

April 22, 2024

PROJECT NAME: MARION TRIPLEX

PROJECT NUMBER: 2024010072

APPLICATION: MINOR SITE PLAN #31087

1 DEPARTMENT: ENRAA - ACQ AGENT ENG ROW

REVIEW ITEM: Minor Site Plan

STATUS OF REVIEW: INFO

REMARKS: IF APPLICABLE:

Sec. 2.18.1.I - Show connections to other phases.

Sec.2.19.2.H – Legal Documents

Legal documents such as Declaration of Covenants and Restrictions, By-Laws, Articles of Incorporation, ordinances, resolutions, etc.

Sec. 6.3.1.B.1 – Required Right of Way Dedication (select as appropriate)

For Public Streets. "[All streets and rights-of-way shown on this plat or name specifically if less than all] are hereby dedicated for the use and benefit of the public."

Sec. 6.3.1.B.2 – Required Right of Way Dedication

For Non-Public Streets. "[All streets and rights-of-way shown on this plat or name specifically if less than all] are hereby dedicated privately to the [entity name]. All public authorities and their personnel providing services to the subdivision are granted an easement for access. The Board of County Commissioners of Marion County, Florida, shall have no responsibility, duty, or liability whatsoever regarding such streets. Marion County is granted an easement for emergency maintenance in the event of a local, state, or federal state of emergency wherein the declaration includes this subdivision or an emergency wherein the health, safety, or welfare of the public is deemed to be at risk."

Sec. 6.3.1.D.3 - Cross Access Easements

For Cross Access Easements. "All parallel access easements shown on this plat are hereby dedicated for the use and benefit of the public, and maintenance of said easements is the responsibility of [entity name]."

Sec. 6.3.1.C.1 - Utility Easements (select as appropriate)

"[All utility easements shown or noted or name specifically if less than all] are dedicated [private or to the public] for the construction, installation, maintenance, and operation of utilities by any utility provider."

Sec. 6.3.1.C.2 – Utility Easements

"[All utility tracts or identify each tract as appropriate] as shown are dedicated [private or to the public] for the construction and maintenance of such facilities."

Sec.6.3.1.D(c)(1)(2)(3) - Stormwater easements and facilities, select as appropriate:

1 "[All stormwater and drainage easements as shown or noted or name specifically if less than all] are dedicated [private or to the public] for the construction and maintenance of such facilities."

2. "[All stormwater management tracts or identify each tract as appropriate] as shown are dedicated [private or to the public] for the construction and maintenance of such facilities."

3. When any stormwater easement and/or management tract is not dedicated to the public or Marion County directly, the following statement shall be added to the dedication language: "Marion County is granted the right to perform emergency maintenance on the [stormwater easement and/or management tract, complete accordingly] in the event of a local, state, or federal state of emergency wherein the declaration includes this subdivision or an emergency wherein the health, safety, or welfare of the public is deemed to be at risk."

Sec.6.3.1.D(f) –

If a Conservation Easement is required the following shall be provided: "A conservation easement [as shown or on tract and identify the tract, complete accordingly] is dedicated to [the Board of County Commissioners of Marion County, Florida or entity name, if not Marion County] for the purpose of preservation of [listed species, habitat, Karst feature and/or native vegetation, complete accordingly]."

- 2 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: 2.12.4.L(6) - Gross/wetland/floodplain acreage listed?
STATUS OF REVIEW: INFO
REMARKS: Flood zone is listed, but will require DRA to mitigate impacts in event of 100-year flood event. Defer to OCE on these requirements.
- 3 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: 6.14.5.C - All issued permits related to this project shall be submitted to MCU (DOT, ROW, misc)
STATUS OF REVIEW: INFO
REMARKS:
- 4 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: 6.15.3 - Fire Protection/Fire Flow Capacity
STATUS OF REVIEW: INFO
REMARKS: defer to MCFR - water available by MCU
- 5 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW
REVIEW ITEM: 2.12.4.K - List of approved waivers, conditions, date of approval
STATUS OF REVIEW: INFO
REMARKS: 3/5/24-add waivers if requested in future - sk
- 6 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: INFO
REMARKS: Total impervious area shown on the cover sheet and site plan is wrong. Please correct,
- 7 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: Please pay application fee.
- 8 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: 1. Please show the location of water and sewer on the site plan.
2. The subject parcel is located in the Primary Springs Protection zone. Defer to MCU.
- 9 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: Please provide sign information if applicable.
- 10 DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: 2.12.27 - Show location of outside storage areas
STATUS OF REVIEW: INFO
REMARKS: Please provide outdoor storage areas information if applicable.

- 11 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: Please provider required zoning requirements on the site plan.
- 12 DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: 2.12.23/4.2 - Setbacks, dimensions for all improvements, and easements
STATUS OF REVIEW: NO
REMARKS: Please provide dimensions for all improvements and easements on the site plan. Please specify what are the rectangles at side door location within side setbacks on the site plan.
- 13 DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: 2.12.24 - Landscape requirements, (buffering) 6.8.6
STATUS OF REVIEW: NO
REMARKS: Please show buffering information on the site plan.
- 14 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: Please list and describe land use including floor area of particular use on the site plan.
- 15 DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: 2.12.32 - Show 100yr flood zone
STATUS OF REVIEW: NO
REMARKS: The flood zone is shown on the cover sheet. However, the drawing should grade the property in a way to remove flood from the property with DRAs. Please provide information about flood and DRAs.
- 16 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: NO
REMARKS: Please submit environmental assessment for listed species or exemption application.
- 17 DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: 2.12.4.L(10) - Parking requirements, service entrances, space size paved parking isle and access to parking area (6.11.8) offstreet parking requirements, (6.11.7) Loading Areas
STATUS OF REVIEW: NO
REMARKS: Please provide parking information on the site plan.
- 18 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: Please show easement existing or proposed on the site plan.

- 19 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: Please show dimensions of all existing and proposed site improvements on the site plan.
- 20 DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: 5.2 & 5.3 - Verify any overlay zones such as ESOZ, Springs Protection, or Flood Plain
STATUS OF REVIEW: NO
REMARKS: Please show the overlay zones information on the cover sheet or site plan. The subject parcel is located in Primary Springs Protection zone, Urban Growth Area, and Flood Prone Areas.
- 21 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW
REVIEW ITEM: Minor Site Plan
STATUS OF REVIEW: NO
REMARKS: 3/5/24-fee due with resubmittal - sk
- 22 DEPARTMENT: ENGTRF - TRAFFIC REVIEW
REVIEW ITEM: 6.11.5 - Driveway access
STATUS OF REVIEW: NO
REMARKS: 2/4/24 - The driveways are required to be at least 10' wide, have a 5' taper and can't overlap.
- 23 DEPARTMENT: ENGTRF - TRAFFIC REVIEW
REVIEW ITEM: Additional Traffic comments
STATUS OF REVIEW: NO
REMARKS: 2/4/24 - Open cuts aren't allowed on County roads. The utility improvements in the right-of-way will required separate plan approval.
- 24 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION
REVIEW ITEM: Additional Landscape comments
STATUS OF REVIEW: NO
REMARKS: Please submit Tree mitigation, Landscape and Irrigation plans for review
- 25 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: 6.14.5.B - Construction Notes - UT DETAILS - current LDC version
STATUS OF REVIEW: NO
REMARKS: add sewer lateral detail to Sheet 007
- 26 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: 6.14.7 - Construction Inspection - PLAN NOTE:
STATUS OF REVIEW: NO
REMARKS: Identify where this is noted: "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 at 352-307-6163."
- 27 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: 6.15.5 - Water Service and Connection
STATUS OF REVIEW: NO
REMARKS: see changemarks sheet 05 for water & sewer service comments

- 28 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: 2.12.4.L(5)/5.4 - [Applicable Springs Protection Zone Listed?]
STATUS OF REVIEW: NO
REMARKS: The subject parcel is located in the Primary Springs Protection zone, please provide on cover page.
- 29 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: 2.12.16/6.5 - [EALS or EALS-ER provided?]
STATUS OF REVIEW: NO
REMARKS: Please submit environmental assessment for listed species or exemption application.
- 30 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: 6.5 & 6.6 - Habitat Preservation/Mitigation Provided?
STATUS OF REVIEW: NO
REMARKS: If listed species are found on site, developer will need to mitigate this requirement and work with FWC in doing so.
- 31 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: Additional Planning Items:
STATUS OF REVIEW: NO
REMARKS: 1. Please provide parking information on the site plan. We will require at least 6 parking spaces to be compliant with our Land Development Requirements.
2. In order to do the Condos as mentioned on cover sheet of the application, (A) the developer would need to first rezone to a Planned Unit Development (PUD) with this action being subject to Board of County Commissioners Approval; then would need to be replatted in order to allow for the sale of fee simple title of each unit.
OR
(B)The Florida condominium process as outlined under State law would need to be utilized, which requires the condos would share and maintain a common space as defined in the provisions of the law as applicable to this project.



**Marion County
Board of County Commissioners**

AR 31087

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: 03/15/24 Parcel Number(s): 2420-017-000 Permit Number: _____

A. PROJECT INFORMATION: Fill in below as applicable:

Project Name: Marion Triplex Commercial Residential
Subdivision Name (if applicable): The Hammock Plot book F page 66
Unit _____ Block _____ Lot 17 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): Malak, LLC
Signature: _____
Mailing Address: PO BOX #1166 City: Windermere
State: FL Zip Code: 34786 Phone # 407-361-8880
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): Spruce Creek Civil Engineering, Inc Contact Name: David F Glunt, PE
Mailing Address: 1982 State Road 44 #360 City: New Smyrna Beach
State: FL Zip Code: 32168 Phone # 407-325-5579
Email address: David.Glunt@sccivil.com

D. WAIVER INFORMATION:

Section & Title of Code (be specific): _____ Sec. 6.8.6 K(1)
Reason/Justification for Request (be specific): Request a waiver from section 6.8.6 K(1) of the code to reduce the required 15-foot type C buffer to a 8-foot type C buffer. Reasoning is that there is insufficient land area between the 8-foot building setback and the property line.

DEVELOPMENT REVIEW USE:

Received By: Email 4/19/24 Date Processed: 4/22/24 BM Project # 2024010072 AR # 31087

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): _____

LANDSCAPE LEGEND - HO# 224-025 Marion Triplex South Buffer 2024-04-19

QTY	CODE	BOTANICAL/COMMON NAME	SPECIFICATIONS
5	IV*	Ilex vomitoria Yaupon holly	6-8' x 42", 1 1/2" c, mt, 3 tr, spec, female
53	MCA*	Muhlenbergia capillaris Muhly grass	full, 1g, 30" oc
37	MYFR*	Myrcianthes fragrans Simpson's stopper	full, 18-24" oa, 3g, 4" oc
1	QV*	Quercus virginiana Live oak	13-15' x 6-8', 3 1/2" c
	PNO	Paspalum notatum 'Argentine' Argentine Bahia grass	whole, solid pieces, as required, denoted w/ PNO
		Pine bark mulch	1/2"-1 1/2" size at 3" depth and as noted

* Native and low water use/drought tolerant
PNO is low water use and not irrigated

MARION COUNTY LANDSCAPE CODE CALCULATIONS 2024-04-19

South/SF - Buffer C (9' instead of 15'), 150/100 = 1.5 x 2 = 3 canopy trees required. **Provided:** 3 canopy trees (2 existing and 1 QV)
 South/SF - Buffer C (9' instead of 15'), 150/100 = 1.5 x 3 = 4.5 accent/ornamental trees required. **Provided:** 5 accent/ornamental trees (IV)
Provided: Plantings to meet 15' requirement with 7.5' wide area of shrubs to 3' height plus groundcovers.

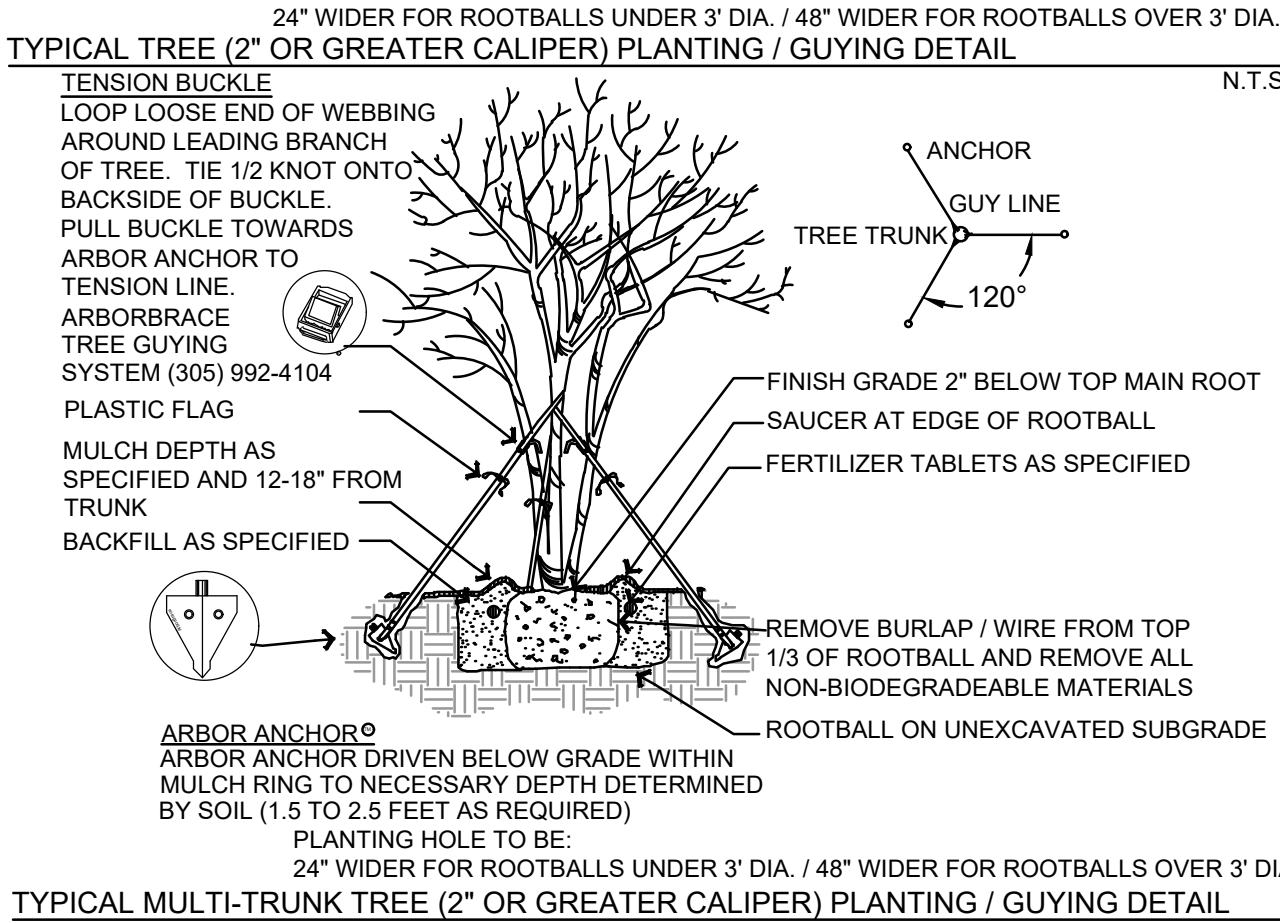
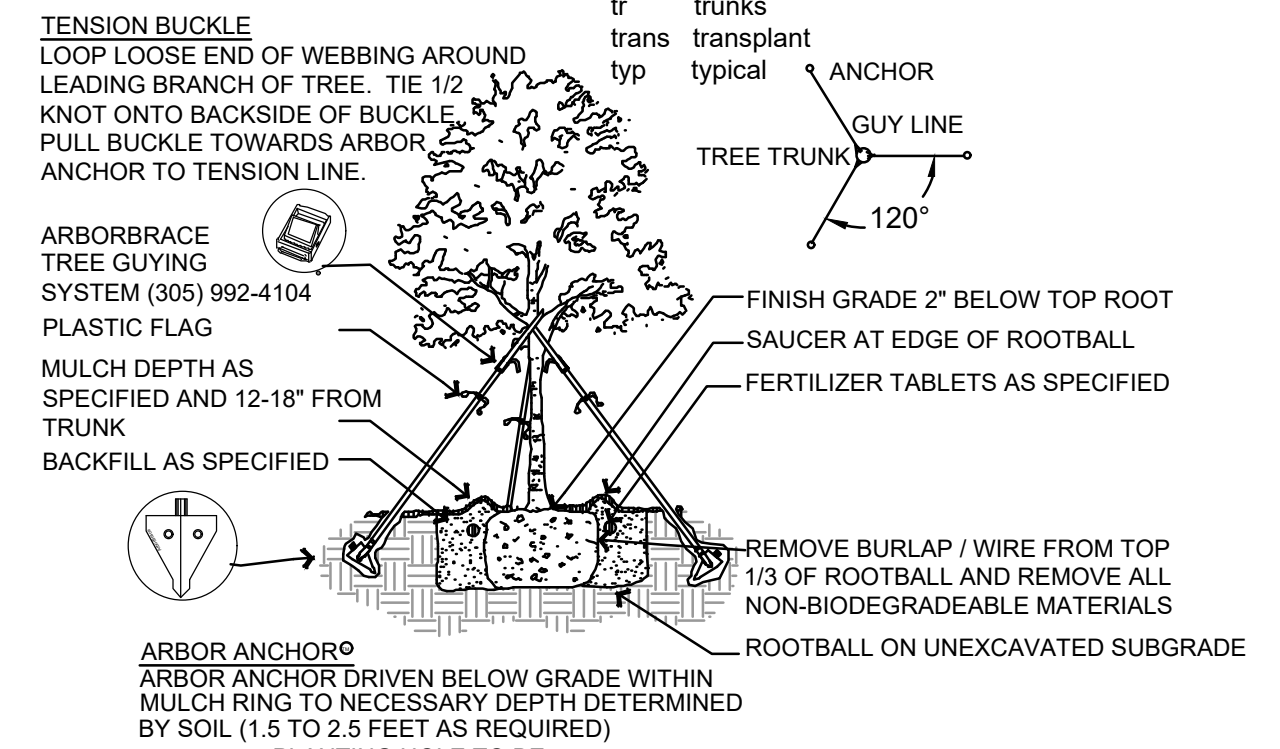
48 HOURS BEFORE YOU DIG
CALL SUNSHINE
 1-800-432-4770 or 811
IT'S THE LAW IN FLORIDA
 FLORIDA LAW REQUIRES
 EXCAVATORS TO NOTIFY
 OWNERS OF UNDERGROUND
 FACILITIES NO LESS THAN TWO
 (2) DAYS PRIOR TO EXCAVATION



REVISIONS:
 # DATE NOTE

ABBREVIATION LEGEND

- b&b baled & burlapped
- bt boots
- bpp bibbs per pot
- c caliper
- cnp canopy
- coll collected
- cont container
- ct clear trunk
- cy cubic yards
- dia diameter
- exstg existing
- fg field grown
- ftg full to ground
- g gallon
- ht height
- hvy heavy
- lf linear feet
- lvs leaves
- mt multi-trunk
- oa overall
- oc on center
- sf square feet
- spd spread
- spec specimen
- sst single straight trunk
- st single trunk
- stk staked in pot
- stm stems
- tri trellis
- tr trunks
- trans transplant
- typ typical



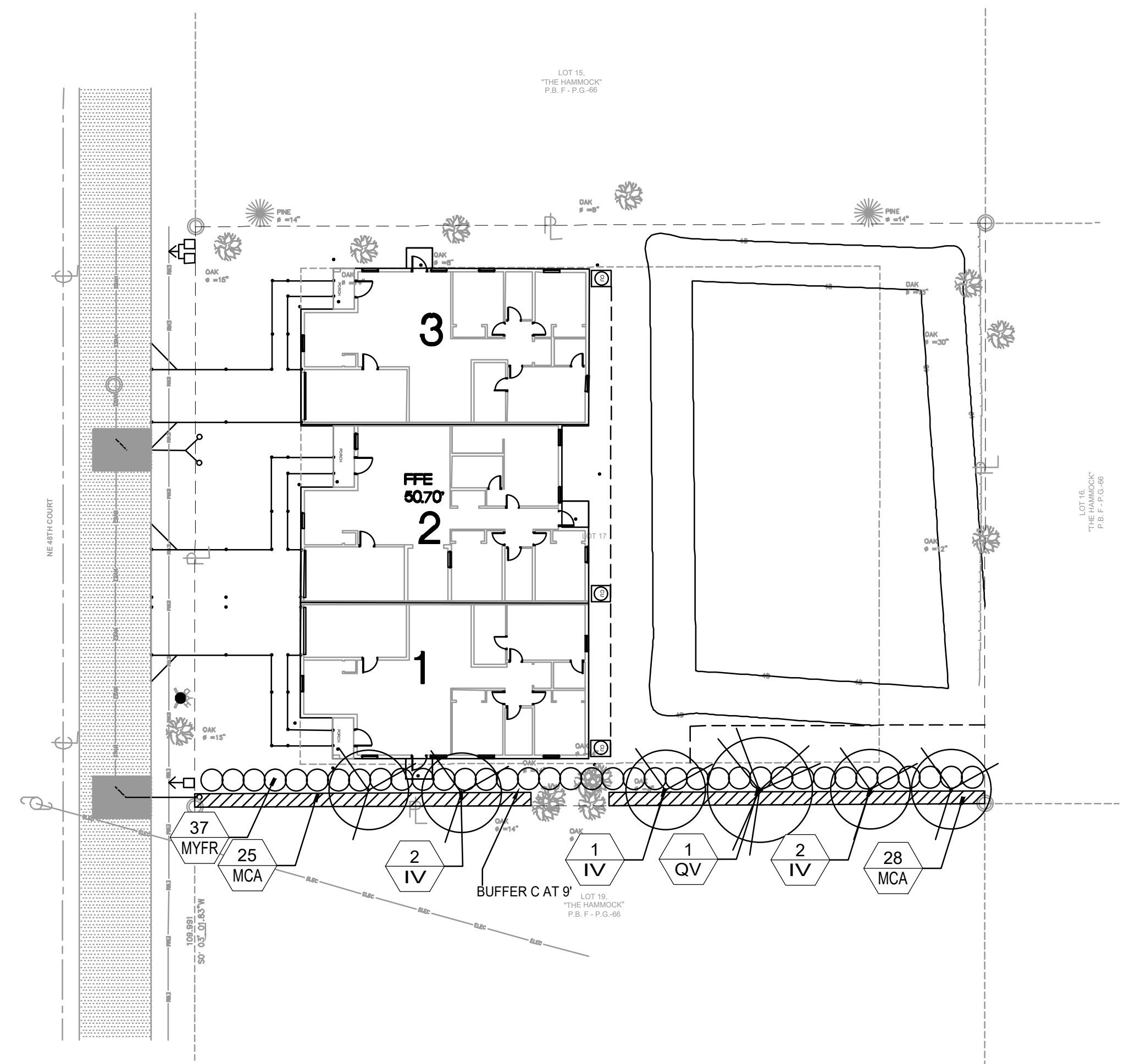
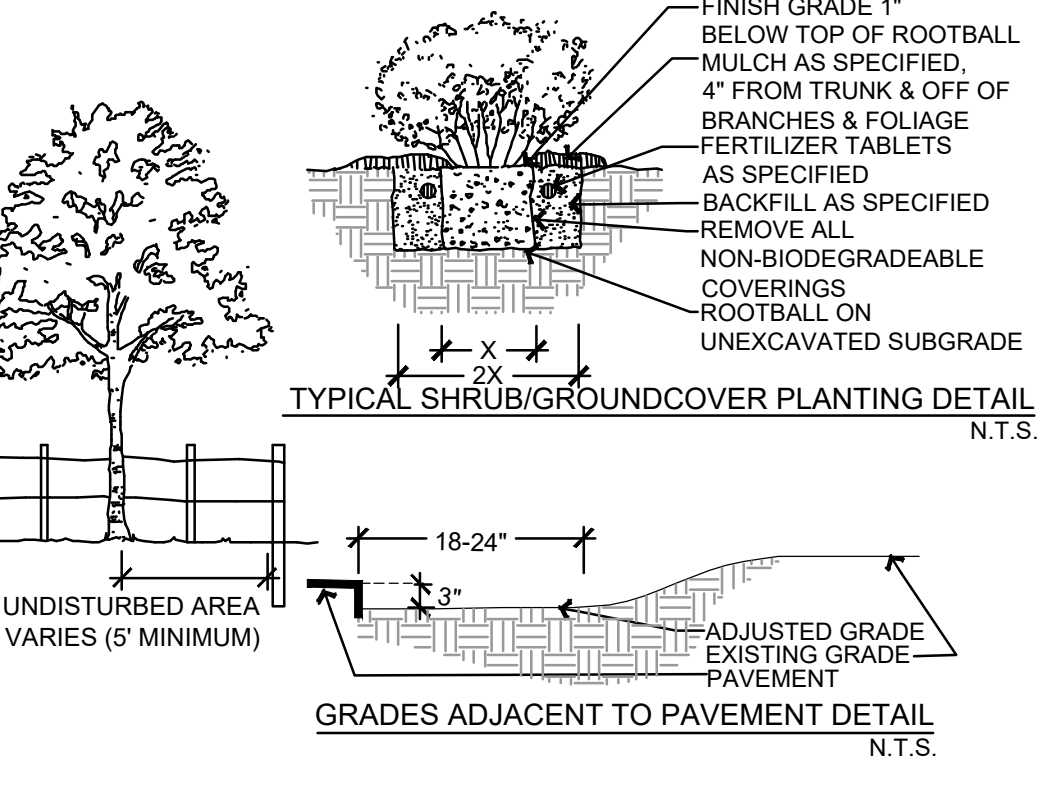
TREE PROTECTION UNDISTURBED AREA SHALL BE PROVIDED BASED UPON TREE DBH. BARRIER SHALL BE ERRECTED PRIOR TO ANY CONSTRUCTION IN GENERAL AREA OF TREES TO BE PROTECTED.

PROHIBITED WITHIN THIS AREA:
 1. PARKING OR USE OF VEHICLES, EQUIPMENT, OR MACHINERY
 2. STORAGE OR DUMPING OF ANY MATERIALS OR LIQUID.
 3. CONSTRUCTION, EXCAVATION, OR TRENCHING

EXISTING VEGETATION REMAINING AFTER GRUBBING FOR BUILDING PADS, STRUCTURES, RIGHT OF WAY, PARKING AREAS OR SIGNIFICANT GRADE CHANGES SHALL BE PROTECTED DURING THE CONSTRUCTION PROCESS.

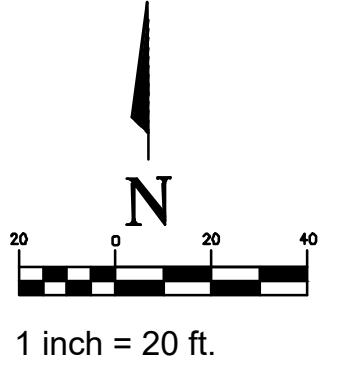
FOR EACH TREE TO BE PRESERVED, ESTABLISH AN UNDISTURBED AREA/TREE PROTECTION ZONE (TPZ) MEASURED FROM THE CENTER OF EACH TREE. THE MINIMUM UNDISTURBED AREA IS A RADIUS OF 0.75' FOR EACH INCH OF DBH (DIAMETER AT BREAST HEIGHT, 54" HT ABOVE THE SOIL LINE). TREES OF 6" DBH OR LESS SHALL HAVE A MINIMUM UNDISTURBED RADIUS OF 5 FEET. ALSO SEE LANDSCAPE NOTES.

BARRIERS TO REMAIN IN PLACE UNTIL ALL PAVING AND CONSTRUCTION IS COMPLETED.
 UPRIGHTS - THE EQUIVALENT OF 4 X 4 LUMBER AT 4' MINIMUM HEIGHT ON 5' MAX. CENTERS. ON AN UPRIGHT IN EACH QUADRANT PLACE A SIGN STATING "TREE PROTECTION ZONE"
 HORIZONTALS - THE EQUIVALENT OF TWO COURSES OF 1/2" DIA. ROPE WITH YELLOW TAPE FLAGGING.
 ATTACH "TREE PROTECTION ZONE" SIGNS AT EACH QUADRANT



STEPHEN G. PATEGAS, R.I.A., A.S.I.A.
 Landscape Architect - LC20000015
 KRISTIN G. PATEGAS, A.P.L.D., F.C.L.D.
 Landscape Designer
 407.622.4866 BK 407.622.4887
 1425 BERKSHIRE AVENUE
 WINTER PARK, FL 32789
 gander@hortusasis.com
 www.hortusasis.com

HORTUS OASIS



1 inch = 20 ft.

Landscape Plan
Marion Triplex
 2575 NE 48TH CT
 Ocala, Florida 34770

DESIGN [] DRAFT [] CHECK []
 SP [] JB / JC [] SP []
 PROJECT # 224-025
 DATE: 04/19/2024
 SCALE: 1:20
 SHEET: L-1
 TOTAL: L-1

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MINOR SITE PLAN FOR MARION TRIPLEX

MARION COUNTY, FLORIDA

PARCEL ID NO.:
2420-017-000

2575 NE 48TH COURT
OCALA, FL 34470

FOR

MALAK, LLC
1700 35TH STREET, UNIT 108
ORLANDO, FL 32839
PH (813) 786-1629

ENGINEER CERTIFICATION:

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.

DAVID F. GLUNT, P.E.

OWNER CERTIFICATION:

I HEREBY CERTIFY THAT I, MY SUCCESSORS, AND ASSIGNS SHALL PERPETUALLY OPERATE AND MAINTAIN THE IMPROVEMENTS IN ACCORDANCE WITH THE SPECIFICATIONS SHOWN HEREIN AND ON THE APPROVED PLAN.

MALAK, LLC

PROJECT TEAM MEMBERS:

PROPERTY OWNER
MALAK, LLC.
1700 35TH STREET, UNIT 108
ORLANDO, FL 32839
PHONE: (813) 786-1629

ENGINEER
SPRUCE CREEK CIVIL ENGINEERING, INC.
1982 STATE ROAD 44, SUITE 360
NEW SMYRNA BEACH, FL 32168
PHONE: (407) 325-5579

BIOLOGIST

JUSTIN FLEISCHMAN,
VERDE ENVIRONMENTAL,
1723 SW 78TH TERRACE,
GAINESVILLE, FL 32607
PHONE: (352) 317-1579

SURVEYOR

GLOBAL PROJECTS SURVEYING,
6528 US-301 UNIT 106
RIVERVIEW, FL 33578
PHONE: (813) 423-3483

GEOTECHNICAL ENGINEER

ARDAMAN & ASSOCIATES, INC.
8008 S ORANGE AVENUE,
ORLANDO, FL 32809
PHONE: (407) 855-3860

LANDSCAPE ARCHITECT

STEPHEN G. PATEGAS
HORTUS OASIS, INC.
1425 BERKSHIRE AVENUE
WINTER PARK, FL 32789
PHONE: (407) 622-4886

LEGAL DESCRIPTION (PROVIDED BY SURVEYOR):

PROJECT BOUNDARY:

LOT 17 OF "THE HAMMOCK", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK F AT PAGE 66 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

UTILITY COMPANIES:

ELECTRIC:

OCALA ELECTRIC UTILITY
1805 NE 30TH AVE BLDG
OCALA, FL 34471
PHONE: (352) 629-2489

WATER/SEWER UTILITIES:

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

INDEX OF SHEETS

SHEET NO.	SHEET TITLE
1	COVER
2	SYMBOLS AND ABBREVIATIONS
3	GENERAL NOTES
4	EROSION CONTROL PLAN
5	SITE DEVELOPMENT PLAN
6	GRADING PLAN
7	UTILITY DETAILS
8	SURVEY

GENERAL NOTES:

1.) 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.

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

3.) ALL TOWNHOME UNITS TO BE INDIVIDUALLY OWNED VIA CONDOMINIUM PLAT.

LAND USE DATA:

TOTAL AREA	16464 SF	0.378 AC	100 %
PROPOSED BUILDING AREA	4963 SF	0.114 AC	30.1 %
PROPOSED PAVEMENT AREA	774 SF	0.018 AC	4.7 %
PERVIOUS AREA	10726 SF	0.246 AC	65.2 %
TOTAL IMPERVIOUS AREA (BLDG + PVMT)	33585 SF	0.132 AC	34.8 %

TRIP GENERATION

ITE CODE	LAND USE	NO. UNITS	DAILY		PM PEAK HOUR	
			RATE	TRIPS	RATE	TRIPS
215	SINGLE FAMILY ATTACHED	3	7.20	22	0.79	3



ALL AGENCY PERMITS MUST BE SUBMITTED TO THE CITY PRIOR TO SCHEDULING A PRECONSTRUCTION MEETING.

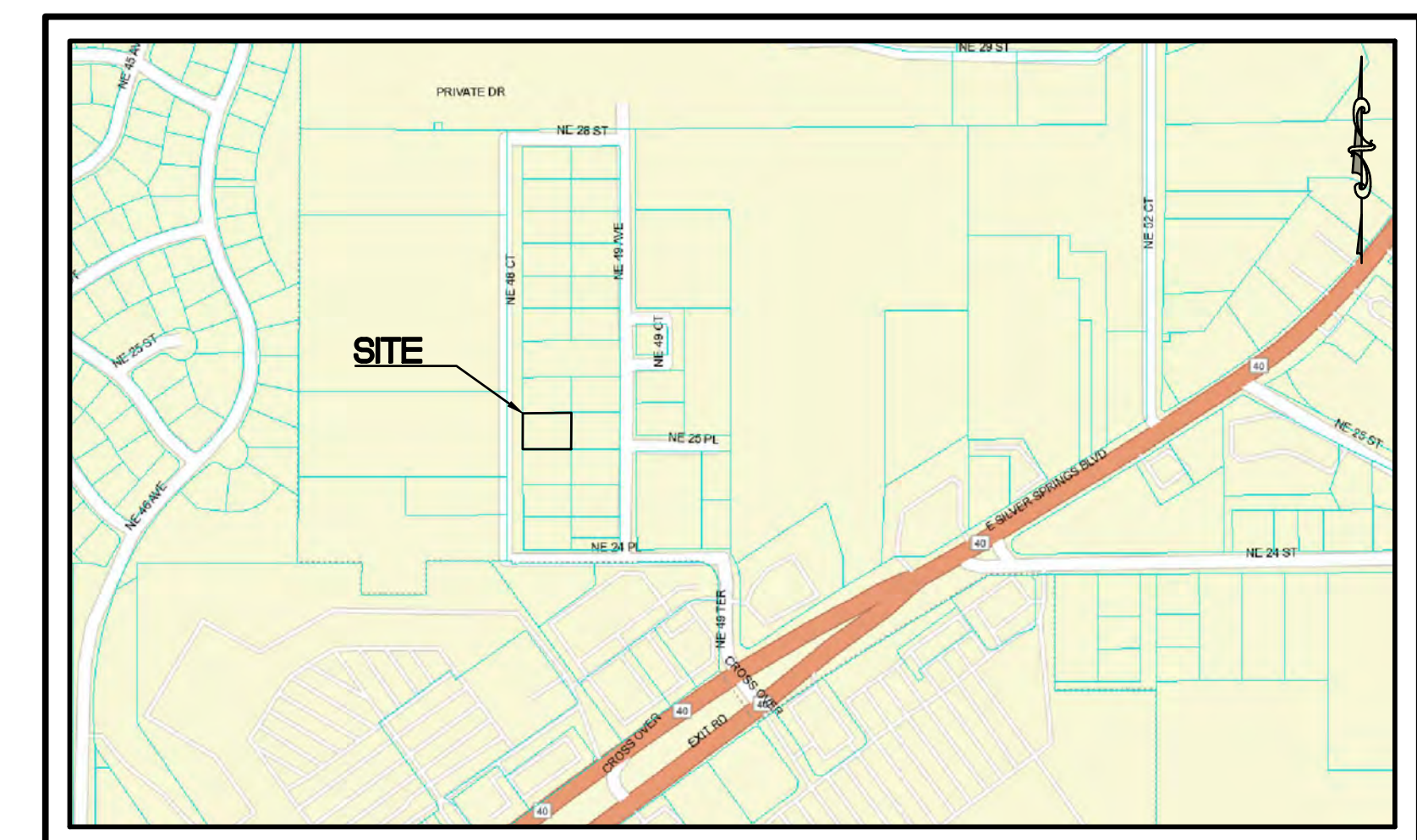
PROVIDE SCREENING DURING SITE CONSTRUCTION, TYPICALLY CONSIST OF A 6' CHAIN LINK FENCE WITH FABRIC. CONSTRUCTION SHALL ADHERE TO CITY'S CONSTRUCTION SITE MANAGEMENT GUIDELINES ORDINANCE 60-19.



Civil Engineering, Inc

1982 STATE ROAD 44, SUITE 360
NEW SMYRNA BEACH, FLORIDA 32168
PHONE (407) 325-5579

VICINITY MAP



ABBREVIATIONS

A A AREA AB ANCHOR BOLT ABD ABANDON(ED) AC ACRES AC-FT ACRE FOOT/FEET ACP ASBESTOS CEMENT PIPE ADDL ADDITIONAL ADT AVERAGE DAILY TRAFFIC AL ALUMINUM ALT ALTERNATE AM BEFORE NOON AMP AMPERE(S) APPROX APPROXIMATE ARV AIR RELEASE VALVE ARVV AIR RELEASE VACUUM VALVE ASPH ASPHALT ASSY ASSEMBLY AVE AVENUE AVG AVERAGE AZ AZIMUTH	F F&C FRAME AND COVER FD FLOOR DRAIN FDN FOUNDATION FLOR FLORIDA DEPARTMENT OF TRANSPORTATION FF FINISHED FLOOR FG FINISHED GRADE FH FIRE HYDRANT F&I FURNISH AND INSTALL FIGURE FIGURE FIN FINISHED FIT FITTING FL FENCE LINE FLR FLOOR FLEX FLEXIBLE FLG FLANGE FM FORCE MAIN FND FOUND FPH FEET PER HOUR FPM FEET PER MINUTE FPS FEET PER SECOND FT FOOT FTG FOOTING	P PC POINT OF CURVATURE PCC POINT OF COMPOUND CURVATURE PEP POLYETHYLENE PIPE PI PROFILE GRADE POINT PI POINT OF INTERSECTION P/L PROPERTY LINE PR POINT OF BEGINNING POJ PUSH ON JOINT PP POWER POLE PR PHONE RISER PRC POINT OF REVERSE CURVATURE PRESS PRESSURE PROJ PROJECT PROP PROPOSED PRVC POINT OF REVERSE VERTICAL CURVE PSF POUNDS PER SQUARE FOOT PSI POUNDS PER SQUARE INCH PT POINT OF TANGENCY PVC POLYVINYL CHLORIDE PVMT PAVEMENT PWR POWER	
B BFP BACKFLOW PREVENTER BL BASELINE BLDG BUILDING BLVD BOULEVARD BM BENCH MARK BND BOUNDARY BO BLOWOFF BOC BACK OF CURB BOT BOTTOM BRG BEARING BS BOTTOM OF SLOPE BV BUTTERFLY VALVE	G GA GAUGE GAL GALLON GALV GALVANIZED GM GAS MAIN GPD GALLONS PER DAY GPH GALLONS PER HOUR GPM GALLONS PER MINUTE GPS GALLONS PER SECOND GR REINFORCED GRD GROUND/GRADE GSP GALVANIZED STEEL PIPE GV GATE VALVE GV&B GATE VALVE AND BOX GW GUY WIRE GWT GROUND WATER TABLE	Q Q FLOW RATE	
C CAP CAPACITY CB CATCH BASIN CC CENTER TO CENTER CEM CEMENT CF CUBIC FEET CFM CUBIC FEET PER MINUTE CFS CUBIC FEET PER SECOND C&G CURB AND GUTTER CI CAST IRON CIP CAST IRON PIPE CJ CONSTRUCTION JOINT CL CENTER LINE CLP CONCRETE LIGHT POLE CLR CLEAR/CLEARANCE CLS GLASS CM CONCRETE MONUMENT CMP CORRUGATED METAL PIPE CMA CORRUGATED METAL PIPE ARCH CND CONDUIT CO. COUNTY COL CLEANOUT COL COLUMN COMP COMPLETE COND CONCRETE CONN CONNECTION CONSTR CONSTRUCTION CONT CONTINUOUS COORD COORDINATE(S) COR CORNER CPLG COUPLING CPP CONCRETE POWER POLE CS CONTROL STRUCTURE CTG COATING CTR CENTER CTV CABLE TELEVISION CULV CULVERT CY CUBIC YARD DYL CYLINDER	H HB HOSE BIBB HDPE HIGH DENSITY POLYETHYLENE HDW HARDWARE HCA HOME OWNERS ASSOCIATION HORIZ HORIZONTAL HP HORSEPOWER HR HOUR HT HEIGHT HW HEADWALL HWL HIGH WATER LEVEL HWY HIGHWAY HYD HYDRAULIC	R R RADIUS RCP REINFORCED CONCRETE PIPE RCPA REINFORCED CONCRETE PIPE ARCH RD ROAD RDY ROADWAY RED REDUCER REF REFERENCE REIN REINFORCE(D) REQD REQUIRED REV REVISION RPM REVOLUTIONS PER MINUTE RR RAILROAD RT RIGHT RV RELIEF VALVE R/W RIGHT-OF-WAY RWM REUSE WATER MAIN	
D DBL DOUBLE DEG OR DEGREE DEFL DEFLECT(ION) DEPT DEPARTMENT DET DETAIL DHWL DESIGN HIGH WATER LEVEL DI DIAMETER DIA DIAGONAL DIM DIMENSION DIP DUCTILE IRON PIPE DISCH DISCHARGE DIST DISTANCE DMH DROP MANHOLE DN DOWN DRN DRAIN DWC DRAWING DWY DRIVEWAY	J JB JUNCTION BOX JCT JUNCTION JST JOIST JT JOINT	S S SOUTH SAN SANITARY SEWER SB SPLASH BLOCK SCH SCHEDULE SD SIDE DRAIN SDN SHELF DRAIN SE SOUTHEAST SEC SECONDS SECT SECTION SH SHEET SHGWGT SEASONAL HIGH GROUND WATER TABLE SIM SIMILAR S/L SLOPE SM SHEET METAL SPEC SPECIFICATION(S) SQ SQUARE SQ IN SQUARE INCH(ES) SQ FT SQUARE FOOT/FEET SQ YD SQUARE YARD(S) SR STATE ROAD SS STAINLESS STEEL ST STREET STA STATION STD STANDARD STL STEEL STRUCTURE STS STORM SEWER SUP SUPPORT SUSP SUSPEND/SUSPENSION SVC SERVICE SW SWIMMING POOL SWK SIDEWALK SYM SYMBOL(S) SYM SYMMETRICAL SYSTEM	T T TANGENT TB TURFBLOCK TAB TOP AND BOTTOM T&B TEMPORARY BENCH MARK TC TIME OF CONCENTRATION TD TRENCH DRAIN TDH TOTAL DYNAMIC HEAD TECH TECHNICIAN/TECHNICAL TEMP TEMPORARY TL TERMINAL LAMPPOLE TOB TOP OF BOX TOC TOP OF CURB TOS TOP OF SLOPE TOT TOTAL TSP TOP OF SLOPE TWP TOWNSHIP TYP TYPICAL
E EA EAST EC EDGE OF CONCRETE ED ENERGY DISSIPATOR EF EACH FACE EFFL EFFLUENT EG EXISTING GRADE E/L EASEMENT LINE ELB ELBOW ELEC ELECTRIC ELEV ELEVATION ELLIP ELLIPSE/ELLIPTICAL ENC ENCASMENT ENG ENGINEERING EOP EDGE OF PAVEMENT EQ EQUAL/EQUATION EQUIP EQUIPMENT EQUIV EQUIVALENT ESEM EASEMENT EST ESTIMATE EW EACH WAY EWN ENDWALL EXC EXCAVATE/EXCAVATION EXIST EXISTING EXP EXPAND/EXPANSION EXT EXTEND/EXTENSION	L L LENGTH LAT LATITUDE LATL LATERAL LB POUND LF LINEAR FEET/FOOT LONG LONG LIM LIMIT(S) LP LIGHT POLE LONG LONG LT LEFT LWL LOW WATER LEVEL	U UB UNDERDRAIN UG UNDERGROUND UON UNLESS OTHERWISE NOTED UTC UNDERGROUND TELEPHONE CABLE	
M MAINT MAINTENANCE MATL MATERIAL MAX MAXIMUM MECH MECHANICAL ME MITERED END MFR MANUFACTURER MGD MILLION GALLONS PER DAY MH MANHOLE MHC MANHOLE COVER MHWL MEAN HIGH WATER LEVEL MIN MINIMUM MISC MISCELLANEOUS MJ MECHANICAL JOINT MLP METAL LIGHT POLE MLWL MEAN LOW WATER LEVEL MON MONUMENT MPH MILES PER HOUR MSL MEAN SEA LEVEL MTG MOUNTING	M M MAINTENANCE MATL MATERIAL MAX MAXIMUM MECH MECHANICAL ME MITERED END MFR MANUFACTURER MGD MILLION GALLONS PER DAY MH MANHOLE MHC MANHOLE COVER MHWL MEAN HIGH WATER LEVEL MIN MINIMUM MISC MISCELLANEOUS MJ MECHANICAL JOINT MLP METAL LIGHT POLE MLWL MEAN LOW WATER LEVEL MON MONUMENT MPH MILES PER HOUR MSL MEAN SEA LEVEL MTG MOUNTING	V VB VALVE BOX VC VERTICAL CURVE VCP VETRIFIED CLAY PIPE VERT VERTICAL VFC VERTICAL POINT OF CURVE VPI VERTICAL POINT OF INTERSECTION VPT VERTICAL POINT OF TANGENCY	
N NAWTH NORTH N NORTH NA NOT APPLICABLE N&C NAIL AND CAP NE NORTHEAST NG NATURAL GROUND NIC NOT IN CONTRACT NO OR # NUMBER NOM NOMINAL NTS NOT TO SCALE NW NORTHWEST NWL NORMAL WATER LEVEL	W W WEST W/ WITH WM WATER MAIN W/O WITHOUT WP WATER/WEATHER PROOF WPP WOOD POWER POLE WS WATER SURFACE WSWT WET SEASON WATER TABLE WT WEIGHT WV WATER VALVE WVF WELDED WIRE FABRIC WWM WELDED WIRE MESH	Y YD YARD YR YEAR	
O OC ON CENTER OD OUTSIDE DIAMETER OE OR EQUAL OPNG OPENING OPP OPPOSITE ORCP OVAL REINFORCED CONCRETE PIPE OS OUTFALL STRUCTURE OVL OVERFLOW OVHD OVERHEAD	W W WEST W/ WITH WM WATER MAIN W/O WITHOUT WP WATER/WEATHER PROOF WPP WOOD POWER POLE WS WATER SURFACE WSWT WET SEASON WATER TABLE WT WEIGHT WV WATER VALVE WVF WELDED WIRE FABRIC WWM WELDED WIRE MESH	MISC MISC MISCELLANEOUS	
APP APPROXIMATE ARV AIR RELEASE VALVE ANG AMERICAN WIRE GAUGE DI DUCTILE IRON DIP DUCTILE IRON PIPE E ELECTRIC CONDUCTOR FLG FLANGED FT FOOT FM FORCE MAIN GA GAUGE GALV GALVANIZED GRN GREEN GSP GALVANIZED STEEL PIPE GV GATE VALVE	ID INSIDE DIAMETER LF LINEAR FEET MAX MAXIMUM MIN MINIMUM MJ MECHANICAL JOINT NTS NOT TO SCALE OD OUTSIDE DIAMETER OS&Y OUTSIDE SCREW AND YOKER PUE PUBLIC UTILITY EASEMENT PVC POLYVINYL CHLORIDE R/W RIGHT OF WAY RPZ REDUCED PRESSURE ZONE SCH SCHEDULE	SP SQUARE FEET SIM SIMILAR SS STAINLESS STEEL TYP TYPICAL URD UNDERGROUND RESIDENTIAL DISTRIBUTION YEL YELLOW WM WATER MAIN WW WASTEWATER	

MARION COUNTY UTILITY DETAIL ABBREVIATIONS

EXISTING SYMBOLS

LINES CENTER LINE WIRE FENCE CHAIN LINK FENCE WOOD FENCE GUARDRAIL EXISTING PLATS RETAINING WALL RIGHT-OF-WAY LINE SHORELINE SWALE	LINES BUILDING LINE CONTOURS RAILROAD TRACKS GAS MAIN UNDERGROUND ELECTRIC UNDERGROUND TELEPHONE UNDERGROUND CABLE TELEVISION EASEMENT
SANITARY SANITARY SEWER LINE CLEANOUT WATER MAIN PVC PIPE REUSE WATER MAIN BACKFLOW PREVENTOR	SANITARY EX. FM FORCE MAIN MANHOLE WATER VALVE FIRE HYDRANT WATER METER
WATER + REUSE WATER WATER MAIN PVC PIPE REUSE WATER MAIN BACKFLOW PREVENTOR	WATER + REUSE WATER WATER VALVE FIRE HYDRANT WATER METER
STORM DRAIN STORM SEWER MANHOLE MITERED END STORM INLET FDOT TYPE 6 INLET	STORM DRAIN FDOT TYPE 1 INLET FDOT TYPE 2 INLET FDOT TYPE 3 INLET FDOT TYPE 4 INLET FDOT TYPE 5 INLET
HIGHWAY + UTILITIES BENCHMARK RECOVERED 4x4 CM SET 4x4 CM SET IRON ROD RECOVERED IRON ROD CONCRETE COUNTY ROADS INTERSTATE ROADS STATE ROADS WOOD AND/OR METAL LIGHT POLE CONCRETE LIGHT POLE YARD LIGHT MISCELLANEOUS SIGN SECTION CORNER EDGE OF PAVEMENT W/O CURB EDGE OF PAVEMENT W/CURB	HIGHWAY + UTILITIES GUY POLE WOOD UTILITY POLE CONCRETE UTILITY POLE ELECTRIC MANHOLE TELEPHONE MANHOLE TELEPHONE RISER ELECTRIC BOX / TRANSFORMER WELL MONITORING WELL DUMPSTER RR CROSSING SIGN RR CROSSING GATE TRAFFIC SIGNAL POLE SATTELLITE DISH GUY WIRE HANDICAP PARKING SPOT ELEVATION

PROPOSED SYMBOLS

LINES BOUNDARY CONSERVATION SETBACK CENTER LINE CHAIN LINK FENCE CONTOUR EASEMENT FENCE GUARDRAIL LOT LINE PROPERTY LINE RETAINING WALL RIGHT-OF-WAY LINE SETBACK LINE SHORELINE SWALE TREE LINE	STORM DRAIN 100 LF STS 24 HDPE @ 0.20% 100 LINEAR FEET STORM PIPE 24" HIGH DENSITY POLYETHYLENE PIPE @ 0.20% UNDERDRAIN 6" HDPE PIPE DRAINAGE FLOW DIRECTION FDOT INLET TYPE 1 FDOT INLET TYPE 2 FDOT INLET TYPE 3 FDOT INLET TYPE 4 FDOT INLET TYPE 5 FDOT INLET TYPE 6 MANHOLE MITERED END SECTION SLOPE DIRECTION ARROW FOR POND SIDE SLOPE SPOT ELEVATION STORM INLET
SANITARY 100 LF SAN 8 PVC 0.40% 100 LINEAR FEET SANITARY 8" PVC PIPE @ 0.40% SLOPE CLEANOUT DOUBLE SANITARY SERVICE FORCE MAIN PVC PIPE MANHOLE	SANITARY 100 LINEAR FEET SANITARY 8" PVC PIPE @ 0.40% SLOPE CLEANOUT DOUBLE SANITARY SERVICE FORCE MAIN PVC PIPE MANHOLE
WATER + REUSE WATER WATER MAIN PVC OR DIP PIPE 11 1/2' BEND 22 1/2' BEND 45' BEND 90' BEND TEE CROSS CHECK VALVE DOUBLE DETECTOR CHECK VALVE DOUBLE WATER SERVICE SINGLE WATER SERVICE VALVE (TYPE SPECIFIED ON PLANS) FIRE HYDRANT METER REDUCER BLOWOFF BACKFLOW PREVENTER SAMPLE POINT UNDERDRAIN CEANOUT RECLAIM WATER MAIN DOUBLE REUSE WATER SERVICE AIR RELEASE VALVE	WATER + REUSE WATER WATER MAIN PVC OR DIP PIPE 11 1/2' BEND 22 1/2' BEND 45' BEND 90' BEND TEE CROSS CHECK VALVE DOUBLE DETECTOR CHECK VALVE DOUBLE WATER SERVICE SINGLE WATER SERVICE VALVE (TYPE SPECIFIED ON PLANS) FIRE HYDRANT METER REDUCER BLOWOFF BACKFLOW PREVENTER SAMPLE POINT UNDERDRAIN CEANOUT RECLAIM WATER MAIN DOUBLE REUSE WATER SERVICE AIR RELEASE VALVE
HIGHWAY + UTILITIES BOUND CORNER CONCRETE COUNTY ROADS DETAIL REFERENCE DUMPSTER PAD FINISHED FLOOR ELEVATION W/ FHA LOT TYPE GUY POLE HANDICAP PARKING INTERSTATE ROADS LIGHT POLE SIGNS SECTION CORNER STATE ROADS SILT FENCE TRAFFIC FLOW PAVEMENT MARKING UTILITY POLE BLDG OR STRUCTURE TYPE F CURB & GUTTER MIAMI CURB CROSS SECTION DETAIL	HIGHWAY + UTILITIES BOUND CORNER CONCRETE COUNTY ROADS DETAIL REFERENCE DUMPSTER PAD FINISHED FLOOR ELEVATION W/ FHA LOT TYPE GUY POLE HANDICAP PARKING INTERSTATE ROADS LIGHT POLE SIGNS SECTION CORNER STATE ROADS SILT FENCE TRAFFIC FLOW PAVEMENT MARKING UTILITY POLE BLDG OR STRUCTURE TYPE F CURB & GUTTER MIAMI CURB CROSS SECTION DETAIL

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SYMBOLS AND ABBREVIATIONS
FOR
MARION TRIPLEX
MARION COUNTY FLORIDA

OWNER(S):
MALAK, LLC
1700 56TH STREET, UNIT 108
ORLANDO, FL 32839
(813) 786-1629

ENGINEER IN CHARGE:
DAVID F. GLUNT, PE #9459
CERTIFICATE OF AUTHORIZATION NO. 33151

NO.	DATE	REVISIONS

JOB # 2023-009
DATE: 12/11/2023
SCALE: 1:1
DESIGNED BY: DFG
DRAWN BY: JDU
APPROVED BY: DEG

C:\Users\David\OneDrive - sprucecreek.com\Projects\2023-012 Marion Triplex\Drawings\Sheets\NOTES.dwg Layout 2: SYMBOLS AND ABBREVIATIONS Plot Date: 12/25/2024 8:59 AM By: David Glunt

GENERAL NOTES

- ALL CONSTRUCTION WORK SHALL BE IN ACCORDANCE WITH THE LATEST MARION COUNTY DETAILS & THE F.D.O.T. "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" ADOPTED IN 1991 BY THE STATE OF FLORIDA, AND ALL SUPPLEMENTS THERETO, AND THE "ROADWAY TRAFFIC DESIGN STANDARDS", WHICHEVER IS MORE STRINGENT.
- THE LOCATIONS OF EXISTING UTILITIES SUCH AS WATER MAINS, SEWER, GAS LINES, ETC., AS SHOWN ON THE PLANS HAVE BEEN DETERMINED FROM THE BEST AVAILABLE INFORMATION, AND ARE PROVIDED FOR THE CONVENIENCE OF THE CONTRACTOR. HOWEVER, THE ENGINEER AND OWNER DO NOT ASSUME RESPONSIBILITY FOR THE SIZES AND LOCATIONS SHOWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFICATION OF THE SIZE AND LOCATION OF ALL EXISTING UTILITIES SHOWN AND NOT SHOWN ON THESE PLANS.
- PRIOR TO COMMENCEMENT OF CONSTRUCTION, THE CONTRACTOR SHALL MEET AND SUBMIT A CONSTRUCTION SCHEDULE TO THE ARCHITECT/ENGINEER. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO SECURE ANY AND ALL NEEDED LICENSES AND PERMITS REQUIRED FOR CONSTRUCTION PURPOSES.
- CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL SETBACKS AND EASEMENTS BEFORE BEGINNING CONSTRUCTION.
- BENCHMARKS AND OTHER REFERENCE POINTS SHALL BE CAREFULLY MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD. IF DISTURBED OR DESTROYED, THESE POINTS SHALL BE REPLACED BY A FLORIDA P.L.S. AT CONTRACTOR'S EXPENSE.
- THE CONTRACTOR IS DIRECTED TO NOTIFY SPRUCE CREEK CIVIL ENGINEERING INC., PHONE (407) 325-5579, FOR PROBLEMS REQUIRING DEVIATION FROM THESE PLANS AND SPECIFICATIONS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR DEMOLITION AND REMOVAL OF ALL EXISTING STRUCTURES, ETC., UNLESS OTHERWISE NOTED. ALL SOIL STRIPINGS AND ANY UNSUITABLE MATERIAL SHALL BE REMOVED FROM THE SITE AND DISPOSED OF BY THE CONTRACTOR UNLESS OTHERWISE DIRECTED BY THE OWNER.
- THE CONTRACTOR SHALL PROTECT ALL EXISTING STRUCTURES AND UTILITIES NOTED TO REMAIN, FROM DAMAGE OR DISPLACEMENT DURING CONSTRUCTION. IN THE EVENT OBSTRUCTIONS ARE ENCOUNTERED, THE CONTRACTOR SHALL PROMPTLY NOTIFY THE ENGINEER AND THE UTILITY COMPANY. THE CONTRACTOR WILL BE RESPONSIBLE FOR ALL COSTS INCURRED TO REPAIR DAMAGE OR CORRECT DISPLACEMENT.
- THE CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO PROTECT ALL TREES AND OTHER VEGETATION OUTSIDE THE LIMITS OF CONSTRUCTION.
- WHEN DETAILS ARE PROVIDED, CONTRACTOR SHALL CONSTRUCT JOB PER SPECIFIC DETAILS, AND NOT BY SCALING FROM THESE PLANS.
- ROADWAY MARKING, STRIPING, SIGNS AND OTHER TRAFFIC CONTROL DEVICES SHALL BE IN ACCORDANCE WITH "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS" (MUTCD) AND SUBSEQUENT REVISIONS AND ADDENDUMS, AS PUBLISHED FLORIDA DEPT. OF TRANSPORTATION AND MARION COUNTY STANDARDS AND SPECIFICATIONS.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE ANY REQUIRED TRAFFIC CONTROL PLANS. ALL WORK SHALL BE EXECUTED UNDER THE ESTABLISHED PLAN AND FLORIDA DEPT. OF TRANSPORTATION AND MARION COUNTY APPROVED PROCEDURES.
- THE CONTRACTOR SHALL RESTORE OFF SITE CONSTRUCTION AREAS TO EQUAL OR BETTER CONDITION THAN EXISTED PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- AS-BUILT DRAWINGS SHALL BE KEPT BY THE CONTRACTOR AND SUBMITTED TO THE PROJECT ENGINEER UPON PROJECT COMPLETION.
- CONTRACTOR SHALL COMPLY WITH ALL MARION COUNTY REQUIREMENTS FOR INSPECTION AND TESTING.
- SUBJECT PROPERTY IS UNDER CONTROL OR OWNED BY APPLICANT.
- TOPOGRAPHY PROVIDED BY GLOBAL PROJECTS SURVEYING.
- MARION COUNTY IS THE WATER SERVICE PROVIDER.
- ALL SANITARY SEWER IS PROPOSED TO BE DESIGNED AS SEPTIC SYSTEMS.
- ALL NEW UTILITIES AND UPGRADED UTILITIES PROVIDED TO OR ON THE SITE MUST BE INSTALLED UNDERGROUND.
- CHAPTER 17-153 OF THE FLORIDA STATUTES REQUIRES THAT AN EXCAVATOR NOTIFY ALL GAS UTILITIES A MINIMUM OF TWO WORKING DAYS PRIOR TO EXCAVATION.
- CONTRACTOR TO FOLLOW STANDARD PROTECTION MEASURES FOR PROTECTED SPECIES PER THE REPORT BY VERDE ENVIRONMENTAL, DATED MAY 29, 2023.
- THE PROPERTY OWNER WILL PROVIDE FOR MANAGEMENT OF ALL COMMON AREAS AND FACILITIES AND WILL BE RESPONSIBLE FOR THE STORM SEWER SYSTEM INCLUDING THE TRANSFER PIPING INSTALLED UNDER ROADS. ALL OTHER STORM WATER COMPONENTS IN A PUBLIC RIGHT-OF-WAY WILL BE MAINTAINED BY MARION COUNTY.

WATER

- ALL MATERIALS AND CONSTRUCTION REQUIREMENTS FOR THE FIRE SERVICE, WATER LINES, CHECK VALVE, BACK FLOW PREVENTERS, ETC., SHALL BE IN ACCORDANCE WITH MARION COUNTY'S STANDARD DETAILS AND LAND DEVELOPMENT CODES (L.D.C.). POTABLE WATER SYSTEM UP TO THE METER IS TO BE OWNED/MAINTAINED BY MARION COUNTY. ALL MATERIAL AND CONSTRUCTION METHODS FOR THE WATER DISTRIBUTION SYSTEM SHALL MEET MARION COUNTY'S REQUIREMENTS AS OUTLINED ON THE COUNTY UTILITY DETAILS SHEET IN THESE PLANS.
- THE CONTRACTOR SHALL LAY THE WATER LINE AND SERVICES A MINIMUM OF THREE (3) FEET BELOW FINISHED GRADE, TO THE TOP OF PIPE.
- THE WATER MAIN SHALL BE LOCATED ABOVE THE STORMWATER AND SANITARY MAINS AT CONFLICTS WHERE POSSIBLE.
- (1) HORIZONTAL SEPARATION BETWEEN UNDERGROUND WATER MAINS AND SANITARY OR STORM SEWERS, WASTEWATER OR STORMWATER FORCE MAINS, RECLAIMED WATER PIPELINES, AND ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEMS.
 - NEW OR RELOCATED, UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST THREE FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED STORM SEWER, STORMWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, E.A.C.
 - NEW OR RELOCATED, UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST THREE FEET, AND PREFERABLY TEN FEET, BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED VACUUM-TYPE SANITARY SEWER.
 - NEW OR RELOCATED, UNDERGROUND WATER MAINS SHALL BE LAID 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 III OF CHAPTER 62-610, E.A.C. THE MINIMUM HORIZONTAL SEPARATION DISTANCE BETWEEN WATER MAINS AND GRAVITY- OR PRESSURE-TYPE SANITARY SEWERS SHALL BE REduced TO THREE FEET WHERE THE BOTTOM OF THE WATER MAIN IS LAID AT LEAST SIX INCHES ABOVE THE TOP OF THE SEWER.
 - NEW OR RELOCATED, UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST TEN FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND ALL PARTS OF ANY EXISTING OR PROPOSED "ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEM" AS DEFINED IN SECTION 381.0095(2), ES., AND RULE 64E-6.002, F.A.C.
- VERTICAL SEPARATION BETWEEN UNDERGROUND WATER MAINS AND SANITARY OR STORM SEWERS, WASTEWATER OR STORMWATER FORCE MAINS, AND RECLAIMED WATER PIPELINES.
 - NEW OR RELOCATED, UNDERGROUND WATER MAINS CROSSING ANY EXISTING OR PROPOSED GRAVITY- OR PRESSURE-TYPE SANITARY SEWER SHALL BE LAID 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 LAID 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 IN PARAGRAPHS (A) AND (B) 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, STORM SEWERS, STORMWATER FORCE MAINS, OR PIPELINES CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, E.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 III OF CHAPTER 62-610, E.A.C.
- WATER LINES LESS THAN 4" IN DIAMETER SHALL BE PVC PIPE NSF LOGO SUITABLE FOR POTABLE WATER (200 PSI). IF INSTALLING PVC PIPE LESS THAN 4" IN DIAMETER THEN MUST CONFORM TO ASTM 1785(SCHEDULE 40, 80, 120) OR ASTM 2241(SDR21, MINIMUM PC 200).
- ALL 4"-12" WATER LINES SHALL BE PVC PIPE AWWA C-900, DR 18 OR HDPE DR11, MECHANICAL JOINTS AND RUBBER COMPRESSION RING JOINTS CONFORMING TO ASTM D3139. FROM P.O.S. FORWARD AS DESIGNATED BY F.S. 633. SHALL BE DR-14 AND TESTED AT 200 PSI FOR TWO HOURS. ALL 14"-18" WATERLINES SHALL BE DIP CL52 AWWA C-151 OR HDPE DR-11. MECHANICAL JOINTS AND RUBBER COMPRESSION RING JOINTS CONFORMING TO ASTM D3139 UNLESS OTHERWISE SPECIFIED.
- GATE VALVES SHALL CONFORM TO AWWA C-509-87, WITH WRENCH NUT EXTENSION STEMS AND OTHER APPURTENANCES AS REQUIRED. THEY SHALL BE IRON BODY, FULL BRONZE MOUNTED, DOUBLE DISK, RESILIENT SEAT, NON-RISING STEM VALVES WITH O-RING SEALS AND CONNECTIONS AS CALLED FOR ON THE PLANS. ALL TEES, CAPS, PLUGS, BENDS, VALVES, ETC., SHALL BE PROVIDED WITH GRIP RING RESTRAINTS.
- THE CONTRACTOR SHALL TAPE 14 GAUGE SOLID LOCATOR WIRE TO ALL WATER LINES AT 10' +/- INTERVALS. WIRE CONNECTIONS TO BE SILICONE FILLED SELF SEALING TYPE CONNECTOR APPROVED BY MARION COUNTY.
- SERVICE MAINS FOR FIRE HYDRANTS SHALL BE INSTALLED IN ACCORDANCE WITH THE NFPA CURRENT EDITION AT THE TIME OF CONSTRUCTION.
- NEW FIRE HYDRANTS SHALL BE INSTALLED SO THAT 4-1/2" INCH PORT IS FACING THE ROADWAY BY WHICH IT IS ACCESSSED. HYDRANTS SHALL BE POSITIONED NOT MORE THAN 10 FEET AWAY FROM THE CURB OR BERM OF THE ROADWAY.
- SPRUCE CREEK CIVIL ENGINEERING, INC. AND THE MARION COUNTY PUBLIC SERVICE WATER AND WASTEWATER DIVISION SHALL BE NOTIFIED A MINIMUM OF FORTY EIGHT HOURS (2 FULL WORKING DAYS) PRIOR TO TESTING AND DISINFECTION OF THE WATER LINES.
- HYDROSTATIC TESTS CONSISTING OF PRESSURE TEST AND LEAKAGE TEST SHALL BE CONDUCTED ON ALL NEWLY-INSTALLED WATER DISTRIBUTION SYSTEM PRESSURE PIPES AND APPURTENANCES. THE TESTS SHALL BE IN ACCORDANCE WITH PROVISIONS OF AWWA C600 OR M23 AS APPLICABLE. A MARION COUNTY INSPECTOR MUST BE PRESENT.
- DISINFECTION OF THE WATER DISTRIBUTION SYSTEM SHALL BE PERFORMED IN ACCORDANCE WITH AWWA C651-DISINFECTING WATER MAIN. SAMPLING AND TESTING SHALL BE PERFORMED BY THE CONTRACTOR. INSTALL BLOWOFFS/SAMPLING POINTS EVERY 1000 FEET. SAMPLE QUANTITIES AND SAMPLING FREQUENCY SHALL BE AS THE COUNTY DESIGN AND CONSTRUCTION MANUAL.
- THE CONTRACTOR SHALL SUPPLY COMPLETE "AS-BUILT" INFORMATION RELATIVE TO LOCATION OF ALL WATER LINES AND SERVICES. THE INFORMATION SHALL BE SUBMITTED ON LEGIBLY MARKED-UP PRINTS TO THE ENGINEER WITHIN TWO (2) WEEKS OF THE COMPLETION OF THE WATER LINE CONSTRUCTION. MARION COUNTY WILL NOT ACCEPT ANY LINE PRIOR TO RECEIVING A COPY OF THE AS-BUILT DRAWINGS.

- CONTRACTOR SHALL SCHEDULE ALL TESTING TO ALLOW THE ENGINEER'S ATTENDANCE. FAILURE TO PROPERLY NOTIFY THE ENGINEER MAY RESULT IN RETESTING AT THE ENGINEERS OPTION AND AT THE CONTRACTOR'S EXPENSE.
- POTABLE WATER SYSTEM TO BE OWNED & MAINTAINED BY MARION COUNTY. COUNTY TO OWN SYSTEM UP TO METER, AN EASEMENT WILL BE PROVIDED FOR ALL UTILITIES TO BE MAINTAINED BY THE COUNTY.
- BLUE REFLECTORS SHALL BE INSTALLED IN THE MIDDLE OF THE TRAFFIC LANE NEAREST THE HYDRANT PER SFC 602.5.3.
- NEW HYDRANTS SHALL BE TESTED AND IN PROPER WORKING ORDER WITH DOCUMENTATION SUPPLIED TO THE FIRE MARSHAL PRIOR TO ANY COMBUSTIBLE CONSTRUCTION.
- TO MAKE WET TAPS USE EITHER DUCTILE IRON MECHANICAL JOINT OR FABRICATED STEEL TAPPING SLEEVE. THIS TAPPING SLEEVE SHALL BE PROPERLY RECESSED FOR TAPPING VALVE. TAPPING VALVE SHALL BE RESILIENT SEATED GATE VALVE CON-FORMING TO ANSI/AWWA C509 WITH 2" SQUARE OPERATOR NUT. MATERIAL SPECIFICATIONS ARE PER THE MARION COUNTY LDC WATER DISTRIBUTION SYSTEMS.
- ALL WATER SERVICE LATERALS OR STUBOUTS SHALL BE CLEARLY MARKED BY ETCHING OR CUTTING IN THE CONCRETE CURB AND "S" FOR SANITARY AND A "W" FOR WATER. WHERE CURB DOES NOT EXIST OR IS NOT PLANNED, SERVICE LINE LOCATIONS SHALL BE ADEQUATELY MARKED BY A METHOD APPROVED BY MARION COUNTY.
- A CONSTRUCTION METER IS REQUIRED BY MARION COUNTY.
- CURB STOP LOOKS ARE REQUIRED ON THE SERVICES PER MARION COUNTY.
- SERVICES SHALL BE BURIED AFTER FINAL WALK THRU ACCEPTANCE.
- THE CONTRACTOR SHALL PROVIDE TEST ASSEMBLIES AND TRACER WIRE TO BOTH METALLIC AND NON-METALLIC PIPE AS PER MARION COUNTY DESIGN STANDARDS AND DETAILS.
- FOR "HOT-TAP" CONNECTIONS TO EXISTING PIPING, THE CONTRACTOR AND SHALL RETAIN AND USE A COUNTY PRE-APPROVED SPECIALTY CONTRACTOR.

PAVING AND DRAINAGE

- THE CONTRACTOR SHALL CONSTRUCT PAVEMENT IN ACCORDANCE WITH TYPICAL PAVEMENT SECTIONS AND MARION COUNTY SPECIFICATIONS. THE FINISHED GRADES SHALL CONFORM TO THOSE SPECIFIED ON THE GRADING PLAN.
- EXCAVATION, PAVING AND STORM SEWER WORK SHALL BE DONE IN ACCORDANCE WITH F.D.O.T. "STANDARD SPECIFICATION FOR ROAD AND BRIDGE CONSTRUCTION" AND THE MARION COUNTY SPECIFICATIONS.
- UNLESS OTHERWISE NOTED, GRADE TO MEET EXISTING ELEVATIONS AT PROPERTY LINES. CONTRACTOR SHALL PROVIDE POSITIVE DRAINAGE OF THE SITE TO THE RETENTION PONDS AS SHOWN BY PROPOSED GRADES AND FLOW ARROWS.
- DURING CONSTRUCTION, THE CONTRACTOR SHALL PROVIDE ADEQUATE DRAINAGE AND PROPER SOIL EROSION CONTROL MEASURES FOR PROTECTION OF ALL DRAINAGE AND SEWER STRUCTURES AND AT ALL ADJACENT LANDS AND ROADS. CONTRACTOR SHALL PROVIDE EROSION AND SEDIMENT CONTROL DURING THE CONSTRUCTION PHASE PER SRWMD, FDEP, MARION COUNTY AND FDOT REQUIREMENTS.
- THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ANY AND ALL GEOTECHNICAL REPORTS PREPARED FOR THE SITE. ALL SITE GRADING IS TO CONFORM TO THE GEOTECHNICAL REPORT, SPECIFICATIONS AND DETAILS.
- SOIL BORINGS AND SOIL ENGINEERING SERVICES HAVE BEEN PROVIDED BY ARDAMAN & ASSOCIATES, INC. AND ADDITIONAL SERVICES WILL BE PROVIDED TO THE CONTRACTOR UPON REQUEST TO THE OWNER. THIS ENGINEERING FIRM ASSUMES NO RESPONSIBILITY FOR THE CORRECTNESS, ACCURACY AND COMPLETENESS OF THEIR WORK. EXCAVATION OF UNSUITABLE FILL AND COMPACTION SHALL BE DONE IN ACCORDANCE WITH THE SOILS REPORTS PREPARED BY ARDAMAN & ASSOCIATES, INC.
- THE SITE SHALL BE CLEARED OF ALL TREES EXCEPT THOSE WHICH ARE DESIGNATED TO BE SAVED OR RELOCATED. BEFORE CONSTRUCTION, THE CONTRACTOR SHALL MEET AT THE SITE WITH THE OWNER. AT THIS TIME, ANY TREES TO BE SAVED SHALL BE POINTED OUT AND TAGGED. THESE TREES SHALL BE PROTECTED FROM DAMAGE. AN ARBOR PERMIT MAY BE REQUIRED FROM THE CITY PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- THE CONTRACTOR SHALL LOCATE ALL UTILITIES OR UNDERGROUND STRUCTURES PRIOR TO CONSTRUCTION AND NOTIFY EACH RESPECTIVE UTILITY OWNER FORTY-EIGHT HOURS (TWO WORKING DAYS) PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- THE CONTRACTOR IS DIRECTED TO NOTIFY SPRUCE CREEK CIVIL ENGINEERING, INC. IF A PAVEMENT OR FOUNDATION STAKE IS DISTURBED, AND/OR OF PROBLEMS REQUIRING DEVIATION FROM THESE PLANS AND SPECIFICATIONS.
- THE CONTRACTOR SHALL INSTALL DROP CURBS AND HANDICAP RAMPS AT ALL INTERSECTIONS OF THE SIDEWALK WITH THE PROPOSED PAVEMENT TO MEET MARION COUNTY AND A.D.A. SPECIFICATIONS.
- ALL MANHOLE AND INLET STRUCTURES SHALL BE PRECAST CONCRETE.
- THE CONTRACTOR SHALL USE CONCRETE WITH A MIN. 28 DAY STRENGTH OF 3,000 P.S.I.
- ALL SIDEWALK WIDTHS SHALL BE 5' OR AS NOTED AND SHALL HAVE 1" DEEP GROUPE JOINTS EVERY 5' AND AN EXPANSION JOINT EVERY 20' MIN. SIDEWALK SLOPES SHALL BE 2% MAX. CROSS SLOPE. MINIMUM LENGTH OF SIDEWALK SECTION SHALL BE 20'.
- PROVIDE F.D.O.T. TYPE III SILT FENCE ALONG THE PROPERTY LINES DURING CONSTRUCTION AS REQUIRED TO PREVENT SEDIMENTATION.
- ALL TEST REPORTS GENERATED BY A TESTING FIRM ARE TO HAVE COPIES SENT DIRECTLY TO MARION COUNTY AS SOON AS THEY ARE GENERATED. CLEARANCE FROM MARION COUNTY SHALL BE RECEIVED PRIOR TO PAVING.
- CONTRACTOR SHALL COMPLY WITH ALL OF MARION COUNTY REQUIREMENTS FOR INSPECTION AND TESTING.
- ALL CONCRETE PIPE JOINTS SHALL BE WRAPPED IN FILTER FABRIC.
- ALL PAVEMENT MARKING, STRIPING, SIGNS AND OTHER TRAFFIC CONTROL EQUIPMENT AND INSTALLATION SHALL MEET MARION COUNTY TRANSPORTATION ENGINEERING AND FEDERAL BUREAU MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.) STANDARDS AND REGULATIONS AND REQUIREMENTS AS WELL AS THE MARION COUNTY LAND DEVELOPMENT CODE (L.D.C.).
- REGULATORY SIGNS AND MARKINGS SHALL BE IN PLACE PRIOR TO FINAL INSPECTION FOR PAVING AND DRAINAGE IMPROVEMENTS.
- PAVEMENT RETURN RADII SHALL BE MEASURED FROM THE EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
- CONCRETE SIDEWALKS TO BE CONSTRUCTED WITH INFRASTRUCTURE.
- ALL DISTURBED AREAS WITHIN MARION COUNTY OR FDOT RIGHT-OF-WAY SHALL BE SODDED.
- PONDS AND SWALES WILL BE SODDED AND CONSTRUCTED ALONG WITH THE INFRASTRUCTURE.
- POND SLOPES AND BERMS SHALL BE SODDED TO BOTTOM.
- CONTRACTOR IS TO ADJUST FINAL GRADES AT ENTRANCE AS REQUIRED TO MAINTAIN ADEQUATE SITE DISTANCE AS SHOWN BY SITE DISTANCE TRIANGLES ON PLANS. THIS WILL ALLOW FOR MAXIMUM PRESERVATION OF EXISTING TREES.
- ROADWAYS AND PARKING AREAS ARE DESIGNED IN SUBSTANTIAL ACCORDANCE WITH THE APPLICABLE STANDARDS AS SET FORTH IN THE "MANUAL OF UNIFORM MINIMUM STANDARDS FOR DESIGN, CONSTRUCTION AND MAINTENANCE FOR STREETS AND HIGHWAYS" AS PREPARED BY FDOT, LATEST EDITION AND MARION COUNTY SPECIFICATIONS.
- THE CONTRACTOR SHALL RESTORE OFF SITE CONSTRUCTION AREAS TO EQUAL OR BETTER CONDITION THAN EXISTED PRIOR TO COMMENCEMENT OF CONSTRUCTION.

UTILITY COMPANIES:

ELECTRIC:
 OCALA ELECTRIC UTILITY
 1805 NE 30TH AVE BLDG 400
 OCALA, FL 34471
 PHONE: (352) 629-2489

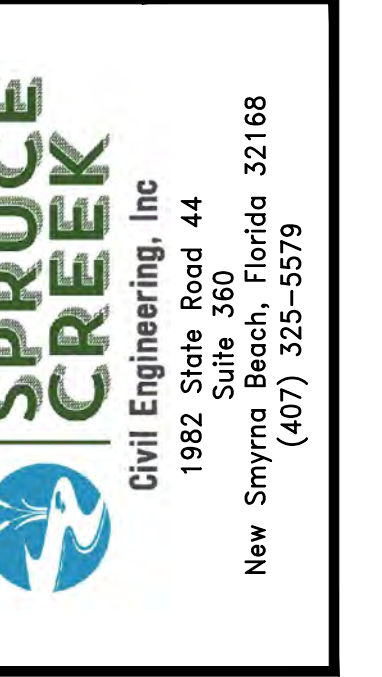
WATER/SEWER UTILITIES:
 MARION COUNTY UTILITIES
 11800 SE U.S. HIGHWAY 441
 BELLEVUE, FL 34420
 PHONE: (352) 307-6000

STORMWATER POLLUTION PREVENTION NOTES:

- THE CONTRACTOR SHALL EXECUTE ALL MEASURES NECESSARY TO LIMIT THE TRANSPORT OF SEDIMENTS OUTSIDE THE LIMITS OF THE PROJECT TO THE VOLUME AND AMOUNT THAT ARE EXISTING PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. THIS CONDITION WILL BE SATISFIED FOR THE TOTAL ANTICIPATED CONSTRUCTION PERIOD. PROVISION MUST BE MADE TO PRESERVE THE INTEGRITY GRADING PATTERNS, ETC. REQUIRED TO MEET THIS PROVISION THROUGHOUT THE LIFE OF THE CONSTRUCTION. THE CONTRACTOR SHALL PROVIDE HAY BALES, SILT BARRIERS, TEMPORARY GRASSING, ETC. AS REQUIRED TO FULLY COMPLY WITH THE INTENT OF THIS SPECIFICATION.
- NO EXCAVATED MATERIAL SHALL BE STOCKPILED IN SUCH A MANNER AS TO DIRECT RUNOFF DIRECTLY OFF THE PROJECT SITE OR INTO ANY ADJACENT WATER BODY OR STORMWATER COLLECTION FACILITY.
- THE SURFACE AREA OF OPEN, RAW ERODIBLE SOIL EXPOSED BY CLEARING AND GRUBBING OPERATIONS OR EXCAVATION AND FILLING OPERATIONS SHALL BE CONTROLLED, SO THAT THIS OPERATION WILL NOT SIGNIFICANTLY AFFECT OFF-SITE DEPOSIT OF SEDIMENTS.
- INLETS AND CATCH BASINS SHALL BE PROTECTED FROM SEDIMENT LADEN STORMWATER RUNOFF UNTIL THE COMPLETION OF ALL CONSTRUCTION OPERATIONS THAT MAY CONTRIBUTE SEDIMENT TO THE INLET.
- AREAS OPENED BY CONSTRUCTION OPERATIONS THAT ARE NOT ANTICIPATED TO BE DRESSED OR RECEIVE FINAL GRASSING TREATMENT WITHIN THIRTY DAYS SHALL BE SEEDED WITH A QUICK GROWING GRASS SPECIES WHICH WILL PROVIDE AN EARLY COVER, DURING THE SEASON IN WHICH IT IS PLANTED. TEMPORARY SEEDING SHALL BE CONTROLLED SO AS TO NOT ALTER OR COMPETE WITH PERMANENT GRASSING. THE RATE OF SEEDING SHALL BE 30 POUNDS PER ACRE.
- THE SEEDED OR SEEDER AND MULCHED AREA(S) SHALL BE ROLLED AND WATERED AS REQUIRED TO ASSURE OPTIMUM GROWING CONDITIONS FOR THE ESTABLISHMENT OF A GOOD GRASS COVER.
- IF AFTER 14 DAYS, THE TEMPORARY GRASSES AREAS HAVE NOT ATTAINED A MINIMUM OF 75% GOOD GRASS COVER, THE AREA WILL BE REWORKED AND ADDITIONAL SEED APPLIED TO ESTABLISH THE DESIRED VEGETATION COVER.
- ALL FEATURES OF THE PROJECT SHALL BE CONSTRUCTED TO PREVENT EROSION AND SEDIMENT AND SHALL BE MAINTAINED DURING THE LIFE OF THE CONSTRUCTION SO AS TO FUNCTION PROPERLY WITHOUT THE TRANSPORT OF SEDIMENTS OUTSIDE THE LIMITS OF THE PROJECT.
- ALL DISTURBED AREAS OUTSIDE THE EXCAVATION AND FILL LIMITS WILL BE RESTORED TO A CONDITION EQUAL TO OR BETTER THAN THEIR CONDITION PRIOR TO CONSTRUCTION.
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- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE STABILITY OF EMBANKMENTS AND SHALL REPLACE ANY PORTION, WHICH IN THE OPINION OF THE ENGINEER, HAS BECOME DISPLACED DUE TO EROSION OR DUE TO CARELESSNESS OR NEGLIGENCE ON THE PART OF THE CONTRACTOR.
- THE CONTRACTOR SHALL COMPLY WITH ALL FEDERAL, STATE, AND LOCAL LAWS AND REGULATIONS CONTROLLING POLLUTION OF THE ENVIRONMENT. MEASURES SHALL BE TAKEN BY THE CONTRACTOR TO CONTROL EROSION AND SEDIMENT RUNOFF FROM THE SITE DURING CONSTRUCTION. SUCH METHODS SHALL BE IN ACCORDANCE WITH THE CURRENT FLORIDA DEPARTMENT OF TRANSPORTATION STANDARDS.
- ABSOLUTELY NO WORK WILL BE ALLOWED WITHIN ANY CONSERVATION AREA, BUFFER AREA, MITIGATION AREA OR DESIGNATED WETLAND AREA UNLESS SPECIFICALLY DESCRIBED BY THE PLANS AND GRANTED BY REASON OF PERMIT FROM THE GOVERNMENTAL ENTITY HAVING JURISDICTION OVER SAID AREA.
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- ALL FILL EMBANKMENT AND GRADED AREAS SHALL BE PROTECTED AGAINST EROSION BY METHODS STATED IN SECTION 104. F.D.O.T. STANDARD SPECIFICATIONS FOR BRIDGE AND ROAD CONSTRUCTION. SIDE SLOPE MAY BE SEED AND MULCHED, PROVIDED THAT THE MULCH MATERIAL IS DISC HARROWED AND THE SIDE SLOPES ARE NEITHER GREATER THAN 3:1 NOR PART OF A DRAINAGE CONVEYANCE.
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- GRAVEL CONSTRUCTION ENTRANCES SHALL BE PROVIDED TO MINIMIZE EXPORT OF ONSITE DIRT. THE CONSTRUCTION ENTRANCES SHALL BE SWEEP DAILY AND LOGGED BY THE CONTRACTOR.

PROJECT TEAM MEMBERS:

PROPERTY OWNER MALAK, LLC 1700 35TH STREET, UNIT 108 ORLANDO, FL 32839 PHONE: (813) 786-1629	ENGINEER SPRUCE CREEK CIVIL ENGINEERING, INC. 1982 STATE ROAD 44, SUITE 360 NEW SMYRNA BEACH, FL 32168 PHONE: (407) 325-5579
BIOLOGIST JUSTIN FLEISCHMAN GLOBAL ENVIRONMENTAL 1723 SW 78TH TERRACE GAINESVILLE, FL 32607 PHONE: (352) 317-1579	SURVEYOR GLOBAL PROJECTS SURVEYING. 6528 US-301 UNIT 108 RIVERVIEW, FL 33578 PHONE: (813) 423-3483
GEOTECHNICAL ENGINEER ARDAMAN & ASSOCIATES, INC. 8008 S ORANGE AVENUE. HIGHWAYS AS PREPARED BY FDOT. PHONE: (407) 855-3860	LANDSCAPE ARCHITECT STEPHEN G. PATEGAS HORTUS OASIS, INC. 1425 BERKSHIRE AVENUE WINTER PARK, FL 32789 PHONE: (407) 622-4886



GENERAL NOTES FOR
MARION TRIPLEX
 FLORIDA
 MARION COUNTY

OWNER(S): MALAK, LLC
 1700 35TH STREET, UNIT 108
 ORLANDO, FL 32839
 (813) 786-1629

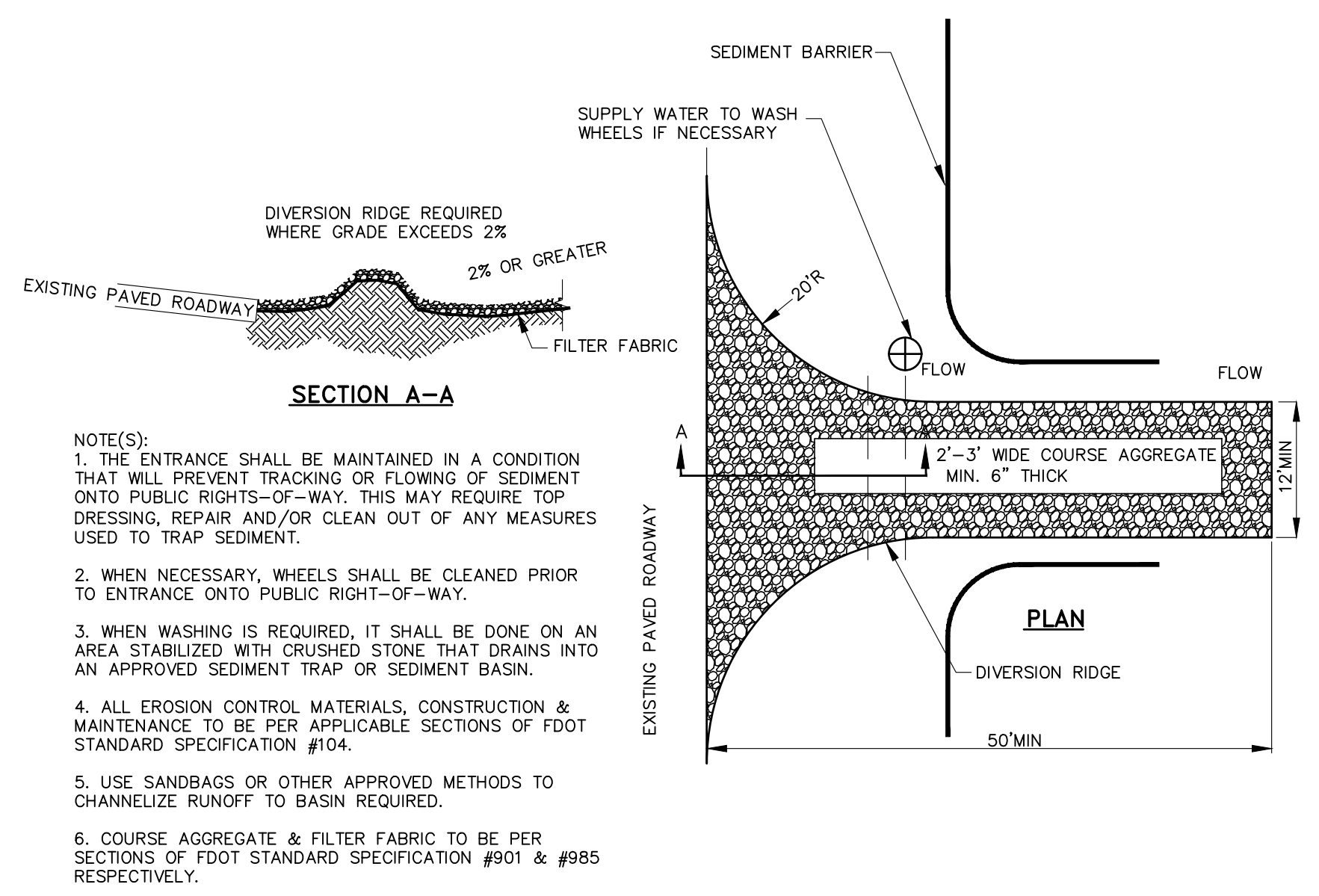
ENGINEER IN CHARGE: DAVID F. GLUNT, PE #89459
 CERTIFICATE OF AUTHORIZATION NO. 33151

NO.	DATE	REVISIONS

JOB # 2023-009
 DATE: 12/11/2023
 SCALE: 1:1
 DESIGNED BY: DFG
 DRAWN BY: JDUI
 APPROVED BY: DFG

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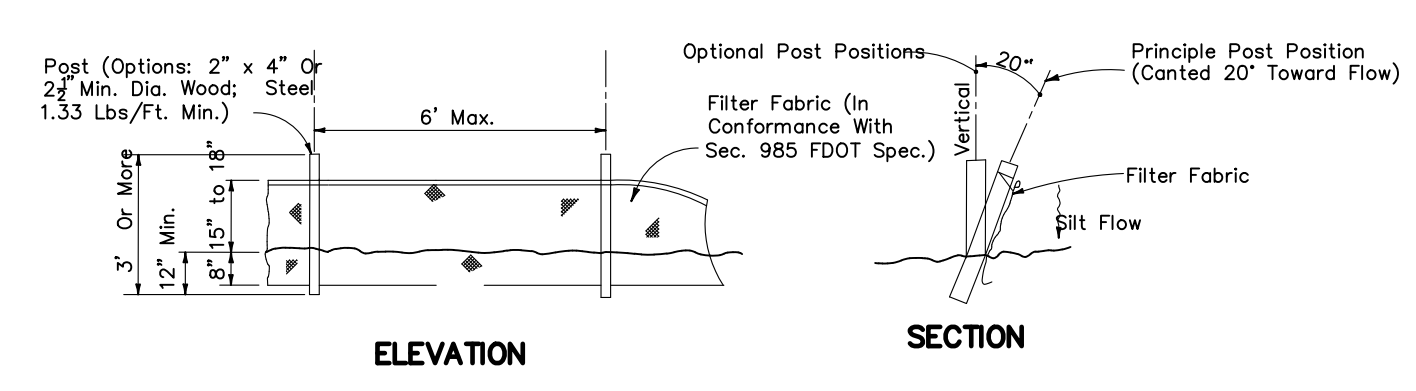
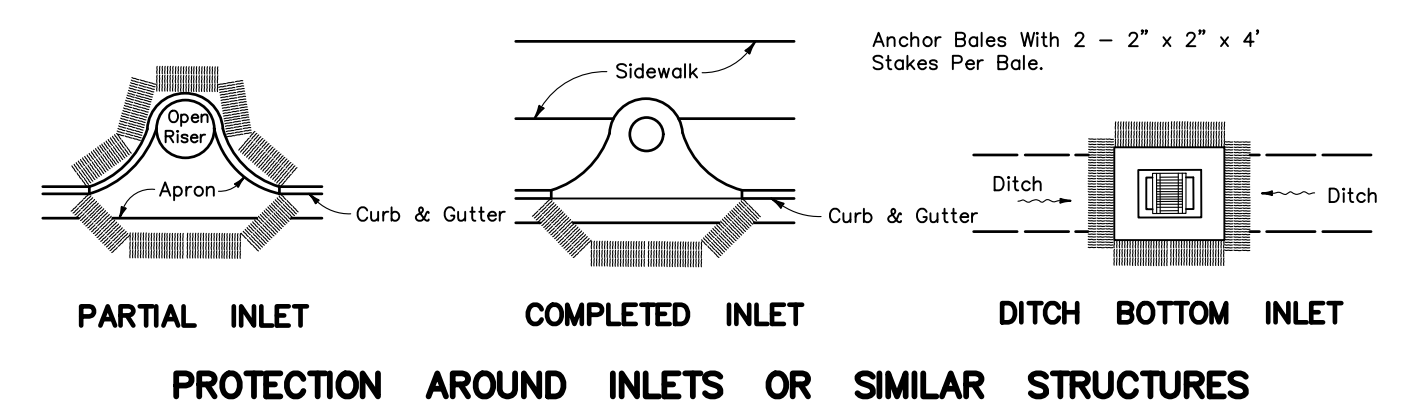
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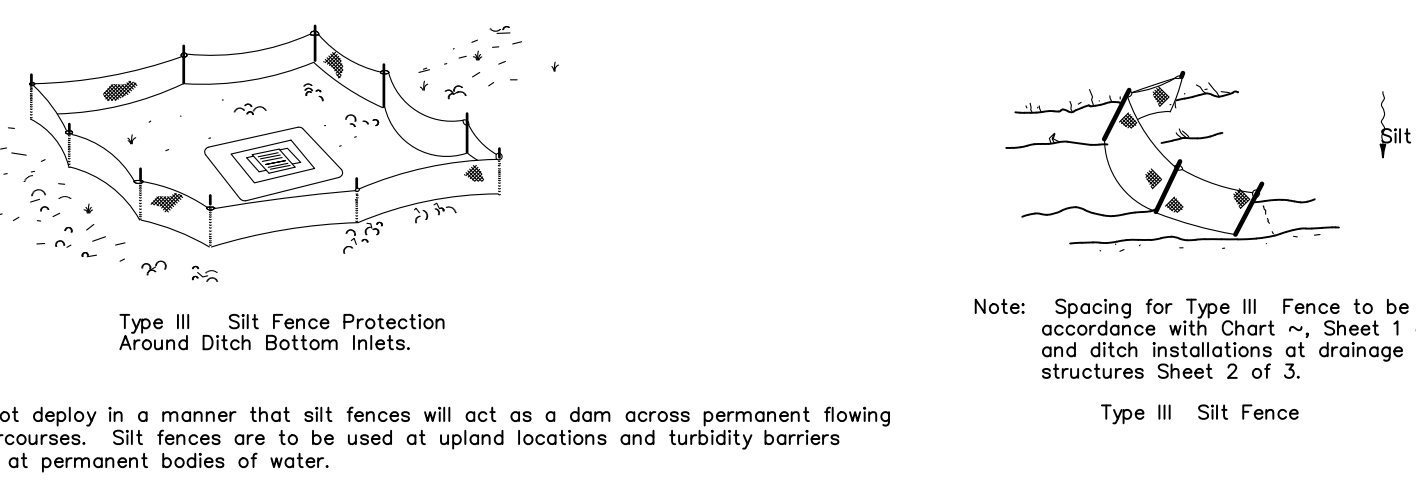
992 TEMPORARY CONSTRUCTION ENTRANCE DETAIL
N.T.S.

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- SEE EROSION CONTROL NOTES ON THE NOTES SHEET C-102.



Note: Silt Fence to be paid for under the contract unit price for Staked Silt Fence (LF).
TYPE III SILT FENCE



102 BALED HAY OR STRAW BARRIERS AND SILT FENCES
N.T.S.

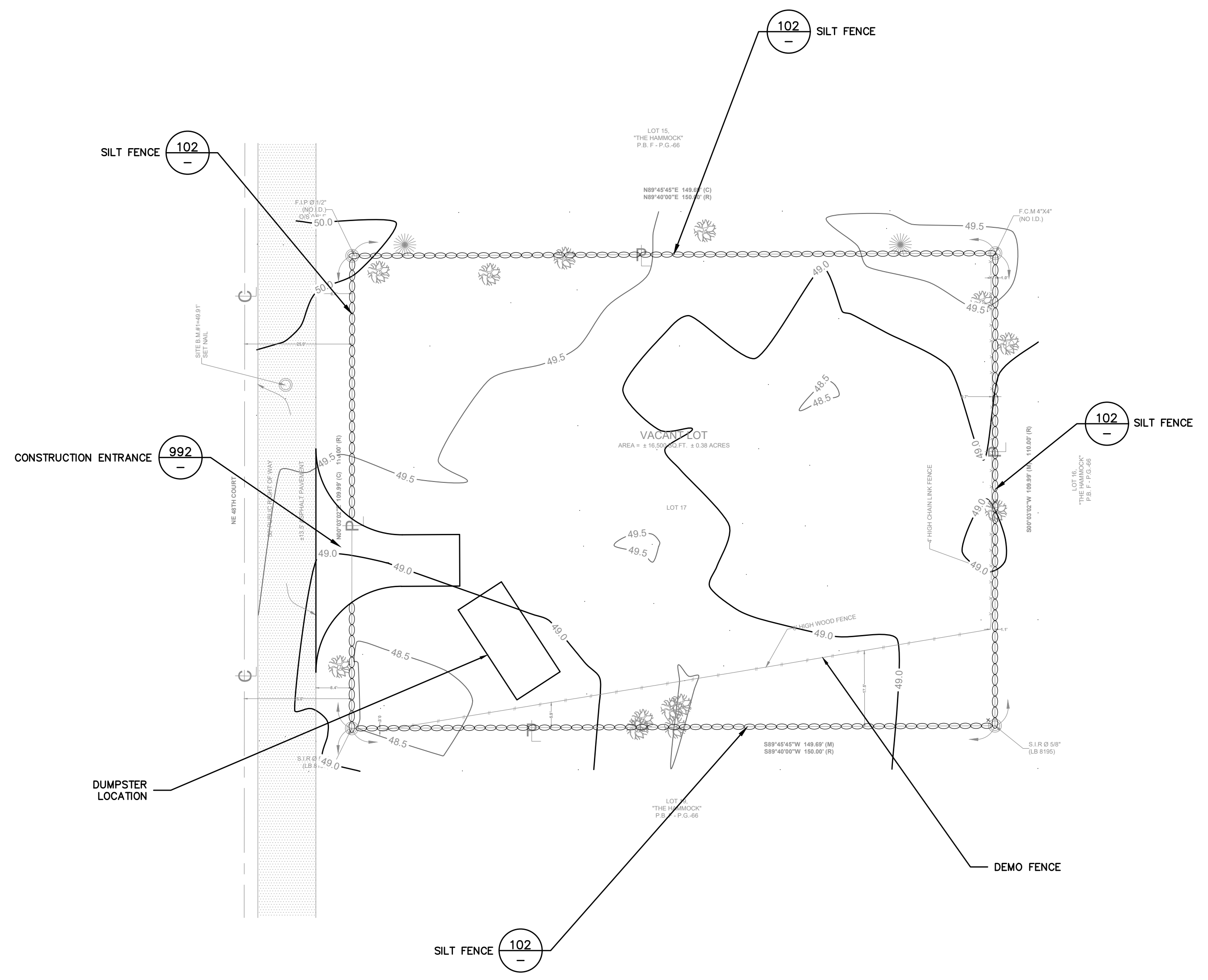
CERTIFICATION FOR CONTRACTORS AND SUB-CONTRACTORS

I CERTIFY UNDER PENALTY OF LAW THAT I UNDERSTAND TERMS AND CONDITIONS OF THE GENERIC STORMWATER PERMIT ISSUED PURSUANT TO SECTION 403.0885, F.S., THAT AUTHORIZES THE STORMWATER DISCHARGES ASSOCIATED WITH INDUSTRIAL ACTIVITY FROM THE CONSTRUCTION SITE IDENTIFIED AS PART OF THIS CERTIFICATION.

NAME: _____ SIGNATURE: _____ DATE: _____
ADDRESS: _____ TELEPHONE: _____

I CERTIFY UNDER PENALTY OF LAW THAT I UNDERSTAND TERMS AND CONDITIONS OF THE GENERIC STORMWATER PERMIT ISSUED PURSUANT TO SECTION 403.0885, F.S., THAT AUTHORIZES THE STORMWATER DISCHARGES ASSOCIATED WITH INDUSTRIAL ACTIVITY FROM THE CONSTRUCTION SITE IDENTIFIED AS PART OF THIS CERTIFICATION.

NAME: _____ SIGNATURE: _____ DATE: _____
ADDRESS: _____ TELEPHONE: _____



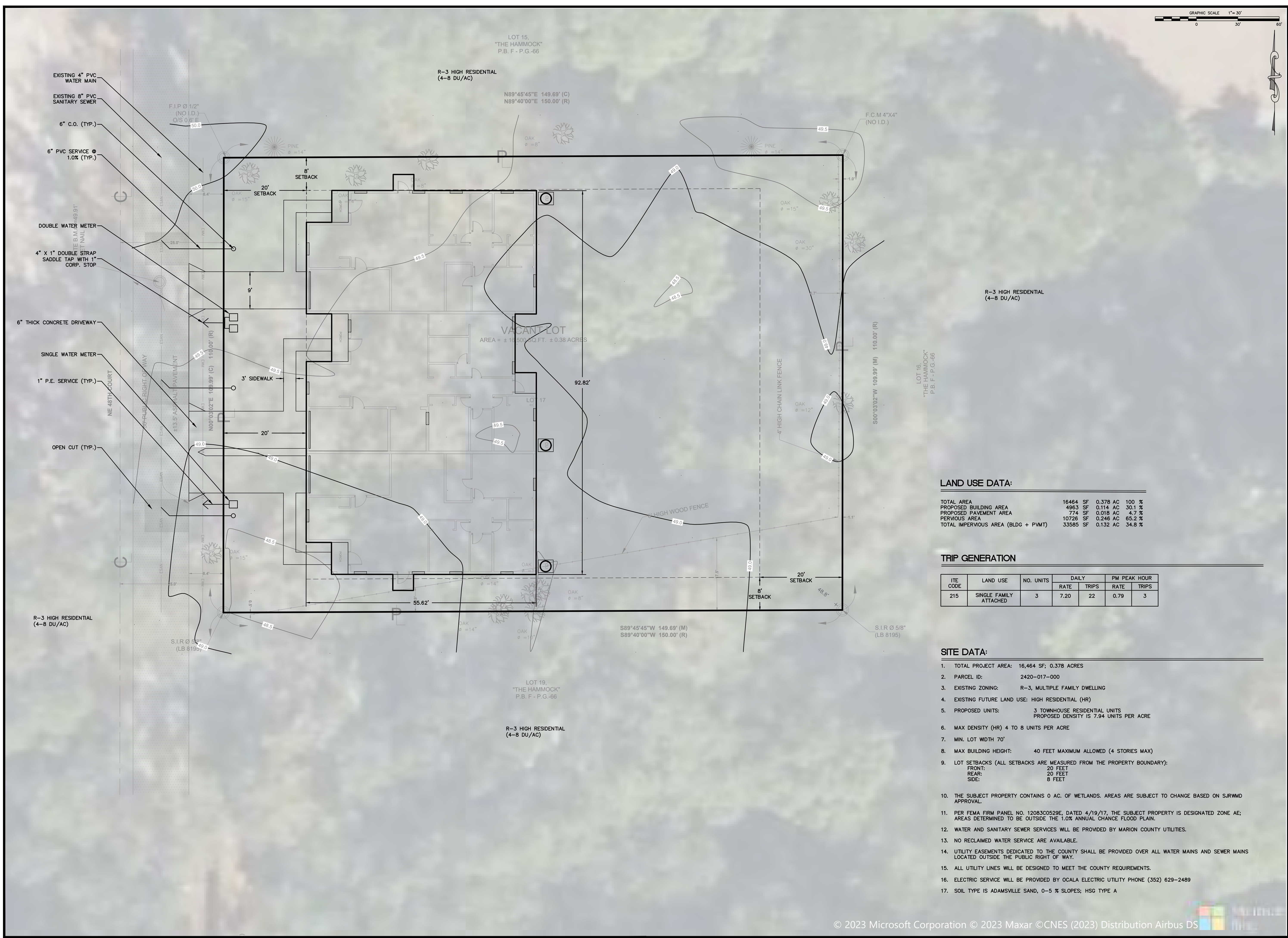
SITE DEVELOPMENT PLAN
FOR
MARION TRIPLEX
MARION COUNTY FLORIDA

OWNER(S):
MALAK, LLC
1700 55TH STREET, UNIT 108
ORLANDO, FL 32839
(813) 786-1629

ENGINEER IN CHARGE:
DAVID F. GLUNT, PE #57459
CERTIFICATE OF AUTHORIZATION NO. 33151

NO.	DATE	REVISIONS
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JOB # 2023-009
DATE: 12/11/2023
SCALE: 1" = 10'
DESIGNED BY: DEG
DRAWN BY: JDJ
APPROVED BY: DEG



LAND USE DATA:

TOTAL AREA	16464 SF	0.378 AC	100 %
PROPOSED BUILDING AREA	4963 SF	0.114 AC	30.1 %
PROPOSED PAVEMENT AREA	774 SF	0.018 AC	4.7 %
PERVIOUS AREA	10726 SF	0.246 AC	65.2 %
TOTAL IMPERVIOUS AREA (BLDG + PWMT)	33585 SF	0.132 AC	34.8 %

TRIP GENERATION

ITE CODE	LAND USE	NO. UNITS	DAILY		PM PEAK HOUR	
			RATE	TRIPS	RATE	TRIPS
215	SINGLE FAMILY ATTACHED	3	7.20	22	0.79	3

SITE DATA:

- TOTAL PROJECT AREA: 16,464 SF; 0.378 ACRES
- PARCEL ID: 2420-017-000
- EXISTING ZONING: R-3, MULTIPLE FAMILY DWELLING
- EXISTING FUTURE LAND USE: HIGH RESIDENTIAL (HR)
- PROPOSED UNITS: 3 TOWNHOUSE RESIDENTIAL UNITS
PROPOSED DENSITY IS 7.94 UNITS PER ACRE
- MAX DENSITY (HR) 4 TO 8 UNITS PER ACRE
- MIN. LOT WIDTH 70'
- MAX BUILDING HEIGHT: 40 FEET MAXIMUM ALLOWED (4 STORIES MAX)
- LOT SETBACKS (ALL SETBACKS ARE MEASURED FROM THE PROPERTY BOUNDARY):
FRONT: 20 FEET
REAR: 20 FEET
SIDE: 8 FEET
- THE SUBJECT PROPERTY CONTAINS 0 AC. OF WETLANDS. AREAS ARE SUBJECT TO CHANGE BASED ON S/RWMD APPROVAL.
- PER FEMA FIRM PANEL NO. 12083C0529E, DATED 4/19/17, THE SUBJECT PROPERTY IS DESIGNATED ZONE AE; AREAS DETERMINED TO BE OUTSIDE THE 1.0% ANNUAL CHANCE FLOOD PLAIN.
- WATER AND SANITARY SEWER SERVICES WILL BE PROVIDED BY MARION COUNTY UTILITIES.
- NO RECLAIMED WATER SERVICE ARE AVAILABLE.
- UTILITY EASEMENTS DEDICATED TO THE COUNTY SHALL BE PROVIDED OVER ALL WATER MAINS AND SEWER MAINS LOCATED OUTSIDE THE PUBLIC RIGHT OF WAY.
- ALL UTILITY LINES WILL BE DESIGNED TO MEET THE COUNTY REQUIREMENTS.
- ELECTRIC SERVICE WILL BE PROVIDED BY Ocala Electric Utility Phone (352) 629-2489
- SOIL TYPE IS ADAMSVILLE SAND, 0-5 % SLOPES; HSG TYPE A

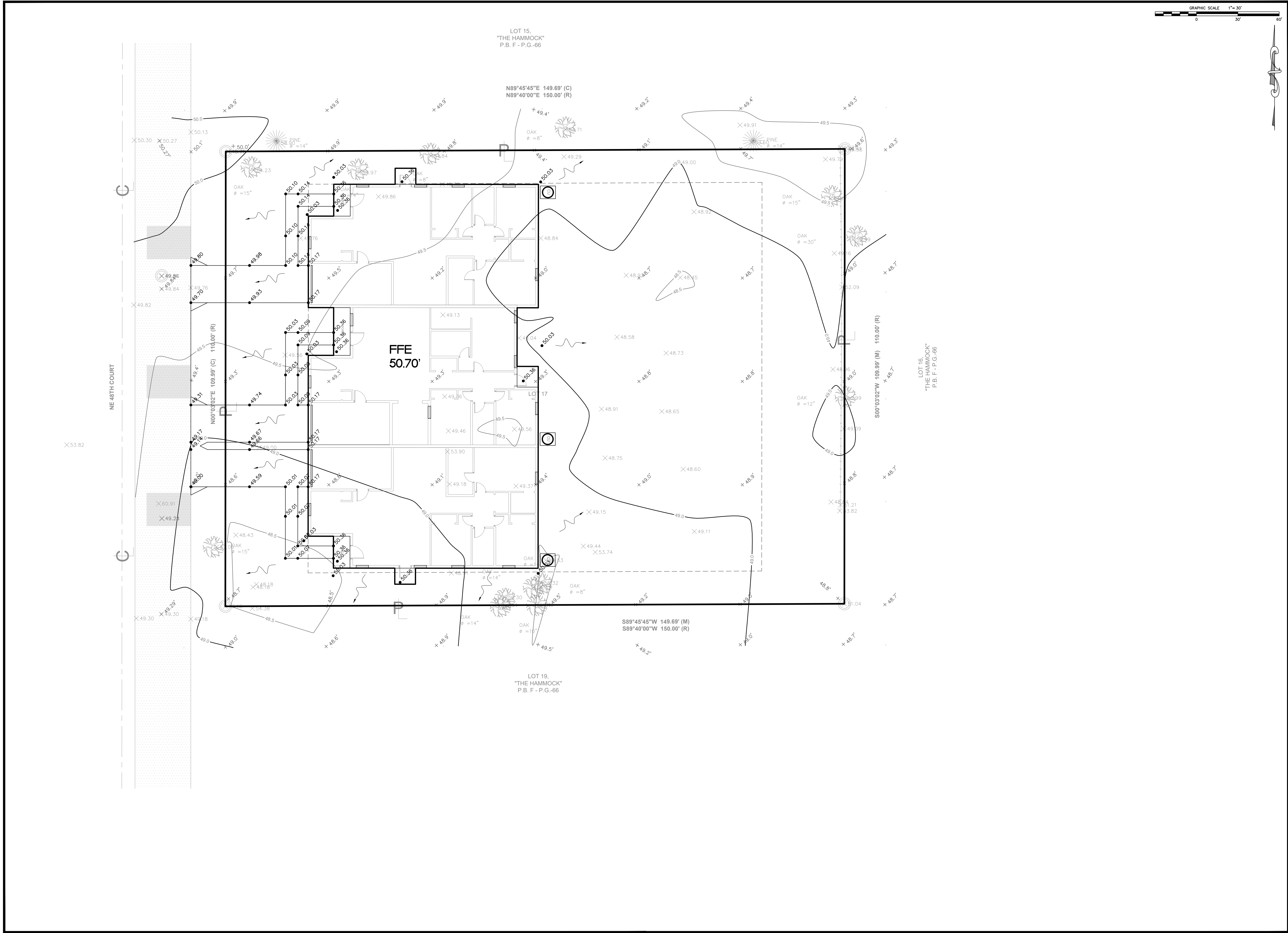
GRADING PLAN
FOR
MARION TRIPLEX
MARION COUNTY
FLORIDA

OWNER(S):
MALAK, LLC
1700 55TH STREET, UNIT 108
ORLANDO, FL 32839
(813) 786-1629

ENGINEER IN CHARGE:
DAVID F. GLUNT, PE #57459
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JOB # 2023-009
DATE: 12/11/2023
SCALE: 1" = 10'
DESIGNED BY: DEG
DRAWN BY: JDUL
APPROVED BY: DEG



LOT 15,
"THE HAMMOCK"
P.B. F - P.G.-66

N89°45'45"E 149.69' (C)
N89°40'00"E 150.00' (R)

FFE
50.70'

LOT 16,
"THE HAMMOCK"
P.B. F - P.G.-66

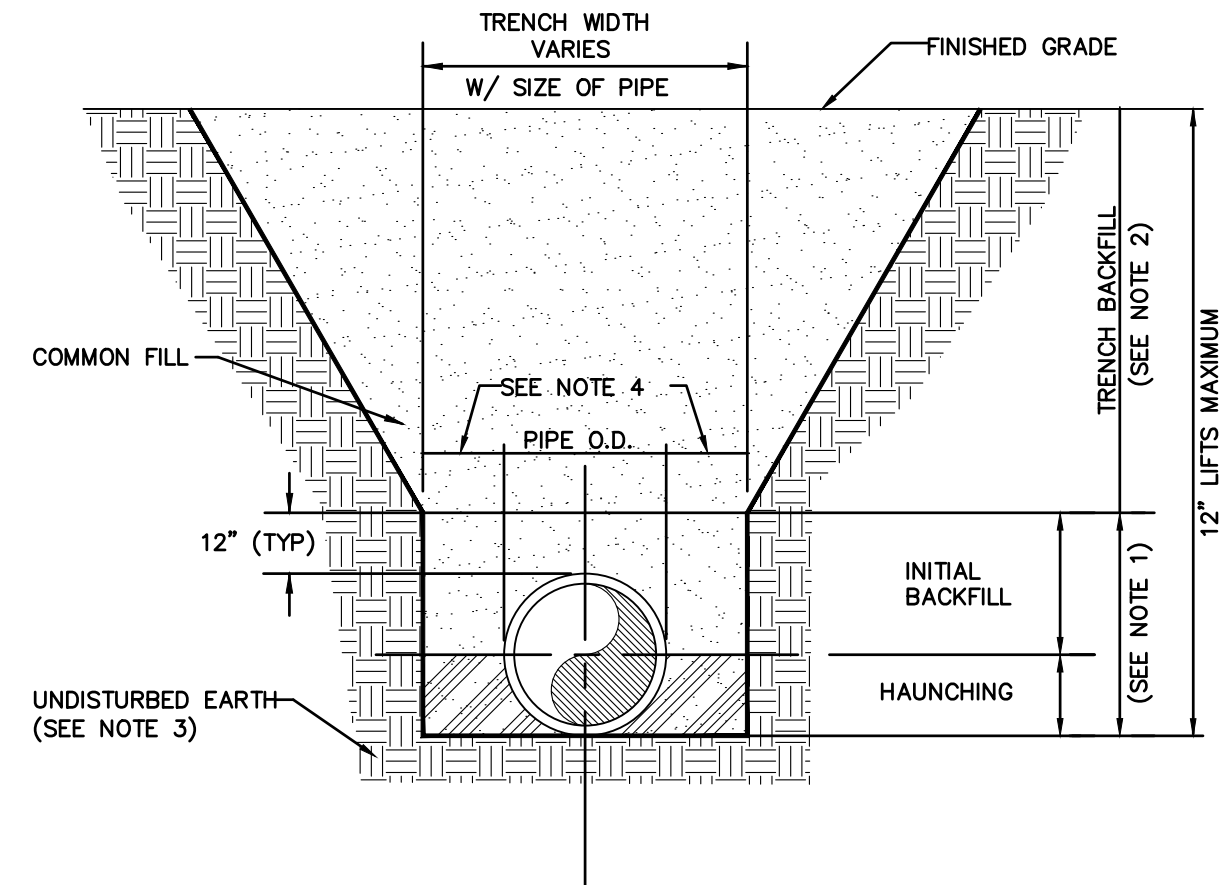
S89°45'45"W 149.69' (M)
S89°40'00"W 150.00' (R)

LOT 19,
"THE HAMMOCK"
P.B. F - P.G.-66

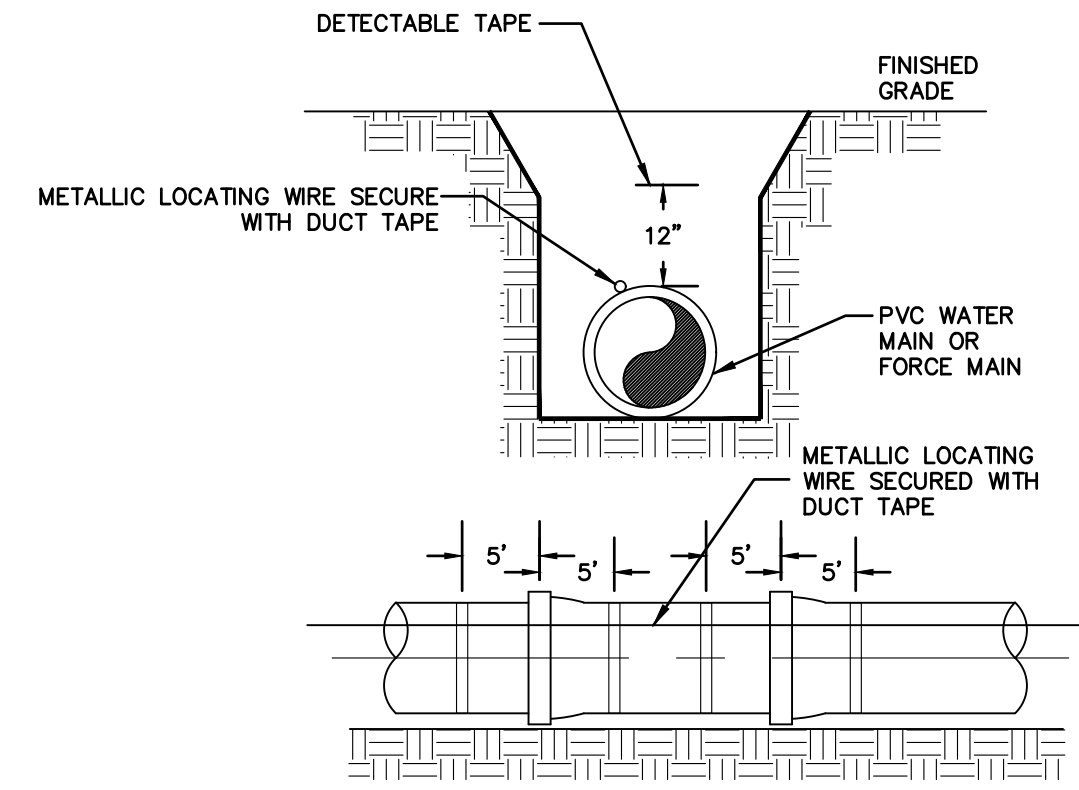
NE 48TH COURT

X53.82

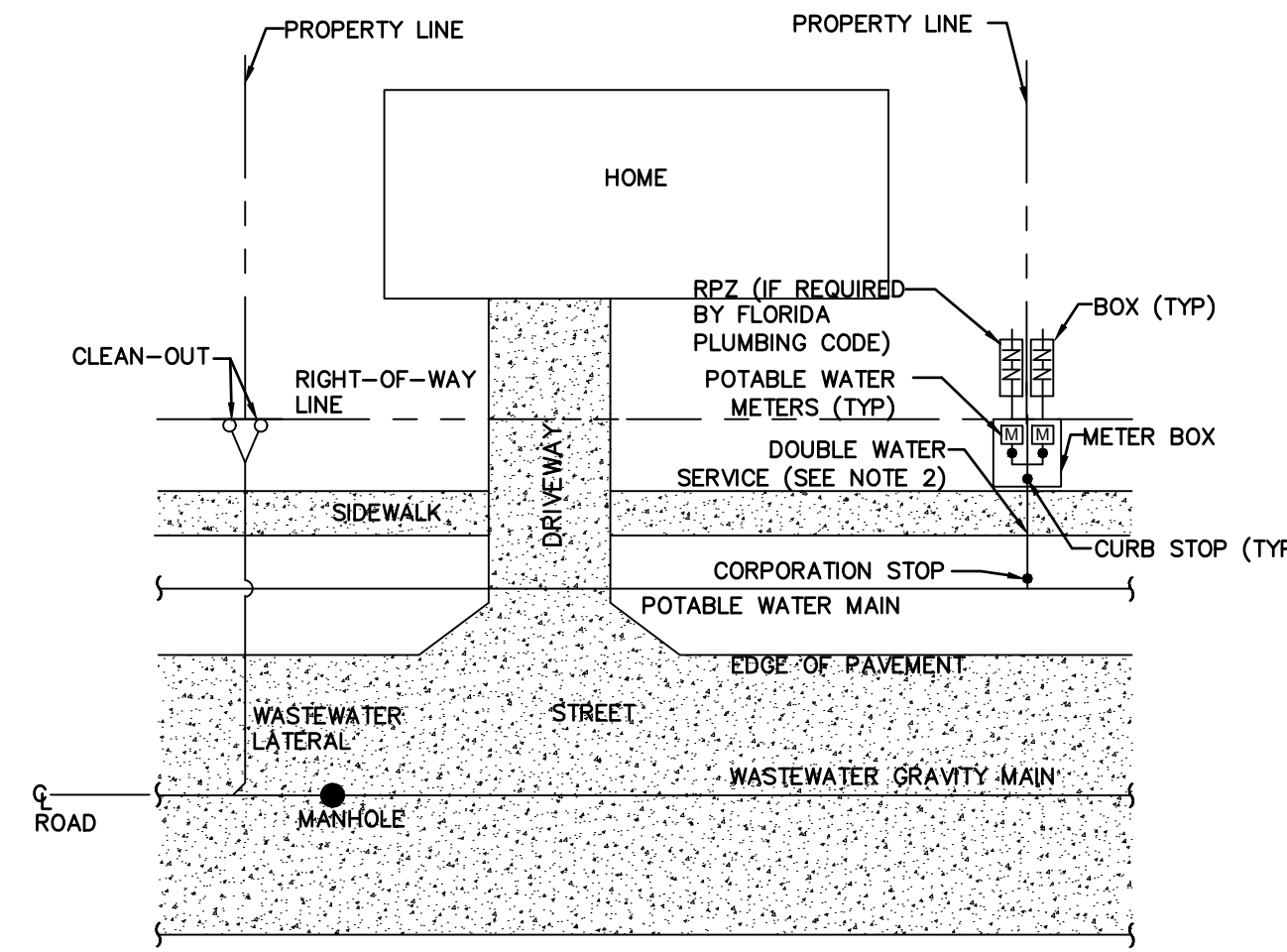
X53.82



- NOTES:
- INITIAL BACKFILL AND HAUNCHING: SELECT COMMON FILL COMPACTED TO 95% (98% UNDER PAVEMENT) OF THE MAXIMUM DENSITY AS PER AASHTO T-180.
 - TRENCH BACKFILL: COMMON FILL COMPACTED TO 95% (98% UNDER PAVEMENT) OF THE MAXIMUM DENSITY AS PER AASHTO T-180.
 - PIPE BEDDING UTILIZING SELECT COMMON FILL OR BEDDING ROCK IN ACCORDANCE WITH BEDDING AND TRENCHING 1 DETAIL MAY BE REQUIRED AS DIRECTED BY MCU.
 - 15" MAX. (12" MIN.) FOR PIPE DIAMETER LESS THAN 24" AND 24" MAX (12" MIN) FOR PIPE DIAMETER 24" AND LARGER.
 - WATER SHALL NOT BE PERMITTED IN THE TRENCH DURING CONSTRUCTION.
 - ALL PIPE TO BE INSTALLED WITH BELL FACING UPSTREAM TO THE DIRECTION OF THE FLOW.
 - FINAL RESTORATION IN IMPROVED AREAS SHALL BE IN COMPLIANCE WITH ALL APPLICABLE REGULATIONS OF GOVERNING AGENCIES. SURFACE RESTORATION WITHIN MARION COUNTY RIGHT-OF-WAY SHALL COMPLY WITH REQUIREMENTS OF RIGHT-OF-WAY UTILIZATION REGULATIONS AND ROAD CONSTRUCTION SPECIFICATIONS.
 - ONE COMPACTION TEST SHALL BE REQUIRED FOR EACH LIFT NOT TO EXCEED 200'.



- NOTES:
- PVC PIPE SHALL REQUIRE INSULATED METALLIC LOCATING WIRE (10 GAUGE COPPER) CAPABLE OF DETECTION BY A CABLE LOCATOR AND SHALL BE BURIED ON TOP OF THE PIPE.
 - LOCATING WIRE SHALL TERMINATE AT EACH VALVE BOX AND BE CAPABLE OF EXTENDING 12" ABOVE TOP OF BOX IN SUCH A MANNER SO AS NOT TO INTERFERE WITH VALVE OPERATION PER UT 112.
 - ALL WIRE CONNECTIONS SHALL BE SPLICED TOGETHER USING WATER-TIGHT WIRE NUTS.
 - FOR HORIZONTAL DIRECTIONAL DRILLING, UTILIZE 2 LOCATING WIRES EACH WITH A BREAK LOAD OF 2032 POUNDS.
 - DETECTABLE TAPE SHALL BE 1" ABOVE THE CENTERLINE OF THE PIPE.

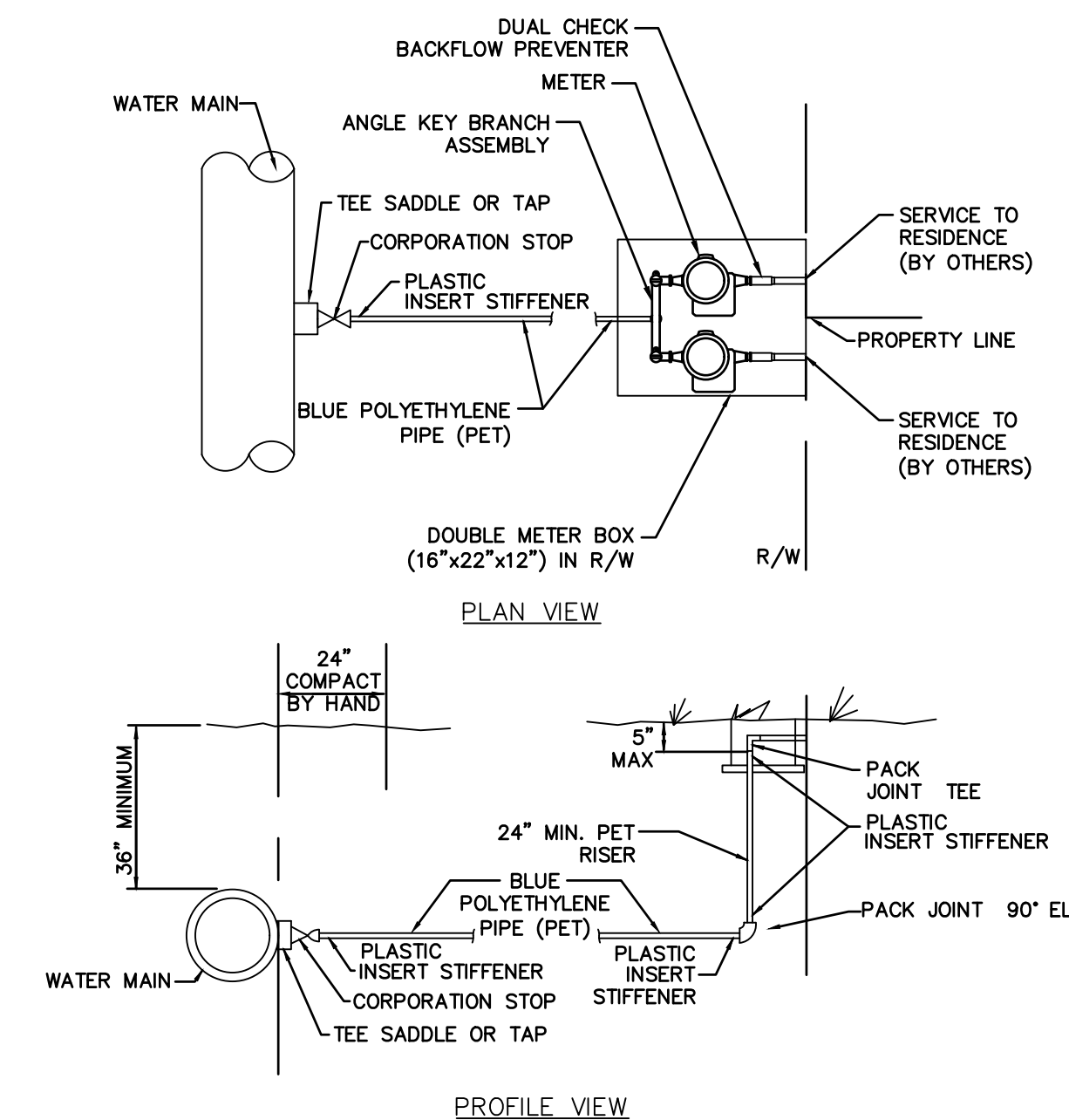


- NOTES:
- EACH POTABLE WATER SERVICE SHALL SERVE TWO LOTS.
 - EACH SERVICE SHALL BE EQUIPPED WITH A DUAL CHECK BACKFLOW PREVENTER.
 - EACH RESIDENTIAL UNIT SHALL BE INDIVIDUALLY METERED.
 - STEWARK - CONTRACTOR SHALL INSTALL WATER, WASTEWATER AND RECLAIMED WATER SERVICES.
 - METER AND DUAL CHECK BACKFLOW DEVICE SHALL BE INSTALLED BY MCU. METER BOX SHALL BE INSTALLED BY A LICENSED CONTRACTOR.
 - AN APPROPRIATE BACKFLOW PREVENTION ASSEMBLY, PER THE COUNTY CROSS-CONNECTION ORDINANCE, SHALL BE REQUIRED WHERE OTHER PRESSURIZED WATER SOURCES, INCLUDING SWIMMING POOLS, ARE PRESENT.
 - SERVICE CONNECTIONS SHALL BE PERMANENTLY MARKED BY ETCHING OR STAMPING A "W", "S", OR "RW" IN THE CURB DIRECTLY OVER THE SERVICE LATERAL.

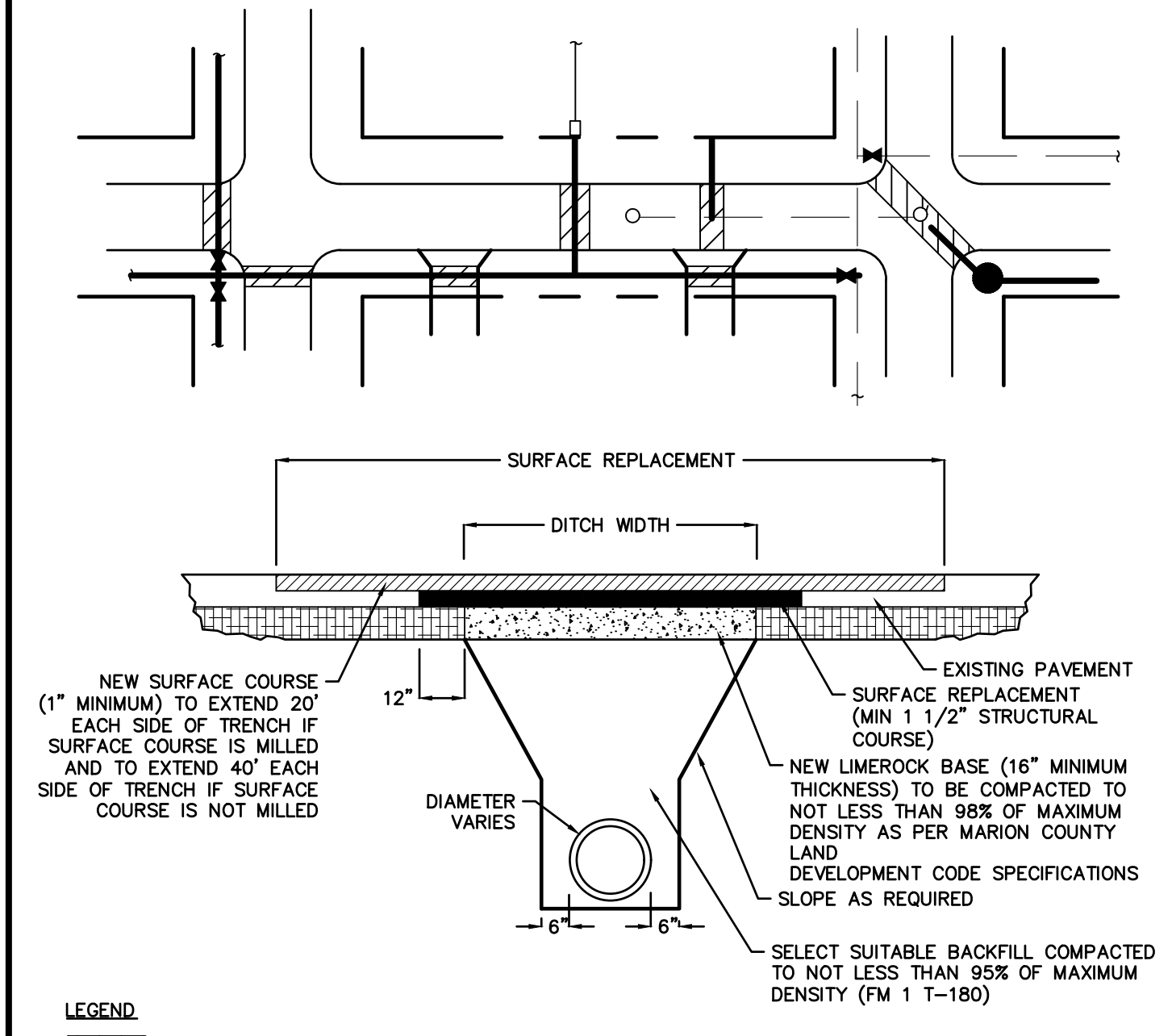
Marion County UTILITIES
 MCBCC EFFECTIVE 04/13/2023
 REVISION # 2
BEDDING AND TRENCHING 2
 7.3.2
 UT 103

Marion County UTILITIES
 MCBCC EFFECTIVE 04/13/2023
 REVISION # 2
PIPE LOCATING WIRE AND DETECTABLE TAPE
 7.3.2
 UT 104

Marion County UTILITIES
 MCBCC EFFECTIVE 04/13/2023
 REVISION # 2
RESIDENTIAL SERVICE LOCATIONS
 7.3.2
 UT 105



- NOTES:
- ALL RESIDENTIAL SERVICES SHALL HAVE A MINIMUM SIZE OF 1".
 - CURB STOP SHALL BE INSTALLED ON STREET SIDE OF THE SIDEWALK BETWEEN SIDEWALK AND CURB. SCHEDULE 40 PVC CASING TO BE USED UNDER PAVEMENT, EXTENDING A MINIMUM OF 5' ON EITHER SIDE OF THE PAVEMENT WHERE POSSIBLE. THE INSIDE DIAMETER OF THE CASING PIPE SHALL BE A MINIMUM OF ONE INCH LARGER THAN THE OUTSIDE DIAMETER OF THE SERVICE PIPE.
 - CORP STOPS SHALL BE HORIZONTAL TO WATER MAINS.
 - LOCATE WIRE SHALL BE INSTALLED FROM MAIN TO SERVICE LINE.
 - PIPE AND FITTING SIZES TO BE DETERMINED BY SERVICE TYPE.
 - COMPACTION SHALL BE MADE UNDER AND AROUND THE CONNECTION TO THE SATISFACTION OF THE ENGINEER.
 - POTABLE WATER SERVICE CONNECTIONS SHALL BE PERMANENTLY MARKED BY ETCHING OR STAMPING A "W" IN THE CURB DIRECTLY OVER THE SERVICE LINE.
 - RECLAIMED WATER SERVICE CONNECTIONS SHALL BE PERMANENTLY MARKED BY ETCHING OR STAMPING A "RW" IN THE CURB DIRECTLY OVER THE SERVICE LINE.
 - SERVICE LINES SHALL NOT CONFLICT WITH OTHER UTILITIES. SERVICE LINES SHALL BE SLEEVED WITH SCH40 PVC IF UNDER OTHER UTILITIES.
 - ALL TAPS MUST BE LOCATED A MINIMUM OF 24" AWAY FROM ANY BELL AND/OR FITTING.



- LEGEND:
 LIMITS OF TRENCH WIDTH PAVEMENT REPLACEMENT
- NOTES:
- UNLESS OTHERWISE SPECIFIED, MATERIALS AND METHODS OF OPERATION REQUIRED TO INSTALL NEW AND REPLACEMENT PAVEMENT SHALL BE IN ACCORDANCE WITH THE LATEST APPLICABLE REQUIREMENTS AND SPECIFICATIONS FOR ROADS CONTAINED IN THE MARION COUNTY LAND DEVELOPMENT CODE.
 - PAVEMENT SHALL BE REMOVED TO NEATLY SAWED STRAIGHT EDGES. SAWCUTS SHALL BE MADE TO MINIMUM DEPTH OF 1 1/2" (INCHES).
 - BACKFILL SHALL BE IN ACCORDANCE WITH SPECIFICATIONS OF MARION COUNTY LAND DEVELOPMENT CODE.
 - SURFACE TREATED PAVEMENT JOINTS SHALL BE LAPPED AND FEATHERED.
 - THE TYPE AND THICKNESS OF THE NEW SURFACE MATERIAL SHALL BE CONSISTENT WITH THAT OF THE EXISTING SURFACE BUT IN ALL CASES SHALL MEET THE MINIMUM STANDARDS ESTABLISHED BY THE PLANS AND SPECIFICATIONS.
 - CONTRACTOR SHALL MAKE A CLEAN STRAIGHT CUT 12" BACK FROM EDGE OF NEW LIMEROCK BASE PRIOR TO PLACING NEW SURFACE COURSE (TYPICAL BOTH SIDES).

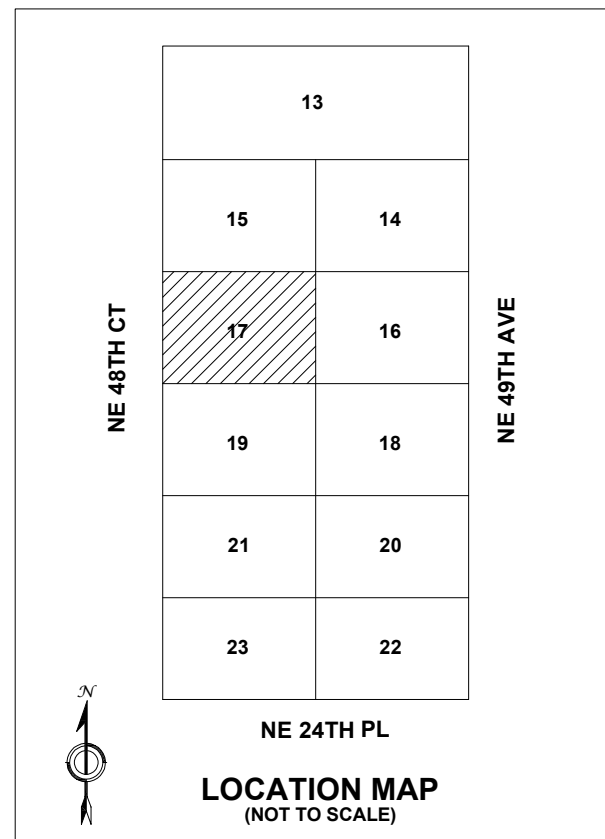
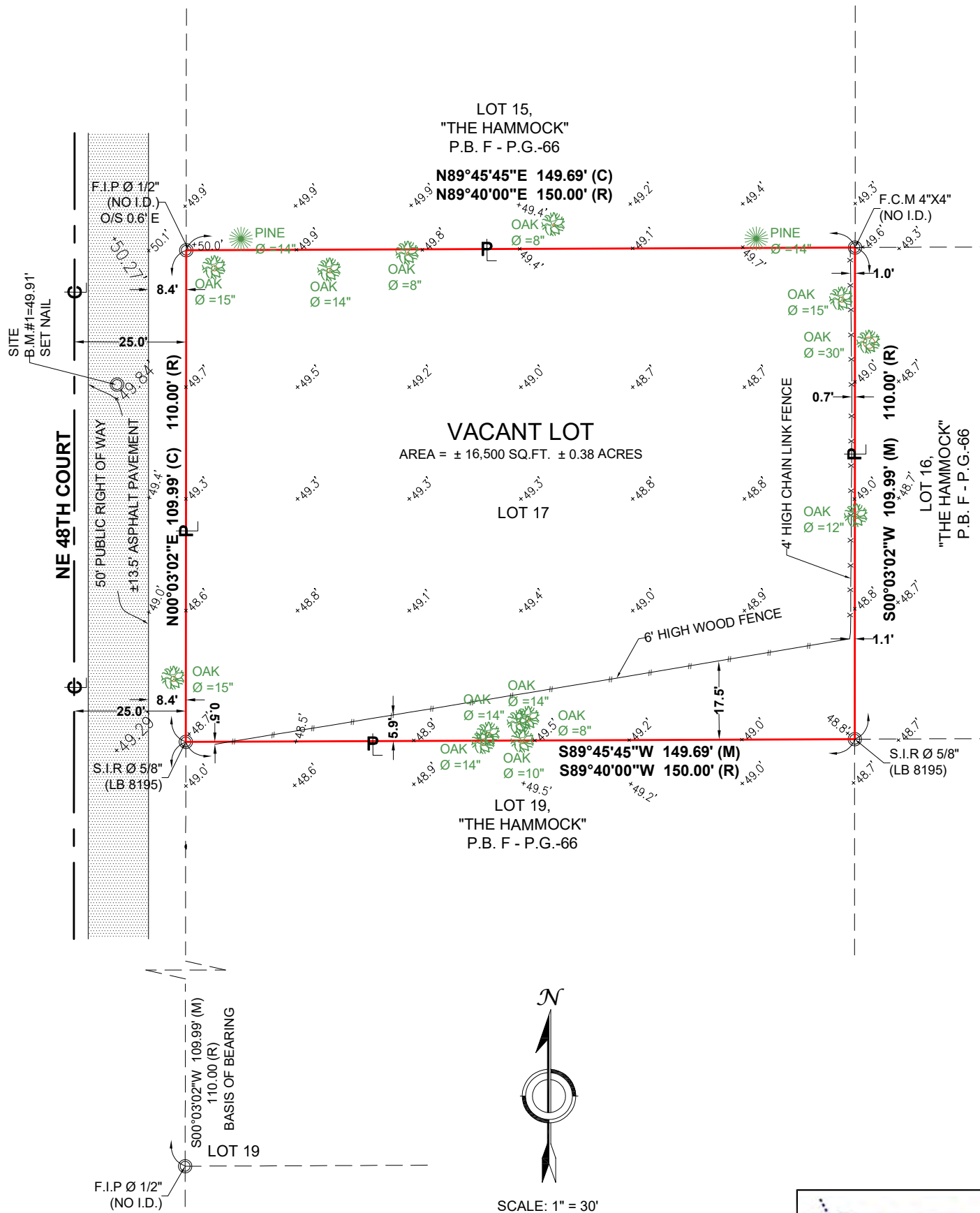
Marion County UTILITIES
 MCBCC EFFECTIVE 04/13/2023
 REVISION # 2
WATER AND RECLAIMED WATER SERVICES (TYPICAL)
 7.3.2
 UT 107

Marion County UTILITIES
 MCBCC EFFECTIVE 10/12/2013
 REVISION # NA
PAVEMENT CUT REPAIR
 7.3.1
 TS 007

NO.	DATE	REVISIONS
1		
2		
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BOUNDARY & TOPOGRAPHIC SURVEY

SECTION 01, TOWNSHIP 15S, RANGE 22E. MARION COUNTY



ABBREVIATIONS

- BC=BLOCK CORNER
- (C)=CALCULATED
- (M)=MEASURED
- (R)=RECORD
- TYP = TYPICAL
- P.B. = PLAT BOOK
- P.G. = PAGE
- F.I.R. = FOUND IRON ROD
- F.I.P. = FOUND IRON PIPE
- I.D = IDENTIFICATION
- F/C = FENCE CORNER

LEGEND

- CENTER LINE
- PROPERTY CORNER
- PROPERTY LINE
- OAK & TRUNK TREE
- PINE & TRUNK TREE
- GROUND ELEVATION
- PAVEMENT ELEVATION
- CATCH BASIN
- UTILITY POLE

PROPERTY ADDRESS:
2575 NE 48TH COURT,
OCALA, FL 34470
 (FOLIO NO. 2420-017-000)

DESCRIPTION:
 LOT 17 OF "THE HAMMOCK", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK F AT PAGE 66 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

FLOOD ZONE INFORMATION:
 COMMUNITY: CITY OF OCALA 120330
 MAP/PANEL NO. 12083C0529E
 SUFFIX: E
 FIRM DATE: 04/19/2017
 FLOOD ZONE: AE + 49.7'

THERE MAY BE LEGAL RESTRICTIONS ON THE SUBJECT PROPERTY THAT ARE NOT SHOWN ON THE MAP OF SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF MARION COUNTY, OR THE RECORDS OF ANY OTHER PUBLIC AND PRIVATE ENTITIES AS THEIR JURISDICTIONS MAY APPEAR.

THE MAP OF SURVEY IS INTENDED TO BE DISPLAYED AT THE STATED GRAPHIC SCALE IN ENGLISH UNITS OF MEASUREMENT. ATTENTION IS BROUGHT TO THE FACT THAT SAID DRAWING MAY BE ALTERED IN SCALE BY THE REPRODUCTION PROCESS

THIS SURVEY WAS CONDUCTED FOR THE PURPOSE OF A BOUNDARY & TOPOGRAPHIC SURVEY ONLY AND IS NOT INTENDED TO DELINEATE THE REGULATORY JURISDICTION OF ANY FEDERAL, STATE, REGIONAL OR LOCAL AGENCY BOARD, COMMISSION OR OTHER ENTITY.

THE ELEVATIONS OF WELL-IDENTIFIED FEATURES AS DEPICTED ON THIS SURVEY AND MAP WERE MEASURED TO AN ESTIMATED VERTICAL POSITIONAL ACCURACY OF 1/10 FOOT FOR NATURAL GROUND SURFACES AND 1/100 FOOT FOR HARDSCAPE SURFACES, INCLUDING PAVEMENTS, CURBS AND OTHER MAN-MADE FEATURES AS MAY EXIST.

BENCH MARK: GPS - NAIL ELEVATION: 49.91 FEET (NAVD88)

LEGAL DESCRIPTION WAS FURNISHED BY THE CLIENT.

WELL-IDENTIFIED FEATURES AS DEPICTED ON THIS SURVEY AND MAP WERE MEASURED TO AN ESTIMATED HORIZONTAL POSITIONAL ACCURACY OF 1/10 FOOT UNLESS OTHERWISE SHOWN.

BEARINGS AS SHOWN HEREON ARE BASED UPON AN ASSUMED VALUE OF S00°03'02"W FOR THE EAST RIGHT OF WAY LINE OF NE 48TH COURT AS DEPICTED ON THE MAP OF SURVEY.

LEGAL DESCRIPTION SUBJECT TO ANY DEDICATIONS, LIMITATIONS, RESTRICTIONS, RESERVATIONS OR RECORDED EASEMENTS.

THE SURVEYOR MAKES NO REPRESENTATION AS TO OWNERSHIP, POSSESSION OR OCCUPATION OF THE SUBJECT PROPERTY BY ANY ENTITY OR INDIVIDUAL.

SUBSURFACE IMPROVEMENTS AND/OR ENCROACHMENTS WITHIN, UPON, ACROSS, ABUTTING OR ADJACENT TO THE SUBJECT PROPERTY WERE NOT LOCATED AND ARE NOT SHOWN.

NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS AND DELETIONS TO THIS MAP OF SURVEY BY OTHER THAN THE SIGNING PARTY ARE PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY.

THIS MAP OF SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED HEREIN AND THE CERTIFICATION DOES NOT EXTEND TO ANY UNNAMED PARTY.

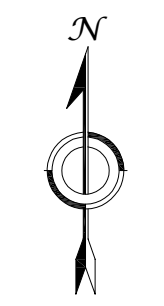
NO TREES FOUND 20' AWAY FROM PROPERTY UNLESS DEPICTED ON THIS MAP.

CERTIFY TO:

MALAK, LLC, A FLORIDA LIMITED LIABILITY COMPANY

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY: THAT THIS "BOUNDARY & TOPOGRAPHIC SURVEY" AND THE MAP OF SURVEY RESULTING THERE FROM WAS PERFORMED UNDER MY DIRECTION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND FURTHER, THAT SAID "BOUNDARY & TOPOGRAPHIC SURVEY" MEETS THE INTENT OF THE "MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING IN THE STATE OF FLORIDA", PURSUANT TO RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE AND ITS IMPLEMENTING RULE, CHAPTER 472.027 OF THE FLORIDA STATUTES.



SCALE: 1" = 30'

	PROFESSIONAL SURVEYOR AND MAPPER PHONE: (813) 423-3483 FAX: (813) 398-0111 www.gpsflorida.net	ORIGINAL FIELD DATE: 05/25/2022 REVISIONS:	JOB NO. 22-5031	SHEET 1/1
			DRAWN C.A.R.	