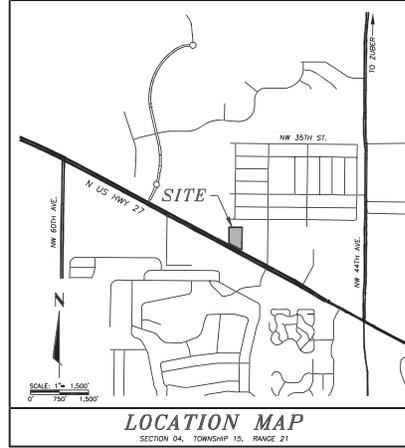


# FARM CREDIT OF FLORIDA

MAJOR SITE PLAN  
MARION COUNTY, FLORIDA

## GENERAL NOTES:

1. ALL CONSTRUCTION COVERED BY THESE PLANS SHALL COMPLY WITH THE MATERIAL REQUIREMENTS AND QUALITY CONTROL STANDARDS CONTAINED IN THE MARION COUNTY "LAND DEVELOPMENT CODE" AND "UTILITY MANUAL" AS APPLICABLE. ANY WORK WITHIN THE FOOT RIGHT OF WAY SHALL CONFORM TO THE FOOT STANDARD PLANS INDEX (CURRENT EDITION).
2. NO CHANGE TO THE WORK AS SHOWN ON THE APPROVED PLANS SHALL BE MADE WITHOUT PRIOR APPROVAL BY BOTH THE PROJECT ENGINEER, AND THE OFFICE OF THE COUNTY ENGINEER.
3. BUILDING SHALL BE HANDICAP ACCESSIBLE PER AMERICANS WITH DISABILITIES ACT (ADA) STANDARDS FOR ACCESSIBLE DESIGN (LATEST EDITION).
4. THE CONTRACTOR SHALL VERIFY THE LOCATION AND COVER OF ALL EXISTING UTILITIES AND REPORT ANY DISCREPANCY TO THE PROJECT ENGINEER. THERE MAY BE ADDITIONAL UTILITIES NOT SHOWN ON THESE PLANS. CAUTION IS ADVISED PRIOR TO DIGGING.
5. TYPE II SALT FENCE SHALL BE INSTALLED AS SHOWN ON THESE PLANS PRIOR TO ANY CONSTRUCTION, MAINTAINED DURING THE LIFE OF THE PROJECT, AND REMOVED FOLLOWING COMPLETION OF CONSTRUCTION.
6. THE SITE SHALL REMAIN FREE OF EXCESS DUST AND DEBRIS AT ALL TIMES. ANY INCIDENCE OF EROSION, SEDIMENTATION, DUST OR DEBRIS OCCURRING OFF-SITE AS A RESULT OF CONSTRUCTION ACTIVITIES ON THIS DEVELOPMENT SHALL BE CORRECTED BY THE CONTRACTOR WITHIN 48 HOURS OF EACH OCCURRENCE.
7. ALL DRAINAGE FACILITIES AND STORM STRUCTURES MUST BE BUILT PRIOR TO CONSTRUCTION OF ANY IMPERVIOUS SURFACES.
8. IF UNDESIRABLE MATERIAL IS ENCOUNTERED WITHIN THE PROPOSED PARKING LOT, TWO (2) FEET OF UNDERCUT BELOW THE PROPOSED STABILIZED SUBGRADE, TOGETHER WITH SUITABLE BACKFILL MATERIAL, (OR GEO-TECHNICAL ENGINEER'S RECOMMENDATION) IS RECOMMENDED. THE CONTRACTOR SHOULD PROVIDE A WRIT PRICE IN THE MATERIAL AND SHALL NOTIFY THE PROJECT ENGINEER WHEN UNSUITABLE MATERIAL IS ENCOUNTERED. BEFORE PROCEEDING WITH ANY WORK RELATED TO UNSUITABLE MATERIAL, THE CONTRACTOR IS ADVISED TO CONTACT A LICENSED GEO-TECHNICAL ENGINEER TO DETERMINE THE SUITABILITY OF THE UNDERCUT AND THE AREA OF UNDERCUT THAT IS REASONABLY REQUIRED.
9. AUTO ANNUAL PAVEMENT SHALL BE 1 1/2" THICK F.D.O.T. SP-192 ON 8" LIME ROCK BASE (80% MAX DENSITY, 100 LBW) WITH PAVEMENT ALL WITH (0.1) CALIF. ON 17" F.D.O.T. TYPE B STABILIZED SUBGRADE (80% MAX DENSITY, 40 LBW). CONSTRUCTION REQUIREMENTS OF THE F.D.O.T. STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (LATEST EDITION) SHALL GOVERN.
10. MINIMUM STRENGTH FOR ANY CONCRETE ON SITE SHALL BE 3000 P.S.I. AT 28 DAYS UNLESS INDICATED OTHERWISE ON THESE PLANS.
11. ANY DISTURBED ON-SITE AREAS LEFT UNPAVED SHALL BE RESTORED AND SOOLED, SEEDED AND MULCHED, OR LANDSCAPED (AS APPLICABLE). ALL SOOLED AREA SHALL BE UNDERCUT 2" PRIOR TO INSTALLATION.
12. IF A DRAINAGE SHOULDER FORM ON SITE, ALL APPLICABLE PERMITS PREVIOUSLY SHALL BE FOLLOWED AS OUTLINED IN TYPICAL SWH CHANNEL RETAIN DETAIL SHOWN HEREON. ALSO, MARION COUNTY AND S.W.R.W.M.D. SHALL BE NOTIFIED IMMEDIATELY.
13. DAVID DINKINS ENGINEERING, P.A. AND ITS EMPLOYEES ARE NOT RESPONSIBLE FOR ON-SITE SAFETY DURING CONSTRUCTION.
14. THE ELECTRICIAN SHALL COORDINATE WITH ELECTRIC SERVICE PROVIDER ANY MODIFICATIONS TO ELECTRIC SERVICE. ANY SLEEVING REQUIREMENTS SHALL BE COORDINATED WITH THE SITE CONTRACTOR.
15. THERE ARE NO WETLANDS ON THIS SITE.
16. AN AS-BUILT SURVEY SHALL BE PERFORMED BY A REGISTERED LAND SURVEYOR AND PROVIDED TO THE PROJECT ENGINEER FOR HIS USE IN CERTIFYING TO THE COMPLETION OF THE PROJECT PRIOR TO C.C.O. ALL AS-BUILTS SHALL COMPLY WITH CURRENT LOC. SECTION 6.1.4.B.
17. SITE CONTRACTOR MUST OBTAIN A PERMIT FROM THE COUNTY RIGHT-OF-WAY DIVISION PRIOR TO COMMENCEMENT OF WORK WITHIN THE COUNTY RIGHT-OF-WAY.
18. A PERMIT MUST BE OBTAINED FROM THE MARION COUNTY PERMITTING DIVISION PRIOR TO COMMENCEMENT OF WORK WITHIN THE COUNTY RIGHT-OF-WAY.
19. MARION COUNTY UTILITIES PERSONNEL ARE TO INSPECT ANY WORK PERFORMED ON OR AROUND EXISTING MARION COUNTY UTILITIES IMMEDIATELY. IF 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 CONSTRUCTION OFFICE AT (352)357-1523.
20. COPIES OF ALL RELATED PERMIT APPLICATIONS AND ISSUED PERMITS SHALL BE SUBMITTED TO THE DEVELOPMENT REVIEWER FOR THE MARION COUNTY UTILITIES DEPARTMENT.
21. THIS PROJECT IS LOCATED WITHIN THE BELLEVUE SPRINGS PROTECTION ZONE.
22. THIS SITE IS NOT LOCATED IN AN ENVIRONMENTALLY SENSITIVE ZONING DISTRICT.
23. FEMA HAS NOT DESIGNATED A 100-YEAR, 24-HOUR FLOOD ZONE ON THIS SITE. THE SITE IS IN FLOOD ZONE X.
24. SIGNAGE AND STRIPING NOTES:
  - A. PAVED PARKING SPACES AND ISLANDS SHALL BE PAINTED WITH 6" WHITE STRIPES.
  - B. ANY STRIPING WITHIN THE RIGHT OF WAY SHALL BE THERMOPLASTIC. ALL WORK IS TO BE IN ACCORDANCE WITH F.D.O.T. STANDARDS.
  - C. ALL PROPOSED STOP, STREET, ADVISORY, AND OTHER SIGNAGE TO BE NEW UNLESS INDICATED OTHERWISE ON THESE PLANS.
  - D. SIGNS AT PROPERTY EXITS AND SIGNS IN RIGHT OF WAY TO BE CONSTRUCTED WITH DAMAGED REFLECTIVE SHEETING. OTHER PRIVATE SIGNS TO BE CONSTRUCTED WITH HIGH INTENSITY REFLECTIVE SHEETING.
  - E. PRIVATE STOP SIGNS AND SIGNS WITHIN COUNTY RIGHT OF WAY ARE TO BE INSTALLED ON SQUARE POSTS (14 FEET LONG, 1 1/4 GAUGE, 4 BA/70). SIGN POSTS WITHIN F.D.O.T. RIGHT OF WAY TO BE IN ACCORDANCE TO FOOT STANDARD PLANS INDEX #760.
  - F. ALL PRIVATE SIGN POSTS (OTHER THAN STOP SIGN POSTS) TO BE 0-CHANNEL GALVANIZED STEEL 29x6x1/4 BREAMWAY POSTS.
  - G. ALL SIGNS SHALL HAVE 7" OF CLEARANCE FROM BOTTOM OF SIGN TO FINISH GRADE.
  - H. PAINT ALL AREAS OF CURB AND/OR SIDEWALK TRANSITIONS FROM FLUSH TO 4-INCH WITH "SAFETY YELLOW" ALONG TRANSITION.
    1. ALL TRAFFIC CONTROL SIGNS SHALL BE PER THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.), LATEST EDITION.
25. ANY AND ALL SIGNAGE WILL REQUIRE ADDITIONAL PERMITTING (BY OTHERS).
26. ANY FIRE APARATUS MUST COMPLY WITH THE FLORIDA FIRE PROTECTION CODE, AND SHALL BE FLOW TESTED AND COLOR CODED AS REQUIRED. HYDRANTS ON PUBLIC WATER MAINS TO BE FACTORY PAINTED RED. PRIVATE HYDRANTS TO BE FACTORY PAINTED YELLOW. ALL PUBLIC AND PRIVATE HYDRANTS SHALL HAVE THE CURB PAINTED PER NFPA 291. ALL FLOW TESTS SHALL BE TESTED PER NFPA 291 BY A THIRD PARTY CONTRACTOR AND WITNESSED BY A MARION COUNTY FIRE INSPECTOR. PRIVATE HYDRANTS SHALL BE MAINTAINED BY THE BUILDING OWNER AND SHALL BE ANNUALLY TESTED ANNUALLY BY A CERTIFIED THIRD PARTY COMPANY WITH THE ANNUAL TESTING REPORTS PROVIDED TO MARION COUNTY FIRE RESCUE.
27. CONTRACTOR TO COORDINATE LOCATION OF INRDI (BOXES) WITH THE FIRE MARSHAL PRIOR TO C.C.O.
28. BUILDING SHALL COMPLY WITH THE IN-BUILDING PUBLIC SAFETY MINIMUM AND SIGNAL STRENGTH REQUIREMENTS. THE LOCATION WILL NEED TO HAVE AN INSPECTION FROM THE SIGNAL AND IF CEMEXED NECESSARY AND EQUIPMENT WHICH ALLOWS THE BUILDING TO MEET THE MINIMUM POLICES. THE BUILDING MUST HAVE A PAVING ROAD TEST PRIOR TO CALLING FOR THE FINAL FIRE INSPECTION OF THE BUILDING. ANY INSTALLATION OF EQUIPMENT MUST BE DONE UNDER A PERMIT AND BE APPROVED BY THE OFFICE OF THE FIRE MARSHAL.



## PERMITS REQUIRED:

AGENCY	PERMIT	ISSUANCE DATE	NO.
F.D.E.P./N.P.D.E.S.	NOTICE OF INTENT	PENDING	FL1910198-001
MARION COUNTY	MAJOR SITE PLAN	PENDING	-
S.W.F.W.M.D.	ENVIRONMENTAL RESOURCE PERMIT MODIFICATION	PENDING	BR0201
F.D.O.T.	DRAINAGE CONNECTION	APPROVED	2024-0-599-10070
F.D.E.P.	POTABLE WATER DISTRIBUTION	PENDING	-

## WAIVERS REQUESTED:

CODE SECTION	WAIVERS REQUESTED	APPROVAL/CONDITIONS	DATE
6.8.8	BUFFER ALONG NORTH BOUNDARY	APPROVED SUBJECT TO MAINTAINING EXISTING BUFFER VEGETATION AS WELL AS FILING ANY GPS.	08-13-24
2.12.8	SURVEY OLDER THAN 12 MONTHS	APPROVED.	08-13-24

## CONCURRENCY DEFERRAL NOTE:

THIS PROJECT HAS NOT BEEN GRANTED CONCURRENCY APPROVAL AND/OR GRANTED AND/OR RECEIVED ANY PUBLIC FINANCIAL ASSISTANCE TO DEVELOP THE PROJECT. THE PROJECT IS SUBJECT TO DEFERRED CONCURRENCY DETERMINATION, AND FINAL APPROVAL TO DEVELOP THE PROPERTY HAS NOT BEEN OBTAINED. THE COMPLETION OF CONCURRENCY REVIEW OF ANNUAL HAS BEEN DEFERRED TO LATER DEVELOPMENT REVIEW STAGES, SUCH AS, BUT NOT LIMITED TO, BUILDING PERMIT REVIEW.

## OWNER'S CERTIFICATION:

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

MR. MARCUS BOONE, CEO  
FARM CREDIT OF FLORIDA  
17003 SOUTHWIND BOULEVARD #200  
WEST PALM BEACH, FL 33411  
(561) 955-3098

DATE



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

## IMPORTANT!!

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

## IMPERATIVE:

IT IS THE SURVEYOR'S AND CONTRACTOR'S RESPONSIBILITY TO MAKE THE MOST CURRENT PLAN PRIOR TO AND DURING CONSTRUCTION.

## INDEX OF SHEETS:

SHEET	DESCRIPTION
C1	MAJOR SITE PLAN - COVER
C2	MAJOR SITE PLAN - F.D.O.T.
C3	MAJOR SITE PLAN - LAND/UTILITY
C4	MAJOR SITE PLAN - DRAINAGE/URBAN
C5	MAJOR SITE PLAN - S.W.F.P.P.
C6	MAJOR SITE PLAN - DETAILS
TE-1	TREE REMOVAL PLAN (BY MICHAEL PAPE AND ASSOCIATES, P.A.)
LE-1	LANDSCAPE PLAN (BY MICHAEL PAPE AND ASSOCIATES, P.A.)
IP-1	IRRIGATION PLAN (BY MICHAEL PAPE AND ASSOCIATES, P.A.)
US-1	PHOTOMETRICS PLAN (BY MICHAEL PAPE AND ASSOCIATES, P.A.)
LS-1	BOUNDARY & TOPOGRAPHIC SURVEY (BY R.W. BARNHART, INC.)

## DESCRIPTION:

PER WARRANTY DEED AS RECORDED IN OFFICIAL RECORDS BOOK 4869, PAGE 652 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA:

COMMENCE AT THE SE CORNER OF THE NW 1/4 OF SECTION 4, TOWNSHIP 15 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA, THENCE S.89°24'W, 294.92 FEET; THENCE N07°10' E, 38.98 FEET TO THE POINT OF BEGINNING, SAID POINT ALSO BEING ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 27; THENCE ALONG SAID RIGHT-OF-WAY LINE, N.82°24' W, 378.88 FEET; THENCE DEPARTING SAID RIGHT-OF-WAY LINE, N.02°17'50" W, 413.27 FEET; THENCE N.87°14' E, 230.20 FEET; THENCE S.02°10' W, 591.45 FEET TO THE POINT OF BEGINNING, EXCEPT ADDITIONAL PORTION - 84% AS PER DEED BOOK 1018, PAGE 345, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

## SURVEY NOTICE:

SEE SEPARATE SURVEY BY R.W. BARNHART, INC. FOR BEARINGS & DISTANCES, MONUMENTATION, AND STATE PLANE COORDINATES.

## GENERAL STATEMENT:

THE CHARACTER AND INTENDED USE OF THESE PLANS IS FOR THE CONSTRUCTION OF A BUILDING ADJACENT TOGETHER WITH ALL REQUIRED IMPROVEMENTS SHOWN HEREON.

## SITE DATA:

PARCEL ID#	21989-001-00
ZONING	RS-1
FUTURE LAND USE	COMMERCIAL
PROPOSED USE	FINANCIAL OFFICE
LAND OWNER/APPLICANT/DEVELOPER	MR. MARCUS BOONE, CEO FARM CREDIT OF FLORIDA 17003 SOUTHWIND BOULEVARD #200 WEST PALM BEACH, FL 33411 (561) 955-3098
SITE LOCATION	5075 NW BILTINGTON RD, OCALA, FL 34482
LOT WIDTH	119 FEET
SETBACKS	FRONT - 40' SIDE - 10' REAR - 5'
SITE/PROJECT AREA	4169.224 S.F. (95.0 ACRES)
EXISTING IMPERVIOUS AREA	415.444 S.F. (9.52%)
PROPOSED BUILDING AREA	4,314.7 S.F. (1.03%)
PROPOSED TOTAL IMPERVIOUS AREA	4,730.1 S.F. (1.15%)
PROPOSED OPEN AREA	4143.784 S.F. (99.0%) (INCLUDING U.P.A.)

## PARKING CALCULATIONS:

PARKING REQUIRED:	48,378 S.F. @ 2.5 SPACES / 1,000 S.F.	= 216 SPACES
PARKING PROVIDED:		
PROPOSED STANDARD PARKING SPACES		= 26 SPACES
PROPOSED CONCRETE HANDICAP SPACES		= 2 SPACES
TOTAL		= 28 SPACES

## UTILITY CONTACT INFORMATION:

NOTE: CONTACT INFORMATION WAS OBTAINED FROM NEWSPAPERWIRE.COM. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY PROVIDERS PRIOR TO CONSTRUCTION.

PHONE & FIBER OPTIC	CENTURYLINK BILL MCCLEOD (850) 399-1444
GAS, NATURAL GAS	TECO PEOPLES GAS - OCALA JOHN COVING (813) 275-3783
CATV	MARION - COX CABLE TODD ANDERSON (352) 281-9889
ELECTRIC	OCALA - ELECTRIC UTILITY RANDY HAHN (352) 381-6615

## TRAFFIC IMPACT STATEMENT:

BASED ON THE TRM GENERATION MANUAL, 11TH EDITION

ESTIMATED PROPOSED TRAFFIC:	
BASED ON 48,378 S.F. OF SMALL OFFICE BUILDING (CODE 713)	
TRIPS PER DAY	64,164,000
CODE	713
TOTAL	8
ENTERING	12
EXITING	2

## ENGINEER'S CERTIFICATION:

I HEREBY CERTIFY THAT THESE PLANS AND CALCULATIONS WERE COMPLETED IN ACCORDANCE WITH ALL APPLICABLE REQUIREMENTS OF THE MARION COUNTY LAND DEVELOPMENT CODE (LDC), EXCEPT AS WAIVED, AND FURTHERMORE THAT THESE PLANS MEET THE APPLICABLE REQUIREMENTS OF THE S.W.F.P.P. TO THE BEST OF MY KNOWLEDGE AND BELIEF.

3	PER COUNTY REVIEW	09-30-24			
2	PER COUNTY & S.W.F.W.M.D. REVIEW	07-10-24			
1	PERMITTING ISSUE	04-05-24			
NO	REVISION	DATE			
DESIGN:	D.D./A.S.	DRAW:	S.D.U.	CHECK:	D.L.D.

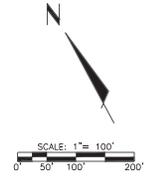
125 NE 1st AVENUE  
SUITE 2  
OCALA, FL 34470  
PHONE: (352) 854-5961

CERTIFICATE OF AUTHORIZATION #28150

**IMPORTANT NOTE:**  
 PRIOR TO CONSTRUCTION IN THE P/W, THE FINAL PLANS AND PERMIT MUST BE APPROVED BY F.D.O.T.



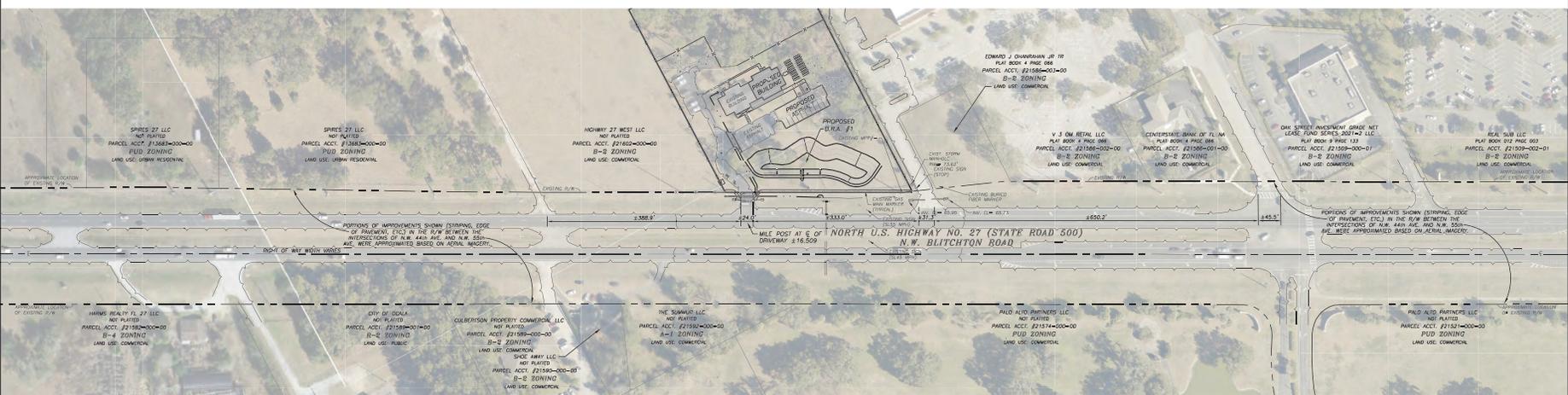
**48 HOURS BEFORE YOU DIG**  
 CALL: 813-333-1144  
**1-800-432-4770**  
 IT'S THE LAW IN FLORIDA



125 NE 1st AVENUE  
 SUITE 200  
 OCALA, FLORIDA 34761  
 PHONE: (352) 854-5881  
**DAVIS DINKINS ENGINEERING, P.A.**  
 CERTIFICATE OF AUTHORIZATION #28150

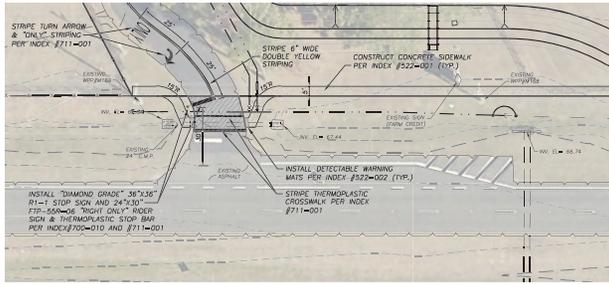
3	PER COUNTY REVIEW	09-26-24	DATE	CHECK: D.L.D.
2	PER COUNTY & SWINARD REVIEW	07-10-24	DATE	
1	PERMITTING ISSUE	04-08-24	DATE	
NO	REVISION		DATE	

**MAJOR SITE PLAN - F.D.O.T.**  
**FARM CREDIT OF FLORIDA**  
 MARION COUNTY, FLORIDA



**F.D.O.T. GENERAL NOTES:**

- CONTRACTOR SHALL CONTACT ALL UTILITY COMPANIES FOR UTILITY LOCATION PRIOR TO CONSTRUCTION.
- ALL F.D.O.T. RIGHTS-OF-WAYS SHALL BE RESTORED TO A MINIMUM TO THE CONDITION WHICH EXISTED PRIOR TO ANY WORK. IN ACCORDANCE WITH THE F.D.O.T. STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION. EROSION AND STORMWATER CONTROL MEASURES SHALL BE INSTALLED BEFORE ANY WORK BEGINS, AND IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL REQUIREMENTS. THE PERMITTEE SHALL BE RESPONSIBLE FOR THE RESTORATION WHICH EXISTED PRIOR TO ANY WORK. THE F.D.O.T. AFTER PROVIDING NOTICE AND AN OPPORTUNITY FOR THE PERMITTEE TO RESTORE THE FACILITY WILL REPAIR THE RIGHTS-OF-WAY AND SUBMIT AN AFFIDAVIT OF COST TO THE PERMITTEE FOR REIMBURSEMENT OR TO THE STATE'S ATTORNEY OFFICE FOR COLLECTION.
- CHAPTER 358, FLORIDA STATUTES, REQUIRES THE PERMITTEE, PRIOR TO ANY DEMOLITION OR DEMOLITION ACTIVITIES, TO NOTIFY THE LOCAL OFFICIALS (ALSO CALLED SWINARD STATE ONE-CALL). THIS IS TO BE DONE NOT LESS THAN 48 HOURS BEFORE THAN 5 BUSINESS DAYS BEFORE BEGINNING. THE PHONE NUMBER FOR SWINARD STATE ONE-CALL, INC. IS 1-800-432-4770.
- ALL DISTURBED AREAS WITHIN F.D.O.T. RIGHT OF WAY MUST BE RESTORED WITH ANDERSON BROWN SOIL, WEED FREE.
- AT SUCH LOCATIONS WHERE F.D.O.T. SIGNAL REFLECTORS OR OTHER STRUCTURES WILL INTERFERE WITH PROPOSED CONSTRUCTION, THE PERMITTEE WILL NOTIFY THE LOCAL MAINTENANCE OR RESIDENT ENGINEER 48 HOURS IN ADVANCE OF STARTING WORK. ALL SIGNALS AND REFLECTORS THAT REQUIRE REPLACEMENT OR REPLACEMENT AS A RESULT OF PERMITTEE'S WORK WILL BE REPLACED OR REPAIRED BY THE PERMITTEE.
- CALL SWINARD UTILITIES FOR LOCATION SERVICE PRIOR TO CONSTRUCTION (888-432-4770).
- TRAFFIC CONTROL THROUGH WORK ZONE SHALL BE AS SHOWN IN F.D.O.T. STANDARD PLANS INDEX #102. THERE SHALL BE NO LANE CLOSURES FROM - AM TO - PM EASTBOUND, AND NO LANE CLOSURES FROM - AM TO - AM WESTBOUND.
- ALL STRIPING WITHIN F.D.O.T. RIGHT OF WAY SHALL BE IN ACCORDANCE WITH F.D.O.T. STANDARD PLANS INDEX #711 WITH LEAD TIME THERMOPLASTIC.
- ALL SIGNAGE IS TO BE NEW UNLESS STATED OTHERWISE. SIGNS AND SIGN POSTS TO BE IN ACCORDANCE WITH F.D.O.T. STANDARD PLANS INDEX #702.
- PAVED REFLECTIVE PAVEMENT MARKERS ARE REQUIRED IN ACCORDANCE WITH F.D.O.T. STANDARD PLANS INDEX #706, BUT ARE NOT SHOWN FOR CLARITY PURPOSES.
- CONFLICTING STRIPING TO BE REMOVED BY HYDROBLASTING.
- ALL CONCRETE WITHIN FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY THAT IS TO BE REMOVED WILL NEED TO BE SAWCUT AND REMOVED FROM THE CLOSEST CONTROL JOINT.
- ANY NECESSARY EROSION CONTROL SHALL BE PER THE S.W.P.P.P.
- ALL CONSTRUCTION WITHIN THE DEPARTMENT OF TRANSPORTATION RIGHT OF WAY SHALL BE IN ACCORDANCE WITH THE LATEST DESIGN STANDARDS AND STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, AND THE UTILITY ACCORDATION MANUAL (UAM).
- ALL MATERIALS INSTALLED WITHIN THE F.D.O.T. RIGHT-OF-WAY SHALL BE LIMITED TO THOSE ON THE F.D.O.T. QUALIFIED PRODUCTS LIST OR APPROVED PRODUCT LIST OF TRAFFIC CONTROL SIGNALS AND DEVICES.
- THE PROPOSED SPEED LIMIT IS 45 MPH.
- ALL CONCRETE WITHIN F.D.O.T. RIGHT-OF-WAY SHALL BE AN APPROVED F.D.O.T. MIX DESIGN OF 3,000 PSI MINIMUM.
- THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT A MINIMUM OF TWO (2) BUSINESS DAYS PRIOR TO ANY LANE CLOSURES OR BEGINNING ANY CONSTRUCTION WITHIN THE F.D.O.T. RIGHT-OF-WAY.
- CONTRACT CITY OF OCALA SIGNAL DEPARTMENT 48 HOURS PRIOR TO WORKING WITHIN 500 FEET OF THE SIGNALIZED INTERSECTIONS, AT 352-516-8707.
- FUTURE PHASES OF CONSTRUCTION MAY REQUIRE MODIFICATION OF F.D.O.T. PERMIT TOGETHER WITH RECORDING OF THE CROSS-ACCESS AGREEMENT OF REQUIREMENTS, AND MAY ALSO REQUIRE A TRAFFIC DISTRIBUTION STUDY INCLUDING TURN MOVEMENTS.



**CRADING DETAIL**  
 SCALE: 1" = 30'

NOT VALID UNLESS EITHER DIGITALLY SIGNED AND SEALED OR PHYSICALLY SIGNED, DATED AND SEALED WITH PROFESSIONAL ENGINEER'S SEAL BELOW:

DAVIS L. DINKINS, P.E.  
 FL LICENSE NO. 80038

DATE: \_\_\_\_\_  
 IF DIGITALLY SIGNED AND SEALED:  
 DAVIS L. DINKINS, STATE OF FLORIDA  
 PROFESSIONAL ENGINEER LICENSE NO. 80038  
 THIS FIRM HAS BEEN DIGITALLY SIGNED AND SEALED BY DAVIS L. DINKINS ON THE DATE INDICATED HERE.

PRINTED COPIES OF THE DOCUMENT ARE NOT CONSIDERED VALID UNLESS SIGNED AND SEALED. THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

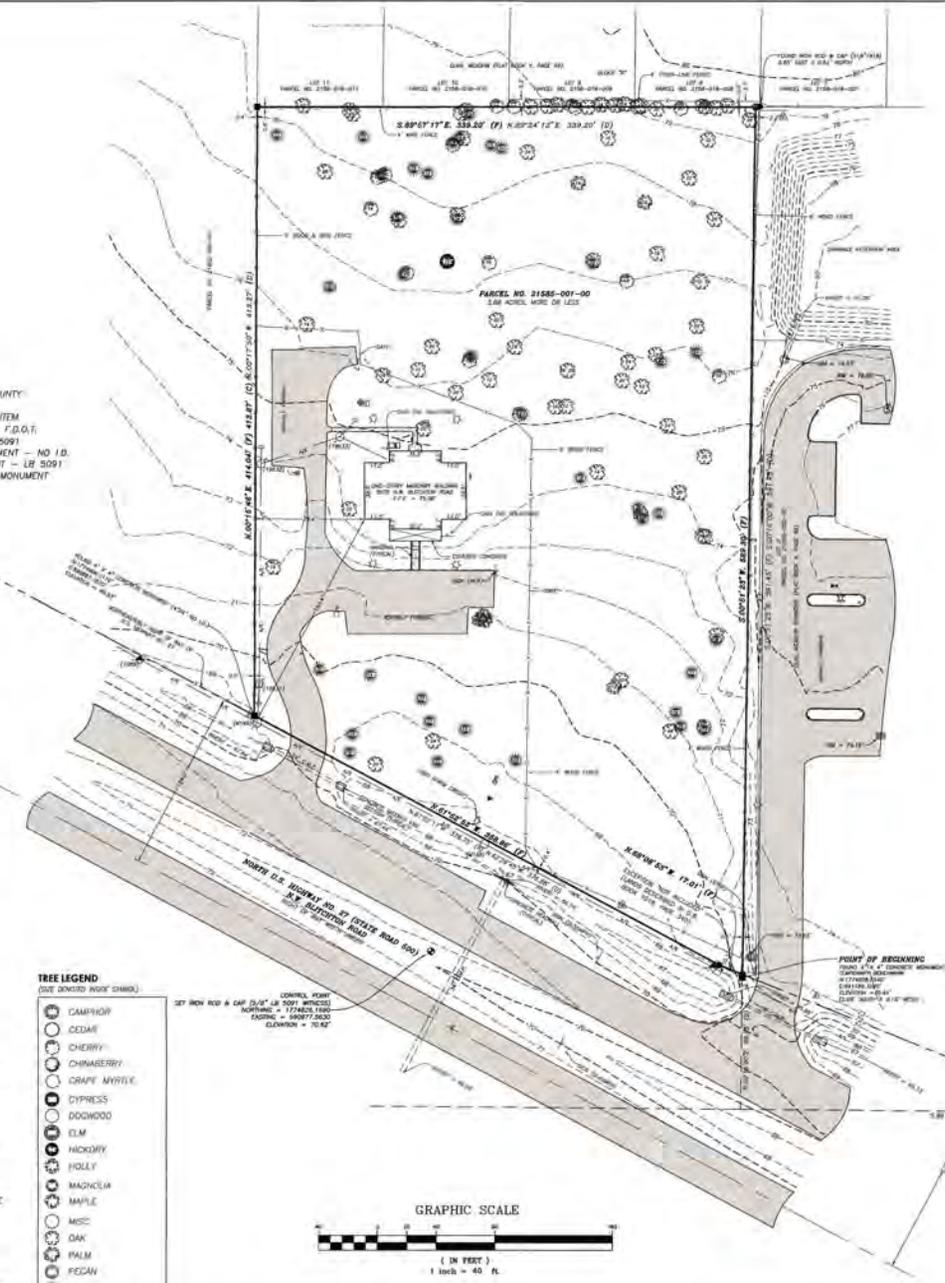






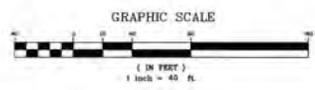


SECTION 4, TOWNSHIP 15 SOUTH, RANGE 21 EAST  
MARION COUNTY, FLORIDA



- LEGEND** UNLESS OTHERWISE NOTED
- E = CENTERLINE OF RIGHT OF WAY
  - CB = CHORD BEARING
  - OR = OFFICIAL RECORDS OF MARION COUNTY
  - (R) = REGULAR PARKING SPACE COUNT
  - (S) = CORRESPONDING SCHEDULE B-2 ITEM
  - (I) = FOUND 5/8" IRON ROD & CAP - LB 5091
  - (J) = SET 5/8" IRON ROD & CAP - LB 5091
  - (K) = FOUND 4" x 4" CONCRETE MONUMENT - NO I.D.
  - (L) = SET 4" x 4" CONCRETE MONUMENT - LB 5091
  - (M) = FOUND 8" OCTAGONAL CONCRETE MONUMENT
  - (N) = FOUND NAIL & DISC
  - (O) = SET NAIL & DISC - LB 5091
  - (P) = FOUND 1" IRON PIPE
  - (Q) = FOUND PALMROAD SPIKE
  - (R) = FIELD MEASUREMENT
  - (S) = DEED DIMENSION
  - (T) = CALCULATED DIMENSION
  - (U) = DRAINAGE MANHOLE
  - (V) = STORM DRAINAGE DRAPE
  - (W) = CURB INLET DRAPE
  - (X) = YARD DRAINS
  - (Y) = SANITARY MANHOLE
  - (Z) = SANITARY CLEANOUT
  - (AA) = SEWER VALVE
  - (AB) = GREASE MANHOLE
  - (AC) = WOOD POWER POLE
  - (AD) = METAL LIGHT POLE
  - (AE) = CONCRETE POWER POLE
  - (AF) = ELECTRIC TRANSFORMER
  - (AG) = ELECTRIC BOX
  - (AH) = ELECTRIC METER
  - (AI) = GUY ANCHOR
  - (AJ) = SPOT/GROUND LIGHT
  - (AK) = TELEPHONE VAULT
  - (AL) = TELEPHONE BOX
  - (AM) = TELEPHONE CABLE MARKER
  - (AN) = TELEPHONE MANHOLE
  - (AO) = CABLE BOX
  - (AP) = SATELLITE DISH
  - (AQ) = FIBER OPTIC CABLE MARKER
  - (AR) = FIRE HYDRANT
  - (AS) = WATER VALVE
  - (AT) = WATER METER
  - (AU) = BACKFLOW PREVENTOR
  - (AV) = IRRIGATION CONTROL VALVE
  - (AW) = HOSE BIBB
  - (AX) = WELL
  - (AY) = MONITORING WELL
  - (AZ) = FIRE DEPARTMENT CONNECTION
  - (BA) = GAS METER
  - (BB) = GAS VALVE
  - (BC) = GAS LINE MARKER
  - (BD) = AIR CONDITIONER PAD
  - (BE) = METAL REFLECTOR POST
  - (BF) = BOLLARD
  - (BG) = KEY PAD
  - (BH) = WALKWAY
  - (BI) = SIGN
  - (BJ) = TRAFFIC SIGNAL CONTROL BOX
  - (BK) = CONCRETE TRAFFIC SIGNAL BOX
  - (BL) = TRAFFIC SIGNALIZATION MAST ARM
  - (BM) = FLAG POLE
  - (BN) = POLYVINYL CHLORIDE
  - (BO) = REINFORCED CONCRETE PIPE
  - (BP) = CORRUGATED METAL PIPE
  - (BQ) = HIGH DENSITY POLYETHYLENE
  - (BR) = AERIAL ELECTRIC
  - (BS) = OVERHEAD TRAFFIC SIGNALIZATION
  - (BT) = UNDERGROUND TELEPHONE LINE
  - (BU) = UNDERGROUND FIBER OPTICS
  - (BV) = UNDERGROUND WATER LINE
  - (BW) = UNDERGROUND GAS LINE
  - (BX) = UNDERGROUND SANITARY SEWER LINE
  - (BY) = UNDERGROUND ELECTRIC
  - (BZ) = UNDERGROUND FORDICAMAN
  - (CA) = FINISH FLOOR ELEVATION
  - (CB) = SPOT ELEVATION
  - (CC) = SPOT ELEVATION + 100.00
  - (CD) = BENCHMARK/CONTROL POINT
  - (CE) = BROKEN LINE, NOT DRAWN TO SCALE
  - (CF) = DEWOTES CONCRETE
  - (CG) = DEWOTES ASPHALT

- TREE LEGEND**  
(SEE SYMBOLS INSET CHANG)
- (C) CAMPHOR
  - (O) CEDAR
  - (CH) CHERRY
  - (CMA) CHINAQUERRY
  - (G) GRAPE MYRTLE
  - (C) CYPRESS
  - (D) DOGWOOD
  - (E) OLM
  - (H) HICKORY
  - (P) HOLLY
  - (M) MAGNOLIA
  - (MA) MAPLE
  - (M) MISC.
  - (O) OAK
  - (P) PALM
  - (PE) PECAN
  - (P) PINE
  - (S) SWEETGUM



**DESCRIPTION:**  
PER WARRANTY DEED AS RECORDED IN OFFICIAL RECORDS BOOK 4668, PAGE 652 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA

COMMENCE AT THE SE CORNER OF THE NE 1/4 OF SECTION 4, TOWNSHIP 15 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA, THENCE S.80°49'24"W. 644.92 FEET; THENCE N.00°16'00"E. 89.95 FEET TO THE POINT OF BEGINNING; SAID POINT ALSO BEING ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 277;

THENCE ALONG AND WITH SAID RIGHT-OF-WAY LINE, N.62°29'45"W. 378.88 FEET; THENCE DEPARTING SAID RIGHT-OF-WAY LINE, N.00°17'30"W. 413.27 FEET; THENCE N.89°24'12"E. 338.20 FEET;

THENCE S.00°16'00"W. 391.49 FEET TO THE POINT OF BEGINNING, EXCEPT ADDITIONAL RIGHT-OF-WAY AS PER O.R. BOOK 1018, PAGE 345, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

- NOTES:**
1. DATE OF FIELD SURVEY: JUNE 28, 2022.
  2. SUBJECT TO RIGHTS OF WAY, RESTRICTIONS, EASEMENTS AND RESERVATIONS OF RECORD.
  3. UNLESS OTHERWISE SHOWN, UNDERGROUND IMPROVEMENTS NOT LOCATED.
  4. PUBLIC RECORDS NOT SEARCHED BY R.M. BARRINEAU & ASSOCIATES, INC.
  5. BEARINGS AND STATE PLANE COORDINATES DEPICTED HEREON ARE GRID, WEST FLORIDA ZONE, NAD-83 (CORRS86) EPOCH=2002.00000, BASED ON TRIMBLE VIRTUAL REFERENCE STATION NETWORK AND REFERENCED TO CITY OF OCALA ENGINEERING DEPARTMENT CONTROL POINT 0009 WITH AN ELEVATION OF 70.987 NAVD-83.
  6. VERTICAL DATUM BASED ON CITY OF OCALA ENGINEERING DEPARTMENT CONTROL POINT 0009 WITH AN ELEVATION OF 70.987 NAVD-83.
  7. ORIENTATION FOR THE IMPROVEMENTS SHOWN HEREON SHOULD NOT BE USED TO RECONSTRUCT BOUNDARY LINES.
  8. ADDITIONS OR DELETIONS TO SURVEY MAPS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
  9. THIS SURVEY DEPICTS THE PROPERTY AS IT EXISTED ON THE SURVEY DATE, NOT NECESSARILY THE SIGNATURE DATE.
  10. THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE BENEFIT OF THE PARTY(ES) NAMED HEREON, AND SHALL NOT BE DUPLICATED OR RELIED UPON BY ANY OTHER INDIVIDUAL OR ENTITY WITHOUT AUTHORIZATION FROM R.M. BARRINEAU & ASSOCIATES, INC.

**SURVEYOR'S CERTIFICATION:**

I HEREBY CERTIFY THAT THE SURVEY REPRESENTED HEREON MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 54-17.050-052, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES AND THAT THE SURVEY IS IN ACCORDANCE WITH ALL APPLICABLE REQUIREMENTS OF THE MARION COUNTY LAND DEVELOPMENT CODE.

7/8/2022  
SIGNATURE DATE  
THOMAS P. BARRINEAU, P.S.M. - LS 6897  
OF R.M. BARRINEAU & ASSOCIATES, INC.  
MAILING ADDRESS: 1000 S. GULF BLVD., SUITE 100, OCALA, FLORIDA 34471  
OFF. SALES REPRESENTATIVE: 352.309.1111

DATE:	
DRAWN:	
REVISED:	
CHECKED:	
APPROVED:	
SCALE:	1" = 40'
NO.	
REVISIONS:	

**R.M. BARRINEAU & ASSOCIATES, INC.**  
PROFESSIONAL SURVEYORS & MAPPERS  
1000 S. GULF BLVD., SUITE 100, OCALA, FLORIDA 34471  
OFF. SALES REPRESENTATIVE: 352.309.1111

**BOUNDARY & TOPOGRAPHIC SURVEY FOR:**  
**FLORIDA FEDERAL LANDBANK, FLCA**

DATE:	7/8/2022
NO.	17-18
SCALE:	1" = 40'
DATE:	7/8/2022
NO.	17-18