

July 31, 2025

PROJECT NAME: LIQUOR LANE LLC

PROJECT NUMBER: 2023070013

APPLICATION: MAJOR SITE PLAN REVISION #33036

1 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW

REVIEW ITEM: 2.12.4.K - List of approved waivers, their conditions, and the date of approval

STATUS OF REVIEW: INFO

REMARKS: 7/15/25-add waivers if requested in future

2 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW

REVIEW ITEM: Additional Development Review Comments

STATUS OF REVIEW: INFO

REMARKS: After approval, plans will be electronically stamped by the County. The applicant will receive an email indicating that approved plans are available for download and are located in the ePlans project Approved folder. For Development Review submittals, with the exception of Final Plats and Minor Site Plans, applicants are required to print, obtain required signatures, and sign and seal two 24"x 36" sets of the electronically stamped approved plan and deliver them to the Office of County Engineer, Development Review Section, located at 412 SE 25th Avenue Ocala, FL 34471. Upon receipt, a development order will be issued. Until such time as that development order is issued, the project does not have final approval and construction, if applicable, shall not commence. For plans requiring As-Builts, As-Builts and associated documentation shall be submitted on paper in accordance with current county requirements.

3 DEPARTMENT: UTIL - MARION COUNTY UTILITIES

REVIEW ITEM: 6.14.2 - Water and/or Sewer Connection Requirements

STATUS OF REVIEW: INFO

REMARKS: EOR to confirm sewer tap completed 5/8/2025, was done at the location shown on current plan C400 (6/25/25)

4 DEPARTMENT: UTIL - MARION COUNTY UTILITIES

REVIEW ITEM: 6.14.4 - Capital Charges and Flow Rates - proposed use identified to calculate

STATUS OF REVIEW: INFO

REMARKS: Capital charges and flow rates will be calculated during the permitting stage, before approval. Capital charges will be a minimum of tripled due to proximity to interstate.

5 DEPARTMENT: UTIL - MARION COUNTY UTILITIES

REVIEW ITEM: 6.14.4 - Non-residential irrigation well, or total SF of Irrigation or irrigation flows design analysis identified on utility or irrigation plan

STATUS OF REVIEW: INFO

REMARKS: Irrigation needs to be called out on the Utility plan with meter size.

6 DEPARTMENT: UTIL - MARION COUNTY UTILITIES

REVIEW ITEM: 6.14.7 - Construction Inspection

STATUS OF REVIEW: INFO

REMARKS: MCU personnel are to inspect any work performed on or around existing MCU infrastructure. A pre-construction meeting is required to be held a minimum of 48 hours prior to start of any construction. If the pre-construction meeting is not completed, any work may be halted. To schedule, contact MCU's Construction Coordinator, Brandy Raymond - (352) 307-6013 or Brandy.Raymond@MarionFl.org

- 7 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: 6.15.3 - Fire Protection
STATUS OF REVIEW: INFO
REMARKS: Defer to Marion County Fire Rescue. MCU to provide water,
- 8 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: MCUD DETAILS - current LDC version
STATUS OF REVIEW: INFO
REMARKS: Details same as previous approval(s). Utility work has already been constructed, per MCU approval.
- 9 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: Utilities Plan Review Fee per Resolution 15-R-583 - payable to Marion County Utilities
STATUS OF REVIEW: INFO
REMARKS: Utilities Plan Review Fee: \$130.00 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# 33036
- 10 DEPARTMENT: DOH - ENVIRONMENTAL HEALTH
REVIEW ITEM: Additional Health comments
STATUS OF REVIEW: INFO
REMARKS: Central Sewer/ Central Water
- 11 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: Additional Planning Items:
STATUS OF REVIEW: INFO
REMARKS: Kathleen Brugnoli
kathleen.brugnoli@marionfl.org
- 12 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION
REVIEW ITEM: Additional Landscape comments
STATUS OF REVIEW: INFO
REMARKS: No revisions to the Landscape Plan this submittal
- 13 DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: Additional Zoning comments
STATUS OF REVIEW: INFO
REMARKS: Sarah Wells
Sarah.Wells@marionfl.org
352-438-2626

Feel free to contact us at (352) 671-8686 or DevelopmentReview@marionfl.org with questions.

Sincerely,

Your Development Review Team
Office of the County Engineer

LIQUOR LANE, LLC MAJOR SITE PLAN

MARION COUNTY, FLORIDA



730 S.W. 2nd Ave., Suite 300
Fort Lauderdale, FL 33301
www.eda.com

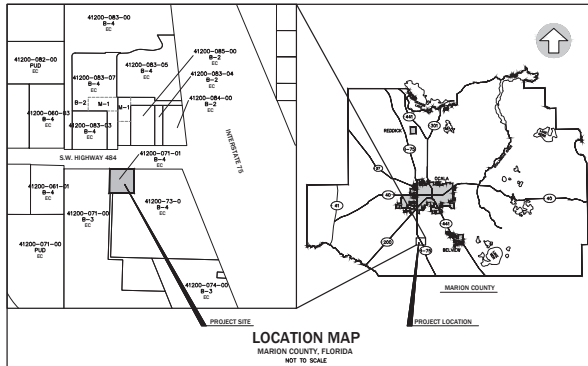
DEVELOPMENT INFORMATION	
1. NAME OF PROJECT:	LIQUOR LANE, LLC MAJOR SITE PLAN
2. PROJECT DESCRIPTION:	4,000 S.F. OF TOWNHOMES AND LIQUOR STORE WITH A DRIVE-THRU AREA WITH ASSOCIATED UTILITIES AND DRAINAGE IMPROVEMENTS
3. PROJECT ADDRESS:	780 SW HWY 484 OCALA, FL 34473
4. TAX PARCEL NUMBER:	41200-071-01
5. SECTION/TOWNSHIP/RANGE:	SECTION 12, TOWNSHIP 17 SOUTH, RANGE 21 EAST
6. ZONING:	B-4, REGIONAL BUSINESS
7. FUTURE LAND USE DESIGNATION:	EC, EMPLOYMENT COMMERCIAL
8. TOTAL SITE AREA:	0.52 AC
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. THE PROPOSED PROJECT HAS NOT BEEN GRANTED CONCURRENCE APPROVAL AND/OR GRANTED AND/OR REJECTED ANY PROJECT FACILITIES. FUTURE RIGHTS TO DEVELOP THE PROPERTY ARE SUBJECT TO CONFORMED CONCURRENCE DETERMINATION, AND FINAL APPROVAL OF THE PROPERTY HAS NOT BEEN GRANTED. THE COMPLETION OF CONCURRENCE REVIEW AND/OR APPROVAL HAS BEEN DEFERRED TO LATEST DEVELOPMENT REVIEW STAGE, SUCH AS, BUT NOT LIMITED TO, BUILDING PERMIT REVIEW.	
11. THIS DEVELOPMENT IS NOT LOCATED WITHIN AN ENVIRONMENTALLY SENSITIVE OVERLAY ZONE.	
12. THIS DEVELOPMENT IS NOT LOCATED WITHIN A SPRING PROTECTED ZONE.	
13. THIS DEVELOPMENT IS NOT LOCATED WITHIN A WELLSHEAD PROTECTION ZONE.	
14. THIS DEVELOPMENT IS LOCATED WITHIN A SECONDARY SPRING PROTECTION ZONE.	
15. THIS DEVELOPMENT IS LOCATED WITHIN IN FLOOD ZONE X, WHICH IS OUTSIDE THE 100 YEAR FLOODPLAIN.	

CONTACT INFORMATION	
1. PROPERTY OWNER:	FEVL PATEL (954) 362-538 jpatel@bnpd.com
2. CONSULTANT ENGINEER:	eda consultants inc. 730 S.W. 2nd Ave., Suite 300 FORT LAUDERDALE, FL 33301 (954) 375-3644 CONTACT: JESSICA REVEL, P.E.
3. PLANNER:	eda consultants inc. 730 S.W. 2nd Ave., Suite 300 FORT LAUDERDALE, FL 33301 (954) 375-3644 CONTACT: CLAY BRESER, AICP, LEED AP
4. SURVEYOR:	eda consultants inc. 730 S.W. 2nd Ave., Suite 300 FORT LAUDERDALE, FL 33301 (954) 375-3644 CONTACT: BOB GRAVER, PSM

PARKING CALCULATIONS			
#	DESCRIPTION	CRITERIA	REQUIRED PROVIDED
1.	VEHICULAR PARKING	1 PARKING SPACE/PER 300 S.F. GFA	15 SPACES/PER 4500/300 = 15 SPACES/PER 1 HANDICAP SPACES

STORMWATER MANAGEMENT UTILITY DATA			
TOTAL IMPERVIOUS AREA = 15,875 SF			
BASIN D/I			
PROPOSED UNDERGROUND SYSTEM 1			
TOTAL			

IMPERVIOUS AREA CALCULATIONS			
#	DESCRIPTION	SQUARE FOOTAGE (S.F.)	PERCENTAGE (%)
1.	TOTAL SITE AREA	22,871 S.F.	100.00%
2.	PROPOSED BUILDING COVERAGE	4,000 S.F.	17.49%
3.	PAVEMENT AND SIDEWALK AREA	11,375 S.F.	49.78%
4.	EXISTING IMPERVIOUS AREA	0 S.F.	0.00%
5.	TOTAL IMPERVIOUS AREA	15,875 S.F.	69.47%
6.	OPEN AREA	6,996 S.F.	30.53%



LEGEND:
ZONING: B-4, REGIONAL BUSINESS
FUTURE LAND USE: EC, EMPLOYMENT COMMERCIAL
M-1, LIGHT INDUSTRIAL

BUILDING INFORMATION	
BUILDING HEIGHT:	22'-0"
SPRINKLERED:	NO
OCCUPANCY CLASS:	M
CONSTRUCTION TYPE:	TYPE-1A
NUMBER OF STORES:	1
GROSS FLOOR AREA:	1ST FLOOR: 4,000 S.F.
TOTAL GROSS FLOOR AREA:	4,000 S.F.
BUILDING AREA:	1ST FLOOR: 4,000 S.F.
TOTAL BUILDING AREA UNDER ROOF:	4,000 S.F.

TRIP GENERATION			
PERIOD			
RATE			
PER UNIT			
TRIPS			
ENTER			
EXIT			
TOTAL			

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

WAIVERS		
#	SECTION AND TITLE OF CODE	CONDITIONS
1.	MINIMUM PIPE SIZE - SEC. 6.13.8(NC)	-
2.	BUILDING LANDSCAPING - SEC. 6.8.8	-
3.	DRIVEWAY ACCESS - SEC.11.5.0 (C)	30' RADIUS CURB WITH MOUNTABLE CURB AS WELL AS COORDINATION WITH COUNTY STAFF IN REGARDS TO THE CURB RAMP AND IMPROVEMENTS ACCORDINGLY.
4.	ACCESS MANAGEMENT - SEC. 6.11.4.8	THE REQUIRED EXEMPTION AND COVENANTS RECORDED ACCORDINGLY.

LEGAL DESCRIPTION

(PARCEL # PER OFFICIAL RECORDS BOOK 8005, PAGES 1311-1314)
COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 12, TOWNSHIP 17 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA, THENCE NORTH 88°12' WEST ALONG THE NORTH BOUNDARY OF SAID SOUTHEAST 1/4, 1/4, 1/4 NORTH BOUNDARY ALONG THE CENTERLINE OF STATE ROAD NO. 484, A DISTANCE OF 1,000.00 FEET, THENCE SOUTH 0°00'00" WEST 75.00 FEET TO A POINT, SAID POINT BEING THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF STATE ROAD NO. 484 WITH THE WESTERLY RIGHT-OF-WAY OF A 60 FOOT WIDE ACCESS ROAD ALONG THE WESTERLY SIDE OF INTERSTATE 75, THENCE NORTH 88°12' WEST ALONG SAID SOUTH RIGHT-OF-WAY LINE, 300.00 FEET FOR THE POINT OF BEGINNING, THENCE SOUTH 0°00'00" WEST 150.00 FEET, THENCE NORTH 88°12' WEST 14.00 FEET, TO A NAIL, AND NOW GRAB, THENCE NORTH 0°00'00" EAST 150.00 FEET, TO THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF STATE ROAD NO. 484, THENCE SOUTH 88°12' EAST, ALONG SAID SOUTH RIGHT-OF-WAY LINE, 150.00 FEET MORE OR LESS TO THE POINT OF BEGINNING.
A PORTION OF THE SOUTHEAST 1/4 OF SECTION 12, TOWNSHIP 17 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 12, TOWNSHIP 17 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA, AND NOW THENCE NORTH 88°12' WEST ALONG THE NORTH BOUNDARY OF SAID SOUTHEAST 1/4, AND ALONG THE CENTERLINE OF STATE ROAD NO. 484, A DISTANCE OF 1,000.00 FEET, THENCE SOUTH 0°00'00" WEST 75.00 FEET TO A POINT, SAID POINT BEING THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF STATE ROAD NO. 484 WITH THE WESTERLY RIGHT-OF-WAY OF A 60 FOOT WIDE ACCESS ROAD ALONG THE WESTERLY SIDE OF INTERSTATE 75, THENCE NORTH 88°12' WEST ALONG SAID SOUTH RIGHT-OF-WAY LINE, 300.00 FEET FOR THE POINT OF BEGINNING, THENCE SOUTH 0°00'00" WEST 150.00 FEET, THENCE NORTH 88°12' WEST 14.00 FEET, TO A NAIL, AND NOW GRAB, THENCE NORTH 0°00'00" EAST 150.00 FEET, TO THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF STATE ROAD NO. 484, THENCE SOUTH 88°12' EAST, ALONG SAID SOUTH RIGHT-OF-WAY LINE, 150.00 FEET MORE OR LESS TO THE POINT OF BEGINNING.
CONTAINING 0.10 ACRES (4,488 SQUARE FEET), MORE OR LESS.

LICENSED DESIGN PROFESSIONAL CERTIFICATION

I, ENGINEER'S CERTIFICATION:
I HEREBY CERTIFY THAT THESE PLANS AND CALCULATIONS WERE COMPLETED IN ACCORDANCE WITH ALL APPLICABLE REQUIREMENTS OF THE MARION COUNTY LAND DEVELOPMENT CODE (LDC), EXCEPT AS NOTED.
CLAUDIA S. YVES, P.E.

OWNER'S CERTIFICATION

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

FEVL PATEL

DRAWING INDEX

SHEET NUMBER	COVER SHEET	SHEET TITLE
C100	LEGEND, SYMBOLS AND NOTES	
C101	DEMOLITION PLAN	
C102	DRAINAGE PLAN	
C103	AERIAL PHOTOGRAPH	
C104	PAVING, GRADING AND DRAINAGE PLAN	
C105	PAVING, GRADING DETAILS AND NOTES	
C106	STORMWATER POLLUTION PREVENTION PLAN	
C107	UTILITY PLAN	
C108	LIFT STATION DETAILS	
A200-A201	ARCHITECTURAL PLANS	
E-1	PHOTOMETRIC PLAN	
L SERIES	LANDSCAPE PLAN	
V-001	BOUNDARY AND TOPOGRAPHIC SURVEY	

No.	Date	Comment
1	04/16/24	BUILDING AREA REVISION
2	05/20/24	TEMPORARY CLEARANCE REVISION
3	05/20/24	BASE TANK REVISION
4	05/20/24	FORCE MAIN LINE REVISION
5	05/20/24	FORCE MAIN REVISION
6	05/20/24	UTILITY CLEARANCE REVISION
7	05/20/24	PERIOD ENERGY TANK
8	05/20/24	REVISION, AND TANK
9	05/20/24	CONNECTION
10	05/20/24	WATER COMPASS

Professional Engineer of Record:

Claudia S. Yves, P.E. 11117

Project No. 23-009

Project phase: COUNTY SUBMITTAL

Project title: LIQUOR LANE, LLC MAJOR SITE PLAN MARION COUNTY, FLORIDA

Sheet title: COVER SHEET

Drawn: MAB

Checked: TMB

Date: 06/25/25

Scale: 1"=100'

Project No. 23-009

Project title: LIQUOR LANE, LLC MAJOR SITE PLAN MARION COUNTY, FLORIDA

Sheet title: COVER SHEET

Drawn: MAB

Checked: TMB

Date: 06/25/25

Scale: 1"=100'

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Project title: LIQUOR LANE, LLC MAJOR SITE PLAN MARION COUNTY, FLORIDA

Sheet title: COVER SHEET

Drawn: MAB

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Sheet title: COVER SHEET

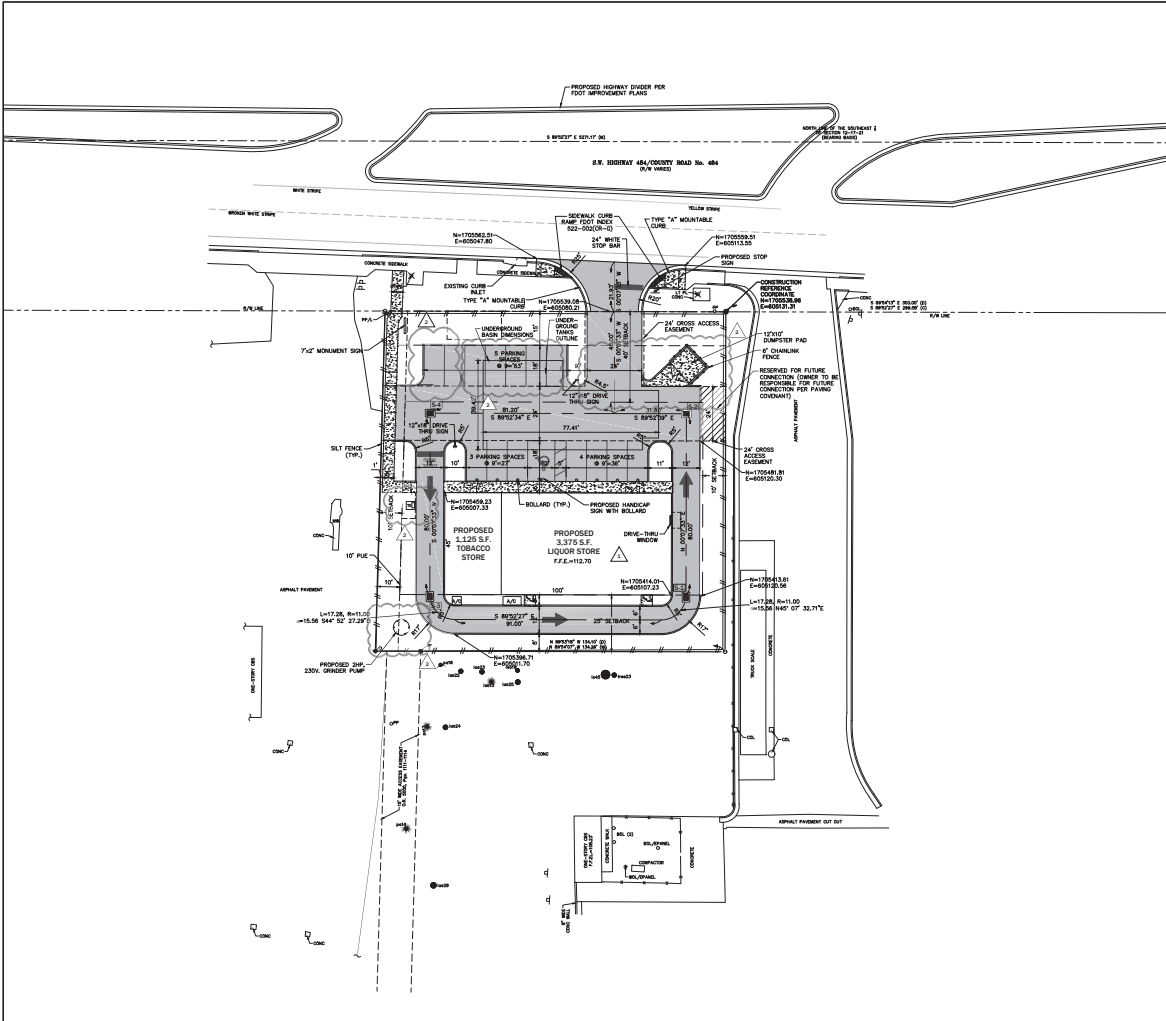
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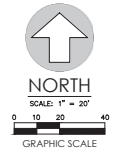
Date: 06/25/25

Scale: 1"=100'

Project No. 23-009



- GENERAL NOTES
1. ALL PARKING LOT DIMENSIONS AND PAVED SPACES ARE MEASURED FROM FACE OF CURB AND/OR THE EDGE OF PAVEMENT IF THERE IS NOT CURB PROPOSED. ALL PAVED PARKING IS 5' MIN. WIDTH AT SHARPEST POINT.
 2. CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF LOCATION OF ALL EXISTING UTILITIES AND PROTECTION OF SAME DURING CONSTRUCTION.
 3. ELECTRIC SERVICE TO BE COORDINATED WITH REED ENERGY.
 4. SIDEWALKS WILL BE CONNECTED TO BUILDING ENTRANCE. COORDINATE LOCATIONS WITH ARCHITECT.



No.	Date	Comment
1	06/25/25	INITIAL DESIGN
2	06/25/25	REVISION
3	06/25/25	REVISION
4	06/25/25	REVISION
5	06/25/25	REVISION
6	06/25/25	REVISION
7	06/25/25	REVISION
8	06/25/25	REVISION
9	06/25/25	REVISION
10	06/25/25	REVISION
11	06/25/25	REVISION
12	06/25/25	REVISION
13	06/25/25	REVISION
14	06/25/25	REVISION
15	06/25/25	REVISION
16	06/25/25	REVISION
17	06/25/25	REVISION
18	06/25/25	REVISION
19	06/25/25	REVISION
20	06/25/25	REVISION

Professional Engineer of Record:

Charles J. Voss, P.E. 11117

FLORIDA ENGINEER

Project No: 23-009

Project phase: COUNTY SUBMITTAL

Project title: LIQUOR LANE, LLC

MAJOR SITE PLAN

MARION COUNTY,

FLORIDA

Sheet title: DIMENSION PLAN

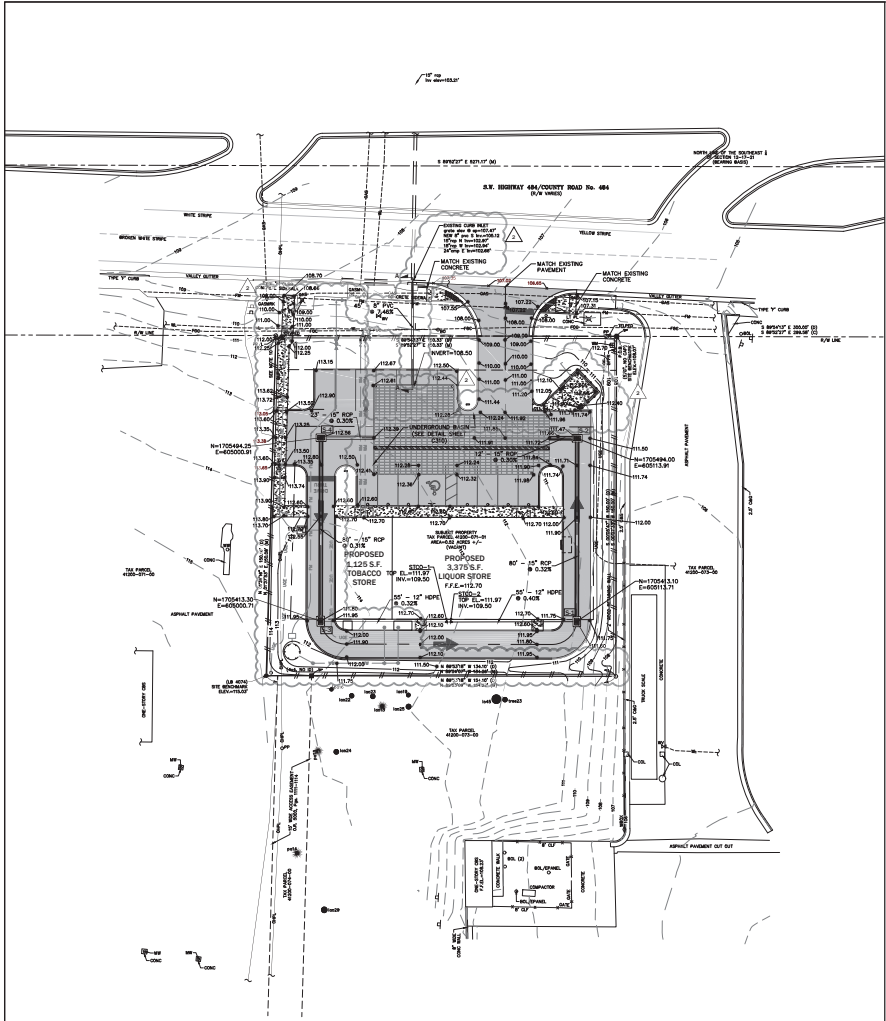
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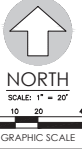
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Date: 06/25/25

Sheet No: C200



STORMWATER STRUCTURE SCHEDULE		
STRUCTURE	STRUCTURE DATA	FOOT INDEX
D-1	TOP EL.=111.60 W 12" R/W=108.38	428-052
D-2	TOP EL.=111.47 W 12" R/W=108.32	428-052
D-3	TOP EL.=111.80 W 12" R/W=108.32	428-052
D-4	TOP EL.=111.84 W 12" R/W=108.37	428-052



No.	Date	Comment
1	04/18/20	PAVING AREA REVISION
2	06/23/20	PAVING AREA REVISION
3	07/01/20	PAVING AREA REVISION
4	07/01/20	PAVING AREA REVISION
5	07/01/20	PAVING AREA REVISION
6	07/01/20	PAVING AREA REVISION
7	07/01/20	PAVING AREA REVISION
8	07/01/20	PAVING AREA REVISION
9	07/01/20	PAVING AREA REVISION
10	07/01/20	PAVING AREA REVISION

Professional Engineer of Record:

Shirley S. Vail, P.E. 11137

REGISTERED PROFESSIONAL ENGINEER

Project No. 23-009

Project phase: COUNTY SUBMITTAL

Project title:
LIQUOR LANE, LLC
MAJOR SITE PLAN
MARION COUNTY,
FLORIDA

Sheet title:
PAVING, GRADING AND
DRAINAGE PLAN

Designed: CIV

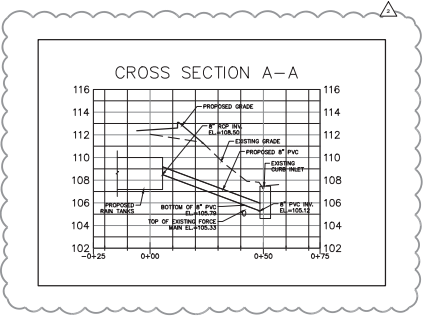
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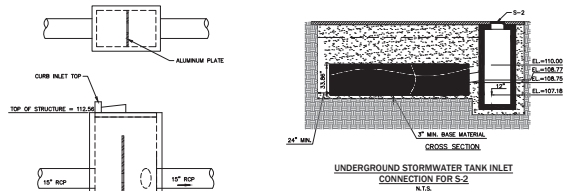
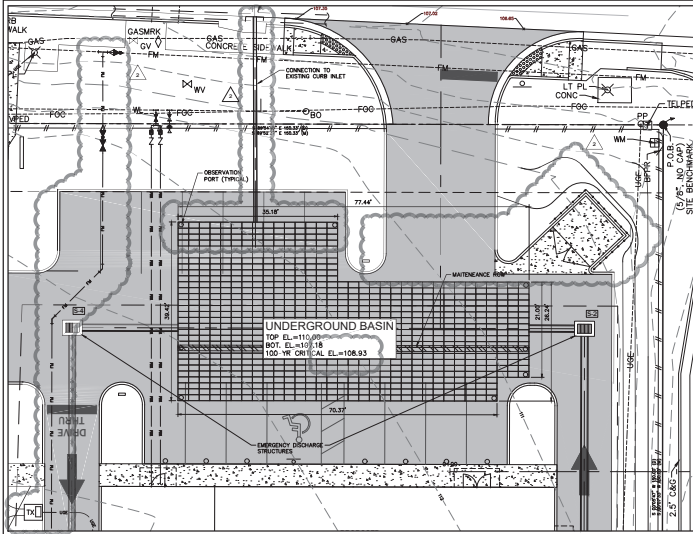
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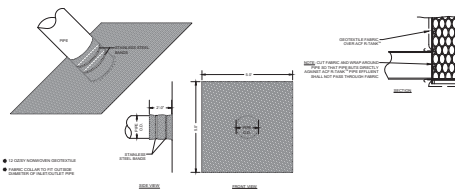
Sheet No.

C300

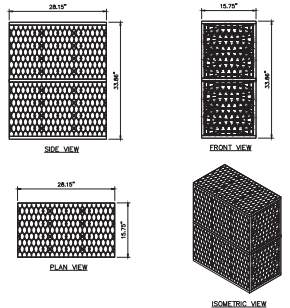




EMERGENCY DISCHARGE STRUCTURE DETAIL (S-4)
N.T.S.



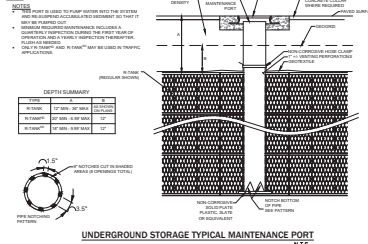
FABRIC PIPE BOOT FOR UNDERGROUND STORMWATER TANK
N.T.S.



MODULE DATA

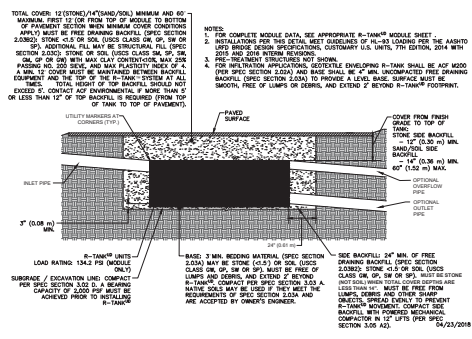
GEOMETRY LENGTH = 28.19' (714 MM)	LOAD RATING 33.4 PSL (MODULE ONLY)
WIDTH = 15.75' (400 MM)	WIDE (WITH JOINT COVER SYSTEM)
HEIGHT = 33.4' (850 MM)	
TANK VOLUME = 14.4 M ³ (400 M ³)	MATERIAL 100% RECYCLED POLYPROPYLENE
STORAGE VOLUME = 4.5 M ³ (120 M ³)	SMALL PLATES PER
VOID VOLUME = 4.5 M ³ (120 M ³)	SEMENT/100 PSL/5/75

UNDERGROUND STORAGE DETAIL - DOUBLE HD UNIT
N.T.S.



UNDERGROUND STORAGE TYPICAL MAINTENANCE PORT
N.T.S.

- MAINTENANCE NOTES**
- MAINTENANCE RESPONSIBILITY:**
LIQUOR LANE LLC WILL BE THE ENTITY RESPONSIBLE FOR THE MAINTENANCE OF THE EXISTING STORMWATER MANAGEMENT SYSTEM.
 - MAINTENANCE PLAN:**
A ROUTINE MAINTENANCE EFFORT IS REQUIRED TO ENSURE PROPER PERFORMANCE OF THE R-TANK SYSTEM. THE MAINTENANCE PROGRAM SHOULD BE FOCUSED ON PREVENTATIVE SYSTEMS, ENSURING THESE STRUCTURES ARE CLEAN AND FUNCTIONING PROPERLY. THE MAINTENANCE PLAN SHOULD BE SUBMITTED TO THE CITY OF MARION COUNTY FOR REVIEW AND APPROVAL. THE MAINTENANCE PLAN SHOULD BE REVIEWED AND APPROVED BY THE CITY OF MARION COUNTY BEFORE CONSTRUCTION BEGINS. THE MAINTENANCE PLAN SHOULD BE REVIEWED AND APPROVED BY THE CITY OF MARION COUNTY BEFORE CONSTRUCTION BEGINS.
 - INSPECTION AND MAINTENANCE PORTS:**
INSPECTION AND MAINTENANCE PORTS IN THE R-TANK SYSTEM WILL NEED TO BE PROVIDED FOR ACCUMULATION OF SEDIMENTS AT LEAST QUARTERLY THROUGH THE FIRST YEAR OF OPERATION AND AT LEAST YEARLY THEREAFTER. THESE PORTS SHOULD BE PROVIDED AT THE TOP OF THE PORT AND BEING A MAINTENANCE PORT (LONG ENOUGH TO REACH THE BOTTOM OF THE R-TANK SYSTEM AND BEYOND) TO PUSH THROUGH THE LOOSE SEDIMENTS, ALLOWING A DEPTH MEASUREMENT.
 - FLUSHING EVENT:**
A FLUSHING EVENT CONSISTS OF PUMPING WATER INTO THE MAINTENANCE PORT AND/OR ADJACENT STRUCTURE, ALLOWING THE TURBULENT FLOW THROUGH THE R-TANK SYSTEM TO RE-SUSPENDING THE PRE-SEDIMENTS. A MAINTENANCE PORT HAVE BEEN NOTIFIED, WATER SHOULD BE PUMPED INTO EACH PORT TO MAINTAIN FLOWING EFFICIENCY. SEDIMENT-WATER CAN BE FILTERED THROUGH A DRAINAGE OR APPROVED EQUIPMENT IF PERMITTED BY THE LOCALITY.



UNDERGROUND STORMWATER TANK & HS-20 LOADS - SECTION VIEW
N.T.S.



700 S.W. 2nd Ave., Suite 200
Fort Lauderdale, FL 33334
www.eda.com



No.	Date	Comment
1	08/23/2018	INITIAL DESIGN
2	08/23/2018	REVISION
3	08/23/2018	REVISION
4	08/23/2018	REVISION
5	08/23/2018	REVISION
6	08/23/2018	REVISION
7	08/23/2018	REVISION
8	08/23/2018	REVISION
9	08/23/2018	REVISION
10	08/23/2018	REVISION

Professional Engineer of Record:

LIQUOR LANE, LLC
MAJOR SITE PLAN
MARION COUNTY,
FLORIDA

Project No: 23-009

Project phase: COUNTY SUBMITTAL

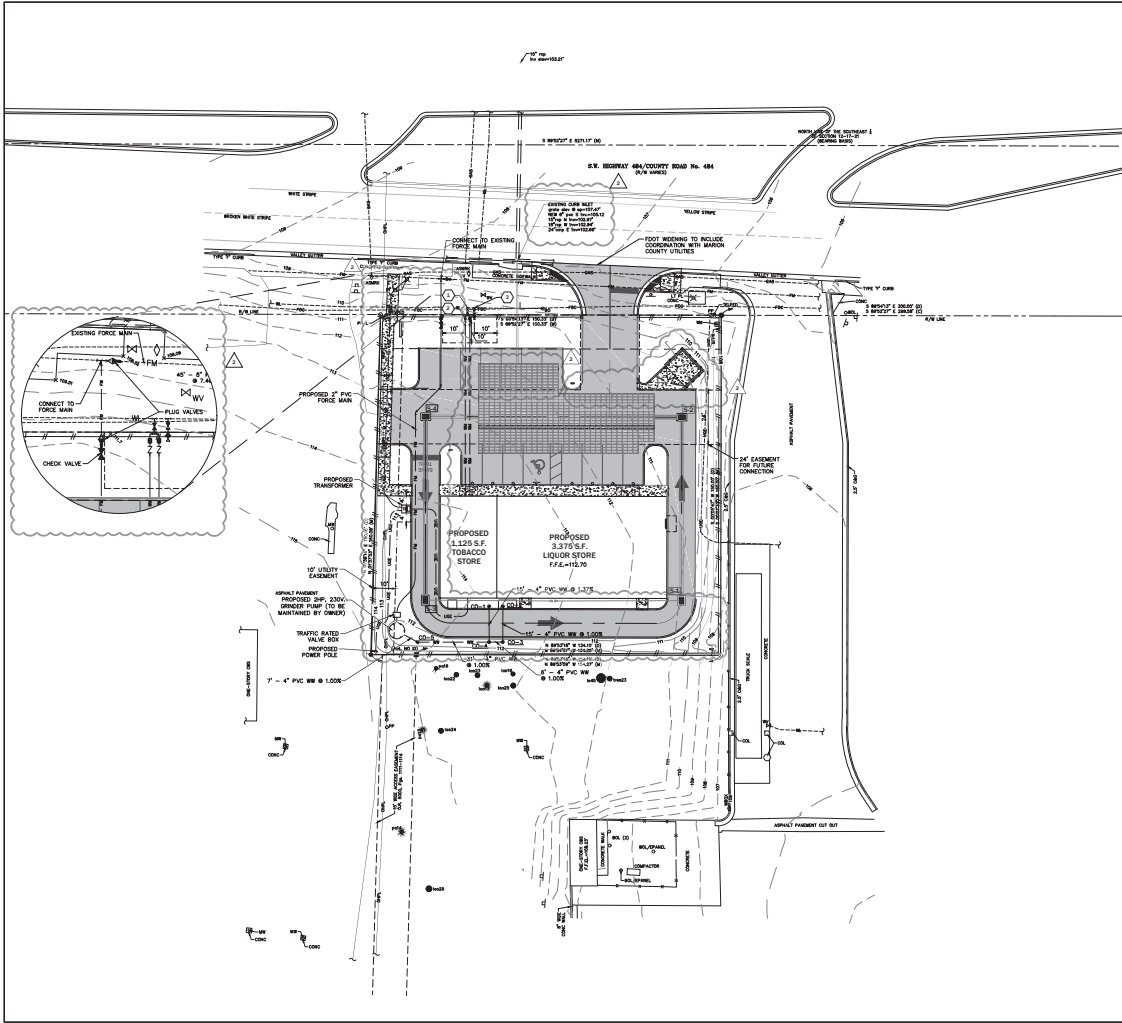
Project title: RAIN TANK DETAILS

Drawn: MAB

Check: MAB

Date: 06/25/20

Sheet No: C310



- ### UTILITY NOTES
- A SEPARATE UTILITY PERMIT WILL BE REQUIRED FOR THE EXTENSION OF THE PROPOSED UTILITIES (WATER & WASTEWATER).
 - THE UTILITY PLAN AND PLAT SHOWS ALL PUBLIC UTILITY EASEMENTS (PLATS) IN A WEST AND BOUND FORM. LOW VOLTAGE OVERHEAD LINES ARE SHOWN FOR PLANT FOR THE PROPERTY. THE PLANTING SHALL BE MAINTAINED TO MAINTAIN THE METERS AND SERVICE EASEMENTS AS SHOWN, OR GRANT A BLANKET EASEMENT OVER THE ENTIRE PROPERTY.
 - ALL CONSTRUCTION MATERIALS AND METHODS FOR POTABLE WATER, WASTEWATER AND RECLAIMED WATER SYSTEM SHALL COMPLY WITH THE LATEST EDITIONS OF THE STANDARD SPECIFICATIONS FOR CONSTRUCTION OF PUBLIC WORKS, AS APPLICABLE TO THE PROJECT.
 - POTABLE WATER AND WASTEWATER MAINS SHALL MAINTAIN A MINIMUM 10 FEET HORIZONTAL AND 15 FOOT VERTICAL SEPARATION.
 - A MINIMUM HORIZONTAL SEPARATION OF 15 FEET FOR POTABLE WATER MAINS, WASTEWATER FORCE MAINS, AND RECLAIMED WATER MAINS SHALL BE MAINTAINED FOR GRANTY WASTEWATER MAINS SHALL BE PROVIDED AND MAINTAINED FROM BUILDINGS, TRANSFORMERS AND ALL PERMANENT STRUCTURES. SERVICE LATERALS REQUIRE 5 FEET LESS CLEARANCE FOR EACH OF THE UTILITIES. NOTE THAT WATER SERVICE LATERALS SHALL BE INSTALLED WITHIN 3' SLEEVES.
 - POTABLE WATER SERVICES, INCLUDING A SEPARATE WATER METER, SHALL BE PROVIDED TO EACH BUILDING. SERVICE LATERALS SHALL BE PROVIDED FOR COMMERCIAL, RESIDENTIAL, AND INSTITUTIONAL BUILDINGS. SERVICE LATERALS SHALL BE PROVIDED FOR THE REPAIRS. INSTALLING POTABLE WATER SERVICES AND TOBE POSSIBLY PASSAGE UP TO AND INCLUDING THE WATER SERVICE LATERALS LOCATED UNDER ROADWAYS SHALL BE ENCASED IN 3" RIGID PVC EXTENDING 5' PAST THE BACK OF CURB.
 - IF VALVES LOCATED IN PAVED AREAS INCLUDING DRIVEWAYS SHALL BE SEEN EASILY APPROVED CAST IRON, RESIDENT SEAT GATE VALVES WITH STANDARD 2" OPERATING BUT, UNLESS OTHERWISE NOTED, SHALL BE INSTALLED AT FINAL GRADE AND ASSOCIATED APPROPRIATE, FOR METERS 1" AND SMALLER WITH A ONE-YEAR WARRANTY.
 - IF 6" OR 8" WATER SERVICE LATERALS LOCATED UNDER ROADWAYS SHALL BE ENCASED IN 3" RIGID PVC EXTENDING 5' PAST THE BACK OF CURB.
 - AND/ORING TEES, COUPLINGS, AND BENDS SHALL BE USED ON ALL FREE HYDRANT ASSEMBLIES.
 - ALL PRESSURIZED MAIN FITTINGS SHALL BE MECHANICAL JOINT WITH RESTRAINED JOINT. A DIFFERENT LENGTH OF THE PIPE CONNECTED TO THE FITTING SHALL BE MECHANICALLY RESTRAINED TO PREVENT MOVEMENT. THE RESTRAINED JOINT STANDARD IN THE CONSTRUCTION DETAILS OF SEED ENERGY STANDARDS (W-2.8 & 2.9 FOR 6" & 8" AND W-3.4 & 3.5 FOR 10" & 12" DIAMETER) FOR REQUIRED RESTRAINT LENGTH MAY BE PROVIDED IF THE SPECIFIED RESTRAINT LENGTH, DUE TO SOIL TYPE OR DEPTH OF COVER, DIFFERS FROM THOSE PROVIDED IN THESE DETAILS.
 - ALL SANITARY WASTEWATER SERVICE LATERALS SHALL BE MIN. 4" DIAMETER PVC (DOR 30) AT 1.00% MIN. SLOPE UNLESS OTHERWISE LABELED.
 - WASTEWATER CLEANOUT COVERS SHALL BE RATED FOR TRAFFIC LOAD BEARING.
 - MANHOLES WHICH ARE NOT INSTALLED UNDER PAVEMENT SHALL HAVE A MIN. ELEVATION AT LEAST 4" ABOVE FINISHED GRADE, AND A 1% SLOPE TO FINISHED GRADE.
 - UNLESS OTHERWISE NOTED ON THE PLANS, THE FINISHED FLOOR ELEVATIONS OF BUILDINGS SHALL BE A MINIMUM OF 4" ABOVE THE LONGEST OPERATIONAL WAREHOUSE TOP. IF THIS IS INFEASIBLE, A WASTEWATER SERVICE LATERAL BACKWATER VALVE (BWB) IS REQUIRED ON THE CUSTOMER SIDE OF CLEANOUT.
 - WHEN A POTABLE OR RECLAIMED WATER MAIN OR A WASTEWATER FORCE MAIN IS LOCATED WITHIN 4' OF AN EXISTING TRANSFORMER, A 30" X 4' X 1' COVER OF TOP SHALL BE CENTERED ON THE TRANSFORMER WITH MECHANICAL RESTRAINT AT EACH END. NO FITTING OR VALVE SHALL LOCATE WITHIN 3' OF THE NEAREST SIDE OF THE TRANSFORMER. A MINIMUM CLEARANCE OF 3' SHALL BE MAINTAINED BETWEEN THE MAIN AND THE TRANSFORMER.
 - A/C CONDENSATE SHALL NOT FLOW INTO WASTEWATER SYSTEM.
 - FIRE HYDRANT LOCATIONS SHALL BE INDICATED BY PLACEMENT OF A BLUE RHINOFLOR IN THE MIDDLE OF THE ROADWAY LINE CLOSEST TO THE HYDRANT.
 - NEW HYDRANTS SHALL BE INSTALLED, TESTED, AND PAINTED PER MPA 201 BY A THIRD PARTY CONTRACTOR.
 - A THIRD PARTY CONTRACTOR SHALL PROVIDE THE MARION COUNTY FIRE PREVENTION OFFICE WITH A COPY OF THE HYDRANT FLOW DATA.
 - 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 HELD TO SCHEDULE. CONTACT MCU CONSTRUCTION OFFICE AT 352-307-4863.

- ### GAS NOTES
- CALL 811 BEFORE DIGGING AND LOCATE AND PROTECT GAS FACILITIES. MAINTAIN A MINIMUM COVER OF 36" OVER GAS MAIN DURING ALL PHASES OF DEMOLITION AND CONSTRUCTION.
 - PLEASE INDICATE ANY PROJECTS FOR GAS BY THE CUSTOMER BEFORE GAS SERVICE FOR THIS PROJECT AS WELL AS CONTACTING
 - ALL PVC GAS CASINGS FURNISHED AND INSTALLED BY OWNER.
 - 4" PVC GAS CASINGS BURIED MIN. 20% OF 36" TYPICAL FOR ALL SERVICES.

WATER FITTING SCHEDULE	
KEY	ASSEMBLY
1	CONNECT TO EXISTING 8" PVC WATER MAIN 1 - 8" x 8" x 10' MIN. 10' UT 2 - COOPERATION STOP
2	DOUBLE WATER MAIN (FOR BARRIERS) OVER 3.0' UT 107
3	1" REDUCED PRESSURE ZONE BACKFLOW PREVENTER
4	1" WATER MAIN
5	1" PVC WATER MAIN TO BUILDING 1 - 8" x 8" x 10' MIN. 10' UT 1 - 8" x 8" x 10' MIN. 10' UT 1 - 8" x 8" x 10' MIN. 10' UT

WASTEWATER CLEANOUT SCHEDULE	
CLEANOUT	CLEANOUT DATA
CO-1	TOP EL.=112.50 BTL.=112.70
CO-2	TOP EL.=112.80 BTL.=113.00
CO-3	TOP EL.=111.60 BTL.=111.80
CO-4	TOP EL.=111.60 BTL.=111.80
CO-5	TOP EL.=111.90 BTL.=112.17

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Professional Engineer of Record:

Stamp: 06/25/25

UTILITY PLAN

Drawn: MAB

Checked: TMB

Date: 06/25/25

Project No: 23-009

Project Name: LIQUOR LANE, LLC MAJOR SITE PLAN MARION COUNTY, FLORIDA

Project Title: COUNTY SUBMITTAL

Sheet No: C400

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