SUBMITTAL SUMMARY REPORT
MajorSite-000762-2026

PLAN NAME:	441 Modular Home Dealership	**LOCATION:**	0
APPLICATION DATE:	05/12/2026	**PARCEL:**	36943-000-00
DESCRIPTION:	441 Modular Home Dealership - Major Site Plan		

CONTACTS	NAME	COMPANY
Applicant	Tillman Associates	Tillman & Associates Engineering, LLC
Applicant	Tillman Associates	Tillman & Associates Engineering, LLC
Engineer of Record	Robert Quinney	

SUBMITTAL	STARTED	DUE	COMPLETE	STATUS
OCE: Plan Review (DR) v.1	05/14/2026	05/29/2026	06/01/2026	Requires Re-submit
OCE: Plan Review (DR) v.2				Not Received

SUBMITTAL DETAILS

OCE: Plan Review (DR) v.1

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
911 Management (DR) (911 Management)	Janet Warbach	05/29/2026	05/20/2026	Requires Re-submit

Corrections Additional 911 Comments (**Not Resolved**) - **Corrective Action:** Sheet 16.01 the official 911 designation is S US HWY 441 (quadrant of “S” is missing from label of US HWY 441). Also, Sheet 1 – Aerial Map has S US HWY 441 incorrectly labeled as US 27/US 301/US 441 and SE 92nd Place Rd incorrectly labeled as SE 92nd PL/BLVW BYPS. - Incorrect Road Name Label

Environmental Health (Plans) (Environmental Health)	Evan Searcy	05/29/2026	05/29/2026	Approved
Fire Marshal (Plans) (Fire)	Jonathan Kenning	05/29/2026	05/14/2026	Requires Re-submit

Comments 1) The fire hydrants are currently shown downstream of the double check detector assembly, which is not permitted. Fire hydrants shall be connected upstream of any backflow prevention devices to ensure adequate and reliable fire flow. In accordance with NFPA 24, Section 7.3.6, no devices such as check valves, detector check valves, or backflow prevention valves shall be installed in the piping between the fire hydrant and the supply source.

Growth Services Planning & Zoning (DR) (GS Planning and Zoning)	Erik Kramer	05/29/2026	05/29/2026	Requires Re-submit

Corrections 2.12.4/6.11.8 - Parking (**Not Resolved**) - **Corrective Action:** This proposed use qualifies as a "MODEL HOME SALES LOT OR MODEL HOME COMPLEX" based on the following definition contained in the County's land development code: "Model homes designed in a cluster to create a sales facility." Accordingly, applicant will need to demonstrate compliance with LDC Section 4.3.13.A. - 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 Additional Growth Services Comments (**Not Resolved**) - **Corrective Action:** Staff could not locate labels for garbage collection area or outdoor AC components. Indicate where these would be and provide screening/landscaping per Sec. 6.8.9. - Service and equipment areas, sub-sections B and D. - Additional Growth Services Comments

Corrections 2.12.5/1.8.2.F - Concurrency Deferral Statement (**Not Resolved**) - **Corrective Action:** Staff could not locate the concurrency statement on the cover sheet. Provide the concurrency statement on the cover sheet if deferring to the building permitting stage. - 2.12.5/1.8.2.F - Concurrency Deferral Statement: Please provide a concurrency statement on the cover sheet according to LDC Sec. 1.8.2 (F) - Concurrency Deferral. An owner may elect to defer required concurrency review and approval for a development application identified in Section 1.8.2.A to a subsequent development application review stage by executing the following "Concurrency Deferral Statement" on the development application plan, or in a separate sworn and notarized affidavit, a copy of which shall be provided to Growth Services and the original shall be recorded in Marion County's Public Records, as applicable: "This project has not been granted concurrency approval and/or granted and/or reserved any public facility capacities. Future rights to develop the resulting property(ies) are subject to a deferred concurrency determination, and final approval to develop the property has not been obtained. The completion of concurrency review and/or approval has been deferred to later development review stages, such as, but not limited to, [list subsequent applications expected pursuant to Section 1.8.2.C as applicable]."

Corrections 2.12.4.L & Article 5 - Overlay zones (**Not Resolved**) - **Corrective Action:** Note on cover sheet says secondary springs zone. This property is in the primary springs zone. Correct note. - 2.12.4.L & Article 5 - Overlay zones: Provide a statement showing all applicable overlay zones on the subject properties such as Airport Overlay Zones (AOZ), Environmentally Sensitive Overlay Zone (ESOZ), Floodplain, Springs Protection Overlay Zone (SPOZ), Military Operating Area (MOA), Scenic Roads Area (SRA), Wellhead/Wellfield Protection Area (WHPA), Silver Springs Community Redevelopment Area (SSCRA), and CR 475A Visual Enhancement Gateway Development Overlay, etc. Refer to LDC Article 5 - OVERLAY ZONES AND SPECIAL AREAS.

SUBMITTAL SUMMARY REPORT (MajorSite-000762-2026)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
Growth Services Planning & Zoning (DR) (GS Planning and Zoning)	Erik Kramer	05/29/2026	05/29/2026	Requires Re-submit

Corrections 2.12.24 - Landscape requirements/6.8.6 - Buffering (**Not Resolved**) - **Corrective Action:** (1) A 15' C-Type buffer is required to the adjacent railroad ROW. Applicant currently labels it as a D-Type. Existing vegetation may be used as determined by the County's landscape review. Any gaps would need to be filled in.
(2) A 15' D-Type buffer with a wall is required to the adjacent A-1 zoned property. Staff recognizes the applicant's note that a waiver to buffer wall requirement will be sought. Only trees located on the subject property can count toward buffer planting requirements. Consider reaching out to OCE property management about the possibility of abrogating the unpaved portion of ROW between the subject property and B-4/A-1 property owned by FABRICATORE ALEXANDER. Abrogating could provide the subject property with additional existing trees to count towards buffer requirements and provide more buffer trees to meet the intent of buffer wall screening for the applicant's waiver. Waiver requests to buffer wall requirements will need final approval from the Board of County Commissioners. Applicant will need to demonstrate alternative buffering that meets the intent of the wall (visual obstruction, sound barrier). Vegetation located off-site from the subject property will not count towards meeting the intent of the buffer wall. A tree survey demonstrating which trees are located on the subject property and which are located off-site (within ~10-20 feet) will be critical. - 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 4.4 - Show proposed signs to meet LDC Sec 4.4 (**Not Resolved**) - **Corrective Action:** Label sign setback from front property line. - 4.4 - Show proposed signs to meet LDC Sec 4.4: If sign(s) is proposed on site, show proposed sign's location and design. The signs shall comply with LDC Sec. 4.4. A master sign plan and/or permit may be required.

Corrections 2.12.27 - Location & screening of outside storage (**Not Resolved**) - **Corrective Action:** Indicate if there will be an outdoor storage area for items/equipment/goods other than the model homes for sale. If there is, show the location with dimensions and demonstrate compliance with Sec. 4.2.21.D.(2)(a). - 2.12.27 - Location & screening of outside storage: Provide a statement indicating any outside storage area is proposed. If applicable, show location of outside storage areas on plan. Check special requirements under zoning code sections.

Corrections 2.12.19 - Dimension & location of site improvement (**Not Resolved**) - **Corrective Action:** Label dimensions of porch. - 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 2.12 - Waivers (Requested & Approved) (**Not Resolved**) - **Corrective Action:** Applicant indicated that a buffer waiver will be requested. This is a courtesy correction that will be resolved in second round review. Be sure to add any approved waivers to the cover sheet with code section being waived, description of waiver request, date of approval, and waiver plan reference number. - 2.12 - Waivers (Requested & Approved): List of all requested and approved waivers, conditions, and the date of approval.

Corrections 2.12 - Site coverage (**Not Resolved**) - **Corrective Action:** Staff could not locate a site coverage breakdown on the cover, geometry, or drainage sheets. Provide a breakdown and specify which sheet the breakdown is located. Include modular home pads as impervious surface. - 2.12 - Site coverage: Provide list of site coverage in square footage, acreage, and percentage. Including existing and proposed building coverage by intended use with gross floor area, leasable/interior area, existing and proposed gross impervious area.

Comments If you have any questions or concerns regarding this Growth Services review, please contact me at erik.kramer@marionfl.org or 352-438-2604

Landscape (Plans) (Parks and Recreation)	Susan Heyen	05/29/2026	05/29/2026	Requires Re-submit

Comments 1. Please clarify the status of trees not in a clouded area, will they remain or be removed? 2. Any trees over 30" DBH should be assessed for condition to determine mitigation requirements. Please submit signed and sealed Landscape, irrigation and photometric plans for review

OCE Design (Plans) (Office of the County Engineer)	Gerald Koch	05/29/2026	05/28/2026	Approved

SUBMITTAL SUMMARY REPORT (MajorSite-000762-2026)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
OCE Property Management (Plans) (Office of the County Engineer)	Delenie Roman	05/29/2026	05/29/2026	Requires Re-submit

Comments

Map -- Good/Sunbiz checked.
Property Owner certification does not match property appraiser's information.
Please update Owner's Certification or in the alternative show new ownership documentation/Provide documentation of owner authorization.
Please ensure that signer's authority documents are uploaded at time of correction.

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

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

3. When any stormwater easement and/or management tract is not dedicated to the public or Marion County directly, the following statement shall be added to the dedication language: "Marion County is granted the right to perform emergency maintenance on the [stormwater easement and/or management tract, complete accordingly] in the event of a local, state, or federal state of emergency wherein the declaration includes this subdivision or an emergency wherein the health, safety, or welfare of the public is deemed to be at risk."
Sec.6.3.1.D(f) –
If a Conservation Easement is required the following shall be provided: "A conservation easement [as shown or on tract and identify the tract, complete accordingly] is dedicated to [the Board of County Commissioners of Marion County, Florida or entity name, if not Marion County] for the purpose of preservation of [listed species, habitat, Karst feature and/or native vegetation, complete accordingly]."
- DR 5/29/26

OCE Stormwater (Permits & Plans) (Office of the County Engineer)	Alexander Turnipseed	05/29/2026	05/18/2026	Requires Re-submit

Corrections 7.1.3.B. - Drainage Construction Specifications (**Not Resolved**) - Info: Alternative pipe material request is being processed. Proposed plans identify all pipes as RCP. Is the intent behind the request to give the contractor the option to use HDPE & PP?

Corrections 6.13.4.D - Recovery Analysis (**Not Resolved**) - See Comment under "6.13.2.B(4) □ Hydrologic Analysis"

Corrections Additional Stormwater comments (**Not Resolved**) - (1) Please provide a copy of the NPDES permit or NOI as well as the district permit prior to construction. (2) 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.

Corrections 6.13.2.B(4) - Hydrologic Analysis (**Not Resolved**) - None of the Kv values in the geotech report exceed 3.6. Why is 7 fpd being used in the calculations?

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 6.13.4 - Stormwater Quantity Criteria (**Not Resolved**) - See Comment under "6.13.2.B(4) □ Hydrologic Analysis"

Corrections 6.13.2.B(6) - Freeboard (**Not Resolved**) - See Comment under "6.13.2.B(4) □ Hydrologic Analysis"

Corrections Final signed and sealed hard copy signature page (**Not Resolved**) - After all stormwater comments are resolved, please upload a scanned copy of the digitally signed and sealed certification page of the stormwater report. Alternatively, a hard copy can be submitted. If you choose to submit a hard copy, you only need to submit the certification page of the report. A full report is not necessary. However, full reports are accepted if desired.

Corrections 6.13.2.B(8) - Calculation & Plan Consistency (**Not Resolved**) - Info: This item will be reviewed upon resubmittal

Corrections 6.13.6 - Stormwater Quality Criteria (**Not Resolved**) - See Comment under "6.13.2.B(4) □ Hydrologic Analysis"

Corrections 6.13.4.C - Discharge Conditions (**Not Resolved**) - See Comment under "6.13.2.B(4) □ Hydrologic Analysis"

OCE Survey (Plans) (Office of the County Engineer)	Theresa Smail	05/29/2026	05/28/2026	Approved

SUBMITTAL SUMMARY REPORT (MajorSite-000762-2026)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
OCE Traffic (Permits & Plans) (Office of the County Engineer)	Chris Zeigler	05/29/2026	05/17/2026	Requires Re-submit

Corrections 6.12.12 - Sidewalks (**Not Resolved**) - **Corrective Action:** Sidewalk is required along US 441. Staff supports payment of a fee in-lieu of sidewalk construction. The Development Review Committee must approve the payment of a fee through the waiver process. If approved by the DRC, the fee comes out to $19,337.50 and must be paid prior to plan approval - 6.12.12 - Sidewalks: Show sidewalk on the plans as required in section 6.12.12.

Corrections 6.11.5 - Driveway access (**Not Resolved**) - **Corrective Action:** The driveway does not meet spacing requirements. Staff will support a deviation to the spacing requirements subject to either locating the driveway half-way between the two existing driveways on the neighboring properties or providing verification from FDOT that they are willing to issue a permit for the driveway in the location as proposed. - 6.11.5 - Driveway access: The driveways must meet the requirements of section 6.11.5.

Corrections 6.11.4.B - Cross access (**Not Resolved**) - **Corrective Action:** 1. Provide the executed cross access easement. The easement template can be obtained by contacting the Development Review Office at 352-671-8686 or developmentreview@marionfl.org. The executed easement and recording fees must be provided to the Development Review Office prior to plan approval. 2. The easement is required to be paved. Staff supports a deviation from the paving requirement subject to providing a paving covenant. The covenant template can be obtained from the Development Review Office and the executed covenant and recording fees must be provided to the Development Review Office prior to plan approval. - 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	05/29/2026	05/27/2026	Requires Re-submit

Corrections Parcel numbers match project area (**Resolved**) - Correct parcel number and project area

Corrections MCU Contact Info on Project Cover Sheet (**Not Resolved**) - **Corrective Action:** Confirm with the City of Belleview that the contact information on the cover sheet is correct for their department.

Corrections 6.14.2.A(1) - Letter from utility provider (**Not Resolved**) - **Corrective Action:** Parcel is within the City of Belleview Service Area. A letter from the City of Belleview stating service availability and connection requirements shall be submitted prior to building permit issuance. Insure the City of Belleview has seen and approved utility connections, as they are not part of MCU's review process. - 6.14.2.A(1) - Letter from utility provider: Letter of availability and capacity from service area's utility provider, including map of water and sewer mains with distances shown to determine if connection is required.

Comments The project is located within the City of Belleview utility service area. A letter from the utility provider stating that utility service availability and capacity exist, and confirming that the plans have been reviewed, is required before Marion County Utilities can approve the plans.

eREVIEW SESSION FILES:

1- AerialMap.pdf
2- QuadMap.pdf
3- NWImap.pdf
4- FEMAMap.pdf
441 Modular Home Dealership 2026.05.12.pdf
5- SoilsMap.pdf
Deed.pdf
EcologicalAssessmentReport_M&A_2026-02-04.pdf
Geological Assessment Report - Karst_26-11029.01.1.pdf
Geotechnical Assessment Report_26-11029.01.2.pdf
LeaseToOwnWithOption.pdf
Master Utility Report_SS-RQ.pdf
MC Submittal Letter _ Major Site Plan.pdf
MCPA Property Record Card.pdf
PropertyOfferLetter.pdf
Stormwater Management Report_SS-RQ_2026-04-24.pdf
Sunbiz - J&J Homes and Services, Inc.pdf
Sunbiz - Solarium Properties, LLC.pdf
Survey_441ModularHomeDealership_2026-03-25.pdf
Use of Optional Pipe Material Request letter.pdf

REVIEWER	MARKUP	DATE/TIME	FILE NAME	PG #
Chris Zeigler	801'-6"	05/17/2026 9:37	PM441 Modular Home Dealership 2026.05.12.pdf	4
Janet W	Official 911 designation is S US HWY 441 (quadrant of "S" is missing.	05/18/2026 11:39	AM441 Modular Home Dealership 2026.05.12.pdf	23
Alexander	None of the borings show a Kv higher than 3.6	05/18/2026 1:13	PMStormwater Management Report_SS-RQ_2026-04-24.pdf	26
Janet W	Should be S US HWY 441	05/20/2026 9:57	AM1- AerialMap.pdf	1
Janet W	Should be SE 92nd Place Rd	05/20/2026 9:59	AM1- AerialMap.pdf	1

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

Per Section 2.10.1. of the Land Development Code: The Development Review Committee (DRC) may waive certain code requirements when not applicable to the proposed type of development or where alternative standards may promote flexibility, economical flexibility, and environmental soundness in layout and design.

Waiver requests and required documentation may be submitted through Civic Access. Waiver requests will not be processed without required information and applicable fees paid. Please be specific with all entries below.

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Section Number & Title of Code:

Sec. 2.21.4. - Construction, completion, and close out

Section Details from Code:

C.The development of any improvements made pursuant to an approved Major Site Plan shall be inspected and approved by the Office of the County Engineer prior to the issuance of a Certificate of Occupancy.
D.The applicant shall notify the Office of the County Engineer for onsite improvement work 72 hours prior to commencing construction.
E.All improvements shall be constructed in accordance with approved plans.

Reason/Justification for Request:

Request to commence construction prior to plan approval and approve early site work permit at the Developer's risk including removal of trees as presented to County Landscape Department and maintaining no less than 100" per acre of existing viable trees 10" + DBH.

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Section Number & Title of Code:

Sec. 2.21.4. - Construction, completion, and close out

Section Details from Code:

Contingent
C.The development of any improvements made pursuant to an approved Major Site Plan shall be inspected and approved by the Office of the County Engineer prior to the issuance of a Certificate of Occupancy.
D.The applicant shall notify the Office of the County Engineer for onsite improvement work 72 hours prior to commencing construction.
E.All improvements shall be constructed in accordance with approved plans.

Reason/Justification for Request:

Contingent:
Request to commence construction prior to plan approval and approve early site work permit (earthwork only) at the Developer's risk. All existing permitted trees to be preserved until tree preservation plan approval.

Section Number & Title of Code:

Sec. 6.13.6. - Stormwater quality criteria

Section Details from Code:

(3)The following systems shall be considered as meeting the County's stormwater quality criteria:

(c)Dry retention systems that have a depth of six feet or less, measured from top of bank to pond bottom, with side slopes that are no steeper than 4:1 and sodded bottoms

Reason/Justification for Request:

Waiver request to stormwater quality criteria "sodded bottom." POND BOTTOM SHALL MEET OR EXCEED VEGETATIVE COVER REQUIREMENTS PER FDOT SPECIFICATION 570 PRIOR TO PROJECT CLOSEOUT.

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Section Number & Title of Code:

Section Details from Code:

Reason/Justification for Request:

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Section Number & Title of Code:

Section Details from Code:

Reason/Justification for Request:

BENCHMARKS:

RESUBMIT

5/8" IRON ROD & CAP (PSM 3337)
N.1729614.644
E.629721.157

IRON ROD & CAP (5/8 NOID)
N.1729618.0820'
E.630701.2130'

IRON ROD & CAP (1/2 NOID)
N.1728674.8730'
E.630528.2100'

IRON ROD & CAP (5/8 NOID)
N.1728680.8820'
E.631466.1070'

CONTROL POINT
SET IRON ROD & CAP (5/8 LB5091 WIT)
NORTHING = 1728915.5970
EASTING = 630969.5230
ELEVATION = 64.83'

CONTROL POINT
SET IRON ROD & CAP (5/8 LB5091 WIT)
NORTHING = 1729463.4560
EASTING = 629774.3090
ELEVATION = 63.01'

MAJOR SITE PLAN

441 MODULAR HOME DEALERSHIP

SECTION 23, TOWNSHIP 16 SOUTH
RANGE 22 EAST
MARION COUNTY, FLORIDA

THIS SITE CONTAINS:
PARCEL # 36943-000-00
PROJECT AREA= 21.16 ± ACRES
EXISTING IMPERVIOUS = 0.00 AC.
PROPOSED IMPERVIOUS = 2.28 AC. (99 316.8 S.F.) 10.78%
DESIGN SPEED = 55 MPH (S HWY 441)
POSTED SPEED = 55 MPH (S HWY 441)
AVERAGE DAILY TRIPS (ITE 842) = 220
AM PEAK PERIOD TRIPS (ITE 842) = 20
AM PEAK PERIOD TRIPS (ITE 842) = 34
SOURCE: ITE TRIP GENERATION MANUAL, 12th EDITION

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. SIGHT DISTANCE AT DRIVEWAYS COMPLIES WITH FDOT REQUIREMENTS.
3. THIS PROPERTY APPEARS TO BE IN A ZONE "X" (AREA OF MINIMAL FLOOD HAZARD), HOWEVER, NO FLOOD HAZARDS ARE SHOWN ON LATEST FEMA FIRM PANEL 12083C0729D FOR THIS PROPERTY.
4. ALL UTILITIES UNDER EXISTING OR PROPOSED PAVEMENT SHALL BE SLEEVED IN ACCORDANCE WITH SECTION B.2.6a OF THE MARION COUNTY LAND DEVELOPMENT CODE CRITERIA.
5. THIS PROJECT IS LOCATED IN THE SECONDARY SPRINGS PROTECTION ZONE.
6. FIELD SURVEY DATE: 03/25/2026.
7. VERTICAL DATUM IS BASED ON NATIONAL GEODETIC SURVEY CONTROL POINT 36TH 88 A02 WITH AN ELEVATION OF 70.04', NAVD-88.
8. 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.
9. BEARINGS AND STATE PLANE COORDINATES DEPICTED HEREON ARE GRID, WEST FLORIDA ZONE, NAD-83 (CORS96) EPOCH:2002.0000), BASED ON TRIMBLE VIRTUAL REFERENCE STATION NETWORK.
10. ALL TREES 10" DBH AND LARGER SHALL BE LOCATED AND SHOWN ON THE DEFERRED LANDSCAPE PLAN.
11. PROJECT IS OUTSIDE OF THE ESOZ.
12. *ORIENTATION FOR THE IMPROVEMENTS SHOWN HEREON SHOULD NOT BE USED TO RECONSTRUCT BOUNDARY LINES.*

LEGAL DESCRIPTION

PER WARRANTY DEED AS RECORDED IN OFFICIAL RECORDS BOOK 5595, PAGE 1391 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

COMMENCE AT THE NORTHWEST CORNER OF SECTION 23, TOWNSHIP 16 SOUTH, RANGE 22 EAST, MARION COUNTY, FLORIDA; THENCE RUN S.89°55'00"E. ALONG THE NORTH BOUNDARY OF SAID SECTION 23, A DISTANCE OF 1244.79 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 441 SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE CONTINUE S.89°55'00"E. ALONG SAID NORTH BOUNDARY OF SECTION 23, A DISTANCE OF 980.26 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF THE SEABOARD COASTLINE RAILROAD, SAID POINT ALSO BEING ON THE ARC OF A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 1960.08 FEET AND A CENTRAL ANGLE OF 21°29'07"; THENCE RUN SOUTHEASTERLY ALONG AND WITH THE ARC OF SAID CURVE AN ARC DISTANCE OF 730.71 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE RUN S.45°24'00"E. ALONG SAID WESTERLY RIGHT OF WAY LINE A DISTANCE OF 484.02 FEET; THENCE RUN S.89°55'00"W. A DISTANCE OF 937.95 FEET; THENCE RUN N.26°21'47"W. A DISTANCE OF 354.55 FEET; THENCE RUN S.72°13'06"W. A DISTANCE OF 303.31 FEET TO A POINT ON THE AFOREMENTIONED EASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 441; THENCE RUN N.26°22'00"W. ALONG SAID EASTERLY RIGHT OF WAY LINE A DISTANCE OF 802.10 FEET TO THE POINT OF BEGINNING.

VICINITY MAP
SCALE: 1" = 1,000'

INDEX OF SHEETS

01.01	COVER
02.01	GENERAL NOTES
03.01	AERIAL PHOTOGRAPH
04.01	GEOMETRY PLAN
05.01	MASTER DRAINAGE PLAN
06.01 - 06.02	GRADING & DRAINAGE PLAN
07.01	DRA DETAILS
08.01	MASTER UTILITY PLAN
09.01 - 09.03	UTILITY PLAN & PROFILES
10.01 - 10.03	STANDARD DETAILS
11.01 - 11.03	DRAINAGE DETAILS
12.01	POTABLE WATER DISTRIBUTION DETAILS
13.01 - 13.02	SANITARY DETAILS
14.01 - 14.02	EROSION CONTROL PLAN
16.01	DRIVEWAY PLAN & PROFILE
BL.01	SOIL BORING LOGS

1-2 BOUNDARY AND TOPOGRAPHY SURVEY
(PREPARED BY R.M. BARRINEAU & ASSOCIATES, INC.)

OWNER'S SIGNATURE

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

JUSTUS LARICCIA, CEO

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE SURVEY REPRESENTED HEREON IS IN ACCORDANCE WITH ALL APPLICABLE REQUIREMENTS OF THE MARION COUNTY LAND DEVELOPMENT CODE (LDC), AND MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS.

TRAVIS P. BARRINEAU, PSM
PROFESSIONAL SURVEYOR AND MAPPER
REGISTRATION NO. 6897
STATE OF FLORIDA

ENGINEER CERTIFICATE

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.

ROBERT J. QUINNEY, P.E.
LICENSED ENGINEER NO. 91892
STATE OF FLORIDA

APPLICANT/OWNER'S REPRESENTATIVE:

J & J HOMES AND SERVICES, INC.
JUSTUS LARICCIA, CEO
6330 OLD KINGS RD NORTH
JACKSONVILLE, FL 32254
PH: (904) 475-2982

CIVIL ENGINEER:

TILLMAN AND ASSOCIATES ENGINEERING, LLC
ROBERT J QUINNEY, P.E.
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OCALA, FLORIDA 34471
PH: (352) 387-4540

ENVIRONMENTAL CONSULTANT:

MODICA & ASSOCIATES, INC.
ELAINE IMBRUGLIA, PRESIDENT
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PH: (352) 394-2000

SURVEYOR:

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TRAVIS P. BARRINEAU, P.S.M.
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PH: (352) 622-3133

GEOTECHNICAL CONSULTANT:

GEOTECH, INC.
CRAIG HAMPY, P.E.
1016 S.E. 3RD AVENUE
OCALA, FLORIDA 34471
PH: (352) 694-7711

UTILITY COMPANIES:

WATER	CITY OF BELLEVIEW	L.R. "BOB" TITTERINGTON, P.E. 352-245-7021 EXT. 2110
SEWER	PRIVATE OSTDS	
ELECTRIC	DUKE ENERGY	FLORIDANEWCONSTRUCTIONLAKEMARY@DUKE-ENERGY.COM
FIBER/TELEPHONE	DIGITAL COMMUNICATION MEDIA	JORGE SANTIAGO, (352) 873-4817
TELECOMMUNICATIONS	AT&T	GREG JACOBSON, (813) 342-0512 | CRAIG PETRIE (407) 578-8000
GAS	TECO	CHUCK HUMPHREY, (352) 401-3409

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1720 SE 16th Ave. Bldg 100, Ocala, FL 34471
Office: (352) 387-4540 Fax: (352) 387-4545

REVISIONS | DATE

441 MODULAR HOME DEALERSHIP
MAJOR SITE PLAN
MARION COUNTY, FLORIDA

COVER (COUNTY)

DATE 5/11/26
DRAWN BY
CHKD. BY
JOB NO. 25-0158

NOT VALID UNLESS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER

GENERAL NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFICATION OF SIZE AND LOCATION OF ALL EXISTING UTILITIES AND RELATED 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 **CITY OF BELLEVIEW AND FDOT**.
3. PAVEMENT STRIPING TO BE IN ACCORDANCE WITH **CITY OF BELLEVIEW** 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. BENCHMARKS PROVIDED BY: **R.M. BARRINEAU & ASSOCIATES, INC.**
9. THE CONTRACTOR SHALL NOTIFY **CITY OF BELLEVIEW, FDOT, MARION COUNTY** ENGINEERING DIVISION AND TILLMAN AND ASSOCIATES ENGINEERING, LLC AT LEAST ONE WEEK BEFORE COMMENCEMENT OF ANY CONSTRUCTION.
10. 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.
11. A PRE-CONSTRUCTION MEETING IS REQUIRED PRIOR TO COMMENCEMENT OF CONSTRUCTION.
12. 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. CONTACT CITY OF BELLEVIEW (BOB TITTERINGTON (352) 245-7021), FDOT AND MARION COUNTY.

WATERMAIN CONSTRUCTION NOTES

1. SEPARATION REQUIREMENTS (SEE TABLE 1.0-UTILITY SEPARATIONS)

 1.1. 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:

 1.1.1. 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.

 1.1.2. 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.

 1.1.3. 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.

 1.2. VERTICAL SEPARATION BETWEEN UNDERGROUND WATER MAINS AND SANITARY OR STORM SEWERS, WASTEWATER OR STORM WATER FORCE MAINS OR RECLAIMED WATER PIPELINES:

 1.2.1. 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.

 1.2.2. NEW OR RELOCATED UNDERGROUND WATER MAINS CROSSING ANY EXISTING OR PROPOSED PRESSURE-TYPE SANITARY SEWER, WASTEWATER OR STORMWATER 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.

 1.2.3. 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, STORMWATER 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 PIPLINES CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C..

 1.3. NO WATER MAIN SHALL PASS THROUGH OR COME INTO CONTACT WITH ANY PART OF A SANITARY SEWER MANHOLE OR A STORM SEWER MANHOLE.

 1.4. NEW OR RELOCATED FIRE HYDRANTS WITH UNDERGROUND DRAINS SHALL BE LOCATED SO THAT THE DRAINS ARE A T LEAST 3' FROM ANY EXISTING OR PROPOSED STORM SEWER, STORMWATER 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..

 1.5. 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.

2. PIPE LENGTHS SHOWN REPRESENT SCALED DISTANCES BETWEEN FITTINGS OF BRANCHES AND MAINS.
3. DEFLECTIONS AT PIPE JOINTS SHALL NOT EXCEED THOSE RECOMMENDED BY THE PIPE MANUFACTURER.
4. ALL GATE VALVES SHALL BE EQUIPPED WITH AN ADJUSTABLE CAST IRON VALVE BOX WITH COVER, WITH THREADED EXTENSION WHERE NEEDED.
5. 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.
6. 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.
7. 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.
8. MARK DRINKING WATER SERVICES WITH 4" X 4" X 8' PT POST PAINTED BLUE ON END.
9. PIPE MATERIALS: ALL PIPE, PIPE FITTINGS, PIPE JOINT PACKING AND JOINTING MATERIALS, VALVES, FIRE HYDRANTS, AND METERS INSTALLED UNDER THIS PROJECT SHALL CONFORM TO APPLICABLE AWWA STANDARDS (SEE TABLE 2.0-WATER AND SEWER PIPE AND JOINT SPECIFICATIONS). (A) PVC - SHALL BE MANUFACTURED IN ACCORDANCE WITH AWWA STANDARD C900, LATEST EDITION. THE PVC SHALL HAVE A MINIMUM WORKING PRESSURE OF 150 PSI AND SHALL HAVE A DIMENSION RATIO (DR) OF 18. PIPE SHALL BE THE SAME O.D. AS DUCTILE IRON PIPE. PVC JOINT - SHALL BE IN ACCORDANCE WITH ASTM D3139 AND AWWA STANDARDS. (B) DUCTILE IRON - SHALL CONFORM TO ANSI/AWWA A21.51/C151. A MINIMUM OF CLASS 50 PIPE SHALL BE SUPPLIED. DUCTILE IRON JOINT - SHALL BE IN ACCORDANCE WITH ANSI A21.11 AND AWWA C111. SERVICES - SHALL BE IN AC1.51/C151' CORDANCE WITH AWWA C901/C800 STANDARDS FOR POLYETHYLENE TUBING, CLASS 160.
10. ALL VALVES SHALL BE LOCATED IN NON PAVED AREAS, UNLESS SPECIFIED ON PLANS.
11. WATER MAIN CONNECTION SHALL BE MADE UNDER THE SUPERVISION OF THE **CITY OF BELLEVIEW** UTILITIES DIVISION. ALL VALVES SHALL BE OPERATED BY **CITY OF BELLEVIEW** PERSONNEL ONLY. WATER MAINS ARE TO BE DISINFECTED PER **ANSIWWA C651-92** AND **CITY OF BELLEVIEW** UTILITIES DIVISION MANUAL OF STANDARDS AND SPECIFICATIONS FOR WASTEWATER AND WATER MAIN CONSTRUCTION SECTION 51.6 WHICH INCLUDES A FULL FLUSH.
12. FIRE HYDRANT LEADS SHALL HAVE A MINIMUM INSIDE DIAMETER OF 6" AND SHALL INCLUDE AN AUXILIARY VALVE.
13. 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.
14. ALL PIPE AND PIPE FITTINGS INSTALLED UNDER THIS PROJECT SHALL CONTAIN NO MORE THAN 8.0% LEAD, AND ANY SOLDER OR FLUX USED IN THIS PROJECT SHALL CONTAIN NO MORE THAN 0.2% LEAD.
15. NEW OR ALTERED DEAD-END WATER MAINS INCLUDED IN THIS PROJECT SHALL BE PROVIDED WITH A FIRE FLUSHING HYDRANT OR BLOW-OFF FOR FLUSHING PURPOSES.
16. ALL FIRE HYDRANTS THAT WILL BE INSTALLED UNDER THIS PROJECT SHALL BE LOCATED AT LEAST THREE FEET FROM ANY EXISTING OR PROPOSED STORM SEWER, STORMWATER 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.
17. WATER SERVICES ARE TO TERMINATE 1' OUTSIDE ROW ALONG THE PROPERTY LINE.
18. PROPOSED FIRE HYDRANTS CONNECTED TO THE POTABLE WATER MAIN, FOR THIS PROJECT, SHALL BE PAINTED PER JURISDICTION. FIRE HYDRANTS CONNECTED TO THE DESIGNATED FIRE LINE SHALL BE PAINTED PER JURISDICTION.
19. 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 UNDEGROUND 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 UNDERGORUND PIPE.) [FAC 62-555.320(21)(b)3]
20. 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]
21. A CONTINUOUS AND UNIFORM BEEDING 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]
22. ALL WATERMAIN TEES, BENDS, PLUGS, AND HYDRANTS WILL BE PROVIDED WITH THRUST BLOCKS OR RESTRAINED JOINTS TO PREVENT MOVEMENT. [FAC 62-555.320(21)(b)3, AND RSWW 8.5.4]
23. NEW OR ALTERED WATERMAINS WILL BE CONSTRUCTED OF POLYVINYL CHLORIDE PIPE WILL BE PRESSURE AND LEAKAGE TESTED IN ACCORDANCE WITH AWWA STANDARD C605, AS INCORPORATED INTO RULE 62-555.330, F.A.C., AND ALL OTHER NEW OR ALTERED WATERMAINS WILL BE PRESSURE AND LEAKAGE TESTED IN ACCORDANCE WITH AWWA STANDARD C600 AS INCORPORATED INTO RULE 62-555.330.
24. NEW OR ALTERED WATERMAINS, INCLUDING FIRE HYDRANT LEADS AND INCLUDING SERVICE LINES THAT WILL BE UNDER THE CONTROL OF A PUBLIC WATER SYSTEM AND THAT HAVE AN INSIDE DIAMETER OF THREE INCHES OR GREATER, WILL BE DISINFECTED AND BACTERIOLOGICALLY EVALUATED IN ACCORDANCE WITH RULE 62-555.340, F.A.C.

SANITARY SEWER NOTES

1. THIS PROJECT WILL UTILIZE ONSITE SEWAGE TREATMENT AND DISPOSAL SYSTEM (OSTDS) WHICH SHALL BE PERMITTED WITH FDEP AND INSTALLED BY A QUALIFIED CONTRACTOR.
2. ALL MATERIALS AND CONSTRUCTION SHALL BE IN COMPLIANCE WITH THE **CITY OF BELLEVIEW AND MARION COUNTY** MANUAL OF STANDARD SPECIFICATIONS FOR WASTEWATER CONSTRUCTION. (SEE TABLE 2.0-WATER AND SEWER PIPE AND JOINT SPECIFICATIONS)
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. ANY PIPE CONSTRUCTED WITH LESS THAN THE MINIMUM SLOPE WILL BE RELAID BY CONTRACTOR TO MEET THE MINIMUM SLOPE REQUIREMENT AT NO ADDITIONAL COST.
8. MARK LATERALS WITH 4" X 4" X 8' PT POST PAINTED GREEN ON END.
9. PIPE MATERIAL IS SDR-35 UNLESS OTHERWISE NOTED.
10. A MINIMUM 1% 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.
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-828 FOR CLAY PIPE, 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.
12. 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.
13. TESTING OF THE 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 THIRD PARTY 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.
 F. ALL MANHOLES SHALL BE INSPECTED AND TESTED FOR WATER-TIGHTNESS OR DAMAGE PRIOR TO PLACING IN SERVICE. AIR TESTING, IF SPECIFIED FOR CONCRETE MANHOLES, SHALLL CONFORM TO THE TEST PROCEDURES FOR ASTM C-1244.
13. AIR TESTING REQUIRED FOR LINE AND MANHOLES.
14. MANHOLES SHALL HAVE OUTSIDE DROP AND LINED IF > 5 FEET.

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 TO ROUGH GRADE 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 **CITY OF BELLEVIEW** 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. NO SITE WORK SHALL BE CONDUCTED PRIOR TO OBTAINING A **"TREE REMOVAL AND SITE GRADING PERMIT"** FROM THE CITY. CALL CITY ENGINEERING DEPARTMENT TO SCHEDULE A PRE-SITE WORK 'EROSION CONTROL AND TREE PROTECTION IMPLEMENTATION STRATEGY MEETING WHICH IS REQUIRED PRIOR TO OBTAINING THE ABOVE PERMIT

PAVING AND DRAINAGE NOTES

1. PIPE LENGTHS SHOWN REPRESENT SCALED DISTANCE BETWEEN CENTERLINES OF DRAINAGE STRUCTURES.
2. ALL PAVEMENT RETURN RADII SHALL BE 25' AND MEASURED FROM THE INTERFACE TO 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 ADS PIPE IN LIEU OF RCP. HOWEVER, CONTRACTOR MUST RECEIVE APPROVAL OF ADS USE BY CITY OF BELLEVIEW 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. SEE TABLE 3.0 FOR STORM PIPE SEWER SPECIFICATIONS.
9. SEE TABLE 4.0 FOR REQUIRED STORM PIPE COVER BENEATH RIGID PAVEMENT.
10. SEE TABLE 5.0 FOR REQUIRED STORM PIPE COVER BENEATH AN UNPAVED SECTION

FIRE DEPARTMENT

1. THE STRUCTURES BEING CONSTRUCTED ON THE PROPERTY WILL BE CONSTRUCTED UNDER THE 2018 FLORIDA FIRE PREVENTION CODE.
2. ANY NEW HYDRANTS MUST BE ABLE TO SUPPLY 1500 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.(8TH EDITION OF FLORIDA FIRE PREVENTION CODE)
3. WHERE UNDERGROUND WATER MAINS AND HYDRANTS ARE TO BE PROVIDED, THEY SHALL BE INSTALLED, COMPLETED, AND IN SERVICE PRIOR TO CONSTRUCTION WORK. 8TH EDITION OF FLORIDA FIRE PREVENTION CODE)
4. THE ACCESS ROADS SHALL REMAIN CLEAR OF VEHICULAR OBSTRUCTIONS TO ALLOW ACCESS OF FIRE DEPARTMENT UNITS WHILE THE BUILDINGS ARE BEING CONSTRUCTED. (8TH EDITION OF FLORIDA FIRE PREVENTION CODE)
5. IF LAND CLEARING OPERATIONS REQUIRE BURNING, A BURN PERMIT MUST BE OBTAINED FROM **CITY OF BELLEVIEW** AND THE DEPARTMENT OF FORESTRY PRIOR TO BURNING ANY MATERIAL.
6. ONCE ALL NEW HYDRANTS HAVE BEEN INSTALLED, TESTED, AND PINTED PER NFPA 291 BY A THIRD PARTY CONTRACTOR. PLEASE PROVIDE THE MARION COUNTY FIRE PREVENTION OFFICE WITH A COPY OF THE HYDRANT FLOW DATA.
7. FIRE HYDRANT LOCATIONS SHALL BE INDICATED BY PLACEMENT OF A BLUE REFLECTOR IN THE MIDDLE OF THE ROADWAY LANE CLOSEST TO THE HYDRANT

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 HOWN AND REFERENCED TO PERMANENT SURFACE IMPROVEMENTS. RAWINGS 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, FORCEMAIN 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, FORCEMAIN 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".
3. CONTRACTOR SHALL PROVIDE DETAILS OF VALVES AND FITTING LOCATIONS SO THAT SYSTEM DETAIL SHEETS CAN BE PREPARED BY LICENSED SURVEYOR. SEE SECTION 6 "SPECIFICATIONS FOR THE VALVE AND FITTING TIE SHEETS" IN C.O.B. WATER AND SEWER SYSTEM CONSTRUCTION AND DESIGN SPEC MANUAL.

TABLE 1.0 - UTILITY SEPARATIONS

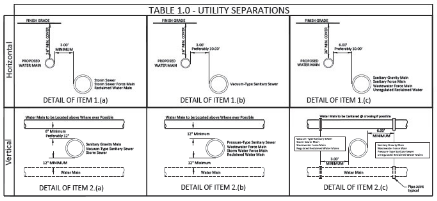


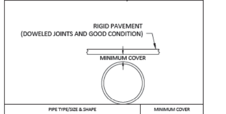
TABLE 2.0 - WATER AND SEWER PIPE AND JOINT SPECIFICATONS

FUNCTION	DIAMETER	MATERIAL	PIPE	JOINTS	GASKETS	FITTINGS
WATER MAIN	4"	FDOT SECTION 941	AWWA C-151/C-160 CLASS 51 CEMENT LINED AWWA C-104	PUSH-ON AWWA C-111	PLAIN RUBBER	M.J. DUCTILE IRON AWWA C-111 AND AWWA C-110 OR C-153
WATER MAIN	6" AND LARGER	FDOT SECTION 943 AASHTO M36 AASHTO M274	15" - 48" 16 GA. 54" - 60" 14 GA. 66" AND UP 12 GA.	PUSH-ON AWWA C-111	PLAIN RUBBER	M.J. DUCTILE IRON AWWA C-111 AND AWWA C-110 OR C-153
WATER MAIN	LESS THAN 4"	FDOT SECTION 943 AASHTO M36 AASHTO M190	15" - 24" 16 GA. 30" - 36" 14 GA. 42" - 54" 12 GA. 60" - 72" 10 GA. 68" AND UP 8 GA.	SOLVENT-WELD SOCKET TYPE ASTM D-2466	SOLVENT CEMENT FOR PVC ASTM D-2564	SOLVENT-WELD SOCKET TYPE ASTM D-2466
WATER MAIN	4" AND LARGER	FDOT SECTION 943 AASHTO M36 AASHTO M274	15" - 48" 16 GA. 54" - 60" 14 GA. 66" AND UP 12 GA.	PUSH-ON ASTM D-3139	RUBBER ASTM F-477	M.J. DUCTILE IRON AWWA C-111 AND AWWA C-110 OR C-153
WATER MAIN (UNDER PAVEMENT)	4" AND LARGER	FDOT SECTION 945 AASHTO M196	15" - 30" 16 GA. 36" - 42" 14 GA. 48" - 54" 12 GA. 60" AND UP 10 GA.	PUSH-ON ASTM D-3139	RUBBER ASTM F-477	M.J. DUCTILE IRON AWWA C-111 AND AWWA C-110 OR C-153
WATER SERVICE	1/2" TO 2"	FDOT SECTION 948-2 AASHTO M294-831	15" TO 30" PER FOOT > 30" NOT ALLOWED	N/A	N/A	CTS-OD COMPRESSION FITTINGS
SEWER MAIN	8" AND LARGER	AASHTO M304M	ASTM D-3034 UNI-BELL B-4 SDR 35	PUSH-ON ASTM D-3212	RUBBER ASTM F-477	MOLDED PVC ASTM D-4034
SEWER SERVICE	6" U.O.N.	PVC	AWWA D-3034 UNI-BELL B-4 SDR 35	PUSH-ON ASTM D-3212	RUBBER ASTM F-477	MOLDED PVC ASTM D-4034
SEWER MAIN	8" AND LARGER	DIP	AWWA C-151 CLASS 50 EPOXY LINED	PUSH-ON AWWA C-111	PLAIN RUBBER	M.J. DUCTILE IRON AWWA C-111 AND AWWA C-110 OR C-153 EPOXY LINED
SANITARY FORCE MAIN	4"	DIP	AWWA C-151 CLASS 51 EPOXY LINED	PUSH-ON AWWA C-111	PLAIN RUBBER	M.J. DUCTILE IRON AWWA C-111 AND AWWA C-110 OR C-153 EPOXY LINED
SANITARY FORCE MAIN	6" AND LARGER	DIP	AWWA C-151 CLASS 50 EPOXY LINED	PUSH-ON AWWA C-111	PLAIN RUBBER	M.J. DUCTILE IRON AWWA C-111 AND AWWA C-110 OR C-153 EPOXY LINED
SANITARY FORCE MAIN	LESS THAN 4"	PVC	SCHEDULE 40 ASTM D-1784 ASTM D-1785	SOLVENT-WELD SOCKET TYPE ASTM D-2466	SOLVENT CEMENT FOR PVC ASTM D-2564	SOLVENT-WELD SOCKET TYPE ASTM D-2466
SANITARY FORCE MAIN	4" AND LARGER	PVC	ASTM D-2241 SDR 26	PUSH-ON ASTM D-3139	RUBBER TRANSITION ASTM F-477	M.J. DUCTILE IRON AWWA C-111 AND AWWA C-110 OR C-153

TABLE 3.0 - STORM SEWER PIPE SPECIFICATONS

ABBREVIATION	MATERIAL	SPECIFICATION	MIN. THICKNESS
RCP (RCPE)	CONCRETE, CIRCULAR (ELLIPTICAL)	FDOT SECTION 941	
SRASP (SRASPA)(1)	SPIRAL - RIB ALUMINIZED STEEL CIRCULAR (ARCH)	FDOT SECTION 943 AASHTO M36 AASHTO M274	15" - 48" 16 GA. 54" - 60" 14 GA. 66" AND UP 12 GA.
AGGCSP (AGGCSP)	ASPHALT - COATED GALVANIZED CORRUGATED STEEL. CIRCULAR (ARCH)	FDOT SECTION 943 AASHTO M36 AASHTO M190	15" - 24" 16 GA. 30" - 36" 14 GA. 42" - 54" 12 GA. 60" - 72" 10 GA. 68" AND UP 8 GA.
ACSP (ACSPA)(1)	ALUMINIZED CORRUAGTED STEEL. CIRCULAR (ARCH)	FDOT SECTION 943 AASHTO M36 AASHTO M274	15" - 48" 16 GA. 54" - 60" 14 GA. 66" AND UP 12 GA.
CAP (CAPA)(1)	CORRUGATED ALUMINIZED CIRCULAR (ARCH)	FDOT SECTION 945 AASHTO M196	15" - 30" 16 GA. 36" - 42" 14 GA. 48" - 54" 12 GA. 60" AND UP 10 GA.
CPEP(2,3)	CORRUGATED HIGH - DENSITY POLYETHYLENE	FDOT SECTION 948-2 AASHTO M294-831	15" TO 30" PER FOOT > 30" NOT ALLOWED
PVC(2,3)	POLYVINYL CHLORIDE	AASHTO M304M	

TABLE 4.0 -STORM PIPE COVER (RIGID PAVEMENT)



PIPE TYPE/SIZE & SHAPE	MINIMUM COVER
CONCRETE	
ROUND & ELIPTICAL	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'.

WATER MAIN NOTES

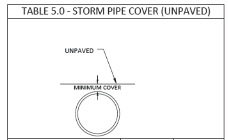
1. SUPPLYING WATER MAIN PERMIT NUMBER:
 WD42-0080602-059-GP DATED MARCH 11, 2010, PROJECT NAME: NORTH US 441 WATER MAIN EXTENSION
2. PROJECT SHALL HAVE NO TEMPORARY CONNECTION OF ANY REUSE WATER MAIN WITH THE PROPOSED ONSITE POTABLE WATER MAINS. CROSS-CONNECTIONS BETWEEN ANY (PUBLIC OR PRIVATE) WATER SYSTEM AND: A WASTEWATER SYSTEM OR RECLAIMED WATER SYSTEM IS PROHIBITED. THE DEPARTMENT SHALL ALLOW AN EXCEPTION TO THIS REQUIREMENT IF THE SUPPLIER OF WATER PROVIDES JUSTIFICATION FOR THE EXCEPTION AND PROVIDES ALTERNATIVE BACKFLOW PROTECTION THAT ACHIEVES A LEVEL OF RELIABILITY AND PUBLIC HEALTH PROTECTION SIMILAR TO THAT ACHIEVED BY AN AIR GAP. SEE (62-555.360 (1)(B), F.A.C)
3. TECHNICAL SPECIFICATIONS:

AVERAGE DAY WATER DEMAND = 825 GPD = 0.6 GPM
MAX DAY DEMAND = ADWD X 2.25 = 0.6 X 2.25 = 1.3 GPM
FIRE FLOW (FF) = 1,000 GPM FROM POTABLE WATER SOURCE FOR 2 HOURS = 120,000 GPD
MAX DAY + FF = 1,857 GPD
PEAK HOUR DEMAND = ADWD X 4.5 = 0.6 X 4.5 = 2.6 GPM
PEAK HOUR WITH FF = MAX DAY + FF = 1.3 + 1,000 = 1,001.3 GPM
OPERATING PRESSURE RANGE = 60-70 PSI
DESIGN PRESSURE = 60 PSI

SITE HAS NO KNOWN AGGRESSIVE SOILS OR SOILS CONTAMINATED BY LOW MOLECULAR-WEIGHT PETROLEUM PRODUCTS OR ORGANIC SOLVENTS WHERE WATER MAINS WILL BE INSTALLED, (62-555.520(4)(A) 10.F, F.A.C.).

APPROXIMATE GROUND WATER ELEVATION DURING DIFFERENT SEASONS IS ESTIMATED TO BE BELOW ELEVATION 43, WHICH IS APPROXIMATELY 14-FT OR GREATER BELOW THE BOTTOM OF ANY PROPOSED WATER MAINS. (62-555.520(4)(A) 10.D, F.A.C.)

TABLE 5.0 - STORM PIPE COVER (UNPAVED)



PIPE TYPE/SIZE & SHAPE	COMMERCIAL	NON-COMMERCIAL
CONCRETE		
ROUND & ELIPTICAL	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 PARENTHESIS ( ) ARE FOR 3" X 1" CORRUGATIONS WHICH MUST BE SPECIFIED TO UTILIZE THE LESSER COVER.

Tillman & Associates
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REVISIONS

DATE

441 MODULAR HOME DEALERSHIP
MAJOR SITE PLAN
MARION COUNTY, FLORIDA

GENERAL NOTES

DATE 5/1/26
DRAWN BY
CHKD. BY
JOB NO. 25-0158

NOT VALID UNLESS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER

N

0' 80' 160'
SCALE IN FEET
1" = 80'

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441 MODULAR HOME DEALERSHIP
MAJOR SITE PLAN
MARION COUNTY, FLORIDA

AERIAL PHOTOGRAPH

DATE: 5-7-20
DRAWN BY
CHKD. BY
JOB NO. 25-0158

SHT. 03.01

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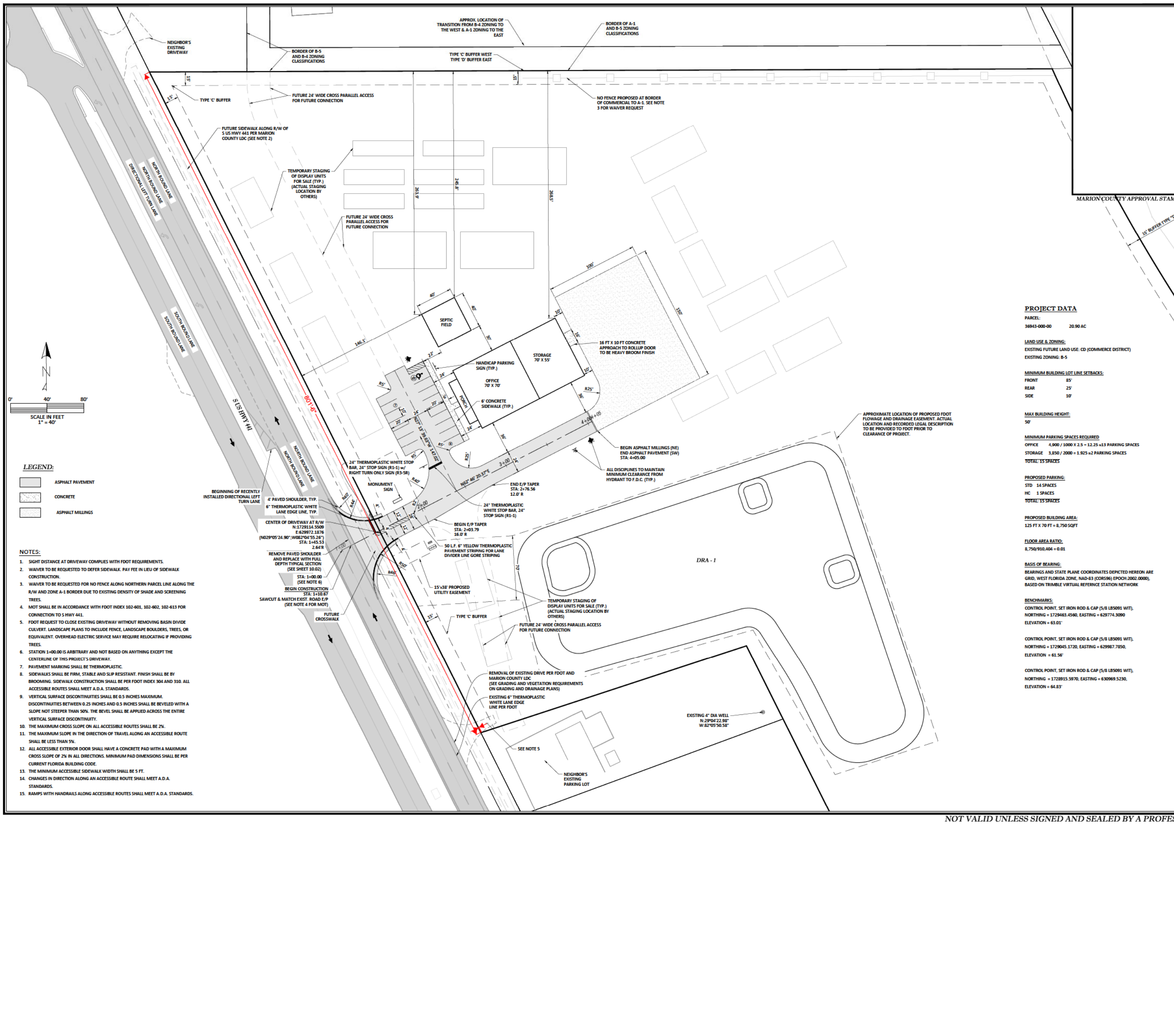

LEGEND:

- ASPHALT PAVEMENT
- CONCRETE
- ASPHALT MILLINGS

NOTES:

1. SIGHT DISTANCE AT DRIVEWAY COMPLIES WITH FDOT REQUIREMENTS.
2. WAIVER TO BE REQUESTED TO DEFER SIDEWALK. PAY FEE IN LIEU OF SIDEWALK CONSTRUCTION.
3. WAIVER TO BE REQUESTED FOR NO FENCE ALONG NORTHERN PARCEL LINE ALONG THE R/W AND ZONE A-1 BORDER DUE TO EXISTING DENSITY OF SHADE AND SCREENING TREES.
4. MOT SHALL BE IN ACCORDANCE WITH FDOT INDEX 102-601, 102-602, 102-613 FOR CONNECTION TO S HWY 441.
5. FDOT REQUEST TO CLOSE EXISTING DRIVEWAY WITHOUT REMOVING BASIN DIVIDE CULVERT. LANDSCAPE PLANS TO INCLUDE FENCE, LANDSCAPE BOULDERS, TREES, OR EQUIVALENT. OVERHEAD ELECTRIC SERVICE MAY REQUIRE RELOCATING IF PROVIDING TREES.
6. STATION 1+00.00 IS ARBITRARY AND NOT BASED ON ANYTHING EXCEPT THE CENTERLINE OF THIS PROJECT'S DRIVEWAY.
7. PAVEMENT MARKING SHALL BE THERMOPLASTIC.
8. SIDEWALKS SHALL BE FIRM, STABLE AND SLIP RESISTANT. FINISH SHALL BE BY BROOMING. SIDEWALK CONSTRUCTION SHALL BE PER FDOT INDEX 304 AND 310. ALL ACCESSIBLE ROUTES SHALL MEET A.D.A. STANDARDS.
9. VERTICAL SURFACE DISCONTINUITIES SHALL BE 0.5 INCHES MAXIMUM. DISCONTINUITIES BETWEEN 0.25 INCHES AND 0.5 INCHES SHALL BE BEVELED WITH A SLOPE NOT STEEPER THAN 50%. THE BEVEL SHALL BE APPLIED ACROSS THE ENTIRE VERTICAL SURFACE DISCONTINUITY.
10. THE MAXIMUM CROSS SLOPE ON ALL ACCESSIBLE ROUTES SHALL BE 2%.
11. THE MAXIMUM SLOPE IN THE DIRECTION OF TRAVEL ALONG AN ACCESSIBLE ROUTE SHALL BE LESS THAN 5%.
12. ALL ACCESSIBLE EXTERIOR DOOR SHALL HAVE A CONCRETE PAD WITH A MAXIMUM CROSS SLOPE OF 2% IN ALL DIRECTIONS. MINIMUM PAD DIMENSIONS SHALL BE PER CURRENT FLORIDA BUILDING CODE.
13. THE MINIMUM ACCESSIBLE SIDEWALK WIDTH SHALL BE 5 FT.
14. CHANGES IN DIRECTION ALONG AN ACCESSIBLE ROUTE SHALL MEET A.D.A. STANDARDS.
15. RAMPS WITH HANDRAILS ALONG ACCESSIBLE ROUTES SHALL MEET A.D.A. STANDARDS.

PROJECT DATA

PARCEL:
36943-000-00   20.90 AC

LAND USE & ZONING:
EXISTING FUTURE LAND USE: CD (COMMERCE DISTRICT)
EXISTING ZONING: B-5

MINIMUM BUILDING LOT LINE SETBACKS:

FRONT	85'
REAR	25'
SIDE	10'

MAX BUILDING HEIGHT:
50'

MINIMUM PARKING SPACES REQUIRED
OFFICE   4,900 / 1000 X 2.5 = 12.25 ≈13 PARKING SPACES
STORAGE   3,850 / 2000 = 1.925 ≈2 PARKING SPACES
TOTAL: 15 SPACES

PROPOSED PARKING:
STD   14 SPACES
HC   1 SPACES
TOTAL: 15 SPACES

PROPOSED BUILDING AREA:
125 FT X 70 FT = 8,750 SQFT

FLOOR AREA RATIO:
8,750/910,404 = 0.01

BASIS OF BEARING:
BEARINGS AND STATE PLANE COORDINATES DEPICTED HEREON ARE GRID, WEST FLORIDA ZONE, NAD-83 (CORS96) EPOCH:2002.0000), BASED ON TRIMBLE VIRTUAL REFERNCE STATION NETWORK

BENCHMARKS:
CONTROL POINT, SET IRON ROD & CAP (5/8 LB5091 WIT), NORTHING = 1729463.4560, EASTING = 629774.3090
ELEVATION = 63.01'

CONTROL POINT, SET IRON ROD & CAP (5/8 LB5091 WIT), NORTHING = 1729045.1720, EASTING = 629987.7850,
ELEVATION = 61.56'

CONTROL POINT, SET IRON ROD & CAP (5/8 LB5091 WIT), NORTHING = 1728915.5970, EASTING = 630969.5230,
ELEVATION = 64.83'

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REVISIONS | DATE

441 MODULAR HOME DEALERSHIP
MAJOR SITE PLAN
MARION COUNTY, FLORIDA

GEOMETRY PLAN

DATE 5/11/2026
DRAWN BY -
CHKD. BY RQ
JOB NO. 25-0158

SHT. 04.01

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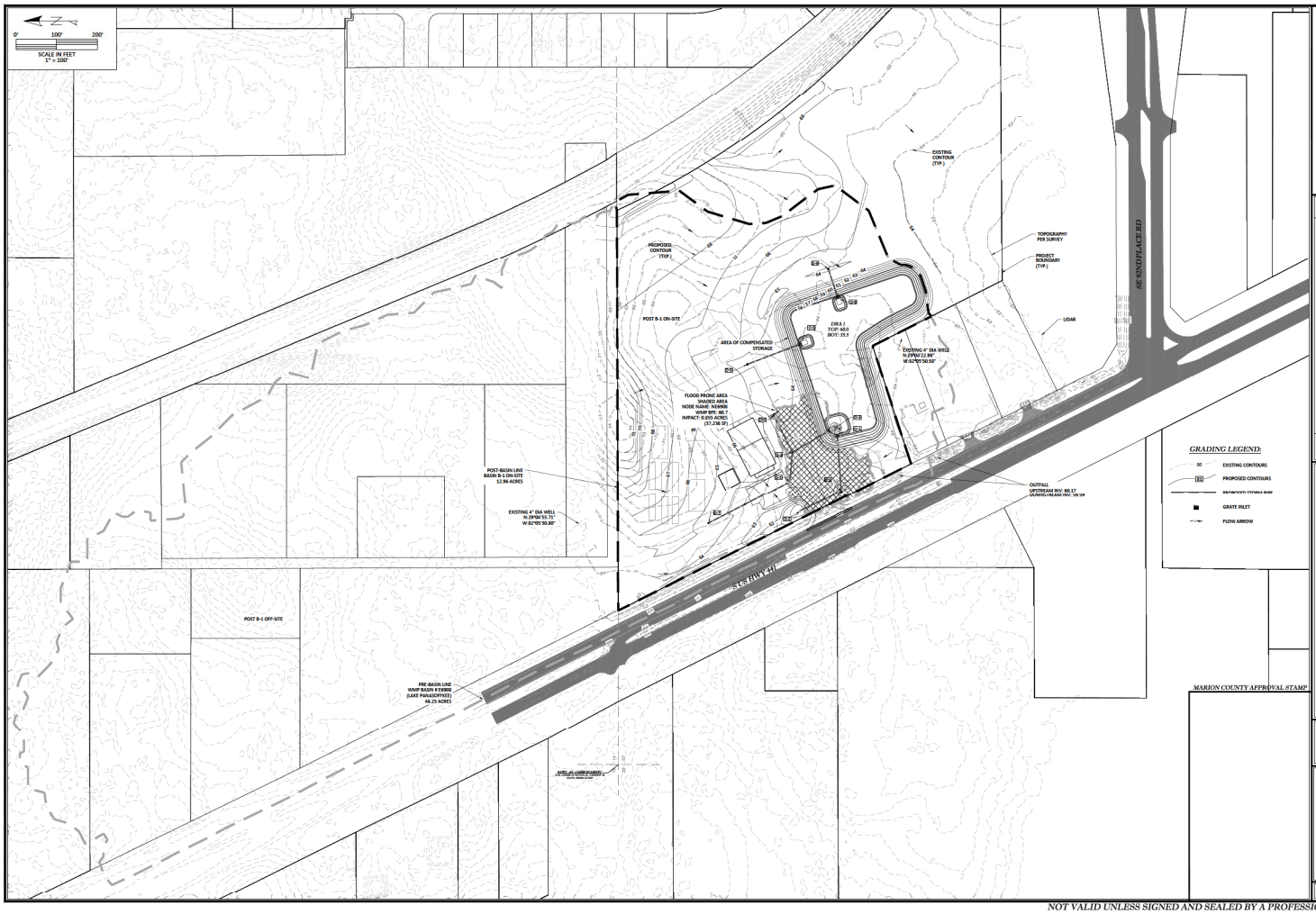

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REVISIONS

DATE

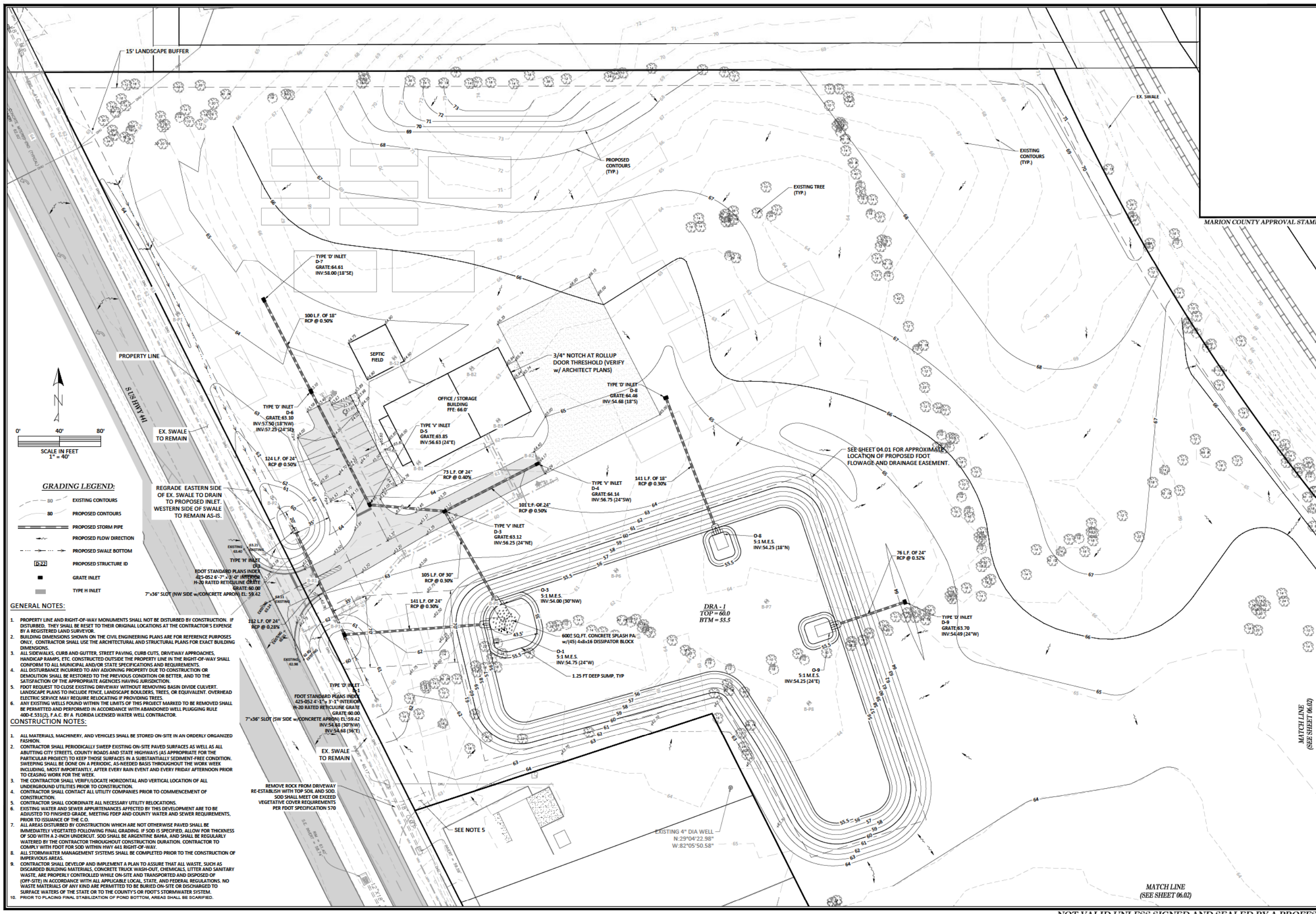
441 MODULAR HOME DEALERSHIP
MAJOR SITE PLAN
MARION COUNTY, FLORIDA

MASTER DRAINAGE PLAN

DATE: 5-7-2026
DRAWN BY: AS
CHKD. BY: RQ
JOB NO. 25-0158

SHT. 05.01

NOT VALID UNLESS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER



GRADING LEGEND:

- EXISTING CONTOURS
- PROPOSED CONTOURS
- PROPOSED STORM PIPE
- PROPOSED FLOW DIRECTION
- PROPOSED SWALE BOTTOM
- D-22 PROPOSED STRUCTURE ID
- GRATE INLET
- TYPE H INLET

GENERAL NOTES:

1. PROPERTY LINE AND RIGHT-OF-WAY MONUMENTS SHALL NOT BE DISTURBED BY CONSTRUCTION. IF DISTURBED, THEY SHALL BE RESET TO THEIR ORIGINAL LOCATIONS AT THE CONTRACTOR'S EXPENSE BY A REGISTERED LAND SURVEYOR.
2. BUILDING DIMENSIONS SHOWN ON THE CIVIL ENGINEERING PLANS ARE FOR REFERENCE PURPOSES ONLY, CONTRACTOR SHALL USE THE ARCHITECTURAL AND STRUCTURAL PLANS FOR EXACT BUILDING DIMENSIONS.
3. ALL SIDEWALKS, CURB AND GUTTER, STREET PAVING, CURB CUTS, DRIVEWAY APPROACHES, HANDICAP RAMPS, ETC. CONSTRUCTED OUTSIDE THE PROPERTY LINE IN THE RIGHT-OF-WAY SHALL CONFORM TO ALL MUNICIPAL AND/OR STATE SPECIFICATIONS AND REQUIREMENTS.
4. ALL DISTURBANCE INCURRED TO ANY ADJOINING PROPERTY DUE TO CONSTRUCTION OR DEMOLITION SHALL BE RESTORED TO THE PREVIOUS CONDITION OR BETTER, AND TO THE SATISFACTION OF THE APPROPRIATE AGENCIES HAVING JURISDICTION.
5. FDOT REQUEST TO CLOSE EXISTING DRIVEWAY WITHOUT REMOVING BASIN DIVIDE CULVERT. LANDSCAPE PLANS TO INCLUDE FENCE, LANDSCAPE BOULDERS, TREES, OR EQUIVALENT. OVERHEAD ELECTRIC SERVICE MAY REQUIRE RELOCATING IF PROVIDING TREES.
6. ANY EXISTING WELLS FOUND WITHIN THE LIMITS OF THIS PROJECT MARKED TO BE REMOVED SHALL BE PERMITTED AND PERFORMED IN ACCORDANCE WITH ABANDONED WELL PLUGGING RULE 40D-E.531(2), F.A.C. BY A FLORIDA LICENSED WATER WELL CONTRACTOR.

CONSTRUCTION NOTES:

1. ALL MATERIALS, MACHINERY, AND VEHICLES SHALL BE STORED ON-SITE IN AN ORDERLY ORGANIZED FASHION.
2. CONTRACTOR SHALL PERIODICALLY SWEEP EXISTING ON-SITE PAVED SURFACES AS WELL AS ALL ABUTTING CITY STREETS, COUNTY ROADS AND STATE HIGHWAYS (AS APPROPRIATE FOR THE PARTICULAR PROJECT) TO KEEP THOSE SURFACES IN A SUBSTANTIALLY SEDIMENT-FREE CONDITION. SWEEPING SHALL BE DONE ON A PERIODIC, AS-NEEDED BASIS THROUGHOUT THE WORK WEEK INCLUDING, MOST IMPORTANTLY, AFTER EVERY RAIN EVENT AND EVERY FRIDAY AFTERNOON PRIOR TO CEASING WORK FOR THE WEEK.
3. THE CONTRACTOR SHALL VERIFY/LOCATE HORIZONTAL AND VERTICAL LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION.
4. CONTRACTOR SHALL CONTACT ALL UTILITY COMPANIES PRIOR TO COMMENCEMENT OF CONSTRUCTION.
5. CONTRACTOR SHALL COORDINATE ALL NECESSARY UTILITY RELOCATIONS.
6. EXISTING WATER AND SEWER APPURTENANCES AFFECTED BY THIS DEVELOPMENT ARE TO BE ADJUSTED TO FINISHED GRADE, MEETING FDEP AND COUNTY WATER AND SEWER REQUIREMENTS, PRIOR TO ISSUANCE OF THE C.O.
7. ALL AREAS DISTURBED BY CONSTRUCTION WHICH ARE NOT OTHERWISE PAVED SHALL BE IMMEDIATELY VEGETATED FOLLOWING FINAL GRADING. IF SOD IS SPECIFIED, ALLOW FOR THICKNESS OF SOD WITH A 2-INCH UNDERCUT. SOD SHALL BE ARGENTINE BAHIA, AND SHALL BE REGULARLY WATERED BY THE CONTRACTOR THROUGHOUT CONSTRUCTION DURATION. CONTRACTOR TO COMPLY WITH FDOT FOR SOD WITHIN HWY 441 RIGHT-OF-WAY.
8. ALL STORMWATER MANAGEMENT SYSTEMS SHALL BE COMPLETED PRIOR TO THE CONSTRUCTION OF IMPERVIOUS AREAS.
9. CONTRACTOR SHALL DEVELOP AND IMPLEMENT A PLAN TO ASSURE THAT ALL WASTE, SUCH AS DISCARDED BUILDING MATERIALS, CONCRETE TRUCK WASH-OUT, CHEMICALS, LITTER AND SANITARY WASTE, ARE PROPERLY CONTROLLED WHILE ON-SITE AND TRANSPORTED AND DISPOSED OF (OFF-SITE) IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL REGULATIONS. NO WASTE MATERIALS OF ANY KIND ARE PERMITTED TO BE BURIED ON-SITE OR DISCHARGED TO SURFACE WATERS OF THE STATE OR TO THE COUNTY'S OR FDOT'S STORMWATER SYSTEM.
10. PRIOR TO PLACING FINAL STABILIZATION OF POND BOTTOM, AREAS SHALL BE SCARIFIED.

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REVISIONS | DATE

441 MODULAR HOME DEALERSHIP
MAJOR SITE PLAN
MARION COUNTY, FLORIDA

GRADING AND DRAINAGE PLAN

DATE 5/12/2026
DRAWN BY -
CHKD. BY RQ
JOB NO. 25-0158

SHT. 06.01

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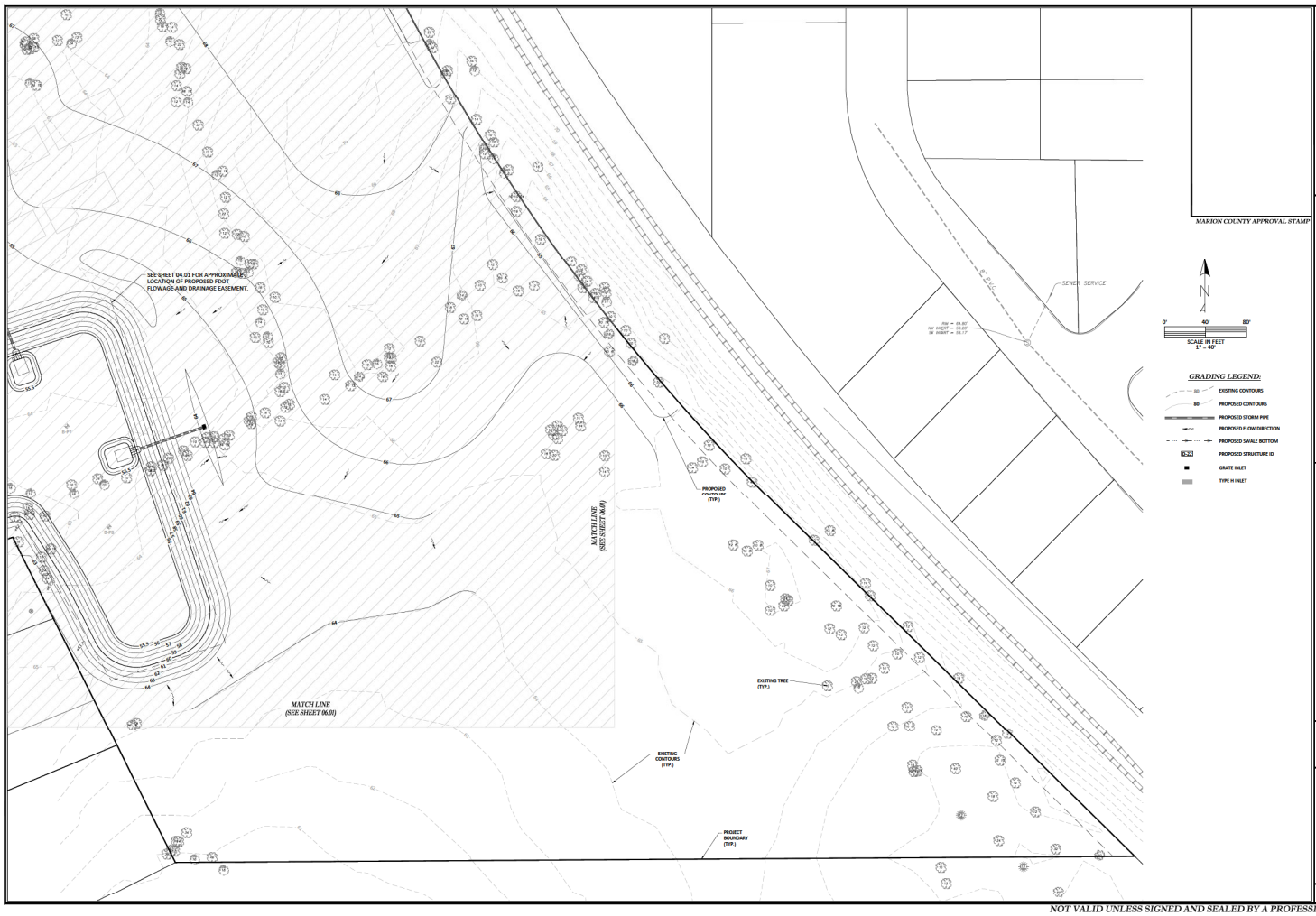

MARION COUNTY APPROVAL STAMP

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DATE

441 MODULAR HOME DEALERSHIP
MAJOR SITE PLAN
MARION COUNTY, FLORIDA

GRADING & DRAINAGE PLAN

DATE 5/12/20
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JOB NO. 23-0158

SHT. 06.02

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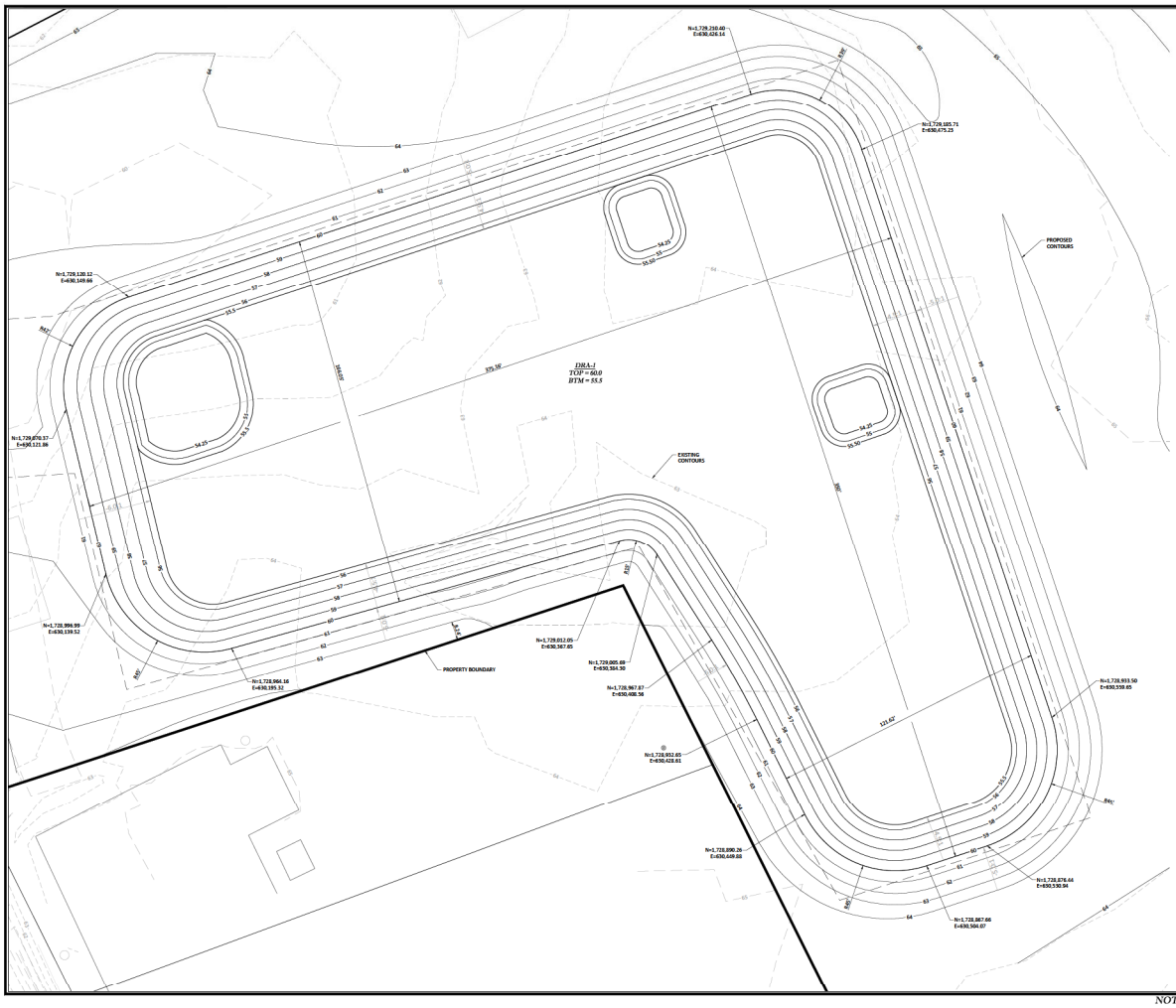

MARION COUNTY APPROVAL STAMP

N

0' 20' 40'

SCALE IN FEET
1" = 20'

NOTES:

1. SITE PREPARATION SHALL BE IN ACCORDANCE WITH GEOTECHNICAL SITE EXPLORATION REPORT (PROJECT NO. 26-1102R-01). CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL REPORTS AND IMPLEMENTING THE RECOMMENDED CONSTRUCTION SPECIFICATIONS.
2. OWNER SHALL RETAIN SERVICES OF FLORIDA LICENSED GEOTECHNICAL ENGINEER TO OBSERVE SITE CONSTRUCTION AND PERFORM TESTING DURING CONSTRUCTION IN ACCORDANCE WITH MARION COUNTY L.D.R. AND REPORT FROM #1 ABOVE
3. ONLY USE LOW IMPACT TRACKED EQUIPMENT TO CONSTRUCT DRA'S UNLESS OTHERWISE NOTED.
4. SEE DRAINAGE DETAILS PLANS FOR ADDITIONAL SITE PREP. CRITERIA.
5. PRIOR TO PLANNED FINAL STABILIZATION OF PROPOSED DRA BOTTOM, BOTTOM AREA SHALL BE SCARIFIED.

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441 MODULAR HOME DEALERSHIP
MAJOR SITE PLAN
MARION COUNTY, FLORIDA

DRA DETAILS

DATE 5-7-2026
DRAWN BY
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JOB NO. 25-0158

SHT. 07.01

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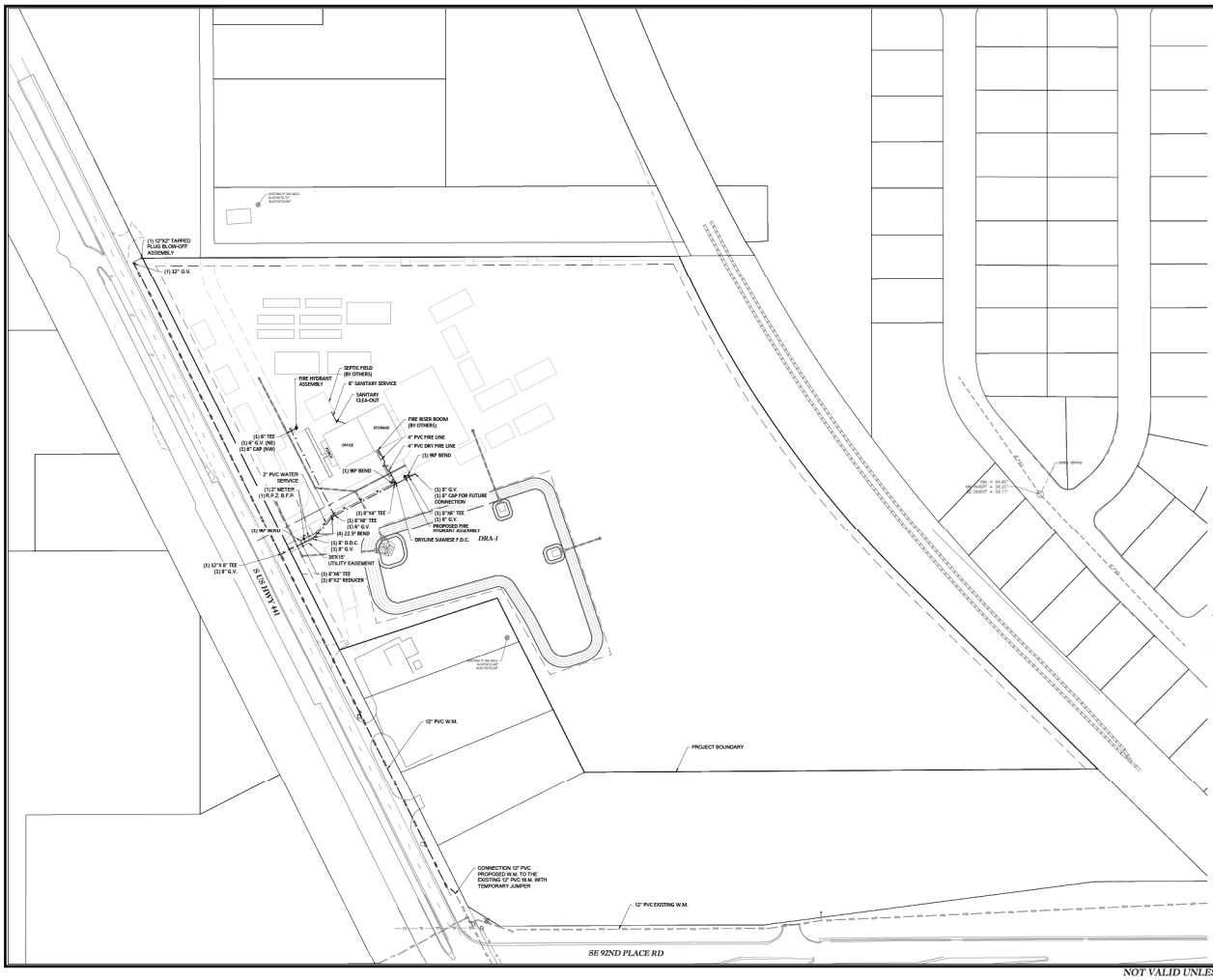

WATER LEGEND:

- WM — WATER MAIN
- FIRE HYDRANT ASSEMBLY (FHA)
- TEE
- BEND
- DOUBLE SERVICE
- SINGLE SERVICE
- GATE VALVE & BOX
- BLOW OFF ASSEMBLY
- REDUCER
- FH 8 — FIRE HYDRANT NUMBER

NOTE

1. MOT SHALL BE IN ACCORDANCE WITH FDOT INDEX 102-601, 102-602 AS WELL AS 102-603 IF ANY WORK OR STAGING WITHIN THE TRAVEL WAY.
2. CONTRACTOR TO RESTORE DISTURBED AREAS WITHIN THERIOW AND ON PRIVATE PROPERTY TO A CONDITION EQUAL TO OR BETTER THAN THAT OF THE PRE-DEVELOPMENT CONDITION. SOD ALL DISTURBED AREAS WITHIN ROW. OBTAIN FDOT APPROVAL FOR APPROPRIATE SPECIES OF SOD.
3. CONTRACTOR SHALL COORDINATE ALL UTILITY LOCATES AND UTILITY RELOCATIONS NECESSARY FOR WATER MAIN INSTALLATIONS. DIAL 811 BEFORE DIGGING.

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441 MODULAR HOME DEALERSHIP
MAJOR SITE PLAN
MARION COUNTY, FLORIDA

MASTER UTILITY PLAN

DATE 5/8/20
DRAWN BY -
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JOB NO. 25-0158

SHT. 08.01

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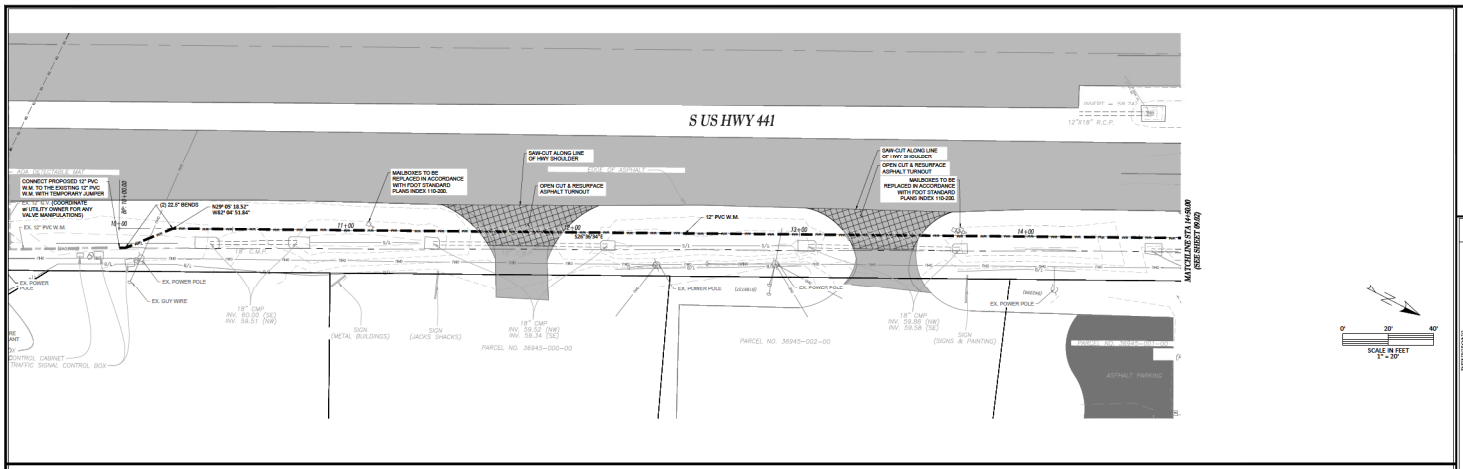

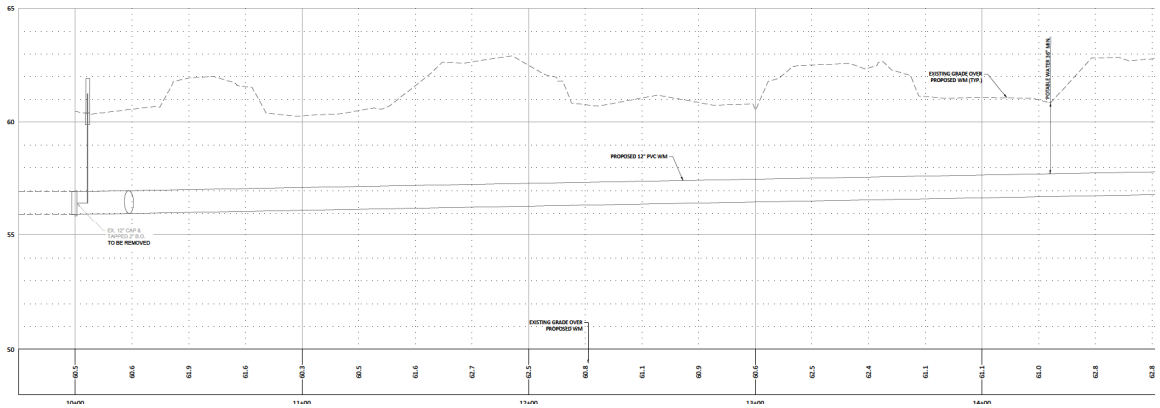

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7. CONTRACTOR TO CONSTRUCT ACROSS EXISTING DRIVEWAY AT ONE TIME. CONTRACTOR WILL IMMEDIATELY PROCEED WITH RESTORATION TO A DRIVEABLE SURFACE FOLLOWING INSTALLATION OF THE WATERLINE. NO HOLE SHALL BE LEFT OPEN. CONTRACTOR SHALL RESTORE DRIVEWAY TO THE EDGE OF ROAD IF PERFORMING OPEN CUT TRENCHING.
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KEY MAP
1" = 1000' SCALE

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441 MODULAR HOME DEALERSHIP
MAJOR SITE PLAN
MARION COUNTY, FLORIDA

UTILITY PLAN & PROFILES

DATE: 5/11/20
DRAWN BY: -
CHKD. BY: RQ
JOB NO. 23-0158

SHT. 09.01

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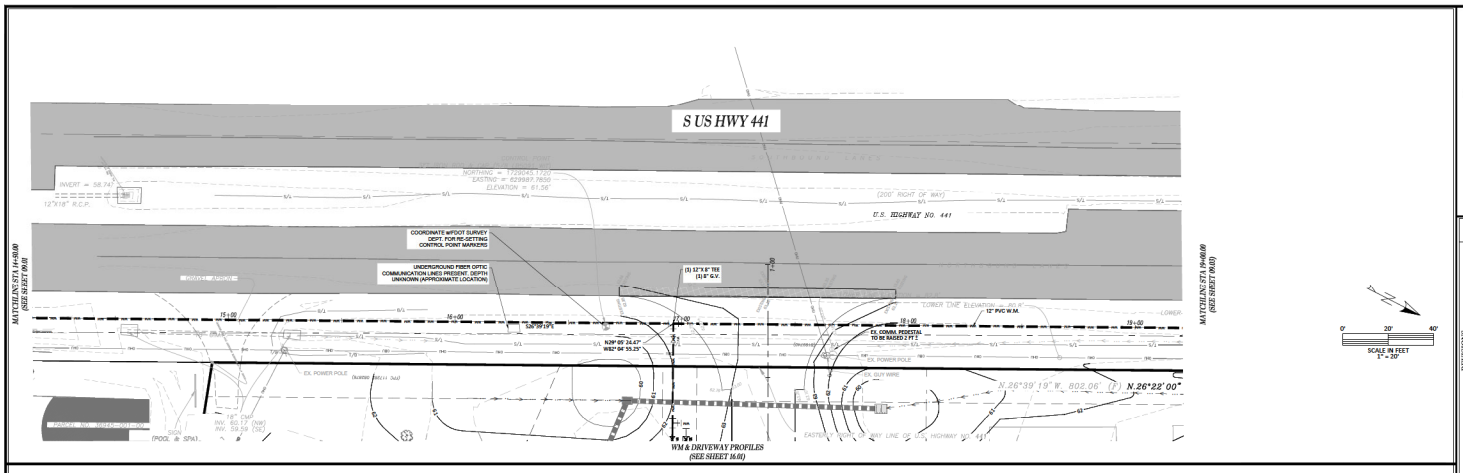
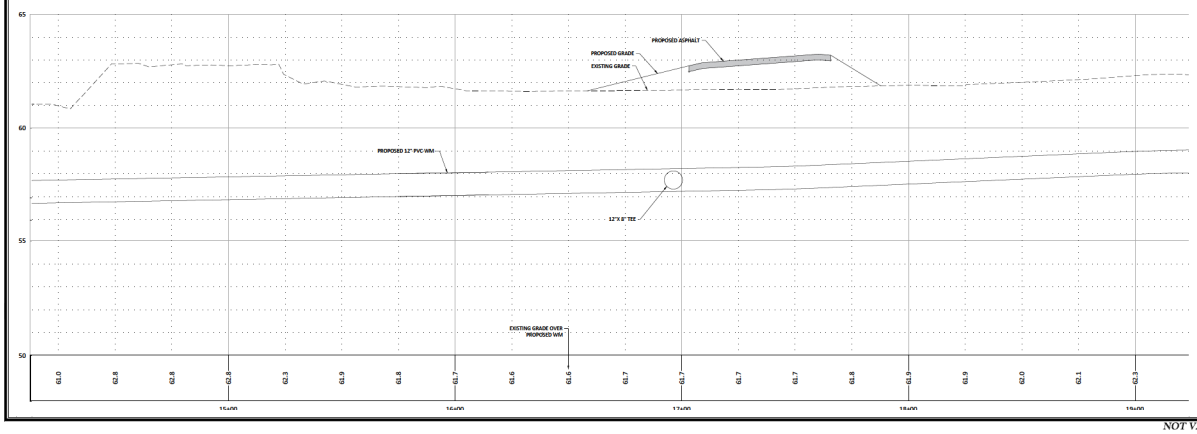


WM & DRIVEWAY PROFILES (SEE SHEET 16.01)



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UTILITY PLAN & PROFILES

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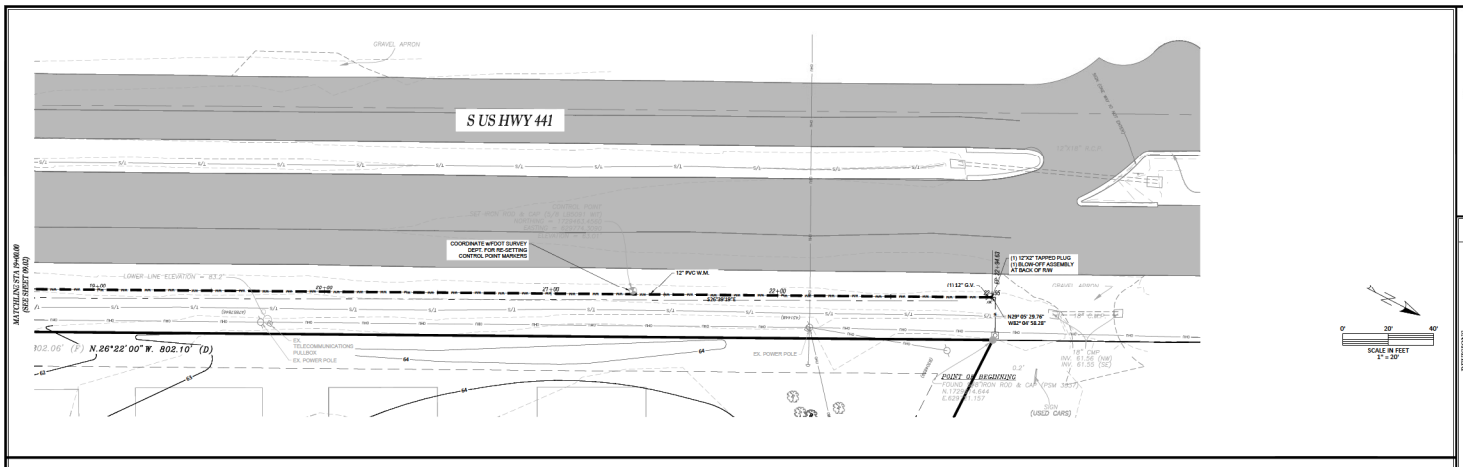

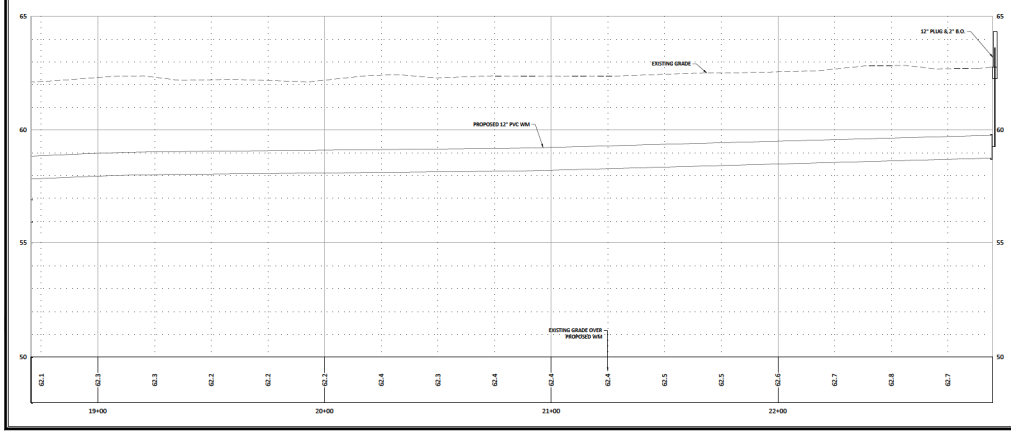

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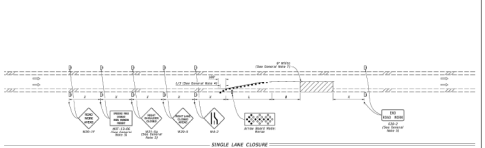


SINGLE LANE CLOSURE

SYMBOLS:

Work Area

Channelizing Device (See Index 102-600)

Work Zone Sign

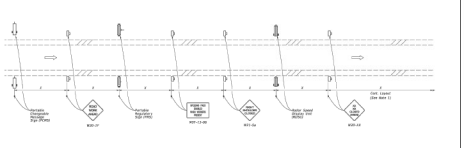
Arrow Board

Lane Identification and Direction of Traffic

GENERAL NOTE:

1. L = Taper Length:
   W = Buffer Length
   S = Posted Speed or Offpeak
   See Index 102-600 for "L", "W", "S", and channelizing device spacing values.
2. On undivided highways the median signs as shown are to be omitted.
3. On limited access facilities, omit "Right Shoulder Closed" signs (R10-16a) and substitute work zone lane closing arrowsign.
4. If the paved shoulder is less than 8 ft wide, omit the taper and channelizing devices from the paved shoulder.
5. The "Slowing Keep Distance When Warning Flashes" signs (R99-11a&b and R99-11c&d) shall be used on the approach to a work zone. The signs with associated work zone lane closures, may be omitted when the work operation is in place for 2 days or less, the work operation is in place during arrival lanes and buffer (W) may also be omitted when the work operation will be in place for 30 minutes or less and the speed limit is 45 mph or less.
6. See inverted plan of the illustrations for work on left side of roadways.
7. Temporary pavement markings may be omitted when the work operation is in place for 2 days or less.

LAST REVISION 01/01/23	DESCRIPTION	FDOT	FY 2025-26 STANDARD PLANS	MULTILANE ROADWAY, LANE CLOSURES	INDEX 102-613	SHEET 1 of 5



MOTORIST AWARENESS SYSTEM

SYMBOLS:

Work Zone Sign

(1) PCMS= Portable Changeable Variable Message Sign

(2) PRS= Portable Regulatory Sign-Speed Limit When Flashing

(3) RSD= Radar Speed Display Unit

Lane Identification and Direction of Traffic

NOTES:

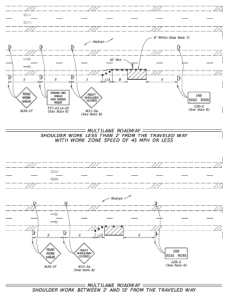
1. Use the Motorist Awareness System (MAS) for lane closures of at least 3 days consecutive or not at least 3 days consecutive if the work area is 15 feet or greater when workers are present and not protected by a barrier.
2. Locate the Motorist Aid Device (i.e. PCMS, PRS, and RSDU) within the advance warning signs as shown in the plans and in accordance with the lane signs and devices in accordance with the Plans or Standard Plans after the appropriate "Lane Closed Ahead" R99-R11 sign.
3. For a posted speed of 55 mph or greater, display the "Slowing Keep Distance When Warning Flashes" of R99 with display a reduced speed of 10 mph for areas outside of the lane closure, and the posted speed limit for the lane closure.
4. Use the TCMS in the median for roadways with three lanes or less in the same direction of traffic.

TYPICAL PCMS DISPLAY:

RPS Lane Closure:
Message 1: MORNING PRESENT AHEAD
Message 2: SPEED REDUCED NEXT FIVE MILES

Rolling Lane Closure:
Message 1: MORNING PRESENT AHEAD
Message 2: NEXT FF MILES

LAST REVISION 01/01/23	DESCRIPTION	FDOT	FY 2025-26 STANDARD PLANS	MULTILANE ROADWAY, LANE CLOSURES	INDEX 102-613	SHEET 5 of 5



MULTILANE ROADWAY
SHOULDER WORK LESS THAN 2' FROM THE TRAVELED WAY WITH WORK ZONE SPEED OF 45 MPH OR LESS

MULTILANE ROADWAY
SHOULDER WORK BETWEEN 2' AND 12' FROM THE TRAVELED WAY

SYMBOLS:

Work Area

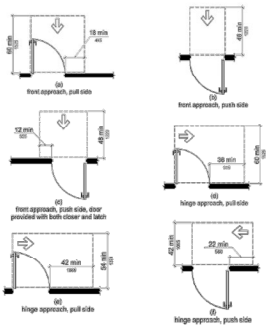
Channelizing Device (See Index 102-600)

Work Zone Sign

Lane Identification and Direction of Traffic

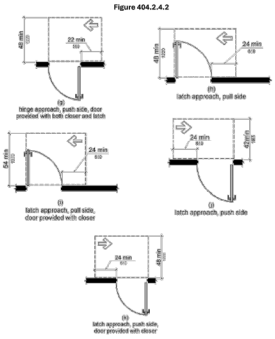
LAST REVISION 01/01/23	DESCRIPTION	FDOT	FY 2026-27 STANDARD PLANS	TWO-LANE AND MULTILANE, WORK ON SHOULDER	INDEX 102-602	SHEET 2 of 2

Figure 404.2.4.1

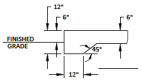


CONCRETE PADS AT EXTERIOR DOORS
MANEUVERING CLEARANCES AT MANUAL SWINGING DOORS AND GATES
REFER TO FLORIDA BUILDING CODE
N.T.S.

Figure 404.2.4.2



CONCRETE PADS AT EXTERIOR DOORS
MANEUVERING CLEARANCES AT MANUAL SWINGING DOORS AND GATES
REFER TO FLORIDA BUILDING CODE
N.T.S.



THICKENED EDGE DETAIL
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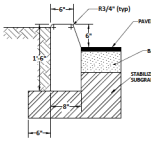

TYPE 'D' CURB
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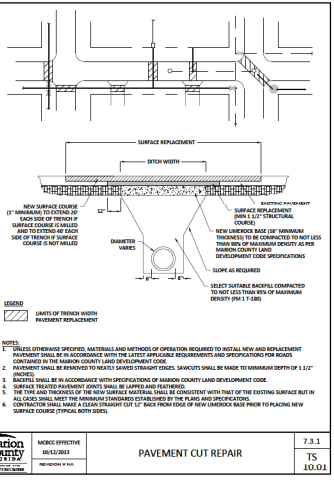


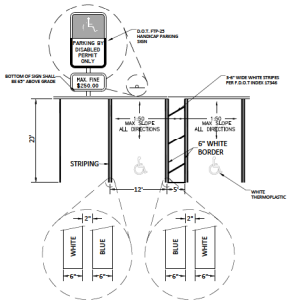
LEGEND

UNITS OF TRENCH WIDTH
PAVEMENT REPLACEMENT

NOTES:

1. UNLESS OTHERWISE SPECIFIED, MATERIALS AND METHODS OF OPERATION REQUIRED TO INSTALL NEW AND REPLACEMENT PAVEMENT SHALL BE IN ACCORDANCE WITH THE LATEST APPLICABLE REQUIREMENTS AND SPECIFICATIONS FOR ROADS CONTAINED IN THE MARION COUNTY LAND DEVELOPMENT CODE.
2. PAVEMENT SHALL BE REMOVED TO NEATLY SAWED STRAIGHT EDGES. SAWCUTS SHALL BE MADE TO MINIMUM DEPTH OF 1 1/2" (INCHES).
3. BACKFILL SHALL BE IN ACCORDANCE WITH SPECIFICATIONS OF MARION COUNTY LAND DEVELOPMENT CODE.
4. SURFACE TREATED PAVEMENT JOINTS SHALL BE LAPPED AND FEATHERED.
5. THE TYPE AND THICKNESS OF THE NEW SURFACE MATERIAL SHALL BE CONSISTENT WITH THAT OF THE EXISTING SURFACE BUT IN ALL CASES SHALL MEET THE MINIMUM STANDARDS ESTABLISHED BY THE PLANS AND SPECIFICATIONS.
6. CONTRACTOR SHALL MAKE A CLEAN STRAIGHT CUT 12" BACK FROM EDGE OF NEW LIMEROCK BASE PRIOR TO PLACING NEW SURFACE COURSE (TYPICAL BOTH SIDES).

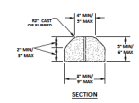
Marion County Public Works COUNTY'S SEAT TO SUCCESS	MCBCC EFFECTIVE 10/12/2015 REVISION # N/A	PAVEMENT CUT REPAIR	7.3.1 TS 10.01



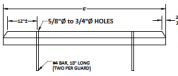
HANDICAP PARKING DETAILS
N.T.S.

NOTES:

1. LANE CLOSURE RESTRICTIONS ARE: 3PM - 6PM NORTH-BOUND AND SOUTH-BOUND LANES.
2. CONTRACTOR TO REPAIR AND SUBMIT DETAILED TRAFFIC CONTROL PLAN PRIOR TO BEGINNING CONSTRUCTION IF NECESSARY.



SECTION



CONCRETE WHEEL STOP DETAIL
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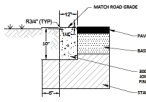

RIBBON CURB DETAIL
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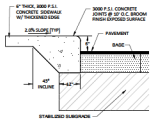

INTEGRAL SIDEWALK DETAIL
N.T.S.

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REVISIONS

DATE

441 MODULAR HOME DEALERSHIP
MAJOR SITE PLAN
MARION COUNTY, FLORIDA

STANDARD DETAILS

DATE 5/8/20
DRAWN BY
CHKD. BY
JOB NO. 23-0158

SHT. 10.01

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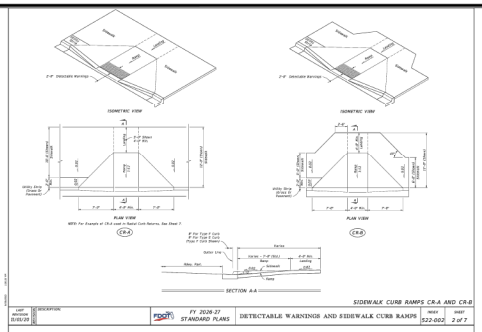
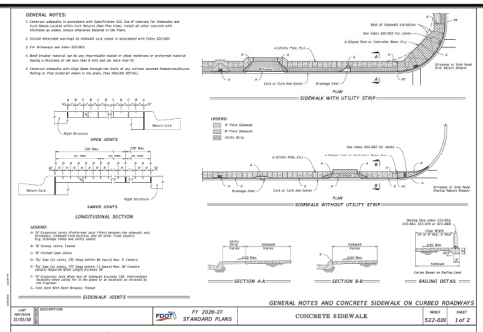
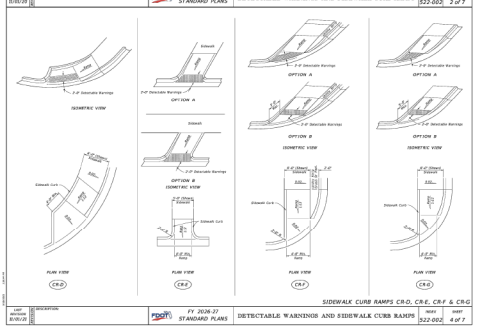
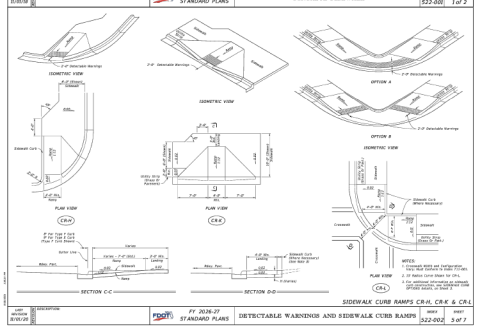
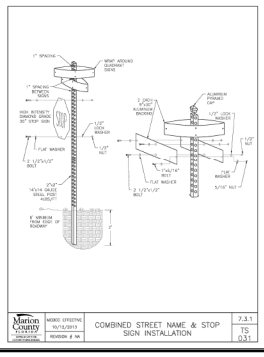


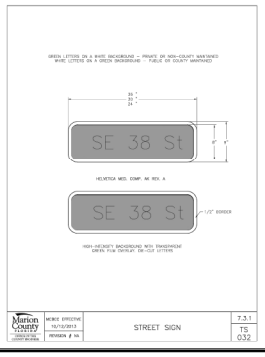


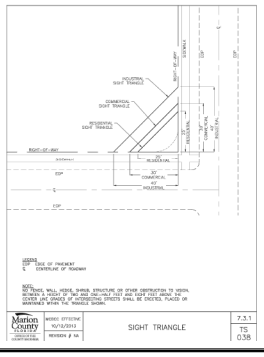
"ALL CONSTRUCTION COVERED BY THESE PLANS SHALL COMPLY WITH THE MATERIAL REQUIREMENTS AND QUALITY CONTROL STANDARDS CONTAINED IN THE MARION COUNTY LAND DEVELOPMENT CODE."

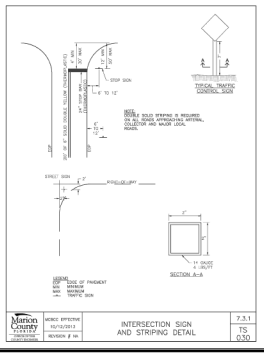


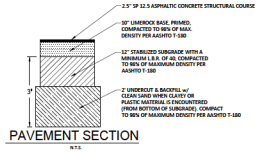


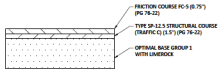












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REVISIONS

DATE

441 MODULAR HOME DEALERSHIP
MAJOR SITE PLAN
MARION COUNTY, FLORIDA

STANDARD DETAILS

DATE: 5/8/20
DRAWN BY:
CHKD. BY:
JOB NO. 25-0158

SHT. 10.02

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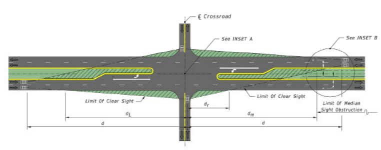
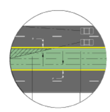
INTERSECTION SIGHT DISTANCE: 4-LANE DIVIDED



4-LANE DIVIDED



INSET B

* Lateral Offset For Restricted Conditions
Clear Zone For Nonrestricted Conditions

Median 30' or Less				
Design Speed (mph)	d (Ft.)	d_L (Ft.)	d_r (Ft.)	d_m (Ft.)
≤ 25	515	365	100	432
30	615	435	120	520
35	720	510	140	605
40	820	580	160	690
45	925	655	180	780
50	1025	725	200	860
55	1130	800	220	950
60	1230	870	240	1035
65	1335	945	260	1120
70	1440	1020	280	1210

Combined Vehicles

NOTES FOR 4-LANE DIVIDED ROADWAY

1. SEE FIGURE 212.11.1 FOR ORIGIN OF CLEAR SIGHT LINE ON THE MINOR ROAD.
2. VALUES SHOWN IN THE TABLES ARE THE GOVERNING (CONTROLLING) SIGHT DISTANCES CALCULATED BASED ON 'AASHTO CASE B - INTERSECTION WITH STOP CONTROL ON THE MINOR ROAD'.

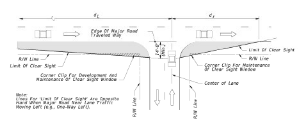
NOT TO SCALE

SIGHT DISTANCES (d) & (d_s) AND RELATED DISTANCES (d_L, d_r, d_m & d_{VL}) (FEET)

LEGEND

Areas Free Of Sight Obstructions

EXHIBIT 212-6
01/01/2025



CLEAR SIGHT TRIANGLES

FIGURE 212.11.1
(FLORIDA GREENBOOK)
N.T.S.

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MARION COUNTY, FLORIDA

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DATE 3/25/26
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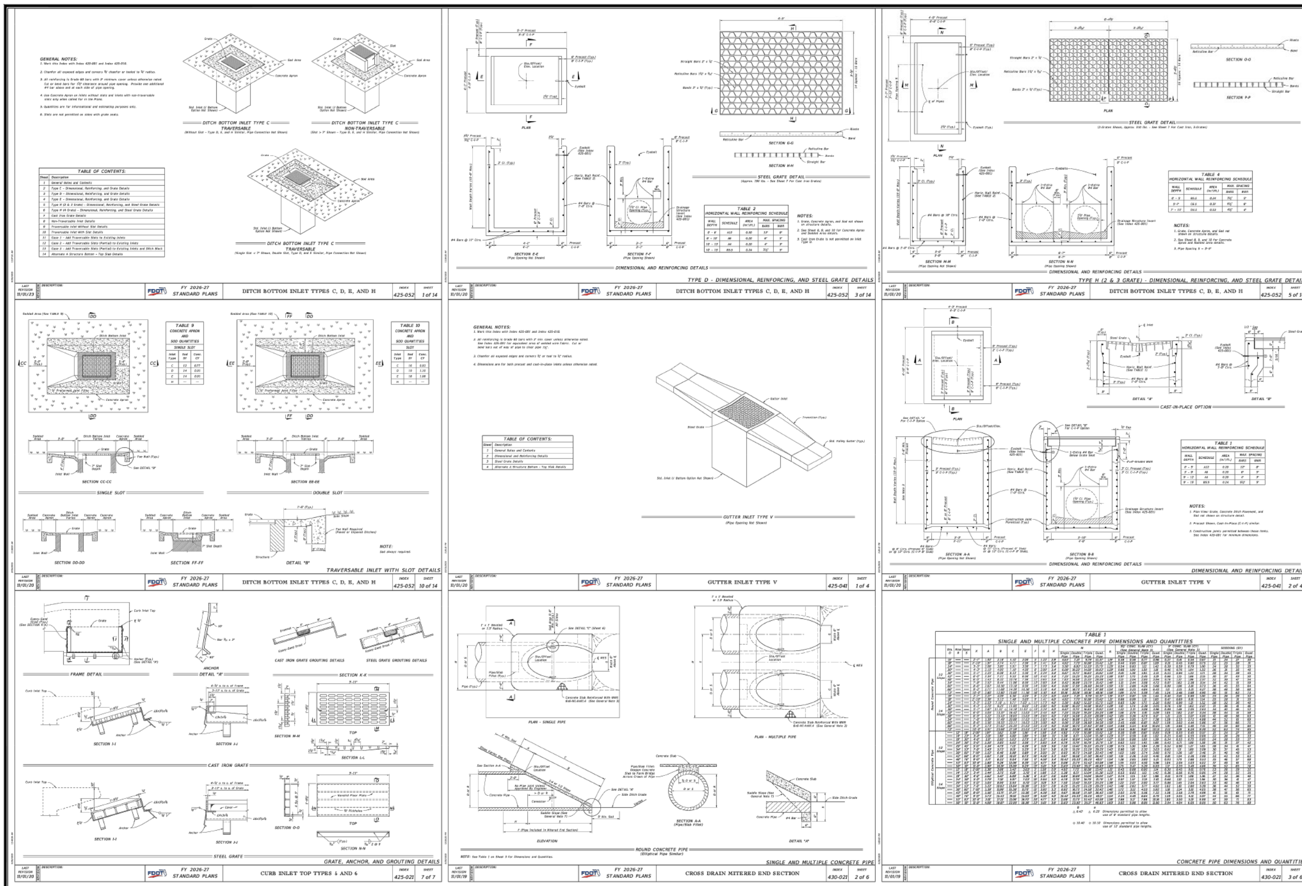

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441 MODULAR HOME DEALERSHIP
MAJOR SITE PLAN
MARION COUNTY, FLORIDA

DRAINAGE DETAILS

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DRAWN BY
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JOB NO. 25-0158

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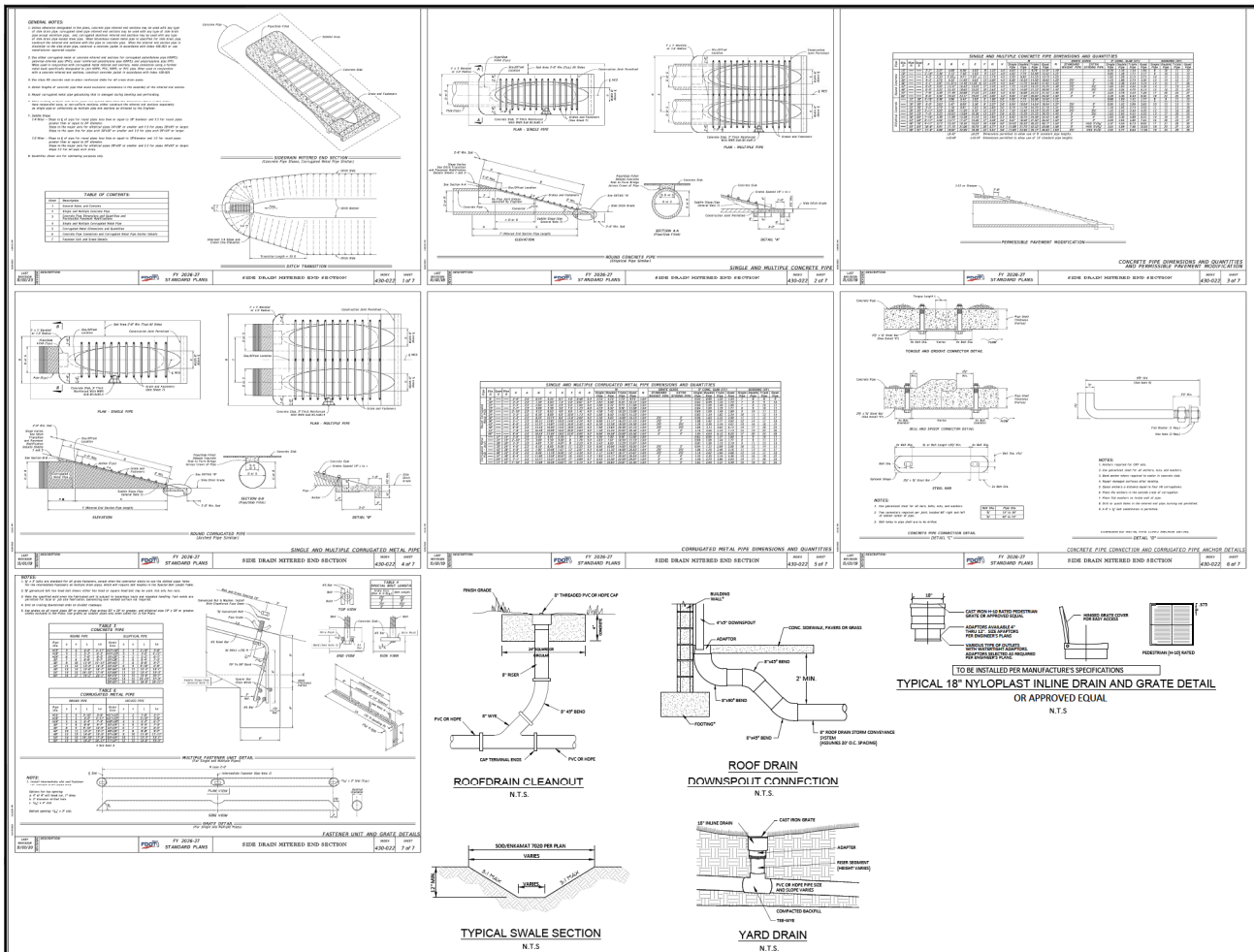

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SHT. 11.02

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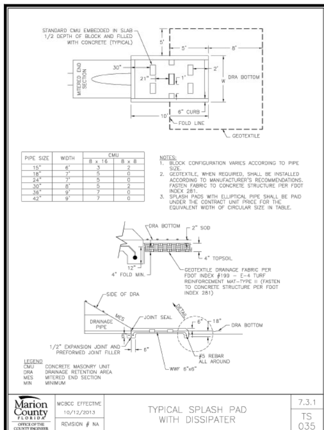
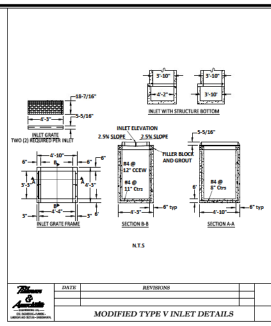
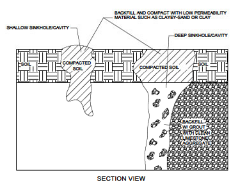






SECTION VIEW

NOTES

IN THE EVENT THAT ANY KARST FEATURES SUCH AS SINKHOLES, SOLUTION CAVITIES, CHIMNEYS, ETC. ARE DISCOVERED DURING ROUTINE INSPECTIONS OF THE STORMWATER BASINS, THE FOLLOWING REMEDIATION PROCEDURE SHALL BE PROFORMED

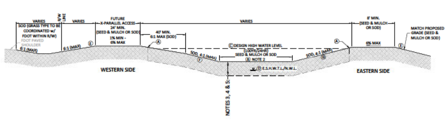
SHALLOW REPAIR (SEE DETAIL):
IF THE COLLAPSE IS SHALLOW (<5' DEEP) AND THE VOIDS IN THE LIMESTONE ARE SMALL, THEN THE SINKHOLE CAN BE REPAIRED BY BACKFILLING WITH A LOWER-PERMIEABILITY MATERIAL, SUCH AS CLAYEY-SAND OR CLAY. THE MATERIAL SHOULD BE COMPACTED AND THE REPAIR SHALL BE SLIGHTLY ABOVE THE ORIGINAL 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 VOID(S) 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 ST. JOHNS RIVER 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

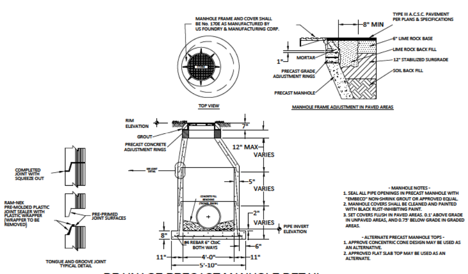


POND	T.O.B. (A)	BOTTOM (B) SOD OR SEED & MULCH	DHWL (C) 100-YR 24-HR	E.S.H.W.T.L. (D)	(E) SEED & MULCH OR SOD	SIDE SLOPE (F)	SIDE SLOPE (G)
DRA-1	60.0'	55.5'	58.12'	53'	MATCH PROPOSED GRADE	4:1 MAX. (SOD)	4:1 MAX. (SOD)

DRA CROSS-SECTION

N.T.S.

NOTE:
1. POND SIDE SLOPES AND SWALES SHALL BE SODDED. SOD SHALL BE FLORIDA FRIENDLY NON-MUCK GROWN SOD.
2. SEED AND MULCH OR SOD OF POND BOTTOM: METHOD OF STABILIZING POND BOTTOMS MAY BE EITHER BY SEED AND MULCH OR SOD. WITH EITHER METHOD, POND BOTTOM SHALL MEET OR EXCEED VEGETATIVE COVER REQUIREMENTS PER FDOT SPECIFICATION 570 PRIOR TO PROJECT CLOSE-OUT. IF USED, SOD SHALL BE FLORIDA FRIENDLY NON-MUCK GROWN SOD FOR POND BOTTOM.
3. A MINIMUM OF THREE (3) FEET OF UNCONSOLIDATED SOIL MATERIAL SHALL BE PROVIDED BETWEEN THE SURFACE OF ANY LIMESTONE BEDROCK OR CLAY, AND THE BOTTOM AND SIDES OF ANY STORMWATER FACILITY. EXCAVATION THEREOF AND BACKFILL WITH SUITABLE MATERIAL MAY BE MADE TO MEET THIS CRITERION.
4. DURING POND CONSTRUCTION, ONLY USE LOW IMPACT TRACKED CONSTRUCTION EQUIPMENT.
5. POND BOTTOM TO BE OVER EXCAVATED DOWN TO 51.5 TO REMOVE EXISTING CLAYEY SAND AND REPLACE WITH CLEAN SAND FILL. CRISS-CROSS SCARIFY BOTTOM OF EXCAVATION PRIOR TO REPLACING WITH CLEAN NATIVE FINE SAND MATERIAL. POND BOTTOM BACKFILL MATERIAL IS TO BE FREE OF ORGANICS WITH MAXIMUM PERCENT PASSING A U.S. STANDARD NO. 200 SIEVE OF FIVE (5) PERCENT. DURING CONSTRUCTION OF THE POND BOTTOM, COMPACTION SHALL BE KEPT TO A MINIMUM AND CRISS-CROSS SCARIFIED AFTER CONSTRUCTION. GEOTECHNICAL ENGINEER SHALL BE ON-SITE DURING CONSTRUCTION TO WITNESS CONSTRUCTION AND TO TEST CONSTRUCTION MATERIALS. FOR VALIDATING DESIGN, FOLLOW UP BORINGS (AND TWO PERMEABILITY TESTS) TO BE PERFORMED AND PROVIDED TO E.O.R. PRIOR TO DRA CERTIFICATION. SEE GEOTECHNICAL REPORT FOR ANY ADDITIONAL CONSTRUCTION REQUIREMENTS.



- MANHOLE NOTES -
1. SEAL ALL PIPE OPENINGS IN PRECAST MANHOLE WITH "EMBECO" NON-SHRINK GROUT OR APPROVED EQUAL.
2. MANHOLE COVERS SHALL BE CLEANED AND PAINTED WITH BLACK RUST-INHIBITING PAINT.
3. SET COVERS FLUSH IN PAVED AREAS. 0.1' ABOVE GRADE IN UNPAVED AREAS, AND 0.75' BELOW GRADE IN GRADED AREAS.

- ALTERNATE PRECAST MANHOLE TOPS -
1. APPROVE CONCENTRIC CONE DESIGN MAY BE USED AS AN ALTERNATIVE.
2. APPROVED FLAT SLAB TOP MAY BE USED AS AN ALTERNATE.

DRAINAGE PRECAST MANHOLE DETAIL

N.T.S

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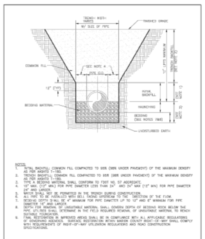
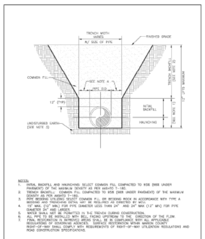
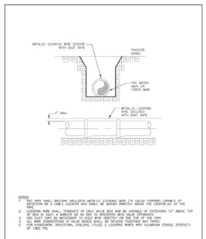


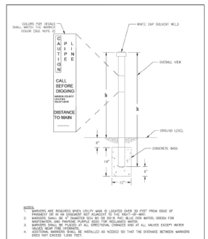
TYPE "A" BEDDING AND TRENCHING — 7.3.2 UT 102



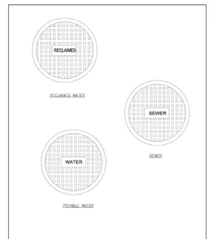
TYPE "B" BEDDING AND TRENCHING — 7.3.2 UT 103



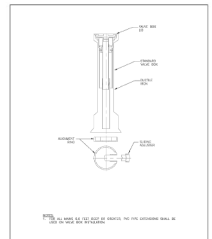
PIPE LOCATING WIRE — 7.3.2 UT 104



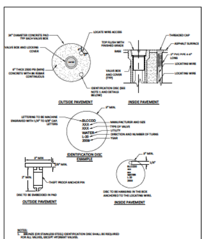
UTILITY MAIN MARKER — 7.3.2 UT 109



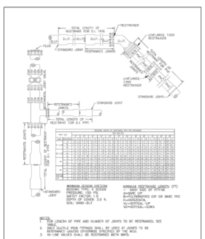
TYPICAL VALVE BOX COVER — 7.3.2 UT 110



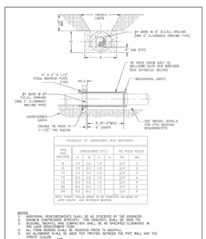
SEALED VALVE BOX, ADJUSTABLE — 7.3.2 UT 111



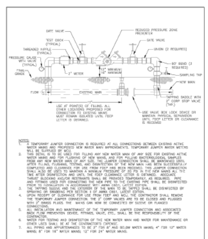
VALVE BOX PAD — 7.3.2 UT 112



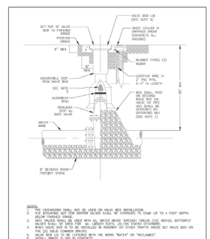
RESTRAINED PIPE TABLE WATER AND RECLAIMED MAINS — 7.3.2 UT 200



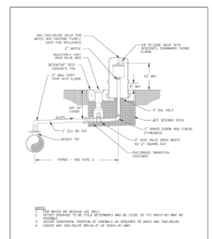
THRUST COLLAR WATER MAINS — 7.3.2 UT 201



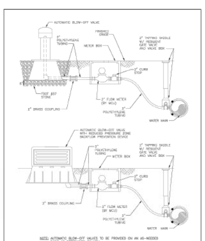
TEMPORARY JUMPER CONNECTION — 7.3.2 UT 203



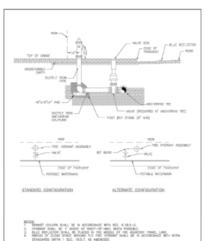
GATE VALVE WATER AND RECLAIMED MAINS — 7.3.2 UT 204



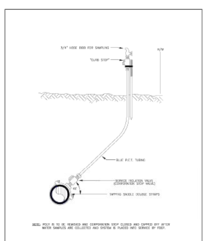
ABOVEGROUND OFFSET WATER OR RECLAIM AIR RELEASE VALVE — 7.3.2 UT 206



AUTOMATIC BLOW OFF VALVE WATER MAIN — 7.3.2 UT 207



FIRE HYDRANT ASSEMBLY — 7.3.2 UT 210



TEMPORARY SAMPLE POINT — 7.3.2 UT 211

Tillman & Associates
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Office: (352) 387-4540 Fax: (352) 387-4545

REVISIONS | DATE

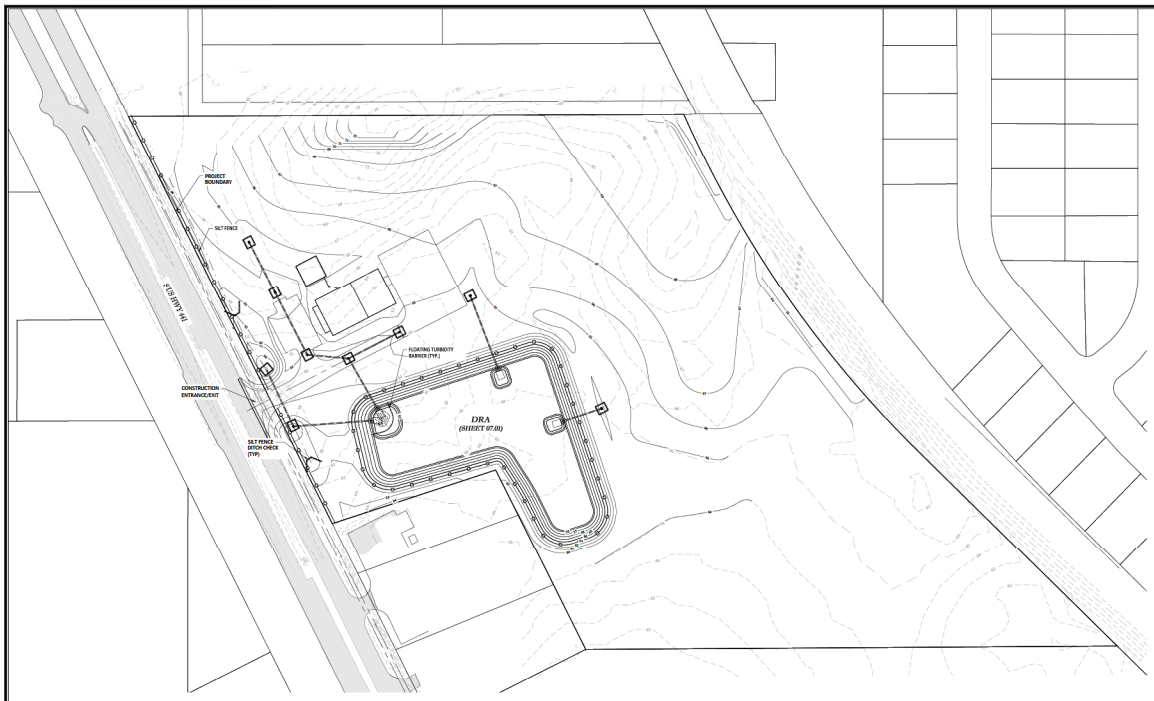
441 MODULAR HOME DEALERSHIP
MAJOR SITE PLAN
MARION COUNTY, FLORIDA

POTABLE WATER DISTRIBUTION DETAILS

DATE 3/23/26
DRAWN BY
CHKD. BY
JOB NO. 25-0158

SHT. 12.01

NOT VALID UNLESS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER



N

0' 80' 160'

SCALE IN FEET
1" = 80'

EROSION CONTROL LEGEND

- PROPOSED SILT FENCE
- INLET PROTECTION (TYP.) (SEE DETAIL)
- TURBIDITY BARRIER (TYP.)
- SILT FENCE OR HAY BALE DITCH CHECK

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.

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Office: (352) 387-4940 Fax: (352) 387-4945

REVISIONS

DATE	

441 MODULAR HOME DEALERSHIP
MAJOR SITE PLAN
MARION COUNTY, FLORIDA

EROSION CONTROL PLAN

DATE 5/12/20
DRAWN BY
CHKD. BY
JOB NO. 25-0158

SHT. 14.01

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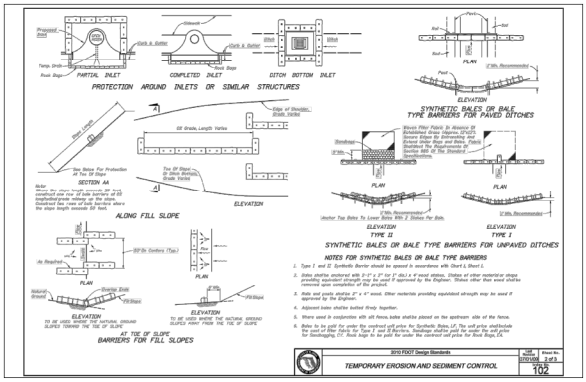
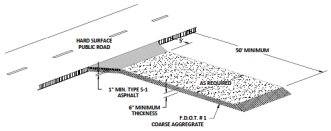


NOTES FOR SYNTHETIC BALES OR BALE TYPE BARRIERS

1. Type 1 and II Synthetic Barrier should be spaced in accordance with Chart 1, Sheet 1.
2. Bales shall be anchored with 2-1" x 2" for 2' (ea.) x 4' wood stakes. Stakes of other material or steps providing equivalent strength may be used if approved by the Engineer. Stakes other than wood shall be removed upon completion of the project.
3. Bale and goods shall be 2' x 1' wood. Other materials providing equivalent strength may be used if approved by the Engineer.
4. Adjacent bales shall be butted firmly together.
5. Where used in conjunction with silt fence, bales shall be placed on the upstream side of the fence.
6. Bales to be paid for under the contract unit price for Synthetic Bales, LF. The unit price shall include all labor, material and other items necessary to complete the work in accordance with the plans and the Specifications. The Bale bags to be paid for under the contract unit price for Bale Bags, EA.

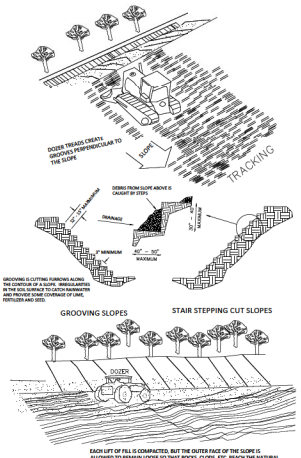


GRAVEL CONSTRUCTION ENTRANCE

N.T.S.

NOTES:

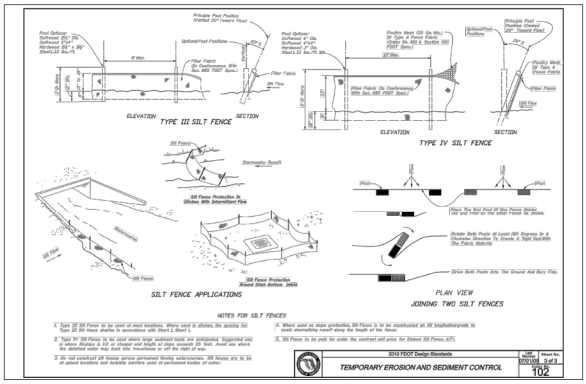
1. THE EROSION CONTROL MEASURES SHOWN ON THIS PLAN ARE, IN THE OPINION OF THE ENGINEER, THE MINIMUM THAT MAY BE REQUIRED. ACTUAL FIELD CONDITIONS MAY REQUIRE EITHER ADDITIONAL OR REDUCED EROSION CONTROL MEASURES TO BE IMPLEMENTED. THE CONTRACTOR IS DIRECTED TO FOLLOW STANDARD BEST MANAGEMENT PRACTICES IN IMPLEMENTING A SUCCESFUL EROSION CONTROL PLAN.
2. ALL DISTURBED AREAS TO BE SODDED OR SEEDED AND MULCHED WITHIN 7 DAYS AFTER FINAL GRADING.



FILL SLOPE TREATMENT

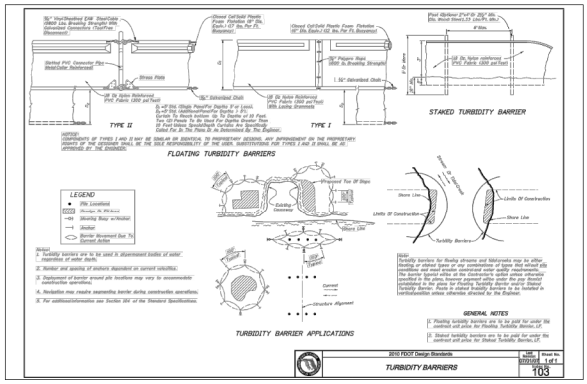
SURFACE ROUGHENING

NO SCALE



NOTES FOR SILT FENCES

1. Type III Silt Fence to be used at most locations. Where used in ditches, the spacing for Type III Silt fence shall be in accordance with Chart 1, Sheet 1.
2. Type IV Silt Fence to be used where large sediment loads are anticipated. Suggested use is where drainage is 1/4 or steeper and length of slope exceeds 25 feet. Avoid use where the detained water may back into travelways or off the right of way.
3. Do not construct silt fences across permanent flowing watercourses. Silt fences are to be at upland locations and suitably barriers used at permanent bodies of water.
4. Where used as slope protection, Silt Fence is to be constructed on the longitudinal grade to avoid channeling runoff along the length of the fence.
5. Silt Fence to be paid for under the contract unit price for Erosion Silt Fence, LF.



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REVISIONS

DATE	

441 MODULAR HOME DEALERSHIP
MAJOR SITE PLAN
MARION COUNTY, FLORIDA

EROSION CONTROL PLAN

DATE 5/11/20
DRAWN BY
CHKD. BY
JOB NO. 25-0158

SHT. 14.02

NOT VALID UNLESS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER

MARION COUNTY CODE REQUIREMENTS

TREE REMOVAL, PRESERVATION, AND/ OR REPLACEMENT INSPECTIONS/ PERMITS ARE PURSUANT TO MARION COUNTY LAND DEVELOPMENT CODE, ARTICLE 6, DIVISION 7, TREE PROTECTION AND REPLACEMENT
https://library.municode.com/fl/marion_county

TREE PRESERVATION AND REMOVAL

PROJECT AREA = 21.16± AC
TREE PRESERVATION AREA = 21.16 AC

PROTECTED TREES (SEC. 6.7.3)
ALL TREES 10" DIAMETER BREAST HEIGHT (DBH) OR LARGE ARE PROTECTED BY CODE.

EXISTING TREES TO REMAIN
TREES = 2,476"

EXISTING TREES TO REMOVE
TREES = 3,018"

PROTECTED TREES (SEC. 6.7.3)
ALL TREES 10" DIAMETER BREAST HEIGHT (DBH) OR LARGER ARE PROTECTED BY CODE.

SUBMITTAL REQUIREMENTS (SEC. 6.7.6)

EXISTING NUMBER OF TREES 10" + = 338
EXISTING TREE DBH INCHES 10" + = 5,514"
PRE-DEVELOPMENT INCHES PER ACRE = 261"/AC (5514"/21.16 AC)

POST-DEVELOPMENT INCHES = 2,116" (21.16 AC x 100")
POST-DEVELOPMENT INCHES PER ACRE = 100" MINIMUM

PROTECTED TREE REPLACEMENT REQUIREMENTS (SEC. 6.7.8)

RETAIN / REPLACE TREES EQUAL TO THE LESSER OF PRE-DEVELOPMENT INCHES PER ACRE, OR 100" DBH PER ACRE

TOTAL REQUIRED = 2,116" (100" x 21.16 AC)
TOTAL PROVIDED = 2,511" (SEE BELOW)

TREE INCHES REQUIRED TO BE PROVIDED AS FOLLOWS:
EXISTING TREES TO REMAIN = 2,476"
BUFFER TREES = 35" (NEW SHADE TREES REQUIRED FOR FRONT BUFFER)

NOTE: ALL EXISTING TREES ARE ASSUMED VIABLE AND FAVORABLY ASSESSED. CONTRACTOR SHELL NOTIFY ENGINEER IF TREES DISPLAY OF INJURY OR APPEAR TO BE OF POOR HEALTH.

N

0' 80' 160'
SCALE IN FEET
1" = 80'

TREE PROTECTION, REMOVAL, PERMITTING, AND INSPECTIONS

THE FOLLOWING REQUIREMENTS SHALL BE CONDITIONS OF TREE PROTECTION AND REMOVAL PERMITS, ALL PERMITS FOR CONSTRUCTION IN PUBLIC RIGHTS-OF-WAY, AND ALL DEVELOPMENT PERMITS ISSUED UNDER AND PURSUANT TO THE MARION COUNTY CODE:

1. TREE PRESERVATION AND/OR REPLACEMENT INSPECTIONS ARE REQUIRED TO ENSURE COMPLIANCE WITH THE MARION COUNTY CODE AND WITH PERMITTING REQUIREMENTS.
2. PRIOR TO ANY CLEARING, GRUBBING, OR ANY CONSTRUCTION, TREE PROTECTION BARRICADES SHALL BE ERECTED AROUND ALL TREES TO BE PRESERVED. PROTECTION BARRICADES SHALL BE APPROVED BY THE COUNTY'S LANDSCAPE ARCHITECT OR DESIGNEE PRIOR TO CONSTRUCTION.
3. PRIOR TO ANY CLEARING, GRUBBING, OR CONSTRUCTION, A PRELIMINARY INSPECTION SHALL BE CONDUCTED BY THE COUNTY'S LANDSCAPE ARCHITECT OR DESIGNEE TO CONFIRM THAT THE PERMITTEE HAS MARKED TREES PERMITTED TO BE REMOVED AND HAS INSTALLED TREE PROTECTION BARRICADES AROUND TREES TO BE PRESERVED. ANY DEFICIENCIES NOTED DURING THIS INSPECTION SHALL BE CORRECTED WITHIN FIVE (5) APPROVAL UNITS, THEY ARE CORRECTED BY THE PERMITTEE AND RE-INSPECTED. FOLLOWING THE PRELIMINARY INSPECTION, APPROVAL SHALL BE NOTED BY THE COUNTY'S LANDSCAPE ARCHITECT OR HIS DESIGNEE ON THE PERMIT AND SHALL CONSTITUTE NOTICE TO PROCEED WITH TREE REMOVAL.
4. CONTRACTOR SHALL HAVE ALL AGREEMENTS AND PERMITS SECURED FOR DEMOLITION AND PROTECTION ON PROJECT SITE.
5. OWNER IS RESPONSIBLE FOR INSURING THAT ALL POSSIBLE MEASURES ARE TAKEN TO AVOID DAMAGE TO TREES NOT APPROVED FOR REMOVAL.
6. TREES TO REMAIN SHALL BE PROTECTED PER THE MARION COUNTY, FLORIDA TREE PROTECTION AND PRESERVATION REQUIREMENTS. ALL PRUNING SHALL BE PERFORMED BY A CERTIFIED ARBORIST TO PROTECTING TREES FROM ANY DAMAGE TO PRESERVE THE LONG TERM VIABILITY OF EXISTING TREES.
7. THE MOVEMENT OR THE STORAGE OF EQUIPMENT, MATERIALS, DEBRIS, OR FILL, WITHIN THE TREE PROTECTION ZONE (TPZ) OR DRIP LINE OF ANY PROTECTED TREE IS PROHIBITED.
8. THE CLEANING OF CONSTRUCTION EQUIPMENT, TOOLS, MATERIALS, OR THE DISPOSAL OF WASTE, E.G. PAINT, OIL, SOLVENTS, ASPHALT, CONCRETE, MORTAR, WITHIN THE TPZ OR DRIP LINE OF ANY PROTECTED TREE IS PROHIBITED.
9. THE CONTRACTOR SHALL INSPECT ALL TREE PROTECTION BARRICADES AND SIGNS EVERY WEEK THROUGHOUT CONSTRUCTION. ANY BARRICADE OR SIGN THAT IS DAMAGED OR MISSING SHALL BE REPAIRED OR REPLACED.
10. ANY TREE NOT PERMITTED FOR REMOVAL THAT IS DESTROYED OR DAMAGED SO AS TO PLACE ITS LONG TERM SURVIVAL IN QUESTION, SHALL BE REPLACED AT AN INCH-TO-INCH BASIS OF THE TOTAL (COMBINED) DBH OF THE TREE(S) SO DESTROYED OR DAMAGED. THE REPLACEMENT TREES SHALL BE OF COMPARABLE SPECIES TO THE DESTROYED OR DAMAGED TREES 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.
11. 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 REQUIRED INSPECTIONS HAVE BEEN COMPLETED AND APPROVED.
12. A FINAL INSPECTION SHALL BE CONDUCTED BY THE COUNTY'S LANDSCAPE ARCHITECT OR DESIGNEE AFTER COMPLETION OF TREE REMOVAL AND REPLACEMENT. FOLLOWING FINAL INSPECTION, AND IF FOUND TO BE IN ACCORDANCE WITH THE APPROVED PLANS AND REQUIREMENTS, APPROVAL SHALL BE NOTED BY THE COUNTY'S LANDSCAPE ARCHITECT OR DESIGNER ON THE PERMIT AND SHALL CONSTITUTE NOTICE OF COMMENCEMENT OF THE REQUIRED MAINTENANCE PERIOD OF REPLACEMENT TREES IF REPLACEMENT IS REQUIRED.

TREE PROTECTION BARRICADE NOTES:

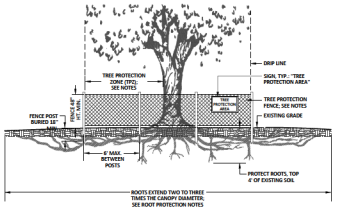
1. BARRICADES SHALL BE CONSTRUCTED OF A RIGID AND LASTING MATERIAL THAT SHALL REMAIN WHOLE AND UNDAMAGED FOR THE DURATION OF CONSTRUCTION.
2. BARRICADE AREAS MAY NOT BE DISTURBED IN SIZE OR COMBINED FOR MULTIPLE TREES, SO LONG AS BARRICADES DO NOT ENCROACH INTO THE TREE CANOPY DRIP LINE.
3. DAMAGED OR MISSING BARRICADES OR SIGNS SHALL BE IMMEDIATELY REPAIRED OR REPLACED.
4. BARRICADES SHALL REMAIN INTACT UNTIL LANDSCAPE OPERATIONS BEGIN, OR WHEN CONSTRUCTION HAS BEEN FINALIZED, AND WITH APPROVAL OF LANDSCAPE ARCHITECT.
5. LANDSCAPE PREPARATION OR INSTALLATION SHALL BE PERFORMED BY HAND WITHIN THE TREE PROTECTION ZONE (TPZ), DRIP LINE OF ANY TREE TO REMAIN, OR WITHIN A BARRICADE AREA.
6. TRENCHING IS PROHIBITED WITHIN THE TREE PROTECTION ZONE (TPZ), DRIP LINE OF ANY TREE TO REMAIN, OR WITHIN A BARRICADE AREA. TUNNELING IS REQUIRED IF UTILITIES ARE ROUTED THROUGH THESE AREAS.
7. THE MOVEMENT OR THE STORAGE OF EQUIPMENT, MATERIALS, DEBRIS, OR FILL, WITHIN THE TREE PROTECTION ZONE (TPZ), DRIP LINE OF ANY TREE TO REMAIN, OR WITHIN A BARRICADE AREA IS PROHIBITED.
8. THE CLEANING OF CONSTRUCTION EQUIPMENT, TOOLS, MATERIALS, OR THE DISPOSAL OF WASTE, E.G. PAINT, OIL, SOLVENTS, ASPHALT, CONCRETE, MORTAR, WITHIN THE TREE PROTECTION ZONE (TPZ), DRIP LINE OF ANY TREE TO REMAIN, OR WITHIN A BARRICADE AREA IS PROHIBITED.
9. TREE PROTECTION ZONE: A CIRCULAR ZONE AROUND EACH PROTECTED TREE DEFINED AS FOLLOWS:
   a. IF THE DRIP LINE IS LESS THAN TWENTY (20) FEET FROM THE TRUNK OF THE TREE, THE ZONE SHALL BE THAT AREA WITHIN A MINIMUM RADIUS OF SIX (6) FEET AROUND THE TREE.
   b. IF THE DRIP LINE IS MORE THAN SIX (6) FEET FROM THE TRUNK OF THE TREE, BUT LESS THAN TWENTY (20) FEET, THE ZONE SHALL BE THAT AREA WITHIN A RADIUS OF THE FULL DRIP LINE AROUND THE TREE.
   c. IF THE DRIP LINE IS TWENTY (20) FEET OR MORE FROM THE TRUNK OF THE TREE, THE ZONE SHALL BE THAT AREA WITHIN A MINIMUM RADIUS OF TWENTY (20) FEET AROUND THE TREE.

ROOT PROTECTION NOTES:

PROTECT AND CARE FOR EXISTING TREE ROOTS TO REMAIN BY MINIMIZING DAMAGE FROM COMPACTION, EXCAVATION, AND DISEASE. WHEN WORK IS REQUIRED THAT MAY DAMAGE THE ROOTS OF TREE TO REMAIN, CUT ROOTS IN ADVANCE USING SHARP, CLEAN, MECHANICAL AND HAND TOOLS. FOR WORK WITHIN THE TREE PROTECTION ZONES, HAND CLEAN AND EXCAVATE USING NARROW-TINE SPADING FORKS TO COMB SOIL AND EXPOSE ROOTS. SELECTIVELY CUT AND PRUNE ROOTS. IMMEDIATELY FOLLOWING ROOT PRUNING, TREES SHALL BE THOROUGHLY WATERED AND HAVE A FOUR (4) INCH COVER OF CLEAN FILL.

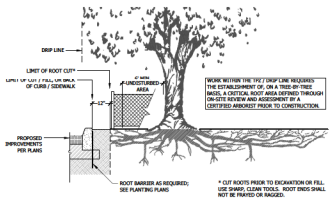
CANOPY PROTECTION NOTES:

CONTRACTOR SHALL COORDINATE WITH LANDSCAPE ARCHITECT PRIOR TO CANOPY PRUNING. LIFT TREE CANOPY OF EXISTING TREES TO REMAIN AS REQUIRED ALONG PROPOSED BUILDINGS, PARKING AND DRIVE AISLES, AND SIDEWALKS, ACCORDING TO INTERNATIONAL SOCIETY OF ARBORICULTURE BEST MANAGEMENT PRACTICES - TREE PRUNING. REFER TO UF PRACTICE SPEC# BR1 FOR ADDITIONAL TREE PRUNING CRITERIA.



TREE PROTECTION BARRICADE DETAIL

NOT TO SCALE



TREE ROOT PRUNING WITHIN DRIP ZONE

NOT TO SCALE

Tillman & Associates ENGINEERING, LLC
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Office: (352) 387-4540 Fax: (352) 387-4545

REVISIONS

DATE	

441 MODULAR HOME DEALERSHIP
MAJOR SITE PLAN
MARION COUNTY, FLORIDA

TREE REMOVAL PLAN

DATE 4/29/20
DRAWN BY
CHKD. BY
JOB NO. 25-0158

SHT. 15.01

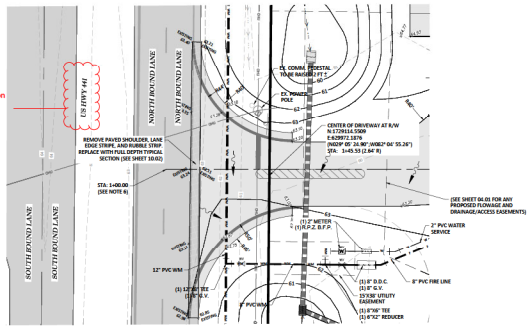
NOT VALID UNLESS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER

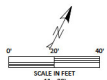
WATER LEGEND:

- WM — WATER MAIN
- FIRE HYDRANT ASSEMBLY (FHA)
- TEE
- BENDS
- GATE VALVE & BOX

STORM LEGEND:

- STORM PIPE
- DS-10 — STORM STRUCTURE ID
- GRATE INLET
- TYPE H INLET



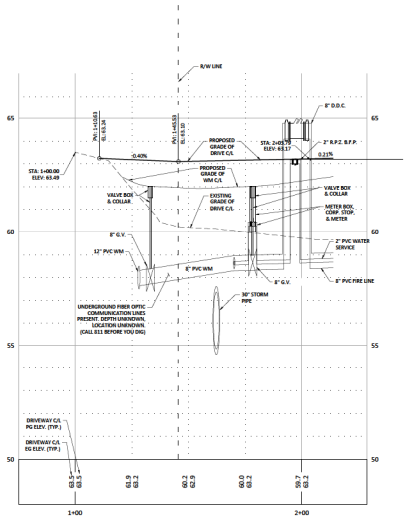


MARION COUNTY APPROVAL STAMP

NOTES:

1. SEE SHEETS 04.01 GEOMETRY PLAN AND 08.01 GRADING AND DRAINAGE PLAN FOR FURTHER DETAILS.
2. SIGHT DISTANCE AT DRIVEWAY COMPLIES WITH FDOT REQUIREMENTS.
3. WAIVER TO BE REQUESTED TO DEFER SIDEWALK. PAY FEE IN LIEU OF SIDEWALK CONSTRUCTION.
4. MOT SHALL BE IN ACCORDANCE WITH FDOT INDEX 102-601, 102-602, 102-613 FOR CONNECTION TO S HWY 441.
5. PAVEMENT MARKING SHALL BE THERMOPLASTIC.
6. STATION 1+00.00 IS ARBITRARY AND NOT BASED ON ANYTHING EXCEPT THE CENTERLINE OF THE PROPOSED DRIVEWAY.
7. CONTRACTOR TO CONSTRUCT UNDER AND IN THE VICINITY OF BURIED FOC AND UGT CONTRACTOR TO TAKE EVERY PRECAUTION TO SUPPORT AND NOT DAMAGE FOC OR UGT. CONTRACTOR TO COORDINATE WITH FOC / UGT UTILITY INSPECTION TEAM ON THE SAFE HANDLING OF THESE BURIED UTILITIES. ANY DAMAGE TO FOC OR UGT SHALL BE AT CONTRACTOR COST AND REPAIRS SHALL BE MADE IMMEDIATELY WITH CONTRACTOR WORKING ON A 24 HR/7 DAY SCHEDULE UNTIL REPAIRS ARE COMPLETED.
8. CONTRACTOR TO CONSTRUCT UNDER OVERHEAD ELECTRICAL. CONTRACTOR TO TAKE NECESSARY SAFETY PRECAUTIONS IN AREA OF ELECTRICAL. CONTRACTOR TO MEET WITH DUKE ENERGY BEFORE CONSTRUCTION COMMENCES TO DETERMINE SAFETY PRECAUTIONS, COORDINATION, AND ACTION PLAN FOR ALL LOCATIONS THAT DO NOT MEET CLEARANCES PER DUKE SPECIFICATION 36.02-107 GUIDELINES FOR THIRD PARTY EXCAVATION AND TRENCHING BESIDE DISTRIBUTION POWER POLES.
9. CONTRACTOR TO CONSTRUCT ACROSS EXISTING DRIVEWAY AT ONE TIME CONTRACTOR WILL IMMEDIATELY PROCEED WITH RESTORATION TO A DRIVEABLE SURFACE FOLLOWING INSTALLATION OF THE WATERLINE. NO HOLE SHALL BE LEFT OPEN. CONTRACTOR SHALL RESTORE DRIVEWAY TO THE EDGE OF ROAD IF PERFORMING OPEN CUT TRENCHING.
10. CONTRACTOR TO DETERMINE EXACT AREA REQUIRED FOR STAGING. COORDINATION FOR STAGING ACCESS IS CONTRACTOR'S RESPONSIBILITY. RESTORATION OF ALL STAGING AREA INSIDE AND OUTSIDE OF RIGHT-OF WAY TO EXISTING OR BETTER CONDITIONS IS REQUIRED.

PROFILE SCALE:
1" = 20' HORIZ.
1" = 2' VERT.



Tillman & Associates
ENGINEERING, LLC
CIVIL ENGINEERING - PLANNING - LANDSCAPE ARCHITECTURE - ENVIRONMENTAL
1720 SE 16th Ave. Bldg. 100, Ocala, FL 34471
OFFICE: (352) 387-4545 FAX: (352) 387-4545
CERTIFICATE OF AUTHORIZATION # 6279

REVISIONS

DATE	

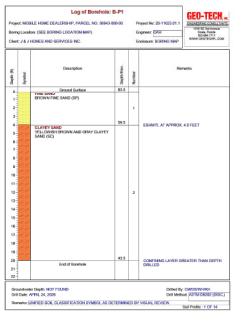
441 MODULAR HOME DEALERSHIP
MAJOR SITE PLAN
MARION COUNTY, FLORIDA

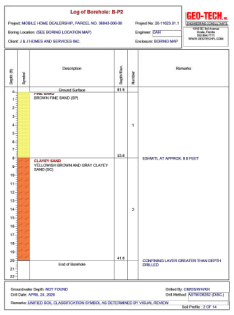
DRIVEWAY PLAN & PROFILE

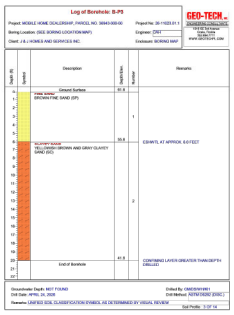
DATE: 5/12/2026
DRAWN BY: -
CHKD. BY: RO
JOB NO. 25-0158

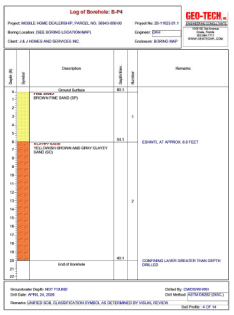
SHT# 16.01

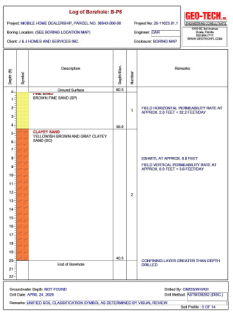
NOT VALID UNLESS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER

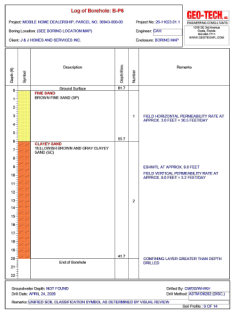


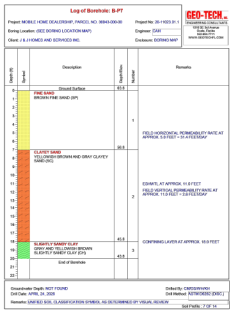


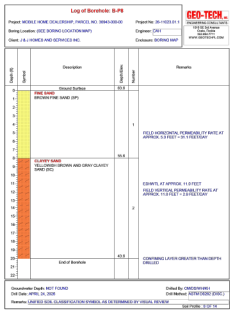


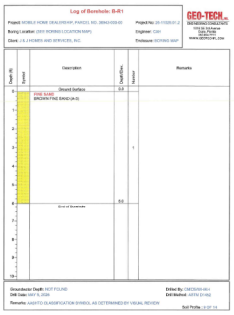


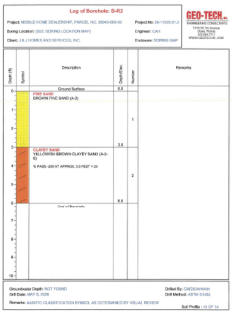


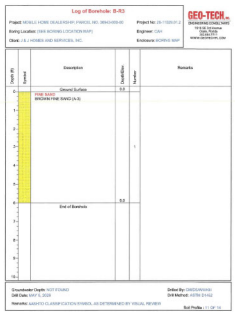


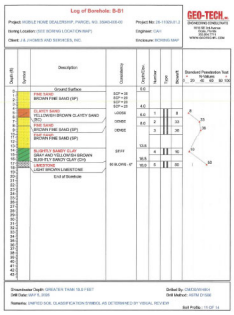


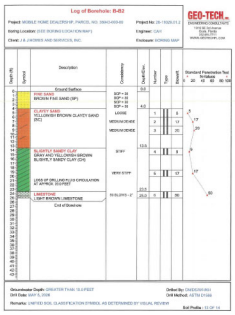


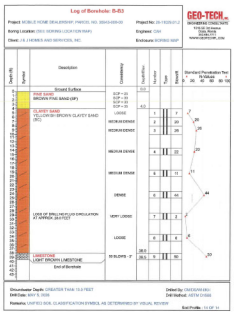


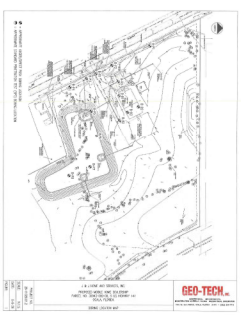












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REVISIONS

DATE	

441 MODULAR HOME DEALERSHIP
MAJOR SITE PLAN
MARION COUNTY, FLORIDA

SOIL BORING LOGS

DATE: 5/11/20
DRAWN BY:
CHKD. BY:
JOB NO. 25-0158

SHEET: BL.01

NOT VALID UNLESS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER