SUBMITTAL SUMMARY REPORT
32576

PLAN NAME:	PIONEER RANCH PH 3&4 AMENITY	**LOCATION:**	6902 SW 95TH STREET RD OCALA,
APPLICATION DATE:	03/06/2025	**PARCEL:**	35700-000-04
DESCRIPTION:			

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

CONDITION	DESCRIPTION	CREATED BY	CREATED ON	COMMENTS	SATISFIED?
Conditional Comment(s)		Alexander Turnipseed	12/10/2025	Please provide a copy of the NPDES permit or NOI as well as the District permit prior to construction.	No

SUBMITTAL	STARTED	DUE	COMPLETE	STATUS
OCE: Plan Review (DR) v.4	08/03/2026	08/10/2026	08/13/2026	Approved
OCE: Plan Review (DR) v.3	02/09/2026	02/16/2026	02/25/2026	Requires Re-submit
OCE: Plan Review (DR) v.2	12/10/2025	12/17/2025	01/15/2026	Requires Re-submit
OCE: Plan Review (DR) v.1	07/18/2025	07/25/2025	11/13/2025	Requires Re-submit

SUBMITTAL DETAILS

OCE: Plan Review (DR) v.4

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
911 Management (DR) (911 Management)	Kristie Wright	08/10/2026	08/05/2026	Approved
Environmental Health (Plans) (Environmental Health)	Evan Searcy	08/10/2026	08/10/2026	Approved
Fire Marshal (Plans) (Fire)	Jonathan Kenning	08/10/2026	08/03/2026	Approved
Growth Services Planning & Zoning (DR) (GS Planning and Zoning)	Erik Kramer	08/10/2026	08/03/2026	Approved
Landscape (Plans) (Parks and Recreation)	Susan Heyen	08/10/2026	08/04/2026	Approved
OCE Design (Plans) (Office of the County Engineer)	Gerald Koch	08/10/2026	08/04/2026	Approved

SUBMITTAL SUMMARY REPORT (32576)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
OCE Property Management (Plans) (Office of the County Engineer)		08/10/2026	08/11/2026	Informational

Comments

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

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

3. When any stormwater easement and/or management tract is not dedicated to the public or Marion County directly, the following statement shall be added to the dedication language: "Marion County is granted the right to perform emergency maintenance on the [stormwater easement and/or management tract, complete accordingly] in the event of a local, state, or federal state of emergency wherein the declaration includes this subdivision or an emergency wherein the health, safety, or welfare of the public is deemed to be at risk."
Sec.6.3.1.D(f) –
If a Conservation Easement is required the following shall be provided: "A conservation easement [as shown or on tract and identify the tract, complete accordingly] is dedicated to [the Board of County Commissioners of Marion County, Florida or entity name, if not Marion County] for the purpose of preservation of [listed species, habitat, Karst feature and/or native vegetation, complete accordingly]."
- DR 8/11/26

OCE Stormwater (Permits & Plans) (Office of the County Engineer)	Alexander Turnipseed	08/10/2026	08/05/2026	Approved
OCE Survey (Plans) (Office of the County Engineer)	Theresa Smail	08/10/2026	08/04/2026	Approved
OCE Traffic (Permits & Plans) (Office of the County Engineer)	Sydney Oberdorfer	08/10/2026	08/03/2026	Approved
Utilities (OCE Plans) (Utilities)	Heather Proctor	08/10/2026	08/03/2026	Approved

Comments

Previously approved. Project is within the MCU service area and will be served by public water and sewer.

A utilities pre-construction meeting is required to be held at least 48 hours in advance before utilities construction can begin.

OCE: Plan Review (DR) v.3

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
911 Management (DR) (911 Management)	Jamie Waldron	02/16/2026	02/17/2026	Approved
Environmental Health (Plans) (Environmental Health)	Evan Searcy	02/16/2026	02/13/2026	Approved
Fire Marshal (Plans) (Fire)	Roxanna Coleman	02/16/2026	02/09/2026	Approved
Growth Services Planning & Zoning (DR) (GS Planning and Zoning)	Erik Kramer	02/16/2026	02/13/2026	Approved
Landscape (Plans) (Parks and Recreation)	Susan Heyen	02/16/2026	02/11/2026	Requires Re-submit

Comments

Per 6.9.2.A - An irrigation plan shall be provided prior to issuance of a development order or building permit. Please submit signed and sealed irrigation plans for review

OCE Design (Plans) (Office of the County Engineer)	Gerald Koch	02/16/2026	02/24/2026	Approved

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
OCE Property Management (Plans) (Office of the County Engineer)	Elizabeth Woods	02/16/2026	02/17/2026	Informational

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

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

3. When any stormwater easement and/or management tract is not dedicated to the public or Marion County directly, the following statement shall be added to the dedication language: "Marion County is granted the right to perform emergency maintenance on the [stormwater easement and/or management tract, complete accordingly] in the event of a local, state, or federal state of emergency wherein the declaration includes this subdivision or an emergency wherein the health, safety, or welfare of the public is deemed to be at risk."
Sec.6.3.1.D(f) –
If a Conservation Easement is required the following shall be provided: "A conservation easement [as shown or on tract and identify the tract, complete accordingly] is dedicated to [the Board of County Commissioners of Marion County, Florida or entity name, if not Marion County] for the purpose of preservation of [listed species, habitat, Karst feature and/or native vegetation, complete accordingly]."
No further comments -EMW 02.17.2026

OCE Stormwater (Permits & Plans) (Office of the County Engineer)	Alexander Turnipseed	02/16/2026	02/10/2026	Approved
OCE Survey (Plans) (Office of the County Engineer)	Theresa Smail	02/16/2026	02/10/2026	Approved
OCE Traffic (Permits & Plans) (Office of the County Engineer)	Chris Zeigler	02/16/2026	02/11/2026	Approved
Utilities (OCE Plans) (Utilities)	Heather Proctor	02/16/2026	02/11/2026	Approved

Comments Previously approved: Project is served by Marion County Utilities for water and wastewater. MCU staff has reviewed and approved the plan set. Total Irrigated SQFT is 68,540

OCE: Plan Review (DR) v.2

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
911 Management (DR) (911 Management)	Caroline Dennison	12/17/2025	12/15/2025	Approved
Environmental Health (Plans) (Environmental Health)	Evan Searcy	12/17/2025	12/23/2025	Approved
Fire Marshal (Plans) (Fire)	Jonathan Kenning	12/17/2025	12/10/2025	Approved

Comments previously approved

Growth Services Planning & Zoning (DR) (GS Planning and Zoning)	Erik Kramer	12/17/2025	12/17/2025	Approved
Landscape (Plans) (Parks and Recreation)	Susan Heyen	12/17/2025	12/12/2025	Deny

Comments See irrigation plan, pending photometric plan submittal

OCE Design (Plans) (Office of the County Engineer)	Jack Dingman	12/17/2025	01/15/2026	Approved

Corrections Additional Design Comments (**Resolved**) - Additional Comments:

Corrections 2.18.2.G Utility Easements (**Resolved**) - 2.18.2.G Utility Easements: Easement requirements of each utility shall be indicated by the utility on a copy of the Preliminary Plat or by letter. (Letters/emails of easement acceptance due with improvement plan.)

Corrections 2.12.3 - Title block (**Resolved**) - 2.12.3 - Title block: Title block on all sheets denoting type of application; project name, location, county, and state; and date of original and all revisions

SUBMITTAL SUMMARY REPORT (32576)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
OCE Design (Plans) (Office of the County Engineer)	Jack Dingman	12/17/2025	01/15/2026	Approved

Corrections 2.21.2.A - Multi-phase Major Site Plans (**Resolved**) - 2.21.2.A - Multi-phase Major Site Plans: Multi-phase Major Site Plans may include a separate sheet showing independent, stand alone phasing and shall not be subject to a separate Master Plan application

Corrections 6.2.1.A. - Licensed Professional (**Resolved**) - 6.2.1.A. - Licensed Professional: Plans shall be prepared by a professional licensed by the State of Florida. The name, street address, signature, date, license number, and seal of the responsible professional shall be shown on each plan sheet. The same shall be provided on the cover page of any supporting documents and calculations.

Corrections 2.12.4 - Front page of the plan (**Resolved**) - 2.12.4 - Front page of the plan: Front page of the plan shall minimally include A through L of this section of the LDC.

Corrections Legal Documents (**Resolved**) - Legal Documents

Corrections 2.1.3 - Order of plan approval (**Resolved**) - 2.1.3 - Order of plan approval: Plans listed may be reviewed concurrently, but must be approved in the order listed at the link below, when applicable and when the proper land use and zoning are in place

Corrections 2.12.4.E & 6.2.1.A - Licensed Professional (**Resolved**) - 2.12.4.E & 6.2.1.A - Licensed Professional: 2.12.4.E & 6.2.1.A - The name, address, phone number, signature, date, license number, and seal of the responsible professional shall be shown on each plan sheet

Corrections 2.12.4.I & 6.2.1.D - Index of sheets and numbering (**Resolved**) - 2.12.4.I & 6.2.1.D - Index of sheets and numbering: Index of sheets; All sheets shall indicate each sheet number and the total number of sheets. Cross references between sheets is required

Corrections 6.2.1.B.-F. - Requirements (**Resolved**) - 6.2.1.B.-F. - Requirements: Technical standards and requirements as listed in Section 6.2.1.B. through F. of the LDC

Corrections 2.21.2.A - Multi-phase Major Site Plans (**Resolved**) - 2.21.2.A - Multi-phase Major Site Plans: Multi-phase Major Site Plans may include a separate sheet showing independent, stand alone phasing and shall not be subject to a separate Master Plan application

OCE Property Management (Plans) (Office of the County Engineer)	Elizabeth Woods	12/17/2025	12/22/2025	Requires Re-submit

Comments **Still Required** Owner's name on the cover sheet needs to match what is registered with Sunbiz. Fred C Armstrong. Currently showing Chris Armstrong. 12.22.25 -EMW Owner's name on the cover sheet needs to match what is registered with Sunbiz. Fred C Armstrong. Currently showing Chris Armstrong. 7.22.25 -EMW
Owner's name on the cover sheet needs to match what is registered with Sunbiz. Fred C Armstrong. Check project list. 4/8/25 HR
IF APPLICABLE:
Sec. 2.18.1.I - Show connections to other phases.
Sec.2.19.2.H – Legal Documents
Legal documents such as Declaration of Covenants and Restrictions, By-Laws, Articles of Incorporation, ordinances, resolutions, etc.
Sec. 6.3.1.B.1 – Required Right of Way Dedication (select as appropriate)
For Public Streets. "[All streets and rights-of-way shown on this plat or name specifically if less than all] are hereby dedicated for the use and benefit of the public."
Sec. 6.3.1.B.2 – Required Right of Way Dedication
For Non-Public Streets. "[All streets and rights-of-way shown on this plat or name specifically if less than all] are hereby dedicated privately to the [entity name]. All public authorities and their personnel providing services to the subdivision are granted an easement for access. The Board of County Commissioners of Marion County, Florida, shall have no responsibility, duty, or liability whatsoever regarding such streets. Marion County is granted an easement for emergency maintenance in the event of a local, state, or federal state of emergency wherein the declaration includes this subdivision or an emergency wherein the health, safety, or welfare of the public is deemed to be at risk."
Sec. 6.3.1.D.3 - Cross Access Easements
For Cross Access Easements. "All parallel access easements shown on this plat are hereby dedicated for the use and benefit of the public, and maintenance of said easements is the responsibility of [entity name]."
Sec. 6.3.1.C.1 - Utility Easements (select as appropriate)
"[All utility easements shown or noted or name specifically if less than all] are dedicated [private or to the public] for the construction, installation, maintenance, and operation of utilities by any utility provider."
Sec. 6.3.1.C.2 – Utility Easements
"[All utility tracts or identify each tract as appropriate] as shown are dedicated [private or to the public] for the construction and maintenance of such facilities."
Sec.6.3.1.D(c)(1)(2)(3) - Stormwater easements and facilities, select as appropriate:
1. "[All stormwater and drainage easements as shown or noted or name specifically if less than all] are dedicated [private or to the public] for the construction and maintenance of such facilities."
2. "[All stormwater management tracts or identify each tract as appropriate] as shown are dedicated [private or to the public] for the construction and maintenance of such facilities."
3. When any stormwater easement and/or management tract is not dedicated to the public or Marion County directly, the following statement shall be added to the dedication language: "Marion County is granted the right to perform emergency maintenance on the [stormwater easement and/or management tract, complete accordingly] in the event of a local, state, or federal state of emergency wherein the declaration includes this subdivision or an emergency wherein the health, safety, or welfare of the public is deemed to be at risk."
Sec.6.3.1.D(f) –
If a Conservation Easement is required the following shall be provided: "A conservation easement [as shown or on tract and identify the tract, complete accordingly] is dedicated to [the Board of County Commissioners of Marion County, Florida or entity name, if not Marion County] for the purpose of preservation of [listed species, habitat, Karst feature and/or native vegetation, complete accordingly]."

OCE Stormwater (Permits & Plans) (Office of the County Engineer)	Alexander Turnipseed	12/17/2025	12/10/2025	Approved
OCE Survey (Plans) (Office of the County Engineer)	Theresa Smail	12/17/2025	12/17/2025	Approved
OCE Traffic (Permits & Plans) (Office of the County Engineer)	Chris Zeigler	12/17/2025	12/11/2025	Approved

SUBMITTAL SUMMARY REPORT (32576)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
Utilities (OCE Plans) (Utilities)	Heather Proctor	12/17/2025	12/24/2025	Approved

Comments Project is served by Marion County Utilities for water and wastewater. MCU staff has reviewed and approved the plan set.

Total Irrigated SQFT is 68,540

OCE: Plan Review (DR) v.1

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
911 Management (DR) (911 Management)		07/25/2025	11/10/2025	Approved

Comments
YES 2.12.8 - Legal description matches boundary on plan
YES 2.12.28 - Correct road names supplied On Sheet 06.01 the labels are missing for SW 68th Cir and SW 92nd St.
YES 6.2.1.F - North arrow and graphic drawing and written scale
N/A Additional 911 comments

Environmental Health (Plans) (Environmental Health)		07/25/2025	11/10/2025	Approved

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

Fire Marshal (Plans) (Fire)		07/25/2025	11/10/2025	Approved

Comments
YES 6.18.2 - Fire Flow/Fire Hydrant
YES 6.18.3 - Gated Communities/Properties It appears that the area is completely fenced in with multiple gate doors provide. This area does appear that it will have an occupancy load of 100 or more persons which would require panic hardware installed on the gates. Please note on page 5.01 that the exterior gate will have panic hardware.
N/A 6.18.4 - Wildland Interface Area
N/A 6.18.5 - Access Control Box
N/A 6.18.2.D - Fire Department Connections
N/A NFPA 1 Chapter 11.10.1 - In Building Minimum Radio Signal Strength
YES 6.18.2.G - Painting and Marking of Fire Hydrants
YES NFPA 1 Chapter 18.2.3 - Fire Dept Access Roads
N/A Additional Fire comments

SUBMITTAL SUMMARY REPORT (32576)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
Growth Services Planning & Zoning (DR) (GS Planning and Zoning)		07/25/2025	11/10/2025	Approved

Comments

Land Use: Approved
YES 2.12.4.L(2)/3.2.3 - Use Consistent with FLU Designation?
YES 2.12.4.L(3) - All applicable Developer's Agreements listed? Please list all applicable Developer's Agreements and approved PUD #.
N/A 2.12.4.L(2,3, & 5)/6.3.1C(15)(g) - DRI/FQD Compliance Note?
N/A 3.2.3/6.6/5.2.5/flood - RESIDENTIAL - Complies with Min/Max Density?
YES 3.2.3 - NON-RESIDENTIAL - Complies with FAR?
N/A 2.12.4.L(6) - Gross/wetland/floodplain acreage listed?
N/A 3.3.2.C - Complies with Approved ECSD PUD?
N/A 3.3.3.A(1)- Complies with Approved Rural Residential Cluster Plan?
N/A 3.3.3.A(2) - Complies with Approved Hamlet Plan?
N/A 2.12.4.L(5)/5.2 - [Applicable ESOZ/FPOZ Status Listed?]
N/A 2.12.4.L(5)/5.4 - [Applicable Springs Protection Zone Listed?]
N/A 2.12.4.L(5)/5.7 - Wellhead Protection - P/S/T Zones Shown/Listed?
YES 2.12.4.L(7 & 9) - Building Uses/Identifiers/Designations Provided for 911?
N/A 4.1.4.J - [Greenway Setback Provided?]
N/A 2.12.16/6.5 - [EALS or EALS-ER provided?]
N/A 6.5 & 6.6 - Habitat Preservation/Mitigation Provided?
N/A 2.12.9 - [Show All Existing Surrounding & Intersecting R/Ws?]
N/A 6.12.2.A - [Local Road right-of-Way Provided?]
N/A 6.12.2.A - [Access Improvements R/W Provided (decel/accel/turn lanes)?]
N/A 2.12.9/6.12.2.B - Comp Plan Future Thoroughfares R/W Provided (TE Map)?
N/A 6.11.4.C - [Additional/Atlernate/Interconnected Access (S/QS-L) Provided?]
YES 6.11.2, 4 & 5 - Internal Access Consistent with PUD/Master Plan/Plat?
N/A 6.11.4.B & D/7.3.1 - [Cross/Parallel Access Required/Suitable?]
N/A 6.11.5 -[Driveways to Intersections Separated/Coordinated?]
N/A 6.11.4.E - [Sight Triangle Provided?]
N/A 6.11.5 - [Driveways to Driveways Separated/Coordinated?]
N/A 6.12.12 - [Sidewalks Internal/External Provided?]
N/A 2.12.5/1.8.2.A - Concurrency/Traffic - Study/Capacity Available?
N/A 2.12.5/1.8.2.D - Concurrency - PRELIM Evaluation Required?
YES 2.12.5/1.8.2.F - Is Concurrency Approval or Deferral Elected?
N/A 2.12.6, 35, & 36/6.14 - [Concurrency/Water Provided?]
N/A 2.12.6, 35, & 36/6.14 - [Concurrency/Sewer Provided?]
N/A Additional Planning Items:

Zoning: Approved
YES 2.12.4.C - Owner and applicant name
YES 2.12.4.L(1) - Parcel number
YES 2.12.21/6.3.1.C(10) - Land use and zoning on project and on adjacent properties shown
YES 2.12.4.L(4) - Zoning requirements: lot width, area , setbacks , coverage (floor area ratios) and parking
YES 2.12.23/4.2 -Setbacks, dimensions for all improvements, and easements
YES 2.12.24 - Landscape requirements/6.8.6 - Buffering
YES 2.12.4.L(7) - List and describe land use including floor area of particular use (example: office, warehouse, storage or assembly) these descriptions are often found in the summary of parking requirements but should be clearly shown on plan
N/A 2.12.6 - Location of water and sewer. Does this need a special use permit? defer to mcu
YES 2.12.9 - Show adjacent streets serving development
YES 2.12.32 - Show 100yr flood zone
YES 2.12.32 - Modified Environmental Assessment for Listed Species (LDC 6.5.4) -OR- EALS Exemption Application (LDC 6.5.3) submitted (including habitat assessment as necessary per LDC 6.6.4) EA Submitted to FWC.
YES 2.12.4.L(10) - Parking requirements, service entrances, space size paved parking isle and access to parking area/6.11.8 - Off-street parking requirements/6.11.7 - Loading Areas/ 6.11.6 - Construction access/route
N/A 4.4.4 -Sign (provisions for advertising signage), if it is a multi occupancy complex like shopping centers they must submit a master sign plan. will there be a sign?
7/17 response - does not propose a sign.
YES 2.12.19 - Provide dimensions and location of all existing site improvements; dimensions and location for all proposed site improvements with all setbacks
N/A 2.12.27 - Show location of outside storage areas Will there be outside storage?
YES 5.2 & 5.3 - Verify any overlay zones such as ESOZ, Springs Protection, or Flood Plain
N/A Additional Zoning comments

SUBMITTAL SUMMARY REPORT (32576)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
Landscape (Plans) (Parks and Recreation)		07/25/2025	11/10/2025	Requires Re-submit

Comments

YES 2.12.18 - All trees 10" DBH and larger
N/A 2.12.25 - Marion Friendly Landscape Areas
N/A 6.7.3 - Tree protection
YES 6.7.4 - Shade tree requirements
N/A 6.7.6 - Tree removal submittal requirements
N/A 6.7.8 - Protected tree replacement requirements
N/A 6.7.9 - Replacement trees; general requirements
YES 6.8.2 - Landscape plan requirements (details, schedule, calculations, notes)
YES 6.8.3 - Landscape design standards
YES 6.8.4 - Landscape area requirements for non-residential development
N/A 6.8.5 - Landscape area requirements for residential and mixed use developments
N/A 6.8.6 - Buffers
NO 6.8.7 - Parking areas and vehicular use areas 1. Can WM be adjusted to the south to allow for canopy tree in island 2. All parking islands shall have shade/canopy tree(s) 3. 5' minimum landscape screening shall be around perimeter of all parking areas 4. Why use 1 magnolia, when all other parking trees are Oaks and Maples?
N/A 6.8.8 - Building landscaping
N/A 6.8.9 - Service and equipment areas
N/A 6.13.3.C(5) - Landscaping of public stormwater management facilities
N/A 6.13.3.D(4) - Landscaping of private stormwater management facilities
YES 6.8.10 - General planting requirements (specifications)
YES 6.8.11 - Landscape installation
NO 6.8.12 - Landscape completion inspection requirements Add note per this section of code, completion notes do not address fully
NO 6.9.2 - Irrigation plan requirements (details, legend, notes) Provide signed and sealed irrigation plan
PEND 6.9.3 - Irrigation design standards
PEND 6.9.5 - Irrigation system installation
PEND 6.9.6 - Completion inspection requirements
NO 6.19.3 - Outdoor lighting plan requirements Provide signed and sealed photometric plan,
PEND 6.19.4 - Exterior lighting design standards
N/A 5.5.4.B - Permitted uses within Springs Protection Overlay Zone
YES Additional Landscape comments Please provide Tree Protection, Landscape and Irrigation plans for review

OCE Design (Plans) (Office of the County Engineer)		07/25/2025	11/10/2025	Approved

Comments

YES 2.21.2.B - Major Site Plan fee of $1,000..00 + ($10.00 x total site acreage) 7/18/25-fee due with resubmittal 4/10/25-fee due with resubmittal
N/A 2.21.2.B - Plan review fee of $40.00 made payable to Marion County Health Department
N/A Traffic study / methodolgy fee of $200.00 made payable to Marion County BCC is required prior to plan approval. Refer to Resolution 10-R-630 for the current fee schedule.
N/A 2.1.6.A - $100 Resubmittal fee payable to Marion County BCC
N/A 2.1.7.A - $100 Revision fee payable to Marion County BCC
N/A 2.1.3 - Order of plan approval
YES 2.12.3 - Title block on all sheets denoting type of application; project name, location, county, and state; and date of original and all revisions
YES 2.12.4.A - Type of application on front page
YES 2.12.4.B - Project name centered at top of front page
YES 2.12.4.C - Name, address, phone number, and signature of owner and applicant on front sheet
YES 2.12.4.D - Owner's certification on front sheet: I hereby certify that I, my successors, and assigns shall perpetually maintain the improvements as shown on this plan
YES 2.12.4.E - The name, address, phone number, signature, date, license number, and seal of the responsible professional shall be shown on each plan sheet
YES 6.2.1.A - Name, street address, signature, date, license number, and seal of licensed professional on each sheet
YES 2.12.4.F - Licensed professional certification on cover sheet with signature and seal on all sheets after plan approval
YES 2.12.4.F(1) - Licensed Design Professional Certification: I hereby certify that these plans and calculations were completed in accordance with all applicable requirements of the Marion County Land Development Code, except as waived.
YES 2.12.4.G - A key location or vicinity map, with north arrow, with reference to surrounding properties, streets, municipal boundaries, sections, ranges, and township
YES 2.12.4.H - A portrait oriented minimal 3 inches x 5 inches space, located 2.75 inches from the right edge of paper and .75 inches from the top edge of paper, shall remain blank to allow for a County approval stamp
YES 2.12.4.I & 6.2.1.D - Index of sheets and numbering
INFO 2.12.4.K - List of approved waivers, their conditions, and the date of approval 4/10/25-add waivers if requested in future
YES 2.12.4.L(1) - Parcel number
YES 2.12.7 - A digital version of the plan in a format pre-approved by the Office of the County Engineer
YES 2.21.2.A - Multi-phase Major Site Plans may include a separate sheet showing independent, stand alone phasing and shall not be subject to a separate Master Plan application
YES 6.2.1.B - Plans shall be legible and meet typical industry standards
YES 6.2.1.C - Standardized sheet size shall be 24" x 36"
YES 6.2.1.F - North arrow and graphic drawing and written scale
N/A Legal Documents
INFO Additional Development Review Comments After approval, plans will be electronically stamped by the County. The applicant will receive an email indicating that approved plans are available for download and are located in the ePlans project Approved folder. For Development Review submittals, with the exception of Final Plats and Minor Site Plans, applicants are required to print, obtain required signatures, and sign and seal two 24”x 36” sets of the electronically stamped approved plan and deliver them to the Office of County Engineer, Development Review Section, located at 412 SE 25th Avenue Ocala, FL 34471. Upon receipt, a development order will be issued. Until such time as that development order is issued, the project does not have final approval and construction, if applicable, shall not commence. For plans requiring As-Builts, As-Builts and associated documentation shall be submitted on paper in accordance with current county requirements.

SUBMITTAL SUMMARY REPORT (32576)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
OCE Property Management (Plans) (Office of the County Engineer)		07/25/2025	11/10/2025	Requires Re-submit

Comments NO Major Site Plan

Owner's name on the cover sheet needs to match what is registered with Sunbiz. Fred C Armstrong. Currently showing Chris Armstrong. 7.22.25 -EMW
Owner's name on the cover sheet needs to match what is registered with Sunbiz. Fred C Armstrong. Check project list. 4/8/25 HR
IF APPLICABLE:
Sec. 2.18.1.I - Show connections to other phases.
Sec.2.19.2.H – Legal Documents
Legal documents such as Declaration of Covenants and Restrictions, By-Laws, Articles of Incorporation, ordinances, resolutions, etc.
Sec. 6.3.1.B.1 – Required Right of Way Dedication (select as appropriate)
For Public Streets. "[All streets and rights-of-way shown on this plat or name specifically if less than all] are hereby dedicated for the use and benefit of the public."
Sec. 6.3.1.B.2 – Required Right of Way Dedication
For Non-Public Streets. "[All streets and rights-of-way shown on this plat or name specifically if less than all] are hereby dedicated privately to the [entity name]. All public authorities and their personnel providing services to the subdivision are granted an easement for access. The Board of County Commissioners of Marion County, Florida, shall have no responsibility, duty, or liability whatsoever regarding such streets. Marion County is granted an easement for emergency maintenance in the event of a local, state, or federal state of emergency wherein the declaration includes this subdivision or an emergency wherein the health, safety, or welfare of the public is deemed to be at risk."
Sec. 6.3.1.D.3 - Cross Access Easements
For Cross Access Easements. "All parallel access easements shown on this plat are hereby dedicated for the use and benefit of the public, and maintenance of said easements is the responsibility of [entity name]."
Sec. 6.3.1.C.1 - Utility Easements (select as appropriate)
"[All utility easements shown or noted or name specifically if less than all] are dedicated [private or to the public] for the construction, installation, maintenance, and operation of utilities by any utility provider."
Sec. 6.3.1.C.2 – Utility Easements
"[All utility tracts or identify each tract as appropriate] as shown are dedicated [private or to the public] for the construction and maintenance of such facilities."
Sec.6.3.1.D(c)(1)(2)(3) - Stormwater easements and facilities, select as appropriate:
1. "[All stormwater and drainage easements as shown or noted or name specifically if less than all] are dedicated [private or to the public] for the construction and maintenance of such facilities."

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

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

SUBMITTAL SUMMARY REPORT (32576)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
OCE Stormwater (Permits & Plans) (Office of the County Engineer)		07/25/2025	11/10/2025	Approved

Comments

YES 2.12.4.L(9)(b) - Data Block (Impervious Area)
YES 2.12.8 - Topographical Contours
YES 2.12.9/10 - Existing Drainage Right-of-Way/Easements
YES 2.12.9/10 - Proposed Drainage Right-of-Way/Easements
YES 2.12.13/14/15 - General Exhibits
YES 2.12.20 - Stormwater Infrastructure Supports Phasing
YES 2.12.38 - Stormwater Maintenance Entity
YES 6.13.2.C - Geotechnical Investigation Report
YES 6.13.7 - Geotechnical Criteria
YES 6.13.2 A(1)/(2) - Contributing Basins/Tc
YES 6.13.2.B(1)/(2) - Runoff Analysis/ Tc Calculations
YES 6.13.2.A(4) - Stormwater Features & Connective Elements
YES 6.13.2.A(3) - Retention/Detention Area Design Parameters
YES 6.13.3 - Type of Stormwater Facility Criteria
YES 6.13.4 - Stormwater Quantity Criteria
YES 6.13.2.B(4) - Hydrologic Analysis
YES 6.13.4.C - Discharge Conditions
YES 6.13.2.B(6) - Freeboard
YES 6.13.4.D - Recovery Analysis
YES 6.13.5 - Flood Plain & Protection
YES 6.13.2.A(8) - Finish Floor Elevation Criteria
YES 6.13.6 - Stormwater Quality Criteria
N/A 6.12.6 - Roadway Flooding Level of Service
N/A 6.13.6.B - Alternative Treatment Techniques
YES 6.13.6.C - Best Management Practices
YES 6.13.8 - Stormwater Conveyance Criteria
YES 6.13.2.B(5) - Hydraulic Analysis
N/A 6.13.8.B(3) - Lane Spread Calculations
YES 6.13.2.A(9) - Access Accommodates Stormwater
YES 6.13.8.B(7) - Minimum Pipe Size
YES 6.13.2.A(5) - Existing/Proposed Stormwater Structures
YES 6.13.2.A(6) - Existing/Proposed Stormwater Pipes
YES 6.13.2.A(7) - Existing/Proposed Stormwater Swales
YES 6.13.9 - Grading Criteria
YES 6.13.2.A(11)(a) - Construction Entrance
YES 6.13.2.A(11)(b) - Erosion Control
YES 6.13.2.A(12)/6.12.5 - Stormwater Details, Cross Sections, References
YES 6.13.2.B(8) - Calculation & Plan Consistency
INFO 6.13.10.B - Copy of NPDES Permit or NOI Please provide a copy of the NPDES permit or NOI prior to construction.
INFO Copy of District Permit (County Interest) Please provide a copy of the District permit prior to construction.
YES 6.10 - Karst Topography and High Recharge Areas
YES 7.1.3 - Drainage Construction Specifications
YES 6.13.12 - Operation and Maintenance
YES Please provide a final signed and sealed hard copy signature page with references to the stormwater analysis or final hard copy of the full stormwater analysis.
YES Additional Stormwater comments If you have questions or would like to discuss the stormwater review comments, please contact Alexander Turnipseed at (352) 671-8376 or at alexander.turnipseed@marionfl.org.

OCE Survey (Plans) (Office of the County Engineer)		07/25/2025	11/10/2025	Requires Re-submit

Comments

YES 6.2.1.A - The name, street address, signature, date, license number, and seal of the responsible professional shall be shown on each plan sheet.
YES 6.2.1.E - Provide drawing legend
YES 6.2.1.F - Provide north arrow and graphic drawing and written scale
YES 6.4.7.A(1) - Show a minimum of two bench marks per site
YES 6.4.7.A(2 & 3) - Bench mark information shown
N/A 6.4.7.A(2 & 3) - One copy of the vertical control field notes shall be submitted to the Office of the County Engineer for review
YES 6.4.7.B(1) - Show a minimum of two intervisible horizontal control points per site
YES 6.4.7.B(2) - Horizontal control points shall be monumented and referenced to the Florida State Plane Coordinate System
YES 6.4.7.B(4) - Provide a statement or table detailing horizontal datum, adjustment, and coordinate values
N/A 6.4.7.B(4) - One copy of the horizontal control notes along with reduction reports shall be submitted to the Office of the County Engineer for review
YES 6.4.7.D - The location of the existing one percent (100-year) flood plain as shown on FEMA FIRM, with zone, elevation, and vertical datum noted
YES 6.4.7.D - A note shall appear on the construction plans detailing source and survey field methods used to obtain and delineate the flood plain line shown
NO 6.4.7.E - Line and curve table must be shown on the sheet to which they apply Please provide.
YES 6.4.7.F - All abbreviations used shall be clearly defined in the legend
YES 2.12.4.F.(2) - Surveyor and Mapper certification
YES 2.12.4.G - Show a location or vicinity map
NO 2.12.8 - Provide current boundary and topographic survey less than one year old Please update survey.
YES 2.12.9 - Provide location and dimensions of all rights-of-way serving the project
YES 2.12.10 - Show any known existing or proposed easement or land reservation
YES 2.12.11 - Provide an aerial map of the site with a layout of the development
YES 2.12.32 - Provide site analysis map depicting the existing (100-year) flood plain
N/A Additional Survey comments

SUBMITTAL SUMMARY REPORT (32576)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
OCE Traffic (Permits & Plans) (Office of the County Engineer)		07/25/2025	11/10/2025	Approved

Comments

YES 2.12.9 - Location and dimensions of streets and right-of-way
N/A 2.12.20 - Phases of development
N/A 2.12.30 - Route Plan
N/A 2.12.38 - Maintenance of improvements
YES 6.2.1.E - Drawing legend
YES 6.11.3 - Traffic Impact Analysis
N/A 6.11.4.B - Cross access
YES 6.11.4.E - Sight triangle
YES 6.11.5 - Driveway access
N/A 6.11.6 - Construction route
N/A 6.11.9.A - Traffic signals
YES 6.11.9.B - Traffic signs
YES 6.11.9.C - Pavement marking 4/23/25 - Stop bar should be parallel to roadway centerline to minimize confusion.
N/A 6.12.1.A. - Transportation Facilities - Purpose and Intent
N/A 6.12.2 - Right-of-way
N/A 6.12.11 - Turn lanes
N/A 6.12.12 - Sidewalks
N/A 6.12.13 - Utility position in right-of-way
N/A Additional Traffic comments

Utilities (OCE Plans) (Utilities)		07/25/2025	11/10/2025	Requires Re-submit

Comments

YES Marion County Utilities Contact Information Yes, Correctly listed on cover sheet.
YES Parcel numbers identified in project match proposed site plan layout 7.22.25 Revised. 05.01.2025 - 01.01 - Parcel is listed as 35700-000-04. Plan(s) only shows a portion of the parcel listed.
YES 6.14.2.A(1) - Public water service area/provider Marion County Utilities to serve
YES 6.14.2.A(1) - Public sewer service area/provider Marion County Utilities to serve
N/A 6.14.2.A(1) - Letter of Availability and Capacity (w/Location Map of water and/or sewer as app) from provider
YES 6.14.2.A - Water Connection Requirements 7.22.25 Yes. Part if Phase 3 & 4 now shown on plan. 05.01 Shows connection to existing 2" WM Stub Out. Is the existing stub-out part of another phase? Identify what phase/plan the existing system belongs to.
YES 6.14.2.A - Sewer Connection Requirements 7.22.25 Yes. Part if Phase 3 & 4 now shown on plan. 05.01 Shows connection to existing 6" PVC Service. Is the existing service part of another phase? Identify what phase/plan the existing system belongs to.
N/A 6.14.2.C.2(e) - Grease Trap, FOG Worksheet 7.22.25 Response letter - No plans for food prep. 05.01: Will there be Food Prep or Food Service in the Racquet Club?
N/A 6.14.2.C - Industrial Pretreatment See previous comment
N/A 6.14.3 - Onsite Waste Treatment and Disposal System (OSTDS) - connection requirement on plan
YES 6.14.3.B - Springs Protection Zone 7/22/25 Acknowledged. Secondary Springs Protection Zone
YES 6.14.4 - Water (potable) Capital Charges and Flow Rates - proposed use identified to calculate 7/22/25 Acknowledged Capital charges and flow rates will be calculated during the permitting stage, before approval. (if major/minor site plan)

NO 6.14.4 - Water (irrigation) Capital Charges and Flow Rates - total irrigated area identified 7/22/25 Not able to locate on Sheet 05.01. Please cloud calculated Irrigated SQFT on plans. 05.01 - Irrigation identified. Total irrigated SQFT is required for permitting and meter drop(s).
YES 6.14.4 - Sewer Capital Charges and Flow Rates - proposed use identified to calculate 7/22/25 Acknowledged Capital charges and flow rates will be calculated during the permitting stage, before approval. (if major/minor site plan)

YES 6.14.5.A(1) - Submittal Requirements - Existing on-site & off-site mains and service connections
YES 6.14.5.A(2) - Submittal Requirements - Proposed on-site & off-site mains and service connections
N/A 6.14.5.A(3) - Submittal Requirements - Lift Stations layout, elevations, schedules
YES 6.14.5.A(6) - Submittal Requirements - Manhole locations, rim and invert elevations outside paved areas
YES 6.14.5.A(8) - Submittal Requirements - Connection to existing water system
YES 6.14.5.A(8) - Submittal Requirements - Connection to existing sanitary system
N/A 6.14.5.B - Construction Notes - Cover, horiz/vert datums, construction requirements
YES 6.14.5.B - Construction Notes - UT DETAILS - current LDC version 09.01 All Sewer details are correct. No water details provided.
YES 6.14.5.C - All issued permits related to this project shall be submitted to MCU (DOT, ROW, misc)
N/A 6.14.5.C - DEP permit for water mains to be constructed/owned by MCU
N/A 6.14.5.C - DEP permit for water mains to be constructed/owned by developer
N/A 6.14.5.C - DEP permit for sewer mains to be constructed/owned by MCU
N/A 6.14.5.C - DEP permit for sewer mains to be constructed/owned by developer
N/A 6.14.5.D - Hydraulic Analysis No lift station proposed.
N/A 6.14.6 - Design Criteria for Utility Systems to be owned/maintained by MCU
INFO 6.14.7 - Construction Inspection - PLAN NOTE: 7/22/25 Need to be a plan note. MCU personnel are to inspect any work performed on or around existing MCU infrastructure. A pre-construction meeting is required to be held a minimum of 48 hours prior to start of any construction. If the pre-construction meeting is not completed, any work may be halted. To schedule, contact MCU's Construction Manage, (352) 307-6012 or Alejandro.Rad@MarionFL.org

INFO 6.14.8.A - Completion and Closeout - PLAN NOTE: As-builts 7/22/25 For any Utility assets between the water main and the meter, Marion County will require a Bill of Sale and As-builts of the service, prior to meter(s) being installed. A final hold has been placed on permit, if applicable. All as-builts shall comply with the current Marion County LDC, section 6.14.8

N/A 6.14.9.A - Developer's Agreement
YES 6.14.9.B - Transfer of Facilities to Marion County Utilities - PLAN NOTE:
YES 6.14.9.B - Bill of Sale
N/A 6.15.1 - Potable Water Distribution System
N/A 6.15.2 - Decentralized Water System (WTP)
NO 6.15.3 - Fire Protection/Fire Flow Capacity 7/22/25 DDC added, Note for hydrant color added, 8" main shown with 8" stub out? . 05.01 - Fire Hydrant on private property constitutes a private fire line and requires a DDC at connection point. Hydrant must be painted yellow. (2) Dead-end into hydrant requires 8" main.
N/A 6.15.4 - Water Main Piping Installation
NO 6.15.5 - Water Service and Connection 7/22/25 End of county maintenance note added after the DDC. 05.01 - Delineate end of county maintenance.
N/A 6.15.6.A - Potable Water Metering - individual/banked, size
NO 6.15.6.B - Irrigation Water Metering - size 7/22/25 Shown on plans. 05.01 - Is there an existing irrigation meter? Nothing is identified on plans. Listed as existing?
N/A 6.15.6.C - Sewer service only (water meter required/shown)
YES 6.15.6.D - Meter Location 7/22/25 Response letter - They are in the back of the 10' utility easement. 05.01 - All meters need to be shown in the ROW or Easement.
YES 6.15.6.E - Meter Easements
YES 6.15.6.F - Meter Boxes
N/A 6.15.6.G & H - Meter Sizing
YES 6.15.7 - Cross Connection Control and Backflow Prevention
N/A 6.15.8 - Public Water Well Standards
N/A 6.15.9 - Wellfield and Water Supply
N/A 6.15.10 - Water Treatment Plants (WTP)
N/A 6.16.2 - Decentralized Wastewater Treatment Plant (WWTP)
NO 6.16.4 - Wastewater Collection Systems (Gravity/Pressurized) Design 7/22/25 Clean out shown with note. 05.01 - Need clean out at the connection point/ property line. Denote End of County Maintenance. (2) Clean outs in parking lot must be traffic rated.
N/A 6.16.5.A & B - Private Wastewater Pump Stations
N/A 6.16.5.C - Public Wastewater Pump Stations (MCU Standards)
N/A 6.17 - Water Reclamation/Reuse Facilities
INFO Article 7 - Construction Standards - PLAN NOTE: 7/22/25 Needs to be a plan note. All facilities constructed on the developer's property prior to interconnection with Marion County Utility's existing or proposed facilities, shall convey such component parts to MCU by bill of sale in a form satisfactory to the County Attorney, with the following evidence required by MCU: Refer to LDC 6.14.9 (B).

INFO Utilities Plan Review Fee per Resolution 15-R-583 - payable to Marion County Utilities 7/22/25 Plan review fee $130.00 - Utilities Plan Review Fee: $225.00 Fee(s) can be paid by calling 352-671-8686 or visiting the Development Review Office at 412 SE 25th Ave, Ocala, FL 34471. Reference AR# 32576
N/A Additional Utilities comments
N/A Additional Utilities comments
N/A Additional Utilities comments
N/A Additional Utilities comments
N/A Additional Utilities comments
N/A Additional Utilities comments
N/A Additional Utilities comments
N/A Additional Utilities comments
N/A Additional Utilities comments
N/A Additional Utilities comments

MAJOR SITE PLAN

PIONEER RANCH PHASE 3 & 4 AMENITY

SECTION 19 & 20, TOWNSHIP 16 SOUTH, RANGE 21 EAST
MARION COUNTY, FLORIDA

PERMITS:

1. MARION COUNTY - MAJOR SITE PLAN - PENDING
2. S.W.F.W.M.D. - E.R.P. - PENDING
3. FDEP - POTABLE WATER - PENDING
4. FDEP - SANITARY SEWER - PENDING
5. FDEP - NPDES (BY OTHERS)

WAIVERS:

- 2.12.5 - TOPOGRAPHICAL CONTOURS - WAIVER REQUESTED TO USED CURRENT SURVEY, AS MASS GRADING IS APPROVED AND CONSTRUCTION IS ACTIVE ON SITE. (APPROVED 05/19/2025)
- 6.12.8.B (7) - MINIMUM PIPE SIZE - WAIVER REQUESTED TO USE STORM PIPES LESS THAN 18 INCHES, INCLUDING SUPPORTING CALCULATIONS.

NOTES:

1. THE SURVEYED LANDS DEPICTED HEREIN LIE WITHIN FLOOD ZONE "X" - AN AREA OF MINIMAL FLOODING AND FLOOD ZONE "X" - AN AREA OF MINIMAL FLOODING AND "AE" - AN AREA OF FLOOD HAZARD PER THE FLOOD INSURANCE RATE MAP, FOUND IN COMMUNITY PANEL NUMBER 12083C0705E, EFFECTIVE APRIL 19, 2017.
2. ALL UTILITIES UNDER EXISTING OR PROPOSED PAVEMENT SHALL BE SLEEVED IN ACCORDANCE WITH SECTION B.2.6A OF THE MARION COUNTY LAND DEVELOPMENT CODE.
3. THIS PROJECT IS LOCATED IN THE SECONDARY SPRINGS PROTECTION ZONE.
4. SIGHT DISTANCE AT DRIVEWAYS COMPLIES WITH FDOT REQUIREMENTS
5. VERTICAL DATUM IS BASED ON NATIONAL GEODETIC SURVEY CONTROL POINT H 595, ELEVATION 57.57' (NAVD 1988).
6. DESIGN SPEED = 30 M.P.H. TO BE POSTED AT 25 M.P.H. EXCEPT FOR CURVES WITH RADII LESS THAN 100'.
7. THIS PROPOSED PROJECT HAS NOT BEEN GRANTED CONCURRENCY APPROVAL AND/OR GRANTED AND/OR RESERVED ANY PUBLIC FACILITY CAPACITIES. FUTURE RIGHTS TO DEVELOP THE PROPERTY ARE SUBJECT TO A DEFERRED CONCURRENCY DETERMINATION, AND FINAL APPROVAL TO DEVELOP THE PROPERTY HAS NOT BEEN OBTAINED. THE COMPLETION OF CONCURRENCY REVIEW AND/OR APPROVAL HAS BEEN DEFERRED TO LATER DEVELOPMENT REVIEW STAGES, SUCH AS, BUT NOT LIMITED TO IMPROVEMENT PLAN, FINAL PLAT, OR BUILDING PERMIT REVIEW.
8. ALL PROPOSED ROADS ARE TO BE LOCAL SUBDIVISION WITH PRIVATE ROAD STATUS.
9. 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.
10. ORIENTATION FOR THE IMPROVEMENTS SHOWN HEREON SHOULD NOT BE USED TO RECONSTRUCT BOUNDARY LINES.

BASIS OF BEARINGS:

BEARINGS AND COORDINATES SHOWN HERRION ARE BASED ON THE FLORIDA STAE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM OF 1983 (NAD 83), WITH 2011 ADJUSTMENT AS DERIVED FROM THE FLORIDA DEPARTMENT OF TRANSPORTATION VIRTUAL REFERENCE STATION NETWORK.

BENCHMARKS:

- TEMPORARY BENCHMARK (#3728) (PK DISK LB 7143) ELEVATION= 66.36' (NAVD 1988), NORTHING = 1730179.4980, EASTING = 583642.1390
- TEMPORARY BENCHMARK (#907) (FOUND 5/8" IRC LB 8071) ELEVATION= 66.72' (NAVD 1988), NORTHING = 1727944.6230, EASTING = 584871.2460.
- TEMPORARY BENCHMARK (#908) (FOUND 5/8" IRC LB 8071) ELEVATION= 53.55' (NAVD 1988), NORTHING = 1727324.4640, EASTING = 585273.8170.

LEGAL DESCRIPTION :

A PARCEL OF LAND LYING IN SECTIONS 19 AND 20, TOWNSHIP 16 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST 1/4 CORNER OF SAID SECTION 20; THENCE ALONG THE WEST BOUNDARY OF THE NORTHWEST 1/4 OF SAID SECTION 20, N.00°25'20" E., 1321.12 FEET TO A POINT 25.00 FEET NORTH OF THE SOUTH BOUNDARY OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 19, THENCE ALONG A LINE 25 NORTH OF AND PARALLEL WITH SAID SOUTH BOUNDARY N.89°39'02"W., 1335.54 FEET; THENCE DEPARTING SAID PARALLEL LINE, N.44°47'00"E., 867.58 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF S.W. 80TH STREET ROAD (RIGHT OF WAY WIDTH VARIES), BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 960.00 FEET, A CENTRAL ANGLE OF 31°41'05", AND A CHORD BEARING AND DISTANCE OF S.74°01'07" E, 524.13 FEET; THENCE ALONG THE SOUTHERLY AND WESTERLY RIGHT OF WAY LINE OF SAID S.W. 80TH STREET ROAD THE FOLLOWING (22) TWENTY-TWO COURSES: (1.) THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AND RIGHT OF WAY LINE, A DISTANCE OF 530.87 FEET TO THE END OF SAID CURVE; (2.) THENCE S.89°49'37"E., 411.65 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 89°57'57", AND A CHORD BEARING AND DISTANCE OF S.44°52'27"E., 35.34 FEET; (3.) THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AND RIGHT OF WAY LINE A DISTANCE OF 39.25 FEET TO THE END OF SAID CURVE; (4.) THENCE S.89°53'53"E., 79.91 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 89°39'40", AND A CHORD BEARING AND DISTANCE OF N.45°09'16" E., 35.25 FEET; (5.) THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE AND RIGHT OF WAY LINE, A DISTANCE OF 39.27 FEET TO THE END OF SAID CURVE; (6.) THENCE S.89°49'26" E., 1,696.20 FEET; (7.) THENCE S.70°32'31" E., 51.36 FEET; (8.) THENCE S.89°49'26" E., 207.41 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 87°40'34", AND A CHORD BEARING AND DISTANCE OF S.44°23'09"E., 34.61 FEET; (9.) THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AND RIGHT OF WAY LINE, A DISTANCE OF 38.25 FEET TO THE END OF SAID CURVE; (10.) THENCE S.89°49'18"E., 90.76 FEET; (11.) THENCE N.00°00'23"E., 11.94 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°09'48" AND A CHORD BEARING AND DISTANCE OF N.44°52'47"E., 35.44 FEET; (12.) THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE AND RIGHT OF WAY LINE, A DISTANCE OF 39.39 FEET TO THE END OF SAID CURVE; (13.) THENCE S.89°49'56" E., 1,466.30 FEET; (14.) THENCE S.70°22'39" E., 51.41 FEET; (15.) THENCE S.89°49'06 E., 200.94 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 89°57'07", AND A CHORD BEARING AND DISTANCE OF S.44°52'57"E., 35.34 FEET; (16.) THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AND RIGHT OF WAY LINE, A DISTANCE OF 39.25 FEET TO THE END OF SAID CURVE; (17.) THENCE S.89°49'16" E., 99.99 FEET; (18.) THENCE N.00°00'16"E, 12.06 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°03'07", AND A CHORD BEARING AND DISTANCE OF N.45°17'29"E., 35.27 FEET; (19.) THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE AND RIGHT OF WAY LINE, A DISTANCE OF 39.29 FEET TO THE END OF SAID CURVE; (20.) THENCE S.89°59'02"E., 191.13 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 940.00 FEET, A CENTRAL ANGLE OF 6°00'06", AND A CHORD BEARING AND DISTANCE OF S.56°59'14"E., 97.28 FEET; (21.) THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AND RIGHT OF WAY LINE, A DISTANCE OF 97.33 FEET TO A POINT OF TANGENCY; (22.) THENCE S.53°43'12"E, 115.41 FEET; THENCE DEPARTING SAID SOUTHERLY AND WESTERLY RIGHT OF WAY LINE, ALONG THE NORTH BOUNDARY OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 20, S.89°39'30"W., 882.35 FEET TO 77-15 NORTHEAST CORNER OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 20; THENCE ALONG THE NORTH BOUNDARY OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 20, S.89°54'12"W., 264.74 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 1,050.00 FEET, A CENTRAL ANGLE OF 29°13'26", AND A CHORD BEARING AND DISTANCE OF S.19°07'77"W., 530.65 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 535.15 FEET TO THE END OF SAID CURVE; THENCE S.00°22'00"W., 347.66 FEET TO THE SOUTHERLY BOUNDARY OF LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 5969, PAGE 991 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE ALONG SAID SOUTHERLY BOUNDARY, N.89°53'46"W., 2,188.20 FEET TO THE SOUTHWESTERLY CORNER OF SAID LANDS; THENCE DEPARTING SAID SOUTHERLY BOUNDARY, ALONG THE WESTERLY BOUNDARY OF SAID LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 5969, PAGE 991, PARCEL "B", N.00°00'00" E., 1,322.88; THENCE DEPARTING SAID WESTERLY BOUNDARY N.89°54'47"W., 25.16 FEET TO THE POINT OF BEGINNING.

OWNER/DEVELOPER:

80TH STREET HOLDINGS, LLC
CHRIS ARMSTRONG
1415 SW 17TH STREET
OCALA, FLORIDA 34471
PHONE: (352) 624-0120

CIVIL ENGINEER:

TILLMAN AND ASSOCIATES ENGINEERING, LLC
TIMOTHY BROOKER JR., P.E.
1720 SE 16TH AVENUE BLDG. 100
OCALA, FLORIDA 34471
PHONE: (352) 387-4540

SURVEYOR:

JCH CONSULTING GROUP, INC.
CHRISTOPHER J. HOWSON, P.S.M, CFM
426 SW 15TH STREET
OCALA, FLORIDA 34471
PHONE: (352) 405-1462

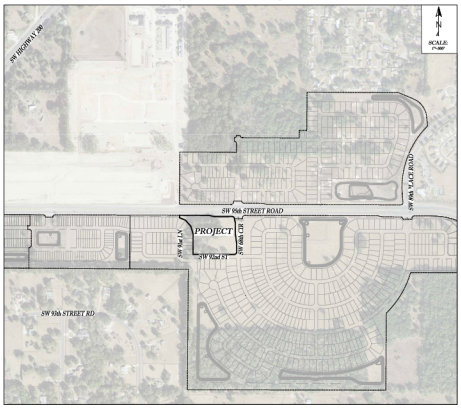
GEOTECHNICAL CONSULTANT:

GEO-TECH, INC.
CRAIG HAMPY
1016 SE 3 RD AVENUE
OCALA, FLORIDA 34471
PHONE: (352) 694-7711

ENVIRONMENTAL CONSULTANT:

MODICA & ASSOCIATES
CLARK MODICA
302 MOHAWK ROAD
CLERMONT, FLORIDA 34715
OFFICE: (352) 394-2000
FAX: (352) 394-1159

THIS SITE CONTAINS:
PROJECT AREA = 4.82 ± ACRES
A PORTION OF PARCEL # 35700-000-04
ZONING - PUD
FLU - MEDIUM DENSITY RESIDENTIAL (MR)
EXISTING IMPERVIOUS = 0.00 AC. (0.00 S.F.) 0.00%
PROPOSED IMPERVIOUS = 2.32 AC. (100,952 S.F.) 48.07%
PUD REZONING APPLICATION# 210902Z
2004-L.24 *(TO BE MODIFIED)
2005-L41 (TO BE TERMINATED)
2005-L42 (TO BE TERMINATED)



UTILITY COMPANIES:

WATER/SEWER	MARION COUNTY UTILITIES	CUSTOMER SERVICE 24/7/365	(352) 307-6000
ELECTRIC	SUMTER ELECTRIC	PAULA PERRY	(352) 568-9672 X9672
FIBER / TELEPHONE	CENTURY LINK	THOMAS STRUMER	(855) 743-6062
CABLE TV	CHARTER COMMUNICATIONS	UEC DISPATCH	(800) 776-6040
	ZITO MIDWEST	RHONDA WINN	(402) 204-2103

MARION COUNTY APPROVAL STAMP

INDEX OF SHEETS

01.01	COVER SHEET
02.01	GENERAL NOTES
03.01	AERIAL PHOTOGRAPH
04.01	MASTER DRAINAGE PLAN
05.01	MASTER UTILITY PLAN
06.01	GEOMETRY PLAN
07.01	GRADING PLAN
08.01-08.02	POTABLE WATER DISTRIBUTION DETAILS
09.01	SANITARY SEWER DETAILS
10.01-10.02	ROADWAY & PAVEMENT DETAILS
11.01-11.02	GRADING & DRAINAGE DETAILS
12.01	EROSION CONTROL PLAN
13.01	EROSION CONTROL DETAILS
BL.01	BORING LOGS
LC1.1	PLANTING PLAN
LC2.1	PLANTING SCHEDULE & NOTES
LC2.2	SPECIFICATIONS & DETAILS
IR-1.01	IRRIGATION PLAN
IR-1.02	IRRIGATION PLAN
1 - 5	BOUNDARY & TOPOGRAPHIC SURVEY (PREPARED BY JCII CONSULTING GROUP INC)

OWNER'S SIGNATURE

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

80TH STREET HOLDINGS, LLC
FRED C. ARMSTRONG

ENGINEER CERTIFICATION

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

TIMOTHY BROOKER JR., P.E.
REGISTERED ENGINEER NO. 79239
STATE OF FLORIDA

SURVEYOR'S CERTIFICATE

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

CHRISTOPHER J. HOWSON, P.S.M.
JCH CONSULTING GROUP, INC.
REGISTERED LAND SURVEYOR NO. 6653
STATE OF FLORIDA

Tillman & Associates
ENGINEERING, LLC
CIVIL ENGINEERING • PLANNING • LANDSCAPE ARCHITECTURE • ENVIRONMENTAL
1720 SE 16th Ave. Bldg 100, Ocala, FL 34471
Office: (352) 387-4540 Fax: (352) 387-4545
CERTICATE OF AUTHORIZATION # 27576

REVISIONS

DATE	

MAJOR SITE PLAN
PIONEER RANCH PHASE 3 & 4 AMENITY
MARION COUNTY, FLORIDA

COVER SHEET

DATE 2/5/2026
DRAWN BY AS
CHKD. BY TB
JOB NO. 23-8399

SHT. 01.01

NOT VALID UNLESS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER

GENERAL NOTES

1. ALL NOTES ON THIS SHEET ARE GENERAL IN NATURE. ALL NOTATION AND INFORMATION IN SUBSEQUENT SHEETS SHALL SUPERCEDE THESE NOTES IF CONTRADICTORY.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFICATION OF SIZE AND LOCATION OF ALL EXISTING UTILITIES AND RELATED CONSTRUCTION PRIOR TO COMMENCEMENT OF WORK.CONTRACTOR SHALL CONTACT SUNSHINE STATE ONE CALL OF FLORIDA, INC. AT 1-800-432-4770, IN ACCORDANCE WITH CHAPTER 556, FLORIDA STATUTES.
3. ALL CONSTRUCTION TO BE IN ACCORDANCE WITH THE LATEST STANDARDS OF **MARION COUNTY** AND FDOT.
4. PAVEMENT STRIPING TO BE IN ACCORDANCE WITH **MARION COUNTY** SPECIFICATIONS AND WITH THE FLORIDA D.O.T. ROADWAY & TRAFFIC STANDARDS, INDEX 17346.
5. ALL TRAFFIC CONTROL SIGNS SHALL BE IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
6. WHERE MUCK OR OTHER ORGANIC MATERIAL IS FOUND, IT SHALL BE REMOVED AND REPLACED BY GOOD QUALITY BACKFILL MATERIAL OBTAINED FROM THE DEVELOPMENT OR BORROW PIT, APPROVED BY THE ENGINEER. THE ORGANIC MATERIAL SHALL BE THEN USED AS TOP DRESSING WHEN SODDING THE SWALES.
7. ALL FINISHED GRADES AND ELEVATIONS ARE AS DEPICTED BY THE APPLICABLE LEGEND.
8. AS PART OF THE CLEARING AND GRUBBING OPERATION, THE CONTRACTOR IS TO REMOVE EXISTING FACILITIES AND / OR FENCING FROM THE SITE AS SHOWN OR PLANED.
9. THE CONTRACTOR SHALL NOTIFY **MARION COUNTY** ENGINEERING DIVISION AND TILLMAN AND ASSOCIATES ENGINEERING, LLC AT LEAST ONE WEEK BEFORE COMMENCEMENT OF ANY CONSTRUCTION. CONTRACTOR SHALL OBTAIN A MARION COUNTY R/W PERMIT PRIOR TO COMMENCING WORK WITH RR MARION COUNTY PW.
10. A MINIMUM OF FOUR (4) 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 806.01(F), CODE OF ORDINANCES FOR ANY WORK WITHIN PUBLIC RIGHT OF WAY, A RIGHT OF WAY UTILIZATION PERMIT MUST BE OBTAINED FROM THE ENGINEERING DEPARTMENT A MINIMUM OF 48 HOURS PRIOR TO THE START OF CONSTRUCTION.
13. THE CONTRACTOR SHALL SUBMIT FIVE (5) SETS OF PLANS AND SHOP DRAWINGS AND MANUFACTURER'S CATALOGS WITH THE INDEX NUMBER CLEARLY ON THE ITEM INCLUDED IN THE DEVELOPER'S AGREEMENT. THE SUBMITTALS SHALL BEAR THE APPROVAL OF THE UNDERGROUND UTILITY CONTRACTOR. ALL UTILITY SHOP DRAWINGS AND MANUFACTURER'S CATALOGS SHALL BE APPROVED BY THE ENGINEER OF RECORD AND SEALED PRIOR TO CONSTRUCTION.
14. ALL AS-BUILTS SHALL CONFORM WITH THE CURRENT LDC, SECTION 6.10.8 AND RETURNED IN NAD83 W. FORMAT WITH NORTHING AND EASTING COORDINATES FOR ALL ITEMS UNDER WATER AND WASTEWATER COMPONENTS.
15. BLEEDER PERSONNEL ARE TO INSPECT ANY WORK PERFORMED ON OR AROUND EXISTING MCU INFRASTRUCTURE. A PRE-CONSTRUCTION MEETING IS REQUIRED WITH MARION COUNTY UTILITIES PRIOR TO THE START OF CONSTRUCTION. ALL ADDITIONAL PRE-CONSTRUCTION MEETINGS IS NOT COMPUTED, ANY WORK MAY BE HALTED. TO SCHEDULE CONTACT MCU'S CONSTRUCTION OFFICER AT 352-307-6543.
16. ALL UTILITIES UNDER EXISTING OR PROPOSED PAVEMENT SHALL BE BUILDED IN ACCORDANCE WITH SECTION 6.3.6A OF THE **MARION COUNTY** LAND DEVELOPMENT CODE.

PAVING AND DRAINAGE NOTES

1. REF. CENTERLINE SHOWN REPRESENT SCALED DISTANCE BETWEEN CENTERLINES OF DRAINAGE STRUCTURES.
2. ALL PAVEMENT RETURN RADII SHALL BE 28' AND MEASURED FROM THE INTERFACE OF THE CONCRETE CURB AND PAVEMENT SURFACE UNLESS OTHERWISE NOTED.
3. DITCH BOTTOM AND CONTROL STRUCTURE INVERT GRATES SHALL BE SECURED WITH CHAIN AND PADLOCK.
4. FINE (1) FEET OF SOD IS REQUIRED AROUND ALL DITCH BOTTOM INLETS, MANHOLES, HEADWALLS AND MITERED END SECTIONS.
5. TOP ELEVATIONS OF MANHOLES IN GRASSED AREAS SHALL BE LOCATED AT FINISHED GRADE ELEVATION.
6. AS AN ALTERNATIVE, CONTRACTOR MAY USE ALTERNATIVE MATERIALS IN LIEU OF RCP. HOWEVER CONTRACTOR MUST RECEIVE APPROVAL OF ALTERNATIVE MATERIAL PRIOR TO CONSTRUCTION. IF CONTRACTOR WISHES TO USE ALTERNATIVE MATERIAL IN LIEU OF THE SPECIFIED MATERIAL, THE CONTRACTOR SHALL SUBMIT A REQUEST CONFIRMING THE ALTERNATIVE MATERIAL TYPE REQUESTED, VERIFICATION THAT THE MATERIAL IS INCLUDED ON THE FDOT APPROVED PRODUCTS LIST, AND THE SITE SPECIFIC INSTALLATION MEETS INSTALLATION CRITERIA (SUCH AS DEPTH OF COVER AND UP PROTECTION FOR HDPE PIPE). ALTERNATIVE MATERIAL, REVISED PER REQUEST AND PROVIDE FEEDBACK, (IF ALTERNATIVE PIPE IS APPROVED AND USED, THE LAST RUN OF STORM PIPE SHALL BE RCP FOR UP PROTECTION.)
7. ALTERNATIVE MATERIALS SHALL BE ANCHORED AGAINST FLOTATION IN ACCORDANCE WITH MANUFACTURER SPECIFICATIONS.
8. TOP SOIL WHICH HAS BEEN STRIPPED AND STOCKPILED DURING THE COURSE OF CONSTRUCTION SHALL BE REDISTRIBUTED ON ALL REGRADED SURFACES SO AS TO PROVIDE AT LEAST FOUR INCHES OF EACH COVER TO ALL DISTURBED AREAS OF THE DEVELOPMENT AND SHALL BE FERTILIZED BY DESIGNED PLANTING.
9. ALL DISTURBED AREAS WITH SLOPES OF TO 6:1 SHALL BE SEEDED AND MULCHED. SLOPES STEEPER THAN 6:1 SHALL BE SODDED AND SLOPES 3:1 OR STEEPER SHALL HAVE THE SOD PEGGED.
10. SEE TABLE 2.0 FOR REQUIRED STORM PIPE COVER BENEATH AN UNPAVED SECTION.
11. SEE TABLE 3.0 FOR REQUIRED STORM PIPE COVER BENEATH RIGID PAVEMENT.
12. SEE TABLE 4.0 FOR REQUIRED STORM PIPE COVER BENEATH FLEXIBLE PAVEMENT.
13. THE TABULATED VALUES ARE RECOMMENDED MINIMUM DIMENSIONS TO WITHSTAND ANTICIPATED HIGHWAY TRAFFIC LOADS. ADDITIONAL COVER MAY BE REQUIRED TO SUPPORT CONSTRUCTION EQUIPMENT LOADS OR HIGHWAY TRAFFIC LOADS BEFORE PAVEMENT IS COMPLETED. SOME SUB TRENCHES COMBINATIONS MAY REQUIRE MINIMUM COVER GREATER THAN THOSE LISTED ABOVE. SEE FDOT INDEX 205, SHEETS 1-6.
14. ALL RCP STORM WATER PIPE SHALL MEET THE CODES & CLASS CRITERIA AS OUTLINED IN FDOT INDEX 205.
15. ALL STORM PIPE JOINTS SHALL BE WRAPPED AS SPECIFIED IN FDOT INDEX 205.
16. THE LAST FOOT OF STORM WATER POND SHALL NOT BE EXCAVATED UNTIL ALL DISTURBED AREAS ARE STABILIZED.
17. ANY FILL MATERIAL MUST BE APPROVED BY ENGINEER IN WRITING PRIOR TO PLACEMENT.
18. SODDED SAFE FLAT BOTTOM SWALES SHALL BE CONSTRUCTED WITH A MINIMUM OF 6 INCHES OF TOPSOIL. SWALES WITH SLOPES OF 4:1 OR FLATTER SHALL HAVE A FLAT BOTTOM OF 2 FEET. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO RESTORE THE DESIGN HYDRAULIC CONDUCTIVITY.

FIRE DEPARTMENT

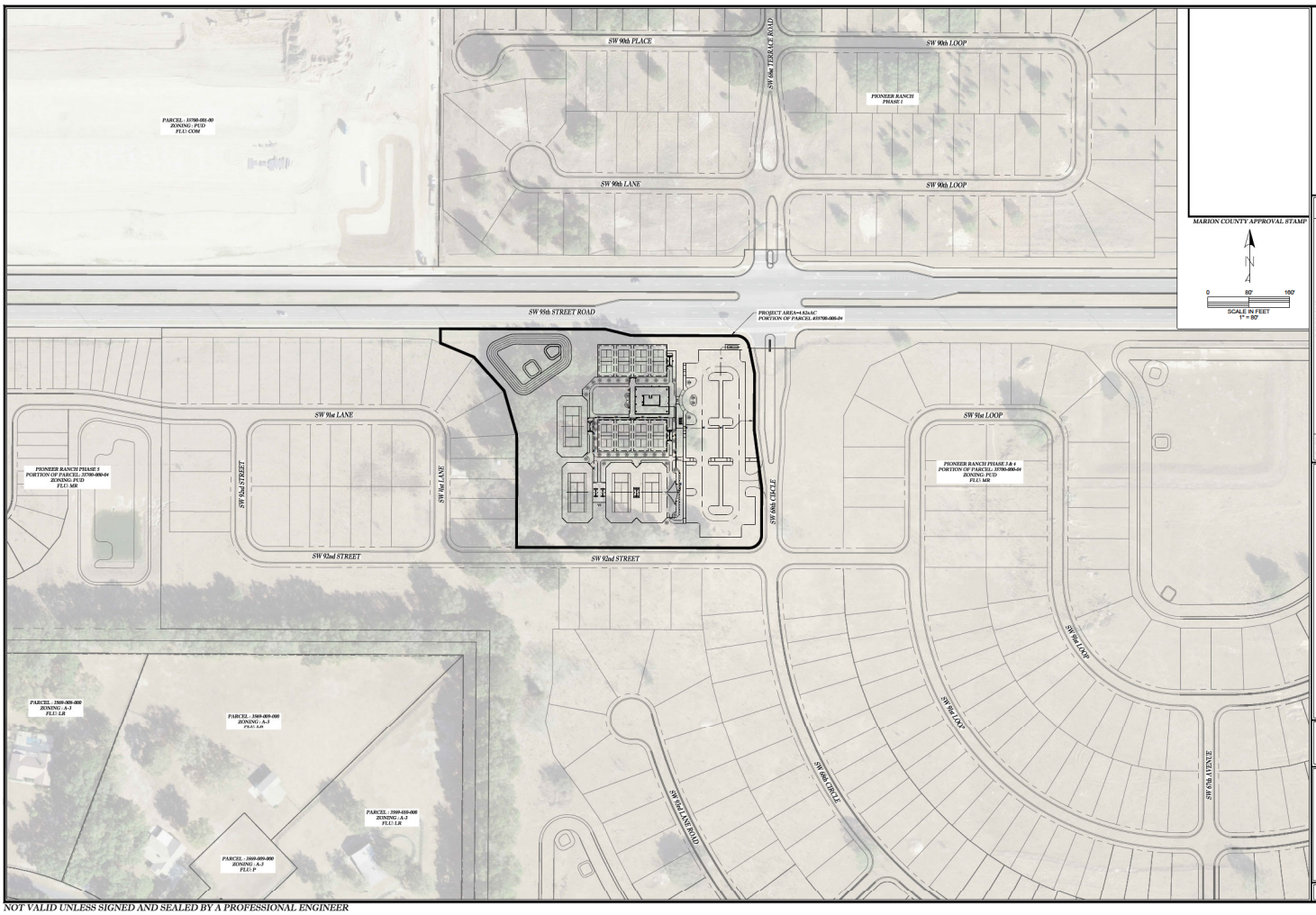
1. THE STRUCTURES BEING CONSTRUCTED ON THE PROPERTY WILL BE CONSTRUCTED UNDER THE **2014** EDITION OF FLORIDA FIRE PREVENTION CODE.
2. PER **MARION COUNTY** CRITERIA:
   FIRE HYDRANTS SHALL BE LOCATED SO AS NOT TO REQUIRE THE LAYING OF MORE THAN FOUR(4)HOSES (400) FEET OF HOSE CONNECTED TO SUCH HYDRANT, ALONG THE NEAREST PUBLIC HIGHWAY, TO THE CENTER OF ANY BUILDING, LOT OR PARCEL OF THE DEVELOPMENT.
3. ANY NEW HYDRANTS MUST BE ABLE TO SUPPLY 1000 G.P.M. OF WATER AT 20 P.S.I. AT ANY TIME OF THE DAY. ANY NEW HYDRANTS SHALL BE TESTED BY THE CONTRACTOR IN THE PRESENCE OF THE FIRE DEPARTMENT PRIOR TO APPROVAL OF THE FIRE HYDRANTS BY THE FIRE DEPARTMENT. **(2014** EDITION OF FLORIDA FIRE PREVENTION CODE)
4. EACH NEW FIRE HYDRANT SHALL BE CLOW MEDALLION WITH TOPS AND BONNETS POINDER COATED FROM FACTORY, SAFETY BLUE.
5. WHERE UNDERGROUND WATER MAINS AND HYDRANTS ARE TO BE PROVIDED, THEY SHALL BE INSTALLED, COMPLETED, AND IN SERVICE PRIOR TO CONSTRUCTION WORK. **(2014** EDITION OF FLORIDA FIRE PREVENTION CODE)
6. THE ACCESS ROADS SHALL REMAIN CLEAR OF VEHICLES OR OBSTRUCTIONS TO ALLOW ACCESS OF FIRE DEPARTMENT UNITS WHILE THE BUILDINGS ARE BEING CONSTRUCTED. **(2014** EDITION OF FLORIDA FIRE PREVENTION CODE)
7. **IF** LAND CLEARING OPERATIONS REQUIRE BURNING, A BURN PERMIT MUST BE OBTAINED FROM THE DEPARTMENT OF FORESTRY PRIOR TO BURNING ANY MATERIAL.
8. ANY NEW FIRE HYDRANT INSTALLED MUST BE FLOWED & PAINTED BY CONTRACTOR PER NFPA 291 (ONCE ALL NEW HYDRANTS HAVE BEEN INSTALLED, TESTED, AND PAINTED) PER NFPA 291 IF A THIRD PARTY CONTRACTOR, A THIRD PARTY CONTRACTOR WILL PROVIDE THE MARION COUNTY FIRE PREVENTION OFFICE WITH A COPY OF THE HYDRANT FLOW DATA.

FORCE MAIN NOTES

1. ALL CONSTRUCTION AND MATERIALS SHALL BE IN COMPLIANCE WITH THE **MARION COUNTY** LDC FOR FORCE MAIN CONSTRUCTION.
2. ALL FORCE MAIN CONSTRUCTION AND MATERIALS TO BE OWNED AND MAINTAINED BY **MARION COUNTY UTILITIES**.
3. PIPE LENGTHS SHOWN IN REPRESENT SCALED DISTANCES BETWEEN FITTINGS OF BRANCHES AND MAINS.
4. DEFLECTIONS AT PIPE JOINTS SHALL NOT EXCEED THOSE RECOMMENDED BY THE PIPE MANUFACTURER.
5. VALVES SHALL BE EQUIPPED WITH AN ADJUSTABLE CAST IRON VALVE BOX WITH COVER, WITH THREADED EXTENSIONS WHERE NEEDED, UNLESS OTHERWISE NOTED.
6. ALL PVC FORCE MAIN SHALL BE AS SPECIFIED IN THE CONTRACT DOCUMENTS, MARKED WITH THE SEAL OF APPROVAL OF THE NATIONAL SANITARY FOUNDATION (NSF).
7. ALL NONMETALLIC FORCE MAINS SHALL BE INSTALLED WITH A CONTINUOUS, INSULATING 10 GAUGE SOLID COPPER WIRE BURIED 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 DRAWINGS WITH DIMENSIONS BY FITTINGS & "W" INTO CURVING.
9. PIPE MATERIALS: ALL PIPES, FITTINGS, PIPE JOINT PACKING AND CONTAINING MATERIALS, VALVES, FIRE HYDRANTS, AND METERS INSTALLED UNDER THIS PROJECT SHALL CONFORM TO APPLICABLE AWWA STANDARDS.
   A. PVC WATER MAINS 4 INCHES TO 12 INCHES SHALL BE IN ACCORDANCE WITH AWWA C900, LATEST EDITION AND SHALL BE SPEC. PVC WATER MAINS 14 INCHES AND LARGER SHALL BE IN ACCORDANCE WITH AWWA C905, LATEST EDITION. PVC WATER MAINS 4 INCHES AND LARGER SHALL BE IN ACCORDANCE WITH AWWA C900 FOR MARION COUNTY, INCLUDING LARGER SIZES, THEY SHALL BE IN ACCORDANCE WITH ASTM D1785 (SCHEDULE 40, 80, 160 OR ASTM D2241 SDR 17). MINIMUM WORKING PRESSURE FOR ALL PVC SHALL BE 150 PSI. ALL PVC PIPE SHALL HAVE THE SAME O.D. AS DUCTILE IRON PIPE. PVC PIPE JOINTS SHALL BE IN ACCORDANCE WITH ASTM D3139 AND APPLICABLE AWWA STANDARDS.
   B. DUCTILE IRON PIPE SHALL CONFORM TO ANSI/AS/ EN/AWWA C151 AND SHALL BE A MINIMUM OF CLASS 50. DUCTILE IRON JOINTS SHALL BE IN ACCORDANCE WITH AWWA C111 AND AWWA C153.
   C. ALL SERVICES BELOW PROTECTED TURNING CLAMP SIZE AND SHALL BE IN ACCORDANCE WITH AWWA C901.
10. ALL VALVES SHALL BE LOCATED IN NON PAVED AREAS, UNLESS SPECIFIED ON PLANS.
11. FIRE HYDRANT LEADS SHALL HAVE A MINIMUM INSIDE DIAMETER OF 6" AND SHALL INCLUDE AN AUXILIARY VALVE.
12. IF ABOVEGROUND 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 FUSING OF CATHODIC PROTECTION.
13. ALL PIPE AND PIPE FITTINGS INSTALLED UNDER THIS PROJECT SHALL BE "LEAD FREE" AS DEFINED IN THE LATEST VERSION OF THE SAFE WATER DRINKING ACT.
14. WHERE NEW OR ALTERED DEAD END WATER MAINS INCLUDED IN THIS PROJECT CANNOT BE AVOIDED, THEY SHALL BE PROVIDED WITH A FIRE FLUSHING HYDRANT OR BLOW-OFF FOR FLUSHING PURPOSES.
15. ALL PIPE AND PIPE FITTINGS INSTALLED UNDER THIS PROJECT SHALL BE LOCATED AT LEAST THREE FEET FROM ANY EXISTING OR PROPOSED STORM SEWER, STORM WATER FORCE MAIN, PIPELINE CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C., OR VACUUM - TYPE SANITARY SEWER, AT LEAST SIX FEET FROM ANY EXISTING OR PROPOSED GRAVITY - OR PRESSURE - TYPE SANITARY SEWER, WASTEWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART V OF CHAPTER 62-610, F.A.C.
16. PROPOSED FIRE HYDRANTS CONNECTED TO THE POTABLE WATER MAIN, FOR THIS PROJECT, SHALL BE PAINTED FOR NFPA AND AWWA STANDARDS. FIRE HYDRANTS CONNECTED TO THE DESIGNATED FIRE LINE SHALL BE PAINTED RED IN JURISDICTION.
17. ALL PIPE AND PIPE FITTINGS INSTALLED UNDER THIS PROJECT WILL BE COLOR CODED OR MARKED IN ACCORDANCE WITH SUBPARAGRAPH 62-555.320(22)(b)3.a.C., CODE BLUE AS A PREDOMINANT COLOR. (UNDERGROUND NON-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 IMPRESSED TO, THE PIPE WALL. AND UNDERGROUND METAL OR CONCRETE PIPE WILL HAVE BLUE STRIPES APPLIED TO THE PIPE WALL. PVC PIPE STRIPES 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 DEGREES APART ON THE CIRCUMFERENCE OF THE PIPE. THE STRIPES ON METAL PIPE WILL BE AT NO GREATER THAN 10 FEET APART. THE STRIPES ON PVC PIPE DURING INSTALLATION OF THE PIPE, THE TAPE OR PAINT WILL BE APPLIED IN 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. UNDERGROUND PIPE WILL BE PAINTED BLUE OR WILL BE COLOR CODED OR MARKED LIKE UNDERGROUND PIPE.) [FAC 62-555.320(22)(b)3]
18. THE OPEN END OF THE AIR RELEASE 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(22)(b)3, AND ASWM W.6.2]
19. A CONTINUOUS AND UNIFORM BEDDING WILL BE PROVIDED IN TRENCHES FOR UNDERGROUND PIPE. (NON-PLASTIC MATERIAL WILL BE TAMPED IN LAYERS AROUND UNDERGROUND PIPE TO ADEQUATELY SUPPORT AND PROTECT THE PIPE, AND UNSUITABLE SOIL TO BE REMOVED FOR A DEPTH OF AT LEAST SIX INCHES BELOW THE BOTTOM OF UNDERGROUND PIPE. [FAC 62-555.320(22)(b)3, AND ASWM W.6.2]
20. ALL WATER MAIN TEES, BENDS, PLUGS, AND HYDRANTS WILL BE PROVIDED WITH THRUST BLOCKS OR RESTRAINED JOINTS TO PREVENT MOVEMENT. [FAC 62-555.320(22)(b)3, AND ASWM W.5.4]
21. THE MINIMUM COVER TO BE PROVIDED ON POTABLE WATER LINES SHALL BE 3'.
22. WATER MAIN TRANSITIONS SHALL AT MINIMUM MEET THE SUBMISSION OF THE **MARION COUNTY**. ALL GRAVITY SEWER TO INFILTRATION **MARION COUNTY** PERSONNEL ONLY. WATER MAINS ARE TO BE DEMONSTRATED PER AWWA STANDARDS 62-555.320 AND DEVELOPMENT CODE OF ORDINANCES. ALL WATER MAINS SHALL BE PRESSURE TESTED AND CHLORINATED IN ACCORDANCE WITH AWWA STANDARDS. CONTRACTOR TO CONNECTING THE NEW MAINS, PRIOR TO DISINFECTING, TO THE EXISTING ACTIVE SYSTEM FOR FILLING, FLUSHING, AND TESTING CONSTITUTES A PROHIBITED CROSS CONNECTION. PLEASE REFER TO **MARION COUNTY** TEMPORARY JUMPER CONNECTION (DETAIL UT1C03).
23. SITE MUST **NO ENGINEER** ADDRESSED SOILS OR CONTAMINATED OR LOW MOLECULAR-WEIGHT PETROLEUM PRODUCTS OR ORGANIC SOLVENTS WHERE WATER MAINS WILL BE INSTALLED. [62-555.320(6)(a)3(f), F.A.C.]
24. APPROXIMATE GROUND WATER ELEVATION DURING DIFFERENT SEASONS IS ESTIMATED TO BE BELOW ELEVATION **85.87**, WHICH IS **8.47** OR GREATER BELOW THE BOTTOM OF ANY PROPOSED WATER MAINS. [62-555.320(6)(a) 3.c.F.A.C.]
25. PVC WATER MAINS THAT HAVE AN INSIDE DIAMETER OF 3" OR GREATER, SHALL BE INSTALLED, PRESSURE AND LEAK TESTED IN ACCORDANCE WITH AWWA STANDARDS C605 AND DUCTILE IRON WATER MAINS IN ACCORDANCE WITH AWWA C600. (62-555.320(7)(b)7. AND 62-555.330F.F.A.C. ALL INSTALLATION, TESTING, AND FIELD PROCEDURES MUST BE PROVIDED AND MUST CONFORM TO THE APPLICABLE AWWA STANDARDS.

WATER MAIN CONSTRUCTION NOTES

1. ALL CONSTRUCTION AND MATERIALS SHALL BE IN COMPLIANCE WITH AWWA STANDARDS AS WELL AS THE **MARION COUNTY** LDC FOR WATER MAIN CONSTRUCTION.
2. ALL WATER MAIN CONSTRUCTION AND MATERIALS WITHIN R/W OR EASEMENT TO BE OWNED AND MAINTAINED BY **MARION COUNTY UTILITIES**.
3. SEPARATION REQUIREMENTS (SEE TABLE 1.0 ATTACHED SEPARATIONS)
   3.1. 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.
   3.1.1. 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.
   3.1.2. 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.
   3.1.3. 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, WASTWATER FORCE MAIN OR PIPELINE CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART V OF CHAPTER 62-610, F.A.C. IF THE HORIZONTAL SEPARATION BETWEEN WATER MAINS AND GRAVITY-TYPE SANITARY SEWERS SHALL BE REDUCED TO 3' WHERE THE BOTTOM OF THE WATER MAIN IS AT LEAST 18" ABOVE THE TOP OF THE SEWER.
   3.2. VERTICAL SEPARATION BETWEEN UNDERGROUND WATER MAINS AND SANITARY OR STORM SEWERS, WASTEWATER OR STORM WATER FORCE MAINS OR RECLAIMED WATER PIPELINES:
   3.2.1. NEW OR RELOCATED UNDERGROUND WATER MAINS CROSSING ANY SANITARY OR STORM SEWER, WASTEWATER OR STORM WATER FORCE MAIN OR PIPELINE CONVEYING RECLAIMED WATER SHALL BE LAID TO PROVIDE A VERTICAL DISTANCE OF AT LEAST 18" ABOVE THE TOP OF THE OTHER PIPE. IT IS PREFERABLE TO LAY THE WATER MAIN ABOVE THE OTHER PIPELINE.
   3.2.2. NEW OR RELOCATED UNDERGROUND WATER MAINS CROSSING ANY EXISTING OR PROPOSED PRESSURE - TYPE SANITARY SEWER, WASTEWATER OR STORM WATER FORCE MAIN OR PIPELINE CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C. SHALL BE LAID TO PROVIDE A VERTICAL DISTANCE OF AT LEAST 12" ABOVE THE TOP OF THE OTHER PIPE. IT IS PREFERABLE TO LAY THE WATER MAIN ABOVE THE OTHER PIPELINE.
   3.2.3. AT THE LOCATIONS CROSSING IN THE ABOVE PARAGRAPHS THE FULL LENGTH OF THE 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 LEAST ONE FULL LENGTH OF WATER PIPE SHALL BE ARRANGED SO THAT ALL WATER MAIN JOINTS ARE AT LEAST 3' FROM ALL JOINTS IN VACUUM-TYPE SANITARY SEWERS, GRAVITY- OR PRESSURE - TYPE SANITARY SEWERS, WASTEWATER FORCE MAINS, OR PIPELINES CONVEYING RECLAIMED WATER UNDER PART III OF CHAPTER 62-610, F.A.C., AND AT LEAST 6' FROM ALL JOINTS IN GRAVITY OR PRESSURE - TYPE SANITARY SEWERS, WASTEWATER FORCE MAINS, OR PIPELINES CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART V OF CHAPTER 62-610, F.A.C.
   3.3. NO WATER MAIN SHALL PASS THROUGH OR COME INTO CONTACT WITH ANY PART OF A SANITARY SEWER MANHOLE OR A SEWER WITHIN MANHOLE.
   3.4. ON NEW RELOCATED FIRE HYDRANTS WITH UNDERGROUND DRAINS SHALL BE LOCATED SO THAT THE DRAINS ARE AT LEAST 3' FROM ANY EXISTING OR PROPOSED STORM SEWER, STORM WATER FORCE MAIN OR PIPELINE CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C., AT LEAST 3' BUT PREFERABLY 10' FROM ANY EXISTING OR PROPOSED VACUUM - TYPE SANITARY SEWER, AND AT LEAST 6' FROM ANY EXISTING OR PROPOSED ON-SITE SEWAGE TREATMENT OR DISPOSAL SYSTEM AS DEFINED IN SECTION 381.0065(2), F.S. AND R.I.E 64E-6.003, F.A.C.
   3.5. EXCEPTIONS / MITIGATION:
   ADHERENCE TO THE ABOVE CONSTRAINTS AND SEPARATIONS IN THE ABOVE ITEMS SHALL BE COMPLIED WITHOUT EXCEPTION. IF FOR SOME REASON THIS IS NOT TECHNICALLY FEASIBLE OR ECONOMICALLY SENSIBLE THAT THE ABOVE ITEMS CANNOT BE COMPLIED WITH, CONTRACTOR IS TO STOP WORK AND NOTIFY THE ENGINEER OF RECORD FOR THE APPROPRIATE SOLUTION. THE SOLUTION WILL BE SUBMITTED TO THE DEPARTMENT OF ENVIRONMENTAL PROTECTION FOR APPROVAL PRIOR TO WORK COMMENCEMENT.
4. PIPE LENGTHS SHOWN REPRESENT SCALED DISTANCES BETWEEN FITTINGS OF BRANCHES AND MAINS.
5. DEFLECTIONS AT PIPE JOINTS SHALL NOT EXCEED THOSE RECOMMENDED BY THE PIPE MANUFACTURER.
6. ALL GATE VALVES SHALL BE EQUIPPED WITH AN ADJUSTABLE CAST IRON VALVE BOX WITH COVER, WITH THREADED EXTENSION WHERE NEEDED.
7. ALL PUBLIC WATER SYSTEMS COMPONENTS, EXCLUDING PIPE WITHIN MAINS, THAT SHALL BE INSTALLED UNDER THIS PROJECT, AND THAT SHALL COME INTO CONTACT WITH DRINKING WATER SHALL CONFORM TO NSF INTERNATIONAL STANDARD 61 AND SHALL BE MARKED WITH NSF SEAL OF APPROVAL.
8. ALL PIPE AND PIPE FITTINGS INSTALLED UNDER THIS PROJECT SHALL BE COLOR CODED MARKED IN ACCORDANCE WITH SUBPARAGRAPH 62-555.320(22)(b)3.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. (ABS STRIPES 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 ALONG EACH SIDE OF THE PIPE AS WELL AS ALONG THE TOP OF THE PIPE.
9. ALL NON-METALLIC WATER MAINS SHALL BE INSTALLED WITH A CONTINUOUS, INSULATED 10 GAUGE SOLID COPPER WIRE INSTALLED DIRECTLY ON TOP OF THE PIPE FOR LOCATION PURPOSES. SEE STANDARD DRAWINGS. IN ADDITION, ALL PVC WATER MAINS SHALL BE A SOLID BLUE COLOR.
10. MARK DRAWINGS WITH DIMENSIONS BY FITTINGS & "W" INTO CURVING.
11. PIPE MATERIALS: ALL PIPES, FITTINGS, PIPE JOINT PACKING AND CONTAINING MATERIALS, VALVES, FIRE HYDRANTS, AND METERS INSTALLED UNDER THIS PROJECT SHALL CONFORM TO APPLICABLE AWWA STANDARDS.
   A. PVC WATER MAINS 4 INCHES TO 12 INCHES SHALL BE IN ACCORDANCE WITH AWWA C900, LATEST EDITION AND SHALL BE SPEC. PVC WATER MAINS 14 INCHES AND LARGER SHALL BE IN ACCORDANCE WITH AWWA C905, LATEST EDITION. PVC WATER MAINS 4 INCHES AND LARGER SHALL BE IN ACCORDANCE WITH AWWA C900 FOR MARION COUNTY, INCLUDING LARGER SIZES, THEY SHALL BE IN ACCORDANCE WITH ASTM D1785 (SCHEDULE 40, 80, 160 OR ASTM D2241 SDR 17). MINIMUM WORKING PRESSURE FOR ALL PVC SHALL BE 150 PSI. ALL PVC PIPE SHALL HAVE THE SAME O.D. AS DUCTILE IRON PIPE. PVC PIPE JOINTS SHALL BE IN ACCORDANCE WITH ASTM D3139 AND APPLICABLE AWWA STANDARDS.
   B. DUCTILE IRON PIPE SHALL CONFORM TO ANSI/AS/ EN/AWWA C151 AND SHALL BE A MINIMUM OF CLASS 50. DUCTILE IRON JOINTS SHALL BE IN ACCORDANCE WITH AWWA C111 AND AWWA C153.
   C. ALL SERVICES BELOW PROTECTED TURNING CLAMP SIZE AND SHALL BE IN ACCORDANCE WITH AWWA C901.
12. ALL VALVES SHALL BE LOCATED IN NON PAVED AREAS, UNLESS SPECIFIED ON PLANS.
13. FIRE HYDRANT LEADS SHALL HAVE A MINIMUM INSIDE DIAMETER OF 6" AND SHALL INCLUDE AN AUXILIARY VALVE.
14. IF ABOVEGROUND 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 FUSING OF CATHODIC PROTECTION.
15. ALL PIPE AND PIPE FITTINGS INSTALLED UNDER THIS PROJECT SHALL BE "LEAD FREE" AS DEFINED IN THE LATEST VERSION OF THE SAFE WATER DRINKING ACT.
16. WHERE NEW OR ALTERED DEAD END WATER MAINS INCLUDED IN THIS PROJECT CANNOT BE AVOIDED, THEY SHALL BE PROVIDED WITH A FIRE FLUSHING HYDRANT OR BLOW-OFF FOR FLUSHING PURPOSES.
17. ALL PIPE AND PIPE FITTINGS INSTALLED UNDER THIS PROJECT WILL BE COLOR CODED OR MARKED IN ACCORDANCE WITH SUBPARAGRAPH 62-555.320(22)(b)3.a.C., CODE BLUE AS A PREDOMINANT COLOR. (UNDERGROUND NON-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 IMPRESSED TO, THE PIPE WALL. AND UNDERGROUND METAL OR CONCRETE PIPE WILL HAVE BLUE STRIPES APPLIED TO THE PIPE WALL. PVC PIPE STRIPES 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 DEGREES APART ON THE CIRCUMFERENCE OF THE PIPE. THE STRIPES ON METAL PIPE WILL BE AT NO GREATER THAN 10 FEET APART. THE STRIPES ON PVC PIPE DURING INSTALLATION OF THE PIPE, THE TAPE OR PAINT WILL BE APPLIED IN 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. UNDERGROUND PIPE WILL BE PAINTED BLUE OR WILL BE COLOR CODED OR MARKED LIKE UNDERGROUND PIPE.) [FAC 62-555.320(22)



Tillman & Associates
ENGINEERING, LLC.
CIVIL ENGINEERING • LANDING • LANDSCAPE ARCHITECTURE • ENVIRONMENTAL
1720 SE 16th Ave, Bldg 100, Ocala, FL 34471
Office: (352) 732-8451 Fax: (352) 732-8455
CERTIFICATION OF AUTHORIZATION #32756

REVISIONS

DATE	

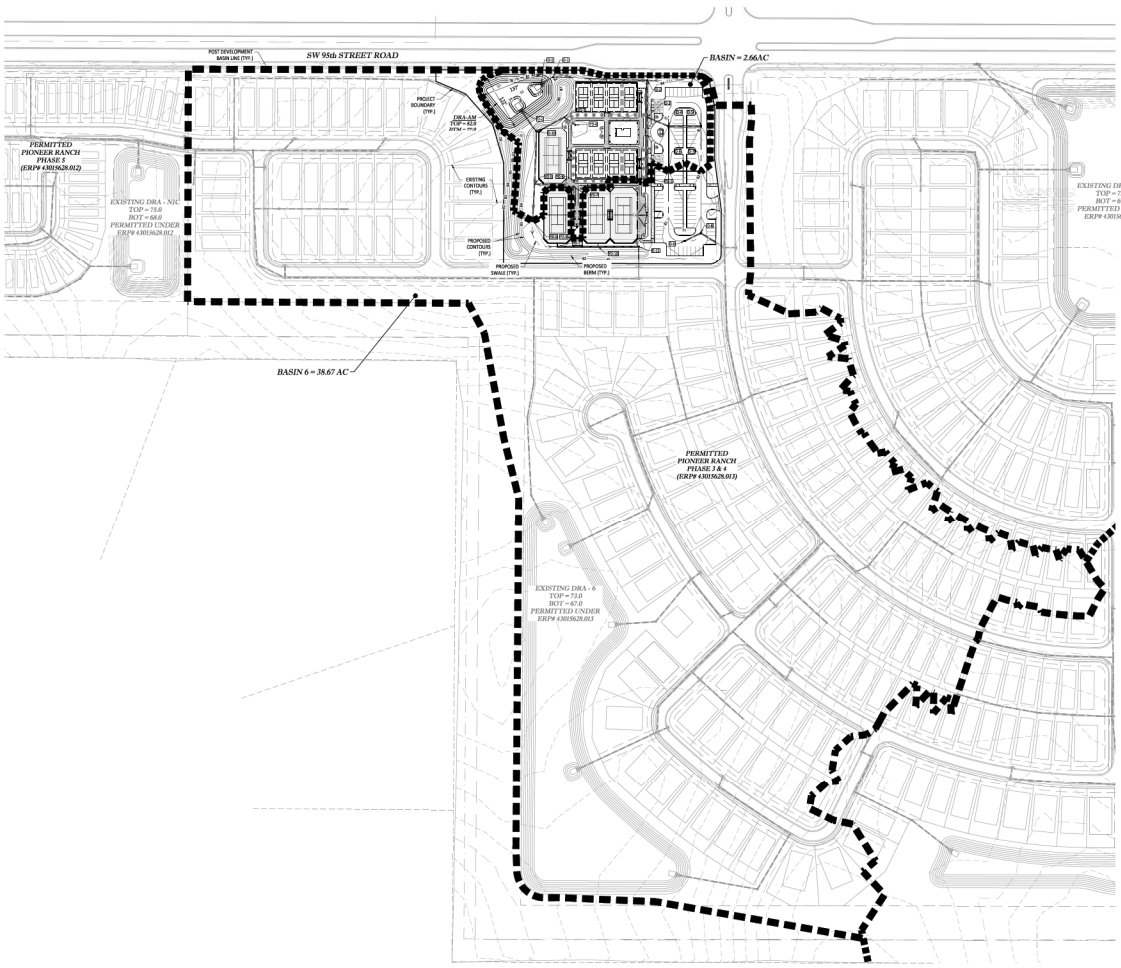
MAJOR SITE PLAN
PIONEER RANCH PHASE 3 & 4 AMENITY
MARION COUNTY, FLORIDA

AERIAL PHOTOGRAPH

DATE: 2/5/2026
DRAWN BY: AS
CHKD. BY: TB
JOB NO. 23-8399

SHT: 03.01

NOT VALID UNLESS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER



MARION COUNTY APPROVAL STAMP

N

0 100' 200'

SCALE IN FEET
1" = 100'

GRADING LEGEND:

80	EXISTING CONTOURS
80	PROPOSED CONTOURS
	PROPOSED STORM PIPE
	PROPOSED SWALE BOTTOM
D-23	PROPOSED STRUCTURE ID

NOTES:

1. PLEASE REFER TO POST DEVELOPMENT BASIN MAP IN PIONEER RANCH PHASE 3 & 4 STORMWATER REPORT FOR EXTENTS OF POST BASINS.

Tillman & Associates
ENGINEERING, LLC.
CIVIL ENGINEERING • LANDSCAPE ARCHITECTURE • ENVIRONMENTAL
1720 SE 16th Ave. Bldg 100, Ocala, FL 34471
Office: (352) 687-4940 Fax: (352) 687-4945
CERTIFICATION OF AUTHORIZATION # 26796

REVISIONS

DATE	

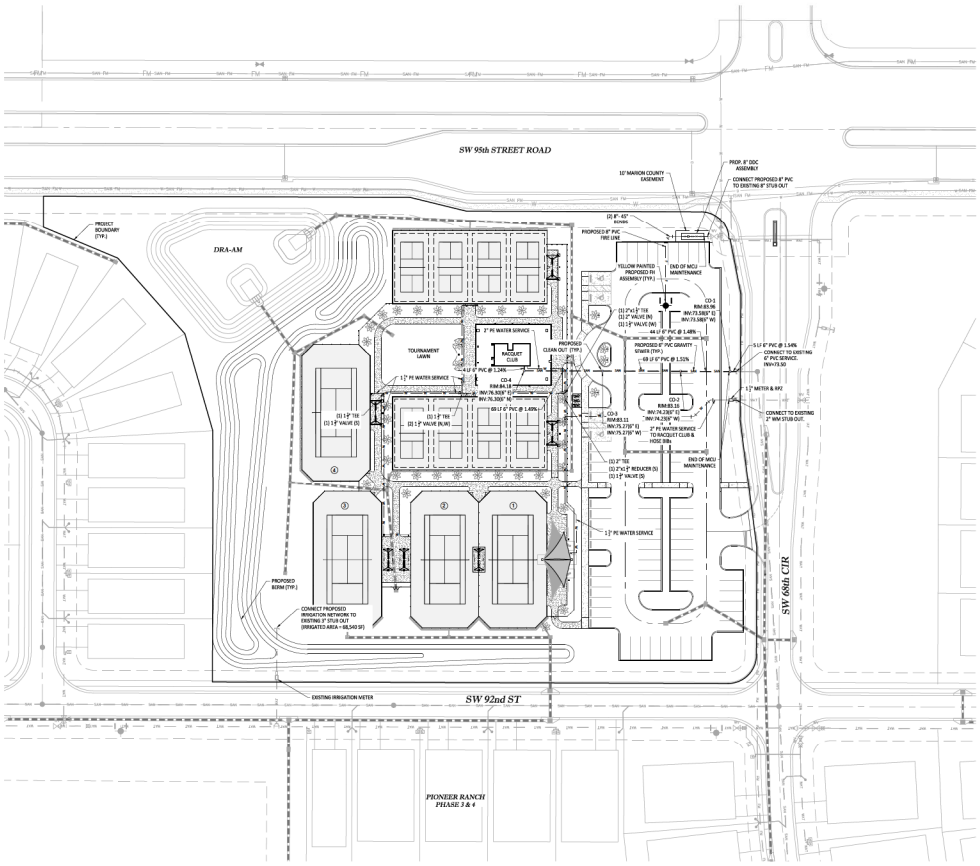
MAJOR SITE PLAN
PIONEER RANCH PHASE 3 & 4 AMENITY
MARION COUNTY, FLORIDA

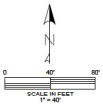
MASTER DRAINAGE PLAN

DATE 1-31-2020
DRAWN BY AS
CHKD. BY TB
JOB NO. 23-8399

SHT#: 04.01

NOT VALID UNLESS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER





MARION COUNTY APPROVAL STAMP

WATER LEGEND:

- WATER SERVICE
- FIRE HYDRANT ASSEMBLY (FHA)
- TEE
- BEND
- FIRE LINE

SANITARY SEWER LEGEND:

- SANITARY SEWER
- MANHOLE
- CLEAN OUT

NOTES:

1. A METERED JUMPER CONNECTION WITH AN RP BACKFLOW PREVENTION ASSEMBLY IS REQUIRED BETWEEN THE EXISTING WATER MAIN AND NEWLY INSTALLED WATER MAIN UNTIL ALL CLEARANCES HAVE BEEN APPROVED AND ACCEPTED BY **THE DISTRICT**. THE VALVE (OR VALVES) BETWEEN EXISTING AND PROPOSED SHALL REMAIN DRY UNTIL AUTHORIZED PERSONNEL OF **MARION COUNTY** (WHM APPROPRIATE TO PLACE INTO SERVICE). WATER UTILIZED DURING CONSTRUCTION SHALL BE BILLED TO THE OWNER/APPLICANT LISTED ON THE IMPROVEMENT PLANS. PLEASE ACKNOWLEDGE.
2. ALL FIRE HYDRANTS TO BE INSTALLED, TESTED, AND PAINTED ACCORDING TO FLOW RATES AND NFPA 291. BY A THIRD PARTY. A THIRD PARTY CONTRACTOR WILL PROVIDE THE **MARION COUNTY** FIRE PREVENTION OFFICE WITH A COPY OF THE HYDRANT FLOW DATA.
3. ALL FIRE HYDRANTS TO BE PAINTED ACCORDING TO FLOW RATES AND NFPA 291 STANDARDS
4. REFER TO DETAIL UT109 FOR UTILITIES OUTSIDE OF ROADWAY.
5. MINIMUM 5' SEPARATION BETWEEN WATER MAIN AND SIGNS TO ALLOW FOR REPAIR AND MAINTENANCE OF UTILITIES.
6. ALL PROPOSED SERVICES FOR IRRIGATION WILL REQUIRE A 17x30 DFW METER BOX INSTALLED TO GRADE WITH THE SERVICE BURIED AT METER INSTALLATION DEPTH.
7. CONTRACTORS TO FIELD VERIFY ALL UTILITY LOCATIONS AND DEPTHS.
8. ALL PROPOSED POTABLE WATER AND SANITARY SEWER INFRASTRUCTURE SHALL COMPLY WITH THE LATEST **MARION COUNTY** SPECIFICATIONS.
9. ALL PROPOSED CLEANOUTS THAT ARE LOCATED IN PAVEMENT SHALL BE TRAFFIC RATED.

Tillman & Associates
ENGINEERING, LLC
CIVIL ENGINEERING - PLANNING - LANDSCAPE ARCHITECTURE - ENVIRONMENTAL
1720 SE 16th Ave. Bldg 100, Ocala, FL 34471
Office: (352) 387-4540 Fax: (352) 387-4545
CERTIFICATE OF AUTHORIZATION #27996

REVISIONS

DATE	

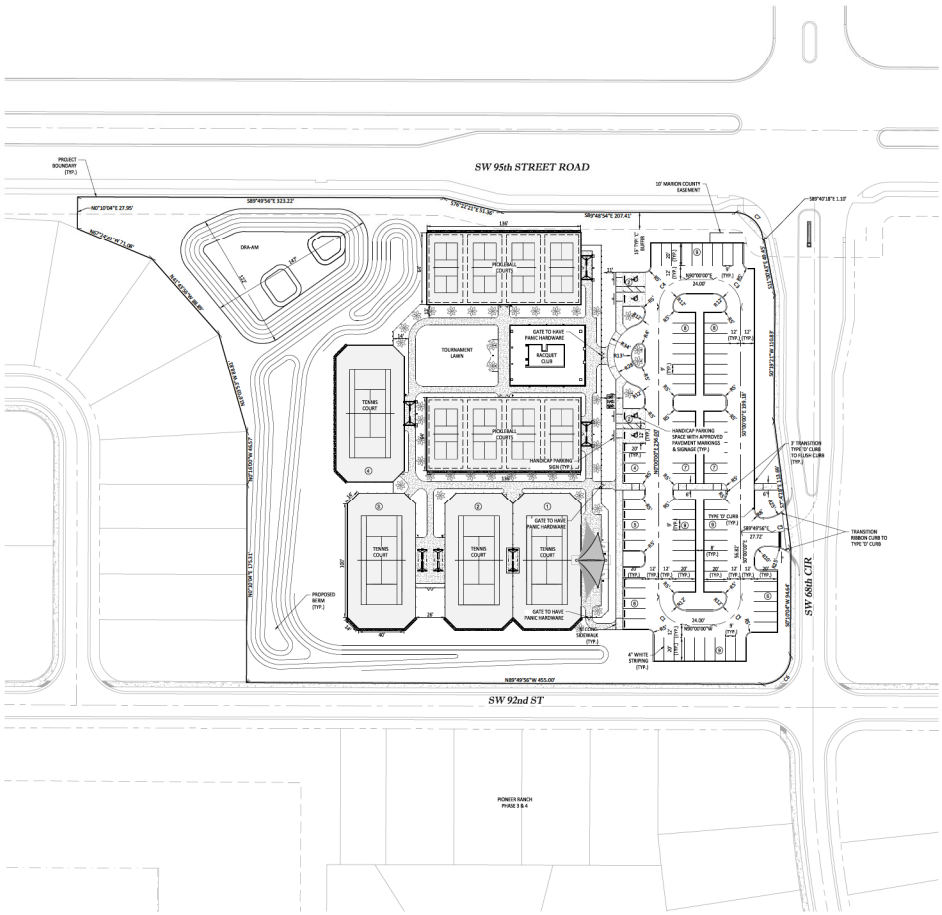
MAJOR SITE PLAN
PIONEER RANCH PHASE 3 & 4 AMENITY
MARION COUNTY, FLORIDA

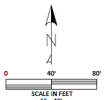
MASTER UTILITY PLAN

DATE: 2-3-2020
DRAWN BY: AS
CHKD. BY: TB
JOB NO. 23-8399

SHT#: 05.01

NOT VALID UNLESS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER





C/L CURVE DATA						
SEGMENT	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C1	90.00	24.00	37.70	24.00	33.94	N45° 10' 00.00"W
C2	90.00	24.00	37.70	24.00	33.94	S45° 50' 00.00"W
C3	90.00	24.00	37.70	24.00	33.94	S45° 50' 00.00"E
C4	90.00	24.00	37.70	24.00	33.94	N45° 00' 00.00"E
C5	21.16	40.00	14.77	7.47	14.69	N79° 35' 24.64"E

PARCEL CURVE DATA						
SEGMENT	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C6	90.00	25.00	39.27	25.00	35.36	S45° 10' 03.69"W
C7	87.68	25.00	38.26	24.01	34.63	S44° 23' 05.46"E

NOTES:
1) EXTERIOR LIGHTING SHALL BE SHIELDED TO PREVENT ANY GLARE ONTO ADJACENT PROPERTIES AND STREETS. DESIGN STANDARDS SHALL BE PER MARION COUNTY CODE REQUIREMENTS, AND SUBMITTED AT TIME OF BUILDING PERMIT.

SITE DATA

PARCEL NUMBER: 35700-000-04
AMENITY AREA: 210,018 S.F. (4.82 AC.)
ZONING: PUD
EXISTING USE: PUD
FUTURE LAND USE: MEDIUM DENSITY RESIDENTIAL (MR)
PROPOSED USE: COMMUNITY CENTER
ELECTRIC BY: SUMTER ELECTRIC
POTABLE WATER BY: MARION COUNTY UTILITIES
SANITARY SEWER BY: MARION COUNTY UTILITIES
IRRIGATION SUPPLY BY: MARION COUNTY UTILITIES
TELEPHONE BY: CENTURY LINK
SOLID WASTE: PRIVATE FRANCHISE

PARKING PROVIDED:
NEIGHBORHOOD OR CONVENIENCE CENTER UNDER 100,000 S.F. GLA = 4 SPACES PER 1,000 S.F.
BUILDING= 1,524 S.F./1,000 S.F. = 1.524 S.F X 4 = 6.09 PARKING SPACES
REQUIRED PARKING SPACES = 7

09 ' x 20' SPACES	= 87
12' x 20' HANDICAP SPACES	= 4
TOTAL PROVIDED PARKING	= 91

PROPOSED IMPERVIOUS AREA

STADIUM COURT	= 45,105 S.F.
ROAD & PARKING	= 37,264 S.F.
CURB	= 1,415 S.F.
SIDEWALK	= 14,380 S.F.
RACQUET CLUB	= 1,529 S.F.
OTHER	= 1,259 S.F.
TOTAL PROJECT IMPERVIOUS AREA	= 100,952 S.F. (2.32 AC.)

PROPOSED CONCRETE SECTION

NOTE:
CONTRACTOR SHALL CONFIRM ALL FENCE STYLES AND COLORS PRIOR TO CONSTRUCTION.

MARION COUNTY APPROVAL STAMP

Tillman & Associates
ENGINEERING, LLC
CIVIL ENGINEERING - PLANNING - LANDSCAPE ARCHITECTURE - ENVIRONMENTAL
1720 SE 16th Ave. Bldg 100, Ocala, FL 34471
Office: (352) 732-8452 Fax: (352) 732-8455
CERTIFICATION OF AUTHORIZATION #26096

REVISIONS

DATE	

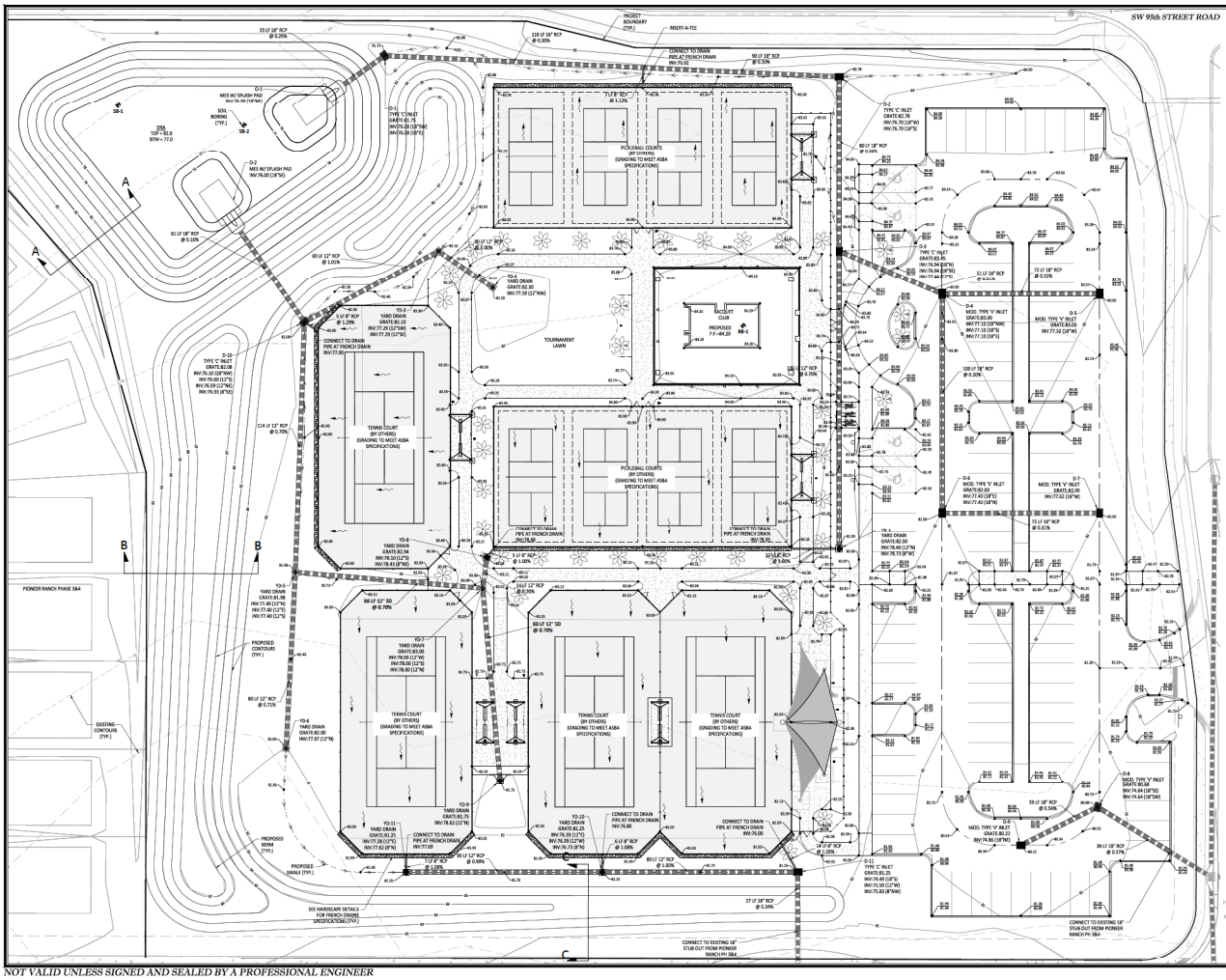
MAJOR SITE PLAN
PIONEER RANCH PHASE 3 & 4 AMENITY
MARION COUNTY, FLORIDA

GEOMETRY PLAN

DATE: 2-3-2020
DRAWN BY: AS
CHKD. BY: TB
JOB NO. 23-8399

SHT. 06.01

NOT VALID UNLESS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER

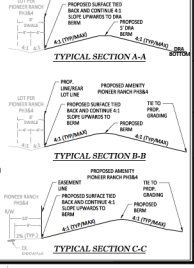


NOTES:

1. THE PROPOSED STORM WATER SYSTEM WILL BE PRIVATELY OWNED AND MAINTAINED.
2. CONCRETE RAMP IN ACCESSIBILITY ROUTE TO BE CONSTRUCTED WITH DETECTABLE WARNINGS PER FLORIDA ACCESSIBILITY CODE.
3. MAXIMUM CROSS SLOPE ALONG ACCESSIBLE ROUTE IS 2.0%
4. SEE ARCHITECTURAL DRAWING FOR LOCATIONS OF ROOF DRAIN CONNECTIONS.
5. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ANY EXISTING UTILITIES IN CONFLICT WITH THIS PROPOSED SITE PLAN, AND TO COORDINATE RELOCATION WITH RESPECTIVE UTILITY PROVIDERS.
6. INLET PROTECTION SHALL BE INSTALLED AT INLETS AT ALL TIME WHEN INLETS ARE NOT PROTECTED BY BLITFENCE OR HAY BALES (INTL.UNDERDECK BASE FINISHED AND PRIMED.
7. CONTRACTOR TO CONNECT ALL ROOF DOWN SPOUTS TO STORM DRAIN SYSTEM, SITE CONTRACTOR TO COORDINATE WITH BUILDING CONTRACTOR.
8. ONLY NON MUCK GROWN SOD IS TO BE UTILIZED FOR STABILIZATION OF THE PROPOSED STORMWATER RETENTION FACILITY.
9. IT WILL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATION OF THE EXISTING UTILITIES AND TAKE CARE NOT TO AFFECT THEM DURING THE CONSTRUCTION OF THE PROPOSED IMPROVEMENTS.
10. SIDEWALK SHALL NOT EXCEED 2% CROSS SLOPE.

GRADING LEGEND:

- 83 — EXISTING CONTOURS
- 80 — PROPOSED CONTOURS
- 85.55 — PROPOSED SPOT ELEVATION
- 82.32 / 82.02 — TOP OF CURB ELEVATION
- — EDGE OF PAVEMENT ELEVATION
- — PROPOSED SWALE BOTTOM
- — PROPOSED STORM PIPE
- D-22 — PROPOSED STRUCTURE ID
- — PROPOSED GRATE INLET
- — PROPOSED YARD DRAIN



Tillman & Associates ENGINEERING, LLC.
CIVIL ENGINEERING • PLANNING • LANDSCAPE ARCHITECTURE • ENVIRONMENTAL
3727 SW 36th AVENUE, GAINESVILLE, FLORIDA 32608
Office: (352) 387-4940 Fax: (352) 387-4945
CERTIFICATION OF AUTHORIZATION #26056

REVISIONS

DATE

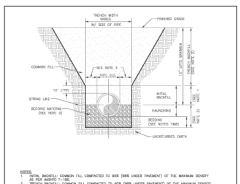
MAJOR SITE PLAN
PIONEER RANCH PHASE 3 & 4 AMENITY
MARION COUNTY, FLORIDA

GRADING PLAN

DATE 8/5/2026
DRAWN BY AS
CHKD. BY TB
JOB NO. 23-8399

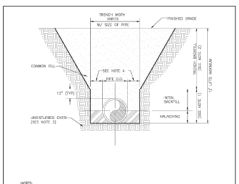
SHT. 07.01

NOT VALID UNLESS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER



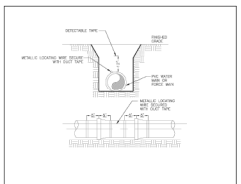
NOTES:
1. TOTAL BACKFILL (COMMON FILL) COMPACTED TO 98% (MIN UNDER PAVEMENT) OF THE MAXIMUM DENSITY
2. REMOVE BACKFILL (COMMON FILL) COMPACTED TO 98% (MIN UNDER PAVEMENT) OF THE MAXIMUM DENSITY
3. BEDDING MATERIAL SHALL CONFORM TO STAT 905.1F ASHPHALT.
4. 24" (MIN 12") WIDE FOR PIPE DIAMETER LESS THAN 24" AND 24" MAX (12" MIN) FOR PIPE DIAMETER 24" AND LARGER.
5. BATTER BACKFILL MAY BE EXTENDED IN THE TRENCH ALONG CONDUITS.
6. BEDDING DEPTH SHALL BE 4" MINIMUM FOR PIPE DIAMETER UP TO 12" AND 6" MINIMUM FOR PIPE DIAMETER 24" AND LARGER.
7. BEDDING DEPTH SHALL BE 4" MINIMUM FOR PIPE DIAMETER UP TO 12" AND 6" MINIMUM FOR PIPE DIAMETER 24" AND LARGER.
8. EXCEPT FOR MATERIAL OF UNSUITABLE MATERIAL SHALL GENERAL DEPTH OF BEDDING FROM BELOW THE PIPE SHALLBE SHALL DETERMINED TO FIT FIELD REQUIRED REMOVAL OF UNSUITABLE MATERIAL TO REACH PROPER BEARING.
9. ALL PIPE INSTALLATIONS SHALL BE INSPECTED UNDER THE APPROPRIATE REGULATORY AGENCY'S JURISDICTION TO ASSURE COMPLIANCE WITH APPLICABLE REGULATIONS. COMPLY WITH REQUIREMENTS OF FDOT-OF-WAY UTILIZATION REGULATIONS AND ROAD CONSTRUCTION REGULATIONS.
10. ONE COMPACTION TEST SHALL BE REQUIRED FOR EACH LIFT NOT TO EXCEED 200'.

Marion County UTILITIES DIVISION	MCBCC EFFECTIVE 04/15/2003 REVISION # 2	BEDDING AND TRENCHING 1	7.3.2 UT 102



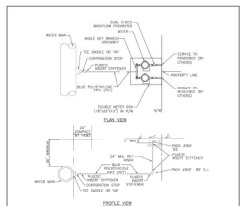
NOTES:
1. TOTAL BACKFILL AND FOUNDATION SELECT COMMON FILL COMPACTED TO 98% (MIN UNDER PAVEMENT) OF THE MAXIMUM DENSITY
2. TERRACE BACKFILL COMMON FILL COMPACTED TO 98% (MIN UNDER PAVEMENT) OF THE MAXIMUM DENSITY
3. BEDDING MATERIAL SHALL CONFORM TO STAT 905.1F ASHPHALT.
4. 24" (MIN 12") WIDE FOR PIPE DIAMETER LESS THAN 24" AND 24" MAX (12" MIN) FOR PIPE DIAMETER 24" AND LARGER.
5. BATTER BACKFILL MAY BE EXTENDED IN THE TRENCH ALONG CONDUITS.
6. BEDDING DEPTH SHALL BE 4" MINIMUM FOR PIPE DIAMETER UP TO 12" AND 6" MINIMUM FOR PIPE DIAMETER 24" AND LARGER.
7. EXCEPT FOR MATERIAL OF UNSUITABLE MATERIAL SHALL GENERAL DEPTH OF BEDDING FROM BELOW THE PIPE SHALLBE SHALL DETERMINED TO FIT FIELD REQUIRED REMOVAL OF UNSUITABLE MATERIAL TO REACH PROPER BEARING.
8. ALL PIPE TO BE INSTALLED WITH BELL FACING UPSTREAM TO THE DIRECTION OF THE FLOW.
9. ALL PIPE INSTALLATIONS SHALL BE INSPECTED UNDER THE APPROPRIATE REGULATORY AGENCY'S JURISDICTION TO ASSURE COMPLIANCE WITH APPLICABLE REGULATIONS. COMPLY WITH REQUIREMENTS OF FDOT-OF-WAY UTILIZATION REGULATIONS AND ROAD CONSTRUCTION REGULATIONS.
10. ONE COMPACTION TEST SHALL BE REQUIRED FOR EACH LIFT NOT TO EXCEED 200'.

Marion County UTILITIES DIVISION	MCBCC EFFECTIVE 04/15/2003 REVISION # 2	BEDDING AND TRENCHING 2	7.3.2 UT 103



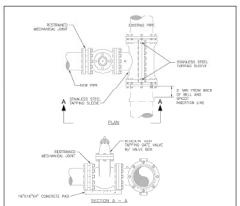
NOTES:
1. ALL NONMETALLIC PIPE SHALL REQUIRE INSULATED METALLIC LOCATING WIRE (14 GAUGE COPPER) CAPABLE OF DETECTION BY A CABLE LOCATOR (MIN SHALL BE BURIED ON TOP OF THE PIPE.
2. LOCATING WIRE SHALL TERMINATE AT EACH VALVE BOX AND BE CAPABLE OF EXTENDING 12" ABOVE TOP OF VALVE BOX. WIRE SHALL BE SECURED TO THE VALVE BOX WITH A LOOP OF WIRE.
3. ALL WIRE CONNECTIONS SHALL BE SOLDERED TOGETHER USING WATERTIGHT WIRE NUTS.
4. ALL WIRE SPLICES SHALL BE MADE IN VALVE BOXES. SPLICES SHALL BE SECURED WITH A SPECIAL LOAD OF 2000 POUNDS.
5. DETECTABLE TAPE SHALL BE 1" ABOVE THE CENTERLINE OF THE PIPE.

Marion County UTILITIES DIVISION	MCBCC EFFECTIVE 04/15/2003 REVISION # 2	PIPE LOCATING WIRE AND DETECTABLE TAPE	7.3.2 UT 104



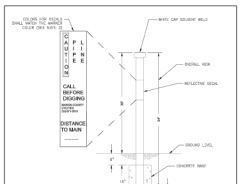
NOTES:
1. ALL RESIDENTIAL SERVICES SHALL HAVE A MINIMUM SIZE OF 1".
2. ALL WATER SERVICES SHALL BE PROVIDED WITH A 1" CORPORATION STOP.
3. CLEARANCE OF ALL BRANCHES TO BE WITH SERVICE PROVIDER DEPENDING A MINIMUM OF 6" ON EITHER SIDE OF THE PAVEMENT WHERE POSSIBLE THE WIDER DIAMETER OF THE CHOICE PIPE SHALL BE A MINIMUM OF ONE DIAMETER LARGER THAN THE PIPE BEING CONNECTED TO WITH SADDLE.
4. CROW STOPS SHALL BE ACCESSIBLE TO WATER SADDLE.
5. ALL SADDLES SHALL BE SUPPLIED WITH A SERVICE SADDLE.
6. PIPE AND FITTING MUST BE AT LEVELNESS BY SERVICE SADDLE.
7. CORPORATION STOP SHALL BE INSTALLED IN THE HORIZONTAL POSITION TO THE DISTRIBUTION OF THE DIAMETER.
8. PLACING WATER SERVICE CONNECTIONS SHALL BE PERMANENTLY MARKED BY STICKING OR STAMPING A "W" IN THE CURB DIRECTLY OVER THE SERVICE LINE.
9. IN THE CASE DIRECTLY OVER THE SERVICE LINE.
10. ALL WATER SERVICE CONNECTIONS SHALL BE PERMANENTLY MARKED BY STICKING OR STAMPING A "W" IN THE CURB DIRECTLY OVER THE SERVICE LINE.
11. ALL WATER SERVICE CONNECTIONS SHALL BE PERMANENTLY MARKED BY STICKING OR STAMPING A "W" IN THE CURB DIRECTLY OVER THE SERVICE LINE.
12. ALL WATER SERVICE CONNECTIONS SHALL BE PERMANENTLY MARKED BY STICKING OR STAMPING A "W" IN THE CURB DIRECTLY OVER THE SERVICE LINE.
13. ALL WATER SERVICE CONNECTIONS SHALL BE PERMANENTLY MARKED BY STICKING OR STAMPING A "W" IN THE CURB DIRECTLY OVER THE SERVICE LINE.
14. ALL WATER SERVICE CONNECTIONS SHALL BE PERMANENTLY MARKED BY STICKING OR STAMPING A "W" IN THE CURB DIRECTLY OVER THE SERVICE LINE.
15. ALL WATER SERVICE CONNECTIONS SHALL BE PERMANENTLY MARKED BY STICKING OR STAMPING A "W" IN THE CURB DIRECTLY OVER THE SERVICE LINE.
16. ALL WATER SERVICE CONNECTIONS SHALL BE PERMANENTLY MARKED BY STICKING OR STAMPING A "W" IN THE CURB DIRECTLY OVER THE SERVICE LINE.
17. ALL WATER SERVICE CONNECTIONS SHALL BE PERMANENTLY MARKED BY STICKING OR STAMPING A "W" IN THE CURB DIRECTLY OVER THE SERVICE LINE.
18. ALL WATER SERVICE CONNECTIONS SHALL BE PERMANENTLY MARKED BY STICKING OR STAMPING A "W" IN THE CURB DIRECTLY OVER THE SERVICE LINE.
19. ALL WATER SERVICE CONNECTIONS SHALL BE PERMANENTLY MARKED BY STICKING OR STAMPING A "W" IN THE CURB DIRECTLY OVER THE SERVICE LINE.
20. ALL WATER SERVICE CONNECTIONS SHALL BE PERMANENTLY MARKED BY STICKING OR STAMPING A "W" IN THE CURB DIRECTLY OVER THE SERVICE LINE.
21. ALL WATER SERVICE CONNECTIONS SHALL BE PERMANENTLY MARKED BY STICKING OR STAMPING A "W" IN THE CURB DIRECTLY OVER THE SERVICE LINE.
22. ALL WATER SERVICE CONNECTIONS SHALL BE PERMANENTLY MARKED BY STICKING OR STAMPING A "W" IN THE CURB DIRECTLY OVER THE SERVICE LINE.
23. ALL WATER SERVICE CONNECTIONS SHALL BE PERMANENTLY MARKED BY STICKING OR STAMPING A "W" IN THE CURB DIRECTLY OVER THE SERVICE LINE.
24. ALL WATER SERVICE CONNECTIONS SHALL BE PERMANENTLY MARKED BY STICKING OR STAMPING A "W" IN THE CURB DIRECTLY OVER THE SERVICE LINE.
25. ALL WATER SERVICE CONNECTIONS SHALL BE PERMANENTLY MARKED BY STICKING OR STAMPING A "W" IN THE CURB DIRECTLY OVER THE SERVICE LINE.
26. ALL WATER SERVICE CONNECTIONS SHALL BE PERMANENTLY MARKED BY STICKING OR STAMPING A "W" IN THE CURB DIRECTLY OVER THE SERVICE LINE.
27. ALL WATER SERVICE CONNECTIONS SHALL BE PERMANENTLY MARKED BY STICKING OR STAMPING A "W" IN THE CURB DIRECTLY OVER THE SERVICE LINE.
28. ALL WATER SERVICE CONNECTIONS SHALL BE PERMANENTLY MARKED BY STICKING OR STAMPING A "W" IN THE CURB DIRECTLY OVER THE SERVICE LINE.
29. ALL WATER SERVICE CONNECTIONS SHALL BE PERMANENTLY MARKED BY STICKING OR STAMPING A "W" IN THE CURB DIRECTLY OVER THE SERVICE LINE.
30. ALL WATER SERVICE CONNECTIONS SHALL BE PERMANENTLY MARKED BY STICKING OR STAMPING A "W" IN THE CURB DIRECTLY OVER THE SERVICE LINE.
31. ALL WATER SERVICE CONNECTIONS SHALL BE PERMANENTLY MARKED BY STICKING OR STAMPING A "W" IN THE CURB DIRECTLY OVER THE SERVICE LINE.
32. ALL WATER SERVICE CONNECTIONS SHALL BE PERMANENTLY MARKED BY STICKING OR STAMPING A "W" IN THE CURB DIRECTLY OVER THE SERVICE LINE.
33. ALL WATER SERVICE CONNECTIONS SHALL BE PERMANENTLY MARKED BY STICKING OR STAMPING A "W" IN THE CURB DIRECTLY OVER THE SERVICE LINE.
34. ALL WATER SERVICE CONNECTIONS SHALL BE PERMANENTLY MARKED BY STICKING OR STAMPING A "W" IN THE CURB DIRECTLY OVER THE SERVICE LINE.
35. ALL WATER SERVICE CONNECTIONS SHALL BE PERMANENTLY MARKED BY STICKING OR STAMPING A "W" IN THE CURB DIRECTLY OVER THE SERVICE LINE.
36. ALL WATER SERVICE CONNECTIONS SHALL BE PERMANENTLY MARKED BY STICKING OR STAMPING A "W" IN THE CURB DIRECTLY OVER THE SERVICE LINE.
37. ALL WATER SERVICE CONNECTIONS SHALL BE PERMANENTLY MARKED BY STICKING OR STAMPING A "W" IN THE CURB DIRECTLY OVER THE SERVICE LINE.
38. ALL WATER SERVICE CONNECTIONS SHALL BE PERMANENTLY MARKED BY STICKING OR STAMPING A "W" IN THE CURB DIRECTLY OVER THE SERVICE LINE.
39. ALL WATER SERVICE CONNECTIONS SHALL BE PERMANENTLY MARKED BY STICKING OR STAMPING A "W" IN THE CURB DIRECTLY OVER THE SERVICE LINE.
40. ALL WATER SERVICE CONNECTIONS SHALL BE PERMANENTLY MARKED BY STICKING OR STAMPING A "W" IN THE CURB DIRECTLY OVER THE SERVICE LINE.
41. ALL WATER SERVICE CONNECTIONS SHALL BE PERMANENTLY MARKED BY STICKING OR STAMPING A "W" IN THE CURB DIRECTLY OVER THE SERVICE LINE.
42. ALL WATER SERVICE CONNECTIONS SHALL BE PERMANENTLY MARKED BY STICKING OR STAMPING A "W" IN THE CURB DIRECTLY OVER THE SERVICE LINE.
43. ALL WATER SERVICE CONNECTIONS SHALL BE PERMANENTLY MARKED BY STICKING OR STAMPING A "W" IN THE CURB DIRECTLY OVER THE SERVICE LINE.
44. ALL WATER SERVICE CONNECTIONS SHALL BE PERMANENTLY MARKED BY STICKING OR STAMPING A "W" IN THE CURB DIRECTLY OVER THE SERVICE LINE.
45. ALL WATER SERVICE CONNECTIONS SHALL BE PERMANENTLY MARKED BY STICKING OR STAMPING A "W" IN THE CURB DIRECTLY OVER THE SERVICE LINE.
46. ALL WATER SERVICE CONNECTIONS SHALL BE PERMANENTLY MARKED BY STICKING OR STAMPING A "W" IN THE CURB DIRECTLY OVER THE SERVICE LINE.
47. ALL WATER SERVICE CONNECTIONS SHALL BE PERMANENTLY MARKED BY STICKING OR STAMPING A "W" IN THE CURB DIRECTLY OVER THE SERVICE LINE.
48. ALL WATER SERVICE CONNECTIONS SHALL BE PERMANENTLY MARKED BY STICKING OR STAMPING A "W" IN THE CURB DIRECTLY OVER THE SERVICE LINE.
49. ALL WATER SERVICE CONNECTIONS SHALL BE PERMANENTLY MARKED BY STICKING OR STAMPING A "W" IN THE CURB DIRECTLY OVER THE SERVICE LINE.
50. ALL WATER SERVICE CONNECTIONS SHALL BE PERMANENTLY MARKED BY STICKING OR STAMPING A "W" IN THE CURB DIRECTLY OVER THE SERVICE LINE.
51. ALL WATER SERVICE CONNECTIONS SHALL BE PERMANENTLY MARKED BY STICKING OR STAMPING A "W" IN THE CURB DIRECTLY OVER THE SERVICE LINE.
52. ALL WATER SERVICE CONNECTIONS SHALL BE PERMANENTLY MARKED BY STICKING OR STAMPING A "W" IN THE CURB DIRECTLY OVER THE SERVICE LINE.
53. ALL WATER SERVICE CONNECTIONS SHALL BE PERMANENTLY MARKED BY STICKING OR STAMPING A "W" IN THE CURB DIRECTLY OVER THE SERVICE LINE.
54. ALL WATER SERVICE CONNECTIONS SHALL BE PERMANENTLY MARKED BY STICKING OR STAMPING A "W" IN THE CURB DIRECTLY OVER THE SERVICE LINE.
55. ALL WATER SERVICE CONNECTIONS SHALL BE PERMANENTLY MARKED BY STICKING OR STAMPING A "W" IN THE CURB DIRECTLY OVER THE SERVICE LINE.
56. ALL WATER SERVICE CONNECTIONS SHALL BE PERMANENTLY MARKED BY STICKING OR STAMPING A "W" IN THE CURB DIRECTLY OVER THE SERVICE LINE.
57. ALL WATER SERVICE CONNECTIONS SHALL BE PERMANENTLY MARKED BY STICKING OR STAMPING A "W" IN THE CURB DIRECTLY OVER THE SERVICE LINE.
58. ALL WATER SERVICE CONNECTIONS SHALL BE PERMANENTLY MARKED BY STICKING OR STAMPING A "W" IN THE CURB DIRECTLY OVER THE SERVICE LINE.
59. ALL WATER SERVICE CONNECTIONS SHALL BE PERMANENTLY MARKED BY STICKING OR STAMPING A "W" IN THE CURB DIRECTLY OVER THE SERVICE LINE.
60. ALL WATER SERVICE CONNECTIONS SHALL BE PERMANENTLY MARKED BY STICKING OR STAMPING A "W" IN THE CURB DIRECTLY OVER THE SERVICE LINE.
61. ALL WATER SERVICE CONNECTIONS SHALL BE PERMANENTLY MARKED BY STICKING OR STAMPING A "W" IN THE CURB DIRECTLY OVER THE SERVICE LINE.
62. ALL WATER SERVICE CONNECTIONS SHALL BE PERMANENTLY MARKED BY STICKING OR STAMPING A "W" IN THE CURB DIRECTLY OVER THE SERVICE LINE.
63. ALL WATER SERVICE CONNECTIONS SHALL BE PERMANENTLY MARKED BY STICKING OR STAMPING A "W" IN THE CURB DIRECTLY OVER THE SERVICE LINE.
64. ALL WATER SERVICE CONNECTIONS SHALL BE PERMANENTLY MARKED BY STICKING OR STAMPING A "W" IN THE CURB DIRECTLY OVER THE SERVICE LINE.
65. ALL WATER SERVICE CONNECTIONS SHALL BE PERMANENTLY MARKED BY STICKING OR STAMPING A "W" IN THE CURB DIRECTLY OVER THE SERVICE LINE.
66. ALL WATER SERVICE CONNECTIONS SHALL BE PERMANENTLY MARKED BY STICKING OR STAMPING A "W" IN THE CURB DIRECTLY OVER THE SERVICE LINE.
67. ALL WATER SERVICE CONNECTIONS SHALL BE PERMANENTLY MARKED BY STICKING OR STAMPING A "W" IN THE CURB DIRECTLY OVER THE SERVICE LINE.
68. ALL WATER SERVICE CONNECTIONS SHALL BE PERMANENTLY MARKED BY STICKING OR STAMPING A "W" IN THE CURB DIRECTLY OVER THE SERVICE LINE.
69. ALL WATER SERVICE CONNECTIONS SHALL BE PERMANENTLY MARKED BY STICKING OR STAMPING A "W" IN THE CURB DIRECTLY OVER THE SERVICE LINE.
70. ALL WATER SERVICE CONNECTIONS SHALL BE PERMANENTLY MARKED BY STICKING OR STAMPING A "W" IN THE CURB DIRECTLY OVER THE SERVICE LINE.
71. ALL WATER SERVICE CONNECTIONS SHALL BE PERMANENTLY MARKED BY STICKING OR STAMPING A "W" IN THE CURB DIRECTLY OVER THE SERVICE LINE.
72. ALL WATER SERVICE CONNECTIONS SHALL BE PERMANENTLY MARKED BY STICKING OR STAMPING A "W" IN THE CURB DIRECTLY OVER THE SERVICE LINE.
73. ALL WATER SERVICE CONNECTIONS SHALL BE PERMANENTLY MARKED BY STICKING OR STAMPING A "W" IN THE CURB DIRECTLY OVER THE SERVICE LINE.
74. ALL WATER SERVICE CONNECTIONS SHALL BE PERMANENTLY MARKED BY STICKING OR STAMPING A "W" IN THE CURB DIRECTLY OVER THE SERVICE LINE.
75. ALL WATER SERVICE CONNECTIONS SHALL BE PERMANENTLY MARKED BY STICKING OR STAMPING A "W" IN THE CURB DIRECTLY OVER THE SERVICE LINE.
76. ALL WATER SERVICE CONNECTIONS SHALL BE PERMANENTLY MARKED BY STICKING OR STAMPING A "W" IN THE CURB DIRECTLY OVER THE SERVICE LINE.
77. ALL WATER SERVICE CONNECTIONS SHALL BE PERMANENTLY MARKED BY STICKING OR STAMPING A "W" IN THE CURB DIRECTLY OVER THE SERVICE LINE.
78. ALL WATER SERVICE CONNECTIONS SHALL BE PERMANENTLY MARKED BY STICKING OR STAMPING A "W" IN THE CURB DIRECTLY OVER THE SERVICE LINE.
79. ALL WATER SERVICE CONNECTIONS SHALL BE PERMANENTLY MARKED BY STICKING OR STAMPING A "W" IN THE CURB DIRECTLY OVER THE SERVICE LINE.
80. ALL WATER SERVICE CONNECTIONS SHALL BE PERMANENTLY MARKED BY STICKING OR STAMPING A "W" IN THE CURB DIRECTLY OVER THE SERVICE LINE.
81. ALL WATER SERVICE CONNECTIONS SHALL BE PERMANENTLY MARKED BY STICKING OR STAMPING A "W" IN THE CURB DIRECTLY OVER THE SERVICE LINE.
82. ALL WATER SERVICE CONNECTIONS SHALL BE PERMANENTLY MARKED BY STICKING OR STAMPING A "W" IN THE CURB DIRECTLY OVER THE SERVICE LINE.
83. ALL WATER SERVICE CONNECTIONS SHALL BE PERMANENTLY MARKED BY STICKING OR STAMPING A "W" IN THE CURB DIRECTLY OVER THE SERVICE LINE.
84. ALL WATER SERVICE CONNECTIONS SHALL BE PERMANENTLY MARKED BY STICKING OR STAMPING A "W" IN THE CURB DIRECTLY OVER THE SERVICE LINE.
85. ALL WATER SERVICE CONNECTIONS SHALL BE PERMANENTLY MARKED BY STICKING OR STAMPING A "W" IN THE CURB DIRECTLY OVER THE SERVICE LINE.
86. ALL WATER SERVICE CONNECTIONS SHALL BE PERMANENTLY MARKED BY STICKING OR STAMPING A "W" IN THE CURB DIRECTLY OVER THE SERVICE LINE.
87. ALL WATER SERVICE CONNECTIONS SHALL BE PERMANENTLY MARKED BY STICKING OR STAMPING A "W" IN THE CURB DIRECTLY OVER THE SERVICE LINE.
88. ALL WATER SERVICE CONNECTIONS SHALL BE PERMANENTLY MARKED BY STICKING OR STAMPING A "W" IN THE CURB DIRECTLY OVER THE SERVICE LINE.
89. ALL WATER SERVICE CONNECTIONS SHALL BE PERMANENTLY MARKED BY STICKING OR STAMPING A "W" IN THE CURB DIRECTLY OVER THE SERVICE LINE.
90. ALL WATER SERVICE CONNECTIONS SHALL BE PERMANENTLY MARKED BY STICKING OR STAMPING A "W" IN THE CURB DIRECTLY OVER THE SERVICE LINE.
91. ALL WATER SERVICE CONNECTIONS SHALL BE PERMANENTLY MARKED BY STICKING OR STAMPING A "W" IN THE CURB DIRECTLY OVER THE SERVICE LINE.
92. ALL WATER SERVICE CONNECTIONS SHALL BE PERMANENTLY MARKED BY STICKING OR STAMPING A "W" IN THE CURB DIRECTLY OVER THE SERVICE LINE.
93. ALL WATER SERVICE CONNECTIONS SHALL BE PERMANENTLY MARKED BY STICKING OR STAMPING A "W" IN THE CURB DIRECTLY OVER THE SERVICE LINE.
94. ALL WATER SERVICE CONNECTIONS SHALL BE PERMANENTLY MARKED BY STICKING OR STAMPING A "W" IN THE CURB DIRECTLY OVER THE SERVICE LINE.
95. ALL WATER SERVICE CONNECTIONS SHALL BE PERMANENTLY MARKED BY STICKING OR STAMPING A "W" IN THE CURB DIRECTLY OVER THE SERVICE LINE.
96. ALL WATER SERVICE CONNECTIONS SHALL BE PERMANENTLY MARKED BY STICKING OR STAMPING A "W" IN THE CURB DIRECTLY OVER THE SERVICE LINE.
97. ALL WATER SERVICE CONNECTIONS SHALL BE PERMANENTLY MARKED BY STICKING OR STAMPING A "W" IN THE CURB DIRECTLY OVER THE SERVICE LINE.
98. ALL WATER SERVICE CONNECTIONS SHALL BE PERMANENTLY MARKED BY STICKING OR STAMPING A "W" IN THE CURB DIRECTLY OVER THE SERVICE LINE.
99. ALL WATER SERVICE CONNECTIONS SHALL BE PERMANENTLY MARKED BY STICKING OR STAMPING A "W" IN THE CURB DIRECTLY OVER THE SERVICE LINE.
100. ALL WATER SERVICE CONNECTIONS SHALL BE PERMANENTLY MARKED BY STICKING OR STAMPING A "W" IN THE CURB DIRECTLY OVER THE SERVICE LINE.

Marion County UTILITIES DIVISION	MCBCC EFFECTIVE 04/15/2003 REVISION # 2	WATER AND RECLAIMED WATER SERVICES (TYPICAL)	7.3.2 UT 107



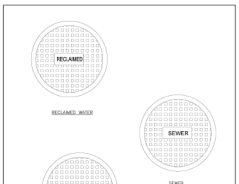
NOTES:
1. PRIOR TO BEGINNING THE TAPPING OPERATION, THE SLEEVE AND VALVE SHALL BE PRESSURE TESTED AT 200 PSI FOR A MINIMUM OF 30 MINUTES TO ASSURE THAT THE SLEEVE AND VALVE ARE LEAK FREE.
2. CONTRACTOR SHALL PROVIDE WILL PROOF OF PRESSURE TEST IN THE FORM OF A TAPPING TEST CD TO THE MARION COUNTY UTILITIES DIVISION.
3. CONTRACTOR MUST CONFIRM RESTRAINTS IN ALL DIRECTIONS AND INSTALL ADDITIONAL RESTRAINTS AS REQUIRED.
4. ALL TAPS MUST BE LOCATED A MINIMUM OF 5' AWAY FROM ANY BELL AND/OR FITTING.
5. STAINLESS STEEL TAPPING SLEEVE SHALL BE MADE OF 316SS.

Marion County UTILITIES DIVISION	MCBCC EFFECTIVE 04/15/2003 REVISION # 1	TAPPING SLEEVE AND GATE VALVE ASSEMBLY	7.3.2 UT 108

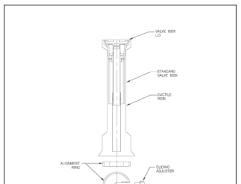


NOTES:
1. MARKERS ARE REQUIRED WHEN UTILITY MAIN IS LOCATED OVER 30 FEET FROM EDGE OF PAVEMENT OR IN AN EASEMENT NOT ADJACENT TO THE FOOT-OF-WAY.
2. MARKERS SHALL BE PLACED ADJACENT TO THE FOOT-OF-WAY, ON THE SIDE OPPOSITE GREEN FOR WASTEWATER, RED PANTONE PURPLE SIZE FOR RECLAIMED WATER.
3. MARKERS SHALL BE PLACED AT ALL PHASES THAT MEET NOTE 1 EXCEPT WATER VALVES HOAP FIRE HYDRANTS.
4. MARKERS SHALL BE INSTALLED AS NEEDED SO THAT THE DISTANCE BETWEEN MARKERS DOES NOT EXCEED 1,000 FEET.

Marion County UTILITIES DIVISION	MCBCC EFFECTIVE 04/15/2003 REVISION # 2	UTILITY MAIN MARKER	7.3.2 UT 109

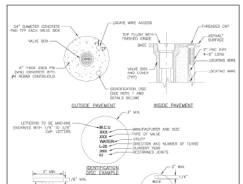


Marion County UTILITIES DIVISION	MCBCC EFFECTIVE 04/15/2003 REVISION # NA	TYPICAL VALVE BOX COVER	7.3.2 UT 110



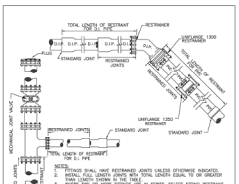
NOTES:
1. FOR ALL MAINS 8.0" SIZED OR GREATER, PVC PIPE EXTENSIONS SHALL BE USED ON VALVE BOX INSTALLATION.

Marion County UTILITIES DIVISION	MCBCC EFFECTIVE 04/15/2003 REVISION # 1	SEALED VALVE BOX, ADJUSTABLE	7.3.2 UT 111



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

Marion County UTILITIES DIVISION	MCBCC EFFECTIVE 04/15/2003 REVISION # 1	VALVE BOX PAD	7.3.2 UT 112

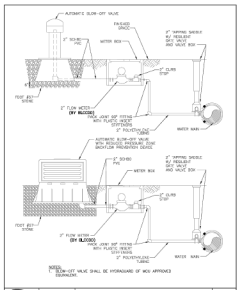


NOTES:
1. RESTRAINED JOINTS SHALL HAVE RESTRAINED JOINTS UNLESS OTHERWISE INDICATED.
2. INSTALL FULL LENGTH JOINTS WITH TOTAL LENGTH EQUAL TO OR GREATER THAN THE LENGTH SHOWN IN TABLE.
3. WHERE TWO OR MORE FITTINGS ARE IN SERIES, SELECT FITTING RESTRAINT LENGTH THAT HELDS THE LONGEST RESTRAINT DISTANCE.
4. WHERE TWO OR MORE PIPES ARE IN SERIES, USE THE LONGER PIPE.
5. WHERE INTERNAL RESTRAINED JOINTS ARE USED, THE ENTIRE BELL SHALL BE RESTRAINED.
6. USE LENGTHS GIVEN IN THE TABLE WERE CALCULATED IN ACCORDANCE WITH PROCEDURES OUTLINED IN "THRUST RESTRAINT DESIGN FOR DUCTILE IRON PIPE" GUIDELINES PUBLISHED BY DIPRA.
7. THE LENGTHS OF RESTRAINED JOINTS WERE THE VALUES IN THE TABLE AS WARRANTED BY SITE-SPECIFIC PARAMETERS, SUCH AS SOIL DESIGNATIONS AND LAYING CONDITIONS.
8. THE LENGTH OF PIPE AND NUMBER OF JOINTS TO BE RESTRAINED SEE TABLE.
9. ONLY DUCTILE IRON FITTINGS SHALL BE USED AT JOINTS TO BE RESTRAINED UNLESS OTHERWISE INDICATED. RESTRAINED ON BOTH SIDES OF FITTING UNLESS OTHERWISE SPECIFIED BY ENGINEER.
10. REQUIRED RESTRAINED LENGTH FOR TEE FITTING VARIES WITH RUN LENGTH (FIRST JOINT).

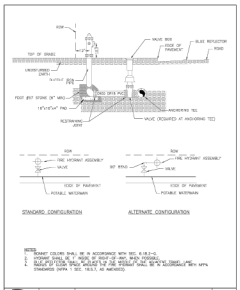
Marion County UTILITIES DIVISION	MCBCC EFFECTIVE 04/15/2003 REVISION # NA	RESTRAINED PIPE TABLE	7.3.2 UT 116A

MINIMUM RESTRAINED LENGTH (FT) H=HORIZONTAL
– EACH SIDE OF FITTING AND VALVE V=VERTICAL–UP
FOR DIP, PE ENCASED DIP OR BARE PVC V0=VERTICAL–DOWN
WATER MAIN: PRESSURE: 150 PSI; DEPTH OF COVER: 3.0 ft

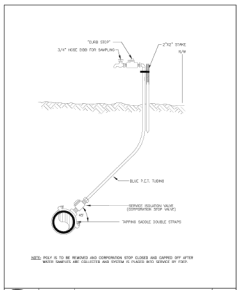
| REQUIRED RESTRAINED LENGTH ON WATER MAIN | | |



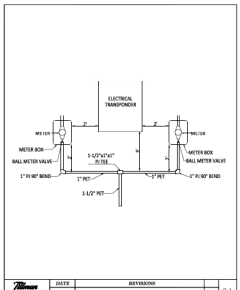
Marion County Utilities	MCBCC EFFECTIVE 04/1/2023 REVISION # 2	AUTOMATIC BLOW OFF VALVE WATER MAIN	7.3.2 UT 207



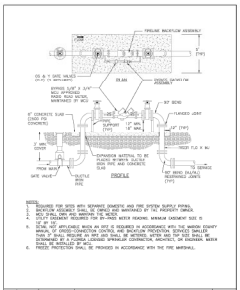
Marion County Utilities	MCBCC EFFECTIVE 04/1/2023 REVISION # 2	FIRE HYDRANT ASSEMBLY	7.3.2 UT 210



Marion County Utilities	MCBCC EFFECTIVE 04/1/2023 REVISION # 1	TEMPORARY SAMPLE POINT	7.3.2 UT 211



Tillman & Associates ENGINEERING, LLC. COA # 6506	DATE / REVISIONS	0.1
	METER ASSEMBLY	TA 0.1A



Marion County Utilities	MCBCC EFFECTIVE 04/1/2023 REVISION # 2	FIRE LINE DOUBLE DETECTOR CHECK VALVE ASSEMBLY	7.3.2 UT 208

MARION COUNTY APPROVAL STAMP

Tillman & Associates ENGINEERING, LLC. COA # 6506
CIVIL ENGINEERING - PLANNING - LANDSCAPE ARCHITECTURE - ENVIRONMENTAL
1720 SE 16th Ave. Bldg 100, Ocala, FL 34471
Office: (352) 387-4540 Fax: (352) 387-4545
CERTIFICATE OF AUTHORIZATION #6506

DATE	REVISIONS

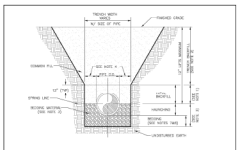
MAJOR SITE PLAN
PIONEER RANCH PHASE 3 & 4 AMENITY
MARION COUNTY, FLORIDA

POTABLE WATER DISTRIBUTION DETAILS

DATE 2/5/2026
DRAWN BY AS
CHKD. BY TB
JOB NO. 23-8399

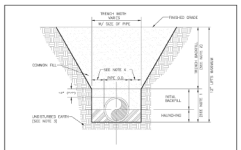
SHT. 08.02

NOT VALID UNLESS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER



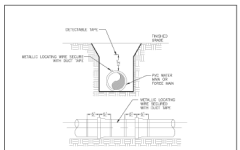
NOTES:
1. TOTAL BACKFILL (COMMON FILL) COMPACTED TO 98% OVER UNDER PAVEMENT (97 THE MAXIMUM DENSITY AS PER ASSHTO T-180).
2. BEDDING MATERIAL (COMMON FILL) COMPACTED TO 95% OVER UNDER PAVEMENT (97 THE MAXIMUM DENSITY AS PER ASSHTO T-180).
3. HAUNCHING MATERIAL CONTAINS NO FROZEN MATERIAL (97 AGGREGATE).
4. 12" MIN (12" MIN) FOR PIPE DIAMETER SIZES THAN 24" (MIN) 24" MIN (12" MIN) FOR PIPE DIAMETER 24" OR LARGER.
5. TRENCH WIDTH SHOULD BE COMPATIBLE IN THE TRENCH BURIAL CONSTRUCTION.
6. TRENCHING TO BE MADE IN ACCORDANCE WITH OSHA REGULATIONS, SECTION 29 OF THE FLORIDA BUILDING CODE SHALL BE AT MINIMUM TWO FEET DIAMETER LARGER THAN THE PIPE DIAMETER (2' FOR PIPE DIAMETER 24" AND LARGER).
7. BACKFILL MATERIAL SHALL BE ADMINISTRATIVE MATERIAL SHALL CONTAIN DEPTHS OF BEDDING ROCK BELOW THE PIPE, ESTIMATED SHALL DETERMINE IN THE FIELD REQUIRED REMOVAL OF UNSUITABLE MATERIAL TO REACH STABLE TRENCH BOTTOM.
8. FINAL RESTORATION IS IMPROVED AREAS SHALL BE IN COMPLIANCE WITH ALL APPLICABLE REGULATIONS AND REQUIREMENTS OF THE MARION COUNTY LAND DEVELOPMENT CODE. ALL WORK SHALL COMPLY WITH REQUIREMENTS OF NPDES-MS4 MARION COUNTY ORDINANCE REGULATIONS AND ROAD CONSTRUCTION SPECIFICATIONS.
10. DYN COMPACTION TEST SHALL BE REQUIRED FOR EACH LIFT NOT TO EXCEED 200'.

Marion County — MCBCC EFFECTIVE 06/21/2022 — REVISION # 2 — BEDDING AND TRENCHING 1 — 7.3.2 UT 102



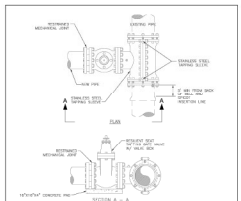
NOTES:
1. TOTAL BACKFILL AND HAUNCHING SELECT COMMON FILL COMPACTED TO 98% OVER UNDER PAVEMENT (97 THE MAXIMUM DENSITY AS PER ASSHTO T-180).
2. TRENCH BACKFILL (COMMON FILL COMPACTED TO 95% OVER UNDER PAVEMENT (97 THE MAXIMUM DENSITY AS PER ASSHTO T-180).
3. UNDISTURBED EARTH SHALL BE PRESERVED IN THE TRENCH FOR, OR EXCEEDING PRIOR IN ACCORDANCE WITH WEEDING AND TRENCHING 1 ABOVE, MAY NOT REQUIRED AS DIRECTED BY WCU.
4. TRENCHING 12" MIN (12" MIN) FOR PIPE DIAMETER SIZES THAN 24", (MIN) 24" MIN (12" MIN) FOR PIPE DIAMETER 24" AND LARGER.
5. TRENCH WIDTH SHOULD BE COMPATIBLE IN THE TRENCH BURIAL CONSTRUCTION.
6. ALL PIPE TO BE INSTALLED WITH BELL FACING UPSTREAM TO THE DIRECTION OF THE FLOW.
7. FINAL RESTORATION IS IMPROVED AREAS SHALL BE IN COMPLIANCE WITH ALL APPLICABLE REGULATIONS AND REQUIREMENTS OF THE MARION COUNTY LAND DEVELOPMENT CODE. ALL WORK SHALL COMPLY WITH REQUIREMENTS OF NPDES-MS4 MARION COUNTY ORDINANCE REGULATIONS AND ROAD CONSTRUCTION SPECIFICATIONS.
8. DYN COMPACTION TEST SHALL BE REQUIRED FOR EACH LIFT NOT TO EXCEED 200'.

Marion County — MCBCC EFFECTIVE 06/21/2022 — REVISION # 2 — BEDDING AND TRENCHING 2 — 7.3.2 UT 103



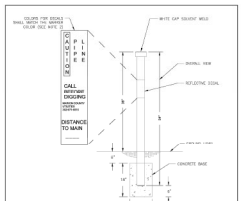
NOTES:
1. PVC PIPE SHALL REQUIRE INSULATED METALLIC LOCATING WIRE (14 GAUGE COPPER) CAPABLE OF TRACKING THE PIPE WITH ELECTRONIC LOCATING EQUIPMENT (SEE NOTE 3).
2. LOCATING WIRE SHALL TERMINATE AT EACH VALVE BOX AND BE CAPABLE OF EXTENDING 12" ABOVE TOP OF VALVE BOX (SEE NOTE 1). LOCATING WIRE SHALL BE CONTINUOUS BETWEEN VALVE BOXES.
3. ALL WIRE CONNECTIONS SHALL BE SPLICED TOGETHER USING WATERPROOF WIRE NUTS.
4. FOR HORIZONTAL DIRECTIONAL DRILLING, UTILIZE 2 LOCATING WIRES EACH WITH A BREAK LOAD OF 1032 LBS.
5. DETECTABLE TAPE SHALL BE 1' ABOVE THE CENTERLINE OF THE PIPE.

Marion County — MCBCC EFFECTIVE 06/21/2022 — REVISION # 2 — PIPE LOCATING WIRE AND DETECTABLE TAPE — 7.3.2 UT 104



NOTES:
1. PRIOR TO BEGINNING THE TAPPING OPERATION, THE SLEEVE AND VALVE SHALL BE PRESSURE TESTED AT 150 PSI IN ACCORDANCE OF AWWA-C600 TO ENSURE THE VALVE HAS NO LEAKS.
2. CONTRACTOR SHALL PROVIDE WELL PROOF OF PRESSURE TEST AS THE TOOL OF A TAPPING TEST LOG TO THE ENGINEER OF RECORD.
3. CONTRACTOR MUST COORDINATE RESTRAINTS IN ALL DIRECTIONS AND INSTALL ADDITIONAL RESTRAINTS AS NECESSARY TO COMPLY WITH LAND DEVELOPMENT CODE.
4. TAPPING SLEEVE SHALL BE STAINLESS STEEL, MUST BE MANUFACTURED BY MUELLER, ROCKWELL OR EQUAL. 5. STAINLESS STEEL TAPPING SLEEVE SHALL BE MADE OF 316SS.

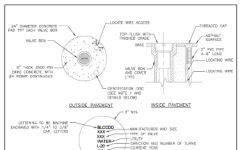
Marion County — MCBCC EFFECTIVE 06/21/2022 — REVISION # 1 — TAPPING SLEEVE AND GATE VALVE ASSEMBLY — 7.3.2 UT 108



NOTES:
1. MARKERS ARE REQUIRED WHEN UTILITY MAIN IS LOCATED QUICK 20 FEET FROM EDGE OF PAVEMENT OR 10 AN EASEMENT NEXT ADJACENT TO THE RIGHT-OF-WAY.
2. MARKERS SHALL BE PLACED AT ALL BENDS, TEES, VALVES, AND AT THE WATER GREEN FOR WASTEWATER AND FIRE/WATER PURPLE SEAL FOR RECLAIMED WATER.
3. MARKERS SHALL BE PLACED AT ALL BENDS THAT MEET NOTE 1 EXCEPT WHERE VALVES NEAR MARKERS.
4. ADDITIONAL MARKERS SHALL BE INSTALLED AS NEEDED SO THAT THE DISTANCE BETWEEN MARKERS DOES NOT EXCEED 1,000 FEET.

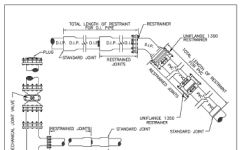
Marion County — MCBCC EFFECTIVE 06/21/2022 — REVISION # 2 — UTILITY MAIN MARKER — 7.3.2 UT 109

Marion County — MCBCC EFFECTIVE 06/21/2022 — REVISION # 1 — TYPICAL VALVE BOX COVER — 7.3.2 UT 110



NOTES:
1. BRONZE DOR STAINLESS STEEL) IDENTIFICATION DISC SHALL BE REQUIRED FOR ALL VALVES.
2. LOCATING WIRE SHALL TERMINATE AT EACH VALVE BOX AND BE CAPABLE OF EXTENDING 12" ABOVE TOP OF BOX IN SUCH A MANNER TO AID ACCESS WITHIN WITH VALVE OPERATION.

Marion County — MCBCC EFFECTIVE 06/21/2022 — REVISION # 1 — VALVE BOX PAD — 7.3.2 UT 112

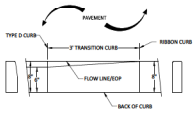


NOTES:
1. RESTRAINER SHALL HAVE RESTRAINED JOINTS UNLESS OTHERWISE INDICATED.
2. INSTALL FULL LENGTH JOINTS WITH TOTAL LENGTH EQUAL TO OR GREATER THAN LENGTH SHOWN IN THE TABLE.
3. FOR PIPE SIZES NOT SHOWN IN THE TABLE OR SCHEDULE, SELECT FITTING RESTRAINT LENGTH THAT VALUES THE LONGEST RESTRAINT DISTANCE.
4. N-LINE VALVES SHALL BE RESTRAINED AS DEAD ENDS.
5. RESTRAINED JOINTS RESTRAINED JOINTS ARE USED, THE ENTIRE BELL SHALL BE RESTRAINED.
6. CONTINUE PRIOR TO THE TABLE MUST CALCULATED AS ACCORDANCE WITH "RESTRAINED JOINT PIPE LENGTHS" AND "RESTRAINED DESIGN FOR DUCTILE IRON PIPE" GUIDELINES PUBLISHED BY DIPRA.
7. THE DESIGN ENGINEER SHALL INCREASE THE VALUES IN THE TABLE AS REQUIRED FOR SITE SPECIFIC PARAMETERS, SUCH AS SOIL DESIGNATIONS AND LAYING CONDITIONS.
8. FOR LENGTH OF PIPE AND NUMBER OF JOINTS TO BE RESTRAINED SEE TABLE.
9. ONLY DUCTILE IRON FITTINGS SHALL BE USED AT JOINTS TO BE RESTRAINED AND SHALL BE RESTRAINED ON BOTH SIDES OF FITTING UNLESS OTHERWISE INDICATED.
10. REQUIRED RESTRAINED LENGTH FOR TEE FITTING VARIES WITH RUN LENGTH (FIRST JOINT).

Marion County — MCBCC EFFECTIVE 06/21/2022 — REVISION # 1A — RESTRAINED PIPE TABLE — 7.3.2 UT 116A

MINIMUM RESTRAINED LENGTH (FT) H=HORIZONTAL
– EACH SIDE OF FITTINGS AND VALVE V=VERTICAL–UP
FOR DIP, PE ENCASED DIP OR BARE PVC V0=VERTICAL–DOWN
WATER MAIN PRESSURE 150 PSI DEPTH OF COVER 3.0 ft.

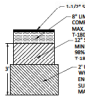
| REQUIRED RESTRAINED LENGTH ON WATER MAIN | | |



PLAN VIEW
N.T.S

DATE	REVISIONS	
		0.2

TYPE 'D' CURB TO RIBBON CURB — TA 0.2A

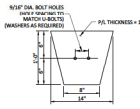


N.T.S

NOTES: CONTRACTOR TO INCORPORATE RECOMMENDATIONS FROM GEOTECHNICAL REPORT.

DATE	REVISIONS	
		0.2

PAVEMENT SECTION — TA 0.2B

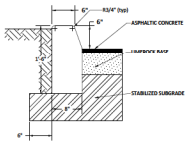


N.T.S

NOTES:
1. ALIGN SOIL PLATE BOTTOM AT 2/3 OF FOUNDATION DEPTH.
2. SLOT UP TO 1" LONG IS ALLOWED TO ACCOMMODATE VARIOUS POST SIZES.
3. RECTANGULAR SOIL PLATE OF SIZE 1'-2"x1'-0" MAY BE USED AS AN ALTERNATIVE.

DATE	REVISIONS	
		0.2

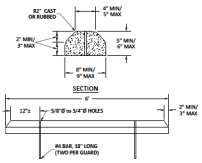
ALUMINUM SOIL PLATE DETAIL — TA 0.2C



DATE	REVISIONS	
		0.2

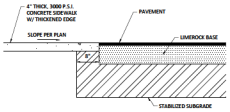
TYPE D CURB — TA 0.2D

MARION COUNTY APPROVAL STAMP



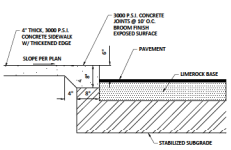
DATE	REVISIONS	
		0.2

CONCRETE WHEEL STOP — TA 0.2F



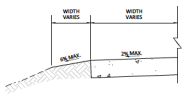
DATE	REVISIONS	
		0.2

FLUSH SIDEWALK DETAIL — TA 0.2G



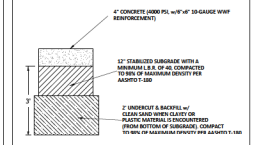
DATE	REVISIONS	
		0.2

RAISED SIDEWALK DETAIL — TA 0.2H



DATE	REVISIONS	
		0.2

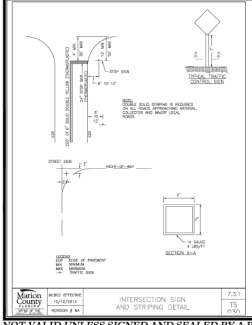
SIDEWALK ADJACENT TO OPEN SPACE/SWALE DETAIL — TA 0.2I



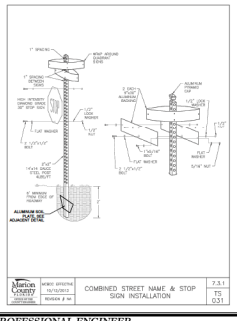
N.T.S

DATE	REVISIONS	
		0.2

CONCRETE PAVEMENT SECTION DETAILS — TA 0.2J

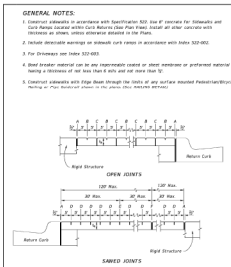


Marion County	MCBCC EFFECTIVE 10/10/2012	INTERSECTION SIGN AND STRIPING DETAIL	7.3.1
DEPARTMENT OF PUBLIC WORKS	REVISION # 1a		TS 0.30


1" SPACING
WRAP AROUND STIRRUP (TYP)
1" SPACING (TYPICAL)
HIGH-INTENSITY SHEETING SPACE 18" STOP SIGN
1/2" DOG WASHER
1/2" NUT
1/2" WASHER
1-1/2" NUT
1-1/2" WASHER
1-1/2" NUT
1-1/2" WASHER
1-1/2" NUT
1-

GENERAL NOTES:

1. Construct sidewalks in accordance with Specification 520. Use 6" concrete for Sidewalks and Curb Ramps located within Curb Returns (See Plan Sheet). Install all other concrete with thickness as shown, unless otherwise detailed in the Plans.
2. Include detectable warnings on sidewalk curb ramps in accordance with Index 522-002.
3. For Driveways see Index 522-070.
4. Bond breaker material can be any impermeable coated or sheet membrane or preformed material having a thickness of not less than 6 mils and not more than 10.
5. Construct sidewalks with Edge Beam through the limits of any surface mounted Pedestrian/Bicycle Railing or Pipe Bollard shown in the plans (See RAILING DETAIL).



LEGEND:

A- 1/2" Premolded Joints (Preferred Joint Filler) between the sidewalk and: Driveways, sidewalk-intersections, and all other fixed objects (e.g. drainage inlets and utility poles)

B- 1/2" Dummy Joints, Tooled

C- 1/2" Formed Open Joints

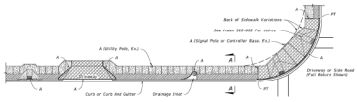
D- 1/2" Saw Cut Joints, 1/3" Deep (within 24 hours) Max. 5' Centers

E- 1/2" Saw Cut Joints, 1/3" Deep (within 12 hours) Max. 30' Centers (Utility Required When Length Exceeds 20')

F- 1/2" Expansion Joint Where Max 30' Sidewalk Exceeds 120', Impermeable Bond Breaker Required Prior To The Joint, or at Locations as Directed by The Engineer.

G- Cold Joint With Bond Breaker, Tooled

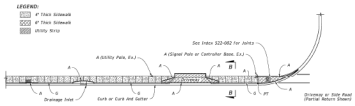
SIDEWALK JOINTS



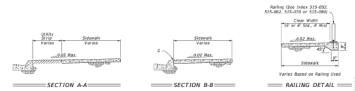
SIDEWALK WITH UTILITY STRIP

LEGEND:

4" Thick Sidewalk
6" Thick Sidewalk
Utility Strip



SIDEWALK WITHOUT UTILITY STRIP



SECTION A-A SECTION B-B RAILING DETAIL

GENERAL NOTES:

1. Cross Slopes and Grades:

A. Sidewalk runs and landing slopes (i.e. 0.02, 0.05, and 1:20) shown in this Index are Maximum Allowable. If the Engineer, provides the minimum feasible slope where the requirements cannot be met.

B. Landings must have cross-slopes less than or equal to 0.02 in any direction.

C. Maintain a single longitudinal slope along each side of the curb ramp. Do not change slope in the middle of the curb ramp.

D. Joints permitted at the location of Slope Breaks. Otherwise locate joints in accordance with Index 522-001. No joints are permitted within the ramp portion of the Curb Ramp.

2. Curb, Curb and Gutter, and/or Sidewalk:

A. Refer to Index 520-001 for concrete thickness and sidewalk details.

B. Remove any existing curb, curb and gutter, or sidewalk to the nearest joint beyond the curb transition or to the extent that no remaining section is less than 5 feet long.

C. Width of Curb Ramp is 4'-0" minimum. Match sidewalk or Shared Use Path width as shown in the Plans.

3. Curb Ramp Alpha-Identification:

A. Sidewalk curb ramp alpha-identifications (e.g. CR-A) are provided for reference purposes in the Plans.

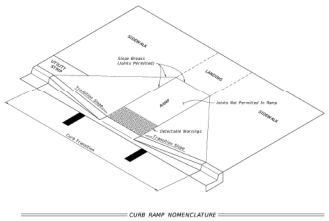
B. Alpha-identifications CR-I and CR-J are intentionally omitted.

4. Detectable Warnings:

A. Install detectable warnings in accordance with Specification 527.

B. Place detectable warnings across the full width of the ramp or landing, to a minimum depth of 2 feet measured perpendicular to the curb line and no greater than 5 feet from the back of the curb or edge of pavement.

C. If detectable warnings are shown in the Plans on slopes greater than 5%, align the truncated domes with the centerline of the ramp; otherwise, the truncated domes are not required to be aligned.



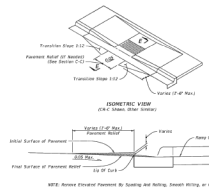
CURB RAMP NOMENCLATURE

GENERAL NOTES AND CONCRETE SIDEWALK ON CURBED ROADWAYS

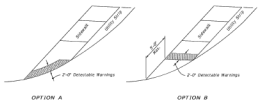
LAST REVISION	DESCRIPTION					
11/01/18		FDOT FY 2023-24 STANDARD PLANS	CONCRETE SIDEWALK	INDEX 522-001	SHEET 1 of 2

LAST REVISION	DESCRIPTION					
11/01/23		FDOT FY 2023-24 STANDARD PLANS	DETECTABLE WARNINGS AND SIDEWALK CURB RAMPS	INDEX 522-002	SHEET 1 of 7

LANDINGS FOR CURB RAMPS WITHOUT SIDEWALKS
(See CR-C, CR-G & CR-K respectively for Detectable Warning Details/Options)



PAVEMENT RELIEF DETAILS

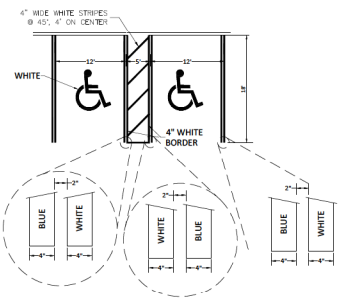


OPTION A OPTION B

DETECTABLE WARNING ON FLUSH SHOULDER SIDEWALKS

CURB RAMPS WITHOUT SIDEWALKS AND FLUSH SHOULDER SIDEWALKS

LAST REVISION	DESCRIPTION					
11/01/20		FDOT FY 2023-24 STANDARD PLANS	DETECTABLE WARNINGS AND SIDEWALK CURB RAMPS	INDEX 522-002	SHEET 6 of 7



Tillman & Associates ENGINEERING, LLC.
CIVIL ENGINEERING • LAND SURVEYING • ENVIRONMENTAL
CERTIFICATE OF AUTHORIZATION #CA-0000 • LB-7911
1720 SE 16th Ave. Bldg 100, Ocala, FL 34471
Office: (352) 387-4540 Fax: (352) 387-4545
CERTIFICATION OF AUTHORIZATION #28756

DATE	REVISIONS

HANDICAP PARKING STRIPING DETAIL

MARION COUNTY APPROVAL STAMP

REVISIONS

DATE	

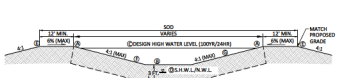
MAJOR SITE PLAN
PIONEER RANCH PHASE 3 & 4 AMENITY
MARION COUNTY, FLORIDA

ROADWAY & PAVEMENT DETAILS

DATE: 2/4/2026
DRAWN BY: AS
CHKD. BY: TB
JOB NO. 22-3399

SHT. 10.02

NOT VALID UNLESS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER



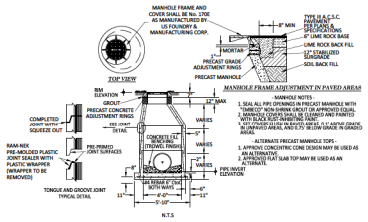
A MINIMUM OF 3' OF UNCONSOLIDATED SOIL MATERIAL SHALL BE PROVIDED BETWEEN THE SURFACE OF ANY LINED/LINING SELIPPLA-WALL LINE BUT LOW-AREA (SUCH AS THE STORMWATER FACILITY. EXCAVATION AND BACKFILL OF SUITABLE MATERIAL MAY BE MADE TO MEET THIS CRITERION.

POND	T.O.B.(FT) Ⓐ	BOTTOM(FT) Ⓑ	DHW(FT) Ⓒ 100-YR 24-HR	SHW(FT) Ⓓ	Ⓔ	SIDE SLOPE Ⓕ	SIDE SLOPE Ⓖ
096-AM	82.0	77.0	80.61	65.30	MATCH PROPOSED GRADE	4:1 MAX	4:1 MAX

SOD ALL SLOPES AND BOTTOM WITH FLORIDA FRIENDLY NON-MUCK GROWN SOD

DATE	REVISIONS

POND CROSS-SECTIONS

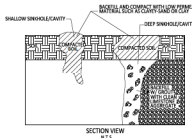


MANHOLE NOTES -
1. SEAL ALL PIPE OPENINGS IN PRECAST MANHOLE WITH "SEAL-TIGHT" PRE-FORMED PLASTIC GROUT-FREE COLLAR.
2. MANHOLE COVERS SHALL BE CLEANED AND PAINTED WITH BLACK BUID INHIBITING PAINT.
3. MANHOLE COVERS SHALL BE SET AT 0.1' ABOVE GRADE IN UNPAVED AREAS, AND 0.1' BELOW GRADE IN GRADED AREAS.

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

DATE	REVISIONS

DRAINAGE PRECAST MANHOLE DETAIL



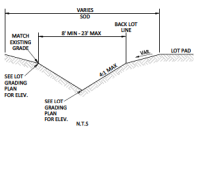
SECTION VIEW
N.T.S

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

1. SHALLOW REPAIR (SEE DETAIL)
IF THE CAVITY IS SHALLOW (4' DEEP) AND THE VOIDS IN THE LIMESTONE ARE SMALL, THEN THE SINKHOLE CAN BE REPAIRED BY BACKFILLING WITH A LOWER-PERMEABILITY MATERIAL, SUCH AS CLAYEY SAND OR CLAY. THE MATERIAL SHOULD BE COMPACTED AND MOUNDED SLIGHTLY MORE ABOVE THE ORIGINAL BOTTOM IN ORDER TO DELAYS A SMALL MOUND TO ACCOUNT FOR SETTLING.
2. DEEP REPAIR (SEE DETAIL)
IF THE COLLAPSE IS DEEP, THEN THE REPAIR SHALL BE MORE PERMANENT. THE CAVERNS SHALL BE EXCAVATED TO THE LIMESTONE BEDROCK THE VOIDS, IN THE BEDROCK, SHALL BE FILLED WITH CONCRETE. A LOW PERMEABILITY MATERIAL SHALL BE PLACED IN THE EXCAVATION FIRST. THE MATERIAL SHALL BE COMPACTED AND BROUGHT TO EXISTING BASIN BOTTOM.
3. NOTIFICATION
THE ST. JOHNS RIVER WATER MANAGEMENT DISTRICT (SJRWMD) SHALL BE NOTIFIED IMMEDIATELY UPON DISCOVERY OF ANY KARST FEATURES. A REPORT OF THE PROPOSED METHOD BY WHICH THE SINKHOLE WILL BE REPAIRED SHALL BE SUBMITTED TO THE SJRWMD FOR APPROVAL WITHIN 30 DAYS. THE GRANTEE WILL NOTIFY THE SJRWMD WITHIN 30 DAYS OF ITS ACCEPTANCE, DENIAL OR NEED FOR MODIFICATION OF THE REPAIR METHOD.

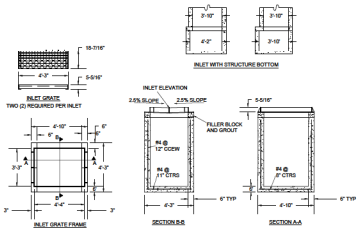
DATE	REVISIONS

SINKHOLE MAINTENANCE REPAIR



DATE	REVISIONS

TYPICAL DRAINAGE SWALE SECTION



DATE	REVISIONS

MODIFIED TYPE "V" INLET DETAIL

MARION COUNTY APPROVAL STAMP

Tillman & Associates
ENGINEERING, LLC
CIVIL ENGINEERING - PLANNING - LANDSCAPE ARCHITECTURE - ENVIRONMENTAL
1720 SE 16th Ave. Bldg 100, Ocala, FL 34471
Office: (352) 732-5450 Fax: (352) 387-4545
CERTIFICATE OF AUTHORIZATION # 27916

REVISIONS

DATE

MAJOR SITE PLAN
PIONEER RANCH PHASE 3 & 4 AMENITY
MARION COUNTY, FLORIDA

GRADING & DRAINAGE DETAILS

DATE: 3/5/2024
DRAWN BY: AS
CHKD. BY: TB
JOB NO. 23-8399

SHT. 11.01

NOT VALID UNLESS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER

GENERAL NOTES:

1. Back this Index with Index 425-001 and Index 425-010.
2. Chamfer all exposed edges and corners 19 chamfer or round to 19 radius.
3. All reinforcing is Grade 60 bars with 2" minimum cover unless otherwise noted. For or bend bars for 180° clearance around pipe opening. Provide one additional bar of the same size and bend as the adjacent bar.
4. Use Concrete Apron on inlets without sheet and inlets with non-traversable slots only when called for in the Plans.
5. Quantities are for informational and estimating purposes only.

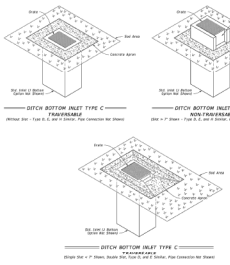
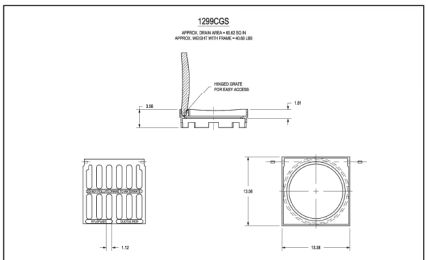


TABLE OF CONTENTS

Sheet	Description
1	General Notes and Contents
2	Type A - Dimensional, Reinforcing, and Grate Details
3	Type C - Dimensional, Reinforcing, and Grate Details
4	Type E - Dimensional, Reinforcing, and Grate Details
5	Type H (C & E Grate) - Dimensional, Reinforcing, and Steel Grate Details
6	Type H (H Grate) - Dimensional, Reinforcing, and Steel Grate Details
7	Cast Iron Grate Details
8	Non-Traversable Inlet Details
9	Traversable Inlet Without Slot Details
10	Traversable Inlet With Slot Details
11	Type I - Add Traversable Slots to Existing Inlets
12	Type J - Add Traversable Slots (Partial) to Existing Inlets
13	Alternate Structure Details - Top Slab Details (Rectangular Inlets and Metric Block)
14	Alternate Structure Details - Top Slab Details

LAST REVISION 10/01/20 | DESCRIPTION: | FY 2023-24 STANDARD PLANS | DITCH BOTTOM INLET TYPES C, D, E, AND H | INDEX 425-052 | SHEET 1 of 14



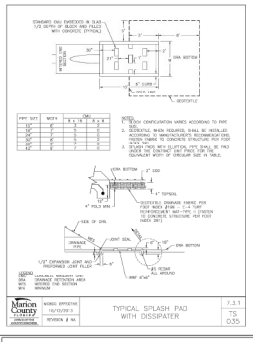
DIMENSIONS ARE FOR REFERENCE ONLY.
ACTUAL DIMENSIONS MAY VARY.
DIMENSIONS ARE IN INCHES.
GRATE MEETS H-20 LOAD RATING.
GRATE MEETS ADA REQUIREMENTS.
PAINT: CASTINGS ARE FURNISHED WITH A BLACK PAINT.
LOCKING DEVICE AVAILABLE UPON REQUEST SEE DRAWING NO. 700-115-020.

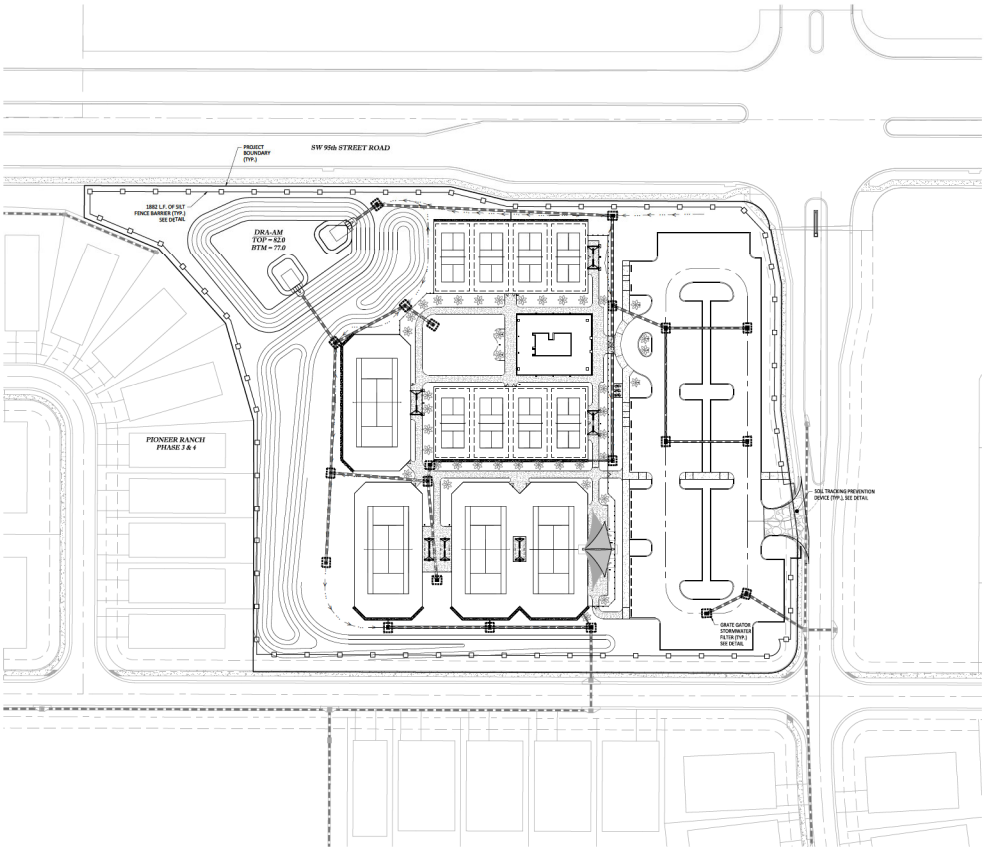
THIS PRINT DISCLOSES SUBJECT MATTER IN WHICH NYLOPLAST HAS PROPRIETARY RIGHTS. THE RECEIPT OR POSSESSION OF THIS PRINT DOES NOT CONVEY OR IMPLY A LICENSE TO USE THE INFORMATION OR TECHNICAL INFORMATION SHOWN HEREIN. REPRODUCTION OF THIS PRINT OR ANY INFORMATION SHOWN HEREIN MUST CONTAIN THIS NOTICE. ARTICLE 4 WARRANTIES FOR THE DISCLOSURE TO OTHERS IS FORBIDDEN, EXCEPT BY OPTIONS UNDERTAKEN PURSUANT TO SUPPLIER'S WRITTEN PERMISSION FROM NYLOPLAST.

DRAWN BY	DBC	MATERIAL	
DATE	3-4-08	SHUTTLE IRON	
REVISED BY	DBC	PROJECT NO.NAME	
DATE	3-13-18		
DWG SIZE	A	SCALE 1:0	SHEET 1 OF 1

Nyloplast
2120 WESTMORE AVE.
BUFFALO, NY 14305
PHN (716) 684-0449
FAX (716) 684-0449
www.nyloplast-us.com
TITLE 12 IN STANDARD GRATE ASSEMBLY
DWG. NO. 1299CGS | REV. 0

LAST REVISION 10/01/20 | DESCRIPTION: | FY 2023-24 STANDARD PLANS | CROSS DRAIN MITERED END SECTION | INDEX 430-021 | SHEET 3 of 6


STANDARD END EMBEDDED IN SLAB
1/2 DEPTH OF BLOCK AND FILLED WITH CONCRETE (TYPICAL)
SECTION-C
SECTION-E
SECTION-H
SECTION-B
SECTION-A
SECTION-D
1" FOLD DOWN
1/2" DIAMETER WELDED WIRE FABRIC
1/2" DIAMETER WELDED WIRE FABRIC
1/2" DIAMETER WELDED WIRE FABRIC



MARION COUNTY APPROVAL STAMP

N

0 40' 80'

SCALE IN FEET
1" = 40'

EROSION CONTROL LEGEND

PROPOSED SILT FENCE

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 UPLOPE 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 S.I.T FENCE (L.F).
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 SUGGANCE/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.

Tillman & Associates
ENGINEERING, LLC
CIVIL ENGINEERING - PLANNING - LANDSCAPE ARCHITECTURE - ENVIRONMENTAL
1720 SE 16th Ave. Bldg 100, Ocala, FL 34471
Office: (352) 387-4040 Fax: (352) 387-4045

REVISIONS

DATE	

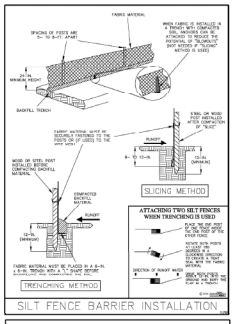
MAJOR SITE PLAN
PIONEER RANCH PHASE 3 & 4 AMENITY
MARION COUNTY, FLORIDA

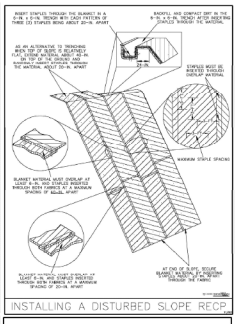
EROSION CONTROL PLAN

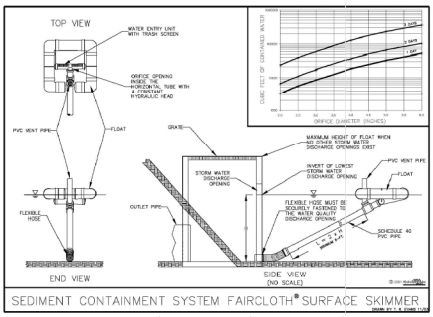
DATE: 2-5-2020
DRAWN BY: AS
CHKD. BY: TB
JOB NO. 23-8399

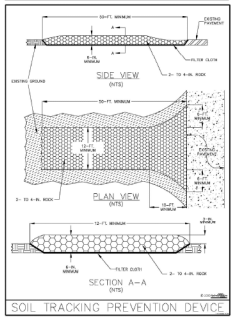
SHT. 12.01

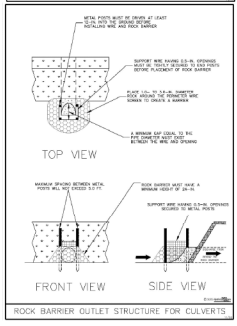
NOT VALID UNLESS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER

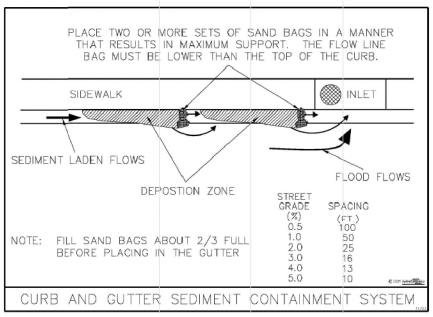


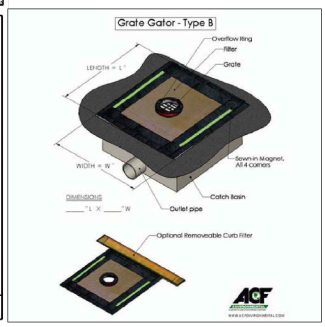












MARION COUNTY APPROVAL STAMP

Tillman & Associates
ENGINEERING, LLC
CIVIL ENGINEERING • PLANNING • LANDSCAPE ARCHITECTURE • ENVIRONMENTAL
1720 SE 16th Ave. Bldg 100, Ocala, FL 34471
Office: (352) 732-8452 Fax: (352) 732-0445
CERTIFICATION OF AUTHORIZATION #28796

REVISIONS		
DATE	DETAILS	

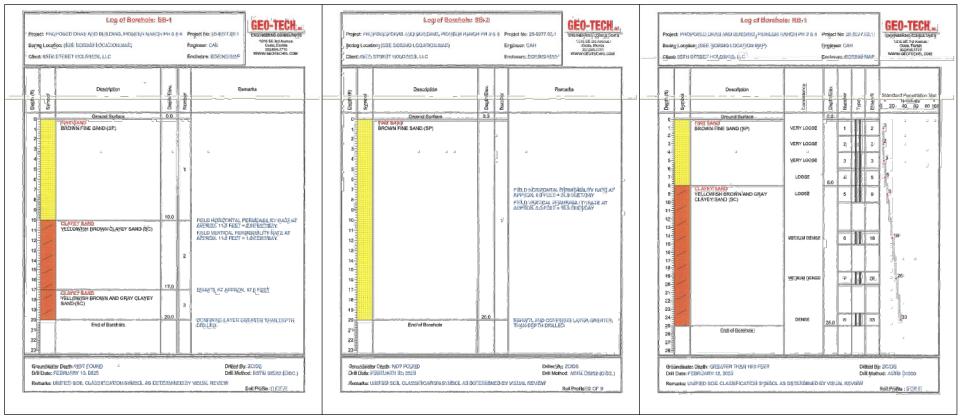
MAJOR SITE PLAN
PIONEER RANCH PHASE 3 & 4 AMENITY
MARION COUNTY, FLORIDA

EROSION CONTROL DETAILS

DATE 5/5/2020
DRAWN BY AS
CHKD. BY TB
JOB NO. 23-8399

SHT. 13.01

NOT VALID UNLESS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER



MARION COUNTY APPROVAL STAMP

Tillman & Associates
ENGINEERING, LLC
CIVIL ENGINEERING - PLANNING - LANDSCAPE ARCHITECTURE - ENVIRONMENTAL
1720 SE 16th Ave. Bldg. 100, Ocala, FL 34471
Office: (352) 387-4540 Fax: (352) 387-4545
CERTIFICATE OF AUTHORIZATION # 28775

REVISIONS

DATE	

MAJOR SITE PLAN
PIONEER RANCH PHASE 3 & 4 AMENITY
MARION COUNTY, FLORIDA

BORING LOGS

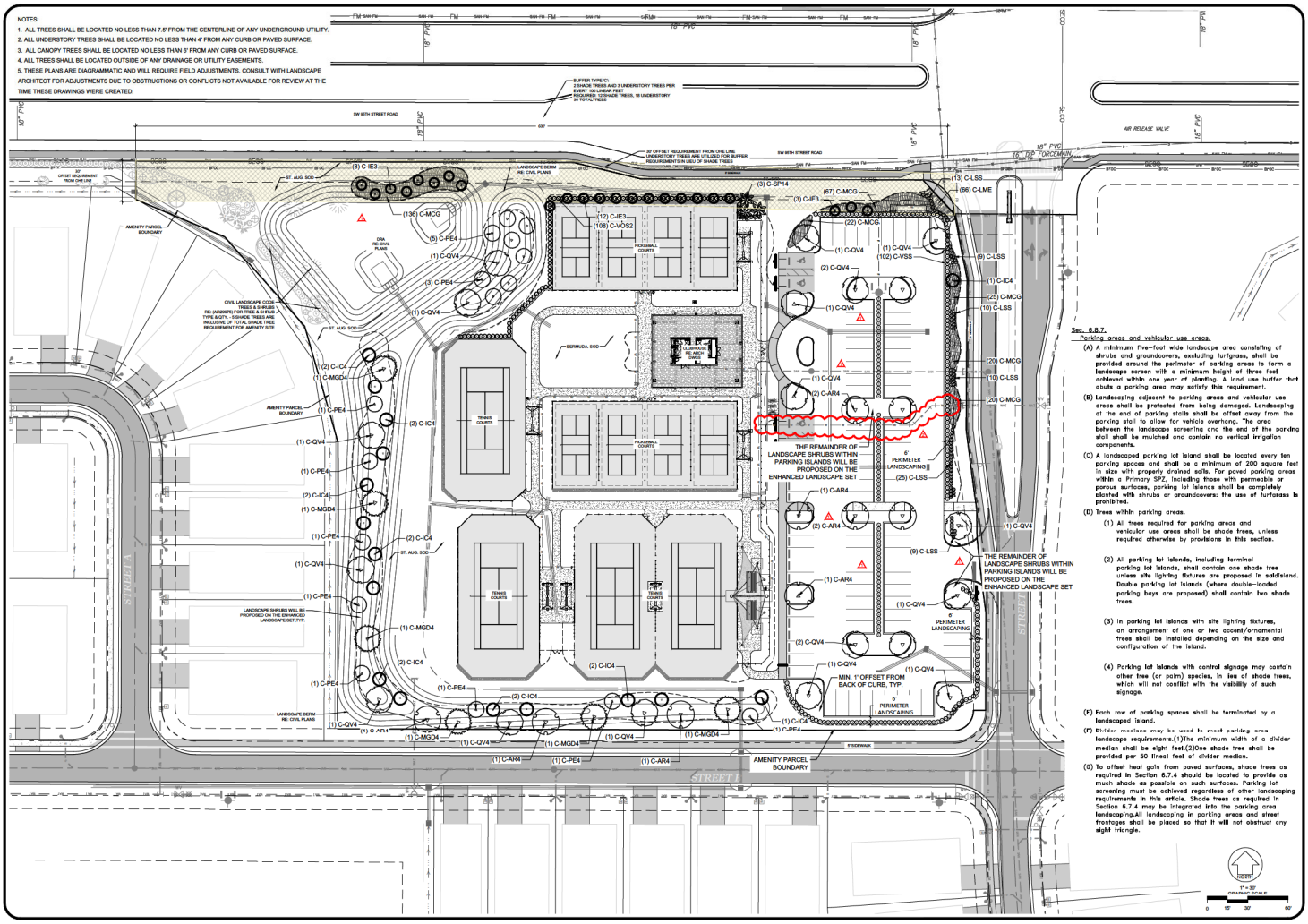
DATE 2/3/2026
DRAWN BY AS
CHKD. BY TH
JOB NO. 23-8299

SHT. BL.01

NOT VALID UNLESS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER

NOTES:

1. ALL TREES SHALL BE LOCATED NO LESS THAN 7.5' FROM THE CENTERLINE OF ANY UNDERGROUND UTILITY.
2. ALL UNDERSTORY TREES SHALL BE LOCATED NO LESS THAN 4' FROM ANY CURB OR PAVED SURFACE.
3. ALL CANOPY TREES SHALL BE LOCATED NO LESS THAN 6' FROM ANY CURB OR PAVED SURFACE.
4. ALL TREES SHALL BE LOCATED OUTSIDE OF ANY DRAINAGE OR UTILITY EASEMENTS.
5. THESE PLANS ARE DIAGRAMMATIC AND WILL REQUIRE FIELD ADJUSTMENTS. CONSULT WITH LANDSCAPE ARCHITECT FOR ADJUSTMENTS DUE TO OBSTRUCTIONS OR CONFLICTS NOT AVAILABLE FOR REVIEW AT THE TIME THESE DRAWINGS WERE CREATED.



Sec. 6.8.7.

– Parking areas and vehicular use areas.

(A) A minimum five-foot wide landscape area consisting of shrubs and groundcovers, excluding turfgrass, shall be provided around the perimeter of parking areas to form a landscape screen with a minimum height of three feet achieved within one year of planting. A land use buffer that abuts a parking area may satisfy this requirement.

(B) Landscaping adjacent to parking areas and vehicular use areas shall be protected from being damaged. Landscaping at the end of parking stalls shall be offset away from the parking stall to allow for vehicle overhang. The area between the landscape screening and the end of the parking stall shall be mulched and contain no vertical irrigation components.

(C) A landscaped parking lot island shall be located every ten parking spaces and shall be a minimum of 200 square feet in size with properly drained soils. For paved parking areas within a Primary SPZ, including those with permeable or porous surfaces, parking lot islands shall be completely planted with shrubs or groundcovers; the use of turfgrass is prohibited.

(D) Trees within parking areas.

(1) All trees required for parking areas and vehicular use areas shall be shade trees, unless required otherwise by provisions in this section.

(2) All parking lot islands, including terminal parking lot islands, shall contain one shade tree unless site lighting fixtures are proposed in said island. Double parking lot islands (where double-loaded parking bays are proposed) shall contain two shade trees.

(3) In parking lot islands with site lighting fixtures, an arrangement of one or two accent/ornamental trees shall be installed depending on the size and configuration of the island.

(4) Parking lot islands with control signage may contain other tree (or palm) species, in lieu of shade trees, which will not conflict with the visibility of such signage.

(E) Each row of parking spaces shall be terminated by a landscaped island.

(F) Divider medians may be used to meet parking area landscape requirements.(1)The minimum width of a divider median shall be eight feet.(2)One shade tree shall be provided per 50 lineal feet of divider median.

(G) To offset heat gain from paved surfaces, shade trees as required in Section 6.7.4 should be located to provide as much shade as possible on such surfaces. Parking lot screening must be achieved regardless of other landscaping requirements in this article. Shade trees as required in Section 6.7.4 may be integrated into the parking area landscaping.All landscaping in parking areas and street frontages shall be placed so that it will not obstruct any sight triangle.

NORTH

1" = 30'
GRAPHIC SCALE
0 15' 30' 60'

REVISIONS

NO.	DATE	DESCRIPTION	BY
1	10-21-25	COUNTY COMMENTS	RES
2	11-20-25	COUNTY COMMENTS	RES

THIS DRAWING IS AN INSTRUMENT OF SERVICE AND THE PROPERTY OF BASHAM & LUCAS DESIGN GROUP AND SHALL REMAIN THEIR PROPERTY. THE REPRODUCTION, DISTRIBUTION OR USE OF THIS ORIGINAL WITH FOR WHICH IT IS INTENDED IS NOT PERMITTED WITHOUT THE WRITTEN CONSENT OF BASHAM & LUCAS DESIGN GROUP.

prepared for 95th STREET HOLDINGS, LLC

PIONEER RANCH PH 3 &4

at PIONEER RANCH - Marion County, FL

SPORTS COMPLEX

PLANTING PLAN

BASHAM & LUCAS DESIGN GROUP, INC.
7645 GATE PARKWAY SUITE 101
JACKSONVILLE, FLORIDA 32256
bashamlucas.com

This document has been digitally sign & sealed by William W. Wilber Jr. on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies to be valid.

WILLIAM W. WILBER, PLA
LA REGISTERED LANDSCAPE ARCHITECT
No. 6666906
STATE OF FLORIDA
FL6666906
William W. Wilber Jr
LA6666906
Basham & Lucas Design Group
2026.01.29 11:28:55-05'00'

DRAWN BY	RES
CHECKED BY	JW
DATE	04-29-25
JOB NO.	24-36

LC1.1

LANDSCAPE CODE

PLANT SCHEDULE - CODE TREES

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CALIPER	REMARKS	NATIVE
CODE TREES								
	C-AR4	9	Acer rubrum	Red Maple	MIN. 14' HT x 7' SPD	4" CAL	STRONG CENTRAL LEADER	NATIVE
	C-IC4	16	Ilex cassine 'Native PFAF'	Dahoon Holly 'Native'	MIN. 14' HT x 7' SPD	4" CAL	FULL TO GROUND	NATIVE
	C-IE3	23	Ilex x attenuata 'Eagleston'	Eagleston Holly	MIN. 12' HT x 6' SPD	3" CAL	FULL TO GROUND	NATIVE
	C-MGD4	6	Magnolia grandiflora 'D.D. Blanchard' Grows to 50-70 HT x 25-35 SPD	DD Blanchard Magnolia	MIN. 16' HT x 8' SPD	4" CAL	FULL TO GROUND	NATIVE
	C-PE4	16	Prinus elliottii	Slash Pine	MIN. 16' HT x 8' SPD	4" Cal	STRONG CENTRAL LEADER	NATIVE
	C-QV4	19	Quercus virginiana	Southern Live Oak	MIN. 16' HT x 8' SPD	4" CAL	STRONG CENTRAL LEADER	NATIVE
	C-SP14	3	Sabal palmetto	Cabbage Palmetto	MIN. 14' CT	SINGLE TRUNK	REGENERATED	NATIVE

PLANT SCHEDULE - CODE SHRUBS & GROUNDCOVER

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS	NATIVE	SPACING
CODE REQUIRED								
	C-LS9	76	Ligustrum sinense 'Sunshine'	Sunshine Ligustrum	MIN. 18" HT x 18" SPD	MIN. 3 GAL	NON-NATIVE	36" o.c.
	C-MYF	75	Myrciianthes fragrans 'Compacta'	Compact Simpson's Stopper	MIN. 18" HT x 18" SPD	MIN. 3 GAL	NATIVE	36" o.c.
	C-VOS2	108	Viburnum odoratissimum	Sweet Viburnum	MIN. 24" HT x 24" SPD	MIN. 7 GAL	NON-NATIVE	36" o.c.
	C-VSS	184	Viburnum suspensum	Sandankwa Viburnum	MIN. 18" HT X 15" SPD	MIN. 3 GAL	NON-NATIVE	36" o.c.
CODE REQUIRED								
	C-LME	66	Liriope muscari 'Emerald Goddess'	Emerald Goddess Liriope	MIN. 12" HT x 12" SPD	MIN. 1 GAL	NON-NATIVE	18" o.c.
	C-MCG	290	Muhlenbergia capillaris	Pink Muhly Grass	MIN. 18" HT x 18" SPD	MIN. 3 GAL	NATIVE	36" o.c.
SOD/SEED								
	SOD-CB	3,665 sf	Cynodon dactylon 'Celebration'	Celebration Bermuda Grass	SOD			
	SOD-SA	63,637 sf	Stenotaphrum secundatum	FLORATAM St. Augustine Grass	SOD			

Marion County Code Requirements

ALL LANDSCAPE INSTALLATION AND MAINTENANCE SHALL BE IN ACCORDANCE WITH MARION COUNTY LAND DEVELOPMENT CODE ARTICLE 6, DIVISION 8, LANDSCAPING
https://library.municode.com/fl/marion_county

AMENITY SITE AREA = 4.69AC (204,108.72 SF)
SEE CIVIL PLANS FOR OVERALL SUBDIVISION PROJECT DATA
P.U.D. RESIDENTIAL COMMUNITY

SHADE TREE REQUIREMENTS (SEC. 6.7.4)

204,108.72 SF / 3000 SF = 68 SHADE TREES REQUIRED

66 SHADE TREES + 5 CIVIL CODE SHADE TREES **(AR29975)**

TOTAL SHADE TREES = 71

PROTECTED TREE REPLACEMENT (SEC 6.7.8)

TREE REPLACEMENT IS NOT REQUIRED. PLEASE REFER TO THE PHASE SHEET L2.01 ON THE PHASE 3 & 4 IMPROVEMENT PLANS **(AR29975)** FOR THE TOTAL TREE PRESERVATION CALCULATIONS.

NON-RESIDENTIAL DEVELOPMENT (SEC 6.8.4)
20% of the land to be developed shall be landscaped.

Landscaped Area Provided
6,536.5 SF (Shrub) + 67,302 SF (Sod) = 73,838.5 SF Landscaped Area

73,838.5 SF (Landscape)/204,108.72 (SITE SF) = 36.2% Landscaped Area

MARION FRIENDLY LANDSCAPE AREA (MFLA) (SEC 6.8.5)
PLEASE REFER TO CALCULATIONS ABOVE. SEE CIVIL PLANS FOR OVERALL SUBDIVISION MLFA PLAN **(AR29975)**

BUFFERS (SEC 6.8.6, AND APPROVED PUD MASTER PLAN)

PLEASE REFER TO SHEET L7.01 IN THE PHASE 3&4 IMPROVEMENT PLANS **(AR29975)** FOR THE BUFFER REQUIREMENTS.

STORMWATER AREA LANDSCAPE (SEC 6.13.3)
PLEASE REFER TO THE PHASE 3 & 4 IMPROVEMENT PLANS **(AR29975)** FOR THE STORMWATER AREA REQUIREMENTS.

GENERAL PLANTING REQUIREMENTS (SEC 6.8.10)

NATIVE PLANTS

PLEASE REFER TO THE PHASE 3 & 4 IMPROVEMENT PLANS **(AR29975)** FOR THE REMAINDER OF THE SITES NATIVE PLANT REQUIREMENTS.

TOTAL REQUIRED PLANTS:

TREES = 71
SHRUBS AND GROUNDCOVER = 799

REQUIRED= 280 NATIVE SHRUBS (799 x 0.35)
PROVIDED = 365 NATIVE SHRUBS (46%)

50% MIN OF THE TOTAL PROPOSED REQUIRED SHADE TREES SHALL BE NATIVE:
REQUIRED = 35
PROPOSED = 68 NATIVE SHADE TREES + 5 CIVIL CODE TREES (NATIVE)
(71 x 0.50) = 36 REQUIRED NATIVE SHADE TREES

PROVIDED = 71 TOTAL NATIVE SHADE TREES (100% NATIVE)

SHADE TREE LIMITS
PROPOSED SHADE TREES ARE LIMITED TO 50% MAX OF ANY ONE SPECIES:
71 TOTAL PROPOSED NEW SHADE TREES x 0.50 = 36 ALLOWED
HIGHEST SPECIES QTY PROPOSED = 19 (QV, 26%)

PALM TREE LIMITS
NOT MORE THAN 25% OF ALL REQUIRED TREES SHALL BE PALM TREES
PALM TREES ALLOWED =17
PALM TREES PROVIDED PER AMENITY CODE PLAN = 3

IRRIGATION REQUIREMENTS

ALL IRRIGATION INSTALLATION AND MAINTENANCE SHALL BE IN ACCORDANCE WITH MARION COUNTY LAND DEVELOPMENT CODE, ARTICLE 6, DIVISION 9, IRRIGATION https://library.municode.com/fl/marion_county

1. AN IRRIGATION PLAN SHALL BE PROVIDED PRIOR TO ISSUANCE OF A DEVELOPMENT ORDER OR BUILDING PERMIT, IF REQUIRED.
2. THE IRRIGATION SYSTEM SHALL BE A DESIGN-BUILD AUTOMATIC SYSTEM TO PROVIDE 100% COVERAGE OF ALL LANDSCAPED AREAS, AND SHALL INCLUDE A CONTROLLER, RAIN SENSOR, AND BACKFLOW PREVENTER. CONTRACTOR SHALL COORDINATE WITH OWNER ON THE DESIGN.
3. TREES, BEDS, AND SOD AREAS SHALL EACH BE IN A SEPARATE ZONE(S).
4. BAHIA SOD IS NOT IRRIGATED UNLESS OTHERWISE NOTED ON THE PLANTING PLANS; CONTRACTOR SHALL CONFIRM WITH OWNER THE AREAS OF UNIRRIGATED BAHIA.
5. CONTRACTOR SHALL CONFIRM WATER SOURCE (WELL OR METER) AND LOCATION PRIOR TO CONSTRUCTION.
6. ALL IRRIGATION SYSTEMS, INCLUDING TEMPORARY, SHALL COMPLY WITH THE CURRENT EDITION OF THE FLORIDA BUILDING CODE AND MEET INDUSTRY STANDARDS AS OUTLINED IN THE LATEST PUBLICATION OF LANDSCAPE IRRIGATION BEST MANAGEMENT PRACTICES SET BY THE IRRIGATION ASSOCIATION / AMERICAN SOCIETY OF IRRIGATION CONSULTANTS. https://www.irrigation.org
7. IRRIGATION INSTALLATION AND OPERATION SHALL COMPLY WITH ALL PREVAILING LOCAL CODES, ORDINANCES, AND REGULATIONS.
8. CONTRACTOR SHALL PROVIDE IRRIGATION AS-BUILT PLANS AS DETAILED IN THE COMPLETION REQUIREMENTS.
9. UPON COMPLETION OF THE IRRIGATION SYSTEM INSTALLATION AND THE ACCEPTANCE OF THE AS-BUILT DIAGRAM AND OPERATIONAL INFORMATION, A FINAL INSPECTION AND LANDSCAPE/IRRIGATION RELEASE SHALL BE SIGNED, SEALED AND SUBMITTED, IF REQUIRED.

IRRIGATION COMPLETION INSPECTION REQUIREMENTS

1. PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY, THE CONTRACTOR SHALL DOCUMENT THE ACTUAL FIELD INSTALLATION OF THE IRRIGATION SYSTEM AS OUTLINED BELOW.
2. CERTIFICATION THAT THE INSTALLATION MEETS REQUIREMENTS SHALL BE SIGNED AND SEALED BY THE LANDSCAPE ARCHITECT (MARION COUNTY LDC DIV. 8, SEC. 6.8.12).
3. UPON COMPLETION OF THE INSTALLATION, THE CONTRACTOR SHALL REQUEST AN INSPECTION BY THE DESIGN PROFESSIONAL. A LANDSCAPE AND IRRIGATION AS-BUILT CERTIFICATION SHALL BE SIGNED AND SEALED BY THE DESIGN PROFESSIONAL AND SUBMITTED TO THE COUNTY LANDSCAPE ARCHITECT PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
4. WHEN ACCEPTABLE TO THE COUNTY, THE AS-BUILT PLANS WILL BE APPROVED AND A FINAL INSPECTION AND LANDSCAPE RELEASE WILL BE GRANTED.

DURING CONSTRUCTION, THE CONTRACTOR SHALL MARK-UP A COPY OF THE APPROVED DESIGN PLAN AND PROVIDE TO THE LANDSCAPE ARCHITECT FOR APPROVAL A CLEAR AND LEGIBLE DIAGRAM WITH THE FOLLOWING AS-BUILT INFORMATION:

-- LOCATIONS OF IR METERS / WELLS, MAINLINES AND VALVES
-- LOCATIONS OF REMOTE CONTROL VALVES AND CORRESPONDING ZONE I.D. NUMBER
-- DELINEATION OF ZONE AREAS
-- LOCATIONS WHERE IRRIGATION CROSSES UNDER PAVEMENT, AND IF SLEEVES ARE PRESENT
-- TOTAL WATER DEMAND PER OPERATING CYCLE
-- CONTROLLER AND SENSOR LOCATIONS, INITIAL SCHEDULING, SETTINGS, AND SEASONAL ADJUSTMENTS

THE CONTRACTOR SHALL PROVIDE CONFIRMATION THAT THE OWNER HAS RECEIVED:

-- IRRIGATION CONTROLLER OWNER'S MANUAL
-- WRITTEN INSTRUCTIONS COVERING PERIODIC MAINTENANCE OF THE IRRIGATION SYSTEM
-- WRITTEN INSTRUCTIONS COVERING HOW AND WHEN TO CHECK FOR LEAKS
-- A COPY OF THE APPROVED AS-BUILT PLAN

IRRIGATION NOTE:

ALL NEW PLANT MATERIAL SHALL BE IRRIGATED THROUGHOUT AN ESTABLISHMENT PERIOD SUITABLE FOR VIGOROUS GROWTH OF SPECIFIED PLANT MATERIAL TYPE AND SIZE, AND THEREAFTER TO ENSURE THE HEALTHY SURVIVAL OF PLANT MATERIAL. SEE IRRIGATION REQUIREMENTS, AND OWNER RESPONSIBILITY.

Contractor Notes

1. THE LANDSCAPE CONTRACTOR SHALL REVIEW ALL LANDSCAPE PLANS AND SPECIFICATIONs AND PERFORM AN ANALYSIS OF SITE CONDITIONS RELATIVE TO THE PLANS AND SPECIFICATIONS PRIOR TO CONSTRUCTION AS WELL AS BECOMING FAMILIAR WITH ALL UNDERGROUND UTILITIES, PIPES, STRUCTURES AND LINE RUNS PRIOR TO CONSTRUCTION. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY & ALL DAMAGE TO UTILITIES, STRUCTURES, SITE APPURTENANCES, ETC. WHICH OCCUR AS A RESULT OF THE LANDSCAPE CONSTRUCTION.

2. REPORT ALL DISCREPANCIES IN SITE CONDITIONS OR NON-CONFORMANCE TO SPECIFICATIONS (SUCH AS GRADING, BACKFILLING, REMOVAL OF DEBRIS, GRUBBING, ETC) TO LANDSCAPE ARCHITECT PRIOR TO COMMENCING WORK.

3. CONTRACTOR SHALL BE RESPONSIBLE FOR AND WARRANTY THE HEALTH OF PLANTS IN ON-SITE SOILS. IF, DURING DIGGING, THE CONTRACTOR DISCOVERS WATER-LOGGED, CLAYEY, COMPACTED OR SIMILARLY POORLY DRAINED SOILS, IT SHOULD BE BROUGHT TO THE ATTENTION OF THE OWNER FOR IMMEDIATE REMEDIAL ACTION. CONTRACTOR SHALL ALSO TAKE ALL NECESSARY MEASURES TO ENSURE THE VIABILITY AND SURVIVABILITY OF THE PLANT MATERIAL IN THIS SCOPE OF WORK.

4. TO INSURE A TIMELY FLOW OF WORK, THE LANDSCAPE CONTRACTOR SHALL COORDINATE WORK WITH OTHER TRADES OR PROFESSIONALS ON THE SITE WHOSE WORK MAY OVERLAP OR INTERFERE WITH THE WORK SET FORTH IN THE PLAN SET AND SPECIFICATIONS.

5. THE PLANT QUANTITIES WITHIN THE PLANT LIST ARE PROVIDED FOR CONVENIENCE PURPOSES. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL PLANT MATERIAL QUANTITIES AND ALL QUANTITIES FOR SOD, MULCH, ROCK MULCH, FINISH GRADE/BERMING AND PLANTING SOIL, PRIOR TO BIDDING. WHERE CONFLICTS OCCUR BETWEEN PLAN DRAWINGS AND PLANT LIST, THE PLAN DRAWINGS SHALL PREVAIL.

6. CONTRACTOR SHALL SUBMIT UNIT PRICES FOR ALL BID ITEMS.

7. DISCREPANCIES IN DOCUMENTS OR SITE CONDITIONS SHALL BE REPORTED TO THE LANDSCAPE ARCHITECT IN WRITING AT TIME OF BIDDING OR PRIOR TO CONSTRUCTION. NO ACCOUNT SHALL BE MADE AFTER CONTRACT COMPLETION FOR FAILURE TO REPORT SUCH CONDITION OR FOR ERRORS ON THE PART OF THE LANDSCAPE CONTRACTOR AT TIME OF BIDDING (ONLY EXTREMELY PECULIAR AND UNUSUAL CONDITIONS WILL BE CONSIDERED FOR NEGOTIATION).

8. ALL QUESTIONS CONCERNING THIS PLAN SET OR SPECIFICATIONs SHALL BE DIRECTED TO THE LANDSCAPE ARCHITECT.

9. PLANT MATERIALS ARE TO BE BID AS SPECIFIED UNLESS UNAVAILABLE, AT WHICH TIME THE LANDSCAPE ARCHITECT WILL BE NOTIFIED BY TELEPHONE AND IN WRITING OF THE INTENDED CHANGES. THERE SHALL BE NO ADDITIONS, DELETIONS OR SUBSTITUTIONS WITHOUT THE WRITTEN APPROVAL OF THE LANDSCAPE ARCHITECT. CONTRACTOR SHALL SUBMIT UNIT PRICES FOR ALL BID ITEMS.

10. IF ISSUED, WRITTEN SPECIFICATIONS SHALL BE AN INTEGRAL PART OF THIS PLAN SET.

11. THE LANDSCAPE CONTRACTOR SHALL FIELD VERIFY PROPERTY LINE LOCATIONS BEFORE INSTALLATION OF ANY PERIMETER PLANT MATERIAL OR IRRIGATION SYSTEM.

12. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR SECURING ALL NECESSARY APPLICABLE PERMITS AND LICENSES TO PERFORM THE WORK SET FORTH IN THE PLAN SET OR WRITTEN SPECIFICATIONS.

13. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR FULLY MAINTAINING ALL PLANTINGS (INCLUDING, BUT NOT LIMITED TO: WATERING, SPRAYING, MULCHING, FERTILIZING, MOWING, ETC) OF PLANTING AREAS AND LAWNS UNTIL THE WORK IS ACCEPTED IN TOTAL BY THE LANDSCAPE ARCHITECT AND THE OWNER.

14. THE LANDSCAPE CONTRACTOR SHALL COMPLETELY GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF ONE (1) YEAR BEGINNING AT THE DATE OF FINAL ACCEPTANCE. THE LANDSCAPE CONTRACTOR SHALL PROMPTLY MAKE ALL REPLACEMENTS BEFORE OR AT THE END OF THE GUARANTEE PERIOD (AS DIRECTED BY THE OWNER).

Irrigation Design Notes

IT IS THE INTENT OF THE OWNER TO HAVE AN AUTOMATIC, UNDERGROUND IRRIGATION SYSTEM FOR THIS PROJECT. THE SYSTEM IS TO BE EXECUTED THROUGH A QUALIFIED CONTRACTOR AS A DESIGN/BUILD SCOPE OF WORK. THE DESIGN OF THIS SYSTEM MUST, AT A MINIMUM, COMPLY WITH THE FOLLOWING CRITERIA.

1. SYSTEM SHOULD PROVIDE FOR 100% COVERAGE OF ALL PLANTING AREAS WITH HEAD TO HEAD COVERAGE.
2. SYSTEM SHOULD BE DESIGNED FOR MOST EFFICIENT USAGE OF WATER USING BEST MANAGEMENT PRACTICES FOR THE PROTECTION OF WATER RESOURCES IN FLORIDA DEVELOPED BY THE DEPARTMENT OF ENVIRONMENTAL PROTECTION, DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, DEPARTMENT OF COMMUNITY AFFAIRS, WATER MANAGEMENT DISTRICTS, THE UNIVERSITY OF FLORIDA.
3. ALL PROPOSED TREES SHALL EACH HAVE CORRESPONDING BUBBLERS ASSOCIATED WITH IT AS A PART OF THE DESIGN OF THE IRRIGATION SYSTEM.
4. IF THE WATER SOURCE IS FROM A REUSE OR RECLAIMED WATER SUPPLY; SYSTEM SHOULD BE DESIGNED TO MEET ALL REQUIREMENTS FOR AS SET FORTH BY THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION, THE FLORIDA DEPARTMENT OF HEALTH, PLUS ANY ADDITIONAL REQUIREMENTS FOR STATE AND LOCAL MUNICIPALITIES AND ANY WATER MANAGEMENT DISTRICTS.
5. SYSTEM SHOULD BE DESIGNED TO ISOLATE TURF AREAS FROM SHRUB AREAS.
6. SYSTEM SHOULD BE DESIGNED TO ALLOW IRRIGATION TO BE ACCOMPLISHED IN A SIX HOUR PERIOD.
7. SYSTEM SHOULD BE DESIGNED TO MINIMIZE OVERSPRAY ONTO PAVED SURFACES.
8. SYSTEM SHOULD BE DESIGNED TO BE METERED AS STAND ALONE WATER SERVICE.
9. SYSTEM SHOULD BE DESIGNED TO INCLUDE A RAIN SENSOR.
10. SYSTEM SHOULD BE DESIGNED TO INCORPORATE QUICK COUPLER VALVES AT NO MORE THAN 200 FEET ON CENTER.
11. OWNER RESERVES THE RIGHT TO REVIEW THE DESIGN PLACEMENT OF ALL BACKFLOW PREVENTORS, CONTROLLERS AND VALVE BOXES.
12. IRRIGATION PLANS SHOULD BE PREPARED AT A SCALE NO SMALLER THAN 1 INCH = 20 FEET AND SHOULD ACCURATELY, AND CLEARLY, DEPICT THE LOCATION OF ALL POINTS OF CONNECTION, BACKFLOW PREVENTORS, CONTROLLERS, VALVE BOXES, SLEEVES, MAIN LINE (INCLUDING DIA.), LATERAL LINES (INCLUDING DIA.), TURF ROTORS, SPRAY HEADS, DRIP EMITTERS, QUICK COUPLERS AND NOZZLES.

AT THE COMPLETION OF THE PROJECT THE OWNER WILL BE PROVIDED WITH THE FOLLOWING ITEMS AS THEY RELATE TO THE IRRIGATION SYSTEM:

1 -- SET OF DIGITAL AS-BUILT RECORD DRAWINGS AT A SCALE NO SMALLER THAN 1 INCH = 20 FEET.
3 -- SETS OF AS-BUILT RECORD DRAWINGS AT A SCALE NO SMALLER THAN 1 INCH = 20 FEET.
3 -- COPIES OF OWNER'S OPERATIONS AND MAINTENANCE MANUALS.
3 -- COPIES OF RECOMMENDED IRRIGATION SCHEDULE WITH PROPOSED APPLICATION RATES.
6 -- EXTRA SPRAY / ROTOR HEADS FOR EACH TYPE USED ON THE PROJECT.

Landscape Completion Inspection Requirements

1. PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY, THE CONTRACTOR SHALL DOCUMENT THE ACTUAL FIELD INSTALLATION OF THE LANDSCAPE AS OUTLINED BELOW.
2. CERTIFICATION THAT THE INSTALLATION MEETS REQUIREMENTS SHALL BE SIGNED AND SEALED BY THE LANDSCAPE ARCHITECT (MARION COUNTY LDC DIV. 8, SEC. 6.8.12).
3. UPON COMPLETION OF THE INSTALLATION, THE CONTRACTOR SHALL REQUEST AN INSPECTION BY THE DESIGN PROFESSIONAL. A LANDSCAPE AND IRRIGATION AS-BUILT CERTIFICATION SHALL BE SIGNED AND SEALED BY THE DESIGN PROFESSIONAL AND SUBMITTED TO THE COUNTY LANDSCAPE ARCHITECT PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
4. WHEN ACCEPTABLE TO THE COUNTY, THE AS-BUILT PLANS WILL BE APPROVED AND A FINAL INSPECTION AND LANDSCAPE RELEASE WILL BE GRANTED.

DURING CONSTRUCTION, THE CONTRACTOR SHALL DOCUMENT THE ACTUAL FIELD INSTALLATION OF THE LANDSCAPE. THE CONTRACTOR SHALL MARK-UP A COPY OF THE APPROVED DESIGN PLAN AND PROVIDE TO THE LANDSCAPE ARCHITECT FOR APPROVAL A CLEAR AND LEGIBLE DIAGRAM WITH THE FOLLOWING AS-BUILT INFORMATION:

-- INSTALLED PLANT SPECIES AND SIZES
-- INSTALLED PLANT QUANTITIES
-- OTHER INSTALLED MATERIALS DOCUMENTATION

(NOTE PRE-APPROVAL BY THE LANDSCAPE ARCHITECT IS REQUIRED FOR ANY DESIGN CHANGE, INCLUDING PLANT SUBSTITUTIONS, LAYOUT, QUANTITIES, MATERIALS, ETC. -- SEE SPECIFICATIONS)

THE CONTRACTOR SHALL PROVIDE CONFIRMATION THAT THE OWNER HAS RECEIVED:

-- WRITTEN MAINTENANCE, PRUNING, AND FERTILIZER INSTRUCTIONS AND SCHEDULE
-- A COPY OF THE APPROVED AS-BUILT PLAN

Landscape Notes

A. PLANT MATERIAL STANDARDS
-- ALL PLANT MATERIAL USED ON THIS PROJECT SHALL EXCEED THE CLASSIFICATION OF "FLORIDA NO. 1" AS DESCRIBED IN THE LATEST EDITION OF "GRADES AND STANDARDS FOR NURSERY PLANTS", PARTS I AND II, BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES. REFER TO DETAILS FOR FURTHER QUALITY SPECIFICATIONS. ALL QUESTIONS CONCERNING THIS PLAN SET AND/OR SPECIFICATIONS SHALL BE DIRECTED TO THE LANDSCAPE ARCHITECT.
-- ALL PLANT MATERIAL SHALL MEET OR EXCEED SIZE SPECIFICATIONS DEFINED HEREIN. ANY MATERIAL NOT MEETING SPECIFICATIONS SHALL BE REMOVED AND REPLACED AT THE CONTRACTOR'S EXPENSE.
-- THE LANDSCAPE ARCHITECT/OWNER WILL APPROVE THE STAKED LOCATION OF ALL PLANT MATERIAL PRIOR TO INSTALLATION.
-- PLANT MATERIAL IS SUBJECT TO APPROVAL BY LANDSCAPE ARCHITECT AND OWNER, BEFORE, DURING AND AFTER INSTALLATION, AS PER SPECIFICATIONS.
-- ALL SOD SHALL BE 100% SOLID SOD, 99% FREE OF NOXIOUS WEEDS, WITH A TWO (2) INCH THICKNESS OF ROOTS CAPABLE OF HOLDING SAND. SOD SHALL BE FRESHLY CUT WITHIN TWENTY-FOUR (24) HOURS OF LAYING, LAID WITH TIGHTLY-BUTTED JOINTS AND ROLLED. HAND RAKING SHALL BE DONE AS NECESSARY TO ENSURE PROPER EVEN GRADES AND CLEAR SURFACES FOR SOD.
-- ALL SINGLE-TRUNK TREES SHALL BE STRAIGHT TRUNKED WITH ONE CENTRAL LEADER AND FULLY CROWNED.
-- ALL TREES SHALL BE FREE OF OPEN WOUNDS AND WOUND SCARS IN THE CLEAR TRUNK AREA.
-- ALL TREES SHALL HAVE A MINIMUM HEIGHT OF EIGHT (8) TO TEN (10) FEET AND TWO (2) INCHES OF CALIPER.

B. GRADING OF PLANTING BEDS
-- THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR HOLDING FINE GRADING OF PLANTING AREAS TO INSURE AT LEAST 3% POSITIVE DRAINAGE AWAY FROM BUILDINGS AND INTO TURF AREAS, PONDS, STREETS OR OTHER DRAINAGE WAYS. IN ADDITION, THE FINISH MULCH ELEVATION AT THE BUILDINGS SHALL BE AT LEAST 6" BELOW FINISH FLOOR OF THE ADJACENT BUILDINGS. VERIFY THIS CONDITION WITH GENERAL CONTRACTOR PRIOR TO BEGINNING WORK. PARKING LOT ISLANDS SHALL SLOPE AT 3" FROM CENTER OF ISLAND TO CURB. TURF AND PLANTING BEDS SHALL MEET SIDEWALKS AND FLATWORK AT 2" BELOW THE FLATWORK.
-- THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ALL FINAL GRADING OF BERMS, BED AREAS AND SOD AREAS UNTIL FINAL ACCEPTANCE BY THE LANDSCAPE ARCHITECT, BOTH BEFORE AND AFTER LANDSCAPE INSTALLATION HAS BEGUN.

C. BED PREPARATION AND PLANTING
-- LOOSEN SOIL TO A MINIMUM DEPTH OF FOUR (4) INCHES AND REMOVE ALL DEBRIS. REGRADE THE BED TO ITS PRE-PLANTING SUBGRADE. FILL PLANT PIT WITH 50% EXISTING SOIL AND 50% TOPSOIL (SEE BELOW) AND COMPACT SO THAT THE TOP OF ROOT BALL WILL SETTLE 1/8 DEPTH OF ROOT BALL ABOVE FINISH GRADE. SET PLANT AND FILL REMAINDER OF HOLE WITH PLANTING MIX. FERTILIZE EACH PLANT AS RECOMMENDED BY SOIL ANALYSIS. THE LANDSCAPE CONTRACTOR SHALL PROVIDE OWNER WITH A YEARLY FERTILIZATION PROGRAM AS DEFINED BY THE SOIL ANALYSIS. WATER IN THOROUGHLY. RESET ANY PLANTS THAT SETTLE TOO DEEP. REMOVE SPOIL DIRT AND RAKE THE BED TO ITS FINISH GRADING. COVER ALL BED AREAS WITH A 3" DEPTH OF MULCH (SEE PLANT LIST). REMOVE ALL DEBRIS FROM MULCH.

-- NON-CANOPY TREES SHALL NOT BE PLANTED CLOSER THAN TEN (10) FEET FROM OTHER TREES AND CANOPY TREES SHALL NOT BE PLANTED CLOSER THAN 20 - 30 FEET, DEPENDING UPON SPECIES OR UNLESS APPROVED BY THE COUNTY ADMINISTRATOR AND/OR LANDSCAPE ARCHITECT.
-- PLANT MATERIAL THAT EXCEEDS TWENTY-FIVE (25) FEET IN HEIGHT AT MATURITY SHOULD NOT BE PLANTED CLOSER THAN FIFTEEN (15) FEET OF THE VERTICAL PLANE OF AN EXISTING POWER LINE, EXCLUDING SERVICE WIRES.
-- TREES SHALL NOT BE PLANTED CLOSER THAN SEVEN AND ONE HALF (7.5) FEET FROM THE CENTERLINE OF UNDERGROUND UTILITIES.
-- BALLED AND BURLAPPED STRAPPING WIRE AND ANY SYNTHETIC MATERIAL SHALL BE REMOVED PRIOR TO FINAL INSPECTION. WIRE BASKETS SHOULD BE CUT AWAY FROM THE TOP 1/3 OF THE ROOTBALL.
-- MULCH SHALL BE PROVIDED A MINIMUM OF THREE (3) INCHES IN DEPTH AROUND ALL NEWLY PLANTED LANDSCAPE (CYPRESS MULCH IS NOT ALLOWED). SEE PLANT SCHEDULE FOR TYPE OF MULCH.
-- A MULCH RING FOR ALL NEWLY PLANTED TREES SHALL BE PROVIDED AT LEAST FIVE (5) FEET IN DIAMETER. DO NOT MULCH WITHIN SIX (6) INCHES FROM THE TREE TRUNK.
-- PLANT INSTALLATION SHALL NOT PROCEED PRIOR TO THE INSTALLATION AND OPERATION OF THE LANDSCAPE IRRIGATION SYSTEM. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR DAMAGE TO PLANT MATERIAL CAUSED BY INSUFFICIENT WATER.
-- ALL PLANTINGS AND BED LAYOUTS SHALL BE SET AND APPROVED BY OWNER/LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. IF PLANT MATERIAL IS INSTALLED PRIOR TO OWNER/LANDSCAPE ARCHITECT'S APPROVAL, CONTRACTOR WILL BE SUBJECT TO RELOCATING THE MATERIAL AT THE OWNER'S REQUEST AND THE CONTRACTOR'S OWN EXPENSE.
-- ALL DISTURBED AREAS OUTSIDE OF THIS SCOPE TO BE SODDED; REFER TO CIVIL ENGINEERING PLANS FOR DETAILS AND SPECIFICATIONS.

D. TOPSOIL
-- TOPSOIL FOR USE IN PREPARING SOIL MIXTURE FOR BACKFILLING PLANT PITS SHALL BE FERTILE, FRIABLE, AND OF A LOAMY CHARACTER. REASONABLY FREE OF SUBSOIL, CLAY LUMPS, BRUSH WEEDS AND OTHER LITTER, FREE OF ROOTS, STUMPS, STONES LARGER THAN 2- IN ANY DIRECTION, AND OTHER EXTRANEOUS OR TOXIC MATTER HARMFUL TO PLANT GROWTH. IT SHALL CONTAIN THREE (3) TO FIVE (5) PERCENT DECOMPOSED ORGANIC MATTER AND A PH BETWEEN 5.5 AND 7.0 -- SUBMIT SAMPLE AND PH TESTING RESULTS FOR APPROVAL.
-- SOIL IN TREE ISLANDS SHALL HAVE AT LEAST TWELVE (12) INCHES OF SUITABLE SOIL FOR TREE PLANTINGS AND BE VOID OF ANY CONSTRUCTION DEBRIS OR UNSUITABLE MATERIALS.
-- THE GENERAL CONTRACTOR SHALL ENSURE THAT ALL PLANTING ISLANDS, PARKING LOT ISLANDS OR PLANTING AREAS SHALL BE CLEAN OF ALL TRASH, DEBRIS OR OTHER NON-INDIGENOUS MATERIALS TO A DEPTH OF 36" PRIOR TO ANY LANDSCAPE INSTALLATION.
-- FILL FOR ALL PARKING LOT ISLANDS SHALL BE A MIN. OF 3" BELOW TOP OF CURBING AND BE CROWNED TO A MIN. OF 6" ABOVE CURBING AT THE CENTER OF EACH ISLAND.

-- EDGING
-- ALL EDGING SHALL BE AS DESCRIBED IN THE PLANTING DETAILS.
-- MULCHING AND EDGING SHALL BE PER APPROPRIATE NOTES & SPECIFICATIONS.

F. TREE STAKING
-- ALL TREES TO BE STAKED AND GUYED AS SHOWN IN THE DETAILS UNLESS OTHERWISE NOTED.
-- ALL TREES, INCLUDING PALMS, SHALL BE SET VERTICALLY TO THE GROUND OR IF ON SLOPES OR BERMS, SHALL BE SET VERTICALLY TO THE SURROUNDING FLAT TERRAIN.

G. WARRANTY
-- ALL PLANT MATERIAL SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR FROM FINAL ACCEPTANCE BY THE OWNER AND/OR LANDSCAPE ARCHITECT. UNTIL FINAL ACCEPTANCE BY THE OWNER AND/OR LANDSCAPE ARCHITECT, ALL PLANT MATERIAL MUST BE MAINTAINED IN GOOD, LIVING CONDITION. THIS INCLUDES KEEPING BEDS FREE OF DEBRIS AND WEEDS, ALL MECHANICAL MAINTENANCE, FERTILIZATION, CHEMICAL TREATMENTS FOR DISEASE OR INFESTATION AND WATERING. THE LANDSCAPE CONTRACTOR SHALL PROMPTLY MAKE ALL REPLACEMENTS BEFORE OR AT THE END OF THE GUARANTEE PERIOD (AS DIRECTED BY OWNER).
-- THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE ANY AND ALL NECESSARY REPAIRS TO DAMAGE CAUSED BY HIS WORK AT NO ADDITIONAL COST TO THE OWNER OR LANDSCAPE ARCHITECT.
-- CONTRACTOR SHALL BE RESPONSIBLE FOR WARRANTY OF HEALTH OF PLANTS IN ON-SITE SOILS. IF DURING DIGGING, CONTRACTOR DISCOVERS WATER-LOGGED, CLAYEY, COMPACTED OR SIMILARLY POORLY DRAINED SOILS, IT SHOULD BE BROUGHT TO THE ATTENTION OF OWNER/LANDSCAPE ARCHITECT FOR REMEDIAL ACTION.
-- ANY PLANT MATERIAL WHICH DIES, TURNS BROWN OR DEFOLIATES (PRIOR TO TOTAL ACCEPTANCE OF THE WORK) SHALL BE PROMPTLY REMOVED FROM THE SITE & REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, SIZE AND MEETING ALL PLANT LIST SPECIFICATIONS.

Sod Notes

ALL AREAS WITHIN THE LIMITS OF WORK NOT DESIGNATED TO RECEIVE TREES OR SHRUBS; OR NOT OTHERWISE DESIGNATED WITH A SPECIFIC TURF GRASS; SHALL BE SODDED TO MATCH ADJACENT SODDED AREAS. SEE LANDSCAPE PLANS FOR MORE DETAILS.

Mulch Notes

PINE BARK MINI NUGGETS SHALL BE PROVIDED FOR ALL AREAS WITHIN THE LIMITS OF WORK D

SECTION 02950 TREES, SHRUBS, AND GROUND COVER

PART 1 GENERAL

1.01 WORK INCLUDED
A. Trees, shrubs, vines and ground cover as applicable.

B. Topsoil backfill.

C. Staking and guying.

D. Maintenance service.

E. Annuals and perennials planting.

1.02 RELATED WORK
A. Section 02811 – Underground Sprinkler System.

B. Section 02938 – Sodding.

1.03 REFERENCES
A. Standardized Plant Names, 1942 edition, American Joint Committee on Horticulture Nomenclature.

B. American Standard for Nursery Stock (ANSI Z60), latest edition, American Association of Nurserymen.

C. FS O-F-241 – Fertilizer, Mixed, Commercial.

1.04 QUALITY ASSURANCE
A. Perform work with personnel experienced in the work required of this Section under direction of a skilled foreman.

B. Submit sources of plant materials. All materials to have name tags attached. Submit invoice with plant names noted if required.

C. Contractor shall locate all materials and be responsible for conformance with requirements of this Section. All plants not meeting requirements to be rejected.

1.05 DELIVERY, STORAGE, AND HANDLING
A. Move B&B plant materials with solid balls wrapped in burlap. Plants to be lifted only by ball or container.

B. Deliver plant materials immediately prior to placement. Keep plant materials not immediately installed moist and protect from freezing by covering ball or container with mulch.

C. Reject plants when ball or container of earth surrounding roots has been cracked, broken or frozen prepardatory to or during process of planting.

1.06 WARRANTY
A. Warrant all plants to be living, healthy specimens for a period of one year commencing upon date of final acceptance. Warranty period shall terminate only if plants have been in full leaf for 30 days at end of warranty period. Termination of warranty period shall be extended as necessary to comply. All materials to be in vigorous condition at end of warranty period.

B. Immediately remove dead plants and plants not in a vigorous condition and replace as soon as weather conditions permit. Each replacement shall be covered with one year warranty commencing at time of planting.

C. Replacements: Match with adjacent plants of the same species in size and form.

1.07 MAINTENANCE SERVICE
A. Begin maintenance of plant materials immediately after planting and continue until date of final project acceptance.

B. Maintenance shall include measures necessary to establish and maintain plants in a vigorous and healthy growing condition. Include the following:
1. Cultivation and weeding of plant beds and tree pits. When herbicides are used for weed control, apply in accordance with manufacturer's instructions. Remedy damage resulting from use of herbicides.
2. Watering sufficient to maintain optimum moisture level.
3. Pruning, including removal of dead or broken branches, and treatment of prune wounds.
4. Disease and insect control.
5. Maintaining plants in an upright, plumb position, and repair of settling.
6. Maintenance of wrappings, guys, turnbuckles and stakes. Adjust turnbuckles or otherwise keep guy wires tight. Repair or replace accessories when required.

PART 2 PRODUCTS

2.01 MATERIALS
A. Trees, Shrubs, Vines, and Ground Cover: Species and size identified in plant list. Plant materials shall be true to name, in good health, free of disease and insects, excellent in form and in complete conformance with ANSI Z60. All materials to be nursery grown.

B. Topsoil for use in preparing soil mixture for backfilling plant pits shall be fertile, friable, and of a loamy character; reasonably free of subsoil, clay lumps, brush weeds and other litter; free of roots, stumps, stones larger than 2- in any direction, and other extraneous or toxic matter harmful to plant growth. It shall contain three (3) to five (5) percent decomposed organic matter and a ph between 5.5 and 7.0 – submit sample and ph testing results for approval.

C. Mulch: See Plant Schedule. Cypress products are prohibited.

D. Fertilizer: Osmocote 18-6-12. Or Approved Equal.

E. Organic Compost: Supplied by Wild Earth Products – State Line Bark & Mulch Inc. Box 630, Old Dixie Hwy. 121 Fitzgeton, GA 31537 ph. 912-496-2999 fx. 912-496-2998 wildearth1@yahoo.com – Or Approved Equal.

2.02 ACCESSORIES
A. Wrapping Materials: Heavy paper manufactured for tree wrapping purpose.

B. Stakes: Metal Fence posts (Painted Brown) – 6 foot height. Wood (Painted Brown) – All sizes decay resistant.

C. Hardware (cables, wire, eye bolts, and turnbuckles): Noncorrosive; of sufficient strength to withstand wind pressure.

D. Tie straps: Soft polypropylene material equal to ArborTie, by Deep Root Partners, L.P., 31 Langston St., Suite 4, San Francisco, CA, 94103, 1-800-777-7468

PART 3 EXECUTION

3.01 PREPARATION
A. Verify topsoil is ready to receive the work of this Section. All areas to be planted with shrub or ground cover masses to have minimum 6 inch depth of topsoil.

B. Remove all weeds and grasses from planting beds. Bermuda grass, if present, to be exterminated by approved means or all sod removed to 6 inch depth and replaced with topsoil free of bermuda grass.

C. Stake tree locations and place shrubs, vines, and ground covers for review and final orientation by Owner's Representative prior to installation.

D. Outline bed edges for approval prior to installation.

E. Prepare topsoil for shrub and ground cover beds, after removing any vegetation with approved procedure, by tilling 3 inch layer (165 CF per 1000 sq. ft.) of compost into the upper 6 inches of soil.

3.02 INSTALLATION
A. Excavate for plant materials. Tree pits shall be 24 inches greater in diameter than root ball. Circle to be centered on tree and true in form. Slope cut edge to 6" depth and bottom of pit to depth required to accommodate tree rootball. Shrub pits shall be 12 inches greater in diameter than root ball. Topsoil from excavation may be retained for backfill if it is friable and free of rock and clods greater than 2" in dia. Remove all subsoil, rock, and debris from site.

B. Set trees with top of root ball 3 inches above surrounding grade, and other plant materials 2 inches above surrounding grade, after settlement.

C. Remove containers from container-grown stock. Set plants in center of pits and backfill with topsoil in 6 inch layers. Pull away ropes, wires, etc. from the top of the ball.

D. Final 6 inch layer of backfill around trees to consist of 1:1 mixture of organic compost and topsoil.

E. Thoroughly water soil when the hole is half full, and again when full.

F. Apply 1/2 pound fertilizer evenly over cultivated area around each tree and 1 pound per 100 square feet to shrub and ground cover plantings.

G. Evenly spread a 3 inch layer of mulch over tree pits and planting beds. For trees, avoid placing mulch within 6" of tree trunk. For shrubs, avoid placing mulch within 3" of plants main stem.

H. Prune trees and shrubs after planting to improve form and to remove dead and broken branches.

I. Circular area around trees to be mulched and free of vegetation. For trees 2 inch and greater in caliper, area to be 6 feet in diameter. For trees less than 2 inch caliper, area to be 4 feet in diameter. Circle to be centered on tree and true in form.

J. After planting trees, form a 3" diameter ridge of topsoil around edge of excavation to retain water.

3.03 PLANT SUPPORT
A. Brace plants upright and plumb in position by staking and guying as detailed. Guys to be secured to tree with loops as detailed.

3.04 SPECIAL PLANTING
A. Annuals, Seasonal Planting: Prepare soil per requirements for shrubs and ground cover as described in Article 3.01. Refresh annually by incorporating 2 inch layer (165 CF per 1000 SF) of organic compost.
1. Spring Planting should be installed between March and April.
2. Fall Planting should be installed between October and November.
3. Spring or Fall planting time is contingent upon current weather patterns and temperature.

END OF SECTION 02950

Know what's below.
Call before you dig.

SECTION 02938 SODDING

PART 1 GENERAL

1.01 WORK INCLUDED
A. Preparation of planting surface.
B. Fertilizing.

C. Sod installation.

D. Maintenance service.

1.02 RELATED WORK
A. Section 02900 – Trees, Shrubs and Ground Cover.

B. Section 02811 – Underground Sprinkler System.

1.03 REFERENCES
A. Standardized Plant Names, 1942 Edition, American Joint Committee on Horticulture Nomenclature.

B. ASPA (American Sod Producers Association) – Guideline Specifications to Sodding.

C. FSO-F-241 – Fertilizers, Mixed, Commercial.

1.04 DEFINITIONS
A. Weeds: Includes Dandelion, Jimsonweed, Quackgrass, Horsetail, Morning Glory, Rush Grass, Mustard, Lambsquarter, Chickweed, Cress, Crabgrass, Canadian Thistle, Nutgrass, Poison Oak, Blackberry, Tansy Ragwort, Bermuda Grass, Johnson Grass, Poison Ivy, Nut Sedge, Nimble Will, Bindweed, Bent Grass, Wild Garlic, Perennial Sorrel and Brome Grass.

1.05 QUALITY ASSURANCE
A. Sod Producer: Company specializing in sod production and harvesting with a minimum of 5 years experience.

B. Sod: Root development that will support its own weight, without tearing, when suspended vertically by holding the upper two corners.

1.06 REGULATORY REQUIREMENTS
A. Comply with regulatory agencies for fertilizer and herbicide composition.

1.07 TESTS
A. None required.

1.08 MAINTENANCE DATA
A. Submit recommended maintenance procedures to be followed by Owner.

B. Include maintenance instructions, cutting method and maximum grass height; types, application frequency, and recommended coverage of fertilizer.

1.09 DELIVERY, STORAGE, AND HANDLING
A. Deliver sod on pallets. Protect exposed roots from dehydration.

B. Do not deliver more sod than can be laid within 24 hours.

1.010 COORDINATION
A. Coordinate the work of this Section with installation of underground sprinkler system and plant material as applicable.

1.011 MAINTENANCE SERVICE
A. Maintain sod from installation through to date of final acceptance.

PART 2 PRODUCTS
2.01 MATERIALS
A. Sod: Cultivated grass sod; type indicated on Drawings; with strong fibrous root system, free of stones, burned or bare spots, and weeds.

B. Fertilizer: Type recommended for grass; of proportions necessary to eliminate any deficiencies of topsoil as indicated in soils test or otherwise approved.

C. Soil Amendments: Lime, sulphur, or other material recommended by soil test.

D. Water: Clean, fresh, and free of substances or matter which could inhibit vigorous growth of grass.

2.02 HARVESTING
A. Machine cut sod and load on pallets in accordance with ASPA guidelines.

B. Cut sod with minimum 1/2 inch and maximum one inch topsoil base.

PART 3 EXECUTION

3.01 INSPECTION
A. Verify that prepared soil base is ready to receive the work of this Section.

B. Beginning of installation means acceptance of existing site conditions.

3.02 PREPARATION
A. Finish grade areas to be sodded so that the surface is smooth and is approximately 1 inch below adjoining sidewalks and other paved surfaces.

B. Remove all weeds and grasses from areas to be sodded

C. Planting surface shall be made friable by approved method of scarification. Prepared surface shall be floated smooth and free of bumps and depressions. Remove stones and foreign matter over 2 inches in diameter from top 2 inches of sod bed. Plant immediately thereafter, provided the bed has remained in a friable condition and has not become muddy or hard. If it has become hard, till to a friable condition again.

D. Apply fertilizer at the rate of one pound actual Nitrogen per 1000 square feet. Apply fertilizer prior to installation of sod. Apply fertilizer no more than 48 hrs before laying sod.

E. Lightly water to aid the dissipation of fertilizer.

3.03 LAYING SOD
A. Moisten prepared surface immediately prior to laying sod.

B. Lay sod within 24 hours after harvesting to prevent deterioration.

C. Lay sod tight with no open joints visible and no overlapping; stagger end joints 12 inches minimum. Do not stretch or overlap sod pieces.

D. Finished sodding to be smooth and free of bumps and depression. Surface to be flush with adjoining grass areas if any. Place top elevation of sod approximately 1/2 inch below adjoining edging, paving and curbs. Grade planting surface as necessary to accomplish above.

E. Water sodded areas deeply immediately after installation.

3.04 WARRANTY
A. Sodded areas to be vigorously growing at time of final acceptance or if installation occurs during dormancy warranty to extend through first month of following growing season. At conclusion of initial warranty period replace dead or unhealthy sod.

3.05 MAINTENANCE
A. Mow grass at regular intervals to maintain at a maximum height of 3 inches for St. Augustine Grass. Do not cut more than 1/3 of grass blade at any one mowing.

B. Neatly trim edges and hand clip where necessary.

C. Immediately remove clippings after mowing and trimming.

D. Water sufficiently to insure establishment and maintain vigorous appearance.

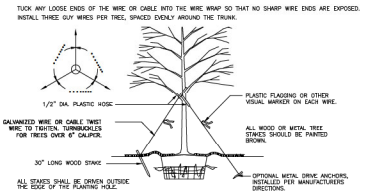
E. Roll and/or topdress surface as needed to remove minor depressions or irregularities.

F. Control growth of weeds. Apply herbicides in accordance with manufacturer's instructions. Remedy damage resulting from improper use of herbicides.

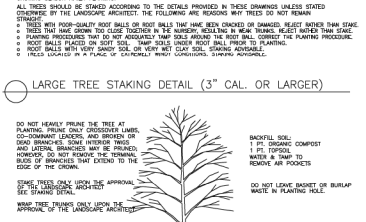
G. Immediately replace sod in areas which show deterioration or bare spots. Any areas that have had topsoil washed away shall be filled to match specified grade with topsoil before resodding.

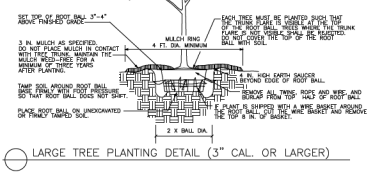
H. Protect sodded areas with warning signs during maintenance period.

END OF SECTION 02938

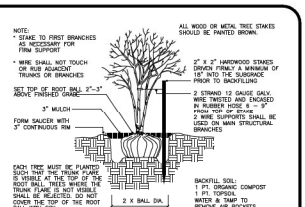


LARGE TREE STAKING DETAIL (3" CAL. OR LARGER)

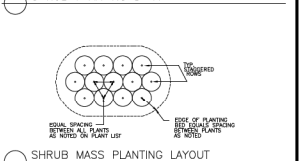




LARGE TREE PLANTING DETAIL (3" CAL. OR LARGER)

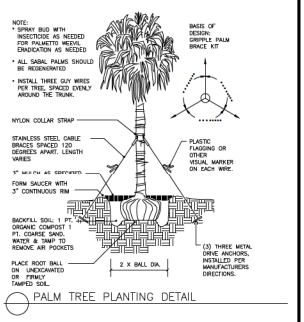


MULTI-TRUNK OR SMALL TREE PLANTING DETAIL



SHRUB PLANTING DETAIL

SHRUB MASS PLANTING LAYOUT



PALM TREE PLANTING DETAIL

REVISIONS

NO.	DATE	DESCRIPTION	BY

THIS DRAWING IS AN INSTRUMENT OF SERVICE AND THE PROPERTY OF BASHAM & LUCAS DESIGN GROUP AND SHALL REMAIN THEIR PROPERTY. THE REPRODUCTION, PUBLICATION OR USE OF THIS DRAWING, IN WHOLE OR IN PART, WITHOUT THE ORIGINAL WRITTEN AUTHORIZATION OF BASHAM & LUCAS IS FORBIDDEN. ANY REPRODUCTION MADE WITHOUT WRITTEN AUTHORIZATION SHALL BE BLACK LINE.

PIONEER RANCH PH 3 &4
at PIONEER RANCH - Marion County, FL
SPORTS COMPLEX
SPECIFICATIONS & DETAILS

prepared for 95th STREET HOLDINGS, LLC

BASHAM & LUCAS DESIGN GROUP, INC.
7645 GATE PARKWAY SUITE 101
JACKSONVILLE, FLORIDA 32256
basham&lucas.com

This document has been digitally signed and sealed. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies to be valid.

DRAWN BY	RES
CHECKED BY	JW
DATE	04-29-25
JOB NO.	24-36

LC2.2
LANDSCAPE CODE

BOUNDARY + TOPOGRAPHIC SURVEY FOR:

ARMSTRONG BROTHERS DEVELOPMENT GROUP, LLC

A PORTION OF SECTIONS 17, 19 AND 20 , TOWNSHIP 16 SOUTH, RANGE 21 EAST
MARION COUNTY, FLORIDA

DESCRIPTION: (AS SURVEYED)

PHASE 2:

A PARCEL OF LAND LYING IN SECTIONS 17, 19, AND 20, TOWNSHIP 16 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF SAID SECTION 20; THENCE ALONG THE NORTH BOUNDARY OF SAID SECTION 20, S.89°37'37"E., 1,320.51 FEET TO THE WEST BOUNDARY OF THE S.E. 1/4 OF THE S.W. 1/4 OF SAID SECTION 17; THENCE DEPARTING SAID NORTH BOUNDARY, ALONG SAID WEST BOUNDARY, N.00°27'33"E., 664.67 FEET TO THE SOUTH BOUNDARY OF SUN COUNTRY ESTATES I AS RECORDED IN PLAT BOOK K, PAGES 90 AND 91 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA ; THENCE DEPARTING SAID WEST BOUNDARY, ALONG SAID SOUTH BOUNDARY, S.89°39'45"E., 1,009.33 FEET TO THE WESTERLY MOST POINT OF JB RANCH SUBDIVISION PHASE 1 AS RECORDED IN PLAT BOOK 11, PAGES 28 THROUGH 30 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE DEPARTING SAID SOUTH BOUNDARY, ALONG THE WESTERLY BOUNDARY OF SAID JB RANCH SUBDIVISION PHASE 1 THE FOLLOWING TEN (10) COURSES: (1.) S.67°29'41"E., 169.56 FEET; (2.) THENCE S.62°51'05"E., 54.32 FEET; (3.) THENCE S.50°54'38"E., 45.50 FEET; (4.) THENCE S.39°27'12"E., 51.38 FEET; (5.) THENCE S.26°10'17"E., 63.00 FEET; (6.) THENCE S.09°39'17"E., 46.41 FEET; (7.) THENCE S.07°01'35"E., 102.76 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 960.00 FEET, A CENTRAL ANGLE OF 43°54'45", AND A CHORD BEARING AND DISTANCE OF S.27°43'31"W., 736.00 FEET; (8.) THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE AND WEST BOUNDARY, A DISTANCE OF 735.33 FEET TO THE END OF SAID CURVE; (9.) THENCE S.49°15'35"E., 125.29 FEET; (10.) THENCE S.00°07'46"W., 166.31 FEET; THENCE DEPARTING SAID WESTERLY BOUNDARY, ALONG THE PROJECTION OF THE NORTHERLY RIGHT OF WAY LINE OF S.W. 95TH STREET ROAD (RIGHT OF WAY WIDTH VARIES) N.89°56'51"W., 113.84 FEET; THENCE ALONG SAID NORTHERLY RIGHT OF WAY LINE THE FOLLOWING TEN (10) COURSES: (1.) S.00°03'09"W., 12.03 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°00'44", AND A CHORD BEARING AND DISTANCE OF S.45°17'45"W., 35.36 FEET; (2.) THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE AND RIGHT OF WAY LINE, A DISTANCE OF 39.26 FEET TO THE END OF SAID CURVE; (3.) THENCE N.89°00'03"W., 1,470.43 FEET; (4.) THENCE N.70°17'11"W., 51.43 FEET; (5.) THENCE N.89°00'25"W., 207.36 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 89°59'35", AND A CHORD BEARING AND DISTANCE OF N.44°55'06"W., 35.35 FEET; (6.) THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE AND RIGHT OF WAY LINE, A DISTANCE OF 39.26 FEET TO THE END OF SAID CURVE; (7.) THENCE N.89°51'15"W., 89.88 FEET; (8.) THENCE S.00°11'14"W., 12.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 89°57'02", AND A CHORD BEARING AND DISTANCE OF S.45°13'37"W., 35.34 FEET; (9.) THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE AND RIGHT OF WAY LINE, A DISTANCE OF 39.25 FEET TO THE END OF SAID CURVE; (10.) THENCE N.89°54'38"W., 572.32 FEET TO THE WESTERLY BOUNDARY OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 5903, PAGE 981 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE DEPARTING SAID NORTHERLY RIGHT OF WAY LINE, ALONG SAID WESTERLY BOUNDARY THE FOLLOWING TWO (2) COURSES: (1.) N.00°27'36"E., 588.75 FEET; (2.) THENCE S.89°51'00"E., 78.51 FEET TO THE POINT OF BEGINNING. SAID LANDS CONTAINING 32.32 ACRES, MORE OR LESS.

LESS AND EXCEPT THE FOLLOWING DESCRIBED LANDS (EXCEPTION PHASE 1 ENTRY)

A PARCEL OF LAND LYING IN SECTION 20, TOWNSHIP 16 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 20; THENCE ALONG THE NORTH BOUNDARY OF SAID SECTION 20, S.89°37'37"E., 1,320.51 FEET TO THE WEST BOUNDARY OF THE S.E. 1/4 OF THE S.W. 1/4 OF SAID SECTION 17; THENCE DEPARTING SAID NORTH BOUNDARY, ALONG SAID WEST BOUNDARY, N.00°27'33"E., 664.67 FEET TO THE SOUTH BOUNDARY OF SUN COUNTRY ESTATES I AS RECORDED IN PLAT BOOK K, PAGES 90 AND 91 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA ; THENCE DEPARTING SAID WEST BOUNDARY, ALONG SAID SOUTH BOUNDARY, S.89°39'45"E., 1,009.33 FEET TO THE WESTERLY MOST POINT OF JB RANCH SUBDIVISION PHASE 1 AS RECORDED IN PLAT BOOK 11, PAGES 28 THROUGH 30 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE DEPARTING SAID SOUTH BOUNDARY, ALONG THE WESTERLY BOUNDARY OF SAID JB RANCH SUBDIVISION PHASE 1 THE FOLLOWING TEN (10) COURSES: (1.) S.67°29'41"E., 169.56 FEET; (2.) THENCE S.62°51'05"E., 54.32 FEET; (3.) THENCE S.50°54'38"E., 45.50 FEET; (4.) THENCE S.39°27'12"E., 51.38 FEET; (5.) THENCE S.26°10'17"E., 63.00 FEET; (6.) THENCE S.09°39'17"E., 46.41 FEET; (7.) THENCE S.07°01'35"E., 102.76 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 960.00 FEET, A CENTRAL ANGLE OF 43°54'45", AND A CHORD BEARING AND DISTANCE OF S.27°43'31"W., 736.00 FEET; (8.) THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE AND WEST BOUNDARY, A DISTANCE OF 735.33 FEET TO THE END OF SAID CURVE; (9.) THENCE S.49°15'35"E., 125.29 FEET; (10.) THENCE S.00°07'46"W., 166.31 FEET; THENCE DEPARTING SAID WESTERLY BOUNDARY, ALONG THE PROJECTION OF THE NORTHERLY RIGHT OF WAY LINE OF S.W. 95TH STREET ROAD (RIGHT OF WAY WIDTH VARIES) N.89°56'51"W., 113.84 FEET; THENCE ALONG SAID NORTHERLY RIGHT OF WAY LINE THE FOLLOWING TEN (10) COURSES: (1.) S.00°03'09"W., 12.03 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°00'44", AND A CHORD BEARING AND DISTANCE OF S.45°17'45"W., 35.36 FEET; (2.) THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE AND RIGHT OF WAY LINE, A DISTANCE OF 39.26 FEET TO THE END OF SAID CURVE; (3.) THENCE N.89°00'03"W., 1,470.43 FEET; (4.) THENCE N.70°17'11"W., 51.43 FEET; (5.) THENCE N.89°00'25"W., 207.36 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 89°59'35", AND A CHORD BEARING AND DISTANCE OF N.44°55'06"W., 35.35 FEET; (6.) THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE AND RIGHT OF WAY LINE, A DISTANCE OF 39.26 FEET TO THE END OF SAID CURVE; (7.) THENCE N.89°51'15"W., 89.88 FEET; (8.) THENCE S.00°11'14"W., 12.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 89°57'02", AND A CHORD BEARING AND DISTANCE OF S.45°13'37"W., 35.34 FEET; (9.) THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE AND RIGHT OF WAY LINE, A DISTANCE OF 39.25 FEET TO THE END OF SAID CURVE; (10.) THENCE N.89°54'38"W., 572.32 FEET TO THE WESTERLY BOUNDARY OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 5903, PAGE 981 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE DEPARTING SAID NORTHERLY RIGHT OF WAY LINE, ALONG SAID WESTERLY BOUNDARY THE FOLLOWING TWO (2) COURSES: (1.) N.00°27'36"E., 588.75 FEET; (2.) THENCE S.89°51'00"E., 78.51 FEET TO THE POINT OF BEGINNING. SAID LANDS CONTAINING 32.32 ACRES, MORE OR LESS.

AND

PHASE 3:

A PARCEL OF LAND LYING IN SECTIONS 19 AND 20, TOWNSHIP 16 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST 1/4 CORNER OF SAID SECTION 20; THENCE ALONG THE WEST BOUNDARY OF THE NORTHWEST 1/4 OF SAID SECTION 20, N.00°25'09"E., 1,351.15 FEET TO A POINT 25.00 FEET NORTH OF THE SOUTH BOUNDARY OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 19; THENCE ALONG A LINE 25 NORTH OF AND PARALLEL WITH SAID SOUTH BOUNDARY N.89°39'07"W., 3,335.54 FEET; THENCE DEPARTING SAID PARALLEL LINE, N.47°13'16"E., 997.88 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF S.W. 95TH STREET ROAD (RIGHT OF WAY WIDTH VARIES), BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 960.00 FEET, A CENTRAL ANGLE OF 31°41'01", AND A CHORD BEARING AND DISTANCE OF S.74°01'33"E., 524.13 FEET; THENCE ALONG THE SOUTHERLY AND WESTERLY RIGHT OF WAY LINE OF SAID S.W. 95TH STREET ROAD THE FOLLOWING (22) TWENTY-TWO COURSES: (1.) THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AND RIGHT OF WAY LINE, A DISTANCE OF 530.83 FEET TO THE END OF SAID CURVE; (2.) THENCE S.89°43'29"E., 815.65 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 89°57'35", AND A CHORD BEARING AND DISTANCE OF S.44°57'27"E., 35.34 FEET; (3.) THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AND RIGHT OF WAY LINE, A DISTANCE OF 39.25 FEET TO THE END OF SAID CURVE; (4.) THENCE S.89°53'37"E., 79.93 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 89°58'46", AND A CHORD BEARING AND DISTANCE OF N.45°08'16"E., 35.35 FEET; (5.) THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE AND RIGHT OF WAY LINE, A DISTANCE OF 39.27 FEET TO THE END OF SAID CURVE; (6.) THENCE S.89°49'53"E., 1,938.08 FEET; (7.) THENCE S.39°23'12"E., 51.38 FEET; (8.) THENCE S.80°46'54"E., 207.41 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 87°40'41", AND A CHORD BEARING AND DISTANCE OF S.44°23'05"E., 34.63 FEET; (9.) THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AND RIGHT OF WAY LINE, A DISTANCE OF 38.26 FEET TO THE END OF SAID CURVE; (10.) THENCE S.89°40'18"E., 90.76 FEET; (11.) THENCE N.00°00'35"E., 11.94 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°16'48", AND A CHORD BEARING AND DISTANCE OF N.44°55'45"E., 35.44 FEET; (12.) THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE AND RIGHT OF WAY LINE, A DISTANCE OF 39.39 FEET TO THE END OF SAID CURVE; (13.) THENCE S.89°49'58"E., 1,466.60 FEET; (14.) THENCE S.76°39'31"E., 51.41 FEET; (15.) THENCE S.89°49'58"E., 200.94 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 89°57'07", AND A CHORD BEARING AND DISTANCE OF S.44°53'37"E., 35.34 FEET; (16.) THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AND RIGHT OF WAY LINE, A DISTANCE OF 39.25 FEET TO THE END OF SAID CURVE; (17.) THENCE S.89°49'15"E., 99.89 FEET; (18.) THENCE N.00°08'18"E., 12.06 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°03'01", AND A CHORD BEARING AND DISTANCE OF N.45°57'39"E., 35.37 FEET; (19.) THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE AND RIGHT OF WAY LINE, A DISTANCE OF 39.29 FEET TO THE END OF SAID CURVE; (20.) THENCE S.89°50'05"E., 191.12 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 840.60 FEET, A CENTRAL ANGLE OF 6°00'08", AND A CHORD BEARING AND DISTANCE OF S.86°50'16"E., 87.29 FEET; (21.) THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AND RIGHT OF WAY LINE, A DISTANCE OF 87.33 FEET TO A POINT OF TANGENCY; (22.) THENCE S.29°47'13"E., 115.41 FEET. THENCE DEPARTING SAID SOUTHERLY AND WESTERLY RIGHT OF WAY LINE, ALONG THE NORTH BOUNDARY OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 20, S.89°53'20"W., 882.33 FEET TO THE NORTHEAST CORNER OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 20; THENCE ALONG THE NORTH BOUNDARY OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 20, S.89°54'12"W., 164.74 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 1,030.00 FEET, A CENTRAL ANGLE OF 29°13'26", AND A CHORD BEARING AND DISTANCE OF S.70°03'37"W., 519.68 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 525.35 FEET TO THE END OF SAID CURVE; THENCE S.05°23'01"W., 847.86 FEET TO THE SOUTHERLY BOUNDARY OF LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 5903, PAGE 981 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE ALONG SAID SOUTHERLY BOUNDARY, N.89°53'46"W., 2,188.20 FEET TO THE SOUTHWESTERLY CORNER OF SAID LANDS; THENCE DEPARTING SAID SOUTHERLY BOUNDARY, ALONG THE WESTERLY BOUNDARY OF SAID LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 5903, PAGE 981, N.00°25'40"E., 1,325.88 FEET; THENCE DEPARTING SAID WESTERLY BOUNDARY N.89.34'43"W., 23.16 FEET TO THE POINT OF BEGINNING.

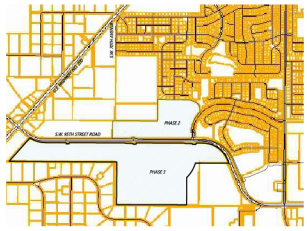
LESS AND EXCEPT THE FOLLOWING DESCRIBED LANDS: (EXCEPTION PHASE 3 LIFT STATION)

LESS AND EXCEPT LIFT STATION SITE DEEDED TO MARION COUNTY IN OFFICIAL RECORDS BOOK 5004, PAGE 1720 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

SAID LANDS CONTAINING 155.48 ACRES, MORE OR LESS.

VICINITY MAP:

NOT AT SCALE



SHEET 1 OF 5
ONE IS NOT COMPLETE WITHOUT THE OTHERS

SHEET INDEX	
SHEET	CONTENTS
1	DESCRIPTION, NOTES, LEGEND, SURVEYOR'S CERTIFICATION
2	OVERALL BOUNDARY, TITLE COMMITMENT B-2 ITEMS
3	PHASE 2 TOPOGRAPHY, TREES & FLOOD ZONE DELINEATION
4	DETAILS OF S.W. 95TH STREET ROAD
5	DETAILS OF S.W. 95TH PLACE ROAD

UTILITY CONTACTS:

FIBER, TELEPHONE	CENTURYLINK CONTACT:THOMAS STRUMER 855-742-6062
RAW WATER, RECLAIMED WATER, SEWER, WATER	MARION COUNTY UTILITIES CONTACT: JOSH KRAMER 352-438-2363
CATV	CHARTER COMMUNICATIONS CONTACT: LOGIC DISPATCH 855-779-3140
CATV	CITCO MOBILE CONTACT:RHONDA WINN 352-304-2103
ELECTRIC	SUMTER ELECTRIC COOPERATIVE INC CONTACT:MARK A. HERVEY 352-793-3801 EXT. 8872

ZONING DATA:

PER MARION COUNTY INTERACTIVE MAP:
PLANNED UNIT DEVELOPMENT (PUD)

PROPERTY DATA:

PORTION OF PARCEL ID 35700-000-00
OWNER: JB RANCH PARTNERS, LLC

NOTES CORRESPONDING TO SCHEDULE B-II ITEMS:

ABSTRACT INFORMATION WAS PROVIDED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, ORDER NO. 9190439, ISSUING OFFICE FILE NUMBER JB/ARMSTRONG HOMES, BEARING A COMMITMENT DATE OF JANUARY 27TH, 2021. THE FOLLOWING SCHEDULE B-II ITEMS ARE NOTED RELATIVE TO PARCEL:

ITEM 4: EASEMENT IN FAVOR OF FLORIDA POWER CORPORATION AS RECORDED IN DEED BOOK 264, PAGE 292 - SAID DOCUMENT IS DATED PRIOR TO ONLINE AVAILABILITY AND WAS NOT FURNISHED TO THIS FIRM.
ITEM 5: EASEMENT IN FAVOR OF SUMTER ELECTRIC COOPERATIVE AS RECORDED IN OFFICIAL RECORDS BOOK 267, PAGE 425 - AFFECTS SUBJECT PARCEL AND IS DEPICTED HEREON. (PARCEL 1 AND PARCEL 2)
ITEM 6: EASEMENT IN FAVOR OF SUMTER ELECTRIC COOPERATIVE AS RECORDED IN OFFICIAL RECORDS BOOK 480, PAGE 425 - AFFECTS SUBJECT PARCEL IS BLANKET IN NATURE, CONTAINING NO SPECIFIC LOCATION AND IS NOT DEPICTED HEREON. (PARCEL 1 AND PARCEL 2)
ITEM 7: EASEMENT IN FAVOR OF FLORIDA POWER CORPORATION AS RECORDED IN OFFICIAL RECORDS BOOK 1921, PAGE 1770 - AFFECTS SUBJECT PROPERTY AND IS DEPICTED HEREON. (PARCEL 2)
ITEM 8: DEVELOPER'S AGREEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 3991, PAGE 1007 AFFECTS SUBJECT PROPERTY, IS NOT A SURVEY RELATED ITEM, DOES NOT CONTAIN ANY PLOTTABLE ITEMS AND IS NOT DEPICTED HEREON. (PARCEL 1 AND PARCEL 2)
ITEM 9: WATER AND WASTEWATER SYSTEM STANDARD DEVELOPER'S SERVICE AGREEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 4387, PAGE 1813 AFFECTS SUBJECT PROPERTY, IS NOT A SURVEY RELATED ITEM, DOES NOT CONTAIN ANY PLOTTABLE ITEMS AND IS NOT DEPICTED HEREON. (PARCEL 1 AND PARCEL 2)
ITEM 10: MASTER STORMWATER EASEMENT AGREEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 4790, PAGE 67 AFFECTS SUBJECT PROPERTY AND IS DEPICTED HEREON. (PARCEL 1 AND PARCEL 2)
ITEM 11: FIRST AMENDMENT TO AGREEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 5094, PAGE 1837 AFFECTS SUBJECT PROPERTY, IS NOT A SURVEY RELATED ITEM, DOES NOT CONTAIN ANY PLOTTABLE ITEMS AND IS NOT DEPICTED HEREON. (PARCEL 1 AND PARCEL 2)
ITEM 12: EASEMENT IN FAVOR OF BRIGHT HOUSE NETWORKS AS RECORDED IN OFFICIAL RECORDS BOOK 5374, PAGE 225 AFFECTS SUBJECT PROPERTY, IS BLANKET IN NATURE, CONTAINING NO SPECIFIC LOCATION AND IS NOT DEPICTED HEREON. (PARCEL 1 AND PARCEL 2)

NOTES:

1. DATE OF BOUNDARY FIELD SURVEY: MAY 27, 2021. DATE OF TOPO FIELD SURVEY: JULY 15, 2021.
2. SUBJECT TO RIGHTS OF WAY, RESTRICTIONS, EASEMENTS AND RESERVATIONS OF RECORD THAT ARE NOT SHOWN IN THE PROVIDED PER TITLE COMMITMENT ORDER NO. 9190439L, ISSUED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, BEARING AN EFFECTIVE DATE OF JANUARY 27, 2021. PUBLIC RECORDS NOT SEARCHED BY JCH CONSULTING GROUP, INC.
3. UNLESS OTHERWISE SHOWN, UNDERGROUND IMPROVEMENTS NOT LOCATED.
4. THERE IS NO OBSERVED EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP, OR SANITARY LANDFILL.
5. BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM OF 1983 (NAD 83), WITH 2011 ADJUSTMENT AS DERIVED FROM THE FLORIDA DEPARTMENT OF TRANSPORTATION VIRTUAL REFERENCE STATION NETWORK.
6. ORIENTATION FOR THE IMPROVEMENTS SHOWN HEREON SHOULD NOT BE USED TO RECONSTRUCT BOUNDARY LINES.
7. ADDITIONS OR DELETIONS TO SURVEY MAPS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OF PARTIES.
8. THIS SURVEY DEPICTS THE PROPERTY AS IT EXISTED ON THE SURVEY DATE, NOT NECESSARILY THE SIGNATURE DATE.
9. THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE BENEFIT OF THE PARTY(ES) NAMED HEREON, AND SHALL NOT BE DUPLICATED OR RELIED UPON BY ANY OTHER INDIVIDUAL OR ENTITY WITHOUT AUTHORIZATION FROM JCH CONSULTING GROUP, INC.
10. VERTICAL DATUM IS BASED ON NATIONAL GEODETIC SURVEY CONTROL POINT H 593, ELEVATION 57.57' (NAVD 1988).
11. UNDERGROUND UTILITIES AND LOT LINES DEPICTED HEREON ARE BASED ON IMPROVEMENT PLANS FOR JB RANCH AND MARION COUNTY DATA FOR S.W. 95TH STREET ROAD PLANS. JCH CONSULTING GROUP, INC HAS NOT VERIFIED.
12. UNDERGROUND FIBER OPTIC LINE IS APPROXIMATE, NOT FIELD VERIFIED.
13. INFORMATION ALONG S.W. 95TH STREET ROAD AS SHOWN HEREON IS BASED ON "SW 95TH STREET ROAD (PHASE 1) AS BUILT (FROM SR 200 TO SW 60TH AVE)" PREPARED FOR MARION COUNTY UTILITIES DEPARTMENT – PREPARED BY CIVIL-TECH CONSULTING ENGINEERS, INC., CTE NUMBER 04212
13. INFORMATION ALONG S.W. 89TH PLACE ROAD AS SHOWN HEREON IS BASED ON "P.U.D. CONSTRUCTION PLANS PHASE 1 FOR JB RANCH SUBDIVISION", PREPARED BY FARNER, BARLEY & ASSOCIATES, INC., PROJECT NO. 051002.0000 SHEETS 33 & 34 OF 52, DATED MARCH 2006. INFORMATION HAS NOT BEEN VERIFIED BY JCH CONSULTING GROUP, INC.

LEGEND AND ABBREVIATIONS:

±	MORE OR LESS
El.	ELEVATION
LB	LICENSED BUSINESS
NO.	NUMBER
LS	LAND SURVEYOR
I.D.	IDENTIFICATION
ROW	RAILROAD RIGHTS-OF-WAY
℄	CENTERLINE
R	RADIUS
L	ARC LENGTH
Δ	DELTA (CENTRAL ANGLE)
(F)	FIELD MEASURE
(P)	PLAT MEASURE
(D)	DEED MEASURE
(C)	CALCULATED MEASURE
C.D.	CHORD LENGTH
C.B.	CHORD BEARING
P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING
FEMA	FEDERAL EMERGENCY MANAGEMENT AGENCY
DIP	DUCTILE IRON PIPE
PVC	POLYVINYL CHLORIDE
CMP	CORRUGATED METAL PIPE
RCP	REINFORCED CONCRETE PIPE
HDPE	HIGH DENSITY POLYETHYLENE
NAVD	NORTH AMERICAN VERTICAL DATUM
NGVD	NATIONAL GEODETIC VERTICAL DATUM
WRA	WATER RETENTION AREA
PG(S)	PAGE(S)
R/W	RIGHT OF WAY
COR	CERTIFIED CORNER RECORD
RLS	REGISTERED LAND SURVEYOR
	BENCHMARK
CM	CONCRETE MONUMENT
IRC	IRON ROD AND CAP
INV	INVERT
	HYDR TYPE
	CURB INLET GRATE
	CATCH BASIN
	STORM MANHOLE
	MITERED END SECTION
	SANITARY MANHOLE
	SANITARY CLEANOUT
	ELECTRIC MANHOLE
	ELECTRIC METER
	ELECTRIC BOX
	ELECTRIC CLEANOUT 6"
	CABLE TELEVISION RISER BOX
	TELEPHONE RISER BOX
	WATER MANHOLE
	BELL
	IRRIGATION CONTROL VALVE
	WATER METER
	WATER VALVE
	FIRE HYDRANT
	UTILITY RISER
	SIGN
	BOLLARD
	FLAG POLE
	MAILBOX
	AIR CONDITIONER PAD
	CORRESPONDING B-II NOTES
	BACK FLOW PREVENTER
	GAS VALVE
	GAS METER
	GAS LINE MARKER
	CONCRETE UTILITY POLE
	METAL UTILITY POLE
	WOOD UTILITY POLE
	UTILITY POLE GUY ANCHOR
	LIGHT POLE
	SPOT/GROUND LIGHT
	ELECTRIC TRANSFORMER
	ELECTRIC VAULT
	FOUND 5/8" IRON ROD & CAP (LB 696)
	FOUND 4"x4" CONCRETE MONUMENT (AS NOTED)
	FOUND OCTAGONAL MONUMENT (AS NOTED)
	FENCE LINE AS NOTED
	APPROXIMATE TOP OF BANK
	APPROXIMATE TOE OF SLOPE
	EXISTING CONTOUR
	UNDERGROUND FIBER OPTIC
	UNDERGROUND SANITARY SEWER
	UNDERGROUND FORCE MAIN
	UNDERGROUND WATER LINE
	OVERHEAD UTILITY
	UNDERGROUND ELECTRIC LINE
	UNDERGROUND STORM /DRAINAGE

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THIS SURVEY MEETS THE APPLICABLE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J17.050-.052, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

CHRISTOPHER J. HOWSON — DATE
FLORIDA LICENSED SURVEYOR & MAPPER NO. 6553

THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

(CERTIFICATE OF AUTHORIZATION NO. LB 8071)

CERTIFIED TO:

1. ARMSTRONG BROTHERS DEVELOPMENT GROUP, LLC, A DELAWARE LIMITED LIABILITY COMPANY
2. JB-PLUS HOMES, A FLORIDA CORPORATION
3. JB RANCH PARTNERS, LLC
4. 95TH STREET HOLDINGS, LLC, A DELAWARE LIMITED LIABILITY COMPANY
5. FIDELITY LAND, LLC, A FLORIDA LIMITED LIABILITY COMPANY
6. MERIDIAN PARTNERS LAW, P.A.
7. FIDELITY NATIONAL TITLE INSURANCE COMPANY
8. GILLIGAN, GOODING, BATTEN, ANDERSON & PHELAN, P.A.

FLOOD CERTIFICATION:

PROPERTY LIES IN FLOOD ZONE "X" – AN AREA OF MINIMAL FLOODING AND "AE" – AN AREA OF FLOOD HAZARD PER THE FLOOD INSURANCE RATE MAP NUMBER 12083C0710G, EFFECTIVE APRIL 19, 2017.

COPYRIGHT © OCTOBER, 2021

NO.	REVISIONS	BY	DATE
1	ADD TOPO FOR PHASE 2	KJJ	10/15/21

DRAWN: C.J.H.
TOPO: K.J.J.
REVISED:
CHECKED: C.J.H.
APPROVED: C.J.H.
SCALE:

JCH CONSULTING GROUP, INC.
PLANNING • ENVIRONMENTAL • GIS
9428 BAYMEADOWS ROAD, SUITE 148
JACKSONVILLE, FLORIDA 32256
904.730.7815 • FAX 904.730.7817
WWW.JCHGROUP.NET

BOUNDARY & TOPOGRAPHIC SURVEY FOR: ARMSTRONG BROTHERS DEVELOPMENT GROUP, LLC

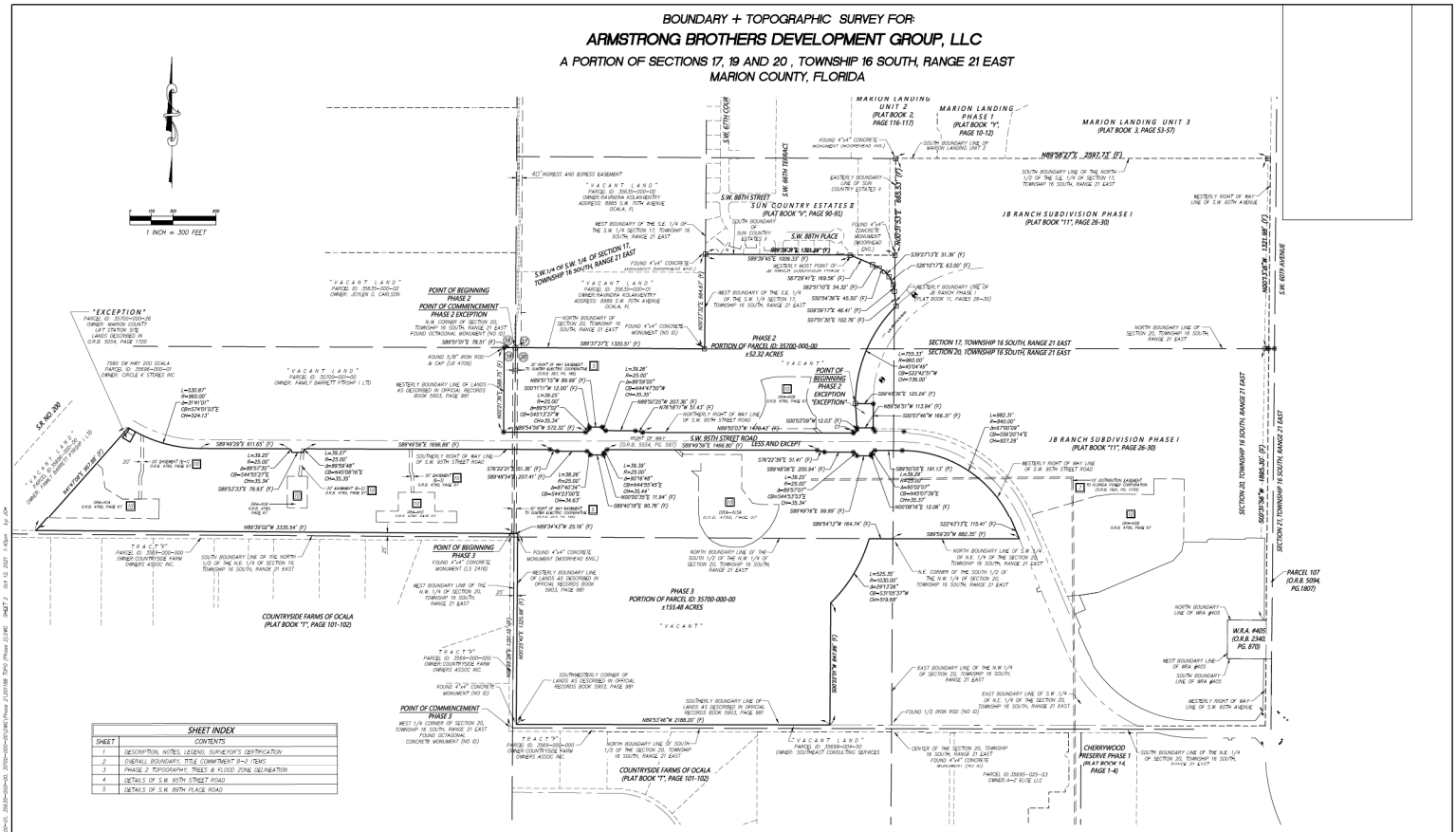
REFERENCES: F.B. 21-03-70 — FILE: JB RANCH

J.O.# 2011-00
DWG.# 2011BRTOPOPH2
SHT 1 OF 5

BOUNDARY + TOPOGRAPHIC SURVEY FOR:

ARMSTRONG BROTHERS DEVELOPMENT GROUP, LLC

A PORTION OF SECTIONS 17, 19 AND 20 , TOWNSHIP 16 SOUTH, RANGE 21 EAST
MARION COUNTY, FLORIDA



SHEET INDEX	
SHEET	CONTENTS
1	DESCRIPTION, NOTES, LEGEND, SURVEYOR'S CERTIFICATION
2	OVERALL BOUNDARY, TITLE COMMITMENT B-2 ITEMS
3	PHASE 2 TOPOGRAPHY, TREES & FLOOD ZONE DELINEATION
4	DETAILS OF S.W. 95TH STREET ROAD
5	DETAILS OF S.W. 88TH PLACE ROAD

SHEET 2 OF 5
ONE IS NOT COMPLETE WITHOUT THE OTHERS

SEE SHEET 1 OF 5 FOR DESCRIPTION, NOTES, LEGEND, SURVEYOR'S CERTIFICATION, ETC.

REVISIONS				
FB/PG	DATE	DRAWN	REVISION	CKD
21-03	10/7/21	H.J.	ADD PHASE 2 TOPOGRAPHY	C.H

JCH
CONSULTING GROUP, INC.
LAND DEVELOPMENT • SURVEYING & MAPPING
PLANNING • ENVIRONMENTAL • G.I.S.
426 SW 15TH STREET, OCALA, FLORIDA 34471
PHONE (352) 854-1483 FAX (866) 273-4335 www.JCHgroup.com
CERTIFICATE OF AUTHORIZATION - L.B. 8071

LOCATED IN SECTIONS 17, 19 & 20, TOWNSHIP 16 SOUTH, RANGE 21 EAST
MARION COUNTY, FLORIDA

BOUNDARY & TOPOGRAPHIC SURVEY
-FOR-
ARMSTRONG BROTHERS DEVELOPMENT GROUP, LLC

FB/PG	FIELD DATE	JOB NO.
21-03-65	05/27/21	20118BTOPOPH3

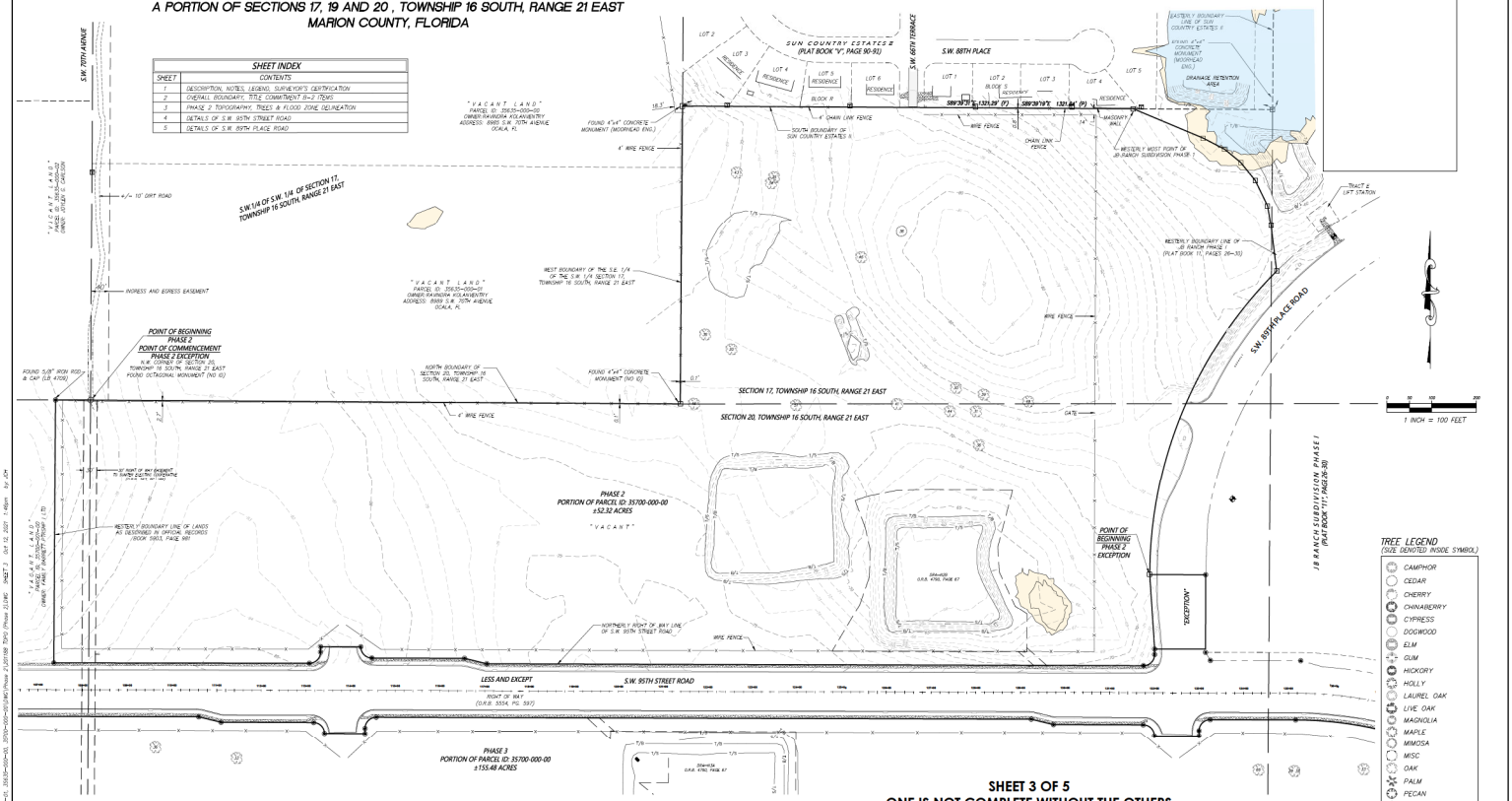
DRAWING DATE	BY	APPROVED	SCALE
06/02/21	M.A.	C.H	1" = 300'

BOUNDARY + TOPOGRAPHIC SURVEY FOR:

ARMSTRONG BROTHERS DEVELOPMENT GROUP, LLC

A PORTION OF SECTIONS 17, 19 AND 20 , TOWNSHIP 16 SOUTH, RANGE 21 EAST
MARION COUNTY, FLORIDA

SHEET INDEX	
SHEET	CONTENTS
1	DESCRIPTION, NOTES, LEGEND, SURVEYOR'S CERTIFICATION
2	OVERALL BOUNDARY, TITLE COMMITMENT B-2 ITEMS
3	PHASE 2 TOPOGRAPHY, TREES & FLOOD ZONE DELINEATION
4	DETAILS OF S.W. 95TH STREET ROAD
5	DETAILS OF S.W. 89TH PLACE ROAD



SEE SHEETS 4 & 5 FOR BENCHMARKS

SHEET 3 OF 5
ONE IS NOT COMPLETE WITHOUT THE OTHERS

SEE SHEET 1 OF 5 FOR DESCRIPTION, NOTES, LEGEND, SURVEYOR'S CERTIFICATION, ETC.

TREE LEGEND
(SIZE DENOTED INSIDE SYMBOL)

- CAMPHOR
- CEDAR
- CHERRY
- CHINABERRY
- CYPRESS
- DOGWOOD
- ELM
- GUM
- HICKORY
- HOLLY
- LAUREL OAK
- LIVE OAK
- MAGNOLIA
- MAPLE
- MIMOSA
- MISC
- OAK
- PALM
- PECAN
- PINE TREE
- SUGAR HACKBERRY
- SYCAMORE

REVISIONS				
FB/PG	DATE	DRAWN	REVISION	CKD
21-03	10/07/21	H.L.	ADD PHASE 3 TOPOGRAPHY	C.H

JCH
CONSULTING GROUP, INC.
LAND DEVELOPMENT • SURVEYING & MAPPING
PLANNING • ENVIRONMENTAL • G.I.S.
426 SW 15TH STREET, OCALA, FLORIDA 34471
PHONE (352) 401-1483 FAX (866) 273-0355 www.JCHgroup.com
CERTIFICATE OF AUTHORIZATION - L.B. 8071

LOCATED IN SECTIONS 17, 19 & 20,
TOWNSHIP 16
SOUTH, RANGE 21 EAST

MARION COUNTY, FLORIDA

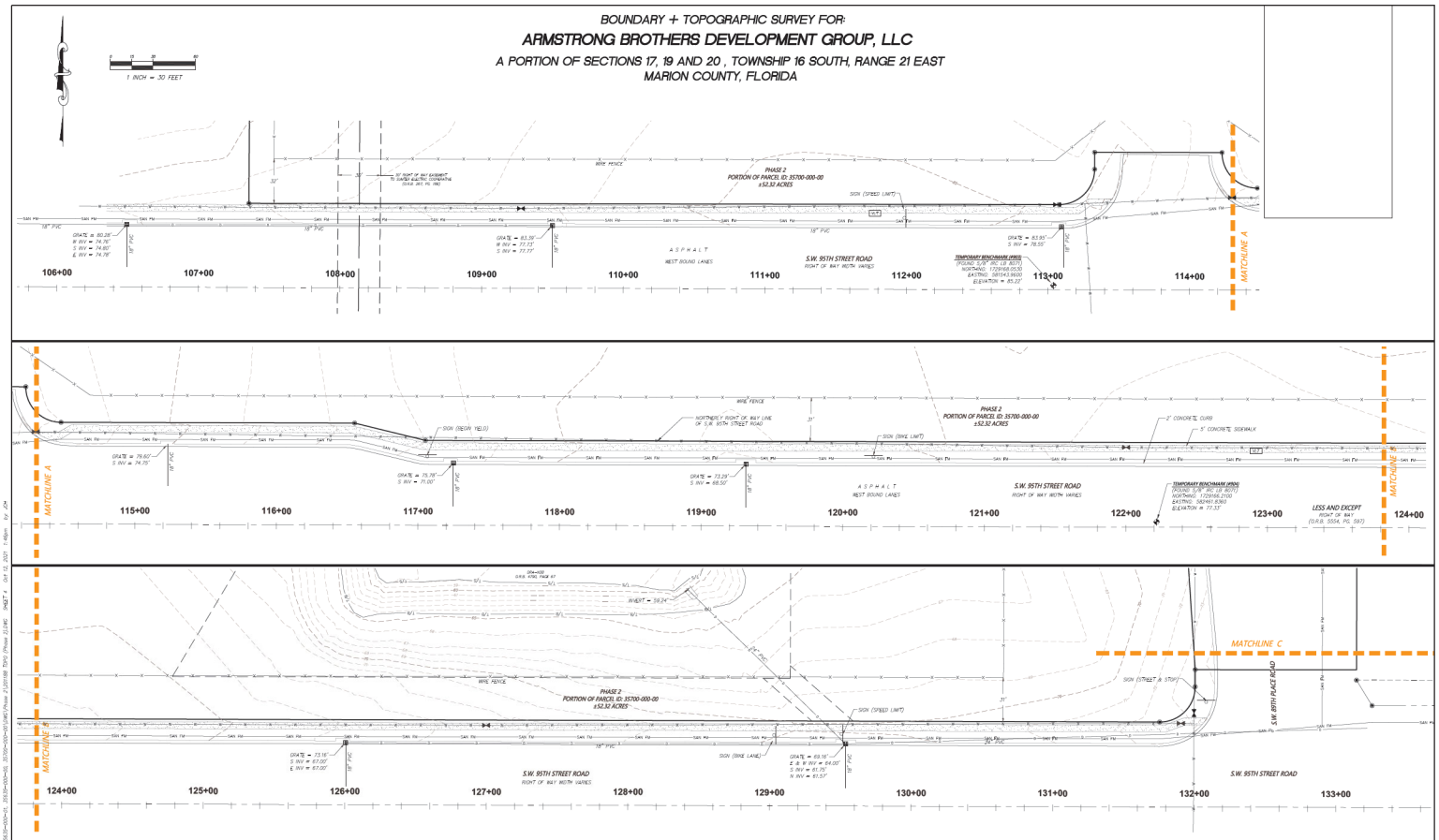
BOUNDARY & TOPOGRAPHIC SURVEY
-FOR-
ARMSTRONG BROTHERS DEVELOPMENT
GROUP, LLC

FB/PG	FIELD DATE	JOB NO.
21-03-65	05/27/21	2011BBTOPOPH2
DRAWING DATE	BY / APPROVED	SCALE
06/02/21	M.A. / C.H	1" = 100'

BOUNDARY + TOPOGRAPHIC SURVEY FOR:

ARMSTRONG BROTHERS DEVELOPMENT GROUP, LLC

A PORTION OF SECTIONS 17, 19 AND 20 , TOWNSHIP 16 SOUTH, RANGE 21 EAST
MARION COUNTY, FLORIDA



SHEET 4 OF 5
ONE IS NOT COMPLETE WITHOUT THE OTHERS

SEE SHEET 1 OF 5 FOR DESCRIPTION, NOTES, LEGEND, SURVEYOR'S CERTIFICATION, ETC.

REVISIONS

FB/PG	DATE	DRAWN	REVISION	CKD
21-03	10/07/21	H.L.	ADD PHASE 2 TOPOGRAPHY	C.H

JCH
CONSULTING GROUP, INC.
LAND DEVELOPMENT • SURVEYING & MAPPING
PLANNING • ENVIRONMENTAL • G.I.S.
420 SW 15TH STREET, OCALA, FLORIDA 34471
PHONE (352) 401-1483 FAX (888) 270-8183 www.JCHcg.com
CERTIFICATE OF AUTHORIZATION - LB 8071

LOCATED IN SECTIONS 17, 19 & 20, TOWNSHIP 16 SOUTH, RANGE 21 EAST

MARION COUNTY, FLORIDA

BOUNDARY & TOPOGRAPHIC SURVEY
–FOR–
ARMSTRONG BROTHERS DEVELOPMENT GROUP, LLC

FB/PG	FIELD DATE	JOB NO.
21-03-65	05/27/21	201188TOPOPH2

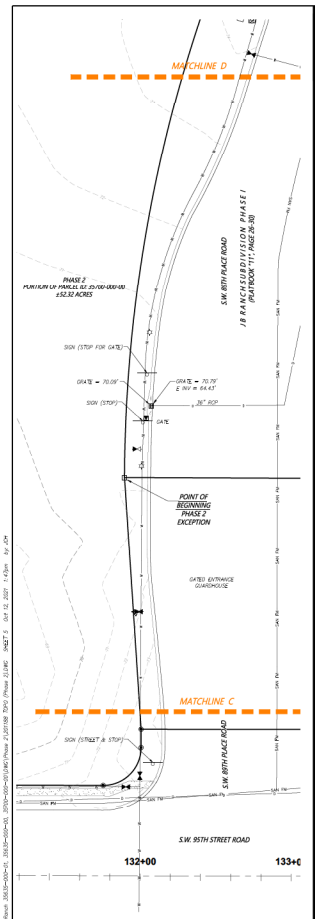
DRAWING DATE	BY	APPROVED	SCALE
08/02/21	M.A.	C.H	1" = 30'

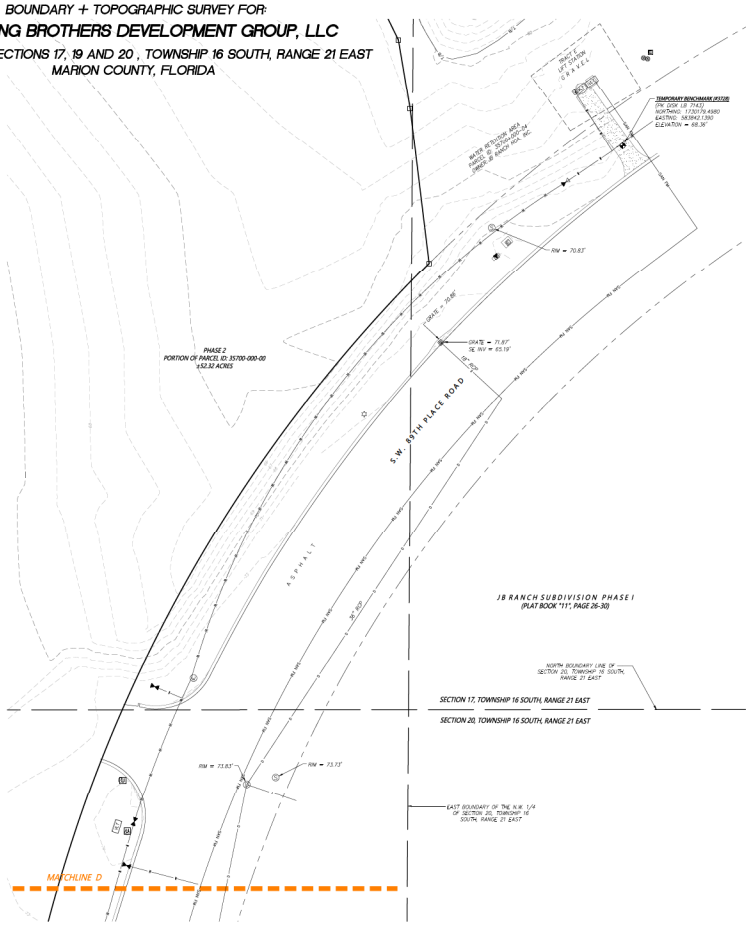
Drawing name: Z:\Projects\201188 AB Ranch 35600-000-00, 35700-000-00\DWG\Phase 2\201188 TOPO (Phase 2).DWG SHEET 4 Oct 12, 2021 1:48pm by JCH

BOUNDARY + TOPOGRAPHIC SURVEY FOR:

ARMSTRONG BROTHERS DEVELOPMENT GROUP, LLC

A PORTION OF SECTIONS 17, 19 AND 20 , TOWNSHIP 16 SOUTH, RANGE 21 EAST
MARION COUNTY, FLORIDA





SHEET INDEX	
SHEET	CONTENTS
1	DESCRIPTION, NOTES, LEGEND, SURVEYOR'S CERTIFICATION
2	OVERALL BOUNDARY, TITLE COMMITMENT B-2 ITEMS
3	PHASE 2 TOPOGRAPHY, TREES & FLOOD ZONE DELINEATION
4	DETAILS OF S.W. 95TH STREET ROAD
5	DETAILS OF S.W. 85TH PLACE ROAD

SHEET 5 OF 5
ONE IS NOT COMPLETE WITHOUT THE OTHERS

SEE SHEET 1 OF 5 FOR DESCRIPTION, NOTES, LEGEND, SURVEYOR'S CERTIFICATION, ETC.

REVISIONS				
FB/PG	DATE	DRAWN	REVISION	CKD
21-03	10/7/21	M.L.	ADD PHASE 2 TOPOGRAPHY	C.H

JCH
CONSULTING GROUP, INC.
LAND DEVELOPMENT • SURVEYING & MAPPING
PLANNING • ENVIRONMENTAL • G.I.S.
420 SW 15TH STREET, OCALA, FLORIDA 34471
PHONE (352) 854-3483 FAX (800) 733-0338 www.JCHgroup.com
CERTIFICATE OF AUTHORIZATION - L.B. 8071

LOCATED IN SECTIONS 17, 19 & 20, TOWNSHIP 16 SOUTH, RANGE 21 EAST

MARION COUNTY, FLORIDA

BOUNDARY & TOPOGRAPHIC SURVEY
–FOR–
ARMSTRONG BROTHERS DEVELOPMENT GROUP, LLC

FB/PG	FIELD DATE	JOB NO.
21-03-65	05/27/21	2011BSTOPOPH2
DRAWING DATE	BY / APPROVED	SCALE
06/02/21	M.A. / C.H	1" = 30'

Drawing name: Z:\Projects\2011BS JB Ranch 35600-000-00, 35700-000-00\DWG\Phase 2\2011BS TOPO (Phase 2).DWG SHEET 5 Oct 12, 2021 1:43pm by: JCH