

PROJECT NAME: AZALEAS SKILLED NURSING FACILITY

PROJECT NUMBER: 2025010041

APPLICATION: MAJOR SITE PLAN #32388

- 1 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 6.13.2.B(8) - Calculation & Plan Consistency
STATUS OF REVIEW: INFO
REMARKS: This criteria to be reviewed with resubmittal.
- 2 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.
- 3 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.
- 4 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: Additional Stormwater comments
STATUS OF REVIEW: INFO
REMARKS: (1) 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. (2) Proposed grading and drainage modifications that impact the FDOT ROW drainage systems need to be coordinated directly with FDOT.
- 5 DEPARTMENT: ENGTRF - TRAFFIC REVIEW
REVIEW ITEM: 6.11.5 - Driveway access
STATUS OF REVIEW: INFO
REMARKS: 7/9/25 - County supports driveway location and configuration as shown based upon approved BCC Resolution No. 25-R-194. Permitting of the driveway and improvements along SW HWY 200 through FDOT is required.
2/14/25 - 1) Access to SW HWY 200 requires coordination with FDOT. County does not support direct access to SW HWY 200. Provide County with a copy of any NOI letters received from FDOT. 2) A public ingress / egress cross-access easement is being required of the approved Maro 111 PUD at the roadway labeled SW 100th Street. Position driveway close to the southern property corner adjoining SW 100th Street. Applicant will need to obtain or verify public accessibility for the ingress / egress easement since the existing easement (on record at the time of this review) does not indicate public access.
- 6 DEPARTMENT: ENGTRF - TRAFFIC REVIEW
REVIEW ITEM: 6.11.9.B - Traffic signs
STATUS OF REVIEW: INFO
REMARKS: 7/9/25 - Work with FDOT for final approval of traffic signs related to driveway.
2/14/25 - Traffic sign review pending updated driveway access plan.
- 7 DEPARTMENT: ENGTRF - TRAFFIC REVIEW
REVIEW ITEM: 6.11.9.C - Pavement marking
STATUS OF REVIEW: INFO
REMARKS: 7/9/25 - Work with FDOT for final approval of pavement markings related to driveway.

2/14/25 - Pavement marking review pending updated driveway access plan.

- 8 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: 1/24/25-add waivers if requested in future
- 9 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.
- 10 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: 6.14.2.C.2(e) - Grease Trap, FOG Worksheet
STATUS OF REVIEW: INFO
REMARKS: 7/1/25 Where does the grease trap drain to the sewer? Not recommended that grease lines run under building. 2.20.25 - Master Utility PG17: Max size 1250 per FAC. (2) PG19 1500 listed, 1250 max per FAC. (2) FOG worksheet will be provided by MCU permitting during building permit review and must be completed and returned to assist with capacity charge and grease trap review.
- 11 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: 6.14.5.B - Construction Notes - UT DETAILS - current LDC version
STATUS OF REVIEW: INFO
REMARKS: 7/1/25 Remove UT 303 and UT 214. (2) Use UT 215A for construction. (3) UT305 - Use standard manhole covers for private manholes. (4) remove UT205. 2.20.25 - Utility details are all shown, UT 4/13/2023.
- 12 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: 6.14.7 - Construction Inspection - PLAN NOTE:
STATUS OF REVIEW: INFO
REMARKS: MCU personnel are to inspect any work performed on or around existing MCU infrastructure. A pre-construction meeting is required to be held a minimum of 48 hours prior to start of any construction. If the pre-construction meeting is not completed, any work may be halted. To schedule, contact MCU's Construction Officer, Brian Nabbie, Brian.Nabbie@marionfl.org
- 13 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: 6.15.6.B - Irrigation Water Metering - size
STATUS OF REVIEW: INFO
REMARKS: 2.20.25 - What plan page is irrigation shown with meter box sizing, configurations and details?
- 14 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: 7/1/25 No fee for this review. 2.20.25 - Fee of \$605.00 (7 Pages) for this review. 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# 32388

- 15 DEPARTMENT: DOH - ENVIRONMENTAL HEALTH
REVIEW ITEM: Additional Health comments
STATUS OF REVIEW: INFO
REMARKS: Central Sewer/Central Water
If facility is assisted living it will require a food permit through the Department of Health in Marion County. Kitchen plans must be reviewed and approved prior to building. Contact Evan.Searcy@flhealth.gov to determine if the facility will be regulated by DOH.
- 16 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: 2.12.4.L(5)/5.7 - Wellhead Protection - P/S/T Zones Shown/Listed?
STATUS OF REVIEW: INFO
REMARKS: Defer to MCU.
- 17 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: 2.12.9/6.12.2.B - Comp Plan Future Thoroughfares R/W Provided (TE Map)?
STATUS OF REVIEW: INFO
REMARKS: Defer to OCE.
- 18 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: 2.12.5/1.8.2.D - Concurrency - PRELIM Evaluation Required?
STATUS OF REVIEW: INFO
REMARKS:
- 19 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 2.12.8 - Topographical Contours
STATUS OF REVIEW: NO
REMARKS: Please submit a survey for review.
- 20 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 2.12.9/10 - Existing Drainage Right-of-Way/Easements
STATUS OF REVIEW: NO
REMARKS: Please submit a survey for review.
- 21 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 2.12.13/14/15 - General Exhibits
STATUS OF REVIEW: NO
REMARKS: Please submit a National Wetland Inventory map with the site location indicated.
- 22 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 2.12.38 - Stormwater Maintenance Entity
STATUS OF REVIEW: NO
REMARKS: Please add the name of the individual who will sign the Owner's Certification to the signature line. The individual signing the certification needs to be an agent or member of the entity that will own and maintain the stormwater system, or an authorized signatory of that entity. If signatory is not an agent or member, a letter authorizing a different individual needs to be submitted with the signed documents. The authorization letter must be signed by an agent/officer of owner. Sunbiz will be used to verify agents and/or officers.
- 23 DEPARTMENT: ENGDRN - STORMWATER REVIEW

REVIEW ITEM: 6.13.7 - Geotechnical Criteria

STATUS OF REVIEW: NO

REMARKS: (1) Please note that the LDC requires a minimum of two borings per DRA, with an additional boring for each half acre of pond bottom. For lineal system, borings are required at 250' intervals. (2) Please also note that the LDC requires that for each retention/detention area utilizing percolation or infiltration in the design model, there shall be a minimum of two infiltration rate tests for each retention/detention area. (3) Please show boring locations on the plans.

24 DEPARTMENT: ENGDRN - STORMWATER REVIEW

REVIEW ITEM: 6.13.2.A(3) - Retention/Detention Area Design Parameters

STATUS OF REVIEW: NO

REMARKS: (1) Please update DRA cross sections to include estimated seasonal high-water elevation, minimum maintenance berm widths, sod stabilization of the pond side slopes, and appropriate vegetative cover on the pond bottom. (2) Please add the following note with the pond cross section: "A minimum of three feet of unconsolidated soil material shall be provided between the surface of any limestone bedrock and the bottom and sides of any stormwater facility." (3) Add coordinates or dimensions to the major pond components (changes in alignment, corners, etc) for constructability.

25 DEPARTMENT: ENGDRN - STORMWATER REVIEW

REVIEW ITEM: 6.13.3 - Type of Stormwater Facility Criteria

STATUS OF REVIEW: NO

REMARKS: Retention/detention areas serving commercial lots shall be designed with a minimum berm width of 5 feet stabilized at a maximum of six percent grade maximum around the entire perimeter of the facility.

26 DEPARTMENT: ENGDRN - STORMWATER REVIEW

REVIEW ITEM: 6.13.2.B(6) - Freeboard

STATUS OF REVIEW: NO

REMARKS: Results to be reviewed pending resolution of comments under "6.13.7 - Geotechnical Criteria"

27 DEPARTMENT: ENGDRN - STORMWATER REVIEW

REVIEW ITEM: 6.13.4.D - Recovery Analysis

STATUS OF REVIEW: NO

REMARKS: Results to be reviewed pending resolution of comments under "6.13.7 - Geotechnical Criteria"

28 DEPARTMENT: ENGDRN - STORMWATER REVIEW

REVIEW ITEM: 6.13.6 - Stormwater Quality Criteria

STATUS OF REVIEW: NO

REMARKS: Please indicate the proposed DRA stabilization method on the DRA cross section. DRAs greater than 4' deep require the bottom to be sodded in addition to the side slopes. A waiver to sodding may be pursued if desired. If the waiver is pursued and granted, it will come with the condition that establishment will need to be in compliance with FDOT Standard Specification section 570.

29 DEPARTMENT: ENGDRN - STORMWATER REVIEW

REVIEW ITEM: 6.13.6.C - Best Management Practices

STATUS OF REVIEW: NO

REMARKS: Please add a karst repair detail to the plan set. If you need an example, please contact the reviewer.

30 DEPARTMENT: ENGDRN - STORMWATER REVIEW

REVIEW ITEM: 6.13.8 - Stormwater Conveyance Criteria

STATUS OF REVIEW: NO

REMARKS: See comment under "6.13.2.B(5) - Hydraulic Analysis"

31 DEPARTMENT: ENGDRN - STORMWATER REVIEW

REVIEW ITEM: 6.13.2.B(5) - Hydraulic Analysis

STATUS OF REVIEW: NO

REMARKS: (1) Please clarify the intensity utilized in the conveyance system calculations. LDC requires utilizing the rainfall intensity for 25-year curve on the FDOT zone 7 IDF curves. In the IDF curve, use the duration equal to the Tc when determining the intensity to use. It looks to be about 8.3 in/hr for the 25-year storm using a Tc of 10 minutes. (2) Please include outputs for HGL so that tailwater and freeboard can be verified. Tailwater conditions need to reflect LDC requirements for pond stage/inflow during the 25-year, 24-hour storm.

32 DEPARTMENT: ENGDRN - STORMWATER REVIEW

REVIEW ITEM: 6.13.8.B(7) - Minimum Pipe Size

STATUS OF REVIEW: NO

REMARKS: LDC requires conveyance pipes to be a minimum of 18" diameter or equivalent. Reduction in pipe size to 15" (for conveyance systems) and 12" (for yard drains) can be supported with corroborating calculations; applicants can request a waiver.

33 DEPARTMENT: ENGDRN - STORMWATER REVIEW

REVIEW ITEM: 6.13.2.A(5) - Existing/Proposed Stormwater Structures

STATUS OF REVIEW: NO

REMARKS: Please label all yard drains and stormwater inlets with FDOT reference or provide details for all structures.

34 DEPARTMENT: ENGDRN - STORMWATER REVIEW

REVIEW ITEM: 6.13.2.A(6) - Existing/Proposed Stormwater Pipes

STATUS OF REVIEW: NO

REMARKS: (1) Please label all proposed pipes with sizes and materials. (2) The drainage plan appears to depict multiple stormwater pipes routed underneath the proposed buildings. This is not allowable. Please revise the pipe routing to avoid constructing underneath a proposed building.

35 DEPARTMENT: ENGDRN - STORMWATER REVIEW

REVIEW ITEM: 6.13.2.A(12)/6.12.5 - Stormwater Details, Cross Sections, References

STATUS OF REVIEW: NO

REMARKS: For the proposed retaining walls, please provide enough detail/information with this plan to enable reviewer to determine whether or not private property (adjacent property) will be impacted by the construction or long term maintenance of the retaining wall.

36 DEPARTMENT: ENGDRN - STORMWATER REVIEW

REVIEW ITEM: 6.10 - Karst Topography and High Recharge Areas

STATUS OF REVIEW: NO

REMARKS: Please provide a signed & sealed Karst analysis.

37 DEPARTMENT: ENGDRN - STORMWATER REVIEW

REVIEW ITEM: 7.1.3 - Drainage Construction Specifications

STATUS OF REVIEW: NO

REMARKS: (1) LDC requires the use of RCP pipe for stormwater conveyance piping. To pursue using an alternative material, the engineer needs to submit a request letter identifying the alternative material type requested and providing documentation of compliance with the following conditions: 1. Pipe service life shall be equal to or greater than 100 years. 2. Pipe diameter for High Density Polyethylene (HDPE) and Polypropylene shall be 48" maximum. 3. Polyvinyl Chloride (PVC), HDPE, and Polypropylene pipe shall

not be installed exposed to direct sunlight. 4. Steel pipe shall only be listed as an option after consideration of all other pipe materials and justification is provided. 5. Justification for steel pipe shall include, but not be limited to data and values of water levels, soil conditions, resistivity, pH, chlorides and sulfates. 6. Pipe shall not be installed outside of the allowable maximum and minimum cover heights as specified by the manufacturer.

38 DEPARTMENT: ENGDRN - STORMWATER REVIEW

REVIEW ITEM: 6.13.12 - Operation and Maintenance

STATUS OF REVIEW: NO

REMARKS: Please provide a signed O&M manual. The individual signing the certification needs to be an agent or member of the entity that will own and maintain the stormwater system, or an authorized signatory of that entity. If signatory is not an agent or member, a letter authorizing a different individual needs to be submitted with the signed documents. The authorization letter must be signed by and agent/officer of owner. Please have the person signing also print their name for verification. Sunbiz will be used to verify agents and/or officers.

39 DEPARTMENT: ENGDRN - STORMWATER REVIEW

REVIEW ITEM: Please provide a final signed and sealed hard copy signature page with references to the stormwater analysis or final hard copy of the full stormwater analysis.

STATUS OF REVIEW: NO

REMARKS: After all stormwater comments are resolved, please upload a digitally signed and sealed report. A hard copy signed and sealed report can be submitted if desired.

40 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW

REVIEW ITEM: 2.12.4.L(2)/3.2.3 - Use Consistent with FLU Designation?

STATUS OF REVIEW: NO

REMARKS: Proposed use is not allowed in current zoning B-2. Rezoning/SUP is required but not approved yet. Please see 'Additional Land Use Comments'.

41 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW

REVIEW ITEM: 2.12.4.L(3) - All applicable Developer's Agreements listed?

STATUS OF REVIEW: NO

REMARKS: Please list all approved permits such as developer's agreement, rezoning permit, and Special Use permit on the cover sheet.

42 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW

REVIEW ITEM: 3.2.3/6.6/5.2.5/flood - RESIDENTIAL - Complies with Min/Max Density?

STATUS OF REVIEW: NO

REMARKS: Rezoning/SUP is required but not approved yet. Please see 'Additional Land Use Comments'.

43 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW

REVIEW ITEM: 3.2.3 - NON-RESIDENTIAL - Complies with FAR?

STATUS OF REVIEW: NO

REMARKS: Rezoning/SUP is required but not approved yet. Please see 'Additional Land Use Comments'.

44 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW

REVIEW ITEM: 2.12.16/6.5 - [EALS or EALS-ER provided?]

STATUS OF REVIEW: NO

REMARKS: Please provide Environmental Assessment Report or submit Exemption.

45 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW

REVIEW ITEM: 6.5 & 6.6 - Habitat Preservation/Mitigation Provided?

STATUS OF REVIEW: NO

REMARKS: Please provide relocation plan/mitigation plan if any listed species are observed according to the EALS.

46 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW

REVIEW ITEM: 2.12.5/1.8.2.A - Concurrency/Traffic - Study/Capacity Available?

STATUS OF REVIEW: NO

REMARKS: Please provide Traffic Study. Defer to OCE for approval.

47 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW

REVIEW ITEM: 2.12.5/1.8.2.F - Is Concurrency Approval or Deferral Elected?

STATUS OF REVIEW: NO

REMARKS: Please provide a concurrency statement on the cover sheet according to LDC Sec. 1.8.2 (F) - Concurrency Deferral. An owner may elect to defer required concurrency review and approval for a development application identified in Section 1.8.2.A to a subsequent development application review stage by executing the following "Concurrency Deferral Statement" on the development application plan, or in a separate sworn and notarized affidavit, a copy of which shall be provided to Growth Services and the original shall be recorded in Marion County's Public Records, as applicable: "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, [list subsequent applications expected pursuant to Section 1.8.2.C as applicable]."

48 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW

REVIEW ITEM: Additional Planning Items:

STATUS OF REVIEW: NO

REMARKS: Nursing Home Facility requires a Special Use Permit in B-2 or rezoning to R-3 or PUD. SUP or Rezoning approval must be obtained before the Major Site Plan can be reviewed and approved. Land Use rejects the Major Site Plan and this item will remain as NO until the appropriate permit is granted by the Board of County Commissioners for the proposed use.

49 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION

REVIEW ITEM: 6.7.3 - Tree protection

STATUS OF REVIEW: NO

REMARKS: Show tree protection on the plan for each tree to be preserved

50 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION

REVIEW ITEM: 6.7.9 - Replacement trees; general requirements

STATUS OF REVIEW: NO

REMARKS: Calculation appears to be incorrect - 964" req - 294" preserved= 670" replacement. Providing 626" on site, deficit of 44", not 284". Please verify and correct. Palms cannot count as shade trees

51 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION

REVIEW ITEM: 6.8.6 - Buffers

STATUS OF REVIEW: NO

REMARKS: 1. Evergreen (majority) understory trees may be used at a 1:1 basis in lieu of canopy trees where Overhead electric lines conflict. 38 trees required for NW boundary, please revise 2. Show wall on plan for East Boundary 3. Site plan shows 10' of space between property line and parking area, how will 15' buffer fit in?

52 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION

REVIEW ITEM: 6.8.7 - Parking areas and vehicular use areas

STATUS OF REVIEW: NO

REMARKS: 1. Provide screening for all parking areas where facing building or where no adjacent buffering is present (DRA, adj property)

53 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION

REVIEW ITEM: 6.8.8 - Building landscaping

STATUS OF REVIEW: NO

REMARKS: Please verify all canopy tree distances from building, no closer than 20'

54 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION

REVIEW ITEM: 6.8.9 - Service and equipment areas

STATUS OF REVIEW: NO

REMARKS: Please verify dumpster screening, plan references architectural plans not with this submittal

55 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION

REVIEW ITEM: 6.19.3 - Outdoor lighting plan requirements

STATUS OF REVIEW: NO

REMARKS: no photometric plan with this submittal, please submit a signed and sealed photometric plan for review

56 DEPARTMENT: ZONE - ZONING DEPARTMENT

REVIEW ITEM: 2.12.24 - Landscape requirements/6.8.6 - Buffering

STATUS OF REVIEW: NO

REMARKS: 7/9 review:

Buffer conditions were approved as part of Res 25-R-194 (see condition 9 and 15).

[1] Buffers need to be shown, dimensioned and labeled on the site plan sheets 5 through 8, consistent with the landscape plan. For the Type B buffer along the site's east boundary, specifically label the buffer as a Type B Buffer w/ 6' pillar/panel buffer wall.

[2] The 06-24-25 LS sheet states there should be a 15' Type C buffer along SW 200 Hwy. However, on 06 Detailed Site Plan v2, the space between SW 200 property line and parking shown as 10'. This 10' space seems to extend to sheet 07, but the space is not dimensioned. How will a 15' Type C buffer be provided in this 10' space?

[3] Provide a buffer wall detail showing the pillar/panel wall required by condition 15. State the name of the sheet this is provided on.

57 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: NO

REMARKS: 7/9 review:

5' setback is required per 4.4.4.F(2). This comment is [INFO] instead of [NO] to help expedite plan approval. Please show 5' setback for the monument sign shown on sheets 05 and 06 when submitting the plan set for DRC stamp of approval.

58 DEPARTMENT: ZONE - ZONING DEPARTMENT

REVIEW ITEM: Additional Zoning comments

STATUS OF REVIEW: NO

REMARKS: The Special Use Permit for this project was approved. Per LDC Sec. 2.12.4.L.(4), add the case permit number and resolution number to the cover sheet and site data table on sheet 05.

Case #250402SU

Res: 25-R-194

Resolution and ordinance is located in the supplemental folder of this AR for your convenience.



**Marion County
Board of County Commissioners**

32388

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: _____ Parcel Number(s): 35695-019-03 Permit Number: AR # 32388

A. PROJECT INFORMATION: Fill in below as applicable:

Project Name: Azalea Skilled Nursing Facility 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): C.L.D. Management LLC
Signature: _____
Mailing Address: 101 NE 16th Ave City: Ocala
State: FL Zip Code: 34470 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): Clymer Farner Barley, Inc. Contact Name: Tyler Counts
Mailing Address: 7 413 Alford Ave City: Middleton
State: FL Zip Code: 34762 Phone # 352-748-3126
Email address: tcounts@cfb-inc.com

D. WAIVER INFORMATION:

Section & Title of Code (be specific): _____ Sec. 6.13.7.B. - Geotechnical Criteria
Reason/Justification for Request (be specific): We are requesting a waiver for the minimum number of borings and infiltration/permeability tests for two (2) of our stormwater ponds: B-03 and B-04. These retention areas are so small that there is not enough area to conduct two separate soil borings and/or infiltration/permeability tests with independent results, resulting in unnecessary drilling and cost.

DEVELOPMENT REVIEW USE:

Received By: _____ email _____ Date Processed: 7/11/2025 Project # 202500041 AR # 32388

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): _____



**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 COMMITTEE WAIVER REQUEST FORM

Section & Title of Code (be specific) 6.13.8.B(7) - Minimum Pipe Size 6.13.8.B(7) - Minimum Pipe Size

Reason/Justification for Request (be specific): We are requesting approval for the use of 12" and 15" yard drains within our stormwater management system.

12" and 15" yard drains are proposed to capture drainage from the building's courtyards and open space.

All other stormwater conveyance pipes are at least 18" in diameter. Hydraulic calculations are provided to ensure that sizing is sufficient.

Section & Title of Code (be specific) _____

Reason/Justification for Request (be specific): _____

Section & Title of Code (be specific) _____

Reason/Justification for Request (be specific): _____

Section & Title of Code (be specific) _____

Reason/Justification for Request (be specific): _____

Section & Title of Code (be specific) _____

Reason/Justification for Request (be specific): _____

Section & Title of Code (be specific) _____

Reason/Justification for Request (be specific): _____

Section & Title of Code (be specific) _____

Reason/Justification for Request (be specific): _____

AGENCY	PERMIT #	SUBMITTED	STATUS
MARION COUNTY		1/15/2024	
SWFWMD		1/15/2024	
FDOT DRAINAGE		1/15/2024	
FDOT ACCESS		1/15/2024	
FDOP WATER			
FDOP WASTEWATER			
SPECIAL USE PERMIT		1/15/2024	

MAJOR SITE PLAN
FOR
AZALEA
SKILLED NURSING FACILITY

TRAFFIC IMPACT SUMMARY*								
LAND USE	INTENSITY	DAILY TRIPS	AM PEAK HOUR			PM PEAK HOUR		
			TOTAL	IN	OUT	TOTAL	IN	OUT
SKILLED NURSING FACILITY	141 BEDS	431	20	14	8	19	8	13

NOTE 1: TRIP GENERATION WAS DERIVED USING THE ITE TRIP GENERATION MANUAL (11TH ED).
NURSING HOME (ITE 620)

INDEPENDENT VARIABLE X = NUMBER OF BEDS
T = 3.06(X)
T = 0.10(X) + 5.42 (72% IN, 28% OUT)
T = 0.11(X) + 3.98 (33% IN, 67% OUT)

NOTE:

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.

AREAS FOR TOTAL SITE (BASED ON FOOTPRINT, NOT INTERIOR SQ. FOOTAGE)	
PROPOSED ASPHALT	= 87,565 SQ. FT. (2.01 AC.) 20.80%
PROPOSED CONCRETE	= 17,859 SQ. FT. (0.41 AC.) 4.25%
PROPOSED BUILDINGS	= 113,672 SQ. FT. (2.58 AC.) 28.62%
TOTAL IMPERVIOUS AREA	= 209,096 SQ. FT. (4.80 AC.) 49.70%
OPEN AREA	= 210,833 SQ. FT. (4.86 AC.) 50.30%
PROPERTY AREA	= 419,918 SQ. FT. (9.66 AC.) 100%

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

DINERS CERTIFICATION

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

PROJECT TEAM

OWNER / APPLICANT
C.L.D. MANAGEMENT, LLC
101 NE 16TH AVE
OCALA, FLORIDA, 34470
BRADFORD L. DINKINS, MANAGER
(352)732-4484

LANDSCAPE ARCHITECT
MICHAEL PAPE & ASSOCIATES
2351 SE 17TH STREET
OCALA, FLORIDA 34471
SUZANNE STANCIL
(352) 351-3500

UTILITY CONTACTS

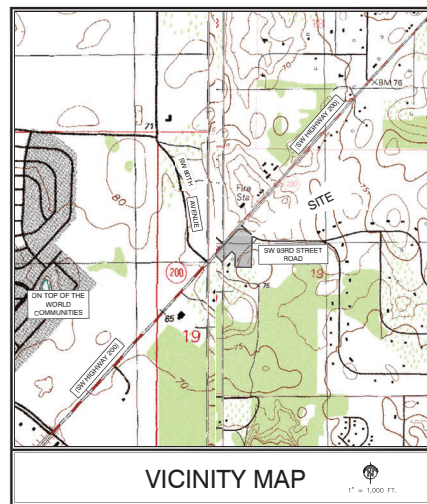
WATER AND WASTE WATER UTILITIES
MARION COUNTY UTILITIES
11800 SE U.S. HIGHWAY 441
BELLEVUE, FL 34420
(352) 307-6000

ELECTRICAL POWER UTILITIES

ELECTRICAL POWER UTILITIES
SUMTER ELECTRIC
COOPERATIVE, INC. (SECO)
P.O. BOX 301
SUMTERVILLE, FL 33586
(352) 793-3801; EXT. 1330

SOLID WASTE COLLECTION
MARION COUNTY APPROVED FRANCHISE

ALL CONSTRUCTION IN THE FDOT R/W SHALL CONFORM TO THE LATEST EDITIONS OF THE 2024-25 FDOT STANDARD PLANS, THE FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, AND THE FDOT UTILITY ACCOMMODATIONS MANUAL.

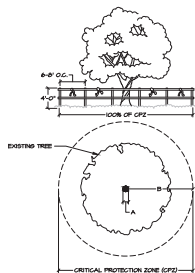


SHEET INDEX

Sheet Number	Sheet Title
01	COVER
02	GENERAL NOTES
03	AERIAL
04	DEMOLITION PLAN
05	MASTER SITE PLAN
06	DETAILED SITE PLAN
07	DETAILED SITE PLAN
08	DETAILED SITE PLAN
09	MASTER GRADING PLAN
10	DETAILED GRADING PLAN
11	DETAILED GRADING PLAN
12	DETAILED GRADING PLAN
13	MASTER DRAINAGE PLAN
14	DETAILED DRAINAGE PLAN
15	DETAILED DRAINAGE PLAN
16	DETAILED DRAINAGE PLAN
17	MASTER UTILITY PLAN
18	DETAILED UTILITY PLAN
19	DETAILED UTILITY PLAN
20	DETAILED UTILITY PLAN
21	STORMWATER MANAGEMENT FACILITY B-01 SECTION AND DETAIL
22	STORMWATER MANAGEMENT FACILITY B-02 SECTION AND DETAIL
23	STORMWATER MANAGEMENT FACILITY B-03 AND B-04 SECTION AND DETAIL
24	CFB SITE CONSTRUCTION DETAILS
25	CFB SITE CONSTRUCTION DETAILS
26	MARION COUNTY UTILITY DETAILS
27	MARION COUNTY UTILITY DETAILS
28	EROSION CONTROL PLAN
29	LIFT STATION PLAN
30	OFF-SITE TURN LANE PLAN
31	AUTOTURN SIMULATION PLAN
32	STORMWATER STRUCTURE SCHEDULE TABLE
33	DRIVEWAY CONNECTION PLAN AND PROFILE

SECTION 19; TOWNSHIP 16 SOUTH; RANGE 21 EAST
MARION COUNTY, FLORIDA
PARCEL ID: 35695-019-03
ZONING: B-2
FLU: COMMERCIAL
PROJECT IS LOCATED IN THE SECONDARY SPRINGS
PROTECTION ZONE NO FEMA FLOOD ZONES OR FLOOD
PRONE AREAS ON-SITE

PLANALIA NIMROD CO. IMPERIAL/ANALIA IMP. TEL: 202



TREE PROTECTION DETAIL

TREE BARRICADE

2" x 4" WOOD TREES WITH PLASSING THE BARRICADE SHALL BE PLACED 60' TO 100' FROM THE CRITICAL PROTECTION ZONE (CPZ).

A = DIAMETER OF PROTECTED TREE IN PLASSING BARRICADE 4-1/2 FEET

B = CRITICAL PROTECTION ZONE (CPZ) RADIUS. THIS AREA SURROUNDING A TREE SHALL BE CIRCLED AND Labeled BY A RADIUS OF THE TREE DIAMETER (AS AS DESCRIBED ABOVE).



TREE CALCULATIONS

Based on site survey data provided by Clyner Farmer Borley

NOTE: Existing trees have been evaluated by MPA ISA Certified Arborist Brian Lashburn (155444) and Landscape Architect Suzanne Stangor (154444) and have been categorized as viable or non-viable. Viable trees are healthy and thriving. Non-viable trees include designated trees, trees that are damaged or in decline, and trees that require removal for protection of the public health, safety, and welfare. Non-viable trees are not included in replacement calculations.

SITE AREA - REFER TO CIVIL PLANS: 644 AC (420,000 SF)

TOTAL EXISTING DBH PREDEVELOPMENT = 2571" DBH PER ACRE

TOTAL DBH TO BE REMOVED = 2271"

REQUIRED MITIGATION

Existing Trees 12" or less = 44 trees (841 inches) = 424" Mitigation
Replacement for 2" Removed

Existing Trees 24" or less = 28 trees (672 inches) = 507" Mitigation
Replacement for 2" Removed

Existing Trees 36" or less = 14 trees (504 inches) = 100" Mitigation
Replacement for 2" Removed

TOTAL MITIGATION REQUIRED: (841" reduced to 841" (Rounded out at 100" per acre)

Tree Number	DBH	TYPE	STATUS	RECOMMENDATION
1	24"	PINE	VIALE	PRESERVE
2	20"	CHERRY	NON-VIALE	REMOVE
3	18"	OAK	VIALE	REMOVE
4	14"	CHERRY	NON-VIALE	REMOVE
5	30"	OAK	VIALE	REMOVE
6	12"	CHERRY	VIALE	REMOVE
7	12"	CHERRY	VIALE	REMOVE
8	12"	OAK	VIALE	REMOVE
9	14"	OAK	VIALE	REMOVE
10	20"	PALM	VIALE	REMOVE
11	12"	OAK	VIALE	REMOVE
12	10"	OAK	VIALE	REMOVE
13	12"	OAK	VIALE	REMOVE
14	14"	OAK	VIALE	REMOVE
15	10"	OAK	VIALE	REMOVE
16	30"	OAK	VIALE	REMOVE
17	14"	OAK	VIALE	REMOVE
18	12"	OAK	NON-VIALE	REMOVE
19	18"	OAK	VIALE	REMOVE
20	18"	CHERRY	NON-VIALE	REMOVE
21	18"	CHERRY	NON-VIALE	REMOVE
22	18"	OAK	NON-VIALE	REMOVE
23	30"	OAK	NON-VIALE	REMOVE
24	34"	OAK	VIALE	REMOVE
25	34"	OAK	VIALE	REMOVE
26	24"	CHERRY	NON-VIALE	REMOVE
27	18"	OAK	VIALE	REMOVE
28	18"	OAK	VIALE	REMOVE
29	12"	OAK	VIALE	REMOVE
30	28"	OAK	VIALE	REMOVE
31	26"	OAK	VIALE	REMOVE
32	24"	OAK	VIALE	REMOVE
33	12"	CHERRY	NON-VIALE	REMOVE
34	24"	OAK	VIALE	REMOVE
35	18"	CHERRY	NON-VIALE	REMOVE
36	12"	OAK	VIALE	REMOVE
37	18"	OAK	VIALE	REMOVE
38	20"	OAK	VIALE	REMOVE
39	20"	OAK	VIALE	REMOVE
40	12"	OAK	VIALE	REMOVE
41	14"	OAK	VIALE	REMOVE
42	12"	OAK	VIALE	REMOVE
43	40"	OAK	VIALE	REMOVE
44	10"	OAK	VIALE	REMOVE
45	12"	OAK	VIALE	REMOVE
46	28"	OAK	VIALE	REMOVE
47	48"	OAK	VIALE	REMOVE
48	40"	OAK	VIALE	REMOVE
49	40"	OAK	NON-VIALE	REMOVE
50	14"	OAK	VIALE	REMOVE
51	18"	OAK	VIALE	REMOVE
52	24"	OAK	VIALE	REMOVE
53	14"	OAK	VIALE	REMOVE
54	12"	OAK	VIALE	REMOVE
55	24"	OAK	VIALE	REMOVE
56	30"	OAK	VIALE	REMOVE
57	30"	CHERRY	NON-VIALE	REMOVE
58	24"	OAK	VIALE	REMOVE
59	30"	CHERRY	NON-VIALE	REMOVE
60	24"	OAK	VIALE	REMOVE
61	40"	OAK	VIALE	REMOVE
62	14"	CHERRY	VIALE	REMOVE
63	12"	CHERRY	NON-VIALE	REMOVE
64	22"	OAK	NON-VIALE	REMOVE
65	24"	OAK	VIALE	REMOVE
66	18"	OAK	VIALE	REMOVE
67	18"	OAK	VIALE	REMOVE
68	22"	OAK	VIALE	REMOVE
69	14"	OAK	VIALE	REMOVE

*TABLE CONTINUED ON SHEET TR-2

MPA
Michael Pape
& Associates, PA
LAND PLANNING • SITE DESIGN • LANDSCAPE ARCHITECTURE
2501 SE 17th Street, Suite 111 • Fort Lauderdale, FL 33316 • www.mpa-pa.com

AZALIA SKILLED NURSING AND MEMORY CARE FACILITY
MARION COUNTY, FLORIDA
TREE REMOVAL PLAN

DATE: 01-15-22
DRAWN BY: JRE
CHECKED BY: JRE

SHEET: 1 OF 2

TR-1

64	14"	OAK	VIALE	REMOVE
70	12"	OAK	VIALE	REMOVE
71	10"	CHERRY	VIALE	REMOVE
72	12"	CHERRY	NON-VIALE	REMOVE
73	12"	CHERRY	NON-VIALE	REMOVE
74	26"	CHERRY	VIALE	REMOVE
75	18"	OAK	VIALE	REMOVE
76	12"	OAK	VIALE	REMOVE
77	8"	OAK	VIALE	REMOVE
78	22"	OAK	NON-VIALE	REMOVE
79	12"	CHERRY	VIALE	REMOVE
80	12"	PALM	VIALE	REMOVE
81	24"	OAK	VIALE	REMOVE
82	8"	OAK	VIALE	REMOVE
83	28"	OAK	VIALE	REMOVE
84	36"	OAK	VIALE	REMOVE
85	26"	OAK	VIALE	REMOVE
86	12"	OAK	VIALE	REMOVE
87	18"	CHERRY	NON-VIALE	REMOVE
88	12"	OAK	VIALE	REMOVE
89	20"	OAK	VIALE	REMOVE
90	10"	CHERRY	VIALE	REMOVE
91	20"	OAK	VIALE	REMOVE
92	10"	OAK	VIALE	REMOVE
93	10"	OAK	VIALE	REMOVE
94	50"	CHERRY	VIALE	REMOVE
95	18"	OAK	VIALE	REMOVE
96	21"	OAK	VIALE	REMOVE
97	28"	CHERRY	VIALE	REMOVE
98	6"	OAK	VIALE	REMOVE
99	22"	CHERRY	VIALE	REMOVE
100	36"	OAK	VIALE	REMOVE
101	24"	CHERRY	VIALE	REMOVE
102	24"	OAK	VIALE	REMOVE
103	38"	OAK	VIALE	REMOVE
104	28"	OAK	VIALE	REMOVE
105	10"	OAK	VIALE	REMOVE
106	24"	CHERRY	NON-VIALE	REMOVE
107	24"	PINE	NON-VIALE	REMOVE
108	14"	CHERRY	VIALE	REMOVE
109	12"	OAK	VIALE	REMOVE
110	12"	CHERRY	VIALE	REMOVE
111	20"	CHERRY	VIALE	REMOVE
112	8"	OAK	VIALE	REMOVE
113	12"	CHERRY	VIALE	PRESERVE
114	12"	CHERRY	VIALE	PRESERVE
115	12"	CHERRY	VIALE	PRESERVE
116	8"	PALM	VIALE	PRESERVE
117	12"	CHERRY	NON-VIALE	REMOVE
118	48"	OAK	VIALE	PRESERVE

119	14"	CHERRY	NON-VIALE	REMOVE
120	12"	CHERRY	VIALE	REMOVE
121	28"	CHERRY	VIALE	REMOVE
122	8"	OAK	VIALE	REMOVE
123	10"	OAK	VIALE	REMOVE
124	24"	CHERRY	NON-VIALE	REMOVE
125	18"	CHERRY	VIALE	REMOVE
126	8"	OAK	VIALE	REMOVE
127	8"	CHERRY	NON-VIALE	REMOVE
128	8"	OAK	VIALE	PRESERVE
129	22"	OAK	VIALE	PRESERVE
130	8"	CHERRY	NON-VIALE	REMOVE
131	12"	CHERRY	NON-VIALE	REMOVE
132	12"	CHERRY	NON-VIALE	REMOVE
133	40"	OAK	VIALE	PRESERVE
134	14"	OAK	VIALE	PRESERVE
135	10"	OAK	VIALE	REMOVE
136	36"	OAK	VIALE	REMOVE
137	12"	OAK	VIALE	REMOVE
138	14"	OAK	VIALE	REMOVE
139	58"	OAK	VIALE	REMOVE
140	10"	OAK	VIALE	REMOVE
141	22"	CHERRY	NON-VIALE	REMOVE
142	38"	OAK	VIALE	REMOVE
143	14"	OAK	VIALE	REMOVE
144	22"	OAK	VIALE	REMOVE
145	12"	CHERRY	VIALE	REMOVE
146	32"	OAK	VIALE	REMOVE
147	24"	OAK	VIALE	PRESERVE
148	12"	OAK	VIALE	REMOVE
149	14"	OAK	VIALE	PRESERVE
150	12"	PALM	VIALE	REMOVE
151	12"	PALM	VIALE	REMOVE
152	10"	PALM	VIALE	PRESERVE

GENERAL NOTES:

1. THESE GENERAL NOTES APPLY TO ALL WORK IN THIS SET OF DRAWINGS
2. THE APPLICANT (C.L.D. MANAGEMENT, LLC) WILL OWN AND MAINTAIN THE IMPROVEMENTS ON SAID PARCEL PER LEGAL DESCRIPTION
3. THE STANDARD DETAILS FOR THIS PROJECT SHALL BE FOUND IN:
 - MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) LATEST EDITION
 - FOOT STANDARD PLANS FOR ROAD CONSTRUCTION
 - MARION COUNTY STANDARD WATER AND SEWER DETAILS
 - MARION COUNTY LAND DEVELOPMENT REGULATIONS
 - MARION COUNTY STANDARD SPECIFICATIONS
4. ALL SIGNAGE, PAVEMENT MARKING, AND TRAFFIC CONTROL DEVICES SHALL BE IN ACCORDANCE WITH FHWA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS AND LOCAL REGULATORY SIGNS (STOP, ETC.) SHALL BE IN PLACE PRIOR TO FINAL INSPECTION OF PAVING IMPROVEMENTS
5. CONTRACTOR SHALL REVEAL ALL PERMITS PRIOR TO CONSTRUCTION FOR ANY CHANGES TO THE DESIGN INCLUDING THEREIN, NOTIFY ENGINEER/OWNER OF ANY REQUIRED CHANGES PRIOR TO CONSTRUCTION
6. THE CONTRACTOR'S SHALL ENSURE THAT ALL REQUIRED PERMITS ARE OBTAINED AND ARE IN HAND AT THE JOB SITE PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. CONTRACTOR SHALL ABIDE BY ALL CONDITIONS CONTAINED THEREIN. PERMITS INCLUDED BUT NOT NECESSARILY LIMITED TO ARE:
 - CITY
 - COUNTY
 - WATER MANAGEMENT DISTRICT ENVIRONMENTAL RESOURCE PERMIT (ERP)
 - FOOD WATER AND SEWER
 - LOCAL UNDERGROUND UTILITIES
 - FOOD WATERS STORMWATER
7. ALL MATERIALS, MACHINERY, AND VEHICLES SHALL BE STORED ON-SITE IN AN ORDERLY ORGANIZED FASHION
8. CONTRACTOR SHALL NOTIFY ALL APPROPRIATE UTILITY COMPANIES OF PROPOSED START OF WORK IN ACCORDANCE WITH THEIR STANDARD REQUIREMENTS, INCLUDING BUT NOT LIMITED TO WATER, SEWER, POWER, TELEPHONE, GAS AND CABLE TV COMPANIES
9. PRIOR TO COMMENCEMENT, CONTRACTOR SHALL PROVIDE THE OWNER AND THE ENGINEER WITH CONSTRUCTION SCHEDULE FOR VARIOUS SITE WORK ELEMENTS
10. CONTRACTOR SHALL FURNISH THE ENGINEER/OWNER WITH ACCURATE SURVEY RECORD DRAWINGS SHOWING AS CONSTRUCTED HORIZONTAL AND VERTICAL DIMENSIONS OF THE WORK. ALL INFORMATION WHICH IS UNCHANGED AND CURRENT SHALL BE NOTED BY CHECKING OFF OR CIRCLING. ALL REVISED INFORMATION SHALL BE CROSSED THROUGH AND NEW DATA ADDED
11. AT THE BEGINNING OF CONSTRUCTION, CONTRACTOR SHALL FIELD VERIFY HORIZONTAL AND VERTICAL LOCATIONS OF ALL EXISTING UTILITIES CRITICAL TO COMPLETING THE PROJECT INCLUDING WATER, SEWER, POWER, TELEPHONE, GAS, AND CABLE TV AND SHALL EVALUATE POTENTIAL CONFLICTS. ALL SUCH CONFLICTS SHALL BE REPORTED TO ENGINEER/OWNER IMMEDIATELY UPON DISCOVERY
12. THE LOCATIONS OF EXISTING UTILITIES AND STORM DRAINAGE SHOWN ON THE PLANS HAVE BEEN DETERMINED FROM THE BEST INFORMATION AVAILABLE AND ARE GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. ENGINEER ASSUMES NO RESPONSIBILITY FOR INACCURACY PRIOR TO THE START OF ANY CONSTRUCTION ACTIVITY. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO MAKE ARRANGEMENTS FOR FIELD LOCATIONS AND FOR ANY RELAYATIONS OF THE VARIOUS EXISTING UTILITIES WITH THE UTILITY OWNERS, WHICH SHALL BE DONE IN A TIMELY FASHION TO MINIMIZE THE IMPACT ON THE CONSTRUCTION SCHEDULE. ANY DELAY OR INCONVENIENCE CAUSED BY THE RELOCATION OF THE VARIOUS UTILITIES SHALL BE INCIDENTAL TO THE CONTRACT AND NO EXTRA COMPENSATION WILL BE ALLOWED
13. ANY OFFERING SITE CONDITION FROM THAT WHICH IS REPRESENTED HEREIN, WHETHER ABOVE, ON, OR BELOW THE SURFACE OF THE OCEAN, SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ENGINEER AND OWNER IN WRITING PRIOR TO CONSTRUCTION IN THE AREA IMPACTED BY THE CONFLICT. NO CLAIM FOR EXPENSE INCURRED BY THE CONTRACTOR DUE TO DIFFERING SITE CONDITIONS WILL BE ALLOWED IF THE CONTRACTOR FAILS TO PROVIDE THE REQUIRED WRITTEN NOTIFICATION OF SUCH CONDITIONS FOR REVIEW BY THE ENGINEER AND OWNER
14. ALL RECOMMENDATIONS AND REQUIREMENTS OF INSPECTION PERSONNEL, OTHER THAN OWNERS SHALL BE REPORTED TO ENGINEER/OWNER PRIOR TO IMPLEMENTATION. COMPENSATION WILL NOT BE ALLOWED FOR WORK WHICH IS NOT AUTHORIZED BY ENGINEER/OWNER
15. ALL WORK SHALL BE OPEN TO AND SUBJECT TO INSPECTION BY AUTHORIZED PERSONNEL OF THE LOCAL JURISDICTION, OWNER, INVOLVED UTILITY COMPANIES, PROJECT ENGINEER AND REGULATORY AGENCIES
16. CONTRACTOR SHALL MAKE ALL IMPROVEMENTS USING THE INFORMATION PROVIDED IN THESE PLANS. IF THE CONTRACTOR'S SOLE RESPONSIBILITY TO COMPLETELY ERECT AND CHECK ALL IMPROVEMENTS TO INSURE ADEQUATE PERFORMANCE, BOTH HORIZONTAL AND VERTICAL, PRIOR TO THE INSTALLATION OF ANY IMPROVEMENT
17. CONTRACTOR SHALL CONFIRM COMPATIBILITY OF PIPE SLOPES AND INVERTS DURING SHOP DRAWING AND MATERIALS ORDERING PHASE OF PROJECT AND ADVISE ENGINEER OF ANY DISCREPANCIES
18. NO EXISTING MATERIAL SHALL BE USED IN NEW CONSTRUCTION UNLESS APPROVED DURING THE SHOP DRAWING APPROVAL PROCESS
19. CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR ENGINEER APPROVAL PRIOR TO PROCUREMENT OF MATERIALS
20. CONTRACTOR TO SUBMIT COPIES OF ALL TESTING REPORTS TO THE OWNER AND ENGINEER FOR ACCEPTANCE AND CERTIFICATIONS
21. CONTRACTOR TO PRESERVE ALL MONITORING WELLS IDENTIFIED ON SITE
22. CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING PROPER TRAFFIC MAINTENANCE AND CONTROLS IN ACCORDANCE WITH REGULATORY STANDARDS, WHERE A TRAFFIC MAINTENANCE PLAN REQUIRED IT SHALL BE PREPARED BY AN FOOT CERTIFIED DESIGNER AND SUBMITTED BY CONTRACTOR FOR APPROVAL BY OWNER, ENGINEER, AND CITY OR COUNTY
23. IF THE CONTRACTOR'S RESPONSIBILITY TO SECURE THE PROJECT SITE DURING CONSTRUCTION, TO PREVENT TRESPASSING OF UNAUTHORIZED PEDESTRIANS AND/OR VEHICLES IN ALL WORK AREAS, THE CONTRACTOR SHALL POST SIGNS, CONSTRUCT BARRIERS, OR IMPLEMENT OTHER METHODS NECESSARY TO CONTROL ACCESS. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR TRESPASSING ON THE CONSTRUCTION SITE OR DAMAGE TO ANY WORK RELATED THERETO
24. CONTRACTOR SHALL PROTECT ALL ADJACENT WETLANDS, WATERBODIES, AND PROPERTIES FROM DAMAGE BY REDEMPTION OR OTHER POTENTIAL CONSTRUCTION RELATED CAUSES
25. CONTRACTOR SHALL BE EXTREMELY CAUTIOUS WHEN WORKING NEAR TREES WHICH ARE TO BE SAVED. WHETHER SHOWN IN THE PLANS OR DESIGNATED IN THE FIELD, CONTRACTOR SHALL BECOME FAMILIAR WITH AND CONFORM WITH ALL TREE PROTECTION/REDEMPTION PROVISIONS OF THE CONTRACT DOCUMENTS AND LOCAL GOVERNMENT
26. ALL FOOT DESIGN NOTES ARE HEREBY INCORPORATED AS PLAN REFERENCES HEREIN. CONTRACTOR IS RESPONSIBLE FOR OBTAINING COMPLETE COPIES OF ALL RELEVANT INDEX DRAWINGS AND CONSTRUCTING ALL WORKS IN CONFORMANCE WITH THE FOOT DESIGN STANDARDS, LATEST EDITION

PAVING, GRADING & DRAINAGE NOTES:

1. SITE PAVING AND DRAINAGE MATERIALS AND CONSTRUCTION SHALL CONFORM TO FOOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION, INsofar AS THEY APPLY TO THESE DESIGNS HEREIN, AND THE LOCAL JURISDICTION REGULATIONS AND SPECIFICATIONS, WHERE SUCH SPECIFICATIONS DIFFER, THE MORE STRINGENT SHALL APPLY, SUBJECT TO DETERMINATION OF THE ENGINEER
2. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING SURVEY MONUMENTATION. DISTURBED MONUMENTATION SHALL BE RESTORED BY A FLORIDA LICENSED LAND SURVEYOR SELECTED BY THE OWNER AT CONTRACTOR'S EXPENSE
3. DURING CONSTRUCTION, THE CONTRACTOR SHALL TAKE ALL REASONABLE MEASURES TO ENSURE AGAINST POLLUTING, SILLING, OR DISTURBING TO SUCH AN EXTENT AS TO CAUSE AN INCREASE IN TURBIDITY TO THE EXISTING CANALS AND OPTIMIZE DRAINAGE SYSTEM. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH ALL PERMIT REQUIREMENTS RELATED TO SUCH MEASURES. ANY MEASURES SHOWN OR DETAILED IN THESE DRAWINGS SHALL BE CONSIDERED MINIMUM AND SHALL NOT ALLEViate CONTRACTOR FROM THE RESPONSIBILITY TO IMPLEMENT ANY MEASURES NECESSARY TO PROVIDE PROTECTION
4. THE UNITED STATES ENVIRONMENTAL PROTECTION AGENCY HAS AUTHORIZED THE STATE OF FLORIDA TO ADMINISTER THE NATIONAL POLLUTANTS DISCHARGE ELIMINATION SYSTEM (NPDES). CONTRACTOR IS ADVISED THAT OPERATORS ARE REQUIRED TO FILE WITH FDEP A NOTICE OF INTENT TO USE THE GENERIC PERMIT FOR STORMWATER DISCHARGE FROM CONSTRUCTION ACTIVITIES THAT DISTURB ONE OR MORE ACRES OF LAND. IT IS THE CONTRACTOR'S RESPONSIBILITY TO SUBMIT THE NOTICE OF INTENT (NOI) TO FDEP WITH A COPY TO THE OWNER AND THE ENGINEER AT LEAST 48 HOURS BEFORE INITIATING CONSTRUCTION
5. CONTRACTOR SHALL PROVIDE ACCURATE AS-BUILT DIMENSIONS AND ELEVATIONS OF THE STORMWATER MANAGEMENT AREAS AFTER FINAL GRADING AND PRIOR TO GRASSING. CONTRACTOR MUST OBTAIN ENGINEER'S APPROVAL PRIOR TO GRASSING. IF ANY MODIFICATIONS ARE NEEDED, ADDITIONAL AS-BUILTS MUST BE FURNISHED
6. GEOTECHNICAL SERVICES HAVE BEEN PROVIDED DIRECTLY TO THE OWNER. GEOTECHNICAL RECOMMENDATIONS ARE NOT THE RESPONSIBILITY OF CLINGER FARMER BARILEY, INC. (CFB). CFB ASSUMES NO RESPONSIBILITY FOR THE CORRECTNESS, COMPLETENESS, OR ACCURACY OF GEOTECHNICAL INFORMATION
7. ELEVATION OF GRASSING AREAS ARE GIVEN AT FINISHED GRADE (TOP OF SOO OR SEEDING SURFACE)
8. ALL DIMENSIONS SHOWN ARE TO FACE OF PAVEMENT UNLESS INDICATED OTHERWISE
9. PIPE LENGTHS SHOWN REPRESENT DISTANCES BETWEEN CENTERLINES OF DRAINAGE STRUCTURE AND FROM INVERTS OF DRAINAGE AND/OR PIPE ENDS. BIDDERS SHALL ADJUST FOR PIPE LENGTHS WHEN BIDDING PIPE ENDS
10. ALL OFF-SITE DISTURBED AREAS SHALL BE RESTORED TO PRE-CONSTRUCTION CONDITION, OR BETTER
11. CONTRACTOR IS RESPONSIBLE FOR IDENTIFYING AND DISPOSING OF ALL WASTE MATERIALS CONSISTENT WITH ALL RULES AND REGULATIONS APPLICABLE TO THE SPECIFIC MATERIAL FOUND
12. CONTRACTOR SHALL INSTRUCT THE GEOTECHNICAL TESTING LABORATORY PERFORMING CONSTRUCTION TESTING TO PROVIDE CFB WITH COPIES OF ALL SITE WORK TEST REPORTS AS THEY ARE GENERATED. RECEIPT OF COPIES OF GEOTECHNICAL REPORTS BY CFB IN NO WAY OBLIGATES CFB TO ANY REVIEW, COMMENTS OR ACTIONS REGARDING THE WORK
13. DURING CONSTRUCTION, THE GEOTECHNICAL ENGINEER PERFORMING TESTING SHALL MONITOR GROUNDWATER CONDITIONS AND PROVIDE RECOMMENDATIONS FOR ADDITIONAL ROADWAY UNDERPAVEMENTS AS NEEDED. ENGINEER SHALL BE NOTIFIED OF ANY SUCH RECOMMENDATIONS
14. PRIOR TO CONSTRUCTION, CONTRACTOR SHALL FIELD STAKE AND PROTECT CONSERVATION AREA LIMITS. OWNER RESERVES THE RIGHT TO CHECK THE STAKES AND PROTECTIONS AND REQUIRE IT TO BE RELOCATED IF NECESSARY. PROTECTIONS SHALL REMAIN IN PLACE UNTIL ADJACENT CONSTRUCTION IS COMPLETE
15. NO WATER VALUE BOIES, METERS, PORTIONS OF MANHOLES, OR OTHER APPURTENANCES RELATIVE TO ANY UNDERGROUND UTILITIES SHALL BE LOCATED IN ANY PORTION OF ANY TYPE OF CURB, AISLE, OR DRIVEWAY IMMEDIATELY UPON DISCOVERY OF A POTENTIAL CONFLICT
16. CONTRACTOR IS RESPONSIBLE FOR GRADING ALL PAVEMENTS TO DRAIN POSITIVELY. INTERSECTIONS SHALL BE TRANSITIONED TO PROVIDE A SMOOTH DRIVING SURFACE WHILE MAINTAINING POSITIVE DRAINAGE. SHOULD AREAS OF POOR DRAINAGE BE OBSERVED, CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO PLACEMENT OF CURBS OR PAVEMENT, SO THAT RECOMMENDATIONS FOR CORRECTION MAY BE MADE
17. CONTRACTOR SHALL COORDINATE WITH ENGINEER FOR PRE-POUR INSPECTION PRIOR TO ANY SIDEWALK AND/OR RAMP CONCRETE POURS. IF IT IS THE CONTRACTOR'S RESPONSIBILITY TO INSURE THAT ALL RAMP TEXTURED SURFACES AND SIDEWALK LONGITUDINAL AND CROSS SLOPES ARE IN CONFORMANCE WITH LOCAL, STATE AND FEDERAL A.D.A. STANDARDS
18. ALL DISTURBED PUBLIC AND PRIVATE RIGHTS OF WAY SHALL BE RESTORED WITH SOO ACCORDING TO SPECIFICATION 515 AND 581
19. CONTRACTOR SHALL NOT COMPACT, STABILIZE, OR CONSTRUCT BASE COURSE WITHIN LANDSCAPE ISLANDS, TRACTS, OR MOUNDS, WHERE SUCH TREATMENT DOES OCCUR, IT SHALL BE REMOVED AND REPLACED WITH SUITABLE PLANTING SOILS ACCEPTABLE TO OWNERS LANDSCAPE ARCHITECT
20. CONTRACTOR SHALL REMOVE ALL UNSUITABLE SOILS IN CONSTRUCTION AREAS AND AREAS TO BE FILLED. REFER TO GEOTECHNICAL REPORT FOR REQUIREMENTS
21. ENGINEER RESERVES THE RIGHT TO WITHHOLD APPROVALS FOR PAYMENT FOR ANY ROADWORK WHICH HAS NOT BEEN TESTED BY A FLORIDA-REGISTERED GEOTECHNICAL ENGINEER AND REPORTED TO CONFORM TO PROJECT SPECIFICATIONS
22. SITE CONTRACTOR SHALL GRADE ANY UTILITY EASEMENTS AS SHOWN OR NOTED ON THE PLAN OR CONSTRUCTION DRAWINGS, ADJACENT TO THE RIGHT-OF-WAY LINE TO FINAL DESIGN GRADE
23. CONTRACTOR SHALL STABILIZE AND PROTECT ALL WET, MITERED END SECTION, FLARED END SECTION, ETC. STRUCTURES THROUGHOUT THE PROJECT UNTIL THE POND SLOPES ARE STABILIZED AND ACCEPTED BY OWNER
24. CONTRACTOR/DESIGNER SHALL OBSERVE OFFSITE ROADWAYS FOR FRICTION COURSE REMOVAL AND RESTORATION REQUIREMENTS AND FOR LEVELING COURSE REQUIREMENTS WHICH SHALL BE INCLUDED IN THE BID AND IN THE WORK
25. OVER EXCAVATION OF RETENTION BASIN SHALL NOT BE ALLOWED UNLESS SPECIFICALLY AUTHORIZED BY ENGINEER/OWNER. SHOULD UNAUTHORIZED OVER EXCAVATION OCCUR, IT SHALL BE BACKFILLED, REGRADED, RESEEDING, AND/OR RESEEDING AS REQUIRED BY OWNER AT CONTRACTOR'S EXPENSE TO OWNERS SPECIFICATIONS

PAVING, GRADING & DRAINAGE MATERIAL SPECIFICATIONS:

1. STORM DRAINS SHALL BE CONSTRUCTED WITH FOOT-APPROVED MATERIALS. PIPE JOINTS SHALL BE WRAPPED PER FOOT INDEX 430-201
2. ALL STORM STRUCTURES SHALL BE IN CONFORMANCE WITH FOOT STANDARD INDEX DRAWINGS. GRATES SHALL BE CAST IRON UNLESS OTHERWISE SPECIFIED OR APPROVED
3. ALL TYPE "P" STRUCTURE BOTTOMS SHALL BE ROUNDED UNLESS OTHERWISE SPECIFIED AND SHALL HAVE A 4 FT. DIAMETER
4. ALL TYPE "U" STRUCTURE BOTTOMS SHALL BE ROUNDED UNLESS OTHERWISE SPECIFIED AND SHALL HAVE AN 8 FT. DIAMETER
5. ALL CONCRETE WORK SHALL BE 3,000 PSI MINIMUM, UNLESS OTHERWISE SPECIFIED
6. HOPE PIPE (WHERE SPECIFIED), SHALL BE INSTALLED BY A CERTIFIED HOPE CONTRACTOR
7. CONTRACTOR SHALL COORDINATE WITH ENGINEER FOR INSPECTION OF STORM SEWERS PRIOR TO PAVING. CONTRACTOR SHALL PROVIDE EQUIPMENT FOR LAMPING INSPECTION BY ENGINEER. FURTHER TESTING WITH MANHOLES OR VIDEO TAPES OF PIPES MAY BE REQUIRED BY ENGINEER
8. PAVING MATERIALS SHALL CONFORM WITH FOOT STANDARD SPECIFICATIONS LATEST EDITION
9. UNDERDRAINS SHALL BE HIGH DENSITY CORRUGATED POLYETHYLENE PIPE WITH FACTORY INSTALLED FABRIC AS MANUFACTURED BY ADVANCE DRAINAGE SYSTEMS (ADS), OR APPROVED EQUAL
10. UNDERDRAIN DISCHARGE PIPE SHALL BE PVC PER ASTM D3034 SDR 35 WITH ELASTOMERIC JOINTS, NON-PERFORATED
11. FILL PLACEMENT AND SPECIFICATIONS SHALL CONFORM TO THE RECOMMENDATIONS OF THE PROJECTS GEOTECHNICAL CONSULTANT
12. CONTRACTOR SHALL PROVIDE FOR POSITIVE DRAINAGE FROM SUBGRADE THROUGH FINAL LIFT OF ASPHALT. STRUCTURE BASES SHALL BE FABRICATED IN ACCORDANCE WITH FOOT STANDARD INDEX 430-6. TEMPORARY DRAINS FOR SUBGRADE AND BASE, AS NOTED IN THE INDEX, WILL BE CONSIDERED INCIDENTAL TO THE PRICE OF THE STRUCTURE
13. SOIL TESTING RESULTS SHALL BE PROVIDED FOR THE PAVEMENT CONSTRUCTION. AFTER PLACEMENT AND FIELD COMPLETION, THE BEARING SURFACE SHALL BE CORED TO EVALUATION MATERIAL THICKNESS AND TO PERFORM LABORATORY DENSITIES. THE LOCATION AND NUMBER OF SAMPLE CORES SHALL BE DETERMINED BY THE GEOTECHNICAL CONSULTANT. THE TESTING REPORT SHALL DENOTE THE TEST LOCATIONS

AMERICANS WITH DISABILITIES ACT NOTES:

- THE CONTRACTOR'S OWNER WILL BE HELD ACCOUNTABLE DURING THE CONSTRUCTION FOR ALL SITE IMPROVEMENTS. COMPLIANCE WITH SECTION 503.303 FLORIDA STATUTES (FS), AND THE 4TH EDITION 2003 FLORIDA ACCESSIBILITY CODES FOR BUILDING CONSTRUCTION (FACBC), IS MANDATORY. IF INCORRECT AT FINAL INSPECTION, CONTRACTOR WILL BE REQUIRED TO MODIFY CONSTRUCTION TO COMPLY WITH FS AND FACBC. THE FOLLOWING TERMS, PRECEDENCE AND SUPERSEDES OTHER SITE DETAILS ON DRAWINGS
1. ACCESSIBLE PARKING SPACE SHALL BE LOCATED ON AN ACCESSIBLE ROUTE NO LESS THAN 4' WIDE SO THAT USERS WILL NOT BE COMPELLED TO WALK OR WHEEL BEHIND PARKED VEHICLES EXCEPT BEHIND 18' OR HER OWN VEHICLE. SEE 901.1 AND 901.3, FACBC AND FS 503.301
2. ACCESSIBLE PARKING SPACES AND ACCESSIBLE AISLES SERVING A PARTICULAR BUILDING SHALL BE LOCATED ON THE SHORTEST ACCESSIBLE ROUTE FROM THE ACCESSIBLE (H/C) PARKING TO AN ACCESSIBLE ENTRANCE. SEE 901.1, FACBC AND FS 503.301
3. ACCESSIBLE PARKING SPACES SHALL BE 12' WIDE, AND OUTLINES WITH BLUE PAINT. SEE 902.2 AND 902.6, FACBC
4. ACCESS AISLES REQUIRED ADJACENT TO PARKING SPACES SHALL BE 9' WIDE WITH DIAGONAL STRIPING. SEE 902, FACBC
5. PARKING SPACES AND ACCESS AISLES SHALL BE LEVEL, NOT TO EXCEED 1/4" ON A 10' STABLE, FIRM AND SLIP RESISTANT SURFACE. SEE 302.1 AND 302.3, FACBC
6. ACCESSIBLE PARKING SPACES SHALL BE FOOT APPROVED AND SHALL READ PARKING BY DISABLED PERMIT ONLY AND SHALL INDICATE A 20% FINE FOR ILLEGAL USE. INSTALL SIGNS A MINIMUM 60" INCHES FROM THE GROUND TO THE BOTTOM OF THE SIGNS. SEE 900.4, FACBC AND FS 503.304
7. CURB RAMPS SHALL NOT EXCEED 1:12 SLOPE, AND CURB RAMP FLARES SHALL NOT EXCEED 1:12 SLOPE. CURB RAMPS AND FLARED SIDES SHALL NOT ENCRoACH UPON PARKING SPACES, ACCESS AISLES, OR VEHICULAR TRAFFIC LANES. THE COUNTER SLOPE OF ADJACENT ROAD PAVEMENTS AND OUTLINES SHALL NOT EXCEED 1:25. SEE 940.3, 940.6.2 AND 94. FACBC
8. A LANDING WITH A MINIMUM CLEAR LENGTH OF 30" SHALL BE LOCATED AT THE TOP SIDE OF EACH CURB RAMP WITH A CLEAR WIDTH AT LEAST AS WIDE AS THE CURB RAMP. DISCOURAGED FLARED SIDES LEADING TO IT. EXCEPTION FOR ALTERATIONS, WHERE THERE IS NO LANDING, CURB RAMP FLARES SHALL BE PROVIDED, AND SHALL NOT BE STEEPER THAN 1:12 SLOPE. SEE 940.6, FACBC
9. ALL RAMPS WITH A RISE GREATER THAN 1/4" SHALL PROVIDE EDGE PROTECTION COMPLYING WITH 940.9, FACBC. RAMPS SHALL HAVE A 60" MIN. LEVEL LANDINGS AT THE TOP AND BOTTOM. SEE 940.9, 7, FACBC
10. ALL RAMPS WITH A RISE GREATER THAN 1/4" SHALL HAVE HANDRAILS ON BOTH SIDES WITH 12" HORIZONTAL EXTENSIONS AT THE TOP AND BOTTOM OF THE RAMP. SEE 910.0.4 FBC 8 (FLORIDA BUILDING CODE), BUILDING AND 940.10, FACBC
11. ACCESSIBLE ROUTES TO "MAIN ENTRY" FROM AN ACCESSIBLE PARKING SPACE, AND FROM THE "PUBLIC WAY," SHALL NOT EXCEED 1:20 SLOPE (UNLESS RAMPS AND HANDRAILS ARE PROVIDED) WITH CROSS SLOPE NOT IN EXCESS OF 1:48. SEE 900.4, 940.2 AND 940.1, FACBC
12. CONNECT BUILDINGS WITH THE SAME SITE WITH AN ACCESSIBLE ROUTE WHICH SHALL NOT EXCEED 1:20 SLOPE (UNLESS RAMPS AND HANDRAILS ARE PROVIDED) AND A MAXIMUM CROSS SLOPE OF 1:48. SEE 900.4, FACBC
- EXCEPTION: AN ACCESSIBLE ROUTE SHALL NOT BE REQUIRED BETWEEN ACCESSIBLE BUILDINGS, ACCESSIBLE FACILITIES, ACCESSIBLE ELEMENTS, AND ACCESSIBLE SPACES IF THE ONLY MEANS OF ACCESS BETWEEN THEM IS A VEHICULAR WAY NOT PROVIDING PEDESTRIAN ACCESS. SEE 900.2.2, FACBC

HORIZONTAL/VERTICAL GEOMETRY NOTES:

1. ELEVATIONS SHOWN HEREON ARE PERMISSIBLE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988. THE ORIGINATING BENCHMARK FOR THE ELEVATIONS DEPICTED HEREON IS NATIONAL GEODEIC SURVEY (NGS) BENCHMARK 175 73.480, SAID POINT HAVING AN ELEVATION OF 81.57 FEET
2. BENCHMARKS SHOWN HEREON (NOT DETONED WITH (S)) ARE BASED ON GRID NORTH AS ESTABLISHED BY THE NATIONAL OCEAN SERVICE (NOS) THROUGH ITS PROGRAM OFFICE NATIONAL GEODEIC SURVEY (NGS), AS A REFERENCE FOR THIS SURVEY. THE EASTERLY RIGHT OF WAY LINE OF MARION DAMS BOULEVARD HAS A BEARING OF NORTH 17°58' EAST
3. SURVEY INFORMATION
A.A. BARRIEAU AND ASSOCIATES
CIVIL/URBAN PROFESSIONAL PARK
1209 S.E. 20TH LOOP, SUITE 103
GALVA, FL 32447
TRAVIS P. BARRIEAU, P.E.
FL REG. NO. 6881

LEGAL DESCRIPTION:

LOT 18 OF BLOCK 43.0 OF MARION DAMS UNIT FOUR, A SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 6, PAGES 93 THROUGH 98, INCLUSIVE, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

REVISIONS

NO.	DATE	DESCRIPTION
1	08/01/2023	ISSUED FOR PERMIT

DATE: 08/01/2023

BY: [Signature]

CFB CLINGER FARMER BARILEY, INC. 17410 ALFORD AVENUE, MOBILE, AL 36688

SAVE DATE: 08/01/2023
DRAWN BY: J.T.
CHECKED BY: J.C.
PROJECT # 23P004-0000
FILE NAME: [Blank]

ONLY 40 WHEEL BONES TO BE IN FLORIDA

1-800-368-4470
CLINGER FARMER BARILEY, INC.
17410 ALFORD AVENUE
MOBILE, AL 36688
TYLER D. COATES, P.E.
FL REG. NO. 90055
(202) 748-3128

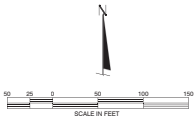
MAZALEA SKILLED NURSING FACILITY
MAJOR SITE PLAN
MARION COUNTY, FLORIDA

GENERAL NOTES

SHEET NUMBER 02



[illegible]



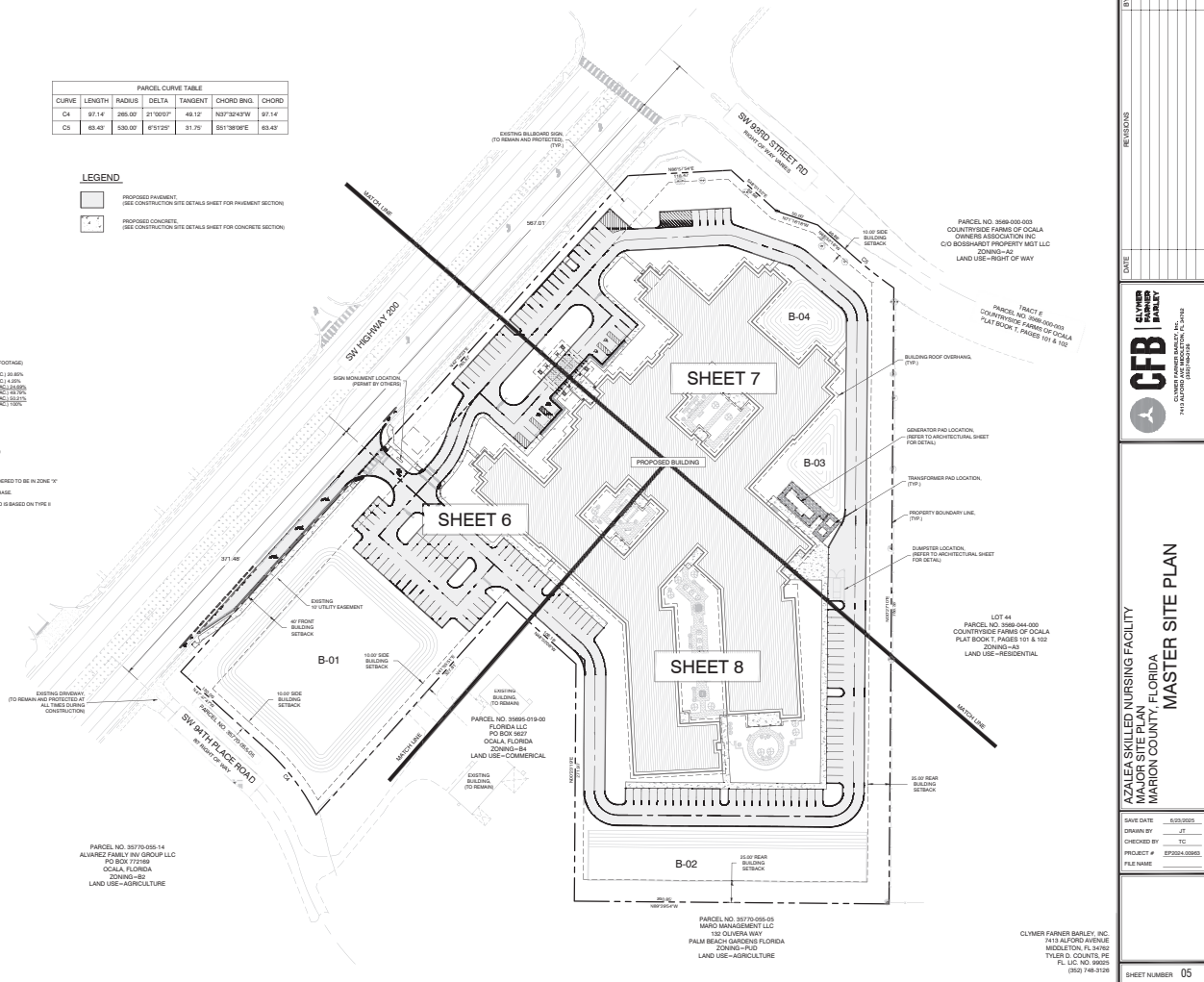
PARCEL CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	CHORD BNG. / CHORD
C4	97.14	285.00	21.000°	48.12° N23°32'43"W 97.14
C5	65.43	530.00	6°31'25"	31.75° S81°38'16"E 65.43

SITE DATA

- PROJECT AREA = 1.44 AC. (31,419 SQ. FT.)
- ZONING: B-1 (COMMUNITY BUSINESS)
- LAND USE: COMMERCIAL
- PARCEL ID: 3586-018-03
- PAVING DATA:
 - REQUIRED PAVING: 1,141 SQ. YD.
 - 141 BEDS = 1 SPACE PER 1 BEDS = 47 SPACES
 - AS PAVED: 1,141 SQ. YD. (31,419 SQ. FT.)
 - TOTAL PAVING REQUIRED: 1,141 SPACES
 - TOTAL HANDCAP SPACES: 141
 - TOTAL HANDCAP SPACES PROVIDED: 141
- PERMITTING AGENCIES:
 - FLORIDA DEPT. OF TRANSPORTATION
 - FLORIDA DEPT. OF ENVIRONMENTAL PROTECTION
 - FLORIDA DEPT. OF REVENUE
 - FLORIDA DEPT. OF HEALTH
 - FLORIDA DEPT. OF AGRICULTURE
 - FLORIDA DEPT. OF NATURAL RESOURCES
 - FLORIDA DEPT. OF TRANSPORTATION
 - FLORIDA DEPT. OF ENVIRONMENTAL PROTECTION
 - FLORIDA DEPT. OF REVENUE
 - FLORIDA DEPT. OF HEALTH
 - FLORIDA DEPT. OF AGRICULTURE
 - FLORIDA DEPT. OF NATURAL RESOURCES
- AREAS FOR TOTAL SITE (BASED ON FOOTPRINT, NOT INTERIOR SQ. FOOTAGE):
 - PROPOSED ASPHALT: 1,141 SQ. YD. (31,419 SQ. FT.)
 - PROPOSED CONCRETE: 1,141 SQ. YD. (31,419 SQ. FT.)
 - PROPOSED BUILDING: 1,141 SQ. YD. (31,419 SQ. FT.)
 - PROPOSED DRIVEWAY: 1,141 SQ. YD. (31,419 SQ. FT.)
 - PROPOSED SIDEWALK: 1,141 SQ. YD. (31,419 SQ. FT.)
 - PROPOSED FENCE: 1,141 SQ. YD. (31,419 SQ. FT.)
- FLOOR AREA RATIO (FAR):
 - BUILDING AREA = 1,141 SQ. YD. (31,419 SQ. FT.)
 - FLOOR AREA RATIO = 0.35 (MAXIMUM POSSIBLE: 1.0)
- SETBACKS: (REQUIREMENTS FOR MARION COUNTY ZONING)
 - FRONT = 10 FT. FROM BOUNDARY OF PROPERTY (IF REQUIRED)
 - REAR = 10 FT. FROM BOUNDARY OF PROPERTY (IF REQUIRED)
 - SIDES = 10 FT. FROM BOUNDARY OF PROPERTY (IF REQUIRED)
- PER FIRM MAP (UNRECORDED, DATED 07-07-2014, THIS SITE IS CONSIDERED TO BE IN ZONE "V")
- ALL PROPOSED DEVELOPMENT WILL BE COMPLETED IN A SINGLE PHASE.
- USE PLAN REQUIRED FOR PROJECT AS 100,000 SQ. YD. AND IS BASED ON TYPE B (500 CONSTRUCTION FOR 100,000 SQ. YD. OF BUILDING).

LEGEND

- PROPOSED PAVEMENT (SEE CONSTRUCTION SITE DETAILS SHEET FOR PAVEMENT SECTION)
- PROPOSED CONCRETE (SEE CONSTRUCTION SITE DETAILS SHEET FOR CONCRETE SECTION)



DATE: 05/05/2025
DRAWN BY: JT
CHECKED BY: TC
PROJECT # 202504-00005
FILE NAME: 202504-00005

DATE: 05/05/2025
DRAWN BY: JT
CHECKED BY: TC
PROJECT # 202504-00005
FILE NAME: 202504-00005

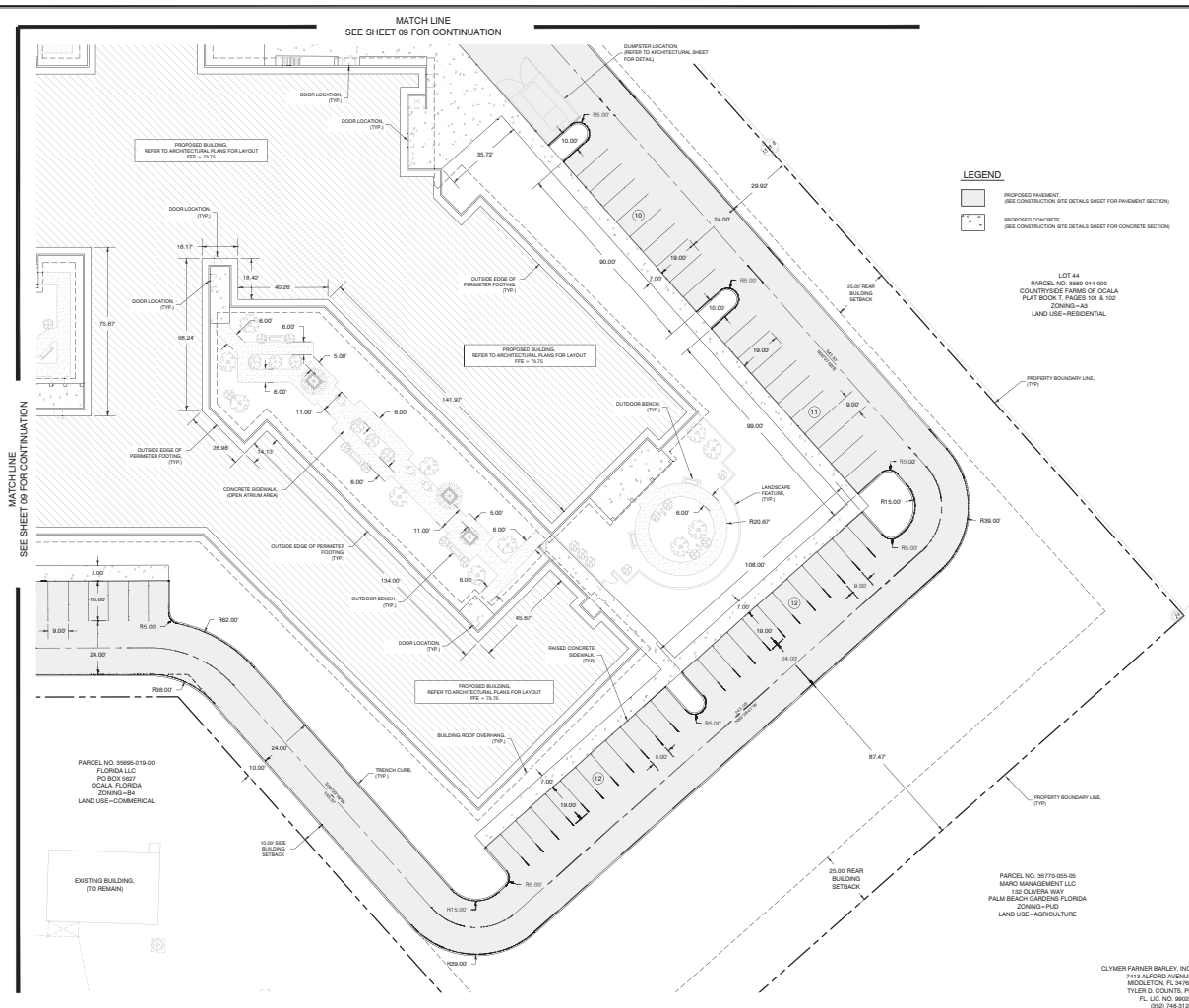
DATE: 05/05/2025
DRAWN BY: JT
CHECKED BY: TC
PROJECT # 202504-00005
FILE NAME: 202504-00005

CFB
CLYMER FARMER BARILEY
11111 ALFORD AVENUE
MOULTON, FL 34055
TEL: 813-948-3126

CLYMER FARMER BARILEY, INC.
11111 ALFORD AVENUE
MOULTON, FL 34055
TYLER D. COATES, PE
FL LIC. NO. 96025
(850) 748-3126

MASTER SITE PLAN
AZALEA SKILLED NURSING FACILITY
MARION COUNTY, FLORIDA

SHEET NUMBER 05



LEGEND

	PROPOSED PAVEMENT. (SEE CONSTRUCTION SITE DETAILS SHEET FOR PAVEMENT SECTION)
	PROPOSED CONCRETE. (SEE CONSTRUCTION SITE DETAILS SHEET FOR CONCRETE SECTION)

LOT 44
PARCEL NO. 3589-044-000
COUNTRYSIDE FARMS OF OCALA
PLAT BOOK T, PAGES 101 & 102
ZONING-AS
LAND USE-RESIDENTIAL

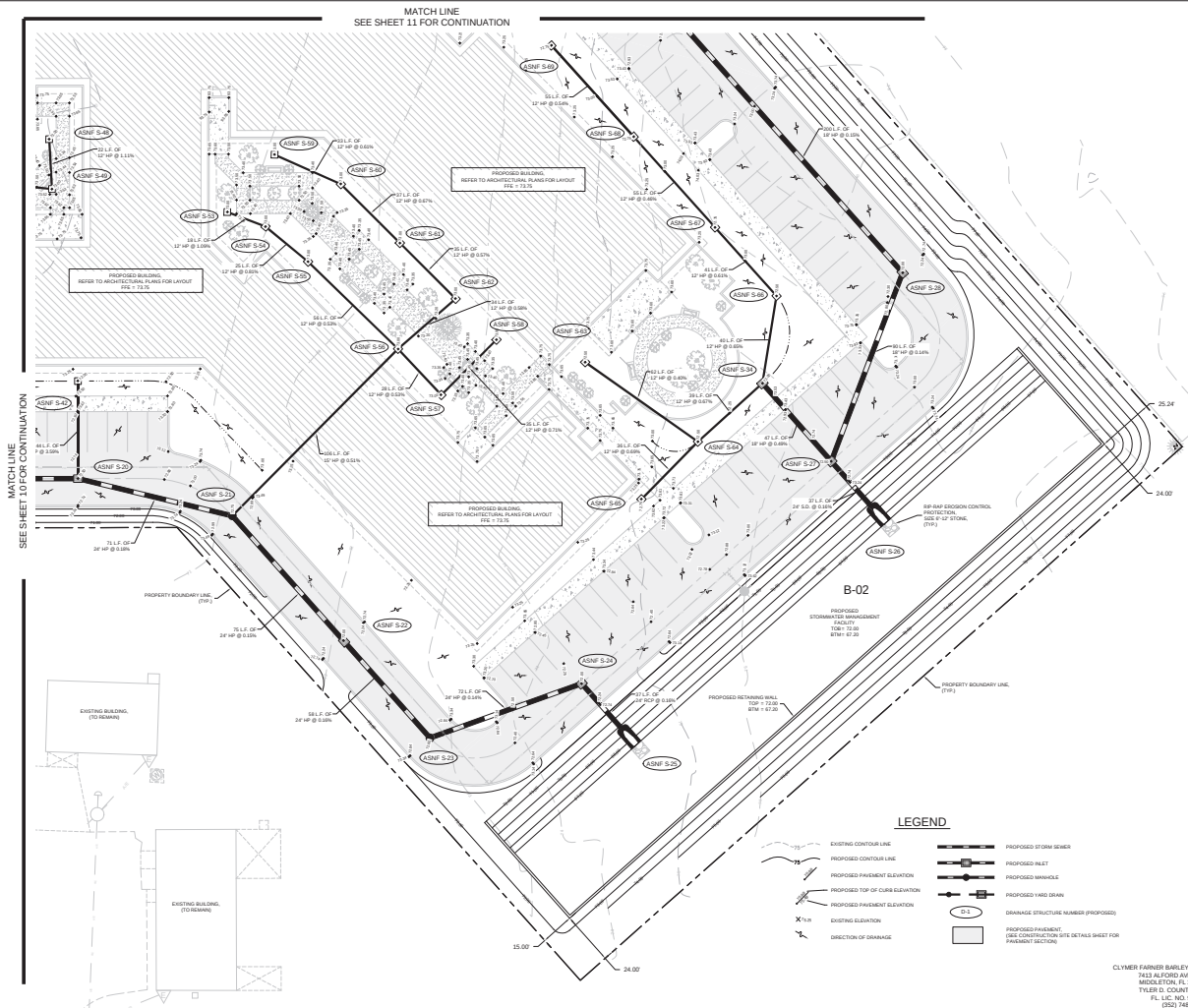
[illegible]

**AZALEA SKILLED NURSING FACILITY
MAJOR SITE PLAN
MARION COUNTY, FLORIDA
DETAILED SITE PLAN**

SAVE DATE	5/23/2025
DRAWN BY	JT
CHECKED BY	TC
PROJECT #	EP2024.0096
FILE NAME	

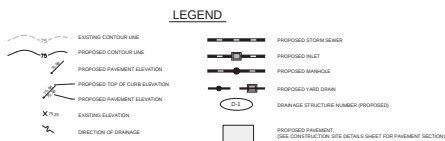
CLYMER FARNER BARLEY, INC.
7413 ALFORD AVENUE
MIDDLETON, FL 34762
TYLER D. COUNTS, PE
FL LIC. NO. 99025
(352) 748-3126

SHEET NUMBER 08



DATE	
REV. NO.	
REV. DESCRIPTION	
CFLYMER FARMER BARILEY, INC.	
AZALEA SKILLED NURSING FACILITY	
MAJOR SITE PLAN	
MARION COUNTY, FLORIDA	
DETAILED GRADING PLAN	
DATE	03/03/2020
DRAWN BY	JT
CHECKED BY	...
PROJECT #	201902100001
FILE NAME	...
SHEET NUMBER 1	

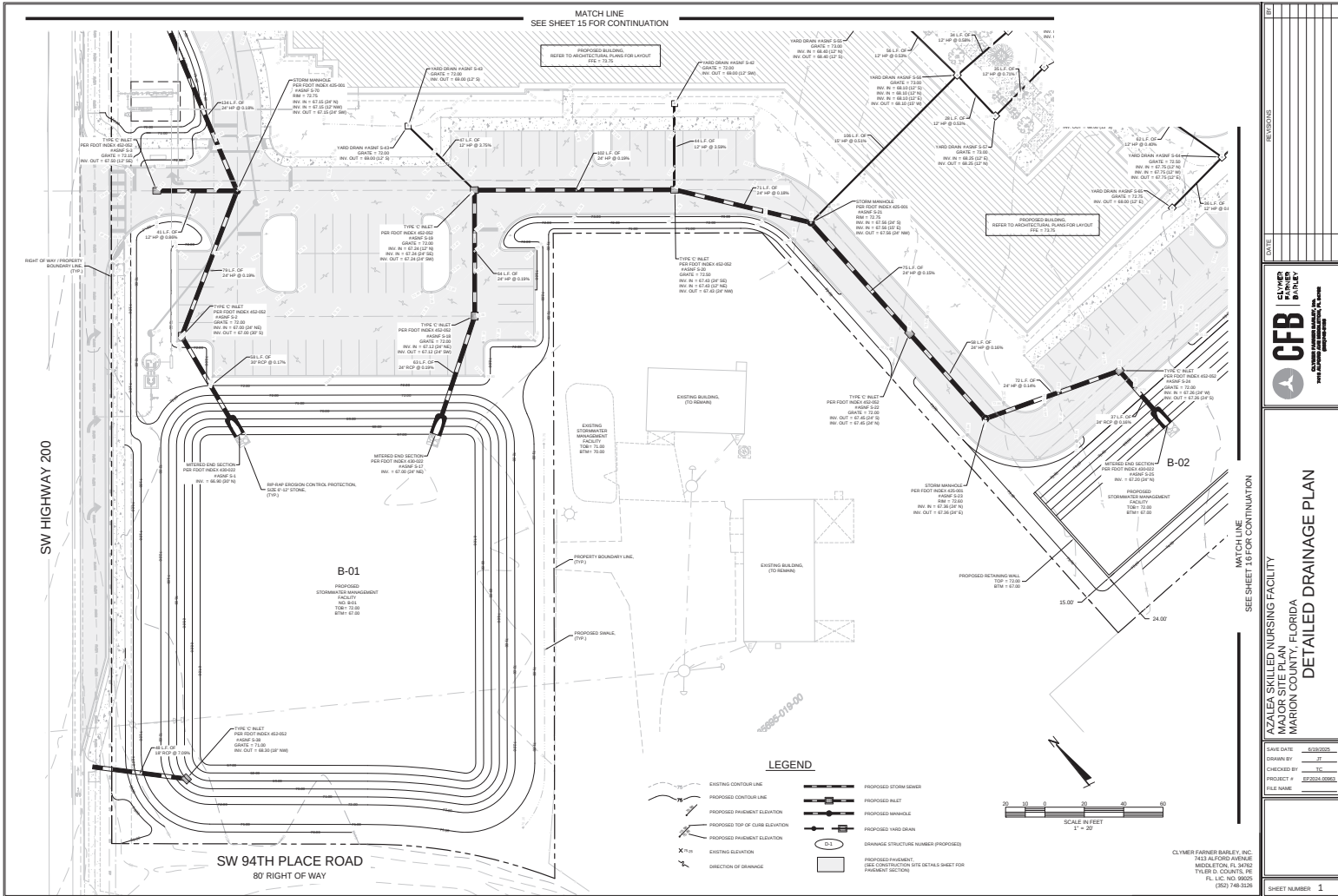
CFLYMER FARMER BARILEY, INC.
7453 ALFORD AVENUE
MIDDLETON, FL 34706
TYLER FL, COUNTY, FL
FL LIC. NO. 80026
(202) 748-5228

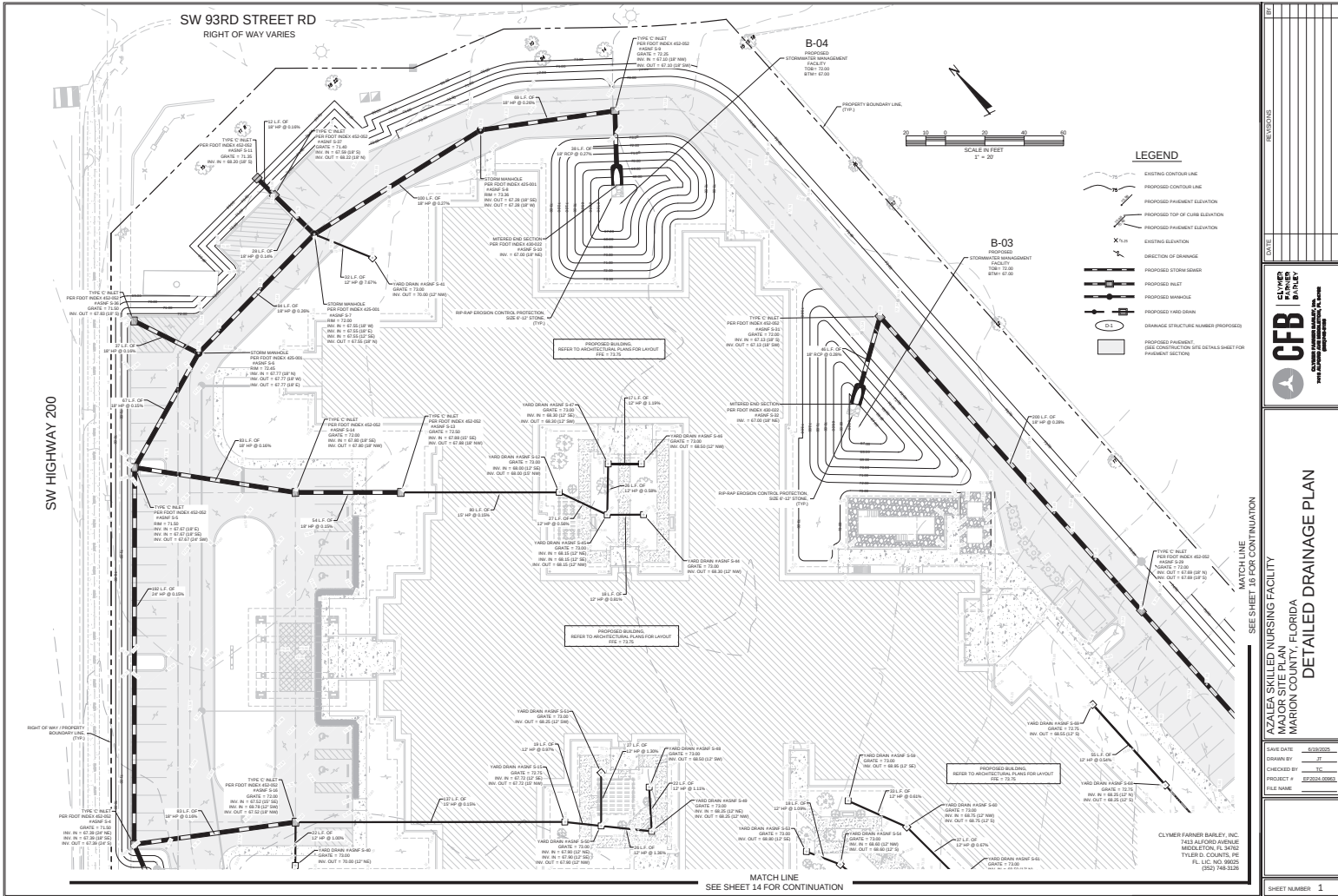
[illegible]

AZALEA SKILLED NURSING FACILITY
MAJOR SITE PLAN
MARION COUNTY, FLORIDA
MASTER DRAINAGE PLAN

SAVE DATE	6/19/2025
DRAWN BY	JT
CHECKED BY	TC
PROJECT #	EP2024.00963
FILE NAME	

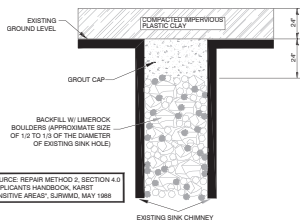
CLYMER FARNER BARLEY, INC.
7413 ALFORD AVENUE
MIDDLETON, FL 34762
TYLER D. COUNTS, PE
FL. LIC. NO. 99025
(352) 748-3128



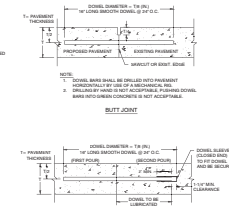
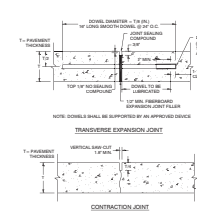
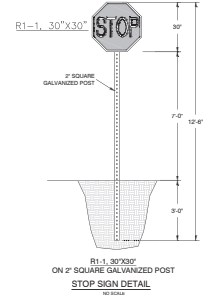
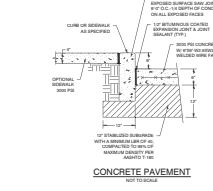
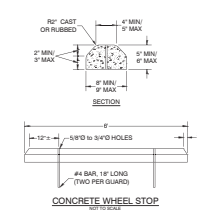
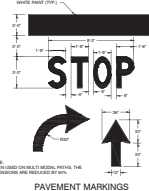
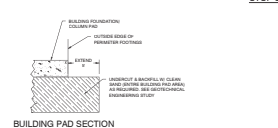
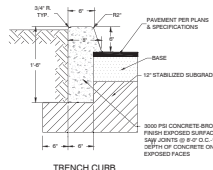
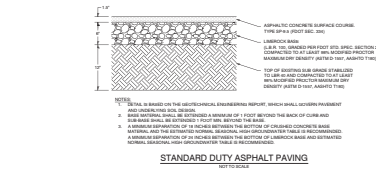
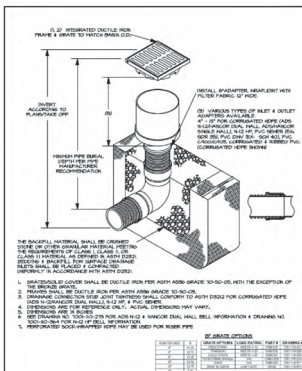






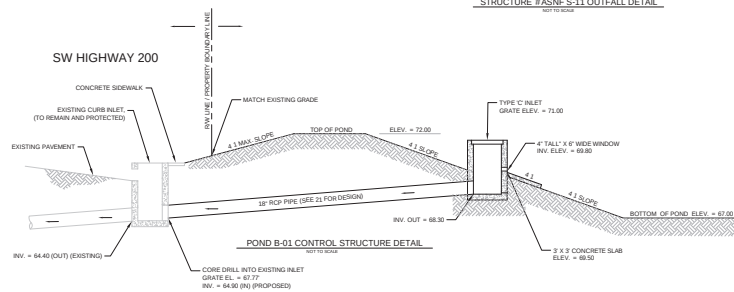
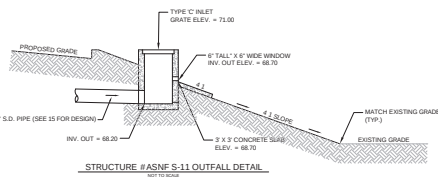
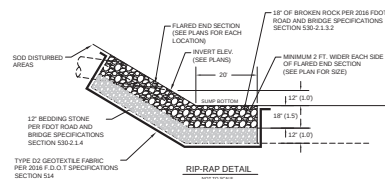
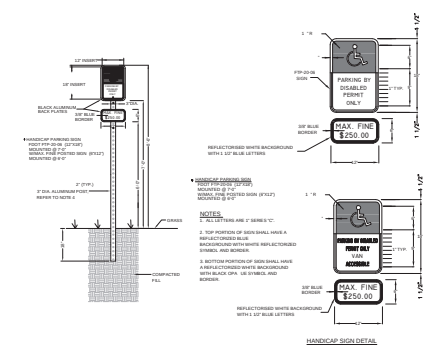
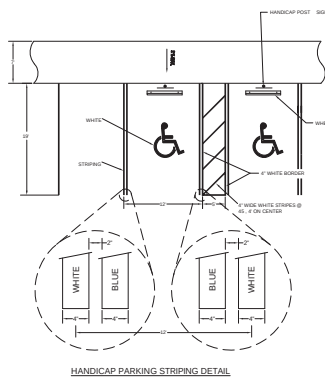
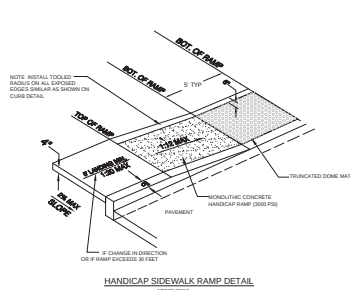


- NOTES:
1. IF SINKHOLE ACTIVITY OCCURS, CONTRACTOR SHALL CONTACT THE ST. JOHNS RIVER WATER MANAGEMENT DISTRICT PRIOR TO REPAIR.
 2. LIMESTONE OUTCROPS MUST BE EXCAVATED A MINIMUM OF 3' BELOW THE BASIN BOTTOM, AND 1' WIDER THAN THE CHIMNEY.
 3. CHIMNEY SHALL BE BACKFILLED ACCORDING TO DETAIL AFTER OUTCROP EXCAVATION IS COMPLETE.
 4. IF LIMESTONE IS ENCOUNTERED, THE CONTRACTOR SHALL OVEREXCAVATE THE POND BOTTOM AND SIDES TO INSURE A MINIMUM OF 3' FEET SEPARATION BETWEEN THE POND BOTTOM, SIDES, AND LIMESTONE TO PREVENT TEARING OF THE LINES.



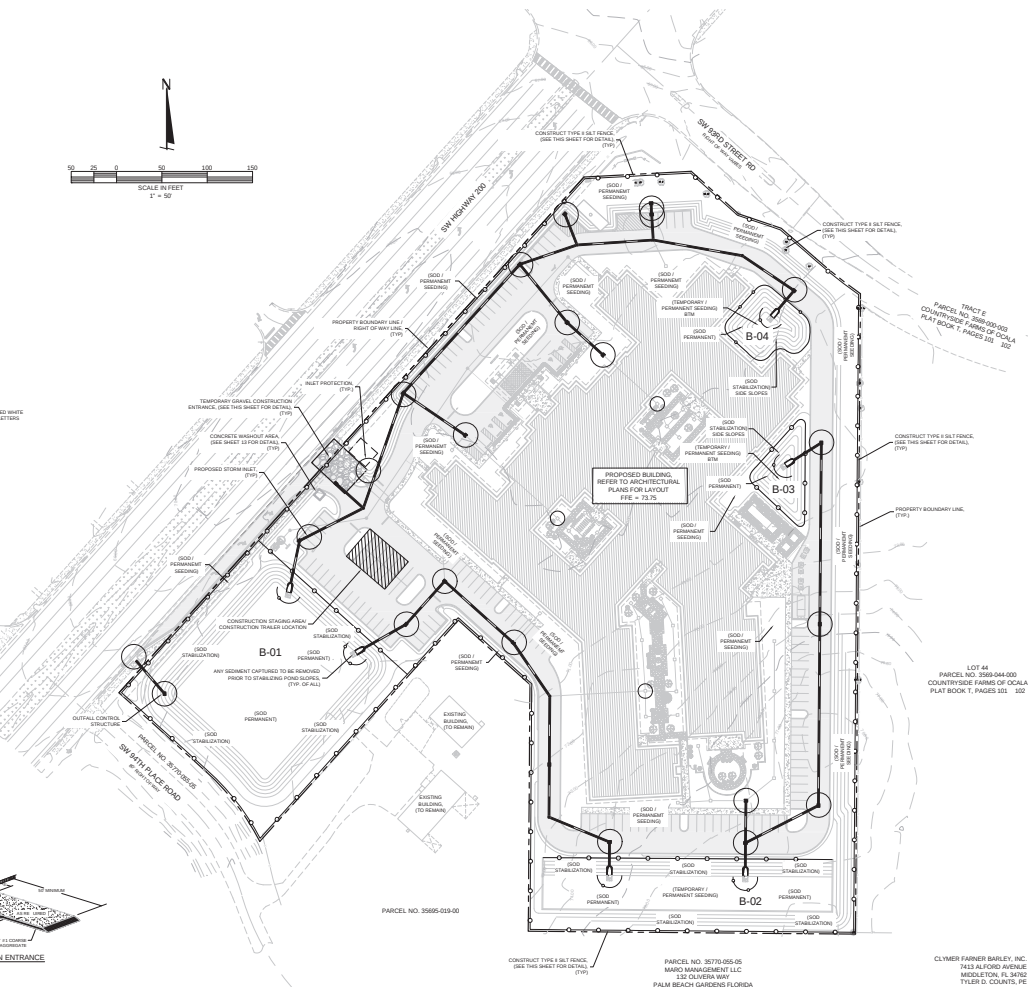
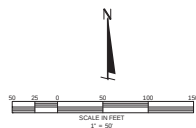
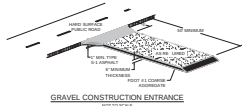
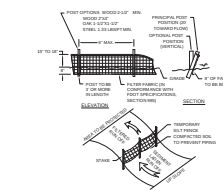
CONCRETE PAVEMENT JOINTS

CLYMER FARMER BARLEY, INC.
7413 ALFORD AVENUE
MOBILE, AL 36688
TYLER D. COATES, P.E.
FL LIC. NO. 36025
(252) 748-3126

[illegible]

CFB CONSTRUCTION SITE DETAILS

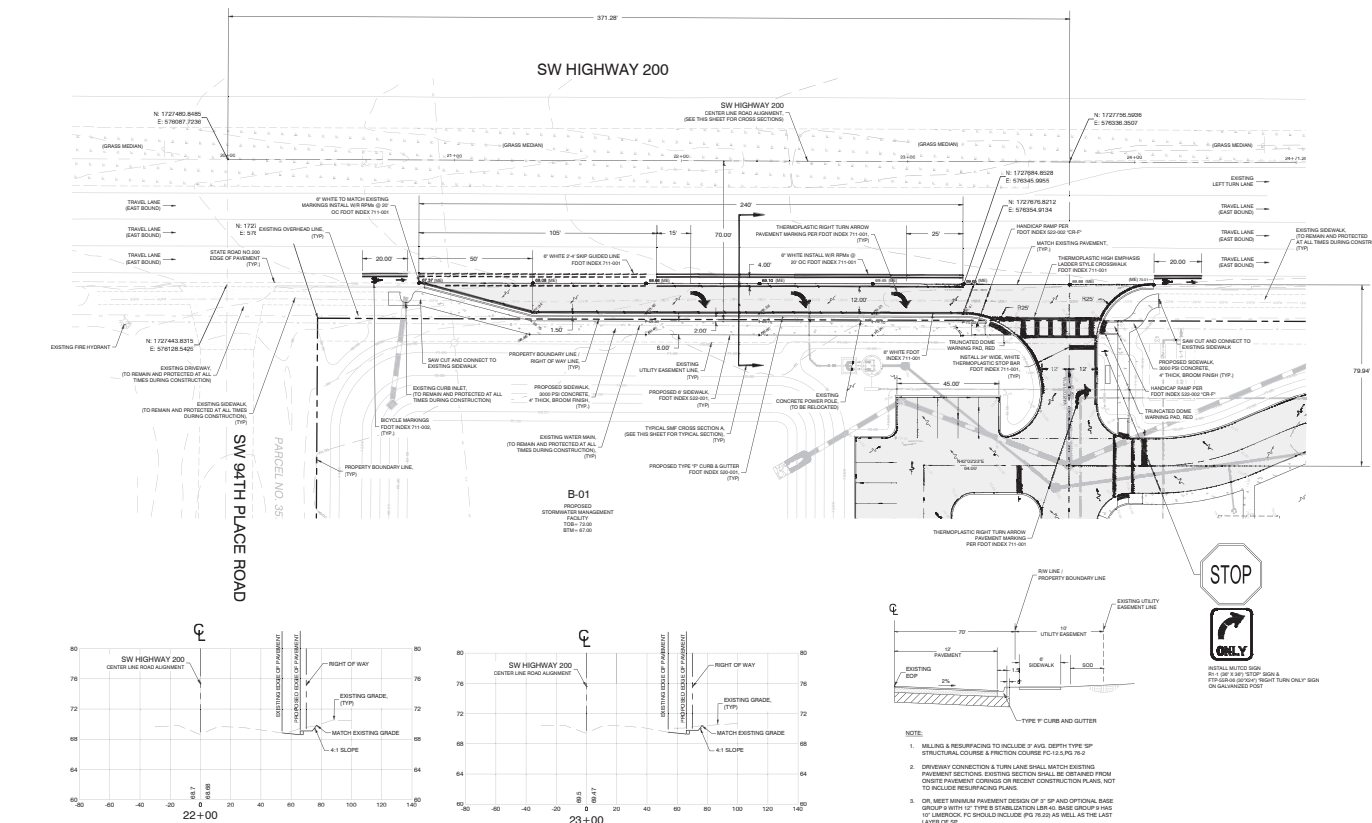
DATE	6/19/2025
DRAWN BY	JT
CHECKED BY	TC
PROJECT #	EP2024-00603
FILE NAME	

[illegible][illegible]

AZALEA SKILLED NURSING FACILITY
MAJOR SITE PLAN
MARION COUNTY, FLORIDA

SAVE DATE: 6/19/2025
DRAWN BY: JT
CHECKED BY: TC
PROJECT #: EP2024.00063
FILE NAME: \\nas001\proj\2024\20240619\20240619_00063.dwg

SHEET NUMBER



NOTE:

1. MILLING & RESURFACING TO INCLUDE 3" AVG. DEPTH TYPE SP STRUCTURAL COURSE & FRICTION COURSE PG-12.5, PG-76-2
2. DRIVEWAY CONNECTION & TURN LANE SHALL MATCH EXISTING PAVEMENT SECTIONS. EXISTING SECTION SHALL BE OBTAINED FROM ONSITE PAVEMENT CORINGS OR RECENT CONSTRUCTION PLANS. NO TO INCLUDE RESURFACING PLANS.
3. OR, MEET MINIMUM PAVEMENT DESIGN OF 3" SP AND OPTIONAL BASE GROUP 9 WITH 12" TYPE B STABILIZATION LAYER 40. BASE GROUP 9 HAS 10' LAYERCOK. PG SHOULD INCLUDE (PG 78-2) AS WELL AS THE LAYER OF SUB.

CFB | **CLYMER FARMER BARLEY**

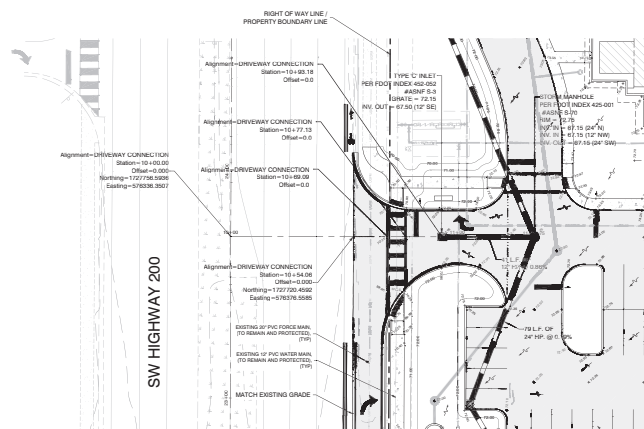
CLYMER FARMER BARLEY, INC.
7415 ALFORD AVE MIDDLETON, FL 34742
(352) 746-3126

SAVE DATE 6/23/2025
DRAWN BY JT
CHECKED BY TC
PROJECT # EP2024.00963
FILE NAME

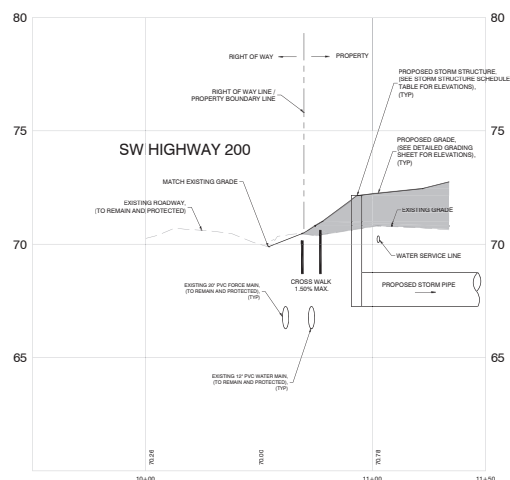
SHEET NUMBER 30

STRUCTURE TABLE			
NAME	DESCRIPTION	GRATE / TOP ELUV.	CONNECTIONS
A-5-68	YARD DRAIN	72.50	INV IN EL.-67.75 (12" S) INV OUT EL.-69.75 (12" S) 208
A-5-67	YARD DRAIN	72.75	INV IN EL.-68.50 (12" S) INV OUT EL.-68.00 (12" S)
A-5-68	YARD DRAIN	72.75	INV IN EL.-68.25 (12" S) INV OUT EL.-68.25 (12" S)
A-5-68	YARD DRAIN	72.75	INV OUT EL.-68.55 (12" S)
A-5-70	STORM MANHOLE PER FOOT INDEX 405-061	72.75	INV IN EL.-67.15 (36" S) INV IN EL.-67.15 (12" S) 208 INV OUT EL.-67.15 (36" S)

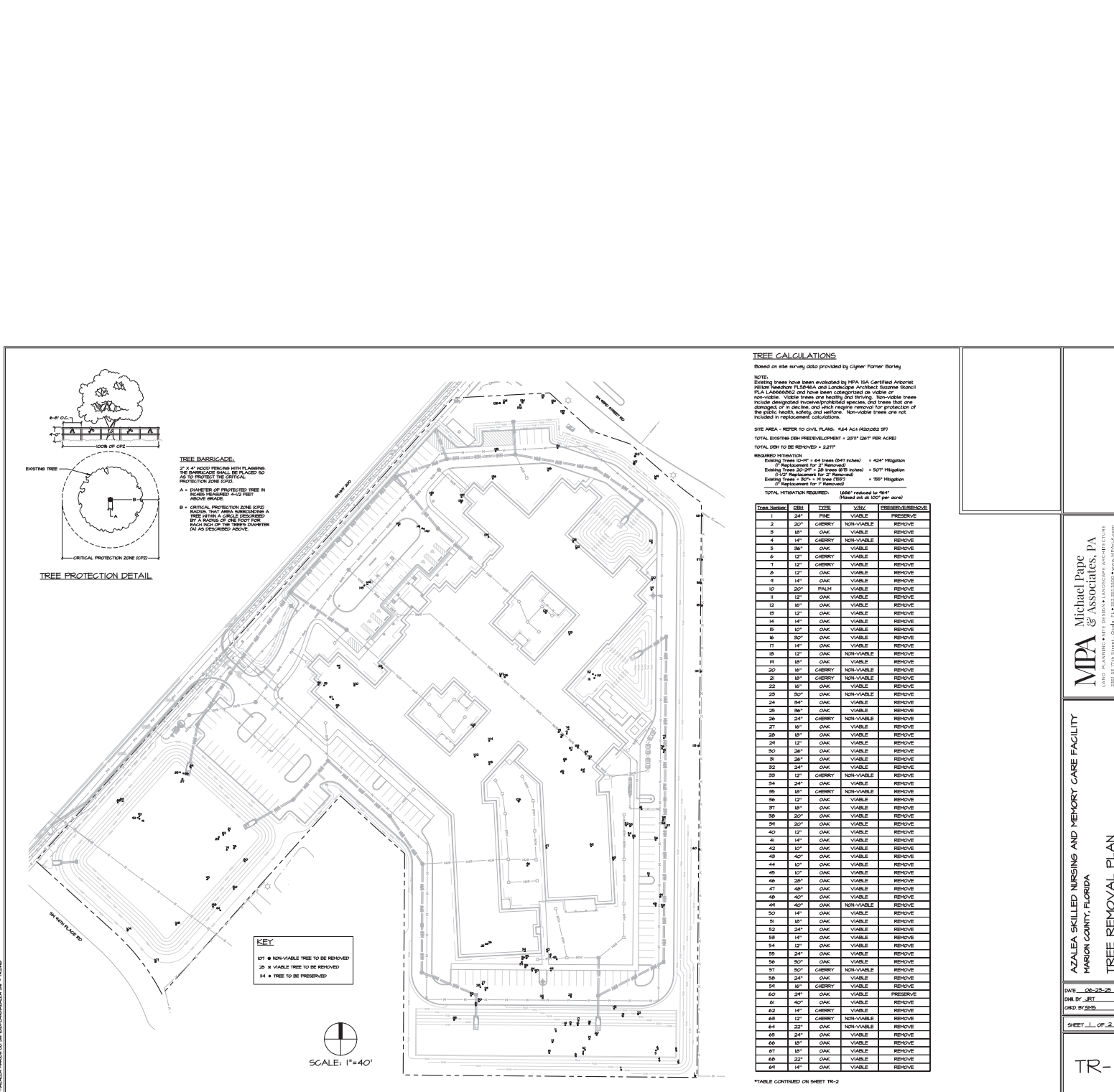
SHEET NUMBER 32



DRIVEWAY CONNECTION



IR-1



MPA Michael Pape & Associates, PA

AZALEA SKILLED NURSING AND MEMORY CARE FACILITY MARION COUNTY, FLORIDA TREE REMOVAL PLAN

DATE: 06-23-25
 DRAWN BY: JRT
 CHECKED BY: JRT

SHEET 1 OF 2

TR-1

Tree Number	DBH	TYPE	WAV	PRESERVE/REMOVE
64	14"	OAK	VARIABLE	REMOVE
70	12"	OAK	VARIABLE	REMOVE
71	10"	CHERRY	VARIABLE	REMOVE
72	12"	CHERRY	NON-VARIABLE	REMOVE
73	12"	CHERRY	NON-VARIABLE	REMOVE
74	20"	CHERRY	VARIABLE	REMOVE
75	18"	OAK	VARIABLE	REMOVE
76	12"	OAK	VARIABLE	REMOVE
77	10"	OAK	VARIABLE	REMOVE
78	22"	OAK	NON-VARIABLE	REMOVE
79	17"	CHERRY	VARIABLE	REMOVE
80	12"	PALM	VARIABLE	REMOVE
81	24"	OAK	VARIABLE	REMOVE
82	16"	OAK	VARIABLE	REMOVE
83	28"	OAK	VARIABLE	REMOVE
84	30"	OAK	VARIABLE	REMOVE
85	26"	OAK	VARIABLE	REMOVE
86	12"	OAK	VARIABLE	REMOVE
87	10"	CHERRY	NON-VARIABLE	REMOVE
88	17"	OAK	VARIABLE	REMOVE
89	20"	OAK	VARIABLE	REMOVE
90	10"	CHERRY	VARIABLE	REMOVE
91	20"	OAK	VARIABLE	REMOVE
92	10"	OAK	VARIABLE	REMOVE
93	10"	OAK	VARIABLE	REMOVE
94	30"	CHERRY	VARIABLE	REMOVE
95	18"	OAK	VARIABLE	REMOVE
96	27"	OAK	VARIABLE	REMOVE
97	26"	CHERRY	VARIABLE	REMOVE
98	14"	OAK	VARIABLE	REMOVE
99	22"	CHERRY	VARIABLE	REMOVE
100	36"	OAK	VARIABLE	REMOVE
101	24"	CHERRY	VARIABLE	REMOVE
102	24"	OAK	VARIABLE	REMOVE
103	38"	OAK	VARIABLE	REMOVE
104	28"	OAK	VARIABLE	REMOVE
105	10"	OAK	VARIABLE	REMOVE
106	24"	CHERRY	NON-VARIABLE	REMOVE
107	24"	PINE	NON-VARIABLE	REMOVE
108	14"	CHERRY	VARIABLE	REMOVE
109	17"	OAK	VARIABLE	REMOVE
110	12"	CHERRY	VARIABLE	REMOVE
111	20"	CHERRY	VARIABLE	REMOVE
112	18"	OAK	VARIABLE	REMOVE
113	17"	CHERRY	VARIABLE	PRESERVE
114	12"	CHERRY	VARIABLE	PRESERVE
115	12"	CHERRY	VARIABLE	PRESERVE
116	15"	PALM	VARIABLE	PRESERVE
117	12"	CHERRY	NON-VARIABLE	REMOVE
118	40"	OAK	VARIABLE	PRESERVE

Tree Number	DBH	TYPE	WAV	PRESERVE/REMOVE
119	14"	CHERRY	NON-VARIABLE	REMOVE
120	12"	CHERRY	VARIABLE	REMOVE
121	20"	CHERRY	VARIABLE	REMOVE
122	10"	OAK	VARIABLE	REMOVE
123	10"	OAK	VARIABLE	REMOVE
124	24"	CHERRY	NON-VARIABLE	REMOVE
125	18"	CHERRY	VARIABLE	REMOVE
126	10"	OAK	VARIABLE	REMOVE
127	18"	CHERRY	NON-VARIABLE	REMOVE
128	10"	OAK	VARIABLE	PRESERVE
129	22"	OAK	VARIABLE	PRESERVE
130	16"	CHERRY	NON-VARIABLE	REMOVE
131	12"	CHERRY	NON-VARIABLE	REMOVE
132	12"	CHERRY	NON-VARIABLE	REMOVE
133	40"	OAK	VARIABLE	PRESERVE
134	14"	OAK	VARIABLE	PRESERVE
135	10"	OAK	VARIABLE	REMOVE
136	36"	OAK	VARIABLE	REMOVE
137	12"	OAK	VARIABLE	REMOVE
138	36"	OAK	VARIABLE	REMOVE
139	33"	OAK	VARIABLE	REMOVE
140	10"	OAK	VARIABLE	REMOVE
141	22"	CHERRY	NON-VARIABLE	REMOVE
142	38"	OAK	VARIABLE	REMOVE
143	14"	OAK	VARIABLE	REMOVE
144	22"	OAK	VARIABLE	REMOVE
145	17"	CHERRY	VARIABLE	REMOVE
146	32"	OAK	VARIABLE	REMOVE
147	24"	OAK	VARIABLE	PRESERVE
148	14"	OAK	VARIABLE	PRESERVE
149	10"	PALM	VARIABLE	REMOVE
150	10"	PALM	VARIABLE	REMOVE
151	10"	PALM	VARIABLE	PRESERVE

