

March 6, 2025

PROJECT NAME: YPSG PROJECT

PROJECT NUMBER: 2024080051

APPLICATION: MINOR SITE PLAN #32396

- 1 DEPARTMENT: ZONE - ZONING DEPARTMENT  
REVIEW ITEM: 2.20.2.B - \$150.00 Minor Site Plan fee payable to Marion County BCC effective July 8, 2019  
STATUS OF REVIEW: INFO  
REMARKS: First Review 2/11/25 - Not applicable until the Applicant submits application for a Major Site Plan or submits a waiver to continue with a Minor Site Plan. Refer to item discussing Major/Minor Site Plan thresholds.
- 2 DEPARTMENT: ZONE - ZONING DEPARTMENT  
REVIEW ITEM: 2.12.6 - Location of water and sewer. Does this need a special use permit? Verify if in primary springs protection zone. Will it need an enhanced septic system?  
STATUS OF REVIEW: INFO  
REMARKS: First Review 2/11/25 - Defer to Marion County Utilities and/or Department of Health.
- 3 DEPARTMENT: ZONE - ZONING DEPARTMENT  
REVIEW ITEM: 2.12.32 - Modified environmental assessment or exemption if information is available to the county to indicate no habitat or existence of endangered species or vegetation (Article 6, Division 5, Sec. 6.5.4)  
STATUS OF REVIEW: INFO  
REMARKS: First Review 2/11/25 - Environmental Assessment for Listed Species Exemption Request letter received. The Exemption Request will be shared with the applicable government agencies for their review. Defer decisions/actions on this matter to the applicable agencies.
- 4 DEPARTMENT: ZONE - ZONING DEPARTMENT  
REVIEW ITEM: 4.4.4 - Sign (provisions for advertising signage), if it is a multi occupancy complex like shopping centers they must submit a master sign plan.  
STATUS OF REVIEW: INFO  
REMARKS: First Review 2/11/25 - Will there be a new on-site sign to replace the existing Oklawaha Hardware sign? If yes, show location on the Layout Plan and ensure compliance with Sec 4.4.4 and other sections of Div 4.4. as applicable. Additionally. confirm whether the new on-site sign(s) will require additional permitting per LDC Div. 4.4. If no, provide a note on C001 Cover Sheet addressing this item.
- 5 DEPARTMENT: ZONE - ZONING DEPARTMENT  
REVIEW ITEM: 2.12.27 - Show location of outside storage areas  
STATUS OF REVIEW: INFO  
REMARKS: First Review 2/11/25 - Please be advised that no outside storage is permitted on this property per Resolution No. 24-R-262. On C001 Cover Sheet, provide a note indicating the intended use for the "Covered Outdoor Space" listed on C003.
- 6 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW  
REVIEW ITEM: 2.12.4.K - List of approved waivers, conditions, date of approval  
STATUS OF REVIEW: INFO  
REMARKS: 1/28/25-add waivers if requested in future

- 7 DEPARTMENT: ENGTRF - TRAFFIC REVIEW  
REVIEW ITEM: 6.11.4.B - Cross access  
STATUS OF REVIEW: INFO  
REMARKS: 2/11/25 - Cross access is not required for this configuration - waiver request may be eliminated from cover sheet.
- 8 DEPARTMENT: ENGTRF - TRAFFIC REVIEW  
REVIEW ITEM: 6.11.5 - Driveway access  
STATUS OF REVIEW: INFO  
REMARKS: 2/11/25 - Driveway modifications represent an improvement over existing conditions- waiver request may be eliminated from cover sheet.
- 9 DEPARTMENT: DOH - ENVIRONMENTAL HEALTH  
REVIEW ITEM: Total Flow  
STATUS OF REVIEW: INFO  
REMARKS: No increase to flow
- 10 DEPARTMENT: DOH - ENVIRONMENTAL HEALTH  
REVIEW ITEM: Additional Health comments  
STATUS OF REVIEW: INFO  
REMARKS: No increase to flow
- 11 DEPARTMENT: UTIL - MARION COUNTY UTILITIES  
REVIEW ITEM: 6.14.2.A - Water Connection Requirements  
STATUS OF REVIEW: INFO  
REMARKS: 2.7.25 Outside of connection distance. No new flows to existing building or proposed new building.
- 12 DEPARTMENT: UTIL - MARION COUNTY UTILITIES  
REVIEW ITEM: 6.14.2 A - Sewer Connection Requirements  
STATUS OF REVIEW: INFO  
REMARKS: 2.7.25 Outside of connection distance. No new flows to existing building or proposed new building.
- 13 DEPARTMENT: ZONE - ZONING DEPARTMENT  
REVIEW ITEM: 2.20.1.A - When any of the Minor Site Plan thresholds are exceeded, a Major Site Plan is required  
STATUS OF REVIEW: NO  
REMARKS: First Review 2/11/25 - The proposed project is located within the Environmentally Sensitive Overlay Zone; therefore, according to LDC Sec. 2.20.1.A and 2.20.1.B.(3) this project must be submitted as a Major Site Plan. Alternatively, the Applicant may request a waiver to proceed with a Minor Site Plan.
- 14 DEPARTMENT: ZONE - ZONING DEPARTMENT  
REVIEW ITEM: 2.12.4.L(4) - Zoning requirements: lot width, area, setbacks, coverage (floor area ratios), and parking  
STATUS OF REVIEW: NO  
REMARKS: First Review 2/11/25 - On C001 - List the applicable Special Use Permit Case number and resolution; list minimum lot area and width allowed by B-2 zoning; list any other applicable items for 2.12.4.L(4) that may be missing.

- 15 DEPARTMENT: ZONE - ZONING DEPARTMENT  
REVIEW ITEM: 2.12.23/4.2 - Setbacks, dimensions for all improvements, and easements  
STATUS OF REVIEW: NO  
REMARKS: First Review 2/11/25 - 15' side setback from SE 134 CT is mislabeled. Should be 25'. Please correct.
- 16 DEPARTMENT: ZONE - ZONING DEPARTMENT  
REVIEW ITEM: 2.12.24 - Landscape requirements, (buffering) 6.8.6  
STATUS OF REVIEW: NO  
REMARKS: First Review 2/11/25 - List and show the buffers required by Resolution No. 24-R-262 pertaining to this project's approved Special Use Permit. List and show additional required buffers under LDC Sec. 6.8.6 and Sec. 4.2.18.G, as applicable.
- 17 DEPARTMENT: ZONE - ZONING DEPARTMENT  
REVIEW ITEM: 2.12.4.L(7) - List and describe land use including floor area of particular use (example: office, warehouse, storage or assembly) these descriptions are often found in the summary of parking requirements but should be clearly shown on plan  
STATUS OF REVIEW: NO  
REMARKS: First Review 2/11/25 - Per 2.12.4.L.(7), provide the existing property use above "Proposed Use: Data Center" on C001 Cover Sheet.
- 18 DEPARTMENT: ZONE - ZONING DEPARTMENT  
REVIEW ITEM: 2.12.9 - Show adjacent streets serving development  
STATUS OF REVIEW: NO  
REMARKS: First Review 2/11/25 - Sec. 2.12.9 states "Provide location and dimensions of any existing, proposed, and adjacent streets, including all rights-of-way serving the project." ROW dimensions for SE 133 Terr. (Church Street) are shown in Plat Book B, Page 249. Provide the dimensions on the plan set.
- 19 DEPARTMENT: ZONE - ZONING DEPARTMENT  
REVIEW ITEM: 2.12.10- Show any known easements existing or proposed i.e. ingress or egress, landscape, or conservation  
STATUS OF REVIEW: NO  
REMARKS: First Review 2/11/25 - Easements are not shown on the submitted plan set or survey. Please confirm that there are no existing or proposed easements affecting this property.
- 20 DEPARTMENT: ZONE - ZONING DEPARTMENT  
REVIEW ITEM: 2.12.19 - Provide dimensions and location of all existing site improvements; dimensions and location for all proposed site improvements with all setbacks  
STATUS OF REVIEW: NO  
REMARKS: First Review 2/11/25 - On C003, provide the dimensions of all existing and proposed improvements including, but not limited to, covered outdoor space, concrete walkway, existing driveway, loading zone, etc.
- 21 DEPARTMENT: FRMSH - FIRE MARSHAL REVIEW  
REVIEW ITEM: Minor Site Plan  
STATUS OF REVIEW: NO  
REMARKS: Fire hydrant shall be provided within 400 feet of the building.

- 22 DEPARTMENT: FRMSH - FIRE MARSHAL REVIEW  
REVIEW ITEM: 6.18.2 - Fire Flow/Fire Hydrant  
STATUS OF REVIEW: NO  
REMARKS: Site plans shall note on the plans if a new hydrant is installed shall be installed, tested, and painted per NFPA 291, by a third party contractor and witnessed by a Marion County Fire Inspector.
- 23 DEPARTMENT: FRMSH - FIRE MARSHAL REVIEW  
REVIEW ITEM: 6.18.2.G - Painting and Marking of Fire Hydrants  
STATUS OF REVIEW: NO  
REMARKS: Fire hydrant locations shall be indicated by placement of a blue reflector in the middle of the roadway lane closest to the hydrant.
- 24 DEPARTMENT: ENGTRF - TRAFFIC REVIEW  
REVIEW ITEM: 6.12.12 - Sidewalks  
STATUS OF REVIEW: NO  
REMARKS: 2/11/25 - Sidewalks are required along SE 134th Ct, E HWY 25, and SE 135th Ave. for the full length of the adjoining property boundary. Ensure sidewalks are just inside the right-of-way such that connecting sidewalks are outside of the right-of-way.
- 25 DEPARTMENT: 911 - 911 MANAGEMENT  
REVIEW ITEM: Additional 911 comments  
STATUS OF REVIEW: NO  
REMARKS: Sheet C001 – Section Township Range is incorrectly labeled as 18-13-26 – It should be 5-17-24. Please correct on future submittals.
- 26 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION  
REVIEW ITEM: Additional Landscape comments  
STATUS OF REVIEW: NO  
REMARKS: 1. Landscape plan is incomplete, please submit complete Landscape Plan 2. Submit Tree Mitigation and Irrigation plans for review
- 27 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW  
REVIEW ITEM: 2.12.4.L(5)/5.2 - [Applicable ESOZ/FPOZ Status Listed?]  
STATUS OF REVIEW: NO  
REMARKS: The applicant proposes to add impervious surface to the subject parcel, which lies within the Environmental Sensitivity Overlay Zone for the Lake Weir area. Regardless of storm water considerations for impervious surface percentage or square footage. The applicant must confer with the Zoning Department to determine if any mitigation measures will be required for this project.
- 28 DEPARTMENT: ENRAA - ACQ AGENT ENG ROW  
REVIEW ITEM: Minor Site Plan  
STATUS OF REVIEW: NO  
REMARKS: Update owner's certificate signature block on coversheet to include the name (BROWN, REGINA A) as shown in Sunbiz. Also, Section, Township and Range do not correspond with the parcel, please update. FB 2/3/25  
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**

**AR #32396**

Office of the County Engineer

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

**DEVELOPMENT REVIEW COMMITTEE WAIVER REQUEST FORM**

Date: 3-5-2025 Parcel Number(s): 4879-003-001 Permit Number: \_\_\_\_\_

**A. PROJECT INFORMATION:** Fill in below as applicable:

Project Name: YPSG Project Commercial  Residential   
Subdivision Name (if applicable): \_\_\_\_\_  
Unit \_\_\_\_\_ Block \_\_\_\_\_ Lot \_\_\_\_\_ Tract \_\_\_\_\_

**B. PROPERTY OWNER'S AUTHORIZATION:** The property owner's signature authorizes the applicant to act on the owner's behalf for this waiver request. The signature may be obtained by email, fax, scan, a letter from the property owner, or original signature below.

Name (print): \_\_\_\_\_  
Signature: \_\_\_\_\_  
Mailing Address: PO Box 680429 City: Prattville  
State: Al Zip Code: 36068 Phone #: \_\_\_\_\_  
Email address: \_\_\_\_\_

**C. APPLICANT INFORMATION:** The applicant will be the point of contact during this waiver process and will receive all correspondence.

Firm Name (if applicable): Menadier Engineering, LLC Contact Name: William A. Menadier  
Mailing Address: 13800 Tech City Circle, Bldg. D, Suite 302 City: Alachua  
State: FL Zip Code: 32615 Phone #: 386-347-5133  
Email address: wmenadier@menadier.com

**D. WAIVER INFORMATION:**

Section & Title of Code (be specific): \_\_\_\_\_ Sec. 2.20.1. - Minor Site Plan  
Reason/Justification for Request (be specific): Waiver to proceed with Minor Site Plan. The site is less than 9,000 SF imp area, qualifies for stormwater exemption, trip generation is less than 50 peak hour trips, and the site will not increase flooding of adjacent property. Site is located in ESOZ. Requesting waiver to allow this low impact development, less than 1 Peak Hour Trip, stormwater not required, to proceed within ESOZ as a Minor Site Plan.

**DEVELOPMENT REVIEW USE:**

Received By: Email 3/6/25 Date Processed: 3/6/25 CF Project # 2024080051 AR # 32396

**ZONING USE:** Parcel of record: Yes  No  Eligible to apply for Family Division: Yes  No   
Zoned: \_\_\_\_\_ ESOZ: \_\_\_\_\_ P.O.M. \_\_\_\_\_ Land Use: \_\_\_\_\_ Plat Vacation Required: Yes  No   
Date Reviewed: \_\_\_\_\_ Verified by (print & initial): \_\_\_\_\_

# A MARION COUNTY MINOR SITE PLAN FOR: YPSG PROJECT

PREPARED FOR:  
DINKINS CONSTRUCTION

### MAINTENANCE PRACTICE AND SCHEDULE INSTRUCTIONS

#### MAINTENANCE RESPONSIBILITIES:

THIS PROJECT HAS BEEN DESIGNED TO PROVIDE SUITABLE REMOVAL OF STORM WATER FROM THE PROJECT USE AREA. THE PREVIOUSLY PERMITTED RETENTION BASIN WAS SIZED TO MEET BOTH LOCAL AND STATE REQUIREMENTS. THE PROPOSED BASIN WILL ATTENUATE THE PREPOST VOLUME DIFFERENCE PRIOR TO DISCHARGE, TO ASSURE PROPER FUNCTIONING OF THE FACILITIES AFTER COMPLETION OF CONSTRUCTION. THE FOLLOWING RECOMMENDATIONS ARE SUGGESTED:

1. ASPHALT PAVEMENT
  - A. AFTER COMPLETION OF CONSTRUCTION, THE INSIDE EDGES OF ALL TURNING RADI SHALL BE MONITORED TO ASSURE NO POTHOLES, ETC. OCCUR BEHIND THE CURBING.
  - B. ALL PAVEMENT SHALL BE MONITORED TO ASSURE NO FAILURES OCCUR. IF A HOLE DEVELOPS, CUT A SQUARE EDGE AROUND FAILURE AND REPAIR WITH FULL DEPTH OF ASPHALT.
  - C. ASPHALT PAVEMENT SHALL BE CLOSELY MONITORED TO ASSURE NO FUEL SPILLAGE OCCURS THAT WOULD DESTROY BOTH PAVEMENT AND ALSO GRASS IN THE RETENTION BASIN. IF A SPILL DOES OCCUR, FLOOD IMMEDIATELY WITH LARGE VOLUMES OF WATER.
  - D. REPAIR ANY BROKEN CURBING IMMEDIATELY.
2. CULVERTS
  - A. ALL CULVERTS MUST BE MAINTAINED TO ASSURE COMPLETE FULL VOLUME. IF THE ENDS BECOME CRUSHED OR SEDIMENT BUILDS UP IN THE CULVERTS, REPAIR AND/OR CLEAN IMMEDIATELY.
  - B. ALL DRAINAGE CULVERTS SHOULD BE INSPECTED QUARTERLY AND CLEANED TO ASSURE FULL VOLUME CAPACITY.
3. GRATE INLETS
  - A. MAKE SURE GRATES ARE NOT CLOGGED WITH DEBRIS AFTER EACH RAINSTORM.
  - B. MAKE QUARTERLY CHECKS OF INTERIOR OF CONCRETE INLET AND REMOVE ANY SEGMENT BUILDUP THAT OCCURRED.
  - C. ANY BROKEN GRATES OVER THE INLETS MUST BE REPLACED IMMEDIATELY.

#### REQUESTED AND APPROVED WAIVERS:

##### WAIVERS REQUESTED:

**LDG 6.11.4.C (1) - COMMERCIAL DRIVEWAY REQUIREMENTS**  
REQUEST WAIVER TO ALLOW DRIVEWAY ACCESS ON E. HIGHWAY 25. MINIMUM SPACING REQUIRES 245-FT. MAJOR SAFETY MODIFICATIONS ARE BEING MADE BY REMOVING EXISTING ASPHALT AND CREATING A STANDARD DRIVEWAY ACCESS. THE PROPOSED SPACING WILL BE 148-FT FROM SE 133rd TERRACE AND 103-FT FROM SE 134th COURT.

##### STATUS -

#### LDG 6.11.4.B (1 & 2) - ACCESS MANAGEMENT

REQUEST WAIVER FROM THE REQUIREMENTS TO CONSTRUCT AND RECORD EAST / WEST CROSS ACCESS TO THE BORDERING STREETS. THERE IS AN EXISTING BUILDING THAT WILL NOT ALLOW CROSS ACCESS.

##### STATUS -

### TRAFFIC STATEMENT:

#### PROPOSED DEVELOPMENT

DATA CENTER (ITE CODE 160, 11th EDITION)  
GFA = 4,700 S.F.  
INDEPENDENT VARIABLE = PER 1,000 S.F. GFA

WEEKDAY  
AVG. RATE = 0.99 VTPD  
TRIP DISTRIBUTION = 50% ENTER / 50% EXIT  
VTPD = 0.99 VTPD X (4,700/1,000) = 4.65 VTPD  
ENTERING - 3 VTPH  
EXITING - 2 VTPH

A.M. PEAK HOUR  
AVG. RATE = 0.11 VTPH  
TRIP DISTRIBUTION = 55% ENTER / 45% EXIT  
A.M. VTPH = 0.11 VTPH X (4,700/1,000) = 0.52 VTPH  
ENTERING - 1 VTPH  
EXITING - 0 VTPH

P.M. PEAK HOUR  
AVG. RATE = 0.09 VTPH  
TRIP DISTRIBUTION = 30% ENTER / 70% EXIT  
P.M. VTPH = 0.09 VTPH X (4,700/1,000) = 0.42 VTPH  
ENTERING - 0 VTPH  
EXITING - 1 VTPH

#### PROJECT WATER AND SEWER DEMANDS:

THIS PROJECT DOES NOT PROPOSE TO GENERATE ADDITIONAL WATER OR SEWER. THE PROPOSED BUILDING WILL NOT INCLUDE RESTROOMS OR OTHER UTILITY DEPENDENT INFRASTRUCTURE.

#### OPEN SPACE CALCULATIONS:

##### PROPOSED IMPROVEMENTS

PARCEL AREA: 23,958 S.F. (0.55 ACRES)

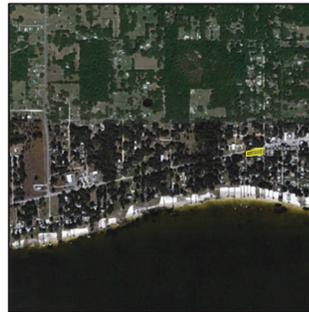
EXISTING IMPERVIOUS AREA	BUILDING	2,100 S.F.
CONCRETE		263 S.F.
ASPHALT		297 S.F.
COVERED OUTDOOR SPACE		448 S.F.
PROPOSED IMPERVIOUS AREA	CONCRETE PAVMT.	132 S.F.
	ASPHALT PAVMT.	2,905 S.F.
	BUILDING	2,600 S.F.
	TOTAL	8,735 S.F. (36.5%)

NO WATER RETENTION AREA PROPOSED. THIS PROJECT MEETS THE EXEMPTION REQUIREMENTS (49,000 S.F.).

TOTAL OPEN SPACE PROVIDED - 15,223 S.F. (63.5%)

#### INTERIOR LANDSCAPE CALCULATIONS:

SEE LANDSCAPE & IRRIGATION PLANS



SECTION 18, TOWNSHIP 13 S., RANGE 26 E.

LOCATION SKETCH

SHEET NO.	INDEX	CONTENTS
C001	TITLE SHEET	
C002	DEMOLITION & EROSION CONTROL PLAN	
C003	LAYOUT & LANDSCAPE PLAN	
C004	GRADING & DRAINAGE PLAN	
C005	UTILITY PLAN	
C006	CONSTRUCTION & EROSION CONTROL DETAILS	
S001	BOUNDARY & TOPOGRAPHIC SURVEY	

#### STORMWATER STATEMENT:

THE TOTAL SQUARE FOOTAGE OF IMPERVIOUS AREA FOR THIS PROJECT WILL BE LESS THAN THE 9,000 S.F. THRESHOLD FOR AN EXEMPTION THROUGH THE ST. JOHNS RIVER WATER MANAGEMENT DISTRICT. THE TOTAL IMPERVIOUS AREA WILL BE 8,735 S.F. THEREFORE, NO STORMWATER MANAGEMENT SYSTEM IS PROPOSED.

#### STATEMENT OF PROPOSED USE:

THIS PROJECT WILL SUPPORT A NEW COMPUTER SERVER STORAGE BUILDING ON AN OLD OCKLAWAHA HARDWARE STORE SITE.

#### CONCURRENCY NOTE:

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



PROJECT NUMBER: 2024-01-019

#### SITE DATA:

PROJECT NAME: YPSG PROJECT  
OWNER: YPSG, INC.  
PO BOX 680429  
PRATTVILLE, AL 36068-0429  
PARCEL NO.: 4879-003-001  
LAND USE / ZONING: COMMERCIAL / B-2  
PARCEL AREA: 23,958 S.F. (0.55 ACRES)  
FLOOR AREA RATIO:  
EXISTING BUILDINGS - 2,100 S.F.  
PROPOSED BUILDING - 2,600 S.F.  
PARCEL AREA - 23,958 S.F.  
F.A.R. = 4,700 / 23,958 = 0.196  
MAXIMUM BUILDING HEIGHT: 30-FT

BUILDING SETBACKS:  
FRONT: 40-FT  
REAR: 8-FT  
SIDE: 25-FT

PROPOSED USE: DATA CENTER

HOURS OF OPERATION: 8:00 am - 10:00 pm

PROPERTY LIES TOTALLY WITHIN FLOOD ZONE 'X' PER FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 12083C0700 DATED AUGUST 28, 2008.

PROPERTY LIES WITHIN THE SECONDARY SPRINGS PROTECTION ZONE.

PROPERTY IS LOCATED IN AN ENVIRONMENTALLY SENSITIVE OVERLAY ZONE (ES02).

#### PARKING CALCULATIONS

##### REQUIRED:

WAREHOUSE  
1 SPACE / 3,000 S.F.  
4,700 S.F. x (1 SPACE / 3,000 S.F.) = 2 SPACES

##### PROVIDED:

1 THE SPACE  
2 SPACES  
3 TOTAL

### GENERAL NOTES:

1. ALL AREAS DISTURBED BY CONSTRUCTION OF THIS PROJECT WHICH ARE NOT OTHERWISE PAVED SHALL BE IMMEDIATELY SOODED FOLLOWING FINAL GRADING. ALLOW FOR THICKNESS OF SOG WITH A 2-INCH UNDERCUT. SOG SHALL BE ARGENTINA BAHIA UNLESS OTHERWISE NOTED ON LANDSCAPE PLAN, AND SHALL BE REGULARLY WATERED BY THE CONTRACTOR THROUGHOUT CONSTRUCTION DURATION.
2. ALL CONCRETE SHALL BE 3000 p.s.i. - 28 DAY STRENGTH UNLESS OTHERWISE NOTED.
3. TO PREVENT EROSION DURING CONSTRUCTION, SILT FENCING SHALL BE INSTALLED AS INDICATED ON THE DEMOLITION & EROSION CONTROL PLAN AND MAINTAINED UNTIL THE COMPLETION OF ALL SITE CONSTRUCTION.
4. ALL STRIPING SHALL BE 6" WIDE TRAFFIC PAINT, UNLESS OTHERWISE INDICATED, APPLIED WITH DOUBLE COAT A MINIMUM OF 24 HOURS APART IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES AND FOOT DESIGN STANDARDS, LATEST EDITIONS. HANDICAPPED MARKINGS AND HANDICAPPED SIGNS SHALL CONFORM WITH FOOT# FTP-20-06 AND FTP-22-06 AND STANDARD PLANS 711-001.
5. ALL TRAFFIC CONTROL DEVICES SHALL BE PER THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), LATEST EDITION.
6. ALL CONSTRUCTION TRAFFIC SHALL ENTER AND EXIT THE SITE FROM THE CONSTRUCTION ENTRANCE SHOWN ON THE DEMOLITION & EROSION CONTROL PLAN.
7. SITE LIGHTING SHALL BE SHIELDED TO PREVENT GLARE ON THE ADJOINING PROPERTIES AND ROADWAY. A SITE LIGHTING PLAN, PREPARED BY THE ARCHITECT, SHALL BE SUBMITTED TO MARION COUNTY FOR REVIEW AND APPROVAL.
8. ALL STORMWATER MANAGEMENT SYSTEMS SHALL BE COMPLETED PRIOR TO THE CONSTRUCTION OF IMPERVIOUS AREAS.
9. THIS PROJECT SHALL BE SERVED WATER AND SEWER BY A PRIVATE UTILITY COMPANY.
10. ALL CONSTRUCTION COVERED BY THESE PLANS SHALL COMPLY WITH THE MATERIAL REQUIREMENTS AND QUALITY CONTROL STANDARDS CONTAINED IN THE MARION COUNTY LAND DEVELOPMENT CODE, AS APPLICABLE.
11. TRAFFIC SIGNS SHALL BE INSTALLED ON 2" ROUND ALUMINUM POSTS, 14-FT IN LENGTH. ALL SIGNS SHALL MEET MARION COUNTY LAND DEVELOPMENT REGULATIONS.
12. IT IS THE CONTRACTORS RESPONSIBILITY TO VERIFY THE LOCATION AND BURIAL DEPTH OF ALL UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION.
13. ALL STOP BARS SHALL BE 24" WIDE WHITE LEAD FREE THERMOPLASTIC.
14. LANDSCAPE INSTALLATION PROFESSIONALS PERFORMING WORK FOR HIRE WITHIN THE UNINCORPORATED AREAS OF MARION COUNTY SHALL BE LANDSCAPE CONTRACTORS LICENSED BY THE MARION COUNTY BUILDING DEPARTMENT, UNLESS OTHERWISE LICENSED BY THE STATE OF FLORIDA.
15. NO REVISIONS TO THE WORK SHOWN ON THE APPROVED PLANS SHALL BE MADE WITHOUT NOTIFICATION TO AND APPROVAL BY THE OFFICE OF THE COUNTY ENGINEER.

#### MARION COUNTY OWNER'S CERTIFICATE:

I HEREBY CERTIFY THAT I, MY SUCCESSORS AND ASSIGNS, SHALL PERPETUALLY OPERATE AND MAINTAIN THE STORMWATER MANAGEMENT SYSTEM AND ASSOCIATED ELEMENTS IN ACCORDANCE WITH THE SPECIFICATIONS SHOWN HEREIN AND IN THE APPROVED PLANS.

MANAGER \_\_\_\_\_ DATE \_\_\_\_\_  
YPSG, INC.

#### ENGINEER'S CERTIFICATE:

I HEREBY CERTIFY THAT THIS PLAN AND CALCULATIONS WERE COMPLETED IN ACCORDANCE WITH ALL APPLICABLE REQUIREMENTS OF THE MARION COUNTY LAND DEVELOPMENT CODE, EXCEPT AS WAIVED, AND THE SITE IMPERVIOUS SURFACE RATIO IS LESS THAN 0.6.

WILLIAM A. MENADIER  
PROFESSIONAL ENGINEER  
FLORIDA REGISTRATION NO. 74581

REVISION NO.					
DATE					

William A. Menadier, P.E.  
www.wamenadier.com  
www.menadier.com

PD File # 616 | Anaheim, Florida 32816 | Ph. (386) 547-2333 | www.menadier.com

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A MARION COUNTY MINOR SITE PLAN  
FOR  
YPSG PROJECT  
MARION COUNTY  
Title Sheet

DATE:  
2024-01-019

DATE:  
1-16-2025

SCALE:  
--

C001





**BUFFER REQUIREMENTS:**

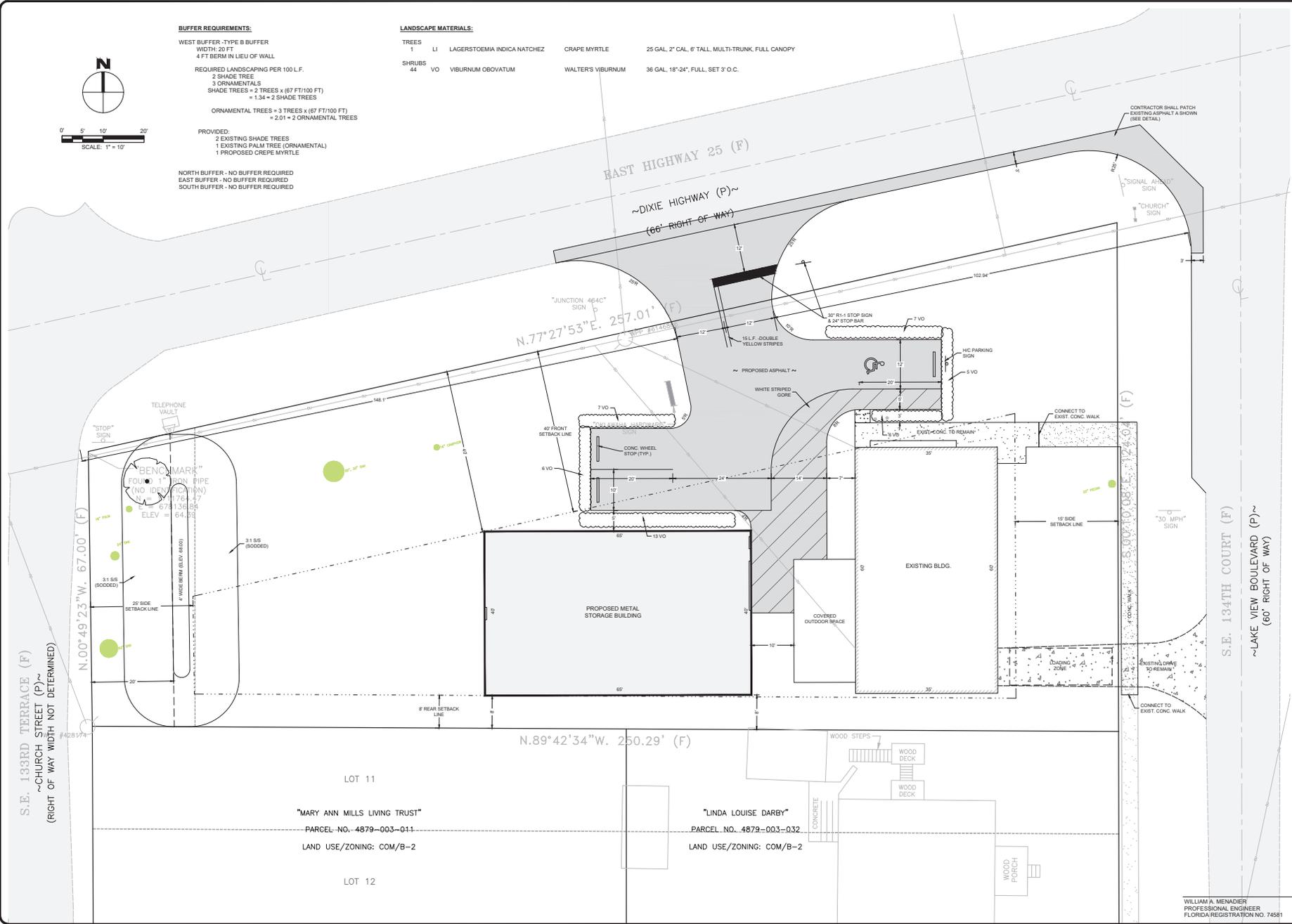
WEST BUFFER - TYPE B BUFFER  
 WIDTH: 20 FT  
 4 FT BERM IN LIEU OF WALL  
 REQUIRED LANDSCAPING PER 100 L.F.  
 2 SHADE TREE  
 3 ORNAMENTALS  
 SHADE TREES = 2 TREES x (67 FT/100 FT)  
 = 1.34 = 2 SHADE TREES  
 ORNAMENTAL TREES = 3 TREES x (67 FT/100 FT)  
 = 2.01 = 2 ORNAMENTAL TREES

PROVIDED:  
 2 EXISTING SHADE TREES  
 1 EXISTING PALM TREE (ORNAMENTAL)  
 1 PROPOSED CREPE MYRTLE

NORTH BUFFER - NO BUFFER REQUIRED  
 EAST BUFFER - NO BUFFER REQUIRED  
 SOUTH BUFFER - NO BUFFER REQUIRED

**LANDSCAPE MATERIALS:**

TREES	1	LI	LAGERSTOEMIA INDICA NATCHOZ	GRAPE MYRTLE	25 GAL, 2" CAL, 8' TALL, MULTI-TRUNK, FULL CANOPY
SHRUBS	44	VO	VIBURNUM OBOVATUM	WALTER'S VIBURNUM	36 GAL, 18"-24", FULL, SET 3' O.C.



S.E. 133RD TERRACE (F)  
 ~CHURCH STREET (P)~  
 (RIGHT OF WAY WIDTH NOT DETERMINED)

N.00°49'23"W. 67.00' (F)

N.89°42'34"W. 250.29' (F)

S.E. 134TH COURT (F)

~LAKE VIEW BOULEVARD (P)~  
 (60' RIGHT OF WAY)

LOT 11

"MARY ANN MILLS LIVING TRUST"  
 PARCEL NO. 4879-003-011  
 LAND USE/ZONING: COM/B-2

LOT 12

"LINDA LOUISE DARBY"  
 PARCEL NO. 4879-003-032  
 LAND USE/ZONING: COM/B-2

REVISION	DATE

William A. Menadier, A/E, P.E.  
 www.wmenadier.com

**MENADIER ENGINEERING**  
 PO Box 606 | Alachua, Florida 32016 | Ph. (904) 847-5131 | www.wmenadier.com

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A MARION COUNTY MINOR SITE PLAN OR YPSG PROJECT  
 MARION COUNTY  
 Layout & Landscape Plan

DATE: 2024-01-019  
 DATE: 1-16-2025  
 SCALE: 1" = 10'

C003

WILLIAM A. MENADIER  
 PROFESSIONAL ENGINEER  
 FLORIDA REGISTRATION NO. 74581



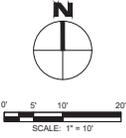
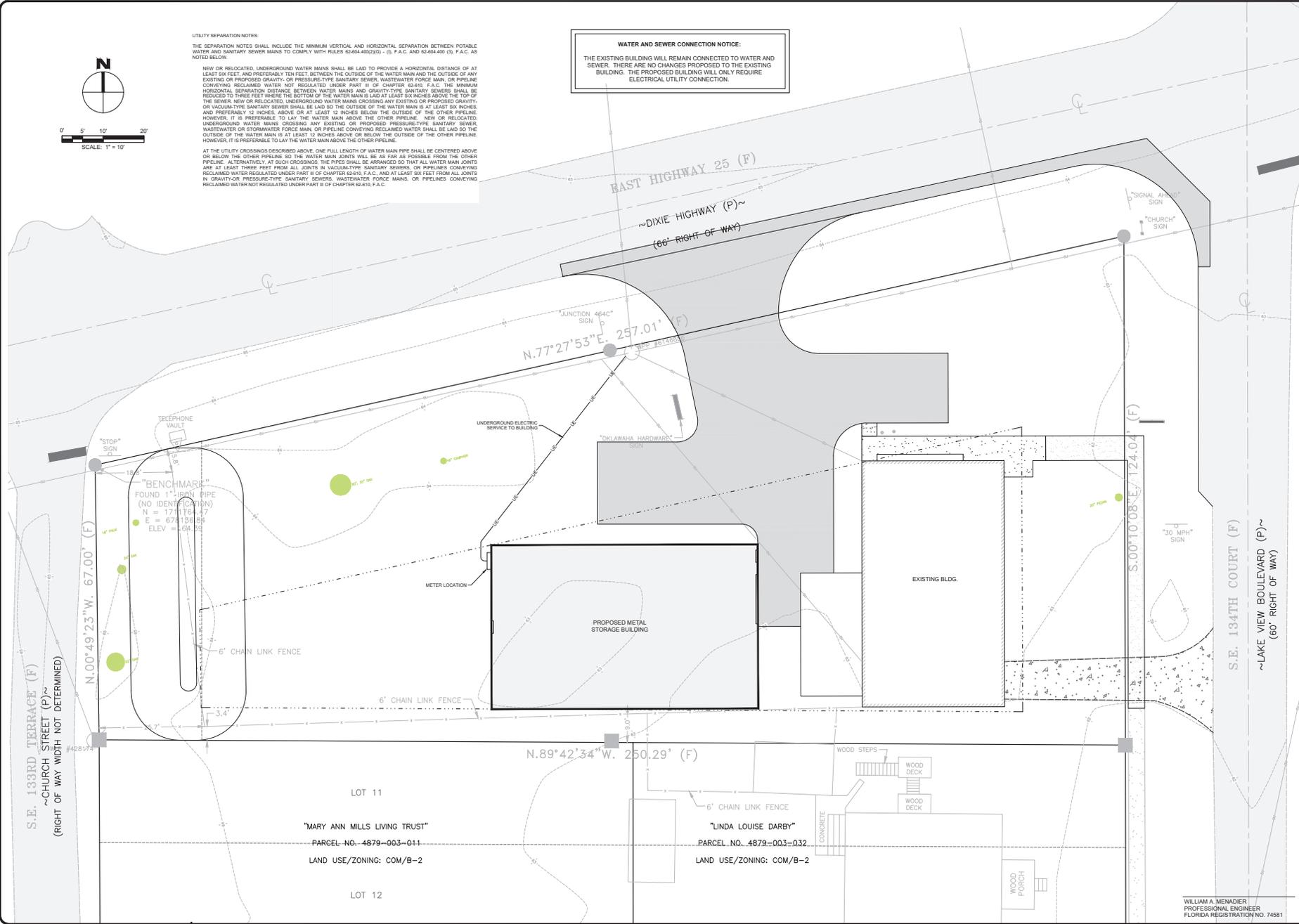
**UTILITY SEPARATION NOTES:**

THE SEPARATION NOTES SHALL INCLUDE THE MINIMUM VERTICAL AND HORIZONTAL SEPARATION BETWEEN POTABLE WATER AND SANITARY SEWER MAINS TO COMPLY WITH RULES 62-604.400(2)(G) - (I), F.A.C. AND 62-604.400 (3), F.A.C. AS NOTED BELOW.

NEW OR RELOCATED UNDERGROUND WATER MAINS SHALL BE LAD TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST SIX FEET, AND PREFERABLY TEN FEET, BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED GRAVITY OR PRESSURE-TYPE SANITARY SEWER, WASTEWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART II OF CHAPTER 62-610, F.A.C. THE MINIMUM HORIZONTAL SEPARATION DISTANCE BETWEEN WATER MAINS AND GRAVITY-TYPE SANITARY SEWERS SHALL BE REDUCED TO THREE FEET WHERE THE BOTTOM OF THE WATER MAIN IS LAD AT LEAST SIX INCHES ABOVE THE TOP OF THE SEWER, NEW OR RELOCATED UNDERGROUND WATER MAINS CROSSING ANY EXISTING OR PROPOSED GRAVITY- OR VACUUM-TYPE SANITARY SEWER SHALL BE LAD SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST SIX INCHES, AND PREFERABLY 12 INCHES, ABOVE OR AT LEAST 12 INCHES BELOW THE OUTSIDE OF THE OTHER PIPELINE. HOWEVER, IT IS PREFERABLE TO LAY THE WATER MAIN ABOVE THE OTHER PIPELINE. NEW OR RELOCATED UNDERGROUND WATER MAINS CROSSING ANY EXISTING OR PROPOSED PRESSURE-TYPE, SANITARY SEWER, WASTEWATER OR STORMWATER FORCE MAIN OR PIPELINE CONVEYING RECLAIMED WATER SHALL BE LAD SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST 12 INCHES ABOVE OR BELOW THE OUTSIDE OF THE OTHER PIPELINE. HOWEVER, IT IS PREFERABLE TO LAY THE WATER MAIN ABOVE THE OTHER PIPELINE.

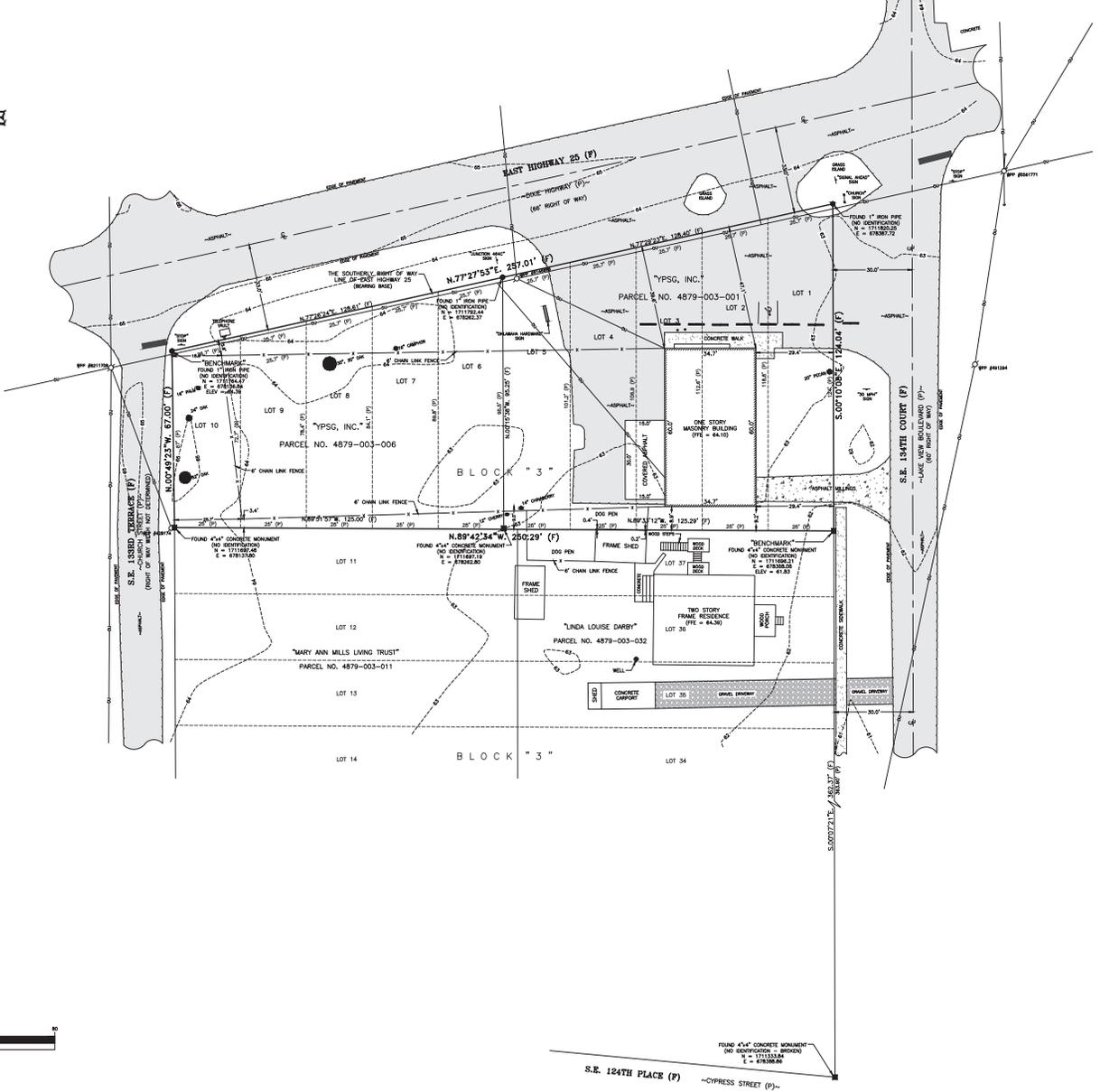
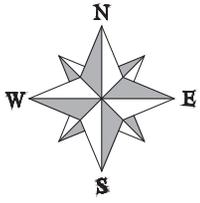
AT THE UTILITY CROSSINGS DESCRIBED ABOVE, ONE FULL LENGTH OF WATER MAIN PIPE SHALL BE CENTERED ABOVE OR BELOW THE OTHER PIPELINE SO THE WATER MAIN JOINTS WILL BE AS FAR AS POSSIBLE FROM THE OTHER PIPELINE. ALTERNATIVELY, AT SUCH CROSSINGS, THE PIPES SHALL BE ARRANGED SO THAT ALL WATER MAIN JOINTS ARE AT LEAST THREE FEET FROM ALL JOINTS IN VACUUM-TYPE SANITARY SEWERS, OR PIPELINES CONVEYING RECLAIMED WATER REGULATED UNDER PART II OF CHAPTER 62-610, F.A.C. AND AT LEAST SIX FEET FROM ALL JOINTS IN GRAVITY-OR PRESSURE-TYPE SANITARY SEWERS, WASTEWATER FORCE MAINS, OR PIPELINES CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART II OF CHAPTER 62-610, F.A.C.

**WATER AND SEWER CONNECTION NOTICE:**  
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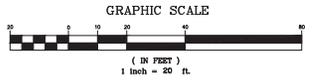
<p><b>A MARION COUNTY MINOR SITE PLAN</b> OR <b>YPSG PROJECT</b> MARION COUNTY Utility Plan</p>	<p><b>C005</b></p>
<p>DATE: 1-16-2025</p>	<p>DATE: 1-16-2025</p>
<p>SCALE: 1" = 10'</p>	<p>SCALE: 1" = 10'</p>
<p>WILLIAM A. MENADIER PROFESSIONAL ENGINEER FLORIDA REGISTRATION NO. 74581</p>	
<p><b>MENADIER ENGINEERING</b> Ph. (386) 574-4333   www.menadier.com PO Box 616   Alachua, Florida 32416</p>	
<p>WILLIAM A. MENADIER, A/E, P.E. www.menadier.com</p>	
<p>APPROVED FOR SUBMITTAL WITH A VALID SIGNATURE THIS SET HAS BEEN DIGITALLY SIGNED AND SEALED BY WILLIAM A. MENADIER, P.E. ON THE DATE NOTED ON THE ELECTRONIC SIGNATURE PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED VALID UNLESS SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES</p>	





DESCRIPTION:  
(PER OFFICIAL RECORDS BOOK 7965, PAGE 1537, PUBLIC RECORDS OF MARION COUNTY, FLORIDA)  
LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9 AND 10, BLOCK 3, OF ALFA, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 8, PAGE 249, PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

**SURVEYOR'S NOTES:**  
1. THE FIELD MEASURED BEARINGS DEPICTED HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM (WEST ZONE) NAD-83, (1990 ADJUSTMENT), IN WHICH THE SOUTHERLY RIGHT OF WAY LINE OF EAST HIGHWAY 25, BEARS: N.77°27'53"E.  
2. UNLESS OTHERWISE SHOWN, UNDERGROUND IMPROVEMENTS WERE NOT LOCATED AS PART OF THIS SURVEY.  
3. THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA WERE NOT SEARCHED BY PREECE LAND SURVEYING, INC.  
4. THE LANDS DEPICTED HEREON ARE SUBJECT TO RECORDED AND UNRECORDED RIGHTS OF WAY, RESTRICTIONS, EASEMENTS AND RESERVATIONS THAT MAY OR MAY NOT APPEAR WITHIN THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.  
5. ADDITIONS OR DELETIONS TO THIS MAP OF SURVEY AND/OR REPORT BY OTHER THAN THE SIGNING PARTY(IES) IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY(IES).  
6. THIS SURVEY HAS BEEN PREPARED FOR SOLE AND EXCLUSIVE BENEFIT OF THE PARTY(IES) NAMED HEREON, AND SHALL NOT BE RELIED UPON BY ANY OTHER INDIVIDUAL OR ENTITY WITHOUT THE CONSENT OF SAID PARTY(IES) AND THE SIGNING SURVEYOR.  
7. PAPER COPIES OF THIS SURVEY ARE NOT VALID AND IS TO ONLY BE USED FOR REFERENCE PURPOSES ONLY, UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER INDICATED HEREON. DIGITAL COPIES OF THIS SURVEY ARE NOT VALID AND ARE TO ONLY BE USED FOR REFERENCE PURPOSES ONLY, UNLESS IT BEARS THE DIGITAL SIGNATURE OF THE FLORIDA LICENSED SURVEYOR AND MAPPER INDICATED HEREON.  
8. THE SYMBOLS USED TO REPRESENT PHYSICAL FEATURES ARE FOR GRAPHIC ILLUSTRATION ONLY AND MAY OR MAY NOT REFLECT THE ACTUAL SIZE AND SHAPE OF THE FEATURE BEING REPRESENTED.  
9. THE SIGNING PARTY(IES) SIGNATURE DATE DOES NOT REPRESENT THE ACTUAL DATE OF SURVEY.  
10. THE SURVEYED LANDS DEPICTED HEREON LIE WITHIN FLOOD ZONE "X" - AN AREA OF ANNUAL FLOODING, BASED ON GRAPHIC INTERPRETATION OF THE FLOOD INSURANCE RATE MAP, FOUND IN COMMUNITY PANEL NUMBER 30033C 0770 D, EFFECTIVE AUGUST 28, 2008.  
11. THE MOST CURRENT ABUTTING RECORDED INSTRUMENTS FOR ADDONERS TO THE LANDS SURVEYED WERE NOT FURNISHED.  
12. THE VERTICAL DATUM ESTABLISHED FOR THIS SURVEY WAS BASED ON N.G.S. CONTROL POINT "GAGING STATION", PUBLISHED ELEVATION = 61.46, NAD-83.  
13. THE STATE PLANE COORDINATES ESTABLISHED FOR THIS SURVEY WERE BASED ON N.G.S. CONTROL POINTS "TLOPS 43" & "TLOPS AZIMUTH MARK", NAD-83 (1990 ADJUSTMENT).



LEGEND

(D) = PLAT DIMENSION	TM = TEMPORARY BENCHMARK	W = WELL	— = BROKEN LINE; NOT DRAWN TO SCALE
(E) = FIELD MEASUREMENT	TRP = REINFORCED CONCRETE PIPE	WCB = WATER CONTROL BOX	▲ = BURIED CABLE MARKER
(F) = DEED DIMENSION	CMP = CORRUGATED METAL PIPE	WRB = WIRELESS RESER BOX	○ = GREASE TRAP
(G) = CALCULATED DIMENSION	NCP = NITROGEN CEMENT PIPE	WTR = WATER TRENCH	○ = SANITARY MANHOLE
(H) = EXCEPTION DIMENSION	PVC = POLYVINYL CHLORIDE	WTR = WATER TRENCH	○ = STORM DRAINAGE MANHOLE
(I) = RIGHT OF WAY LINE	HDP = HIGH DENSITY POLYETHYLENE	WTR = WATER TRENCH	○ = TELEPHONE MANHOLE
CB = CHORD BEARING	DU = OVERHEAD UTILITIES	WTR = WATER TRENCH	○ = STORM INLET
CR = OFFICIAL RECORDS BOOK	DU = FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION	WTR = WATER TRENCH	○ = CONTROLLING
CRP = POINT OF CURVATURE	A/C = AIR CONDITIONER	WTR = WATER TRENCH	○ = BURIED GAS MARKER
CRP = POINT OF REVERSE CURVATURE	FRS = FIBER OPTIC CABLE MARKER	WTR = WATER TRENCH	○ = LIGHT POLE
CRP = POINT OF TANGENCY	PRM = PERMANENT REFERENCE MONUMENT	WTR = WATER TRENCH	○ = SIGN POST
CRP = LICENSED BUSINESS	PCP = PROFESSIONAL CORNER POINT	WTR = WATER TRENCH	○ = MAILBOX
CRP = LICENSED SURVEYOR	PLS = PROFESSIONAL LAND SURVEYOR	WTR = WATER TRENCH	○ = SANITARY CLEAN-OUT
CRP = FORMERLY KNOWN AS	PLS = PROFESSIONAL LAND SURVEYOR	WTR = WATER TRENCH	○ = RAILROAD PIN
CRP = TELEPHONE RESER BOX	PLS = PROFESSIONAL LAND SURVEYOR	WTR = WATER TRENCH	
CRP = WOOD POWER POLE	PLS = PROFESSIONAL LAND SURVEYOR	WTR = WATER TRENCH	
CRP = CONCRETE POWER POLE	PLS = PROFESSIONAL LAND SURVEYOR	WTR = WATER TRENCH	
CRP = METAL POWER POLE	PLS = PROFESSIONAL LAND SURVEYOR	WTR = WATER TRENCH	
	NO. = NUMBER		



**BOUNDARY & TOPOGRAPHIC SURVEY**  
FOR:  
**YPSG, INC.**

**PREECE**  
LAND SURVEYING, INC.  
(LICENSED BUSINESS NO. 7389)

BELLWETHER PROFESSIONAL PARK  
2201 S.E. 30TH AVENUE, SUITE 102  
OCALA, FL 34471  
PHONE: (352) 351-0091  
FAX: (352) 351-0053 FAX  
EMAIL: ghp@pbls.com

**(SURVEYOR'S CERTIFICATION)**  
THIS SKETCH WAS PREPARED IN ACCORDANCE WITH THE STANDARDS OF PRACTICE ESTABLISHED IN CHAPTER 54-17, FLORIDA ADMINISTRATIVE CODE, FOR A BOUNDARY AND TOPOGRAPHIC SURVEY.

DATE: \_\_\_\_\_  
GLEN H. PREECE, P.R., J.S.M. - LS 5427

DATE OF SURVEY: SEPTEMBER 19, 2023

DRAWN:	G.H.P.	REVISIONS:	BY:	DATE:
CHECKED:	G.H.P.			
F.B.	PAGES			
117	56-58			

FILE INFO:  
ALFA 2383  
SCALE: 1" = 20' COPYRIGHT © 2023 JOB ORDER #: 23-114







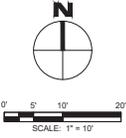
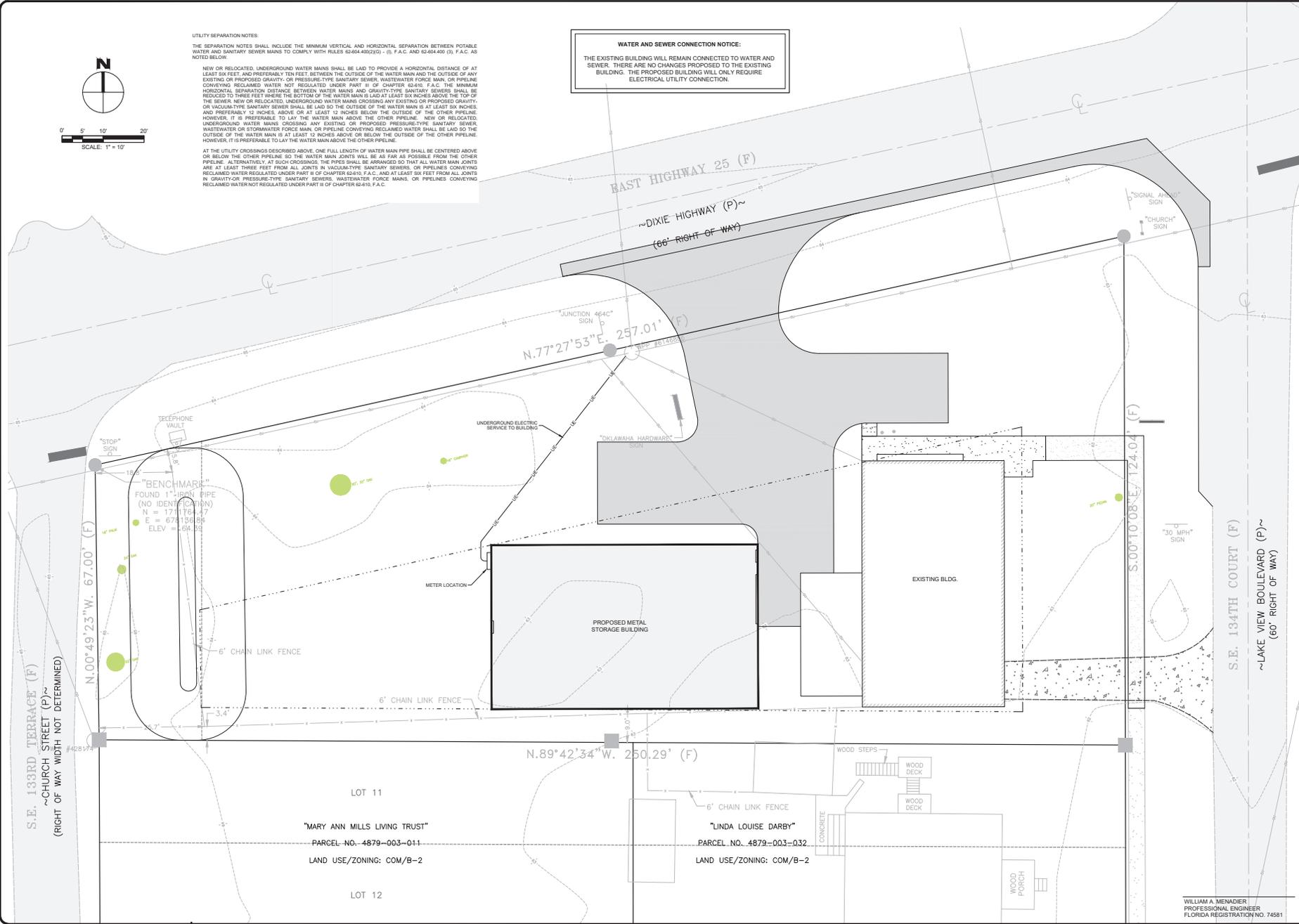
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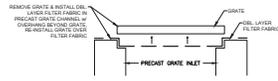
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<p>A MARION COUNTY MINOR SITE PLAN OR YPSG PROJECT MARION COUNTY Utility Plan</p>	<p><b>C005</b></p>
<p>DATE: 2024-01-019</p>	<p>DATE: 1-16-2025</p>
<p>SCALE: 1" = 10'</p>	<p>SCALE: 1" = 10'</p>
<p>WILLIAM A. MENADIER PROFESSIONAL ENGINEER FLORIDA REGISTRATION NO. 74581</p>	
<p><b>MENADIER ENGINEERING</b> PO Box 616   Alachua, Florida 32916   Ph. (386) 574-4131   www.menadier.com</p>	
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<p>IF APPROVED HERE, I CONSENT THAT THIS STATEMENT HAS BEEN PREPARED AND SEALED BY ME AND THAT I AM THE AUTHOR OF THE SAME AND I AM NOT PROVIDING ANY OTHER INFORMATION ON THE DATE NOTED ON THE ELECTRONIC SIGNATURE</p>	
<p>WILLIAM A. Menadier, A/E, P.E. www.menadier.com</p>	
<p>DATE:</p>	
<p>REVISIONS:</p>	

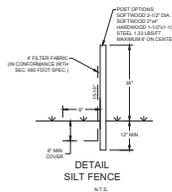
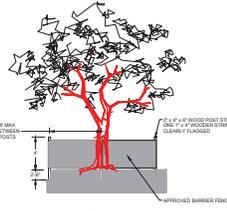
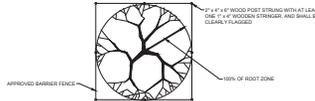
**STORMWATER POLLUTION PREVENTION PLAN NOTES:**

1. SILT FENCING SHALL BE INSTALLED PRIOR TO CLEARING OF THE PROPERTY AND MAINTAINED UNTIL COMPLETION OF CONSTRUCTION AND STABILIZATION OF ALL DISTURBED AREAS.
2. THE GRAVEL CONSTRUCTION ENTRANCE SHALL BE CONSTRUCTED AND MAINTAINED UNTIL COMPLETION OF ALL PAVING.
3. ALL CONSTRUCTION VEHICLES SHALL ENTER THE PROJECT AREA VIA US HWY 19 CONSTRUCTION ENTRANCE. NO CONSTRUCTION TRAFFIC SHALL ENTER THE SITE FROM THE NORTHERN ENTRANCE. THERE SHALL BE NO CONSTRUCTION ACTIVITIES, MACHINERY, OR VEHICLES BEYOND THE CONSTRUCTION BARRIER FENCE.
4. ALL GRATE INLETS SHALL BE PROTECTED BY EITHER OF THE FOLLOWING:
  - (1) THE GRATE OVER INLET SHALL BE REMOVED AND A PREFABRICATED DROP INLET INTERNAL FILTER BAG (ACP SILT SACK) INSERTED AND THE GRATE REPLACED TO HOLD THE BAG IN PLACE. WHEN SEDIMENT HAS ACCUMULATED TO WITHIN ONE FOOT OF THE BOTTOM OF THE GRATE, THE FILTER BAG MUST BE REMOVED BY A FRONT END LOADER OR FORKLIFT, DISCARDED AND REPLACED WITH A NEW OR A CLEAN REUSED FILTER BAG.
  - (2) INSTALL A 2'x4'x3' STAKED FRAME AROUND THE PERIMETER OF THE INLET WITH THE STAKES DRIVEN A MINIMUM OF 8" INTO THE GROUND WITH A 2'x4" FRAME AROUND THE TOP, AND BURLAP BURIED AT LEAST 4' DEEP AROUND THE ENTIRE PERIMETER.
5. INLET PROTECTION SHALL REMAIN IN PLACE UNTIL ALL SURFACE AREAS WITHIN THE PROJECT HAVE BEEN COMPLETED TO THEIR PROPOSED FINISHED CONDITION.
6. PRIOR TO ANY DEMOLITION, THE CONTRACTOR SHALL HAVE ALL ON-SITE UTILITIES LOCATED.
7. ALL EXISTING SANITARY SEWER SERVICES, GREASE TRAPS, MANHOLES, CLEAN-OUTS AND WATER LINES SHALL BE PROTECTED.
8. THE CONTRACTOR SHALL PERIODICALLY SWEEP EXISTING ON-SITE PAVED SURFACES AS WELL AS ALL ABUTTING CITY STREETS, COUNTY ROADS, AND STATE HIGHWAYS TO KEEP THOSE SURFACES IN A SUBSTANTIALLY SEDIMENT-FREE CONDITION. SWEEPING SHALL BE DONE ON A PERIODIC, AS-NEEDED BASIS THROUGHOUT THE WORK WEEK INCLUDING, MOST IMPORTANTLY, AFTER EVERY RAIN EVENT AND EVERY FRIDAY AFTERNOON PRIOR TO CEASING WORK FOR THE WEEK.
9. ALL MATERIALS, MACHINERY, AND VEHICLES SHALL BE STORED ON-SITE IN AN ORDERLY, ORGANIZED FASHION.
10. CONTRACTOR SHALL DEVELOP AND IMPLEMENT A PLAN TO ASSURE THAT ALL WASTE, SUCH AS DISCARDED BUILDING MATERIALS, CONCRETE TRUCK WASH-OUT, CHEMICALS, LITTER AND SANITARY WASTE, ARE PROPERLY CONTROLLED WHILE ON-SITE AND TRANSPORTED AND DISPOSED OF (OFF-SITE) IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS. NO WASTE MATERIALS OF ANY KIND ARE PERMITTED TO BE BURIED ON-SITE OR DISCHARGED TO SURFACE WATERS OF THE STATE OR TO THE CITY STORM WATER SYSTEM.
11. THE CONTRACTOR MUST ACKNOWLEDGE THAT THE EXISTING SHOPPING PLAZA SHALL REMAIN OPEN AND OPERATIONAL DURING CONSTRUCTION. EXTREME CARE AND ATTENTION TO MINIMIZE NOISE, DUST, AND DISTURBANCES SHALL BE MANDATED.



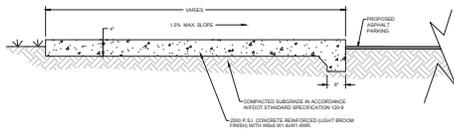
**NOTES:**  
 1. REMOVE ANY SEDIMENT BUILD-UP ON TOP OF FILTER FABRIC AFTER EVERY RAIN EVENT.  
 2. DO NOT REMOVE FILTER FABRIC UPON COMPLETION OF NEW PAVEMENT, ALL SODDING AND LANDSCAPING.

INLET PROTECTION DETAIL



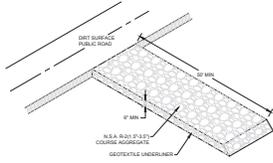
DETAIL SILT FENCE  
N.T.S.

DETAIL TREE PROTECTION BARRICADE  
N.T.S.



**NOTES:**  
 1. REFER TO FOOT STANDARD PLANS 122-8H FOR CONTROL & EXPANSION JOINTS.  
 2. ALL SIDEWALKS SHALL MEET ADA REQUIREMENTS.

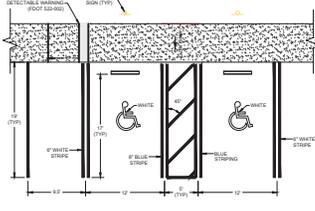
DETAIL CONCRETE SIDEWALK  
N.T.S.



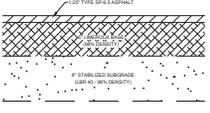
DETAIL CONSTRUCTION ENTRANCE  
N.T.S.



DETAIL PARKING FOR THE DISABLED SIGN  
N.T.S.

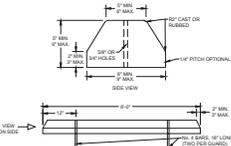


DETAIL HANDICAP STRIPING AND PARKING PERPENDICULAR PARKING  
N.T.S.



ON-SITE PAVEMENT SECTION

**NOTES:**  
 1. 1/2\"/>



DETAIL WHEELSTOP CONCRETE  
N.T.S.

REVISION	DATE

William A. Menadier, A/E, P.E.  
 www.menadier.com

**MENADIER ENGINEERING**  
 P.O. Box 606 | Abolmeh, Florida 32616 | Ph: (850) 974-1010 | www.menadier.com

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A MARION COUNTY MINOR SITE PLAN OR YPSG PROJECT MARION COUNTY Construction & Erosion Control Details

DATE: 2024-01-019  
 DATE: 1-16-2025  
 SCALE: 1"

WILLIAM A. MENADIER  
 PROFESSIONAL ENGINEER  
 FLORIDA REGISTRATION NO. 74581

C006



