

May 16, 2025

PROJECT NAME: YOUNG LIFE SOUTHWIND 2025 BUILDING IMPROVEMENTS

PROJECT NUMBER: 2025010064

APPLICATION: MAJOR SITE PLAN #32416

- 1 DEPARTMENT: ENGDRN - STORMWATER REVIEW  
REVIEW ITEM: 6.13.10.B - Copy of NPDES Permit or NOI  
STATUS OF REVIEW: INFO  
REMARKS: Please provide a copy of the NPDES permit or NOI prior to construction.
- 2 DEPARTMENT: ENGDRN - STORMWATER REVIEW  
REVIEW ITEM: Copy of District Permit (County Interest)  
STATUS OF REVIEW: INFO  
REMARKS: Please provide a copy of the District permit prior to construction.
- 3 DEPARTMENT: ENGDRN - STORMWATER REVIEW  
REVIEW ITEM: Additional Stormwater comments  
STATUS OF REVIEW: INFO  
REMARKS: If you have questions or would like to discuss the stormwater review comments, please contact Kevin Vickers, PE at 352-671-8695 or kevin.vickers@marionfl.org.
- 4 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: 2/5/25-add waivers if requested in future
- 5 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.
- 6 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: 2.12.25 - \$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# 32416
- 7 DEPARTMENT: DOH - ENVIRONMENTAL HEALTH  
REVIEW ITEM: Additional Health comments  
STATUS OF REVIEW: INFO  
REMARKS: Central Water/ Central Sewer

- 8 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW  
REVIEW ITEM: 3.2.3 - NON-RESIDENTIAL - Complies with FAR?  
STATUS OF REVIEW: INFO  
REMARKS: 5/13/25 - Following further staff review and the applicant response, staff confirms the referenced maintenance building is existing; however, the building was approved as an ag structure without finished habitable space consistent with the site's A-1 zoning. Applicant response notes a SUP Modification is due to be pursued to enable further use of that building.  
PRIOR COMMENT: SUP 20210110SU-B, Resolution No. 21-R-083, did not provide for any structures on the WWTP site except for the limited equipment building. The SUP's accompanying conceptual plan showed the proposed "Maintenance Building" on the main historic property to the west. Moving the structure east to the WWTP site is not consistent with SUP 20210110SU-B, Resolution No. 21-R-083, and its concept plan as no other operational structures were proposed for that area. The "Maintenance Building" may be placed on the main historic camp area, or a new SUP Application to amend the existing SUP must be submitted for review and consideration.
- 9 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW  
REVIEW ITEM: 2.12.16/6.5 - [EALS or EALS-ER provided?]  
STATUS OF REVIEW: INFO  
REMARKS: 5/13/25 - The EALS Exemption Request submitted has been forwarded to the State FWC for review and coordination. Agency comments received, if any, will be forward to the applicant upon receipt. The applicant/developer is subject to and must ensure compliance with applicable listed species requirements, and applicant proceeds at their own risk pending the State FWC review.  
PRIOR COMMENT: EALS provided is out of date (2021 EALS). Provide an updated EALS, or an EALS Exemption as specified by the LDC.
- 10 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION  
REVIEW ITEM: Additional Landscape comments  
STATUS OF REVIEW: INFO  
REMARKS: 1. Southern Sugar Maple specified is not common to this area, Acer Rubrum ' Florida Flame' or other cultivar is more readily available to this area, recommend adjusting. 2. All shade trees shall be 3.5" or greater at installation, all ornamentals shall be 6' high and 42" spread at installation, no exceptions 3. Sabal Palms should be referred to as Sabal palmetto, which is common. the variety bahamensis beccari is difficult to obtain 4. Please check spellings on scientific names to avoid confusion
- 11 DEPARTMENT: ZONE - ZONING DEPARTMENT  
REVIEW ITEM: 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)  
STATUS OF REVIEW: INFO  
REMARKS: Initial review: EALS provided from 2019. Please provide a current EALS.  
5/8 - Staff received the EALS exemption request and transmitted it to FWC.
- 12 DEPARTMENT: ZONE - ZONING DEPARTMENT  
REVIEW ITEM: Additional Zoning comments  
STATUS OF REVIEW: INFO  
REMARKS: Initial Review: Please provide Special Use Permit approval allowing for the addition of these two structures. Also, please supply a site plan of the overall property and the location of these new structures.  
5/9 Review: Staff acknowledges that reference to Future Land Use Element Policy 10.1.15 and the in-effect Special Use Permits have now been provided in the Site Information section on C001 - Cover Sheet V2.
- 13 DEPARTMENT: ENRAA - ACQ AGENT ENG ROW  
REVIEW ITEM: Major Site Plan  
STATUS OF REVIEW: INFO

REMARKS: Corrected 5/7/25 HR

The cover sheet under Owner's Certification must state Young Life Inc, not Young Life's Southwind Camp.

HR 2/13/25 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]."



# Marion County Board of County Commissioners

Office of the County Engineer

412 SE 25th Ave.  
Ocala, FL 34471  
Phone: 352-671-8686  
Fax: 352-671-8687

## DEVELOPMENT REVIEW PLAN APPLICATION

Date: 1-24-2025

### A. PROJECT INFORMATION:

Project Name: Young Life Southwind 2025 Building Improvements  
Parcel Number(s): 40267-000-00, 40263-001-00  
Section 19 Township 16S Range 25E Land Use Rural Land Zoning Classification A-1, SUP  
Commercial  Residential  Industrial  Institutional  Mixed Use  Other \_\_\_\_\_  
Type of Plan: MAJOR SITE PLAN  
Property Acreage 80.46 acres Number of Lots 0 Miles of Roads 0  
Location of Property with Crossroads NE corner of SE 95th St and SE 183rd Ave Rd  
Additional information regarding this submittal: \_\_\_\_\_

### B. CONTACT INFORMATION *(Check the appropriate box indicating the point for contact for this project. Add all emails to receive correspondence during this plan review.)*

**Engineer:**  
Firm Name: Radcliffe Engineering Contact Name: Chris Gwin  
Mailing Address: 2611 SE Lake Weir Ave City: Ocala State: FL Zip Code: 34471  
Phone # (352) 629-5500 Alternate Phone # \_\_\_\_\_  
Email(s) for contact via ePlans: info@radcliffeengineering.com

**Surveyor:**  
Firm Name: Rogers Engineering Contact Name: Rodney Rogers  
Mailing Address: 1105 SE 3rd Ave City: Ocala State: FL Zip Code: 34471  
Phone # (352) 622-9214 Alternate Phone # \_\_\_\_\_  
Email(s) for contact via ePlans: rkrogers@rogerseng.com

**Property Owner:**  
Owner: Young Life - Southwind Contact Name: Chad Martin (manager)  
Mailing Address: 18115 SE 95th Street Road City: Ocklawaha State: FL Zip Code: 32179  
Phone # (352) 288-2500 Alternate Phone # \_\_\_\_\_  
Email address: cmartin@sw.younglife.org

**Developer:**  
Developer: \_\_\_\_\_ Contact Name: \_\_\_\_\_  
Mailing Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_  
Phone # \_\_\_\_\_ Alternate Phone # \_\_\_\_\_  
Email address: \_\_\_\_\_

Revised 6/2021

MARION COUNTY MAJOR SITE PLAN FOR  
**YOUNG LIFE SOUTHWIND**  
 2025 BUILDING IMPROVEMENTS  
 MARION COUNTY, FLORIDA

**General Notes:**

- SURVEY INFORMATION PROVIDED BY ROGERS ENGINEERING, LLC. (SEE SEPARATE SURVEY SUPPLIED ALONG WITH THESE PLANS). DATE OF SURVEY: TOPO OF CLUB ROOM AREA = 10-28-24. TOPO OF HOUSING BUILDING AREA = 12-8-24. BOUNDARY SURVEY = 1-10-25. 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.
- SUBJECT TO EASEMENTS, RIGHTS OF WAY, RESTRICTIONS, AND RESERVATIONS OF RECORD, ALL CONSTRUCTION COVERED BY THESE PLANS SHALL COMPLY WITH THE MATERIAL REQUIREMENTS AND QUALITY CONTROL STANDARDS CONTAINED IN THE MARION COUNTY LAND DEVELOPMENT CODE. ALL CONSTRUCTION PERFORMED IN MARION COUNTY RIGHT-OF-WAY REQUIRES A RIGHT-OF-WAY PERMIT. BOUNDARY LINES.
- ORIENTATION FOR THE IMPROVEMENTS SHOWN HEREON SHOULD NOT BE USED TO RECONSTRUCT BOUNDARY LINES.
- REPRODUCTIONS OF THIS PLAN ARE NOT VALID UNLESS SEALED WITH AN EMBOSSED ENGINEER'S SEAL.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MARION COUNTY LAND DEVELOPMENT CODE AND THIS PLAN.
- NO CHANGE TO THE WORK AS SHOWN ON THIS PLAN SHALL BE MADE WITHOUT PRIOR APPROVAL OF THE PROJECT ENGINEERS.
- SIGNAGE MUST BE IN CONFORMANCE WITH THE COUNTY SIGN CODE AND IN ACCORDANCE WITH ALL APPLICABLE FOOT STANDARDS. ALL STOP SIGNS IN THE COUNTY R/W SHALL BE 30" HIGH INTENSITY REFLECTIVE MATERIAL.
- OWNER SHALL PROTECT EXISTING SHADE TREES TO BE SAVED. TREE PROTECTION MUST BE INSTALLED AND INSPECTED. (SEE DETAIL SHEET C011)
- UNDERGROUND IMPROVEMENTS AND UTILITIES, IF ANY, WERE NOT LOCATED, EXCEPT AS SHOWN.
- THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES AND REPORT DISCREPANCIES (IF ANY) TO THE PROJECT ENGINEER.
- ALL NON-CONDUCTIVE UNDERGROUND PIPING SHALL HAVE LOCATOR WIRE.
- SITE CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANIES FOR CONDUIT INSTALLATION AS REQUIRED FOR ELECTRIC AND TELEPHONE. ALL ELECTRIC TO THE PROPOSED BUILDINGS IS TO BE PLACED UNDERGROUND AT THE EXPENSE OF THE OWNER.
- OWNER TO COORDINATE WITH PROJECT ELECTRICAL CONTRACTOR FOR ELECTRICAL SERVICE.
- CONTRACTOR SHALL COORDINATE WITH THE FIRE DEPARTMENT TO ENSURE ALL FIRE PROTECTION CONSTRUCTION IS IN COMPLIANCE WITH CURRENT N.F.P.A. CODES AND STANDARDS.
- A TREE REMOVAL PERMIT IS REQUIRED BEFORE ANY TREES CAN BE REMOVED. TREES TO BE SAVED MUST HAVE PROTECTION MEASURES INSTALLED AND INSPECTED BEFORE TREES DESIGNATED FOR REMOVAL ARE REMOVED.
- TREES MAY NOT BE PLANTED AROUND, OVER OR UNDER ANY EXISTING OR PROPOSED POWER LINES. THIS INCLUDES ANY LINE DESIGNED AFTER SITE PLAN APPROVAL, IF NOT ALREADY EXISTING. ELECTRICAL DISTRIBUTION EASEMENTS WILL BE REQUIRED FOR ELECTRICAL POWER LINE ON PRIVATE PROPERTY: 10 FOOT FOR UNDERGROUND, AND 20 FOOT FOR OVERHEAD ELECTRICAL.
- THIS SITE SHALL REMAIN FREE OF EXCESS DUST AND DEBRIS AT ALL TIMES. ANY INCIDENCE OF EROSION, SEDIMENTATION, THAT 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.
- PER DIVISION 22, SECTION 2.22.1(1) OF THE MARION COUNTY LAND DEVELOPMENT CODE, A RIGHT-OF-WAY UTILIZATION PERMIT IS REQUIRED FOR ALL CONSTRUCTION, HERBICIDE/PESTICIDE SPRAYING, TREE CLEANING, AND ALL TEMPORARY PRIVATE USE OF PUBLIC RIGHT-OF-WAY.
- ALL AREAS DISTURBED IN THE R/W DURING CONSTRUCTION SHALL BE RESTORED AND SOODED. ALL SLOPED AREAS 1:1 OR STEEPER SHALL BE SOODED. ALL SMALL SLOPES AND FLAT SMALL BOTTOMS SHALL BE SOODED. ALLOW FOR SOO WITH A 1-1/2" UNDERCUT. ANY OTHER AREAS DISTURBED BY CONSTRUCTION BUT NOT LISTED ABOVE SHALL BE GRASSED & MULCHED.
- IF A SINK CHIMNEY IS ENCOUNTERED ON SITE, REPAIRS SHALL BE MADE IN ACCORDANCE WITH THE KARST PERMIT DETAIL INCLUDED IN THESE PLANS.
- ALL STRIPING WITHIN COUNTY RIGHT-OF-WAY SHALL BE THERMOPLASTIC AND AT LEAST 6" WIDE WITH 24" STOP BAR WITHIN COUNTY RIGHT OF WAYS. ALL STRIPING SHALL BE 6" WIDE, PAINTED WITH WHITE PAINT, UNLESS OTHERWISE NOTED. ALL STRIPING SHALL CONFORM TO F.D.O.T. SPECIFICATIONS UNLESS OTHERWISE NOTED.
- ASPHALT PAVEMENT AREA TO BE CONSTRUCTED TO THE FOLLOWING SPECIFICATIONS AT A MINIMUM, UNLESS OTHERWISE NOTED:  
 - 1.20" SP-8.5 ASPHALT CONCRETE, (2" THICK IN DESIGNATED TRUCK AREAS, SEE PLAN)  
 - 6" LIMEROCK BASE, COMPACTED (98% OF MAX. DENSITY, L.B.R. 100)  
 - 12" STABILIZED SUBGRADE (95% OF MAX. DENSITY, AASHO T-180, L.B.R. 40)
- AN AS-BUILT CERTIFICATION SHALL BE PROVIDED TO THE COUNTY ENGINEERING DEPARTMENT BY A DESIGN PROFESSIONAL UPON REVIEW AND APPROVAL OF THE COMPLETED CONSTRUCTION. ALSO, THE PROJECT ENGINEER SHALL SIGN & SUBMIT A STATEMENT OF COMPLETION PRIOR TO THE FINAL INSPECTION.
- UPON COMPLETION OF CONSTRUCTION AND FINAL INSPECTION, AN ELECTRONIC COPY OF THE RECORD DRAWING IN AUTOCAD FORMAT WILL BE PROVIDED TO THE MARION COUNTY ENGINEERING DEPARTMENT.
- THE CONTRACTOR SHALL GROUT BOTTOM OF STORMWATER STRUCTURES UP TO PIPE INVERT TO PREVENT STANDING WATER.
- THE CONTRACTOR SHALL PROVIDE A COPY OF THE NPDES PERMIT OR NOI TO MARION COUNTY PRIOR TO CONSTRUCTION.
- WHEN PUBLIC WATER OR PUBLIC SEWER UTILITIES BECOME AVAILABLE, PARCEL SHALL CONNECT TO MARION COUNTY UTILITIES WITHIN 365 DAYS' NOTICE.

**Concurrency Deferral Elected Note:**

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

**Parking Requirements:**

PARKING AT THE CAMP IS REQUIRED AND SUPPLIED FOR EMPLOYEES ONLY. CAMP PARTICIPANTS ARE TRANSPORTED WEEKLY BY BUS, AND ARE DROPPED OFF/PICKED UP AT THE BUS LOOP ON THE WEST END OF THE CAMPUS.

CLUB ROOM:  
 THE CLUB ROOM BUILDING WILL BE USED AS A GATHERING SPACE FOR CAMPERS ALREADY PRESENT AT THE CAMP. NO PARKING WILL BE ALLOWED AT THIS BUILDING. A DRIVEWAY AREA IS PROPOSED FOR LOADING/UNLOADING OF PROPS AND EQUIPMENT, AND EXTENDS TO THE REAR FOR MAINTENANCE ACCESS.

VOLUNTEER HOUSING BUILDINGS:  
 VOLUNTEERS AT THIS BUILDING WILL ARRIVE BY BUS, AND WILL NOT PARK AT THE BUILDING. SEVERAL SPACES ARE PROVIDED FOR LOADING/UNLOADING ONLY.

PARKING PROVIDED:  
 3 TOTAL REGULAR SPACES PROVIDED  
 + 1 HANDICAP SPACE PROVIDED  
 3 TOTAL PARKING SPACES PROVIDED

**Utility Contacts:**

WATER & SEWER: ONSITE - JEF COX (352) 288-2500  
 ELECTRIC: DUKE ENERGY - SHARI OLIVerson (352) 844-3369  
 TELEPHONE: CENTURY LINK - DAN CANNON (352) 368-8817  
 CABLE: CHARTER/SPECTRUM - KEN POWELL (352) 330-2905  
 FIRE: MARION COUNTY - KEN MCCOY (352) 281-8966  
 GAS: SUBURBAN PROPANE - (800) 776-7263

**Statement of Intent:**

THE 2025 BUILDING IMPROVEMENTS INCLUDE CONSTRUCTION OF NEW CLUB ROOM AND VOLUNTEER HOUSING BUILDINGS, AS WELL AS ASSOCIATED VEHICLE ACCESS AND LANDSCAPING AT THE PROPOSED BUILDINGS. REMEDIATION TO THE EXISTING ATHLETIC FIELD SOIL IS ALSO INCLUDED AS OPTIONAL WORK UNDER THESE PLANS.

**Tree Planting & Landscaping Requirements:**

SEE TREE, LANDSCAPE, AND IRRIGATION PLANS (SHEETS C005 & C008).

**Waivers:**

- GRANTED BY ORC ON 4/15/2025:  
 1. 6.13.B.(7) - MINIMUM STORMWATER PIPE SIZE - WAIVER GRANTED TO ALLOW USE OF 15 INCH MINIMUM STORMWATER PIPE WITH SUFFICIENT CALCULATIONS.
- 6.8.B.(6) - BUFFERS - WAIVER GRANTED TO ALLOW USE OF EXISTING VEGETATION AS BUFFER SUBJECT TO REPLACEMENT OF LANDSCAPE MATERIAL IN CONSTRUCTION ENTRANCE AREA ONCE CONSTRUCTION IS FINISHED.

**Drainage Design Summary:**

THIS PROPERTY WILL HAVE PRIVATE ON-SITE RETENTION AREAS TREATING RUNOFF. EXISTING DRA #6 IS NOT PROPOSED TO BE CHANGED. IMPERVIOUS AREAS WITHIN DRAINAGE BASIN #6 ARE BEING REVISED, HOWEVER TOTAL IMPERVIOUS AREA REMAINS BELOW THE PERMITTED DESIGN.

DRAINAGE BASIN #3 IS PART OF AN OPEN BASIN DRAINING TO THE OCKLAHAWA RIVER. RUNOFF FROM BASIN #3 IS DIRECTED TO DRA. 3.0 THROUGH GUTTERS, DOWN SPOUTS, OVERLAND FLOW, SWALES, DRAINAGE INLETS AND UNDERGROUND PIPES. DRA. 3.0 RETAINS THE TOTAL VOLUME FROM THE 25 YR./24 HR. POST (8.2") STORM EVENT WHICH EXCEEDS THE SURMD AND MARION COUNTY PRE-POST OPEN BASIN RETENTION REQUIREMENT, AND THE SURMD REQUIREMENTS FOR WATER QUALITY TREATMENT.

EXISTING SOIL TYPE IS PREDOMINANTLY W6A (WICKSBURG), HYDROLOGICAL SOIL GROUP A, WITH A SMALL PERCENTAGE OF E6 (EUREKA), HYDROLOGICAL SOIL GROUP C/D

DESIGN MEETS MARION COUNTY STORMWATER QUALITY CRITERIA PER SECTION 6.13.6.A(3)(c):  
 • DRY RETENTION SYSTEMS THAT HAVE A DEPTH OF SIX FEET OR LESS MEASURED FROM TOP OF BANK TO POOD BOTTOM, WITH SIDE SLOPES THAT ARE NO STEEPER THAN 4:1 AND GRASSED BOTTOMS

SEE SHEET C002 AND THE STORMWATER MANAGEMENT REPORT FOR ADDITIONAL STORMWATER INFORMATION.

**Maintenance and Operation Schedule for Stormwater Management System:**

- NATURAL RETENTION AREAS MAY BE LEFT IN THEIR NATIVE STATE, WITH THE EXCEPTION OF THE CONSTRUCTED RETENTION BERM.
- BERM SIDE SLOPES SHALL BE MAINTAINED WITH A GOOD STAND OF GRASS DURING ALL SEASONS TO AVOID EROSION, AND SHALL BE MOWED REGULARLY.
- THE BASINS SHALL BE CLEANED OUT ANNUALLY OF ACCUMULATED SEDIMENTATION BUILDUP. IF THE BASINS ARE SHOWING EXCESSIVE SEDIMENTATION AT THE BASIN BOTTOM, THE BASIN BOTTOM SHALL BE SCRAPED CLEAN MORE FREQUENTLY.
- REMEDIAL ACTION MAY BE REQUIRED, IF THE BASINS DO NOT DRAW DOWN PROPERLY AND MAINTAIN STANDING WATER FOR AN EXTENDED PERIOD OF TIME. THE ENGINEER SHALL BE NOTIFIED TO ASSIST IN THE IMPLEMENTATION OF THE REMEDIAL ACTION.

**Sewer Notes:**

- SEWER SERVICE TO CONNECT TO EXISTING GRAVITY SEWER ON-SITE.
- SANITARY SERVICE SIZE TO BE AS SHOWN ON PLAN AND LAD AT A MINIMUM SLOPE OF 0.50% FOR 8" PVC AND 2.00% FOR 4" PVC.
- CLEAN OUTS TO BE PLACED AT THE CONNECTION POINT TO THE EXISTING LATERAL, 5' FROM THE BUILDING, AT ANY WYES AND BENDS, AND AT MOST, EVERY 75' ALONG CONSTANT RUNS. BRASS TOPS TO BE FLUSH MOUNTED IN PAVED AREAS.
- SANITARY SEWER ESTIMATED DEMAND (PER CHAPTER 646-6, F.A.C.)  
 CLUB ROOM:  
 3,320 gpd = 330 SEATS X 4 gpd  
 VOLUNTEER HOUSING:  
 2,460 gpd = 48 RESIDENTS X 50 gpd  
 5,780 gpd TOTAL SANITARY SEWER ESTIMATED DEMAND

**Water Notes:**

- POTABLE WATER SUPPLIED BY ONSITE COMMUNITY WATER SYSTEM. PROPOSED BUILDINGS WILL CONNECT VIA SERVICE LINES TO EXISTING ONSITE MAIN.
- IRRIGATION AND FIRE STORAGE TANK FILL BY EXISTING #4 WELL (ON-SITE).
- POTABLE WATER ESTIMATED DEMAND = SEWER DEMAND (73,720 gpd) x 1.1 = 4,092 gpd

**Relevant Permits:**

AGENCY	PERMIT #	APPROVAL DATE	NOTES
EXISTING:			
MARION COUNTY-SUP	2021011050	1-19-21	CONSOLIDATED PREVIOUS SUPs
MARION COUNTY-SP	APP #25531	5-24-2021	LATEST APPROVED SITE PLAN
SJRWMD-ERP	42612-7	9-9-2021	LATEST ERP MODIFICATION
PENDING:			
MARION COUNTY			
FPOF SEWER			
SJRWMD-ERP			

**Description:**

THAT PORTION OF THE N.E. 1/4 OF THE S.W. 1/4 AND THE N.W. 1/4 OF THE S.W. 1/4 OF SECTION 19, TOWNSHIP 16 SOUTH, RANGE 22 EAST, MARION COUNTY, FLORIDA, LYING WEST OF S.E. 1834 AVENUE ROAD AND NORTH OF S.E. 95th STREET ROAD, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF THE N.E. 1/4 OF THE S.W. 1/4 OF SAID SECTION 19; THENCE N89°57'09"E ALONG THE NORTH BOUNDARY THEREOF, A DISTANCE OF 666.61 FEET TO THE INTERSECTION WITH THE NORTHEASTERLY RIGHT-OF-WAY LINE OF S.E. 1834 AVENUE ROAD (50 FEET WIDE), SAID POINT ALSO BEING ON A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 570.00 FEET AND A CENTRAL ANGLE OF 07°29'29"; THENCE DEPARTING SAID NORTH BOUNDARY, PROCEED SOUTHWESTERLY ALONG SAID RIGHT-OF-WAY LINE AND THE ARC OF SAID CURVE, A DISTANCE OF 74.53 FEET (CHORD BEARING & DISTANCE OF 57°12'57"W, 74.47 FEET) TO THE POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 350.00 FEET AND A CENTRAL ANGLE OF 7°10'04"; THENCE CONTINUE SOUTHERLY ALONG SAID RIGHT-OF-WAY LINE AND THE ARC OF SAID CURVE, A DISTANCE OF 448.89 FEET (CHORD BEARING & DISTANCE OF S37°57'04"W, 417.20 FEET); THENCE CONTINUE ALONG SAID RIGHT-OF-WAY LINE OF S.E. 95th STREET ROAD, A DISTANCE OF 328.67 FEET TO THE INTERSECTION WITH THE WEST BOUNDARY OF THE AFORSAD N.E. 1/4 OF THE S.W. 1/4 OF SECTION 19; THENCE N00°04'23"E ALONG SAID WEST BOUNDARY AND A DEVIATION IN SAID RIGHT-OF-WAY LINE, A DISTANCE OF 15.31 FEET; THENCE DEPARTING SAID WEST BOUNDARY, PROCEED N72°25'54"W ALONG SAID RIGHT-OF-WAY LINE, 868.44 FEET; THENCE DEPARTING SAID RIGHT-OF-WAY LINE, PROCEED N10°11'09"E, 288.50 FEET; THENCE N51°10'21"E, 423.89 FEET; THENCE N41°37'17"E, 566.78 FEET TO THE POINT OF BEGINNING.

**Flood Certification:**

FLOOD ZONES "X" - AN AREA OF MINIMAL FLOODING, AND "A" - A FLOOD PRONE AREA, EXIST ON THE SITE, ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT ADMINISTRATION (FEMA) PER THE MARION COUNTY GEOGRAPHIC INFORMATION SYSTEMS WEB PAGE LOCATED AT: <http://www.marioncountyfl.org>

**Traffic Statement:**

THE OVERALL CAMP GENERATES LESS THAN 100 DAILY TRIPS, BASED ON:  
 • 24 EMPLOYEES AT 2 TRIPS PER DAY = 48 TRIPS  
 • 2 DELIVERIES AT 2 TRIPS PER DAY = 4 TRIPS  
 • 2 VISITORS AT 2 TRIPS PER DAY = 4 TRIPS  
 TOTAL = 56 TRIPS PER DAY

NOTE: THERE IS ALSO (1) BUS PER WEEK

**Sight Distance:**

SIGHT DISTANCES FOR THE PROPOSED TEMPORARY CONSTRUCTION DRIVEWAY INTERSECTION HAVE BEEN REVIEWED USING THE FDOT GREEN BOOK, CHAPTER 3, SECTION C9 + C10. THE PROPOSED DRIVE IS APPROXIMATELY THE TOP OF A VERTICAL CURVE ON SE 95th ST RD, PROVIDING NO OBSTRUCTION FROM THE VERTICAL ALIGNMENT.  
 • SIGHT CLEARED OF VEGETATION AT THE ENTRANCE LOCATION, SIGHT DISTANCES PROVIDED WILL BE ADEQUATE TO MEET THE REQUIRED DISTANCES FOR LEFT AND RIGHT TURNS PER THE FDOT GREEN BOOK, TABLE 3-17.

**Outdoor Lighting:**

NO OUTDOOR LIGHTING TO BE INSTALLED OTHER THAN WALL PAKS MOUNTED ON BUILDING. NO PHOTOMETRIC PLAN NECESSARY.

**Fire Protection:**

- THE EXISTING FIRE WATER STORAGE TANKS AND FIRE PUMP SHALL PROVIDE COVERAGE FOR THE TWO PROPOSED BUILDINGS AND THE EXISTING DINING HALL (SEE FIRE SPRINKLER PLANS BY OTHERS). FIRE DEMANDS FOR THE BUILDINGS ARE AS FOLLOWS:

CLUB ROOM:  
 SYSTEM FLOW DEMAND = 175 gpm\*  
 REQ'D SYSTEM VOLUME = 10,500 gal = 175 gpm X 60 mins  
 REQ'D STORAGE VOLUME = +30,000 gal  
 TOTAL REQ'D VOLUME = 40,500 gal

VOLUNTEER HOUSING:  
 SYSTEM FLOW DEMAND = 175 gpm\*  
 REQ'D SYSTEM VOLUME = 10,500 gal = 175 gpm X 60 mins  
 REQ'D STORAGE VOLUME = +30,000 gal  
 TOTAL REQ'D VOLUME = 40,500 gal

DINING HALL:  
 THE EXISTING SYSTEM WAS DESIGNED AND APPROVED TO PROVIDE THE NECESSARY CAPACITIES FOR THIS BUILDING

CONSTRUCTED SYSTEM CAPACITIES:  
 FIRE PUMP FLOW RATE = 750 gpm  
 STORAGE TANKS VOLUME = 40,000 gal = 20,000 gal TANK X 2  
 MAKEUP WATER VOLUME = +4,800 gal = 80 gpm X 60 mins  
 TOTAL PROVIDED VOLUME = 44,800 gal

\* DEMANDS SHOWN ARE ESTIMATED BY FIRE SPRINKLER DESIGN CONSULTANT. FINAL DEMANDS WILL BE CONFIRMED DURING BUILDING PERMIT REVIEW.

- BUILDING FIRE SYSTEM DESIGN BY OTHERS, SEE BUILDING PLANS.
- KNOX BOXES WILL BE INSTALLED ON THE BUILDINGS. SEE ARCHITECTURAL PLANS FOR FURTHER INFORMATION.
- PER MARION COUNTY FIRE MARSHAL, FIRE HYDRANT SHALL BE FLOW TESTED BY INDEPENDENT CONTRACTOR AND WITNESSED BY FIRE PREVENTION.
- ANY PROPOSED FIRE HYDRANTS SHALL BE PAINTED WITH A SILVER BODY, CAPS AND BONNETS SHALL BE PAINTED ACCORDING TO FLOW PER NFPA 291

**Owner's Certification:**

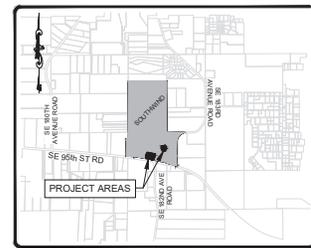
I HEREBY CERTIFY THAT I, MY SUCCESSORS, AND ASSIGNS SHALL PERPETUALLY MAINTAIN THE IMPROVEMENTS AS SHOWN ON THIS PLAN.

BY: JOSH ZILLNER, CAMP MANAGER DATE  
 YOUNG LIFE INC

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

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

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



LOCATION MAP SCALE: 1" = 2000'  
 MARION COUNTY, FLORIDA  
 SECTION 19, TOWNSHIP 16 SOUTH, RANGE 22 EAST

**Site Information:**

PROJECT NAME: YOUNG LIFE - SOUTHWIND  
 PROJECT LOCATION: 1818 SE 95th St Rd Ocklawaha, FL 32179  
 PARCEL NUMBERS: 40287-000-00 AND 40283-001-00  
 TOT. AREA OF PARCELS: 3,840,629 SF (90.46 ACS)  
 PROJECT AREA 1: 56,463 SF (1.30 ACS)  
 PROJECT AREA 2: 27,102 SF (0.62 ACS)  
 TOTAL PROJECT AREA: 83,565 SF (1.92 ACS)

IMPERVIOUS AREA:  
 -TOT. EXIST. IMP.: 4,054 SF (0.09 ACS) 0.05% COVERAGE  
 -TOT. POST-DEV IMP.: 26,348 SF (0.68 ACS) 32.8% COVERAGE (OF DESIGNATED PROJECT AREA ONLY)

OWNER: YOUNG LIFE, INC.  
 CONTACT: JEF COX, SITE AND FACILITIES SUPERINTENDENT  
 ADDRESS: 1818 SE 95th STREET ROAD OCKLAHAWA, FL 32179  
 TELEPHONE: (352) 288-2500  
 LAND USE: THE SITE IS SUBJECT TO DIFFERING LAND USE REZONATIONS. THE CENTRAL HISTORIC SITE IS SUBJECT TO POLICY 10.13 SITE DESIGNATION. THE AREAS TO THE WEST AND EAST ARE ZONED "MUNICIPAL, LIGHT AND CAMP USES" AUTHORIZED BY SPECIAL USE PERMITS 21-8-083 (EAST AREA ADDITION) AND 21-8-084 (WEST AREA ADDITION).  
 ZONING: A-1, SUP 2021011050-B 21-8-083, AND SUP 2021011050-C 21-8-084  
 SETBACKS: REAR = 25'  
 SIDES = 25'  
 BUILDING(S) HEIGHT: 50' MAXIMUM

THIS PROJECT LIES WITHIN THE SECONDARY SPRINGS PROTECTION ZONE A PORTION OF THE EAST PARCEL LIES WITHIN AN ENVIRONMENTALLY SENSITIVE OVERLAY ZONE. THIS BOUNDARY IS SHOWN ON SHEET C002.

**Index of Sheets:**

- C001 - COVER SHEET
  - C002 - DRAINAGE AND OVERALL PLAN
  - C003 - CLUB ROOM SITE PLAN
  - C004 - CLUB ROOM GRADING PLAN
  - C005 - CLUB ROOM TREE, LANDSCAPE AND IRRIGATION PLAN
  - C006 - VOLUNTEER HOUSING SITE PLAN
  - C007 - VOLUNTEER HOUSING GRADING PLAN
  - C008 - VOLUNTEER HOUSING TREE, LANDSCAPE AND IRRIGATION PLAN
  - C009 - FIELD PLAN
  - C010 - SITE DETAILS
  - C011 - LANDSCAPE DETAILS
  - C012 - STORM WATER POLLUTION PREVENTION PLAN
- S001 - BOUNDARY SURVEY  
 S002-3 - TOPOGRAPHIC SURVEYS

**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:

CHRIS GWIN, FLA. REG. ENG. NO. 66568 DATE

Project Name	Southwind - 2025 Building Improvements
Sheet Name	Major Site Plan
Project No.	2023-41
Sheet No.	2-25
Project Location	1818 SE 95th St Rd, Ocklawaha, FL 32179
Scale	1" = 2000'
Author	Michael T. Radcliffe
Checker	Chris Gwin
Project Engineer	Chris Gwin

Project Name	Southwind - 2025 Building Improvements
Sheet Name	Major Site Plan
Project No.	2023-41
Sheet No.	2-25
Project Location	1818 SE 95th St Rd, Ocklawaha, FL 32179
Scale	1" = 2000'
Author	Michael T. Radcliffe
Checker	Chris Gwin
Project Engineer	Chris Gwin

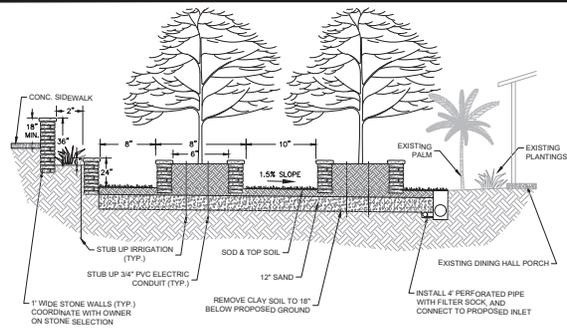
Project Name	Southwind - 2025 Building Improvements
Sheet Name	Major Site Plan
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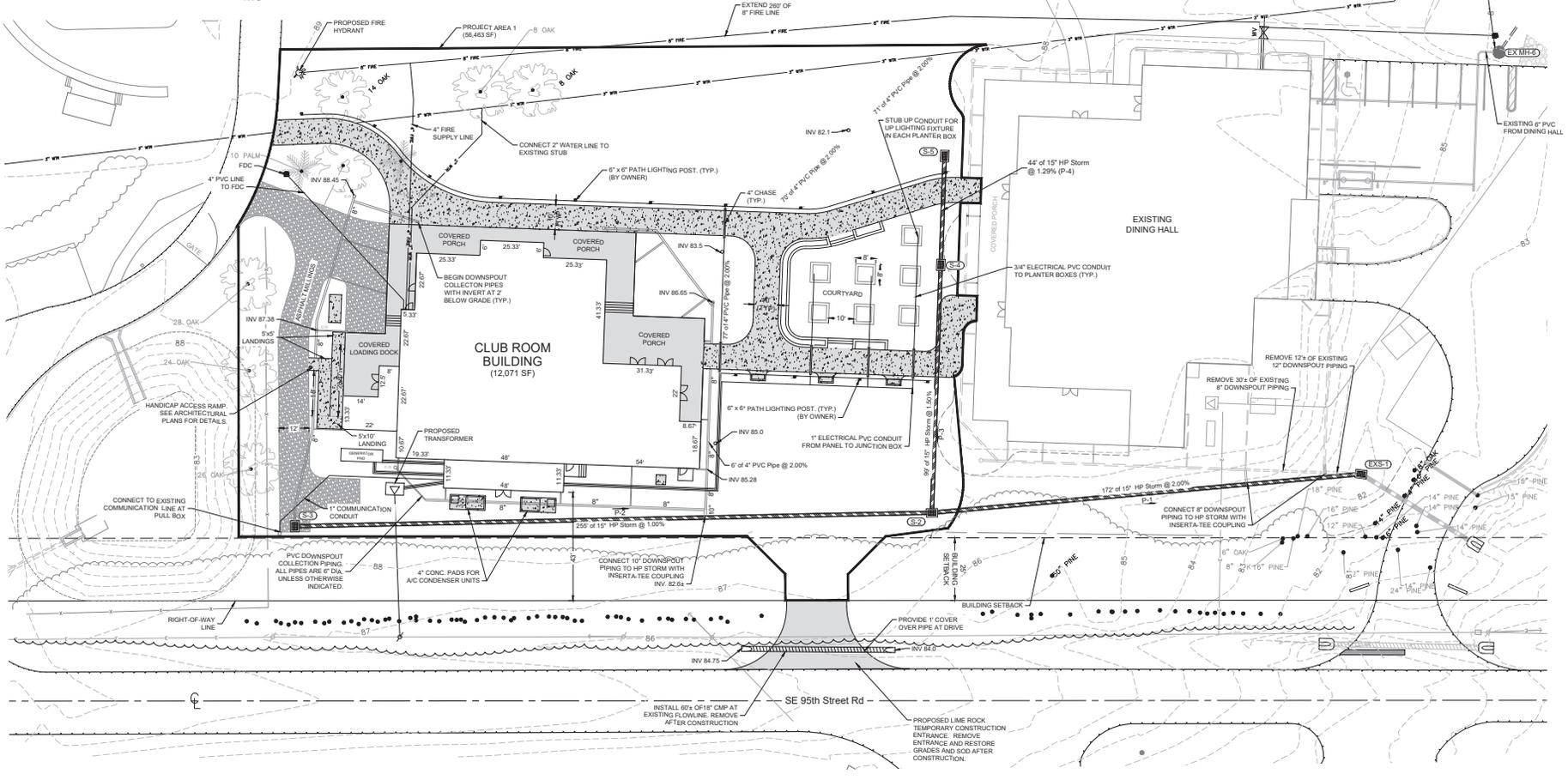
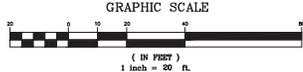
COURTYARD CROSS SECTION  
NTS

Storm Structures

- |  |   |   |
|--|---|---|
| <p><b>EX-S-1</b><br/>FOOT Type C Inlet (Existing)<br/>Northing: 1,726,293.52<br/>Easting: 703,754.70<br/>Grave E: 87.50 (P-1)<br/>W Inv. In: 78.50 (P-1)<br/>SE Inv. Out: 79.00 (Existing)</p> <p><b>S-2</b><br/>FOOT Type C Inlet<br/>Northing: 1,726,229.84<br/>Easting: 703,893.83<br/>Grave E: 87.50<br/>W Inv. In: 81.45 (P-3)<br/>N Inv. In: 81.45 (P-3)<br/>E Inv. Out: 81.45 (P-1)</p> | <p><b>S-3</b><br/>FOOT Type C Inlet<br/>Northing: 1,726,075.74<br/>Easting: 703,333.24<br/>Grave E: 87.50 (P-2)<br/>N Inv. In: 83.85 (P-2)<br/>E Inv. Out: 84.00 (P-2)</p> <p><b>S-4</b><br/>FOOT Type C Inlet<br/>Northing: 1,726,607.50<br/>Easting: 703,607.50<br/>Grave E: 87.50<br/>N Inv. In: 82.84 (P-4)<br/>S Inv. Out: 82.94 (P-3)</p> | <p><b>S-5</b><br/>FOOT Type C Inlet<br/>Northing: 1,726,344.38<br/>Easting: 703,617.26<br/>Grave E: 87.50<br/>N Inv. In: 85.5 (P-1)<br/>W Inv. In: 78.72 (Existing [?])<br/>NE Inv. Out: 78.12 (Existing [?])</p> |
|--|---|---|

Sanitary Structures

- EX-MH-6**  
2" Conc. Manhole (Existing)  
Northing: 1,726,344.38  
Easting: 703,842.54  
Site E: 82.65  
NW Inv. In: 78.44 (SP-1)  
W Inv. In: 78.72 (Existing [?])  
NE Inv. Out: 78.12 (Existing [?])



Project Name: Southwold - 2025 Building Improvements Sheet Name: Marion County, FL - Major Site Plan Sheet No.: C003 of C012	Date: 11-15-2024 Project: 2023-41 Client: MWR Date: 2-2-25 File: Main-Work-Shop-SP.dwg	Scale: 1" = 60' Project: 2023-41 Client: MWR Date: 2-2-25 File: Main-Work-Shop-SP.dwg	<b>REVISIONS - PEEB COUNTY COMMENTS</b> No.   Description --- --- 1   2   3
<b>Michael W. Radcliffe Engineering, Inc.</b> 3011 SE 14th Street, Suite 101, Ft. Lauderdale, FL 33316 Phone: (954) 578-1111   Fax: (954) 578-1112 Website: www.mradcliffe.com			
<b>Club Room - Site Plan</b>			







**Grade Notes:**

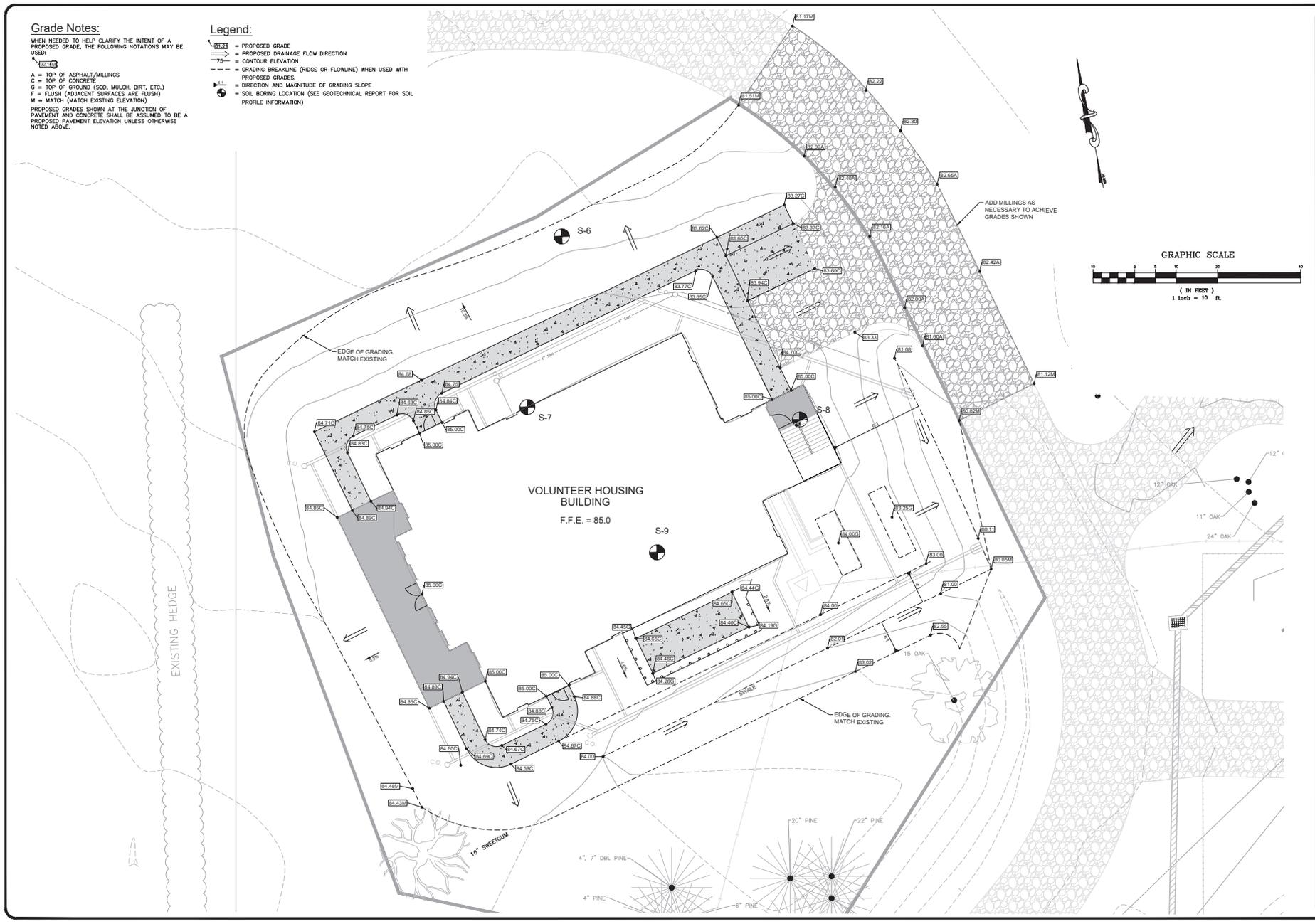
WHEN NEEDED TO HELP CLARIFY THE INTENT OF A PROPOSED GRADE, THE FOLLOWING NOTATIONS MAY BE USED:

- A = TOP OF ASPHALT/MILLINGS
- C = TOP OF CONCRETE
- G = TOP OF GROUND (SOIL, MULCH, DIRT, ETC.)
- F = FLUSH (ADJACENT SURFACES ARE FLUSH)
- M = MATCH (MATCH EXISTING ELEVATION)

PROPOSED GRADES SHOWN AT THE JUNCTION OF PAVEMENT AND CONCRETE SHALL BE ASSUMED TO BE A PROPOSED PAVEMENT ELEVATION UNLESS OTHERWISE NOTED ABOVE.

**Legend:**

- PROPOSED GRADE
- PROPOSED DRAINAGE FLOW DIRECTION
- CONTOUR ELEVATION
- GRADING BREAKLINE (RIDGE OR FLOWLINE) WHEN USED WITH PROPOSED GRADES
- DIRECTION AND MAGNITUDE OF GRADING SLOPE
- SOIL BORING LOCATION (SEE GEOTECHNICAL REPORT FOR SOIL PROFILE INFORMATION)

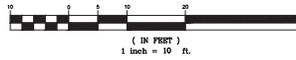


X:\METS\Projects\2025\2025 Building Improvements\2025 Major Site Plan\2025 Major Site Plan.dwg, 11/11/2025, 10:18 AM

<b>Project Name:</b> Southwick - 2025 Building Improvements	<b>Scale:</b> 1" = 60'	<b>Revision:</b>	<b>Client:</b> REIDUSINS PEEB COUNTY COMMENTS
<b>Sheet Name:</b> Marion County, FL - Major Site Plan	<b>Project:</b> 2023-41	<b>Date:</b> 11-11-2025	<b>Drawn by:</b> MNR
<b>Volunteer Housing - Grading</b>		<b>Checked by:</b> MNR	<b>Date:</b> 11-11-25
<b>Sheet No.:</b> C007		<b>File:</b> 2025-11-11-25-11-11-25-11-11-25.dwg	
<b>of:</b> C012		<b>Path:</b> M:\Projects\2025\2025 Building Improvements\2025 Major Site Plan	

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GRAPHIC SCALE



LANDSCAPE NOTES:

- MINOR CHANGES TO THIS PLAN MAY BE MADE WITHOUT APPROVAL FROM THE DESIGN PROFESSIONAL.
- ALL GRASSED AREAS TO BE WATERED UNTIL EVIDENCE OF GERMINATION OR THE END OF THE PROJECT, WHICHEVER IS LATER.
- EXISTING VEGETATION IS PRESENT AND WILL BE PRESERVED WITHIN THE REQUIRED BUFFER ALONG THE SOUTH BOUNDARY OF THE CLUB ROOM AREA.
- ALL PROPOSED LANDSCAPE AREAS TO BE MULCHED WITH TREATED PINE STRAW OR PINE BARK MULCH (2"-3" THICKNESS).
- NO CONSTRUCTION, DRIVING OR PARKING OF VEHICLES TO OCCUR WITHIN TREE PROTECTION ZONES (TPZ). PROTECTION FENCING TO BE INSTALLED PRIOR TO CONSTRUCTION.
- TREES SHOWN WITH TREE PROTECTION ZONES INSIDE CONSTRUCTION AREAS TO HAVE ROOTS PROPERLY PRUNED AND TRENCH BACKFILLED WITH SOIL PRIOR TO CONSTRUCTION BEGINNING TO MINIMIZE TREE DAMAGE.
- IF IT BECOMES NECESSARY TO TEMPORARILY REMOVE TREE PROTECTION ZONE FENCING, THE FENCING SHALL BE REPLACED AS SOON AS POSSIBLE IN ITS ORIGINAL POSITION AND CONDITION.
- SHRUBS SHALL BE A MINIMUM HEIGHT OF 18 INCHES SPACED APPROPRIATELY FOR THE SPECIES AND THE REQUIRED SCREENING AND MAINTENANCE HEIGHT.
- ACCENT OR ORNAMENTAL (UNDERSTORY) TREES SHALL HAVE A MINIMUM OVERALL HEIGHT OF SIX FEET AND A MINIMUM SPREAD OF 42 INCHES UPON INSTALLATION.
- SEC. 6.8.12 - LANDSCAPE COMPLETION INSPECTION REQUIREMENTS. UPON COMPLETION OF THE INSTALLATION, THE CONTRACTOR SHALL REQUEST AN INSPECTION BY THE DESIGN PROFESSIONAL. A LANDSCAPE AND IRRIGATION AS-BUILT CERTIFICATION SHALL BE SIGNED AND SEALED BY THE DESIGN PROFESSIONAL AND SUBMITTED TO THE COUNTY LANDSCAPE ARCHITECT PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
- ALL SHADE TREES SHALL BE 3.5" CAL AT INSTALLATION.

PLANT SCHEDULE					
KEY	QTY.	SCIENTIFIC NAME	COMMON NAME	SIZE	COMMENTS
<b>TREES</b>					
LT	3	Lagerstroemia Indica	Crepe Myrtle Standard	30 gal	
<b>SHRUBS</b>					
ZF	23	Zamia Floridaana	Cootie (Native)	3 gal	2" O.C.
VD	62	Viburnum Obovatum Densa	Walters Viburnum (Native)	3 gal	3" O.C.
PR	9	Phoenix Roosteria	Pygmy Date Palm	15 gal	8-9" O.C.
CA	3	Citrus Aurantium	Citrus Lily	15 gal	
LM	124	Liriope Muscari Aster Grass	Aster Grass	1 gal	12-18" O.C.
CF	62	Cyrtomium Falcatum	Holly Fern	1 gal	2" O.C.
AJ	28	Aspidistra Japonica	Scott's Laurel	3 gal	3" O.C.
IF	58	Ilex Floridaana	Florida Anise (Native)	3 gal	2" O.C.
<b>GROUND COVER</b>					
SOD		Paspalum Notatum	Bahia	8,587 sf	
MULCH		Pine Straw	2" to 3" thickness	2,897 sf	

IRRIGATION NOTES:

- PROVIDE 1 ADJUSTABLE RUBBLER PER TREE
- PROVIDE 1 DRIP EMITTER PER SHRUB
- MULCH BED TO BE IRRIGATED WITH FLEXIBLE PE - POLYETHYLENE TUBING (NOT SHOWN). PE TUBING TO TAP OFF OF IRRIGATION LINES ADJACENT TO PLANTING BEDS. SEE "TVC-DRIP CONNECTION" DETAIL.
- ALL IRRIGATION COMPONENTS (HEADS, VALVES, TIMERS, ETC.) TO BE HUNTER OR EQUAL.
- IRRIGATION SLEEVE: PVC SCHEDULE 40
- EXTEND SLEEVES 18" PAST EDGE OF PAWING OR CONSTRUCTION.
- THE IRRIGATION PLAN IS DIAGRAMATIC IN NATURE. LOCATIONS OF PIPING AND OTHER APPLIANCES ARE SHOWN FOR CLARITY.
- FIELD CHANGES MAY BE REQUIRED TO ACHIEVE PROPER IRRIGATION COVERAGE.
- CONTRACTOR SHALL INSURE THAT ALL LANDSCAPED AREAS ARE 100% IRRIGATED THROUGHOUT THE ESTABLISHMENT PERIOD. (INCLUDING ALL SOD)

BAHIA GRASS SHALL BE WATERED UNTIL FULLY ESTABLISHED

TOTAL 4" CONDUIT FOR SLEEVING = 34 LF

IRRIGATION LEGEND:

- = HUNTER MP ROTATOR NOZZLE (6"-12" RAD)
- = PRESSURE COMPENSATING BUBBLER
- ⊙ = HUNTER PGP RED STANDARD NOZZLE #10
- ⊕ = AUTOMATIC VALVE IN WATER-RESISTANT BOX
- ⊙ = ZONE DESIGNATION

IRRIGATION ZONE CHART		
ZONE	VALVE SIZE	ESTIMATED 100' GPM
1	3/4"	TREE BUBBLERS = 8
2	3/4"	TREE BUBBLERS = 7
3	1"	MP ROTATORS = 20
4	1"	MP ROTATORS = 18

LANDSCAPE CALCULATIONS:

REQUIRED: 20% OF PROJECT AREA TO BE LANDSCAPED  
 PROJECT AREA = 27,102 SF  
 REQUIRED ON-SITE LANDSCAPING = 20%  
 27,102 x 20% = 5,420 SF  
 PROPOSED SODDING = 8,587 SF  
 PROPOSED LANDSCAPE BEDS = 2,897 SF  
 TOTAL LANDSCAPE PROVIDED = 10,984 SF  
 10,984/27,102 = 40.53% LANDSCAPING PROVIDED

System Design:

- WATER SYSTEM OPERATING PRESSURE: 60-80 PSI
- IRRIGATION DESIGN PRESSURE: 60 PSI
- WATER USAGE:  
 (371 SHRUBS X 1 GAL/60 MIN.)/(30 MIN./DAY) => 185.5 GAL  
 (3 TREES X 11 GAL/60 MIN.)/(30 MIN./DAY) => 18.5 GAL  
 TOTAL WATER USAGE: 202 GAL  
 MAX. PUMP DEMAND: 202 GAL/30 MIN. => 6.73 GPM

Tree Calculations:

REQUIRED: 1 SHADE TREE PER 3,000 SF OF SITE AREA  
 PROJECT AREA = 27,102 SF / 3,000 = 9 SHADE TREES REQUIRED  
 EXISTING ON-SITE SHADE TREES = 9  
 SHADE TREES TO BE REMOVED = 0  
 SHADE TREES REMAINING = 9  
 PROPOSED SHADE TREES = 0  
 TOTAL SHADE TREES = 9

NATIVE PLANT REQUIREMENTS:  
 PROPERTY IS OUTSIDE USDB, THEREFORE A MINIMUM OF 35% OF PROPOSED PLANTS MUST BE NATIVE SPECIES.  
 372 TOTAL PROPOSED PLANTS (EXCLUDING TURFGRASS)  
 143 NATIVE SPECIES  
 143/372 = .38 = 38% NATIVE PLANTS

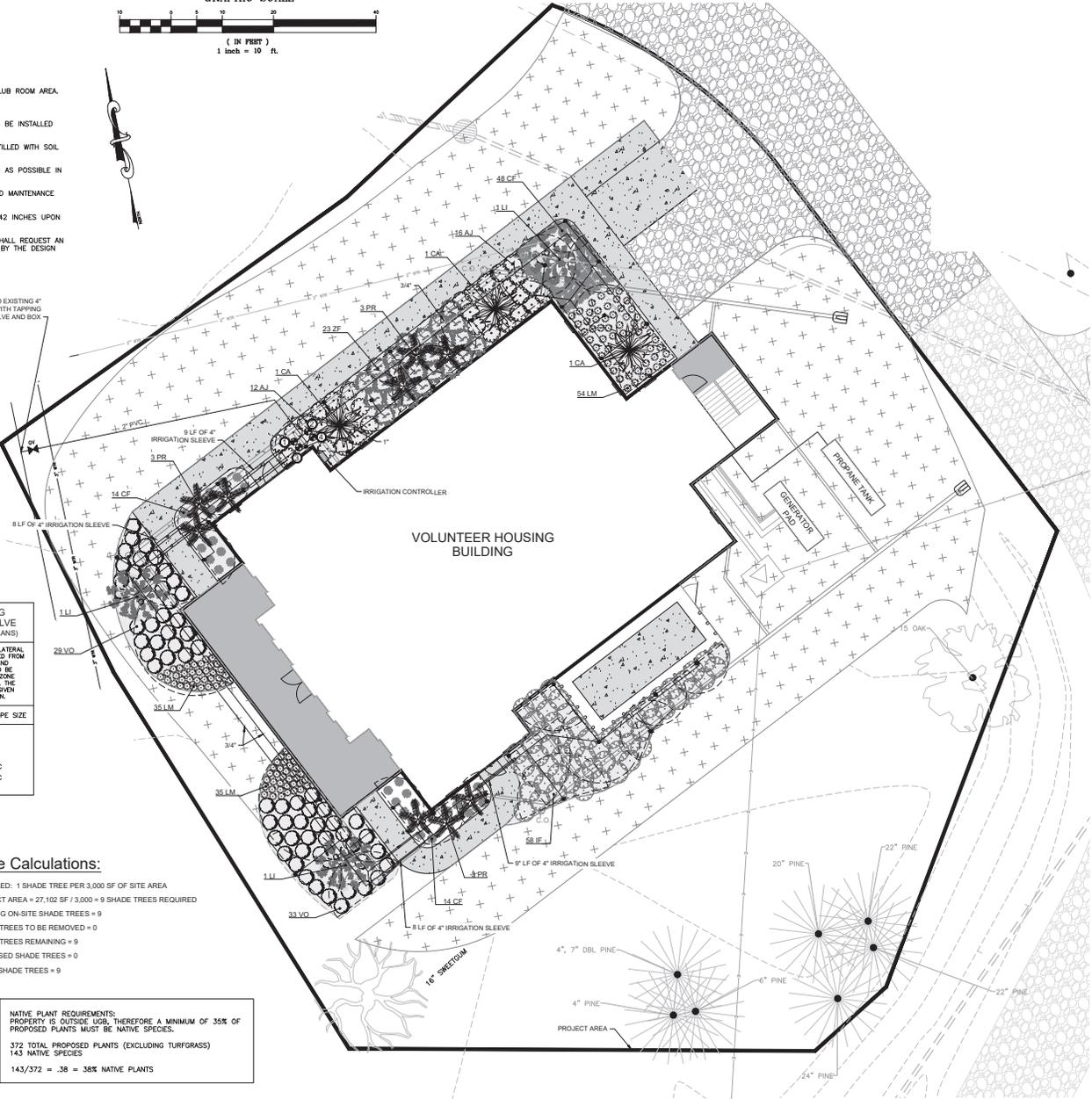
Tree Legend:

- = EXISTING TREE TO REMAIN
- ⊕ = TREE TO BE REMOVED
- ⊕ = TREE POINT NUMBER (SEE TABLE)

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

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

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



Project Name: Southwind - 2025 Building Improvements  
 Location: Marion County, FL - Major Site Plan  
 Client Name: Volunteer Housing - Tree, Landscape & Irrigation  
 Date: 11-20-24  
 Scale: 1" = 60'  
 Project: 2023-41  
 Drawn: MWR  
 Date: 2-2-25  
 Checked: MWR  
 Date: 2-2-25  
 Title: Main-landscape 04g 02.dwg  
 Revision: 1  
 Date: 11-20-24  
 By: MWR  
 Description: REVISIONS PER COUNTY COMMENTS

MP MICHAEL W. RADCLIFFE ENGINEERING, INC.  
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 410.426.5000  
 www.radcliffeeng.com  
 License No. PE-19476 (Mechanical), PE-19477 (Electrical), PE-19478 (Civil)

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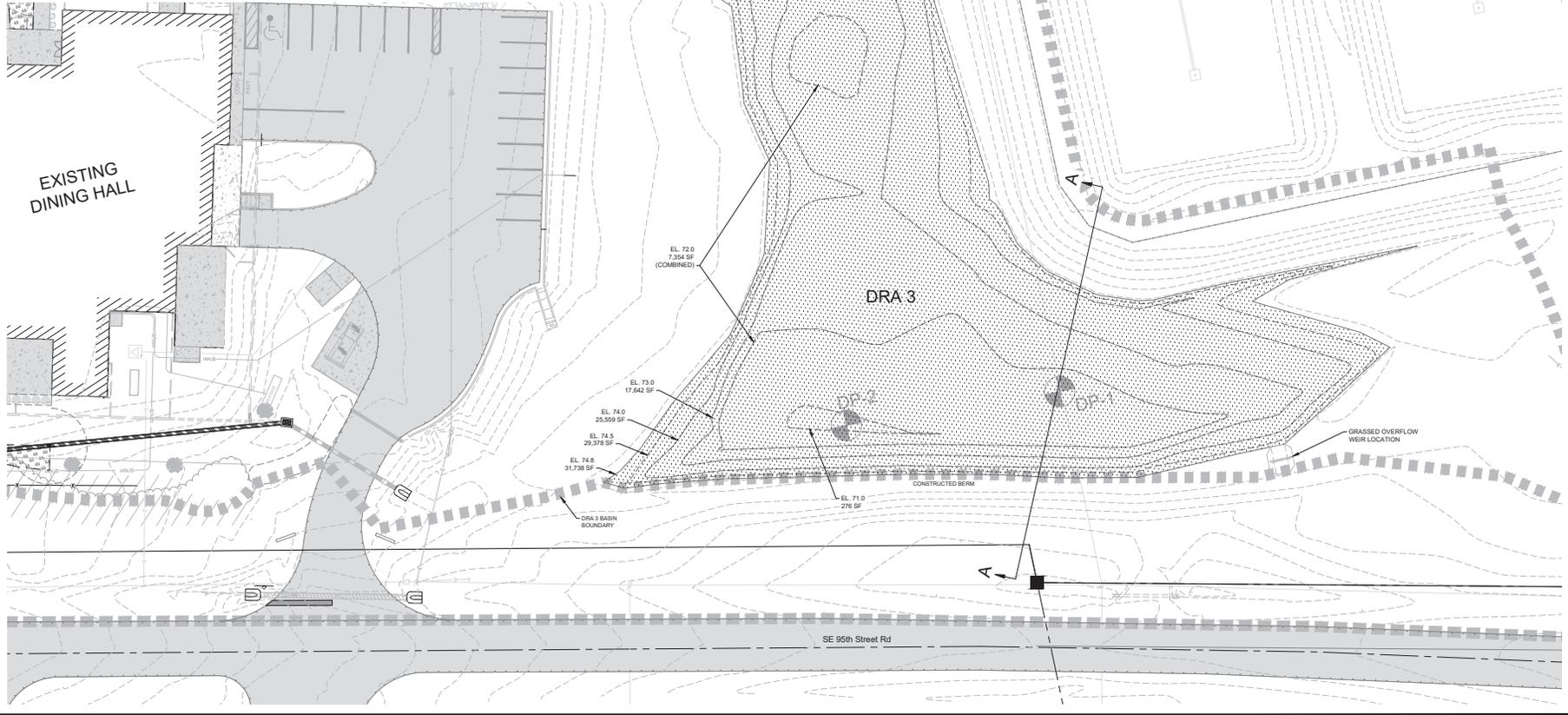
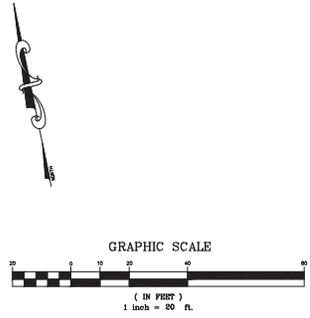
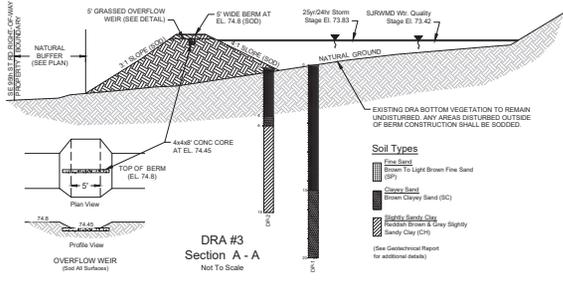
Sheet No. C008 C012







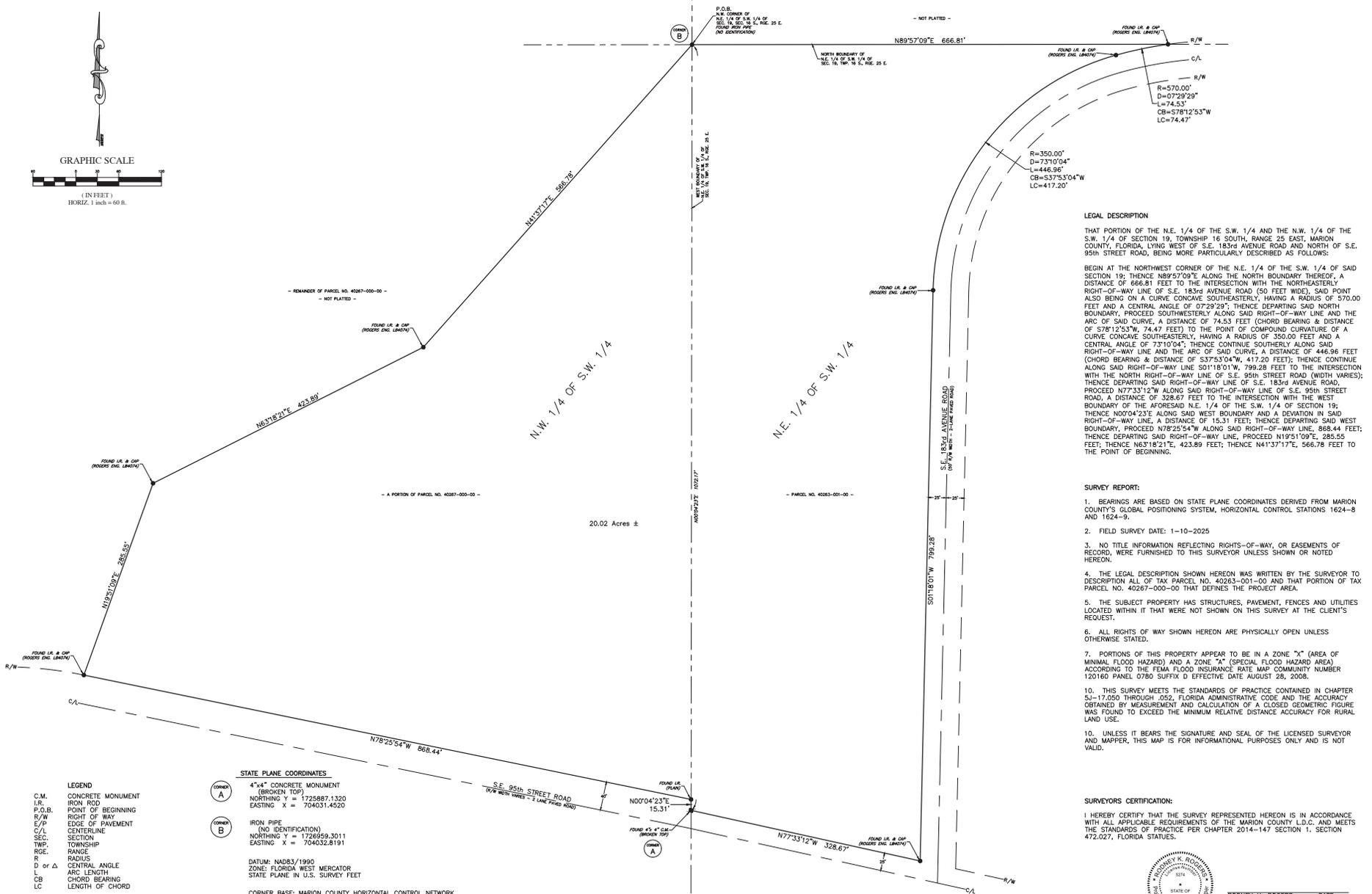
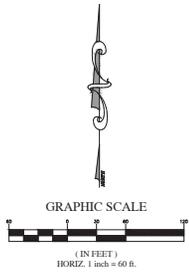




Project Name	Southwest - 2025 Building Improvements
Client	Mission County - El. Major Site Plan
Sheet No.	1 of 1
Scale	1" = 20'
Date	2023-11-14
Author	W. Radcliffe
Checker	W. Radcliffe
Printer	W. Radcliffe

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 Phone: 503-325-2500 Fax: 503-325-2505  
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**LEGAL DESCRIPTION**

THAT PORTION OF THE N.E. 1/4 OF THE S.W. 1/4 AND THE N.W. 1/4 OF THE S.W. 1/4 OF SECTION 19; THENCE N89°57'09"E ALONG THE NORTH BOUNDARY THEREOF, A DISTANCE OF 666.81 FEET TO THE INTERSECTION WITH THE NORTHEASTERLY RIGHT-OF-WAY LINE OF S.E. 183rd AVENUE ROAD AND NORTH OF S.E. 95th STREET ROAD, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF THE N.E. 1/4 OF THE S.W. 1/4 OF SAID SECTION 19; THENCE N89°57'09"E ALONG THE NORTH BOUNDARY THEREOF, A DISTANCE OF 666.81 FEET TO THE INTERSECTION WITH THE NORTHEASTERLY RIGHT-OF-WAY LINE OF S.E. 183rd AVENUE ROAD (50 FEET WIDE), SAID POINT ALSO BEING ON A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 570.00 FEET AND A CENTRAL ANGLE OF 07°29'29"; THENCE DEPARTING SAID NORTH BOUNDARY, PROCEED SOUTHWESTERLY ALONG SAID RIGHT-OF-WAY LINE AND THE ARC OF SAID CURVE, A DISTANCE OF 74.53 FEET (CHORD BEARING & DISTANCE OF 5781'2"53"W, 74.47 FEET); THENCE CONTINUE SOUTHWESTERLY ALONG SAID RIGHT-OF-WAY LINE AND THE ARC OF SAID CURVE, HAVING A RADIUS OF 350.00 FEET AND A CENTRAL ANGLE OF 73°10'04"; THENCE CONTINUE SOUTHERLY ALONG SAID RIGHT-OF-WAY LINE AND THE ARC OF SAID CURVE, A DISTANCE OF 446.86 FEET (CHORD BEARING & DISTANCE OF S37°53'04"W, 417.20 FEET); THENCE CONTINUE ALONG SAID RIGHT-OF-WAY LINE 501'18'01"W, 799.28 FEET TO THE INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF S.E. 95th STREET ROAD (WIDTH VARIES); THENCE DEPARTING SAID RIGHT-OF-WAY LINE OF S.E. 183rd AVENUE ROAD, PROCEED N77°33'12"W ALONG SAID RIGHT-OF-WAY LINE OF S.E. 95th STREET ROAD, A DISTANCE OF 328.67 FEET TO THE INTERSECTION WITH THE WEST BOUNDARY OF THE AFORESAID N.E. 1/4 OF THE S.W. 1/4 OF SECTION 19; THENCE N00°04'23"E ALONG SAID WEST BOUNDARY AND A DEVIATION IN SAID RIGHT-OF-WAY LINE, A DISTANCE OF 15.31 FEET; THENCE DEPARTING SAID WEST BOUNDARY, PROCEED N78°25'54"W ALONG SAID RIGHT-OF-WAY LINE, 868.44 FEET; THENCE DEPARTING SAID RIGHT-OF-WAY LINE, PROCEED N19°51'09"E, 285.55 FEET; THENCE N63°18'21"E, 423.89 FEET; THENCE N41°37'17"E, 566.78 FEET TO THE POINT OF BEGINNING.

- SURVEY REPORT:**
1. BEARINGS ARE BASED ON STATE PLANE COORDINATES DERIVED FROM MARION COUNTY'S GLOBAL POSITIONING SYSTEM, HORIZONTAL CONTROL STATIONS 1624-8 AND 1624-9.
  2. FIELD SURVEY DATE: 1-10-2025
  3. NO TITLE INFORMATION REFLECTING RIGHTS-OF-WAY, OR EASEMENTS OF RECORD, WERE FURNISHED TO THIS SURVEYOR UNLESS SHOWN OR NOTED HEREON.
  4. THE LEGAL DESCRIPTION SHOWN HEREON WAS WRITTEN BY THE SURVEYOR TO DESCRIPTION ALL OF TAX PARCEL NO. 40263-001-00 AND THAT PORTION OF TAX PARCEL NO. 40267-000-00 THAT DEFINES THE PROJECT AREA.
  5. THE SUBJECT PROPERTY HAS STRUCTURES, PAVEMENT, FENCES AND UTILITIES LOCATED WITHIN IT THAT WERE NOT SHOWN ON THIS SURVEY AT THE CLIENT'S REQUEST.
  6. ALL RIGHTS OF WAY SHOWN HEREON ARE PHYSICALLY OPEN UNLESS OTHERWISE STATED.
  7. PORTIONS OF THIS PROPERTY APPEAR TO BE IN A ZONE "X" (AREA OF MINIMAL FLOOD HAZARD) AND A ZONE "X" (SPECIAL FLOOD HAZARD AREA) ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP COMMUNITY NUMBER 120160 PANEL 0780 SUFFIX D EFFECTIVE DATE AUGUST 28, 2008.
  10. THIS SURVEY MEETS THE STANDARDS OF PRACTICE CONTAINED IN CHAPTER 53-17.050 THROUGH 052, FLORIDA ADMINISTRATIVE CODE AND THE ACCURACY OBTAINED BY MEASUREMENT AND CALCULATION OF A CLOSED GEOMETRIC FIGURE WAS FOUND TO EXCEED THE MINIMUM RELATIVE DISTANCE ACCURACY FOR RURAL LAND USE.
  10. UNLESS IT BEARS THE SIGNATURE AND SEAL OF THE LICENSED SURVEYOR AND MAPPER, THIS MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

**SURVEYORS CERTIFICATION:**

I HEREBY CERTIFY THAT THE SURVEY REPRESENTED HEREON IS IN ACCORDANCE WITH ALL APPLICABLE REQUIREMENTS OF THE MARION COUNTY L.D.C. AND MEETS THE STANDARDS OF PRACTICE PER CHAPTER 2014-147 SECTION 1, SECTION 472.027, FLORIDA STATUTES.



RODNEY K. ROGERS DATE \_\_\_\_\_  
 PROFESSIONAL SURVEYOR & MAPPER  
 REGISTRATION NO. 5274  
 STATE OF FLORIDA

**STATE PLANE COORDINATES**

(CIRCLED A)	4"x4" CONCRETE MONUMENT (BROKEN TOP) NORTHING Y = 1725887.1320 EASTING X = 704031.4520
(CIRCLED B)	IRON PIPE (NO IDENTIFICATION) NORTHING Y = 1728959.3011 EASTING X = 704032.8191

DATUM: NAD83/1990  
 ZONE: FLORIDA WEST MERCATOR  
 STATE PLANE IN U.S. SURVEY FEET

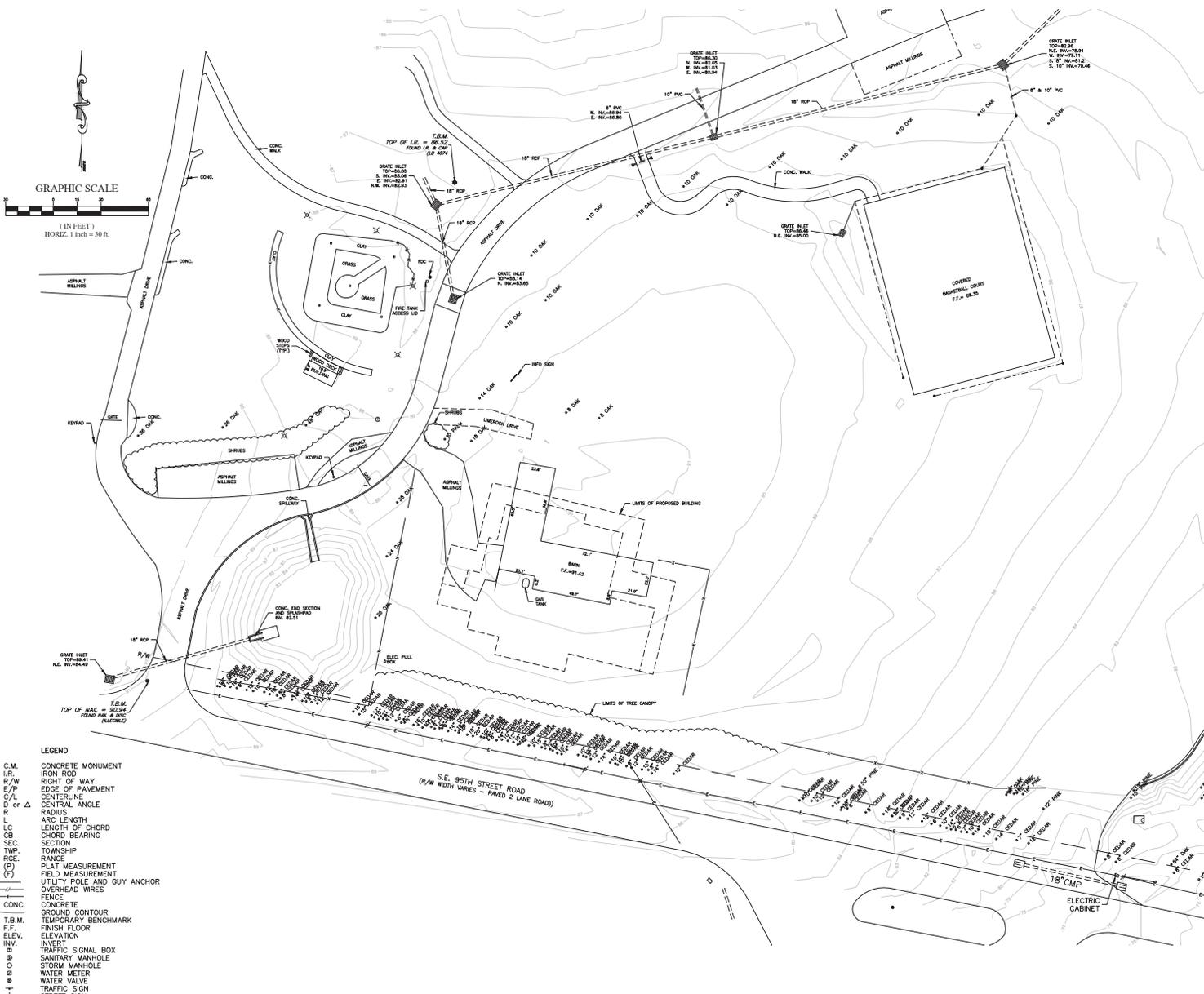
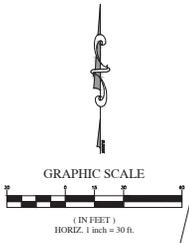
CORNER BASE: MARION COUNTY HORIZONTAL CONTROL NETWORK  
 COR. IDENTIFICATION    NORTHING    EASTING  
 1624-8    M.C.E.D.    C.M.    1735832.3614    697594.9100  
 1624-9    M.C.E.D.    C.M.    1734484.0813    697572.8578

**LEGEND**

C.M.	CONCRETE MONUMENT
I.R.	IRON ROD
P.O.B.	POINT OF BEGINNING
R/W	RIGHT OF WAY
E/P	EDGE OF PAVEMENT
C/L	CENTERLINE
SEC.	SECTION
TWP.	TOWNSHIP
RGE.	RANGE
R	RADIUS
D or Δ	CENTRAL ANGLE
L	ARC LENGTH
CB	CHORD BEARING
LC	LENGTH OF CHORD

<p>Robert L. Rogers, PE        robert@rlrogers.com        Rodney K. Rogers, PSM        rodney@rlrogers.com        Mabelle M. Boyer, PSM        mabelle@rlrogers.com        1105 S.E. 3rd Avenue • Ocala, Florida 34471 • Ph. (352) 622-9214 • Lic. Btc. #4074</p>	<p style="text-align: center;"><b>ROGERS ENGINEERING, LLC</b>  <i>Civil Engineering &amp; Land Surveying</i></p>
<p>A BOUNDARY SURVEY FOR SOUTHWIND CAMP</p>	<p>JOB NO. 24-40263-001-00        DATE 01-23-2025        SCALE 1" = 60'        SHEET 1 OF 1</p>





- LEGEND**
- C.M. CONCRETE MONUMENT
  - I.R. IRON ROD
  - R/W RIGHT OF WAY
  - E/P EDGE OF PAVEMENT
  - C/L CENTERLINE
  - D or Δ CENTRAL ANGLE
  - R RADIUS
  - L LENGTH OF CHORD
  - CB CHORD BEARING
  - SEC. SECTION
  - TWP. TOWNSHIP
  - ROE. RANGE
  - (P) PLAT MEASUREMENT
  - (F) FIELD MEASUREMENT
  - UTILITY POLE AND GUY ANCHOR
  - OVERHEAD WIRES
  - FENCE
  - CONC. CONCRETE
  - GROUND CONTOUR
  - T.B.M. TEMPORARY BENCHMARK
  - F.F. FINISH FLOOR
  - ELEV. ELEVATION
  - INV. INVERT
  - ⊙ TRAFFIC SIGNAL BOX
  - ⊙ SANITARY MANHOLE
  - ⊙ STORM MANHOLE
  - ⊙ WATER METER
  - ⊙ WATER VALVE
  - ⊙ TRAFFIC SIGN
  - ⊙ STREET SIGN
  - ⊙ GAS MARKER
  - ⊙ FIBER OPTIC CABLE MARKER
  - ⊙ LIGHT POLE
  - ⊙ FIRE HYDRANT
  - ⊙ TELEPHONE PEDESTAL
  - ⊙ ELECTRIC METER

- SURVEY REPORT:**
1. VERTICAL DATA SHOWN HEREON IS BASED ON NGS BENCHMARK A-690, ELEVATION 85.73 NAVD-88.
  2. TOPOGRAPHIC SURVEY DATE: 10-28-2024
  3. PORTIONS OF THIS PROPERTY APPEAR TO BE IN A ZONE "X" (AREA OF MINIMAL FLOOD HAZARD) AND A ZONE "A" (SPECIAL FLOOD HAZARD AREA) ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP COMMUNITY NUMBER 120160 PANEL 0780 SUFFIX D EFFECTIVE DATE AUGUST 28, 2008. THE LIMITS OF ZONE "A" ARE SHOWN HEREON.
  4. THIS SURVEY MEETS THE STANDARDS OF PRACTICE CONTAINED IN CHAPTER 5J-17.050 THROUGH .052, FLORIDA ADMINISTRATIVE CODE AND THE ACCURACY OBTAINED BY MEASUREMENT AND CALCULATION OF A CLOSED GEOMETRIC FIGURE WAS FOUND TO EXCEED THE MINIMUM RELATIVE DISTANCE ACCURACY FOR COMMERCIAL/HIGH RISK SUBURBAN RURAL LAND USE.
  5. UNLESS IT BEARS THE SIGNATURE AND SEAL OF THE LICENSED SURVEYOR AND MAPPER, THIS MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

RODNEY K. ROGERS DATE: 10-28-2024  
 PROFESSIONAL SURVEYOR & MAPPER  
 REGISTRATION NO. 5274  
 STATE OF FLORIDA

<p><b>ROGERS ENGINEERING, LLC</b>          Civil Engineering &amp; Land Surveying</p> <p>1105 S.E. 3rd Avenue • Ocala, Florida 34471 • Ph. (352) 622-9214 • Lic. Bus. #4074</p>	<p>RODNEY K. ROGERS, P.E.          P. No. 1020          ROGERS ENGINEERING, LLC          1105 S.E. 3rd Avenue          Ocala, FL 34471          M. Boyer, P.E.          1105 S.E. 3rd Avenue          Ocala, FL 34471</p>
<p>A TOPOGRAPHIC SURVEY          FOR          SOUTHWIND CAMP</p>	<p>JOB No.          RB_4085-501-00</p> <p>DATE          10-28-2024</p> <p>SCALE          1" = 30'</p> <p>SHEET          1 OF 1</p>