

July 5, 2024

PROJECT NAME: GOLDEN OCALA - WEC NORTH TRAINING FIELDS PHASE 2 MOD (REVISION TO 31106)

PROJECT NUMBER: 2024010079

APPLICATION: MAJOR SITE PLAN REVISION #31637

- 1 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 6.13.10.B - Copy of NPDES Permit or NOI
STATUS OF REVIEW: INFO
REMARKS: Please provide a copy of the NPDES permit or NOI prior to construction.
- 2 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: Copy of District Permit (County Interest)
STATUS OF REVIEW: INFO
REMARKS: Please provide a copy of the District permit prior to construction.
- 3 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW
REVIEW ITEM: 2.21.2.B - Major Site Plan fee per 23-R-254
STATUS OF REVIEW: INFO
REMARKS: 6/6/24-fee due with resubmittal
- 4 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW
REVIEW ITEM: 2.12.4.K - List of approved waivers, their conditions, and the date of approval
STATUS OF REVIEW: INFO
REMARKS: 6/6/24-add waivers if requested in future
- 5 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW
REVIEW ITEM: Additional Development Review Comments
STATUS OF REVIEW: INFO
REMARKS: After approval, plans will be electronically stamped by the County. The applicant will receive an email indicating that approved plans are available for download and are located in the ePlans project Approved folder. For Development Review submittals, with the exception of Final Plats and Minor Site Plans, applicants are required to print, obtain required signatures, and sign and seal two 24"x 36" sets of the electronically stamped approved plan and deliver them to the Office of County Engineer, Development Review Section, located at 412 SE 25th Avenue Ocala, FL 34471. Upon receipt, a development order will be issued. Until such time as that development order is issued, the project does not have final approval and construction, if applicable, shall not commence. For plans requiring As-Builts, As-Builts and associated documentation shall be submitted on paper in accordance with current county requirements.
- 6 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: Utilities Plan Review Fee per Resolution 15-R-583 - payable to Marion County Utilities
STATUS OF REVIEW: INFO
REMARKS: MCU service area behind master meter - no flows for this plan revision; no review fee charged for site plan revisions.
- 7 DEPARTMENT: DOH - ENVIRONMENTAL HEALTH
REVIEW ITEM: Additional Health comments
STATUS OF REVIEW: INFO
REMARKS: N/A

- 8 DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: 2.12.32 - Modified Environmental Assessment for Listed Species (LDC 6.5.4) -OR- EALS Exemption Application (LDC 6.5.3) submitted (including habitat assessment as necessary per LDC 6.6.4)
STATUS OF REVIEW: INFO
REMARKS: submitted with previous AR
- 9 DEPARTMENT: ENRAA - ACQ AGENT ENG ROW
REVIEW ITEM: Major Site Plan
STATUS OF REVIEW: INFO
REMARKS: IF APPLICABLE:
Sec. 2.18.2.I Show connections to other phases.
Sec. 2.19.2.H. Legal documents such as Declaration of Covenants and Restrictions, By-Laws, Articles of Incorporation, ordinances, resolutions, etc.
Required Right of Way Dedication (select as appropriate)
Sec. 6.3.1.D.(1)(b)1. For Public Streets. "[All streets and right 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.D.(1)(b)2. For Non-Public Streets. "[All streets and right 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.(1)(b)3. 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.D.(1)(c)1&2 Utility Easements, select as appropriate:
1. "[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."
2. "[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.(1)(d)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 dedicated 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.(1)(f). If a Conservation Easement is required the following shall be provided: "A conservation easement [as shown or on tract and identify the tract, complete accordingly] is dedicated to [the Board of County Commissioners of Marion County, Florida or entity name, if not Marion County] for the purpose of preservation of [listed species, habitat, Karst feature and/or native vegetation, complete accordingly]."



**Marion County
Board of County Commissioners**

Office of the County Engineer

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

AR 31637

DEVELOPMENT REVIEW PLAN APPLICATION

Date: 6/3/2024

A. PROJECT INFORMATION:

Project Name: Golden Ocala - WEC North Training Fields Phase 2 Mod
Parcel Number(s): 21068-002-00, 12674-001-00
Section 12 Township 15 Range 20 Land Use WEC Zoning Classification PUD
Commercial Residential Industrial Institutional Mixed Use Other _____
Type of Plan: MAJOR SITE PLAN
Property Acreage 36.15 Number of Lots _____ Miles of Roads _____
Location of Property with Crossroads World Equestrian Center: NW corner of NW 87th Court Rd
Additional information regarding this submittal: Modification to AR# 31106 to convert southeast parking lot from passenger vehicle to trailer parking.

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

Engineer:
Firm Name: Tillman & Associates Engineering, LLC Contact Name: George S. Horton, P.E.
Mailing Address: 1720 SE 16th Ave., Bldg 100 City: Ocala State: FL Zip Code: 34471
Phone # (352) 387-4540 Alternate Phone # _____
Email(s) for contact via ePlans: permits@tillmaneng.com

Surveyor:
Firm Name: Rogers Engineering, LLC Contact Name: Rodney K. Rogers, P.S.M.
Mailing Address: 1105 SE 3rd Ave. City: Ocala State: FL Zip Code: 34471
Phone # (352) 622-9214 Alternate Phone # _____
Email(s) for contact via ePlans: rkrogers@rogerseng.com AND rburjr@rogerseng.com

Property Owner:
Owner: Equestrian Operations, LLC & Arena Horse Shows of Ocala, LLC Contact Name: Mary Roberts
Mailing Address: 600 Gillam Road City: Wilmington State: OH Zip Code: 45177
Phone # (352) 402-4368 Alternate Phone # _____
Email address: Mary@roberts-design.com AND dustin.owen@rlcarriers.com

Developer:
Developer: Same as owner Contact Name: _____
Mailing Address: _____ City: _____ State: _____ Zip Code: _____
Phone # _____ Alternate Phone # _____
Email address: _____

Revised 6/2021

CLEAR FORM

DRC APPROVED WAIVERS:

LDC 2.21.1.A - MAJOR SITE PLAN - 07/01/2024

WAIVER TO THE ORDER OF PLAN APPROVAL TO ALLOW SITE DISTURBANCE PRIOR TO MAJOR SITE PLAN APPROVAL, SUBJECT TO THE OWNER MOVING FORWARD AT THEIR OWN RISK AND TO HOLD ON FINAL INSPECTION UNTIL SITE PLAN IS APPROVED. RUNOFF AND RECEIVING FACILITY ARE INTERNAL TO PROJECT. WAIVER PREVIOUSLY APPROVED FOR AR 31106.

LDC 2.12.8 - CURRENT BOUNDARY AND TOPOGRAPHIC SURVEY - 07/01/2024

WAIVER FROM CURRENT BOUNDARY AND TOPO. PROJECT IS 36 ACRES AMIDST A 166+ ACRE PARCEL. LEGAL AND SKETCH OF DESCRIPTION FOR PROJECT BOUNDARY SHALL BE PROVIDED TO MARION COUNTY PRIOR TO REQUEST FOR FINAL INSPECTION. WAIVER PREVIOUSLY APPROVED FOR AR 31106.

LDC 6.13.8.B(7) - STORMWATER CONVEYANCE CRITERIA - 07/01/2024

STORMWATER CONVEYANCE PIPES AND CROSS CULVERTS SHALL BE A MINIMUM OF 18 INCHES DIAMETER OR EQUIVALENT. DRIVEWAY CULVERTS SHALL BE MINIMUM OF 15 INCHES DIAMETER OR EQUIVALENT FOR RESIDENTIAL USE AND A MINIMUM OF 18 INCHES DIAMETER OR EQUIVALENT FOR COMMERCIAL USE. ROOF DRAINS, PRIOR TO CONNECTION TO THE OVERALL STORMWATER SYSTEM, ARE EXEMPT FROM MINIMUM DIAMETER REQUIREMENT. WAIVER PREVIOUSLY APPROVED FOR AR-31106.

- REQUESTING APPROVAL FOR MAJOR STORM SYSTEM TO INCLUDE 15-INCH RCP PROVIDED A HYDRAULIC CALCULATION CONCLUDES THERE IS NO ADVERSE EFFECT AND IS INCLUDED IN THE STORMWATER REPORT;
- REQUESTING APPROVAL FOR STORM PIPING 12 INCHES AND UNDER BE APPROVED FOR CONNECTIONS BEYOND THE MAJOR STORM SYSTEM (I.E. YARD AND ROOF DRAINS), AS SUPPORTED BY HYDRAULIC CALCULATIONS.

LDC 6.8.7.C - PARKING AREAS AND VEHICULAR USE AREAS - 07/01/2024

WAIVER TO ELIMINATE REQUIRED LANDSCAPE ISLANDS AND RELOCATE PLANTINGS IN SAID ISLANDS DUE TO VEHICLE MANEUVERING RADIUS AND HIGH-PROFILE TRUCK AND HORSE TRAILERS. WAIVER REQUESTED FOR MORE THAN 10 PARKING SPACES IN A ROW WITHOUT ISLANDS. REQUIRED TREES FROM ISLANDS WILL BE RELOCATED TO THE PROJECT PERIMETER. WAIVER PREVIOUSLY APPROVED FOR AR-31106.

LDC 6.7.4.A - SHADE TREES - 07/01/2024

WAIVER AS THE POST-DEVELOPMENT RATIO OF SHADE TREES TO THE AREA OF THE SITE SHALL BE A MINIMUM OF ONE SHADE TREE PER 3,000 SQUARE FEET. SINCE THE SITE IS A LARGE HORSE TRAINING AREA WITH NO PAVED PARKING, ACCESS IS VIA GRASSED AREAS. ADDITIONALLY, NEW PLANTED TREES EXCEED THE PRE-DEVELOPMENT AREA RATIO. WAIVER PREVIOUSLY APPROVED FOR AR-31106.

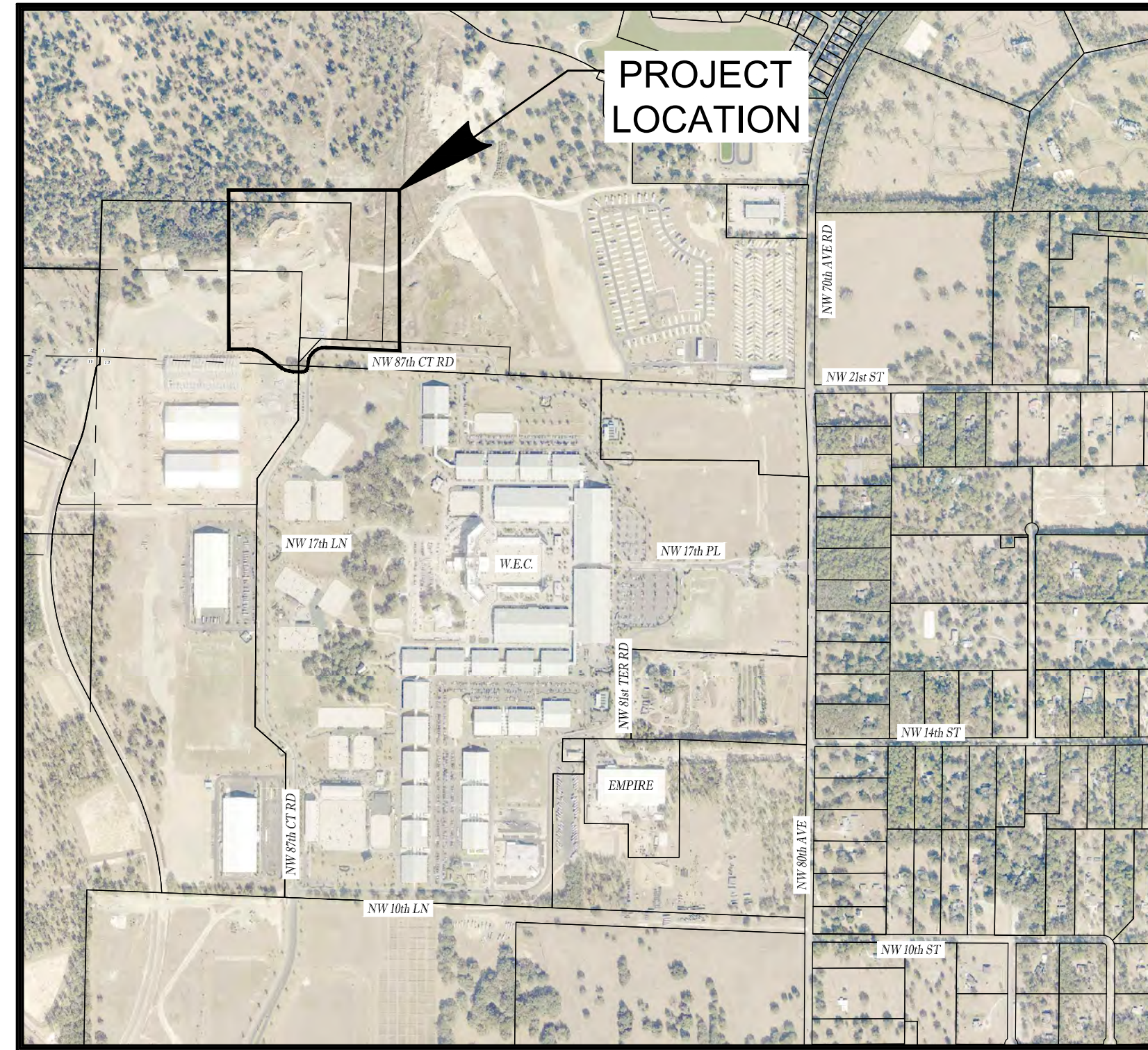
NOTES:

- ALL CONSTRUCTION COVERED BY THESE PLANS SHALL COMPLY WITH THE MATERIAL REQUIREMENTS AND QUALITY CONTROL STANDARDS CONTAINED IN THE MARION COUNTY LAND DEVELOPMENT CODE AND THE MARION COUNTY UTILITY MANUAL AS APPLICABLE.
- NW 80th AVENUE IS DESIGNATED A "RURAL COLLECTOR". NW 21st STREET IS A "SECTION/QUARTER-SECTION COLLECTOR."
- BASED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP (FIRM), COMMUNITY PANEL NO. 120160 PANEL 0484E, EFFECTIVE DATE APRIL 19, 2017, THE PROPERTY DESCRIBED HEREON LIES WITHIN FLOOD ZONES "X," "A," AND "AE," - AN AREA WITHIN THE 100-YEAR FLOOD HAZARD AREA.
- DEVELOPMENT OF THE PROPERTY AS SHOWN ON THIS SITE PLAN IS SUBJECT TO THE TERMS AND CONDITIONS OF THE "GOLDEN OCALA DEVELOPMENT OF REGIONAL IMPACT (DRI)" SCALE PROJECT PER MARION COUNTY COMPREHENSIVE PLAN FUTURE LAND USE ELEMENT POLICY 10.6.1, AS MAY BE AMENDED FROM TIME TO TIME, INCLUDING PROVISIONS REGARDING THE CONCURRENCY OF PUBLIC FACILITIES AS MAY BE APPLICABLE, REFERENCE MARION COUNTY OR BOOK 6791, PAGES 105-163 AND 1ST AMENDMENT - BOOK 7388, PAGES 861-903.
- THIS 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.
- ALL UTILITIES UNDER EXISTING OR PROPOSED PAVEMENT SHALL BE SLEEVED IN ACCORDANCE WITH SECTION B.2.6a OF THE MARION COUNTY LAND DEVELOPMENT CODE CRITERIA.
- THIS PROJECT IS LOCATED IN THE SECONDARY SPRINGS PROTECTION ZONE.
- VERTICAL DATA IS BASED ON MARION COUNTY VERTICAL CONTROL POINTS "A 593", PUBLISHED ELEVATION = 129.21, NAVD-88.
- NO CHANGE TO THE WORK AS SHOWN ON THE APPROVED PLANS SHALL BE MADE WITHOUT NOTIFICATION TO AND APPROVAL BY THE COUNTY ENGINEER.
- FOR EXTERNAL SIGNAGE, PLEASE REFER TO MASTER SIGN PLAN SUBMITTED AS PART OF THE MASTER PLAN PUD DEVELOPED FOR THE GOLDEN OCALA ESTATES AND WEC AREA.
- THE BEARINGS AND DISTANCES FOR THE WETLAND LINES AND THE STATE PLANE COORDINATES FOR THE WETLAND POINTS, ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, FLORIDA WEST ZONE, NAD-83, AND DERIVED FROM THE L-NET NETWORK.
- ALL ROADS AND DRAINS/DRAINAGE EASEMENTS ARE PRIVATELY OWNED AND SHALL BE MAINTAINED BY THE DEVELOPER.
- THE PROJECT WILL NOT BE SUBDIVIDED. THE PROJECT WILL BE PRIVATELY OWNED AND MAINTAINED. THE PROJECT WILL NOT BE PLATTED.
- THE STATE PLANE COORDINATES SHOWN HEREON FOR TWO CORNERS OF THE PROJECT AREA ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, FLORIDA WEST ZONE, NAD-83 AND DERIVED FROM THE L-NET NETWORK. SEE SURVEY.

MAJOR SITE PLAN GOLDEN OCALA - W.E.C. NORTH TRAINING FIELDS - PHASE 2

**A PORTION OF SECTIONS 1 & 12, TOWNSHIP 15 SOUTH, RANGE 20 EAST
MARION COUNTY, FLORIDA**

**THIS SITE CONTAINS:
PROJECT LIMITS AREA = 36.14 ac
LOCATED IN A PORTION OF PARCEL #: #21068-002-00, 12674-001-00
DESCRIPTION OF PURPOSE: PAVEMENT FOR VEHICULAR & PEDESTRIAN ACCESS
FOR OUTDOOR EQUESTRIAN TRAINING FIELDS (BUILT IN PH. 1)
FUTURE LAND USE: WORLD EQUESTRIAN CENTER (W.E.C.)
ZONING: PUD
EXISTING IMP. AREA (0.40-AC/17424-SF/1.11%)
EXISTING PERV. AREA (35.74-AC/1,556,834-SF/98.89%)
PROPOSED IMP. AREA (5.67-AC/246,985-SF/15.69%)
PROPOSED PERV. AREA (30.47-AC/1,327,273-SF/84.31%)**



VICINITY MAP
SCALE: 1" = 1,000'

UTILITY COMPANIES

WATER
SEWER
ELECTRIC
CABLE/PHONE/INTERNET
GAS

MARION COUNTY UTILITIES
MARION COUNTY UTILITIES
SECO ENERGY
DIGITAL COMMUNICATION MEDIA
TECO

MCU CUSTOMER SERVICE 24/7/365, (352) 307-6000
MCU CUSTOMER SERVICE 24/7/365, (352) 307-6000
JERRY BOLDUC, (352) 569-9633
JORGE SANTIAGO, (352) 873-4817
CHUCK HUMPHREY, (352) 401-3409

OWNER/APPLICANT:
GOLDEN OCALA EQUESTRIAN LAND, LLC
EQUESTRIAN OPERATIONS, LLC &
ARENA HORSE SHOWS OF OCALA, LLC
CONTACT: MARY ROBERTS, CHAIRMAN
600 GILLAM ROAD
WILMINGTON, OH 45177
PHONE: (352) 402-4368

PREPARED BY:
TILLMAN & ASSOCIATES ENGINEERING, LLC
CONTACT: GEORGE S. HORTON, P.E.
1720 SE 16th AVENUE, BLDG. 100
OCALA, FLORIDA 34471
PHONE: (352) 387-4540, FAX: (352) 387-4545

SURVEYOR:
ROGERS ENGINEERING, LLC
CONTACT: RODNEY K. ROGERS, P.S.M.
1105 SE 3rd AVENUE
OCALA, FLORIDA 34471
PHONE: (352) 622-9214

GEO TECHNICAL CONSULTANT:
GEO-TECH, INC.
CONTACT: CRAIG HAMPY
1016 SE 3rd AVENUE
OCALA, FLORIDA 34471
PHONE: (352) 694-7711

ENVIRONMENTAL:
MODICA & ASSOCIATES, INC.
C/O ELAINE IMBURGLIA, PRESIDENT
302 MOHAWK ROAD
CLERMONT, FL 34715
PHONE (352) 394-2000



**Know what's below.
Call before you dig.**



INDEX OF SHEETS

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SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THE SURVEY REPRESENTED HEREON IS IN ACCORDANCE WITH ALL APPLICABLE REQUIREMENTS OF THE MARION COUNTY LAND DEVELOPMENT CODE (LDC) AND MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS.

RODNEY K. ROGERS, P.S.M.
CERTIFICATE NO. LS 5274
STATE OF FLORIDA

APPLICANT'S/ OWNER'S CERTIFICATION

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

MARY ROBERTS, CHAIRMAN

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

GEORGE S. HORTON, P.E.
REGISTERED ENGINEER NO. 62585
STATE OF FLORIDA

Tillman & Associates
ENGINEERING, LLC.
CIVIL ENGINEERING - PLANNING - LANDSCAPE ARCHITECTURE - ENVIRONMENTAL
1720 SE 16th Ave. Bldg 100, Ocala, FL 34471
Office: (352) 387-4540 Fax: (352) 387-4545

REVISIONS

DATE

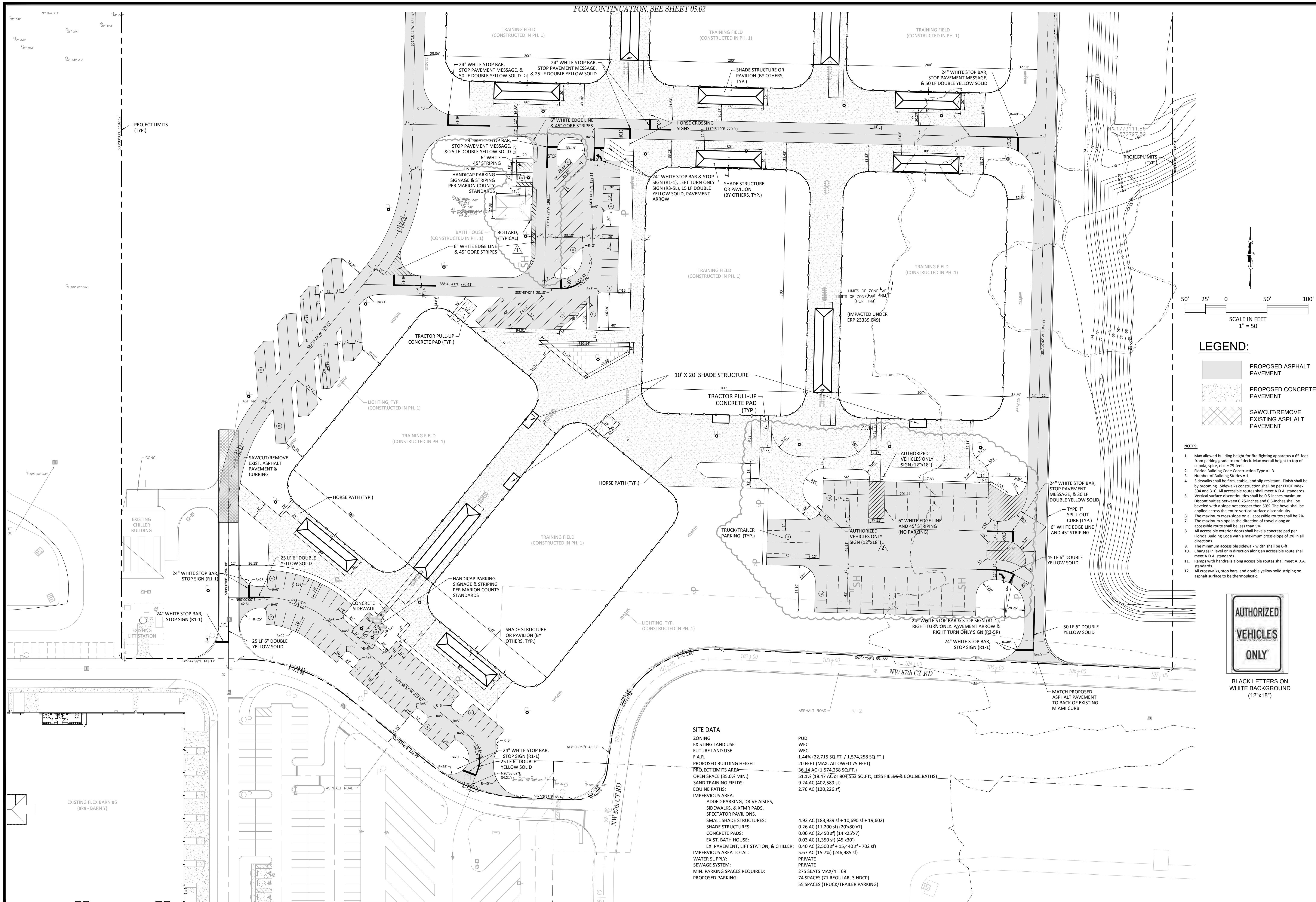
MAJOR SITE PLAN
GOLDEN OCALA/W.E.C.: N. TRAINING FIELDS - PH 2
MARION COUNTY, FLORIDA

COVER SHEET

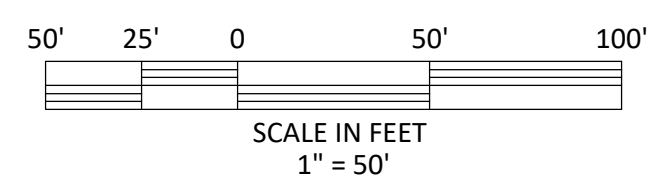
DATE 07/01/2024
DRAWN BY RQ
CHKD. BY GH
JOB NO. 24-9005

MARY ROBERTS, CHAIRMAN

SHT. **01.01**



FOR CONTINUATION, SEE SHEET 05.02



LEGEND:

- PROPOSED ASPHALT PAVEMENT
- PROPOSED CONCRETE PAVEMENT
- SAWCUT/REMOVE EXISTING ASPHALT PAVEMENT

NOTES:

1. Max allowed building height for fire fighting apparatus = 65-feet from parking grade to roof deck. Max overall height to top of cupola, spire, etc. = 75-feet.
2. Florida Building Code Construction Type = IB.
3. Number of Building Stories = 1.
4. Sidewalks shall be firm, stable, and slip resistant. Finish shall be by brooming. Sidewalk construction shall be per FDOT index 304 and 310. All accessible routes shall meet A.D.A. standards. Vertical surface discontinuities shall be 0.5-inches maximum. Discontinuities between 0.25-inches and 0.5-inches shall be beveled with a slope not steeper than 50%. The bevel shall be applied across the entire vertical surface discontinuity.
5. The maximum cross-slope on all accessible routes shall be 2%.
6. The maximum slope in the direction of travel along an accessible route shall be less than 5%.
7. All accessible exterior doors shall have a concrete pad per Florida Building Code with a maximum cross-slope of 2% in all directions.
8. The minimum accessible sidewalk width shall be 6-ft.
9. Changes in level or in direction along an accessible route shall meet A.D.A. standards.
10. Ramps with handrails along accessible routes shall meet A.D.A. standards.
11. All crosswalks, stop bars, and double yellow solid striping on asphalt surface to be thermoplastic.



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SITE DATA

ZONING	PUD
EXISTING LAND USE	WEC
FUTURE LAND USE	WEC
F.A.R.	1.44% (22,715 SQ.FT. / 1,574,258 SQ.FT.)
PROPOSED BUILDING HEIGHT	20 FEET (MAX. ALLOWED 75 FEET)
PROJECT LIMITS AREA	36.14 AC (1,574,258 SQ.FT.)
OPEN SPACE (35.0% MIN.)	51.1% (18.47 AC OR 804,353 SQ.FT., LESS FIELDS & EQUINE PATHS)
SAND TRAINING FIELDS:	9.24 AC (402,589 sf)
EQUINE PATHS:	2.76 AC (120,226 sf)
IMPERVIOUS AREA:	
ADDED PARKING, DRIVE AISLES, SIDEWALKS, & XFMR PADS, SPECTATOR PAVILIONS, SMALL SHADE STRUCTURES:	4.92 AC (183,939 sf + 10,690 sf + 19,602)
SHADE STRUCTURES:	0.26 AC (11,200 sf) (20'x80'x7)
CONCRETE PADS:	0.06 AC (2,450 sf) (14'x25'x7)
EXIST. BATH HOUSE:	0.03 AC (1,350 sf) (45'x30')
EX. PAVEMENT, LIFT STATION, & CHILLER:	0.40 AC (2,500 sf + 15,440 sf - 702 sf)
IMPERVIOUS AREA TOTAL:	5.67 AC (15.7%) (246,985 sf)
WATER SUPPLY:	PRIVATE
SEWAGE SYSTEM:	PRIVATE
MIN. PARKING SPACES REQUIRED:	275 SEATS MAX/4 = 69
PROPOSED PARKING:	74 SPACES (71 REGULAR, 3 HD/CP) 55 SPACES (TRUCK/TRAILER PARKING)

Tillman & Associates
ENGINEERING, LLC.
CIVIL ENGINEERING - PLANNING - LANDSCAPE ARCHITECTURE - ENVIRONMENTAL
1720 SE 16th Ave. Bldg 100, Ocala, FL 34471
Office: (352) 387-4540 Fax: (352) 387-4545

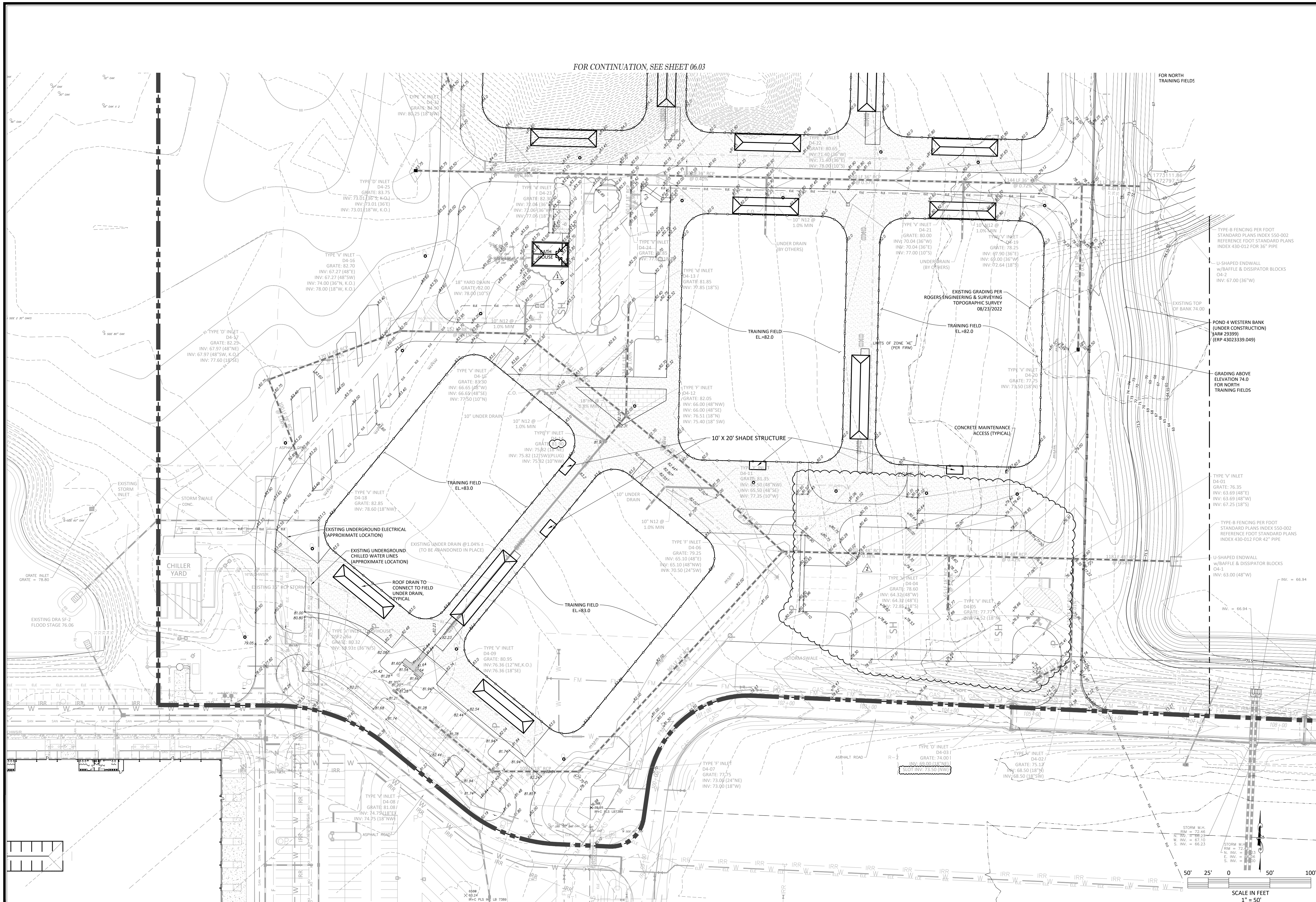
DATE	REVISIONS
3-12-24	ADJUST PARKING AND BUILDING FOOTPRINT
5-20-24	REVISED PARKING LOT & ACCESS TO FIELDS

MAJOR SITE PLAN
GOLDEN OCALA/W.E.C. N. TRAINING FIELDS - PH 2
MARION COUNTY, FLORIDA

GEOMETRY PLAN

DATE 5/21/2024
DRAWN BY RQ
CHKD. BY GH
JOB NO. 24-9005

SHT. 05.01



FOR CONTINUATION, SEE SHEET 06.03

FOR NORTH TRAINING FIELDS

Tillman & Associates
 ENGINEERING, LLC.
 CIVIL ENGINEERING - PLANNING - LANDSCAPE ARCHITECTURE - ENVIRONMENTAL
 1720 SE 16th Ave. Bldg 100, Ocala, FL 34471
 Office: (352) 387-4540 Fax: (352) 387-4545

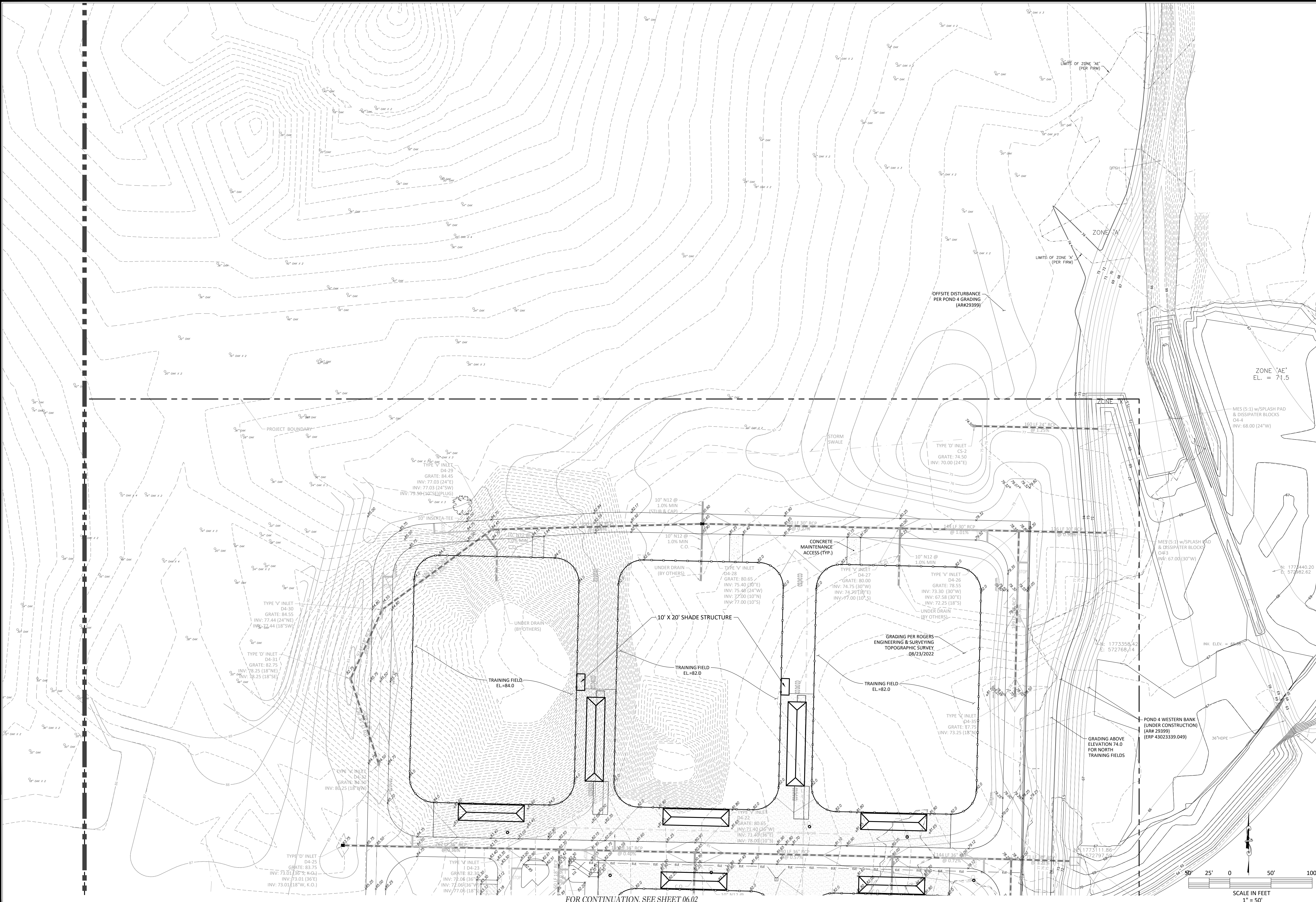
DATE	REVISIONS
3-22-24	ADJUST PARKING AND BUILDING FOOTPRINT
5-20-24	REVISED PARKING LOT LAYOUT, FIELD ACCESS AND GRADING

MAJOR SITE PLAN
 GOLDEN OCALA/W.E.C.: N. TRAINING FIELDS - PH 2
 MARION COUNTY, FLORIDA

GRADING & DRAINAGE PLAN

DATE 05/21/2024
 DRAWN BY RQ
 CHKD. BY GH
 JOB NO. 24-9005

SHT. 06.02



FOR CONTINUATION, SEE SHEET 06.02

Tillman & Associates
ENGINEERING, LLC.
CIVIL ENGINEERING - PLANNING - LANDSCAPE ARCHITECTURE - ENVIRONMENTAL
1720 SE 16th Ave. Bldg 100, Ocala, FL 34471
Office: (352) 387-4540 Fax: (352) 387-4545

NO.	REVISIONS	DATE

MAJOR SITE PLAN
GOLDEN OCALA/W.E.C. N. TRAINING FIELDS - PH 2
MARION COUNTY, FLORIDA
GRADING & DRAINAGE PLAN

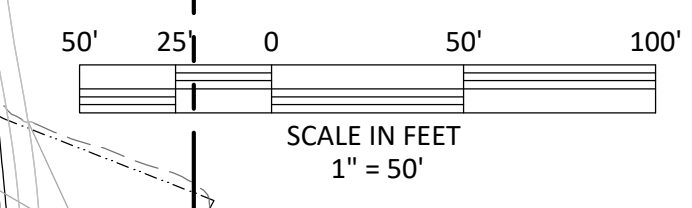
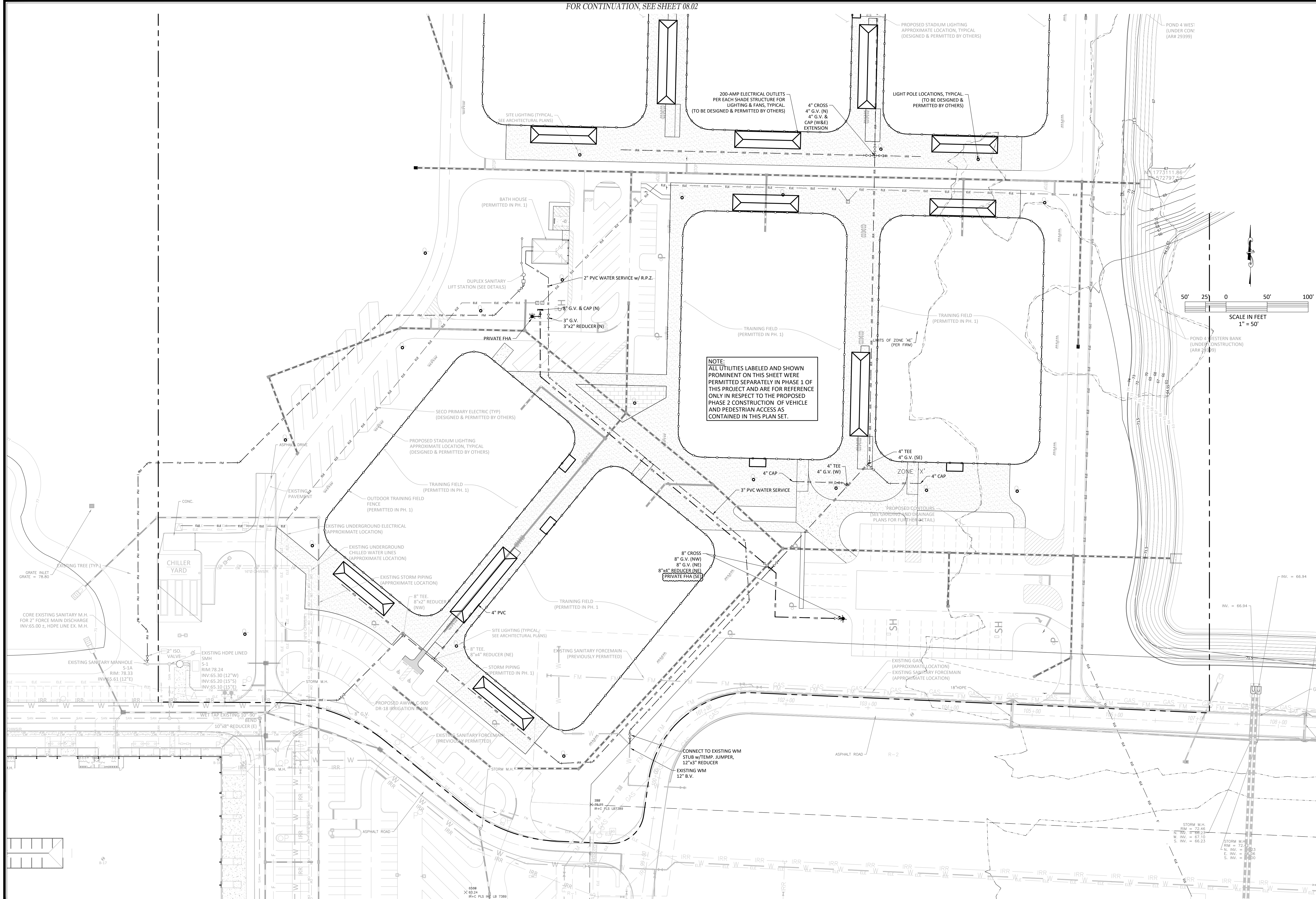
DATE: 05/19/2024
DRAWN BY: RQ
CHKD. BY: GH
JOB NO.: 24-9005

SHT. 06.03

S:\Marion County\Golden Ocala Equestrian Center (2024) - North Training Fields Phase 2\CIVIL\CONSTRUCTION\Site Mod\06.02 GRADING PLAN_24-9005.dwg, 5/19/2024 5:10:37 PM

NOT VALID UNLESS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER

FOR CONTINUATION, SEE SHEET 08.02



Tillman & Associates
 ENGINEERING, LLC.
 CIVIL ENGINEERING - PLANNING - LANDSCAPE ARCHITECTURE - ENVIRONMENTAL
 1720 SE 16th Ave. Bldg 100, Ocala, FL 34471
 Office: (352) 387-4540 Fax: (352) 387-4545

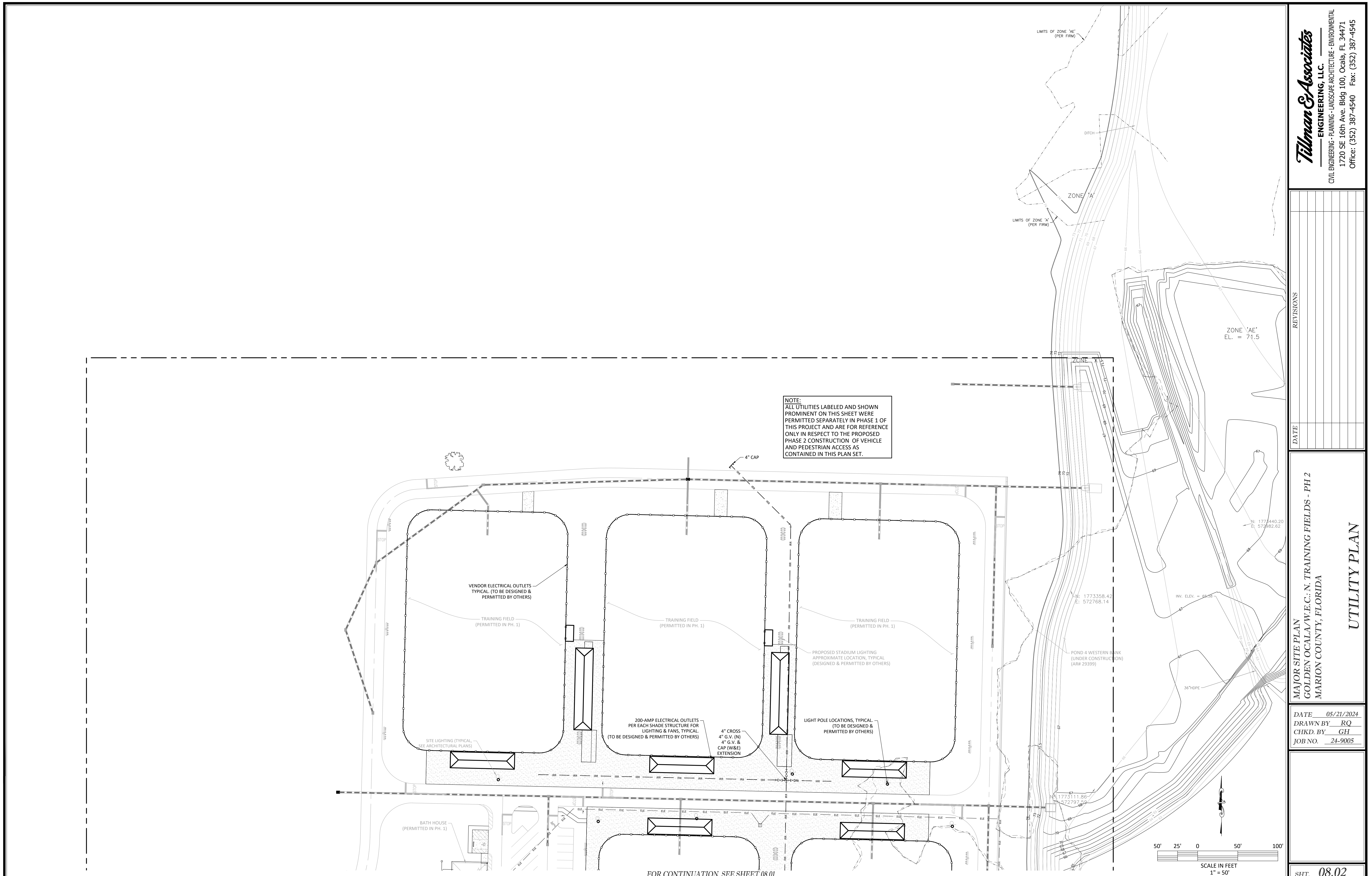
DATE	DESCRIPTION
05-21-24	RELOCATE PRIVATE F.H.
	REVISIONS
	GSH

MAJOR SITE PLAN
GOLDEN OCALA/W.E.C. N. TRAINING FIELDS - PH 2
 MARION COUNTY, FLORIDA

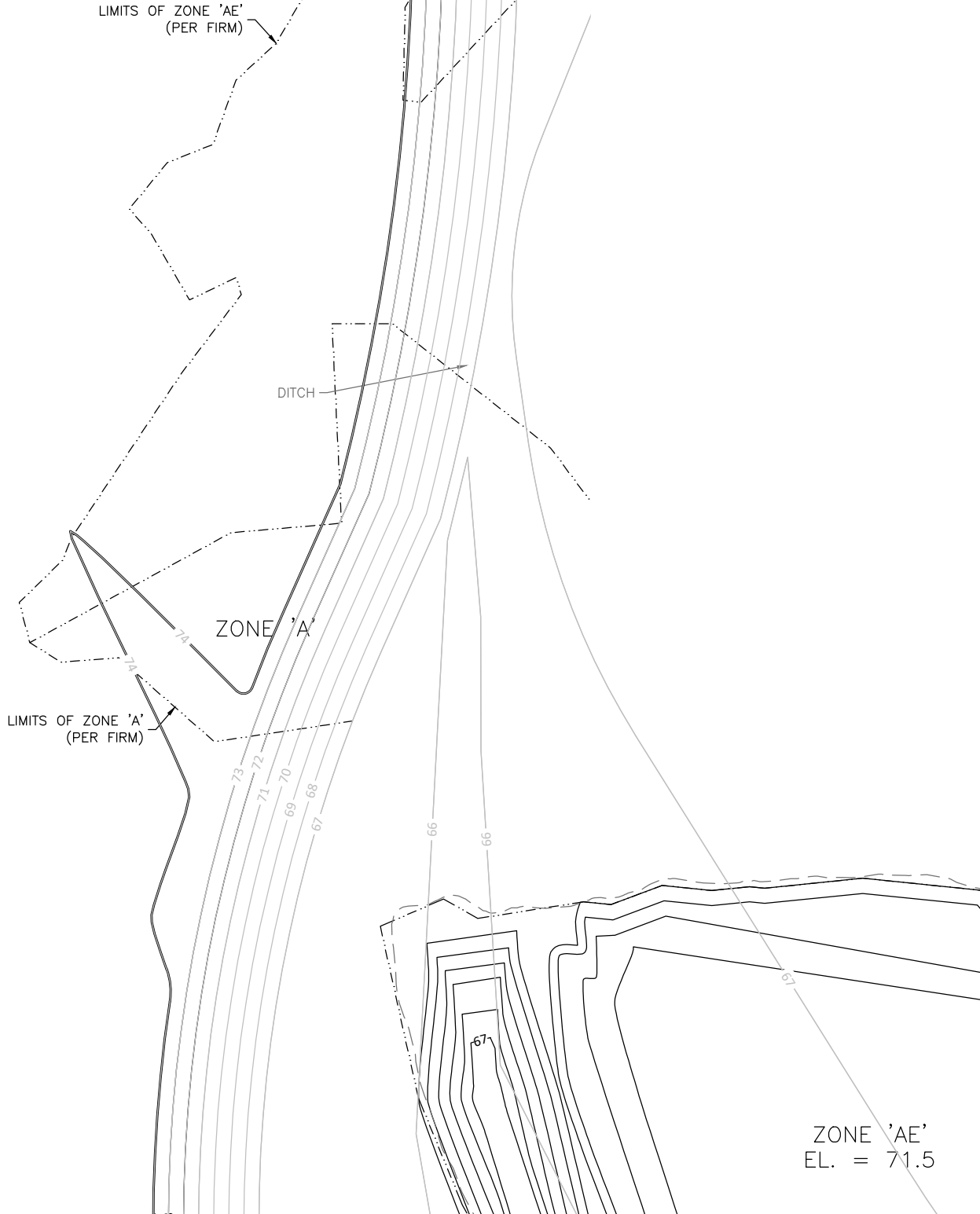
UTILITY PLAN

DATE 05/21/2024
 DRAWN BY RQ
 CHKD. BY GH
 JOB NO. 24-9005

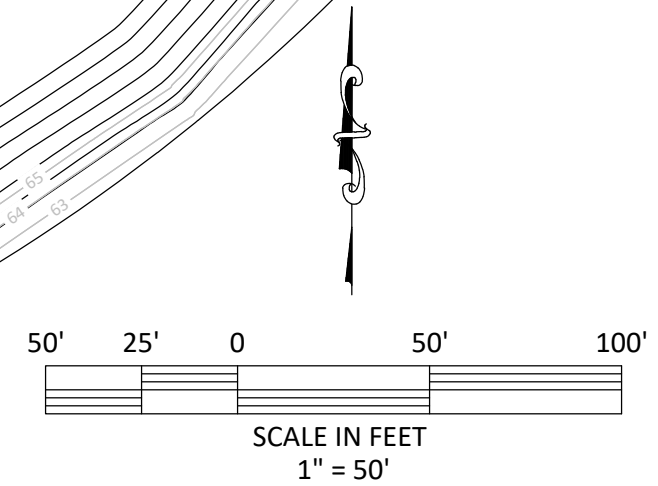
SHT. **08.01**



NOTE:
 ALL UTILITIES LABELED AND SHOWN
 PROMINENT ON THIS SHEET WERE
 PERMITTED SEPARATELY IN PHASE 1 OF
 THIS PROJECT AND ARE FOR REFERENCE
 ONLY IN RESPECT TO THE PROPOSED
 PHASE 2 CONSTRUCTION OF VEHICLE
 AND PEDESTRIAN ACCESS AS
 CONTAINED IN THIS PLAN SET.



FOR CONTINUATION, SEE SHEET 08.01



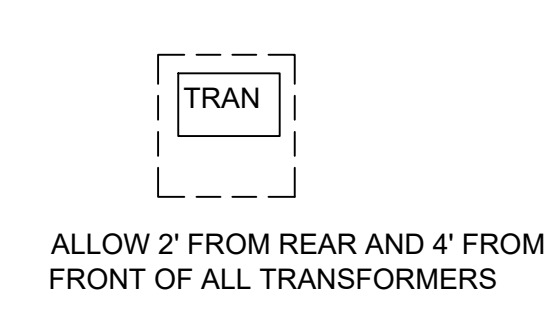
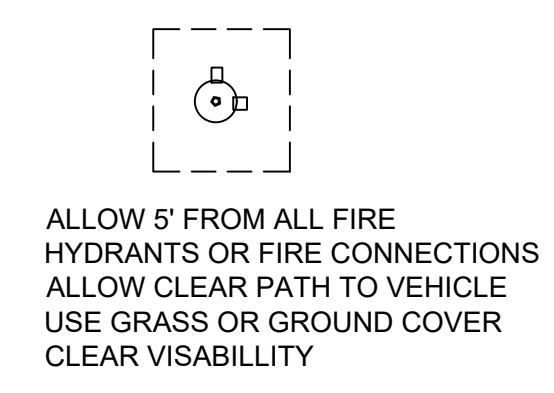
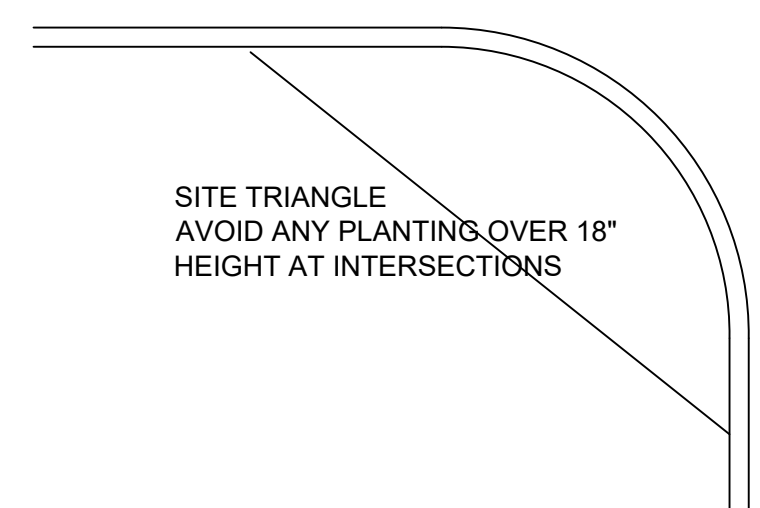
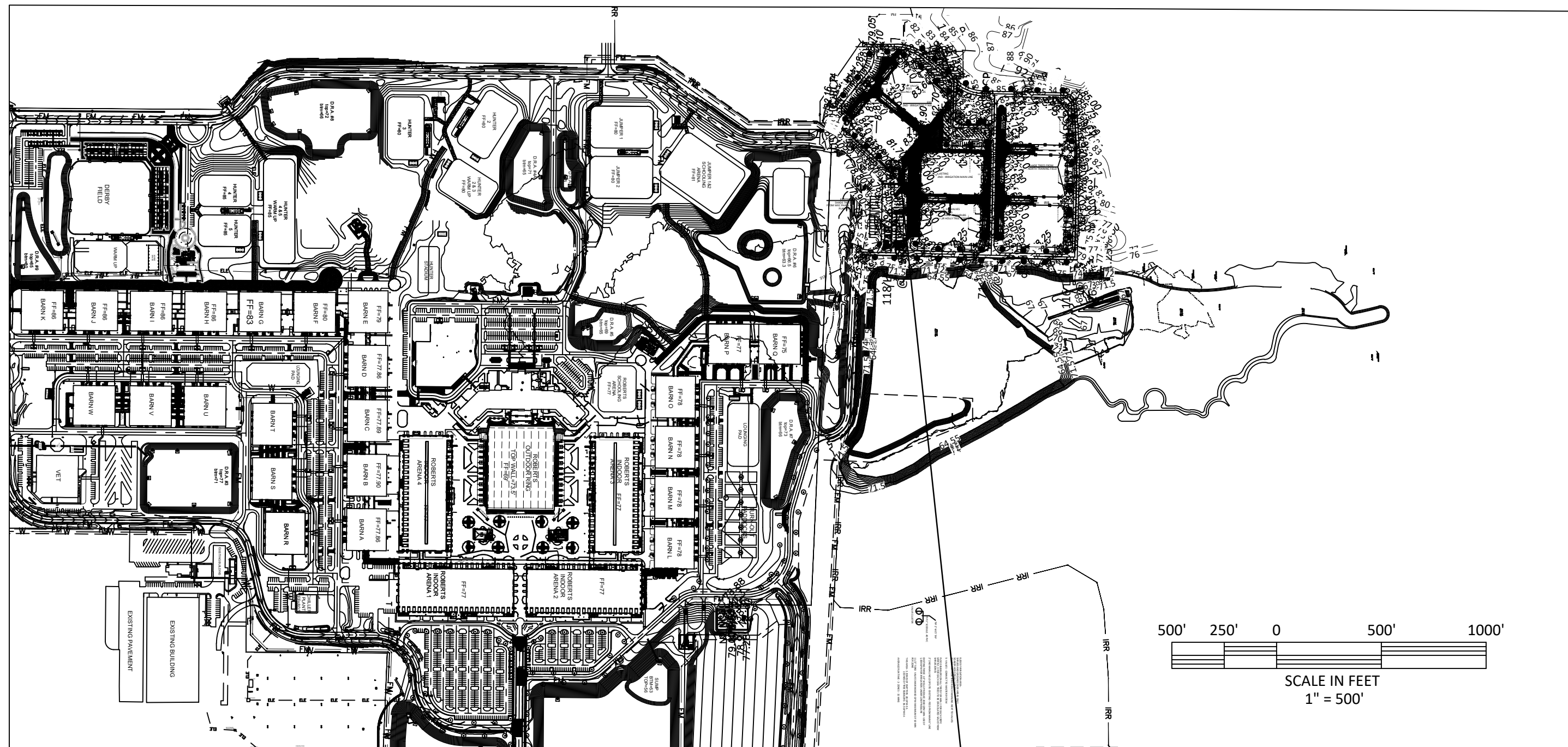
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 1720 SE 16th Ave. Bldg 100, Ocala, FL 34471
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REVISIONS	DATE

MAJOR SITE PLAN
 GOLDEN OCALA/W.E.C.: N. TRAINING FIELDS - PH 2
 MARION COUNTY, FLORIDA
UTILITY PLAN

DATE 05/21/2024
 DRAWN BY RQ
 CHKD. BY GH
 JOB NO. 24-9005

SHT. 08.02



PRE DEVELOPMENT INCHES- 0" INCHES TREES REMOVED- INCHES REQUIRED MITIGATION= 0 INCHES RETAINED ON SITE- 0"

SHADE TREE CALCULATIONS-- WAIVER GRANTED FOR THIS AREA

NEW TREES- THIS PHASE
 13-LIVE OAKS 8"-10" CALIPER = 150"
 17-MEDIUM TREES 5" CALIPER = 65"

ORIGINAL MINIMUM LANDSCAPE REQUIREMENTS: (NO CHANGES)
 4- PARKING AREAS:
 PROJECT AREA- 175,000 SF
 PARKING AND BUILDING AREA- 125,000 SF
 TOTAL GREEN AREA-50,000 SF--- 29% GREEN AREA
 BUFFERS- PER PUD-300' FRONT 15' wide 50% planting WILL HAVE 7'6" PLANTING 2250SF-- PROVIDED-3800SF
 NO SIDE OR REAR BUFFER REQUIRED
 BUILDING PUBLIC SIDE- NO BUILDINGS PROPOSED
 INTERIOR PARKING LOT ISLANDS:
 1- VEHICLE PARKING LOT- ISLANDS PROVIDED
 1- TRAILER PARKING LOT- NO CENTER ISLANDS-WAIVER REQUESTED
 SHADE TREES FOR INTERIOR ISLANDS RELOCATED TO EXTERIOR

NEW LANDSCAPE AREA
 TOTAL PLANTED AREA- 8,000 SF- SHRUB AND PLANTED AREA
 BALANCE OF GREEN AREA- BAHIA SOD

LANDSCAPE NOTES: (SEE SPECIFICATIONS FOR COMPLETE REQUIREMENTS)

1. ALL PLANT MATERIAL SHALL BE FLORIDA GRADE NO. 1 OR BETTER AS SPECIFIED IN GRADES AND STANDARDS FOR NURSERY PLANTS, DIVISION OF PLANT INDUSTRY, FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, AND SHALL CONFORM TO AMERICAN STANDARDS FOR NURSERY STOCK, AMERICAN NURSERY AND LANDSCAPE ASSOCIATION, LATEST EDITION.
2. THE CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF QUANTITIES IN THE PLANT LIST. IN THE EVENT OF A CONFLICT BETWEEN QUANTITIES IN THE LIST AND THE PLANS, THE PLANS SHALL CONTROL AND THE DISCREPANCY SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO BID. ANY DEVIATION FROM THESE PLANS MUST BE APPROVED BY THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE.
3. THE CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH ALL APPLICABLE BUILDING CODES, ORDINANCES AND LOCAL REGULATIONS, AND IS RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED FOR THE WORK.
4. ALL LANDSCAPE INSTALLATION/ MAINTENANCE PROFESSIONALS SHALL BE LICENSED AND CERTIFIED IN ACCORDANCE WITH STATE AND LOCAL REQUIREMENTS.
5. THE CONTRACTOR SHALL EXAMINE EXISTING SITE CONDITIONS AND PROMPTLY REPORT ALL DISCREPANCIES AND UNSUITABLE CONDITIONS (WEATHER, MUCK, DEBRIS, OBSTRUCTIONS, ETC.) TO THE LANDSCAPE ARCHITECT PRIOR TO BIDDING. THE CONTRACTOR IS RESPONSIBLE FOR SOIL ANALYSIS PRIOR TO INSTALLATION OF PLANTINGS, AND SHALL ENSURE ALL SOIL AMENDMENTS CONFORM TO SPECIFICATIONS.
6. THE CONTRACTOR SHALL ACQUAINT HIMSELF WITH THE SITE AND ALL UTILITIES, (INCLUDING WATER, SEWER AND ELECTRICAL SUPPLY). THE CONTRACTOR SHALL CALL FLORIDA SUNSHINE 811 AND AREA UTILITIES NOT LISTED ON THE LOCATE TICKET. THE EXACT LOCATION OF ALL EXISTING ABOVE-GROUND AND UNDERGROUND STRUCTURES, UTILITIES, SPRINKLERS AND PIPE MAY NOT BE INDICATED ON DRAWINGS. THE CONTRACTOR SHALL CONDUCT HIS WORK IN A MANNER TO PROTECT AND PREVENT INTERRUPTION OR DAMAGE TO EXISTING SYSTEMS AND UTILITY SERVICES WHICH MUST REMAIN OPERATIONAL. THE CONTRACTOR IS RESPONSIBLE FOR THEIR REPLACEMENT IF DAMAGED BY HIM AT NO ADDITIONAL COST TO THE OWNER.
7. CONTRACTOR SHALL PROTECT EXISTING TREES TO REMAIN, AND IS RESPONSIBLE FOR THEIR COMPARABLE REPLACEMENT IF DAMAGED BY HIM AT NO ADDITIONAL COST TO THE OWNER.
8. ALL TREE MATERIAL SHALL BE CONTAINER GROWN UNLESS OTHERWISE SPECIFIED.
9. SOIL PROVIDED SHALL BE FREE OF LIMEROCK, PEBBLES OR OTHER CONSTRUCTION DEBRIS.
10. ALL PLANTING BEDS SHALL RECEIVE A 3" LAYER OF MULCH (1" OVER ROOTBALL), MEASURED AFTER MULCH HAS SETTLED.
11. ALL PLANT BEDS SHALL BE FREE OF WEEDS, ROCKS, AND CONSTRUCTION DEBRIS, ETC., AT TIME OF INSPECTION BY LANDSCAPE ARCHITECT/ OWNER/ INSPECTOR.
12. MAINTENANCE SHALL BE PERFORMED IN ACCORDANCE WITH THE FLORIDA YARDS & NEIGHBORHOODS HANDBOOK <http://ffl.ifas.ufl.edu>
13. ALL LANDSCAPE MAINTENANCE SHALL BE IN ACCORDANCE WITH MARION COUNTY LDC SEC. 6.8.13.
14. FERTILIZER AND LANDSCAPE CHEMICAL USE SHALL COMPLY WITH MARION COUNTY LDC SEC. 6.8.14.
15. ALL IRRIGATION SYSTEMS SHALL BE OPERATED AND MAINTAINED IN ACCORDANCE WITH MARION COUNTY LDC DIV. 9 IRRIGATION.
16. ALL CERTIFICATION AND LICENSING OF LANDSCAPE PROFESSIONALS AND IRRIGATION INSTALLATION/MAINTENANCE PROFESSIONALS SHALL BE IN ACCORDANCE WITH MARION COUNTY LDC SEC. 6.8.15 AND SEC. 6.9.10.

LANDSCAPE COMPLETION INSPECTION REQUIREMENTS

1. PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY, THE CONTRACTOR SHALL DOCUMENT THE ACTUAL FIELD INSTALLATION OF THE LANDSCAPE AND SUBMIT TO MARION COUNTY A REQUIRED LANDSCAPE AS-BUILT CERTIFICATION PLAN, SIGNED AND SEALED BY THE LANDSCAPE ARCHITECT (MARION COUNTY LDC DIV. 8, SEC. 6.8.13)
2. UPON COMPLETION OF THE INSTALLATION, AND AT A MINIMUM OF SEVEN (7) DAYS PRIOR TO FINAL INSPECTION, THE CONTRACTOR SHALL PROVIDE A CLEAR AND LEGIBLE AS-BUILT DIAGRAM THAT ACCURATELY REPRESENTS THE LANDSCAPE PLAN AS INSTALLED, AND REQUEST AN ON-SITE INSPECTION BY THE LANDSCAPE ARCHITECT.
3. WHEN ACCEPTABLE TO THE LANDSCAPE ARCHITECT, THE AS-BUILT PLANS WILL BE APPROVED AND A FINAL INSPECTION AND LANDSCAPE RELEASE GRANTED.

THE CONTRACTOR SHALL MARK-UP A COPY OF THE APPROVED LANDSCAPE DESIGN PLAN WITH THE FOLLOWING AS-BUILT INFORMATION: (NOTE: PRE-APPROVAL BY THE DESIGN PROFESSIONAL IS REQUIRED FOR ANY DESIGN CHANGE (INCLUDING PLANT SUBSTITUTIONS, LAYOUT, QUANTITIES, MATERIALS, ETC.)

- INSTALLED PLANT SPECIES AND SIZES
- INSTALLED PLANT QUANTITIES
- OTHER INSTALLED MATERIALS DOCUMENTATION

THE CONTRACTOR SHALL PROVIDE CONFIRMATION THAT THE OWNER HAS RECEIVED:

- WRITTEN MAINTENANCE, PRUNING, AND FERTILIZER INSTRUCTIONS AND SCHEDULE.

IRRIGATION COMPLETION INSPECTION REQUIREMENTS

UPON COMPLETION OF THE IRRIGATION SYSTEM AND COMPLETION OF THE AS-BUILT DRAWINGS AND OPERATIONS MANUAL, A RELEASE SHALL BE SIGNED AND APPROVED BY THE QUALIFIED PROFESSIONAL AND SHALL BE SUBMITTED TO THE MARION COUNTY LANDSCAPE ARCHITECT.

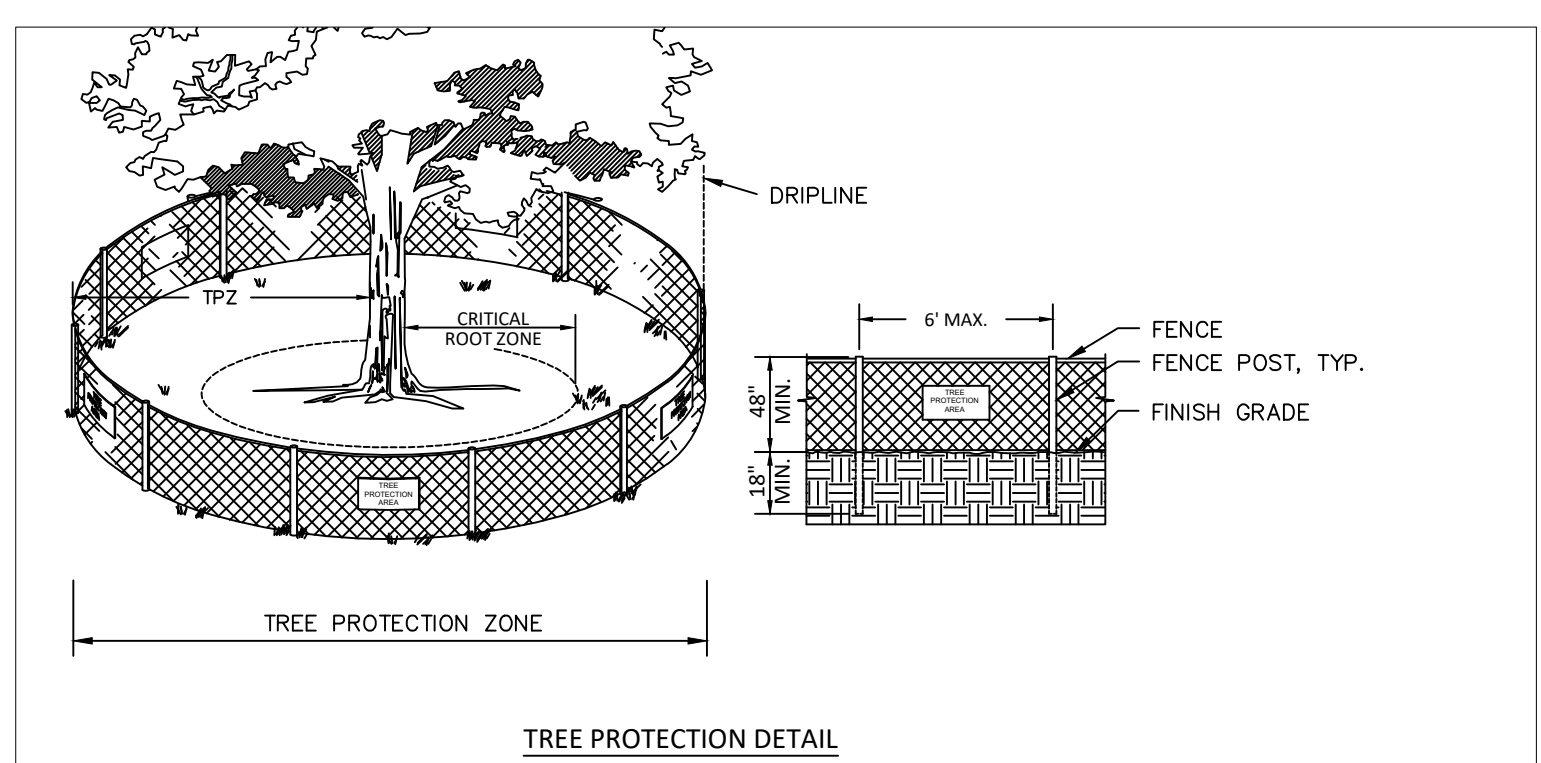
OWNER RESPONSIBILITY

THE OWNER IS RESPONSIBLE FOR CONTINUED SURVIVAL OF THE PLANTS

PER LDC SECTION 6.8.11 - LANDSCAPE INSTALLATION SHALL MEAN SURVIVAL IN PERPETUITY, AND REPLACEMENT IF NECESSARY, OF ALL MATERIALS. DEAD AND/ OR DYING PLANT MATERIAL SHALL BE REPLACED BY THE OWNER WITHIN 30 DAYS OF NOTIFICATION BY THE COUNTY.

ADDITIONAL NOTES

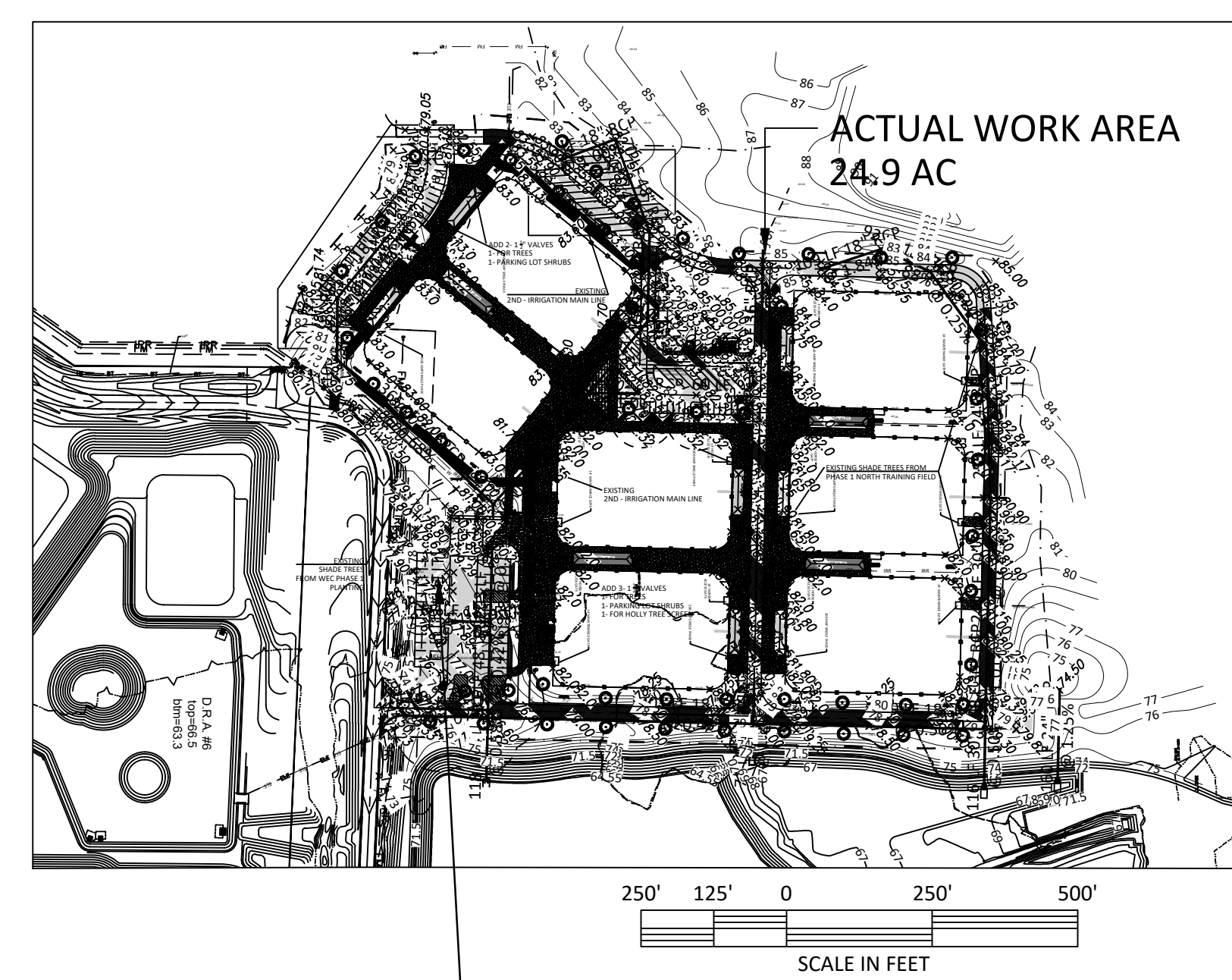
1. ALL PLANTS SHALL BE FL#1 OR BETTER; PLANTS SHALL MEET OR EXCEED ALL MINIMUM HEIGHT, SPREAD, AND CALIPER SPECIFICATIONS BASED ON PLANT TYPE AS DESCRIBED IN FL GRADES AND STANDARDS (SEE LANDSCAPE NOTES).
2. ALL TREES SHALL MEET MARION COUNTY LDC MINIMUM SIZE REQUIREMENTS: SHADE TREES = 3.5" CAL MIN.; UNDERSTORY TREES = 6' HT x 42" SPRD MIN.; PALMS = 10' CT MIN.
3. * SHOULD CONTAINER TREES BE UNAVAILABLE, OBTAIN APPROVAL FROM PROJECT LANDSCAPE ARCHITECT FOR USE OF B&B MATERIAL THROUGH APPROVED ROOTS PLUS GROWER (RPG).



MINOR MODIFICATION TO THIS AREA-PARKING LOT

THIS PROJECT IS A MODIFICATION TO A PREVIOUS PROJECT. ORIGINAL APPLICATION # 30343 ALL TREE MITIGATION AND TREE CALCULATIONS WERE PROVIDED FOR AND WAIVERS SUPPLIED.

NO EXISTING TREES OR TREES PLANTED IN PHASE 1 WILL BE REMOVED OR ALTERED WITH THIS MODIFICATION.



MINOR MODIFICATION TO THIS AREA-PARKING LOT

MINOR MODIFICATION TO PERMIT SET SHEET L-0 AND L-2 ONLY

NOTE: ALL PLANT MATERIAL SUBJECT TO CHANGE- OWNER WILL APPROVE ALL PLANT SPACING PRIOR TO INSTALL ALL TREES AND SHRUBS LAYOUT MAY BE ALTERED IN THE FIELD WITH OWNERS APPROVAL

CYPRESS MANAGEMENT AND DESIGN
 P.O. BOX 8880 FLEMING ISLAND, FL. 32006
 904-759-9576---SITEOPT@BELLSOUTH.NET

DATE	DATE/REV	REVISIONS
4-10-2024	1	
5-30-2024	2	

WORLD EQUESTRIAN CENTER
 NORTH TRAINING FIELDS
 MINOR PARKING MODIFICATION

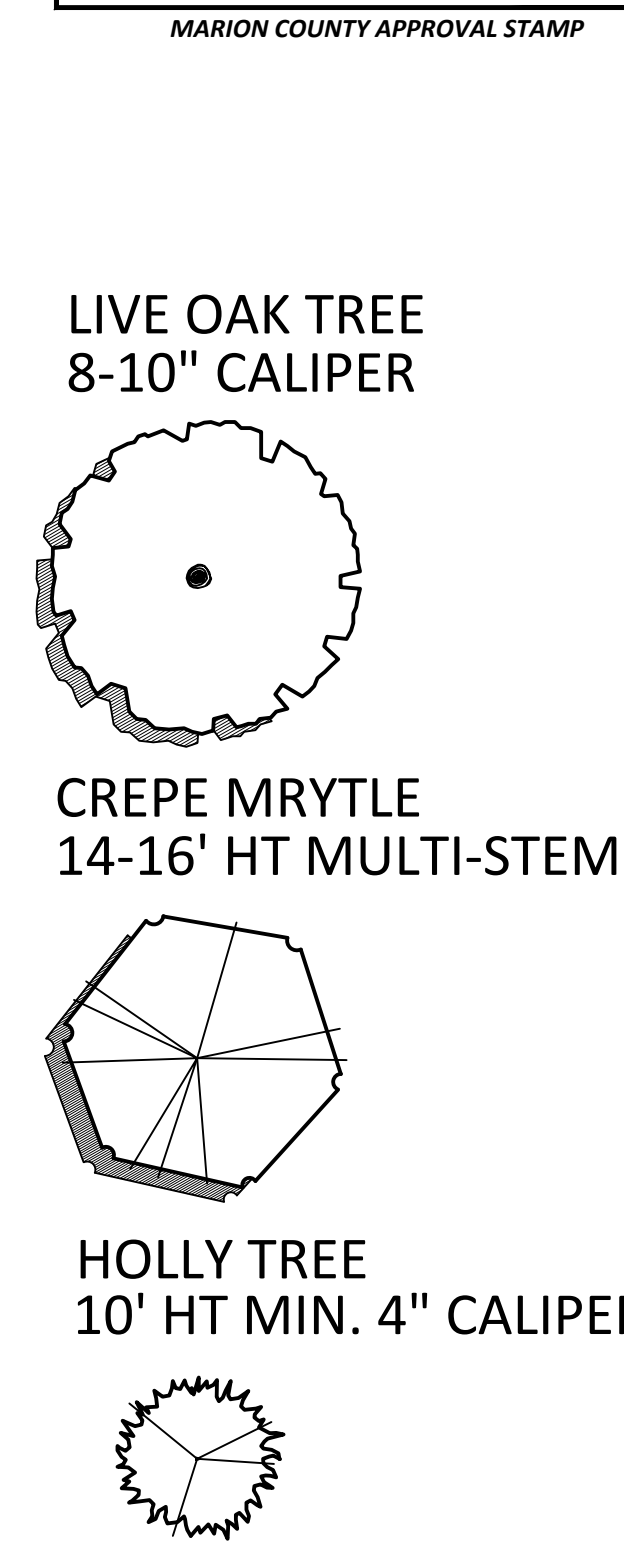
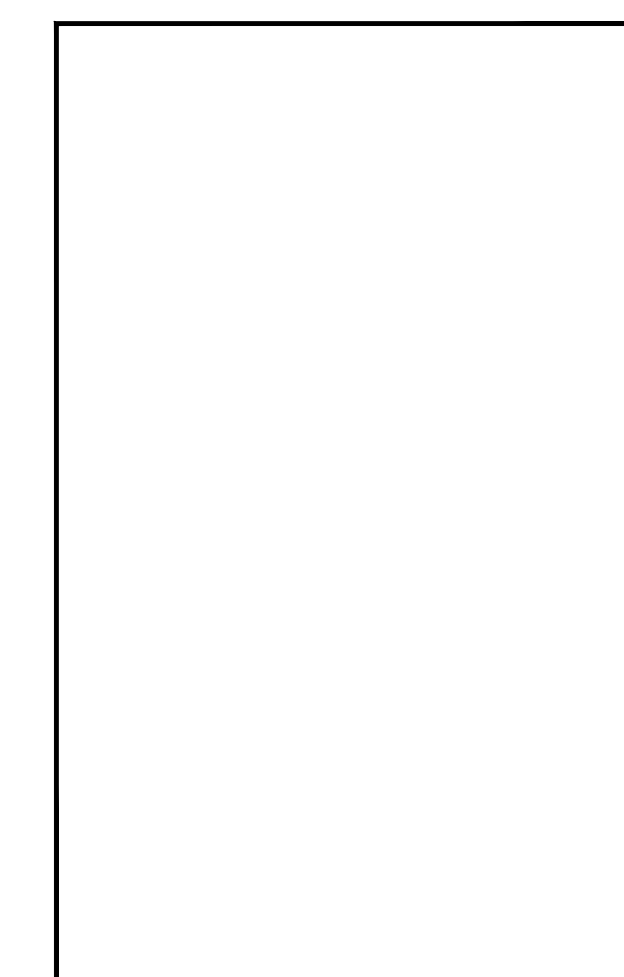
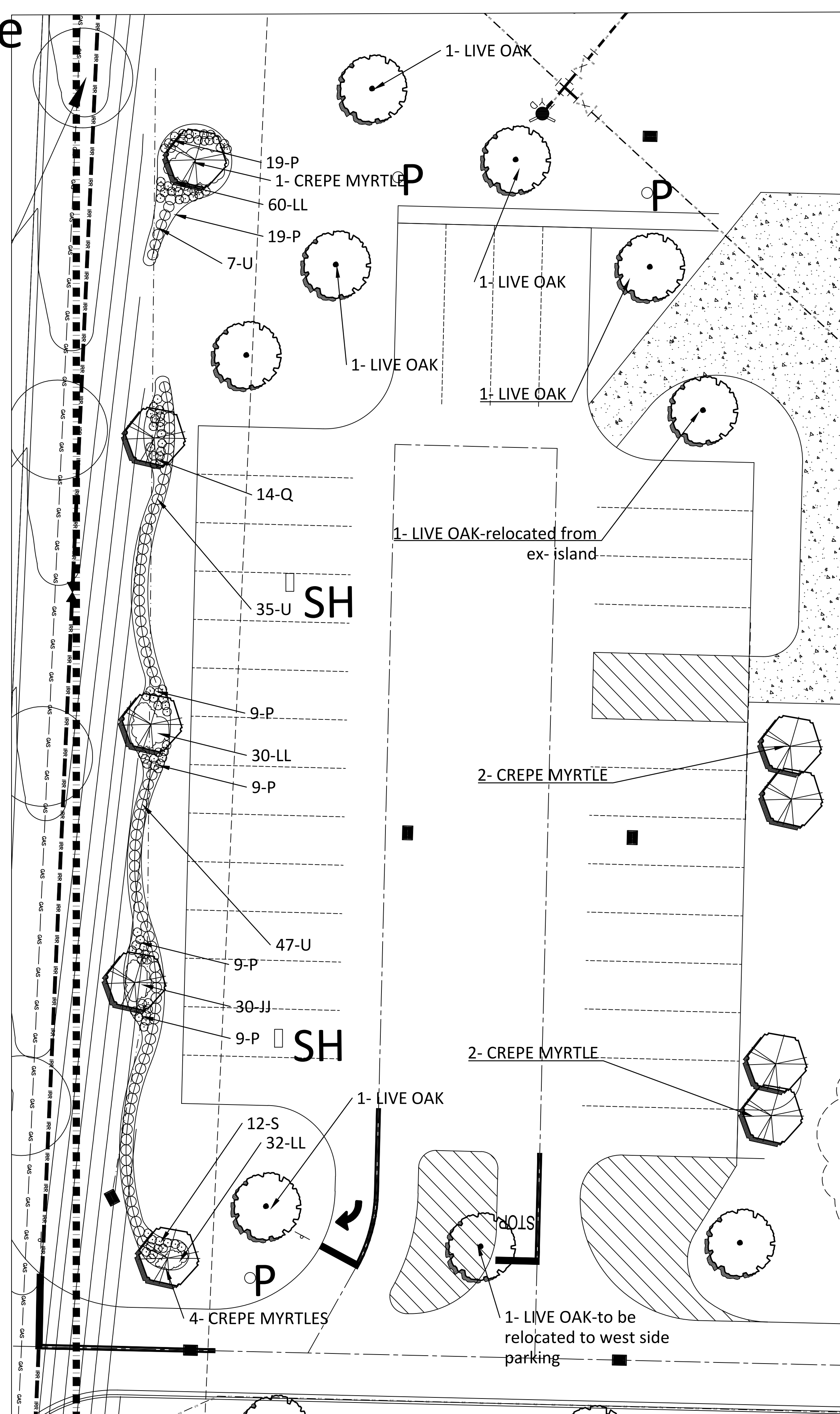
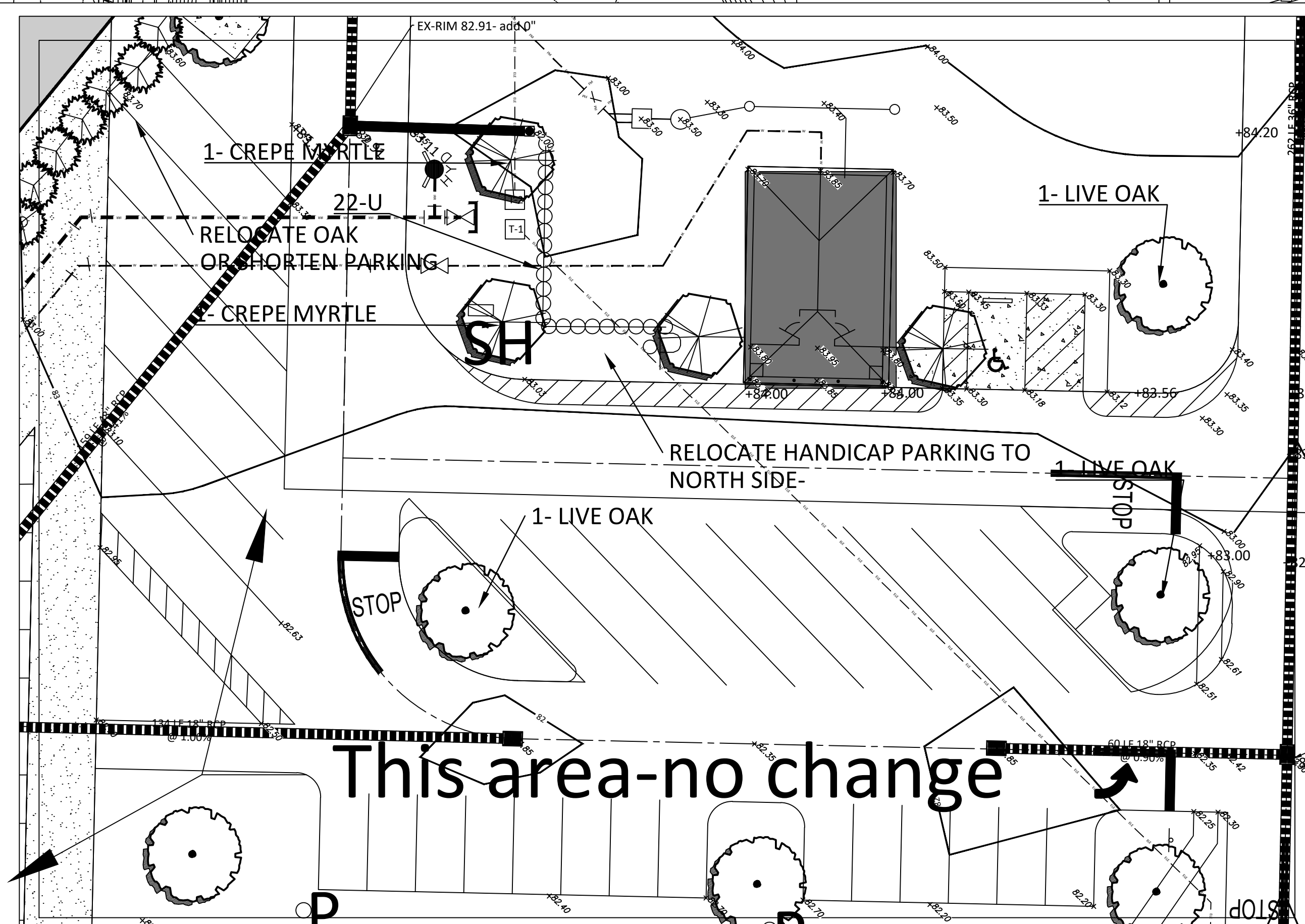
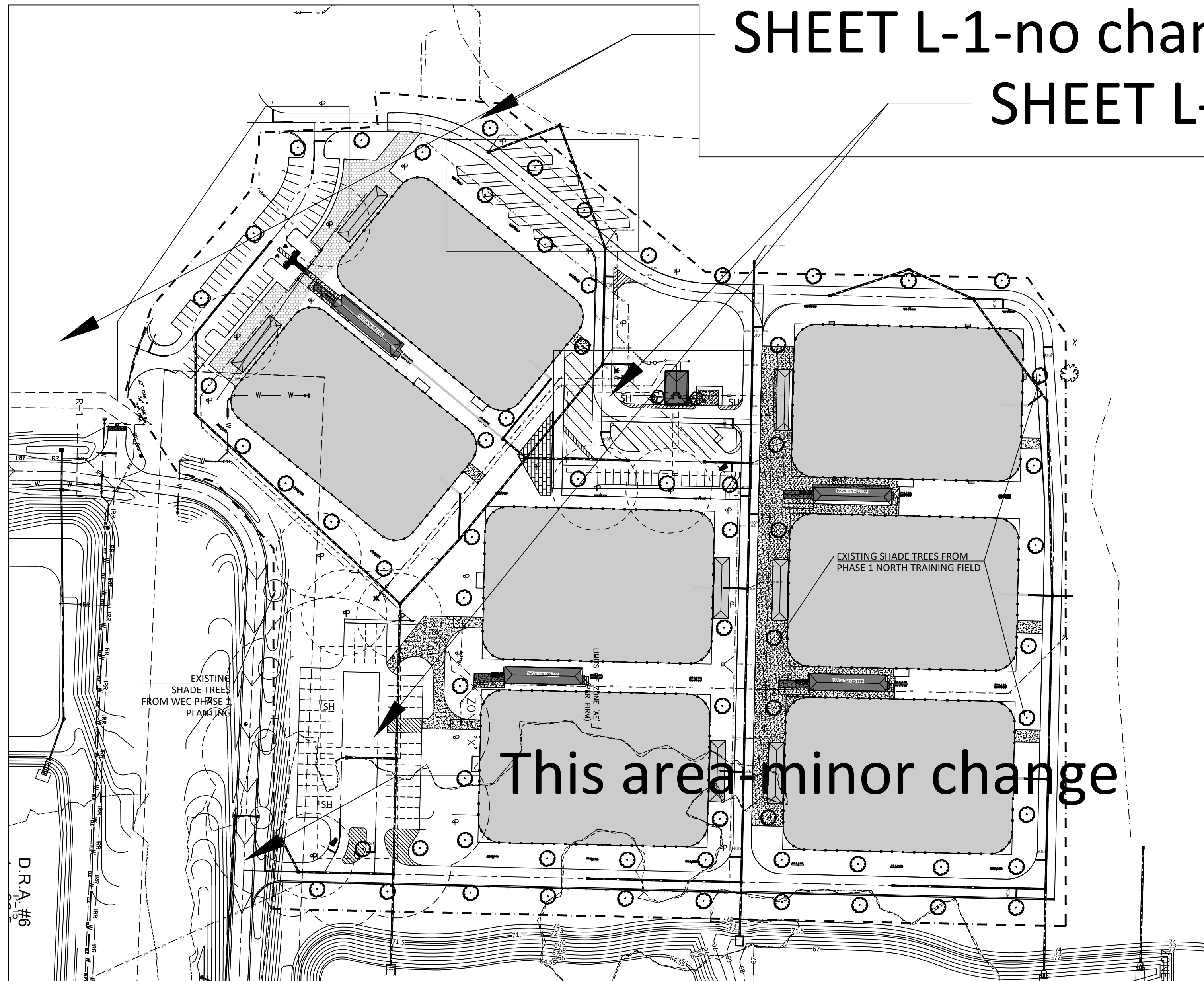
DATE 2-12-2024
 DRAWN BY
 CHKD. BY
 JOB NO.

KELLY W HARTWIG
 LA 1252

SHT. LC-0

CYPRESS MANAGEMENT AND DESIGN
 P.O. BOX 8880, FLEMING ISLAND FL. 32006 Rev: 5-13-2022

SHEET L-1-no change
SHEET L-2

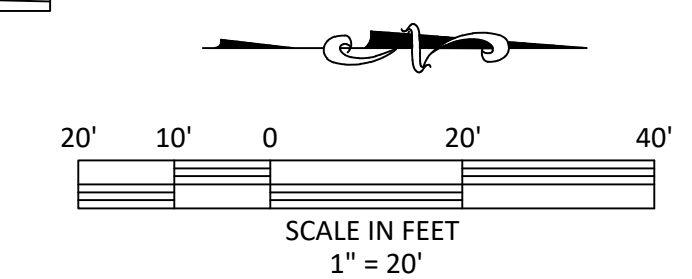


ALL NEW TREES ARE LABELED.
ALL OTHER TREES SHOWN ARE
EXISTING FROM PREVIOUS
STAGES

Original Landscape Drawing showed
6- Live Oaks- Modified to 8-Live Oaks
Original Landscape Drawing showed
8-Crepe Myrtles- Modified to 9

- U- LIGUSTRUM JAPONICA- 36"X 36" 3' O.C
- S- RAPHIOLEPSIS INDICA- 18 X 24" 32" O.C
- JJ- AGGAPANTHUS AFRICANUS- ST CL. 4-5 BIB- 18" O.C.
- LL- LIRIOPE- EVERGREEN GIANT- ST CL. 4-5 BIB- 18" O.C.

ARGENTINE BAHIA SOD ALL DISTURBED AREAS



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AND DESIGN
P.O. BOX 8880 FLEMING ISLAND, FL. 32006
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DATE	DATE	REVISIONS
4-10-2024	4-10-2024	XXX
5-30-2024	5-30-2024	

WORLD EQUESTRIAN CENTER
NORTH TRAINING FIELDS
NORTH TRAINING FIELD

DATE 2-12-2024
DRAWN BY
CHKD. BY
JOB NO.

KELLY W HARTWIG
LA 1252

SHT. LC-2