all data per 6.14.8A is required before any DEP Clearances signed out by MCU or releases of building permit holds or meter installations.
YES 6.15.1 - Potable Water Distribution System 3.3.25 - Corrected - Prev. Comment: Sheet C5.1 - see changemark about dogleg; revise if possible, explain why if not.
N/A 6.15.2 - Decentralized Water System (WTP)
YES 6.15.3 - Fire Protection/Fire Flow Capacity 3.3.25 - Acknowledged - defer to MCFR - will be served by MCU water
YES 6.15.4 - Water Main Piping Installation
YES 6.15.5 - Water Service and Connection 3.3.25 - Corrected - Sheet C5.1 - MCU will need access; see changemark for specific callout location
YES 6.15.6.A - Potable Water Metering - individual/banked, size
YES 6.15.6.B - Irrigation Water Metering - size 3.3.25 - Irrigation well proposed - Prev. Comment - by irrigation cap fee comment
N/A 6.15.6.C - Sewer service only (water meter required/shown)
YES 6.15.6.D - Meter Location 3.3.25 - Corrected - Prev. Comment: Sheet C5.0 - move meters and backflows to ROW for access in the public space
N/A 6.15.6.E - Meter Easements
N/A 6.15.6.F - Meter Boxes
YES 6.15.6.G & H - Meter Sizing
YES 6.15.7 - Cross Connection Control and Backflow Prevention 3.3.25 - Corrected. Per MCU, Fireline will be ran off main water line inside property line. Prev. Comment: Sheet C5.0 need fire line backflow at property line
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 3.3.25 - Corrected - Prev. Comment : Sheet C5.1 (1) SM-4572, SM-4571 & SM-4570 all within 500 feet of sewer force main require lining; call out (2) Lift station SMG-007 must be

evaluated to determine it can handle additional flow. Additional flow will also turn this station into a re-pump facility and will require a generator as a result (3) code requires plug valve at property line; add (see changemark for specific location referenced)
N/A 6.16.5.A & B - Private Wastewater Pump Stations
N/A 6.16.5.C - Public Wastewater Pump Stations (MCU Standards)
N/A 6.17 - Water Reclamation/Reuse Facilities
YES Article 7 - Construction Standards - PLAN NOTE: All facilities constructed on the developer's property prior to interconnection with Marion County Utility's existing or proposed facilities, shall convey such component parts to MCU by bill of sale in a form satisfactory to the County Attorney, with the following evidence required by MCU: Refer to LDC 6.14.9 (B).

YES Utilities Plan Review Fee per Resolution 15-R-583 - payable to Marion County Utilities $605 - 7 sheets. To pay this by phone call 352-671-8686 & reference Utility Review Fee for AR 32003.
YES Additional Utilities comments 3.3.25 - Acknowledged - all utilities within the property boundary will be owned by the school board and privately maintained.
YES Additional Utilities comments 7.1.25 - Shown on plans, C5.1 - Note 14. Previous comment: Marion County Utility Comment 3/10/2025: C5.0 MCU would like easement language to indicate that the school will take care of asphalt restoration if/when repairs are made to any water main located under asphalt.
C6.2 - EoR to provide flow calcs for all (13) GTs signed and sealed showing formula used as well as shop drawings.
C6.3 - REMOVE detail, Butterfly Valves not allowed.
C5.1 - Cut-in tee not wet tap, Private hydrant, hydrant must be silver in color we believe.
C5.2 - Private hydrant, hydrant must be silver in color we believe, Public hydrant, hydrant must be red in color, PV required at property line.
C5.3 - See change mark in e-mailed plans
C5.4 - See change mark in e-mailed plans

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
N/A Additional Utilities comments

OCE: Plan Review (DR) v.3

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
911 Management (DR) (911 Management)	Kristie Wright	01/09/2026	12/30/2025	Approved
Comments	If the extension and 4-lane does not happen, the address of the school and the two parcels 8004-0543-01 & 8004-0543-02 will have to change. If the extension and 4-lane does not happen, the address of the school and the two parcels 8004-0543-01 & 8004-0543-02 will have to change.			
Environmental Health (Plans) (Environmental Health)	Evan Searcy	01/09/2026	01/15/2026	Approved
Fire Marshal (Plans) (Fire)	Jonathan Kenning	01/09/2026	12/23/2025	Approved
Comments	Previously Approved			
Growth Services Planning & Zoning (DR) (GS Planning and Zoning)	Kathleen Brugnoli	01/09/2026	12/24/2025	Approved
Landscape (Plans) (Parks and Recreation)	Susan Heyen	01/09/2026	12/31/2025	Requires Re-submit
Comments	see comments on plans, data for parking lot lighting is missing, please provide			
OCE Design (Plans) (Office of the County Engineer)	Gerald Koch	01/09/2026	01/07/2026	Approved

SUBMITTAL SUMMARY REPORT (32003)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
OCE Property Management (Plans) (Office of the County Engineer)	Elizabeth Woods	01/09/2026	01/14/2026	Informational

Comments

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]."

OCE Stormwater (Permits & Plans) (Office of the County Engineer)	Alexander Turnipseed	01/09/2026	12/30/2025	Approved
OCE Survey (Plans) (Office of the County Engineer)	Theresa Smail	01/09/2026	12/23/2025	Approved
OCE Traffic (Permits & Plans) (Office of the County Engineer)	Chris Zeigler	01/09/2026	12/23/2025	Approved
Utilities (OCE Plans) (Utilities)	Heather Proctor	01/09/2026	01/08/2026	Approved

Comments Previously approved by staff. Marion County Utilities will provide water and wastewater service to the project.

eREVIEW SESSION FILES:

REQUIRED DOCUMENTS HAVE BEEN PROVIDED IN PREVIOUS SUBMITTALS - 1.pdf
REQUIRED DOCUMENTS HAVE BEEN PROVIDED IN PREVIOUS SUBMITTALS - 10.pdf
REQUIRED DOCUMENTS HAVE BEEN PROVIDED IN PREVIOUS SUBMITTALS - 2.pdf
REQUIRED DOCUMENTS HAVE BEEN PROVIDED IN PREVIOUS SUBMITTALS - 3.pdf
REQUIRED DOCUMENTS HAVE BEEN PROVIDED IN PREVIOUS SUBMITTALS - 4.pdf
REQUIRED DOCUMENTS HAVE BEEN PROVIDED IN PREVIOUS SUBMITTALS - 5.pdf
REQUIRED DOCUMENTS HAVE BEEN PROVIDED IN PREVIOUS SUBMITTALS - 6.pdf
REQUIRED DOCUMENTS HAVE BEEN PROVIDED IN PREVIOUS SUBMITTALS - 7.pdf
REQUIRED DOCUMENTS HAVE BEEN PROVIDED IN PREVIOUS SUBMITTALS - 8.pdf
REQUIRED DOCUMENTS HAVE BEEN PROVIDED IN PREVIOUS SUBMITTALS - 9.pdf
Responses_HSCCC_AR32003_12-19-25.pdf
Site Lighting and photometrics - additional info.pdf

REVIEWER	MARKUP	DATE/TIME	FILE NAME	PG #
Susan Heyen	Data tables for parking lot	12/31/2025 3:49 PM	Site Lighting and photometrics - additional info.pdf	1

OCE: Plan Review (DR) v.4

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
911 Management (DR) (911 Management)	Janet Warbach	02/12/2026	02/10/2026	Approved

Comments Please be aware that if the extension and 4-lane of SW 165th St does not happen, the address of the school and the two parcels 8004 -0543-01 & 8004-0543-02 will have to change.

Environmental Health (Plans) (Environmental Health)	Evan Searcy	02/12/2026	02/06/2026	Approved

SUBMITTAL SUMMARY REPORT (32003)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
Fire Marshal (Plans) (Fire)	Jonathan Kenning	02/12/2026	02/05/2026	Approved
Comments	Previously Approved			
Growth Services Planning & Zoning (DR) (GS Planning and Zoning)	Kathleen Brugnoli	02/12/2026	02/06/2026	Approved
Landscape (Plans) (Parks and Recreation)	Susan Heyen	02/12/2026	02/06/2026	Approved
OCE Design (Plans) (Office of the County Engineer)	Gerald Koch	02/12/2026	02/20/2026	Approved
Comments	Approved in last review			
OCE Property Management (Plans) (Office of the County Engineer)	Elizabeth Woods	02/12/2026	02/17/2026	Informational
Comments	IF APPLICABLE: Sec. 2.18.1.I - Show connections to other phases. Sec.2.19.2.H – Legal Documents Legal documents such as Declaration of Covenants and Restrictions, By-Laws, Articles of Incorporation, ordinances, resolutions, etc. Sec. 6.3.1.B.1 – Required Right of Way Dedication (select as appropriate) For Public Streets. "[All streets and rights-of-way shown on this plat or name specifically if less than all] are hereby dedicated for the use and benefit of the public." Sec. 6.3.1.B.2 – Required Right of Way Dedication For Non-Public Streets. "[All streets and rights-of-way shown on this plat or name specifically if less than all] are hereby dedicated privately to the [entity name]. All public authorities and their personnel providing services to the subdivision are granted an easement for access. The Board of County Commissioners of Marion County, Florida, shall have no responsibility, duty, or liability whatsoever regarding such streets. Marion County is granted an easement for emergency maintenance in the event of a local, state, or federal state of emergency wherein the declaration includes this subdivision or an emergency wherein the health, safety, or welfare of the public is deemed to be at risk." Sec. 6.3.1.D.3 - Cross Access Easements For Cross Access Easements. "All parallel access easements shown on this plat are hereby dedicated for the use and benefit of the public, and maintenance of said easements is the responsibility of [entity name]." Sec. 6.3.1.C.1 - Utility Easements (select as appropriate) "[All utility easements shown or noted or name specifically if less than all] are dedicated [private or to the public] for the construction, installation, maintenance, and operation of utilities by any utility provider." Sec. 6.3.1.C.2 – Utility Easements "[All utility tracts or identify each tract as appropriate] as shown are dedicated [private or to the public] for the construction and maintenance of such facilities." Sec.6.3.1.D(c)(1)(2)(3) - Stormwater easements and facilities, select as appropriate: 1. "[All stormwater and drainage easements as shown or noted or name specifically if less than all] are dedicated [private or to the public] for the construction and maintenance of such facilities." 2. "[All stormwater management tracts or identify each tract as appropriate] as shown are dedicated [private or to the public] for the construction and maintenance of such facilities." 3. When any stormwater easement and/or management tract is not dedicated to the public or Marion County directly, the following statement shall be added to the dedication language: "Marion County is granted the right to perform emergency maintenance on the [stormwater easement and/or management tract, complete accordingly] in the event of a local, state, or federal state of emergency wherein the declaration includes this subdivision or an emergency wherein the health, safety, or welfare of the public is deemed to be at risk." Sec.6.3.1.D(f) – If a Conservation Easement is required the following shall be provided: "A conservation easement [as shown or on tract and identify the tract, complete accordingly] is dedicated to [the Board of County Commissioners of Marion County, Florida or entity name, if not Marion County] for the purpose of preservation of [listed species, habitat, Karst feature and/or native vegetation, complete accordingly]."			
OCE Stormwater (Permits & Plans) (Office of the County Engineer)	Alexander Turnipseed	02/12/2026	02/05/2026	Approved
OCE Survey (Plans) (Office of the County Engineer)	Theresa Smail	02/12/2026	02/09/2026	Approved
OCE Traffic (Permits & Plans) (Office of the County Engineer)	Chris Zeigler	02/12/2026	02/05/2026	Approved
Utilities (OCE Plans) (Utilities)	Heather Proctor	02/12/2026	02/10/2026	Approved
Comments	Previously approved by MCU staff. The project will be served by public Marion County Utilities water and wastewater systems.			

SITE PLAN FOR
MARION COUNTY HIGH SCHOOL CCC
MARION COUNTY, FLORIDA

SECTIONS 30, TOWNSHIP 17 SOUTH, RANGE 22 EAST

PARCEL ID # 44849-000-00

GENERAL NOTES

1. NO CHANGE TO THE WORK AS SHOWN ON THE APPROVED PLANS SHALL BE MADE WITHOUT NOTIFICATION TO AND APPROVAL OF BOTH THE OFFICE OF THE COUNTY ENGINEER AND PROJECT ENGINEER.
2. THE CONTRACTOR SHALL VERIFY THE LOCATION AND COVER OF ALL EXISTING UTILITIES AND REPORT ANY DISCREPANCY TO THE PROJECT ENGINEER. THERE MAY BE ADDITIONAL UTILITIES NOT SHOWN ON THESE PLANS. CAUTION IS ADVISED PRIOR TO DIGGING.
3. TYPE III SILT FENCE SHALL BE INSTALLED AS SHOWN ON THESE PLANS PRIOR TO ANY CONSTRUCTION, MAINTAINED DURING THE LIFE OF THE PROJECT, AND REMOVED FOLLOWING COMPLETION OF CONSTRUCTION.
4. ALL SEDIMENT AND EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH CONSTRUCTION POLLUTION PREVENTION PLAN INCLUDED HEREIN.
5. THE SITE SHALL REMAIN FREE OF EXCESS DUST AND DEBRIS AT ALL TIMES. ANY INCIDENCE OF EROSION, SEDIMENTATION, DUST OR DEBRIS OCCURRING OFF-SITE AS A RESULT OF CONSTRUCTION ACTIVITIES ON THIS DEVELOPMENT SHALL BE CORRECTED BY THE CONTRACTOR WITHIN 48 HOURS OF EACH OCCURRENCE.
6. THE CONTRACTOR IS RESPONSIBLE FOR CLEARLY IDENTIFYING THE AREA OF CONSTRUCTION AND SAFELY ROUTING ALL VEHICULAR AND PEDESTRIAN TRAFFIC AROUND THE CONSTRUCTION AREA. THE CONSTRUCTION AREA SHALL BE CLEARLY MARKED AT ALL TIMES.
7. THE CONTRACTOR SHALL PROTECT EXISTING UTILITIES, SURVEY MARKERS, MONUMENTS, ETC. DURING CONSTRUCTION. THE CONTRACTOR SHALL RESTORE/REPLACE ANY DAMAGE DONE BY CONSTRUCTION ACTIVITIES.
8. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CONFIRM, IN THE FIELD, THE LOCATIONS AND ELEVATIONS SHOWN PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL/DISPOSAL OF ANY UNSUITABLE MATERIAL FROM THEIR OPERATION, FURNISHING AND COMPACTING SUITABLE REPLACEMENT BACKFILL MATERIAL IN ACCORDANCE WITH FEDERAL, STATE, AND LOCAL REGULATIONS.
10. ANY DISTURBED AREAS LEFT UNPAVED OR UNBUILDING SHALL BE FINISH GRADED AND SEEDED AND MULCHED WITH ARGENTINE BAHIA.
11. THE SITE CONTRACTOR SHALL INCLUDE THE PROVISION OF A COMPREHENSIVE AS-BUILT SURVEY FOR THE ENTIRE SITE AS REQUIRED BY THE CITY OF OCALA. THE SURVEY SHALL BE PERFORMED BY A REGISTERED LAND SURVEYOR (FIELD AND OFFICE WORK) AND PROVIDED TO THE PROJECT ENGINEER IN BOTH PDF AND ACAD FORMATS PRIOR TO C.O.
12. THE CONTRACTOR IS RESPONSIBLE FOR INSPECTING THE SITE PRIOR TO CONSTRUCTION.
13. THE CONTRACTOR(S) SHALL NOTIFY ALL APPLICABLE UTILITIES COMPANIES, THE ENGINEER OF RECORD, AND THIS PROPERTY OWNER 48 HOURS PRIOR TO INITIATING ANY EXCAVATION ACTIVITIES, OR AS SPECIFIED BY THE UTILITIES COMPANIES AND THE PERMITS OBTAINED FOR THE WORK.
14. THE ENGINEER OF RECORD SHALL BE GIVEN FORTY EIGHT HOURS (48-HR) NOTICE OF ALL MEETINGS AND OR TESTING MEASURES RELATED TO SAID PROJECT.
15. KIMLEY-HORN & ASSOCIATES, INC. AND ITS EMPLOYEES ARE NOT RESPONSIBLE FOR ON-SITE SAFETY DURING CONSTRUCTION.

DEMOLITION NOTES

1. ACCESS
   ALL CODES REGULATING DEMOLITION WORK SHALL BE COMPLIED BY THE CONTRACTOR. THE CONTRACTOR SHALL PUT UP AND MAINTAIN SUCH BARRIERS AND WARNING LIGHTS, AS MAY BE NECESSARY OR REQUIRED BY CODE, TO PROTECT AND PREVENT UNAUTHORIZED PERSONNEL FROM ENTERING THE DEMOLITION AREA. THE CONTRACTOR SHALL COMPLY WITH ALL REQUIREMENTS OF THE OCCUPATIONAL SAFETY AND HEALTH ACT (OSHA) INSOFAR AS THEY APPLY TO DEMOLITION WORK TO BE PERFORMED UNDER THIS CONTRACT.
2. PROTECTION OF BUILDINGS & EQUIPMENT
   TEMPORARY PROTECTIVE DEVICES, AS REQUIRED SHALL BE INSTALLED ADJACENT TO THE DEMOLITION AREA TO PROTECT EXISTING BUILDINGS, TREES, SHRUBS, LAWNS, WALKS, PAVEMENT AND UTILITIES AGAINST DUST, FALLING OR FLYING DEBRIS. ANY DAMAGE TO EXISTING STRUCTURES, INCLUDING AND/OR EQUIPMENT RESULTING FROM DEMOLITION WORK SHALL BE REPAIRED BY THE CONTRACTOR AT NO COST TO THE OWNER.
3. DISPOSAL OF EXISTING EQUIPMENT & DEBRIS
   ALL DEBRIS AND EXISTING MATERIALS AND EQUIPMENT SHALL BE HAULED AWAY AND DISPOSED OF BY THE CONTRACTOR. THE CONTRACTOR SHALL MAKE HIS OWN ARRANGEMENTS FOR OBTAINING DISPOSAL FACILITIES AND PAYING ALL FEES. IT SHALL BE THE OBLIGATION TO PREVENT SPILLAGE OF MATERIALS BEING HAULED IN PUBLIC STREETS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO IMMEDIATELY CLEAN UP ANY SPILLAGE WHICH MAY ACCIDENTALLY OCCUR.
4. CLEAN-UP
   THE CONTRACTOR SHALL MAINTAIN AN ORDER OF NEATNESS AND GOOD HOUSKEEPING. TOOLS, SCAFFOLDING AND OTHER DEMOLITION EQUIPMENT MUST AT ALL TIMES BE KEPT IN A NEAT AND ORDERLY ARRANGEMENT. AT THE CONCLUSION OF THE DEMOLITION OPERATIONS, THE ENTIRE WORK AREA SHALL BE LEFT IN A CLEAN CONDITION AS REQUIRED FOR SUBSEQUENT NEW WORK.

GEOTECHNICAL NOTES

1. IF CLAYEY SOILS ARE ENCOUNTERED DURING CONSTRUCTION THE CONTRACTOR SHALL COORDINATE WITH THE PROJECT ENGINEER FOR RECOMMENDATIONS ON HOW TO PROCEED WITH THE PLACEMENT AND USE OF THESE SOILS.
2. BECAUSE OF THE LOCATION OF THE PROJECT, IT CAN BE EXPECTED THAT LIMESTONE WILL BE ENCOUNTERED DURING CONSTRUCTION. LIMESTONE DEPOSITS IN THIS PART OF MARION COUNTY CAN RANGE FROM SOFT LIMESTONE THAT CAN BE EXCAVATED WITH THE SAME EQUIPMENT AS THE REST OF THE LIMESTONE ENCOUNTERED DURING CONSTRUCTION CAN BE EXCAVATED USING NORMAL EARTH MOVING EQUIPMENT. HOWEVER, HARDER DEPOSITS MAY REQUIRE ROCK BREAKERS OR RIPPING EQUIPMENT. ANY LIMESTONE REMOVAL SHALL BE INCLUDED IN THE CONTRACTOR'S BID FOR EARTH MOVING ACTIVITIES.
3. SHOULD ANY SINKHOLE ACTIVITY BE OBSERVED DURING CONSTRUCTION THE CONTRACTOR SHALL CONTACT THE PROJECT ENGINEER IMMEDIATELY FOR GUIDANCE ON REPAIRING THE SINKHOLE.

MARION COUNTY SPRINGS PROTECTION ZONE:

SECONDARY ZONE

CONCURRENCY DEFERRAL NOTE

THIS PROJECT HAS NOT HEEN BEEN GRANTED CONCURRENCY APPROVAL. NOR BEEN GRANTED AND/OR RESERVED CAPACITY FOR ROADWAY, POTABLE WATER, WASTEWATER AND/OR SOLID WASTE. PRIOR TO A DEFERRED CONCURRENCY DETERMINATION, AND FINAL APPROVAL TO DEVELOP THE PROPERTY HAS NOT BEEN OBTAINED. THE COMPLETION OF CONCURRENCY REVIEW AND/OR APPROVAL HAS BEEN DEFERRED TO LATER DEVELOPMENT REVIEW STAGES, SUCH AS, BUT NOT LIMITED TO, BUILDING PERMIT REVIEW.

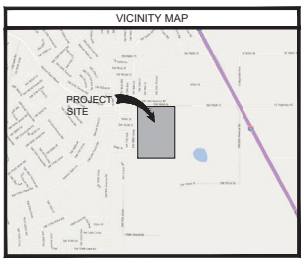
PERMITS & DOCUMENTS

SPECIAL USE PERMIT 13SS00792
RESOLUTION NO.: 13-R-387

APPROVED WAIVERS

DATE	CODE	DESCRIPTION
06/02/2025	6.10 - KARST TOPOGRAPHY	WAIVER TO THE KARST REPORT REQUIREMENT.
06/02/2025	6.13.7 - GEOTECHNICAL CRITERIA	WAIVER TO THE NUMBER OF BORINGS PER DRA REQUIREMENT.
06/02/2025	6.13.8 - PIPE SIZE	WAIVER TO THE PIPE SIZE REQUIREMENT.
06/02/2025	7.1.3 - DRAINAGE CONSTRUCTION	WAIVER TO THE PIPE MATERIAL REQUIREMENT.

VICINITY MAP



UTILITY PROVIDERS

ELECTRIC:
DUKE ENERGY FLORIDA, ELECTRIC COOP (SECO)
P.O. BOX 301
HILLIARY, FL 33885
HILLIARY BRIDGER
(352) 589-6948

WATER:
MARION COUNTY UTILITIES
11800 SE US HWY 441
BELLEVIEW, FL 34420
(352) 307-6000 (LISTING)
MCU CUSTOMER SERVICE

SEWER:
MARION COUNTY UTILITIES
11800 SE US HWY 441
BELLEVIEW, FL 34420

PROJECT OWNER AND CONSULTANTS

OWNER/APPLICANT:
SCHOOL BOARD OF MARION COUNTY
P.O., BOX 670
OCALA FL 34478-0670

SURVEYOR:
BROWNING ENGINEERING COMPANY
309 SW 1ST AVENUE
OCALA, FL 34471
(352) 732-1666

ARCHITECT:
SCHENKEL & SCHULTZ, INC.
1540 INTERNATIONAL PARKWAY, STREET, UNIT 350
ORLANDO, FL 32801
(407) 872-3322

CIVIL ENGINEERING CONSULTANT:
KIMLEY-HORN AND ASSOCIATES, INC.
1700 SE 17TH STREET, SUITE 200
OCALA, FL 34471
(352) 438-3300

GEOTECHNICAL CONSULTANT:
REED TECH, INC.
1016 SE 3RD AVENUE
OCALA, FL 34471
(352) 840-7711

LEGAL DESCRIPTION

PER OFFICIAL RECORDS BOOK 8389, PAGES 602-606, M.C.R.

THE NW 1/4 OF THE SW 1/4, THE WEST 1/2 OF THE EAST 1/2 OF THE SW 1/4, THE EAST 1/2 OF THE SW 1/4 OF THE SW 1/4, THE NW 1/4 OF THE SW 1/4 OF THE SW 1/4, THE SW 1/4 OF THE SW 1/4 OF THE SW 1/4 OF SECTION 30, TOWNSHIP 17 SOUTH, RANGE 22 EAST, MARION COUNTY, FLORIDA.

LESS AND EXCEPT THE WEST 60 FEET OF THE SW 1/4, SECTION 30, TOWNSHIP 17 SOUTH, RANGE 22 EAST, MARION COUNTY, FLORIDA.

SURVEY NOTICE

REFER TO SURVEY DRAWING BY MOORHEAD ENGINEERING COMPANY FOR BEARINGS & DISTANCES, MONUMENTATION, STATE PLANE COORDINATES, ETC.

FLOOD NOTE

THE SURVEYED LANDS DEPICTED HEREON LIE WITHIN FLOOD ZONE "X" - AN AREA OF MINIMAL FLOODING, BASED ON GRAPHIC INTERPRETATION OF THE FLOOD INSURANCE RATE MAP, FOUND IN COMMUNITY PANEL NUMBER 12083C 0660 D, EFFECTIVE AUGUST 28, 2008.

VERTICAL DATUM NOTE

THE VERTICAL DATUM ESTABLISHED FOR THIS SURVEY WAS BASED ON M.C.E.D. BENCHMARK MD-11, PUBLISHED ELEVATION = 103.17', NAVD 88.

DRAWING INDEX

SHEET	TITLE
C0.0	COVER SHEET
C1.0	GENERAL NOTES
C2.0	DEMOLITION
C3.0	OVERALL SITE PLAN
C3.1 TO C3.6	SITE PLAN
C4.0	MASTER PAVING GRADING AND DRAINAGE PLAN
C4.1	STORMWATER STRUCTURE TABLE
C4.2 TO C4.7	PAVING GRADING AND DRAINAGE PLAN
C4.8	SPORT FIELDS GRADING
C4.9	COURT YARD DETAILS
C4.10	INTERSECTION DETAIL
C4.11	VOLLEYBALL COURT DETAILS
C4.12 TO C4.13	POND DETAILS
C4.14 TO C4.15	SOIL BORING LOGS
C5.0	MASTER UTILITY PLAN
C5.1 TO C5.6	UTILITY PLAN
C6.0 TO C6.1	CONSTRUCTION DETAILS
C6.2 TO C6.4	UTILITY DETAILS
C6.5	LIFT STATION DETAILS
C7.0	OVERALL EROSION CONTROL PLAN
C7.1 TO C7.6	EROSION CONTROL PLAN
C7.7	EROSION CONTROL DETAILS
	SHEETS 1 AND 2 - TOPOGRAPHIC SURVEY
L01.01	OVERALL LANDSCAPE PLAN
L01.02 TO L01.07	LANDSCAPE PLAN
L01.08	LANDSCAPE TECHNICAL SPECIFICATIONS

SITE DATA

PROJECT NAME	MARION COUNTY HIGH SCHOOL CCC
PROJECT LOCATION	999 TENTH STREET
OWNER/DEVELOPERS	OWNER: SCHOOL BOARD OF MARION COUNTY P.O. BOX 670 OCALA FL 34478-0670 DEVELOPER: SCHOOL BOARD OF MARION COUNTY
ZONING	A-1
LAND USE	PUBLIC
PROPOSED DEVELOPMENT	HIGH SCHOOL
PARCEL IDENTIFICATION NUMBER	44849-000-00
TOTAL SITE AREA	4779.72 ACRES (9,214,756 SF)

SURFACE DATA TABLE

TOTAL SITE AREA	9,214,756 S.F. (4779.72 ACRES) (100.0%)
EXISTING IMPERVIOUS AREA	0 S.F. (0.0 %)
PROPOSED IMPERVIOUS AREA	1,394,339 S.F. (32.0%)
EXISTING PERVIOUS AREA	9,214,756 S.F.
PROPOSED PERVIOUS AREA	9,212,776 S.F.
POND AREA (INTERIOR OF CONTROL ELEV.)	397,647 S.F.
OPEN SPACE REQUIRED	1,382,951 S.F. (30%)
TOTAL OPEN SPACE PROVIDED	1,212,776 S.F. (26.1%)

CALL 2 WORKING DAYS BEFORE YOU DIG
IT'S THE LAW!
DIAL 811
Know what's below. Call before you dig.
SUNSHINE STATE ONE-CALL OF FLORIDA, INC.

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

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

MARION COUNTY SCHOOL BOARD DATE

MCPS
MARION COUNTY PUBLIC SCHOOLS

MARION COUNTY PUBLIC SCHOOLS
1105 SW 7TH RD OCALA, FL 34471

MARION HIGH SCHOOL CCC

PROJECT LOCATION:

PARCEL ID: No 44849-000-00

SCHENKEL SHULTZ
834 N. Orange Avenue
Winter Park, FL 32789
voice 407-872-2322
SS Lic. No. AA-C000307
www.schenkelshultz.com

Copyright © 2024

BBM STRUCTURAL
MATERN
Kimley»Horn

REVISIONS		
MARK	DESCRIPTION	DATE
1	REVISION 1 - COUNTY REQUESTAL	02-06-25
2	REVISION 2 - UTILITY, FENCING, & FIRE	04-04-25
3	REVISION 3 - SITE REVISIONS	06-13-25

COMM.NO.: 2024116
ISSUE DATE: 06/13/2025
DRAWN BY: DSC

COVER SHEET

C0.0

PACKAGE 05 • ASI NO. 03

GENERAL CONSTRUCTION NOTES

1. THE CONTRACTOR AND SUBCONTRACTORS SHALL OBTAIN A COPY OF THE FLORIDA DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" (LATEST EDITION) AND BECOME FAMILIAR WITH THE CONTENTS PRIOR TO COMMENCING WORK.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING ALL MATERIAL AND LABOR TO CONSTRUCT ALL FACILITIES AS SHOWN AND DESCRIBED IN THIS CONSTRUCTION DOCUMENTS AND ADDENDUMS WITH APPROPRIATE AGENCY AUTHORIZED PERMITS AND ADDENDUMS. THE ENGINEER OR ENGINEER WILL ASSUME NO LIABILITY FOR ANY DAMAGES SUSTAINED OR COST INCURRED BECAUSE OF THE OPERATIONS IN THE VICINITY OF EXISTING UTILITIES OR STRUCTURES, NOR FOR TEMPORARY BRACING AND SHORING OF SAME. IF IT IS NECESSARY TO SHORE, BRACE, SWING OR RELOCATE A UTILITY, THE UTILITY COMPANY OR DEPARTMENT AFFECTED SHALL BE CONTACTED AND THEIR PERMISSION OBTAINED REGARDING THE METHOD TO USE FOR SUCH WORK.
3. EXISTING UTILITIES SHOWN ARE LOCATED ACCORDING TO THE INFORMATION AVAILABLE TO THE ENGINEER AT THE TIME OF THE TOPOGRAPHIC SURVEY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR THE ENGINEER. GUARANTEE IS NOT MADE THAT ALL EXISTING UNDERGROUND UTILITIES ARE SHOWN OR THAT THE LOCATION OF THOSE SHOWN ARE ENTIRELY ACCURATE. FINDING THE ACTUAL LOCATION OF ANY EXISTING UTILITIES IS THE CONTRACTOR'S RESPONSIBILITY AND SHALL BE DONE BEFORE HE COMMENCES ANY WORK IN THE VICINITY. FURTHERMORE, THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES DUE TO THE CONSTRUCTION OPERATIONS. THE OWNER OR ENGINEER WILL ASSUME NO LIABILITY FOR ANY DAMAGES SUSTAINED OR COST INCURRED BECAUSE OF THE OPERATIONS IN THE VICINITY OF EXISTING UTILITIES OR STRUCTURES, NOR FOR TEMPORARY BRACING AND SHORING OF SAME. IF IT IS NECESSARY TO SHORE, BRACE, SWING OR RELOCATE A UTILITY, THE UTILITY COMPANY OR DEPARTMENT AFFECTED SHALL BE CONTACTED AND THEIR PERMISSION OBTAINED REGARDING THE METHOD TO USE FOR SUCH WORK.
4. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES WHICH MAY HAVE BURIED OR AERIAL UTILITIES WITHIN OR NEAR THE CONSTRUCTION AREA BEFORE COMMENCING WORK. THE CONTRACTOR SHALL PROVIDE 48 HOURS MINIMUM NOTICE TO ALL UTILITY COMPANIES PRIOR TO BEGINNING CONSTRUCTION. A LIST OF THE UTILITY COMPANIES WHICH THE CONTRACTOR MUST CONTACT IS SHOWN ON THE CONSTRUCTION DRAWINGS AND/OR IN THE PROJECT CONSTRUCTION MANUAL. THIS LIST SERVES AS A GUIDE ONLY AND IS NOT INTENDED TO LIMIT THE UTILITY COMPANIES WHICH THE CONTRACTOR MAY WISH TO NOTIFY.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED CONSTRUCTION PERMITS AND BONDS IF REQUIRED PRIOR TO CONSTRUCTION.
6. THE CONTRACTOR SHALL HAVE AVAILABLE AT THE JOB SITE AT ALL TIMES ONE COPY OF THE CONSTRUCTION DOCUMENTS INCLUDING PLANS, SPECIFICATIONS, AND SPECIAL CONDITIONS AND COPIES OF ANY REQUIRED CONSTRUCTION PERMITS.
7. ANY DISCREPANCIES ON THE DRAWINGS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER AND ENGINEER BEFORE COMMENCING WORK. NO FIELD CHANGES OR DEVIATIONS FROM DESIGN ARE TO BE MADE WITHOUT PRIOR APPROVAL OF THE OWNER AND NOTIFICATION TO THE ENGINEER.
8. ALL COPIES OF COMPACTION, CONCRETE AND OTHER REQUIRED TEST RESULTS ARE TO BE SENT TO THE OWNER AND DESIGN ENGINEER OF RECORD DIRECTLY FROM THE TESTING AGENCY.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SUBMITTING TO THE ENGINEER A CERTIFIED RECORD SURVEY SIGNED AND SEALED BY A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF FLORIDA DEPICTING THE ACTUAL FIELD LOCATION OF ALL CONSTRUCTED IMPROVEMENTS THAT ARE REQUIRED BY THE JURISDICTIONAL AGENCIES FOR THE CERTIFICATION PROCESS. ALL SURVEY COSTS WILL BE THE CONTRACTORS RESPONSIBILITY.
10. THE PRESENCE OF GROUNDWATER SHOULD BE ANTICIPATED ON THIS PROJECT. CONTRACTOR'S BID SHALL INCLUDE CONSIDERATION FOR ADDRESSING THIS ISSUE.
11. ANY WELLS DISCOVERED ON SITE THAT WILL HAVE NO USE MUST BE PLUGGED BY A LICENSED WELL DRILLING CONTRACTOR IN A MANNER APPROVED BY ALL JURISDICTIONAL AGENCIES. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ANY WELL ABANDONMENT PERMITS REQUIRED.
12. ANY WELL DISCOVERED DURING EARTH MOVING OR EXCAVATION SHALL BE REPORTED TO THE APPROPRIATE JURISDICTIONAL AGENCIES WITHIN 24 HOURS AFTER DISCOVERY IS MADE.
13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THAT THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS DO NOT CONFLICT WITH ANY KNOWN EXISTING OR OTHER PROPOSED IMPROVEMENTS. IF ANY CONFLICTS ARE DISCOVERED, THE CONTRACTOR SHALL NOTIFY THE OWNER PRIOR TO INSTALLATION OF ANY PORTION OF THE SITE WORK THAT WOULD BE AFFECTED. FAILURE TO NOTIFY OWNER OF AN IDENTIFIABLE CONFLICT PRIOR TO PROCEEDING WITH INSTALLATION RELIEVES OWNER OF ANY OBLIGATION TO PAY FOR A RELATED CHANGE ORDER.

DEMOLITION NOTES

1. ALL MATERIAL REMOVED FROM THIS SITE BY THE CONTRACTOR SHALL BE DISPOSED OF BY THE CONTRACTOR IN A LEGAL MANNER.
2. REFER TO THE TOPOGRAPHIC SURVEY FOR ADDITIONAL DETAILS OF EXISTING STRUCTURES, ETC., LOCATED WITHIN THE PROJECT SITE. UNLESS OTHERWISE NOTED, ALL EXISTING BUILDINGS, STRUCTURES, SLABS, CONCRETE, ASPHALT, DEBRIS PILES, SIGNS, AND ALL APPURTENANCES ARE TO BE REMOVED FROM THE SITE BY THE CONTRACTOR AND PROPERLY DISPOSED OF IN A LEGAL MANNER AS PART OF THIS CONTRACT. SOME ITEMS TO BE REMOVED MAY NOT BE DEPICTED ON THE TOPOGRAPHIC SURVEY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VISIT THE SITE AND DETERMINE THE FULL EXTENT OF ITEMS TO BE REMOVED. IF ANY ITEMS ARE IN QUESTION, THE CONTRACTOR SHALL CONTACT THE OWNER PRIOR TO REMOVAL OF SAID ITEMS.
3. THE CONTRACTOR SHALL REFER TO THE DEMOLITION PLAN FOR DEMOLITION/PRESERVATION OF EXISTING TREES. ALL TREES NOT SPECIFICALLY SHOWN TO BE PRESERVED OR RELOCATED SHALL BE REMOVED AS A PART OF THIS CONTRACT. TREE PROTECTION FENCING SHALL BE INSTALLED PRIOR TO ANY DEMOLITION.

PAVING, GRADING AND DRAINAGE NOTES

1. ALL PAVING, CONSTRUCTION, MATERIALS, AND WORKMANSHIP WITHIN COUNTY'S RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH LOCAL OR COUNTY SPECIFICATIONS AND STANDARDS (LATEST EDITION) OR FDOT SPECIFICATIONS AND STANDARDS (LATEST EDITION) IF NOT COVERED BY LOCAL OR COUNTY REGULATIONS.
2. ALL UNPAVED AREAS IN EXISTING RIGHTS-OF-WAY DISTURBED BY CONSTRUCTION SHALL BE REGRADED AND SODDED
3. TRAFFIC CONTROL ON ALL FDOT, LOCAL AND COUNTY RIGHTS-OF-WAY SHALL MEET THE REQUIREMENTS OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (U.S. DOT/FHWA) AND THE REQUIREMENTS OF THE STATE AND ANY LOCAL AGENCY HAVING JURISDICTION. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.
4. THE CONTRACTOR SHALL GRADE THE SITE TO THE ELEVATIONS INDICATED AND SHALL REGRADE WASHOUTS WHERE THEY OCCUR AFTER EVERY RAINFALL UNTIL A GRASS STAND IS WELL ESTABLISHED OR ADEQUATE STABILIZATION OCCURS.
5. ALL AREAS INDICATED AS PAVEMENT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE TYPICAL PAVEMENT SECTIONS AS INDICATED ON THE DRAWINGS.
6. WHERE EXISTING PAVEMENT IS INDICATED TO BE REMOVED AND REPLACED, THE CONTRACTOR SHALL SAW CUT A MINIMUM 2" DEEP FOR A SMOOTH AND STRAIGHT JOINT AND REPLACE THE PAVEMENT WITH THE SAME TYPE AND DEPTH OF MATERIAL AS EXISTING OR AS INDICATED.
7. WHERE NEW PAVEMENT MEETS THE EXISTING PAVEMENT, THE CONTRACTOR SHALL SAW CUT THE EXISTING PAVEMENT A MINIMUM 2" DEEP FOR A SMOOTH AND STRAIGHT JOINT AND MATCH THE EXISTING PAVEMENT ELEVATION WITH THE PROPOSED PAVEMENT UNLESS OTHERWISE INDICATED.
8. THE CONTRACTOR SHALL INSTALL FILTER FABRIC OVER ALL DRAINAGE STRUCTURES FOR THE DURATION OF CONSTRUCTION AND UNTIL ACCEPTANCE OF THE PROJECT BY THE OWNER. ALL DRAINAGE STRUCTURES SHALL BE CLEANED OF DEBRIS AS REQUIRED DURING AND AT THE END OF CONSTRUCTION TO PROVIDE POSITIVE DRAINAGE FLOWS.
9. IF DEWATERING IS REQUIRED, THE CONTRACTOR SHALL OBTAIN ANY APPLICABLE REQUIRED PERMITS. THE CONTRACTOR IS TO COORDINATE WITH THE OWNER AND THE DESIGN ENGINEER PRIOR TO ANY EXCAVATION.
10. STRIP TOPSOIL AND ORGANIC MATTER FROM ALL AREAS OF THE SITE AS REQUIRED. IN SOME CASES TOPSOIL MAY BE STOCKPILED ON SITE FOR PLACEMENT WITHIN LANDSCAPED AREAS BUT ONLY AS DIRECTED BY THE OWNER.
11. FIELD DENSITY TESTS SHALL BE TAKEN AT INTERVALS IN ACCORDANCE WITH THE LOCAL JURISDICTIONAL AGENCY OR TO FDOT STANDARDS. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.
12. ALL SLOPES AND AREAS DISTURBED BY CONSTRUCTION SHALL BE GRADED AS PER PLANS. THE AREAS SHALL THEN BE SODDED OR SEEDED AS SPECIFIED IN THE PLANS, FERTILIZED, MULCHED, WATERED AND MAINTAINED UNTIL HARDY GRASS GROWTH IS ESTABLISHED IN ALL AREAS. ANY AREAS DISTURBED FOR ANY REASON PRIOR TO FINAL ACCEPTANCE OF THE JOB SHALL BE CORRECTED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER. ALL EARTHEN AREAS WILL BE SODDED OR SEEDED AND MULCHED AS SHOWN ON THE LANDSCAPING PLAN.
13. ALL CUT OR FILL SLOPES SHALL BE 4 (HORIZONTAL) : 1 (VERTICAL) OR FLATTER UNLESS OTHERWISE SHOWN.
14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTROL OF DUST AND DIRT RISING AND SCATTERING IN THE AIR DURING CONSTRUCTION AND SHALL PROVIDE WATER SPRINKLING OR OTHER SUITABLE METHODS OF CONTROL. THE CONTRACTOR SHALL COMPLY WITH ALL GOVERNING REGULATIONS PERTAINING TO ENVIRONMENTAL PROTECTION.
15. THE CONTRACTOR SHALL TAKE ALL REQUIRED MEASURES TO CONTROL TURBIDITY, INCLUDING BUT NOT LIMITED TO THE INSTALLATION OF TURBIDITY BARRIERS AT ALL LOCATIONS WHERE THE POSSIBILITY OF TRANSFERRING SUSPENDED SOLIDS INTO THE RECEIVING WATER BODY EXISTS DUE TO THE PROPOSED WORK. TURBIDITY BARRIERS MUST BE MAINTAINED IN EFFECTIVE CONDITION AT ALL LOCATIONS UNTIL CONSTRUCTION IS COMPLETED AND TURBIDITY BARRIERS ARE REMOVED. THEREAFTER, THE CONTRACTOR MUST REMOVE THE BARRIERS. AT NO TIME SHALL THERE BE ANY OFF-SITE DISCHARGE WHICH VIOLATES THE WATER QUALITY STANDARDS IN CHAPTER 17-302, FLORIDA ADMINISTRATIVE CODE.
16. SOD, WHERE CALLED FOR, MUST BE INSTALLED AND MAINTAINED ON EXPOSED SLOPES WITHIN 48 HOURS OF COMPLETING FINAL GRADING, AND AT ANY OTHER TIME AS NECESSARY, TO PREVENT EROSION, SEDIMENTATION OR TURBID DISCHARGES.
17. THE CONTRACTOR MUST REVIEW AND MAINTAIN A COPY OF THE ENVIRONMENTAL RESOURCE PERMIT COMPLETE WITH ALL CONDITIONS, ATTACHMENTS, EXHIBITS, AND PERMIT MODIFICATIONS IN GOOD CONDITION AT THE CONSTRUCTION SITE. THE COMPLETE PERMIT MUST BE AVAILABLE FOR REVIEW UPON REQUEST BY WATER MANAGEMENT DISTRICT REPRESENTATIVES.
18. THE CONTRACTOR SHALL ENSURE THAT ISLAND PLANTING AREAS AND OTHER PLANTING AREAS ARE NOT COMPACTED AND DO NOT CONTAIN ROAD BASE MATERIALS. THE CONTRACTOR SHALL ALSO EXCAVATE AND REMOVE ALL UNDESIRABLE MATERIAL FROM ALL AREAS ON THE SITE TO BE PLANTED AND PROPERLY DISPOSED OF IN A LEGAL MANNER.
19. THE CONTRACTOR SHALL INSTALL ALL UNDERGROUND STORM WATER PIPING PER MANUFACTURER'S RECOMMENDATIONS.
20. SOD SHALL BE ARGENTINA BAHIA AND SHALL BE PALLETIZED ONLY. ROLL SOD WILL NOT BE ALLOWED.

WATER AND SEWER UTILITY NOTES

1. THE CONTRACTOR SHALL CONSTRUCT GRAVITY SEWER LATERALS, MANHOLES, GRAVITY SEWER LINES AND DOMESTIC WATER AND FIRE PROTECTION SYSTEM AS SHOWN ON THESE PLANS. THE CONTRACTOR SHALL FURNISH ALL NECESSARY MATERIALS, EQUIPMENT, MACHINERY, TOOLS, MEANS OF TRANSPORTATION AND LABOR NECESSARY TO COMPLETE THE WORK IN FULL AND COMPLETE ACCORDANCE WITH THE SHOWN, DESCRIBED AND REASONABLY INTENDED REQUIREMENTS OF THE CONTRACT DOCUMENTS AND JURISDICTIONAL AGENCY REQUIREMENTS. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.
2. THE CONTRACTOR SHALL RESTORE ALL DISTURBED VEGETATION IN KIND, UNLESS SHOWN OTHERWISE.
3. DEFLECTION OF PIPE JOINTS AND CURVATURE OF PIPE SHALL NOT EXCEED THE MANUFACTURER'S SPECIFICATIONS. SECURELY CLOSE ALL OPEN ENDS OF PIPE AND FITTINGS WITH A WATERTIGHT PLUG WHEN WORK IS NOT IN PROGRESS. THE INTERIOR OF ALL PIPES SHALL BE CLEAN AND JOINT SURFACES WIPED CLEAN AND DRY AFTER THE PIPE HAS BEEN LOWERED INTO THE TRENCH. VALVES SHALL BE PLUMB AND LOCATED ACCORDING TO THE PLANS.
4. ALL PHASES OF INSTALLATION, INCLUDING UNLOADING, TRENCHING, LAYING AND BACK FILLING, SHALL BE DONE IN A FIRST CLASS WORKMANLIKE MANNER. ALL PIPE AND FITTINGS SHALL BE CAREFULLY STORED FOLLOWING MANUFACTURER'S RECOMMENDATIONS. CARE SHALL BE TAKEN TO AVOID DAMAGE TO THE COATING OR LINING IN ANY D.I. PIPE FITTINGS. ANY PIPE OR FITTING WHICH IS DAMAGED OR WHICH HAS FLAWS OR IMPERFECTIONS WHICH, IN THE OPINION OF THE ENGINEER OR OWNER, RENDERS IT UNFIT FOR USE, SHALL NOT BE USED. ANY PIPE NOT SATISFACTORY FOR USE SHALL BE CLEARLY MARKED AND IMMEDIATELY REMOVED FROM THE JOB SITE, AND SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
5. WATER FOR FIRE FIGHTING SHALL BE AVAILABLE FOR USE PRIOR TO COMBUSTIBLES BEING BROUGHT ON SITE.
6. ALL UTILITY AND STORM DRAIN TRENCHES LOCATED UNDER AREAS TO RECEIVE PAVING SHALL BE COMPLETELY BACK FILLED IN ACCORDANCE WITH THE GOVERNING JURISDICTIONAL AGENCY'S SPECIFICATIONS. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.
7. UNDERGROUND LINES SHALL BE SURVEYED BY A PROFESSIONAL LAND SURVEYOR BEFORE BACK FILLING.
8. CONTRACTOR SHALL PERFORM, AT HIS OWN EXPENSE, ANY AND ALL TESTS REQUIRED BY THE SPECIFICATIONS AND/OR ANY AGENCY HAVING JURISDICTION. THESE TESTS MAY INCLUDE, BUT MAY NOT BE LIMITED TO, INFILTRATION AND EXFILTRATION, TELEVISION INSPECTION AND A MANDREL TEST ON GRAVITY SEWER. A COPY OF THE TEST RESULTS SHALL BE PROVIDED TO THE UTILITY PROVIDER, OWNER AND JURISDICTIONAL AGENCY AS REQUIRED.
9. WATER MAIN PIPE SHALL BE BLUE IN COLOR. SANITARY SEWER PIPE SHALL BE GREEN IN COLOR.
10. BEFORE PLACING WATER MAIN INTO SERVICE, WATER MAINS SHALL BE DISINFECTED IN ACCORDANCE WITH AWWA C651 AND HAVE HYDROSTATIC TESTING COMPLETED IN ACCORDANCE WITH AWWA C600.

EROSION CONTROL NOTES

1. THE STORM WATER POLLUTION PREVENTION PLAN ("SWPPP") IS COMPRISED OF THE EROSION CONTROL PLAN, THE STANDARD DETAILS, THE PLAN NARRATIVE, ATTACHMENTS INCLUDED IN SPECIFICATIONS OF THE SWPPP, PLUS THE PERMIT AND ALL SUBSEQUENT REPORTS AND RELATED DOCUMENTS.
2. ALL CONTRACTORS AND SUBCONTRACTORS INVOLVED WITH STORM WATER POLLUTION PREVENTION SHALL OBTAIN A COPY OF THE STORM WATER POLLUTION PREVENTION PLAN AND THE STATE OF FLORIDA NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM GENERAL PERMIT (NPDES PERMIT) AND BECOME FAMILIAR WITH THEIR CONTENTS.
3. THE CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES AS REQUIRED BY THE SWPPP. ADDITIONAL BEST MANAGEMENT PRACTICES SHALL BE IMPLEMENTED AS DICTATED BY CONDITIONS AT NO ADDITIONAL COST TO THE OWNER THROUGHOUT ALL PHASES OF CONSTRUCTION.
4. BEST MANAGEMENT PRACTICES (BMP'S) AND CONTROLS SHALL CONFORM TO FEDERAL, STATE, OR LOCAL REQUIREMENTS OR MANUAL OF PRACTICE, AS APPLICABLE. THE CONTRACTOR SHALL IMPLEMENT ADDITIONAL CONTROLS AS DIRECTED BY THE PERMITTING AGENCY OR OWNER.
5. EROSION CONTROL PLAN MUST CLEARLY DELINEATE ALL STATE WATERS. PERMITS FOR ANY CONSTRUCTION ACTIVITY IMPACTING STATE WATERS OR REGULATED WETLANDS MUST BE MAINTAINED ON SITE AT ALL TIMES.
6. THE CONTRACTOR SHALL MINIMIZE CLEARING TO THE MAXIMUM EXTENT PRACTICAL OR AS REQUIRED BY THE GENERAL PERMIT.
7. CONTRACTOR SHALL DENOTE ON PLAN THE TEMPORARY PARKING AND STORAGE AREA WHICH SHALL ALSO BE USED AS THE EQUIPMENT MAINTENANCE AND CLEANING AREA, EMPLOYEE PARKING AREA, AND AREA FOR LOCATING PORTABLE FACILITIES, OFFICE TRAILERS, AND TOILET FACILITIES.
8. ALL WASH WATER (CONCRETE TRUCKS, VEHICLE CLEANING, EQUIPMENT CLEANING, ETC.) SHALL BE DETAINED AND PROPERLY TREATED OR DISPOSED.
9. SUFFICIENT OIL AND GREASE ABSORBING MATERIALS AND FLOTATION BOOMS SHALL BE MAINTAINED ON SITE OR READILY AVAILABLE TO CONTAIN AND CLEAN-UP FUEL OR CHEMICAL SPILLS AND LEAKS.
10. RUBBISH, TRASH, GARBAGE, LITTER, OR OTHER SUCH MATERIALS SHALL BE DEPOSITED INTO SEALED CONTAINERS. MATERIALS SHALL BE PREVENTED FROM LEAVING THE PREMISES THROUGH THE ACTION OF WIND OR STORM WATER DISCHARGE INTO DRAINAGE DITCHES OR WATERS OF THE STATE.
11. ALL STORM WATER POLLUTION PREVENTION MEASURES PRESENTED ON THE PLAN, SHALL BE INITIATED AS SOON AS PRACTICABLE.

EROSION CONTROL NOTES (CONT.)

13. STABILIZATION PRACTICES SHOULD BE INITIATED AS SOON AS PRACTICAL, BUT IN NO CASE MORE THAN 7 DAYS WHERE CONSTRUCTION HAS TEMPORARILY CEASED.
14. IF THE ACTION OF VEHICLES TRAVELING OVER THE GRAVEL CONSTRUCTION ENTRANCES IS NOT SUFFICIENT TO REMOVE THE MAJORITY OF DIRT OR MUD, THEN THE TIRES MUST BE WASHED BEFORE THE VEHICLES ENTER A PUBLIC ROAD. IF WASHING IS USED, PROVISIONS MUST BE MADE TO INTERCEPT THE WASH WATER AND TRAP THE SEDIMENT BEFORE IT IS CARRIED OFF THE SITE.
15. ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLES ONTO ROADWAYS OR INTO STORM DRAINS MUST BE REMOVED AS SOON AS POSSIBLE.
16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING SEDIMENT IN THE DETENTION POND AND ANY SEDIMENT THAT MAY HAVE COLLECTED IN THE STORM SEWER DRAINAGE SYSTEMS IN CONJUNCTION WITH THE STABILIZATION OF THE SITE.
17. ON-SITE & OFF SITE SOIL STOCKPILE AND BORROW AREAS SHALL BE PROTECTED FROM EROSION AND SEDIMENTATION THROUGH IMPLEMENTATION OF BEST MANAGEMENT PRACTICES. STOCKPILE AND BORROW SHALL BE PERMITTED IN ACCORDANCE WITH GENERAL PERMIT REQUIREMENTS.
18. SLOPES SHALL BE LEFT IN A ROUGHENED CONDITION DURING THE GRADING PHASE TO REDUCE RUNOFF VELOCITIES AND EROSION.
19. DUE TO GRADE CHANGES DURING THE DEVELOPMENT OF THE PROJECT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING THE EROSION CONTROL MEASURES (SILT FENCES, ETC.) TO PREVENT EROSION.
20. ALL CONSTRUCTION SHALL BE STABILIZED AT THE END OF EACH WORKING DAY. THIS INCLUDES BACK FILLING OF TRENCHES FOR UTILITY CONSTRUCTION AND PLACEMENT OF GRAVEL OR BITUMINOUS PAVING FOR ROAD CONSTRUCTION.

FIRE DEPARTMENT NOTES

1. ALL FIRE HYDRANTS ON PUBLIC WATER MAINS SHALL HAVE THE BODY PAINTED RED.
2. ALL INTERNAL FIRE HYDRANTS (PRIVATE HYDRANTS) SHALL HAVE THE BODY PAINTED SILVER.
3. ALL PUBLIC AND PRIVATE HYDRANTS SHALL HAVE THE ALL THE CAPS PAINTED PER NFPA 291.
4. ALL FLOW TESTS SHALL BE TESTED PER NFPA 291 BY A THIRD PARTY CONTRACTOR AND WITNESSED BY A MARION COUNTY FIRE INSPECTOR.
5. PRIVATE (SILVER) HYDRANTS SHALL BE MAINTAINED BY THE BUILDING OWNER.
6. PRIVATE (SILVER) HYDRANTS SHALL BE PRIVATELY TESTED ANNUALLY BY A CERTIFIED THIRD PARTY COMPANY WITH THE ANNUAL TESTING REPORTS PROVIDED TO MARION COUNTY FIRE RESCUE.

MAINTENANCE

ALL MEASURES STATED ON THE EROSION AND SEDIMENT CONTROL PLAN, AND IN THE STORM WATER POLLUTION PREVENTION PLAN, SHALL BE MAINTAINED IN FULLY FUNCTIONAL CONDITION UNTIL NO LONGER REQUIRED FOR A COMPLETED PHASE OF WORK OR FINAL STABILIZATION OF THE SITE. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE CHECKED BY A QUALIFIED PERSON AT LEAST ONCE EVERY SEVEN CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A 0.5" RAINFALL EVENT. AND CLEANED AND REPAIRED IN ACCORDANCE WITH THE FOLLOWING:

1. INLET PROTECTION DEVICES AND BARRIERS SHALL BE REPAIRED OR REPLACED IF THEY SHOW SIGNS OF UNDERMINING, OR DETERIORATION.
2. ALL SEEDED AREAS SHALL BE CHECKED REGULARLY TO SEE THAT A GOOD STAND IS MAINTAINED. AREAS SHOULD BE FERTILIZED, WATERED AND RESEEDED AS NEEDED. FOR MAINTENANCE REQUIREMENTS REFER TO SECTION 981 OF THE STANDARD SPECIFICATIONS.
3. SILT FENCES SHALL BE REPAIRED TO THEIR ORIGINAL CONDITIONS IF DAMAGED. SEDIMENT SHALL BE REMOVED FROM THE SILT FENCES WHEN IT REACHES ONE-HALF THE HEIGHT OF THE SILT FENCE.
4. THE CONSTRUCTION ENTRANCES SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE CONSTRUCTION ENTRANCES AS CONDITIONS DEMAND.
5. THE TEMPORARY PARKING AND STORAGE AREA SHALL BE KEPT IN GOOD CONDITION (SUITABLE FOR PARKING AND STORAGE). THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE TEMPORARY PARKING AS CONDITIONS DEMAND.
6. OUTLET STRUCTURES IN THE SEDIMENTATION BASINS SHALL BE MAINTAINED IN OPERATIONAL CONDITIONS AT ALL TIMES. SEDIMENT SHALL BE REMOVED FROM SEDIMENT BASINS OR TRAPS WHEN THE DESIGN CAPACITY HAS BEEN REDUCED BY 55 CUBIC YARDS / ACRE.
7. ALL MAINTENANCE OPERATIONS SHALL BE DONE IN A TIMELY MANNER BUT IN NO CASE LATER THAN 2 CALENDAR DAYS FOLLOWING THE INSPECTION.

MCPS
MARION COUNTY PUBLIC SCHOOLS

MARION COUNTY PUBLIC SCHOOLS
1105 SW 7TH RD OCALA, FL 34471

MARION HIGH SCHOOL CCC

PROJECT LOCATION:

PARCEL ID: No 44849-000-00

SCHENKEL SHULTZ
834 N. Orange Avenue
Winter Park, FL 32789
voice 407-972-3322
SS Lic. No. AA-C000307
www.schenkelshultz.com
Copyright © 2024
THESE DRAWINGS ARE THE PROPERTY OF SCHENKEL SHULTZ AND MAY NOT BE USED OR REPRODUCED WITHOUT THE WRITTEN CONSENT OF SCHENKEL SHULTZ

BBM STRUCTURAL
MATERN
Kimley»Horn

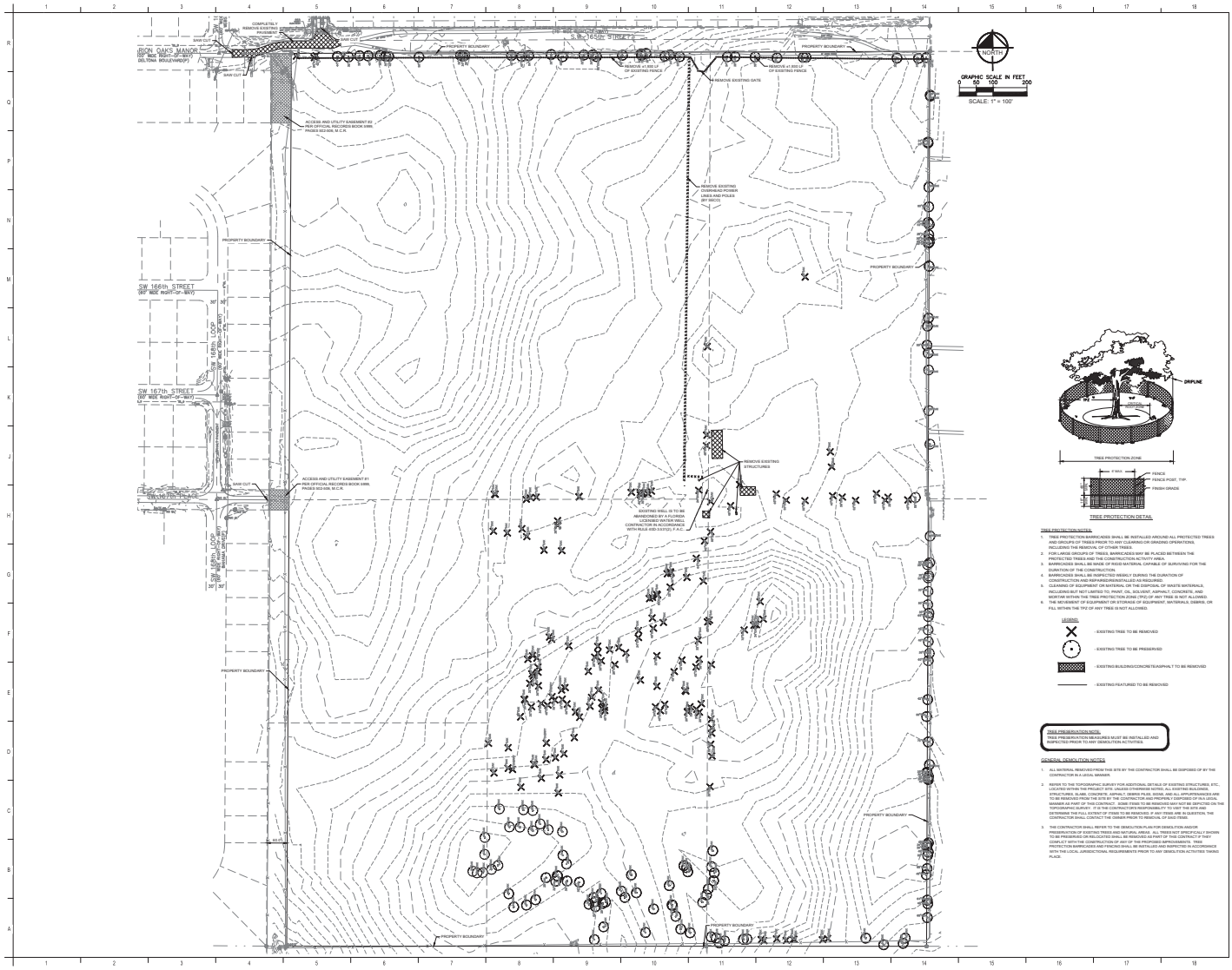
REVISIONS		
MARK	DESCRIPTION	DATE
1	REVISION 1 - COUNTY RESUBMITTAL	03-06-25
2	REVISION 2 - UTILITY, FENCING & FIRE	04-04-25
3	REVISION 3 - SITE REVISIONS	06-13-25

COMM NO.: 2024116
ISSUE DATE: 06/13/2025
DRAWN BY: DSC

GENERAL NOTES

C1.0

PACKAGE 05 • ASI NO. 03



TREE PROTECTION DETAIL

TREE PROTECTION NOTES:

1. TREE PROTECTION BARRICADES SHALL BE INSTALLED AROUND ALL PROTECTED TREES AND GROUPS OF TREES PRIOR TO ANY CLEARING OR GRADING OPERATIONS, INCLUDING TREE REMOVAL OF OTHER TREES.
2. FOR LARGE GROUPS OF TREES, BARRICADES MAY BE PLACED BETWEEN THE PROTECTED TREES AND THE CONSTRUCTION ACTIVITY AREA.
3. BARRICADES SHALL BE MADE OF RIGID MATERIAL CAPABLE OF SURVIVING FOR THE DURATION OF THE CONSTRUCTION.
4. BARRICADES SHALL BE INSPECTED WEEKLY DURING THE DURATION OF CONSTRUCTION AND REPAIRED/REINSTALLED AS REQUIRED.
5. CLEANING OF EQUIPMENT OR MATERIAL OR THE DISPOSAL OF WASTE MATERIALS, INCLUDING BUT NOT LIMITED TO, PAINT, OIL, SOLVENT, ASPHALT, CONCRETE, AND MORTAR WITHIN THE TREE PROTECTION ZONE (TPZ) OF ANY TREE IS NOT ALLOWED.
6. THE MOVEMENT OF EQUIPMENT OR STORAGE OF EQUIPMENT, MATERIALS, DEBRIS, OR FILL WITHIN THE TPZ OF ANY TREE IS NOT ALLOWED.

LEGEND:

- EXISTING TREE TO BE REMOVED
- EXISTING TREE TO BE PRESERVED
- EXISTING BUILDING/CONCRETE/ASPHALT TO BE REMOVED
- EXISTING FEATURED TO BE REMOVED

TREE PRESERVATION NOTE:
TREE PRESERVATION MEASURES MUST BE INSTALLED AND INSPECTED PRIOR TO ANY DEMOLITION ACTIVITIES.

GENERAL DEMOLITION NOTES:

1. ALL MATERIAL REMOVED FROM THIS SITE BY THE CONTRACTOR SHALL BE DISPOSED OF BY THE CONTRACTOR IN A LEGAL MANNER.
2. REFER TO THE TOPOGRAPHIC SURVEY FOR ADDITIONAL DETAILS OF EXISTING STRUCTURES, ETC. ALL EXISTING ITEMS SHOWN ON THE TOPOGRAPHIC SURVEY AND NOT SHOWN ON THE DEMOLITION STRUCTURES, SLABS, CONCRETE, ASPHALT, DEBRIS PILES, WIRING, AND ALL APPURTENANCES ARE TO BE REMOVED FROM THE SITE BY THE CONTRACTOR AND PROPERLY DISPOSED OF IN A LEGAL MANNER AS PART OF THIS CONTRACT. SOME ITEMS TO BE REMOVED MAY NOT BE DEPICTED ON THE TOPOGRAPHIC SURVEY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VISIT THE SITE AND DETERMINE THE EXTENT OF WORK REQUIRED. IF THERE IS ANY QUESTION AS TO DEMOLITION, THE CONTRACTOR SHALL CONTACT THE OWNER PRIOR TO REMOVAL OF ASSOCIATED.
3. THE CONTRACTOR SHALL REFER TO THE DEMOLITION PLAN FOR DEMOLITION AND/OR PRESERVATION OF EXISTING TREES AND NATURAL AREAS. ALL TREES NOT SPECIFICALLY SHOWN TO BE REMOVED SHALL BE PROTECTED AND PRESERVED. ANY TREES REMOVED THAT ARE IN CONFLICT WITH THE CONSTRUCTION OF ANY OF THE PROPOSED IMPROVEMENTS. TREE PROTECTION BARRICADES AND FENCING SHALL BE INSTALLED AND INSPECTED IN ACCORDANCE WITH THE LOCAL JURISDICTIONAL REQUIREMENTS PRIOR TO ANY DEMOLITION ACTIVITIES TAKING PLACE.

MCPS
MARION COUNTY PUBLIC SCHOOLS

MARION COUNTY PUBLIC SCHOOLS
1105 SW 7TH RD OCALA, FL 34471

MARION HIGH SCHOOL CCC

PROJECT LOCATION:

PARCEL ID, No 44849-004-00

SCHENKEL SHULTZ
834 N. Orange Avenue
Winter Park, FL 32789
voice: 407-872-2322
SS Lic. No. AA-C000937
www.schenkelshultz.com
Copyright © 2024
WWW.SCHENKELSHULTZ.COM/COPYRIGHT
DO NOT COPY, REPRODUCE

BBM STRUCTURAL
MATERN
Kimley»Horn

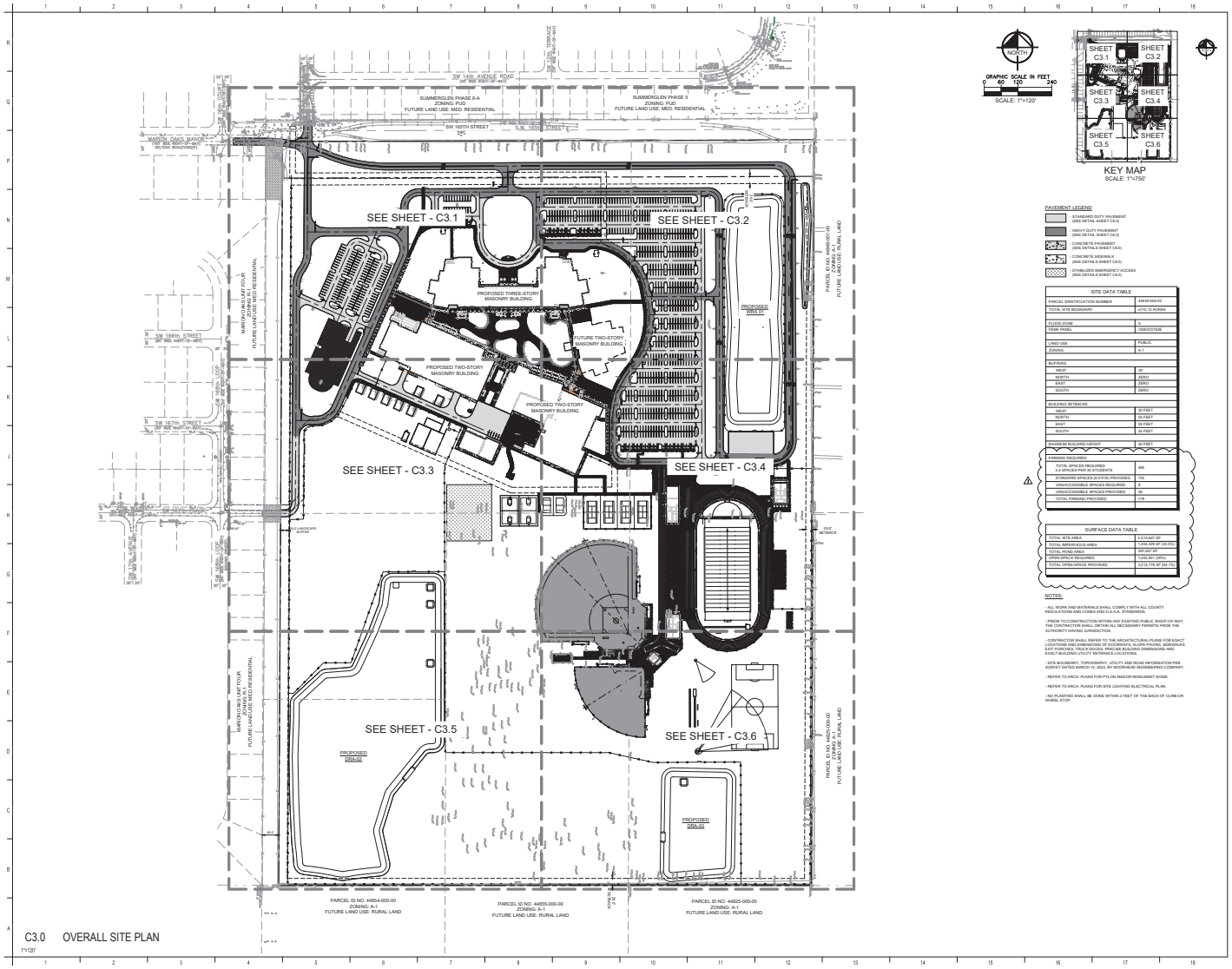
REVISIONS		
MARK	DESCRIPTION	DATE
1	REVISION 1 - COUNTY RESUBMITTAL	02-28-25
2	REVISION 2 - UTILITY, FENCING, & FIRE	04-04-25
3	REVISION 3 - SITE REVISIONS	06-13-25

COMM. NO.: 2024116
ISSUE DATE: 08/13/2025
DRAWN BY: DSC

DEMOLITION

C2.0

PACKAGE 05 • ASI NO. 03



C3.0 OVERALL SITE PLAN

1"=120'

NORTH

GRAPHIC SCALE IN FEET
0 60 120 240
SCALE: 1"=120'

KEY MAP
SCALE: 1"=750'

PAVEMENT LEGEND

- STANDARD DUTY PAVEMENT (SEE DETAIL SHEET C5.0)
- HEAVY DUTY PAVEMENT (SEE DETAIL SHEET C5.0)
- CONCRETE PAVEMENT (SEE DETAILS SHEET C5.0)
- CONCRETE SIDEWALK (SEE DETAILS SHEET C5.0)
- STABILIZED EMERGENCY ACCESS (SEE DETAILS SHEET C5.0)

SITE DATA TABLE	
PARCEL IDENTIFICATION NUMBER	44848-000-00
TOTAL SITE BOUNDARY	4718.12 ACRES
FLOOD ZONE	X
FIRM PANEL	12083C0170E
LAND USE	PUBLIC
ZONING	A-1
BUFFERS	
WEST	30'
NORTH	ZERO
EAST	ZERO
SOUTH	ZERO
BUILDING SETBACKS	
WEST	30 FEET
NORTH	25 FEET
EAST	25 FEET
SOUTH	25 FEET
MAXIMUM BUILDING HEIGHT	50 FEET
PARKING REQUIRED	
TOTAL SPACES REQUIRED 0.5 SPACES PER 30 STUDENTS	499
STANDARD SPACES (9'X19') PROVIDED	749
VAN/ACCESSIBLE SPACES REQUIRED	9
VAN/ACCESSIBLE SPACES PROVIDED	26
TOTAL PARKING PROVIDED	775

SURFACE DATA TABLE	
TOTAL SITE AREA	4,718,487 SF
TOTAL IMPERVIOUS AREA	1,934,328 SF (41.0%)
TOTAL POND AREA	397,697 SF
OPEN SPACE REQUIRED	1,062,941 (25%)
TOTAL OPEN SPACE PROVIDED	2,712,776 SF (44.7%)

NOTES:

- ALL WORK AND MATERIALS SHALL COMPLY WITH ALL COUNTY REGULATIONS AND CODES AND D.B.H.A. STANDARDS.
- PRIOR TO CONSTRUCTION WITHIN ANY EXISTING PUBLIC RIGHT-OF-WAY, THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FROM THE AUTHORITY HAVING JURISDICTION.
- CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS, BUILDING ENTRANCE LOCATIONS, SIDEWALK DIMENSIONS, EXIT PORCHES, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
- SITE BOUNDARY, TOPOGRAPHY, UTILITY AND ROAD INFORMATION PER SURVEY DATED MARCH 15, 2023, BY MOORHEAD ENGINEERING COMPANY.
- REFER TO ARCH. PLANS FOR PYLON AND/OR MONUMENT SIGNS.
- REFER TO ARCH. PLANS FOR SITE LIGHTING ELECTRICAL PLAN.
- NO PLANTING SHALL BE DONE WITHIN 2 FEET OF THE BACK OF CURB OR WHEEL STOP.

MCPS
MARION COUNTY PUBLIC SCHOOLS

MARION COUNTY PUBLIC SCHOOLS
1105 SW 7TH RD OCALA, FL 34471

MARION HIGH SCHOOL CCC

PROJECT LOCATION:

PARCEL ID No 44848-000-00

SCHENKEL SHULTZ
834 N. Orange Avenue
Winter Park, FL 32789
voice 407-672-3322
SS Llc, No, AA-C000057
www.schenkelshultz.com
Copyright © 2024
WWW.SCHENKELSHULTZ.COM/COPYRIGHT
SEE TERMS OF USE AT WWW.SS.TV

BBM STRUCTURAL
MATERN
Kimley»Horn

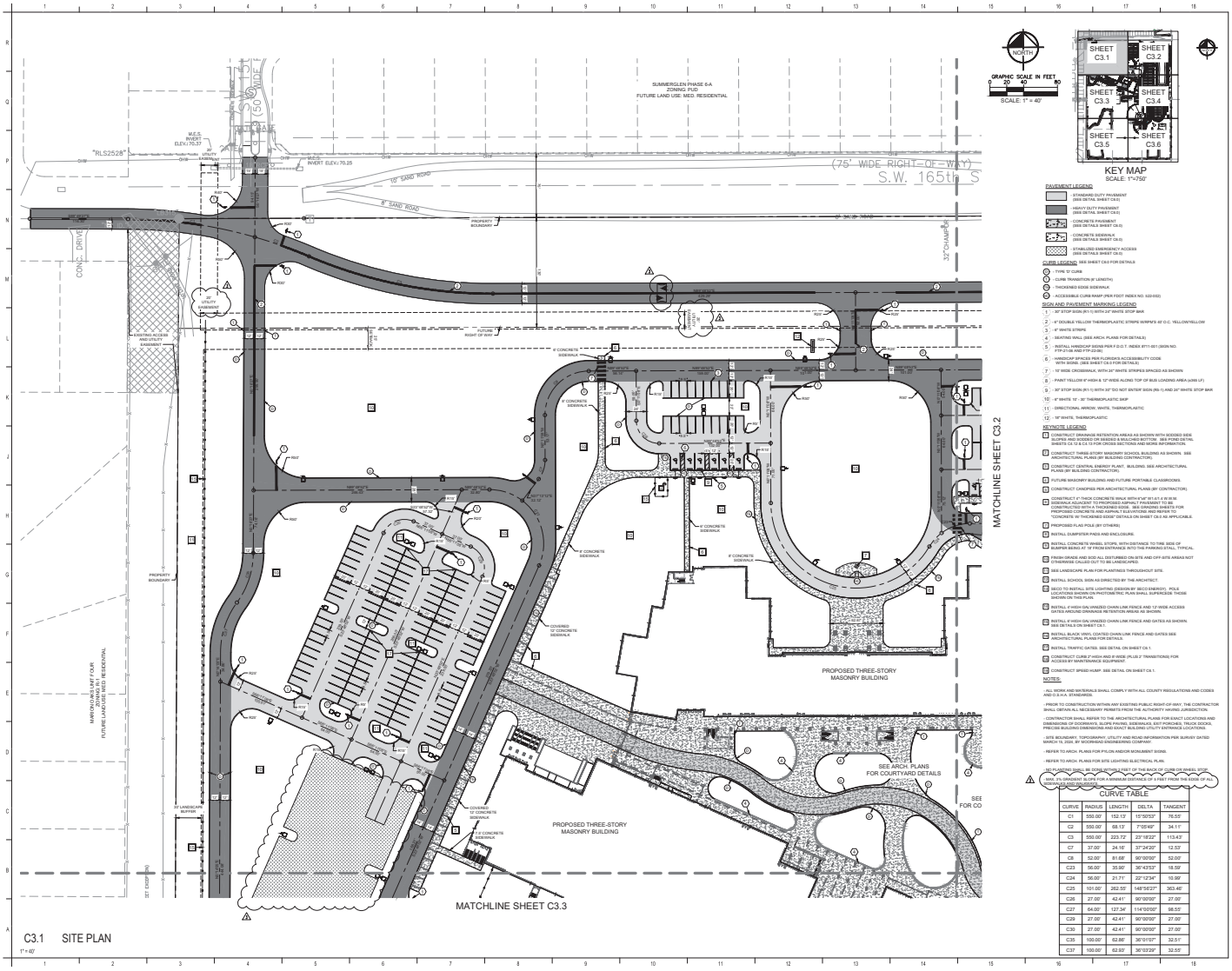
REVISIONS		
MARK	DESCRIPTION	DATE
1	REVISION 1 - COUNTY RESUBMITTAL	02-28-25
2	REVISION 2 - UTILITY, FENCING, & FIRE	04-04-25
3	REVISION 3 - SITE REVISIONS	06-13-25

COMM. NO.: 2024116
ISSUE DATE: 06/13/2025
DRAWN BY: DSC

OVERALL SITE PLAN

C3.0

PACKAGE 05 • ASI NO. 03



MCPS
MARION COUNTY PUBLIC SCHOOLS
MARION COUNTY PUBLIC SCHOOLS
1105 SW 7TH RD OCALA, FL 34471

MARION HIGH SCHOOL CCC

PROJECT LOCATION:

PARCEL ID No.44846-000-00

SCHENKEL SHULTZ
834 N. Orange Avenue
Winter Park, FL 32789
voice 407-672-3322
SS Lic. No. AA-C000657
www.schenkelshultz.com
Copyright © 2024
PRIVACY NOTICE: ALL TITLE BLOCK INFORMATION MUST NOT APPEAR ON ANY PUBLIC WEB SITE

BBM STRUCTURAL
MATERN
Kimley»Horn

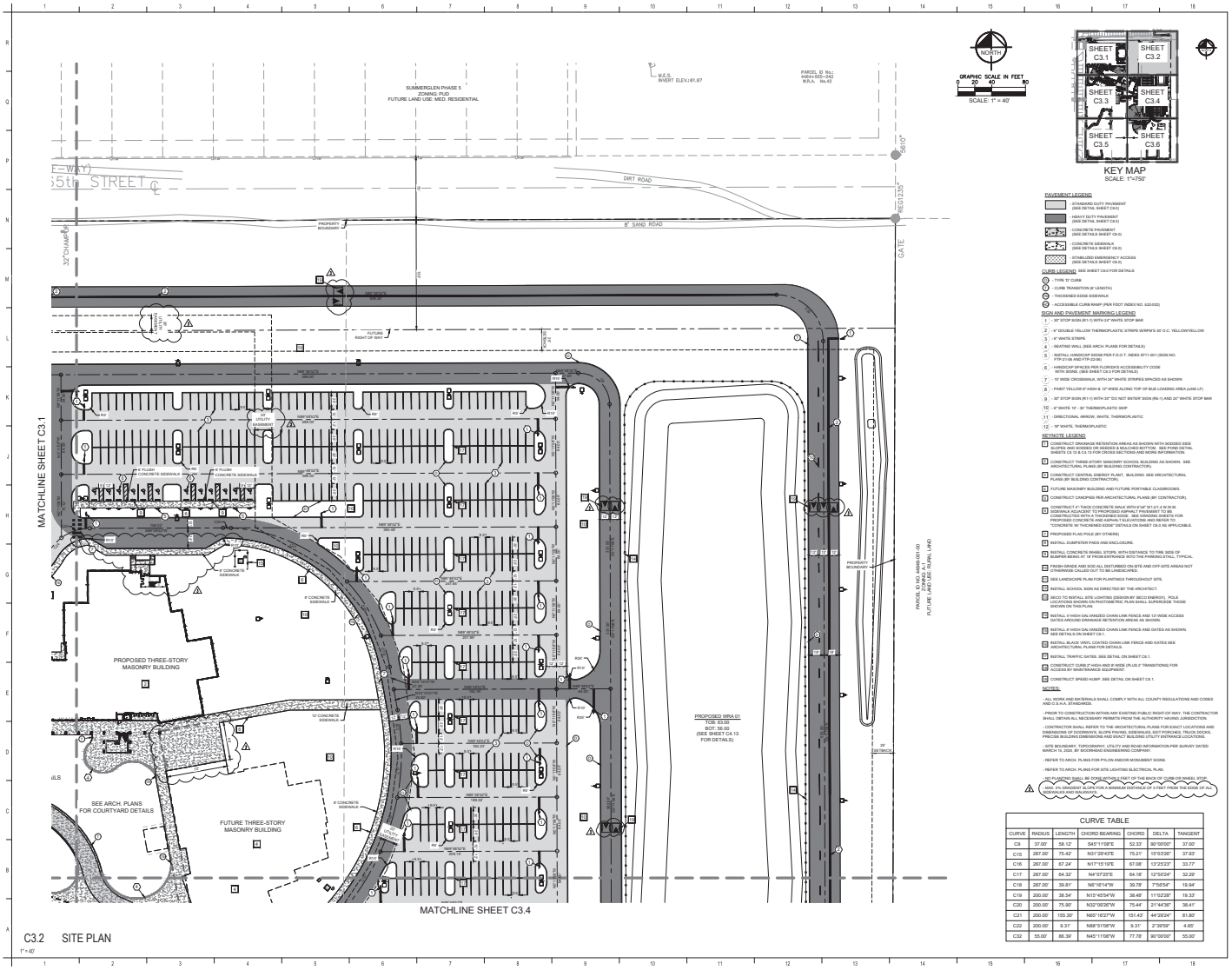
REVISIONS		
MARK	DESCRIPTION	DATE
1	REVISION 1 - COUNTY RESUBMITTAL	02-28-25
2	REVISION 2 - UTILITY, FENCING, & FIRE	04-04-25
3	REVISION 3 - SITE REVISIONS	06-13-25

COMM. NO.: 2024116
ISSUE DATE: 06/13/2025
DRAWN BY: DSC

SITE PLAN

C3.1

PACKAGE 05 • ASI NO. 03



C3.2 SITE PLAN
1" = 40'

PAVEMENT LEGEND:
- STANDARD DUTY PAVEMENT (SEE DETAIL SHEET C9.0)
- HEAVY DUTY PAVEMENT (SEE DETAIL SHEET C9.0)
- CONCRETE PAVEMENT (SEE DETAILS SHEET C9.0)
- CONCRETE SIDEWALK (SEE DETAILS SHEET C9.0)
- STABILIZED EMERGENCY ACCESS (SEE DETAILS SHEET C9.0)

CURB LEGEND: SEE SHEET C9.0 FOR DETAILS
- TYPE 'D' CURB
- CURB TRANSITION (6' LENGTH)
- THICKENED EDGE SIDEWALK
- ACCESSIBLE CURB RAMP (REF FDOT INDEX NO. 522-002)

SIGN AND PAVEMENT MARKING LEGEND:
1. - 30" STOP SIGN (R1-1) WITH 24" WHITE STOP BAR
2. - 6" DOUBLE YELLOW THERMOPLASTIC STRIPE W/RPM'S 40' O.C. YELLOW/YELLOW
3. - 6" WHITE STRIPE
4. - HEATING WALL (SEE ARCH. PLANS FOR DETAILS)
5. - INSTALL HANDICAP SIGNS PER F.D.O.T. INDEX #711-001 (SIGN NO. FTP-21-06 AND FTP-22-06)
6. - HANDICAP SPACES PER FLORIDA'S ACCESSIBILITY CODE WITH SIGNS. (SEE SHEET C9.0 FOR DETAILS)
7. - 12" WIDE CROSSWALK, WITH 24" WHITE STRIPES SPACED AS SHOWN
8. - PAINT YELLOW 6"=60IN & 12"=WIDE ALONG TOP OF BUS LOADING AREA (±399 LF)
9. - 30" STOP SIGN (R1-1) WITH 30" DO NOT ENTER SIGN (R6-1) AND 24" WHITE STOP BAR
10. - 6" WHITE 10' - 30' THERMOPLASTIC SKIP
11. - DIRECTIONAL ARROW, WHITE, THERMOPLASTIC
12. - 18" WHITE, THERMOPLASTIC

KEYNOTE LEGEND:
1. CONSTRUCT DRAINAGE RETENTION AREAS AS SHOWN WITH SODDED SIDE SLOPES AND SODDED OR SEEDED & MULCHED BOTTOM. SEE POND DETAIL SHEETS C9.12 & C9.13 FOR CROSS SECTIONS AND MORE INFORMATION.
2. CONSTRUCT THREE-STORY MASONRY SCHOOL BUILDING AS SHOWN. SEE ARCHITECTURAL PLANS (BY BUILDING CONTRACTOR)
3. CONSTRUCT CENTRAL ENERGY PLANT. BUILDING. SEE ARCHITECTURAL PLANS (BY BUILDING CONTRACTOR).
4. FUTURE MASONRY BUILDING AND FUTURE PORTABLE CLASSROOMS
5. CONSTRUCT CANOPIES PER ARCHITECTURAL PLANS (BY CONTRACTOR).
6. CONSTRUCT 4"-THICK CONCRETE WALK WITH 6"x6" W1.4/1.4 W.W.M. REINFORCEMENT AT CENTER OF SLAB. WALK SHALL BE CONSTRUCTED WITH A THICKENED EDGE. SEE GRADING SHEETS FOR PROPOSED CONCRETE AND ASPHALT ELEVATIONS AND REFER TO "CONCRETE W/ THICKENED EDGE" DETAILS ON SHEET C9.0 AS APPLICABLE.
7. PROPOSED FLAG POLE (BY OTHERS)
8. INSTALL DUMPSTER PADS AND ENCLOSURE
9. INSTALL CONCRETE WHEEL STOPS, WITH DISTANCE TO TIRE SIDE OF BUMPER BEING AT 18" FROM ENTRANCE INTO THE PARKING STALL. TYPICAL.
10. FINISH GRADE AND SOD ALL DISTURBED ON SITE AND OFF-SITE AREAS NOT OTHERWISE CALLED OUT TO BE LANDSCAPED.
11. SEE LANDSCAPE PLAN FOR PLANTINGS THROUGHOUT SITE.
12. INSTALL SCHOOL SIGN AS DIRECTED BY THE ARCHITECT.
13. SECO TO INSTALL SITE LIGHTING (DESIGN BY SECO ENERGY). POLE LOCATIONS SHOWN ON PHOTOMETRIC PLAN SHALL SUPERCEDE THOSE SHOWN ON THIS PLAN.
14. INSTALL 6' HIGH GALVANIZED CHAIN LINK FENCE AND 12' WIDE ACCESS GATES AROUND DRAINAGE RETENTION AREAS AS SHOWN.
15. INSTALL 6' HIGH GALVANIZED CHAIN LINK FENCE AND GATES AS SHOWN. SEE DETAILS ON SHEET C9.1.
16. INSTALL BLACK VINYL COATED CHAIN LINK FENCE AND GATES SEE ARCHITECTURAL PLANS FOR DETAILS.
17. INSTALL TRAFFIC GATES. SEE DETAIL ON SHEET C9.1.
18. CONSTRUCT CURB 2' HIGH AND 8' WIDE (FLUS 2' TRANSITIONS) FOR ACCESS BY MAINTENANCE EQUIPMENT
19. CONSTRUCT SPEED HUMP. SEE DETAIL ON SHEET C9.1.

NOTES:
- ALL WORK AND MATERIALS SHALL COMPLY WITH ALL COUNTY REGULATIONS AND CODES AND O.S.H.A. STANDARDS.
- PRIOR TO CONSTRUCTION WITHIN ANY EXISTING PUBLIC RIGHT-OF-WAY, THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FROM THE AUTHORITY HAVING JURISDICTION.
- CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF DOORWAYS, SLOPE PAVING, SIDEWALKS, EXIT PORCHES, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
- SITE BOUNDARY, TOPOGRAPHY, UTILITY AND ROAD INFORMATION PER SURVEY DATED MARCH 15, 2024, BY MORPHEAD ENGINEERING COMPANY.
- REFER TO ARCH. PLANS FOR PYLON AND/OR MONUMENT SIGNS.
- REFER TO ARCH. PLANS FOR SITE LIGHTING ELECTRICAL PLAN.

NO PLANTING SHALL BE STRUCTURES 3 FEET OF THE BACK OF CURB OR WHEEL STOP.
MAX. 5% GRADIENT SLOPE FOR A MINIMUM DISTANCE OF 5 FEET FROM THE EDGE OF ALL SIDEWALKS AND WALKWAYS.

CURVE TABLE

CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C8	37.00'	58.12'	S43°11'08"E	52.33'	90°00'00"	37.00'
C15	287.00'	75.42'	N31°29'43"E	75.21'	15°03'26"	37.93'
C16	287.00'	67.24'	N17°15'19"E	67.08'	13°25'23"	33.77'
C17	287.00'	64.32'	N4°07'25"E	64.18'	12°50'24"	32.29'
C18	287.00'	39.81'	N6°16'14"W	39.78'	7°56'54"	19.94'
C19	200.00'	38.54'	N15°43'54"W	38.48'	11°02'28"	19.33'
C20	200.00'	75.90'	N32°09'26"W	75.44'	21°44'36"	38.41'
C21	200.00'	155.36'	N65°16'27"W	151.43'	44°29'24"	81.80'
C22	200.00'	9.31'	N88°51'08"W	9.31'	2°39'59"	4.65'
C32	55.00'	86.39'	N45°11'08"W	77.78'	90°00'00"	55.00'

MARION COUNTY PUBLIC SCHOOLS
1100 SW 7TH RD OCALA, FL 34471

MARION HIGH SCHOOL CCC

PROJECT LOCATION:

PARCEL ID No 44648-000-00

SCHENKEL SHULTZ
834 N. Orange Avenue
Winter Park, FL 32789
voice 407-672-3322
SS Lic. No. AA-C000657
www.schenkelshultz.com
Copyright © 2024
PRINCIPALS SEAL TO CONCEPT ONLY
SEE TOP PAGE OF SET for more info

BBM STRUCTURAL
MATERN
Kimley»Horn

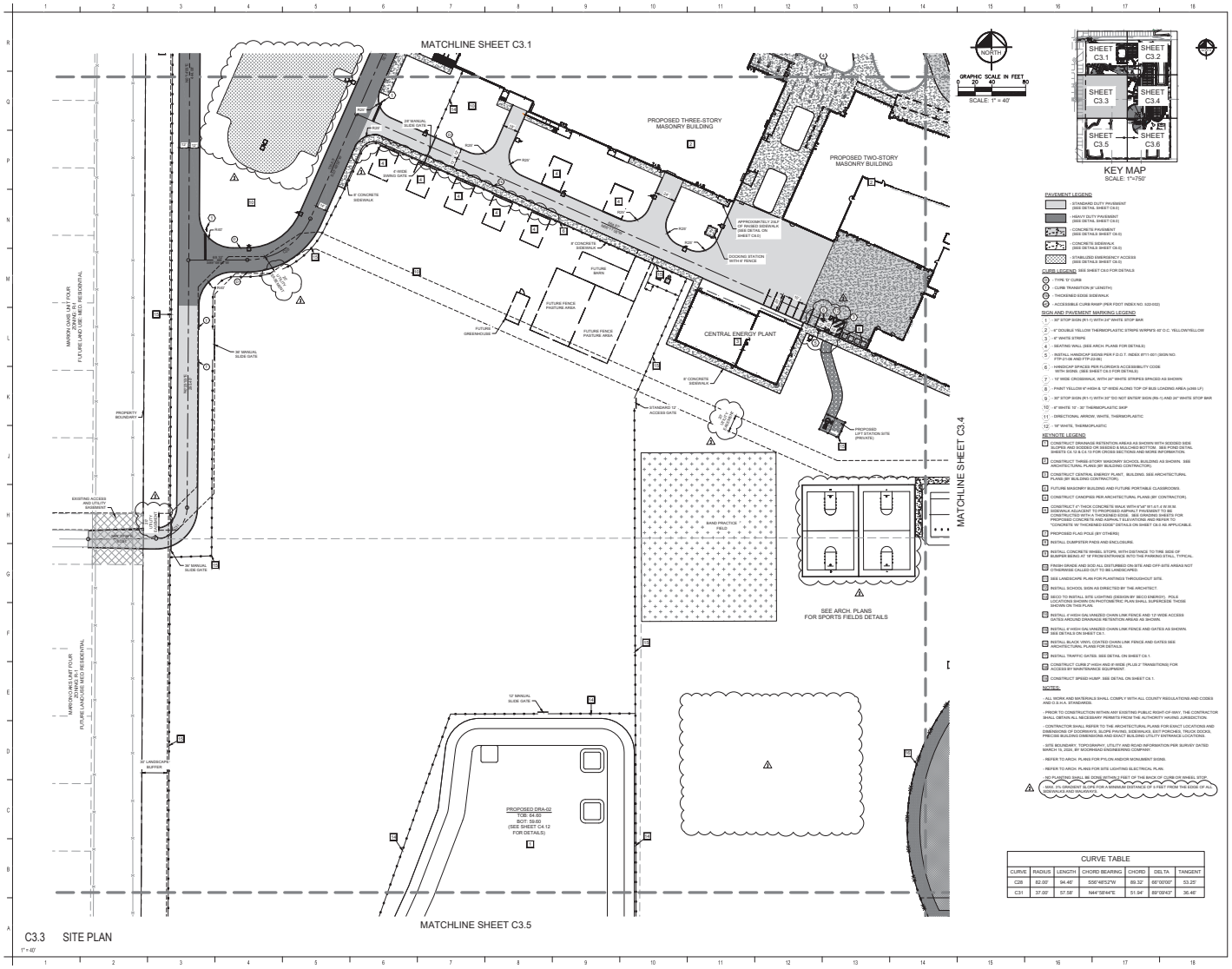
REVISIONS		
MARK	DESCRIPTION	DATE
1	REVISION 1 - COUNTY RESUBMITTAL	02-28-25
2	REVISION 2 - UTILITY, FENCING, & FIRE	04-04-25
3	REVISION 3 - SITE REVISIONS	06-13-25

COMM. NO.: 2024116
ISSUE DATE: 06/13/2025
DRAWN BY: DSC

SITE PLAN

C3.2

PACKAGE 05 • ASI NO. 03



PAVEMENT LEGEND:

- STANDARD DUTY PAVEMENT (SEE DETAIL SHEET C8.0)
- HEAVY DUTY PAVEMENT (SEE DETAIL SHEET C8.0)
- CONCRETE PAVEMENT (SEE DETAILS SHEET C8.0)
- CONCRETE SIDEWALK (SEE DETAILS SHEET C8.0)
- STABILIZED EMERGENCY ACCESS (SEE DETAILS SHEET C8.0)

CURB LEGEND: SEE SHEET C8.0 FOR DETAILS

- TYPE 'D' CURB
- CURB TRANSITION (6' LENGTH)
- THICKENED EDGE SIDEWALK
- ACCESSIBLE CURB RAMP (PER FDOT INDEX NO. 523-002)

SIGN AND PAVEMENT MARKING LEGEND:

1. - 30" STOP SIGN (R1-1) WITH 24" WHITE STOP BAR
2. - 6" DOUBLE YELLOW THERMOPLASTIC STRIPE W/RPM'S 40' O.C. YELLOW/YELLOW
3. - 6" WHITE STRIPE
4. - HEATING WALL (SEE ARCH. PLANS FOR DETAILS)
5. - INSTALL HANDICAP SIGNS PER F.D.O.T. INDEX #711-001 (SIGN NO. FTP-21-06 AND FTP-22-06)
6. - HANDICAP SPACES PER FLORIDA'S ACCESSIBILITY CODE WITH SIGNS. (SEE SHEET C8.0 FOR DETAILS)
7. - 12" WIDE CROSSWALK WITH 24" WHITE STRIPES SPACED AS SHOWN
8. - PAINT YELLOW 6"=60IN & 12"-WIDE ALONG TOP OF BUS LOADING AREA (±399 LF)
9. - 30" STOP SIGN (R1-1) WITH 24" DO NOT ENTER SIGN (R5-1) AND 24" WHITE STOP BAR
10. - 6" WHITE 10' - 30' THERMOPLASTIC SKIP
11. - DIRECTIONAL ARROW, WHITE, THERMOPLASTIC
12. - 18" WHITE, THERMOPLASTIC

KEYNOTE LEGEND:

1. CONSTRUCT DRAINAGE RETENTION AREAS AS SHOWN WITH SODDED SIDE SLOPES AND SODDED OR SEEDED & MULCHED BOTTOM. SEE POND DETAIL SHEETS C5.12 & C5.13 FOR CROSS SECTIONS AND MORE INFORMATION.
2. CONSTRUCT THREE-STORY MASONRY SCHOOL BUILDING AS SHOWN. SEE ARCHITECTURAL PLANS (BY BUILDING CONTRACTOR)
3. CONSTRUCT CENTRAL ENERGY PLANT - BUILDING. SEE ARCHITECTURAL PLANS (BY BUILDING CONTRACTOR)
4. FUTURE MASONRY BUILDING AND FUTURE PORTABLE CLASSROOMS
5. CONSTRUCT CANOPIES PER ARCHITECTURAL PLANS (BY CONTRACTOR).
6. CONSTRUCT 6"-THICK CONCRETE SWLK WITH 6"x6" B1.8/1.8 W.W.M. REINFORCEMENT AT 4" MAXIMUM SLOPE AT 1.5% MAX. SLOPE. CONSTRUCTED WITH A THICKENED EDGE. SEE GRADING SHEETS FOR PROPOSED CONCRETE AND ASPHALT ELEVATIONS AND REFER TO "CONCRETE W/ THICKENED EDGE" DETAILS ON SHEET C8.0 AS APPLICABLE.
7. PROPOSED FLAG POLE (BY OTHERS)
8. INSTALL DUMPSTER PADS AND ENCLOSURE
9. INSTALL CONCRETE WHEEL STOPS, WITH DISTANCE TO TIRE SIDE OF BUMPER BEING 4'-0" FROM ENTRANCE INTO THE PARKING STALL, TYPICAL.
10. FINISH GRADE AND SOD ALL DISTURBED ON SITE AND OFF-SITE AREAS NOT OTHERWISE CALLED OUT TO BE LANDSCAPED.
11. SEE LANDSCAPE PLAN FOR PLANTINGS THROUGHOUT SITE.
12. INSTALL SCHOOL SIGN AS DIRECTED BY THE ARCHITECT.
13. SECO TO INSTALL SITE LIGHTING (DESIGN BY SECO ENERGY). POLE LOCATIONS SHOWN ON PHOTOMETRIC PLAN SHALL SUPERCEDE THOSE SHOWN ON THIS PLAN.
14. INSTALL 4'-HIGH GALVANIZED CHAIN LINK FENCE AND 12'-WIDE ACCESS GATES AROUND DRAINAGE RETENTION AREAS AS SHOWN.
15. INSTALL 6'-HIGH GALVANIZED CHAIN LINK FENCE AND GATES AS SHOWN. SEE DETAILS ON SHEET C8.1.
16. INSTALL BLACK VINYL COATED CHAIN LINK FENCE AND GATES SEE ARCHITECTURAL PLANS FOR DETAILS.
17. INSTALL TRAFFIC GATES. SEE DETAIL ON SHEET C8.1.
18. CONSTRUCT CURB 2'-HIGH AND 8'-WIDE (PLUS 2' TRANSITIONS) FOR ACCESS BY MAINTENANCE EQUIPMENT
19. CONSTRUCT SPEED HUMP. SEE DETAIL ON SHEET C8.1.

NOTES:

- ALL WORK AND MATERIALS SHALL COMPLY WITH ALL COUNTY REGULATIONS AND CODES AND O.S.H.A. STANDARDS.
- PRIOR TO CONSTRUCTION WITHIN ANY EXISTING PUBLIC RIGHT-OF-WAY, THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FROM THE AUTHORITY HAVING JURISDICTION.
- CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF DOORWAYS, SLOPE PAVING, SIDEWALKS, EXIT PORCHES, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
- SITE BOUNDARY, TOPOGRAPHY, UTILITY AND ROAD INFORMATION PER SURVEY DATED MARCH 15, 2024, BY MORPHEAD ENGINEERING COMPANY.
- REFER TO ARCH. PLANS FOR PYLON AND/OR MONUMENT SIGNS.
- REFER TO ARCH. PLANS FOR SITE LIGHTING ELECTRICAL PLAN.
- NO PLANTING SHALL BE DONE WITHIN 3 FEET OF THE BACK OF CURB OR WHERE STOP-MAX. 5% GRADIENT SLOPE FOR A MINIMUM DISTANCE OF 5 FEET FROM THE EDGE OF ALL SIDEWALKS AND WALKWAYS.

CURVE TABLE

CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C26	82.00'	94.46'	S55°48'52"W	89.32'	66°00'00"	53.25'
C31	37.00'	57.58'	N44°58'44"E	51.94'	89°09'43"	36.46'

C3.3 SITE PLAN

1" = 40'

MARION COUNTY PUBLIC SCHOOLS
1105 SW 7TH RD OCALA, FL 34471

MARION HIGH SCHOOL CCC

PROJECT LOCATION:

PARCEL ID No 44846-000-00

SCHENKEL SHULTZ
834 N. Orange Avenue
Winter Park, FL 32789
voice 407-872-3322
SS Lic. No. AA-C000657
www.schenkelshultz.com
Copyright © 2024
PRINTED COPIES ARE TO CONSIDERED NOT TO BE FULL SIZE AND TO BE USED FOR REFERENCE ONLY

BBM STRUCTURAL
MATERN
Kimley»Horn

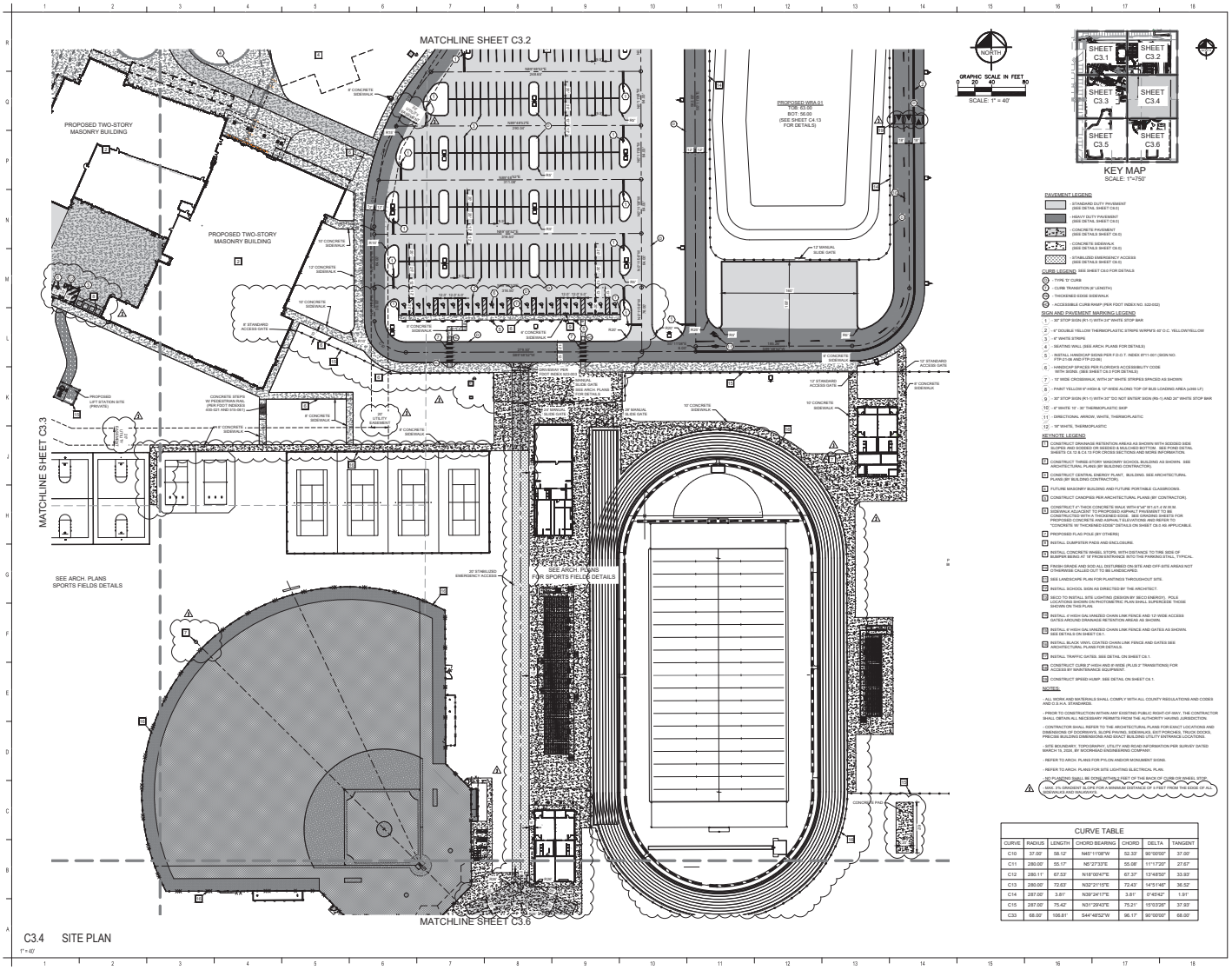
REVISIONS		
MARK	DESCRIPTION	DATE
1	REVISION 1 - COUNTY RESUBMITTAL	02-28-25
2	REVISION 2 - UTILITY, FENCING, & FIRE	04-04-25
3	REVISION 3 - SITE REVISIONS	06-13-25

COMM. NO.: 2024116
ISSUE DATE: 06/13/2025
DRAWN BY: DSC

SITE PLAN

C3.3

PACKAGE 05 • ASI NO. 03



C3.4 SITE PLAN

1" = 40'

MCPS
MARION COUNTY PUBLIC SCHOOLS
"Making Every Student Success"

MARION COUNTY PUBLIC SCHOOLS
1100 SW 7TH RD OCALA, FL 34471

MARION HIGH SCHOOL CCC

PROJECT LOCATION:

PARCEL ID No 44846-000-00

SCHENKEL SHULTZ
834 N. Orange Avenue
Winter Park, FL 32789
voice 407-672-3322
SS Lic. No. AA-C000657
www.schenkelshultz.com
Copyright © 2024
PRINCIPALS SHALL NOT BE HELD LIABLE FOR UNAUTHORIZED REUSE OF THESE PLANS BY ANY PARTY.

BBM STRUCTURAL
MATERN
Kimley»Horn

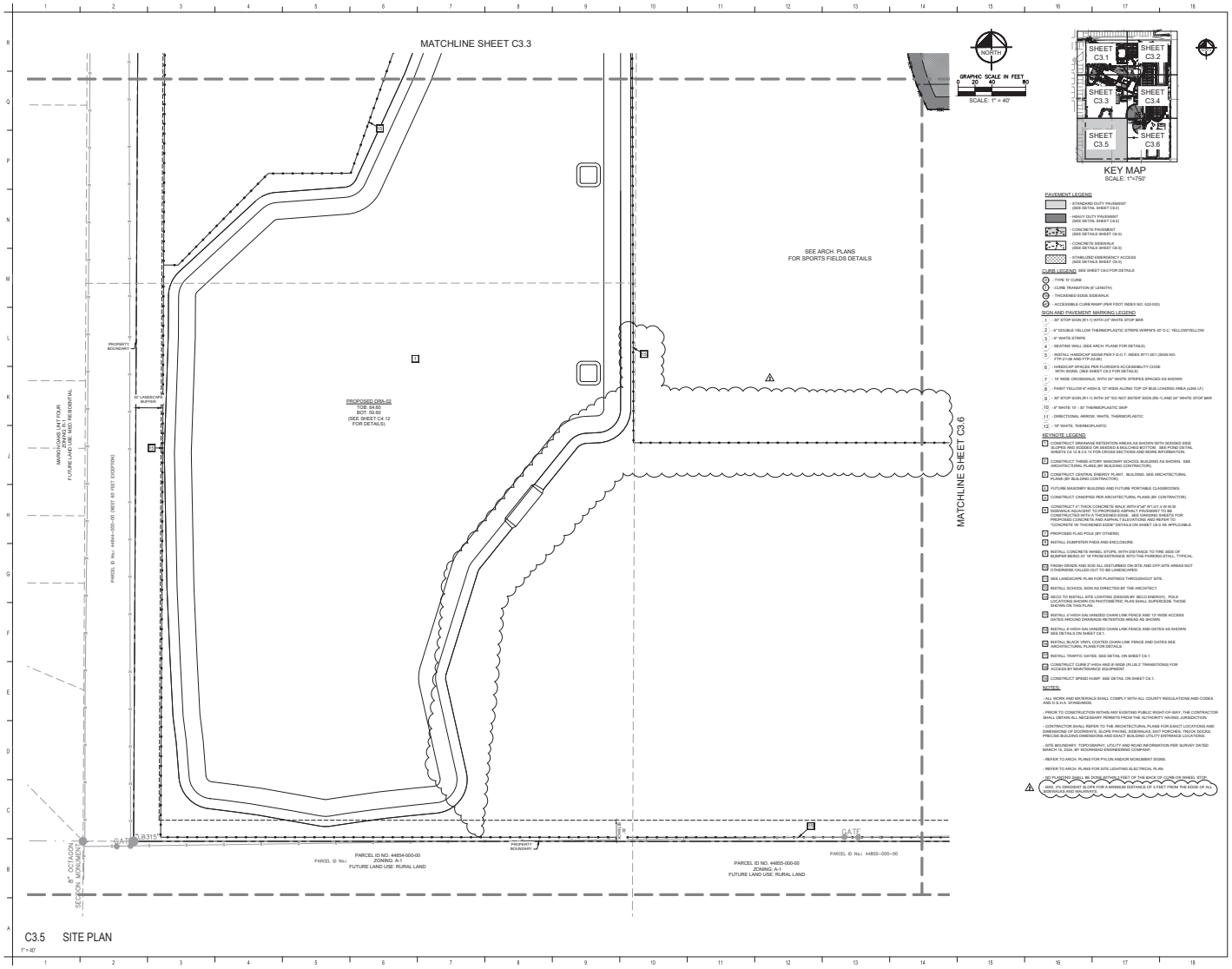
REVISIONS		
MARK	DESCRIPTION	DATE
1	REVISION 1 - COUNTY RESUBMITTAL	02-28-25
2	REVISION 2 - UTILITY, FENCING, & FIRE	04-04-25
3	REVISION 3 - SITE REVISIONS	06-13-25

COMM. NO.: 2024116
ISSUE DATE: 06/13/2025
DRAWN BY: DSC

SITE PLAN

C3.4

PACKAGE 05 • ASI NO. 03



C3.5 SITE PLAN
1" = 40'

MCPS
MARION COUNTY PUBLIC SCHOOLS
Making Every Student Success

MARION COUNTY PUBLIC SCHOOLS
1105 SW 7TH RD OCALA, FL 34471

MARION HIGH SCHOOL CCC

PROJECT LOCATION:

PARCEL ID No 44845-000-00

SCHENKEL SHULTZ
834 N. Orange Avenue
Winter Park, FL 32789
voice 407-672-3322
SS Llc, No, AA-C000657
www.schenkelshultz.com
Copyright © 2024
PRINCIPALS SHALL NOT BE LIABLE FOR USE OF THESE PLANS BY OTHERS

BBM STRUCTURAL
MATERN
Kimley»Horn

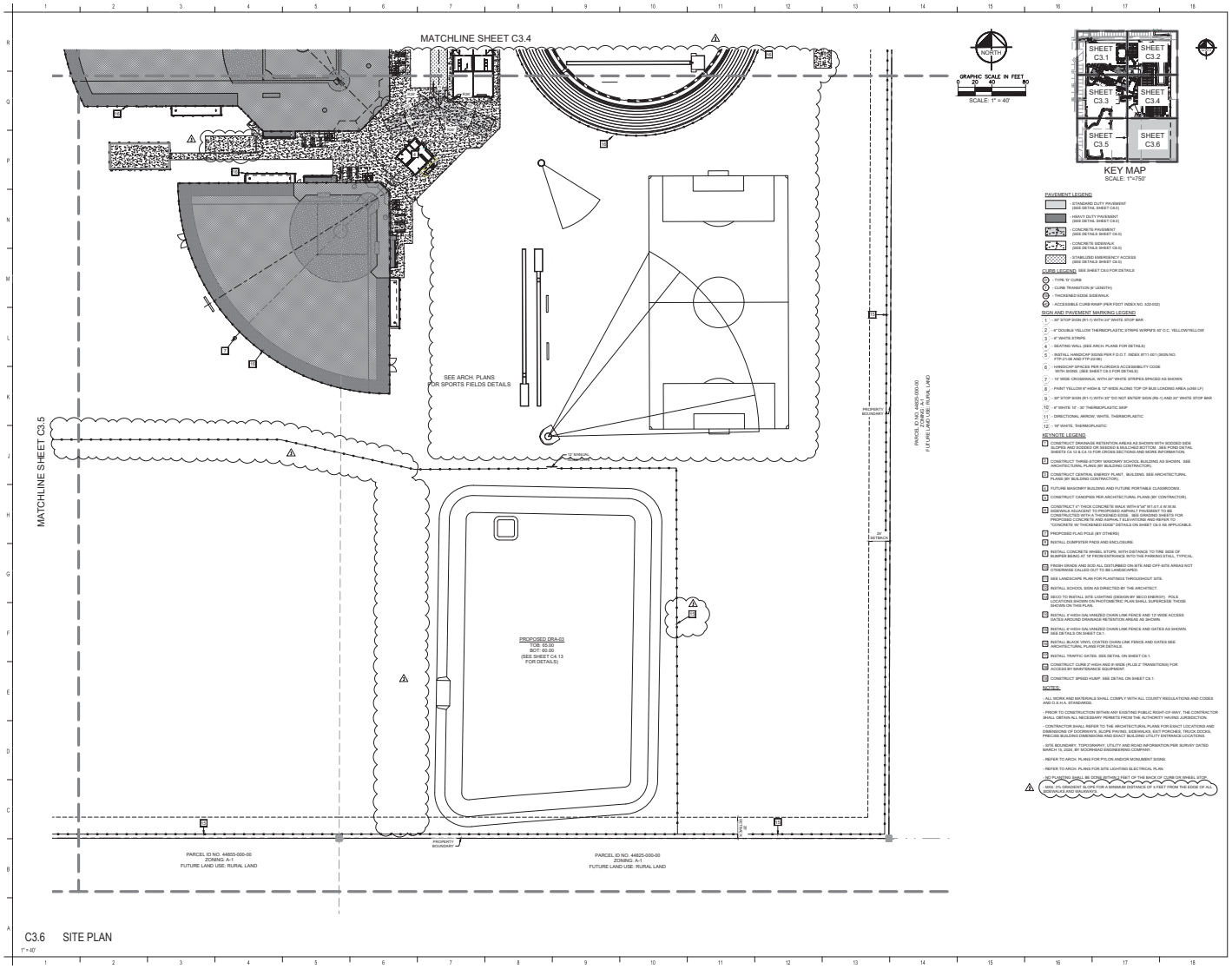
REVISIONS		
MARK	DESCRIPTION	DATE
1	REVISION 1 - COUNTY RESUBMITTAL	02-28-25
2	REVISION 2 - UTILITY, FENCING, & FIRE	04-04-25
3	REVISION 3 - SITE REVISIONS	06-13-25

COMM. NO.: 2024116
ISSUE DATE: 06/13/2025
DRAWN BY: DSC

SITE PLAN

C3.5

PACKAGE 05 • ASI NO. 03



C3.6 SITE PLAN

1" = 40'

MCPS
MARION COUNTY PUBLIC SCHOOLS
Making Every Student Success

MARION COUNTY PUBLIC SCHOOLS
1100 SW 7TH RD OCALA, FL 34471

MARION HIGH SCHOOL CCC

PROJECT LOCATION:

PARCEL ID No 44846-000-00

SCHENKEL SHULTZ
834 N. Orange Avenue
Winter Park, FL 32789
voice 407-672-3322
SS Lic. No. AA-C000657
www.schenkelshultz.com
Copyright © 2024
PRINCIPALS SEAL TO CONFIRM THAT SET IS COMPLETE AND INCLUDES ALL

BBM STRUCTURAL
MATERN
Kimley»Horn

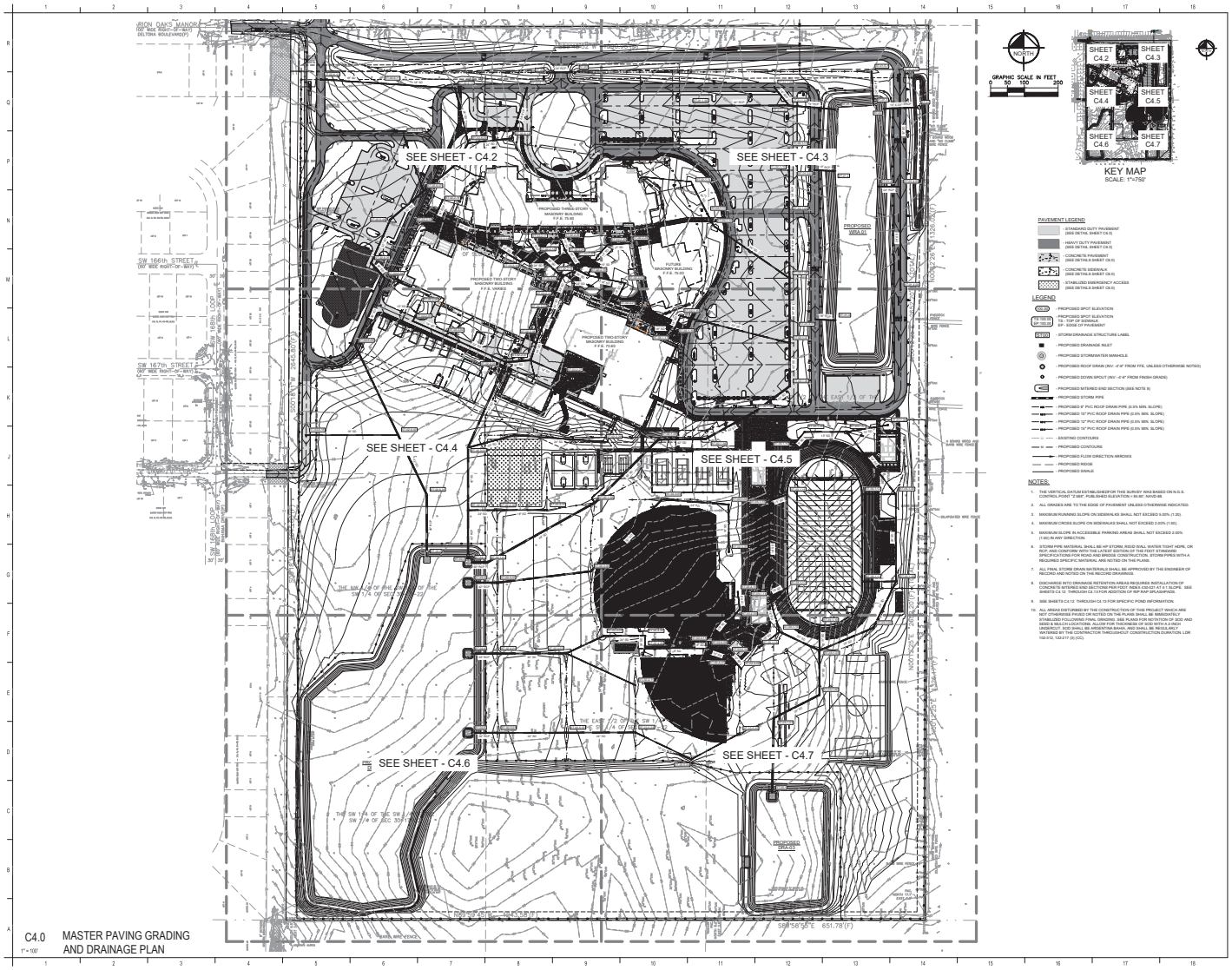
REVISIONS		
MARK	DESCRIPTION	DATE
1	REVISION 1 - COUNTY RESUBMITTAL	02-28-25
2	REVISION 2 - UTILITY, FENCING, & FIRE	04-04-25
3	REVISION 3 - SITE REVISIONS	06-13-25

COMM. NO.: 2024116
ISSUE DATE: 06/13/2025
DRAWN BY: DSC

SITE PLAN

C3.6

PACKAGE 05 • ASI NO. 03



C4.0 MASTER PAVING GRADING AND DRAINAGE PLAN
1" = 100'

MARION COUNTY PUBLIC SCHOOLS
1100 SW 7TH RD OCALA, FL 34471

MARION HIGH SCHOOL CCC

PROJECT LOCATION:

PARCEL ID No: 4484-003-00

SCHENKEL SHULTZ
834 N. Orange Avenue
Winter Park, FL 32789
voice 407-672-3322
SS Lic. No. AA-C000057
www.schenkelshultz.com
Copyright © 2024
WWW.SCHENKELSHULTZ.COM/COPYRIGHT
NOT FOR PERMIT, BID OR CONSTRUCTION

BBM STRUCTURAL
MATERN
Kimley»Horn

REVISIONS		
MARK	DESCRIPTION	DATE
1	REVISION 1 - COUNTY RESUBMITTAL	03-28-25
2	REVISION 2 - UTILITY, FENCING, & FIRE	04-04-25
3	REVISION 3 - SITE REVISIONS	06-13-25

COMM. NO.: 2024116
ISSUE DATE: 06/13/2025
DRAWN BY: DSC

MASTER PAVING GRADING AND DRAINAGE PLAN

C4.0

PACKAGE 05 • ASI NO. 03

STORM SEWER DATA

STRUCTURE	TYPE	TOP EL.	INV. EL.	PIPES OUT	PIPE SIZE	PIPE LENGTH	SLOPE
ST-01	MITERED END SECTION		W= 60.00 (14" X 23"" ERCP)				
ST-01-1	MITERED END SECTION		W= 56.00 (24" RCP)				
ST-01-1-01	TYPE 'F' DBI PER FDOT INDEX 425-053	63.60	E= 56.73 (24" RCP) W= 59.35 (24" RCP) NW= 59.16 (18" RCP)	ST-01-1-01 TO ST-01-1	24"	145.8'	0.50%
ST-01-1-02	TYPE 'F' DBI PER FDOT INDEX 425-053	66.20	E= 61.90 (24" RCP)	ST-01-1-02 TO ST-01-1-01	24"	294.5'	0.87%
ST-01-1-03	TYPE 'F' DBI PER FDOT INDEX 425-053	63.60	SE= 59.50 (18" RCP)	ST-01-1-03 TO ST-01-1-01	18"	68.9'	0.50%
ST-01-2	MITERED END SECTION		W= 56.00 (18" RCP)				
ST-01-2-01	TYPE 'F' DBI PER FDOT INDEX 425-053	63.60	E= 58.00 (18" RCP)	ST-01-2-01 TO ST-01-2	18"	60.5'	3.30%
ST-01-3	MITERED END SECTION		W= 56.00 (18" RCP)				
ST-01-3-01	TYPE 'F' DBI PER FDOT INDEX 425-053	63.60	E= 58.00 (18" RCP)	ST-01-3-01 TO ST-01-3	18"	60.6'	3.30%
ST-01-4	MITERED END SECTION		E= 56.00 (24" RCP)				
ST-01-4-01	TYPE 'F' DBI PER FDOT INDEX 425-053	63.60	W= 56.33 (24" RCP) N= 56.33 (18" SD) S= 58.47 (24" SD)	ST-01-4-01 TO ST-01-4	24"	66.6'	0.50%
ST-01-4-02	TYPE 'F' DBI PER FDOT INDEX 425-053	63.33	S= 58.00 (18" SD)	ST-01-4-02 TO ST-01-4-01	18"	332.5'	0.50%
ST-01-4-03	TYPE 'F' DBI PER FDOT INDEX 425-053	63.60	N= 60.00 (24" SD)	ST-01-4-03 TO ST-01-4-01	24"	305.5'	0.50%
ST-01-5	MITERED END SECTION		N= 56.00 (24" RCP)				
ST-01-5-1	TYPE 'C' DBI PER FDOT INDEX 425-052	62.85	S= 56.50 (24" RCP)	ST-01-5-1 TO ST-01-5	24"	100.6'	0.50%
ST-02	TYPE 'C' DBI PER FDOT INDEX 425-052	62.50	E= 60.25 (14" X 23"" ERCP)	ST-02 TO ST-01	23"	99.0'	0.25%
ST-02-1	MITERED END SECTION		E= 57.60 (60" RCP)				
ST-02-1-01	TYPE 'J-8' MANHOLE PER FDOT INDEXES 425-001 AND 425-010	65.53	W= 57.74 (60" RCP) NE= 57.74 (48" SD)	ST-02-1-01 TO ST-02-1	60"	46.7'	0.29%
ST-02-1-02	TYPE 'C' DBI W/ 'J' BOTTOM PER FDOT INDEX 425-052	64.60	SW= 57.72 (48" SD) NE= 57.72 (48" SD) NW= 61.06 (12" SD)	ST-02-1-02 TO ST-02-1-01	48"	365.2'	-0.00%
ST-02-1-03	TYPE 'C' DBI W/ 'J' BOTTOM PER FDOT INDEX 425-052	65.60	SW= 59.58 (48" SD) E= 59.78 (42" SD)	ST-02-1-03 TO ST-02-1-02	48"	265.2'	0.70%
ST-02-1-04	TYPE 'C' DBI W/ 'J' BOTTOM PER FDOT INDEX 425-052	65.60	W= 59.93 (42" SD) NE= 59.93 (42" SD)	ST-02-1-04 TO ST-02-1-03	42"	140.3'	0.11%
ST-02-1-05	TYPE 'F' DBI PER FDOT INDEX 425-053	65.90	SW= 60.34 (42" SD) NE= 60.34 (42" SD) S= 63.20 (8" SD)	ST-02-1-05 TO ST-02-1-04	42"	166.1'	0.25%
ST-02-1-06	TYPE 'F' DBI PER FDOT INDEX 425-053	66.60	SW= 60.66 (42" SD) N= 60.66 (42" SD)	ST-02-1-06 TO ST-02-1-05	42"	129.0'	0.25%
ST-02-1-07	TYPE 'F' DBI PER FDOT INDEX 425-053	66.60	S= 61.04 (42" SD) N= 61.04 (36" SD) W= 61.04 (24" SD)	ST-02-1-07 TO ST-02-1-06	42"	128.0'	0.30%
ST-02-1-08	TYPE 'F' DBI PER FDOT INDEX 425-053	67.50	S= 61.62 (36" SD) N= 61.62 (36" RCP) NW= 61.62 (24" SD)	ST-02-1-08 TO ST-02-1-07	36"	192.0'	0.30%
ST-02-1-09	TYPE 'F' DBI PER FDOT INDEX 425-053	66.60	S= 62.20 (36" RCP) N= 62.20 (30" RCP)	ST-02-1-09 TO ST-02-1-08	36"	192.0'	0.30%
ST-02-1-10	TYPE 'F' DBI PER FDOT INDEX 425-053	66.60	S= 62.68 (30" RCP) N= 62.68 (24" RCP)	ST-02-1-10 TO ST-02-1-09	30"	128.0'	0.37%
ST-02-1-11	TYPE 'F' DBI PER FDOT INDEX 425-053	66.60	S= 63.00 (24" RCP)	ST-02-1-11 TO ST-02-1-10	24"	64.0'	0.50%
ST-02-1-12	TYPE 'C' DBI PER FDOT INDEX 425-052	69.60	SE= 64.95 (24" SD) NW= 64.95 (18" SD)	ST-01-1-12 TO ST-02-1-08	24"	273.0'	1.22%
ST-02-1-13	TYPE 'F' DBI PER FDOT INDEX 425-053	71.57	SE= 65.41 (18" SD) NW= 65.41 (18" SD)	ST-01-1-13 TO ST-01-1-12	18"	40.6'	1.14%
ST-02-1-14	TYPE 'C' DBI PER FDOT INDEX 425-052	69.10	SE= 66.50 (18" SD) N= 67.50 (3" PVC) W= 67.50 (12" SD)	ST-01-1-14 TO ST-01-1-13	18"	96.1'	1.14%
ST-02-1-15	TYPE 'C' DBI PER FDOT INDEX 425-052	69.60	E= 65.67 (24" SD) SW= 65.67 (18" SD)	ST-02-1-15 TO ST-02-1-07	24"	332.9'	1.39%
ST-02-1-16	TYPE 'C' DBI PER FDOT INDEX 425-052	70.92	NE= 66.37 (18" SD) SW= 66.37 (18" SD)	ST-02-1-16 TO ST-02-1-15	18"	39.9'	1.76%
ST-02-1-17	TYPE 'C' DBI PER FDOT INDEX 425-052	69.60	NE= 66.75 (18" SD) S= 66.80 (15" SD)	ST-02-1-17 TO ST-02-1-16	18"	21.5'	1.76%
ST-02-2	MITERED END SECTION		N= 57.60 (42" RCP)				
ST-02-2-01	TYPE 'J-8' MANHOLE PER FDOT INDEXES 425-001 AND 425-010	65.75	S= 58.32 (42" RCP) N= 58.32 (42" SD) E= 58.86 (24" SD)	ST-02-2-01 TO ST-02-2	42"	144.9'	0.50%
ST-02-2-02	TYPE 'J-8' MANHOLE PER FDOT INDEXES 425-001 AND 425-010	67.29	S= 59.25 (42" SD) E= 59.25 (30" SD) NE= 59.97 (42" SD)	ST-02-2-02 TO ST-02-2-01	42"	185.6'	0.50%
ST-02-2-03	TYPE 'G' DBI PER FDOT INDEX 425-053	72.52	SW= 63.03 (42" SD) S= 67.30 (8" SD) E= 63.03 (36" SD) NW= 67.24 (24" SD) N= 67.30 (15" SD)	ST-02-2-03 TO ST-02-2-02	42"	276.9'	1.11%
ST-02-2-04	TYPE 'F' DBI PER FDOT INDEX 425-053	72.52	SE= 68.22 (24" SD) NW= 68.22 (18" SD) NE= 70.40 (3" PVC)	ST-02-2-04 TO ST-02-2-03	24"	196.3'	0.50%
ST-02-2-05	TYPE 'P-8' MANHOLE PER FDOT INDEX 425-001 AND 425-010	73.56	SE= 68.74 (18" SD) N= 68.74 (15" SD)	ST-02-2-05 TO ST-02-2-04	18"	104.4'	0.50%
ST-02-2-06	TYPE 'C' DBI PER FDOT INDEX 425-052	72.10	S= 69.00 (15" SD) N= 69.00 (10" SD)	ST-02-2-06 TO ST-02-2-05	15"	51.6'	0.50%
ST-02-2-07	TYPE 'F' DBI PER FDOT INDEX 425-053	72.10	W= 63.64 (36" SD) SE= 66.69 (18" SD) N= 63.64 (36" SD) S= 70.00 (3" PVC)	ST-02-2-07 TO ST-02-2-03	36"	73.6'	0.83%
ST-02-2-08	TYPE 'D' DBI PER FDOT INDEX 425-052	72.55	S= 64.31 (36" SD) NE= 64.31 (36" SD) SE= 69.50 (10" SD)	ST-02-2-08 TO ST-02-2-07	36"	80.7'	0.83%
ST-02-2-09	TYPE 'D' DBI PER FDOT INDEX 425-052	72.55	SW= 64.98 (36" SD) N= 64.98 (30" SD)	ST-02-2-09 TO ST-02-2-08	36"	80.4'	0.83%
ST-02-2-10	TYPE 'F' DBI PER FDOT INDEX 425-053	72.80	S= 65.34 (30" SD) NE= 65.34 (30" SD) SE= 68.00 (8" SD) NW= 68.00 (8" SD)	ST-02-2-10 TO ST-02-2-09	30"	44.2'	0.81%

STORM SEWER DATA

STRUCTURE	TYPE	TOP EL.	INV. EL.	PIPES OUT	PIPE SIZE	PIPE LENGTH	SLOPE
ST-02-2-11	TYPE 'D' DBI PER FDOT INDEX 425-052	71.90	SW= 65.82 (30" SD) NW= 65.82 (30" SD) NE= 67.35 (24" SD) SW= 67.30 (8" SD) SE= 67.30 (8" SD)	ST-02-2-11 TO ST-02-2-10	30"	59.5'	0.81%
ST-02-2-12	TYPE 'F' DBI PER FDOT INDEX 425-053	74.00	SE= 66.71 (30" SD) SW= 66.71 (24" SD) NW= 70.22 (15" RCP)	ST-02-2-12 TO ST-02-2-11	30"	100.4'	0.89%
ST-02-2-13	TYPE 'C' DBI PER FDOT INDEX 425-052	74.20	NE= 67.16 (24" SD) NW= 67.16 (24" SD) SW= 67.16 (12" SD)	ST-02-2-13 TO ST-02-2-12	24"	53.8'	0.83%
ST-02-2-14	TYPE 'F' DBI PER FDOT INDEX 425-053	74.00	SE= 68.01 (24" SD) NW= 68.01 (18" SD) E= 68.10 (8" SD) N= 68.10 (8" SD) W= 68.10 (10" SD) S= 68.10 (8" SD)	ST-02-2-14 TO ST-02-2-13	24"	102.8'	0.83%
ST-02-2-15	TYPE 'F' DBI PER FDOT INDEX 425-053	73.70	SE= 69.52 (18" SD) NE= 69.71 (18" RCP)	ST-02-2-15 TO ST-02-2-14	18"	182.7'	0.83%
ST-02-2-16	TYPE 'C' DBI PER FDOT INDEX 425-052	73.00	SW= 70.00 (18" RCP) NW= 70.00 (8" SD) E= 70.00 (12" SD)	ST-02-2-16 TO ST-02-2-15 ST-02-2-16 TO 268	18" 8"	57.6' 0.7'	0.50% 15.42%
ST-02-2-17	TYPE 'C' DBI PER FDOT INDEX 425-052	73.70	SE= 70.45 (15" RCP) N= 70.45 (10" SD) W= 70.45 (8" SD)	ST-02-2-17 TO ST-02-2-12	15"	46.1'	0.50%
ST-02-2-18	TYPE 'F' DBI PER FDOT INDEX 425-053	72.10	SW= 67.58 (24" SD) NW= 67.58 (18" RCP) SE= 67.58 (24" SD)	ST-02-2-18 TO ST-02-2-11	24"	48.9'	0.48%
ST-02-2-19	TYPE 'C' DBI PER FDOT INDEX 425-052	71.80	NW= 67.76 (24" SD) E= 67.76 (18" SD) NE= 68.16 (15" SD)	ST-02-2-19 TO ST-02-2-18	24"	36.4'	0.50%
ST-02-2-20	TYPE 'C' DBI PER FDOT INDEX 425-052	71.60	W= 68.33 (18" SD) SW= 68.33 (18" SD) SE= 68.40 (8" SD)	ST-02-2-20 TO ST-02-2-19	18"	113.6'	0.50%
ST-02-2-21	TYPE 'F' DBI PER FDOT INDEX 425-053	72.10	NE= 68.60 (18" SD) SW= 68.60 (12" SD)	ST-02-2-21 TO ST-02-2-20	18"	54.0'	0.50%
ST-02-2-22	TYPE 'C' DBI PER FDOT INDEX 425-052	72.40	SW= 69.66 (15" SD) NE= 69.66 (12" SD)	ST-02-2-22 TO ST-02-2-19	15"	64.7'	2.32%
ST-02-2-23	TYPE 'C' DBI PER FDOT INDEX 425-052	74.10	SW= 70.67 (12" SD) E= 70.67 (12" SD) N= 70.70 (10" SD)	ST-02-2-23 TO ST-02-2-22	12"	44.2'	2.28%
ST-02-2-24	TYPE 'C' DBI PER FDOT INDEX 425-052	74.10	W= 71.00 (12" SD) N= 71.00 (8" SD) S= 71.00 (8" SD)	ST-02-2-24 TO ST-02-2-23	12"	65.1'	0.50%
ST-02-2-25	TYPE 'C' DBI PER FDOT INDEX 425-052	72.90	SE= 69.70 (18" RCP) N= 69.70 (15" SD)	ST-02-2-25 TO ST-02-2-18	18"	69.1'	3.07%
ST-02-2-26	TYPE 'C' DBI PER FDOT INDEX 425-052	74.72	S= 71.70 (15" SD) N= 71.70 (8" SD)	ST-02-2-26 TO ST-02-2-25	15"	28.5'	7.02%
ST-02-2-27	TYPE 'F' DBI PER FDOT INDEX 425-053	72.00	NW= 68.40 (18" SD) NE= 68.40 (3" PVC) SE= 68.40 (15" SD)	ST-02-2-27 TO ST-02-2-07	18"	107.4'	1.59%
ST-02-2-28	TYPE 'D' DBI PER FDOT INDEX 425-052	65.60	W= 59.97 (30" SD) E= 59.97 (24" SD)	ST-02-2-28 TO ST-02-2-02	30"	142.7'	0.50%
ST-02-2-29	TYPE 'C' DBI PER FDOT INDEX 425-052	64.60	W= 61.28 (24" SD) E= 62.50 (3" PVC) NE= 61.30 (15" SD)	ST-02-2-29 TO ST-02-2-28	24"	262.8'	0.50%
ST-02-2-30	TYPE 'C' DBI PER FDOT INDEX 425-052	64.60	W= 59.82 (24" SD) E= 59.82 (18" SD)	ST-02-2-30 TO ST-02-2-01	24"	85.3'	1.13%
ST-02-2-31	TYPE 'C' DBI PER FDOT INDEX 425-052	64.60	W= 61.50 (18" SD)	ST-02-2-31 TO ST-02-2-30	18"	148.3'	1.13%
ST-02-3	MITERED END SECTION		E= 57.60 (42" RCP)				
ST-02-3-01	TYPE 'C' DBI W/ 'J' BOTTOM PER FDOT INDEX 425-052	64.60	W= 57.87 (42" RCP) E= 57.87 (36" SD)	ST-02-3-01 TO ST-02-3	42"	76.0'	0.35%
ST-02-3-02	TYPE 'C' DBI W/ 'J' BOTTOM PER FDOT INDEX 425-052	64.60	W= 58.85 (36" SD) NE= 58.85 (30" SD)	ST-02-3-02 TO ST-02-3-01	36"	279.9'	0.35%
ST-02-3-03	TYPE 'C' DBI W/ 'J' BOTTOM PER FDOT INDEX 425-052	64.60	SW= 59.90 (30" SD) E= 59.90 (24" SD)	ST-02-3-03 TO ST-02-3-02	30"	300.4'	0.35%
ST-02-3-04	TYPE 'C' DBI PER FDOT INDEX 425-052	64.60	W= 60.59 (24" SD) S= 60.59 (18" SD)	ST-02-3-04 TO ST-02-3-03	24"	197.7'	0.35%
ST-02-3-05	TYPE 'C' DBI PER FDOT INDEX 425-052	64.60	N= 61.08 (18" SD)	ST-02-3-05 TO ST-02-3-04	18"	140.0'	0.35%
ST-02-4	MITERED END SECTION		E= 57.60 (36" RCP)				
ST-02-4-01	TYPE 'D' DBI PER FDOT INDEX 425-052	64.60	W= 58.34 (36" RCP) E= 58.34 (30" SD)	ST-02-4-01 TO ST-02-4	36"	76.7'	0.97%
ST-02-4-02	TYPE 'D' DBI PER FDOT INDEX 425-052	64.60	W= 59.25 (30" SD) NE= 59.25 (24" SD) SE= 59.25 (18" SD)	ST-02-4-02 TO ST-02-4-01	30"	204.5'	0.45%
ST-02-4-03	TYPE 'C' DBI PER FDOT INDEX 425-052	64.60	SW= 59.80 (24" SD) E= 59.80 (24" SD)	ST-02-4-03 TO ST-02-4-02	24"	122.5'	0.45%
ST-02-4-04	TYPE 'P-8' MANHOLE PER FDOT INDEX 425-001 AND 425-010	66.09	W= 60.34 (24" SD) S= 60.34 (24" SD)	ST-02-4-04 TO ST-02-4-03	24"	122.3'	0.45%
ST-02-4-05	TYPE 'P-8' MANHOLE PER FDOT INDEX 425-001 AND 425-010	66.00	N= 60.51 (24" SD) E= 60.51 (18" SD) S= 60.51 (18" SD)	ST-02-4-05 TO ST-02-4-04	24"	36.8'	0.45%
ST-02-4-06	TYPE 'P-8' MANHOLE PER FDOT INDEX 425-001 AND 425-010	66.46	W= 61.48 (18" SD) E= 61.58 (15" SD) NE= 61.48 (18" SD) N= 61.58 (8" SD)	ST-02-4-06 TO ST-02-4-05	18"	188.1'	0.52%
ST-02-4-07	TRENCH DRAIN	66.70	NE= 61.94 (8" SD)	ST-02-4-07 TO ST-02-4-14	8"	13.8'	-14.38%
ST-02-4-08	TYPE 'C' DBI PER FDOT INDEX 425-052	65.60	NW= 62.50 (15" SD)	ST-02-4-14 TO ST-02-4-08	15"	55.5'	0.77%
ST-02-4-09	TYPE 'C' DBI PER FDOT INDEX 425-052	65.20	SW= 61.99 (18" SD) N= 61.99 (15" SD)	ST-02-4-06 TO ST-02-4-09	18"	147.6'	0.35%
ST-02-4-10	TYPE 'C' DBI PER FDOT INDEX 425-052	65.40	S= 62.30 (15" SD)	ST-02-4-10 TO ST-02-4-09	15"	50.3'	0.61%
ST-02-4-11	TYPE 'C' DBI PER FDOT INDEX 425-052	64.60	NW= 60.38 (18" SD)	ST-02-4-11 TO ST-02-4-02	18"	225.5'	0.50%
ST-02-4-12	TYPE 'C' DBI PER FDOT INDEX 425-052	64.60	N= 61.00 (18" SD)	ST-02-4-12 TO ST-02-4-05	18"	18.8'	2.61%
ST-02-4-13	TRENCH DRAIN	66.10	S= 61.68 (8" SD)	ST-02-4-13 TO ST-02-4-06	8"	19.8'	0.50%
ST-02-4-14	TYPE 'P-8' MANHOLE PER FDOT INDEX 425-001 AND 425-010	67.03	W= 62.07 (15" SD) SE= 62.07 (15" SD) SW= 63.92 (8" SD)	ST-02-4-14 TO ST-02-4-06	15"	64.1'	0.77%
ST-02-5	MITERED END SECTION		E= 57.60 (30" RCP)				
ST-02-5-01	TYPE 'D' DBI PER FDOT INDEX 425-052	64.60	W= 58.33 (30" RCP) E= 58.33 (24" SD)	ST-02-5-01 TO ST-02-5	30"	77.5'	0.94%
ST-02-5-02	TYPE 'C' DBI PER FDOT INDEX 425-052	64.60	W= 59.19 (24" SD) E= 59.19 (24" SD)	ST-02-5-02 TO ST-02-5-01	24"	204.5'	0.42%

STORM SEWER DATA

STRUCTURE	TYPE	TOP EL.	INV. EL.	PIPES OUT	PIPE SIZE	PIPE LENGTH	SLOPE
ST-02-5-03	TYPE 'C' DBI PER FDOT INDEX 425-052	64.60	W= 60.05 (24" SD) SE= 60.05 (18" SD)	ST-02-5-03 TO ST-02-5-02	24"	204.5'	0.42%
ST-02-5-04	TYPE 'C' DBI PER FDOT INDEX 425-052	64.60	NW= 60.82 (18" SD) NE= 60.82 (18" SD)	ST-02-5-04 TO ST-02-5-03	18"	183.4'	0.42%
ST-02-5-05	TYPE 'C' DBI PER FDOT INDEX 425-052	64.60	SW= 61.50 (18" SD)	ST-02-5-05 TO ST-02-5-04	18"	162.5'	0.42%
ST-02-6	MITERED END SECTION		N= 59.60 (48" RCP)				
ST-02-6-01	TYPE 'J-8' MANHOLE PER FDOT INDEXES 425-001 AND 425-010	66.35	S= 60.18 (48" RCP) NW= 60.18 (42" SD)	ST-02-6-01 TO ST-02-6	48"	183.1'	0.32%
ST-02-6-02	TYPE 'C' DBI W/ 'J' BOTTOM PER FDOT INDEX 425-052	68.27	SE= 60.81 (42" SD) NW= 60.81 (36" SD) W= 64.50 (18" SD)	ST-02-6-02 TO ST-02-6-01	42"	196.0'	0.32%
ST-02-6-03	TYPE J-8 MANHOLE PER FDOT INDEXES 425-001 AND 425-010	75.89	SE= 61.74 (36" SD) NE= 61.74 (36" SD)	ST-02-6-03 TO ST-02-6-02	36"	293.5'	0.32%
ST-02-6-04	TYPE 'F' DBI PER FDOT INDEX 425-053	73.61	SW= 62.43 (36" SD) NW= 62.43 (36" SD) SE= 62.50 (10" SD)	ST-02-6-04 TO ST-02-6-03	36"	217.4'	0.32%
ST-02-6-05	TYPE 'F' DBI PER FDOT INDEX 425-053	73.10	SE= 62.63 (36" SD) NE= 62.63 (30" SD)	ST-02-6-05 TO ST-02-6-04	36"	61.5'	0.32%
ST-02-6-06	TYPE 'F' DBI PER FDOT INDEX 425-053	73.80	SW= 63.08 (30" SD) NE= 63.08 (30" SD)	ST-02-6-06 TO ST-02-6-05	30"	140.1'	0.32%
ST-02-6-07	TYPE 'F' DBI PER FDOT INDEX 425-053	72.80	SW= 63.49 (30" SD) NE= 63.49 (30" SD) N= 69.00 (18" SD)	ST-02-6-07 TO ST-02-6-06	30"	130.3'	0.32%
ST-02-6-08	TYPE 'C' DBI PER FDOT INDEX 425-052	72.60	SW= 64.09 (30" SD) NE= 64.09 (30" SD) SE= 70.50 (3" PVC)	ST-02-6-08 TO ST-02-6-07	30"	121.3'	0.50%
ST-02-6-09	TYPE 'F' DBI PER FDOT INDEX 425-053	72.60	SW= 64.47 (30" SD) N= 65.37 (24" SD) E= 64.47 (24" SD)	ST-02-6-09 TO ST-02-6-08	30"	76.0'	0.50%
ST-02-6-10	TYPE 'F' DBI PER FDOT INDEX 425-053	70.70	S= 66.20 (24" SD) W= 66.20 (18" SD)	ST-02-6-10 TO ST-02-6-09	24"	166.8'	0.50%
ST-02-6-11	TYPE P-8 MANHOLE PER FDOT INDEX 425-001 AND 425-010	72.97	E= 69.86 (18" SD) W= 69.86 (18" SD)	ST-02-6-11 TO ST-02-6-10	18"	219.1'	1.67%
ST-02-6-12	TYPE 'F' DBI PER FDOT INDEX 425-053	77.47	E= 73.30 (18" SD)	ST-02-6-12 TO ST-02-6-11	18"	179.8'	1.92%
ST-02-6-13	TYPE 'C' DBI PER FDOT INDEX 425-052	70.60	W= 65.12 (24" SD) N= 65.12 (24" RCP) SE= 67.78 (15" SD)	ST-02-6-13 TO ST-02-6-09	24"	128.8'	0.50%
ST-02-6-14	TYPE 'F' DBI PER FDOT INDEX 425-053	69.30	S= 65.90 (24" RCP)	ST-02-6-14 TO ST-02-6-13	24"	156.3'	0.50%
ST-02-6-15	TYPE 'F' DBI PER FDOT INDEX 425-053	75.21	S= 71.50 (18" SD)	ST-02-6-15 TO ST-02-6-07	18"	174.1'	1.44%
ST-02-6-16	TYPE 'F' DBI PER FDOT INDEX 425-053	70.60	E= 66.90 (18" SD)	ST-02-6-16 TO ST-02-6-02	18"	272.7'	0.88%
ST-03	MITERED END SECTION		W= 66.20 (24" RCP)				
ST-03-1	MITERED END SECTION		N= 58.00 (48" RCP)				
ST-03-1-01	TYPE 'C' DBI W/ 'J' BOTTOM PER FDOT INDEX 425-052	64.60	S= 58.60 (48" RCP) NE= 58.60 (36" SD)	ST-03-1-01 TO ST-03-1	48"	221.6'	0.27%
ST-03-1-02	TYPE 'C' DBI W/ 'J' BOTTOM PER FDOT INDEX 425-052	64.60	SW= 58.96 (36" SD) N= 58.96 (36" SD)	ST-03-1-02 TO ST-03-1-01	36"	152.3'	0.24%
ST-03-1-03	TYPE 'C' DBI W/ 'J' BOTTOM PER FDOT INDEX 425-052	64.60	S= 59.29 (36" SD) NE= 59.29 (30" SD) NW= 59.29 (30" SD) N= 59.29 (15" SD)	ST-03-1-03 TO ST-03-1-02	36"	131.4'	0.25%
ST-03-1-04	TYPE 'C' DBI W/'J' BOTTOM PER FDOT INDEX 425-052	64.60	SW= 59.82 (30" SD) NE= 59.82 (24" SD)	ST-03-1-04 TO ST-03-1-03	30"	172.8'	0.31%
ST-03-1-05	TYPE 'D' DBI PER FDOT INDEX 425-052	64.60	SW= 60.28 (24" SD) N= 60.28 (24" SD) W= 60.38 (15" SD)	ST-03-1-04 TO ST-03-1-05	24"	153.6'	0.31%
ST-03-1-06	TYPE 'C' DBI PER FDOT INDEX 425-052	64.60	S= 61.07 (24" SD) W= 61.07 (15" SD) NW= 61.07 (18" SD)	ST-03-1-05 TO ST-03-1-06	24"	258.2'	0.31%
ST-03-1-07	TYPE 'C' DBI PER FDOT INDEX 425-052	64.80	SE= 61.79 (18" SD) E= 61.79 (15" SD) W= 61.79 (15" SD) E= 61.79 (8" SD)	ST-03-1-07 TO ST-03-1-06	18"	235.3'	0.31%
ST-03-1-08	TYPE 'C' DBI PER FDOT INDEX 425-052	66.20	W= 62.40 (15" SD) SE= 62.40 (8" SD)	ST-03-1-08 TO ST-03-1-07	15"	123.6'	0.49%
ST-03-1-09	TYPE 'C' DBI PER FDOT INDEX 425-052	65.30	E= 62.41 (15" SD) SW= 62.41 (8" SD)	ST-03-1-07 TO ST-03-1-09	15"	124.5'	0.50%
ST-03-1-10	TRENCH DRAIN	65.60	NE= 62.70 (8" SD)	ST-03-1-09 TO ST-03-1-10	8"	56.7'	0.50%
ST-03-1-11	TYPE 'P-8' MANHOLE PER FDOT INDEXES 425-001 AND 425-010	64.93	E= 60.88 (15" SD) N= 62.78 (12" SD) S= 62.90 (12" SD)	ST-03-1-11 TO ST-03-1-05	15"	100.4'	0.50%
ST-03-1-12	TYPE 'P-8' MANHOLE PER FDOT INDEXES 425-001 AND 425-010	64.93	E= 61.57 (15" SD) N= 62.55 (12" SD) S= 62.78 (12" SD)	ST-03-1-12 TO ST-03-1-06	15"	100.5'	0.50%
ST-03-1-13	TYPE 'C' DBI PER FDOT INDEX 425-052	64.60	SE= 59.76 (30" SD) N= 59.76 (18" SD) SW= 60.74 (18" SD) NW= 60.74 (8" SD)	ST-03-1-13 TO ST-03-1-03	30"	129.9'	0.36%
ST-03-1-14	TYPE 'P-8' MANHOLE PER FDOT INDEXES 425-001 AND 425-010	65.62	S= 60.15 (18" SD) N= 60.15 (18" SD) NE= 60.15 (15" SD)	ST-03-1-13 TO ST-03-1-14	18"	107.2'	0.36%
ST-03-1-15	TYPE 'P-8' MANHOLE PER FDOT INDEXES 425-001 AND 425-010	65.56	S= 61.18 (18" SD) E= 61.18 (15" SD)	ST-03-1-15 TO ST-03-1-14	18"	285.4'	0.36%
ST-03-1-16	TYPE 'P-8' MANHOLE PER FDOT INDEXES 425-001 AND 425-010	64.93	W= 61.37 (15" SD) N= 62.50 (12" SD) S= 62.74 (12" SD)	ST-03-1-16 TO ST-03-1-15	15"	55.8'	0.34%
ST-03-1-17	TYPE 'P-8' MANHOLE PER FDOT INDEXES 425-001 AND 425-010	64.93	SW= 60.43 (15" SD) N= 62.74 (12" SD) S= 63.03 (12" SD)	ST-03-1-14 TO ST-03-1-17	15"	59.2'	0.47%
ST-03-1-18	TYPE 'C' DBI PER FDOT INDEX 425-052	64.60	NE= 61.12 (18" SD)	ST-03-1-18 TO ST-03-1-13	18"	76.6'	0.50%
ST-03-1-19	TYPE 'P-8' MANHOLE PER FDOT INDEXES 425-001 AND 425-010	64.94	S= 59.67 (15" SD) E= 62.91 (12" SD) W= 63.04 (12" SD)	ST-03-1-19 TO ST-03-1-03	15"	75.7'	0.50%
ST-04	MITERED END SECTION	69.41	E= 67.08 (24" RCP)	ST-04 TO ST-03	24"	88.0'	1.00%

C4.1 STORMWATER STRUCTURE TABLE
1" = 100'

MARION COUNTY PUBLIC SCHOOLS
1105 SW 7TH RD OCALA, FL 34471

MARION HIGH SCHOOL CCC

PROJECT LOCATION:

PARCEL ID. No 44849-000-00

SCHENKEL SHULTZ
834 N. Orange Avenue
Winter Park, FL 32789
voice 407-872-3322
SS Lic. No. AA-C000937
www.schenkelshultz.com
Copyright © 2024
WWW.SCHENKELSHULTZ.COM/COPYRIGHT
SEE FOR POLICY AND INFORMATION

REVISIONS

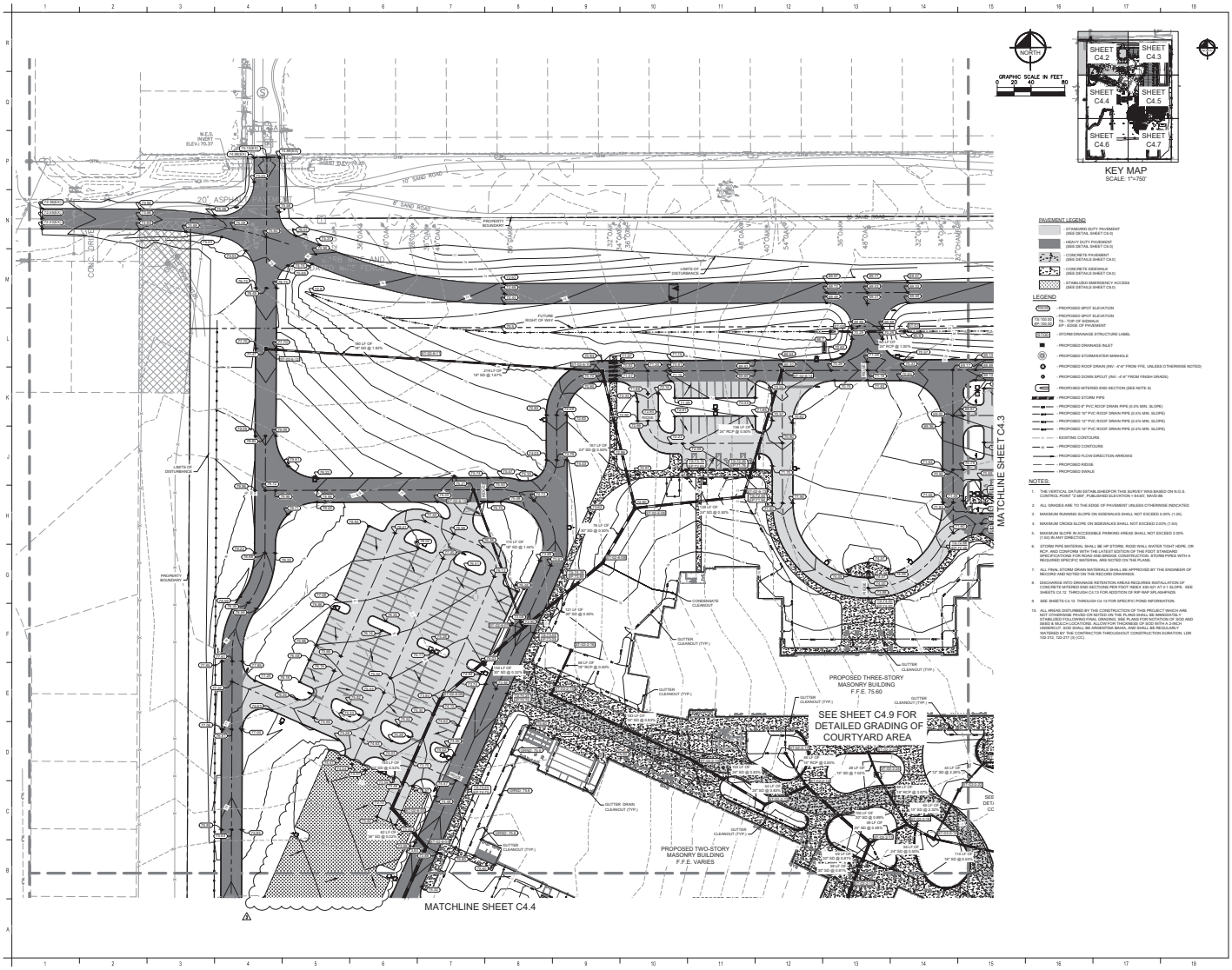
MARK	DESCRIPTION	DATE
1	REVISION 1 - COUNTY RESUBMITTAL	02-26-25
2	REVISION 2 - UTILITY, FENCING, & FIRE	04-04-25
3	REVISION 3 - SITE REVISIONS	06-13-25

COMM. NO.: 2024116
ISSUE DATE: 06/13/2025
DRAWN BY: DSC

STORMWATER STRUCTURE TABLE

C4.1

PACKAGE 05 - ASI NO. 03



MARION COUNTY PUBLIC SCHOOLS
1193 SW 7TH RD OCALA, FL 34471

MARION HIGH SCHOOL CCC

PROJECT LOCATION:

PARCEL ID No: 44846-000-00

SCHENKEL SHULTZ

834 N. Orange Avenue
Winter Park, FL 32789
voice 407-873-3322

SS Lic. No. AA-C000337
www.schenkelshultz.com
Copyright © 2024

BBM STRUCTURAL
MATERN
Kimley»Horn

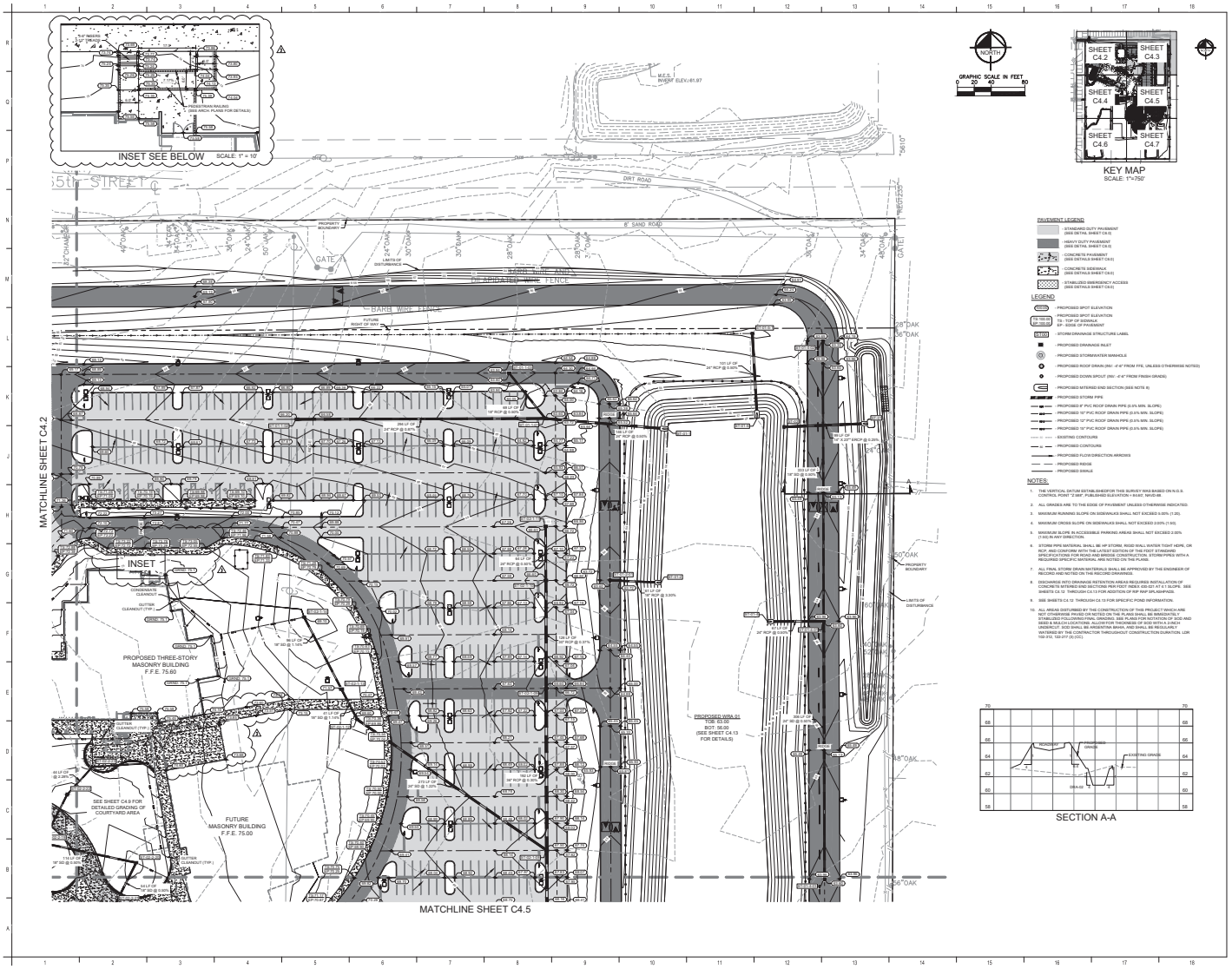
REVISIONS		
MARK	DESCRIPTION	DATE
1	REVISION 1 - COUNTY RESUBMITTAL	02-06-25
2	REVISION 2 - UTILITY, FENCING, & FIRE	04-04-25
3	REVISION 3 - SITE REVISIONS	06-13-25

COMM. NO.: 2024119
ISSUE DATE: 06/13/2025
DRAWN BY: DSC

PAVING GRADING AND DRAINAGE PLAN

C4.2

PACKAGE 05 • ASI NO. 03



MCPS
MARION COUNTY PUBLIC SCHOOLS

MARION COUNTY PUBLIC SCHOOLS
1103 SW 7TH RD OCALA, FL 34471

MARION HIGH SCHOOL CCC

PROJECT LOCATION:

PARCEL ID No: 44846-000-00

SCHENKEL SHULTZ

834 N. Orange Avenue
Winter Park, FL 32789
voice 407-473-3322
SS Lic. No. AA-C000337
www.schenkelshultz.com

Copyright © 2024
WWW.SCHENKELSHULTZ.COM/COPYRIGHT
DO NOT COPY ANY PAGE OR PART OF THIS SET WITHOUT WRITTEN PERMISSION OF SCHENKEL SHULTZ

BBM STRUCTURAL
MATERN
Kimley»Horn

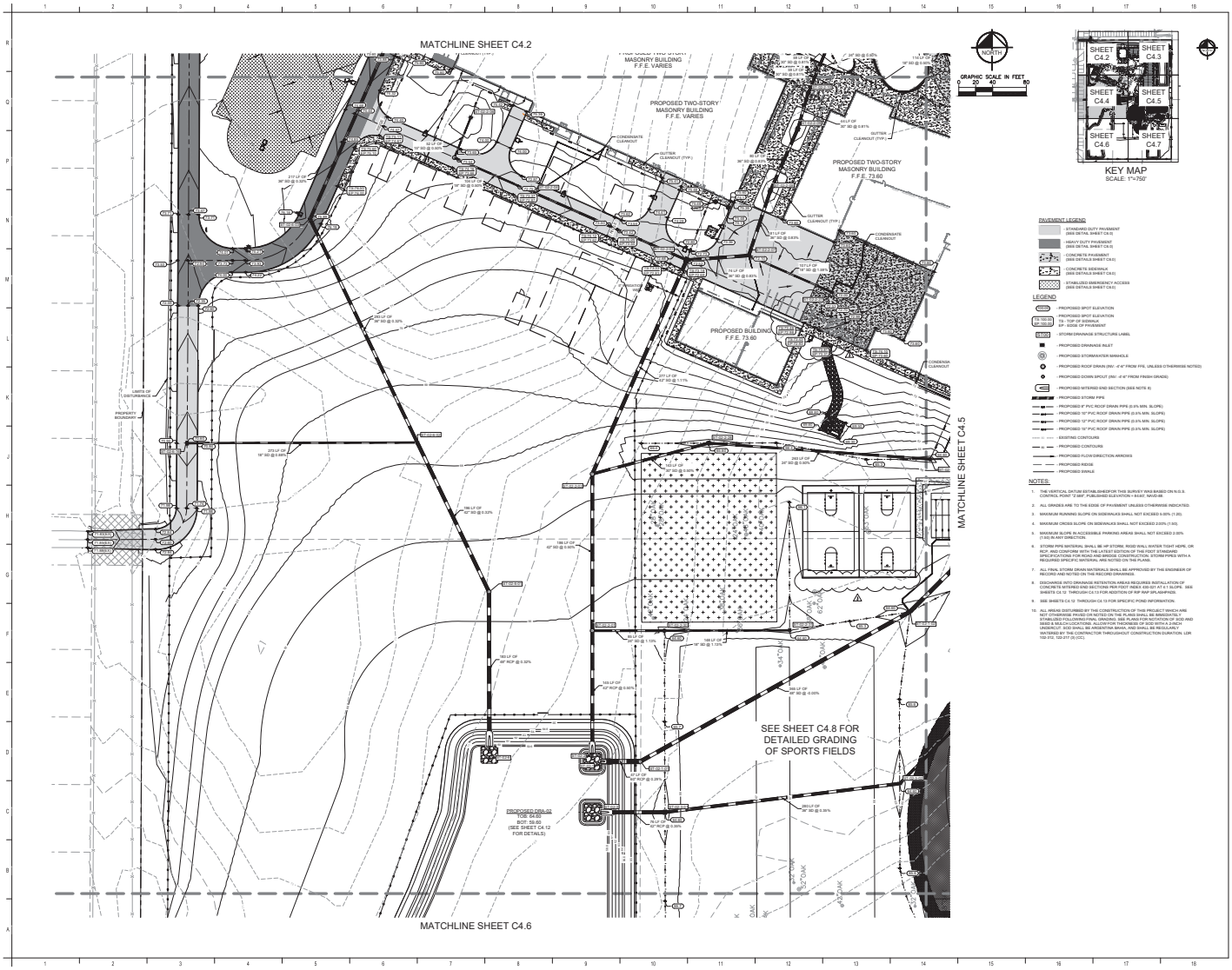
REVISIONS		
MARK	DESCRIPTION	DATE
1	REVISION 1 - COUNTY RESUBMITTAL	02-05-25
2	REVISION 2 - UTILITY, FENCING, & FIRE	04-04-25
3	REVISION 3 - SITE REVISIONS	06-13-25

COMM. NO.: 2024116
ISSUE DATE: 06/13/2025
DRAWN BY: DSC

PAVING GRADING AND DRAINAGE PLAN

C4.3

PACKAGE 05 • AS NO. 03



MARION COUNTY PUBLIC SCHOOLS
1103 SW 7TH RD OCALA, FL 34471

MARION HIGH SCHOOL CCC

PROJECT LOCATION:

PARCEL ID No: 44849-000-00

SCHENKEL SHULTZ

834 N. Orange Avenue
Winter Park, FL 32789
voice 407-473-3322

SS Lic. No. AA-C000357
www.schenkelshultz.com
Copyright © 2024

BBM STRUCTURAL
MATERN
Kimley»Horn

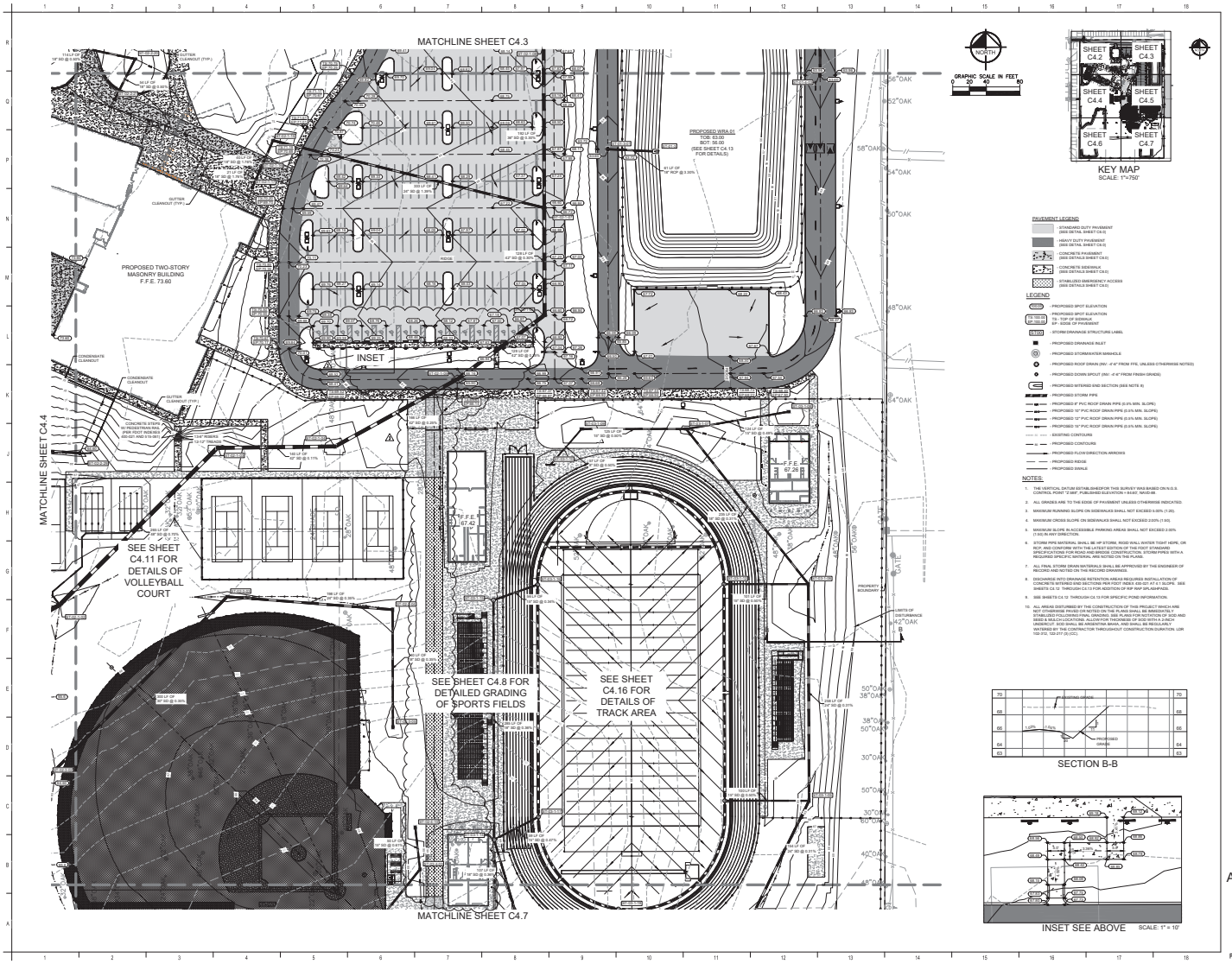
REVISIONS		
MARK	DESCRIPTION	DATE
1	REVISION 1 - COUNTY RESUBMITTAL	02-06-25
2	REVISION 2 - UTILITY, FENCING, & FIRE	04-04-25
3	REVISION 3 - SITE REVISIONS	06-13-25

COMM. NO.: 2024116
ISSUE DATE: 06/13/2025
DRAWN BY: DSC

PAVING GRADING AND DRAINAGE PLAN

C4.4

PACKAGE 05 • ASI NO. 03



KEY MAP
SCALE: 1"=750'

PAVEMENT LEGEND
- STANDARD DUTY PAVEMENT (SEE DETAIL SHEET C4.0)
- HEAVY DUTY PAVEMENT (SEE DETAIL SHEET C4.0)
- CONCRETE PAVEMENT (SEE DETAILS SHEET C4.1)
- CONCRETE SIDEWALK (SEE DETAILS SHEET C4.0)
- STABILIZED EMERGENCY ACCESS (SEE DETAILS SHEET C4.0)

LEGEND
- PROPOSED SPOT ELEVATION
- PROPOSED SPOT ELEVATION
TC - TOP OF SIDEWALK
EP - EDGE OF PAVEMENT
- STORM DRAINAGE STRUCTURE LABEL
- PROPOSED DRAINAGE INLET
- PROPOSED STORMWATER MANHOLE
- PROPOSED ROOF DRAIN (INV: -4'-6" FROM FFE, UNLESS OTHERWISE NOTED)
- PROPOSED DOWN SPOUT (INV: -6'-6" FROM FINISH GRADE)
- PROPOSED MITERED END SECTION (SEE NOTE 8)
- PROPOSED STORM PIPE
- PROPOSED 8" PVC ROOF DRAIN PIPE (0.5% MIN. SLOPE)
- PROPOSED 10" PVC ROOF DRAIN PIPE (0.5% MIN. SLOPE)
- PROPOSED 12" PVC ROOF DRAIN PIPE (0.5% MIN. SLOPE)
- PROPOSED 15" PVC ROOF DRAIN PIPE (0.5% MIN. SLOPE)
- EXISTING CONTOURS
- PROPOSED CONTOURS
- PROPOSED FLOW DIRECTION ARROWS
- PROPOSED RIDGE
- PROPOSED SWALE

NOTES:
1. THE VERTICAL DATUM ESTABLISHED FOR THIS SURVEY WAS BASED ON N.G.S. CONTROL POINT "Z 088", PUBLISHED ELEVATION = 84.60', NAVD-88.
2. ALL GRADES ARE TO THE EDGE OF PAVEMENT UNLESS OTHERWISE INDICATED.
3. MAXIMUM RUNNING SLOPE ON SIDEWALKS SHALL NOT EXCEED 5.00% (1:20).
4. MAXIMUM CROSS SLOPE ON SIDEWALKS SHALL NOT EXCEED 2.00% (1:50).
5. MAXIMUM SLOPE IN ACCESSIBLE PARKING AREAS SHALL NOT EXCEED 2.00% (1:50) IN ANY DIRECTION.
6. STORM PIPE MATERIAL SHALL BE HP STORM, RIGID WALL WATER TIGHT HDPE, OR RCP, AND CONFORM WITH THE LATEST EDITION OF THE FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION. STORM PIPES WITH A REQUIRED SPECIFIC MATERIAL ARE NOTED ON THE PLANS.
7. ALL FINAL STORM DRAIN MATERIALS SHALL BE APPROVED BY THIS ENGINEER OF RECORD AND NOTED ON THE RECORD DRAWINGS.
8. DISCHARGE INTO DRAINAGE RETENTION AREAS REQUIRES INSTALLATION OF CONCRETE MITERED END SECTIONS PER FDOT INDEX 430-021-ATT 4:1 SLOPE. SEE SHEETS C4.12 THROUGH C4.13 FOR ADDITION OF RIP RAP SPLASHPADS.
9. SEE SHEETS C4.12 THROUGH C4.13 FOR SPECIFIC POND INFORMATION.
10. ALL AREAS DISTURBED BY THE CONSTRUCTION OF THIS PROJECT WHICH ARE NOT OTHERWISE PAVED OR NOTED ON THE PLANS SHALL BE IMMEDIATELY SODDED OR SEEDED AND MULCHED AS SPECIFIED IN THE PLANS. SOD AND SEED & MULCH LOCATIONS. ALLOW FOR THICKNESS OF SOD WITH A 2-INCH UNDERCUT. SOD SHALL BE ARGENTINA BAHIA, AND SHALL BE REGULARLY WATERED BY THE CONTRACTOR THROUGHOUT CONSTRUCTION DURATION. LDR 102-012, 122-017 (5) (CC).

SECTION B-B

INSET SEE ABOVE SCALE: 1" = 10'

MCPS
MARION COUNTY PUBLIC SCHOOLS
Training Every Student Successful

MARION COUNTY PUBLIC SCHOOLS
1103 SW 7TH RD OCALA, FL 34471

MARION HIGH SCHOOL CCC

PROJECT LOCATION:

PARCEL ID No: 44849-000-00

SCHENKEL SHULTZ
834 N. Orange Avenue
Winter Park, FL 32789
voice 407-873-3322
SS Llc, No. AA-C000357
www.schenkelshultz.com
Copyright © 2024
WWW.SCHENKELSHULTZ.COM/COPYRIGHT
DO NOT COPY OR REPRODUCE

BBM STRUCTURAL
MATERN
Kimley»Horn

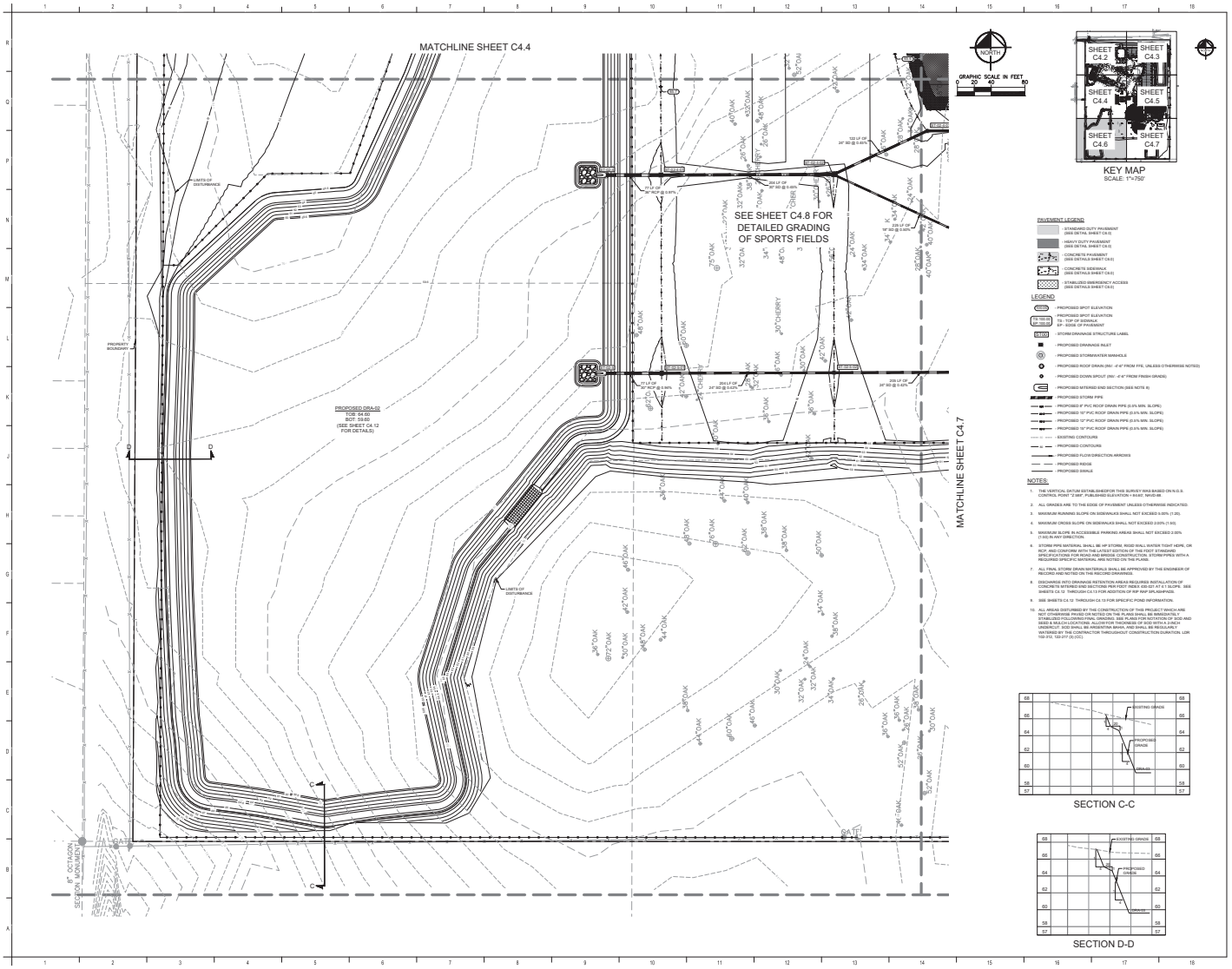
REVISIONS		
MARK	DESCRIPTION	DATE
1	REVISION 1 - COUNTY RESUBMITTAL	02-06-25
2	REVISION 2 - UTILITY, FENCING, & FIRE	04-04-25
3	REVISION 3 - SITE REVISIONS	06-13-25

COMM. NO.: 2024116
ISSUE DATE: 06/13/2025
DRAWN BY: DSC

PAVING GRADING AND DRAINAGE PLAN

C4.5

PACKAGE 05 • AS NO. 03



KEY MAP
SCALE: 1"=750'

PAVEMENT LEGEND
- STANDARD DUTY PAVEMENT (SEE DETAIL SHEET C4.0)
- HEAVY DUTY PAVEMENT (SEE DETAIL SHEET C4.0)
- CONCRETE PAVEMENT (SEE DETAILS SHEET C4.1)
- CONCRETE SIDEWALK (SEE DETAILS SHEET C4.1)
- STABILIZED EMERGENCY ACCESS (SEE DETAILS SHEET C4.0)

LEGEND
- PROPOSED SPOT ELEVATION
- PROPOSED SPOT ELEVATION
TS - TOP OF SIDEWALK
EP - EDGE OF PAVEMENT
- STORM DRAINAGE STRUCTURE LABEL
- PROPOSED DRAINAGE INLET
- PROPOSED STORMWATER MANHOLE
- PROPOSED ROOF DRAIN (INV: -0'-6" FROM FFE, UNLESS OTHERWISE NOTED)
- PROPOSED DOWN SPOUT (INV: -0'-6" FROM FINISH GRADE)
- PROPOSED MITERED END SECTION (SEE NOTE 8)
- PROPOSED STORM PIPE
- PROPOSED 8" PVC ROOF DRAIN PIPE (0.5% MIN. SLOPE)
- PROPOSED 10" PVC ROOF DRAIN PIPE (0.5% MIN. SLOPE)
- PROPOSED 12" PVC ROOF DRAIN PIPE (0.5% MIN. SLOPE)
- PROPOSED 15" PVC ROOF DRAIN PIPE (0.5% MIN. SLOPE)
- EXISTING CONTOURS
- PROPOSED CONTOURS
- PROPOSED FLOW DIRECTION ARROWS
- PROPOSED RIDGE
- PROPOSED SWALE

NOTES:
1. THE VERTICAL DATUM ESTABLISHED FOR THIS SURVEY WAS BASED ON N.G.S. CONTROL POINT "Z 088", PUBLISHED ELEVATION = 84.60', NAVD-88.
2. ALL GRADES ARE TO THE EDGE OF PAVEMENT UNLESS OTHERWISE INDICATED.
3. MAXIMUM RUNNING SLOPE ON SIDEWALKS SHALL NOT EXCEED 5.00% (1:20).
4. MAXIMUM CROSS SLOPE ON SIDEWALKS SHALL NOT EXCEED 2.00% (1:50).
5. MAXIMUM SLOPE IN ACCESSIBLE PARKING AREAS SHALL NOT EXCEED 2.00% (1:50) IN ANY DIRECTION.
6. STORM PIPE MATERIAL SHALL BE HP STORM, RIGID WALL WATER TIGHT HDPE, OR RCP, AND CONFORM WITH THE LATEST EDITION OF THE FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION. STORM PIPES WITH A REQUIRED SPECIFIC MATERIAL ARE NOTED ON THE PLANS.
7. ALL FINAL STORM DRAIN MATERIALS SHALL BE APPROVED BY THE ENGINEER OF RECORD AND NOTED ON THE RECORD DRAWINGS.
8. DISCHARGE INTO DRAINAGE RETENTION AREAS REQUIRES INSTALLATION OF CONCRETE MITERED END SECTIONS PER FDOT INDEX 430-021-AT-11 SLOPE. SEE SHEETS C4.12 THROUGH C4.13 FOR ADDITION OF RIP RAP SPLASHPADS.
9. SEE SHEETS C4.12 THROUGH C4.13 FOR SPECIFIC POND INFORMATION.
10. ALL AREAS DISTURBED BY THE CONSTRUCTION OF THIS PROJECT WHICH ARE NOT OTHERWISE PAVED OR NOTED ON THE PLANS SHALL BE IMMEDIATELY SODDED. SOD SHALL BE PLACED ON ALL SLOPES 3:1 OR GREATER. SOD AND SEED & MULCH LOCATIONS. ALLOW FOR THICKNESS OF SOD WITH A 2-INCH UNDERCUT. SOD SHALL BE ARGENTINA BAHIA, AND SHALL BE REGULARLY WATERED BY THE CONTRACTOR THROUGHOUT CONSTRUCTION DURATION. LDR 102-312, 122-217 (5) (CC).

SECTION C-C

SECTION D-D

MCPS
MARION COUNTY PUBLIC SCHOOLS

MARION COUNTY PUBLIC SCHOOLS
1193 SW 7TH RD OCALA, FL 34471

MARION HIGH SCHOOL CCC

PROJECT LOCATION:

PARCEL ID No: 44846-000-00

SCHENKEL SHULTZ

834 N. Orange Avenue
Winter Park, FL 32789
voice 407-873-3322

SS Lic. No. AA-C000357
www.schenkelshultz.com
Copyright © 2024
WWW.SCHENKELSHULTZ.COM/COPYRIGHT
DO NOT COPY OR REPRODUCE

BBM STRUCTURAL
MATERN
Kimley»Horn

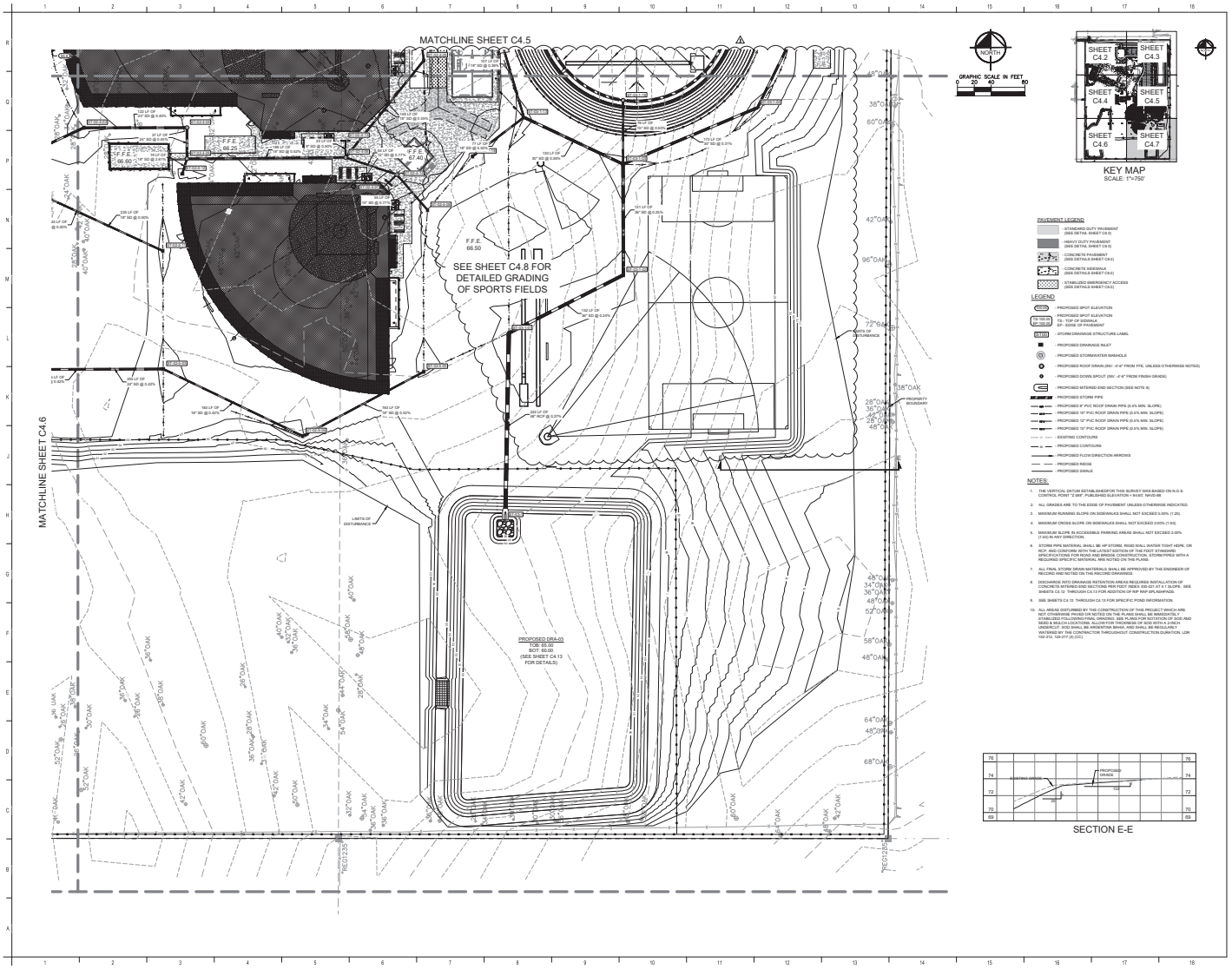
REVISIONS		
MARK	DESCRIPTION	DATE
1	REVISION 1 - COUNTY RESUBMITTAL	03-06-25
2	REVISION 2 - UTILITY, FENCING, & FIRE	04-04-25
3	REVISION 3 - SITE REVISIONS	06-13-25

COMM. NO.: 2024119
ISSUE DATE: 06/13/2025
DRAWN BY: DSC

PAVING GRADING AND DRAINAGE PLAN

C4.6

PACKAGE 05 • AS NO. 03



KEY MAP
SCALE: 1"=750'

PAVEMENT LEGEND
- STANDARD DUTY PAVEMENT (SEE DETAIL SHEET C4.9)
- HEAVY DUTY PAVEMENT (SEE DETAIL SHEET C4.9)
- CONCRETE PAVEMENT (SEE DETAILS SHEET C4.9)
- CONCRETE SIDEWALK (SEE DETAILS SHEET C4.9)
- STABILIZED EMERGENCY ACCESS (SEE DETAILS SHEET C4.9)

LEGEND
- PROPOSED SPOT ELEVATION
- PROPOSED SPOT ELEVATION
TC - TOP OF SIDEWALK
EP - EDGE OF PAVEMENT
- STORM DRAINAGE STRUCTURE LABEL
- PROPOSED DRAINAGE INLET
- PROPOSED STORMWATER MANHOLE
- PROPOSED ROOF DRAIN (INV: -4'-6" FROM FFE, UNLESS OTHERWISE NOTED)
- PROPOSED DOWN SPOUT (INV: -6'-6" FROM FINISH GRADE)
- PROPOSED MITERED END SECTION (SEE NOTE 8)
- PROPOSED STORM PIPE
- PROPOSED 8" PVC ROOF DRAIN PIPE (0.5% MIN. SLOPE)
- PROPOSED 10" PVC ROOF DRAIN PIPE (0.5% MIN. SLOPE)
- PROPOSED 12" PVC ROOF DRAIN PIPE (0.5% MIN. SLOPE)
- PROPOSED 15" PVC ROOF DRAIN PIPE (0.5% MIN. SLOPE)
- EXISTING CONTOURS
- PROPOSED CONTOURS
- PROPOSED FLOW DIRECTION ARROWS
- PROPOSED RIDGE
- PROPOSED SWALE

NOTES:
1. THE VERTICAL DATUM ESTABLISHED FOR THIS SURVEY WAS BASED ON N.G.S. CONTROL POINT "Z 088", PUBLISHED ELEVATION = 84.60', NAVD-88.
2. ALL GRADES ARE TO THE EDGE OF PAVEMENT UNLESS OTHERWISE INDICATED.
3. MAXIMUM RUNNING SLOPE ON SIDEWALKS SHALL NOT EXCEED 5.00% (1:20).
4. MAXIMUM CROSS SLOPE ON SIDEWALKS SHALL NOT EXCEED 2.00% (1:50).
5. MAXIMUM SLOPE IN ACCESSIBLE PARKING AREAS SHALL NOT EXCEED 2.00% (1:50) IN ANY DIRECTION.
6. STORM PIPE MATERIAL SHALL BE HP STORM, RIGID WALL WATER TIGHT HDPE, OR RCP, AND CONFORM WITH THE LATEST EDITION OF THE FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION. STORM PIPES WITH A REQUIRED SPECIFIC MATERIAL ARE NOTED ON THE PLANS.
7. ALL FINAL STORM DRAIN MATERIALS SHALL BE APPROVED BY THE ENGINEER OF RECORD AND NOTED ON THE RECORD DRAWINGS.
8. DISCHARGE INTO DRAINAGE RETENTION AREAS REQUIRES INSTALLATION OF CONCRETE MITERED END SECTIONS PER FDOT INDEX 430-021 AT 4:1 SLOPE. SEE SHEETS C4.12 THROUGH C4.13 FOR ADDITION OF RIP RAP SPLASHPADS.
9. SEE SHEETS C4.12 THROUGH C4.13 FOR SPECIFIC POND INFORMATION.
10. ALL AREAS DISTURBED BY THE CONSTRUCTION OF THIS PROJECT WHICH ARE NOT OTHERWISE PAVED OR NOTED ON THE PLANS SHALL BE IMMEDIATELY SODDED OR HYDROMULCHED AS NOTED ON THE PLANS. WHERE SOD AND SEED & MULCH LOCATIONS ALLOW FOR THICKNESS OF SOD WITH A 2-INCH UNDERCUT, SOD SHALL BE ARGENTINA BAHIA, AND SHALL BE REGULARLY WATERED BY THE CONTRACTOR THROUGHOUT CONSTRUCTION DURATION. LDR 102-312, 122-217 (5) (CC).

SECTION E-E

MCPS
MARION COUNTY PUBLIC SCHOOLS
"Making Every Student Success"

MARION COUNTY PUBLIC SCHOOLS
1193 SW 7TH RD OCALA, FL 34471

MARION HIGH SCHOOL CCC

PROJECT LOCATION:

PARCEL ID No: 44846-000-00

SCHENKEL SHULTZ

834 N. Orange Avenue
Winter Park, FL 32789
voice 407-873-3322

SS Llc, No. AA-C000357
www.schenkelshultz.com
Copyright © 2024
WWW.SCHENKELSHULTZ.COM/COPYRIGHT
DO NOT COPY ANY PAGES OR PARTS OF THIS BOOK WITHOUT THE WRITTEN PERMISSION OF SCHENKEL SHULTZ

BBM STRUCTURAL
MATERN
Kimley»Horn

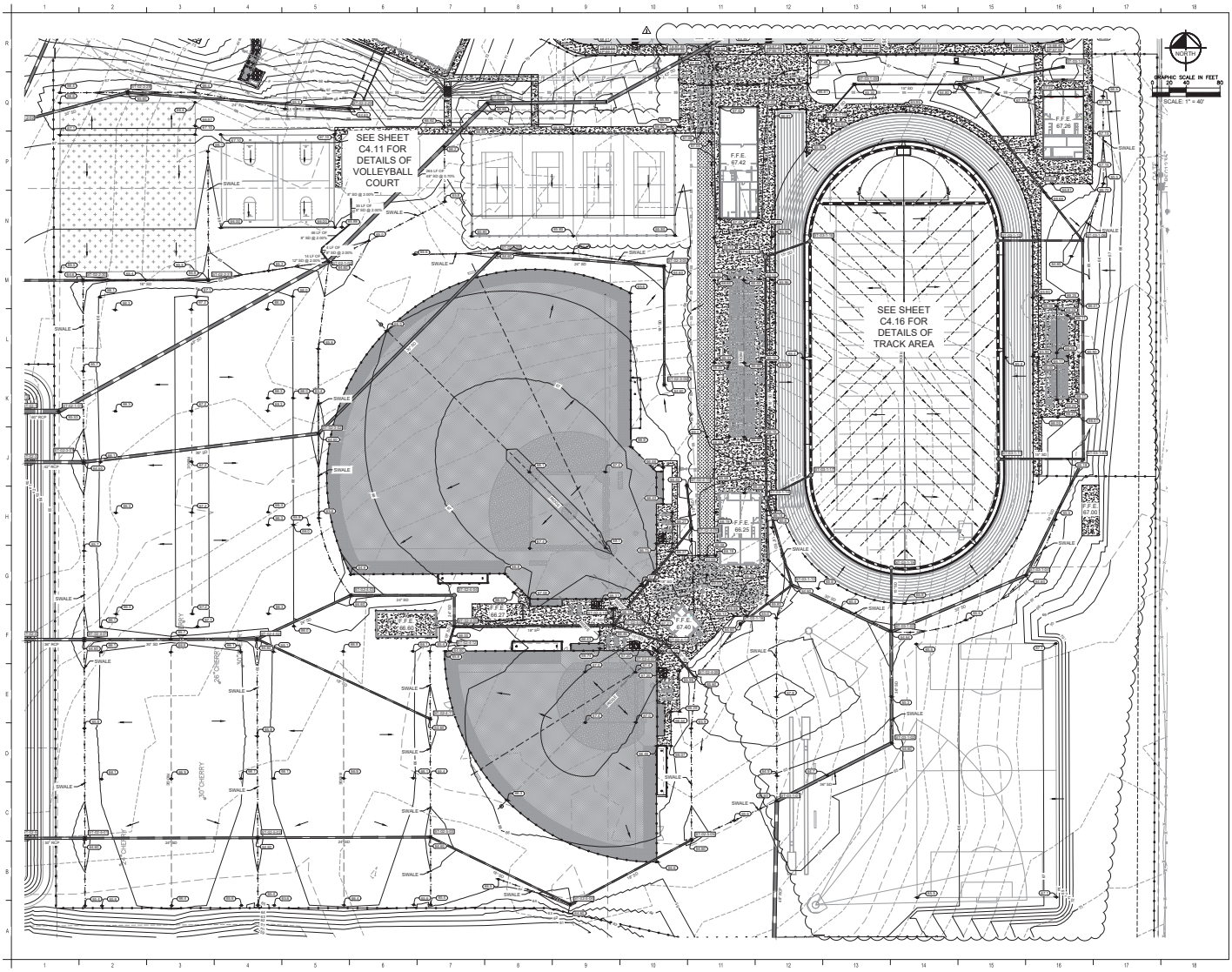
REVISIONS		
MARK	DESCRIPTION	DATE
1	REVISION 1 - COUNTY RESUBMITTAL	03-06-25
2	REVISION 2 - UTILITY, FENCING, & FIRE	04-04-25
3	REVISION 3 - SITE REVISIONS	06-13-25

COMM. NO.: 2024116
ISSUE DATE: 06/13/2025
DRAWN BY: DSC

PAVING GRADING AND DRAINAGE PLAN

C4.7

PACKAGE 05 • AS NO. 03



MCPS
MARION COUNTY PUBLIC SCHOOLS

MARION COUNTY PUBLIC SCHOOLS
1106 SW 7TH RD OCALA, FL 34471

MARION HIGH SCHOOL CCC

PROJECT LOCATION

PARCEL ID, No 44849-009-00

SCHENKEL SHULTZ

934 N. Orange Avenue
Winter Park, FL 32789
voice 407-972-0322

SS Lic. No.-AA-C000937
www.schenkelshultz.com
Copyright © 2024

BBM STRUCTURAL
MATERN
Kimley»Horn

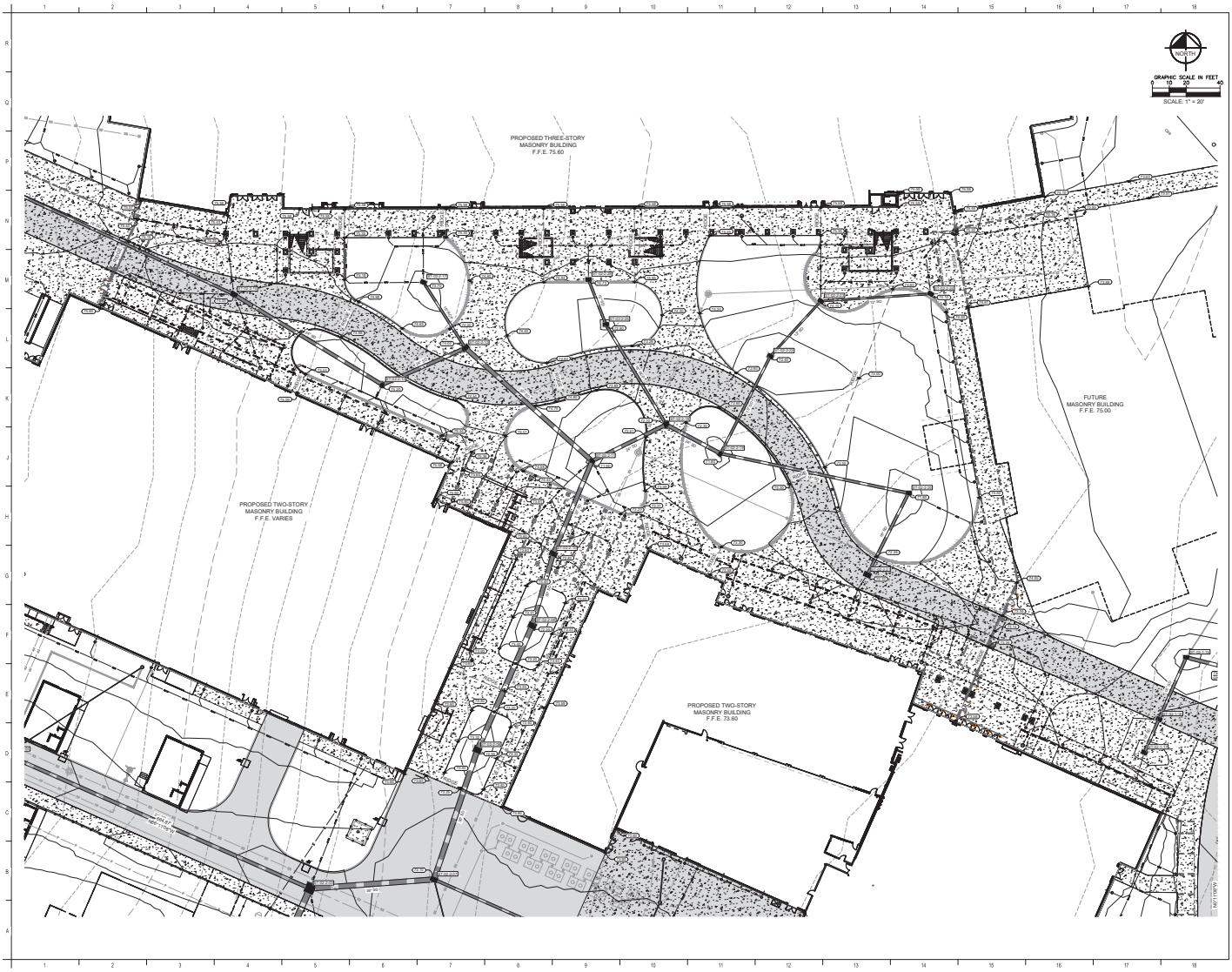
REVISIONS		
MARK	DESCRIPTION	DATE
1	REVISION 1 - COUNTY RESUBMITTAL	02-06-25
2	REVISION 2 - UTILITY, FENCING, & FIRE	04-04-25
3	REVISION 3 - SITE REVISIONS	05-13-25

COMM. NO.: 2024116
ISSUE DATE: 08/13/2025
DRAWN BY: DSC

SPORT FIELDS GRADING

C4.8

PACKAGE 05 • ASI NO. 03



MARION COUNTY PUBLIC SCHOOLS
1106 SW 7TH RD OCALA, FL 34471

MARION HIGH SCHOOL CCC

PROJECT LOCATION

PARCEL ID, No 44849-009-00

SCHENKEL SHULTZ
934 N. Orange Avenue
Winter Park, FL 32789
voice: 407-872-0322
SS Lic. No.-AA-C000837
www.schenkelshultz.com
Copyright © 2024
WWW.SCHENKELSHULTZ.COM
USE OF THESE PLANS WITHOUT WRITTEN PERMISSION IS PROHIBITED

BBM STRUCTURAL
MATERN
Kimley»Horn

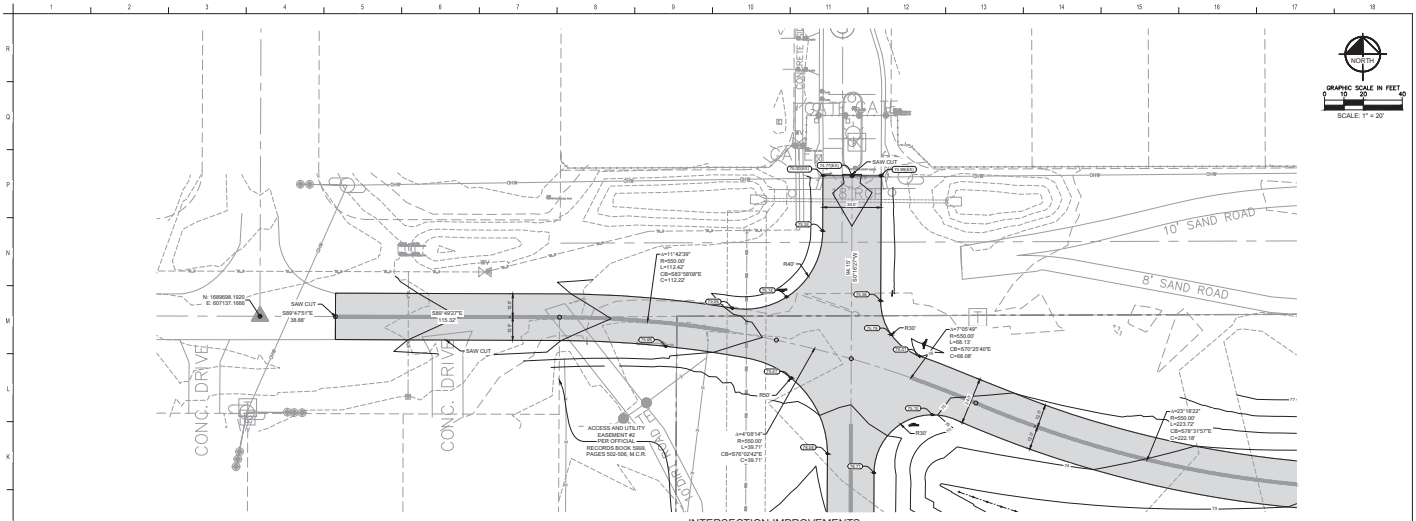
REVISIONS		
MARK	DESCRIPTION	DATE
1	REVISION 1 - COUNTY RESUBMITTAL	02-06-25
2	REVISION 2 - UTILITY, FENCING & FIRE	04-04-25
3	REVISION 3 - SITE REVISIONS	05-13-25

COMM. NO.: 2024116
ISSUE DATE: 09/13/2025
DRAWN BY: DSC

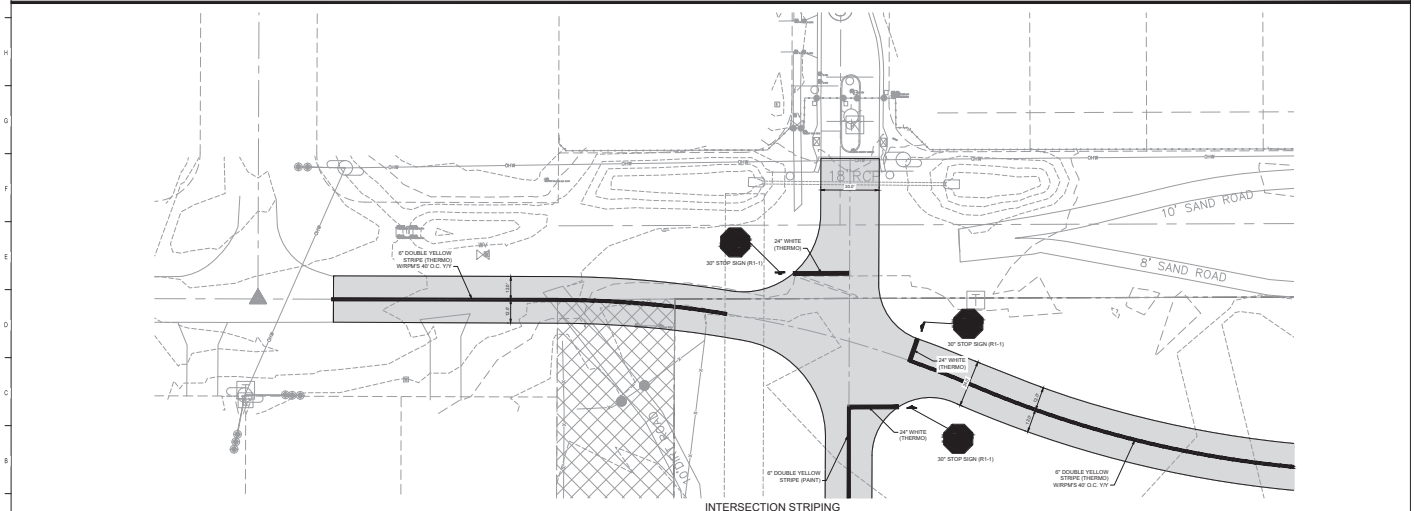
COURT YARD DETAILS

C4.9

PACKAGE 05 • ASI NO. 03



INTERSECTION IMPROVEMENTS



INTERSECTION STRIPING

MCPS
MARION COUNTY PUBLIC SCHOOLS

MARION COUNTY PUBLIC SCHOOLS
1106 SW 7TH RD OCALA, FL 34471

MARION HIGH SCHOOL CCC

PROJECT LOCATION:

PARCEL ID, No 44849-009-00

SCHENKEL SHULTZ

934 N. Orange Avenue
Winter Park, FL 32789
voice: 407-972-3322

SS Lic. No.:AA-C000937
www.schenkelshultz.com
Copyright © 2024
WWW.SCHENKELSHULTZ.COM/COPYRIGHT
ALL RIGHTS RESERVED

BBM STRUCTURAL
MATERN
Kimley»Horn

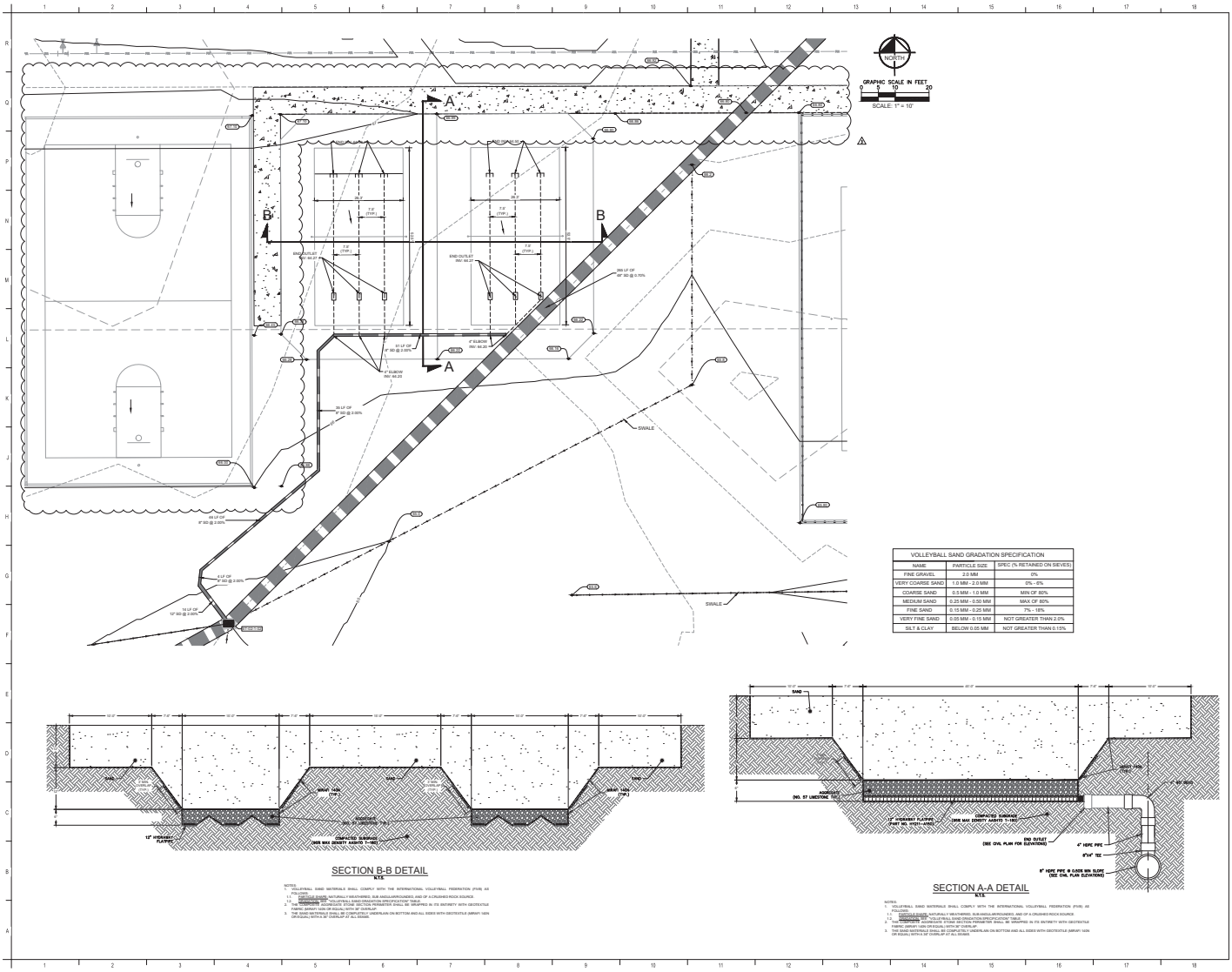
REVISIONS		
MARK	DESCRIPTION	DATE
1	REVISION 1 - COUNTY RESUBMITTAL	02-06-25
2	REVISION 2 - UTILITY, FENCING & FIRE	04-04-25
3	REVISION 3 - SITE REVISIONS	05-13-25

COMM. NO.: 2024116
ISSUE DATE: 06/13/2025
DRAWN BY: DSC

INTERSECTION DETAIL

C4.10

PACKAGE 05 • ASI NO. 03



VOLLEYBALL SAND GRADATION SPECIFICATION		
NAME	PARTICLE SIZE	SPEC (% RETAINED ON SIEVES)
FINE GRAVEL	2.0 MM	0%
VERY COARSE SAND	1.0 MM - 2.0 MM	0% - 6%
COARSE SAND	0.5 MM - 1.0 MM	MIN OF 80%
MEDIUM SAND	0.25 MM - 0.50 MM	MAX OF 80%
FINE SAND	0.15 MM - 0.25 MM	7% - 18%
VERY FINE SAND	0.05 MM - 0.15 MM	NOT GREATER THAN 2.0%
SILT & CLAY	BELOW 0.05 MM	NOT GREATER THAN 0.15%

SECTION B-B DETAIL
N.T.S.

NOTES:
1. VOLLEYBALL SAND MATERIALS SHALL COMPLY WITH THE INTERNATIONAL VOLLEYBALL FEDERATION (FIVB) AS FOLLOWS:
1.1. CONCOLE SANDS: NATURALLY WEATHERED, SUB-ANGULAR/ROUNDED, AND OF A CRUSHED ROCK SOURCE.
1.2. GRADATION: SEE "VOLLEYBALL SAND GRADATION SPECIFICATION" TABLE.
2. THE SAND MATERIALS SHALL BE COMPLETELY UNDERLAIN (IN ITS ENTIRETY) WITH GEOTEXTILE FABRIC (MIRAFI 140N OR EQUAL) WITH 36" OVERLAP.
3. THE SAND MATERIALS SHALL BE COMPLETELY UNDERLAIN ON BOTTOM AND ALL SIDES WITH GEOTEXTILE (MIRAFI 140N OR EQUAL) WITH A 36" OVERLAP AT ALL SIDES.

SECTION A-A DETAIL
N.T.S.

NOTES:
1. VOLLEYBALL SAND MATERIALS SHALL COMPLY WITH THE INTERNATIONAL VOLLEYBALL FEDERATION (FIVB) AS FOLLOWS:
1.1. CONCOLE SANDS: NATURALLY WEATHERED, SUB-ANGULAR/ROUNDED, AND OF A CRUSHED ROCK SOURCE.
1.2. GRADATION: SEE "VOLLEYBALL SAND GRADATION SPECIFICATION" TABLE.
2. THE SAND MATERIALS SHALL BE COMPLETELY UNDERLAIN (IN ITS ENTIRETY) WITH GEOTEXTILE FABRIC (MIRAFI 140N OR EQUAL) WITH 36" OVERLAP.
3. THE SAND MATERIALS SHALL BE COMPLETELY UNDERLAIN ON BOTTOM AND ALL SIDES WITH GEOTEXTILE (MIRAFI 140N OR EQUAL) WITH A 36" OVERLAP AT ALL SIDES.

MCPS
MARION COUNTY PUBLIC SCHOOLS

MARION COUNTY PUBLIC SCHOOLS
1106 SW 7TH RD OCALA, FL 34471

MARION HIGH SCHOOL CCC

PROJECT LOCATION:

PARCEL ID, No 44849-009-00

SCHENKEL SHULTZ

934 N. Orange Avenue
Winter Park, FL 32789
voice: 407-972-3322

SS Lic. No.: AA-C000937
www.schenkelshultz.com
Copyright © 2024
WWW.SCHENKELSHULTZ.COM/COPYRIGHT
USE OF PLANS AND SPECIFICATIONS

BBM STRUCTURAL
MATERN
Kimley»Horn

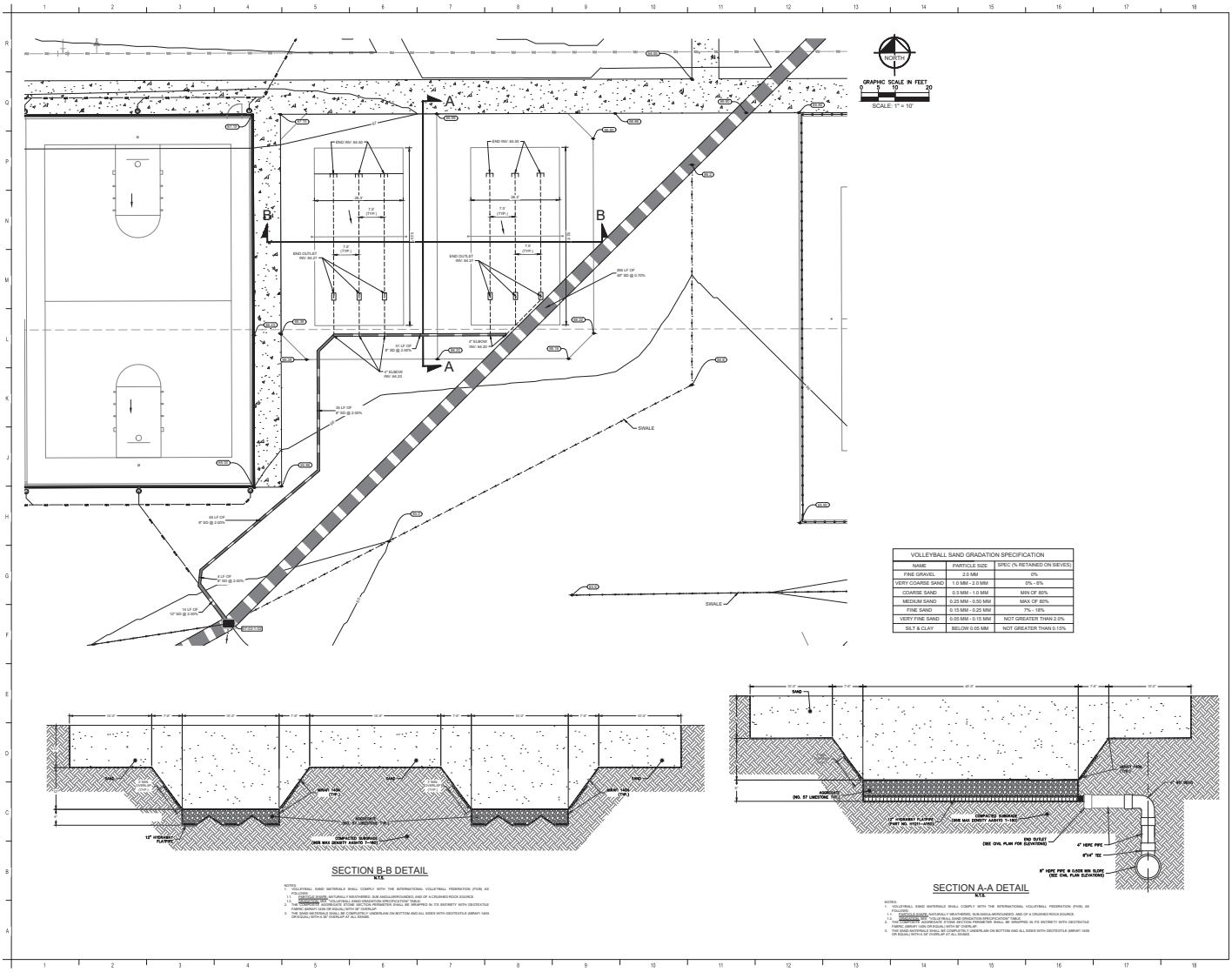
REVISIONS		
MARK	DESCRIPTION	DATE
1	REVISION 1 - COUNTY RESUBMITTAL	02-06-25
2	REVISION 2 - UTILITY, FENCING, & FIRE	04-04-25
3	REVISION 3 - SITE REVISIONS	05-13-25

COMM. NO.: 20241116
ISSUE DATE: 09/13/2025
DRAWN BY: DSC

VOLLEYBALL COURT DETAILS

C4.11

PACKAGE 05 • ASI NO. 03



VOLLEYBALL SAND GRADATION SPECIFICATION		
NAME	PARTICLE SIZE	SPEC (% RETAINED ON SIEVES)
FINE GRAVEL	2.0 MM	0%
VERY COARSE SAND	1.0 MM - 2.0 MM	0% - 6%
COARSE SAND	0.5 MM - 1.0 MM	MIN OF 80%
MEDIUM SAND	0.25 MM - 0.50 MM	MAX OF 80%
FINE SAND	0.15 MM - 0.25 MM	7% - 18%
VERY FINE SAND	0.05 MM - 0.15 MM	NOT GREATER THAN 2.0%
SILT & CLAY	BELOW 0.05 MM	NOT GREATER THAN 0.15%

SECTION B-B DETAIL
N.T.S.

NOTES:
1. VOLLEYBALL SAND MATERIALS SHALL COMPLY WITH THE INTERNATIONAL VOLLEYBALL FEDERATION (FIVB) AS FOLLOWS:
1.1. CONCRETE SAND: NATURALLY WEATHERED, SUB-ANGULAR/ROUNDED, AND OF A CRUSHED ROCK SOURCE.
1.2. GRADATION: SEE "VOLLEYBALL SAND GRADATION SPECIFICATION" TABLE.
2. THE SAND MATERIALS SHALL BE COMPLETELY UNDERLAIN (IN ITS ENTIRETY WITH GEOTEXTILE FABRIC (MIRAFI 140N OR EQUAL) WITH 36" OVERLAP.
3. THE SAND MATERIALS SHALL BE COMPLETELY UNDERLAIN ON BOTTOM AND ALL SIDES WITH GEOTEXTILE (MIRAFI 140N OR EQUAL) WITH 6 36" OVERLAP AT ALL SIDES.

SECTION A-A DETAIL
N.T.S.

NOTES:
1. VOLLEYBALL SAND MATERIALS SHALL COMPLY WITH THE INTERNATIONAL VOLLEYBALL FEDERATION (FIVB) AS FOLLOWS:
1.1. CONCRETE SAND: NATURALLY WEATHERED, SUB-ANGULAR/ROUNDED, AND OF A CRUSHED ROCK SOURCE.
1.2. GRADATION: SEE "VOLLEYBALL SAND GRADATION SPECIFICATION" TABLE.
2. THE SAND MATERIALS SHALL BE COMPLETELY UNDERLAIN (IN ITS ENTIRETY WITH GEOTEXTILE FABRIC (MIRAFI 140N OR EQUAL) WITH 36" OVERLAP.
3. THE SAND MATERIALS SHALL BE COMPLETELY UNDERLAIN ON BOTTOM AND ALL SIDES WITH GEOTEXTILE (MIRAFI 140N OR EQUAL) WITH 6 36" OVERLAP AT ALL SIDES.

MCPS
MARION COUNTY PUBLIC SCHOOLS

MARION COUNTY PUBLIC SCHOOLS
1106 SW 7TH RD OCALA, FL 34471

MARION HIGH SCHOOL CCC

PROJECT LOCATION

PARCEL ID, No 44849-009-00

SCHENKEL SHULTZ

634 N. Orange Avenue
Winter Park, FL 32789
voice 407-972-3322

SS Lic. No.:AA-C000837
www.schenkelshultz.com
Copyright © 2024
WWW.SCHENKELSHULTZ.COM/COPYRIGHT
USE OF THESE PLANS AND SPECIFICATIONS

BBM STRUCTURAL
MATERN
Kimley»Horn

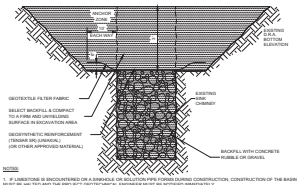
REVISIONS		
MARK	DESCRIPTION	DATE
1	REVISION 1 - COUNTY RESUBMITTAL	02-06-25

COMM. NO.: 2024116
ISSUE DATE: 02/14/2025
DRAWN BY: DSC

VOLLEYBALL COURT DETAILS

C4.11

PACKAGE 05 • CONSTRUCTION DOCUMENTS

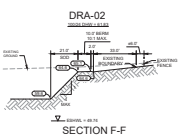


NOTES:

1. IF LIMESTONE IS ENCOUNTERED OR A SINKHOLE OR SOLUTION PIPE FORMS DURING CONSTRUCTION, CONSTRUCTION OF THE BASIN MUST BE HALTED AND THE PROJECT GEOTECHNICAL ENGINEER MUST BE NOTIFIED IMMEDIATELY.
2. THE SINKHOLE OR SOLUTION PIPE MUST BE REPAIRED WITHIN 10 DAYS OF THE DISCOVERY USING A DISTRICT APPROVED METHOD.
3. THIS STORMWATER SYSTEM MUST BE INSPECTED MONTHLY FOR THE OCCURRENCE OF SINKHOLES OR SOLUTION PIPES.

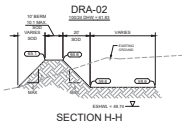
TYPICAL SINK CHIMNEY REPAIR DETAIL

N.T.S.



SECTION F-F

SECTION G-G



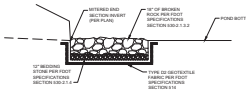
SECTION H-H

NOTES:

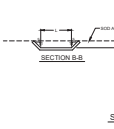
1. STORMWATER RETENTION PONDS AND SWALES ARE DESIGNED TO INFILTRATE STORMWATER. THE PONDS ARE SUSCEPTIBLE TO CLOGGING FROM CONSTRUCTION SEDIMENTS AND, THEREFORE, REQUIRE A SPECIAL EXCAVATION PROCEDURE AS FOLLOWS:
   a) APPROXIMATELY 1 FOOT ABOVE POND TO AN ELEVATION THAT IS APPROXIMATELY 1 FOOT HIGHER THAN THE FINAL POND BOTTOM ELEVATION.
   b) AFTER THE DRAINAGE AREA CONTRIBUTING TO THE POND IS STABILIZED, EXCAVATE THE REMAINING INTERIOR SIDE SLOPES AND POND BOTTOM TO THE SPECIFIED ELEVATION. THIS SOIL MUST BE REMOVED IN A MANNER TO ENSURE THAT THE SILT, CLAY, ORGANIC AND OTHER FINE MATERIALS THAT HAVE WASHED INTO THE POND DURING CONSTRUCTION ARE REMOVED.
   c) FINISH GRADE POND SLOPES AND SOD ALL DISTURBED AREAS.
2. SHOULD ANY LIMEROCK BE ENCOUNTERED, SEE TYPICAL SINK CHIMNEY REPAIR DETAIL ON SHEET 8888.

DRA-02 STAGE STORAGE

STAGE (FT)	AREA (FT²)	AREA (AC)	VOLUME (AC-FT)
59.6	321624	7.38	0.00
60.6	332524	7.63	7.51
61.6	343525	7.89	15.27
62.6	354626	8.14	23.28
63.6	365828	8.40	31.55
64.6	377130	8.66	40.08



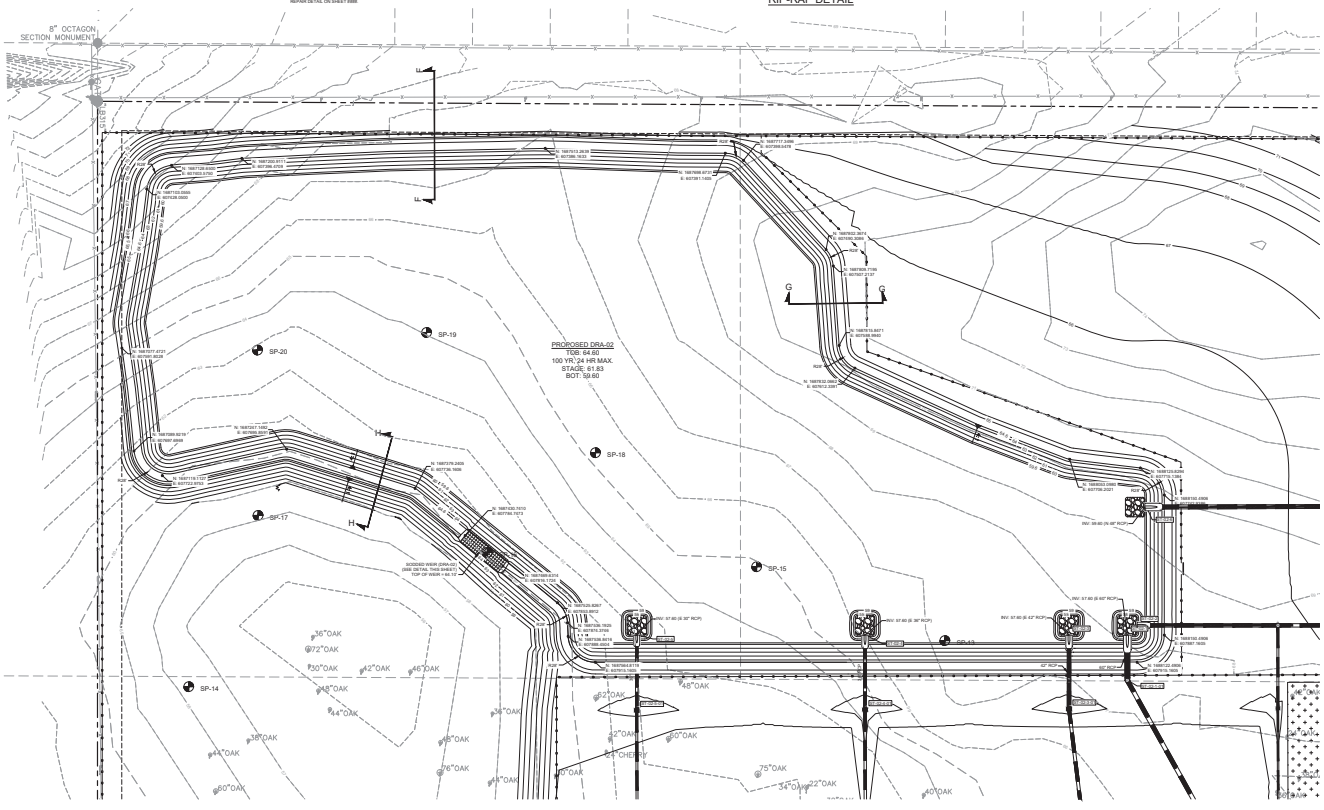
RIP-RAP DETAIL



SODDED WEIR DETAIL

NOT TO SCALE

WEIR	"A"	"B"	"L"
DRA-02	83.5'	83.1'	10'



MARION COUNTY PUBLIC SCHOOLS
1155 SW 7TH RD OCALA, FL 34471

MARION HIGH SCHOOL CCC

PROJECT LOCATION:

PARCEL ID, No 44846-000-00

SCHENKEL SHULTZ

834 N. Orange Avenue
Winter Park, FL 32789
voice 407-672-2022

SS Lic. No. AA-C000337
www.schenkelshultz.com

Copyright © 2024
WWW.SCHENKELSHULTZ.COM/COPYRIGHT

BBM STRUCTURAL
MATERN
Kimley»Horn

REVISIONS		
MARK	DESCRIPTION	DATE
1	REVISION 1 - COUNTY RESUBMITTAL	02-28-25
2	REVISION 2 - UTILITY, FENCING, & FIRE	04-04-25
3	REVISION 3 - SITE REVISIONS	06-13-25

COMM. NO.: 2024116
ISSUE DATE: 06/13/2025
DRAWN BY: DSC

POND DETAILS

C4.12

PACKAGE 05 - ASI NO. 03

MARION COUNTY PUBLIC SCHOOLS
1105 SW 7TH RD OCALA, FL 34471

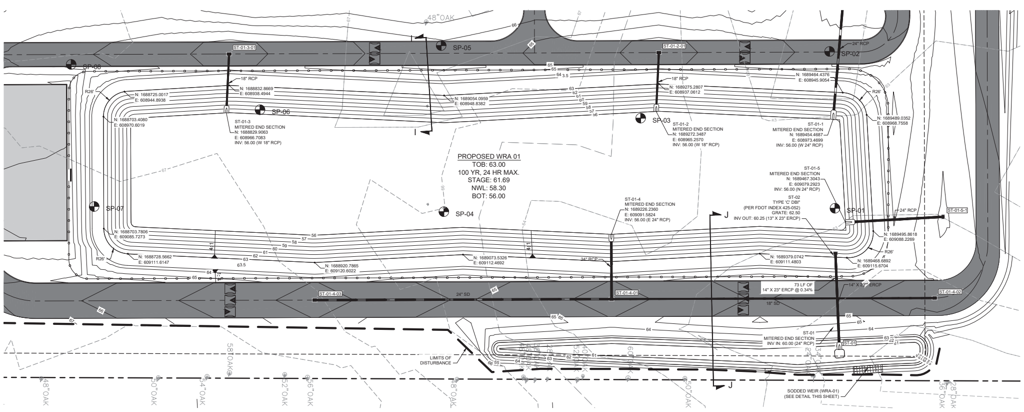
MARION HIGH SCHOOL CCC

PROJECT LOCATION:

PARCEL ID. No 44849-000-00

SCHENKEL SHULTZ
834 N. Orange Avenue
Winter Park, FL 32789
voice 407-872-3322
SS Lic. No. AA-C000937
www.schenkelshultz.com

Copyright © 2024
WWW.SCHENKELSHULTZ.COM/COPYRIGHT
SEE FOR POLICY AND INFORMATION

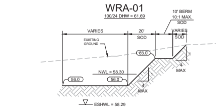


GRAPHIC SCALE IN FEET
0 20 40 80
SCALE: 1" = 40'

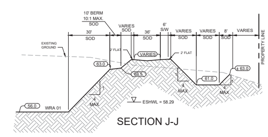
DRA-01 STAGE STORAGE

STAGE (FT)	AREA (FT^2)	AREA (AC)	VOLUME (AC-FT)
56	85843	1.97	0.00
57	92658	2.13	2.05
58	99587	2.29	4.26
59	106630	2.45	6.62
60	113788	2.61	9.15
61	121061	2.78	11.85
62	128449	2.95	14.71
63	135810	3.12	17.75

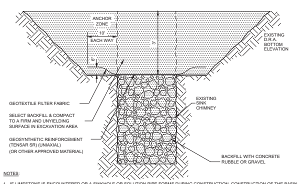
WRA-01
100/24 DHW = 61.69



SECTION I-I



SECTION J-J

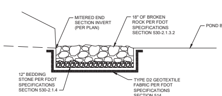


NOTES:

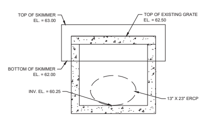
1. IF LIMESTONE IS ENCOUNTERED OR A SINKHOLE OR SOLUTION PIPE FORMS DURING CONSTRUCTION, CONSTRUCTION OF THE BASIN MUST BE HALTED AND THE PROJECT GEOTECHNICAL ENGINEER MUST BE NOTIFIED IMMEDIATELY.
2. THE SINKHOLE OR SOLUTION PIPE MUST BE REPAIRED WITHIN 10 DAYS OF THE DISCOVERY USING A DISTRICT APPROVED METHOD.
3. THE STORMWATER SYSTEM MUST BE INSPECTED MONTHLY FOR THE OCCURRENCE OF SINKHOLES OR SOLUTION PIPES.

TYPICAL SINK CHIMNEY REPAIR DETAIL

N.T.S.

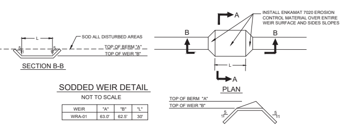


RIP-RAP DETAIL



ST-02 STRUCTURE DETAIL

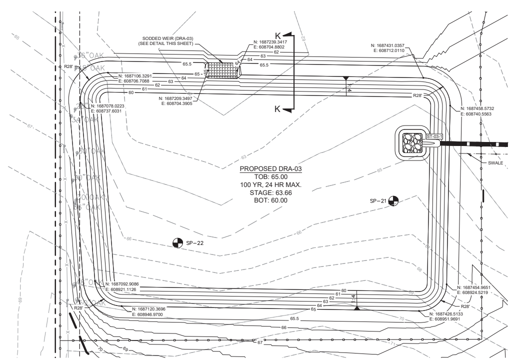
N.T.S.



SODDED WEIR DETAIL

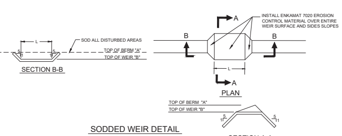
NOT TO SCALE

WEIR	"A"	"B"	"L"
WRA-01	63.0'	62.5'	30'



DRA-03 STAGE STORAGE

STAGE (FT)	AREA (FT^2)	AREA (AC)	VOLUME (AC-FT)
60	66188	1.52	0.00
61	70438	1.62	1.57
62	74789	1.72	3.24
63	79241	1.82	5.00
64	83793	1.92	6.87
65	88446	2.03	8.85

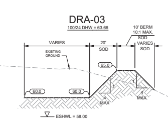


SODDED WEIR DETAIL

NOT TO SCALE

WEIR	"A"	"B"	"L"
DRA-03	65.0'	64.5'	30'

DRA-03
100/24 DHW = 63.66



SECTION K-K

NOTES:

1. STORMWATER RETENTION POND DRA-03 IS DESIGNED TO INFILTRATE STORMWATER. THE POND IS SUSCEPTIBLE TO CLOGGING FROM CONSTRUCTION SEDIMENTS AND; THEREFORE, REQUIRE A SPECIAL EXCAVATION PROCEDURE AS FOLLOWS:
   a) INITIALLY EXCAVATE RETENTION POND TO AN ELEVATION THAT IS APPROXIMATELY 1 FOOT HIGHER THAN THE FINAL POND BOTTOM ELEVATION.
   b) AFTER THE DRAINAGE AREA CONTRIBUTING TO THE POND IS STABILIZED, EXCAVATE THE REMAINING INTERIOR SIDE SLOPES AND POND BOTTOM TO THE SPECIFIED ELEVATION. THIS SOIL MUST BE REMOVED IN A MANNER TO ENSURE THAT THE SILT, CLAY, ORGANIC AND OTHER FINE SEDIMENTS THAT HAVE WASHED INTO THE POND DURING CONSTRUCTION ARE REMOVED.
   c) FINISH GRADE POND SLOPES AND SOD ALL DISTURBED AREAS.
2. SHOULD ANY LIMEROCK BE ENCOUNTERED, SEE TYPICAL SINK CHIMNEY REPAIR DETAIL ON THIS SHEET.

REVISIONS

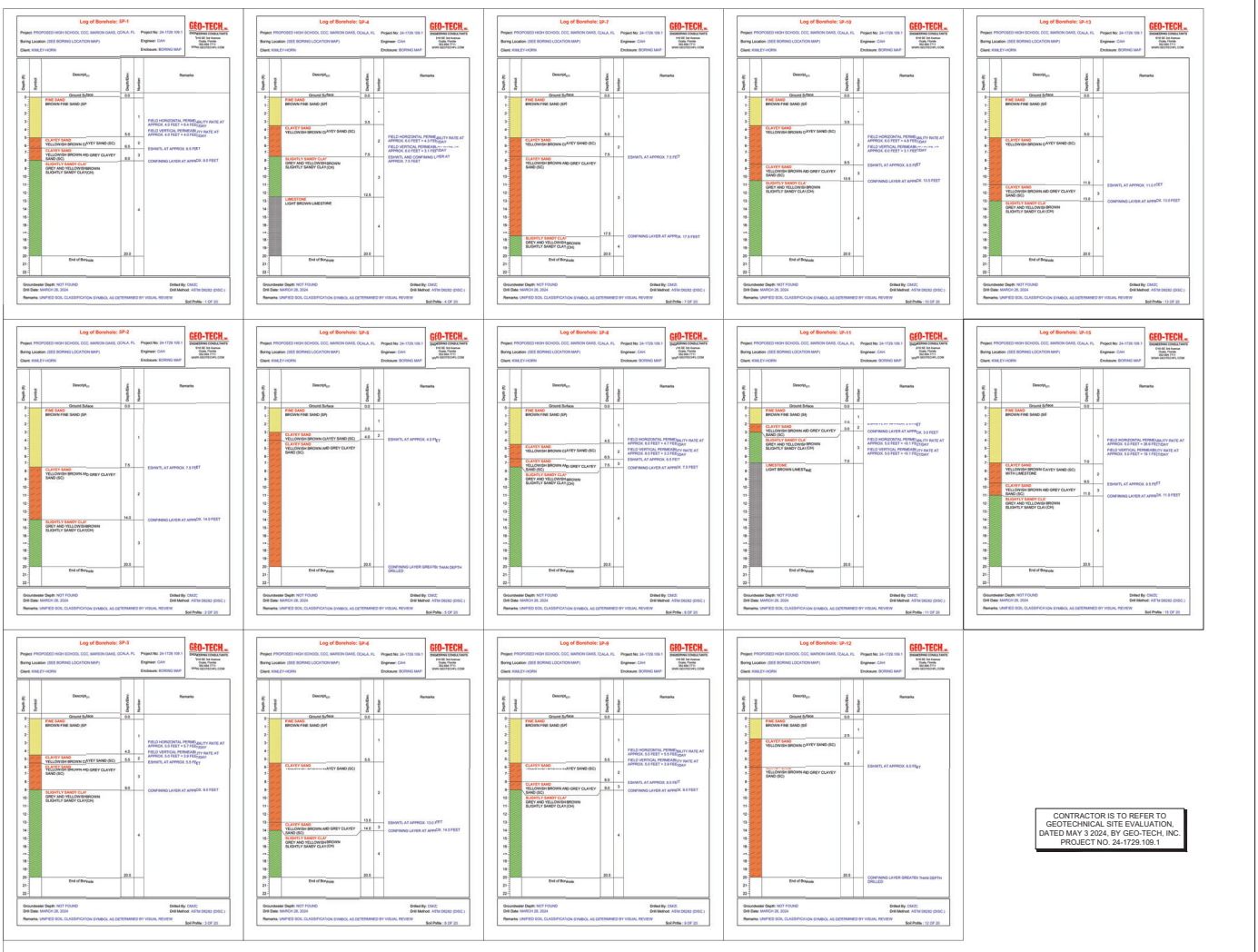
MARK	DESCRIPTION	DATE
1	REVISION 1 - COUNTY RESUBMITTAL	02-26-25
2	REVISION 2 - UTILITY, FENCING, & FIRE	04-04-25
3	REVISION 3 - SITE REVISIONS	06-13-25

COMM. NO.: 2024116
ISSUE DATE: 06/13/2025
DRAWN BY: DSC

POND DETAILS

C4.13

PACKAGE 05 - ASI NO. 03



MCPS
MARION COUNTY PUBLIC SCHOOLS

MARION COUNTY PUBLIC SCHOOLS
1105 SW 7TH RD OCALA, FL 34471

MARION HIGH SCHOOL CCC

PROJECT LOCATION:

PARCEL ID, No 4484-00040

SCHENKEL SHULTZ
834 N. Orange Avenue
Winter Park, FL 32789
voice 407-872-3322
SS Lic.No. AA-C000697
www.schenkelshultz.com
Copyright © 2024
WWW.SCHENKELSHULTZ.COM/COPYRIGHT
SEE COPYRIGHT AND DISCLAIMER

BBM STRUCTURAL
MATERN
Kimley»Horn

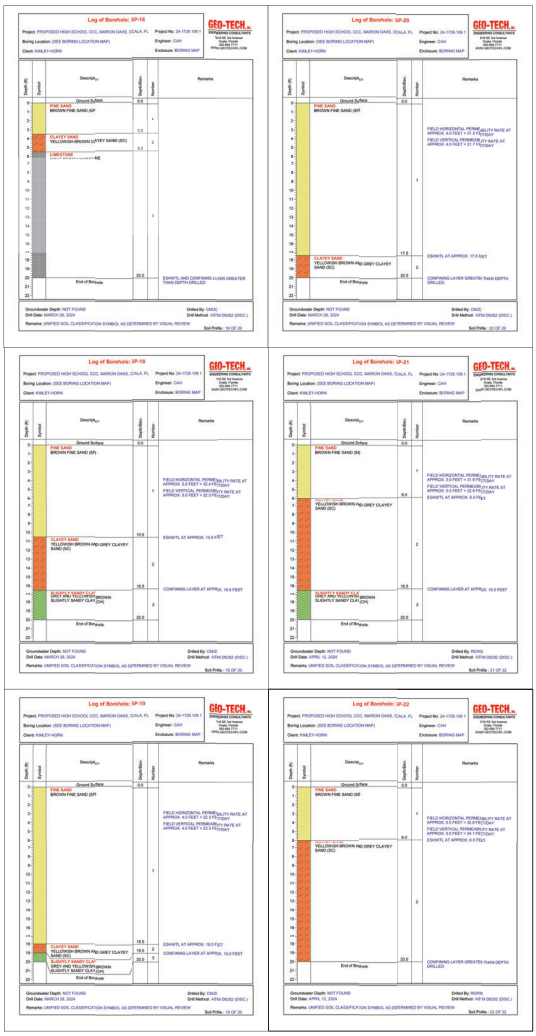
REVISIONS		
MARK	DESCRIPTION	DATE
1	REVISION 1 - COUNTY RESUBMITTAL	02-05-25
2	REVISION 2 - UTILITY, FENCING & FIRE	04-04-25
3	REVISION 3 - SITE REVISIONS	06-13-25

COMM NO.: 2024116
ISSUE DATE: 09/13/2025
DRAWN BY: DSC

SOIL BORING LOGS

C4.14

PACKAGE 05 • ASI NO. 03



CONTRACTOR IS TO REFER TO GEOTECHNICAL SITE EVALUATION, DATED MAY 3 2024, BY GEO-TECH, INC. PROJECT NO. 24-1729.109.1

MCPS
MARION COUNTY PUBLIC SCHOOLS

MARION COUNTY PUBLIC SCHOOLS
1105 SW 7TH RD OCALA, FL 34471

MARION HIGH SCHOOL CCC

PROJECT LOCATION

PARCEL ID, No 44849-000-00

SCHENKEL SHULTZ

834 N. Orange Avenue
Winter Park, FL 32789
voice 407-872-3322

SS Lic.No. AA-C000697
www.schenkelshultz.com
Copyright © 2024
WWW.SCHENKELSHULTZ.COM/COPYRIGHT
SEE COPYRIGHT AND DISCLAIMER

BBM STRUCTURAL
MATERN
Kimley»Horn

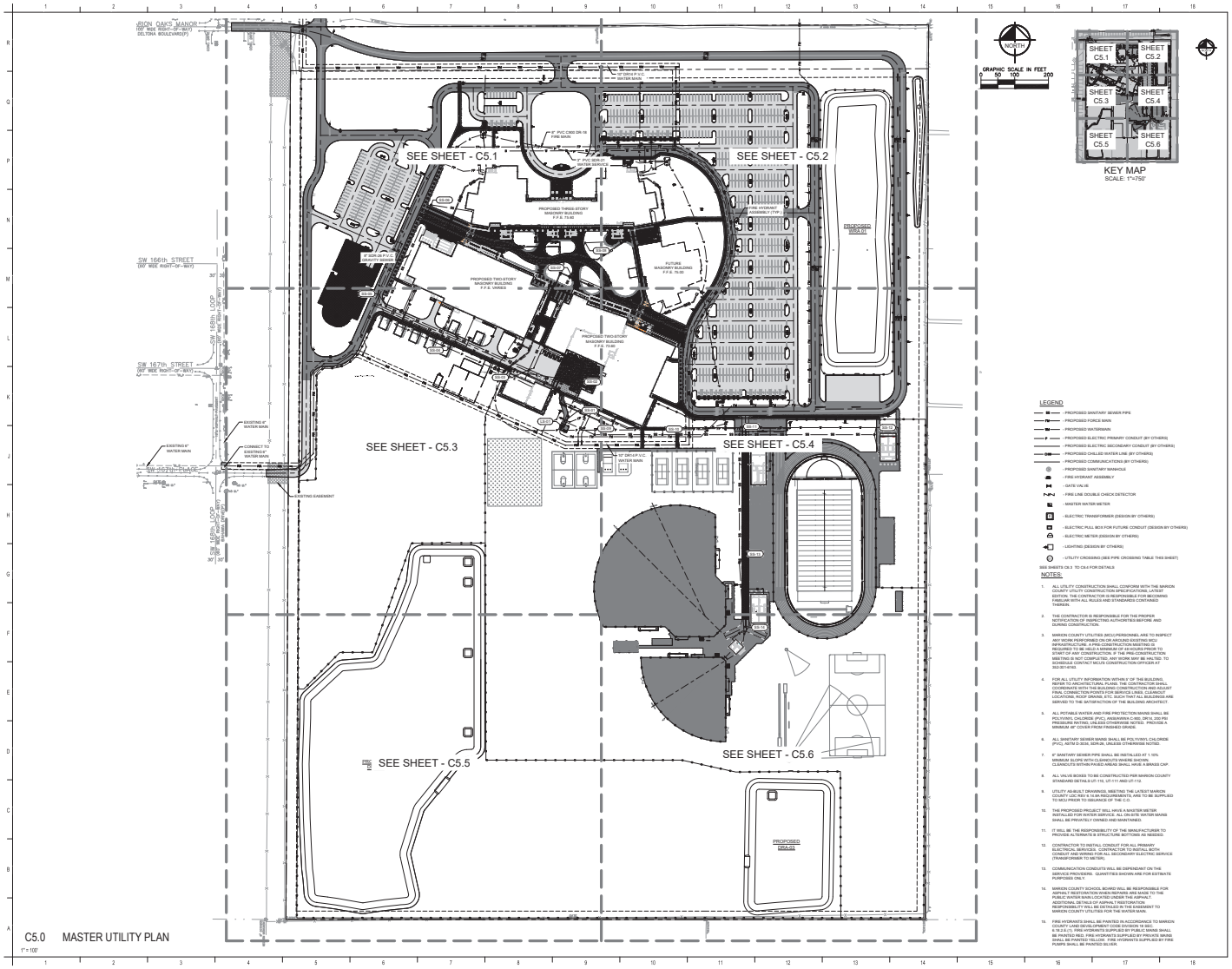
REVISIONS		
MARK	DESCRIPTION	DATE
1	REVISION 1 - COUNTY RESUBMITTAL	02-05-25
2	REVISION 2 - UTILITY, FENCING & FIRE	04-04-25
3	REVISION 3 - SITE REVISIONS	06-13-25

COMM NO.: 20241116
ISSUE DATE: 09/13/2025
DRAWN BY: DSC

SOIL BORING LOGS

C4.15

PACKAGE 05 • ASI NO. 03



C5.0 MASTER UTILITY PLAN

1" = 100'

MARION COUNTY PUBLIC SCHOOLS
1100 SW 7TH RD OCALA, FL 34471

MARION HIGH SCHOOL CCC

PROJECT LOCATION:

PARCEL ID No 44846-000-00

SCHENKEL SHULTZ

834 N. Orange Avenue
Winter Park, FL 32789
voice 407-672-3322

SS Lic. No. AA-C000657
www.schenkelshultz.com
Copyright © 2024

BBM STRUCTURAL
MATERN
Kimley»Horn

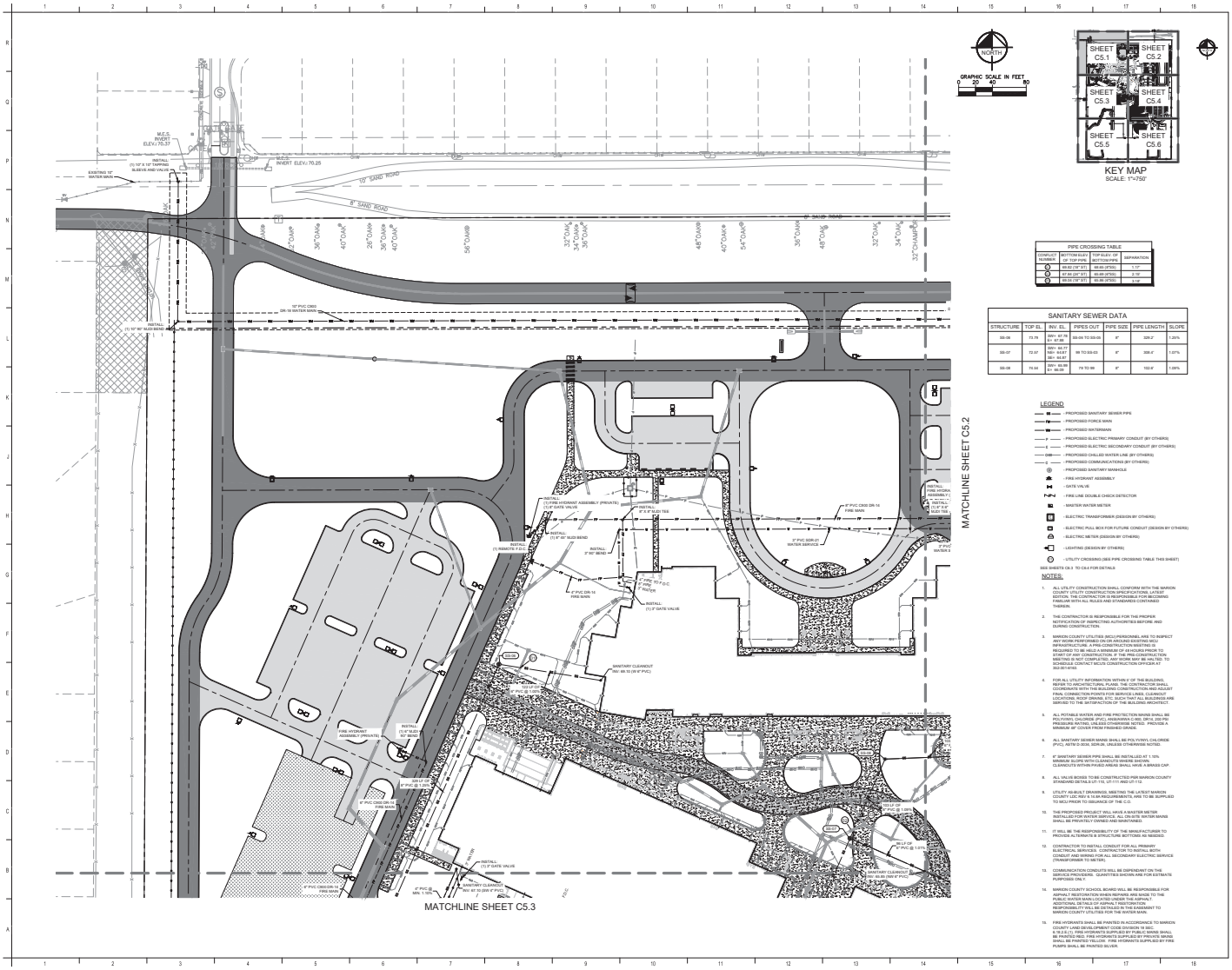
REVISIONS		
MARK	DESCRIPTION	DATE
1	REVISION 1 - COUNTY RESUBMITTAL	02-28-25
2	REVISION 2 - UTILITY, FENCING, & FIRE	04-04-25
3	REVISION 3 - SITE REVISIONS	06-13-25

COMM. NO.: 2024116
ISSUE DATE: 06/13/2025
DRAWN BY: DSC

MASTER UTILITY PLAN

C5.0

PACKAGE 05 • ASI NO. 03



PIPE CROSSING TABLE			
CONFLICT NUMBER	BOTTOM ELEV. OF TOP PIPE	TOP ELEV. OF BOTTOM PIPE	SEPARATION
1	86.82 (18" RCP)	85.65 (8"DI)	1.17'
2	87.64 (24" RCP)	85.89 (8"DI)	2.75'
3	89.04 (18" RCP)	86.89 (8"DI)	2.15'

SANITARY SEWER DATA						
STRUCTURE	TOP EL	INV. EL	PIPES OUT	PIPE SIZE	PIPE LENGTH	SLOPE
SS-06	73.78	SW= 67.78 E= 67.38	SS-05 TO SS-06	8"	329.2'	1.26%
SS-07	72.07	SW= 66.77 E= 66.37 SE= 64.87	99 TO SS-03	8"	338.4'	1.07%
SS-08	74.54	SW= 69.89 E= 69.09	79 TO 99	8"	102.6'	1.09%

LEGEND

- PROPOSED SANITARY SEWER PIPE
- PROPOSED FORCE MAIN
- PROPOSED WATERMAIN
- PROPOSED ELECTRIC PRIMARY CONDUIT (BY OTHERS)
- PROPOSED ELECTRIC SECONDARY CONDUIT (BY OTHERS)
- PROPOSED CHILLED WATER LINE (BY OTHERS)
- PROPOSED COMMUNICATIONS (BY OTHERS)
- PROPOSED SANITARY MANHOLE
- FIRE HYDRANT ASSEMBLY
- GATE VALVE
- FIRE LINE DOUBLE CHECK DETECTOR
- MASTER WATER METER
- ELECTRIC TRANSFORMER (DESIGN BY OTHERS)
- ELECTRIC PULL BOX FOR FUTURE CONDUIT (DESIGN BY OTHERS)
- ELECTRIC METER (DESIGN BY OTHERS)
- LIGHTING (DESIGN BY OTHERS)
- UTILITY CROSSING (SEE PIPE CROSSING TABLE THIS SHEET)

SEE SHEETS C5.3 TO C5.6 FOR DETAILS

NOTES:

1. ALL UTILITY CONSTRUCTION SHALL CONFORM WITH THE MARION COUNTY UTILITY CONSTRUCTION SPECIFICATIONS, LATEST EDITION, AND ALL APPLICABLE CODES AND ORDINANCES GOVERNING FAMILIAR WITH ALL RULES AND STANDARDS CONTAINED THEREIN.
2. THE CONTRACTOR IS RESPONSIBLE FOR THE PROPER NOTIFICATION OF ALL AFFECTING AUTHORITIES BEFORE AND DURING CONSTRUCTION.
3. MARION COUNTY UTILITIES (MCU) PERSONNEL ARE TO INSPECT ANY WORK PERFORMED ON OR AROUND EXISTING MCU FACILITIES. THE CONTRACTOR'S SUPERINTENDENT IS REQUIRED TO BE HELD A MINIMUM OF 48 HOURS PRIOR TO START OF ANY CONSTRUCTION. IF THE PRE-CONSTRUCTION MEETING IS NOT COMPLETED, ANY WORK MAY BE VALITED. TO SCHEDULE CONTACT MCU'S CONSTRUCTION OFFICER AT 352-307-6342.
4. FOR ALL UTILITY INFORMATION WITHIN 5' OF THE BUILDING, REFER TO ARCHITECTURAL PLANS. THE CONTRACTOR SHALL COORDINATE WITH THE BUILDING CONSTRUCTION AND ADJUST ALL UTILITIES AS NECESSARY TO ACCOMMODATE FINAL LOCATIONS. ROOF DRAINS, ETC. SUCH THAT ALL BUILDINGS ARE SERVED TO THE SATISFACTION OF THE BUILDING ARCHITECT.
5. ALL POTABLE WATER AND FIRE PROTECTION MAINS SHALL BE DUCTILE IRON PIPE CLASS 350 CONFORMING TO AWWA C151, 350 PSI PRESSURE RATING, UNLESS OTHERWISE NOTED. PROVIDE A MINIMUM 48" COVER FROM FINISHED GRADE.
6. ALL SANITARY SEWER MAINS SHALL BE POLYVINYL CHLORIDE (PVC), ASTM D-3034, SDR-26, UNLESS OTHERWISE NOTED.
7. 8" SANITARY SEWER PIPE SHALL BE INSTALLED AT 1.10% MINIMUM SLOPE WITH CLEANOUTS WHERE SHOWN. CLEANOUTS WITHIN PAVED AREAS SHALL HAVE A BRASS CAP.
8. ALL VALVE BOXES TO BE CONSTRUCTED PER MARION COUNTY STANDARD DETAILS UT-110, UT-111 AND UT-112.
9. UTILITY AS-BUILT DRAWINGS, MEETING THE LATEST MARION COUNTY LDC REV. 6.14.06 REQUIREMENTS, ARE TO BE SUPPLIED TO MCU PRIOR TO ISSUANCE OF THE C.O.
10. THIS PROPOSED PROJECT WILL HAVE A MASTER METER INSTALLED AT THE POINT OF CONNECTION. ALL WATER MAINS SHALL BE PRIVATELY OWNED AND MAINTAINED.
11. IT WILL BE THE RESPONSIBILITY OF THE MANUFACTURER TO PROVIDE ALTERNATE B STRUCTURE BOTTOMS AS NEEDED.
12. CONTRACTOR TO INSTALL CONDUIT FOR ALL PRIMARY ELECTRICAL SERVICES. CONTRACTOR TO INSTALL BOTH CONDUIT AND WIRING FOR ALL SECONDARY ELECTRIC SERVICE (TRANSFORMER TO METER).
13. COMMUNICATION CONDUITS WILL BE DEPENDENT ON THE SERVICE PROVIDER. QUANTITIES SHOWN ARE FOR ESTIMATE PURPOSES ONLY.
14. MARION COUNTY SCHOOL BOARD WILL BE RESPONSIBLE FOR ASPHALT RESTORATION WHEN REPAIRS ARE MADE TO THE WATER MAIN. REFER TO DETAIL UT-113 AND UT-114 FOR ADDITIONAL DETAILS OF ASPHALT RESTORATION. RESPONSIBILITY WILL BE DETAILED IN THE EASEMENT TO MARION COUNTY UTILITIES FOR THE WATER MAIN.
15. FIRE HYDRANTS SHALL BE PAINTED IN ACCORDANCE TO MARION COUNTY LAND DEVELOPMENT CODE DIVISION 19 SEC. 6.19.2.E.(1). FIRE HYDRANTS SUPPLIED BY PUBLIC MAINS SHALL BE PAINTED CHROME YELLOW. FIRE HYDRANTS SUPPLIED BY PRIVATE MAINS SHALL BE PAINTED YELLOW. FIRE HYDRANTS SUPPLIED BY FIRE PUMPS SHALL BE PAINTED SILVER.

MCPS
MARION COUNTY PUBLIC SCHOOLS

MARION COUNTY PUBLIC SCHOOLS
1100 SW 7TH RD OCALA, FL 34471

MARION HIGH SCHOOL CCC

PROJECT LOCATION:

PARCEL ID No 44846-000-00

SCHENKEL SHULTZ
834 N. Orange Avenue
Winter Park, FL 32789
voice 407-672-3322
SS Lic. No. AA-C000557
www.schenkelshultz.com
Copyright © 2024
PRINTS MAY VARY FROM ORIGINAL SET. SCALE ACCORDINGLY.

BBM STRUCTURAL
MATERN
Kimley»Horn

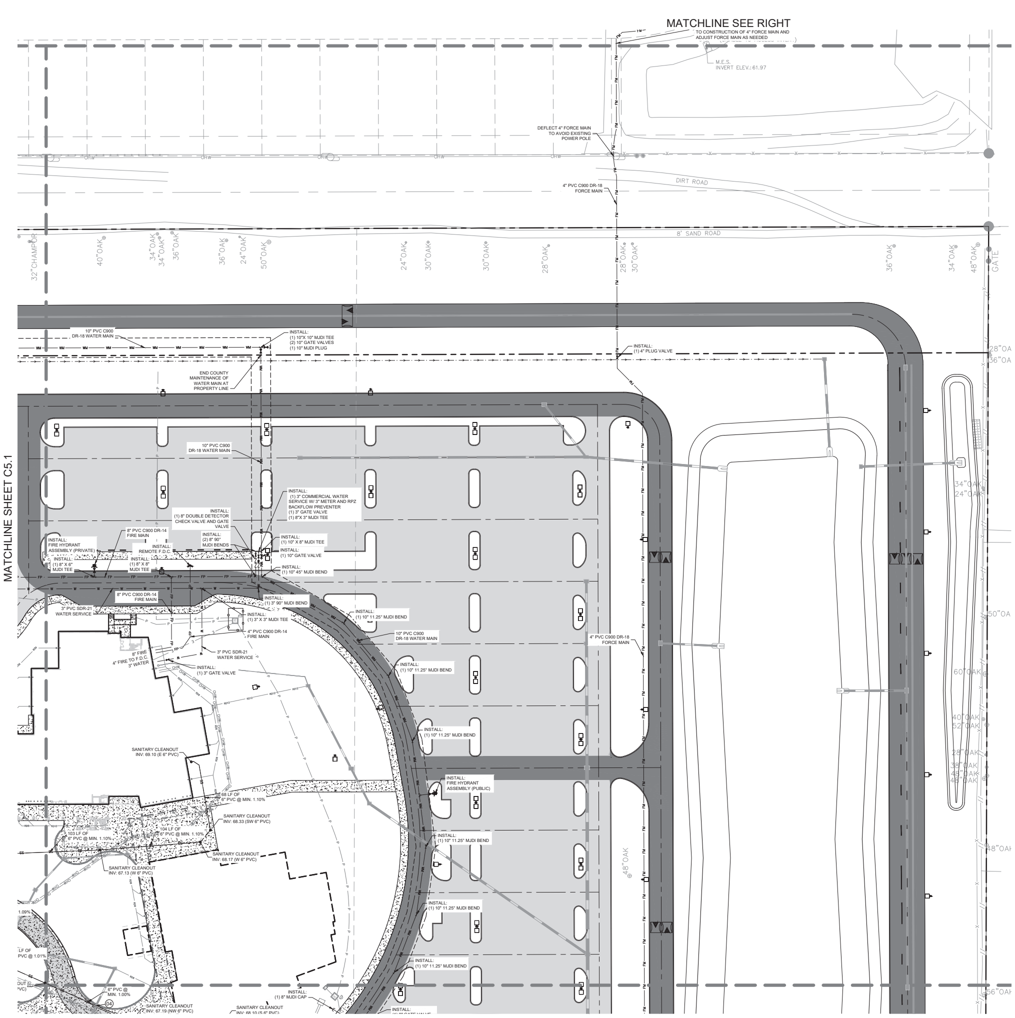
REVISIONS		
MARK	DESCRIPTION	DATE
1	REVISION 1 - COUNTY RESUBMITTAL	02-28-25
2	REVISION 2 - UTILITY, FENCING, & FIRE	04-04-25
3	REVISION 3 - SITE REVISIONS	06-13-25

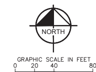
COMM. NO.: 2024116
ISSUE DATE: 06/13/2025
DRAWN BY: DSC

UTILITY PLAN

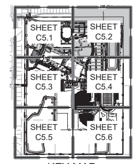
C5.1

PACKAGE 05 • ASI NO. 03

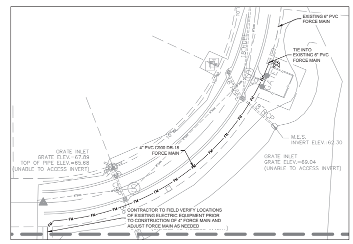




PIPE CROSSING TABLE			
CONFLICT NUMBER	BOTTOM ELEV. OF TOP PIPE	TOP ELEV. OF BOTTOM PIPE	SEPARATION
04	68.88 (18" ST)	67.33 (6"SS)	1.55'



KEY MAP
SCALE: 1"=750'



MATCHLINE SEE LEFT

LEGEND

- SS - PROPOSED SANITARY SEWER PIPE
- FM - PROPOSED FORCE MAIN
- WM - PROPOSED WATERMAIN
- P - PROPOSED ELECTRIC PRIMARY CONDUIT (BY OTHERS)
- E - PROPOSED ELECTRIC SECONDARY CONDUIT (BY OTHERS)
- CHW - PROPOSED CHILLED WATER LINE (BY OTHERS)
- C - PROPOSED COMMUNICATIONS (BY OTHERS)
- PROPOSED SANITARY MANHOLE
- FIRE HYDRANT ASSEMBLY
- GATE VALVE
- FIRE LINE DOUBLE CHECK DETECTOR
- MASTER WATER METER
- ELECTRIC TRANSFORMER (DESIGN BY OTHERS)
- ELECTRIC PULL BOX FOR FUTURE CONDUIT (DESIGN BY OTHERS)
- ELECTRIC METER (DESIGN BY OTHERS)
- LIGHTING (DESIGN BY OTHERS)
- (01) - UTILITY CROSSING (SEE PIPE CROSSING TABLE THIS SHEET)

SEE SHEETS C6.3 TO C6.4 FOR DETAILS

NOTES:

1. ALL UTILITY CONSTRUCTION SHALL CONFORM WITH THE MARION COUNTY UTILITY CONSTRUCTION SPECIFICATIONS, LATEST EDITION. THE CONTRACTOR IS RESPONSIBLE FOR BECOMING FAMILIAR WITH ALL RULES AND STANDARDS CONTAINED THEREIN.
2. THE CONTRACTOR IS RESPONSIBLE FOR THE PROPER NOTIFICATION OF INSPECTING AUTHORITIES BEFORE AND DURING CONSTRUCTION.
3. MARION COUNTY UTILITIES (MCU) PERSONNEL ARE TO INSPECT ANY WORK PERFORMED ON OR AROUND EXISTING MCU INFRASTRUCTURE. A PRE-CONSTRUCTION MEETING IS REQUIRED TO BE HELD A MINIMUM OF 48 HOURS PRIOR TO START OF ANY CONSTRUCTION. IF THE PRE-CONSTRUCTION MEETING IS NOT COMPLETED, ANY WORK MAY BE HALTED. TO SCHEDULE CONTACT MCU'S CONSTRUCTION OFFICER AT 352-301-6163.
4. FOR ALL UTILITY INFORMATION WITHIN 5' OF THE BUILDING, REFER TO ARCHITECTURAL PLANS. THE CONTRACTOR SHALL COORDINATE WITH THE BUILDING CONSTRUCTION AND ADJUST FINAL CONNECTION POINTS FOR SERVICE LINES, CLEANOUT LOCATIONS, ROOF DRAINS, ETC. SUCH THAT ALL BUILDINGS ARE SERVED TO THE SATISFACTION OF THE BUILDING ARCHITECT.
5. ALL POTABLE WATER AND FIRE PROTECTION MAINS SHALL BE POLYVINYL CHLORIDE (PVC), ANSI/AWWA C-900, DR14, 200 PSI PRESSURE RATING, UNLESS OTHERWISE NOTED. PROVIDE A MINIMUM 48" COVER FROM FINISHED GRADE.
6. ALL SANITARY SEWER MAINS SHALL BE POLYVINYL CHLORIDE (PVC), ASTM D-3034, SDR-26, UNLESS OTHERWISE NOTED.
7. 6" SANITARY SEWER PIPE SHALL BE INSTALLED AT 1.10% MINIMUM SLOPE WITH CLEANOUTS WHERE SHOWN. CLEANOUTS WITHIN PAVED AREAS SHALL HAVE A BRASS CAP.
8. ALL VALVE BOXES TO BE CONSTRUCTED PER MARION COUNTY STANDARD DETAILS UT-110, UT-111 AND UT-112.
9. UTILITY AS-BUILT DRAWINGS, MEETING THE LATEST MARION COUNTY LDC REV 6.14.8A REQUIREMENTS, ARE TO BE SUPPLIED TO MCU PRIOR TO ISSUANCE OF THE C.O.
10. THE PROPOSED PROJECT WILL HAVE A MASTER METER INSTALLED FOR WATER SERVICE. ALL ON-SITE WATER MAINS SHALL BE PRIVATELY OWNED AND MAINTAINED.
11. IT WILL BE THE RESPONSIBILITY OF THE MANUFACTURER TO PROVIDE ALTERNATE B STRUCTURE BOTTOMS AS NEEDED.
12. CONTRACTOR TO INSTALL CONDUIT FOR ALL PRIMARY ELECTRICAL SERVICES. CONTRACTOR TO INSTALL BOTH CONDUIT AND WIRING FOR ALL SECONDARY ELECTRIC SERVICE (TRANSFORMER TO METER).
13. COMMUNICATION CONDUITS WILL BE DEPENDANT ON THE SERVICE PROVIDERS. QUANTITIES SHOWN ARE FOR ESTIMATE PURPOSES ONLY.
14. MARION COUNTY SCHOOL BOARD WILL BE RESPONSIBLE FOR ASPHALT RESTORATION WHEN REPAIRS ARE MADE TO THE PUBLIC WATER MAIN LOCATED UNDER THE ASPHALT. ADDITIONAL DETAILS OF ASPHALT RESTORATION RESPONSIBILITY WILL BE DETAILED IN THE EASEMENT TO MARION COUNTY UTILITIES FOR THE WATER MAIN.
15. FIRE HYDRANTS SHALL BE PAINTED IN ACCORDANCE TO MARION COUNTY LAND DEVELOPMENT CODE DIVISION 18 SEC. 6.18.2.E.(1). FIRE HYDRANTS SUPPLIED BY PUBLIC MAINS SHALL BE PAINTED RED. FIRE HYDRANTS SUPPLIED BY PRIVATE MAINS SHALL BE PAINTED YELLOW. FIRE HYDRANTS SUPPLIED BY FIRE PUMPS SHALL BE PAINTED SILVER.

MARION COUNTY PUBLIC SCHOOLS
1105 SW 7TH RD OCALA, FL 34471

MARION HIGH SCHOOL CCC

PROJECT LOCATION:

PARCEL ID. No 44849-000-00

SCHENKEL SHULTZ
834 N. Orange Avenue
Winter Park, FL 32789
voice 407-872-3322
SS Lic. No. AA-C000937
www.schenkelshultz.com

Copyright © 2024
WWW.SCHENKELSHULTZ.COM/COPYRIGHT
SEE FOR POLICY AND INFORMATION

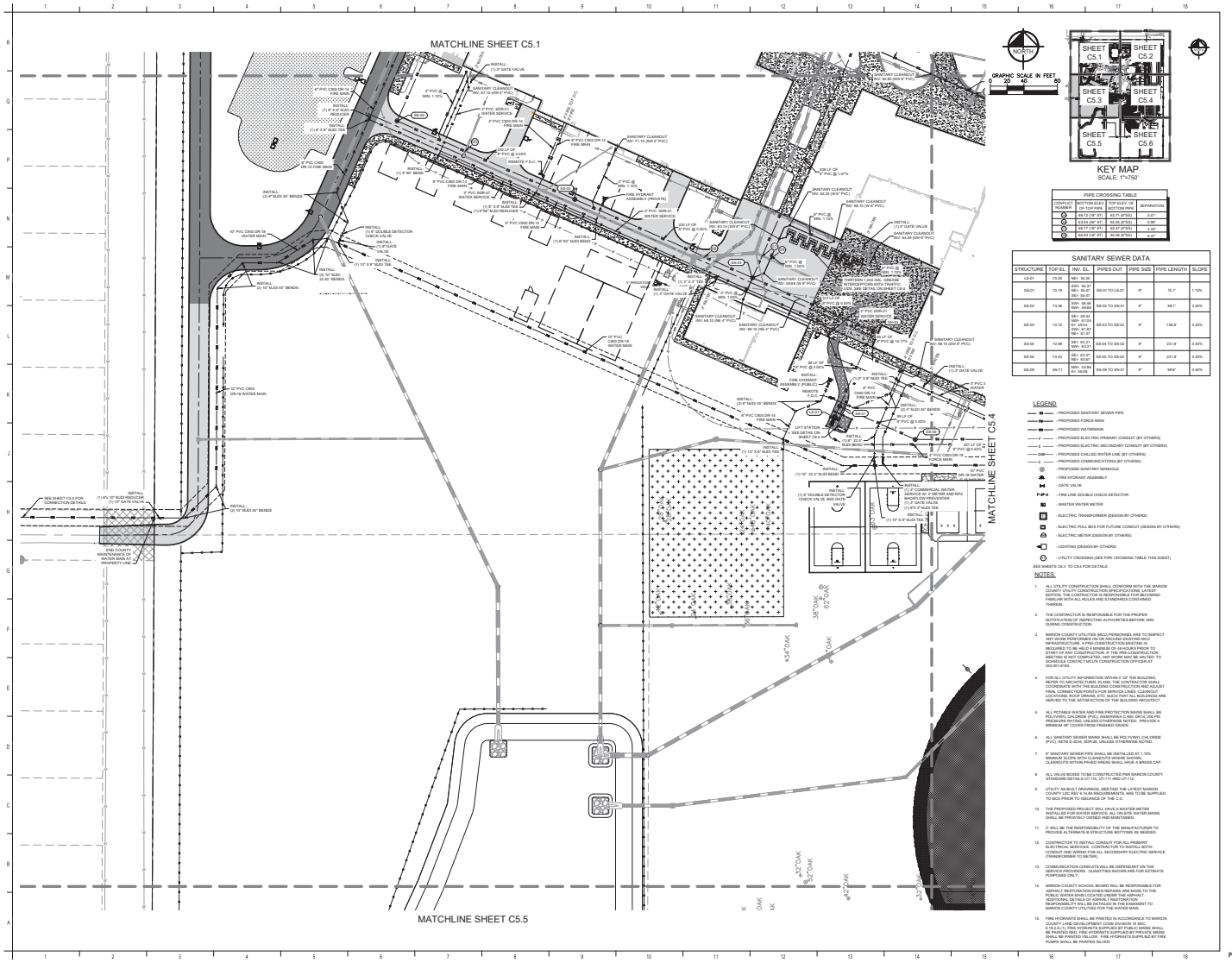
REVISIONS		
MARK	DESCRIPTION	DATE
1	REVISION 1 - COUNTY RESUBMITTAL	02-26-25
2	REVISION 2 - UTILITY, FENCING, & FIRE	04-04-25
3	REVISION 3 - SITE REVISIONS	06-13-25

COMM. NO.: 2024116
ISSUE DATE: 06/13/2025
DRAWN BY: DSC

UTILITY PLAN

C5.2

PACKAGE 05 - ASI NO. 03



PIPE CROSSING TABLE

CONFLICT NUMBER	BOTTOM ELEV. OF TOP PIPE	TOP ELEV. OF BOTTOM PIPE	SEPARATION
1	68.72 (36" ST)	68.71 (8"SS)	0.01'
2	63.54 (36" ST)	62.65 (8"SS)	0.89'
3	69.77 (36" ST)	62.47 (8"SS)	6.30'
4	69.74 (12" ST)	62.56 (8"SS)	6.20'

SANITARY SEWER DATA

STRUCTURE	TOP EL.	INV. EL.	PIPES OUT	PIPE SIZE	PIPE LENGTH	SLOPE
LS-01	75.20	NE= 66.20				
SS-01	70.19	ENV= 66.37 SW= 66.37 NW= 64.47	SS-01 TO LS-01	8"	19.1'	1.12%
SS-02	73.99	ENV= 66.96 NW= 66.81	SS-02 TO SS-01	8"	99.1'	0.55%
SS-03	72.72	NE= 66.44 ENV= 66.61 SW= 66.61 NW= 61.47	SS-03 TO SS-02	8"	156.8'	0.55%
SS-04	72.94	NE= 63.21 NW= 63.21	SS-04 TO SS-03	8"	231.8'	0.55%
SS-05	74.43	NE= 63.87 NW= 63.87	SS-05 TO SS-04	8"	231.8'	0.55%
SS-06	69.71	NW= 64.64 SW= 64.09	SS-06 TO SS-01	8"	99.6'	0.55%

LEGEND

- PROPOSED SANITARY SEWER PIPE
- PROPOSED FORCE MAIN
- PROPOSED WATERMAIN
- PROPOSED ELECTRIC PRIMARY CONDUIT (BY OTHERS)
- PROPOSED ELECTRIC SECONDARY CONDUIT (BY OTHERS)
- PROPOSED CHILLED WATER LINE (BY OTHERS)
- PROPOSED COMMUNICATIONS (BY OTHERS)
- PROPOSED SANITARY MANHOLE
- FIRE HYDRANT ASSEMBLY
- GATE VALVE
- FIRE LINE DOUBLE CHECK DETECTOR
- MASTER WATER METER
- ELECTRIC TRANSFORMER (DESIGN BY OTHERS)
- ELECTRIC PULL BOX FOR FUTURE CONDUIT (DESIGN BY OTHERS)
- ELECTRIC METER (DESIGN BY OTHERS)
- LIGHTING (DESIGN BY OTHERS)
- UTILITY CROSSING (SEE PIPE CROSSING TABLE THIS SHEET)

SEE SHEETS C5.3 TO C5.6 FOR DETAILS

NOTES:

1. ALL UTILITY CONSTRUCTION SHALL CONFORM WITH THE MARION COUNTY UTILITY CONSTRUCTION SPECIFICATIONS, LATEST EDITION. THE CONTRACTOR IS RESPONSIBLE FOR BECOMING FAMILIAR WITH ALL RULES AND STANDARDS CONTAINED THEREIN.
2. THE CONTRACTOR IS RESPONSIBLE FOR THE PROPER NOTIFICATION OF INSPECTING AUTHORITIES BEFORE AND DURING CONSTRUCTION.
3. MARION COUNTY UTILITIES (MCU) PERSONNEL ARE TO INSPECT ALL WORK PERFORMED ON OR AROUND EXISTING MCU INFRASTRUCTURE. A PRE-CONSTRUCTION MEETING IS REQUIRED TO BE HELD A MINIMUM OF 48 HOURS PRIOR TO THE START OF CONSTRUCTION. IF THE PRE-CONSTRUCTION MEETING IS NOT COMPLETED, ANY WORK MAY BE HALTED. TO SCHEDULE CONTACT MCU'S CONSTRUCTION OFFICER AT 352-307-4765.
4. FOR ALL UTILITY INFORMATION WITHIN 5' OF THE BUILDING, REFER TO ARCHITECTURAL PLANS. THE CONTRACTOR SHALL COORDINATE WITH THE BUILDING CONSTRUCTION AND ADJUST FINAL CONNECTION POINTS FOR SERVICE LINES, CLEANOUT LOCATIONS, ROOF DRAINS, ETC. SUCH THAT ALL BUILDINGS ARE SERVED TO THE SATISFACTION OF THE BUILDING ARCHITECT.
5. ALL POTABLE WATER AND FIRE PROTECTION MAINS SHALL BE POLYVINYL CHLORIDE (PVC), ASSHO/AWWA C-900, DR14, 200 PSI PRESSURE RATING, UNLESS OTHERWISE NOTED. PROVIDE A MINIMUM 48" COVER FROM FINISHED GRADE.
6. ALL SANITARY SEWER MAINS SHALL BE POLYVINYL CHLORIDE (PVC), ASTM D-3034, SDR-26, UNLESS OTHERWISE NOTED.
7. 8" SANITARY SEWER PIPE SHALL BE INSTALLED AT 1.10% MINIMUM SLOPE WITH CLEANOUTS WHERE SHOWN. CLEANOUTS WITHIN PAVED AREAS SHALL HAVE A BRASS CAP.
8. ALL VALVE BOXES TO BE CONSTRUCTED PER MARION COUNTY STANDARD DETAILS UT-110, UT-111 AND UT-112.
9. UTILITY AS-BUILT DRAWINGS, MEETING THE LATEST MARION COUNTY LDC REV & 10.4A REQUIREMENTS, ARE TO BE SUPPLIED TO MCU PRIOR TO ISSUANCE OF THE C.O.
10. THE PROPOSED PROJECT WILL HAVE A MASTER METER INSTALLED FOR WATER SERVICE. ALL ON-SITE WATER MAINS SHALL BE PRIVATELY OWNED AND MAINTAINED.
11. IT WILL BE THE RESPONSIBILITY OF THE MANUFACTURER TO PROVIDE ALTERNATE STRUCTURE BOTTOMS AS NEEDED.
12. CONTRACTOR TO INSTALL CONDUIT FOR ALL PRIMARY ELECTRICAL SERVICES. CONTRACTOR TO INSTALL BOTH CONDUIT AND WIRING FOR ALL SECONDARY ELECTRIC SERVICE (TRANSFORMER TO METER).
13. COMMUNICATION CONDUITS WILL BE DEPENDENT ON THE SERVICE PROVIDERS. QUANTITIES SHOWN ARE FOR ESTIMATE PURPOSES ONLY.
14. MARION COUNTY SCHOOL BOARD WILL BE RESPONSIBLE FOR ASPHALT RESTORATION WHEN REPAIRS ARE MADE TO THE WATER MAIN. RESTORATION WILL BE PERFORMED PER ADDITIONAL DETAILS OF ASPHALT RESTORATION. RESPONSIBILITY WILL BE DETAILED IN THE EASEMENT TO MARION COUNTY UTILITIES FOR THE WATER MAIN.
15. FIRE HYDRANTS SHALL BE PAINTED IN ACCORDANCE TO MARION COUNTY LAND DEVELOPMENT CODE DIVISION 10 SEC. 6.18.2.E (1). FIRE HYDRANTS SUPPLIED BY PUBLIC MAINS SHALL BE PAINTED RED. FIRE HYDRANTS SUPPLIED BY PRIVATE MAINS SHALL BE PAINTED YELLOW. FIRE HYDRANTS SUPPLIED BY FIRE PUMPS SHALL BE PAINTED SILVER.

MCPS
MARION COUNTY PUBLIC SCHOOLS

MARION COUNTY PUBLIC SCHOOLS
1105 SW 7TH RD OCALA, FL 34471

MARION HIGH SCHOOL CCC

PROJECT LOCATION:

PARCEL ID No 44846-000-00

SCHENKEL SHULTZ
834 N. Orange Avenue
Winter Park, FL 32789
voice 407-672-3322
SS Lic. No. AA-C000557
www.schenkelshultz.com
Copyright © 2024
WWW.SCHENKELSHULTZ.COM/COPYRIGHT
SEE TOP FOR FULL DISCLAIMER

BBM STRUCTURAL
MATERN
Kimley»Horn

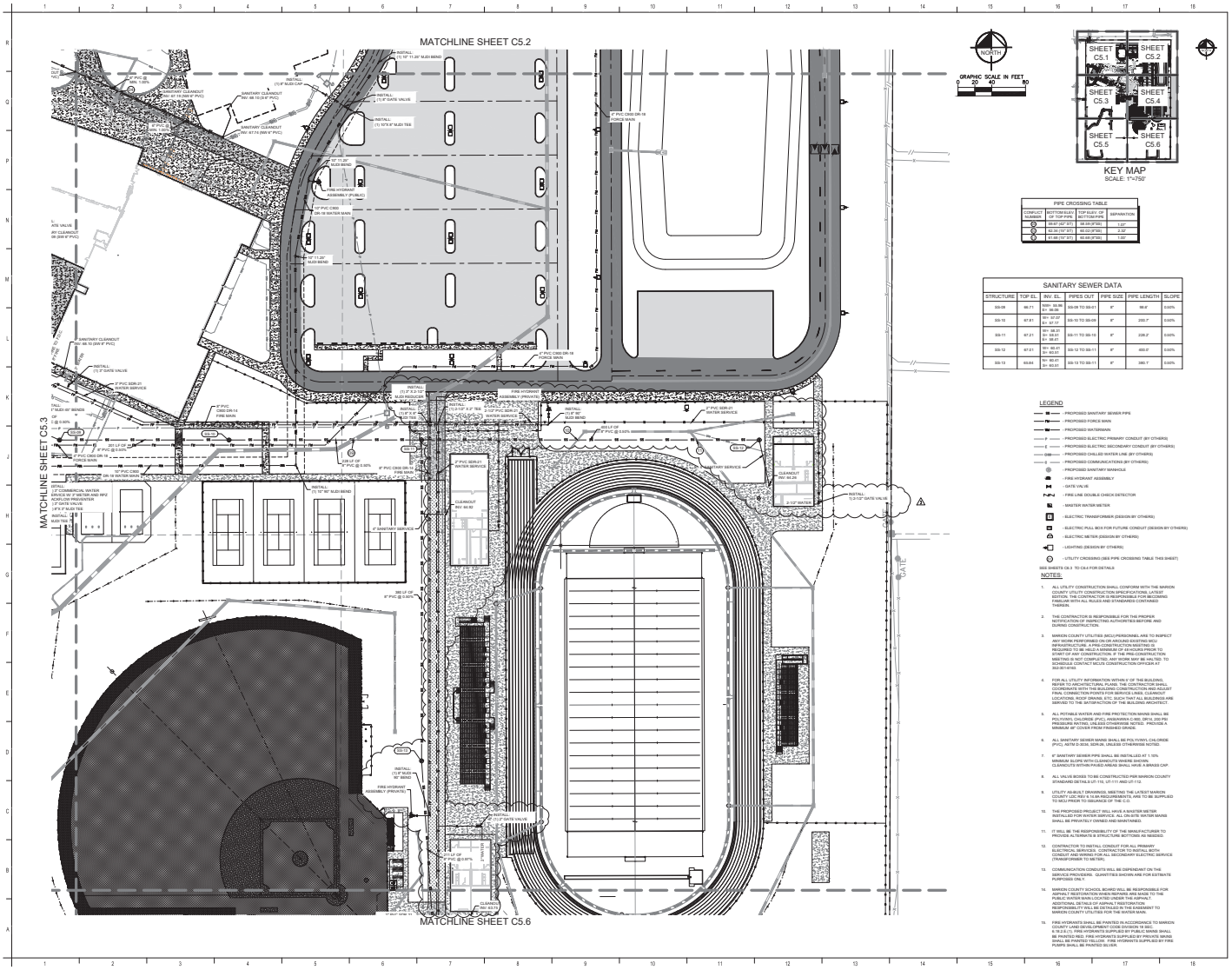
REVISIONS		
MARK	DESCRIPTION	DATE
1	REVISION 1 - COUNTY RESUBMITTAL	02-28-25
2	REVISION 2 - UTILITY, FENCING, & FIRE	04-04-25
3	REVISION 3 - SITE REVISIONS	06-13-25

COMM. NO.: 2024116
ISSUE DATE: 06/13/2025
DRAWN BY: DSC

UTILITY PLAN

C5.3

PACKAGE 05 • ASI NO. 03



MCPS
MARION COUNTY PUBLIC SCHOOLS

MARION COUNTY PUBLIC SCHOOLS
1100 SW 7TH RD OCALA, FL 34471

MARION HIGH SCHOOL CCC

PROJECT LOCATION:

PARCEL ID No 44846-000-00

SCHENKEL SHULTZ

834 N. Orange Avenue
Winter Park, FL 32789
voice 407-672-3322

SS Lic. No. AA-C000557
www.schenkelshultz.com
Copyright © 2024

BBM STRUCTURAL
MATERN
Kimley»Horn

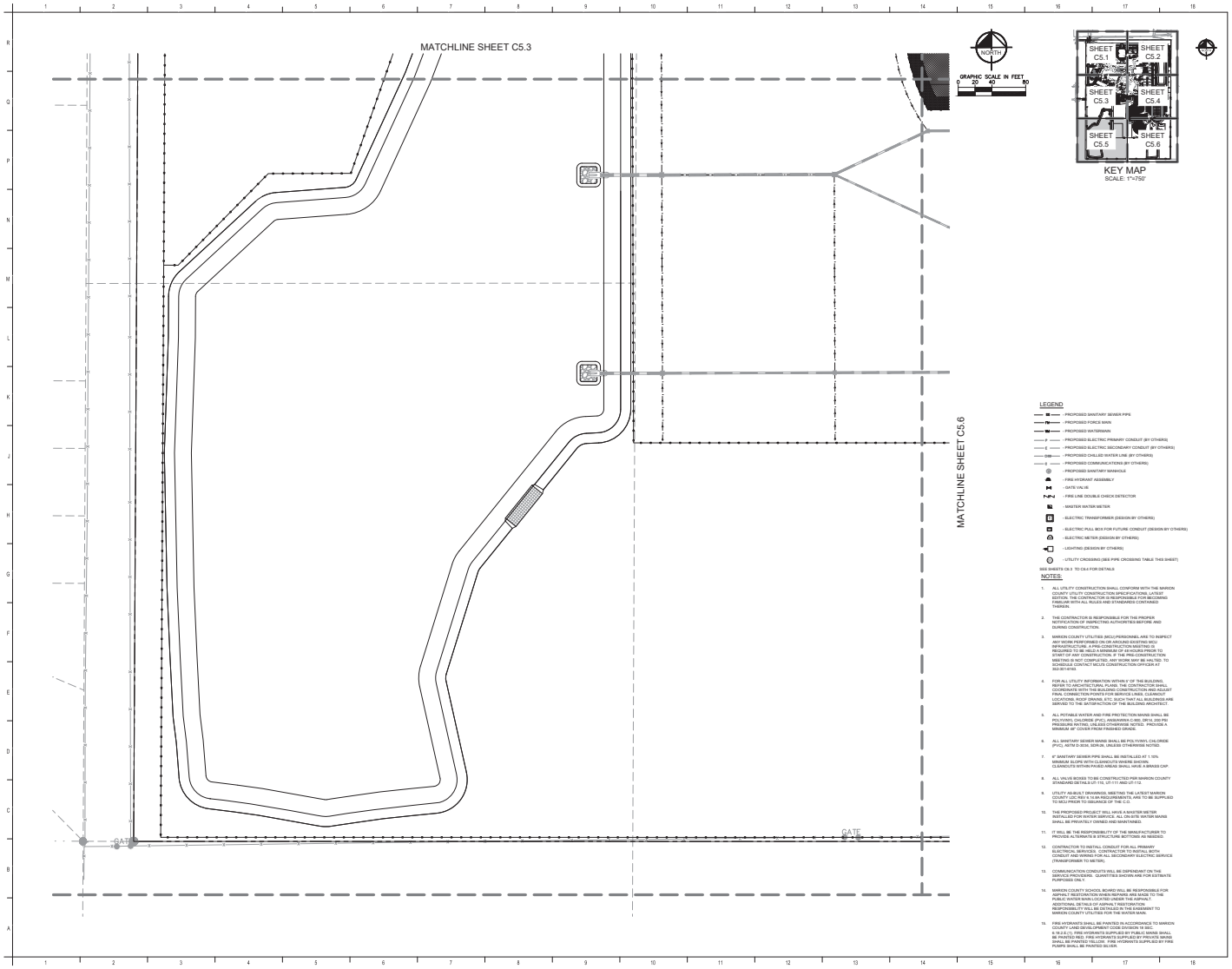
REVISIONS		
MARK	DESCRIPTION	DATE
1	REVISION 1 - COUNTY RESUBMITTAL	02-28-25
2	REVISION 2 - UTILITY, FENCING, & FIRE	04-04-25
3	REVISION 3 - SITE REVISIONS	06-13-25

COMM. NO.: 2024116
ISSUE DATE: 06/13/2025
DRAWN BY: DSC

UTILITY PLAN

C5.4

PACKAGE 05 • ASI NO. 03



MCPS
MARION COUNTY PUBLIC SCHOOLS

MARION COUNTY PUBLIC SCHOOLS
1105 SW 7TH RD OCALA, FL 34471

MARION HIGH SCHOOL CCC

PROJECT LOCATION:

PARCEL ID No 44846-000-00

SCHENKEL SHULTZ
834 N. Orange Avenue
Winter Park, FL 32789
voice 407-672-3322
SS Lic. No. AA-C000557
www.schenkelshultz.com
Copyright © 2024
WWW.SCHENKELSHULTZ.COM/COPYRIGHT
SEE TERMS OF USE AT WWW.SS.COM

BBM STRUCTURAL
MATERN
Kimley»Horn

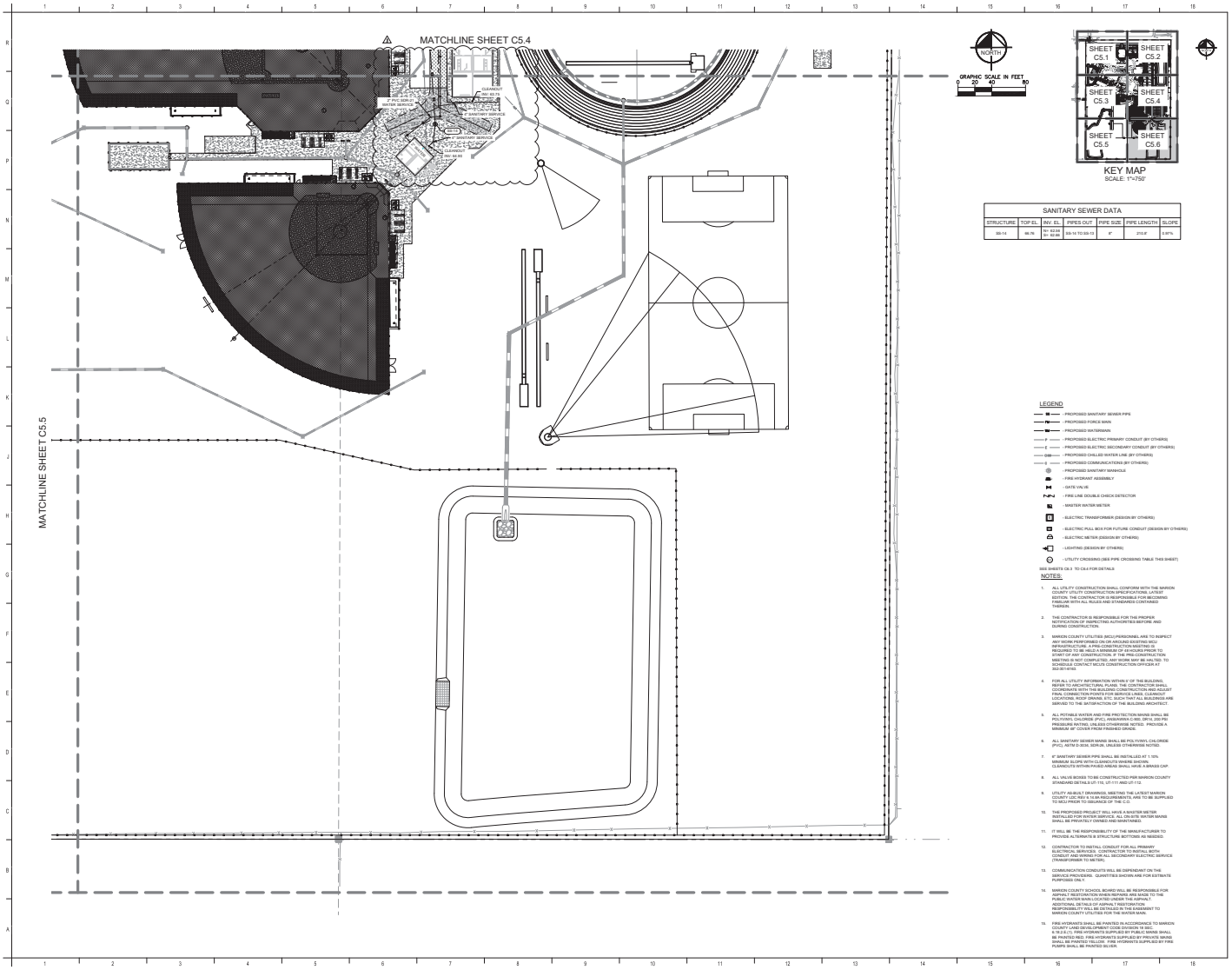
REVISIONS		
MARK	DESCRIPTION	DATE
1	REVISION 1 - COUNTY RESUBMITTAL	02-28-25
2	REVISION 2 - UTILITY, FENCING, & FIRE	04-04-25
3	REVISION 3 - SITE REVISIONS	06-13-25

COMM. NO.: 2024116
ISSUE DATE: 06/13/2025
DRAWN BY: DSC

UTILITY PLAN

C5.5

PACKAGE 05 • ASI NO. 03



SANITARY SEWER DATA						
STRUCTURE	TOP EL.	INV. EL.	PIPES OUT	PIPE SIZE	PIPE LENGTH	SLOPE
SS-14	88.76	TF: 82.00 BY: 82.00	SS-14 TO SS-13	8"	210.8'	0.97%

LEGEND

- PROPOSED SANITARY SEWER PIPE
- PROPOSED FORCE MAIN
- PROPOSED WATERMAIN
- PROPOSED ELECTRIC PRIMARY CONDUIT (BY OTHERS)
- PROPOSED ELECTRIC SECONDARY CONDUIT (BY OTHERS)
- PROPOSED CHILLED WATER LINE (BY OTHERS)
- PROPOSED COMMUNICATIONS (BY OTHERS)
- PROPOSED SANITARY MANHOLE
- FIRE HYDRANT ASSEMBLY
- GATE VALVE
- FIRE LINE DOUBLE CHECK DETECTOR
- MASTER WATER METER
- ELECTRIC TRANSFORMER (DESIGN BY OTHERS)
- ELECTRIC PULL BOX FOR FUTURE CONDUIT (DESIGN BY OTHERS)
- ELECTRIC METER (DESIGN BY OTHERS)
- LIGHTING (DESIGN BY OTHERS)
- UTILITY CROSSING (SEE PIPE CROSSING TABLE THIS SHEET)

SEE SHEETS C5.3 TO C5.6 FOR DETAILS

NOTES:

1. ALL UTILITY CONSTRUCTION SHALL CONFORM WITH THE MARION COUNTY UTILITY CONSTRUCTION SPECIFICATIONS, LATEST EDITION. THE CONTRACTOR IS RESPONSIBLE FOR BECOMING FAMILIAR WITH ALL RULES AND STANDARDS CONTAINED THEREIN.
2. THE CONTRACTOR IS RESPONSIBLE FOR THE PROPER NOTIFICATION OF ALL AFFECTING AUTHORITIES BEFORE, AND DURING CONSTRUCTION.
3. MARION COUNTY UTILITIES (MCU) PERSONNEL ARE TO INSPECT ANY WORK PERFORMED ON OR AROUND EXISTING MCU FACILITIES. THE PRE-CONSTRUCTION MEETING IS REQUIRED TO BE HELD A MINIMUM OF 24 HOURS PRIOR TO START OF ANY CONSTRUCTION. IF THE PRE-CONSTRUCTION MEETING IS NOT COMPLETED, ANY WORK MAY BE HALTED. TO SCHEDULE CONTACT MCU'S CONSTRUCTION OFFICER AT 352-307-6745.
4. FOR ALL UTILITY INFORMATION WITHIN 5' OF THE BUILDING, REFER TO ARCHITECTURAL PLANS. THE CONTRACTOR SHALL COORDINATE WITH THE BUILDING CONSTRUCTION AND ADJUST ALL UTILITIES (INCLUDING SLEEVES AND CONDUITS FOR ELECTRICAL ROOF DRAINS, ETC. SUCH THAT ALL BUILDINGS ARE SERVED TO THE SATISFACTION OF THE BUILDING ARCHITECT.
5. ALL POTABLE WATER AND FIRE PROTECTION MAINS SHALL BE POLYVINYL CHLORIDE (PVC), ANSI/AWWA C-900, DR18, 150 PSI PRESSURE RATING, UNLESS OTHERWISE NOTED. PROVIDE A MINIMUM 48" COVER FROM FINISHED GRADE.
6. ALL SANITARY SEWER MAINS SHALL BE POLYVINYL CHLORIDE (PVC), ASTM D-3034, SDR-26, UNLESS OTHERWISE NOTED.
7. 8" SANITARY SEWER PIPE SHALL BE INSTALLED AT 1.10% MINIMUM SLOPE WITH CLEANOUTS WHERE SHOWN. CLEANOUTS WITHIN PAVED AREAS SHALL HAVE A BRASS CAP.
8. ALL VALVE BOXES TO BE CONSTRUCTED PER MARION COUNTY STANDARD DETAILS UT-110, UT-111 AND UT-112.
9. UTILITY AS-BUILT DRAWINGS, MEETING THE LATEST MARION COUNTY LDC REV'S 14.9A REQUIREMENTS, ARE TO BE SUPPLIED TO MCU PRIOR TO ISSUANCE OF THE C.O.
10. THE PROPOSED PROJECT WILL HAVE A MASTER METER LOCATED ON THE PROPERTY. ALL POTABLE WATER MAINS SHALL BE PRIVATELY OWNED AND MAINTAINED.
11. IT WILL BE THE RESPONSIBILITY OF THE MANUFACTURER TO PROVIDE ALTERNATE B STRUCTURE BOTTOMS AS NEEDED.
12. CONTRACTOR TO INSTALL CONDUIT FOR ALL PRIMARY ELECTRIC SERVICE (TRANSFORMER TO METER) AS WELL AS WITH CONDUIT AND WIRING FOR ALL SECONDARY ELECTRIC SERVICE (TRANSFORMER TO METER).
13. COMMUNICATION CONDUITS WILL BE DEPENDANT ON THE PROVIDER CHOSEN. QUANTITIES SHOWN ARE FOR ESTIMATE PURPOSES ONLY.
14. MARION COUNTY SCHOOL BOARD WILL BE RESPONSIBLE FOR ASPHALT RESTORATION WITHIN PAVING AND DRAINS TO THE MCSB ASPHALT RESTORATION DETAIL. THE APPROX. ADDITIONAL DETAILS OF ASPHALT RESTORATION RESPONSIBILITY WILL BE DETAILED IN THE EASEMENT TO MARION COUNTY UTILITIES FOR THE WATER MAIN.
15. FIRE HYDRANTS SHALL BE PAINTED IN ACCORDANCE TO MARION COUNTY LAND DEVELOPMENT CODE DIVISION 16 SEC. 6.16.2.5 (1). FIRE HYDRANTS SUPPLIED BY PUBLIC MAINS SHALL BE PAINTED CHROME YELLOW. FIRE HYDRANTS SUPPLIED BY PRIVATE MAINS SHALL BE PAINTED YELLOW. FIRE HYDRANTS SUPPLIED BY FIRE PUMPS SHALL BE PAINTED SILVER.

MCPS
MARION COUNTY PUBLIC SCHOOLS
Making Every Student Success

MARION COUNTY PUBLIC SCHOOLS
1105 SW 7TH RD OCALA, FL 34471

MARION HIGH SCHOOL CCC

PROJECT LOCATION:

PARCEL ID No 44846-000-00

SCHENKEL SHULTZ
834 N. Orange Avenue
Winter Park, FL 32789
voice 407-672-3322
SS Lic. No. AA-C000557
www.schenkelshultz.com
Copyright © 2024
WWW.SCHENKELSHULTZ.COM/COPYRIGHT
SEE TERMS OF USE ON WEBSITE

BBM STRUCTURAL
MATERN
Kimley»Horn

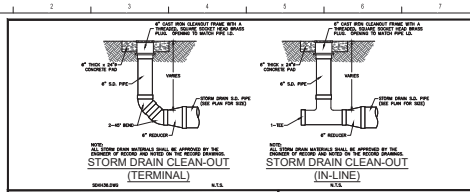
REVISIONS		
MARK	DESCRIPTION	DATE
1	REVISION 1 - COUNTY RESUBMITTAL	02-28-25
2	REVISION 2 - UTILITY, FENCING, & FIRE	04-04-25
3	REVISION 3 - SITE REVISIONS	06-13-25

COMM. NO.: 2024116
ISSUE DATE: 06/13/2025
DRAWN BY: DSC

UTILITY PLAN

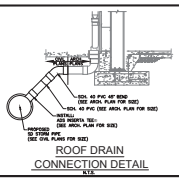
C5.6

PACKAGE 05 • ASI NO. 03

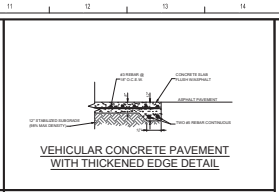


STORM DRAIN CLEAN-OUT (TERMINAL)

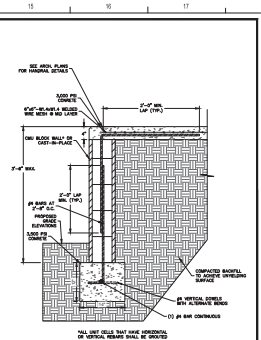
STORM DRAIN CLEAN-OUT (IN-LINE)



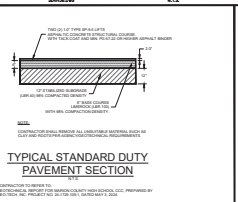
ROOF DRAIN CONNECTION DETAIL



VEHICULAR CONCRETE PAVEMENT WITH THICKENED EDGE DETAIL

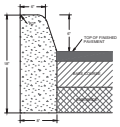


RAISED SIDEWALK WALL

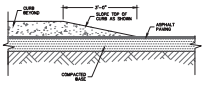


TYPICAL STANDARD DUTY PAVEMENT SECTION

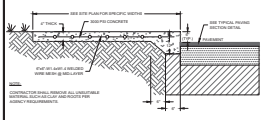
CONTRACTOR TO REFER TO:
GEOTECHNICAL REPORT FOR MARION COUNTY HIGH SCHOOL CCC, PREPARED BY
GEOTECH, INC. PROJECT NO. 20-1726-1501, DATED MAY 1, 2024.



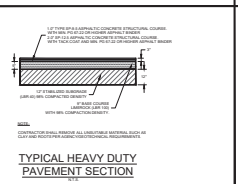
TYPE "D" CURB



CURB TAPER

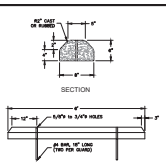


THICKENED EDGE SIDEWALK AND PAVEMENT SECTION

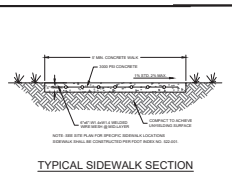


TYPICAL HEAVY DUTY PAVEMENT SECTION

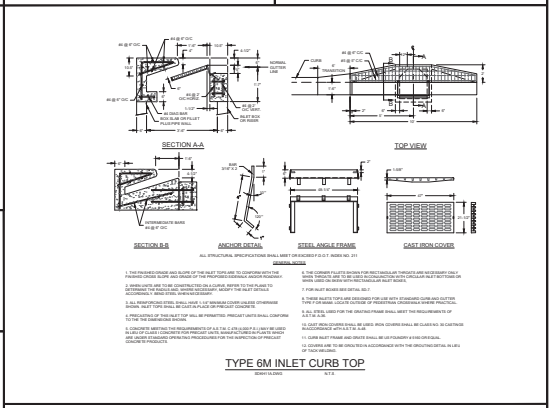
CONTRACTOR TO REFER TO:
GEOTECHNICAL REPORT FOR MARION COUNTY HIGH SCHOOL CCC, PREPARED BY
GEOTECH, INC. PROJECT NO. 20-1726-1501, DATED MAY 1, 2024.



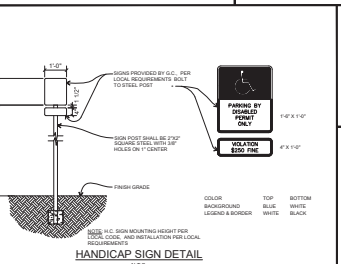
CONCRETE WHEEL STOP



TYPICAL SIDEWALK SECTION



TYPE 6M INLET CURB TOP



NOTE: H.C. SIGN MOUNTING HEIGHT PER
F.D.O.T. STD. AND INSTALLATION PER LOCAL
REQUIREMENTS.

HANDICAP SIGN DETAIL
N.T.S.

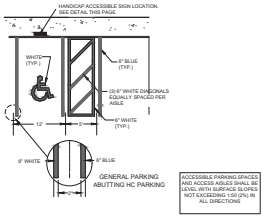
ACCESSIBILITY SYMBOL
PAINTED ON PAVEMENT

PROPORTIONING GUIDE

* TO BE WHITE IN COLOR, UNLESS OTHERWISE SPECIFIED.

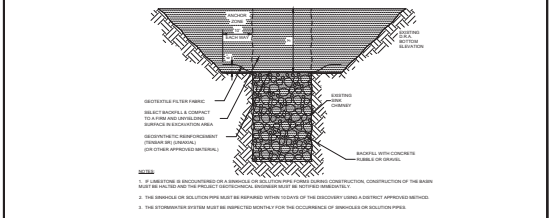
HANDICAP SYMBOL
N.T.S.

TYPICAL EDGE GRADING DETAIL



NOTES:
1. WHERE HEADER CURB IS USED IN LIEU OF WHEEL STOPS, SIDEWALK ABUTTING CURB MUST BE WIDENED BY 36" SO THAT THE TOTAL SIDEWALK WIDTH IS 82". ALLOWING FOR 48" MINIMUM CLEAR ACCESSIBLE ROUTE.
2. FOR COMPLETE DETAIL OF WHEELCHAIRED SIGN, REFER TO HANDICAP SIGN DETAIL.
3. ALL PAVEMENT MARKINGS AND SIGNAGE SHALL BE FLUSH WITH PAVEMENT. SEE GRADING PLAN.
4. ALL PARKING STRIPES SHALL BE 4" IN WIDTH.
5. SEE F.D.O.T. INDEX 711-001 FOR THE MOST CURRENT DETAIL.
6. MUST COMPLY WITH ADA REQUIREMENTS.

HANDICAP SPACE STRIPING DETAIL
P20HNDL2160 N.T.S.



1. IF LIMESTONE IS ENCOUNTERED OR A SINKHOLE OR VOLCANO PIPE FORMED DURING CONSTRUCTION, CONSTRUCTION OF THE BASIN MUST BE HALTED AND THIS PROJECT GEOTECHNICAL ENGINEER MUST BE NOTIFIED IMMEDIATELY.
2. THE SINKHOLE OR SOLUTION PIPE MUST BE REPAIRED WITHIN 10 DAYS OF THE DISCOVERY USING A DISTRICT APPROVED METHOD.
3. THE STORMWATER SYSTEM MUST BE INSPECTED MONTHLY FOR THE OCCURRENCE OF SINKHOLES OR SOLUTION PIPES.

TYPICAL SINK CHIMNEY REPAIR DETAIL
N.T.S.

MCPS
MARION COUNTY PUBLIC SCHOOLS
Making Every Student Success

MARION COUNTY PUBLIC SCHOOLS
1105 SW 7TH RD OCALA, FL 34471

MARION HIGH SCHOOL CCC

PROJECT LOCATION:

PARCEL ID No 4484-000-00

SCHENKEL SHULTZ

834 N. Orange Avenue
Winter Park, FL 32789
voice 407-672-3322

SS Llc, No, AA-C000657
www.schenkelshultz.com
Copyright © 2024
PRIVACY NOTICE & LEGAL TO CONCEPT RIGHT
SEE TEXT FOR FULL DISCLAIMER

BBM STRUCTURAL

MATERN

Kimley»Horn

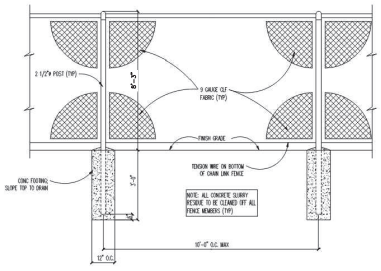
REVISIONS		
MARK	DESCRIPTION	DATE
1	REVISION 1 - COUNTY RESUBMITTAL	02-28-25
2	REVISION 2 - UTILITY, FENCING, & FIRE	04-04-25
3	REVISION 3 - SITE REVISIONS	06-13-25

COMM.NO.: 2024116
ISSUE DATE: 06/13/2025
DRAWN BY: DSC

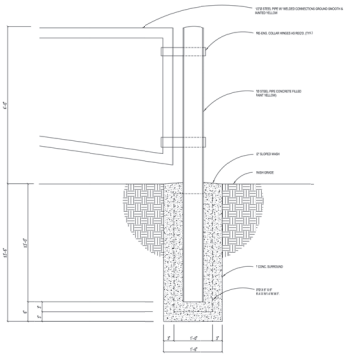
CONSTRUCTION DETAILS

C6.0

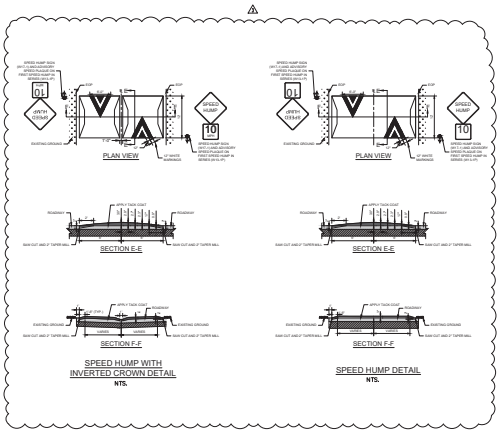
PACKAGE 05 • ASI NO. 03

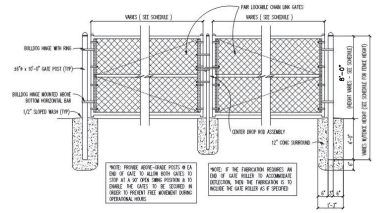


CHAIN LINK FENCE DETAIL

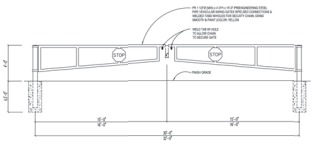


VEHICULAR SWING GATE POST DETAIL





CHAIN LINK SWING GATE DETAIL



*NOTE- PROVIDE ABOVE-GRADE POSTS @ EACH END 3F GATE TO ALLOW BOTH GATES TO STOP AT A 90° OPEN SWING POSITION 4 TO ENABLE THE GATES TO BE SECURED IN ORDER TO PREVENT FREE MOVEMENT DURING OPERATIONAL HOURS

VEHICULAR SWING GATE DETAIL

MCPS
MARION COUNTY PUBLIC SCHOOLS

MARION COUNTY PUBLIC SCHOOLS
1100 SW 7TH RD OCALA, FL 34471

MARION HIGH SCHOOL CCC

PROJECT LOCATION:

PARCEL ID No 44846-000-00

SCHENKEL SHULTZ
834 N. Orange Avenue
Winter Park, FL 32789
voice 407-672-3322
SS Lic. No. AA-C000697
www.schenkelshultz.com
Copyright © 2024
PRINTED COPIES OF THIS DOCUMENT ARE NOT TO BE CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

BBM STRUCTURAL
MATERN
Kimley»Horn

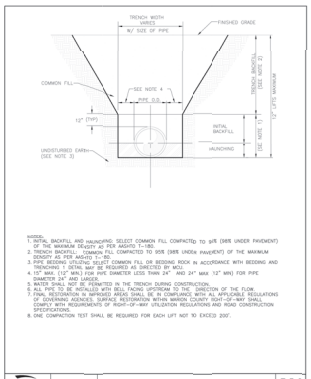
REVISIONS		
MARK	DESCRIPTION	DATE
1	REVISION 1 - COUNTY RESUBMITTAL	02-28-25
2	REVISION 2 - UTILITY, FENCING, & FIRE	04-04-25
3	REVISION 3 - SITE REVISIONS	06-13-25

COMM NO.: 2024116
ISSUE DATE: 06/13/2025
DRAWN BY: DSC

CONSTRUCTION DETAILS

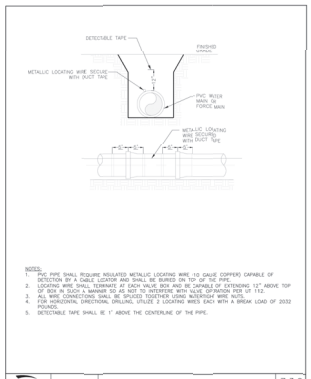
C6.1

PACKAGE 05 • ASI NO. 03



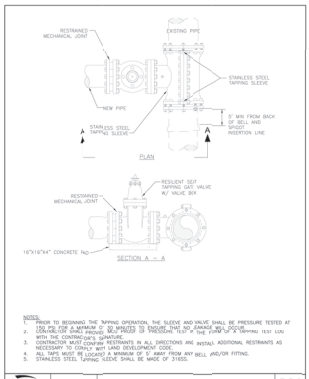
NOTES:
1. INITIAL BACKFILL AND HAUNCHING: SELECT COMMON FILL COMPACTED TO 98% (SEE UNDER PAVEMENT) OF THE MAXIMUM DENSITY AS PER AASHTO T-180.
2. TRENCH BACKFILL: SELECT COMMON FILL COMPACTED TO 95% (SEE UNDER PAVEMENT) OF THE MAXIMUM DENSITY AS PER AASHTO T-180.
3. PIPE BEDDING UTILIZING SELECT COMMON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

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



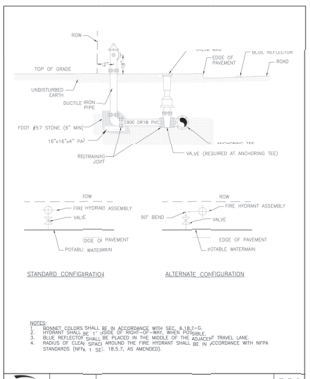
NOTES:
1. PVC PIPE SHALL REQUIRE INSULATED METALLIC LOCATING WIRE #10 (GAUGE COPPER) CAPABLE OF DETECTION BY STANDARD PIPE LOCATING EQUIPMENT AS PER MCU SPECIFICATIONS.
2. LOCATING WIRE SHALL TERMINATE AT EACH VALVE BOX AND BE CAPABLE OF EXTENDING 12" ABOVE TOP OF BOX IN SUCH A MANNER SO AS NOT TO INTERFERE WITH VALVE OPERATION PER UT 112.
3. ALL WIRE CONNECTIONS SHALL BE SPLICED TOGETHER USING WATERTIGHT WIRE NUTS.
4. FOR HORIZONTAL DIRECTIONAL DRILLING, UTILIZE 2 LOCATING WIRES EACH WITH A BREAK LOAD OF 2032 POUNDS.
5. DETECTABLE TAPE SHALL BE 1" ABOVE THE CENTERLINE OF THE PIPE.

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



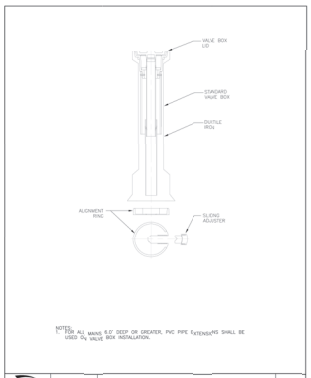
NOTES:
1. PRIOR TO BEGINNING THE TAPPING OPERATION, THE SLEEVE AND VALVE SHALL BE PRESSURE TESTED AT 150 PSI FOR A MINIMUM OF 30 MINUTES TO ENSURE THAT NO LEAKAGE WILL OCCUR.
2. CONTRACTOR SHALL PROVIDE MCU PROOF OF PRESSURE TEST IF THE FORM OF A CERTIFIED TEST LOG SIGNED BY A WITNESS.
3. CONTRACTOR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

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



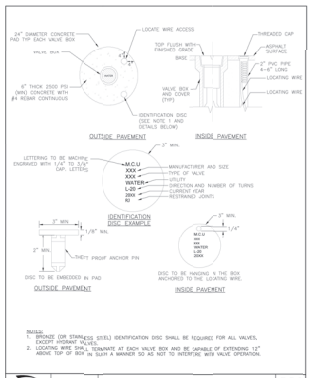
NOTES:
1. PENNANT COLORS SHALL BE IN ACCORDANCE WITH SEC. 4.18.2-G.
2. HYDRANT SHALL BE 1' ±SIDE OF RIGHT-OF-WAY, WHEN POSSIBLE.
3. BLUE REFLECTOR SHALL BE PLACED IN THE MIDDLE OF THE ADJACENT TRAVEL LANE.
4. RADIUS OF CLEAR SPACE AROUND THE FIRE HYDRANT SHALL BE IN ACCORDANCE WITH NFPA STANDARDS (NFPA 1, SEC. 18.5.7, AS AMENDED).

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



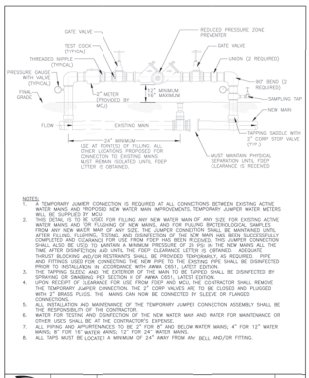
NOTES:
FOR ALL MAINS 6.0' DEEP OR GREATER, PVC PIPE EXTENSIONS SHALL BE USED ON VALVE BOX INSTALLATION.

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



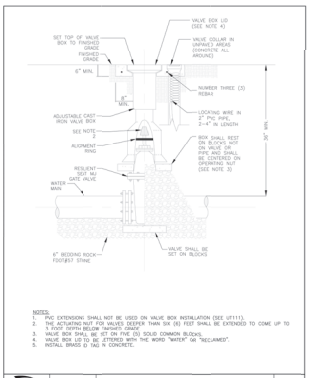
NOTES:
1. BRONZE (OR STAINLESS STEEL) IDENTIFICATION DISC SHALL BE REQUIRED FOR ALL VALVES, EXCEPT HYDRANT VALVES.
2. LOCATING WIRE SHALL TERMINATE AT EACH VALVE BOX AND BE CAPABLE OF EXTENDING 12" ABOVE TOP OF BOX IN SUCH A MANNER SO AS NOT TO INTERFERE WITH VALVE OPERATION.

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



NOTES:
1. TEMPORARY JUMPER CONNECTION IS REQUIRED AT ALL CONNECTIONS BETWEEN EXISTING ACTIVE WATER MAINS AND PROPOSED NEW WATER MAIN IMPROVEMENTS. TEMPORARY JUMPER WATER METERS WILL BE SUPPLIED BY MCU.
2. THIS DETAIL IS TO BE USED FOR FILLING ANY NEW WATER MAIN OF ANY SIZE FOR EXISTING ACTIVE WATER MAINS AND FOR FLUSHING OF NEW MAINS, AND FOR PULLING BACTERIOLOGICAL SAMPLES. UPON RECEIPT OF CLEARANCE FOR USE FROM FDEP AND MCU, THE CONTRACTOR SHALL REMOVE THE TEMPORARY JUMPER CONNECTION. AFTER FILLING, FLUSHING, TESTING, AND DISINFECTION OF THE NEW MAIN HAS BEEN SUCCESSFULLY COMPLETED AND CLEARANCE FOR USE FROM FDEP HAS BEEN RECEIVED, THIS JUMPER CONNECTION SHALL BE REMOVED. THE NEW MAIN SHALL REMAIN ISOLATED FROM THE EXISTING MAIN AT THE TIME AFTER DISINFECTION AND UNTIL THE FDEP CLEARANCE LETTER IS OBTAINED. ASSOCIATED THRUST BLOCKING AND/OR RESTRAINTS SHALL BE PROVIDED TEMPORARILY, AS REQUIRED. PIPE AND FITTINGS USED FOR CONNECTING THE NEW PIPE TO THE EXISTING PIPE SHALL BE DISINFECTED PRIOR TO INSTALLATION IN ACCORDANCE WITH AWWA C651, LATEST EDITION.
3. ALL PIPE AND APPURTENANCES TO BE 2" FOR 8" AND BELOW WATER MAINS, BE DISINFECTED BY SPRAYING OR SWABBING PER SECTION 4 OF AWWA C651, LATEST EDITION.
4. UPON RECEIPT OF CLEARANCE FOR USE FROM FDEP AND MCU, THE CONTRACTOR SHALL REMOVE THE TEMPORARY JUMPER CONNECTION. THE 2" CORP VALVES ARE TO BE CLOSED AND PLUGGED WITH 2" BRASS PLUGS. THE MAINS CAN NOW BE CONNECTED BY SLEEVE OR FLANGED CONNECTION.
5. ALL INSTALLATION AND MAINTENANCE OF THE TEMPORARY JUMPER CONNECTION ASSEMBLY SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
6. ALL TEMPORARY JUMPER CONNECTIONS TO THE NEW WATER MAIN AND WATER FOR MAINTENANCE OR OTHER USES SHALL BE AT THE CONTRACTOR'S EXPENSE.
7. ALL PIPING AND APPURTENANCES TO BE 2" FOR 8" AND BELOW WATER MAINS, 4" FOR 12" WATER MAINS, 6" FOR 16" WATER MAINS, 12" FOR 24" WATER MAINS.
8. ALL TAPS MUST BE LOCATED A MINIMUM OF 24" AWAY FROM ANY BELL AND/OR FITTING.

Marion County FLORIDA UTILITIES | MCBCC EFFECTIVE 04/13/2023 | REVISION # 2 | TEMPORARY JUMPER CONNECTION | 7.3.2 UT 203



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

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

MCPS MARION COUNTY PUBLIC SCHOOLS

MARION COUNTY PUBLIC SCHOOLS
1105 SW 7TH RD OCALA, FL 34471

MARION HIGH SCHOOL CCC

PROJECT LOCATION:

PARCEL ID No 4484-000-00

SCHENKEL SHULTZ
834 N. Orange Avenue
Winter Park, FL 32789
voice 407-672-3322
SS Lic. No. AA-C000697
www.schenkelshultz.com
Copyright © 2024
PRINTED COPIES OF THIS DOCUMENT ARE NOT TO BE CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

BBM STRUCTURAL
MATERN
Kimley»Horn

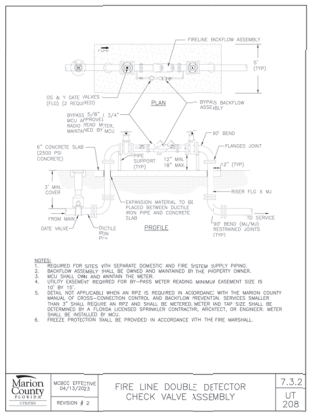
REVISIONS		
MARK	DESCRIPTION	DATE
1	REVISION 1 - COUNTY RESUBMITTAL	02-28-25
2	REVISION 2 - UTILITY, FENCING, & FIRE	04-04-25
3	REVISION 3 - SITE REVISIONS	06-13-25

COMM. NO.: 2024116
ISSUE DATE: 06/13/2025
DRAWN BY: DSC

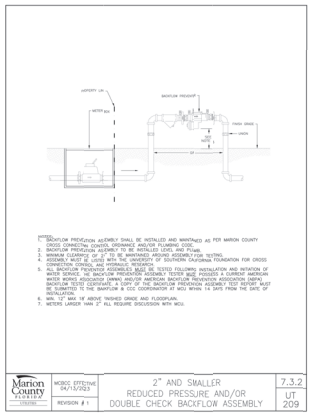
UTILITY DETAILS

C6.2

PACKAGE 05 • ASI NO. 03



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

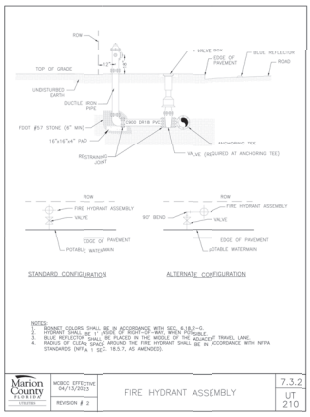


Marion County FLORIDA UTILITIES	MCBCC EFFECTIVE 04/13/2023	2" AND SMALLER REDUCED PRESSURE AND/OR DOUBLE CHECK BACKFLOW ASSEMBLY	7.3.2 UT 209
	REVISION # 1		

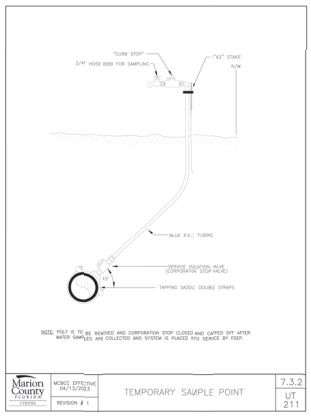
LOCATION OF PUBLIC WATER SYSTEM MAINS IN ACCORDANCE WITH F.A.C. RULE 62-555.314

OTHER PIPE	HORIZONTAL SEPARATION	CROSSINGS	JOINT SPACING @ CROSSINGS (FULL JOINT CENTERED)
STORM SEWER, STORMWATER FORCE MAIN, RECLAIMED WATER	WATER MAIN 3 FT. MINIMUM	WATER MAIN 12 INCHES IN THE VERTICAL PLANE FROM OUTSIDE TO OUTSIDE WHERE THERE IS ONE PIPE OVER THE OTHER	ALTERNATIVE 1 (ABOVE) WATER MAIN
VACUUM SANITARY SEWER	WATER MAIN 10 FT. PREFERRED 3 FT. MINIMUM	WATER MAIN 12 INCHES IN THE VERTICAL PLANE FROM OUTSIDE TO OUTSIDE WHERE THERE IS ONE PIPE OVER THE OTHER	ALTERNATIVE 1 (ABOVE) WATER MAIN
GRAVITY OR PRESSURE SANITARY SEWER, SANITARY SEWER FORCE MAIN, RECLAIMED WATER	WATER MAIN 10 FT. PREFERRED 3 FT. MINIMUM (1)	WATER MAIN 12 INCHES IN THE VERTICAL PLANE FROM OUTSIDE TO OUTSIDE WHERE THERE IS ONE PIPE OVER THE OTHER PREFERRED	ALTERNATIVE 1 (ABOVE) WATER MAIN
ON-SITE SEWAGE TREATMENT & DISPOSAL SYSTEM	10 FT. MINIMUM		

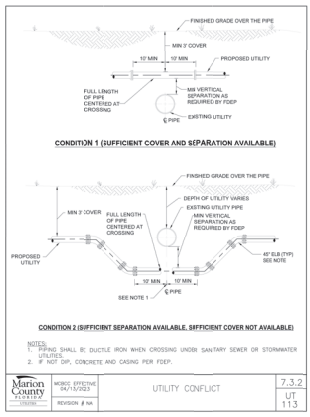
NOTE:
(1) WHERE MAIN SHOULD CROSS ABOVE OTHER PIPE, WHEN WATER MAIN MUST BE BELOW OTHER PIPE, THE MINIMUM SEPARATION IS 12 INCHES.



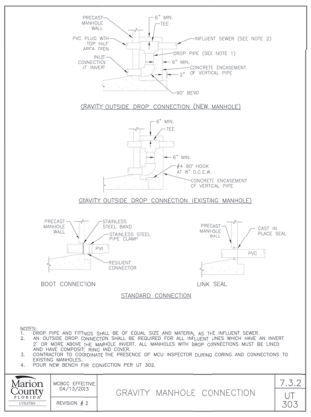
Marion County FLORIDA UTILITIES	MCBCC EFFECTIVE 04/13/2023	FIRE HYDRANT ASSEMBLY	7.3.2 UT 210
	REVISION # 2		



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



Marion County FLORIDA UTILITIES	MCBCC EFFECTIVE 04/13/2023	UTILITY CONFLICT	7.3.2 UT 113
	REVISION # NA		



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

MARION COUNTY PUBLIC SCHOOLS
1100 SW 7TH RD OCALA, FL 34471

MARION HIGH SCHOOL CCC

PROJECT LOCATION:

PARCEL ID No 4484R-000-00

SCHENKEL SHULTZ
834 N. Orange Avenue
Winter Park, FL 32789
voice 407-672-3322
SS Lic. No. AA-C000697
www.schenkelshultz.com

Copyright © 2024
PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

BBM STRUCTURAL
MATERN
Kimley»Horn

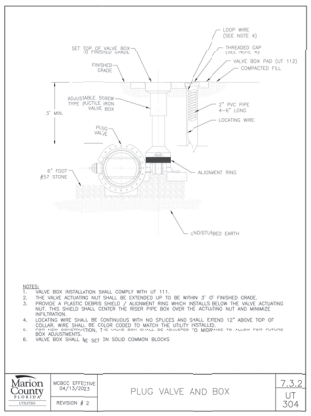
REVISIONS		
MARK	DESCRIPTION	DATE
1	REVISION 1 - COUNTY RESUBMITTAL	02-28-25
2	REVISION 2 - UTILITY, FENCING, & FIRE	04-04-25
3	REVISION 3 - SITE REVISIONS	06-13-25

COMM. NO.: 2024116
ISSUE DATE: 06/13/2025
DRAWN BY: DSC

UTILITY DETAILS

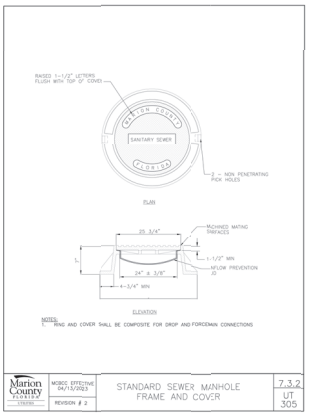
C6.3

PACKAGE 05 • ASI NO. 03



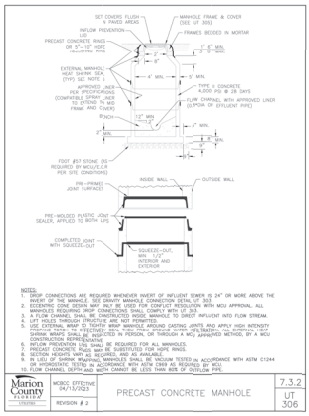
NOTES:
1. VALVE BOX INSTALLATION SHALL COMPLY WITH UT 111.
2. THE VALVE ACTUATING NUT SHALL BE EXTENDED UP TO BE WITHIN 3" OF FINISHED GRADE.
3. PROVIDE A PLASTIC DEBRIS SHIELD / ALIGNMENT RING WHICH INSTALLS BELOW THE VALVE ACTUATING NUT. THE SHIELD SHALL CENTER THE RISER PIPE BOX OVER THE ACTUATING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

Marion County FLORIDA	MCBCC EFFECTIVE 04/15/2023	PLUG VALVE AND BOX	7.3.2
	REVISION # 2		UT 304



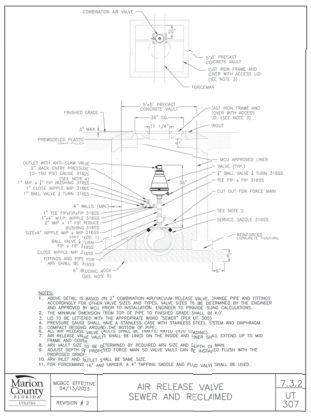
NOTES:
1. RING AND COVER SHALL BE COMPOSITE FOR DROP AND FORCEMAIN CONNECTIONS

Marion County FLORIDA	MCBCC EFFECTIVE 04/15/2023	STANDARD SEWER MANHOLE FRAME AND COVER	7.3.2
	REVISION # 2		UT 305



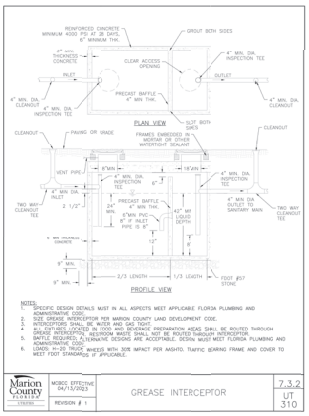
NOTES:
1. JOINT CONNECTIONS ARE REQUIRED WHENEVER INVERT OF INFLUENT SEWER IS 24" OR MORE ABOVE THE INVERT OF THE MANHOLE. SEE SEWER MANHOLE CONNECTION DETAIL UT 303.
2. ECCENTRIC CONE DESIGN MAY ONLY BE USED FOR CONFLICT RESOLUTION WITH MCU APPROVAL. ALL MANHOLES REQUIRING DROP CONNECTIONS SHALL COMPLY WITH UT 303.
3. A FLOW CHANNEL SHALL BE CONSTRUCTED INSIDE MANHOLE TO DIRECT INFLUENT INTO FLOW STREAM.
4. ALL JOINTS SHALL BE SEALED WITH A FLEXIBLE SEALANT.
5. USE EXTERNAL WRAP TO TIGHTLY WRAP MANHOLE AROUND CASTING JOINTS AND APPLY HIGH INTENSITY SHRINK WRAPS SIMULTANEOUSLY TO PROVIDE A WATERTIGHT SEAL. ALTERNATIVELY, MECHANICAL EXPANSION CONSTRUCTION REPRESENTATIVE.
6. INFLOW PREVENTION (IP) SHALL BE REQUIRED FOR ALL MANHOLES.
7. ALL JOINTS SHALL BE SEALED WITH A FLEXIBLE SEALANT RINGS.
8. SEPTEMBER HEIGHTS VARY AS REQUIRED, AND AS AVAILABLE.
9. IN LIEU OF SHRINK WRAPPING, MANHOLES SHALL BE VACUUM TESTED in ACCORDANCE WITH ASTM C1244 AT THE EXPENSE OF THE CONTRACTOR AND IN THE PRESENCE OF THE ENGINEER OR HIS REPRESENTATIVE.
10. FLOW CHANNEL DEPTH AND WIDTH CANNOT BE LESS THAN 80% OF OUTFLOW PIPE.

Marion County FLORIDA	MCBCC EFFECTIVE 04/15/2023	PRECAST CONCRETE MANHOLE	7.3.2
	REVISION # 2		UT 306



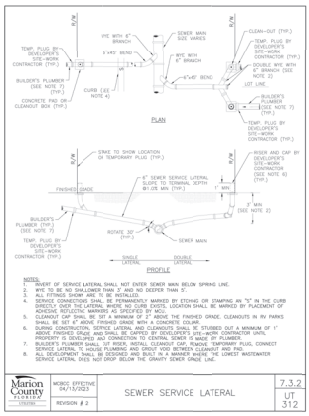
NOTES:
1. ABOVE DETAIL IS BASED ON 2" COMBINATION AIR/VACUUM RELEASE VALVE. ORIFICE PIPE AND FITTINGS SHALL BE SIZED ACCORDINGLY BY THE CONTRACTOR AND SHALL BE DETERMINED BY THE ENGINEER AND APPROVED BY MCU PRIOR TO INSTALLATION. ORIFICES TO FOLLOW MANUFACTURER'S RECOMMENDATIONS.
2. THE MINIMUM DIMENSION FROM TOP OF PIPE TO FINISHED GRADE SHALL BE 4'-0".
3. LID TO BE LABELED WITH THE APPROPRIATE WORD "SEWER" (PER UT 306).
4. PRESSURE GAUGE SHALL HAVE A STAINLESS CASE WITH STAINLESS STEEL SYSTEM AND DIAPHRAGM.
5. ALL PIPE WITHIN VAULT SHALL BE DUCTILE IRON.
6. NO AIR RELEASE VALVE UNITS SHALL BE INSTALLED WITHOUT TRAINING.
7. ALL AIR RELEASE VALVES SHALL BE INSTALLED IN A MANNER THAT DOES NOT TAKER SUPPL EXTEND UP TO MID FRAME AND COVER.
8. ARV SIZE AND TYPE TO BE DETERMINED BY REQUIRED ARV SIZE AND SUPPLY AS MAN.
9. ARV SHALL BE LOCATED AT PROPOSED FORCE MAIN TO VALVE VAULT CAN BE ADDED TO FLUSH WITH THE PROPOSED GRADE
10. ARV INLET AND OUTLET SHALL BE SAME SIZE.
11. FOR FORCEMAINS 16" AND LARGER, A 4" TAPPING SADDLE AND PLUG VALVE SHALL BE USED.

Marion County FLORIDA	MCBCC EFFECTIVE 04/15/2023	AIR RELEASE VALVE SEWER AND RECLAIMED	7.3.2
	REVISION # 2		UT 307



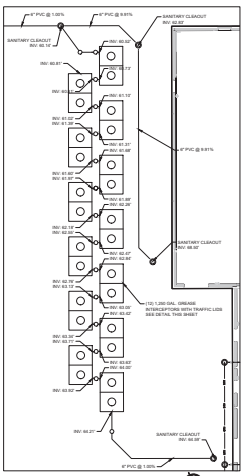
NOTES:
1. SPECIFIC DESIGN DETAILS MUST IN ALL ASPECTS MEET APPLICABLE FLORIDA PLUMBING AND ADMINISTRATIVE CODE.
2. SIZE GREASE INTERCEPTOR PER MARION COUNTY LAND DEVELOPMENT CODE.
3. INTERCEPTORS SHALL BE WATER AND GAS TIGHT.
4. GREASE INTERCEPTORS SHALL NOT BE LOCATED IN FOOD PREPARATION AREAS SHALL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

Marion County FLORIDA	MCBCC EFFECTIVE 04/15/2023	GREASE INTERCEPTOR	7.3.2
	REVISION # 1		UT 310



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

Marion County FLORIDA	MCBCC EFFECTIVE 04/15/2023	SEWER SERVICE LATERAL	7.3.2
	REVISION # 2		UT 312



GREASE INTERCEPTOR DETAIL
SCALE: 1" = 10'

GREASE TRAP CALCULATIONS:

DESIGN STUDENT COUNT: 2,711 STUDENTS
DESIGN STAFF COUNT: 193 EMPLOYEES

75% STUDENT LUNCH CONSUMPTION RATE = 40% STUDENT BREAKFAST CONSUMPTION RATE = (0.75*2,711)+(0.40*2,711) = 3,118 STUDENT MEALS EATEN PER DAY

80% EMPLOYEE LUNCH CONSUMPTION RATE = (0.80*193) = 120 EMPLOYEE MEALS EATEN PER DAY

3,238 MEALS * 5 GALLONS/MEAL = 16,190 GALLONS OF REQUIRED GREASE TRAP CAPACITY

PROPOSED 1,250 GALLON GREASE TRAPS = 16,190 GALLONS ÷ 1,250 GALLONS/GREASE TRAP = 12.95 = 13 GREASE TRAPS

MCPS
MARION COUNTY PUBLIC SCHOOLS
Fostering Every Student's Success

MARION COUNTY PUBLIC SCHOOLS
1105 SW 7TH RD OCALA, FL 34471

MARION HIGH SCHOOL CCC

PROJECT LOCATION:

PARCEL ID No 4484S-003-00

SCHENKEL SHULTZ

834 N. Orange Avenue
Winter Park, FL 32789
voice 407-672-3322

SS Lic. No. AA-C000697
www.schenkelshultz.com
Copyright © 2024
PRINTED COPIES ARE NOT CONSIDERED SIGNED AND SEALED AND SHALL NOT BE RELIED UPON FOR ANY PURPOSE

BBM STRUCTURAL
MATERN
Kimley»Horn

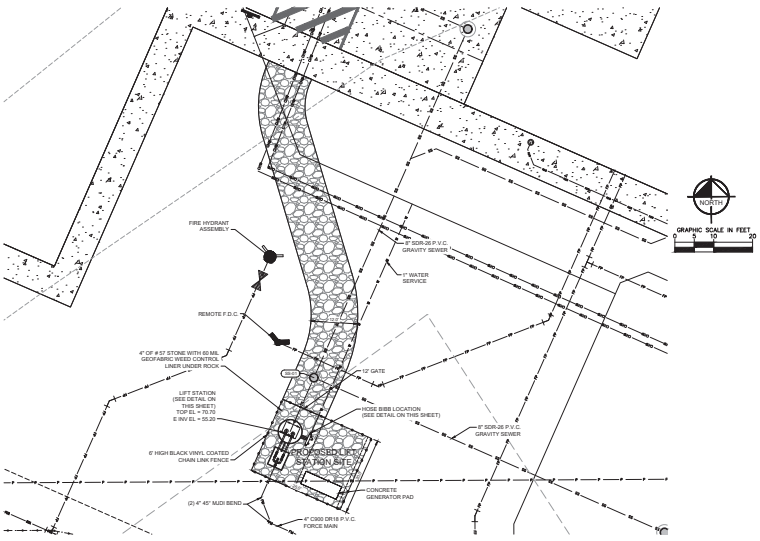
REVISIONS		
MARK	DESCRIPTION	DATE
1	REVISION 1 - COUNTY RESUBMITTAL	02-28-25
2	REVISION 2 - UTILITY, FENCING, & FIRE	04-04-25
3	REVISION 3 - SITE REVISIONS	06-13-25

COMM. NO.: 2024116
ISSUE DATE: 06/13/2025
DRAWN BY: DSC

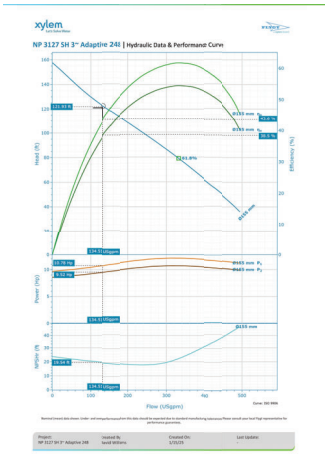
UTILITY DETAILS

C6.4

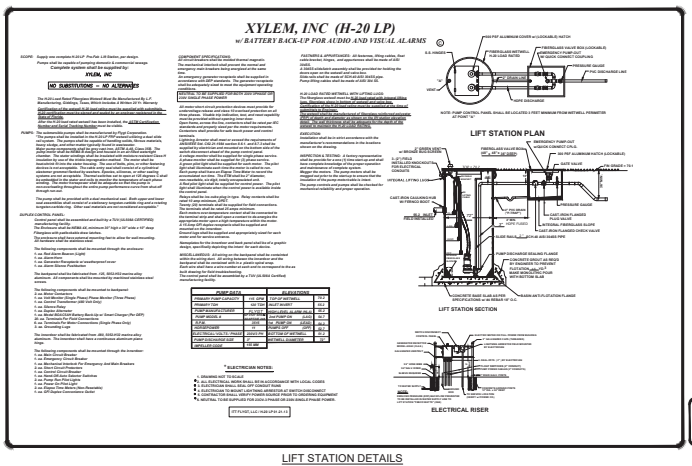
PACKAGE 05 • ASI NO. 03



PLAN VIEW



PUMP CURVE



LIFT STATION DETAILS

CALL 2 BUSINESS DAYS BEFORE YOU DIG IT'S THE LAW! DIAL 811

MARION COUNTY PUBLIC SCHOOLS
1105 SW 7TH RD OCALA, FL 34471

MARION HIGH SCHOOL CCC

PROJECT LOCATION:

PARCEL ID No 4484R-000-00

SCHENKEL SHULTZ

834 N. Orange Avenue
Winter Park, FL 32789
voice 407-672-3322

SS Lic. No. AA-C000697
www.schenkelshultz.com
Copyright © 2024

BBM STRUCTURAL
MATERN
Kimley»Horn

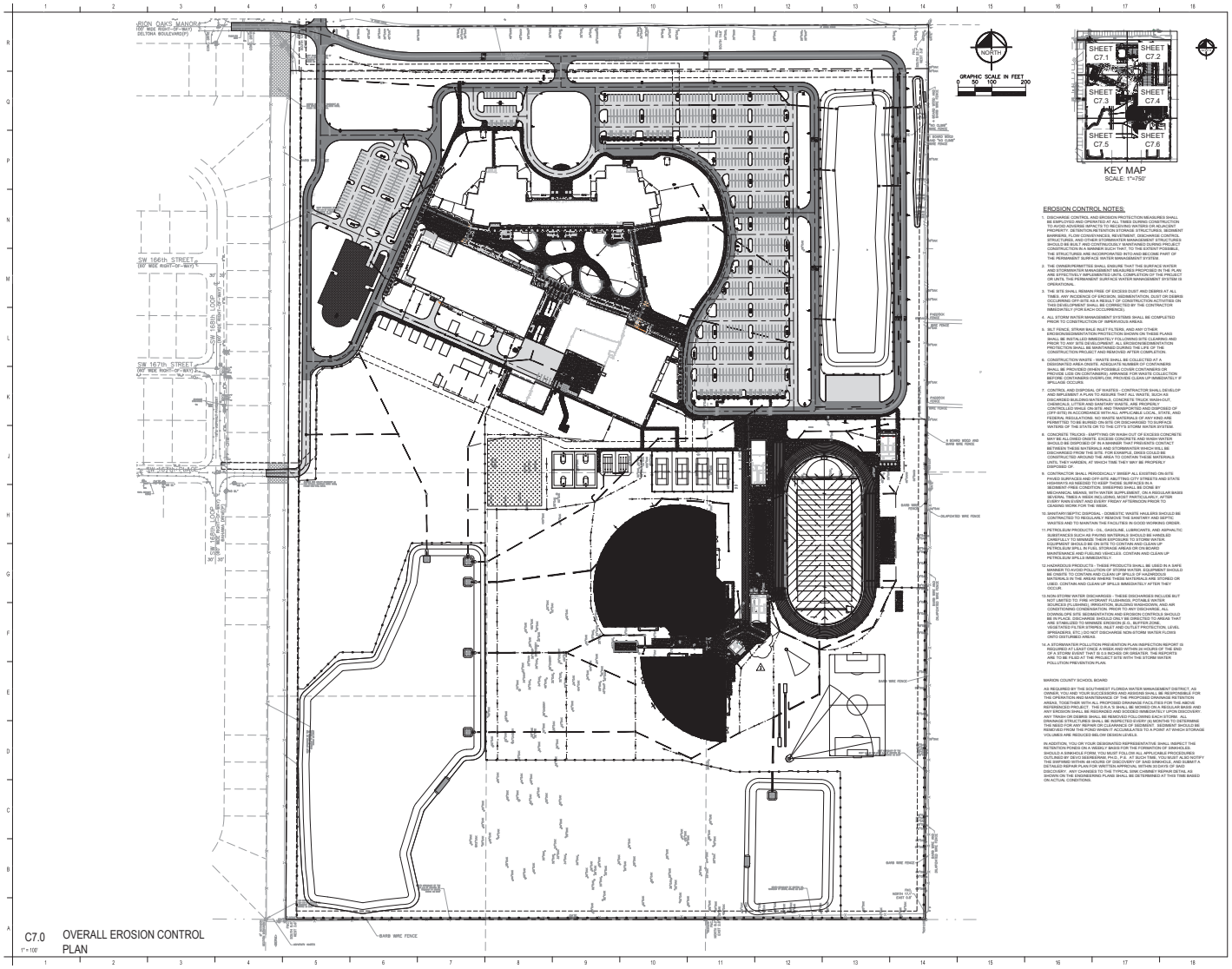
REVISIONS		
MARK	DESCRIPTION	DATE
1	REVISION 1 - COUNTY RESUBMITTAL	02-28-25
2	REVISION 2 - UTILITY, FENCING, & FIRE	04-04-25
3	REVISION 3 - SITE REVISIONS	06-13-25

COMM. NO.: 2024116
ISSUE DATE: 06/13/2025
DRAWN BY: DSC

LIFT STATION DETAILS

C6.5

PACKAGE 05 • ASI NO. 03



KEY MAP
SCALE: 1"=750'

C7.0 OVERALL EROSION CONTROL PLAN
1" = 100'

EROSION CONTROL NOTES:

1. DISCHARGE CONTROL AND EROSION PROTECTION MEASURES SHALL BE EMPLOYED AND OPERATED AT ALL TIMES DURING CONSTRUCTION TO AVOID ADVERSE IMPACTS TO RECEIVING WATERS OR ADJACENT PROPERTIES. SUCH MEASURES MAY INCLUDE, BUT ARE NOT LIMITED TO, BARRIERS, FLOW CONVEYANCES, REVETMENT, DISCHARGE CONTROL STRUCTURES, AND OTHER STORMWATER MANAGEMENT STRUCTURES AS NECESSARY. THE CONTRACTOR SHALL CONDUCT AND SCHEDULE ALL CONSTRUCTION IN A MANNER SUCH THAT, TO THE EXTENT POSSIBLE, THE STRUCTURES ARE INCORPORATED INTO AND BECOME PART OF THE PERMANENT SURFACE WATER MANAGEMENT SYSTEM.
2. THE OWNER/PERMITTEE SHALL ENSURE THAT THE SURFACE WATER AND STORMWATER MANAGEMENT MEASURES PROPOSED IN THE PLAN ARE EFFECTIVELY IMPLEMENTED UNTIL COMPLETION OF THE PROJECT AND THAT THE PERMANENT SURFACE WATER MANAGEMENT SYSTEM IS OPERATIONAL.
3. THE SITE SHALL REMAIN FREE OF EXCESS DUST AND DEBRIS AT ALL TIMES. ANY INCIDENCE OF EROSION, SEDIMENTATION, DUST OR DEBRIS OCCURRING OFF-SITE AS A RESULT OF CONSTRUCTION ACTIVITIES ON THIS PROJECT SHALL BE CORRECTED BY THE CONTRACTOR IMMEDIATELY FOR EACH OCCURRENCE.
4. ALL STORM WATER MANAGEMENT SYSTEMS SHALL BE COMPLETED PRIOR TO CONSTRUCTION OF IMPERVIOUS AREAS.
5. SILT FENCE, STRAW BALE INLET FILTERS, AND ANY OTHER EROSION/SEDIMENTATION PROTECTION SHOWN ON THESE PLANS SHALL BE INSTALLED IMMEDIATELY FOLLOWING SITE CLEARING AND PRIOR TO ANY SITE DEVELOPMENT. ALL EROSION/SEDIMENTATION PROTECTION SHALL BE MAINTAINED DURING THE LIFE OF THE CONSTRUCTION PROJECT AND REMOVED AFTER COMPLETION.
6. CONSTRUCTION WASTE - WASTE SHALL BE COLLECTED AT A CENTRAL LOCATION. DUMPSTERS OR OTHER APPROVED CONTAINERS SHALL BE PROVIDED (WHEN POSSIBLE COVER CONTAINERS OR PROVIDE LIDS ON CONTAINERS). ARRANGE FOR WASTE COLLECTION BEFORE CONTAINERS OVERFLOW. PROVIDE CLEAN UP IMMEDIATELY IF SPILLAGE OCCURS.
7. CONTROL AND DISPOSAL OF WASTES - CONTRACTOR SHALL DEVELOP AND IMPLEMENT A PLAN TO ASSURE THAT ALL WASTE, SUCH AS DISCARDED BUILDING MATERIALS, CONCRETE TRUCK WASH-OUT, CHEMICALS, LITTER AND SANITARY WASTE, ARE PROPERLY CONTROLLED WHILE ON SITE AND TRANSPORTED AND DISPOSED OF IN A MANNER TO AVOID CONTAMINATION OF THE EARTH AND ANY VIOLATION OF FEDERAL REGULATIONS. NO WASTE MATERIALS OF ANY KIND ARE PERMITTED TO BE BURIED ON SITE OR DISCHARGED TO SURFACE WATERS OF THE STATE OR TO THE CITY'S STORM WATER SYSTEM.
8. CONCRETE TRUCKS - EMPTYING OR WASH-OUT OF EXCESS CONCRETE MAY NOT BE DONE ON THE SITE, UNLESS THE WASH-OUT WATER AND SOLIDS ARE DISPOSED OF IN A MANNER THAT PREVENTS CONTACT BETWEEN THESE MATERIALS AND STORMWATER WHICH WILL BE DISCHARGED FROM THE SITE. FOR EXAMPLE, DIKES COULD BE CONSTRUCTED AROUND THE AREA TO CONTAIN THESE MATERIALS ON-SITE UNTIL REMOVAL, AT WHICH TIME THEY MAY BE PROPERLY DISPOSED OF.
9. CONTRACTOR SHALL PERIODICALLY SWEEP ALL EXISTING ON-SITE PAVED SURFACES AND OFF-SITE ABUTTING CITY STREETS AND STATE HIGHWAYS AS NEEDED TO KEEP THOSE SURFACES IN A SEDIMENT-FREE CONDITION. SWEEPING SHALL BE DONE BY MECHANICAL MEANS, WITH WATER SUPPLEMENT, ON A REGULAR BASIS AND AT THE END OF EACH WORK DAY. SWEEPING SHALL BE DONE AT EVERY RAIN EVENT AND EVERY FRIDAY AFTERNOON PRIOR TO CEASING WORK FOR THE WEEK.
10. SANITARY/SEPTIC DISPOSAL - DOMESTIC WASTE HAULERS SHOULD BE CONTRACTED TO REGULARLY REMOVE THE SANITARY AND SEPTIC WASTES AND TO MAINTAIN THE FACILITIES IN GOOD WORKING ORDER.
11. PETROLEUM PRODUCTS - OIL, GASOLINE, LUBRICANTS, AND ASPHALTIC PRODUCTS SHALL BE HANDLED AND STORED IN A MANNER AS RECOMMENDED CAREFULLY TO MINIMIZE THEIR EXPOSURE TO STORM WATER. EQUIPMENT SHOULD BE ON SITE TO CONTAIN AND CLEAN UP PETROLEUM SPILLS IN FUEL STORAGE AREAS OR ON BOARD MAINTENANCE AND FUELING VEHICLES. CONTAIN AND CLEAN UP PETROLEUM SPILLS IMMEDIATELY.
12. HAZARDOUS PRODUCTS - THESE PRODUCTS SHALL BE USED IN A SAFE MANNER AS RECOMMENDED BY THE MANUFACTURER. STORM WATER SHOULD BE ONSITE TO CONTAIN AND CLEAN UP SPILLS OF HAZARDOUS MATERIALS IN THE AREAS WHERE THESE MATERIALS ARE STORED OR USED. CONTAIN AND CLEAN UP SPILLS IMMEDIATELY AFTER THEY OCCUR.
13. NON-STORM WATER DISCHARGES - THESE DISCHARGES INCLUDE BUT NOT LIMITED TO: FIRE HYDRANT FLUSHINGS, POTABLE WATER SOURCES (FLUSHING), IRRIGATION, BUILDING WASHDOWN, AND AIR CONDITIONING CONDENSATION. PRIOR TO ANY DISCHARGE, ALL DOWNSLOPE SITE SEDIMENTATION AND EROSION CONTROLS SHOULD BE IN PLACE AND FUNCTIONAL. ALL DISCHARGES SHOULD BE DIRECTED THAT ARE STABILIZED TO MINIMIZE EROSION (E.G., BUFFER ZONE, VEGETATED FILTER STRIPS). INLET AND OUTLET PROTECTION. LEVEL SPREADERS SHALL BE USED TO DISCHARGE NON-STORM WATER FLOWS ONTO DISTURBED AREAS.
14. A STORMWATER POLLUTION PREVENTION PLAN INSPECTION REPORT IS REQUIRED AT LEAST ONCE A WEEK AND WITHIN 24 HOURS OF THE END OF A STORM EVENT THAT IS 0.5 INCHES OR GREATER. THE REPORTS ARE TO BE FILED AT THE PROJECT SITE WITH THE STORM WATER POLLUTION PREVENTION PLAN.

MARION COUNTY SCHOOL BOARD

AS REQUIRED BY THE SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT, AS A CONDITION OF THE PERMIT FOR THIS PROJECT, THE OWNER IS RESPONSIBLE FOR THE OPERATION AND MAINTENANCE OF THE PROPOSED DRAINAGE RETENTION AREAS, TOGETHER WITH ALL PROPOSED DRAINAGE FACILITIES FOR THE ABOVE REFERENCED PROJECT. THE D.A.'S SHALL BE MOWED ON A REGULAR BASIS AND ANY EROSION SHALL BE REPAIRED AND SODDED IMMEDIATELY UPON DISCOVERY. ALL DRAINAGE FACILITIES, INCLUDING BUT NOT LIMITED TO, SWALES AND DRAINAGE STRUCTURES SHALL BE INSPECTED EVERY (6) MONTHS TO DETERMINE THIS NEED FOR ANY REPAIR OR CLEARANCE OF SEDIMENT. SEDIMENT SHOULD BE REMOVED FROM THE SYSTEM AND DISPOSED OF OFFSITE TO A POINT AT WHICH STORAGE VOLUMES ARE NOT TO BE DIMINISHED.

IN ADDITION, YOU OR YOUR GENERAL OR AGENT REPRESENTATIVE SHALL INSPECT THE RETENTION AREAS ON A MONTHLY BASIS FOR THE FORMATION OF SINKHOLES, DEPRESSIONS OR OTHER DEFICIENCIES. YOU MUST FOLLOW ALL APPLICABLE PROCEDURES OUTLINED BY DEVO SEERDARAN, PH.D., P.E. AT SUCH TIME, YOU MUST ALSO NOTIFY THE SWFWMD WITHIN 48 HOURS OF DISCOVERY OF SAID SINKHOLE, AND SUBMIT A REPORT TO THE DISTRICT WITHIN 30 DAYS AFTER NOTIFYING THE DISTRICT OF DISCOVERY. ANY CHANGES TO THE TYPICAL SINK CHANNEL REPAIR DETAIL AS SHOWN ON THE ENGINEERING PLANS SHALL BE DETERMINED AT THIS TIME BASED ON ACTUAL CONDITIONS.

MCPS
MARION COUNTY PUBLIC SCHOOLS
"Making Every Student Successful"

MARION COUNTY PUBLIC SCHOOLS
1100 SW 7TH RD OCALA, FL 34471

MARION HIGH SCHOOL CCC

PROJECT LOCATION:

PARCEL ID No 4484R-000-00

SCHENKEL SHULTZ
834 N. Orange Avenue
Winter Park, FL 32789
voice 407-672-3322
SS Lic. No. AA-C000657
www.schenkelshultz.com
Copyright © 2024
PRIVILEGED AND CONFIDENTIAL
SEE TEXT FOR FULL DISCLAIMER

BBM STRUCTURAL
MATERN
Kimley»Horn

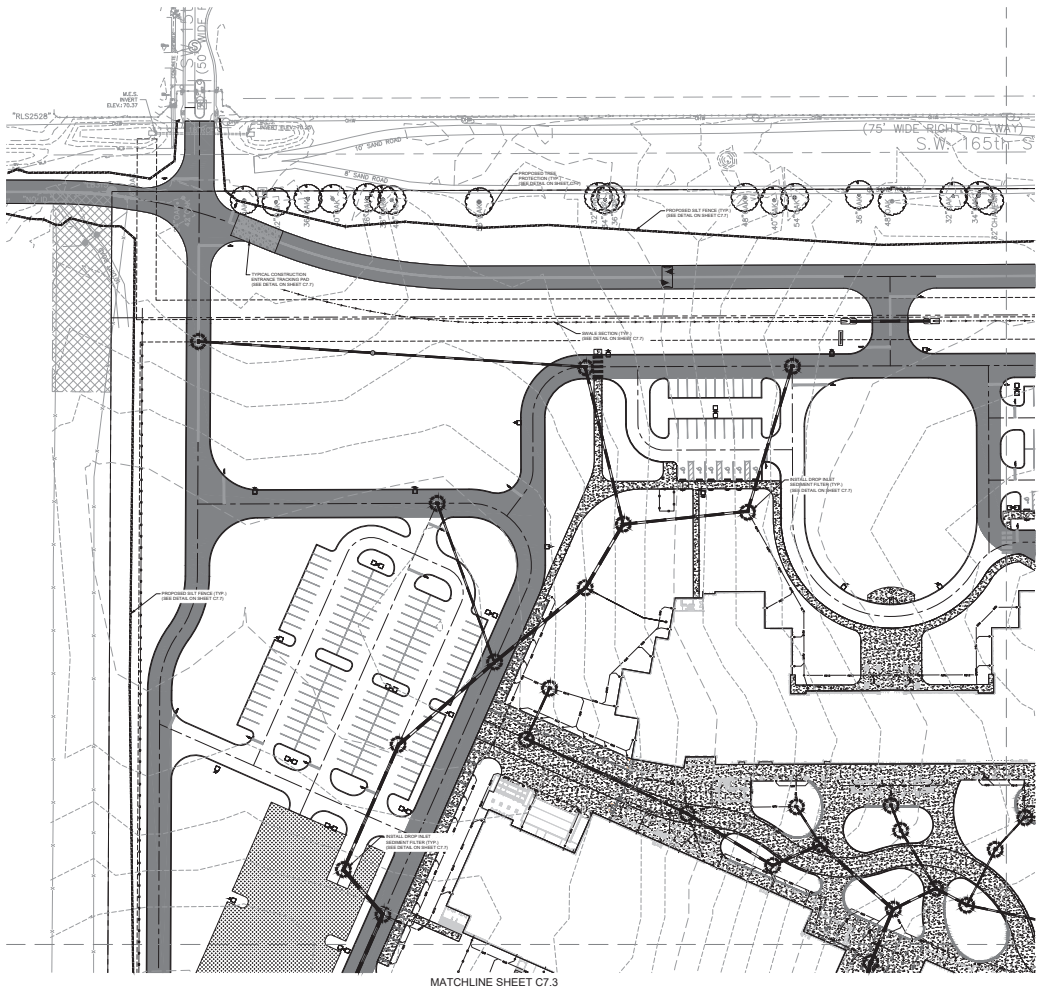
REVISIONS		
MARK	DESCRIPTION	DATE
1	REVISION 1 - COUNTY RESUBMITTAL	02-28-25
2	REVISION 2 - UTILITY, FENCING, & FIRE	04-04-25
3	REVISION 3 - SITE REVISIONS	06-13-25

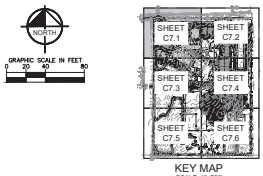
COMM. NO.: 2024116
ISSUE DATE: 06/13/2025
DRAWN BY: DSC

OVERALL EROSION CONTROL PLAN

C7.0

PACKAGE 05 • ASI NO. 03





KEY MAP
SCALE: 1"=750'

GRAPHIC SCALE IN FEET
0 20 40 80

EROSION CONTROL NOTES:

1. DISCHARGE CONTROL AND EROSION PROTECTION MEASURES SHALL BE EMPLOYED AND OPERATED AT ALL TIMES DURING CONSTRUCTION TO AVOID ADVERSE IMPACTS TO RECEIVING WATERS OR ADJACENT PROPERTIES. SUCH MEASURES SHALL INCLUDE, BUT NOT BE LIMITED TO, SEDIMENT BARRIERS, FLOW CONVEYANCES, REVETMENT, DISCHARGE CONTROL STRUCTURES, AND OTHER STORMWATER MANAGEMENT STRUCTURES AS NECESSARY. THE CONTRACTOR SHALL CONDUCT AND SCHEDULE ITS CONSTRUCTION IN A MANNER SUCH THAT, TO THE EXTENT POSSIBLE, THE STRUCTURES ARE INCORPORATED INTO AND BECOME PART OF THE PERMANENT SURFACE WATER MANAGEMENT SYSTEM.
2. THE OWNER/PERMITTEE SHALL ENSURE THAT THE SURFACE WATER AND STORMWATER MANAGEMENT MEASURES PROPOSED IN THE PLAN ARE EFFECTIVELY IMPLEMENTED UNTIL COMPLETION OF THE PROJECT AND THAT THE PERMANENT SURFACE WATER MANAGEMENT SYSTEM IS OPERATIONAL.
3. THE SITE SHALL REMAIN FREE OF EXCESS DUST AND DEBRIS AT ALL TIMES. ANY INCIDENCE OF EROSION, SEDIMENTATION, DUST OR DEBRIS OCCURRING OFF-SITE AS A RESULT OF CONSTRUCTION ACTIVITIES ON THE PROJECT SITE SHALL BE CORRECTED BY THE CONTRACTOR IMMEDIATELY FOR EACH OCCURRENCE.
4. ALL STORM WATER MANAGEMENT SYSTEMS SHALL BE COMPLETED PRIOR TO CONSTRUCTION OF IMPERVIOUS AREAS.
5. SILT FENCE, STRAW BALE INLET FILTERS, AND ANY OTHER EROSION/SEDIMENTATION PROTECTION SHOWN ON THESE PLANS SHALL BE INSTALLED IMMEDIATELY FOLLOWING SITE CLEARING AND PRIOR TO ANY SITE DEVELOPMENT. ALL EROSION/SEDIMENTATION PROTECTION SHALL BE MAINTAINED DURING THE LIFE OF THE CONSTRUCTION PROJECT AND REMOVED AFTER COMPLETION.
6. CONSTRUCTION WASTE - WASTE SHALL BE COLLECTED AT A DESIGNATED AREA ON SITE. SUFFICIENT NUMBER OF CONTAINERS SHALL BE PROVIDED (WHEN POSSIBLE COVER CONTAINERS OR PROVIDE LIDS ON CONTAINERS). ARRANGE FOR WASTE COLLECTION BEFORE CONTAINERS OVERFLOW. PROVIDE CLEAN UP IMMEDIATELY IF SPILLAGE OCCURS.
7. CONTROL AND DISPOSAL OF WASTES - CONTRACTOR SHALL DEVELOP AND IMPLEMENT A PLAN TO ASSURE THAT ALL WASTE, SUCH AS DISCARDED BUILDING MATERIALS, CONCRETE TRUCK WASH-OUT, CHEMICALS, LITTER AND SANITARY WASTE, ARE PROPERLY CONTROLLED WHILE ON SITE AND TRANSPORTED AND DISPOSED OF IN ACCORDANCE WITH STATE AND LOCAL REQUIREMENTS. NO STATE OR FEDERAL REGULATIONS. NO WASTE MATERIALS OF ANY KIND ARE PERMITTED TO BE BURIED ON SITE OR DISCHARGED TO SURFACE WATERS OF THE STATE OR TO THE CITY'S STORM WATER SYSTEM.
8. CONCRETE TRUCKS - EMPTYING OR WASH-OUT OF EXCESS CONCRETE MAY NOT BE DONE ON THE PROJECT SITE UNLESS THE WASH-OUT WATER IS SHOULD BE DISPOSED OF IN A MANNER THAT PREVENTS CONTACT BETWEEN THESE MATERIALS AND STORMWATER WHICH WILL BE DISCHARGED FROM THE SITE. FOR EXAMPLE, DIKES COULD BE CONSTRUCTED AROUND THE AREA TO CONTAIN THESE MATERIALS AND PREVENT RUNOFF, AT WHICH TIME THEY MAY BE PROPERLY DISPOSED OF.
9. CONTRACTOR SHALL PERIODICALLY SWEEP ALL EXISTING ON-SITE PAVED SURFACES AND OFF-SITE ABUTTING CITY STREETS AND STATE HIGHWAYS AS NEEDED TO KEEP THOSE SURFACES IN A SEDIMENT-FREE CONDITION. SWEEPING SHALL BE DONE BY MECHANICAL MEANS, WITH WATER SUPPLEMENT, ON A REGULAR BASIS AND AT LEAST ONCE EVERY TWO WEEKS DURING DRY PERIODS AND EVERY RAIN EVENT AND EVERY FRIDAY AFTERNOON PRIOR TO CEASING WORK FOR THE WEEK.
10. SANITARY/SEPTIC DISPOSAL - DOMESTIC WASTE HAULERS SHOULD BE CONTRACTED TO REGULARLY REMOVE THE SANITARY AND SEPTIC WASTES AND TO MAINTAIN THE FACILITIES IN GOOD WORKING ORDER.
11. PETROLEUM PRODUCTS - OIL, GASOLINE, LUBRICANTS, AND ASPHALTIC MATERIALS SHALL BE HANDLED AND STORED IN A MANNER TO MINIMIZE CAREFULLY TO MINIMIZE THEIR EXPOSURE TO STORM WATER. EQUIPMENT SHOULD BE ON SITE TO CONTAIN AND CLEAN UP PETROLEUM SPILL IN FUEL STORAGE AREAS OR ON BOARD MAINTENANCE AND FUELING VEHICLES. CONTAIN AND CLEAN UP PETROLEUM SPILLS IMMEDIATELY.
12. HAZARDOUS PRODUCTS - THESE PRODUCTS SHALL BE USED IN A SAFE MANNER TO PREVENT CONTACT WITH STORM WATER. EQUIPMENT SHOULD BE ONSITE TO CONTAIN AND CLEAN UP SPILLS OF HAZARDOUS MATERIALS IN THE AREAS WHERE THESE MATERIALS ARE STORED OR USED. CONTAIN AND CLEAN UP SPILLS IMMEDIATELY AFTER THEY OCCUR.
13. NON-STORM WATER DISCHARGES - THESE DISCHARGES INCLUDE BUT NOT LIMITED TO: FIRE HYDRANT FLUSHINGS, POTABLE WATER SOURCES (FLUSHING), IRRIGATION, BUILDING WASHDOWN, AND AIR CONDITIONING CONDENSATION. PRIOR TO ANY DISCHARGE, ALL DOWNSLOPE SITE SEDIMENTATION AND EROSION CONTROLS SHOULD BE IN PLACE AND FUNCTIONAL. ALL DISCHARGES SHALL BE DIRECTED THAT ARE STABILIZED TO MINIMIZE EROSION (E.G., BUFFER ZONE, VEGETATED FILTER STRIPS). INLET AND OUTLET PROTECTION, LEVEL SPREADERS, ETC. DO NOT DISCHARGE NON-STORM WATER FLOWS ONTO DISTURBED AREAS.
14. A STORMWATER POLLUTION PREVENTION PLAN INSPECTION REPORT IS REQUIRED AT LEAST ONCE A WEEK AND WITHIN 24 HOURS OF THE END OF A STORM EVENT THAT IS 0.5 INCHES OR GREATER. THE REPORTS ARE TO BE FILED AT THE PROJECT SITE WITH THE STORM WATER POLLUTION PREVENTION PLAN.

MARION COUNTY SCHOOL BOARD

AS REQUIRED BY THE SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT, AS PERMITTEE, YOU ARE RESPONSIBLE FOR THE PERPETUAL OPERATION AND MAINTENANCE OF THE OPERATION AND MAINTENANCE OF THE PROPOSED DRAINAGE RETENTION AREAS, TOGETHER WITH ALL PROPOSED DRAINAGE FACILITIES FOR THE ABOVE REFERENCED PROJECT. THIS IS A "A SHALL BE MOWED ON A REGULAR BASIS AND ANY EROSION SHALL BE REPAIRED AND SODDED IMMEDIATELY UPON DISCOVERY. ALL DRAINAGE FACILITIES, INCLUDING RETENTION AREAS, WEIRS AND DRAINAGE STRUCTURES SHALL BE INSPECTED EVERY (X) MONTHS TO DETERMINE THIS NEED FOR ANY REPAIR OR CLEARANCE OF SEDIMENT. SEDIMENT SHOULD BE REMOVED FROM THE BOTTOM OF THE RETENTION AREA TO A POINT AT WHICH STORAGE VOLUMES ARE RESTORED BELOW ESTABLISHED.

IN ADDITION, YOU OR YOUR DESIGNATED REPRESENTATIVE SHALL INSPECT THE RETENTION AREA ON A MONTHLY BASIS FOR THE FORMATION OF SINKHOLES, REMOVE ANY SINKHOLES YOU MUST FOLLOW ALL APPLICABLE PROCEDURES OUTLINED BY DEVO SEERDARAN, PH.D., P.E. AT SUCH TIME. YOU MUST ALSO NOTIFY THE SWFWMD WITHIN 48 HOURS OF DISCOVERY OF SAID SINKHOLE, AND SUBMIT A REPORT TO THE DISTRICT WITHIN 30 DAYS OF DISCOVERY. AT THE TIME OF DISCOVERY, ANY CHANGES TO THE TYPICAL SINK CHANNEL REPAIR DETAIL AS SHOWN ON THE ENGINEERING PLANS SHALL BE DETERMINED AT THIS TIME BASED ON ACTUAL CONDITIONS.

MCPS
MARION COUNTY PUBLIC SCHOOLS

MARION COUNTY PUBLIC SCHOOLS
1100 SW 7TH RD OCALA, FL 34471

MARION HIGH SCHOOL CCC

PROJECT LOCATION:

PARCEL ID No 44846-000-00

SCHENKEL SHULTZ
834 N. Orange Avenue
Winter Park, FL 32789
voice 407-672-3322
SS Lic. No. AA-C000657
www.schenkelshultz.com
Copyright © 2024
PRIVILEGED AND CONFIDENTIAL
SEE TITLE SHEET FOR RESTRICTIONS

BBM STRUCTURAL
MATERN
Kimley»Horn

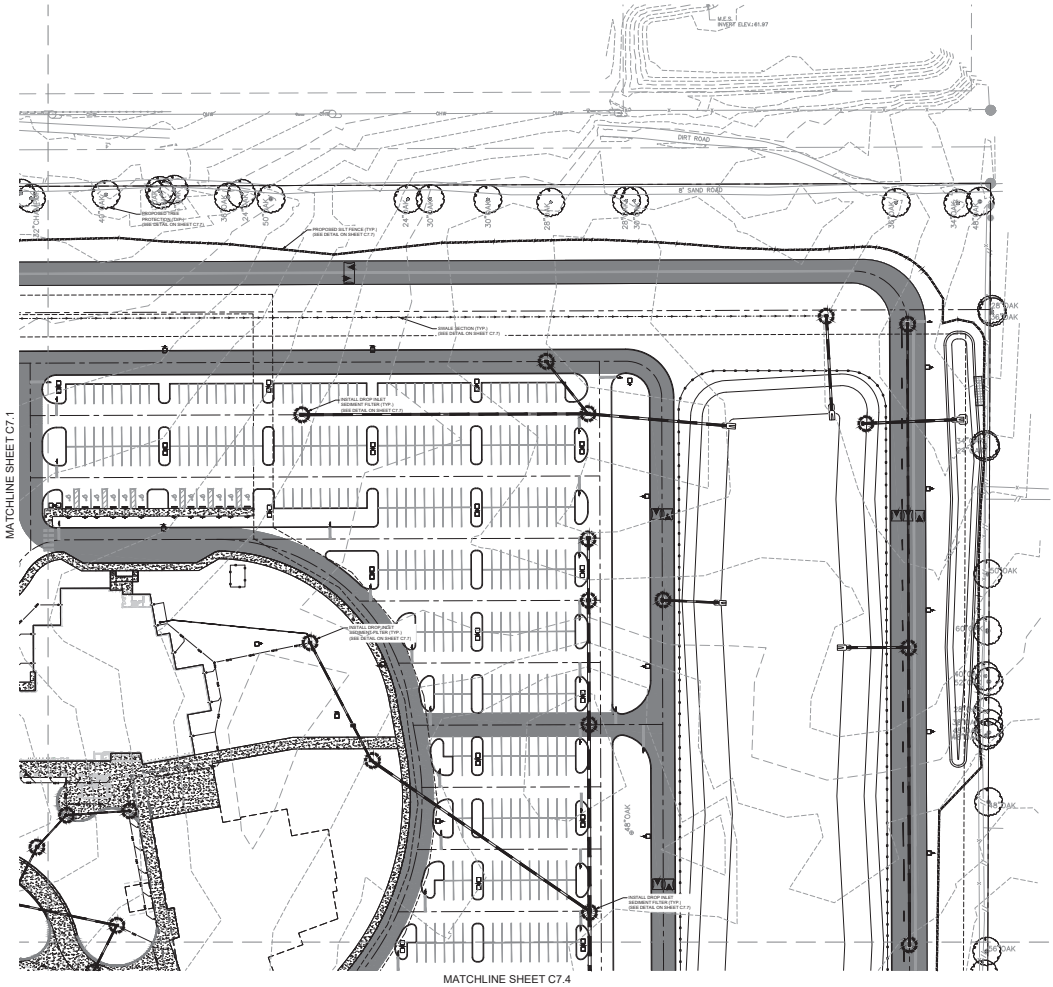
REVISIONS		
MARK	DESCRIPTION	DATE
1	REVISION 1 - COUNTY RESUBMITTAL	02-28-25
2	REVISION 2 - UTILITY, FENCING, & FIRE	04-04-25
3	REVISION 3 - SITE REVISIONS	06-13-25

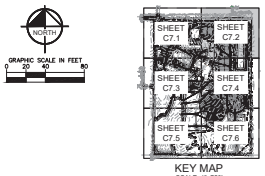
COMM. NO.: 2024116
ISSUE DATE: 06/13/2025
DRAWN BY: DSC

EROSION CONTROL PLAN

C7.1

PACKAGE 05 • ASI NO. 03





KEY MAP
SCALE: 1"=750'

GRAPHIC SCALE IN FEET
0 20 40 80

EROSION CONTROL NOTES:

1. DISCHARGE CONTROL AND EROSION PROTECTION MEASURES SHALL BE EMPLOYED AND OPERATED AT ALL TIMES DURING CONSTRUCTION TO AVOID ADVERSE IMPACTS TO RECEIVING WATERS OR ADJACENT PROPERTIES. SUCH MEASURES SHALL INCLUDE, BUT NOT BE LIMITED TO, SEDIMENT BARRIERS, FLOW CONVEYANCES, REVETMENT, DISCHARGE CONTROL STRUCTURES, AND OTHER STORMWATER MANAGEMENT STRUCTURES AS NECESSARY. THE CONTRACTOR SHALL CONDUCT AND SCHEDULE ALL CONSTRUCTION IN A MANNER SUCH THAT, TO THE EXTENT POSSIBLE, THE STRUCTURES ARE INCORPORATED INTO AND BECOME PART OF THE PERMANENT SURFACE WATER MANAGEMENT SYSTEM.
2. THE OWNER/PERMITTEE SHALL ENSURE THAT THE SURFACE WATER AND STORMWATER MANAGEMENT MEASURES PROPOSED IN THE PLAN ARE EFFECTIVELY IMPLEMENTED UNTIL COMPLETION OF THE PROJECT AND THAT THE PERMANENT SURFACE WATER MANAGEMENT SYSTEM IS OPERATIONAL.
3. THE SITE SHALL REMAIN FREE OF EXCESS DUST AND DEBRIS AT ALL TIMES. ANY ACCIDENCE OF EROSION, SEDIMENTATION, DUST OR DEBRIS OCCURRING OFF-SITE AS A RESULT OF CONSTRUCTION ACTIVITIES ON THIS PROJECT SHALL BE CORRECTED BY THE CONTRACTOR IMMEDIATELY UPON EACH OCCURRENCE.
4. ALL STORM WATER MANAGEMENT SYSTEMS SHALL BE COMPLETED PRIOR TO CONSTRUCTION OF IMPERVIOUS AREAS.
5. SILT FENCE, STRAW BALE INLET FILTERS, AND ANY OTHER EROSION/SEDIMENTATION PROTECTION SHOWN ON THESE PLANS SHALL BE INSTALLED IMMEDIATELY FOLLOWING SITE CLEARING AND PRIOR TO ANY SITE DEVELOPMENT. ALL EROSION/SEDIMENTATION PROTECTION SHALL BE MAINTAINED DURING THE LIFE OF THE CONSTRUCTION PROJECT AND REMOVED AFTER COMPLETION.
6. CONSTRUCTION WASTE - WASTE SHALL BE COLLECTED AT A CENTRAL LOCATION. WASTE CONTAINERS (DUMPSTERS OR BARRELS) SHALL BE PROVIDED (WHEN POSSIBLE COVER CONTAINERS OR PROVIDE LIDS ON CONTAINERS). ARRANGE FOR WASTE COLLECTION BEFORE CONTAINERS OVERFLOW. PROVIDE CLEAN UP IMMEDIATELY IF SPILLAGE OCCURS.
7. CONTROL AND DISPOSAL OF WASTES - CONTRACTOR SHALL DEVELOP AND IMPLEMENT A PLAN TO ASSURE THAT ALL WASTE, SUCH AS DISCARDED BUILDING MATERIALS, CONCRETE TRUCK WASH-OUT, CHEMICALS, LITTER AND SANITARY WASTE, ARE PROPERLY CONTROLLED WHILE ON SITE AND TRANSPORTED AND DISPOSED OF IN A MANNER THAT COMPLIES WITH STATE AND LOCAL LAWS AND FEDERAL REGULATIONS. NO WASTE MATERIALS OF ANY KIND ARE PERMITTED TO BE BURIED ON SITE OR DISCHARGED TO SURFACE WATERS OF THE STATE OR TO THE CITY'S STORM WATER SYSTEM.
8. CONCRETE TRUCKS - EMPTYING OR WASH-OUT OF EXCESS CONCRETE OR WASH WATER FROM CONCRETE TRUCKS OR EQUIPMENT ON SITE SHOULD BE DISPOSED OF IN A MANNER THAT PREVENTS CONTACT BETWEEN THESE MATERIALS AND STORMWATER WHICH WILL BE DISCHARGED FROM THE SITE. FOR EXAMPLE, DIKES COULD BE CONSTRUCTED AROUND THE AREA TO CONTAIN THESE MATERIALS ON SITE UNTIL REMOVAL AT WHICH TIME THEY MAY BE PROPERLY DISPOSED OF.
9. CONTRACTOR SHALL PERIODICALLY SWEEP ALL EXISTING ON-SITE PAVED SURFACES AND OFF-SITE ABUTTING CITY STREETS AND STATE HIGHWAYS AS NEEDED TO KEEP THOSE SURFACES IN A SEDIMENT-FREE CONDITION. SWEEPING SHALL BE DONE BY MECHANICAL MEANS, WITH WATER SUPPLEMENT, ON A REGULAR BASIS AND AT A MINIMUM FREQUENCY OF ONCE PER WEEK AND AFTER ANY EVERY RAIN EVENT AND EVERY FRIDAY AFTERNOON PRIOR TO CEASING WORK FOR THE WEEK.
10. SANITARY/SEPTIC DISPOSAL - DOMESTIC WASTE HAULERS SHOULD BE CONTRACTED TO REGULARLY REMOVE THE SANITARY AND SEPTIC WASTES AND TO MAINTAIN THE FACILITIES IN GOOD WORKING ORDER.
11. PETROLEUM PRODUCTS - OIL, GASOLINE, LUBRICANTS, AND ASPHALTIC PRODUCTS SHALL BE HANDLED AND STORED IN A MANNER TO MINIMIZE CAREFULLY TO MINIMIZE THEIR EXPOSURE TO STORM WATER. EQUIPMENT SHOULD BE ON SITE TO CONTAIN AND CLEAN UP PETROLEUM SPILLS IN FUEL STORAGE AREAS OR ON BOARD MAINTENANCE AND FUELING VEHICLES. CONTAIN AND CLEAN UP PETROLEUM SPILLS IMMEDIATELY.
12. HAZARDOUS PRODUCTS - THESE PRODUCTS SHALL BE USED IN A SAFE MANNER THAT COMPLIES WITH STATE AND LOCAL STORM WATER REGULATIONS. EQUIPMENT SHOULD BE ONSITE TO CONTAIN AND CLEAN UP SPILLS OF HAZARDOUS MATERIALS IN THE AREAS WHERE THESE MATERIALS ARE STORED OR USED. CONTAIN AND CLEAN UP SPILLS IMMEDIATELY AFTER THEY OCCUR.
13. NON-STORM WATER DISCHARGES - THESE DISCHARGES INCLUDE BUT NOT LIMITED TO: FIRE HYDRANT FLUSHINGS, POTABLE WATER SOURCES (FLUSHING), IRRIGATION, BUILDING WASHDOWN, AND AIR CONDITIONING CONDENSATION. PRIOR TO ANY DISCHARGE, ALL DOWNSLOPE SITE SEDIMENTATION AND EROSION CONTROLS SHOULD BE IN PLACE AND FUNCTIONAL. ALL DISCHARGES SHOULD BE THOSE THAT ARE STABILIZED TO MINIMIZE EROSION (E.G., BUFFER ZONE, VEGETATED FILTER STRIPS). INLET AND OUTLET PROTECTION, LEVEL SPREADERS, ETC. DO NOT DISCHARGE NON-STORM WATER FLOWS ONTO DISTURBED AREAS.
14. A STORMWATER POLLUTION PREVENTION PLAN INSPECTION REPORT IS REQUIRED AT LEAST ONCE A WEEK AND WITHIN 24 HOURS OF THE END OF A STORM EVENT THAT IS 0.5 INCHES OR GREATER. THE REPORTS ARE TO BE FILED AT THE PROJECT SITE WITH THE STORM WATER POLLUTION PREVENTION PLAN.

MARION COUNTY SCHOOL BOARD

AS REQUIRED BY THE SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT, AS A CONDITION OF THIS PERMIT, THE PERMITTEE SHALL BE RESPONSIBLE FOR THE OPERATION AND MAINTENANCE OF THE PROPOSED DRAINAGE RETENTION AREAS, TOGETHER WITH ALL PROPOSED DRAINAGE FACILITIES FOR THE ABOVE REFERENCED PROJECT. THE D.E.A.'S SHALL BE MOWED ON A REGULAR BASIS AND ANY EROSION SHALL BE REPAIRED AND SODDED IMMEDIATELY UPON DISCOVERY. ALL INLETS, CATCH BASINS, AND ANY OTHER APPURTENANCES TO THE DRAINAGE STRUCTURES SHALL BE INSPECTED EVERY (6) MONTHS TO DETERMINE THIS NEED FOR ANY REPAIR OR CLEARANCE OF SEDIMENT. SEDIMENT SHOULD BE REMOVED FROM THE SYSTEM AND DISPOSED OF AT A POINT AT WHICH STORAGE VOLUME AND FUNCTION IS RESTORED TO ITS PLANNED CAPACITY.

IN ADDITION, YOU OR YOUR DESIGNATED REPRESENTATIVE SHALL INSPECT THE RETENTION AREA ON A MONTHLY BASIS FOR THE FORMATION OF SINKHOLES. IF SINKHOLES FORM IN THE AREA, YOU MUST FOLLOW ALL APPLICABLE PROCEDURES OUTLINED BY DEVO SEEREKRAM, PH.D., P.E. AT SUCH TIME. YOU MUST ALSO NOTIFY THE SWFWMD WITHIN 48 HOURS OF DISCOVERY OF SAID SINKHOLE, AND SUBMIT A REPORT TO THE DISTRICT WITHIN 30 DAYS OF SUCH SINKHOLE'S DATE OF DISCOVERY. ANY CHANGES TO THE TYPICAL SINK CHRISHEY REPAIR DETAIL AS SHOWN ON THE ENGINEERING PLANS SHALL BE DETERMINED AT THIS TIME BASED ON ACTUAL CONDITIONS.

MARION COUNTY PUBLIC SCHOOLS
1100 SW 7TH RD OCALA, FL 34471

MARION HIGH SCHOOL CCC

PROJECT LOCATION:

PARCEL ID No 4484-000-00

SCHENKEL SHULTZ
834 N. Orange Avenue
Winter Park, FL 32789
voice 407-672-3322
SS Lic. No. AA-C000657
www.schenkelshultz.com
Copyright © 2024
PRIVACY NOTICE ALL TO CONSTRUCTION
SEE TEXT FOR FULL DISCLAIMER

BBM STRUCTURAL
MATERN
Kimley»Horn

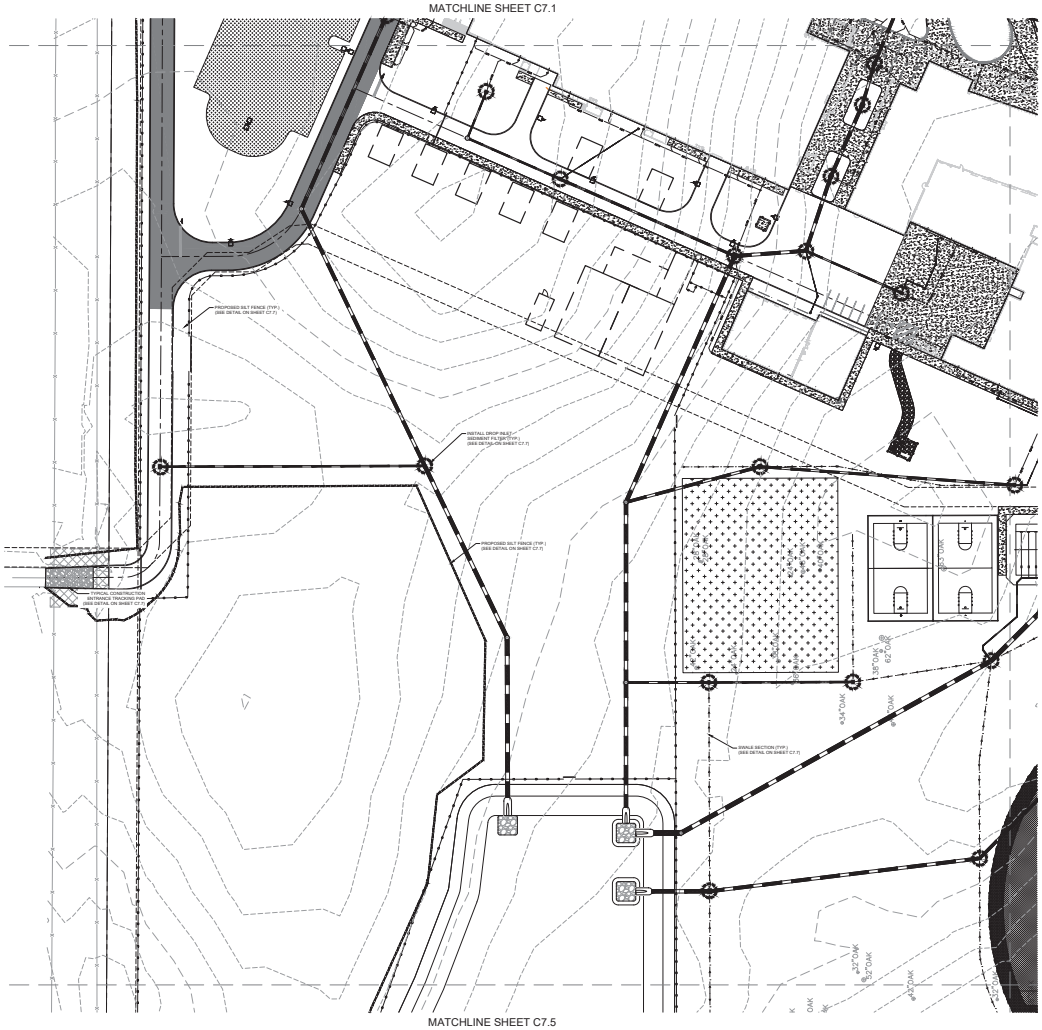
REVISIONS		
MARK	DESCRIPTION	DATE
1	REVISION 1 - COUNTY RESUBMITTAL	02-28-25
2	REVISION 2 - UTILITY, FENCING, & FIRE	04-04-25
3	REVISION 3 - SITE REVISIONS	06-13-25

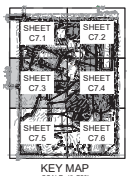
COMM. NO.: 2024116
ISSUE DATE: 06/13/2025
DRAWN BY: DSC

ERODION CONTROL PLAN

C7.2

PACKAGE 05 • ASI NO. 03





KEY MAP
SCALE: 1"=750'

EROSION CONTROL NOTES:

1. DISCHARGE CONTROL AND EROSION PROTECTION MEASURES SHALL BE EMPLOYED AND OPERATED AT ALL TIMES DURING CONSTRUCTION TO AVOID ADVERSE IMPACTS TO RECEIVING WATERS OR ADJACENT PROPERTIES. SUCH MEASURES SHALL INCLUDE, BUT NOT BE LIMITED TO, SEDIMENT BARRIERS, FLOW CONVEYANCES, INVESTMENT, DISCHARGE CONTROL STRUCTURES, AND OTHER STORMWATER MANAGEMENT STRUCTURES AS NECESSARY. THE SITE SHALL BE GRADED AND MAINTAINED DURING CONSTRUCTION IN A MANNER SUCH THAT, TO THE EXTENT POSSIBLE, THE STRUCTURES ARE INCORPORATED INTO AND BECOME PART OF THE PERMANENT SURFACE WATER MANAGEMENT SYSTEM.
2. THE OWNER/PERMITTEE SHALL ENSURE THAT THE SURFACE WATER AND STORMWATER MANAGEMENT MEASURES PROPOSED IN THE PLAN ARE EFFECTIVELY IMPLEMENTED UNTIL COMPLETION OF THE PROJECT AND THAT THE PERMANENT SURFACE WATER MANAGEMENT SYSTEM IS OPERATIONAL.
3. THE SITE SHALL REMAIN FREE OF EXCESS DUST AND DEBRIS AT ALL TIMES. ANY INCIDENCE OF EROSION, SEDIMENTATION, DUST OR DEBRIS OCCURRING OFF-SITE AS A RESULT OF CONSTRUCTION ACTIVITIES ON THE PROJECT SITE SHALL BE CORRECTED BY THE CONTRACTOR IMMEDIATELY FOR EACH OCCURRENCE.
4. ALL STORM WATER MANAGEMENT SYSTEMS SHALL BE COMPLETED PRIOR TO CONSTRUCTION OF IMPERVIOUS AREAS.
5. SILT FENCE, STRAW BALE INLET FILTERS, AND ANY OTHER EROSION/SEDIMENTATION PROTECTION SHOWN ON THESE PLANS SHALL BE INSTALLED IMMEDIATELY FOLLOWING SITE CLEARING AND PRIOR TO ANY SITE DEVELOPMENT. ALL EROSION/SEDIMENTATION PROTECTION SHALL BE MAINTAINED DURING THE LIFE OF THE CONSTRUCTION PROJECT AND REMOVED AFTER COMPLETION.
6. CONSTRUCTION WASTE - WASTE SHALL BE COLLECTED AT A DESIGNATED AREA ON SITE. SUFFICIENT NUMBER OF CONTAINERS SHALL BE PROVIDED (WHEN POSSIBLE COVER CONTAINERS OR PROVIDE LIDS ON CONTAINERS). ARRANGE FOR WASTE COLLECTION BEFORE CONTAINERS OVERFLOW. PROVIDE CLEAN UP IMMEDIATELY IF SPILLAGE OCCURS.
7. CONTROL AND DISPOSAL OF WASTES - CONTRACTOR SHALL DEVELOP AND IMPLEMENT A PLAN TO ASSURE THAT ALL WASTE, SUCH AS DISCARDED BUILDING MATERIALS, CONCRETE TRUCK WASH-OUT, CHEMICALS, LITTER AND SANITARY WASTE, ARE PROPERLY CONTROLLED WHILE ON SITE AND TRANSPORTED AND DISPOSED OF IN ACCORDANCE WITH STATE AND LOCAL REQUIREMENTS. UNLESS STATE OR FEDERAL REGULATIONS, NO WASTE MATERIALS OF ANY KIND ARE PERMITTED TO BE BURIED ON SITE OR DISCHARGED TO SURFACE WATERS OF THE STATE OR TO THE CITY'S STORM WATER SYSTEM.
8. CONCRETE TRUCKS - EMPTYING OR WASH-OUT OF EXCESS CONCRETE MIXTURE SHALL BE PERFORMED IN A DESIGNATED AREA ON SITE AND SHOULD BE DISPOSED OF IN A MANNER THAT PREVENTS CONTACT BETWEEN THESE MATERIALS AND STORMWATER WHICH WILL BE DISCHARGED FROM THE SITE. FOR EXAMPLE, DIKES COULD BE CONSTRUCTED AROUND THE AREA TO CONTAIN THESE MATERIALS AND RUNOFF FROM THEM, AT WHICH TIME THEY MAY BE PROPERLY DISPOSED OF.
9. CONTRACTOR SHALL PERIODICALLY SWEEP ALL EXISTING ON-SITE PAVED SURFACES AND OFF-SITE ABUTTING CITY STREETS AND STATE HIGHWAYS AS NEEDED TO KEEP THOSE SURFACES IN A SEDIMENT-FREE CONDITION. SWEEPING SHALL BE DONE BY MECHANICAL MEANS, WITH WATER SUPPLEMENT, ON A REGULAR BASIS AND SHALL BE PERFORMED AT LEAST ONCE EVERY TWO WEEKS, ONCE EVERY RAIN EVENT AND EVERY FRIDAY AFTERNOON PRIOR TO CEASING WORK FOR THE WEEK.
10. SANITARY/SEPTIC DISPOSAL - DOMESTIC WASTE HAULERS SHOULD BE CONTRACTED TO REGULARLY REMOVE THE SANITARY AND SEPTIC WASTES AND TO MAINTAIN THE FACILITIES IN GOOD WORKING ORDER.
11. PETROLEUM PRODUCTS - OIL, GASOLINE, LUBRICANTS, AND ASPHALTIC PRODUCTS SHALL BE HANDLED AND STORED IN A MANNER TO MINIMIZE CAREFULLY TO MINIMIZE THEIR EXPOSURE TO STORM WATER. EQUIPMENT SHOULD BE ON SITE TO CONTAIN AND CLEAN UP PETROLEUM SPILLS. FUEL STORAGE AREAS OR ON-BOARD MAINTENANCE AND FUELING VEHICLES. CONTAIN AND CLEAN UP PETROLEUM SPILLS IMMEDIATELY.
12. HAZARDOUS PRODUCTS - THESE PRODUCTS SHALL BE USED IN A SAFE MANNER TO PREVENT CONTACT WITH STORM WATER, AND SHALL SHOULD BE ONSITE TO CONTAIN AND CLEAN UP SPILLS OF HAZARDOUS MATERIALS IN THE AREAS WHERE THESE MATERIALS ARE STORED OR USED. CONTAIN AND CLEAN UP SPILLS IMMEDIATELY AFTER THEY OCCUR.
13. NON-STORM WATER DISCHARGES - THESE DISCHARGES INCLUDE BUT NOT LIMITED TO: FIRE HYDRANT FLUSHINGS, POTABLE WATER SOURCES (FLUSHING), IRRIGATION, BUILDING WASHDOWN, AND AIR CONDITIONING CONDENSATION. PRIOR TO ANY DISCHARGE, ALL DOWNSLOPE SITE SEDIMENTATION AND EROSION CONTROLS SHOULD BE INSPECTED AND REPAIRED AS NEEDED TO ASSURE THAT THEY ARE STABILIZED TO MINIMIZE EROSION (E.G., BUFFER ZONE, VEGETATED FILTER STRIPS), INLET AND OUTLET PROTECTION, LEVEL SPREADERS, ETC.) AND NOT DISCHARGE NON-STORM WATER FLOWS ONTO DISTURBED AREAS.
14. A STORMWATER POLLUTION PREVENTION PLAN INSPECTION REPORT IS REQUIRED AT LEAST ONCE A WEEK AND WITHIN 24 HOURS OF THE END OF A STORM EVENT THAT IS 0.5 INCHES OR GREATER. THE REPORTS ARE TO BE FILED AT THE PROJECT SITE WITH THE STORM WATER POLLUTION PREVENTION PLAN.

MARION COUNTY SCHOOL BOARD

AS REQUIRED BY THE SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT, AS A CONDITION OF THE PERMIT FOR THIS PROJECT, THE OWNER IS RESPONSIBLE FOR THE OPERATION AND MAINTENANCE OF THE PROPOSED DRAINAGE RETENTION AREAS, TOGETHER WITH ALL PROPOSED DRAINAGE FACILITIES FOR THE ABOVE REFERENCED PROJECT. THE D.A.'S SHALL BE MOWED ON A REGULAR BASIS AND ANY EROSION SHALL BE REPAIRED AND SODDED IMMEDIATELY UPON DISCOVERY. ALL DRAINAGE STRUCTURES SHALL BE KEPT FREE OF DEBRIS AT ALL TIMES. DRAINAGE STRUCTURES SHALL BE INSPECTED EVERY SIX MONTHS TO DETERMINE THE NEED FOR ANY REPAIR OR CLEARANCE OF SEDIMENT. SEDIMENT SHOULD BE REMOVED FROM THE SYSTEM AND DISPOSED OF IN A MANNER TO A POINT AT WHICH STORAGE VOLUME IS RESTORED TO ITS ORIGINAL CAPACITY.

IN ADDITION, YOU OR YOUR DESIGNATED REPRESENTATIVE SHALL INSPECT THE RETENTION AREA ON A MONTHLY BASIS FOR THE FORMATION OF SINKHOLES. IF SINKHOLES APPEAR IN THE AREA, YOU MUST FOLLOW ALL APPLICABLE PROCEDURES OUTLINED BY DEVO SEEREERAM, PH.D., P.E. AT SUCH TIME. YOU MUST ALSO NOTIFY THE SWFWMD WITHIN 48 HOURS OF DISCOVERY OF SAID SINKHOLE, AND SUBMIT A REPORT TO THE DISTRICT WITHIN 30 DAYS OF SUBMITTAL OF NOTICE OF DISCOVERY. ANY CHANGES TO THE TYPICAL SINK CHIMNEY REPAIR DETAIL AS SHOWN ON THE ENGINEERING PLANS SHALL BE DETERMINED AT THIS TIME BASED ON ACTUAL CONDITIONS.

MCPS
MARION COUNTY PUBLIC SCHOOLS

MARION COUNTY PUBLIC SCHOOLS
1105 SW 7TH RD OCALA, FL 34471

MARION HIGH SCHOOL CCC

PROJECT LOCATION:

PARCEL ID No 44846-000-00

SCHENKEL SHULTZ
834 N. Orange Avenue
Winter Park, FL 32789
voice 407-672-3322
SS Lic. No. AA-C000657
www.schenkelshultz.com
Copyright © 2024
PRIVILEGED AND CONFIDENTIAL
SEE TERMS OF USE AT SSLLC.COM

BBM STRUCTURAL
MATERN
Kimley»Horn

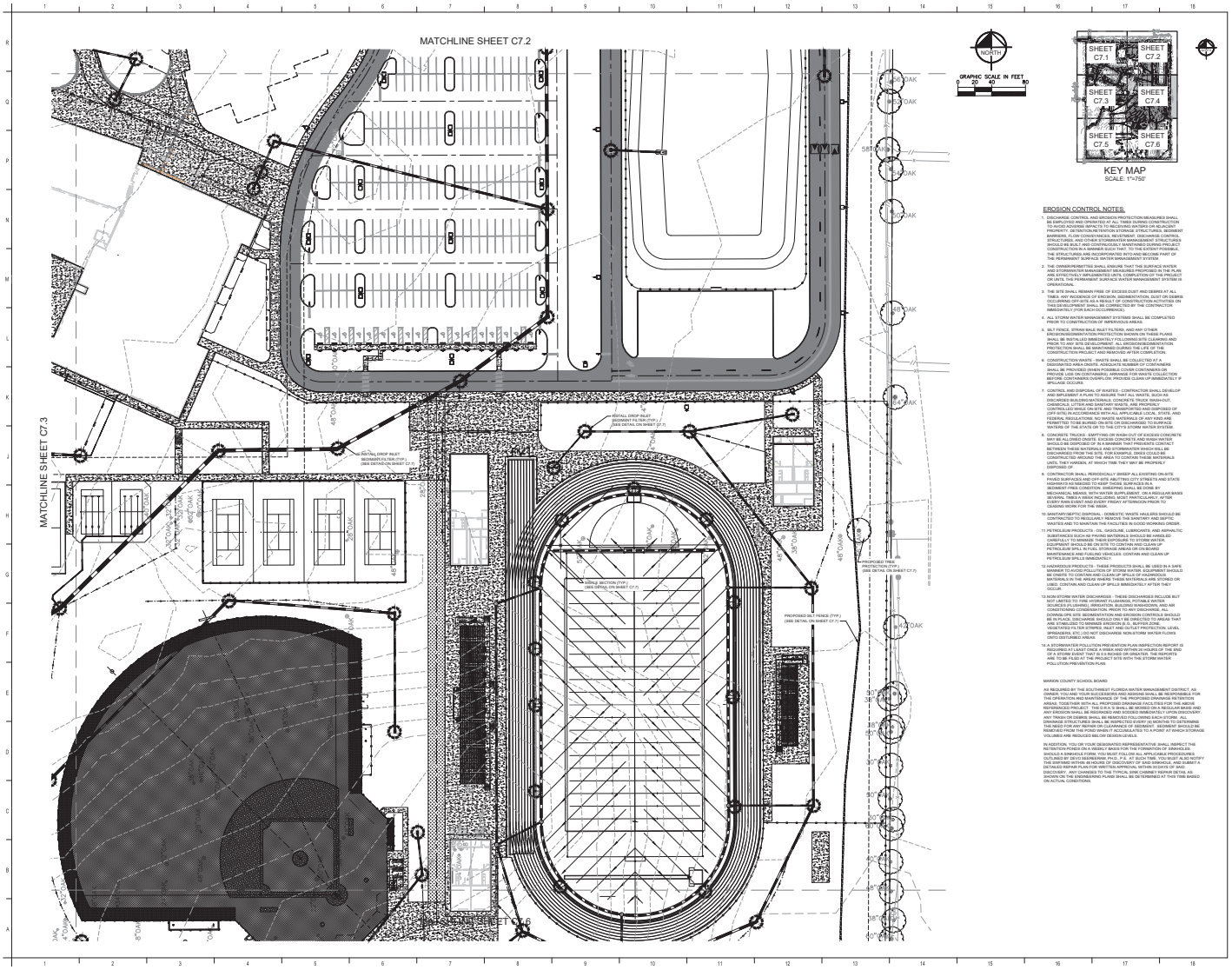
REVISIONS		
MARK	DESCRIPTION	DATE
1	REVISION 1 - COUNTY RESUBMITTAL	02-28-25
2	REVISION 2 - UTILITY, FENCING, & FIRE	04-04-25
3	REVISION 3 - SITE REVISIONS	06-13-25

COMM. NO.: 2024116
ISSUE DATE: 06/13/2025
DRAWN BY: DSC

EROSION CONTROL PLAN

C7.3

PACKAGE 05 • ASI NO. 03



MCPS
MARION COUNTY PUBLIC SCHOOLS

MARION COUNTY PUBLIC SCHOOLS
1100 SW 7TH RD OCALA, FL 34471

MARION HIGH SCHOOL CCC

PROJECT LOCATION:

PARCEL ID No 44846-000-00

SCHENKEL SHULTZ
834 N. Orange Avenue
Winter Park, FL 32789
voice 407-672-3322
SS Llc, No, AA-C000657
www.schenkelshultz.com
Copyright © 2024
PRIVILEGED AND CONFIDENTIAL
DO NOT COPY OR REPRODUCE

BBM STRUCTURAL
MATERN
Kimley»Horn

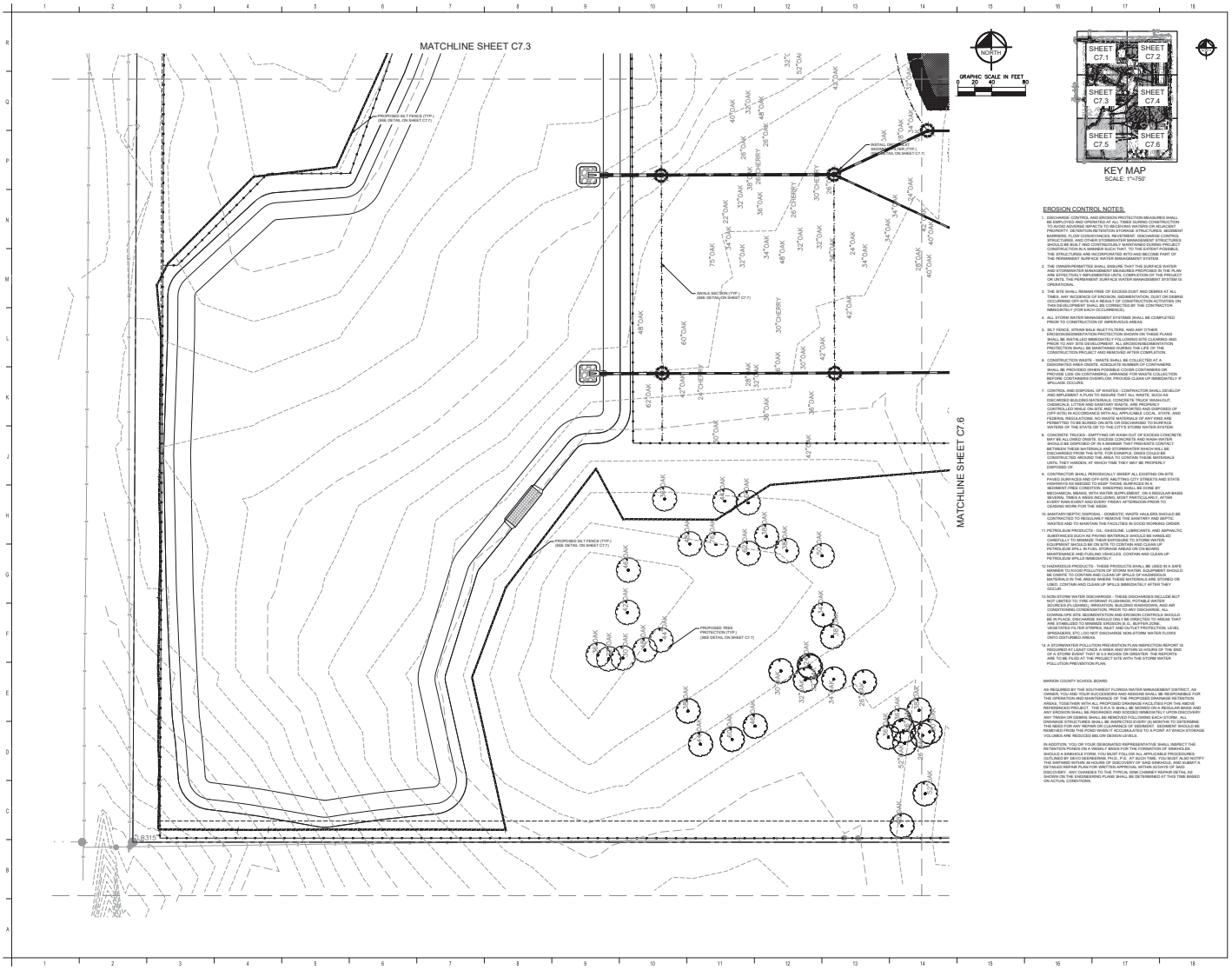
REVISIONS		
MARK	DESCRIPTION	DATE
1	REVISION 1 - COUNTY RESUBMITTAL	02-28-25
2	REVISION 2 - UTILITY, FENCING, & FIRE	04-04-25
3	REVISION 3 - SITE REVISIONS	06-13-25

COMM. NO.: 2024116
ISSUE DATE: 06/13/2025
DRAWN BY: DSC

EROSION CONTROL PLAN

C7.4

PACKAGE 05 • ASI NO. 03



KEY MAP
SCALE: 1"=750'

EROSION CONTROL NOTES:

1. DISCHARGE CONTROL AND EROSION PROTECTION MEASURES SHALL BE EMPLOYED AND OPERATED AT ALL TIMES DURING CONSTRUCTION TO AVOID ADVERSE IMPACTS TO RECEIVING WATERS OR ADJACENT PROPERTIES. THESE MEASURES SHALL INCLUDE, BUT NOT BE LIMITED TO, BARRIERS, FLOW CONVEYANCES, INVESTMENT, DISCHARGE CONTROL STRUCTURES, AND OTHER STORMWATER MANAGEMENT STRUCTURES AS SHOWN ON THE PLANS. THE SYSTEM SHALL BE DESIGNED AND USED DURING CONSTRUCTION IN A MANNER SUCH THAT, TO THE EXTENT FEASIBLE, THE STRUCTURES ARE INCORPORATED INTO AND BECOME PART OF THE PERMANENT SURFACE WATER MANAGEMENT SYSTEM.
2. THE OWNER/PERMITTEE SHALL ENSURE THAT THE SURFACE WATER AND STORMWATER MANAGEMENT MEASURES PROPOSED IN THE PLAN ARE EFFECTIVELY IMPLEMENTED UNTIL COMPLETION OF THE PROJECT AND THAT THE PERMANENT SURFACE WATER MANAGEMENT SYSTEM IS OPERATIONAL.
3. THE SITE SHALL REMAIN FREE OF EXCESS DUST AND DEBRIS AT ALL TIMES. ANY INCIDENCE OF EROSION, SEDIMENTATION, DUST OR DEBRIS OCCURRING OFF-SITE AS A RESULT OF CONSTRUCTION ACTIVITIES ON THE PROJECT SITE SHALL BE CORRECTED BY THE CONTRACTOR IMMEDIATELY UPON EACH OCCURRENCE.
4. ALL STORM WATER MANAGEMENT SYSTEMS SHALL BE COMPLETED PRIOR TO CONSTRUCTION OF IMPERVIOUS AREAS.
5. SILT FENCE, STRAW BALE INLET FILTERS, AND ANY OTHER EROSION/SEDIMENTATION PROTECTION SHOWN ON THESE PLANS SHALL BE INSTALLED IMMEDIATELY FOLLOWING SITE CLEARING AND PRIOR TO ANY SITE DEVELOPMENT. ALL EROSION/SEDIMENTATION PROTECTION SHALL BE MAINTAINED DURING THE LIFE OF THE CONSTRUCTION PROJECT AND REMOVED AFTER COMPLETION.
6. CONSTRUCTION WASTE - WASTE SHALL BE COLLECTED AT A DESIGNATED LOCATION ON THE SITE. ADEQUATE CONTAINERS SHALL BE PROVIDED (WHEN POSSIBLE COVER CONTAINERS OR PROVIDE LIDS ON CONTAINERS). ARRANGE FOR WASTE COLLECTION BEFORE CONTAINERS OVERFLOW. PROVIDE CLEAN UP IMMEDIATELY IF SPILLAGE OCCURS.
7. CONTROL AND DISPOSAL OF WASTES - CONTRACTOR SHALL DEVELOP AND IMPLEMENT A PLAN TO ASSURE THAT ALL WASTE, SUCH AS DISCARDED BUILDING MATERIALS, CONCRETE TRUCK WASH-OUT, CHEMICALS, LITTER AND SANITARY WASTE, ARE PROPERLY CONTROLLED WHILE ON SITE AND TRANSPORTED AND DISPOSED OF IN A MANNER THAT COMPLIES WITH STATE AND LOCAL LAWS AND FEDERAL REGULATIONS. NO WASTE MATERIALS OF ANY KIND ARE PERMITTED TO BE BURIED ON SITE OR DISCHARGED TO SURFACE WATERS OF THE STATE OR TO THE CITY'S STORM WATER SYSTEM.
8. CONCRETE TRUCKS - EMPTYING OR WASH-OUT OF EXCESS CONCRETE MAY NOT BE DONE ON THE PROJECT SITE UNLESS THE WASH-OUT WATER SHOULD BE DISPOSED OF IN A MANNER THAT PREVENTS CONTACT BETWEEN THESE MATERIALS AND STORMWATER WHICH WILL BE DISCHARGED FROM THE SITE. FOR EXAMPLE, DIKES COULD BE CONSTRUCTED AROUND THE AREA TO CONTAIN THESE MATERIALS AND WASTES, THE AREAS, AT WHICH TIME THEY MAY BE PROPERLY DISPOSED OF.
9. CONTRACTOR SHALL PERIODICALLY SWEEP ALL EXISTING ON-SITE PAVED SURFACES AND OFF-SITE ABUTTING CITY STREETS AND STATE HIGHWAYS AS NEEDED TO KEEP THOSE SURFACES IN A SEDIMENT-FREE CONDITION. SWEEPING SHALL BE DONE BY MECHANICAL MEANS, WITH WATER SUPPLEMENT, ON A REGULAR BASIS AND AT THE END OF EACH WORK DAY. SWEEPING SHALL OCCUR ON EVERY RAIN EVENT AND EVERY FRIDAY AFTERNOON PRIOR TO CEASING WORK FOR THE WEEK.
10. SANITARY/SEPTIC DISPOSAL - DOMESTIC WASTE HAULERS SHOULD BE CONTRACTED TO REGULARLY REMOVE THE SANITARY AND SEPTIC WASTES AND TO MAINTAIN THE FACILITIES IN GOOD WORKING ORDER.
11. PETROLEUM PRODUCTS - OIL, GASOLINE, LUBRICANTS, AND ASPHALTIC PRODUCTS SHALL BE HANDLED AND STORED IN A MANNER TO MINIMIZE CAREFULLY TO MINIMIZE THEIR EXPOSURE TO STORM WATER. EQUIPMENT SHOULD BE ON SITE TO CONTAIN AND CLEAN UP PETROLEUM SPILLS IN FUEL STORAGE AREAS OR ON BOARD MAINTENANCE AND FUELING VEHICLES. CONTAIN AND CLEAN UP PETROLEUM SPILLS IMMEDIATELY.
12. HAZARDOUS PRODUCTS - THESE PRODUCTS SHALL BE USED IN A SAFE MANNER THAT COMPLIES WITH STATE AND LOCAL STORM WATER REGULATIONS. THERE SHOULD BE ONSITE TO CONTAIN AND CLEAN UP SPILLS OF HAZARDOUS MATERIALS IN THE AREAS WHERE THESE MATERIALS ARE STORED OR USED. CONTAIN AND CLEAN UP SPILLS IMMEDIATELY AFTER THEY OCCUR.
13. NON-STORM WATER DISCHARGES - THESE DISCHARGES INCLUDE BUT NOT LIMITED TO: FIRE HYDRANT FLUSHINGS, POTABLE WATER SOURCES (FLUSHING), IRRIGATION, BUILDING WASHDOWN, AND AIR CONDITIONING CONDENSATION. PRIOR TO ANY DISCHARGE, ALL DOWNSLOPE SITE SEDIMENTATION AND EROSION CONTROLS SHOULD BE IN PLACE AND FUNCTIONAL. ALL DISCHARGES SHOULD BE DIRECTED THAT ARE STABILIZED TO MINIMIZE EROSION (E.G., BUFFER ZONE, VEGETATED FILTER STRIPS). INLET AND OUTLET PROTECTION, LEVEL SPREADERS, ETC. DO NOT DISCHARGE NON-STORM WATER FLOWS ONTO DISTURBED AREAS.
14. A STORMWATER POLLUTION PREVENTION PLAN INSPECTION REPORT IS REQUIRED AT LEAST ONCE A WEEK AND WITHIN 24 HOURS OF THE END OF A STORM EVENT THAT IS 0.5 INCHES OR GREATER. THE REPORTS ARE TO BE FILED AT THE PROJECT SITE WITH THE STORM WATER POLLUTION PREVENTION PLAN.

MARION COUNTY SCHOOL BOARD

AS REQUIRED BY THE SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT, AS A CONDITION OF THE PERMIT FOR THIS PROJECT, THE OWNER IS RESPONSIBLE FOR THE OPERATION AND MAINTENANCE OF THE PROPOSED DRAINAGE RETENTION AREAS, TOGETHER WITH ALL PROPOSED DRAINAGE FACILITIES FOR THE ABOVE REFERENCED PROJECT. THE D.R.A.'S SHALL BE MOWED ON A REGULAR BASIS AND ANY EROSION SHALL BE REPAIRED AND SODDED IMMEDIATELY UPON DISCOVERY. ALL DRAINAGE FACILITIES, INCLUDING BUT NOT LIMITED TO, INLETS AND DRAINAGE STRUCTURES, SHALL BE INSPECTED EVERY (6) MONTHS TO DETERMINE THE NEED FOR ANY REPAIR OR CLEARANCE OF SEDIMENT. SEDIMENT SHOULD BE REMOVED FROM THE SYSTEM AND DISPOSED OF OFFSITE TO A POINT AT WHICH STORAGE VOLUME IS NO LONGER DIMINISHED.

IN ADDITION, YOU OR YOUR DESIGNATED REPRESENTATIVE SHALL INSPECT THE RETENTION AREAS ON A MONTHLY BASIS FOR THE FORMATION OF SINKHOLES. IF SINKHOLES DEVELOP IN THE AREA, YOU MUST FOLLOW ALL APPLICABLE PROCEDURES OUTLINED BY DEVO SEERSWARAN, PH.D., P.E. AT SUCH TIME, YOU MUST ALSO NOTIFY THE SWFWMD WITHIN 48 HOURS OF DISCOVERY OF SAID SINKHOLE, AND SUBMIT A REPORT TO THE DISTRICT WITHIN 30 DAYS FOLLOWING THE SINKHOLE'S DISCOVERY. ANY CHANGES TO THE TYPICAL SINK CHANNEL REPAIR DETAIL AS SHOWN ON THE ENGINEERING PLANS SHALL BE DETERMINED AT THIS TIME BASED ON ACTUAL CONDITIONS.

MCPS
MARION COUNTY PUBLIC SCHOOLS

MARION COUNTY PUBLIC SCHOOLS
1105 SW 7TH RD OCALA, FL 34471

MARION HIGH SCHOOL CCC

PROJECT LOCATION:

PARCEL ID No 4484R-000-00

SCHENKEL SHULTZ
834 N. Orange Avenue
Winter Park, FL 32789
voice 407-672-3322
SS Lic. No. AA-C000657
www.schenkelshultz.com
Copyright © 2024
PRINTED COPIES ARE TO CONSTITUTE RECORD SET FOR PERMITTING AND BIDDING

BBM STRUCTURAL
MATERN
Kimley»Horn

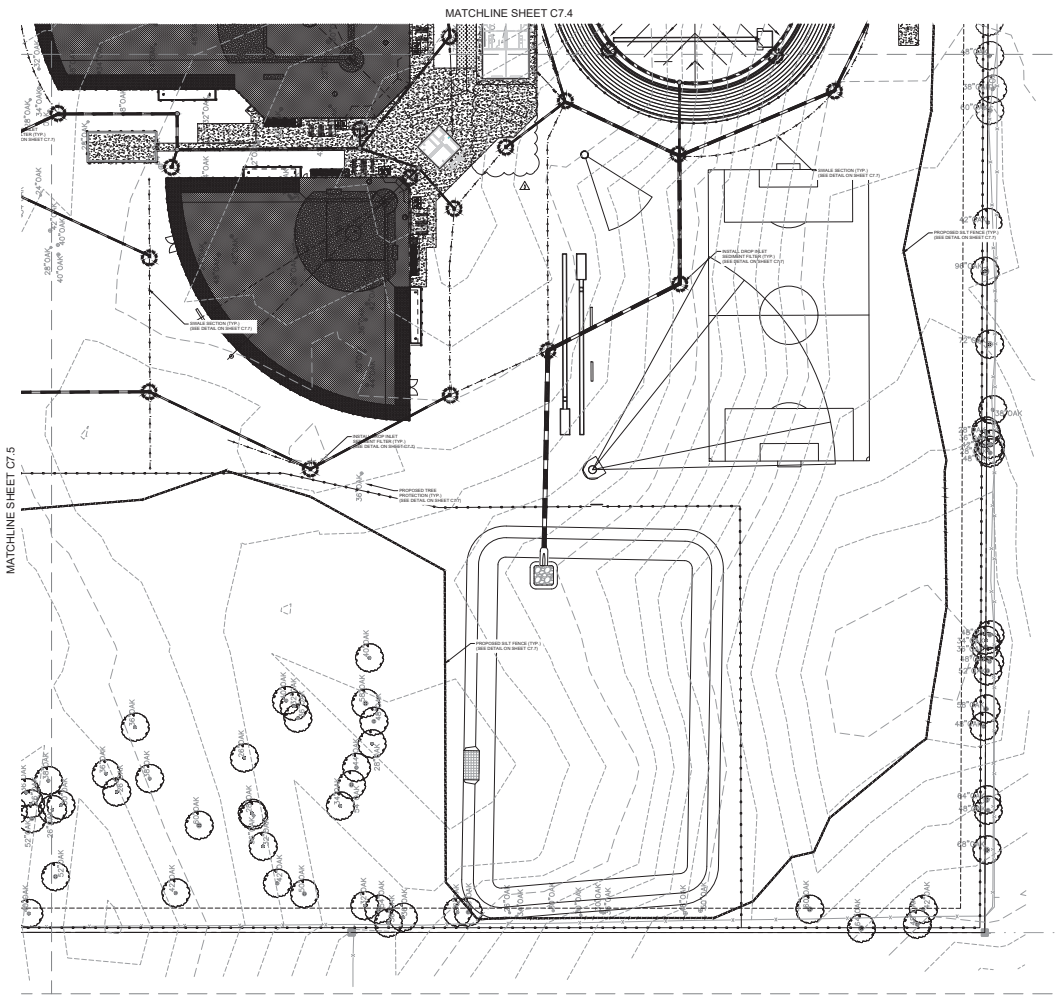
REVISIONS		
MARK	DESCRIPTION	DATE
1	REVISION 1 - COUNTY RESUBMITTAL	02-28-25
2	REVISION 2 - UTILITY, FENCING, & FIRE	04-04-25
3	REVISION 3 - SITE REVISIONS	06-13-25

COMM. NO.: 2024116
ISSUE DATE: 06/13/2025
DRAWN BY: DSC

EROSION CONTROL PLAN

C7.5

PACKAGE 05 • ASI NO. 03



EROSION CONTROL NOTES:

1. DISCHARGE CONTROL AND EROSION PROTECTION MEASURES SHALL BE EMPLOYED AND OPERATED AT ALL TIMES DURING CONSTRUCTION TO AVOID ADVERSE IMPACTS TO RECEIVING WATERS OR ADJACENT PROPERTIES. SUCH MEASURES INCLUDE, BUT ARE NOT LIMITED TO, SEDIMENT BARRIERS, FLOW CONVEYANCES, REVETMENT, DISCHARGE CONTROL STRUCTURES, AND OTHER STORMWATER MANAGEMENT STRUCTURES AS SHOWN ON THE PLANS. THE CONTRACTOR SHALL PERFORM ALL PHASES OF CONSTRUCTION IN A MANNER SUCH THAT, TO THE EXTENT POSSIBLE, THE STRUCTURES ARE INCORPORATED INTO AND BECOME PART OF THE PERMANENT SURFACE WATER MANAGEMENT SYSTEM.
2. THE OWNER/PERMITTEE SHALL ENSURE THAT THE SURFACE WATER AND STORMWATER MANAGEMENT MEASURES PROPOSED IN THE PLAN ARE EFFECTIVELY IMPLEMENTED UNTIL COMPLETION OF THE PROJECT AND THAT THE PERMANENT SURFACE WATER MANAGEMENT SYSTEM IS OPERATIONAL.
3. THE SITE SHALL REMAIN FREE OF EXCESS DUST AND DEBRIS AT ALL TIMES. ANY INCIDENCE OF EROSION, SEDIMENTATION, DUST OR DEBRIS OCCURRING OFF-SITE AS A RESULT OF CONSTRUCTION ACTIVITIES ON THE PROJECT SITE SHALL BE CORRECTED BY THE CONTRACTOR IMMEDIATELY UPON EACH OCCURRENCE.
4. ALL STORM WATER MANAGEMENT SYSTEMS SHALL BE COMPLETED PRIOR TO CONSTRUCTION OF IMPERVIOUS AREAS.
5. SILT FENCE, STRAW BALE INLET FILTERS, AND ANY OTHER EROSION/SEDIMENTATION PROTECTION SHOWN ON THESE PLANS SHALL BE INSTALLED IMMEDIATELY FOLLOWING SITE CLEARING AND PRIOR TO ANY SITE DEVELOPMENT. ALL EROSION/SEDIMENTATION PROTECTION SHALL BE MAINTAINED DURING THE LIFE OF THE CONSTRUCTION PROJECT AND REMOVED AFTER COMPLETION.
6. CONSTRUCTION WASTE - WASTE SHALL BE COLLECTED AT A CENTRAL LOCATION ON SITE. WASTE CONTAINERS (DUMPSTERS) SHALL BE PROVIDED (WHEN POSSIBLE COVER CONTAINERS OR PROVIDE LIDS ON CONTAINERS). ARRANGE FOR WASTE COLLECTION BEFORE CONTAINERS OVERFLOW. PROVIDE CLEAN UP IMMEDIATELY IF SPILLAGE OCCURS.
7. CONTROL AND DISPOSAL OF WASTES - CONTRACTOR SHALL DEVELOP AND IMPLEMENT A PLAN TO ASSURE THAT ALL WASTE, SUCH AS DISCARDED BUILDING MATERIALS, CONCRETE TRUCK WASH-OUT, CHEMICALS, LITTER AND SANITARY WASTE, ARE PROPERLY CONTROLLED WHILE ON SITE AND TRANSPORTED AND DISPOSED OF IN A MANNER THAT COMPLIES WITH STATE AND LOCAL LAWS AND FEDERAL REGULATIONS. NO WASTE MATERIALS OF ANY KIND ARE PERMITTED TO BE BURIED ON SITE OR DISCHARGED TO SURFACE WATERS OF THE STATE OR TO THE CITY'S STORM WATER SYSTEM.
8. CONCRETE TRUCKS - EMPTYING OR WASH-OUT OF EXCESS CONCRETE OR WASH WATER FROM CONCRETE TRUCKS OR EQUIPMENT ON SITE SHALL BE DISPOSED OF IN A MANNER THAT PREVENTS CONTACT BETWEEN THESE MATERIALS AND STORMWATER WHICH WILL BE DISCHARGED FROM THE SITE. FOR EXAMPLE, DIKES COULD BE CONSTRUCTED AROUND THE AREA TO CONTAIN THESE MATERIALS ON SITE UNTIL THE CONCRETE, AT WHICH TIME THEY MAY BE PROPERLY DISPOSED OF.
9. CONTRACTOR SHALL PERIODICALLY SWEEP ALL EXISTING ON-SITE PAVED SURFACES AND OFF-SITE ABUTTING CITY STREETS AND STATE HIGHWAYS AS NEEDED TO KEEP THOSE SURFACES IN A SEDIMENT-FREE CONDITION. SWEEPING SHALL BE DONE BY MECHANICAL MEANS, WITH WATER SUPPLEMENT, ON A REGULAR BASIS AND SHALL BE COMPLETED AT LEAST ONCE EVERY WORKWEEK AND ON EVERY RAIN EVENT AND EVERY FRIDAY AFTERNOON PRIOR TO CEASING WORK FOR THE WEEK.
10. SANITARY/SEPTIC DISPOSAL - DOMESTIC WASTE HAULERS SHOULD BE CONTRACTED TO REGULARLY REMOVE THE SANITARY AND SEPTIC WASTES AND TO MAINTAIN THE FACILITIES IN GOOD WORKING ORDER.
11. PETROLEUM PRODUCTS - OIL, GASOLINE, LUBRICANTS, AND ASPHALTIC PRODUCTS SHALL BE HANDLED AND STORED IN A MANNER THAT CAREFULLY TO MINIMIZE THEIR EXPOSURE TO STORM WATER. EQUIPMENT SHOULD BE ON SITE TO CONTAIN AND CLEAN UP PETROLEUM SPILL IN FUEL STORAGE AREAS OR ON BOARD MAINTENANCE AND FUELING VEHICLES. CONTAIN AND CLEAN UP PETROLEUM SPILLS IMMEDIATELY.
12. HAZARDOUS PRODUCTS - THESE PRODUCTS SHALL BE USED IN A SAFE MANNER THAT COMPLIES WITH STATE AND LOCAL STORM WATER LAWS. SHOULD BE ONSITE TO CONTAIN AND CLEAN UP SPILLS OF HAZARDOUS MATERIALS IN THE AREAS WHERE THESE MATERIALS ARE STORED OR USED. CONTAIN AND CLEAN UP SPILLS IMMEDIATELY AFTER THEY OCCUR.
13. NON-STORM WATER DISCHARGES - THESE DISCHARGES INCLUDE BUT NOT LIMITED TO: FIRE HYDRANT FLUSHINGS, POTABLE WATER SOURCES (FLUSHING), IRRIGATION, BUILDING WASHDOWN, AND AIR CONDITIONING CONDENSATION. PRIOR TO ANY DISCHARGE, ALL DOWNSLOPE SITE SEDIMENTATION AND EROSION CONTROLS SHOULD BE IN PLACE AND FUNCTIONAL. ALL DISCHARGES SHOULD BE SUCH THAT ARE STABILIZED TO MINIMIZE EROSION (E.G., BUFFER ZONE, VEGETATED FILTER STRIPS, INLET AND OUTLET PROTECTION, LEVEL SPREADERS, ETC.) AND NOT DISCHARGE NON-STORM WATER FLOWS ONTO DISTURBED AREAS.
14. A STORMWATER POLLUTION PREVENTION PLAN INSPECTION REPORT IS REQUIRED AT LEAST ONCE A WEEK AND WITHIN 24 HOURS OF THE END OF A STORM EVENT THAT IS 0.5 INCHES OR GREATER. THE REPORTS ARE TO BE FILED AT THE PROJECT SITE WITH THE STORM WATER POLLUTION PREVENTION PLAN.

MARION COUNTY SCHOOL BOARD

AS REQUIRED BY THE SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT, AS PERMITTEE, THE MARION COUNTY SCHOOL BOARD SHALL BE RESPONSIBLE FOR THE OPERATION AND MAINTENANCE OF THE PROPOSED DRAINAGE RETENTION AREAS, TOGETHER WITH ALL PROPOSED DRAINAGE FACILITIES FOR THE ABOVE REFERENCED PROJECT. THE D.R.A.'S SHALL BE MOWED ON A REGULAR BASIS AND ANY EROSION SHALL BE REPAIRED AND SODDED IMMEDIATELY UPON DISCOVERY. ALL INLETS, CATCH BASINS, AND ANY OTHER APPURTENANCES TO THE DRAINAGE STRUCTURES SHALL BE INSPECTED EVERY (6) MONTHS TO DETERMINE THE NEED FOR ANY REPAIR OR CLEARANCE OF SEDIMENT. SEDIMENT SHOULD BE REMOVED FROM THE SYSTEM AND DISPOSED OF PRIOR TO A POINT AT WHICH STORAGE VOLUME HAS BEEN REDUCED BY 10%.

IN ADDITION, YOU OR YOUR DESIGNATED REPRESENTATIVE SHALL INSPECT THE RETENTION AREA SYSTEM ON A REGULAR BASIS FOR THE FORMATION OF SINKHOLES. IF SINKHOLES DEVELOP IN THE AREA, YOU MUST FOLLOW ALL APPLICABLE PROCEDURES OUTLINED BY DEVO SEERESRAM, PH.D., P.E. AT SUCH TIME, YOU MUST ALSO NOTIFY THE SWFWMD WITHIN 48 HOURS OF DISCOVERY OF SAID SINKHOLE, AND SUBMIT A REPORT TO THE DISTRICT WITHIN 30 DAYS OF DISCOVERY OF SAID SINKHOLE. ANY CHANGES TO THE TYPICAL SINK CHRISNEY REPAIR DETAIL AS SHOWN ON THE ENGINEERING PLANS SHALL BE DETERMINED AT THIS TIME BASED ON ACTUAL CONDITIONS.

MCPS
MARION COUNTY PUBLIC SCHOOLS

MARION COUNTY PUBLIC SCHOOLS
1105 SW 7TH RD OCALA, FL 34471

MARION HIGH SCHOOL CCC

PROJECT LOCATION:

PARCEL ID No 44846-000-00

SCHENKEL SHULTZ
834 N. Orange Avenue
Winter Park, FL 32789
voice 407-472-3322
SS Lic. No. AA-C000657
www.schenkelshultz.com
Copyright © 2024
PRIVILEGED AND CONFIDENTIAL
SEE TITLE SHEET FOR RESTRICTIONS

BBM STRUCTURAL
MATERN
Kimley»Horn

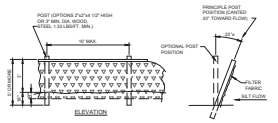
REVISIONS		
MARK	DESCRIPTION	DATE
1	REVISION 1 - COUNTY RESUBMITTAL	02-28-25
2	REVISION 2 - UTILITY, FENCING, & FIRE	04-04-25
3	REVISION 3 - SITE REVISIONS	06-13-25

COMM. NO.: 2024116
ISSUE DATE: 06/13/2025
DRAWN BY: DSC

EROSION CONTROL PLAN

C7.6

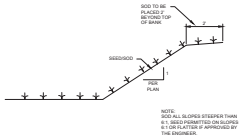
PACKAGE 05 • ASI NO. 03



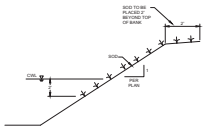
ELEVATION

TYPICAL SILT FENCE
N.T.S.

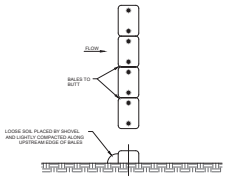
FILTER FABRIC
(SEE MATERIALS ANCE WITH SEC. 985 FOOT SPECIFICATIONS)



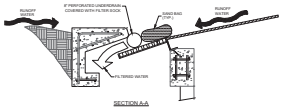
TYPICAL DRY DRAINAGE RETENTION AREA SECTION
N.T.S.

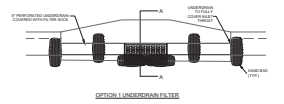


TYPICAL WET RETENTION/DETENTION POND SECTION
N.T.S.

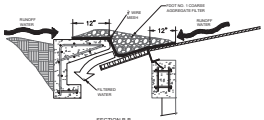


TYPICAL DITCH BARRIER
N.T.S.

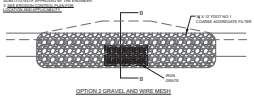




OPTION 1 UNDERDRAIN FILTER



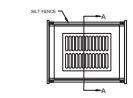
NOTES:
1. DIMENSIONS OF SEDIMENT FILTER DETAILS MAY BE ADJUSTED FOR SITE CONDITIONS.
2. PRE-MANUFACTURED INLET SOCK MAY BE SUBSTITUTED IF APPROVED BY THE ENGINEER.
3. SEE EROSION CONTROL PLAN FOR LOCATIONS AND APPLICABILITY.

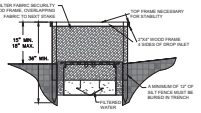


OPTION 2 GRAVEL AND WIRE MESH

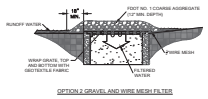
CURB INLET SEDIMENT FILTER DETAIL
N.T.S.

NOTES:
1. DROP INLET SEDIMENT BARRIERS ARE TO BE USED FOR SMALL NEARLY LEVEL DRAINAGE AREA (LESS THAN 5%).
2. USE 2"X4" WOOD OR EQUIVALENT METAL STAKES (3 FT. MIN. LENGTH).
3. INSTALL 2"X4" WOOD FRAME TO INSURE STABILITY.
4. SEE EROSION CONTROL PLAN FOR LOCATIONS AND APPLICABILITY.



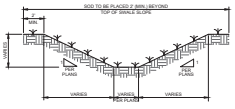


OPTION 1 SILT FENCE BARRIER

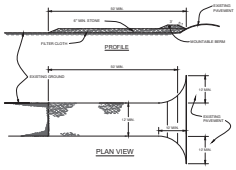


OPTION 2 GRAVEL AND WIRE MESH FILTER

DROP INLET SEDIMENT FILTER DETAIL
N.T.S.

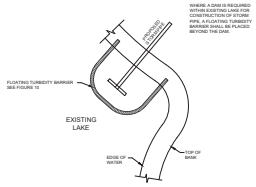


TYPICAL SWALE SECTION
N.T.S.

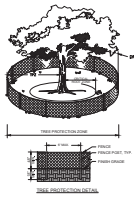


STABILIZED CONSTRUCTION ENTRANCE
1. STONE SIZE - USE 2" STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
2. FILTER CLOTH - WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.

STABILIZED CONSTRUCTION ENTRANCE
NOT TO SCALE



FLOATING TURBIDITY BARRIER AT CONNECTION OF STORM PIPE TO EXISTING LAKE
N.T.S.



TREE PROTECTION DETAIL

TREE PROTECTION NOTES:
1. TREE PROTECTION BARRICADES SHALL BE INSTALLED AROUND ALL PROTECTED TREES AND GROUPS OF TREES PRIOR TO ANY CLEARING OR GRADING OPERATIONS.
2. BARRICADES SHALL BE PLACED AT THE DRIPLINE.
3. FOR LARGE GROUPS OF TREES, BARRICADES MAY BE PLACED BETWEEN THE PROTECTED TREES AND THE CONSTRUCTION ACTIVITY AREA.
4. BARRICADES SHALL BE MADE OF WOOD MATERIAL CAPABLE OF SURVIVING FOR THE DURATION OF THE CONSTRUCTION.
5. BARRICADES SHALL BE INSPECTED WEEKLY DURING THE DURATION OF CONSTRUCTION AND REPAIRED/REINSTALLED AS REQUIRED.
6. CLEANING OF EQUIPMENT OR MATERIAL OR THE DISPOSAL OF WASTE MATERIALS, INCLUDING PAINT, OIL, SOLVENTS, ASPHALT, CONCRETE, MORTAR, OR OTHER HARMFUL MATERIALS WITHIN THE TREE PROTECTION ZONE (TPZ) OF ANY TREE IS NOT ALLOWED.
7. THE MOVEMENT OF EQUIPMENT OR STORAGE OF EQUIPMENT, MATERIALS, DEBRIS, OR FILL WITHIN THE TPZ OF ANY TREE IS NOT ALLOWED.

MCPS
MARION COUNTY PUBLIC SCHOOLS
Fostering Every Student's Success

MARION COUNTY PUBLIC SCHOOLS
1100 SW 7TH RD OCALA, FL 34471

MARION HIGH SCHOOL CCC

PROJECT LOCATION:

PARCEL ID No 4484-000-00

SCHENKEL SHULTZ
834 N. Orange Avenue
Winter Park, FL 32789
voice 407-672-3322
SS Lic. No. AA-C000697
www.schenkelshultz.com
Copyright © 2024
PRINTED COPIES ARE TO CONFORM TO ORIGINAL SIZE
SEE TOP FOR 11" x 17" PLOTTING

BBM STRUCTURAL
MATERN
Kimley»Horn

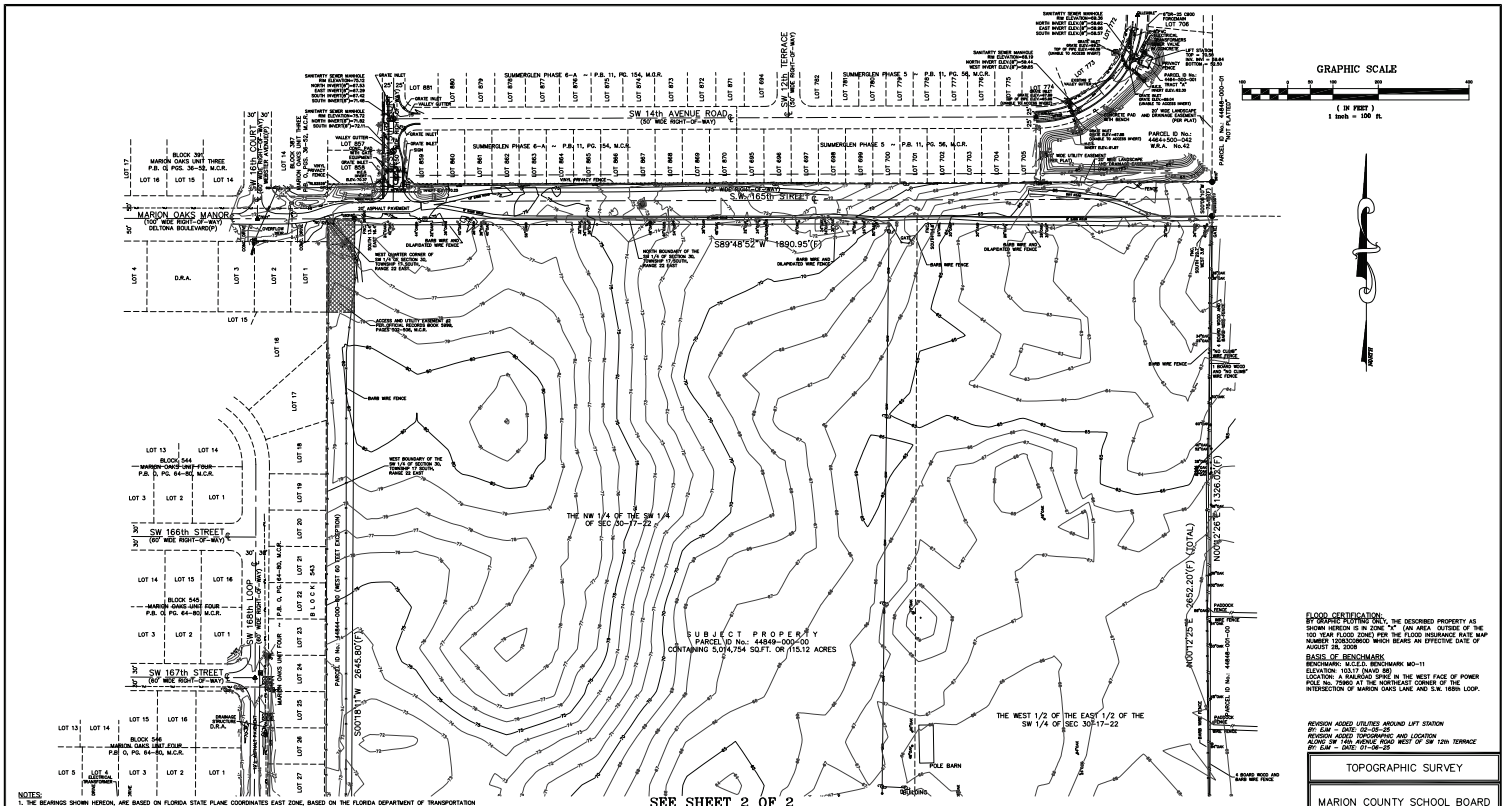
REVISIONS		
MARK	DESCRIPTION	DATE
1	REVISION 1 - COUNTY RESUBMITTAL	02-28-25
2	REVISION 2 - UTILITY, FENCING, & FIRE	04-04-25
3	REVISION 3 - SITE REVISIONS	06-13-25

COMM. NO.: 2024116
ISSUE DATE: 06/13/2025
DRAWN BY: DSC

EROSION CONTROL DETAILS

C7.7

PACKAGE 05 • ASI NO. 03



NOTES:

1. THE BEARINGS SHOWN HEREON, ARE BASED ON FLORIDA STATE PLANE COORDINATES EAST ZONE, BASED ON THE FLORIDA DEPARTMENT OF TRANSPORTATION FPRN NETWORK, N.A.D. 1983, 2011 ADJUSTMENT, AND REFERENCED TO THE NORTH LINE OF THE SUBJECT PROPERTY BEING: S89°48'52"W
2. ALL BUILDINGS AND SURFACE AND SUBSURFACE IMPROVEMENTS ADJACENT TO THIS SITE, IF ANY, AND ALL SUBSURFACE IMPROVEMENTS ON THIS SITE, IF ANY, ARE NOT NECESSARILY SHOWN HEREON AS PER CLIENT'S REQUEST.
3. THE DESCRIPTION WAS FURNISHED BY THE CLIENT.
4. ALL STREET RIGHT OF WAYS SHOWN ARE PHYSICALLY OPEN.
5. THE LOCATION AND/OR EXISTENCE OF UTILITY SERVICE LINES TO THE PROPERTY ARE UNKNOWN, EXCEPT AS SHOWN.
6. NO ATTEMPT HAS BEEN MADE AS A PART OF THIS BOUNDARY SURVEY TO OBTAIN OR SHOW DATA CONCERNING SIZE, DEPTH, CONDITION OR CAPACITY OF ANY UTILITY OR MUNICIPAL/PUBLIC SERVICE FACILITY. FOR INFORMATION REGARDING THESE UTILITIES OR FACILITIES, CONTACT THE APPROPRIATE AGENCY.
7. ANY ADDITIONS OR DELETIONS TO THIS MAP OF SURVEY BY ANY OTHER INDIVIDUAL OR ENTITY SHALL RENDER IT INVALID.
8. EVERY DOCUMENT OF RECORD REVIEWED AND CONSIDERED AS A PART OF THIS SURVEY IS NOTED HEREON. ONLY THE DOCUMENTS NOTED HEREON WERE SUPPLIED TO THE SURVEYOR. LANDS AS DESCRIBED HEREON WERE NOT ABSTRACTED FOR OWNERSHIP AND OTHER INSTRUMENTS OF RECORD WHICH MAY AFFECT USE OR TITLE OF SAID LANDS.
9. THIS SURVEY HAS BEEN PREPARED FOR THE SOLE AND EXCLUSIVE BENEFIT OF THE PARTIES NAMED HEREON AND SHALL NOT BE RELIED UPON BY ANY OTHER INDIVIDUAL OR ENTITY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
10. UNLESS IT BEARS THE ORIGINAL SIGNATURE AND SEAL OR THE DIGITAL EQUIVALENT OF THE LICENSED FLORIDA PROFESSIONAL SURVEYOR AND MAPPER THIS MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.
11. ONLY TREES 24" AND ABOVE LOCATED PER CLIENTS REQUEST.
12. UTILITIES SHOW AROUND LIFT STATION AREA ARE BASED ON AS-BUILT PROVIDED BY MARION COUNTY.

LEGEND

● = FOUND 1/2" IRON ROD AND CAP (UNLESS NOTED OTHERWISE)	WM = WATER METER
■ = FOUND 4x4" CONCRETE MONUMENT (AS NOTED)	WELL = WELL
▲ = FOUND NAIL AND DISK (AS NOTED)	FH = FIRE HYDRANT
UP = UTILITY POLE	WV = WATER VALVE
⊙ = UTILITY POLE ANCHOR	C = CENTERLINE
OHW = OVERHEAD WIRES	FENCE CORNER = FENCE CORNER
WF = FENCE LINES	FM = FIELD MEASUREMENT
TB = TELEPHONE BOX	FI = FIELD INFORMATION
CB = CABLE TV BOX	PC = POINT OF CURVE
EB = ELECTRICAL BOX	PT = POINT OF TANGENCY
MB = MAIL BOX	ID = IDENTIFICATION
	MEAS = MEASURED
	M.C.R. = MARION COUNTY RECORDS
	T.B.M. = TEMPORARY BENCHMARK
	P.O.B. = POINT OF BEGINNING
	ELEV. = ELEVATION

LEGAL DESCRIPTION:
PER OFFICIAL RECORDS BOOK 5999, PAGES 502-506, M.C.R.

THE NW 1/4 OF THE SW 1/4; THE WEST 1/2 OF THE EAST 1/2 OF THE SW 1/4; THE EAST 1/2 OF THE SW 1/4 OF THE SW 1/4; THE NW 1/4 OF THE SW 1/4 OF THE SW 1/4; THE SW 1/4 OF THE SW 1/4 OF THE SW 1/4 OF SECTION 30, TOWNSHIP 17 SOUTH, RANGE 22 EAST, MARION COUNTY, FLORIDA.

LESS AND EXCEPT THE WEST 60 FEET OF THE SW 1/4, SECTION 30, TOWNSHIP 17 SOUTH, RANGE 22 EAST, MARION COUNTY, FLORIDA.

STATE PLANE COORDINATES

(A)	NORTHING: 1689698.1520
	EASTING: 607351.7170
(B)	NORTHING: 1689704.2720
	EASTING: 609242.6560

CERTIFICATION:
MARION COUNTY SCHOOL BOARD

I HEREBY CERTIFY THAT THE HEREON DEPICTED PARCEL OF LAND WAS SURVEYED UNDER MY DIRECTION AND THAT SAID SURVEY CONFORMS TO THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027 FLORIDA STATUTES.

DATED AT OCALA, FLORIDA THIS 27th DAY OF DECEMBER 2024.

MOORHEAD ENGINEERING COMPANY
CERTIFICATE OF AUTHORIZATION LB 315

BRUCE M. VARNADOE
PROFESSIONAL LAND SURVEYOR
NO. 6905, STATE OF FLORIDA
MOORHEAD ENGINEERING COMPANY LB315
NOT VALID FOR INFORMATION PURPOSE ONLY UNLESS SIGNED WITH A EMBOSSED SURVEYORS SEAL.

FLOOD CERTIFICATION:
BY GRAPHIC PLOTTING ONLY, THE DESCRIBED PROPERTY AS SHOWN HEREON IS IN ZONE "X" (AN AREA OUTSIDE OF THE 100 YEAR FLOOD ZONE) PER THE FLOOD INSURANCE RATE MAP NUMBER 12083C0280D WHICH BEARS AN EFFECTIVE DATE OF AUGUST 28, 2008

BASIS OF BENCHMARK
BENCHMARK: M.C.E.S. BENCHMARK MO-11
ELEVATION: 103.17 (NAVD 88)
LOCATION: A RAILROAD SPIKE IN THE WEST FACE OF POWER POLE No. 75960 AT THE NORTHEAST CORNER OF THE INTERSECTION OF MARION OAKS LANE AND S.W. 168th LOOP.

REVISION ADDED UTILITIES AROUND LIFT STATION BY: EJM DATE: 01-06-25
REVISION ADDED TOPOGRAPHY AND LOCATION ALONG SW 14th AVENUE ROAD WEST OF SW 12th TERRACE BY: EJM ~ DATE: 01-06-25

TOPOGRAPHIC SURVEY

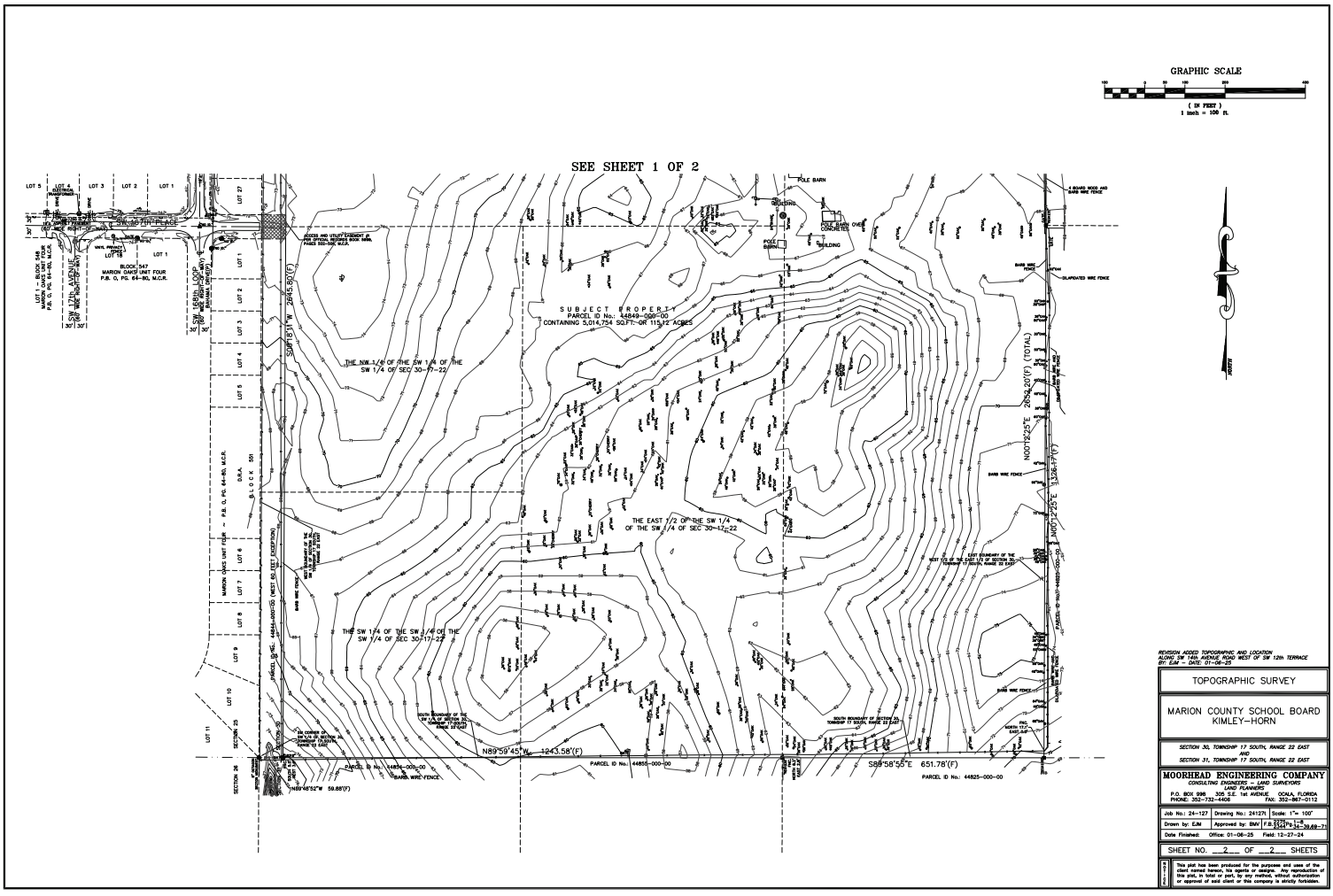
MARION COUNTY SCHOOL BOARD
KIMLEY-HORN

SECTION 30, TOWNSHIP 17 SOUTH, RANGE 22 EAST
AND
SECTION 31, TOWNSHIP 17 SOUTH, RANGE 22 EAST

MOORHEAD ENGINEERING COMPANY
CONSULTING ENGINEERS — LAND SURVEYORS
LAND PLANNERS
P.O. BOX 998 305 S.E. 1st AVENUE OCALA, FLORIDA
PHONE: 352-732-4408 FAX: 352-867-0112

Job No.: 24-127	Drawing No.: 24127L Scale: 1"= 100'
Drawn by: EJM	Approved by: BMV F.B. 2024 Pg. 69-71
Date Finished:	Office: 01-06-25 Field: 12-27-24
SHEET NO. 1 OF 2 SHEETS	

This plat has been produced for the purposes and uses of the client named hereon, his agents or assigns. Any reproduction of this plat or any part by any means without the written permission or approval of said client or this company is strictly forbidden.



REVISION ADDED TOPOGRAPHIC AND LOCATION ALONG SW 14th AVENUE ROAD WEST OF SW 12th TERRACE
BY: EJM - DATE: 01-06-25

TOPOGRAPHIC SURVEY

MARION COUNTY SCHOOL BOARD
KIMLEY-HORN

SECTION 30, TOWNSHIP 17 SOUTH, RANGE 22 EAST
AND
SECTION 31, TOWNSHIP 17 SOUTH, RANGE 22 EAST

MOORHEAD ENGINEERING COMPANY
CONSULTING ENGINEERS — LAND SURVEYORS
LAND PLANNERS
P.O. BOX 998 305 S.E. 1st AVENUE OCALA, FLORIDA
PHONE: 352-732-4408 FAX: 352-867-0112

Job No.: 24-127 | Drawing No.: 24127L | Scale: 1"= 100'
Drawn by: EJM | Approved by: BMW | F.B. 2024 Pg. 3 & 69-71
Date Finished: Office: 01-06-25 Field: 12-27-24

SHEET NO. 2 OF 2 SHEETS

This plat has been produced for the purposes and uses of the client named hereon. Any reprint or display, any reproduction of this plat or any portion thereof, any use by others without the written permission or approval of said client or this company is strictly forbidden.

Marion County

Development Review Committee

Agenda Item

File No.: 2026-22261 **Agenda Date:** 3/9/2026 **Agenda No.:** 6.1.

SUBJECT:
Cactus Jacks Trail Rides - Waiver to Major Site Plan
Parcel #: 35800-007-00 #000391
Patriot Contracting of CF, LLC

LDC 2.21.1. - Major Site Plan (Applicability)
CODE states A. A Major Site Plan shall be submitted for review and approval prior to the issuance of a Building Permit or prior to the construction of site improvements when proposed improvements exceed any of the following thresholds: (1) Collectively, all existing and proposed impervious ground coverage equals or exceeds 35 percent of the gross site area or 9,000 square feet. (2) The combined driveway trip generation meets or exceeds 50 peak hour vehicle trips. (3) A 24-inch diameter pipe, its equivalent, or larger is utilized to discharge stormwater runoff from the project area.
APPLICANT - This waiver is required because of the criteria of Sec. 2.20.1. - Minor Site Plan has been exceeded which states, (1) Collectively, all existing and proposed impervious ground coverage does not exceed 35 percent of the gross site area or 9,000 square feet, whichever is less. Due to the size of the property and amount of pavement on it, 9,000 square feet have been exceeded and would disqualify the site from a Minor Site Plan and would require a Major Site Plan.

SUBMITTAL SUMMARY REPORT
WaiverSTA-000391-2026

PLAN NAME:	Cactus Jacks Trail Rides - Open pavilion	**LOCATION:**	11100 SW 16TH AVE OCALA,
APPLICATION DATE:	02/19/2026	**PARCEL:**	35800-007-00

DESCRIPTION: This is an 16x18 open pavilion on the property to provide cover for weather.

The waiver is for Sec. 2.21.1. – Major Site Plan of the Land Development Code.
This waiver is required because the criteria of Sec. 2.20.1. – Minor Site Plan has been exceeded which states, (1) Collectively, all existing and proposed impervious ground coverage does not exceed 35 percent of the gross site area or 9,000 square feet, whichever is less. Due to the size of the property and amount of pavement on it, 9,000 square feet has been exceeded and would disqualify the site from a Minor Site Plan and would require a Major Site Plan.

CONTACTS	NAME	COMPANY
Applicant	JAMES VERNON	PATRIOT CONTRACTING OF CF, LLC
Contractor	JAMES VERNON	PATRIOT CONTRACTING OF CF, LLC
Owner	TIITF STATE OF FL (CFBC) GREENWAYS ST REC AREA TIITF STATE OF FL (CFBC) GREENWAYS ST REC AREA	TIITF STATE OF FL (CFBC) GREENWAYS ST REC AREA

SUBMITTAL	STARTED	DUE	COMPLETE	STATUS
OCE: Waiver Request to Major Site Plan v.	02/25/2026	03/06/2026	03/03/2026	Approved

SUBMITTAL DETAILS

OCE: Waiver Request to Major Site Plan v.1

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
Fire Marshal (Plans) (Fire)	Jonathan Kenning	03/06/2026	02/25/2026	Approved
Comments	No issues with fire.			
Growth Services Planning & Zoning (DR) (GS Planning and Zoning)	Kathleen Brugnoli	03/06/2026	02/25/2026	Approved
Comments	Defer to Stormwater.			
OCE Stormwater (Permits & Plans) (Office of the County Engineer)	Alexander Turnipseed	03/06/2026	02/25/2026	Approved
Comments	Proposed 16’ x 18’ pavilion drains to an existing DRA that, per the available contour data and flood prone data, has several feet of freeboard and would increase the existing BFE by less than an inch.			
OCE Traffic (Permits & Plans) (Office of the County Engineer)	Chris Zeigler	03/06/2026	03/01/2026	Approved
Utilities (OCE Plans) (Utilities)	Heather Proctor	03/06/2026	03/02/2026	Approved
Comments	Main Parcel 35800-007-00 is within the Marion County Utility Service Area, not currently served by Marion County Utilities. The proposed pavilion has no flows and will not trigger a connection to public water or sewer.			

DESIGN PRESSURES FOR COMPONENT AND CLADDING (PSF)

RISK CATEGORY II

Gable Roof Angle > 20 to 27 Degrees

FBC Vasd= 108 MPH
FBC Vult = 140 MPH

Zone	MRH = 15' Exp C Windward	Exp C Leeward
1	16.9	-36.4
1	15.4	-32.9
1	13.4	-28.3
1	11.9	-24.8
2	16.9	-58.1
2	15.4	-49.6
2	13.4	-37.9
2	11.9	-29.9
3	16.9	-69.0
3	15.4	-58.6
3	13.4	-44.8
3	11.9	-34.2
4	25.7	-27.7
4	24.4	-26.6
4	22.9	-25.0
4	21.8	-24.0
5	25.7	-34.2
5	24.4	-31.9
5	22.9	-28.9
5	21.8	-26.6

Hip Roof Angle > 20 to 27 Degrees

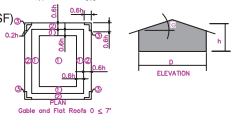
FBC Vasd= 108 MPH
FBC Vult = 140 MPH

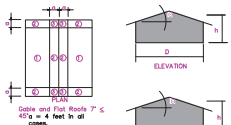
Zone	MRH = 15' Exp C Windward	Exp C Leeward
1	19.1	-34.2
1	16.5	-30.4
1	13.1	-25.2
1	10.4	-21.3
2	19.1	-47.3
2	16.5	-40.8
2	13.1	-32.2
2	10.4	-25.7
3	19.1	-47.3
3	16.5	-40.8
3	13.1	-32.2
3	10.4	-25.7
4	25.7	-27.7
4	24.4	-26.6
4	22.9	-25.0
4	21.8	-24.0
5	25.7	-34.2
5	24.4	-31.9
5	22.9	-28.9
5	21.8	-26.6

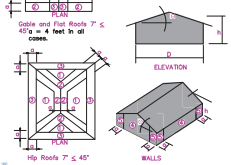
Garage Doors Design Wind Loads (PSF)

MRH = 15'

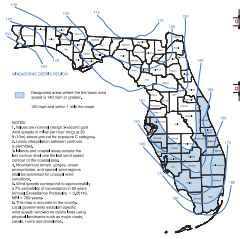
Width	Height	Exp C Windward	Exp C Leeward
8	7	31.1	-33.8
9	7	30.7	-32.5
16	7	27.6	-31.6
18	7	27.6	-31.1
20	7	27.2	-30.7
8	8	27.2	-32.5
9	8	29.4	-32.0
16	8	27.6	-31.1
10	10	28.1	-31.6
14	14	26.3	-30.7







STATE OF FLORIDA
WIND-BORNE DEBRIS REGION



NOTES:
1. Tables are minimal design (reduced) pad sizes for Exposure B, Enclosed, Risk Category II Only, where ground for exposure C category & cover classification between continuous footing.
2. Marine and coastal areas outside the first portion of mi. use the first wind speed line inland from the coastline.
3. Mountainous terrain, gorges, ocean promontories, and special wind regions may require increased for unusual wind conditions.
4. Wind speeds are reported to approximately the nearest 5 mph in accordance with ASCE 7 (Limited to Protocol to 140 mph). MRH = 700 points.
5. Wind speeds are given in the county. Local governments should identify specific wind speed variations (data from using ground elevations such as major roads, canals, rivers and shorelines.

Southern HOME & DESIGN

Cactus Jack's Trail Rides
Pavilion Addition
11100 S.W. 16th Ave
Ocala, FL 34476

Jurisdiction

MARION COUNTY, FLORIDA — IN GOD WE TRUST
MarionCounty, Florida

APPLICABLE CODES:

Florida Residential Building Code-6th Edition (2023)
2020 NFPA 70: NEC 2020 National Electric Code
Florida Fire Prevention Code-6th Edition (2023)
Florida Existing Building Code-6th Edition (2023)

Code analysis criteria:

ASCE
AMERICAN SOCIETY OF CIVIL ENGINEERS

American Society of Civil Engineers
ASCE/SEI 7-22 Minimum Designs Loads for Buildings and Other Structures
ASCE/SEI 5-08 Building Code Requirements for Masonry Structures
ASCE/SEI 6-08 Specification for Masonry Structures
ASCE/SEI 8-02 Standard Specification for the Design of Cold-Formed Stainless Steel Structural Members
ASCE/SEI 19-16 Structural Applications of steel Cables for Buildings
ASCE/SEI 29-05 Standard Calculation Methods for Structural Fire Protection
ASCE/SEI 32-01 Design and Construction of Frost Protected Shallow Foundations

Builder's notes

1. The final electrical documents are to be prepared by the electrical contractor and submitted with these documents for permitting. The electrical contractor is to conform loads of equipment and appliances with both the general contractor and mechanical contractor.
2. The mechanical contractor is responsible for final design of the mechanical systems, gas piping and Florida Energy Code compliance forms. The final mechanical documents and energy code calculations are to be submitted for permitting with these documents.
3. Component and cladding manufacturers of doors, windows and other cladding components are responsible for providing detailed engineering certification for product installations to meet loads noted on the cover sheet.
4. All changes to these plans must be approved by Engineer.
5. Contractor/ owner to review floor plans and check dimensions prior to construction.

Engineer's Note

1. Design wind load = 140 MPH (Vult)
2. Assumed soil bearing capacity 2,000 psf.
3. Live loads:
Roof = 20psf
Assembly areas & theaters:
Fixed seats = 60psf
Movable seats = 100psf
Lobbies = 100psf
Stages & Platforms = 125psf
Other assembly areas = 100psf
Corridors = 100psf
Office Buildings:
Offices = 50psf
Lobbies = 100psf
Schools:
Classrooms = 40psf
Storage: Light 125psf; Heavy 250psf
Stores:
Retail 1st Floor = 100psf
Wholesale = 125psf
4. Dead Loads:
Roof = 10psf
All other + actual weight of Materials used.
5. Shear walls, diaphragms, etc. in accordance with chapter 16, FBC.
6. Truss fasteners & connections based on loads furnished by truss manufacturer's engineered drawings & calculations.

Design Criteria:
* Eighth Edition F.B.C. Building (2023) 8th Edition
Existing Level 2 alteration.
* ASCE 7-22
* 140 MPH wind speed (Vult)
108 MPH (Vasd)
* Wind exposure "C"
* Wind importance factor 1
* Risk Category II
* Building classification:
Group B-1, Type: V-B
* All openings in exterior walls to resist 45 +/- P.S.F.
* Enclosed internal pressure coefficient = +/-0.18
* Partially enclosed external pressure coefficient = +/-0.55

Patriot DEMOLITION AND CONTRACTING

As required by Florida Statue 553.842 and Florida Administrative Code 9B-72, please provide the information and approval numbers on the building components listed below if they will be utilized on the construction project for which you are applying for a building permit. We recommend that you contact the local dealers supplier should you not know the product approval number for any of the listed product products. Statewide approved products are listed online at www.floridabuilding.org

PRODUCT APPROVAL SPECIFICATION

	MANUFACTURER	PRODUCT DESCRIPTION	PRODUCT APPROVAL NUMBER
EXTERIOR DOORS			
ROOFING PRODUCTS			
STRUCTURAL PRODUCTS			

This drawing has been digitally signed and sealed by Mark W Keels, PE on 01/18/2026. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies. This drawing is part of a set of digitally sealed drawings and should not be printed separately.

Southern HOME & DESIGN
2901 S.E. 1st Ave
BLDG 400 SUITE 101
Ocala, FL 34471
(352) 854-2355
southernhomeanddesign.com
james@patriotdemo.com

COPYRIGHT © 2026
ALL RIGHTS RESERVED. PLANS ARE PROTECTED BY COPYRIGHT LAWS. UNAUTHORIZED USE MAY RESULT IN LEGAL ACTION.

MEMBER NO. 814602

JURISDICTION

MARION COUNTY, FLORIDA — IN GOD WE TRUST
MarionCounty, Florida

PROJECT NUMBER: 110425

Cactus Jack's Trail Rides
Pavilion Addition
11100 S.W. 16th Ave
Ocala, FL 34476

Patriot DEMOLITION AND CONTRACTING
James R. Vernon, AIC, SCLA, CBC
Owner/Contractor
Patriot Contracting of CF, LLC.
Patriot Demolition
4400 S.E. 73rd Street
Ocala, Florida 34480
james@patriotcf.com
(352)-843-0394

DOCUMENT PHASE

No.	Date	
1	12-03-2025	Preliminary Design Phase
2		Construction Document Phase
3		Engineer review
4		Review comments
5		Issued for permit
6		Revised

BUILDING DESIGNER: Jamie A. Reyes

36" X 24" SIZE SHEETS

ENGINEER

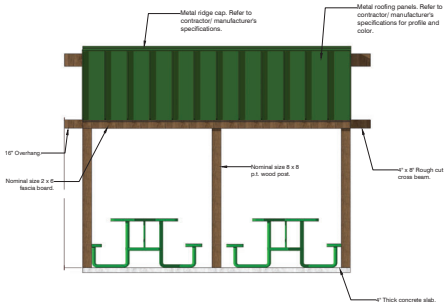
Mark W. Keels, P.E.
Civil Engineer
4918 Kangaroo Circle
Middleburg, FL 32068
(904) 282-8713

Mark W. Keels
No. 68988
STATE OF FLORIDA
01/18/26
01/18
05 00'

SHEET INDEX

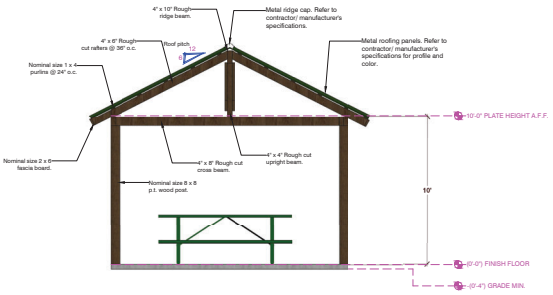
1-0 COVER SHEET
1-1 FLOOR PLAN & ELEVATIONS
1-2 ROOF FRAMING PLAN & DETAILS

1-0
COVER SHEET



1 / 1-1 Front elevation view

SCALE: Not-to-scale



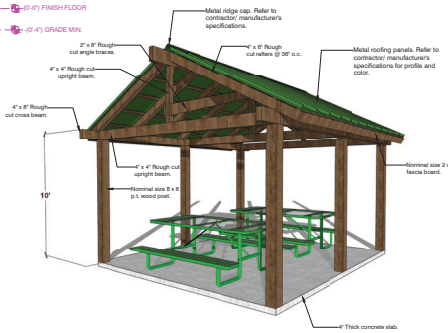
2 / 1-1 Right elevation view

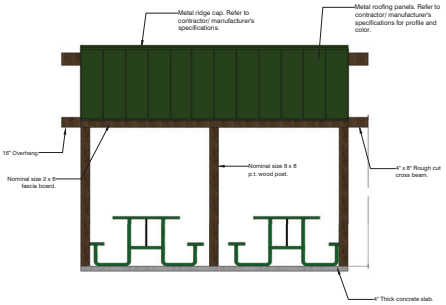
SCALE: Not-to-scale

EXTERIOR ELEVATION GENERAL NOTES

1. GROUND LINES SHOWN FOR REFERENCE ONLY AND MAY VARY DEPENDING ON SITE CONDITIONS.
2. ALL FINISH MATERIALS TO BE VERIFIED WITH CONTRACTOR/ OWNER PRIOR TO CONSTRUCTION.
3. ROOF COVERING: SEE COMMUNITY SPECIFICATIONS OR CONSULT THE CONSTRUCTION MARSHALL SEE STRUCTURAL SHEETS FOR SHEATHING REQUIREMENTS.

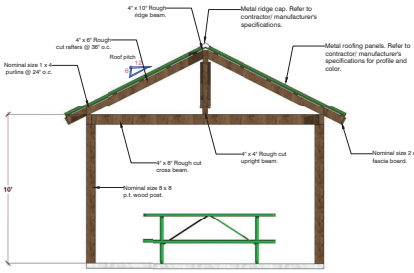
ELEVATION MARK





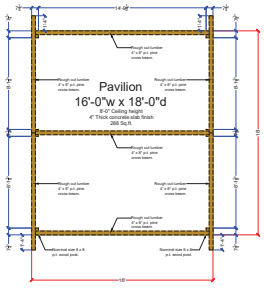
3 / 1-1 Rear elevation view

SCALE: Not-to-scale



4 / 1-1 Left elevation view

SCALE: Not-to-scale



Floor Plan

SCALE: 1/4" = 1'- 0"

This drawing has been digitally signed and sealed by Mark W Keels, PE on 01/18/2026. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies. This drawing is part of a set of digitally sealed drawings and should not be printed separately.

Southern Home & Design

3901 S.E. 1st Ave
BLDG 400 SUITE 101
Ocala, FL 34471

(352) 812-2333

southernhomeanddesign.com

james@patriotroof.com

COPYRIGHT © 2026

ALL RIGHTS RESERVED. PLANS ARE PROTECTED BY COPYRIGHT LAWS. UNAUTHORIZED USE MAY RESULT IN LEGAL ACTION.

MEMBER NO. 814002

JURISDICTION

Marion County, Florida

PROJECT NUMBER: 110425

Cactus Jack's Trail Rides
Pavilion Addition
11100 S.W. 16th Ave
Ocala, FL 34479

Patriot Demolition and Contracting

James R. Vernon, AIC, SCLA, CBC
Owner/Contractor
Patriot Contracting of CF, LLC.
Patriot Demolition
4400 S.E. 73rd Street
Ocala, Florida 34480
james@patriotcf.com
(352)-843-0394

DOCUMENT PHASE

No.	Date	
1	12-03-2025	Preliminary Design Phase
2		Construction Document Phase
3		Engineer review
4		Review comments
5		Issued for permit
6		Revised

BUILDING DESIGNER: Jaime A. Reyes

36" X 24" SIZE SHEETS

ENGINEER

Mark W. Keels, P.E.
Civil Engineer
4918 Kanigenic Circle
Middleburg, FL 32068
(904) 241-8712

Digitally signed by Mark W Keels
Date: 2026.01.18 [illegible]

SHEET INDEX

1-0 COVER SHEET
1-1 FLOOR PLAN & ELEVATIONS
1-2 ROOF FRAMING PLAN & DETAILS

1-1
FLOOR PLAN & ELEVATIONS
SCALE: 1/4" = 1'-0"

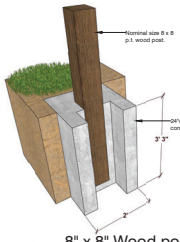
TABLE R803.2.3.1 ROOF SHEATHING ATTACHMENT

Rafter/Truss Spacing 24" o.c.	WIND SPEED															
	115 mph		120 mph		130 mph		140 mph		150 mph		160 mph		170 mph		180 mph	
	E	F	E	F	E	F	E	F	E	F	E	F	E	F	E	F
EXPOSURE B																
Rafter/Truss SG = 0.42	6	6	6	6	6	6	6	6	6	6	4	6	4	6	4	6
Rafter/Truss SG = 0.49	6	12	6	12	6	6	6	6	6	6	6	6	6	6	6	6
EXPOSURE C																
Rafter/Truss SG = 0.42	4	6	4	6	4	6	4	6	4	6	4	6	4	6	4	6
Rafter/Truss SG = 0.49	6	6	6	6	6	6	6	6	6	6	6	6	4	6	4	6
EXPOSURE D																
Rafter/Truss SG = 0.42	6	6	6	6	6	6	4	6	4	6	4	6	4	6	4	6
Rafter/Truss SG = 0.49	6	6	6	6	6	6	6	6	6	6	6	6	6	6	6	6

E = Nail spacing along panel edges (inches) F = Nail spacing along intermediate supports in the panel field (inches)

a. For sheathing located a minimum of 4 feet from the perimeter edge of the roof, including 4 feet on in the panel field.

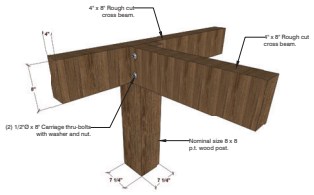
b. Where rafter/truss spacing is less than 24 inches on center, roof sheathing fastening is permitted to be each side of ridges and hips, nail spacing is permitted to be 6 inches on center along panel edges and 6 inches on center along intermediate supports in accordance with the AWC WFCM or the AWC NDS.



1
1-2

8" x 8" Wood post embedment detail

SCALE: Not-to-scale



2
1-2

4" x 8" beam to 8" x 8" wood post connection detail

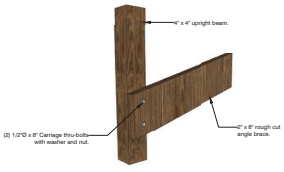
SCALE: Not-to-scale

ROOF FRAMING NOTES

ROOF DESIGN LOAD

	UNIFORM (P.S.F.)
TOP CHORD LIVE LOAD	20.0 PSF (ZONE 1)
TOP CHORD DEAD LOAD	17.0 PSF
BOTTOM CHORD LIVE LOAD	10.0 PSF
BOTTOM CHORD DEAD LOAD	0.0 PSF
TOTAL LOAD	52.0 PSF
DURATION FACTOR	1.25
WIND STANDARD	ASCE7-22
WIND SPEED	140 mph
BUILDING EXPOSURE	B
BUILDING TYPE	CLOSED

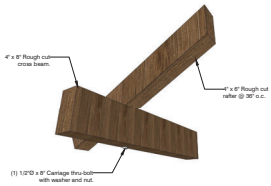
P.S.F.= POUNDS PER SQUARE FEET



7
1-2

2" x 8" angle brace to 4" x 4" upright beam connection detail

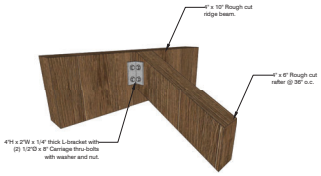
SCALE: Not-to-scale



3
1-2

4" x 6" rafter to 4" x 8" cross beam connection detail

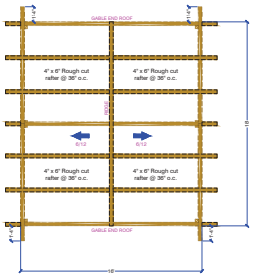
SCALE: Not-to-scale



4
1-2

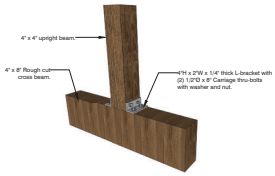
4" x 6" rafter to 4" x 10" ridge beam connection detail

SCALE: Not-to-scale



Roof framing plan

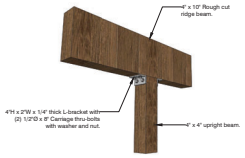
SCALE: 1/4" = 1'- 0"



5
1-2

4" x 4" upright beam to 4" x 8" cross beam connection detail

SCALE: Not-to-scale



6
1-2

4" x 4" upright beam to 4" x 8" cross beam connection detail

SCALE: Not-to-scale

This drawing has been digitally signed and sealed by Mark W Keels, PE on 01/18/2026. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies. This drawing is part of a set of digitally sealed drawings and should not be printed separately.

Southern Home & Design

3901 S.E. Ira Ave
BLDG 400 SUITE 101
Ocala, FL 34471
(352) 854-0100
southernhomeanddesign.com
james@thefenceboss.com

MEMBER NO. 814662

COPYRIGHT © 2026
ALL RIGHTS RESERVED. PLANS ARE PROTECTED BY COPYRIGHT LAWS. UNAUTHORIZED USE MAY RESULT IN LEGAL ACTION.

JURISDICTION

Marion County, Florida

PROJECT NUMBER: 110425

Cactus Jack's Trail Rides
Pavilion Addition
11100 S.W. 16th Ave
Ocala, FL 34476

Patriot Demolition and Contracting

James R. Vernon, AIC, SCLA, CBC
Owner/Contractor
Patriot Contracting of CF, LLC.
Patriot Demolition
4400 S.E. 73rd Street
Ocala, Florida 34480
James@patriotcf.com
(352)-843-0394

DOCUMENT PHASE

No.	Date	
1	12-03-2025	Preliminary Design Phase
2		Construction Document Phase
3		Engineer review
4		Review comments
5		Issued for permit
6		Reissd

BUILDING DESIGNER: Jamie A. Reyes

36" X 24" SIZE SHEETS

ENGINEER

Mark W. Keels, P.E.
Civil Engineer
4918 Kangaroo Circle
Middleburg, FL 32068
(904) 282-8713

Digitally signed by Mark W Keels
Date: 2026.01.18 13:58:37 -05'00'

SHEET INDEX

1-0 COVER SHEET
1-1 FLOOR PLAN & ELEVATIONS
1-2 ROOF FRAMING PLAN & DETAILS

1-2

ROOF FRAMING PLAN & DETAILS
SCALE: 1/4" = 1'-0"

SW 27 AVE
SW 16 AVE
16x18
Pavillion

Marion County

Development Review Committee

Agenda Item

File No.: 2026-22262 **Agenda Date:** 3/9/2026 **Agenda No.:** 6.2.

SUBJECT:
Alleged "Concepcion" Family Division - Waiver to Family Division
Parcel #: 446534-002-01 #000365
Gilligan, Anderson, Williams & Green

Waiver requires approval by Board of County Commissioners.

LDC 2.16.4 D(4) Completion and close out - Family Divisions
CODE states An owner may apply for a waiver of the five-year holding period based on an unreasonable hardship not created by the owner and beyond the reasonable control of the owner. Such waiver shall be heard by the County Commissioners.
APPLICANT - Property was sold to Mr. Nieves within the five-year limit for transfers unbeknownst to Mr. Nieves. Mr. Nieves is now attempting to obtain permits for structures on the property, and he is being denied due to an alleged family division of the parent parcel 446534-002-00 which created his parcel. Mr. Nieves is facing unreasonable hardship due to no fault of his own and is requesting a waiver of the 5-year rule.

SUBMITTAL SUMMARY REPORT
WaiverSTA-000365-2026

PLAN NAME:	Alleged "Concepcion Family Division"	**LOCATION:**	0 SE 155TH ST SUMMERFIELD,
APPLICATION DATE:	02/12/2026	**PARCEL:**	44654-002-01
DESCRIPTION:	2.9 Variance 2.10 waiver request 2.16 Division of land : 2.16.1(B), 2.16.4 (C), 2.16.4(D) Purchase of land that was fraudulently divided under the vise of a family division.		

CONTACTS	NAME	COMPANY
Applicant	Linda Caldwell	Gilligan, Anderson, Williams & Green, P.A.
Attorney	Trip Green	Gilligan, Anderson, Williams & Green, P.A.
Attorney	Zachary Frye-Lofley	Gilligan, Anderson, Williams, & Green
Owner	Jose Nieves	Arturo Paso Fino

SUBMITTAL	STARTED	DUE	COMPLETE	STATUS
OCE: Waiver Request Review v.				Not Received
OCE: Waiver Request Review v.	02/19/2026	03/02/2026	03/03/2026	Requires Re-submit

SUBMITTAL DETAILS

OCE: Waiver Request Review v.1

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
Environmental Health (Plans) (Environmental Health)	Evan Searcy	03/02/2026	02/26/2026	Approved
Fire Marshal (Plans) (Fire)	Amanda Ramage	03/02/2026	02/19/2026	Approved
Comments	NA			
Growth Services Planning & Zoning (DR) (GS Planning and Zoning)	Kathleen Brugnoli	03/02/2026	02/25/2026	Deny
Comments	Waiver being sought is to a family division that was never completed.			
Landscape (Plans) (Parks and Recreation)	Susan Heyen	03/02/2026	02/20/2026	Informational
Comments	no comments			
OCE Design (Plans) (Office of the County Engineer)	Gerald Koch	03/02/2026	02/26/2026	Approved
Comments	Defer to Growth			
OCE Property Management (Plans) (Office of the County Engineer)		03/02/2026	02/26/2026	Not Required
Comments	ROW is not a reviewer for this type of plan			
OCE Stormwater (Permits & Plans) (Office of the County Engineer)	Alexander Turnipseed	02/24/2026	02/19/2026	Informational
Comments	No Stormwater objections			
OCE Survey (Plans) (Office of the County Engineer)	Theresa Smail	03/02/2026	02/24/2026	Not Required
OCE Traffic (Permits & Plans) (Office of the County Engineer)	Chris Zeigler	03/02/2026	02/23/2026	Not Required
Utilities (OCE Plans) (Utilities)	Heather Proctor	03/02/2026	02/25/2026	Approved
Comments	Parcel 44654-002-01 is outside of the connection distance to Marion County Utilities. The waiver or application of waiver will have no impact on utilities.			

Marion County
Board of County Commissioners

Office of the County Engineer

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

DEVELOPMENT REVIEW COMMITTEE WAIVER REQUEST FORM

Date: 2/11/26 Parcel Number(s): 446534-002-01 Permit Number: N/A

A. PROJECT INFORMATION: Fill in below as applicable:

Project Name: Alleged "Concepcion" family division Commercial ☐ Residential ☑
Subdivision Name (if applicable): _____
Unit _____ Block _____ Lot _____ Tract _____

B. PROPERTY OWNER'S AUTHORIZATION: The property owner's signature authorizes the applicant to act on the owner's behalf for this waiver request. The signature may be obtained by email, fax, scan, a letter from the property owner, or original signature below.

Name (print): Arturo Paso Fino Horses, LLC / Jose Nieves
Signature: _____
Mailing Address: 5697 SW 49th Road, Unit 101 City: Ocala
State: FL Zip Code: 34474 Phone #352.867.7707
Email address: zfryelofley@ocalalaw.com

C. APPLICANT INFORMATION: The applicant will be the point of contact during this waiver process and will receive all correspondence.

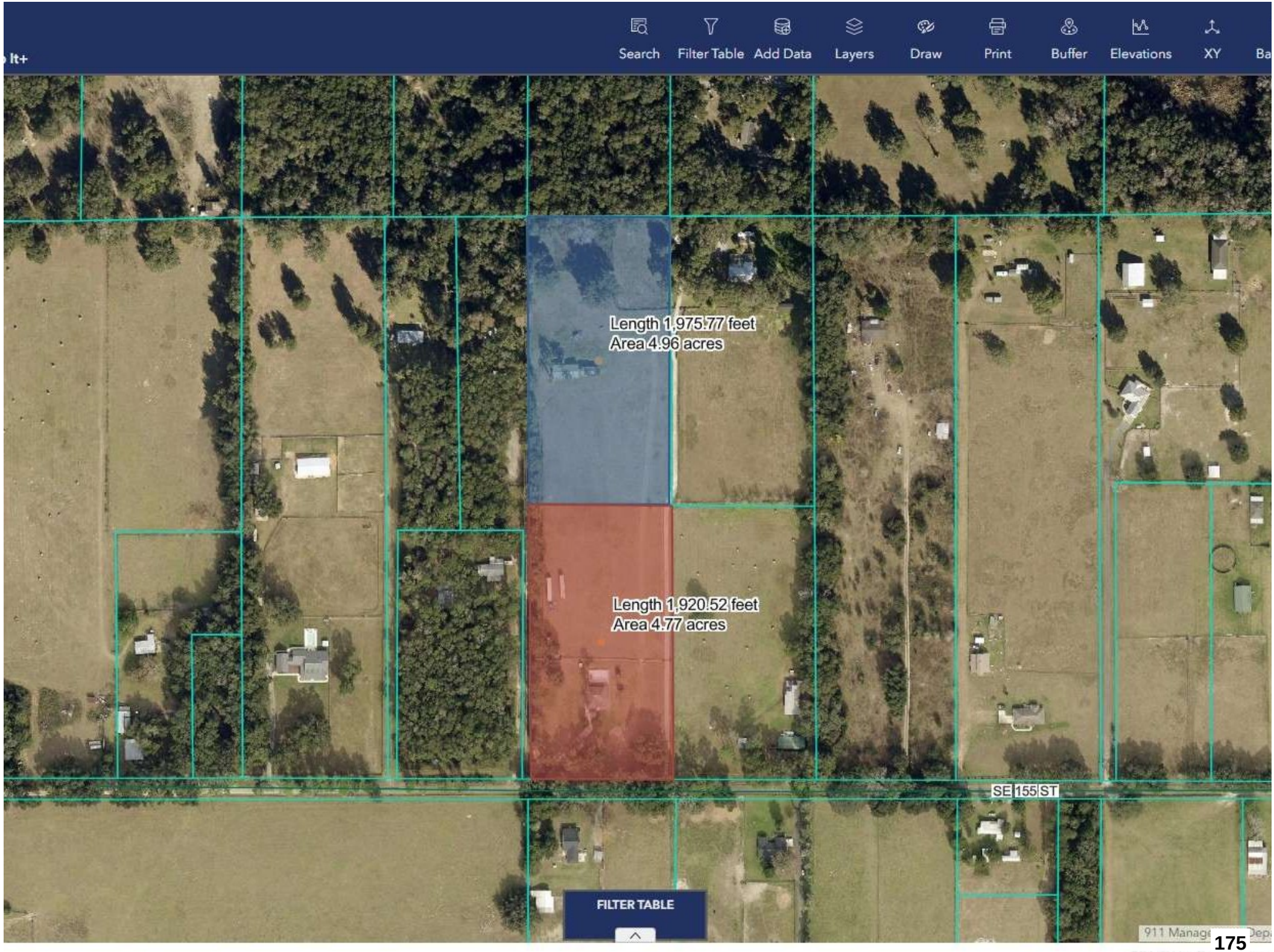
Firm Name (if applicable): Gilligan,Anderson, Williams & Green Contact Name: Zachary Frye-Lofley
Mailing Address: 1531 SE 36th Avenue City: Ocala
State: Fl Zip Code: 34471 Phone #352.867.7707
Email address: zfryelofley@ocalalaw.com

D. WAIVER INFORMATION:
Section & Title of Code (be specific): 2.16.4 Subsection D(4) 10 acres divided into two (2) Five (5) acre lots
Reason/Justification for Request (be specific): Property was sold to Mr. Nieves within the five year limit for transfers unbeknownst to Mr. Nieves. Mr. Nieves is now attemtping to obtain permits for structures on the property andhe is being denied due to an alleged family division of the parent parcel 446534-002-00 which created his parcel. Mr. Nieves is facing unreasonable hardship due to no fault of his own and is requesting a waiver of the 5 year rule.

DEVELOPMENT REVIEW USE:
Received By: _____ Date Processed: _____ Project # _____ AR # _____

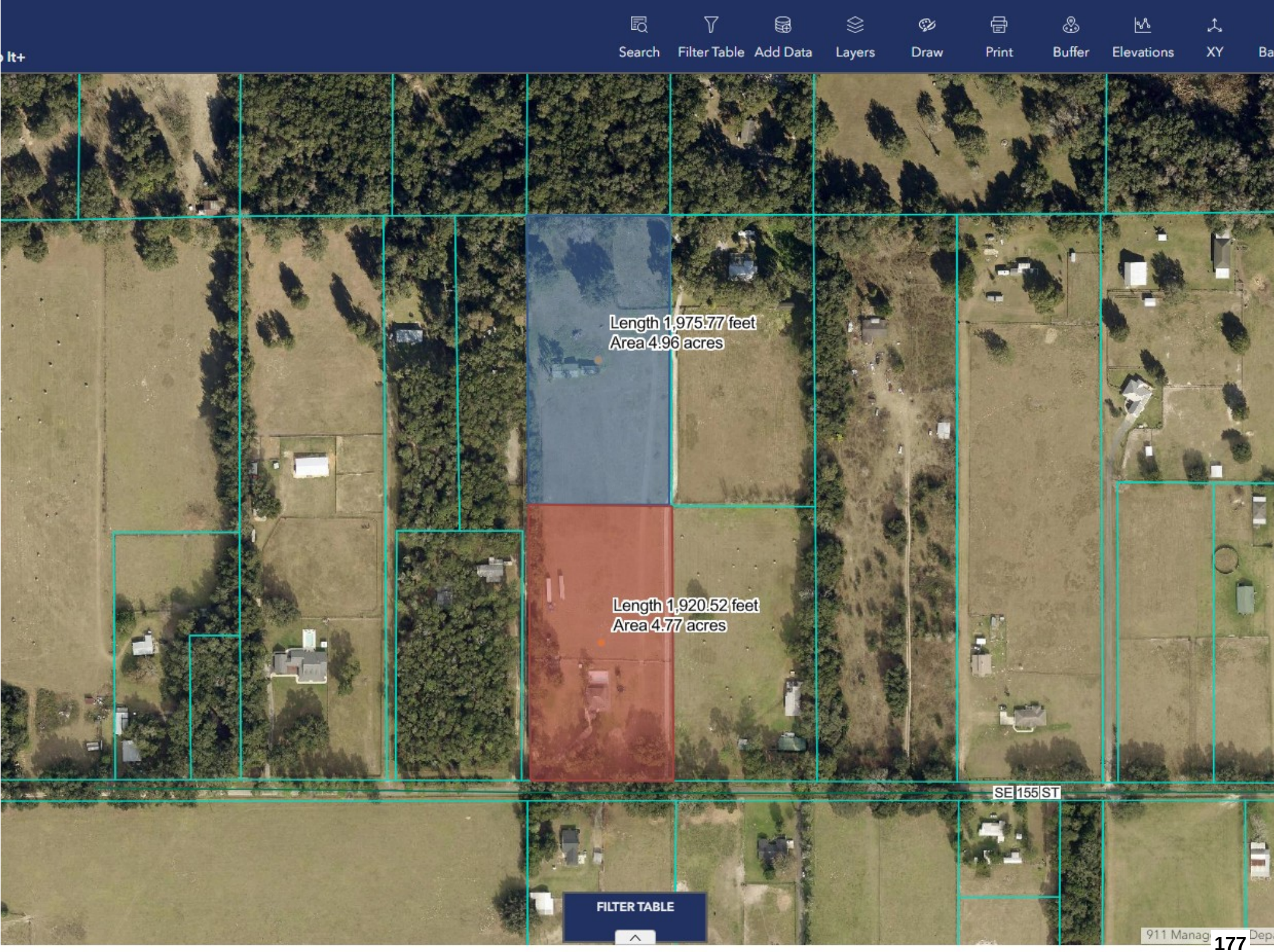
ZONING USE: Parcel of record: Yes ☐ No ☐ **Eligible to apply for Family Division: Yes ☐ No ☐**
Zoned: _____ ESOZ: _____ P.O.M. _____ Land Use: _____ **Plat Vacation Required: Yes ☐ No ☐**
Date Reviewed: _____ Verified by (print & initial): _____

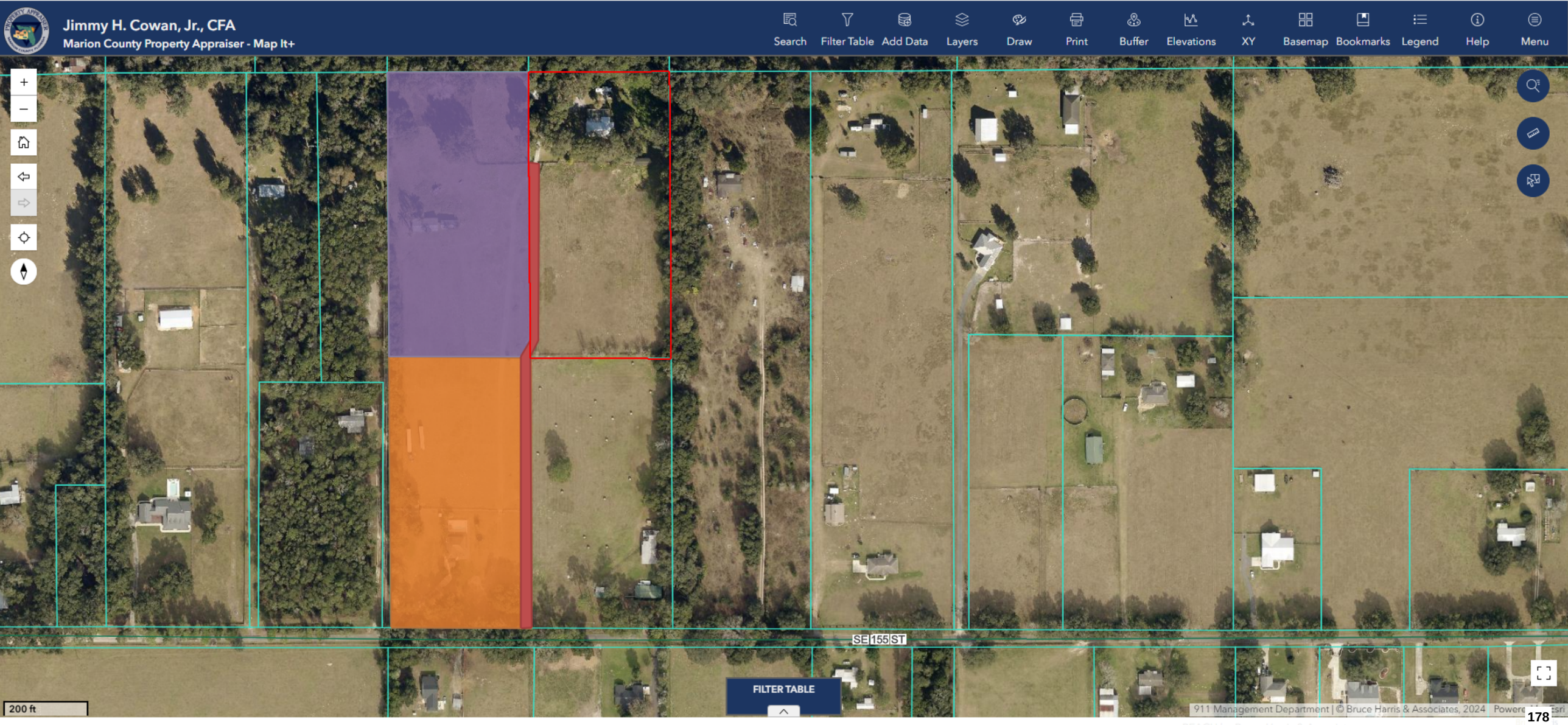
ometryViewer/?y=28.999194181371383&x=-82.12970511296759

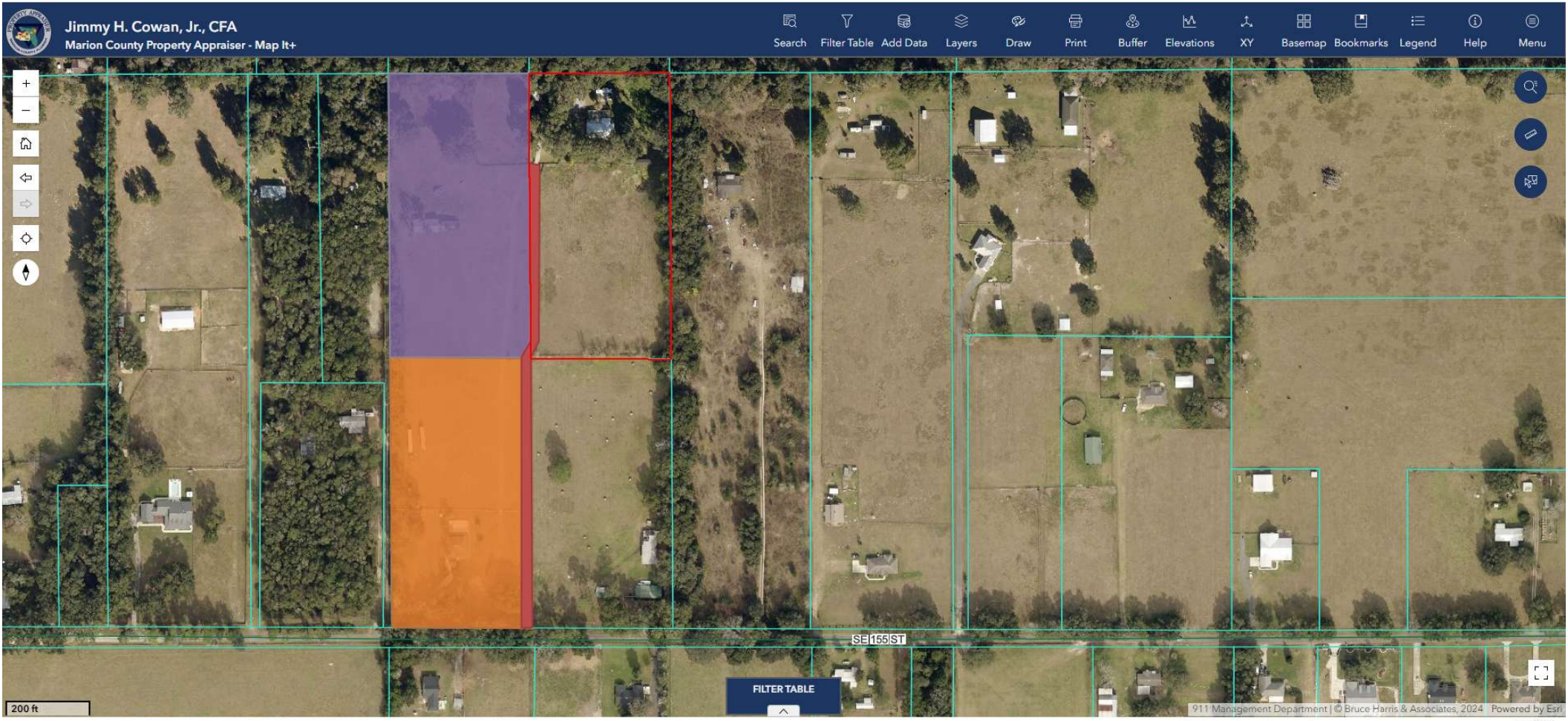

Search
Filter Table
Add Data
Layers
Draw
Print
Buffer
Elevations
XY
Length 1,975.77 feet
Area 4.96 acres
Length 1,920.52 feet
Area 4.77 acres
SE 155 ST
FILTER TABLE

ometryViewer/?y=28.999194181371383&x=-82.12970511296759

176


Search
Filter Table
Add Data
Layers
Draw
Print
Buffer
Elevations
XY
Length 1,975.77 feet
Area 4.96 acres
Length 1,920.52 feet
Area 4.77 acres
SE 155 ST
FILTER TABLE


Jimmy H. Cowan, Jr., CFA
Marion County Property Appraiser - Map It+
Search
Filter Table
Add Data
Layers
Draw
Print
Buffer
Elevations
XY
Basemap
Bookmarks
Legend
Help
Menu
SE 155 ST
FILTER TABLE
200 ft
911 Management Department | © Bruce Harris & Associates, 2024


Jimmy H. Cowan, Jr., CFA
Marion County Property Appraiser - Map It+
Search
Filter Table
Add Data
Layers
Draw
Print
Buffer
Elevations
XY
Basemap
Bookmarks
Legend
Help
Menu
SE 155 ST
FILTER TABLE
200 ft
911 Management Department | © Bruce Harris & Associates, 2024
Powered by Esri

Jimmy H. Cowan, Jr., CFA

Marion County Property Appraiser

501 SE 25th Avenue, Ocala, FL 34471 Telephone: (352) 368-8300 Fax: (352) 368-8336

2025 Certified Assessment Roll

44654-002-01

Prime Key: 4131728 MAP IT+

Property Information

ARTURO PASO FINO HORSES LLC
5697 SW 49TH RD UNIT 7101
OCALA FL 34474-5676

Taxes / Assessments: $164.57
Map ID: 185
Millage: 9001 - UNINCORPORATED

M.S.T.U.
PC: 62
Acres: 5.00

Current Value

Land Just Value	$94,000
Buildings	$0
Miscellaneous	$8,814
Total Just Value	$102,814
Total Assessed Value	$9,744
Exemptions	$0
Total Taxable	$9,744

Impact	($93,070)
Land Class Value	$930
Total Class Value	$9,744
Ex Codes: 08	

History of Assessed Values

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2025	$94,000	$0	$8,814	$102,814	$9,744	$0	$9,744

Property Transfer History

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
8646/1165	06/2025	07 WARRANTY	4 V-APPRAISERS OPINION	Q	V	$240,000
8564/1960	03/2025	05 QUIT CLAIM	0	U	V	$100
8547/1924	02/2025	05 QUIT CLAIM	0	U	V	$100

Property Description

SEC 20 TWP 17 RGE 22
COM AT THE SE COR OF E 1/2 OF SE 1/4 OF NW 1/4 OF SEC 20
TH S 89-44-15 W 330.21 FT TH N 00-00-09 E 661.93 FT TO THE POB
TH S 89-44-09 W 329.21 FT TH N 00-04-22 W 661.97 FT TH N 89-42-10 E
330.08 FT TH S 00-00-09 W 662.16 FT TO THE POB
Parent Parcel: 44654-002-00

Land Data - Warning: Verify Zoning

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class Value	Just Value
6202		.0	.0	A1	5.00	AC	18,800.0000	1.00	1.00	1.00	930	94,000
Neighborhood 9468											Total Land - Class	$930

Mkt: 10 70 Total Land - Just $94,000

Miscellaneous Improvements

Type	Nbr Units	Type	Life	Year In	Grade	Length	Width
009 BARN HORSE	544.00	SF	40	2006	1	16.0	34.0
009 BARN HORSE	1,653.00	SF	40	2006	1	29.0	57.0
159 PAV CONCRETE	238.00	SF	20	2006	3	0.0	0.0
114 FENCE BOARD	330.00	LF	10	1993	3	0.0	0.0

Total Value - $8,814

Appraiser Notes

Planning and Building
** Permit Search **

Permit Number	Date Issued	Date Completed	Description

Cost Summary

Buildings R.C.N.	$0	1/1/1900
Total Depreciation	$0	
Bldg - Just Value	$0	
Misc - Just Value	$8,814	5/20/2025
Land - Just Value	$94,000	5/27/2025
Total Just Value	$102,814	.

Bldg Nbr	RCN	Depreciation	Depreciated

Prepared by: Theresa Hall
Affiliated Title of Central Florida, Ltd.
2701 SE Maricamp Road, Suite 101
Ocala, Florida 34471
File Number: 25-1212

General Warranty Deed

Made this June 23, 2025 A.D. By **Karla A. Concepcion, a single woman, Individually and as Trustee of the Karla A. Concepcion Trust dated July 29, 2024** hereinafter called the grantor, to **Arturo Paso Fino Horses, LLC., a Florida Limited Liability Company,** whose address is: 5697 SW 49th Road Suite 7101, Ocala, Florida 34474, hereinafter called the grantee:

(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, ($10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Marion County, Florida, viz:

THE NORTH ½ OF THE WEST ½ OF THE EAST ½ OF THE SE ¼ OF THE NW ¼ OF SECTION 20, TOWNSHIP 17 SOUTH, RANGE 22 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE SE CORNER OF THE EAST ½ OF THE SE ¼ OF THE NW ¼ OF SECTION 20, TOWNSHIP 17 SOUTH, RANGE 22 EAST, MARION COUNTY, FLORIDA; THEN S 89° 46' 10" W, ALONG THE SOUTH LINE OF SAID EAST ½, A DISTANCE OF 330.21 FEET; THEN N 0° 00' 09" E, A DISTANCE OF 661.93 FEET TO THE POINT OF BEGINNING; THEN S 89° 44' 09" W, A DISTANCE OF 329.21 FEET; THEN N 0° 04' 22" W, ALONG THE WEST LINE OF THE EAST ½ OF THE SE ¼ OF SAID NW ¼; A DISTANCE OF 661.97 FEET TO THE NW CORNER OF THE EAST ½ OF THE SE ¼ OF SAID NW ¼; THEN N 89° 42' 10" E, ALONG THE NORTH LINE OF THE SE ¼ OF SAID NW ¼, A DISTANCE OF 330.08 FEET; THEN S 00° 00' 09" W, ALONG THE EAST LINE OF THE WEST ½ OF THE EAST ½ OF THE SE ¼ OF SAID NW ¼, A DISTANCE OF 662.16 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH AN EXCLUSIVE PERPETUAL EASEMENT FOR INGRESS AND EGRESS OVER THE FOLLOWING DESCRIBED PROPERTY: THE EAST 20.00 FEET OF THE WEST ½ OF THE SE ¼ OF THE SE ¼ OF THE NW ¼ OF SAID SECTION 20,
AND
SUBJECT TO AN EXCLUSIVE PERPETUAL EASEMENT FOR INGRESS AND EGRESS OVER THE FOLLOWING DESCRIBED PROPERTY: THE EAST 20.00 FEET OF THE SOUTH 20.00 FEET OF THE WEST ½ OF THE NE ¼ OF THE SE ¼ OF THE NW ¼ OF SAID SECTION 20. SAID LANDS BEING SITUATED IN MARION COUNTY, FLORIDA.

Subject to covenants, restrictions and easements of record (if any) which are not by this reference reimposed.

Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) or any members of the household of Grantor(s) reside thereon.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

182

GREGORY C HARRELL CLERK & COMPTROLLER MARION CO
CFN# 2025085710 BK 8646 Pgs 1165-1166 06/25/2025 03:01:30 PM
REC FEE 18.50 INDEX DEED DOC 1,680.00

Prepared by: Theresa Hall
Affiliated Title of Central Florida, Ltd.
2701 SE Maricamp Road, Suite 101
Ocala, Florida 34471
File Number: 25-1212

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2024.

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

K. Concepcion
Karla A. Concepcion, Individually and as Trustee of the Karla A. Concepcion Trust dated July 29, 2024

Theresa Hall
Witness (1) Signature:

Theresa Hall
Witness (1) Printed Name:

2701 SE Maricamp Rd, Ste 101, Ocala, Fl 34471
Witness (1) Address line 1:

Candace McCoy
Witness (2) Signature:

Candace McCoy
Witness (2) Printed Name:

2701 SE Maricamp Rd, Ste 101, Ocala, Fl 34471
Witness (2) Address line:

999 SE 155 St.
Address Line 1

Summerfield, FL 34491
Address Line 2

State of Florida **County of** Marion

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization on this 23 day of June, 2025, by **Karla A. Concepcion, Individually and as Trustee of the Karla A. Conception Trust dated July 29, 2024**, who is/are ☐ personally known to me or who ☒ produced **driver's license(s)** as identification and who did take an oath.

Theresa Hall
Notary Signature
Notary Printed Name: Theresa Hall
My Commission Expires: 1-18-29

{Notary Seal}

THERESA HALL
Commission # HH 609777
Expires January 18, 2029

GREGORY C HARRELL MARION COUNTY FL
CFN# 2025085710 OR BK 8646 PG 1166 Pgs 1165-1166 06/25/2025 03:01:30 PM

Marion County
Board of County Commissioners

Office of the County Attorney

601 SE 25th Ave.
Ocala, FL 34471
Phone: 352-438-2330
Fax: 352-438-2331

November 3, 2025

By Email: lcaldwell@ocalalaw.com

Edwin A. Green, III, Esquire
Gilligan, Anderson, Phelan, Williams & Green, P.A.
1531 SE 36th Avenue
Ocala, FL 34471

RE: Subpoena Duces Tecum
Arturo Paso Fino Horses, LLC v. Karla A. Concepcion, et al
Marion County Case 2025-CA-1880

Dear Mr. Green:

Accompanying this letter, please find the following records in response to your Subpoena Duces Tecum Without Deposition for the above-referenced case:

- Building lien search
- Code lien search
- Family Division Development Review Committee Waiver Request form

Please feel free to contact me if you require anything further.

Sincerely,

/s/ Valdoston Shealey, Jr.

Valdoston Shealey, Jr., Esq.
Assistant County Attorney

VS/vkr

Marion County
Board of County Commissioners

Growth Services • Code Enforcement

2710 E. Silver Springs Blvd.
Ocala, FL 34470
Phone: 352-671-8900
Fax: 352-671-8903

Marion County Code Enforcement
Advanced Property Search

June 10, 2025

AGENCY # 987042

Owner Name:	CONCEPCION KARLA A TRUST
Parcel ID number:	44654-002-01
Property Address:	VACANT

Per your request and payment received, I certify that as of June 10, 2025, a search of our records has been conducted on the above referenced property address and our records:

* do not indicate any current code enforcement cases.
* do not indicate any unrecorded code enforcement fines.

Lien research should be requested from the Marion County Clerk's Office, (352) 671-5520, P. O. Box 1030, Ocala, FL 34478, also available at www.marioncountyclerk.org and Marion County Building Safety Department at 352-438-2400, 2710 E. Silver Springs Blvd., Ocala, FL 34470, also available at building@marioncountyfl.org.

Sincerely,

Virgina Cordova

Virgina Cordova, Staff Assistant
Marion County Growth Services
Code Enforcement Division

Marion County
Board of County Commissioners

Office of the County Engineer

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

DEVELOPMENT REVIEW COMMITTEE WAIVER REQUEST FORM

Date: 10/04/24 Parcel Number(s): 44654-002-00 Permit Number: _____

A. PROJECT INFORMATION: Fill in below as applicable:

Project Name: _____ Commercial ☐ or Residential ☐
Subdivision Name (if applicable): _____
Unit _____ Block _____ Lot _____ Tract _____

B. PROPERTY OWNER'S AUTHORIZATION: The property owner's signature authorizes the applicant to act on the owner's behalf for this waiver request. The signature may be obtained by email, fax, scan, a letter from the property owner, or original signature below.

Name (print): Karla A. Concepcion
Signature: Karla A Concepcion
Mailing Address: 999 SE 155 Str. City: Summerfield
State: FL Zip Code: 34491 Phone #: 352-789-0420
Email address: Eilyconcep30@gmail.com

C. APPLICANT INFORMATION: The applicant will be the point of contact during this waiver process and will receive all correspondence.

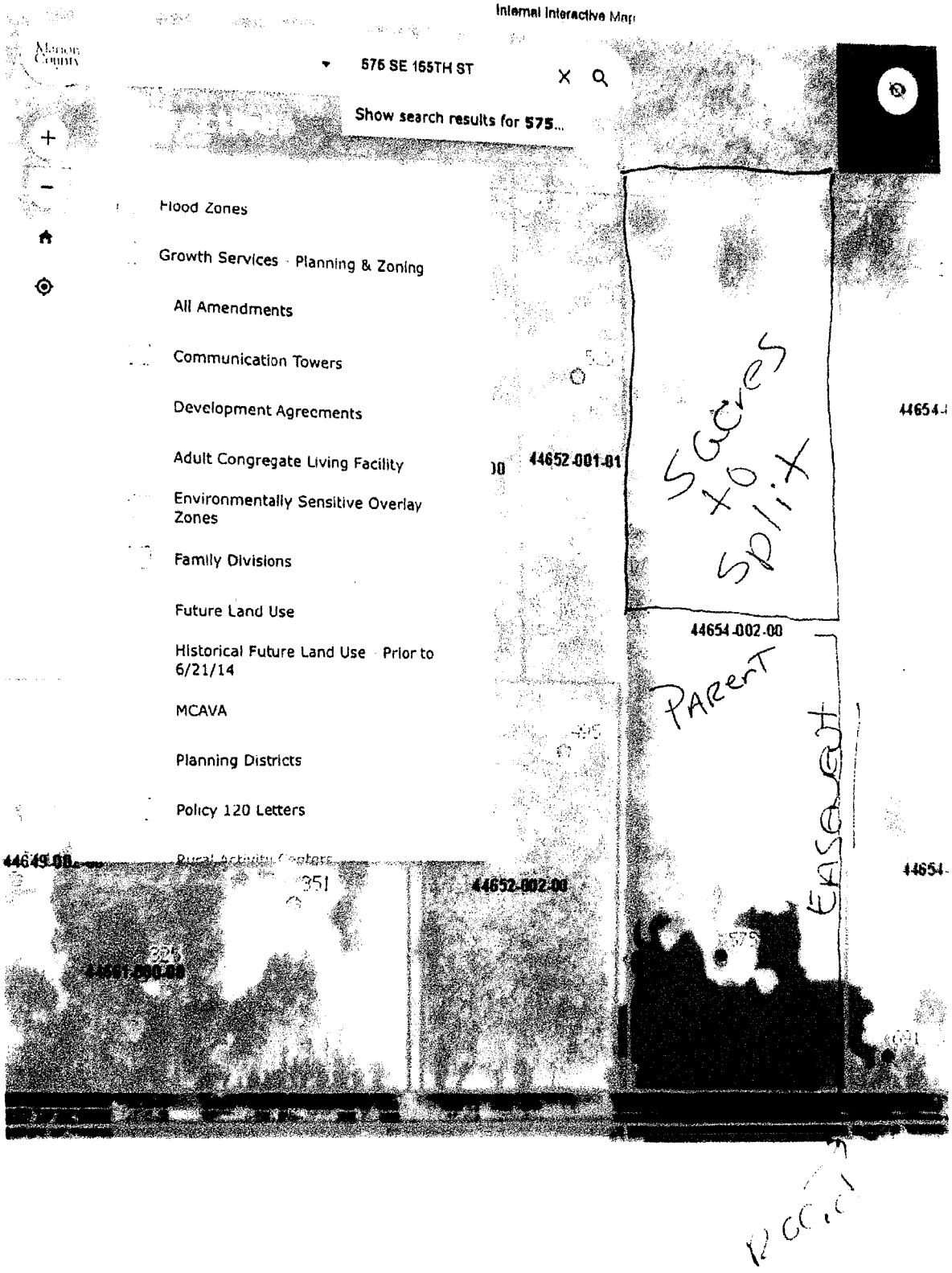
Firm Name (if applicable): _____ Contact Name: Karla Concepcion
Mailing Address: 999 SE 155 Street City: Summerfield
State: FL Zip Code: 34491 Phone #: 352-789-0420
Email address: Eilyconcep30@gmail.com

D. WAIVER INFORMATION:
Section & Title of Code (be specific): 2.16.1.B(10) - Family Division
Reason/Justification for Request (be specific): 5 acres gifted to my maternal grandmother.
name: Josefina B. Rubio

DEVELOPMENT REVIEW USE:
Received By: _____ Date Processed: _____ Project #: 2024100075 AR #: 32167

ZONING USE: Parcel of record: Yes ☑ No ☐ Eligible to apply for Family Division: Yes ☑ No ☐
Zoned: A-1 ESOZ: NO P.O.M. 185 Land Use: RL Plat Vacation Required: Yes ☐ No ☑
Date Reviewed: 10/4/24 Verified by (print & initial): Clint Beckley (CB)

Project


575 SE 165TH ST
Show search results for 575...
Flood Zones
Growth Services - Planning & Zoning
All Amendments
Communication Towers
Development Agreements
Adult Congregate Living Facility
Environmentally Sensitive Overlay Zones
Family Divisions
Future Land Use
Historical Future Land Use - Prior to 6/21/14
MCAVA
Planning Districts
Policy 120 Letters
44652-001-01
44654-002-00
5 ACRES +/- SPLIT
PARENT
EASEMENT
44652-002-00
351
325
575

0 100 200ft

PREPARED BY AND RETURN TO:
Name: Gloria Mora, of
Pinnacle Title Services
Address: 10691 N Kendall Dr.
Suite 106
Miami, FL 33176

Parcel No.: 44654-002-00

GREGORY C HARRELL CLERK & COMPTROLLER MARION CO
DATE: 08/29/2024 10:22:11 AM
FILE #: 2024115078 OR BK 8410 PGS 1482-1483
REC FEES: $18.50 INDEX FEES: $0.00
DDS: $0.70 MDS: $0 INT: $0

(Space Above This Line For Recording Data)

Quit Claim Deed

THIS QUIT-CLAIM DEED is made as of this 10th day of **June, 2024**, by **Roldanys Alberto Gonzalez and Karla Concepcion** ("**Grantor**"), whose post office address is **575 Southeast 155th Street, Summerfield, FL 34491**, given to second party, **Karla Concepcion**, a single woman whose post office address is **575 Southeast 155th Street, Summerfield, FL 34491** ("**Grantee**").

WITNESSETH:

For good and valuable consideration to Grantor, the receipt whereof is hereby acknowledged, Grantor does hereby quit-claim, grant, bargain, sell, alien, remise, release and convey unto Grantee, its successors and assigns all of Grantor's right, title and interest in and to that certain property interest (the "Property") in **Marion** County, Florida, as more particularly described as follows:

THE EAST 1/2 OF THE SE 1/4 OF THE NW 1/4 OF SECTION 20, TOWNSHIP 17 SOUTH, RANGE 22 EAST, EXCEPT THE SOUTH 25 FEET THEREOF FOR ROAD RIGHT-OF-WAY AND EXCEPT COMMENCING AT THE SE CORNER OF THE EAST 1/2 OF THE SE 1/4 OF THE NW 1/4 OF SAID SECTION 20, THENCE SOUTH 89 DEG 44' 15" WEST 330.21 FEET; THENCE NORTH 0 DEG 0' 20" EAST 662.13 FEET, THENCE NORTH 89 DEG 45' 51" EAST 330.10 FEET, THENCE SOUTH 00 DEG 00' 14" EAST 661.97 FEET TO THE POINT OF BEGINNING.

EXCEPT A PORTION OF SECTION 20, TOWNSHIP 17 SOUTH, RANGE 22 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE EAST 1/2 OF THE NE 1/4 OF THE SE 1/4 OF THE NW 1/4 OF SAID SECTION 20.

SUBJECT TO AN EXCLUSIVE PERPETUAL EASEMENT FOR INGRESS AND EGRESS OVER THE FOLLOWING DESCRIBED PROPERTY:

THE EAST 20.00 FEET OF THE WEST 1/2 OF THE SE 1/4 OF THE SE 1/4 OF THE NW 1/4 OF SAID SECTION 20 AND THE EAST 20.00 FEET OF THE SOUTH 20.00 FEET OF THE WEST 1/2 OF THE NE 1/4 OF THE SE 1/4 OF THE NEW 1/4 OF SAID SECTION 20. SAID LANDS LYING IN MARION COUNTY, FLORIDA.

ALSO KNOWN AS: 575 Southeast 155th Street. Summerfield, Florida 34491.

SUBJECT to taxes for 2024 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any, without intention of creation or reimposing same.

IN WITNESS WHEREOF, the Grantor has caused this Quit-Claim Deed to be executed and delivered the day and year first above written.

Signed, sealed and delivered
in the presence of:

Roldanys Alberto Gonzalez

Karla Concepcion

WITNESS 1
PRINT NAME: Gloria Mora

10691 N Kendall Dr. #106
Miami, Florida 33176
WITNESS 1 ADDRESS

WITNESS 2
PRINT NAME: J. Pelley

10691 N. KENDALL DR #106
MIAMI FL 33176
WITNESS 2 ADDRESS

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me by means of (X) physical presence or ( ) online notarization this 10 day of June, 2024, by Roldanys Alberto Gonzalez and Karla Concepcion.

Signature of Notary Public
Print, Type/Stamp Name of Notary

Personally Known:_____ OR Produced Identification: X
Type of Identification
Produced: Florida Dr. License

GLORIA MORA
MY COMMISSION EXPIRES MARCH 27, 2025
#HH 107435
Notary Public Underwriters
Bonded thru
NOTARY PUBLIC, STATE OF FLORIDA

Jimmy H. Cowan, Jr., CFA
Marion County Property Appraiser

501 SE 25th Avenue, Ocala, FL 34471 Telephone: (352) 368-8300 Fax: (352) 368-8336

2024 Property Record Card
Real Estate

44654-002-00

GOOGLE Street View

Prime Key: 2648121

MAP IT+

Current as of 10/4/2024

Property Information

M.S.T.U.
PC: 63
Acres: 10.00

CONCEPCION KARLA
575 SE 155TH ST
SUMMERFIELD FL 34491-3837

Taxes / Assessments:
Map ID: 185
Millage: 9001 - UNINCORPORATED

Situs: Situs: 575 SE 155TH ST SUMMERFIELD

Current Value

Land Just Value	$165,850		
Buildings	$287,468		
Miscellaneous	$28,180	Impact	($223,136)
Total Just Value	$481,498	Land Class Value	$27,943
Total Assessed Value	$258,362	Total Class Value	$343,591
Exemptions	($50,000)	Tax Codes 01 38 08	
Total Taxable	$208,362		
School Taxable	$234,192		

History of Assessed Values

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2023	$165,850	$272,297	$26,488	$464,635	$250,176	$50,000	$200,176
2022	$165,850	$242,713	$27,232	$435,795	$243,274	$50,000	$193,274
2021	$133,750	$186,572	$27,739	$348,061	$236,776	$50,000	$186,776

Property Transfer History

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
[illegible]	06/2024	05 QUIT CLAIM	7 PORTIONUND INT	U	I	$100
7404/0829	10/2020	05 QUIT CLAIM	0	U	I	$100
[illegible]	10/2020	07 WARRANTY	2 V-SALES VERIFICATION	U	I	$249,200
1866/0776	09/1992	07 WARRANTY	2 V-SALES VERIFICATION	Q	V	$48,000

Property Description

SEC 20 TWP 17 RGE 22
E 1/2 OF SE 1/4 OF NW 1/4 OF SEC 20

EXCEPT S 25 FT THEREOF FOR RD ROW &

EXCEPT COM AT SE COR OF E 1/2 OF SE 1/4 OF NW 1/4 TH
S 89-44-15 W 330.21 FT TH N 00-20-00 E 662.13 FT TH
N 89-45-51 E 330.10 FT TH S 00-00-14 E 661.97 FT TO POB &

EXCEPT E 1/2 OF NE 1/4 OF SE 1/4 OF NW 1/4
Parent Parcel: 44654-000-00

Land Data - Warning: Verify Zoning

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class Value	Just Value
0100		330.0	1,320.0	A1	1.00	AC	15,500.0000	1.00	1.70	1.00	26,350	26,350
6302		.0	.0	A1	9.00	AC	15,500.0000	1.00	1.00	1.00	1,593	139,500

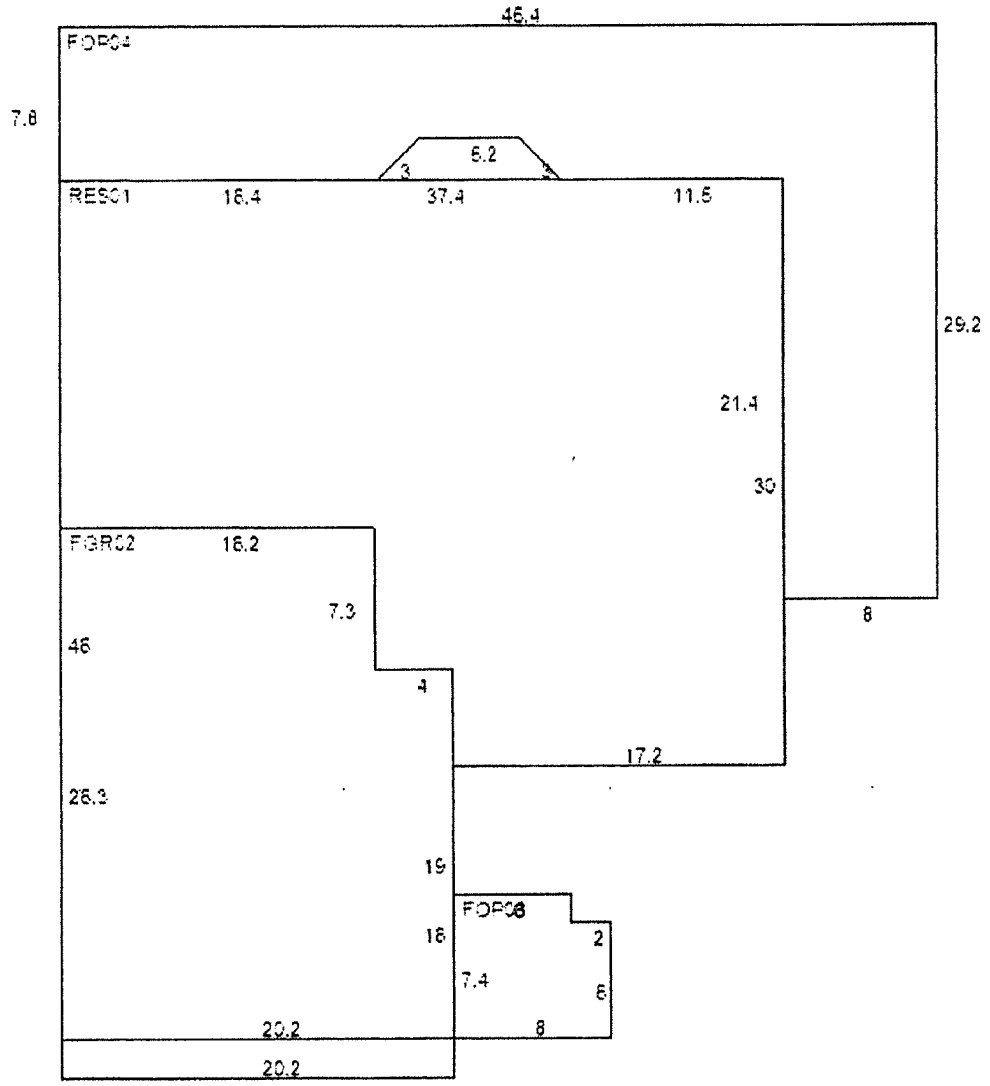
Neighborhood 9468 - N HWY 42 W HWY 475 S 145 E I-7
Mkt: 10 70

Total Land - Class $27,943
Total Land - Just $165,850

Traverse

Building 1 of 1
RES01=R20,2U16R17,2U30L37,4D46.U2
FGR02=U26,3R16,2D7,3R4D19L20,2.R20,2U7,4
FOP03=R6D1,4R2D6L8U7,4.U36,6R17,1

FOP04=L11,5A315|3L5,2A225|3L16,4U7,8R45,4D29,2L8U21,4.



Building Characteristics

Improvement	1F - SFR- 01 FAMILY RESID
Effective Age	4 - 15-19 YRS
Condition	1
Quality Grade	700 - GOOD
Inspected on	11/1/2021 by 228

Year Built 1993
Physical Deterioration 0%
Obsolescence: Functional 0%
Obsolescence: Locational 0%
Architecture 0 - STANDARD SFR
Base Perimeter 167

Type	ID	Exterior Walls	Stories	Year Built	Finished Attic	Bsmt Area	Bsmt Finish	Ground Floor Area	Total Flr Area
RES	0132	CONC BLK-STUCO	1.72	1993	N	0 %	0 %	1,445	2,485
FGR	0232	CONC BLK-STUCO	1.00	1993	N	0 %	0 %	502	502
FOP	0301	NO EXTERIOR	1.00	1993	N	0 %	0 %	56	56
FOP	0401	NO EXTERIOR	1.00	1993	N	0 %	0 %	510	510

Section: 1

Roof Style: 10 GABLE
Roof Cover: 08 FBRGLASS SHNGL
Heat Meth 1: 20 HEAT PUMP
Heat Meth 2: 00
Foundation: 6 MONOLITC SLAB
A/C: Y

Floor Finish: 24 CARPET
Wall Finish: 16 DRYWALL-PAINT
Heat Fuel 1: 10 ELECTRIC
Heat Fuel 2: 00
Fireplaces: 1

Bedrooms: 3
4 Fixture Baths: 0
3 Fixture Baths: 2
2 Fixture Baths: 1
Extra Fixtures: 2

Blt-In Kitchen: Y
Dishwasher: Y
Garbage Disposal: N
Garbage Compactor: N
Intercom: N
Vacuum: N

Miscellaneous Improvements

Type	Nbr Units	Type	Life	Year In	Grade	Length	Width
190 SEPTIC 1-5 BTH	1.00	UT	99	1993	3	0.0	0.0
259 WELL 04-12IN	1.00	UT	99	1993	3	0.0	0.0
159 PAV CONCRETE	3,132.00	SF	20	1993	2	0.0	0.0
114 FENCE BOARD	1,294.00	LF	10	1993	2	0.0	0.0
226 RES SWIM POOL	450.00	SF	20	2005	5	0.0	0.0
099 DECK	900.00	SF	50	2005	2	0.0	0.0
009 BARN HORSE	1,653.00	SF	40	2006	1	29.0	57.0
009 BARN HORSE	544.00	SF	40	2006	1	16.0	34.0
UDC CARPORT-UNFIN	1,872.00	SF	40	2006	1	39.0	48.0
UDS SCRN PORCH-UNF	160.00	SF	40	2006	1	10.0	16.0
045 LEAN TO	240.00	SF	15	2006	1	15.0	16.0

Total Value - $28,180

Appraiser Notes

Planning and Building
*2 Permit Search **

Permit Number	Date Issued	Date Completed	Description
M080974	8/1/2005	11/1/2005	POOL

Cost Summary

Buildings R.C.N.	$344,017	6/1/2021
Total Depreciation	($99,764)	
Bldg - Just Value	$244,253	
Misc - Just Value	$28,180	5/20/2021
Land - Just Value	$165,850	3/21/2022
Total Just Value	$438,283	

Bldg Nbr	RCN	Depreciation	Depreciated
1	$344,017	($99,764)	$244,253

CDPR1007 - Comment Listing Report

REF TYPE	REF KEY	STATUS	ORIGINAL USER	ORIGINAL DATE/TIME
AR	32167	WARN	ZO342CG1	8/19/2025
			LAST UPDATE USER	LAST UPDATE DATE
			ZO342CG1	8/19/2025

COMMENT

This family division has never completed all of the documentation required to finalize the family division. Parent parcel 44654-002-00 & 44654-002-01.

CDPR1007 - Comment Listing Report

REF TYPE	REF KEY	STATUS	ORIGINAL USER	ORIGINAL DATE/TIME
AD	382876	PHOLD	ZO342CG	7/17/2025
			LAST UPDATE USER	LAST UPDATE DATE
			ZO342CG	7/17/2025

COMMENT

No permits can be issued on theses parcel numbers 44654-02-00 & 44654-002-01 until we have the family division affidavit documents for the property.

Also the parcel can not be sold within 5 years per the ordinance 23-38.

This family division was approved on November 25, 2024.

This parcel was sold to ARTURO PASO FINO HORSES LLC on 6/25/25.

CGarr 7-17-25

Marion County
Board of County Commissioners
Building Safety

2710 E. Silver Springs Blvd.
Ocala, FL 34470
Phone: 352-438-2400

Marion County Building Safety Department
Specialized Property Analysis Search Report

June 06, 2025 BUILDING SAFETY CASE # 986822

Owner Name: CONCEPCION KARLA A TRUST
Parcel ID number: 44654-002-01
Property Address: VACANT

Per your request and payment received, this memo certifies that as of June 06, 2025, a database search of Building Department records revealed the following information for the above referenced parcel number and/or property address:

	Yes	No	Permit #	Case #	Fees Owed
Open Permits		x			
Expired Permits		x			
Fees Owed for Permits		x			
Open Building Code Violations		x			
Open Liens (Building Dept. only)		x			

Documents attached: Yes_____ No __x___

Additional County lien searches can be done online at:
Marion County Clerk's Office www.marioncountyclerk.org Official Records Search (L=Lien Search)
Requests for Code Enforcement Violations (violations not building related), should be submitted to:
code@marionfl.org (there is a $35.00 fee for each search request)

Respectfully,

R. Harris

Rebecca Harris , Record Lien Technician
Marion County Building Safety
Email: buildingsafety@marionfl.org

Please remit all Lien Search correspondence to buildingsafety@marionfl.org

Marion County

Development Review Committee

Agenda Item

File No.: 2026-22263 **Agenda Date:** 3/9/2026 **Agenda No.:** 6.3.

SUBJECT:
Sunset Hills Phase 4 - Improvement Plan - 31420 - Waiver to Improvement Plan in Review
Parcel #: 4820-0000003 #000426
Tillman & Associates Engineering, LLC

LDC 6.12.9. - Subdivision roads and related infrastructure
CODE states A. In residential subdivisions, the road system shall be designed to serve the needs of the neighborhood and to discourage use by truck traffic and through traffic and still provide access to adjacent neighborhoods for emergency services. The use of neighborhood traffic calming devices such as traffic circles, cul-de-sac, etc. are encouraged in residential areas. B. Major local roads shall be identified on plans. C. All roads and related infrastructure within the proposed subdivision shall be designed, constructed, and paved to County specifications provided herein. D. The developer shall be required to design, construct, and pave to County specifications, one road from the subdivision to the nearest paved, public roadway with legal access, if such a road does not already exist. E. Roads and stormwater facilities within a subdivision shall be dedicated as either public or private. F. Public dedications shall be pre-approved by the Development Review Committee. If a MSBU is established as the maintenance and operation entity, roads and stormwater facilities can be platted as public. G. Cul-de-sac diameters to the right-of-way line shall not be less than 120 feet with a pavement radius of 40 feet for residential subdivisions and shall not be less than 120 feet to the right-of-way line with a pavement radius of 45 feet for commercial or industrial subdivisions. Refer to details in Section 7.3.1. A grassed island no greater than 50 feet in diameter may be constructed in the center of a cul-de-sac. H. Dead end roads shall not exceed 1,500 feet and shall have a cul-de-sac at the terminal end. Refer to details in Section 7.3.1. Dead end roads intended to provide future access to adjacent unplatted areas may be permitted without a cul-de-sac provided that no lots front thereon, the length does not exceed 1,500 feet, and appropriate temporary end-of-road markers are provided. I. The total perimeter of a block shall not exceed 4,500 feet. Larger block perimeters will be permitted for blocks surrounding or adjacent to natural or artificial features such as lakes, rivers, and golf courses where limiting block lengths are not feasible and impractical. J .Corner radii at the intersection of the two rights-of-way shall be not less than 25 feet. Minimum pavement radii shall be 40 feet for residential subdivisions and 50 feet for commercial or industrial subdivisions. K. Centerline radii shall be designed to accommodate the minimum design speed of 30 mph for subdivision local and minor local roads, 40 mph for major local and collector roads, and 45 mph for arterial roads in accordance with FDOT and AASHTO Standards. L. Evacuation routes for developments shall be indicated on the improvement plans.
APPLICANT Request to use a stabilized turnaround in lieu of a traditional cul-de-sac for a dead-end road exceeding 150 feet in length. The proposed stabilized turnaround will be designed to fully accommodate emergency vehicles (e.g., fire apparatus), meeting applicable fire access and turning radius standards as outlined in IFC and NFPA criteria. An easement will be provided and recorded to ensure the turnaround remains unobstructed by fencing, structures, or other encroachments,

preserving permanent access and functionality.

SUBMITTAL SUMMARY REPORT
31420

PLAN NAME: SUNSET HILLS PHASE 4 **LOCATION:**

APPLICATION DATE: 04/10/2024 **PARCEL:** 4820-0000003

DESCRIPTION:

CONTACTS	NAME	COMPANY
Applicant	Tillman Associates	Tillman & Associates Engineering, LLC
Applicant	Tillman Associates	Tillman & Associates Engineering, LLC
Developer	Carson Vandeven	
Engineer of Record	Tillman Associates	Tillman & Associates Engineering, LLC
Engineer of Record	Tillman Associates	Tillman & Associates Engineering, LLC

CONDITION	DESCRIPTION	CREATED BY	CREATED ON	COMMENTS	SATISFIED?
Conditional Comment(s)	Please provide a copy of the NPDES permit or NOI as well as a copy of the District permit prior to construction.	Alexander Turnipseed	12/11/2025		No

SUBMITTAL	STARTED	DUE	COMPLETE	STATUS
OCE: Plan Review (DR) v.				Not Received
OCE: Plan Review (DR) v.	06/24/2025	07/01/2025	11/12/2025	Requires Re-submit
OCE: Plan Review (DR) v.	12/10/2025	12/17/2025	01/05/2026	Requires Re-submit

SUBMITTAL DETAILS

OCE: Plan Review (DR) v.1

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
911 Management (DR) (911 Management)		07/01/2025	11/10/2025	Requires Re-submit

Comments

PLAT - DISCLAIMER - Addresses and Road names on this plat are subject to change if: 1) This plat is changed and/or 2) Future development in adjacent areas impacts this plat.
If road configuration or number of lots, location of lot layout or size of lot changes, please contact our office immediately and provide a revised Master Plan. ALSO: If this plat expires or is voided, all road names become null and void.

JANET WARBACH / 9-1-1 MANAGEMENT / 352-671-8460 / FAX 352-671-8798

YES 2.12.8 - Legal description matches boundary on plan
YES 2.12.22 - All lots identified
YES 2.18.2.I - Roads show connectivity
NO 2.12.28 - Correct road names supplied Sheets 04, 08 now have SE 160th Place incorrectly labeled as SE 160st Place. Sheet 15 has SE 103rd Ct incorrectly labeled as SE 103rd RD CT.
YES 6.2.1.F - North arrow and graphic drawing and written scale
N/A Additional 911 comments

Environmental Health (Plans) (Environmental Health)		07/01/2025	11/10/2025	Approved

Comments

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

SUBMITTAL SUMMARY REPORT (31420)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
Fire Marshal (Plans) (Fire)		07/01/2025	11/10/2025	Approved

Comments

YES 6.18.2 - Fire Flow/Fire Hydrant
N/A 6.18.3 - Gated Communities/Properties
N/A 6.18.4 - Wildland Interface Area
N/A 6.18.2.D - Fire Department Connections
N/A NFPA 1 Chapter 11.10.1 - In Building Minimum Radio Signal Strength
YES 6.18.2.G - Painting and Marking of Fire Hydrants
N/A 6.18.5 - Access Control/Knox Box
YES NFPA 1 Chapter 18.2.3 - Fire Dept Access Roads Per NFPA 1 Chapter 18 for fire department access. Where fire department access roads exceed 150 feet to a dead end, a fire department turnaround shall be required.
N/A Additional Fire Comments

Growth Services Planning & Zoning (DR) (GS Planning and Zoning)		07/01/2025	11/10/2025	Requires Re-submit

Comments

NO 6.4.4.A - Project is consistent with preliminary plat Pre-plat is under review. This item will remain as NO until the preliminary plat is approved.
7/1/25 - Pre-plat is still under review and has rejections.
INFO 6.6.5.B - Verify Status of MEAS Please submit Environmental Assessment report.
7/1/25 - EALS submitted and transmitted to FWC.
INFO 2.12.4.L(4) - Project is consistent with any and all zoning approvals, land use restrictions and developers agreements. Verify parcel is in compliance with LDR and Comprehensive Plan. Please specify PUD 240908ZP.
YES 2.12.4.C -Owner and applicants name Included
NO 2.12.21/6.3.1.C(10) - Land use and zoning on project and on adjacent properties shown A-2 zoning is incorrectly indicated. The project area has been rezoned. Please correct.
YES 2.12.4.L(4) - Zoning requirements: lot width, area, setbacks, coverage (floor area ratios) and parking. Provide dimensions and location of all site improvements (proposed or existing); dimensions and location for all proposed easements/4.2 Maximum of 350 dwelling units.
YES 2.12.4.L(6) - Acreage of tract Included
YES 2.12.23 - Show typical setback layout for primary uses, as well as accessory uses, dimensions for all improvements Included
YES 2.12.9 - Location and dimensions of proposed right of ways and streets, including easements, reservations or dedications Please provide the legal description of the easement on a survey and showing it is recorded.
7/1/25 - Legal description of project included
YES 2.12.22 - Approximate location of all lot lines with dimensions and area in sq ft Included
NO 2.12.24 - Preliminary buffer plan/6.8.6 - Buffering Show buffers.
7/1/25 - Location of retaining walls along north on geometry sheet 05?
YES 2.12.4.K - List of waivers or variances applied for or requested No waivers at this point
YES 2.12.21 - List land use with general description of purpose and character of development including open space, parks, recreation etc… Included
INFO 2.12.6 - Location of water and sewer supply systems with size and capacity (is a SUP needed?) Please show location of water and sewer supply systems with size and capacity.
7/1/25 - Utility plan included. Within Marion County service area; defer to MCU.
INFO 2.12.4.L(5) - Show environmentally sensitive areas and flood plain Please indicate all on cover sheet 01:
Within ESOZ
FEMA Flood Zone X
Secondary Springs Protection Zone
YES 2.12.16 - Modified environmental assessment or exemption if information is available to the county to indicate no habitat or existence of endangered species or vegetation. Check aerials, LANDSAT map in planning and Natural areas inventory to verify. Please submit Environmental Assessment report.
7/1/25 - EALS submitted and transmitted to FWC.
YES 4.4.4 - Provision for subdivision signs Please show provision of subdivision signs.
7/1/25 - No subdivision signs indicated
YES 2.12.10 - Show any known easements (i.e. ingress or egress, landscape or conservation) Please provide the legal description of the easement on a survey and showing it is recorded.
7/1/25 - Legal description of project included
INFO 2.12.27 - Show location of outside storage areas No outdoor storage
YES Additional Zoning comments [NOTE] Buffer types E and C are provided on improvement plan. These buffers, especially Type C along north, would be MORE than required by PUD. See supplemental for buffers as required by PUD 240908ZP.

SUBMITTAL SUMMARY REPORT (31420)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
Landscape (Plans) (Parks and Recreation)		07/01/2025	11/10/2025	Requires Re-submit

Comments

NO 2.12.18 - All trees 10" DBH and larger Demo plan references a tree preservation plan, unable to locate in current submittal, please submit
PEND 2.12.25 - Marion Friendly Landscape Areas
NO 6.7.3 - Tree protection Demo plan references a tree preservation plan, unable to locate in current submittal, please submit
N/A 6.7.4 - Shade tree requirements
NO 6.7.6 - Tree removal submittal requirements Demo plan references a tree preservation plan, unable to locate in current submittal, please submit
NO 6.7.8 - Protected tree replacement requirements Demo plan references a tree preservation plan, unable to locate in current submittal, please submit
NO 6.7.9 - Replacement trees; general requirements Demo plan references a tree preservation plan, unable to locate in current submittal, please submit
NO 6.8.2 - Landscape plan requirements (details, schedule, calculations, notes) No landscape schedule or details submitted
PEND 6.8.3 - Landscape design standards
N/A 6.8.5 - Landscape area requirements for residential and mixed use developments HOA docs have no reference to Florida Friendly Landscape Principles, Please see this section, 6.8.5.(d) for items to be covered. See link for example - https://ffl.ifas.ufl.edu/media/fflifasufledu/docs/CCRs_Sept-20-2010_final.pdf
YES 6.8.6 - Buffers Provide waivers or conditions supporting no vegetation being planted for buffers.
N/A 6.8.7 - Parking areas and vehicular use areas
N/A 6.8.8 - Building landscaping
N/A 6.8.9 - Service and equipment areas
N/A 6.13.3 C(5) - Landscaping of public stormwater management facilities
N/A 6.13.3 D(4) - Landscaping of private stormwater management facilities
NO 6.8.10 - General planting requirements (specifications) Provide specifications
YES 6.8.11 - Landscape installation
NO 6.8.12 - Landscape completion inspection requirements Provide note from this section
NO 6.9.2 - Irrigation plan requirements (details, legend, notes) Provide irrigation for buffer plantings
PEND 6.9.3 - Irrigation design standards
PEND 6.9.5 - Irrigation system installation
PEND 6.9.6 - Completion inspection requirements
N/A 6.19.3 - Outdoor lighting plan requirements
N/A 6.19.4 - Exterior lighting design standards
N/A 5.5.4.B - Permitted uses within Springs Protection Overlay Zone
YES Additional Landscape comments Please submit Tree mitigation, Landscape and Irrigation plans for review

SUBMITTAL SUMMARY REPORT (31420)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
OCE Design (Plans) (Office of the County Engineer)	Gerald Koch	07/01/2025	11/10/2025	Approved

Comments

YES 2.18.2.B - Improvement Plan fee of $1,200.00 + ($10.00 x per lot) 6/26/25-fee due with resubmittal
10/11/24-fee due with resubmittal
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 2.18.2.B - Plan review fee of $40.00 made payable to Marion County Health Department
N/A 2.18.3.A - Roadway inspection fee made payable to Marion County BCC
N/A 2.1.6.A - Resubmittal fee of $100.00 made payable to Marion County BCC
N/A 2.1.7.A - Revision fee of $100.00 made payable to Marion County BCC
N/A 2.1.3 - Order of plan approval
YES 2.12.3 - Title block shall be shown on all sheets denoting type of application; project name, location, county, and state; and date of original and all revisions
YES 2.12.4.A - Type of application on front page
YES 2.12.4.B - Project name centered at top of front page
YES 2.12.4.C - Name, address, phone number, and signature of owner and applicant on front sheet
YES 2.12.4.D - Owner's certification on front sheet: I hereby certify that I, my successors, and assigns shall perpetually maintain the improvements as shown on this plan
YES 2.12.4.E & 6.2.1.A - The name, address, phone number, signature, date, license number, and seal of the responsible professional shall be shown on each plan sheet
YES 2.12.4.F - Licensed professional certification on cover sheet with signature and seal on all sheets prior to plan approval
YES 2.12.4.F(1) - Licensed Design Professional Certification: I hereby certify that these plans and calculations were completed in accordance with all applicable requirements of the Marion County Land Development Code, except as waived.
YES 2.12.4.G - A key location or vicinity map, with north arrow, with reference to surrounding properties, streets, municipal boundaries, sections, ranges, and township
YES 2.12.4.H - A portrait oriented minimal 3 inches x 5 inches space, located 2.75 inches from the right edge of paper and .75 inches from the top edge of paper, shall remain blank to allow for a County approval stamp
YES 2.12.4.I & 6.2.1.D - Index of sheets and all sheets shall indicate each sheet number and the total number of sheets
INFO 2.12.4.K - List of approved waivers, conditions, date of approval 10/11/24-add waivers if requested in future
YES 2.12.4.L(1) - Parcel number
YES 2.12.7 - Digital version of plan
YES 2.18.2.G - Easement requirements of each utility shall be indicated by the utility on a copy of the Preliminary Plat or by letter. (Letters/emails of easement acceptance due with improvement plan.) 6/26/25-Corrected
10/11/24-No documentation found
YES 2.19.4.C - No Final Plat shall be accepted for filing by the Clerk of the Circuit Court until...an MSBU, CDD, or other special district for the purposes of maintaining the improvements for this plat has been established 6/26/25-Corrected
10/11/24-No documentation found
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, graphic drawing, & written scale
YES 6.3.1.F(1) - A copy of the documents demonstrating the establishment of a corresponding MSBU, CDD, or other State recognized special district responsible for the maintenance and operation of the dedicated improvements 6/26/25-Corrected
10/11/24-No documentation found
YES 6.12.9.F - Public dedications shall be pre-approved by DRC. If an MSBU is established as the maintenance and operation entity, roads and stormwater facilities can be platted as public 6/26/25-Corrected
10/11/24-No documentation found
INFO Additional Development Review Comments Establishment of an MSBU is required prior to final plat approval. Contact the MSTU Department at (352)438-2650 to create an MSBU or obtain a waiver from BCC via DRC.

OCE Property Management (Plans) (Office of the County Engineer)		07/01/2025	11/10/2025	Approved

Comments

INFO Improvement Plan 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]."
For questions, please contact Angi Rosario @ 352-671-8667
INFO Improvement Plan 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]."
For questions, please contact Angi Rosario @ 352-671-8667
INFO Improvement Plan 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]."
For questions, please contact Angi Rosario @ 352-671-8667

OCE Stormwater (Permits & Plans) (Office of the County Engineer)	07/01/2025	11/10/2025	Approved

SUBMITTAL SUMMARY REPORT (31420)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
OCE Stormwater (Permits & Plans) (Office of the County Engineer)		07/01/2025	11/10/2025	Approved

Comments

YES 2.12.4.L(9)(b) - Data Block (Impervious Area)
YES 2.12.8 - Topographical Contours
YES 2.12.9/10 - Existing Drainage Right-of-Way/Easements
YES 2.12.9/10 - Proposed Drainage Right-of-Way/Easements
YES 2.12.13/14/15 - General Exhibits
YES 2.12.20 - Stormwater Infrastructure Supports Phasing
YES 2.12.22 - Stormwater Tract/Right-of-Way
YES 2.12.38 - Stormwater Maintenance Entity
YES 6.13.2.C - Geotechnical Investigation Report
YES 6.13.7 - Geotechnical Criteria Approved per AR 26585
YES 6.13.2.A(1)/(2) - Contributing Basins/Tc
YES 6.13.2.B(1)/(2) - Runoff Analysis/ Tc Calculations
YES 6.13.2.A(4) - Stormwater Features & Connective Elements
YES 6.13.2.A(3) - Retention/Detention Area Design Parameters
YES 6.13.3 - Type of Stormwater Facility Criteria Approved per AR 26585
YES 6.13.4 - Stormwater Quantity Criteria
YES 6.13.2.B(4) - Hydrologic Analysis Approved per AR 26585
YES 6.13.4.C - Discharge Conditions
YES 6.13.2.B(6) - Freeboard
YES 6.13.4.D - Recovery Analysis
YES 6.13.5 - Flood Plain & Protection
YES 6.13.2.A(8) - Finish Floor Elevation Criteria
YES 6.12.6 - Roadway Flooding Level of Service
YES 6.13.6 - Stormwater Quality Criteria
N/A 6.13.6.B - Alternative Treatement 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
YES 6.13.2.A(9) - Access Accommodates Stormwater
YES 6.13.8.B(7) - Minimum Pipe Size
YES 6.13.2.A(5) - Existing/Proposed Stormwater Structures
YES 6.13.2.A(6) - Existing/Proposed Stormwater Pipes
YES 6.13.2.A(7) - Existing/Proposed Stormwater Swales
YES 6.13.9 - Grading Criteria
YES 6.13.2.A(11)(a) - Construction Entrance
YES 6.13.2.A(11)(b) - Erosion Control
YES 6.13.2.A(12)/6.12.5 - Stormwater Details, Cross Sections, References
YES 6.13.2.B(8) - Calculation & Plan Consistency
INFO 6.13.10.B - Copy of NPDES Permit or NOI Please provide a copy of the NPDES permit or NOI prior to construction.
INFO Copy of District Permit (County Interest) Please provide a copy of the District permit.
YES 6.10 Karst Topography and High Recharge Areas Approved per AR 26585
YES 7.1.3 Drainage Construction Specifications
YES 6.13.12 - Operation and Maintenance Approved per AR 26585
YES Please provide a final signed and sealed hard copy signature page with references to the stormwater analysis or final hard copy of the full stormwater analysis.
YES Additional Stormwater comments If you have questions or would like to discuss the stormwater review comments, please contact Alexander Turnipseed at (352) 671-8376 or alexander.turnipseed@marionfl.org.

OCE Survey (Plans) (Office of the County Engineer)		07/01/2025	11/10/2025	Requires Re-submit

Comments

YES 6.2.1.A - The name, street address, signature, date, license number, and seal of the responsible professional shall be shown on each plan sheet.
YES 6.2.1.F - Provide north arrow and graphic drawing and written scale

NO 6.4.7.A(1) - Provide a minimum of two bench marks per site with a statement or table detailing vertical datum Please provide.
NO 6.4.7.B(1) - Provide a minimum of two intervisible horizontal control points per site Please provide.
NO 6.4.7.B(2) - Horizontal control points shall be monumented and referenced to the Florida State Plane Coordinate System Please provide.
NO 6.4.7.B(H) - Control points shall be referenced Please provide.
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

N/A 6.4.7.E - Line and curve tables 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
N/A Additional Survey comments

SUBMITTAL SUMMARY REPORT (31420)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
OCE Traffic (Permits & Plans) (Office of the County Engineer)		07/01/2025	11/10/2025	Requires Re-submit

Comments

YES 2.12.9 - Location and dimensions of streets and right-of-way
YES 2.12.20 - Phases of development
N/A 2.12.30 - Route plan
N/A 2.12.38 - Maintenance of improvements
YES 2.18.2.I - Connections to other phases
YES 2.18.2.K - Public and private utilities
YES 2.18.2.L - Road classification
YES 6.2.1.E - Drawing legend
N/A 6.11.4.E - Sight triangle
YES 6.11.5.B(4) - Driveway width
N/A 6.11.5.B(5) - Concrete mitered end sections
N/A 6.11.5.C(4) - Driveway sight distance
N/A 6.11.5.C(6) - Commercial driveway width
N/A 6.11.5.C(7) - Commercial driveway grade
YES 6.11.6 - Construction route 10/11/24 - Show construction route to be utilized.

N/A 6.11.9.A - Traffic signals
YES 6.11.9.B - Traffic signs
N/A 6.11.9.C - Pavement marking
YES 6.12.1 - Purpose and intent
YES 6.12.2 - Right-of-way
YES 6.12.3 - Typical sections
YES 6.12.4 - Plan and profile
N/A 6.12.5 - Cross sections
YES 6.12.7 - Pavement sections
YES 6.12.8 - Soil data
NO 6.12.9 - Subdivision roads and related infrastructure 7/7/25 - Dead-end road design will require DRC waiver for approval. It is unlikely that a stabilized emergency access turnaround for a road of this length would be sufficient for approval.

10/11/24 - The dead-end road is required to have a cul-de-sac at terminal end as it does not meet the excepted conditions.
N/A 6.12.10 - Intersection layout
N/A 6.12.11 - Turn lanes
YES 6.12.12 - Sidewalks
N/A 6.12.13 - Utility position in right-of-way
N/A 6.12.14 - Street lighting
N/A Additional Traffic comments

Utilities (OCE Plans) (Utilities)		07/01/2025	11/10/2025	Requires Re-submit

SUBMITTAL SUMMARY REPORT (31420)

Comments

YES Marion County Utilities Contact Information Sheet 01 - correct to Customer Service 24/7/365 352-307-6000
YES Parcel numbers identified in project match proposed site plan layout 4820-0000003, 48271-000-00, 48206-000-00
YES 6.14.2.A(1) - Public water service area/provider MCU; offsite & connections shown to serve 5 new lots
YES 6.14.2.A(1) - Public sewer service area/provider MCU; offsite & connections shown to serve 5 new lots
N/A 6.14.2.A(1) - Letter of Availability and Capacity (w/Location Map of water and/or sewer as app) from provider
YES 6.14.2.A - Water Connection Requirements Connecting to Sunset Hills existing 8" water main.
YES 6.14.2.A - Sewer Connection Requirements Extending and connecting to gravity.
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
INFO 6.14.3.B - Springs Protection Zone Secondary Springs Protection Zone
YES 6.14.4 - Water (potable) Capital Charges and Flow Rates - proposed use identified to calculate 7/1/25 Acknowledged. Previous Comment: invoiced for domestic & SS cap fees when building permits applied for
INFO 6.14.4 - Water (irrigation) Capital Charges and Flow Rates - total irrigated area identified Confirm whether there is any irrigation planned within Phase 4? No landscape or irrigation plans were uploaded with the current submittal. Irrigation called out on Sleeving Plan.
YES 6.14.4 - Sewer Capital Charges and Flow Rates - proposed use identified to calculate
YES 6.14.5.A(1) - Submittal Requirements - Existing on-site & off-site mains and service connections
INFO 6.14.5.A(2) - Submittal Requirements - Proposed on-site & off-site mains and service connections 7/1/2025 The only reason SS is not connecting to manhole on 160th Place is because it's existing? Previous comment: see changemarks in ePlans on Sheet 7 for SS mods per MCU Maintenance Manager
N/A 6.14.5.A(3) - Submittal Requirements - Lift Stations layout, elevations, schedules
YES 6.14.5.A(6) - Submittal Requirements - Manhole locations, rim and invert elevations outside paved areas per other WW comment
YES 6.14.5.A(8) - Submittal Requirements - Connection to existing water system
N/A 6.14.5.A(8) - Submittal Requirements - Connection to existing sanitary system
YES 6.14.5.B - Construction Notes - Cover, horiz/vert datums, construction requirements
NO 6.14.5.B - Construction Notes - UT DETAILS - current LDC version 7/1/25: PG 12.02 - Update details to 4/13/2023 versions. Remove details if not needed. PG 11.02 -Update details to 4/13/2023 versions. Remove details if not needed. (2) Duplicated pages for water details were uploaded.
YES 6.14.5.C - All issued permits related to this project shall be submitted to MCU (DOT, ROW, misc)
YES 6.14.5.C - DEP permit for water mains to be constructed/owned by MCU 7/1/25 Acknowledged. Previous comment: submit PWS & WW DEP permits (or modification to existing) to Carrie.Hyde@MarionFL.org - LEAVE ALL MCU DATA BLANK. Permits must have EOR & Owner's signatures before sending to MCU.
N/A 6.14.5.C - DEP permit for water mains to be constructed/owned by developer
YES 6.14.5.C - DEP permit for sewer mains to be constructed/owned by MCU per other DEP permit comment
N/A 6.14.5.C - DEP permit for sewer mains to be constructed/owned by developer
N/A 6.14.5.D - Hydraulic Analysis
YES 6.14.6 - Design Criteria for Utility Systems to be owned/maintained by MCU
YES 6.14.7 - Construction Inspection - PLAN NOTE: 7/1/25 Added to plans. Sheet 7 - correct note to be "MCU personnel are to inspect any work performed on or around existing MCU infrastructure. A pre-construction meeting is required to be held a minimum of 48 hours prior to start of any construction. If the pre-construction meeting is not completed, any work may be halted. To schedule, contact MCU's Construction Coordinator at 352-307-6013."
This is a recurring reject comment; kindly update template for MCU notes.
YES 6.14.8.A - Completion and Closeout - PLAN NOTE: As-builts 7/1/25 - Added to plans. Previous comment: Sheet 7 Add to sheet: "As-built shall include all assets dedicated to MCU as per LDC with state plane data. Official road name(s) shall also be provided on final as-built to MCU. Incomplete data will result in DEP clearance delays."
N/A 6.14.9.A - Developer's Agreement
N/A 6.14.9.B - Transfer of Facilities to Marion County Utilities - PLAN NOTE:
YES 6.14.9.B - Bill of Sale Offsite mains will be conveyed to MCU through Bill of Sale; start this process with Carrie.Hyde@MarionFL.org sooner than later to avoid project closeout delays.
YES 6.15.1 - Potable Water Distribution System
N/A 6.15.2 - Decentralized Water System (WTP)
YES 6.15.3 - Fire Protection/Fire Flow Capacity defer to MCFR - served by MCU public water main
YES 6.15.4 - Water Main Piping Installation
YES 6.15.5 - Water Service and Connection
YES 6.15.6.A - Potable Water Metering - individual/banked, size
N/A 6.15.6.B - Irrigation Water Metering - size
N/A 6.15.6.C - Sewer service only (water meter required/shown)
YES 6.15.6.D - Meter Location
N/A 6.15.6.E - Meter Easements
NO 6.15.6.F - Meter Boxes 7/1/25 PG 7.01 - Move water service to lot line
N/A 6.15.6.G & H - Meter Sizing
N/A 6.15.7 - Cross Connection Control and Backflow Prevention
N/A 6.15.8 - Public Water Well Standards
N/A 6.15.9 - Wellfield and Water Supply
N/A 6.15.10 - Water Treatment Plants (WTP)
N/A 6.16.2 - Decentralized Wastewater Treatment Plant (WWTP)
YES 6.16.4 - Wastewater Collection Systems (Gravity/Pressurized) Design per other WW comment
N/A 6.16.5.A & B - Private Wastewater Pump Stations
N/A 6.16.5.C - Public Wastewater Pump Stations (MCU Standards)
N/A 6.17 - Water Reclamation/Reuse Facilities
N/A Article 7 - Construction Standards - PLAN NOTE:
INFO Utilities Plan Review Fee per Resolution 15-R-583 - payable to Marion County Utilities 7/1/25: Plan Review Fee $225.00 Previous comment: $225 - 3 sheets review; to pay by phone call 352-671-8686 & reference AR 31420 MCU Plan Review Fee
YES Additional Utilities comments cloud all changes
YES Additional Utilities comments Sheet 02 - change all instances of 14 ga. wire to 10 ga. (this is a constant change; please update MCU template)
YES Additional Utilities comments Sheet 02 - SS Notes (1) #8 - "S" notched in curbing; Water Notes (2) #10 "W" notched in curbing (3) #23 remove "thrust blocks"
N/A Additional Utilities comments

N/A Additional Utilities comments
N/A Additional Utilities comments
N/A Additional Utilities comments
N/A Additional Utilities comments
N/A Additional Utilities comments
N/A Additional Utilities comments

OCE: Plan Review (DR) v.2

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
911 Management (DR) (911 Management)	Caroline Dennison	12/17/2025	12/15/2025	Approved
Environmental Health (Plans) (Environmental Health)	Evan Searcy	12/17/2025	12/23/2025	Approved
Fire Marshal (Plans) (Fire)	Jonathan Kenning	12/17/2025	12/11/2025	Approved
Comments	previously approved			
Growth Services Planning & Zoning (DR) (GS Planning and Zoning)	Xinyi Chen	12/17/2025	12/18/2025	Requires Re-submit
Corrections	2.1.3 - Order of plan approval and consistency (Not Resolved) - 2.1.3 - Order of plan approval and consistency: The plans shall be consistent with approved Pre-Plat. Plans listed below may be reviewed concurrently, but must be approved in the order listed below, when applicable and when the proper land use and zoning are in place: A.Master Plan. B.Preliminary Plat. C.Improvement Plan. D.Final Plat. E.Major Site Plan. However, a Major Site Plan can be substituted for the Improvement Plan and can be approved before approval of the Final Plat in cases when the infrastructure improvements supporting the plat are proposed as part of the Major Site Plan application.			
Corrections	Additional Growth Services Comments (Not Resolved) - Additional Growth Services Comments			
Landscape (Plans) (Parks and Recreation)	Susan Heyen	12/17/2025	12/11/2025	Requires Re-submit
Comments	See comment markups on the plan			
OCE Design (Plans) (Office of the County Engineer)	Gerald Koch	12/17/2025	01/02/2026	Approved
OCE Property Management (Plans) (Office of the County Engineer)		12/17/2025	12/22/2025	Informational
Comments	IF APPLICABLE: Sec. 2.18.1.I - Show connections to other phases. Sec.2.19.2.H – Legal Documents Legal documents such as Declaration of Covenants and Restrictions, By-Laws, Articles of Incorporation, ordinances, resolutions, etc. Sec. 6.3.1.B.1 – Required Right of Way Dedication (select as appropriate) For Public Streets. "[All streets and rights-of-way shown on this plat or name specifically if less than all] are hereby dedicated for the use and benefit of the public." Sec. 6.3.1.B.2 – Required Right of Way Dedication For Non-Public Streets. "[All streets and rights-of-way shown on this plat or name specifically if less than all] are hereby dedicated privately to the [entity name]. All public authorities and their personnel providing services to the subdivision are granted an easement for access. The Board of County Commissioners of Marion County, Florida, shall have no responsibility, duty, or liability whatsoever regarding such streets. Marion County is granted an easement for emergency maintenance in the event of a local, state, or federal state of emergency wherein the declaration includes this subdivision or an emergency wherein the health, safety, or welfare of the public is deemed to be at risk." Sec. 6.3.1.D.3 - Cross Access Easements For Cross Access Easements. "All parallel access easements shown on this plat are hereby dedicated for the use and benefit of the public, and maintenance of said easements is the responsibility of [entity name]." Sec. 6.3.1.C.1 - Utility Easements (select as appropriate) "[All utility easements shown or noted or name specifically if less than all] are dedicated [private or to the public] for the construction, installation, maintenance, and operation of utilities by any utility provider." Sec. 6.3.1.C.2 – Utility Easements "[All utility tracts or identify each tract as appropriate] as shown are dedicated [private or to the public] for the construction and maintenance of such facilities." Sec.6.3.1.D(c)(1)(2)(3) - Stormwater easements and facilities, select as appropriate: 1. "[All stormwater and drainage easements as shown or noted or name specifically if less than all] are dedicated [private or to the public] for the construction and maintenance of such facilities." 2. "[All stormwater management tracts or identify each tract as appropriate] as shown are dedicated [private or to the public] for the construction and maintenance of such facilities." 3. When any stormwater easement and/or management tract is not dedicated to the public or Marion County directly, the following statement shall be added to the dedication language: "Marion County is granted the right to perform emergency maintenance on the [stormwater easement and/or management tract, complete accordingly] in the event of a local, state, or federal state of emergency wherein the declaration includes this subdivision or an emergency wherein the health, safety, or welfare of the public is deemed to be at risk." Sec.6.3.1.D(f) – If a Conservation Easement is required the following shall be provided: "A conservation easement [as shown or on tract and identify the tract, complete accordingly] is dedicated to [the Board of County Commissioners of Marion County, Florida or entity name, if not Marion County] for the purpose of preservation of [listed species, habitat, Karst feature and/or native vegetation, complete accordingly]."			
OCE Stormwater (Permits & Plans) (Office of the County Engineer)	Alexander Turnipseed	12/17/2025	12/11/2025	Approved
OCE Survey (Plans) (Office of the County Engineer)	Theresa Smail	12/17/2025	12/17/2025	Approved

SUBMITTAL SUMMARY REPORT (31420)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
OCE Traffic (Permits & Plans) (Office of the County Engineer)	Chris Zeigler	12/17/2025	12/11/2025	Requires Re-submit
Corrections	6.12.9 - Subdivision roads (Not Resolved) - 6.12.9 - Subdivision roads : Subdivision roads must meet the design requirements in Section 6.12.9.			
Utilities (OCE Plans) (Utilities)	Heather Proctor	12/17/2025	12/24/2025	Requires Re-submit
Comments	Project is served by MCU water and wastewater. See corrective plan comments.			
Corrections	Additional Utilities Comments (Not Resolved) - Additional Utilities Comments			
Corrections	6.14.5.A(2) - Proposed mains & connections shown (Not Resolved) - 6.14.5.A(2) - Proposed mains & connections shown:			
Corrections	6.14.4 - Capacity charges - irrigation (Not Resolved) - 6.14.4 - Capacity charges - irrigation: Projects using MCU irrigation shall must show the irrigation tap, meter placement, size, and backflow. Indicate total SF of irrigated area in anticipation of the irrigation meter request through Customer Service.			

eREVIEW SESSION FILES: File Category Placeholder.pdf
Signed RAI letter 12-10-25.pdf

REVIEWER	MARKUP	DATE/TIME	FILE NAME	PG #
Susan Heyen	Provide Tree Preservation Plan, not included in this submittal	12/11/2025 3:48	PMFile Category Placeholder.pdf	5
Susan Heyen	1. Sheet 05.01 indicates a 15' Type C buffer to be installed2. Buffer plantings to be on the public view side of the fence3. Provide plant schedule, native calculations, and all Code Required landscape information4. Provide signed and sealed Irrigation plan5. Provide signed and sealed Landscape Plan (6.2.1)	12/11/2025 3:50	PMFile Category Placeholder.pdf	20

Marion County
Board of County Commissioners

Office of the County Engineer

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

DEVELOPMENT REVIEW COMMITTEE WAIVER REQUEST FORM

Date: 2/23/2026 Parcel Number(s): 4820-0000002, 4820-0000003, 48271- Permit Number: 31420

A. PROJECT INFORMATION: Fill in below as applicable:

Project Name: SUNSET HILLS PHASE 4 Commercial ☐ Residential ☑
Subdivision Name (if applicable):
Unit Block Lot Tract

B. PROPERTY OWNER'S AUTHORIZATION: The property owner's signature authorizes the applicant to act on the owner's behalf for this waiver request. The signature may be obtained by email, fax, scan, a letter from the property owner, or original signature below.

Name (print): SUNSET HILL DEVELOPMENT, LLC.
Signature:
Mailing Address: 4349 SE 20TH ST. City: Ocala
State: FL Zip Code: 34471 Phone # (352) 895-3687
Email address: mattpfabian@gmail.com

C. APPLICANT INFORMATION: The applicant will be the point of contact during this waiver process and will receive all correspondence.

Firm Name (if applicable): Tillman & Associates Engineering, LLC Contact Name: Jeffrey McPherson, P.E.
Mailing Address: 1720 SE 16th Ave., Bldg 100 City: Ocala
State: FL Zip Code: 34471 Phone # (352) 387-4540
Email address: permits@tillmaneng.com

D. WAIVER INFORMATION:
Section & Title of Code (be specific): 6.12.9 - Subdivision roads
Reason/Justification for Request (be specific): Request to use a stabilized turnaround in lieu of a traditional cul-de-sac for a dead-end road exceeding 150 feet in length. The proposed stabilized turnaround will be designed to fully accommodate emergency vehicles (e.g., fire apparatus), meeting applicable fire access and turning radius standards as outlined in IFC and NFPA criteria. An easement will be provided and recorded to ensure the turnaroun

---

DEVELOPMENT REVIEW USE:
Received By: Date Processed: Project # AR #

ZONING USE: Parcel of record: Yes ☐ No ☐ **Eligible to apply for Family Division: Yes ☐ No ☐**
Zoned: ESOZ: P.O.M. Land Use: **Plat Vacation Required: Yes ☐ No ☐**
Date Reviewed: Verified by (print & initial):

Revised 6/2021

IMPROVEMENT PLANS FOR SUNSET HILLS PHASE 4

SECTIONS 26, TOWNSHIP 17 SOUTH, RANGE 23 EAST
MARION COUNTY, FLORIDA

UTILITY COMPANIES:

WATER / SEWER	MARION COUNTY UTILITIES	CUSTOMER SERVICE 24/7 352-307-6000
ELECTRIC	DUKE ENERGY	SHANE MCKINNEY 352-566-4269
CABLE/PHONE/INTERNET	CHARTER COMM.	DISPATCH 800-778-9140
	LUMEN	DISPATCH 800-871-9244
	COX CABLE	DISPATCH 800-778-9140

PERMITS:

1. MARION COUNTY - PRELIMINARY PLAT - PENDING
2. MARION COUNTY - IMPROVEMENT PLAN - PENDING
3. MARION COUNTY PUD - FILE # 20060025 - APPROVED JULY 31,2020
4. MARION COUNTY - MASTER PLAN - APPROVED MAY 11, 2020
5. MARION COUNTY - PRELIMINARY PLAT - APPROVED NOVEMBER 15, 2021
6. MARION COUNTY - IMPROVEMENT PLAN - APPROVED MAY 2, 2022
7. S.J.R.W.M.D. - E.R.P. - 363442-2, APPROVED AUGUST 25, 2021
8. F.D.E.P. - POTABLE WATER -PENDING
9. F.D.E.P. - SANITARY SEWER - PENDING
10. F.D.E.P. - POTABLE WATER - 0080731-065-DSGP, APPROVED SEPTEMBER 13, 2021
11. F.D.E.P. - SANITARY SEWER - #12-0409551-001-CG, APPROVED SEPTEMBER 13, 2021
12. F.D.E.P. - N.P.D.E.S. (BY OTHERS)

WAIVERS:

LEGAL DESCRIPTION:

SEE SHEET 02.02 FOR LEGAL DESCRIPTION.

BASIS OF BEARINGS:

BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM OF 1983 (NAD 83), WITH 2011 ADJUSTMENT AS DERIVED FROM THE FLORIDA DEPARTMENT OF TRANSPORTATION VIRTUAL REFERENCE STATION NETWORK

STATE PLANE COORDINATES:

BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM OF 1983 (NAD 83), WITH 2011 ADJUSTMENT AS DERIVED FROM THE FLORIDA DEPARTMENT OF TRANSPORTATION VIRTUAL REFERENCE STATION NETWORK

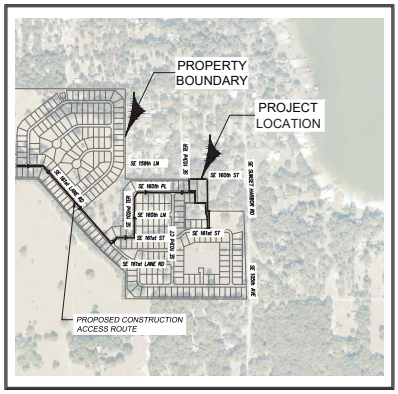
VERTICAL DATUM:

VERTICAL DATUM IS BASED ON NATIONAL GEODETIC SURVEY FLORIDA GPS CONTROL POINT 43 AZMK, ELEVATION 67.86 (NAVD 1988)

BENCHMARKS:

TEMPORARY BENCHMARK (#10586) SET NAIL & DISK (LB 8071)
ELEVATION = 72.72' (NAVD 1988) NORTHING = 1696806.620 EASTING = 662170.2400

THIS SITE CONTAINS:
RESIDENTIAL LOTS = 5
PROJECT ACRES = 1.16 ACRES
TOTAL ON-SITE EXISTING IMPERVIOUS AREA = 0.0 SF (0.0 AC-0.0 %)
TOTAL ON-SITE PROPOSED IMPERVIOUS AREA = 19505.5 SF (0.45 AC-38.79 %)
MILES OF ROADWAY = 0.020
MARION COUNTY PARCEL # 4820-0000002, 4820-0000003, 48271-000-00, 48206-000-00
LAND USE: MEDIUM RESIDENTIAL
ZONING: PUD (PLANNED UNIT DEVELOPMENT), A-1 (GENERAL AGRICULTURE)



VICINITY MAP
SCALE: 1" =250'

811 Know what's below. Call before you dig.

Call 48 Hours before you dig. It's the Law! 1-800-432-4770 Sunshine State One Call of Florida, Inc.

Marion County Approval Stamp

INDEX OF SHEETS

01.01	COVER
02.01-02.02	GENERAL NOTES
03.01	AERIAL PHOTOGRAPH
04.01	DEMOLITION PLAN
05.01	GEOMETRY PLAN
06.01	MASTER DRAINAGE PLAN
07.01	MASTER UTILITY PLAN
08.01	SIGNAGE & STRIPING PLAN
09.01	LOT GRADING PLAN & DETAILS
10.01	PLAN & PROFILE
11.01-10.02	POTABLE WATER DISTRIBUTION DETAILS
12.01-12.02	SANITARY SEWER DETAILS
13.01	ROADWAY & PAVEMENT DETAILS
14.01	DRAINAGE DETAILS
15.01	EROSION CONTROL PLAN & DETAILS
RN.01	911 MANAGEMENT PLAN
SL.01	SLEEVING PLAN
BL.01	BORING LOG
L.01	LANDSCAPE PLANS
1-9	BOUNDARY & TOPOGRAPHIC SURVEY (PREPARED BY JCH CONSULTING GROUP, INC.)

NOTES:

1. ALL CONSTRUCTION COVERED BY THESE PLANS SHALL COMPLY WITH THE MATERIAL REQUIREMENTS AND QUALITY CONTROL STANDARDS CONTAINED IN THE MARION COUNTY LAND DEVELOPMENT CODE AND THE MARION COUNTY UTILITY MANUAL AS APPLICABLE.
2. BASED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP (FIRM), COMMUNITY PANEL NO. 12083C0086E, EFFECTIVE DATE OF APRIL 19th, 2019. THE PROPERTY DESCRIBED HEREON LIES WITHIN FLOOD ZONES "X" AN AREA OF MINIMAL FLOOD HAZARD.
3. 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.
4. DESIGN SPEED = 25 M.P.H. TO BE POSTED AT 20 M.P.H. EXCEPT FOR CURVES WITH RADII LESS THAN 100'.
5. SIGHT DISTANCE AT DRIVEWAYS COMPLIES WITH MARION COUNTY REQUIREMENTS.
6. THIS PROJECT IS LOCATED IN THE SECONDARY SPRINGS PROTECTION ZONE.
7. THIS PROJECT HAS NOT BEEN GRANTED CONCURRENCY APPROVAL AND/OR GRANTED AND/OR RESERVED ANY PUBLIC FACILITY CAPACITIES. FUTURE RIGHTS TO DEVELOP THE PROPERTY ARE SUBJECT TO A DEFERRED CONCURRENCY DETERMINATION AND FINAL APPROVAL TO DEVELOP THE PROPERTY HAS NOT BEEN OBTAINED. THE COMPLETION OF CONCURRENCY REVIEW AND/OR APPROVAL HAS BEEN DEFERRED TO LATER DEVELOPMENT REVIEW STAGES, SUCH AS, BUT NOT LIMITED TO, BUILDING PERMIT REVIEW.

OWNER'S SIGNATURE

I HEREBY CERTIFY THAT I, MY SUCCESSORS AND ASSIGNS SHALL PERPETUALLY MAINTAIN THE IMPROVEMENTS AS SHOWN WITHIN THESE PLANS.

MATT FABIAN
SUNSET HILLS DEVELOPMENT, LLC

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.

JEFFREY McPHERSON, P.E.
Registered Engineer No. 69905
STATE OF FLORIDA

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE SURVEY REPRESENTED HEREON IS IN ACCORDANCE WITH ALL APPLICABLE REQUIREMENTS OF THE LDC AND MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS.

CHRISTOPHER J. HOWSON, P.S.M.
JCH CONSULTING GROUP, INC.
Registered Land Surveyor No. 6553
STATE OF FLORIDA

OWNER/DEVELOPER:
SUNSET HILL DEVELOPMENT, LLC.
CONTACT: MATT FABIAN
4349 SE 20TH ST.
OCALA, FLORIDA 34471
PHONE (352) 895-3687

CIVIL ENGINEER:
TILLMAN AND ASSOCIATES ENGINEERING, L.L.C.
JEFFREY MCPHERSON, P.E.
1720 SE 16TH AVE. BLDG. 100
OCALA, FLORIDA 34471
PHONE (352) 387-4540

SURVEYOR:
JCH CONSULTING GROUP, INC.
CHRISTOPHER J. HOWSON, P.S.M., CFM
426 SW 15TH STREET
OCALA, FLORIDA 34471
PHONE (352) 405-1482

GEOTECHNICAL CONSULTANT:
GEO-TECH, INC.
CONTACT: JONNY HEATH
1016 S.E. 3RD AVENUE
OCALA, FLORIDA 34471
PHONE (352) 694-7711

TILLMAN & ASSOCIATES ENGINEERING, LLC.
CIVIL ENGINEERING - PLANNING - LANDSCAPE ARCHITECTURE - ENVIRONMENTAL
1720 SE 16th Ave., Bldg 100, Ocala, FL 34471
OFFICE (352) 387-4540 Fax (352) 307-4545
CERTIFICATE OF AUTHORIZATION #28296

REVISIONS

DATE

IMPROVEMENT PLANS
SUNSET HILLS PHASE 4
MARION COUNTY, FLORIDA

COVER

DATE 11/3/2025
DRAWN BY AS
CHKD. BY JMM
JOB NO. 20-6018

SHT. 01.01

NOT VALID UNLESS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER

S:\Marion County\SUNSET HILLS PH4\CIVIL\CONSTRUCTION\01-Cover.dwg, 11/5/2025 1:56:22 PM

GENERAL NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFICATION OF SIZE AND LOCATION OF ALL EXISTING UTILITIES AND RELATED CONSTRUCTION PRIOR TO COMMENCEMENT OR WORK.CONTRACTOR SHALL CONTACT SUNSHINE STATE ONE CALL OF FLORIDA, INC. AT 1-800-432-4770, IN ACCORDANCE WITH CHAPTER 556, FLORIDA STATUTES.
2. ALL CONSTRUCTION TO BE IN ACCORDANCE WITH THE LATEST STANDARDS OF MARION COUNTY AND FDOT.
3. PAVEMENT STRIPING TO BE IN ACCORDANCE WITH MARION COUNTY SPECIFICATIONS AND WITH THE FLORIDA D.O.T. ROADWAY & TRAFFIC STANDARDS, INDEX 17346.
4. ALL TRAFFIC CONTROL SIGNS SHALL BE IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
5. WHERE MUCK OR OTHER ORGANIC MATERIAL IS FOUND, IT SHALL BE REMOVED AND REPLACED BY GOOD QUALITY BACKFILL MATERIAL OBTAINED FROM THE GRADING OPERATIONS OR OTHER SOURCE APPROVED BY THE ENGINEER. THE ORGANIC MATERIAL SHALL BE THEN USED AS TOP DRESSING WHEN MIXED WITH CLEAN SANDY SOIL.
6. ALL FINISHED GRADES AND ELEVATIONS ARE AS DENOTED BY THE APPLICABLE LEGEND.
7. AS PART OF THE CLEARING AND GRUBBING OPERATION, THE CONTRACTOR IS TO REMOVE EXISTING FACILITIES AND / OR FENCING FROM THE SITE AS SHOWN ON PLANS.
8. THE CONTRACTOR SHALL NOTIFY MARION COUNTY ENGINEERING DIVISION AND TILLMAN AND ASSOCIATES ENGINEERING, LLC AT LEAST ONE WEEK BEFORE COMMENCEMENT OF ANY CONSTRUCTION. CONTRACTOR SHALL OBTAIN A MARION COUNTY R/W PERMIT PRIOR TO COMMENCING WORK WITHIN MARION COUNTY R/W's.
9. A MINIMUM SEPARATION OF 1.5 FEET BETWEEN THE LIMEROCK BASE AND THE HIGHEST GROUNDWATER ELEVATION SHALL BE MAINTAINED WITHIN THE RIGHT-OF-WAY. CONTRACTOR TO NOTIFY ENGINEER IF 1.5 FEET OF SEPARATION IS NOT ACHIEVED.
10. A PRE-CONSTRUCTION MEETING IS REQUIRED PRIOR TO COMMENCEMENT OF CONSTRUCTION.
11. PER SECTION 82-371, CODE OF ORDINANCES: FOR ANY WORK WITHIN PUBLIC RIGHT OF WAYS, A RIGHT OF WAY UTILIZATION PERMIT MUST BE OBTAINED FROM THE ENGINEERING DEPARTMENT A MINIMUM OF 48 HOURS PRIOR TO THE START OF CONSTRUCTION.
12. THE CONTRACTOR SHALL SUBMIT THREE (3) SETS OF STANDARD SHOP DRAWINGS AND MANUFACTURER'S CATALOGS WITH THE MODEL NUMBER OR TYPE OF THE ITEM ENCIRCLED OR OTHERWISE DESIGNATED. THE SUBMITTALS SHALL BEAR THE APPROVAL OF THE UNDERGROUND UTILITY CONTRACTOR. ALL UTILITY SHOP DRAWINGS AND MANUFACTURER'S CATALOGS SHALL BE APPROVED BY THE ENGINEER OF RECORD AND MARION COUNTY PRIOR TO CONSTRUCTION.
13. ALL AS-BUILTS SHALL COMPLY WITH THE CURRENT LDC, SECTION 6.14.8 AND RETURNED IN NAD83 W. FORMAT WITH NORTHING AND EASTING COORDINATES FOR ALL ITEMS UNDER WATER AND WASTEWATER COMPONENTS.

PAVING AND DRAINAGE NOTES

1. PIPE LENGTHS SHOWN REPRESENT SCALED DISTANCE BETWEEN CENTERLINES OF DRAINAGE STRUCTURES.
2. ALL PAVEMENT RETURN RADII SHALL BE 28' AND MEASURED FROM THE INTERFACE OF THE CONCRETE CURB AND PAVEMENT SURFACE UNLESS OTHERWISE NOTED.
3. DITCH BOTTOM AND CONTROL STRUCTURE INLET GRATES SHALL BE SECURED WITH CHAIN AND EYEBOLT.
4. FIVE (5) FEET OF SOD IS REQUIRED AROUND ALL DITCH BOTTOM INLETS, MANHOLES, HEADWALLS AND MITERED END SECTIONS.
5. TOP ELEVATIONS OF MANHOLES IN GRASSED AREAS SHALL BE LOCATED AT FINISHED GRADE ELEVATION.
6. AS AN ALTERNATIVE, CONTRACTOR MAY USE ALTERNATIVE PIPE MATERIALS IN LIEU OF RCP. HOWEVER, CONTRACTOR MUST RECEIVE APPROVAL OF ALTERNATIVE PIPE MATERIALS IN WRITING BY MARION COUNTY AND TILLMAN & ASSOCIATES ENGINEERING, LLC PRIOR TO CONSTRUCTION.
7. TOP SOIL WHICH HAS BEEN STRIPPED AND STOCK PILED DURING THE COURSE OF CONSTRUCTION SHALL BE REDISTRIBUTED ON ALL REGRADED SURFACES SO AS TO PROVIDE AT LEAST FOUR INCHES OF EVEN COVER TO ALL DISTURBED AREAS OF THE DEVELOPMENT AND SHALL BE STABILIZED BY SEEDING OR PLANTING
8. ALL DISTURBED AREAS WITH SLOPES UP TO 6:1 SHALL BE SEEDED AND MULCHED. SLOPES STEEPER THAN 6:1 SHALL BE SODDED AND SLOPES 3:1 OR STEEPER SHALL HAVE THE SOD PEGGED.
9. SEE TABLE 2.0 FOR REQUIRED STORM PIPE COVER BENEATH AN UNPAVED SECTION.
10. SEE TABLE 3.0 FOR REQUIRED STORM PIPE COVER BENEATH RIGID PAVEMENT.
11. SEE TABLE 4.0 FOR REQUIRED STORM PIPE COVER BENEATH FLEXIBLE PAVEMENT
12. THE TABULATED VALUES ARE RECOMMENDED MINIMUM DIMENSIONS TO WITHSTAND ANTICIPATED HIGHWAY TRAFFIC LOADS. ADDITIONAL COVER MAY BE REQUIRED TO SUPPORT CONSTRUCTION EQUIPMENT LOADS OR HIGHWAY TRAFFIC LOADS BEFORE PAVEMENT IS COMPLETED. SOME SIZE THICKNESS COMBINATIONS MAY REQUIRE MINIMUM COVER GREATER THAN THOSE LISTED ABOVE. SEE FDOT INDEX 205, SHEETS 1-6.
13. ALL RCP STORM WATER PIPE SHALL MEET THE COVER & CLASS CRITERIA AS OUTLINED IN FDOT INDEX 205.
14. ALL STORM PIPE JOINTS SHALL BE WRAPPED AS SPECIFIED IN FDOT INDEX 280.
15. THE LAST FOOT OF STORM WATER POND SHALL NOT BE EXCAVATED UNTIL ALL DISTURBED AREAS ARE STABILIZED.
16. ANY FILL MATERIAL MUST BE APPROVED BY ENGINEER IN WRITING PRIOR TO PLACEMENT.
17. SIGNIFICANT CARE MUST BE TAKEN WHEN GRADING RETENTION PONDS TO ENSURE THAT POND BOTTOMS DO NOT BECOME COMPACTED DURING CONSTRUCTION OR SEALED BY CONSTRUCTION SEDIMENT. IF SEDIMENTATION OR COMPACTION OF A POND BOTTOM OCCURS, IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RESTORE THE DESIGN HYDRAULIC CONDUCTIVITY.

SANITARY SEWER NOTES

1. ALL MATERIALS AND CONSTRUCTION SHALL BE IN COMPLIANCE WITH THE ***MARION COUNTY*** MANUAL OF STANDARD SPECIFICATIONS FOR WASTEWATER CONSTRUCTION.
2. ALL SANITARY SEWER CONSTRUCTION AND MATERIALS WITHIN R/W OR EASEMENT TO BE OWNED AND MAINTAINED BY MARION COUNTY UTILITIES.
3. ALL MANHOLES SHALL BE 4 FT. INSIDE DIAMETER.
4. PIPE LENGTHS SHOWN REPRESENT SCALED DISTANCES BETWEEN MANHOLE CENTERLINE.
5. ALL SANITARY SERVICE LATERALS SHALL BE 6 INCH DIAMETER, UNLESS SPECIFIED OTHERWISE ON PLANS.
6. INVERTS OF SANITARY SERVICE LATERALS AT THEIR CONNECTION TO SANITARY MANHOLES SHALL BE NO MORE THAN ONE (1) FOOT ABOVE THE MANHOLE INVERT.
7. MINIMUM AS BUILT 8" PVC SEWER LINE SLOPE WILL BE 0.40% MINIMUM SLOPE OR WILL BE RELAID BY CONTRACTOR TO MEET THE MINIMUM SLOPE REQUIREMENT AT NO ADDITIONAL COST.
8. MARK LATERALS BY ETCHING AN "S" INTO CURBING.
9. PIPE MATERIAL IS ASTM D3034, SDR-26 UNLESS OTHERWISE NOTED.
10. A MINIMUM 1.04% SLOPE SHALL BE MAINTAINED ON THE SANITARY SEWER SERVICE LATERALS. AT NO TIME SHALL A SANITARY SEWER LATERAL HAVE A SLOPE OF 15% OR GREATER.
11. SANITARY SEWER GRAVITY MAINS ARE TO BE UPGRADED IN MATERIAL TO WATER MAIN STANDARDS AND HYDROSTATICALLY PRESSURE TESTED WITH WATER TO ENSURE JOINT TIGHTNESS IF EITHER OF THE HORIZONTAL OR VERTICAL MINIMUM REQUIRED CLEARANCE FROM A WATER MAIN CANNOT BE MAINTAINED OR IF THE SEWER MAIN IS ABOVE THE WATER MAIN. UPGRADE TO MATERIAL CANNOT BE MADE WITHOUT PRIOR APPROVAL FROM FDEP.
12. LEAKAGE TEST ARE SPECIFIED REQUIRING THAT
    - A) THE LEAKAGE EXFILTRATION OR INFILTRATION DOES NOT EXCEED 200 GALLONS PER INCH OF PIPE DIAMETER PER MILE PER DAY FOR ANY SECTION OF THE SYSTEM.
    - B) EXFILTRATION OR INFILTRATION TESTS BE PERFORMED WITH A MINIMUM POSITIVE HEAD OF 2 FEET.
    - C) AIR TESTS, AS MINIMUM, CONFORM TO THE TEST PROCEDURE DESCRIBED IN ASTM C-924 FOR CONCRETE PIPE, ASTM F-1417 FOR PLASTIC PIPE AND FOR OTHER MATERIALS APPROPRIATE TEST PROCEDURES, AIR TESTING, IF SPECIFIED FOR CONCRETE SEWER MANHOLES, CONFORMS TO THE TEST PROCEDURES DESCRIBED IN ASTM C-1244.
13. DEFLECTION TESTS SHALL BE PERFORMED IN ACCORDANCE WITH THE RECOMMENDED STANDARDS FOR WASTEWATER FACILITIES, CHAPTER 33.85, FOR ALL GRAVITY SANITARY SEWER LINES. TESTING IS REQUIRED AFTER THE FINAL BACKFILL HAS BEEN IN PLACE AT LEAST 30 DAYS TO PERMIT STABILIZATION OF THE SOIL-PIPE SYSTEM.TESTING REQUIREMENTS SPECIFY:
    - 1) NO PIPE SHALL EXCEED A DEFLECTION OF 5%.
    - 2) USING A RIGID BALL OR MANDREL FOR THE PIPE DEFLECTION TESTS WITH A DIAMETER NOT LESS THAN 95% OF THE 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.
    - 3) PERFORMING THE TEST WITHOUT MECHANICAL PULLING DEVICES.
14. TESTING OF THE SEWAGE COLLECTION SYSTEM IS AS FOLLOWS:
    - A. ALL GRAVITY SEWER MAINS REQUIRE LOW PRESSURE AIR TESTING IN ACCORDANCE WITH THE LATEST UNI-BELL STANDARD FOR LOW PRESSURE AIR TESTS. AIR TEST, AS A MINIMUM, SHALL CONFORM TO THE TEST PROCEDURES DESCRIBED IN ASTM SPECIFICATIONS, ASTM F1417 FOR PLASTIC PIPE.
    - B. ALL SEWER MAINS SHALL BE LAMPED BY IN THE PRESENCE OF A MARION COUNTY REPRESENTATIVE.
    - C. ALL MANHOLES SHALL BE INSPECTED FOR INFILTRATION, ALIGNMENT, FLOW CHANNEL CONSTRUCTION AND COAL TAR EPOXY PAINT THROUGHOUT.
    - D. HYDRO-STATIC TESTS CONSISTING OF A HYDROSTATIC PRESSURE TEST AND HYDROSTATIC LEAKAGE TEST SHALL BE CONDUCTED ON ALL NEWLY INSTALLED SEWER FORCE MAIN SYSTEM PRESSURE PIPES AND APPURTENANCES IN ACCORDANCE WITH AWWA C600 OR M23 AS APPLICABLE. THE PRESSURE SHALL BE 150 PSI FOR TWO (2) HOURS.
    - E. DEFLECTION TEST ARE REQUIRED FOR ALL FLEXIBLE PIPE EXCLUDING FORCE MAINS. TESTS SHALL BE PERFORMED WITHOUT MECHANICAL PULLING DEVICES.D MEASURED FROM THE INTERFACE TO THE CONCRETE CURB AND PAVEMENT SURFACE UNLESS OTHERWISE NOTED.
15. SANITARY SEWER SERVICES SHALL BE INSTALLED 10' FROM BACK OF CURB.
16. THE CONTRACTOR SHALL SUBMIT THREE (3) SETS OF COMPLETE DETAILED SHOP DRAWINGS FOR ALL SANITARY MANHOLES, WET WELLS, OTHER CASTINGS, AND PUMPS. THE SUBMITTALS SHALL BEAR THE APPROVAL OF THE UNDERGROUND UTILITY CONTRACTOR ON EACH SHEET. A COMPLETE SET OF THE LIFT STATION ELECTRICAL SHOP DRAWINGS IS ALSO REQUIRED IF APPLICABLE. ALL UTILITY SHOP DRAWINGS SHALL BE APPROVED BY THE ENGINEER OF RECORD AND MARION COUNTY PRIOR TO CONSTRUCTION.

WATER MAIN CONSTRUCTION NOTES

1. ALL CONSTRUCTION AND MATERIALS SHALL BE IN COMPLIANCE WITH AWWA STANDARDS AS WELL AS THE MARION COUNTY MANUAL OF STANDARDS AND SPECIFICATIONS FOR WATER MAIN CONSTRUCTION.
2. ALL WATER MAIN CONSTRUCTION AND MATERIALS WITHIN R/W OR EASEMENT TO BE OWNED AND MAINTAINED BY MARION COUNTY UTILITIES.
3. SEPARATION REQUIREMENTS (SEE TABLE 1.0-UTILITY SEPARATIONS)
    - 2.1. HORIZONTAL SEPARATION BETWEEN UNDERGROUND WATER MAINS, SANITARY OR STORM SEWERS, WASTEWATER OR STORM WATER FORCE MAINS, RECLAIMED WATER PIPELINES AND ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEMS:
    - 2.1.1. NEW OR RELOCATED UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST 3' BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED STORM SEWER, STORM WATER FORCE MAIN OR PIPELINE CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.
    - 2.1.2. NEW OR RELOCATED UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST 3' AND PREFERABLY 10' BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED VACUUM-TYPE SANITARY SEWER.
    - 2.1.3. NEW OR RELOCATED UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST 6' AND PREFERABLY 10' BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED GRAVITY OR PRESSURE-TYPE SANITARY SEWER, WASTEWATER FORCE MAIN OR PIPELINE CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610 F.A.C.. THE MINIMUM HORIZONTAL SEPARATION DISTANCE BETWEEN WATER MAINS AND GRAVITY-TYPE SANITARY SEWERS SHALL BE REDUCED TO 3' WHERE THE BOTTOM OF THE WATER MAIN IS LAID AT LEAST 6" ABOVE THE TOP OF THE SEWER.
    - 2.2. VERTICAL SEPARATION BETWEEN UNDERGROUND WATER MAINS AND SANITARY OR STORM SEWERS, WASTEWATER OR STORM WATER FORCE MAINS OR RECLAIMED WATER PIPELINES:
    - 2.2.1. NEW OR RELOCATED UNDERGROUND WATER MAINS CROSSING ANY GRAVITY OR VACUUM-TYPE SANITARY SEWER PIPE SHALL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST 6" AND PREFERABLY 12" ABOVE OR AT LEAST 12" BELOW THE OUTSIDE OF THE OTHER PIPE. IT IS PREFERABLE TO LAY THE WATER MAIN ABOVE THE OTHER PIPELINE.
    - 2.2.2. NEW OR RELOCATED UNDERGROUND WATER MAINS CROSSING ANY EXISTING OR PROPOSED PRESSURE-TYPE SANITARY SEWER, WASTEWATER OR STORM WATER FORCE MAIN OR PIPELINE CONVEYING RECLAIMED WATER SHALL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST 12" ABOVE OR BELOW THE OUTSIDE OF THE OTHER PIPELINE. IT IS PREFERABLE TO LAY THE WATER MAIN ABOVE THE OTHER PIPELINE.
    - 2.2.3. AT THE UTILITY CROSSINGS DESCRIBED IN THE ABOVE PARAGRAPHS, ONE FULL LENGTH OF WATER MAIN PIPE SHALL BE CENTERED ABOVE OR BELOW THE OTHER PIPELINE SO THE WATER MAIN JOINTS WILL BE AS FAR AS POSSIBLE FROM THE OTHER PIPELINE. ALTERNATIVELY, AT SUCH CROSSINGS, THE PIPES SHALL BE ARRANGED SO THAT ALL WATER MAIN JOINTS ARE AT LEAST 3' FROM ALL JOINTS IN VACUUM-TYPE SANITARY SEWERS, STORM SEWERS, STORM WATER FORCE MAINS OR PIPELINES CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C., AND AT LEAST 6' FROM ALL JOINTS IN GRAVITY OR PRESSURE-TYPE SANITARY SEWERS, WASTEWATER FORCE MAINS, OR PIPELINES CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C..
    - 2.3. NO WATER MAIN SHALL PASS THROUGH OR COME INTO CONTACT WITH ANY PART OF A SANITARY SEWER MANHOLE OR A STORM SEWER MANHOLE.
    - 2.4. NEW OR RELOCATED FIRE HYDRANTS WITH UNDERGROUND DRAINS SHALL BE LOCATED SO THAT THE DRAINS ARE AT LEAST 3' FROM ANY EXISTING OR PROPOSED STORM SEWER, STORM WATER FORCE MAIN OR PIPELINE CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C., AT LEAST 3' BUT PREFERABLY 10' FROM ANY EXISTING OR PROPOSED GRAVITY OR PRESSURE-TYPE SANITARY SEWER, WASTEWATER FORCE MAIN OR PIPELINE CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C. AND AT LEAST 10' FROM ANY EXISTING OR PROPOSED ON-SITE SEWAGE TREATMENT OR DISPOSAL SYSTEM AS DEFINED IN SECTION 381.0065(2), F.S. AND RULE 64E-6.002, F.A.C..
    - 2.5. EXCEPTIONS / MITIGATION: ADHERENCE TO THE ABOVE CONSTRAINTS AND SEPARATIONS IN THE ABOVE ITEMS SHALL BE COMPLIED WITHOUT EXCEPTION. IF FOR SOME REASON WHERE IT IS NOT TECHNICALLY FEASIBLE OR ECONOMICALLY SENSIBLE THAT THE ABOVE ITEMS CANNOT BE COMPLIED WITH, CONTRACTOR IS TO STOP WORK AND NOTIFY THE ENGINEER OF RECORD FOR THE APPROPRIATE SOLUTION. THE SOLUTION WILL BE SUBMITTED TO THE DEPARTMENT OF ENVIRONMENTAL PROTECTION FOR APPROVAL PRIOR TO WORK COMMENCEMENT.
4. PIPE LENGTHS SHOWN REPRESENT SCALED DISTANCES BETWEEN FITTINGS OF BRANCHES AND MAINS.
5. DEFLECTIONS AT PIPE JOINTS SHALL NOT EXCEED THOSE RECOMMENDED BY THE PIPE MANUFACTURER.
6. ALL GATE VALVES SHALL BE EQUIPPED WITH AN ADJUSTABLE CAST IRON VALVE BOX WITH COVER, WITH THREADED EXTENSION WHERE NEEDED.
7. ALL PUBLIC WATER SYSTEMS COMPONENTS, EXCLUDING FIRE HYDRANTS, THAT SHALL BE INSTALLED UNDER THIS PROJECT, AND THAT SHALL COME INTO CONTACT WITH DRINKING WATER SHALL CONFORM TO NSF INTERNATIONAL STANDARD 61 AND SHALL BE MARKED WITH NSF SEAL OF APPROVAL.
8. ALL PIPE AND PIPE FITTINGS INSTALLED UNDER THIS PROJECT SHALL BE COLOR CODED MARKED IN ACCORDANCE WITH SUBPARAGRAPH 62-555.320(21)(b)3, F.A.C., USING BLUE AS A PREDOMINANT COLOR. ALL DUCTILE IRON WATER MAINS SHALL BE MARKED WITH A CONTINUOUS STRIPE LOCATED WITHIN THE TOP 90 DEGREES OF THE PIPE. SAID STRIPE SHALL BE A MINIMUM 2 INCHES IN WIDTH AND SHALL BE BLUE IN COLOR IF PAINT IS USED INSTEAD OF TAPE. BACKFILL SHALL NOT BE PLACED FOR 30 MINUTES FOLLOWING PAINT APPLICATION. FOR PIPE WITH AN INTERNAL DIAMETER OF 24" OR GREATER, TAPE OR PAINT SHALL BE APPLIED IN CONTINUOUS LINES A LONG EACH SIDE OF THE PIPE AS WELL AS A LONG THE TOP OF THE PIPE.
9. ALL NON-METALLIC WATER MAINS SHALL BE INSTALLED WITH A CONTINUOUS, INSULATED 10 GAUGE COPPER WIRE INSTALLED DIRECTLY ON TOP OF THE PIPE FOR LOCATION PURPOSES. SEE STANDARD DRAWINGS. IN ADDITION, ALL PVC WATER MAINS SHALL BE A SOLID BLUE COLOR.
10. MARK DRINKING WATER BY ETCHING A "W" INTO CURBING & AN ETCHED "V" FOR VALVES.
11. PIPE MATERIALS: ALL PIPES, PIPE FITTINGS, PIPE JOINT PACKING AND JOINTING MATERIALS, VALVES, FIRE HYDRANTS, AND METERS INSTALLED UNDER THIS PROJECT SHALL CONFORM TO APPLICABLE AWWA STANDARDS.
    - A. PVC WATER MAINS 4 INCHES TO 12 INCHES SHALL BE IN ACCORDANCE WITH AWWA C900, LATEST EDITION AND SHALL BE DR18. PVC WATER MAINS 14 INCHES TO 36 INCHES SHALL BE IN ACCORDANCE WITH AWWA C905, LATEST EDITION AND SHALL BE DR18. PVC PIPES LESS THAN 4 INCHES ARE NOT ALLOWED IN MARION COUNTY. IN OTHER JURISDICTIONS, THEY SHALL BE IN ACCORDANCE WITH ASTM D1785 (SCHEDULE 40, 80, 120) OR ASTM D2241 SDR 21. MINIMUM WORKING PRESSURE FOR ALL PVC SHALL BE 150 PSI. ALL PVC PIPE SHALL HAVE THE SAME O.D. AS DUCTILE IRON PIPE. PVC PIPE JOINTS SHALL BE IN ACCORDANCE WITH ASTM D3139 AND AWWA STANDARDS.
    - B. DUCTILE IRON PIPE SHALL CONFORM TO ANSI A21.51/AWWA C151 AND SHALL BE A MINIMUM OF CLASS 50. DUCTILE IRON JOINTS SHALL BE IN ACCORDANCE WITH ANSI A21.11 AND AWWA C111.
    - C. ALL SERVICES SHALL BE POLYETHYLENE TUBING, CLASS 160 AND SHALL BE IN ACCORDANCE WITH AWWA C901.
12. WATER MAIN CONNECTION SHALL BE MADE UNDER THE SUPERVISION OF THE MARION COUNTY. ALL VALVES SHALL BE OPERATED BY MARION COUNTY PERSONNEL ONLY. WATER MAINS ARE TO BE DISINFECTED PER ANSIWWA C651-92 AND MARION COUNTY LAND DEVELOPMENT CODE OF STANDARDS AND SPECIFICATIONS FOR WASTEWATER AND WATER MAIN CONSTRUCTION SECTION 51.6 WHICH INCLUDES A FULL FLUSH.
13. ALL VALVES SHALL BE LOCATED IN NON PAVED AREAS, UNLESS SPECIFIED ON PLANS.
14. FIRE HYDRANT LEADS SHALL HAVE A MINIMUM INSIDE DIAMETER OF 6" AND SHALL INCLUDE AN AUXILIARY VALVE.
15. IF AGGRESSIVE SOIL CONDITIONS ARE FOUND DURING CONSTRUCTION, WATER MAINS SHALL BE PROTECTED THROUGH THE USE OF CORROSION RESISTANT MATERIALS, THROUGH ENCASEMENT OF THE WATER MAINS IN POLYETHYLENE, OR THROUGH PROVISION OF CATHODIC PROTECTION.
16. ALL PIPE AND PIPE FITTINGS INSTALLED UNDER THIS PROJECT SHAL BE "LEAD FREE" AS DEFINED IN THE LATEST VERSION OF THE SAFE WATER DRINKING ACT.
17. WHERE NEW OR ALTERED DEAD-END WATER MAINS INCLUDED IN THIS PROJECT CANNOT BE AVOIDED, THEY SHALL BE PROVIDED WITH A FIRE FLUSHING HYDRANT OR BLOW-OFF FOR FLUSHING PURPOSES.
18. ALL FIRE HYDRANTS THAT WILL BE INSTALLED UNDER THIS PROJECT SHALL BE LOCATED AT LEAST THREE FEET FROM ANY EXISTING OR PROPOSED STORM SEWER, STORM WATER FORCE MAIN, PIPELINE CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C., OR VACUUM - TYPE SANITARY SEWER; AT LEAST SIX FEET FROM ANY EXISTING OR PROPOSED GRAVITY - OR PRESSURE - TYPE SANITARY SEWER, WASTEWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.
19. PROPOSED FIRE HYDRANTS CONNECTED TO THE POTABLE WATER MAIN, FOR THIS PROJECT, SHALL BE PAINTED PER NFPA AND AWWA STANDARDS. FIRE HYDRANTS CONNECTED TO THE DESIGNATED FIRE LINE SHALL BE PAINTED PER JURISDICTION.
20. ALL PIPE AND PIPE FITTINGS INSTALLED UNDER THIS PROJECT WILL BE COLOR CODED OR MARKED IN ACCORDANCE WITH SUBPARAGRAPH 62-555.320(21)(b)3,F.A.C, USING BLUE AS A PREDOMINANT COLOR. (UNDERGROUND PLASTIC PIPE WILL BE SOLID-WALL BLUE PIPE, WILL HAVE A CO-EXTRUDED BLUE EXTERNAL SKIN, OR WILL BE WHITE OR BLACK PIPE WITH BLUE STRIPES INCORPORATED INTO, OR APPLIED TO, THE PIPE WALL; AND UNDERGROUND METAL OR CONCRETE PIPE WILL HAVE BLUE STRIPED APPLIED TO THE PIPE WALL. PIPE STRIPED DURING MANUFACTURING OF THE PIPE WILL HAVE CONTINUOUS STRIPES THAT RUN PARALLEL TO THE AXIS OF THE PIPE, THAT ARE LOCATED AT NO GREATER THAN 90-DEGREE INTERVALS AROUND THE PIPE, AND THAT WILL REMAIN INTACT DURING AND AFTER INSTALLATION OF THE PIPE. IF TAPE OR PAINT IS USED TO STRIPE PIPE DURING INSTALLATION OF THE PIPE, THE TAPE OR PAINT WILL BE APPLIED IN A CONTINUOUS LINE THAT RUNS PARALLEL TO THE AXIS OF THE PIPE AND THAT IS LOCATED ALONG THE TOP OF THE PIPE; FOR PIPE WITH AN INTERNAL DIAMETER OF 24 INCHES OR GREATER, TAPE OR PAINT WILL BE APPLIED IN CONTINUOUS LINES ALONG EACH SIDE OF THE PIPE AS WELL AS ALONG THE TOP OF THE PIPE. ABOVEGROUND PIPE WILL BE PAINTED BLUE OR WILL BE COLOR CODED OR MARKED LIKE UNDERGROUND PIPE.) [FAC 62-555.320(21)(b)3]
21. THE OPEN END OF THE AIR RELIEF PIPE FROM ALL AUTOMATIC AIR RELIEF VALVES WILL BE EXTENDED TO AT LEAST ONE FOOT ABOVE GRADE AND WILL BE PROVIDED WITH A SCREENED, DOWNWARD-FACING ELBOW. [FAC 62-555.320(21)(b)3, AND RSWW 8.4.2]
22. A CONTINUOUS AND UNIFORM BEDDING WILL BE PROVIDED IN TRENCHES FOR UNDERGROUND PIPE; BACKFILL MATERIAL WILL BE TAMPED IN LAYERS AROUND UNDERGROUND PIPE TO ADEQUATELY SUPPORT AND PROTECT THE PIPE; AND UNSUITABLY 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 SIX INCHES BELOW THE BOTTOM OF UNDERGROUND PIPE. [FAC 62-555.320(21)(b)3, AND RSWW 8.5.2]
23. ALL WATER MAIN TEES, BENDS, PLUGS, AND HYDRANTS WILL BE PROVIDED OR RESTRAINED JOINTS TO PREVENT MOVEMENT. [FAC 62-555.320(21)(b)3, AND RSWW 8.5.4]
24. NEW OR ALTERED WATER MAIN INSTALLATION AND PRESSURE AND LEAKAGE TESTING, SHALL BE PROVIDED IN ACCORDANCE WITH APPLICABLE AWWA STANDARDS. PVC WATER MAIN INSTALLATION AND TESTING SHALL CONFORM TO AWWA C605. DUCTILE IRON WATER MAIN INSTALLATION AND TESTING SHALL CONFORM TO AWWA C600.
25. NEW OR ALTERED WATERMAINS, INCLUDING FIRE HYDRANT LEADS AND SERVICE LINES THAT WILL BE UNDER THE CONTROL OF A PUBLIC WATER SYSTEM AND THAT HAVE AN INSIDE DIAMETER OF THREE INCHES OR GREATER, SHALL BE DISINFECTED AND BACTERIOLOGICALLY TESTED IN ACCORDANCE WITH AWWA C651.
26. THE MINIMUM COVER TO BE PROVIDED OVER POTABLE WATER LINES SHALL BE 3'. RSWW 8.7.3
27. WATER SERVICES SHALL BE INSTALLED 10' FROM BACK OF CURB.

FORCE MAIN NOTES

1. ALL CONSTRUCTION AND MATERIALS SHALL BE IN COMPLIANCE WITH THE ***MARION COUNTY*** MANUAL OF STANDARDS AND SPECIFICATIONS FOR FORCE MAIN CONSTRUCTION.
2. ALL FORCE MAIN CONSTRUCTION AND MATERIALS TO BE OWNED AND MAINTAINED BY B.L.C.C.D.D.
3. PIPE LENGTHS SHOWN IN REPRESENT SCALED DISTANCES BETWEEN FITTINGS OF BRANCHES AND MAINS.
4. DEFLECTIONS AT PIPE JOINTS SHALL NOT EXCEED THOSE RECOMMENDED BY THE PIPE MANUFACTURER.
5. VALVES SHALL BE EQUIPPED WITH AN ADJUSTABLE CAST IRON VALVE BOX WITH COVER, WITH THREADED EXTENSIONS WHERE NEEDED, UNLESS OTHERWISE NOTED.
6. ALL PVC FORCE MAIN SHALL BE AS SPECIFIED IN THE CONTRACT DOCUMENTS, MARKED WITH THE SEAL OF APPROVAL OF THE NATIONAL SANITATION FOUNDATION (NSF).
7. ALL NON-METALLIC FORCE MAINS SHALL BE INSTALLED WITH A CONTINUOUS, INSULATED 10 GAUGE COPPER WIRE INSTALLED DIRECTLY ON TOP OF THE PIPE FOR LOCATION PURPOSES. SEE STANDARD DRAWINGS. IN ADDITION, ALL PVC FORCE MAINS SHALL BE EITHER A SOLID GREEN COLOR OR WHITE WITH GREEN LETTERING. ALL LETTERING SHALL APPEAR LEGIBLY ON PIPE AND SHALL RUN THE ENTIRE LENGTH OF THE PIPE. LETTERING SHALL READ AS IS ACCEPTABLE FOR THE INTENDED USE.
8. HYDROSTATIC & LEAKAGE TESTING OF THE FORCE MAIN SHALL BE DONE IN ACCORDANCE WITH THE AWWA STANDARDS. HYDROSTATIC TESTING TO BE DONE IN ACCORDANCE WITH AWWA C-600.
9. PIPE MATERIALS:
   PVC - SHALL BE MANUFACTURED IN ACCORDANCE WITH AWWA STANDARD C900, LATEST EDITION. THE PVC SHALL HAVE A MINIMUM WORKING PRESSURE OF 100 PSI AND SHALL HAVE A DIMENSION RATIO (DR) OF 25 UNLESS OTHERWISE NOTED. PIPE SHALL BE THE SAME O.D. AS DUCTILE IRON PIPE. PVC JOINT - SHALL BE IN ACCORDANCE WITH ASTM D3139. DUCTILE IRON JOINT - SHALL BE IN ACCORDANCE WITH ANSI A21.11 AND AWWA C111.
10. AIR RELEASE VALVES SHALL BE REQUIRED AT ALL HIGH POINTS IN THE PROPOSED FORCE MAIN, AS SHOWN ON PLANS. HIGH POINTS IN THE FORCE MAIN ARE DEFINED AS A CHANGE IN ELEVATION TWICE THE DIAMETER OF THE PIPE.
11. ALL FORCE MAINS TO BE CONSTRUCTED WITH A MINIMUM OF 3' FEET OF COVER.
12. SANITARY SEWER GRAVITY MAINS ARE TO BE UPGRADED IN MATERIAL TO WATER MAIN STANDARDS AND HYDROSTATICALLY PRESSURE TESTED WITH WATER TO ENSURE JOINT TIGHTNESS IF EITHER OF THE HORIZONTAL OR VERTICAL MINIMUM REQUIRED CLEARANCE FROM A WATER MAIN CANNOT BE MAINTAINED OR IF THE SEWER MAIN IS ABOVE THE WATER MAIN.
13. TESTING OF THE SEWAGE COLLECTION SYSTEM IS AS FOLLOWS:
    HYDRO-STATIC TESTS CONSISTING OF A HYDROSTATIC PRESSURE TEST AND HYDROSTATIC LEAKAGE TEST SHALL BE CONDUCTED ON ALL NEWLY INSTALLED SEWER FORCE MAIN SYSTEM PRESSURE PIPES AND APPURTENANCES IN ACCORDANCE WITH AWWA C600 OR M23 AS APPLICABLE. THE PRESSURE SHALL BE 150 PSI FOR TWO (2) HOURS.

FIRE DEPARTMENT

1. THE STRUCTURES BEING CONSTRUCTED ON THE PROPERTY WILL BE CONSTRUCTED UNDER THE 7TH EDITION OF FLORIDA FIRE PREVENTION CODE.
2. PER ***MARION COUNTY*** CRITERIA:
   FIRE HYDRANTS MUST BE LOCATED SO AS NOT TO REQUIRE THE LAYING OF MORE THAN FOUR-HUNDRED (400) FEET OF HOSE CONNECTED TO SUCH HYDRANT, ALONG THE NEAREST PUBLIC RIGHT-OF-WAY, TO THE CENTER OF ANY BUILDABLE LOT OR PARCEL IN THE DEVELOPMENT.
3. ANY NEW HYDRANTS MUST BE ABLE TO SUPPLY 1000 G.P.M. OF WATER AT 20 P.S.I. AT ANY TIME OF THE DAY. ANY NEW HYDRANTS SHALL BE TESTED BY THE CONTRACTOR IN THE PRESENCE OF THE FIRE DEPARTMENT PRIOR TO APPROVAL OF THE FIRE HYDRANTS BY THE FIRE DEPARTMENT.(7TH EDITION OF FLORIDA FIRE PREVENTION CODE)
4. EACH NEW FIRE HYDRANT SHALL BE CLOW MEDALLION WITH TOPS AND BONNETS POWDER COATED FROM FACTORY, SAFETY BLUE.
5. WHERE UNDERGROUND WATER MAINS AND HYDRANTS ARE TO BE PROVIDED, THEY SHALL BE INSTALLED, COMPLETED, AND IN SERVICE PRIOR TO CONSTRUCTION WORK. (7TH EDITION OF FLORIDA FIRE PREVENTION CODE)
6. THE ACCESS ROADS SHALL REMAIN CLEAR OF VEHICULAR OBSTRUCTIONS TO ALLOW ACCESS OF FIRE DEPARTMENT UNITS WHILE THE BUILDINGS ARE BEING CONSTRUCTED. (7TH EDITION OF FLORIDA FIRE PREVENTION CODE)
7. IF LAND CLEARING OPERATIONS REQUIRE BURNING, A BURN PERMIT MUST BE OBTAINED FROM THE DEPARTMENT OF FORESTRY PRIOR TO BURNING ANY MATERIAL.
8. ANY NEW FIRE HYDRANT INSTALLED MUST BE FLOWED & PAINTED BY CONTRACTOR PER NFPA 291.ONCE ALL NEW HYDRANTS HAVE BEEN INSTALED, TESTED, AND PAINTED PER NFPA 291 BY A THIRD PARTY CONTRACTOR. A THIRD PARTY CONTRACTOR WILL PROVIDE THE MARION COUNTY FIRE PREVENTION OFFICE WITH A COPY OF THE HYDRANT FLOW DATA.

REUSE NOTES

1. ALL IRRIGATION, REUSE AND EFFLUENT REUSE PIPING TO BE OWNED AND MAINTAINED BY MARION COUNTY SHALL BE A SOLID PURPLE COLOR.
2. REUSE AND EFFLUENT REUSE MAINS SHALL BE PVC CONFORMING TO AWWA C-900, DR 18 FOR PIPE SIZES 4"-12". pipes 14" & LARGER SHALL BE AWWA C-905, DR 18. ALL COUPLINGS, CLEANING COMPOUNDS, SOLVENTS, LUBRICANTS, AND PIPE PREPARATION, FOR LAYING SHALL BE IN ACCORDANCE WITH THE PIPE MANUFACTURERS LATEST RECOMMENDATIONS.
3. DEPTH OF REUSE AND EFFLUENT REUSE LINES TO BE 36" BELOW FINISHED GRADE.
4. REUSE AND EFFLUENT REUSE MAINS TO BE LOCATED 5' FROM BACK OF CURB OR EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
5. ALL REUSE AND EFFLUENT REUSE MAINS UNDER PAVEMENT SHALL BE DUCTILE IRON PIPE AND SHALL EXTEND 5' BEYOND THE EDGE OF PAVEMENT OR BACK OF CURB.
6. ALL IRRIGATION SLEEVING UNDER PAVEMENT SHALL EXTEND 5' BEYOND THE EDGE OF PAVEMENT OR BACK OF CURB.

EROSION CONTROL NOTES

1. DURING CONSTRUCTION, THE CONTRACTORS SHALL TAKE ALL REASONABLE MEASURES TO INSURE AGAINST POLLUTING, SILTING OR DISTURBING TO SUCH AN EXTENT AS TO CAUSE AN INCREASE IN TURBIDITY TO THE EXISTING SURFACE WATERS. SUCH MEASURES SHALL BE APPROVED BY THE PROJECT ENGINEER AND MAY INCLUDE, BUT NOT LIMITED TO, CONSTRUCTION OF TEMPORARY EROSION CONTROL STRUCTURES SUCH AS SEDIMENT BASINS, SEDIMENT CHECKS, OR SILT BARRIERS.
2. CONTRACTOR IS RESPONSIBLE TO COMPLY WITH ALL EROSION CONTROL MEASURES AS SHOWN ON THE EROSION CONTROL PLAN.
3. SODDING OF DETENTION PONDS SHOULD BE ACCOMPLISHED WITHIN 14 DAYS OF POND GRADING TO MINIMIZE EROSION POTENTIAL.
4. AT A MINIMUM, THE RETENTION/DETENTION STORAGE AREA MUST BE EXCAVATED WITHIN ONE FOOT PRIOR TO BUILDING CONSTRUCTION OR PLACEMENT OF IMPERVIOUS SURFACE WITHIN THE AREA TO BE SERVED BY THOSE FACILITIES. TO PREVENT REDUCTION IN STORAGE VOLUME AND PERCOLATION RATES. ALL ACCUMULATED SEDIMENT MUST BE REMOVED FROM THE STORAGE AREA PRIOR TO FINAL GRADING AND STABILIZATION.
5. IF DURING CONSTRUCTION, THE PROPOSED EROSION SYSTEM DOES NOT PERFORM SATISFACTORILY, ALTERNATIVES AND ADDITIONAL METHODS OF PROTECTION SHALL BE IMPLEMENTED BY THE CONTRACTOR IN ORDER TO COMPLY WITH ***S.J.R.W.M.D.*** AND ***MARION COUNTY*** EROSION CONTROL COSTS INCLUDING ANY COSTS ASSOCIATED WITH COMPLIANCE ISSUES AND ENFORCEMENT ACTIONS.
6. A 2' STRIP OF SOD SHALL BE PLACED BEHIND BACK OF CURB.
7. ALL SODDED AND/OR SEEDED AREAS MUST BE WATERED AS NECESSARY DURING CONSTRUCTION AND 2 MONTHS AFTER COMPLETION OF CONSTRUCTION IN ORDER TO ENSURE STABILIZATION AND SURVIVAL.

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

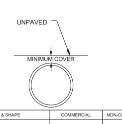
OTHER PIPE	HORIZONTAL SEPARATION	CROSSINGS (1)	JOINT SPACING @ CROSSINGS (FULL JOINT CENTERED)
STORM SEWER, STORMWATER FORCE MAIN, RECLAIMED WATER (2)	Water Main; 3 ft. minimum	Water Main; 12 inches is the minimum, except for storm sewer, then 6 inches is the minimum and 12 inches is preferred	ALTERNATE 3 FT. MINIMUM; Water Main
VACUUM SANITARY SEWER	Water Main; 10 ft. preferred 3 ft. minimum	Water Main; 12 inches is preferred 6 inches minimum	ALTERNATE 3 FT. MINIMUM; Water Main
GRAVITY OR PRESSURE SANITARY SEWER, SANITARY SEWER FORCE MAIN, RECLAIMED WATER (2)	Water Main; 10 ft. preferred 6 ft. minimum (3)	Water Main; 12 inches is the minimum, except for gravity sewer, then 6 inches is the minimum and 12 inches is preferred	ALTERNATE 6 FT. MINIMUM; Water Main
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.

AS-BUILT NOTES

1. THE CONTRACTOR SHALL SUBMIT A CERTIFIED SET OF RECORD DRAWINGS TO THE ENGINEER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RECORDING INFORMATION ON THE APPROVED PLANS CONCURRENTLY WITH CONSTRUCTION PROGRESS. RECORD DRAWINGS SUBMITTED TO THE ENGINEER AS PART OF THE PROJECT ACCEPTANCE SHALL COMPLY WITH THE FOLLOWING REQUIREMENTS.
    - A. DRAWINGS SHALL BE LEGIBLY MARKED TO RECORD ACTUAL CONSTRUCTION.
    - B. DRAWINGS SHALL SHOW ACTUAL LOCATION OF ALL UNDERGROUND AND ABOVE GROUND STORM DRAINAGE, WATER, REUSE AND WASTEWATER PIPING AND RELATED APPURTENANCES. ALL PIPING LOCATIONS INCLUDING HORIZONTAL AND VERTICAL LOCATIONS OF UTILITIES AND APPURTENANCES SHALL BE CLEARLY SHOWN AND REFERENCED TO PERMANENT SURFACE IMPROVEMENTS. DRAWINGS SHALL ALSO SHOW ACTUAL INSTALLED PIPE MATERIAL, CLASS, ETC.
    - C. DRAWINGS SHALL CLEARLY SHOW ALL FIELD CHANGES OF DIMENSION AND DETAIL INCLUDING CHANGES MADE BY FIELD ORDER OR BY CHANGE ORDER.
    - D. DRAWINGS SHALL CLEARLY SHOW ALL DETAILS NOT ON ORIGINAL CONTRACT DRAWINGS, BUT CONSTRUCTED IN THE FIELD. ALL EQUIPMENT AND PIPING RELOCATION SHALL BE CLEARLY SHOWN.
    - E. LOCATION OF ALL INLETS AND MANHOLES, HYDRANTS, VALVES AND VALVE BOXES SHALL BE SHOWN. ALL VALVES SHALL BE REFERENCED FROM AT LEAST TWO PREFERABLY THREE PERMANENT POINTS.
    - F. DIMENSIONS BETWEEN ALL INLETS AND MANHOLES SHALL BE VERIFIED AND SHOWN. THE INVERTS AND GRADE ELEVATIONS OF ALL INLETS, CONTROL STRUCTURES AND MANHOLES SHALL BE SHOWN.
    - G. CONTRACTOR SHALL PROVIDE AS-BUILT SURVEY FOR POND GRADING. SPOT ELEVATIONS SHALL BE TAKEN AT TOP OF BANK, POND BOTTOM, AND ALL GRADE BREAKS AT 50' INTERVALS.
    - H. DRAWINGS SHALL CLEARLY INDICATE VERTICAL AND HORIZONTAL SEPARATION BETWEEN WATER MAIN AND STORM DRAINAGE/SANITARY SEWER/RECLAIM WATER MAINS AT POINTS OF CROSSING IN ACCORDANCE WITH FDEP CRITERIA.
    - I. WHERE THE WATER MAIN CROSSES OTHER UTILITIES (STORM, GRAVITY SEWER, FORCE MAIN AND RECLAIMED WATER), THE CERTIFIED AS-BUILT DRAWINGS SHALL CLEARLY INDICATE THE CONSTRUCTED ELEVATIONS IN SUCH A WAY THAT THE VERTICAL SEPARATION BETWEEN THE WATER MAIN AND OTHER UTILITIES MAY BE VERIFIED BY THE ENGINEER. FAILURE TO PROVIDE THIS INFORMATION WILL RESULT IN THE CONTRACTOR EXCAVATING AND SURVEYING THE UTILITIES AT NO ADDITIONAL COST TO THE OWNER.
    - J. WHERE THE WATER MAIN CROSSES OTHER UTILITIES (STORM, GRAVITY SEWER, FORCE MAIN AND RECLAIMED WATER), THE CERTIFIED AS-BUILT DRAWINGS SHALL CLEARLY INDICATED THE LOCATIONS OF PIPE JOINTS IN SUCH A MANNER AS TO DEMONSTRATE THE PIPE IS CENTERED AT ALL THE CROSSING. FAILURE TO PROVIDE THIS INFORMATION WILL RESULT IN THE CONTRACTOR EXCAVATING AND SURVEYING THE UTILITIES AT NO ADDITIONAL COST TO THE OWNER.
2. EACH SHEET OF THE PLANS SHALL BE SIGNED, SEALED AND DATED BY REGISTERED SURVEYOR WITH A NOTE READING "THESE AS-BUILT DRAWINGS ACCURATELY DEPICT THE ACTUAL IMPROVEMENTS AS CONSTRUCTED".

TABLE 2.0 - STORM PIPE COVER (UNPAVED)



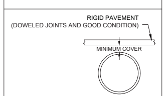
PIPE TYPE/SIZE & SHAPE	COMMERCIAL	NON-COMMERCIAL
CONCRETE *		
ROUND & ELLIPTICAL	12"	3"
CORRUGATED STEEL		
12" - 30" ROUND	18" [15"]	12" [12"]
36"- 48" ROUND	18" (12") [15"]	12" (12") [12"]
54" - 72" ROUND	18" (12") [15"]	15" (12") [12"]
78" - 96" ROUND	(18") [27"]	(12") [12"]
102" & LARGER ROUND	24" [33"]	18" [21"]
15" - 30" ARCH EQUIVALENT	18" [18"]	12" [12"]
36" - 48" ARCH EQUIVALENT	24" (12") [21"]	18" (12") [15"]
54" - 72" ARCH EQUIVALENT	30" (18") [24"]	24" (12") [18"]
78" - 96" ARCH EQUIVALENT	(24") [27"]	(18") [21"]
102" & LARGER ARCH EQUIVALENT	(30")	(24")
CORRUGATED ALUMINUM		
12" - 24" ROUND	21" [21"]	15" [15"]
30" - 48" ROUND	24" (18") [21"]	18" (12") [15"]
54" - 72" ROUND	30" (24") [27"]	24" (18") [21"]
78" - 102" ROUND	(30") [33"]	(24") [27"]
108" & LARGER ROUND	36"	30"
15" - 24" ARCH EQUIVALENT	27" [24"]	24" [21"]
30" - 48" ARCH EQUIVALENT	33" (21") [27"]	27" (15") [21"]
54" - 72" ARCH EQUIVALENT	36" (24") [30"]	30" (18") [24"]
78" - 90" ARCH EQUIVALENT	(30") [36"]	(24") [30"]
96" - 102" ARCH EQUIVALENT	(36")	(30")
CORRUGATED POLYETHYLENE		
15" - 48" ROUND	21"	15"
POLYVINYL CHLORIDE		
15" - 48" ROUND	21"	15"

VALUES SHOWN IN PARENTHESIS ( ) ARE FOR 3" X 1" CORRUGATIONS WHICH MUST BE SPECIFIED TO UTILIZE THE LESSER COVER.
VALUES SHOWN IN BRACKETS [ ] APPLY TO TYPE 1-R (SPIRAL RIB) PIPE WHICH MUST BE SPECIFIED TO UTILIZE THE LESSER COVER.
*FOR PIPE CLASS "S" WITH DIAMETERS OF 12" TO 30", THE MINIMUM HEIGHT OF FILL IS 3'.

CLEARANCES

1. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IN WRITING 90 DAYS PRIOR TO THE ANTICIPATED COMPLETION OF CONSTRUCTION AND/OR CERTIFICATION OF COMPLETION APPROVAL DATE.
2. THE CONTRACTOR SHALL PROVIDE THE ENGINEER WITH SIGNED AND SEALED AS-BUILTS OF ALL UTILITY IMPROVEMENTS, PRESSURE TESTS, BACTERIOLOGICAL TESTS, AND ANY OTHER INFORMATION NECESSARY FOR THE CLEARANCE APPROVALS WITH ***F.D.E.P.*** AND THE LOCAL UTILITY PROVIDER. THIS INFORMATION SHALL BE PROVIDED TO THE ENGINEER 60 DAYS PRIOR TO THE ANTICIPATED COMPLETION OF CONSTRUCTION AND/OR CERTIFICATION OF COMPLETION APPROVAL DATE.
3. THE CONTRACTOR SHALL PROVIDE THE ENGINEER WITH SIGNED AND SEALED AS-BUILTS OF ALL STORM WATER SYSTEM IMPROVEMENTS AND ANY OTHER INFORMATION NECESSARY FOR THE CLEARANCE APPROVALS WITH ***S.J.R.W.M.D.*** AND THE LOCAL UTILITY PROVIDER. THIS INFORMATION SHALL BE PROVIDED TO THE ENGINEER 60 DAYS PRIOR TO THE ANTICIPATED COMPLETION OF CONSTRUCTION AND/OR CERTIFICATION OF COMPLETION APPROVAL DATE.

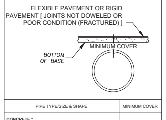
TABLE 3.0 -STORM PIPE COVER (RIGID PAVEMENT)



PIPE TYPE/SIZE & SHAPE	MINIMUM COVER
CONCRETE *	
ROUND & ELLIPTICAL	9"
CORRUGATED STEEL *	
15"-72" ROUND & ARCH EQUIVALENT	9"
78" & LARGER ROUND AND ARCH EQUIVALENT	15"
CORRUGATED ALUMINUM	
15" - 72" ROUND AND ARCH EQUIVALENT	9"
78" - 102" ROUND AND ARCH EQUIVALENT	15"
108" & LARGER ROUND	18"
CORRUGATED POLYETHYLENE	
15" - 48" ROUND	9"
POLYVINYL CHLORIDE	
15" - 48" ROUND	9"

*FOR PIPE CLASS "S" WITH DIAMETERS OF 12" TO 30", THE MINIMUM HEIGHT OF FILL IS 3'.

TABLE 4.0 -STORM PIPE COVER (FLEXIBLE PAVEMENT)



PIPE TYPE/SIZE & SHAPE	MINIMUM COVER
CONCRETE *	
ROUND & ELLIPTICAL	7"
CORRUGATED STEEL *	
12"-30" ROUND	12" [12"]
36"-48" ROUND	18" (12") [15"]
54"-72" ROUND	21" (15") [18"]
78"-96" ROUND	(18") [27"]
102 & LARGER ROUND	(24") [33"]
15"-30" ARCH EQUIVALENT	18" [18"]
36"-48" ARCH EQUIVALENT	24" (12") [18"]
54"-72" ARCH EQUIVALENT	27" (15") [24"]
78"-96" ARCH EQUIVALENT	(18") [30"]
102" & LARGER ARCH EQUIVALENT	(24")
CORRUGATED ALUMINUM	
12"-24" ROUND	15" [12"]
30"-48" ROUND	18" (12") [18"]
54"-72" ROUND	24" (18") [24"]
78"-102" ROUND	(24") [30"]
108" & LARGER	(30")
15"-24" ARCH EQUIVALENT	24" [21"]
30"-48" ARCH EQUIVALENT	27" (15") [24"]
54"-72" ARCH EQUIVALENT	30" (18") [27"]
78"-90" ARCH EQUIVALENT	(24") [30"]
96"-102" ARCH EQUIVALENT	(30")
CORRUGATED POLYETHYLENE	
15" - 30" ROUND	15"
POLYVINYL CHLORIDE	
15" - 30" ROUND	15"

VALUES SHOWN IN PARENTHESIS ( ) ARE FOR 3" X 1" CORRUGATIONS WHICH MUST BE SPECIFIED TO UTILIZE THE LESSER COVER.
VALUES SHOWN IN BRACKETS [ ] APPLY TO TYPE 1-R (SPIRAL RIB) PIPE WHICH MUST BE SPECIFIED TO UTILIZE THE LESSER COVER.
*FOR PIPE CLASS "S" WITH DIAMETERS OF 12" TO 30", THE MINIMUM HEIGHT OF FILL IS 3'.

Marion County Approval Stamp

Tillman & Associates
ENGINEERING, LLC.
CIVIL ENGINEERING - PLANNING - LANDSCAPE ARCHITECTURE - ENVIRONMENTAL
1720 SE 16th Ave. Bldg 100, Ocala, FL 34471
Office: (352) 387-4540 Fax: (352) 387-4545
CERTIFICATE OF AUTHORIZATION #26756

REVISIONS
DATE

IMPROVEMENT PLANS
SUNSET HILLS PHASE 4
MARION COUNTY, FLORIDA

GENERAL NOTES

DATE 11/5/2025
DRAWN BY AS
CHKD. BY JMM
JOB NO. 20-6018

SHT. 02.01

NOT VALID UNLESS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER

S:\Marion County\SUNSET HILLS PH4\CIVIL\CONSTRUCTION\02-General Notes.dwg, 11/5/2025 1:56:34 PM

Marion County Approval Stamp

LEGAL DESCRIPTION

A PORTION OF TRACT C, SUNSET HILLS PHASE I REPLAT, AS PLAT THEREOF, RECORDED IN OFFICIAL RECORDS BOOK 15, PAGE 70 THROUGH 75. INCLUSIVE, OF MARION COUNTY, FLORIDA, AND SECTION 26, TOWNSHIP 17 SOUTH, RANGE 23 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEASTERLY CORNER OF LOT 117 OF SAID SUNSET HILLS PHASE I REPLAT; THENCE ALONG THE WESTERLY BOUNDARY AND THE PROJECTION THEREOF OF SAID TRACT C, N.00°04'51"E, 128.00 FEET TO THE NORTH BOUNDARY OF SAID SECTION 26; THENCE DEPARTING SAID WESTERLY BOUNDARY ALONG SAID NORTH BOUNDARY THE FOLLOWING THREE (3) COURSES: (1) S.89°55'09"E, 84.83 FEET; (2) THENCE S.89°53'18"E, 35.24 FEET TO THE NORTHWESTERLY CORNER OF LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 6635, PAGE 668 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA; (3) THENCE S.89°5817"E, 80.01 FEET TO THE NORTHEAST CORNER OF SAID LANDS; THENCE DEPARTING SAID NORTH BOUNDARY, ALONG THE EASTERLY BOUNDARY OF SAID LANDS, S. 00°00'48" W., 264.24 FEET; THENCE DEPARTING SAID EASTERLY BOUNDARY N.89°49'18"W, 112.58 FEET TO THE SOUTHEAST CORNER OF TRACT C OF SAID SUNSET HILLS PHASE I REPLAT; THENCE ALONG THE SOUTHERLY BOUNDARY OF SAID TRACT C THENCE N.89°49'18"W., 23.58 FEET' THENCE DEPARTING SAID SOUTHERLY BOUNDARY, ALONG THE AFORESAID WESTERLY BOUNDARY OF TRACT C AND THE PROJECTION THEREOF THE FOLLOWING TWO (2) COURSES: (1) THENCE N.00°04'51"E., 135.96 FEET; (2) THENCE N.89°55'09"W, 64.22 FEET TO THE POINT OF BEGINNING SAID LANDS CONTAINING 1.01 ACRES, MORE OR LESS.

ENGINEERING, LLC.
CIVIL ENGINEERING - PLANNING - LANDSCAPE ARCHITECTURE - ENVIRONMENTAL
1720 SE 16th Ave, Bldg 100, Ocala, FL 34471
OFFICE: (352) 732-3404 FAX: (352) 307-4545
CERTIFICATE OF AUTHORIZATION # 28278

REVISIONS

DATE

IMPROVEMENT PLANS
SUNSET HILLS PHASE 4
MARION COUNTY, FLORIDA

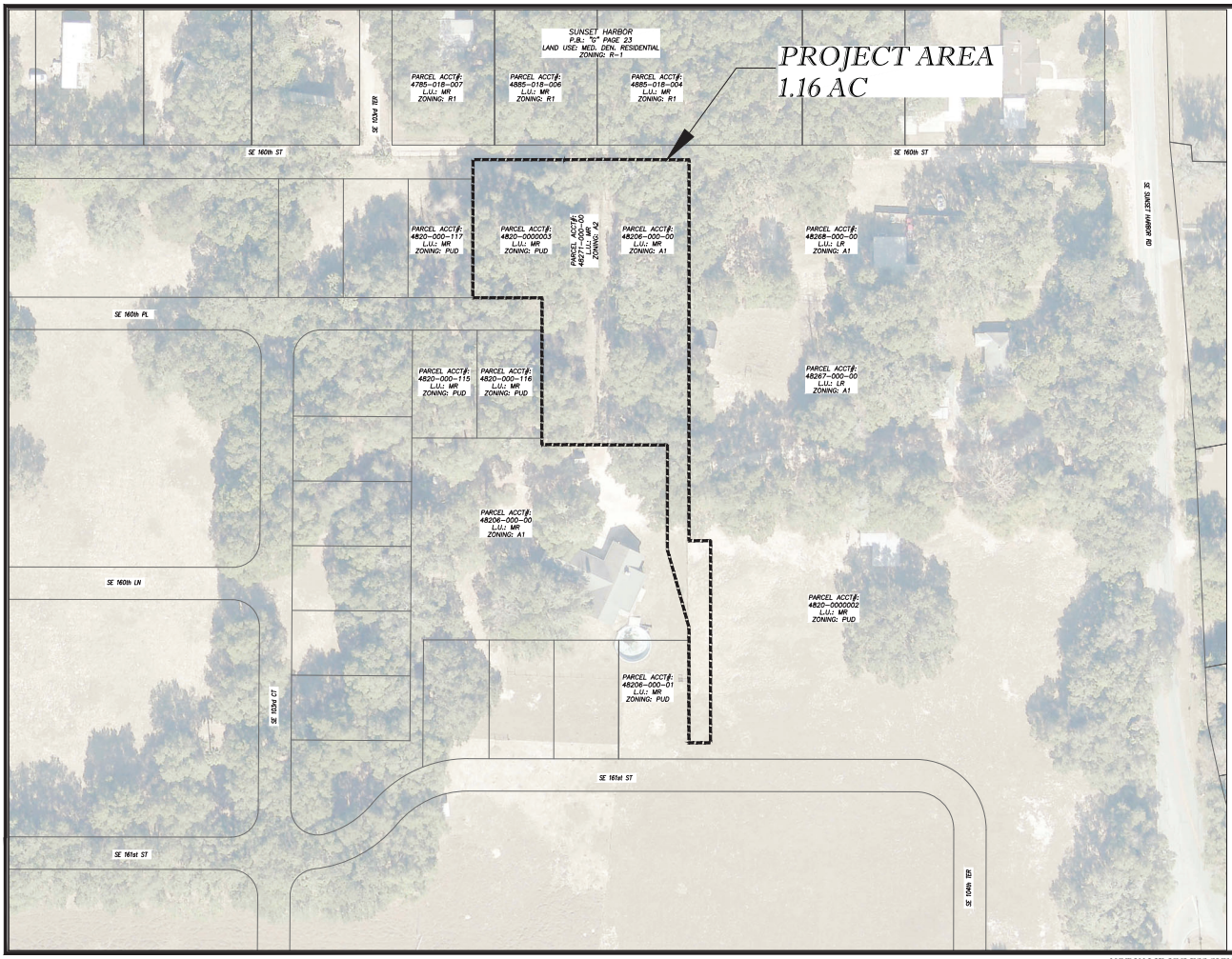
GENERAL NOTES

DATE 11/5/2025
DRAWN BY AS
CHKD. BY DAM
JOB NO. 20-6018

SHT. 02.02

NOT VALID UNLESS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER

S:\Marion County\SUNSET HILLS PH4\CIVIL\CONSTRUCTION\02-General Notes.dwg, 11/5/2025 1:56:02 PM



Marion County Approval Stamp

ENGINEERING, LLC.
CIVIL ENGINEERING - PLANNING - LANDSCAPE ARCHITECTURE - ENVIRONMENTAL
1703 SE 16th Ave., Bldg 100, Ocala, FL 34471
OFFICE: (352) 387-3556 FAX: (352) 387-4545
CERTIFICATE OF AUTHORIZATION # 4976

REVISIONS

DATE

IMPROVEMENT PLANS
SUNSET HILLS PHASE 4
MARION COUNTY, FLORIDA

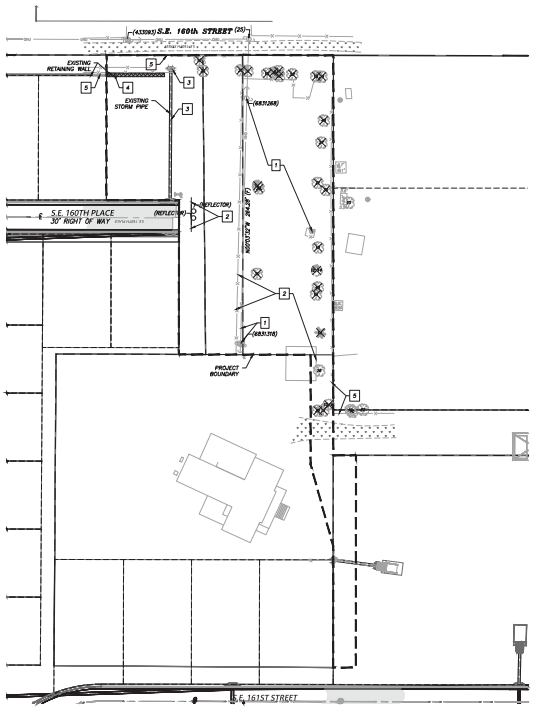
AERIAL PHOTOGRAPH

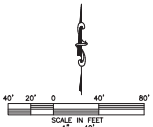
DATE: 11/5/2025
DRAWN BY: AS
CHKD. BY: DAM
JOB NO.: 23-8427

SHT. 03.01

NOT VALID UNLESS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER

S:\Marion County\SUNSET HILLS PH4\CIVIL\CONSTRUCTION\03-Aerial.dwg, 11/5/2025 1:56:51 PM





Marion County Approval Stamp

Provide Tree Preservation Plan, not included in this submittal

NOTES:
1. See Tree Preservation Plan for limits of existing tree removal and protection areas.

LEGEND:

- REMOVE EXISTING RETAINING WALL
- 1 - TO BE RELOCATED
- 2 - TO BE REMOVED
- 3 - TO BE REMOVED AND REPLACE
- 4 - TO BE REMOVED AND REBUILD
- 5 -TO REMAIN

Tillman & Associates ENGINEERING, LLC.
CIVIL ENGINEERING - PLANNING - LANDSCAPE ARCHITECTURE - ENVIRONMENTAL
1720 SE 16th Ave., Bldg 100, Ocala, FL 34471
Office: (352) 387-3545 Fax: (352) 387-4545
CERTIFICATE OF AUTHORIZATION #28296

REVISIONS

DATE

IMPROVEMENT PLANS
SUNSET HILLS PHASE 4
MARION COUNTY, FLORIDA

DEMOLITION PLAN

DATE 11/3/2025
DRAWN BY AS
CHKD. BY JMM
JOB NO. 23.4427

SHT. ######

NOT VALID UNLESS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER

S:\Marion County\SUNSET HILLS PH4\CIVIL\CONSTRUCTION\Dd-Demo Plan.dwg, 11/3/2025 1:57:13 PM

NOTES

1. PRIVATE ROAD STATUS WITH 30' RIGHT-OF-WAY WIDTH TOGETHER WITH 15' UTILITY, ACCESS AND DRAINAGE EASEMENT.
2. STREET RIGHTS-OF-WAY, DELINEATED AS TRACT A, IS COMMON AREA.
3. REMAINING TRACTS ARE RESERVED FOR LANDSCAPING, RECREATION, DRAINAGE & UTILITIES, MAINTENANCE, INGRESS, EGRESS, REGRESS, SIGNAGE AND SUCH OTHER PURPOSES THAT ARE LEGALLY PERMITTED.
4. ALL LOTS IN THIS SUBDIVISION WILL BE SERVED BY CENTRAL WATER AND SEWER.
5. ALL LOTS/TRACTS IN THIS SUBDIVISION SHALL USE THE INTERNAL SUBDIVISION ROADWAYS FOR DRIVEWAY/VEHICLE ACCESS.
6. ALL CONSTRUCTION COVERED BY THESE PLANS SHALL COMPLY WITH THE MATERIAL REQUIREMENTS AND QUALITY CONTROL STANDARDS CONTAINED IN THE MARION COUNTY LAND DEVELOPMENT CODE.
7. OWNER IS RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF BOTH NEW AND REPLACEMENT QUADRANT STREET SIGNS.
8. ACCESSORY STRUCTURES (SCREEN ENCLOSURES, ETC.) SHALL CONFORM TO THE BUILDING SETBACKS AS DETAILED BELOW.
9. ADDITIONAL PERMITS WILL BE REQUIRED FOR MONUMENT SIGNAGE.

UTILITIES:
ELECTRIC BY: DUKE ENERGY
POTABLE WATER BY: MARION COUNTY UTILITIES
IRRIGATION BY: MARION COUNTY UTILITIES
FIRE BY: MARION COUNTY UTILITIES
SANITARY SEWER BY: MARION COUNTY UTILITIES
TELEPHONE BY: TO BE DETERMINED
SOLID WASTE: TO BE DETERMINED

SITE DATA

PROPOSED SFR LOTS= 5
PROJECT AREA: 1.16 AC

PARCELS
4620-000003, 48271-000-00, 48206-000-00

LAND USE & ZONING:
EXISTING LAND USE: MEDIUM RESIDENTIAL
FUTURE LAND USE: MEDIUM RESIDENTIAL
EXISTING ZONING: PUD, A1, A2

OPEN SPACE
REQUIRED: 0.35 AC. (PREVIOUSLY APPROVED, MASTER PLAN WITH CONDITIONS)
PROVIDED: 0.35 AC. TOTAL *(INCLUDES OPEN SPACE, 25% OF DRA AREA, OPEN SPACE EASEMENT AND BUFFERS)

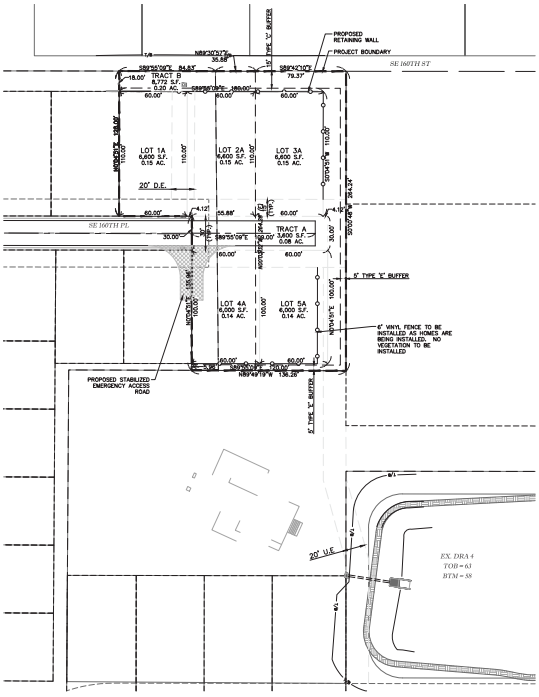
BUILDING HEIGHT:
SFR= 2 STORY

MINIMUM BUILDING SETBACKS:
SEE THIS SHEET FOR DETAILS

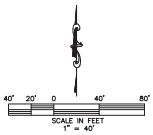
DEVELOPER AGREEMENTS:
ORIGINAL - OR BK/PG 4641/276-280
AND FIRST AMENDMENT BK/PG 5790/1674-1678.

FLU DESIGNATION	ACREAGE	DENSITY / INTENSITY	MAXIMUM DEVELOPMENT
MEDIUM RESIDENTIAL	1.16	4 DU/AC	5 DU

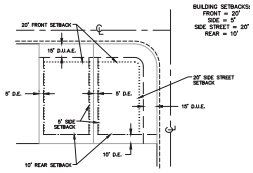
NOTES:
1. PUD ZONING ALLOWABLE USES:
   B-2 (COMMERCIAL PARCEL)
   R-3 (RESIDENTIAL PARCELS)
2. AS PER DEVELOPMENT CONDITION 2002062 (3), THIS PROJECT SHALL BE LIMITED TO 350 DWELLING UNITS.



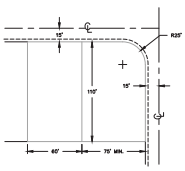
Marion County Approval Stamp



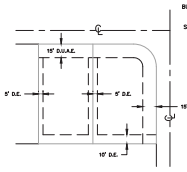
LEGEND
D.E. = DRAINAGE EASEMENT
U.E = UTILITY EASEMENT
D.U.A.E. = DRAINAGE, UTILITY, & ACCESS EASEMENT
TYP. = TYPICAL



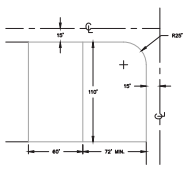
TYPICAL LOT DETAILS
FOR LOTS WITH WATERMAINS OR FORCEMAINS ADJACENT TO LOT
N.T.S
D.U.A.E. = DRAINAGE, UTILITY & ACCESS EASEMENT
D.E. = DRAINAGE EASEMENT
℄ = CENTERLINE OF RIGHT OF WAY



TYPICAL LOT DIMENSIONS
FOR LOTS WITH WATERMAINS OR FORCEMAINS ADJACENT TO LOT
N.T.S



TYPICAL LOT DETAILS
FOR LOTS WITHOUT WATERMAINS OR FORCEMAINS ADJACENT TO LOT
N.T.S
D.U.E. = DRAINAGE & UTILITY EASEMENT
D.E. = DRAINAGE EASEMENT
℄ = CENTERLINE OF RIGHT OF WAY



TYPICAL LOT DIMENSIONS
FOR LOTS WITHOUT WATERMAINS OR FORCEMAINS ADJACENT TO LOT
N.T.S

Marlin Engineering
ENGINEERING, LLC
CIVIL ENGINEERING · PLANNING · LANDSCAPE ARCHITECTURE · ENVIRONMENTAL
1720 SE 16th Ave., Bldg 100, Ocala, FL 34471
Office: 352.414.0690 Fax: 352.414.0691 FL 30714495
CERTIFICATE OF AUTHORIZATION #28296

REVISIONS
DATE

IMPROVEMENT PLANS
SUNSET HILLS PHASE 4
MARION COUNTY, FLORIDA

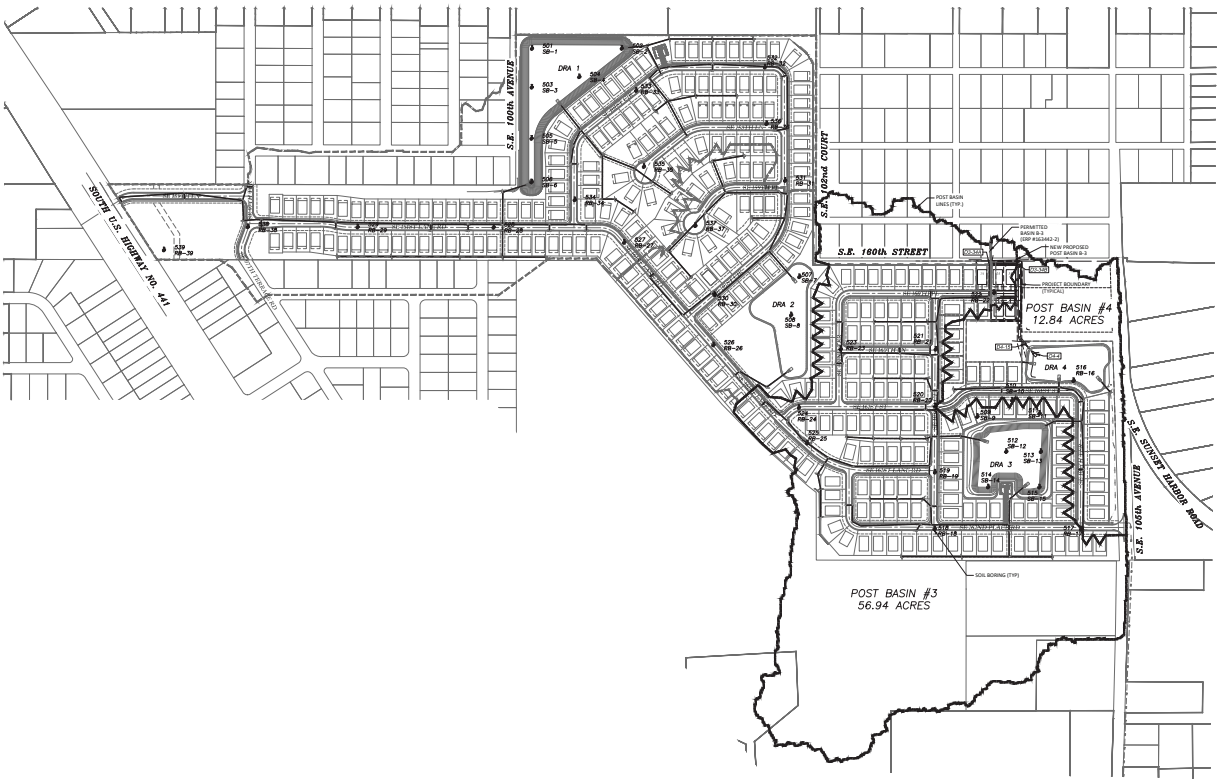
GEOMETRY PLAN

DATE 11/3/2025
DRAWN BY AS
CHKD. BY JMM
JOB NO. 23-8202

SHT. 05.01

NOT VALID UNLESS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER

S:\Marion County\SUNSET HILLS PH4\CIVIL\CONSTRUCTION\05-Geometry Plan.dwg, 11/3/2025 2:05:23 PM



GRADING LEGEND

- EXISTING CONTOURS
- PROPOSED CONTOURS
- PROPOSED STORM PIPE
- PROPOSED STRUCTURE ID

200' 100' 0 200' 400'

SCALE IN FEET
1" = 200'

Marion County Approval Stamp

REVISIONS

DATE

IMPROVEMENT PLANS
SUNSET HILLS PHASE 4
MARION COUNTY, FLORIDA

MASTER DRAINAGE PLAN

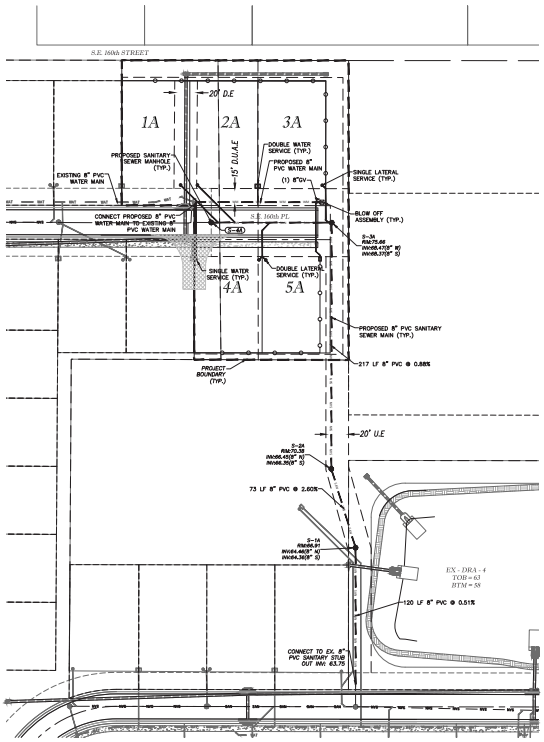
DATE 11/3/2025
DRAWN BY AS
CHKD. BY DMM
JOB NO. 21-8427

SHT. 06.01

NOT VALID UNLESS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER

S:\Marion County\SUNSET HILLS PH4\CIVIL\CONSTRUCTION\06-Master Drainage Plan.dwg, 11/3/2025 1:57:50 PM

ALL INTERSECTIONS MEET FDOT SIGHT DISTANCE REQUIREMENTS



Marion County Approval Stamp

LEGEND
D.E. = DRAINAGE EASEMENT
D.U.A.E. = DRAINAGE, UTILITY, & ACCESS EASEMENT
TYP. = TYPICAL
U.E. = UTILITY EASEMENT

NOTES

1. MCU PERSONNEL ARE TO INSPECT ANY WORK PERFORMED ON OR AROUND EXISTING MCU INFRASTRUCTURE. A PRE-CONSTRUCTION MEETING IS REQUIRED TO BE HELD A MINIMUM OF 48 HOURS PRIOR TO START OF ANY CONSTRUCTION. IF THE PRE-CONSTRUCTION MEETING IS NOT COMPLETED, ANY WORK MAY BE HALTED. TO SCHEDULE, CONTACT MCU'S CONSTRUCTION OFFICER AT 352-307-6163.
2. AS-BUILTS SHALL BE SUBMITTED A MINIMUM OF TWO WEEKS PRIOR TO THE FDEP CLEARANCE REQUEST. THIS WILL ALLOW FOR ADEQUATE TIME TO REVIEW AS-BUILTS AHEAD OF THE CLEARANCE REQUEST AND AVOID DELAYS.
3. AS-BUILT SHALL INCLUDE ALL ASSETS DEDICATED TO MCU AS PER LOC WITH STATE PLANE DATA. OFFICIAL ROAD NAME(S) SHALL ALSO BE PROVIDED ON FINAL AS-BUILT TO MCU. INCOMPLETE DATA WILL RESULT IN DEP CLEARANCE DELAYS.

Thomas & Associates
ENGINEERING, LLC.
CIVIL ENGINEERING - PLANNING - LANDSCAPE ARCHITECTURE - ENVIRONMENTAL
1720 SE 16th Ave., Bldg 100, Ocala, FL 34471
OFFICE (352) 387-4646 FAX (352) 387-4545
CERTIFICATE OF AUTHORIZATION # 6576

REVISIONS

DATE

IMPROVEMENT PLANS
SUNSET HILLS PHASE 4
MARION COUNTY, FLORIDA

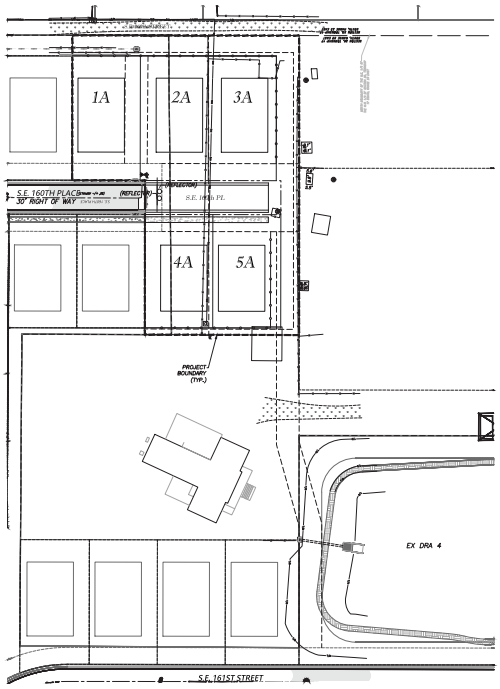
MASTER UTILITY PLAN

DATE 11/5/2025
DRAWN BY AS
CHKD. BY JMM
JOB NO. 22-8202

SHT. 07.01

NOT VALID UNLESS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER

S:\Marion County\SUNSET HILLS PH4\CIVIL\CONSTRUCTION\07-Master Utility Plan.dwg, 11/5/2025 1:58:14 PM



Marion County Approval Stamp

40' 20' 0 40' 80'

SCALE IN FEET
1" = 40'

TRAFFIC NOTES:

1. ALL TRAFFIC SIGNS AND MARKINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE MUTCD LATEST EDITION.
2. ALL STRIPING REMOVAL TECHNIQUES SHALL ADHERE TO THE STANDARDS SET FORTH BY MARION COUNTY ENGINEERING AND TRAFFIC DIVISIONS. REPLACEMENT OF DAMAGED PAVEMENT WILL BE AT THE CONTRACTOR'S EXPENSE AND MUST BE ACCEPTABLE TO MARION COUNTY.
3. ALL PAVEMENT STRIPING SHALL BE INSTALLED IN ACCORDANCE WITH FDOT STANDARD PLANS INDEX 711 AND RAISED PAVEMENT MARKERS IN ACCORDANCE WITH FDOT STANDARD PLANS INDEX 706.
4. ALL STRIPING AND PAVEMENT MARKINGS TO BE THERMO PLASTIC, AS PER LATEST FDOT STANDARD

Mittauer & Associates
ENGINEERING, LLC
CIVIL ENGINEERING - PLANNING - LANDSCAPE ARCHITECTURE - ENVIRONMENTAL
1720 SE 16th Ave., Bldg 100, Ocala, FL 34471
OFFICE: (352) 237-2452 FAX: (352) 307-4545
CERTIFICATE OF AUTHORIZATION # 4829

REVISIONS

DATE

IMPROVEMENT PLANS
SUNSET HILLS PHASE 4
MARION COUNTY, FLORIDA

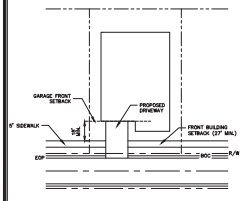
SIGNAGE & STRIPING PLAN

DATE 11/3/2025
DRAWN BY AS
CHKD. BY DMM
JOB NO. 22-8202

SHT. 08.01

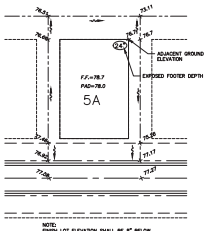
NOT VALID UNLESS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER

S:\Marion County\SUNSET HILLS PH4\CIVIL\CONSTRUCTION\08 Signage & Striping Plan.dwg, 11/3/2025 1:58:53 PM



LOT ADJACENT TO SIDEWALK DETAIL

N.T.S



NOTE:
MIN. LOT ELEVATION SHALL BE 6" BELOW PROPOSED FINISHED FLOOR ELEVATION

LOT GRADING DETAIL

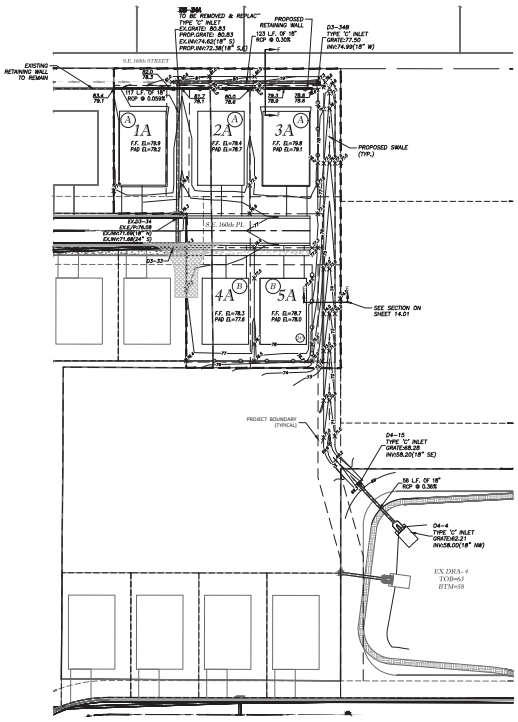
N.T.S

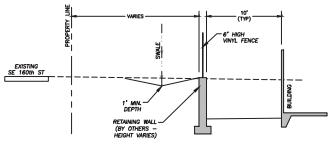
GENERAL:

1. 1% MINIMUM GRADE ALONG LOT LINES UNLESS OTHERWISE DENOTED.
2. 4:1 MAXIMUM SIDE YARD SLOPE (PAD TO LOT LINE), 5:1 MAX REAR YARD SLOPE.
3. 8" (0.7') DIFFERENCE FROM PAD TO FINISHED FLOOR.
4. 4" (0.3') DIFFERENCE FROM GARAGE FINISHED FLOOR TO FINISHED FLOOR.
5. MINIMUM 1% SLOPE FROM PAD TO ADJACENT LOT CORNER UNLESS OTHERWISE DENOTED.

DRIVEWAYS:

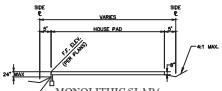
1. RESTRICT DRIVEWAYS TO HIGH SIDE OF LOT IF STEEPER THAN 10% (BASED ON 22' DRIVEWAY).
2. SEE LOT GRADING PLANS FOR RESTRICTED DRIVEWAYS.
3. IF DRIVEWAYS ARE STEEPER THAN 10%, THE PADS MUST BE SHIFTED TOWARD THE REAR LOT LINE, OR ADDITIONAL STEPS IN THE GARAGE WILL BE REQUIRED.





WALL WITH PRIVACY FENCE & GUARD RAIL SECTION 'F-F'

N.T.S

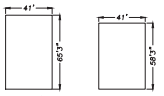


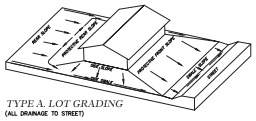
MONOLITHIC SLAB/ TURN DOWN DETAIL

N.T.S

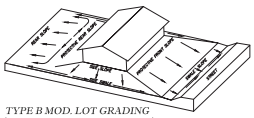
NOTES:
1. GARAGES SHALL BE SETBACK A MINIMUM OF 18' FROM SIDEWALK. SEE LOT GRADING DETAILS.
2. ENGINEER OF RECORD TO REVIEW ALL PLOT PLANS FOR BUILDING PLACEMENT.

PAD TYPE	SIZE
1	40'-0" x 65'-3"
2	41'-0" x 58'-1"
3	49'-4" x 48'-0"
4	49'-8" x 52'-0"

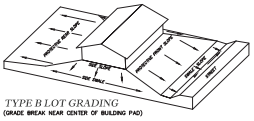




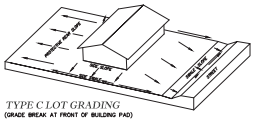
TYPE A LOT GRADING
(ALL DRAINAGE TO STREET)



TYPE B MOD. LOT GRADING
(GRADE BREAK AT REAR CORNER OF BUILDING PAD)



TYPE B LOT GRADING
(GRADE BREAK NEAR CENTER OF BUILDING PAD)



TYPE C LOT GRADING
(GRADE BREAK AT FRONT OF BUILDING PAD)

Marion County Approval Stamp

ENGINEERING, LLC.
CIVIL ENGINEERING · PLANNING · LANDSCAPE ARCHITECTURE · ENVIRONMENTAL
1720 SE 16th Ave., Bldg 100, Ocala, FL 34471
OFFICE: (352) 387-6535 FAX: (352) 387-6545
CERTIFICATE OF AUTHORIZATION #6796

REVISIONS

DATE

IMPROVEMENT PLANS
SUNSET HILLS PHASE 4
MARION COUNTY, FLORIDA

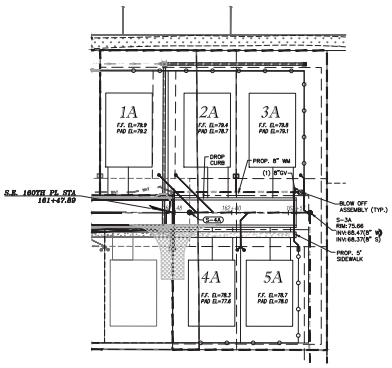
LOT GRADING PLAN & DETAILS

DATE 11/3/2025
DRAWN BY AS
CHKD. BY JMM
JOB NO. 23-8427

SHT. 09.01

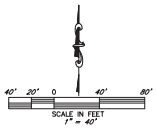
NOT VALID UNLESS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER

S:\Marion County\SUNSET HILLS PH4\CIVIL\CONSTRUCTION\09-Lot Grading Plan.dwg, 11/5/2025 1:58:55 PM

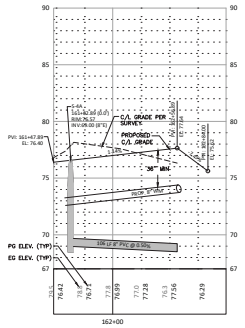


S.E. 160th PL

Marion County Approval Stamp



HORZ. SCALE 1" = 40'
VERT. SCALE 1" = 4'



ENGINEERING, LLC
CIVIL ENGINEERING · PLANNING · LANDSCAPE ARCHITECTURE · ENVIRONMENTAL
1720 SE 16th Ave., Bldg 100, Ocala, FL 34471
OFFICE: (352) 387-6645 FAX: (352) 387-6545
CERTIFICATE OF AUTHORIZATION # 28796

REVISIONS

DATE

IMPROVEMENT PLANS
SUNSET HILLS PHASE 4
MARION COUNTY, FLORIDA

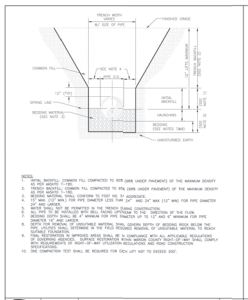
PLAN & PROFILE
STREET 'F'

DATE 11/3/2025
DRAWN BY AS
CHKD. BY JMM
JOB NO. 23-8427

SHT. 10.01

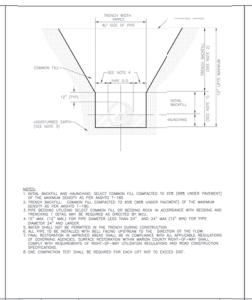
NOT VALID UNLESS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER

S:\Marion County\SUNSET HILLS PH4\CIVIL\CONSTRUCTION\10-Plan and Profile.dwg, 11/3/2025 1:59:20 PM



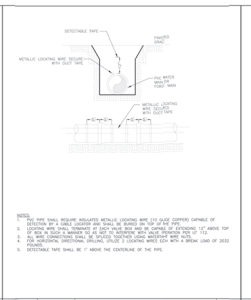
NOTES:
1. INITIAL BACKFILL AND HAUNCHING SELECT COMMON FILL COMPACTED TO 95% (98% UNDER PAVEMENT) OF THE MAXIMUM DENSITY AS PER AASHTO T-180.
2. TRENCH BACKFILL: COMMON FILL COMPACTED TO 95% (98% UNDER PAVEMENT) OF THE MAXIMUM DENSITY AS PER AASHTO T-180.
3. BEDDING: SEE NOTES 1-10.
4. 12" MIN. (6" MIN.) FOR PIPE DIAMETER LESS THAN 24", AND 24" MAX (12" MAX) FOR PIPE DIAMETER 24" AND LARGER.
5. WATER SHALL NOT BE PERMITTED IN THE TRENCH DURING CONSTRUCTION.
6. ONE COMPACTION TEST SHALL BE REQUIRED FOR EACH LIFT NOT TO EXCEED 200' OF THE FLOW.
7. BEDDING DEPTH SHALL BE 4" MINIMUM FOR PIPE DIAMETER UP TO 12" AND 6" MINIMUM FOR PIPE DIAMETER 14" AND LARGER.
8. WHERE THE TRENCH BOTTOM CONSISTS OF UNSUITABLE MATERIAL SUCH, LOOSENS DEPTH OF BEDDING ROCK BELOW THE PIPE, UNLESS SHALL DETERMINE IN THE FIELD REQUIRED REMOVAL OF UNSUITABLE MATERIAL TO REACH FIRM FOUNDATION.
9. FINAL RESTORATION IS IMPROVED AREAS SHALL BE IN COMPLIANCE WITH ALL APPLICABLE REGULATIONS AND REQUIREMENTS OF RIGHT-OF-WAY UTILIZATION REGULATIONS AND ROAD CONSTRUCTION SPECIFICATIONS.
10. ONE COMPACTION TEST SHALL BE REQUIRED FOR EACH LIFT NOT TO EXCEED 200'.

Marion County FLORIDA	MCBCC EFFECTIVE 04/11/2022 REVISION # 2	BEDDING AND TRENCHING 1	7.1.2 UT 102	



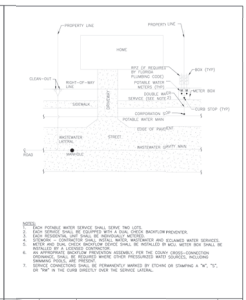
NOTES:
1. INITIAL BACKFILL AND HAUNCHING SELECT COMMON FILL COMPACTED TO 95% (98% UNDER PAVEMENT) OF THE MAXIMUM DENSITY AS PER AASHTO T-180.
2. TRENCH BACKFILL: COMMON FILL COMPACTED TO 95% (98% UNDER PAVEMENT) OF THE MAXIMUM DENSITY AS PER AASHTO T-180.
3. BEDDING: SEE NOTES 1-10 AND COMMON FILL OR BEDDING ROCK IN ACCORDANCE WITH BEDDING AND TRENCHING 1 DETAIL MAY BE REQUIRED AS DIRECTED BY MCU.
4. 12" MIN. (12" MIN.) FOR PIPE DIAMETER LESS THAN 24", AND 24" MAX (12" MAX) FOR PIPE DIAMETER 24" AND LARGER.
5. WATER SHALL NOT BE PERMITTED IN THE TRENCH DURING CONSTRUCTION.
6. ONE COMPACTION TEST SHALL BE REQUIRED FOR EACH LIFT NOT TO EXCEED 200' OF THE FLOW.
7. FINAL RESTORATION IS IMPROVED AREAS SHALL BE IN COMPLIANCE WITH ALL APPLICABLE REGULATIONS AND REQUIREMENTS OF RIGHT-OF-WAY UTILIZATION REGULATIONS AND ROAD CONSTRUCTION SPECIFICATIONS.
8. ONE COMPACTION TEST SHALL BE REQUIRED FOR EACH LIFT NOT TO EXCEED 200'.

Marion County FLORIDA	MCBCC EFFECTIVE 04/11/2022 REVISION # 2	BEDDING AND TRENCHING 2	7.1.2 UT 103	



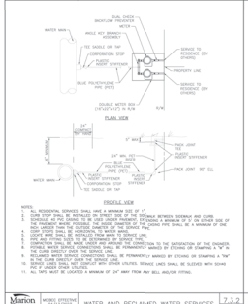
NOTES:
1. PVC PIPE SHALL REQUIRE INSULATED METALLIC LOCATING WIRE #12 SOLID COPPER) CAPABLE OF LOCATING BY A STANDARD ELECTRONIC PIPE LOCATOR. WIRE SHALL BE TAPED TO PIPE.
2. LOCATING WIRE SHALL TERMINATE AT EACH VALVE BOX AND BE CAPABLE OF EXTENDING 12" ABOVE TOP OF BOX IN SUCH A MANNER SO AS NOT TO INTERFERE WITH VALVE OPERATION PER ST 712.
3. FOR FORCE MAIN, LOCATING WIRE SHALL BE TERMINATED AT EACH MANHOLE.
4. FOR UNDIRECTIONAL DIRECTIONAL DRILLING, UTILIZE 2 LOCATING WIRES EACH WITH A BREAK LOAD OF 2652 LBS.
5. DETECTABLE TAPE SHALL BE 1" ABOVE THE CENTERLINE OF THE PIPE.

Marion County FLORIDA	MCBCC EFFECTIVE 04/11/2022 REVISION # 2	PIPE LOCATING WIRE AND DETECTABLE TAPE	7.1.2 UT 104	



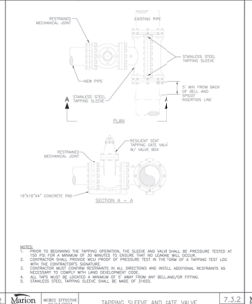
NOTES:
1. EACH POTABLE WATER SERVICE SHALL SERVE TWO LOTS.
2. EACH SERVICE SHALL BE EQUIPPED WITH A DUAL CHECK BACKFLOW PREVENTER.
3. EACH RESIDENTIAL UNIT SHALL BE INDIVIDUALLY METERED.
4. WATER AND RECLAIMED WATER SERVICES SHALL BE SEPARATE AND RECLAIMED WATER SERVICES.
5. WATER AND DUAL CHECK BACKFLOW SERVICE SHALL BE INSTALLED IN MCU METER BOX SHALL BE INSTALLED BY A LICENSED CONTRACTOR.
6. RESIDENTIAL IRRIGATION SYSTEMS, WHERE ASSEMBLY PER THE COUNTY CROSS-CONNECTION ORDINANCE, SHALL BE REQUIRED WHERE OTHER PRESSURIZED WATER SOURCES, INCLUDING SWIMMING POOLS, ARE PRESENT.
7. SERVICE LATERALS SHALL BE PERMANENTLY MARKED BY ETCHING OR STAMPING A "W", "S", OR "WS" IN THE CURB DIRECTLY OVER THE SERVICE LATERAL.

Marion County FLORIDA	MCBCC EFFECTIVE 04/11/2022 REVISION # 2	RESIDENTIAL SERVICE LOCATIONS	7.3.2 UT 105	



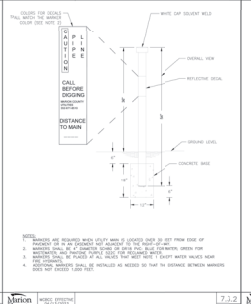
NOTES:
1. ALL RESIDENTIAL SERVICES SHALL HAVE A MINIMUM SIZE OF 1".
2. CURB STOP SHALL BE INSTALLED ON STREET SIDE OF THE TOTABLE BETWEEN SIDEWALK AND CURB.
3. SERVICE LINE SHALL BE LAID STRAIGHT FROM THE MAIN TO THE METER AND PERPENDICULAR TO THE MAIN. THE PAVEMENT MARKS ACROSSED THE SERVICE DIAMETER OF THE LARGER PIPE SHALL BE A MINIMUM OF ONE INCH UNLESS THAN THE OUTSIDE DIAMETER OF THE SERVICE PIPE.
4. ALL SERVICE LINES SHALL BE INSTALLED WITH A MINIMUM COVER OF 36".
5. ALL PIPE AND FITTINGS SHALL BE AS SPECIFIED IN SECTION 7.1.2.
6. ALL PIPE AND FITTINGS SHALL BE AS SPECIFIED IN SECTION 7.1.2.
7. COMPACTION SHALL BE MADE UNDER AND AROUND THE CONNECTION TO THE SATISFACTION OF THE ENGINEER.
8. WATER AND RECLAIMED WATER SERVICES SHALL BE PERMANENTLY MARKED BY ETCHING OR STAMPING A "W" IN THE CURB DIRECTLY OVER THE SERVICE LINE.
9. RECLAIMED WATER SERVICES CONNECTIONS SHALL BE PERMANENTLY MARKED BY ETCHING OR STAMPING A "RW" IN THE CURB DIRECTLY OVER THE SERVICE LINE.
10. SERVICE LINES SHALL NOT CONFLICT WITH OTHER UTILITIES. SERVICE LINES SHALL BE SLEEVED WITH SCH40 PVC WHERE UNDER ROADWAYS.
11. ALL TAPS MUST BE LOCATED A MINIMUM OF 24" AWAY FROM ANY BELL AND/OR FITTING.

Marion County FLORIDA	MCBCC EFFECTIVE 04/11/2022 REVISION # 2	WATER AND RECLAIMED WATER SERVICES (TYPICAL)	7.1.2 UT 107	



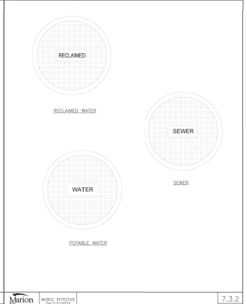
NOTES:
1. PRIOR TO BEGINNING THE TAPPING OPERATION, THE SLEEVE AND VALVE SHALL BE PRESSURE TESTED AT THE PRESSURE WHICH WILL BE MAINTAINED DURING THE TAPPING OPERATION.
2. CONTRACTOR SHALL PROVIDE MCU PROOF OF PRESSURE TEST AT THE TIME OF A TAPPING TEST LOG SHEET IS SUBMITTED.
3. CONTRACTOR MUST CONTACT MCU/CMAR REPRESENTATIVE TO ALL DIRECTIONS AND INSTALL ADDITIONAL RESTRAINTS AS NECESSARY TO COMPLY WITH LAND DEVELOPMENT CODE.
4. ALL PIPE AND FITTINGS SHALL BE AS SPECIFIED IN SECTION 7.1.2 FROM ANY BELL AND/OR FITTING.
5. STAINLESS STEEL TAPPING SLEEVE SHALL BE MADE OF 316SS.

Marion County FLORIDA	MCBCC EFFECTIVE 04/11/2022 REVISION # 1	TAPPING SLEEVE AND GATE VALVE ASSEMBLY	7.3.2 UT 108	

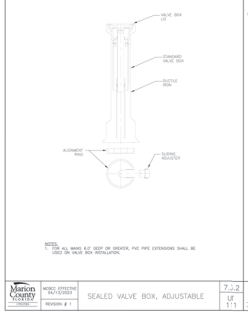


NOTES:
1. MARKERS ARE REQUIRED WHEN UTILITY MAIN IS LOCATED OVER 30 SET FROM EDGE OF PAVEMENT OR IN AN EASEMENT NOT ADJACENT TO THE RIGHT-OF-WAY.
2. MARKERS SHALL BE COLOR CODED AS FOLLOWS: BLUE FOR POTABLE WATER, GREEN FOR WASTEWATER, AND PANTONE PURPLE 522C FOR RECLAIMED WATER.
3. MARKERS SHALL BE PLACED AT ALL VALVES THAT MEET NOTE 1 EXCEPT WATER VALVES NEAR FIRE HYDRANTS.
4. ADDITIONAL MARKERS SHALL BE INSTALLED AS NEEDED SO THAT THE DISTANCE BETWEEN MARKERS DOES NOT EXCEED 1,000 FEET.

Marion County FLORIDA	MCBCC EFFECTIVE 04/11/2022 REVISION # 2	UTILITY MAIN MARKER	7.1.2 UT 109	

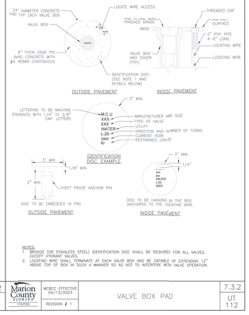


Marion County FLORIDA	MCBCC EFFECTIVE 04/11/2022 REVISION # 14	TYPICAL VALVE BOX COVER	7.3.2 UT 110	



NOTES:
1. FOR ALL MAINS 8.0' DEEP OR GREATER, PVC PIPE EXTENSIONS SHALL BE USED ON VALVE BOX INSTALLATION.

Marion County FLORIDA	MCBCC EFFECTIVE 04/11/2022 REVISION # 1	SEALED VALVE BOX, ADJUSTABLE	7.3.2 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.

Marion County FLORIDA	MCBCC EFFECTIVE 04/11/2022 REVISION # 1	VALVE BOX PAD	7.3.2 UT 112	

Marion County Approval Stamp

ENGINEERING, LLC.
CIVIL ENGINEERING · PLANNING · LANDSCAPE ARCHITECTURE · ENVIRONMENTAL
1720 SE 16th Ave., Bldg 100, Ocala, FL 34471
OFFICE: (352) 351-8646 FAX: (352) 307-4545
CERTIFICATE OF AUTHORIZATION # 28796

REVISIONS

DATE	

IMPROVEMENT PLANS
SUNSET HILLS PHASE 4
MARION COUNTY, FLORIDA

POTABLE WATER DISTRIBUTION DETAILS

DATE 11/3/2025
DRAWN BY AS
CHKD. BY IMM
JOB NO. 23-8427

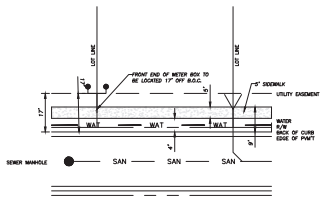
SHT. 11.01

NOT VALID UNLESS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER

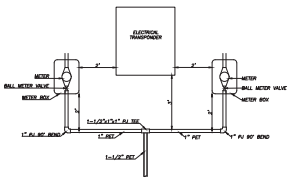
S:\Marion County\SUNSET HILLS PH4\CIVIL\CONSTRUCTION\13-Water Details.dwg, 11/3/2025 1:58:55 PM

FDOT CONSTRUCTION NOTES:

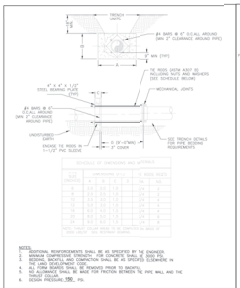
1. ALL CONSTRUCTION WITHIN THE FDOT RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH THE LATEST FDOT DESIGN STANDARDS, AND THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, AND THE UTILITY ACCOMMODATION MANUAL (UAM). NDD MATERIALS AND CONSTRUCTION SHALL MEET SECTION 555.
2. RESTORE AND RE-SOD ALL DISTURBED AREAS IN ACCORDANCE WITH THE FDOT SPECIFICATION. THE CONTRACTOR SHALL MAINTAIN THAT PORTION OF THE RIGHT-OF-WAY AFFECTED BY THE PERMIT INSTALLATION UNTIL VEGETATION IS ESTABLISHED. PERFORM ALL WORK NECESSARY, INCLUDING WATERING AND FERTILIZING, TO SUSTAIN AN ESTABLISHED TURF UNTIL FINAL ACCEPTANCE, AT NO ADDITIONAL EXPENSE TO THE FDOT. PROVIDE THE FILLING, LEVELING, AND REPAIRING OF ANY WASHED OR ERODED AREAS, AS MAY BE NECESSARY.
3. AT SUCH LOCATIONS WHERE FDOT SIGNS, REFLECTORS, OR OTHER STRUCTURES WILL INTERFERE WITH PROPOSED CONSTRUCTION, THE CONTRACTOR WILL NOTIFY THE LOCAL MAINTENANCE ON RESIDENT ENGINEER 48 HOURS PRIOR TO CONSTRUCTION. ALL ITEMS THAT REQUIRE RELOCATION OR REPLACEMENT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR.
4. THE CONTRACTOR IS RESPONSIBLE FOR MOWING, AT NO EXPENSE TO THE FDOT, ANY AREA WITHIN FDOT RIGHT-OF-WAY WHERE THE PERMITTED WORK OR WHERE UTILITY LOCATE FLAGS PLACED FOR THE PERMITTED WORK CREATES A HINDRANCE FOR ON INTERFERES WITH FDOT'S REGULAR MOWING OPERATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MOWING UNTIL ALL SUCH HINDRANCES ARE REMOVED SO THAT REGULAR FDOT MOWING CAN BE RESUMED. THE CONTRACTOR SHALL MEET THE MOWING REQUIREMENT ESTABLISHED BY THE DEPARTMENTS MAINTENANCE RATING PROGRAM (MRP). CONTACT THE LOCAL FDOT MAINTENANCE OFFICE FOR DETAILS. (352-732-1328)
5. ALL UTILITY LOCATE FLAGS SHALL BE REMOVED BY THE CONTRACTOR WHEN THEY ARE NO LONGER NEEDED.
6. REVIEW AND COMPLY WITH THE 'SPECIAL PROVISIONS' AND OTHER ATTACHMENTS TO THE FDOT PERMIT FOR THIS PROJECT.
7. CALL 'SUNSHINE' FOR UTILITY LOCATION SERVICE 48 HOURS PRIOR TO CONSTRUCTION (1-800-432-4770)
8. TRAFFIC CONTROL THROUGHOUT THE WORK ZONE SHALL BE PER THE FDOT STANDARD INDEX 600 SERIES. MAINTAIN WORK ZONE MORE THAN 15' FROM TRAVELED WAY.
9. MOT PLAN SHALL BE IN ACCORDANCE WITH FDOT INDEX'S NO. 601 & 602.



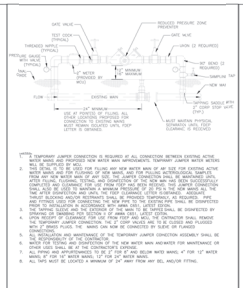
UTILITY PLACEMENT DETAIL
N.T.S.



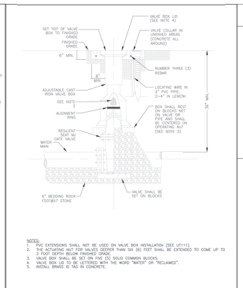
WATER METER PLACEMENT DETAIL
N.T.S.



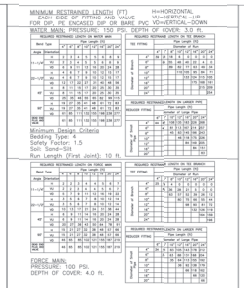
Marion County | MCEC EFFECTIVE 06/13/2023 | THRUST COLLAR WATER MAINS | 7.3.2 LT 201



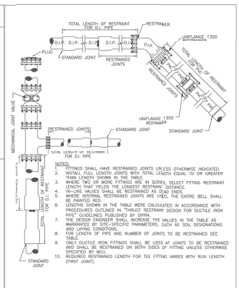
Marion County | MCEC EFFECTIVE 06/13/2023 | TEMPORARY JUMPER CONNECTION | 7.1.2 LT 263



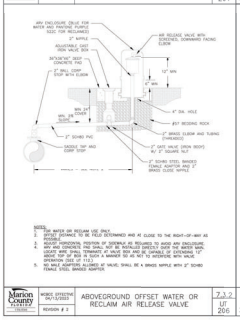
Marion County | MCEC EFFECTIVE 06/13/2023 | GATE VALVE WATER AND RECLAIMED MAINS | 7.3.2 LT 204



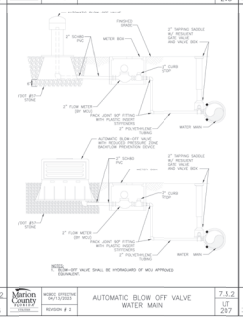
Marion County | MCEC EFFECTIVE 06/13/2023 | RESTRAINED PIPE TABLE | 7.3.2 LT 116B



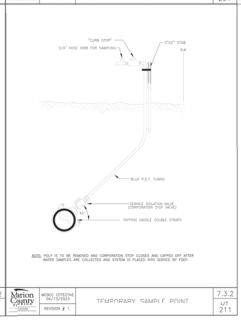
Marion County | MCEC EFFECTIVE 06/13/2023 | RESTRAINED PIPE TABLE | 7.3.2 LT 116A



Marion County | MCEC EFFECTIVE 06/13/2023 | ABOVEGROUND OFFSET WATER OR RECLAIM AIR RELEASE VALVE | 7.3.2 LT 206



Marion County | MCEC EFFECTIVE 06/13/2023 | AUTOMATIC BLOW OFF VALVE WATER MAIN | 7.1.2 LT 267



Marion County | MCEC EFFECTIVE 06/13/2023 | TEMPORARY SAMPLE POINT | 7.3.2 LT 211

Marion County Approval Stamp

ENGINEERING, LLC.
CIVIL ENGINEERING · PLANNING · LANDSCAPE ARCHITECTURE · ENVIRONMENTAL
1720 SE 16th Ave., Bldg 100, Ocala, FL 34471
OFFICE: (352) 387-3535 FAX: (352) 387-3545
CERTIFICATE OF AUTHORIZATION #6796

REVISIONS | DATE

IMPROVEMENT PLANS
SUNSET HILLS PHASE 4
MARION COUNTY, FLORIDA

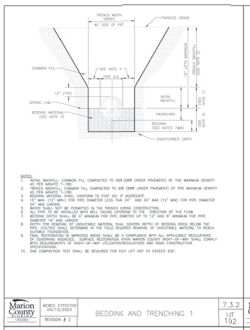
POTABLE WATER DISTRIBUTION DETAILS

DATE 11/3/2025
DRAWN BY AS
CHKD. BY IMM
JOB NO. 23-8427

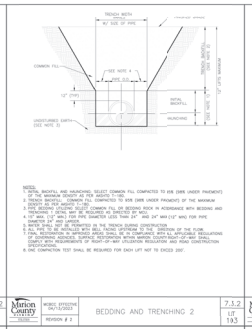
SHT. 11.02

NOT VALID UNLESS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER

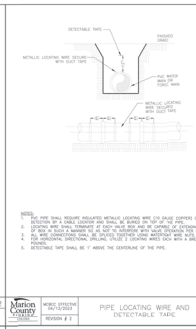
S:\Marion County\SUNSET HILLS PH4\CIVIL\CONSTRUCTION\13-Water Details.dwg, 11/5/2025 2:00:02 PM



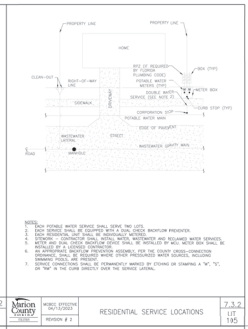
BEDDING AND TRENCHING 1



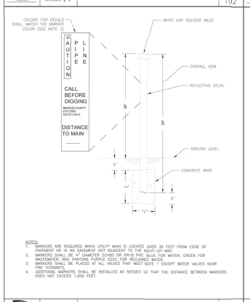
BEDDING AND TRENCHING 2



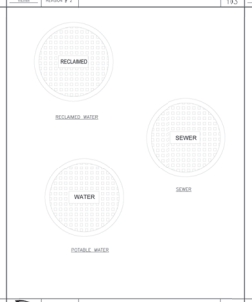
PIPE LOCATING WIRE AND DETECTABLE TAPE



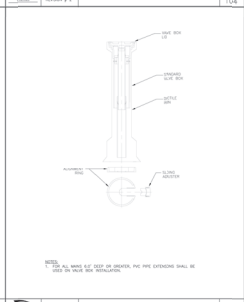
RESIDENTIAL SERVICE LOCATIONS



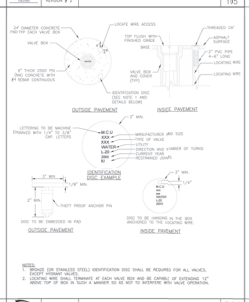
UTILITY MAIN MARKER



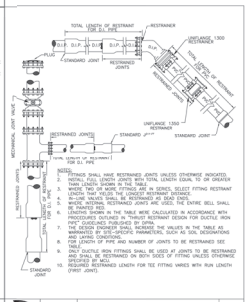
TYPICAL VALVE BOX COVER



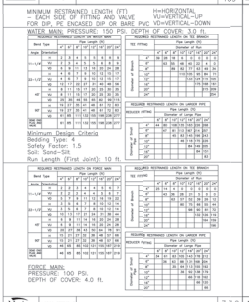
SEALED VALVE BOX, ADJUSTABLE



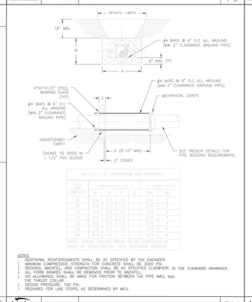
VALVE BOX PAD



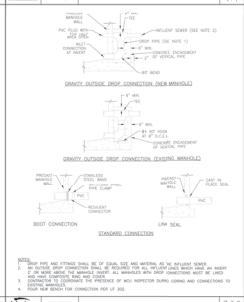
RESTRAINED PIPE TABLE



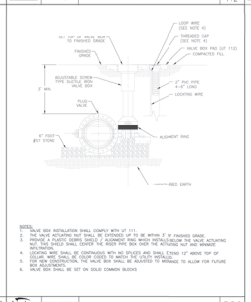
RESTRAINED PIPE TABLE



THRUST COLLAR WASTEWATER FORCE MAINS



GRAVITY MANHOLE CONNECTION



PLUG VALVE AND BOX

Marion County Approval Stamp

ENGINEERING, LLC.
CIVIL ENGINEERING - PLANNING - LANDSCAPE ARCHITECTURE - ENVIRONMENTAL
1720 SE 16th Ave., Bldg 100, Ocala, FL 34471
OFFICE: (352) 854-4660 FAX: (352) 307-4545
CERTIFICATE OF AUTHORIZATION #28296

REVISIONS

DATE

IMPROVEMENT PLANS
SUNSET HILLS PHASE 4
MARION COUNTY, FLORIDA

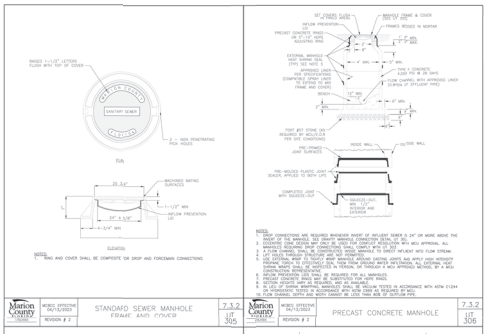
SANITARY SEWER DETAILS

DATE 11/3/2025
DRAWN BY AS
CHKD. BY DMM
JOB NO. 20-6018

SHT. 12.01

NOT VALID UNLESS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER

S:\Marion County\SUNSET HILLS PH4\CIVIL\CONSTRUCTION\12-Sanitary Details.dwg, 11/5/2025 2:00:55 PM



Marion County	WORC EFFECTIVE 04/13/2023	STANDARD SEWER MANHOLE FRAME AND COVER	7.3.2 LIT 305
Marion County	WORC EFFECTIVE 04/13/2023	PRECAST CONCRETE MANHOLE	7.3.2 LIT 306
Marion County	WORC EFFECTIVE 04/13/2023	MANHOLE IN NON-PAVED AREA	7.3.2 LIT 309
Marion County	WORC EFFECTIVE 04/13/2023	SEWER SERVICE LATERAL	7.3.2 LIT 312

Marion County Approval Stamp

ENGINEERING, LLC.
CIVIL ENGINEERING · PLANNING · LANDSCAPE ARCHITECTURE · ENVIRONMENTAL
1720 SE 16th Ave., Bldg 100, Ocala, FL 34471
OFFICE: (352) 351-8646 FAX: (352) 307-4545
CERTIFICATE OF AUTHORIZATION #28296

REVISIONS

DATE

IMPROVEMENT PLANS
SUNSET HILLS PHASE 4
MARION COUNTY, FLORIDA

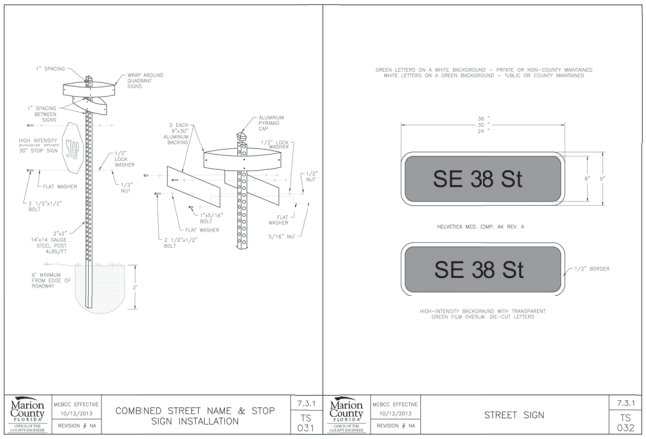
SANITARY SEWER DETAILS

DATE 11/3/2025
DRAWN BY AS
CHKD. BY DMM
JOB NO. 20-6018

SHT. 12.02

NOT VALID UNLESS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER

S:\Marion County\SUNSET HILLS PH4\CIVIL\CONSTRUCTION\12-Sanitary Details.dwg, 11/3/2025 2:00:28 PM



Marion County FLORIDA	MCBCC EFFECTIVE 10/12/2013	COMBINED STREET NAME & STOP SIGN INSTALLATION	7.3.1 TS 03.1
Marion County FLORIDA	MCBCC EFFECTIVE 10/12/2013	STREET SIGN	7.3.1 TS 03.2

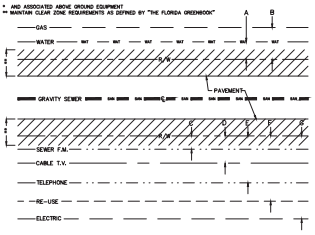
LEGEND:
R/W RIGHT-OF-WAY
℄ CENTERLINE

UTILITY		LOCATION	MIN. DEPTH
WATER	A	3'	36"
GAS	B	10'	36"
SEWER F.M.	C	3'	36"
CABLE T.V.	D	5'	24"
TELEPHONE	E	7'	30"
RE-USE	F	9'	36"
ELECTRIC	G	11'	36"

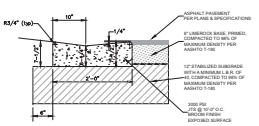
NORTH & EAST

AERIAL CABLES SHALL BE 18' ABOVE S. GRADE. CABLE T.V. & COMMUNICATION CABLES MAY BE PERMITTED AT 16', IF VALID EXTENUATING CIRCUMSTANCES CAN BE SHOWN.

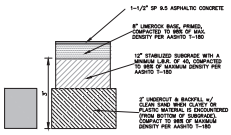
* AND ASSOCIATED ABOVE GROUND EQUIPMENT
** MAINTAIN CLEAR ZONE REQUIREMENTS AS DEFINED BY "THE FLORIDA GREENBOOK"



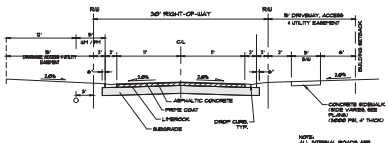
UTILITY POSITION IN RIGHT-OF-WAY
N.T.S



DROP CURB DETAIL
N.T.S

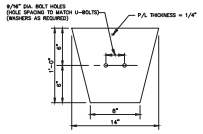


PAVEMENT SECTION
N.T.S



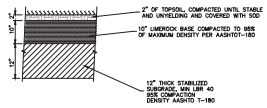
NOTE:
ALL INTERNAL ROADS ARE CONSIDERED LOCAL, PRIVATE

30' PRIVATE RIGHT-OF-WAY
N.T.S



ALUMINUM SOIL PLATE DETAIL
N.T.S

NOTES:
1. ALUM SOIL PLATE BOTTOM AT 2/3 OF FOUNDATION DEPTH.
2. SLOT UP TO 1" LONG IS ALLOWED TO ACCOMMODATE VARIOUS POST SIZES.
3. RECTANGULAR SOIL PLATE OF SIZE 1'-2"x1'-0" MAY BE USED AS AN ALTERNATIVE.



STABILIZED SURFACE SECTION
N.T.S

Marion County Approval Stamp

Wilson & Associates ENGINEERING, LLC
CIVIL ENGINEERING - PLANNING - LANDSCAPE ARCHITECTURE - ENVIRONMENTAL
1720 SE 16th Ave., Bldg 100, Ocala, FL 34471
Office (352) 387-3545 Fax (352) 387-4545
CERTIFICATE OF AUTHORIZATION #28256

REVISIONS | DATE

IMPROVEMENT PLANS
SUNSET HILLS PHASE 4
MARION COUNTY, FLORIDA

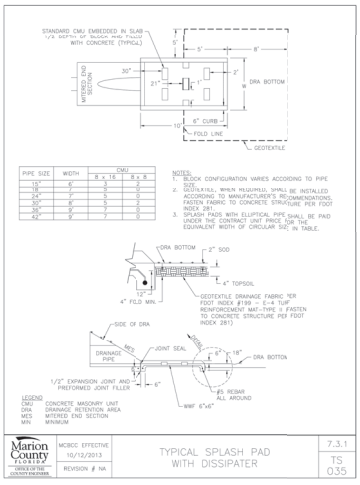
ROADWAY & PAVEMENT DETAILS

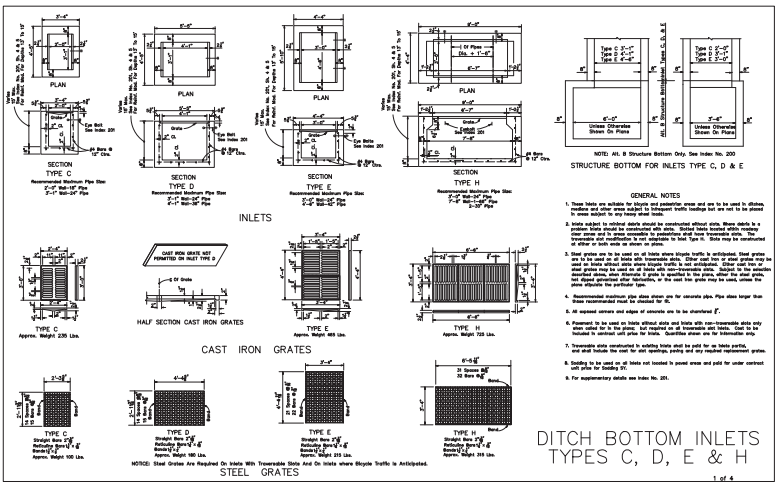
DATE 11/3/2025
DRAWN BY AS
CHKD. BY JMM
JOB NO. 20-6018

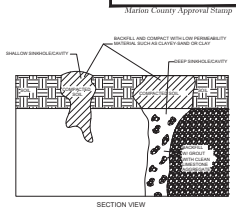
SHT. 13.01

NOT VALID UNLESS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER

S:\Marion County\SUNSET HILLS PH4\CIVIL\CONSTRUCTION\13 Road & Pavement Details.dwg, 11/3/2025 3:00:35 PM







NOTES

IN THE EVENT THAT ANY KARST FEATURES SUCH AS SINKHOLES, SOLUTION CAVITIES, CHANNELS, ETC. ARE DISCOVERED DURING ROUTINE INSPECTIONS OF THE STORMWATER BASINS, THE FOLLOWING REMEDIATION PROCEDURES SHALL BE PROFORMED

SHALLOW REPAIR (SEE DETAIL)

IF THE COLLAPSE IS SHALLOW (<3' DEEP) AND THE VOIDS IN THE LIMESTONE ARE SMALL, THEN THE SINKHOLE CAN BE REPAIRED BY BACKFILLING WITH A LOWER PERMEABILITY MATERIAL, SUCH AS CLAYEY SAND OR CLAY. THE SINKHOLE SHALL BE COMPACTED AND THE REPAIR SHALL BE SLIGHTLY ABOVE THE ORIGINAL BOTTOM IN ORDER TO CREATE A SMALL MOUND TO ACCOUNT FOR SETTLING

DEEP REPAIR (SEE DETAIL)

IF THE COLLAPSE IS DEEP, THEN THE REPAIR SHALL BE MORE PERMANENT. THE COLLAPSE SHALL BE EXCAVATED TO THE LIMESTONE BEDROCK THE VOIDS) IN THE BEDROCK SHALL BE PLUGGED WITH CLEAN GROUT. A LOW PERMEABILITY MATERIAL SHALL BE PLACED OVER THE CONCRETE PLUG. THE MATERIAL SHALL BE COMPACTED AND BROUGHT TO EXISTING BASIN BOTTOM.

NOTIFICATION

THE SJRWMD AND THE FISHEATING CREEK WATER MANAGEMENT DISTRICT (SJRWMD) SHALL BE NOTIFIED OF ANY SINKHOLE DEVELOPMENT WITHIN 48 HOURS OF DISCOVERY AND THE PROPOSED METHOD BY WHICH THE SINKHOLE WILL BE REPAIRED SHALL BE SUBMITTED TO THE SJRWMD FOR APPROVAL WITHIN 30 DAYS. THE SJRWMD WILL THEN NOTIFY THE RESPONSIBLE PARTY AS TO THE ACCEPTANCE, DENIAL OR NEED FOR MODIFICATION OF THE REPAIR METHOD.

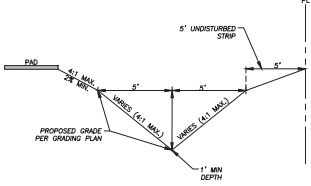
SHALLOW AND DEEP SINKHOLE/CAVITY MAINTENANCE REPAIR DETAIL
N.T.S

SINGLE AND MULTIPLE ROUND CONCRETE PIPE

DIMENSIONS & QUANTITIES

D	X	A	B	C	E	F	G	M Single Pipe	M Double Pipe	M Triple Pipe	M Quad Pipe	N	GRATE SIZES Standard Weight Pipe	GRATE SIZES Extra Strong Pipe	CONCRETE (Cu. Yds.) Single Pipe	CONCRETE (Cu. Yds.) Double Pipe	CONCRETE (Cu. Yds.) Triple Pipe	CONCRETE (Cu. Yds.) Quad Pipe	SODDING (Sq. Yds.) Single Pipe	SODDING (Sq. Yds.) Double Pipe	SODDING (Sq. Yds.) Triple Pipe	SODDING (Sq. Yds.) Quad Pipe
15"	2'-7"	2.27'	4.09'	6.36'	4.03'	8'	1.22'	4.63'	7.21'	9.79'	12.37'	1.19'			0.76	1.16	1.54	1.94	8	10	11	12
18"	3'-10"	2.36'	5.19'	7.48'	5.03'	9'	1.41'	4.92'	7.75'	10.58'	13.42'	1.21'			0.85	1.28	1.71	2.17	9	10	12	13
24"	3'-5"	2.53'	7.18(Δ)	9.71'	7.03'(Δ)	11'	1.73'	5.50'	8.92'	12.33'	15.75'	1.25'			1.02	1.58	2.15	2.75	10	12	13	15
30"	4'-3"	2.70'	9.25'	11.99'	9.03'	13'	2.00'	6.08'	10.33'	14.58'	18.83'	1.29'	2#	3"	1.23	1.98	2.74	3.50	12	14	15	17
36"	5'-1"	2.87'	11.30◇	14.18'	11.03◇	15'	2.24'	6.83'	11.75'	16.83'	21.92'	1.33'	2#	3"	1.40	2.38	3.33	4.24	13	15	17	20
42"	6'-0"	3.05'	13.37'	16.42'	13.03'	17'	2.45'	7.25'	13.25'	19.25'	25.25'	1.38'	2#	3#	1.60	2.83	4.04	5.26	14	17	19	22
48"	6'-9"	3.22'	15.43'	18.65'	15.03'	19'	2.65'	7.83'	14.58'	21.33'	28.08'	1.42'	2#	3#	1.81	3.26	4.70	6.14	15	18	21	24
54"	7'-8"	3.39'	17.49'	20.88'	17.03'	21'	2.83'	8.42'	16.08'	23.75'	31.42'	1.46'	3#	4"	2.03	3.78	5.54	7.28	17	20	23	27
60"	8'-6"	3.56'	19.55'	23.11'	19.03'	23'	3.00'	9.00'	17.50'	26.00'	34.50'	1.50'	3"	4"	2.28	4.36	6.43	8.50	18	22	25	29

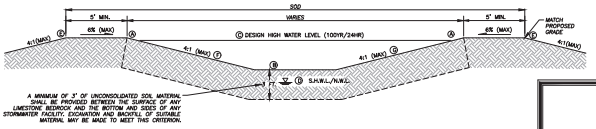
△ 6.42' △ 6.25' Dimensions permitted to allow use of 8' standard pipe lengths.
◇ 10.40' ◇ 10.10' Dimensions permitted to allow use of 12' standard pipe lengths.
△ ◇ Concrete slab shall be deepened to form bridge across crown of pipe. See section below.



TYPICAL DRAINAGE SWALE SECTION 'E-E'
N.T.S

DIMENSIONS & QUANTITIES

RISE R	SPAN S	X	A	B	C	E	F	G	M SINGLE PIPE	M DOUBLE PIPE	M TRIPLE PIPE	M QUAD. PIPE	N	GRATE SIZES STANDARD WEIGHT PIPE	GRATE SIZES EXTRA STRONG PIPE	CONCRETE (CU.YDS) SINGLE PIPE	CONCRETE (CU.YDS) DOUBLE PIPE	CONCRETE (CU.YDS) TRIPLE PIPE	CONCRETE (CU.YDS) QUAD. PIPE	SODDING (SQ.YDS.) SINGLE PIPE	SODDING (SQ.YDS.) DOUBLE PIPE	SODDING (SQ.YDS.) TRIPLE PIPE	SODDING (SQ.YDS.) QUAD. PIPE
12"	18"	2'-10"	2.36'	3.06'	5.42'	3.03'	5'	1.50'	4.92'	7.75'	10.58'	13.42'	1.21'			0.30	0.45	0.61	0.76	9	11	12	14
14"	23"	3'-4"	2.44'	3.75'	6.19'	3.70'	6'	1.90'	5.38'	8.71'	12.04'	15.38'	1.23'			0.36	0.56	0.76	0.95	9	12	14	16
19"	30"	4'-0"	2.62'	5.47'	8.09'	5.36'	8'	2.37'	6.04'	10.04'	14.04'	18.04'	1.27'	2 1/2"	3"	0.51	0.79	1.08	1.36	11	13	16	19
24"	38"	5'-0"	2.79'	7.18'	9.97'	7.03'	10'	2.85'	6.79'	11.79'	16.79'	21.79'	1.31'	2 1/2"	3"	0.68	1.10	1.53	1.96	12	15	19	22
29"	45"	5'-11"	3.05'	8.90'	11.95'	8.70'	12'	3.19'	7.50'	13.42'	19.33'	25.25'	1.38	2 1/2"	3 1/2"	0.96	1.45	2.04	2.63	13	17	21	25
34"	53"	7'-0"	3.22'	10.62'	13.84'	10.36'	13'	3.57'	8.25'	15.25'	22.25'	29.25'	1.42'	3"	3 1/2"	1.02	1.81	2.60	3.39	15	19	24	29
38"	60"	7'-10"	3.39'	11.99'	15.38'	11.70'	15'	3.95'	8.92'	16.75'	24.58'	32.42'	1.46'	3"	4"	1.18	2.14	3.10	4.05	16	21	26	31
43"	68"	8'-11"	3.56'	13.71'	17.27'	13.36'	17'	4.28'	9.57'	18.58'	27.50'	36.42'	1.50'	3"	4"	1.38	2.58	3.79	4.99	17	23	29	35
48"	76"	9'-11"	3.73'	15.43'	19.16'	15.03'	19'	4.59'	10.42'	20.33'	30.25'	40.17'	1.54'	SPECIAL	SPECIAL	1.59	3.05	4.51	5.97	18	25	32	38
53"	83"	10'-8"	3.91'	17.15'	21.06'	16.70'	20'	4.77'	11.08'	21.75'	32.42'	43.08'	1.58'	SPECIAL	SPECIAL	1.80	3.50	5.19	6.88	20	27	34	41
58"	91"	11'-8"	4.08'	18.87'	22.95'	18.36'	22'	5.01'	11.83'	23.50'	35.17'	46.83'	1.63'	SPECIAL	SPECIAL	2.04	4.04	6.05	8.05	21	29	37	44



POND	T.O.B.(FT) A	BOTTOM(FT) B	DHWL(FT) C 100Y-24H	DHWL(FT) D 25Y-24H	SHWL*(FT) E	F	SIDE SLOPE G	SIDE SLOPE H
DRA 3	64.0	54.0	63.30	62.15	45.60	MATCH PROPOSED GRADE	4:1 MAX	4:1 MAX
DRA 4	63.0	58.0	61.15	60.00	39.40	MATCH PROPOSED GRADE	4:1 MAX	4:1 MAX

SOD ALL SLOPES AND BOTTOM WITH FLORDA FRIENDLY NON-MUCK GROWN SOD

POND CROSS-SECTIONS

Marion Engineering, LLC
ENGINEERING - PLANNING - LANDSCAPE ARCHITECTURE - ENVIRONMENTAL
CIVIL ENGINEERING
1720 SE 16th Ave., Bldg 100, Ocala, FL 34471
OFFICE: (352) 732-4645 FAX: (352) 307-4545
CERTIFICATE OF AUTHORIZATION #28796

Marion County Approval Stamp

REVISIONS | DATE

IMPROVEMENT PLANS
SUNSET HILLS PHASE 4
MARION COUNTY, FLORIDA

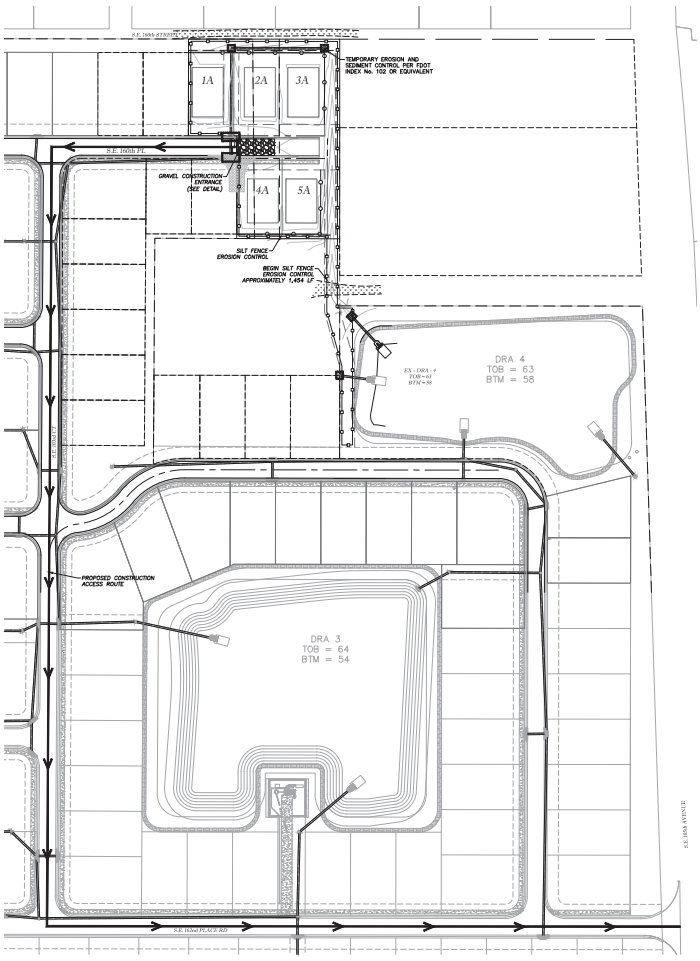
DRAINAGE DETAILS

DATE 11/3/2025
DRAWN BY AS
CHK'D. BY DMM
JOB NO. 23-8427

SHT. 14.01

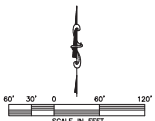
NOT VALID UNLESS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER

S:\Marion County\SUNSET HILLS PH4\CIVIL\CONSTRUCTION\14-Drainage Details.dwg, 11/5/2025 2:00:56 PM



GENERAL NOTES:

1. THE FOLLOWING LIST REPRESENTS A BASIC EROSION AND SEDIMENT CONTROL PROGRAM WHICH IS TO BE IMPLEMENTED TO HELP PREVENT OFF SITE SEDIMENTATION DURING AND AFTER CONSTRUCTION OF THE PROJECT.
2. TEMPORARY EROSION CONTROL TO BE UTILIZED DURING CONSTRUCTION AT AREAS DESIGNATED BY THE ENGINEER OR AREAS ON SITE WHERE UNSTABILIZED GRADES MAY CAUSE EROSION PROBLEMS. EROSION CONTROL MAY BE REMOVED AFTER UPSLOPE AREA HAS BEEN STABILIZED BY SOD, OR COMPACTED AS DETERMINED BY THE OWNER.
3. PERMANENT EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED AT THE EARLIEST PRACTICAL TIME CONSISTENT WITH GOOD CONSTRUCTION PRACTICES. ONE OF THE FIRST CONSTRUCTION ACTIVITIES SHOULD BE THE PLACEMENT OF PERMANENT AND TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES AROUND THE PERIMETER OF THE PROJECT OR THE INITIAL WORK AREA TO PROTECT THE PROJECT, ADJACENT PROPERTIES AND WATER RESOURCES.
4. TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE COORDINATED WITH PERMANENT MEASURES TO ASSURE ECONOMICAL, EFFECTIVE AND CONTINUOUS CONTROL THROUGHOUT THE CONSTRUCTION PHASE. TEMPORARY MEASURES SHALL NOT BE CONSTRUCTED FOR EXPEDIENCY IN LIEU OF PERMANENT MEASURES.
5. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE ADEQUATELY MAINTAINED TO PERFORM THEIR INTENDED FUNCTION DURING CONSTRUCTION OF THE PROJECT.
6. NECESSARY REPAIRS TO BARRIERS OR REPLACEMENT OF BARRIERS SHALL BE ACCOMPLISHED PROMPTLY.
7. SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH RAINFALL. THEY MUST BE REMOVED WHEN THE LEVEL OF DEPOSITION REACHES APPROXIMATELY ONE HALF THE HEIGHT OF THE BARRIER.
8. MATERIAL FROM SEDIMENT TRAPS SHALL NOT BE STOCKPILED OR DISPOSED OF IN A MANNER WHICH MAKES THEM READILY SUSCEPTIBLE TO BEING WASHED INTO ANY WATERCOURSE BY RUNOFF OR HIGH WATER.
9. ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE BARRIERS ARE NO LONGER REQUIRED SHALL BE DRESSED TO CONFORM TO THE EXISTING GRADE, PREPARED AND SEEDED.
10. SILT FENCE TO BE PAID FOR UNDER THE CONTRACT UNIT PRICE FOR STAKED SILT FENCE (LF).
11. ALL INLETS TO BE PROTECTED BY DETAILS AS OUTLINED IN F.D.O.T. EROSION SEDIMENT CONTROL MANUAL (LATEST EDITION).
12. CONTRACTOR MUST MAINTAIN POSITIVE DRAINAGE AT ALL TIMES DURING THE COURSE OF THE CONSTRUCTION WORK.
13. CONTRACTOR MUST COORDINATE WITH ALL OF THE RESPONSIBLE AGENCIES PERTAINING TO EROSION AND SEDIMENT CONTROL WORK AND MAKE NECESSARY CHANGES BASED ON THE AGENCY'S GUIDANCE/DIRECTION AT NO ADDITIONAL COST TO THE OWNER.
14. THE EROSION CONTROL MEASURES SHOWN ON THIS PLAN ARE, IN THE OPINION OF THE ENGINEER, THE MINIMUM THAT MAY BE REQUIRED. ACTUAL FIELD CONDITIONS MAY REQUIRE EITHER ADDITIONAL OR REDUCED EROSION CONTROL MEASURES TO BE IMPLEMENTED. THE CONTRACTOR IS DIRECTED TO FOLLOW STANDARD BEST MANAGEMENT PRACTICES IN IMPLEMENTING A SUCCESSFUL EROSION CONTROL PLAN.
15. ALL DISTURBED AREAS TO BE SODDED OR SEEDED AND MULCHED WITHIN 7 DAYS AFTER FINAL GRADING.

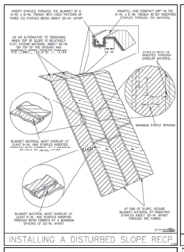


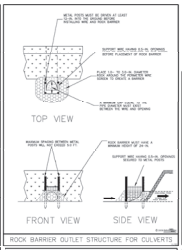
EROSION CONTROL LEGEND

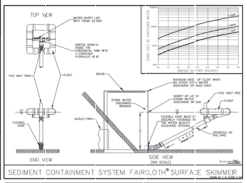
PROJECT BOUNDARY

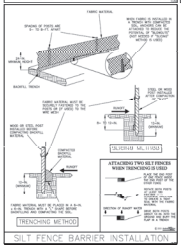
PROPOSED SILT FENCE

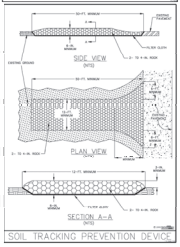
Marion County Approval Stamp

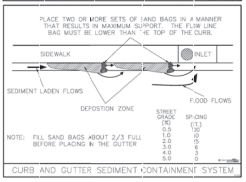












ENGINEERING, LLC.
CIVIL ENGINEERING · PLANNING · LANDSCAPE ARCHITECTURE · ENVIRONMENTAL
1720 SE 16th Ave., Bldg 100, Ocala, FL 34471
OFFICE (352) 351-8282 FAX (352) 307-4545
CERTIFICATE OF AUTHORIZATION #4296

REVISIONS

DATE

IMPROVEMENT PLANS
SUNSET HILLS PHASE 4
MARION COUNTY, FLORIDA

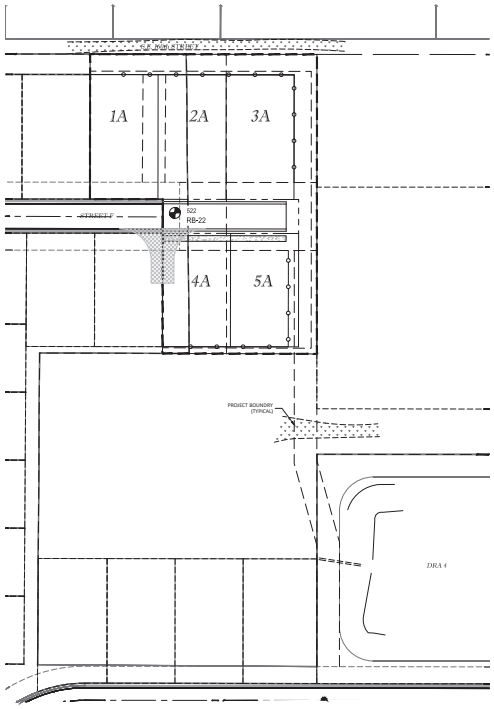
EROSION CONTROL PLAN & DETAILS

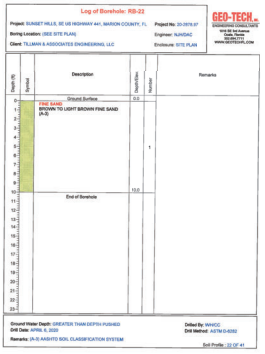
DATE 11/3/2025
DRAWN BY AS
CHKD. BY JMM
JOB NO. 20-6018

SHT. 15.01

NOT VALID UNLESS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER

S:\Marion County\SUNSET HILLS PH4\CIVIL\CONSTRUCTION\15-Erosion Control Plan.dwg, 11/3/2025 2:01:00 PM




Log of Borehole: RB-22

GEO-TECH

Project: SUNSET HILLS, SE US HIGHWAY 441, MARION COUNTY, FL

Project No: 20-3978.97

Boring Location: (SEE SITE PLAN)

Engineer: NJH/DAC

Client: TILLMAN & ASSOCIATES ENGINEERING, LLC

Enclosure: SITE PLAN

Depth (ft)	Symbol	Description	Sample/Elev.	Number	Remarks
0		Ground Surface	0.0		
1		FINE SAND (SP) LOOSE TO LIGHT BROWN FINE SAND (A-3)		1	
10		End of Borehole	10.0		

Ground Water Depth: GREATER THAN DEPTH PUSHED

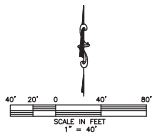
Drill Date: APRIL 6, 2020

Remarks: (A-3) AASHTO SOIL CLASSIFICATION SYSTEM

Drilled By: WHCC

Drill Method: ASTM D-6282

Soil Profile: 22 OF 41



Marion County Approval Stamp

ENGINEERING, LLC.
CIVIL ENGINEERING - PLANNING - LANDSCAPE ARCHITECTURE - ENVIRONMENTAL
1720 SE 16th Ave., Bldg 100, Ocala, FL 34471
OFFICE: (352) 387-4645 FAX: (352) 387-4495
CERTIFICATE OF AUTHORIZATION # 28796

REVISIONS

DATE

IMPROVEMENT PLANS
SUNSET HILLS PHASE 4
MARION COUNTY, FLORIDA

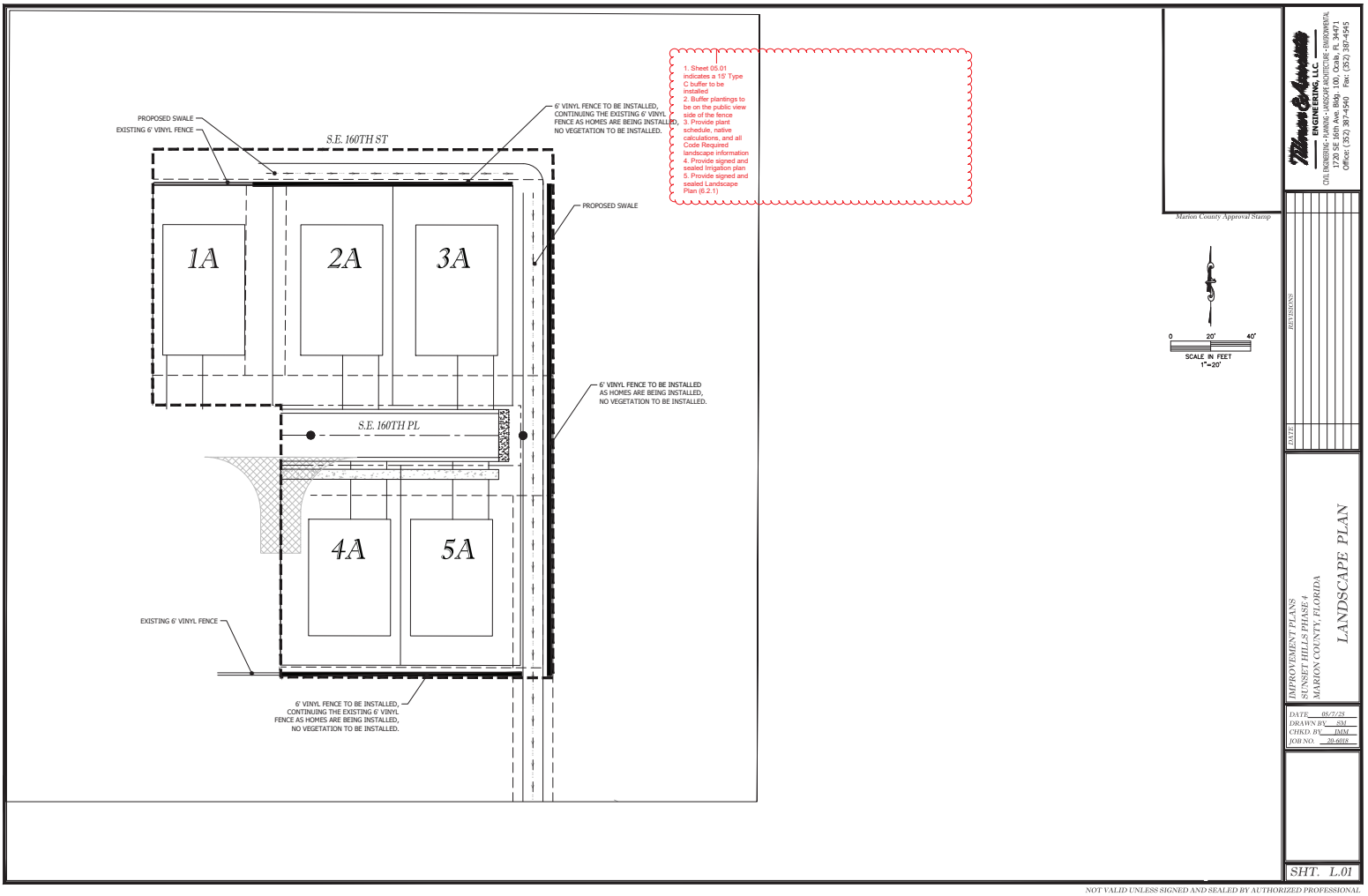
BORING LOGS

DATE 11/5/2025
DRAWN BY AS
CHKD. BY DAM
JOB NO. 20-6018

SHT. BL.01

NOT VALID UNLESS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER

S:\Marion County\SUNSET HILLS PH4\CIVIL\CONSTRUCTION\BL-Boring Logs.dwg, 11/5/2025 2:01:25 PM



ENGINEERING, LLC
CIVIL ENGINEERS • LAND DEVELOPMENT CONSULTANTS
1949 SE 17th Street, Ocala, FL 34471
Office: (352) 387-4540 Fax: (352) 387-4545

REVISIONS

DATE

IMPROVEMENT PLANS
SUNSET HILLS PHASE 4
MARION COUNTY, FLORIDA

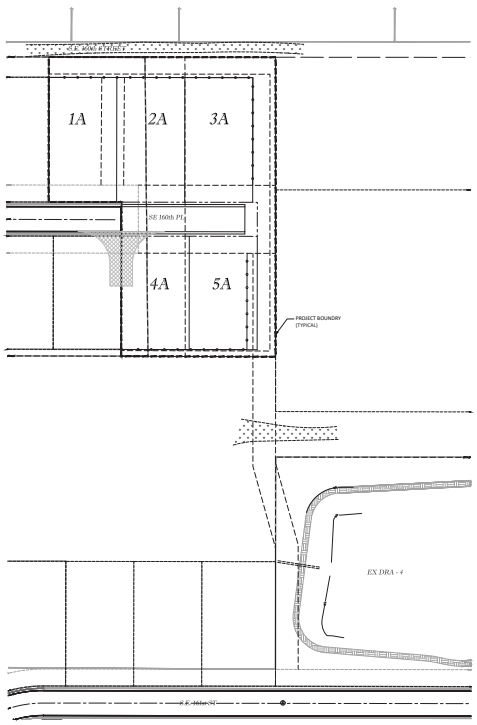
LANDSCAPE PLAN

DATE 05/7/25
DRAWN BY SM
CHKD BY DMM
JOB NO. 20-6018

SHT. L.01

NOT VALID UNLESS SIGNED AND SEALED BY AUTHORIZED PROFESSIONAL

S:\Marion County\SUNSET HILLS PH4\LANDSCAPE_ARCHITECTURE\CONSTRUCTION\WORKING\Planting Plan-2.dwg, 5/13/2025 10:56:06 AM



Marion County Approval Stamp

40' 20' 0 40' 80'
SCALE IN FEET
1" = 40'

ENGINEERING, LLC.
CIVIL ENGINEERING - PLANNING - LANDSCAPE ARCHITECTURE - ENVIRONMENTAL
1720 SE 16th Ave., Bldg 100, Ocala, FL 34471
OFFICE (352) 351-8468 FAX (352) 307-4545
CERTIFICATE OF AUTHORIZATION #28256

REVISIONS

DATE

IMPROVEMENT PLANS
SUNSET HILLS PHASE 4
MARION COUNTY, FLORIDA

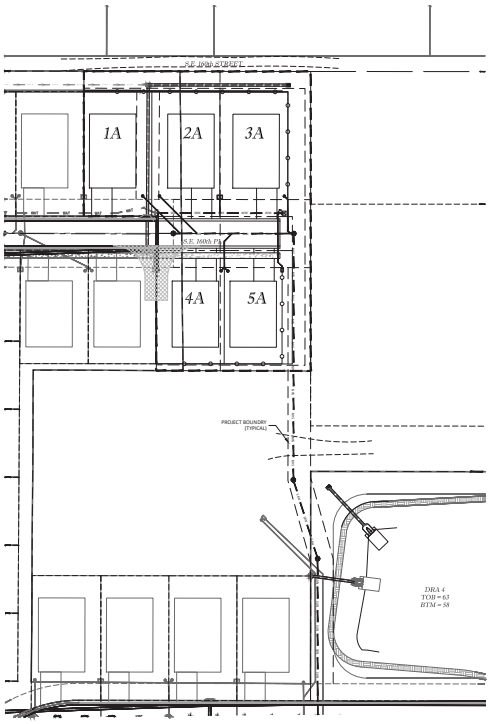
911 MANAGEMENT PLAN

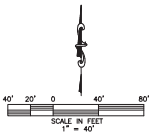
DATE 11/3/2025
DRAWN BY AS
CHKD. BY JMM
JOB NO. 20-6018

SHT. RN.01

NOT VALID UNLESS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER

S:\Marion County\SUNSET HILLS PH4\CIVIL\CONSTRUCTION\RN-911 Management Plan.dwg, 11/5/2025 2:01:01 PM





Marion County Approval Stamp

IRRIGATION SLEEVE SCHEDULE	ELECTRIC SLEEVE SCHEDULE (DUKE)	NATURAL GAS SLEEVE SCHEDULE (TECO)	TELEPHONE/CABLE/INTERNET SLEEVE SCHEDULE (DCM)
(A1) (1) 6" SCH 40 PVC SLEEVE (1) 4" SCH 40 PVC SLEEVE (1) 2" SCH 40 PVC SLEEVE	(E1) (1) 3" GRAY SCH 40 PVC CONDUIT	(G1) (1) 4" SCH 40 PVC SLEEVE	(D1) (1) 2" SCH 40 PVC SLEEVE
(A2) (1) 6" SCH 40 PVC SLEEVE (1) 4" SCH 40 PVC SLEEVE (2) 2" SCH 40 PVC SLEEVE	(E2) (2) 3" GRAY SCH 40 PVC CONDUIT		(D2) (2) 2" SCH 40 PVC SLEEVE
	(E3) (3) 3" GRAY SCH 40 PVC CONDUIT		(D3) (1) 3" SCH 40 PVC SLEEVE
	(E4) (4) 3" GRAY SCH 40 PVC CONDUIT		(D4) (2) 3" SCH 40 PVC SLEEVE

ENGINEERING, LLC.
CIVIL ENGINEERING · PLANNING · LANDSCAPE ARCHITECTURE · ENVIRONMENTAL
1720 SE 16th Ave., Bldg 100, Ocala, FL 34471
OFFICE (352) 387-4646 · FAX (352) 387-4545
CERTIFICATE OF AUTHORIZATION #27296

REVISIONS | DATE

IMPROVEMENT PLANS
SUNSET HILLS PHASE 4
MARION COUNTY, FLORIDA

SLEEVING PLAN

DATE 11/3/2025
DRAWN BY AS
CHKD. BY IMM
JOB NO. 20-6018

SHT SL.01

NOT VALID UNLESS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER

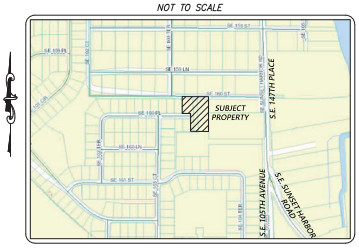
S:\Marion County\SUNSET HILLS PH4\CIVIL\CONSTRUCTION\01-Sleeving Plan.dwg, 11/3/2025 2:02:09 PM

BOUNDARY AND TOPOGRAPHIC SURVEY FOR:

4 POINT OF OCALA, LLC.

A PORTION OF SECTION 26, TOWNSHIP 17 SOUTH, RANGE 23 EAST
MARION COUNTY, FLORIDA

VICINITY MAP:
NOT TO SCALE



LEGEND AND ABBREVIATIONS:

±	MORE OR LESS
EL.	ELEVATION
LB	LICENSED BUSINESS
NO.	NUMBER
LS	LAND SURVEYOR
I.D.	IDENTIFICATION
ORB	OFFICIAL RECORDS BOOK
℄	CENTERLINE
R	RADIUS
L	ARC LENGTH
Δ	DELTA (CENTRAL ANGLE)
(P)	PLAT MEASURE
(D)	DEED MEASURE
(C)	CALCULATED MEASURE
FEMA	FEDERAL EMERGENCY MANAGEMENT AGENCY
NAVD	NORTH AMERICAN VERTICAL DATUM
NGVD	NATIONAL GEODETIC VERTICAL DATUM
PB	PLAT BOOK
ORB	OFFICIAL RECORDS BOOK
PG(S)	PAGE(S)
SEC	SECTION
REC	RECOVERED
RLS	REGISTERED LAND SURVEYOR
	CURB INLET GRATE
	CATCH BASIN
	STORM MANHOLE
	MITERED END SECTION
	YARD DRAINAGE
	SANITARY MANHOLE
	SANITARY CLEANOUT
	ELECTRIC MANHOLE
	ELECTRIC METER
	ELECTRIC RISER BOX
	CABLE TELEVISION RISER BOX
	TELEPHONE RISER BOX
	WELL
	WATER SPIGOT
	IRRIGATION CONTROL VALVE
	WATER METER
	WATER VALVE
	WATER WHIP
	FIRE HYDRANT
	BACK FLOW PREVENTER
	AIR CONDITIONER PAD
	GAS VALVE
	GAS METER
	GAS LINE MARKER
	CONCRETE UTILITY POLE
	METAL UTILITY POLE
	WOOD UTILITY POLE
	UTILITY POLE GUY ANCHOR
	LIGHT POLE
	SPOT/GROUND LIGHT
	ELECTRIC TRANSFORMER
	ELECTRIC VAULT
	SIGN
	BOLLARD
	CONTROL/BENCHMARK AS DESCRIBED
	FOUND 5/8" IRON ROD & CAP (AS NOTED)
	SET 5/8" IRON ROD & CAP (LB 8071)
	FOUND OCTAGONAL CONCRETE MONUMENT (AS NOTED)
	FOUND 4"x4" CONCRETE MONUMENT (AS NOTED)
	LINE BREAK
	FENCE LINE AS NOTED
	APPROXIMATE TOP OF BANK
	APPROXIMATE TOE OF SLOPE
	EXISTING CONTOUR
	OVERHEAD UTILITY

TREE LEGEND
(SIZE DENOTED INSIDE SYMBOL)

	BAY
	CAMPHOR
	CEDAR
	CITRUS
	CHERRY
	CHINABERRY
	CYPRESS
	DOGWOOD
	ELM
	GUM
	HICKORY
	HOLLY
	IRONWOOD
	LAUREL OAK
	LIVE OAK
	MAGNOLIA
	MAPLE
	MIMOSA
	MISC
	MULBERRY
	OAK
	PALM
	PECAN
	PINE
	SUGAR HACKBERRY
	SYCAMORE

NOTES:

1. DATE OF FIELD SURVEY: MARCH 19, 2025.
2. SUBJECT TO RIGHTS OF WAY, RESTRICTIONS, EASEMENTS AND RESERVATIONS OF RECORD.
3. UNLESS OTHERWISE SHOWN, UNDERGROUND IMPROVEMENTS NOT LOCATED.
4. PUBLIC RECORDS NOT SEARCHED BY J.C.H CONSULTING GROUP INC.
5. BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM OF 1983 (NAD 83), WITH 2011 ADJUSTMENT AS DERIVED FROM THE FLORIDA DEPARTMENT OF TRANSPORTATION VIRTUAL REFERENCE STATION NETWORK.
6. BASED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP (FIRM), COMMUNITY PANEL NO.12083C0260D EFFECTIVE DATE OF AUGUST 28, 2008. THE PROPERTY DESCRIBED HEREON LIES WITHIN FLOOD ZONES "X" AN AREA OF MINIMAL FLOOD HAZARD.
7. ORIENTATION FOR THE IMPROVEMENTS SHOWN HEREON SHOULD NOT BE USED TO RECONSTRUCT BOUNDARY LINES.
8. 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.
9. THIS SURVEY DEPICTS THE PROPERTY AS IT EXISTED ON THE SURVEY DATE, NOT NECESSARILY THE SIGNATURE DATE.
10. THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE BENEFIT OF THE PARTY(IES) NAMED HEREON, AND SHALL NOT BE DUPLICATED OR RELIED UPON BY ANY OTHER INDIVIDUAL OR ENTITY WITHOUT AUTHORIZATION FROM JCH CONSULTING GROUP INC.
11. VERTICAL DATUM IS BASED ON NATIONAL GEODETIC SURVEY CONTROL POINT 43 A2MK, ELEVATION 87.98' (NAVD 1988).

LEGAL DESCRIPTION: (AS SURVEYED)

A PORTION OF TRACT C, SUNSET HILLS PHASE 1 REPLAT, AS PLAT THEREOF, RECORDED IN OFFICIAL RECORDS BOOK 15, PAGE 70 THROUGH 75, INCLUSIVE, OF MARION COUNTY, FLORIDA, AND SECTION 26, TOWNSHIP 17 SOUTH, RANGE 23 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOW:

BEGIN AT THE SOUTHEASTERLY CORNER OF LOT 117 OF SAID SUNSET HILLS PHASE 1 REPLAT; THENCE ALONG THE WESTERLY BOUNDARY AND THE PROJECTION THEREOF OF SAID TRACT C, N.00°04'51"E., 128.00 FEET TO THE NORTH BOUNDARY OF SAID SECTION 26; THENCE DEPARTING SAID WESTERLY BOUNDARY, ALONG SAID NORTH BOUNDARY THE FOLLOWING THREE (3) COURSES: (1) S.89°55'09"E., 64.83 FEET; (2) THENCE S.89°53'18"E., 35.24 FEET TO THE NORTHWESTERLY CORNER OF LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 6635, PAGE 668 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA; (3) THENCE S.89°58'17"E., 80.01 FEET TO THE NORTHEAST CORNER OF SAID LANDS; THENCE DEPARTING SAID NORTH BOUNDARY, ALONG THE EASTERLY BOUNDARY OF SAID LANDS, S.00°00'48"W., 264.24 FEET; THENCE DEPARTING SAID EASTERLY BOUNDARY N.89°49'18"W., 112.58 FEET TO THE SOUTHEAST CORNER OF TRACT C OF SAID SUNSET HILLS PHASE 1 REPLAT; THENCE ALONG THE SOUTHERLY BOUNDARY OF SAID TRACT C, THENCE N.89°49'18"W., 23.58 FEET THENCE DEPARTING SAID SOUTHERLY BOUNDARY, ALONG THE AFORESAID WESTERLY BOUNDARY OF TRACT C AND THE PROJECTION THEREOF THE FOLLOWING TWO (2) COURSES: (1) THENCE N.00°04'51"E., 135.96 FEET; (2) THENCE N.89°55'09"W., 64.22 FEET TO THE POINT OF BEGINNING SAID LANDS CONTAINING 1.01 ACRES, MORE OR LESS.

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THIS SURVEY MEETS THE APPLICABLE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J17.050-.052, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

CHRISTOPHER J. HOWSON — DATE
FLORIDA LICENSED SURVEYOR & MAPPER NO. 6553

THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
(CERTIFICATE OF AUTHORIZATION NO. LB 8071)

REVISIONS				
FB/PG	DATE	DRAWN	REVISION	CKD

JCH
CONSULTING GROUP, INC.
LAND DEVELOPMENT · SURVEYING & MAPPING
PLANNING · ENVIRONMENTAL · G.I.S.
4107 SW 37TH STREET, OCALA, FLORIDA 34474
PHONE: (352) 401-1402 FAX: (888) 272-4331 www.JCHcg.com
CERTIFICATE OF AUTHORIZATION LB 8071

LOCATED IN SECTION 26, TOWNSHIP 17 SOUTH, RANGE 23 EAST
MARION COUNTY, FLORIDA

PLAT OF BOUNDARY AND TOPOGRAPHIC SURVEY
—FOR—
4 POINT OF OCALA, LLC

FB/PG	FIELD DATE	JOB NO.
24-11/75	03/19/2025	190731BNDTOPO
DRAWING DATE	BY / APPROVED	SCALE
04/24/2025	MRD / CJH	1" = 20

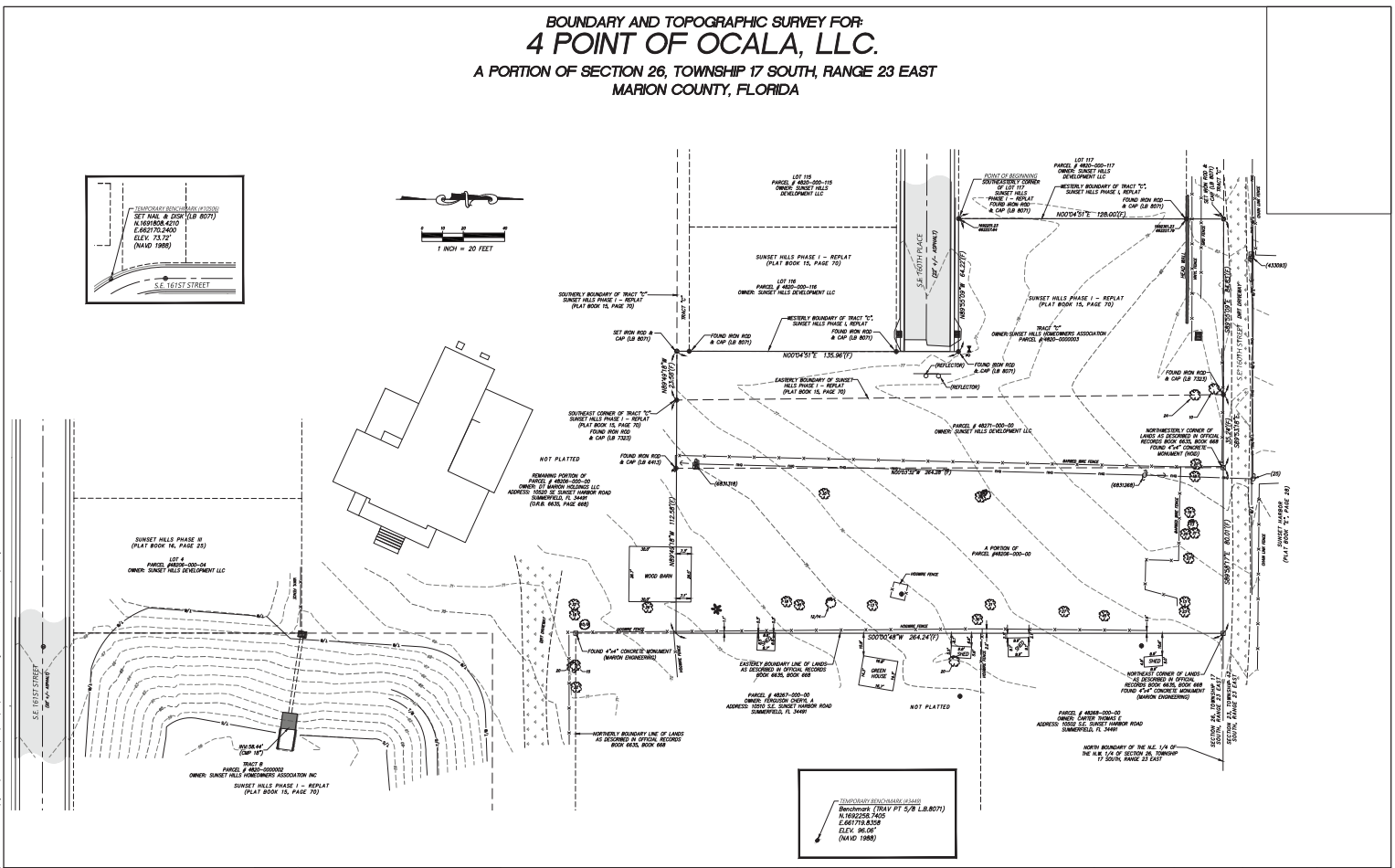
1 OF 2

Drawing name: Z:\Projects\190731 Sunset Hills - Monthly Development of Grade\DWG\TOPO\PHASE 1\190731BNDTOPO.dwg SHEET 1 May 01, 2025 1:52pm by mwb

BOUNDARY AND TOPOGRAPHIC SURVEY FOR:

4 POINT OF OCALA, LLC.

A PORTION OF SECTION 26, TOWNSHIP 17 SOUTH, RANGE 23 EAST
MARION COUNTY, FLORIDA



REVISIONS				
FB/PG	DATE	DRAWN	REVISION	CKD

JCH
CONSULTING GROUP, INC.
LAND DEVELOPMENT · SURVEYING & MAPPING
PLANNING · ENVIRONMENTAL · G.I.S.
420 SW 15TH STREET, OCALA, FLORIDA 34471
PHONE (352) 405-1402 FAX (888) 272-8310 www.JCHcg.com
CERTIFICATE OF AUTHORIZATION L.B. 8071

LOCATED IN SECTION 26, TOWNSHIP 17 SOUTH, RANGE 23 EAST

MARION COUNTY, FLORIDA

PLAT OF BOUNDARY AND TOPOGRAPHIC SURVEY
–FOR–
4 POINT OF OCALA, LLC

FB/PG	FIELD DATE	JOB NO.
24–11/75	03/19/2025	190731BNDTOPO
DRAWING DATE	BY / APPROVED	SCALE
04/24/2025	MRD / CJH	1" = 20'

2 OF 2

Drawing name: Z:\Projects\190731 Sunset Hills - Mandry Development of Ocala\DWG\TOPO\PH1\190731BNDTOPO.dwg SHEET 2 Nov 04, 2025 3:18pm by: Administrator

Marion County

Development Review Committee

Agenda Item

File No.: 2026-22265 **Agenda Date:** 3/9/2026 **Agenda No.:** 6.4.

SUBJECT:
SW Hwy 484 Super Center - Major Site Plan - 33206 - Waiver to Major Site Plan in Review
Parcel #: 41200-056-03 #000447
CPH Consulting, LLC

LDC 2.1.3 Order of Plan Approval
CODE states Plans listed below may be reviewed concurrently, but must be approved in the order listed below, when applicable and when the proper land use and zoning are in place: A. Master Plan. B. Preliminary Plat. C. Improvement Plan. D. Final Plat. E. Major Site Plan. However, a Major Site Plan can be substituted for the Improvement Plan and can be approved before approval of the Final Plat in cases when the infrastructure improvements supporting the plat are proposed as part of the Major Site Plan application.
APPLICANT - Requesting a waiver to allow final plat review without preliminary plat and improvement plan. Attached site plan demonstrates compliance with adopted PUD master plan AR 27373.

SUBMITTAL SUMMARY REPORT
33206

PLAN NAME: SW HWY 484 SUPER CENTER
LOCATION:
APPLICATION DATE: 08/15/2025
PARCEL: 41200-056-03
DESCRIPTION:

CONTACTS	NAME	COMPANY
Applicant	Hunter Johnson	CPH Consulting, LLC
Applicant	Kayla Sheffield	CPH Consulting, LLC
Applicant	Kayla Sheffield	CPH Consulting, LLC
Engineer of Record	Hunter Johnson	CPH Consulting, LLC
Engineer of Record	Kayla Sheffield	CPH Consulting, LLC

SUBMITTAL	STARTED	DUE	COMPLETE	STATUS
OCE: Plan Review (DR) v.				Not Received
OCE: Plan Review (DR) v.	08/19/2025	09/02/2025	11/13/2025	Requires Re-submit
OCE: Plan Review (DR) v.	02/09/2026	02/16/2026	02/25/2026	Requires Re-submit

SUBMITTAL DETAILS

OCE: Plan Review (DR) v.1

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
911 Management (DR) (911 Management)		09/02/2025	11/11/2025	Requires Re-submit

Comments

YES 2.12.8 - Legal description matches boundary on plan
NO 2.12.28 - Correct road names supplied In W131528 – SW HWY 484 Civil Permit – SS – Sheet C0.1 SW 57th Avenue Rd is listed incorrectly as SW 57th Ave.
NO 6.2.1.F - North arrow and graphic drawing and written scale In W131528 – SW HWY 484 Civil Permit – SS - Sheet C4.2 is missing North Arrow.
NO Additional 911 comments In W131528 – SW HWY 484 Civil Permit – SS - Sheet C1.2 Under Site Data Information has an incorrect address listed. It should be TBD SW HWY 484. (Sheet C1.2 is loaded 2 times).

Environmental Health (Plans) (Environmental Health)		09/02/2025	11/11/2025	Approved

Comments

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

Fire Marshal (Plans) (Fire)		09/02/2025	11/11/2025	Requires Re-submit

Comments

NO 6.18.2 - Fire Flow/Fire Hydrant Please show on the plans fire department water supply within 400 feet of the building. Per NFPA 1 Chapter 18.5.3 the maximum distance to a fire hydrant from the closest point on the building shall not exceed 400 feet. The measurement shall be taken by a fire department access roadway from the fire department water supply to the building.
N/A 6.18.3 - Gated Communities/Properties
N/A 6.18.4 - Wildland Interface Area
N/A 6.18.5 - Access Control Box
N/A 6.18.2.D - Fire Department Connections
N/A NFPA 1 Chapter 11.10.1 - In Building Minimum Radio Signal Strength
YES 6.18.2.G - Painting and Marking of Fire Hydrants
YES NFPA 1 Chapter 18.2.3 - Fire Dept Access Roads
N/A Additional Fire comments

Growth Services Planning & Zoning (DR) (GS Planning and Zoning)		09/02/2025	11/11/2025	Requires Re-submit

Comments

Land Use - Rejected - YES 2.12.4.L(2)/3.2.3 - Use Consistent with FLU Designation?
YES 2.12.4.L(3) - All applicable Developer's Agreements listed?
YES 2.12.4.L(2,3, & 5)/6.3.1C(15)(g) - DRI/FQD Compliance Note?
N/A 3.2.3/6.6/5.2.5/flood - RESIDENTIAL - Complies with Min/Max Density?
YES 3.2.3 - NON-RESIDENTIAL - Complies with FAR?

N/A 2.12.4.L(6) - Gross/wetland/floodplain acreage listed?
N/A 3.3.2.C - Complies with Approved ECSD PUD?
N/A 3.3.3.A(1)- Complies with Approved Rural Residential Cluster Plan?
N/A 3.3.3.A(2) - Complies with Approved Hamlet Plan?
N/A 2.12.4.L(5)/5.2 - [Applicable ESOZ/FPOZ Status Listed?]
N/A 2.12.4.L(5)/5.4 - [Applicable Springs Protection Zone Listed?]
YES 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?
YES 4.1.4.J - [Greenway Setback Provided?]
YES 2.12.16/6.5 - [EALS or EALS-ER provided?]
YES 6.5 & 6.6 - Habitat Preservation/Mitigation Provided?
N/A 2.12.9 - [Show All Existing Surrounding & Intersecting R/Ws?]
N/A 6.12.2.A - [Local Road right-of-Way Provided?]
N/A 6.12.2.A - [Access Improvements R/W Provided (decel/accel/turn lanes)?]
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?]
N/A 2.12.5/1.8.2.A - Concurrency/Traffic - Study/Capacity Available?
N/A 2.12.5/1.8.2.D - Concurrency - PRELIM Evaluation Required?
NO 2.12.5/1.8.2.F - Is Concurrency Approval or Deferral Elected? Revise the plan Cover Sheet to provide the following 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 concurrency review and/or approval has been deferred to later development review stages, such as, but not limited to, Building Permit review."

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 - NO 2.12.4.C - Owner and applicant name Please explicitly indicate property owner on cover sheet C0.1.

YES 2.12.4.L(1) - Parcel number Included
NO 2.12.21/6.3.1.C(10) - Land use and zoning on project and on adjacent properties shown Please specify PUD case number 191107ZC. B-4 zoning is not necessarily being "proposed" as indicated on sheet C1.2. PUD zoning simply approved commercial development based on B-4 development standards.
Sheet C1.2 indicates EC FLU designation and DRI EXISTING land use for residential lots to the west of the current parcel (PID 41200-056-03). Marion Oaks residential lots have been granted Medium Residential (MR) FLU designation and are intended for SFR. Please correct.
NO 2.12.4.L(4) - Zoning requirements: lot width, area , setbacks , coverage (floor area ratios) and parking Please provide above zoning information on cover sheet.
Sheet C1.2 indicates 0' required setbacks for the north, south, and east, and 50' setbacks for the west? Please indicate correct standards based on B-4 zoning classification, as required by approved PUD.
187' setback from the south and 51' from the north in sheet C1.2 table? Please note 45' side setbacks for primary structures with accessory gas pumps. Gas pump canopies may protrude up to 10 feet into required setback.
Please correct provided setbacks for convenience store/gas pumps on the provided table in sheet C1.2.
NO 2.12.23/4.2 -Setbacks, dimensions for all improvements, and easements Please indicate setbacks for gas pumps AND canopy on site plan. Please indicate front setback for convenience store on site plan. Please indicate width/length of convenience store on site plan.
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.
Landscaping plan indicates Type B buffer along SW Hwy 484. Sheet C1.2 indicates 15' buffer width on south line. Please update with required CR 475A C-type buffer, as required by PUD approval. Please call out on site plan in sheet C1.2. Please provide typical detail elevation of required buffer type.
Please label garbage collection area on sheet C1.2 and landscaping plan. Please provide detail drawing indicating that screening requirements in LDC Sec. 6.8.9.B are met.
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 for convenience store
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
NO 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) Did field reconnaissance include assessment of listed species habitat (gopher tortoises, eastern indigo snakes, scrub jay bird, etc.)? Per LDC Sec. 6.5.4, please provide a more detailed write-up with the following information not clear from the submitted Phase I ESA:
- Property owner and acreage of the gross lands held under common ownership including and/or adjoining the project area.
- Exact date(s) and time(s) of the field assessment
- Name of the individual(s) conducting the field assessment with their qualifications
- A summary of the published information used to determine the probability of occurrence of listed species on the proposed development or land clearing site, including identifying the agency or organization providing the data. Please provide copy of data.
- A map of land use and land cover classifications on the site, and directly abutting the site, using the Land Use, Cover and Forms Classification System: A Technical Manual, State of Florida Department of Transportation (FLUCCS), January 1999, as amended.
- A transect map of the field assessment

- An inventory of the wildlife and plant communities as found on the site and observed on adjacent property surrounding the site
- Provide the feasibility and viability of on-site protection and management of native habitats and listed species.
- Provide the location of the site in relation to any existing or proposed conservation areas and wildlife corridors within the project area and the feasibility of maintaining the corridor or conservation area post-development.
- In the event that on-site protection is shown to be ineffective, evaluate other mitigation options, such as relocation of the listed species to an approved location.

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 Please provide parking calculations for convenience store.
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. Site plan indicates NON multi-tenant monument sign that IS consistent with current PUD Master Plan (AR 27373; currently under review). Please note the sign will need a separate 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 setbacks for gas pumps AND canopy on site plan. Please indicate front setback for convenience store on site plan. Please indicate width/length of convenience store on site plan.
INFO 2.12.27 - Show location of outside storage areas Will there be any outdoor storage areas? If so, outdoor storage area shall be indicated on site plan and shall meet screening requirements pursuant to LDC Sec. 4.2.20.F
INFO 5.2 & 5.3 - Verify any overlay zones such as ESOZ, Springs Protection, or Flood Plain Please indicate on cover sheet:
FEMA Flood Zone X
No ESOZ
Secondary Springs Protection Zone
INFO Additional Zoning comments Please note that the creation of commercial outparcels and residential subdivision (to the north) will require approval of Master Plan, Preliminary Plat, Improvement Plan, and Final Plat. Master Plan (AR #27373) must be approved before Preliminary Plat, Improvement Plan and Final Plat, unless the Applicant receives approved waiver to Sec. 2.1.3 Order of Plan.

Landscape (Plans) (Parks and Recreation)	09/02/2025	11/11/2025	Requires Re-submit

Comments

N/A 2.12.18 - All trees 10" DBH and larger
N/A 2.12.25 - Marion Friendly Landscape Areas
N/A 6.7.3 - Tree protection
NO 6.7.4 - Shade tree requirements All shade trees shall be 3.5" cal at installation. Crepe myrtle and Dahoon holly will not count toward shade trees. How will deficit of 6 shade trees be addressed?
N/A 6.7.6 - Tree removal submittal requirements
N/A 6.7.8 - Protected tree replacement requirements
N/A 6.7.9 - Replacement trees; general requirements
NO 6.8.2 - Landscape plan requirements (details, schedule, calculations, notes) Provide native status in plant schedule, provide native percentage showing 20% is met
YES 6.8.3 - Landscape design standards
NO 6.8.4 - Landscape area requirements for non-residential development Provide required and provided landscape area calculations
N/A 6.8.5 - Landscape area requirements for residential and mixed use developments
NO 6.8.6 - Buffers 1. CR 484 - Show PUD required min. 2 foot berm (5.8.5.B.1) 2. An 8' sidewalk is required per 5.8.5.B.3
YES 6.8.7 - Parking areas and vehicular use areas
NO 6.8.8 - Building landscaping Provide landscape plantings on the south side of the building
NO 6.8.9 - Service and equipment areas Show screening around dumpster
N/A 6.13.3.C(5) - Landscaping of public stormwater management facilities
N/A 6.13.3.D(4) - Landscaping of private stormwater management facilities
NO 6.8.10 - General planting requirements (specifications) 1. Stone mulch along 484 is not advised due to various liability issues Note #22
2. Tree rootballs shall have max 1" of mulch. Mulch shall be pulled away from trunk min 6"
YES 6.8.11 - Landscape installation
YES 6.8.12 - Landscape completion inspection requirements
NO 6.9.2 - Irrigation plan requirements (details, legend, notes) Provide signed and sealed irrigation plan
PEND 6.9.3 - Irrigation design standards
PEND 6.9.5 - Irrigation system installation
PEND 6.9.6 - Completion inspection requirements
NO 6.19.3 - Outdoor lighting plan requirements Provide signed and sealed photometric plan
PEND 6.19.4 - Exterior lighting design standards
N/A 5.5.4.B - Permitted uses within Springs Protection Overlay Zone
N/A Additional Landscape comments

OCE Design (Plans) (Office of the County Engineer)	09/02/2025	11/11/2025	Requires Re-submit

SUBMITTAL SUMMARY REPORT (33206)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
OCE Design (Plans) (Office of the County Engineer)		09/02/2025	11/11/2025	Requires Re-submit

Comments

YES 2.21.2.B - Major Site Plan fee of $1,000..00 + ($10.00 x total site acreage) 8/22/25-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 8/22/25-Missing Title block on ALL sheets denoting type of application; (Major Site Plan)
NO 2.12.4.A - Type of application on front page 8/22/25-Missing Application (Major Site Plan)
YES 2.12.4.B - Project name centered at top of front page
NO 2.12.4.C - Name, address, phone number, and signature of owner and applicant on front sheet 8/22/25-Missing Name, address, phone number, and signature of owner
NO 2.12.4.D - Owner's certification on front sheet: I hereby certify that I, my successors, and assigns shall perpetually maintain the improvements as shown on this plan 8/22/25-Missing Owner's certification
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
NO 2.12.4.F(1) - Licensed Design Professional Certification: I hereby certify that these plans and calculations were completed in accordance with all applicable requirements of the Marion County Land Development Code, except as waived. 8/22/25-Missing Licensed Design Professional Certification:
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
NO 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 8/22/25-not found and no room alotted
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 8/22/25-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 (33206)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
OCE Property Management (Plans) (Office of the County Engineer)		09/02/2025	11/11/2025	Requires Re-submit

Comments

NO Major Site Plan Need Owner's Certification/Signature Line.
Sunbiz shows Richard W. McGinley as signer. -EMW 8.25.25

IF APPLICABLE:

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

Sec.2.19.2.H – Legal Documents

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

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

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

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

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

Sec. 6.3.1.D.3 - Cross Access Easements

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

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

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

Sec. 6.3.1.C.2 – Utility Easements

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

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

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

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

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

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

Sec.6.3.1.D(f) –

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

OCE Stormwater (Permits & Plans) (Office of the County Engineer)		09/02/2025	11/11/2025	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 Please submit a survey for review.
NO 2.12.9/10 - Existing Drainage Right-of-Way/Easements Please submit a survey for review.
NO 2.12.9/10 - Proposed Drainage Right-of-Way/Easements (1) Proposed improvement plan appears to rely on a plat to establish outparcels. 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.
NO 2.12.38 - Stormwater Maintenance Entity Please add Owner's Certification to cover sheet to state "I hereby certify that I, my successors, and assigns shall perpetually maintain the improvements as shown on this plan ". Please add the name of the individual who will sign the Owner's Certification to the signature line. The individual signing the certification needs to be an agent or member of the entity that will own and maintain the stormwater system, or an authorized signatory of that entity. If signatory is not an agent or member, a letter authorizing a different individual needs to be submitted with the signed documents. The authorization letter must be signed by and agent/officer of owner. Sunbiz will be used to verify agents and/or officers.
N/A 6.13.2.C - Geotechnical Investigation Report
N/A 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
N/A 6.13.2.A(3) - Retention/Detention Area Design Parameters
N/A 6.13.3 - Type of Stormwater Facility Criteria
NO 6.13.4 - Stormwater Quantity Criteria See comment under "6.13.2.B(4) - Hydrologic Analysis"
NO 6.13.2.B(4) - Hydrologic Analysis Please submit a signed and sealed drainage memo documenting curve number compliance with the proposed site plan design for AR 33171. Memo also needs to include conveyance system calculations that justify the size of onsite pipes and consider the tailwater condition of the downstream conveyance system being designed with AR 33171. Conveyance system calculations need to utilize the rainfall intensity and tailwater conditions as required by LDC section 6.13.8
N/A 6.13.4.C - Discharge Conditions
N/A 6.13.2.B(6) - Freeboard
N/A 6.13.4.D - Recovery Analysis
N/A 6.13.5 - Flood Plain & Protection
YES 6.13.2.A(8) - Finish Floor Elevation Criteria
N/A 6.13.6 - Stormwater Quality Criteria
N/A 6.12.6 - Roadway Flooding Level of Service
N/A 6.13.6.B - Alternative Treatment Techniques
NO 6.13.6.C - Best Management Practices The proposed use requires the installation of an oil/water separator on the stormwater system. Drainage from the pump canopy areas need to be routed through the oil/water separator. These oil/water separators are in addition to any oil/water separators than that may be required by utilities for the retail building. Please indicate the installation locations of the stormwater oil/water separators on the grading/drainage plan. Please also include the details of the units in the plan set. If you need examples of oil/water separators please contact the reviewer.
N/A 6.13.8 - Stormwater Conveyance Criteria See comment under "6.13.2.B(4) - Hydrologic Analysis"
N/A 6.13.2.B(5) - Hydraulic Analysis See comment under "6.13.2.B(4) - Hydrologic Analysis"
N/A 6.13.8.B(3) - Lane Spread Calculations
INFO 6.13.2.A(9) - Access Accommodates Stormwater CPH responsible for coordinating connection point grading with engineering designing AR 33171.
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
NO 6.13.2.A(6) - Existing/Proposed Stormwater Pipes Please label all proposed pipes with sizes and materials.
N/A 6.13.2.A(7) - Existing/Proposed Stormwater Swales
INFO 6.13.9 - Grading Criteria CPH responsible for coordinating connection point grading with engineering designing AR 33171.
YES 6.13.2.A(11)(a) - Construction Entrance
YES 6.13.2.A(11)(b) - Erosion Control
YES 6.13.2.A(12)/6.12.5 - Stormwater Details, Cross Sections, References
INFO 6.13.2.B(8) - Calculation & Plan Consistency This criteria to be reviewed with resubmittal.
INFO 6.13.10.B - Copy of NPDES Permit or NOI Please provide a copy of the NPDES permit or NOI prior to construction.
INFO Copy of District Permit (County Interest) Please provide a copy of the District permit prior to construction.
N/A 6.10 - Karst Topography and High Recharge Areas
NO 7.1.3 - Drainage Construction Specifications (1) 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. (2) Please add the following note to the cover page: "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."
NO 6.13.12 - Operation and Maintenance Please provide an O&M manual detailing the steps for operating and maintaining the onsite drainage system, including oil/water separator. An owner's certification is required on the O&M manual. Certification to state “I hereby certify that I, my successor, and assigns shall perpetually operate and maintain the stormwater management and associated elements in accordance with the specifications shown herein and on the approved plan.” The individual signing the certification needs to be an agent or member of the entity that will own and maintain the stormwater system, or an authorized signatory of that entity. If signatory is not an agent or member, a letter authorizing a different individual needs to be submitted with the signed documents. The authorization letter must be signed by and agent/officer of owner. Please have the person signing also print their name for verification. Sunbiz will be used to verify agents and/or officers. Please contact reviewer if you need examples of O&M manuals accepted in the past.
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. (2) Approval of this project will not occur until the AR 33171 parent project is approved.

OCE Survey (Plans) (Office of the County Engineer) 09/02/2025 11/11/2025 Requires Re-submit

Comments

YES 6.2.1.A - The name, street address, signature, date, license number, and seal of the responsible professional shall be shown on each plan sheet.
YES 6.2.1.E - Provide drawing legend
YES 6.2.1.F - Provide north arrow and graphic drawing and written scale
NO 6.4.7.A(1) - Show a minimum of two bench marks per site Please provide.
NO 6.4.7.A(2 & 3) - Bench mark information shown Please provide.
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
NO 6.4.7.B(1) - Show a minimum of two intervisible horizontal control points per site Please provide.
NO 6.4.7.B(2) - Horizontal control points shall be monumented and referenced to the Florida State Plane Coordinate System Please provide.
NO 6.4.7.B(4) - Provide a statement or table detailing horizontal datum, adjustment, and coordinate values Please provide.
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
NO 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 Please provide.
NO 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 Please provide.
NO 6.4.7.E - Line and curve table must be shown on the sheet to which they apply Please provide.
YES 6.4.7.F - All abbreviations used shall be clearly defined in the legend
NO 2.12.4.F.(2) - Surveyor and Mapper certification Please provide.
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 boundary and topographic survey showing a minimum of two bench marks per site and showing a minimum of two intervisible horizontal control points per site.
YES 2.12.9 - Provide location and dimensions of all rights-of-way serving the project
NO 2.12.10 - Show any known existing or proposed easement or land reservation Please provide.
YES 2.12.11 - Provide an aerial map of the site with a layout of the development
NO 2.12.32 - Provide site analysis map depicting the existing (100-year) flood plain Please provide.
N/A Additional Survey comments

OCE Traffic (Permits & Plans) (Office of the County Engineer) 09/02/2025 11/11/2025 Requires Re-submit

Comments

YES 2.12.9 - Location and dimensions of streets and right-of-way
N/A 2.12.20 - Phases of development
N/A 2.12.30 - Route Plan
N/A 2.12.38 - Maintenance of improvements
YES 6.2.1.E - Drawing legend
N/A 6.11.3 - Traffic Impact Analysis
N/A 6.11.4.B - Cross access
YES 6.11.4.E - Sight triangle
NO 6.11.5 - Driveway access 8/28/25 - Full-access driveway shown east of the C-Store and connecting to the northern drive aisle is too close to the intersection and should be eliminated. Cars essentially making a U-Turn at that location are at risk of conflict with vehicles approaching the exit and entering the drive aisle. Queue stacking is also likely.
N/A 6.11.6 - Construction route
N/A 6.11.9.A - Traffic signals
NO 6.11.9.B - Traffic signs 8/28/25 - 1) Sheet C1.2: Yield sign south side of C-Store exit-only driveway should be changed to stop sign due to pedestrian crosswalk on that side of the roadway. 2) Sheet C1.2: Add "Do Not Enter" sign on south side of C-Store exit-only driveway.
YES 6.11.9.C - Pavement marking
N/A 6.12.1.A. - Transportation Facilities - Purpose and Intent
N/A 6.12.2 - Right-of-way
INFO 6.12.11 - Turn lanes 8/28/25 - Per project-related Developer's Agreement(s), the following are required to have been substantially completed prior to Issuance of Certificate of Occupancy:
1) INT 2 - Extend WB right turn lane to 200'.
2) INT 2 - Construct SB left turn lane of 360'.
3) RD 2 - WB right turn lane of 200'.
YES 6.12.12 - Sidewalks
N/A 6.12.13 - Utility position in right-of-way
INFO Additional Traffic comments 8/28/25 - Per project-related Developer's Agreement(s), the following are required to have been substantially completed prior to Issuance of Certificate of Occupancy: INT 2 - Construct median to allow for dual SB left turn lanes in future and shared thru right.

Utilities (OCE Plans) (Utilities) 09/02/2025 11/11/2025 Requires Re-submit

Comments

NO Marion County Utilities Contact Information C1.1 - Sewer and water reads PACE WATER SYSTEMS. Replace all notes with Marion County Utilities and LDC requirements. (2) Remove Carrie Hyde and list Customer Service. (3) The phone number ends with 6000
NO Parcel numbers identified in project match proposed site plan layout C1.1 Note on cover that this project is for a Portion of ID: 41200-056-
YES 6.14.2.A(1) - Public water service area/provider Marion County Utilities
YES 6.14.2.A(1) - Public sewer service area/provider Marion County Utilities
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 C1.4 - Include size of water main at the connection point. L1.0 infrastructure by others, should be grey to delineate what is being constructed on this plan. L1.0 and C1.4 Need to call out Fire Hydrant.
NO 6.14.2.A - Sewer Connection Requirements C1.4 - Move sewer clean out, outside of pavement. (2) No connection to manholes.
NO 6.14.2.C.2(e) - Grease Trap, FOG Worksheet C1.4 Does this project need a grease trap? Will there be food prep or food served?

N/A 6.14.2.C - Industrial Pretreatment TBD
N/A 6.14.3 - Onsite Waste Treatment and Disposal System (OSTDS) - connection requirement on plan
N/A 6.14.3.B - Springs Protection Zone Secondary
INFO 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.
INFO 6.14.4 - Water (irrigation) Capital Charges and Flow Rates - total irrigated area identified Capital charges and flow rates will be calculated during the permitting stage, before approval.
INFO 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
N/A 6.14.5.A(3) - Submittal Requirements - Lift Stations layout, elevations, schedules
YES 6.14.5.A(6) - Submittal Requirements - Manhole locations, rim and invert elevations outside paved areas
YES 6.14.5.A(8) - Submittal Requirements - Connection to existing water system
NO 6.14.5.A(8) - Submittal Requirements - Connection to existing sanitary system No connection to manholes
YES 6.14.5.B - Construction Notes - Cover, horiz/vert datums, construction requirements
NO 6.14.5.B - Construction Notes - UT DETAILS - current LDC version C5.4 What is UT 202 for?
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 at or before the Pre-Construction meeting.

N/A 6.14.5.C - DEP permit for water mains to be constructed/owned by MCU
N/A 6.14.5.C - DEP permit for water mains to be constructed/owned by developer
N/A 6.14.5.C - DEP permit for sewer mains to be constructed/owned by MCU
N/A 6.14.5.C - DEP permit for sewer mains to be constructed/owned by developer
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
INFO 6.14.7 - Construction Inspection - PLAN NOTE: MCU personnel are to inspect any work performed on or around existing MCU infrastructure. A pre-construction meeting is required to be held a minimum of 48 hours prior to start of any construction. If the pre-construction meeting is not completed, any work may be halted. To schedule, contact MCU's Construction Division, 352) 307-6000, ext. 5 or MCUconstruction@marionfl.org

INFO 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
YES 6.14.9.B - Transfer of Facilities to Marion County Utilities - PLAN NOTE:
INFO 6.14.9.B - Bill of Sale All facilities constructed on the developer's property prior to interconnection with Marion County Utility's existing or proposed facilities, shall convey such component parts to MCU by bill of sale in a form satisfactory to the County Attorney, with the following evidence required by MCU: Refer to LDC 6.14.9 (B).

N/A 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.

N/A 6.15.4 - Water Main Piping Installation
NO 6.15.5 - Water Service and Connection C1.4 - Water Legend - Change PACE WATER SYSTEM to Marion County Utilities.
YES 6.15.6.A - Potable Water Metering - individual/banked, size
NO 6.15.6.B - Irrigation Water Metering - size C1.4 How is this parcel irrigating? Need irrigation tap/meter. (2) Need total irrigated square feet.
N/A 6.15.6.C - Sewer service only (water meter required/shown)
NO 6.15.6.D - Meter Location C1.4 - Confirm meters are in ROW and not within property boundary.
N/A 6.15.6.E - Meter Easements
YES 6.15.6.F - Meter Boxes
YES 6.15.6.G & H - Meter Sizing
YES 6.15.7 - Cross Connection Control and Backflow Prevention
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
N/A 6.16.5.A & B - Private Wastewater Pump Stations
N/A 6.16.5.C - Public Wastewater Pump Stations (MCU Standards)
N/A 6.17 - Water Reclamation/Reuse Facilities
INFO Article 7 - Construction Standards - PLAN NOTE: All facilities constructed on the developer's property prior to interconnection with Marion County Utility's existing or proposed facilities, shall convey such component parts to MCU by bill of sale in a form satisfactory to the County Attorney, with the following evidence required by MCU: Refer to LDC 6.14.9 (B).

INFO Utilities Plan Review Fee per Resolution 15-R-583 - payable to Marion County Utilities Utilities Plan Review Fee: $415.00 Fee (s) can be paid by calling 352-671-8686 or visiting the Development Review Office at 412 SE 25th Ave, Ocala, FL 34471. Reference AR# 33206

INFO Additional Utilities comments C1.4 Delineate End of County Maintenance.

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 L1.0 - What is the grey drawing next to the water connection?
N/A Additional Utilities comments
N/A Additional Utilities comments
N/A Additional Utilities comments
N/A Additional Utilities comments
N/A Additional Utilities comments
N/A Additional Utilities comments
N/A Additional Utilities comments

OCE: Plan Review (DR) v.2

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
911 Management (DR) (911 Management)	Jamie Waldron	02/16/2026	02/17/2026	Approved
Environmental Health (Plans) (Environmental Health)	Evan Searcy	02/16/2026	02/13/2026	Approved
Fire Marshal (Plans) (Fire)	Roxanna Coleman	02/16/2026	02/09/2026	Requires Re-submit

Comments Fire Review Reject
1. Please provide further details about the existing fire hydrant and its proximity to the building. The distance shall be measured by stabalized roadway from the fire department water supply to the building.

Growth Services Planning & Zoning (DR) (GS Planning and Zoning)	Erik Kramer	02/16/2026	02/18/2026	Requires Re-submit

Corrections 2.12.5/1.8.2.F - Concurrency Deferral Statement (Resolved) - 2.12.5/1.8.2.F - Concurrency Deferral Statement: Please provide a concurrency statement on the cover sheet according to LDC Sec. 1.8.2 (F) - Concurrency Deferral. An owner may elect to defer required concurrency review and approval for a development application identified in Section 1.8.2.A to a subsequent development application review stage by executing the following "Concurrency Deferral Statement" on the development application plan, or in a separate sworn and notarized affidavit, a copy of which shall be provided to Growth Services and the original shall be recorded in Marion County's Public Records, as applicable: "This project has not been granted concurrency approval and/or granted and/or reserved any public facility capacities. Future rights to develop the resulting property(ies) are subject to a deferred concurrency determination, and final approval to develop the property has not been obtained. The completion of concurrency review and/or approval has been deferred to later development review stages, such as, but not limited to, [list subsequent applications expected pursuant to Section 1.8.2.C as applicable]."

Corrections 2.12.4/6.11.8 - Parking (Resolved) - 2.12.4/6.11.8 - Parking: Provide number and calculation of required and proposed parking spaces in table format, per LDC Sec. 6.11.8. - Parking requirements.

Corrections 2.12.24 - Landscape requirements/6.8.6 - Buffering (Not Resolved) - 2.12.24 - Landscape requirements/6.8.6 - Buffering: Show buffer types, locations, and dimensions of required buffering on plan. Show buffer descriptions and illustrations of each proposed buffer (including longitudinal and transverse cross-sections).

Corrections 2.12 - Waivers (Requested & Approved) (Not Resolved) - 2.12 - Waivers (Requested & Approved): List of all requested and approved waivers, conditions, and the date of approval.

Corrections 2.1.3 - Order of plan approval and consistency (Not Resolved) - 2.1.3 - Order of plan approval and consistency: The plans shall be consistent with approved PUD/Master Plan/Final Plat. Plans listed below may be reviewed concurrently, but must be approved in the order listed below, when applicable and when the proper land use and zoning are in place: A.Master Plan. B.Preliminary Plat. C.Improvement Plan. D.Final Plat. E.Major Site Plan. However, a Major Site Plan can be substituted for the Improvement Plan and can be approved before approval of the Final Plat in cases when the infrastructure improvements supporting the plat are proposed as part of the Major Site Plan application.

Corrections 2.12.19 - Dimension & location of site improvement (Resolved) - 2.12.19 - Dimension & location of site improvement: Provide dimensions and location of all existing site improvements; dimensions and location for all proposed site improvements.

Corrections 4.4 - Show proposed signs to meet LDC Sec 4.4 (Resolved) - Proposed sign counts as "monument signage - subdivision entrance" as approved under master plan AR 27373. At permitting stage, design will need to conform to the detail and dimensions for "Monument Sign" provided on AR 27373.

Corrections 2.12 - Owner and applicant name (Resolved) - 2.12 - Owner and applicant name: Show name, address, phone number, and signature of the owner and applicant on the cover sheet.

Landscape (Plans) (Parks and Recreation)	Susan Heyen	02/16/2026	02/11/2026	Requires Re-submit

Comments Please submit response to comments letter for review

OCE Design (Plans) (Office of the County Engineer)	Gerald Koch	02/16/2026	02/24/2026	Approved

SUBMITTAL SUMMARY REPORT (33206)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
OCE Property Management (Plans) (Office of the County Engineer)	Elizabeth Woods	02/16/2026	02/17/2026	Requires Re-submit

Comments

Owner's Certification needs to be filled out, including the authorized signer's name.
Sunbiz shows Richard W. McGinley as signer. If this individual is not signing, please provide documentation showing authority of person signing. -EMW 02.17.2026

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

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

Sec. 6.3.1.D.3 - Cross Access Easements

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

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

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

Sec. 6.3.1.C.2 – Utility Easements

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

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

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

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

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

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

Sec.6.3.1.D(f) –

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

OCE Stormwater (Permits & Plans) (Office of the County Engineer)	Kevin Vickers	02/16/2026	02/16/2026	Requires Re-submit

Corrections 6.13.12 - Operation and Maintenance (Not Resolved) - 6.13.12 - Operation and Maintenance: Provide an O&M manual detailing the steps for operating and maintaining the proposed private system of DRAs, pipes, inlets, swales, etc. Manual shall be signed by Owner and owner's certification statement shall be on the manual. Owner's certification statement: "I hereby certify that I, my successors, and assigns shall perpetually operate and maintain the stormwater management and associated elements in accordance with the specifications shown herein and on the approved plan".

Corrections Final signed and sealed hard copy signature page (Not Resolved) - Final signed and sealed hard copy signature page: A hard copy of the final signed and sealed drainage report cover or complete drainage report shall be submitted to the Office of the County Engineer.

Corrections Additional Stormwater comments (Not Resolved) - Additional Stormwater comments

SUBMITTAL SUMMARY REPORT (33206)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
OCE Stormwater (Permits & Plans) (Office of the County Engineer)	Kevin Vickers	02/16/2026	02/16/2026	Requires Re-submit
Corrections	6.13.6.C - Best Management Practices (Not Resolved) - 6.13.6.C - Best Management Practices: Provide a sinkhole repair detail and note stating "a minimum of three feet of unconsolidated soil material shall be provided between the surface of any limestone bedrock and the bottom and sides of any stormwater facility". Oil/water separator is required if the proposed use falls under the following: car wash, auto or marine paint and body shop, service or repair shop, automotive fleet operations, gas stations, etc. Retention and/or detention facilities shall have a maximum depth of ten feet, as measured between the design high water elevation and the pond bottom for dry facilities, and between the design high water elevation and the normal control water elevation for wet ponds.			
Corrections	6.13.8 - Stormwater Conveyance Criteria (Not Resolved) - 6.13.8 - Stormwater Conveyance Criteria: Conveyance systems shall be sized to accommodate the 25-year 24-hour storm event. The tailwater elevation utilized shall be based on the tailwater elevation of the receiving water body plus 6 inches at the peak discharge time of the design storm. Alternatively, the tailwater elevation utilized can be the design high water elevation of the 25-year 24-hour design storm. All retention/detention areas within subdivision developments shall have direct access to a right-of-way. A drainage right-of-way may be necessary to establish this access. Drainage rights-of-way shall be a minimum of 30 feet in width. All drainage swales to facilities or underground stormwater conveyance systems shall be within drainage easements, except where rights-of-way are provided. Drainage easements shall be a minimum of 20 feet in width.			
Corrections	6.13.2.B(5) - Hydraulic Analysis (Not Resolved) - 6.13.2.B(5) - Hydraulic Analysis: Hydraulic stormwater model analysis including all input parameters, supporting calculations, assumptions, documentation for design and results. Provide a sub-basin map for each sub-basin; label each sub-basin and provide total area as well as area of impervious coverage within each sub-basin.			
Recommendations	2.12.9/10 □ Proposed Drainage Right□of□Way/Easements - Appropriate drainage easements/ROW shall be included on the final plat.			
Recommendations	Copy of District Permit (County Interest) - Please provide a copy of the District permit prior to construction.			
Recommendations	6.13.2.B(8) □ Calculation & Plan Consistency - This criteria to be reviewed with resubmittal.			
Recommendations	6.13.9 □ Grading Criteria - CPH responsible for coordinating connection point grading with engineer designing AR 33171.			
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	6.13.10.B □ Copy of NPDES Permit or NOI - Please provide a copy of the NPDES permit or NOI prior to construction.			
Recommendations	2.12.22 - Stormwater Tract/Right-of-Way - Appropriate drainage tracts/ROW shall be included on the final plat.			
OCE Survey (Plans) (Office of the County Engineer)	Theresa Smail	02/16/2026	02/12/2026	Approved
OCE Traffic (Permits & Plans) (Office of the County Engineer)	Chris Zeigler	02/16/2026	02/14/2026	Approved
Utilities (OCE Plans) (Utilities)	Heather Proctor	02/16/2026	02/17/2026	Requires Re-submit
Comments	Please see corrective comment and plan comments.			
Corrections	6.14.5.A(8) - Connection to existing sanitary (Not Resolved) - 6.14.5.A(8) - Connection to existing sanitary:			
Corrections	6.14.6 - Utilities design to be owned by MCU (Resolved) - 6.14.6 - Utilities design to be owned by MCU:			
Corrections	6.15.6.B - Irrigation Water Metering - size (Not Resolved) - 6.15.6.B - Irrigation Water Metering - size:			
Corrections	Parcel numbers match project area (Resolved) - Parcel numbers match project area: The parcels(s) shown on the application and/or site plan must match the project area			
Corrections	6.14.5.A(2) - Proposed mains & connections shown (Resolved) - 6.14.5.A(2) - Proposed mains & connections shown: Proposed mains shall be marked as private or public (MCU); points of demarcation shall be called out as necessary to identify changes in ownership. Shall include profile views unless otherwise noted.			
Corrections	6.14.7 - Construction Inspection - PLAN NOTE: (Resolved) - 6.14.7 - Construction Inspection - PLAN NOTE::			
Corrections	6.14.9.B - Transfer of Assets to MCU - PLAN NOTE: (Resolved) - 6.14.9.B - Transfer of Assets to MCU - PLAN NOTE:			
Corrections	6.14.5.B - Submit permits to MCU (DOT, ROW etc) (Resolved) - 6.14.5.B - Submit permits to MCU (DOT, ROW etc): A copy of any permit issued to the contractor shall also be submitted to MCU's Construction Manager, or designee.			
Corrections	6.14.5.A(6) - MH locations, rim & invert elevation (Resolved) - 6.14.5.A(6) - MH locations, rim & invert elevation:			
Corrections	6.15.6.A - Potable Water Metering - loc/bank/size (Not Resolved) - 6.15.6.A - Potable Water Metering - loc/bank/size:			
Corrections	6.16.4 - Wastewater Collection Systems (Resolved) - 6.16.4 - Wastewater Collection Systems:			
Corrections	6.15.5 - Water Service & Connection (Resolved) - 6.15.5 - Water Service & Connection :			
Corrections	6.14.4 - Capacity charges - irrigation (Resolved) - 6.14.4 - Capacity charges - irrigation:			
Corrections	6.14.5.C - Hydraulic Analysis (Resolved) - 6.14.5.C - Hydraulic Analysis: The hydraulic analysis is required to analyze the water or wastewater pressures in this area.			
Corrections	Additional Utilities Comments (Not Resolved) - Additional Utilities Comments			
Corrections	6.14.4 - Capacity charges - domestic water/sewer (Resolved) - 6.14.4 - Capacity charges - domestic water/sewer: Capacity charges to be invoiced and collected by MCU Permitting at time of building permit review - Cap Fee Worksheet and interior floor plan may be required.			
Corrections	6.15.7 - Cross Connection Control/Backflow (Resolved) - 6.15.7 - Cross Connection Control/Backflow:			
Corrections	MCU Contact Info on Project Cover Sheet (Resolved) - MCU Contact Info on Project Cover Sheet: Marion County Utilities, 11800 S US Hwy 441, Belleview FL 34420 - Customer Service 24/7/365 352-307-6000			
Corrections	6.14.2 - Connection Requirements (Resolved) - 6.14.2 - Connection Requirements:			
Corrections	6.14.2.C(2) - Industrial Pretreatment/FOG (Resolved) - 6.14.2.C(2) - Industrial Pretreatment/FOG:			
Corrections	6.15.3 - Fire Protection/Fire Flow Capacity (Resolved) - 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.			
Corrections	6.14.5.B - FDEP PWS and/or WW permits (Resolved) - 6.14.5.B - FDEP PWS and/or WW permits: FDEP permits will be signed out by MCU AFTER this plan is stamped APPROVED by Development Review. DEP permits shall be signed by Owner & EOR before sent to MCU; MCU signs last. Leave all plant data blank; MCU will complete.			

SUBMITTAL SUMMARY REPORT (33206)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
Utilities (OCE Plans) (Utilities)	Heather Proctor	02/16/2026	02/17/2026	Requires Re-submit

Corrections	6.14.5.A(1) - Existing water & sewer mains shown (Not Resolved) - 6.14.5.A(1) - Existing water & sewer mains shown:
Corrections	6.14.8.A - Completion & Closeout - PLAN NOTE: (Resolved) - 6.14.8.A - Completion & Closeout - PLAN NOTE:
Corrections	6.15.6.G & H - Meters up to 2" and over 2" (Resolved) - 6.15.6.G & H - Meters up to 2" and over 2": Meters up to 2" shall be paid for by the developer and will be installed by MCU through its inventory. Meters over 2" shall be purchased by the developer, and provided to MCU for installation.
Corrections	7.1.3 - UT DETAILS - current LDC version (Resolved) - 7.1.3 - UT DETAILS - current LDC version: UT details shall be current version based on latest edition of approved LDC
Recommendations	Resubmission Review Fee $130.00

eREVIEW SESSION FILES:

Docs 2151920 v2 Phase I ESA Proposed Development SW Hwy 484 SW 57th Ave Rd Ocala Marion Co FL (1).pdf
FEMA Flood Map.pdf
File Category Placeholder.pdf
Karst Assessment Narrative.pdf
Marion County Stormwater Drainage Memo - SS.pdf
PHILLIPS EDISON 2025 ALTA SET_digitally signed 1-27-26.pdf
Potable Water Calculations - SW HWY 484 Super Center.pdf
SITE DIMENSION PLAN - AERIAL.pdf
Soil Map.pdf
SW HWY 484 Center - Fuel Site National Wetlands Inventory.pdf
USGS Map.pdf
W131528 - Landscape Set.pdf

REVIEWER	MARKUP	DATE/TIME	FILE NAME	PG #
Heather Proctor	Show all utility connections on utility plan.	02/17/2026 2:09	PMFile Category Placeholder.pdf	17
Heather Proctor	What is the irrigation connecting to?	02/17/2026 2:10	PMFile Category Placeholder.pdf	17
Heather Proctor	Plan Note: End of County Maintenance	02/17/2026 2:10	PMFile Category Placeholder.pdf	17
Heather Proctor	Will there be a grease interceptor?	02/17/2026 2:12	PMFile Category Placeholder.pdf	17
Heather Proctor	Easement needed over meter and backflow for inspections purposes. Must be called out on the plan and final plat if applicable.	02/17/2026 2:12	PMFile Category Placeholder.pdf	17
Heather Proctor	Not an MCU detail. Is this internal plumbing?	02/17/2026 2:14	PMFile Category Placeholder.pdf	19
Heather Proctor	Theres no owner information?	02/17/2026 2:38	PMFile Category Placeholder.pdf	1
Heather Proctor	wrong site location shown here. Pointing towards portion of the McGinley projects	02/17/2026 2:38	PMFile Category Placeholder.pdf	1
Heather Proctor	Marion County Land Development Code	02/17/2026 2:40	PMFile Category Placeholder.pdf	2

Marion County
Board of County Commissioners

Office of the County Engineer

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

DEVELOPMENT REVIEW COMMITTEE WAIVER REQUEST FORM

Date: 2/25/2026 Parcel Number(s): 41200-056-03 Permit Number: AR# 33206

A. PROJECT INFORMATION: Fill in below as applicable:

Project Name: SW HWY 484 Super Center Commercial ☑ Residential ☐
Subdivision Name (if applicable): _____
Unit _____ Block _____ Lot _____ Tract _____

B. PROPERTY OWNER'S AUTHORIZATION: The property owner's signature authorizes the applicant to act on the owner's behalf for this waiver request. The signature may be obtained by email, fax, scan, a letter from the property owner, or original signature below.

Name (print): Marion Oaks TRS Station LLC, by Phillips Edison Grocery TRS, Inc. (sole member), Robt F Myers Presi
Signature: _____
Mailing Address: 11501 Northlake Drive City: Cincinnati
State: OH Zip Code: 45249 Phone # 513-538-4460
Email address: amadigan@phillipsedison.com

C. APPLICANT INFORMATION: The applicant will be the point of contact during this waiver process and will receive all correspondence.

Firm Name (if applicable): CPH Consulting, LLC Contact Name: Hunter Johnson
Mailing Address: 5200 Belfort Road, Suite 220 City: Jacksonville
State: FL Zip Code: 32256 Phone # 904-332-0999x4412
Email address: hjohnson@cphcorp.com, ksheffield@cphcorp.com

D. WAIVER INFORMATION:
Section & Title of Code (be specific): LDC 2.1.3 Order of Plan Approval
Reason/Justification for Request (be specific): Requesting waiver to allow final plat review without preliminary plat and improvement plan. Attached site plan demonstrates compliance with adopted PUD master plan AR 27373

DEVELOPMENT REVIEW USE:
Received By: _____ Date Processed: _____ Project # _____ AR # _____

ZONING USE: Parcel of record: Yes ☐ No ☐ **Eligible to apply for Family Division: Yes ☐ No ☐**
Zoned: _____ ESOZ: _____ P.O.M. _____ Land Use: _____ **Plat Vacation Required: Yes ☐ No ☐**
Date Reviewed: _____ Verified by (print & initial): _____

SIGNATURE PAGE FOR DEVELOPMENT REVIEW COMMITTEE WAIVER REQUEST FORM

A. PROPERTY OWNER'S AUTHORIZATION

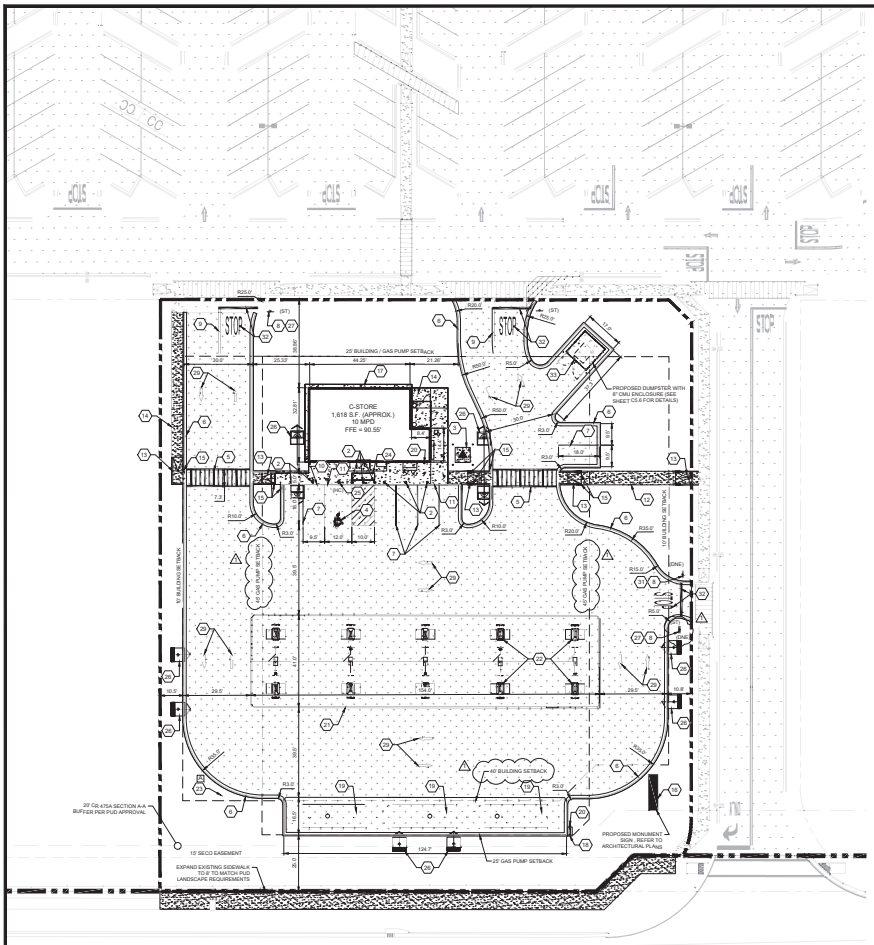
MARION OAKS TRS STATION LLC
a Delaware limited liability company

By: Phillips Edison Grocery TRS, Inc.
a Delaware corporation, the sole member

By: _____

Robert F. Myers, President

Date: February 26, 2026



SIGN LEGEND

- (HC) ACCESSIBLE PARKING (FTP-21-06 & FTP-22-06)
- (ST) STOP (R1-1)
- (PA) STOP HERE FOR PEDESTRIANS (SEE DETAIL SHEET)

PROPOSED PAVEMENT LEGEND

- SIDEWALK: PER DETAIL SHEET
- ARCH. CONCRETE: PER ARCH. PLAN
- HEAVY DUTY CONCRETE PAVEMENT: PER DETAIL SHEET
- PARKING SPACE COUNT
- SITE LIGHTING, REF. PHOTOMETRIC PLANS
- TRANSFORMER

PROPOSED LEGEND

- PROPERTY LINE
- PROPOSED BUFFER LINE
- LANDSCAPE BUFFER LINE
- BUILDING SETBACK LINE

PAINTING STRIPING LEGEND

- SWSL: SINGLE WHITE SOLID LINE
- DYSL: DOUBLE YELLOW SOLID LINE

N

20 0 20 40
Graphic Scale in Feet

SITE LEGEND

1. BUILDING SETBACK LINE PER ZONING RESOLUTION.
2. PIPE BOLLARD, REF. ARCH. PLANS.
3. CONCRETE TRANSFORMER PAD. CONTRACTOR TO COORDINATE WITH UTILITY PROVIDER FOR DETAILS.
4. ACCESSIBLE PARKING SPACE PER FDOT INDEX NO. 711-021 AND SIGNAGE PER FDOT INDEX NO. 700-102 TYPICAL. SEE DETAIL SHEET C5.4 & C5.5
5. PEDESTRIAN CROSSWALK, SEE PLAN FOR WIDTH, SEE DETAIL SHEET C5.4. BY OTHERS.
6. 18" CONCRETE CURB AND GUTTER TYPICAL. SEE DETAIL SHEET C5.2.
7. PROPOSED SWSL / 4".
8. NEW SIGN MOUNTING AND BASE WITH BREAK AWAY POST.
9. PROPOSED DYSL / 4" (LINES TO BE EXTENDED FROM THE STOP BAR / CROSSWALK). REFER TO DETAIL SHEET C5.3.
10. FLUSH PAVEMENT AND SIDEWALK AREA.
11. COORDINATE WITH DEVELOPER'S CONTRACTOR TO CONSTRUCT SMOOTH TRANSITION TO EXISTING CURB AND PAVEMENT.
12. PROPOSED CONCRETE SIDEWALK, 5% MAX. LONGITUDINAL SLOPE, 2% MAX. CROSS SLOPE.
13. PROPOSED ACCESSIBLE CURB RAMP 1:12 MAX. SLOPE WITH 2' DEEP DETECTABLE WARNINGS. PER FDOT INDEX 522-002.
14. CONCRETE SIDEWALK, SEE ARCH. PLAN FOR SPECIFICATION AND DETAILS.
15. NOSE DOWN CURB, REFER TO DETAIL SHEET C-5.2
16. PROPOSED SINGLE TENANT MONUMENT SIGN. REFER TO ARCHITECTURAL PLANS FOR DETAILS.
17. PROPOSED CONCRETE RODENT BARRIER, SEE ARCH PLANS FOR DETAILS.
18. PROPOSED TANK VENT SYSTEM, REF. FUEL PLANS FOR DETAILS.
19. PROPOSED UNDERGROUND FUEL STORAGE TANKS, REF. FUEL PLANS FOR DETAILS.
20. PROPOSED E-STOP, REF. ARCH. PLANS FOR DETAILS.
21. PROPOSED GAS CANOPY, REF. ARCH. PLANS FOR DETAILS.
22. PROPOSED FUEL DISPENSER (TYP.), RSF. FUEL PLANS FOR DETAILS.
23. PROPOSED AIR STATION, REF. ARCH. PLANS FOR DETAILS.
24. PROPOSED TACTILE WARNING, REF. ARCH PLANS.
25. NEW SIGN MOUNTING AND BASE WITH BOLLARD. SEE DETAIL PAGE C5.5
26. PROPOSED SITE LIGHTING POLE (TYP.), REF. PHOTOMETRIC PLANS.
27. PROPOSED "STOP" SIGN.
28. PROPOSED STOP TEXT AND STOP BAR USING THERMOPLASTIC PAINT.
29. PROPOSED OPEN ARROW PAVEMENT MARKINGS USING THERMOPLASTIC PAINT.
30. PROPOSED "YIELD" SIGN.
31. PROPOSED "DO NOT ENTER" SIGN
32. STOP BAR AND STOP TEXT, REFER TO DETAIL SHEET C5.3.
33. PROPOSED DUMPSTER WITH 8' CMU ENCLOSURE, REFER TO ARCH. PLANS FOR DUMPSTER DETAIL.

SITE DATA INFORMATION:

SITE PARCEL NUMBERS:

PARCEL NO. 4102-00-00-0120

ADDRESS : 1 & D, SW HIGHWAY 484

60,372 S.F. (1.39 AC.)

SECTION - 09 / TOWNSHIP - 17 / RANGE - 21

ON-SITE LAND INFORMATION:

CURRENT LAND USE:	VACANT LAND
PROPOSED LAND USE:	FUEL STATION
CURRENT ZONING:	PLANNED UNIT DEVELOPMENT (PUD)
PROPOSED ZONING:	PUD CASE NUMBER 191107ZC
AREA OF PROPOSED IMPROVEMENTS:	60,972 S.F. (1.39 AC.)
DEVELOPMENT TYPE:	COMMERCIAL

ADJACENT LAND INFORMATION:

	NORTH	EAST	SOUTH	WEST
EXISTING LAND USE	VACANT.	VACANT.	ROW	MR
FUTURE LAND USE	EC	EC	ROW	MR
EXISTING ZONING	PUD	PUD	ROW	R-1
PROPOSED ZONING	PUD	PUD	ROW	R-1

FLOOD ZONE INFORMATION:

HAVING CONSULTED THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY NO. 120277150, COMMUNITY PANEL NO. 12083C0430H, MARION COUNTY UNINCORPORATED AREAS, EFFECTIVE DATE: AUGUST 28, 2008, THE SUBJECT PROPERTY APPEARS TO LIE IN ZONE X, THE FLOOD ZONE "X"HAS A 0.2% ANNUAL CHANCE FLOOD HAZARD, AREAS WITH A 1% ANNUAL CHANCE FLOOD W/ AVERAGE DEPTH LESS THAN 1 FOOT - MINIMAL FLOOD HAZARD

BUILDING INFORMATION:

BUILDING AREA:	1,618± S.F.
BUILDING USE:	FUEL STATION
MAXIMUM BUILDING HEIGHT (COUNTY CODE):	50'-0"
ACTUAL BUILDING HEIGHT (ONE STORY):	19'-0"
CANOPY HEIGHT	17'-8"
MAXIMUM FLOOR AREA RATIO (FAR) (COUNTY CODE):	1.0
MAXIMUM FLOOR AREA RATIO (FAR) PROVIDED:	3.23%

PERVIOUS / IMPERVIOUS AREAS:

PRE-DEVELOPMENT:			
PERVIOUS AREA:	60,972 S.F.	(1.39 AC.)	(100.00%)
IMPERVIOUS AREA:	0 S.F.	(0.00 AC.)	(0.00%)
TOTAL SITE AREA:	60,972 S.F.	(1.39 AC.)	(100.00%)
POST DEVELOPMENT:			
PERVIOUS AREA:	21,312 S.F.	(0.49 AC.)	(35.00%)
IMPERVIOUS AREA: (DCIA)	39,283 S.F.	(0.90 AC.)	(65.00%)
TOTAL SITE AREA:	60,972 S.F.	(1.39 AC.)	(100.00%)

PARKING INFORMATION:

PARKING REQUIRED:

USE TYPE: GAS STATION

4 SPACES PER 1,000 SQFT GLA

1,618 SF / 1,000 SF = 6.4 SPACES REQUIRED

PARKING SPACES PROVIDED = 9 (INC. 1 ADA SPACE)

BLDG. SETBACKS AND LANDSCAPE BUFFERS:

BLDG. SETBACKS:

	NORTH	SOUTH	EAST	WEST
REQUIRED:	25'	40'	10'	10'
PROVIDED :	39'	169'	65'	115'

LANDSCAPE BUFFERS:

	NORTH	SOUTH	EAST	WEST
REQUIRED:	0'	15'	20'	0'
PROVIDED :	0'	20'	0'	0'

ACCESSORY STRUCTURE (GAS PUMP) SETBACK:

	NORTH	SOUTH	EAST	WEST
REQUIRED:	25'	25'	45'	45'
PROVIDED :	139'	81'	55'	49'

NOTES:

1. ITEMS SHOWN: SCREENED REPRESENT EXISTING CONDITIONS. ITEMS SHOWN BOLD REPRESENT PROPOSED CONDITIONS.
2. GAS PUMP CANOPY MAY INTRUDE UP TO 10 FT. INTO REQUIRED SETBACK.

cph
www.cphcorp.com
Building Better Communities Together
8200 Belfort Rd STE 220
Jacksonville, FL 32256
Ph: 904.332.0909

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

FLORIDA LICENSED No. 92781 STATE OF FLORIDA PROFESSIONAL ENGINEER KATHRYN L. SKELTON 02/6/2026

No.	Date	Revision
1	02/06/26	REVISED COUNTY COMMENTS

Designed: H. JOHNSON
Drawn: P. SHEFFIELD
Checked: N. SKELTON
Job No.: 1W131528
Date: 1/23/26

SITE DIMENSION PLAN
MAJOR SITE PLAN - C - STORE
MARION OAKS FLORIDA

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

Sheet No.
C1.2

MAJOR SITE PLAN FOR

C-STORE

SW HWY 484 & SW 57TH AVE RD

OCALA, FLORIDA

MARION COUNTY

SECTION 09 - TOWNSHIP 17 - RANGE 21

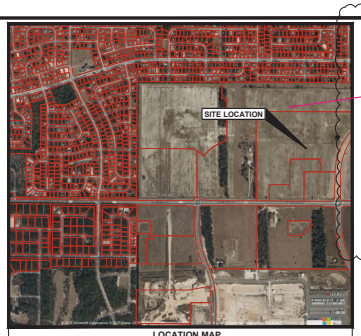
PORTION OF PARCEL ID: 41200-056-03

PERVIOUS / IMPERVIOUS AREAS:

PRE DEVELOPMENT:			
PERVIOUS AREA:	52,406 S.F.	(1.40 AC.)	(100.00%)
IMPERVIOUS AREA:	0 S.F.	(0.00 AC.)	(0.00%)
TOTAL SITE AREA:	52,406 S.F.	(1.40 AC.)	(100.00%)
POST DEVELOPMENT:			
PERVIOUS AREA:	15,725 S.F.	(0.55 AC.)	(39.00%)
IMPERVIOUS AREA:	36,681 S.F.	(0.85 AC.)	(61.00%)
TOTAL SITE AREA:	52,406 S.F.	(1.40 AC.)	(100.00%)

NOTES:

1. THIS PROPOSED PROJECT HAS NOT BEEN GRANTED CONCURRENCY APPROVAL AND/OR GRANTED AND/OR RESERVED ANY PUBLIC FACILITY CAPACITIES. FUTURE RIGHTS TO DEVELOP THE PROPERTY ARE SUBJECT TO A DEFERRED CONCURRENCY DETERMINATION, AND FINAL APPROVAL TO DEVELOP THE PROPERTY HAS NOT BEEN OBTAINED. THE COMPLETION OF CONCURRENCY REVIEW AND/OR APPROVAL HAS BEEN DEFERRED TO LATER DEVELOPMENT REVIEW STAGES, SUCH AS, BUT NOT LIMITED TO, BUILDING PERMIT REVIEW.
2. FEMA FLOOD ZONE X - NO ESCO SECONDARY SPRINGS PROTECTION ZONE



LOCATION MAP
SCALE: 1" = 1,000'

wrong site location shown here. Pointing towards portion of the McGinley projects

ENGINEER
CPH, LLC
1125 BARTOW RD.
LAKELAND, FLORIDA 33801
PHONE: (813) 288-0233
ATTN.: JOSHUA D. LOCKHART, P.E.

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

BUILDING ARCHITECT
HFA
1705 S. WALTON BLVD, STE 3
BENTONVILLE, AR 72712
PHONE: (479) 279-7780
ATTN.: MATHEW TURNER

OWNER
NAME:
ADDRESS:
PHONE #:

Theres no owner information?

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

(NAME OF SIGNEE)

APPROVAL AGENCIES

MARION COUNTY
OFFICE OF THE COUNTY ENGINEER
412 SE 25TH AVE
OCALA, FL. 34471
(352) 671-8686

STATE DEPARTMENT OF ENVIRONMENTAL PROTECTION
ENVIRONMENTAL RESOURCE PERMITTING
160 W. GOVERNMENT ST, STE 308

WATER MANAGEMENT DISTRICT
SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT
2379 BROAD STREET
BROOKSVILLE, FL 34604
(352) 796-7211

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.

UTILITY CONTACT LIST

CABLE	SPECTRUM ERIC WELLS (407) 842-6555	
COMMUNICATION	LUMEN OWEN HURLEY (352) 401-4555	
COMMUNICATION	COMCAST SCOTT OSEBOLD (352) 267-7929	
COMMUNICATION	COX BRYAN WILLIAMS (352) 966-8107	
ELECTRIC	SECO 330 SOUTH US HWY 301 SUMMERVILLE, FL 33585 DAVID JOHNSON (352) 369-4707	
SANITARY SEWER	MARION COUNTY UTILITIES 11800 S US HWY 441 BELLEVIEW, FL 34420 (352) 307-6000	
WATER	MARION COUNTY UTILITIES 11800 S US HWY 441 BELLEVIEW, FL 34420 (352) 307-6000	

Kayla Sheffield
2026.02.06 13:44:32-05'00'

NOTES:

1. ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR UTILITY SERVICE COMPANIES SHALL BE PERFORMED PRIOR TO ANNOUNCED BUILDING POSSESSION AND THE FINAL CONNECTION OF SERVICES.
2. ENGINEER SEAL DOES NOT COVER LANDSCAPE PLANS, TREE RETENTION PLANS, PHOTOMETRIC PLANS AND DETAILS, AND REGIONAL UTILITIES DETAIL SHEETS.

INDEX OF SHEETS

NO.	TITLE
C0.1	COVER
C0.2	GENERAL NOTES
C0.3	SITE SPECIFIC NOTE
SW.1	SWPPP NOTES
SW.2	SWPP IMPLEMENTATION SEQUENCE AND LIMITS OF WORK
SW.3	PHASE 1 ESCP
SW.4	PHASE 2 ESCP
SW.5	SWPPP DETAILS 1
SW.6	SWPPP DETAILS 2
SW.7	SWPPP DETAILS 3
SW.8	SWPPP DETAILS 4
SW.9	SWPPP DETAILS 5
C1.0	OVERALL SITE PLAN
C1.2	SITE DIMENSION PLAN
C1.2A	TRUCK EXIBIT
C1.3	SITE GRADING PLAN
C1.4	COMPOSITE UTILITY PLAN
C5.1	GENERAL DETAILS
C5.2	GENERAL DETAILS
C5.3	GENERAL DETAILS
C5.4	GENERAL DETAILS
C5.5	GENERAL DETAILS
PH.1	PHOTOMETRIC PLAN
L1.0	LANDSCAPE PLAN
L5.0	LANDSCAPE NOTES AND DETAILS

cph
www.cphcorp.com
Building Better Communities Together
5200 Belfort Rd, STE 220
Jacksonville, FL 32256
Ph: 904.332.0999

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

LICENSE SHEFFIELD No. 92781 STATE OF FLORIDA PROFESSIONAL ENGINEER
KAYLA L. SHEFFIELD 92781

CELEBRATING 40 YEARS

No.	Date	Revision
1	01/30/26	REV PER COUNTY COMMENTS

Designed: H. JOHNSON
Drawn: P. SHEFFIELD
Checked: N. SKELTON
Job No.: W131528
Date: 1/23/26

COVER
MAJOR SITE PLAN - C - STORE
MARION OAKS FLORIDA

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

Sheet No.
C0.1

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

VERTICAL DATUM: NAD83

GENERAL PROVISIONS

1. THE CONTRACTOR SHALL OBTAIN FROM THE OWNER COPIES OF ALL AVAILABLE REGULATORY AGENCY PERMITS AND LOCAL AGENCY PERMITS.
2. CONTRACTOR, AS PART OF THE BASE BID, SHALL FIELD LOCATE ALL UNDERGROUND UTILITIES WITHIN THE PROJECT AREA WITHIN THE 30 DAYS OF PROJECT AWARD. CONTRACTOR SHALL REVIEW THE PLANS AND SHALL NOTE ANY DISCREPENCIES TO THE ENGINEER IMMEDIATELY.
3. CONTRACTORS, AS PART OF THE BASE BID, SHALL PROVIDE ALL COORDINATION WITH UTILITY PROVIDERS TO PROVIDE FOR THE MATERIALS AND WORK NEEDED TO PROVIDE SERVICES TO THE PROJECT.
4. CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE FOR ALL DEMOLITION OF ABOVE GROUND AND UNDERGROUND IMPROVEMENTS IN ORDER TO CONSTRUCT THE PROPOSED IMPROVEMENTS NOTED ON THE PLANS. UNLESS APPROVED IN WRITING FROM THE OWNER, ALL MATERIALS SHALL BE REMOVED FROM THE SITE AS PART OF THE BASE BID.
5. ALL DETAILS AND REFERENCES TO FDOT REFER TO THE LATEST EDITION OF THE FDOT DESIGN STANDARDS.
6. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS AND SPECIFICATIONS FOR ACTUAL LOCATION OF ALL UTILITY ENTRANCES TO INCLUDE SANITARY SEWER LATERALS, DOMESTIC AND FIRE PROTECTION WATER SERVICE, ELECTRICAL, TELEPHONE AND GAS SERVICE. CONTRACTOR SHALL COORDINATE INSTALLATION OF UTILITIES, IN SUCH A MANNER AS TO AVOID CONFLICT AND ASSURE PROPER DEPTHS ARE ACHIEVED AS WELL AS COORDINATING WITH UTILITY REQUIREMENTS AS TO LOCATION AND SCHEDULING FOR TIE-INS/ CONNECTIONS PRIOR TO CONNECTING TO EXISTING UTILITIES.
7. CONTRACTOR AND HIS SURVEYOR SHALL NOTE THE PROJECT BENCHMARK INFORMATION PROVIDED IN THE PLANS AND VERIFY PRIOR TO CONSTRUCTION.
8. ALL CONSTRUCTION PROJECTS 1 OR MORE ACRES IN SIZE THAT DISCHARGE TO OFFSITE AREAS ARE REQUIRED TO COMPLY WITH THE REQUIREMENTS OF THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) GENERAL PERMIT FOR STORMWATER DISCHARGE FROM SMALL AND LARGE CONSTRUCTION ACTIVITIES. IN ORDER TO MEET NPDES REQUIREMENTS, THE CONTRACTOR IS RESPONSIBLE FOR IMPLEMENTING, INSPECTING, MAINTAINING, AND REPORTING ON ALL ELEMENTS OF THE SWPPP, COMPLETING AND SUBMITTING THE REQUIRED NOTICE OF INTENT (NOI) AND NOTICE OF TERMINATION (NOT) FORMS AS THE OPERATOR, AND PAYING ALL ASSOCIATED FEES. FOR PROJECTS LESS THAN 1 ACRE IN SIZE THAT ARE NOT REQUIRED TO COMPLY WITH THE NPDES GENERAL PERMIT, THE CONTRACTOR IS STILL RESPONSIBLE FOR IMPLEMENTING AND MAINTAINING EROSION AND SEDIMENT CONTROL MEASURES PRIOR TO AND DURING CONSTRUCTION IN ACCORDANCE WITH THE DRAWINGS AND SPECIFICATIONS.
9. UNLESS OTHERWISE NOTED ON THE PLANS, THE CONTRACTOR SHALL USE THE GEOMETRY PROVIDED ON THE CONSTRUCTION PLANS. BENCHMARK INFORMATION SHALL BE PROVIDED TO THE CONTRACTOR BY THE OWNER OR OWNER'S SURVEYOR. ANY DISCREPANCIES BETWEEN FIELD MEASUREMENTS AND CONSTRUCTION PLAN INFORMATION SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER IMMEDIATELY.
10. BASE SURVEY INFORMATION INCLUDING BUT NOT LIMITED TO ELEVATIONS, EASEMENTS, RIGHTS OF WAY, AND OTHER TOPOGRAPHIC INFORMATION HAS BEEN PREPARED BY OTHER PROFESSIONALS. CPH, INC. ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THIS INFORMATION.
11. THIS SET OF PLANS MAY CONTAIN DRAWINGS PREPARED BY OTHER PROFESSIONALS, WHICH CONTAIN THE NAME, ADDRESS, AND LOGO OF THE PROFESSIONAL. CPH, INC. IS NOT RESPONSIBLE FOR DRAWINGS PREPARED BY OTHER PROFESSIONALS.
12. THE CONTRACTOR SHALL SUBMIT ONE ELECTRONIC COPY OF SHOP DRAWINGS TO THE ENGINEER TO KEEP FOR HIS RECORDS. THE ENGINEER WILL NOT PROVIDE FOR APPROVAL OF SHOP DRAWINGS, IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW ALL MATERIALS FOR ACCURACY PRIOR TO ORDERING THE MATERIALS. ANY DESCREPENCIES IDENTFIED BY THE CONTRACTOR SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER IMMEDIATELY.
13. PROTECT BENCHMARKS, PROPERTY CORNERS, AND OTHER SURVEY MONUMENTS FROM DAMAGE OR DISPLACEMENT. IF MARKER NEEDS TO BE REMOVED IT SHALL BE REFERENCED BY LICENSED LAND SURVEYOR AND REPLACED, AS NECESSARY, BY SAME.
14. THE CONTRACTOR IS RESPONSIBLE FOR ALL QUALITY CONTROL TESTING. AS A MINIMUM, TESTING SHALL INCLUDE A) PIPING AND STRUCTURAL EXCAVATION, BEDDING AND BACKFILL MATERIALS AND DENSITY TESTS; B) DETERMINATION OF COMPACTIVE EFFORT NEEDED FOR COMPLIANCE WITH THE DENSITY REQUIREMENTS; C) PORTLAND CEMENT CONCRETE AND ASPHALT PAVING QUALITY CONTROL TESTING INCLUDING DESIGN MIX REVIEW, MATERIALS, FIELD SLUMP AND AIR CONTENT, AND FIELD AND LAB CURED STRENGTH SAMPLES AND TESTING.
15. IN ADDITION TO QUALITY CONTROL TESTING, THE CONTRACTOR SHALL BE RESPONSIBLE FOR REQUIRED TESTING OR APPROVALS FOR ANY WORK (OR ANY PART THEREOF) IF LAWS OR REGULATIONS OF ANY PUBLIC BODY HAVING JURISDICTION SPECIFICALLY REQUIRE TESTING, INSPECTIONS OR APPROVAL. THE CONTRACTOR SHALL PAY ALL COSTS IN CONNECTION THEREWITH AND SHALL FURNISH THE OWNER AND ENGINEER THE REQUIRED CERTIFICATES OF INSPECTION, TESTING OR APPROVAL.
16. ANY DESIGN OR TESTING LABORATORY UTILIZED BY THE CONTRACTOR SHALL BE AN INDEPENDENT LABORATORY ACCEPTABLE TO THE OWNER AND THE ENGINEER, APPROVED IN WRITING, AND COMPLYING WITH THE LATEST EDITION OF THE "RECOMMENDED REQUIREMENTS FOR INDEPENDENT LABORATORY QUALIFICATION", PUBLISHED BY THE AMERICAN COUNCIL OF INDEPENDENT LABORATORIES.
17. TESTING RESULTS SHALL BE PROVIDED TO THE OWNER/OPERATOR AND THE ENGINEER. ALL TEST RESULTS SHALL BE PROVIDED (PASSING AND FAILING) ON A REGULAR AND IMMEDIATE BASIS.
18. THE ENTIRE PROJECT SITE SHALL BE THOROUGHLY CLEANED AT THE COMPLETION OF THE WORK. CLEAN ALL INSTALLED PIPELINES, STRUCTURES, SIDEWALKS, PAVED AREAS, ACCUMULATED SILT IN PONDS, PLUS ALL ADJACENT AREAS AFFECTED BY CONSTRUCTION, AS DIRECTED BY THE OWNER OR JURISDICTIONAL AGENCY. EQUIPMENT TO CLEAN THESE SURFACES SHALL BE SUBJECT TO APPROVAL BY THE OWNER.
19. ALL DISTRUBED AREAS WITHIN RIGHT OF WAYS SHALL BE SODDED.
20. CONTRACTOR SHALL COMPLY TO THE FULLEST EXTENT WITH THE LATEST STANDARDS OF OSHA DIRECTIVES OR ANY OTHER AGENCY HAVING JURISDICTION FOR EXCAVATION AND TRENCHING PROCEDURES. THE CONTRACTOR SHALL USE SUPPORT SYSTEMS, SLOPING, BENCHING AND OTHER MEANS OF PROTECTION. THIS TO INCLUDE BUT NOT BE LIMITED, FOR ACCESS AND EGRESS FROM ALL EXCAVATION AND TRENCHING. CONTRACTOR IS RESPONSIBLE TO COMPLY WITH PERFORMANCE CRITERIA FOR OSHA.
21. THE CONTRACTOR SHALL RECOGNIZE AND ABIDE BY ALL OSHA EXCAVATION SAFETY STANDARDS, INCLUDING THE FLORIDA TRENCH SAFETY ACT (90-96, LAWS OF FLORIDA). ANY MATERIAL, CONSTRUCTION METHODS, OR MATERIAL COST TO COMPLY WITH THESE LAWS SHALL BE INCIDENTAL TO THE CONTRACT.
22. CONTRACTOR MUST STOP OPERATION AND NOTIFY THE OWNER FOR PROPER DIRECTION IF ANY ENVIRONMENTAL OR HEALTH RELATED CONTAMINATE IS ENCOUNTERED DURING EXCAVATION.

UTILITY GENERAL NOTES

1. THE UTILITY DATA SHOWN ON THESE PLANS WAS LOCATED BY THE RESPECTIVE UTILITY, OR IS BASED ON UTILITY DRAWINGS, MAPS, OR FIELD RECONNAISSANCE.
2. THE LOCATION, MATERIAL TYPE, AND SIZE OF ALL EXISTING UTILITIES SHOWN ON THE PLANS HAVE BEEN DETERMINED FROM THE BEST INFORMATION AVAILABLE AND ARE GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THEIR ACCURACY. PRIOR TO THE START OF ANY CONSTRUCTION ACTIVITY, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE VARIOUS UTILITIES AND TO MAKE THE NECESSARY ARRANGEMENTS FOR ANY RELOCATIONS OF THESE UTILITIES WITH THE OWNER OF THE UTILITY. THE CONTRACTOR SHALL EXERCISE CAUTION WHEN CROSSING AN UNDERGROUND UTILITY, WHETHER SHOWN ON THE PLANS OR LOCATED BY THE UTILITY COMPANY. ANY UTILITIES, WHETHER SHOWN ON THESE PLANS OR NOT, THAT INTERFERE WITH THE PROPOSED CONSTRUCTION SHALL BE CLOSELY COORDINATED WITH THE ENGINEER AND THE RESPECTIVE UTILITY COMPANY FOR RELOCATION OR PROPER INSTRUCTION.
3. A SINGLE POINT UTILITY IDENTIFICATION SERVICE HAS BEEN SET UP FOR EXISTING UTILITIES. THE CONTRACTOR IS TO CONTACT THE SUNSHINE STATE ONE CALL CENTER BY DIALING "811" AT LEAST TWO (2) AND NO MORE THAN FIVE (5) WORKING DAYS PRIOR TO THE SPECIFIC CONSTRUCTION ACTIVITY FOR FIELD LOCATION. NOTE THAT NOT ALL UTILITIES PARTICIPATE IN THIS PROGRAM. THE CONTRACTOR SHOULD CONTACT ALL NON-PARTICIPATING UTILITIES SEPARATELY FOR FIELD LOCATION OF THEIR FACILITIES AT LEAST TWO (2) WORKING DAYS PRIOR TO CONSTRUCTION.
4. THE UTILITY PROVIDERS NOTED ON THE COVER SHEET HAVE PREVIOUSLY INDICATED THAT THEY MAY HAVE FACILITIES IN THE VICINITY OF THE CONSTRUCTION AREA.
5. THE CONTRACTOR SHALL KEEP LOCATE TICKETS UP TO DATE AT ALL TIMES.
6. THE CONTRACTOR IS RESPONSIBLE FOR ALL COORDINATION WITH EACH UTILITY AND ALL COSTS ASSOCIATED WITH THE PROTECTION OF EXISTING FACILITIES DURING CONSTRUCTION. THE CONTRACTOR SHALL ALSO COORDINATE NECESSARY RELOCATIONS OR OTHER CONSTRUCTION RELATED MATTERS WITH EACH UTILITY.
7. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN IN SERVICE ALL EXISTING PIPING ENCOUNTERED DURING CONSTRUCTION UNLESS OTHERWISE INDICATED IN THE DRAWINGS. ANY PIPING WHICH CAN BE REMOVED DURING CONSTRUCTION WITHOUT UNDUE INTERRUPTION OF SERVICE MAY BE REMOVED AND REPLACED BY THE CONTRACTOR WITH THE PERMISSION OF THE OWNER AND THE ENGINEER.
8. TYPICAL DETAILS AND PROPOSED CONSTRUCTION AS SHOWN ILLUSTRATE THE ENGINEER'S INTENT AND ARE NOT PRESENTED AS A SOLUTION TO ALL CONSTRUCTION PROBLEMS ENCOUNTERED IN THE FIELD. THE CONTRACTOR MAY ALTER THE PROPOSED CONSTRUCTION TO SUIT FIELD CONDITIONS, PROVIDED IT COMPLIES WITH THE PROJECT SPECIFICATIONS AND APPROVAL IS RECEIVED FROM THE ENGINEER. WHERE SUCH PROPOSED REVISIONS DEVIATE FROM THE FDEP CONSTRUCTION PERMIT, THEN SUCH REVISIONS WILL ALSO REQUIRE APPROVAL FROM FDEP.
9. FOR EACH RESPECTIVE PIPELINE CONSTRUCTION REQUIRED, THE CONTRACTOR SHALL FIELD VERIFY THE LOCATION, DEPTH, SIZE, MATERIAL TYPE, AND ALIGNMENT OF ALL EXISTING PIPES, CABLES, ETC. TO BE CROSSED OR CONNECTED TO. IF THE CONTRACTOR DEEMS NECESSARY (A) A CHANGE IN ALIGNMENT OR DEPTH, OR THE NEED FOR ADDITIONAL FITTINGS, BENDS, OR COUPLINGS, WHICH REPRESENT A DEPARTURE FROM THE CONTRACT DRAWING, OR (B) A NEED FOR RELOCATION OF EXISTING UTILITIES, THEN DETAILS OF SUCH DEPARTURES, RELOCATIONS, OR ADDITIONAL FITTINGS, INCLUDING CHANGES IN RELATED PORTIONS OF THE PROJECT AND THE REASONS THEREFORE, SHALL BE SUBMITTED WITH SHOP DRAWINGS. APPROVED DEPARTURES FOR THE CONTRACTOR'S CONVENIENCE SHALL BE MADE AT NO ADDITIONAL COST TO THE OWNER.
10. THE CONTRACTOR SHALL PROVIDE AT HIS OWN EXPENSE ALL NECESSARY TEST PUMPING EQUIPMENT, WATER, WATER METERS, PRESSURE GAUGES, AND OTHER EQUIPMENT, MATERIAL AND FACILITIES REQUIRED FOR ALL HYDROSTATIC, LEAKAGE, AND PRESSURE TESTING. THE CONTRACTOR SHALL CONTACT THE ENGINEER AND THE OWNER IN WRITTEN FORM, FORTY-EIGHT (48) HOURS IN ADVANCE OF PROPOSED TESTING. THE CONTRACTOR SHALL PERFORM SATISFACTORY PRETESTING PRIOR TO NOTIFICATION.

SITE PREPARATION

1. UNLESS OTHERWISE DIRECTED BY THE OWNER OR ENGINEER, THE CONTRACTOR IS EXPECTED TO CONTAIN ALL CONSTRUCTION ACTIVITIES WITHIN THE PROPERTY, RIGHT-OF-WAY, AND EASEMENTS AS INDICATED ON THE DRAWINGS. AT NO TIME SHALL THE CONTRACTOR DISTURB SURROUNDING PROPERTIES OR TRAVEL ON SURROUNDING PROPERTIES WITHOUT WRITTEN CONSENT FROM THE PROPERTY OWNER. ANY REPAIR OR RECONSTRUCTION OF DAMAGED AREAS IN SURROUNDING PROPERTIES SHALL BE REPAIRED BY THE CONTRACTOR ON AN IMMEDIATE BASIS. ALL COSTS FOR REPAIRS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND NO EXTRA COMPENSATION SHALL BE PROVIDED.
2. STAKE OUT THE CONSTRUCTION, ESTABLISH LINES AND LEVELS, TEMPORARY BENCH MARKS, BATTER BOARDS, CENTERLINES, BASELINES, AND REFERENCE POINTS FOR THE WORK, AND VERIFY ALL DIMENSIONS RELATING TO INTERCONNECTION WITH EXISTING FEATURES. REPORT ANY INCONSISTENCIES IN THE PROPOSED GRADES, LINES AND LEVELS, DIMENSIONS AND LOCATIONS TO THE ENGINEER BEFORE COMMENCING WORK.
3. PROTECT ALL TREES AND SHRUBS LOCATED OUTSIDE THE RIGHT-OF-WAY, EASEMENTS, AND OWNER SECURED PROPERTY, PARTICULARLY THOSE TREES AND SHRUBS LOCATED ADJACENT TO WORK AREAS.
4. WITHIN THE RIGHT-OF-WAY, EASEMENTS, AND OWNER SECURED PROPERTY, THE INTENT IS TO ALLOW TREES AND SHRUBS TO REMAIN IN ACCORDANCE WITH THE FOLLOWING SCHEDULE: NEW ROADWAY CONSTRUCTION - TREES AND SHRUBS TO REMAIN WHERE LOCATED MORE THAN 15 FEET FROM THE BACK OF CURB, OR OUTSIDE THE LIMITS OF EXCAVATION OR FILL AREAS, WHICHEVER IS FURTHER. UTILITY PIPELINE CONSTRUCTION - TREES AND SHRUBS TO REMAIN OUTSIDE A 15 FOOT WIDE PATH, CENTERED ON THE PIPELINE.
5. TREES TO REMAIN IN THE CONSTRUCTION AREA SHALL BE BOXED, FENCED OR OTHERWISE PROTECTED IN ACCORDANCE WITH DETAILS ON THE DRAWINGS. DO NOT PERMIT HEAVY EQUIPMENT OR STOCKPILES WITHIN BRANCH SPREAD
6. AREAS TO RECEIVE CLEARING AND GRUBBING SHALL INCLUDE ALL AREAS TO BE OCCUPIED BY THE PROPOSED IMPROVEMENTS, AREAS FOR FILL AND SITE GRADING, AND BORROW SITES. REMOVE TREES OUTSIDE OF THESE AREAS ONLY AS INDICATED ON THE DRAWINGS OR AS APPROVED IN WRITING BY THE ENGINEER.
7. CLEARING SHALL CONSIST OF REMOVING TREES AND BRUSH AND DISPOSAL OF OTHER MATERIALS THAT ENCROACH UPON OR OTHERWISE OBSTRUCT THE WORK.
8. EXERCISE EXTREME CARE DURING THE CLEARING AND GRUBBING OPERATIONS. DO NOT DAMAGE EXISTING STRUCTURES, PIPES OR UTILITIES.
9. GRUBBING SHALL CONSIST OF REMOVING AND DISPOSING OF STUMPS, ROOTS LARGER THAN 2" IN DIAMETER, AND MATTED ROOTS. REMOVE TO A DEPTH OF NOT LESS THAN 18" BELOW THE ORIGINAL SURFACE LEVEL OF THE GROUND.
10. ALL COMBUSTIBLE DEBRIS AND REFUSE FROM SITE PREPARATION OPERATIONS SHALL BE REMOVED TO LEGAL OFFSITE DISPOSAL AREAS.

GRADING

1. SMOOTH TRANSITIONS SHALL BE PROVIDED BETWEEN CONTOURS OR SPOT ELEVATIONS AS SHOWN ON THE PLANS TO ACCOMPLISH THE GRADING INTENT. ALL SLOPES SHALL BE STABILIZED IMMEDIATELY AFTER FINAL GRADING HAS BEEN COMPLETED. CONTRACTOR SHALL NOTIFY OWNER AND ENGINEER PRIOR TO DEMOBILIZATION OF GRADING EQUIPMENT TO DETERMINE THAT THE GRADING INTENT HAS BEEN ACHIEVED.
2. ALL PROPOSED ELEVATIONS ON THE PLANS WITHIN PAVED AREAS ARE SHOWN AT PAVEMENT, UNLESS OTHERWISE NOTED.
3. ALL PAVING SURFACES IN INTERSECTIONS AND ADJACENT SECTIONS SHALL BE GRADED TO DRAIN POSITIVELY AND TO PROVIDE A SMOOTHLY TRANSITIONED DRIVING SURFACE FOR VEHICLES WITH NO SHARP BREAKS IN GRADE, AND NO UNUSUALLY STEEP OR REVERSE CROSS SLOPES. THE STANDARD CROWN MAY HAVE TO BE CHANGED IN ORDER TO DRAIN POSITIVELY IN THE AREA OF INTERSECTIONS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ACCOMPLISH THE ABOVE AND THE ENGINEER SHALL BE CONSULTED SO THAT HE MAY MAKE ANY AND ALL REQUIRED INTERPRETATIONS OF THE PLANS OR GIVE SUPPLEMENTARY INSTRUCTIONS TO ACCOMPLISH THE INTENT OF THE PLANS.
4. UNIFORMLY SMOOTH GRADE THE SITE. DEPRESSIONS FROM SETTLEMENT SHALL BE FILLED AND COMPACTED. TOPS OF EMBANKMENTS AND BREAKS IN GRADE SHALL BE ROUNDED. FINISHED SURFACES SHALL BE REASONABLY SMOOTH, COMPACTED, FREE FROM IRREGULAR SURFACE CHANGES AND COMPARABLE TO THE SMOOTHNESS OBTAINED BY BLADE-GRADER OPERATIONS.
5. NEWLY GRADED AREAS SHALL BE PROTECTED FROM TRAFFIC AND EROSION. ALL SETTLEMENT OR WASHING AWAY THAT MAY OCCUR FROM ANY CAUSE PRIOR TO SEEDING OR ACCEPTANCE SHALL BE REPAIRED AND GRADES RE-ESTABLISHED TO THE REQUIRED ELEVATIONS AND SLOPES AT NO ADDITIONAL COST TO THE OWNER.

UTILITY SEPARATION REQUIREMENTS

Marion County Land Development Code

1. THE HORIZONTAL SEPARATION BETWEEN WATER MAINS AND SANITARY SEWER, STORM SEWER, WASTEWATER FORCE MAINS, STORMWATER FORCE MAINS, RECLAIMED WATER MAINS AND ONSITE SEWAGE TREATMENT AND DISPOSAL SYSTEMS SHALL BE IN ACCORDANCE WITH THE FOLLOWING:

A. THE OUTSIDE OF WATER MAINS SHALL BE A MINIMUM OF FIVE FEET FROM THE OUTSIDE OF ANY EXISTING OR PROPOSED STORM SEWER, STORMWATER FORCE MAIN, VACUUM TYPE SANITARY SEWER AND RECLAIMED WATER MAIN.

B. THE OUTSIDE OF WATER MAINS SHALL BE A MINIMUM OF TEN FEET FROM THE OUTSIDE OF ANY EXISTING OR PROPOSED GRAVITY SANITARY SEWER AND WASTEWATER FORCE MAIN. THE MINIMUM HORIZONTAL SEPARATION DISTANCE BETWEEN THE OUTSIDE OF WATER MAINS AND THE OUTSIDE OF GRAVITY SANITARY SEWERS CAN BE REDUCED TO THREE FEET WHERE THE BOTTOM OF THE WATER MAIN IS AT LEAST EIGHTEEN INCHES ABOVE THE TOP OF THE SEWER.

C. THE OUTSIDE OF WATER MAINS SHALL BE A MINIMUM OF TEN FEET FROM ALL PARTS OF ANY EXISTING OR PROPOSED ONSITE SEWAGE TREATMENT AND DISPOSAL SYSTEM SUCH AS SEPTIC TANKS, DRAINFIELDS, AND GREASE TRAPS. ONSITE SEWAGE TREATMENT AND DISPOSAL SYSTEMS DO NOT INCLUDE PACKAGE SEWAGE TREATMENT FACILITIES AND PUBLIC WASTEWATER TREATMENT FACILITIES.

2. THE VERTICAL SEPARATION BETWEEN WATER MAINS AND SANITARY AND STORM SEWER, WASTEWATER OR STORMWATER FORCE MAINS, AND RECLAIMED WATER MAINS SHALL BE IN ACCORDANCE WITH THE FOLLOWING:

A. WHEREVER POSSIBLE, WATER MAINS SHALL CROSS OVER EXISTING OR PROPOSED GRAVITY SANITARY SEWER, VACUUM TYPE SANITARY SEWER, AND STORM SEWER, SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST SIX INCHES ABOVE THE OUTSIDE OF THE SEWER. WHERE IT IS NOT POSSIBLE FOR THE WATER MAIN TO CROSS OVER EXISTING OR PROPOSED GRAVITY SANITARY SEWER, VACUUM TYPE SANITARY SEWER, AND STORM SEWER, THEN THE WATER MAIN CAN CROSS UNDER THESE TYPES OF PIPELINE SYSTEMS PROVIDED THE OUTSIDE OF THE WATER MAIN IS AT LEAST 18 INCHES BELOW THE OUTSIDE OF THE PIPELINE. AT THE CROSSING, THE PROPOSED PIPE JOINTS SHALL BE ARRANGED SO THAT ALL WATER MAIN JOINTS ARE AT LEAST FIVE FEET FROM VACUUM TYPE SANITARY SEWER OR STORM SEWER JOINTS, AND AT LEAST TEN FEET FROM GRAVITY SANITARY SEWER JOINTS.

B. WHEREVER POSSIBLE, WATER MAINS SHALL CROSS OVER EXISTING OR PROPOSED RECLAIMED WATER MAINS, WASTEWATER FORCE MAINS AND STORMWATER FORCE MAINS. WHETHER THE WATER MAIN CROSSES OVER OR UNDER THESE TYPES OF PIPELINE SYSTEMS, THE OUTSIDE OF THE WATER MAIN SHALL BE AT LEAST 18 INCHES FROM THE OUTSIDE OF THE EXISTING OR PROPOSED RECLAIMED WATER MAIN, WASTEWATER FORCE MAIN AND STORMWATER FORCE MAIN. AT THE CROSSING, THE PROPOSED PIPE JOINTS SHALL BE ARRANGED SO THAT ALL WATER MAIN JOINTS ARE AT LEAST FIVE FEET FROM RECLAIMED WATER MAIN JOINTS AND STORMWATER FORCE MAIN JOINTS, AND AT LEAST TEN FEET FROM THE JOINTS OF WASTEWATER FORCE MAINS.

3. NO WATER MAIN SHALL PASS THROUGH OR COME IN CONTACT WITH ANY PART OF A SANITARY SEWER MANHOLE.
4. NEW OR RELOCATED FIRE HYDRANTS SHALL BE LOCATED SUCH THAT THE UNDERGROUND DRAIN (WEEP HOLE) IS AT LEAST:

A. FIVE FEET FROM ANY EXISTING OR PROPOSED STORM SEWER, STORMWATER FORCE MAIN, RECLAIMED WATER MAIN, OR VACUUM TYPE SANITARY SEWER.

B. TEN FEET FROM ANY EXISTING OR PROPOSED GRAVITY SANITARY SEWER AND WASTEWATER FORCE MAIN.

C. TEN FEET FROM ANY ONSITE SEWAGE TREATMENT AND DISPOSAL SYSTEM SUCH AS SEPTIC TANKS, DRAINFIELDS, AND GREASE TRAPS. ONSITE SEWAGE TREATMENT AND DISPOSAL SYSTEMS DO NOT INCLUDE PACKAGE SEWAGE TREATMENT FACILITIES AND PUBLIC WASTEWATER TREATMENT FACILITIES.

WATER AND RECLAIMED WATER DISTRIBUTION SYSTEMS

1. THE ENTITY THAT WILL OPERATE AND MAINTAIN THE WATER AND RECLAIMED WATER SYSTEMS SHOWN ON THESE PLANS IS THE GOVERNING AGENCY. THE CONTRACTOR SHALL MEET ALL THE REQUIREMENTS OF THE GOVERNING AGENCY.
2. INSTALL ALL WATER AND RECLAIMED MAINS AT A MINIMUM 36 INCHES OF COVER.
3. BURIED DUCTILE IRON PIPE SHALL COMPLY WITH THE FOLLOWING PRESSURE CLASS (PC) DESIGNATIONS UNLESS OTHERWISE INDICATED ON THE DRAWINGS: A) 12" DIAMETER AND SMALLER = PC 350; B) 14" THROUGH 24" DIAMETER = PC 250; C) 30" THROUGH 64" DIAMETER = PC 200.
4. DUCTILE IRON PIPE AND FITTINGS WITHIN 10 FEET OF GAS MAINS SHALL HAVE AN 8-MIL POLYETHYLENE WRAP IN ACCORDANCE WITH ANSI/AWWA C105/A21.5.
5. PVC PIPE SHALL BE NATIONAL SANITATION FEDERATION (NSF) APPROVED. PIPE SHALL HAVE MARKINGS ON EACH SECTION SHOWING CONFORMANCE TO THE ABOVE SPECIFICATIONS. JOINTS SHALL BE RUBBER GASKETED CONFORMING TO AWWA C900 OR C905 THE BELL SHALL BE INTEGRAL WITH THE PIPE AND OF EQUAL OR GREATER PRESSURE RATING. THE BELL OF PIPE AND FITTINGS USING PUSH-ON JOINTS SHALL HAVE AN INTEGRAL GROOVE TO RETAIN THE GASKET IN PLACE.
6. ALL FITTINGS SHALL BE MANUFACTURED OF DUCTILE IRON, CONFORMING TO ANSI/AWWA C110/A21.10 OR ANSI/AWWA C153/A21.53. ALL FULL BODY (C110/A21.10) FITTINGS SHALL BE PRESSURE RATED TO 250 PSI, MINIMUM. ALL COMPACT FITTINGS (C153/A21.53) SHALL BE PRESSURE RATED TO 350 PSI, MINIMUM.
7. ALL DUCTILE IRON PIPE AND FITTINGS SHALL BE LINED AND COATED. INTERIOR LINING SHALL BE STANDARD THICKNESS CEMENT MORTAR LINING PER ANSI/AWWA C104/A21.4. EXTERIOR COATING FOR BURIED PIPE AND FITTINGS SHALL BE A PETROLEUM ASPHALTIC COATING IN ACCORDANCE WITH ANSI/AWWA C110/A21.10. EXTERIOR COATING OF EXPOSED PIPE AND FITTINGS SHALL BE FACTORY APPLIED RUST INHIBITING EPOXY PRIMER, MINIMUM 3 MILS DRY FILM THICKNESS. AFTER INSTALLATION, EXTERIOR SURFACES SHALL BE PAINTED WITH A TWO COAT SYSTEM. THE FIRST COAT (INTERMEDIATE COAT) SHALL BE 4.0-10.0 MIL DFT TNEMEC COLOR HI-BUILD EPOXOLINE II SERIES N69 OR APPROVED EQUAL, AND THE FINAL COAT SHALL BE 2.0-3.0 MIL DFT TNEMEC ENDURASHIELD SERIES 73 OR APPROVED EQUAL. THE FINAL COAT PAINT COLOR SHALL BE AS SELECTED BY THE LOCAL UTILITY.
8. MECHANICAL AND PUSH ON JOINTS FOR DUCTILE IRON PIPE AND FITTINGS SHALL BE RUBBER GASKETED, CONFORMING TO ANSI/AWWA C111/A21.11. LUBRICANTS OTHER THAN THAT FURNISHED BY THE PIPE MANUFACTURER WITH THE PIPE SHALL NOT BE USED.
9. RESTRAINED JOINTS FOR DUCTILE IRON PIPE BELL JOINTS SHALL BE AMERICAN FAST GRIP GASKET, MCWANE SURE GRIP 350 GASKET, U.S. PIPE FIELD LOK 350 GASKET, OR EBAA IRON MEGA LUG SERIES 1100HD. RESTRAINED JOINTS FOR DUCTILE IRON PIPE AND FITTING MECHANICAL JOINTS SHALL BE EBAA IRON MEGA LUG SERIES 1100, STAR GRIP SERIES 3000, OR TYLER UNION TUF-GRIP SERIES TLD. LOCKING BELL JOINT RESTRAINT SHALL BE AMERICAN FLEX RING JOINT, AMERICAN LOK-RING JOINT, OR U.S. PIPE TR-FLEX. RESTRAINED JOINTS FOR PVC PIPE MECHANICAL JOINTS SHALL BE TYLER UNION SERIES 2000 TUF GRIP TLP, JCM SUR-GRIP BELL RESTRAINER, FORD UNI-FLANGE SERIES 1500 CIRCLE LOCK, OR EBAA IRON MEGA LUG SERIES 2000PV. RESTRAINED JOINTS FOR PVC PIPE PUSH ON JOINTS SHALL BE EBAA IRON MEGA LUG SERIES 1500 OR SERIES 1600 (C900 PVC), SERIES 2800 (C905 PVC), FORD UNI-FLANGE SERIES 1390, OR SMITH-BLAIR BELL-LOK SERIES 165. PIPE JOINTS SHALL BE RESTRAINED UPSTREAM AND DOWNSTREAM OF FITTINGS IN ACCORDANCE WITH THE MANUFACTURER'S REQUIREMENTS OR THE TABLE SHOWN IN THE DRAWINGS, WHICHEVER IS GREATER.

WATER AND RECLAIMED WATER DISTRIBUTION SYSTEMS (CONTINUED)

10. POLYETHYLENE PIPE AND TUBING SHALL BE COLOR CODED BLUE (POTABLE WATER) OR PURPLE (RECLAIMED WATER). PIPE AND FITTINGS SHALL BE NSF APPROVED FOR THE USAGE TO WHICH THEY ARE TO BE APPLIED. JOINTS IN SDR-PR PE PIPE SHALL BE BUTT HEAT FUSION OR SOCKET HEAT FUSION TYPE. FITTINGS SHALL BE MANUFACTURED OF THE SAME MATERIAL AS THE PIPE AND SHALL BE OF THE SAME SDR OR LESS. PROVIDE ADAPTERS AS REQUIRED TO JOIN PE PIPE TO PIPE, FITTINGS AND EQUIPMENT OF OTHER MATERIALS.
11. SERVICE SADDLES SHALL MEET THE REQUIREMENTS OF AWWA C800 AND SHALL CONSIST OF EPOXY COATED DUCTILE IRON BODIES IN ACCORDANCE WITH ASTM A536, WITH DOUBLE STAINLESS STEEL STRAPS, BOLTS, WASHERS AND NUTS. STAINLESS STEEL SHALL BE TYPE 304, AND NUTS ARE TO BE TEFLON COATED. THE DUCTILE IRON BODY IS TO BE FUSION BONDED NYLON COATED, MINIMUM THICKNESS 12 MILS, OUTLET OF SADDLE IS TO HAVE NPT THREADS. SERVICE SADDLES SHALL BE MANUFACTURED BY FORD, MUELLER, OR SMITH-BLAIR.
12. ALL SERVICES SHALL INCLUDE THE FOLLOWING: CURB STOPS, UNIONS AS REQUIRED, CORPORATION STOPS. CONFORMANCE WITH AWWA C800 AND C901 IS REQUIRED. THE CONTRACTOR SHALL CUT "W" IN THE TOP CURB OF EACH WATER SERVICE AND A "V" AT ALL VALVE LOCATIONS. CUT W'S AND V'S SHALL BE HIGHLIGHTED WITH BLUE PAINT.
13. UNLESS OTHERWISE NOTED IN THE PLANS, THE UTILITY COMPANY SHALL PROVIDE AND INSTALL WATER METERS AND RECLAIMED WATER METERS. CONTRACTOR SHALL CONSTRUCT WATER SERVICE AND RECLAIMED WATER SERVICE TO THE CORPORATION STOP.
14. UNLESS OTHERWISE INDICATED OR SPECIFIED, ALL VALVES TWO INCHES AND SMALLER SHALL BE ALL BRASS OR BRONZE; VALVES OVER TWO INCHES SHALL BE IRON BODY, FULLY BRONZE OR BRONZE MOUNTED.
15. VALVES 4 INCHES AND LARGER SHALL BE LINED AND COATED. BURIED AND EXPOSED VALVES SHALL BE COATED INSIDE AND OUT WITH A RUST INHIBITING EPOXY PRIMER, FOLLOWED BY AN EPOXY COATING MEETING THE REQUIREMENTS OF AWWA C550, APPLIED AT THE FACTORY. THE INTERIOR OF VALVES WITH A CAST IRON OR DUCTILE IRON BODY SHALL BE COATED WITH AN EPOXY PROTECTIVE COATING MEETING NSF INTERNATIONAL STANDARD 61 AND AWWA C550. AFTER INSTALLATION, EXTERIOR SURFACES SHALL BE PAINTED WITH A TWO COAT SYSTEM. THE FIRST COAT (INTERMEDIATE COAT) SHALL BE 4.0-10.0 MIL DFT TNEMEC COLOR HI-BUILD EPOXOLINE II SERIES N69 OR APPROVED EQUAL, AND THE FINAL COAT SHALL BE 2.0-3.0 MIL DFT TNEMEC ENDURASHIELD SERIES 73 OR APPROVED EQUAL. THE FINAL COAT PAINT COLOR SHALL BE AS SELECTED BY THE LOCAL UTILITY.
16. ALL VALVES 12" AND SMALLER SHALL BE GATE VALVES UNLESS OTHERWISE INDICATED ON THE DRAWINGS. GATE VALVES 3 INCHES TO 12 INCHES SHALL CONFORM TO AWWA C509 OR AWWA C515. THE VALVES SHALL BE IRON BODY, CAST IRON FULLY ENCAPSULATED MOLDED RUBBER WEDGE COMPLYING WITH ASTM D2000, NON-RISING STEM WITH O-RING SEALS. VALVES SHALL OPEN COUNTERCLOCKWISE.
17. TAPPING SLEEVES ARE TO BE 18-8 TYPE 304 STAINLESS STEEL AND STAINLESS STEEL OUTLET, AS MANUFACTURED BY JCM OR APPROVED EQUAL. TAPPING VALVES SHALL BE RESILIENT SEATED GATE VALVES AND SHALL CONFORM TO THE REQUIREMENTS OF AWWA C509. TAPPING VALVES SHALL BE AMERICAN FLOW CONTROL SERIES 2500, CLOW SERIES F-6100, OR MUELLER SERIES A2361.
18. VALVES 14" AND LARGER SHALL BE BUTTERFLY VALVES. BUTTERFLY VALVES SHALL MEET OR EXCEED THE DESIGN STRENGTH, TESTING AND PERFORMANCE REQUIREMENTS OF AWWA C504, CLASS 150. VALVE BODY SHALL BE MECHANICAL JOINT END TYPE VALVE CONSTRUCTED OF CAST IRON OR DUCTILE IRON. DISC SHALL BE ONE PIECE CAST DESIGN WITH NO EXTERNAL RIBS TRANSVERSE TO FLOW. DISC SHALL BE CAST IRON OR DUCTILE IRON. THE RESILIENT SEAT SHALL MATE WITH A 304 OR 316 STAINLESS STEEL SURFACE.
19. VALVE SEATS SHALL BE MECHANICALLY RETAINED, AND MAY BE INSTALLED ON EITHER THE BODY OR DISC. O-RING SEATS ON VALVE DISCS ARE UNACCEPTABLE. SEATS FOR VALVES 14" DIAMETER AND LARGER SHALL BE FULLY FIELD REPLACEABLE WITHOUT THE USE OF SPECIAL TOOLS. OPERATORS OF THE ENCLOSED TRAVELING-NUT TYPE SHALL BE PROVIDED UNLESS OTHERWISE INDICATED.
20. ALL BURIED VALVES SHALL BE PROVIDED WITH ADJUSTABLE VALVE BOXES APPROXIMATELY 5 INCHES IN DIAMETER WITH A MINIMUM THICKNESS OF 3/16 INCH CAST IRON. BOXES SHALL BE OF SUFFICIENT LENGTH TO OPERATE ALL VALVES BURIED IN THE GROUND, CONSISTING OF BASE, CENTER SECTION, AND TOP SECTION WITH COVER. VALVE BOXES LOCATED IN UNPAVED AREAS SHALL BE SLIP TYPE DESIGN TO PERMIT MOVEMENT OF THE TOP SECTION WITHOUT TRANSMITTING FORCES ONTO THE VALVE BODY. VALVE BOXES CAST INTO CONCRETE OR ASPHALT SURFACING SHALL HAVE BRASS COVERS. ALL VALVE BOX COVERS SHALL BE INTERNALLY CHAINED TO VALVE BOXES WITH AN APPROXIMATELY 18 INCH GALVANIZED CHAIN. VALVE BOX COVERS SHALL BE CAST WITH THE INSCRIPTION "WATER" OR "RECLAIMED WATER".
21. PVC PIPES SHALL BE COLOR CODED BLUE (WATER MAINS) OR PURPLE (RECLAIMED WATER MAINS) AND STENCILED (0.75-INCH LETTERING ON THE PIPE IN AT LEAST THREE AREAS PER PIPE SECTION) "POTABLE WATER MAIN" OR "RECALIMED WATER MAIN" AS APPLICABLE.
22. INSTALL IDENTIFICATION TAPE ALONG ALL DUCTILE IRON PIPE AND PVC PIPE, MINIMUM THICKNESS 4 MILS, WIDTH 6 INCHES, LETTER SIZE 1 INCH. APPLY TAPE TO SURFACE OF PIPE, CONTINUOUSLY EXTENDING FROM JOINT TO JOINT. TAPE COLOR AND LETTERING SHALL BE BLACK PRINTING ON BLUE BACKGROUND (WATER MAINS), BLACK PRINTING ON PURPLE BACKGROUND (RECLAIMED WATER MAINS). PLACE TAPE AS FOLLOWS: 2" - 8" PIPE - CENTER ALONG TOP HALF OF PIPE; 10" - 18" PIPE - PLACE ALONG BOTH SIDES OF THE TOP HALF OF PIPE; 20" PIPE AND LARGER - PLACE ON BOTH SIDES OF TOP HALF OF PIPE WITH A THIRD STRIP CENTERED ALONG TOP HALF OF PIPE.
23. INSTALL WARNING TAPE ALONG ALL PIPELINES, PLACED 2 FEET ABOVE PIPE. TAPE SHALL BE 6-INCH WIDE VINYL CONTINUOUS TAPE. TAPE SHALL BE COLORED BLUE (WATER MAINS) OR PURPLE (RECLAIMED WATER MAINS) WITH BLACK LETTERING, CODED AND WORDED "CAUTION: WATER MAIN BURIED BELOW", OR "CAUTION: RECLAIMED WATER MAIN BURIED BELOW", AS APPLICABLE.
24. INSTALL LOCATING WIRE ALONG ALL PVC PIPELINES. WIRE SHALL BE COLOR-CODED 10 GAUGE CONTINUOUS INSULATED WIRE. COLOR CODING SHALL BE SIMILAR TO WARNING TAPE COLORS. INSTALL LOCATOR WIRE ALONG ALL PRESSURIZED PIPELINES 2" AND LARGER. LOOP WIRE INTO ALL VALVE BOXES. LOOPING TO OCCUR EVERY 500 FEET MINIMUM. WHERE THERE ARE NO VALVE BOXES TO ALLOW LOOPING, PROVIDE ACCESS BOXES PER CITY REQUIREMENTS. CHECK WIRE FOR ELECTRICAL CONTINUITY.
25. ALL CHANGES IN DIRECTION SHALL BE MADE WITH FITTINGS OR APPROVED JOINT DEFLECTION. BENDING OF PIPE, EXCEPT COPPER AND POLYETHYLENE, IS PROHIBITED. JOINT DEFLECTION SHALL NOT EXCEED 75% OF THE MANUFACTURER'S RECOMMENDED MAXIMUM DEFLECTION.
26. TEST PROCEDURES SHALL BE APPROVED BY THE ENGINEER. ALL TESTS SHALL BE MADE IN THE PRESENCE OF THE ENGINEER AND UTILITY. NOTIFY THE ENGINEER AND THE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY WORK IS TO BE INSPECTED OR TESTED.
27. PROVIDE ALL EQUIPMENT FOR TESTING. INCREMENTS ON GAGES USED FOR LOW PRESSURE AIR TESTING SHALL BE OF SCALED TO THE NEAREST 0.1 PSI. GAGES, PUMPS, AND HOSES SHALL BE IN GOOD WORKING ORDER WITH NO NOTICEABLE LEAKS.
28. ALL SERVICE LINES SHALL BE COMPLETED PRIOR TO TESTING, AND ARE SUBJECT TO THE SAME TESTING REQUIREMENTS AS THE MAIN LINE.
29. THE SEQUENCE OF TESTING AND DISINFECTION SHALL BE AS FOLLOWS: 1) CONDUCT PRESSURE AND LEAKAGE TESTING; 2) PERFORM FLUSHING PER UTILITY REQUIREMENTS AND AWWA C651; 3) DISINFECT THE WATER MAIN, INCLUDING VALVES AND FITTINGS; AND 4) DECHLORINATE AND FLUSH AFTER DISINFECTION.
30. APPLY HYDROSTATIC TEST PRESSURE OF 150 PSI (WATER MAINS), 200 PSI (FIRE MAINS), OR 150 PSI (RECLAIMED WATER MAINS) FOR 10 MINUTES AND FOR SUCH ADDITIONAL PERIOD NECESSARY FOR THE ENGINEER TO COMPLETE THE INSPECTION OF THE LINE UNDER TEST. DO NOT EXCEED PIPE MANUFACTURER'S SUGGESTED TIME DURATION AT THE TEST PRESSURE. IF DEFECTS ARE NOTED, REPAIRS SHALL BE MADE AND THE TEST REPEATED UNTIL ALL PARTS OF THE LINE WITHSTAND THE TEST PRESSURE.
31. APPLY LEAKAGE TEST PRESSURE OF 150 PSI (WATER MAINS), 200 PSI (FIRE MAINS) OR 150 PSI (RECLAIMED WATER MAINS). MAINTAIN PRESSURE AT A MAXIMUM VARIATION OF 5% DURING THE ENTIRE LEAKAGE TEST. THE DURATION OF THE LEAKAGE TEST SHALL BE TWO HOURS MINIMUM, AND FOR SUCH ADDITIONAL TIME NECESSARY FOR THE ENGINEER TO COMPLETE INSPECTION OF THE SECTION OF LINE UNDER TEST. LEAKAGE MEASUREMENTS SHALL NOT BE STARTED UNTIL A CONSTANT TEST PRESSURE HAS BEEN ESTABLISHED. THE LINE LEAKAGE SHALL BE MEASURED BY MEANS OF A WATER METER INSTALLED ON THE SUPPLY SIDE OF THE PRESSURE PUMP.
32. NO LEAKAGE IS ALLOWED IN EXPOSED PIPING, BURIED PIPING WITH FLANGED, THREADED, OR WELDED JOINTS OR BURIED NON-POTABLE PIPING IN CONFLICT WITH POTABLE WATER LINES.
33. TESTED SECTIONS OF BURIED PIPING WITH SLIP-TYPE OR MECHANICAL JOINTS WILL NOT BE ACCEPTED IF IT HAS A LEAKAGE RATE IN EXCESS OF THAT RATE DETERMINED BY THE FORMULA L = SDP/148000 WHERE L = MAXIMUM PERMISSIBLE LEAKAGE RATE, IN GALLONS PER HOUR, THROUGHOUT THE ENTIRE LENGTH OF LINE BEING TESTED; S = LENGTH OF LINE TESTED (IN FEET); D = NOMINAL INTERNAL DIAMETER (IN INCHES) OF THE PIPE; AND P = THE SQUARE ROOT OF THE ACTUAL PRESSURE IN PSIG ON ALL JOINTS IN THE TESTED PORTION OF THE LINE. THIS ACTUAL PRESSURE SHALL BE DETERMINED BY FINDING THE DIFFERENCE BETWEEN THE AVERAGE ELEVATION OF ALL TESTED PIPE JOINTS AND THE ELEVATION OF THE PRESSURE GAUGE AND ADDING THE DIFFERENCE IN ELEVATION HEAD TO THE AUTHORIZED TEST PRESSURE.
34. ALL APPARENT LEAKS DISCOVERED WITHIN ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE OF THE WORK BY THE OWNER SHALL BE LOCATED AND REPAIRED BY CONTRACTOR, REGARDLESS OF THE TOTAL LINE LEAKAGE RATE.
35. PRIOR TO DISINFECTION, CONDUCT FULL DIAMETER FLUSHING OF PIPELINE IN SECTIONS IN ORDER TO REMOVE ANY SOLIDS OR CONTAMINATED MATERIAL THAT MAY HAVE BECOME LODGED IN THE PIPE.
36. OBTAIN A MINIMUM FLUSHING VELOCITY OF 2.5 FEET PER SECOND PER AWWA C651.
37. ALL TAPS REQUIRED FOR FLUSHING AND THE TEMPORARY OR PERMANENT RELEASE OF AIR AS NEEDED FOR FLUSHING SHALL BE PROVIDED BY THE CONTRACTOR.
38. DISINFECT ALL POTABLE WATER LINES, FIRE LINES, VALVES, FITTINGS, HYDRANTS. THE WATER MAIN DISINFECTION AND BACTERIOLOGICAL SAMPLING AND METHODS OF DISINFECTION FOR ALL WATER CONTAINMENT DEVICES AND PIPING SYSTEMS SHALL CONFORM TO AWWA C651. THE DISCHARGE LOCATIONS FOR THE CHLORINATED WATER SHALL BE APPROVED BY THE OWNER. NEUTRALIZE THE CHLORINE RESIDUAL BY MEANS OF A REDUCING AGENT IN ACCORDANCE WITH AWWA C651.
39. ALL DISINFECTION WORK SHALL BE ACCEPTABLE TO THE STATE HEALTH AUTHORITY. IF ANY REQUIREMENTS OF THIS SECTION ARE IN CONFLICT WITH REQUIREMENTS OF THE AUTHORITY FOR DISINFECTION, THOSE OF THE AUTHORITY SHALL GOVERN. ALL BACTERIOLOGICAL TESTING SHALL BE PERFORMED BY A STATE CERTIFIED LABORATORY CONTRACTED BY THE CONTRACTOR. PROPER CHAIN OF CUSTODY PROCEDURES MUST BE FOLLOWED AND SAMPLES SHALL ONLY BE COLLECTED BY CERTIFIED LABORATORY PERSONNEL. COPIES OF ALL TESTING RESULTS AND ALL RELATED CORRESPONDENCE FROM THE TESTING LAB SHALL BE SUBMITTED TO THE OWNER, UTILITY, AND ENGINEER.

FIRE PROTECTION SYSTEMS

1. COMBUSTIBLE CONSTRUCTION CANNOT OCCUR UNTIL PROPER DOCUMENTATION HAS BEEN SUBMITTED TO THE LOCAL FIRE MARSHAL. DOCUMENTATION SHALL SHOW THAT HYDRANTS HAVE BEEN INSTALLED, TESTED, AND ARE IN PROPER WORKING ORDER.
2. INSTALL ALL FIRE LINE PIPING AT A MINIMUM 36 INCHES OF COVER.
3. THE CONTRACTOR INSTALLING THE UNDERGROUND FIRE PROTECTION PIPING SHALL HOLD A CLASS I, II, OR LEVEL V CERTIFICATION AS ISSUED BY THE STATE OF FLORIDA, AS REQUIRED BY FS 633.021(5).
4. ALL FIRE PROTECTION SPRINKLER SYSTEMS INSTALLED SHALL COMPLY WITH NFPA 13, AND SHALL BE MONITORED BY A COMPANY LISTED AS A CENTRAL STATION.
5. HYDRANTS SHALL CONFORM TO AWWA C502 AND SHALL BE FURNISHED COMPLETE WITH WRENCH AND OTHER APPURTENANCES. MANUFACTURER'S CERTIFICATION OF COMPLIANCE WITH AWWA C502 AND TESTS LISTED THEREIN WILL BE REQUIRED.
6. ALL HYDRANTS SHALL BE OF BREAKABLE TYPE, WITH THE BREAKABLE SECTION LOCATED SLIGHTLY ABOVE THE FINISH GROUND LINE. HYDRANTS SHALL CONTAIN TWO-TWO AND A HALF INCH (2-1/2") HOSE CONNECTIONS AND ONE-FOUR AND A HALF INCH (4-1/2") STEAMER CONNECTIONS WITH NATIONAL STANDARD FIRE HOSE COUPLING SCREW THREADS, FIVE AND ONE QUARTER INCH (5-1/4") VALVE OPENING, SIX INCH (6") DIAMETER MECHANICAL JOINT INLET, ONE AND ONE-HALF INCH (1-1/2") PENTAGON OPERATING NUT. THE HYDRANTS SHALL OPEN COUNTERCLOCKWISE.
7. ALL HYDRANTS SHALL BE PAINTED IN AN APPROVED MANNER WITH THE PRIMER PAINT BEING KOPPER'S "GLAMORTEX" NO. 622 RUST PRIMER AND THE FINISH PAINT SHALL BE TWO COATS OF ENAMEL OR SPECIAL COATING TO COLOR AS REQUIRED BY THE LOCAL FIRE DEPARTMENT.

FIRE PROTECTION SYSTEMS (CONTINUED)

8. BLUE PAVEMENT REFLECTORS (CAT EYES) SHALL BE PLACED IN THE CENTERLINE OF THE DRIVING LANE DIRECTLY IN FRONT OF ALL FIRE HYDRANTS. THERE SHALL BE NO TREES, SHRUBS, OR LANDSCAPING PLANTED AROUND THE FIRE HYDRANTS OR IN AREAS DESIGNATED AS FIRE LANES.
9. NEW OR RELOCATED FIRE HYDRANTS SHALL BE LOCATED SUCH THAT THE UNDERGROUND DRAIN (WEEP HOLE) IS AT LEAST: THREE FEET FROM ANY EXISTING OR PROPOSED STORM SEWER, STORMWATER FORCE MAIN, RECLAIMED WATER MAIN, OR VACUUM TYPE SANITARY SEWER; SIX FEET FROM ANY EXISTING OR PROPOSED GRAVITY SANITARY SEWER AND WASTEWATER FORCE MAIN; AND TEN FEET FROM ANY ONSITE SEWAGE TREATMENT AND DISPOSAL SYSTEM SUCH AS SEPTIC TANKS, DRAINFIELDS, AND GREASE TRAPS. ONSITE SEWAGE TREATMENT AND DISPOSAL SYSTEMS DO NOT INCLUDE PACKAGE SEWAGE TREATMENT FACILITIES AND PUBLIC WASTEWATER TREATMENT FACILITIES.
10. THE SEQUENCE OF TESTING AND DISINFECTION SHALL BE AS FOLLOWS: 1) CONDUCT FIRE FLOW, PRESSURE AND LEAKAGE TESTING; 2) PERFORM FLUSHING PER UTILITY REQUIREMENTS AND AWWA C651; 3) DISINFECT THE WATER MAIN, INCLUDING VALVES AND FITTINGS; AND 4) FLUSH AFTER DISINFECTION.
11. THE CONTRACTOR SHALL PROVIDE A POST-CONSTRUCTION FIRE FLOW TEST WITNESSED AND APPROVED BY THE ENGINEER AND THE UTILITY. HYDRANTS SHALL DELIVER A MINIMUM OF 1250 GPM WITH A RESIDUAL PRESSURE OF 20 PSI.
12. APPLY HYDROSTATIC TEST PRESSURE OF 200 PSI (FIRE MAINS) FOR 10 MINUTES AND FOR SUCH ADDITIONAL PERIOD NECESSARY FOR THE ENGINEER TO COMPLETE THE INSPECTION OF THE LINE UNDER TEST. DO NOT EXCEED PIPE MANUFACTURER'S SUGGESTED TIME DURATION AT THE TEST PRESSURE. IF DEFECTS ARE NOTED, REPAIRS SHALL BE MADE AND THE TEST REPEATED UNTIL ALL PARTS OF THE LINE WITHSTAND THE TEST PRESSURE.
13. APPLY LEAKAGE TEST PRESSURE OF 200 PSI (FIRE MAINS) MAINTAIN PRESSURE AT A MAXIMUM VARIATION OF 5% DURING THE ENTIRE LEAKAGE TEST. THE DURATION OF THE LEAKAGE TEST SHALL BE TWO HOURS MINIMUM, AND FOR SUCH ADDITIONAL TIME NECESSARY FOR THE ENGINEER TO COMPLETE INSPECTION OF THE SECTION OF LINE UNDER TEST. LEAKAGE MEASUREMENTS SHALL NOT BE STARTED UNTIL A CONSTANT TEST PRESSURE HAS BEEN ESTABLISHED. THE LINE LEAKAGE SHALL BE MEASURED BY MEANS OF A WATER METER INSTALLED ON THE SUPPLY SIDE OF THE PRESSURE PUMP.
14. NO LEAKAGE IS ALLOWED IN EXPOSED PIPING, BURIED PIPING WITH FLANGED, THREADED, OR WELDED JOINTS OR BURIED NON-POTABLE PIPING IN CONFLICT WITH POTABLE WATER LINES.
15. TESTED SECTIONS OF BURIED PIPING WITH SLIP-TYPE OR MECHANICAL JOINTS WILL NOT BE ACCEPTED IF IT HAS A LEAKAGE RATE IN EXCESS OF THAT RATE DETERMINED BY THE FORMULA L = SDP/148000 WHERE L = MAXIMUM PERMISSIBLE LEAKAGE RATE, IN GALLONS PER HOUR, THROUGHOUT THE ENTIRE LENGTH OF LINE BEING TESTED; S = LENGTH OF LINE TESTED (IN FEET); D = NOMINAL INTERNAL DIAMETER (IN INCHES) OF THE PIPE; AND P = THE SQUARE ROOT OF THE ACTUAL PRESSURE IN PSIG ON ALL JOINTS IN THE TESTED PORTION OF THE LINE. THIS ACTUAL PRESSURE SHALL BE DETERMINED BY FINDING THE DIFFERENCE BETWEEN THE AVERAGE ELEVATION OF ALL TESTED PIPE JOINTS AND THE ELEVATION OF THE PRESSURE GAUGE AND ADDING THE DIFFERENCE IN ELEVATION HEAD TO THE AUTHORIZED TEST PRESSURE.
16. DISINFECT ALL POTABLE WATER LINES, FIRE LINES, VALVES, FITTINGS, HYDRANTS.
17. ALL DISINFECTION WORK SHALL BE ACCEPTABLE TO THE STATE HEALTH AUTHORITY. IF ANY REQUIREMENTS OF THIS SECTION ARE IN CONFLICT WITH REQUIREMENTS OF THE AUTHORITY FOR DISINFECTION, THOSE OF THE AUTHORITY SHALL GOVERN. THE WATER MAIN DISINFECTION AND BACTERIOLOGICAL SAMPLING AND METHODS OF DISINFECTION FOR ALL WATER CONTAINMENT DEVICES AND PIPING SYSTEMS SHALL CONFORM TO AWWA C651.

SANITARY SEWER SYSTEMS

1. THE ENTITY THAT WILL OPERATE AND MAINTAIN THE SEWER SYSTEM SHOWN ON THESE PLANS IS THE GOVERNING AGENCY. THE CONTRACTOR SHALL MEET ALL THE REQUIREMENTS OF THE GOVERNING AGENCY.
2. INSTALL ALL SEWER MAINS AT A MINIMUM 36 INCHES OF COVER.
3. JOINTS SHALL MEET THE REQUIREMENTS OF ASTM D3212 USING RUBBER GASKETS CONFORMING TO ASTM F477.
4. FITTINGS SHALL CONFORM TO THE SAME REQUIREMENTS AS THE PIPE. PROVIDE ADAPTERS AS REQUIRED TO JOIN PVC PIPE TO PIPE, FITTINGS AND EQUIPMENT OF OTHER MATERIALS. SOLVENT CEMENT SHALL BE AS RECOMMENDED BY THE PIPE MANUFACTURER.
5. SEWER PIPE SHALL BE COLOR CODED GREEN, STENCILED "SEWER LINE" (2" LETTERING ON TWO SIDES OF THE PIPE IN AT LEAST THREE AREAS PER PIPE SECTION).
6. INSTALL ADHESIVE IDENTIFICATION TAPE ALONG PIPELINE. TAPE SHALL BE MINIMUM THICKNESS 4 MILS, WIDTH 6 INCHES, LETTER SIZE 1 INCH. TAPE COLOR AND LETTERING SHALL BE "SEWER LINE", BLACK PRINTING ON GREEN BACKGROUND. PLACE TAPE AS FOLLOWS: 2" - 8" PIPE - CENTER ALONG TOP HALF OF PIPE; 10" - 18" PIPE - PLACE ALONG BOTH SIDES OF THE TOP HALF OF PIPE; 20" PIPE AND LARGER - PLACE ON BOTH SIDES OF TOP HALF OF PIPE WITH A THIRD STRIP CENTERED ALONG TOP HALF OF PIPE.
7. INSTALL WARNING TAPE ALONG ALL SEWER PIPELINES. TAPE SHALL BE 6-INCH WIDE VINYL CONTINUOUS TAPE, COLORED GREEN WITH BLACK LETTERING CODED AND WORDED "CAUTION: SEWER BURIED BELOW". INSTALL ALONG PIPELINE, 2 FEET ABOVE PIPE, MINIMUM OF 1 FOOT BELOW GRADE.
8. CONNECTIONS TO EXISTING SEWER SHALL BE CONDUCTED IN SUCH A MANNER THAT THE EXISTING SEWER REMAINS IN OPERATION. PROVIDE BY PASS PUMPING OF EXISTING FLOWS OR COLLECT AND LEGALLY DISPOSE OF EXISTING SEWER FLOW AS NEEDED TO ACCOMMODATE CONSTRUCTION WHILE KEEPING EXISTING SEWER IN SERVICE.
9. PRIOR TO INSPECTIONS AND TESTING, CLEAN ALL INSTALLED LINES AND MANHOLES. TEST PROCEDURES SHALL BE APPROVED BY THE ENGINEER. ALL TESTS SHALL BE MADE IN THE PRESENCE OF THE ENGINEER AND UTILITY. NOTIFY THE ENGINEER AND THE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY WORK IS TO BE INSPECTED OR TESTED.
10. PROVIDE ALL EQUIPMENT FOR TESTING. INCREMENTS ON GAGES USED FOR LOW PRESSURE AIR TESTING SHALL BE OF SCALED TO THE NEAREST 0.1 PSI. GAGES, PUMPS, AND HOSES SHALL BE IN GOOD WORKING ORDER WITH NO NOTICEABLE LEAKS.
11. ALL SERVICE LATERALS SHALL BE COMPLETED PRIOR TO TESTING, AND ARE SUBJECT TO THE SAME TESTING REQUIREMENTS AS THE MAIN LINE.
12. PROVIDE LIGHT SOURCE AND MIRRORS FOR LAMPING OF SEWER. ANY SEWER IN WHICH THE DIRECT LIGHT OF A LAMP CANNOT BE VIEWED IN EITHER DIRECTION, FULL CIRCLE, BETWEEN ADJACENT MANHOLES SHALL BE CONSIDERED UNSATISFACTORY, UNLESS THE LINE IS DESIGNED WITH HORIZONTAL DEFLECTIONS, AND SHALL BE REPAIRED BY THE CONTRACTOR WITHOUT ADDITIONAL COMPENSATION.
13. CONDUCT LOW PRESSURE AIR TESTING (4.0 PSI INITIAL PRESSURE) OF INSTALLED SEWER PIPING IN ACCORDANCE WITH ASTM F1417. MAXIMUM ALLOWABLE LEAKAGE IS 0.0015 CUBIC FEET PER MINUTE PER SQUARE FOOT INTERNAL SURFACE AREA BEING TESTED. ALLOWABLE AIR PRESSURE DROP DURING THE TEST IS 0.5 PSIG. MINIMUM REQUIRED TEST TIME (DURATION) IS: A) 4" PIPE = 1 MIN 53 SEC; B) 6" PIPE = 2 MIN 50 SEC, OR 0.427 X LENGTH OF PIPE TESTED, WHICHEVER IS GREATER; C) 8" PIPE = 3 MIN 47 SEC, OR 0.760 X LENGTH OF PIPE TESTED, WHICHEVER IS GREATER; D) 10" PIPE = 4 MIN 43 SEC, OR 1.187 X LENGTH OF PIPE TESTED, WHICHEVER IS GREATER; E) 12" PIPE = 5 MIN 40 SEC, OR 1.709 X LENGTH OF PIPE TESTED, WHICHEVER IS GREATER.
14. CONDUCT DEFLECTION TESTING OF PIPELINE AFTER THE FINAL BACKFILL HAS BEEN IN PLACE AT LEAST 30 DAYS. MAXIMUM ALLOWABLE PIPE DEFLECTION IS 5%. MEASURE DEFLECTION BY MANUALLY PULLING A MANDREL THROUGH THE PIPE. THE MINIMUM MANDREL OUTER DIAMETER SHALL BE IN ACCORDANCE WITH THE FOLLOWING: 6" SEWER = 5.45" MANDREL; 8" SEWER = 7.28" MANDREL; 10" SEWER = 9.08" MANDREL; 12" SEWER = 10.79" MANDREL; 15" SEWER = 13.20" MANDREL; 18" SEWER = 16.13" MANDREL; 21" SEWER = 19.00" MANDREL; 24" SEWER = 21.36" MANDREL; 27" SEWER = 24.06" MANDREL.
15. DEFLECTION TESTING IS CONSIDERED SATISFACTORY IF THE MANDREL CAN BE PULLED BY HAND THROUGH THE PIPE BEING TESTED. IF THE MANDREL CANNOT BE PULLED THROUGH THE PIPE, REPLACE OR CORRECT THE PIPE AND RETEST UNTIL TESTING IS SATISFACTORY. ANY PIPE REMOVED OR CORRECTED DUE TO FAILING DEFLECTION TESTING SHALL ALSO BE RE-TESTED FOR LEAKAGE.

cph

www.cphcorp.com

Building Better Communities Together

5200 Belfort Rd STE 220
Jacksonville, FL 32256
Ph: 904.332.0999

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

KAYLA DENISE SHEFFIELD
LICENSE No. 92781
STATE OF FLORIDA
PROFESSIONAL ENGINEER

KAYLA D. SHEFFIELD
92781 FL

CELEBRATING 40 +YEARS

No.	Date	Revision
7		
6		
5		
4		
3		
2		
1		

Designed: H. JOHNSON
Drawn: P. SHEFFIELD
Checked: N. SKELTON
Job No.: W131528
Date: 1/23/26

© 2026

GENERAL NOTES

MAJOR SITE PLAN - C - STORE

MARION OAKS FLORIDA

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

Sheet No.
C0.2

PAVING, SIDEWALKS, AND CURBING

1. MATERIALS AND CONSTRUCTION METHODS FOR THE ROADWAY AND PAVING CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION.
2. ROADWAY PAVING, BASE, AND SUBGRADE THICKNESSES SHALL BE IN ACCORDANCE WITH DETAILS ON THESE DRAWINGS.
3. SIDEWALKS ARE TO BE CONSTRUCTED IN THE AREAS AS SHOWN ON THE CONSTRUCTION PLANS. HANDICAPPED RAMPS SHALL BE PROVIDED AT ALL INTERSECTIONS AND SHALL BE IN ACCORDANCE WITH THE FLORIDA ACCESSIBILITY CODE FOR BUILDING CONSTRUCTION, LATEST EDITION.
4. CURBING SHALL BE CONSTRUCTED WHERE NOTED ON THE CONSTRUCTION PLANS. ALL CURBS SHALL HAVE SAW CUT CONTRACTION JOINTS AND SHALL BE CONSTRUCTED AT INTERVALS NOT TO EXCEED 10'-0" ON CENTER. CONSTRUCTION OF CURBS SHALL BE IN CONFORMANCE WITH FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (LATEST EDITION) SECTION 520 AND DETAILS PROVIDED ON THE CONSTRUCTION PLANS.
5. FIELD COMPACTION DENSITY, STABILITY, AND THICKNESS TESTING FREQUENCIES OF SUB-BASE, BASE, AND ASPHALT SHALL BE TESTED ONCE EVERY 300 LINEAR FEET OF PAVING PER 24-FT WIDE STRIP, STAGGERED LEFT, CENTER AND RIGHT OF CENTERLINE. WHERE LESS THAN 300 LINEAR FEET OF SUB-BASE, BASE, AND ASPHALT IS PLACED IN ONE DAY, PROVIDE MIN. OF ONE TEST FOR EACH PER DAY'S CONSTRUCTION AT A LOCATION DESIGNATED BY THE ENGINEER. ASPHALT DENSITY SHALL BE TESTED FROM SAMPLES OF MATERIAL COLLECTED ONCE EVERY 1800 SQUARE YARDS OF ASPHALT DELIVERED TO THE SITE (OR A MINIMUM OF ONCE PER DAY).

PRECAST STRUCTURES AND APPURTENANCES

1. ALL MANHOLES SHALL BE PRECAST CONSTRUCTION. THE MINIMUM SIZE DIAMETER OF MANHOLES SHALL BE 48" FOR SEWER LINES 21" IN DIAMETER OR LESS. INTEGRALLY CAST STEPS WITHIN PRECAST STRUCTURES ARE NOT ALLOWED.
2. BASES SHALL BE ONE-PIECE PRECAST BASE SECTIONS CONSISTING OF INTEGRALLY CAST SLAB, BOTTOM RING SECTION AND CONCRETE FLOW CHANNELS. BASE SECTIONS SHALL HAVE INTEGRAL INVERTS WITH GASKETS TO MATCH THE PIPE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING ALL INVERT ANGLES. PROVIDE OUTLET STUBS WITH JOINTS TO MATCH THE PIPE.
3. RISERS SHALL BE PRECAST REINFORCED CONCRETE PER ASTM C478, MANUFACTURED USING SULFATE RESISTANT CEMENT (ASTM C150, TYPE II). RISERS SHALL BE 48-INCH DIAMETER UNLESS OTHERWISE INDICATED AND SHALL HAVE A MINIMUM WALL THICKNESS OF 5 INCHES.
4. GASKETS FOR SEATING PRECAST SECTIONS SHALL BE COLD ADHESIVE PREFORMED PLASTIC GASKETS CONFORMING TO FDOT SPECIFICATION 942-2, UNLESS OTHERWISE INDICATED.
5. UNLESS OTHERWISE INDICATED, CONE TOP SECTIONS SHALL BE PRECAST, ECCENTRIC TYPE WITH 24-INCH DIAMETER TOP OPENING CONFORMING TO ASTM C478. PROVIDE 8-INCH MINIMUM THICKNESS FLAT SLAB TOPS WITH ECCENTRIC 24 INCH DIAMETER OPENING, UNLESS OTHERWISE INDICATED.
6. PROVIDE A FLEXIBLE WATERTIGHT SEAL OF THE PIPE TO THE MANHOLE. CONNECTION OF CONCRETE PIPE TO THE MANHOLE SHALL BE MADE WITH NON-SHRINK METALLIC GROUT. CONNECTION OF DUCTILE IRON OR PVC PIPE TO THE MANHOLE SHALL PROVIDE A WATERTIGHT CONNECTION PER ASTM C923. WHERE CONNECTORS ARE USED, THEY SHALL BE INSTALLED IN THE MANHOLE WALL BY ACTIVATING THE EXPANDING MECHANISM IN STRICT ACCORDANCE WITH THE RECOMMENDATION OF THE CONNECTOR MANUFACTURER. THE USE OF ADHESIVES OR LUBRICANTS FOR INSTALLATION OF RUBBER CONNECTORS IS PROHIBITED.
7. FRAMES AND COVERS SHALL BE GREY IRON PER ASTM A48, CLASS 30B AND SHALL BE U.S. FOUNDRY TYPE 227AS, TRAFFIC BEARING (HEAVY-DUTY-H-20 LOADING), UNLESS OTHERWISE NOTED IN THE DRAWINGS. CASTINGS SHALL BE SMOOTH, CLEAN, FREE FROM BLISTERS, BLOWHOLES, AND SHRINKAGE. RAISED LETTERING ON COVERS SHALL BE "STORM", "SEWER", OR AS DETAILED ON THE DRAWINGS.
8. PROVIDE CAST IRON INLETS, FRAMES, AND GRATES IN ACCORDANCE WITH DETAILS ON THE DRAWINGS. ALL FRAMES AND INLET GRATES SHALL BE PRODUCTS OF U.S. FOUNDRY & MANUFACTURING CORPORATION, OR EQUAL.
9. ALL INLET GRATES SHALL BE SECURED BY CHAIN AND EYEBOLT TO THE TOP OF THE STRUCTURE.
10. THE TOP ELEVATION OF MANHOLES CONSTRUCTED IN PAVED AREAS SHALL MATCH FINISHED GRADE. THE TOP ELEVATION OF MANHOLES CONSTRUCTED IN GRASSED AREAS SHALL BE 4" ABOVE FINISHED GRADE (UNLESS NOTED OTHERWISE).
11. ALL MANHOLES AND CLEAN OUTS CONSTRUCTED WITHIN PAVED AREAS SHALL BE INSTALLED WITH TRAFFIC BEARING RINGS AND COVERS.
12. MANHOLE COATINGS AND FINISHES SHALL BE:

A. SANITARY SEWER MANHOLE INTERIOR - BITUMINOUS EPOXY COATING, MINIMUM DRY FILM THICKNESS = 16 MILS.

B. INTERIOR OF MANHOLES WHICH RECEIVE FORCE MAIN DISCHARGE - INTEGRALLY ATTACHED INTERIOR LINER, FULL HEIGHT, FIBERGLASS LINER. LINER THICKNESS TO BE IN ACCORDANCE WITH THE DRAWINGS.

C. EXTERIOR - BITUMINOUS EPOXY COATING, MINIMUM DRY FILM THICKNESS = 16 MILS.

SYMBOLS:

- XX.XX — TOP OF CURB ELEV.
- XX.XX — PAVEMENT ELEV.
- XX.XX — PAVEMENT ELEV.
- (9) — PARKING SPACE COUNT
- — DIRECTION OF FLOW
- 4.0% — SLOPE OF FLOW
- RIP RAP - GROUTED
- C.O. — CLEAN OUT
- D.S. — DOWN SPOUT
- STORM / SANITARY MANHOLE
- DITCH BOTTOM INLET
- MITERED END SECTION
- FLARED END SECTION
- "U" TYPE END WALL
- FLUME
- CURB INLETS
- NYLOPLAST DRAIN BASIN
- RETAINING WALL
- FIRE HYDRANT
- FIRE DEPARTMENT CONNECTION
- WATER LINE FITTINGS
- GATE VALVE
- REDUCER
- PC1 — PIPE CROSSING
- UTILITY POLE
- SITE LIGHTING
- FLAG POLE
- TRANSFORMER
- A — CROSS SECTION (SEE CONSTRUCTION DETAILS SHEET)

ABBREVIATIONS:

A/C	- AIR CONDITIONER
APPROX	- APPROXIMATE
ASPH	- ASPHALT
AVG	- AVERAGE
BFP	- BACK FLOW PREVENTER
BLK	- BLOCK
BLDG	- BUILDING
BOC	- BACK OF CURB
BOW	- BACK OF WALL
C & G	- CURB & GUTTER
CE	- CONSTRUCTION ENTRANCE
CL	- CENTERLINE
CMP	- CORRUGATED METAL PIPE
CO	- CLEAN OUT
CONC	- CONCRETE
DEPT	- DEPARTMENT
DS	- DOWN SPOUT
ELEC	- ELECTRIC
EM	- ELECTRICAL METER
ELEV	- ELEVATION
EOP	- EDGE OF PAVEMENT
FDC	- FIRE DEPARTMENT CONNECTION
FDOT	- FLORIDA DEPARTMENT OF TRANSPORTATION
FF	- FINISH FLOOR
FG	- FINISH GRADE
FH	- FIRE HYDRANT
FM	- FORCE MAIN
FOC	- FACE OF CURB
FP&L	- FLORIDA POWER AND LIGHT
GOVT	- GOVERNMENT
HB	- HOSE BIB
HC	- ADA ACCESSIBLE
HDPE	- HIGH DENSITY POLYETHYLENE PIPE
INV	- INVERT
IRR	- IRRIGATION
ME	- MATCH EXISTING ELEVATION
MES	- MITERED END SECTION
MH	- MANHOLE
PVC	- POLYVINYL CHLORIDE PIPE
PVMT	- PAVEMENT
R	- RADIUS
RCP	- REINFORCED CONCRETE PIPE
REV	- REVISION
R/W	- RIGHT-OF-WAY
SF	- SQUARE FEET
S/W	- SIDEWALK
TOB	- TOP OF BANK
TOE	- TOE OF SLOPE
TW	- TOP OF WALL
TYP	- TYPICAL
UNK	- UNKNOWN
UTL	- UNDERGROUND TELEPHONE LINES
W	- WITH
WV	- WATER VALVE

PAINT STRIPING ABBREVIATIONS:

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

RETAINING WALL ELEVATION

LINE TYPES:

- GUIDE RAIL
- BASIN LINE
- BUILDING SETBACK LINE
- FENCE (AS NOTED ON PLAN)
- CNTY — CONSTRUCTION FENCE (AS NOTED ON PLAN)
- 100 — CONTOUR ELEVATION
- EASEMENT
- E — ELECTRIC LINE
- FO — FIBER OPTIC
- FW — FIRE WATER
- FM — FORCE MAIN
- G — GAS LINE
- HP — HIGH POINT
- IC — IRRIGATION LINE
- LANDSCAPE BUFFER
- LOD — LIMITS OF DISTURBANCE
- OHE — OVERHEAD ELECTRIC
- PROPERTY LINE
- RAILROAD
- RCW — RECLAIM WATER
- S — SANITARY SEWER
- STORM PIPE
- TS — TAMPER SWITCH
- T — TELEPHONE LINE
- SF — TEMPORARY SILT FENCE
- UB — UTILITY BOLLARD CONDUIT
- W — WATER MAIN
- WALL (AS NOTED ON PLAN)

SIGNS:

- (R) — BUS STOP (R7-7)
- (DNE) — DO NOT ENTER (R5-1)
- (FL) — NO PARKING - FIRE LANE (R7-9A)
- (HC) — HANDICAP (FTP-25)
- (KR) — KEEP RIGHT (R4-7A)
- (KL) — KEEP LEFT (R4-8A)
- (LTO) — LEFT TURN ONLY (R3-5L)
- (ML) — MEDIAN (R4-7) (R4-8)
- (ND) — NO DUMPING
- (NL) — NO LEFT TURN (R3-2)
- (NLI) — NO LITTERING
- (NOR) — NO RIGHT TURN (R3-1)
- (NOT) — NO TRUCKS (R5-2A)
- (NP) — NO PARKING (R7-1)
- (OW) — ONE WAY (R6-1L) (R6-1R)
- (PE) — PEDESTRIAN CROSSING (W11-2)
- (RTO) — RIGHT TURN ONLY (R3-5R)
- (R1) — ROW NUMBER
- (SL) — SPEED LIMIT (R2-X)
- (ST) — STOP (R1-1)
- (T2) — TOW AWAY ZONE (R7-201)
- (TE) — TRUCK ENTRANCE
- (WL) — WEIGHT LIMIT (R12-5)
- (WW) — WRONG WAY (R5-1A)
- (Y) — YIELD (R1-2)
- (DT) — RESERVED DRIVE-THRU PARKING

NOTE:
ITEMS SHOWN DASHED / SCREENED REPRESENT EXISTING CONDITIONS. ITEMS SHOWN SOLID / BOLD REPRESENT PROPOSED CONDITIONS.

cph
www.cphcorp.com
Building Better Communities Together
8200 Belfort Rd STE 220
Jacksonville, FL 32256
Ph: 904.332.0999

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

KATHLEEN C. SHEFFIELD — LICENSE No. 92781 — STATE OF OHIO — PROFESSIONAL ENGINEER — 02/27/26

CELEBRATING 40 YEARS

No.	Date	Revision

Designed: H. JOHNSON
Drawn: P. SHEFFIELD
Checked: N. SKELTON
Job No.: W131528
Date: 1/23/26 © 2024

SITE SPECIFIC NOTES
MAJOR SITE PLAN - C - STORE
MARION OAKS FLORIDA

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

Sheet No.
C0.3

GENERAL NOTES

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

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

OFFSITE AREA(S) TO BE DISTURBED AS PART OF THIS PROJECT (NOT ON OWNER PROPERTY): 0.00 AC

ALL AREAS OUTSIDE THE PERMITTED PROJECT AREA (I.E., LIMITS OF DISTURBANCE) ACQUIRED FOR USE BY THE GC OR A SUBCONTRACTOR OF THE GC (BORROW SOURCES, DISPOSAL AREAS, ETC.) MUST BE MANAGED IN ACCORDANCE WITH APPENDIX E - TAB 21 OF THE 0270 SPECIFICATION. THE CONTRACTOR IS REQUIRED TO LOCATE OFFICE TRAILERS AND MATERIAL STORAGE AREAS FOR THE PROJECT WITHIN THE LIMITS OF DISTURBANCE. THE CONTRACTOR MAY REQUEST USE OF OFF-SITE LOCATIONS FOR OFFICE TRAILERS OR NON-ERODIBLE MATERIAL STORAGE; HOWEVER, APPROVAL MUST BE OBTAINED FROM THE CONSTRUCTION MANAGER, THE CEC AND THE SWCT PRIOR TO THEIR USE. REQUESTS WILL BE REVIEWED ON A CASE BY CASE BASIS AND IF APPROVED, LIMITATIONS ON USE WILL BE PROVIDED BY THE CEC.

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

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

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

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

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

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

13.DISCHARGE POINTS:
ALL DISCHARGE POINTS MUST BE INSPECTED TO DETERMINE WHETHER EROSION AND SEDIMENTATION CONTROL MEASURES ARE EFFECTIVE IN PREVENTING DISCHARGE OF SEDIMENT FROM THE SITE AND/OR IMPACTS TO RECEIVING WATERS. SEDIMENT ACCUMULATION DOWNGRADIENT OF DISCHARGE LOCATIONS SHALL BE REPORTED AS A SEDIMENT DISCHARGE (SEE APPENDIX E - TAB 14, SEDIMENT RELEASES, OF THE 0270 SPECIFICATION) AND THE POTENTIAL UPSTREAM CAUSE SHALL BE INVESTIGATED TO PREVENT FUTURE OCCURRENCE. CONTACT THE CM, CEC AND SWCT TO DETERMINE APPROPRIATE ACTION FOR CLEANUP OF DISCHARGED SEDIMENT THAT MAY BE OUTSIDE OF THE LIMITS OF DISTURBANCE. SEE SAMPLING AND MONITORING OF EFFLUENT PLAN (IF APPLICABLE).

EROSION AND SEDIMENT CONTROL NOTES

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

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

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

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

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

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

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

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

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

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

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

L. ALL SOIL STOCKPILES SHALL BE PROTECTED AGAINST DUST AND EROSION.

M. AT ALL TIMES DURING AND AFTER DEVELOPMENT, CLEARED AREAS SHALL BE STABILIZED. FINAL STABILIZATION MEASURES SHALL BE IN PLACE WITHIN FOURTEEN (14) DAYS OF GRADING.

N. ALL CONTROL MEASURES SHALL COMPLY WITH THE MANAGEMENT PRACTICES CONTAINED IN THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION'S "EROSION & SEDIMENT CONTROL DESIGNER AND REVIEWERS MANUAL" LATEST EDITION.

O. ANY SEDIMENT OR DEBRIS THAT LEAVES THE DEVELOPMENT SITE SHALL BE PROPERLY RECOVERED BY THE BUILDING PERMIT HOLDER.

P. CONTRACTOR IS TO MINIMIZE THE EXTENT OF THE AREA EXPOSED AT ONE TIME, THE DISTURBANCE OF STEEP SLOPES, AND THE DURATION OF EXPOSURE DURING CONSTRUCTION. THIS INCLUDES AVOIDING CLEARING, GRUBBING, AND GRADING THE ENTIRETY OF THE SITE AT ONCE. THE PERMITTEE SHALL SUBMIT A PHASED CONSTRUCTION SCHEDULE PRIOR TO THE START OF CONSTRUCTION WHICH INCLUDES A DESCRIPTION OF CONSTRUCTION TECHNIQUES, SEQUENCING, AND EQUIPMENT. PLEASE REFER TO SUBSECTION 11.1.2 OF ERP APPLICANT'S HANDBOOK VOLUME I AND PART 3 OF SECTION E OF THE ERP APPLICATION FORM 62-330.060(1) FOR MORE INFORMATION.

Q. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MANAGE ALL SEDIMENT AND EROSION CONTROL MEASURES AS REQUIRED BY REGULATORY AGENCIES.

R. NO CLEARING, GRADING, EXCAVATING, FILLING, OR OTHER DISTURBANCE OF THE NATURAL TERRAIN SHALL OCCUR UNTIL EROSION AND SEDIMENTATION CONTROL MEASURES HAVE BEEN INSTALLED, EXCEPT THOSE OPERATIONS NEEDED TO IMPLEMENT THESE MEASURES.

S. THE CONTRACTOR SHALL PROVIDE THE COUNTY ENGINEER WITH A COPY OF THE NPDES PERMIT PRIOR TO COMMENCING CONSTRUCTION ACTIVITIES AS REQUIRED BY FDEP'S NPDES PROGRAM.

HAZARDOUS MATERIAL MANAGEMENT & SPILL REPORTING

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

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

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

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

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

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

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

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

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

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

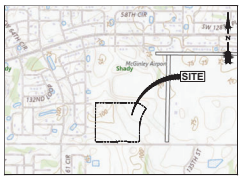
2) THE MINIMUM PRACTICAL QUANTITY OF ALL SUCH MATERIALS SHALL BE KEPT ON THE JOB SITE AND SCHEDULED FOR DELIVERY AS CLOSE TO THE TIME OF USE AS PRACTICABLE.

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

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

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

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



USGS QUADRANGLE MAP
NTS

SITE LOCATION MAP
NTS

Always call 811 two full business days before you dig
Sunshine811.com
www.sunshine811.com

cph
www.cphcorp.com
Building Better Communities Together
Plans Prepared By:
CPH Consulting, LLC
A Full Service A & E Firm
LICENSE No. 92781 STATE OF FLORIDA PROFESSIONAL ENGINEER
KATHLEEN A. PFEIFFER 92781

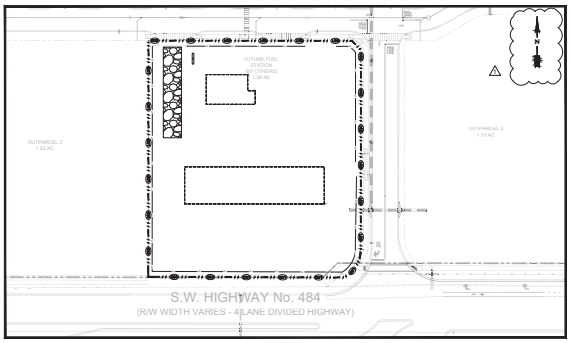
No.	Date	Revision
1	07/30/26	REVIEW COUNTY COMMENTS

Designed: H. JOHNSON
Drawn: P. SHEFFIELD
Checked: N. SKELTON
Job No.: 1131528
Date: 1/23/26

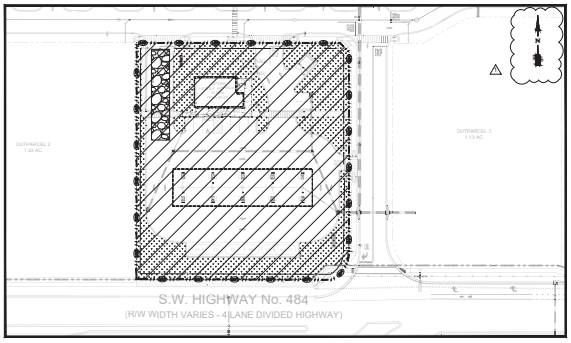
SWPPP NOTES
MAJOR SITE PLAN - C - STORE
MARION OAKS FL.ORIDA

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

Sheet No.
SW.1



PHASE 1 LIMITS OF WORK
NTS



PHASE 2 LIMITS OF WORK
NTS

LEGEND

LIMITS OF DISTURBANCE:

PERMITTED LIMITS OF DISTURBANCE

LIMITS OF WORK

SWPPP IMPLEMENTATION SEQUENCE

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

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

PHASE 1

1. **INSTALL THE SWPPP INFORMATION SIGN AND POST REQUIRED DOCUMENTS NEAR THE PLANNED CONSTRUCTION EXIT, AND WITHIN EASY ACCESS TO THE GENERAL PUBLIC WITHOUT ENTERING THE SITE.**
2. **STAKE/FLAG THE LOD (WHERE STAKING IS NOT POSSIBLE/PRACTICAL, THE LOD MUST BE CONSPICUOUSLY, AND PROMINENTLY, MARKED TO DENOTE THE BOUNDARY). LOD MUST REMAIN CONSPICUOUSLY MARKED THROUGHOUT THE ENTIRE CONSTRUCTION PROJECT.**
3. **INSTALL PERIMETER SEDIMENT CONTROL BMPS IN THE VICINITY OF, AND DOWN GRADIENT FROM, THE LOCATION OF THE PLANNED CONSTRUCTION EXIT, CONSTRUCTION OFFICE TRAILER, AND TEMPORARY PARKING AND STORAGE AREAS. CLEAR ONLY THE MINIMUM AREA ABSOLUTELY NECESSARY TO INSTALL THESE PERIMETER CONTROL BMPS.**
4. **INSTALL STABILIZED CONSTRUCTION EXIT(S) WITH SEDIMENT TRAPS, AND SET THE PROJECT OFFICE TRAILER.**
5. **INSTALL REMAINING PERIMETER SEDIMENT CONTROL BMPS, AS SHOWN ON THE SITE MAPS. CLEAR ONLY THE MINIMUM AREA NECESSARY TO INSTALL PERIMETER CONTROL BMPS.**
6. PREPARE TEMPORARY PARKING AND STORAGE AREA.
7. **HALT ALL ACTIVITIES**

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

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

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

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

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

PHASE 2

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

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

THE ESTIMATED DATES OF IMPLEMENTATION OF POLLUTION CONTROL MEASURES SHALL BE DOCUMENTED BY THE CONTRACTOR ON THE SOIL EROSION/SEDIMENTATION CONTROL OPERATION TIME SCHEDULE ON SHEET C-7.

Always call 811 two full business days before you dig
Sunshine811.com
www.sunshine811.com

MINIMIZATION OF DISTURBED AREAS:

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

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

cph
www.cphcorp.com
Building Better Communities Together
Plans Prepared By:
CPH Consulting, LLC
A Full Service A & E Firm

LICENSE No. 92781 STATE OF FLORIDA PROFESSIONAL ENGINEER
KATHRYN L. SKELTON 92781

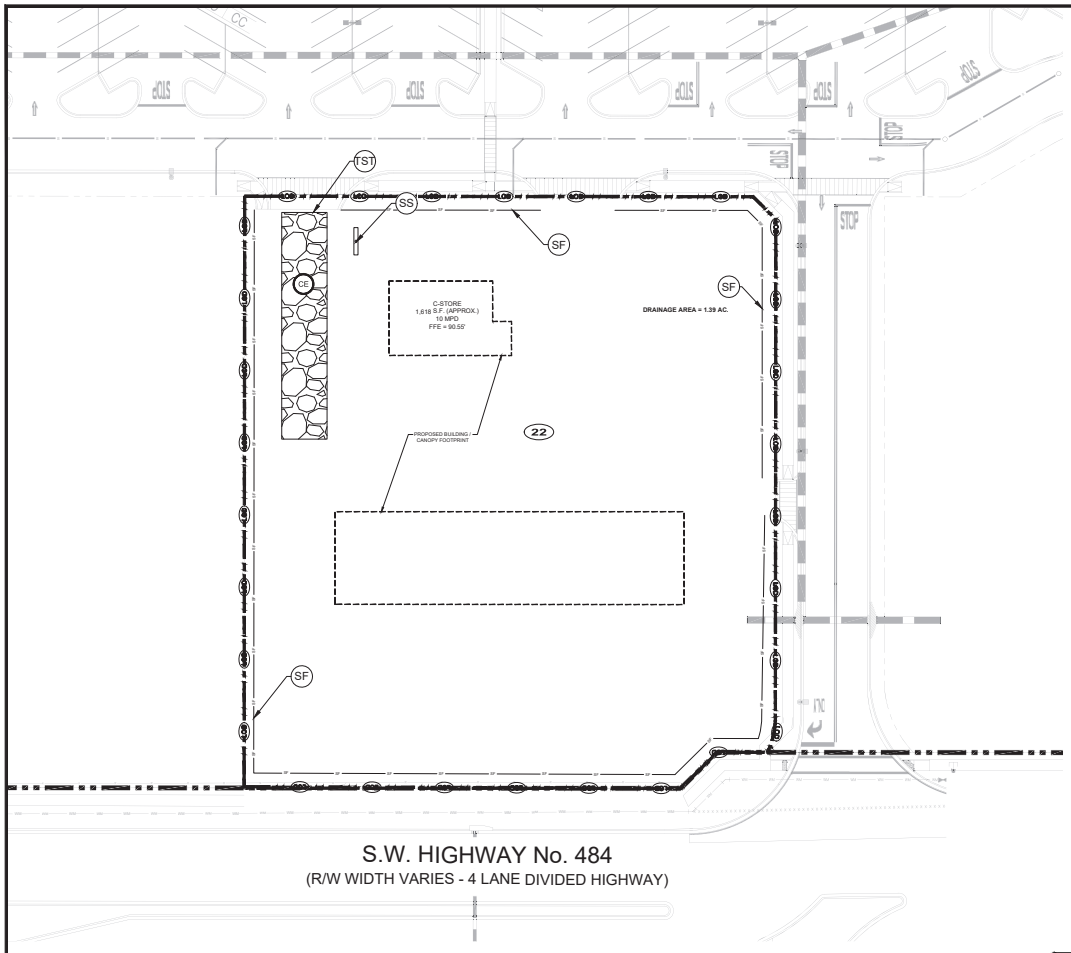
No.	Date	Revision
1	01/30/26	REV PER COUNTY COMMENTS

Designed: H. JOHNSON
Drawn: P. SHEFFIELD
Checked: N. SKELTON
Job No.: W131528
Date: 1/23/26

SWPPP IMPLEMENTATION SEQUENCE AND LIMITS OF WORK
MAJOR SITE PLAN - C - STORE
MARION OAKS FLORIDA

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

Sheet No. SW.2



N

20 0 20 40

Scale: 1" = 20'

TEMPORARY BENCHMARK

BM-2, NAIL AND DISK IN ASPHALT
ELEVATION = 100.79' (NAVD 88')
REFERENCE ATLAS/SPS LAND TITLE SURVEY SHEET 2 OF 3.

SWPPP UPDATES AND AMENDMENTS

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

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

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

THE CONTRACTOR MAY MODIFY OR ADD ADDITIONAL BMPS, WITHOUT CEC APPROVAL, IN AN EMERGENCY SITUATION TO PREVENT SEDIMENT DISCHARGE OR OFF-SITE IMPACTS. IN THIS CASE, THE CEC SHALL BE NOTIFIED AS SOON AS PRACTICAL AS TO THEIR ACTIONS TO DISCUSS THE NEED FOR ADDITIONAL OR SUPPLEMENTAL MEASURES AND TO OBTAIN THE REQUIRED APPROVALS. THE CONTRACTOR IS ULTIMATELY RESPONSIBLE TO ENSURE COMPLIANCE WITH THE PERMIT AND PROTECTION OF DOWNSTREAM WATER QUALITY.

AMENDING THE SWPPP DOES NOT MEAN THAT IT HAS TO BE REPRINTED. IT IS ACCEPTABLE TO ADD ADDENDA, SKETCHES, NEW SECTIONS, DETAILS, AND/OR REVISED SITE MAPS THAT HAND-WRITTEN OR TYPED IN PRINT, ARE STAMPED, SIGNED, DATED, AND ARE ACCOMPANIED BY WRITTEN TEXT THAT IS ASSOCIATED WITH AND ITS RESPONSE FROM CEC. ENGINEERED ITEMS MUST BE SIGNED AND STAMPED BY THE CEC OF RECORD FOR THE PROJECT.

LEGEND

SITE FEATURES:
- PROPERTY LINE
- RIGHT OF WAY LINE
- LOD — LIMITS OF DISTURBANCE
- EXISTING CONTOUR
- EXISTING STORM PIPE
- X.XX% — DIRECTION OF OVERLAND FLOW

EROSION DETAILS:
- CE — TEMPORARY CONSTRUCTION EXIT
- SF — SEDIMENTATION SILT FENCE WITH WIRE BACKING
- TST — TEMPORARY SEDIMENT TRAP
- SS — SWPPP INFORMATION SIGN

EROSION NOTES:
- 22 — SOIL TYPE: CANDLER SAND

Always call 811 two full business days before you dig
Sunshine811.com
www.sunshine811.com

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

NOTE TO GENERAL CONTRACTOR:
PRIOR TO CONSTRUCTION, GC MUST CLEARLY DELINEATE AND MARK OFF AREAS IDENTIFIED IN THE SWPPP OR IN THE FIELD, TO BE PRESERVED (SIGNIFICANT NATURAL RESOURCES, TREES, SHRUBS, ENDANGERED/ THREATENED SPECIES, HISTORIC PROPERTIES, ETC.)

cph
www.cphcorp.com
Building Better Communities Together
8200 Belfort Rd STE 220
Jacksonville, FL 32256
Ph: 904.332.0999

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

KATHLEEN SHEFFIELD LICENSE No. 92781 STATE OF FLORIDA PROFESSIONAL ENGINEER
KATHLEEN SHEFFIELD 92781

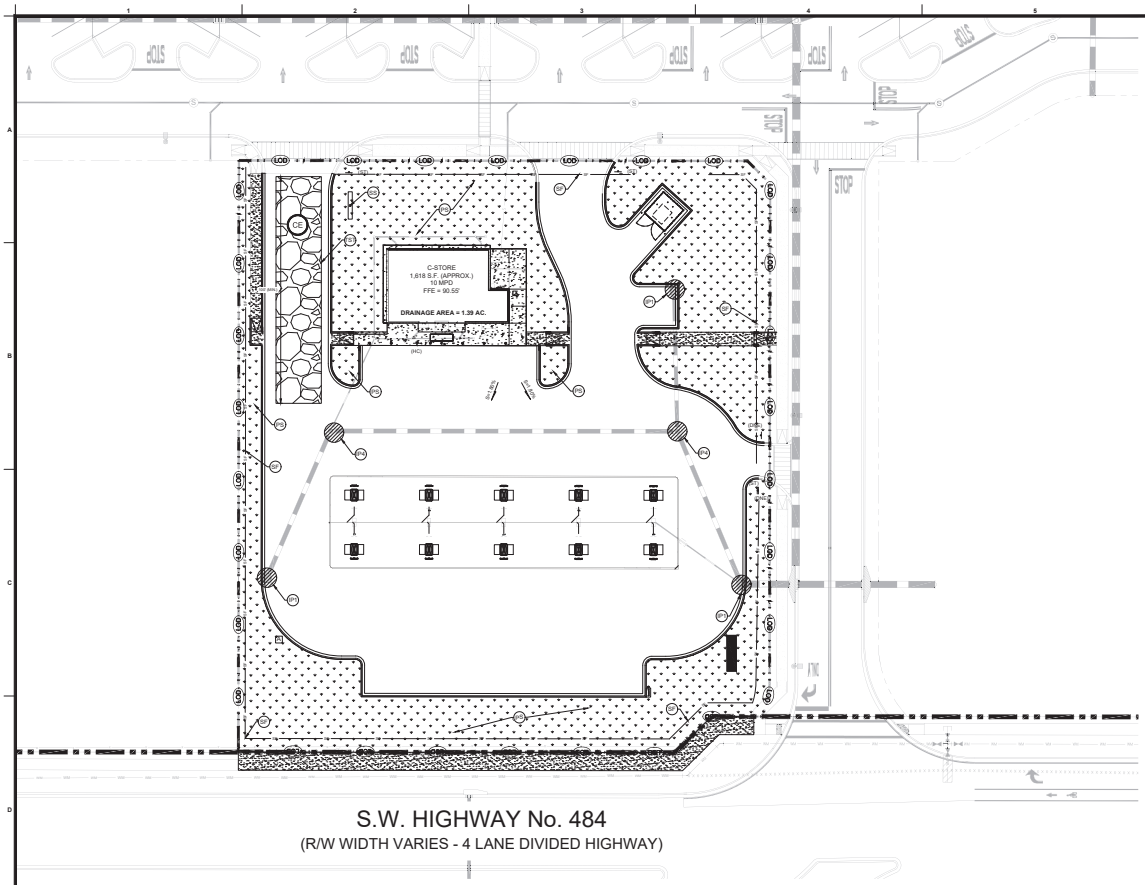
No.	Date	Revision
1	01/30/26	REV FOR COUNTY COMMENTS

Designed: H. JOHNSON
Drawn: P. SHEFFIELD
Checked: N. SKELTON
Job No.: W131528
Date: 1/23/26

PHASE 1 EROSION AND SEDIMENTATION CONTROL PLAN
MAJOR SITE PLAN - C - STORE
MARION OAKS FLORIDA

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

Sheet No.
SW.3



N

Scale: 1" = 20'

TEMPORARY BENCHMARK

SWPPP UPDATES AND AMENDMENTS

THE GC MUST UPDATE THE SWPPP, INCLUDING THE JOBSITE BINDER AND SITE MAPS, TO REFLECT THE PROGRESS OF CONSTRUCTION ACTIVITIES AND GENERAL CHANGES TO THE PROJECT SITE. UPDATES SHALL BE MADE DAILY TO TRACK CHANGES TO THE SITE AS THEY OCCUR. THIS INCLUDES, BUT IS NOT LIMITED TO, INSTALLATION, MODIFICATION OR REMOVAL CONSTRUCTION ACTIVITIES (E.G., PAVING, STORM SEWER INSTALLATION, FOOTING INSTALLATION, ETC.), CLEARING, GRUBBING OR GRADING, OR TEMPORARY OR PERMANENT STABILIZATION.

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

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

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

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

LEGEND

SITE FEATURES:

- PROPERTY LINE
- RIGHT OF WAY LINE
- LOD — LIMITS OF DISTURBANCE
- EXISTING CONTOUR
- 100 — PROPOSED CONTOUR ELEVATION
- PROPOSED STORM PIPE
- EXISTING STORM PIPE
- DIRECTION OF OVERLAND FLOW

EROSION DETAILS:

- CE — TEMPORARY CONSTRUCTION EXIT
- SF — SEDIMENTATION SILT FENCE WITH WIRE BACKING
- SS — SWPPP INFORMATION SIGN
- IP1 — INLET PROTECTION FILTER SACK

EROSION NOTES:

- PS — PERMANENT SEEDING, SOD, OR MULCHING (SEE LANDSCAPE PLANS)
- PROPOSED FDOT TY III BARRICADES PER FDOT INDEX NO 102-600 WITH ROAD CLOSURE SIGNS

Always call 811 two full business days before you dig
Sunshine811.com
www.sunshine811.com

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

NOTE TO GENERAL CONTRACTOR:
PRIOR TO CONSTRUCTION, GC MUST CLEARLY DELINEATE AND MARK OFF AREAS IDENTIFIED IN THE SWPPP OR IN THE FIELD, TO BE PROTECTED (E.G., WETLANDS, WETLAND BUFFERS, HABITAT OF ENDANGERED/ THREATENED SPECIES, HISTORIC PROPERTIES, ETC.)

cph
www.cphcorp.com
Building Better Communities Together
Ph: 904.322.0999

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

KATHLEEN SHEFFIELD LICENSE No. 92781 STATE OF FLORIDA PROFESSIONAL ENGINEER
KATHLEEN SHEFFIELD 92781

No.	Date	Revision
1	2/13/26	REVIEW COUNTY COMMENTS

Designed: H. JOHNSON
Drawn: P. SHEFFIELD
Checked: N. SKELTON
Job No.: WT31528
Date: 1/23/26

PHASE 2 EROSION AND SEDIMENTATION CONTROL PLAN
MAJOR SITE PLAN - C - STORE
MARION OAKS FLORIDA

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

Sheet No.
SW.4

SOIL EROSION/SEDIMENTATION CONTROL OPERATION TIME SCHEDULE

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

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

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

LAST REVISED: APRIL 30, 2011

ACREAGE SUMMARY
(IN ACRES)

1	PROPERTY AREA	1.40
2	PERMITTED AREA WITHIN PROPERTY	1.40
3	PERMITTED AREA OUTSIDE OF PROPERTY	0.00
4	TOTAL PERMITTED PROJECT AREA (MUST MATCH NOI)	1.40
5	IMPERVIOUS AREA BEFORE PROJECT	0.00
6	IMPERVIOUS AREA AT COMPLETION	0.85
7	PERVIOUS AREA AT COMPLETION	0.55

LAST REVISED: JUNE 2013

RUNOFF COEFFICIENT SUMMARY

PRE-CONSTRUCTION RUNOFF COEFFICIENT [OR SCS TR-55 CURVE NUMBER]:	CN = 80.00
POST-CONSTRUCTION RUNOFF COEFFICIENT [OR SCS TR-55 CURVE NUMBER]:	CN = 92.60

LAST REVISED: JUNE 2012

SITE LOCATION SUMMARY

ADDRESS:	HIGHWAY 484 AND SW 57TH AVE
CENTER OF SITE:	
LATITUDE:	29°01'36.58"N - (30.3848)
LONGITUDE:	82°13'02.96"W - (87.0849)
ADJACENT SURROUNDING PROPERTIES:	PROPERTY IS LOCATED ON THE CORNER OF SW HIGHWAY 484 AND SW 57TH AVENUE. TO THE WEST AND NORTH IS COMMERCIAL

LAST REVISED: JUNE 2012

SITE TOPOGRAPHY SUMMARY

LOWEST ELEVATION OF PROJECT SITE:	86.36' (NAVD 88)
HIGHEST ELEVATION OF PROJECT SITE:	91.00' (NAVD 88)
PERCENT SLOPE VARIATION:	PROPERTY IS ROUGH GRADED TO ELEVATION 93' - 94' (NAVD 88) SEE GRADING PLAN FOR FINAL GRADES
TOPOGRAPHY CHANGES:	0-3' ON AVERAGE BUT WILL MAINTAIN GENERAL SLOPE OF LAND.
VEGETATION:	THE EXISTING SITE HAS BEEN CLEARED.
AVERAGE SLOPE:	THE PROPERTY SLOPES 0.5 - 1% FROM THE NORTH SIDE OF THE PARCEL TO THE SOUTH SIDE OF THE PARCEL NEAR ROW.

LAST REVISED: JUNE 2013

SITE SOILS SUMMARY

SOIL TYPE AND TEXTURE:	COMBINATION OF BONIFAY LOAMY SAND AND TROUP LOAMY SAND PER WEB SOIL SURVEY.
AVERAGE DEPTH OF TOPSOIL:	2"-4" DEPTH WERE OBSERVED ON THE SITE BASED ON GEOTECHNICAL FINDINGS.
AVERAGE DEPTH TO GROUNDWATER:	GROUND WATER HAS NOT ENCOUNTERED/ APPARENT IN THE BORINGS AT THE TIME OF FIELD EXPLORATION. SEASONAL HIGH GROUNDWATER TABLE IS ESTIMATED TO BE GREATER THAN DEPTHS OF 30 FEET.

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

LAST REVISED: JUNE 2012

SITE RAINFALL SUMMARY

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
AVGERAGE RAINFALL IN INCHES	4.64"	4.68"	4.88"	4.96"	4.27"	6.50"	7.57"	7.32"	6.02"	4.15"	3.90"	5.25"

THE TOTAL AVERAGE ANNUAL RAINFALL FOR THE PROJECT AREA IS: 5.95 INCHES

THE DESIGN RAIN EVENT FOR THE PROJECT IS: 25YR-24HR

LAST REVISED: JUNE 2012

cph
www.cphcorp.com
Building Better Communities Together
Ph: 904.332.0999
Plans Prepared By:
CPH Consulting, LLC
A Full Service A & E Firm

KATHLEEN SHEFFIELD LICENSE No. 92781 STATE OF FLORIDA PROFESSIONAL ENGINEER
KATHLEEN SHEFFIELD 92781

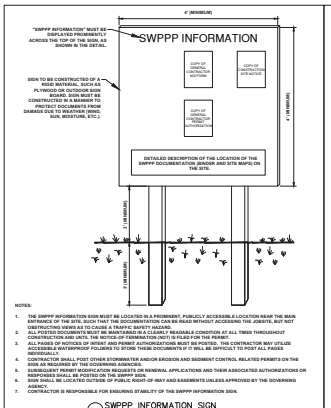
No.	Date	Revision
1	01/30/26	REVIEW COUNTY COMMENTS

Designed: H. JOHNSON
Drawn: P. SHEFFIELD
Checked: N. SKELTON
Job No.: W131528
Date: 1/23/26
2026

SWPPP DETAILS
MAJOR SITE PLAN - C - STORE
MARION OAKS FLORIDA

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

Sheet No. SW.5

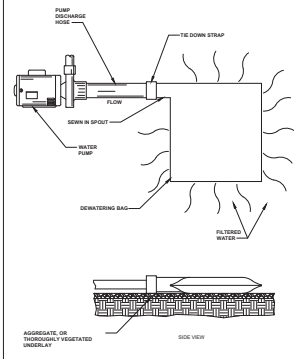


NOTES:

1. THE SWPPP INFORMATION SIGN MUST BE LOCATED IN A PROMINENT, PUBLICLY ACCESSIBLE LOCATION NEAR THE MAIN ENTRANCE OF THE SITE, SUCH THAT THE DOCUMENTATION CAN BE READ WITHOUT ACCESSING THE JOBSITE, BUT NOT OBSTRUCTING VIEWS AS TO CAUSE A TRAFFIC SAFETY HAZARD.
2. THE SIGN SHALL BE MAINTAINED IN A LEGIBLE AND ACCESSIBLE CONDITION AT ALL TIMES THROUGHOUT CONSTRUCTION AND UNTIL THE NOTICE OF TERMINATION (NOT) IS FILED FOR THE PERMIT.
3. ALL PAGES OF NOTICES OF INTENT AND PERMIT AUTHORIZATIONS MUST BE POSTED. THE CONTRACTOR MAY UTILIZE ACCESSIBLE WATERPROOF FOLDERS TO STORE THESE DOCUMENTS IF IT WILL BE DIFFICULT TO POST ALL PAGES CONSECUTIVELY.
4. NO PERMIT FOR SHALL POST OTHER STORMWATER AND/OR EROSION AND SEDIMENT CONTROL RELATED PERMITS ON THIS SIGN AS REQUIRED BY THE GOVERNING AGENCIES.
5. SUBSEQUENT PERMIT MODIFICATION REQUESTS OR RENEWAL APPLICATIONS AND THEIR ASSOCIATED AUTHORIZATIONS OR CERTIFICATIONS SHALL BE POSTED ON THE SIGN.
6. SIGN SHALL BE LOCATED OUTSIDE OF PUBLIC RIGHT-OF-WAY AND EASEMENTS UNLESS APPROVED BY THE GOVERNING AGENCY.
7. CONTRACTOR IS RESPONSIBLE FOR ENSURING STABILITY OF THE SWPPP INFORMATION SIGN.

SWPPP INFORMATION SIGN
N.T.S.

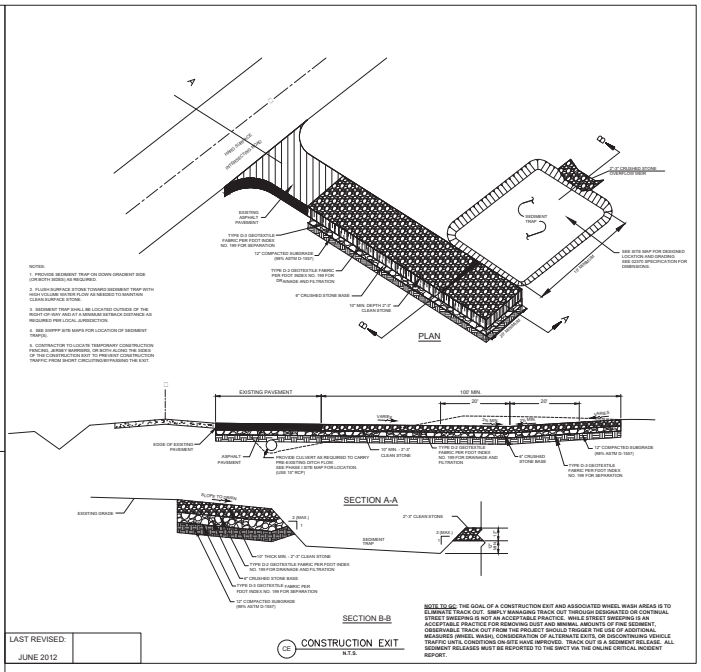
LAST REVISED: JUNE 2012



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

DEWATERING BAG DETAIL
N.T.S.

CPH STANDARD DETAIL



NOTES:

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

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

CONSTRUCTION EXIT
N.T.S.

LAST REVISED: JUNE 2012

cph
www.cphcorp.com
Building Better Communities Together
Ph. 904.332.0999
Plans Prepared By:
CPH Consulting, LLC
A Full Service A & E Firm

KATHRYN A. SHEFFIELD No. 92781 STATE OF FLORIDA PROFESSIONAL ENGINEER 02/06/26

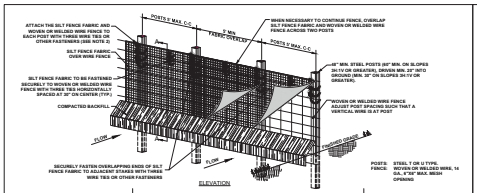
No.	Date	Revision
1	03/02/26	REV PER COUNTY COMMENTS

Designed: H. JOHNSON
Drawn: P. SHEFFIELD
Checked: N. SKELTON
Job No.: W131528
Date: 1/23/26

SWPPP DETAILS
MAJOR SITE PLAN - C - STORE
MARION OAKS FLORIDA

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

Sheet No. SW.6



SILT FENCE SECTION	TYPE (WIRE OR WOVEN WIRE BACKED)	SECTION LENGTH (FT)	DRAINAGE AREA (ACRES)	AVERAGE SLOPE OF AREA
N. PROP. LINE BEHIND BLDG.	WIRE	850 LF	5.42	29%
S. & S. SIDE ADJ. TO EASTERN PARCELS	WIRE	1,589 LF	2.40 AC	1.82%
S. PROP. LINE ADJ. TO US 98 & N. SIDE ADJ. TO IMPACTED WETLANDS	WIRE	1,589 LF	2.62 AC	0.73%
W. SIDE ADJ. TO W. POND AREA.	WIRE	1,314 LF	9.42 AC	33.33%
N. SIDE OF CONNECTOR RD. TO MC. DAVIS BLVD. & E. OF EXIST. POND	WIRE	1,185 LF	0.27 AC	33.33%

TABLE 1 Temporary Silt Fence Material Property Requirements

		Test Method	Units	Supported [1] Silt Fence	Unsupported [1] Silt Fence	Type of Value
Grab Strength		ASTM D 4632	N (lbs)	400 (90)	550 (124)	MARV
	Machine Direction			400 (90)	550 (124)	MARV
	Cross-Machine Direction			400 (90)	450 (101)	MARV
Permittivity [2]		ASTM D 4491	sec-1	0.05	0.05	MARV
Apparent Opening Size [3]		ASTM D 4751	mm (U.S. Sieve #)	0.60 mm (#30)	0.60 mm (#30)	Max. ARV [4]
Ultraviolet Stability		ASTM D 4355	Retained Strength	70% after 500 hrs of exposure	70% after 500 hrs of exposure	Typical

[1] Silt fence support shall consist of 1.5 gage steel wire with a mesh spacing of 150 mm (6 in.) or prefabricated polymer mesh of equivalent strength.

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

[3] As measured in accordance with Test Method D 4751.

[4] MAV = 2/3(70) FOR A FACTOR OF SAFETY OF 1.5.

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

LAST REVISED:
JUNE 2012

SPECIFICATIONS FOR SILT FENCE INSTALLATION

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

MAINTENANCE NOTES

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

NOTES:

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

SVR SEEDING/VEGETATION REQUIREMENTS
N.T.S.

LAST REVISED:
JUNE 2012

NOTES:

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

TS TEMPORARY SEEDING OR STABILIZATION
N.T.S.

LAST REVISED:
JUNE 2012

NOTES:

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

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

LAST REVISED:
JUNE 2012

cph
www.cphcorp.com
Building Better Communities Together
[redacted]
Ph. 904.322.0999

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

LICENSED ENGINEER
No. 92781
STATE OF FLORIDA
PROFESSIONAL ENGINEER
KATHLEEN A. SHEFFIELD
92781
STATE OF FLORIDA

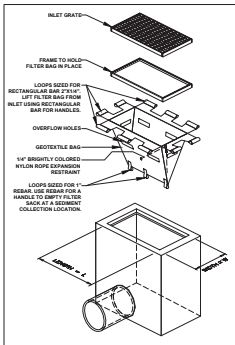
No.	Date	Revision
1	07/30/26	REV PER COUNTY COMMENTS

Designed: H. JOHNSON
Drawn: P. SHEFFIELD
Checked: N. SKELTON
Job No.: W131528
Date: 1/23/26
© 2026

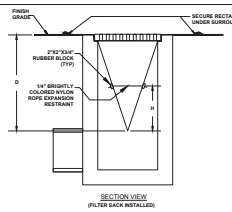
SWPPP DETAILS
MAJOR SITE PLAN - C - STORE
MARION OAKS FLORIDA

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

Sheet No.
SW.7



ISOMETRIC VIEW



SECTION VIEW
(FILTER SACK INSTALLED)

NOTES:

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

MAINTENANCE NOTES:

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

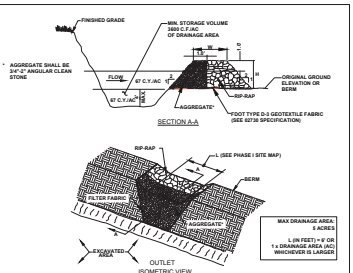
LOW TO MODERATE FLOW GEOTEXTILE FABRIC SPECIFICATION TABLE		
PROPERTIES	TEST METHOD	UNITS
GRAB TENSILE STRENGTH	ASTM D-4632	300 LBS
GRAB TENSILE ELONGATION	ASTM D-4632	30 %
TRAPEZOID TEAR	ASTM D-4533	120 LBS
MULLEN BURST	ASTM D-3786	900 PSI
TRAPEZOID TEAR	ASTM D-4533	120 LBS
UV RESISTANCE	ASTM D-4355	90 %
APPARENT OPENING SIZE	ASTM D-4751	40 US SIEVE
FLOW RATE	ASTM D-4491	40 GAL/MIN/SQ FT
PERMITTIVITY	ASTM D-4491	0.55 SEC -1

MODERATE TO HIGH FLOW GEOTEXTILE FABRIC SPECIFICATION TABLE		
PROPERTIES	TEST METHOD	UNITS
GRAB TENSILE STRENGTH	ASTM D-4632	360 LBS
GRAB TENSILE ELONGATION	ASTM D-4632	30 %
TRAPEZOID TEAR	ASTM D-4533	135 LBS
MULLEN BURST	ASTM D-3786	430 PSI
TRAPEZOID TEAR	ASTM D-4533	45 LBS
UV RESISTANCE	ASTM D-4355	90 %
APPARENT OPENING SIZE	ASTM D-4751	20 US SIEVE
FLOW RATE	ASTM D-4491	200 GAL/MIN/SQ FT
PERMITTIVITY	ASTM D-4491	1.5 SEC -1

IPI INLET PROTECTION FILTER SACK
N.T.S.

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

LAST REVISED:
APRIL 30, 2011



SECTION A-A

ISOMETRIC VIEW

MAX DRAINAGE AREA: 5 ACRES

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

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

MAINTENANCE NOTES:

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

ST TEMPORARY SEDIMENT TRAP
N.T.S.

LAST REVISED:
JUNE 2012

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

cph
www.cphcorp.com
Building Better Communities Together
Ph: 904.322.0999
Plans Prepared By:
CPH Consulting, LLC
A Full Service A & E Firm

FLORIDA LICENSE No. 92781 STATE OF FLORIDA PROFESSIONAL ENGINEER
KATHLEEN A. CRAWFORD 92781

No.	Date	Revision
1	07/30/26	REV PER COUNTY COMMENTS

Designed: H. JOHNSON
Drawn: P. SHEFFIELD
Checked: N. SKELTON
Job No.: W131528
Date: 1/23/26

SWPPP DETAILS
MAJOR SITE PLAN - C - STORE
MARION OAKS FLORIDA

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

Sheet No.
SW.8

NOTES:

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

SK SKIMMER

LAST REVISED: JUNE 2013

NOTES:

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

CES CHEMICALLY--ENHANCED SETTLEING PASSIVE TREATMENT SYSTEMS

LAST REVISED: JUNE 2012

NOTES:

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

REQUIRED DEWATERING PERMITS AND AUTHORIZATIONS			
1	2	3	4
GOVERNING AGENCY	PERMIT NAME/TYPE	PERMIT NO. (GC TO COMPLETE)	DATE PERMIT WAS ISSUED BY AGENCY (GC TO COMPLETE)
NPDES STORMWATER NOTICES CENTER MS 43065 FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION	FDEP NPDES GENERIC PERMIT FOR LARGE AND SMALL CONSTRUCTION SITES		

DW DEWATERING

LAST REVISED: JUNE 2012

NOTES:

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

SP STOCKPILES

LAST REVISED: JUNE 2012

NOTES:

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

DC DUST CONTROL

LAST REVISED: JUNE 2012

NOTES:

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

ID IRRIGATION OR DISPERSION

LAST REVISED: JUNE 2012

NOTES:

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

IP INLET PROTECTION

LAST REVISED: JUNE 2013

NOTES:

1. SUBSTANCES THAT HAVE THE POTENTIAL FOR POLLUTING SURFACE AND/OR GROUNDWATER MUST BE CONTROLLED BY ANY MEANS NECESSARY TO ENSURE THAT THOSE DO NOT DISCHARGE FROM THE SITE. IN THIS REGARD, POTENTIALLY POLLUTING SUBSTANCES SHALL BE STORED AND HANDLED IN A MANNER CONSISTENT WITH THE RISK OF IMPACT THOSE REPRESENT, AND ACCORDING WITH THE REGULATIONS.
2. NO SOLID MATERIALS, INCLUDING BUILDING MATERIALS, ARE ALLOWED TO BE DISCHARGED FROM THE SITE WITH STORMWATER. ALL SOLID WASTE, INCLUDING DISPOSABLE MATERIALS INCIDENTAL TO THE CONSTRUCTION ACTIVITIES, MUST BE COLLECTED AND PLACED IN CONTAINERS. RUBBISH, TRASH, GARBAGE, LITTER, OR OTHER SUCH MATERIALS SHALL BE DISPOSED OF PROMPTLY AND IN A MANNER THAT PREVENTS THEIR DISCHARGE FROM THE SITE BY WIND, THROUGH THE ACTION OF WIND OR STORMWATER DISCHARGE INTO DRAINAGE DITCHES OR WATERS OF THE STATE. THE CONTAINERS SHALL BE HAULED AWAY FROM THE SITE AND EMPTIED WHEN THOSE BECOME 80% FULL, OR AS NECESSARY, BY A CERTIFIED TRASH DISPOSAL SERVICE. LIDS OR COVERS FOR THE CONTAINERS SHALL BE PROVIDED FOR USE DURING RAIN EVENTS TO PREVENT WASTE CONTACT WITH STORMWATER. WASTES THAT CANNOT BE STORED IN CONTAINERS SHALL BE STORED AND HANDLED UNDER COVER OR INDOORS. THE LOCATION OF SOLID WASTE RECEPTACLES SHALL BE SHOWN ON THE SITE MAPS.

SWD SOLID WASTE DISPOSAL

LAST REVISED: JUNE 2013

NOTES:

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

HWD HAZARDOUS WASTE DISPOSAL

LAST REVISED: JUNE 2013

NOTES:

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

SAF SANITARY FACILITIES

LAST REVISED: JUNE 2013

NOTES:

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

TP TEMPORARY PARKING

LAST REVISED: JUNE 2013

NOTES:

1. MATERIAL STORAGE AREAS SHOULD BE LOCATED, WHEN POSSIBLE, TO MINIMIZE EXPOSURE TO WEATHER. INSPECTIONS SHALL EVALUATE DISTURBED AREAS AND AREAS USED FOR STORING MATERIALS THAT ARE EXPOSED TO RAINFALL FOR EVIDENCE OF, OR THE POTENTIAL FOR, POLLUTANTS ENTERING THE DRAINAGE SYSTEM OR DISCHARGING FROM THE SITE. APPROPRIATE MEASURES TO MINIMIZE OR PREVENT POLLUTANTS FROM ENTERING THE DRAINAGE SYSTEM SHALL BE IMPLEMENTED. ALSO, PROTECTIVE BERMS MUST BE CONSTRUCTED, IF NEEDED, TO CONTAIN RUNOFF FROM MATERIAL STORAGE AREAS. GC SHALL ADHERE TO ALL STATE AND LOCAL REGULATIONS PERTAINING TO MATERIAL STORAGE AREAS.
2. CHEMICALS, PAINTS, SOLVENTS, FERTILIZERS, AND OTHER TOXIC MATERIALS MUST BE STORED IN WATERPROOF CONTAINERS AND MUST NOT BE EXPOSED TO PRECIPITATION. SPILLS OR LEAKAGE FROM THESE CONTAINERS MUST BE CONTAINED IN STORAGE FACILITIES. RUNOFF CONTAINING SUCH MATERIAL MUST BE COLLECTED, REMOVED FROM THE SITE, TREATED, AND DISPOSED OF AT AN APPROVED SOLID WASTE AND CHEMICAL DISPOSAL FACILITY.

MLSA MATERIAL LAYDOWN AND STORAGE AREA

LAST REVISED: JUNE 2013

NOTES:

1. CONCRETE WASTE MANAGEMENT PERTAINS TO WASTE FROM CONCRETE READY-MIX TRUCKS, MASONRY OPERATIONS, AND SIMILAR WASTE.
2. THE STATE OFFLORIDA PROHIBITS CONCRETE WASH OUT ONSITE.
3. DISCHARGE OF EXCESS OR WASTE CONCRETE AND/OR WASH WATER FROM CONCRETE TRUCKS IS ALLOWED AT THE CONSTRUCTION SITE, ONLY COMMERCIALLY AVAILABLE LINED IN-GROUND PORTABLE CONCRETE WASHOUT CONTAINERS ARE ALLOWED AND MUST BE PROTECTED FROM VEHICLE TRAFFIC AND CLEARLY IDENTIFIED BY LEGIBLE SIGNAGE, AND MUST BE LOCATED OUTSIDE OF VEGETATED BUFFERS AND AS FAR AS PRACTICABLE FROM STORMWATER CONVEYANCES AND IMPOUNDMENTS AND WATER BODIES. PORTABLE CONCRETE WASHOUT CONTAINERS SHALL CONTAIN ALL CONCRETE WASTE, INCLUDING SOLID AND FLUID, COMPONENTS OF THE WR. CONCRETE WASHOUT CONTAINERS MUST BE CLEANED OR REPLACED AS NEED WHEN THE REMAINING VOLUME IS REDUCED BY 50% TO PREVENT ANY POTENTIAL OVERFLOW IN A STORM EVENT.
4. ALTERNATIVELY, WASTE CONCRETE CAN BE PLACED INTO FORMS TO MAKE RIP-RAP AND/OR OTHER USEFUL CONCRETE PRODUCTS, OR SPREAD AND GRADED AS PART OF THE DESIGN OF THE SITE (FILL AREAS), AS LONG AS ALL APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS. THE GC IS RESPONSIBLE FOR ASSURING THAT THESE PROCEDURES, APPLICABLE LAWS, AND ENVIRONMENTAL REGULATIONS ARE FOLLOWED. THE LOCATION OF CONCRETE WASHOUT CONTAINERS SHALL BE SHOWN ON THE SITE MAPS.

CW CEMENT AND CONCRETE WASHOUT

LAST REVISED: JUNE 2013

NOTES:

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

PSW PAINT AND STUCCO WASHOUT

LAST REVISED: JUNE 2013

NOTES:

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

MA MASONS' AREA

LAST REVISED: JUNE 2013

NOTES:

1. THE GC SHALL IDENTIFY FUELING AREAS WITH LEGIBLE SIGNAGE ON THE SITE. TEMPORARY ON-SITE FUEL TANKS FOR CONSTRUCTION EQUIPMENT SHALL BE PROPERLY LABELED AND SHALL BE PLACED ON IMPERVIOUS SURFACE. TANKS (DOUBLE WALLED, SHALL BE PROVIDED WITH SECONDARY CONTAINMENT (THAT IS CONTAINMENT EXTERNAL TO AND SEPARATE FROM PRIMARY CONTAINMENT). TANKS SHALL HAVE APPROVED SPILL CONTAINMENT WITH THE CAPACITY REQUIRED BY THE APPLICABLE REGULATIONS. SECONDARY CONTAINMENT SHALL BE CONSTRUCTED OF MATERIALS OF SUFFICIENT THICKNESS, DENSITY, AND COMPOSITION SO AS NOT TO BE STRUCTURALLY WEAKENED AS A RESULT OF CONTACT WITH SPILLED OR STORED WASTES OR ACCUMULATED STORMWATER FOR A PERIOD OF TIME EQUAL TO OR LONGER THAN THE MAXIMUM ANTICIPATED TIME SUFFICIENT TO ALLOW RECOVERY OF DISCHARGED FUEL. IT SHALL BE CAPABLE OF CONTAINING 110% OF THE VOLUME OF THE PRIMARY TANK IF A SINGLE TANK IS USED, OR IN THE CASE OF MULTIPLE TANKS, 100% OF THE LARGEST TANK OR 10% OF THE AGGREGATE, WHICHEVER IS LARGER.
2. THE TANKS SHALL BE IN SOUND CONDITION, FREE OF RUST OR OTHER DAMAGE WHICH MIGHT COMPROMISE CONTAINMENT. FUEL STORAGE AREAS SHALL MEET ALL EPA, OSHA AND OTHER REGULATORY REQUIREMENTS FOR SIGNAGE, FIRE EXTINGUISHERS, ETC. HOSES, VALVES, FITTINGS, CAPS, FILLER NOZZLES, AND ASSOCIATED HARDWARE SHALL BE MAINTAINED IN PROPER WORKING CONDITION AT ALL TIMES. TANKS SHALL BE LOCATED TO MINIMIZE EXPOSURE TO WEATHER AND SURFACE WATER DRAINAGE FEATURES. THE LOCATION OF FUEL TANKS SHALL BE SHOWN ON THE SITE MAPS.
3. A SPILL PREVENTION, CONTROL AND COUNTERMEASURE (SPCC) PLAN MUST BE DEVELOPED IF ABOVEGROUND OIL STORAGE CAPACITY AT THE CONSTRUCTION SITE EXCEEDS 1,320 GALLONS OR AS SPECIFIED BY STATE.
4. CONTAINERS WITH A STORAGE CAPACITY OF 55-GALLONS OR LESS ARE NOT INCLUDED WHEN CALCULATING SITE STORAGE CAPACITY. THE GC SHALL WORK WITH THE CEC TO DEVELOP AND IMPLEMENT A SPCC PLAN IN ACCORDANCE WITH THE OIL POLLUTION PREVENTION REGULATION AT TITLE 40 OF THE CODE OF FEDERAL REGULATIONS, PART 112, (40 CFR 112).

FSU FUEL AND PETROLEUM STORAGE AND USE

LAST REVISED: JUNE 2013

NOTES:

1. THE GC SHALL DESIGNATE AREAS ON THE SITE MAPS FOR EQUIPMENT CLEANING, MAINTENANCE, AND REPAIR. THE GC AND SUBCONTRACTORS SHALL UTILIZE SUCH DESIGNATED AREAS. CLEANING, MAINTENANCE, AND REPAIR AREAS SHALL BE PROTECTED BY A TEMPORARY PERIMETER BERM, SHALL NOT OCCUR WITHIN 100 FEET OF ANY WATERWAY, WATER BODY OR WETLAND, AND SHALL OCCUR IN AREAS LOCATED AS FAR AS PRACTICAL FROM STORM SEWER INLETS. DRIP PANS SHALL BE USED FOR VEHICLE MAINTENANCE ACTIVITIES AND REGULTANT WASTES SHALL BE DISPOSED OF IN ACCORDANCE WITH THE HAZARDOUS MATERIAL MANAGEMENT AND SPILL REPORTING PLAN NOTES INCLUDED ON THIS PLAN SHEET.
2. USE OF DETERGENTS FOR LARGE SCALE WASHING IS PROHIBITED (FOR EXAMPLE, WASHING VEHICLES, BUILDINGS, PAVEMENT SURFACES, ETC.). ALL WASH WATER SHALL BE DETAINED AND PROPERLY TREATED OR DISPOSED.

EMA EQUIPMENT AND VEHICLE CLEANING AND MAINTENANCE AREAS

LAST REVISED: JUNE 2013

cph
www.cphcorp.com
Building Better Communities Together
Ph. 904.322.0909
Plans Prepared By:
CPH Consulting, LLC
A Full Service A & E Firm

LICENSED LANDSCAPE ARCHITECT No. 92781 STATE OF OHIO KATHLEEN CRAWFORD 12/31/17

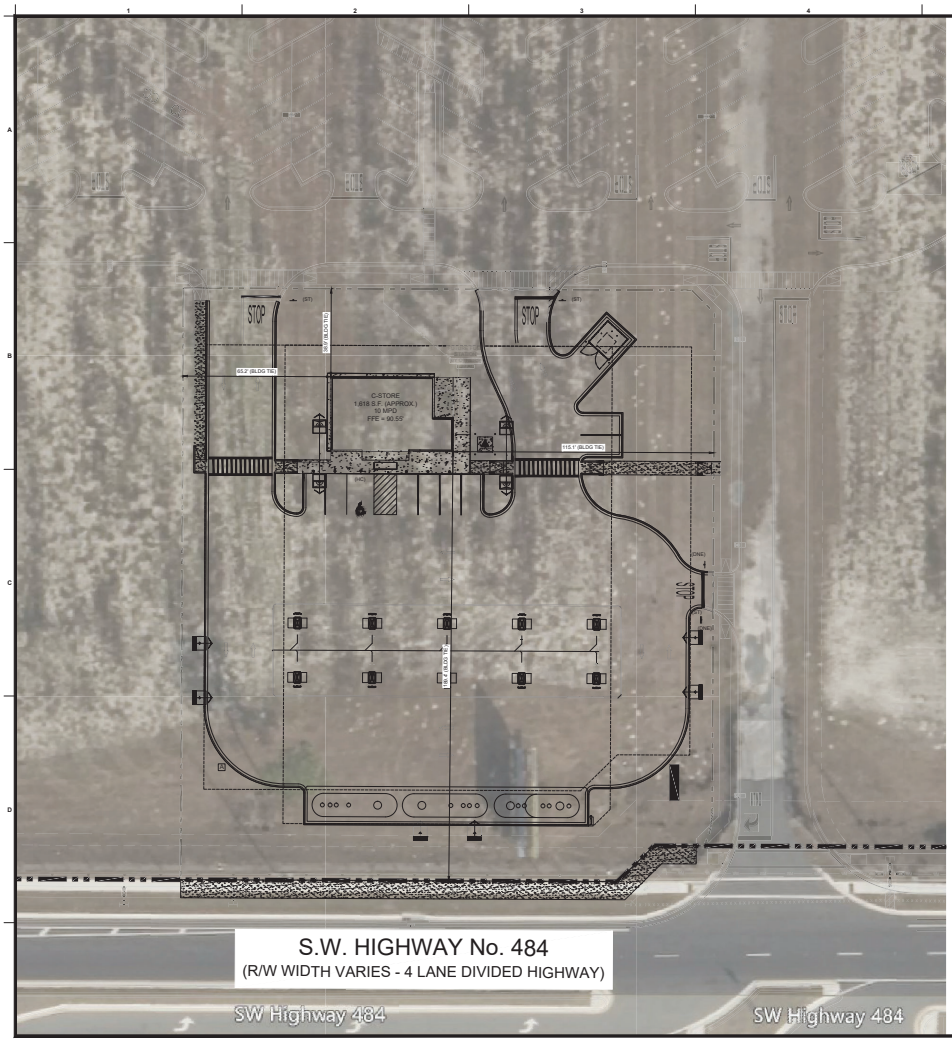
No.	Date	Revision
1	07/30/16	REV PER COUNTY COMMENTS

Designed: H. JOHNSON
Drawn: P. SHEFFIELD
Checked: N. SKELTON
Job No.: W131528
Date: 1/23/26
2026

SWPPP DETAILS
MAJOR SITE PLAN - C - STORE
MARION OAKS FLORIDA

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

Sheet No. SW.9



N

Scale: 1" = 20'

Always call 811 two full business days before you dig

Sunshine811.com

www.sunshine811.com

cph

www.cphcorp.com

Building Better Communities Together

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

KATHLEEN SHEFFIELD LICENSE No. 92781 STATE OF FLORIDA PROFESSIONAL ENGINEER
KATHLEEN SHEFFIELD 92781

No.	Date	Revision

Designed: H. JOHNSON
Drawn: P. SHEFFIELD
Checked: N. SKELTON
Job No.: W131528
Date: 1/23/26

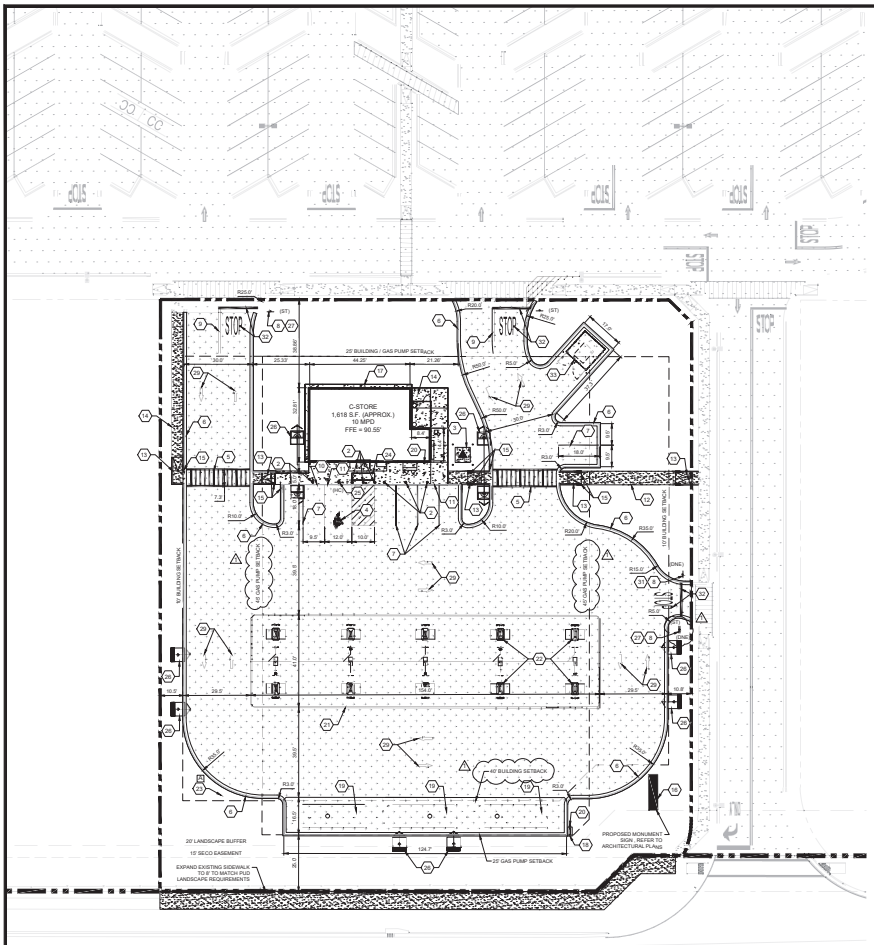
OVERALL SITE PLAN

MAJOR SITE PLAN - C - STORE

MARION OAKS FLORIDA

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

Sheet No.
C1.1



SIGN LEGEND

- (HC) ACCESSIBLE PARKING (FTP-21-06 & FTP-22-06)
- (ST) STOP (R1-1)
- (PA) STOP HERE FOR PEDESTRIANS (SEE DETAIL SHEET)

PROPOSED PAVEMENT LEGEND

- SIDEWALK. PER DETAIL SHEET
- ARCH. CONCRETE: PER ARCH. PLAN
- HEAVY DUTY CONCRETE PAVEMENT: PER DETAIL SHEET
- PARKING SPACE COUNT
- SITE LIGHTING, REF. PHOTOMETRIC PLANS
- TRANSFORMER

PROPOSED LEGEND

- PROPERTY LINE
- PROPOSED BUFFER LINE
- LANDSCAPE BUFFER LINE
- BUILDING SETBACK LINE

PAINTING STRIPING LEGEND

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

N

20 0 20 40
Graphic Scale in Feet

SITE LEGEND

1. BUILDING SETBACK LINE PER ZONING RESOLUTION.
2. PIPE BOLLARD, REF. ARCH. PLANS.
3. CONCRETE TRANSFORMER PAD. CONTRACTOR TO COORDINATE WITH UTILITY PROVIDER FOR DETAILS.
4. ACCESSIBLE PARKING SPACE PER FDOT INDEX NO. 711-021 AND SIGNAGE PER FOOT INDEX NO. 700-102 TYPICAL. SEE DETAIL SHEET C5.4. & C5.5
5. PEDESTRIAN CROSSWALK, SEE PLAN FOR WIDTH, SEE DETAIL SHEET C5.4. BY OTHERS.
6. 18" CONCRETE CURB AND GUTTER TYPICAL. SEE DETAIL SHEET C5.2.
7. PROPOSED SWSL / 4".
8. NEW SIGN MOUNTING AND BASE WITH BREAK AWAY POST.
9. PROPOSED DYSL / 4" (LINES TO BE EXTENDED FROM THE STOP BAR / CROSSWALK). REFER TO DETAIL SHEET C5.3.
10. FLUSH PAVEMENT AND SIDEWALK AREA.
11. COORDINATE WITH DEVELOPER'S CONTRACTOR TO CONSTRUCT SMOOTH TRANSITION TO EXISTING CURB AND PAVEMENT.
12. PROPOSED CONCRETE SIDEWALK, 5% MAX. LONGITUDINAL SLOPE, 2% MAX. CROSS SLOPE.
13. PROPOSED ACCESSIBLE CURB RAMP 1:12 MAX. SLOPE WITH 2' DEEP DETECTABLE WARNINGS. PER FDOT INDEX 522-002.
14. CONCRETE SIDEWALK, SEE ARCH. PLAN FOR SPECIFICATION AND DETAILS.
15. NOSE DOWN CURB, REFER TO DETAIL SHEET C-5.2
16. PROPOSED SINGLE TENANT MONUMENT SIGN. REFER TO ARCHITECTURAL PLANS FOR DETAILS.
17. PROPOSED CONCRETE RODENT BARRIER, SEE ARCH PLANS FOR DETAILS.
18. PROPOSED TANK VENT SYSTEM, REF. FUEL PLANS FOR DETAILS.
19. PROPOSED UNDERGROUND FUEL STORAGE TANKS, REF. FUEL PLANS FOR DETAILS.
20. PROPOSED E-STOP, REF. ARCH. PLANS FOR DETAILS.
21. PROPOSED GAS CANOPY, REF. ARCH. PLANS FOR DETAILS.
22. PROPOSED FUEL DISPENSER (TYP.), RSF. FUEL PLANS FOR DETAILS.
23. PROPOSED AIR STATION, REF. ARCH. PLANS FOR DETAILS.
24. PROPOSED TACTILE WARNING, REF. ARCH PLANS.
25. NEW SIGN MOUNTING AND BASE WITH BOLLARD. SEE DETAIL PAGE C5.5
26. PROPOSED SITE LIGHTING POLE (TYP.), REF. PHOTOMETRIC PLANS.
27. PROPOSED "STOP" SIGN.
28. PROPOSED STOP TEXT AND STOP BAR USING THERMOPLASTIC PAINT.
29. PROPOSED OPEN ARROW PAVEMENT MARKINGS USING THERMOPLASTIC PAINT.
30. PROPOSED "YIELD" SIGN.
31. PROPOSED "DO NOT ENTER" SIGN
32. STOP BAR AND STOP TEXT, REFER TO DETAIL SHEET C5.3.
33. PROPOSED DUMPSTER, REFER TO ARCH. PLANS FOR DUMPSTER DETAIL.

SITE DATA INFORMATION:

SITE PARCEL NUMBERS:

PARCEL NO. 4160-009-08

ADDRESS : 7 B.D. SW HIGHWAY 484

60,972 S.F. (1.39 AC.)

SECTION - 09 / TOWNSHIP - 17 / RANGE - 21

ON-SITE LAND INFORMATION:

CURRENT LAND USE:	VACANT LAND
PROPOSED LAND USE:	FUEL STATION
CURRENT ZONING:	PLANNED UNIT DEVELOPMENT (PUD)
PROPOSED ZONING:	PUD CASE NUMBER 191107ZC
AREA OF PROPOSED IMPROVEMENTS:	60,972 S.F. (1.39 AC.)
DEVELOPMENT TYPE:	COMMERCIAL

ADJACENT LAND INFORMATION:

	NORTH	EAST	SOUTH	WEST
EXISTING LAND USE	VACANT.	VACANT.	ROW	MR
FUTURE LAND USE	EC	EC	ROW	MR
EXISTING ZONING	PUD	PUD	ROW	R-1
PROPOSED ZONING	PUD	PUD	ROW	R-1

FLOOD ZONE INFORMATION:

HAVING CONSULTED THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP (FIRM) NUMBER 12083C0150, COMMUNITY PANEL NO. INDIAN RIVER COUNTY UNINCORPORATED AREAS, EFFECTIVE DATE: AUGUST 28, 2008, THE SUBJECT PROPERTY APPEARS TO LIE IN ZONE X, THE FLOOD ZONE "X"HAS A 0.2% ANNUAL CHANCE FLOOD HAZARD, AREAS WITH A 1% ANNUAL CHANCE FLOOD W/ AVERAGE DEPTH LESS THAN 1 FOOT - MINIMAL FLOOD HAZARD

BUILDING INFORMATION:

BUILDING AREA:	1,618± S.F.
BUILDING USE:	FUEL STATION
MAXIMUM BUILDING HEIGHT (COUNTY CODE):	50'-0"
ACTUAL BUILDING HEIGHT (ONE STORY):	19'-0"
CANOPY HEIGHT	17'-8"
MAXIMUM FLOOR AREA RATIO (FAR) (COUNTY CODE):	1.0
MAXIMUM FLOOR AREA RATIO (FAR) PROVIDED:	3.23%

PERVIOUS / IMPERVIOUS AREAS:

PRE-DEVELOPMENT:			
PERVIOUS AREA:	60,972 S.F.	(1.39 AC.)	(100.00%)
IMPERVIOUS AREA:	0 S.F.	(0.00 AC.)	(0.00%)
TOTAL SITE AREA:	60,972 S.F.	(1.39 AC.)	(100.00%)
POST DEVELOPMENT:			
PERVIOUS AREA:	21,312 S.F.	(0.49 AC.)	(35.00%)
IMPERVIOUS AREA: (DCIA)	39,283 S.F.	(0.90 AC.)	(65.00%)
TOTAL SITE AREA:	60,972 S.F.	(1.39 AC.)	(100.00%)

PARKING INFORMATION:

PARKING REQUIRED:

USE TYPE: GAS STATION

4 SPACES PER 1,000 SQFT GLA

1,618 SF / 1,000 SF = 6.4 SPACES REQUIRED

PARKING SPACES PROVIDED = 9 (INC. 1 ADA SPACE)

BLDG. SETBACKS AND LANDSCAPE BUFFERS:

BLDG. SETBACKS:

	NORTH	SOUTH	EAST	WEST
REQUIRED:	25'	40'	10'	10'
PROVIDED :	39'	169'	65'	115'

LANDSCAPE BUFFERS:

	NORTH	SOUTH	EAST	WEST
REQUIRED:	0'	15'	20'	0'
PROVIDED :	0'	20'	0'	0'

ACCESSORY STRUCTURE (GAS PUMP) SETBACK:

	NORTH	SOUTH	EAST	WEST
REQUIRED:	25'	25'	45'	45'
PROVIDED :	139'	81'	55'	49'

NOTES:

1. ITEMS SHOWN: SCREENED REPRESENT EXISTING CONDITIONS. ITEMS SHOWN BOLD REPRESENT PROPOSED CONDITIONS.
2. GAS PUMP CANOPY MAY INTRUDE UP TO 10 FT. INTO REQUIRED SETBACK.

cph
www.cphcorp.com
Building Better Communities Together
8200 Belfort Rd STE 100
Jacksonville, FL 32256
Ph: 904.332.0909

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

KATHLEEN SHEFFIELD LICENSE No. 92781 STATE OF OHIO PROFESSIONAL ENGINEER
KATHLEEN SHEFFIELD 92781

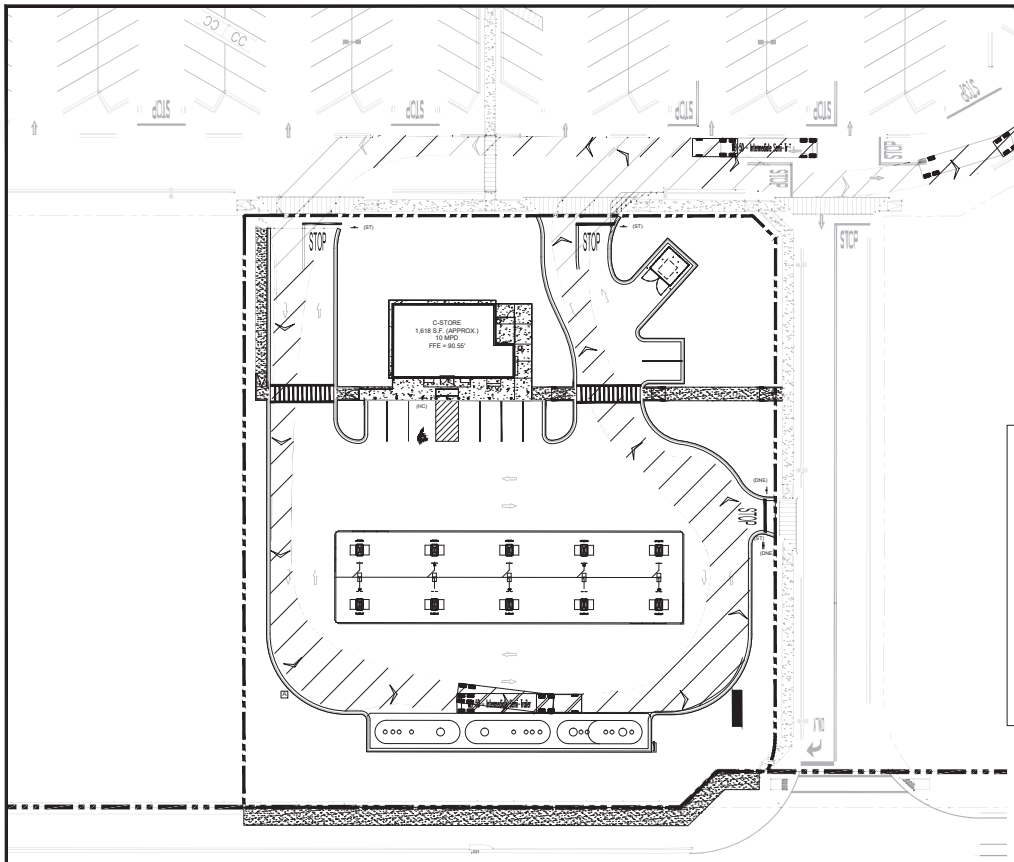
No.	Date	Revision
1	01/30/26	RC FOR COUNTY COMMENTS

Designed: H. JOHNSON
Drawn: P. SHEFFIELD
Checked: N. SKELTON
Job No.: W131528
Date: 1/23/26

SITE DIMENSION PLAN
MAJOR SITE PLAN - C - STORE
MARION OAKS FLORIDA

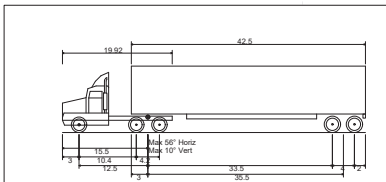
THIS SHEET NOT VALID FOR CONSTRUCTION WITHOUT COMPLETE SET OF PLANS.

Sheet No.
C1.2



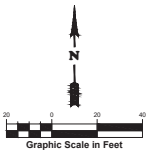
S.W. HIGHWAY No. 484

(R/W WIDTH VARIES - 4 LANE DIVIDED HIGHWAY)



WB-50 - Intermediate Semi-Trailer

Overall Length	55.000ft
Overall Width	8.500ft
Overall Body Height	12.052ft
Min Body Ground Clearance	1.334ft
Max Track Width	8.500ft
Lock-to-lock time	6.00s
Max Steering Angle (Virtual)	17.90°



Graphic Scale in Feet

cph

www.cphcorp.com

Building Better Communities Together

8200 Belfort Rd STE 220
Jacksonville, FL 32256
Ph: 904.332.0999

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

KATHLEEN SHEFFIELD LICENSE No. 92781 STATE OF FLORIDA PROFESSIONAL ENGINEER — KATHLEEN SHEFFIELD 92781

No.	Date	Revision

Designed: H. JOHNSON
Drawn: P. SHEFFIELD
Checked: N. SKELTON
Job No.: W131528
Date: 1/23/26

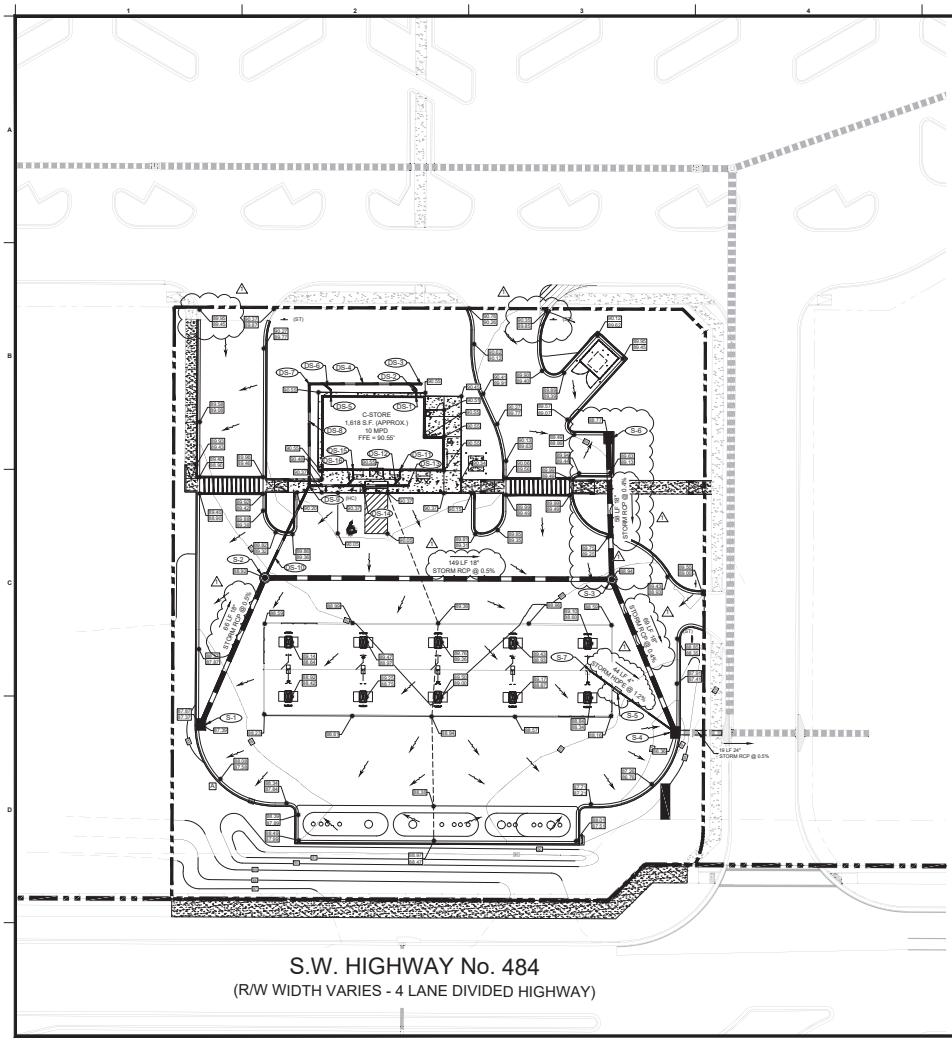
TRUCK TURNING EXHIBIT

MAJOR SITE PLAN - C - STORE

MARION OAKS FLORIDA

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

Sheet No.
C1.2A



N

20 0 20 40

Scale: 1" = 20'

LEGEND

- PROPERTY LINE
- CONTOUR ELEVATION
- HIGH POINT
- STORM PIPE
- TOP OF CURB ELEV. / PAVEMENT ELEV.
- PAVEMENT ELEV.
- DIRECTION OF FLOW
- SLOPE OF FLOW
- HANDICAP RAMP 1:12 SLOPE (MAX)
- DITCH BOTTOM INLET

STORM STRUCTURE SCHEDULE

STRUCTURE NUMBER	STRUCTURE TYPE	TOP ELEVATION	INVERTS
S-1	TYPE 'C' INLET PER FDOT INDEX NO.425-010 (BY OTHERS)	87.39	NE. F.L. = 83.17
S-2	TYPE 'J' STRUCTURE BOTTOM PER FDOT INDEX NO.425-010	88.92	SW. F.L. = 82.52 NE. F.L. = 80.18 E. F.L. = 82.82
S-3	TYPE 'J' STRUCTURE BOTTOM PER FDOT INDEX NO. 425-010	88.94	W. F.L. = 82.05 SE. F.L. = 82.05 N. F.L. = 82.36
S-4	TYPE 'C' INLET PER FDOT INDEX NO.425-010	86.36	N. F.L. = 81.68 E. F.L. = 81.68 NW. F.L. = 80.46
S-5	OIL WATER SEPARATOR	88.18	NW. F.L. = 82.13 SE. F.L. = 82.13
S-6	TYPE 'C' INLET PER FDOT INDEX NO.425-010	88.77	S. F.L. = 82.05
S-7	CONNECT TO CANOPY DRAINAGE	N/A	SE. F.L. = 82.38

STORM DOWNSPOUT SCHEDULE

STRUCTURE NUMBER	STRUCTURE TYPE	TOP ELEVATION	INVERTS
DS-1	CONNECT TO BUILDING DOWNSPOUT RE: ARCH/MEP PLANS	N/A	88.94
DS-2	7' L.F. 6" ROOF DRAIN CONNECTION @ 1.50%	N/A	84.84
DS-3	8" WYE W/ CLEANOUT	90.57	84.91
DS-4	49 L.F. 8" HDPE STORMPIPE @ 1.50%	N/A	N/A
DS-5	CONNECT TO BUILDING DOWNSPOUT RE: ARCH/MEP PLANS	N/A	84.36
DS-6	7' L.F. 6" ROOF DRAIN CONNECTION @ 1.50%	N/A	84.26
DS-7	8" WYE W/ CLEANOUT	90.50	84.17
DS-8	45' L.F. 8" HDPE STORMPIPE @1.50%	N/A	N/A
DS-9	8" WYE W/ CLEANOUT	90.35	83.50
DS-10	47' L.F. 8" HDPE STORMPIPE @1.50%	N/A	N/A
DS-11	CONNECT TO BUILDING DOWNSPOUT RE: ARCH/MEP PLANS	N/A	84.14
DS-12	7' L.F. 6" ROOF DRAIN CONNECTION @1.50%	N/A	84.06
DS-13	8" WYE W/ CLEANOUT	90.43	84.16
DS-14	44' L.F. 8" HDPE STORMPIPE @1.50%	N/A	N/A
DS-15	CONNECT TO BUILDING DOWNSPOUT RE: ARCH/MEP PLANS	N/A	83.83
DS-16	7' L.F. 6" ROOF DRAIN CONNECTION @ 1.50%	N/A	83.75

Always call 811 two full business days before you dig

Sunshine811.com

www.sunshine811.com

cph

www.cphcorp.com

Building Better Communities Together

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

KAYLA D. SHEFFIELD LICENSE No. 92781 STATE OF FLORIDA PROFESSIONAL ENGINEER
KAYLA D. SHEFFIELD 92781

This item has been digitally signed and sealed by KAYLA D. SHEFFIELD, 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.

No.	Date	Revision
1	01/30/26	REV PER COUNTY COMMENTS

Designed: H. JOHNSON
Drawn: P. SHEFFIELD
Checked: N. SKELTON
Job No.: WT31528
Date: 1/23/26

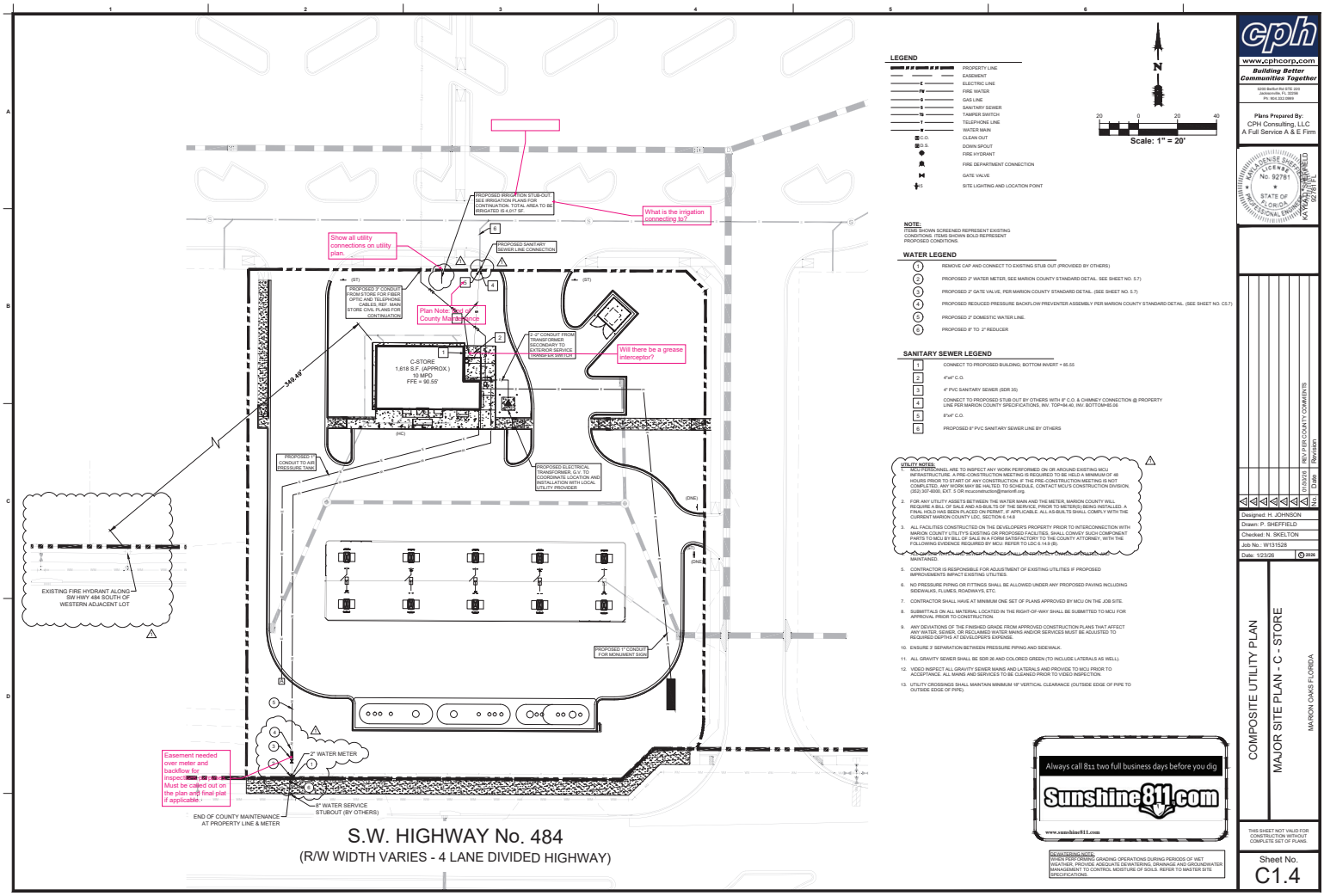
SITE GRADING PLAN

MAJOR SITE PLAN - C - STORE

MARION OAKS FLORIDA

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

Sheet No.
C1.3



LEGEND

PROPERTY LINE
EASEMENT
ELECTRIC LINE
FIRE WATER
GAS LINE
SANITARY SEWER
TAMPER SWITCH
TELEPHONE LINE
WATER MAIN
C.O. CLEAN OUT
D.S. DOWN SPOUT
FIRE HYDRANT
FIRE DEPARTMENT CONNECTION
GATE VALVE
SITE LIGHTING AND LOCATION POINT

N

Scale: 1" = 20'

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

WATER LEGEND

1. REMOVE CAP AND CONNECT TO EXISTING STUB OUT (PROVIDED BY OTHERS)
2. PROPOSED 2" WATER METER, SEE MARION COUNTY STANDARD DETAIL. SEE SHEET NO. S.7)
3. PROPOSED 2" GATE VALVE, PER MARION COUNTY STANDARD DETAIL. (SEE SHEET NO. S.7)
4. PROPOSED REDUCED PRESSURE BACKFLOW PREVENTER ASSEMBLY PER MARION COUNTY STANDARD DETAIL. (SEE SHEET NO. CS.7)
5. PROPOSED 2" DOMESTIC WATER LINE.
6. PROPOSED 8" TO 2" REDUCER

SANITARY SEWER LEGEND

1. CONNECT TO PROPOSED BUILDING; BOTTOM INVERT = 85.55
2. 4"x4" C.O.
3. 4" PVC SANITARY SEWER (SDR 35)
4. CONNECT TO PROPOSED STUB OUT BY OTHERS WITH 8" C.O. & CHIMNEY CONNECTION @ PROPERTY LINE PER MARION COUNTY SPECIFICATIONS. INV. TOP=84.40, INV. BOTTOM=85.06
5. 8"x4" C.O.
6. PROPOSED 8" PVC SANITARY SEWER LINE BY OTHERS

UTILITY NOTES:

1. MCU PERSONNEL ARE TO INSPECT ANY WORK PERFORMED ON OR AROUND EXISTING MCU INFRASTRUCTURE. A PRE-CONSTRUCTION MEETING IS REQUIRED TO BE HELD A MINIMUM OF 48 HOURS PRIOR TO START OF ANY CONSTRUCTION. IF THE PRE-CONSTRUCTION MEETING IS NOT COMPLETED, ANY WORK MAY BE HALTED. TO SCHEDULE, CONTACT MCU'S CONSTRUCTION DIVISION, (352) 307-4000, EXT. 3 OR mcuconstruction@marioncfl.org.
2. 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
3. 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).
4. ALL UTILITY FACILITIES CONSTRUCTED ON THE DEVELOPER'S PROPERTY SHALL BE PROPERLY MAINTAINED.
5. CONTRACTOR IS RESPONSIBLE FOR ADJUSTMENT OF EXISTING UTILITIES IF PROPOSED IMPROVEMENTS IMPACT EXISTING UTILITIES.
6. NO PRESSURE PIPING OR FITTINGS SHALL BE ALLOWED UNDER ANY PROPOSED PAVING INCLUDING SIDEWALKS, FLUMES, ROADWAYS, ETC.
7. CONTRACTOR SHALL HAVE AT MINIMUM ONE SET OF PLANS APPROVED BY MCU ON THE JOB SITE.
8. SUBMITTALS ON ALL MATERIAL LOCATED IN THE RIGHT-OF-WAY SHALL BE SUBMITTED TO MCU FOR APPROVAL PRIOR TO CONSTRUCTION.
9. ANY DEVIATIONS OF THE FINISHED GRADE FROM APPROVED CONSTRUCTION PLANS THAT AFFECT ANY WATER, SEWER, OR RECLAIMED WATER MAINS AND/OR SERVICES MUST BE ADJUSTED TO REQUIRED DEPTHS AT DEVELOPER'S EXPENSE.
10. ENSURE 3' SEPARATION BETWEEN PRESSURE PIPING AND SIDEWALK.
11. ALL GRAVITY SEWER SHALL BE SDR 26 AND COLORED GREEN (TO INCLUDE LATERALS AS WELL).
12. VIDEO INSPECT ALL GRAVITY SEWER MAINS AND LATERALS AND PROVIDE TO MCU PRIOR TO ACCEPTANCE. ALL MAINS AND SERVICES TO BE CLEANED PRIOR TO VIDEO INSPECTION.
13. UTILITY CROSSINGS SHALL MAINTAIN MINIMUM 18" VERTICAL CLEARANCE (OUTSIDE EDGE OF PIPE TO OUTSIDE EDGE OF PIPE).

Always call 811 two full business days before you dig
Sunshine811.com
www.sunshine811.com

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

cph
www.cphcorp.com
Building Better Communities Together
8200 Belfort Rd STE 220
Jacksonville, FL 32256
Ph: 904.332.0909
Plans Prepared By:
CPH Consulting, LLC
A Full Service A & E Firm

KATHLEEN C. SHEFFIELD LICENSE No. 92781 STATE OF FLORIDA PROFESSIONAL ENGINEER 02/01/26

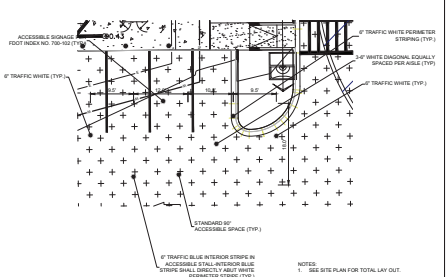
No.	Date	Revision
1	2/3/2026	REVIEW COMMENTS

Designed: H. JOHNSON
Drawn: P. SHEFFIELD
Checked: N. SKELTON
Job No.: W131526
Date: 1/23/26

COMPOSITE UTILITY PLAN
MAJOR SITE PLAN - C - STORE
MARION OAKS FLORIDA

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

Sheet No.
C1.4



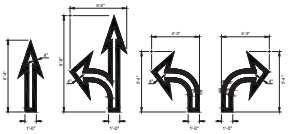
NOTES:
1. SEE SITE PLAN FOR TOTAL LAY OUT.
2. THESE DETAILS ARE FOR REFERENCE AND DIMENSION CONTROL ONLY.
3. ALL DIMENSIONS ARE TO C/L OF STRIPE UNLESS OTHERWISE INDICATED.
4. ALL COLORS AS SHOWN OR SPECIFIED BY LOCAL CODES.
5. ACCESSIBLE SPACE STRIPING SHALL BE CONSTRUCTED PER FDOT INDEX NO. 711-001

90° STRIPING DETAIL

ACCESSIBLE STALLS PARKING STRIPING
N.T.S.

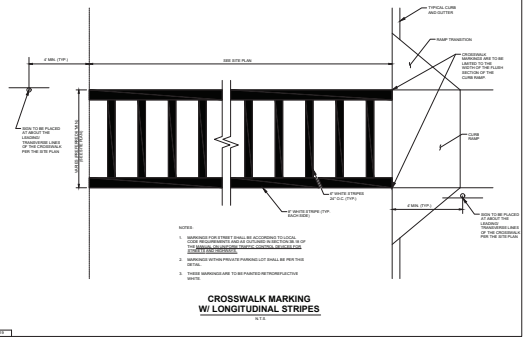
NOTES:
1. WORDS AND ARROWS SHALL BE APPLIED IN ACCORDANCE WITH SECTION 3B.20 OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS.
2. THESE WORDS ARE TO BE PAINTED "WHITE" WHEN IN PARKING LOT.
3. OPEN ARROWS SHALL CONSIST OF A 4" PERIMETER STRIPE.

"ONLY" PAVEMENT MARKING
AS INDICATED ON PLANS



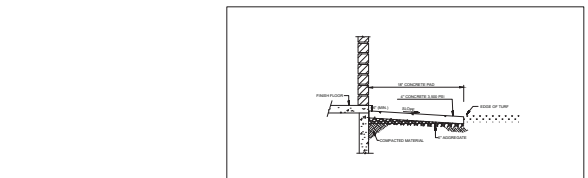
OPEN ARROW MARKINGS
AS INDICATED ON PLANS
PAINTED "WHITE"

OPEN ARROW PAVEMENT MARKINGS
N.T.S.

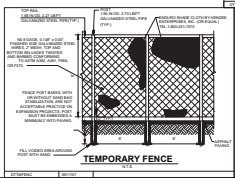


NOTES:
1. MARKINGS FOR STREET SHALL BE ACCORDING TO LOCAL GOVERNMENT REQUIREMENTS OR SECTION 3B.18 OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS.
2. MARKINGS WITHIN PRIVATE PARKING LOT SHALL BE PER THIS DETAIL.
3. THESE MARKINGS ARE TO BE PAINTED RETROREFLECTIVE WHITE.

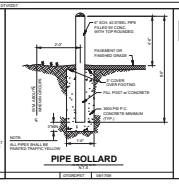
CROSSWALK MARKING W/ LONGITUDINAL STRIPES
N.T.S.



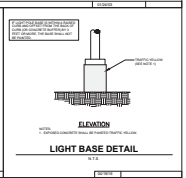
VEGETATION FREE ZONE
N.T.S.



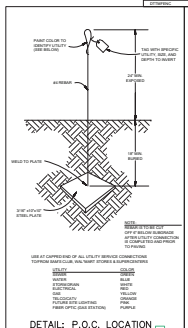
TEMPORARY FENCE
N.T.S.



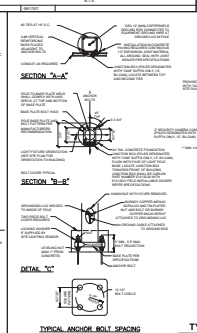
PIPE BOLLARD
N.T.S.



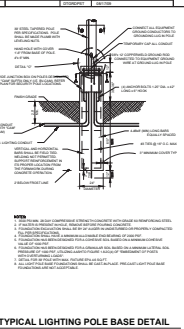
LIGHT BASE DETAIL
N.T.S.



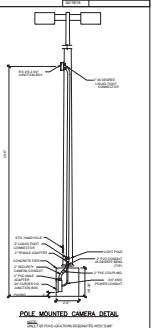
DETAIL: P.O.C. LOCATION
N.T.S.



TYPICAL ANCHOR BOLT SPACING



TYPICAL LIGHTING POLE BASE DETAIL
N.T.S.



cph
www.cphcorp.com
Building Better Communities Together
Plans Prepared By:
CPH Consulting, LLC
A Full Service A & E Firm
LICENSE No. 92781 STATE OF FLORIDA PROFESSIONAL ENGINEER
KATHLEEN SHEFFIELD 92781 FL

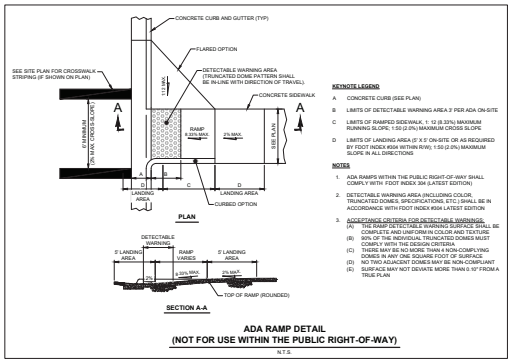
No.	Date	Revision

Designed: H. JOHNSON
Drawn: P. SHEFFIELD
Checked: N. SKELTON
Job No.: W131528
Date: 1/23/26
© 2026

GENERAL DETAILS
MAJOR SITE PLAN - C - STORE
MARION OAKS FLORIDA

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

Sheet No.
C5.1



KEYNOTE LEGEND

A CONCRETE CURB (SEE PLAN)

B LIMITS OF DETECTABLE WARNING AREA 3' PER ADA ON-SITE

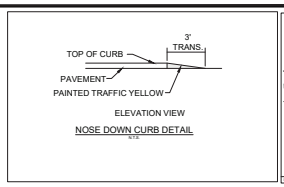
C LIMITS OF RAMPED SIDEWALK, 1: 12 (8.33%) MAXIMUM RUNNING SLOPE, 1:50 (2.0%) MAXIMUM CROSS SLOPE

D LIMITS OF LANDING AREA (5' X 5' ON-SITE OR AS REQUIRED BY FDOT INDEX #304 WITHIN R/W); 1:50 (2.0%) MAXIMUM SLOPE IN ALL DIRECTIONS

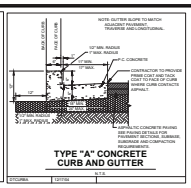
NOTES

1. ADA RAMPS WITHIN THE PUBLIC RIGHT-OF-WAY SHALL COMPLY WITH FDOT INDEX 304 (LATEST EDITION)
2. DETECTABLE WARNING AREA (INCLUDING COLOR, TRUNCATED DOMES, SPECIFICATIONS, ETC.) SHALL BE IN ACCORDANCE WITH FDOT INDEX #304 LATEST EDITION
3. ACCEPTANCE CRITERIA FOR DETECTABLE WARNINGS:
   (A) THE RAMP DETECTABLE WARNING SURFACE SHALL BE COMPLETE AND UNIFORM IN COLOR AND TEXTURE
   (B) 90% OF THE INDIVIDUAL TRUNCATED DOMES MUST BE FULL AND COMPLETE DOMES
   (C) THERE MAY BE NO MORE THAN 4 NON-COMPLYING DOMES IN ANY ONE SQUARE FOOT OF SURFACE
   (D) NO TWO ADJACENT DOMES MAY BE NON-COMPLIANT
   (E) SURFACE MAY NOT DEVIATE MORE THAN 0.10" FROM A TRUE PLAN

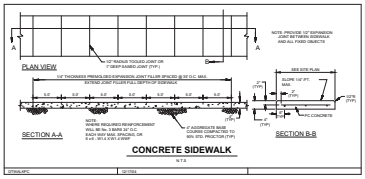
ADA RAMP DETAIL
(NOT FOR USE WITHIN THE PUBLIC RIGHT-OF-WAY)
N.T.S.



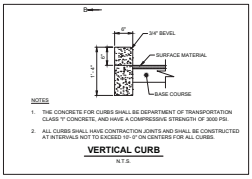
NOSE DOWN CURB DETAIL
N.T.S.



TYPE "A" CONCRETE CURB AND GUTTER
N.T.S.



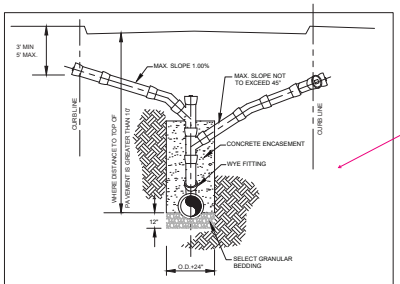
CONCRETE SIDEWALK
N.T.S.

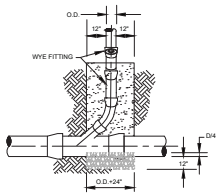


NOTES

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

VERTICAL CURB
N.T.S.

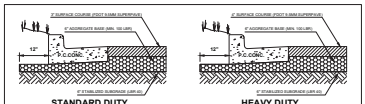




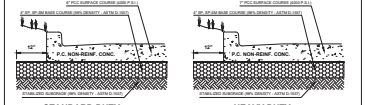
SANITARY SERVICE CHIMNEY CONNECTION

CHIM-CONN.DWG

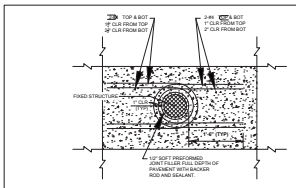
Not an MCU detail. Is this internal plumbing?



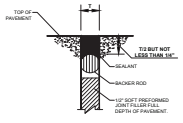
ASPHALT PAVING



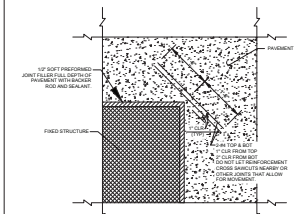
PC CONCRETE PAVING
PAVING DETAILS
N.T.S.



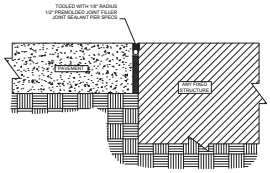
TYPICAL ROUND FIXED
STRUCTURE PLAN DETAIL
USES: MANHOLES, LIGHT POLE BASES AND BOLLARDS



BACKER ROD AND SEALANT
SECTION AT FIXED STRUCTURE



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



ISOLATION JOINT

NOTES:

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

PAVEMENT IS NOT CONSIDERED A FIXED STRUCTURE.

ISOLATION JOINT DETAILS
N.T.S.

cph
www.cphcorp.com
Building Better Communities Together
1200 BRICKELL AVENUE, SUITE 310
MIAMI, FLORIDA 33131
Ph: 305.372.0999

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

FLORIDA LICENSE PROFESSIONAL ENGINEER No. 92781 STATE OF FLORIDA
KAYANN L. SHEFFIELD
02/19/26

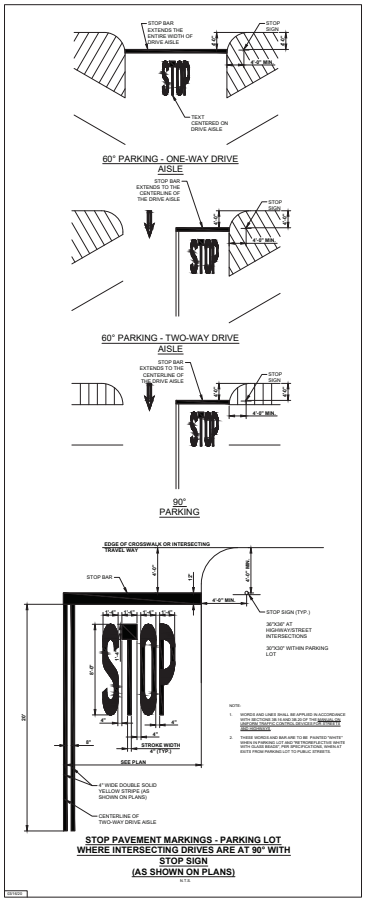
No.	Date	Revision
1		
2		
3		
4		
5		
6		

Designed: H. JOHNSON
Drawn: P. SHEFFIELD
Checked: N. SKELTON
Job No.: W131528
Date: 1/23/26 © 2026

GENERAL DETAILS
MAJOR SITE PLAN - C - STORE
MARION OAKS FLORIDA

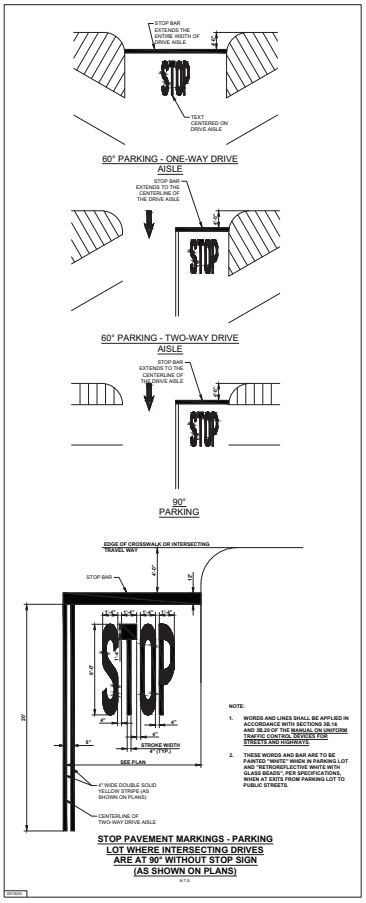
THIS SHEET NOT VALID FOR CONSTRUCTION WITHOUT COMPLETE SET OF PLANS.

Sheet No.
C5.2



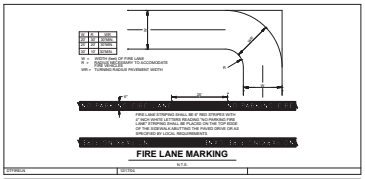
STOP PAVEMENT MARKINGS - PARKING LOT WHERE INTERSECTING DRIVES ARE AT 90° WITH STOP SIGN (AS SHOWN ON PLANS)

N.T.S.



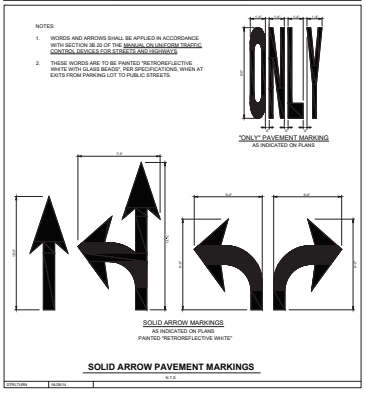
STOP PAVEMENT MARKINGS - PARKING LOT WHERE INTERSECTING DRIVES ARE AT 90° WITHOUT STOP SIGN (AS SHOWN ON PLANS)

N.T.S.



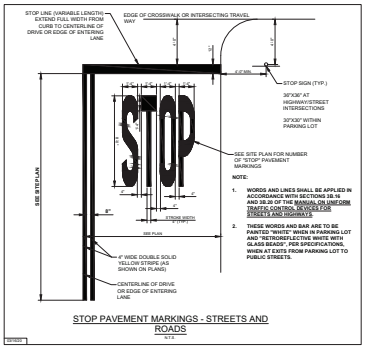
FIRE LANE MARKING

N.T.S.



SOLID ARROW PAVEMENT MARKINGS

N.T.S.



STOP PAVEMENT MARKINGS - STREETS AND ROADS

N.T.S.

cph
www.cphcorp.com
Building Better Communities Together
[redacted]
Ph: 904.332.0999

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

KATHLEEN SHEFFIELD LICENSE No. 92781 STATE OF FLORIDA PROFESSIONAL ENGINEER — KATHLEEN SHEFFIELD 92781 — 02/06/26

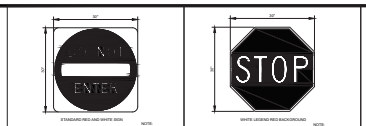
No.	Date	Revision

Designed: H. JOHNSON
Drawn: P. SHEFFIELD
Checked: N. SKELTON
Job No.: W131528
Date: 1/23/26 2026

GENERAL DETAILS
MAJOR SITE PLAN - C - STORE
MARION OAKS FLORIDA

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

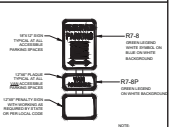
Sheet No.
C5.3



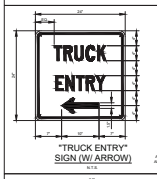
"DO NOT ENTER" SIGN

30"X30" "STOP" SIGN WITHIN PARKING LOT

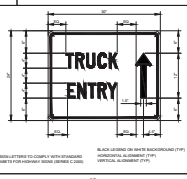
"STOP HERE FOR PEDESTRIANS" SIGN

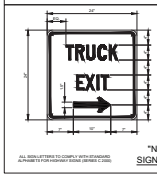


ACCESSIBLE PARKING SIGN

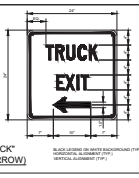


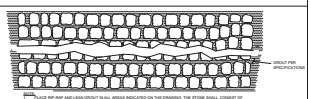
"TRUCK ENTRY" SIGN (W/ ARROW)



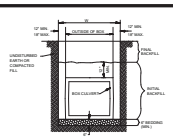


"NO TRUCK" SIGN (W/ARROW)

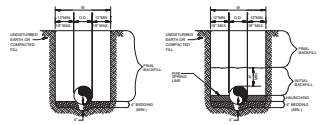




GROUTED RIP-RAP PAD



CONCRETE BOX CULVERT



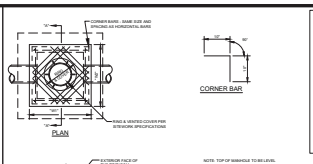
REINFORCED CONCRETE PIPE (RCP) AND SPIRAL RIB PIPE SMALLER THAN 60"Ø

ALL OTHER PIPES INCLUDING SPIRAL RIB PIPE 60"Ø AND LARGER

GENERAL NOTES

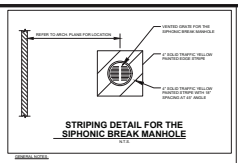
1. BEDDING SHALL BE CLASS 1A WORKED BY HAND. IF GROUNDWATER IS ANTICIPATED, THEN BEDDING SHALL BE CLASS 1-B COMPACTED TO 95% STANDARD PROCTOR.
2. HAUNCHING SHALL BE WORKED AROUND THE PIPE BY HAND TO ELIMINATE VOIDS AND SHALL BE CLASS 1A OR CLASS 1-B OR CLASS II COMPACTED TO 95% PROCTOR.
3. INITIAL BACKFILL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

STORM SEWER TRENCH AND BEDDING

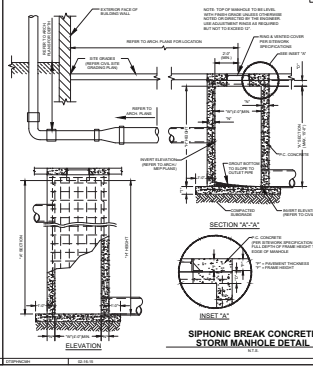


PLAN

CORNER BAR



STRIPING DETAIL FOR THE SIPHONIC BREAK MANHOLE



ELEVATION

SECTION "A"-"A"

INSET "A"

SIPHONIC BREAK CONCRETE STORM MANHOLE DETAIL

GENERAL NOTES:

1. ALL EXPOSED CORNERS TO HAVE 3/4" CHAMFER.
2. REFER GRADING PLAN FOR PIPE SIZES, LOCATIONS, AND INVERTS.
3. A SQUARE OR RECTANGULAR MANHOLE MAY BE USED IN LIEU OF A ROUND MANHOLE. PIPES SHALL CONNECT TO THE SIDE OR SIDES OF THE MANHOLE. CONNECTION SHALL NOT BE MADE AT CORNERS OF MANHOLE.
4. ALL REINFORCING BARS TO BE GRADE 60.
5. ALL REINFORCING BARS TO HAVE 2" COVER.
6. OPENINGS FOR INLET & OUTLET PIPES ARE LOCATED AS REQUIRED PER GRADING PLAN.
7. A FIVE PAINTED (STRIPED) AREA SHALL BE CENTERED ON THE SIPHONIC BREAK STORM MANHOLE TO PREVENT ANY PARKING OR COVERING OF THE VENTED GRATE WITH ANY OBJECTS. THIS STRIPED AREA SHALL BE PAINTED WITH 6" SOLID TRAFFIC YELLOW STRIPES WITH 12" SPACING AT 45° ANGLE.
8. PRECAST MANHOLE MAY BE USED UNLESS OTHERWISE NOTED OR DIRECTED BY THE ENGINEER.

PRECAST MANHOLE SPECIFICATIONS

ASTM C478 - PRECAST REINFORCED CONCRETE MANHOLE SECTIONS
ASTM C913 - PRECAST CONCRETE WATER AND WASTEWATER STRUCTURES
CONCRETE: 4000 PSI MIN. (28d)
JOINT: RAM-NEK OR RUBBER GASKET

REINFORCEMENT SCHEDULE BASE	
METRIC	
"A"	#5 x @ 4" o.c.

TABLE OF "A" DIMENSIONS

SIZE	INSIDE DIAMETER	"A"	"B"
24"	2'-0"	4'-0"	1'-0"
30"	2'-6"	4'-0"	1'-0"
36"	3'-0"	4'-0"	1'-0"
42"	3'-6"	4'-0"	1'-0"
48"	4'-0"	4'-0"	1'-0"
54"	4'-6"	4'-0"	1'-0"
60"	5'-0"	4'-0"	1'-0"
66"	5'-6"	4'-0"	1'-0"
72"	6'-0"	4'-0"	1'-0"
78"	6'-6"	4'-0"	1'-0"
84"	7'-0"	4'-0"	1'-0"
90"	7'-6"	4'-0"	1'-0"
96"	8'-0"	4'-0"	1'-0"

REINFORCEMENT SCHEDULE WALL		
SECTION	METRIC	
	INSIDE	OUTSIDE
"A"	#5 x @ 4"	#5 x @ 12"
	REVERSED A & A	#5 x @ 12"
	CIRCUMFERENTIAL HOOPS	#4 x @ 12"

TABLE OF "T" & "W" DIMENSIONS

SECTION	"T"	"W"
"A"	REVERSED A & A = 10% THICKNESS	6"
	CIRCUMFERENTIAL HOOPS = 8"	6"

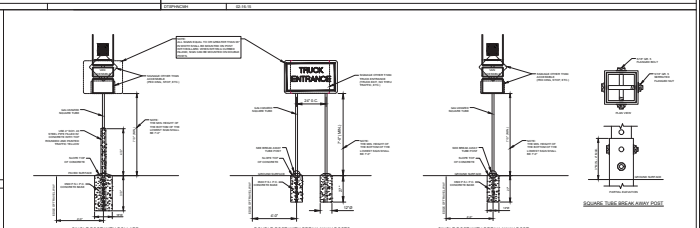
REINFORCEMENT SCHEDULE TOP	
DIMENSIONS	STEEL REINFORCEMENT PATTERN
90° < 1' OR LESS	#5 x @ 4" o.c. RADIAL @ COVER
90° > 1' OR LESS	#5 x @ 8" o.c. RADIAL @ COVER
90° > 1' OR GREATER	#5 x @ 4" o.c. DIAGONAL @ COVER
90° > 1' OR GREATER	#5 x @ 8" o.c. DIAGONAL @ COVER
45° > 1' OR GREATER	#5 x @ 4" o.c. DIAGONAL @ COVER
45° > 1' OR GREATER	#5 x @ 8" o.c. DIAGONAL @ COVER

SIPHONIC BREAK CONCRETE STORM MANHOLE DETAIL

GROUTED RIP-RAP PAD

NOTES:
1. BLACK RIP RAP AND LISA CIRCUIT IN ALL AREAS INDICATED ON THE DRAWING. THE STONE SHALL CONSIST OF FIELD STONE OR ROUGH, UNIFORM QUARRY STONE AS NEARLY UNIFORM IN SECTION AS PRACTICAL. THE STONES SHALL BE DENSE, RESISTANT TO THE ACTION OF AIR AND WATER, AND SUITABLE IN ALL ASPECTS FOR THE INTENDED PURPOSE. THE INDIVIDUAL STONES SHALL WEIGH NOT LESS THAN 50 POUNDS AND NOT MORE THAN 150 POUNDS EACH. 50 LBS POUNDS EACH, AND AT LEAST 50 PERCENT OF THE STONES SHALL WEIGH MORE THAN 100 POUNDS EACH.
2. GRADE SUBGRADE BELOW RIP-RAP PAD SMOOTHLY BEFORE PLACING THE STONES.
3. ALL STONES SHALL BE PLACED AS SHOWN.
4. ALL STONES SHALL BE SPACED 1'-0" APART AND PLACED BY HAND.
5. RIP-RAP SHALL BE DRUSTED SUCH THAT NO CAVITY OR VOID SHALL EXIST UNDER THE STONES.

CONCRETE FLUME DETAIL



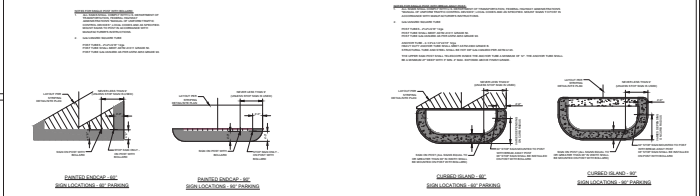
SINGLE POST WITH BOLLARD

DOUBLE POST WITH BREAK AWAY POSTS

(ALTERNATE TO MOUNTING SIGNS EQUAL TO OR GREATER THAN 36" ON POST WITH BOLLARD WHEN SIGNS ARE WITHIN A CURBED ISLAND OR GREEN SPACE)

SINGLE POST WITH BREAK AWAY POST

SQUARE TUBE BREAK AWAY POST



PAINTED ENDCAP - 60° SIGN LOCATIONS - 60° PARKING

PAINTED ENDCAP - 90° SIGN LOCATIONS - 90° PARKING

CURBED ISLAND - 60° SIGN LOCATIONS - 60° PARKING

CURBED ISLAND - 90° SIGN LOCATIONS - 90° PARKING

SIGN MOUNTING AND BASE

cph
www.cphcorp.com
Building Better Communities Together
Ph: 954.332.0066

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

LICENSE No. 92761 STATE OF FLORIDA PROFESSIONAL ENGINEER
KAYLAN L. SHEFFIELD
9/27/21

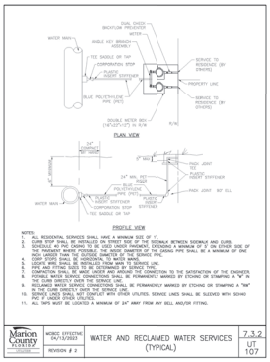
No.	Date	Revision

Designed: H. JOHNSON
Drawn: P. SHEFFIELD
Checked: N. SKELTON
Job No.: W1315ZB
Date: 1/23/20

GENERAL DETAILS
MAJOR SITE PLAN - C - STORE
MARION OAKS FLORIDA

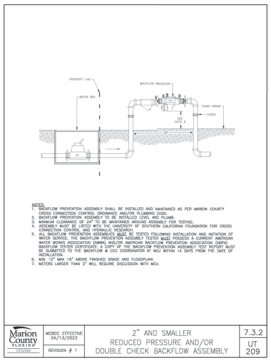
THIS SHEET NOT VALID FOR CONSTRUCTION WITHOUT COMPLETE SET OF PLANS.

Sheet No.
C5.4



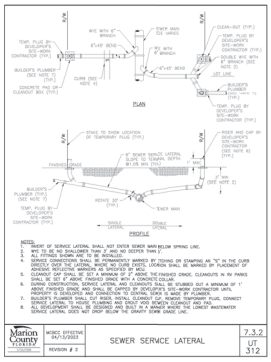
NOTES:
1. ALL RESIDENTIAL SERVICES SHALL HAVE A MINIMUM SIZE OF 1".
2. SERVICE LINES SHALL BE LOCATED AT MID-POINT OF THE SIDEWALK BETWEEN SIDEWALK AND CURB.
3. SCHEDULE 40 PVC CASING TO BE USED UNDER PAVEMENT, EXTENDING A MINIMUM OF 3' ON EITHER SIDE OF THE PAVEMENT WHERE POSSIBLE. THE INSIDE DIAMETER OF THE CASING PIPE SHALL BE A MINIMUM OF ONE (1) INCH LARGER THAN THE OUTSIDE DIAMETER OF THE SERVICE PIPE.
4. CASH STOPS SHALL BE HORIZONTAL TO WATER MAINS.
5. CASH STOPS SHALL BE INSTALLED AT A MINIMUM DEPTH OF 24".
6. PIPE AND FITTING SIZES TO BE DETERMINED BY SERVICE LINE.
7. ALL SERVICE LINES SHALL BE INSTALLED BY THE CONTRACTOR TO THE SATISFACTION OF THE ENGINEER.
8. EXISTING WATER SERVICE LINES ADDITIONAL WILL BE PERMANENTLY MARKED BY STICKING OR STAMPING A "W" IN THE CURB DIRECTLY OVER THE SERVICE LINE.
9. SEWER SERVICE LATERALS SHALL ALSO BE PERMANENTLY MARKED BY STICKING OR STAMPING A "SW" IN THE CURB DIRECTLY OVER THE SERVICE LINE.
10. SERVICE LINES SHALL NOT CONFLICT WITH OTHER UTILITIES. SERVICE LINES SHALL BE SLEEVED WITH SCH40 PVC WHERE UNDER PAVEMENT.
11. ALL TAPS MUST BE LOCATED A MINIMUM OF 24" AWAY FROM ANY BELL AND/OR FITTING.

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



NOTES:
1. BACKFLOW PREVENTION ASSEMBLY SHALL BE INSTALLED AND MAINTAINED AS PER MARION COUNTY ORDINANCE 91-26, AS AMENDED, AND FLORIDA ADMINISTRATIVE CODE.
2. BACKFLOW PREVENTION ASSEMBLY TO BE INSTALLED LEVEL AND PLUMB.
3. MINIMUM CLEARANCE OF 24" TO BE MAINTAINED AROUND ASSEMBLY FOR TESTING.
4. BACKFLOW PREVENTION ASSEMBLY TO BE INSTALLED AT THE POINT OF CONNECTION FOR CROSS CONNECTION CONTROL AND HYDRAULIC RESEARCH.
5. BACKFLOW PREVENTION ASSEMBLY SHALL BE TESTED FOLLOWING INSTALLATION AND NOTATION OF WATER SERVICE. THE BACKFLOW PREVENTION ASSEMBLY TESTER MUST POSSESS A CURRENT AMERICAN WATER WORKS ASSOCIATION CERTIFICATION FOR BACKFLOW PREVENTION ASSEMBLY TESTING. THE BACKFLOW TESTER CERTIFICATE & COPY OF THE BACKFLOW PREVENTION ASSEMBLY TEST REPORT MUST BE SUBMITTED TO THE BACKFLOW & CCC COORDINATOR AT MCU WITHIN 14 DAYS FROM THE DATE OF INSTALLATION.
6. MIN. 12" AND 18" ABOVE FINISHED GRADE AND FLOOR/PLAN.
7. METERS LARGER THAN 2" WILL REQUIRE DISCUSSION WITH MCU.

Marion County	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. DEPTH OF SERVICE LATERAL SHALL NOT EVER SEWER MAIN BELOW SPRING LINE.
2. WYE TO BE NO SHALLOWER THAN 3' AND NO DEEPER THAN 5'.
3. ALL PIPE SHALL BE SCH 40 PVC MINIMUM.
4. SERVICE CONNECTIONS SHALL BE PERMANENTLY MARKED BY STICKING OR STAMPING AN "S" IN THE CURB DIRECTLY OVER THE LATERAL WHERE NO CURB EXISTS, LOCATION SHALL BE MARKED BY PLACEMENT OF PERMANENT MARKER AT THE END OF THE LATERAL.
5. CLEANOUT CAP SHALL BE SET A MINIMUM OF 2" ABOVE THE FINISHED GRADE. CLEANOUTS IN IN PAVED SHALL BE SET 6" ABOVE FINISHED GRADE WITH A CONCRETE COLLAR.
6. RISER AND CAP SHALL BE INSTALLED BY DEVELOPER'S SITE-WORK CONTRACTOR AND STUBBED OUT A MINIMUM OF 1' ABOVE FINISHED GRADE AND SHALL BE CAPPED BY DEVELOPER'S SITE-WORK CONTRACTOR UNTIL PROPERTY IS DEVELOPED AND CONNECTION TO CENTRAL SEWER IS MADE BY PLUMBER.
7. BUILDER'S PLUMBER SHALL CONNECT SERVICE LATERAL TO HOUSE PLUMBING AND SHALL CONNECT SERVICE LATERAL TO HOUSE PLUMBING AND SINGLE VENT WITH ACTIVATED CLEANOUT AND CAP.
8. ALL DEVELOPMENT SHALL BE DESIGNED AND BUILT IN A MANNER WHERE THE LOWEST WASTEWATER SERVICE LATERAL DOES NOT DROP BELOW THE GRAVITY SEWER GRADE LINE.

Marion County	MCBCC EFFECTIVE 04/13/2023	SEWER SERVICE LATERAL	7.3.2
	REVISION # 3		UT 312

cph
www.cphcorp.com
Building Better Communities Together
Plans Prepared By:
CPH Consulting, LLC
A Full Service A & E Firm

LICENSE No. 92781 STATE OF FLORIDA PROFESSIONAL ENGINEER
KAYLAN L. SHEFFIELD 9/27/21

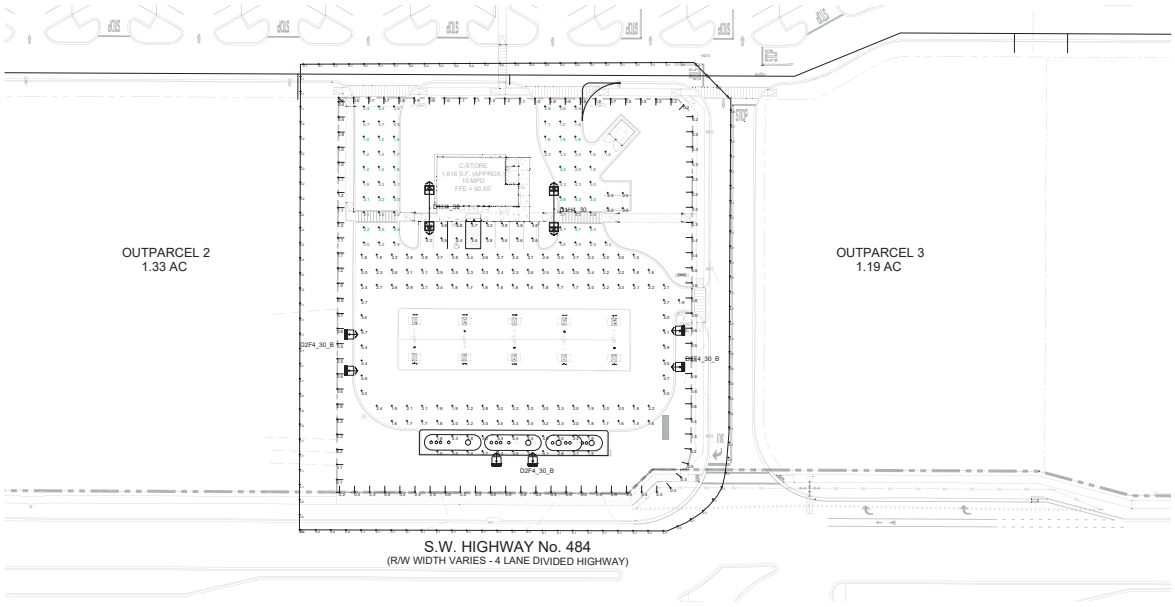
No.	Date	Revision
1		
2		
3		
4		
5		
6		

Designed: H. JOHNSON
Drawn: P. SHEFFIELD
Checked: N. SKELTON
Job No.: W1315.08
Date: 1/23/26
© 2026

GENERAL DETAILS
MAJOR SITE PLAN - C - STORE
MARION OAKS FLORIDA

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

Sheet No.
C5.5



N

30 0 30 60

Scale: 1" = 30'

Current Luminaire Schedule								
Symbol	Qty	Label	Arrangement	LLF	Description	Arr. Watts	Arr. Lum. Lumens	BUG Rating
	3	D2F4_30_B	ROTATED OPTICS	0.837	1-EALS035F4AF750NDD1BLCKFS1 & 1-EALS035F4AF750NDD1BLCKFS2 w/ 2-ELS-EAL-RBL-BLCK 27ft pole on 3ft base	232	26800	B1-U0-G2
	2	D1H4_30	Back-Back	0.837	2-EALS035H4AF750NDD1BLCKF 27ft pole on 3ft base	280	40000	B3-U0-G3

Calculation Summary Illuminance Foot-candles						
Label	Avg	Max	Min	Avg/Min	Max/Min	# Pts
Fuel Area	2.63	5.4	1.5	1.75	3.60	134
Fuel Entry Drives	2.22	4.7	0.4	5.55	11.75	63
Fuel Parking	3.75	4.8	2.0	1.88	2.40	21
Spill City 25ft within at grade	0.10	0.2	0.0	N.A.	N.A.	116
Vert 5ft Prop Line	0.57	1.3	0.1	5.70	13.00	98

cph
www.cphcorp.com
Building Better Communities Together
8200 Belfort Rd STE 220
Jacksonville, FL 32256
Ph: 904.332.0909

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

FLORIDA LICENSE SHEET
LICENSE No. 92781
STATE OF FLORIDA
PROFESSIONAL ENGINEER
KATHLEEN SHEFFIELD
92781
01/23/26

No.	Date	Revision
6	6/13/25	CCM#5

Designed: H. JOHNSON
Drawn: P. SHEFFIELD
Checked: N. SKELTON
Job No.: W131528
Date: 1/23/26

PHOTOMETRIC PLAN

MAJOR SITE PLAN - C - STORE

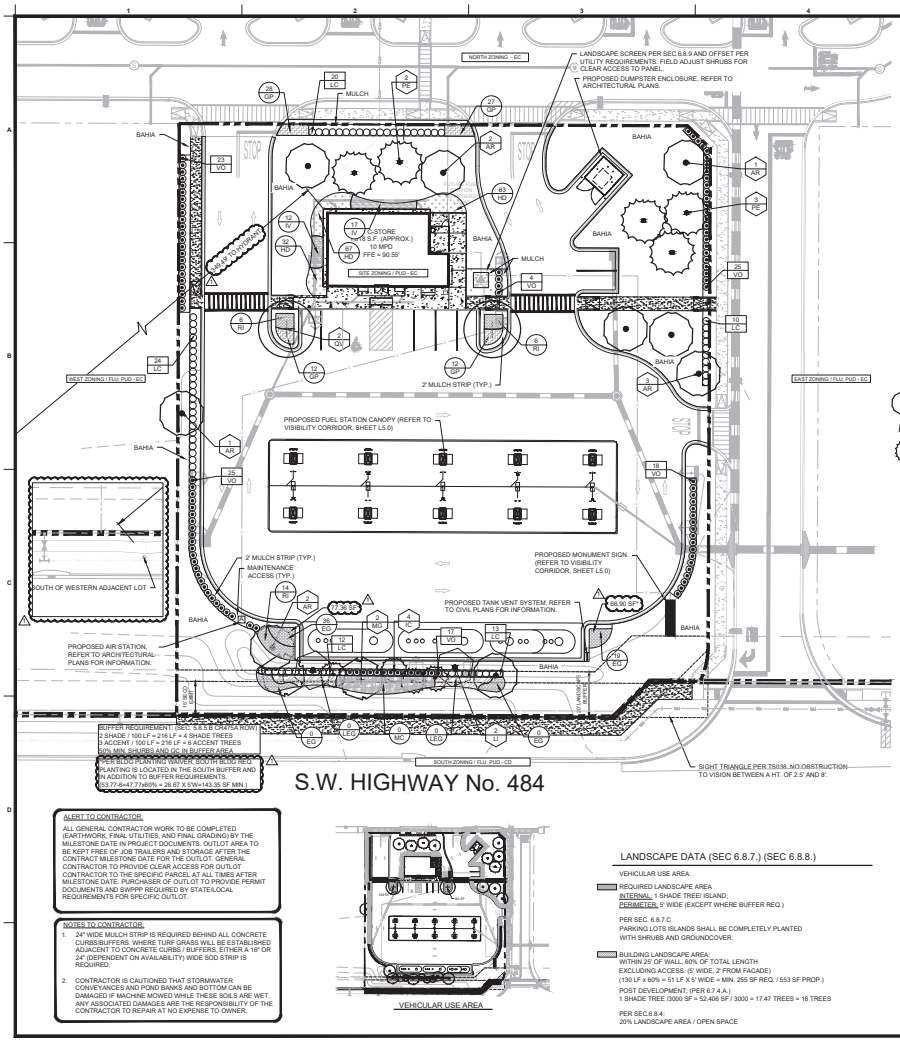
MARION OAKS FLORIDA

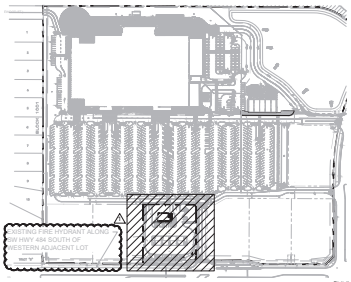
Always call 811 two full business days before you dig!
Sunshine811.com

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

Sheet No.
PH.1

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





KEY MAP

Galen J Pugh

Digitally signed by Galen J Pugh
DN: cn=Galen J Pugh, o=Unaffiliated, ou=Client, e=A01410C0000195A6459160B00015020, CN=Galen J Pugh
Reason: I am the author of this document
Location:
Date: 2026.02.05 16:52:59 -05'00'
Foxit PDF Editor Version: 13.1.4

PLANT LIST

KEY	COMMON NAME	BOTANICAL NAME	DESCRIPTION	QTY.	%
TREES:					
AR	FLORIDA FLAME RED MAPLE (N)	ACER RUBRUM 'FLORIDA FLAME'	3.5"CAL., 9'MIN. HT., 5'SPRD.	9	28%
IC	DAHOON HOLLY	ILEX CASSINE	6'MIN. HT., 42" SPRD.	4	22%
LI	CRAPE MYRTLE	LAGERSTROEMIA INDICA	6'MIN. HT., 42" SPRD.	2	11%
MG	SOUTHERN MAGNOLIA (N)	MAGNOLIA GRANDIFLORA	3.5"CAL., 9'MIN. HT., 5'SPRD.	2	11%
PE	SLASH PINE (N)	PINUS ELLIOTTII	3.5"CAL., 9'MIN. HT., 5'SPRD.	5	17%
QV	LIVE OAK (N)	QUERCUS VIRGINIANA	3.5"CAL., 9'MIN. HT., 5'SPRD.	2	11%
				xx	100%
SHRUBS					
LC	LOROPETALUM	LOROPETALUM CHINENSE	3 GAL., 18"MIN. HT., 15"MIN. SPRD., 36"O.C.	74	38%
VO	WALTER'S VIBURNUM (N)	VIBURNUM OBOVATUM	3 GAL., 18"MIN. HT., 15"MIN. SPRD., 36"O.C.	142	62%
				xxx	100%
SHRUB/GROUNDCOVER AREAS					
IV	DWARF YAUPON HOLLY (N)	ILEX VOMITORIA 'NANA'	3 GAL., 12" MIN. HT., 12" SPRD., 30" O.C.	29	3%
LEG	EVERGREEN GIANT	LIRIOPE MUSCARI 'EVERGREEN GIANT'	1 GAL., FULL, 18" O.C.	90	11%
MC	MUHLY GRASS (N)	MUHLENBERGIA CAPILLARIS	3 GAL., 15" MIN. HT., 10" SPRD., 30" O.C.	44	5%
RI	INDIAN HAWTHORN	RHAPHIOLEPIS INDICA	3 GAL., 12" MIN. HT., 12" SPRD., 36" O.C.	40	5%
EG	DWARF MORNING GLORY	EVOLVULUS GLOMERATUS 'BLUE MY MIND'	1 GAL., FULL, 18" O.C.	335	39%
HD	DUNE SUNFLOWER (N)	HELIANTHUS DEBILIS	1 GAL., FULL, 18" O.C.	162	19%
GP	BLANKET FLOWER	GAILLARDIA PULCHELLA	1 GAL., FULL, 18" O.C.	158	18%
				xxx	100%
BAHIA	ARGENTINE BAHIA SOD	PASPALUM NOTATUM 'ARGENTINE'	SOLID SOD, CONTRACTOR TO VERIFY QTY.		

(N) = NATIVE
* 100% OF CANOPY TREES ARE NATIVE. NO MORE THAN 6 SHALL BE OF ONE SPECIES.

NOTE:
PLANT DESCRIPTIONS ARE FOR MINIMUM ACCEPTABLE SPECIFICATIONS. ALL CRITERIA LISTED FOR CONTAINER SIZE, CALIPER, HEIGHT, SPREAD, ETC. MUST BE MET FOR PLANT MATERIAL ACCEPTANCE. FOR EXAMPLE, IF A THREE GALLON SHRUB DOES NOT MEET THE HEIGHT OR SPREAD SPECIFICATION, IT WILL NOT BE ACCEPTED.

IF SPECIFIED PLANTS ARE UNAVAILABLE AT TIME OF CONSTRUCTION, CONTRACTOR MAY REPLACE SPECIFIED PLANTS WITH PLANTS APPROVED BY LANDSCAPE ARCHITECT AND COUNTY STAFF.

ALL OPEN SPACE AREAS WITHIN THE PROPERTY SHALL BE SODDED UNLESS PAVED, SEEDED AND MULCHED OR PLANTED WITH SHRUBS AND GROUND COVER.

ALL LANDSCAPED AREAS WILL BE 100% IRRIGATED WITH A CENTRAL AUTOMATIC IRRIGATION SYSTEM INCLUDING A RAIN SENSOR.

CONTRACTOR SHALL REPLACE ANY EXISTING SOD OR OTHER PLANT MATERIALS DAMAGED DURING CONSTRUCTION IN AREAS THAT ARE OUTSIDE PROPOSED LANDSCAPE AS SHOWN ON THE PLAN.

BUFFERS WERE A CONDITION OF 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.

ALERT TO CONTRACTOR:

ALL GENERAL CONTRACTOR WORK TO BE COMPLETED (EARTHWORK, FINAL UTILITIES, AND FINAL GRADING) BY THE MILESTONE DATE IN PROJECT DOCUMENTS. OUTLOT AREA TO BE KEPT FREE OF JOB TRAILERS AND STORAGE AFTER THE CONTRACT MILESTONE DATE FOR THE OUTLOT. GENERAL CONTRACTOR TO PROVIDE CLEAR ACCESS FOR OUTLOT CONTRACTOR TO THE SPECIFIC PARCEL AT ALL TIMES AFTER MILESTONE DATE. PURCHASER OF OUTLOT TO PROVIDE PERMIT DOCUMENTS AND SWPPP REQUIRED BY STATE/LOCAL REQUIREMENTS FOR SPECIFIC OUTLOT.

NOTES TO CONTRACTOR:

1. 24" WIDE MULCH STRIP IS REQUIRED BEHIND ALL CONCRETE CURBS/BUFFERS. WHERE TURF GRASS WILL BE ESTABLISHED ADJACENT TO CONCRETE CURBS / BUFFERS, EITHER A 18" OR 24" (DEPENDENT ON AVAILABILITY) WIDE SOD STRIP IS REQUIRED.
2. CONTRACTOR IS CAUTIONED THAT STORMWATER CONVEYANCES AND POND BANKS AND BOTTOM CAN BE DAMAGED IF MACHINE MOWED WHILE THESE SOILS ARE WET. ANY ASSOCIATED DAMAGES ARE THE RESPONSIBILITY OF THE CONTRACTOR TO REPAIR AT NO EXPENSE TO OWNER.

LANDSCAPE DATA (SEC 6.8.7.) (SEC 6.8.8.)

VEHICULAR USE AREA:

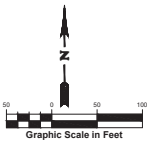
REQUIRED LANDSCAPE AREA
INTERNAL: 1 SHADE TREE/ ISLAND;
PERIMETER: 5' WIDE (EXCEPT WHERE BUFFER REQ.)

PER SEC. 6.8.7.C.
PARKING LOTS ISLANDS SHALL BE COMPLETELY PLANTED WITH SHRUBS AND GROUNDCOVER.

BUILDING LANDSCAPE AREA:
WITHIN 25' OF WALL, 60% OF TOTAL LENGTH EXCLUDING ACCESS. (5' WIDE, 2' FROM FACADE)
(130 LF x 60% = 51 LF X 5' WIDE = MIN. 255 SF REQ. / 553 SF PROP.)

POST DEVELOPMENT: (PER 6.7.4.A.)
1 SHADE TREE /3000 SF = 52,406 SF / 3000 = 17.47 TREES = 18 TREES

PER SEC.6.8.4:
20% LANDSCAPE AREA / OPEN SPACE



Graphic Scale in Feet

THIS SHEET NOT VALID FOR CONSTRUCTION UNLESS STAMPED APPROVED

Always call Sunshine811.com before you dig
Sunshine811.com

cph
www.cphcorp.com
Building Better Communities Together
5200 Belfort Rd. STE 220
Jacksonville, FL 32256
Ph: 904.332.0999

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

This item has been digitally signed and sealed by Galen J. Pugh on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

No.	Date	Revision
1	2/2026	PER COUNTY COMMENTS & CPH REVIEW

Designed: J.SMITH
Drawn: J.SMITH
Checked: G.PUGH
Job No. W131528
Date: 10/17/25

OVERALL LANDSCAPE PLAN
MAJOR SITE PLAN
C-STORE
MARION OAKS FLORIDA

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

Sheet No.
L1.0

LANDSCAPE NOTES:

1. The landscape Contractor shall be responsible for all materials and all work as called for on the Landscape Plans and in the Landscape Specifications. In the event of variation between quantities shown on plant list and the plans, the plans shall control. The Landscape Contractor shall verify all quantities and report any discrepancies at the time of bidding.
2. The Landscape Contractor shall review architectural/engineering plans and become thoroughly familiar with surface and subsurface utilities.
3. Every possible safeguard shall be taken to protect building surfaces, equipment and furnishings. The Landscape Contractor shall be responsible for any damage or injury to person or property which may occur as a result of negligence in the execution of the work.
4. The work shall be coordinated with other trades to prevent conflicts. Coordinate the planting with the irrigation work to assure availability and proper location of irrigation items and plants.
5. Contractor shall ensure that there are no visual obstructions to vehicle lines of sight and traffic controls. Contractor shall field adjust tree and/or large shrub locations to avoid any such obstructions.
6. Trees shall be maintained by the owner to avoid future such obstructions by pruning trees and/or shrubs as necessary utilizing horticulturally sound techniques.
7. All planting shall be performed by personnel familiar with planting procedure and under the supervision of a qualified planting foreman.
8. All plant material shall be graded Florida No. 1 or better as outlined under Grades and Standards for Nursery Stock, Part I and II, published by the Florida Department of Agriculture and Consumer Services.
9. The Landscape Architect or Owner shall have the right, at any stage of the operations, to reject any and all work and materials which, in his opinion, do not meet with the requirements of these specifications.
10. Except as otherwise specified, the Landscape Contractor's work shall conform to accepted horticultural practices as used in the trade.
11. The minimum acceptable size of all plants, measured after pruning, with branches in normal positions, shall conform to the measurements specified on the plant list or as indicated on the landscape drawing. Height and spread dimensions refer to main body of the plant and not extreme branch tip to tip. The caliper measurement of tree trunks is to be according to Florida Grades and Standards for Nursery Plants.
12. Plants shall be protected upon arrival at the site, by being thoroughly watered and properly maintained until planted.
13. All tree pits shall be excavated to size and depth in accordance with the Florida Grades & Standards for Nursery Stock, unless shown otherwise on the drawings, and backfilled with the specified planting soil. The Landscape Contractor shall test fill all tree pits with water before planting to assure proper drainage percolation is available.
14. The Landscape Contractor shall be responsible for proper watering of all plants. All plants shall be thoroughly watered at time of planting and kept adequately watered until time of acceptance. It shall be the Landscape Contractor's responsibility to assure that plants are not over watered.
15. It shall be the Landscape Contractor's responsibility to prevent plants from falling or being blown over, to restraighten and replant all plants which lean or fall and to replace all plants which are damaged due to lack of proper guying or staking. The Landscape Contractor shall be legally liable for any damage caused by instability of any plant material.
16. All trees and all palms shall be guyed or staked or braced. Staking of trees and shrubs, if required, shall be done as per staking and guying detail prepared by the Landscape Architect. It shall be the responsibility of the Landscape Contractor to remove guys and stakes from the trees and job site after a period of 1 year.
17. Plants blown over by high winds, within the guaranteed period, shall not be cause for additional expense to the Owner, but shall be the responsibility of the Landscape Contractor. Damaged plants shall be replaced by the Landscape Contractor at no additional cost to the Owner.
18. Sod shall be of a species specified on the drawings and originate from a commercial turf grower. It shall be a dense stand of live turf, reasonably free of weeds, well matted with grass roots in rectangles 16 inch by 24 inch or in 24 inch wide rolls in a length consistent with the equipment and methods used to handle the rolls and place the sod. Any netting contained within the sod shall be certified by the manufacturer to be bio-degradable. The soil and root mat shall be a minimum of 1-1/2 inch thick and must hold together during placement. Sod shall be place adjacent to one another to avoid gaps and overlaps. Joints shall be staggered between the rows. Sod placed on slopes exceeding 3:1 shall be pinned with turf staples at top corners of pieces and along top of sod roll every 2'. Sod turf, shall have been mowed a minimum of one week prior to cutting and delivery, so that the length of the turf is no longer than 4 inches at time of delivery. Place sod within 48 hours of cutting the sod. The sod shall be kept moist throughout the 48 hour period to maintain the health and viability of the sod. Submit a letter of certification to the Owner's CEI Representative, at time of delivery, as to the source of the sod, the time it was cut, the species and cultivar provided, last mowing date, and that the sod is free of fire ants. Sod which has been cut for longer than 48 hours after being cut shall not be used unless specifically authorized by Owner's CEI Representative. It shall be the Contractor's responsibility to measure and determine the exact quantity of sod required for a complete job at the time of bidding or providing a price quote. The Owner shall not be responsible for additional cost due to the Contractor's under estimating of the quantity of sod for the original bid area.
19. The Landscape Contractor shall ensure adequate vertical drainage in all plant beds, planters, and sod areas. Vertical drilling through any compacted fill to native soil shall be accomplished to ensure drainage. If well drained fill is necessary to assure positive drainage, this issue shall be brought up by the Landscape Contractor at time of bidding.
20. The Landscape Contractor shall ensure that his work does not interrupt established or projected drainage patterns.
21. The Landscape Contractor shall prune, shape and remove dead foliage/limbs from existing plant material to remain. Confirm with the Landscape Architect or Owner the extent of work required at time of bidding.
22. Mulch - All plant beds shall be top dressed with 4" stone mulch (refer to specifications for information).
23. Transplanted Material - The Landscape Contractor shall be responsible for determining and evaluating which plant materials are suitable for transplanting and shall verify this with the Landscape Architect or Owner. The Landscape Contractor shall take all reasonable, horticulturally acceptable measures to assure the successful transplanting of determined plant materials. The Landscape Contractor shall be responsible for replacing any relocated plant materials which die if such measures are not taken, as determined by the Landscape Architect or Owner. Replacement plants shall be of identical species and size if required.
24. MAINTENANCE PRIOR TO FINAL INSPECTION AND ACCEPTANCE:

Maintenance shall commence after each plant is planted and the maintenance period shall continue until the job or specific phase of the job is accepted by the Landscape Architect or Owner. Extreme care shall be taken to instruct the Owner or his representatives in general maintenance procedures.

Plant maintenance shall include watering, pruning, weeding, cultivating, mulching, tightening, and repairing of guys, replacement of sick or dead plants, resetting plants to proper grades or upright positions and reaboration of the planting saucer and all other care needed for proper growth of the plants.

During the maintenance period and up to the date of final acceptance, the Landscape Contractor shall do all seasonal spraying and/or dusting of trees and shrubs. Upon completion of all planting, an inspection for acceptance of work will be held. The Landscape Contractor shall notify the Landscape Architect or Owner for scheduling of the inspection 10 days prior to the anticipated date.

At the time of the inspection, if all of the materials are acceptable, a written notice will be given by the Landscape Architect or Owner to the Landscape Contractor Stating the date when the Maintenance Period ends.

GUARANTEE AND REPLACEMENT:

All plant materials shall be guaranteed for 12-19 months following the substantial completion date in accordance with the Extended Maintenance / Warranty Chart included in Part 3 of the specifications and interim acceptance shall be alive and in satisfactory growth for each specific kind of plant at the end of the guaranteed period

At the end of the guarantee period, any plant required under this contract that is dead or not in satisfactory growth, as determined by the Owner or the Landscape Architect, shall be removed and replaced. Replacement plants shall have an extended guarantee, as noted above, from time of replacement.

All replacements shall be planted of the same kind and size as specified on the plant list. They shall be the responsibility of the Landscape Contractor.

25. TOPSOIL

Topsoil shall be ASTM D 5268, natural, friable, fertile, fine loamy soil possessing characteristics of representative topsoil in the vicinity that produces heavy growth. Topsoil shall have a pH range of 5.5 to 7.4, free from subsoil, objectionable weeds, litter, sods, stiff clay, stones larger than 1-inch in diameter, stumps, roots, trash, toxic substances, or any other material which may be harmful to plant growth or hinder planting operations. Top soil shall contain a minimum of three percent organic material.

26. UNSUITABLE SUBSOILS

Locations containing unsuitable subsoil shall be treated by one or more of the following:

A. Where unsuitability is deemed by Owner or Owner's Representative to be due to excessive compaction caused by heavy equipment and where natural subsoil is other than AASHTO classification of A6 or A7, loosen such areas with spikes, discing, or other means to loosen soil to condition acceptable to Owner. Loosen soil to minimum depth of 12 inches with additional loosening as required to obtain adequate drainage. Contractor may introduce peat moss, sand, or organic matter into the subsoil to obtain adequate measures shall be considered as incidental, without additional cost to Owner.

B. Where unsuitability is deemed by Owner or Owner's Representative to be due to presence of boards, mortar, concrete, graded aggregate base, or other construction materials in sub grade and where natural subsoil is other than AASHTO classification of A6 or A7, remove debris and objectionable material. Such remedial measures shall be considered as incidental, without additional cost to Owner.

C. Where unsuitability is deemed by Owner to be because natural subsoil falls into AASHTO classification of A6 or A7 and contains moisture in excess of 30 percent, then installation of sub drainage system or other means described elsewhere in Specifications shall be used. Where such conditions have not been known or revealed prior to planting time and they have not been recognized in preparation of The Drawings and Specifications, then Owner shall issue pricing order to install proper remedial measures.

D. Planting beds where existing subsoil is determined by Owner to be unsuitable for plant growth in accordance paragraph Unsuitable Subsoil herein shall be excavated to a depth of 12 inches or as needed to provide adequate drainage. Replace excavated soil with planting soil.

C-STORE GENERAL NOTES:

1. All landscaped areas are to receive a minimum of 4" of topsoil. See 2900 specification.
2. All plant material shall be healthy, vigorous, and free of pests and disease.
3. All plant material shall be container grown or balled and burlapped as indicated in the plant list.
4. All trees shall have a straight trunk and full head and meet all requirements specified.
5. All materials are subject to the approval of the landscape architect or their designated representative before, during, and after installation.
6. All trees must be guyed or staked as shown in the details.
7. All planting areas shall be completely mulched as specified.
8. Prior to construction, the contractor shall be responsible for locating all underground utilities and shall avoid damage to all utilities during the course of the work. Locations of existing buried utility lines shown on the plans are based upon best available information and are to be considered approximate. It shall be the responsibility of the contractor 1) to verify the locations of utility lines and adjacent to the work area 2) to protect of all utility lines during the construction period 3) to repair any and all damage to utilities, structures, site appurtenances, etc. which occurs as a result of the construction.
9. The contractor shall be responsible for verifying all quantities shown on these plans before pricing the work.
10. Contractor shall be responsible for delivery schedule and protection between delivery and planting per specifications to maintain healthy plant conditions.
11. The contractor shall be responsible for fully maintaining (including but not limited to watering, spraying, mulching, fertilizing, etc.) all of the plant materials and lawn for the period of time shown in the 02900 spec.
12. Any plant material which is diseased, distressed, dead, or rejected (prior to substantial completion) shall be promptly removed from the site and replaced with material of the same species, quantity, and size and meeting all plant list specifications.
13. The contractor shall completely guarantee all plant material for a period defined in the 02900 spec. The contractor shall promptly make all replacements during the normal planting season.
14. After being dug at the nursery source, all trees in leaf shall be acclimated for two (2) weeks under a mist system prior to installation.
15. Standards set forth in "American Standard for Nursery Stock" represent guideline specifications only and shall constitute minimum quality requirements for plant material.
16. Where shown on the plans and details, planting beds are to be completely covered with a stone mulch from a local source to a minimum depth of four inches.
17. Refer to C-Store specifications for information needed for implementation of planting plans.
18. Weed mat is required in landscaped islands as specified. See irrigation details.
19. All plant material quantities shown are approximate. Contractor shall be responsible for complete coverage of all planting beds at spacing shown.
20. This plan is to be implemented cooperatively with SWPPP plan, as needed, to maximize the effectiveness of the SWPPP plan for this site.
21. The contractor is encouraged to complete temporary or permanent seeding or sodding in stages for soil stabilization as areas are completed after grading.
22. This plan does not present any temporary stabilization required as part of SWPPP plan.
23. If conflicts between these notes and the landscape notes, contact landscape architect.

MARION COUNTY REQUIREMENTS:

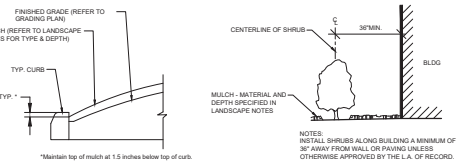
Per Sec. 6.8.12. Landscape completion inspection requirements. Upon completion of the installation, the contractor shall coordinate for an inspection by the design professional. A landscape and irrigation as-built certification shall be completed by the contractor and signed and sealed by the design professional and submitted to the county landscape architect prior to the issuance of a certificate of occupancy.

Sec. 6.8.15. Landscape installation and maintenance licensing and certification.
A. Landscape installation professionals performing work for hire within the unincorporated areas of Marion County shall be landscape contractors licensed by the Marion County building department, unless otherwise licensed by the state of Florida.
(1) Unless subject by Florida statutes to certain continuing education requirements, contractors licensed under this section are required to complete a minimum of eight professional development hours or continuing education units in Florida friendly landscaping practices from a continuing education organization approved by the county before each succeeding license renewal or bi-annually, whichever is shortest. compliance with this requirement will be confirmed at the time of license renewal, or by an approved audit procedure.
(2) A list of required and approved courses or certifications for section 6.8.15.A(1) above will be maintained by the Marion County licensing board.
(3) A course or certification may be added to or withdrawn from the approved list using an approved petition procedure.

B. Landscape maintenance professionals performing work for hire within the unincorporated areas of Marion County shall possess current gi-bmp certificate of completion.
a. Any person providing services for hire regarding any aspect of landscape maintenance that includes the application of fertilizer or pesticide shall meet the applicable state and county licensing and certification requirements included herein.

Galen J Pugh

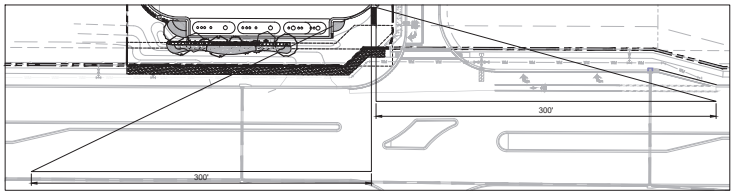
Digitally signed by Galen J Pugh
DN: C=US, O=Unaffiliated, dnQualifier=
A01410C0000019EAE4501680000152D2, CN=Galen J Pugh
Reason: I am the author of this document
Location:
Date: 2026.02.05 16:53:46-05'00'
Foxit PDF Editor Version: 13.1.4

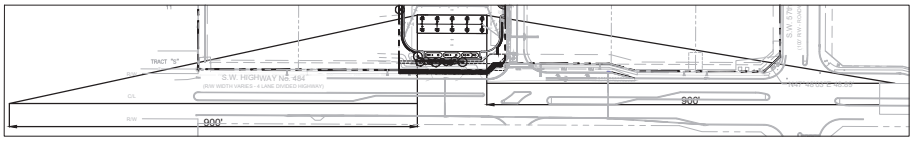


TYPICAL MULCH LAYOUT IN LANDSCAPE ISLAND
N.T.S.

NOTES:
INSTALL SHRUBS ALONG BUILDING A MINIMUM OF 36" AWAY FROM WALL OR PAVING UNLESS OTHERWISE APPROVED BY THE L.A. OF RECORD.

TYPICAL SECTION - SHRUB PLANTING OFFSET AT BLDG FOUNDATION AND PAVING
N.T.S.





CANOPY AND SIGN VISIBILITY CORRIDOR
NTS

PERMANENT GRASS CHART

SYMBOL	ACREAGE	VARIETY	SEEDING RATE
SOD			
BAHIA	TBD	ARGENTINE BAHIA	N/A

CONTRACTOR TO VERIFY QUANTITIES

LANDSCAPE REQUIREMENTS

TYPE	LOCATION	AHJ REQUIRED	PROVIDED
TREES	ISLANDS	2	2
	PERIMETER ^	16	16
	MITIGATED	N/A	N/A
SHRUBS	ISLANDS	100%	100%
	PERIMETER	HEDGE	HEDGE
GROUNDCOVER	ALL	TBD	TBD

^ INCLUDES POST DEVELOPMENT & BUFFER REQ. (MINUS ISLANDS)

THIS SHEET NOT VALID FOR CONSTRUCTION UNLESS STAMPED APPROVED

Always call 811 two full business days before you dig
Sunshine811.com

cph
www.cphcorp.com
Building Better Communities Together
8200 Belfort Rd STE 220
Jacksonville, FL 32256
Ph: 904.332.0909

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

This item has been digitally signed and sealed by Galen J. Pugh on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

No.	Date	Revision

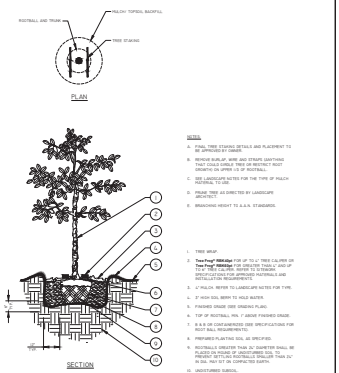
Designed: J.SMITH
Drawn: J.SMITH
Checked: G.PUGH
Job No. W131528
Date: 10/17/25 © 2026

LANDSCAPE NOTES AND DETAILS
MAJOR SITE PLAN
C-STORE
MARION OAKS FL,ORIDA

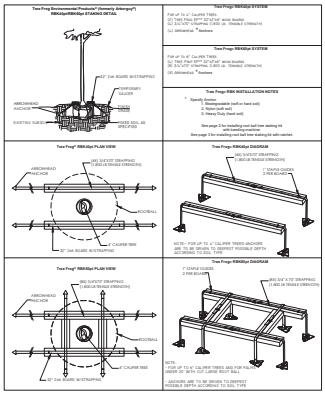
THIS SHEET NOT VALID FOR CONSTRUCTION WITHOUT COMPLETE SET OF PLANS.

Sheet No.
L5.0

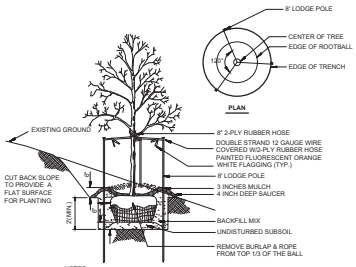
A:\W131528\Landscape\LDWG\gradingandplanlp\Plans\W131528 - LSP.dwg, 2/5/2026 4:38:28 PM, Michelle Aguilar,



SMALL TREE PLANTING
(14' OR LESS)
N.T.S.

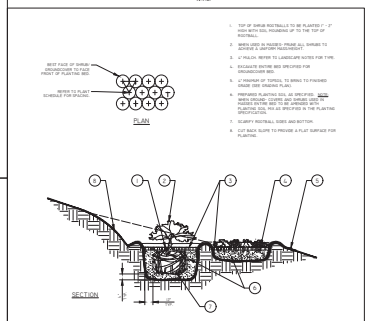


"TREE FROG" TREE STAKING
N.T.S.

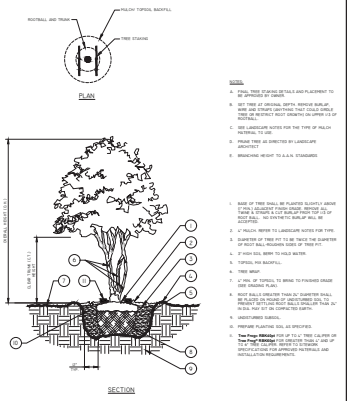


NOTES:
- SEE LANDSCAPE NOTES FOR THE TYPE OF MULCH MATERIAL TO USE.
- MAINTAIN 3-4 INCHES CLEAR RADIUS AROUND TRUNK.

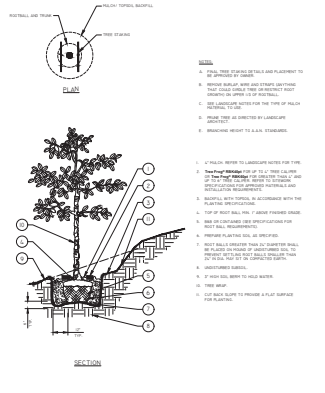
B&B TREE PLANTING ON SLOPE
N.T.S.



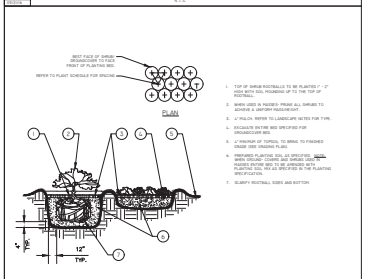
SHRUB/GROUNDCOVER PLANTING ON SLOPE
N.T.S.



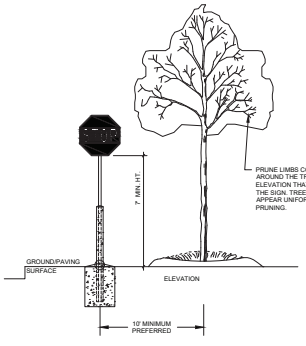
MULTI-TRUNK TREE PLANTING
N.T.S.



TREE PLANTING ON SLOPE
N.T.S.



SHRUB/GROUNDCOVER PLANTING
N.T.S.



TREES TO BE PLANTED NO CLOSER THAN 10' IN ALL DIRECTIONS FROM ANY TRAFFIC SIGNS WHEN POSSIBLE. FOR THOSE LOCATED CLOSER THAN 10', TREES SHALL BE PRUNED TO CLEAR THE SIGN.

TREE PLANTING AT TYPICAL SIGN
N.T.S.

THIS SHEET NOT VALID FOR CONSTRUCTION UNLESS STAMPED APPROVED

Always call 811 two full business days before you dig
Sunshine811.com

cph
www.cphcorp.com
Building Better Communities Together
8200 Belfort Rd STE 200
Jacksonville, FL 32256
Ph: 904.332.0999

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

Galen J Pugh

Digitally signed by Galen J Pugh
DN: C=US, O=Unaffiliated, SN=Galen+ A01410C0000015E4E4001680 00150D0, CN=Galen J Pugh
Reason: I am the author of this document
Location:
Date: 2026.02.05 16:54:03 -05'00'
Foxit PDF Editor Version: 13.1.4

This item has been digitally signed and sealed by Galen J. Pugh on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

No.	Date	Revision

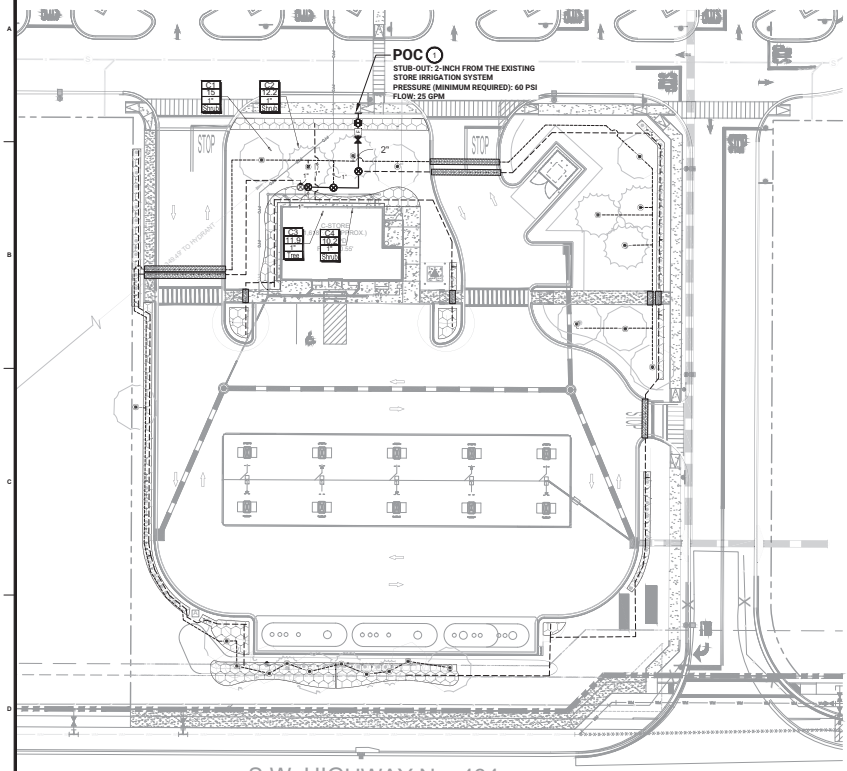
Designed: J.SMITH
Drawn: J.SMITH
Checked: G.PUGH
Job No. W131528
Date: 10/17/25
© 2026

LANDSCAPE NOTES AND DETAILS
MAJOR SITE PLAN
C-STORE
MARION OAKS FLORIDA

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

Sheet No.
L5.1

A:\W131528\Landscape\DWG\prelim&reply&rpt\Plans\W131528 – LSP.dwg, 2/5/2026 4:39:39 PM, Michelle Aguilar,



Hines Inc
SITE WATER ENGINEERING SERVICES
1640 RIVERSIDE AVE., SUITE 200
FORT COLLINS, COLORADO 80524
Telephone: 970.282.1800
Web: www.hinesinc.com

IRRIGATION LEGEND

- POINT-OF-CONNECTION ASSEMBLY: **TO THE WELL SYSTEM FROM THE MAIN STORE**
- SLEEVES: **CLASS 200 PVC**
- MAINLINE PIPE: **CLASS 200 PVC 2-INCH SIZE UNLESS OTHERWISE INDICATED**
- LATERAL PIPE TO TREE EMITTERS: **CLASS 200 PVC 3/4-INCH SIZE UNLESS OTHERWISE INDICATED**
- LATERAL PIPE TO INLINE DRIP HEADER: **CLASS 200 PVC 1-INCH SIZE UNLESS OTHERWISE INDICATED**
- UNCONNECTED PIPE CROSSING
- INLINE DRIP TUBING **NETAFIM TLCV9-18 WITH RAINBIRD XCF DRIPLINE HEADER 0.9 GPH EMITTERS, 12" EMITTER SPACING, 18" ROW SPACING**
- REMOTE CONTROL DRIP VALVE ASSEMBLY: **RAIN BIRD XCZ-PRB-100-COM**
- ISOLATION GATE VALVE ASSEMBLY: **MATCO 514**
- **FLOW SENSOR ASSEMBLY: HYDROPOINT0027**
- MASTER VALVE ASSEMBLY: **HYDROPOINT0033**

A1 — INDICATES CONTROLLER AND STATION NUMBER
1.5 — INDICATES LATERAL DISCHARGE (GPM)
1" — INDICATES VALVE SIZE (INCHES)
RPR — INDICATES LANDSCAPE APPLICATION

- INLINE TREE DRIP TUBING RING ASSEMBLY ON TREE ROOT BALL: **0.9 GPH EMITTERS 12" ON CENTER.** PROVIDE TWO (2) RINGS ON ORNAMENTAL TREES (3" CALIPER OR LESS) PROVIDE THREE (3) RINGS ON CANOPY TREES (4" CALIPER OR GREATER) ALL TREE IRRIGATION TO BE ON SEPARATE TREE IRRIGATION ZONES.

Galen J Pugh

Digitally signed by Galen J Pugh
DN: C=US, O=Unaffiliated, CN=A01410D2000195AE6518B000150D3, CN=Galen J Pugh
Reason: I am the author of this document
Location:
Date: 2026.02.05 16:54:20 -05'00'
Foxit PDF Editor Version: 13.1.4

N

50 0 50 100
Graphic Scale in Feet

MICHAEL TEMPLE
CID #2032

THIS SHEET NOT VALID FOR CONSTRUCTION UNLESS STAMPED APPROVED

Always call 811 two full business days before you dig.
Sunshine811.com

cph
www.cphcorp.com
Building Better Communities Together
6200 Belfort Rd, STE 220
Jacksonville, FL 32256
Ph: 904.332.0999

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

CERTIFICATE OF AUTHORIZATION
CPH
No. 31000
LICENSED
ARCHITECTURE
ENGINEERING
LANDSCAPE ARCHITECTURE
No. 31000
LICENSED
LANDSCAPE ARCHITECTURE
No. 31000
LICENSED
ENGINEERING
LANDSCAPE ARCHITECTURE

This item has been digitally signed and sealed by Galen J. Pugh on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

No.	Date	Revision
2	2026	PER COUNTY COMMENTS & CPH REVIEW

Designed: HINES
Drawn: HINES
Checked: HINES
Job No. W131528
Date: 01/20/2026

IRRIGATION PLAN
MAJOR SITE PLAN
C-STORE
MARION OAKS FLORIDA

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

Sheet No.
IR1.0

A:\W131528\Landscape\CAD\Irrigation\Irrplot\Irrplot\W131528 – IR1.dwg, 2/5/2026 4:39:59 PM, Michelle Aguilar,

INSTALLATION GENERAL NOTES

1. THE SYSTEM DESIGN ASSUMES A MINIMUM DYNAMIC PRESSURE FOR THE IRRIGATION SYSTEM OF 60 PSI, AT A DESIGN FLOW OF 25 GPM AT THE EXITING MAINLINE STUB-OUT POINT-OF-CONNECTION (POC), FROM THE MAIN STORE IRRIGATIONS SYSTEM. MASTER VALVE AND FLOW METER SHALL BE SIZED AS INDICATED IN THE DRAWING LEGEND. VERIFY PRESSURE AND FLOW ON SITE PRIOR TO CONSTRUCTION.
2. READ THOROUGHLY AND BECOME FAMILIAR WITH THE SPECIFICATIONS AND INSTALLATION DETAILS FOR THIS AND RELATED WORK PRIOR TO CONSTRUCTION.
3. COORDINATE UTILITY LOCATES ("CALL BEFORE YOU DIG") OF UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION.
4. DO NOT PROCEED WITH THE INSTALLATION OF THE IRRIGATION SYSTEM WHEN IT IS OBVIOUS IN THE FIELD THAT OBSTRUCTIONS OR GRADE DIFFERENCES EXIST THAT MIGHT NOT HAVE BEEN CONSIDERED IN THE ENGINEERING. IF DISCREPANCIES IN CONSTRUCTION DETAILS, LEGEND, NOTES, OR SPECIFICATIONS ARE DISCOVERED, BRING ALL SUCH OBSTRUCTIONS OR DISCREPANCIES TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE.
5. THE DRAWINGS ARE DIAGRAMMATIC. THEREFORE, THE FOLLOWING SHOULD BE NOTED:
   A. ALTHOUGH IRRIGATION COMPONENTS MAY BE SHOWN OUTSIDE PLANTING AREAS FOR CLARITY, INSTALL IRRIGATION PIPE AND WIRING IN LANDSCAPED AREAS WHENEVER POSSIBLE.
   B. TREE AND SHRUB LOCATIONS AS SHOWN ON LANDSCAPE PLANS TAKE PRECEDENCE OVER IRRIGATION EQUIPMENT LOCATIONS. AVOID CONFLICTS BETWEEN THE IRRIGATION SYSTEM, PLANTING MATERIALS, AND ARCHITECTURAL FEATURES.
   C. USE ONLY STANDARD TEES AND ELBOW FITTINGS. USE OF TEES IN THE BULLNOSE CONFIGURATION, OR USE OF CROSS TYPE FITTINGS IS NOT ALLOWED.
6. PROVIDE THE FOLLOWING COMPONENTS TO THE OWNER PRIOR TO THE COMPLETION OF THE PROJECT:
   A. TWO (2) OPERATING KEYS FOR EACH TYPE OF MANUALLY OPERATED VALVES.
   B. TWO (2) OF EACH SERVICING WRENCH OR TOOL NEEDED FOR COMPLETE ACCESS, ADJUSTMENT, AND REPAIR OF ALL ROTARY SPRINKLERS.
7. SELECT NOZZLES FOR SPRAY AND ROTARY SPRINKLERS WITH ARCS WHICH PROVIDE COMPLETE AND ADEQUATE COVERAGE WITH MINIMUM OVERSPRAY FOR THE SITE CONDITIONS. CAREFULLY ADJUST THE RADIUS OF THROW AND ARC OF COVERAGE OF EACH ROTARY SPRINKLER TO PROVIDE THE BEST PERFORMANCE.
8. THE IRRIGATION CONTRACTOR IS RESPONSIBLE FOR THE INSTALLATION OF IRRIGATION SLEEVING. SLEEVES ARE REQUIRED FOR BOTH PIPING AND ELECTRICAL WIRING AT EACH HARDSCAPE CROSSING. COORDINATE INSTALLATION OF SLEEVING WITH OTHER TRADES. ANY PIPE OR WIRE WHICH PASSES BENEATH EXISTING HARDSCAPE WHERE SLEEVING WAS NOT INSTALLED WILL REQUIRE HORIZONTAL BORING BY THE IRRIGATION CONTRACTOR. PIPE SLEEVES SHALL BE SIZED TWICE THE NOMINAL SIZE OF THE PIPE PASSING THROUGH.
9. INSTALL ALL ELECTRICAL POWER TO THE IRRIGATION CONTROL SYSTEM IN ACCORDANCE WITH THE NATIONAL ELECTRIC CODE AND ALL APPLICABLE LOCAL ELECTRIC UTILITY CODES.
10. THE FOLLOWING SHOULD BE NOTED REGARDING PIPE SIZING: IF A SECTION OF UNSIZED PIPE IS LOCATED BETWEEN TWO IDENTICALLY SIZED SECTIONS, THE UNSIZED PIPE IS THE SAME NOMINAL SIZE AS THE TWO SIZED SECTIONS. THE UNSIZED PIPE SHOULD NOT BE CONFUSED WITH THE DEFAULT PIPE SIZE NOTED IN THE LEGEND.
11. INSTALL TWO (2) #14 AWG CONTROL WIRES ON STANDARD WIRE SYSTEMS OR ONE (1) #14 AWG TWO-WIRE PAIR ON TWO-WIRE SYSTEMS, FOR USE AS SPARES. INSTALL SPARE WIRES FROM CONTROLLER LOCATION TO EACH DEAD-END OF MAINLINE. COIL 3 FEET OF WIRE IN VALVE BOX.
12. IRRIGATION CONTRACTOR TO INSTALL PAIGE DECODER CABLE FUSE DEVICES (DCFD), AT ALL DECODER CABLE DIRECTIONAL SPLITS AND/OR CHANGES. INSTALL ALL SPLICES WITHIN A 10" VALVE BOX.

FUEL STATION GENERAL NOTES

1. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING A COPY OF THE PROJECT SPECIFICATIONS PRIOR TO BIDDING. THE PROJECT SPECIFICATIONS ARE PART OF THESE PLANS AND SHALL BE CONSULTED BY THE IRRIGATION CONTRACTOR. THE CONTRACTOR IS RESPONSIBLE FOR IMPLEMENTING WORK AS SPECIFIED IN THE PROJECT SPECIFICATIONS AND TO THE PLANS.
2. CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS, EQUIPMENT QUANTITIES AND UTILITY LOCATIONS PRIOR TO BEGINNING WORK.
3. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES IN PLANS OR SPECIFICATIONS PRIOR TO BEGINNING OR CONTINUING WORK.
4. THE CONTRACTOR SHALL MAKE NO SUBSTITUTIONS, DELETIONS, OR ADDITIONS TO THIS PLAN WITHOUT APPROVAL OF THE LANDSCAPE ARCHITECT.
5. ALL CONSTRUCTION SHALL CONFORM TO CITY, COUNTY, STATE, AND FEDERAL REQUIREMENTS. IT SHALL BE THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO ENSURE THAT ALL THE IRRIGATION EQUIPMENT MEETS GOVERNMENT REGULATIONS. CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR OBTAINING ANY NECESSARY PERMITS OR APPROVALS.
6. THIS PLAN IS SCHEMATIC AND DUE TO THE NATURE OF CONSTRUCTION SLIGHT FIELD MODIFICATIONS MAY BE NECESSARY TO IMPLEMENT PLAN.
7. THIS IRRIGATION SYSTEM IS DESIGNED TO THE FOLLOWING STATS: 25 GPM DYNAMIC WATER PRESSURE IS REPORTED TO 60 PSI.
8. CONTRACTOR TO VERIFY ACTUAL AVAILABLE WATER PRESSURE BEFORE BEGINNING INSTALLATION. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT IF AVAILABLE WATER PRESSURE EXCEEDS 5 PSI HIGHER OR LOWER THAT AVAILABLE WATER PRESSURE.
9. IRRIGATION SYSTEMS CONNECTED TO POTABLE EATER SUPPLY, SHALL HAVE A BACKFLOW PREVENTER INSTALLED.
10. WHERE APPLICABLE IRRIGATION HEADS ARE TO BE ADJUSTED FOR COMPLETE COVERAGE WITH MINIMUM OVER SPRAY BEYOND LANDSCAPE AREAS.
11. EXISTING TREES TO REMAIN ARE TO BE PROTECTED FROM DAMAGE. DO NOT TRENCH OR EXCAVATE WITHIN THE CRITICAL ROOT ZONE OF ANY TREE.
12. IRRIGATION LATERAL LINES, MAIN LINES AND EQUIPMENT MAY BE SHOWN OUTSIDE PROPERTY LINES ON THIS PLAN. ALL IRRIGATION LINES AND EQUIPMENT ARE TO BE WITHIN AND INSTALLED WITHIN THE LIMITS OF THE PROPERTY LINE.
13. ALL IRRIGATION SLEEVING TO B THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR. ELECTRICAL WIRES FOR IRRIGATION VALVES AND IRRIGATION LINES ARE TO BE BE PLACED N SEPARATE SLEEVES. SEE SLEEVING DETAIL.
14. SUPPLY LINE AND METER TO BE PROVIDED BY GENERAL CONTRACTOR. BACKFLOW PREVENTER TO BE PROVIDED BY IRRIGATION CONTRACTOR. IRRIGATION CONTRACTOR'S POINT OF CONNECTION TO BEGIN AFTER THE IRRIGATION WATER METER.
15. IRRIGATION CONTRACTOR SHALL REVIEW WINTERIZATION PROCEDURES FOR IRRIGATION SYSTEM WITH OWNER REPRESENTATIVE.
16. ALL PLANT MATERIAL IN TREE HOLDING AREAS SHALL BE MANUALLY WATERED/IRRIGATED TO KEEP MOIST UNTIL PLANTED.
17. INSTALL ALL VALVE BOXES 5' MINIMUM FROM ANY CURB.

CONSTRUCTION NOTES

1. THE IRRIGATION SYSTEM POINT-OF-CONNECTION (POC) SHALL BE DOWNSTREAM OF THE IRRIGATION STUB-OUT FROM THE EXISTING STORE IRRIGATION SYSTEM AT THE APPROXIMATE LOCATION SHOWN. INSTALL MASTER VALVE ASSEMBLY AS INDICATED. VERIFY EXACT LOCATION OF POC WITH OWNER'S REPRESENTATIVE.
2. PEDESTAL MOUNT THE IRRIGATION CONTROLLER AT THE APPROXIMATE LOCATION SHOWN. COORDINATE ELECTRICAL POWER TO THE CONTROLLER WITH THE OWNER'S REPRESENTATIVE. CARE SHOULD BE TAKEN TO INSTALL THE IRRIGATION CONTROLLER IN A LOCATION THAT IS ACCESSIBLE FOR MAINTENANCE, AND SCREENED FROM VIEW EITHER BEHIND ENTRY WALLS, NEXT TO BUILDINGS, OR BEHIND PLANT MATERIAL. FINAL LOCATION TO BE APPROVED BY OWNER'S REPRESENTATIVE.
3. IRRIGATION SHOWN OUT OF LANDSCAPED AREA FOR CLARITY ONLY. INSTALL IRRIGATION COMPONENTS WITHIN LANDSCAPED AREA.

IRRIGATION SYSTEM DESIGN PARAMETERS FOR THE FUEL STATION ONLY.

THE FACTORS IN THE TABLE BELOW WERE UTILIZED IN THE IRRIGATION SYSTEM DESIGN TO DETERMINE TAP CAPACITY REQUIREMENTS AND MAINLINE SIZE AND ARE MADE AVAILABLE TO GUIDE DECISIONS ON THE SYSTEM OPERATION BY THE CONTRACTOR. MULTIPLE ZONES WILL BE REQUIRED TO OPERATE AT THE SAME TIME UP TO A COMBINED TOTAL EQUAL TO THE MINIMUM FLOW REQUIRED AT THE POC WHEN ZONE SIZES ARE LOWER THAN THE MINIMUM FLOW REQUIRED AT THE POC.

TOTAL IRRIGATION DAYS PER WEEK	2 DAYS
WATER WINDOW PER DAY	2 HRS

IRRIGATION SLEEVE LEGEND

- ALL SLEEVES SHALL BE CLASS 200 PVC AND SIZED TWICE THE NOMINAL SIZE OF THE PIPE PASSING THROUGH, ALL CONTROL WIRE SLEEVES SHALL BE 2-INCH

NON-POTABLE NOTE

- ALL PIPING, VALVES, VALVE BOXES, SPRINKLERS, DRIP COMPONENTS, IRRIGATION INFRASTRUCTURE, AND ALL WATER EMISSION DEVICES SHALL BE MARKED PURPLE TO INDICATE USE WITH NON-POTABLE WATER.

IRRIGATION LEGEND

- POINT-OF-CONNECTION ASSEMBLY: **TO THE WELL SYSTEM FROM THE MAIN STORE**
- SLEEVES: **CLASS 200 PVC**
- MAINLINE PIPE: **CLASS 200 PVC 2-INCH SIZE UNLESS OTHERWISE INDICATED**
- LATERAL PIPE TO TREE EMITTERS: **CLASS 200 PVC 3/4-INCH SIZE UNLESS OTHERWISE INDICATED**
- LATERAL PIPE TO INLINE DRIP HEADER: **CLASS 200 PVC 1-INCH SIZE UNLESS OTHERWISE INDICATED**
- UNCONNECTED PIPE CROSSING
- INLINE DRIP TUBING: **NETAFIM TLCV9-18 WITH RAINBIRD XCF DRIPLINE HEADER 0.9 GPH EMITTERS, 12" EMITTER SPACING, 18" ROW SPACING**
- REMOTE CONTROL DRIP VALVE ASSEMBLY: **RAIN BIRD XCZ-PRB-100-COM**
- ISOLATION GATE VALVE ASSEMBLY: **MATCO 514**
- **FLOW SENSOR ASSEMBLY: HYDROPOINT0027**
- MASTER VALVE ASSEMBLY: **HYDROPOINT0033**

A1 — INDICATES CONTROLLER AND STATION NUMBER
14 — INDICATES LATERAL DISCHARGE (GPM)
1" — INDICATES VALVE SIZE (INCHES)
Drip — INDICATES LANDSCAPE APPLICATION

- INLINE TREE DRIP TUBING RING ASSEMBLY ON TREE ROOT BALL: **0.9 GPH EMITTERS 12" ON CENTER.** PROVIDE TWO (2) RINGS ON ORNAMENTAL TREES (3" CALIPER OR LESS) PROVIDE THREE (3) RINGS ON CANOPY TREES (4" CALIPER OR GREATER) ALL TREE IRRIGATION TO BE ON SEPARATE TREE IRRIGATION ZONES.

Galen J Pugh

Digitally signed by Galen J Pugh
DN: C=US, O=Unaffiliated, ou=Qualifier=AD1410C000001953A0450160D0193D3D, CN=Galen J Pugh
Reason: I am the author of this document
Location:
Date: 2026.02.05 16:54:42 -05'00'
Foxit PDF Editor Version: 13.1.6

MICHAEL TEMPLE
CID #2932

THIS SHEET NOT VALID FOR CONSTRUCTION UNLESS STAMPED APPROVED

Always call 811 two full business days before you dig
Sunshine811.com

Hines Inc
SITE WATER ENGINEERING SERVICES
1640 RIVERSIDE AVE., SUITE 200
FORT COLLINS, COLORADO 80524
Telephone: 970.282.1800
Web: www.hinesinc.com

cph
www.cphcorp.com
Building Better Communities Together
8200 Belfort Rd STE 220
Jacksonville, FL 32256
Ph: 904.352.0969

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

This item has been digitally signed and sealed by Galen J. Pugh on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

No.	Date	Revision
1	2/2/26	PER COUNTY COMMENTS & CPH REVIEW

Designed: HINES
Drawn: HINES
Checked: HINES
Job No. W131528
Date: 01/29/2026
© 2026

IRRIGATION LEGENDS AND NOTES
MAJOR SITE PLAN
C-STORE
MARION OAKS FL,ORIDA

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

Sheet No.
IR5.0

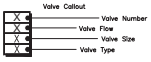
A:\W131528\Landscape\CAD\Construction\Plans\W131528 – IR5.dwg, 2/5/2026 4:39:12 PM, Michelle Aguilar,

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL	QTY
⊗	Remote Control Drip Valve (1") 1"	4
●	Netafim TLCV-09-12 Drip Ring	22
▭	Area to Receive Dripline Netafim TLCV-09-12	2,493 lf

SYMBOL	MANUFACTURER/MODEL	QTY
⋈	Isolation Gate Valve	1
⊗	Master Valve 1"	1
F	Flow Sensor	1
----------	Irrigation Lateral Line: PVC Class 200 SDR 21 1"	779.2 lf
— — — — —	Irrigation Lateral Line: PVC Class 200 SDR 21 1"	1,110 lf
————	Irrigation Mainline: PVC Class 200 SDR 21	60.6 lf

Valve Callout



VALVE SCHEDULE

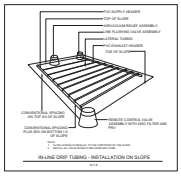
NUMBER	MODEL	SIZE	TYPE	GPM	PRECIP
C1	Remote Control Drip Valve (1")	1"	Area for Dripline	15	0.96 in/h
C2	Remote Control Drip Valve (1")	1"	Area for Dripline	12.18	0.96 in/h
C3	Remote Control Drip Valve (1")	1"	Drip Ring	11.88	1.03 in/h
C4	Remote Control Drip Valve (1")	1"	Area for Dripline	10.22	0.96 in/h

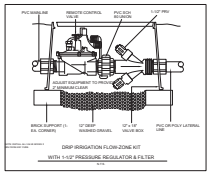
ALL NOZZLES AND EMITTERS ARE PRESSURE REGULATED AT THE MANUFACTURER'S RECOMMENDATIONS

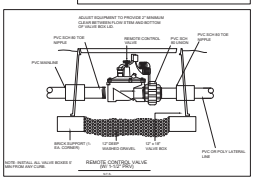
WATERING SCHEDULE

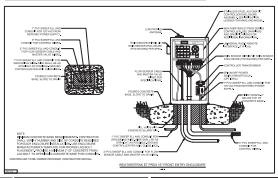
NUMBER	MODEL	TYPE	PRECIP	IN./WEEK	MIN./WEEK	GAL./WEEK	GAL./DAY
C1	Remote Control Drip Valve (1")	Area for Dripline	0.96 in/h	0.75	47	705	353
C2	Remote Control Drip Valve (1")	Area for Dripline	0.96 in/h	0.75	47	572	286
C3	Remote Control Drip Valve (1")	Drip Ring	1.03 in/h	0.75	44	523	261
C4	Remote Control Drip Valve (1")	Area for Dripline	0.96 in/h	0.75	47	480	240
		TOTALS:			185	2,280	1,140

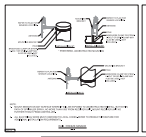
DRIP IRRIGATION ZONES ARE LOW WATER USE ZONES.
TREE RING IRRIGATION ZONES ARE LOW WATER USE ZONES.

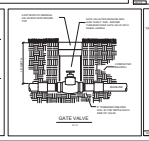


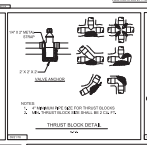


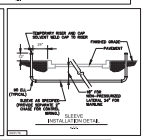


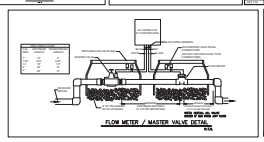


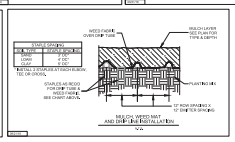


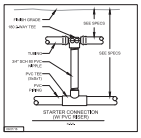


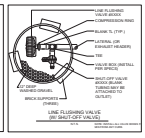


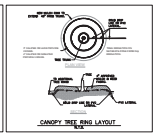












SITE WATER ENGINEERING SERVICES
1640 RIVERSIDE AVE., SUITE 200
FORT COLLINS, COLORADO 80524
Telephone: 970.282.1800
Web: www.hinesinc.com

Hines Inc

cph
www.cphcorp.com
Building Better Communities Together
8200 Belfort Rd STE 220
Jacksonville, FL 32256
Ph: 904.332.0909

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

Galen J Pugh

Digitally signed by Galen J Pugh
DN: CN=GJP, O=Unaffiliated, ou=customer, a=ADHOC00001654E4E0C6CBF, 0010020, CN=Galen J Pugh
Reason: I am the author of this document
Location:
Date: 2026.02.05 16:55:33 -07'00'
Foxit PDF Editor Version: 13.1.4

GALEN J. PUGH
FLORIDA
No. 0081823
STATE OF
REGISTERED
PROFESSIONAL
ENGINEER

This item has been digitally signed and sealed by Galen J. Pugh on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

No.	Date	Revision
1	2/2/26	PER COUNTY COMMENTS & CPH REVIEW

Designed: HINES
Drawn: HINES
Checked: HINES
Job No. W131528
Date: 01/20/2026 © 2026

IRRIGATION SCHEDULES AND DETAILS
MAJOR SITE PLAN
C-STORE
MARION OAKS FLORIDA

MICHAEL TEMPLE
CID #2932

THIS SHEET NOT VALID FOR CONSTRUCTION UNLESS STAMPED APPROVED

Always call Sunshine811.com two full business days before you dig.
Sunshine811.com

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

Sheet No.
R5.1

A:\W131528\Landscape\CAD\Irrigation\Irrigation Plans\W131528 – RR.dwg, 2/5/2026 4:39:17 PM, Michelle Aguilar,