Marion County
Development Review Committee
Meeting Agenda

Monday, July 13, 2026 9:00 AM Office of the County Engineer

MEMBERS OF THE PUBLIC ARE ADVISED THAT THIS MEETING / HEARING IS A PUBLIC PROCEEDING, AND THE CLERK TO THE BOARD IS MAKING AN AUDIO RECORDING OF THE PROCEEDINGS, AND ALL STATEMENTS MADE DURING THE PROCEEDINGS, WHICH RECORDING WILL BE A PUBLIC RECORD, SUBJECT TO DISCLOSURE UNDER THE PUBLIC RECORDS LAW OF FLORIDA. BE AWARE, HOWEVER, THAT THE AUDIO RECORDING MAY NOT SATISFY THE REQUIREMENT FOR A VERBATIM TRANSCRIPT OF THE PROCEEDINGS, DESCRIBED IN THE NOTICE OF THIS MEETING, IN THE EVENT YOU DESIRE TO APPEAL ANY DECISION ADOPTED IN THIS PROCEEDING.

1. ROLL CALL

2. PLEDGE OF ALLEGIANCE

3. ADOPT THE FOLLOWING MINUTES:

3.1. July 6, 2026

4. PUBLIC COMMENT

5. CONSENT AGENDA: STAFF HAS REVIEWED AND RECOMMENDS APPROVAL

5.1. 9494 Summerfield Self-Storage - Major Site Plan
Parcel #: 48320-000-00 #32837
Radcliffe Engineering

5.2. Ironcrest Phase 1 - Final Plat
Parcel #: 14699-001-00 #29959
JCH Consulting Group, Inc.

5.3. Multi-Family- 8 Units - 351 Marion Oaks Blvd - Major Site Plan
Parcel #: 8004-0433-18 #MajorSite-000060-2025
Ordonez Construction, Inc.

5.4. Belleview Substation - Major Site Plan
Parcel #: 4217-223-000 #MajorSite-000232-2026
SECO Energy, Inc.

6. SCHEDULED ITEMS:

6.1. Exalt Summerfield - Major Site Plan - 000600 - Waiver Request to Major Site Plan in Review
Parcel #: 47696-000-00 # WaiverPIR-001038-2026
Kimley-Horn and Associates

LDC 6.8.7.F(2) - Shade Tree
CODE states One shade tree shall be provided per 50 lineal feet of divider median.
APPLICANT requests a waiver from landscape requirement for shade trees in parking islands where the shade trees are within 20' of the building. Request that these may be replaced with accent trees referring to section 6.8.8.D of the LDC that states "Large trees shall not be located within 20 feet of a building. Accent/ornamental trees shall be located sufficiently..."

6.2. SR 200 & Hwy 484 Master Infrastructure - Preliminary Plat -33175 - Waiver Request to Preliminary Plat in Review
Parcel #: 35341-002-01 # WaiverPIR-001043-2026
Kimley-Horn and Associates

LDC 6.8.6.K(2) - Buffers
CODE states B-Type buffer shall consist of a 20-foot wide landscape strip with a buffer wall. The buffer shall contain at least two shade trees and three accent/ornamental trees for every 100 lineal feet or fractional part thereof. Shrubs and groundcovers, excluding turfgrass, shall comprise at least 50 percent of the required buffer.
APPLICANT - requests waiver to remove the buffer wall requirement within the B-Type buffer located along the north property line, adjacent to the A-1 zoned property. Based on existing land uses for both properties being commercial, the intent of LDC Sec. 6.8.6. to screen commercial properties from agricultural properties, is not consistent. This waiver request intends to keep the B-Type buffer width requirement of 20' while only removing the wall requirement due to existing topography and native vegetative buffers. Existing topography along the property line varies to the extent that a buffer wall would serve no true screening benefit; vegetation within the A-1 property enhances this. Please see Exhibit EX-01/EX-02.

LDC 6.12.2 Right-of-way
CODE states Table 6.12.1 Subdivision Local (private) 50' + 5' right-of-way (ROW) easement on each side
APPLICANT - requests waiver to reduce the minimum private right-of-way width to 40 feet with sidewalk on one side in lieu of both. The 40-foot right-of-way provides adequate area for vehicular access, emergency access, utilities, drainage, and pedestrian connectivity while reducing impervious area. The road will remain the responsibility of the owner/private maintenance entity and will not create any maintenance obligation for Marion County. See enclosed County Typical Section TS-011 and Exhibit EX-03.

6.3. SR 200 & Hwy 484 Master Infrastructure - Major Site Plan - 33511 - Waiver Request to Major Site Plan in Review
Parcel #: 35341-002-01 # WaiverPIR-001046-2026
Kimley-Horn and Associates

LDC 2.1.3 - Order of Plan Approval
CODE states Plans listed below may be reviewed concurrently, but must be approved in the order listed below, when applicable and when the proper land use and zoning are in place: A. Master Plan. B. Preliminary Plat. C. Improvement Plan. D. Final Plat. E. Major Site Plan. However, a Major Site Plan can be substituted for the Improvement Plan and can be approved before approval of the Final Plat in cases when the infrastructure improvements supporting the plat are proposed as part of the Major Site Plan application.
APPLICANT requests to modify the order or plan approval for the proposed development to substitute the Improvement Plan with the ongoing Major Site Plan application approval for Final Plat approval. This request is consistent with discussions held with County Staff during pre-application meetings and existing comments from the Major Site Plan application. The applicant assumes the risks of proceeding with Engineering design required at the Major Site Plan application level while approval of the plat is still pending.

6.4. Self Storage SR 200 & Hwy 484 - Major Site Plan 000831 - Waiver Request to Major Site Plan in Review
Parcel #: 35341-002-01 #WaiverPIR-001044-2026
Kimley-Horn and Associates

LDC 2.1.3 Order of Plan Approval
CODE states Plans listed below may be reviewed concurrently, but must be approved in the order listed below, when applicable and when the proper land use and zoning are in place: A. Master Plan. B. Preliminary Plat. C. Improvement Plan. D. Final Plat. E. Major Site Plan. However, a Major Site Plan can be substituted for the Improvement Plan and can be approved before approval of the Final Plat in cases when the infrastructure improvements supporting the plat are proposed as part of the Major Site Plan application.
APPLICANT requests to modify the order of plan approval for the proposed development to substitute the Improvement Plan with the ongoing Major Site Plan application approval for Final Plat approval. This request is consistent with discussions held with County Staff during pre-application meetings and existing comments from the Major Site Plan application. The applicant assumes the risks of proceeding with the Engineering design required at the Major Site Plan application level while approval of the plat is still pending.

6.5. Midway Terrace Apartments - Major Site Plan - Plan Extension Request
Parcel #: 9007-0101-18 #30183
Linn Engineering

On July 7, Applicant requested a one-year extension for this Major Site Plan. The request is to extend one year from the current expiration date of June 17, 2026. The new expiration date would be June 17, 2027. There have been no previous extensions granted.

6.6. Midway Terrace Apartments - Major Site Plan - Plan Extension Request
Parcel #: 9007-0101-27 #30983
Linn Engineering

On July 7, Applicant requested a one-year extension for this Major Site Plan. The request is to extend one year from the current expiration date of August 26, 2026. The new expiration date would be August 26, 2027. There have been no previous extensions granted.

6.7. Wawa Convenience Store @ US Hwy 441 - Major Site Plan - Plan Extension Request
Parcel #: 4593-006-001 # 30312
Native Engineering

On July 7, Applicant requested a one-year extension for this Major Site Plan. The request is to extend one year from the current expiration date of September 9, 2026. The new expiration date would be September 9, 2027. There have been no previous extensions granted.

7. CONCEPTUAL REVIEW ITEMS:

8. DISCUSSION ITEMS:

9. OTHER ITEMS:

10. ADJOURN:

Marion County

Development Review Committee

Agenda Item

File No.: 2026-23613 **Agenda Date:** 7/13/2026 **Agenda No.:** 3.1.

SUBJECT:
July 6, 2026

Marion County

Development Review Committee

Meeting Minutes

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

Monday, July 6, 2026 **9:00 AM** **Office of the County Engineer**

MEMBERS OF THE PUBLIC ARE ADVISED THAT THIS MEETING / HEARING IS A PUBLIC PROCEEDING, AND THE CLERK TO THE BOARD IS MAKING AN AUDIO RECORDING OF THE PROCEEDINGS, AND ALL STATEMENTS MADE DURING THE PROCEEDINGS, WHICH RECORDING WILL BE A PUBLIC RECORD, SUBJECT TO DISCLOSURE UNDER THE PUBLIC RECORDS LAW OF FLORIDA. BE AWARE, HOWEVER, THAT THE AUDIO RECORDING MAY NOT SATISFY THE REQUIREMENT FOR A VERBATIM TRANSCRIPT OF THE PROCEEDINGS, DESCRIBED IN THE NOTICE OF THIS MEETING, IN THE EVENT YOU DESIRE TO APPEAL ANY DECISION ADOPTED IN THIS PROCEEDING.

1. **ROLL CALL**

MEMBERS PRESENT:
Ken McCann, Vice Chairman (Fire Marshal)
John Pearson (Building Safety)
Steven Cohoon (County Engineer)
Chuck Varadin (Growth Services Director)
Tony Cunningham (Utilities Director)

OTHERS PRESENT:
Kathleen Brugnoli (Planning/Zoning)
Sarah Wells (Planning/Zoning)
Liz Cotos (Planning/Zoning
Linda Blackburn (Legal)
Chris Zeigler (Office of the County Engineer)
Aaron Pool (Office of the County Engineer)
Kelly Hathaway (Office of the County Engineer)
Kelsey Giesing (Office of the County Engineer)

2. **PLEDGE OF ALLEGIANCE**

3. **ADOPT THE FOLLOWING MINUTES:**

3.1. June 29, 2026

Motion by Steven Cohoon to approve, seconded by John Pearson
Motion carried 4-0

4. PUBLIC COMMENT

5. CONSENT AGENDA: STAFF HAS REVIEWED AND RECOMMENDS APPROVAL

5.1. Fifth Third Bank Mulberry The Villages - Major Site Plan
Parcel #: 6722-200-001 # MajorSite-000405-2026

Motion by John Pearson to approve the consent agenda, seconded by Tony Cunningham
Motion carried 4-0

6. SCHEDULED ITEMS:

6.1. Tractor Supply - Major Site Plan 33238 - Waiver to Major Site Plan in Review
Parcel #: 12438-002-01 # WaiverPIR-000981-2026
Dynamic Engineering

LDC 6.12.12 - Sidewalks
CODE states Sidewalks shall be provided in the Urban Area, Rural Activity Centers, and Specialized Commerce Districts along arterial, collector, and major local streets where these streets adjoin the project and minimally along one side of the internal streets. Sidewalks shall be constructed with all-weather surfaces and shall meet Americans with Disabilities Act, Florida Building Code, and FDOT Design Standards.
APPLICANT - The client requests a waiver to pay a fee in-lieu of sidewalk construction because there are no existing sidewalks in the vicinity of the site along N US Hwy 27 nor along W Hwy 326.

Motion by Steven Cohoon to approve for payment in lieu of construction, seconded by Chuck Varadin
Motion carried 5-0

6.2. Modern Day - Single Family Residence - Waiver Request to Connection Requirements
Parcel #: 8006-0592-01 # WaiverSTA-000932-2026
Modern Day Construction Services, Inc.

LDC 6.14.2.B(1)(a) Connection requirements
CODE states New development in the Urban or Rural area shall connect to a centralized water system with available capacity if a water line is within a connection distance of 400 feet times the total number of Equivalent Residential Connections (ERCs)
APPLICANT requests a waiver from the requirements of Marion County Land Development Code Section 6.14.2 requiring connection to the public water system. The subject property is proposed for a single-family residential dwelling. Marion County Utilities has indicated that compliance would require the extension of approximately 250 linear feet of water main at an estimated cost of $25,000, in

addition to meter and connection fees. Due to the significant cost associated with extending the public water main to serve a single-family residence, the applicant respectfully requests approval to utilize a private potable well as the primary water source for the property in lieu of extending the public water system. The proposed well will be permitted and installed in accordance with all applicable Marion County, Florida Department of Environmental Protection, and Water Management District requirements. The requested waiver will allow reasonable development of the property while maintaining compliance with all applicable health and safety standards.

Motion by Tony Cunningham to deny without support to the Board of County Commissioners, seconded by John Pearson
Motion carried 5-0

7. CONCEPTUAL REVIEW ITEMS:

8. DISCUSSION ITEMS:

9. OTHER ITEMS:

Motion by John Pearson to adjourn, seconded by Tony Cunningham
Motion carried 5-0

10. ADJOURN: 9:09 AM

_____
Ken McCann, Vice-Chairman

Attest:

_____
Kelly Hathaway
Development Review Coordinator

Marion County

Development Review Committee

Agenda Item

File No.: 2026-23614 **Agenda Date:** 7/13/2026 **Agenda No.:** 5.1.

SUBJECT:
9494 Summerfield Self-Storage - Major Site Plan
Parcel #: 48320-000-00 #32837
Radcliffe Engineering

SUBMITTAL SUMMARY REPORT
32837

PLAN NAME: 9494 SUMMERFIELD SELF-STORAGE

LOCATION: 9494 SE HWY 42 SUMMERFIELD,

APPLICATION DATE: 05/09/2025

PARCEL: 48320-000-00

DESCRIPTION:

CONTACTS	NAME	COMPANY
Applicant	Radcliffe Engineering	Michael W. Radcliffe Engineering, Inc.
Applicant	Radcliffe Engineering	Michael W. Radcliffe Engineering, Inc.
Engineer of Record	Radcliffe Engineering	Michael W. Radcliffe Engineering, Inc.
Engineer of Record	Radcliffe Engineering	Michael W. Radcliffe Engineering, Inc.

SUBMITTAL	STARTED	DUE	COMPLETE	STATUS
OCE: Plan Review (DR) v.3	06/24/2026	07/01/2026		Approved
OCE: Plan Review (DR) v.2	06/11/2026	06/18/2026	06/19/2026	Requires Re-submit
OCE: Plan Review (DR) v.1	01/23/2026	02/06/2026	02/10/2026	Requires Re-submit
OCE: Plan Review (DR) v.1	08/13/2025	08/27/2025	11/13/2025	Requires Re-submit
OCE: Plan Review (DR) v.2				Not Received

SUBMITTAL DETAILS

OCE: Plan Review (DR) v.5

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
911 Management (DR) (911 Management)	Jamie Waldron	07/01/2026	06/29/2026	Approved
Comments	Sheet C001, under the Location Map, the Section should be 27. Please update on any future submittals.			
Environmental Health (Plans) (Environmental Health)	Evan Searcy	07/01/2026	06/25/2026	Approved
Fire Marshal (Plans) (Fire)	Jonathan Kenning	07/01/2026	06/24/2026	Approved
Growth Services Planning & Zoning (DR) (GS Planning and Zoning)	Kathleen Brugnoli	07/01/2026	06/26/2026	Approved
Landscape (Plans) (Parks and Recreation)	Susan Heyen	07/01/2026	06/26/2026	Approved
OCE Design (Plans) (Office of the County Engineer)	Gerald Koch	07/01/2026	06/30/2026	Approved

SUBMITTAL SUMMARY REPORT (32837)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
OCE Property Management (Plans) (Office of the County Engineer)	Delenie Roman	07/01/2026	06/30/2026	Informational

Comments

Map/Sunbiz Checked.

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]."

- DR 6/30/26

OCE Stormwater (Permits & Plans) (Office of the County Engineer)	Kevin Vickers	07/01/2026	06/29/2026	Approved

Recommendations 2.12.22 - Stormwater Tract/Right-of-Way - Appropriate drainage tracts/ROW shall be included on the final plat.

Recommendations 6.13.10.B Copy of NPDES Permit or NOI - Please provide a copy of the NPDES permit or NOI prior to construction.

Recommendations If you have questions or would like to discuss the stormwater review comments, please contact Kevin Vickers, PE at 352-671-8695 or kevin.vickers@marionfl.org.

Recommendations 2.12.20 Stormwater Infrastructure Supports Phasing - Stormwater improvements must be in place to support each phase of development at time of phase completion.

Recommendations Copy of District Permit (County Interest) - Please provide a copy of the District permit prior to construction.

Corrections 2.12.8 - Topographical Contours (**Resolved**) - **Corrective Action:** (1) LDC requires that the survey have been performed in the last 12 months. You have one of two options for addressing this. You can have the surveyor recertify the survey. Or you can apply for a waiver. If there have been no changes to the site, staff can support the waiver. (2) LDC requires that one-foot contours extend 100 feet beyond the project boundary. A waiver may be pursued if desired. (3) Stormwater staff would recommend contacting the County Surveyor prior to applying for a survey waiver to verify he will support. - 2.12.8 - Topographical Contours: Current boundary and topographic survey (one foot contour intervals extending 100 feet beyond the project boundary) based upon accepted vertical datum. Surveys will be less than 12 months old and accurately reflect current site conditions, meeting standards set forth in Ch. 5J-17 FAC. Alternate topographic data may be accepted if pre-approved by the Marion County Land Surveyor.

OCE Survey (Plans) (Office of the County Engineer)	Theresa Smail	07/01/2026	07/01/2026	Approved

Corrections 6.4.7. Construction Plans - Survey Requirements (**Resolved**) - 6.4.7. Construction Plans - Survey Requirements: Survey information to support construction plans, including but not limited to Mass Grading, Improvement, or Major Site plans, shall meet requirements as set forth in Ch. 5J-17 FAC in addition to the following as identified in Section 6.4.7.A. through H. of the LDC.

Corrections 2.12.10 - Easement or land reservation (**Resolved**) - **Corrective Action:** Please provide - 2.12.10 - Easement or land reservation: Show any known existing or proposed easement or land reservation

Corrections 6.2.1.F - North Arrow (**Resolved**) - 6.2.1.F - North Arrow: Provide north arrow and graphic drawing and written scale

Corrections 2.12.8. - Current boundary and topographic survey (**Resolved**) - 2.12.8. - Current boundary and topographic survey: Current boundary and topographic survey (one foot contour intervals extending 100 feet beyond the project boundary) based upon accepted vertical datum. Surveys will be less than 12 months old and accurately reflect current site conditions, meeting standards set forth in Ch. 5J-17 FAC. Alternate topographic data may be accepted if pre-approved by the Marion County Land Surveyor.

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
OCE Survey (Plans) (Office of the County Engineer)	Theresa Smail	07/01/2026	07/01/2026	Approved
Corrections	6.2.1.A. - Licensed Professional (**Resolved**) - 6.2.1.A. - Licensed Professional: Plans shall be prepared by a professional licensed by the State of Florida. The name, street address, signature, date, license number, and seal of the responsible professional shall be shown on each plan sheet. The same shall be provided on the cover page of any supporting documents and calculations.			
Corrections	6.2.1.E - Drawing legend (**Resolved**) - 6.2.1.E - Drawing legend: Provide a drawing legend as needed.			
OCE Traffic (Permits & Plans) (Office of the County Engineer)	Sydney Oberdorfer	07/01/2026	06/25/2026	Approved
Utilities (OCE Plans) (Utilities)	Heather Proctor	07/01/2026	06/24/2026	Approved
Comments	Previously approved. Project will connect to Marion County Utilities for both water and sewer. A pre-construction meeting with Utilities is required to be held prior to the start of any utility construction activities.			

OCE: Plan Review (DR) v.4

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
911 Management (DR) (911 Management)	Jamie Waldron	06/18/2026	06/16/2026	Approved
Environmental Health (Plans) (Environmental Health)	Evan Searcy	06/18/2026	06/15/2026	Approved
Fire Marshal (Plans) (Fire)	Jonathan Kenning	06/18/2026	06/12/2026	Requires Re-submit
Comments	1) The plans do not indicate the locations of the Fire Department Connections (FDCs) serving the fire sprinkler systems. Please identify the location of all FDCs on the site plans. 2) The proposed fire hydrants are located downstream of the Double Check Detector Assembly. Fire hydrants shall be connected to the water supply upstream of the DDC to ensure an uninterrupted water supply for fire department operations.			
Growth Services Planning & Zoning (DR) (GS Planning and Zoning)	Kathleen Brugnoli	06/18/2026	06/12/2026	Approved
Landscape (Plans) (Parks and Recreation)	Susan Heyen	06/18/2026	06/17/2026	Requires Re-submit
Comments	1. All shrubs shall be 18" ht at installation 2. Please submit a signed and sealed photometric plan			
OCE Design (Plans) (Office of the County Engineer)	Gerald Koch	06/18/2026	06/18/2026	Approved
OCE Property Management (Plans) (Office of the County Engineer)	Delenie Roman	06/18/2026	06/18/2026	Informational
Comments	Sunbiz/Map checked. 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]." - DR 6/18/26			

SUBMITTAL SUMMARY REPORT (32837)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
OCE Stormwater (Permits & Plans) (Office of the County Engineer)	Kevin Vickers	06/18/2026	06/15/2026	Approved
Recommendations	2.12.20 □ Stormwater Infrastructure Supports Phasing - Stormwater improvements must be in place to support each phase of development at time of phase completion.			
Recommendations	2.12.22 - Stormwater Tract/Right-of-Way - Appropriate drainage tracts/ROW shall be included on the final plat.			
Recommendations	6.13.10.B □ Copy of NPDES Permit or NOI - Please provide a copy of the NPDES permit or NOI prior to construction.			
Recommendations	If you have questions or would like to discuss the stormwater review comments, please contact Kevin Vickers, PE at 352-671-8695 or kevin.vickers@marionfl.org.			
Recommendations	Copy of District Permit (County Interest) - Please provide a copy of the District permit prior to construction.			
Corrections	2.12.8 - Topographical Contours (**Resolved**) - **Corrective Action:** (1) LDC requires that the survey have been performed in the last 12 months. You have one of two options for addressing this. You can have the surveyor recertify the survey. Or you can apply for a waiver. If there have been no changes to the site, staff can support the waiver. (2) LDC requires that one-foot contours extend 100 feet beyond the project boundary. A waiver may be pursued if desired. (3) Stormwater staff would recommend contacting the County Surveyor prior to applying for a survey waiver to verify he will support. - 2.12.8 - Topographical Contours: Current boundary and topographic survey (one foot contour intervals extending 100 feet beyond the project boundary) based upon accepted vertical datum. Surveys will be less than 12 months old and accurately reflect current site conditions, meeting standards set forth in Ch. 5J-17 FAC. Alternate topographic data may be accepted if pre-approved by the Marion County Land Surveyor.			
OCE Survey (Plans) (Office of the County Engineer)	Theresa Smail	06/18/2026	06/16/2026	Approved
Corrections	2.12.8. - Current boundary and topographic survey (**Resolved**) - 2.12.8. - Current boundary and topographic survey: Current boundary and topographic survey (one foot contour intervals extending 100 feet beyond the project boundary) based upon accepted vertical datum. Surveys will be less than 12 months old and accurately reflect current site conditions, meeting standards set forth in Ch. 5J-17 FAC. Alternate topographic data may be accepted if pre-approved by the Marion County Land Surveyor.			
Corrections	6.2.1.A. - Licensed Professional (**Resolved**) - 6.2.1.A. - Licensed Professional: Plans shall be prepared by a professional licensed by the State of Florida. The name, street address, signature, date, license number, and seal of the responsible professional shall be shown on each plan sheet. The same shall be provided on the cover page of any supporting documents and calculations.			
Corrections	6.4.7. Construction Plans - Survey Requirements (**Resolved**) - 6.4.7. Construction Plans - Survey Requirements: Survey information to support construction plans, including but not limited to Mass Grading, Improvement, or Major Site plans, shall meet requirements as set forth in Ch. 5J-17 FAC in addition to the following as identified in Section 6.4.7.A. through H. of the LDC.			
Corrections	2.12.10 - Easement or land reservation (**Resolved**) - **Corrective Action:** Please provide - 2.12.10 - Easement or land reservation: Show any known existing or proposed easement or land reservation			
Corrections	6.2.1.F - North Arrow (**Resolved**) - 6.2.1.F - North Arrow: Provide north arrow and graphic drawing and written scale			
Corrections	6.2.1.E - Drawing legend (**Resolved**) - 6.2.1.E - Drawing legend: Provide a drawing legend as needed.			
OCE Traffic (Permits & Plans) (Office of the County Engineer)	Sydney Oberdorfer	06/18/2026	06/15/2026	Approved
Utilities (OCE Plans) (Utilities)	Heather Proctor	06/18/2026	06/18/2026	Approved
Comments	Project will connect to Marion County Utilities for both water and sewer. A pre-construction meeting with Utilities is required to be held prior to the start of any utility construction activities.			

eREVIEW SESSION FILES:
2026-04-07_92nd-Summerfield_REV2_ESIGNED.pdf
9494 - Hydraulic Analysis dseal 6-11-26.pdf
9494 - Self Storage Landscape Plan_v1.pdf
9494 - Self Storage Site Plan_v2.pdf
9494 Resubmittal Letter 6-11-26.pdf
9494 Self-Storage Storm Report dseal 6-11-26.pdf
HWY 42 9494 Summerfield EALS.pdf
LS Design Report dseal 6-11-26.pdf

REVIEWER	MARKUP	DATE/TIME	FILE NAME	PG #
Kevin Vickers	60'-0"	06/15/2026 3:05	PM9494 - Self Storage Site Plan_v2.pdf	8
Susan Heyen	Info- will need to reach 3' ht in 1 year	06/17/2026 3:16	PM9494 - Self Storage Landscape Plan_v1.pdf	1
Susan Heyen	18" min ht at installation	06/17/2026 3:18	PM9494 - Self Storage Landscape Plan_v1.pdf	1

OCE: Plan Review (DR) v.3

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
911 Management (DR) (911 Management)	Janet Warbach	02/06/2026	02/04/2026	Approved
Environmental Health (Plans) (Environmental Health)	Evan Searcy	02/06/2026	01/30/2026	Approved
Fire Marshal (Plans) (Fire)	Jonathan Kenning	02/06/2026	01/23/2026	Approved
Comments	Previously Approved			
Growth Services Planning & Zoning (DR) (GS Planning and Zoning)	Kathleen Brugnoli	02/06/2026	01/23/2026	Approved
Landscape (Plans) (Parks and Recreation)	Susan Heyen	02/06/2026	02/09/2026	Deny
Comments	Request applicant meet with Parks and Recreation regarding removal of large old growth Live Oaks			
OCE Design (Plans) (Office of the County Engineer)	Gerald Koch	02/06/2026	02/10/2026	Approved

SUBMITTAL SUMMARY REPORT (32837)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
OCE Property Management (Plans) (Office of the County Engineer)	Elizabeth Woods	02/06/2026	02/04/2026	Informational

Comments

REMARKS: Check SunBiz and Project Map - EMW 8.19.25//02.04.2026

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]."

OCE Stormwater (Permits & Plans) (Office of the County Engineer)	Kevin Vickers	02/06/2026	02/03/2026	Requires Re-submit

Recommendations 2.12.22 - Stormwater Tract/Right-of-Way - Appropriate drainage tracts/ROW shall be included on the final plat.

Recommendations 6.13.8.B(7) □ Minimum Pipe Size - Since the original comments were issued, the LDC was updated to allow for 15" conveyance pipe. No waiver required.

Recommendations 2.12.20 □ Stormwater Infrastructure Supports Phasing - Stormwater improvements must be in place to support each phase of development at time of phase completion.

Recommendations If you have questions or would like to discuss the stormwater review comments, please contact Kevin Vickers, PE at 352-671-8695 or kevin.vickers@marionfl.org.

Recommendations Copy of District Permit (County Interest) - Please provide a copy of the District permit prior to construction.

Recommendations 7.1.3 □ Drainage Construction Specifications - A pipe material deviation request has been submitted to County Engineer for consideration. You will receive a letter in response to the request.

Recommendations 6.13.10.B □ Copy of NPDES Permit or NOI - Please provide a copy of the NPDES permit or NOI prior to construction.

SUBMITTAL SUMMARY REPORT (32837)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
OCE Stormwater (Permits & Plans) (Office of the County Engineer)	Kevin Vickers	02/06/2026	02/03/2026	Requires Re-submit
Corrections	2.12.8 - Topographical Contours (**Not Resolved**) - **Corrective Action:** (1) LDC requires that the survey have been performed in the last 12 months. You have one of two options for addressing this. You can have the surveyor recertify the survey. Or you can apply for a waiver. If there have been no changes to the site, staff can support the waiver. (2) LDC requires that one-foot contours extend 100 feet beyond the project boundary. A waiver may be pursued if desired. (3) Stormwater staff would recommend contacting the County Surveyor prior to applying for a survey waiver to verify he will support. - 2.12.8 - Topographical Contours: Current boundary and topographic survey (one foot contour intervals extending 100 feet beyond the project boundary) based upon accepted vertical datum. Surveys will be less than 12 months old and accurately reflect current site conditions, meeting standards set forth in Ch. 5J-17 FAC. Alternate topographic data may be accepted if pre-approved by the Marion County Land Surveyor.			
OCE Survey (Plans) (Office of the County Engineer)	Theresa Smail	02/06/2026	01/28/2026	Requires Re-submit
Corrections	6.2.1.F - North Arrow (**Not Resolved**) - 6.2.1.F - North Arrow: Provide north arrow and graphic drawing and written scale			
Corrections	6.2.1.A. - Licensed Professional (**Not Resolved**) - 6.2.1.A. - Licensed Professional: Plans shall be prepared by a professional licensed by the State of Florida. The name, street address, signature, date, license number, and seal of the responsible professional shall be shown on each plan sheet. The same shall be provided on the cover page of any supporting documents and calculations.			
Corrections	6.4.7. Construction Plans - Survey Requirements (**Not Resolved**) - 6.4.7. Construction Plans - Survey Requirements: Survey information to support construction plans, including but not limited to Mass Grading, Improvement, or Major Site plans, shall meet requirements as set forth in Ch. 5J-17 FAC in addition to the following as identified in Section 6.4.7.A. through H. of the LDC.			
Corrections	2.12.10 - Easement or land reservation (**Not Resolved**) - **Corrective Action:** Please provide - 2.12.10 - Easement or land reservation: Show any known existing or proposed easement or land reservation			
Corrections	6.2.1.E - Drawing legend (**Not Resolved**) - 6.2.1.E - Drawing legend: Provide a drawing legend as needed.			
Corrections	2.12.8. - Current boundary and topographic survey (**Not Resolved**) - 2.12.8. - Current boundary and topographic survey: Current boundary and topographic survey (one foot contour intervals extending 100 feet beyond the project boundary) based upon accepted vertical datum. Surveys will be less than 12 months old and accurately reflect current site conditions, meeting standards set forth in Ch. 5J-17 FAC. Alternate topographic data may be accepted if pre-approved by the Marion County Land Surveyor.			
OCE Traffic (Permits & Plans) (Office of the County Engineer)	Chris Zeigler	02/06/2026	01/25/2026	Approved
Utilities (OCE Plans) (Utilities)	Heather Proctor	02/06/2026	02/06/2026	Requires Re-submit
Comments	Current plan revisions are inconsistent with previous review cycles and verbal discussions. To discuss the outstanding requirements, contact Development Review Officer Heather Proctor (352-438-2846 | heather.proctor@marionfl.org			

OCE: Plan Review (DR) v.1

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
911 Management (DR) (911 Management)		08/27/2025	11/09/2025	Requires Re-submit
Comments	YES 2.12.8 - Legal description matches boundary on plan NO 2.12.28 - Correct road names supplied Sheet C002 – Site Plan is missing the label for SE 94th Ct. YES 6.2.1.F - North arrow and graphic drawing and written scale N/A Additional 911 comments			
Environmental Health (Plans) (Environmental Health)		08/27/2025	11/09/2025	Approved
Comments	YES Central Sewer Central Sewer N/A Lot Size N/A Total Flow N/A Available Area YES DEP Water Approval Central Water N/A Operating Permit Required N/A 2.12.6 - Location of septic systems & wells N/A 2.12.36 - Location of water & septic systems INFO Additional Health comments Proposed abandonment of existing well will require an abandonment permit through the Department of Health in Marion County.			
Fire Marshal (Plans) (Fire)		08/27/2025	11/09/2025	Requires Re-submit
Comments	NO 6.18.2 - Fire Flow/Fire Hydrant Will need to provide the fire flow calculations for the storage buildings. Only one hydrant is shown on the plans. YES 6.18.3 - Gated Communities/Properties N/A 6.18.4 - Wildland Interface Area INFO 6.18.5 - Access Control Box Buildings that have a fire sprinkler and alarm system will need to have knox box installed. NO 6.18.2.D - Fire Department Connections Mini storage buildings greater than 2500 sqft are required to be protected with a fire sprinkler and fire alarm system. Plans will need to show the fire department connection. NO NFPA 1 Chapter 11.10.1 - In Building Minimum Radio Signal Strength Please note on the utility page. Building shall comply with the In Building Public Safety Minimum Radio Signal Strength requirements per NFPA 1 Chapter 11.10.1. The location will need to hire an independent firm to test the strength of the signal and if deemed necessary add equipment which allows the building to meet the minimum policies. The building must have a passing radio test prior to calling for the final fire inspection of the building. Any installation of equipment must be done under a permit and be approved by the office of the fire marshal. YES 6.18.2.G - Painting and Marking of Fire Hydrants NO NFPA 1 Chapter 18.2.3 - Fire Dept Access Roads Will need to further discuss access around the rear side of Building G as the distance behind the building is greater than 150 feet. YES Additional Fire comments			
Growth Services Planning & Zoning (DR) (GS Planning and Zoning)		08/27/2025	11/09/2025	Requires Re-submit
Comments	Land Use Current Review: Rejected YES 2.12.4.L(2)/3.2.3 - Use Consistent with FLU Designation?			

NO 2.12.4.L(3) - All applicable Developer's Agreements listed? Please provide DA information on cover page.
N/A 2.12.4.L(2,3, & 5)/6.3.1C(15)(g) - DRI/FQD Compliance Note?
N/A 3.2.3/6.6/5.2.5/flood - RESIDENTIAL - Complies with Min/Max Density?
YES 3.2.3 - NON-RESIDENTIAL - Complies with FAR?
INFO 2.12.4.L(6) - Gross/wetland/floodplain acreage listed? No floodplain.
N/A 3.3.2.C - Complies with Approved ECSD PUD?
N/A 3.3.3.A(1)- Complies with Approved Rural Residential Cluster Plan?
N/A 3.3.3.A(2) - Complies with Approved Hamlet Plan?
YES 2.12.4.L(5)/5.2 - [Applicable ESOZ/FPOZ Status Listed?]
YES 2.12.4.L(5)/5.4 - [Applicable Springs Protection Zone Listed?]
N/A 2.12.4.L(5)/5.7 - Wellhead Protection - P/S/T Zones Shown/Listed?
YES 2.12.4.L(7 & 9) - Building Uses/Identifiers/Designations Provided for 911?
N/A 4.1.4.J - [Greenway Setback Provided?]
YES 2.12.16/6.5 - [EALS or EALS-ER provided?]
INFO 6.5 & 6.6 - Habitat Preservation/Mitigation Provided? FWC permit will be required for preservation and/or mitigation of listed species on-site
N/A 2.12.9 - [Show All Existing Surrounding & Intersecting R/Ws?]
N/A 6.12.2.A - [Local Road right-of-Way Provided?]
N/A 6.12.2.A - [Access Improvements R/W Provided (decel/accel/turn lanes)?]
YES 2.12.9/6.12.2.B - Comp Plan Future Thoroughfares R/W Provided (TE Map)?
N/A 6.11.4.C - [Additional/Atlernate/Interconnected Access (S/QS-L) Provided?]
YES 6.11.2, 4 & 5 - Internal Access Consistent with PUD/Master Plan/Plat?
N/A 6.11.4.B & D/7.3.1 - [Cross/Parallel Access Required/Suitable?]
N/A 6.11.5 -[Driveways to Intersections Separated/Coordinated?]
N/A 6.11.4.E - [Sight Triangle Provided?]
N/A 6.11.5 - [Driveways to Driveways Separated/Coordinated?]
N/A 6.12.12 - [Sidewalks Internal/External Provided?]
YES 2.12.5/1.8.2.A - Concurrency/Traffic - Study/Capacity Available?
N/A 2.12.5/1.8.2.D - Concurrency - PRELIM Evaluation Required?
YES 2.12.5/1.8.2.F - Is Concurrency Approval or Deferral Elected?
N/A 2.12.6, 35, & 36/6.14 - [Concurrency/Water Provided?]
N/A 2.12.6, 35, & 36/6.14 - [Concurrency/Sewer Provided?]
N/A Additional Planning Items:

Zoning: Rejected

YES 2.12.4.C - Owner and applicant name Owner/engineer certification included
YES 2.12.4.L(1) - Parcel number Included (PID 48320-000-00)
NO 2.12.21/6.3.1.C(10) - Land use and zoning on project and on adjacent properties shown Please specify PUD Case No. 221108ZP on cover sheet.
Residential is not a FLU designation. Sheet 002 indicates incorrect zoning/FLU designation for residential lots (and WRA lot) to east of subject property/across SE Hwy 42. Sheet 002 indicates incorrect FLU designation for southern/western half of PID 48320-000-00. Cover sheet has correct zoning/FLU of subject property. Please update site plan.
NO 2.12.4.L(4) - Zoning requirements: lot width, area , setbacks , coverage (floor area ratios) and parking Please indicate required/proposed building height. Site plan indicates 34' front setbacks for front buildings. Please correct and explicitly show required front/side/rear setbacks on site plan.
NO 2.12.23/4.2 -Setbacks, dimensions for all improvements, and easements Please indicate SF of each building on sheet 002. See zoning requirement comments on setbacks
NO 2.12.24 - Landscape requirements/6.8.6 - Buffering Staff notes utilities easement in the same place as proposed buffers. Please note that buffers were a condition for PUD approval. In the case that the buffers are cleared, a zoning code violation would exist and the site may be subject to the code enforcement process, at the property owner's risk.
Please provide typical detail of buffers (for buffers with/without 6' opaque fence).
YES 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 Included in sheet 001
INFO 2.12.6 - Location of water and sewer. Does this need a special use permit? Within Marion County Utilities service area. Defer to MCU
YES 2.12.9 - Show adjacent streets serving development Included
YES 2.12.32 - Show 100yr flood zone FEMA Flood Zone X

INFO 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) EALS submitted and transmitted on 8/25/25. A new EALS will be required if major site plan review is ongoing by 10/24/25.
NO 2.12.4.L(10) - Parking requirements, service entrances, space size paved parking isle and access to parking area/6.11.8 - Off-street parking requirements/6.11.7 - Loading Areas/ 6.11.6 - Construction access/route Dimensions of parking spaces provided in sheet 007. Please indicate parking lot aisle dimensions on sheet 002. Please indicate screening requirements for parking areas are met, per LDC Sec. Sec. 6.8.7. Please provide written narrative of business operations and indicate WHERE parking spaces can be properly supplemented by proposed aisles.
INFO 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. Sign is indicated and shall not be within buffer. Please note that signs will require separate sign permit.
NO 2.12.19 - Provide dimensions and location of all existing site improvements; dimensions and location for all proposed site improvements with all setbacks Please indicate SF of each building on sheet 002. See zoning requirement comments on setbacks
INFO 2.12.27 - Show location of outside storage areas No outdoor storage area
INFO 5.2 & 5.3 - Verify any overlay zones such as ESOZ, Springs Protection, or Flood Plain FEMA Flood Zone X
No ESOZ
Secondary Springs Protection Zone
INFO Additional Zoning comments Per PUD Case No. 221108ZP, self-storage SF shall be restricted to 196,750 for entire parcel. Creation of commercial outparcels and residential subdivision will require approval of Master Plan, Preliminary Plat, Improvement Plan, and Final Plat.

Landscape (Plans) (Parks and Recreation)	08/27/2025	11/09/2025	Requires Re-submit

SUBMITTAL SUMMARY REPORT (32837)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
Landscape (Plans) (Parks and Recreation)		08/27/2025	11/09/2025	Requires Re-submit

Comments

PEND 2.12.18 - All trees 10" DBH and larger
PEND 2.12.25 - Marion Friendly Landscape Areas
INFO 6.7.3 - Tree protection Sec. 6.7.3. - Tree protection.
A.Design for the protection of trees.(1)Every reasonable effort should be made to minimize tree removal. Tree preservation shall be an integral part of the site planning or subdivision design process. Tree preservation shall be conceived in a total pattern throughout the site, integrating the various elements of site design, preserving and enhancing the particular identity of the site.(2)The preservation of existing trees and vegetation for use as perimeter land use buffers shall be considered during the site design process and implemented to preserve habitat while lowering the cost of development.
A proper evaluation shall be made to determine if existing protected trees, or groups of trees, are good candidates for preservation before final site plans are developed. The evaluation shall be used to guide decisions about tree preservation, tree protection, and tree removal and shall include:(a)Determination of species of tree(s);(b)Assessment of the health of the tree(s);(c)Determination of the condition of the tree(s) based on the species, health, and age and whether the tree(s) will provide a lasting value to the finished project (trees with fast growth habits and have a shorter life span may not be desirable);(d)Assessment of the size (DBH and canopy) of the tree(s);(e)Assessment of the rarity, uniqueness, and character of the tree(s);(f)Assessment of the historic value, status as a specimen tree, or other outstanding quality;(g)An general overview of the site and whether the tree(s) will provide a lasting and positive contribution to the site and general surroundings, and(h)Determination if any minor alternations to the site topography will impact the long-term viability of preserving existing trees.
PEND 6.7.4 - Shade tree requirements
PEND 6.7.6 - Tree removal submittal requirements
PEND 6.7.8 - Protected tree replacement requirements
PEND 6.7.9 - Replacement trees; general requirements
PEND 6.8.2 - Landscape plan requirements (details, schedule, calculations, notes)
PEND 6.8.3 - Landscape design standards
PEND 6.8.4 - Landscape area requirements for non-residential development
PEND 6.8.5 - Landscape area requirements for residential and mixed use developments
PEND 6.8.6 - Buffers
PEND 6.8.7 - Parking areas and vehicular use areas
PEND 6.8.8 - Building landscaping
PEND 6.8.9 - Service and equipment areas
PEND 6.13.3.C(5) - Landscaping of public stormwater management facilities
PEND 6.13.3.D(4) - Landscaping of private stormwater management facilities
PEND 6.8.10 - General planting requirements (specifications)
PEND 6.8.11 - Landscape installation
PEND 6.8.12 - Landscape completion inspection requirements
PEND 6.9.2 - Irrigation plan requirements (details, legend, notes)
PEND 6.9.3 - Irrigation design standards
PEND 6.9.5 - Irrigation system installation
PEND 6.9.6 - Completion inspection requirements
PEND 6.19.3 - Outdoor lighting plan requirements
PEND 6.19.4 - Exterior lighting design standards
PEND 5.5.4.B - Permitted uses within Springs Protection Overlay Zone
NO Additional Landscape comments 1. Please submit Tree Preservation, Signed and sealed Landscape, irrigation and Photometric plans for review. 2. Sec. 6.7.7. - Review and approval procedures.
A.During review of tree preservation submittals, the County's Landscape Architect or his designee may determine that modifications of the proposed plans or calculations are necessary. Conditions that may require changes include, but are not limited to, the following: (1)Preserving any tree due to their age, size, rarity, uniqueness, historic value, status as a specimen tree, or other outstanding quality. (2)Proposed grading or clearing activities do not follow the requirements of this division.(3)Proposed habitat destruction which conflicts with the requirements in Division 6.6. - Site has several very large, old growth Live Oaks that need to be preserved. Site plan as submitted does not show preservation. Please contact Parks reviewer to meet and discuss.

SUBMITTAL SUMMARY REPORT (32837)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
OCE Design (Plans) (Office of the County Engineer)		08/27/2025	11/09/2025	Approved

Comments

YES 2.21.2.B - Major Site Plan fee of $1,000..00 + ($10.00 x total site acreage) 8/19/25-fee due with resubmittal
N/A 2.21.2.B - Plan review fee of $40.00 made payable to Marion County Health Department
N/A Traffic study / methodolgy fee of $200.00 made payable to Marion County BCC is required prior to plan approval. Refer to Resolution 10-R-630 for the current fee schedule.
N/A 2.1.6.A - $100 Resubmittal fee payable to Marion County BCC
N/A 2.1.7.A - $100 Revision fee payable to Marion County BCC
N/A 2.1.3 - Order of plan approval
NO 2.12.3 - Title block on all sheets denoting type of application; project name, location, county, and state; and date of original and all revisions 8/19/25-Title block on ALL sheets denoting type of application:
Missing (Major Site Plan)
YES 2.12.4.A - Type of application on front page
YES 2.12.4.B - Project name centered at top of front page
YES 2.12.4.C - Name, address, phone number, and signature of owner and applicant on front sheet
YES 2.12.4.D - Owner's certification on front sheet: I hereby certify that I, my successors, and assigns shall perpetually maintain the improvements as shown on this plan
YES 2.12.4.E - The name, address, phone number, signature, date, license number, and seal of the responsible professional shall be shown on each plan sheet
YES 6.2.1.A - Name, street address, signature, date, license number, and seal of licensed professional on each sheet
YES 2.12.4.F - Licensed professional certification on cover sheet with signature and seal on all sheets after plan approval
YES 2.12.4.F(1) - Licensed Design Professional 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.
YES 2.12.4.G - A key location or vicinity map, with north arrow, with reference to surrounding properties, streets, municipal boundaries, sections, ranges, and township
YES 2.12.4.H - A portrait oriented minimal 3 inches x 5 inches space, located 2.75 inches from the right edge of paper and .75 inches from the top edge of paper, shall remain blank to allow for a County approval stamp
YES 2.12.4.I & 6.2.1.D - Index of sheets and numbering
INFO 2.12.4.K - List of approved waivers, their conditions, and the date of approval 8/19/25-add waivers if requested in future
YES 2.12.4.L(1) - Parcel number
YES 2.12.7 - A digital version of the plan in a format pre-approved by the Office of the County Engineer
YES 2.21.2.A - Multi-phase Major Site Plans may include a separate sheet showing independent, stand alone phasing and shall not be subject to a separate Master Plan application
YES 6.2.1.B - Plans shall be legible and meet typical industry standards
YES 6.2.1.C - Standardized sheet size shall be 24" x 36"
YES 6.2.1.F - North arrow and graphic drawing and written scale
N/A Legal Documents
INFO Additional Development Review Comments 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.

SUBMITTAL SUMMARY REPORT (32837)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
OCE Property Management (Plans) (Office of the County Engineer)		08/27/2025	11/09/2025	Approved

Comments

INFO Major Site Plan Check SunBiz and Project Map - EMW 8.19.25

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]."

SUBMITTAL SUMMARY REPORT (32837)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
OCE Stormwater (Permits & Plans) (Office of the County Engineer)		08/27/2025	11/09/2025	Requires Re-submit

Comments

NO 2.12.4.L(9)(b) - Data Block (Impervious Area) Please provide data block on the cover sheet detailing the existing and proposed impervious & pervious area in SF, ac, and %. Please include any offsite drainage to your site in the data block.
NO 2.12.8 - Topographical Contours (1) LDC requires that the survey have been performed in the last 12 months. You have one of two options for addressing this. You can have the surveyor recertify the survey. Or you can apply for a waiver. If there have been no changes to the site, staff can support the waiver. (2) LDC requires that one-foot contours extend 100 feet beyond the project boundary. A waiver may be pursued if desired.
YES 2.12.9/10 - Existing Drainage Right-of-Way/Easements
NO 2.12.9/10 - Proposed Drainage Right-of-Way/Easements (1) Proposed Major Site Plan appears to rely on a plat to establish parcels for development. Please clarify that a preliminary and final plat will be submitted. (2) Appropriate drainage easements/ROW shall be included on the final plat.
YES 2.12.13/14/15 - General Exhibits
INFO 2.12.20 - Stormwater Infrastructure Supports Phasing Stormwater improvements must be in place to support each phase of development at time of phase completion.
YES 2.12.38 - Stormwater Maintenance Entity
YES 6.13.2.C - Geotechnical Investigation Report
YES 6.13.7 - Geotechnical Criteria
NO 6.13.2 A(1)/(2) - Contributing Basins/Tc See comment under "6.13.2.B(4) - Hydrologic Analysis"
NO 6.13.2.B(1)/(2) - Runoff Analysis/ Tc Calculations See comment under "6.13.2.B(4) - Hydrologic Analysis"
YES 6.13.2.A(4) - Stormwater Features & Connective Elements
NO 6.13.2.A(3) - Retention/Detention Area Design Parameters Add coordinates or dimensions to the major pond components (changes in alignment, corners, etc) for constructability.
YES 6.13.3 - Type of Stormwater Facility Criteria
YES 6.13.4 - Stormwater Quantity Criteria
NO 6.13.2.B(4) - Hydrologic Analysis There are areas to the east and west of the developing area that will drain to the proposed DRA that do not appear to be accounted for the in the drainage basin delineation on the drainage plan. Some of the areas are offsite drainage. Are these areas considered in the DRA design?
NO 6.13.4.C - Discharge Conditions See comment under "6.13.2.B(4) - Hydrologic Analysis"
NO 6.13.2.B(6) - Freeboard See comment under "6.13.2.B(4) - Hydrologic Analysis"
NO 6.13.4.D - Recovery Analysis See comment under "6.13.2.B(4) - Hydrologic Analysis"
N/A 6.13.5 - Flood Plain & Protection
YES 6.13.2.A(8) - Finish Floor Elevation Criteria
YES 6.13.6 - Stormwater Quality Criteria
N/A 6.12.6 - Roadway Flooding Level of Service
N/A 6.13.6.B - Alternative Treatment Techniques
YES 6.13.6.C - Best Management Practices
YES 6.13.8 - Stormwater Conveyance Criteria
YES 6.13.2.B(5) - Hydraulic Analysis
YES 6.13.8.B(3) - Lane Spread Calculations
NO 6.13.2.A(9) - Access Accommodates Stormwater Please clarify the grading of the driveway inside the ROW. It's difficult to tell which way the driveway drains.
NO 6.13.8.B(7) - Minimum Pipe Size LDC requires conveyance pipes to be a minimum of 18" diameter or equivalent. Reduction in pipe size to 15" for conveyance and 12" for yard drains may be supported with corroborating calculations; applicants can request a waiver.
YES 6.13.2.A(5) - Existing/Proposed Stormwater Structures
YES 6.13.2.A(6) - Existing/Proposed Stormwater Pipes
N/A 6.13.2.A(7) - Existing/Proposed Stormwater Swales
YES 6.13.9 - Grading Criteria
YES 6.13.2.A(11)(a) - Construction Entrance
YES 6.13.2.A(11)(b) - Erosion Control
YES 6.13.2.A(12)/6.12.5 - Stormwater Details, Cross Sections, References
INFO 6.13.2.B(8) - Calculation & Plan Consistency Criteria to be reviewed with resubmittal.
INFO 6.13.10.B - Copy of NPDES Permit or NOI Please provide a copy of the NPDES permit or NOI prior to construction.
INFO Copy of District Permit (County Interest) Please provide a copy of the District permit prior to construction.
NO 6.10 - Karst Topography and High Recharge Areas Please provide a signed & sealed Karst analysis.
NO 7.1.3 - Drainage Construction Specifications LDC requires the use of RCP pipe for stormwater conveyance piping. To pursue using an alternative material, the engineer needs to submit a request letter identifying the alternative material type requested, explanation for why alternative pipe material is being requested, and providing documentation of compliance with the following conditions: 1. Pipe service life shall be equal to or greater than 100 years. 2. Pipe diameter for High Density Polyethylene (HDPE) and Polypropylene shall be 48” maximum. 3. Polyvinyl Chloride (PVC), HDPE, and Polypropylene pipe shall not be installed exposed to direct sunlight. 4. Steel pipe shall only be listed as an option after consideration of all other pipe materials and justification is provided. 5. Justification for steel pipe shall include, but not be limited to data and values of water levels, soil conditions, resistivity, pH, chlorides and sulfates. 6. Pipe shall not be installed outside of the allowable maximum and minimum cover heights as specified by the manufacturer.
YES 6.13.12 - Operation and Maintenance
NO Please provide a final signed and sealed hard copy signature page with references to the stormwater analysis or final hard copy of the full stormwater analysis. After all stormwater comments are resolved, please upload a digitally signed and sealed report. A hard copy signed and sealed report can be submitted if desired.
INFO Additional Stormwater comments If you have questions or would like to discuss the stormwater review comments, please contact Kevin Vickers, PE at 352-671-8695 or kevin.vickers@marionfl.org.

SUBMITTAL SUMMARY REPORT (32837)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
OCE Survey (Plans) (Office of the County Engineer)		08/27/2025	11/09/2025	Requires Re-submit

Comments

YES 6.2.1.A - The name, street address, signature, date, license number, and seal of the responsible professional shall be shown on each plan sheet.
YES 6.2.1.E - Provide drawing legend
YES 6.2.1.F - Provide north arrow and graphic drawing and written scale
YES 6.4.7.A(1) - Show a minimum of two bench marks per site
YES 6.4.7.A(2 & 3) - Bench mark information shown
N/A 6.4.7.A(2 & 3) - One copy of the vertical control field notes shall be submitted to the Office of the County Engineer for review
YES 6.4.7.B(1) - Show a minimum of two intervisible horizontal control points per site
YES 6.4.7.B(2) - Horizontal control points shall be monumented and referenced to the Florida State Plane Coordinate System
YES 6.4.7.B(4) - Provide a statement or table detailing horizontal datum, adjustment, and coordinate values
N/A 6.4.7.B(4) - One copy of the horizontal control notes along with reduction reports shall be submitted to the Office of the County Engineer for review
YES 6.4.7.D - The location of the existing one percent (100-year) flood plain as shown on FEMA FIRM, with zone, elevation, and vertical datum noted
YES 6.4.7.D - A note shall appear on the construction plans detailing source and survey field methods used to obtain and delineate the flood plain line shown
YES 6.4.7.E - Line and curve table must be shown on the sheet to which they apply
YES 6.4.7.F - All abbreviations used shall be clearly defined in the legend
NO 2.12.4.F.(2) - Surveyor and Mapper certification Front page of the plan shall minimally include:

A.Type of application;B.Project name centered at top of page;C.Name, address, phone number, and signature of the owner and applicant (these signatures are not required until the final submittal);D.Signed certification by the owner as follows: I hereby certify that I, my successors, and assigns shall perpetually maintain the improvements as shown on this plan (this signature is not required until the final submittal);E.Name, address, and phone number of the licensed professional;F.Each licensed professional is responsible for information shown within their particular field of practice and shall sign and seal, as applicable, as follows:(1)Licensed Design Professional Certification: I hereby certify that these plans and calculations were completed in accordance with all applicable requirements of the Marion County Land Development Code (LDC), except as waived;(2)Surveyor and Mapper Certification: I hereby certify that the survey represented hereon is in accordance with all applicable requirements of the LDC and meets the minimum technical standards as set forth by the Florida Board of Professional Surveyors and Mappers;
YES 2.12.4.G - Show a location or vicinity map
NO 2.12.8 - Provide current boundary and topographic survey less than one year old Please provide updated boundary and topographic survey.
YES 2.12.9 - Provide location and dimensions of all rights-of-way serving the project
YES 2.12.10 - Show any known existing or proposed easement or land reservation
YES 2.12.11 - Provide an aerial map of the site with a layout of the development
YES 2.12.32 - Provide site analysis map depicting the existing (100-year) flood plain
N/A Additional Survey comments

OCE Traffic (Permits & Plans) (Office of the County Engineer)		08/27/2025	11/09/2025	Requires Re-submit

Comments

YES 2.12.9 - Location and dimensions of streets and right-of-way
YES 2.12.20 - Phases of development
N/A 2.12.30 - Route Plan
YES 2.12.38 - Maintenance of improvements
YES 6.2.1.E - Drawing legend
YES 6.11.3 - Traffic Impact Analysis
N/A 6.11.4.B - Cross access
YES 6.11.4.E - Sight triangle
YES 6.11.5 - Driveway access
N/A 6.11.6 - Construction route
N/A 6.11.9.A - Traffic signals
NO 6.11.9.B - Traffic signs 8/26/25 - 1) Signs at driveway exit onto SE HWY 42 are shown too close to the edge of the roadway. Make adjustments according to LDC Sec. 7.3.1 TS025 as shown on details sheet C008 of 11. Include a note to refer to detail as needed. 2) Eliminate one way sign proposed for grass median.
NO 6.11.9.C - Pavement marking 8/26/25 - Adjust stop bar location at driveway exit onto SE HWY 42 to be consistent with LDC Sec. 7.3.1 TS025 as shown on details sheet C008 of 11. Include a note to refer to detail as needed.
N/A 6.12.1.A. - Transportation Facilities - Purpose and Intent
N/A 6.12.2 - Right-of-way
INFO 6.12.11 - Turn lanes 8/26/25 - It is not anticipated this phase of development would incur impact sufficient to require proportionate share transportation improvements as required by the approved traffic study and developer's agreement term #4. However, a plan needs to be developed regarding timing of such payment given the proposed phasing plan.
YES 6.12.12 - Sidewalks
N/A 6.12.13 - Utility position in right-of-way
N/A Additional Traffic comments

Utilities (OCE Plans) (Utilities)		08/27/2025	11/09/2025	Requires Re-submit

Comments

YES Marion County Utilities Contact Information Correct on C001 Cover sheet.
YES Parcel numbers identified in project match proposed site plan layout 48320-000-00. HWY 42 between 441 and 301
YES 6.14.2.A(1) - Public water service area/provider MCU
YES 6.14.2.A(1) - Public sewer service area/provider MCU
N/A 6.14.2.A(1) - Letter of Availability and Capacity (w/Location Map of water and/or sewer as app) from provider
NO 6.14.2.A - Water Connection Requirements 9/5/25 – The project will connect to Marion County water infrastructure. Connection points are to be revised from the current plans. Marion County Utilities will provide additional comments and requests upon resubmittal of the Phasing Utility Plans and the Master Utility Plan. MCU to provide as-builts if available to EOR.
NO 6.14.2.A - Sewer Connection Requirements 9/5/25 – The project will connect to Marion County sewer infrastructure. Connection points are to be revised from the current plans. Marion County Utilities will provide additional comments and requests upon resubmittal of the Phasing Utility Plans and the Master Utility Plan. MCU to provide as-builts if available to EOR.
N/A 6.14.2.C.2(e) - Grease Trap, FOG Worksheet
N/A 6.14.2.C - Industrial Pretreatment
N/A 6.14.3 - Onsite Waste Treatment and Disposal System (OSTDS) - connection requirement on plan
YES 6.14.3.B - Springs Protection Zone Secondary
YES 6.14.4 - Water (potable) Capital Charges and Flow Rates - proposed use identified to calculate Capital charges and flow rates will be calculated during the permitting stage, before approval.
NO 6.14.4 - Water (irrigation) Capital Charges and Flow Rates - total irrigated area identified Will the storage facility be irrigating with MCU water?
YES 6.14.4 - Sewer Capital Charges and Flow Rates - proposed use identified to calculate Capital charges and flow rates will be calculated during the permitting stage, before approval.
YES 6.14.5.A(1) - Submittal Requirements - Existing on-site & off-site mains and service connections
YES 6.14.5.A(2) - Submittal Requirements - Proposed on-site & off-site mains and service connections
NO 6.14.5.A(3) - Submittal Requirements - Lift Stations layout, elevations, schedules To be determined. The Engineer of Record (EOR) must evaluate whether the proposed infrastructure can gravity feed to the existing MCU manhole to the west, or if a public lift station will be required for future phases.
INFO 6.14.5.A(6) - Submittal Requirements - Manhole locations, rim and invert elevations outside paved areas TBD
YES 6.14.5.A(8) - Submittal Requirements - Connection to existing water system
YES 6.14.5.A(8) - Submittal Requirements - Connection to existing sanitary system
INFO 6.14.5.B - Construction Notes - Cover, horiz/vert datums, construction requirements Horizontal and/or Vertical control is to provided per LDC Div. 4. (LDC 6.14.5 (2)b)

INFO 6.14.5.B - Construction Notes - UT DETAILS - current LDC version Details are likely to change with plan resubmission.
INFO 6.14.5.C - All issued permits related to this project shall be submitted to MCU (DOT, ROW, misc) Copies of all related permit applications and issued permits shall be submitted to the Development Reviewer for Marion County Utilities Department, prior to or at the pre-construction meeting.
YES 6.14.5.C - DEP permit for water mains to be constructed/owned by MCU
YES 6.14.5.C - DEP permit for water mains to be constructed/owned by developer
YES 6.14.5.C - DEP permit for sewer mains to be constructed/owned by MCU
YES 6.14.5.C - DEP permit for sewer mains to be constructed/owned by developer
INFO 6.14.5.D - Hydraulic Analysis The Hydraulic Analysis has not been provided for this site. (LDC 6.14.5.C)

YES 6.14.6 - Design Criteria for Utility Systems to be owned/maintained by MCU
NO 6.14.7 - Construction Inspection - PLAN NOTE: C003 - Utility Notes #5: MCU's Construction Division contact should be 352-307-6000, Ext 5.
NO 6.14.8.A - Completion and Closeout - PLAN NOTE: As-builts For any Utility assets between the water main and the meter, Marion County will require a Bill of Sale and As-builts of the service, prior to meter(s) being installed. A final hold has been placed on permit, if applicable. All as-builts shall comply with the current Marion County LDC, section 6.14.8

N/A 6.14.9.A - Developer's Agreement Not as of 9/5/25
INFO 6.14.9.B - Transfer of Facilities to Marion County Utilities - PLAN NOTE: Any assets to be conveyed to Marion County Utilities as part of the public utility system shall be coordinated PRIOR TO Marion County Utilities through the Bill of Sale, and prior to MCU's authorization of the DEP connection/Clearance Package. The Bill of Sale for any Lift Station(s) MUST include the first electric bill to capture necessary data prior to transfer to Marion County Utilities. ALLOW A MINIMUM OF 5 WORKING DAYS for processing the Bill of Sale information.

INFO 6.14.9.B - Bill of Sale The Bill of Sale consists of three documents and will be provided at the pre-construction meeting. The completed Bill of Sale will be required prior to final inspections and tie-ins. Please note: Marion County Utilities (MCU) will not sign any FDEP clearance applications until the completed Bill of Sale has been received.

YES 6.15.1 - Potable Water Distribution System
N/A 6.15.2 - Decentralized Water System (WTP)
INFO 6.15.3 - Fire Protection/Fire Flow Capacity Water service will be provided by Marion County Utilities. Please consult with Marion County Fire Rescue for any additional comments or requirements related to fire protection. (2) Private fire hydrants to be painted yellow.

INFO 6.15.4 - Water Main Piping Installation MCU recommends connection at SE 65th Mulberry Lane and CR 42, near the future phase road that will lead into the neighborhood, to ensure system redundancy and provide adequate fire flow. (2) If the water main's secondary connection is on the east side of the property where the FM is currently proposed to connect, MCU requires the WM to be ductile iron.
INFO 6.15.5 - Water Service and Connection Provide a basic Utility sheet for the residential phase for department review.
NO 6.15.6.A - Potable Water Metering - individual/banked, size Meter size needs to be displayed on plans.
INFO 6.15.6.B - Irrigation Water Metering - size See previous comment. TBD
N/A 6.15.6.C - Sewer service only (water meter required/shown)
INFO 6.15.6.D - Meter Location Meter shall remain in ROW with resubmittal of new connection.
N/A 6.15.6.E - Meter Easements
YES 6.15.6.F - Meter Boxes
YES 6.15.6.G & H - Meter Sizing TBD
YES 6.15.7 - Cross Connection Control and Backflow Prevention Shown on plans. The irrigation meter will need Backflow as well, if served by MCU.
N/A 6.15.8 - Public Water Well Standards

N/A 6.15.9 - Wellfield and Water Supply
N/A 6.15.10 - Water Treatment Plants (WTP)
N/A 6.16.2 - Decentralized Wastewater Treatment Plant (WWTP)
YES 6.16.4 - Wastewater Collection Systems (Gravity/Pressurized) Design To be determined.
N/A 6.16.5.A & B - Private Wastewater Pump Stations
INFO 6.16.5.C - Public Wastewater Pump Stations (MCU Standards) The current plan sets indicate that the project will include a public lift station scheduled for a future phase. Final determination will be made based on the resubmittal.
N/A 6.17 - Water Reclamation/Reuse Facilities
INFO Article 7 - Construction Standards - PLAN NOTE: Plan note: All facilities constructed on the developer's property prior to interconnection with Marion County Utility's existing or proposed facilities, shall convey such component parts to MCU by bill of sale in a form satisfactory to the County Attorney, with the following evidence required by MCU: Refer to LDC 6.14.9 (B).

YES Utilities Plan Review Fee per Resolution 15-R-583 - payable to Marion County Utilities Utilities Plan Review Fee: Fee(s) can be paid by calling 352-671-8686 or visiting the Development Review Office at 412 SE 25th Ave, Ocala, FL 34471. Reference AR# 32837

INFO Additional Utilities comments For any questions regarding this review, please contact Heather Proctor, Utilities Development Review Officer, at Heather.Proctor@marionfl.org or by phone at (352) 438-2846.

INFO Additional Utilities comments Per the meeting with the Engineer of Record (EOR) on 9/5/2025, additional plan changes are to be made by the developer. Marion County Utilities (MCU) will review the Master Utility Plan and associated changes prior to the next submittal to ensure efficiency and provide feedback. EOR to determine if they can obtain an easement to Manhole-5141, to the west of project parcel.
INFO Additional Utilities comments
N/A Additional Utilities comments
N/A Additional Utilities comments
N/A Additional Utilities comments
N/A Additional Utilities comments
N/A Additional Utilities comments
N/A Additional Utilities comments
N/A Additional Utilities comments

9494 SUMMERFIELD SELF-STORAGE

MAJOR SITE PLAN

MARION COUNTY, FLORIDA

MARION COUNTY PROJECT No. 32837
PUD CASE No. 221108ZP

Sunshine 811

Call 811 or www.sunshine811.com two full business days before digging to have utilities located and marked.

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

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

NO CHANGE TO THE WORK AS SHOWN ON THE APPROVED PLANS SHALL BE MADE WITHOUT NOTIFICATION TO AND APPROVAL BY THE OFFICE OF THE COUNTY ENGINEER

General Notes:

1. CONTRACTOR SHALL FILE A NOI (NOTICE OF INTENT) WITH FDEP PRIOR TO CONSTRUCTION. A COPY OF THE NOI MUST ALSO BE SENT TO MARION COUNTY PRIOR TO CONSTRUCTION.
2. CONTRACTOR SHALL COORDINATE WITH THE FIRE DEPARTMENT FOR FIRE PROTECTION IN COMPLIANCE WITH CURRENT N.F.P.A. CODES AND STANDARDS.
3. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES AND REPORT ANY DISCREPANCIES (IF ANY) TO THE PROJECT ENGINEER.
4. SITE CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANIES FOR CONDUIT INSTALLATION AS REQUIRED FOR ELECTRIC AND TELEPHONE. ALL ELECTRIC TO THE PROPOSED BUILDING AND TO PARKING AREA LIGHT FIXTURES IS TO BE PLACED UNDERGROUND AT THE EXPENSE OF THE OWNER.
5. OWNER TO COORDINATE WITH PROJECT ELECTRICAL CONTRACTOR FOR PARKING LOT LIGHTING AND ELECTRICAL SERVICE.
6. SUBJECT TO EASEMENTS, RIGHTS OF WAY, RESTRICTIONS, AND RESERVATIONS OF RECORD. ALL CONSTRUCTION COVERED BY THESE PLANS SHALL COMPLY WITH THE MATERIAL REQUIREMENTS AND QUALITY CONTROL STANDARDS CONTAINED IN THE MARION COUNTY LAND DEVELOPMENT CODE. ALL CONSTRUCTION PERFORMED IN MARION COUNTY RIGHT-OF-WAY REQUIRES A RIGHT-OF-WAY PERMIT, ALL CONSTRUCTION IN FDOT RIGHT-OF-WAY REQUIRES A PERMIT FROM FDOT.
7. ORIENTATION FOR THE IMPROVEMENTS SHOWN HEREON SHOULD NOT BE USED TO RECONSTRUCT BOUNDARY LINES. ADDITIONS OR DELETIONS TO SURVEY MAPS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
8. REPRODUCTIONS OF THIS SKETCH ARE NOT VALID UNLESS SEALED WITH AN EMBOSSED ENGINEER'S SEAL.
9. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MARION COUNTY LAND DEVELOPMENT CODE AND THIS PLAN.
10. ALL STORMWATER MANAGEMENT SYSTEMS SHALL BE COMPLETED PRIOR TO THE CONSTRUCTION OF IMPERVIOUS AREAS.
11. ALL DRAINAGE STRUCTURE INVERTS SHALL BE GROUTED TO ELIMINATE SUMP CONDITIONS UNLESS OTHERWISE INDICATED. SEE SHEET 4 OF FDOT STANDARD PLAN 425-001 FOR REFERENCE.
12. SURVEY INFORMATION PROVIDED BY CLYMER FARNER BARLEY. (SEE SEPARATE SURVEY SUPPLIED ALONG WITH THIS PLAN.) DATE OF SURVEY: OCTOBER 25, 2025.

    UNLESS OTHERWISE SHOWN, UNDERGROUND IMPROVEMENTS NOT LOCATED. PUBLIC RECORDS NOT SEARCHED BY CLYMER FARNER BARLEY ADDITIONS OR DELETIONS TO SURVEY MAPS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
13. NO CHANGE TO THE WORK AS SHOWN ON THIS PLAN SHALL BE MADE WITHOUT PRIOR APPROVAL OF THE PROJECT ENGINEERS.
14. SIGNAGE MUST BE IN CONFORMANCE WITH THE COUNTY SIGN CODE AND IN ACCORDANCE WITH ALL APPLICABLE FDOT STANDARDS. ALL STOP SIGNS IN THE COUNTY R/W SHALL BE 36" HIGH INTENSITY REFLECTIVE MATERIAL.
15. OWNER SHALL PROTECT EXISTING SHADE TREES TO BE SAVED. TREE PROTECTION MUST BE INSTALLED AND INSPECTED. (SEE DETAIL)
16. UNDERGROUND IMPROVEMENTS AND UTILITIES, IF ANY, WERE NOT LOCATED, EXCEPT AS SHOWN.
17. ALL NON-CONDUCTIVE UNDERGROUND PIPING SHALL HAVE LOCATOR WIRE.
18. A TREE REMOVAL PERMIT IS REQUIRED BEFORE ANY TREES CAN BE REMOVED. TREES TO BE SAVED MUST HAVE PROTECTION MEASURES INSTALLED AND INSPECTED BEFORE TREES DESIGNATED FOR REMOVAL ARE REMOVED.
19. TREES MAY NOT BE PLANTED AROUND, OVER OR UNDER ANY EXISTING OR PROPOSED POWER LINES. THIS INCLUDES ANY LINE DESIGNED AFTER SITE PLAN APPROVAL. ELECTRICAL DISTRIBUTION EASEMENTS WILL BE REQUIRED FOR ELECTRICAL POWER LINE ON PRIVATE PROPERTY; 10 FOOT FOR UNDER- GROUND, AND 20 FOOT FOR OVERHEAD ELECTRIC.
20. THE SITE SHALL REMAIN FREE OF EXCESS DUST AND DEBRIS AT ALL TIMES. ANY INCIDENCE OF EROSION, SEDIMENTATION, DUST OR DEBRIS OCCURRING OFF-SITE AS A RESULT OF CONSTRUCTION ACTIVITIES ON THIS DEVELOPMENT SHALL BE CORRECTED BY THE CONTRACTOR WITHIN 48 HOURS OF EACH OCCURRENCE.
21. PER DIVISION 22, SECTION 2.22.1(1) OF THE MARION COUNTY LAND DEVELOPMENT CODE, A RIGHT-OF-WAY UTILIZATION PERMIT IS REQUIRED FOR ALL CONSTRUCTION, HERBICIDE/PESTICIDE SPRAYING, TREE CLEARING, AND ALL TEMPORARY PRIVATE USE OF PUBLIC RIGHT-OF-WAY.
22. ALL AREAS DISTURBED IN THE R/W DURING CONSTRUCTION SHALL BE RESTORED AND SODDED. ALLOW FOR SOD WITH A 1-1/2" UNDERCUT. OTHER AREAS DISTURBED AFTER CONSTRUCTION SHALL BE GRASSED & MULCHED UNLESS SOD IS SPECIFICALLY PROPOSED.
23. IF THE CONTRACTOR ENCOUNTERS LIMESTONE DURING EXPANSION OF THE DRA, (THE DRA WILL BE OVER-EXCAVATED AND BACKFILLED TO MEET SENSITIVE KARST AREA BASIN REQUIREMENTS). IF A SINK CHIMNEY IS ENCOUNTERED ON SITE, MAKE REPAIRS IN ACCORDANCE WITH THE REPAIR DETAIL.
24. ALL STRIPING WITHIN COUNTY RIGHT-OF-WAY SHALL THERMOPLASTIC AND AT LEAST 6" WIDE WITH 24" STOP BAR WITHIN COUNTY RIGHT OF WAYS. ALL STRIPING SHALL BE 6" WIDE, PAINTED WITH WHITE PAINT, UNLESS OTHERWISE NOTED. ALL STRIPING SHALL CONFORM TO F.D.O.T. SPECIFICATIONS UNLESS OTHERWISE NOTED.
25. ASPHALT PAVEMENT AREA TO BE CONSTRUCTED TO THE FOLLOWING SPECIFICATIONS:
    - 1.25" SP-9.5 ASPHALTIC CONCRETE
    - 8" LIMEROCK BASE, COMPACTED (98% OF MAX. DENSITY, L.B.R. 100)
    - 12" STABILIZED SUBGRADE (95% OF MAX. DENSITY, AASHTO T-180, L.B.R. 40)
26. AN AS-BUILT CERTIFICATION SHALL BE PROVIDED TO THE COUNTY ENGINEERING DEPARTMENT BY A DESIGN PROFESSIONAL UPON REVIEW AND APPROVAL OF THE COMPLETED CONSTRUCTION. ALSO, THE PROJECT ENGINEER SHALL SIGN & SUBMIT A STATEMENT OF COMPLETION PRIOR TO THE FINAL INSPECTION.
27. UPON COMPLETION OF CONSTRUCTION AND FINAL INSPECTION, AN ELECTRONIC COPY OF THE RECORD DRAWING IN AUTOCAD FORMAT WILL BE PROVIDED TO THE MARION COUNTY ENGINEERING DEPARTMENT.
28. ALTERNATIVE PIPE MATERIAL TO RCP MAY BE USED WITH PRIOR APPROVAL FROM THE PROJECT ENGINEER. CONTRACTOR TO GROUT BOTTOM OF STORMWATER STRUCTURES UP TO PIPE INVERT TO PREVENT STANDING WATER.
29. SOIL BORING INFORMATION SHOWN ON THIS PLAN SET IS COPIED DIRECTLY FROM GEOTECHNICAL REPORT DATED MARCH 14, 2023. SOIL BORING INFORMATION IN THE GEOTECHNICAL REPORT WILL TAKE PRECEDENCE OVER ANY DISCREPANCY FOUND BETWEEN THE PLANS AND THE GEOTECHNICAL REPORT."
30. A CERTIFIED AS-BUILT SURVEY SHALL BE PREPARED FOR THE PROJECT BY A FLORIDA LICENSED SURVEY PROFESSIONAL. THE AS-BUILT SURVEY SHALL SHOW ALL ORIGINAL DESIGN INFORMATION PERTINENT TO THE IMPROVEMENTS BEING SURVEYED. ORIGINAL DESIGN INFORMATION SHALL BE MARKED THROUGH WITH AS-BUILT INFORMATION LISTED ADJACENT TO IT. THE SURVEY SHALL CLEARLY INDICATE WHICH IS THE AS-BUILT RECORDED INFORMATION.

Sewer Notes:

1. GRAVITY SEWER ON-SITE TO CONNECT TO PROPOSED ON-SITE LIFT STATION. CONNECT 6" FORCE MAIN FROM LIFT STATION TO EXISTING FORCE MAIN AT SE HWY 42 OWNED & OPERATED BY MARION COUNTY.
2. SANITARY SERVICE SIZE TO BE AS SHOWN ON PLAN AND LAID AT A MINIMUM SLOPE OF 0.50% FOR 8" PVC AND 1.00% FOR 4" PVC.
3. CLEAN OUTS TO BE PLACED AT THE CONNECTION POINT TO THE EXISTING LATERAL, 5' FROM THE BUILDING, AT ANY WYES AND BENDS, AND AT MOST EVERY 75' ALONG CONSTANT RUNS. BRASS TOPS TO BE FLUSH MOUNTED IN PAVED AREAS.
4. SANITARY SEWER ESTIMATED DEMAND (PER CHAPTER 64E-6, F.A.C.)

HOMES:	78 X 200 gpd	=	15,600	gpd
SELF-STORAGE:	1,200 UNITS + 1,925 sf (OFFICE)			
STORAGE:	200 UNITS X 1.0 gpd	=	200	gpd
	1,000 UNITS X 0.5 gpd	=	500	gpd
OFFICE:	1,925 SF X (15 gpd PER 100 sf)	=	289	gpd
SELF-STORAGE TOTAL:		=	989	gpd
SHOPPING CENTER:	35,000 X 0.1 gpd	=	3,500	gpd
OFFICE (PHASE 4):	8,000 sf X (15 gpd PER 100 sf)	=	1,200	gpd
TOTAL SANITARY SEWER ESTIMATED DEMAND:		=	21,289	gpd

Water Notes:

1. CONNECT TO EXISTING WATER SYSTEM OWNED & OPERATED BY MARION COUNTY. ALL PVC WATER PIPE TO BE DR 18.
2. RESIDENTIAL POTABLE WATER DEMAND = 78 X 400 gpd = 31,200 gpd
3. COMMERCIAL POTABLE WATER DEMAND = SEWER DEMAND (5,189 gpd) X 1.1 = 5,708 gpd (ROUNDED)

Drainage Design Summary:

THIS PROPERTY WILL HAVE PRIVATE ON-SITE RETENTION AREAS HANDLING THE 100 YR./24 HR. POST (11.5") STORM EVENT THUS MEETING SJRWMD REQUIREMENTS FOR WATER QUALITY TREATMENT.

STORMWATER FROM THE 20.76 AC BASIN WILL BE ACCOMMODATED IN DRA 1.0.

DRA 1.0 IS DESIGNED TO ACCOMMODATE THE RUNOFF FROM PROPOSED PHASES 1 THROUGH 4 WHICH ENCOMPASS THE 20.76 AC BASIN.

RUNOFF WILL BE DIVERTED TO DRA 1.0. THROUGH GUTTERS, DOWN SPOUTS, OVERLAND FLOW, SWALES, DRAINAGE INLETS AND UNDERGROUND PIPES.

EXISTING SOIL TYPE = 23.2% ApB (Apopka) HYDROLOGIC SOIL GROUP = A
76.8% CaB (CANDLER) HYDROLOGIC SOIL GROUP = A

DESIGN MEETS MARION COUNTY STORMWATER QUALITY CRITERIA PER SECTION 6.13.6.A(3)C:

- DRY RETENTION SYSTEMS THAT HAVE A DEPTH OF SIX FEET OR LESS, MEASURED FROM TOP OF BANK TO POND BOTTOM, WITH SIDE SLOPES THAT ARE NO STEEPER THAN 4:1 AND SODDED BOTTOMS

BASIN AREA				
TOTAL AREA	EXISTING IMPERVIOUS	EXISTING PERVIOUS	PROPOSED IMPERVIOUS	PROPOSED PERVIOUS
904,482 SF	11,505 SF	892,977 SF	543,004 SF	361,478 SF
20.76 AC	0.26 AC	20.50 AC	12.47 AC	8.30 AC
100 %	1.27 %	98.73	60.03 %	39.97 %

NOTE: BASIN AREA INCLUDES TOTALS FROM PHASES 1 THROUGH 4.

SEE STORMWATER MANAGEMENT REPORT FOR ADDITIONAL STORMWATER CALCULATIONS.

Maintenance and Operation Schedule for Stormwater Management System:

1. BASINS SHALL BE CLEANED AND MOWED REGULARLY TO AVOID EXCESSIVE VEGETATIVE GROWTH AT LEAST MONTHLY DURING WINTER MONTHS AND BI-WEEKLY DURING THE GROWING SEASON.
2. THE BASINS SHALL BE CLEANED OUT ANNUALLY OF ACCUMULATED SEDIMENTATION BUILDUP. IF THE BASINS ARE SHOWING EXCESSIVE SEDIMENTATION AT THE BASIN BOTTOM, THE BASIN BOTTOM SHALL BE SCRAPED CLEAN MORE FREQUENTLY.
3. BASIN SIDE SLOPES SHALL BE MAINTAINED WITH A GOOD STAND OF GRASS DURING ALL SEASONS TO AVOID EROSION.
4. REMEDIAL ACTION MAY BE REQUIRED, IF THE BASINS DO NOT DRAW DOWN PROPERLY AND MAINTAIN STANDING WATER FOR AN EXTENDED PERIOD OF TIME. THE ENGINEER SHALL BE NOTIFIED TO ASSIST IN THE IMPLEMENTATION OF THE REMEDIAL ACTION.

Flood Certification:

FLOOD ZONE "X" - AN AREA OF MINIMAL FLOODING. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT ADMINISTRATION (FEMA) PER THE MARION COUNTY GEOGRAPHIC INFORMATION SYSTEMS WEB PAGE LOCATED AT: http://www.marioncountyfl.org

Tree Planting & Landscaping Requirements:

SEE LANDSCAPE & IRRIGATION PLAN BY MICHAEL PAPE & ASSOCIATES.

SEE APPROVED PUD PAN FOR OPEN SPACE CALCULATIONS.

Traffic Statement:

SEE TRAFFIC STUDY BY KITTELSON & ASSOCIATES, DATED OCTOBER 19, 2022.

Parking Requirements:

COMMERCIAL 1: PHASES 1 & 2; SELF-STORAGE (PER PUD)

PROPOSED OFFICE: 1,925sf
2.5 PARKING SPACES PER 1000sf OF GFA (GROSS FLOOR AREA)
1,925sf * (2.5 SPACES/1000sf) = 4.81 = 5 SPACES

PROPOSED STORAGE: 194,825sf
1 PARKING SPACE PER 2000sf OF GLA (GROSS LEASABLE AREA)
194,825sf / 2000sf = 97.41 = 97 SPACES

NOTE: SUFFICIENT PARKING SPACES PROVIDED ALONG STORAGE BUILDINGS. NOT SHOWN ON PLAN.

REQUIRED HANDICAP PARKING: 1 H/C SPACE PER 25 REGULAR SPACES
5 / 25 = 0.2 = 1 SPACE

PROVIDED:
11 TOTAL REGULAR SPACES + 1 HANDICAP SPACE = 12
12 TOTAL PARKING SPACES PROVIDED

Sight Distance:

SIGHT DISTANCE CALCULATED USING FDOT INDEX No. 546 (6 LANE DIVIDED HIGHWAY, SHEET 6). NO CONFLICTS NOTED.

Fire Protection:

1. FIRE HYDRANTS WILL BE INSTALLED TO PROVIDE COVERAGE OF BUILDINGS. SEE PLANS FOR LOCATIONS.
2. BUILDING FIRE SYSTEM TO BE ADDRESSED BY OTHERS. SEE BUILDING PLANS.

Permits:

AGENCY	PERMIT #	APPROVAL DATE
MARION COUNTY	-	-
SJRWMD	240299-1	NOVEMBER 21, 2025

Utility Contacts:

WATER & SEWER:	MARION COUNTY UTILITIES DEPARTMENT	(352) 307-6000
ELECTRIC:	SECO - MEAGAN ELLIOT	(352) 569-9835
TELEPHONE:	CENTURY LINK - KURT JUDD	(352) 401-6555
CABLE:	COX CABLE - DAVID TERRELL	(352) 873-5641
FIRE:	MARION COUNTY - KEN MCCANN	(352) 291-8000
GAS:	TECO PEOPLES GAS - MARIO SAMANIEGO	(352) 401-3419

APPROVED WAIVERS FOR 9494 SELF-STORAGE

CODE SECTION 2.12.8	WAIVED THE REQUIRED 100' MINIMUM DISTANCE FOR CONTOURS TO EXTEND PAST PROJECT BOUNDARY. MINIMUM DISTANCE WAS REDUCED TO 50' WITH THE CONDITION THAT THE SURVEY BE RE-CERTIFIED. SURVEY WAS RE-CERTIFIED ON 4-7-26.
APPROVAL DATE 3/23/2026	
CODE SECTION 2.18.2	WAIVED THE REQUIREMENTS FOR SURVEY TO BE LESS THAN 12 MONTHS OLD WITH THE REQUIREMENT THAT THE SURVEY IS TO BE RE-CERTIFIED. SURVEY WAS RE-CERTIFIED ON 4-7-26.
APPROVAL DATE 3/23/26	

Statement of Intent:

THIS PROJECT WILL CONSIST OF PHASE 1 & PARTIAL PHASE 2 OF THE APPROVED PUD MASTER PLAN FOR THIS SITE. THE PROJECT AREA IS SHOWN ON SHEET 2 AND INCLUDES THE AREA NECESSARY TO CONSTRUCT THE 7 STORAGE BUILDINGS, 1 OFFICE, DRA 1.0, WATER AND SANITARY SEWER SERVICE, LIFT STATION, AND FORCEMAIN.

Description:

THE EASTERLY .974 FEET OF THE NORTHERLY 660 FEET OF THE FOLLOWING DESCRIBED PARENT PARCEL:

THE EAST 18.59 FEET OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 27, TOWNSHIP 17 SOUTH, RANGE 23 EAST, MARION COUNTY, FLORIDA, LESS THE NORTH 60.00 FEET THEREOF

AND

THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 27, TOWNSHIP 17 SOUTH, RANGE 23 EAST, MARION COUNTY, FLORIDA.

LESS AND EXCEPT THAT PORTION OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 DEEDED TO MARION COUNTY IN OFFICIAL RECORDS BOOK 2982, PAGE 35 BEING MORE FULLY DESCRIBED AS FOLLOWS:

FROM THE NORTHEAST CORNER OF THE SAID SOUTHWEST 1/4, RUN SOUTH 00°19'10" WEST ALONG THE EAST LINE THEREOF 31.41 FEET TO THE RIGHT OF WAY OF COUNTY ROAD NO. 42, AS DELINEATED IN THE MAINTENANCE MAP THEREOF AS RECORDED IN MAINTENANCE BOOK 1, PAGES 81 THROUGH 90, PUBLIC RECORDS OF MARION COUNTY, FLORIDA, AND THE POINT OF BEGINNING; THENCE ALONG SAID MAINTENANCE RIGHT OF WAY THE FOLLOWING SEVEN COURSES; NORTH 79°13'22 WEST 7.85 FEET; THENCE SOUTH 89°43'10" WEST 341.15 FEET; THENCE NORTH 89°32'15" WEST 210.50 FEET; THENCE NORTH 89°36'50" WEST 525.00 FEET; THENCE SOUTH 89°53'41" WEST 100.46 FEET; THENCE SOUTH 89°53'35' WEST 133.51 FEET; THENCE SOUTH 82°37'49' WEST 8.66 TO THE WEST LINE OF THE SAID NORTHEAST 1/4 OF THE SOUTHWEST 1/4; THENCE ALONG THE WEST LINE THEREOF AND DEPARTING SAID RIGHT OF WAY RUN SOUTH 00°15'57" WEST 18.59 FEET; THENCE SOUTH 89°50'58" EAST 1326.88 FEET TO THE EAST LINE OF THE SAID NORTHEAST 1/4 OF THE SOUTHWEST 1/4; THENCE ALONG SAID EAST LINE RUN NORTH 00°19'10" EAST 18.59 FEET TO THE POINT OF BEGINNING.

Density / Intensity:

COMMERCIAL (1 FAR @ ± 11.51AC) = 196,750/501,376 = 0.39 F.A.R.*

Building Height:

COMMERCIAL: MAX ALLOWABLE: 50'
MAX PROPOSED: 28.5'

Concurrency Deferral Elected Note:

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

Springs Protection:

THIS PROJECT LIES WITHIN THE SECONDARY SPRINGS PROTECTION ZONE.

Outdoor Lighting:

OUTDOOR LIGHTING TO BE INSTALLED ON SITE. SEE PHOTOMETRIC PLAN.

Owner's Certification:

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

BY: JAMES MARTIN, PRESIDENT, 9494 SUMMERFIELD L.L.C. DATE

Engineer's Certification:

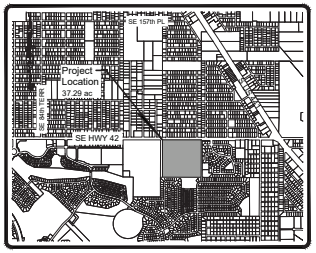
I HEREBY CERTIFY THAT THESE PLANS AND CALCULATIONS WERE COMPLETED IN ACCORDANCE WITH ALL APPLICABLE REQUIREMENTS OF THE MARION COUNTY LAND DEVELOPMENT CODE (LDC), EXCEPT AS WAIVED;

MICHAEL W. RADCLIFFE, P.E.
FLORIDA REG. ENGINEER NO. 31170

SIGNATURE DATE

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY MICHAEL W. RADCLIFFE , P.E. ON THE DATE ADJACENT TO THE SEAL.

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.



LOCATION MAP

SCALE: 1" = 2000'
MARION COUNTY, FLORIDA
SECTION 22, TOWNSHIP 17 SOUTH, RANGE 23

Site Information:

PROJECT NAME:	9494 SUMMERFIELD
PROPOSED USE:	SELF STORAGE FACILITY AND MEDIUM RESIDENTIAL NEIGHBORHOOD
PROJECT LOCATION:	9494 S.E. HWY 42 SUMMERFIELD, FL 34491
PARCEL NUMBER:	48320-000-00
TOTAL AREA:	1,710,694 s.f. (39.27 AC.)
PROJECT AREA:	627,223 s.f. (14.4 AC.)
OWNER:	9494 SUMMERFIELD LLC
CONTACT:	JIMMY MARTIN
ADDRESS:	310 N FRONT ST STE 200 WILMINGTON NC 28401-5082
TELEPHONE:	910-443-4456
EXISTING LAND USE:	COMMERCIAL (NORTH HALF) MEDIUM RESIDENTIAL (SOUTH HALF)
PROPOSED LAND USE:	COMMERCIAL (17.95 AC/NORTH PORTION) MEDIUM RESIDENTIAL (21.32 AC/SOUTH PORTION)
DEVELOPMENT AGREEMENTS:	DEVELOPER'S AGREEMENT OR BOOK:03450/PAGE:0484
EXISTING ZONING:	PUD - 221108ZP (APPROVED 3-17-25)
BUILDING MAX HEIGHT:	COMMERCIAL - 50' RESIDENTIAL - 40'
SETBACKS:	
COMMERCIAL:	FRONT - 40' REAR - 20' SIDE - 20'
RESIDENTIAL:	FRONT - 20' REAR - 15' SIDE - 5'
BUFFER:	WEST: TYPE C BUFFER EAST: TYPE C BUFFER WITH 8' OPAQUE FENCE BUFFER & OPEN SPACE OCCUPY THE SAME SPACE

Index of Sheets:

C001	--	COVER SHEET
C002	--	SITE PLAN
C003	--	UTILITY PLAN
C004	--	MASTER UTILITY PLAN
C005	--	MASTER DRAINAGE PLAN
C006	--	GRADING PLAN
C007	--	SUPPLEMENTAL GRADING PLAN
C008	--	DRAINAGE PLAN
C009-C011	--	DETAILS
C012-C013	--	PHOTOMETRIC PLAN
C014	--	SWPPP
S01 - S05	--	SURVEY (BY OTHERS)
L01 - L04	--	LANDSCAPE PLAN (BY OTHERS)

Revisions:		
Date:	By:	
10-29-25	MJK	REVISIONS PER SJRWMD COMMENTS
06-11-26	MJK	REVISIONS PER COUNTY COMMENTS

Designed:	MWR
Drawn:	MJK
Checked:	MWR
Scale:	NTS
Project:	2025-25
Date:	06-13-25
File:	9494 - Self Storage 5-26-26.dwg

MICHAEL W. RADCLIFFE ENGINEERING, INC.
3611 S.E. Lake Weir Avenue, Ocala, FL 34471 (352) 629-2500 FAX (352) 629-2185
Certificate No. EB-0000198 • Michael W. Radcliffe, P.E., #31170 • Christopher A. Cahn, P.E. #66668
www.radcliffeengineering.com

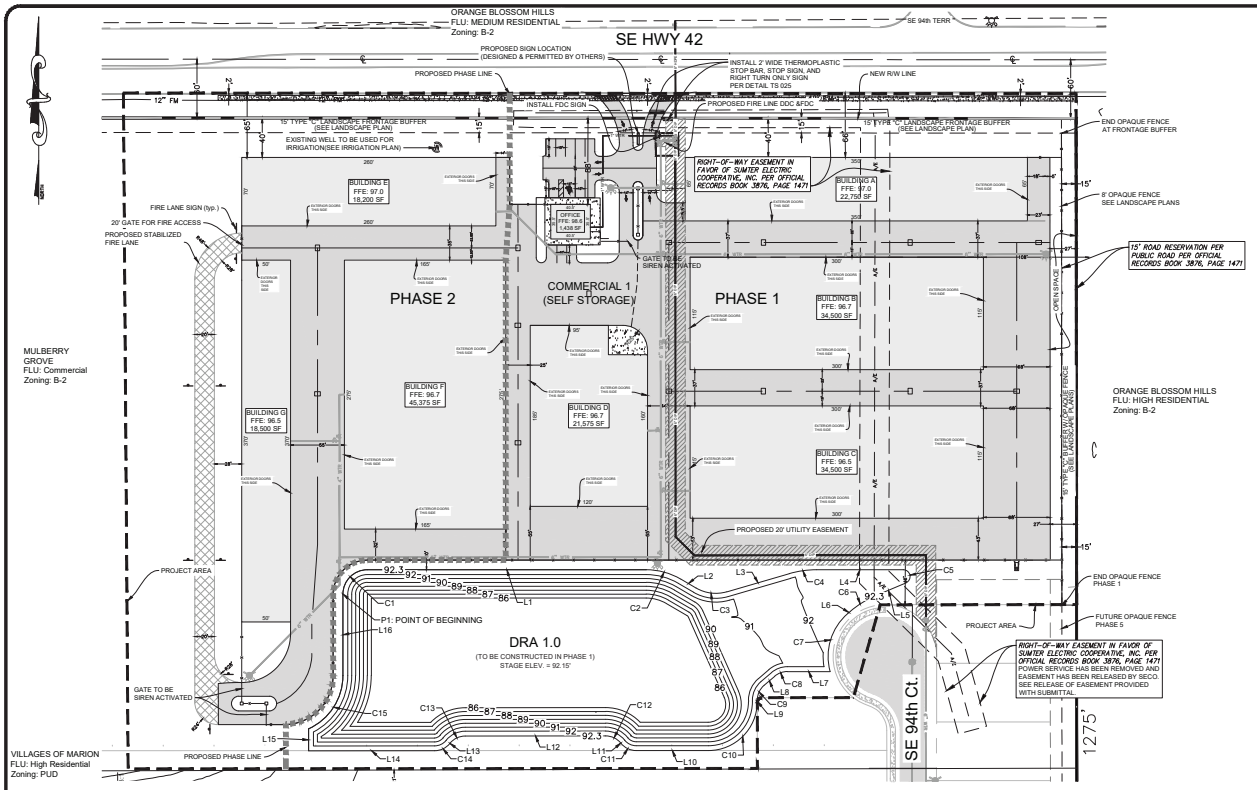
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Project Name:	9494 SUMMERFIELD PHASES 1 & 2
Project Address:	aka SE HWY 42, Summerfield, Marion County, FL. 34491
Application Type(s):	Site Plan
Sheet Name:	Cover Sheet

Revisions to Plan Set
THIS UNTIL INDICATES THE LATEST DATE AT WHICH ANY PART OF THIS SHEET WAS REVISED.
Date: 6-24-26

Sheet No. C001 of 14

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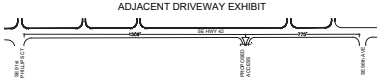
GRAPHIC SCALE

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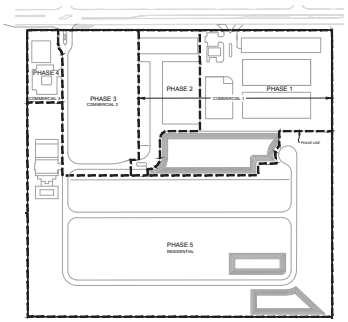
(IN FEET)
1 inch = 60 ft.

MARION COUNTY PROJECT
No. 32837

ADJACENT DRIVEWAY EXHIBIT



9494 SUMMERFIELD PUD KEY MAP



Legend:

- PHASE LINE
- PROJECT AREA
- AERIAL ELECTRIC LINE
- CENTERLINE
- TRAFFIC STRIPING
- STABILIZED SUBGRADE
- PROPOSED UTILITY EASEMENT

IMPERVIOUS AREA

BUILDINGS:

194,825 SF – PROPOSED STORAGE (7)
1,925 SF – PROPOSED OFFICE

TOTAL = 196,750 SF

PAVEMENT AREA:

151,436 SF – PROPOSED SITE PAVEMENT

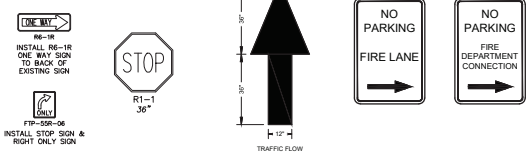
CONCRETE/SIDEWALKS:

6,271 SF – PROPOSED CONCRETE/SIDEWALKS

TOTAL IMPERVIOUS AREA

354,457 SF (8.14 AC)

LEGEND:



SIGN NOTES:

STOP SIGNS SHALL BE 36" AND FABRICATED USING, AT A MINIMUM, 3M DIAMOND GRADE VIP REFLECTIVE SHEETING.

RIGHT TURN ONLY SIGN TO BE R3-5R.

INSTALL SIGNS IN FDOT R/W ON A 3 1/2" X 1/8" ROUND ALUMINUM POST (REFER TO FDOT INDEX No. 11860)

ALL EXISTING FDOT SIGNS AND TRAFFIC CABINET WITHIN CONSTRUCTION AREA SHALL BE PROTECTED DURING CONSTRUCTION.

FDOT Driveway Details:

REFER TO THE FOLLOWING 2015 FDOT INDEX'S FOR CONSTRUCTION DETAILS:

INDEX No.

300 – CURB DETAIL
305 – CONCRETE PAVEMENT JOINTS
308 – CONCRETE SLAB REPLACEMENT
310 – CONCRETE SIDEWALK
515 – TURNOUTS (REFER TO "0 1" DETAIL TO ENSURE THAT 2% OR LESS SLOPE IS ATTAINED)
600 – GENERAL INFORMATION FOR TRAFFIC CONTROL THROUGH WORK ZONES
612 – MULTILANE, WORK ON SHOULDER
613 – MULTILANE, WORK WITHIN TRAVEL WAY MEDIAN OR OUTSIDE LANE
660 – PEDESTRIAN CONTROL FOR CLOSURE OF SIDEWALKS
17346 – SPECIAL MARKING AREAS

DRA POINT TABLE

POINT #	NORTHING	EASTING
P1 (POB)	N 28°58'49.75"	W 81°59'52.82"

DRA LINE TABLE

LINE #	LENGTH	DIRECTION
L1	285.20'	S 89°59'59" E
L2	18.13'	S 59°40'42" E
L3	66.55'	N 73°45'31" E
L4	88.55'	S 90°00'00" E
L5	38.52	S 66°48'49" W
L6	3.23	S 49°22'25" W
L7	43.79	S 89°57'27" W
L8	14.16'	S 49°22'25" W

DRA LINE TABLE

LINE #	LENGTH	DIRECTION
L9	2.31'	S 00°04'38" E
L10	73.85'	S 89°57'27" W
L11	0.13'	N 38°54'21" W
L12	143.65'	S 89°57'27" W
L13	0.60'	S 39°29'42" W
L14	128.98'	S 89°57'27" W
L15	22.37'	N 00°02'33" W
L16	83.23'	N 00°02'45" E

DRA CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD LENGTH	CH. BEAR.
C1	39.27'	25.00'	90°00'00"	35.36'	N 45°00'00" E
C2	37.04'	70.01'	30°19'00"	36.61'	S 74°50'16" E
C3	32.51'	40.00'	46°33'48"	31.62'	S 82°57'36" E
C4	28.35'	100.00'	16°14'30"	28.25'	N 81°52'45" E
C5	19.18'	7.00'	156°59'15"	13.72'	S 11°30'22" E
C6	25.91'	100.00'	14°50'33"	25.83'	S 56°47'42" W
C7	65.38'	58.01'	64°34'29"	61.97'	S 16°52'26" W
C8	14.17'	20.00'	40°35'02"	13.87'	S 69°39'56" W
C9	17.23'	20.00'	49°22'00"	16.70'	S 24°41'25" W
C10	77.68'	50.01'	88°59'47"	70.10'	S 45°27'16" W
C11	17.85'	20.00'	51°08'12"	17.26'	N 64°28'27" W
C12	17.85'	20.00'	51°08'12"	17.26'	N 64°28'27" W
C13	17.61'	20.00'	50°27'45"	17.05'	S 64°43'35" W
C14	17.61'	20.00'	50°27'45"	17.05'	S 64°43'35" W
C15	65.76'	59.99'	62°48'05"	62.51'	N 34°08'47" E

NOTES:

1. RIGHT-OF-WAY EASEMENT IN FAVOR OF SUMTER ELECTRIC COOPERATIVE, INC. SHOWN PER SURVEY. EASEMENT HAS SINCE BEEN RELEASED AND POWER SERVICE HAS BEEN REMOVED. SEE SUPPORTING DOCUMENTS PROVIDED WITH SUBMITTAL.
2. PROPERTY SUBJECT TO 30 FOOT WIDE EASEMENT LYING 15 FEET ON EACH SIDE OF ALL EXISTING ELECTRIC DISTRIBUTION LINES, AND ADDITIONAL LAND AS NEEDED FOR GUYS AND ANCHORS, AND ACCESS FOR INGRESS AND EGRESS TO EXISTING FACILITIES.
3. A SEPARATE SIGN PERMIT WILL NEED TO BE APPLIED FOR.
4. SE 94TH COURT (ROADWAY AND INFRASTRUCTURE) TO BE CONSTRUCTED DURING PHASE 5.

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY MICHAEL W. RADCLIFFE , P.E. ON THE DATE ADJACENT TO THE SEAL.

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

Date	By	Revisions
10-29-25	MJK	REVISIONS PER SJRWMD COMMENTS
06-11-26	MJK	REVISIONS PER COUNTY COMMENTS

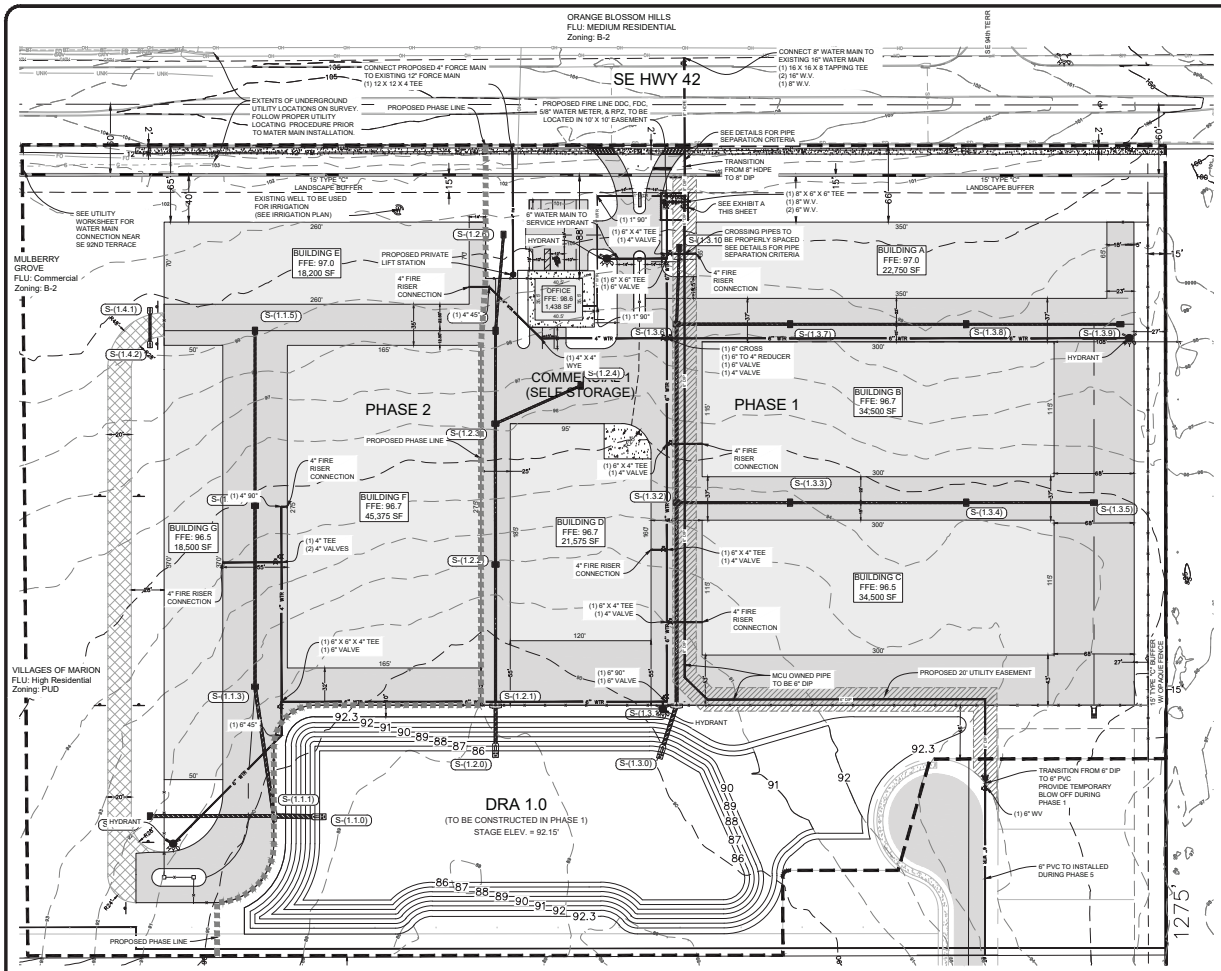
Designed: MWR | Scale: 1" = 60'
Drawn: MJK | Project: 2025-25
Checked: MWR | Date: 08-13-25
File: 9494 - Self Storage 5-26-26.dwg

MICHAEL W. RADCLIFFE ENGINEERING, INC.
2811 S.E. 14th Ave Ocala, FL 34471 (352) 629-5500 FAX (352) 629-1003
Certificate No. 5-28-26 Michael W. Radcliffe, P.E. 5-28-26
www.radcliffeengineering.com

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Project Name: 9494 SUMMERFIELD PHASES 1 & 2
Project Address: East SE HWY 42, Summerfield, Marion County, FL 34491
Application Type: Major Site Plan
Sheet Name: Site Plan

Sheet No.
C002
of
14



GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

MARION COUNTY PROJECT No. 32837

Utility Notes:

1. ALL UTILITY CONSTRUCTION SHALL CONFORM TO THE MARION COUNTY LAND DEVELOPMENT CODE, LATEST REVISION.
2. THE CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL EXISTING UTILITIES THROUGH SUNSHINE 811 AND REPORT ANY CONFLICTS TO THE PROJECT ENGINEER.

Sunshine 811
Call 811 or www.sunshine811.com two full business days before digging to have utilities located and marked.

3. UTILITIES SHOWN HEREIN HAVE BEEN LOCATED BASED ON ABOVE GROUND EXISTENCE OF STRUCTURES. ACTUAL LOCATION OF UNDERGROUND UTILITIES IS UNKNOWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL EXISTING UTILITIES SHOWN OR NOT SHOWN THROUGH DIRECT CONTACT WITH THE APPROPRIATE UTILITY COMPANY. SUCH CONTACT SHALL BE MAINTAINED THROUGHOUT THE LIFE OF THE PROJECT.
4. ANY UTILITIES OBSTRUCTIVE TO THE ROAD CONTRACTORS OPERATION ARE TO BE RELOCATED BY THE APPROPRIATE UTILITY COMPANY IN ACCORDANCE WITH THE MARION COUNTY LAND DEVELOPMENT CODE PRIOR TO OR IN CONJUNCTION WITH THE ROADWAY PROJECT. MARION COUNTY SHALL NOT BE HELD RESPONSIBLE FOR ANY DAMAGES OR DELAYS CAUSED BY THE LOCATION OR DISPOSITION OF ANY UTILITIES.
5. 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 352-307-6000, Ext. 5.
6. ALL WATER AND SEWER MAINS AND SERVICES SHALL BE CONVEYED TO MARION COUNTY UTILITIES FOR OWNERSHIP AND MAINTENANCE PRIOR TO DEP CLEARANCE.
7. DEVELOPER TO VERIFY ALL WATER SERVICES/METER BOXES AND SEWER CLEAN OUTS WILL NOT BE IN CONFLICT WITH ANY CONCRETE SURFACES. ANY SERVICES TO BE FOUND IN CONFLICT WILL BE RELOCATED BY DEVELOPER AT THE EXPENSE OF DEVELOPER.
8. DEVELOPER WILL BE RESPONSIBLE FOR ANY SIDEWALK RESTORATION BETWEEN STATIONS 3+00 AND 16+54 OF SW 72ND TERRACE ROAD IN THE EVENT MARION COUNTY UTILITIES NEEDS TO ACCESS AND/OR REPAIR WATER MAIN.

ORANGE BLOSSOM HILLS
FLU: HIGH RESIDENTIAL
Zoning: B-2

Legend:

- AIR RELEASE VALVE
- BLOW OFF ASSEMBLY
- PROPOSED BACK-FLOW PREVENTION DEVICE
- PROPOSED FIRE HYDRANT
- PROPOSED WATER METER
- PROPOSED WATER VALVE
- PHASE LINE
- AERIAL ELECTRIC LINE
- CENTERLINE
- 8" WTR — WATER MAIN
- STORMWATER DRAIN PIPE

SEWER CONSTRUCTION NOTES

1. THE EXISTING SEWER COLLECTION/TRANSMISSION SYSTEM SHALL REMAIN IN SERVICE DURING THE CONSTRUCTION OF THIS PROJECT. IF THE EXISTING MANHOLE, WHERE THE PROPOSED COLLECTION PIPING CONNECTS TO THE EXISTING SYSTEM, MUST BE TEMPORARILY TAKEN OUT OF SERVICE, THE CONTRACTOR SHALL PROVIDE FOR REMOVAL OF THE UPSTREAM SYSTEM FLOW UNTIL THE MANHOLE CAN BE RESTORED TO SERVICE. THE CONTRACTOR SHALL COORDINATE THIS WORK WITH THE SYSTEM OWNER.
2. SUITABLE COUPLINGS COMPLYING WITH ASTM SPECIFICATIONS SHALL BE USED FOR JOINING DISSIMILAR MATERIALS.
3. DEFLECTION TESTING SHALL BE CONDUCTED ON ALL PROPOSED SANITARY SEWER PIPING AFTER THE FINAL BACKFILL HAS BEEN IN PLACE AT LEAST 30 DAYS TO PERMIT STABILIZATION OF THE SOIL-PIPE SYSTEM. NO PIPE SHALL EXCEED A DEFLECTION OF 5%. A RIGID BALL OR MANDREL SHALL BE HAND PULLED FOR THE DEFLECTION TEST WITH A DIAMETER NOT LESS THAN 95% OF THE BASE INSIDE DIAMETER OR AVERAGE INSIDE DIAMETER OF THE PIPE, DEPENDING ON WHICH IS SPECIFIED IN THE ASTM SPECIFICATION, INCLUDING THE APPENDIX, TO WHICH THE PIPE IS MANUFACTURED.
4. LEAKAGE TESTS SHALL BE CONDUCTED ON ALL PROPOSED SANITARY SEWER PIPING. THE LEAKAGE EXFILTRATION OR INFILTRATION SHALL NOT EXCEED 100 GALLONS PER INCH OF PIPE DIAMETER PER MILE PER DAY FOR ANY SECTION OF THE SYSTEM. EXFILTRATION OR INFILTRATION TEST MUST BE PERFORMED WITH A MINIMUM POSITIVE HEAD OF 2 FEET. AIR TESTS, AS A MINIMUM, SHALL CONFORM TO THE TEST PROCEDURE DESCRIBED IN ASTM F-1417 FOR PLASTIC PIPE.
5. MANHOLES SHALL HAVE A MINIMUM DIAMETER OF 48 INCHES AND A MINIMUM ACCESS DIAMETER OF 24 INCHES.
6. A BENCH SHALL BE PROVIDED ON EACH SIDE OF ANY MANHOLE CHANNEL AND NO LATERAL SEWER, SERVICE CONNECTION, OR DROP MANHOLE PIPE SHALL DISCHARGE ONTO THE SURFACE OF THE BENCH.
7. MANHOLE LIFT HOLES AND GRADE ADJUSTMENT RINGS SHALL BE SEALED WITH NON-SHRINKING MORTAR OR OTHER APPROPRIATE MATERIAL.
8. INLET AND OUTLET PIPES SHALL BE JOINED TO THE MANHOLE WITH A GASKETED FLEXIBLE WATERTIGHT CONNECTION OR ANOTHER WATERTIGHT CONNECTION ARRANGEMENT THAT ALLOWS DIFFERENTIAL SETTLEMENT OF THE PIPE AND MANHOLE WALL.
9. WATERTIGHT MANHOLE COVERS SHALL BE USED WHEREVER THE MANHOLE TOPS MAY BE FLOODED BY STREET RUNOFF OR HIGH WATER.
10. MANHOLES SHALL BE INSPECTED AND TESTED FOR WATER-TIGHTNESS OR DAMAGE PRIOR TO PLACING INTO SERVICE. AIR TESTING FOR CONCRETE SEWER MANHOLES SHALL BE PERFORMED, CONFORMING TO THE TESTING PROCEDURE DESCRIBED IN ASTM C-1244.

WATER CONSTRUCTION NOTES

1. THE PERMITTEE WILL PROMPTLY NOTIFY THE DEPARTMENT OF ENVIRONMENTAL PROTECTION UPON SALE OR LEGAL TRANSFER OF THE PERMITTED FACILITY. PERMIT IS TRANSFERABLE ONLY UPON DEPARTMENT APPROVAL. THE NEW OWNER MUST APPLY, BY LETTER, FOR A TRANSFER OF PERMIT WITHIN 30 DAYS.
2. ALL PIPE, PIPE FITTINGS, PIPE JOINT PACKING, JOINTING MATERIALS, AND VALVES INSTALLED UNDER THIS PROJECT WILL CONFORM TO APPLICABLE AMERICAN WATER WORKS ASSOCIATION (AWWA) STANDARDS.
3. ALL PUBLIC WATER SYSTEM COMPONENTS, EXCLUDING FIRE HYDRANTS, THAT WILL BE INSTALLED UNDER THIS PROJECT AND THAT WILL COME INTO CONTACT WITH DRINKING WATER SHALL CONFORM TO NSF INTERNATIONAL STANDARD 61.
4. ALL WATER MAINS SHALL BE PVC, AND SHALL BE NSF APPROVED FOR POTABLE WATER USE, BEAR THE NSF LOGO, AND MEET THE FOLLOWING MATERIAL SPECIFICATIONS:
   - PVC PIPES 4 INCHES TO 48 INCHES SHALL BE SDR 18 AND MEET AWWA C900.
   - PVC PIPES LESS THAN 4 INCHES SHALL BE ASTM 1785 SCHEDULE 40,80,120 OR ASTM 2241 SDR 21
5. ALL PIPE AND PIPE FITTINGS INSTALLED UNDER THIS PROJECT WILL CONTAIN NO MORE THAN 8.0% LEAD, AND ANY SOLDER OR FLUX USED IN THIS PROJECT WILL CONTAIN NO MORE THAN 0.2% LEAD.
6. ALL WATER MAIN PIPE AND PIPE FITTINGS INSTALLED UNDER THIS PROJECT SHALL BE COLOR CODED OR MARKED USING BLUE AS A PREDOMINANT COLOR. (UNDERGROUND PLASTIC PIPE WILL BE SOLID-WALL BLUE PIPE. SHALL HAVE A CO-EXTRUDED BLUE EXTERNAL SKIN, OR SHALL BE BLUE OR BLACK PIPE WITH BLUE STRIPES INCORPORATED INTO, OR APPLIED TO, THE OUTER WALL. UNDERGROUND METAL OR CONCRETE PIPE SHALL HAVE BLUE STRIPES APPLIED TO THE PIPE WALL. PIPE STRIPED DURING MANUFACTURING OF THE PIPE SHALL HAVE CONTINUOUS STRIPES THAT RUN PARALLEL TO THE AXIS OF THE PIPE, THAT ARE LOCATED AT NO GREATER THAN 90-DEGREE INTERVALS AROUND THE PIPE, AND THAT SHALL REMAIN INTACT DURING AND AFTER INSTALLATION OF THE PIPE. IF TAPE OR PAINT IS USED TO STRIPE PIPE DURING INSTALLATION OF PIPE, THE TAPE OR PAINT WILL BE APPLIED IN A CONTINUOUS LINE THAT RUNS PARALLEL TO THE AXIS OF THE PIPE AND THAT IS LOCATED ALONG THE TOP OF THE PIPE; FOR PIPE WITH AN INTERNAL DIAMETER 24 INCHES OR GREATER, TAPE OR PAINT SHALL BE APPLIED IN CONTINUOUS LINES ALONG EACH SIDE OF THE PIPE AS WELL AS ALONG THE TOP OF THE PIPE. ABOVEGROUND PIPE SHALL BE PAINTED BLUE OR SHALL BE COLOR CODED OR MARKED LIKE UNDERGROUND PIPE.
7. NEW OR ALTERED WATER MAINS INCLUDED IN THIS PROJECT SHALL BE INSTALLED IN ACCORDANCE WITH APPLICABLE AWWA STANDARDS OR IN ACCORDANCE WITH MANUFACTURERS' RECOMMENDED PROCEDURES.
8. A CONTINUOUS AND UNIFORM BEDDING WILL BE PROVIDED IN TRENCHES FOR UNDERGROUND PIPE INSTALLED UNDER THIS PROJECT. BACKFILL MATERIAL WILL BE TAMPED IN LAYERS AROUND UNDERGROUND PIPE INSTALLED UNDER THIS PROJECT AND TO A SUFFICIENT HEIGHT ABOVE THE PIPE TO ADEQUATELY SUPPORT AND PROTECT THE PIPE; AND UNSUITABLY SIZED STONES (AS DESCRIBED IN APPLICABLE AWWA STANDARDS OR MANUFACTURERS' RECOMMENDED INSTALLATION PROCEDURES) FOUND IN TRENCHES WILL BE REMOVED FOR A DEPTH OF AT LEAST TWELVE (12) INCHES BELOW THE BOTTOM OF UNDERGROUND PIPE INSTALLED UNDER THIS PROJECT.
9. ALL PVC WATER MAINS INSTALLED UNDER THIS PROJECT SHALL BE PRESSURE AND LEAKAGE TESTED IN ACCORDANCE WITH AWWA STANDARD C600.
10. WATER MAINS INSTALLED UNDER THIS PROJECT SHALL BE INSTALLED WITH CLEARANCES AS SHOWN ON THE "LOCATION OF PUBLIC WATER SYSTEM MAINS" DETAIL ON THIS SHEET.

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY MICHAEL W. RADCLIFFE , P.E. ON THE DATE ADJACENT TO THE SEAL.

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IRRIGATION DEMAND:

PER IRRIGATION PLANS, IRRIGATED AREA TO BE 8,663 sf; THE ANTICIPATED IRRIGATION DEMAND FOR THIS SITE SHALL BE 9,909 GALLONS PER WEEK OR 4,545 GPD, BASED ON A 2-DAY WATERING SCHEDULE. THIS DEMAND IS BASED ON AN AVERAGE OF 0.75" OF WATER PER WEEK FOR ALL IRRIGATED AREAS, PER UF/IFAS AND WATER MANAGEMENT DISTRICT GENERAL RECOMMENDATIONS. SEE IRRIGATION PLAN.

1. BUILDING SHALL COMPLY WITH THE IN BUILDING PUBLIC SAFETY MINIMUM RADIO SIGNAL STRENGTH REQUIREMENTS PER NFPA 1 CHAPTER 11.10.1.
2. KNOX BOX WILL BE PROVIDED ON EACH BUILDING.
3. PRIVATE HYDRANTS TO BE PAINTED YELLOW.
4. NO LANDSCAPING TO BE PLACED WITHIN 5' OF WATER METER. SEE LANDSCAPE PLANS.

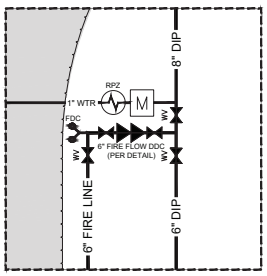


EXHIBIT A

No.	Date	By	Revisions
	10-29-25	MJK	REVISIONS PER SJRWMD COMMENTS
	05-11-26	MJK	REVISIONS PER COUNTY COMMENTS
	05-24-26	MWR	REVISIONS PER COUNTY COMMENTS

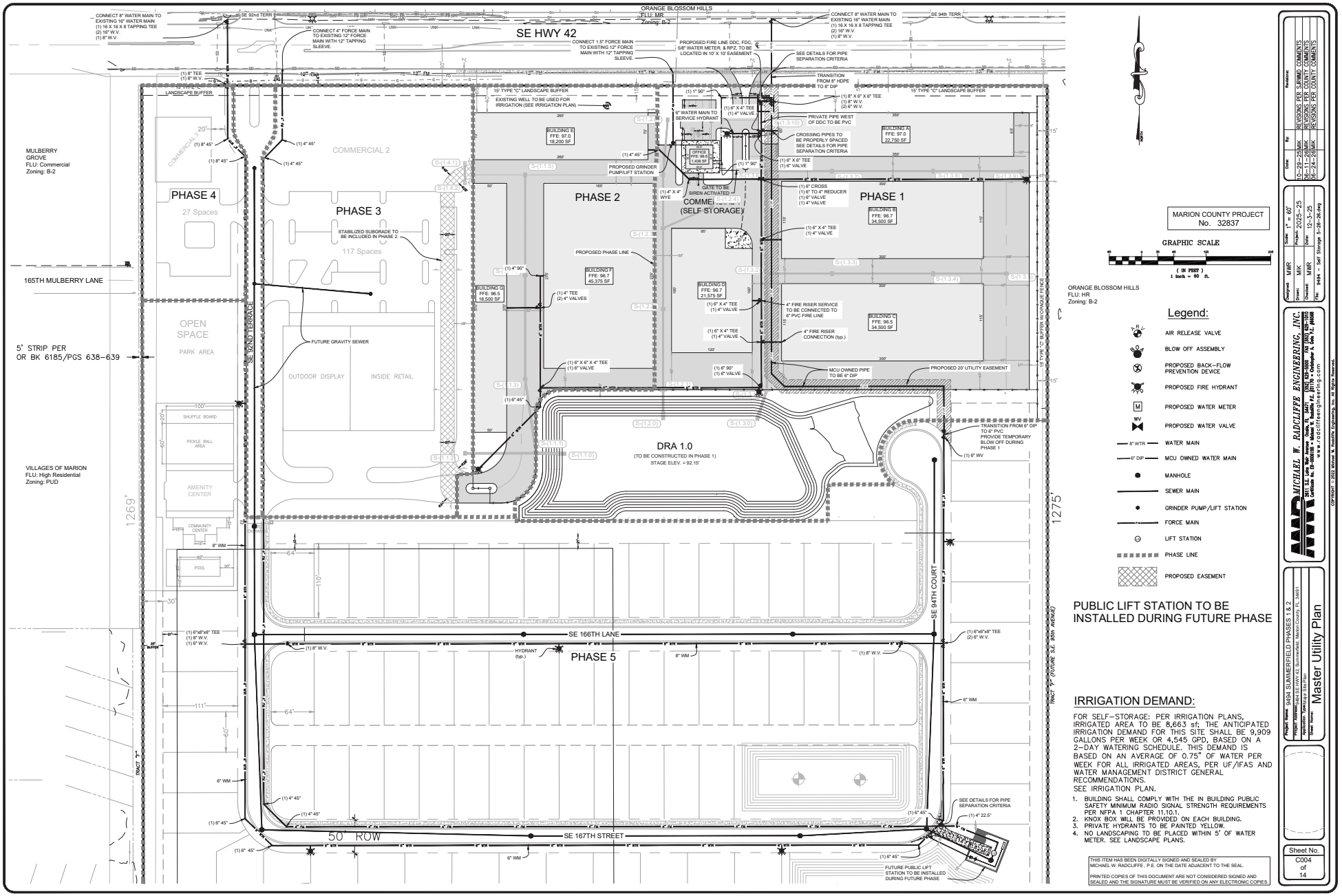
Designed: MWR | Scale: 1" = 50'
Drawn: MJK | Project: 2025-25
Checked: MWR | Date: 08-13-25
File: 9494 - Self Storage 5-26-26.dwg

MICHAEL W. RADCLIFFE ENGINEERING, INC.
2811 S.E. Lake Weir Avenue Ocala, FL 34471 (352) 629-5500 FAX (352) 629-1189
Certificate No. 5-28-26 Certificate of Authorization No. 27 Expires February 4, 2028
www.radcliffeengineering.com

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Project Name: 9494 SUMMERFIELD PHASES 1 & 2
Project Address: 9494 SE HWY 42, Summerfield, Marion County, FL 34491
Application Type: Engineering Site Plan
Sheet Name: Utility Plan

Sheet No. C003 of 14



PUBLIC LIFT STATION TO BE INSTALLED DURING FUTURE PHASE

IRRIGATION DEMAND:

FOR SELF-STORAGE: PER IRRIGATION PLANS, IRRIGATED AREA TO BE 8,663 sf; THE ANTICIPATED IRRIGATION DEMAND FOR THIS SITE SHALL BE 9,909 GALLONS PER WEEK OR 4,545 GPD, BASED ON A 2-DAY WATERING SCHEDULE. THIS DEMAND IS BASED ON AN AVERAGE OF 0.75" OF WATER PER WEEK FOR ALL IRRIGATED AREAS, PER UF/IFAS AND WATER MANAGEMENT DISTRICT GENERAL RECOMMENDATIONS.
SEE IRRIGATION PLAN.

1. BUILDING SHALL COMPLY WITH THE IN BUILDING PUBLIC SAFETY MINIMUM RADIO SIGNAL STRENGTH REQUIREMENTS PER NFPA 1 CHAPTER 11.10.1.
2. KNOX BOX WILL BE PROVIDED ON EACH BUILDING.
3. PRIVATE HYDRANTS TO BE PAINTED YELLOW.
4. NO LANDSCAPING TO BE PLACED WITHIN 5' OF WATER METER. SEE LANDSCAPE PLANS.

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05-11-26	MJK	REVISIONS PER COUNTY COMMENTS
05-24-26	MJK	REVISIONS PER COUNTY COMMENTS

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Drawn: MJK
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File: 9494 - Self Storage 5-26-26.dwg
Scale: 1" = 60'
Project: 2025-25
Date: 12-1-25

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Project Name: 9494 SUMMERFIELD PHASES 1 & 2
Project Address: East SE HWY 42, Summerfield, Marion County, FL 34491
Application Type: Site Plan
Drawing Name: Master Utility Plan

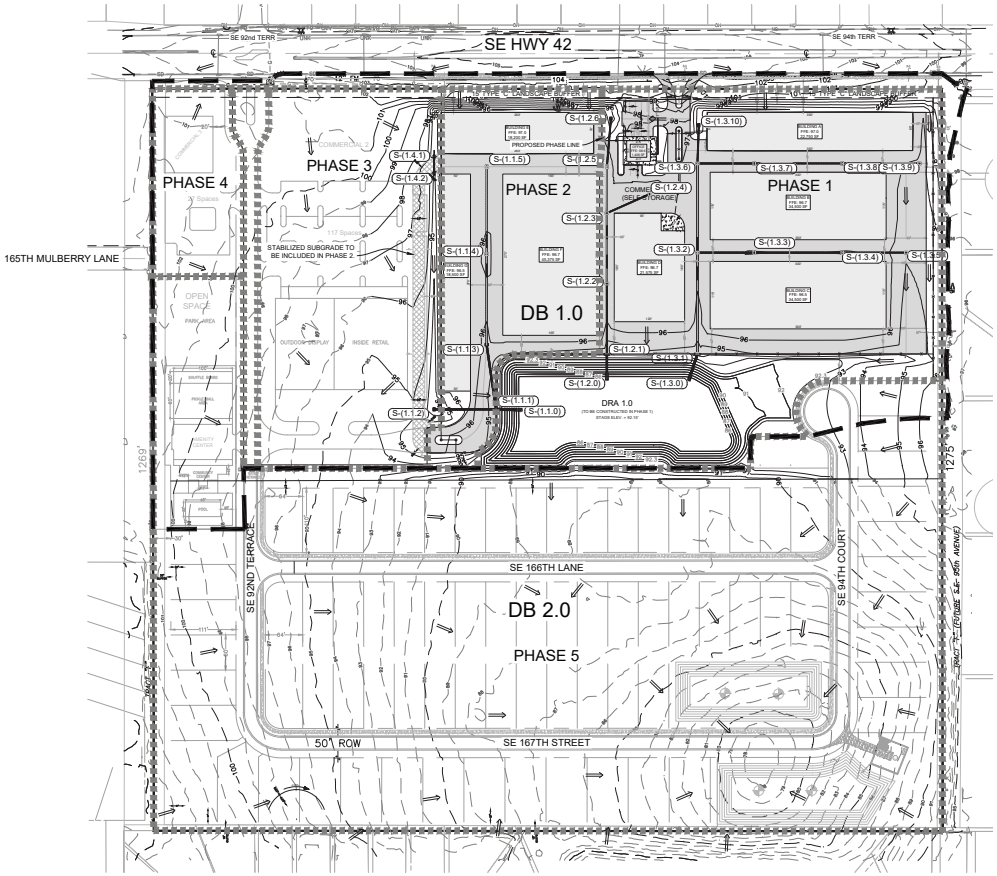
Sheet No.
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of
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BASIN AREA 1.0				
TOTAL AREA	EXISTNG IMPERVIOUS	EXISTING PERVIOUS	PROPOSED IMPERVIOUS	PROPOSED PERVIOUS
904,482 SF	11,505 SF	892,977 SF	543,004 SF	361,478 SF
20.76 AC	0.26 AC	20.50 AC	12.47 AC	8.30 AC
100 %	1.27 %	98.73 %	60.03 %	39.97 %

BASIN AREA 2.0				
TOTAL AREA	EXISTNG IMPERVIOUS	EXISTING PERVIOUS	PROPOSED IMPERVIOUS	PROPOSED PERVIOUS
837,655 SF	0 SF	837,655 SF	330,319 SF	507,336 SF
19.23	0.0 AC	19.23 AC	7.58 AC	11.65 AC
100 %	0 %	100 %	39.43 %	60.57 %

IMPERVIOUS AREA - DB 1.0			
PHASE	BUILDING	ASPHALT	CONCRETE
1	114,675	108,816	4,780
2	82,075	42,620	1,491
3	35,000	93,257	8,267
4	8,000	12,286	661
5	1,847	19,624	9,605
TOTAL	241,597	276,603	24,804
TOTAL IMPERVIOUS			543,004

IMPERVIOUS AREA - DB 2.0			
PHASE	BUILDING	ASPHALT	CONCRETE
5	202,800	72,907	54,612
TOTAL IMPERVIOUS			330,319 SF



MARION COUNTY PROJECT
No. 32837

GRAPHIC SCALE

(IN FEET)
1 inch = 100 ft.

Legend:

- SOIL BORING
- DRAINAGE FLOW
- DRAINAGE BASIN
- PHASE LINE

SEE DRAINAGE PLAN SHEET C006 FOR DETAILED PHASE 1 & 2 DRAINAGE PATTERN

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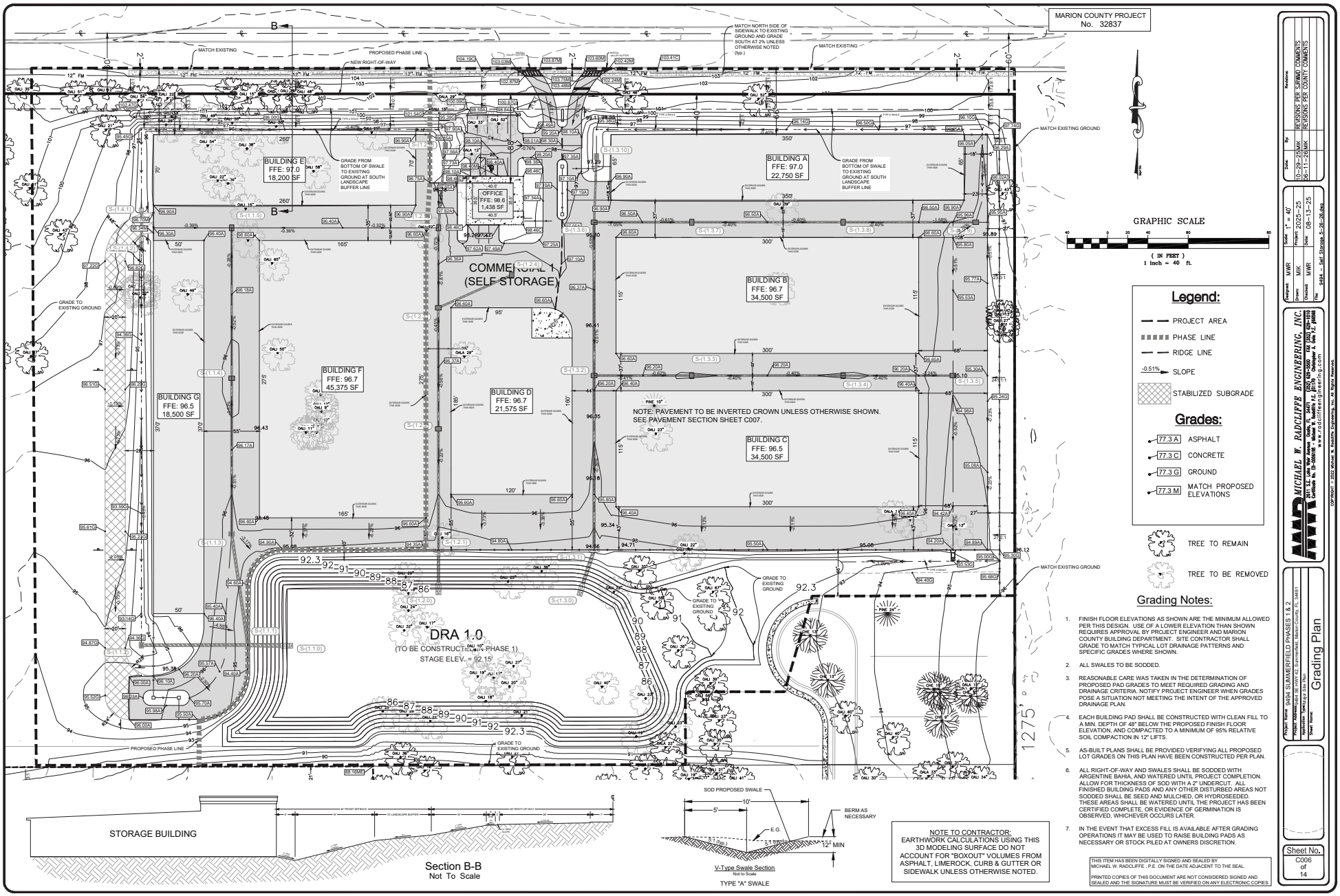
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Project Name: 9494 SUMMERFIELD PHASES 1 & 2
Project Address: East SE HWY 42, Summerfield, Marion County, FL 34491
Application Type: Regular Site Plan
Drawing Title: Master Drainage Plan

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of
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Grading Notes:

1. FINISH FLOOR ELEVATIONS AS SHOWN ARE THE MINIMUM ALLOWED PER THIS DESIGN. USE OF A LOWER ELEVATION THAN SHOWN REQUIRES APPROVAL BY PROJECT ENGINEER AND MARION COUNTY BUILDING DEPARTMENT. SITE CONTRACTOR SHALL GRADE TO MATCH TYPICAL LOT DRAINAGE PATTERNS AND SPECIFIC GRADES WHERE SHOWN.
2. ALL SWALES TO BE SODDED.
3. REASONABLE CARE WAS TAKEN IN THE DETERMINATION OF PROPOSED PAD GRADES TO MEET REQUIRED GRADING AND DRAINAGE CRITERIA. NOTIFY PROJECT ENGINEER WHEN GRADES POSE A SITUATION NOT MEETING THE INTENT OF THE APPROVED DRAINAGE PLAN.
4. EACH BUILDING PAD SHALL BE CONSTRUCTED WITH CLEAN FILL TO A MIN. DEPTH OF 48" BELOW THE PROPOSED FINISH FLOOR ELEVATION, AND COMPACTED TO A MINIMUM OF 95% RELATIVE SOIL COMPACTION IN 12" LIFTS.
5. AS-BUILT PLANS SHALL BE PROVIDED VERIFYING ALL PROPOSED LOT GRADES ON THIS PLAN HAVE BEEN CONSTRUCTED PER PLAN.
6. ALL RIGHT-OF-WAY AND SWALES SHALL BE SODDED WITH ARGENTINE BAHIA, AND WATERED UNTIL PROJECT COMPLETION. ALLOW FOR THICKNESS OF SOD WITH A 2" UNDERCUT. ALL FINISHED BUILDING PADS AND ANY OTHER DISTURBED AREAS NOT SODDED SHALL BE SEED AND MULCHED, OR HYDROSEEDED. THESE AREAS SHALL BE WATERED UNTIL THE PROJECT HAS BEEN CERTIFIED COMPLETE, OR EVIDENCE OF GERMINATION IS OBSERVED, WHICHEVER OCCURS LATER.
7. IN THE EVENT THAT EXCESS FILL IS AVAILABLE AFTER GRADING OPERATIONS IT MAY BE USED TO RAISE BUILDING PADS AS NECESSARY OR STOCK PILED AT OWNERS DISCRETION.

NOTE TO CONTRACTOR:
EARTHWORK CALCULATIONS USING THIS 3D MODELING SURFACE DO NOT ACCOUNT FOR "BOXOUT" VOLUMES FROM ASPHALT, LIMEROCK, CURB & GUTTER OR SIDEWALK UNLESS OTHERWISE NOTED.

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Revisions	By	Date
REVISIONS PER SJRWMD COMMENTS	MJK	10-29-25
REVISIONS PER COUNTY COMMENTS	MJK	05-11-26

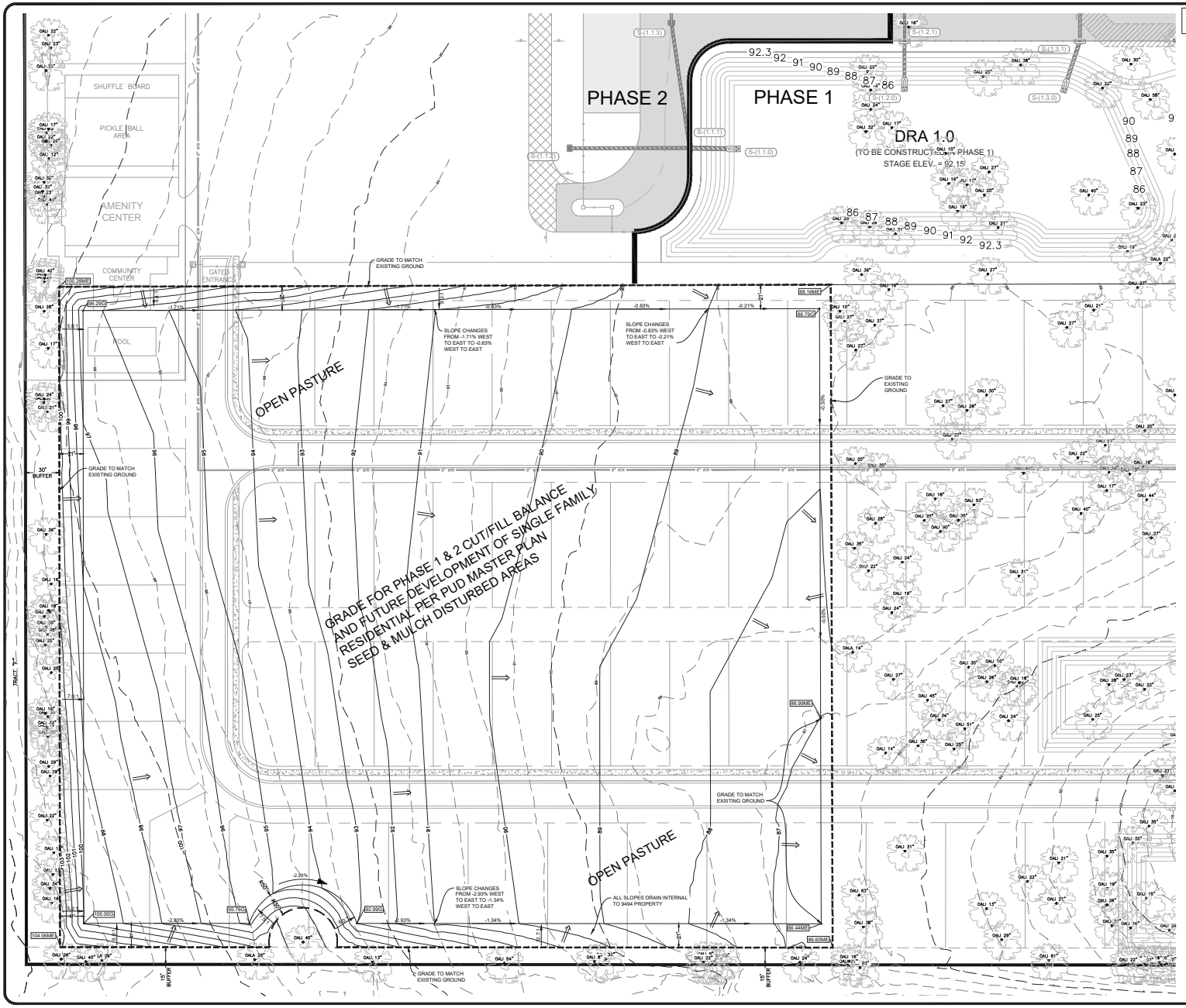
Designed: MWR
Drawn: MJK
Checked: MWR
File: 8484 - Self Storage 5-26-26.dwg
Scale: 1" = 40'
Project: 2025-25
Date: 08-13-25

MICHAEL W. RADCLIFFE ENGINEERING, INC.
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Certificate No. EB-0000188 • Michael W. Radcliffe, P.E., FPE, Diplomate A, Sub. FL #56666
• Mark A. Radcliffe, P.E., FPE, Diplomate A, Sub. FL #56668

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Project Name: 8484 SUMMERFIELD PHASES 1 & 2
Project Address: 4245 SE HWY 42, Summerfield, Marion County, FL. 34491
Application Type: Site Plan
Sheet Name: Grading Plan

Sheet No.
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of
14



MARION COUNTY PROJECT
No. 32837

GRAPHIC SCALE
40 0 20 40 80 160
(IN FEET)
1 inch = 40 ft.

Legend:

- EXTENT OF SUPPLEMENTAL GRADING
- -0.51% SLOPE
- PROPOSED DRAINAGE FLOW

Grades:

- 77.3 G GROUND
- 77.3 ME MATCH EXISTING ELEVATIONS

Contours:

- EXISTING CONTOURS
- 89 PROPOSED CONTOURS

Grading Notes:

1. GRADE & EXCAVATE TO CONTOURS SHOWN AS NEEDED TO PROVIDE SUPPLEMENTAL FILL FOR PHASES 1 & 2.
2. EXISTING TREES TO REMAIN.
3. GRADE IN OPEN PASTURE ONLY.
4. GRADE FOR PHASE 1 & 2 CUT/FILL BALANCE AND FUTURE DEVELOPMENT OF SINGLE FAMILY RESIDENTIAL PER PUD MASTER PLAN
5. SEED & MULCH DISTURBED AREAS

NOTE TO CONTRACTOR:
EARTHWORK CALCULATIONS USING THIS 3D MODELING SURFACE DO NOT ACCOUNT FOR "BOXOUT" VOLUMES FROM ASPHALT, LIMEROCK, CURB & GUTTER OR SIDEWALK UNLESS OTHERWISE NOTED.

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05-11-26	MWR	REVISIONS PER COUNTY COMMENTS

Designed: MWR
Drawn: MJK
Checked: MWR
File: 9494 - Self Storage 5-26-26.dwg
Scale: 1" = 40'
Project: 2025-25
Date: 08-13-25

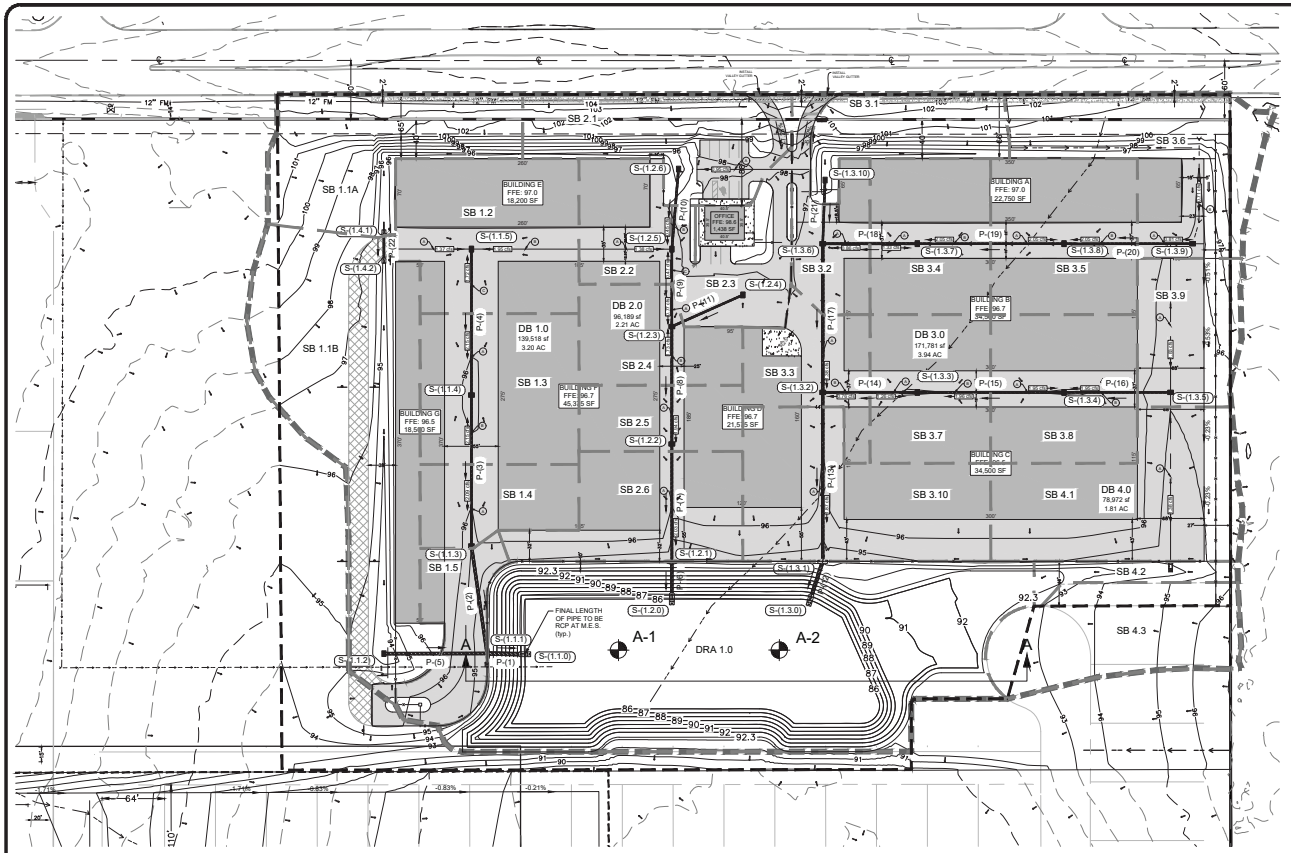
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Certificate No. EB-0000158 - Michael W. Radcliffe, P.E., FL License No. 61778 - Christopher A. Dale, P.E. #86868

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Project Name: 9494 SUMMERFIELD PHASES 1 & 2
Project Address: 9494 SE HWY 42, Summerfield, Marion County, FL. 34491
Application Type: Major Site Plan
Sheet Name: Supplemental Grading Plan

Sheet No.
C007
of
14

X:\9400 Projects\2025 Projects\9500-25 9494 SW Hwy 42\Engineering\C400 Civil\9494 - Self Storage 5-26-26.dwg 5/26/2026 3:11 PM



GRAPHIC SCALE

(IN FEET)
1 inch = 60 ft.

Legend:

- SOIL BORING
- DRAINAGE FLOW
- LANE SPREAD FLOW
- LANE SPREAD CROSS SECTION POINT
- DRAINAGE BASIN
- SUB-BASIN
- PROJECT AREA
- RIDGE LINE
- PRE-DEVELOPMENT TIME OF CONCENTRATION
- POST-DEVELOPMENT TIME OF CONCENTRATION

MARION COUNTY PROJECT
No. 32837

SUB-BASIN AREAS

SUB-BASIN	TOTAL AREA	IMPERVIOUS AREA	PERVIOUS AREA
1.1A	26,091	770	25,321
1.1B	54,309	9,548	44,761
1.2	28,376	28,376	0
1.3	25,056	25,056	0
1.4	12,186	12,186	0
1.5	12,558	12,063	495
2.1	22,831	6,239	16,592
2.2	13,450	13,295	155
2.3	14,583	16,661	1,922
2.4	14,438	14,438	0
2.5	11,320	11,320	0
2.6	21,279	21,279	0
3.1	14,162	885	13,277

SUB-BASIN AREAS

SUB-BASIN	TOTAL AREA	IMPERVIOUS AREA	PERVIOUS AREA
3.2	12,635	11,855	780
3.3	13,846	13,846	0
3.4	19,680	19,680	0
3.5	23,920	23,920	0
3.6	28,636	8,081	20,555
3.7	18,758	18,758	0
3.8	22,803	22,803	0
3.9	15,667	10,348	5,319
3.10	31,380	31,380	0
4.1	31,201	25,797	5,404
4.2	4,958	0	4,958
4.3	20,791	0	20,791

Stormwater Pipe Table

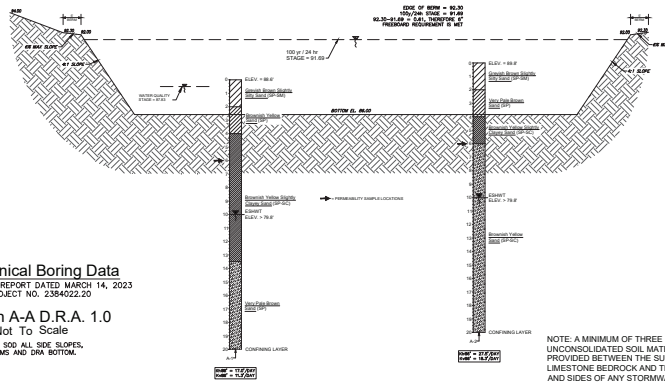
Pipe Name	Size	Length	Slope	Pipe Material
P-(1)	36	39.01	0.68%	HPPP
P-(2)	24	111.32	0.40%	HPPP
P-(3)	18	154.19	0.70%	HPPP
P-(4)	15	149.20	0.60%	HPPP
P-(5)	30	105.52	0.70%	HPPP
P-(6)	24	38.83	0.46%	HPPP
P-(7)	18	120.00	0.92%	HPPP
P-(8)	18	120.03	0.60%	HPPP

Stormwater Pipe Table

Pipe Name	Size	Length	Slope	Pipe Material
P-(9)	15	79.22	0.40%	HPPP
P-(10)	15	82.15	0.41%	HPPP
P-(11)	15	79.58	0.40%	HPPP
P-(12)	30	42.14	0.52%	HPPP
P-(13)	24	172.76	0.90%	HPPP
P-(14)	18	96.71	0.70%	HPPP
P-(15)	18	150.05	0.40%	HPPP
P-(16)	15	108.93	0.40%	HPPP

Stormwater Pipe Table

Pipe Name	Size	Length	Slope	Pipe Material
P-(17)	24	152.00	0.50%	HPPP
P-(18)	18	96.77	0.70%	HPPP
P-(19)	15	150.00	0.80%	HPPP
P-(20)	15	131.41	0.40%	HPPP
P-(21)	15	65.15	0.40%	HPPP
P-(22)	15	23.03	0.61%	HPPP



Geotechnical Boring Data

TAKEN FROM CTL REPORT DATED MARCH 14, 2023
FOR PROJECT NO. 2384022.20

Section A-A D.R.A. 1.0

Not To Scale

NOTE: SOD ALL SIDE SLOPES, BERMS AND DRA BOTTOM.

Stormwater Structure Table

Structure Name	Structure Details	Northing/Easting
S-(1.1.0)	Mitered End Section P-(1) INV IN = 86.00	N: 1689133.2855 E: 656833.6222
S-(1.1.1)	Type P-6 Inlet GRATE = 94.30 P-(2) INV IN = 87.27 P-(5) INV IN = 86.77 P-(1) INV OUT = 86.27	N: 1689134.0233 E: 656794.6226
S-(1.1.2)	Type E Inlet GRATE = 93.00 P-(5) INV OUT = 87.51	N: 1689133.8774 E: 656689.1002
S-(1.1.3)	Type E Inlet GRATE = 95.80 P-(3) INV IN = 88.21 P-(2) INV OUT = 87.71	N: 1689244.1811 E: 656778.6008
S-(1.1.4)	Type E Inlet GRATE = 95.80 P-(4) INV IN = 89.54 P-(3) INV OUT = 89.29	N: 1689398.3687 E: 656778.6008
S-(1.1.5)	Type E Inlet GRATE = 96.00 P-(4) INV OUT = 90.43	N: 1689547.5655 E: 656778.6008
S-(1.2.0)	Mitered End Section P-(6) INV IN = 86.00	N: 1689189.4761 E: 656983.5959

NOTE: A MINIMUM OF THREE FEET OF UNCONSOLIDATED SOIL MATERIAL SHALL BE PROVIDED BETWEEN THE SURFACE OF ANY LIMESTONE BEDROCK AND THE BOTTOM AND SIDES OF ANY STORMWATER FACILITY.

Stormwater Structure Table

Structure Name	Structure Details	Northing/Easting
S-(1.2.1)	Type P-6 Inlet GRATE = 94.30 P-(7) INV IN = 86.68 P-(6) INV OUT = 86.18	N: 1689228.3054 E: 656983.5933
S-(1.2.2)	Type E Inlet GRATE = 96.11 P-(8) INV IN = 87.78 P-(7) INV OUT = 87.78	N: 1689348.3055 E: 656983.5379
S-(1.2.3)	Type E Inlet GRATE = 96.11 P-(9) INV IN = 88.75 P-(11) INV IN = 88.75 P-(8) INV OUT = 88.50	N: 1689468.3397 E: 656983.4749
S-(1.2.4)	Type E Inlet GRATE = 96.10 P-(11) INV OUT = 89.07	N: 1689500.6864 E: 657056.1805
S-(1.2.5)	Type E Inlet GRATE = 96.10 P-(10) INV IN = 89.07 P-(9) INV OUT = 89.07	N: 1689547.5563 E: 656983.6118
S-(1.2.6)	Type E Inlet GRATE = 95.32 P-(10) INV OUT = 89.41	N: 1689629.4321 E: 656990.3770
S-(1.3.0)	Mitered End Section P-(12) INV IN = 86.00	N: 1689188.2548 E: 657124.7554

Stormwater Structure Table

Structure Name	Structure Details	Northing/Easting
S-(1.3.1)	Type P-6 Inlet GRATE = 94.50 P-(13) INV IN = 86.72 P-(12) INV OUT = 86.22	N: 1689228.3051 E: 657137.8626
S-(1.3.2)	Type E Inlet GRATE = 96.01 P-(17) INV IN = 88.27 P-(14) INV IN = 88.77 P-(13) INV OUT = 88.27	N: 1689401.0603 E: 657137.8626
S-(1.3.3)	Type E Inlet GRATE = 95.90 P-(15) INV IN = 89.45 P-(14) INV OUT = 89.45	N: 1689401.0603 E: 657234.5728
S-(1.3.4)	Type E Inlet GRATE = 95.90 P-(16) INV IN = 90.30 P-(15) INV OUT = 90.05	N: 1689401.0603 E: 657384.6226
S-(1.3.5)	Type E Inlet GRATE = 95.10 P-(16) INV OUT = 90.74	N: 1689401.0603 E: 657493.5486
S-(1.3.6)	Type E Inlet GRATE = 98.00 P-(21) INV IN = 89.78 P-(18) INV IN = 89.53 P-(17) INV OUT = 89.03	N: 1689553.0603 E: 657137.8576
S-(1.3.7)	Type E Inlet GRATE = 96.20 P-(19) INV IN = 90.46 P-(18) INV OUT = 90.21	N: 1689553.0603 E: 657234.6234

Stormwater Structure Table

Structure Name	Structure Details	Northing/Easting
S-(1.3.8)	Type E Inlet GRATE = 96.20 P-(20) INV IN = 91.66 P-(19) INV OUT = 91.66	N: 1689553.0602 E: 657384.6234
S-(1.3.9)	Type E Inlet GRATE = 95.59 P-(20) INV OUT = 92.19	N: 1689553.0603 E: 657516.0382
S-(1.3.10)	Type E Inlet GRATE = 95.27 P-(21) INV OUT = 90.04	N: 1689618.1694 E: 657140.2120
S-(1.4.1)	Milered End Section P-(22) INV OUT = 94.95	N: 1689561.6586 E: 656689.1092
S-(1.4.2)	Milered End Section P-(22) INV IN = 94.81	N: 1689538.6252 E: 656689.1087

NOTES:
1. PIPE MATERIAL AT MITERED END SECTIONS (M.E.S.) TO BE RCP.
2. USE DISSIMILAR PIPE (DP) COUPLER TO CONNECT HPPP & RCP.

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY MICHAEL W. RADCLIFFE , P.E. ON THE DATE ADJACENT TO THE SEAL.

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Revisions	Date	By
REVISIONS PER SJRWMD COMMENTS	10-29-25	MWK
REVISIONS PER COUNTY COMMENTS	06-11-26	MWK

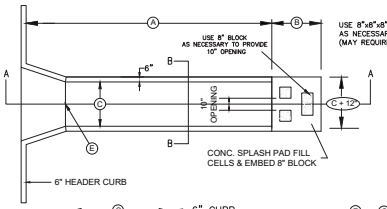
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Drawn MWK | Project 2025-25
Checked MWR | Date 08-13-25
File #484 - Self Storage 5-28-26.dwg

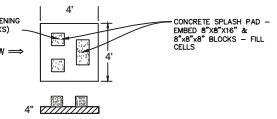
MICHAEL W. RADCLIFFE ENGINEERING, INC.
311 S.E. Lake Weir Avenue Ocala, FL 34471 (352) 629-2595 FAX (352) 629-1016
Certificate No. EB-0006156 • Michael W. Radcliffe, P.E. #71191 • Christopher A. Cela P.E. #80668

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Project Name 9494 SUMMERFIELD PHASES 1 & 2
Project Address 9494 SE HWY 42 Summerfield, Marion County, FL 34491
Application Type Major Site Plan
Sheet Name Drainage Plan

Sheet No. C008 of 14





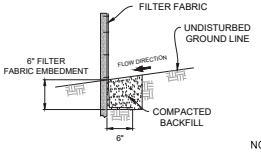
Concrete Splash Pad Detail

NOT TO SCALE

SPILLWAY – DRA 1.0 – CONSTRUCTION TABLE									
	A	B	C	D	E	F	G	Q=CiA REQ'D (cfs)	SPILLWAY DISCHARGE CAPACITY (cfs)
SPILLWAY	LENGTH	SPLASH PAD	WIDTH	OPENING	TOP	BOTTOM	DEPTH		
SP-1	26.5' FIELD ADJ.	4'	6.5'	77.10'	77.00'	73.0'	6"	20.21cfs	21.27cfs
SP-2	10.0' FIELD ADJ.	2'	1'	94.88'	94.78'	93.25'	6"	4.41cfs	4.54cfs

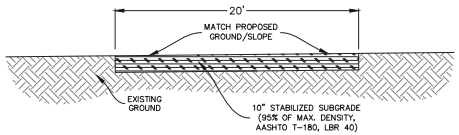
Spillway Detail - DRA 1.0

Not to Scale



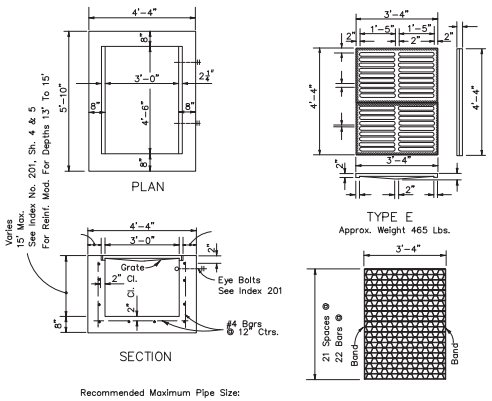
SILT FENCE TRENCH

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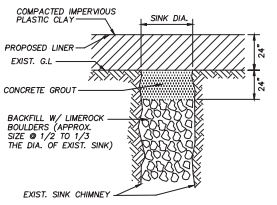
Stabilized Fire Lane Cross Section

Not to Scale



Type "E" Inlet - Traffic Bearing

Not to Scale



REPAIR METHOD 2, SECTION 4.0, "APPLICANT'S HANDBOOK – KARST SENSITIVE AREAS", SJRWMD, MAY 1988.

NOTES:

SHOULD ANY NOTICEABLE SOIL SLUMPING OR SINKHOLE FORMATION BECOME EVIDENT, THE DEVELOPER SHALL IMMEDIATELY NOTIFY THE COUNTY AND WATER MANAGEMENT DISTRICT AND ADOPT ONE OR MORE OF THE FOLLOWING PROCEDURES, AS APPROPRIATE:

a. IF THE SLUMPING OR SINKHOLE FORMATION BECOMES EVIDENT BEFORE OR DURING CONSTRUCTION ACTIVITIES, ALL WORK (EXCEPT FOR MITIGATION ACTIVITIES) SHALL STOP IN THE AFFECTED AREA;

b. THE DEVELOPER SHALL TAKE IMMEDIATE MEASURES TO ENSURE NO SURFACE WATER DRAINS INTO THE AFFECTED AREA;

c. THE DEVELOPER SHALL VISUALLY INSPECT THE AFFECTED AREA;

d. THE DEVELOPER SHALL EXCAVATE AND BACK FILL AS REQUIRED TO FILL THE AFFECTED AREA AND PREVENT FURTHER SUBSIDENCE. THE DEVELOPER SHALL USE GEOTEXTILE MATERIALS IN THE BACK FILLING OPERATION, WHEN APPROPRIATE.

e. THE DEVELOPER SHALL MAINTAIN A MINIMUM DISTANCE OF FIVE (5) FEET FROM THE SURFACE OF THE AFFECTED AREA TO POTENTIAL LIME ROCK, CLAY, OR KARST CONNECTION;

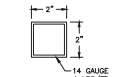
f. IF THE AFFECTED AREA IS IN THE VICINITY OF A WATER RETENTION AREA, THE DEVELOPER SHALL RELOCATE THE RETENTION AREA IF THE ABOVE METHODS DO NOT STABILIZE THE COLLAPSE.

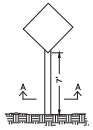
g. IF THE CONTRACTOR ENCOUNTERS LIMESTONE DURING EXPANSION OF THE DRA, THE DRA WILL BE OVER-EXCAVATED AND BACKFILLED TO MEET SENSITIVE KARST AREA BASIN REQUIREMENTS (PROVIDE A MINIMUM OF 3 FT OF CLEAN SOIL MATERIAL BETWEEN BOTTOM OF DRA AND LIMESTONE). IF A SINK CHIMNEY IS ENCOUNTERED ON SITE, MAKE REPAIRS IN ACCORDANCE WITH THE REPAIR DETAIL ABOVE.

Karst Repair Detail

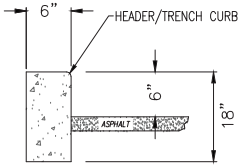
Not to Scale

MARION COUNTY PROJECT No. 32837





Not to Scale



Header Curb Detail

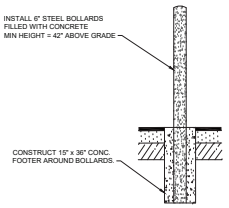
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LOCATION OF PUBLIC WATER SYSYEM MAINS IN ACCORDANCE WITH F.A.C. RULE 62-555.314

Other Pipe	Horizontal Separation	Crossings (1)	Joint Spacing @ Crossings (Full Joint Centered)
Storm Sewer, Stormwater Force Main, Reclaimed Water (2)	3 ft. minimum	12 inches is the minimum, except for storm sewer, then 6 inches is the minimum and 12 inches is preferred	Alternate 3 ft. minimum
Vacuum Sanitary Sewer	10 ft. preferred, 3 ft. minimum	12 inches preferred 6 inches minimum	Alternate 3 ft. minimum
Gravity or Pressure Sanitary Sewer, Sanitary Sewer Force Main, Reclaimed Water (4)	10 ft. preferred 6 ft. minimum (3)	12 inches is the minimum, except for gravity sewer, then 6 inches is the minimum and 12 inches is preferred	Alternate 6 ft. minimum
On-Site Sewage Treatment & Disposal System	10 ft. minimum	---	---

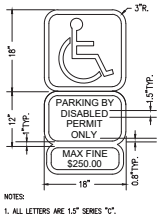
(1) Water main should cross above other pipe. When water main must be below other pipe, the minimum separation is 12 inches.
(2) Reclaimed water regulated under Part III of Chapter 62-610, F.A.C.
(3) 3 ft. for gravity sanitary sewer where the bottom of the water main is laid at least 6 inches above the top of the gravity sanitary sewer.
(4) Reclaimed water not regulated under Part III of Chapter 62-610, F.A.C.

Disclaimer – This document is provided for your convenience only. Please refer to F.A.C. Rule 62-555.314 for additional construction requirements.



Bollard Installation

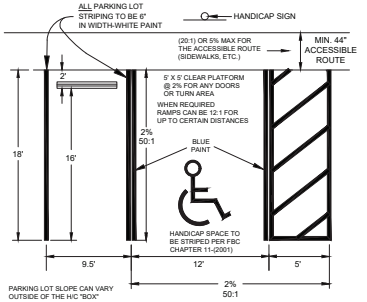
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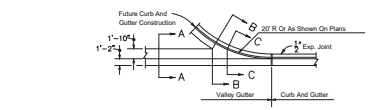
NOTES:
1. ALL LETTERS ARE 1.5" SERIES "C".
2. TOP SIGN SHALL HAVE A REFLECTORIZED BLUE BACKGROUND WHITE REFLECTORIZED LEGEND & BORDER.
3. BOTTOM SIGN SHALL HAVE A REFLECTORIZED WHITE BACKGROUND WITH BLACK OPAQUE LEGEND & BORDER.

Handicap Sign

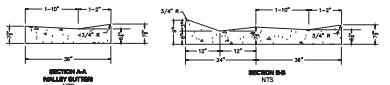
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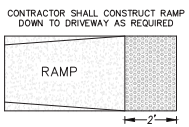


WHERE APPLICABLE, PROVIDE CROSSWALK (MINIMUM 44" WIDE) TO PROPOSED BUILDING PER FLORIDA STATUTE 553.5041



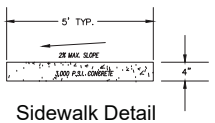
REFER TO FDOT INDEX 711-001 FOR DETAILS.





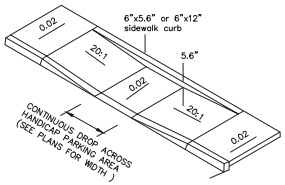
Sidewalk Ramp Detail

Not to Scale



Sidewalk Detail

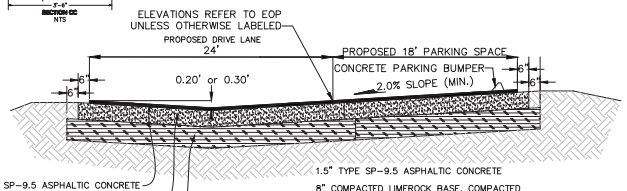
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Handicap Curb Detail

IF REQUIRED

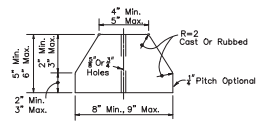
Not to Scale



Asphalt Pavement Section

Not to Scale

PAVEMENT ALTERNATE:
5" CONCRETE (3,000psi) ON COMPACTED SUBGRADE
REINFORCE WITH 6x6 – W1.4/W1.4 WWF



Concrete Bumper Guard

Not to Scale

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY MICHAEL W. RADCLIFFE, P.E. ON THE DATE ADJACENT TO THE SEAL.

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MICHAEL W. RADCLIFFE ENGINEERING, INC.
Civil, Environmental & Water Resource Engineering
Office: 352.854.0000 FAX: 352.854.0001
www.radcliffeengineering.com

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Revisions	By	Date
REVISIONS PER SJRWMD COMMENTS		10-29-25
REVISIONS PER COUNTY COMMENTS		06-11-26

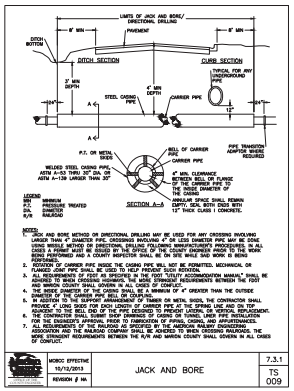
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Designed: MWR
Project: 2025-25
Drawn: MIK
Date: 08-13-25
Checked: MWR
File: 9494 - Self Storage 5-26-26.dwg

Project Name: 9494 SUMMERFIELD PHASES 1 & 2
Project Location: Section(s) 8 & 9 Twp 16 S, Rge 22 E, Summerfield, Marion County, FL 34491
Application Type: Site Plan
Sheet Name: Details

Sheet No. C009 of 14

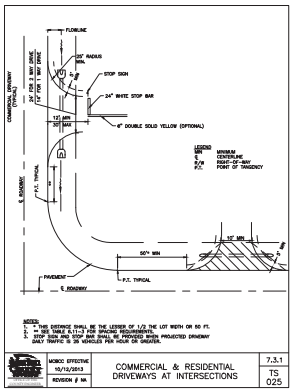
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MARION COUNTY PROJECT
No. 32837



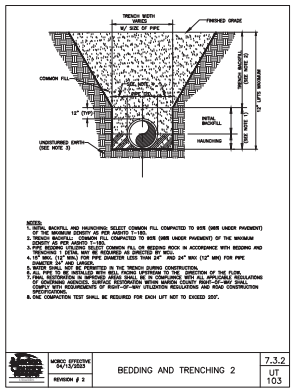
NOTES:
1. JACK AND BORE METHOD OR DIRECTIONAL DRILLING MAY BE USED FOR ANY CROSSING INVOLVING LARGER THAN 4" DIAMETER PIPE. CROSSINGS INVOLVING 4" OR LESS DIAMETER PIPE MAY BE DONE USING WIGGLE METHOD OR DIRECTIONAL DRILLING FOLLOWING MANUFACTURER'S PROCEDURES. IN ALL CASES A PERMIT MUST BE ISSUED BY THE OFFICE OF THE COUNTY ENGINEER PRIOR TO THE WORK BEING PERFORMED AND A COUNTY INSPECTOR SHALL BE ON SITE WHILE SAID WORK IS BEING PERFORMED.
2. ROTATION OF CARRIER PIPE INSIDE THE CASING PIPE WILL NOT BE PERMITTED, MECHANICAL OR WELDED RESTRAINTS SHALL BE USED TO PREVENT ROTATION OF THE CARRIER PIPE.
3. ALL REQUIREMENTS OF FDOT AS PRESCRIBED IN THE FDOT "UTILITY ACCOMMODATION MANUAL" SHALL BE ADHERED TO WHEN CROSSING HIGHWAYS, THE MORE STRINGENT REQUIREMENTS BETWEEN THE FDOT AND MARION COUNTY SHALL GOVERN IN ALL CASES OF CONFLICT.
4. PIPE WHICH CARRIES FLAMMABLE, TOXIC OR CORROSIVE GAS SHALL HAVE A MINIMUM OF 4' GREATER THAN THE OUTSIDE DIAMETER OF THE CARRIER PIPE BELL OR COUPLING.
5. IN ADDITION TO THE SUPPORT ARRANGEMENT OF TIMBER OR METAL SKIDS, THE CONTRACTOR SHALL PROVIDE 4" LONG SKIDS FOR EACH LENGTH OF CARRIER PIPE AT THE SPRING LINE AND ON TOP OF THE BELL OR COUPLING. THE SKIDS SHALL BE SPACED AT INTERVALS NOT TO EXCEED 10' FOR ALIGNMENT.
6. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OF CASING ON TUNNEL LINER PLATE INSTALLATION FOR THE ENGINEER'S APPROVAL PRIOR TO FABRICATION OF PIPING, CASING, AND APPURTENANCES.
7. ALL REQUIREMENTS OF THE AMERICAN RAILWAY ENGINEERING AND MAINTENANCE OF WAY ASSOCIATION AND THE RAILROAD COMPANY SHALL BE ADHERED TO WHEN CROSSING RAILROADS, THE MORE STRINGENT REQUIREMENTS BETWEEN THE R/R AND MARION COUNTY SHALL GOVERN IN ALL CASES OF CONFLICT.

MCBCC EFFECTIVE 10/12/2013 | REVISION # NA | JACK AND BORE | 7.3.1 TS 009



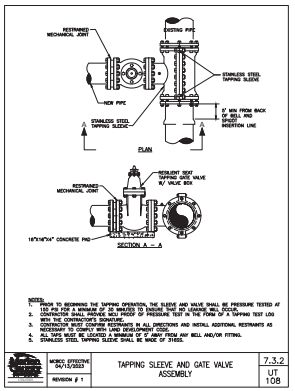
NOTES:
1. IF THIS DISTANCE SHALL BE THE LESSER OF 1/3 THE LOT WIDTH OR 50 FT.
2. SEE TABLE 6.11.1.3 FOR SPACING REQUIREMENTS.
3. STOP SIGN AND STOP BAR SHALL BE PROVIDED WHEN PROJECTED DRIVEWAY DAILY TRAFFIC IS 20 VEHICLES PER HOUR OR GREATER.

MCBCC EFFECTIVE 10/12/2013 | REVISION # NA | COMMERCIAL & RESIDENTIAL DRIVEWAYS AT INTERSECTIONS | 7.3.1 TS 025



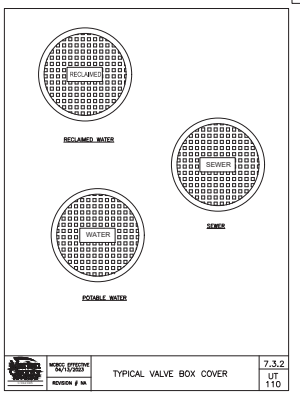
NOTES:
1. SELECT BACKFILL AND HAUNCHING: SELECT COMMON FILL COMPACTED TO 95% (98% UNDER PAVEMENT) OF THE MAXIMUM DENSITY AS PER AASHTO T-180.
2. TRENCH BACKFILL: COMMON FILL COMPACTED TO 95% (98% UNDER PAVEMENT) OF THE MAXIMUM DENSITY AS PER AASHTO T-180.
3. PIPE BEDDING SHALL BE SELECT COMMON FILL OR BEDDING ROCK IN ACCORDANCE WITH BEDDING AND HAUNCHING 1 DETAIL. MAY BE REQUIRED AS DIRECTED BY MCU.
4. 12" MIN. (12" MIN.) FOR PIPE DIAMETER LESS THAN 24" AND 24" MAX. (12" MIN) FOR PIPE DIAMETER 24" AND LARGER.
5. WATER SHALL NOT BE PERMITTED IN THE TRENCH DURING CONSTRUCTION.
6. ALL PIPE TO BE INSTALLED WITH BELL FACING UPSTREAM TO THE DIRECTION OF THE FLOW.
7. TRENCH BACKFILL SHALL BE IN ACCORDANCE WITH ALL APPLICABLE LOCAL REGULATIONS AND ROADWAY AGENCIES. SURFACE RESTORATION WITHIN MARION COUNTY RIGHT-OF-WAY SHALL COMPLY WITH REQUIREMENTS OF RIGHT-OF-WAY UTILIZATION REGULATIONS AND ROAD CONSTRUCTION SPECIFICATIONS.
8. DIE COMPACTION TEST SHALL BE REQUIRED FOR EACH LIFT NOT TO EXCEED 200'.

MCBCC EFFECTIVE 04/13/2023 | REVISION # 2 | BEDDING AND TRENCHING 2 | 7.3.2 UT 103

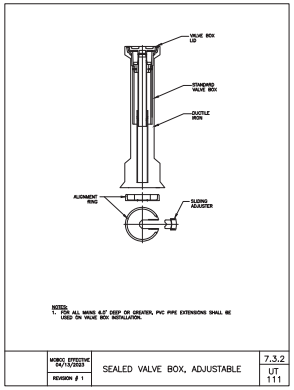


NOTES:
1. PRIOR TO BEGINNING THE TAPPING OPERATION, THE SLEEVE AND VALVE SHALL BE PRESSURE TESTED AT 150 PSI FOR A MINIMUM OF 30 MINUTES TO ENSURE THAT NO LEAKAGE WILL OCCUR.
2. CONTRACTOR SHALL PROVIDE MCU PROOF OF PRESSURE TEST IN THE FORM OF A TAPPING TEST LOG WITH THE CONTRACTOR'S SIGNATURE.
3. TAPPING SLEEVE SHALL MEET ALL REQUIREMENTS IN ALL DIRECTIONS AND INSTALL ADDITIONAL RESTRAINTS AS NECESSARY TO COMPLY WITH LOCAL DEVELOPMENT CODE.
4. ALL TAPS MUST BE LOCATED A MINIMUM OF 5' AWAY FROM ANY BELL AND/OR FITTING.
5. STAINLESS STEEL TAPPING SLEEVE SHALL BE MADE OF 316SS.

MCBCC EFFECTIVE 04/13/2023 | REVISION # 1 | TAPPING SLEEVE AND GATE VALVE ASSEMBLY | 7.3.2 UT 108

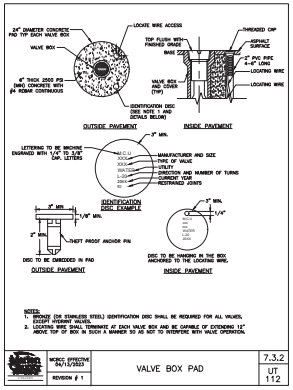


MCBCC EFFECTIVE 04/13/2023 | REVISION # NA | TYPICAL VALVE BOX COVER | 7.3.2 UT 110



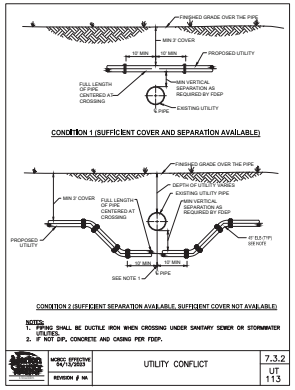
NOTES:
1. FOR ALL MAINS 6.0' DEEP OR GREATER, PVC PIPE EXTENSIONS SHALL BE USED ON VALVE BOX INSTALLATION.

MCBCC EFFECTIVE 04/13/2023 | REVISION # 1 | SEALED VALVE BOX, ADJUSTABLE | 7.3.2 UT 111



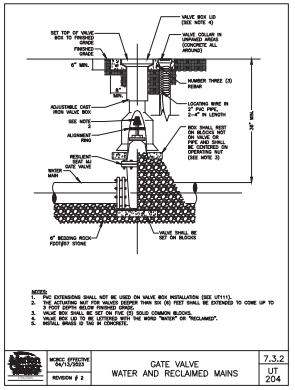
NOTES:
1. TRACKING (OR STAINLESS STEEL) IDENTIFICATION DISC SHALL BE REQUIRED FOR ALL VALVES, EXCEPT HYDRANT VALVES.
2. LOCATING WIRE SHALL TERMINATE AT EACH VALVE BOX AND BE CAPABLE OF EXTENDING 12" ABOVE TOP OF BOX IN SUCH A MANNER SO AS NOT TO INTERFERE WITH VALVE OPERATION.

MCBCC EFFECTIVE 04/13/2023 | REVISION # 1 | VALVE BOX PAD | 7.3.2 UT 112



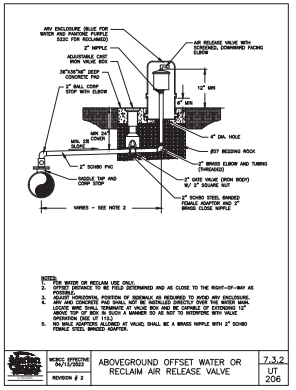
NOTES:
1. PIPING SHALL BE DUCTILE IRON WHEN CROSSING UNDER SANITARY SEWER OR STORMWATER UTILITIES.
2. IF NOT DIP, CONCRETE AND CASING PER FDEP.

MCBCC EFFECTIVE 04/13/2023 | REVISION # NA | UTILITY CONFLICT | 7.3.2 UT 113



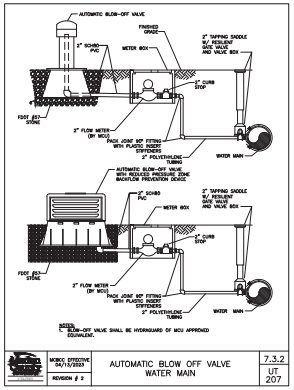
NOTES:
1. PVC EXTENSIONS SHALL NOT BE USED ON VALVE BOX INSTALLATION (SEE UT111).
2. VALVE BOX SHALL BE ADJUSTABLE TYPE NOT LESS THAN SIX (6) FEET SHALL BE EXTENDED TO COME UP TO 3 FOOT DEPTH BELOW FINISHED GRADE.
3. VALVE BOX SHALL BE SET ON FIVE (5) SOLID CONCRETE BLOCKS.
4. VALVE BOX LID TO BE LETTERED WITH THE WORDS "WATER" OR "RECLAIMED".
5. INSTALL GRADE 'D' 1500 IN CONCRETE.

MCBCC EFFECTIVE 04/13/2023 | REVISION # 2 | GATE VALVE WATER AND RECLAIMED MAINS | 7.3.2 UT 204



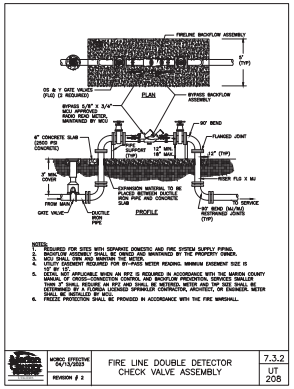
NOTES:
1. FOR WATER OR RECLAIM USE ONLY.
2. ADJUST VERTICAL POSITION OF SIDEWALK AS REQUIRED TO AVOID ANY ENCLOSURE, PIPE OR FITTING CONFLICTS. ADJUST HORIZONTAL POSITION OF SIDEWALK AS REQUIRED TO LOCATE ARV SHALL TERMINATE AT VALVE BOX AND BE CAPABLE OF EXTENDING 3" ABOVE TOP OF BOX IN SUCH A MANNER SO AS NOT TO INTERFERE WITH VALVE OPERATION (SEE UT 115).
3. NO VALVE ADAPTERS ALLOWED AT VALVE, SHALL BE A BRASS NIPPLE WITH 2" SCH80 FEMALE STEEL BANDED ADAPTER.

MCBCC EFFECTIVE 04/13/2023 | REVISION # 2 | ABOVEGROUND OFFSET WATER OR RECLAIM AIR RELEASE VALVE | 7.3.2 UT 206



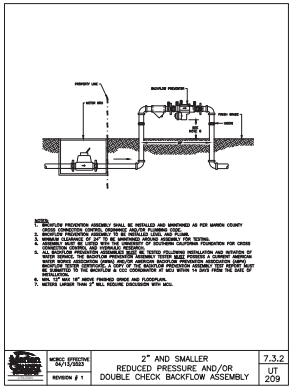
NOTES:
1. BLOW-OFF VALVE SHALL BE HYDRAGUARD OF MCU APPROVED EQUIVALENT.

MCBCC EFFECTIVE 04/13/2023 | REVISION # 2 | AUTOMATIC BLOW OFF VALVE WATER MAIN | 7.3.2 UT 207



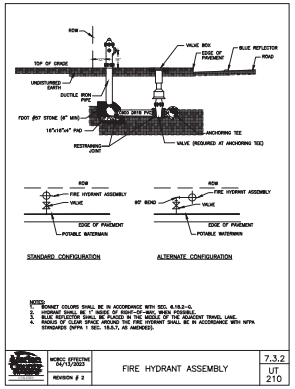
NOTES:
1. REQUIRED FOR STORES WITH SEPARATE DOMESTIC AND FIRE SYSTEM SUPPLY PIPING.
2. BACKFLOW ASSEMBLY SHALL BE OWNED AND MAINTAINED BY THE PROPERTY OWNER.
3. MCU SHALL OWN AND MAINTAIN THE METER.
4. SIZE OF ASSEMBLY REQUIRED FOR BY-PASS METER READING. MINIMUM EASEMENT SIZE IS 10' BY 10'.
5. DETAIL NOT APPLICABLE WHEN AN RPZ IS REQUIRED IN ACCORDANCE WITH THE MARION COUNTY PLUMBING ORDINANCE. WHEN AN RPZ IS REQUIRED, THE BYPASS SHALL BE 1" DIAMETER OR LARGER. THE 1" SHALL REQUIRE AN RPZ AND SHALL BE INSTALLED. METER AND TAP SIZE SHALL BE DETERMINED BY A FLORIDA LICENSED SPRINKLER CONTRACTOR, ARCHITECT, OR ENGINEER. METER SHALL BE INSTALLED BY MCU.
6. FREEZE PROTECTION SHALL BE PROVIDED IN ACCORDANCE WITH THE FIRE MARSHALL.

MCBCC EFFECTIVE 04/13/2023 | REVISION # 2 | FIRE LINE DOUBLE DETECTOR CHECK VALVE ASSEMBLY | 7.3.2 UT 208



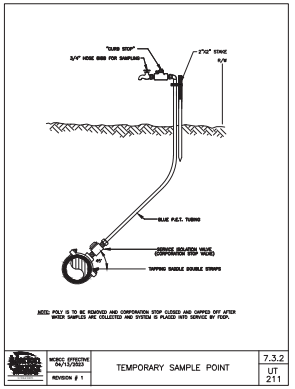
NOTES:
1. BACKFLOW PREVENTION ASSEMBLY SHALL BE INSTALLED AND MAINTAINED AS PER MARION COUNTY CROSS CONNECTION CONTROL ORDINANCE AND PLUMBING CODE.
2. BACKFLOW PREVENTION ASSEMBLY TO BE INSTALLED LEVEL AND PLUMB.
3. MINIMUM CLEARANCE OF 12" TO BE MAINTAINED FOR RPZ ASSEMBLY FOR TESTING.
4. BACKFLOW PREVENTION ASSEMBLY SHALL BE INSTALLED ABOVE FINISHED GRADE FOR CROSS CONNECTION CONTROL AND HYDRAULIC RESPONSE.
5. BACKFLOW PREVENTION ASSEMBLY SHALL BE TESTED FOLLOWING INSTALLATION AND REPAIR BY A CERTIFIED TESTER. THE BACKFLOW PREVENTER ASSEMBLY TESTER SHALL POSSESS A CURRENT MARION WATER WORKS ASSOCIATION (MWA) AND/OR AMERICAN BACKFLOW PREVENTION ASSOCIATE (ABPA) CERTIFICATION. A COPY OF THE TEST REPORT SHALL BE SUBMITTED TO MCU. THE TEST MUST BE WITNESSED BY THE BACKFLOW & CCC COORDINATOR AT MCU BEFORE 48 DAYS FROM THE DATE OF INSTALLATION.
6. MINIMUM SIZE OF 48" WIDE FINISHED GRADE AND FLOODPLAIN.
7. METERS LARGER THAN 2" WILL REQUIRE DISCUSSION WITH MCU.

MCBCC EFFECTIVE 04/13/2023 | REVISION # 1 | 2" AND SMALLER REDUCED PRESSURE AND/OR DOUBLE CHECK BACKFLOW ASSEMBLY | 7.3.2 UT 209



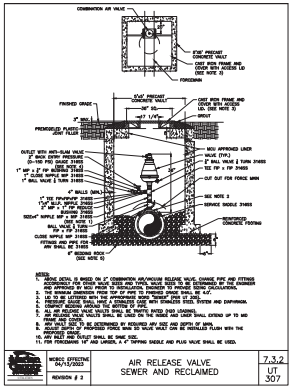
NOTES:
1. BONNET COLORS SHALL BE IN ACCORDANCE WITH SEC. 6.15.2-G.
2. HYDRANT SHALL BE 7' INSIDE OF RIGHT-OF-WAY, WHEN POSSIBLE.
3. BLUE REFLECTOR SHALL BE PLACED IN THE MIDDLE OF THE ADJACENT TRAVEL LANE.
4. ANGLES OF CLOSE SPACE AROUND THE FIRE HYDRANT SHALL BE IN ACCORDANCE WITH NFPA STANDARDS (NFPA 1: SEC. 18.5.7, AS AMENDED).

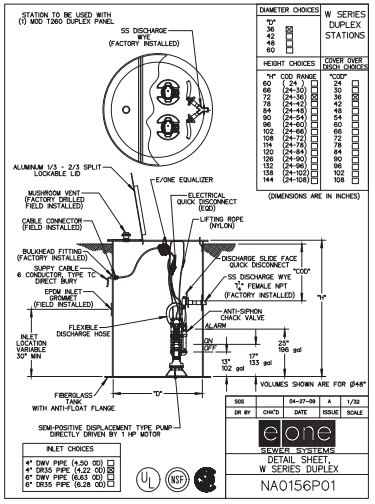
MCBCC EFFECTIVE 04/13/2023 | REVISION # 3 | FIRE HYDRANT ASSEMBLY | 7.3.2 UT 210



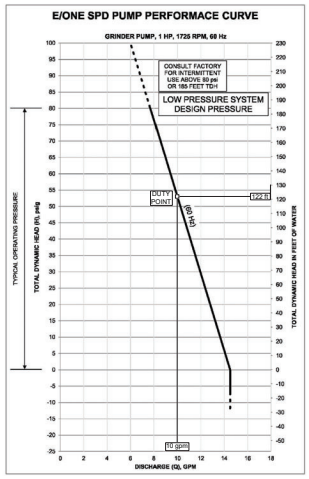
NOTE: POLY IS TO BE REMOVED AND CORPORATION STOP CLOSED AND CAPPED OFF AFTER WATER SAMPLES ARE COLLECTED AND SYSTEM IS PLACED INTO SERVICE BY FDEP.

MCBCC EFFECTIVE 04/13/2023 | REVISION # 1 | TEMPORARY SAMPLE POINT | 7.3.2 UT 211


COMBINATION AIR VALVE
6'x6' PRECAST CONCRETE VAULT
CAST IRON FRAME AND COVER WITH SEWER LID (SEE NOTE 3)
FORCEMAIN
FINISHED GRADE
6" MIN
18" MIN
6'x6' PRECAST CONCRETE VAULT
CAST IRON FRAME AND COVER WITH "WATER" LID (SEE NOTE 3)
36" SQ
18" L/W
GRADE
PRECAST CONCRETE FLOOR JOINT FILLER
MCU APPROVED LINER
VALVE (TYP.)
2" BALL VALVE 3 TURN 31455
2" SS NIPPLE
2" SS 90° ELBOW 31460
2" CLOSE NIPPLE SCH 80 31455
1" BALL VALVE 3 TURN 31455
OUTLET WITH ANTI-SLAM VALVE (2" BACK STOPP PRESSURE 31-110 PSI GAUGE 31462)
1" NIPPLE
1" SS 90° ELBOW 31460
1" CLOSE NIPPLE SCH 80 31455
1" BALL VALVE 3 TURN 31455
1" SS TEE 31460
1"x1" SS 90° ELBOW 31460
1"x2" NIPPLE SCH 80 31455
BALL VALVE 3 TURN 31455
2" CLOSE NIPPLE SCH 80 31455
FITTING AND PIPE TO BE ANY SHALL BE 316SS
6" BEDDING ROCK (SEE NOTE 5)
OUT
IN
2" SS TEE
2" SS 90° ELBOW
2" CLOSE NIPPLE SCH 80 31455
2" BALL VALVE 3 TURN 31455
2" SS NIPPL



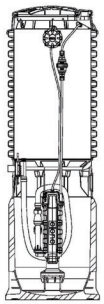
04/25/2025



NA0680P01 Rev A

E/ONE EXTREME SERIES

WH101



General Features

The model WH101 grinder pump station is a complete unit that includes: the grinder pump, check valve, HDPE (high density polyethylene) tank, controls, and alarm panel. A single WH101 can accommodate the sewage flow from two, average single-family homes.

- Rated for flows of 700 gpd (2650 lpd)
- 100 gallons (379 liters) of capacity
- Standard outdoor heights range from 60 inches to 159 inches

The WH101 has a cable that connects the motor controls to the level controls through watertight penetrations.

Operational Information

Motor
1 hp, 1,725 rpm, high torque, capacitor start, thermally protected, 120/240V, 60 Hz, 1 phase

Inlet Connections
4-inch inlet grommet standard for DWV pipe. Other inlet configurations available from the factory.

Discharge Connections
Pump discharge terminates in 1.25-inch NPT female thread or socket fitting. Can easily be adapted to 1.25-inch PVC pipe or any other material required by local codes.

Discharge
15 gpm at 0 psig (0.95 lps at 0 m)
11 gpm at 40 psig (0.69 lps at 28 m)
7.8 gpm at 80 psig (0.49 lps at 56 m)

Accessories

E/One requires that the Uni-Lateral, E/One's own stainless steel check valve, be installed between the grinder pump station and the street main for added protection against backflow.

Alarm panels are available with a variety of options, from basic monitoring to advanced notice of service requirements.

The Remote Sentry is ideal for installations where the alarm panel may be hidden from view.

NA0057P01 Rev E

MARION COUNTY PROJECT
No. 32837

Lift Station Design

Project:	2025-25
Description:	9494 Summerfield
Date:	6/11/2026
Designer:	MWR/MIK

Flow Calculations

Quantity	Type	Rate		Hours Operated		Rate	
0	Single Family Residence	200	GPD	24.0	Hrs	0.00	GPM
0	Office Building	15	GPD	24.0	Hrs	0.00	GPM
0	Retail Center	0.1	GPD	24.0	Hrs	0.00	GPM
0	Self Storage	1	GPD	24.0	Hrs	0.00	GPM
19.25	Office (Self-Storage)	15	GPD	10.0	Hrs	0.48	GPM

Average Flow Rate = **0.48 GPM**
Peak Flow Rate (Avg. Flow Rate * 4.5) = **2.17 GPM**

Wet Well Volume

Seasonal High Water Table = 69.7 Elev. Ft.
Minimum Volume (3 min * Peak Flow) = 6.50 Gal

Wet Well Shape Round
LS Depth 6.0 Ft
Diameter 3.0 Ft

Volume to Pump = **17.4 Gal**

Top of Wet Well			98.00	Elev Ft
Invert Into Lift Station			94.50	Elev Ft
Alarm	Offset	0.4	94.08	Elev Ft
Lag Pump On	Offset	0.7	93.41	Elev Ft
Lead Pump On	Offset	0.0	93.41	Elev Ft
Pumps Off	Offset	0.3	93.08	Elev Ft
Wet Well Floor	Pump Curv	1.1	92.00	Elev Ft

Detention Time at Avg. Flow (pump vol./avg. flow) = **36.3 Min** (<30 min)
Detention Time at Peak Flow (pump vol./peak flow) = **8.1 Min** (>5 min)

Pump Design Data

Type of Pump:	Submersible Grinder	Pump Horsepower:	1.0 Hp
Pump Manufacturer:	E/One	Electrical Requirements:	240 Volts
Pump Model Number:	NA0680P01 Rev A		1 Phase
Pump Impeller Size:	5.25"	Rated Amperage:	30.0 Amps

Pump Capacity **10.0 GPM at 125 Feet of Head** [54.07 PSI]

Pump Time at Avg. Flow (sto. vol./pump cap. - avg. flow) = **1.8 Min** (>1 min)
Pump Time at Peak Flow (sto. vol./pump cap. - peak flow) = **2.2 Min** (<10 min)

1 of 2

Lift Station Design

Project:	2025-25
Description:	9494 Summerfield
Date:	6/11/2026
Designer:	MWR/MIK

Force Main Data

Force Main Material	PVC_SCH_80	**Nominal Force Main Size**	1-1/4" - SCH 80
Length of Force Main	105 FT	**Inside Diameter of Force Main**	1.26 In
Force Main High Point	101.0 Elev. FT	**Force Main Pressure Class**	520 PSI
Pressure at Existing F.M.	49.00 PSI	**Force Main Loss Coefficient**	130
Pressure in Existing F.M.	113.19 Ft of Head		

Velocity Calculation

$$v = 0.408 \frac{Q}{d^2}$$

$Q =$ 10 gpm
$d =$ 1.26 in
$v =$ **2.59 ft/s** (2.0 < v < 6.0)

Head Loss Calculations

Head Loss Due to Elevation

$$h_e = Z_{high} - Z_{PumpOff}$$

$Z_{high} =$ 101.00 Ft
$Z_{pump\ off} =$ 93.08 Ft
$h_e =$ **7.92 Ft**

Head Loss due to Friction

$$h_f = 0.002083 * L * \left(\frac{100}{C}\right)^{1.852} * \left(\frac{Q^{1.852}}{d^{4.866}}\right)$$

$L =$ 105.00 Ft
$C =$ 130
$Q =$ 10 gpm
$d =$ 1.26 in
$h_f =$ **3.17 Ft**

Head Loss Due to Components and Fittings (Minor Losses)

$$h_m = \frac{\xi v^2}{2g}$$

	ξ	h_m	Q'ty	Total h_m	
Elbow, Flanged Long Radius 45°	0.20	0.02	0	0.00	Ft
Gate Valve, Fully Open	0.15	0.02	2	0.03	Ft
Swing Check Valve, Forward Flow	2.00	0.21	2	0.42	Ft
Tee, Flanged, Dividing Branched Flow	1.00	0.10	0	0.00	Ft
Elbow, Flanged Regular 90°	0.30	0.03	0	0.00	Ft
		Sum of Minor Losses		**0.45**	**Ft**

Total of All Losses **11.54 Ft**

Total Dynamic Head Required **124.73 Ft**

2 of 2

MICHAEL W. RADCLIFFE ENGINEERING, INC.
Civil, Site, Water Resource and Septic Engineering
Ocala, FL 34481 ■ (352) 873-0000 ■ FAX (352) 873-0888
www.radcliffeengineering.com

No.	By	Date	Revisions
	MIK	10-29-25	REVISIONS PER SJRWMD COMMENTS
	MIK	12-11-25	REVISIONS PER COUNTY COMMENTS

Designed: MWR
Drawn: MIK
Checked: MWR
Scale: N.T.S.
Project: 2025-25
Date: 08-13-25
File: 9494 - Self Storage 5-26-26.dwg

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Project Name: 9494 SUMMERFIELD PHASES 1 & 2
Project Address: 9494 SW 42 Summerfield, Marion County FL 34481
Application Type: Site Plan
Sheet Name: Lift Station Details

Sheet No.
C011
of
14

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY MICHAEL W. RADCLIFFE , P.E. ON THE DATE ADJACENT TO THE SEAL.

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

X:\MWR Payroll 2025\Projects\2025-25 Info\1 Set Storage\Dwg\CA1C0144 - 5 of 5 Instrup 5-26-26.dwg 5/8/2026 3:11:01 PM

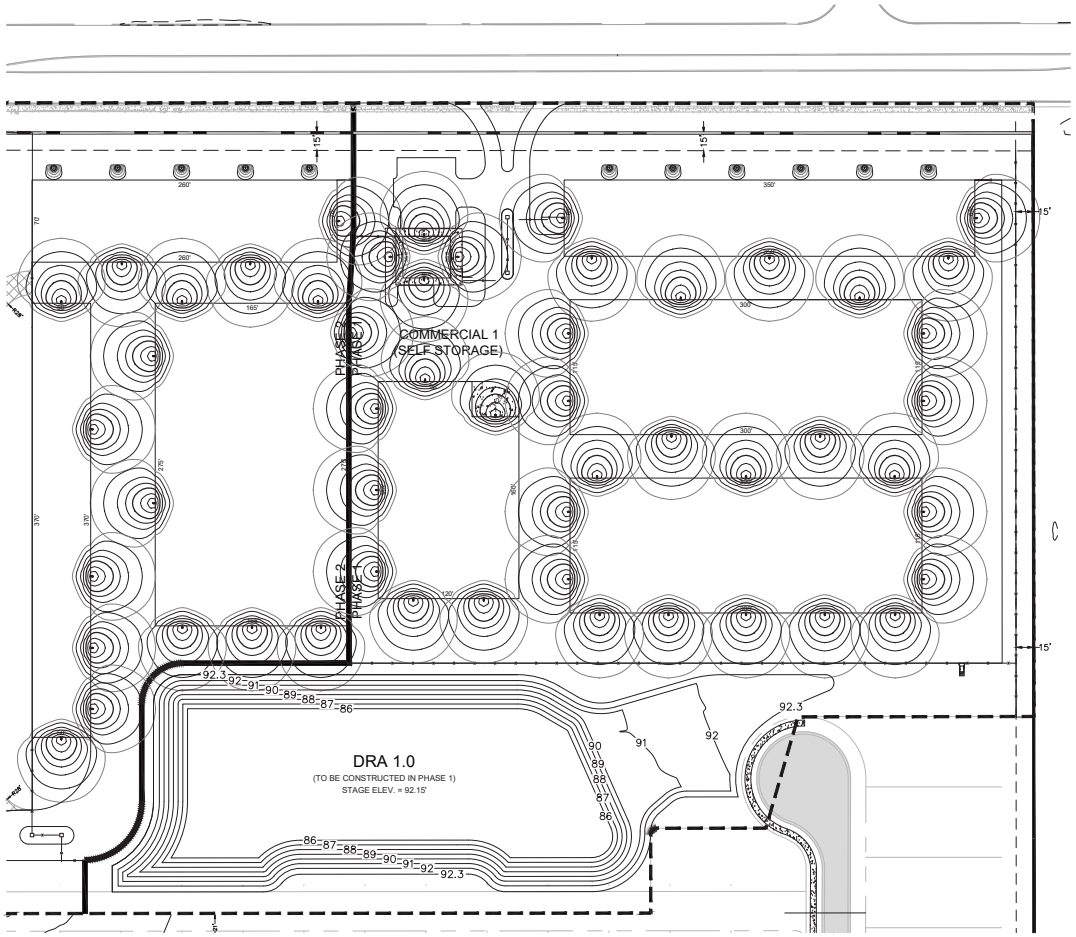
GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

9494 SUMMERFIELD
PHOTOMETRIC PLAN

MARION COUNTY PROJECT
No. 32837



Photometric Legend (Not to Scale):

LUMARK AP
40 WATT WALL PACK LIGHT

0.1	=	0.1 FOOT-CANDLES
0.2	=	0.2 FOOT-CANDLES
0.5	=	0.5 FOOT CANDLES
1.0	=	1.0 FOOT-CANDLES
2.0	=	2.0 FOOT-CANDLES
5.0	=	5.0 FOOT-CANDLES
10.0	=	10.0 FOOT CANDLES



LUMIERE - CORONADO 811
75 WATT ACCENT/FLOOD LIGHT

0.1	=	0.1 FOOT-CANDLES
0.2	=	0.2 FOOT-CANDLES
0.5	=	0.5 FOOT CANDLES
1.0	=	1.0 FOOT-CANDLES
2.0	=	2.0 FOOT-CANDLES
5.0	=	5.0 FOOT-CANDLES
10.0	=	10.0 FOOT CANDLES



PHOTOMETRIC DATA TABLE

SYMBOL	QUANTITY	ARRANGEMENT	FIXTURE	DESCRIPTION	MANUFACTURER	LLF	LUMINAIRE LUMENS	LUMINAIRE WATTS	TOTAL WATTS	MOUNTING HEIGHT
	53	SINGLE	WALLPACK	WPMLED155-40W_SWITCH-4000K WALLPACK SELECTABLE CCT (240) 4000K CCY, 70 CRI LEDS	LUMARK	1.0	5659	40	2,120	10'
	11	SINGLE	ACCENT/FLOOD	811-75PAR30-120-FL 75PAR30/FL/H	LUMIERE	1.0	1230	75	825	1'

SEE SHEET C013 FOR MANUFACTURER INFORMATION AND PHOTOMETRIC SPECIFICATIONS

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY MICHAEL W. RADCLIFFE , P.E. ON THE DATE ADJACENT TO THE SEAL.

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No.	Date	By	Revisions
1	10-29-25	MK	REVISIONS PER SJRWMD COMMENTS
2	06-11-26	MK	REVISIONS PER COUNTY COMMENTS
3	06-24-26	MK	REVISIONS PER COUNTY COMMENTS

Designed: MWR
Drawn: MK
Checked: MWR
File: 9494 - Self Storage 5-26-26.dwg

Scale: 1" = 50'
Project: 2025-25
Date: 08-13-25

MICHAEL W. RADCLIFFE ENGINEERING, INC.
2811 S.E. Lake Weir Avenue, Ocala, FL 34471 (352) 351-5050 FAX (352) 351-1105
Certificate No. EB-0000108 - Michael W. Radcliffe P.E. #51179 Christopher A. Cole P.E. #85668
www.radcliffeengineering.com

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Project Name: 9494 SUMMERFIELD PHASES 1 & 2
Project Address: 9494 SE HWY 42, Summerfield, Marion County, FL 34491
Application Type(s): Major Site Plan
Sheet Name: Photometric Plan

Sheet No.
C012
of
14

X:\MWE Projects\2025 Projects\2025-25 9494 Self Storage\Design\CAD\9494 - Self Storage 5-26-26.dwg 6/24/2026 5:12 PM

MARION COUNTY PROJECT
No. 32837

Project		Catalog #	Type
Prepared by		Notes	Date

Lumark AP

Wall Pack WPS, WPM, WPL Series

Wall Mount Luminaire



Interactive Menu

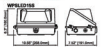
- Ordering Information page 2
- Product Specifications page 2
- Energy and Performance Data page 2

Quick Facts

- Selectable configurations available across 3 housing sizes
- Lumen packages range from 4,300 – 21,000 lumens
- Dusk to dawn capability with ON/OFF photocontrol
- Replaces 75W up to 375W HID equivalent
- Efficacies up to 153 lumens per watt for max. output
- Energy and Maintenance savings up to 85% versus HID solutions
- Heat and impact resistant borosilicate glass lens

Dimensional Details

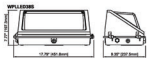
WPSLED1SS



WPSLED2SS



WPSLED3SS



Lumark AP

Wall Pack WPS, WPM, WPL Series

Stock Ordering Information

Product Number	Lumens/Package	CCT Selectable	Voltage	Controls
WPSLED1SS-Small LED Wall Pack	Selectable Lumens: 4,300 5,100 / 59 42W	Selectable CCT: 3000K, 4000K, 5000K	120-347V, 50/60Hz	Selectable Dusk-to-Dawn via Button type photocontrol
WPSLED2SS-Medium LED Wall Pack	Selectable Lumens: 10,000 11,600 / 70 109W			
WPSLED3SS-Large LED Wall Pack	Selectable Lumens: 13,500 21,000 / 129 158W			

Notes
1. Energy Lights Some Assembly Qualified. Refer to acuitybrands.com/QualifiedProducts List under Family Models for details.

Product Specifications

Construction
- Die-cast aluminum housing with hinged, removable die-cast aluminum door
- Four 1/2" threaded conduit entry point

Optics
- Impact and heat resistant borosilicate refractive glass lens to withstand IK07

Electrical
- Selectable SKUs offer 4 wattage selections and 3 CCT selections (3000K, 4000K, 5000K) where settings are highest wattage and 4000K CCT.
- Operating temperature range: -40°C to +40°C
- 0-10V dimming
- >70% THD (Total Harmonic Distortion)
- Class 2 driver incorporates internal fusing designed to withstand 6KV surge
- 0-10V dimming driver standard

Controls
- Selectable configurations supply internal toggle switches to adjust Luminaire CCT and lumens.
- Selectable configurations are factory set at 4000K CCT and maximum lumen output.
- Selectable configurations also provide an integrated photocell for dusk-to-dawn ON/OFF operation. The photocontrol is also field adjustable via toggles switches to either enable, disable, or modify the settings. The photocontrol ships enabled.

Typical Applications
- Outdoor
- Parking lots
- Walkways
- Building Areas

Finish
- Bronze standard

Shipping Data
- WPSLED1SS: 2.63kg
- WPSLED2SS: 3.30kg
- WPSLED3SS: 6.13kg

Warranty
- Five-year limited warranty. Consult website for details: www.cooperlighting.com/legal

Energy and Performance Data

Power and Lumens (WPSLED1SS Selectable)

Light Engine	Set to 42W	Set to 60W	Set to 80W	Set to 109W
FAU Switch setting	I	II	III	IV
Power (Watts)	29.9	39.9	49.8	67.2
Input Current @ 120V (A)	0.33	0.33	0.4	0.48
Input Current @ 277V (A)	0.13	0.15	0.20	0.22
Input Current @ 347V (A)	0.12	0.14	0.17	0.19
Performance				
3000K Lumens	4,252	5,771	6,975	7,974
3000K Lumens per Watt	146	145	140	119
4000K Lumens	4,444	5,862	7,113	8,133
4000K Lumens per Watt	152	150	146	143
5000K Lumens	4,520	5,956	7,248	8,328
5000K Lumens per Watt	156	153	151	148
5000K Lumens	4,810	6,079	7,362	8,494
5000K Lumens per Watt	166	156	153	150
5000K Lumens	4,682	6,149	7,455	8,316
5000K Lumens per Watt	161	158	155	148

Lumark AP

Wall Pack WPS, WPM, WPL Series

Power and Lumens (WPSLED2SS Selectable)

Light Engine	Set to 70W	Set to 80W	Set to 90W	Set to 110W
FAU Switch setting	I	II	III	IV
Power (Watts)	73.7	82.7	91.9	109.1
Input Current @ 120V (A)	0.62	0.76	0.77	0.91
Input Current @ 277V (A)	0.29	0.32	0.33	0.37
Input Current @ 347V (A)	0.24	0.27	0.29	0.31
Performance				
3000K Lumens	11,979	13,455	13,729	14,165
3000K Lumens per Watt	160	146	143	141
4000K Lumens	11,972	13,949	13,917	14,432
4000K Lumens per Watt	155	151	148	147
5000K Lumens	11,538	13,792	13,998	14,511
5000K Lumens per Watt	160	157	156	159
5000K Lumens	11,844	12,931	14,326	15,043
5000K Lumens per Watt	161	156	155	153
5000K Lumens	11,767	13,561	14,191	15,078
5000K Lumens per Watt	159	156	153	150

Power and Lumens (WPLLED3SS Selectable)

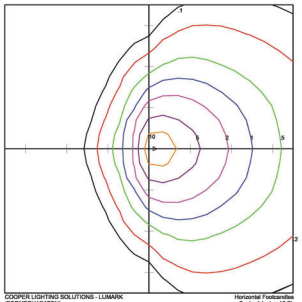
Light Engine	Set to 125W	Set to 135W	Set to 145W	Set to 110W
FAU Switch setting	I	II	III	IV
Power (Watts)	119.9	130.3	138.2	150
Input Current @ 120V (A)	1.03	1.09	1.16	1.26
Input Current @ 277V (A)	0.46	0.49	0.53	0.58
Input Current @ 347V (A)	0.37	0.4	0.42	0.49
Performance				
3000K Lumens	16,599	17,979	18,817	19,976
3000K Lumens per Watt	139	138	137	133
4000K Lumens	17,191	18,542	19,476	20,676
4000K Lumens per Watt	147	145	144	140
5000K Lumens	17,646	18,973	19,986	21,308
5000K Lumens per Watt	150	151	150	147
5000K Lumens	17,029	18,634	19,748	21,000
5000K Lumens per Watt	145	147	145	141
5000K Lumens	17,029	18,359	19,435	20,439
5000K Lumens per Watt	144	143	139	136

Lumen Maintenance

Configuration	Ambient Temperature	TM-21 Lumen Maintenance (54,000 Hours)
Up to 42W	Up to 40°C	89.48%
Up to 150W	Up to 40°C	89.89%
Up to 150W	Up to 40°C	89.09%

COOPER Lighting

Photometric Toolbox



COOPER LIGHTING SOLUTIONS - LUMARK
(FORMERLY EATON)
WPLED1SS-40W_SWITCH-4000K
WALLPACK SELECTABLE CCT
(240) 4000K CCT, 70 CRI LEDS

Horizontal Footcandles
Scale: 1 Inch = 10 Ft.
Light Loss Factor = 1.00
Lumens Per Lamp = N.A. (absolute photometry)
Luminaire Lumens = 5659
Mounting Height = 10.00 Ft
Maximum Calculated Value = 13.93 Fc
Arrangement: Single

PHOTOMETRIC FILENAME : WPMLED1SS-40W_SWITCH-4000K_5659LM.IES

DESCRIPTIVE INFORMATION (From Photometric File)

COOPER LIGHTING SOLUTIONS - LUMARK
(FORMERLY EATON)
WPMLED1SS-40W_SWITCH-4000K
WALLPACK SELECTABLE CCT
(240) 4000K CCT, 70 CRI LEDS

TEMPLATE SPECIFICATION

Horizontal Footcandles
Scale: 1 Inch = 10 Ft.
Light Loss Factor = 1.00
Lumens Per Lamp = N.A. (absolute photometry)
Luminaire Lumens = 5659
Mounting Height = 10.00 Ft
Maximum Calculated Value = 13.93 Fc
Arrangement: Single

LUMINAIRE LAYOUT INFORMATION

#	X	Y	Z	Orient	Tilt	Roll	Spin	Tilt Correction
1	0.00	0.00	10.00	0.00	0.00	0.00	0.00	1.00

COOPER Lighting

LUMIÈRE®

Catalog #		Type	
Project			
Comments		Date	
Prepared by			

DESCRIPTION

Coronado 811 is a compact line voltage fixture for use with PAR30 halogen lamps. The fully adjustable mounting stem provides 360° tilt and pan capability for easy aiming. Optional accessory color correction filters can be combined - up to three at once - to create multiple lighting effects. Luminaire's exclusive Siphon Protection System (S.P.S.) prevents water from siphoning into the fixture through its own lead wires.

SPECIFICATION FEATURES

A — Material
Head and mounting stem are precision-machined from corrosion-resistant, 356-T6 aluminum billet. Housing is die-cast aluminum.

B — Finish
Fixtures are double protected by a white polyester powder undercoating and polyester powder-coat paint finish, surpassing the performance demands of the outdoor environment. A variety of standard colors are available.

C — Hood
Hood is adjustable for easy relamping and accepts up to three internal accessories at once.

D — Lens
Tempered glass lens, factory sealed with high temperature silicone gasket to prevent intrusion and breakage due to thermal shock.

F — Mounting Stem
Adjustable side-mounted swivel stem provides 90° tilt and 360° rotation for ease of aiming. Threaded with standard 1/2" NPS threads to make fitting. Stainless steel shrouding mechanisms are included to ensure Siphon Protection System (S.P.S.) prevents water from siphoning into the fixture through its own lead wires.

G — Hardware
Stainless steel hardware is standard to provide maximum corrosion resistance.

H — Socket
Ceramic socket with 250° C Teflon® coated lead wires and medium base.

I — Electrical
Operates with 120V line voltage.

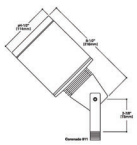
J — Lamp
Not included. Available from Cooper as an accessory - see reverse side of this page.

K — Labels & Approvals
UL and cUL listed, standard wet label. IP65 rated. Manufactured to ISO 9001:2008 Quality Systems Standard. ISO9 union made.

L — Warranty
Luminaire warranty to failures against defects in materials & workmanship for three (3) years. Auxiliary equipment such as transformers and electronic lamps carry the original manufacturer's warranty.



CORONADO
811
75W (max.) PAR30
Halogen
Line Voltage
Aluminum
Accent/Flood
IP65



PHOTOMETRIC DATA — CORONADO 811

Coronado 811 Lamp=75PAR30/NSP CBCP=14,000

Cone of Light — Distance to Illuminated Plane	Initial Vertical Footcandles	Beam Diameter
20'0"	35	6'4"
25'0"	22	7'11"
30'0"	15	9'6"
35'0"	11	11'1"
40'0"	9	12'8"

Lamp Wattage Multiplier: 100W x 0.57

Coronado 811 Lamp=75PAR30/FL CBCP=3000

Cone of Light — Distance to Illuminated Plane	Initial Vertical Footcandles	Beam Diameter
20'0"	8	41'4"
25'0"	5	51'6"
30'0"	3	61'9"
35'0"	2	72'1"
40'0"	1	82'4"

Lamp Wattage Multiplier: 100W x 0.57

Coronado 811 Lamp=75PAR30/SPOT CBCP=21,000

Cone of Light — Distance to Illuminated Plane	Initial Vertical Footcandles	Beam Diameter
20'0"	52	4'0"
25'0"	33	5'0"
30'0"	23	6'0"
35'0"	17	7'0"
40'0"	13	8'0"

Lamp Wattage Multiplier: 100W x 0.57

LAMP INFORMATION

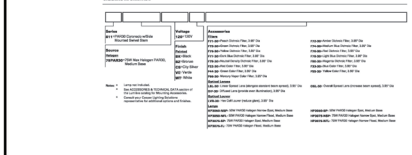
Lamp	ANSI Code	Watts	Beam Spread	CBCP	°K	Life (hrs.)	Base	Volts
75PAR30/NSP	---	75	9°	14,000	---	2500	medium	120
75PAR30/FL	---	75	30°	3000	---	2500	medium	120
75PAR30/SPOT	---	75	10°	21000	---	2500	medium	120

NOTE: Inferior quality lamps may adversely affect the performance of this product. Use only name brand lamps from reputable lamp manufacturers.

NOTES AND FORMULAS

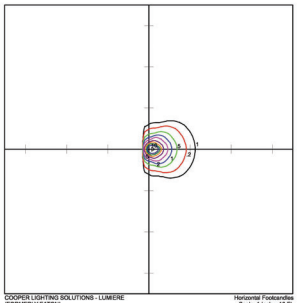
- Beam diameter is to 50% of maximum footcandles, rounded to the nearest half-foot.
- Footcandle values are initial. Apply appropriate light loss factors where necessary.
- Bare lamp data shown. Consult lamp manufacturers to obtain detailed specifications for their lamps.

ORDERING INFORMATION



COOPER Lighting

Photometric Toolbox



COOPER LIGHTING SOLUTIONS - LUMIERE
(FORMERLY EATON)
811-75PAR30-120-FL
75PAR30/FL/H

Horizontal Footcandles
Scale: 1 Inch = 10 Ft.
Light Loss Factor = 1.00
Lumens Per Lamp = 1230
Total Lamp Lumens = 1230
Mounting Height = 1.00 Ft, Tilt = 45 Degrees
Maximum Calculated Value = 919.24 Fc
Arrangement: Single

PHOTOMETRIC FILENAME : 811-75PAR30-120-FL.IES

DESCRIPTIVE INFORMATION (From Photometric File)

COOPER LIGHTING SOLUTIONS - LUMIERE
(FORMERLY EATON)
811-75PAR30-120-FL
75PAR30/FL/H

TEMPLATE SPECIFICATION

Horizontal Footcandles
Scale: 1 Inch = 10 Ft.
Light Loss Factor = 1.00
Lumens Per Lamp = 1230
Total Lamp Lumens = 1230
Mounting Height = 1.00 Ft, Tilt = 45 Degrees
Maximum Calculated Value = 919.24 Fc
Arrangement: Single

LUMINAIRE LAYOUT INFORMATION

#	X	Y	Z	Orient	Tilt	Roll	Spin	Tilt Correction
1	0.00	0.00	1.00	0.00	45.00	0.00	0.00	1.00

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Revisions	By	Date
REVISIONS PER COUNTY COMMENTS	MWR	06-24-25

Designed: MWR
Drawn: MK
Checked: MWR
Scale: N.T.S.
Project: 2025-25
Date: 08-13-25
File: 8464 - Self Storage 5-28-25.dwg

Project Name: Kolb SUMMERFIELD PHASES 1 & 2
Project Address: 8845 SE HWY 42, Summerfield, Marion County, FL 34491
Application Type: Large Site Plan
Sheet Name: Photometric Plan

Sheet No.
C013
of
14

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY MICHAEL W. RADCLIFFE , P.E. ON THE DATE ADJACENT TO THE SEAL.

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

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General Notes:

1. Contractor shall file Notice of Intent (NOI) or obtain a letter from the Department of Environmental Protection (DEP) confirming coverage under this Generic Permit prior to construction. A copy of the NOI or letter from DEP shall be posted at the construction site in a prominent place for public viewing (such as alongside a building permit).
2. The discharge of hazardous substances or oil in the stormwater discharge(s) from a facility or activity shall be prevented or minimized in accordance with the applicable stormwater pollution prevention plan for the facility or activity.
3. The permittee shall provide for compliance with the terms and schedule of this plan beginning with the initiation of construction activities.
4. Permittee shall adhere to the State of Florida DEP Generic Permit for Stormwater Discharge from Large and Small Construction Activities.
5. Preserve existing vegetation where attainable and stabilize disturbed portions of the site to prevent erosion. Stabilization measures include permanent seeding, sod, preservation of existing mature vegetation and protection of existing trees. Stabilization measures shall be initiated as soon as practicable, but in no case more than 7 days, in portions of the site where construction activities have temporarily or permanently ceased.
6. Each plan shall include a description of structural practices, to divert flows from exposed soils, store flows, retain sediment on-site, or otherwise limit runoff and the discharge of pollutants from exposed areas of the site. Such practices may include silt fences, swales, check dams, storm drain inlet protection, permanent sediment basins or Drainage Retention Areas (D.R.A.'s).
7. Construct temporary Sediment Control Basins at each point of discharge into D.R.A.'s.
8. Controls for Other Potential Pollutants.
   (1) Waste Disposal. The plan shall assure that waste, such as discarded building materials, chemicals, litter, and sanitary waste are properly controlled in accordance with all applicable state, local, and federal regulations. This permit does not authorize the discharge of solid materials, including building materials, to surface waters of the State or an Municipal Separate Storm Sewer System (MS4).
   (2) The plan shall assure that off-site vehicle tracking of sediments and the generation of dust is minimized.
   (3) The plan shall be consistent with applicable State and local waste disposal, sanitary sewer or septic system regulations.
   (4) The plan shall address the proper application rates and methods for the use of fertilizers, herbicides and pesticides at the construction site and set forth how these procedures will be implemented and enforced. Nutrients shall be applied only at rates necessary to establish and maintain vegetation.
   (5) The plan shall ensure that the application, generation, and migration of toxic substances is limited and that toxic materials are properly stored and disposed.
9. A qualified inspector (provided by the operator) shall inspect all points of discharge into surface waters of the State or a Municipal Separate Storm Sewer System (MS4); disturbed areas of the construction site that have not been finally stabilized; areas used for storage of materials that are exposed to precipitation; structural controls; and, locations where vehicles enter or exit the site, at least once every seven calendar days and within 24 hours of the end of a storm that is 0.50 inches or greater in accordance with the Generic Permit.
10. The permittee shall retain copies of stormwater pollution prevention plans and all reports required by this permit, and records of all data used to complete the NOI to be covered by this permit, for a period of at least three years from the date that the site is finally stabilized.
11. The permittee shall retain a copy of the stormwater pollution prevention plan and all reports, records and documentation required by this permit at the construction site, or an appropriate alternative location as specified in the NOI, from the date of project initiation to the date of final stabilization.
12. The permittee shall submit a completed Notice of Termination (NOT) (DEP Form 62-621.300(6)), signed in accordance with Part VII.C. of this permit, within 14 days of final stabilization of the site to terminate coverage under this permit.
13. A permittee shall submit a NOI to the following address:

    NPDES Stormwater Notices Center, MS# 2510
    Florida Department of Environmental Protection
    2600 Blair Stone Road
    Tallahassee, Florida 32399-2400

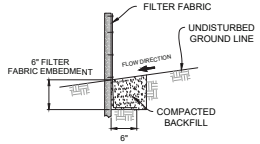
14. Projects that discharged stormwater associated with construction activity to a MS4 shall submit a copy of the NOI to the operator of the MS4.

Notes:

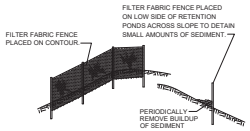
1. For silt fence detail see this sheet. Silt fence location shown for clarity only, actual fence to be as near the property line as practical. For additional silt fence construction information, refer to the FDOT Erosion and Sediment Control Designer and Reviewer Manual.
2. All existing storm water drainage patterns and channels outside the construction areas shown on these plans are to be maintained. The contractor shall notify the engineer if the work appears to interrupt an existing storm water drainage pattern. The contractor shall maintain a clear path for all surface water drainage structures and ditches during all phases of construction such that impact to construction and/or surrounding facilities is minimized. The contractor shall be responsible for any erosion, sediment transport, disturbed foundations, impact to structures, and any other damage caused during construction.
3. The contractor shall prevent the discharge of sediment due to construction operations. Approved erosion control devices shall be installed to prevent discharge of sediment into a dry or wet watercourse. Recommended erosion control shall consist of silt fence, or other erosion control methods as shown or approved by the project engineer. All new and existing drain pipes and structures shall be flushed clean after construction.
4. Provide erosion control blanket for all slopes 2:1 (horizontal to vertical) or steeper.
5. Swales and disturbed areas shall be sodded or seeded and mulched as soon as practical.
6. Should additional erosion and sedimentation controls be needed, then the contractor needs to prevent the discharge of turbid waters off the project site.
7. This plan provides reasonable assurance that the proposed construction activities will not result in erosion and sediment deposition in wetlands or off-site, adverse impacts to wetlands, off-site flooding or violation of water quality standards.

Project Information:

1. This plan is intended for use in conjunction with the improvement plans for this project.
2. The construction activities on this site consist of and will be performed in the following order: clearing and grubbing, excavation of the proposed roadway and drainage.
3. The estimated project area is 14.4 acres. The area to be disturbed by construction is 14.4 acres.
4. The topography of the area is gently sloping to sloping and naturally delineates the drainage basins as shown on the Erosion Control sheet (Sheet EC-1 of the improvement plans). Vegetative cover consists of Bahia grass with sparsely located mature oak trees located throughout the site (a current subdivision). Existing soils are predominantly Candler and Apopka type "A" hydrologic soils, which are well-drained to excessively drained sands according to the National Resource Conservation Service (NRCS) classification.

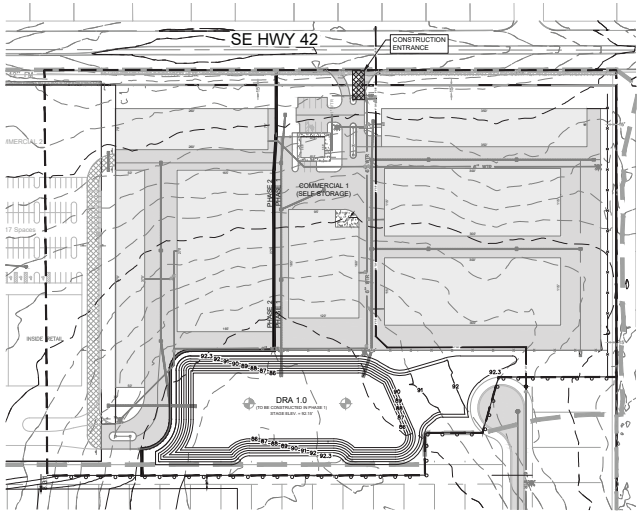


SILT FENCE TRENCH
Not to Scale



1. FILTER FABRIC FENCE SHALL BE EMBEDDED IN THE SOIL A MIN. OF 4".
2. INSPECTION SHALL BE FREQUENT AND REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.
3. FILTER FABRIC FENCE SHALL BE REMOVED WHEN IT HAS SERVED ITS USEFULNESS SO AS NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE.

SILT FENCE DETAIL
Not to Scale



MARION COUNTY PROJECT
No. 32837

LEGEND:

D.R.A. DRAINAGE RETENTION AREA

SILT FENCE LOCATION

TOTAL 1,112 LF SILT FENCE

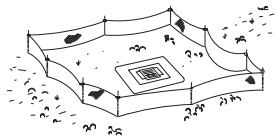
NOTE: NO CONSTRUCTION FENCE NEEDED AS ENTIRE PARCEL PERIMETER IS FENCED.

EROSION CONTROLS & BEST MANAGEMENT PRACTICES (BMP's)

ALL STORMWATER MANAGEMENT SYSTEMS SHALL BE COMPLETED PRIOR TO THE CONSTRUCTION OF IMPERVIOUS AREAS.

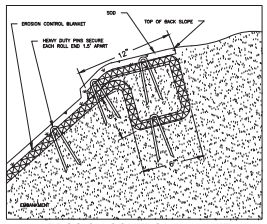


SILT FENCE PROTECTION
IN DITCHES WITH INTERMITTENT FLOW
Not to Scale

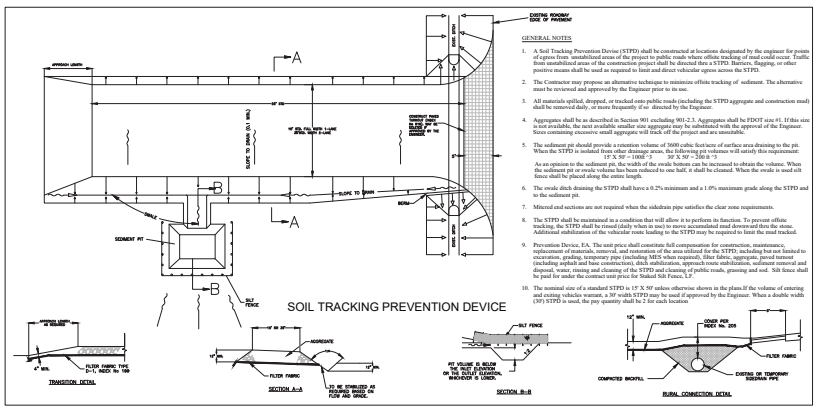


ALTERNATE: INSTALL DRAINAGE FILTER FABRIC UNDER INLET GRATE

SILT FENCE PROTECTION
IN DITCHES WITH INTERMITTENT FLOW
Not to Scale



EROSION CONTROL BLANKET
GROUND FASTENING DETAIL
Not to Scale



Scale:
1 inch = 100 feet

Contractor's Certification:

"I certify under penalty of law that I understand, and shall comply with, the terms and conditions of the State of Florida Generic Permit for Stormwater Discharge from Large and Small Construction Activities and this Stormwater Pollution Prevention Plan prepared thereunder."

Signature Date

Print Name

Address

Phone Number

Operator's Certification:

The undersigned ensures that the surface water and stormwater management measures proposed in the plan will be effectively implemented until completion of the project or until the permanent surface water management system is operational.

Signature Date

Print Name

Contractor shall file a NOI (Notice of Intent) with FDEP prior to construction. A copy of NOI must also be sent to Marion County prior to construction.

Stabilization Schedule:
(Required to be completed by Contractor)

Major Construction Activities:
Start Date
End Date

Cease Construction Activities:
Temporary Dates

Permanent Date

Date that Stabilization Measures were Initiated:

Note: Install erosion control features prior to any construction activities on this site.

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY MICHAEL W. RADCLIFFE , P.E. ON THE DATE ADJACENT TO THE SEAL.

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

No.	By	Revisions	Date
1	MWR	REVISIONS PER SJRWMD COMMENTS	10-29-25
2	MWR	REVISIONS PER COUNTY COMMENTS	12-11-26

Designed: MWR
Drawn: MJK
Checked: MWR
Date: 08-13-25
Scale: 1" = 100'
Project: 2025-25
File: 9494 - Self Storage 8-26-26.dwg

MICHAEL W. RADCLIFFE ENGINEERING, INC.
2811 S.E. Lake Weir Avenue, Ocala, FL 34471 | (352) 622-2500 FAX (352) 622-2505
Certificate No. EB 0026109 | Michael W. Radcliffe, P.E. | License No. 61809
www.radcliffengineering.com

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Project Name: 9494 SUMMERFIELD PHASES 1 & 2
Project Location: 9494 SE HWY 42, Summerfield, Marion County, FL, 34491
Application Type/No.:
Sheet Name: STORMWATER POLLUTION PREVENTION PLAN (SWPPP)

Sheet No.
C014
of
14

X:\MWR\E Payroll 2025\Projects\2025-25 9494 Self Storage\Dwgs\CAD\9494 - 8-26-26.dwg 8/26/2025 3:13 PM

Marion County

Development Review Committee

Agenda Item

File No.: 2026-23615 **Agenda Date:** 7/13/2026 **Agenda No.:** 5.2.

SUBJECT:
Ironcrest Phase 1 - Final Plat
Parcel #: 14699-001-00 #29959
JCH Consulting Group, Inc.

SUBMITTAL SUMMARY REPORT
29959

PLAN NAME: IRONCREST PHASE 1 **LOCATION:**

APPLICATION DATE: 04/04/2023 **PARCEL:** 14699-001-00

DESCRIPTION:

CONTACTS	NAME	COMPANY
Applicant	Christopher Howson	JCH Consulting Group, Inc.
Applicant	Christopher Howson	JCH Consulting Group, Inc.

SUBMITTAL	STARTED	DUE	COMPLETE	STATUS
OCE: Plan Review (DR) v.3	06/24/2026	07/01/2026	07/02/2026	Approved
OCE: Plan Review (DR) v.2	04/24/2026	05/01/2026	05/05/2026	Requires Re-submit
OCE: Plan Review (DR) v.1	11/11/2025	11/25/2025	11/13/2025	Requires Re-submit

SUBMITTAL DETAILS

OCE: Plan Review (DR) v.3

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
911 Management (DR) (911 Management)	Jamie Waldron	07/01/2026	07/01/2026	Approved
Corrections	2.12.28 - Road identification (**Resolved**) - **Corrective Action:** Sheet 2 – NW 77th Lane Rd is incorrectly labeled as NW 77th Rd, added label for NW 8th Ave, Sheet 6, 7 – NW 77th Lane Rd is incorrectly labeled as NW 77th Rd. Please label roads accordingly on all applicable sheets on all future submittals. - 2.12.28 - Road identification: All roads shall be identified by quadrant number as assigned by Marion County 911 Management.			
Environmental Health (Plans) (Environmental Health)	Evan Searcy	07/01/2026	06/25/2026	Approved
Growth Services Planning & Zoning (DR) (GS Planning and Zoning)	Kathleen Brugnoli	07/01/2026	06/26/2026	Approved
Landscape (Plans) (Parks and Recreation)	Susan Heyen	07/01/2026	06/25/2026	Approved
OCE Design (Plans) (Office of the County Engineer)	Gerald Koch	07/01/2026	06/30/2026	Approved
OCE Property Management (Plans) (Office of the County Engineer)	Delenie Roman	07/01/2026	06/30/2026	Informational

Comments

Checked map.

Sec. 2.19.1. - Applicability.
The Final Plat shall be submitted for approval and recording in the public records of Marion County for each development where platting is required by this Code and shall comply with Ch. 177 FS. All subdivision improvements shall be dedicated private unless otherwise approved by DRC or required by this Code.
Sec.2.19.2.G – Title Certification
All Final Plats submitted to Marion County shall be accompanied by a title opinion, no more than 30 days old, of an attorney, licensed in Florida, or a certification by an abstractor or title company certifying the record title owner of the lands as described and shown on the plat.
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.6.2.1. – Requirements.
Sec.6.2.1.A.
Plans shall be prepared by a professional licensed by the State of Florida. The name, street address, signature, date, license number, and seal of the responsible professional shall be shown on each plan sheet. The same shall be provided on the cover page of any supporting documents and calculations.
Sec.6.3.1.C(14) - The purpose/use, improvements, and maintenance responsibilities for all tracts shall be listed on the plat in a list or table form;
Sec.6.3.1.C(15) - The following statements shall be captioned as "ADVISORY NOTICES" and be provided in a prominent manner on the plat, as appropriate, in the following order:
Sec.6.3.1.C(d)(1)(2) - As related to covenants, restrictions, or reservations:
1. WHEN COVENANTs, restrictions, or reservations are established by the developer they shall be indicated as follows and completed accordingly: "COVENANTS, RESTRICTIONS, AND/OR RESERVATIONS AFFECTING THE OWNERSHIP OR USE OF THE PROPERTY SHOWN IN THIS PLAT ARE FILED IN MARION COUNTY OFFICIAL RECORD BOOK NO. _____, PAGE _____."

2. The following shall minimally be provided: "There may be additional restrictions that are not recorded or referenced on this plat that may be found in the Marion County Official Records;"
Sec.6.3.1.D -
The Final Plat shall contain, on the first page, the following dedications executed and acknowledged as required by law, in the forms set forth below:

Sec.6.3.1.D(1) –
All dedications shall be in the following forms or as approved by the County Attorney (Italic), with the appropriate items below. When a name or entity is used within a dedication item, the exact legal name of the entity shall be provided.
Sec.6.3.1.D(a) - "DEVELOPER'S ACKNOWLEDGEMENT AND DEDICATION"
"KNOW ALL MEN BY THESE PRESENTS, that [exact corporate name, state of incorporation, or individual's name], fee simple owner of the land described and platted herein, as [exact subdivision name], being in Marion County, has caused said lands to be surveyed and platted as shown hereon and does hereby dedicate as follows:"
Sec.6.3.1.D.(b)(1)(2)(3)
Streets, Rights-of-way, and Parallel Access Easements, select as appropriate:
1. 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."
2. 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."
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(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(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]."
Sec.6.3.1.D(2) - Add the appropriate closing.
Sec.6.3.1.D(2)(a) - If corporation:
IN WITNESS WHEREOF, the above named corporation has caused these presents to be signed by its _____ and its corporate seal to be affixed hereto by and with the authority of its board of directors this _____ day of _____, 20_____.
(FULL CORPORATE NAME), a corporation of the State of _____
By:_____
(Signature of president or vice president or chief executive above)
Type Name and Title of Officer (signature must have two (2) witnesses or be under corporate seal).
Sec.6.3.1.D(2)(b) - If individual:
IN WITNESS WHEREOF, (I) (we), (name(s), have hereunto set (my) (our) hand(s) and seal(s) this _____ day of _____, 20_____.
WITNESSES:
_____ (signature)
(Typed name) _____
Sec.6.3.1.D(2)(c) - Add the acknowledgement (witnesses and notary) of those executing the dedication consistent with § 689.01 FS.
Sec.6.3.1.D(3)(a) -
Add the appropriate joinder and consent to the dedication by a mortgagee or other party of interest using one, or a combination of, the following methods:
Provide the joinder and consent to the dedication by a mortgagee or other party in interest as a direct statement on the Final Plat as follows:
"[MORTGAGEE or PARTY OF INTEREST] CONSENT
The undersigned hereby certifies that it is the holder of (a) mortgage(s), lien(s), or other encumbrance(s) upon the property described hereon and does hereby join in and consent to the dedication of the land described in said dedication by the owner thereof and agrees that its mortgage(s), lien(s), or other encumbrance(s) which (is)(are) recorded in Official Record Book _____ at page(s) _____ of the public records of Marion County, Florida, shall be subordinated to the dedication shown hereon."
Sec.6.3.1.D(3)(a)(1)(a)(b)(c) – Provide the appropriate closing.
If corporation:
a. IN WITNESS WHEREOF, The said Corporation has caused the presents to be signed by its _____ and its Corporate Seal to be affixed hereon by and with the authority of its Board of Director this _____ day of _____, 20___.
(Full Corporate Name), A Corporation of the State of _____
By (Signature of President Vice President or Chief Executive Officer)

_____
(Typed name and title of Officer)
(AFFIX CORPORATE SEAL) or have two witnesses as listed in Item 2 below. b.
b. If individual: IN WITNESS WHEREOF, (I) (We), _____ Do hereunto set (my) (our) hand(s) and seal(s) this _____ day of _____, 20___.
WITNESSES (repeat signature below as necessary for each owner).
(Signature) _____

(Typed name)
c. Add the acknowledgment (witnesses and notary) of those executing the Mortgagee or party of interest consent consistent with § 689.01 FS.
Sec.6.3.1.D(3)(a)(2)(a)(b)(c) –
Provide the joinder and consent as a separate instrument joining in and ratifying the plat and all dedications thereon, in accordance with § 177.081 FS, as follows:
a. The final plat and the separate instrument(s) shall be recorded within the Marion County Public Records concurrently and include coordinated references between the documents as provided in following Section 6.3.1.D(3)(a)2.b and c.

b. The following statement shall be placed on the final plat: "A separate instrument(s) serving as joinder and consent for a mortgagee or other party of interest to the Plat depicted hereon has been separately filed and recorded in the Marion County Public Records Official Record Book (enter number), pages (enter number) to (enter number)," as assigned by the Clerk of the Court's Office.

c. The separate instrument shall utilize the same general form as provided in Section 6.3.1.D(3)(a)1(a) above and shall include the final plat's official name as listed on the final plat and include a blank entry reference for the Marion County Public Records Plat Book and Page(s) as assigned by the Clerk of the Court's Office.
Sec.6.3.1.F. - The following supporting documentation shall also be provided as appropriate:
Sec.6.3.1.F(1) - A copy of the documents demonstrating the establishment of a corresponding MSBU, CDD, or other State recognized special district responsible for the maintenance and operation of the dedicated improvements. If the MSBU option is selected by the developer, it shall be established to provide maintenance and upkeep for, at minimum, roads and drainage infrastructure. Other improvements, such as, but not limited to, street lighting or recreation, can be added to the MSBU if desired by the development.
Sec.6.3.1(F)(2) - For a subdivision with privately dedicated improvements, a copy of the completed and filed documents demonstrating the private entity is properly established, operating, and eligible to be responsible for the improvements so dedicated to the association. In the case of an entity previously created and encompassing the proposed subdivision, documents demonstrating the continued establishment of the entity and its acceptance of responsibility for the improvements to be conveyed shall be required;
Sec.6.3.1(F(3) - A copy of the final protective covenants and deed restrictions, where such covenants and restrictions are required or established by the applicant, in a form to be recorded and cross-referenced to the submitted Final Plat. In the case where covenants and restrictions are previously recorded and applicable to a proposed subdivision, a copy of the effective covenants and deed restrictions shall also be provided;
Sec.6.3.1(F)(4)(a)(b)(c)- A certificate of title demonstrating the following:
a. The lands as described and shown on the plat are in the name of, and apparent record title is held by, the person, persons, or organizations executing the dedication;
b. That all taxes have been paid on said property as required by § 197.192 FS, as amended; and
c. The official record book and page number of all mortgages, liens, or other encumbrances against the land, and the names of all persons holding an interest in such mortgage, lien or encumbrance.
The title certification shall be an opinion of a Florida attorney-at-law or the certification of an abstract or title insurance company licensed to do business in Florida. The County reserves the right to require that the title certification be brought current at the time of Final Plat approval.
Sec.6.3.1.F(5) - When required in conjunction with an Improvement or Maintenance Agreement, an itemized cost estimate prepared and certified by the developer's engineer including the cost of construction of all required improvements in the following form:
"CERTIFICATE OF COST ESTIMATE
I, _____, A Florida registered engineer, License No._____, do hereby certify to Marion County that a cost estimate has been prepared under my responsible direction for those improvements itemized in this exhibit and that the total cost estimate for said improvements is $ _____. This estimate has been prepared, in part, to induce approval by the County of a Final Plat for the _____ Subdivision, and for the purpose of establishing proper surety amounts associated therewith.
_____(Signature)
(Name, Florida Registered Engineer
License No. _____)"
(AFFIX SEAL)

- DR 6/30/26

OCE Stormwater (Permits & Plans) (Office of the County Engineer)	Kevin Vickers	07/01/2026	06/29/2026	Approved
OCE Survey (Plans) (Office of the County Engineer)	Theresa Smail	07/01/2026	07/01/2026	Approved
OCE Traffic (Permits & Plans) (Office of the County Engineer)	Chris Zeigler	07/01/2026	06/25/2026	Approved
Utilities (OCE Plans) (Utilities)	Heather Proctor	07/01/2026	06/25/2026	Approved

Comments Previously approved. Project is served through Marion County Utilities for water and wastewater. Utility connections and services will be reviewed during the Improvement Plan review.

OCE: Plan Review (DR) v.2

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
911 Management (DR) (911 Management)	Kristie Wright	05/01/2026	04/30/2026	Requires Re-submit

Corrections 2.12.28 - Road identification (**Not Resolved**) - **Corrective Action:** Sheet 2 – NW 77th Lane Rd is incorrectly labeled as NW 77th Rd, added label for NW 8th Ave, Sheet 6, 7 – NW 77th Lane Rd is incorrectly labeled as NW 77th Rd. Please label roads accordingly on all applicable sheets on all future submittals. - 2.12.28 - Road identification: All roads shall be identified by quadrant number as assigned by Marion County 911 Management.

Environmental Health (Plans) (Environmental Health)	Evan Searcy	05/01/2026	05/01/2026	Approved
Growth Services Planning & Zoning (DR) (GS Planning and Zoning)	Kathleen Brugnoli	05/01/2026	04/27/2026	Approved
Landscape (Plans) (Parks and Recreation)	Susan Heyen	05/01/2026	04/24/2026	Approved

SUBMITTAL SUMMARY REPORT (29959)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
OCE Design (Plans) (Office of the County Engineer)	William Poole	05/01/2026	04/28/2026	Approved
OCE Property Management (Plans) (Office of the County Engineer)	Elizabeth Woods	05/01/2026	04/27/2026	Informational

Comments

Title Cert on 4/16/2026 (less than 30 days old) approved. -EMW 04.27.2026

Sec. 2.19.1. - Applicability.
The Final Plat shall be submitted for approval and recording in the public records of Marion County for each development where platting is required by this Code and shall comply with Ch. 177 FS. All subdivision improvements shall be dedicated private unless otherwise approved by DRC or required by this Code.
Sec.2.19.2.G – Title Certification
All Final Plats submitted to Marion County shall be accompanied by a title opinion, no more than 30 days old, of an attorney, licensed in Florida, or a certification by an abstractor or title company certifying the record title owner of the lands as described and shown on the plat.
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.6.2.1. – Requirements.
Sec.6.2.1.A.
Plans shall be prepared by a professional licensed by the State of Florida. The name, street address, signature, date, license number, and seal of the responsible professional shall be shown on each plan sheet. The same shall be provided on the cover page of any supporting documents and calculations.
Sec.6.3.1.C(14) - The purpose/use, improvements, and maintenance responsibilities for all tracts shall be listed on the plat in a list or table form;
Sec.6.3.1.C(15) - The following statements shall be captioned as "ADVISORY NOTICES" and be provided in a prominent manner on the plat, as appropriate, in the following order:
Sec.6.3.1.C(d)(1)(2) - As related to covenants, restrictions, or reservations:
1. WHEN COVENANTs, restrictions, or reservations are established by the developer they shall be indicated as follows and completed accordingly: "COVENANTS, RESTRICTIONS, AND/OR RESERVATIONS AFFECTING THE OWNERSHIP OR USE OF THE PROPERTY SHOWN IN THIS PLAT ARE FILED IN MARION COUNTY OFFICIAL RECORD BOOK NO. _____, PAGE _____."

2. The following shall minimally be provided: "There may be additional restrictions that are not recorded or referenced on this plat that may be found in the Marion County Official Records;"
Sec.6.3.1.D -
The Final Plat shall contain, on the first page, the following dedications executed and acknowledged as required by law, in the forms set forth below:
Sec.6.3.1.D(1) –
All dedications shall be in the following forms or as approved by the County Attorney (Italic), with the appropriate items below. When a name or entity is used within a dedication item, the exact legal name of the entity shall be provided.
Sec.6.3.1.D(a) - "DEVELOPER'S ACKNOWLEDGEMENT AND DEDICATION"
"KNOW ALL MEN BY THESE PRESENTS, that [exact corporate name, state of incorporation, or individual's name], fee simple owner of the land described and platted herein, as [exact subdivision name], being in Marion County, has caused said lands to be surveyed and platted as shown hereon and does hereby dedicate as follows:"
Sec.6.3.1.D.(b)(1)(2)(3)
Streets, Rights-of-way, and Parallel Access Easements, select as appropriate:
1. 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."
2. 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."
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(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(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]."
Sec.6.3.1.D(2) - Add the appropriate closing.

Sec.6.3.1.D(2)(a) - If corporation:
IN WITNESS WHEREOF, the above named corporation has caused these presents to be signed by its _____ and its corporate seal to be affixed hereto by and with the authority of its board of directors this _____ day of _____, 20_____.
(FULL CORPORATE NAME), a corporation of the State of _____
By:_____
(Signature of president or vice president or chief executive above)
Type Name and Title of Officer (signature must have two (2) witnesses or be under corporate seal).
Sec.6.3.1.D(2)(b) - If individual:
IN WITNESS WHEREOF, (I) (we), (name(s), have hereunto set (my) (our) hand(s) and seal(s) this _____ day of _____, 20_____.
WITNESSES:
_____ (signature)
(Typed name) _____
Sec.6.3.1.D(2)(c) - Add the acknowledgement (witnesses and notary) of those executing the dedication consistent with § 689.01 FS.
Sec.6.3.1.D(3)(a) -
Add the appropriate joinder and consent to the dedication by a mortgagee or other party of interest using one, or a combination of, the following methods:
Provide the joinder and consent to the dedication by a mortgagee or other party in interest as a direct statement on the Final Plat as follows:
"[MORTGAGEE or PARTY OF INTEREST] CONSENT
The undersigned hereby certifies that it is the holder of (a) mortgage(s), lien(s), or other encumbrance(s) upon the property described hereon and does hereby join in and consent to the dedication of the land described in said dedication by the owner thereof and agrees that its mortgage(s), lien(s), or other encumbrance(s) which (is)(are) recorded in Official Record Book _____ at page(s) _____ of the public records of Marion County, Florida, shall be subordinated to the dedication shown hereon."
Sec.6.3.1.D(3)(a)(1)(a)(b)(c) – Provide the appropriate closing.
If corporation:
a. IN WITNESS WHEREOF, The said Corporation has caused the presents to be signed by its _____ and its Corporate Seal to be affixed hereon by and with the authority of its Board of Director this _____ day of _____, 20___.
(Full Corporate Name), A Corporation of the State of _____
By (Signature of President Vice President or Chief Executive Officer)
_____
(Typed name and title of Officer)
(AFFIX CORPORATE SEAL) or have two witnesses as listed in Item 2 below. b.
b. If individual: IN WITNESS WHEREOF, (I) (We), _____ Do hereunto set (my) (our) hand(s) and seal(s) this _____ day of _____, 20___.
WITNESSES (repeat signature below as necessary for each owner).
(Signature) _____
(Typed name)
c. Add the acknowledgment (witnesses and notary) of those executing the Mortgagee or party of interest consent consistent with § 689.01 FS.
Sec.6.3.1.D(3)(a)(2)(a)(b)(c) –
Provide the joinder and consent as a separate instrument joining in and ratifying the plat and all dedications thereon, in accordance with § 177.081 FS, as follows:
a. The final plat and the separate instrument(s) shall be recorded within the Marion County Public Records concurrently and include coordinated references between the documents as provided in following Section 6.3.1.D(3)(a)2.b and c.

b. The following statement shall be placed on the final plat: "A separate instrument(s) serving as joinder and consent for a mortgagee or other party of interest to the Plat depicted hereon has been separately filed and recorded in the Marion County Public Records Official Record Book (enter number), pages (enter number) to (enter number)," as assigned by the Clerk of the Court's Office.

c. The separate instrument shall utilize the same general form as provided in Section 6.3.1.D(3)(a)1(a) above and shall include the final plat's official name as listed on the final plat and include a blank entry reference for the Marion County Public Records Plat Book and Page(s) as assigned by the Clerk of the Court's Office.
Sec.6.3.1.F. - The following supporting documentation shall also be provided as appropriate:
Sec.6.3.1.F(1) - A copy of the documents demonstrating the establishment of a corresponding MSBU, CDD, or other State recognized special district responsible for the maintenance and operation of the dedicated improvements. If the MSBU option is selected by the developer, it shall be established to provide maintenance and upkeep for, at minimum, roads and drainage infrastructure. Other improvements, such as, but not limited to, street lighting or recreation, can be added to the MSBU if desired by the development.
Sec.6.3.1(F)(2) - For a subdivision with privately dedicated improvements, a copy of the completed and filed documents demonstrating the private entity is properly established, operating, and eligible to be responsible for the improvements so dedicated to the association. In the case of an entity previously created and encompassing the proposed subdivision, documents demonstrating the continued establishment of the entity and its acceptance of responsibility for the improvements to be conveyed shall be required;
Sec.6.3.1(F(3) - A copy of the final protective covenants and deed restrictions, where such covenants and restrictions are required or established by the applicant, in a form to be recorded and cross-referenced to the submitted Final Plat. In the case where covenants and restrictions are previously recorded and applicable to a proposed subdivision, a copy of the effective covenants and deed restrictions shall also be provided;
Sec.6.3.1(F)(4)(a)(b)(c)- A certificate of title demonstrating the following:
a. The lands as described and shown on the plat are in the name of, and apparent record title is held by, the person, persons, or organizations executing the dedication;
b. That all taxes have been paid on said property as required by § 197.192 FS, as amended; and
c. The official record book and page number of all mortgages, liens, or other encumbrances against the land, and the names of all persons holding an interest in such mortgage, lien or encumbrance.
The title certification shall be an opinion of a Florida attorney-at-law or the certification of an abstract or title insurance company licensed to do business in Florida. The County reserves the right to require that the title certification be brought current at the time of Final Plat approval.
Sec.6.3.1.F(5) - When required in conjunction with an Improvement or Maintenance Agreement, an itemized cost estimate prepared and certified by the developer's engineer including the cost of construction of all required improvements in the following form:
"CERTIFICATE OF COST ESTIMATE
I, _____, A Florida registered engineer, License No._____, do hereby certify to Marion County that a cost estimate has been prepared under my responsible direction for those improvements itemized in this exhibit and that the total cost estimate for said

improvements is $ _____. This estimate has been prepared, in part, to induce approval by the County of a Final Plat for the _____ Subdivision, and for the purpose of establishing proper surety amounts associated therewith.
_____(Signature)
(Name, Florida Registered Engineer
License No. _____)"
(AFFIX SEAL)

OCE Stormwater (Permits & Plans) (Office of the County Engineer)	Kevin Vickers	05/01/2026	04/27/2026	Approved
OCE Survey (Plans) (Office of the County Engineer)	Theresa Smail	05/01/2026	04/30/2026	Approved
OCE Traffic (Permits & Plans) (Office of the County Engineer)	Chris Zeigler	05/01/2026	04/26/2026	Approved
Utilities (OCE Plans) (Utilities)	Heather Proctor	05/01/2026	05/01/2026	Approved

Comments Project is served through Marion County Utilities for water and wastewater. Utility connections and services will be reviewed during the Improvement Plan review.

eREVIEW SESSION FILES:
2nd Response.pdf
Developer's Agreement_DRAFT.pdf
File Category Placeholder.pdf
ImprovementAgreement_IronCrest.pdf
Ironcrest Declaration.pdf
Title Opinion - Iron Lake Phase 1.pdf

REVIEWER	MARKUP	DATE/TIME	FILE NAME	PG #
Kristie W	Should be NW 77th Lane Rd.	04/28/2026 10:35	AMFile Category Placeholder.pdf	2
Kristie W	NW 8TH AVE	04/28/2026 10:39	AMFile Category Placeholder.pdf	2
Kristie W	Should be NW 77th Lane Rd.	04/28/2026 10:46	AMFile Category Placeholder.pdf	6
Kristie W	Should be NW 77th Lane Rd.	04/28/2026 10:47	AMFile Category Placeholder.pdf	7
Kristie W	9-1-1 REQUIRES RESUBMIT	04/28/2026 10:55	AMFile Category Placeholder.pdf	1

OCE: Plan Review (DR) v.1

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
911 Management (DR) (911 Management)		11/25/2025	11/11/2025	Requires Re-submit

Comments
NO 2.19.3.B - If there are internal roads within the development please provide digital streets in NAD83 FL W .dwg or .dxf format to laura.johnson@marioncountyfl.org
NO 2.12.28 - Street names match 9-1-1 road names Sheet 6 has NW 77th Street incorrectly labeled as NW 76th Street. Sheet 2 has NW 77th Street incorrectly labeled as NW 76th Street.
YES 6.2.1.F - North arrow and graphic drawing and written scale
NO Additional 911 comments Sheet 9 and Sheet 12 has Sections at the top of the page listed incorrectly as Section 17, 18, and 19 – it should be Section 17, 18, 19, and 20.
All Sheets have Country in the Subdivision name at the top of the sheet labeled as Counrtry. Please correct on all sheets on future submittals.

Environmental Health (Plans) (Environmental Health)		11/25/2025	11/11/2025	Approved

Comments
YES Central Sewer
N/A Lot Size
N/A Total Flow
N/A Available Area
YES DEP Water Approval
N/A Operating Permit Required
N/A 2.12.6 - Location of septic systems & wells
N/A 2.12.36 - Location of water & septic systems
INFO Additional Health comments n/a

SUBMITTAL SUMMARY REPORT (29959)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
Growth Services Planning & Zoning (DR) (GS Planning and Zoning)		11/25/2025	11/11/2025	Requires Re-submit

Comments

Zoning - Reject
NO 2.12.4.C -Owner and applicants name Section 2.12.4.C - "Name, address, phone number, and signature of the owner and applicant (these signatures are not required until the final submittal);"

This is the final submittal - this information is required on the cover page.
YES 2.12.21/6.3.1.C(10) - Land use and zoning on project and on adjacent properties shown
YES 2.12.22 - Approximate location of all lot lines with dimensions and area in sq ft
YES 2.12.9 - Location and dimensions of proposed right of ways and streets, including easements, reservations or dedications
YES 2.12.24 - Preliminary buffer plan/6.8.6 - Buffering Project wide minimum perimeter buffer of 25' - there was at least one area showing a 20' width on West Anthony Road.
INFO 6.4.4.A - Project is consistent with preliminary plat AR 29959 approved to waive preliminary plat process
YES 2.12.19 - Provide dimensions and location of all existing site improvements; dimensions and location for all proposed site improvements with all setbacks
YES 6.3.1.C(11) - PUD zoning consistent with Division 4
YES 6.3.1.C(15)(b) - Flood zone determination listed
N/A Additional Zoning comments

Land Use- Approved
YES 6.3.1.A(3)(d) - Replat Subdivision Subtitle provided?
INFO 6.3.1.C(4) - All Existing Easements w/OR Bk & Pg (e.g., conservation)? No OR Book/Page provided showing easements on this property.
YES 6.3.1.C(10) or (15)(a) - Land Use Listed w/Developer Agreements
YES 6.3.1.C(14) - Intent & Purpose of All Tracts Identified
N/A 6.3.1.C(15)(__) - Hamlet Subdivision reference note provided?
YES 6.3.1.C(15)(__) - [Springs Protection Note Provided?]
N/A 6.3.1.C(15)(__) - Wellhead Protection Note Provided?
N/A 6.3.1.C(15)(g) - DRI/FQD DO Compliance Note Provided?
YES 6.3.1.C(15)(h)/1.8.2.C(6) - Concurrency OK or Deferral Note provided?
N/A 6.3.1.C(15)(j) - Contiguous sustainable agricultural lands statement
INFO 6.3.1.D(1)(e) - Park Dedication in Developer's Acknowledgement & Dedication (DA&D)? Multiple tracts were given a general blanket statement of uses.
N/A 6.3.1.D(1)(f) - Conservation Dedication in Developer's Acknowledgement & Dedication (DA&D)?
N/A 6.3.1.D(1)(b)2 - [Public Use/Access Easement for Private Roads/CPAE?]
N/A 6.3.1.C(15)(e) - [External Roads Access Prohibition Note provided?]
N/A 6.11.5.D(4) - [Prohibited driveway locations for corner lots shown?]
N/A Additional Planning Items:

Landscape (Plans) (Parks and Recreation)		11/25/2025	11/11/2025	Approved

Comments

INFO 2.12.24 Show location and dimensions of required land use buffering. n/a
INFO 2.12.25 - Marion Friendly Landscape Areas n/a

OCE Design (Plans) (Office of the County Engineer)		11/25/2025	11/11/2025	Approved

Comments

NO 2.19.2.B - Final Plat fee of $319.00 + ($5.00 x per lot) made payable to Marion County BCC
N/A 2.19.2.B - Plan review fee of $40.00 made payable to Marion County Health Department
N/A 2.1.6.A - $100 Resubmittal fee payable to Marion County BCC
N/A 2.1.3 - Order of plan approval
YES 2.18.4.H - Maintenance agreement
N/A 2.19.4.A - Improvement agreement with cost estimate
N/A 6.3.1.F(5) - Statement of itemized cost estimate for Improvement or Maintenance Agreement
N/A 2.19.4.A - All improvements are completed & as built inspection complete
YES 2.18.4.E - Indemnification agreement
N/A 2.19.3 - Executed mylar prior to plan approval & 6.4.4.K - All signatures shall be original and made in permanent dark ink
YES 2.12.7 - Digital version of plan
YES 6.2.1.B - Plans legible
YES 6.2.1.D - Index of sheets and all sheets shall indicate each sheet number and the total number of sheets
YES 6.2.1.C- Standardized sheet size shall be 24" x 36"
YES 6.2.1.E - Drawing legend
YES 6.2.1.F - North arrow, graphic drawing, & written scale
YES 6.3.1.C(13) - Legal description contains acreage to one one-hundreth
YES 6.3.1.C(15)(f) - This plat contains ___ lots and ___ miles of road
N/A 6.3.1.C(15)(d) - Legal documents & cross reference book & page
YES 6.4.4.L - Clear margins not less than a half inch wide on three sides and 3 inches wide on the left side for binding
YES 6.4.4.M - Location of seals
YES 6.3.1.B - Area for Book & Page and number of sheets
YES 6.3.1.E(2) - DRC certification & signatures
YES 6.3.1.E(3) - Clerk & BCC certifications of approval
YES 6.3.1.E(4) - Clerk acceptance for recording certification
YES 6.3.1.C(15)(i) - Board assessment notification
INFO 6.3.1.F(1) - Establishment of MSBU, CDD, or other State recognized special district for the maintenance and operation of the dedicated improvements
INFO 6.12.9.F - Public dedications shall be pre-approved by DRC. If a MSBU is established as the maintenance and operation entity, roads and stormwater facilities can be platted as public.
INFO 6.3.1.D(b)1 or 6.3.1.D(b)2 - Declaration of private/public roads
N/A Legal Documents
INFO Additional Development Review Comments

SUBMITTAL SUMMARY REPORT (29959)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
OCE Property Management (Plans) (Office of the County Engineer)		11/25/2025	11/11/2025	Requires Re-submit

Comments

YES 2.19.1 - The Final Plat shall be submitted and shall comply with Ch. 177 FS
NO 2.19.2.G - Title Certification or title opinion, no more than 30 days old 2023 taxes need to be paid
NO 2.19.2.H - Legal documents need original documents
YES 6.2.1.A - Plans shall be prepared by a professional licensed by the State of Florida
N/A 6.3.1.C(1) - If the Final Plat exceeds one sheet
N/A 6.3.1.C(2) - "Not included" parcels to be labeled "not a part of this plat"
N/A 6.3.1.C(4) - Dimensions and locations of all known existing easements
N/A 6.3.1.C(5) - Dimensions and locations of all proposed easements
N/A 6.3.1.C(6) - Dimensions and locations of all existing or recorded streets
N/A 6.3.1.C(8) - All adjacent property identified
N/A 6.3.1.C(9) - County and city limit lines within or abutting the tract
YES 6.3.1.C(14) - The purpose/use, improvements, and maintenance responsibilities
YES 6.3.1.C(15) - "ADVISORY NOTICES" and be provided in a prominent manner
NO 6.3.1.C(15)(d) - Covenants, restrictions, or reservations need original documents
YES 6.3.1.D - The Final Plat shall contain certain dedications executed and acknowledged
YES 6.3.1.D(1)(a) - Developer's acknowledgement and dedication
YES 6.3.1.D(1) - All dedications shall be in the following forms or as approved by the County Attorney
N/A 6.3.1.D(1)(b) - Streets, rights-of-way, and parallel access easements
N/A 6.3.1.D(1)(c) - Utility easements
N/A 6.3.1.D(1)(d) - Stormwater easements and facilities
N/A 6.3.1.D(1)(f) - Conservation easement
YES 6.3.1.D(2) - Add the appropriate closing
YES 6.3.1.D(2)(a) - Add the acknowledgement (witnesses and notary) consistent with § 689.01 FS
N/A 6.3.1.D(3) - Add the appropriate joinder and consent to the dedication by a mortgagee or other party of interest using one, or a combination of, the following methods:
N/A 6.3.1.D(3)(a) - Provide the joinder and consent to the dedication by a mortgagee or other party
YES 6.3.1.D(3)(a)1 - Provide the appropriate closing
YES 6.3.1.F - The following supporting documentation shall also be provided as appropriate:
NO 6.3.1.F(2) - Documents for a subdivision with privately dedicated improvements
NO 6.3.1.F(3) - A copy of the final protective covenants and deed restrictions need original documents
NO 6.3.1.F(4) - A certificate of title requirements 2023 taxes need to be paid.
N/A 6.4.4.B - The legal description shall include a metes and bounds description
N/A Additional Right-of-Way comments

OCE Stormwater (Permits & Plans) (Office of the County Engineer)		11/25/2025	11/11/2025	Approved

Comments

YES 2.12.9/10 - Existing Drainage Right-of-Way/Easements County staff is working through the details of the revised lot grading with the engineer via the revised improvement plan. The engineer is proposing to define FF, lot type, and a drainage pattern for each lot in the improvement plan. They are proposing to have individual lot grading plans to cover each lot when they go through the building permit process. It is likely that drainage swales will be constructed between lots. Please revise the typical lot details to allow for a 20' wide easement (10' to either side of the property line).
YES 2.12.22 - Stormwater Tract Several of the square footage labels overlap with the lot dimension and curve labels. Please update to labels are legible for all lots.
YES 2.12.38 - Stormwater Maintenance Entity
YES 6.3.1.C(12) - If any portion of the property in the FEMA FIRM
N/A 6.3.1.C(15) - Off-Site Stormwater Reference
YES 6.3.1 D(1)(d) - Stormwater Dedication & Acknowledgement
INFO Additional Stormwater comments If you have questions or would like to discuss the stormwater review comments, please contact Kevin Vickers, PE at 352-671-8695 or kevin.vickers@marionfl.org.

SUBMITTAL SUMMARY REPORT (29959)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
OCE Survey (Plans) (Office of the County Engineer)		11/25/2025	11/11/2025	Requires Re-submit

Comments

YES 6.4.4.D - Mathematical closure and shall be in compliance with Ch. 5J-17 FAC. (5J-17.051) (15ii) (5J-17.051)(2)(b1-3) FAC
YES 6.4.4.B - The legal description shall include a metes and bounds description
YES 6.4.4.A - Final plat shall comply with Ch. 177 FS and the requirements of this Code
YES 6.4.4.B &C The point of commencement or point of beginning in the description shall be tied to the nearest Government Corner or Record Corner
N/A 6.4.4.C - A Certified Corner Record must be submitted to the State of Florida and the County Surveyor
YES 6.4.4.E - Showing or establishing the location of the ordinary high water line shall describe the methodology used for said determination.
YES 6.4.4.F - The point of beginning and the point of commencement shall be clearly labeled in bold when a point of beginning or point of commencement is used in the legal description
YES 6.4.4.G - All permanent reference monuments and permanent control points as prescribed in Ch. 177 FS shall be installed prior to submission of Final Plat
YES 6.4.5.A(1) - Permanent Reference Monuments (PRMs) shall be set in accordance with § 177.091 FS
YES 6.4.5.A(2) - PRMs shall be graphically shown and fully described on the plat
NO 6.4.5.A(3) - PRMs shall not exceed a maximum spacing of 1,400’ apart Please see markup on sheet 2. PRM's must not exceed 1400' apart.
YES 6.4.5.A(4) - PRMs shall be referenced to the State Plane Coordinate System with datum and adjustment stated
N/A 6.4.5.A(5) - When PRMs are set as offset/witness corners, the corners shall be shown
YES 6.4.5.C - A table or note containing the geodetic control station information
YES 6.4.5.D - Distances shown on the plat shall be shown as ground distances and noted as such
YES 6.4.5.F(1) - Permanent Control Points (PCPs) shall be set in accordance with § 177.091 FS
YES 6.4.5.F(2) - PCPs shall not exceed a maximum spacing of 1,000 feet apart
YES 6.4.5.F(3) - PCPs shall be set
YES 6.4.5.F(4) - PCPs shall be graphically shown and fully described on the plat
N/A 6.4.5.F(5) - When PCPs are set as offset/witness corners, the corners shall be shown on the plat
YES 6.4.5.G - Where plat boundary corners are found to coincide with previously set monumentation, monumentation shall be shown on the plat
YES 6.4.5.H - All lot and tract corner monumentation shall be set in accordance with the requirements of § 177.091 FS
YES 6.4.5.I - All section lines, government lot lines and grant lines and/or corners found shown with ties to the plat boundary
YES 6.4.5.J - Platted adjoining lands shall be identified
YES 6.4.5.K - Unplatted adjoining lands shall be labeled as “unplatted” with deed book or official record book and pages shown
YES 6.4.5.M - Line and curve tables must be shown on the sheet to which they apply
YES 6.4.5.N - Bearings basis shall be noted and referenced to an established, monumented line shown on the plat
YES 6.2.1.A - Provide the name, street address, signature, date, license number, and seal of the responsible professional shall be shown on each plan sheet
YES 6.2.1.E - Provide drawing legend
YES 6.2.1.F - Provide north arrow and graphic drawing and written scale
YES 6.3.1.E(1) - The Surveyors and Mappers Certification
YES 6.4.6.A - Show the lot and block lines of the previous plat, including monumentation
N/A 6.4.6.B - Any rights-of-way and/or easements to be vacated shown with Official Record Book and Page
N/A 6.4.6.C - Show any discrepancies between the boundary of a replat and the previous plat.
N/A Additional Survey comments

OCE Traffic (Permits & Plans) (Office of the County Engineer)		11/25/2025	11/11/2025	Requires Re-submit

Comments

YES 2.12.9 - Location and dimensions of streets and right-of-way
YES 2.12.20 - Phases of development
YES 2.12.38 - Maintenance of improvements
YES 6.3.1.C(3) - Driveway restrictions corner lots
YES 6.3.1.C(7) - Dimensions and locations of streets
YES 6.3.1.C(15)(e) - Internal roadways
YES 6.3.1.C(15)(f) - Miles of road
YES 6.3.1.D(1)(b) - Streets, rights-of-way, and parallel access
N/A 6.3.1.F(1) - Establishment of MSBU or CDD
NO 6.11.3 - Traffic Impact Analysis
5/1/24 - See previous comment.

2/23/24 - An updated traffic analysis is required.
YES 6.11.4 - Access management
YES 6.11.5.D - Residential driveway requirements
YES 6.12.2 - Right-of-way
YES 6.12.9 - Subdivision roads and related infrastructure
YES 6.12.10 - Intersection layout
N/A 6.12.11 - Turn lanes
YES 6.12.12 - Sidewalks
YES 6.12.2.A - Right-of-way shall be platted or dedicated, meeting the minimum right-of-way width established in table 6.12-1
YES Additional Traffic comments

Utilities (OCE Plans) (Utilities)		11/25/2025	11/11/2025	Approved

Comments

N/A Signed and sealed as-builts have been provided and match the subject Final Plat
N/A CADD files have been provided and match the subject Final Plat
N/A Review Fee per Resolution 15-R-583 made payable to Marion County Utilities
YES Additional Utilities comments All utility onsite & offsite infrastructure shall be reviewed & commented on at Improvement Plan stage; all offiste utilities within the dedicated ROW & tracts shall be placed under MCU ownership & maintenance prior to DEP Clearance.

JCH
CONSULTING GROUP, INC.
LAND DEVELOPMENT- SURVEYING & MAPPING
PLANNING - ENVIRONMENTAL - GIS
CERTIFICATE OF AUTHORIZATION NO. LB 8071
CHRISTOPHER J. HOWSON, P.S.M., C.F.M. - LS 6553
426 SW 15TH STREET, OCALA, FLORIDA 34471
PHONE (352) 405-1462 www.JCHcg.com

IRONCREST PHASE 1

(A PLANNED UNIT DEVELOPMENT)

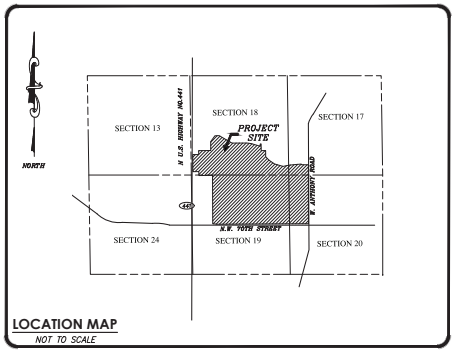
A REPLAT OF A PORTION OF ALDERMAN ESTATE, AS RECORDED IN PLAT BOOK A, PAGE 122, PUBLIC RECORDS OF MARION COUNTY, FLORIDA, AND A PORTION OF SECTIONS 17, 18, 19, AND 20, TOWNSHIP 14 SOUTH, RANGE 22 EAST, MARION COUNTY, FLORIDA

PLAT BOOK ___ , PAGE ___

SHEET 1 OF 11

SURVEYOR'S NOTES:

1. A 5/8 INCH DIAMETER IRON ROD WITH CAP NO. LB 8071 WILL BE SET AT EACH LOT AND TRACT CORNER AS REQUIRED BY CHAPTER 177, PART I, FLORIDA STATUTES WITHIN THE TIME ALLOTTED IN SUBSECTION 177.091(9), FLORIDA STATUTES.
2. NO LOT SHALL BE DIVIDED OR RE-SUBDIVIDED EXCEPT FOR THE SOLE PURPOSE OF PROVIDING ADDITIONAL AREA TO ADJACENT LOTS OR UNTIL A REPLAT IS FILED WITH MARION COUNTY, WHICH REPLAT COMPLIES WITH THE PROVISIONS OF THE LAND DEVELOPMENT CODE, VIOLATION OF THIS PROVISION MAY BE PUNISHABLE AS PROVIDED IN THE CODE OF MARION COUNTY.
3. COUNTY OFFICIALS EMPLOYED BY THE COUNTY BUILDING AND ZONING DEPARTMENT, COUNTY ENVIRONMENTAL HEALTH DEPARTMENT, AND COUNTY ENGINEERING DEPARTMENT SHALL HAVE THE RIGHT TO ENTER UPON THE LANDS INCLUDED IN THIS PLAT FOR THE PURPOSES OF INSPECTING ANY AND ALL FACILITIES, STRUCTURES AND CONSTRUCTION OF IMPROVEMENTS IN ORDER TO ASSURE THAT THE SAME ARE IN KEEPING WITH THE PUBLIC SAFETY, HEALTH AND GENERAL WELFARE.
4. THIS PLAT IS 11 SHEETS IN TOTAL, AND ONE IS NOT COMPLETE WITHOUT THE OTHERS. FOR NOTES, ACKNOWLEDGMENTS AND LEGAL DESCRIPTION SEE SHEET 1, FOR DEDICATION SEE SHEET 2, FOR BOUNDARY DETAIL SEE SHEET 3, FOR LOT DIMENSIONS SEE SHEETS 4, 5, 6, 7, 8, 9, 10 AND 11.
5. ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES SHALL (1) COMMENCE WITHOUT NOTIFICATION TO THE DEVELOPER AND COORDINATION OF THE LOCATION AND TIMING OF INSTALLATION OR (2) INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.
6. BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NAD 83 (2011 ADJUSTMENT), AS DERIVED FROM THE FLORIDA DEPARTMENT OF TRANSPORTATION VIRTUAL REFERENCE STATION NETWORK. AS A BEARING REFERENCE, THE EAST BOUNDARY OF THE NORTHEAST 1/4 OF SECTION 19, TOWNSHIP 14 SOUTH, RANGE 22 EAST, HAS A GRID BEARING OF N00°11'48"W.
7. STATE PLANE COORDINATES SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM OF 1983 (NAD 83), WITH 2011 ADJUSTMENT AS DERIVED FROM THE FLORIDA DEPARTMENT OF TRANSPORTATION VIRTUAL REFERENCE STATION NETWORK.
8. ALL DISTANCES SHOWN HEREON ARE GROUND DISTANCES.
9. ALL LOTS/TRACTS IN THIS SUBDIVISION SHALL USE THE INTERNAL SUBDIVISION ROADWAYS FOR DRIVEWAY/VEHICLE ACCESS. DIRECT VEHICLE/DRIVEWAY ACCESS TO WEST ANTHONY ROAD IS PROHIBITED.
10. CURRENT ZONING IS PUD (PLANNED UNIT DEVELOPMENT), CURRENT LAND USE IS LOW RESIDENTIAL.
11. PROPERTY IS LOCATED WITHIN THE PRIMARY ZONE OF THE SPRINGS PROTECTION ZONE.
12. ADVISORY NOTICE ~ ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM (NFIP) FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 12083C0319D, MARION COUNTY, FLORIDA DATED AUGUST 28, 2008. THE PROPERTY DESCRIBED HEREON LIES IN FLOOD ZONE "X" – AN AREA OF MINIMAL FLOOD HAZARD. THE FLOODING LIMITS HAVE NOT BEEN IDENTIFIED HEREIN AS CURRENTLY ESTABLISHED AT THE TIME OF THE FINAL PLAT RECORDING. ALL PERSONS WITH AN INTEREST IN THE LANDS DESCRIBED HEREON SHOULD EVALUATE THE CURRENT FLOODPLAIN LIMITS AS THEY MAY BE AMENDED FROM TIME TO TIME AS DETERMINED BY FEMA.
13. ALL CURVILINEAR LOT LINES ARE RADIAL UNLESS NOTED OTHERWISE.
14. THIS PLAT CONTAINS 214 LOTS, 41 TRACTS AND 4.11 MILES OF ROAD.
15. THIS PROJECT HAS NOT BEEN GRANTED CONCURRENCY APPROVAL AND/OR GRANTED AND/OR RESERVED ANY PUBLIC FACILITY CAPACITIES. FUTURE RIGHTS TO DEVELOP THE RESULTING PROPERTY(IES) ARE SUBJECT TO A DEFERRED CONCURRENCY DETERMINATION, AND FINAL APPROVAL TO DEVELOP THE PROPERTY HAS NOT BEEN OBTAINED. THE COMPLETION OF CONCURRENCY REVIEW AND/OR APPROVAL IS DEFERRED TO A LATER DEVELOPMENT REVIEW STAGE.
16. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE INITIAL PLACEMENT OF QUADRANT STREET SIGNS WITHIN THE SUBDIVISION. THE HOMEOWNER'S ASSOCIATION FOR THIS SITE SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND REPLACEMENT OF QUADRANT STREET SIGNS.
17. THE SUBDIVISION SHALL BE SERVED BY CENTRAL WATER AND CENTRAL SEWER SYSTEMS.
18. POTABLE WATER AND FIRE FLOW TO BE SUPPLIED BY MARION COUNTY'S UTILITY SYSTEMS.
19. DRIVEWAY ACCESS TO ALL CORNER LOTS SHALL BE 50' OR 1/2 THE LOT WIDTH FROM PAVEMENT P.T., WHICHEVER IS LESS. SEE DRIVEWAY DETAIL ON SHEET 3.
20. EASEMENTS ARE SHOWN BY DASHED LINES OR DETAILS ON THE PLAT. EXCEPT AS OTHERWISE SHOWN ON THIS PLAT FOR SINGLE FAMILY RESIDENTIAL LOTS, THERE IS A TWENTY FOOT (20') DRAINAGE AND UTILITY EASEMENT ALONG THE FRONT LOT LINE AND SIDE STREET LOT LINE, A TEN FOOT (10') DRAINAGE AND UTILITY EASEMENT ALONG THE SIDE LOT LINES OF EACH SINGLE FAMILY RESIDENTIAL LOT, AND A TEN FOOT (10') DRAINAGE AND UTILITY EASEMENT ALONG THE REAR LOT LINE OF EACH SINGLE FAMILY RESIDENTIAL LOT, AS DEPICTED ON THE SINGLE FAMILY TYPICAL LOT DETAIL ON SHEET 3, EXCEPT AS OTHERWISE SHOWN ON THIS PLAT FOR MULTIFAMILY RESIDENTIAL LOTS, A TWENTY FOOT (20') FRONT YARD SETBACK SHALL BE MEASURED FROM THE ROAD RIGHT-OF-WAY LINE, A TEN FOOT (10') REAR YARD SETBACK SHALL BE PROVIDED ALONG THE REAR LOT LINE, A TEN FOOT (10') SIDE YARD SETBACK SHALL BE PROVIDED ON END UNIT LOTS, AND A ZERO (0) FOOT SIDE YARD SETBACK SHALL BE PERMITTED ALONG COMMON WALL BOUNDARIES BETWEEN ATTACHED TOWNHOME UNITS.
21. ADVISORY NOTICE ~ THE BOARD OF COUNTY COMMISSIONERS OF MARION COUNTY, FLORIDA, AS A CONDITION OF PRECEDENT TO THE APPROVAL AND ACCEPTANCE OF THIS PLAT FOR RECORDING IN THE PUBLIC RECORDS, DOES HEREBY NOTIFY ALL PRESENT AND FUTURE OWNERS OF THE PROPERTY DESCRIBED HEREON THAT THE LANDS INCLUDED IN THIS PLAT ARE SUBJECT TO SPECIAL ASSESSMENTS AS MAY BE PERMITTED BY LAW TO FINANCE COST INCURRED IN CONNECTION WITH THE MAINTENANCE, OPERATION, AND CONSTRUCTION OF INFRASTRUCTURE AS DETERMINED NECESSARY IN THE OPINION OF SAID BOARD OR OTHER GOVERNING BODY HAVING JURISDICTION.
22. THE DEPICTION OF DRAINAGE, UTILITY, LANDSCAPE, AND/OR ACCESS EASEMENTS ON THE PLAT ARE NOT INTENDED TO BE EXCLUSIVE OR LIMITING AND ADDITIONAL SUCH EASEMENTS MAY BE IDENTIFIED IN, AND/OR ESTABLISHED BY, OTHER RECORDED INSTRUMENTS, INCLUDING WITHOUT LIMITATION, THE DECLARATION OF COVENANTS FOR IRONCREST TO BE RECORDED IN THE PUBLIC RECORDS OF MARION COUNTY (THE "DECLARATION"), AND ADDITIONAL USES MAY BE PERMITTED OF THE EASEMENTS DEPICTED ON THE FACE OF THE PLAT PURSUANT TO THE DECLARATION OR SUCH OTHER INSTRUMENTS. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
23. PORTIONS OF TRACTS C, D, J, K, L, M, N, O, P, Q, R, S, T, U, V, W, X, Y, Z, AA, BB, CC, DD, EE, FF, GG, HH, II, JJ, KK, MM, NN, AND OO DEPICTED HEREON ARE DESIGNATED AS MARION FRIENDLY LANDSCAPE AREAS. MARION FRIENDLY LANDSCAPE AREAS ARE DEFINED AS THAT PORTION OF A NEW OR EXPANDED DEVELOPMENT THAT THROUGH THE APPROVED DEVELOPMENT PLANS, DOCUMENTS, AND DEED RESTRICTIONS, IS IDENTIFIED TO BE MAINTAINED AS MARION-FRIENDLY LANDSCAPING AND WHERE THE USE OF HIGH VOLUME IRRIGATION, NON-DROUGHT TOLERANT PLANTS, AND LAWN CHEMICALS (FERTILIZERS AND PESTICIDES) ON TURFGRASS IS PROHIBITED.
24. STORMWATER RUNOFF GENERATED FROM THE IMPROVEMENTS ASSOCIATED WITH THIS PLAT ARE DISCHARGED INTO LANDS AS IDENTIFIED ON THE IMPROVEMENT PLANS AS APPROVED BY MARION COUNTY FOR THE DEVELOPMENT OF THIS SUBDIVISION.
25. ACKNOWLEDGEMENT OF CONTIGUOUS SUSTAINABLE AGRICULTURAL LAND. THE DEVELOPER, SUCCESSORS, AND ASSIGNS, HEREBY ACKNOWLEDGE AND UNDERSTAND THE SUBDIVISION HEREIN DESCRIBED AND ESTABLISHED IS CONTIGUOUS TO SUSTAINABLE AGRICULTURAL LAND AS SHOWN ON THIS PLAT. IT IS ACKNOWLEDGED AND UNDERSTOOD BY THE PARTIES THAT THE FARM OPERATION ON THE CONTIGUOUS SUSTAINABLE AGRICULTURAL LAND IDENTIFIED HEREIN MAY BE CONDUCTED ACCORDING TO GENERALLY ACCEPTED AGRICULTURAL PRACTICES AS PROVIDED IN THE FLORIDA RIGHT TO FARM ACT, SECTION 823.14, FLORIDA STATUTES.
26. COVENANTS, RESTRICTIONS, AND/OR RESERVATIONS AFFECTING THE OWNERSHIP OR USE OF THE PROPERTY SHOWN IN THIS PLAT ARE FILED IN MARION COUNTY OFFICIAL RECORD BOOK NO. _____, PAGE _____.
27. THE SUBJECT PROPERTY IS SUBJECT TO MORTGAGE RECORDED IN OFFICIAL RECORDS BOOK 8817, PAGE 987, MARION COUNTY, FLORIDA.
28. SEPARATE INSTRUMENT SERVING AS JOINDER AND CONSENT FOR A MORTGAGEE OR OTHER PARTY OF INTEREST OF THE PLAT DEPICTED HEREON HAS BEEN SEPARATELY FILED AND RECORDED IN MORTGAGE AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK ____, PAGE _____.
29. THE SUBJECT PROPERTY IS SUBJECT TO MORTGAGE RECORDED IN OFFICIAL RECORDS BOOK 8943, PAGE 1419, MARION COUNTY, FLORIDA.
30. SEPARATE INSTRUMENT SERVING AS JOINDER AND CONSENT FOR A MORTGAGEE OR OTHER PARTY OF INTEREST OF THE PLAT DEPICTED HEREON HAS BEEN SEPARATELY FILED AND RECORDED IN MORTGAGE AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK _____, PAGE _____.



LOCATION MAP
NOT TO SCALE

NOTICE:
THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

APPROVAL OF COUNTY OFFICIALS
DEVELOPMENT REVIEW COMMITTEE:

BY: _____ COUNTY ENGINEERING

BY: _____ COUNTY FIRE SERVICES

BY: _____ COUNTY GROWTH SERVICES

BY: _____ COUNTY SURVEYOR

BY: _____ COUNTY UTILITIES

BY: _____ COUNTY BUILDING SAFETY

APPROVAL BY ADMINISTRATIVE AUTHORITY:

THIS IS TO CERTIFY THAT ON THIS _____ DAY OF _____ 2026, THE FOREGOING PLAT WAS APPROVED BY THE COUNTY ADMINISTRATOR OR HIS OR HER DESIGNATED ADMINISTRATIVE OFFICIAL FOR MARION COUNTY, FLORIDA.

BY: _____
SIGNATURE
COUNTY ADMINISTRATOR, OR
DESIGNATED ADMINISTRATIVE OFFICIAL

LEGAL DESCRIPTION:

A PARCEL OF LAND LYING IN SECTIONS 17, 18, 19, AND 20, TOWNSHIP 14 SOUTH, RANGE 22 EAST, MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A FOUND NAIL AND DISK STAMPED "LB 1221" MARKING THE SE CORNER OF THE NE 1/4 OF SECTION 19, TOWNSHIP 14 SOUTH, RANGE 22 EAST, MARION COUNTY, FLORIDA; THENCE N00°11'48"W, ALONG THE EAST BOUNDARY OF SAID NE 1/4 OF SECTION 19, A DISTANCE OF 59.98 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF NW 70TH STREET (STATE ROAD 326) AND THE POINT OF BEGINNING; THENCE N89°45'28"W, ALONG SAID NORTH RIGHT-OF-WAY LINE (BEING 60 FEET NORTH OF CENTERLINE), 3638.51 FEET; THENCE CONTINUING ALONG SAID NORTH RIGHT-OF-WAY LINE, N00°22'52"W, 9.17 FEET; THENCE CONTINUING ALONG SAID NORTH RIGHT-OF-WAY LINE, N84°12'22"W, 173.80 FEET; THENCE N00°19'34"E, ALONG THE WEST BOUNDARY OF THE EAST 3/4 OF THE NORTH 1/2 OF SAID SECTION 19, A DISTANCE OF 2571.58 FEET TO AN UNMARKED 4"X 4" CONCRETE MONUMENT; THENCE S89°56'14"W, ALONG THE NORTH BOUNDARY OF SAID SECTION 19, A DISTANCE OF 725.06 FEET TO A 4"X 4" CONCRETE MONUMENT STAMPED "MOORHEAD ENGINEERING COMPANY"; THENCE ALONG THE EAST AND NORTH BOUNDARY OF THE SOUTH 210 FEET OF THE WEST 420 FEET OF SAID SECTION 18, THE FOLLOWING TWO (2) COURSES: (1) N00°20'34"E, 209.94 FEET TO A 4"X 4" CONCRETE MONUMENT STAMPED "MOORHEAD ENGINEERING COMPANY"; (2) THENCE S89°57'43"W, 319.81 FEET TO A 4"X 4" CONCRETE MONUMENT STAMPED "MOORHEAD ENGINEERING COMPANY" AND BEING THE EAST RIGHT-OF-WAY LINE OF US HIGHWAY 301-441 (STATE ROAD 25, 100 FEET FROM THE CENTERLINE); THENCE N00°21'55"E, ALONG SAID EAST RIGHT-OF-WAY LINE, 880.57 FEET; THENCE DEPARTING SAID EAST RIGHT-OF-WAY LINE, ALONG THE SOUTH AND EAST BOUNDARY OF LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 7299, PAGE 321 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA THE FOLLOWING TWO (2) COURSES: (1) S89°54'06"E, 160.50 FEET; (2) THENCE N00°23'49"E, 27.00 FEET; THENCE DEPARTING SAID SOUTH AND EAST BOUNDARY, ALONG THE SOUTH AND EAST BOUNDARY OF LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 4887, PAGE 258 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA THE FOLLOWING TWO (2) COURSES: (1) THENCE S89°54'06"E, 153.72 FEET TO AN UNMARKED 4"X 4" CONCRETE MONUMENT; (2) THENCE N00°33'40"E, 208.44 FEET TO AN UNMARKED 4"X 4" CONCRETE MONUMENT; THENCE DEPARTING SAID SOUTH AND EAST BOUNDARY, S89°55'05"E, ALONG THE NORTH BOUNDARY OF THE SOUTH 1/2 OF THE SW 1/4 OF SECTION 18, TOWNSHIP 14 SOUTH, RANGE 22 EAST, 641.32 FEET; THENCE N00°25'50"E, ALONG THE EAST BOUNDARY OF THE WEST 1057 FEET OF THE NORTH 1/2 OF THE SW 1/4 OF SAID SECTION 18 AND THE NORTHERLY PROJECTION THEREOF, A DISTANCE OF 473.47 FEET; THENCE N36°19'28"E, 381.12 FEET; THENCE N88°37'52"E, 224.99 FEET; THENCE S59°19'12"E, 789.65 FEET; THENCE S89°38'45"E, 797.41 FEET; THENCE S81°56'08"E, 226.73 FEET; THENCE S72°49'11"E, 499.88 FEET; THENCE N00°21'15"E, 125.33 FEET; THENCE S89°38'45"E, 50.00 FEET; THENCE S00°21'15"W, 330.95 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 25.00 FEET; THENCE SOUTHEASTERLY 39.27 FEET ALONG THE ARC OF SAID CURVE HAVING A CENTRAL ANGLE OF 90°00'00" AND A CHORD BEARING AND DISTANCE OF S44°38'45"E, 35.36 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE S89°38'45"E, 211.92 FEET; THENCE S00°21'15"W, 328.72 FEET; THENCE S43°50'50"E, 253.22 FEET; THENCE S54°39'42"E, 354.00 FEET; THENCE S73°35'58"E, 474.70 FEET; THENCE N79°01'05"E, 341.12 FEET; THENCE N85°33'48"E, 591.90 FEET; THENCE S81°31'37"E, 60.00 FEET; THENCE S08°28'23"W, 24.80 FEET; THENCE S89°06'01"E, 366.19 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF WEST ANTHONY ROAD (30 FEET FROM CENTERLINE); THENCE S00°23'53"W, ALONG SAID WEST RIGHT-OF-WAY LINE, 538.88 FEET TO A POINT ON THE NORTH BOUNDARY OF SECTION 20, TOWNSHIP 14 SOUTH, RANGE 22 EAST; THENCE CONTINUING ALONG SAID WEST RIGHT-OF-WAY LINE, S00°32'37"W, 2595.18 FEET TO A POINT OF INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF NE 70TH STREET (STATE ROAD 326); THENCE N89°35'31"W, ALONG SAID NORTH RIGHT-OF-WAY LINE (BEING 60 FEET NORTH OF CENTERLINE), 1277.32 FEET TO THE POINT OF BEGINNING. SAID LANDS CONTAINING 477.17 ACRES, MORE OR LESS.

CLERK OF THE COURT'S CERTIFICATE FOR ACCEPTANCE AND RECORDING:

I, CLERK OF THE CIRCUIT COURT OF MARION COUNTY, FLORIDA, DO HEREBY ACCEPT THIS PLAT OF "IRONCREST PHASE 1" FOR RECORDING. THIS PLAT FILED FOR RECORD THIS _____ DAY OF _____, 2026, AT _____ A.M./P.M. AND RECORDED ON PAGE _____ OF PLAT BOOK _____ IN THE OFFICE OF THE CLERK OF CIRCUIT COURT OF MARION COUNTY, FLORIDA.

BY: _____
GREGORY C. HARRELL
CLERK OF THE CIRCUIT COURT

SURVEYOR'S CERTIFICATE:

I CERTIFY THIS PLAT, PREPARED UNDER MY DIRECTION AND SUPERVISION, COMPLIES WITH THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, AND IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE MARION COUNTY LAND DEVELOPMENT CODE, AND THAT THIS PLAT DOES NOT ADVERSELY AFFECT THE LEGAL ACCESS OF ADJACENT PARCELS.

BY: _____
CHRISTOPHER J HOWSON, P.S.M.
FLORIDA REGISTERED SURVEYOR NO. LS 6553
JCH CONSULTING GROUP, INC.
CERTIFICATE OF AUTHORIZATION NO. LB 8071
426 SW 15TH STREET, OCALA, FLORIDA 34471

PREPARED BY: JCH CONSULTING GROUP, INC., 426 SW 15TH STREET, OCALA, FLORIDA 34471

JCH
CONSULTING GROUP, INC.
LAND DEVELOPMENT - SURVEYING & MAPPING
PLANNING - ENVIRONMENTAL - G.I.S.
CERTIFICATE OF AUTHORIZATION NO. LB 8071
CHRISTOPHER J. HOWSON, P.S.M., C.F.M. - LS 6553
426 SW 15TH STREET, OCALA, FLORIDA 34471
PHONE (352) 405-1482 www.JCHcg.com

IRONCREST PHASE 1

(A PLANNED UNIT DEVELOPMENT)

A REPLAT OF A PORTION OF ALDERMAN ESTATE, AS RECORDED IN PLAT BOOK A, PAGE 122, PUBLIC RECORDS OF MARION COUNTY, FLORIDA, AND A PORTION OF SECTIONS 17, 18, 19, AND 20, TOWNSHIP 14 SOUTH, RANGE 22 EAST, MARION COUNTY, FLORIDA

NOTE:
THIS PLAT IS 11 SHEETS IN TOTAL, AND ONE IS NOT COMPLETE WITHOUT THE OTHERS. FOR NOTES, ACKNOWLEDGMENTS AND LEGAL DESCRIPTION SEE SHEET 1, FOR DEDICATION SEE SHEET 2, FOR BOUNDARY DETAIL SEE SHEET 3, FOR LOT DIMENSIONS SEE SHEETS 4, 5, 6, 7, 8, 9, 10 AND 11.

DEVELOPER'S ACKNOWLEDGMENT AND DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT IRON LAKE PROPERTY LLC, A DELAWARE LIMITED LIABILITY COMPANY ("DEVELOPER"), ADENA GC HOLDINGS, LLC, A DELAWARE LIMITED LIABILITY COMPANY ("OWNER"), AND ALTAMIRA TOWNHOME PROJECT, LLC, A DELAWARE LIMITED LIABILITY COMPANY ("OWNER") ARE THE FEE SIMPLE OWNERS OF THE LAND DESCRIBED AND PLATTED HEREIN AS "IRONCREST PHASE 1," BEING IN MARION COUNTY, FLORIDA, AND HAVE CAUSED SAID LANDS TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AND DECLARE AS FOLLOWS:

MARION COUNTY IS HEREBY GRANTED AN EASEMENT FOR EMERGENCY MAINTENANCE OF ALL TRACTS SET FORTH HEREIN IN THE EVENT OF A LOCAL, STATE, OR FEDERAL STATE OF EMERGENCY WHEREIN THE DECLARATION OF STATE OF EMERGENCY INCLUDES THIS SUBDIVISION OR AN EMERGENCY WHEREIN THE HEALTH, SAFETY, OR WELFARE OF THE PUBLIC IS DEEMED TO BE AT RISK.

TRACT "A" IS DESIGNATED AS PRIVATE STREETS AND RIGHTS-OF-WAY AND IS HEREBY DEDICATED TO IRONCREST COMMUNITY ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION. ALL PUBLIC AUTHORITIES AND THEIR PERSONNEL ARE GRANTED AN EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS SUCH TRACT "A". THE BOARD OF COUNTY COMMISSIONERS OF MARION COUNTY, FLORIDA, SHALL HAVE NO RESPONSIBILITY, DUTY OR LIABILITY WHATSOEVER REGARDING SUCH STREETS AND RIGHTS-OF-WAY.

TRACT "B" IS DESIGNATED AS FUTURE RIGHT OF WAY TO BE CONVEYED IN FEE SIMPLE TO AND MAINTAINED BY MARION COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA.

TRACT "C", TRACT "D", TRACT "N", TRACT "P", TRACT "R", TRACT "X", TRACT "Y", TRACT "LL", TRACT "MM", TRACT "NN", AND TRACT "OO" ARE HEREBY DEDICATED TO IRONCREST COMMUNITY ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, FOR THE CONSTRUCTION, OPERATION AND MAINTENANCE OF IMPROVEMENTS PROVIDING FOR DRAINAGE, UTILITIES, INGRESS/EGRESS, LANDSCAPING, BUFFERS, AMENITY, OPEN SPACE, RECREATION, SIGNAGE AND MAINTENANCE.

TRACT "E", TRACT "F", TRACT "G", TRACT "H" & TRACT "I" ARE DESIGNATED AS LIFT STATION SITES AND ARE HEREBY DEDICATED TO AND SHALL BE MAINTAINED BY MARION COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA.

TRACT "J", TRACT "L", TRACT "M", TRACT "O", TRACT "Q", TRACT "V", TRACT "Z", TRACT "AA", TRACT "BB", TRACT "DD", TRACT "FF", TRACT "HH", AND TRACT "JJ" ARE DESIGNATED AS GOLF COURSE AND APPURTENANT DRAINAGE IMPROVEMENTS, AND ARE HEREBY RESERVED BY DEVELOPER FOR THE CONSTRUCTION, OPERATION AND MAINTENANCE OF IMPROVEMENTS PROVIDING FOR RELATED USES INCLUDING RECREATION, AMENITIES, OPEN SPACE, DRAINAGE, UTILITIES, INGRESS/EGRESS, LANDSCAPING, BUFFERS, SIGNAGE AND MAINTENANCE. DEVELOPER HEREBY GRANTS AND RESERVES A PERPETUAL, NON-EXCLUSIVE EASEMENT OVER AND ACROSS TRACT "J", TRACT "L", TRACT "M", TRACT "O", TRACT "Q", TRACT "V", TRACT "Z", TRACT "AA", TRACT "BB", TRACT "DD", TRACT "FF", TRACT "HH", AND TRACT "JJ" FOR VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS IN FAVOR OF THE FOLLOWING: (A) THE DEVELOPER AND ITS DESIGNATED SUCCESSORS AND ASSIGNS AND INVITEES; (B) ALL PRESENT AND FUTURE RECORD TITLE OWNERS OF THE LOTS AND TRACTS SHOWN ON THIS PLAT AND THEIR RESPECTIVE INVITEES; AND (C) ANY MAINTENANCE ENTITY(IES) GRANTED JURISDICTION OVER ANY OF THE LANDS DESCRIBED IN THE PLAT. TRACT "J", TRACT "L", TRACT "M", TRACT "O", TRACT "Q", TRACT "V", TRACT "Z", TRACT "AA", TRACT "BB", TRACT "DD", TRACT "FF", TRACT "HH", AND TRACT "JJ" SHALL BE MAINTAINED BY THE DEVELOPER FOR THE PURPOSES STATED HEREON UNTIL SUCH CONVEYANCE OCCURS, AND SHALL BE MAINTAINED BY THE APPLICABLE MAINTENANCE ENTITY FOR SUCH PURPOSES FROM AND AFTER SUCH CONVEYANCE.

TRACT "K", TRACT "S", TRACT "T", TRACT "U", TRACT "EE", TRACT "GG", TRACT "II", AND TRACT "KK", TOGETHER WITH ALL STORMWATER OR DRAINAGE EASEMENTS AS SHOWN ON THE PLAT, ARE HEREBY DESIGNATED AS DRAINAGE AND GOLF COURSE IMPROVEMENTS, AND ARE HEREBY DEDICATED TO IRONCREST COMMUNITY ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, FOR THE CONSTRUCTION, OPERATION AND MAINTENANCE OF IMPROVEMENTS PROVIDING FOR DRAINAGE, UTILITIES, INGRESS/EGRESS, LANDSCAPING, BUFFERS, SIGNAGE, MAINTENANCE, RECREATION, AMENITIES, OR OPEN SPACE.

TRACT "W" AND TRACT "CC" ARE HEREBY RESERVED BY DEVELOPER FOR FUTURE CONVEYANCE TO A MAINTENANCE ENTITY AFTER THE RECORDING OF THIS PLAT. DEVELOPER HEREBY GRANTS AND RESERVES A PERPETUAL, NON-EXCLUSIVE EASEMENT OVER AND ACROSS TRACT "W" AND TRACT "CC", FOR VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS IN FAVOR OF THE FOLLOWING: (A) THE DEVELOPER AND ITS DESIGNATED SUCCESSORS AND ASSIGNS AND INVITEES; (B) ALL PRESENT AND FUTURE RECORD TITLE OWNERS OF THE LOTS AND TRACTS SHOWN ON THIS PLAT AND THEIR RESPECTIVE INVITEES; AND (C) ANY MAINTENANCE ENTITY(IES) GRANTED JURISDICTION OVER ANY OF THE LANDS DESCRIBED IN THE PLAT. TRACT "W" AND TRACT "CC" SHALL BE MAINTAINED BY THE DEVELOPER FOR THE PURPOSES STATED HEREON UNTIL SUCH CONVEYANCE OCCURS, AND SHALL BE MAINTAINED BY THE APPLICABLE MAINTENANCE ENTITY FOR SUCH PURPOSES FROM AND AFTER SUCH CONVEYANCE.

IT IS NOT THE INTENT OF THE DEVELOPER OR OWNER TO DEDICATE ANY LAND IN THIS SUBDIVISION TO THE GENERAL PUBLIC.

THE UTILITY EASEMENTS SHOWN OR NOTED ARE DEDICATED PUBLICLY FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF UTILITIES BY ANY UTILITY PROVIDER.

IN WITNESS WHEREOF, THE OWNERS HAVE CAUSED THIS PLAT TO BE SIGNED ON THIS _____ DAY OF _____, 2026.

WITNESSES:

WITNESS SIGNATURE

PRINT NAME:_____

ADDRESS: _____

WITNESSES:

WITNESS SIGNATURE

PRINT NAME:_____

ADDRESS: _____

DEVELOPER AND OWNER:
IRON LAKE PROPERTY LLC, A DELAWARE LIMITED LIABILITY COMPANY
BY: OCULUS R MANAGEMENT LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS MANAGER
BY: OCULUS R GOLF LP, A DELAWARE LIMITED PARTNERSHIP, ITS MANAGER
BY: OCULUS R GOLF GP LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS GENERAL PARTNER

BY:_____
CRAIG S. PHILLIPS, MANAGER

NOTARY ACKNOWLEDGMENT:

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF ☐ PHYSICAL PRESENCE OR ☐ ONLINE NOTARIZATION, THIS _____ DAY OF _____, 2026, BY CRAIG S. PHILLIPS, AS MANAGER OF OCULUS R GOLF GP, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS GENERAL PARTNER OF OCULUS R GOLF LP, A DELAWARE LIMITED PARTNERSHIP, AS MANAGER OF OCULUS R MANAGEMENT LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS MANAGER OF IRON LAKE PROPERTY LLC, A DELAWARE LIMITED LIABILITY COMPANY, ON BEHALF OF SUCH ENTITIES.

___ PERSONALLY KNOWN TO ME, OR
___ PRODUCED IDENTIFICATION

TYPE OF IDENTIFICATION PRODUCED:

PRINT NAME:
NOTARY SEAL:

NOTARY PUBLIC

COMMISSION NUMBER

COMMISSION EXPIRES

WITNESSES:

WITNESS SIGNATURE

PRINT NAME:_____

ADDRESS: _____

WITNESSES:

WITNESS SIGNATURE

PRINT NAME:_____

ADDRESS: _____

OWNER:
ADENA GC HOLDINGS, LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY:_____
FRANK STRONACH, ITS MANAGER

NOTARY ACKNOWLEDGMENT:

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF ☐ PHYSICAL PRESENCE OR ☐ ONLINE NOTARIZATION THIS _____, 2026, BY FRANK STRONACH, AS MANAGER OF ADENA GC HOLDINGS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ON BEHALF OF SUCH COMPANY.

___ PERSONALLY KNOWN TO ME, OR
___ PRODUCED IDENTIFICATION

TYPE OF IDENTIFICATION PRODUCED:

PRINT NAME:
NOTARY SEAL:

NOTARY PUBLIC

COMMISSION NUMBER

COMMISSION EXPIRES

WITNESSES:

WITNESS SIGNATURE

PRINT NAME:_____

ADDRESS: _____

WITNESSES:

WITNESS SIGNATURE

PRINT NAME:_____

ADDRESS: _____

OWNER:
ALTAMIRA TOWNHOME PROJECT, LLC, A DELAWARE LIMITED LIABILITY COMPANY
BY: OCULUS R MANAGEMENT LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS MANAGER
BY: OCULUS R GOLF LP, A DELAWARE LIMITED PARTNERSHIP, ITS MANAGER
BY: OCULUS R GOLF GP LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS GENERAL PARTNER

BY:_____
CRAIG S. PHILLIPS, ITS MANAGER

NOTARY ACKNOWLEDGMENT:

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF ☐ PHYSICAL PRESENCE OR ☐ ONLINE NOTARIZATION, THIS _____ DAY OF _____, 2026, BY CRAIG S. PHILLIPS, AS MANAGER OF OCULUS R GOLF GP, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS GENERAL PARTNER OF OCULUS R GOLF LP, A DELAWARE LIMITED PARTNERSHIP, AS MANAGER OF OCULUS R MANAGEMENT LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS MANAGER OF ALTAMIRA TOWNHOME PROJECT, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ON BEHALF OF SUCH ENTITIES.

___ PERSONALLY KNOWN TO ME, OR
___ PRODUCED IDENTIFICATION

TYPE OF IDENTIFICATION PRODUCED:

PRINT NAME:
NOTARY SEAL:

NOTARY PUBLIC

COMMISSION NUMBER

COMMISSION EXPIRES

PREPARED BY: JCH CONSULTING GROUP, INC., 426 SW 15TH STREET, OCALA, FLORIDA 34471

IRONCREST PHASE 1

(A PLANNED UNIT DEVELOPMENT)

A REPLAT OF A PORTION OF ALDERMAN ESTATE, AS RECORDED IN PLAT BOOK A, PAGE 122, PUBLIC RECORDS OF MARION COUNTY, FLORIDA, AND A PORTION OF SECTIONS 17, 18, 19, AND 20, TOWNSHIP 14 SOUTH, RANGE 22 EAST, MARION COUNTY, FLORIDA

PLAT BOOK ___ , PAGE ___

SHEET 3 OF 11

JCH
CONSULTING GROUP, INC.
LAND DEVELOPMENT - SURVEYING & MAPPING
PLANNING - ENVIRONMENTAL - G.I.S.
CERTIFICATE OF AUTHORIZATION NO. LB 8071
CHRISTOPHER J. HOWSON, P.S.M., C.F.M. - LS 6353
426 SW 15TH STREET, OCALA, FLORIDA 34471
PHONE (352) 405-1482 www.JCHcg.com

GRAPHIC SCALE

300 0 150 300 600 1200

(IN FEET)
1 inch = 300 ft.

NORTH

NOTE:
THIS PLAT IS 11 SHEETS IN TOTAL, AND ONE IS NOT COMPLETE WITHOUT THE OTHERS. FOR NOTES, ACKNOWLEDGMENTS AND LEGAL DESCRIPTION SEE SHEET 1, FOR DEDICATION SEE SHEET 2, FOR BOUNDARY DETAIL SEE SHEET 3, FOR LOT DIMENSIONS SEE SHEETS 4, 5, 6, 7, 8, 9, 10 AND 11.

TYPICAL LOT DETAIL NOT TO SCALE
SINGLE FAMILY
10' REAR SETBACK
10' D.U.E.
10' D.U.E. AND SIDE SETBACK
MINIMUM BUILDING SETBACKS
20' D.U.E.
20' FRONT SETBACK
RIGHT-OF-WAY
25'
ROAD CENTERLINE

TYPICAL CORNER LOT DETAIL NOT TO SCALE
SINGLE FAMILY
10' REAR SETBACK
10' D.U.E.
20' STREET SIDE D.U.E.
20' STREET SIDE SETBACK
10' D.U.E. AND SIDE SETBACK
MINIMUM BUILDING SETBACKS
20' FRONT SETBACK
20' D.U.E.
RIGHT-OF-WAY
ROAD CENTERLINE
POINT OF TANGENCY
PROPOSED DRIVEWAY
ROAD CENTERLINE
** SEE DRIVEWAY DETAIL

DRIVEWAY DETAIL
SINGLE FAMILY CORNER LOTS
P.T.
P.T.
P.T.
R/W
NO DRIVEWAY PERMITTED WITHIN HATCHED AREA
*- DISTANCE SHALL BE THE LESSER OF 1/2 OF LOT WIDTH OR 50'
NOT TO SCALE

LEGEND UNLESS OTHERWISE NOTED

-N/A-	= NOT TO SCALE
R	= RADIUS
L	= ARC LENGTH
Δ	= DELTA (CENTRAL ANGLE)
CH	= CHORD DISTANCE
CB	= CHORD BEARING
NO.	= NUMBER
N.	= NORTHING (STATE PLANE COORDINATES)
E.	= EASTING
℄	= CENTERLINE OF RIGHT OF WAY
O.R.B.	= OFFICIAL RECORDS BOOK OF MARION COUNTY
D.R.A.	= DRAINAGE RETENTION AREA
LB	= LICENSE BUSINESS
LS	= LAND SURVEYOR
PLS	= PROFESSIONAL LAND SURVEYOR
PG.	= PAGE
P.B.	= PLAT BOOK
P.T.	= POINT OF TANGENCY
D.A.U.E.	= DRAINAGE, ACCESS, AND UTILITY EASEMENT
D.U.E.	= DRAINAGE AND UTILITY EASEMENT
A.E.	= ACCESS EASEMENT
D.E.	= DRAINAGE EASEMENT
U.E.	= UTILITY EASEMENT
AC.	= ACRES
(NR)	= NOT RADIAL
(X,XXX)	= SQUARE FOOTAGE AREA
⊡	= PERMANENT REFERENCE MONUMENT (P.R.M.) FOUND 4" X 4" CONCRETE MONUMENT (AS NOTED)
◉	= PERMANENT REFERENCE MONUMENT (P.R.M.) FOUND 5/8 IRON ROD & DISK (AS NOTED)
⊚	= PERMANENT CONTROL POINT (P.C.P.) SET NAIL & DISK (LB 8071)
◉	= PERMANENT REFERENCE MONUMENT (P.R.M.) SET 5/8 IRON ROD & DISK (LB 8071)
○	= PERMANENT CONTROL POINT (P.C.P.) FOUND NAIL & DISK (AS NOTED)

LINE TABLE		
LINE	BEARING	LENGTH
L1	N72°07'34"E	209.94'
L2	S89°54'06"E	160.50'
L3	N72°34'49"E	27.00'
L4	S89°54'06"E	153.72'
L5	N73°34'40"E	208.44'
L6	N72°17'15"E	125.33'

SHEET 9
SHEET 8
SHEET 10
SHEET 7
SHEET 6
SHEET 4
SHEET 5

NOT PLATTED
REMAINING PORTION OF PARCEL ID:14699-001-00
OWNER:IRON LAKE PROPERTY LLC
O.R.B. 8817, PG. 926

NOT PLATTED
"SUSTAINABLE AGRICULTURAL LAND"

NOT PLATTED
REMAINING PORTION OF PARCEL ID:14606-002-00
OWNER:IRON LAKE PROPERTY LLC
O.R.B. 8817, PG. 926

ZONING: PLANNED UNIT DEVELOPMENT
LAND USE: LOW RESIDENTIAL

NORTH BOUNDARY LINE OF THE SOUTH 1/2 OF SECTION 18, TOWNSHIP 14 SOUTH, RANGE 22 EAST

EAST BOUNDARY OF THE WEST 1057 FEET OF THE NORTH 1/2 OF THE SW 1/4 OF SECTION 18, TOWNSHIP 14 SOUTH, RANGE 22 EAST

NORTH BOUNDARY LINE OF THE SOUTH 1/2 OF THE SW 1/4 OF SECTION 18, TOWNSHIP 14 SOUTH, RANGE 22 EAST

PARCEL ID:14699-000-05
OWNER: 7 BS LLC

NOT PLATTED
PARCEL ID:14699-000-03
OWNER:MATHIS PROPERTIES LLC

SOUTH (L4) AND EAST (L5) BOUNDARY LINE OF LANDS DESCRIBED IN O.R.B. 4887, PAGE 258

SOUTH (L2) AND EAST (L3) BOUNDARY LINE OF LANDS DESCRIBED IN O.R.B. 7299, PAGE 321

EAST RIGHT OF WAY OF U.S. HIGHWAY NO.301-441

NORTH BOUNDARY LINE OF THE SOUTH 210 FEET OF THE WEST 420 FEET OF SECTION 18, TOWNSHIP 14 SOUTH, RANGE 22 EAST

EAST BOUNDARY OF THE SOUTH 210 FEET OF THE WEST 420 FEET OF SECTION 18, TOWNSHIP 14 SOUTH, RANGE 22 EAST

PARCEL ID:14699-000-06
OWNER:SEILER & SONS FARMS LLC
ADDRESS:7711 N. US HWY 441
OCALA, FL 34475

PARCEL ID:14724-000-00

PARCEL ID:14712-000-00

TKC XXXVII
(PLAT BOOK 6, PAGE 75)

WEST BOUNDARY LINE OF THE EAST 3/4 OF THE NORTH 1/2 OF SECTION 19, TOWNSHIP 14 SOUTH, RANGE 22 EAST

OCALA SPRINGS SHOPPING CENTER
(PLAT BOOK 7, PAGE 183)

NORTH BOUNDARY LINE OF SECTION 19, TOWNSHIP 14 SOUTH, RANGE 22 EAST

SECTION 19, TOWNSHIP 14 SOUTH, RANGE 22 EAST

EAST BOUNDARY LINE OF THE NE 1/4 OF SECTION 19, TOWNSHIP 14 SOUTH, RANGE 22 EAST

ZONING: PLANNED UNIT DEVELOPMENT
LAND USE: VERY LOW DENSITY RESIDENTIAL
REMAINING PORTION OF PARCEL ID:14699-000-07
OWNER:IRON LAKE PROPERTY LLC
O.R.B. 8817, PG. 926

NORTH BOUNDARY LINE OF SECTION 20, TOWNSHIP 14 SOUTH, RANGE 22 EAST

SECTION 13
SECTION 18
SECTION 19
SECTION 24
RANGE 21 EAST
RANGE 22 EAST
SECTION 18, TOWNSHIP 14 SOUTH, RANGE 22 EAST
SECTION 17, TOWNSHIP 14 SOUTH, RANGE 22 EAST
SECTION 19, TOWNSHIP 14 SOUTH, RANGE 22 EAST
SECTION 20, TOWNSHIP 14 SOUTH, RANGE 22 EAST

N.W. 4TH TERRACE ROAD
N.W. 77TH STREET
N.W. 75TH LANE
N.W. 70TH STREET (WEST HIGHWAY 326)
N.W. 4TH TERRACE
N.W. 70TH TERRACE
N.W. 71ST TERRACE
N.W. 72ND TERRACE
N.W. 73RD TERRACE
N.W. 74TH TERRACE
N.W. 75TH TERRACE
N.W. 76TH TERRACE
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N.W. 212TH TERRACE
N.W. 213TH TERRACE
N.W. 214TH TERRACE

US HIGHWAY 301-441 (STATE ROAD NO. 25)
NW 44TH AVENUE ROAD
NW 44TH TERRACE ROAD
NW 49TH AVENUE ROAD
NW 49TH TERRACE
NW 49TH COURT
NW 49TH LANE
NW 49TH PLACE
NW 49TH TERRACE
NW 49TH AVENUE
NW 49TH AVENUE ROAD
NW 49TH TERRACE ROAD
NW 49TH COURT ROAD
NW 49TH LANE ROAD
NW 49TH PLACE ROAD
NW 49TH TERRACE ROAD

IRONCREST PHASE 1

(A PLANNED UNIT DEVELOPMENT)

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PLAT BOOK ___, PAGE ___

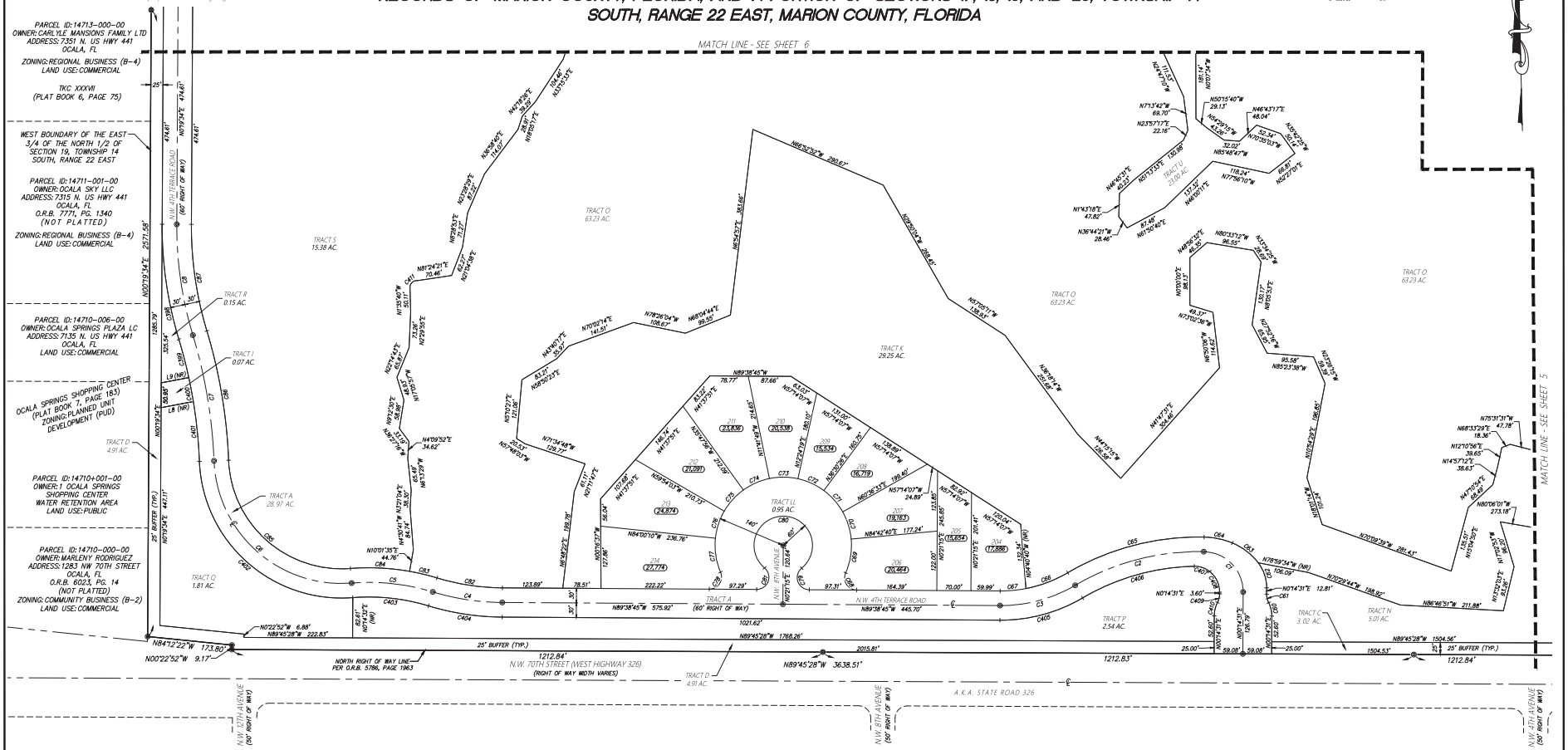
SHEET 4 OF 11

JCH
CONSULTING GROUP, INC.
LAND DEVELOPMENT • SURVEYING & MAPPING
PLANNING • ENVIRONMENTAL • G.I.S.
CERTIFICATE OF AUTHORIZATION NO. LB 8071
CHRISTOPHER J. HOWSON, P.S.M., C.F.M. - LS 6553
426 SW 15TH STREET, OCALA, FLORIDA 34471
PHONE (352) 405-1482 www.JCHcg.com

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.



LEGEND UNLESS OTHERWISE NOTED

-\/-	= NOT TO SCALE
R	= RADIUS
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(NR)	= NOT RADIAL
0,000	= SQUARE FOOTAGE OF LOT
⊡	= PERMANENT REFERENCE MONUMENT (P.R.M.) FOUND 4" x 4" CONCRETE MONUMENT (AS NOTED)
◉	= PERMANENT REFERENCE MONUMENT (P.R.M.) FOUND 5/8" IRON ROD & CAP (AS NOTED)
⊛	= PERMANENT REFERENCE MONUMENT (P.R.M.) SET 5/8" IRON ROD & CAP (LB 8071)
⊗	= PERMANENT CONTROL POINT (P.C.P.) SET NAIL & DISC NO. LB 8071
○	= PERMANENT CONTROL POINT (P.C.P.) FOUND NAIL & DISC (AS NOTED)

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C1	128.24'	82.50'	089°04'03"	115.71'	N44°17'31"W
C2	276.39'	500.00'	031°40'15"	272.87'	N75°20'20"E
C3	161.53'	300.00'	030°51'02"	159.59'	N74°55'44"E
C4	144.84'	500.00'	016°35'51"	144.34'	N81°20'49"W
C5	168.54'	450.00'	021°27'35"	167.56'	N83°46'41"W
C6	421.83'	262.00'	092°14'55"	377.72'	N48°23'02"W
C7	262.20'	1030.00'	014°35'08"	261.49'	N09°33'08"W
C8	230.76'	770.00'	017°10'15"	229.90'	N08°15'34"W
C60	28.54'	61.00'	026°48'39"	28.28'	N13°09'49"W
C61	18.25'	39.00'	026°48'39"	18.08'	N13°09'49"W

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C62	55.44'	84.00'	037°48'54"	54.44'	N18°39'56"W
C63	67.60'	129.00'	030°01'27"	66.83'	N52°35'07"W
C64	59.65'	161.00'	021°13'42"	59.31'	N78°12'41"W
C65	292.96'	530.00'	031°40'15"	289.25'	N75°20'20"E
C66	92.07'	270.00'	019°32'20"	91.63'	N69°16'23"E
C67	53.31'	270.00'	011°18'42"	53.22'	N84°41'54"E
C68	49.53'	25.00'	113°30'19"	41.82'	N32°53'35"W
C69	71.22'	140.00'	029°08'54"	70.46'	N09°17'07"E
C70	58.89'	140.00'	024°06'07"	58.46'	N17°20'24"W
C71	58.89'	140.00'	024°06'07"	58.46'	N41°26'31"W

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C72	58.89'	140.00'	024°06'07"	58.46'	N65°32'38"W
C73	58.89'	140.00'	024°06'07"	58.46'	N89°38'45"W
C74	58.89'	140.00'	024°06'07"	58.46'	N66°15'08"E
C75	58.89'	140.00'	024°06'07"	58.46'	N42°09'01"E
C76	58.89'	140.00'	024°06'07"	58.46'	N18°02'53"E
C77	71.22'	140.00'	029°08'54"	70.46'	N08°34'37"W
C78	49.53'	25.00'	113°30'19"	41.82'	N33°36'05"E
C79	61.33'	25.00'	140°33'03"	47.07'	N19°22'14"W
C80	294.37'	60.00'	281°06'06"	76.25'	N89°38'45"W
C81	61.33'	25.00'	140°33'03"	47.07'	N20°04'43"E

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C82	136.15'	470.00'	016°35'51"	135.68'	N81°20'49"W
C83	58.02'	480.00'	006°56'31"	57.98'	N76°30'39"W
C84	121.76'	480.00'	014°32'04"	121.44'	N87°14'27"W
C85	373.53'	232.00'	092°14'55"	334.47'	N48°23'02"W
C86	269.84'	1060.00'	014°35'08"	269.11'	N09°33'08"W
C87	221.77'	740.00'	017°10'15"	220.94'	N08°15'34"W
C399	81.03'	1000.00'	004°38'33"	81.00'	N14°31'25"W
C400	50.01'	1000.00'	002°51'54"	50.00'	N10°46'12"W
C401	123.53'	1000.00'	007°04'40"	123.45'	N05°47'54"W

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C402	470.13'	292.00'	092°14'55"	420.97'	N48°23'02"W
C403	157.31'	420.00'	021°27'35"	156.39'	N83°46'41"W
C404	153.53'	530.00'	016°35'51"	153.00'	N81°20'49"W
C405	177.69'	330.00'	030°51'02"	175.55'	N74°55'44"E
C406	241.05'	470.00'	029°23'08"	238.42'	N74°11'47"E
C407	33.98'	49.00'	039°43'58"	33.30'	N71°14'40"W
C408	48.65'	54.00'	051°37'11"	47.02'	N25°34'05"W
C409	18.25'	39.00'	026°48'39"	18.08'	N13°38'50"E
C410	28.54'	61.00'	026°48'39"	28.28'	N13°38'50"E
C411	24.15'	14.00'	098°51'18"	21.27'	N47°49'59"E

LINE TABLE		
LINE	BEARING	LENGTH
L8	N79°13'48"E	67.30'
L9	N79°13'48"E	57.49'

NOTE:
THIS PLAT IS 11 SHEETS IN TOTAL, AND ONE IS NOT COMPLETE WITHOUT THE OTHERS. FOR NOTES, ACKNOWLEDGMENTS AND LEGAL DESCRIPTION SEE SHEET 1, FOR DEDICATION SEE SHEET 2, FOR BOUNDARY DETAIL SEE SHEET 3, FOR LOT DIMENSIONS SEE SHEETS 4, 5, 6, 7, 8, 9, 10 AND 11.

PREPARED BY: JCH CONSULTING GROUP, INC., 426 SW 15TH STREET, OCALA, FLORIDA 34471

IRONCREST PHASE 1

(A PLANNED UNIT DEVELOPMENT)

A REPLAT OF A PORTION OF ALDERMAN ESTATE, AS RECORDED IN PLAT BOOK A, PAGE 122, PUBLIC RECORDS OF MARION COUNTY, FLORIDA, AND A PORTION OF SECTIONS 17, 18, 19, AND 20, TOWNSHIP 14 SOUTH, RANGE 22 EAST, MARION COUNTY, FLORIDA

JCH
CONSULTING GROUP, INC.
LAND DEVELOPMENT - SURVEYING & MAPPING
PLANNING - ENVIRONMENTAL - G.I.S.
CERTIFICATE OF AUTHORIZATION NO. LB 6031
CHRISTOPHER J. HOHSON, P.S.M., C.F.M. - LS 6553
426 SW 15TH STREET, OCALA, FLORIDA 34471
PHONE (352) 405-1482 www.JCHcg.com

PLAT BOOK ___ , PAGE ___

SHEET 5 OF 11

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

MATCH LINE - SEE SHEET 7

MATCH LINE - SEE SHEET 6

MATCH LINE - SEE SHEET 4

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C39	655.96'	537.00'	069°59'17"	615.93'	N16°18'32"E
C40	285.70'	600.00'	027°16'58"	283.01'	N37°39'42"E
C41	48.36'	300.00'	009°14'07"	48.30'	N19°24'70"E
C42	206.20'	300.00'	039°22'54"	202.17'	N04°54'21"W
C43	152.53'	500.00'	017°28'42"	151.94'	N15°51'27"W
C44	76.46'	112.50'	038°56'33"	75.00'	N12°21'10"E
C45	234.44'	1000.00'	013°25'57"	233.90'	N68°29'55"W
C46	561.65'	700.00'	045°58'18"	546.70'	N84°46'08"W
C47	27.99'	300.00'	005°20'43"	27.98'	N74°55'07"E
C48	215.10'	300.00'	041°04'50"	210.52'	N81°52'07"W
C49	164.79'	711.00'	013°16'46"	164.42'	N67°58'05"W
C50	147.20'	335.00'	025°10'31"	146.02'	N24°59'48"W
C51	200.00'	235.00'	048°45'42"	194.02'	N61°57'54"W
C52	73.44'	124.00'	033°56'01"	72.37'	N69°23'17"W
C216	353.83'	512.00'	039°35'45"	346.83'	N31°30'16"E
C217	64.80'	625.00'	005°56'24"	64.77'	N48°19'58"E
C218	198.44'	625.00'	018°11'30"	197.61'	N36°16'01"E
C219	34.37'	625.00'	003°09'03"	34.37'	N25°35'45"E
C220	5.80'	325.00'	001°01'19"	5.80'	N23°30'34"E
C221	35.69'	25.00'	081°47'12"	32.73'	N63°53'30"E
C222	119.92'	975.00'	007°02'49"	119.84'	N71°41'29"W
C223	108.66'	975.00'	006°23'08"	108.61'	N64°58'31"W
C224	14.86'	725.00'	001°10'28"	14.86'	N62°22'11"W
C225	122.26'	725.00'	009°39'42"	122.11'	N67°47'16"W
C226	120.47'	725.00'	009°31'15"	120.33'	N77°22'45"W
C227	122.11'	725.00'	009°39'01"	121.97'	N86°57'53"W
C228	122.80'	725.00'	009°42'16"	122.65'	N83°21'29"E
C229	79.21'	725.00'	006°15'35"	79.17'	N75°22'33"E
C230	222.83'	275.00'	046°25'32"	216.78'	N84°32'28"W
C231	23.34'	736.00'	001°49'00"	23.34'	N62°14'12"W
C232	123.02'	736.00'	009°34'37"	122.88'	N67°56'01"W
C233	24.22'	736.00'	001°53'09"	24.22'	N73°39'54"W
C234	21.03'	25.00'	048°11'23"	20.41'	N50°30'47"W
C235	52.09'	50.00'	059°41'35"	49.77'	N56°55'53"W
C236	58.06'	50.00'	066°31'55"	54.85'	N60°37'23"E
C237	58.06'	50.00'	066°31'55"	54.85'	N05°54'32"W
C238	72.97'	50.00'	083°37'22"	66.67'	N80°59'10"W
C239	21.03'	25.00'	048°11'23"	20.41'	N81°17'50"E
C240	86.02'	686.00'	007°11'03"	85.96'	N71°00'57"W
C241	72.98'	686.00'	006°05'43"	72.94'	N64°22'34"W
C242	51.04'	325.00'	008°59'52"	50.99'	N65°49'38"W
C243	135.39'	325.00'	023°52'10"	134.42'	N82°55'39"W
C244	35.69'	25.00'	081°47'12"	32.73'	N53°18'08"W
C245	14.10'	360.00'	002°14'38"	14.10'	N13°31'51"W
C246	137.97'	360.00'	021°57'34"	137.13'	N25°37'57"W
C247	6.11'	360.00'	000°58'20"	6.11'	N37°05'53"W
C248	79.84'	260.00'	017°35'38"	79.53'	N46°22'52"W
C249	141.45'	260.00'	031°10'13"	139.71'	N70°45'48"W
C250	29.38'	25.00'	067°20'41"	27.72'	N52°40'34"W
C251	56.27'	50.00'	064°28'38"	53.34'	N51°14'32"W
C252	58.06'	50.00'	066°31'55"	54.85'	N63°57'12"E
C253	104.98'	50.00'	120°17'49"	86.73'	N30°09'40"W
C254	192.11'	210.00'	052°24'57"	185.48'	N63°47'32"W
C255	136.21'	310.00'	025°10'31"	135.12'	N24°59'48"W
C256	37.61'	25.00'	086°11'35"	34.16'	N30°41'16"E
C257	261.64'	675.00'	022°12'31"	260.00'	N84°53'19"E
C258	121.92'	675.00'	010°20'57"	121.76'	N78°49'57"W
C259	139.91'	675.00'	011°52'32"	139.66'	N67°43'13"W
C260	35.85'	1025.00'	002°00'18"	35.85'	N62°52'06"W
C261	54.97'	1025.00'	003°04'21"	54.96'	N65°29'25"W
C262	146.48'	1025.00'	008°11'17"	146.36'	N71°07'15"W
C263	35.69'	25.00'	081°47'12"	32.73'	N34°19'17"W
C264	91.65'	325.00'	016°09'29"	91.35'	N01°30'26"W
C265	85.14'	325.00'	015°00'37"	84.90'	N17°05'29"W
C266	42.27'	475.00'	005°05'56"	42.26'	N22°02'50"W
C267	102.63'	475.00'	012°22'46"	102.43'	N13°18'29"W
C268	30.77'	25.00'	070°31'44"	28.87'	N28°08'46"E
C269	95.58'	50.00'	109°31'53"	81.68'	N08°38'41"E
C270	46.90'	50.00'	053°44'48"	45.20'	N72°59'39"W
C271	49.74'	50.00'	056°59'40"	47.71'	N51°38'01"E
C272	26.40'	50.00'	030°15'24"	26.10'	N08°00'35"E
C273	98.57'	525.00'	010°45'26"	98.42'	N12°29'49"W
C274	61.58'	525.00'	006°43'16"	61.55'	N21°14'10"W
C275	86.47'	275.00'	018°00'57"	86.11'	N15°35'19"W
C276	146.87'	275.00'	030°36'04"	145.13'	N08°43'11"E
C277	96.78'	575.00'	009°38'36"	96.66'	N28°50'31"E
C278	148.25'	575.00'	014°46'21"	147.84'	N41°03'00"E
C279	28.77'	575.00'	002°52'00"	28.77'	N49°52'10"E
C280	86.45'	562.00'	008°48'49"	86.37'	N46°53'46"E
C281	32.65'	562.00'	003°19'44"	32.65'	N40°49'29"E
C282	567.39'	562.00'	057°50'44"	543.60'	N10°14'16"E
C429	103.71'	70.00'	084°53'29"	94.48'	N89°19'54"E
C430	21.56'	15.00'	082°21'29"	19.75'	N55°59'14"E

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C431	11.49'	10.00'	065°51'12"	10.87'	N21°27'11"W
C432	56.15'	77.00'	041°46'53"	54.91'	N24°13'34"W
C433	65.23'	62.00'	060°16'56"	62.26'	N12°49'10"W
C434	53.83'	38.00'	081°19'00"	49.52'	N17°55'07"W
C435	39.73'	59.00'	038°34'41"	38.98'	N74°16'51"W
C436	73.33'	148.00'	028°23'17"	72.58'	N78°35'23"E
C437	61.25'	30.00'	116°58'29"	51.15'	N56°37'54"W
C438	25.44'	20.00'	072°52'23"	23.76'	N38°17'32"E
C439	15.78'	17.00'	053°11'38"	15.22'	N48°07'55"E
C440	5.77'	11.00'	030°02'09"	5.70'	N36°33'11"E
C441	41.42'	30.00'	079°06'55"	38.21'	N88°52'17"W
C442	95.42'	150.00'	036°26'50"	93.82'	N29°21'32"W

LINE TABLE		
LINE	BEARING	LENGTH
L42	N90°00'00"E	18.39'
L43	N90°00'00"E	34.10'
L56	N30°39'51"W	42.12'

LEGEND

UNLESS OTHERWISE NOTED
= NOT TO SCALE
R = RADIUS
L = ARC LENGTH
Δ = DELTA (CENTRAL ANGLE)
CH = CHORD DISTANCE
CB = CHORD BEARING
NO. = NUMBER
N. = NORTHING (STATE PLANE COORDINATES)
E. = EASTING (STATE PLANE COORDINATES)
℄ = CENTERLINE OF RIGHT OF WAY
O.R.B. = OFFICIAL RECORDS OF MARION COUNTY
D.R.A. = DRAINAGE RETENTION AREA
LB = LICENSE BUSINESS
LS = LAND SURVEYOR
PLS = PROFESSIONAL LAND SURVEYOR
PG. = PAGE
P.B. = PLAT BOOK
D.A.U.E. = DRAINAGE, ACCESS, AND UTILITY EASEMENT
D.U.E. = DRAINAGE AND UTILITY EASEMENT
D.E = DRAINAGE EASEMENT
U.E = UTILITY EASEMENT
AC. = ACRES
(NR) = NOT RADIAL
6,000 = SQUARE FOOTAGE OF LOT
= PERMANENT REFERENCE MONUMENT (P.R.M.) FOUND 5/8" X 4" CONCRETE MONUMENT (AS NOTED)
= PERMANENT REFERENCE MONUMENT (P.R.M.) FOUND 5/8" IRON ROD & CAP (AS NOTED)
= PERMANENT REFERENCE MONUMENT (P.R.M.) SET 5/8" IRON ROD & CAP (LB 8071)
= PERMANENT CONTROL POINT (P.C.P.) SET NAIL & DISC NO. LB 8071
= PERMANENT CONTROL POINT (P.C.P.) FOUND NAIL & DISC (AS NOTED)

TRACT O 63.23 AC.
TRACT A 28.97 AC.
TRACT MM 1.74 AC.
TRACT KK 24.62 AC.
TRACT C 3.02 AC.
TRACT J 5.43 AC.
TRACT K 29.25 AC.
TRACT B 1.44 AC.
TRACT L 2.17 AC.
TRACT N 5.01 AC.
TRACT M 1.12 AC.

N.W. 22ND LANE (50' RIGHT OF WAY)
N.W. 2ND TERRACE (50' RIGHT OF WAY)
N.W. 4TH AVENUE (50' RIGHT OF WAY)
N.W. 1ST AVENUE (60' RIGHT OF WAY)
N.E. 70TH STREET (WEST HIGHWAY 326) (RIGHT OF WAY WIDTH VARIES)
A.K.A. STATE ROAD 326
WEST ANTHONY ROAD (RIGHT OF WAY WIDTH VARIES)
25' BUFFER (TYP.)
NORTH RIGHT OF WAY LINE PER O.R.B. 5786, PAGE 1963
FOUND NAIL AND DISK (BSA LB1221) SE CORNER OF THE NE 1/4 OF SECTION 19, TOWNSHIP 14 SOUTH, RANGE 22 EAST

NOTE:
THIS PLAT IS 11 SHEETS IN TOTAL, AND ONE IS NOT COMPLETE WITHOUT THE OTHERS. FOR NOTES, ACKNOWLEDGMENTS AND LEGAL DESCRIPTION SEE SHEET 1, FOR DEDICATION SEE SHEET 2, FOR BOUNDARY DETAIL SEE SHEET 3, FOR LOT DIMENSIONS SEE SHEETS 4, 5, 6, 7, 8, 9, 10 AND 11.

PREPARED BY: JCH CONSULTING GROUP, INC., 426 SW 15TH STREET, OCALA, FLORIDA 34471

IRONCREST PHASE 1

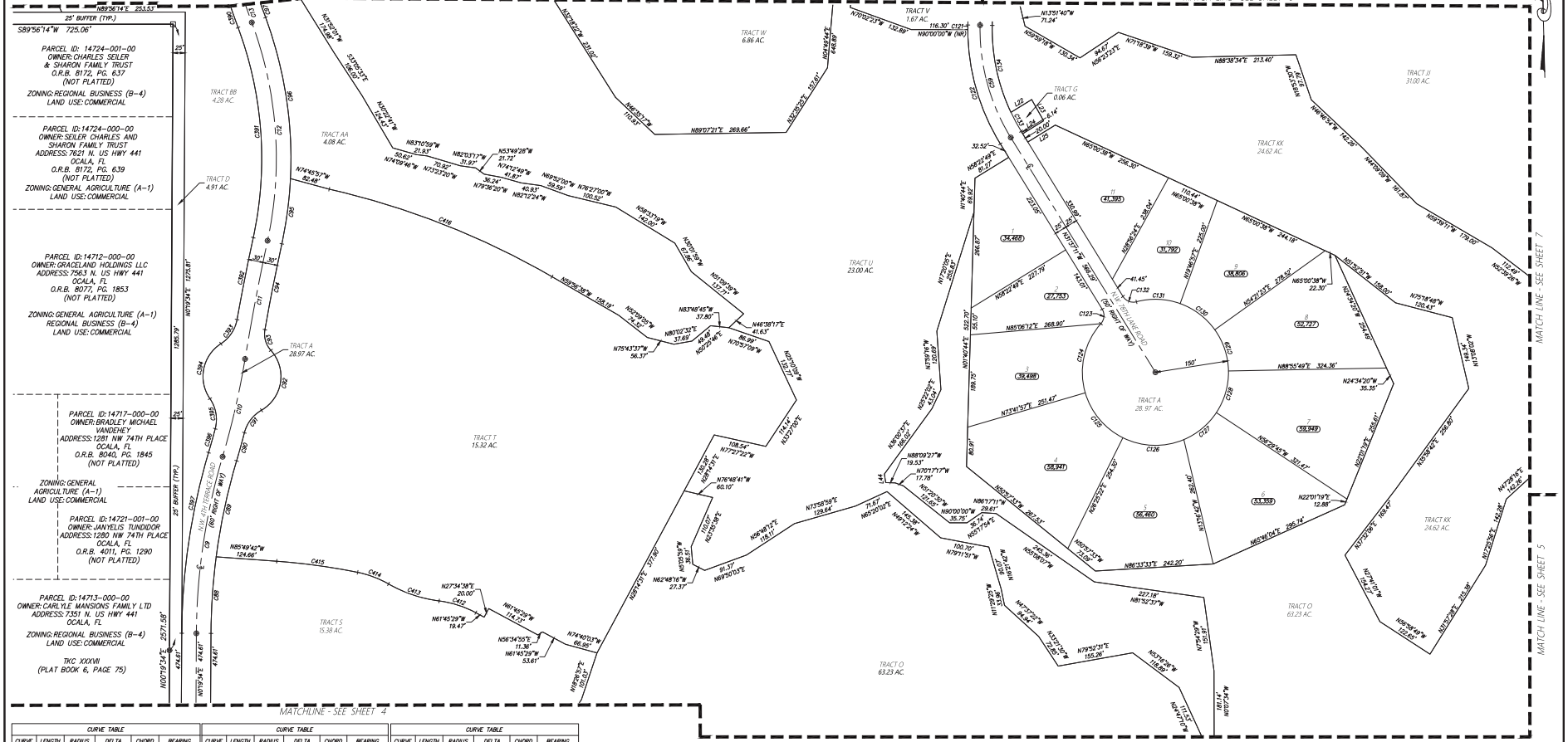
(A PLANNED UNIT DEVELOPMENT)

A REPLAT OF A PORTION OF ALDERMAN ESTATE, AS RECORDED IN PLAT BOOK A, PAGE 122, PUBLIC RECORDS OF MARION COUNTY, FLORIDA, AND A PORTION OF SECTIONS 17, 18, 19, AND 20, TOWNSHIP 14 SOUTH, RANGE 22 EAST, MARION COUNTY, FLORIDA

JCH
CONSULTING GROUP, INC.
LAND DEVELOPMENT-SURVEYING & MAPPING
PLANNING • ENVIRONMENTAL • G.I.S.
CERTIFICATE OF AUTHORIZATION NO. LB 6071
CHRISTOPHER J. HOWSON, P.S.M., C.F.M. - LS 6353
426 SW 15TH STREET, OCALA, FLORIDA 34471
PHONE (352) 438-1402 www.JCHgc.com

GRAPHIC SCALE
100 0 50 100 200 400
(IN FEET)
1 inch = 100 ft.

NOTE:
THIS PLAT IS 11 SHEETS IN TOTAL, AND ONE IS NOT COMPLETE WITHOUT THE OTHERS. FOR NOTES, ACKNOWLEDGMENTS AND LEGAL DESCRIPTION SEE SHEET 1. FOR DEDICATION SEE SHEET 2. FOR BOUNDARY DETAIL SEE SHEET 3. FOR LOT DIMENSIONS SEE SHEETS 4, 5, 6, 7, 8, 9, 10 AND 11.


MATCH LINE - SEE SHEET 10
MATCH LINE - SEE SHEET 8
MATCH LINE - SEE SHEET 7
MATCH LINE - SEE SHEET 5
MATCH LINE - SEE SHEET 4
MATCHLINE - SEE SHEET 4
25' BUFFER (TYP.)
PARCEL ID: 14724-001-00
OWNER: CHARLES SEILER & SHARON FAMILY TRUST
O.R.B. 8172, PG. 637
(NOT PLATTED)
ZONING: REGIONAL BUSINESS (B-4)
LAND USE: COMMERCIAL
PARCEL ID: 14724-000-00
OWNER: SEILER CHARLES AND SHARON FAMILY TRUST
ADDRESS: 7621 N. US HWY 441
OCALA, FL
O.R.B. 8172, PG. 639
(NOT PLATTED)
ZONING: GENERAL AGRICULTURE (A-1)
LAND USE: COMMERCIAL
PARCEL ID: 14712-000-00
OWNER: GRACELAND HOLDINGS LLC
ADDRESS: 7563 N. US HWY 441
OCALA, FL
O.R.B. 8077, PG. 1853
(NOT PLATTED)
ZONING: GENERAL AGRICULTURE (A-1)
REGIONAL BUSINESS (B-4)
LAND USE: COMMERCIAL
PARCEL ID: 14717-000-00
OWNER: BRADLEY MICHAEL VANDEHEY
ADDRESS: 1281 NW 74TH PLACE
OCALA, FL
O.R.B. 8040, PG. 1845
(NOT PLATTED)
ZONING: GENERAL AGRICULTURE (A-1)
LAND USE: COMMERCIAL
PARCEL ID: 14721-001-00
OWNER: JANYELIS TUNDIDOR
ADDRESS: 1280 NW 74TH PLACE
OCALA, FL
O.R.B. 4011, PG. 1290
(NOT PLATTED)
PARCEL ID: 14713-000-00
OWNER: CARLYLE MANSIONS FAMILY LTD
ADDRESS: 7351 N. US HWY 441
OCALA, FL
ZONING: REGIONAL BUSINESS (B-4)
LAND USE: COMMERCIAL
TKC XXXVII
(PLAT BOOK 6, PAGE 75)
S89°56'14"W 725.06'
N89°56'14"E 253.53'
N00°19'34"E 2571.55'
N01°19'34"E 1285.79'
TRACT A 28.97 AC.
TRACT AA 4.08 AC.
TRACT BB 4.28 AC.
TRACT D 4.91 AC.
TRACT S 15.38 AC.
TRACT T 15.32 AC.
TRACT U 23.00 AC.
TRACT V 1.67 AC.
TRACT W 6.86 AC.
TRACT G 0.06 AC.
TRACT J 3.00 AC.
TRACT KK 24.62 AC.
TRACT O 63.23 AC.
NW 74TH TERRACE ROAD (80' RIGHT OF WAY)
NW 73RD AVENUE ROAD (80' RIGHT OF WAY)
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IRONCREST PHASE 1

(A PLANNED UNIT DEVELOPMENT)

A REPLAT OF A PORTION OF ALDERMAN ESTATE, AS RECORDED IN PLAT BOOK A, PAGE 122, PUBLIC RECORDS OF MARION COUNTY, FLORIDA, AND A PORTION OF SECTIONS 17, 18, 19, AND 20, TOWNSHIP 14 SOUTH, RANGE 22 EAST, MARION COUNTY, FLORIDA

PLAT BOOK ___ , PAGE ___

SHEET 7 OF 11

JCH
CONSULTING GROUP, INC.
LAND DEVELOPMENT-SURVEYING & MAPPING
PLANNING • ENVIRONMENTAL • G.I.S.
CERTIFICATE OF AUTHORIZATION NO. LB 6671
CHRISTOPHER J. HOWSON, P.S.M., C.F.M. - LS4553
426 SW 15TH STREET, OCALA, FLORIDA 34471
PHONE (352) 895-1402 www.JCHgc.com

LEGEND UNLESS OTHERWISE NOTED

- NTS = NOT TO SCALE
- R = RADIUS
- L = ARC LENGTH
- Δ = DELTA (CENTRAL ANGLE)
- CH = CHORD DISTANCE
- CB = CHORD BEARING
- NO. = NUMBER
- N. = NORTHING (STATE PLANE COORDINATES)
- E. = EASTING (STATE PLANE COORDINATES)
- ℄ = CENTERLINE OF RIGHT OF WAY
- O.R.B. = OFFICIAL RECORDS OF MARION COUNTY
- D.R.A. = DRAINAGE RETENTION AREA
- LB = LICENSE BUSINESS
- LS = LAND SURVEYOR
- PLS = PROFESSIONAL LAND SURVEYOR
- PG. = PAGE
- P.B. = PLAT BOOK
- D.A.U.E. = DRAINAGE, ACCESS, AND UTILITY EASEMENT
- D.U.E. = DRAINAGE AND UTILITY EASEMENT
- D.E = DRAINAGE EASEMENT
- U.E = UTILITY EASEMENT
- AC. = ACRES
- (NR) = NOT RADIAL
- (0,000) = SQUARE FOOTAGE OF LOT
- ⊡ = PERMANENT REFERENCE MONUMENT (P.R.M.) FOUND 4" X 4" CONCRETE MONUMENT (AS NOTED)
- ◉ = PERMANENT REFERENCE MONUMENT (P.R.M.) FOUND 5/8" IRON ROD & CAP (AS NOTED)
- ◎ = PERMANENT REFERENCE MONUMENT (P.R.M.) SET 5/8" IRON ROD & CAP (LB 8071)
- ◎ = PERMANENT CONTROL POINT (P.C.P.) SET NAIL & DISC NO. LB 8071
- ○ = PERMANENT CONTROL POINT (P.C.P.) FOUND NAIL & DISC (AS NOTED)

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

NOT PLATTED
REMAINING PORTION OF
PARCEL ID:14699-000-07
OWNER: IRON LAKE PROPERTY LLC
O.R.B. 8817, PG. 926

ZONING: PLANNED UNIT DEVELOPMENT
LAND USE: LOW RESIDENTIAL

EXISTING RIGHT OF WAY LINE

MATCH LINE - SEE SHEET 8

MATCH LINE - SEE SHEET 6

MATCH LINE - SEE SHEET 5

NW 77TH LANE (100' RIGHT OF WAY)

N.W. 75TH LANE (50' RIGHT OF WAY)

N.W. 77TH STREET (100' RIGHT OF WAY)

N.W. 77TH TERRACE (50' RIGHT OF WAY)

N.W. 75TH LANE

N.W. 77TH STREET

N.W. 77TH TERRACE

JCH
CONSULTING GROUP, INC.
LAND DEVELOPMENT-SURVEYING & MAPPING
PLANNING • ENVIRONMENTAL • G.I.S.
CERTIFICATE OF AUTHORIZATION NO. LB 8071
CHRISTOPHER J. HOWSON, P.S.M., C.F.M. - LS 6353
426 SW 15TH STREET, OCALA, FLORIDA 34471
PHONE (352) 438-1402 www.JCHcg.com

IRONCREST PHASE 1

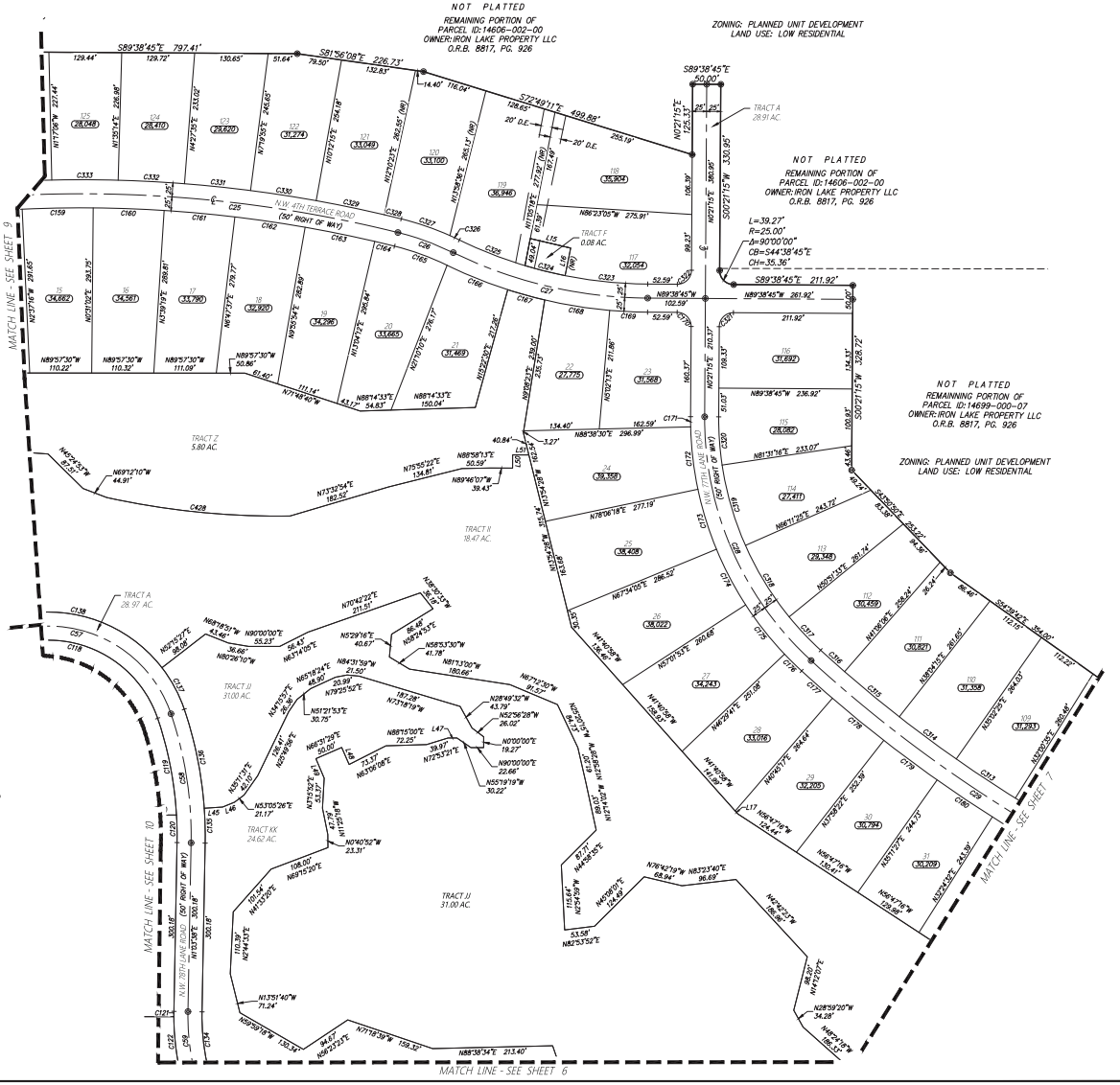
(A PLANNED UNIT DEVELOPMENT)

A REPLAT OF A PORTION OF ALDERMAN ESTATE, AS RECORDED IN PLAT BOOK A, PAGE 122, PUBLIC RECORDS OF MARION COUNTY, FLORIDA, AND A PORTION OF SECTIONS 17, 18, 19, AND 20, TOWNSHIP 14 SOUTH, RANGE 22 EAST, MARION COUNTY, FLORIDA

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C25	981.23'	2330.00'	024°07'44"	974.00'	N88°05'40"W
C26	104.85'	500.00'	012°00'54"	104.66'	N70°01'21"W
C27	357.88'	800.00'	025°37'52"	354.90'	N76°49'49"W
C28	467.17'	583.00'	045°52'40"	473.12'	N23°35'05"W
C29	941.16'	2408.00'	022°23'38"	935.18'	N58°43'14"W
C57	466.93'	230.00'	116°19'05"	390.78'	N76°56'40"W
C58	233.46'	674.00'	019°50'45"	232.29'	N08°51'45"W
C59	242.41'	425.00'	032°40'49"	239.14'	N15°16'47"W
C118	345.53'	205.00'	096°34'25"	306.06'	N67°04'20"W
C119	175.74'	649.00'	015°30'53"	175.20'	N11°01'41"W
C120	49.06'	649.00'	004°19'52"	49.05'	N01°06'18"W
C121	9.47'	450.00'	001°12'20"	9.47'	N00°27'28"E
C122	247.20'	450.00'	031°28'29"	244.10'	N15°52'57"W
C134	184.20'	400.00'	026°23'06"	182.58'	N12°07'55"W
C135	62.03'	699.00'	005°05'04"	62.01'	N01°28'54"W
C136	180.09'	699.00'	014°45'41"	179.59'	N11°24'17"W
C137	84.24'	255.00'	018°55'40"	83.86'	N28°14'58"W
C138	361.73'	255.00'	081°16'33"	332.15'	N78°21'04"W
C159	126.25'	2305.00'	003°08'18"	126.23'	N88°56'53"E
C160	126.25'	2305.00'	003°08'18"	126.23'	N87°54'50"W
C161	126.25'	2305.00'	003°08'18"	126.23'	N84°46'32"W
C162	126.25'	2305.00'	003°08'18"	126.23'	N81°38'14"W
C163	126.25'	2305.00'	003°08'18"	126.23'	N78°29'57"W
C164	36.21'	2305.00'	000°54'01"	36.21'	N76°28'48"W
C165	99.61'	475.00'	012°00'54"	99.43'	N70°01'21"W
C166	116.36'	825.00'	008°04'52"	116.26'	N68°03'19"W
C167	68.18'	825.00'	004°44'07"	68.16'	N74°27'49"W
C168	117.09'	825.00'	008°07'54"	116.99'	N80°53'49"W
C169	67.43'	825.00'	004°40'58"	67.41'	N87°18'16"W
C170	39.27'	25.00'	090°00'00"	35.36'	N44°38'45"W
C171	18.17'	608.00'	001°42'45"	18.17'	N00°30'08"W

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C172	111.81'	608.00'	010°32'12"	111.65'	N06°37'36"W
C173	111.81'	608.00'	010°32'12"	111.65'	N17°09'48"W
C174	111.81'	608.00'	010°32'12"	111.65'	N27°42'01"W
C175	111.81'	608.00'	010°32'12"	111.65'	N38°14'13"W
C176	42.64'	608.00'	004°01'06"	42.63'	N45°30'52"W
C177	73.11'	2433.00'	001°43'18"	73.11'	N48°23'04"W
C178	118.13'	2433.00'	002°46'55"	118.12'	N50°38'10"W
C179	118.13'	2433.00'	002°46'55"	118.12'	N53°25'05"W
C180	118.13'	2433.00'	002°46'55"	118.12'	N56°12'00"W
C313	126.05'	2383.00'	003°01'50"	126.03'	N56°28'30"W
C314	126.05'	2383.00'	003°01'50"	126.03'	N53°26'40"W
C315	126.05'	2383.00'	003°01'50"	126.03'	N50°24'50"W
C316	57.18'	2383.00'	001°22'30"	57.18'	N48°12'40"W
C317	81.64'	558.00'	008°22'57"	81.57'	N43°19'56"W
C318	149.31'	558.00'	015°19'52"	148.86'	N31°28'31"W
C319	149.31'	558.00'	015°19'52"	148.86'	N16°08'39"W
C320	86.02'	558.00'	008°49'58"	85.94'	N04°03'44"W
C321	39.27'	25.00'	090°00'00"	35.36'	N45°21'15"E
C322	39.27'	25.00'	090°00'00"	35.36'	N45°21'15"E
C323	147.88'	775.00'	010°55'57"	147.65'	N84°10'46"W
C324	73.56'	775.00'	005°26'19"	73.54'	N75°59'38"W
C325	125.25'	775.00'	009°15'36"	125.12'	N68°38'41"W
C326	18.72'	525.00'	002°02'36"	18.72'	N65°02'11"W
C327	91.37'	525.00'	009°58'18"	91.26'	N71°02'38"W
C328	31.01'	2355.00'	000°45'16"	31.01'	N76°24'25"W
C329	123.78'	2355.00'	003°00'41"	123.76'	N78°17'24"W
C330	118.06'	2355.00'	002°52'20"	118.05'	N81°13'55"W
C331	118.06'	2355.00'	002°52'20"	118.05'	N84°06'15"W
C332	118.06'	2355.00'	002°52'20"	118.05'	N86°58'35"W
C333	118.06'	2355.00'	002°52'20"	118.05'	N89°50'56"W
C428	328.15'	1422.00'	013°13'20"	327.43'	N84°13'15"W

LINE TABLE		
LINE	BEARING	LENGTH
L15	N76°44'43"W	73.77'
L16	N11°24'20"E	50.00'
L17	N41°40'58"W	7.03'
L45	N86°15'19"E	32.66'
L46	N67°47'26"E	22.96'
L47	N90°00'00"E	15.86'
L48	N23°28'31"W	33.05'
L49	N22°58'18"W	37.75'
L50	N01°59'58"E	23.50'
L51	N89°50'02"W	28.84'



GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)

1 inch = 100 ft.

LEGEND UNLESS OTHERWISE NOTED

-/-	= NOT TO SCALE
R	= RADIUS
L	= ARC LENGTH
Δ	= DELTA (CENTRAL ANGLE)
CH	= CHORD DISTANCE
CB	= CHORD BEARING
NO.	= NUMBER
N.	= NORTHING (STATE PLANE COORDINATES)
E.	= EASTING (STATE PLANE COORDINATES)
℄	= CENTERLINE OF RIGHT OF WAY
O.R.B.	= OFFICIAL RECORDS OF MARION COUNTY
D.R.A.	= DRAINAGE RETENTION AREA
LB	= LICENSE BUSINESS
LS	= LAND SURVEYOR
PLS	= PROFESSIONAL LAND SURVEYOR
PG.	= PAGE
P.B.	= PLAT BOOK
D.A.U.E.	= DRAINAGE, ACCESS, AND UTILITY EASEMENT
D.U.E.	= DRAINAGE AND UTILITY EASEMENT
D.E	= DRAINAGE EASEMENT
U.E	= UTILITY EASEMENT
AC.	= ACRES
(NR)	= NOT RADIAL
(0,000)	= SQUARE FOOTAGE OF LOT

⊡ = PERMANENT REFERENCE MONUMENT (P.R.M.) FOUND 4" X 4" CONCRETE MONUMENT (AS NOTED)

● = PERMANENT REFERENCE MONUMENT (P.R.M.) FOUND 5/8" IRON ROD & CAP (AS NOTED)

◉ = PERMANENT REFERENCE MONUMENT (P.R.M.) SET 5/8" IRON ROD & CAP (LB 8071)

⊚ = PERMANENT CONTROL POINT (P.C.P.) SET NAIL & DISC NO. LB 8071

○ = PERMANENT CONTROL POINT (P.C.P.) FOUND NAIL & DISC (AS NOTED)

NOTE:
THIS PLAT IS 11 SHEETS IN TOTAL, AND ONE IS NOT COMPLETE WITHOUT THE OTHERS. FOR NOTES, ACKNOWLEDGMENTS AND LEGAL DESCRIPTION SEE SHEET 1, FOR DEDICATION SEE SHEET 2, FOR BOUNDARY DETAIL SEE SHEET 3, FOR LOT DIMENSIONS SEE SHEETS 4, 5, 6, 7, 8, 9, 10 AND 11.

PREPARED BY: JCH CONSULTING GROUP, INC., 426 SW 15TH STREET, OCALA, FLORIDA 34471

IRONCREST PHASE 1

(A PLANNED UNIT DEVELOPMENT)

A REPLAT OF A PORTION OF ALDERMAN ESTATE, AS RECORDED IN PLAT BOOK A, PAGE 122, PUBLIC RECORDS OF MARION COUNTY, FLORIDA, AND A PORTION OF SECTIONS 17, 18, 19, AND 20, TOWNSHIP 14 SOUTH, RANGE 22 EAST, MARION COUNTY, FLORIDA

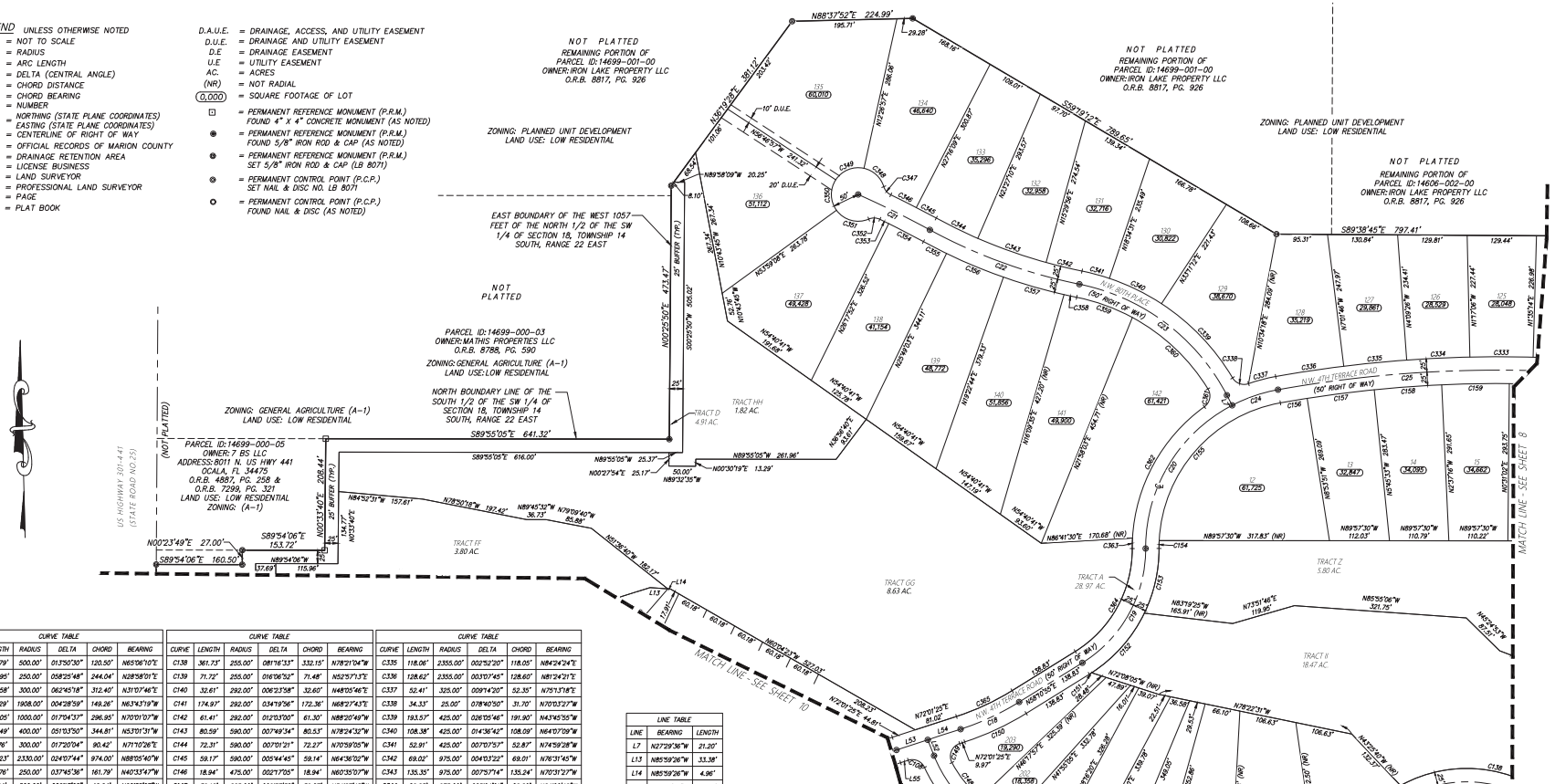
JCH
CONSULTING GROUP, INC.
LAND DEVELOPMENT-SURVEYING & MAPPING
PLANNING • ENVIRONMENTAL • G.I.S.
CERTIFICATE OF AUTHORIZATION NO. LB 8071
CHRISTOPHER J. HOWSON, P.S.M., C.F.M. - LS 6553
426 SW 15TH STREET, OCALA, FLORIDA 34471
PHONE (352) 438-1402 www.JCHgc.com

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GRAPHIC SCALE
100 0 50 100 200 400
(IN FEET)
1 inch = 100 ft.

LEGEND UNLESS OTHERWISE NOTED

⁄\/\—	= NOT TO SCALE
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L	= ARC LENGTH
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D.U.E.	= DRAINAGE AND UTILITY EASEMENT
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AC.	= ACRES
(NR)	= NOT RADIAL
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⊡	= PERMANENT REFERENCE MONUMENT (P.R.M.) FOUND 4" X 4" CONCRETE MONUMENT (AS NOTED)
◉	= PERMANENT REFERENCE MONUMENT (P.R.M.) FOUND 5/8" IRON ROD & CAP (AS NOTED)
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⊗	= PERMANENT CONTROL POINT (P.C.P.) SET NAIL & DISC NO. LB 8071
○	= PERMANENT CONTROL POINT (P.C.P.) FOUND NAIL & DISC (AS NOTED)



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C18	120.79'	500.00'	013°50'30"	120.50'	N65°06'10"E
C19	254.95'	250.00'	058°25'48"	244.04'	N28°58'01"E
C20	328.58'	300.00'	062°45'18"	312.40'	N31°07'46"E
C21	149.29'	1908.00'	004°28'59"	149.26'	N63°43'19"W
C22	298.05'	1000.00'	017°04'37"	296.95'	N70°01'07"W
C23	356.49'	400.00'	051°03'50"	344.81'	N53°01'31"W
C24	90.76'	300.00'	017°20'04"	90.42'	N71°10'26"E
C25	981.23'	2330.00'	024°07'44"	974.00'	N88°05'40"W
C53	164.76'	250.00'	037°45'36"	161.79'	N40°33'47"W
C54	19.94'	500.00'	002°17'05"	19.94'	N60°35'07"W
C55	221.05'	615.00'	020°35'39"	219.87'	N72°01'29"W
C56	292.02'	317.00'	052°46'54"	281.81'	N71°17'14"E
C57	466.93'	230.00'	116°19'05"	390.78'	N76°56'40"W
C108	36.40'	25.00'	083°25'07"	33.27'	N66°16'02"W
C109	132.97'	275.00'	027°42'12"	131.67'	N38°24'34"W
C110	34.47'	275.00'	007°10'55"	34.45'	N55°51'07"W
C111	17.72'	525.00'	001°56'00"	17.72'	N60°24'35"W
C112	3.22'	525.00'	000°21'05"	3.22'	N61°33'07"W
C113	88.24'	640.00'	007°53'59"	88.17'	N65°40'39"W
C114	141.80'	640.00'	012°41'40"	141.51'	N75°58'29"W
C115	305.13'	342.00'	051°07'05"	295.11'	N72°07'08"E
C116	9.93'	342.00'	001°39'49"	9.93'	N45°43'42"E
C117	70.64'	205.00'	019°44'40"	70.30'	N54°46'07"E
C118	345.53'	205.00'	096°34'25"	306.06'	N67°04'20"W

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C138	361.73'	255.00'	081°16'33"	332.15'	N78°21'04"W
C139	71.72'	255.00'	016°06'52"	71.48'	N52°57'13"E
C140	32.61'	292.00'	006°23'58"	32.60'	N48°05'46"E
C141	174.97'	292.00'	034°19'56"	172.36'	N68°27'43"E
C142	61.41'	292.00'	012°03'00"	61.30'	N88°20'49"W
C143	80.59'	590.00'	007°49'34"	80.53'	N78°24'32"W
C144	72.31'	590.00'	007°01'21"	72.27'	N70°59'05"W
C145	59.17'	590.00'	005°44'45"	59.14'	N64°36'02"W
C146	18.94'	475.00'	002°17'05"	18.94'	N60°35'07"W
C147	39.12'	225.00'	009°57'38"	39.07'	N54°27'45"W
C148	84.85'	225.00'	021°36'23"	84.35'	N38°40'45"W
C149	43.59'	25.00'	099°53'58"	38.27'	N22°04'26"E
C150	126.83'	525.00'	013°50'30"	126.52'	N65°06'10"E
C151	5.03'	275.00'	001°02'52"	5.03'	N57°39'29"E
C152	150.39'	275.00'	031°20'00"	148.52'	N41°28'03"E
C153	125.03'	275.00'	026°02'57"	123.95'	N12°46'35"E
C154	14.66'	275.00'	003°03'17"	14.66'	N01°16'45"E
C155	369.74'	275.00'	077°02'04"	342.51'	N41°19'26"E
C156	50.74'	2305.00'	001°15'41"	50.74'	N80°28'19"E
C157	126.25'	2305.00'	003°08'18"	126.23'	N82°40'18"E
C158	126.25'	2305.00'	003°08'18"	126.23'	N85°48'35"E
C159	126.25'	2305.00'	003°08'18"	126.23'	N88°56'53"E
C333	118.06'	2355.00'	002°52'20"	118.05'	N89°50'56"W
C334	118.06'	2355.00'	002°52'20"	118.05'	N87°16'44"E

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C335	118.06'	2355.00'	002°52'20"	118.05'	N84°24'24"E
C336	128.62'	2355.00'	003°07'45"	128.60'	N81°24'21"E
C337	52.41'	325.00'	009°14'20"	52.35'	N75°13'58"E
C338	34.33'	25.00'	078°40'50"	31.70'	N70°03'27"W
C339	193.57'	425.00'	026°05'46"	191.90'	N43°45'55"W
C340	108.38'	425.00'	014°36'42"	108.09'	N64°07'09"W
C341	52.91'	425.00'	007°07'57"	52.87'	N74°59'28"W
C342	69.02'	975.00'	004°03'22"	69.01'	N76°31'45"W
C343	135.35'	975.00'	007°57'14"	135.24'	N70°31'27"W
C344	86.23'	975.00'	005°04'01"	86.20'	N64°00'49"W
C345	42.19'	1933.00'	001°15'02"	42.19'	N62°06'20"W
C346	53.15'	1933.00'	001°34'32"	53.15'	N63°31'07"W
C347	20.67'	25.00'	047°21'59"	20.08'	N40°37'23"W
C348	52.89'	50.00'	060°36'39"	50.46'	N47°14'43"W
C349	60.42'	50.00'	069°13'55"	56.81'	N67°50'00"E
C350	60.42'	50.00'	069°13'55"	56.81'	N01°23'54"W
C351	67.45'	50.00'	077°17'38"	62.45'	N74°39'41"W
C352	21.40'	25.00'	049°02'45"	20.75'	N88°47'07"W
C353	18.40'	1883.00'	000°33'36"	18.40'	N63°58'56"W
C354	73.03'	1883.00'	002°13'19"	73.02'	N62°35'28"W
C355	48.34'	1025.00'	002°42'08"	48.34'	N62°49'53"W
C356	115.18'	1025.00'	006°26'19"	115.12'	N67°24'06"W
C357	117.79'	1025.00'	006°35'04"	117.73'	N73°54'48"W
C358	24.18'	1025.00'	001°21'06"	24.18'	N77°52'53"W

LINE TABLE		
LINE	BEARING	LENGTH
L7	N27°29'36"W	21.20'
L13	N85°39'26"W	33.38'
L14	N85°39'26"W	4.96'
L52	N21°40'59"W	31.84'
L53	N72°01'25"E	61.35'
L54	N72°01'25"E	64.48'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C359	110.95'	375.00'	016°57'04"	110.54'	N70°04'54"W
C360	196.38'	375.00'	030°00'16"	194.14'	N46°36'14"W
C361	37.41'	25.00'	085°44'47"	34.02'	N11°16'18"E
C362	288.81'	325.00'	050°54'54"	279.40'	N28°41'14"E
C363	19.73'	325.00'	003°28'41"	19.73'	N01°29'27"E
C364	229.45'	225.00'	058°25'48"	219.64'	N28°58'01"E
C365	114.75'	475.00'	013°50'30"	114.47'	N65°06'10"E

PREPARED BY: JCH CONSULTING GROUP, INC., 426 SW 15TH STREET, OCALA, FLORIDA 34471

IRONCREST PHASE 1

(A PLANNED UNIT DEVELOPMENT)

A REPLAT OF A PORTION OF ALDERMAN ESTATE, AS RECORDED IN PLAT BOOK A, PAGE 122, PUBLIC RECORDS OF MARION COUNTY, FLORIDA, AND A PORTION OF SECTIONS 17, 18, 19, AND 20, TOWNSHIP 14 SOUTH, RANGE 22 EAST, MARION COUNTY, FLORIDA

PLAT BOOK ___ , PAGE ___

SHEET 10 OF 11

JCH
CONSULTING GROUP, INC.
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PLANNING • ENVIRONMENTAL • G.I.S.
CERTIFICATE OF AUTHORIZATION NO. LB 8071
CHRISTOPHER J. HOWSON, P.S.M., C.F.M. - LS 6353
426 SW 15TH STREET, OCALA, FLORIDA 34471
PHONE (352) 405-1362 www.JCHgc.com

NOTE:
THIS PLAT IS 11 SHEETS IN TOTAL, AND ONE IS NOT COMPLETE WITHOUT THE OTHERS. FOR NOTES, ACKNOWLEDGMENTS AND LEGAL DESCRIPTION SEE SHEET 1, FOR DEDICATION SEE SHEET 2, FOR BOUNDARY DETAIL SEE SHEET 3, FOR LOT DIMENSIONS SEE SHEETS 4, 5, 6, 7, 8, 9, 10 AND 11.

LEGEND UNLESS OTHERWISE NOTED

⏚	= NOT TO SCALE	D.U.E.	= DRAINAGE AND UTILITY EASEMENT
R	= RADIUS	D.E	= DRAINAGE EASEMENT
L	= ARC LENGTH	U.E	= UTILITY EASEMENT
Δ	= DELTA (CENTRAL ANGLE)	AC.	= ACRES
CH	= CHORD DISTANCE	(NR)	= NOT RADIAL
CB	= CHORD BEARING	0,000	= SQUARE FOOTAGE OF LOT
NO.	= NUMBER	⊡	= PERMANENT REFERENCE MONUMENT (P.R.M.) FOUND 4" X 4" CONCRETE MONUMENT (AS NOTED)
N.	= NORTHING (STATE PLANE COORDINATES)		
E.	= EASTING (STATE PLANE COORDINATES)	◉	= PERMANENT REFERENCE MONUMENT (P.R.M.) FOUND 5/8" IRON ROD & CAP (AS NOTED)
℄	= CENTERLINE OF RIGHT OF WAY		
O.R.B.	= OFFICIAL RECORDS OF MARION COUNTY	◉	= PERMANENT REFERENCE MONUMENT (P.R.M.) SET 5/8" IRON ROD & CAP (LB 8071)
D.R.A.	= DRAINAGE RETENTION AREA		
LB	= LICENSE BUSINESS	◎	= PERMANENT CONTROL POINT (P.C.P.) SET NAIL & DISC NO. LB 8071
LS	= LAND SURVEYOR		
PLS	= PROFESSIONAL LAND SURVEYOR	○	= PERMANENT CONTROL POINT (P.C.P.) FOUND NAIL & DISC (AS NOTED)
PG.	= PAGE		
P.B.	= PLAT BOOK		
D.A.U.E.	= DRAINAGE, ACCESS, AND UTILITY EASEMENT		

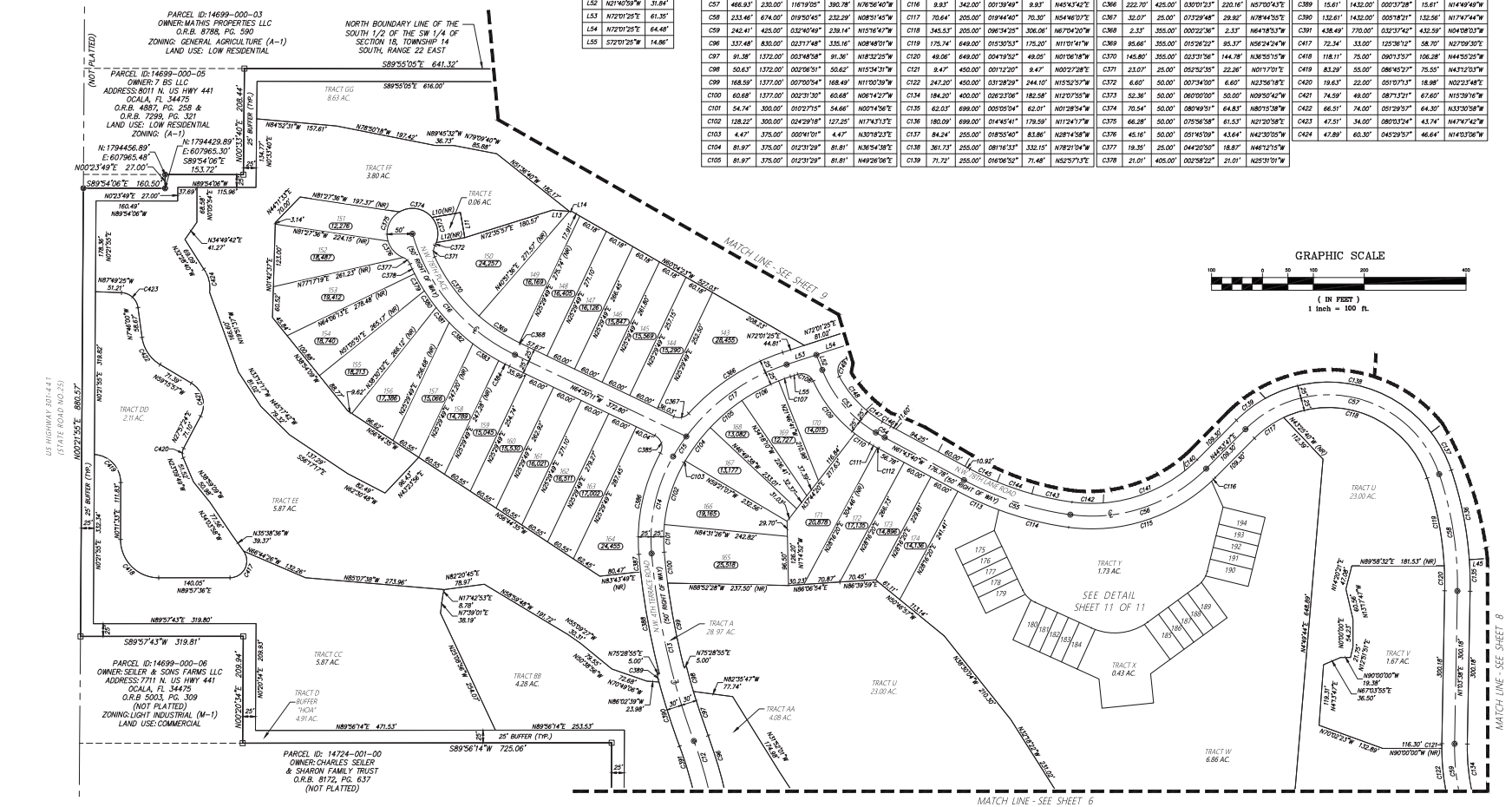
LINE TABLE		
LINE	BEARING	LENGTH
L10	N80°09'18"E	56.70'
L11	N9°50'42"W	50.00'
L12	N80°09'18"E	56.70'
L13	N85°59'26"W	33.38'
L14	N85°59'26"W	4.96'
L45	N86°51'9"E	32.66'
L52	N21°40'59"W	31.84'
L53	N72°01'25"E	61.35'
L54	N72°01'25"E	64.48'
L55	S72°01'25"W	14.86'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C12	455.58'	800.00'	032°37'42"	449.45'	N04°08'03"W
C13	378.55'	1402.00'	015°28'13"	377.40'	N12°42'48"W
C14	198.21'	325.00'	034°56'33"	195.15'	N12°29'35"E
C15	47.14'	400.00'	006°45'10"	47.12'	N33°20'27"E
C16	321.02'	380.00'	048°24'09"	311.56'	N40°18'06"W
C17	246.48'	400.00'	035°18'22"	242.60'	N54°22'3"E
C53	164.76'	250.00'	037°45'36"	161.79'	N40°33'47"W
C54	19.94'	500.00'	002°17'05"	19.94'	N60°35'07"W
C55	221.05'	615.00'	020°35'39"	219.87'	N72°01'29"W
C56	292.02'	317.00'	052°46'54"	281.81'	N71°17'14"E
C57	466.93'	230.00'	116°19'25"	390.78'	N76°56'40"W
C58	233.46'	674.00'	019°50'45"	232.29'	N08°51'45"W
C59	242.41'	425.00'	032°40'49"	239.14'	N15°16'47"W
C96	337.48'	830.00'	023°17'48"	335.16'	N08°48'01"W
C97	91.38'	1372.00'	003°48'58"	91.36'	N18°32'25"W
C98	50.63'	1372.00'	002°06'51"	50.62'	N15°34'31"W
C99	168.59'	1377.00'	007°00'54"	168.49'	N11°00'39"W
C100	60.68'	1377.00'	002°31'30"	60.68'	N06°14'27"W
C101	54.74'	300.00'	010°27'15"	54.66'	N00°14'56"E
C102	128.22'	300.00'	024°29'18"	127.25'	N17°43'13"E
C103	4.47'	375.00'	000°41'01"	4.47'	N30°16'23"E
C104	81.97'	375.00'	012°31'29"	81.81'	N36°54'38"E
C105	81.97'	375.00'	012°31'29"	81.81'	N49°26'06"E

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C106	81.97'	375.00'	012°31'28"	81.81'	N61°57'35"E
C107	24.88'	375.00'	003°48'06"	24.88'	N70°07'22"E
C108	36.40'	25.00'	083°25'07"	33.27'	N66°16'02"W
C109	132.97'	275.00'	027°42'12"	131.67'	N38°24'34"W
C110	34.47'	275.00'	007°10'55"	34.45'	N55°51'07"W
C111	17.72'	525.00'	001°56'00"	17.72'	N60°24'35"W
C112	3.22'	525.00'	000°21'05"	3.22'	N61°33'07"W
C113	88.24'	640.00'	007°53'59"	88.17'	N65°40'39"W
C114	141.80'	640.00'	012°41'40"	141.51'	N75°58'29"W
C115	305.13'	342.00'	051°07'05"	295.11'	N72°07'08"E
C116	9.93'	342.00'	001°39'49"	9.93'	N45°43'42"E
C117	70.64'	205.00'	019°44'40"	70.30'	N54°46'07"E
C118	345.53'	205.00'	096°34'25"	306.06'	N67°04'20"W
C119	175.74'	649.00'	015°30'53"	175.20'	N11°01'41"W
C120	49.06'	649.00'	004°19'52"	49.05'	N01°06'18"W
C121	9.47'	450.00'	001°12'20"	9.47'	N00°27'28"E
C122	247.20'	450.00'	031°28'29"	244.10'	N15°52'57"W
C134	184.20'	400.00'	026°23'06"	182.58'	N12°07'55"W
C135	62.03'	699.00'	005°05'04"	62.01'	N01°28'54"W
C136	180.09'	699.00'	014°45'41"	179.59'	N11°24'17"W
C137	84.24'	255.00'	018°55'40"	83.86'	N28°14'38"W
C138	361.73'	255.00'	081°16'33"	332.15'	N78°21'04"W
C139	71.72'	255.00'	016°06'52"	71.48'	N52°57'13"E

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C140	32.61'	292.00'	006°23'58"	32.60'	N48°05'46"E
C141	174.97'	292.00'	034°19'56"	172.36'	N68°27'43"E
C142	61.41'	292.00'	012°03'00"	61.30'	N88°20'49"W
C143	80.59'	590.00'	007°49'34"	80.53'	N78°24'32"W
C144	72.31'	590.00'	007°01'21"	72.27'	N70°59'05"W
C145	59.17'	590.00'	005°44'45"	59.14'	N64°36'02"W
C146	18.94'	475.00'	002°17'05"	18.94'	N60°35'07"W
C147	39.12'	225.00'	009°57'38"	39.07'	N54°27'45"W
C148	84.85'	225.00'	021°36'23"	84.35'	N38°40'45"W
C149	43.59'	25.00'	099°53'58"	38.27'	N22°04'26"E
C166	222.70'	425.00'	030°01'23"	220.16'	N57°00'43"E
C167	32.07'	25.00'	073°29'48"	29.92'	N78°44'55"E
C168	345.53'	205.00'	096°34'25"	306.06'	N67°04'20"W
C169	95.66'	355.00'	015°26'22"	95.37'	N56°24'24"W
C170	145.80'	355.00'	023°31'56"	144.78'	N36°55'15"W
C171	23.07'	25.00'	052°52'35"	22.26'	N01°17'01"E
C172	6.60'	50.00'	007°34'00"	6.60'	N23°56'18"E
C173	52.36'	50.00'	060°00'00"	50.00'	N09°50'42"W
C174	70.54'	50.00'	080°49'51"	64.83'	N80°15'38"W
C175	66.28'	50.00'	075°56'58"	61.53'	N21°20'58"E
C176	45.16'	50.00'	051°45'09"	43.64'	N42°30'05"W
C177	19.35'	25.00'	044°20'50"	18.87'	N46°12'15"W
C178	21.01'	405.00'	002°58'22"	21.01'	N25°31'01"W

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C379	38.72'	405.00'	005°28'39"	38.70'	N29°44'31"W
C380	40.02'	405.00'	005°39'42"	40.00'	N35°18'41"W
C381	39.10'	405.00'	005°31'53"	39.08'	N40°54'29"W
C382	62.61'	405.00'	008°51'26"	62.54'	N48°06'08"W
C383	60.60'	405.00'	008°34'24"	60.54'	N56°49'02"W
C384	24.03'	405.00'	003°23'57"	24.02'	N62°48'3"W
C385	40.74'	25.00'	093°21'43"	36.38'	N17°49'20"W
C386	206.70'	350.00'	033°50'14"	203.71'	N11°56'25"E
C387	33.91'	1427.00'	001°21'42"	33.91'	N05°39'33"W
C388	203.69'	1427.00'	008°10'42"	203.52'	N10°25'44"W
C389	15.61'	1432.00'	000°37'28"	15.61'	N14°49'49"W
C390	132.61'	1432.00'	005°18'21"	132.56'	N17°47'44"W
C391	438.49'	770.00'	032°37'42"	432.59'	N04°08'03"W
C417	72.34'	33.00'	125°36'12"	58.70'	N27°09'30"E
C418	118.11'	75.00'	090°13'57"	106.28'	N44°55'25"W
C419	83.29'	55.00'	086°45'27"	75.55'	N43°12'03"W
C420	19.63'	22.00'	051°07'13"	18.98'	N02°23'48"E
C421	74.59'	49.00'	087°13'21"	67.60'	N15°39'16"W
C422	66.51'	74.00'	051°29'37"	64.30'	N33°30'58"W
C423	47.51'	34.00'	080°03'24"	43.74'	N47°47'42"W
C424	47.89'	60.30'	045°29'57"	46.64'	N14°03'06"W



PREPARED BY: JCH CONSULTING GROUP, INC., 426 SW 15TH STREET, OCALA, FLORIDA 34471

JCH
CONSULTING GROUP, INC.
LAND DEVELOPMENT-SURVEYING & MAPPING
PLANNING • ENVIRONMENTAL • G.I.S.
CERTIFICATE OF AUTHORIZATION NO. LB 8071
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IRONCREST PHASE 1

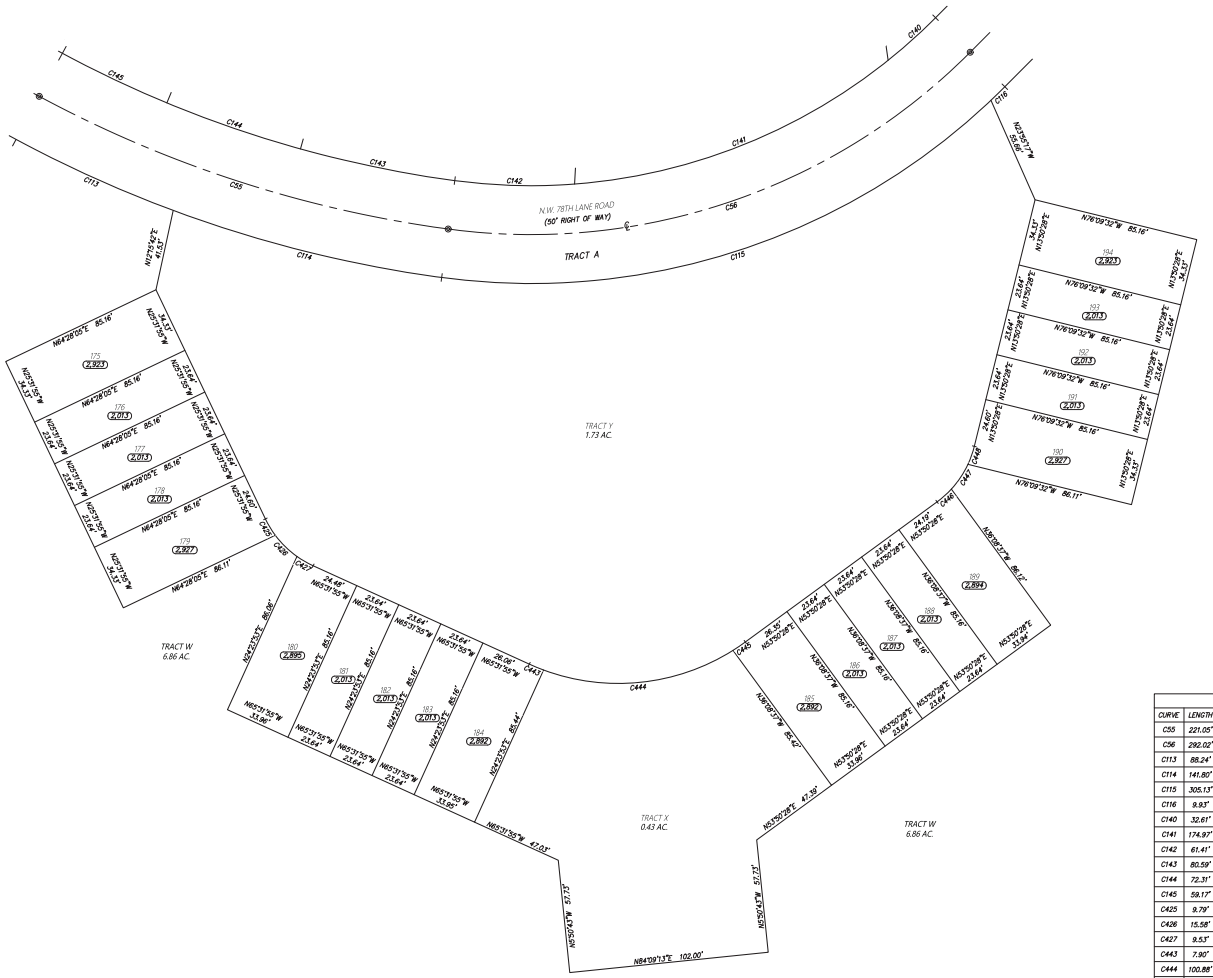
(A PLANNED UNIT DEVELOPMENT)

A REPLAT OF A PORTION OF ALDERMAN ESTATE, AS RECORDED IN PLAT BOOK A, PAGE 122, PUBLIC RECORDS OF MARION COUNTY, FLORIDA, AND A PORTION OF SECTIONS 17, 18, 19, AND 20, TOWNSHIP 14 SOUTH, RANGE 22 EAST, MARION COUNTY, FLORIDA

PLAT BOOK ___ , PAGE ___

SHEET 11 OF 11

NOTE:
THIS PLAT IS 11 SHEETS IN TOTAL, AND ONE IS NOT COMPLETE WITHOUT THE OTHERS. FOR NOTES, ACKNOWLEDGMENTS AND LEGAL DESCRIPTION SEE SHEET 1, FOR DEDICATION SEE SHEET 2, FOR BOUNDARY DETAIL SEE SHEET 3, FOR LOT DIMENSIONS SEE SHEETS 4, 5, 6, 7, 8, 9, 10 AND 11.


N.W. 78TH LANE ROAD
(50' RIGHT OF WAY)
TRACT A
TRACT Y
1.73 AC.
TRACT W
6.86 AC.
TRACT X
0.43 AC.
TRACT W
6.86 AC.
C113
C114
C115
C116
C140
C141
C142
C143
C144
C145
C55
C56
C425
C426
C427
C443
C444
C445
C446
C447
C448
N13°50'29"E 23.64'
N76°09'32"W 85.16'
N13°50'29"E 34.13'
N76°09'32"W 86.11'
N13°50'29"E 24.10'
N53°50'28"E 23.64'
N36°09'31"W 85.16'
N53°50'28"E 23.64'
N36°09'31"W 85.16'
N53°50'28"E 23.64'
N36°09'31"W 85.16

Marion County

Development Review Committee

Agenda Item

File No.: 2026-23616 **Agenda Date:** 7/13/2026 **Agenda No.:** 5.3.

SUBJECT:
Multi-Family- 8 Units - 351 Marion Oaks Blvd - Major Site Plan
Parcel #: 8004-0433-18 #MajorSite-000060-2025
Ordonez Construction, Inc.

SUBMITTAL SUMMARY REPORT
MajorSite-000060-2025

PLAN NAME:	Multi-Family- 8 Units - 351 Marion Oaks Blvd	**LOCATION:**	351 MARION OAKS BLVD OCALA,
APPLICATION DATE:	11/20/2025	**PARCEL:**	8004-0433-18
DESCRIPTION:	New 8-unit residential building		

CONTACTS	NAME	COMPANY
Applicant	ADAN ORDONEZ ORDONEZ	ORDONEZ ORDONEZ CONSTRUCTION, INC
Engineer of Record	CHAD LINN	LINN ENGINEERING

CONDITION	DESCRIPTION	CREATED BY	CREATED ON	COMMENTS	SATISFIED?
Conditional Comment(s)		Chris Zeigler	02/23/2026	The sidewalk fee of $2,400.00 must be paid prior to plan approval.	Yes

SUBMITTAL	STARTED	DUE	COMPLETE	STATUS
OCE: Plan Review (DR) v.5	06/24/2026	07/01/2026	07/06/2026	Approved
OCE: Plan Review (DR) v.4	06/02/2026	06/09/2026	06/09/2026	Requires Re-submit
OCE: Plan Review (DR) v.3	04/24/2026	05/01/2026	05/05/2026	Requires Re-submit
OCE: Plan Review (DR) v.2	02/18/2026	02/25/2026	02/27/2026	Requires Re-submit
OCE: Plan Review (DR) v.1	12/05/2025	12/19/2025	12/24/2025	Requires Re-submit

SUBMITTAL DETAILS

OCE: Plan Review (DR) v.5

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
911 Management (DR) (911 Management)	Jamie Waldron	07/01/2026	06/29/2026	Approved
Corrections	Additional 911 Comments (**Resolved**) - **Corrective Action:** Unit numbers needed on Site Plan. On Sheet C04 - when facing the building the 1st floor will be assigned Units 101-104 from left to right and the 2nd floor will be assigned 201-204 from left to right. These unit numbers need to be added to the site plan when applying for permits. Plan Approved.			
Environmental Health (Plans) (Environmental Health)	Evan Searcy	07/01/2026	06/25/2026	Approved
Fire Marshal (Plans) (Fire)	Jonathan Kenning	07/01/2026	06/25/2026	Approved
Growth Services Planning & Zoning (DR) (GS Planning and Zoning)	Jared Rivera	07/01/2026	06/29/2026	Approved
Corrections	2.12.16/6.5 - EALS or Exemption provided (**Resolved**) - [INFO] EALS submitted and transmitted to FWC on 12/10/25.			
Corrections	2.12.27 - Location & screening of outside storage (**Resolved**) - [INFO] No outdoor storage			
Corrections	2.12.4/6.11.8 - Parking (**Resolved**) - [INFO] Please note that parking lot landscaping will need to be provided consistent with LDC Sec. 6.8.7			
Corrections	2.12.4.L & Article 5 - Overlay zones (**Resolved**) - [INFO] FEMA Flood Zone X, Secondary Springs Protection Zone, No ESOZ			
Corrections	2.12.5/1.8.2.D - Traffic Concurrency Evaluation? (**Resolved**) - [INFO] Please coordinate with OCE regarding improvements based on required traffic impact analysis.			
Comments	For any questions related to this planning/zoning review, please contact jared.rivera@marionfl.org or 352-438-2687.			
Landscape (Plans) (Parks and Recreation)	Susan Heyen	07/01/2026	06/25/2026	Approved
Comments	Landscape plan approved in previous submittal			
OCE Design (Plans) (Office of the County Engineer)	Gerald Koch	07/01/2026	07/01/2026	Approved

SUBMITTAL SUMMARY REPORT (MajorSite-000060-2025)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
OCE Property Management (Plans) (Office of the County Engineer)	Delenie Roman	07/01/2026	06/30/2026	Informational

Comments

Map/Sunbiz checked.

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]."
- DR 6/30/26

OCE Stormwater (Permits & Plans) (Office of the County Engineer)	Alexander Turnipseed	07/01/2026	06/24/2026	Informational

Comments Please provide a copy of the NPDES permit or NOI as well as District permit prior to construction.

OCE Survey (Plans) (Office of the County Engineer)	Theresa Smail	07/01/2026	07/01/2026	Approved

Corrections 2.12.8. - Current boundary and topographic survey (**Resolved**) - 2.12.8. - Current boundary and topographic survey: Current boundary and topographic survey (one foot contour intervals extending 100 feet beyond the project boundary) based upon accepted vertical datum. Surveys will be less than 12 months old and accurately reflect current site conditions, meeting standards set forth in Ch. 5J-17 FAC. Alternate topographic data may be accepted if pre-approved by the Marion County Land Surveyor.

Corrections 6.4.7. Construction Plans - Survey Requirements (**Resolved**) - **Corrective Action:** 6.4.7.B(1) - Show a minimum of two intervisible horizontal control points per site.
6.4.7.B(2) - Horizontal control points shall be monumented and referenced to the Florida State Plane Coordinate System
6.4.7.B(4) - Provide a statement or table detailing horizontal datum, adjustment, and coordinate values - 6.4.7. Construction Plans - Survey Requirements: Survey information to support construction plans, including but not limited to Mass Grading, Improvement, or Major Site plans, shall meet requirements as set forth in Ch. 5J-17 FAC in addition to the following as identified in Section 6.4.7.A. through H. of the LDC.

OCE Traffic (Permits & Plans) (Office of the County Engineer)	Sydney Oberdorfer	07/01/2026	06/25/2026	Approved

Corrections 6.11.4.B - Cross access (**Resolved**) - **Corrective Action:** Provide the executed public parallel access easement. The template for the public easement can be obtained from the Development Review Office at developmentreview@marionfl.org or 352-671-8686. The executed template and recording fees must be returned to the Development Review Office prior to final plan approval. - 6.11.4.B - Cross access: Provide a 24' wide paved cross access easement as specified in 6.11.4.B

Corrections 6.12.12 - Sidewalks (**Resolved**) - **Corrective Action:** Sidewalk is required along Marion Oaks Blvd. Staff supports payment of a fee in-lieu of sidewalk construction. A waiver must be approved by the Development Review Committee to allow the payment of a fee in-lieu of construction. If approved by the DRC the fee comes out to $2,400.00 and must be paid prior to final plan approval. - 6.12.12 - Sidewalks: Show sidewalk on the plans as required in section 6.12.12.

Utilities (OCE Plans) (Utilities)	Heather Proctor	07/01/2026	07/01/2026	Approved

Corrections 6.15.4 - Water Distribution System (**Resolved**) - **Corrective Action:** Tap for hydrant @ hydrant. Do not run water service to it. - 6.15.4 - Water Distribution System:

SUBMITTAL SUMMARY REPORT (MajorSite-000060-2025)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
Utilities (OCE Plans) (Utilities)	Heather Proctor	07/01/2026	07/01/2026	Approved

Corrections	6.14.6 - Utilities design to be owned by MCU (**Resolved**) - **Corrective Action:** Informational: A. All utility systems shall be designed for the estimated tributary population. B. All utility systems shall be designed utilizing components with a minimum 30 year life span. C. Systems intended to be owned and maintained by MCU shall be designed for the tributary population and in conformance with the adopted Marion County Utilities Master Plan, as amended. D. Water systems shall be designed to satisfy the domestic water demand and fire protection requirements. E. All systems to be owned, operated, or maintained by MCU shall be subject to a pre-design meeting with MCU .F. All meters shall be located in a meter easement located adjacent to or within the public right-of-way. G. All meters in an MCU maintained system shall be installed and inspected by MCU after receiving payment of applicable fees and charges. H. All pipe shall comply with state standards. I. The engineer shall provide the required lengths of mechanically restrained joints in table form on the plans. - 6.14.6 - Utilities design to be owned by MCU:
Corrections	Parcel numbers match project area (**Resolved**) - **Corrective Action:** Correct Parcel Number(s) or Project Area footprint - YES 8004-0433-18 - Parcel numbers match project area: The parcels(s) shown on the application and/or site plan must match the project area.
Corrections	6.15.6.D - Meter Location (**Resolved**) - **Corrective Action:** Second request C06 - Move meter boxes into the ROW at the property line and label "end of county maintenance". 1" Header is not the appropriate size for 9 meters. Must size appropriately. MCU will install dual checks on residential meters. Backflow is not necessary for the unit meters. Keep the backflow on irrigation and call out on the plans. - 6.15.6.D - Meter Location:
Corrections	6.14.7 - Construction Inspection - PLAN NOTE: (**Resolved**) - **Corrective Action:** Add note to Utility Sheet(s) 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 Division, 352) 307-6000, ext. 5 or MCUconstruction@marionfl.org - 6.14.7 - Construction Inspection - PLAN NOTE
Corrections	6.14.5.C - Hydraulic Analysis (**Resolved**) - **Corrective Action:** Second request - we need waste water analysis Submit (or revise if marked up) a hydraulic analysis to support the project. The Hydraulic Analysis has not been provided for this site. (LDC 6.14.5.C) - 6.14.5.C - Hydraulic Analysis: The hydraulic analysis is required to analyze the water or wastewater pressures in this area.
Corrections	6.14.5.A(6) - MH locations, rim & invert elevation (**Resolved**) - **Corrective Action:** N/A - 6.14.5.A(6) - MH locations, rim & invert elevation:
Corrections	Review Fee as applicable (per Resolution) (**Resolved**) - **Corrective Action:** Informational Plan resubmittal 5/1/26: $130.00 - Review Fee as applicable (per Resolution): MCU review fee for this submittal
Corrections	6.15.3 - Fire Protection/Fire Flow Capacity (**Resolved**) - **Corrective Action:** Sheet 06 - Backflow preventer needs to be shown directly after the meter. (2) install a gate valve near on the PWS meter side of the tee from the wet tap, so MCU doesn't have to shut down the fire line if repairs on the potable meters are required (see plan comments) - 6.15.3 - Fire Protection/Fire Flow Capacity:
Corrections	6.14.5.B - Submit permits to MCU (DOT, ROW etc) (**Resolved**) - **Corrective Action:** Informational: Copies of all related permit applications and issued permits must be submitted to the Marion County Utilities Department prior to, or at the time of, the Pre-Construction Meeting. - 6.14.5.B - Submit permits to MCU (DOT, ROW etc): A copy of any permit issued to the contractor shall also be submitted to MCU's Construction Manager, or designee.
Corrections	6.14.5.A(1) - Existing water & sewer mains shown (**Resolved**) - **Corrective Action:** Show all mains. Contractor to field locate. - 6.14.5.A(1) - Existing water & sewer mains shown: The entire utility system shall be shown on the plan, including existing water systems and all proposed components within the project area.
Corrections	6.14.5.B - FDEP PWS and/or WW permits (**Resolved**) - **Corrective Action:** Informational: The Engineer of Record is responsible for requesting and submitting the appropriate FDEP Public Water System (PWS) and/or Wastewater (WW) permit applications, if applicable. All applications must be signed and sealed prior to submission for Marion County Utilities' signature and must be provided before the Utilities Pre-Construction meeting. - 6.14.5.B - FDEP PWS and/or WW permits
Corrections	6.14.5.A(2) - Proposed mains & connections shown (**Resolved**) - **Corrective Action:** C06 - Need plug valve at the FM connection (2) Sheet 6.1 the proposed connection to the FM cannot be a Tee. Must be a wet tap. If this project is forced to extend the sewer from its current location, the correct method of connection will need to be made. - 6.14.5.A(2) - Proposed mains & connections shown:
Corrections	6.15.4 - Water Main Piping Installation (**Resolved**) - **Corrective Action:** C06 – Clearly call out the proposed tap size at the water main connection. The water main located along Marion Oaks Boulevard is a 16-inch main. A 6-inch fire hydrant lead and nine (9) meters cannot be served from a 6-inch tap. Revise to either - Relocate the hydrant to the right-of-way and provide a direct tap to the main, or Install a 6-inch DDC serving a private hydrant. The fire main from the FDC shall be DR-14. Please clarify whether a dedicated fire line connection to the water main is proposed at the single-port Fire Department Connection. - 6.15.4 - Water Main Piping Installation:
Corrections	6.14.9.B - Transfer of Assets to MCU - PLAN NOTE: (**Resolved**) - **Corrective Action:** "This project will require new utility infrastructure outside of the property boundary to be transferred to Marion County Utilities (MCU) through a Bill of Sale. The Bill of Sale package will be provided at the time of the Pre-Construction Meeting and must be completed and returned to MCU prior to FDEP clearance being released. " - 6.14.9.B - Transfer of Assets to MCU - PLAN NOTE::
Corrections	7.1.3 - UT DETAILS - current LDC version (**Resolved**) - **Corrective Action:** C08 - Missing Meter Bank detail (2) Update UT201A and B to the 2023 version 116A and 116B. C09 - Remove UT 205. MCU does not allow butterfly valves. C10 - Remove UT 308 and replace with above-ground ARV UT 316 - 7.1.3 - UT DETAILS - current LDC version: UT details shall be current version based on latest edition of approved LDC
Corrections	6.15.7 - Cross Connection Control/Backflow (**Resolved**) - **Corrective Action:** Informational: A backflow hold will be placed on the building permit. Backflows must be tested and the results reported to crossconnectioncontrol@marionfl.org before the final hold can be released. - 6.15.7 - Cross Connection Control/Backflow:
Corrections	6.14.4 - Capacity charges - domestic water/sewer (**Resolved**) - **Corrective Action:** Informational - 6.14.4 - Capacity charges - domestic water/sewer: Capacity charges to be invoiced and collected by MCU Permitting at time of building permit review - Cap Fee Worksheet and interior floor plan may be required.
Corrections	MCU Contact Info on Project Cover Sheet (**Resolved**) - **Corrective Action:** Correct Contact Info to reflect as provided - MCU Contact Info on Project Cover Sheet: Marion County Utilities, 11800 S US Hwy 441, Belleview FL 34420 - Customer Service 24/7/365 352-307-6000

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
Utilities (OCE Plans) (Utilities)	Heather Proctor	07/01/2026	07/01/2026	Approved

Corrections Additional Utilities Comments (**Resolved**) - **Corrective Action:** Sheet C02 - Water system notes #48 - remove OCPU system and replace with MCU - Additional Utilities Comments

Corrections 6.14.8.A - Completion & Closeout - PLAN NOTE: (**Resolved**) - **Corrective Action:** Marion County Utilities requires a PDF copy of the utility as-builts for the preliminary walkthrough and project closeout. MCU's GIS and Construction teams will review the PDF as-builts and provide comments. Once all comments have been addressed and revisions made, a DWG/CAD file will be requested to complete the final closeout process. - 6.14.8.A - Completion & Closeout - PLAN NOTE:

Corrections 6.15.6.B - Irrigation Water Metering - size (**Resolved**) - **Corrective Action:** 1" as shown on C06 - 6.15.6.B - Irrigation Water Metering - size:

Corrections 6.14.5.A(3) - LS layout, elevations, schedules (**Resolved**) - **Corrective Action:** Second request - No response to comment letter. Need to provide Lift Station detail sheet. Was a sewer force main pressure test completed to have accurate data for sizing of the lift station? - 6.14.5.A(3) - LS layout, elevations, schedules: Lift station details shall be included on a separate page showing general location of LS with details, working elevations & schedules.

Corrections 6.14.2 - Connection Requirements (**Resolved**) - **Corrective Action:** Second request:
The project will be connecting to Marion County Utilities (MCU) water and sewer force main. The existing sewer force main is currently located at the intersection of Marion Oaks Manor and Marion Oaks Boulevard. The site plan must clearly show the off-site connection and any required utility extensions.

Parcel 8004-0433-19 has utility-approved plans to extend the sewer force main to that parcel; however, if that project is not completed, this project will be responsible for extending the sewer force main as necessary to provide service to the site. Plan note can state that extension to parcel 8004-0433-19 is proposed by others. - 6.14.2 - Connection Requirements:

Corrections 6.14.4 - Capacity charges - irrigation (**Resolved**) - **Corrective Action:** 1,275 feet - listed on C06 under Irrigation note - 6.14.4 - Capacity charges

Comments The project is located within the Marion County Utilities service area and will be served by Marion County Utilities (MCU) for both water and sewer. No active building permit is listed on file.

A utility pre-construction meeting is required before any water or wastewater construction may begin. Please contact Development Review Officer Heather Proctor to schedule the meeting.

Heather Proctor
Email: Heather.Proctor@marionfl.org
Direct: (352) 438-2846
Main: (352) 307-6000, Ext. 4

OCE: Plan Review (DR) v.4

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
911 Management (DR) (911 Management)	Jamie Waldron	06/09/2026	06/03/2026	Approved

Corrections Additional 911 Comments (**Resolved**) - **Corrective Action:** Unit numbers needed on Site Plan. On Sheet C04 - when facing the building the 1st floor will be assigned Units 101-104 from left to right and the 2nd floor will be assigned 201-204 from left to right. These unit numbers need to be added to the site plan when applying for permits. Plan Approved.

Environmental Health (Plans) (Environmental Health)	Evan Searcy	06/09/2026	06/05/2026	Approved
Fire Marshal (Plans) (Fire)	Jonathan Kenning	06/09/2026	06/03/2026	Approved
Growth Services Planning & Zoning (DR) (GS Planning and Zoning)	Jared Rivera	06/09/2026	06/03/2026	Approved

Corrections 2.12.4.L & Article 5 - Overlay zones (**Resolved**) - [INFO] FEMA Flood Zone X, Secondary Springs Protection Zone, No ESOZ

Corrections 2.12.5/1.8.2.D - Traffic Concurrency Evaluation? (**Resolved**) - [INFO] Please coordinate with OCE regarding improvements based on required traffic impact analysis.

Corrections 2.12.4/6.11.8 - Parking (**Resolved**) - [INFO] Please note that parking lot landscaping will need to be provided consistent with LDC Sec. 6.8.7

Corrections 2.12.27 - Location & screening of outside storage (**Resolved**) - [INFO] No outdoor storage

Corrections 2.12.16/6.5 - EALS or Exemption provided (**Resolved**) - [INFO] EALS submitted and transmitted to FWC on 12/10/25.

Comments Please see resolved comments for planning/zoning information. If you have any questions related to this planning/zoning review, please contact jared.rivera@marionfl.org or 352-438-2687.

Landscape (Plans) (Parks and Recreation)	Susan Heyen	06/09/2026	06/05/2026	Informational

Comments Landscape plan approved previous submittal

OCE Design (Plans) (Office of the County Engineer)	Gerald Koch	06/09/2026	06/09/2026	Approved

SUBMITTAL SUMMARY REPORT (MajorSite-000060-2025)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
OCE Property Management (Plans) (Office of the County Engineer)	Elizabeth Woods	06/09/2026	06/09/2026	Informational

Comments

Owner's Certification Updated and approved. -EMW 06.09.2026

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]."

OCE Stormwater (Permits & Plans) (Office of the County Engineer)	Alexander Turnipseed	06/09/2026	06/03/2026	Informational

Comments

Please provide a copy of the NPDES permit or NOI as well as a copy of the District permit prior to construction.

OCE Survey (Plans) (Office of the County Engineer)	Theresa Smail	06/09/2026	06/03/2026	Approved

Corrections

6.4.7. Construction Plans - Survey Requirements (**Resolved**) - **Corrective Action:** 6.4.7.B(1) - Show a minimum of two intervisible horizontal control points per site.
6.4.7.B(2) - Horizontal control points shall be monumented and referenced to the Florida State Plane Coordinate System
6.4.7.B(4) - Provide a statement or table detailing horizontal datum, adjustment, and coordinate values - 6.4.7. Construction Plans - Survey Requirements: Survey information to support construction plans, including but not limited to Mass Grading, Improvement, or Major Site plans, shall meet requirements as set forth in Ch. 5J-17 FAC in addition to the following as identified in Section 6.4.7.A. through H. of the LDC.

Corrections

2.12.8. - Current boundary and topographic survey (**Resolved**) - 2.12.8. - Current boundary and topographic survey: Current boundary and topographic survey (one foot contour intervals extending 100 feet beyond the project boundary) based upon accepted vertical datum. Surveys will be less than 12 months old and accurately reflect current site conditions, meeting standards set forth in Ch. 5J-17 FAC. Alternate topographic data may be accepted if pre-approved by the Marion County Land Surveyor.

OCE Traffic (Permits & Plans) (Office of the County Engineer)	Chris Zeigler	06/09/2026	06/03/2026	Approved

Corrections

6.12.12 - Sidewalks (**Resolved**) - **Corrective Action:** Sidewalk is required along Marion Oaks Blvd. Staff supports payment of a fee in-lieu of sidewalk construction. A waiver must be approved by the Development Review Committee to allow the payment of a fee in-lieu of construction. If approved by the DRC the fee comes out to $2,400.00 and must be paid prior to final plan approval. - 6.12.12 - Sidewalks: Show sidewalk on the plans as required in section 6.12.12.

Corrections

6.11.4.B - Cross access (**Resolved**) - **Corrective Action:** Provide the executed public parallel access easement. The template for the public easement can be obtained from the Development Review Office at developmentreview@marionfl.org or 352-671-8686. The executed template and recording fees must be returned to the Development Review Office prior to final plan approval. - 6.11.4.B - Cross access: Provide a 24' wide paved cross access easement as specified in 6.11.4.B

Utilities (OCE Plans) (Utilities)	Heather Proctor	06/09/2026	06/08/2026	Requires Re-submit

Corrections

6.14.4 - Capacity charges - domestic water/sewer (**Resolved**) - **Corrective Action:** Informational - 6.14.4 - Capacity charges - domestic water/sewer: Capacity charges to be invoiced and collected by MCU Permitting at time of building permit review - Cap Fee Worksheet and interior floor plan may be required.

SUBMITTAL SUMMARY REPORT (MajorSite-000060-2025)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
Utilities (OCE Plans) (Utilities)	Heather Proctor	06/09/2026	06/08/2026	Requires Re-submit

Corrections	6.14.5.A(1) - Existing water & sewer mains shown (**Resolved**) - **Corrective Action:** Show all mains. Contractor to field locate. - 6.14.5.A(1) - Existing water & sewer mains shown: The entire utility system shall be shown on the plan, including existing water systems and all proposed components within the project area.
Corrections	6.14.5.A(6) - MH locations, rim & invert elevation (**Resolved**) - **Corrective Action:** N/A - 6.14.5.A(6) - MH locations, rim & invert elevation:
Corrections	6.14.5.A(2) - Proposed mains & connections shown (**Not Resolved**) - **Corrective Action:** C06 - Need plug valve at the FM connection (2) Sheet 6.1 the proposed connection to the FM cannot be a Tee. Must be a wet tap. If this project is forced to extend the sewer from its current location, the correct method of connection will need to be made. - 6.14.5.A(2) - Proposed mains & connections shown:
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Corrections	6.14.4 - Capacity charges - irrigation (**Resolved**) - **Corrective Action:** 1,275 feet - listed on C06 under Irrigation note - 6.14.4 - Capacity charges
Corrections	Parcel numbers match project area (**Resolved**) - **Corrective Action:** Correct Parcel Number(s) or Project Area footprint - YES 8004-0433-18 - Parcel numbers match project area: The parcels(s) shown on the application and/or site plan must match the project area.
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Corrections	6.15.4 - Water Distribution System (**Resolved**) - **Corrective Action:** Tap for hydrant @ hydrant. Do not run water service to it. - 6.15.4 - Water Distribution System:
Corrections	6.15.6.B - Irrigation Water Metering - size (**Resolved**) - **Corrective Action:** 1" as shown on C06 - 6.15.6.B - Irrigation Water Metering - size:

SUBMITTAL SUMMARY REPORT (MajorSite-000060-2025)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
Utilities (OCE Plans) (Utilities)	Heather Proctor	06/09/2026	06/08/2026	Requires Re-submit

Corrections 6.14.5.A(3) - LS layout, elevations, schedules (**Resolved**) - **Corrective Action:** Second request - No response to comment letter. Need to provide Lift Station detail sheet. Was a sewer force main pressure test completed to have accurate data for sizing of the lift station? - 6.14.5.A(3) - LS layout, elevations, schedules: Lift station details shall be included on a separate page showing general location of LS with details, working elevations & schedules.

Corrections 6.15.7 - Cross Connection Control/Backflow (**Resolved**) - **Corrective Action:** Informational: A backflow hold will be placed on the building permit. Backflows must be tested and the results reported to crossconnectioncontrol@marionfl.org before the final hold can be released. - 6.15.7 - Cross Connection Control/Backflow:

Corrections MCU Contact Info on Project Cover Sheet (**Resolved**) - **Corrective Action:** Correct Contact Info to reflect as provided - MCU Contact Info on Project Cover Sheet: Marion County Utilities, 11800 S US Hwy 441, Belleview FL 34420 - Customer Service 24/7/365 352-307-6000

Corrections 7.1.3 - UT DETAILS - current LDC version (**Resolved**) - **Corrective Action:** C08 - Missing Meter Bank detail (2) Update UT201A and B to the 2023 version 116A and 116B.
C09 - Remove UT 205. MCU does not allow butterfly valves.
C10 - Remove UT 308 and replace with above-ground ARV UT 316 - 7.1.3 - UT DETAILS - current LDC version: UT details shall be current version based on latest edition of approved LDC

Corrections 6.14.5.B - FDEP PWS and/or WW permits (**Resolved**) - **Corrective Action:** Informational: The Engineer of Record is responsible for requesting and submitting the appropriate FDEP Public Water System (PWS) and/or Wastewater (WW) permit applications, if applicable. All applications must be signed and sealed prior to submission for Marion County Utilities' signature and must be provided before the Utilities Pre-Construction meeting. - 6.14.5.B - FDEP PWS and/or WW permits

Corrections Additional Utilities Comments (**Not Resolved**) - **Corrective Action:** Sheet C02 - Water system notes #48 - remove OCPU system and replace with MCU - Additional Utilities Comments

Comments Please see the corrective comments and plan markups.

Please submit the revised utility plans to Heather.Proctor@Marionfl.org for review prior to your next submittal in Civic Access.

eREVIEW SESSION FILES: 351 Marion Oaks Civil Plans_v2.pdf
O&M.pdf
Proof of Ownership Documentation.pdf

REVIEWER	MARKUP	DATE/TIME	FILE NAME	PG #
Heather Proctor	Add gate valve here	06/08/2026 10:53 AM	351 Marion Oaks Civil Plans_v2.pdf	7
Heather Proctor	RESUBMIT	06/08/2026 10:54 AM	351 Marion Oaks Civil Plans_v2.pdf	1

OCE: Plan Review (DR) v.3

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
911 Management (DR) (911 Management)	Kristie Wright	05/01/2026	04/30/2026	Approved

Corrections Additional 911 Comments (**Resolved**) - **Corrective Action:** Unit numbers needed on Site Plan. On Sheet C04 - when facing the building the 1st floor will be assigned Units 101-104 from left to right and the 2nd floor will be assigned 201-204 from left to right. These unit numbers need to be added to the site plan when applying for permits. Plan Approved.

Environmental Health (Plans) (Environmental Health)	Evan Searcy	05/01/2026	05/01/2026	Approved
Fire Marshal (Plans) (Fire)	Jonathan Kenning	05/01/2026	04/24/2026	Approved
Growth Services Planning & Zoning (DR) (GS Planning and Zoning)	Jared Rivera	05/01/2026	04/27/2026	Informational

Corrections 2.12.4.L & Article 5 - Overlay zones (**Resolved**) - [INFO] FEMA Flood Zone X, Secondary Springs Protection Zone, No ESOZ

Corrections 2.12.4/6.11.8 - Parking (**Resolved**) - [INFO] Please note that parking lot landscaping will need to be provided consistent with LDC Sec. 6.8.7

Corrections 2.12.16/6.5 - EALS or Exemption provided (**Resolved**) - [INFO] EALS submitted and transmitted to FWC on 12/10/25.

Corrections 2.12.27 - Location & screening of outside storage (**Resolved**) - [INFO] No outdoor storage

Corrections 2.12.5/1.8.2.D - Traffic Concurrency Evaluation? (**Resolved**) - [INFO] Please coordinate with OCE regarding improvements based on required traffic impact analysis.

Comments For any questions related to this Planning/Zoning review, please contact jared.rivera@marionfl.org or 352-438-2687.

Landscape (Plans) (Parks and Recreation)	Susan Heyen	05/01/2026	04/30/2026	Approved
OCE Design (Plans) (Office of the County Engineer)	William Poole	05/01/2026	04/28/2026	Approved

SUBMITTAL SUMMARY REPORT (MajorSite-000060-2025)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
OCE Property Management (Plans) (Office of the County Engineer)	Delenie Roman	05/01/2026	04/30/2026	Requires Re-submit

Comments

Road Project Map checked. Sunbiz not Active.
Please update Owner's Certification or in the alternative show new ownership documentation.
Please ensure that signer's authority documents are uploaded at time of correction.
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]."
DR 4/30/26

OCE Stormwater (Permits & Plans) (Office of the County Engineer)	Alexander Turnipseed	05/01/2026	04/28/2026	Requires Re-submit

Corrections

Additional Stormwater comments (**Not Resolved**) - (1) INFO: Please provide a copy of the NPDES permit or NOI as well as a copy of the District permit prior to construction.
(2) INFO: If you have questions or would like to discuss the stormwater review comments, please contact Alexander Turnipseed at (352) 671-8376 or at alexander.turnipseed@marionfl.org.

Corrections

6.13.2.B(8) - Calculation & Plan Consistency (**Not Resolved**) - **Corrective Action:** This item will be reviewed upon resubmittal - 6.13.2.B(8) - Calculation & Plan Consistency: Calculations must be consistent with the plan sheets and other supporting details. Calculations shall use standard methodology recognized in the State of Florida, including hand and/or computerized calculations.

Corrections

6.13.12 - Operation and Maintenance (**Not Resolved**) - The O&M manual a standalone document from the plans and calculations.

OCE Survey (Plans) (Office of the County Engineer)	Theresa Smail	05/01/2026	04/28/2026	Approved

Corrections

2.12.8. - Current boundary and topographic survey (**Resolved**) - 2.12.8. - Current boundary and topographic survey: Current boundary and topographic survey (one foot contour intervals extending 100 feet beyond the project boundary) based upon accepted vertical datum. Surveys will be less than 12 months old and accurately reflect current site conditions, meeting standards set forth in Ch. 5J-17 FAC. Alternate topographic data may be accepted if pre-approved by the Marion County Land Surveyor.

Corrections

6.4.7. Construction Plans - Survey Requirements (**Resolved**) - **Corrective Action:** 6.4.7.B(1) - Show a minimum of two intervisible horizontal control points per site.
6.4.7.B(2) - Horizontal control points shall be monumented and referenced to the Florida State Plane Coordinate System
6.4.7.B(4) - Provide a statement or table detailing horizontal datum, adjustment, and coordinate values - 6.4.7. Construction Plans - Survey Requirements: Survey information to support construction plans, including but not limited to Mass Grading, Improvement, or Major Site plans, shall meet requirements as set forth in Ch. 5J-17 FAC in addition to the following as identified in Section 6.4.7.A. through H. of the LDC.

OCE Traffic (Permits & Plans) (Office of the County Engineer)	Chris Zeigler	05/01/2026	04/26/2026	Approved

Corrections

6.12.12 - Sidewalks (**Resolved**) - **Corrective Action:** Sidewalk is required along Marion Oaks Blvd. Staff supports payment of a fee in-lieu of sidewalk construction. A waiver must be approved by the Development Review Committee to allow the payment of a fee in-lieu of construction. If approved by the DRC the fee comes out to $2,400.00 and must be paid prior to final plan approval. - 6.12.12 - Sidewalks: Show sidewalk on the plans as required in section 6.12.12.

SUBMITTAL SUMMARY REPORT (MajorSite-000060-2025)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
OCE Traffic (Permits & Plans) (Office of the County Engineer)	Chris Zeigler	05/01/2026	04/26/2026	Approved
Corrections	6.11.4.B - Cross access (**Resolved**) - **Corrective Action:** Provide the executed public parallel access easement. The template for the public easement can be obtained from the Development Review Office at developmentreview@marionfl.org or 352-671-8686. The executed template and recording fees must be returned to the Development Review Office prior to final plan approval. - 6.11.4.B - Cross access: Provide a 24' wide paved cross access easement as specified in 6.11.4.B			
Utilities (OCE Plans) (Utilities)	Heather Proctor	05/01/2026	05/01/2026	Requires Re-submit
Corrections	7.1.3 - UT DETAILS - current LDC version (**Resolved**) - **Corrective Action:** C08 - Missing Meter Bank detail (2) Update UT201A and B to the 2023 version 116A and 116B. C09 - Remove UT 205. MCU does not allow butterfly valves. C10 - Remove UT 308 and replace with above-ground ARV UT 316 - 7.1.3 - UT DETAILS - current LDC version: UT details shall be current version based on latest edition of approved LDC			
Corrections	6.14.5.B - FDEP PWS and/or WW permits (**Resolved**) - **Corrective Action:** Informational: The Engineer of Record is responsible for requesting and submitting the appropriate FDEP Public Water System (PWS) and/or Wastewater (WW) permit applications, if applicable. All applications must be signed and sealed prior to submission for Marion County Utilities' signature and must be provided before the Utilities Pre-Construction meeting. - 6.14.5.B - FDEP PWS and/or WW permits			
Corrections	6.14.5.A(6) - MH locations, rim & invert elevation (**Resolved**) - **Corrective Action:** N/A - 6.14.5.A(6) - MH locations, rim & invert elevation:			
Corrections	MCU Contact Info on Project Cover Sheet (**Resolved**) - **Corrective Action:** Correct Contact Info to reflect as provided - MCU Contact Info on Project Cover Sheet: Marion County Utilities, 11800 S US Hwy 441, Belleview FL 34420 - Customer Service 24/7/365 352-307-6000			
Corrections	6.14.7 - Construction Inspection - PLAN NOTE: (**Resolved**) - **Corrective Action:** Add note to Utility Sheet(s) 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 Division, 352) 307-6000, ext. 5 or MCUconstruction@marionfl.org - 6.14.7 - Construction Inspection - PLAN NOTE			
Corrections	6.14.5.A(3) - LS layout, elevations, schedules (**Resolved**) - **Corrective Action:** Second request - No response to comment letter. Need to provide Lift Station detail sheet. Was a sewer force main pressure test completed to have accurate data for sizing of the lift station? - 6.14.5.A(3) - LS layout, elevations, schedules: Lift station details shall be included on a separate page showing general location of LS with details, working elevations & schedules.			
Corrections	6.15.4 - Water Distribution System (**Resolved**) - **Corrective Action:** Tap for hydrant @ hydrant. Do not run water service to it. - 6.15.4 - Water Distribution System:			
Corrections	6.14.5.A(2) - Proposed mains & connections shown (**Not Resolved**) - **Corrective Action:** Second request: C06 - Show method of connection to force main. (2) install plug valve at property line and label "end of county maintenance" - 6.14.5.A (2) - Proposed mains & connections shown:			
Corrections	Parcel numbers match project area (**Resolved**) - **Corrective Action:** Correct Parcel Number(s) or Project Area footprint - YES 8004-0433-18 - Parcel numbers match project area: The parcels(s) shown on the application and/or site plan must match the project area.			
Corrections	6.14.2 - Connection Requirements (**Resolved**) - **Corrective Action:** Second request: The project will be connecting to Marion County Utilities (MCU) water and sewer force main. The existing sewer force main is currently located at the intersection of Marion Oaks Manor and Marion Oaks Boulevard. The site plan must clearly show the off-site connection and any required utility extensions. Parcel 8004-0433-19 has utility-approved plans to extend the sewer force main to that parcel; however, if that project is not completed, this project will be responsible for extending the sewer force main as necessary to provide service to the site. Plan note can state that extension to parcel 8004-0433-19 is proposed by others. - 6.14.2 - Connection Requirements:			
Corrections	6.15.4 - Water Main Piping Installation (**Resolved**) - **Corrective Action:** C06 – Clearly call out the proposed tap size at the water main connection. The water main located along Marion Oaks Boulevard is a 16-inch main. A 6-inch fire hydrant lead and nine (9) meters cannot be served from a 6-inch tap. Revise to either - Relocate the hydrant to the right-of-way and provide a direct tap to the main, or Install a 6-inch DDC serving a private hydrant. The fire main from the FDC shall be DR-14. Please clarify whether a dedicated fire line connection to the water main is proposed at the single-port Fire Department Connection. - 6.15.4 - Water Main Piping Installation:			
Corrections	6.14.4 - Capacity charges - domestic water/sewer (**Resolved**) - **Corrective Action:** Informational - 6.14.4 - Capacity charges - domestic water/sewer: Capacity charges to be invoiced and collected by MCU Permitting at time of building permit review - Cap Fee Worksheet and interior floor plan may be required.			
Corrections	6.14.5.B - Submit permits to MCU (DOT, ROW etc) (**Resolved**) - **Corrective Action:** Informational: Copies of all related permit applications and issued permits must be submitted to the Marion County Utilities Department prior to, or at the time of, the Pre-Construction Meeting. - 6.14.5.B - Submit permits to MCU (DOT, ROW etc): A copy of any permit issued to the contractor shall also be submitted to MCU's Construction Manager, or designee.			
Corrections	Review Fee as applicable (per Resolution) (**Resolved**) - **Corrective Action:** Informational Plan resubmittal 5/1/26: $130.00 - Review Fee as applicable (per Resolution): MCU review fee for this submittal			
Corrections	6.14.5.A(1) - Existing water & sewer mains shown (**Resolved**) - **Corrective Action:** Show all mains. Contractor to field locate. - 6.14.5.A(1) - Existing water & sewer mains shown: The entire utility system shall be shown on the plan, including existing water systems and all proposed components within the project area.			
Corrections	6.15.6.B - Irrigation Water Metering - size (**Resolved**) - **Corrective Action:** 1" as shown on C06 - 6.15.6.B - Irrigation Water Metering - size:			
Corrections	6.14.8.A - Completion & Closeout - PLAN NOTE: (**Resolved**) - **Corrective Action:** Marion County Utilities requires a PDF copy of the utility as-builts for the preliminary walkthrough and project closeout. MCU's GIS and Construction teams will review the PDF as-builts and provide comments. Once all comments have been addressed and revisions made, a DWG/CAD file will be requested to complete the final closeout process. - 6.14.8.A - Completion & Closeout - PLAN NOTE:			

SUBMITTAL SUMMARY REPORT (MajorSite-000060-2025)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
Utilities (OCE Plans) (Utilities)	Heather Proctor	05/01/2026	05/01/2026	Requires Re-submit

Corrections 6.15.3 - Fire Protection/Fire Flow Capacity (**Not Resolved**) - **Corrective Action:** Easement needed on utility plan over fire line for maintenance and inspection (See plan markups). Informational Please see plan notes for potential FDC relocation. (2) Water service will be provided by Marion County Utilities. Please consult with Marion County Fire Rescue for any additional comments or requirements related to fire protection. - 6.15.3 - Fire Protection/Fire Flow Capacity:

Corrections 6.15.7 - Cross Connection Control/Backflow (**Resolved**) - **Corrective Action:** Informational: A backflow hold will be placed on the building permit. Backflows must be tested and the results reported to crossconnectioncontrol@marionfl.org before the final hold can be released. - 6.15.7 - Cross Connection Control/Backflow:

Corrections 6.15.6.D - Meter Location (**Resolved**) - **Corrective Action:** Second request
C06 - Move meter boxes into the ROW at the property line and label "end of county maintenance".
1" Header is not the appropriate size for 9 meters. Must size appropriately.
MCU will install dual checks on residential meters. Backflow is not necessary for the unit meters. Keep the backflow on irrigation and call out on the plans. - 6.15.6.D - Meter Location:

Corrections 6.14.5.C - Hydraulic Analysis (**Resolved**) - **Corrective Action:** Second request - we need waste water analysis
Submit (or revise if marked up) a hydraulic analysis to support the project. The Hydraulic Analysis has not been provided for this site. (LDC 6.14.5.C) - 6.14.5.C - Hydraulic Analysis: The hydraulic analysis is required to analyze the water or wastewater pressures in this area.

Corrections Additional Utilities Comments (**Resolved**) - **Corrective Action:** There are no resubmittal comments uploaded. - Additional Utilities Comments

Corrections 6.14.6 - Utilities design to be owned by MCU (**Resolved**) - **Corrective Action:** Informational: A. All utility systems shall be designed for the estimated tributary population. B. All utility systems shall be designed utilizing components with a minimum 30 year life span. C. Systems intended to be owned and maintained by MCU shall be designed for the tributary population and in conformance with the adopted Marion County Utilities Master Plan, as amended. D. Water systems shall be designed to satisfy the domestic water demand and fire protection requirements. E. All systems to be owned, operated, or maintained by MCU shall be subject to a pre-design meeting with MCU .F. All meters shall be located in a meter easement located adjacent to or within the public right-of-way. G. All meters in an MCU maintained system shall be installed and inspected by MCU after receiving payment of applicable fees and charges. H. All pipe shall comply with state standards. I. The engineer shall provide the required lengths of mechanically restrained joints in table form on the plans. - 6.14.6 - Utilities design to be owned by MCU:

Corrections 6.14.4 - Capacity charges - irrigation (**Resolved**) - **Corrective Action:** 1,275 feet - listed on C06 under Irrigation note - 6.14.4 - Capacity charges

Corrections 6.14.9.B - Transfer of Assets to MCU - PLAN NOTE: (**Resolved**) - **Corrective Action:** "This project will require new utility infrastructure outside of the property boundary to be transferred to Marion County Utilities (MCU) through a Bill of Sale.

The Bill of Sale package will be provided at the time of the Pre-Construction Meeting and must be completed and returned to MCU prior to FDEP clearance being released. " - 6.14.9.B - Transfer of Assets to MCU - PLAN NOTE::

Comments Please see Corrections and Plan Markups

eREVIEW SESSION FILES:
351 Marion Oaks Blvd Lift Station Design Report Rev 041926 SS.pdf
351 Marion Oaks Civil Plans_v2.pdf
Comment Response Letter 2026-04-07.pdf
Drainage Report SS & Hydraulic Analysis SS.pdf
Landscape Plans_v1.pdf
Survey_v2.pdf

REVIEWER	MARKUP	DATE/TIME	FILE NAME	PG #
Heather Proctor	Need Plug valve at connection point as well as at property line.	05/01/2026 4:27 PM	351 Marion Oaks Civil Plans_v2.pdf	7
Heather Proctor	Need easement called out on plan.	05/01/2026 4:28 PM	351 Marion Oaks Civil Plans_v2.pdf	7
Heather Proctor	Meter banks must be 2" tap per UT202. Could do only 1 tap, sized appropriately and make the meter bank for all meters. EoR to determine what the appropriate size should be based on demand.	05/01/2026 4:29 PM	351 Marion Oaks Civil Plans_v2.pdf	7
Heather Proctor	Tap the fire hydrant with a 16x6 seperate. Right at the hydrant location. No need to extend the water service to it.	05/01/2026 4:29 PM	351 Marion Oaks Civil Plans_v2.pdf	7
Heather Proctor	If this is the final CO, it doesn't need to be angled towards the building.	05/01/2026 4:31 PM	351 Marion Oaks Civil Plans_v2.pdf	7
Heather Proctor	Need to make a plan note for the contractor where the proposed FM extension will be for 32203 - so they can bid it with the extension and if the extension gets halted.	05/01/2026 4:36 PM	351 Marion Oaks Civil Plans_v2.pdf	8

OCE: Plan Review (DR) v.2

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
911 Management (DR) (911 Management)	Jamie Waldron	02/25/2026	02/20/2026	Approved

Corrections Additional 911 Comments (**Resolved**) - **Corrective Action:** Unit numbers needed on Site Plan. On Sheet C04 - when facing the building the 1st floor will be assigned Units 101-104 from left to right and the 2nd floor will be assigned 201-204 from left to right. These unit numbers need to be added to the site plan when applying for permits. Plan Approved.

Environmental Health (Plans) (Environmental Health)	Evan Searcy	02/25/2026	02/26/2026	Approved
Fire Marshal (Plans) (Fire)	Jonathan Kenning	02/25/2026	02/18/2026	Approved

Comments Previously Approved

SUBMITTAL SUMMARY REPORT (MajorSite-000060-2025)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
Growth Services Planning & Zoning (DR) (GS Planning and Zoning)	Jared Rivera	02/25/2026	02/20/2026	Informational
Corrections	2.12.4.L - DRI/FQD Compliance Note (**Resolved**) - [2/18/26-INFO] Included in cover sheet [INITIAL] Specifically revise the plan to add the following advisory note: "DEVELOPMENT OF THE PROPERTY AS SHOWN ON THIS [SITE PLAN/SUBDIVISION PLAT] IS SUBJECT TO THE TERMS AND CONDITIONS OF THE MARION OAKS VESTED DRI AND ITS CORRESPONDING VESTED RIGHTS DETERMINATIONS, AS MAY BE AMENDED FROM TIME TO TIME, INCLUDING PROVISIONS REGARDING THE CONCURRENCY OF PUBLIC FACILITIES."			
Corrections	2.12 - Rezoning (**Resolved**) - [2/17/26-INFO] Included in cover sheet. [INITIAL] Please indicate Rezoning Case No. 250707ZP on cover sheet.			
Corrections	2.12.5/1.8.2.D - Traffic Concurrency Evaluation? (**Resolved**) - [INFO] Please coordinate with OCE regarding improvements based on required traffic impact analysis.			
Corrections	2.12.27 - Location & screening of outside storage (**Resolved**) - [INFO] No outdoor storage			
Corrections	2.12/4.2 - Building height (**Resolved**) - [2/18/26-INFO] Included. [INITIAL] Building heights are missing. Please provide in the site data table on cover/site plan sheets			
Corrections	2.12.24 - Landscape requirements/6.8.6 - Buffering (**Resolved**) - [INFO] (1) Buffers have been delineated but specific plantings do not seem to have been identified. Please note that in the case that the buffers are cleared, a zoning code violation would exist and the site may be subject to the code enforcement process, at the property owner's risk. (2) Please note that A/C shall be screened consistent with LDC Sec. 6.8.9.			
Corrections	2.12.4.L & Article 5 - Overlay zones (**Resolved**) - [INFO] FEMA Flood Zone X, Secondary Springs Protection Zone, No ESOZ			
Corrections	2.12.16/6.5 - EALS or Exemption provided (**Resolved**) - [INFO] EALS submitted and transmitted to FWC on 12/10/25.			
Corrections	2.12.4/6.11.8 - Parking (**Resolved**) - [INFO] Please note that parking lot landscaping will need to be provided consistent with LDC Sec. 6.8.7			
Comments	See resolved items for informational comments. If you have any questions regarding Planning/Zoning review, please contact jared.rivera@marionfl.org or 352-438-2687.			
Landscape (Plans) (Parks and Recreation)	Susan Heyen	02/25/2026	02/20/2026	Requires Re-submit
Comments	1. waiver for parking islands 2. dumpster and lighting question - see plan for markups			
OCE Design (Plans) (Office of the County Engineer)	Gerald Koch	02/25/2026	02/23/2026	Approved
OCE Property Management (Plans) (Office of the County Engineer)	Elizabeth Woods	02/25/2026	02/26/2026	Requires Re-submit
Comments	Please add owner's certification and signer's information to the cover sheet of the civil plans for review. -EMW 02.26.2026 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]."			

SUBMITTAL SUMMARY REPORT (MajorSite-000060-2025)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
OCE Stormwater (Permits & Plans) (Office of the County Engineer)	Alexander Turnipseed	02/23/2026	02/18/2026	Requires Re-submit

Corrections Additional Stormwater comments (**Not Resolved**) - (1) INFO: Please provide a copy of the NPDES permit or NOI as well as a copy of the District permit prior to construction.
(2) INFO: If you have questions or would like to discuss the stormwater review comments, please contact Alexander Turnipseed at (352) 671-8376 or at alexander.turnipseed@marionfl.org.

Corrections 6.13.2.B(8) - Calculation & Plan Consistency (**Not Resolved**) - **Corrective Action:** This item will be reviewed upon resubmittal - 6.13.2.B(8) - Calculation & Plan Consistency: Calculations must be consistent with the plan sheets and other supporting details. Calculations shall use standard methodology recognized in the State of Florida, including hand and/or computerized calculations.

Corrections 6.13.12 - Operation and Maintenance (**Not Resolved**) - **Corrective Action:** An operation and maintenance manual is required for all projects. This is a standalone document from the plans and calculations. If you need an example of O&M documents that have been approved in the past, contact the stormwater department. The O&M manual will need to have the following certification on the cover: "I hereby certify that I, my successors, and assigns shall perpetually operate and maintain the stormwater management system and associated elements in accordance with the specifications shown herein and on the approved plans." This certification must be signed by the current property owner or their authorized representative. We used the State of Florida Sunbiz website to verify agents/member/officers of business entities. If the owner is an out of state organization we will need to see articles of incorporation/organization to verify the authority of the individual signing the certifications. For property ownership, we use the Marion County Property Appraiser's website. If you need an example contact the stormwater department. - 6.13.12 - Operation and Maintenance: Provide an O&M manual detailing the steps for operating and maintaining the proposed private system of DRAs, pipes, inlets, swales, etc. Manual shall be signed by Owner and owner's certification statement shall be on the manual. Owner's certification statement: "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".

OCE Survey (Plans) (Office of the County Engineer)	Theresa Smail	02/25/2026	02/23/2026	Requires Re-submit

Corrections 2.12.8. - Current boundary and topographic survey (**Resolved**) - 2.12.8. - Current boundary and topographic survey: Current boundary and topographic survey (one foot contour intervals extending 100 feet beyond the project boundary) based upon accepted vertical datum. Surveys will be less than 12 months old and accurately reflect current site conditions, meeting standards set forth in Ch. 5J-17 FAC. Alternate topographic data may be accepted if pre-approved by the Marion County Land Surveyor.

Corrections 6.4.7. Construction Plans - Survey Requirements (**Not Resolved**) - **Corrective Action:** 6.4.7.B(1) - Show a minimum of two intervisible horizontal control points per site.
6.4.7.B(2) - Horizontal control points shall be monumented and referenced to the Florida State Plane Coordinate System
6.4.7.B(4) - Provide a statement or table detailing horizontal datum, adjustment, and coordinate values - 6.4.7. Construction Plans - Survey Requirements: Survey information to support construction plans, including but not limited to Mass Grading, Improvement, or Major Site plans, shall meet requirements as set forth in Ch. 5J-17 FAC in addition to the following as identified in Section 6.4.7.A. through H. of the LDC.

Comments Response to Comments Not Provided Public Ingress-Egress Easement (Cross Access) uploaded to this area.

6.4.7. Construction Plans - Survey Requirements: Survey information to support construction plans, including but not limited to Mass Grading, Improvement, or Major Site plans, shall meet requirements as set forth in Ch. 5J-17 FAC in addition to the following as identified in Section 6.4.7.A. through H. of the LDC.
Corrective Action
6.4.7.B(1) - Show a minimum of two intervisible horizontal control points per site. 6.4.7.B(2) - Horizontal control points shall be monumented and referenced to the Florida State Plane Coordinate System 6.4.7.B(4) - Provide a statement or table detailing horizontal datum, adjustment, and coordinate values

OCE Traffic (Permits & Plans) (Office of the County Engineer)	Chris Zeigler	02/25/2026	02/23/2026	Approved

Corrections 6.11.4.B - Cross access (**Resolved**) - **Corrective Action:** Provide the executed public parallel access easement. The template for the public easement can be obtained from the Development Review Office at developmentreview@marionfl.org or 352-671-8686. The executed template and recording fees must be returned to the Development Review Office prior to final plan approval. - 6.11.4.B - Cross access: Provide a 24' wide paved cross access easement as specified in 6.11.4.B

Corrections 6.12.12 - Sidewalks (**Resolved**) - **Corrective Action:** Sidewalk is required along Marion Oaks Blvd. Staff supports payment of a fee in-lieu of sidewalk construction. A waiver must be approved by the Development Review Committee to allow the payment of a fee in-lieu of construction. If approved by the DRC the fee comes out to $2,400.00 and must be paid prior to final plan approval. - 6.12.12 - Sidewalks: Show sidewalk on the plans as required in section 6.12.12.

Utilities (OCE Plans) (Utilities)	Heather Proctor	02/25/2026	02/25/2026	Requires Re-submit

Corrections 6.15.6.B - Irrigation Water Metering - size (**Resolved**) - **Corrective Action:** 1" as shown on C06 - 6.15.6.B - Irrigation Water Metering - size:

Corrections 6.14.4 - Capacity charges - irrigation (**Resolved**) - **Corrective Action:** 1,275 feet - listed on C06 under Irrigation note - 6.14.4 - Capacity charges

Corrections 6.14.6 - Utilities design to be owned by MCU (**Resolved**) - **Corrective Action:** Informational: A. All utility systems shall be designed for the estimated tributary population. B. All utility systems shall be designed utilizing components with a minimum 30 year life span. C. Systems intended to be owned and maintained by MCU shall be designed for the tributary population and in conformance with the adopted Marion County Utilities Master Plan, as amended. D. Water systems shall be designed to satisfy the domestic water demand and fire protection requirements. E. All systems to be owned, operated, or maintained by MCU shall be subject to a pre-design meeting with MCU .F. All meters shall be located in a meter easement located adjacent to or within the public right-of-way. G. All meters in an MCU maintained system shall be installed and inspected by MCU after receiving payment of applicable fees and charges. H. All pipe shall comply with state standards. I. The engineer shall provide the required lengths of mechanically restrained joints in table form on the plans. - 6.14.6 - Utilities design to be owned by MCU:

Corrections 7.1.3 - UT DETAILS - current LDC version (**Resolved**) - **Corrective Action:** C08 - Missing Meter Bank detail (2) Update UT201A and B to the 2023 version 116A and 116B.
C09 - Remove UT 205. MCU does not allow butterfly valves.
C10 - Remove UT 308 and replace with above-ground ARV UT 316 - 7.1.3 - UT DETAILS - current LDC version: UT details shall be current version based on latest edition of approved LDC

SUBMITTAL SUMMARY REPORT (MajorSite-000060-2025)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
Utilities (OCE Plans) (Utilities)	Heather Proctor	02/25/2026	02/25/2026	Requires Re-submit

Corrections	Parcel numbers match project area (**Resolved**) - **Corrective Action:** Correct Parcel Number(s) or Project Area footprint - YES 8004-0433-18 - Parcel numbers match project area: The parcels(s) shown on the application and/or site plan must match the project area.
Corrections	6.14.7 - Construction Inspection - PLAN NOTE: (**Resolved**) - **Corrective Action:** Add note to Utility Sheet(s) 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 Division, 352) 307-6000, ext. 5 or MCUconstruction@marionfl.org - 6.14.7 - Construction Inspection - PLAN NOTE
Corrections	6.14.5.A(1) - Existing water & sewer mains shown (**Resolved**) - **Corrective Action:** Show all mains. Contractor to field locate. - 6.14.5.A(1) - Existing water & sewer mains shown: The entire utility system shall be shown on the plan, including existing water systems and all proposed components within the project area.
Corrections	6.15.3 - Fire Protection/Fire Flow Capacity (**Resolved**) - **Corrective Action:** Informational Please see plan notes for potential FDC relocation. (2) Water service will be provided by Marion County Utilities. Please consult with Marion County Fire Rescue for any additional comments or requirements related to fire protection. - 6.15.3 - Fire Protection/Fire Flow Capacity:
Corrections	6.14.5.A(6) - MH locations, rim & invert elevation (**Resolved**) - **Corrective Action:** N/A - 6.14.5.A(6) - MH locations, rim & invert elevation:
Corrections	6.15.6.D - Meter Location (**Not Resolved**) - **Corrective Action:** Second request C06 - Move meter boxes into the ROW at the property line and label "end of county maintenance". 1" Header is not the appropriate size for 9 meters. Must size appropriately. MCU will install dual checks on residential meters. Backflow is not necessary for the unit meters. Keep the backflow on irrigation and call out on the plans. - 6.15.6.D - Meter Location:
Corrections	6.15.4 - Water Main Piping Installation (**Resolved**) - **Corrective Action:** C06 – Clearly call out the proposed tap size at the water main connection. The water main located along Marion Oaks Boulevard is a 16-inch main. A 6-inch fire hydrant lead and nine (9) meters cannot be served from a 6-inch tap. Revise to either - Relocate the hydrant to the right-of-way and provide a direct tap to the main, or Install a 6-inch DDC serving a private hydrant. The fire main from the FDC shall be DR-14. Please clarify whether a dedicated fire line connection to the water main is proposed at the single-port Fire Department Connection. - 6.15.4 - Water Main Piping Installation:
Corrections	6.14.9.B - Transfer of Assets to MCU - PLAN NOTE: (**Resolved**) - **Corrective Action:** "This project will require new utility infrastructure outside of the property boundary to be transferred to Marion County Utilities (MCU) through a Bill of Sale. The Bill of Sale package will be provided at the time of the Pre-Construction Meeting and must be completed and returned to MCU prior to FDEP clearance being released. " - 6.14.9.B - Transfer of Assets to MCU - PLAN NOTE::
Corrections	6.14.5.B - FDEP PWS and/or WW permits (**Resolved**) - **Corrective Action:** Informational: The Engineer of Record is responsible for requesting and submitting the appropriate FDEP Public Water System (PWS) and/or Wastewater (WW) permit applications, if applicable. All applications must be signed and sealed prior to submission for Marion County Utilities' signature and must be provided before the Utilities Pre-Construction meeting. - 6.14.5.B - FDEP PWS and/or WW permits
Corrections	6.14.8.A - Completion & Closeout - PLAN NOTE: (**Resolved**) - **Corrective Action:** Marion County Utilities requires a PDF copy of the utility as-builts for the preliminary walkthrough and project closeout. MCU's GIS and Construction teams will review the PDF as-builts and provide comments. Once all comments have been addressed and revisions made, a DWG/CAD file will be requested to complete the final closeout process. - 6.14.8.A - Completion & Closeout - PLAN NOTE:
Corrections	6.14.5.A(3) - LS layout, elevations, schedules (**Not Resolved**) - **Corrective Action:** Second request - No response to comment letter. Need to provide Lift Station detail sheet. Was a sewer force main pressure test completed to have accurate data for sizing of the lift station? - 6.14.5.A(3) - LS layout, elevations, schedules: Lift station details shall be included on a separate page showing general location of LS with details, working elevations & schedules.
Corrections	6.14.5.A(2) - Proposed mains & connections shown (**Not Resolved**) - **Corrective Action:** Second request: C06 - Show method of connection to force main. (2) install plug valve at property line and label "end of county maintenance" - 6.14.5.A (2) - Proposed mains & connections shown:
Corrections	6.14.5.B - Submit permits to MCU (DOT, ROW etc) (**Resolved**) - **Corrective Action:** Informational: Copies of all related permit applications and issued permits must be submitted to the Marion County Utilities Department prior to, or at the time of, the Pre-Construction Meeting. - 6.14.5.B - Submit permits to MCU (DOT, ROW etc): A copy of any permit issued to the contractor shall also be submitted to MCU's Construction Manager, or designee.
Corrections	6.15.7 - Cross Connection Control/Backflow (**Resolved**) - **Corrective Action:** Informational: A backflow hold will be placed on the building permit. Backflows must be tested and the results reported to crossconnectioncontrol@marionfl.org before the final hold can be released. - 6.15.7 - Cross Connection Control/Backflow:
Corrections	Additional Utilities Comments (**Not Resolved**) - **Corrective Action:** There are no resubmittal comments uploaded. - Additional Utilities Comments
Corrections	6.14.4 - Capacity charges - domestic water/sewer (**Resolved**) - **Corrective Action:** Informational - 6.14.4 - Capacity charges - domestic water/sewer: Capacity charges to be invoiced and collected by MCU Permitting at time of building permit review - Cap Fee Worksheet and interior floor plan may be required.
Corrections	6.14.2 - Connection Requirements (**Not Resolved**) - **Corrective Action:** Second request: The project will be connecting to Marion County Utilities (MCU) water and sewer force main. The existing sewer force main is currently located at the intersection of Marion Oaks Manor and Marion Oaks Boulevard. The site plan must clearly show the off-site connection and any required utility extensions. Parcel 8004-0433-19 has utility-approved plans to extend the sewer force main to that parcel; however, if that project is not completed, this project will be responsible for extending the sewer force main as necessary to provide service to the site. Plan note can state that extension to parcel 8004-0433-19 is proposed by others. - 6.14.2 - Connection Requirements:
Corrections	6.14.5.C - Hydraulic Analysis (**Not Resolved**) - **Corrective Action:** Second request - we need waste water analysis Submit (or revise if marked up) a hydraulic analysis to support the project. The Hydraulic Analysis has not been provided for this site. (LDC 6.14.5.C) - 6.14.5.C - Hydraulic Analysis: The hydraulic analysis is required to analyze the water or wastewater pressures in this area.

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
Utilities (OCE Plans) (Utilities)	Heather Proctor	02/25/2026	02/25/2026	Requires Re-submit
Corrections	Review Fee as applicable (per Resolution) (**Not Resolved**) - **Corrective Action:** Plan resubmittal: $225.00 - Review Fee as applicable (per Resolution): MCU review fee for this submittal			
Corrections	MCU Contact Info on Project Cover Sheet (**Resolved**) - **Corrective Action:** Correct Contact Info to reflect as provided - MCU Contact Info on Project Cover Sheet: Marion County Utilities, 11800 S US Hwy 441, Belleview FL 34420 - Customer Service 24/7/365 352-307-6000			
Corrections	6.15.4 - Water Distribution System (**Not Resolved**) - **Corrective Action:** See plan comments - ARV can be replaced by the hydrant, if you move hydrant to the ROW. C06 – The existing ARV shown on the plans is an above-ground valve and is currently located within the proposed driveway. Please revise the plans to show the removal or relocation of this valve. - 6.15.4 - Water Distribution System:			
Comments	Please see the corrective comments and plan comments.			

OCE: Plan Review (DR) v.1

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
911 Management (DR) (911 Management)	Caroline Dennison	12/19/2025	12/09/2025	Approved
Corrections	Additional 911 Comments (**Resolved**) - **Corrective Action:** Unit numbers needed on Site Plan. On Sheet C04 - when facing the building the 1st floor will be assigned Units 101-104 from left to right and the 2nd floor will be assigned 201-204 from left to right. These unit numbers need to be added to the site plan when applying for permits. Plan Approved.			
Environmental Health (Plans) (Environmental Health)	Evan Searcy	12/19/2025	12/23/2025	Approved
Fire Marshal (Plans) (Fire)	Jonathan Kenning	12/19/2025	12/05/2025	Approved
Growth Services Planning & Zoning (DR) (GS Planning and Zoning)	Jared Rivera	12/19/2025	12/10/2025	Requires Re-submit
Corrections	2.12.4.L & Article 5 - Overlay zones (**Resolved**) - **Corrective Action:** [INFO] FEMA Flood Zone X, Secondary Springs Protection Zone, No ESOZ - 2.12.4.L & Article 5 - Overlay zones: Provide a statement showing all applicable overlay zones on the subject properties such as Airport Overlay Zones (AOZ), Environmentally Sensitive Overlay Zone (ESOZ), Floodplain, Springs Protection Overlay Zone (SPOZ), Military Operating Area (MOA), Scenic Roads Area (SRA), Wellhead/Wellfield Protection Area (WHPA), Silver Springs Community Redevelopment Area (SSCRA), and CR 475A Visual Enhancement Gateway Development Overlay, etc. Refer to LDC Article 5 - OVERLAY ZONES AND SPECIAL AREAS.			
Corrections	2.12.4.L - DRI/FQD Compliance Note (**Not Resolved**) - **Corrective Action:** Specifically revise the plan to add the following advisory note: "DEVELOPMENT OF THE PROPERTY AS SHOWN ON THIS [SITE PLAN/SUBDIVISION PLAT] IS SUBJECT TO THE TERMS AND CONDITIONS OF THE MARION OAKS VESTED DRI AND ITS CORRESPONDING VESTED RIGHTS DETERMINATIONS, AS MAY BE AMENDED FROM TIME TO TIME, INCLUDING PROVISIONS REGARDING THE CONCURRENCY OF PUBLIC FACILITIES." - 2.12.4.L - DRI/FQD Compliance Note?: Revise the plan to add the following advisory note: "DEVELOPMENT OF THE PROPERTY AS SHOWN ON THIS [SITE PLAN/SUBDIVISION PLAT] IS SUBJECT TO THE TERMS AND CONDITIONS OF THE [PROJECT NAME DRI/FQD] DEVELOPMENT ORDER, AS MAY BE AMENDED FROM TIME TO TIME, INCLUDING PROVISIONS REGARDING THE CONCURRENCY OF PUBLIC FACILITIES.			
Corrections	2.12 - Rezoning (**Not Resolved**) - **Corrective Action:** Please indicate Rezoning Case No. 250707ZP on cover sheet - 2.12 - Rezoning: List of approved Rezoning, case numbers, conditions, and the date of approval.			
Corrections	2.12.4/6.11.8 - Parking (**Resolved**) - **Corrective Action:** [INFO] Please note that parking lot landscaping will need to be provided consistent with LDC Sec. 6.8.7 - 2.12.4/6.11.8 - Parking: Provide number and calculation of required and proposed parking spaces in table format, per LDC Sec. 6.11.8. - Parking requirements.			
Corrections	2.12.27 - Location & screening of outside storage (**Resolved**) - **Corrective Action:** [INFO] No outdoor storage - 2.12.27 - Location & screening of outside storage: Provide a statement indicating any outside storage area is proposed. If applicable, show location of outside storage areas on plan. Check special requirements under zoning code sections.			
Corrections	2.12 - Land Use Designation-adjacent properties (**Resolved**) - **Corrective Action:** [INFO] If possible, please also indicate adjacent zoning/FLU designation on sheets C04.1/04 in future submittals. - 2.12 - Land Use Designation-adjacent properties: Show existing land use designation on the adjacent properties.			
Corrections	2.12.6 - Location of water and sewer (**Resolved**) - **Corrective Action:** [INFO] Located within Marion County Utilities service area. Defer to MCU - 2.12.6 - Location of water and sewer: Show location of septic systems and wells. Locations shall be outside setback and clearance.			
Corrections	2.12.24 - Landscape requirements/6.8.6 - Buffering (**Not Resolved**) - **Corrective Action:** [INFO] (1) Buffers have been delineated but specific plantings do not seem to have been identified. Please note that in the case that the buffers are cleared, a zoning code violation would exist and the site may be subject to the code enforcement process, at the property owner's risk. (2) Please note that A/C shall be screened consistent with LDC Sec. 6.8.9 - 2.12.24 - Landscape requirements/6.8.6 - Buffering: Show buffer types, locations, and dimensions of required buffering on plan. Show buffer descriptions and illustrations of each proposed buffer (including longitudinal and transverse cross-sections)			
Corrections	2.12/4.2 - Building height (**Not Resolved**) - **Corrective Action:** Building heights are missing. Please provide in the site data table on cover/site plan sheets - 2.12/4.2 - Building height: Show building height (primary and accessory structures) in the site data table.			
Corrections	2.12.16/6.5 - EALS or Exemption provided (**Resolved**) - **Corrective Action:** [INFO] EALS submitted and transmitted to FWC on 12/10/25. - 2.12.16/6.5 - EALS or Exemption provided?: Provide Environmental Assessment of Listed Species (EALS) or submit an Exemption (EALS-ER). Copy of the EALS/EALS-ER will be forwarded to review agency for comments. Refer to LDC Sec. 6.5 for submittal requirements and review procedures.			
Corrections	2.12 - Waivers (Requested & Approved) (**Resolved**) - **Corrective Action:** [INFO] If applicable, please include in cover sheet in future submittals. - 2.12 - Waivers (Requested & Approved): List of all requested and approved waivers, conditions, and the date of approval.			
Corrections	2.12.5/1.8.2.D - Traffic Concurrency Evaluation? (**Not Resolved**) - **Corrective Action:** [INFO] Please coordinate with OCE regarding improvements based on required traffic impact analysis. - 2.12.5/1.8.2.D - Traffic Concurrency Evaluation?: In order to propose alternative solutions to addressing the lack of roadway capacity, a traffic study will be required and a traffic methodology must be submitted for review and approval prior to the traffic study being completed. Please contact OCE-Traffic Review for further information on completing the necessary methodology and study.			
Comments	See corrections for Planning/Zoning comments.			

SUBMITTAL SUMMARY REPORT (MajorSite-000060-2025)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
Landscape (Plans) (Parks and Recreation)	Susan Heyen	12/19/2025	12/12/2025	Requires Re-submit
Comments	Please submit Tree Preservation, signed and sealed Landscape, Irrigation and if necessary, photometric plans for review			
OCE Design (Plans) (Office of the County Engineer)	Gerald Koch	12/19/2025	12/22/2025	Approved
Corrections	6.2.1.B.-F. - Requirements (**Resolved**) - 6.2.1.B.-F. - Requirements: Technical standards and requirements as listed in Section 6.2.1.B. through F. of the LDC			
Corrections	6.2.1.A. - Licensed Professional (**Resolved**) - 6.2.1.A. - Licensed Professional: Plans shall be prepared by a professional licensed by the State of Florida. The name, street address, signature, date, license number, and seal of the responsible professional shall be shown on each plan sheet. The same shall be provided on the cover page of any supporting documents and calculations.			
Corrections	Additional Design Comments (**Resolved**) - Additional Comments:			
OCE Property Management (Plans) (Office of the County Engineer)	Elizabeth Woods	12/19/2025	12/22/2025	Requires Re-submit
Comments	Please upload application and Site Plan for review -EMW 12.22.25			
OCE Stormwater (Permits & Plans) (Office of the County Engineer)	Alexander Turnipseed	12/19/2025	12/10/2025	Requires Re-submit
Corrections	6.13.2.B(4) - Hydrologic Analysis (**Not Resolved**) - **Corrective Action:** Please clarify where you are getting the rainfall amounts from. Based on the site location using NOAA's maps the rainfall amount for the 24 hr,100 year storm & 24 hr, 25 year storm should be 11.1 & 7.95 respectively - 6.13.2.B(4) - Hydrologic Analysis: Hydrologic stormwater model analysis including all input parameters, supporting calculations, assumptions, documentation for design and results.			
Corrections	6.13.2 A(1)/(2) - Contributing Basins/Tc (**Not Resolved**) - **Corrective Action:** Please provide a pre-development drainage basin map - 6.13.2 A(1)/(2) - Contributing Basins/Tc: Plan sheets shall minimally show: All pre-development and post-development basins that contribute runoff to the area proposed for development, including all off-site contributions, and areas that may be impacted by the development fully delineated and quantified. The time of concentration, and travel path, for each watershed shall be shown.			
Corrections	2.12.4.L(9)(b) - Data Block (Impervious Area) (**Not Resolved**) - 2.12.4.L(9)(b) - Data Block (Impervious Area): Provide existing and proposed gross impervious area in SF, ac, and percentage in the data block on the cover sheet. Include any offsite drainage to your site in the data block.			
Corrections	6.13.2.B(6) - Freeboard (**Not Resolved**) - **Corrective Action:** See comment under "6.13.2.B(4) □ Hydrologic Analysis" - 6.13.2.B(6) - Freeboard: A minimum freeboard of six inches shall be provided for all retention/detention areas.			
Corrections	6.13.6 - Stormwater Quality Criteria (**Not Resolved**) - 6.13.6 - Stormwater Quality Criteria: The following systems shall be considered as meeting the County's stormwater quality criteria: a) Systems that demonstrate numerically the post-development stormwater quality is equal to or better than the pre-development stormwater quality using methodology approved by the County Engineer or his designee. b) Dry retention systems that have a depth of four feet or less, measured from top of bank to pond bottom, shall have an appropriate vegetative cover. c) Dry retention systems that have a depth of six feet or less, measured from top of bank to pond bottom, with side slopes that are no steeper than 4:1, shall have sodded bottoms. d) Wet retention/detention systems, including wetlands, shall meet the governing State standards. e) Systems demonstrating distributed volume.			
Corrections	Additional Stormwater comments (**Not Resolved**) - (1) INFO: Please provide a copy of the NPDES permit or NOI as well as a copy of the District permit prior to construction. (2) INFO: If you have questions or would like to discuss the stormwater review comments, please contact Alexander Turnipseed at (352) 671-8376 or at alexander.turnipseed@marionfl.org.			
Corrections	6.13.12 - Operation and Maintenance (**Not Resolved**) - **Corrective Action:** An operation and maintenance manual is required for all projects. This is a standalone document from the plans and calculations. If you need an example of O&M documents that have been approved in the past, contact the stormwater department. The O&M manual will need to have the following certification on the cover: "I hereby certify that I, my successors, and assigns shall perpetually operate and maintain the stormwater management system and associated elements in accordance with the specifications shown herein and on the approved plans." This certification must be signed by the current property owner or their authorized representative. We used the State of Florida Sunbiz website to verify agents/member/officers of business entities. If the owner is an out of state organization we will need to see articles of incorporation/organization to verify the authority of the individual signing the certifications. For property ownership, we use the Marion County Property Appraiser's website. If you need an example contact the stormwater department. - 6.13.12 - Operation and Maintenance: Provide an O&M manual detailing the steps for operating and maintaining the proposed private system of DRAs, pipes, inlets, swales, etc. Manual shall be signed by Owner and owner's certification statement shall be on the manual. Owner's certification statement: "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".			
Corrections	2.12.8 - Topographical Contours (**Not Resolved**) - 2.12.8 - Topographical Contours: Current boundary and topographic survey (one foot contour intervals extending 100 feet beyond the project boundary) based upon accepted vertical datum. Surveys will be less than 12 months old and accurately reflect current site conditions, meeting standards set forth in Ch. 5J-17 FAC. Alternate topographic data may be accepted if pre-approved by the Marion County Land Surveyor.			
Corrections	6.13.2.B(8) - Calculation & Plan Consistency (**Not Resolved**) - **Corrective Action:** Notes on pages 56 & 58 of the stormwater report appear to have been cut off - 6.13.2.B(8) - Calculation & Plan Consistency: Calculations must be consistent with the plan sheets and other supporting details. Calculations shall use standard methodology recognized in the State of Florida, including hand and/or computerized calculations.			
Corrections	Final signed and sealed hard copy signature page (**Not Resolved**) - After all stormwater comments are resolved, please upload a scanned copy of the digitally signed and sealed certification page of the stormwater report. Alternatively, a hard copy can be submitted. If you choose to submit a hard copy, you only need to submit the certification page of the report. A full report is not necessary. However, full reports are accepted if desired.			
Corrections	6.13.8 - Stormwater Conveyance Criteria (**Not Resolved**) - **Corrective Action:** Please provide conveyance calculations - 6.13.8 - Stormwater Conveyance Criteria: Conveyance systems shall be sized to accommodate the 25-year 24-hour storm event. The tailwater elevation utilized shall be based on the tailwater elevation of the receiving water body plus 6 inches at the peak discharge time of the design storm. Alternatively, the tailwater elevation utilized can be the design high water elevation of the 25-year 24-hour design storm. All retention/detention areas within subdivision developments shall have direct access to a right-of-way. A drainage right-of-way may be necessary to establish this access. Drainage rights-of-way shall be a minimum of 30 feet in width. All drainage swales to facilities or underground stormwater conveyance systems shall be within drainage easements, except where rights-of-way are provided. Drainage easements shall be a minimum of 20 feet in width.			

SUBMITTAL SUMMARY REPORT (MajorSite-000060-2025)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
OCE Stormwater (Permits & Plans) (Office of the County Engineer)	Alexander Turnipseed	12/19/2025	12/10/2025	Requires Re-submit
Corrections	6.13.2.A(9) - Access Accommodates Stormwater (**Not Resolved**) - **Corrective Action:** Identify how the conveyance of runoff in the ROW swale will be maintained - 6.13.2.A(9) - Access Accommodates Stormwater: Site access accounting for stormwater conveyance with a swale, culvert, or curb and gutter driveway.			
Corrections	6.13.4 - Stormwater Quantity Criteria (**Not Resolved**) - **Corrective Action:** See comment under "6.13.2.B(4) □ Hydrologic Analysis" - 6.13.4 - Stormwater Quantity Criteria: Methodologies, rainfall distribution and intensities shall be consistent with those approved by the governing water management district. Assumed parameters must be supported by conventional methods. Design storms shall consider open or closed basins as provided in Table 6.13-1.			
Corrections	6.13.4.D - Recovery Analysis (**Not Resolved**) - **Corrective Action:** See comment under "6.13.2.B(4) □ Hydrologic Analysis" - 6.13.4.D - Recovery Analysis: All retention/detention areas shall recover the total volume required to meet the discharge volume limitations within 14 days following the design rainfall event. For retention/detention areas not able to recover the total required volume within 14 days, the stormwater facility volume shall be increased to retain an additional volume from a second design storm.			
Corrections	6.13.4.C - Discharge Conditions (**Not Resolved**) - **Corrective Action:** See comment under "6.13.2.B(4) □ Hydrologic Analysis" - 6.13.4.C - Discharge Conditions: All stormwater facilities shall be designed to limit discharges considering open or closed basins per Table 6.13-1. A discharge structure shall be required for all retention/detention areas not designed to retain the entire 100-year 24-hour post-development design storm. Discharge structures shall include a skimmer at a minimum.			
OCE Survey (Plans) (Office of the County Engineer)	Theresa Smail	12/19/2025	12/17/2025	Requires Re-submit
Corrections	6.4.7. Construction Plans - Survey Requirements (**Not Resolved**) - **Corrective Action:** 6.4.7.B(1) - Show a minimum of two intervisible horizontal control points per site. 6.4.7.B(2) - Horizontal control points shall be monumented and referenced to the Florida State Plane Coordinate System 6.4.7.B(4) - Provide a statement or table detailing horizontal datum, adjustment, and coordinate values - 6.4.7. Construction Plans - Survey Requirements: Survey information to support construction plans, including but not limited to Mass Grading, Improvement, or Major Site plans, shall meet requirements as set forth in Ch. 5J-17 FAC in addition to the following as identified in Section 6.4.7.A. through H. of the LDC.			
Corrections	2.12.8. - Current boundary and topographic survey (**Not Resolved**) - 2.12.8. - Current boundary and topographic survey: Current boundary and topographic survey (one foot contour intervals extending 100 feet beyond the project boundary) based upon accepted vertical datum. Surveys will be less than 12 months old and accurately reflect current site conditions, meeting standards set forth in Ch. 5J-17 FAC. Alternate topographic data may be accepted if pre-approved by the Marion County Land Surveyor.			
OCE Traffic (Permits & Plans) (Office of the County Engineer)	Chris Zeigler	12/19/2025	12/08/2025	Requires Re-submit
Corrections	6.11.4.B - Cross access (**Not Resolved**) - **Corrective Action:** Provide the executed public parallel access easement. The template for the public easement can be obtained from the Development Review Office at developmentreview@marionfl.org or 352-671-8686. The executed template and recording fees must be returned to the Development Review Office prior to final plan approval. - 6.11.4.B - Cross access: Provide a 24' wide paved cross access easement as specified in 6.11.4.B			
Corrections	6.12.12 - Sidewalks (**Not Resolved**) - **Corrective Action:** Sidewalk is required along Marion Oaks Blvd. Staff supports payment of a fee in-lieu of sidewalk construction. A waiver must be approved by the Development Review Committee to allow the payment of a fee in-lieu of construction. If approved by the DRC the fee comes out to $2,400.00 and must be paid prior to final plan approval. - 6.12.12 - Sidewalks: Show sidewalk on the plans as required in section 6.12.12.			
Utilities (OCE Plans) (Utilities)	Heather Proctor	12/19/2025	12/22/2025	Requires Re-submit
Corrections	6.14.6 - Utilities design to be owned by MCU (**Not Resolved**) - **Corrective Action:** Informational: A. All utility systems shall be designed for the estimated tributary population. B. All utility systems shall be designed utilizing components with a minimum 30 year life span. C. Systems intended to be owned and maintained by MCU shall be designed for the tributary population and in conformance with the adopted Marion County Utilities Master Plan, as amended. D. Water systems shall be designed to satisfy the domestic water demand and fire protection requirements. E. All systems to be owned, operated, or maintained by MCU shall be subject to a pre-design meeting with MCU .F. All meters shall be located in a meter easement located adjacent to or within the public right-of-way. G. All meters in an MCU maintained system shall be installed and inspected by MCU after receiving payment of applicable fees and charges. H. All pipe shall comply with state standards. I. The engineer shall provide the required lengths of mechanically restrained joints in table form on the plans. - 6.14.6 - Utilities design to be owned by MCU:			
Corrections	6.14.4 - Capacity charges - irrigation (**Not Resolved**) - **Corrective Action:** Show irrigated SF on UTILITY PLAN PAGE - 6.14.4 - Capacity charges			
Corrections	MCU Contact Info on Project Cover Sheet (**Resolved**) - **Corrective Action:** Correct Contact Info to reflect as provided - MCU Contact Info on Project Cover Sheet: Marion County Utilities, 11800 S US Hwy 441, Belleview FL 34420 - Customer Service 24/7/365 352-307-6000			
Corrections	6.14.8.A - Completion & Closeout - PLAN NOTE: (**Not Resolved**) - **Corrective Action:** Marion County Utilities requires a PDF copy of the utility as-builts for the preliminary walkthrough and project closeout. MCU's GIS and Construction teams will review the PDF as-builts and provide comments. Once all comments have been addressed and revisions made, a DWG/CAD file will be requested to complete the final closeout process. - 6.14.8.A - Completion & Closeout - PLAN NOTE:			
Corrections	6.14.5.A(2) - Proposed mains & connections shown (**Not Resolved**) - **Corrective Action:** C06 - Show method of connection to force main. (2) install plug valve at property line and label "end of county maintenance" (3) C900 is required for 14 LF force main in ROW. - 6.14.5.A(2) - Proposed mains & connections shown:			
Corrections	6.14.5.A(8) - Connection to existing sanitary (**Not Resolved**) - **Corrective Action:** See previous comment – The plans must show the off-site connection and extension to the sewer force main at its current location. - 6.14.5.A(8) - Connection to existing sanitary:			
Corrections	6.14.9.B - Transfer of Assets to MCU - PLAN NOTE: (**Not Resolved**) - **Corrective Action:** "This project will require new utility infrastructure outside of the property boundary to be transferred to Marion County Utilities (MCU) through a Bill of Sale. The Bill of Sale package will be provided at the time of the Pre-Construction Meeting and must be completed and returned to MCU prior to FDEP clearance being released. " - 6.14.9.B - Transfer of Assets to MCU - PLAN NOTE::			
Corrections	6.14.5.B - FDEP PWS and/or WW permits (**Not Resolved**) - **Corrective Action:** The Engineer of Record is responsible for requesting and submitting the appropriate FDEP Public Water System (PWS) and/or Wastewater (WW) permit applications, if applicable. All applications must be signed and sealed prior to submission for Marion County Utilities' signature and must be provided before the Utilities Pre-Construction meeting. - 6.14.5.B - FDEP PWS and/or WW permits			

SUBMITTAL SUMMARY REPORT (MajorSite-000060-2025)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
Utilities (OCE Plans) (Utilities)	Heather Proctor	12/19/2025	12/22/2025	Requires Re-submit

Corrections	6.15.7 - Cross Connection Control/Backflow (**Not Resolved**) - **Corrective Action:** A backflow hold will be placed on the building permit. Backflows must be tested and the results reported to crossconnectioncontrol@marionfl.org before the final hold can be released. - 6.15.7 - Cross Connection Control/Backflow:
Corrections	6.14.5.C - Hydraulic Analysis (**Not Resolved**) - **Corrective Action:** Submit (or revise if marked up) a hydraulic analysis to support the project. The Hydraulic Analysis has not been provided for this site. (LDC 6.14.5.C) - 6.14.5.C - Hydraulic Analysis: The hydraulic analysis is required to analyze the water or wastewater pressures in this area.
Corrections	6.15.3 - Fire Protection/Fire Flow Capacity (**Not Resolved**) - **Corrective Action:** Water service will be provided by Marion County Utilities. Please consult with Marion County Fire Rescue for any additional comments or requirements related to fire protection. - 6.15.3 - Fire Protection/Fire Flow Capacity:
Corrections	6.14.5.A(1) - Existing water & sewer mains shown (**Not Resolved**) - **Corrective Action:** Show all mains. Contractor to field locate. - 6.14.5.A(1) - Existing water & sewer mains shown: The entire utility system shall be shown on the plan, including existing water systems and all proposed components within the project area.
Corrections	Review Fee as applicable (per Resolution) (**Not Resolved**) - **Corrective Action:** Utilities Plan Review Fee: $510.00 Fee(s) may be paid online through the Civic Access portal. - Review Fee as applicable (per Resolution): MCU review fee for this submittal
Corrections	6.14.5.A(3) - LS layout, elevations, schedules (**Not Resolved**) - **Corrective Action:** Need to provide Lift Station detail sheet. Was a sewer force main pressure test completed to have accurate data for sizing of the lift station? - 6.14.5.A(3) - LS layout, elevations, schedules: Lift station details shall be included on a separate page showing general location of LS with details, working elevations & schedules.
Corrections	Additional Utilities Comments (**Not Resolved**) - **Corrective Action:** C02 - #12 under Sanitary System Notes - Change water main to force main. - Additional Utilities Comments
Corrections	6.15.6.D - Meter Location (**Not Resolved**) - **Corrective Action:** C06 - Move meter boxes into the ROW at the property line and label "end of county maintenance". 1" Header is not the appropriate size for 9 meters. Must size appropriately. MCU will install dual checks on residential meters. Backflow is not necessary for the unit meters. Keep the backflow on irrigation and call out on the plans. - 6.15.6.D - Meter Location:
Corrections	6.14.4 - Capacity charges - domestic water/sewer (**Not Resolved**) - **Corrective Action:** Informational - 6.14.4 - Capacity charges - domestic water/sewer: Capacity charges to be invoiced and collected by MCU Permitting at time of building permit review - Cap Fee Worksheet and interior floor plan may be required.
Corrections	Parcel numbers match project area (**Resolved**) - **Corrective Action:** Correct Parcel Number(s) or Project Area footprint - YES 8004-0433-18 - Parcel numbers match project area: The parcels(s) shown on the application and/or site plan must match the project area.
Corrections	6.15.4 - Water Main Piping Installation (**Not Resolved**) - **Corrective Action:** C06 – Clearly call out the proposed tap size at the water main connection. The water main located along Marion Oaks Boulevard is a 16-inch main. A 6-inch fire hydrant lead and nine (9) meters cannot be served from a 6-inch tap. Revise to either - Relocate the hydrant to the right-of-way and provide a direct tap to the main, or Install a 6-inch DDC serving a private hydrant. The fire main from the FDC shall be DR-14. Please clarify whether a dedicated fire line connection to the water main is proposed at the single-port Fire Department Connection. - 6.15.4 - Water Main Piping Installation:
Corrections	6.14.5.B - Submit permits to MCU (DOT, ROW etc) (**Not Resolved**) - **Corrective Action:** Copies of all related permit applications and issued permits must be submitted to the Marion County Utilities Department prior to, or at the time of, the Pre-Construction Meeting. - 6.14.5.B - Submit permits to MCU (DOT, ROW etc): A copy of any permit issued to the contractor shall also be submitted to MCU's Construction Manager, or designee.
Corrections	6.15.6.B - Irrigation Water Metering - size (**Resolved**) - **Corrective Action:** 1" as shown on C06 - 6.15.6.B - Irrigation Water Metering - size:
Corrections	6.14.7 - Construction Inspection - PLAN NOTE: (**Not Resolved**) - **Corrective Action:** Add note to Utility Sheet(s) 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 Division, 352) 307-6000, ext. 5 or MCUconstruction@marionfl.org - 6.14.7 - Construction Inspection - PLAN NOTE
Corrections	7.1.3 - UT DETAILS - current LDC version (**Not Resolved**) - **Corrective Action:** C08 - Missing Meter Bank detail (2) Update UT201A and B to the 2023 version 116A and 116B. C09 - Remove UT 205. MCU does not allow butterfly valves. C10 - Remove UT 308 and replace with above-ground ARV UT 316 - 7.1.3 - UT DETAILS - current LDC version: UT details shall be current version based on latest edition of approved LDC
Corrections	6.15.4 - Water Distribution System (**Not Resolved**) - **Corrective Action:** C06 – The existing ARV shown on the plans is an above-ground valve and is currently located within the proposed driveway. Please revise the plans to show the removal or relocation of this valve. - 6.15.4 - Water Distribution System:
Corrections	6.14.2 - Connection Requirements (**Not Resolved**) - **Corrective Action:** The project will be connecting to Marion County Utilities (MCU) water and sewer force main. The existing sewer force main is currently located at the intersection of Marion Oaks Manor and Marion Oaks Boulevard. The site plan must clearly show the off-site connection and any required utility extensions. Parcel 8004-0433-19 has utility-approved plans to extend the sewer force main to that parcel; however, if that project is not completed, this project will be responsible for extending the sewer force main as necessary to provide service to the site. Plan note can state that extension to parcel 8004-0433-19 is proposed by others. - 6.14.2 - Connection Requirements:
Corrections	6.14.5.A(6) - MH locations, rim & invert elevation (**Resolved**) - **Corrective Action:** N/A - 6.14.5.A(6) - MH locations, rim & invert elevation:
Comments	The parcel will be connecting to Marion County Utilities water and will connect to and extend the sewer force main. Please see the correction comments.

MAJOR SITE PLAN

FOR

MULTIFAMILY DEVELOPMENT
351 MARION OAKS BLVD
OCALA, FL 34473

PARCEL ID: # 8004-0433-18

SECTION 23, TOWNSHIP 17, RANGE 21

LEGAL DESCRIPTION:

LOTS 18, BLOCK "433", MARION OAKS
UNIT NO. 4, ACCORDING TO THE MAP OR PLAT
THEREOF, AS RECORDED IN PLAT BOOK 0, PAGE(S) 53, OF THE
PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

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

Beatriz Estela
Signature

Beatriz Estela Rosa
Name

SITE DATA:

SITE AREA–24,000 SF (0.55 AC)
EXISTING IMPERVIOUS AREA– 0 SF (0 AC) 0%
PROPOSED IMPERVIOUS AREA– 13,546 SF (0.311 AC) (57%)
NO OFFSITE DRAINAGE

MULTIFAMILY (APARTMENTS)– INTENDED TO PROVIDE FOR HIGH–DENSITY AND URBAN RESIDENTIAL DEVELOPMENT, INCLUDING MULTI–FAMILY DWELLINGS IN AREAS SERVED BY PUBLIC OR PRIVATE WATER AND SEWER FACILITIES.

PROJECT AREA: 0.55 AC

ZONING: RPUD

FLU: HR

PROPOSE USE: MULTIFAMILY APARTMENTS
3,600 SF/FLOOR

SECONDARY SPRINGS PROTECTION ZONE

BLDG HEIGHT: 26'–0"

ADJACENT PROPERTIES:
NORTH: RPUD; FLU– HR
EAST: R3; FLU– HR
SOUTH: RPUD; FLU– HR
WEST: ROW

SITE REQUIREMENTS:

MIN. LOT WIDTH: 100 FT

MIN. LOT AREA: 12,500 SF

MAX DENSITY: MAX. 8 UNITS/AC
MIN. 4 UNITS/AC

BUILDING SETBACKS:
FRONT (WEST)– 25 FT
SIDE (NORTH)– 8 FT SIDE (SOUTH) 8 FT SIDE
REAR (EAST)– 25 FT

PARKING REQUIREMENTS:
2 SPACE/ DWELLING UNIT
24 FT AISLE LENGTH; TWO WAY TRAFFIC; 90°
MIN. 9FT WIDE BY 18 FT LONG PARKING SPACE

UTILITY PROVIDERS
MARION COUNTY UTILITIES
11800 SE US HIGHWAY 441
BELLEVIEW, FL 34420
CUSTOMER SERVICE 24/7/365
(352)307–6000

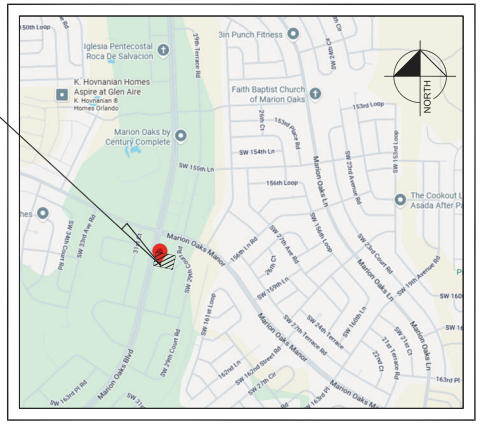
ENGINEER:
LINN ENGINEERING & DESIGN
P.O. BOX 140024
ORLANDO, FL 32814
CONTACT: CHAD S. LINN, P.E.
PHONE: 407–775–5194
EMAIL: CLINN@LINNENGINEERING.COM

SURVEYOR :
LYNX SURVEYORS CORP
302 LAUREL ROAD EAST, UNIT 291
LAUREL, FL 34272
833–721–2907
CONTACT@LYNXSURVEYORS.COM
WWW.LYNXSURVEYORS.COM

OWNER/APPLICANT:
A&B PROPERTIES SERVICES LLC
BEATRIZESTELA2000@YAHOO.COM
ADDRESS: 275 SYCAMORE CT, WIND GAP, PENNSYLVANIA, 18091
CONTACT INFORMATION: BEATRIZ ESTELA ROSA – (908) 343–9077

Digitally signed by Chad S Linn
Date: 2026.06.24 13:16:28 -04'00'

PROJECT LOCATION



LOCATION MAP
SCALE : 1:400

DRAWING INDEX

C01	COVER SHEET
C02	GENERAL NOTES
C03	EXISTING CONDITIONS AND DEMOLITION PLAN
C04	SITE PLAN
C04.1	AERIAL MAP OVERLAY
C05	PAVING, GRADING AND DRAINAGE PLAN
C06	UTILITY PLAN
C06.1	UTILITY PLAN CONNECTION
C07	CONSTRUCTION DETAILS
C08-C10	UTILITY DETAILS
C11	LIFT STATION DETAIL
C12	AUTOTURN ANALYSIS FIRE TRUCK
C13	PHOTOMETRICS
SWPPP-1	EROSION CONTROL & STORMWATER POLLUTION
SWPPP-2	EROSION CONTROL & STORMWATER POLLUTION

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

CALL48 HOURS BEFORE YOUDIG
IT'S THE LAW! DIAL811
811 Know what's below. Call before you dig.
SUNSHINE STATE ONE CALL OF FLORIDA, INC.

NOTE:

1. CONSTRUCTION MATERIALS QUALITY AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH MARION COUNTY AND FDOT SPECIFICATIONS AND STANDARDS AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
2. THIS PROJECT IS NOT IN AN ENVIRONMENTALLY SENSITIVE OVERLAY ZONE.
3. THIS PROPERTY IS LOCATED WITHIN FLOOD ZONE X
4. PROJECT IS WITHIN THE SECONDARY SPRING PROTECTION OVERLAY ZONE
5. 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, MASTER PLAN, PRELIMINARY PLAT, IMPROVEMENT PLAN, FINAL PLAT, SITE PLAN, OR BUILDING PERMIT REVIEW.
6. 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.
7. OWNER, A&B PROPERTIES SERVICES L.L.C., WILL BE RESPONSIBLE FOR MAINTENANCE AND MANAGEMENT OF THE COMMON AREAS AND IMPROVEMENTS.
8. DEVELOPMENT OF THE PROPERTY AS SHOWN ON THIS SITE PLAN IS SUBJECT TO THE TERMS AND CONDITIONS OF THE, 351 MARION OAKS BOULEVARD, DEVELOPMENT ORDER, AS MAY BE AMENDED FROM TIME TO TIME, INCLUDING PROVISIONS REGARDING THE CONCURRENCY OF PUBLIC FACILITIES.
9. DEVELOPMENT OF THE PROPERTY AS SHOWN ON THIS MAJOR SITE PLAN IS SUBJECT TO THE TERMS AND CONDITIONS OF THE MARION OAKS VESTED DRI AND ITS CORRESPONDING VESTED RIGHTS DETERMINATIONS, AS MAY BE AMENDED FROM TIME TO TIME, INCLUDING PROVISIONS REGARDING THE CONCURRENCY OF PUBLIC FACILITIES.

22-Oct-25

LINN ENGINEERING & DESIGN
P.O. Box 140024, Orlando, FL 32814
Phone: 407-252-9433 • Fax: 407-392-2776
clinn@linnengineering.com • www.LinnEngineering.com

ITE Trip Generation Rates - 11th Edition
Pass-by rates from ITE Trip Generation Handbook - 2nd Edition

Description/ITE Code	Units	ITE Vehicle Trip Generation Rates (peak hours are for peak hour of adjacent street traffic unless highlighted)								Units	Expected Units
		Weekday	AM	PM	Pass-By	AM In	AM Out	PM In	PM Out	Independent Variable	
Apartment 220	DU	6.74	0.40	0.51		24%	76%	63%	37%	DU	8.0

Total Generated Trips			Total Distribution of Generated Trips					
Daily	AM Hour	PM Hour	AM In	AM Out	Pass-By	PM In	PM Out	Pass-By
54	3	4	1	2	0	3	2	0

THE ITE TRIP GENERATION MANUAL, 11TH EDITION WAS USED TO ESTIMATE THE PROJECTED TRIPS BY THIS DEVELOPMENT.

REZONING PERMIT:
ORDINANCE NO. 25-31

AGENDA ITEM 15.2.3 250707ZC - A&B PROPERTIES SERVICES, LLC
ZONING CHANGE FOR MULTIPLE-FAMILY DWELLINGS (R-3) TO RESIDENTIAL PLANNED UNIT DEVELOPMENT (R-PUD), FOR ALL PERMITTED USES, 0.55 ACRE PARCEL, ON PARCEL ACCOUNT NUMBER 8004-0433-18, SITE ADDRESS 351 MARION OAKS BOULEVARD, OCALA FL 34473

DULY ADOPTED : JULY 15TH, 2025

WAIVERS:

351 MARION OAKS MULTIFAMILY-MAJOR SITE PLAN
WAIVER #000293

LDC 6.12.12.(D) SIDEWALKS

REQUEST FEE IN LIEU OF SIDEWALK CONSTRUCTION

DATE OF APPROVAL : FEBRUARY 2ND, 2026

WAIVERS:

MULTI-FAMILY- 8 UNITS - 351 MARION OAKS BLVD

WAIVER PIR-000528-2026

LDC 6.8.7(D) PARKING AREAS AND VEHICULAR USE AREAS

REQUEST TO USE EVERGREEN UNDERSTORY TREES IN THE PARKING ISLANDS INSTEAD OF SHADE TREES.

DATE OF APPROVAL : APRIL 6TH, 2026

No.	DATE	BY
A	REVISED PER COUNTY COMMENTS	12/2025 SAT
A	REVISED PER COUNTY COMMENTS	04/2026 SAT
A	REVISED PER COUNTY COMMENTS	05/2026 SAT

LINN ENGINEERING & DESIGN
P.O. BOX 140024
ORLANDO, FL 32814
PHONE: 407-775-5194
greg@linnengineering.com

DESIGN ENGINEER: CHAD S. LINN, P.E.
FLORIDA REGISTRATION NUMBER: 57524
SEAL

SCALE: AS NOTED
DESIGNED BY: CSL
DRAWN BY: CSL
CHECKED BY: CSL

COVER SHEET

MAJOR SITE PLAN
351 MARION OAKS BLVD
OCALA, FL
MARION COUNTY FLORIDA

DATE 07/24
PROJECT NO. 36300–24–700
SHEET NUMBER C01

Drawing name: Z:\Projects\36300–Acton investments\24–700 351 Marion Oaks Rd\Cadd–Civil\C01 Cover.dwg Cover Jun 01, 2026 3:13pm by: Shenika Thomas

GENERAL NOTES:

1. LOCATIONS, ELEVATIONS, AND DIMENSIONS OF EXISTING UTILITIES, STRUCTURES AND OTHER FEATURES ARE SHOWN ACCORDING TO THE BEST INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE PLANS. THE EXISTING UTILITY INFORMATION SHOWN IS BASED ON THE BOUNDARY SURVEY PROVIDED BY HILL LAND SURVEYORS. ALL EXISTING UTILITIES HAVE BEEN FIELD VERIFIED AT ALL POINTS OF CONNECTION AND AREAS OF INTEREST.

2. PRIOR TO THE INITIATION OF SITE CONSTRUCTION, THE CONTRACTOR SHALL VERIFY ANY EXISTING UTILITIES INCLUDING GAS, WATER, ELECTRIC, CABLE TV, COMMUNICATIONS, SANITARY SEWERS AND STORM DRAINAGE SYSTEMS, ON AND / OR ADJACENT TO THE SITE. REMOVE OR CAP AS NECESSARY.

3. THE CONTRACTOR SHALL EXERCISE CAUTION IN AREAS OF BURIED UTILITIES AND SHALL CALL "SUNSHINE" AT 1-800-432-4770, AT LEAST 48 HOURS PRIOR TO CONSTRUCTION TO ARRANGE FOR FIELD LOCATIONS OF BURIED UTILITIES.

4. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE TO EXISTING FACILITIES, ABOVE OR BELOW GROUND, THAT MAY OCCUR AS A RESULT OF THE WORK PERFORMED, BY THE CONTRACTOR OR SUB-CONTRACTORS, AS CALLED FOR IN THESE CONTRACT DOCUMENTS.

5. IT IS THE CONTRACTOR'S RESPONSIBILITY TO BECOME FAMILIAR WITH THE PERMIT AND INSPECTION REQUIREMENTS SPECIFIED BY THE VARIOUS GOVERNMENTAL AGENCIES AND THE ENGINEER. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION, AND SCHEDULE INSPECTIONS ACCORDING TO AGENCY INSTRUCTION/REQUIREMENTS.

6. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS, ON ALL PRECAST AND MANUFACTURED ITEMS, TO THE OWNER'S ENGINEER FOR APPROVAL, FAILURE TO OBTAIN APPROVAL BEFORE INSTALLATION MAY RESULT IN REMOVAL AND REPLACEMENT AT THE CONTRACTOR'S EXPENSE.

7. ALL UTILITY SERVICE STUB-OUTS (WATER, SANITARY SEWER, etc.) ARE TO BE INSTALLED WITHIN 5' OF BUILDING(S), UNLESS OTHERWISE NOTED ON PLANS.

8. CONTRACTOR TO COORDINATE WITH THE APPLICABLE ELECTRIC UTILITY SUPPLIER REGARDING ANY NECESSARY RELOCATION(S) OF UNDERGROUND AND/OR OVERHEAD ELECTRIC FACILITIES, AND FOR THE LOCATION AND INSTALLATION OF TRANSFORMER PAD(S) AND ASSOCIATED ELECTRIC FACILITIES.

9. SAFETY:

A. DURING THE CONSTRUCTION AND/OR MAINTENANCE OF THIS PROJECT, ALL SAFETY REGULATIONS ARE TO BE ENFORCED. THE CONTRACTOR OR HIS REPRESENTATIVE SHALL BE RESPONSIBLE FOR THE CONTROL AND SAFETY OF THE TRAVELING PUBLIC AND THE SAFETY OF HIS/HER PERSONNEL.

B. LABOR SAFETY REGULATIONS SHALL CONFORM TO THE PROVISIONS SET FORTH BY OSHA IN THE FEDERAL REGISTER OF THE DEPARTMENT OF TRANSPORTATION.

C. THE MINIMUM STANDARDS AS SET FORTH IN THE CURRENT EDITION OF "THE STATE OF FLORIDA, MANUAL ON TRAFFIC CONTROL AND SAFE PRACTICES FOR STREET AND HIGHWAY CONSTRUCTION, MAINTENANCE AND UTILITY OPERATIONS" SHALL GOVERN FOR THE DESIGN, APPLICATION, INSTALLATION, MAINTENANCE AND REMOVAL OF ALL TRAFFIC CONTROL DEVICES, WARNING DEVICES AND BARRIERS NECESSARY TO PROTECT THE PUBLIC AND CONSTRUCTION PERSONNEL FROM HAZARDS WITHIN THE PROJECT LIMITS.

D. ALL TRAFFIC CONTROL MARKINGS AND DEVICES SHALL CONFORM TO THE PROVISIONS SET FORTH IN THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES PREPARED BY THE U.S. DEPARTMENT OF TRANSPORTATION FEDERAL HIGHWAY ADMINISTRATION.

E. ALL SUBSURFACE CONSTRUCTION SHALL COMPLY WITH THE "TRENCH SAFETY ACT". THE CONTRACTOR SHALL INSURE THAT THE METHOD OF TRENCH PROTECTION SPECIFIED HEREIN IS IN COMPLIANCE WITH THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) REGULATIONS.

F. SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO COMPLY AND ENFORCE ALL APPLICABLE SAFETY REGULATIONS. THE ABOVE INFORMATION HAS BEEN PROVIDED FOR THE CONTRACTOR'S INFORMATION ONLY AND DOES NOT IMPLY THAT THE OWNER OR ENGINEER WILL INSPECT AND/OR ENFORCE SAFETY REGULATIONS.

10. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN AN "ON-SITE PIPING PERMIT" (IF REQUIRED) FOR CONSTRUCTION OF THE PROPOSED UTILITIES. THIS PERMIT MUST BE OBTAINED BY A DULY LICENSED PLUMBING CONTRACTOR (OR CLASS A GENERAL CONTRACTOR) PRIOR TO THE START OF CONSTRUCTION. THESE PLANS AND ANY SUBSEQUENT REVISIONS TO THESE PLANS, THAT ARE ISSUED BY THE ENGINEER, WILL BE SUBMITTED TO THE APPROVAL AUTHORITIES OF THIS PERMIT.

11. THE GRAPHIC INFORMATION DEPICTED ON THESE PLANS HAS BEEN COMPILED TO PROPORTION BY SCALE AS ACCURATELY AS POSSIBLE. HOWEVER, DUE TO REPRODUCTIVE DISTORTION, REDUCTION, AND/OR REVISIONS INFORMATION CONTAINED HEREIN IS NOT INTENDED TO BE SCALED FOR CONSTRUCTION PURPOSES.

12. ALL SPECIFICATIONS AND DOCUMENTS REFERENCED HEREIN SHALL BE OF THE LATEST REVISION.

13. ALL UNDERGROUND UTILITIES MUST BE IN-PLACE, TESTED AND APPROVED PRIOR TO BASE AND SURFACE CONSTRUCTION.

14. WORK PERFORMED UNDER THIS CONTRACT SHALL INTERFACE SMOOTHLY WITH ANY OTHER WORK BEING PERFORMED ON SITE BY OTHER CONTRACTORS/SUBCONTRACTORS AND UTILITY COMPANIES. IT WILL BE NECESSARY FOR THE GENERAL CONTRACTOR TO COORDINATE AND SCHEDULE HIS/HER ACTIVITIES ACCORDINGLY.

15. ALL DISTURBED AREAS WITHIN THE FDOT R/W SHALL BE SODDED WITH ARGENTINE BAHIA SOD.

16. WHERE APPLICABLE UTILITY TRENCHES CROSSING PAVEMENT AREAS SHALL BE BACKFILLED WITH GRANULAR MATERIAL IN TWELVE INCH (12") LAYERS AND COMPACTED TO NINETY EIGHT PERCENT (98 %) MAXIMUM DENSITY AS DETERMINED BY AASHTO T-180 OR T-238.

17. ALL DIMENSIONS ARE TO FACE OF CURB.

18. ALL CONSTRUCTION SHALL MEET MUNICIPALITY STANDARDS AND SPECIFICATIONS.

AS BUILT:

UPON COMPLETION OF CONSTRUCTION, THE CONTRACTOR SHALL FURNISH THE OWNER'S ENGINEER WITH COMPLETE "AS-BUILT" INFORMATION, CERTIFIED BY A REGISTERED LAND SURVEYOR. THIS "AS-BUILT" INFORMATION SHALL INCLUDE INVERT ELEVATIONS, LOCATIONS OF STRUCTURES FOR ALL UTILITIES INSTALLED, AS WELL AS GRADE BREAK LOCATIONS AND ELEVATIONS FOR PAVED/SIDEWALK CONSTRUCTION. NO ENGINEER'S CERTIFICATIONS FOR CERTIFICATE OF OCCUPANCY (C.O.) PURPOSES WILL BE MADE UNTIL THIS INFORMATION HAS BEEN RECEIVED AND APPROVED BY THE OWNER'S ENGINEER.

AS-BUILTS SHALL COMPLY WITH MUNICIPALITY REQUIREMENTS.

CLEARING AND SITE PREPARATION NOTES:

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER INSTALLATION OF THE EROSION CONTROL DEVICES, AS SHOWN ON THE CONSTRUCTION PLANS, PRIOR TO ANY SITE CLEARING AND/OR DEMOLITION. REFER TO THE "EROSION CONTROL NOTES" SECTION CONTAINED HEREIN FOR ADDITIONAL REQUIREMENTS.

2. PRIOR TO ANY SITE CLEARING, ALL TREES SHOWN TO REMAIN, AS INDICATED ON THE CONSTRUCTION PLANS, SHALL BE PROTECTED IN ACCORDANCE WITH LOCAL ORDINANCES, PROCESS, AND DETAILS CONTAINED IN THESE PLANS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN THESE TREES IN GOOD CONDITION. NO TREE(S) SHALL BE REMOVED WITHOUT PRIOR WRITTEN APPROVAL FROM THE OWNER AND THE LOCAL AGENCY HAVING JURISDICTION OVER THESE ACTIVITIES.

3. THE CONTRACTOR SHALL CLEAR AND GRUB ONLY THOSE PORTIONS OF THE SITE NECESSARY FOR CONSTRUCTION. ALL DISTURBED AREAS MUST BE SEEDED, MULCHED, SODDED OR PLANTED WITH OTHER APPROVED LANDSCAPE MATERIAL, IMMEDIATELY FOLLOWING CONSTRUCTION.

4. THE TOP 4" TO 6" OF GROUND REMOVED DURING CLEARING AND GRUBBING ACTIVITIES SHALL BE STOCKPILED, TO BE USED FOR LANDSCAPING PURPOSES, UNLESS OTHERWISE DIRECTED BY THE OWNER. REMAINING EARTHWORK THAT RESULTS FROM CLEARING AND GRUBBING ACTIVITIES OR SITE EXCAVATION IS TO BE UTILIZED ON-SITE, PROVIDED THE MATERIAL IS DEEMED SUITABLE BY THE OWNER'S SOILS TESTING COMPANY. EXCESS MATERIAL IS TO EITHER BE STOCKPILED ON-SITE, AS DIRECTED BY THE OWNER OR OWNER'S ENGINEER, OR REMOVED FROM THE SITE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ACQUIRING ANY PERMITS THAT ARE NECESSARY FOR REMOVING ANY EXCESS MATERIAL FROM THE SITE.

5. ALL EXISTING DEBRIS (ABOVE OR BELOW GROUND), CONSTRUCTION DEBRIS AND OTHER WASTE MATERIAL SHALL BE DISPOSED OF OFF-SITE BY THE CONTRACTOR, IN ACCORDANCE WITH APPLICABLE REGULATORY AGENCY REQUIREMENTS.

6. THE CONTRACTOR IS TO PREPARE THE SITE IN ACCORDANCE WITH THE SOILS REPORT, COPIES OF WHICH ARE AVAILABLE THROUGH THE OWNER OR SOILS TESTING COMPANY DIRECTLY.

7. CONTRACTOR TO BE RESPONSIBLE FOR INSTALLATION OF TEMPORARY CONSTRUCTION FENCE AROUND ENTIRE PERIMETER OF PROPERTY. TYPE OF FENCE TO BE SUBMITTED BY CONTRACTOR TO ENGINEER FOR APPROVAL.

1. CONTRACTOR IS TO PROVIDE EROSION CONTROL/SEDIMENTATION BARRIERS (SILTATION CURTAINS) TO PREVENT SILTATION OF ADJACENT PROPERTY, STREETS, STORM SEWERS AND WATERWAYS. IN ADDITION, CONTRACTOR SHALL PLACE STRAW, MULCH OR OTHER SUITABLE MATERIAL ON GROUND IN AREAS WHERE CONSTRUCTION-RELATED TRAFFIC IS TO ENTER AND EXIT SITE, IF, IN THE OPINION OF THE ENGINEER AND/OR LOCAL AUTHORITIES, EXCESSIVE QUANTITIES OF EARTH ARE TRANSPORTED OFF-SITE EITHER BY NATURAL DRAINAGE OR BY VEHICULAR TRAFFIC, THE CONTRACTOR IS TO REMOVE SAID EARTH TO THE SATISFACTION OF THE ENGINEER AND/OR AUTHORITIES.

2. THE CONTRACTOR SHALL LIMIT THE DISCHARGE OF TURBID WATERS OFF-SITE, OR INTO ON-SITE/OFF-SITE WETLANDS (IF APPLICABLE), TO NO MORE THAN 50 JTU'S (JACKSON TURBIDITY UNITS) OR 29 NTU's (NEPHELOMETRIC TURBIDITY UNITS), ABOVE BACKGROUND LEVELS.

3. IF WIND EROSION BECOMES SIGNIFICANT DURING CONSTRUCTION, THE CONTRACTOR SHALL STABILIZE THE AFFECTED AREA USING SPRINKLING, IRRIGATION OR OTHER ACCEPTABLE METHODS.

4. CONTRACTOR SHALL INSPECT AND MAINTAIN ON A DAILY BASIS ALL EROSION/SEDIMENTATION CONTROL FACILITIES.

5. THE CONTRACTOR SHALL ENSURE THAT SILTATION ACCUMULATIONS GREATER THAN THE LESSER OF 12 INCHES OR ONE-HALF THE DEPTH OF THE SILTATION CONTROL BARRIER SHALL BE IMMEDIATELY REMOVED AND PLACED IN UPLAND AREAS.

6. STAKED HAY BALES WILL NOT BE UTILIZED FOR EROSION, SEDIMENT AND TURBIDITY CONTROL.

PAVING AND GRADING NOTES:

1. ALL DELETERIOUS SUBSURFACE MATERIAL (I.E. MUCK, PEAT, BURIED DEBRIS, ETC.) IS TO BE EXCAVATED AND REPLACED WITH SUITABLE/COMPACTED SOILS, AS DIRECTED BY THE OWNER, THE OWNERS ENGINEERS, OR OWNERS SOILS TESTING COMPANY. DELETERIOUS MATERIAL IS TO BE STOCKPILED OR REMOVED FROM THE SITE AS DIRECTED BY THE OWNER. EXCAVATED AREAS ARE TO BE BACKFILLED WITH APPROVED MATERIALS AND COMPACTED AS SHOWN ON THESE PLANS. CONTRACTOR IS RESPONSIBLE FOR ACQUIRING ANY PERMITS THAT ARE NECESSARY FOR REMOVING DELETERIOUS MATERIAL FROM THE SITE.

2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXCAVATIONS AGAINST COLLAPSE AND WILL PROVIDE BRACING, SHEETING OR SHORING AS NECESSARY. DEWATERING METHODS SHALL BE USED AS REQUIRED TO KEEP TRENCHES DRY WHILE PIPE AND APPURTENANCES ARE BEING PLACED.

3. ALL NECESSARY FILL AND EMBANKMENT THAT IS PLACED DURING CONSTRUCTION SHALL CONSIST OF MATERIAL SPECIFIED BY THE OWNER'S SOILS TESTING COMPANY OR ENGINEER AND BE PLACED AND COMPACTED ACCORDING TO THESE PLANS.

4. PROPOSED SPOT ELEVATIONS REPRESENT FINISHED PAVEMENT OR GROUND SURFACE GRADES, UNLESS OTHERWISE NOTED.

5. IT MAY BE NECESSARY TO FIELD ADJUST PAVEMENT ELEVATIONS TO PRESERVE THE ROOT SYSTEMS OF TREES SHOWN TO BE SAVED. CONTRACTOR TO COORDINATE WITH OWNER'S ENGINEER PRIOR TO ANY ELEVATION CHANGES.

6. CONTRACTOR SHALL TRIM, TACK AND MATCH EXISTING PAVEMENT AT LOCATIONS WHERE NEW PAVEMENT MEETS EXISTING PAVEMENT.

7. CURBING SHALL BE PLACED AT THE EDGES OF ALL PAVEMENT, UNLESS OTHERWISE NOTED. REFER TO THE LATEST EDITION OF F.D.O.T. "ROADWAY AND TRAFFIC DESIGN STANDARDS" FOR DETAILS AND SPECIFICATIONS OF ALL F.D.O.T. TYPE CURB AND GUTTERS CALLED FOR IN THESE PLANS.

8. PRIOR TO CONSTRUCTING CONCRETE PAVEMENT, THE CONTRACTOR IS TO SUBMIT A PROPOSED JOINTING PATTERN TO THE SOILS ENGINEER FOR APPROVAL.

9. CONTRACTOR TO PROVIDE A 1/2" TO 1" BITUMINOUS EXPANSION JOINT MATERIAL WITH SEALER AT ABUTMENT OF CONCRETE AND OTHER MATERIALS (STRUCTURES, OTHER POURED)

10. ALL PAVEMENT MARKINGS SHALL BE MADE IN ACCORDANCE WITH F.D.O.T. STANDARD INDEX #17346.

11. THE CONTRACTOR WILL STABILIZE BY SEED AND MULCH, SOD, OR OTHER APPROVED MATERIALS ANY DISTURBED AREAS WITHIN ONE WEEK FOLLOWING CONSTRUCTION OF THE UTILITY SYSTEMS AND PAVEMENT AREAS. CONSTRUCTION CONTRACT SHALL MAINTAIN SUCH AREAS UNTIL FINAL ACCEPTANCE BY OWNER. CONTRACTOR TO COORDINATE WITH OWNER REGARDING TYPE OF MATERIAL, LANDSCAPING AND IRRIGATION REQUIREMENTS.

12. THE CONTRACTOR SHALL RESTORE OFF-SITE CONSTRUCTION AREAS TO EQUAL AND/OR BETTER CONDITION THAN EXISTING PRIOR TO START OF CONSTRUCTION.

13. UNLESS OTHERWISE NOTED, GRADE TO MEET EXISTING ELEVATION AT PROPERTY LINES.

14. SURVEY MONUMENTS OF PROPERTY CORNERS, WHICH HAVE TO BE DISTURBED BY THIS WORK, SHALL BE REPLACED UPON COMPLETION OF WORK BY A REGISTERED LAND SURVEYOR.

15. FINAL GRADES SHOWN INCLUDE SOD HEIGHT. ALL AREAS SHALL BE GRADED TO DRAIN AWAY FROM THE BUILDINGS.

TESTING AND INSPECTION REQUIREMENTS (PAVING/GRADING):

1. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING APPLICABLE TESTING WITH THE SOILS ENGINEER. TESTS ARE REQUIRED AS SPECIFIED IN THE SOILS REPORT, AND COMPLETION OF WORK THE SOILS ENGINEER WILL SUBMIT CERTIFICATIONS TO THE OWNER AND OWNER'S ENGINEER STATING THAT ALL REQUIREMENTS HAVE BEEN MET.

2. A QUALIFIED TESTING LABORATORY SHALL PERFORM ALL TESTING NECESSARY TO ASSURE COMPLIANCE OF THE IN-PLACE MATERIALS AS REQUIRED BY THESE PLANS, THE VARIOUS AGENCIES AND PERMIT CONDITIONS. SHOULD ANY MATERIALS REQUIRED FOR THE PROJECT FAIL ANY TESTS TO MEET THE REQUIREMENTS, THE CONTRACTOR WILL BEAR ALL COSTS OF SAID RETESTING.

STORM DRAINAGE SYSTEM NOTES:

1. STANDARD INDEXES REFER TO THE LATEST EDITION OF F.D.O.T. "ROADWAY AND TRAFFIC DESIGN STANDARDS."

2. ALL STORM SEWER PIPE SHALL BE REINFORCED CONCRETE CLASS III (ASTM C-76) UNLESS OTHERWISE NOTED ON PLANS. ALL DRAINAGE STRUCTURES SHALL BE IN ACCORDANCE WITH F.D.O.T. ROADWAY AND TRAFFIC DESIGN STANDARDS UNLESS OTHERWISE NOTED ON PLANS.

3. PIPE LENGTHS SHOWN ARE APPROXIMATE AND TO CENTER OF DRAINAGE STRUCTURES, WITH THE EXCEPTION OF MITERED END AND FLARED END SECTIONS, WHICH ARE NOT INCLUDED IN LENGTHS.

4. ALL DRAINAGE STRUCTURE GRATES AND COVERS, OTHER EXISTING OR PROPOSED SHALL BE TRAFFIC RATED FOR H-20 LOADINGS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY NECESSARY UPGRADES TO EXISTING DRAINAGE STRUCTURES.

5. CONSTRUCTION OF THE STORMWATER MANAGEMENT SYSTEM MUST BE COMPLETE AND ALL DISTURBED AREAS STABILIZED IN ACCORDANCE WITH THE PERMITTED PLANS AND CONDITIONS PRIOR TO ANY OF THE FOLLOWING: ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY, INITIATION OF INTENDED USE OF THE INFRASTRUCTURE, OR TRANSFER OF RESPONSIBILITY FOR MAINTENANCE OF THE SYSTEM TO A GOVERNMENTAL OR OTHER RESPONSIBLE ENTITY.

6. NON-MUCK GROWN SOD WILL BE UTILIZED FOR STABILIZATION OF THE PROPOSED STORMWATER RETENTION FACILITY. MUCK-GROWN SOD MAY IMPEDE THE PERCOLATION OF RUNOFF INTO THE GROUND AND IS NOT RECOMMENDED FOR THE STABILIZATION OF RETENTION POND BOTTOMS.

TESTING AND INSPECTION REQUIREMENTS (DRAINAGE):

1. THE STORM DRAINAGE PIPING SYSTEM SHALL BE SUBJECT TO A VISUAL INSPECTION BY THE OWNER'S ENGINEER PRIOR TO THE PLACEMENT OF BACKFILL. CONTRACTOR TO NOTIFY THE ENGINEER 48 HOURS IN ADVANCE TO SCHEDULE INSPECTION.

2. THE CONTRACTOR SHALL MAINTAIN AND PROTECT FROM MUD, DIRT, DEBRIS, ETC. THE STORM DRAINAGE SYSTEM UNTIL FINAL ACCEPTANCE OF THE PROJECT. THE STORM SYSTEM WILL BE REINSPECTED BY THE OWNER'S ENGINEER PRIOR TO APPROVAL FOR CERTIFICATE OF OCCUPANCY PURPOSES. THE CONTRACTOR MAY BE REQUIRED TO FLUSH/CLEAN PIPES AND INLETS FOR THESE PURPOSES.

SANITARY SYSTEM NOTES:

1. SANITARY SEWERS, FORCE MAINS, AND STORM SEWERS SHOULD ALWAYS CROSS UNDERNEATH WATER MAINS. INSTALLATIONS OF SANITARY SEWERS, FORCE MAINS AND STORM SEWERS, AT CROSSINGS OF WATER MAINS, SHALL BE PERFORMED SO AS TO PROVIDE A MINIMUM VERTICAL DISTANCE OF 18 INCHES BETWEEN THE INVERT OF THE UPPER PIPE AND THE CROWN OF THE LOWER PIPE, WHENEVER POSSIBLE. THE CROSSING SHALL BE ARRANGED SO THAT THE SEWER JOINTS AND WATER JOINTS SHALL BE EQUIDISTANT FROM THE POINT OF CROSSING AND SHALL BE AT LEAST 10 FEET BETWEEN ANY TWO JOINTS. ALL JOINTS ON THE WATER MAIN WITHIN 20 FEET OF THE CROSSING MUST BE LEAK FREE, AND MECHANICALLY RESTRAINED. A MINIMUM VERTICAL CLEARANCE OF 6 INCHES MUST BE MAINTAINED AT THE CROSSINGS.

WHERE THERE IS NO ALTERNATIVE TO SEWER PIPES CROSSING OVER WATER MAINS, THE CRITERIA FOR MINIMUM SEPARATION OF 18 INCHES BETWEEN LINES, AND 10 FEET BETWEEN JOINTS, CENTERED ABOUT THE POINT OF CROSSING SHALL BE REQUIRED. BE WATER MAIN SHALL BE PLACED IN A SLEEVE FOR 20 FEET CENTERED ON THE POINT OF CROSSING. ALL JOINTS WITHIN 20 FEET OF THE CROSSING SHALL BE PROVIDED FOR THE PURPOSE OF DIRECTING DAMAGE TO THE WATER MAIN. THE CROSSING SHALL BE ARRANGED SO THAT THE SEWER PIPE JOINTS AND THE WATER MAIN PIPE JOINTS ARE EQUIDISTANT FROM THE POINT OF CROSSING (i.e. PIPES CENTERED ON THE CROSSING).

2. A MINIMUM OF FOOT HORIZONTAL SEPARATION SHALL BE MAINTAINED BETWEEN ANY TYPE OF SEWER (INCLUDING FORCE MAINS) AND EXISTING OR PROPOSED WATER MAINS, IN PARALLEL INSTALLATIONS WHENEVER POSSIBLE. THE DISTANCE FOR SEPARATION SHALL BE MEASURED EDGE TO EDGE.

IN CASES WHERE IT IS NOT POSSIBLE TO MAINTAIN A 10 FOOT HORIZONTAL SEPARATION, THE WATER MAIN MUST BE INSTALLED IN A SEPARATE TRENCH, OR IN AN UNDISTURBED EARTH SHELF, LOCATED ON ONE SIDE OF THE SEWER OR FORCE MAIN, AT SUCH AN ELEVATION THAT THE BOTTOM OF THE WATER MAIN IS AT LEAST 36 INCHES ABOVE THE TOP OF THE SEWER LINE, AND WATER AND SEWER JOINTS SHALL BE STAGGERED.

THE WATER MAIN SHOULD ALWAYS BE LOCATED ABOVE THE SEWER. JOINTS ON THE WATER MAIN SHALL BE LOCATED AS FAR APART AS POSSIBLE FROM JOINTS ON THE SEWER OR FORCE MAIN (i.e. STAGGERED JOINTS).

3. ALL PVC PIPE SHALL BE SOLID WALL POLYVINYL CHLORIDE PIPE AND COMPLY WITH ASTM D 3034 AND ALL APPLICABLE ASTM DOCUMENTS AS COVERED IN SECTION NO. 2 OF ASTM D 3034. MAIN LINES SHALL BE A MINIMUM OF 8" DIAMETER, AND LATERALS SHALL BE A MINIMUM 4" DIAMETER.

4. ALL SANITARY SEWER MAINS, LATERALS AND FORCE MAINS SHALL HAVE A MINIMUM OF 48 INCHES OF COVER, UNLESS OTHERWISE NOTED ON PLANS.

5. ALL GRAVITY SEWERS MUST BE SDR 26 PVC, EXCEPT FOR PIPE DEEPER THAN 14 FEET, IN WHICH CASE SDR 26 PIPE SHALL BE USED. (EASTERNMOR GASKET JOINTS SHALL BE UTILIZED FOR PVC PIPE, AND SHALL COMPLY WITH ASTM F477, ASTM D3034 & ASTM F679. JOINTS SHALL COMPLY WITH ASTM D3212.

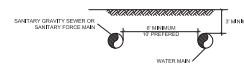
6. ALL SANITARY MANHOLES SHALL BE LOCATED NO MORE THAN 400 FEET APART AND SHALL CONFORM TO THE DETAILS CONTAINED HEREIN, AS WELL AS WITH ASTM C478.

7. ALL SLOPES FOR GRAVITY SEWER MAINS AND SERVICE CONNECTIONS SHALL COMPLY WITH THE FOLLOWING MINIMUM GRADES: 4" @ 1.00%, 6" @ 1.00% , AND 8" @ 0.40%.

8. ALL SANITARY SEWER WORK SHALL CONFORM WITH APPLICABLE MUNICIPALITY ENGINEERING STANDARDS MANUAL.

9. PRIOR TO COMMENCING WORK WHICH REQUIRES CONNECTING PROPOSED FACILITIES TO EXISTING LINES OR APPURTENANCES, THE CONTRACTOR SHALL VERIFY THE LOCATION AND ELEVATION(S) OF EXISTING CONNECTION POINT(S) AND NOTIFY THE OWNER'S ENGINEER OF ANY CONFLICTS OR DISCREPANCIES.

WATER SYSTEM NOTES:



1. A MINIMUM HORIZONTAL SEPARATION OF SIX (6) FEET TEN (10) FEET PREFERRED OUTSIDE TO OUTSIDE SHALL BE MAINTAINED BETWEEN WATER MAINS AND SANITARY GRAVITY SEWER OR SANITARY FORCE MAINS.

2. A MINIMUM HORIZONTAL SEPARATION OF THREE (3) FEET OUTSIDE TO OUTSIDE SHALL BE MAINTAINED BETWEEN WATER MAINS AND STORM SEWERS OR RECLAIMED WATER LINES CARRYING UNRESTRICTED PUBLIC ACCESS REUSE WATER.



3. IN AREAS WHERE IT IS NOT PRACTICAL TO MAINTAIN THE REQUIRED SEPARATION, THE WATER MAIN MUST BE LAID IN A SEPARATE TRENCH OR ON AN UNDISTURBED EARTH SHELF LOCATED ON ONE SIDE OF THE SANITARY GRAVITY SEWER, STORM SEWER OR RECLAIMED WATER LINE AT SUCH AN ELEVATION THAT THE BOTTOM OF THE WATER MAIN IS AT LEAST SIX (6) INCHES ABOVE THE TOP OF THE OTHER LINE.

4. IF THE MINIMUM ALLOWABLE SIX (6) FOOT HORIZONTAL SEPARATION OF SIX (6) INCHES VERTICAL SEPARATION IN A SEPARATE TRENCH CANNOT BE MAINTAINED. UPGRADE THE WATER MAIN TO DUCTILE IRON IF THE OTHER LINE IS A STORM SEWER.

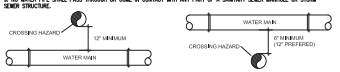
5. IF THE NON-CONFORMING LINE IS A GRAVITY SANITARY SEWER, AND SIX (6) FOOT HORIZONTAL SEPARATION OR SIX (6) INCHES VERTICAL SEPARATION IN A SEPARATE TRENCH CANNOT BE MAINTAINED. UPGRADE THE GRAVITY SANITARY SEWER (IF BEING NEWLY INSTALLED) TO AWWA C-900, D.R. 18 PVC AND HYDROSTATICALLY TEST IT TO 150 PSI.

6. IF THE OTHER LINE IS A RECLAIMED WATER LINE AND THE ABOVE SEPARATION REQUIREMENTS ARE NOT MET, UPGRADE THE RECLAIMED WATER LINE MATERIAL TO DUCTILE IRON OR ENCASED THE PIPE IN CONCRETE.

7. DEVIATIONS AND OTHER ALTERNATIVES SHALL BE CONSIDERED ON CASE-BY-CASE BASIS AND MUST RECEIVE SPECIFIC APPROVAL BY D.E.P. PRIOR TO IMPLEMENTATION.

8. THERE SHALL BE AT LEAST A SIX (6) FOOT SEPARATION BETWEEN WATER MAINS AND SANITARY SEWER FORCE MAINS WITHOUT EXCEPTION. FIELD PROBLEMS SHALL BE REPORTED TO THE ENGINEER. SPECIAL SOLUTIONS MUST BE ACCEPTED BY D.E.P. PRIOR TO IMPLEMENTATION.

9. NO WATER PIPE SHALL PASS THROUGH OR COME IN CONTACT WITH ANY PART OF A SANITARY SEWER MANHOLE OR STORM SEWER STRUCTURE.



10. A MINIMUM OF VERTICAL SEPARATION OF SIX (6) INCHES (TWELVE (12) INCHES PREFERRED) OUTSIDE TO OUTSIDE SHALL BE MAINTAINED BETWEEN WATER MAINS AND SANITARY SEWER, STORM SEWER OR RECLAIMED WATER LINES.

THE CROSSING SHALL BE ARRANGED SO THAT THE SEWER JOINTS AND WATER JOINTS SHALL BE EQUIDISTANT FROM THE POINT OF CROSSING WITH NO LESS THAN TWELVE (12) FEET BETWEEN ANY TWO JOINTS. SUFFICIENT LENGTHS OF DIP MUST BE USED TO PROVIDE A MINIMUM SEPARATION OF 12 FEET BETWEEN ANY TWO (2) JOINTS IN LIEU OF DIP. THE SANITARY SEWER MAY BE PLACED IN A SLEEVE FOR 20 FEET CENTERED ON THE POINT OF CROSSING. ALL JOINTS ON THE WATER MAIN WITHIN 20 FEET OF THE CROSSING MUST BE LEAK FREE, AND MECHANICALLY RESTRAINED. THE WATER MAIN SHALL BE PLACED IN A SLEEVE FOR 20 FEET CENTERED ON THE POINT OF CROSSING. ADEQUATE STRUCTURAL SUPPORT SHALL BE PROVIDED FOR THE SEWER TO PREVENT DAMAGE TO THE WATER MAIN.

ALL CROSSINGS SHALL BE ARRANGED SO THAT THE SEWER PIPE JOINTS AND THE WATER MAIN PIPE JOINTS ARE EQUIDISTANT FROM THE POINT OF CROSSING (i.e. PIPES CENTERED ON THE CROSSING).

11. WHEN THERE IS LESS THAN 6" VERTICAL CLEARANCE BETWEEN THE WATER MAIN AND STORM SEWER. THE WATER MAIN SHALL BE UPGRADED TO DUCTILE IRON. ONE FULL LENGTH OF PIPE SHALL BE CENTERED AT THE POINT OF CROSSING.

12. IF THE NON-CONFORMING LINE IS A SANITARY SEWER AND LESS THAN SIX (6) INCHES VERTICAL CLEARANCE FROM THE WATER MAIN, UPGRADE THE SANITARY GRAVITY SEWER TO AWWA C-900 D.R. 18 PVC AND HYDROSTATICALLY TEST IT TO 150 PSI. PIPE SHALL BE LOCATED SO THAT JOINTS ARE AS FAR AS POSSIBLE FROM EACH OTHER.

13. IF THE OTHER LINE IS A RECLAIMED WATER LINE AND THE ABOVE MINIMUM SEPARATION IS NOT MET, UPGRADE THE RECLAIMED WATER LINE MATERIAL TO DUCTILE IRON OR ENCASE THE PIPE IN CONCRETE.

14. SPECIAL STRUCTURAL SUPPORT OR CONCRETE SADDLES MAY BE NECESSARY AT THE CROSSING LOCATION.

15. IT IS PREFERABLE TO LAY THE WATER MAIN ABOVE THE CROSSING HAZARD. WHEN WATER MAIN MUST BE BELOW OTHER PIPE, THE MINIMUM VERTICAL SEPARATION IS TWELVE (12) INCHES.

16. DEVIATIONS AND OTHER ALTERNATIVES SHALL BE CONSIDERED ON CASE-BY-CASE BASIS AND MUST RECEIVE SPECIFIC APPROVAL BY D.E.P. PRIOR TO IMPLEMENTATION.

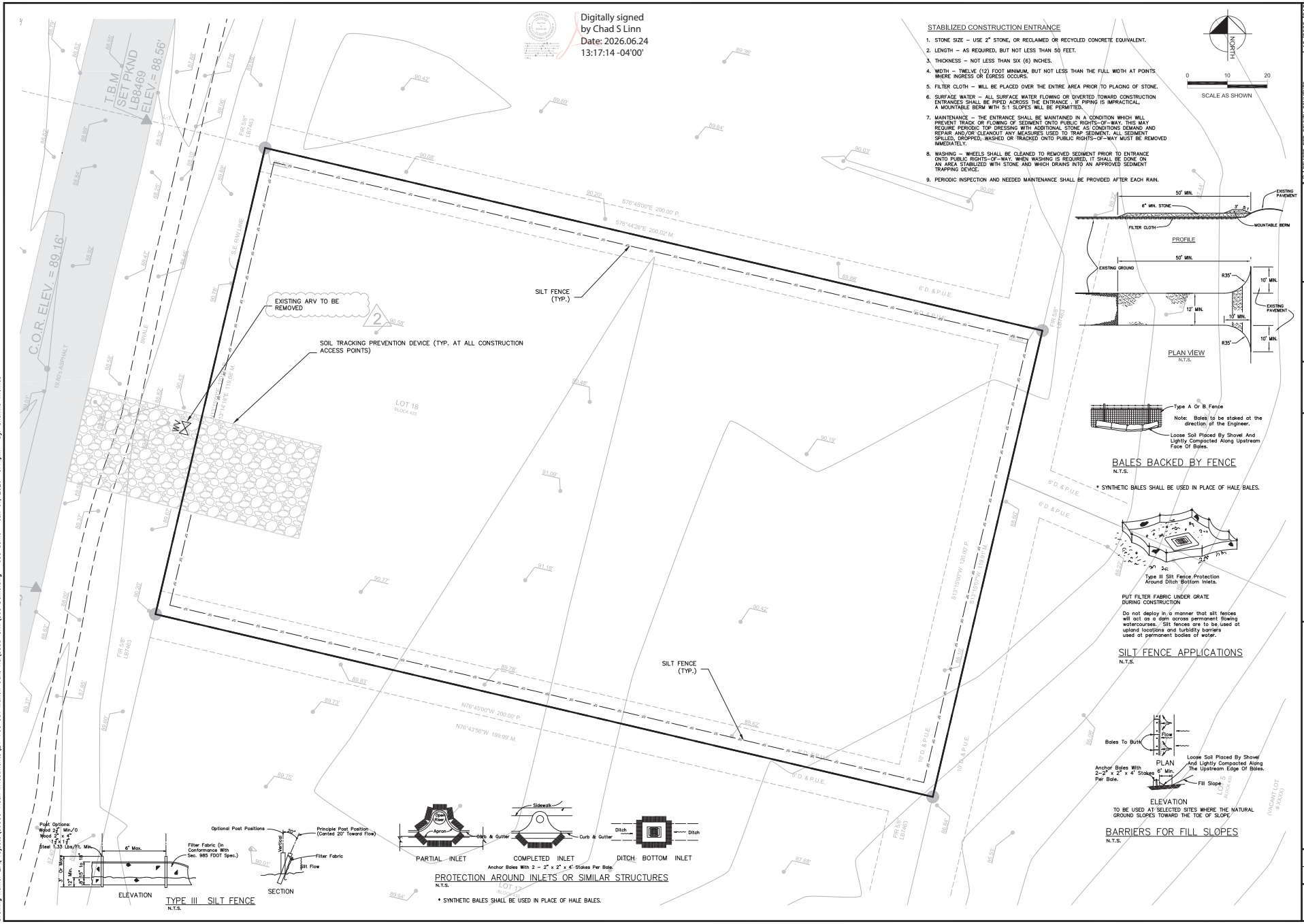
17. THERE SHALL BE A SIX (6) INCH VERTICAL SEPARATION BETWEEN WATER MAINS AND SANITARY SEWER FORCE MAINS AT CROSSINGS WITHOUT EXCEPTION. CONFLICTS WITH EXISTING LINES, WHERE IT IS NOT POSSIBLE TO MAINTAIN THE REQUIRED SEPARATION, SHALL BE REPORTED TO THE ENGINEER. SPECIAL SOLUTIONS MUST BE ACCEPTED BY D.E.P. PRIOR TO IMPLEMENTATION.

18. ALL DIP PIPE SHALL BE CLASS 50 OR HIGHER. REFER TO NOTE #24 BELOW FOR ADDITIONAL DIP SPECIFICATIONS. ADEQUATE MEASURES AGAINST CORROSION SHALL BE UTILIZED.

19. ALL WATER MAIN PIPE FITTINGS AND APPURTENANCES SHALL DUCTILE IRON AND BE INSTALLED TO COMPLY WITH MUNICIPALITY STANDARDS AND SPECIFICATIONS.

20. ALL WATER MAINS SHALL BE INSTALLED WITH A MINIMUM OF 36 INCHES OF COVER.

21. ALL WATER SERVICE LINES, VALVES AND METERS SHALL BE INSTALLED TO COMPLY WITH APPLICABLE MUNICI



STABILIZED CONSTRUCTION ENTRANCE

1. STONE SIZE – USE 2" STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
2. LENGTH – AS REQUIRED, BUT NOT LESS THAN 50 FEET.
3. THICKNESS – NOT LESS THAN SIX (6) INCHES.
4. WIDTH – TWELVE (12) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS.
5. FILTER CLOTH – WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.
6. SURFACE WATER – ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE , IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.
7. MAINTENANCE – THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACK OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS–OF–WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS–OF–WAY MUST BE REMOVED IMMEDIATELY.
8. WASHING – WHEELS SHALL BE CLEANED TO REMOVED SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHTS–OF–WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
9. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

BALES BACKED BY FENCE
N.T.S.

* SYNTHETIC BALES SHALL BE USED IN PLACE OF HALE BALES.

Type III Silt Fence Protection Around Ditch Bottom Inlets.

PUT FILTER FABRIC UNDER GRATE DURING CONSTRUCTION

Do not deploy in a manner that silt fences will act as a dam across permanent flowing watercourses. Silt fences are to be used at upland locations and turbidity barriers used at permanent bodies of water.

SILT FENCE APPLICATIONS
N.T.S.

TO BE USED AT SELECTED SITES WHERE THE NATURAL GROUND SLOPES TOWARD THE TOE OF SLOPE.

BARRIERS FOR FILL SLOPES
N.T.S.

TYPE III SILT FENCE
N.T.S.

Anchor Bales With 2 – 2" x 2" x 4' Stakes Per Bale.

PROTECTION AROUND INLETS OR SIMILAR STRUCTURES
N.T.S.

* SYNTHETIC BALES SHALL BE USED IN PLACE OF HALE BALES.

No.	REVISIONS	DATE	BY
A	REVISED PER COUNTY COMMENTS	12/2025	SAT
A	REVISED PER COUNTY COMMENTS	04/2026	SAT
A	REVISED PER COUNTY COMMENTS	05/2026	SAT

LINN ENGINEERING & DESIGN
P.O. BOX 140024
ORLANDO, FL 32814
PHONE:+407-715-5194
greg@lmnengineering.com

DESIGN ENGINEER: CHAD S. LINN, P.E.
FLORIDA REGISTRATION NUMBER: 57524
SEAL

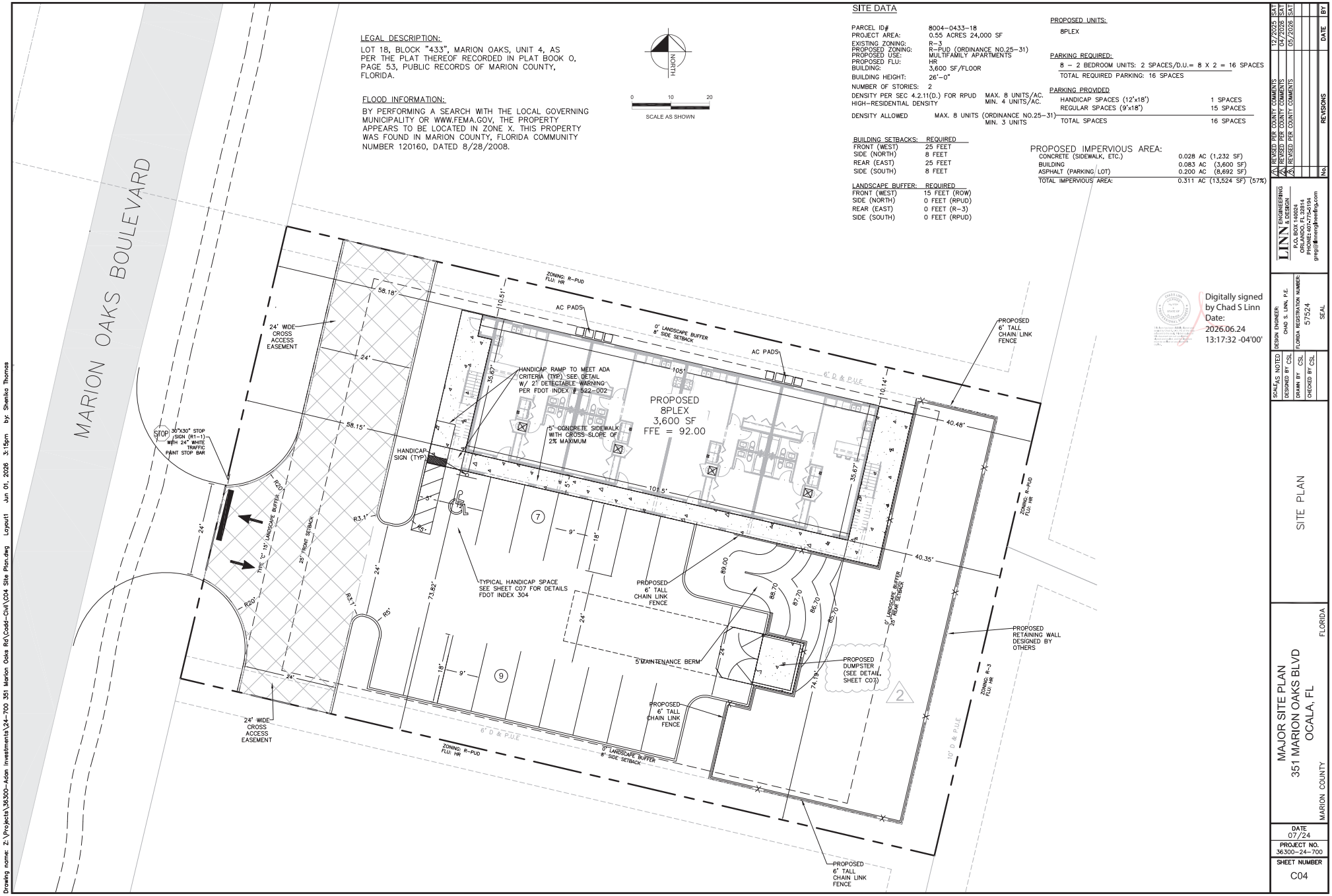
SCALE AS NOTED
DESIGNED BY CSL
DRAWN BY CSL
CHECKED BY CSL

EXISTING CONDITIONS AND DEMOLITION PLAN

MAJOR SITE PLAN
351 MARION OAKS BLVD
OCALA, FL
MARION COUNTY FLORIDA

DATE 07/24
PROJECT NO. 36300-24-700
SHEET NUMBER C03

Drawing name: Z:\Projects\36300-Adan investments\24-700 351 Marion Oaks Rd\Cadd-Civil\C03 Demo.dwg c03 demo Jun 01, 2026 3:14pm by: Shenika Thomas



No.	REVISIONS	DATE	BY
A1	REVISED PER COUNTY COMMENTS	12/2025	SAT
A2	REVISED PER COUNTY COMMENTS	04/2026	SAT
A3	REVISED PER COUNTY COMMENTS	05/2026	SAT

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PHONE: 407-715-5194
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DESIGN ENGINEER: CHAD S. LINN, P.E.
FLORIDA REGISTRATION NUMBER: 57524
SEAL

SCALE: AS NOTED
DESIGNED BY: CSL
DRAWN BY: CSL
CHECKED BY: CSL

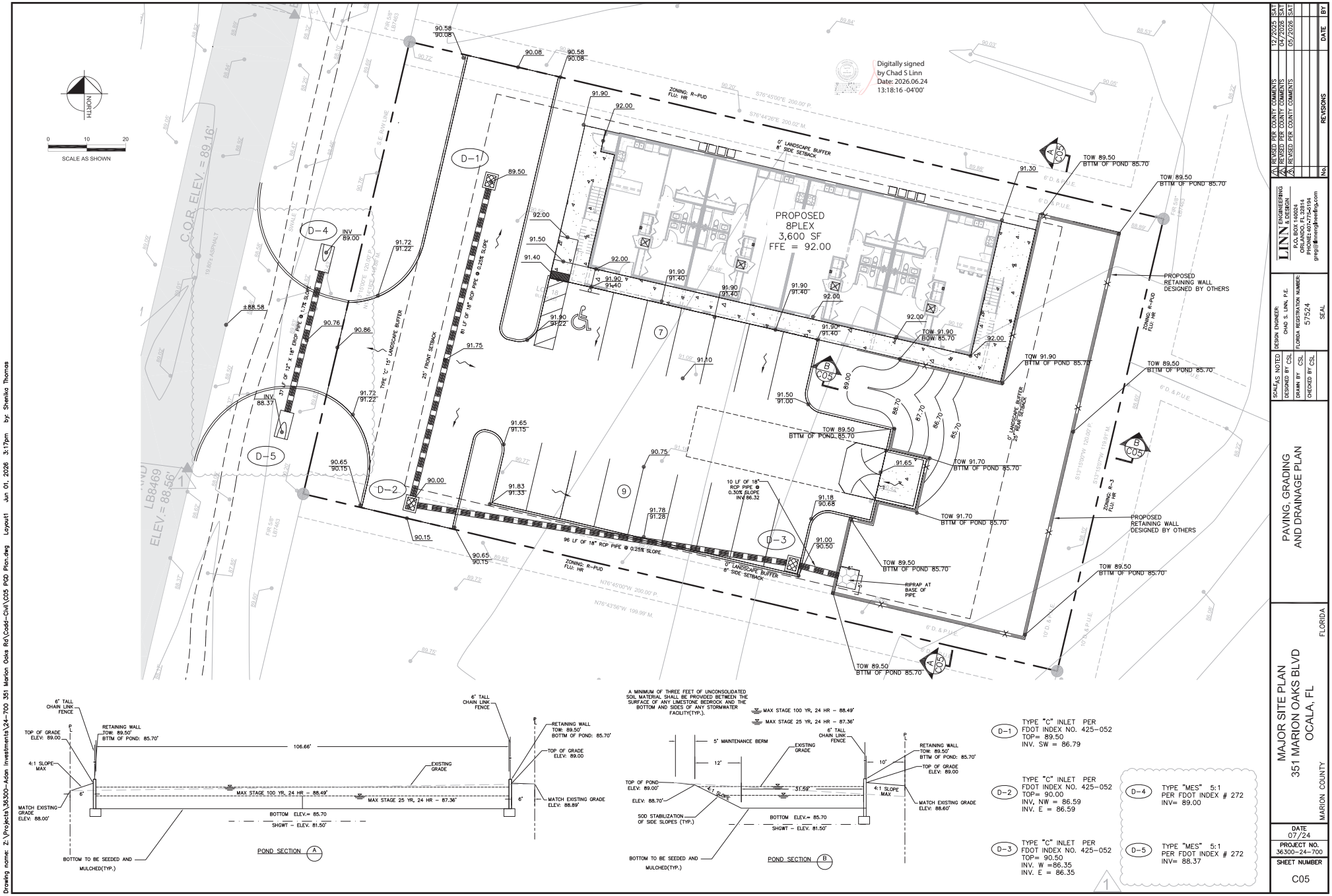
SITE PLAN

MAJOR SITE PLAN
351 MARION OAKS BLVD
OCALA, FL
MARION COUNTY FLORIDA

DATE 07/24
PROJECT NO. 36300-24-700
SHEET NUMBER C04

Drawing name: Z:\Projects\36300-Acon investments\24-700 351 Marion Oaks Rd\Cadd-Civil\C04 Site Plan.dwg Layout1 Jun 01, 2026 3:15pm by: Shenika Thomas

Marion Oaks Blvd
Marion Oaks Blvd
Marion Oaks Manor
SW 29th Court Rd
SW 29th Terrace
SW 29th Court
Digitally signed
by Chad S Linn
Date: 2026.06.24
13:17:56 -04'00'



D-1 TYPE "C" INLET PER FDOT INDEX NO. 425-052 TOP= 89.50 INV. SW = 86.79

D-2 TYPE "C" INLET PER FDOT INDEX NO. 425-052 TOP= 90.00 INV. NW = 86.59 INV. E = 86.59

D-3 TYPE "C" INLET PER FDOT INDEX NO. 425-052 TOP= 90.50 INV. W =86.35 INV. E = 86.35

D-4 TYPE "MES" 5:1 PER FDOT INDEX # 272 INV= 89.00

D-5 TYPE "MES" 5:1 PER FDOT INDEX # 272 INV= 88.37

No.	REVISIONS	DATE	BY
A	REVISED PER COUNTY COMMENTS	12/2025	SAT
A	REVISED PER COUNTY COMMENTS	04/2026	SAT
A	REVISED PER COUNTY COMMENTS	05/2026	SAT

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PHONE:(407)775-0194
greg@lmmengineering.com

DESIGN ENGINEER: CHAD S. LINN, P.E.
FLORIDA REGISTRATION NUMBER: 57524
SEAL

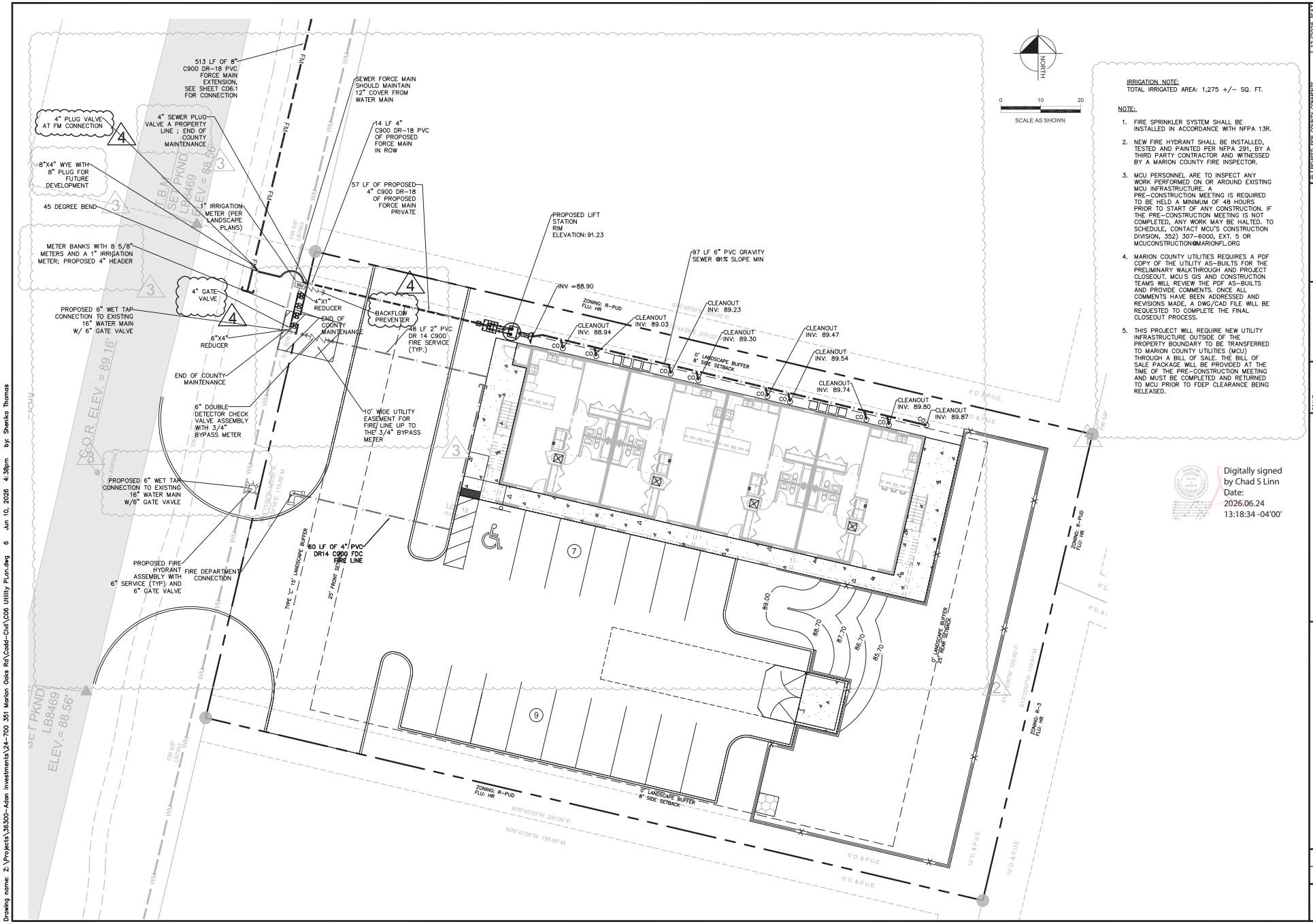
SCALE AS NOTED
DESIGNED BY CSL
DRAWN BY CSL
CHECKED BY CSL

PAVING, GRADING AND DRAINAGE PLAN

MAJOR SITE PLAN
351 MARION OAKS BLVD
OCALA, FL
MARION COUNTY FLORIDA

DATE 07/24
PROJECT NO. 36300-24-700
SHEET NUMBER C05

Drawing name: Z:\Projects\36300-Acdn investments\24-700 351 Marion Oaks Rd\Cadd-Civil\C05 PGD Plan.dwg Layout1 Jun 01, 2026 3:17pm by: Shenika Thomas



IRRIGATION NOTE:
TOTAL IRRIGATED AREA: 1,275 +/- SQ. FT.

NOTE:

1. FIRE SPRINKLER SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH NFPA 13R.
2. NEW FIRE HYDRANT SHALL BE INSTALLED, TESTED AND PAINTED PER NFPA 291, BY A THIRD PARTY CONTRACTOR AND WITNESSED BY A MARION COUNTY FIRE INSPECTOR.
3. 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 DIVISION, 352) 307-6000, EXT. 5 OR MCUCONSTRUCTION@MARIONFL.ORG
4. MARION COUNTY UTILITIES REQUIRES A PDF COPY OF THE UTILITY AS-BUILTS FOR THE PRELIMINARY WALKTHROUGH AND PROJECT CLOSEOUT. MCU'S GIS AND CONSTRUCTION TEAMS WILL REVIEW THE PDF AS-BUILTS AND PROVIDE COMMENTS. ONCE ALL COMMENTS HAVE BEEN ADDRESSED AND REVISIONS MADE, A DWG/CAD FILE WILL BE REQUESTED TO COMPLETE THE FINAL CLOSEOUT PROCESS.
5. THIS PROJECT WILL REQUIRE NEW UTILITY INFRASTRUCTURE OUTSIDE OF THE PROPERTY BOUNDARY TO BE TRANSFERRED TO MARION COUNTY UTILITIES (MCU) THROUGH A BILL OF SALE. THE BILL OF SALE PACKAGE WILL BE PROVIDED AT THE TIME OF THE PRE-CONSTRUCTION MEETING AND MUST BE COMPLETED AND RETURNED TO MCU PRIOR TO FDEP CLEARANCE BEING RELEASED.

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Date: 2026.06.24 13:18:34 -04'00'

No.	REVISIONS	DATE	BY
1	REVISED PER COUNTY COMMENTS	12/2025	SAT
2	REVISED PER COUNTY COMMENTS	04/2026	SAT
3	REVISED PER COUNTY COMMENTS	05/2026	SAT
4	REVISED PER COUNTY COMMENTS	06/2026	SAT

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DESIGN ENGINEER: CHAD S. LINN, P.E.
FLORIDA REGISTRATION NUMBER: 57524
SEAL

SCALE: AS NOTED
DESIGNED BY: CSL
DRAWN BY: CSL
CHECKED BY: CSL

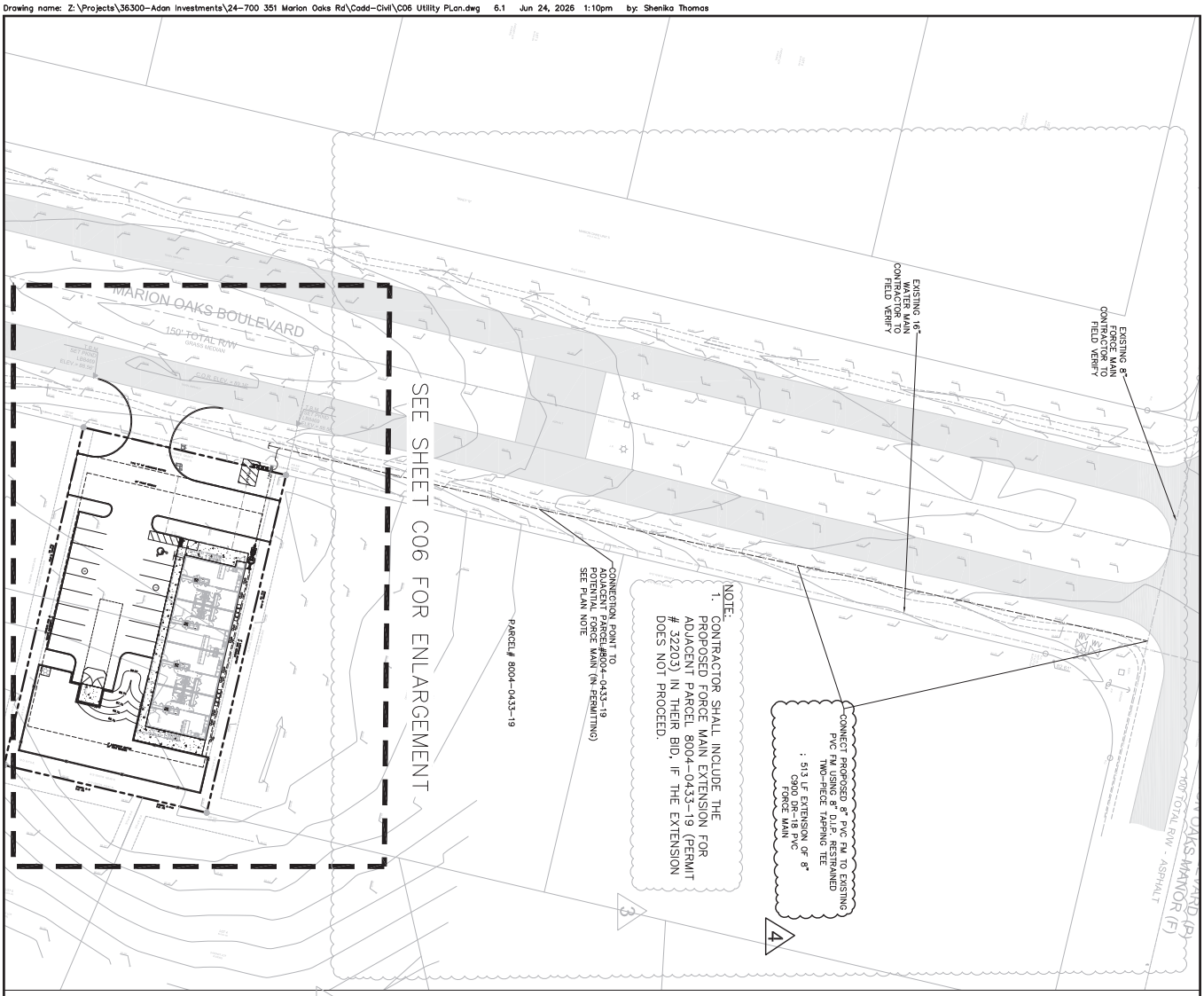
UTILITY PLAN

MAJOR SITE PLAN
351 MARION OAKS BLVD
OCALA, FL
MARION COUNTY FLORIDA

DATE 07/24
PROJECT NO. 36300-24-700
SHEET NUMBER C06

Drawing name: Z:\Projects\36300-Acon investments\24-700 351 Marion Oaks Rd\Cadd-Civil\C06 Utility Plan.dwg 6 Jun 10, 2026 4:38pm by: Shenika Thomas

Drawing name: Z:\Projects\36300-Adan Investments\24-700 351 Marion Oaks Rd\Cadd-Civil\C06 Utility Plan.dwg 6.1 Jun 24, 2026 1:10pm by: Shenika Thomas



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Date: 2026.06.24 13:19:55 -04'00'

SCALE AS SHOWN 0 10 20

NORTH

SHEET NUMBER C06.1	PROJECT NO. 36300-24-700	DATE 07/24	MAJOR SITE PLAN 351 MARION OAKS BLVD OCALA, FL MARION COUNTY FLORIDA	UTILITY PLAN CONNECTION	SCALE AS NOTED DESIGNED BY CSL DRAWN BY CSL CHECKED BY CSL	DESIGN ENGINEER: CHAD S. LINN, P.E. FLORIDA REGISTRATION NUMBER: 57524 SEAL	LINN ENGINEERING & DESIGN P.O. BOX 140024 ORLANDO, FL 32814 PHONE: 407-775-5194 greg@linnengineering.com

No.	REVISIONS	DATE	BY
1	REVISED PER COUNTY COMMENTS	12/2025	SAT
2	REVISED PER COUNTY COMMENTS	04/2026	SAT
3	REVISED PER COUNTY COMMENTS	05/2026	SAT
4	REVISED PER COUNTY COMMENTS	06/2026	SAT

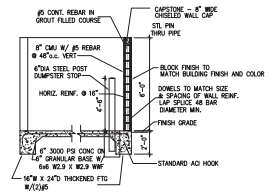
STRUCTURAL NOTES

Foundation & Concrete Notes:

1. Concrete 28 Day Strength shall be as follows:
   a. Footings/Grade Beams 3,000 psi
   b. Slabs on Grade 3,000 psi
2. All footings shall bear on firm undisturbed residual soil and/or engineered earth fill compacted to 100% of its maximum dry density as per ASTM D 698-70 (Standard Proctor), unless noted otherwise. The soil bearing capacity is to be verified by Geotechnical Engineer prior to construction.
3. All concrete and reinforcing steel shall conform to ACI 318 and ACI 301 latest edition, and ASTM A615-60. Contractor to have copies of the ACI documents at the job site during construction.
4. Provide 2'-6" x 2'-6" corner bars at corners of all continuously reinforced elements such as walls, footings, bond beams, etc. Corner bars shall be the same size, spacing, location, and quantity as the continuous reinforcing.
5. All reinforcing steel lap splices shall be Class "B" with 24" minimum, unless otherwise noted.
6. The following minimum concrete cover shall be provided for reinforcing bars (per ACI. 318):
   a. Cast against and permanently exposed earth 3"
   b. Formed and Exposed to Earth or Weather
      1) #6 thru #18 bars 2"
      2) #5 bars, W31 wire, & smaller 1 1/2"
   c. Formed and Not exposed to weather or in contact with the ground
      1) Slabs, walls, and joist (#11 bars and smaller) 3/4"
      2) Beams, girders, and columns (Principle reinf., ties, stirrups, spirals) 1 1/2"
7. Contraction joints shown may be saw cuts 1/8" wide x 1/4 slab thickness or other submitted and approved method unless noted otherwise.

Masonry Notes:

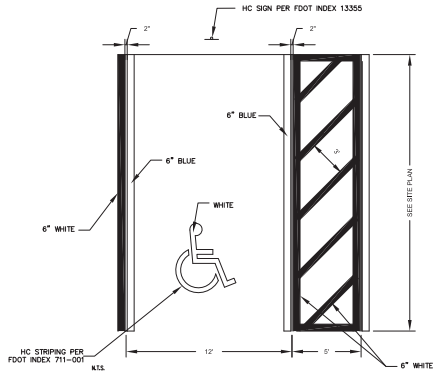
1. CMU to be of lightweight aggregate design per ASTM D90-75. f'm = 1500 psi or greater
2. Mortar shall be: (Type S) for block (Type N) for veneer block and brick
3. Masonry reinforcing for masonry walls shall be Dur-o-wall assembly or approved equal and shall have product approval of governing code. Reinforcing shall be manufactured from cold drawn steel wire conforming to ASTM A82. Cross rods and side rods shall not be less than No. 9 gage wire.
4. Grout hollow masonry units solid as shown on plans. Fine and coarse grouts shall conform to ASTM C476 and shall attain a minimum compressive strength of 2500 psi at 28 days. Grout shall attain 80% of design strength prior to application of service loads.
5. The selection of fine and coarse grouts and the maximum grout pour height shall be in conformance with the grout space requirements set forth in the specification for masonry structures (ACI530/ASCE5/TMS502).
6. Vertical reinforcing shall extend up into the bond beam.
7. Lap reinforcing in cmu 48 bar diameters.
8. Grout shall be consolidated immediately after pouring and reconsolidated.
9. Stop each intermediate grout lift 1 1/2" below the top of the masonry.
10. Anchor into grout block cells only.
11. Locate bars at center of cells.
12. Provide rebar positioners at 4'-0" o.c. min. vertically.
13. Tooth block at intersection or butt intersection wall and provide 1/4" x 1" bar "Z" ties at 48" o.c. vertical.



DUMPSTER ENCLOSURE SECTION

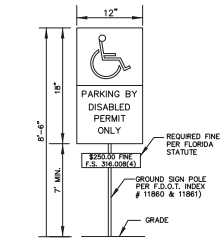
NOTES:

1. THE MASONRY WALL SHALL BE DECORATIVELY FINISHED CONCRETE MASONRY UNIT, BRICK, STUCCO, OR OTHER MATERIAL MATCHING THE EXTERIOR OF THE PRINCIPAL BUILDING.
2. ENTRANCE OF DUMPSTER PAD WILL BE RAISED AND THE OUTSIDE PAVING WILL BE SLOPED AWAY FROM THE PAD TO PREVENT STORM WATER INTRUSION.
3. CHAIN LINK, PAINTED OR UNPAINTED BLOCK WALLS, BARBED WIRE AND WOOD ARE PROHIBITED AS PART OF A WALL.
4. EACH ENCLOSURE SHALL INCLUDE A DECORATIVE OPAQUE GATE EQUAL IN HEIGHT TO THE MASONRY WALL (CHAIN LINK WITH PRIVACY SLATS IS NOT CONSIDERED OPAQUE MATERIAL).



HANDICAP PARKING PAVEMENT MARKING

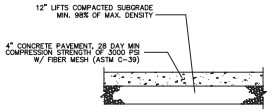
NTS



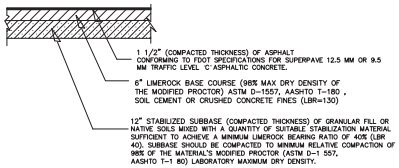
HANDICAP SIGN DETAIL

NOTE:

1. ALL LETTERS ARE 1" SERIES "C" PER MUTCD.
2. TOP PORTION OF SIGN SHALL HAVE (ENGINEERING GRADE) BLUE BACKGROUND WITH WHITE REFLECTORIZED LEGEND AND BORDER.
3. BOTTOM PORTION OF SIGN SHALL HAVE A REFLECTORIZED (ENGINEERING GRADE) WHITE BACKGROUND WITH WHITE OPAQUE LEGEND AND BORDER.
4. FINE NOTIFICATION SIGN SHALL HAVE A REFLECTORIZED (ENGINEERING GRADE) WHITE BACKGROUND WITH BLACK OPAQUE LEGEND AND BORDER.
5. ONE (1) SIGN REQUIRED FOR EACH PARKING SPACE.
6. INSTALLATION HEIGHT OF SIGN SHALL BE IN ACCORDANCE WITH SECTION 24-23 OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).



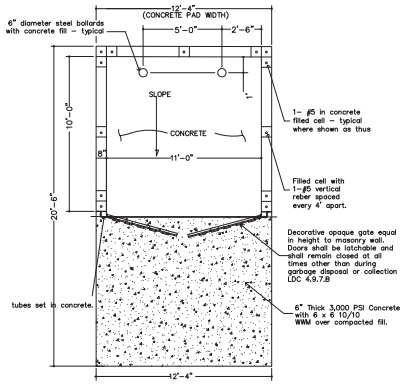
CONCRETE SIDEWALK DETAIL ON SITE



TYPICAL PAVEMENT SECTION

N.T.S.

*REFER TO FDOT STANDARDS AND SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (LATEST EDITION) FOR DENSITY REQUIREMENTS OF ABOVE MATERIALS



SINGLE DUMPSTER ENCLOSURE PLAN

N.T.S.

Digitally signed by Chad S Linn
Date: 2026.06.24 13:22:16 -04'00'

No.	REVISIONS	DATE	BY
A	REVISED PER COUNTY COMMENTS	12/2025	SAT
A	REVISED PER COUNTY COMMENTS	04/2026	SAT
A	REVISED PER COUNTY COMMENTS	05/2026	SAT

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DESIGN ENGINEER: CHAD S. LINN, P.E.
FLORIDA REGISTRATION NUMBER: 57524
SEAL

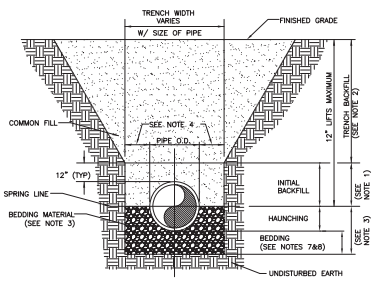
SCALE: AS NOTED
DESIGNED BY: CSL
DRAWN BY: CSL
CHECKED BY: CSL

CONSTRUCTION DETAILS

MAJOR SITE PLAN
351 MARION OAKS BLVD
OCALA, FL
MARION COUNTY FLORIDA

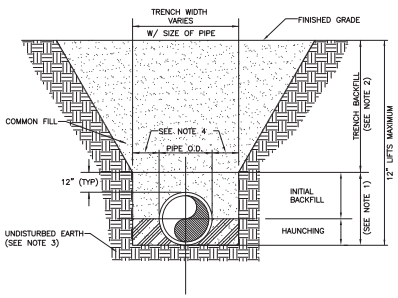
DATE 07/24
PROJECT NO. 36300-24-700
SHEET NUMBER C07

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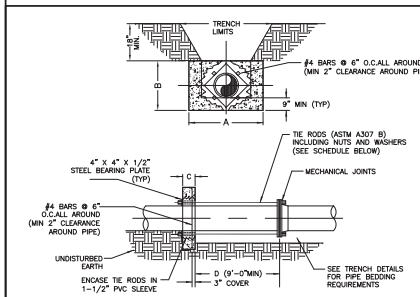
NOTES:
1. INITIAL BACKFILL: COMMON FILL COMPACTED TO 95% (98% UNDER PAVEMENT) OF THE MAXIMUM DENSITY AS PER AASHTO T-180.
2. TRENCH BACKFILL: COMMON FILL COMPACTED TO 95% (98% UNDER PAVEMENT) OF THE MAXIMUM DENSITY AS PER AASHTO T-180.
3. BEDDING MATERIAL SHALL CONFORM TO FDOT NO. 57 AGGREGATE.
4. 15" MAX. (12" MIN.) FOR PIPE DIAMETER LESS THAN 24" AND 24" MAX (12" MIN) FOR PIPE DIAMETER 24" AND LARGER.
5. WATER SHALL NOT BE PERMITTED IN THE TRENCH DURING CONSTRUCTION.
6. ALL PIPE TO BE INSTALLED WITH BELL FACING UPSTREAM TO THE DIRECTION OF THE FLOW.
7. BEDDING DEPTH SHALL BE 4" MINIMUM FOR PIPE DIAMETER UP TO 12" AND 6" MINIMUM FOR PIPE DIAMETER 16" AND LARGER.
8. DEPTH FOR REMOVAL OF UNSUITABLE MATERIAL SHALL GOVERN DEPTH OF BEDDING ROCK BELOW THE PIPE. UTILITIES SHALL DETERMINE IN THE FIELD REQUIRED REMOVAL OF UNSUITABLE MATERIAL TO REACH SUITABLE FOUNDATION.
9. 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.
10. ONE COMPACTION TEST SHALL BE REQUIRED FOR EACH LIFT NOT TO EXCEED 200'.

Marion County Florida Utilities | MCBCC EFFECTIVE 04/13/2023 | REVISION # 2 | BEDDING AND TRENCHING 1 | 7.3.2 | UT 102



NOTES:
1. INITIAL BACKFILL AND HAUNCHING: SELECT COMMON FILL COMPACTED TO 95% (98% UNDER PAVEMENT) OF THE MAXIMUM DENSITY AS PER AASHTO T-180.
2. TRENCH BACKFILL: COMMON FILL COMPACTED TO 95% (98% UNDER PAVEMENT) OF THE MAXIMUM DENSITY AS PER AASHTO T-180.
3. PIPE BEDDING UTILIZING SELECT COMMON FILL OR BEDDING ROCK IN ACCORDANCE WITH BEDDING AND TRENCHING 1 DETAIL MAY BE REQUIRED AS DIRECTED BY MCU.
4. 15" MAX. (12" MIN.) FOR PIPE DIAMETER LESS THAN 24" AND 24" MAX (12" MIN) FOR PIPE DIAMETER 24" AND LARGER.
5. WATER SHALL NOT BE PERMITTED IN THE TRENCH DURING CONSTRUCTION.
6. ALL PIPE TO BE INSTALLED WITH BELL FACING UPSTREAM TO THE DIRECTION OF THE FLOW.
7. 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.
8. ONE COMPACTION TEST SHALL BE REQUIRED FOR EACH LIFT NOT TO EXCEED 200'.

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



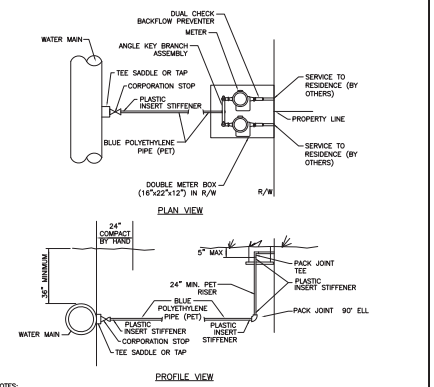
SCHEDULE OF DIMENSIONS AND MATERIALS

PIPE SIZE (INCHES)	DIMENSIONS (FT.) A	B	C	D	TIE RODS REQ'D DIA.	NO.
6	2.0	2.0	1.0		3/4	2
8	2.5	2.5	1.0		3/4	2
10	3.5	3.0	1.0		3/4	4
12	5.0	3.0	1.0		3/4	4
16	6.0	4.0	1.5		3/4	4
20	8.0	5.0	1.5		3/4	6
24	9.0	6.0	1.5		3/4	8

NOTE: THRUST COLLAR AREAS TO BE COMPUTED ON BASIS OF 2000 LBS/SF SOIL RESTRAINT BEARING.

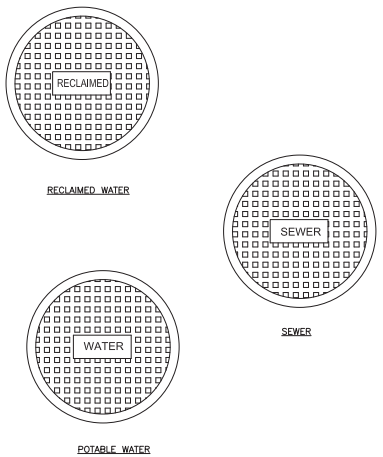
NOTES:
1. ADDITIONAL REINFORCEMENTS SHALL BE AS SPECIFIED BY THE ENGINEER.
2. MINIMUM COMPRESSIVE STRENGTH FOR CONCRETE SHALL BE 3000 PSI.
3. BEDDING, BACKFILL AND COMPACTION SHALL BE AS SPECIFIED ELSEWHERE IN THE LAND DEVELOPMENT CODE.
4. ALL FORM BOARDS SHALL BE REMOVED PRIOR TO BACKFILL.
5. NO ALLOWANCE SHALL BE MADE FOR FRICTION BETWEEN THE PIPE WALL AND THE THRUST COLLAR.
6. DESIGN PRESSURE: 150 PSI.

Marion County Florida Utilities | MCBCC EFFECTIVE 04/13/2023 | REVISION # NA | THRUST COLLAR WATER MAINS | 7.3.2 | UT 201

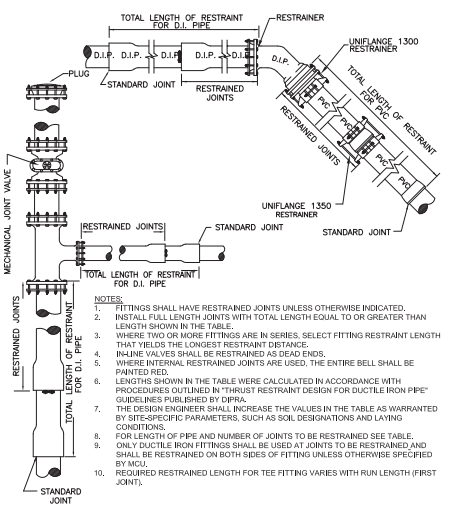


NOTES:
1. ALL RESIDENTIAL SERVICES SHALL HAVE A MINIMUM SIZE OF 1".
2. CURB STOP SHALL BE INSTALLED ON STREET SIDE OF THE SIDEWALK BETWEEN SIDEWALK AND CURB.
3. SCHEDULE 40 PVC CASING TO BE USED UNDER PAVEMENT, EXTENDING A MINIMUM OF 5' ON EITHER SIDE OF THE PAVEMENT WHERE POSSIBLE. THE INSIDE DIAMETER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

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



Marion County Florida Utilities | MCBCC EFFECTIVE 04/13/2023 | REVISION # NA | TYPICAL VALVE BOX COVER | 7.3.2 | UT 110



NOTES:
1. FITTINGS SHALL HAVE RESTRAINED JOINTS UNLESS OTHERWISE INDICATED.
2. INSTALL FULL LENGTH JOINTS WITH TOTAL LENGTH EQUAL TO OR GREATER THAN LENGTH SHOWN IN THE TABLE.
3. WHERE TWO OR MORE FITTINGS ARE IN SERIES, SELECT FITTING RESTRAINT LENGTH THAT YIELDS THE LONGEST RESTRAINT DISTANCE.
4. IN-LINE VALVES SHALL BE RESTRAINED AS DEAD ENDS.
5. WHERE INTERNAL RESTRAINED JOINTS ARE USED, THE ENTIRE BELL SHALL BE PAINTED RED.
6. LENGTHS SHOWN IN THE TABLE WERE CALCULATED IN ACCORDANCE WITH PROCEDURES OUTLINED IN "THRUST RESTRAINT DESIGN FOR DUCTILE IRON PIPE" GUIDELINES PUBLISHED BY DIPRA.
7. THE DESIGN ENGINEER SHALL INCREASE THE VALUES IN THE TABLE AS WARRANTED BY SITE-SPECIFIC PARAMETERS, SUCH AS SOIL DESIGNATIONS AND LAYING CONDITIONS.
8. FOR LENGTH OF PIPE AND NUMBER OF JOINTS TO BE RESTRAINED SEE TABLE.
9. ONLY DUCTILE IRON FITTINGS SHALL BE USED AT JOINTS TO BE RESTRAINED AND SHALL BE RESTRAINED ON BOTH SIDES OF FITTING UNLESS OTHERWISE SPECIFIED BY MCU.
10. REQUIRED RESTRAINED LENGTH FOR TEE FITTING VARIES WITH RUN LENGTH (FIRST JOINT).

Marion County Florida Utilities | MCBCC EFFECTIVE 04/13/2023 | REVISION # NA | RESTRAINED PIPE TABLE | 7.3.2 | UT 116A

MINIMUM RESTRAINED LENGTH (FT) – EACH SIDE OF FITTING AND VALVE FOR DIP, PE ENCASED DIP OR BARE PVC
H=HORIZONTAL
VU=VERTICAL-UP
VD=VERTICAL-DOWN

WATER MAIN: PRESSURE: 150 PSI, DEPTH OF COVER: 3.0 ft.

Bend Type	Angle	Orientation	Pipe Length (ft) 4"	6"	8"	10"	12"	16"	20"	24"
11-1/4°		H	2	3	4	5	5	6	8	9
		VU	2	3	4	5	5	6	8	9
		VD	6	9	11	13	16	20	24	28
22-1/2°		H	4	6	7	9	10	12	15	17
		VU	4	6	7	9	10	12	15	17
		VD	12	17	22	27	31	40	48	56
45°		H	8	11	15	17	20	25	30	35
		VU	8	11	15	17	20	25	30	35
		VD	25	35	46	55	65	82	99	115
90°		H	19	27	35	41	48	61	72	83
		VU	19	27	35	41	48	61	72	83
		VD	61	85	111	132	155	198	238	277
DDD END PLUG AND VALVE			61	85	111	132	155	198	238	277

TEE FITTING	Pipe Length (ft) Diameter of Run 4"	6"	8"	10"	12"	16"	20"	24"
Diameter of Branch 4"	39	28	18	6	0	0	0	0
6"		63	55	48	40	22	4	0
8"			89	82	77	63	49	34
10"				110	105	95	84	71
12"					133	124	115	105
16"						175	168	161
20"							215	209
24"								254

REDUCER FITTING	Pipe Length (ft) Diameter of Large Pipe 6"	8"	10"	12"	16"	20"	24"
Diameter of Small Pipe 4"	44	80	108	135	183	226	268
6"		47	81	113	167	214	257
8"			65	83	145	196	243
10"				46	118	175	228
12"					84	149	205
16"						84	151
20"							83

Minimum Design Criteria
Bedding Type: 4
Safety Factor: 1.5
Soil: Sand-Silt
Run Length (First Joint): 10 ft.

FORCE MAIN:
PRESSURE: 100 PSI.
DEPTH OF COVER: 4.0 ft.

Bend Type	Angle	Orientation	Pipe Length (ft) 4"	6"	8"	10"	12"	16"	20"	24"
11-1/4°		H	2	2	3	4	4	5	6	7
		VU	2	2	3	4	4	5	6	7
		VD	5	7	9	11	12	16	19	22
22-1/2°		H	3	5	6	7	8	10	12	14
		VU	3	5	6	7	8	10	12	14
		VD	10	13	17	21	24	31	38	44
45°		H	6	9	11	14	16	20	24	28
		VU	6	9	11	14	16	20	24	28
		VD	20	27	36	43	50	64	78	91
90°		H	15	21	27	32	38	48	57	66
		VU	15	21	27	32	38	48	57	66
		VD	48	65	85	102	121	155	187	219
DDD END PLUG AND VALVE			48	65	85	102	121	155	187	219

TEE FITTING	Pipe Length (ft) Diameter of Run 4"	6"	8"	10"	12"	16"	20"	24"
Diameter of Branch 4"	25	14	4	0	0	0	0	0
6"		63	36	28	21	5	0	0
8"			63	57	52	39	26	12
10"				80	75	66	55	44
12"					98	90	81	72
16"						132	126	119
20"							164	159
24"								196

REDUCER FITTING	Pipe Length (ft) Diameter of Large Pipe 6"	8"	10"	12"	16"	20"	24"
Diameter of Small Pipe 4"	34	61	83	105	143	178	212
6"		36	63	88	131	168	204
8"			35	64	113	155	192
10"				36	92	138	179
12"					66	118	162
16"						66	120
20"							66

Marion County Florida Utilities | MCBCC EFFECTIVE 04/13/2023 | REVISION # NA | RESTRAINED PIPE TABLE | 7.3.2 | UT 116B

NO.	REVISIONS	DATE	BY
A	REVISED PER COUNTY COMMENTS	12/2025	SAT
A	REVISED PER COUNTY COMMENTS	04/2026	SAT
A	REVISED PER COUNTY COMMENTS	05/2026	SAT

LINN ENGINEERING & DESIGN
P.O. BOX 140024
ORLANDO, FL 32814
PHONE: 407-715-5194
greg@lmnengineering.com

DESIGN ENGINEER: CHAD S. LINN, P.E.
FLORIDA REGISTRATION NUMBER: 57524
SEAL

Digitally signed by Chad S Linn
Date: 2026.06.24 13:22:54 -04'00'

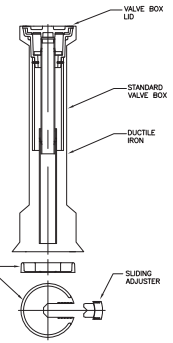
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DESIGNED BY: CSL
DRAWN BY: CSL
CHECKED BY: CSL

UTILITY DETAILS

MAJOR SITE PLAN
351 MARION OAKS BLVD
OCALA, FL
MARION COUNTY FLORIDA

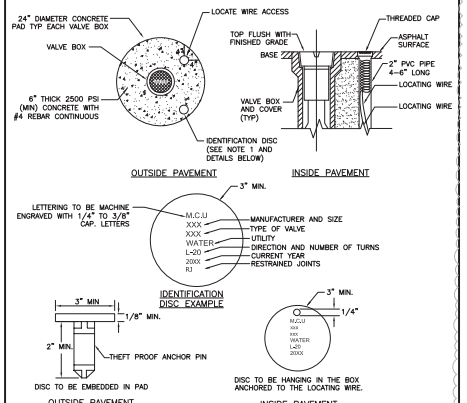
DATE 07/24
PROJECT NO. 36300-24-700
SHEET NUMBER C08

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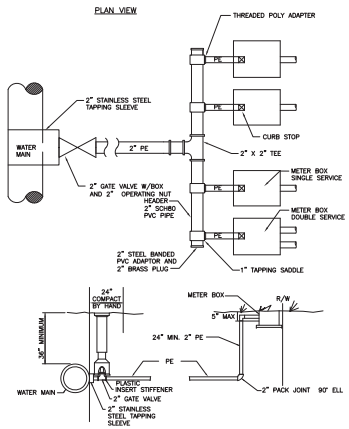
NOTES:
1. FOR ALL MAINS 6.0" DEEP OR GREATER, PVC PIPE EXTENSIONS SHALL BE USED ON VALVE BOX INSTALLATION.

Marion County FLORIDA UTILITIES | MCBCC EFFECTIVE 04/13/2023 | REVISION # 1 | SEALED VALVE BOX, ADJUSTABLE | 7.3.2 UT 111



NOTES:
1. BRONZE (OR STAINLESS STEEL) IDENTIFICATION DISC SHALL BE REQUIRED FOR ALL VALVES, EXCEPT HYDRANT VALVES.
2. 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.

Marion County FLORIDA UTILITIES | MCBCC EFFECTIVE 04/13/2023 | REVISION # 1 | VALVE BOX PAD | 7.3.2 UT 112

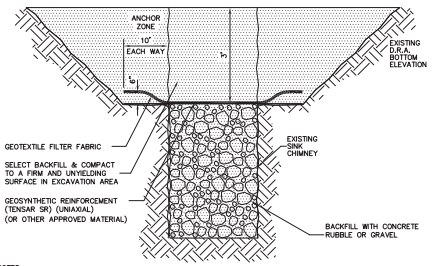


NOTES:
1. MAXIMUM OF 5 5/8" METERS
2. METER BOXES SHALL NOT BE LOCATED WITHIN DRIVING SURFACE. METER BOXES MUST BE LOCATED IN RIGHT-OF-WAY OR PRIVATE PROPERTY WITH A UTILITY EASEMENT.
3. NO MALE ADAPTERS ALLOWED AT VALVE; SHALL BE A BRASS NIPPLE WITH 2" SCH80 FEMALE STEEL BANDED ADAPTER.
4. ALL TAPS MUST BE LOCATED A MINIMUM OF 24" AWAY FROM ANY BELL AND/OR FITTING.

Marion County FLORIDA UTILITIES | MCBCC EFFECTIVE 04/13/2023 | REVISION # 1 | METER BANK 2" SUPPLY | 7.3.2 UT 202

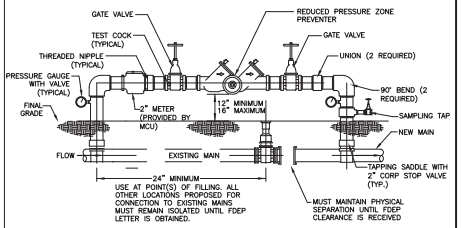
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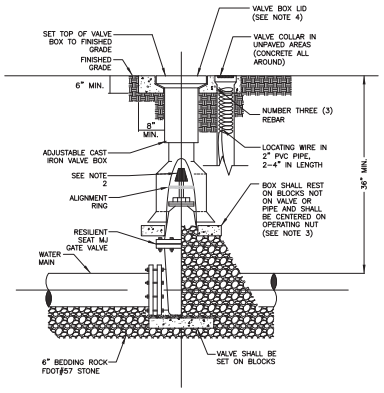
NOTES:
1. IF LIMESTONE IS ENCOUNTERED OR A SINKHOLE OR SOLUTION PIPE FORMS DURING CONSTRUCTION, CONSTRUCTION OF THE BASIN MUST BE HALTED AND THE PROJECT GEOTECHNICAL ENGINEER MUST BE NOTIFIED IMMEDIATELY.
2. THE SINKHOLE OR SOLUTION PIPE MUST BE REPAIRED WITHIN 10 DAYS OF THE DISCOVERY USING A DISTRICT APPROVED METHOD.
3. THE STORMWATER SYSTEM MUST BE INSPECTED MONTHLY FOR THE OCCURANCE OF SINKHOLES OR SOLUTION PIPES.

TYPICAL SINK CHIMNEY REPAIR DETAIL
N.T.S.



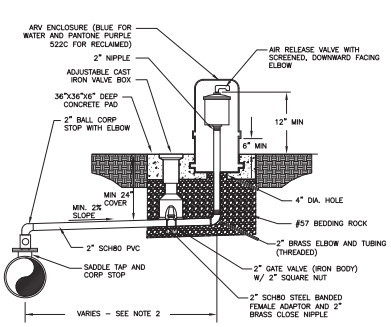
NOTES:
1. A TEMPORARY JUMPER CONNECTION IS REQUIRED AT ALL CONNECTIONS BETWEEN EXISTING ACTIVE WATER MAINS AND PROPOSED NEW WATER MAIN IMPROVEMENTS. TEMPORARY JUMPER WATER METERS WILL BE SUPPLIED BY MCU.
2. THIS DETAIL IS TO BE USED FOR FILLING ANY NEW WATER MAIN OF ANY SIZE FOR EXISTING ACTIVE WATER MAINS AND FOR FLUSHING OF NEW MAINS, AND FOR PULLING BACTERIOLOGICAL SAMPLES FROM ANY NEW WATER MAIN OF ANY SIZE. THE JUMPER CONNECTION SHALL BE MAINTAINED UNTIL AFTER FILLING, FLUSHING, TESTING, AND DISINFECTION OF THE NEW MAIN HAS BEEN SUCCESSFULLY COMPLETED AND CLEARANCE FOR USE FROM FDEP HAS BEEN RECEIVED. THIS JUMPER CONNECTION SHALL ALSO BE USED TO MAINTAIN A MINIMUM PRESSURE OF 20 PSI IN THE NEW MAINS ALL THE TIME AFTER DISINFECTION AND UNTIL THE FDEP CLEARANCE LETTER IS OBTAINED. ADEQUATE THRUST BLOCKING AND/OR RESTRAINTS SHALL BE PROVIDED TEMPORARILY, AS REQUIRED. PIPE AND FITTINGS USED FOR CONNECTING THE NEW PIPE TO THE EXISTING PIPE SHALL BE DISINFECTED PRIOR TO INSTALLATION IN ACCORDANCE WITH AWWA C651, LATEST EDITION.
3. THE TAPPING SLEEVE AND THE EXTERIOR OF THE MAIN TO BE TAPPED SHALL BE DISINFECTED BY SPRAYING OR SWABBING PER SECTION II OF AWWA C651, LATEST EDITION.
4. UPON RECEIPT OF CLEARANCE FOR USE FROM FDEP AND MCU, THE CONTRACTOR SHALL REMOVE THE TEMPORARY JUMPER CONNECTION. THE 2" CORP. VALVES ARE TO BE CLOSED AND PLUGGED WITH 2" BRASS PLUGS. THE MAINS CAN NOW BE CONNECTED BY SLEEVE OR FLANGED CONNECTIONS.
5. ALL INSTALLATION AND MAINTENANCE OF THE TEMPORARY JUMPER CONNECTION ASSEMBLY SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
6. WATER FOR TESTING AND DISINFECTION OF THE NEW WATER MAIN AND WATER FOR MAINTENANCE OR OTHER USES SHALL BE AT THE CONTRACTOR'S EXPENSE.
7. ALL PIPING AND APPURTENANCES TO BE 2" FOR 8" AND BELOW WATER MAINS; 4" FOR 12" WATER MAINS; 8" FOR 16" WATER MAINS; 12" FOR 24" WATER MAINS.
8. ALL TAPS MUST BE LOCATED A MINIMUM OF 24" AWAY FROM ANY BELL AND/OR FITTING.

Marion County FLORIDA UTILITIES | MCBCC EFFECTIVE 04/13/2023 | REVISION # 2 | TEMPORARY JUMPER CONNECTION | 7.3.2 UT 203



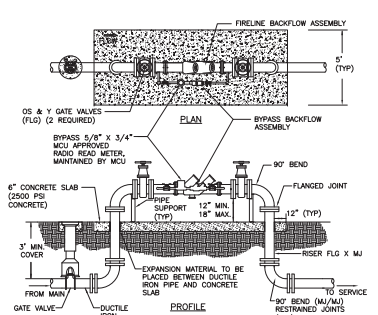
NOTES:
1. PVC EXTENSIONS SHALL NOT BE USED ON VALVE BOX INSTALLATION (SEE UT111).
2. THE ACTUATING NUT FOR VALVES DEEPER THAN SIX (6) FEET SHALL BE EXTENDED TO COME UP TO 3 FOOT DEPTH BELOW FINISHED GRADE.
3. VALVE BOX SHALL BE SET ON FIVE (5) SOLID COMMON BLOCKS.
4. VALVE BOX LID TO BE LETTERED WITH THE WORD "WATER" OR "RECLAIMED".
5. INSTALL BRASS ID TAG IN CONCRETE.

Marion County FLORIDA UTILITIES | MCBCC EFFECTIVE 04/13/2023 | REVISION # 2 | GATE VALVE WATER AND RECLAIMED MAINS | 7.3.2 UT 204



NOTES:
1. FOR WATER OR RECLAIM USE ONLY.
2. OFFSET DISTANCE TO BE FIELD DETERMINED AND AS CLOSE TO THE RIGHT-OF-WAY AS POSSIBLE.
3. ADJUST HORIZONTAL POSITION OF SIDEWALK AS REQUIRED TO AVOID ARV ENCLOSURE.
4. ARV AND CONCRETE PAD SHALL NOT BE INSTALLED DIRECTLY OVER THE WATER MAIN. LOCATE WIRE SHALL TERMINATE AT VALVE BOX AND BE CAPABLE OF EXTENDING 12" ABOVE TOP OF BOX IN SUCH A MANNER SO AS NOT TO INTERFERE WITH VALVE OPERATION (SEE UT 112.)
5. NO MALE ADAPTERS ALLOWED AT VALVE; SHALL BE A BRASS NIPPLE WITH 2" SCH80 FEMALE STEEL BANDED ADAPTER.

Marion County FLORIDA UTILITIES | MCBCC EFFECTIVE 04/13/2023 | REVISION # 2 | ABOVEGROUND OFFSET WATER OR RECLAIM AIR RELEASE VALVE | 7.3.2 UT 206



NOTES:
1. REQUIRED FOR SITES WITH SEPARATE DOMESTIC AND FIRE SYSTEM SUPPLY PIPING.
2. BACKFLOW ASSEMBLY SHALL BE OWNED AND MAINTAINED BY THE PROPERTY OWNER.
3. MCU SHALL OWN AND MAINTAIN THE METER.
4. UTILITY EASEMENT REQUIRED FOR BY-PASS METER READING. MINIMUM EASEMENT SIZE IS 10' BY 15'.
5. DETAIL NOT APPLICABLE WHEN AN RPZ IS REQUIRED IN ACCORDANCE WITH THE MARION COUNTY MANUAL OF CROSS-CONNECTION CONTROL AND BACKFLOW PREVENTION. SERVICES SMALLER THAN 3" SHALL REQUIRE AN RPZ AND SHALL BE METERED. METER AND TAP SIZE SHALL BE DETERMINED BY A FLORIDA LICENSED SPRINKLER CONTRACTOR, ARCHITECT, OR ENGINEER. METER SHALL BE INSTALLED BY MCU.
6. FREEZE PROTECTION SHALL BE PROVIDED IN ACCORDANCE WITH THE FIRE MARSHALL.

Marion County FLORIDA UTILITIES | MCBCC EFFECTIVE 04/13/2023 | REVISION # 2 | FIRE LINE DOUBLE DETECTOR CHECK VALVE ASSEMBLY | 7.3.2 UT 208

No.	REVISIONS	DATE	BY
A	REVISED PER COUNTY COMMENTS	12/2025	SAT
A	REVISED PER COUNTY COMMENTS	04/2026	SAT
A	REVISED PER COUNTY COMMENTS	05/2026	SAT

LINN ENGINEERING & DESIGN
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PHONE: 407-775-5194
greg@lmnengineering.com

DESIGN ENGINEER: CHAD S. LINN, P.E.
FLORIDA REGISTRATION NUMBER: 57524
SEAL

SCALE: AS NOTED
DESIGNED BY: CSL
DRAWN BY: CSL
CHECKED BY: CSL

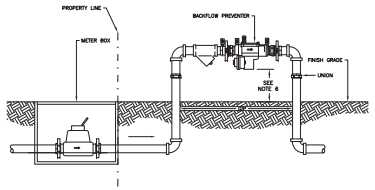
UTILITY DETAILS

MAJOR SITE PLAN
351 MARION OAKS BLVD
OCALA, FL
MARION COUNTY FLORIDA

DATE 07/24
PROJECT NO. 36300-24-700
SHEET NUMBER C09

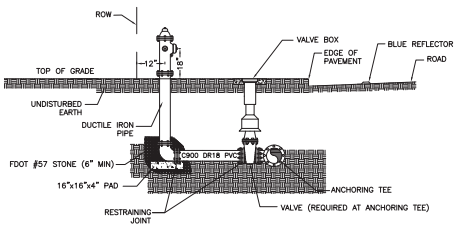
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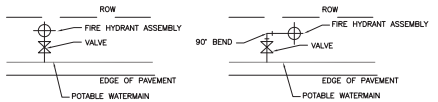
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NOTES:
1. BACKFLOW PREVENTION ASSEMBLY SHALL BE INSTALLED AND MAINTAINED AS PER MARION COUNTY CROSS CONNECTION CONTROL ORDINANCE AND/OR PLUMBING CODE.
2. BACKFLOW PREVENTION ASSEMBLY TO BE INSTALLED LEVEL AND PLUMB.
3. MINIMUM CLEARANCE OF 24" TO BE MAINTAINED AROUND ASSEMBLY FOR TESTING.
4. ASSEMBLY MUST BE LISTED WITH THE UNIVERSITY OF SOUTHERN CALIFORNIA FOUNDATION FOR CROSS CONNECTION CONTROL AND HYDRAULIC RESEARCH.
5. ALL BACKFLOW PREVENTION ASSEMBLIES MUST BE TESTED FOLLOWING INSTALLATION AND INITIATION OF WATER SERVICE. THE BACKFLOW PREVENTION ASSEMBLY TESTER MUST POSSESS A CURRENT AMERICAN WATER WORKS ASSOCIATION (AWWA) AND/OR AMERICAN BACKFLOW PREVENTION ASSOCIATION (ABPA) BACKFLOW TESTER CERTIFICATE. A COPY OF THE BACKFLOW PREVENTION ASSEMBLY TEST REPORT MUST BE SUBMITTED TO THE BACKFLOW & CCC COORDINATOR AT MCU WITHIN 14 DAYS FROM THE DATE OF INSTALLATION.
6. MIN. 12" MAX. 18" ABOVE FINISHED GRADE AND FLOODPLAIN.
7. METERS LARGER THAN 2" WILL REQUIRE DISCUSSION WITH MCU.

Marion County FLORIDA UTILITIES | MCBCC EFFECTIVE 04/13/2023 | REVISION # 1 | 2" AND SMALLER REDUCED PRESSURE AND/OR DOUBLE CHECK BACKFLOW ASSEMBLY | 7.3.2 UT 209

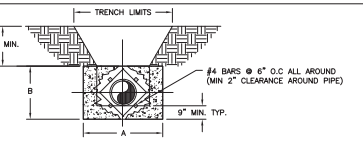


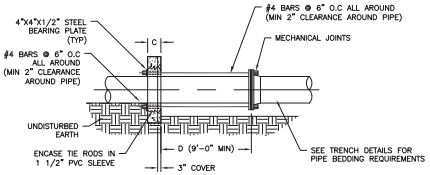


STANDARD CONFIGURATION | ALTERNATE CONFIGURATION

NOTES:
1. BONNET COLORS SHALL BE IN ACCORDANCE WITH SEC. 6.18.2-G.
2. HYDRANT SHALL BE 1' INSIDE OF RIGHT-OF-WAY, WHEN POSSIBLE.
3. BLUE REFLECTOR SHALL BE PLACED IN THE MIDDLE OF THE ADJACENT TRAVEL LANE.
4. RADIUS OF CLEAR SPACE AROUND THE FIRE HYDRANT SHALL BE IN ACCORDANCE WITH NFPA STANDARDS (NFPA 1 SEC. 18.5.7, AS AMENDED).

Marion County FLORIDA UTILITIES | MCBCC EFFECTIVE 04/13/2023 | REVISION # 2 | FIRE HYDRANT ASSEMBLY | 7.3.2 UT 210

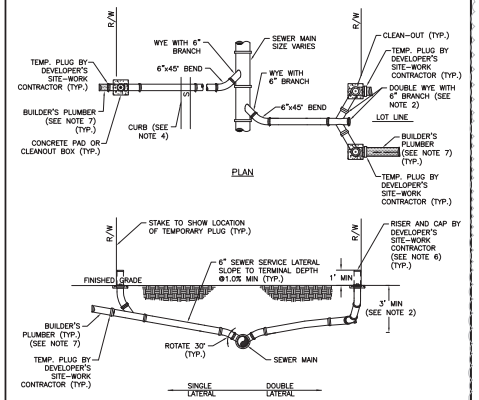




SCHEDULE OF DIMENSIONS AND MATERIALS						
PIPE SIZE (INCHES)	DIMENSIONS (FT.)				TIE RODS REQ'D	
	A	B	C	D	DIA.	NO.
6	2.0	2.0	1.0		3/4	2
8	2.5	2.5	1.0		3/4	2
10	3.0	2.5	1.0		3/4	4
12	4.0	3.0	1.0		3/4	4
16	5.5	3.5	1.5		3/4	4
20	7.5	4.0	1.5		3/4	4
24	8.5	5.0	1.5		3/4	6
NOTE: THRUST COLLAR AREAS TO BE COMPUTED ON BASIS OF 2000 LBS/SF SOIL RESTRAINT BEARING.						

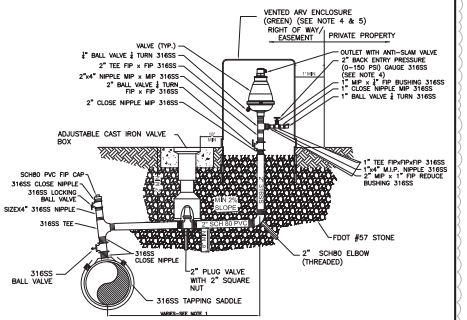
NOTES:
1. ADDITIONAL REINFORCEMENTS SHALL BE AS SPECIFIED BY THE ENGINEER.
2. MINIMUM COMPRESSIVE STRENGTH FOR CONCRETE SHALL BE 3000 PSI.
3. BEDDING, BACKFILL, AND COMPACTION SHALL BE AS SPECIFIED ELSEWHERE IN THE STANDARD DRAWINGS.
4. ALL FORM BOARDS SHALL BE REMOVED PRIOR TO BACKFILL.
5. NO ALLOWANCE SHALL BE MADE FOR FRICTION BETWEEN THE PIPE WALL AND THE THRUST COLLAR.
6. DESIGN PRESSURE: 100 PSI.
7. REQUIRED FOR LINE STOPS, AS DETERMINED BY MCU.

Marion County FLORIDA UTILITIES | MCBCC EFFECTIVE 04/13/2023 | REVISION # 1 | THRUST COLLAR WASTEWATER FORCE MAINS | 7.3.2 UT 301



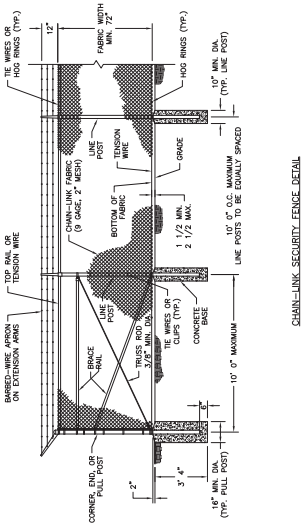
NOTES:
1. INVERT OF SERVICE LATERAL SHALL NOT ENTER SEWER MAIN BELOW SPRING LINE.
2. WYE TO BE NO SHALLOWER THAN 3' AND NO DEEPER THAN 5'.
3. ALL FITTINGS SHOWN ARE TO BE INSTALLED.
4. SERVICE CONNECTIONS SHALL BE PERMANENTLY MARKED BY ETCHING OR STAMPING AN "S" IN THE CURB DIRECTLY OVER THE LATERAL WHERE NO CURB EXISTS, LOCATION SHALL BE MARKED BY PLACEMENT OF ADHESIVE REFLECTIVE MARKERS AS SPECIFIED BY MCU.
5. CLEANOUT CAP SHALL BE SET A MINIMUM OF 2" ABOVE THE FINISHED GRADE. CLEANOUTS IN RV PARKS SHALL BE SET 6" ABOVE FINISHED GRADE WITH A CONCRETE COLLAR.
6. DURING CONSTRUCTION, SERVICE LATERAL AND CLEANOUTS SHALL BE STUBBED OUT A MINIMUM OF 1' ABOVE FINISHED GRADE AND SHALL BE CAPPED BY DEVELOPER'S SITE-WORK CONTRACTOR UNTIL PROPERTY IS DEVELOPED AND CONNECTION TO CENTRAL SEWER IS MADE BY PLUMBER.
7. BUILDER'S PLUMBER SHALL CUT RISER, INSTALL CLEANOUT CAP, REMOVE TEMPORARY PLUG, CONNECT SERVICE LATERAL TO HOUSE PLUMBING AND GROUT VOID BETWEEN CLEANOUT AND PAD.
8. ALL DEVELOPMENT SHALL BE DESIGNED AND BUILT IN A MANNER WHERE THE LOWEST WASTEWATER SERVICE LATERAL DOES NOT DROP BELOW THE GRAVITY SEWER GRADE LINE.

Marion County FLORIDA UTILITIES | MCBCC EFFECTIVE 04/13/2023 | REVISION # 2 | SEWER SERVICE LATERAL | 7.3.2 UT 312



NOTES:
1. OFFSET DISTANCE TO BE FIELD DETERMINED AND AS CLOSE TO THE RIGHT OF WAY AS POSSIBLE AND CLEAR OF PEDESTRIAN WALKWAYS. IF PIPE IS AT RIGHT OF WAY LINE, NO OFFSET IS REQUIRED.
2. ABOVE DETAIL APPLIES TO A 2" ARV. FOR LARGER ARVS, PIPE DIAMETER AND VALVES SHALL BE EQUAL TO THE SIZE OF THE ARV. VALVE SIZES TO BE DETERMINED BY THE ENGINEER AND APPROVED BY MCU PRIOR TO INSTALLATION. ENGINEER SHALL PROVIDE ARV SIZING CALCULATIONS.
3. ALL PIPING, VALVES AND APPURTENANCES TO BE 316SS EXCEPT WHERE SPECIFIED OTHERWISE.
4. THE ENCLOSURE VENTS MUST BE CAPABLE OF ALLOWING AT LEAST THE SAME AMOUNT OF AIRFLOW AS THE VALVE AND SHALL BE SIZED PER THE ENGINEER.
5. PROVIDE DOOR CONTROL ENCLOSURE AS REQUIRED BY MCU.
6. ARV INLET AND OUTLET SHALL BE SAME SIZE.
7. FOR FORCEMAINS 10" AND LARGER, A 4" TAPPING SADDLE AND PLUG VALVE SHALL BE USED.

Marion County FLORIDA UTILITIES | MCBCC EFFECTIVE 04/13/2023 | REVISION # NA | ABOVE GROUND AIR OR COMBINATION AIR RELEASE VALVE AND ENCLOSURE ASSEMBLY | 7.3.2 UT 316



Marion County FLORIDA UTILITIES | MCBCC EFFECTIVE 04/13/2023 | REVISION # NA | CHAIN LINK FENCE | 7.3.2 UT 100

Digitally signed by Chad S Linn
Date: 2026.06.24 13:23:33 -04'00'

No.	REVISIONS	DATE	BY
A1	REVISED PER COUNTY COMMENTS	12/2025	SAT
A2	REVISED PER COUNTY COMMENTS	04/2026	SAT
A3	REVISED PER COUNTY COMMENTS	05/2026	SAT

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DESIGN ENGINEER: CHAD S. LINN, P.E.
FLORIDA REGISTRATION NUMBER: 57524
SEAL

SCALE: AS NOTED
DESIGNED BY: CSL
DRAWN BY: CSL
CHECKED BY: CSL

UTILITY DETAILS

MAJOR SITE PLAN
351 MARION OAKS BLVD
OCALA, FL
MARION COUNTY FLORIDA

DATE 07/24
PROJECT NO. 36300-24-700
SHEET NUMBER C10

Drawing name: Z:\Projects\36300-Acton investments\24-700 351 Marion Oaks Rd\Cadd-Civil\C10 Details.dwg Jun 01, 2026 3:25pm by: Shenika Thomas

RILEY & Company, Inc. (H-20 GP)©

w/ BATTERY BACK-UP FOR AUDIO AND VISUAL ALARMS & RILEY & COMPANY GUARD PRO IV MONITORING SYSTEM

(No Substitutions - No Alternates)

RILEY & COMPANY, INC. / GUARD PRO IV MONITORING SYSTEM:
GUARD PRO IV offers a remote control and maintenance solution which allows you to create a decentralized system to monitor and control devices. Up to eight (8) different lift station inputs can be monitored and up to eight (8) outputs can be controlled remotely. The GUARD PRO IV can also notify up to eight (8) different recipients via sms text and/or email.

PUMPS: **SPECIFICATION**

Submersible grinder pumps shall be installed in the H-20 FRP wet well utilizing a dual slide rail system.

The pumps shall be capable of pumping materials normally found in domestic and commercial wastewater.

Stator winding shall be open type with Class H insulation and shall be heat -shrink fitted into the stator housing. The use of pins, bolts and other fastening devices is not acceptable.

A heat sensor thermostat shall be attached to the top end of the motor winding and shall be connected in series with a magnectic contactor coil in the control panel. If the winding temperature exceeds 140° C, the motor shall shut off but shall automtically reset when the temperature drops below the threshhold. Two heat sensors shall be used on 3 phase motors. Upper & lower mechanical seals shall have Silicon Carbide vs Silicon Carbide.

CONTROL PANEL: **SPECIFICATION**

The Enclosure shall be NEMA 4X, minimum 30" high x 20" wide x 10" deep with a 3 point latching system.

The enclosure shall have external mounting feet to allow for wall mounting.
The following components shall be mounted through the enclosure:
1- ea. Red Alarm Beacon (Light) LED 360 Degree viewable range, NEMA 4X
1- ea. Alarm Horn (minimum 95 DCB), ROHS 3 Compliant, NEMA 4X
1- ea. Generator Receptacle w/ weatherproof cover 60A Minimum. Shall meet UL 1682, UL 1686 and UL486E Compliance.

The back panel shall be fabricated from .125, 5052-H32 marine alloy aluminum. All components shall be mounted by machined stainless steel screws.
The following components shall be mounted to back panel:
1- ea. Guard Pro IV Monitoring Unit
2- ea. IEC Style Motor Contactors
1- ea. Volt Monitor (1 Ph) Phase Monitor (3 Ph) w/2 N/O & 1 N/C Contacts
1- ea. Alternator w/ Pump Lead Switch
1- ea. Control Transformer (480 Volt Only) (Min. 500VA)
1- ea. Model RCBB5AH Battery Back-Up w/ Smart Charger (UPS) - 24 Hr Min.
20- ea. Terminals For Field Connections
6- ea. Terminals For Motor Connections (Single Phase Only)
7- ea. Grounding Lugs
1-ea. Lightning and Surge Protection shall meet the UL 1449 2nd Edition

The inner door shall have a continuous aluminum piano hinge.
The following components shall be mounted through the inner door:
1- ea. Main Circuit Breaker - UL489
1- ea. Emergency Circuit Breaker - UL 489
1- ea. Mechanical Interlock For Emergency And Main Breakers (UL Listed)
2- ea. Short Circuit Protectors w/ Auxiliary Contacts
1- ea. Control Circuit Breaker & GFCI Circuit Breaker - UL 489
1- ea. GFI Duplex Convenience Outlet - NEMA 5-15R
2- ea. Elapsed Time Meter, Non-Resettable

MISCELLANEOUS: All wiring on the back panel shall be contained within the wiring duct. All wiring between the inner door and the back panel shall be contained with in a plastic spiral wrap. Each wire shall have a wire number at each end to correspond to the as built drawing for field troubleshooting. The control panel must be manufactured in-house by the lift station supplier and be a TUV (UL508A Certified) facility.

WET WELL: **SPECIFICATION**

Wet Well FRP Wall Laminate must be designed to withstand wall collapse or buckling based on third party specifications and the assumptions below.

**Hydrostatic Pressure: 62.4 lbs. Per SQ Ft.*
**Saturated Soil Weight: 120 lbs. Per Cubic Ft.*
**Soil Modulus: 700 lbs Per SQ Ft.*
**Pipe Stiffness as Specified in ASTM D 3753*

The wet well FRP laminate must be constructed to withstand or exceed two times the assumed loading for the complete depth of the structure.

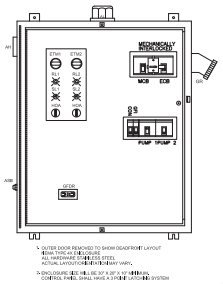
The cover shall be constructed of ¼ inch thick finished aluminum, diamond plate pattern with 300 series stainless steel hardware. The hatch shall have a positive means of locking the door open in the vertical position via a hold open arm and shall be made of a non-corrosive material. The cover shall be mounted with minimum of six 300 series stainless steel fasteners. The access hatch cover shall have a lift handle and a means of locking.

The prefabricated FRP lift station manufacturer shall guarantee the prefabricated lift station per approved drawings for a period of one year from the date of delivery.

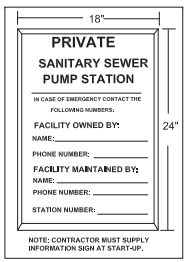
INSPECTION & TESTING:
A factory representative shall be provided for a one (1) time start-up and shall have complete knowledge of the proper operation and maintenance of the complete system. The pump motors shall be megged out prior to the start-up to ensure that the insulation of the pump motor and cable is intact. The pumps and the controls shall be checked for mechanical reliability and proper operation.

EXECUTION:
Installation shall be in strict accordance with the manufacturer's recommendations in the locations shown on the engineered drawings.

04/19/26 SR

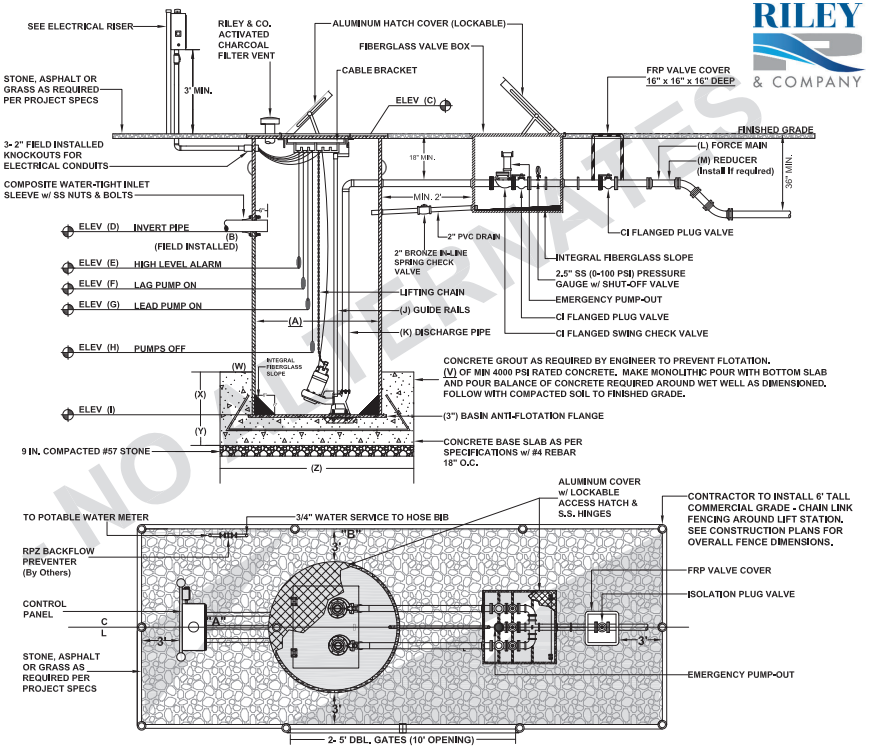


STATION DESIGN CONDITIONS		
PRIMARY PUMP CAPACITY	85	GPM
PRIMARY TDH	47	'TDH
RUN-OUT PUMP CAPACITY	90	GPM
RUN-OUT TDH	18	'TDH
PUMP MODEL #	HOMA RC30087	
R.P.M.	3450	
HORSEPOWER	4.1	
ELECTRICAL VOLTS / PHASE	230V/3Ø	
PUMP DISCHARGE SIZE	2"	
STATION ELEVATIONS AND DIMENSIONS		
100 YEAR FLOOD ELEVATION		xxx.xx'
WET WELL DIAMETER	(A)	48"
INVERT DIAMETER	(B)	PER EOR
TOP OF WET WELL	(C)	91.23'
INLET / INVERT	(D)	88.90'
HIGH LEVEL ALARM (HLA)	(E)	88.40'
2nd PUMP ON (LAG)	(F)	87.90'
1st PUMP ON (LEAD)	(G)	87.40'
PUMPS OFF (OFF)	(H)	86.51'
BOTTOM OF WET WELL	(I)	84.23'
GUIDE RAIL DIAMETER	(J)	½"
DISCHARGE PIPE DIAMETER	(K)	2"
F.M. PIPE DIAMETER	(L)	4"
REDUCER (If Required)	(M)	4" x 2"
STATION MANUFACTURING MATERIALS		
DISCHARGE/RISER PIPE		HDPE
INLET PIPE		PVC
GUIDE RAIL		304 SS
WET WELL		FRP ASTM D-3753
WET WELL HATCH COVER		300 LBS PSF ALUM
CABLE BRACKET		304 SS
LIFTING CHAIN		304 SS
PLUG VALVE		CAST IRON
SWING CHECK VALVE		CAST IRON
VALVE BOX		FRP
VALVE BOX HATCH COVER		300 LBS PSF ALUM
STATION VALVE BOX SIZES		
(36" x 36" x 36" DEEP)		FOR 2" DISCHARGE
(48" x 48" x 36" DEEP)		FOR 3" DISCHARGE
(48" x 48" x 36" DEEP)		FOR 4" DISCHARGE
STATION HATCH OPENINGS		
WET WELL DIA. 36"	48"	60"
27" x 20"	36" x 24"	36" x 30"
CONCRETE BALLAST REQUIREMENTS		
CUBIC YARDS OF CONCRETE REQUIRED	(V)	1.91 yds³
CIRCUMFERENCE DIMENSION - WIDTH	(W)	12.0"
CIRCUMFERENCE DIMENSION - HEIGHT	(X)	12.0"
BASE SLAB DIMENSION - HEIGHT	(Y)	12.0"
BASE SLAB DIMENSION - LENGTH & WIDTH	(Z)	72.0"



LIFT STATION WILL BE PRIVATELY OWNED AND MAINTAINED

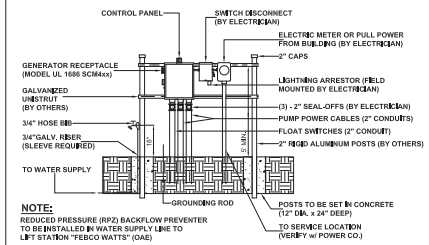
PRIOR TO START-UP, OWNER MUST HAVE A MINIMUM 1 YR. PREVENTIVE MAINTENANCE CONTRACT WITH A REPUTABLE LIFT STATION MAINTENANCE COMPANY.



NOTE: PUMP CONTROL PANEL SHALL BE LOCATED A MIN. OF 3 FEET FROM WET WELL PERIMETER AT POINT "A" OR "B"

ELECTRICIAN NOTES:

1. DRAWING NOT TO SCALE
2. ALL ELECTRICAL WORK SHALL BE IN ACCORDANCE WITH LOCAL CODES
3. ELECTRICIAN TO INSTALL SWITCH DISCONNECT & LIGHTNING ARRESTOR
4. CONTRACTOR SHALL VERIFY POWER SUPPLY PRIOR TO ORDERING EQUIPMENT
5. NEUTRAL TO BE SUPPLIED FOR 3Ø/208-230V OR 1Ø/208-230V
6. EXCEPT FOR THE CONTROL PANEL, ALL EQUIPMENT AND COMPONENTS BY OTHERS



NOTE:
REDUCED PRESSURE (RPZ) BACKFLOW PREVENTER TO BE INSTALLED IN WATER SUPPLY LINE TO LIFT STATION "FEBCO WATTS" (OAE)

ELECTRICAL RISER FOR ILLUSTRATION PURPOSES ONLY

Digitally signed by Chad S Linn
Date: 2026.06.24 13:23:54 -04'00'

For Lift Station Proposal:
Please Contact Chase Rachal
(407) 265-9963
c.rachal@rileyandco.com

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NOT SUBSTITUTES NOT ALTERNATES

RILEY & COMPANY, INC.
5491 BENCHMARK LANE
SANFORD, FL. 32773
PH. 407-265-9963

351 MARION OAKS BLVD

REVISIONS		BY

DRAWN BY
CHECKED BY
DATE
SCALE
JOB NO.
DRAWING NO.
SHEET NO.

No.	REVISIONS	DATE	BY
1	REVISED PER COUNTY COMMENTS	12/2025	SAT
2	REVISED PER COUNTY COMMENTS	04/2026	SAT
3	REVISED PER COUNTY COMMENTS	05/2026	SAT

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PHONE: 407-715-5194
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DESIGN ENGINEER: CHAD S. LINN, P.E.
FLORIDA REGISTRATION NUMBER: 57524
SEAL

SCALE: AS NOTED
DESIGNED BY: CSL
DRAWN BY: CSL
CHECKED BY: CSL

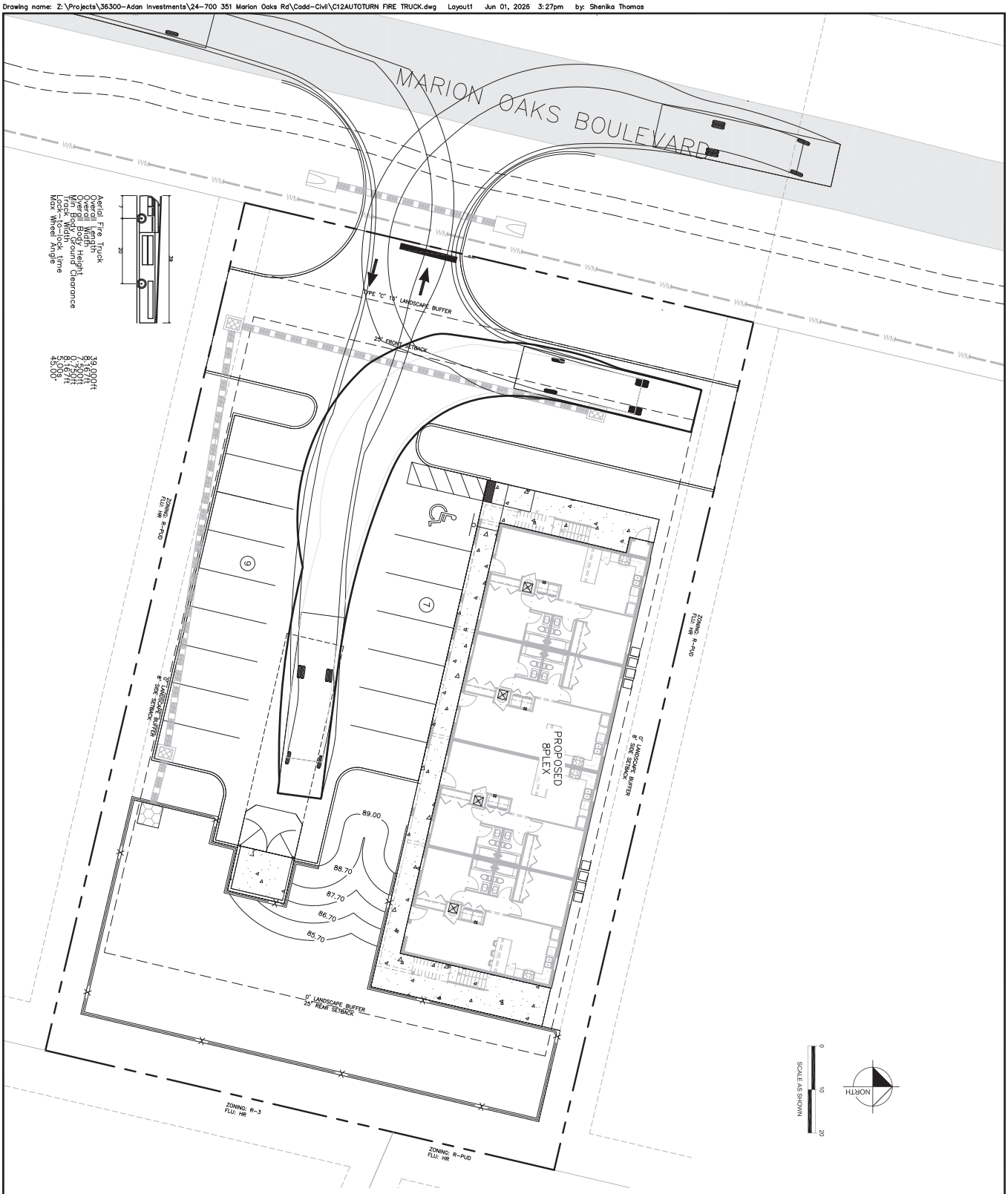
LIFT STATION DETAIL

MAJOR SITE PLAN
351 MARION OAKS BLVD
OCALA, FL
MARION COUNTY FLORIDA

DATE 07/24
PROJECT NO. 36300-24-700
SHEET NUMBER C11

Drawing name: Z:\Projects\36300-Acton investments\24-700 351 Marion Oaks Rd\Cadd-Civil\C11 LS Details.dwg C11 Jun 01, 2026 3:26pm by: Shenika Thomas

Drawing name: Z:\Projects\36300-Adan Investments\24-700 351 Marion Oaks Rd\Cadd-Civil\C12AUTOTURN FIRE TRUCK.dwg Layout1 Jun 01, 2026 3:27pm by: Shenika Thomas



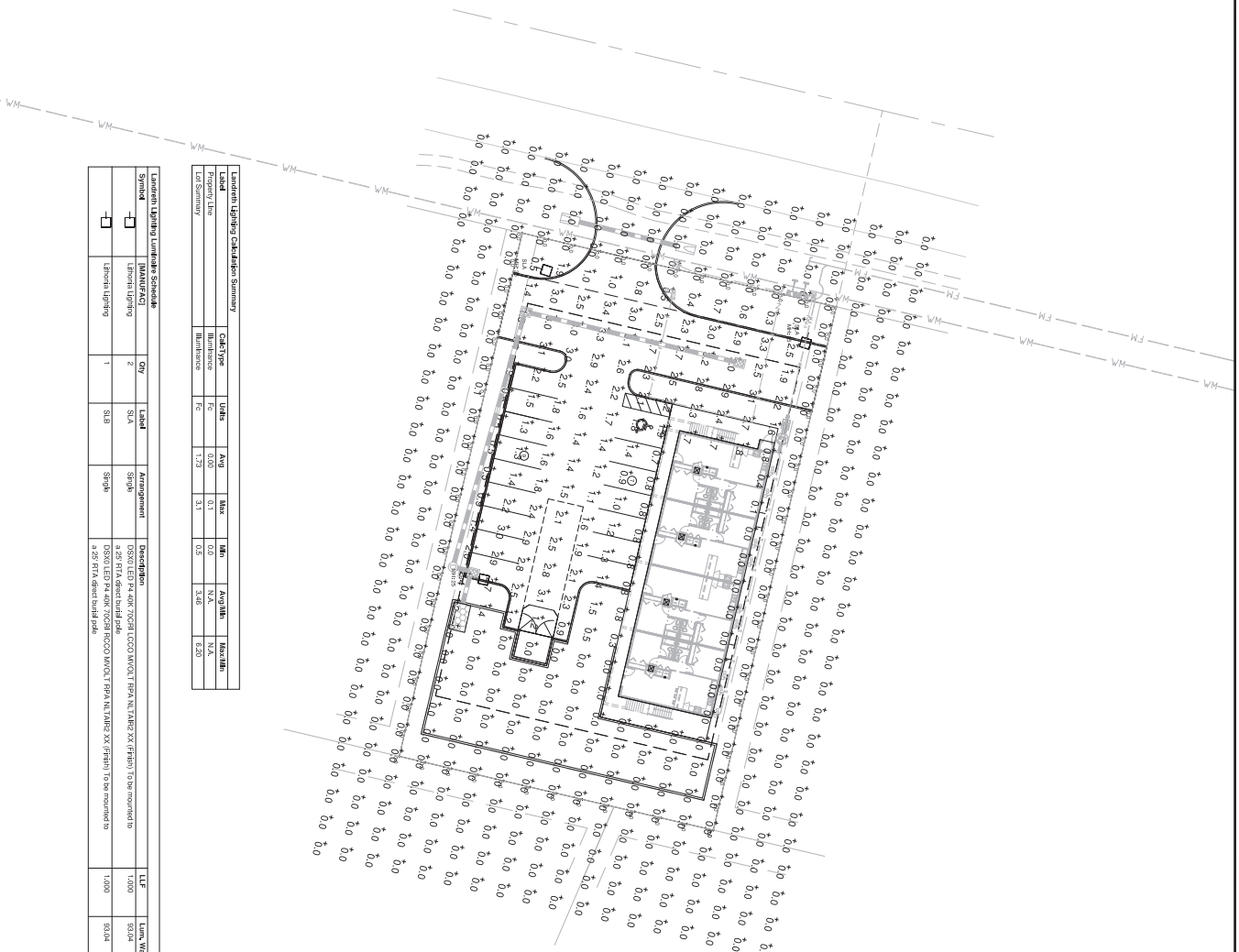
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Date: 2026.06.24 13:24:17 -04'00'

C12	SHEET NUMBER	07/24	DATE	MAJOR SITE PLAN 351 MARION OAKS BLVD OCALA, FL MARION COUNTY FLORIDA	AUTOTURN ANALYSIS FIRE TRUCK	SCALE AS NOTED DESIGNED BY CSL DRAWN BY CSL CHECKED BY CSL	DESIGN ENGINEER: CHAD S. LINN, P.E. FLORIDA REGISTRATION NUMBER: 57524 SEAL

LINN ENGINEERING & DESIGN
P.O. BOX 140024
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greg@linnengineering.com

No.	REVISIONS	DATE	BY
1	REVISED PER COUNTY COMMENTS	12/2025	SAT
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3	REVISED PER COUNTY COMMENTS	05/2026	SAT

Drawing name: Z:\Projects\36300-Adan Investments\24-700 351 Marion Oaks Rd\Cadd-Civil\Photometrics.dwg Layout1 Jun 01, 2026 3:27pm by: Shenika Thomas



Landreth Lighting Calculation Summary

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Property Line	Illuminance	Fc	0.00	0.1	0.0	N.A.	N.A.
Lot Summary	Illuminance	Fc	1.73	3.1	0.5	3.46	6.20

Landreth Lighting Luminaire Schedule

Symbol	[MANUFAC]	Qty	Label	Arrangement	Description	LLF	Lum. Watts	Lum. Lumens	BUG Rating
	Lithonia Lighting	2	SLA	Single	DSX0 LED P4 40K 70CRI LCCO MVOLT RPA NLTAIR2 XX (Finish) To be mounted to a 25' RTA direct burial pole	1.000	93.04	8170	B1-U0-G2
	Lithonia Lighting	1	SLB	Single	DSX0 LED P4 40K 70CRI RCCO MVOLT RPA NLTAIR2 XX (Finish) To be mounted to a 25' RTA direct burial pole	1.000	93.04	8170	B1-U0-G2

SCALE AS SHOWN 0 20 40

NORTH

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C13	SHEET NUMBER		
36300-24-700	PROJECT NO.		
07/24	DATE		

MAJOR SITE PLAN
351 MARION OAKS BLVD
OCALA, FL
MARION COUNTY FLORIDA

PHOTOMETRICS

SCALE	AS NOTED
DESIGNED BY	CSL
DRAWN BY	CSL
CHECKED BY	CSL

DESIGN ENGINEER: CHAD S. LINN, P.E.
FLORIDA REGISTRATION NUMBER: 57524
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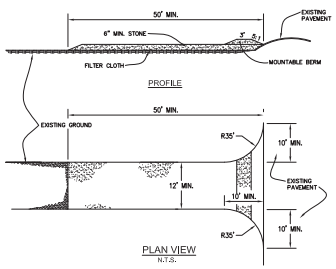


Type III Silt Fence Protection
Around Ditch Bottom Inlets.

PUT FILTER FABRIC UNDER GRATE

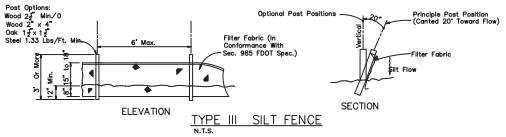
Do not deploy in a manner that silt fences will act as a dam across permanent flowing watercourses. Silt fences are to be used at upland locations and turbidity barriers used at permanent bodies of water.

SILT FENCE APPLICATIONS



STABILIZED CONSTRUCTION ENTRANCE

1. STONE SIZE – USE 2" STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
2. LENGTH – AS REQUIRED, BUT NOT LESS THAN 50 FEET.
3. THICKNESS – NOT LESS THAN SIX (6) INCHES.
4. WIDTH – TWELVE (12) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS.
5. FILTER CLOTH – WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.
6. SURFACE WATER – ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE . IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.
7. MAINTENANCE – THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACK OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.
8. WASHING – WHEELS SHALL BE CLEANED TO REMOVED SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHTS-OF-WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
9. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.



TYPE III SILT FENCE
N.T.S.

BEST MANAGEMENT PRACTICES:

THIS PLAN HAS BEEN PREPARED TO ENSURE COMPLIANCE WITH APPROPRIATE CONDITIONS OF FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (FDEP), THE MUNICIPALITY LAND DEVELOPMENT REGULATIONS AND ST. JOHNS RIVER WATER MANAGEMENT DISTRICT (SJRWMD). THE PLAN ADDRESSES THE FOLLOWING AREAS:

1. GENERAL EROSION CONTROL.
2. PROTECTION OF SURFACE WATER QUALITY DURING AND AFTER CONSTRUCTION.
3. CONTROL OF WIND EROSION.

THE VARIOUS TECHNIQUES OR ACTIONS IDENTIFIED UNDER EACH SECTION INDICATE THE APPROPRIATE SITUATION WHEN THE TECHNIQUES SHOULD BE EMPLOYED. IT SHOULD BE NOTED THAT THE MEASURES IDENTIFIED ON THIS PLAN ARE ONLY SUGGESTED BMP(S). THE CONTRACTOR SHALL PROVIDE POLLUTION PREVENTION AND EROSION CONTROL MEASURES AS SPECIFIED IN FDOT INDEX #100 AND AS NECESSARY FOR EACH SPECIFIC APPLICATION

SECTION 1 GENERAL EROSION CONTROL:

1.1 GENERAL EROSION CONTROL BEST MANAGEMENT PRACTICES SHALL BE EMPLOYED TO MINIMIZE SOIL EROSION AND POTENTIAL POND SLOPE CAVE-INS. WHILE THE VARIOUS TECHNIQUES REQUIRED WILL BE SITE AND PLAN SPECIFIC, THEY SHOULD BE EMPLOYED AS SOON AS POSSIBLE DURING CONSTRUCTION ACTIVITIES.

1.2 SLOPES OF BANKS OF RETENTION/DETENTION PONDS SHALL BE CONSTRUCTED NOT STEEPER THAN 3H:1V FROM TOP OF BANK TO POND BOTTOM.

1.3 SOD SHALL BE PLACED FOR A MIN. 2-FOOT WIDE STRIP ADJOINING ALL CURBING AND AROUND ALL INLETS SOD SHALL BE PLACED BEFORE SILT BARRIERS ARE REMOVED.

SECTION 2 PROTECTION OF SURFACE WATER QUALITY DURING AND AFTER CONSTRUCTION:

2.1 SURFACE WATER QUALITY SHALL BE MAINTAINED BY EMPLOYING THE FOLLOWING BEST MANAGEMENT PRACTICES IN THE CONSTRUCTION PLANNING AND CONSTRUCTION OF ALL IMPROVEMENTS.

2.2 WHERE PRACTICAL, STORMWATER SHALL BE CONVEYED BY SWALES.

2.3 EROSION CONTROL MEASURES SHALL BE EMPLOYED TO MINIMIZE TURBIDITY OF SURFACE WATERS LOCATED DOWNSTREAM OF ANY CONSTRUCTION ACTIVITY. WHILE THE VARIOUS MEASURES REQUIRED WILL BE SITE SPECIFIC, THEY SHALL BE EMPLOYED AS NEEDED IN ACCORDANCE WITH THE FOLLOWING

A. IN GENERAL, EROSION SHALL BE CONTROLLED AT THE FURTHEST PRACTICAL UPSTREAM LOCATION.

B. STORMWATER INLETS SHALL BE PROTECTED DURING CONSTRUCTION AS SHOWN ON THIS SHEET. PROTECTION MEASURES SHALL BE EMPLOYED AS SOON AS PRACTICAL DURING THE VARIOUS STAGES OF INLET CONSTRUCTION. SILT BARRIERS SHALL REMAIN IN PLACE UNTIL SODDING AROUND INLETS IS COMPLETE.

2.4 HEAVY CONSTRUCTION EQUIPMENT PARKING AND MAINTENANCE AREAS SHALL BE DESIGNED TO PREVENT OIL, GREASE, AND LUBRICANTS FROM ENTERING SITE DRAINAGE FEATURES INCLUDING STORMWATER COLLECTION AND TREATMENT SYSTEMS. CONTRACTORS SHALL PROVIDE BROAD DIKES, HAY BALES OR SILT SCREENS AROUND, AND SEDIMENT SUMPS WITHIN, SUCH AREAS AS REQUIRED TO CONTAIN SPILLS OF OIL, GREASE OR LUBRICANTS. CONTRACTORS SHALL HAVE AVAILABLE, AND SHALL USE, ABSORBENT FILTER PADS TO CLEAN UP SPILLS AS SOON AS POSSIBLE AFTER OCCURRENCE.

2.5 SILT BARRIERS, ANY SILT WHICH ACCUMULATES BEHIND THE BARRIERS, AND ANY FILL USED TO ANCHOR THE BARRIERS SHALL BE REMOVED PROMPTLY AFTER THE END OF THE MAINTENANCE PERIOD SPECIFIED FOR THE BARRIERS.

2.6 WHERE REQUIRED TO PREVENT EROSION FROM SHEET FLOW ACROSS BARE GROUND FROM ENTERING A LAKE OR SWALE, A TEMPORARY SEDIMENT SUMP SHALL BE CONSTRUCTED. THE TEMPORARY SEDIMENT SUMP SHALL REMAIN IN PLACE UNTIL VEGETATION IS ESTABLISHED ON THE GROUND DRAINING TO THE SUMP.

2.7 ALL PAINT(S) AND OTHER HAZARDOUS MATERIALS SHALL BE CONTAINED WITHIN A SINGLE ON-SITE AREA WITHIN SEALED CONTAINERS.

2.8 INSPECTION AND MAINTENANCE PROCEDURES FOR CONTROL MEASURES IDENTIFIED IN THE PLAN:

A. THE CONTRACTOR IS REQUIRED TO PROVIDE A QUALIFIED INSPECTOR TO PERFORM AND DOCUMENT REQUIRED INSPECTIONS.
B. ALL DISTURBED AREAS, STORAGE AREAS, AND CONSTRUCTION EXITS MUST BE INSPECTED. THIS INCLUDES OFF-SITE CONSTRUCTION AREAS.
C. INSPECTIONS MUST BE COMPLETED ONCE EVERY SEVEN DAYS AND/OR WITHIN 24 HOURS OF A STORM EVENT OF 0.5 INCHES OR GREATER (CONTRACTOR TO PROVIDE AN ON-SITE RAIN GAUGE AND PROVIDE DAILY RECORDING OF RAIN EVENTS).
D. ALL AREAS OF UNSATISFACTORY CONTROLS (INCLUDING EXISTING CONTROL MEASURES OR AREAS REQUIRING ADDITIONAL CONTROL MEASURES) SHALL BE REPAIRED/MAINTAINED/INSTALLED WITHIN 24 HOURS OF THE OBSERVANCE OR PRIOR TO AN ANTICIPATED RAIN EVENT IF FORECAST SOONER THAN 24 HOURS.

2.9 ALL WATER RUNOFF RESULTING FROM SOURCES OTHER THAN RAINFALL EVENTS (I.E. BLOW-OFF FROM HYDRO-STATIC TESTING, PROCESS WATER FROM VEHICLE WASHDOWN, ETC.) SHALL BE DIRECTED TOWARDS THE ON-SITE SURFACE WATER MANAGEMENT SYSTEM, WHETHER IN TEMPORARY OR FINAL CONDITION, SO THAT IT HAS NO ADVERSE IMPACTS TO DOWNSTREAM WATER QUALITY CONDITIONS.

SECTION 3 CONTROL OF WIND EROSION:

3.1 WIND EROSION SHALL BE CONTROLLED BY EMPLOYING THE FOLLOWING METHODS AS NECESSARY AND APPROPRIATE:

A. BARE EARTH AREAS SHALL BE WATERED DURING CONSTRUCTION AS NECESSARY TO MINIMIZE THE TRANSPORT OF FUGITIVE DUST. IT MAY BE NECESSARY TO LIMIT CONSTRUCTION VEHICLE SPEED IF BARE EARTH HAS NOT BEEN EFFECTIVELY WATERED. IN NO CASE SHALL FUGITIVE DUST BE ALLOWED TO LEAVE THE SITE UNDER CONSTRUCTION.

B. AS SOON AS PRACTICAL AFTER COMPLETION OF CONSTRUCTION, BARE EARTH AREAS SHALL BE VEGETATED.

C. AT ANY TIME BOTH DURING AND AFTER SITE CONSTRUCTION THAT WATERING AND/OR VEGETATION ARE NOT EFFECTIVE IN CONTROLLING WIND EROSION AND/OR TRANSPORT OF FUGITIVE DUST, OTHER METHODS AS ARE NECESSARY FOR SUCH CONTROL SHALL BE EMPLOYED. THESE METHODS MAY INCLUDE ERECTION OF DUST CONTROL FENCES. IF REQUIRED, DUST CONTROL FENCES SHALL BE CONSTRUCTED IN ACCORDANCE WITH APPLICABLE STANDARDS.

CLEARING AND SITE PREPARATION NOTES:

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER INSTALLATION OF THE EROSION CONTROL DEVICES, AS SHOWN ON THE CONSTRUCTION PLANS, PRIOR TO ANY SITE CLEARING AND/OR DEMOLITION. REFER TO THE "EROSION CONTROL NOTES" SECTION CONTAINED HEREIN FOR ADDITIONAL REQUIREMENTS.

2. PRIOR TO ANY SITE CLEARING, ALL TREES SHOWN TO REMAIN, AS INDICATED ON THE CONSTRUCTION PLANS, SHALL BE PROTECTED IN ACCORDANCE WITH LOCAL TREE ORDINANCES, AND DETAILS CONTAINED IN THESE PLANS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN THESE TREES IN GOOD CONDITION. NO TREE(S) SHOWN TO REMAIN SHALL BE REMOVED WITHOUT WRITTEN APPROVAL FROM THE OWNER AND THE LOCAL AGENCY HAVING JURISDICTION OVER THESE ACTIVITIES.

3. THE CONTRACTOR SHALL CLEAR AND GRUB ONLY THOSE PORTIONS OF THE SITE NECESSARY FOR CONSTRUCTION. ALL DISTURBED AREAS MUST BE SEEDED, MULCHED, SODDED OR PLANTED WITH OTHER APPROVED LANDSCAPE MATERIAL, IMMEDIATELY FOLLOWING CONSTRUCTION.

4. THE TOP 4" TO 6" OF GROUND REMOVED DURING CLEARING AND GRUBBING ACTIVITIES SHALL BE STOCKPILED, TO BE USED FOR LANDSCAPING PURPOSES, UNLESS OTHERWISE DIRECTED BY THE OWNER. REMAINING EARTHWORK THAT RESULTS FROM CLEARING AND GRUBBING OR SITE EXCAVATION IS TO BE UTILIZED ON-SITE, PROVIDED THE MATERIAL IS DEEMED SUITABLE BY THE OWNER'S SOILS TESTING COMPANY. EXCESS MATERIAL IS TO EITHER BE STOCKPILED ON-SITE, AS DIRECTED BY THE OWNER OR OWNER'S ENGINEER, OR REMOVED FROM THE SITE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ACQUIRING ANY PERMITS THAT ARE NECESSARY FOR REMOVING ANY EXCESS MATERIAL FROM THE SITE.

5. ALL EXISTING DEBRIS (ABOVE OR BELOW GROUND), CONSTRUCTION DEBRIS AND OTHER WASTE MATERIAL SHALL BE DISPOSED OF OFF-SITE BY THE CONTRACTOR, IN ACCORDANCE WITH APPLICABLE REGULATORY AGENCY REQUIREMENTS.

6. THE CONTRACTOR IS TO PREPARE THE SITE IN ACCORDANCE WITH THE SOILS REPORT, COPIES OF WHICH ARE AVAILABLE THROUGH THE OWNER OR SOILS TESTING COMPANY DIRECTLY.

7. CONTRACTOR TO BE RESPONSIBLE FOR INSTALLATION OF TEMPORARY CONSTRUCTION FENCE AROUND ENTIRE PERIMETER OF PROPERTY. TYPE OF FENCE TO BE SUBMITTED BY CONTRACTOR TO ENGINEER FOR APPROVAL.

8. CONTRACTOR SHALL MAINTAIN STORMWATER MANAGEMENT SYSTEM TO INSURE NO DAMAGE TO ADJACENT PROPERTIES OCCURS DURING STORM EVENTS.

9. DISTURBED AREA(S) WITHIN THE ROW WILL COMPACTED TO 98% OF MAXIMUM DENSITY AND SODDED.

10. DO NOT DISTRUB EXISTING UNDERDRAIN OR STORM SYSTEMS.

11. NO STOCKPILING OF MATERIAL IN ROADWAY OR ON SIDEWALK; ALL DIRT AND DEBRIS WILL BE REMOVED FROM JOB SITE DAILY. ROADS AND SIDEWALK TO BE SWEPT DAILY AS PART OF DAILY CLEAN-UP.

12. CONTRACTOR SHALL RESTORE ALL DISTURBED AREAS TO EXISTING CONDITIONS OR BETTER. CONTRACTOR SHALL PROVIDE TO ENGINEER PHOTOGRAPH OF PRE-CONSTRUCTION CONDITIONS AND POST-CONSTRUCTION CONDITIONS AS REQUESTED BY ENGINEER.

13. PROTECT STRUCTURES, UTILITIES, SIDEWALKS, PAVEMENTS, AND OTHER FACILITIES FROM DAMAGE CAUSED BY SETTLEMENT, LATERAL MOVEMENT, UNDERMINING, WASHOUT AND OTHER HAZARDS CREATED BY THE DEMOLITION OPERATION.

14. REMOVE WASTE MATERIALS AND UNSUITABLE AND EXCESS TOPSOIL FROM PROPERTY AND DISPOSE OF OFF SITE IN A LEGAL MANNER.

15. DURING PREPARATION OF THE SUB GRADE AND UNTIL THE PAVING IS IN PLACE, THE CONTRACTOR SHALL PROMPTLY TAKE REASONABLE MEASURES TO OBTAIN AND MAINTAIN A DRY SITE CONDITION. SUCH MEASURES SHALL INCLUDE PUMPING OF FREE SURFACE WATER, MINOR HAND AND/OR MACHINE SHAPING OF FACILITATE WATER REMOVAL, AND OTHER OPERATIONS TO SPEED DRYING.

16. ALL DELETERIOUS SURSURFACE MATERIAL (I.E. MUCK, PEAT, BURIED DEBRIS, ETC.) IS TO BE EXCAVATED AND REPLACED WITH SUITABLE/COMPACTED SOILS, AS DIRECTED BY THE OWNER, THE OWNERS ENGINEERS, OR OWNERS SOILS TESTING COMPANY. DELETERIOUS MATERIAL IS TO BE STOCKPILED OR REMOVED FROM THE SITE AS DIRECTED BY THE OWNER. EXCAVATED AREAS ARE TO BE BACKFILLED WITH APPROVED MATERIALS AND COMPACTED AS SHOWN ON THESE PLANS. CONTRACTOR IS RESPONSIBLE FOR ACQUIRING ANY PERMITS THAT ARE NECESSARY FOR REMOVING DELETERIOUS MATERIAL FROM THE SITE.

17. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXCAVATIONS AGAINST COLLAPSE AND WILL PROVIDE BRACING, SHEETING OR SHORING AS NECESSARY. DEWATERING METHODS SHALL BE USED AS REQUIRED TO KEEP TRENCHES DRY WHILE PIPE AND APPURTENANCES ARE BEING PLACED.

18. THE CONTRACTOR WILL STABILIZE BY SEED AND MULCH, SOD, OR OTHER APPROVED MATERIALS ANY DISTURBED AREAS WITHIN ONE WEEK FOLLOWING CONSTRUCTION OF THE UTILITY SYSTEMS AND PAVEMENT AREAS. CONTRACTOR SHALL MAINTAIN SUCH AREAS UNTIL FINAL ACCEPTANCE BY OWNER. CONTRACTOR TO COORDINATE WITH OWNER REGARDING TYPE OF MATERIAL, LANDSCAPING AND IRRIGATION REQUIREMENTS.

EROSION AND SILTATION CONTROL:

1. GENERAL – ALL EROSION AND SILTATION CONTROL METHODS SHALL BE IMPLEMENTED PRIOR TO THE START OF CONSTRUCTION. DURING CONSTRUCTION, DENUDED AREAS SHALL BE COVERED BY MULCHES SUCH AS STRAW, HAY AND FILTER FABRIC. ALL STORM SEWER INLETS IN THE VICINITY OF THE PROJECT SHALL BE PROTECTED BY SEDIMENT TRAPS OR HAY BALES. THESE SHALL BE MAINTAINED AND MODIFIED DURING THE CONSTRUCTION PROCESS TO MINIMIZE DOWNSTREAM SILTATION. WHEN CONSTRUCTION IS COMPLETED, DETENTION AREAS WILL BE RESHAPED, CLEANED OF SILT, MUD AND DEBRIS, AND RE-SODDED TO PROPERLY DETAIN THE INTENDED STORM QUANTITIES.

2. PROTECTION AND STABILIZATION OF ON-SITE SOIL STOCKPILES – FILL MATERIAL STOCKPILES SHALL BE PROTECTED AT ALL TIMES BY ON-SITE DRAINAGE CONTROLS WHICH PREVENT EROSION OF THE STOCKPILED MATERIAL. CONTROL OF DUST FROM SUCH STOCKPILES MAY BE REQUIRED, DEPENDING UPON THEIR LOCATION AND THE EXPECTED LENGTH OF TIME THE STOCKPILES WILL BE PRESENT. IN NO CASE SHALL ANY UNSTOCKPILED MATERIAL REMAIN MORE THAN THIRTY (30) CALENDAR DAYS AFTER SUBSTANTIAL PROJECT COMPLETION.

3. PROTECTION OF EXISTING STORM SEWER SYSTEMS: DURING CONSTRUCTION, ALL STORM SEWER INLETS IN THE VICINITY OF THE PROJECT SHALL BE PROTECTED BY SEDIMENT TRAPS SUCH AS SECURED HAY BALES, SOD, STONE, ETC., WHICH SHALL BE MAINTAINED AND MODIFIED AS REQUIRED BY CONSTRUCTION PROGRESS, AND WHICH MUST BE APPROVED BY THE ENGINEER BEFORE INSTALLATION.

4. SEDIMENT BASINS AND TRAPS, SEDIMENT TRAPPING MEASURES: PERIMETER BERMS, SEDIMENT BARRIERS, VEGETATIVE BUFFERS AND OTHER MEASURES INTENDED TO TRAP SEDIMENT AND/OR PREVENT THE TRANSPORT OF SEDIMENT ONTO ADJACENT PROPERTIES, OR INTO EXISTING BODIES OF, MUST BE INSTALLED, CONSTRUCTED OR, IN THE CASE OF VEGETATIVE BUFFERS, PROTECTED FROM DISTURBANCE, AS A FIRST STEP IN THE LAND ALTERATION PROCESS. SUCH SYSTEMS SHALL BE FULLY OPERATIVE BEFORE ANY OTHER DISTURBANCE OF THE SITE BEGINS. EARTHEN STRUCTURES INCLUDING BUT NOT LIMITED TO BERMS, EARTH FILTERS, DAMS OR DIKES SHALL BE STABILIZED AND PROTECTED FROM DRAINAGE DAMAGE OR EROSION WITHIN ONE WEEK OF INSTALLATION.

5. ALL SWALES, DITCHES AND CHANNELS: CHANNELS LEADING FROM THE SITE SHALL BE SODDED WITH ARGENTINE BAHIA WITHIN THREE (3) DAYS OF EXCAVATION.

6. THE CONSTRUCTION OF UNDERGROUND UTILITY CONSTRUCTION: UNDERGROUND UTILITY LINES AND OTHER STRUCTURES SHALL BE DONE IN ACCORDANCE WITH THE FOLLOWING STANDARDS:

A. NO MORE THAN 500 LINEAR FEET OF TRENCH SHALL BE OPEN AT ANY ONE TIME;
B. WHEREVER CONSISTENT WITH SAFETY AND SPACE CONSIDERATION, EXCAVATED MATERIAL SHALL BE CAST TO THE UPHILL SIDE OF TRENCHES. TRENCH MATERIAL SHALL NOT BE CAST INTO OR ONTO THE SLOPE OF ANY STREAM, CHANNEL, ROAD, DITCH OR WATERWAY.

7. ALL EROSION AND SILTATION CONTROL DEVICES SHALL BE CHECKED REGULARLY, ESPECIALLY AFTER EACH RAINFALL AND WILL BE CLEANED OUT AND/OR REPAIRED AS REQUIRED.

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Date: 2026.06.24 13:25:00 -04'00'

No.	REVISIONS	DATE	BY
A	REVISED PER COUNTY COMMENTS	12/2025	SAT
A	REVISED PER COUNTY COMMENTS	04/2026	SAT
A	REVISED PER COUNTY COMMENTS	05/2026	SAT

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DESIGN ENGINEER: CHAD S. LINN, P.E.
FLORIDA REGISTRATION NUMBER: 57524
SEAL

SCALE: AS NOTED
DESIGNED BY: CSL
DRAWN BY: CSL
CHECKED BY: CSL

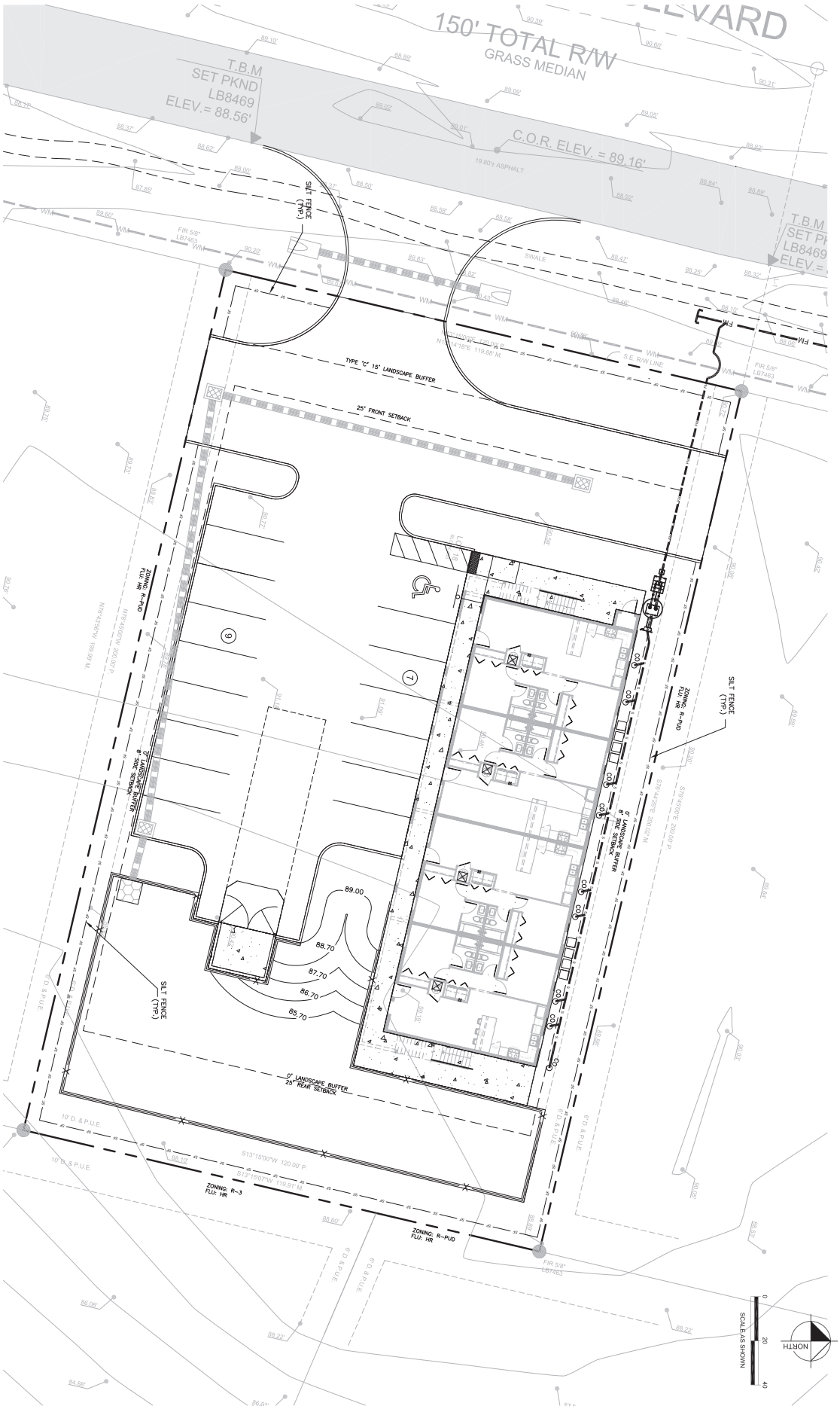
EROSION CONTROL & STORMWATER POLLUTION PREVENTION PLAN

MAJOR SITE PLAN
351 MARION OAKS BLVD
OCALA, FL
MARION COUNTY FLORIDA

DATE 07/24
PROJECT NO. 36300-24-700
SHEET NUMBER SWPPP 1

Drawing name: Z:\Projects\36300-Adan investments\24-700 351 Marion Oaks Rd\Cadd-Civil\C13 351 MARION OAKS - SWPPP.dwg SWPPP1 Jun 01, 2026 3:29pm by: Shenika Thomas

Drawing name: Z:\Projects\36300-Adan Investments\24-700 351 Marion Oaks Rd\Cadd-Civil\C13 351 MARION OAKS - SWPPP.dwg SWPPP2 Jun 01, 2026 3:30pm by: Shenika Thomas



Digitally signed by Chad S Linn
Date: 2026.06.24 13:25:26 -04'00'

SWPPP 2	DATE 07/24 PROJECT NO. 36300-24-700	MAJOR SITE PLAN 351 MARION OAKS BLVD OCALA, FL MARION COUNTY FLORIDA	EROSION CONTROL & STORMWATER POLLUTION PREVENTION PLAN	SCALE AS NOTED DESIGNED BY CSL DRAWN BY CSL CHECKED BY CSL	DESIGN ENGINEER: CHAD S. LINN, P.E. FLORIDA REGISTRATION NUMBER: 57524 SEAL	LINN ENGINEERING & DESIGN P.O. BOX 140024 ORLANDO, FL 32814 PHONE: 407-775-5194 greg@linnengineering.com	1 REVISED PER COUNTY COMMENTS 12/2025 SAT 2 REVISED PER COUNTY COMMENTS 04/2026 SAT 3 REVISED PER COUNTY COMMENTS 05/2026 SAT No. REVISIONS DATE BY

GENERAL NOTES

1. SEE CIVIL ENGINEERING DRAWINGS FOR GENERAL GRADING OF THE SITE, INCLUDING FINISH GRADES FOR PARKING LOTS, ROADWAYS, SIDEWALKS, AND PLANTING AREAS.
2. THE CONTRACTOR SHALL BECOME FAMILIAR WITH THE PROJECT SITE PRIOR TO BIDDING THE WORK. THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS AND LOCATION OF PROPOSED IMPROVEMENTS PRIOR TO INITIATING ANY CONSTRUCTION.
3. LOCATION OF ALL UTILITIES AND BASE INFORMATION IS APPROXIMATE. CONTRACTOR SHALL VERIFY ALL UNDERGROUND UTILITIES AND OBSTRUCTIONS PRIOR TO INITIATING WORK. CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIR OR REPLACEMENT OF ANY DAMAGE TO EXISTING ELEMENTS ABOVE OR BELOW GROUND TO ITS ORIGINAL CONDITION AND TO THE SATISFACTION OF THE OWNER'S REPRESENTATIVE.
4. THE OWNER'S REPRESENTATIVE SHALL HAVE THE RIGHT, AT ANY STAGE OF THE OPERATIONS, TO REJECT ANY AND ALL WORK AND MATERIAL WHICH, IN HIS OPINION, DO NOT MEET WITH THE REQUIREMENTS OF THESE PLANS AND SPECIFICATIONS.
5. ALL GRADES, DIMENSIONS, AND EXISTING CONDITIONS SHALL BE VERIFIED BY THE CONTRACTOR ON-SITE BEFORE CONSTRUCTION BEGINS. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE.
6. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS ON THE JOB SITE PRIOR TO START OF CONSTRUCTION AND/OR FABRICATION. CONTRACTOR SHALL NOTIFY OWNER'S REPRESENTATIVE OF ANY VARIATIONS FROM THESE DIMENSIONS AND CONDITIONS SHOWN ON THESE DRAWINGS.
7. REPORT ANY DISCREPANCIES BETWEEN THE CONSTRUCTION DRAWINGS AND FIELD CONDITIONS TO THE OWNER'S REPRESENTATIVE.
8. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY SAFETY MEASURES DURING CONSTRUCTION OPERATIONS TO PROTECT THE PUBLIC ACCORDING TO ALL APPLICABLE CODES AND RECOGNIZED LOCAL PRACTICES.
9. THE CONTRACTOR SHALL COORDINATE ACCESS AND STAGING AREAS WITH THE OWNER'S REPRESENTATIVE. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING EROSION AND SEDIMENTATION CONTROL MEASURES DURING CONSTRUCTION. PROVIDE ADDITIONAL MEASURES AS NECESSARY TO MINIMIZE ADVERSE IMPACTS IN ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL CODES.
10. NO SUBSTITUTIONS SHALL BE MADE WITHOUT WRITTEN CONSENT OF THE OWNER'S REPRESENTATIVE. DURING THE COURSE OF THIS WORK, EXCESS WASTE MATERIAL SHALL BE REMOVED DAILY FROM THE SITE.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SCHEDULING AND COORDINATION OF WORK WITH OTHER TRADES AND THE OWNER'S REPRESENTATIVE.
12. "FLORIDA LAW (F.S. 556) UNDERGROUND FACILITY DAMAGE PREVENTION AND SAFETY ACT MANDATES THAT EXCAVATOR/CONTRACTORS SHALL CONTACT SUNSHINE 811 (fka: SUNSHINE STATE ONE-CALL OF FLORIDA) BY CALLING 800-432-4770 OR 811 AT LEAST 2 FULL BUSINESS DAYS (NOT INCLUDING THE BEGINNING DAY EXCAVATION OR DEMOLITION TO ALLOW MEMBER OPERATORS AN OPPORTUNITY TO IDENTIFY AND MARK THEIR UNDERGROUND FACILITIES AND APPROPRIATELY RESPOND TO THE PROPOSED EXCAVATION."
13. ALL EXISTING SITE ROADS, PARKING LOTS, CURBS, UTILITIES, SEWERS, AND OTHER ELEMENTS TO REMAIN SHALL BE FULLY PROTECTED FROM ANY DAMAGE UNLESS OTHERWISE NOTED.
14. CONTRACTOR IS RESPONSIBLE TO INCLUDE ALL NECESSARY ITEMS TO FULLY COMPLETE AN ASSEMBLY, SYSTEM, OR ITEM OF WORK AS SHOWN IN THE DRAWINGS. ANY ITEMS NOT IDENTIFIED OR SPECIFIED IN THESE DRAWINGS, BUT REQUIRED TO COMPLETE THE WORK SHALL BE PROVIDED BY THE CONTRACTOR.
15. CONTRACTOR IS RESPONSIBLE FOR PLACING ALL ITEMS OF WORK IN THE CORRECT LOCATIONS PER THE DRAWINGS. THIS MAY INCLUDE SURVEYING THE PROJECT SITE. THE CONTRACTOR SHALL PROVIDE NORTHING AND EASTING COORDINATES FOR USE BY THE CONTRACTOR CAN BE PROVIDED BY THE LANDSCAPE ARCHTECT UPON REQUEST.
    THE LANDSCAPE ARCHITECT IS NOT RESPONSIBLE FOR INACCURACIES IN THE BASE INFORMATION AND PROJECT COORDINATES PROVIDED BY THE CIVIL ENGINEER OR PROPERTY SURVEYOR THAT IS INCORPORATED BY REFERENCE IN THESE DRAWINGS.

LANDSCAPE NOTES

1. THE CONTRACTOR SHALL REVIEW ARCHITECTURE/ENGINEERING PLANS TO BECOME THOROUGHLY FAMILIAR WITH SURFACE AND SUBSURFACE UTILITIES.
2. THE PLANT QUANTITIES SHOWN ON THE LANDSCAPE CONTRACT DOCUMENTS ARE FOR THE CONVENIENCE OF THE CONTRACTOR. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES AND REPORTING ANY DISCREPANCIES IN WRITING TO THE LANDSCAPE ARCHITECT FOR CLARIFICATION WITHIN TWO WEEKS OF CONTRACT AWARD AND PRIOR TO THE COMMENCEMENT OF WORK. ALL REQUESTS FOR SUBSTITUTION DUE TO LACK OF AVAILABILITY MUST BE MADE TO THE OWNER'S REPRESENTATIVE IN WRITING WITHIN THIS PERIOD. NO SUBSTITUTION SHALL BE PERMITTED WITHOUT PRIOR WRITTEN APPROVAL FROM THE OWNER'S REPRESENTATIVE. THE CONTRACTOR IS RESPONSIBLE FOR EXHAUSTING ALL MEANS POSSIBLE TO OBTAIN THE MATERIALS AS SPECIFIED PRIOR TO REQUESTING SUBSTITUTION. IN ORDER TO BE CONSIDERED BY THE OWNER'S REPRESENTATIVE AS VIABLE ALTERNATES PLANTS MUST SHARE THE SAME GENERAL APPEARANCE/ FORM, INSTALLATION SIZE, MATURE SIZE, COLOR, QUALITY AND GROWTH HABIT. MATERIALS MUST BE OFFERED AT NO ADDITIONAL COSTS TO THE OWNER.
3. ALL INSTALLATION OF PLANT MATERIAL SHALL COMPLY WITH APPLICABLE JURISDICTIONAL CODES. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS ASSOCIATED WITH THIS WORK. CONTRACTOR SHALL ENSURE A MAINTAINED CLEARANCE OF ALL UTILITIES PER HYDRANTS IN ACCORDANCE WITH THE FLORIDA FIRE PREVENTION CODE 18.5.7.1. CONTRACTOR SHALL ENSURE SIGHT TRIANGLE VISIBILITY IN ALL APPLICABLE ROADWAYS PER FDOT STANDARDS.
4. PRIOR TO PLANTING INSTALLATION, THE CONTRACTOR SHALL CONFIRM THE AVAILABILITY OF ALL THE SPECIFIED PLANT MATERIALS. SUBMIT DATED PHOTOGRAPHS OF TREE MATERIAL AND SPECIMEN PLANT MATERIAL TO THE OWNER'S REPRESENTATIVE FOR REVIEW.
5. ALL PLANT MATERIAL SIZES SPECIFIED ARE MINIMUM SIZES. CONTAINER SIZE SHALL BE INCREASED IF NECESSARY TO PROVIDE OVERALL PLANT SIZE SPECIFIED.
6. IF PLANT MATERIAL DOES NOT COMPLY WITH THE REQUIREMENTS AS SPECIFIED HEREIN, THE OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REJECT SUCH PLANTS AND REQUIRE THE CONTRACTOR TO REPLACE REJECTED WORK AT NO ADDED COST TO THE OWNER AND CONTINUE SPECIFIED MAINTENANCE UNTIL REINSPECTED AND FOUND TO BE ACCEPTABLE.
7. THE CONTRACTOR SHALL PROVIDE AN APPROVED PLANTING SOIL MIXTURE FOR ALL PLANT MATERIAL. SEE SPECIFICATIONS FOR REQUIREMENTS.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR STABILITY AND PLUMB CONDITION OF ALL TREES AND SHRUBS, AND SHALL BE LEGALLY LIABLE FOR ANY DAMAGE CAUSED BY INSTABILITY OF ANY PLANT MATERIALS. STAKING OF TREES OR SHRUBS SHALL BE DONE IN ACCORDANCE WITH PLANS AND SPECIFICATIONS.
9. THE CONTRACTOR SHALL INSURE ADEQUATE VERTICAL DRAINAGE IN PLANT BEDS AND PLANTERS. IF INADEQUATE VERTICAL DRAINAGE IS ENCOUNTERED, THE CONTRACTOR SHALL SUBMIT RECOMMENDATIONS FOR PROVIDING ADEQUATE DRAINAGE TO THE OWNER'S REPRESENTATIVE. IN WET OR POORLY DRAINING SOILS THE CONTRACTOR SHALL INSTALL ALL PLANTS TO MAXIMIZE DRAINAGE AND MINIMUM COOLING OF WATER AROUND PLANTINGS. THIS MAY INCLUDE LOOSENING OF EXISTING SOILS AND PROVIDING SOIL AMENDMENTS TO ENSURE ADEQUATE DRAINAGE.
10. PEG SOD ON SLOPES GREATER THAN 1:3 (33% SLOPE).
11. THE CONTRACTOR SHALL ENGAGE A QUALIFIED ARBORIST WHO HAS SUCCESSFULLY COMPLETED TREE PROTECTION AND TREE TRIMMING WITH FIVE YEARS OR MORE EXPERIENCE, TO PERFORM THE FOLLOWING WORK:
    A. REMOVE BRANCHES FROM TREES THAT ARE TO REMAIN, IF REQUIRED, AS DIRECTED BY OWNER'S REPRESENTATIVE.
    B. PERFORM INITIAL PRUNING OF BRANCHES TO ACCOMMODATE NEW CONSTRUCTION.
    C. PERFORM TREE REPAIR WORK FOR DAMAGE INCURRED BY NEW CONSTRUCTION.
12. CONTRACTOR SHALL PROVIDE TEMPORARY IRRIGATION SYSTEM FOR RELOCATED TREES.
13. CONTRACTOR SHALL PROTECT EXISTING VEGETATION TO REMAIN AS SHOWN ON DRAWINGS OR BY MEANS APPROVED BY THE OWNER'S REPRESENTATIVE. ALL EXISTING PLANT BEDS TO REMAIN WITHIN THE CONSTRUCTION LIMIT LINE SHALL BE LEFT UNDISTURBED. EXISTING TREES TO REMAIN, AS NOTED ON THE DRAWINGS, SHALL BE LEFT UNDISTURBED AND PROTECTED BY WOODEN BARRICADES ERECTED AT THE PERIMETER OF THE TREE DRIP-LINE (S). NO VEHICLE SHALL TRAVERSE THIS AREA NOR SHALL ANY STORAGE OF MATERIALS OR EQUIPMENT BE PERMITTED WITHIN THE AREA OF THE TREE DRIP-LINE(S). ANY EXISTING PLANT BEDS OR TREES DAMAGED BY CONSTRUCTION ACTIVITY SHALL BE REPLACED BY THE RESPONSIBLE PARTY AT THEIR OWN EXPENSE.
14. CONTRACTOR TO CLEAN, PRUNE, AND SHAPE EDGES OF EXISTING VEGETATION AS DIRECTED BY OWNER'S REPRESENTATIVE. CREATE SMOOTH BED LINES AROUND EXISTING VEGETATION.
15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING EXISTING VEGETATION AS REQUIRED AND PREPARING PLANTING AREAS PRIOR TO INSTALLATION OF PLANT MATERIALS.
16. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ERADICATING WEEDS AND UNWANTED PERENNIAL VEGETATION WITHIN THE LIMITS OF ALL PLANTING AREAS PRIOR TO BEGINNING LANDSCAPE INSTALLATION. PERENNIAL WEEDS AND GRASSES TO BE REMOVED INCLUDE, BUT ARE NOT LIMITED TO, NUT GRASS, PUNCTURE VINE, MORNING GLORY, DOG FENNEL, TORPEDO GRASS, BERMUDA GRASS, BAHIA GRASS, KIKUYU GRASS, CRAB GRASS, CARPET GRASS, SEDGE AND OTHER NOXIOUS AND/OR INVASIVE WEEDS. THE SITE IS TO BE MAINTAINED WEED FREE THROUGHOUT PLANTING OPERATIONS.
17. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR PRE-TILLAGE TO SCARIFY SOILS IN ALL PLANTING AREAS TO A MINIMUM DEPTH OF 4" OR 50% OF COMPACTED AREAS BETWEEN 4" AND 8" AND 100% ARE TO BE CROSS RIPPED TO A MINIMUM 8" DEPTH. IN THE PROCESS OF TILLING ARE UNACCEPTABLE MATERIALS INCLUDING, BUT NOT LIMITED TO, FOREIGN DEBRIS, CONSTRUCTION WASTE, ROOTS, CONCRETE, ASPHALT AND ROCKS GREATER THAN 1/2" DIAMETER ON AVERAGE. IN AREAS TO RECEIVE SOD TILL IN FERTILIZER TO A DEPTH OF 2" AT A RATE OF 12 POUNDS PER CUBIC FT.
18. ALL PLANTING BEDS SHALL BE STAKED IN ACCORDANCE WITH THE PLANS AND APPROVED BY THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE PRIOR TO PLANTING. THE LANDSCAPE CONTRACTOR SHALL PROVIDE STAKES OR IRRIGATION FLAGS TO LOCATE THE EDGES OF ALL SHRUB AND GROUNDCOVER PLANT BEDS AND INDIVIDUAL TREES AND PALMS. ALL SHRUB AND GROUNDCOVER PLANTS MUST BE GROWN IN CONTAINERS WITH THE APPROPRIATE SPACING FOR OWNER'S REPRESENTATIVE REVIEW AND APPROVAL. THE OWNER RESERVES THE RIGHT TO MAKE FIELD ADJUSTMENTS TO PLANT LAYOUT AS PART OF THIS REVIEW. FAILURE BY THE LANDSCAPE CONTRACTOR TO OBTAIN LAYOUT APPROVAL FROM THE OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION MAY RESULT IN THE REMOVAL AND REINSTALLATION OF MATERIALS BY THE CONTRACTOR AT NO ADDITIONAL COSTS TO THE OWNER. IF EXISTING CONDITIONS DO NOT ALLOW THE DESIGN TO BE LAID OUT AS SHOWN, NOTIFY THE LANDSCAPE ARCHITECT IMMEDIATELY.
19. UNLESS EXPLICITLY SHOWN ON DRAWINGS, NO TREES SHALL BE PLANTED WITHIN DESIGNATED UTILITY CORRIDORS, PUBLIC RIGHTS OF WAY NOR LOCATED WITHIN FOUR FEET (4') OF ANY SWALE CENTERLINE, BUILDING, OR STRUCTURE IDENTIFIED ON THE DRAWINGS OR EXISTING IN THE FIELD. NO CANOPY TREES SHALL BE PLANTED WITHIN 5 FEET OF UNDERGROUND UTILITIES, 20 FEET OF EXISTING OVERHEAD POWER LINES, WITHIN 4 FEET OF ANY PAVED SURFACE, OR UNDER CANOPY TREES THAT LIMIT ACCESS TO LIGHT AND ROOM TO GROW. FIELD ADJUST AS NECESSARY AND REVIEW ADJUSTMENTS WITH THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. TREE SHALL BE MAINTAINED AT A MINIMUM OF 13'-6" VERTICAL CLEARANCE OVER ROADWAYS OR OTHER FIRE DEPARTMENT ACCESS ROADS.
20. ALL PROPOSED TREES SHALL BE INSTALLED EITHER ENTIRELY IN OR ENTIRELY OUT OF PLANTING BEDS. PLANTING BED OUTLINES SHALL NOT BE OBSTRUCTED AND SHALL BE SMOOTH AND FLOWING. IF TREES ARE LOCATED OUTSIDE PLANTING BEDS IN GRASS AREAS, MAINTAIN A MINIMUM THREE FEET 3' WIDE OFFSET TO ALLOW FOR MOWERS TO MANEUVER.
21. THE LANDSCAPE CONTRACTOR SHALL VERIFY THE EXTENT OF SOD & TURF WORK IN THE FIELD. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING SOD & TURF IN THE AREAS SHOWN ON THE PLAN IN SUFFICIENT QUANTITY TO PROVIDE FULL COVERAGE. ADDITIONAL GRASS REQUIRED WILL BE ADJUSTED BASED ON A SQUARE FOOTAGE UNIT PRICE. AREAS TO BE SODDED SHALL BE AMENDED PER SOILS REPORT TO PROVIDE REQUIRED NUTRIENTS AND SOIL PH OF BETWEEN 6.0 AND 7.0.
    ALL SOD SHALL BE ONLY NURSERY GROWN, NON PASTURE RAISED, MACHINE CUT SOD RECTANGLES OF THE TYPE INDICATED ON THE DRAWINGS. SOD SHALL BE WELL-MATTED WITH ROOTS, FREE OF EXCESSIVE WEEDS & DEBRIS, AND SHALL BE GREEN, FRESH AND UNINJURED AT THE TIME OF PLANTING.
22. CONTRACTOR SHALL FIELD-ADJUST LOCATION OF PLANT MATERIAL FOR THE REVIEW AND APPROVAL OF THE OWNER'S REPRESENTATIVE PRIOR TO INITIATING INSTALLATION.
23. ALL PLANT MATERIAL SHALL BE IN FULL AND STRICT ACCORDANCE WITH FLORIDA NO. 1 GRADE, ACCORDING TO THE "GRADES AND STANDARDS FOR NURSERY PLANTS" PUBLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES.
24. ALL PLANTING BEDS SHALL BE TOP-DRESSED WITH A 3" LAYER OF MULCH AS SPECIFIED. ALL TREES SHALL HAVE A 1" DEEP, 24" RADIUS (FROM THE TRUNK) MULCH RING PLACED AROUND THE BASE OF THE TRUNK. ON WELL DRAINED SOIL THE MULCH RING SHALL BE MOUNDED AT ITS EDGES TO RETAIN WATER WITHIN THE TREE RING. ON POORLY DRAINED SOIL, THE MULCH RING SHALL BE MOUNDED AT THE TRUNK TO SHED WATER AWAY FROM THE TREE.
25. SHRUB AND GROUND COVER BED QUANTITIES ARE INDICATED ON THE PLANT LIST. PLANT ACCENT SHRUBS AND TREES AS SHOWN ON THE LANDSCAPE PLANTING PLANS WHEN INDIVIDUAL PLANTS ARE DELINEATED.
26. PALM HEIGHTS, AS INDICATED ON THE PLANS, REFER TO CLEAR TRUNK (C.T.), GRAY WOOD (G.W.), OR OVERALL HEIGHT (O.A.) AS SPECIFIED ON THE PLANT LIST.
27. CONTRACTOR SHALL COORDINATE ALL PLANTING WORK WITH IRRIGATION WORK. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL HAND WATERING AS REQUIRED TO SUPPLEMENT IRRIGATION WATERING AND RAINFALL.
28. CONTRACTOR SHALL BE RESPONSIBLE FOR HAND WATERING IN ALL PLANTING AREAS, REGARDLESS OF THE STATUS OF EXISTING OR PROPOSED IRRIGATION.
29. CONTRACTOR SHALL REGRADE ALL AREAS DISTURBED BY PLANT REMOVAL, RELOCATION, AND/OR INSTALLATION WORK.
30. CONTRACTOR SHALL REPLACE (BY EQUAL SIZE AND QUALITY) ANY AND ALL EXISTING PLANT MATERIAL DISTURBED OR DAMAGED BY PLANT REMOVAL, RELOCATION, AND/OR INSTALLATION WORK. ALL WIRE BASKETS OR BURLAP SHALL BE REMOVED FROM ROOTBALLS PRIOR TO INSTALLATION.
31. MAINTENANCE SHALL BEGIN AFTER EACH PLANT HAS BEEN INSTALLED AND SHALL CONTINUE UNTIL THE DATE OF SUBSTANTIAL COMPLETION. MAINTENANCE INCLUDES WATERING, PRUNING, WEEDING, MULCHING, REPLACEMENTS OF SICK OR DEAD PLANTS, AND ANY OTHER CARE NECESSARY FOR THE PROPER GROWTH OF THE PLANT MATERIAL.
32. UPON COMPLETION OF ALL LANDSCAPING, AN INSPECTION FOR SUBSTANTIAL COMPLETION OF THE WORK SHALL BE HELD. THE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE FOR SCHEDULING THE INSPECTION AT LEAST SEVEN (7) DAYS PRIOR TO THE ANTICIPATED INSPECTION DATE.
33. CONTRACTOR SHALL SUBMIT WRITTEN GUARANTEE OF SURVIVABILITY OF ALL PLANT MATERIAL FOR A PERIOD OF ONE YEAR FROM DATE OF SUBSTANTIAL COMPLETION.
34. CONTRACTOR MUST APPROVE ALL GRADED AREAS PRIOR TO THE COMMENCEMENT OF PLANTING.
35. THE CONTRACTOR SHALL BEAR ALL COSTS OF TESTING OF SOILS, AMENDMENTS, ETC. ASSOCIATED WITH THE WORK. SEE SPECIFICATIONS FOR ADDITIONAL TESTING REQUIREMENTS.
36. THE LANDSCAPE CONTRACTOR SHALL PROVIDE THE OWNER'S REPRESENTATIVE WITH RECORD COPIES OF ALL RECEIPTS, INVOICES, AND/ OR SHIPPING MANIFESTS FOR ALL MATERIALS, INCLUDING PLANTS AND SOD, DELIVERED TO THE PROJECT SITE BY THE CONTRACTOR OR A SUPPLIER TO THE CONTRACTOR. DELIVERY OF ALL FERTILIZER AND SOIL AMENDMENT MATERIALS MUST BE IN ORIGINAL, UNOPENED CONTAINER'S BEARING MANUFACTURER'S GUARANTEED CHEMICAL ANALYSIS, NAME, TRADE MARK AND CONFORMANCE WITH STATE LAW.

HARDSCAPE NOTES

1. SEE CIVIL ENGINEERING DRAWINGS FOR GENERAL GRADING OF THE SITE, INCLUDING SIDEWALK AND FINISH GRADES FOR PARKING LOTS, ROADWAYS, SIDEWALKS, AND PLANTING AREAS.
2. ALL PAVEMENT SHALL BE STAKED IN THE FIELD FOR APPROVAL BY THE OWNER'S REPRESENTATIVE PRIOR TO CONSTRUCTION. ALIGNMENT MAY BE ADJUSTED UPON APPROVAL TO ACCOMMODATE EXISTING SITE ELEMENTS.
3. SLOPES OF WALKS TO BE NO GREATER THAN FIVE PERCENT, UNLESS EXPRESSLY NOTED OTHERWISE. CROSS-SLOPE OF WALKS NOT TO EXCEED TWO PERCENT. SEE CIVIL DRAWINGS FOR ADDITIONAL LAYOUT AND INSTALLATION DETAILS. SEE HARDSCAPE DRAWINGS FOR FINISH PATTERNS.
4. ALL COLORS AND MATERIALS SHALL BE APPROVED BY THE OWNER'S REPRESENTATIVE. FOR THIS PURPOSE, THE CONTRACTOR SHALL CONSTRUCT OR SUBMIT AS DIRECTED BY THE OWNER'S REPRESENTATIVE PANELS DEPICTING PROPOSED FINISHES AND COLORS FOR REVIEW AND APPROVAL.
5. ALL NAILS, LAG SCREWS, BOLTS AND MISCELLANEOUS FASTENERS SHALL BE HOT DIPPED GALVANIZED OR A CORROSION RESISTANT ALLOY.

FOUNDATIONS

6. FOOTINGS HAVE BEEN DESIGNED FOR A MAXIMUM ALLOWABLE SOIL BEARING VALUE OF 2000 PSF. IN-PLACE SOILS TO BE UNIFORMLY COMPACTED AND TESTED TO ENSURE MINIMUM SOIL BEARING PRESSURE CAPACITY OF 2,000 PSF.
7. PREPARATION FOR AND CONSTRUCTION OF WALL/COLUMN FOOTING(S) TO BE IN COMPLIANCE WITH THE APPLICABLE CHAPTERS AND SECTIONS OF ACI 332R
8. ANY ADDITIONAL FILL MATERIAL REQUIRED SHALL CONSIST OF SOILS THAT CONTAIN NOT MORE THAN 12% OF FINES (SILT OR CLAY PARTICLES) PASSING A NO. 200 SIEVE AND SHALL BE PLACED IN UNIFORM LAYERS NOT EXCEEDING 12.0 INCHES LOOSE. EACH LAYER SHALL BE SYSTEMATICALLY AND UNIFORMLY COMPACTED IN THE MANNER AND TO THE DEGREE SPECIFIED FOR THE IN-PLACE SOILS.

CONCRETE

9. STRUCTURAL CONCRETE, INCLUDING FOOTINGS, SHALL CONFORM TO THE REQUIREMENTS OF ACI 301 AND SHALL ATTAIN A MINIMUM COMPRESSIVE STRENGTH IN 28 DAYS OF 3000 PSI UNLESS OTHERWISE NOTED. CONCRETE FOR SLABS ON-GRADE SHALL ATTAIN A MINIMUM COMPRESSIVE STRENGTH IN 28 DAYS OF 2500 PSI.
10. CONCRETE, WHEN PLACED, SHALL HAVE A MAXIMUM SLUMP OF 5 INCHES AND A MINIMUM OF 3 INCHES.
11. ALL REINFORCING SHALL CONFORM TO ASTM 615 FOR GRADE 60 STEEL, WELDED WIRE MESH TO ASTM A-185.
12. CHECK ALL DRAWINGS AND APPLICABLE MANUFACTURER'S SHOP DRAWINGS FOR LOCATION OF ALL EMBEDDED ITEMS SUCH AS PIPE SLEEVES, ANCHOR BOLTS, ETC., PRIOR TO PLACING CONCRETE.
13. #5 REINFORCEMENT FOR CONTINUOUS FOOTINGS SHALL BE CONTINUOUS AND SPLICED WITH A FULL 30-INCH LAP.
14. PROTECT FRESHLY PLACED CONCRETE FROM PREMATURE DRYING AND EXCESSIVE COLD OR HOT TEMPERATURES. START INITIAL CURING AS SOON AS FREE WATER HAS DISAPPEARED FROM THE CONCRETE SURFACE AFTER PLACING AND FINISHING. KEEP CONTINUOUSLY MOIST FOR NOT LESS THAN 7 DAYS IN ACCORDANCE WITH ACI 301 PROCEDURES. PERFORM CURING WITH THE CONCRETE CURING AND SEALING COMPOUND, BY MOIST CURING, BY MOISTURE RETAINING COVER CURING OR BY COMBINATION THEREOF.
15. THE FOLLOWING MINIMUM CONCRETE COVER SHALL BE PROVIDED FOR THE REINFORCEMENT:

    A. CONCRETE CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH, 3 INCHES.

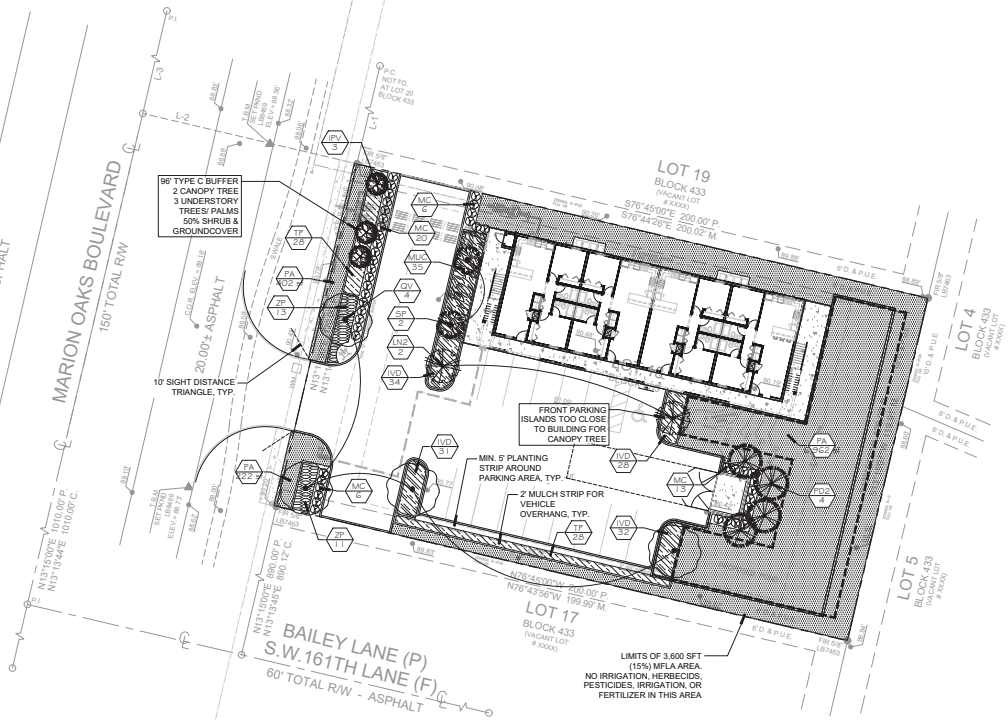
    B. FORMED CONCRETE EXPOSED TO EARTH OR WEATHER; #5 BARS AND SMALLER, 1 1/2 INCHES; #6 BARS AND LARGER, 2 INCHES.

MASONRY

16. CONCRETE MASONRY UNITS SHALL CONFORM TO THE REQUIREMENTS OF ASTM C90 FOR LOAD BEARING MASONRY WITH A MINIMUM F'M OF 1500 PSI. BRICK MASONRY UNITS SHALL CONFORM TO ASTM C-62 FOR STRUCTURAL AND NON-STRUCTURAL MASONRY. REFER TO DRAWINGS FOR SPECIFIC TYPE OF BRICK MASONRY LAYOUT PATTERNS.
17. MASONRY CONSTRUCTION AND MATERIALS SHALL CONFORM WITH ALL THE REQUIREMENTS OF THE "SPECIFICATIONS FOR MASONRY STRUCTURES" (ACI 530.1-95/ASCE 6-96/TMS 602-02), AS PUBLISHED BY THE MASONRY STANDARDS JOINT COMMITTEE.
18. MASONRY CONSTRUCTION SHALL BE PERFORMED UNDER THE DIRECT SUPERVISION OF A "CERTIFIED STRUCTURAL MASONRY CONTRACTOR" OR "CERTIFIED STRUCTURAL MASON" AS RECOGNIZED BY THE CONCRETE AND PRODUCTS ASSOCIATION (FC&PA). THE SENIOR MASONRY SUPERVISOR WILL BE RESPONSIBLE TO ASSURE THAT THE WORK IS ACCOMPLISHED IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
19. ALL MORTAR SHALL BE TYPE M OR S IN ACCORDANCE WITH ASTM C 270.
20. GROUT SHALL HAVE A MINIMUM SLUMP OF 8 INCHES AND A MAXIMUM SLUMP OF 11 INCHES, BE IN CONFORMANCE WITH ASTM C 476, AND ATTAIN A COMPRESSIVE STRENGTH OF 1800 PSI.
21. CONCRETE MASONRY UNITS SHALL BE PLUMB, TRUE TO LINE, WITH LEVEL COURSES ACCURATELY SPACED AND BUILT TO THE THICKNESS AND IN A RUNNING BOND AS INDICATED AND CONFORMING TO THE TOLERANCES SPECIFIED IN ACI 531.1 AND 530.1. CONCRETE UNITS SHALL BE STORED OFF OF THE GROUND SURFACE AND COVERED TO PROTECT THEM FROM ABSORBING RAIN OR BEING CONTAMINATED WITH OTHER FOREIGN MATTER. CONCRETE UNITS SHALL BE DRY WHEN LAID. EACH UNIT SHALL BE ADJUSTED TO FINAL POSITION IN THE WALL WHILE THE MORTAR IS STILL SOFT AND PLASTIC. ANY UNIT DISTURBED AFTER THE MORTAR HAS STIFFENED SHALL BE REMOVED AND RE-LAID WITH FRESH MORTAR. VERTICAL CELLS SHALL BE ALIGNED TO PROVIDE A CONTINUOUS, UNOBSTRUCTED OPENING. ALL ANCHORS, ACCESSORIES, FLASHING AND OTHER ITEMS TO BE BUILT-IN SHALL BE INSTALLED AS THE MASONRY WORK PROGRESSES. ALL CUTTING AND FITTING OF MASONRY, INCLUDING THAT REQUIRED TO ACCOMMODATE THE WORK OF OTHER TRADES SHALL BE DONE BY MASONRY CRAFTSMEN WITH MASONRY SAWS. LOCATE CONTROL JOINTS AT 20 FEET ON CENTER MAXIMUM, AT ALL COLUMNS, AND AT CHANGES IN DIRECTION. CAULK THE EXPOSED SIDE OF ALL JOINTS WITH BACKER ROD AND SEALANT. COLOR OF SEALANT TO MATCH WALL COLOR.
22. HOLLOW UNITS SHALL BE LAID WITH FULL HEAD AND BED JOINTS TO THE THICKNESS OF THE FACE SHELL AS A MINIMUM. THE WEBS SHALL ALSO BE BEDDED IN ALL COURSES, STARTING AT THE FOUNDATION, ADJACENT TO CELLS TO BE REINFORCED AND/OR FILLED WITH GROUT OR CONCRETE. MORTAR JOINTS SHALL BE TOOLED WHEN THE MORTAR IS "THUMBPRINT" HARD, BOTH ON THE INSIDE AND OUTSIDE SURFACES OF THE BUILDING WALL, WITH A TOOL PRODUCING A CONCAVE SURFACE. BED JOINTS SHALL BE 3/8 " + 1/8" IN THICKNESS; HEAD JOINTS SHALL BE 3/8" (-1/4", +3/8").
23. ALL REINFORCING STEEL TO BE GRADE 60 PER ASTM A-615. REINFORCING BARS SHALL BE PLACED IN THE MIDDLE OF THE CELLS AND TIED OR OTHERWISE SECURELY SUPPORTED AT THE TOP AND BOTTOM TO ENSURE THAT THE BAR DOES NOT MOVE DURING GROUTING. MINIMUM LAP AT ALL SPLICES OR DOWELS SHALL BE 30 INCHES UNLESS OTHERWISE NOTED ON THE DRAWINGS.
24. GROUTING SHALL BE ACCOMPLISHED IN 4 FOOT LIFTS FOR CONCRETE MASONRY AND 2 FOOT LIFTS FOR BRICK MASONRY. EACH LIFT SHALL BE MECHANICALLY CONSOLIDATED INTO THE PREVIOUS LIFT, WHEN PLACED, SO AS TO PREVENT COLD JOINTS. RECONSOLIDATE AS REQUIRED. FOR CONCRETE MASONRY, A 12 SQUARE INCH CLEANOUT OPENING SHALL BE PLACED AT THE BOTTOM OF EACH CELL TO BE FILLED AND IT SHALL BE THOROUGHLY CLEANED OUT PRIOR TO FILLING OF THE CELL. FOR BRICK MASONRY, PUDDLE GROUT DURING AND AFTER PLACEMENT TO ENSURE COMPLETE FILLING OF GROUT SPACE. GROUT PLACEMENT STOPPED FOR MORE THAN ONE HOUR SHALL BE STOPPED BELOW THE TOP OF THE MASONRY UNIT 1-1/2" TO PROVIDE A KEY FOR SUBSEQUENT GROUTING.
25. THE MINIMUM CONTINUOUS UNOBSTRUCTED CELL AREA IN CELL TO RECEIVE GROUT MUST NOT BE LESS THAN 2" X 3". MORTAR FINS MUST BE REMOVED AS BLOCK PLACEMENT PROCEEDS. MORTAR DROPPINGS MUST BE KEPT OUT OF CELLS WHICH ARE TO BE GROUTED.
26. UNLESS SPECIFICALLY SHOWN OTHERWISE, PROVIDE #9 GA. "DUR-O-WALL" TRUSS TYPE REINFORCING IN EVERY OTHER COURSE OF CONTINUOUS WALLS FOR CONCRETE MASONRY, AND EVERY FOURTH COURSE FOR BRICK MASONRY. DO NOT LAY JOINT REINFORCEMENT ACROSS EXPANSION JOINTS.
27. TEMPORARY BRACING AND SHORING OF ALL CONCRETE MASONRY CONSTRUCTION, TO PROVIDE STABILITY DURING CONSTRUCTION, UNTIL CONSTRUCTION ACHIEVES IT'S PROPER STRENGTH, SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

STRUCTURAL STEEL

28. ALL STRUCTURAL STEEL SHAPES AND PLATE SHALL CONFORM TO ASTM A-36 AND THE "SPECIFICATION FOR THE DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS" BY THE AMERICAN INSTITUTE OF STEEL CONSTRUCTION. ALL TUBE STEEL SHALL CONFORM TO ASTM A-500, GRADE B (FY = 46 KSI).
29. ALL SHOP CONNECTIONS TO BE WELDED (UTILIZING E70XX LOW HYDROGEN ELECTRODES) AND FIELD CONNECTIONS TO BE BOLTED UNLESS OTHERWISE SPECIFICALLY NOTED ON THE STRUCTURAL DRAWINGS. ALL WELDING SHALL CONFORM TO THE REQUIREMENTS OF "THE STANDARD CODE FOR WELDING IN BUILDING CONSTRUCTION" OF THE AMERICAN WELDING SOCIETY.
30. ALL STEEL TO RECEIVE ONE SHOP COAT AND ONE FIELD TOUCHUP COAT OF APPROVED PAINT.
31. ALL BOLTED CONNECTIONS SHALL CONSIST OF ASTM A325 HIGH STRENGTH BOLTS AND HARDENED WASHERS AS SHOWN ON THE STRUCTURAL DRAWINGS. ALL BOLTED CONNECTIONS SHALL CONFORM



TREE REMOVAL SUMMARY:

NO TREES ON SITE

LANDSCAPE AREA CALCULATIONS:

TOTAL SITE AREA: 24,000 +/- SQ. FT.
TOTAL UPLAND LANDSCAPED AREA: 10,250 +/- SQ. FT.
IRRIGATED PLANTING AREAS: 2,500 +/- SQ. FT
UNIRRIGATED/ BAHIA TURF AREA: 7,750 +/- SQ. FT.

15% MFLA REQUIRED= 24,000 X 15% = 3,600 SQ. FT

SHADE TREE CALCULATIONS:

TOTAL SITE AREA: 24,000 +/- SQ. FT.
SHADE TREES PRESERVED: 0
SHADE TREES PROVIDED: 8
24,000 SQ. FT/ 8 TREES= 1 TREE PER 3,000 SQ. FT.
(MINIMUM 1 PER 3,000 SQ. FT.)

TREE PROTECTION NOTE:

PER SEC. 7.6.3. E

TREE PROTECTION SHALL CONTINUE DURING THE COURSE OF CONSTRUCTION. THE FOLLOWING REQUIREMENTS SHALL BE CONDITIONS OF TREE REMOVAL PERMITS, ALL PERMITS FOR CONSTRUCTION IN PUBLIC RIGHTS-OF-WAY, AND ALL DEVELOPMENT PERMITS ISSUED UNDER AND PURSUANT TO THIS CODE:

(1) THE CLEANING OF CONSTRUCTION EQUIPMENT OR MATERIAL OR THE DISPOSAL OF WASTE MATERIALS INCLUDING BUT NOT LIMITED TO, PAINT, OIL, SOLVENTS, ASPHALT, CONCRETE, AND MORTAR WITHIN THE TPZ OF ANY TREE WHICH IS BEING PROTECTED IS NOT ALLOWED.

(2) THE MOVEMENT OF EQUIPMENT OR THE STORAGE OF EQUIPMENT, MATERIALS, DEBRIS, OR FILL WITHIN THE TPZ OF ANY TREE WHICH IS BEING PROTECTED IS NOT ALLOWED.

(3) THE CONTRACTOR SHALL INSPECT ALL TREE PROTECTION BARRICADES AND SIGNS ON A WEEKLY BASIS DURING THE COURSE OF CONSTRUCTION. ANY BARRICADE OR SIGN WHICH HAS BEEN DAMAGED OR IS MISSING SHALL BE REPLACED IMMEDIATELY.

(4) IF ANY TREE WHICH HAS NOT BEEN APPROVED TO BE REMOVED IS DESTROYED, OR RECEIVES MAJOR DAMAGE DURING CONSTRUCTION, WITH THE EXCEPTION OF NATURAL EVENTS, SO AS TO PLACE ITS LONG TERM SURVIVAL IN QUESTION, THE TREE(S) MUST BE REPLACED AT AN INCH-TO-INCH BASIS OF THE TOTAL (COMBINED) DBH OF THE TREE(S) SO DESTROYED OR DAMAGED. THE REPLACEMENT TREE(S) SHALL BE OF COMPARABLE SPECIES OF THE DESTROYED OR DAMAGED TREE(S) WITH A MINIMUM REPLACEMENT SIZE OF 3.5-INCH CALIPER. THE COUNTY RESERVES THE RIGHT TO ESTABLISH A REPLACEMENT VALUE FOR SUCH TREES AND PAYMENT INTO THE TREE MITIGATION FUND MAY BE AUTHORIZED BY THE COUNTY'S LANDSCAPE ARCHITECT.

SEC. 6.8.12. - LANDSCAPE COMPLETION INSPECTION REQUIREMENTS.

UPON COMPLETION OF THE INSTALLATION, THE CONTRACTOR SHALL REQUEST AN INSPECTION BY THE DESIGN PROFESSIONAL. A LANDSCAPE AND IRRIGATION AS-BUILT CERTIFICATION SHALL BE SIGNED AND SEALED BY THE DESIGN PROFESSIONAL AND SUBMITTED TO THE COUNTY LANDSCAPE ARCHITECT PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.

PLANT SCHEDULE

98% NATIVE

THIS IS A "FLORIDA FRIENDLY LANSCAPE PLAN"

NATIVE	CODE	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY
	TREES					
Y	IPV	Ilex vomitoria `Pendula` / Weeping Yaupon Holly	30 gal	2-3" STD	8'-10` H x 4'-5` W	3
N	LN2	Lagerstroemia indica x faurei `Natchez` / Natchez Crape Myrtle	65 gal	3.5"Cal	12'-14` x 6'-8'	2
Y	PD2	Pinus elliotti var. Densa / Densa Slash Pine	45 gal	3.5"Cal	10'-12`H X 5'-6'W	4
Y	QV	Quercus virginiana / Southern Live Oak	65 gal	3.5"Cal	12'-14` x 6'-8'	4
Y	SP	Sabal palmetto / Cabbage Palmetto	B & B		12'-18` CT	2

NATIVE	CODE	BOTANICAL / COMMON NAME	CONT	SIZE	SPACING	QTY
	SHRUBS				36" o.c.	
Y	MC	Myrcianthes fragrans / Simpson`s Stopper	3 gal	30"-36"		45

NATIVE	CODE	BOTANICAL / COMMON NAME	CONT	SIZE	SPACING	QTY
	SHRUB AREAS					
Y	IVD	Ilex vomitoria `Schillings Dwarf` / ` Schillings Dwarf` Holly	3 gal@	10-12" x 10-12"	24" o.c.	125
Y	MUC	Muhlenbergia capillaris / Pink Muhly	1 gal	18"-24" x 18"-24"	36" o.c.	35
	GROUND COVERS					
	PA	Paspalum notatum `Argentine` / Bahia Grass	sod			7,586 sf
Y	TF	Tripsacum floridanum / Dwarf Fakahatchee Grass	1 gal	18" height; full	36" o.c.	56
Y	ZP	Zamia pumila / Coontie	3 gal	18"-24" spd.	36" o.c.	24

MITIGATION INCHES PROVIDED	
	14
	14
TOTAL INCHES	28

PLANTING NOTES:

1. ALL PLANT MATERIAL SIZES ARE MINIMUM SIZES. CONTAINER SIZES SHALL BE INCREASED IF NECESSARY TO PROVIDE OVERALL PLANT SIZED SPECIFIED.
2. FINAL ARRANGEMENT OF PLANT MATERIAL SHALL BE STAKED BY THE CONTRACTOR FOR THE APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLMENT.
3. THE PLANT QUANTITIES SHOWN ON THE LANDSCAPE CONTRACT DOCUMENTS ARE FOR THE CONVENIENCE OF THE CONTRACTOR. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES AND REPORTING ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECT FOR CLARIFICATION PRIOR TO CONTRACT AWARD AND COMMENCEMENT OF WORK.
4. ALL MULCH SHALL BE MEDIUM PINE BARK NUGGETS MULCH 3 INCHES THICK WHEN COMPACTED.
5. CONTRACTOR RESPONSIBLE TO REMOVING ALL INVASIVE OR PROHIBITED PLANT SPECIES ONSITE.
6. ALL LANDSCAPING SHALL CONFORM TO CITY OF MARION COUNTY LANDSCAPE, BUFFER, AND TREE REQUIREMENTS.

SOD NOTE:

1. ALL SOD SHALL BE ARGENTINE BAHIA GRASS (paspalum notatum 'Argentine'). FINAL QUANITITU TO BE DETERMINED IN FIELD BY CONTRACTOR.

SIGHT DISTANCE NOTE:

1. ALL LANDSCAPING WITHIN SIGHT TRIANGLES SHALL CONFORM TO FDOT STANDARDS.
2. SHRUBS AND GROUNDCOVERS WITHIN SIGHT TRIANGLES SHALL NOT EXCEED 36" IN HIEGHT ABOVE PAVEMENT.
3. TREES IN SIGHT TRIANGLE SHALL HAVE A MINIMUM OF 6 FEET OF CLEAR TRUNK AT INSTALLATION, AND SHALL BE MAINTAINED AT 8 FEET AFTER ESTABLISHMENT.

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PROJECT
351 MARION OAKS BLVD
MARION COUNTY, FL
Prepared For:
A&B PROPERTIES SERVICES

SEAL

CONSULTANTS

ISSUED FOR:
10/13/2025 PERMIT

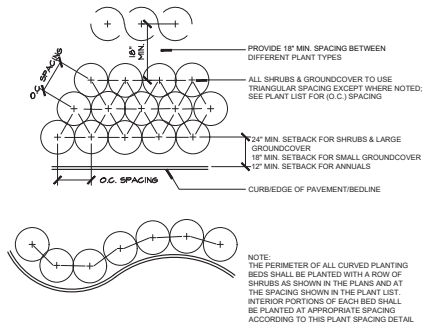
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DESIGNED BY	TFW
DRAWN BY	TFW
CHECKED BY	TDC/TFW
DATE	2/18/2025
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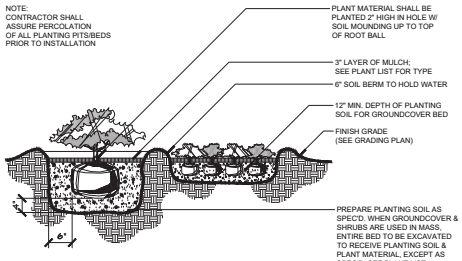
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LANDSCAPE PLAN

DRAWING NUMBER
LS-01

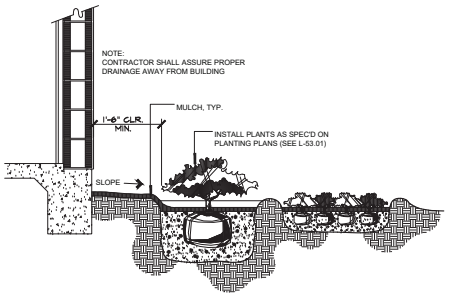
SHEET 1 OF 2



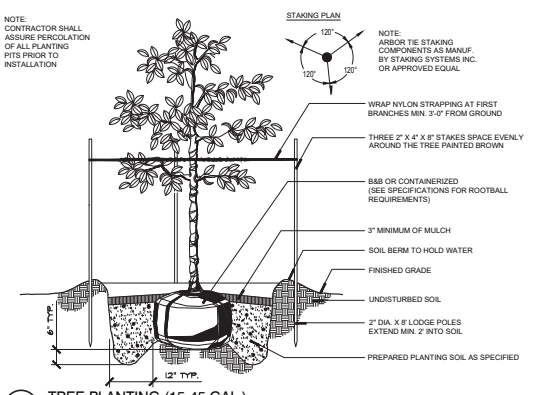
1 SHRUB & GROUNDCOVER SPACING
1/2" = 1'-0" P-LA-01



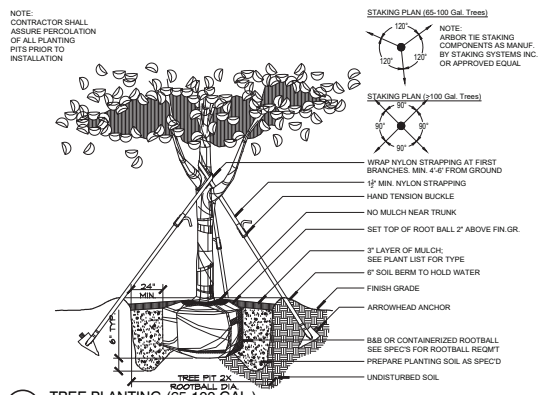
2 SHRUB & GROUNDCOVER PLANTING
1/2" = 1'-0" P-LA-02



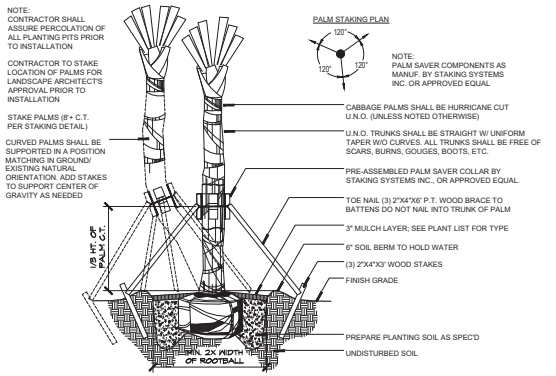
3 FOUNDATION PLANTING
1/2" = 1'-0" P-LA-03



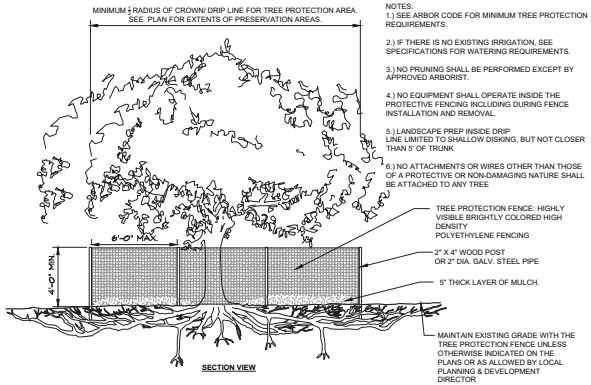
4 TREE PLANTING (15-45 GAL.)
1/2" = 1'-0" P-LA-05



5 TREE PLANTING (65-100 GAL.)
1/2" = 1'-0" P-LA-06



6 PALM PLANTING DETAIL
1/2" = 1'-0" P-LA-07



7 TREE PROTECTION
N.T.S. P-CO1-WAT-W2C-30

LANDSCAPE SPECIFICATIONS:

PART 1 - GENERAL
1.01 WORK INCLUDED
A. INSTALLATION OF TREES, PALMS, SHRUBS, GROUNDCOVERS, AND GRASS SOD.
B. APPLICATION AND PAYMENT FOR REQUIRED REVIEWS.

1.02 REFERENCES
A. "GRADES AND STANDARDS FOR NURSERY PLANTS," FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES.
B. "AMERICAN STANDARD FOR NURSERY STOCK," ANSI Z60.1-2004, AMERICAN NURSERY & LANDSCAPE ASSOCIATION.

1.03 SUBMITTALS
A. RECORD DRAWINGS: FURNISH ONE SET OF REPRODUCIBLE RECORD DRAWINGS, CLEARLY SHOWING ALL CHANGED MADE TO THE ORIGINAL CONTRACT DRAWINGS DURING THE COURSE OF WORK.
B. SOIL ANALYSIS: SUBMIT SOIL TEST RESULTS FROM AN INDEPENDENT SOIL TESTING LABORATORY PRIOR TO PLANTING.

1.04 DELIVERY, STORAGE, AND HANDLING
A. INSPECTION: UPON DELIVERY TO THE SITE, INSPECT ALL PLANT MATERIALS FOR CONFORMITY TO THE SPECIFICATIONS AND FOR HANDLING DAMAGE. REMOVE FROM THE SITE ALL NON-CONFORMING AND DAMAGED PANT MATERIALS.
B. ON-SITE STORAGE: PROTECT ALL STORED PLANT MATERIALS FROM SUN AND WIND. WATER ALL STORED PLANT MATERIAL DAILY. OWNER TO INDICATE APPROPRIATE LOCATION FOR MATERIAL(S) AND EQUIPMENT STORAGE.

1.05 GUARANTEE
A. GUARANTEE ALL PLANTING WORK FOR A PERIOD OF ONE YEAR AFTER THE DATE OF FINAL APPROVAL AND ACCEPTANCE.
B. REPLACE AT NO COST TO THE OWNER ALL PLANT MATERIALS WHICH DIE OF ARE DETERMINED BY THE LANDSCAPE ARCHITECT , OR OWNERS REPRESENTATIVE TO BE UNACCEPTABLE, UNLESS THE DEATH OR UNACCEPTABLE CONDITION IS CLEARLY BEYOND THE CONTROL OF THE CONTRACTOR, AS DETERMINED BY THE OWNER. SUCH CIRCUMSTANCES MAY INCLUDE ACTS OF MOTHER NATURE, THEFT AFTER FINAL INSPECTION, OR VANDALISM. UNACCEPTABLE PLANTS SHALL INCLUDE THOSE THAT SHOW SIGNIFICANT DIE-BACK OR FAILURE TO EXHIBIT THE HEALTHY CHARACTERISTICS INDICATIVE OF THE SPECIES.

1.06 MAINTENANCE
A. MAINTAIN ALL LANDSCAPING UNTIL ONE YEAR AFTER FINAL APPROVAL AND ACCEPTANCE.
B. MAINTENANCE TO INCLUDE:
1. CULTIVATING AND WEEDING PLANT BEDS AND TREE PITS.
2. APPLICATION OF HERBICIDES AND PESTICIDES
3. IRRIGATION SUFFICIENT TO SATURATE ROOT SYSTEMS APPLIED DAILY.
4. TRIMMING AND PRUNING, INCLUDING REMOVAL OF CLIPPINGS AND DEAD OR BROKEN BRANCHES, AND TREATMENT OF PRUNED AREAS OR OTHER WOUNDS.
5. DISEASE CONTROL.
6. MAINTAINING GUYS AND STAKES IN A TIGHT CONDITION.
7. MAINTAINING TREES IN A PLUMB CONDITION.
8. WEEKLY MOWING AFTER SOD IS SUFFICIENTLY ROOTED.

PART 2 - PRODUCTS
2.01 PLANT MATERIALS
A. TREES AND SHRUBS: ALL PLANT MATERIALS SHALL BE FLORIDA #1 AS OUTLINED IN "GRADES AND STANDARDS FOR NURSERY PLANTS."
B. SOD: PROVIDE ONLY NURSERY GROWN, MACHINE CUT SOD OF THE TYPE INDICATED ON THE DRAWINGS. SOD SHALL BE WELL-MATTED WITH ROOTS, FREE OF EXCESSIVE WEEDS, AND SHALL BE GREEN, FRESH AND UNINJURED AT THE TIME OF PLANTING.

2.02 SOIL MATERIALS
A. TOPSOIL: FERTILE, AGRICULTURAL TOPSOIL, TYPICAL FOR PROJECT LOCALITY, CAPABLE OF SUSTAINING VIGOROUS PLANT GROWTH, TAKEN FROM DRAINED SITE, FREE OF SUBSOIL, CLAY, PLANTS, WEEDS AND ROOTS, pH RANGE OF 5.5 TO 7.0, MINIMUM 4 PERCENT, MAXIMUM 20 PERCENT ORGANIC MATTER.
B. PEAT MOSS: SHREDDED, LOOSE, SPHAGNUM MOSS, FREE OF LUMPS, ROOTS, INORGANIC MATERIAL, MINIMUM 85 PERCENT ORGANIC MATERIAL MEASURED BY OVEN DRY WEIGHT, 4 TO 5 pH RANGE, MOISTURE CONTENT OF 30 PERCENT.
C. SAND: COARSE, WASHED, BUILDERS SAND
D. PLANTING SOIL MIXTURE: PROVIDE MIXTURE OF IMPORTED TOPSOIL OR APPROVED TOPSOIL FROM SITE, PEAT, SAND, AND OTHER AMENDMENTS AS RECOMMENDED BY THE INDEPENDENT SOIL TESTING LABORATORY FOR THE SPECIFIED PLANTS.

2.03 OTHER MATERIALS
A. MULCH: PINE BARK MINI NUGGETS OR PINE STRAW 3" THICK COMPACTED UNDER ALL TREES, PALMS, SHRUBS, & GROUNDCOVER.
B. FERTILIZER:
1. FLOWERING ANNUALS AND BEDDING PLANTS: SIERRABLEN 18-7-10 (+IRON), RATE OF APPLICATION 2LBS PER 100 SQ.FT.
2. CONTAINER GROWN TREES, SHRUBS, AND GROUNDCOVER: AGRIFORM 21 GRAM TABLES, RATE OF APPLICATION AS FOLLOWS:
(1-2 GALLON PLANTS:1 TABLET) (30 GALLON PLANTS:6 TABLETS)
(3-5 GALLON PLANTS: 2 TABLETS) (65 GALLON PLANTS:8 TABLETS)
(7-10 GALLON PLANTS: 3 TABLETS) (100 GALLON PLANTS:10 TABLETS)
(15 GALLON PLANTS: 4 TABLETS) (200 GALLON PLANTS:15 TABLETS)
3. FIELD GROWN AND COLLECTED TREES: AGRIFORM 21 GRAM TABLETS, ONE TABLET PER $\frac{1}{2}$" OF CALIPER FOR STANDARD TREES; ONE TABLET PER FOOT SPREAD FOR MULTI-TRUNK TREES.
4. NEWLY PLANTED SOD: 6-6-6 APPLIED PER MANUFACTURER'S INSTRUCTIONS.

2.04 TESTS
A. PROVIDE ANALYSIS OF IMPORTED TOPSOIL INDICATING pH VALUE AND PERCENTAGE OF NITROGEN, PHOSPORUS, POTASH, SOLUBLE SALT, AND ORGANIC MATTER.
PROVIDE ANALYSIS OF EXISTING SOIL IN REPRESENTATIVE PLANTING AREAS, INDICATING REPRESENTATIVE PLANTING AREAS, INCLUDING LABORATORY RECOMMENDATIONS FOR SOIL AMENDMENTS NECESSARY FOR OPTIMAL PLANT GROWTH.

PART 3 - EXECUTION
3.01 PREPARATION
A. FINE GRADING: FINE GRADE PLANTING AREA, AS INDICATED ON THE DRAWINGS, ELIMINATING LOW OR ROUGH AREAS, AND BUILDING DEBRIS, STONES AND RUBBLE. FINISH GRADES SHALL BE SLOPED IN THE SAME DIRECTION AS EXISTING DRAINAGE; NEW GRADES SHALL NOT REVIEW PONDING OR STANDING WATER.
B. ALERT THE OWNER OF POTENTIAL GRADING AND DRAINAGE PROBLEMS, INCLUDING DEPRESSED PLANTING AREAS WITH NO OUTFALL, SATURATED PLANTING AREAS, PLANTING PITS THAT HOLD WATER FOR PROLONGED PERIODS, AND ANY OTHER CONDITION DETRIMENTAL TO OPTIMUM PLANT GROWTH.

3.02 PLANTING
A. TAKE LOCATIONS OF ALL TREES AND SHRUBS. ALIGN WITH ARCHITECTURAL OR ENGINEERING REFERENCES FEATHERS AS INDICATED ON THE DRAWINGS. INFORM LANDSCAPE ARCHITECT OF UNFORESEEN OBSTACLES WHICH MAY AFFECT THE LOCATIONS AS SHOWN ON THE DRAWINGS. CONTRACTOR SHALL CONTACT LANDSCAPE ARCHITECT FOR APPROVAL OF ALL STAKED PLATINGS PRIOR TO INSTALLATION.
B. PLANT TREES AND SHRUBS, ROTATING AS NECESSARY FOR BEST APPEARANCE FROM THE PREDOMINANT VIEWPOINT.
C. LAY OUT SHRUB BEDS, SCALING THE LOCATIONS AND DIMENSIONS OF EACH BED, FOLLOWING THE CONFIGURATIONS INDICATED ON THE DRAWINGS. ADJUST THE BED DIMENSIONS TO THE QUANTITY AND SPACING OF PLANTS SHOWN ON THE PLANT LIST OR SCALED FROM THE DRAWINGS. INFORM THE LANDSCAPE ARCHITECT OF SIGNIFICANT DISCREPANCIES BETWEEN PLAN BED DIMENSIONS AND PLANT QUANTITIES.
D. PLANT SHRUBS AND ANNUALS, MAINTAINING UNIFORM SPACING AS INDICATED ON THE PLANT LIST OR SCALED FROM THE DRAWINGS.
E. DISTRIBUTE OR DISPOSE OF EXCAVATED SOIL FROM PLANTING HOLES, MAINTAINING THE DESIRED FINISH GRADES.
F. LAY SOD ON FINE-GRADED, MOISTENED SOIL, WITHOUT GAPS OR OVERLAPS. TAMP OR ROLL TO PROVIDE FIRM CONTACT WITH SOIL. SOD LINE AT PLANT BEDS SHALL BE CUT TO THE CONFIGURATION AND DIMENSIONS SHOWN ON THE DRAWINGS. A MINIMUM DIMENSION SHALL BE MAINTAINED BETWEEN PLANTS AND SOD EQUAL TO ONE-HALF THE PLANT SPACING, MEASURED FROM THE CENTER OF THE PLANT TO THE EDGE OF THE SOD. A CIRCULAR RING OF 12 INCH RADIUS SHALL BE MAINTAINED FREE OF GRASS AROUND TREES WITHIN SODDED AREAS.
G. APPLY FERTILIZER TABLETS, EQUALLY DISTRIBUTED AROUND ROOTBALL AT A DEPTH EQUAL TO ONE-HALF THE ROOTBALL DEPTH. APPLY GRANULAR FERTILIZERS TO SOD AND BEDDING PLANTS. SWEEP FERTILIZERS FROM WALKWAYS TO AVOID STAINING.
H. SATURATE SOIL THOROUGHLY DURING AND AFTER BACKFILLING OF PLANTS, AND AFTER LAYING OF SOD.
I. APPLY A LAYER OF MULCH, MINIMUM 3 INCHES AFTER SETTLEMENT, TO ALL PLANT BEDS AND TREE RINGS.
J. STAKE AND GUY ALL TREES SECURELY. ATTACH WHITE SURVEYOR'S RIBBON TO ALL GUY WIRES ADJACENT TO PEDESTRIAN AREAS.

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LANDSCAPE ARCHITECTURE
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URBAN DESIGN
1516 E. HILLCREST STREET STE. 105
ORLANDO, FL 32803 PH: 407-254-2625
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PROJECT
351 MARION OAKS BLVD
MARION COUNTY, FL
Prepared For:
A&B PROPERTIES SERVICES

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CONSULTANTS

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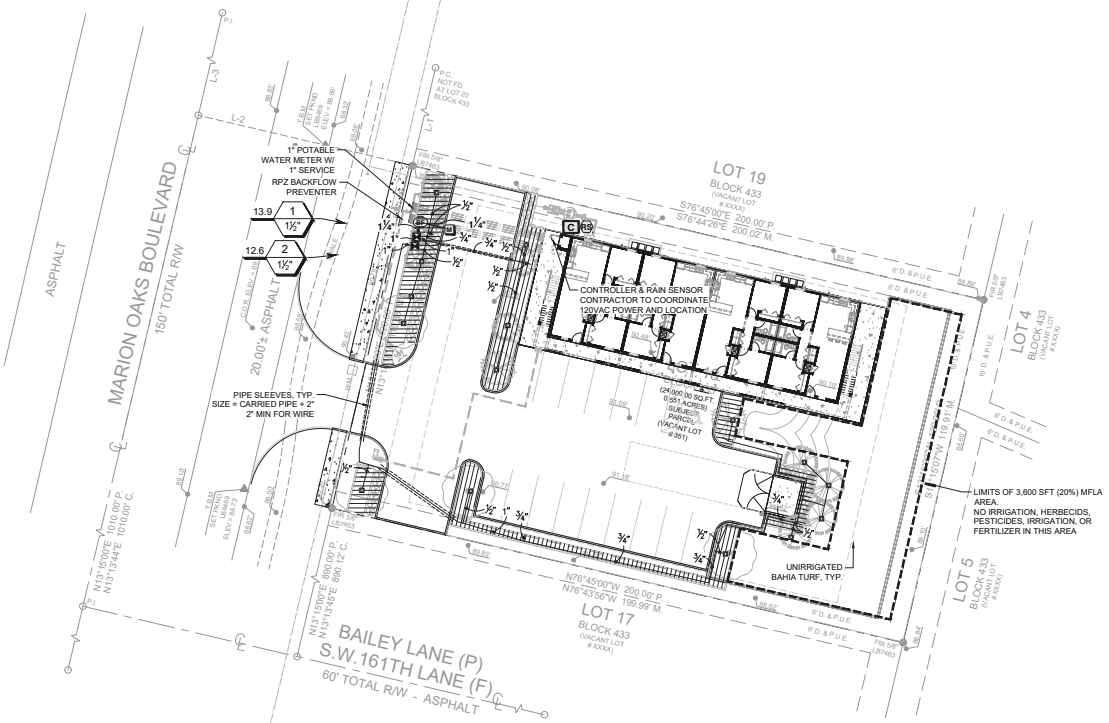
PROJECT NO.	2025-05
DESIGNED BY	TFW
DRAWN BY	TFW
CHECKED BY	TDC/TFW
DATE	2/18/2025
DRAWING SCALE	AS SHOWN

DRAWING TITLE
LANDSCAPE DETAILS & SPECIFICATIONS

DRAWING NUMBER
LS-02
SHEET 2 OF 2

MAINLINE AND LATERAL LOCATION, WHERE SHOWN, IS FOR GRAPHIC CLARITY PURPOSES ONLY. INSTALL AT THE BACK OF CURB, FRONT OF WALK, BACK OF WALK, OR ADJACENT TO OTHER HARDSCAPES TO FACILITATE FUTURE LOCATION AND TO PROTECT FROM DAMAGE. ENSURE MAINLINE IS INSTALLED ACCORDING FDEP GUIDELINES AND TO IRRIGATION SPECIFICATIONS AND DETAILS.

811 KNOW WHAT'S BELOW ALWAYS CALL 811 BEFORE YOU DIG
It's fast, it's free, it's the law.



LANDSCAPE AREA CALCULATIONS:
TOTAL SITE AREA: 24,000 +/- SQ. FT.
TOTAL UPLAND LANDSCAPED AREA: 16,345 +/- SQ. FT.
IRRIGATED PLANTING AREAS: 1,257 +/- SQ. FT
UNIRRIGATED/ BAHIA TURF AREA: 15,088 +/- SQ. FT.

15% MFLA REQUIRED= 24,000 X 15% = 3,600 SQ. FT

IRRIGATED AREAS:
TOTAL IRRIGATED AREA: 1,275 +/- SQ. FT.
HIGH FLOW/ SPRAY AREA: 0 +/- SQ. FT.
LOW FLOW/ DRIP AREA: 1,275 +/- SQ. FT. (100%)

NOTE: IRRIGATION SHALL BE IN ACCORDANCE WITH MARION COUNTY CODE. THE SYSTEM IS PROPOSED AS PERMANENT.

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL	QTY	ARC	PSI	GPM	RADIUS
	Rain Bird 1800-1400 Flood 1402	15	360	30	0.5	3'
SYMBOL	**MANUFACTURER/MODEL/DESCRIPTION**	**QTY**				
	Rain Bird XCZ-150-LCDR High Flow Control Zone Kit, for Large Commercial Drip Zones. 1-1/2" PESB-R Scrubber Globe Valve with single 1-1/2" Pressure Regulating (40psi) Quick-Check Basket Filters. Flow range: 15-62gpm.	2				
	Area to Receive Dripline Netafim TLCV-09-12 Techline Pressure Compensating Landscape Dripline with Check Valve. 0.9 GPH emitters at 12" O.C. Dripline laterals spaced at 18" apart, with emitters offset for triangular pattern. 17mm.	1,266 lf				
SYMBOL	**MANUFACTURER/MODEL/DESCRIPTION**	**QTY**				
BF	Febco 825Y 1-1/4" Reduced Pressure Backflow Preventer	1				
M	Water Meter 1"	1				
	Irrigation Lateral Line: PVC Class 200 SDR 21	514.1 lf				
	Irrigation Mainline: PVC Schedule 40	18.6 lf				
	Pipe Sleeve: PVC Schedule 40	85.4 lf				

Valve Callout
Valve Number
Valve Flow
Valve Size

VALVE SCHEDULE (ALL ZONES SHALL RUN INDIVIDUALLY)

NUMBER	MODEL	SIZE	TYPE	GPM	WIRE	PSI	PSI @ POC	PRECIP
1	Rain Bird XCZ-150-LCDR	1-1/2"	Bubbler	13.87	58.4	37.0	47.2	0.96 in/h
2	Rain Bird XCZ-150-LCDR	1-1/2"	Bubbler	12.63	61.6	41.3	51.5	0.96 in/h
	Common Wire				18.6			

Sec. 6.9.6. - Completion inspection requirements.

A. Irrigation installation professionals shall be accountable for the proper installation and compliance with the conditions of the irrigation permit and approved plans.

B. Upon completion of the installation, the contractor or owner shall request an inspection by the irrigation design professional. Prior to the inspection, the irrigation installation professional shall produce a clear and legible as-built diagram which accurately represents the irrigation system was installed. The diagram shall be presented and reviewed during the final inspection. The diagram may be a marked-up copy of the approved irrigation plan and shall include at a minimum:
(1) Locations of all mainlines and mainline valves;
(2) Locations of all remote control valves;
(3) Water demand per zone in GPM, and
(4) Total water demand per operating cycle.

C. The irrigation installation professional shall also provide to the owner:
(1) Irrigation system scheduling information;
(2) A copy of the irrigation controller owner's manual;
(3) Irrigation system maintenance schedule, which includes:
(a) Instructions for seasonal adjustments of controller and sensors.
(b) Instructions covering how and when to check for leaks.
(c) A schedule for checking for proper irrigation distribution coverage.

D. Within 60 days after installation the irrigation controller shall be adjusted to be set in accordance with the applicable irrigation schedule set forth in this Code.

E. Upon completion of the irrigation system installation and the acceptance of the as-built diagram and operational information, a Final Inspection and Landscape/Irrigation Release shall be signed and sealed by the irrigation design professional and submitted to the County's Landscape Architect.

CRITICAL ANALYSIS

Generated:	2025-10-15 11:05
P.O.C. NUMBER: 01	
Water Source Information:	
FLOW AVAILABLE	
Water Meter Size:	1"
Flow Available	20.27 GPM
PRESSURE AVAILABLE	
Static Pressure at POC:	60 PSI
Elevation Change:	5.00 ft
Service Line Size:	1"
Length of Service Line:	20 ft
Pressure Available:	56 PSI
DESIGN ANALYSIS	
Maximum Station Flow:	13.87 GPM
Flow Available at POC:	20.27 GPM
Residual Flow Available:	6.41 GPM
Critical Station:	2
Design Pressure:	30 PSI
Friction Loss:	4.78 PSI
Fittings Loss:	0.48 PSI
Elevation Loss:	0 PSI
Loss through Valve:	6 PSI
Pressure Req. at Critical Station:	41.3 PSI
Loss for Fittings:	0.03 PSI
Loss for Main Line:	0.29 PSI
Loss for POC to Valve Elevation:	0 PSI
Loss for Backflow:	8.98 PSI
Loss for Water Meter:	0.96 PSI
Critical Station Pressure at POC:	51.5 PSI
Pressure Available:	56 PSI
Residual Pressure Available:	4.49 PSI

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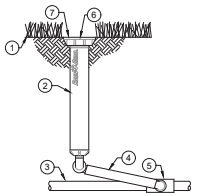
PROJECT NO.	2025-05
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CHECKED BY	TDC/TFW
DATE	2/18/2025
DRAWING SCALE	1"=20'

0 FT 10 20 North

DRAWING TITLE
IRRIGATION PLAN

DRAWING NUMBER
IR-01
SHEET 1 OF 3

TURF SPRAY HEAD

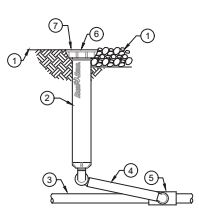


1. FINISHED GRADE / TOP OF MULCH.
2. RAIN BIRD RD06 BODY. SET IN CLEAN SOIL WITH NO ROCKS OR DEBRIS IN CONTACT WITH SPRINKLER BODY.
3. PVC LATERAL PIPE. SEE LEGENDS/SPECIFICATIONS FOR TYPE.
4. SWING PIPE ASSEMBLY: SA-125050.
5. PVC SERVICE TEE, SEE SPECIFICATIONS FOR TYPE.
6. RAIN BIRD "MPR" SPRAY NOZZLES. SEE PLAN FOR SIZE AND PATTERN.
7. PURPLE TRIPLE-BLADE WIPER SEAL WITH NON-POTABLE COVER "DO NOT DRINK" WARNING AND SYMBOL.

NOTES:
1. COMPACT SOIL AROUND POP-UP HEAD TO 95% OF SURROUNDING SOIL DENSITY.
2. INSTALL POP-UP HEAD PERPENDICULAR AND FLUSH TO FINISHED GRADE.
3. PLACE POP-UP HEAD MINIMUM 6-INCHES OFF BUILDING STRUCTURES, 4" OFF SIDE WALKS AND 6-INCHES OFF FENCES.

A Rain Bird RD1800 Series-RD06-S-P-45-NP-NSI
NTS Pop-Up Sprinkler W/ SA-125050 and MPR NOZZLES

TREE SPRAY HEAD

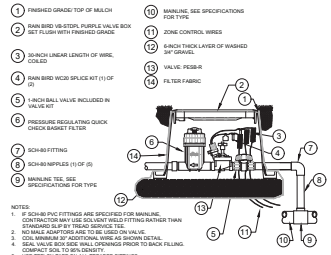


1. FINISHED GRADE / TOP OF MULCH.
2. RAIN BIRD RD06 BODY. SET IN CLEAN SOIL WITH NO ROCKS OR DEBRIS IN CONTACT WITH SPRINKLER BODY.
3. PVC LATERAL PIPE. SEE LEGENDS/SPECIFICATIONS FOR TYPE.
4. SWING PIPE ASSEMBLY: SA-125050.
5. PVC SERVICE TEE, SEE SPECIFICATIONS FOR TYPE.
6. RAIN BIRD "BUBBLER". SEE PLAN FOR SIZE AND PATTERN.
7. PURPLE TRIPLE-BLADE WIPER SEAL WITH NON-POTABLE COVER "DO NOT DRINK" WARNING AND SYMBOL.

NOTES:
1. COMPACT SOIL AROUND POP-UP HEAD TO 95% OF SURROUNDING SOIL DENSITY.
2. INSTALL POP-UP HEAD PERPENDICULAR AND FLUSH TO FINISHED GRADE.
3. PLACE POP-UP HEAD MINIMUM 6-INCHES OFF TREE ROOT BALL.

B Rain Bird RD1800 Series-RD06-S-P-45-NP-NSI
NTS Pop-Up Sprinkler W/ SA-125050 and Bubbler

CONVENTIONAL WIRING APPLICATION

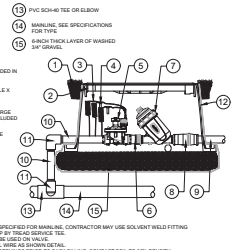


1. FINISHED GRADE/ TOP OF MULCH
2. RAIN BIRD VB-STOPL PURPLE VALVE BOX SET FLUSH WITH FINISHED GRADE
3. 30-INCH LINEAR LENGTH OF WIRE, COILED
4. RAIN BIRD WC30 SPLICE KIT (1) OF (2)
5. 1-INCH BALL VALVE INCLUDED IN VALVE KIT
6. PRESSURE REGULATING QUICK CHECK BASKET FILTER
7. SCH-80 FITTING
8. SCH-80 NIPPLES (1) OF (5)
9. MAINLINE TEE, SEE SPECIFICATIONS FOR TYPE
10. MAINLINE, SEE SPECIFICATIONS FOR TYPE
11. ZONE CONTROL WIRES
12. 8-INCH THICK LAYER OF WASHED 3/4" GRAVEL
13. VALVE: PESB-R
14. FILTER FABRIC

NOTES:
1. IF SCH-80 PVC FITTINGS ARE SPECIFIED FOR MAINLINE, CONTRACTOR MAY USE SOLVENT WELD FITTING RATHER THAN STANDARD SLIP BY TREAD SERVICE TEE.
2. NO MALE ADAPTORS ARE TO BE USED ON VALVE.
3. CDL MINIMUM 30" ADDITIONAL WIRE AS SHOWN DETAIL.
4. SEAL VALVE BOX SIDE WALL OPENINGS PRIOR TO BACK FILLING. COMPACT SOIL TO 95% DENSITY.
5. USE TEFLON TAPE ON ALL TREADED FITTINGS.
6. FLUSH MAINLINE PRIOR TO INSTALLING VALVES.
7. MAXIMUM FLOW: 20 GPM

D RAIN BIRD XCZ-100-PRBR-COM
NTS

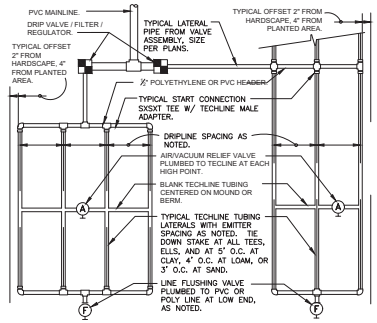
CONVENTIONAL WIRING APPLICATION



1. FINISHED GRADE/ TOP OF MULCH
2. JUMBO VALVE BOX WITH PURPLE COVER: RAIN BIRD VBJMBPL
3. 30-INCH LINEAR LENGTH OF WIRE, COILED
4. RAIN BIRD WC30 SPLICE KIT (1) OF (2)
5. 1 1/2" PESB-R VALVE (INCLUDED IN XCZ-150-LCDR KIT)
6. 1 1/2" SCH 40 ADAPTER (MALE X FEMALE) INCLUDED IN XCZ-150-LCDR KIT
7. 1 1/2" FILTER - RAIN BIRD LARGE CAPACITY DISC FILTER (INCLUDED IN XCZ-150-LCDR KIT)
8. 1 1/2" HIGH FLOW PRESSURE REGULATOR (INCLUDED IN XCZ-150-LCDR KIT)
9. LATERAL PIPE
10. PVC SCH 80 NIPPLE 1-1/2"
11. PVC SCH 40 ELBOW
12. FILTER FABRIC
13. PVC SCH 40 TEE OR ELBOW
14. MAINLINE, SEE SPECIFICATIONS FOR TYPE
15. 8-INCH THICK LAYER OF WASHED 3/4" GRAVEL

NOTES:
1. IF SCH-80 PVC FITTINGS ARE SPECIFIED FOR MAINLINE, CONTRACTOR MAY USE SOLVENT WELD FITTING RATHER THAN STANDARD SLIP BY TREAD SERVICE TEE.
2. NO MALE ADAPTORS ARE TO BE USED ON VALVE.
3. CDL MINIMUM 30" ADDITIONAL WIRE AS SHOWN DETAIL.
4. SEAL VALVE BOX SIDE WALL OPENINGS PRIOR TO BACK FILLING. COMPACT SOIL TO 95% DENSITY.
5. USE TEFLON TAPE ON ALL TREADED FITTINGS.
6. FLUSH MAINLINE PRIOR TO INSTALLING VALVES.
7. MAXIMUM FLOW: 60 GPM

G RAIN BIRD XCZ-150-LCDR
NTS



SLOPED CONDITION NOTES:

1. DRIPLINE LATERALS SHOULD FOLLOW THE CONTOURS OF THE SLOPE WHENEVER POSSIBLE.
2. INSTALL AIR RELIEF VALVE AT HIGHEST POINT.
3. TECHLINE NORMAL SPACING WITHIN THE TOP ⅓ OF SLOPE,
4. INSTALL TECHLINE AT NORMAL SPACING PLUS 25% AT THE BOTTOM ⅓ OF THE SLOPE.
5. WHEN ELEVATION CHANGE IS 10 FT OR MORE, ZONE THE BOTTOM ⅓ ON A SEPARATE VALVE.

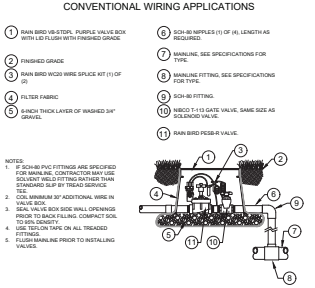
TECHLINE MAXIMUM LENGTH OF SINGLE LATERAL (FEET)

DRIPPER SPACING		12"			18"			24"	
DRIPPER FLOW RATE (GPH)		0.4	0.6	0.9	0.4	0.6	0.9	0.6	0.9
INLET PRESSURE	15	292	233	175	410	322	247	405	308
	25	397	321	238	558	438	335	553	423
	35	486	365	279	656	514	394	649	497
	45	520	407	311	732	574	439	725	555

TECHLINE FLOW PER 100 FEET

DRIPPER SPACING	0.4 GPH DRIPPER		0.6 GPH DRIPPER		0.9 GPH DRIPPER	
DRIPPER SPACING	GPH	GPM	GPH	GPM	GPH	GPM
12"	40.00	0.67	61.00	1.02	92.00	1.53
18"	26.67	0.44	41.00	0.68	61.00	1.02
24"	N/A	N/A	31.00	0.51	46.00	0.77

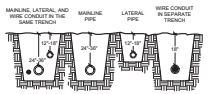
CONVENTIONAL WIRING APPLICATIONS

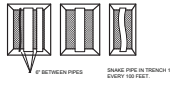


1. RAIN BIRD VB-STOPL PURPLE VALVE BOX WITH LID FLUSH WITH FINISHED GRADE
2. FINISHED GRADE
3. RAIN BIRD WC30 WIRE SPLICE KIT (1) OF (2)
4. FILTER FABRIC
5. 6-INCH THICK LAYER OF WASHED 3/4" GRAVEL
6. SCH-80 NIPPLES (1) OF (4), LENGTH AS REQUIRED.
7. MAINLINE, SEE SPECIFICATIONS FOR TYPE.
8. MAINLINE FITTING, SEE SPECIFICATIONS FOR TYPE.
9. SCH-80 FITTING.
10. NIBCO T-113 GATE VALVE. SAME SIZE AS SOLENOID VALVE.
11. RAIN BIRD PESB-R VALVE.

NOTES:
1. IF SCH-80 PVC FITTINGS ARE SPECIFIED FOR MAINLINE, CONTRACTOR MAY USE SOLVENT WELD FITTING RATHER THAN STANDARD SLIP BY TREAD SERVICE TEE.
2. CDL MINIMUM 30" ADDITIONAL WIRE IN VALVE BOX.
3. SEAL VALVE BOX SIDE WALL OPENINGS PRIOR TO BACK FILLING. COMPACT SOIL TO 95% DENSITY.
4. USE TEFLON TAPE ON ALL TREADED FITTINGS.
5. FLUSH MAINLINE PRIOR TO INSTALLING VALVES.

H RAIN BIRD 100/150/200-PESB-R PRS-D
NTS WITH GATE VALVE

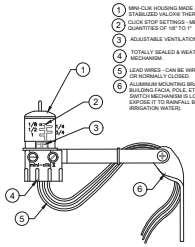




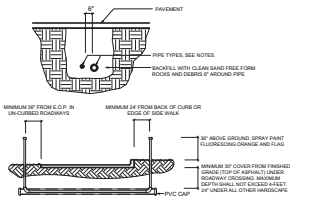
NOTE:
1. MINIMUM PIPE DEPTH SHALL BE PER DETAIL / LOCAL / STATE CODES, FROSTLINE, WITCH EVER IS MOST STRINGENT.
2. MAINLINE AND LATERAL PIPE, TYPE AND DEPTH UNLESS OTHERWISE NOTED IN SPECIFICATIONS.
3. ALL PIPE SHALL BE INSTALLED IN STRAIGHT LINES AND GRADES BETWEEN FITTINGS.
4. IF ROCK OR OTHER DEBRIS IS ENCOUNTERED, CONTRACTOR SHALL HAVE MINIMUM BEDD PIPE 3/4"-2" IN 4" OF SAND, AND 3"-4" IN 8" OF SAND. FOR LARGER PIPE, SEE SPECIFICATIONS
5. COMPACT BACKFILL TO 95% DENSITY.
6. CONTRACTOR TO REPAIR ALL SINK HOLES AND DEPRESSIONS UNDER WARRANTY PERIOD AT NO COST TO OWNER.
7. LATERAL PIPE IN R.O.W. SHALL HAVE MINIMUM 18" COVER.

M PIPE TRENCH DETAIL
NTS

MINI-CLIK HOUSING MADE FROM U.V. STABILIZED VALOXIX THERMOPLASTIC
CLICK STOP SETTINGS - MEASURE RAINFALL IN QUANTITIES OF 1/8" TO 1"
ADJUSTABLE VENTILATION HOLES
TOTALLY SEALED & WEATHERPROOF SWITCH MECHANISM.
LEAD WIRES - CAN BE WIRED NORMALLY OPEN OR NORMALLY CLOSED.
ALUMINUM MOUNTING BRACKET - MOUNT TO BUILDING FACIA, POLE, ETC. (INSURE THE SWITCH MECHANISM IS LOCATED SUCH TO PROPERLY MEASURE RAINFALL BUT NOT TO IRRIGATION WATER).

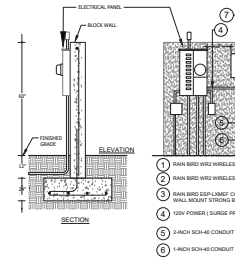


L MINI-CLIK II RAIN SENSOR
NTS



NOTE:
1. UNDER ROADWAY: ALL PVC SLEEVING SHALL BE SCH-40 PIPE FOR SIZES UP TO 4". SLEEVING 6" OR LARGER SHALL BE CL200. UNDER COUNTY AND STATE ROADWAY, ALL SLEEVES TO BE SCH-80.
2. UNDER SIDEWALK AND OTHER HARDSCAPE, ALL SLEEVING TO BE SCH-40.
3. SLEEVING TO BE TWO PIPE SIZES LARGER THAN CARRYING PIPE, ONLY ONE PIPE PER SLEEVE.
4. ALL JOINTS TO BE SOLVENT WELD.
5. WHERE THERE IS MORE THAN ONE SLEEVE IN TRENCH, EXTEND THE SMALLER SLEEVE TO 36" ABOVE FINISHED GRADE.
6. WHEN MULTIPLE PIPES ARE LAID IN THE SAME TRENCH, MAINTAIN MINIMUM 6" SEPARATION BETWEEN PIPE BELL JOINTS.
7. MECHANICALLY TAMP TO 95% PROCTOR.

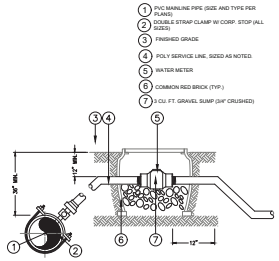
N ROADWAY / HARDSCAPE SLEEVING
NTS



NOTES:
1. SECURE IRRIGATION CONDUITS TO WALL USING "C" CHANNEL AND PIPE CLAMPS. MINIMUM (2) LOCATIONS.
2. RAIN SENSOR LOCATED ON WALL FOR REFERENCE ONLY. MUST BE PLACED IN A LOCATION WITH 6-FOOT RADIUS CLEAR OF VERTICAL OBSTRUCTIONS.
3. MOUNT CONTROLLER 6-INCHES BELOW TOP OF BLOCK WALL.

1. RAIN BIRD WR2 WIRELESS RAIN SENSOR
2. RAIN BIRD WR2 WIRELESS RAIN SENSOR RECEIVER.
3. RAIN BIRD ESP-LXMEF CONTROLLER WITH IC(4)-LXSI-USA CARTRIDGE HOUSED IN SB-16SSW WALL MOUNT STRONG BOX.
4. 120V POWER (SURGE PROTECTED) TO CONTROLLER.
5. 2-INCH SCH-40 CONDUIT FOR ZONE CONTROL WIRES.
6. 1-INCH SCH-40 CONDUIT FOR #6 GROUND WIRE (TO GROUNDING GRID).
7. RAIN BIRD IDEXTANTGP (ANTENNA EXTENSION).

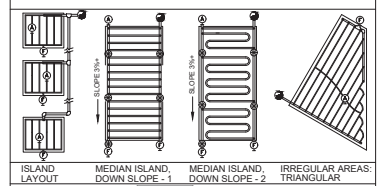
I RAIN BIRD ESP-LXMEF WALL MOUNT CONTROLLER
NTS IN HEAVY DUTY SB-16SSW STRONG BOX



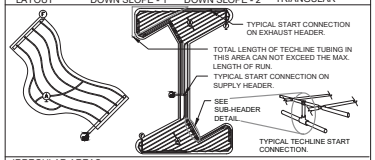
1. PVC MAINLINE PIPE (SIZE AND TYPE PER PLANS)
2. DOUBLE STRAP CLAMP W/ CORP. STOP (ALL SIZES)
3. FINISHED GRADE
4. POLY SERVICE LINE, SIZED AS NOTED.
5. WATER METER
6. COMMON RED BRICK (TYP.)
7. 3 CU. FT. GRAVEL SUMP (3/4" CRUSHED)

L METER CONNECTION
NTS

- WATER SOURCE: DRIP VALVE OR LATERAL FROM VALVE.
- TYPICAL SUPPLY HEADER.
- TYPICAL TECHLINE DRIPPER LINE TUBING.
- TYPICAL PVC OR POLY SUPPLY OR EXHAUST HEADER.
- (F) LINE FLUSING VALVE PLUMBED TO PVC OR POLY.
- (A) AIR/VACUUM RELIEF VALVE, INSTALL AT HIGH POINT OF SYSTEM.
- IN-LINE SPRING CHECK VALVE FOR LOW HEAD DRAINAGE.



ISLAND LAYOUT | MEDIAN ISLAND, DOWN SLOPE - 1 | MEDIAN ISLAND, DOWN SLOPE - 2 | IRREGULAR AREAS: TRIANGULAR



IRREGULAR AREAS: ODD CURVES | PARKING ISLAND TYPICAL LAYOUT

1 TYPICAL NETAFIM TECHLINE REQUIREMENTS
3" = 1'-0" FX-IR-NETA-DRIP-05

GENERAL NOTES

1. THE DRAWINGS ARE TO BE CONSIDERED DIAGRAMMATIC, AS IT MAY NOT HAVE BEEN POSSIBLE TO ACCURATELY DEPICT THE EXACT LOCATIONS FOR ALL MATERIAL, OR ALL JOBSITE ELEMENTS. THE INSTALLER SHALL BE EXPECTED TO MAKE MINOR ADJUSTMENTS ON THE SITE AS NEEDED, IN ORDER TO MAINTAIN COMPLETE AND ACCURATE COVERAGE, AND MAINTAIN THE INTENT OF THE DESIGN. MODIFICATIONS WHICH INCREASE THE SPACING OF HEADS, OR DECREASE THE SIZING OF PIPE, SHALL NOT BE MADE WITHOUT PRIOR CONSENT OF THE PROJECT MANAGER. THE FINAL LOCATIONS FOR ALL MAJOR EQUIPMENT, INCLUDING CONTROLLERS, VALVES, SUPPLY CONNECTIONS, MAINLINES, ETC. SHALL BE DETERMINED IN THE FIELD, STAKED OUT BY THE CONTRACTOR, USING THE DRAWINGS AS A GUIDE, AND APPROVED PRIOR TO INSTALLATION.

2. ALL WORK SHALL BE DONE IN ACCORDANCE WITH PREVAILING CODES AND REGULATIONS. ALTHOUGH DUE DILIGENCE HAS BEEN EXERCISED IN THE PREPARATION OF THE DOCUMENTS TO AVOID CONFLICTS, IT SHALL REMAIN THE RESPONSIBILITY OF THE INSTALLER FOR VERIFICATION AND CONFORMANCE TO THE PARTICULAR CODES FOR THIS LOCATION. THE INSTALLER SHALL OBTAIN ANY NECESSARY PERMITS, LOCATES, AND INSPECTIONS.

3. ALL WORK SHALL BE CLOSELY COORDINATED WITH THAT OF OTHER TRADES, IN ORDER TO AVOID CONFLICTS. THE INSTALLATION SHALL BE COORDINATED WITH ALL NEW AND EXISTING IMPROVEMENTS, AND WITH THE ACTUAL INSTALLED BEDLINES, SOD LIMITS, AND PLANT LOCATIONS.

4. THE INSTALLER SHALL BE FAMILIAR WITH ALL APPLICABLE DOCUMENTS, INCLUDING ANY WRITTEN SPECIFICATIONS THAT MAY HAVE BEEN ISSUED. ANY CONFLICT FOUND BETWEEN THE VARIOUS DOCUMENTS SHALL BE SUBMITTED IN WRITING TO THE PROJECT MANAGER FOR DETERMINATION.

5. ALL MATERIAL AND LABOR NECESSARY TO PROVIDE A COMPLETE, FULLY OPERATIONAL, AND GUARANTEED SYSTEM SHALL BE CONSIDERED PART OF THE WORK, WHETHER OR NOT THEY ARE SPECIFICALLY INDICATED IN THE DOCUMENTS. THIS SHALL INCLUDE CONFORMANCE TO THE REQUIREMENTS AND RECOMMENDATIONS OF THE VARIOUS MANUFACTURERS OF THE EQUIPMENT, AND TO APPLICABLE TRAINING AND CERTIFICATION OF INSTALLATION PERSONNEL.

6. UNLESS SPECIFICALLY STATED TO THE CONTRARY, PIPING AND WIRING PASSING UNDER PAVED OR OTHER IMPERVIOUS SURFACES SHALL BE INSTALLED IN SLEEVING OF ADEQUATE SIZE AND STRENGTH. SIDEWALKS AND DECKS AND TURF PAVERS SHALL REQUIRE SLEEVING, EVEN IF NOT SHOWN ON THE DRAWINGS. CONTROL WIRING MAY BE RUN WITHIN A LARGER SLEEVE WITH MAINLINE PIPING, BUT ONLY IF PROTECTED BY A SMALLER CONDUIT. WIRE MAY NOT BE TAPED TO THE MAINLINE IN LIEU OF THIS CONDUIT, AS ABRASION OF THE WIRE JACKET IS LIKELY TO OCCUR.

7. SLEEVES UNDER PARKING AND DRIVEWAYS MAY BE THE RESPONSIBILITY OF OTHER THAN THE IRRIGATION CONTRACTOR (SUCH AS THE PAVING OR SITE CIVIL CONTRACTOR). CONSULT OTHER DOCUMENTS FOR ADDITIONAL INFORMATION. ANY NEEDED SLEEVE WHICH EITHER CANNOT BE FOUND OR IS DAMAGED BEYOND PRACTICAL USE SHALL BE REPORTED TO THE PROJECT MANAGER IMMEDIATELY, ALONG WITH RECOMMENDATIONS FOR CORRECTIVE ACTION. SLEEVES UNDER SIDEWALKS, DECKS, ETC. ARE NORMALLY INSTALLED BY THE IRRIGATION CONTRACTOR.

8. CONTROL WIRING SHALL BE ROUTED WITH THE MAINLINE WHENEVER POSSIBLE. WIRE SHALL DIRECT BURIAL PE 14-GAUGE.

9. ALL SPRINKLER HEADS SHALL BE OF THE PROPER SIZE AND TYPE FOR THE LOCATION AND PLANT MATERIAL. HEADS SHALL BE INSTALLED IN THE PRESCRIBED MANNER, PLUMB, AND WITH THE PROPER HEIGHT WITH RESPECT TO GRADE AND/OR PLANT MATERIAL. ALL HEADS AND OTHER EQUIPMENT SHALL BE INSTALLED WITH ADEQUATE AND UNIFORM CLEARANCES FROM ALL PAVING, CURBS, SIDEWALKS, WALLS, AND OTHER OBSTACLES, SO THAT DAMAGE TO EQUIPMENT DOES NOT OCCUR DURING NORMAL LANDSCAPE MAINTENANCE OPERATIONS. ALL SPRINKLERS SHALL BE ADJUSTED TO OBTAIN OPTIMAL COVERAGE OF PLANT MATERIAL, WHILE MINIMIZING OVERSPRAY ONTO WINDOWS, WALLS PAVING OR OTHER IMPERVIOUS SURFACES, PARTICULARLY WOODWORK AND/OR TRIM. THE INSTALLER SHALL UTILIZE THE PROPER SPRAY NOZZLE PATTERN FOR THE LOCATION, AS WELL AS PRESSURE-COMPENSATING HEADS OR SCREENS, AND ADJUSTABLE-PATTERN NOZZLES WHERE A FIXED PATTERN IS NOT SUITABLE TO CONTROL COVERAGE OR OVERSPRAY.

10. RISER-MOUNTED HEADS SHALL BE INSTALLED WITHIN THE FIRST ROW OF PLANT MATERIAL, SO THAT THE HEAD IS PROTECTED AND CONCEALED BY THE MATERIAL. IT MAY BE REQUIRED TO RELOCATE HEADS NOT CONFORMING TO THIS STIPULATION AFTER PLANTS ARE INSTALLED. THIS SHALL BE DONE AT NO ADDITIONAL COST TO THE OWNER. RISERS SHALL BE STAKED AS SHOWN IN THE DETAILS, AND PAINTED A DURABLE FLAT COLOR, TO BE AGREED UPON BY THE PARTIES.

11. TREE BUBBLER HEADS SHALL BE CONSIDERED TEMPORARY, AND WILL BE CAPPED OFF ONCE MATERIAL IS ESTABLISHED.

12. THE CONTROLLER SHALL REQUIRE A STANDARD 120-VAC POWER FEED, WHICH SHALL BE COORDINATED BY THE INSTALLER, AND HOOKED UP BY A LICENSED ELECTRICIAN. IT IS PREFERRED THAT A DEDICATED CIRCUIT BE PROVIDED FOR THIS CONNECTION. A 3-WIRE POWER INPUT SURGE ARRESTOR SHALL BE PROVIDED ON THE POWER FEED, AND A DEDICATED GROUND ROD/PLATE NETWORK (SEE DETAIL) SHALL BE INSTALLED, HAVING A MEASURED EARTH GROUND RESISTANCE OF NOT GREATER THAN TEN (10) OHMS.

13. THE CONTROL SYSTEM IS A RAIN BIRD SYSTEM. THE INSTALLER SHALL UTILIZE PERSONNEL WHO ARE SPECIFICALLY TRAINED AND CERTIFIED IN THE PROPER INSTALLATION OF THIS SYSTEM. THE INSTALLER SHALL ENLIST THE SERVICES OF THE FIELD SERVICE REPRESENTATIVE FOR ANY REQUIRED COORDINATION. ALL RELEVANT MATERIAL AND LABOR TO INSTALL THIS SYSTEM IN ACCORDANCE WITH RAIN BIRD GUIDELINES SHALL BE CONSIDERED PART OF THE WORK, WHETHER OR NOT SPECIFICALLY CALLED OUT IN THESE DOCUMENTS.

14. THE CONTROLLER SHALL BE EQUIPPED WITH A PROPERLY LOCATED AND INSTALLED RAIN SENSOR. THE SENSOR SHALL BE LOCATED IN SUCH A MANNER SO THAT IT IS UNOBSTRUCTED AND DIRECTLY EXPOSED TO NATURAL RAINFALL FROM ALL DIRECTIONS, BUT NOT TO RUNOFF WATER FROM ROOFS, ETC.

15. THE MINIMUM SUPPLY REQUIREMENT FOR THE SYSTEM AS DESIGNED IS:
SEE POC CRITICAL ANALYSIS

16. THE INSTALLER SHALL BE EXPECTED TO BE FAMILIAR WITH ALL REQUIREMENTS FOR THE WORK, AND TO CONDUCT HIS WORK IN A CLEAN, SAFE, AND WORKMANLIKE MANNER. THE OWNER RESERVES THE RIGHT TO ACT TO PROTECT HIS PROPERTY AND THE OTHER PERSONNEL AT WORK THERE, AND TO MAKE EMERGENCY REPAIRS OR TAKE CORRECTIVE ACTION IF THE INSTALLER DOES NOT FULFILL HIS OBLIGATIONS IN A TIMELY MANNER. THE OWNER FURTHER RESERVES THE RIGHT TO BACK-CHARGE THE INSTALLER TO COVER SUCH EXPENSES, TO THE EXTENT ALLOWED UNDER APPLICABLE LAW.

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LANDSCAPE ARCHITECTURE
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URBAN DESIGN
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PROJECT
351 MARION OAKS BLVD
MARION COUNTY, FL
Prepared For:
A&B PROPERTIES SERVICES

SEAL

CONSULTANTS

ISSUED FOR:
10/13/2025 PERMIT

PROJECT NO.	2025-05
DESIGNED BY	TFW
DRAWN BY	TFW
CHECKED BY	TDC/TFW
DATE	2/18/2025
DRAWING SCALE	AS SHOWN

DRAWING TITLE
IRRIGATION DETAILS

DRAWING NUMBER
IR-02
SHEET 2 OF 3

IRRIGATION NOTES & SPECIFICATIONS

Irrigation design based on the TDC Design Studio Landscape Plan dated 7/19/2021. Contractor shall refer to these plans to coordinate sprinkler and pipe locations.

The system has been designed to conform with the requirements of all applicable codes, laws, ordinances, rules, regulations and conventions. Should any conflict exist, the requirements of the codes shall prevail. It is the responsibility of the owner/installation contractor to ensure the entire system is installed as designed. Irrigation contractor responsible for obtaining all required permits according to federal, state and local laws.

The scope of work is shown on the plans, notes and details. The Irrigation Contractor shall be certified as a CERTIFIED IRRIGATION CONTRACTOR by the Irrigation Association. The certification shall be current and in good standing.

THE WORK

The work specified in this section consists of furnishing all components necessary for the installation, testing, and delivery of a complete, fully functional automatic landscape irrigation system that complies with the irrigation plans, specifications, notes, and details. This work shall include, but not be limited to, the providing of all required material if applicable (pump(s), backflows, pipes, valves, fittings, controllers, wire, primer, glue, etc.), layout, protection to the public, excavation, assembly, installation, back filling, compacting, repair of road surfaces, controller and low voltage feeds to valves, cleanup, maintenance, guarantee and as-built plans.

All irrigated areas shall provide 100% head-to-head coverage from a fully automatic irrigation system with a rain (and freeze as appropriate) shut off device. If the rain shut off device is a rain sensor, it shall be installed to prevent activation by adjacent heads. Zones are prioritized first by public safety and then by hydraulic concerns. This sequencing will be a mandatory punch list item.

These plans have been designed to satisfy/exceed the Florida Irrigation Society Standards and Specifications for Turf and Landscape Irrigation Systems, fourth edition. All products should be installed per manufacturer's recommendation. Contractor shall verify all underground utilities 72 hours prior to commencement of work.

It is the responsibility of the irrigation contractor to familiarize themselves with all grade differences, location of walls, retaining walls, structures and utilities. Do not willfully install the sprinkler system as shown on the drawings when it is obvious in the field that unknown obstruction, grade differences or differences in the area dimensions exist that might not have been considered in the engineering. Such obstructions, or differences, should be brought to the attention of the owner's authorized representative. In the event this notification is not performed, the irrigation contractor shall assume full responsibility for any revisions necessary.

Irrigation contractor shall repair or replace all items damaged by their work. Irrigation contractor shall coordinate their work with other contractors for the location and installation of pipe sleeves and laterals through walls, under roadways and paving, etc.

The contractor shall take immediate steps to repair, replace, or restore all services to any utilities which are disrupted due to their operations. All costs involved in disruption of service and repairs due to negligence on the part of the contractor shall be their responsibility.

POINT OF CONNECTION (P.O.C.)

There is ONE P.O.C.('s)

#1-P.O.C. is a new 1" potable meter & RPZ Backflow (by others) with a 1" service line by others. The P.O.C. must be capable of delivering a minimum of 20.3 GPM at 60 PSI downstream of the water meter.

Contractor to verify these minimum conditions can be met prior to ordering of materials and the beginning of installation. If the conditions can not be met, the contractor must notify the designer prior to proceeding with the work. If the contractor does not do so, the contractor proceeds at their own risk and becomes responsible for any future work required to make the system perform as required.

THE PIPE

Pipe locations shown on the plan are schematic and shall be adjusted in the field. When laying out mainlines place a maximum of 18" away from either the back of curb, front of walk, back of walk, or other hardscape to allow for ease in locating and protection from physical damage. Install all lateral pipe near edges of pavement or against buildings whenever possible to allow space for plant root balls. Always install piping inside project property's boundary.

All pipes are to be placed in planting beds. If it is necessary to have piping under hardscapes, such as roads, walks, and patios, the pipes must be sleeved using Class 200 PVC with the sleeve diameter being twice the size of the pipe it is carrying with a minimum sleeve size of 2".

Pipe sizes shall conform to those shown on the drawings. No substitutions of smaller pipe sizes shall be permitted, but substitutions of larger sizes may be approved. All damaged and rejected pipe shall be removed from the site at the time of said rejection.

Mainline shall be Pantone Purple Sch 40 solvent-weld (sized per plan) PVC with Sch 40 PVC solvent-weld fittings.

Contractor to ensure all mainline piping is properly restrained using mechanical joint fittings, restraining collars, threaded rods, thrust blocks, etc.., as and where required. Contractor shall refer to pipe manufacturers recommended installation practices for further direction.

PVC pipe joint compound and primer: The PVC cement shall be Weld-On 711 (grey, slow-drying, heavy duty) and the primer shall be Weld-On P70 (purple tinted, compatible with cement), or approved equals.

ELECTRICAL POWER SUPPLY

Electrical supply for irrigation pumps, controllers, sensors, relaysto be provided by irrigation contractor. Contractor to coordinate with local utilities for the installation of, and connection to, site available power supplies for required electrical components as set forth in the irrigation plans.

All electrical work is to comply with the National Electrical Code and any, and all, other applicable electrical codes, laws and regulations. A licensed electrician shall perform all electrical hook-ups. Power for each controller/CCU shall be a dedicated 120 volt, 20 amp circuit unless otherwise specified in the plans. Power for each pump to be according to pump specifications indicated in these plans.

WIRING

Irrigation control wire shall be thermoplastic solid copper, single conductor, low voltage irrigation controller wire; suitable for direct burial and continuous operation at rated voltages.

Tape and bundle control wires every 10' and run alongside the mainline. At all turns in direction make a 2' coil of wire. At all valve boxes coil wire around a 3/4" piece of PVC pipe to make a coil using 30 linear inches of wire. Make electrical connections with 3MDBY/R connectors.

Number all wires, using an electrical book of numbers, according to the plans. Number wires in all valve boxes, junction boxes and at the controller.

Wire sized, numbered and colored as follows:
#14 white for common
#14 spare black common
#14 individual color coded hot wire
#14 spare yellow hot wire

Spare wires
Leaving each controller, run six spare wires in both directions (twelve spare wires total). Install as 2 common spares (4 total) and 4 hot wires (8 total). Loop these wires into each RCV along their path and terminate in the last valve box controlled by the wires respective controller. The loop into each valve box shall extend up into the valve box a minimum of 8" and be readily accessible by opening the valve box lid. These wires must be all numbered and color coded as required in these plans.

Controller and Pump station Control Panel grounding - Contractor to utilize 4"X8'X5/8" copper grounding plates, 5/8"X10' copper clad grounding rods, 'One Strike' CAD wells at all connection points, #6 bare copper wire, and earth contact material. Install these and other required components as outlined in the detail. Contractor to verify that the earth to ground resistance does not exceed 10 ohms. Contractor shall provide a written certification, on a licensed electrical contractors letter head, showing the date of the test, controller/pump location, and test results. Each controller/pump shall be so grounded and tested. Each component must have its own separate grounding grid, unless they are sitting side by side, in which case up to two controllers can share a common grounding grid.

LAYOUT

Lay out irrigation system mainlines and lateral lines. Make the necessary adjustments as required to take into account all site obstructions and limitations prior to excavating trenches.

Stake all sprinkler head locations. Adjust location and make the necessary modifications to nozzle types, etc. required to ensure 100% head to head coverage. Refer to the Edge of Pavement Detail on the Irrigation Detail Sheet.

Spray heads shall be installed 4" from sidewalks or curbed roadways and 12" from uncurbed roadways and building foundations. Rotors shall be installed 4" from sidewalks or curbed roadways, 12" from building foundations, and 36" from uncurbed roadways.

Shrub heads shall be installed on 3/4" Sch 40 PVC risers. The risers shall be set at a minimum of 18" off sidewalks, roadway curbing, building foundations, and/or any other hardscaped areas. Shrub heads shall be installed to a standard height of 4" below maintained height of plants and shall be installed a minimum of 6" within planted masses to be less visible and offer protection. Paint all shrub risers with flat black or forest green paint, unless irrigation system will utilize reuse water; in this case the risers shall be purple PVC and shall not be painted.

Locate valves prior to excavation. Ensure that their location provides for easy access and that there is no interference with physical structures, plants, trees, poles, etc. Valve boxes must be placed a minimum of 12" and a maximum of 15" from the edge of pavement, curbs, etc. and the top of the box must be 2" above finish grade. No valve boxes shall be installed in turf areas without approval by the irrigation designer - only in shrub beds. Never install in sport field areas.

VALVES

Sequence all valves so that the farthest valve from the P.O.C. operates first and the closest to the P.O.C. operates last. The closest valve to the P.O.C. should be the last valve in the programmed sequence.

Adjust the flow control on each RCV to ensure shut off in 10 seconds after deactivation by the irrigation controller.

Using an electric branding iron, brand the valve I.D. letter/number on the lid of each valve box. This brand must be 2"-3" tall and easily legible.

EQUIPMENT

All pop-up heads and shrub risers shall be pressure compensating. All pop-up heads shall be mounted on flex-type swing joints. All rotors shall be installed with PVC triple swing joints unless otherwise detailed.

All sprinkler equipment, not otherwise detailed or specified on these plans, shall be installed as per manufacturer's recommendations and specifications, and according to local and state laws.

TRENCHING

Excavate straight and vertical trenches with smooth, flat or sloping bottoms. Trench width and depth should be sufficient to allow for the proper vertical and horizontal separation between piping as shown in the pipe installation detail on the detail sheet.

Protect existing landscaped areas. Remove and replant any damaged plant material upon job completion. The replacement material shall be of the same genus and species, and of the same size as the material it is replacing. The final determination as to what needs to be replaced and the acceptability of the replacement material shall be solely up to the owner or owner's representative.

INSTALLATION

Solvent Weld Pipe: Cut all pipe square and deburr. Clean pipe and fittings of foreign material; then apply a small amount of primer while ensuring that any excess is wiped off immediately. Primer should not puddle or drip from pipe or fittings. Next apply a thin coat of PVC cement; first apply a thin layer to the pipe, next a thin layer inside the fitting, and finally another very thin layer on the pipe. Insert the pipe into the fitting. Insure that the pipe is inserted to the bottom of the fitting, then turn the pipe a 1/4 turn and hold for 10 seconds. Make sure that the pipe doesn't recede from the fitting. If the pipe isn't at the bottom of the fitting upon completion, the glue joint is unacceptable and must be discarded.

Pipes must cure a minimum of 30 minutes prior to handling and placing into trenches. A longer curing time may be required; refer to the manufacturer's specifications. The pipe must cure a minimum of 24 hours prior to filling with water.

Gasketed Pipe: With pipe in the trench, cut pipe square, deburr, and place beveled edge on male portion of pipe, if not using a piece with a factory bevel. Clean pipe and fittings of foreign material; then apply a small amount of pipe grease to the rubber gasket on the female end. Fully insert the male end of the pipe into the bell end of adjacent pipe until the bevel is fully seated into the bell. Restrain pipe as required.

BACK FILL

The Back fill 6" below, 6" above, and around all piping shall be of clean sand and anything beyond that in the trench can be of native material but nothing larger than 2" in diameter.

Main line pipe depth measured to the top of pipe shall be:
24" minimum for 3/4"-2 1/2" PVC with a 30" minimum at vehicular crossings;
30" minimum for 3" & 4" PVC with a 36" minimum at vehicular crossings.
36" minimum for 6" PVC with a 36" minimum at vehicular crossings;

Lateral line depths measured to top of pipe shall be:
18" minimum for 3/4"-3" PVC with a 30" minimum at vehicular crossings;
24" minimum for 4" PVC and above with a 30" minimum at vehicular crossings.

Contractor shall backfill all piping, both mainline and laterals, prior to performing any pressure tests. The pipe shall be backfilled with the exception of 2' on each side of every joint (bell fittings, 90's, tees, 45's, etc.). These joints shall not be backfilled until all piping has satisfactorily passed its appropriate pressure test as outlined below.

FLUSHING

Prior to the placement of valves, flush all mainlines for a minimum of 10 minutes or until lines are completely clean of debris, whichever is longer.

Prior to the placement of heads, flush all lateral lines for a minimum of 10 minutes or until lines are completely clean of debris, whichever is longer.

Use screens in heads and adjust heads for proper coverage avoiding excess water on walls, walks and paving.

TESTING

Soil: At a minimum of 2 locations on the site, soil tests for Infiltration and texture shall be performed according to the USDA Soil Quality Test Kit Guide. The tests shall be documented in a USDA Soil Worksheet. (All of the above is available at http://soils.usda.gov/sqi/assessment/test_kit.html) The completed worksheet shall be submitted to the owners representative for review/approval. Do not proceed without written direction from the owner/owner's representative.

Mainline: Remove all remote control valves and cap using a threaded cap on SCH 80 nipple. Fill mainline with water and pressurize the system to 125 PSI. Monitor the system pressure at two gauge locations; the gauge locations must be at opposite ends of the mainline. With the same respective pressures, monitor the gauges for two hours. There can be no loss in pressure at either gauge for solvent-welded pipe. For HDPE pipe, see HDPE notes. For gasketed pipe, testing requires measurement of the water pumped into the mainline system, using a hydrostatic pump, to maintain 125 PSI - this water volume shall be no more than the result of the following formula:

L=(ND·\P)/7400

where L=Allowable leakage in gallons per hour
N=Number of joints in pipe tested
D=Nominal diameter of pipe (in inches)
P=Average Test Pressure (in PSI)

If these parameters are exceeded, locate the problem; repair it; wait 24 hours and retry the test. This procedure must be followed until the mainline passes the test.

Lateral Lines: The lateral lines must be fully filled to operational pressure and visually checked for leaks. Any leaks detected must be repaired.

Operational Testing -Once the mainline and lateral lines have passed their respective tests, and the system is completely operational, a coverage test and demonstration of the system is required. The irrigation contractor must demonstrate to the owner, or his/her representative, that proper coverage is obtained and the system works automatically from the controller. This demonstration requires each zone to be turned on, in the proper sequence as shown on the plans, from the controller. Each zone will be inspected for proper coverage and function. The determination of proper coverage and function is at the sole discretion of the owner or owner's representative.

Upon completion of the operational test, run each zone until water begins to puddle or run off. This will allow you to determine the number of irrigation start times necessary to meet the weekly evapotranspiration requirements of the planting material in each zone. In fine sandy soils, it is possible no puddling will occur. If this is experienced, then theoretical calculations for run times will be required for controller programming.

SUBMITTALS

Pre-Construction: The contractor must submit for written approval, prior to installation, five (5) copies of the manufacturer's cut sheets/specifications for all components to be used in the irrigation system.

After project completion:
As a condition of final acceptance, the irrigation contractor shall provide the owner with:
1. Irrigations As-builts - shall be provided utilizing a sub-foot Global Positioning System (GPS) to accurately locate all mainlines, sleeves, remote control valves, gate valves, independent wire runs, wire splice boxes, controllers, high voltage supply sources/conduit path, control mechanisms, sensors, wells and water source connections in Florida East State Plane, NAD 83, and CORS 96 format. The data collected shall be in POINT format and include an ID for each data point with Manufacturer, Type, Size, and Depth. All mainline and independent runs of wire shall be located every 30' for straight runs and at every change of direction. Sleeves will be located at end points and every 20' of length. All underground items shall include depth in inch format. These POINTS once collected shall be imported into an AutoCAD DWG geo-referenced base file to be labeled accordingly. The completed AS-Built shall be a Geo-Referenced DWF file and delivered to the owner on a compact disk (CD).

2. Controller charts - Upon completion of "as-built" prepare controller charts; one per controller. Indicate on each chart the area controlled by a remote control valve (using a different color for each zone). This chart shall be reduced to a size that will fit inside of the controller door. The reduction shall be hermetically sealed inside two 2ml pieces of clear plastic.

3. Grounding Certification - Provide ground certification results for each controller and pump panel grounding grid installed. This must be on a licensed electrician letter head indicating location tested (using IR plan symbols), date, time, test method, and testing results.

INSPECTIONS AND COORDINATION MEETINGS REQUIRED - Contractor is required to schedule, perform, and attend the following, and demonstrate to the owner and/or owners representative to their satisfaction, as follows:

1. Pre-construction meeting - Designer and contractor to review entire install process and schedule with owner/general contractor.
2. Mainline installation inspection(s) - all mainline must be inspected for proper pipe, fittings, depth of coverage, backfill. and installation method
3. Mainline pressure test - All mainline shall be pressure tested according to this designs requirements
4. Flow Meter calibration - All flow meters must be calibrated, provide certified calibration report for all flow meters.
5. USDA Soil Quality Tests for infiltration/texture
6. Coverage and operational test
7. Final inspection
8. Punch list inspection

FINAL ACCEPTANCE

Final acceptance of the irrigation system will be given after the following documents and conditions have been completed and approved. Final payment will not be released until these conditions are satisfied.

1. All above inspections are completed, documented, and approved by owner.
2. Completion and acceptance of `as-built' drawings.
3. Acceptance of required controller charts and placement inside of controllers.
4. All other submittals have be made to the satisfaction of the owner.

GUARANTEE: The irrigation system shall be guaranteed for a minimum of one calendar year from the time of final acceptance.

MINIMUM RECOMMENDED
IRRIGATION MAINTENANCE PROCEDURES

1. Every irrigation zone should be checked monthly and written reports generated describing the date(s) each zone was inspected, problems identified, date problems repaired, and a list of materials used in the repair. At minimum, these inspections should include the following tasks:

A. Turn on each zone from the controller to verify automatic operation.
B. Check schedules to ensure they are appropriate for the season, plant and soil type, and irrigation method. Consult an I.A. certified auditor for methods used in determining proper irrigation scheduling requirements.
C. Check remote control valve to ensure proper operation.
D. Check setting on pressure regulator to verify proper setting, if present.
E. Check flow control and adjust as needed; ensure valve closure within 10-15 seconds after deactivation by controller.
F. Check for leaks - mainline, lateral lines, valves, heads, etc.
G. Check all heads as follows:

1. Proper set height (top of sprinkler is 1" below mow height)
2. Verify head pop-up height - 6" in turf, 12" in ground cover, and pop-up on riser in shrub beds.
3. Check wiper seal for leaks - if leaking, clean head and re-inspect. If still leaking, replace head with the appropriate head with pressure regulator and built-in check valve.
4. All nozzles checked for proper pattern, clogging, leaks, correct make & model, etc. - replace as needed
5. Check for proper alignment - perfectly vertical; coverage area is correct; minimize over spray onto hardscapes.
6. Riser height raised/lowered to accommodate plant growth patterns and ensure proper coverage.
7. verify the pop-up riser retracts after operation. If not, repair/replace as needed.

2. Check controller/C.C.U. grounds for resistance (10 ohms or less) once per year. Submit written reports.

3. Check rain shut-off device monthly to ensure it functions properly.

4. Inspect all filters monthly and clean/repair/replace as needed.

5. Inspect backflow devices by utilizing a properly licensed backflow inspector. This should be done annually, at minimum.

6. Inspect all valve boxes to ensure they are in good condition, lids are in place and locked.

7. Check pump stations for proper operation, pressures, filtration, settings, etc. - refer to pump station operations manual.

8. Check and clean intake screens on all suction lines quarterly, at minimum. Clean and/or repair, as needed.

9. Winterize, if applicable, as weather in your area dictates. Follow manufacturer recommendations and blow out all lines and equipment using compressed air. Perform seasonal startup of system as per manufacturer recommendations.

10. Conduct additional inspections, maintenance tasks, etc. that are particular for your site.

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LANDSCAPE ARCHITECTURE
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URBAN DESIGN
1516 E. HILLCREST STREET STE. 105
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PROJECT
351 MARION OAKS BLVD
MARION COUNTY, FL
Prepared For:
A&B PROPERTIES SERVICES

SEAL

CONSULTANTS

ISSUED FOR:
10/13/2025 PERMIT

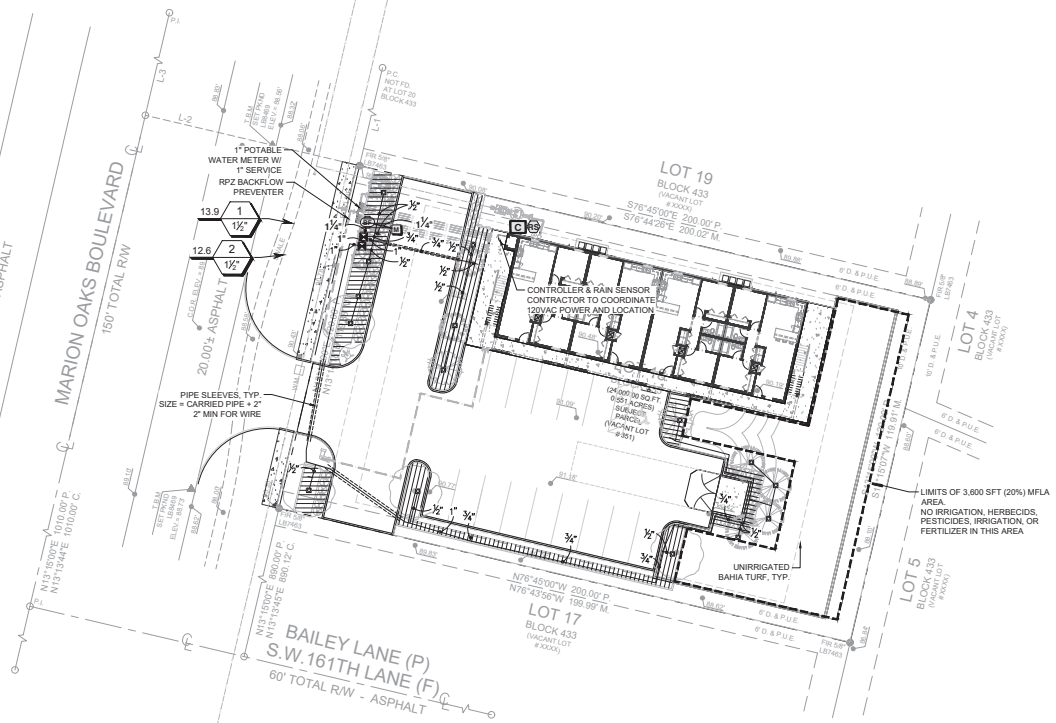
PROJECT NO.	2025-05
DESIGNED BY	TFW
DRAWN BY	TFW
CHECKED BY	TDC/TFW
DATE	2/18/2025
DRAWING SCALE	AS SHOWN

DRAWING TITLE
IRRIGATION NOTES

DRAWING NUMBER
IR-03
SHEET 3 OF 3

MAINLINE AND LATERAL LOCATION, WHERE SHOWN, IS FOR GRAPHIC CLARITY PURPOSES ONLY. INSTALL AT THE BACK OF CURB, FRONT OF WALK, BACK OF WALK, OR ADJACENT TO OTHER HARDSCAPES TO FACILITATE FUTURE LOCATION AND TO PROTECT FROM DAMAGE. ENSURE MAINLINE IS INSTALLED ACCORDING FDEP GUIDELINES AND TO IRRIGATION SPECIFICATIONS AND DETAILS.

811 KNOW WHAT'S BELOW ALWAYS CALL 811 BEFORE YOU DIG
It's fast, it's free, it's the law.



LANDSCAPE AREA CALCULATIONS:
TOTAL SITE AREA: 24,000 +/- SQ. FT.
TOTAL UPLAND LANDSCAPED AREA: 16,345 +/- SQ. FT.
IRRIGATED PLANTING AREAS: 1,257 +/- SQ. FT
UNIRRIGATED/ BAHIA TURF AREA: 15,088 +/- SQ. FT.

15% MFLA REQUIRED= 24,000 X 15% = 3,600 SQ. FT

IRRIGATED AREAS:
TOTAL IRRIGATED AREA: 1,275 +/- SQ. FT.
HIGH FLOW/ SPRAY AREA: 0 +/- SQ. FT.
LOW FLOW/ DRIP AREA: 1,275 +/- SQ. FT. (100%)

NOTE: IRRIGATION SHALL BE IN ACCORDANCE WITH MARION COUNTY CODE. THE SYSTEM IS PROPOSED AS PERMANENT.

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL	QTY	ARC	PSI	GPM	RADIUS
	Rain Bird 1800-1400 Flood 1402	15	360	30	0.5	3'
SYMBOL	**MANUFACTURER/MODEL/DESCRIPTION**	**QTY**				
	Rain Bird XCZ-150-LCDR High Flow Control Zone Kit, for Large Commercial Drip Zones. 1-1/2" PESB-R Scrubber Globe Valve with single 1-1/2" Pressure Regulating (40psi) Quick-Check Basket Filters. Flow range: 15-62gpm.	2				
	Area to Receive Dripline Netafim TLCV-09-12 Techline Pressure Compensating Landscape Dripline with Check Valve. 0.9 GPH emitters at 12" O.C. Dripline laterals spaced at 18" apart, with emitters offset for triangular pattern. 17mm.	1,266 lf				
SYMBOL	**MANUFACTURER/MODEL/DESCRIPTION**	**QTY**				
BF	Febco 825Y 1-1/4" Reduced Pressure Backflow Preventer	1				
M	Water Meter 1"	1				
	Irrigation Lateral Line: PVC Class 200 SDR 21	514.1 lf				
	Irrigation Mainline: PVC Schedule 40	18.6 lf				
	Pipe Sleeve: PVC Schedule 40	85.4 lf				

Valve Callout
Valve Number
Valve Flow
Valve Size

VALVE SCHEDULE (ALL ZONES SHALL RUN INDIVIDUALLY)

NUMBER	MODEL	SIZE	TYPE	GPM	WIRE	PSI	PSI @ POC	PRECIP
1	Rain Bird XCZ-150-LCDR	1-1/2"	Bubbler	13.87	58.4	37.0	47.2	0.96 in/h
2	Rain Bird XCZ-150-LCDR	1-1/2"	Bubbler	12.63	61.6	41.3	51.5	0.96 in/h
	Common Wire				18.6			

Sec. 6.9.6. - Completion inspection requirements.

A. Irrigation installation professionals shall be accountable for the proper installation and compliance with the conditions of the irrigation permit and approved plans.

B. Upon completion of the installation, the contractor or owner shall request an inspection by the irrigation design professional. Prior to the inspection, the irrigation installation professional shall produce a clear and legible as-built diagram which accurately represents the irrigation system was installed. The diagram shall be presented and reviewed during the final inspection. The diagram may be a marked-up copy of the approved irrigation plan and shall include at a minimum:
(1) Locations of all mainlines and mainline valves;
(2) Locations of all remote control valves;
(3) Water demand per zone in GPM, and
(4) Total water demand per operating cycle.

C. The irrigation installation professional shall also provide to the owner:
(1) Irrigation system scheduling information;
(2) A copy of the irrigation controller owner's manual;
(3) Irrigation system maintenance schedule, which includes:
(a) Instructions for seasonal adjustments of controller and sensors.
(b) Instructions covering how and when to check for leaks.
(c) A schedule for checking for proper irrigation distribution coverage.

D. Within 60 days after installation the irrigation controller shall be adjusted to be set in accordance with the applicable irrigation schedule set forth in this Code.

E. Upon completion of the irrigation system installation and the acceptance of the as-built diagram and operational information, a Final Inspection and Landscape/Irrigation Release shall be signed and sealed by the irrigation design professional and submitted to the County's Landscape Architect.

CRITICAL ANALYSIS

Generated:	2025-10-15 11:05
P.O.C. NUMBER: 01	
Water Source Information:	
FLOW AVAILABLE	
Water Meter Size:	1"
Flow Available	20.27 GPM
PRESSURE AVAILABLE	
Static Pressure at POC:	60 PSI
Elevation Change:	5.00 ft
Service Line Size:	1"
Length of Service Line:	20 ft
Pressure Available:	56 PSI
DESIGN ANALYSIS	
Maximum Station Flow:	13.87 GPM
Flow Available at POC:	20.27 GPM
Residual Flow Available:	6.41 GPM
Critical Station:	2
Design Pressure:	30 PSI
Friction Loss:	4.78 PSI
Fittings Loss:	0.48 PSI
Elevation Loss:	0 PSI
Loss through Valve:	6 PSI
Pressure Req. at Critical Station:	41.3 PSI
Loss for Fittings:	0.03 PSI
Loss for Main Line:	0.29 PSI
Loss for POC to Valve Elevation:	0 PSI
Loss for Backflow:	8.98 PSI
Loss for Water Meter:	0.96 PSI
Critical Station Pressure at POC:	51.5 PSI
Pressure Available:	56 PSI
Residual Pressure Available:	4.49 PSI

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PROJECT
351 MARION OAKS BLVD
MARION COUNTY, FL
Prepared For:
A&B PROPERTIES SERVICES

SEAL
REGISTERED LANDSCAPE ARCHITECT TODD G. SUMMERS LA 0001538 STATE OF FLORIDA
Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

CONSULTANTS

ISSUED FOR:
10/13/2025 PERMIT

PROJECT NO.	2025-05
DESIGNED BY	TFW
DRAWN BY	TFW
CHECKED BY	TDC/TFW
DATE	2/18/2025
DRAWING SCALE	1"=20'

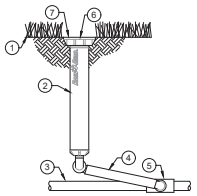
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DRAWING TITLE
IRRIGATION PLAN

DRAWING NUMBER
IR-01
SHEET 1 OF 3

100

TURF SPRAY HEAD

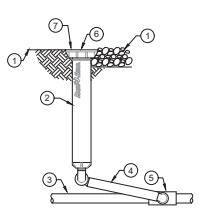


1. FINISHED GRADE / TOP OF MULCH.
2. RAIN BIRD RD06 BODY. SET IN CLEAN SOIL WITH NO ROCKS OR DEBRIS IN CONTACT WITH SPRINKLER BODY.
3. PVC LATERAL PIPE. SEE LEGEND/SPECIFICATIONS FOR TYPE.
4. SWING PIPE ASSEMBLY: SA-125050.
5. PVC SERVICE TEE, SEE SPECIFICATIONS FOR TYPE.
6. RAIN BIRD "MPR" SPRAY NOZZLES. SEE PLAN FOR SIZE AND PATTERN.
7. PURPLE TRIPLE-BLADE WIPER SEAL WITH NON-POTABLE COVER "DO NOT DRINK" WARNING AND SYMBOL.

NOTES:
1. COMPACT SOIL AROUND POP-UP HEAD TO 95% OF SURROUNDING SOIL DENSITY.
2. INSTALL POP-UP HEAD PERPENDICULAR AND FLUSH TO FINISHED GRADE.
3. PLACE POP-UP HEAD MINIMUM 6-INCHES OFF FENCES.

A Rain Bird RD1800 Series-RD06-S-P-45-NP-NSI
NTS Pop-Up Sprinkler W/ SA-125050 and MPR NOZZLES

TREE SPRAY HEAD

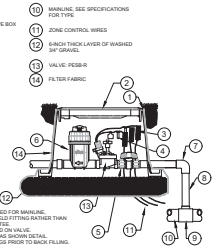


1. FINISHED GRADE / TOP OF MULCH.
2. RAIN BIRD RD06 BODY. SET IN CLEAN SOIL WITH NO ROCKS OR DEBRIS IN CONTACT WITH SPRINKLER BODY.
3. PVC LATERAL PIPE. SEE LEGEND/SPECIFICATIONS FOR TYPE.
4. SWING PIPE ASSEMBLY: SA-125050.
5. PVC SERVICE TEE, SEE SPECIFICATIONS FOR TYPE.
6. RAIN BIRD "BUBBLER". SEE PLAN FOR SIZE AND PATTERN.
7. PURPLE TRIPLE-BLADE WIPER SEAL WITH NON-POTABLE COVER "DO NOT DRINK" WARNING AND SYMBOL.

NOTES:
1. COMPACT SOIL AROUND POP-UP HEAD TO 95% OF SURROUNDING SOIL DENSITY.
2. INSTALL POP-UP HEAD PERPENDICULAR AND FLUSH TO FINISHED GRADE.
3. PLACE POP-UP HEAD MINIMUM 6-INCHES OFF TREE ROOT BALL.

B Rain Bird RD1800 Series-RD06-S-P-45-NP-NSI
NTS Pop-Up Sprinkler W/ SA-125050 and Bubbler

CONVENTIONAL WIRING APPLICATION

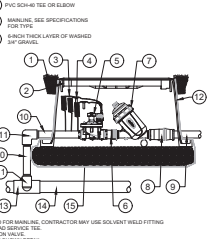


1. FINISHED GRADE/ TOP OF MULCH
2. RAIN BIRD VB-STDPL PURPLE VALVE BOX SET FLUSH WITH FINISHED GRADE
3. 30-INCH LINEAR LENGTH OF WIRE, COILED
4. RAIN BIRD WC30 SPLICE KIT (1) OF (2)
5. 1-INCH BALL VALVE INCLUDED IN VALVE KIT
6. PRESSURE REGULATING QUICK CHECK BASKET FILTER
7. SCH-80 FITTING
8. SCH-80 NIPPLES (1) OF (5)
9. MAINLINE TEE, SEE SPECIFICATIONS FOR TYPE
10. MAINLINE, SEE SPECIFICATIONS FOR TYPE
11. ZONE CONTROL WIRES
12. 9-INCH THICK LAYER OF WASHED 3/4" GRAVEL
13. VALVE: PESB-R
14. FILTER FABRIC

NOTES:
1. IF SCH-80 PVC FITTINGS ARE SPECIFIED FOR MAINLINE, CONTRACTOR MAY USE SOLVENT WELD FITTING RATHER THAN STANDARD SLIP BY TREAD SERVICE TEE.
2. NO MALE ADAPTORS ARE TO BE USED ON VALVE.
3. CDL MINIMUM 30" ADDITIONAL WIRE AS SHOWN DETAIL.
4. SEAL VALVE BOX SIDE WALL OPENINGS PRIOR TO BACK FILLING. COMPACT SOIL TO 95% DENSITY.
5. USE TEFLON TAPE ON ALL TREADED FITTINGS.
6. FLUSH MAINLINE PRIOR TO INSTALLING VALVES.
7. MAXIMUM FLOW: 20 GPM

D RAIN BIRD XCZ-100-PRBR-COM
NTS

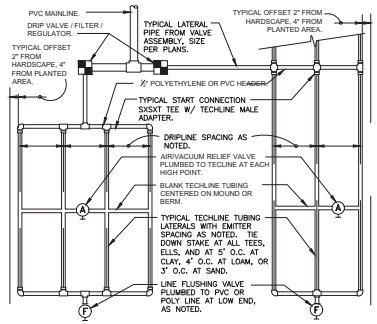
CONVENTIONAL WIRING APPLICATION



1. FINISHED GRADE/ TOP OF MULCH
2. JUMBO VALVE BOX WITH PURPLE COVER. RAIN BIRD VBJMBPL
3. 30-INCH LINEAR LENGTH OF WIRE, COILED
4. RAIN BIRD WC30 SPLICE KIT (1) OF (2)
5. 1 1/2" PESB-R VALVE (INCLUDED IN XCZ-150-LCDR KIT)
6. 1 1/2" SCH 40 ADAPTER (MALE X FEMALE) INCLUDED IN XCZ-150-LCDR KIT
7. 1 1/2" FILTER - RAIN BIRD LARGE CAPACITY DISC FILTER (INCLUDED IN XCZ-150-LCDR KIT)
8. 1 1/2" HIGH FLOW PRESSURE REGULATOR (INCLUDED IN XCZ-150-LCDR KIT)
9. LATERAL PIPE
10. PVC SCH 80 NIPPLE 1-1/2"
11. PVC SCH 40 ELBOW
12. FILTER FABRIC
13. PVC SCH 40 TEE OR ELBOW
14. MAINLINE, SEE SPECIFICATIONS FOR TYPE
15. 9-INCH THICK LAYER OF WASHED 3/4" GRAVEL

NOTES:
1. IF SCH-80 PVC FITTINGS ARE SPECIFIED FOR MAINLINE, CONTRACTOR MAY USE SOLVENT WELD FITTING RATHER THAN STANDARD SLIP BY TREAD SERVICE TEE.
2. NO MALE ADAPTORS ARE TO BE USED ON VALVE.
3. CDL MINIMUM 30" ADDITIONAL WIRE AS SHOWN DETAIL.
4. SEAL VALVE BOX SIDE WALL OPENINGS PRIOR TO BACK FILLING. COMPACT SOIL TO 95% DENSITY.
5. USE TEFLON TAPE ON ALL TREADED FITTINGS.
6. FLUSH MAINLINE PRIOR TO INSTALLING VALVES.
7. MAXIMUM FLOW: 60 GPM

G RAIN BIRD XCZ-150-LCDR
NTS



END FEED EXAMPLE CENTER FEED EXAMPLE

SLOPED CONDITION NOTES:

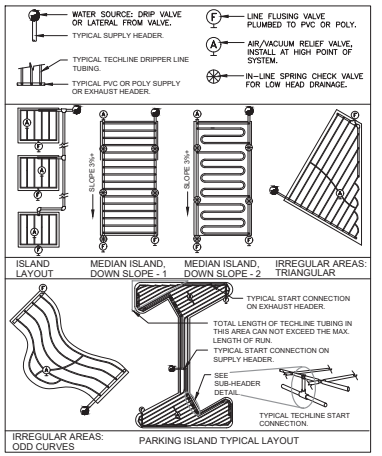
1. DRIPLINE LATERALS SHOULD FOLLOW THE CONTOURS OF THE SLOPE WHENEVER POSSIBLE.
2. INSTALL AIR RELIEF VALVE AT HIGHEST POINT.
3. TECHLINE NORMAL SPACING WITHIN THE TOP ⅓ OF SLOPE,
4. INSTALL TECHLINE AT NORMAL SPACING PLUS 25% AT THE BOTTOM ⅓ OF THE SLOPE.
5. WHEN ELEVATION CHANGE IS 10 FT OR MORE, ZONE THE BOTTOM ⅓ ON A SEPARATE VALVE.

TECHLINE MAXIMUM LENGTH OF SINGLE LATERAL (FEET)

DRIPPER SPACING		12"			18"			24"	
DRIPPER FLOW RATE (GPH)		0.4	0.6	0.9	0.4	0.6	0.9	0.6	0.9
INLET PRESSURE	15	292	233	175	410	322	247	405	308
	25	397	321	238	558	438	335	553	423
	35	486	365	279	656	514	394	649	497
	45	520	407	311	732	574	439	725	555

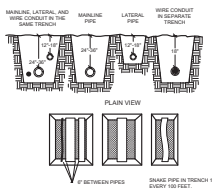
TECHLINE FLOW PER 100 FEET

DRIPPER SPACING	0.4 GPH DRIPPER		0.6 GPH DRIPPER		0.9 GPH DRIPPER	
DRIPPER SPACING	GPH	GPM	GPH	GPM	GPH	GPM
12"	40.00	0.67	61.00	1.02	92.00	1.53
18"	26.67	0.44	41.00	0.68	61.00	1.02
24"	N/A	N/A	31.00	0.51	46.00	0.77



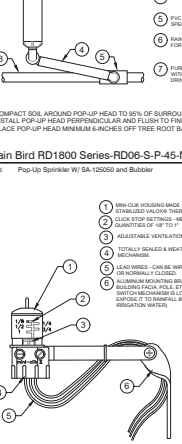
1 TYPICAL NETAFIM TECHLINE REQUIREMENTS
3" = 1'-0" FX-IR-NETA-DRIP-05

H RAIN BIRD 100/150/200-PESB-R PRS-D
NTS WITH GATE VALVE



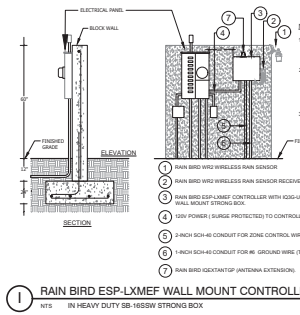
NOTE:
1. MINIMUM PIPE DEPTH SHALL BE PER DETAIL / LOCAL / STATE CODES, FROSTLINE, WITCH EVER IS MOST STRINGENT.
2. MAINLINE AND LATERAL PIPE, TYPE AND DEPTH UNLESS OTHERWISE NOTED IN SPECIFICATIONS.
3. SEE PLANS FOR SIZE OF MAINLINE AND LATERAL PIPE. SEE LEGEND FOR SEPARATION.
4. IF ROCK OR OTHER DEBRIS IS ENCOUNTERED, CONTRACTOR SHALL HAVE MINIMUM BEDD PIPE 3/4"-0" IN 4" OF SAND, AND 3"- 4" IN 8" OF SAND. FOR LARGER PIPE, SEE SPECIFICATIONS
5. COMPACT BACKFILL TO 95% DENSITY
6. CONTRACTOR TO REPAIR ALL SINK HOLES AND DEPRESSIONS UNDER WARRANTY PERIOD AT NO COST TO OWNER.
7. LATERAL PIPE IN R.O.W. SHALL HAVE MINIMUM 18" COVER.

L MINI-CLIK II RAIN SENSOR
NTS



1. MINI-CLIK HOUSING MADE FROM U.V. STABILIZED VALOX® THERMOPLASTIC
2. CLICK STOP SETTINGS - MEASURE RAINFALL IN QUANTITIES OF 1/8" TO 1"
3. ADJUSTABLE VENTILATION HOLES
4. TOTALLY SEALED & WEATHERPROOF SWITCH MECHANISM.
5. LEAD WIRES - CAN BE WIRED NORMALLY OPEN OR NORMALLY CLOSED.
6. ALUMINUM MOUNTING BRACKET - MOUNT TO BUILDING FACIA, POLE, ETC. (INSURE THE SWITCH MECHANISM IS LOCATED SUCH TO PROPERLY MEASURE RAINFALL BUT NOT TO IRRIGATION WATER).

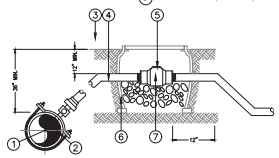
I RAIN BIRD ESP-LXMEF WALL MOUNT CONTROLLER
NTS IN HEAVY DUTY SB-16SSW STRONG BOX



NOTES:
1. SECURE IRRIGATION CONDUITS TO WALL USING "C" CHANNEL AND PIPE CLAMPS. MINIMUM (2) LOCATIONS.
2. RAIN SENSOR LOCATED ON WALL FOR REFERENCE ONLY. MUST BE PLACED IN A LOCATION WITH 6-FOOT RADIUS CLEAR OF VERTICAL OBSTRUCTIONS.
3. MOUNT CONTROLLER 6-INCHES BELOW TOP OF BLOCK WALL.

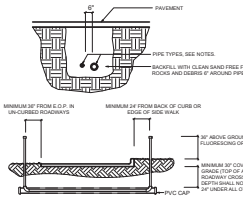
1. RAIN BIRD WR2 WIRELESS RAIN SENSOR
2. RAIN BIRD WR2 WIRELESS RAIN SENSOR RECEIVER.
3. RAIN BIRD ESP-LXMEF CONTROLLER WITH ICI3G-LXA CARTRIDGE HOUSED IN SB-16SSW WALL MOUNT STRONG BOX.
4. 120V POWER (SURGE PROTECTED) TO CONTROLLER.
5. 2-INCH SCH-40 CONDUIT FOR ZONE CONTROL WIRES.
6. 1-INCH SCH-40 CONDUIT FOR #6 GROUND WIRE (TO GROUNDING GRID).
7. RAIN BIRD IDEXTANTGP (ANTENNA EXTENSION).

L METER CONNECTION
NTS



1. PVC MAINLINE PIPE (SIZE AND TYPE PER PLANS)
2. DOUBLE STRAP CLAMP W/ CORP. STOP (ALL SIZES)
3. FINISHED GRADE
4. POLY SERVICE LINE, SIZED AS NOTED.
5. WATER METER
6. COMMON RED BRICK (TYP.)
7. 1-CU. FT. GRAVEL SUMP (3/4" CRUSHED)

M PIPE TRENCH DETAIL
NTS



NOTE:
1. UNDER ROADWAY: ALL PVC SLEEVING SHALL BE SCH-40 PIPE FOR SIZES UP TO 4". SLEEVING 6" OR LARGER SHALL BE CL200. UNDER COUNTY AND STATE ROADWAY, ALL SLEEVES TO BE SCH-80.
2. UNDER SIDEWALK AND OTHER HARDSCAPE, ALL SLEEVING TO BE SCH-40.
3. SLEEVING TO BE TWO PIPE SIZES LARGER THAN CIP CARRYING PIPE, ONLY ONE PIPE PER SLEEVE.
4. ALL JOINTS TO BE SOLVENT WELD.
5. WHERE THERE IS MORE THAN ONE SLEEVE IN TRENCH, EXTEND THE SMALLER SLEEVE TO 36" ABOVE FINISHED GRADE.
6. WHEN MULTIPLE PIPES ARE LAID IN THE SAME TRENCH, MAINTAIN MINIMUM 6" SEPARATION BETWEEN PIPE BELL JOINTS.
7. MECHANICALLY TAMP TO 95% PROCTOR.

N ROADWAY / HARDSCAPE SLEEVING
NTS

GENERAL NOTES

1. THE DRAWINGS ARE TO BE CONSIDERED DIAGRAMMATIC, AS IT MAY NOT HAVE BEEN POSSIBLE TO ACCURATELY DEPICT THE EXACT LOCATIONS FOR ALL MATERIAL, OR ALL JOBSITE ELEMENTS. THE INSTALLER SHALL BE EXPECTED TO MAKE MINOR ADJUSTMENTS ON THE SITE AS NEEDED, IN ORDER TO MAINTAIN COMPLETE AND ACCURATE COVERAGE, AND MAINTAIN THE INTENT OF THE DESIGN. MODIFICATIONS WHICH INCREASE THE SPACING OF HEADS, OR DECREASE THE SIZING OF PIPE, SHALL NOT BE MADE WITHOUT PRIOR CONSENT OF THE PROJECT MANAGER. THE FINAL LOCATIONS FOR ALL MAJOR EQUIPMENT, INCLUDING CONTROLLERS, VALVES, SUPPLY CONNECTIONS, MAINLINES, ETC. SHALL BE DETERMINED IN THE FIELD, STAKED OUT BY THE CONTRACTOR, USING THE DRAWINGS AS A GUIDE, AND APPROVED PRIOR TO INSTALLATION.

2. ALL WORK SHALL BE DONE IN ACCORDANCE WITH PREVAILING CODES AND REGULATIONS. ALTHOUGH DUE DILIGENCE HAS BEEN EXERCISED IN THE PREPARATION OF THE DOCUMENTS TO AVOID CONFLICTS, IT SHALL REMAIN THE RESPONSIBILITY OF THE INSTALLER FOR VERIFICATION AND CONFORMANCE TO THE PARTICULAR CODES FOR THIS LOCATION. THE INSTALLER SHALL OBTAIN ANY NECESSARY PERMITS, LOCATES, AND INSPECTIONS.

3. ALL WORK SHALL BE CLOSELY COORDINATED WITH THAT OF OTHER TRADES, IN ORDER TO AVOID CONFLICTS. THE INSTALLATION SHALL BE COORDINATED WITH ALL NEW AND EXISTING IMPROVEMENTS, AND WITH THE ACTUAL INSTALLED BEDLINES, SOD LIMITS, AND PLANT LOCATIONS.

4. THE INSTALLER SHALL BE FAMILIAR WITH ALL APPLICABLE DOCUMENTS, INCLUDING ANY WRITTEN SPECIFICATIONS THAT MAY HAVE BEEN ISSUED. ANY CONFLICT FOUND BETWEEN THE VARIOUS DOCUMENTS SHALL BE SUBMITTED IN WRITING TO THE PROJECT MANAGER FOR DETERMINATION.

5. ALL MATERIAL AND LABOR NECESSARY TO PROVIDE A COMPLETE, FULLY OPERATIONAL, AND GUARANTEED SYSTEM SHALL BE CONSIDERED PART OF THE WORK, WHETHER OR NOT THEY ARE SPECIFICALLY INDICATED IN THE DOCUMENTS. THIS SHALL INCLUDE CONFORMANCE TO THE REQUIREMENTS AND RECOMMENDATIONS OF THE VARIOUS MANUFACTURERS OF THE EQUIPMENT, AND TO APPLICABLE TRAINING AND CERTIFICATION OF INSTALLATION PERSONNEL.

6. UNLESS SPECIFICALLY STATED TO THE CONTRARY, PIPING AND WIRING PASSING UNDER PAVED OR OTHER IMPERVIOUS SURFACES SHALL BE INSTALLED IN SLEEVING OF ADEQUATE SIZE AND STRENGTH. SIDEWALKS AND DECKS AND TURF PAVERS SHALL REQUIRE SLEEVING, EVEN IF NOT SHOWN ON THE DRAWINGS. CONTROL WIRING MAY BE RUN WITHIN A LARGER SLEEVE WITH MAINLINE PIPING, BUT ONLY IF PROTECTED BY A SMALLER CONDUIT. WIRE MAY NOT BE TAPED TO THE MAINLINE IN LIEU OF THIS CONDUIT, AS ABRASION OF THE WIRE JACKET IS LIKELY TO OCCUR.

7. SLEEVES UNDER PARKING AND DRIVEWAYS MAY BE THE RESPONSIBILITY OF OTHER THAN THE IRRIGATION CONTRACTOR (SUCH AS THE PAVING OR SITE CIVIL CONTRACTOR). CONSULT OTHER DOCUMENTS FOR ADDITIONAL INFORMATION. ANY NEEDED SLEEVE WHICH EITHER CANNOT BE FOUND OR IS DAMAGED BEYOND PRACTICAL USE SHALL BE REPORTED TO THE PROJECT MANAGER IMMEDIATELY, ALONG WITH RECOMMENDATIONS FOR CORRECTIVE ACTION. SLEEVES UNDER SIDEWALKS, DECKS, ETC. ARE NORMALLY INSTALLED BY THE IRRIGATION CONTRACTOR.

8. CONTROL WIRING SHALL BE ROUTED WITH THE MAINLINE WHENEVER POSSIBLE. WIRE SHALL DIRECT BURIAL PE 14-GAUGE.

9. ALL SPRINKLER HEADS SHALL BE OF THE PROPER SIZE AND TYPE FOR THE LOCATION AND PLANT MATERIAL. HEADS SHALL BE INSTALLED IN THE PRESCRIBED MANNER, PLUMB, AND WITH THE PROPER HEIGHT WITH RESPECT TO GRADE AND/OR PLANT MATERIAL. ALL HEADS AND OTHER EQUIPMENT SHALL BE INSTALLED WITH ADEQUATE AND UNIFORM CLEARANCES FROM ALL PAVING, CURBS, SIDEWALKS, WALLS, AND OTHER OBSTACLES, SO THAT DAMAGE TO EQUIPMENT DOES NOT OCCUR DURING NORMAL LANDSCAPE MAINTENANCE OPERATIONS. ALL SPRINKLERS SHALL BE ADJUSTED TO OBTAIN OPTIMAL COVERAGE OF PLANT MATERIAL, WHILE MINIMIZING OVERSPRAY ONTO WINDOWS, WALLS PAVING OR OTHER IMPERVIOUS SURFACES, PARTICULARLY WOODWORK AND/OR TRIM. THE INSTALLER SHALL UTILIZE THE PROPER SPRAY NOZZLE PATTERN FOR THE LOCATION, AS WELL AS PRESSURE-COMPENSATING HEADS OR SCREENS, AND ADJUSTABLE-PATTERN NOZZLES WHERE A FIXED PATTERN IS NOT SUITABLE TO CONTROL COVERAGE OR OVERSPRAY.

10. RISER-MOUNTED HEADS SHALL BE INSTALLED WITHIN THE FIRST ROW OF PLANT MATERIAL, SO THAT THE HEAD IS PROTECTED AND CONCEALED BY THE MATERIAL. IT MAY BE REQUIRED TO RELOCATE HEADS NOT CONFORMING TO THIS STIPULATION AFTER PLANTS ARE INSTALLED. THIS SHALL BE DONE AT NO ADDITIONAL COST TO THE OWNER. RISERS SHALL BE STAKED AS SHOWN IN THE DETAILS, AND PAINTED A DURABLE FLAT COLOR, TO BE AGREED UPON BY THE PARTIES.

11. TREE BUBBLER HEADS SHALL BE CONSIDERED TEMPORARY, AND WILL BE CAPPED OFF ONCE MATERIAL IS ESTABLISHED.

12. THE CONTROLLER SHALL REQUIRE A STANDARD 120-VAC POWER FEED, WHICH SHALL BE COORDINATED BY THE INSTALLER, AND HOOKED UP BY A LICENSED ELECTRICIAN. IT IS PREFERRED THAT A DEDICATED CIRCUIT BE PROVIDED FOR THIS CONNECTION. A 3-WIRE POWER INPUT SURGE ARRESTOR SHALL BE PROVIDED ON THE POWER FEED, AND A DEDICATED GROUND ROD/PLATE NETWORK (SEE DETAIL) SHALL BE INSTALLED, HAVING A MEASURED EARTH GROUND RESISTANCE OF NOT GREATER THAN TEN (10) OHMS.

13. THE CONTROL SYSTEM IS A RAIN BIRD SYSTEM. THE INSTALLER SHALL UTILIZE PERSONNEL WHO ARE SPECIFICALLY TRAINED AND CERTIFIED IN THE PROPER INSTALLATION OF THIS SYSTEM. THE INSTALLER SHALL ENLIST THE SERVICES OF THE FIELD SERVICE REPRESENTATIVE FOR ANY REQUIRED COORDINATION. ALL RELEVANT MATERIAL AND LABOR TO INSTALL THIS SYSTEM IN ACCORDANCE WITH RAIN BIRD GUIDELINES SHALL BE CONSIDERED PART OF THE WORK, WHETHER OR NOT SPECIFICALLY CALLED OUT IN THESE DOCUMENTS.

14. THE CONTROLLER SHALL BE EQUIPPED WITH A PROPERLY LOCATED AND INSTALLED RAIN SENSOR. THE SENSOR SHALL BE LOCATED IN SUCH A MANNER SO THAT IT IS UNOBSTRUCTED AND DIRECTLY EXPOSED TO NATURAL RAINFALL FROM ALL DIRECTIONS, BUT NOT TO RUNOFF WATER FROM ROOFS, ETC.

15. THE MINIMUM SUPPLY REQUIREMENT FOR THE SYSTEM AS DESIGNED IS:
SEE POC CRITICAL ANALYSIS

16. THE INSTALLER SHALL BE EXPECTED TO BE FAMILIAR WITH ALL REQUIREMENTS FOR THE WORK, AND TO CONDUCT HIS WORK IN A CLEAN, SAFE, AND WORKMANLIKE MANNER. THE OWNER RESERVES THE RIGHT TO ACT TO PROTECT HIS PROPERTY AND THE OTHER PERSONNEL AT WORK THERE, AND TO MAKE EMERGENCY REPAIRS OR TAKE CORRECTIVE ACTION IF THE INSTALLER DOES NOT FULFILL HIS OBLIGATIONS IN A TIMELY MANNER. THE OWNER FURTHER RESERVES THE RIGHT TO BACK-CHARGE THE INSTALLER TO COVER SUCH EXPENSES, TO THE EXTENT ALLOWED UNDER APPLICABLE LAW.

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PROJECT
351 MARION OAKS BLVD
MARION COUNTY, FL
Prepared For:
A&B PROPERTIES SERVICES

SEAL
REGISTERED LANDSCAPE ARCHITECT TODD S. SUMMERS LA 6666667 STATE OF FLORIDA
Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

CONSULTANTS

ISSUED FOR:
10/13/2025 PERMIT

PROJECT NO.	2025-05
DESIGNED BY	TFW
DRAWN BY	TFW
CHECKED BY	TDC/TFW
DATE	2/18/2025
DRAWING SCALE	AS SHOWN

DRAWING TITLE
IRRIGATION DETAILS

DRAWING NUMBER
IR-02
SHEET 2 OF 3

101

IRRIGATION NOTES & SPECIFICATIONS

Irrigation design based on the TDC Design Studio Landscape Plan dated 7/19/2021. Contractor shall refer to these plans to coordinate sprinkler and pipe locations.

The system has been designed to conform with the requirements of all applicable codes, laws, ordinances, rules, regulations and conventions. Should any conflict exist, the requirements of the codes shall prevail. It is the responsibility of the owner/installation contractor to ensure the entire system is installed as designed. Irrigation contractor responsible for obtaining all required permits according to federal, state and local laws.

The scope of work is shown on the plans, notes and details. The Irrigation Contractor shall be certified as a CERTIFIED IRRIGATION CONTRACTOR by the Irrigation Association. The certification shall be current and in good standing.

THE WORK

The work specified in this section consists of furnishing all components necessary for the installation, testing, and delivery of a complete, fully functional automatic landscape irrigation system that complies with the irrigation plans, specifications, notes, and details. This work shall include, but not be limited to, the providing of all required material if applicable (pump(s), backflows, pipes, valves, fittings, controllers, wire, primer, glue, etc.), layout, protection to the public, excavation, assembly, installation, back filling, compacting, repair of road surfaces, controller and low voltage feeds to valves, cleanup, maintenance, guarantee and as-built plans.

All irrigated areas shall provide 100% head-to-head coverage from a fully automatic irrigation system with a rain (and freeze as appropriate) shut off device. If the rain shut off device is a rain sensor, it shall be installed to prevent activation by adjacent heads. Zones are prioritized first by public safety and then by hydraulic concerns. This sequencing will be a mandatory punch list item.

These plans have been designed to satisfy/exceed the Florida Irrigation Society Standards and Specifications for Turf and Landscape Irrigation Systems, fourth edition. All products should be installed per manufacturer's recommendation. Contractor shall verify all underground utilities 72 hours prior to commencement of work.

It is the responsibility of the irrigation contractor to familiarize themselves with all grade differences, location of walls, retaining walls, structures and utilities. Do not willfully install the sprinkler system as shown on the drawings when it is obvious in the field that unknown obstruction, grade differences or differences in the area dimensions exist that might not have been considered in the engineering. Such obstructions, or differences, should be brought to the attention of the owner's authorized representative. In the event this notification is not performed, the irrigation contractor shall assume full responsibility for any revisions necessary.

Irrigation contractor shall repair or replace all items damaged by their work. Irrigation contractor shall coordinate their work with other contractors for the location and installation of pipe sleeves and laterals through walls, under roadways and paving, etc.

The contractor shall take immediate steps to repair, replace, or restore all services to any utilities which are disrupted due to their operations. All costs involved in disruption of service and repairs due to negligence on the part of the contractor shall be their responsibility.

POINT OF CONNECTION (P.O.C.)

There is ONE P.O.C.('s)

#1-P.O.C. is a new 1" potable meter & RPZ Backflow (by others) with a 1" service line by others. The P.O.C. must be capable of delivering a minimum of 20.3 GPM at 60 PSI downstream of the water meter.

Contractor to verify these minimum conditions can be met prior to ordering of materials and the beginning of installation. If the conditions can not be met, the contractor must notify the designer prior to proceeding with the work. If the contractor does not do so, the contractor proceeds at their own risk and becomes responsible for any future work required to make the system perform as required.

THE PIPE

Pipe locations shown on the plan are schematic and shall be adjusted in the field. When laying out mainlines place a maximum of 18" away from either the back of curb, front of walk, back of walk, or other hardscape to allow for ease in locating and protection from physical damage. Install all lateral pipe near edges of pavement or against buildings whenever possible to allow space for plant root balls. Always install piping inside project property's boundary.

All pipes are to be placed in planting beds. If it is necessary to have piping under hardscapes, such as roads, walks, and patios, the pipes must be sleeved using Class 200 PVC with the sleeve diameter being twice the size of the pipe it is carrying with a minimum sleeve size of 2".

Pipe sizes shall conform to those shown on the drawings. No substitutions of smaller pipe sizes shall be permitted, but substitutions of larger sizes may be approved. All damaged and rejected pipe shall be removed from the site at the time of said rejection.

Mainline shall be Pantone Purple Sch 40 solvent-weld (sized per plan) PVC with Sch 40 PVC solvent-weld fittings.

Contractor to ensure all mainline piping is properly restrained using mechanical joint fittings, restraining collars, threaded rods, thrust blocks, etc.., as and where required. Contractor shall refer to pipe manufacturers recommended installation practices for further direction.

PVC pipe joint compound and primer: The PVC cement shall be Weld-On 711 (grey, slow-drying, heavy duty) and the primer shall be Weld-On P70 (purple tinted, compatible with cement), or approved equals.

ELECTRICAL POWER SUPPLY

Electrical supply for irrigation pumps, controllers, sensors, relaysto be provided by irrigation contractor. Contractor to coordinate with local utilities for the installation of, and connection to, site available power supplies for required electrical components as set forth in the irrigation plans.

All electrical work is to comply with the National Electrical Code and any, and all, other applicable electrical codes, laws and regulations. A licensed electrician shall perform all electrical hook-ups. Power for each controller/CCU shall be a dedicated 120 volt, 20 amp circuit unless otherwise specified in the plans. Power for each pump to be according to pump specifications indicated in these plans.

WIRING

Irrigation control wire shall be thermoplastic solid copper, single conductor, low voltage irrigation controller wire; suitable for direct burial and continuous operation at rated voltages.

Tape and bundle control wires every 10' and run alongside the mainline. At all turns in direction make a 2' coil of wire. At all valve boxes coil wire around a 3/4" piece of PVC pipe to make a coil using 30 linear inches of wire. Make electrical connections with 3MDBY/R connectors.

Number all wires, using an electrical book of numbers, according to the plans. Number wires in all valve boxes, junction boxes and at the controller.

Wire sized, numbered and colored as follows:
#14 white for common
#14 spare black common
#14 individual color coded hot wire
#14 spare yellow hot wire

Spare wires
Leaving each controller, run six spare wires in both directions (twelve spare wires total). Install as 2 common spares (4 total) and 4 hot wires (8 total). Loop these wires into each RCV along their path and terminate in the last valve box controlled by the wires respective controller. The loop into each valve box shall extend up into the valve box a minimum of 8" and be readily accessible by opening the valve box lid. These wires must be all numbered and color coded as required in these plans.

Controller and Pump station Control Panel grounding - Contractor to utilize 4"X8'X5/8" copper grounding plates, 5/8"X10' copper clad grounding rods, 'One Strike' CAD wells at all connection points, #6 bare copper wire, and earth contact material. Install these and other required components as outlined in the detail. Contractor to verify that the earth to ground resistance does not exceed 10 ohms. Contractor shall provide a written certification, on a licensed electrical contractors letter head, showing the date of the test, controller/pump location, and test results. Each controller/pump shall be so grounded and tested. Each component must have its own separate grounding grid, unless they are sitting side by side, in which case up to two controllers can share a common grounding grid.

LAYOUT

Lay out irrigation system mainlines and lateral lines. Make the necessary adjustments as required to take into account all site obstructions and limitations prior to excavating trenches.

Stake all sprinkler head locations. Adjust location and make the necessary modifications to nozzle types, etc. required to ensure 100% head to head coverage. Refer to the Edge of Pavement Detail on the Irrigation Detail Sheet.

Spray heads shall be installed 4" from sidewalks or curbed roadways and 12" from uncurbed roadways and building foundations. Rotors shall be installed 4" from sidewalks or curbed roadways, 12" from building foundations, and 36" from uncurbed roadways.

Shrub heads shall be installed on 3/4" Sch 40 PVC risers. The risers shall be set at a minimum of 18" off sidewalks, roadway curbing, building foundations, and/or any other hardscaped areas. Shrub heads shall be installed to a standard height of 4" below maintained height of plants and shall be installed a minimum of 6" within planted masses to be less visible and offer protection. Paint all shrub risers with flat black or forest green paint, unless irrigation system will utilize reuse water; in this case the risers shall be purple PVC and shall not be painted.

Locate valves prior to excavation. Ensure that their location provides for easy access and that there is no interference with physical structures, plants, trees, poles, etc. Valve boxes must be placed a minimum of 12" and a maximum of 15" from the edge of pavement, curbs, etc. and the top of the box must be 2" above finish grade. No valve boxes shall be installed in turf areas without approval by the irrigation designer - only in shrub beds. Never install in sport field areas.

VALVES

Sequence all valves so that the farthest valve from the P.O.C. operates first and the closest to the P.O.C. operates last. The closest valve to the P.O.C. should be the last valve in the programmed sequence.

Adjust the flow control on each RCV to ensure shut off in 10 seconds after deactivation by the irrigation controller.

Using an electric branding iron, brand the valve I.D. letter/number on the lid of each valve box. This brand must be 2"-3" tall and easily legible.

EQUIPMENT

All pop-up heads and shrub risers shall be pressure compensating. All pop-up heads shall be mounted on flex-type swing joints. All rotors shall be installed with PVC triple swing joints unless otherwise detailed.

All sprinkler equipment, not otherwise detailed or specified on these plans, shall be installed as per manufacturer's recommendations and specifications, and according to local and state laws.

TRENCHING

Excavate straight and vertical trenches with smooth, flat or sloping bottoms. Trench width and depth should be sufficient to allow for the proper vertical and horizontal separation between piping as shown in the pipe installation detail on the detail sheet.

Protect existing landscaped areas. Remove and replant any damaged plant material upon job completion. The replacement material shall be of the same genus and species, and of the same size as the material it is replacing. The final determination as to what needs to be replaced and the acceptability of the replacement material shall be solely up to the owner or owner's representative.

INSTALLATION

Solvent Weld Pipe: Cut all pipe square and deburr. Clean pipe and fittings of foreign material; then apply a small amount of primer while ensuring that any excess is wiped off immediately. Primer should not puddle or drip from pipe or fittings. Next apply a thin coat of PVC cement; first apply a thin layer to the pipe, next a thin layer inside the fitting, and finally another very thin layer on the pipe. Insert the pipe into the fitting. Insure that the pipe is inserted to the bottom of the fitting, then turn the pipe a 1/4 turn and hold for 10 seconds. Make sure that the pipe doesn't recede from the fitting. If the pipe isn't at the bottom of the fitting upon completion, the glue joint is unacceptable and must be discarded.

Pipes must cure a minimum of 30 minutes prior to handling and placing into trenches. A longer curing time may be required; refer to the manufacturer's specifications. The pipe must cure a minimum of 24 hours prior to filling with water.

Gasketed Pipe: With pipe in the trench, cut pipe square, deburr, and place beveled edge on male portion of pipe, if not using a piece with a factory bevel. Clean pipe and fittings of foreign material; then apply a small amount of pipe grease to the rubber gasket on the female end. Fully insert the male end of the pipe into the bell end of adjacent pipe until the bevel is fully seated into the bell. Restrain pipe as required.

BACK FILL

The Back fill 6" below, 6" above, and around all piping shall be of clean sand and anything beyond that in the trench can be of native material but nothing larger than 2" in diameter.

Main line pipe depth measured to the top of pipe shall be:
24" minimum for 3/4"-2 1/2" PVC with a 30" minimum at vehicular crossings;
30" minimum for 3" & 4" PVC with a 36" minimum at vehicular crossings.
36" minimum for 6" PVC with a 36" minimum at vehicular crossings;

Lateral line depths measured to top of pipe shall be:
18" minimum for 3/4"-3" PVC with a 30" minimum at vehicular crossings;
24" minimum for 4" PVC and above with a 30" minimum at vehicular crossings.

Contractor shall backfill all piping, both mainline and laterals, prior to performing any pressure tests. The pipe shall be backfilled with the exception of 2' on each side of every joint (bell fittings, 90's, tees, 45's, etc.). These joints shall not be backfilled until all piping has satisfactorily passed its appropriate pressure test as outlined below.

FLUSHING

Prior to the placement of valves, flush all mainlines for a minimum of 10 minutes or until lines are completely clean of debris, whichever is longer.

Prior to the placement of heads, flush all lateral lines for a minimum of 10 minutes or until lines are completely clean of debris, whichever is longer.

Use screens in heads and adjust heads for proper coverage avoiding excess water on walls, walks and paving.

TESTING

Soil: At a minimum of 2 locations on the site, soil tests for Infiltration and texture shall be performed according to the USDA Soil Quality Test Kit Guide. The tests shall be documented in a USDA Soil Worksheet. (All of the above is available at http://soils.usda.gov/sqi/assessment/test_kit.html) The completed worksheet shall be submitted to the owners representative for review/approval. Do not proceed without written direction from the owner/owner's representative.

Mainline: Remove all remote control valves and cap using a threaded cap on SCH 80 nipple. Fill mainline with water and pressurize the system to 125 PSI. Monitor the system pressure at two gauge locations; the gauge locations must be at opposite ends of the mainline. With the same respective pressures, monitor the gauges for two hours. There can be no loss in pressure at either gauge for solvent-welded pipe. For HDPE pipe, see HDPE notes. For gasketed pipe, testing requires measurement of the water pumped into the mainline system, using a hydrostatic pump, to maintain 125 PSI - this water volume shall be no more than the result of the following formula:

L=(ND·\sqrt{P})/7400

where L=Allowable leakage in gallons per hour
N=Number of joints in pipe tested
D=Nominal diameter of pipe (in inches)
P=Average Test Pressure (in PSI)

If these parameters are exceeded, locate the problem; repair it; wait 24 hours and retry the test. This procedure must be followed until the mainline passes the test.

Lateral Lines: The lateral lines must be fully filled to operational pressure and visually checked for leaks. Any leaks detected must be repaired.

Operational Testing -Once the mainline and lateral lines have passed their respective tests, and the system is completely operational, a coverage test and demonstration of the system is required. The irrigation contractor must demonstrate to the owner, or his/her representative, that proper coverage is obtained and the system works automatically from the controller. This demonstration requires each zone to be turned on, in the proper sequence as shown on the plans, from the controller. Each zone will be inspected for proper coverage and function. The determination of proper coverage and function is at the sole discretion of the owner or owner's representative.

Upon completion of the operational test, run each zone until water begins to puddle or run off. This will allow you to determine the number of irrigation start times necessary to meet the weekly evapotranspiration requirements of the planting material in each zone. In fine sandy soils, it is possible no puddling will occur. If this is experienced, then theoretical calculations for run times will be required for controller programming.

SUBMITTALS

Pre-Construction: The contractor must submit for written approval, prior to installation, five (5) copies of the manufacturer's cut sheets/specifications for all components to be used in the irrigation system.

After project completion:
As a condition of final acceptance, the irrigation contractor shall provide the owner with:
1. Irrigations As-builts - shall be provided utilizing a sub-foot Global Positioning System (GPS) to accurately locate all mainlines, sleeves, remote control valves, gate valves, independent wire runs, wire splice boxes, controllers, high voltage supply sources/conduit path, control mechanisms, sensors, wells and water source connections in Florida East State Plane, NAD 83, and CORS 96 format. The data collected shall be in POINT format and include an ID for each data point with Manufacturer, Type, Size, and Depth. All mainline and independent runs of wire shall be located every 30' for straight runs and at every change of direction. Sleeves will be located at end points and every 20' of length. All underground items shall include depth in inch format. These POINTS once collected shall be imported into an AutoCAD DWG geo-referenced base file to be labeled accordingly. The completed AS-Built shall be a Geo-Referenced DWF file and delivered to the owner on a compact disk (CD).

2. Controller charts - Upon completion of "as-built" prepare controller charts; one per controller. Indicate on each chart the area controlled by a remote control valve (using a different color for each zone). This chart shall be reduced to a size that will fit inside of the controller door. The reduction shall be hermetically sealed inside two 2ml pieces of clear plastic.

3. Grounding Certification - Provide ground certification results for each controller and pump panel grounding grid installed. This must be on a licensed electrician letter head indicating location tested (using IR plan symbols), date, time, test method, and testing results.

INSPECTIONS AND COORDINATION MEETINGS REQUIRED - Contractor is required to schedule, perform, and attend the following, and demonstrate to the owner and/or owners representative to their satisfaction, as follows:

1. Pre-construction meeting - Designer and contractor to review entire install process and schedule with owner/general contractor.
2. Mainline installation inspection(s) - all mainline must be inspected for proper pipe, fittings, depth of coverage, backfill. and installation method
3. Mainline pressure test - All mainline shall be pressure tested according to this designs requirements
4. Flow Meter calibration - All flow meters must be calibrated, provide certified calibration report for all flow meters.
5. USDA Soil Quality Tests for infiltration/texture
6. Coverage and operational test
7. Final inspection
8. Punch list inspection

FINAL ACCEPTANCE

Final acceptance of the irrigation system will be given after the following documents and conditions have been completed and approved. Final payment will not be released until these conditions are satisfied.

1. All above inspections are completed, documented, and approved by owner.
2. Completion and acceptance of `as-built' drawings.
3. Acceptance of required controller charts and placement inside of controllers.
4. All other submittals have be made to the satisfaction of the owner.

GUARANTEE: The irrigation system shall be guaranteed for a minimum of one calendar year from the time of final acceptance.

MINIMUM RECOMMENDED
IRRIGATION MAINTENANCE PROCEDURES

1. Every irrigation zone should be checked monthly and written reports generated describing the date(s) each zone was inspected, problems identified, date problems repaired, and a list of materials used in the repair. At minimum, these inspections should include the following tasks:

A. Turn on each zone from the controller to verify automatic operation.
B. Check schedules to ensure they are appropriate for the season, plant and soil type, and irrigation method. Consult an I.A. certified auditor for methods used in determining proper irrigation scheduling requirements.
C. Check remote control valve to ensure proper operation.
D. Check setting on pressure regulator to verify proper setting, if present.
E. Check flow control and adjust as needed; ensure valve closure within 10-15 seconds after deactivation by controller.
F. Check for leaks - mainline, lateral lines, valves, heads, etc.
G. Check all heads as follows:

1. Proper set height (top of sprinkler is 1" below mow height)
2. Verify head pop-up height - 6" in turf, 12" in ground cover, and pop-up on riser in shrub beds.
3. Check wiper seal for leaks - if leaking, clean head and re-inspect. If still leaking, replace head with the appropriate head with pressure regulator and built-in check valve.
4. All nozzles checked for proper pattern, clogging, leaks, correct make & model, etc. - replace as needed
5. Check for proper alignment - perfectly vertical; coverage area is correct; minimize over spray onto hardscapes.
6. Riser height raised/lowered to accommodate plant growth patterns and ensure proper coverage.
7. verify the pop-up riser retracts after operation. If not, repair/replace as needed.

2. Check controller/C.C.U. grounds for resistance (10 ohms or less) once per year. Submit written reports.

3. Check rain shut-off device monthly to ensure it functions properly.

4. Inspect all filters monthly and clean/repair/replace as needed.

5. Inspect backflow devices by utilizing a properly licensed backflow inspector. This should be done annually, at minimum.

6. Inspect all valve boxes to ensure they are in good condition, lids are in place and locked.

7. Check pump stations for proper operation, pressures, filtration, settings, etc. - refer to pump station operations manual.

8. Check and clean intake screens on all suction lines quarterly, at minimum. Clean and/or repair, as needed.

9. Winterize, if applicable, as weather in your area dictates. Follow manufacturer recommendations and blow out all lines and equipment using compressed air. Perform seasonal startup of system as per manufacturer recommendations.

10. Conduct additional inspections, maintenance tasks, etc. that are particular for your site.

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PROJECT
351 MARION OAKS BLVD
MARION COUNTY, FL
Prepared For:
A&B PROPERTIES SERVICES

SEAL
REGISTERED LANDSCAPE ARCHITECT TODD S. SUMMERS 1306 STATE OF FLORIDA
Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies

CONSULTANTS

ISSUED FOR:
10/13/2021 PERMIT

PROJECT NO.	2025-05
DESIGNED BY	TFW
DRAWN BY	TFW
CHECKED BY	TDC/TFW
DATE	2/18/2025
DRAWING SCALE	AS SHOWN

DRAWING TITLE
IRRIGATION NOTES

DRAWING NUMBER
IR-03

SHEET 3 OF 3

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GENERAL NOTES

1. SEE CIVIL ENGINEERING DRAWINGS FOR GENERAL GRADING OF THE SITE, INCLUDING FINISH GRADES FOR PARKING LOTS, ROADWAYS, SIDEWALKS, AND PLANTING AREAS.
2. THE CONTRACTOR SHALL BECOME FAMILIAR WITH THE PROJECT SITE PRIOR TO BIDDING THE WORK. THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS AND LOCATION OF PROPOSED IMPROVEMENTS PRIOR TO INITIATING ANY CONSTRUCTION.
3. LOCATION OF ALL UTILITIES AND BASE INFORMATION IS APPROXIMATE. CONTRACTOR SHALL VERIFY ALL UNDERGROUND UTILITIES AND OBSTRUCTIONS PRIOR TO INITIATING WORK. CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIR OR REPLACEMENT OF ANY DAMAGE TO EXISTING ELEMENTS ABOVE OR BELOW GROUND TO ITS ORIGINAL CONDITION AND TO THE SATISFACTION OF THE OWNER'S REPRESENTATIVE.
4. THE OWNER'S REPRESENTATIVE SHALL HAVE THE RIGHT, AT ANY STAGE OF THE OPERATIONS, TO REJECT ANY AND ALL WORK AND MATERIAL WHICH, IN HIS OPINION, DO NOT MEET WITH THE REQUIREMENTS OF THESE PLANS AND SPECIFICATIONS.
5. ALL GRADES, DIMENSIONS, AND EXISTING CONDITIONS SHALL BE VERIFIED BY THE CONTRACTOR ON-SITE BEFORE CONSTRUCTION BEGINS. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE.
6. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS ON THE JOB SITE PRIOR TO START OF CONSTRUCTION AND/OR FABRICATION. CONTRACTOR SHALL NOTIFY OWNER'S REPRESENTATIVE OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN ON THESE DRAWINGS.
7. REPORT ANY DISCREPANCIES BETWEEN THE CONSTRUCTION DRAWINGS AND FIELD CONDITIONS TO THE OWNER'S REPRESENTATIVE.
8. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY SAFETY MEASURES DURING CONSTRUCTION OPERATIONS TO PROTECT THE PUBLIC ACCORDING TO ALL APPLICABLE CODES AND RECOGNIZED LOCAL PRACTICES.
9. THE CONTRACTOR SHALL COORDINATE ACCESS AND STAGING AREAS WITH THE OWNER'S REPRESENTATIVE. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING EROSION AND SEDIMENTATION CONTROL MEASURES DURING CONSTRUCTION. PROVIDE ADDITIONAL MEASURES AS NECESSARY TO MINIMIZE ADVERSE IMPACTS IN ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL CODES.
10. NO SUBSTITUTIONS SHALL BE MADE WITHOUT WRITTEN CONSENT OF THE OWNER'S REPRESENTATIVE. DURING THE COURSE OF THIS WORK, EXCESS WASTE MATERIAL SHALL BE REMOVED DAILY FROM THE SITE.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SCHEDULING AND COORDINATION OF WORK WITH OTHER TRADES AND THE OWNER'S REPRESENTATIVE.
12. "FLORIDA LAW (F.S. 556) UNDERGROUND FACILITY DAMAGE PREVENTION AND SAFETY ACT MANDATES THAT EXCAVATOR/CONTRACTORS SHALL CONTACT SUNSHINE 811 (fka: SUNSHINE STATE ONE-CALL OF FLORIDA) BY CALLING 800-432-4770 OR 811 AT LEAST 2 FULL BUSINESS DAYS (NOT INCLUDING THE BEGINNING DAY) PRIOR TO EXCAVATION OR DEMOLITION TO ALLOW MEMBER OPERATORS AN OPPORTUNITY TO IDENTIFY AND MARK THEIR UNDERGROUND FACILITIES AND APPROPRIATELY RESPOND TO THE PRESENCE SYSTEM.
13. ALL EXISTING SITE ROADS, PARKING LOTS, CURBS, UTILITIES, SEWERS, AND OTHER ELEMENTS TO REMAIN SHALL BE FULLY PROTECTED FROM ANY DAMAGE UNLESS OTHERWISE NOTED.
14. CONTRACTOR IS RESPONSIBLE TO INCLUDE ALL NECESSARY ITEMS TO FULLY COMPLETE AN ASSEMBLY, SYSTEM, OR ITEM OF WORK AS SHOWN IN THE DRAWINGS. ANY ITEMS NOT IDENTIFIED OR SPECIFIED IN THESE DRAWINGS, BUT REQUIRED TO COMPLETE THE WORK SHALL BE PROVIDED BY THE CONTRACTOR.
15. CONTRACTOR IS RESPONSIBLE FOR PLACING ALL ITEMS OF WORK IN THE CORRECT LOCATIONS PER THE DRAWINGS. THIS MAY INCLUDE SURVEYING THE PROJECT SITE. CONTRACTOR SHALL PROVIDE ANY AND/OR NORTHING AND EASTING COORDINATES FOR USE BY THE CONTRACTOR CAN BE PROVIDED BY THE LANDSCAPE ARCHTECT UPON REQUEST.
THE LANDSCAPE ARCHITECT IS NOT RESPONSIBLE FOR INACCURACIES IN THE BASE INFORMATION AND PROJECT COORDINATES PROVIDED BY THE CIVIL ENGINEER OR PROPERTY SURVEYOR THAT IS INCORPORATED BY REFERENCE IN THESE DRAWINGS.

LANDSCAPE NOTES

1. THE CONTRACTOR SHALL REVIEW ARCHITECTURE/ENGINEERING PLANS TO BECOME THOROUGHLY FAMILIAR WITH SURFACE AND SUBSURFACE UTILITIES.
2. THE PLANT QUANTITIES SHOWN ON THE LANDSCAPE CONTRACT DOCUMENTS ARE FOR THE CONVENIENCE OF THE CONTRACTOR. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES AND REPORTING ANY DISCREPANCIES IN WRITING TO THE LANDSCAPE ARCHITECT FOR CLARIFICATION WITHIN TWO WEEKS OF CONTRACT AWARD AND PRIOR TO THE COMMENCEMENT OF WORK. ALL REQUESTS FOR SUBSTITUTION DUE TO LACK OF AVAILABILITY MUST BE MADE TO THE OWNER'S REPRESENTATIVE IN WRITING WITHIN THIS PERIOD. NO SUBSTITUTION SHALL BE PERMITTED WITHOUT PRIOR WRITTEN APPROVAL FROM THE OWNER'S REPRESENTATIVE. THE CONTRACTOR IS RESPONSIBLE FOR EXHAUSTING ALL MEANS POSSIBLE TO OBTAIN THE MATERIALS AS SPECIFIED PRIOR TO REQUESTING SUBSTITUTION. IN ORDER TO BE CONSIDERED BY THE OWNER'S REPRESENTATIVE AS VIABLE ALTERNATES PLANTS MUST SHARE THE SAME GENERAL APPEARANCE/ FORM, INSTALLATION SIZE, MATURE SIZE, COLOR, QUALITY AND GROWTH HABIT. MATERIALS MUST BE OFFERED AT NO ADDITIONAL COSTS TO THE OWNER.
3. ALL INSTALLATION OF PLANT MATERIAL SHALL COMPLY WITH APPLICABLE JURISDICTIONAL CODES. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS ASSOCIATED WITH THIS WORK. CONTRACTOR SHALL ENSURE 3 MAINTAINED CLEARANCE WITH THE FLORIDA FIRE PREVENTION CODE 18.5.7.1. CONTRACTOR SHALL ENSURE SIGHT TRIANGLE VISIBILITY IN ALL APPLICABLE ROADWAYS PER FDOT STANDARDS.
4. PRIOR TO PLANTING INSTALLATION, THE CONTRACTOR SHALL CONFIRM THE AVAILABILITY OF ALL THE SPECIFIED PLANT MATERIALS. SUBMIT DATED PHOTOGRAPHS OF TREE MATERIAL AND SPECIMEN PLANT MATERIAL TO THE OWNER'S REPRESENTATIVE FOR REVIEW.
5. ALL PLANT MATERIAL SIZES SPECIFIED ARE MINIMUM SIZES. CONTAINER SIZE SHALL BE INCREASED IF NECESSARY TO PROVIDE OVERALL PLANT SIZE SPECIFIED.
6. IF PLANT MATERIAL DOES NOT COMPLY WITH THE REQUIREMENTS AS SPECIFIED HEREIN, THE OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REJECT SUCH PLANTS AND REQUIRE THE CONTRACTOR TO REPLACE REJECTED WORK AT NO ADDED COST TO THE OWNER AND CONTINUE SPECIFIED MAINTENANCE UNTIL REINSPECTED AND FOUND TO BE ACCEPTABLE.
7. THE CONTRACTOR SHALL PROVIDE AN APPROVED PLANTING SOIL MIXTURE FOR ALL PLANT MATERIAL. SEE SPECIFICATIONS FOR REQUIREMENTS.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR STABILITY AND PLUMB CONDITION OF ALL TREES AND SHRUBS, AND SHALL BE LEGALLY LIABLE FOR ANY DAMAGE CAUSED BY INSTABILITY OF ANY PLANT MATERIALS. STAKING OF TREES OR SHRUBS SHALL BE DONE IN ACCORDANCE WITH PLANS AND SPECIFICATIONS.
9. THE CONTRACTOR SHALL INSURE ADEQUATE VERTICAL DRAINAGE IN PLANT BEDS AND PLANTERS. IF INADEQUATE VERTICAL DRAINAGE IS ENCOUNTERED, THE CONTRACTOR SHALL SUBMIT RECOMMENDATIONS FOR PROVIDING ADEQUATE DRAINAGE TO THE OWNER'S REPRESENTATIVE. IN WET OR POORLY DRAINING SOILS THE CONTRACTOR SHALL INSTALL ALL PLANTS TO MAXIMIZE DRAINAGE AND MINIMUM GROUPING OF WATER AROUND PLANTINGS. THIS MAY INCLUDE LOOSENING OF EXISTING SOILS AND PROVIDING SOIL AMENDMENTS TO ENSURE ADEQUATE DRAINAGE.
10. PEG SOD ON SLOPES GREATER THAN 1:3 (33% SLOPE).
11. THE CONTRACTOR SHALL ENGAGE A QUALIFIED ARBORIST WHO HAS SUCCESSFULLY COMPLETED TREE PROTECTION AND TREE TRIMMING WITH FIVE YEARS OR MORE EXPERIENCE, TO PERFORM THE FOLLOWING WORK:
    A. REMOVE BRANCHES FROM TREES THAT ARE TO REMAIN, IF REQUIRED, AS DIRECTED BY OWNER'S REPRESENTATIVE.
    B. PERFORM INITIAL PRUNING OF BRANCHES TO ACCOMMODATE NEW CONSTRUCTION.
    C. PERFORM TREE REPAIR WORK FOR DAMAGE INCURRED BY NEW CONSTRUCTION.
12. CONTRACTOR SHALL PROVIDE TEMPORARY IRRIGATION SYSTEM FOR RELOCATED TREES.
13. CONTRACTOR SHALL PROTECT EXISTING VEGETATION TO REMAIN AS SHOWN ON DRAWINGS OR BY MEANS APPROVED BY THE OWNER'S REPRESENTATIVE. ALL EXISTING PLANT BEDS TO REMAIN WITHIN THE CONSTRUCTION LIMIT LINE SHALL BE LEFT UNDISTURBED. EXISTING TREES TO REMAIN, AS NOTED ON THE DRAWINGS, SHALL BE LEFT UNDISTURBED AND PROTECTED BY WOODEN BARRICADES ERECTED AT THE PERIMETER OF THE TREE DRIP-LINE (S). NO VEHICLE SHALL TRAVERSE THIS AREA NOR SHALL ANY STORAGE OF MATERIALS OR EQUIPMENT BE PERMITTED WITHIN THE AREA. OF THE TREE DRIP-LINE(S). ANY EXISTING PLANT BEDS OR TREES DAMAGED BY CONSTRUCTION ACTIVITY SHALL BE REPLACED BY THE RESPONSIBLE PARTY AT THEIR OWN EXPENSE.
14. CONTRACTOR TO CLEAN, PRUNE, AND SHAPE EDGES OF EXISTING VEGETATION AS DIRECTED BY OWNER'S REPRESENTATIVE. CREATE SMOOTH BED LINES AROUND EXISTING VEGETATION.
15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING EXISTING VEGETATION AS REQUIRED AND PREPARING PLANTING AREAS PRIOR TO INSTALLATION OF PLANT MATERIALS.
16. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ERADICATING WEEDS AND UNWANTED PERENNIAL VEGETATION WITHIN THE LIMITS OF ALL PLANTING AREAS PRIOR TO BEGINNING LANDSCAPE INSTALLATION. PERENNIAL WEEDS AND GRASSES TO BE REMOVED INCLUDE, BUT ARE NOT LIMITED TO, NUT GRASS, PUNCTURE VINE, MORNING GLORY, DOG FENNEL, TORPEDO GRASS, BERMUDA GRASS, BAHIA GRASS, KIKUYU GRASS, CRAB GRASS, CARPET GRASS, SEDGE AND OTHER NOXIOUS AND/OR INVASIVE WEEDS. THE SITE IS TO BE MAINTAINED WEED FREE THROUGHOUT PLANTING OPERATIONS.
17. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR PRE-TILLAGE TO SCARIFY SOILS IN ALL PLANTING AREAS TO A MINIMUM DEPTH OF 4". COMPACTED AREAS BETWEEN 85% AND 90% ARE TO BE CROSS RIPPED TO A MINIMUM 8" DEPTH. IN THE PROCESS OF TILLING ARE UNACCEPTABLE MATERIALS INCLUDING, BUT NOT LIMITED TO, FOREIGN DEBRIS, CONSTRUCTION WASTE, ROOTS, CONCRETE, ASPHALT AND ROCKS GREATER THAN 1/2" DIAMETER ON AVERAGE. IN AREAS TO RECEIVE SOD TILL IN FERTILIZER TO A DEPTH OF 2" AT A RATE OF 12 POUNDS PER CUBIC FT.
18. ALL PLANTING BEDS SHALL BE STAKED IN ACCORDANCE WITH THE PLANS AND APPROVED BY THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE PRIOR TO PLANTING. THE LANDSCAPE CONTRACTOR SHALL PROVIDE STAKES OR IRRIGATION FLAGS TO LOCATE THE EDGES OF ALL SHRUB AND GROUNDCOVER PLANT BEDS AND INDIVIDUAL TREES AND PALMS. ALL SHRUB AND GROUNDCOVER PLANTS MUST BE GROWN IN CONTAINERS WITH THE APPROPRIATE SPACING FOR OWNER'S REPRESENTATIVE REVIEW AND APPROVAL. THE OWNER RESERVES THE RIGHT TO MAKE FIELD ADJUSTMENTS TO PLANT LAYOUT AS PART OF THIS REVIEW. FAILURE BY THE LANDSCAPE CONTRACTOR TO OBTAIN LAYOUT APPROVAL FROM THE OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION MAY RESULT IN THE REMOVAL AND REINSTALLATION OF MATERIALS BY THE CONTRACTOR AT NO ADDITIONAL COSTS TO THE OWNER. IF EXISTING CONDITIONS DO NOT ALLOW THE DESIGN TO BE LAID OUT AS SHOWN, NOTIFY THE LANDSCAPE ARCHITECT IMMEDIATELY.
19. UNLESS EXPLICITLY SHOWN ON DRAWINGS, NO TREES SHALL BE PLANTED WITHIN DESIGNATED UTILITY CORRIDORS, PUBLIC RIGHTS OF WAY NOR LOCATED WITHIN FOUR FEET (4') OF ANY SWALE CENTERLINE, BUILDING, OR STRUCTURE IDENTIFIED ON THE DRAWINGS OR EXISTING IN THE FIELD. NO CANOPY TREES SHALL BE PLANTED WITHIN 5 FEET OF UNDERGROUND UTILITIES, 20 FEET OF EXISTING OVERHEAD POWER LINES, WITHIN 4 FEET OF ANY PAVED SURFACE, OR UNDER CANOPY TREES THAT LIMIT ACCESS TO LIGHT AND ROOM TO GROW. FIELD ADJUST AS NECESSARY AND REVIEW ADJUSTMENTS WITH THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. TREE SHALL BE MAINTAINED AT A MINIMUM OF 13'-6" VERTICAL CLEARANCE OVER ROADWAYS OR OTHER FIRE DEPARTMENT ACCESS ROADS.
20. ALL PROPOSED TREES SHALL BE INSTALLED EITHER ENTIRELY IN OR ENTIRELY OUT OF PLANTING BEDS. PLANTING BED OUTLINES SHALL NOT BE OBSTRUCTED AND SHALL BE SMOOTH AND FLOWING. IF TREES ARE LOCATED OUTSIDE PLANTING BEDS IN GRASS AREAS, MAINTAIN A MINIMUM THREE FEET 3' WIDE OFFSET TO ALLOW FOR MOWERS TO MANEUVER.
21. THE LANDSCAPE CONTRACTOR SHALL VERIFY THE EXTENT OF SOD & TURF WORK IN THE FIELD. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING SOD & TURF IN THE AREAS SHOWN ON THE PLAN IN SUFFICIENT QUANTITY TO PROVIDE FULL COVERAGE. ADDITIONAL GRASS REQUIRED WILL BE ADJUSTED BASED ON A SQUARE FOOTAGE UNIT PRICE. AREAS TO BE SODDED SHALL BE AMENDED PER SOILS REPORT TO PROVIDE REQUIRED NUTRIENTS AND SOIL PH OF BETWEEN 6.0 AND 7.0.
ALL SOD SHALL BE ONLY NURSERY GROWN, NON PASTURE RAISED, MACHINE CUT SOD RECTANGLES OF THE TYPE INDICATED ON THE DRAWINGS. SOD SHALL BE WELL-MATTED WITH ROOTS, FREE OF EXCESSIVE WEEDS & DEBRIS, AND SHALL BE GREEN, FRESH AND UNINJURED AT THE TIME OF PLANTING.
22. CONTRACTOR SHALL FIELD-ADJUST LOCATION OF PLANT MATERIAL FOR THE REVIEW AND APPROVAL OF THE OWNER'S REPRESENTATIVE PRIOR TO INITIATING INSTALLATION.
23. ALL PLANT MATERIAL SHALL BE IN FULL AND STRICT ACCORDANCE WITH FLORIDA NO. 1 GRADE, ACCORDING TO THE "GRADES AND STANDARDS FOR NURSERY PLANTS" PUBLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES.
24. ALL PLANTING BEDS SHALL BE TOP-DRESSED WITH A 3" LAYER OF MULCH AS SPECIFIED. ALL TREES SHALL HAVE A 1" DEEP, 24" RADIUS (FROM THE TRUNK) MULCH RING PLACED AROUND THE BASE OF THE TRUNK. ON WELL DRAINED SOIL THE MULCH RING SHALL BE MOUNDED AT ITS EDGES TO RETAIN WATER WITHIN THE TREE RING. ON POORLY DRAINED SOIL, THE MULCH RING SHALL BE MOUNDED AT THE TRUNK TO SHED WATER AWAY FROM THE TREE.
25. SHRUB AND GROUND COVER BED QUANTITIES ARE INDICATED ON THE PLANT LIST. PLANT ACCENT SHRUBS AND TREES AS SHOWN ON THE LANDSCAPE PLANTING PLANS WHEN INDIVIDUAL PLANTS ARE DELINEATED.
26. PALM HEIGHTS, AS INDICATED ON THE PLANS, REFER TO CLEAR TRUNK (C.T.), GRAY WOOD (G.W.), OR OVERALL HEIGHT (O.A.) AS SPECIFIED ON THE PLANT LIST.
27. CONTRACTOR SHALL COORDINATE ALL PLANTING WORK WITH IRRIGATION WORK. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL HAND WATERING AS REQUIRED TO SUPPLEMENT IRRIGATION WATERING AND RAINFALL.
28. CONTRACTOR SHALL BE RESPONSIBLE FOR HAND WATERING IN ALL PLANTING AREAS, REGARDLESS OF THE STATUS OF EXISTING OR PROPOSED IRRIGATION.
29. CONTRACTOR SHALL REGRADE ALL AREAS DISTURBED BY PLANT REMOVAL, RELOCATION, AND/OR INSTALLATION WORK.
30. CONTRACTOR SHALL REPLACE (BY EQUAL SIZE AND QUALITY) ANY AND ALL EXISTING PLANT MATERIAL DISTURBED OR DAMAGED BY PLANT REMOVAL, RELOCATION, AND/OR INSTALLATION WORK. ALL WIRE BASKETS OR BURLAP SHALL BE REMOVED FROM ROOTBALLS PRIOR TO INSTALLATION.
31. MAINTENANCE SHALL BEGIN AFTER EACH PLANT HAS BEEN INSTALLED AND SHALL CONTINUE UNTIL THE DATE OF SUBSTANTIAL COMPLETION. MAINTENANCE INCLUDES WATERING, PRUNING, WEEDING, MULCHING, REPLACEMENTS OF SICK OR DEAD PLANTS, AND ANY OTHER CARE NECESSARY FOR THE PROPER GROWTH OF THE PLANT MATERIAL.
32. UPON COMPLETION OF ALL LANDSCAPING, AN INSPECTION FOR SUBSTANTIAL COMPLETION OF THE WORK SHALL BE HELD. THE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE FOR SCHEDULING THE INSPECTION AT LEAST SEVEN (7) DAYS PRIOR TO THE ANTICIPATED INSPECTION DATE.
33. CONTRACTOR SHALL SUBMIT WRITTEN GUARANTEE OF SURVIVABILITY OF ALL PLANT MATERIAL FOR A PERIOD OF ONE YEAR FROM DATE OF SUBSTANTIAL COMPLETION.
34. CONTRACTOR MUST APPROVE ALL GRADED AREAS PRIOR TO THE COMMENCEMENT OF PLANTING.
35. THE CONTRACTOR SHALL BEAR ALL COSTS OF TESTING OF SOILS, AMENDMENTS, ETC. ASSOCIATED WITH THE WORK. SEE SPECIFICATIONS FOR ADDITIONAL TESTING REQUIREMENTS.
36. THE LANDSCAPE CONTRACTOR SHALL PROVIDE THE OWNER'S REPRESENTATIVE WITH RECORD COPIES OF ALL RECEIPTS, INVOICES, AND/ OR SHIPPING MANIFESTS FOR ALL MATERIALS, INCLUDING PLANTS AND SOD, DELIVERED TO THE PROJECT SITE BY THE CONTRACTOR OR A SUPPLIER TO THE CONTRACTOR. DELIVERY OF ALL FERTILIZER AND SOIL AMENDMENT MATERIALS MUST BE IN ORIGINAL, UNOPENED CONTAINER'S BEARING MANUFACTURER'S GUARANTEED CHEMICAL ANALYSIS, NAME, TRADE MARK AND CONFORMANCE WITH STATE LAW.

HARDSCAPE NOTES

1. SEE CIVIL ENGINEERING DRAWINGS FOR GENERAL GRADING OF THE SITE, INCLUDING SIDEWALK AND FINISH GRADES FOR PARKING LOTS, ROADWAYS, SIDEWALKS, AND PLANTING AREAS.
2. ALL PAVEMENT SHALL BE STAKED IN THE FIELD FOR APPROVAL BY THE OWNER'S REPRESENTATIVE PRIOR TO CONSTRUCTION. ALIGNMENT MAY BE ADJUSTED UPON APPROVAL TO ACCOMMODATE EXISTING SITE ELEMENTS.
3. SLOPES OF WALKS TO BE NO GREATER THAN FIVE PERCENT, UNLESS EXPRESSLY NOTED OTHERWISE. CROSS-SLOPE OF WALKS NOT TO EXCEED TWO PERCENT. SEE CIVIL DRAWINGS FOR ADDITIONAL LAYOUT AND INSTALLATION DETAILS. SEE HARDSCAPE DRAWINGS FOR FINISH PATTERNS.
4. ALL COLORS AND MATERIALS SHALL BE APPROVED BY THE OWNER'S REPRESENTATIVE. FOR THIS PURPOSE, THE CONTRACTOR SHALL CONSTRUCT OR SUBMIT AS DIRECTED BY THE OWNER'S REPRESENTATIVE PANELS DEPICTING PROPOSED FINISHES AND COLORS FOR REVIEW AND APPROVAL.
5. ALL NAILS, LAG SCREWS, BOLTS AND MISCELLANEOUS FASTENERS SHALL BE HOT DIPPED GALVANIZED OR A CORROSION RESISTANT ALLOY.

FOUNDATIONS

6. FOOTINGS HAVE BEEN DESIGNED FOR A MAXIMUM ALLOWABLE SOIL BEARING VALUE OF 2000 PSF. IN-PLACE SOILS TO BE UNIFORMLY COMPACTED AND TESTED TO ENSURE MINIMUM SOIL BEARING PRESSURE CAPACITY OF 2,000 PSF.
7. PREPARATION FOR AND CONSTRUCTION OF WALL/COLUMN FOOTING(S) TO BE IN COMPLIANCE WITH THE APPLICABLE CHAPTERS AND SECTIONS OF ACI 332R
8. ANY ADDITIONAL FILL MATERIAL REQUIRED SHALL CONSIST OF SOILS THAT CONTAIN NOT MORE THAN 12% OF FINES (SILT OR CLAY PARTICLES) PASSING A NO. 200 SIEVE AND SHALL BE PLACED IN UNIFORM LAYERS NOT EXCEEDING 12.0 INCHES LOOSE. EACH LAYER SHALL BE SYSTEMATICALLY AND UNIFORMLY COMPACTED IN THE MANNER AND TO THE DEGREE SPECIFIED FOR THE IN-PLACE SOILS.

CONCRETE

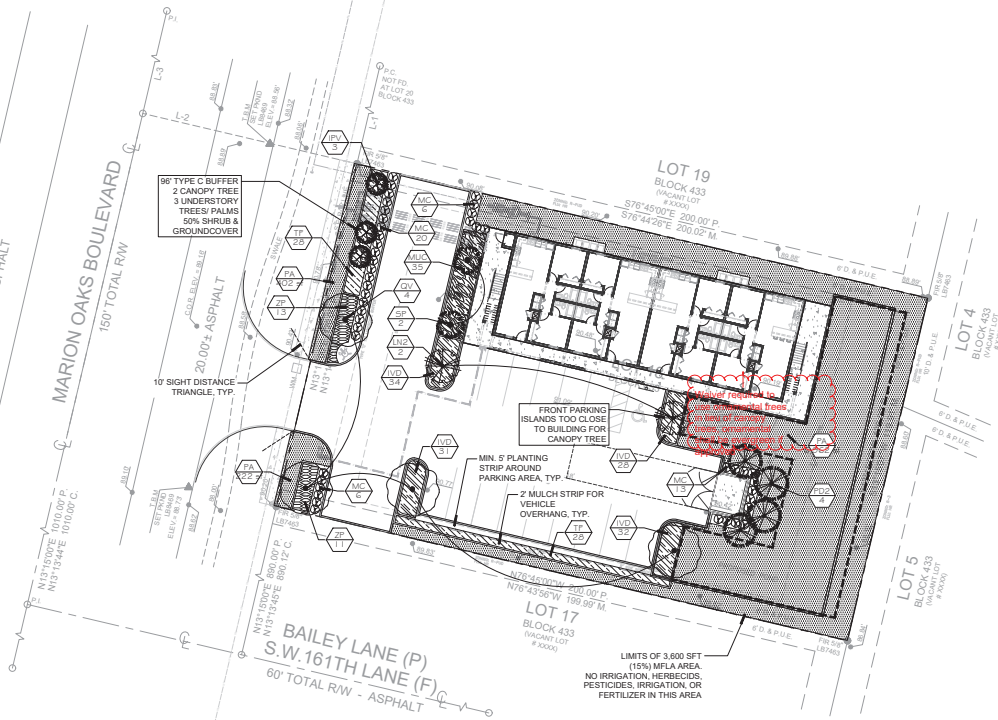
9. STRUCTURAL CONCRETE, INCLUDING FOOTINGS, SHALL CONFORM TO THE REQUIREMENTS OF ACI 301 AND SHALL ATTAIN A MINIMUM COMPRESSIVE STRENGTH IN 28 DAYS OF 3000 PSI UNLESS OTHERWISE NOTED. CONCRETE FOR SLABS ON-GRADE SHALL ATTAIN A MINIMUM COMPRESSIVE STRENGTH IN 28 DAYS OF 2500 PSI.
10. CONCRETE, WHEN PLACED, SHALL HAVE A MAXIMUM SLUMP OF 5 INCHES AND A MINIMUM OF 3 INCHES.
11. ALL REINFORCING SHALL CONFORM TO ASTM 615 FOR GRADE 60 STEEL, WELDED WIRE MESH TO ASTM A-185.
12. CHECK ALL DRAWINGS AND APPLICABLE MANUFACTURER'S SHOP DRAWINGS FOR LOCATION OF ALL EMBEDDED ITEMS SUCH AS PIPE SLEEVES, ANCHOR BOLTS, ETC., PRIOR TO PLACING CONCRETE.
13. #5 REINFORCEMENT FOR CONTINUOUS FOOTINGS SHALL BE CONTINUOUS AND SPLICED WITH A FULL 30-INCH LAP.
14. PROTECT FRESHLY PLACED CONCRETE FROM PREMATURE DRYING AND EXCESSIVE COLD OR HOT TEMPERATURES. START INITIAL CURING AS SOON AS FREE WATER HAS DISAPPEARED FROM THE CONCRETE SURFACE AFTER PLACING AND FINISHING. KEEP CONTINUOUSLY MOIST FOR NOT LESS THAN 7 DAYS IN ACCORDANCE WITH ACI 301 PROCEDURES. PERFORM CURING AND THE CONCRETE BY CURING AND SEALING COMPOUND, BY MOIST CURING, BY MOISTURE RETAINING COVER CURING OR BY COMBINATION THEREOF.
15. THE FOLLOWING MINIMUM CONCRETE COVER SHALL BE PROVIDED FOR THE REINFORCEMENT:
    A. CONCRETE CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH, 3 INCHES.
    B. FORMED CONCRETE EXPOSED TO EARTH OR WEATHER; #5 BARS AND SMALLER, 1 1/2 INCHES; #6 BARS AND LARGER, 2 INCHES.

MASONRY

16. CONCRETE MASONRY UNITS SHALL CONFORM TO THE REQUIREMENTS OF ASTM C90 FOR LOAD BEARING MASONRY WITH A MINIMUM F'M OF 1500 PSI. BRICK MASONRY UNITS SHALL CONFORM TO ASTM C-62 FOR STRUCTURAL AND NON-STRUCTURAL MASONRY. REFER TO DRAWINGS FOR SPECIFIC TYPE OF BRICK MASONRY LAYOUT PATTERNS.
17. MASONRY CONSTRUCTION AND MATERIALS SHALL CONFORM WITH ALL THE REQUIREMENTS OF THE "SPECIFICATIONS FOR MASONRY STRUCTURES" (ACI 530.1-95/ASCE 6-96/TMS 602-02), AS PUBLISHED BY THE MASONRY STANDARDS JOINT COMMITTEE.
18. MASONRY CONSTRUCTION SHALL BE PERFORMED UNDER THE DIRECT SUPERVISION OF A "CERTIFIED STRUCTURAL MASONRY CONTRACTOR" OR "CERTIFIED STRUCTURAL MASON" AS RECOGNIZED BY THE CONCRETE AND PRODUCTS ASSOCIATION (FC&PA). THE SENIOR MASONRY SUPERVISOR WILL BE RESPONSIBLE TO ASSURE THAT THE WORK IS ACCOMPLISHED IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
19. ALL MORTAR SHALL BE TYPE M OR S IN ACCORDANCE WITH ASTM C 270.
20. GROUT SHALL HAVE A MINIMUM SLUMP OF 8 INCHES AND A MAXIMUM SLUMP OF 11 INCHES, BE IN CONFORMANCE WITH ASCM C 476, AND ATTAIN A COMPRESSIVE STRENGTH OF 1800 PSI.
21. CONCRETE MASONRY UNITS SHALL BE PLUMB, TRUE TO LINE, WITH LEVEL COURSES ACCURATELY SPACED AND BUILT TO THE THICKNESS AND IN A RUNNING BOND AS INDICATED AND CONFORMING TO THE TOLERANCES SPECIFIED IN ACI 531.1 AND 530.1. CONCRETE UNITS SHALL BE STORED OFF OF THE GROUND SURFACE AND COVERED TO PROTECT THEM FROM ABSORBING RAIN OR BEING CONTAMINATED WITH OTHER FOREIGN MATTER. CONCRETE UNITS SHALL BE DRY WHEN LAID. EACH UNIT SHALL BE ADJUSTED TO FINAL POSITION IN THE WALL WHILE THE MORTAR IS STILL SOFT AND PLASTIC. ANY UNIT DISTURBED AFTER THE MORTAR HAS STIFFENED SHALL BE REMOVED AND RE-LAID WITH FRESH MORTAR. VERTICAL CELLS SHALL BE ALIGNED TO PROVIDE A CONTINUOUS, UNOBSTRUCTED OPENING. ALL ANCHORS, ACCESSORIES, FLASHING AND OTHER ITEMS TO BE BUILT-IN SHALL BE INSTALLED AS THE MASONRY WORK PROGRESSES. ALL CUTTING AND FITTING OF MASONRY, INCLUDING THAT REQUIRED TO ACCOMMODATE THE WORK OF OTHER TRADES SHALL BE DONE BY MASONRY CRAFTSMEN WITH MASONRY SAWS. LOCATE CONTROL JOINTS AT 20 FEET ON CENTER MAXIMUM, AT ALL COLUMNS, AND AT CHANGES IN DIRECTION. CAULK THE EXPOSED SIDE OF ALL JOINTS WITH BACKER ROD AND SEALANT COLOR OF SEALANT TO MATCH WALL COLOR.
22. HOLLOW UNITS SHALL BE LAID WITH FULL HEAD AND BED JOINTS TO THE THICKNESS OF THE FACE SHELL AS A MINIMUM. THE WEBS SHALL ALSO BE BEDDED IN ALL COURSES, STARTING AT THE FOUNDATION, ADJACENT TO CELLS TO BE REINFORCED AND/OR FILLED WITH GROUT OR CONCRETE. MORTAR JOINTS SHALL BE TOOLED WHEN THE MORTAR IS "THUMBPRINT" HARD, BOTH ON THE INSIDE AND OUTSIDE SURFACES OF THE BUILDING WALL, WITH A TOOL PRODUCING A CONCAVE SURFACE. BED JOINTS SHALL BE 3/8 " + 1/8" IN THICKNESS; HEAD JOINTS SHALL BE 3/8" (-1/4", +3/8").
23. ALL REINFORCING STEEL TO BE GRADE 60 PER ASTM A-615. REINFORCING BARS SHALL BE PLACED IN THE MIDDLE OF THE CELLS AND TIED OR OTHERWISE SECURELY SUPPORTED AT THE TOP AND BOTTOM TO ENSURE THAT THE BAR DOES NOT MOVE DURING GROUTING. MINIMUM LAP AT ALL SPLICES OR DOWELS SHALL BE 30 INCHES UNLESS OTHERWISE NOTED ON THE DRAWINGS.
24. GROUTING SHALL BE ACCOMPLISHED IN 4 FOOT LIFTS FOR CONCRETE MASONRY AND 2 FOOT LIFTS FOR BRICK MASONRY. EACH LIFT SHALL BE MECHANICALLY CONSOLIDATED INTO THE PREVIOUS LIFT, WHEN PLACED, SO AS TO PREVENT COLD JOINTS. RECONSOLIDATE AS REQUIRED. FOR CONCRETE MASONRY, A 12 SQUARE INCH CLEANOUT OPENING SHALL BE PLACED AT THE BOTTOM OF EACH CELL TO BE FILLED AND IT SHALL BE THOROUGHLY CLEANED OUT PRIOR TO FILLING OF THE CELL. FOR BRICK MASONRY, PUDDLE GROUT DURING AND AFTER PLACEMENT TO ENSURE COMPLETE FILLING OF GROUT SPACE. GROUT PLACEMENT STOPPED FOR MORE THAN ONE HOUR SHALL BE STOPPED BELOW THE TOP OF THE MASONRY UNIT 1-1/2" TO PROVIDE A KEY FOR SUBSEQUENT GROUTING.
25. THE MINIMUM CONTINUOUS UNOBSTRUCTED CELL AREA IN CELL TO RECEIVE GROUT MUST NOT BE LESS THAN 2" X 3". MORTAR FINS MUST BE REMOVED AS BLOCK PLACEMENT PROCEEDS. MORTAR DROPPINGS MUST BE KEPT OUT OF CELLS WHICH ARE TO BE GROUTED.
26. UNLESS SPECIFICALLY SHOWN OTHERWISE, PROVIDE #9 GA. "DUR-O-WALL" TRUSS TYPE REINFORCING IN EVERY OTHER COURSE OF CONTINUOUS WALLS FOR CONCRETE MASONRY, AND EVERY FOURTH COURSE FOR BRICK MASONRY. DO NOT LAY JOINT REINFORCEMENT ACROSS EXPANSION JOINTS.
27. TEMPORARY BRACING AND SHORING OF ALL CONCRETE MASONRY CONSTRUCTION, TO PROVIDE STABILITY DURING CONSTRUCTION, UNTIL CONSTRUCTION ACHIEVES IT'S PROPER STRENGTH, SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

STRUCTURAL STEEL

28. ALL STRUCTURAL STEEL SHAPES AND PLATE SHALL CONFORM TO ASTM A-36 AND THE "SPECIFICATION FOR THE DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS" BY THE AMERICAN INSTITUTE OF STEEL CONSTRUCTION. ALL TUBE STEEL SHALL CONFORM TO ASTM A-500, GRADE B (FY = 46 KSI).
29. ALL SHOP CONNECTIONS TO BE WELDED (UTILIZING E70XX LOW HYDROGEN ELECTRODES) AND FIELD CONNECTIONS TO BE BOLTED UNLESS OTHERWISE SPECIFICALLY NOTED ON THE STRUCTURAL DRAWINGS. ALL WELDING SHALL CONFORM TO THE REQUIREMENTS OF "THE STANDARD CODE FOR WELDING IN BUILDING CONSTRUCTION" OF THE AMERICAN WELDING SOCIETY.
30. ALL STEEL TO RECEIVE ONE SHOP COAT AND ONE FIELD TOUCHUP COAT OF APPROVED PAINT.
31. ALL BOLTED CONNECTIONS SHALL CONSIST OF ASTM A325 HIGH STRENGTH BOLTS AND HARDENED WASHERS AS SHOWN ON THE STRUCTURAL DRAWINGS. ALL BOLTED CONNECTIONS SHALL CONFORM TO THE "SPECIFICATION FOR STRUCTURAL JOINT



1. Will there be a dumpster? If so show location and screening
2. Will there be outdoor lighting? If so, a signed and sealed photometric plan is required

TREE REMOVAL SUMMARY:

NO TREES ON SITE

LANDSCAPE AREA CALCULATIONS:

TOTAL SITE AREA: 24,000 +/- SQ. FT.
TOTAL UPLAND LANDSCAPED AREA: 10,250 +/- SQ. FT.
IRRIGATED PLANTING AREAS: 2,500 +/- SQ. FT
UNIRRIGATED/ BAHIA TURF AREA: 7,750 +/- SQ. FT.

15% MFLA REQUIRED= 24,000 X 15% = 3,600 SQ. FT

SHADE TREE CALCULATIONS:

TOTAL SITE AREA: 24,000 +/- SQ. FT.
SHADE TREES PRESERVED: 0
SHADE TREES PROVIDED: 8
24,000 SQ. FT/ 8 TREES= 1 TREE PER 3,000 SQ. FT.
(MINIMUM 1 PER 3,000 SQ. FT.)

TREE PROTECTION NOTE:

PER SEC. 7.6.3. E

TREE PROTECTION SHALL CONTINUE DURING THE COURSE OF CONSTRUCTION. THE FOLLOWING REQUIREMENTS SHALL BE CONDITIONS OF TREE REMOVAL PERMITS, ALL PERMITS FOR CONSTRUCTION IN PUBLIC RIGHTS-OF-WAY, AND ALL DEVELOPMENT PERMITS ISSUED UNDER AND PURSUANT TO THIS CODE:

(1) THE CLEANING OF CONSTRUCTION EQUIPMENT OR MATERIAL OR THE DISPOSAL OF WASTE MATERIALS INCLUDING BUT NOT LIMITED TO, PAINT, OIL, SOLVENTS, ASPHALT, CONCRETE, AND MORTAR WITHIN THE TPZ OF ANY TREE WHICH IS BEING PROTECTED IS NOT ALLOWED.

(2) THE MOVEMENT OF EQUIPMENT OR THE STORAGE OF EQUIPMENT, MATERIALS, DEBRIS, OR FILL WITHIN THE TPZ OF ANY TREE WHICH IS BEING PROTECTED IS NOT ALLOWED.

(3) THE CONTRACTOR SHALL INSPECT ALL TREE PROTECTION BARRICADES AND SIGNS ON A WEEKLY BASIS DURING THE COURSE OF CONSTRUCTION. ANY BARRICADE OR SIGN WHICH HAS BEEN DAMAGED OR IS MISSING SHALL BE REPLACED IMMEDIATELY.

(4) IF ANY TREE WHICH HAS NOT BEEN APPROVED TO BE REMOVED IS DESTROYED, OR RECEIVES MAJOR DAMAGE DURING CONSTRUCTION, WITH THE EXCEPTION OF NATURAL EVENTS, SO AS TO PLACE ITS LONG TERM SURVIVAL IN QUESTION, THE TREE(S) MUST BE REPLACED AT AN INCH-TO-INCH BASIS OF THE TOTAL (COMBINED) DBH OF THE TREE(S) SO DESTROYED OR DAMAGED. THE REPLACEMENT TREE(S) SHALL BE OF COMPARABLE SPECIES OF THE DESTROYED OR DAMAGED TREE(S) WITH A MINIMUM REPLACEMENT SIZE OF 3.5-INCH CALIPER. THE COUNTY RESERVES THE RIGHT TO ESTABLISH A REPLACEMENT VALUE FOR SUCH TREES AND PAYMENT INTO THE TREE MITIGATION FUND MAY BE AUTHORIZED BY THE COUNTY'S LANDSCAPE ARCHITECT.

SEC. 6.8.12. - LANDSCAPE COMPLETION INSPECTION REQUIREMENTS.

UPON COMPLETION OF THE INSTALLATION, THE CONTRACTOR SHALL REQUEST AN INSPECTION BY THE DESIGN PROFESSIONAL. A LANDSCAPE AND IRRIGATION AS-BUILT CERTIFICATION SHALL BE SIGNED AND SEALED BY THE DESIGN PROFESSIONAL AND SUBMITTED TO THE COUNTY LANDSCAPE ARCHITECT PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.

PLANT SCHEDULE

98% NATIVE

THIS IS A "FLORIDA FRIENDLY LANSCAPE PLAN"

NATIVE	CODE	BOTANICAL / COMMON NAME	CONT	CAL	SIZE		QTY
	TREES						
Y	IPV	Ilex vomitoria `Pendula` / Weeping Yaupon Holly	30 gal	2-3" STD	8'-10` H x 4'-5` W		3
N	LN2	Lagerstroemia indica x fauriei `Natchez` / Natchez Crape Myrtle	65 gal	3.5"Cal	12'-14` x 6'-8'		2
Y	PD2	Pinus elliotti var. Densa / Densa Slash Pine	45 gal	3.5"Cal	10'-12`H X 5'-6'W		4
Y	QV	Quercus virginiana / Southern Live Oak	65 gal	3.5"Cal	12'-14` x 6'-8'		4
Y	SP	Sabal palmetto / Cabbage Palmetto	B & B		12'-18` CT		2
	CODE	**BOTANICAL / COMMON NAME**	**CONT**	**SIZE**		**SPACING**	**QTY**
	SHRUBS						
Y	MC	Myrcianthes fragrans / Simpson`s Stopper	3 gal	30"-36"		36" o.c.	45
	CODE	**BOTANICAL / COMMON NAME**	**CONT**	**SIZE**		**SPACING**	**QTY**
	SHRUB AREAS						
Y	IVD	Ilex vomitoria `Schillings Dwarf` / `Schillings Dwarf` Holly	3 gal@	10-12" x 10-12"		24" o.c.	125
Y	MUC	Muhlenbergia capillaris / Pink Muhly	1 gal	18"-24" x 18"-24"		36" o.c.	35
	GROUND COVERS						
	PA	Paspalum notatum `Argentine` / Bahia Grass	sod				7,586 sf
Y	TF	Tripsacum floridanum / Dwarf Fakahatchee Grass	1 gal	18" height; full		36" o.c.	56
Y	ZP	Zamia pumila / Coontie	3 gal	18"-24" spd.		36" o.c.	24

MITIGATION INCHES PROVIDED	
	14
	14
TOTAL INCHES	28

PLANTING NOTES:

1. ALL PLANT MATERIAL SIZES ARE MINIMUM SIZES. CONTAINER SIZES SHALL BE INCREASED IF NECESSARY TO PROVIDE OVERALL PLANT SIZED SPECIFIED.
2. FINAL ARRANGEMENT OF PLANT MATERIAL SHALL BE STAKED BY THE CONTRACTOR FOR THE APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLMENT.
3. THE PLANT QUANTITIES SHOWN ON THE LANDSCAPE CONTRACT DOCUMENTS ARE FOR THE CONVENIENCE OF THE CONTRACTOR. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES AND REPORTING ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECT FOR CLARIFICATION PRIOR TO CONTRACT AWARD AND COMMENCEMENT OF WORK.
4. ALL MULCH SHALL BE MEDIUM PINE BARK NUGGETS MULCH 3 INCHES THICK WHEN COMPACTED.
5. CONTRACTOR RESPONSIBLE TO REMOVING ALL INVASIVE OR PROHIBITED PLANT SPECIES ONSITE.
6. ALL LANDSCAPING SHALL CONFORM TO CITY OF MARION COUNTY LANDSCAPE, BUFFER, AND TREE REQUIREMENTS.

SOD NOTE:

1. ALL SOD SHALL BE ARGENTINE BAHIA GRASS (paspalum notatum 'Argentine'). FINAL QUANITITU TO BE DETERMINED IN FIELD BY CONTRACTOR.

SIGHT DISTANCE NOTE:

1. ALL LANDSCAPING WITHIN SIGHT TRIANGLES SHALL CONFORM TO FDOT STANDARDS.
2. SHRUBS AND GROUNDCOVERS WITHIN SIGHT TRIANGLES SHALL NOT EXCEED 36" IN HIEGHT ABOVE PAVEMENT.
3. TREES IN SIGHT TRIANGLE SHALL HAVE A MINIMUM OF 6 FEET OF CLEAR TRUNK AT INSTALLATION, AND SHALL BE MAINTAINED AT 8 FEET AFTER ESTABLISHMENT.

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PROJECT
351 MARION OAKS BLVD
MARION COUNTY, FL
Prepared For:
A&B PROPERTIES SERVICES

SEAL
REGISTERED LANDSCAPE ARCHITECT TODD F. WILLIAMS No. 6666667 STATE OF FLORIDA
Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

CONSULTANTS

ISSUED FOR: 10/13/2025 PERMIT

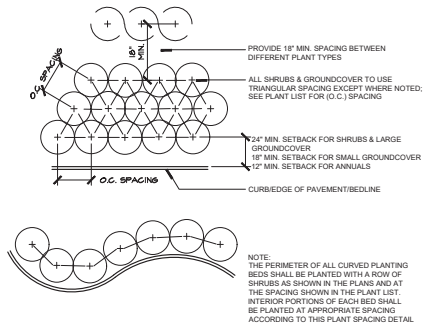
PROJECT NO.	2025-05
DESIGNED BY	TFW
DRAWN BY	TFW
CHECKED BY	TDC/TFW
DATE	2/18/2025
DRAWING SCALE	1"=20'

0 FT 10 20 North

DRAWING TITLE
LANDSCAPE PLAN

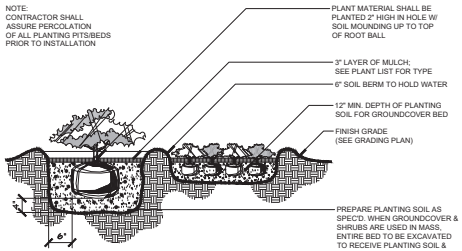
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LS-01

SHEET 1 OF 2



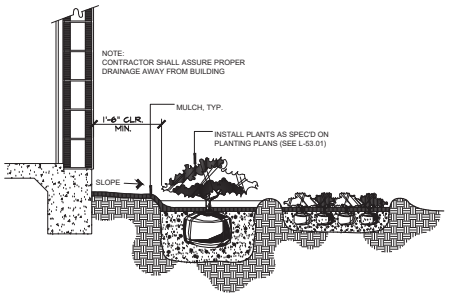
1 SHRUB & GROUNDCOVER SPACING

1/2" = 1'-0" P-LA-01



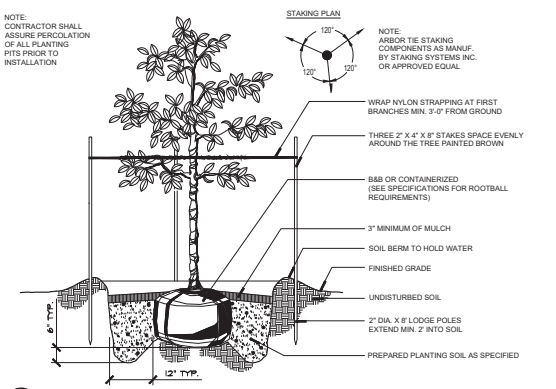
2 SHRUB & GROUNDCOVER PLANTING

1/2" = 1'-0" P-LA-02



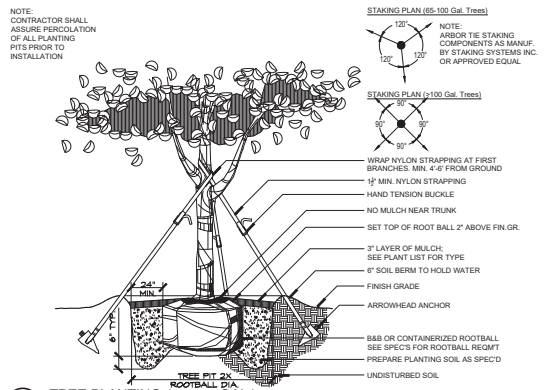
3 FOUNDATION PLANTING

1/2" = 1'-0" P-LA-03



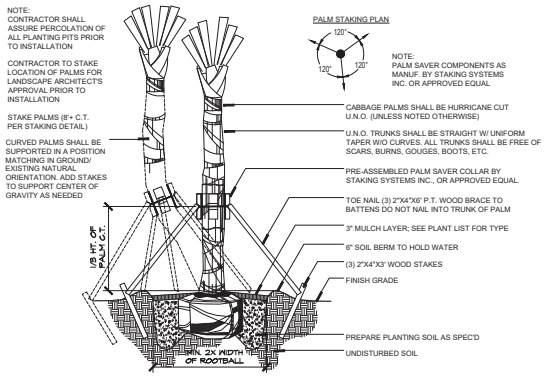
4 TREE PLANTING (15-45 GAL.)

1/2" = 1'-0" P-LA-05



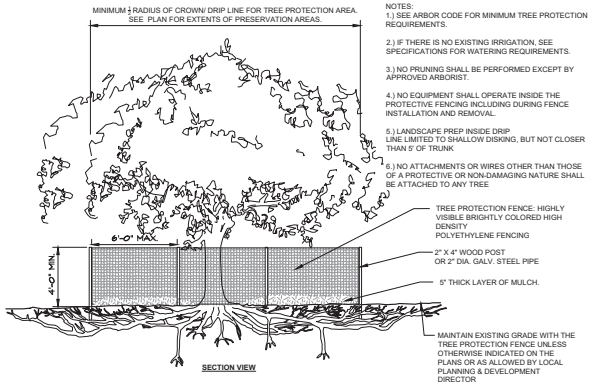
5 TREE PLANTING (65-100 GAL.)

1/2" = 1'-0" P-LA-06



6 PALM PLANTING DETAIL

1/2" = 1'-0" P-LA-07



7 TREE PROTECTION

N.T.S. P-CO1-WAT-W2C-30

LANDSCAPE SPECIFICATIONS:

PART 1 - GENERAL

1.01 WORK INCLUDED
A. INSTALLATION OF TREES, PALMS, SHRUBS, GROUNDCOVERS, AND GRASS SOD.
B. APPLICATION AND PAYMENT FOR REQUIRED REVIEWS.

1.02 REFERENCES
A. "GRADES AND STANDARDS FOR NURSERY PLANTS," FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES.
B. "AMERICAN STANDARD FOR NURSERY STOCK," ANSI Z60.1-2004, AMERICAN NURSERY & LANDSCAPE ASSOCIATION.

1.03 SUBMITTALS
A. RECORD DRAWINGS: FURNISH ONE SET OF REPRODUCIBLE RECORD DRAWINGS, CLEARLY SHOWING ALL CHANGED MADE TO THE ORIGINAL CONTRACT DRAWINGS DURING THE COURSE OF WORK.
B. SOIL ANALYSIS: SUBMIT SOIL TEST RESULTS FROM AN INDEPENDENT SOIL TESTING LABORATORY PRIOR TO PLANTING.

1.04 DELIVERY, STORAGE, AND HANDLING
A. INSPECTION: UPON DELIVERY TO THE SITE, INSPECT ALL PLANT MATERIALS FOR CONFORMITY TO THE SPECIFICATIONS AND FOR HANDLING DAMAGE. REMOVE FROM THE SITE ALL NON-CONFORMING AND DAMAGED PANT MATERIALS.
B. ON-SITE STORAGE: PROTECT ALL STORED PLANT MATERIALS FROM SUN AND WIND. WATER ALL STORED PLANT MATERIAL DAILY. OWNER TO INDICATE APPROPRIATE LOCATION FOR MATERIAL(S) AND EQUIPMENT STORAGE.

1.05 GUARANTEE
A. GUARANTEE ALL PLANTING WORK FOR A PERIOD OF ONE YEAR AFTER THE DATE OF FINAL APPROVAL AND ACCEPTANCE.
B. REPLACE AT NO COST TO THE OWNER ALL PLANT MATERIALS WHICH DIE OF ARE DETERMINED BY THE LANDSCAPE ARCHITECT , OR OWNERS REPRESENTATIVE TO BE UNACCEPTABLE, UNLESS THE DEATH OR UNACCEPTABLE CONDITION IS CLEARLY BEYOND THE CONTROL OF THE CONTRACTOR, AS DETERMINED BY THE OWNER. SUCH CIRCUMSTANCES MAY INCLUDE ACTS OF MOTHER NATURE, THEFT AFTER FINAL INSPECTION, OR VANDALISM. UNACCEPTABLE PLANTS SHALL INCLUDE THOSE THAT SHOW SIGNIFICANT DIE-BACK OR FAILURE TO EXHIBIT THE HEALTHY CHARACTERISTICS INDICATIVE OF THE SPECIES.

1.06 MAINTENANCE
A. MAINTAIN ALL LANDSCAPING UNTIL ONE YEAR AFTER FINAL APPROVAL AND ACCEPTANCE.
B. MAINTENANCE TO INCLUDE:
1. CULTIVATING AND WEEDING PLANT BEDS AND TREE PITS.
2. APPLICATION OF HERBICIDES AND PESTICIDES
3. IRRIGATION SUFFICIENT TO SATURATE ROOT SYSTEMS APPLIED DAILY.
4. TRIMMING AND PRUNING, INCLUDING REMOVAL OF CLIPPINGS AND DEAD OR BROKEN BRANCHES, AND TREATMENT OF PRUNED AREAS OR OTHER WOUNDS.
5. DISEASE CONTROL.
6. MAINTAINING GUYS AND STAKES IN A TIGHT CONDITION.
7. MAINTAINING TREES IN A PLUMB CONDITION.
8. WEEKLY MOWING AFTER SOD IS SUFFICIENTLY ROOTED.

PART 2 - PRODUCTS

2.01 PLANT MATERIALS
A. TREES AND SHRUBS: ALL PLANT MATERIALS SHALL BE FLORIDA #1 AS OUTLINED IN "GRADES AND STANDARDS FOR NURSERY PLANTS."
B. SOD: PROVIDE ONLY NURSERY GROWN, MACHINE CUT SOD OF THE TYPE INDICATED ON THE DRAWINGS. SOD SHALL BE WELL-MATTED WITH ROOTS, FREE OF EXCESSIVE WEEDS, AND SHALL BE GREEN, FRESH AND UNINJURED AT THE TIME OF PLANTING.

2.02 SOIL MATERIALS
A. TOPSOIL: FERTILE, AGRICULTURAL TOPSOIL. TYPICAL FOR PROJECT LOCALITY, CAPABLE OF SUSTAINING VIGOROUS PLANT GROWTH, TAKEN FROM DRAINED SITE, FREE OF SUBSOIL, CLAY, PLANTS, WEEDS AND ROOTS, pH RANGE OF 5.5 TO 7.0, MINIMUM 4 PERCENT, MAXIMUM 20 PERCENT ORGANIC MATTER.
B. PEAT MOSS: SHREDDED, LOOSE, SPHAGNUM MOSS, FREE OF LUMPS, ROOTS, INORGANIC MATERIAL, MINIMUM 85 PERCENT ORGANIC MATERIAL MEASURED BY OVEN DRY WEIGHT, 4 TO 5 pH RANGE, MOISTURE CONTENT OF 30 PERCENT.
C. SAND: COARSE, WASHED, BUILDERS SAND
D. PLANTING SOIL MIXTURE: PROVIDE MIXTURE OF IMPORTED TOPSOIL OR APPROVED TOPSOIL FROM SITE, PEAT, SAND, AND OTHER AMENDMENTS AS RECOMMENDED BY THE INDEPENDENT SOIL TESTING LABORATORY FOR THE SPECIFIED PLANTS.

2.03 OTHER MATERIALS
A. MULCH: PINE BARK MINI NUGGETS OR PINE STRAW 3" THICK COMPACTED UNDER ALL TREES, PALMS, SHRUBS, & GROUNDCOVER.
B. FERTILIZER:
1. FLOWERING ANNUALS AND BEDDING PLANTS: SIERRABLEN 18-7-10 (+IRON), RATE OF APPLICATION 2LBS PER 100 SQ.FT.
2. CONTAINER GROWN TREES, SHRUBS, AND GROUNDCOVER: AGRIFORM 21 GRAM TABLES, RATE OF APPLICATION AS FOLLOWS:
(1-2 GALLON PLANTS:1 TABLET) (30 GALLON PLANTS:6 TABLETS)
(3-5 GALLON PLANTS: 2 TABLETS) (65 GALLON PLANTS:8 TABLETS)
(7-10 GALLON PLANTS: 3 TABLETS) (100 GALLON PLANTS:10 TABLETS)
(15 GALLON PLANTS: 4 TABLETS) (200 GALLON PLANTS:15 TABLETS)
3. FIELD GROWN AND COLLECTED TREES: AGRIFORM 21 GRAM TABLETS, ONE TABLET PER $\frac{1}{2}$" OF CALIPER FOR STANDARD TREES; ONE TABLET PER FOOT SPREAD FOR MULTI-TRUNK TREES.
4. NEWLY PLANTED SOD: 6-6-6 APPLIED PER MANUFACTURER'S INSTRUCTIONS.

2.04 TESTS
A. PROVIDE ANALYSIS OF IMPORTED TOPSOIL INDICATING pH VALUE AND PERCENTAGE OF NITROGEN, PHOSPORUS, POTASH, SOLUBLE SALT, AND ORGANIC MATTER.
PROVIDE ANALYSIS OF EXISTING SOIL IN REPRESENTATIVE PLANTING AREAS, INDICATING REPRESENTATIVE PLANTING AREAS, INCLUDING LABORATORY RECOMMENDATIONS FOR SOIL AMENDMENTS NECESSARY FOR OPTIMAL PLANT GROWTH.

PART 3 - EXECUTION

3.01 PREPARATION
A. FINE GRADING: FINE GRADE PLANTING AREA, AS INDICATED ON THE DRAWINGS, ELIMINATING LOW OR ROUGH AREAS, AND BUILDING DEBRIS, STONES AND RUBBLE. FINISH GRADES SHALL BE SLOPED IN THE SAME DIRECTION AS EXISTING DRAINAGE; NEW GRADES SHALL NOT REVIEW PONDING OR STANDING WATER.
B. ALERT THE OWNER OF POTENTIAL GRADING AND DRAINAGE PROBLEMS, INCLUDING DEPRESSED PLANTING AREAS WITH NO OUTFALL, SATURATED PLANTING AREAS, PLANTING PITS THAT HOLD WATER FOR PROLONGED PERIODS, AND ANY OTHER CONDITION DETRIMENTAL TO OPTIMUM PLANT GROWTH.

3.02 PLANTING
A. TAKE LOCATIONS OF ALL TREES AND SHRUBS. ALIGN WITH ARCHITECTURAL OR ENGINEERING REFERENCES FEATHERS AS INDICATED ON THE DRAWINGS. INFORM LANDSCAPE ARCHITECT OF UNFORESEEN OBSTACLES WHICH MAY AFFECT THE LOCATIONS AS SHOWN ON THE DRAWINGS. CONTRACTOR SHALL CONTACT LANDSCAPE ARCHITECT FOR APPROVAL OF ALL STAKED PLATINGS PRIOR TO INSTALLATION.
B. PLANT TREES AND SHRUBS, ROTATING AS NECESSARY FOR BEST APPEARANCE FROM THE PREDOMINANT VIEWPOINT.
C. LAY OUT SHRUB BEDS, SCALING THE LOCATIONS AND DIMENSIONS OF EACH BED, FOLLOWING THE CONFIGURATIONS INDICATED ON THE DRAWINGS. ADJUST THE BED DIMENSIONS TO THE QUANTITY AND SPACING OF PLANTS SHOWN ON THE PLANT LIST OR SCALED FROM THE DRAWINGS. INFORM THE LANDSCAPE ARCHITECT OF SIGNIFICANT DISCREPANCIES BETWEEN PLAN BED DIMENSIONS AND PLANT QUANTITIES.
D. PLANT SHRUBS AND ANNUALS, MAINTAINING UNIFORM SPACING AS INDICATED ON THE PLANT LIST OR SCALED FROM THE DRAWINGS.
E. DISTRIBUTE OR DISPOSE OF EXCAVATED SOIL FROM PLANTING HOLES, MAINTAINING THE DESIRED FINISH GRADES.
F. LAY SOD ON FINE-GRADED, MOISTENED SOIL, WITHOUT GAPS OR OVERLAPS. TAMP OR ROLL TO PROVIDE FIRM CONTACT WITH SOIL. SOD LINE AT PLANT BEDS SHALL BE CUT TO THE CONFIGURATION AND DIMENSIONS SHOWN ON THE DRAWINGS. A MINIMUM DIMENSION SHALL BE MAINTAINED BETWEEN PLANTS AND SOD EQUAL TO ONE-HALF THE PLANT SPACING, MEASURED FROM THE CENTER OF THE PLANT TO THE EDGE OF THE SOD. A CIRCULAR RING OF 12 INCH RADIUS SHALL BE MAINTAINED FREE OF GRASS AROUND TREES WITHIN SODDED AREAS.
G. APPLY FERTILIZER TABLETS, EQUALLY DISTRIBUTED AROUND ROOTBALL AT A DEPTH EQUAL TO ONE-HALF THE ROOTBALL DEPTH. APPLY GRANULAR FERTILIZERS TO SOD AND BEDDING PLANTS. SWEEP FERTILIZERS FROM WALKWAYS TO AVOID STAINING.
H. SATURATE SOIL THOROUGHLY DURING AND AFTER BACKFILLING OF PLANTS, AND AFTER LAYING OF SOD.
I. APPLY A LAYER OF MULCH, MINIMUM 3 INCHES AFTER SETTLEMENT, TO ALL PLANT BEDS AND TREE RINGS.
J. STAKE AND GUY ALL TREES SECURELY. ATTACH WHITE SURVEYOR'S RIBBON TO ALL GUY WIRES ADJACENT TO PEDESTRIAN AREAS.

tdc DESIGN STUDIO
LANDSCAPE ARCHITECTURE
COMMUNITY PLANNING
URBAN DESIGN
1516 E. HILLCREST STREET STE. 105
ORLANDO, FL 32803 PH: 407-254-2625

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PROJECT
351 MARION OAKS BLVD
MARION COUNTY, FL
Prepared For:
A&B PROPERTIES SERVICES

SEAL
REGISTERED LANDSCAPE ARCHITECT TODD S. CLEMENS 1056 STATE OF FLORIDA
Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

CONSULTANTS

ISSUED FOR:
10/1/2025 PERMIT

PROJECT NO.	2025-05
DESIGNED BY	TFW
DRAWN BY	TFW
CHECKED BY	TDC/TFW
DATE	2/18/2025
DRAWING SCALE	AS SHOWN

DRAWING TITLE
LANDSCAPE DETAILS & SPECIFICATIONS

DRAWING NUMBER
LS-02
SHEET 2 OF 2

Marion County

Development Review Committee

Agenda Item

File No.: 2026-23617 **Agenda Date:** 7/13/2026 **Agenda No.:** 5.4.

SUBJECT:
Belleview Substation - Major Site Plan
Parcel #: 4217-223-000 #MajorSite-000232-2026
SECO Energy, Inc.

SUBMITTAL SUMMARY REPORT
MajorSite-000232-2026

PLAN NAME: Belleview Substation
LOCATION:
APPLICATION DATE: 01/09/2026
PARCEL: 4217-223-000
DESCRIPTION: Application for Major Site Plan of a proposed electrical substation.

CONTACTS	NAME	COMPANY
Applicant	Biniam Tsegay	SECO Energy, Inc.
Engineer of Record	Biniam Tsegay	SECO Energy, Inc.
Landscape Architect	Suzanne Stancil	MICHAEL PAPE & ASSOCIATES, PA.

SUBMITTAL	STARTED	DUE	COMPLETE	STATUS
OCE: Plan Review (DR) v.4	06/24/2026	07/01/2026	07/06/2026	Approved
OCE: Plan Review (DR) v.3	05/29/2026	06/05/2026	06/05/2026	Requires Re-submit
OCE: Plan Review (DR) v.2	04/07/2026	04/14/2026	04/29/2026	Requires Re-submit
OCE: Plan Review (DR) v.1	01/12/2026	01/27/2026	02/10/2026	Requires Re-submit

SUBMITTAL DETAILS

OCE: Plan Review (DR) v.4

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
911 Management (DR) (911 Management)	Jamie Waldron	07/01/2026	06/25/2026	Approved
Environmental Health (Plans) (Environmental Health)	Evan Searcy	07/01/2026	06/25/2026	Approved
Fire Marshal (Plans) (Fire)	Jonathan Kenning	07/01/2026	06/24/2026	Approved
Growth Services Planning & Zoning (DR) (GS Planning and Zoning)	Erik Kramer	07/01/2026	06/24/2026	Approved

Corrections 2.12 - Land Use Designation-subject property (**Resolved**) - **Corrective Action:** On drawing # BV-02-121, please change land use designation from "MED" to "MR". See project data table.

The land use is medium residential, MR for short. - 2.12 - Land Use Designation-subject property: Show existing land use designation the subject property.

Corrections 2.12.5/1.8.2.F - Concurrency Deferral Statement (**Resolved**) - **Corrective Action:** Provide the concurrency statement on the cover sheet. Replace brackets with "Building Permitting" - 2.12.5/1.8.2.F - Concurrency Deferral Statement: Please provide a concurrency statement on the cover sheet according to LDC Sec. 1.8.2 (F) - Concurrency Deferral. An owner may elect to defer required concurrency review and approval for a development application identified in Section 1.8.2.A to a subsequent development application review stage by executing the following "Concurrency Deferral Statement" on the development application plan, or in a separate sworn and notarized affidavit, a copy of which shall be provided to Growth Services and the original shall be recorded in Marion County's Public Records, as applicable: "This project has not been granted concurrency approval and/or granted and/or reserved any public facility capacities. Future rights to develop the resulting property(ies) are subject to a deferred concurrency determination, and final approval to develop the property has not been obtained. The completion of concurrency review and/or approval has been deferred to later development review stages, such as, but not limited to, [list subsequent applications expected pursuant to Section 1.8.2.C as applicable]."

Corrections 2.12/4.2 - Lot setback (**Resolved**) - **Corrective Action:** Provided setbacks shown on BV-02-128 are not consistent with the provided setbacks listed on BV-02-126 Site Data table. East shown = 102 feet. West shown = 216 feet. Fractions over .5 were rounded up. - 2.12/4.2 - Lot setback: Provide required setback and proposed setback in the site data table and show them on the plan.

Corrections 4.4 - Show proposed signs to meet LDC Sec 4.4 (**Resolved**) - **Corrective Action:** Indicate if sign(s) is proposed on site. If so, show proposed sign's location and design. A sign would need to be at least 5 feet setback from the property line and comply with sight triangle regulations for roadway safety. If sign is proposed, staff will review in next submittal. If no sign is proposed, staff will remove this comment. - 4.4 - Show proposed signs to meet LDC Sec 4.4: If sign(s) is proposed on site, show proposed sign's location and design. The signs shall comply with LDC Sec. 4.4. A master sign plan and/or permit may be required.

Corrections 2.12.4/6.11.8 - Parking (**Resolved**) - **Corrective Action:** Number and calculation of required and proposed parking spaces is missing. Please provide correct information in table format. And show area/dimensions of where employees will park. - 2.12.4/6.11.8 - Parking: Provide number and calculation of required and proposed parking spaces in table format, per LDC Sec. 6.11.8. - Parking requirements.

Corrections 2.12.24 - Landscape requirements/6.8.6 - Buffering (**Resolved**) - **Corrective Action:** Location of buffer is not consistent with SUP's condition, and the location of the continuous hedge does is not consistent with Section 4.3.26.E(2). However, proposed buffering/screening meets intent of code Section 4.3.26.E(1). Please discuss at a DRC staff meeting to determine an appropriate path forward. - 2.12.24 - Landscape requirements/6.8.6 - Buffering: Show buffer types, locations, and dimensions of required buffering on plan. Show buffer descriptions and illustrations of each proposed buffer (including longitudinal and transverse cross-sections)

SUBMITTAL SUMMARY REPORT (MajorSite-000232-2026)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
Growth Services Planning & Zoning (DR) (GS Planning and Zoning)	Erik Kramer	07/01/2026	06/24/2026	Approved
Corrections	2.12 - Special Use Permits (**Resolved**) - **Corrective Action:** Site has a previously approved special use permit for an electrical substation. Case number 050817SU, Resolution number 05-R-334. Resolution and application materials are uploaded to "Attachments" for applicant's review. - 2.12 - Special Use Permits: List of all approved special use permits, case number, conditions, and the date of approval.			
Corrections	2.12.4/6.11.6 - Construction access (**Resolved**) - **Corrective Action:** New construction in an existing residential area, please show construction access per 6.11.6A: "For any phased development, or development within an existing residential area, a plan for the construction access and construction route to the nearest Collector or Arterial road shall be approved by the County prior to construction." - 2.12.4/6.11.6 - Construction access: Show proposed construction access and route on plan, per Sec. 6.11.6. - Construction access/route,.			
Corrections	2.12.4.L & Article 5 - Overlay zones (**Resolved**) - **Corrective Action:** Provide note that the site is located within the Secondary Springs Protection Overlay Zone.. - 2.12.4.L & Article 5 - Overlay zones: Provide a statement showing all applicable overlay zones on the subject properties such as Airport Overlay Zones (AOZ), Environmentally Sensitive Overlay Zone (ESOZ), Floodplain, Springs Protection Overlay Zone (SPOZ), Military Operating Area (MOA), Scenic Roads Area (SRA), Wellhead/Wellfield Protection Area (WHPA), Silver Springs Community Redevelopment Area (SSCRA), and CR 475A Visual Enhancement Gateway Development Overlay, etc. Refer to LDC Article 5 - OVERLAY ZONES AND SPECIAL AREAS.			
Corrections	6.5 & 6.6 - Habitat Preservation/Mitigation (**Resolved**) - **Corrective Action:** If any listed species are observed/potentially located on site, coordinate with FWC and get required permits. Habitat preservation/mitigation plan shall be submitted to County for records at later stage. Environmental report indicates 18 potentially occupied gopher tortoise burrows and indicates that at least one gopher tortoise was observed on site. Report seems to indicate that relocation permits would be acquired. Please add a note to the site plan indicating how mitigation would take place in accordance with LDC 6.6.4, please state the page number where the note is added. - 6.5 & 6.6 - Habitat Preservation/Mitigation: Refer to LDC Sec. 6.6 for requirements and design standards if the site contains open water, wetland, listed species, native habitat vegetation, and/or natural open space. When a proposed development or land clearing site is found to include listed species, the application shall identify species and habitat protection as on-site or off-site. The selected option shall be a condition of approval and shall be completed at time of final inspection.			
Corrections	Additional Growth Services Comments (**Resolved**) - **Corrective Action:** There is a previously approved Special Use Permit (SUP) with no expiration date. The current plan is not consistent with the SUP's concept plan. The applicant's intent seems to be following today's code regulations for electric substations. If adhering to today's code, specifically Section 4.3.26.A-D, a meeting with DRC would've been required. Strongly recommend scheduling a Development Review Committee (DRC) Thursday staff meeting to discuss a path forward for this project with all reviewing departments. - Additional Growth Services Comments			
Corrections	2.12.5/1.8.2.A - Traffic Capacity Available (**Resolved**) - **Corrective Action:** See OCE Traffic's comment on 6.11.3 - Traffic Impact Analysis - 2.12.5/1.8.2.A - Traffic Capacity Available?: The adjoining roadway(s) are currently identified as exceeding their acceptable Level of Service, as such they are not eligible for further development unless and until sufficient capacity is demonstrated to be available or alternative approaches for the proposed development are proposed for consideration and potential approval (e.g., proportionate share, etc.).			
Landscape (Plans) (Parks and Recreation)	Susan Heyen	07/01/2026	06/24/2026	Approved
OCE Design (Plans) (Office of the County Engineer)	Gerald Koch	07/01/2026	07/01/2026	Approved

SUBMITTAL SUMMARY REPORT (MajorSite-000232-2026)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
OCE Property Management (Plans) (Office of the County Engineer)	Delenie Roman	07/01/2026	06/30/2026	Informational

Comments

MAP CHECKED.

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]."
- DR 6/30/26

OCE Stormwater (Permits & Plans) (Office of the County Engineer)	Alexander Turnipseed	07/01/2026	06/24/2026	Informational

Comments Please provide a copy of the NPDES permit or NOI as well as the District permit prior to construction

OCE Survey (Plans) (Office of the County Engineer)	Theresa Smail	07/01/2026	07/01/2026	Approved
OCE Traffic (Permits & Plans) (Office of the County Engineer)	Chris Zeigler	07/01/2026	06/24/2026	Approved

Corrections 6.11.3 - Traffic Impact Analysis (**Resolved**) - **Corrective Action:** Provide a traffic statement on the cover sheet. If the traffic exceeds 49 peak hour trips additional analysis may be required. - 6.11.3 - Traffic Impact Analysis: Provide a Traffic Impact Analysis

Corrections 6.11.5 - Driveway access (**Resolved**) - **Corrective Action:** The driveways do not meet spacing requirements. The spacing requirement on CR 475A is 440 feet and the spacing requirement on SE 36th Avenue is 660 feet. A driveway deviation will be issued for the driveway on CR 475A; however, the driveway on SE 36th Avenue must be removed. - 6.11.5 - Driveway access: The driveways must meet the requirements of section 6.11.5.

Corrections 6.11.4.E - Sight triangle (**Resolved**) - **Corrective Action:** Provide a statement on the cover sheet the driveway meets FDOT sight distance criteria and show that sight triangles on the plan to confirm that. - 6.11.4.E - Sight triangle: Show sight triangle at the intersections as specified in Section 6.11.4.E.

Corrections 6.12.12 - Sidewalks (**Resolved**) - **Corrective Action:** Sidewalk is required on both CR 475 A and SE 36th Avenue. Staff supports a waiver to construction of the sidewalk. The waiver has to be approved by the Development Review Committee. Please contact the Development Review Manager at aaron.pool@marionfl.org or 352-671-8338 to get on the Development Review Committee agenda to consider this waiver. - 6.12.12 - Sidewalks: Show sidewalk on the plans as required in section 6.12.12.

Utilities (OCE Plans) (Utilities)	Heather Proctor	07/01/2026	06/24/2026	Approved

Comments Previously approved - Parcel 4217-223-000 is within the Marion County Utilities service area but is outside of connection distance to public water and sewer. Proposed irrigation will be served by a private well. No other additional flows have been proposed with this project. The project is outside of the Primary Springs Protection Zone and the Urban Growth Boundary.

OCE: Plan Review (DR) v.3

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
911 Management (DR) (911 Management)	Sarah Gurczynski	06/05/2026	06/01/2026	Approved
Environmental Health (Plans) (Environmental Health)	Evan Searcy	06/05/2026	05/29/2026	Approved

SUBMITTAL SUMMARY REPORT (MajorSite-000232-2026)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
Fire Marshal (Plans) (Fire)	Jonathan Kenning	06/05/2026	05/29/2026	Approved
Growth Services Planning & Zoning (DR) (GS Planning and Zoning)	Erik Kramer	06/05/2026	06/02/2026	Approved

Corrections Additional Growth Services Comments (**Resolved**) - **Corrective Action:** There is a previously approved Special Use Permit (SUP) with no expiration date. The current plan is not consistent with the SUP's concept plan. The applicant's intent seems to be following today's code regulations for electric substations. If adhering to today's code, specifically Section 4.3.26.A-D, a meeting with DRC would've been required. Strongly recommend scheduling a Development Review Committee (DRC) Thursday staff meeting to discuss a path forward for this project with all reviewing departments. - Additional Growth Services Comments

Corrections 2.12 - Land Use Designation-subject property (**Resolved**) - **Corrective Action:** On drawing # BV-02-121, please change land use designation from "MED" to "MR". See project data table.

The land use is medium residential, MR for short. - 2.12 - Land Use Designation-subject property: Show existing land use designation the subject property.

Corrections 4.4 - Show proposed signs to meet LDC Sec 4.4 (**Resolved**) - **Corrective Action:** Indicate if sign(s) is proposed on site. If so, show proposed sign's location and design. A sign would need to be at least 5 feet setback from the property line and comply with sight triangle regulations for roadway safety. If sign is proposed, staff will review in next submittal. If no sign is proposed, staff will remove this comment. - 4.4 - Show proposed signs to meet LDC Sec 4.4: If sign(s) is proposed on site, show proposed sign's location and design. The signs shall comply with LDC Sec. 4.4. A master sign plan and/or permit may be required.

Corrections 2.12.24 - Landscape requirements/6.8.6 - Buffering (**Resolved**) - **Corrective Action:** Location of buffer is not consistent with SUP's condition, and the location of the continuous hedge does is not consistent with Section 4.3.26.E(2). However, proposed buffering/screening meets intent of code Section 4.3.26.E(1). Please discuss at a DRC staff meeting to determine an appropriate path forward. - 2.12.24 - Landscape requirements/6.8.6 - Buffering: Show buffer types, locations, and dimensions of required buffering on plan. Show buffer descriptions and illustrations of each proposed buffer (including longitudinal and transverse cross-sections)

Corrections 2.12.5/1.8.2.A - Traffic Capacity Available (**Resolved**) - **Corrective Action:** See OCE Traffic's comment on 6.11.3 - Traffic Impact Analysis - 2.12.5/1.8.2.A - Traffic Capacity Available?: The adjoining roadway(s) are currently identified as exceeding their acceptable Level of Service, as such they are not eligible for further development unless and until sufficient capacity is demonstrated to be available or alternative approaches for the proposed development are proposed for consideration and potential approval (e.g., proportionate share, etc.).

Corrections 2.12/4.2 - Lot setback (**Resolved**) - **Corrective Action:** Provided setbacks shown on BV-02-128 are not consistent with the provided setbacks listed on BV-02-126 Site Data table. East shown = 102 feet. West shown = 216 feet. Fractions over .5 were rounded up. - 2.12/4.2 - Lot setback: Provide required setback and proposed setback in the site data table and show them on the plan.

Corrections 2.12.5/1.8.2.F - Concurrency Deferral Statement (**Resolved**) - **Corrective Action:** Provide the concurrency statement on the cover sheet. Replace brackets with "Building Permitting" - 2.12.5/1.8.2.F - Concurrency Deferral Statement: Please provide a concurrency statement on the cover sheet according to LDC Sec. 1.8.2 (F) - Concurrency Deferral. An owner may elect to defer required concurrency review and approval for a development application identified in Section 1.8.2.A to a subsequent development application review stage by executing the following "Concurrency Deferral Statement" on the development application plan, or in a separate sworn and notarized affidavit, a copy of which shall be provided to Growth Services and the original shall be recorded in Marion County's Public Records, as applicable: "This project has not been granted concurrency approval and/or granted and/or reserved any public facility capacities. Future rights to develop the resulting property(ies) are subject to a deferred concurrency determination, and final approval to develop the property has not been obtained. The completion of concurrency review and/or approval has been deferred to later development review stages, such as, but not limited to, [list subsequent applications expected pursuant to Section 1.8.2.C as applicable]."

Corrections 2.12.4/6.11.8 - Parking (**Resolved**) - **Corrective Action:** Number and calculation of required and proposed parking spaces is missing. Please provide correct information in table format. And show area/dimensions of where employees will park. - 2.12.4/6.11.8 - Parking: Provide number and calculation of required and proposed parking spaces in table format, per LDC Sec. 6.11.8. - Parking requirements.

Corrections 2.12.4.L & Article 5 - Overlay zones (**Resolved**) - **Corrective Action:** Provide note that the site is located within the Secondary Springs Protection Overlay Zone.. - 2.12.4.L & Article 5 - Overlay zones: Provide a statement showing all applicable overlay zones on the subject properties such as Airport Overlay Zones (AOZ), Environmentally Sensitive Overlay Zone (ESOZ), Floodplain, Springs Protection Overlay Zone (SPOZ), Military Operating Area (MOA), Scenic Roads Area (SRA), Wellhead/Wellfield Protection Area (WHPA), Silver Springs Community Redevelopment Area (SSCRA), and CR 475A Visual Enhancement Gateway Development Overlay, etc. Refer to LDC Article 5 - OVERLAY ZONES AND SPECIAL AREAS.

Corrections 2.12.4/6.11.6 - Construction access (**Resolved**) - **Corrective Action:** New construction in an existing residential area, please show construction access per 6.11.6A: "For any phased development, or development within an existing residential area, a plan for the construction access and construction route to the nearest Collector or Arterial road shall be approved by the County prior to construction." - 2.12.4/6.11.6 - Construction access: Show proposed construction access and route on plan, per Sec. 6.11.6. - Construction access/route,.

Corrections 2.12 - Special Use Permits (**Resolved**) - **Corrective Action:** Site has a previously approved special use permit for an electrical substation. Case number 050817SU, Resolution number 05-R-334. Resolution and application materials are uploaded to "Attachments" for applicant's review. - 2.12 - Special Use Permits: List of all approved special use permits, case number, conditions, and the date of approval.

Corrections 6.5 & 6.6 - Habitat Preservation/Mitigation (**Resolved**) - **Corrective Action:** If any listed species are observed/potentially located on site, coordinate with FWC and get required permits. Habitat preservation/mitigation plan shall be submitted to County for records at later stage.

Environmental report indicates 18 potentially occupied gopher tortoise burrows and indicates that at least one gopher tortoise was observed on site. Report seems to indicate that relocation permits would be acquired. Please add a note to the site plan indicating how mitigation would take place in accordance with LDC 6.6.4, please state the page number where the note is added. - 6.5 & 6.6 - Habitat Preservation/Mitigation: Refer to LDC Sec. 6.6 for requirements and design standards if the site contains open water, wetland, listed species, native habitat vegetation, and/or natural open space. When a proposed development or land clearing site is found to include listed species, the application shall identify species and habitat protection as on-site or off-site. The selected option shall be a condition of approval and shall be completed at time of final inspection.

Landscape (Plans) (Parks and Recreation)	Susan Heyen	06/05/2026	05/29/2026	Approved
OCE Design (Plans) (Office of the County Engineer)	Gerald Koch	06/05/2026	06/04/2026	Approved

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
OCE Property Management (Plans) (Office of the County Engineer)	Delenie Roman	06/05/2026	06/05/2026	Informational

Comments

Checked map/Sunbiz.

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]."
- DR 6/5/26

OCE Stormwater (Permits & Plans) (Office of the County Engineer)	Alexander Turnipseed	06/05/2026	05/29/2026	Informational

Comments Please provide a copy of the NPDES permit or NOI as well as the District permit prior to construction

OCE Survey (Plans) (Office of the County Engineer)	Theresa Smail	06/05/2026	06/02/2026	Approved
OCE Traffic (Permits & Plans) (Office of the County Engineer)	Chris Zeigler	06/05/2026	05/31/2026	Requires Re-submit

Corrections 6.11.4.E - Sight triangle (**Resolved**) - **Corrective Action:** Provide a statement on the cover sheet the driveway meets FDOT sight distance criteria and show that sight triangles on the plan to confirm that. - 6.11.4.E - Sight triangle: Show sight triangle at the intersections as specified in Section 6.11.4.E.

Corrections 6.11.3 - Traffic Impact Analysis (**Resolved**) - **Corrective Action:** Provide a traffic statement on the cover sheet. If the traffic exceeds 49 peak hour trips additional analysis may be required. - 6.11.3 - Traffic Impact Analysis: Provide a Traffic Impact Analysis

Corrections 6.12.12 - Sidewalks (**Not Resolved**) - **Corrective Action:** Sidewalk is required on both CR 475 A and SE 36th Avenue. Staff supports a waiver to construction of the sidewalk. The waiver has to be approved by the Development Review Committee. Please contact the Development Review Manager at aaron.pool@marionfl.org or 352-671-8338 to get on the Development Review Committee agenda to consider this waiver. - 6.12.12 - Sidewalks: Show sidewalk on the plans as required in section 6.12.12.

Corrections 6.11.5 - Driveway access (**Resolved**) - **Corrective Action:** The driveways do not meet spacing requirements. The spacing requirement on CR 475A is 440 feet and the spacing requirement on SE 36th Avenue is 660 feet. A driveway deviation will be issued for the driveway on CR 475A; however, the driveway on SE 36th Avenue must be removed. - 6.11.5 - Driveway access: The driveways must meet the requirements of section 6.11.5.

Utilities (OCE Plans) (Utilities)	Heather Proctor	06/05/2026	06/03/2026	Approved

Comments Previously approved - Parcel 4217-223-000 is within the Marion County Utilities service area but is outside of connection distance to public water and sewer. Proposed irrigation will be served by a private well. No other additional flows have been proposed with this project. The project is outside of the Primary Springs Protection Zone and the Urban Growth Boundary.

OCE: Plan Review (DR) v.2

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
911 Management (DR) (911 Management)	Kristie Wright	04/14/2026	04/09/2026	Approved
Environmental Health (Plans) (Environmental Health)	Evan Searcy	04/14/2026	04/16/2026	Approved

SUBMITTAL SUMMARY REPORT (MajorSite-000232-2026)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
Fire Marshal (Plans) (Fire)		04/14/2026	04/07/2026	Approved
Comments	previously approved			
Growth Services Planning & Zoning (DR) (GS Planning and Zoning)	Erik Kramer	04/14/2026	04/27/2026	Approved

Corrections 4.4 - Show proposed signs to meet LDC Sec 4.4 (**Resolved**) - **Corrective Action:** Indicate if sign(s) is proposed on site. If so, show proposed sign's location and design. A sign would need to be at least 5 feet setback from the property line and comply with sight triangle regulations for roadway safety. If sign is proposed, staff will review in next submittal. If no sign is proposed, staff will remove this comment. - 4.4 - Show proposed signs to meet LDC Sec 4.4: If sign(s) is proposed on site, show proposed sign's location and design. The signs shall comply with LDC Sec. 4.4. A master sign plan and/or permit may be required.

Corrections 2.12 - Land Use Designation-subject property (**Resolved**) - **Corrective Action:** On drawing # BV-02-121, please change land use designation from "MED" to "MR". See project data table.

The land use is medium residential, MR for short. - 2.12 - Land Use Designation-subject property: Show existing land use designation the subject property.

Corrections 2.12.5/1.8.2.A - Traffic Capacity Available (**Resolved**) - **Corrective Action:** See OCE Traffic's comment on 6.11.3 - Traffic Impact Analysis - 2.12.5/1.8.2.A - Traffic Capacity Available?: The adjoining roadway(s) are currently identified as exceeding their acceptable Level of Service, as such they are not eligible for further development unless and until sufficient capacity is demonstrated to be available or alternative approaches for the proposed development are proposed for consideration and potential approval (e.g., proportionate share, etc.).

Corrections 2.12/4.2 - Lot setback (**Resolved**) - **Corrective Action:** Provided setbacks shown on BV-02-128 are not consistent with the provided setbacks listed on BV-02-126 Site Data table. East shown = 102 feet. West shown = 216 feet. Fractions over .5 were rounded up. - 2.12/4.2 - Lot setback: Provide required setback and proposed setback in the site data table and show them on the plan.

Corrections Additional Growth Services Comments (**Resolved**) - **Corrective Action:** There is a previously approved Special Use Permit (SUP) with no expiration date. The current plan is not consistent with the SUP's concept plan. The applicant's intent seems to be following today's code regulations for electric substations. If adhering to today's code, specifically Section 4.3.26.A-D, a meeting with DRC would've been required. Strongly recommend scheduling a Development Review Committee (DRC) Thursday staff meeting to discuss a path forward for this project with all reviewing departments. - Additional Growth Services Comments

Corrections 2.12.4/6.11.8 - Parking (**Resolved**) - **Corrective Action:** Number and calculation of required and proposed parking spaces is missing. Please provide correct information in table format. And show area/dimensions of where employees will park. - 2.12.4/6.11.8 - Parking: Provide number and calculation of required and proposed parking spaces in table format, per LDC Sec. 6.11.8. - Parking requirements.

Corrections 2.12.4.L & Article 5 - Overlay zones (**Resolved**) - **Corrective Action:** Provide note that the site is located within the Secondary Springs Protection Overlay Zone.. - 2.12.4.L & Article 5 - Overlay zones: Provide a statement showing all applicable overlay zones on the subject properties such as Airport Overlay Zones (AOZ), Environmentally Sensitive Overlay Zone (ESOZ), Floodplain, Springs Protection Overlay Zone (SPOZ), Military Operating Area (MOA), Scenic Roads Area (SRA), Wellhead/Wellfield Protection Area (WHPA), Silver Springs Community Redevelopment Area (SSCRA), and CR 475A Visual Enhancement Gateway Development Overlay, etc. Refer to LDC Article 5 - OVERLAY ZONES AND SPECIAL AREAS.

Corrections 2.12.4/6.11.6 - Construction access (**Resolved**) - **Corrective Action:** New construction in an existing residential area, please show construction access per 6.11.6A: "For any phased development, or development within an existing residential area, a plan for the construction access and construction route to the nearest Collector or Arterial road shall be approved by the County prior to construction." - 2.12.4/6.11.6 - Construction access: Show proposed construction access and route on plan, per Sec. 6.11.6. - Construction access/route,.

Corrections 2.12.24 - Landscape requirements/6.8.6 - Buffering (**Resolved**) - **Corrective Action:** Location of buffer is not consistent with SUP's condition, and the location of the continuous hedge does is not consistent with Section 4.3.26.E(2). However, proposed buffering/screening meets intent of code Section 4.3.26.E(1). Please discuss at a DRC staff meeting to determine an appropriate path forward. - 2.12.24 - Landscape requirements/6.8.6 - Buffering: Show buffer types, locations, and dimensions of required buffering on plan. Show buffer descriptions and illustrations of each proposed buffer (including longitudinal and transverse cross-sections)

Corrections 2.12 - Special Use Permits (**Resolved**) - **Corrective Action:** Site has a previously approved special use permit for an electrical substation. Case number 050817SU, Resolution number 05-R-334. Resolution and application materials are uploaded to "Attachments" for applicant's review. - 2.12 - Special Use Permits: List of all approved special use permits, case number, conditions, and the date of approval.

Corrections 2.12.5/1.8.2.F - Concurrency Deferral Statement (**Resolved**) - **Corrective Action:** Provide the concurrency statement on the cover sheet. Replace brackets with "Building Permitting" - 2.12.5/1.8.2.F - Concurrency Deferral Statement: Please provide a concurrency statement on the cover sheet according to LDC Sec. 1.8.2 (F) - Concurrency Deferral. An owner may elect to defer required concurrency review and approval for a development application identified in Section 1.8.2.A to a subsequent development application review stage by executing the following "Concurrency Deferral Statement" on the development application plan, or in a separate sworn and notarized affidavit, a copy of which shall be provided to Growth Services and the original shall be recorded in Marion County's Public Records, as applicable: "This project has not been granted concurrency approval and/or granted and/or reserved any public facility capacities. Future rights to develop the resulting property(ies) are subject to a deferred concurrency determination, and final approval to develop the property has not been obtained. The completion of concurrency review and/or approval has been deferred to later development review stages, such as, but not limited to, [list subsequent applications expected pursuant to Section 1.8.2.C as applicable]."

Corrections 6.5 & 6.6 - Habitat Preservation/Mitigation (**Resolved**) - **Corrective Action:** If any listed species are observed/potentially located on site, coordinate with FWC and get required permits. Habitat preservation/mitigation plan shall be submitted to County for records at later stage.

Environmental report indicates 18 potentially occupied gopher tortoise burrows and indicates that at least one gopher tortoise was observed on site. Report seems to indicate that relocation permits would be acquired. Please add a note to the site plan indicating how mitigation would take place in accordance with LDC 6.6.4, please state the page number where the note is added. - 6.5 & 6.6 - Habitat Preservation/Mitigation: Refer to LDC Sec. 6.6 for requirements and design standards if the site contains open water, wetland, listed species, native habitat vegetation, and/or natural open space. When a proposed development or land clearing site is found to include listed species, the application shall identify species and habitat protection as on-site or off-site. The selected option shall be a condition of approval and shall be completed at time of final inspection.

Landscape (Plans) (Parks and Recreation)	Susan Heyen	04/14/2026	04/09/2026	Approved

SUBMITTAL SUMMARY REPORT (MajorSite-000232-2026)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
OCE Design (Plans) (Office of the County Engineer)	William Poole	04/14/2026	04/14/2026	Approved
OCE Property Management (Plans) (Office of the County Engineer)	Elizabeth Woods	04/14/2026	04/14/2026	Informational

Comments

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]."

OCE Stormwater (Permits & Plans) (Office of the County Engineer)	Alexander Turnipseed	04/14/2026	04/10/2026	Requires Re-submit

Corrections 6.13.2.B(8) - Calculation & Plan Consistency (**Not Resolved**) - **Corrective Action:** This item will be reviewed upon resubmittal - 6.13.2.B(8) - Calculation & Plan Consistency: Calculations must be consistent with the plan sheets and other supporting details. Calculations shall use standard methodology recognized in the State of Florida, including hand and/or computerized calculations.

Corrections 6.13.6.C - Best Management Practices (**Not Resolved**) - **Corrective Action:** Please provide a karst repair detail

Corrections Additional Stormwater comments (**Not Resolved**) - **Corrective Action:** (1) Info: Please provide a copy of the NPDES permit or NOI as well as the District permit prior to construction.
(2) Info: If you have questions or would like to discuss the stormwater review comments, please contact Alexander Turnipseed at (352) 671-8376 or at alexander.turnipseed@marionfl.org. - Additional Stormwater comments

OCE Survey (Plans) (Office of the County Engineer)	Theresa Smail	04/14/2026	04/13/2026	Approved
OCE Traffic (Permits & Plans) (Office of the County Engineer)	Chris Zeigler	04/14/2026	04/07/2026	Requires Re-submit

Corrections 6.12.12 - Sidewalks (**Not Resolved**) - **Corrective Action:** Sidewalk is required on both CR 475 A and SE 36th Avenue. Staff supports payment of a sidewalk fee in-lieu of construction. The fee must be approved by the Development Review Committee. If approved by the Development Review Committee, the fee comes out to $26,625.00 and must be paid prior to final plan approval. - 6.12.12 - Sidewalks: Show sidewalk on the plans as required in section 6.12.12.

Corrections 6.11.5 - Driveway access (**Resolved**) - **Corrective Action:** The driveways do not meet spacing requirements. The spacing requirement on CR 475A is 440 feet and the spacing requirement on SE 36th Avenue is 660 feet. A driveway deviation will be issued for the driveway on CR 475A; however, the driveway on SE 36th Avenue must be removed. - 6.11.5 - Driveway access: The driveways must meet the requirements of section 6.11.5.

Corrections 6.11.4.E - Sight triangle (**Resolved**) - **Corrective Action:** Provide a statement on the cover sheet the driveway meets FDOT sight distance criteria and show that sight triangles on the plan to confirm that. - 6.11.4.E - Sight triangle: Show sight triangle at the intersections as specified in Section 6.11.4.E.

Corrections 6.11.3 - Traffic Impact Analysis (**Resolved**) - **Corrective Action:** Provide a traffic statement on the cover sheet. If the traffic exceeds 49 peak hour trips additional analysis may be required. - 6.11.3 - Traffic Impact Analysis: Provide a Traffic Impact Analysis

Comments A waiver from the Development Review Committee is required to not construct the sidewalk.

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
Utilities (OCE Plans) (Utilities)	Carrie Hyde	04/14/2026	04/09/2026	Approved

Comments Parcel 4217-223-000 is within the Marion County Utilities service area but is outside of connection distance to public water and sewer. Proposed irrigation will be served by a private well. No other additional flows have been proposed with this project. The project is outside of the Primary Springs Protection Zone and the Urban Growth Boundary.

OCE: Plan Review (DR) v.1

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
911 Management (DR) (911 Management)	Janet Warbach	01/27/2026	01/14/2026	Approved
Environmental Health (Plans) (Environmental Health)	Evan Searcy	01/27/2026	01/20/2026	Approved
Fire Marshal (Plans) (Fire)	Jonathan Kenning	01/27/2026	01/12/2026	Approved

Comments FIRE REVIEW COMPLETE

Growth Services Planning & Zoning (DR) (GS Planning and Zoning)	Erik Kramer	01/27/2026	01/28/2026	Requires Re-submit

Corrections 2.12 - Land Use Designation-subject property (**Not Resolved**) - **Corrective Action:** On drawing # BV-02-121, please change land use designation from "MED" to "MR". See project data table.

The land use is medium residential, MR for short. - 2.12 - Land Use Designation-subject property: Show existing land use designation the subject property.

Corrections 2.12 - Special Use Permits (**Not Resolved**) - **Corrective Action:** Site has a previously approved special use permit for an electrical substation. Case number 050817SU, Resolution number 05-R-334. Resolution and application materials are uploaded to "Attachments" for applicant's review. - 2.12 - Special Use Permits: List of all approved special use permits, case number, conditions, and the date of approval.

Corrections 4.4 - Show proposed signs to meet LDC Sec 4.4 (**Not Resolved**) - **Corrective Action:** Indicate if sign(s) is proposed on site. If so, show proposed sign's location and design. A sign would need to be at least 5 feet setback from the property line and comply with sight triangle regulations for roadway safety. If sign is proposed, staff will review in next submittal. If no sign is proposed, staff will remove this comment. - 4.4 - Show proposed signs to meet LDC Sec 4.4: If sign(s) is proposed on site, show proposed sign's location and design. The signs shall comply with LDC Sec. 4.4. A master sign plan and/or permit may be required.

Corrections 6.5 & 6.6 - Habitat Preservation/Mitigation (**Not Resolved**) - **Corrective Action:** If any listed species are observed/potentially located on site, coordinate with FWC and get required permits. Habitat preservation/mitigation plan shall be submitted to County for records at later stage.

Environmental report indicates 18 potentially occupied gopher tortoise burrows and indicates that at least one gopher tortoise was observed on site. Report seems to indicate that relocation permits would be acquired. Please add a note to the site plan indicating how mitigation would take place in accordance with LDC 6.6.4, please state the page number where the note is added. - 6.5 & 6.6 - Habitat Preservation/Mitigation: Refer to LDC Sec. 6.6 for requirements and design standards if the site contains open water, wetland, listed species, native habitat vegetation, and/or natural open space. When a proposed development or land clearing site is found to include listed species, the application shall identify species and habitat protection as on-site or off-site. The selected option shall be a condition of approval and shall be completed at time of final inspection.

Corrections 2.12.5/1.8.2.F - Concurrency Deferral Statement (**Not Resolved**) - **Corrective Action:** Provide the concurrency statement on the cover sheet. Replace brackets with "Building Permitting" - 2.12.5/1.8.2.F - Concurrency Deferral Statement: Please provide a concurrency statement on the cover sheet according to LDC Sec. 1.8.2 (F) - Concurrency Deferral. An owner may elect to defer required concurrency review and approval for a development application identified in Section 1.8.2.A to a subsequent development application review stage by executing the following "Concurrency Deferral Statement" on the development application plan, or in a separate sworn and notarized affidavit, a copy of which shall be provided to Growth Services and the original shall be recorded in Marion County's Public Records, as applicable: "This project has not been granted concurrency approval and/or granted and/or reserved any public facility capacities. Future rights to develop the resulting property(ies) are subject to a deferred concurrency determination, and final approval to develop the property has not been obtained. The completion of concurrency review and/or approval has been deferred to later development review stages, such as, but not limited to, [list subsequent applications expected pursuant to Section 1.8.2.C as applicable]."

Corrections 2.12.5/1.8.2.A - Traffic Capacity Available (**Not Resolved**) - **Corrective Action:** See OCE Traffic's comment on 6.11.3 - Traffic Impact Analysis - 2.12.5/1.8.2.A - Traffic Capacity Available?: The adjoining roadway(s) are currently identified as exceeding their acceptable Level of Service, as such they are not eligible for further development unless and until sufficient capacity is demonstrated to be available or alternative approaches for the proposed development are proposed for consideration and potential approval (e.g., proportionate share, etc.).

Corrections 2.12.4/6.11.6 - Construction access (**Not Resolved**) - **Corrective Action:** New construction in an existing residential area, please show construction access per 6.11.6A: "For any phased development, or development within an existing residential area, a plan for the construction access and construction route to the nearest Collector or Arterial road shall be approved by the County prior to construction." - 2.12.4/6.11.6 - Construction access: Show proposed construction access and route on plan, per Sec. 6.11.6. - Construction access/route,.

Corrections Additional Growth Services Comments (**Not Resolved**) - **Corrective Action:** There is a previously approved Special Use Permit (SUP) with no expiration date. The current plan is not consistent with the SUP's concept plan. The applicant's intent seems to be following today's code regulations for electric substations. If adhering to today's code, specifically Section 4.3.26.A-D, a meeting with DRC would've been required. Strongly recommend scheduling a Development Review Committee (DRC) Thursday staff meeting to discuss a path forward for this project with all reviewing departments. - Additional Growth Services Comments

Corrections 2.12.24 - Landscape requirements/6.8.6 - Buffering (**Not Resolved**) - **Corrective Action:** Location of buffer is not consistent with SUP's condition, and the location of the continuous hedge does is not consistent with Section 4.3.26.E(2). However, proposed buffering/screening meets intent of code Section 4.3.26.E(1). Please discuss at a DRC staff meeting to determine an appropriate path forward. - 2.12.24 - Landscape requirements/6.8.6 - Buffering: Show buffer types, locations, and dimensions of required buffering on plan. Show buffer descriptions and illustrations of each proposed buffer (including longitudinal and transverse cross-sections)

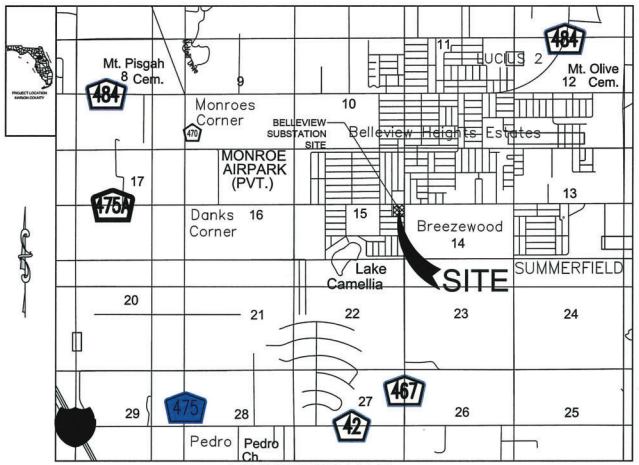
SUBMITTAL SUMMARY REPORT (MajorSite-000232-2026)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
Growth Services Planning & Zoning (DR) (GS Planning and Zoning)	Erik Kramer	01/27/2026	01/28/2026	Requires Re-submit
Corrections	2.12.4.L & Article 5 - Overlay zones (**Not Resolved**) - **Corrective Action:** Provide note that the site is located within the Secondary Springs Protection Overlay Zone.. - 2.12.4.L & Article 5 - Overlay zones: Provide a statement showing all applicable overlay zones on the subject properties such as Airport Overlay Zones (AOZ), Environmentally Sensitive Overlay Zone (ESOZ), Floodplain, Springs Protection Overlay Zone (SPOZ), Military Operating Area (MOA), Scenic Roads Area (SRA), Wellhead/Wellfield Protection Area (WHPA), Silver Springs Community Redevelopment Area (SSCRA), and CR 475A Visual Enhancement Gateway Development Overlay, etc. Refer to LDC Article 5 - OVERLAY ZONES AND SPECIAL AREAS.			
Corrections	2.12.4/6.11.8 - Parking (**Not Resolved**) - **Corrective Action:** Number and calculation of required and proposed parking spaces is missing. Please provide correct information in table format. And show area/dimensions of where employees will park. - 2.12.4/6.11.8 - Parking: Provide number and calculation of required and proposed parking spaces in table format, per LDC Sec. 6.11.8. - Parking requirements.			
Corrections	2.12/4.2 - Lot setback (**Not Resolved**) - **Corrective Action:** Provided setbacks shown on BV-02-128 are not consistent with the provided setbacks listed on BV-02-126 Site Data table. East shown = 102 feet. West shown = 216 feet. Fractions over .5 were rounded up. - 2.12/4.2 - Lot setback: Provide required setback and proposed setback in the site data table and show them on the plan.			
Comments	First round Growth Services review by Erik Kramer. For questions, call 352-438-2604 or email erik.kramer@marionfl.org			
Landscape (Plans) (Parks and Recreation)	Susan Heyen	01/27/2026	01/16/2026	Approved
Comments	Recommend substituting Slash Pines with alternate medium height canopy tree			
OCE Design (Plans) (Office of the County Engineer)	Gerald Koch	01/27/2026	02/10/2026	Approved
OCE Property Management (Plans) (Office of the County Engineer)	Elizabeth Woods	01/27/2026	01/30/2026	Requires Re-submit
Comments	Please add Company name and Authorized Signer's name to Owner's Certification. Checked project map. -EMW 01.30.26 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]."			
OCE Stormwater (Permits & Plans) (Office of the County Engineer)	Alexander Turnipseed	01/27/2026	01/13/2026	Requires Re-submit
Corrections	6.13.2.B(8) - Calculation & Plan Consistency (**Not Resolved**) - **Corrective Action:** This item will be reviewed upon resubmittal - 6.13.2.B(8) - Calculation & Plan Consistency: Calculations must be consistent with the plan sheets and other supporting details. Calculations shall use standard methodology recognized in the State of Florida, including hand and/or computerized calculations.			
Corrections	6.13.6.C - Best Management Practices (**Not Resolved**) - **Corrective Action:** Please provide a karst repair detail - 6.13.6.C - Best Management Practices: Provide a sinkhole repair detail and note stating "a minimum of three feet of unconsolidated soil material shall be provided between the surface of any limestone bedrock and the bottom and sides of any stormwater facility". Oil/water separator is required if the proposed use falls under the following: car wash, auto or marine paint and body shop, service or repair shop, automotive fleet operations, gas stations, etc. Retention and/or detention facilities shall have a maximum depth of ten feet, as measured between the design high water elevation and the pond bottom for dry facilities, and between the design high water elevation and the normal control water elevation for wet ponds.			

SUBMITTAL SUMMARY REPORT (MajorSite-000232-2026)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
OCE Stormwater (Permits & Plans) (Office of the County Engineer)	Alexander Turnipseed	01/27/2026	01/13/2026	Requires Re-submit
Corrections	6.10 - Karst Topography and High Recharge Areas (**Not Resolved**) - **Corrective Action:** Please provide a signed and sealed karst analysis - 6.10 - Karst Topography and High Recharge Areas: An application for any new development or expansion of existing development, located within a high recharge or karst sensitive area as designated by the appropriate water management district or Marion County maps, shall submit an analysis of site conditions in sufficient detail to define hydrologic and geologic conditions which may guide mining, land development, or construction activities on the proposed site. Karst analysis shall include depiction of karst features on the project site and off-site within 200 feet of the project boundary. Karst analysis should be signed and sealed by an engineer.				
Corrections	7.1.3.B. - Drainage Construction Specifications (**Not Resolved**) - **Corrective Action:** We need the following note on the cover page of the plans: "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." - 7.1.3.B. - Drainage Construction Specifications: Provide following note on cover sheet: "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."			
Corrections	2.12.4.L(9)(b) - Data Block (Impervious Area) (**Not Resolved**) - **Corrective Action:** Please identify the proposed impervious & pervious area in SF, ac, and % on the cover page - 2.12.4.L(9)(b) - Data Block (Impervious Area): Provide existing and proposed gross impervious area in SF, ac, and percentage in the data block on the cover sheet. Include any offsite drainage to your site in the data block.			
Corrections	Additional Stormwater comments (**Not Resolved**) - **Corrective Action:** (1) Info: Please provide a copy of the NPDES permit or NOI as well as the District permit prior to construction. (2) Info: If you have questions or would like to discuss the stormwater review comments, please contact Alexander Turnipseed at (352) 671-8376 or at alexander.turnipseed@marionfl.org. - Additional Stormwater comments			
Corrections	6.13.12 - Operation and Maintenance (**Not Resolved**) - **Corrective Action:** Please provide - 6.13.12 - Operation and Maintenance: Provide an O&M manual detailing the steps for operating and maintaining the proposed private system of DRAs, pipes, inlets, swales, etc. Manual shall be signed by Owner and owner's certification statement shall be on the manual. Owner's certification statement: "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".			
OCE Survey (Plans) (Office of the County Engineer)	Theresa Smail	01/27/2026	01/21/2026	Approved
OCE Traffic (Permits & Plans) (Office of the County Engineer)	Chris Zeigler	01/27/2026	01/13/2026	Requires Re-submit
Corrections	6.12.12 - Sidewalks (**Not Resolved**) - **Corrective Action:** Sidewalk is required on both CR 475 A and SE 36th Avenue. Staff supports payment of a sidewalk fee in-lieu of construction. The fee must be approved by the Development Review Committee. If approved by the Development Review Committee, the fee comes out to $26,625.00 and must be paid prior to final plan approval. - 6.12.12 - Sidewalks: Show sidewalk on the plans as required in section 6.12.12.			
Corrections	6.11.5 - Driveway access (**Not Resolved**) - **Corrective Action:** The driveways do not meet spacing requirements. The spacing requirement on CR 475A is 440 feet and the spacing requirement on SE 36th Avenue is 660 feet. A driveway deviation will be issued for the driveway on CR 475A; however, the driveway on SE 36th Avenue must be removed. - 6.11.5 - Driveway access: The driveways must meet the requirements of section 6.11.5.			
Corrections	6.11.4.E - Sight triangle (**Not Resolved**) - **Corrective Action:** Provide a statement on the cover sheet the driveway meets FDOT sight distance criteria and show that sight triangles on the plan to confirm that. - 6.11.4.E - Sight triangle: Show sight triangle at the intersections as specified in Section 6.11.4.E.			
Corrections	6.11.3 - Traffic Impact Analysis (**Not Resolved**) - **Corrective Action:** Provide a traffic statement on the cover sheet. If the traffic exceeds 49 peak hour trips additional analysis may be required. - 6.11.3 - Traffic Impact Analysis: Provide a Traffic Impact Analysis			
Utilities (OCE Plans) (Utilities)	Heather Proctor	01/27/2026	01/22/2026	Approved
Comments	Parcel 4217-223-000 is within the Marion County Utilities service area but is outside of connection distance to public water and sewer. Proposed irrigation will be served by a private well. No other additional flows have been proposed with this project. The project is outside of the Primary Springs Protection Zone and the Urban Growth Boundary.			

MAJOR SITE PLAN FOR BELLEVIEW SUBSTATION



LAT. 29°00'37.4406" N
LONG. 82°05'16.1347" W

LOCATION MAP

SECTION 15
TOWNSHIP 17S - RANGE 22E
MARION COUNTY, FLORIDA
SCALE: 1"=1/2 MILE

Y: 1700081.46 NORTHING
X: 628098.29 EASTING
(STATE PLANES WEST)

LEGAL DESCRIPTION:

(OFFICIAL RECORDS BOOK 4196, PAGE 616)

ALL OF BLOCK 223, BELLEVIEW HEIGHTS ESTATES UNIT NO. 17, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK G., PAGES 21, 21A AND 21B, PUBLIC RECORDS OF MARION COUNTY, FLORIDA, EXCEPT ROAD RIGHT OF WAY.

FLOOD ZONE INFORMATION:

ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP (FIRM) NUMBER 12083C0740D, MARION COUNTY, FLORIDA, EFFECTIVE DATE OF AUGUST 28, 2008, THE PROPERTY DESCRIBED HEREON LIES WITHIN ZONE "X" (AREAS OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD).

BENCHMARK INFORMATION:

THE ELEVATIONS SHOWN HEREON ARE BASED ON NAVD 1988 DATUM AND REFERENCED TO FDOT FLORIDA PERMANENT REFERENCE NETWORK.

SCHEDULE OF SHEETS

THE PLANS, BV-02-101 THRU BV-02-204, LISTED BELOW ARE INCLUDED IN THIS SET AS A COURTESY FOR REFERENCE ONLY. THEY ARE PROVIDED BY OTHERS AND WERE NOT PRODUCED UNDER THE DIRECTION OF THE ENGINEER. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THEIR CONTENT OR FOR THEIR COMPLIANCE WITH APPLICABLE CODES.

BV-02-101 THRU BV-02-108	BOUNDARY & TOPOGRAPHIC SURVEY (A.M. GAUDET & ASSOCIATES, INC.)
BV-02-201 THRU BV-02-206	TREE REMOVAL, LANDSCAPE & IRRIGATION PLANS (BY MICHAEL PAPE & ASSOCIATES-LANDSCAPE ARCHITECTS)
BV-02-121 THRU BV-02-139 BV-06-301	MAJOR SITE PLAN DRAWINGS (BY SECO ENERGY)

INDEX SHEETS LISTED BELOW ARE INCLUDED IN THIS SET AS A COURTESY FOR REFERENCE, HOWEVER, THEY ARE PROVIDED BY FDOT AND WERE NOT PRODUCED UNDER THE DIRECTION OF THE ENGINEER OF RECORD. THE ENGINEER TAKES NO RESPONSIBILITY FOR THEIR CONTENT OR COMPLIANCE WITH APPLICABLE CODES. THE FDOT SHEETS DISPLAYED ON EACH SHEET WERE ABSTRACTED FROM FY2024-25 STANDARDS PLANS FOR ROAD CONSTRUCTION (PRODUCED BY FDOT). THE CONTRACTOR SHOULD CONSULT FDOT FOR THE LATEST EDITION PRIOR TO ORDERING AND INSTALLING THE STRUCTURES SHOWN.

BV-02-140 THRU BV-02-143	STANDARD FDOT DETAILS (FDOT)

TRAFFIC IMPACT STATEMENT:
THE PROPOSED ELECTRICAL SUBSTATION WILL NOT BE ROUTINELY OCCUPIED AND WILL NOT GENERATE DAILY TRAFFIC. ONCE OPERATIONAL, THE FACILITY IS EXPECTED TO GENERATE FEWER THAN FIVE (5) VEHICLE TRIPS PER MONTH FOR ROUTINE INSPECTION AND MAINTENANCE.

FDOT CRITERIA:
THE DRIVEWAYS OF THE PROJECT MEET FDOT SIGHT DISTANCE CRITERIA.

NPDES PERMIT REQUIRED

THE CONTRACTOR WILL BE RESPONSIBLE FOR APPLYING FOR AND OBTAINING THE NPDES PERMIT PRIOR TO CONSTRUCTION AND SHALL PROVIDE A COPY TO THE ENGINEER.

SECO Energy, Inc.
330 SOUTH US HIGHWAY 301
SUMTERVILLE, FL 33585
E: biniam.tsegay@secoenergy.com
O: 352-569-9640

SITE ADDRESS:
XXXX
SUMMERFIELD
MARION COUNTY, FLORIDA 34491

OWNER/DEVELOPER:
SUMTER ELECTRIC COOPERATIVE, INC.
330 SOUTH U.S. HIGHWAY 301
SUMTERVILLE, FLORIDA 33585-0301
(352) 793-3801

PROJECT CONTACT:
LOGAN JARMAN, P.E.
(352) 569-9644
LOGAN.JARMAN@SECOENERGY.COM

OWNER'S CERTIFICATION

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

LOGAN JARMAN, P.E. — DATE 6/25/26

ENGINEER OF RECORD:
BINIAM H. TSEGAY, P.E.
REGISTERED ENGINEER NO. 81411
STATE OF FLORIDA
330 SOUTH U.S. HIGHWAY 301
SUMTERVILLE, FLORIDA 33585-0301
(352) 569-9640

LANDSCAPE ARCHITECT:
MICHAEL PAPE & ASSOCIATES, PA.
SUZANNE M. STANCIL REGISTERED LANDSCAPE ARCHITECT
LA # 6666862 STATE OF FLORIDA
2351 SE 17TH STREET
OCALA, FL 34471
(352) 351-3500

SURVEYOR:
A.M. GAUDET & ASSOCIATES, INC.
LB#7158 ANDRUS M. GAUDET
REGISTERED LAND SURVEYOR # 5316
STATE OF FLORIDA
4709 SE 102ND PL, STE. 3
BELLEVIEW, FL 34420
PHONE (352) 245-2708

NO SITE WORK SHALL BE CONDUCTED PRIOR TO OBTAINING A *"SITE PERMIT"* FROM THE COUNTY. CALL THE COUNTY ENGINEERING DEPARTMENT TO SCHEDULE A *'PRE-SITE WORK EROSION CONTROL AND TREE PROTECTION IMPLEMENTATION STRATEGY MEETING'* WHICH IS REQUIRED PRIOR TO INSTALLING EROSION CONTROLS AND OBTAINING THE SITE PERMIT.

STATE AND LOCAL REQUIRED PERMITTING

AGENCY				ACTION DATES	
LOCAL	REQ'D	CITY	COUNTY	SUBMITTED	APPROVED
SITE IMPROVEMENT	YES	X	✓	01/08/26	
ERP					
FDEP OR SWFWMD	YES			12/19/25	
NPDES	YES				

CONCURRENCY DEFERRAL STATEMENT:
THE 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.

SITE DATA:

SITE AREA: 6.64 ACRES
PROJECT AREA: 6.64 ACRES

FUTURE LAND USE (SUBJECT AND ADJACENT PARCELS)

SITE	:	MEDIUM DENSITY RESIDENTIAL (MR)
NORTH	:	CR 475A, MEDIUM DENSITY RESIDENTIAL (MR)
EAST	:	CR 467, PUBLIC (P), & RURAL LAND (RL)
SOUTH	:	SE 146TH ST, MEDIUM DENSITY RESIDENTIAL (MR)
WEST	:	SE 34TH ST, MEDIUM DENSITY RESIDENTIAL (MR)

ZONING:		LAND USE:
PARCEL 4217-223-000 (SUBJECT SITE)	R-1	MR
ADJACENT PARCELS		ADJACENT PARCELS
PARCEL 41827-002-00	A-1	P
PARCELS 41827-001-00, 41827-004-00	A-1	RL
PARCEL 41827-001-01	A-3	RL
PARCELS 4217-226-001, 4217-226-007, 4217-226-010, 4217-226-016, 4217-226-022, 4217-226-025, 4217-226-028, 4217-225-035, 4217-225-001, 4217-224-038, 4217-224-001, 4217-219-044, 4217-222-000,4210-121-053	R-1	MR
PARCELS 4217-224-001,4217-224-019	R-4	MR

EXISTING PARCEL (4217-223-000)
289,238.40 SF 6.64 Ac

LOT WIDTH: 535' / 535'
LOT DEPTH: 541' / 539'

ISR: EXISTING 0% PROPOSED 28%

FAR: EXISTING (0 SF) 0% PROPOSED 0.15%

BUILDING / STRUCTURE SETBACKS:

	REQUIRED	PROPOSED	
FRONT, (EAST)	100'**	100'	SE 36TH AVE
NORTH SIDE	100'**	100'	SE 145TH STREET
SOUTH SIDE	100'**	100'	SE 146TH STREET
REAR (WEST)	100'**	216'	SE 34TH TERRACE

**PER SEC 4.3.26-ELECTRICAL SUBSTATIONS OF THE MARION COUNTY LDC, SETBACKS FOR AN ELECTRICAL SUBSTATION IN A RESIDENTIAL AREAS IS 100' FROM BASES OR STRUCTURES.

BUILDING AREA: 43032 SQ.FT. PROPOSED
BUILDING USE: EQUIPMENT ENCLOSURE
BUILDING TYPE: CONCRETE & STEEL
BUILDING HEIGHT: 11'
STRUCTURE HEIGHTS:
TRANSMISSION POLE: 70'
STEEL H STRUCTURE FRAME 50'

DATA BLOCK / PROJECT DATA	
PARCEL ID NUMBER	4217-223-000
LAND USE DESIGNATION	MR
DEVELOPMENT AGREEMENTS	N/A
ZONING INFORMATION:	
ZONING CLASSIFICATION	R-1
APPROVED VARIANCES	N/A
SPECIAL USE PERMIT APPROVED / CASE NO. / RESOLUTION NO. / APPROVAL DATE	YES/050817SU/ 05-R-334/ AUGUST 16, 2005
ZONING REQUIREMENTS	N/A
OVERLAY ZONES	SECONDARY SPOZ
GROSS SITE ACREAGE	6.64 AC
EXISTING/ PROPOSED USAGE	VACANT/ ELECTRICAL SUBSTATION
EXISTING/ PROPOSED BUILDING HEIGHT	11'
SITE COVERAGE:	
EXISTING / PROPOSED GROSS FLOOR AREA (SF)	0 SF / 430.42 SF
EXISTING / PROPOSED GROSS IMPERVIOUS AREA (SF)	0 SF / 81,051 SF
EXISTING / PROPOSED GROSS IMPERVIOUS AREA (AC.)	0 AC / 1.86 AC
EXISTING / PROPOSED GROSS IMPERVIOUS AREA (%)	0% / 28%
PROPOSED GROSS PERVIOUS AREA IN SF, AC. & %	208,187 SF, 4.78 AC. & 72%
PROPOSED GROSS NON-RESIDENTIAL FLOOR AREA RATIO	0.15%
EXISTING NATURAL OPEN SPACE, WATER (GOLF COURSE)	N/A
PROPOSED PRESERVED NATURAL AREAS	N/A
NUMBER OF REQUIRED/ PROVIDED PARKING SPACES	0/ 0 (UNMANNED)
PROJECTED DAILY TRIP GENERATION:	N/A
AM/ PM PEAK HOURS	N/A
PROPOSED MILES OF ROAD	N/A
PROPOSED NUMBER OF LOTS	N/A
PROPOSED NUMBER OF BLOCKS	N/A
PROPOSED NUMBER OF TRACTS	N/A
DESIGN SPEED (M.P.H.)	N/A
FUNCTIONAL CLASSIFICATION	UTILITY SUBSTATION
ROAD STATUS	N/A

MAJOR SITE PLAN INDEX SHEET
BV-02-121 TITLE PAGE
BV-02-122 CIVIL INFORMATION
BV-02-123 STORM WATER POLLUTION PREVENTION PLAN (SWPPP) NOTES AND DETAILS
BV-02-124 SWPPP SOIL TRACKING NOTES AND DETAIL
BV-02-125 SWPPP PLAN
BV-02-126 MASTER SITE PLAN
BV-02-127 SITE SECTION DETAILS
BV-02-128 SUBSTATION YARD GEOMETRY PLAN
BV-02-129 DRA GEOMETRY PLAN
BV-02-130 DRIVEWAY PLAN, PROFILE AND SECTIONS
BV-02-131 DRIVEWAY PLAN, PROFILE AND SECTIONS
BV-02-132 MASTER GRADING PLAN
BV-02-133 SITE GRADE PROFILES
BV-02-134 SITE GRADE SECTION DETAILS
BV-02-135 MASTER DRAINAGE PLAN
BV-02-136A DRA AND DRAINAGE DETAILS
BV-02-136B KARST REPAIR DETAIL
BV-02-137 INSTALLATION SPECIFICATIONS
BV-02-138 INSTALLATION SPECIFICATIONS
BV-02-139 INSTALLATION SPECIFICATIONS
BV-06-301 FENCE DETAILS

CODE SECTION	APPROVAL DATE	DESCRIPTION
LDC 6.12.12	6/22/2026	THE REQUIREMENTS OF LDC SECTION 6.12.12 (SIDEWALKS) ARE NOT APPLICABLE TO THE PROPOSED ELECTRICAL SUBSTATION, AS THE USE AND DEVELOPMENT OF ELECTRICAL SUBSTATIONS ARE GOVERNED BY FLORIDA STATUTE § 163.3208. *APPROVED.*

ENGINEER'S CERTIFICATION

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

ENGINEER'S CERTIFICATION NOTE:
THIS CERTIFICATION IS PROVIDED AS CONFIRMATION THAT THE SITE DESIGN, ROADWAYS, DRAINAGE, WATER AND/OR SEWER FACILITIES DEPICTED ON THESE PLANS HAVE BEEN DESIGNED IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES AND THE REQUIREMENTS OF PERMITTING AGENCIES HAVING JURISDICTION OVER SUCH FACILITIES. IT IS NOT INTENDED TO CERTIFY THE ACCURACY OF EXISTING SURFACE FEATURES OR SUBSURFACE CONDITIONS, WHICH MAY HAVE BEEN USED FOR DESIGN, BUT WERE CERTIFIED BY OTHER PROFESSIONALS.

NO CHANGE TO THE WORK AS SHOWN ON THE APPROVED PLANS SHALL BE MADE WITHOUT NOTIFICATION TO AND APPROVED BY THE OFFICE OF THE COUNTY ENGINEER.

BINIAM H. TSEGAY, P.E.
STATE OF FLORIDA, PROFESSIONAL ENGINEER,
LICENSE NO. 81411
THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY BINIAM H. TSEGAY, P.E. ON THE DATE ADJACENT TO THE SEAL.

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

Revision:	BY:	Date:
⚠3 WAIVER REQUEST APPLICATION APPROVED	BHT	6-22-'26
⚠2 KARST REPAIR DETAIL ADDED PER MC COMMENTS	BHT	5/28/'26
⚠1 REVISED PER MARION COUNTY COMMENTS	BHT	2/19/'26

Drawn by: BHT
Scale: NTS
Provided by: SECO ENERGY, SUMTERVILLE, FLORIDA, FLORIDA 1st SUMTER

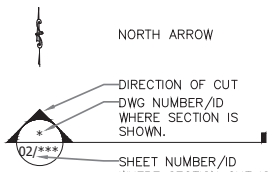
Project Location: MARION COUNTY	Type of Application: MAJOR SITE PLAN
Approved Date: 12/08/2025	Date: 11/24/2025
Approved By: LBJ	Engineer: BHT
BELLEVIEW SUBSTATION 2026 NEW RING BUS STATION SITE IMPROVEMENT PLANS TITLE PAGE	
Engineer of Record: BINIAM TSEGAY, P.E. FLORIDA P.E. LICENSE NO.81411	
Work Order: 212342	
Drawing #: BV- 02 - 121	

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ABBREVIATIONS:

A.C.C.M.P.A.	ASPHALT COATED CORRUGATED METAL PIPE ARCH
A.C.C.M.P.	ASPHALT COATED CORRUGATED METAL PIPE
BLDG	BUILDING
BM	BENCHMARK
BOTT	BOTTOM
BS	BOTH SIDES
℄	CENTER LINE
CIP	CAST IN PLACE
CONC.	CONCRETE
CONT	CONTINUOUS
COORD	COORDINATE
D.	DIAMETER
Ø	DIAMETER
DIA.	DIAMETER
DIM	DIMENSION
DRA	DRAINAGE RETENTION AREA
DWG	DRAWING
EA.	EACH
EG–	EXISTING GRADE
ELEV.	ELEVATION
EMBED	EMBEDMENT
ETC.	ETCETERA
FFL	FINISHED FLOOR LEVEL
FG–	FINAL (PROPOSED) GRADE
FGL	FINISHED GROUND LEVEL
FL	FLOOR
FPC	FLOOD PLAIN COMPENSATION
FT	FOOT/FEET
H	HORIZONTAL
HORIZ.	HORIZONTAL
IN	INCH
INT.	INTERSECTION
INV.	INVERT
LT.	LEFT
MAX.	MAXIMUM
MES	MITERED END SECTION
MFG	MANUFACTURER
MID	MIDDLE
MIN.	MINIMUM
MISC	MISCELLANEOUS
N	NORTH
N/A	NOT APPLICABLE
NTS	NOT TO SCALE
P.C.	POINT OF CURVATURE
P.I.	POINT OF INTERSECTION
P.T.	POINT OF TANGENT
P.V.C.	POINT OF VERTICAL CURVATURE
P.V.I.	POINT OF VERTICAL INTERSECTION
R	RADIUS
RC	REINFORCED CONCRETE
RCC	REINFORCED CEMENT CONC
RCP	REINFORCED CONCRETE PIPE
REINF	REINFORCED
REQ'D	REQUIRED
RT.	RIGHT
R/W	RIGHT–OF–WAY
SCH	SCHEDULE
SPECS	SPECIFICATIONS
SMH	STORM MANHOLE
STA.	STATION
STD	STANDARD
STRUCT	STRUCTURAL
THK	THICK
TM	TRADE MARK
TYP.	TYPICAL
T.O.B	TOP OF BERM
T.O.S	TOP OF SWALE
UON	UNLESS OTHERWISE NOTED
V	VERTICAL
VERT.	VERTICAL
V.T.	VERTICAL CURVE
W	WIDTH
W/	WITH

LEGEND:



SECTION CUTS

GRAVEL / GROUND GRID –AREA OF 4"– NO. 57 GRANITE, NO LIMEROCK BASE, W/ 10" STABILIZED SUBGRADE WITH GROUND GRID

HEAVY DUTY PAVEMENNT; 2" SP9.5 ASPHALT, 8" LIMEROCK BASE W/ 12" STABILIZED SUBGRADE

LIGHT DUTY GRAVEL–AREA OF 4"– NO. 57 GRANITE, NO LIMEROCK BASE, W/ 10" STABILIZED SUBGRADE

HEAVY DUTY GRAVEL– 6" NO. 57 GRANITE WITH A 6" LIMEROCK BASE, 10" STABILIZED SUBGRADE

HEAVY DUTY GRAVEL– 6" NO. 57 GRANITE WITH A 6" LIMEROCK BASE, 10" STABILIZED SUBGRADE, AND ENVIROGRID W/GEOWEB MEMBRANE

THE VILLAGES AREA TERRITORY THAT IS UNDER CONSTRUCTION BY THE VILLAGES

STATION BASELINE

PROJECT CONSTRUCTION / LIMITS

SOIL BOUNDARY

EROSION CONTROL (SILT SCREEN OR HAY BALES) SHOWN OUTSIDE OF PROPERTY LINE FOR VISUAL CLARITY – TO BE INSTALLED AT PROPERTY LINE

PRE DEVELOPMENT SHED

SHED — POST DEVELOPMENT SHED

FLOW ARROW

70' — PREDEVELOPMENT CONTOURS

70 — PROPOSED CONTOURS

00.00 — PROPOSED SPOT GRADE

CONC. MITERED END

CONC. STORM INLET

4H:1V SLOPES

COORDINATE POINT NUMBER AND LOCATION

UNDERGROUND FEEDERS

SITE DATA

SITE ADDRESS:	XXXX, SUMMERFIELD, MARION COUNTY, FL 34491	
PARCEL ID	4217–223–000	
GROSS PROPERTY AREA (GROSS):	289,238 SF	6.64 AC
ZONING / FUTURE LAND USE (SUBJECT PROPERTY)	SINGLE FAMILY DWELLING (R–1)/MEDIUM RESIDENTIAL (MR)	
ZONING / FUTURE LAND USE (ADJACENT PARCELS)	PARCELS 41827–002–00 (A–1)/PUBLIC (P)	
	PARCELS 41827–001–00, 41827–004–00 (A–1); 41827–001–01 (A–3)/RURAL LAND (RL)	
	PARCELS 4217–226–001, 4217–226–007, 4217–226–010, 4217–226–016, 4217–226–022, 4217–226–025, 4217–226–028, 4217–225–035, 4217–225–001, 4217–224–038, 4217–224–001, 4217–219–044, 4217–222–000, 4210–121–053 (R–1)/MEDIUM RESIDENTIAL (MR)	
	PARCELS 4217–224–001, 4217–224–019 (R–4)/MEDIUM RESIDENTIAL (MR)	
LAND USE OF SUBJECT PROPERTY:	VACANT	
PROPOSED LAND USE OF SUBJECT PROPERTY:	SUBSTATION – ELECTRIC UTILITY	
EXISTING		
TOTAL OWNED AREA:	289,238 SF	6.64 AC
EXISTING BUILDING AREA:	0 SF	0.00 AC
EXISTING IMPERVIOUS AREA:	0 SF	0.00 AC
EXISTING PERVIOUS AREA:	289,238.0 SF	6.640 AC
EXISTING IMPERVIOUS SURFACE RATIO:	0.00	
EXISTING OPEN SPACE PERCENTAGE:	100%	
PROPOSED		
PROPOSED EQUIPMENT ENCLOSURE (C.E.E) AREA:	430 SF	0.01 AC
PROPOSED EQUIPMENT FOUNDATION AREA:	2749 SF	0.06 AC
PROPOSED YARD ROCK AREA:	44640 SF	1.02 AC
PROPOSED ASPHALT AND GRAVEL DRIVEWAY AREA:	33231 SF	0.76 AC
TOTAL NEW IMPERVIOUS AREA		1.86 AC
TOTAL PROPOSED IMPERVIOUS AREA (INCLUDES EXISTING IMPERVIOUS AREA):	81,051 SF	1.86 AC
TOTAL PROPOSED PERVIOUS AREA:	208,187 SF	4.78 AC
TOTAL AREA		6.64 AC
PROPOSED IMPERVIOUS SURFACE RATIO (INCLUDES EXISTING IMPERVIOUS AREA):		0.28
PROPOSED FLOOR AREA RATIO (INCLUDES EXISTING FLOOR AREA):		0.001
PROPOSED OPEN SPACE PERCENTAGE:	72%	
EQUIPMENT ENCLOSURE HEIGHT:	11 FT	
TRANSMISSION POLE HEIGHT:	70 FT	
TERMINAL STRUCTURE H–FRAME HEIGHT	50 FT	
SETBACKS FOR SUBSTATION:	REQUIRED	PROVIDED
FRONT SETBACK (EAST):	100 FT	100 FT
SIDE SETBACK (NORTH):	100 FT	100 FT
SIDE SETBACK (SOUTH):	100 FT	100 FT
REAR SETBACK (WEST):	100 FT	216 FT (1)

NOTES:
1. THE PROPOSED FACILITY INCLUDING THE CONTROL EQUIPMENT ENCLOSURE (C.E.E.) BUILDING IS UNMANNED. NO PARKING IS REQUIRED OR PROVIDED.

SOIL CLASSIFICATION

SOIL #	SOIL NAME	HYDROLOGIC GROUP
11	PEDRO-ARREDONDO COMPLEX, 0 TO 5 PERCENT	D
9	ARREDONDO SAND, 0 TO 5 PERCENT SLOPES	A

SITE NOTES

1. ALL CONSTRUCTION COVERED BY THESE PLANS SHALL CONFORM TO THE MATERIAL SPECIFICATIONS AND QUALITY CONTROL STANDARDS CONTAINED IN THE MARION COUNTY LAND DEVELOPMENT CODE.
2. ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP (FIRM) NUMBER 12083C0740D, MARION COUNTY, FLORIDA, EFFECTIVE DATE OF AUGUST 28, 2008, THE PROPERTY DESCRIBED HEREON LIES WITHIN ZONE "X" (AREAS OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD).
3. TOPOGRAPHIC INFORMATION, INCLUDING BUT NOT LIMITED TO BENCHMARKS, IS TAKEN FROM THE "BOUNDARY AND TOPOGRAPHIC SURVEY OF THE NEW BELLEVIEW SUBSTATION FOR SUMTER ELECTRIC CO–OP, INC." PROVIDED BY A.M. GAUDET & ASSOCIATES, INC. LB#7158, DATED 04/23/2025, DRAWING 02–101 TO 02–108.
4. THE ELEVATIONS SHOWN HEREON ARE BASED ON NAVD 1988 AND REFERENCED TO FDOT FLORIDA PERMANENT REFERENCE NETWORK.
5. COORDINATES SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM (NAD) OF 1983 AND REFERENCED TO FDOT FLORIDA PERMANENT REFERENCE NETWORK.
6. THE CONTRACTOR SHALL IMMEDIATELY CONTACT THE PROJECT ENGINEER FOR CLARIFICATION IF PLANS ARE UNCLEAR OR IF ANY CONFLICTING INFORMATION IS IDENTIFIED.
7. ALL DISTURBED AREAS SHALL BE SODDED UNLESS OTHERWISE SPECIFIED ON THE PLANS.
8. IF PREHISTORIC OR HISTORIC ARTIFACTS (E.G., POTTERY, STONE TOOLS, METAL OBJECTS, DUGOUT CANOES) OR ANY OTHER REMAINS POSSIBLY ASSOCIATED WITH NATIVE AMERICAN OR EARLY AMERICAN CULTURES ARE ENCOUNTERED, THE CONTRACTOR SHALL IMMEDIATELY HALT WORK IN THAT AREA AND NOTIFY THE OWNER OR THEIR REPRESENTATIVE. WORK SHALL NOT RESUME UNTIL AUTHORIZED BY THE OWNER. IF UNMARKED HUMAN REMAINS ARE DISCOVERED, ALL WORK SHALL CEASE IMMEDIATELY, AND THE OWNER SHALL BE NOTIFIED.
9. SYMBOLS SUCH AS INLETS, HYDRANTS, MANHOLES, AND EROSION CONTROL MEASURES ARE SHOWN FOR CLARITY ONLY. REFER TO DETAIL SHEETS FOR EXACT LOCATIONS AND INSTALLATION REQUIREMENTS.
10. UNDERGROUND UTILITIES AND FOUNDATIONS WERE NOT IDENTIFIED DURING THE SURVEY. THE CONTRACTOR IS RESPONSIBLE FOR FIELD–VERIFYING THE LOCATION OF ALL UNDERGROUND UTILITIES AND FOUNDATIONS PRIOR TO EXCAVATION, COORDINATING WITH THE APPROPRIATE UTILITY PROVIDERS, AND ARRANGING ANY REQUIRED RELOCATIONS. ANY DISCREPANCIES SHALL BE REPORTED TO THE ENGINEER WITHOUT DELAY.
11. THE CONTRACTOR SHALL COMPLY WITH ALL REQUIREMENTS OF THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PROGRAM, AS OUTLINED IN THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) INCLUDED IN THESE PLANS AND ASSOCIATED DOCUMENTATION.
12. ACTIVE GOPHER TORTOISE BURROWS WERE IDENTIFIED DURING THE ENVIRONMENTAL SURVEY CONDUCTED IN OCTOBER 2025 . THE SITE SHALL BE RE–INSPECTED NO MORE THAN 60 DAYS PRIOR TO CONSTRUCTION. ALL IDENTIFIED BURROWS MUST BE PERMITTED FOR REMOVAL AND HANDLED BY A LICENSED PROFESSIONAL AUTHORIZED TO PERFORM GOPHER TORTOISE RELOCATION TO AN APPROVED OFF–SITE LOCATION.
13. CHAIN LINK FENCE TO BE GALVANIZED CHAIN LINK PER DETAIL ON SHEET BV–06–301.
14. PERIMETER FENCE SHALL BE PER DETAIL ON SHEET BV–06–301.

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Revision:	BY:	Date:
⚠ REVISED PER MARION COUNTY COMMENTS	BHT	2/19/26

Drawn by: BHT
Scale: NTS
Provided by: SECO ENERGY, SUMTERVILLE, FLORIDA, FLORIDA 16 SUMTER

Project Location: MARION COUNTY	Type of Application: MAJOR SITE PLAN	Engineer of Record: BINIAM TSEGAY, P.E. FLORIDA P.E. LICENSE NO.81411
Approved Date: 12/08/2025	Date: 11/24/2025	Work Order: 212342
Approved By: LBJ	Engineer: BHT	Drawing #: BV- 02 - 122

BELLEVIEW SUBSTATION
2026 NEW RING BUS STATION
CIVIL INFORMATION
NOTES

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SWPPP NOTES

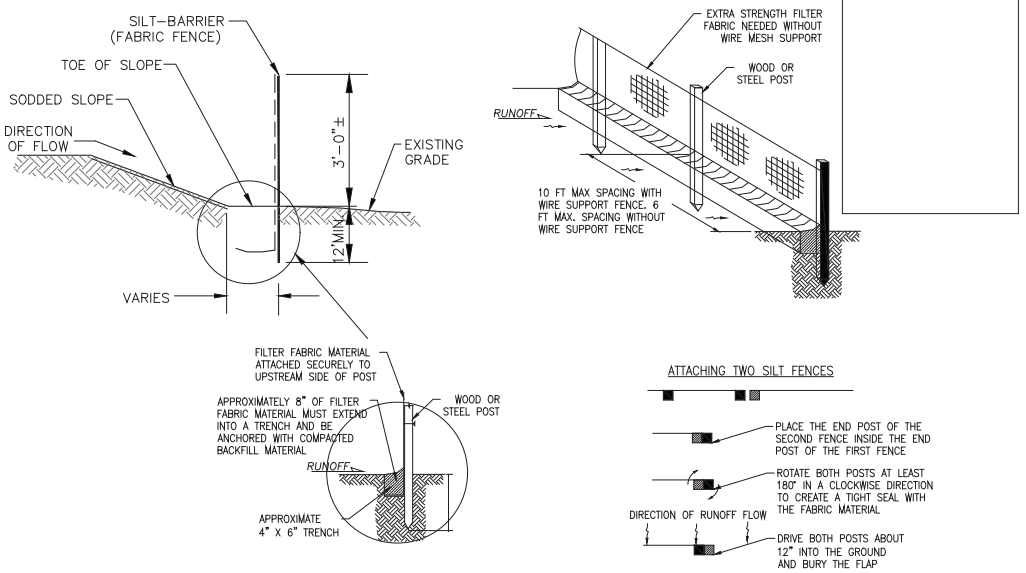
1. THE PROJECT INVOLVES THE DEVELOPMENT AND CONSTRUCTION OF A NEW ELECTRICAL SUBSTATION TO SUPPORT POWER DISTRIBUTION INFRASTRUCTURE. THE PROJECT LOCATION IS AT LATITUDE 29°00'37.4406" N & LONGITUDE 82°05'16.1347" W.
2. THE TOTAL LOT AREA IS 6.64 ACRES, BUT THE DISTURBED AREA IS 5.49 ACRES. STORM WATER DESIGN DATA IS SHOWN BELOW.
3. THE EXISTING ON-SITE SOILS, AS IDENTIFIED BY THE NRCS SOIL SURVEY MAP, ARE LISTED BELOW. PER GEOTECHNICAL REPORT OF THE SITE PREPARED BY GEO-TECH, INC. PROJECT NUMBER 25-3954.20.1 DATED 10/27/2025, THE AVERAGE SHWT IS APPROXIMATELY AT ELEVATION 52' TO 57.5', BASED ON NAVD 1988 DATUM.
4. PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, THE CONTRACTOR SHALL PREPARE AND SUBMIT A NOTICE OF INTENT (NOI) TO USE THE GENERIC PERMIT FOR STORMWATER DISCHARGE FROM LARGE AND SMALL CONSTRUCTION ACTIVITIES IN ACCORDANCE WITH SECTION 403.0885, FLORIDA STATUTES (F.S.) AND RULE 62-621.300(4), FLORIDA ADMINISTRATIVE CODE (F.A.C.). THIS PERMIT IS COMMONLY REFERRED TO AS THE NPDES NOI. THE CONTRACTOR SHALL BE THE PERMIT APPLICANT AND THE DESIGNATED RESPONSIBLE AUTHORITY FOR THE PROJECT. THE CONTRACTOR SHALL EMPLOY, AND MAKE AVAILABLE TO THE PROJECT, AN INDIVIDUAL WHO IS LEGALLY QUALIFIED TO ACT IN THIS CAPACITY.
5. THE CONTRACTOR SHALL REVIEW AND BECOME FAMILIAR WITH THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) PREPARED FOR THIS PROJECT. A SIGNED COPY OF THE SWPPP SHALL BE SUBMITTED TO THE OWNER PRIOR TO THE START OF CONSTRUCTION. IF EROSION CONTROL MEASURES CHANGE, OR IF ADDITIONAL CONTRACTORS ARE BROUGHT ONTO THE PROJECT, THE CONTRACTOR IS RESPONSIBLE FOR UPDATING THE SWPPP ACCORDINGLY AND ENSURING THAT ALL NEW CONTRACTORS REVIEW AND SIGN IT. A COPY OF THE AMENDED SWPPP MUST BE APPENDED TO THE ORIGINAL, WITH ONE COPY PROVIDED TO THE OWNER AND ONE RETAINED ON SITE. IF A SWPPP HAS NOT YET BEEN PREPARED, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PREPARING IT PRIOR TO CONSTRUCTION.
6. THROUGHOUT THE CONSTRUCTION PERIOD, THE CONTRACTOR SHALL CONDUCT MONITORING AND INSPECTIONS AND PREPARE INSPECTION REPORTS IN ACCORDANCE WITH THE APPLICABLE STATUTES AND PERMIT REQUIREMENTS. THIS INCLUDES CONDUCTING INSPECTIONS AT LEAST ONCE PER WEEK AND WITHIN 24 HOURS OF ANY STORM EVENT PRODUCING 0.50 INCHES OF RAINFALL OR MORE. ALL INSPECTIONS MUST BE DOCUMENTED USING THE NPDES INSPECTION FORM (A COPY IS PROVIDED AT THE END OF THE SWPPP).
   AT THE CONCLUSION OF CONSTRUCTION, THE CONTRACTOR SHALL COMPLETE AND SUBMIT THE NOTICE OF TERMINATION (NOT) TO OFFICIALLY CLOSE OUT PERMIT COVERAGE.
7. PRIOR TO EACH PAY REQUEST, THE CONTRACTOR SHALL SUBMIT TO THE ENGINEER AND OWNER COPIES OF ALL RELATED DOCUMENTATION, INCLUDING INSPECTION REPORTS, SWPPP AMENDMENTS, AND RELEVANT CORRESPONDENCE. THE OWNER RESERVES THE RIGHT TO WITHHOLD OR REDUCE PAYMENT IF REQUIRED DOCUMENTATION IS NOT PROPERLY COMPLETED AND SUBMITTED. BEFORE FINAL PAYMENT IS APPROVED, THE CONTRACTOR MUST SUBMIT ANY OUTSTANDING DOCUMENTATION TO THE ENGINEER AND OWNER, INCLUDING A COPY OF THE COMPLETED NOTICE OF TERMINATION (NOT).
8. THE CONTRACTOR SHALL INSTALL SILT FENCE/EROSION CONTROL MEASURES AND INLET/OUTLET PROTECTION PER BEST MANAGEMENT PRACTICES BEFORE BEGINNING CLEARING OR GRUBBING OPERATIONS.
9. TEMPORARY AND PERMANENT STABILIZATION PRACTICES SHALL INCLUDE SODDING OF ALL DISTURBED AREAS. MULCHING AND SODDING SHALL BE APPLIED AS NECESSARY TO ENSURE PROPER SITE STABILIZATION.
10. CONTRACTOR TO MAINTAIN ALL EROSION AND SEDIMENT CONTROL DEVICES UNTIL CONSTRUCTION IS COMPLETE.
11. EROSION CONTROL TO BE INSTALLED ON OR WITHIN PROPERTY BOUNDARY. CONTRACTOR IS RESPONSIBLE FOR CONTROL OF WINDBORNE SEDIMENT TRANSPORT. SHOULD DRY WINDY CONDITIONS OCCUR DURING CONSTRUCTION THAT CREATE THE POTENTIAL FOR WINDBORNE SEDIMENT TRANSPORT,
12. THE CONTRACTOR SHALL TAKE NECESSARY STEPS TO MINIMIZE ADVERSE EFFECTS, INCLUDING PROVIDING WATER FOR SEDIMENT CONTROL AND/OR TEMPORARY SODDING.
13. IF CONSTRUCTION ACTIVITY CEASES FOR MORE THAN SEVEN DAYS THE CONTRACTOR SHALL STABILIZE THE AREA WITH SEED OR SOD.
14. THE SOIL TRACKING DEVICE SHALL BE INSTALLED IF, IN THE OPINION OF THE ENGINEER, PERMITTING AGENCY, OR OWNER, SOIL TRACKING BECOMES A PROBLEM.

MAINTENANCE AND INSPECTION PROCEDURES

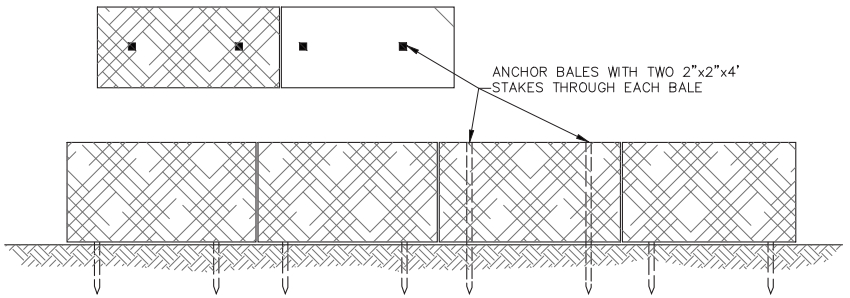
1. ALL EROSION AND SEDIMENTATION CONTROLS SHALL BE INSPECTED EVERY 7 DAYS OR WITHIN 24 HOURS OF A STORM OF 0.5 INCHES OR MORE IN DEPTH. ALL CONTROLS MUST BE IN GOOD OPERATING CONDITION UNTIL THE AREA THEY PROTECT HAS BEEN COMPLETELY STABILIZED AND THE CONSTRUCTION IS COMPLETE.
2. BUILT UP SEDIMENT WILL BE REMOVED FROM THE SILT FENCE WHEN IT HAS REACHED ONE HALF OF THE HEIGHT OF THE FENCE.
3. SILT FENCE SHALL BE INSPECTED FOR DEPTH OF SEDIMENT, TEARS, IF FABRIC IS SECURELY ATTACHED TO THE FENCE POSTS, AND IF FENCE POSTS ARE FIRMLY IN THE GROUND. SILT FENCE AND ALL OTHER EROSION AND SEDIMENT CONTROLS WILL BE INSTALLED AND MAINTAINED PER MANUFACTURER SPECIFICATIONS.
4. TEMPORARY AND PERMANENT SEEDING AND PLANTING SHALL BE INSPECTED FOR BARE SPOTS, WASHOUTS, AND HEALTHY GROWTH.

SOIL CLASSIFICATION		
SOIL #	SOIL NAME	HYDROLOGIC GROUP
11	PEDRO-ARREDONDO COMPLEX, 0 TO 5 PERCENT	D
9	ARREDONDO SAND, 0 TO 5 PERCENT SLOPES	A

DESIGN DATA	
LOT AREA	6.64 ACRES
DISTURBED AREA	5.49 ACRES
POST DEVELOPMENT SHED AREA	4.70 ACRES
DESIGN STORM	
100 YR-24 HR STORM	11 INCHES
POST DEVELOPMENT COMPOSITE CN#	79.84
POST DEVELOPMENT RUNOFF COEFFICIENT	0.77



FILTER FABRIC SILT FENCE INSTALLATION



SYNTHETIC HAY SILT-BARRIER

PERIMETER EROSION AND SEDIMENT CONTROL

N.T.S.

NOTE: ADDITIONAL CONTROLS TO BE UTILIZED AS NEEDED, DEPENDENT UPON ACTUAL SITE CONDITIONS AND CONSTRUCTION OPERATIONS.

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Revision:	BY:	Date:

Drawn by: BHT
Scale: NTS
Provided by: SECO ENERGY, SUMTERVILLE, FLORIDA, FLORIDA 16 SUMTER

Project Location	Type of Application	Engineer of Record
MARION COUNTY	MAJOR SITE PLAN	BINIAM TSEGAY, P.E. FLORIDA P.E. LICENSE NO.81411

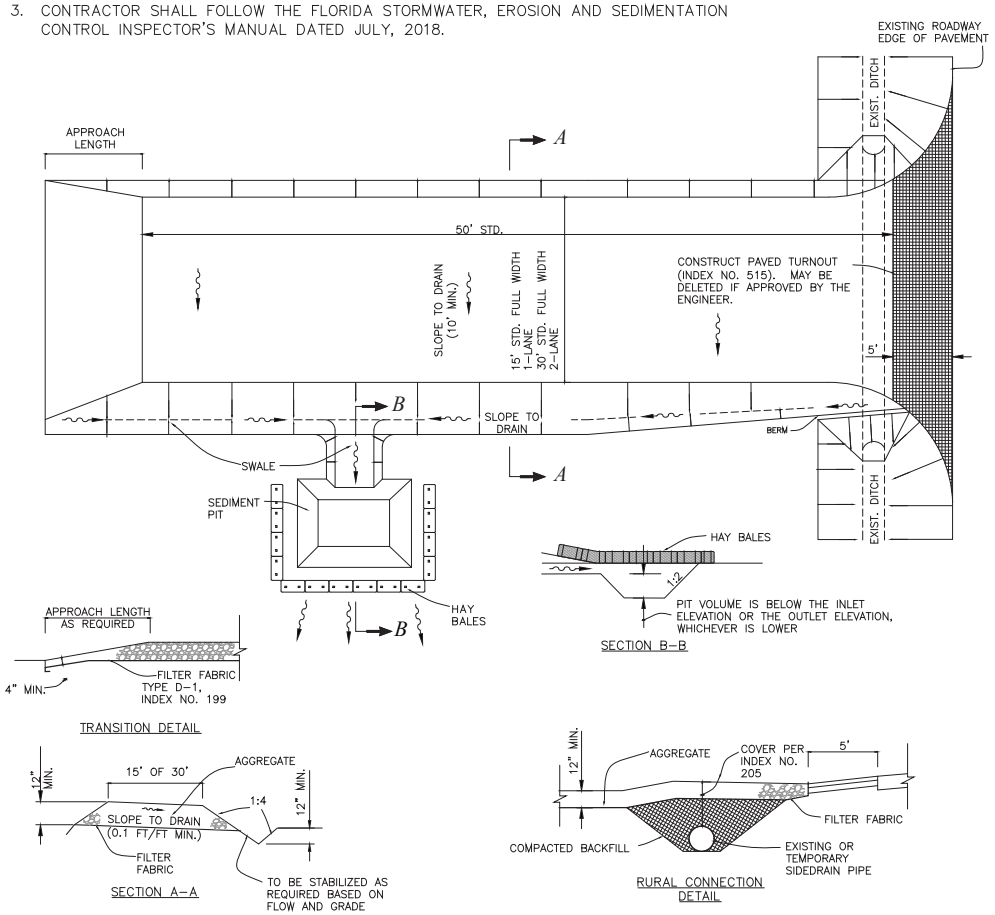
Approved Date	Date	Work Order
12/08/2025	11/24/2025	212342
Approved By	**Engineer**	**Drawing #**
LBJ	BHT	BV- 02 - 123

BELLEVIEW SUBSTATION
2026 NEW RING BUS STATION
SWPP
PLAN NOTES AND DETAILS

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NOTES:

1. CONTRACTOR IS REQUIRED TO PREVENT ANY SEDIMENT TRANSPORT FROM THE PROJECT SITE ON TO ADJACENT PROPERTY. INSTALLATION OF EITHER SYNTHETIC HAY OR FABRIC FENCE TYPE SILT BARRIER IS ACCEPTABLE. THE BARRIER MUST REMAIN IN PLACE UNTIL UPLAND VEGETATION IS ESTABLISHED.
2. BEFORE REMOVING SILT BARRIER, CONTRACTOR SHALL COLLECT AND DISPOSE OF ANY ACCUMULATED SILT.
3. CONTRACTOR SHALL FOLLOW THE FLORIDA STORMWATER, EROSION AND SEDIMENTATION CONTROL INSPECTOR'S MANUAL DATED JULY, 2018.



SOIL TRACKING PREVENTION DEVICE (STPD) – TYPE A

(FDOT INDEX NO. 106) N.T.S.

GENRAL NOTE – SOIL TRACKING NOTES

1. A SOIL TRACKING PREVENTION DEVICE (STPD) SHALL BE CONSTRUCTED AT LOCATIONS DESIGNATED BY THE ENGINEER FOR POINTS OF EGRESS FROM UNSTABILIZED AREAS OF THE PROJECT TO PUBLIC ROADS WHERE OFFSITE TRACKING OF MUD COULD OCCUR. TRAFFIC FROM UNSTABILIZED AREAS OF THE CONSTRUCTION PROJECT SHALL BE DIRECTED THRU A STPD. BARRIERS, FLAGGING, OR OTHER POSITIVE MEANS SHALL BE USED AS REQUIRED TO LIMIT AND DIRECT VEHICULAR EGRESS ACROSS THE STPD.
2. THE CONTRACTOR MAY PROPOSE AN ALTERNATIVE TECHNIQUE TO MINIMIZE OFFSITE TRACKING OF SEDIMENT. THE ALTERNATIVE MUST BE REVIEWED AND APPROVED BY THE ENGINEER PRIOR TO ITS USE.
3. ALL MATERIALS SPILLED, DROPPED, OR TRACKED ONTO PUBLIC ROADS (INCLUDING THE STPD AGGREGATE AND CONSTRUCTION MUD) SHALL BE REMOVED DAILY, OR MORE FREQUENTLY IF SO DIRECT BY THE ENGINEER.
4. AGGREGATES SHALL BE AS DESCRIBED IN SECTION 901 EXCLUDING 901-2.3. AGGREGATES SHALL BE FDOT SIZE #1. IF THIS SIZE IS NOT AVAILABLE, THE NEXT AVAILABLE SMALLER SIZE AGGREGATE MAY BE SUBSTITUTED WITH THE APPROVAL OF THE ENGINEER. SIZES CONTAINING EXCESSIVE SMALL AGGREGATE WILL TRACK OFF THE PROJECT AND ARE UNSUITABLE.
5. THE SEDIMENT PIT SHOULD PROVIDE A RETENTION VOLUME OF 3600 CUBIC FEET/ACRE OF SURFACE AREA DRAINING TO THE PIT. WHEN THE STPD IS ISOLATED FROM OTHER DRAINAGE AREAS, THE FOLLOWING PIT VOLUMES WILL SATISFY THIS REQUIREMENT:

   $15'x50' = 100\ FT^3$ $30'x50' = 200\ FT^3$

   AS AN OPTION TO THE SEDIMENT PIT, THE WIDTH OF THE SWALE BOTTOM CAN BE INCREASED TO OBTAIN THE VOLUME. WHEN THE SEDIMENT PIT OR SWALE VOLUME HAS BEEN REDUCED TO ONE HALF, IT SHALL BE CLEANED. WHEN A SWALE IS USED, HAY BALES OR SILT FENCE SHALL BE PLACED ALONG THE ENTIRE LENGTH.
6. THE SWALE DITCH DRAINING THE STPD SHALL HAVE A 0.2% MINIMUM AND A 1.0% MAXIMUM GRADE ALONG THE STPD AND TO THE SEDIMENT PIT.
7. MITERED END SECTIONS ARE NOT REQUIRED WHEN THE SIDEDRAIN PIPE SATISFIES THE CLEAR ZONE REQUIREMENTS.
8. THE STPD SHALL BE MAINTAINED IN A CONDITION THAT WILL ALLOW IT TO PERFORM ITS FUNCTION. TO PREVENT OFFSITE TRACKING, THE STPD SHALL BE RINSED (DAILY WHEN IN USE) TO MOVE ACCUMULATED MUD DOWNWARD THRU THE STONE. ADDITIONAL STABILIZATION OF THE VEHICULAR ROUTE LEADING TO THE STPD MAY BE REQUIRED TO LIMIT THE MUD TRACKED.
9. A STPD SHALL BE PAID FOR UNDER THE CONTRACT UNIT PRICE FOR SOIL TRACKING PREVENTION DEVICE, EA. THE UNIT PRICE SHALL CONSTITUTE FULL COMPENSATION FOR CONSTRUCTION, MAINTENANCE, REPLACEMENT OF MATERIALS, REMOVAL, AND RESTORATION OF THE AREA UTILIZED FOR THE STPD; INCLUDING BUT NOT LIMITED TO EXCAVATION, GRADING, TEMPORARY PIPE (INCLUDING MES WHEN REQUIRED), FILTER FABRIC, AGGREGATE, PAVED TURNOUT (INCLUDING ASPHALT AND BASE CONSTRUCTION), DITCH STABILIZATION, APPROACH ROUTE STABILIZATION, SEDIMENT REMOVAL AND DISPOSAL, WATER, RINSING AND CLEANING OF THE STPD AND CLEANING OF PUBLIC ROADS, GRASSING AND SOD. HAY BALES SHALL BE PAID FOR UNDER THE CONTRACT UNIT PRICE FOR HAY OR STRAW BALLED, EA. SILT FENCE SHALL BE PAID FOR UNDER THE CONTRACT UNIT FOR STAKED SILT FENCE, LF.
10. THE NOMINAL SIZE OF A STANDARD STPD IS 15'x50' UNLESS OTHERWISE SHOWN IN THE PLANS. IF THE VOLUME OF ENTERING AND EXITING VEHICLES WARRANT, A 30' WIDTH STPD MAY BE USED IF APPROVED BY THE ENGINEER. WHEN A DOUBLE WIDTH (30') STPD IS USED, THE PAY QUANTITY SHALL BE 2 FOR EACH LOCATION.

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Revision:	BY:	Date:

Drawn by: BHT
Scale: NTS
Provided by: SECO ENERGY, SUMTERVILLE, FLORIDA, FLORIDA 16 SUMTER

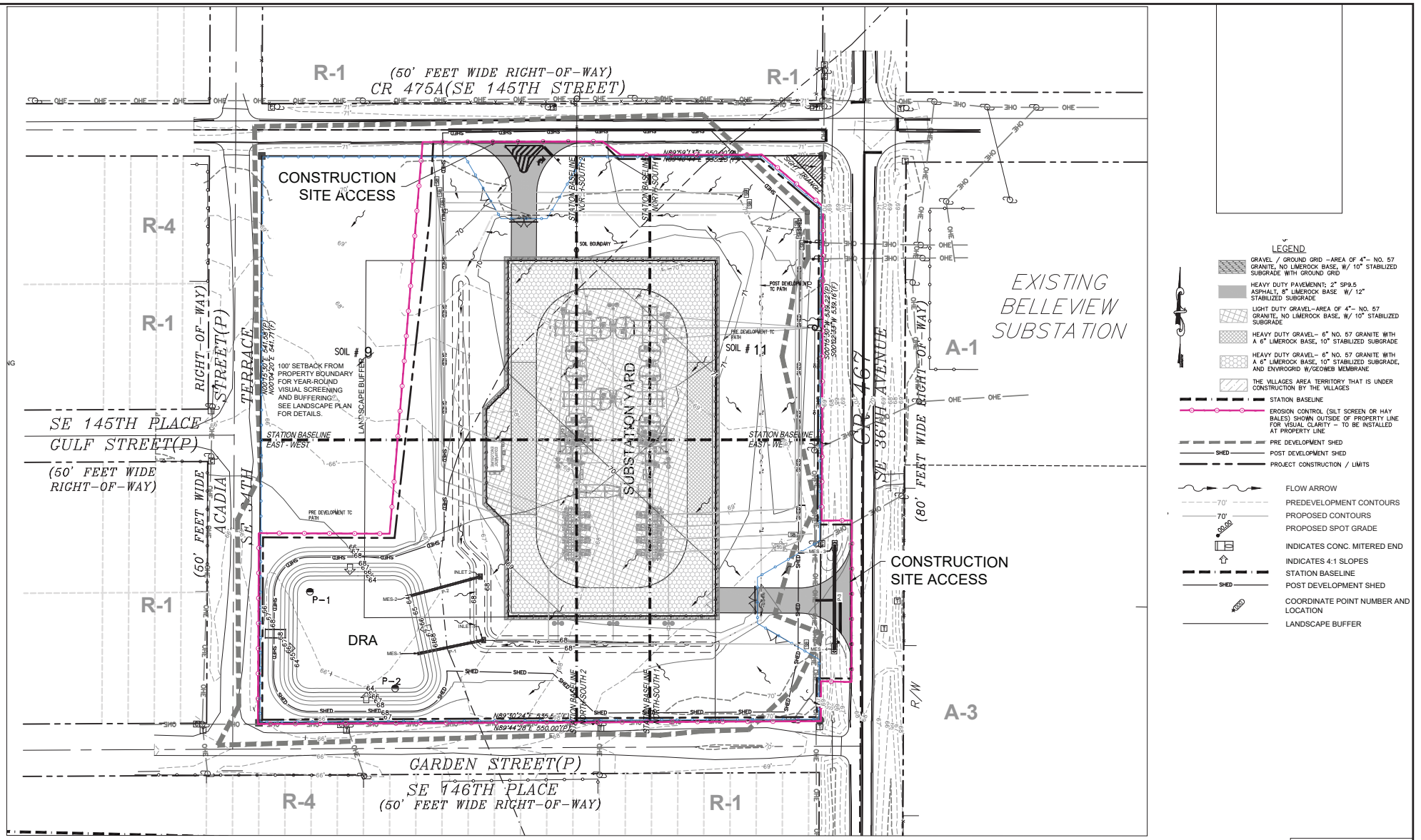
Project Location	Type of Application	Engineer of Record
MARION COUNTY	MAJOR SITE PLAN	BINIAM TSEGAY, P.E. FLORIDA P.E. LICENSE NO.81411

Approved Date	Date	Work Order
12/08/2025	11/24/2025	212342

Approved By	Engineer	Drawing #
LBJ	BHT	BV- 02 - 124

BELLEVIEW SUBSTATION
2026 NEW RING BUS STATION
SWPPP
SOIL TRACKING DETAIL

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GRAPHIC SCALE - 24X36

40 0 20 40 80 160

(IN FEET)

1 inch = 40 ft.

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Scale 1:40

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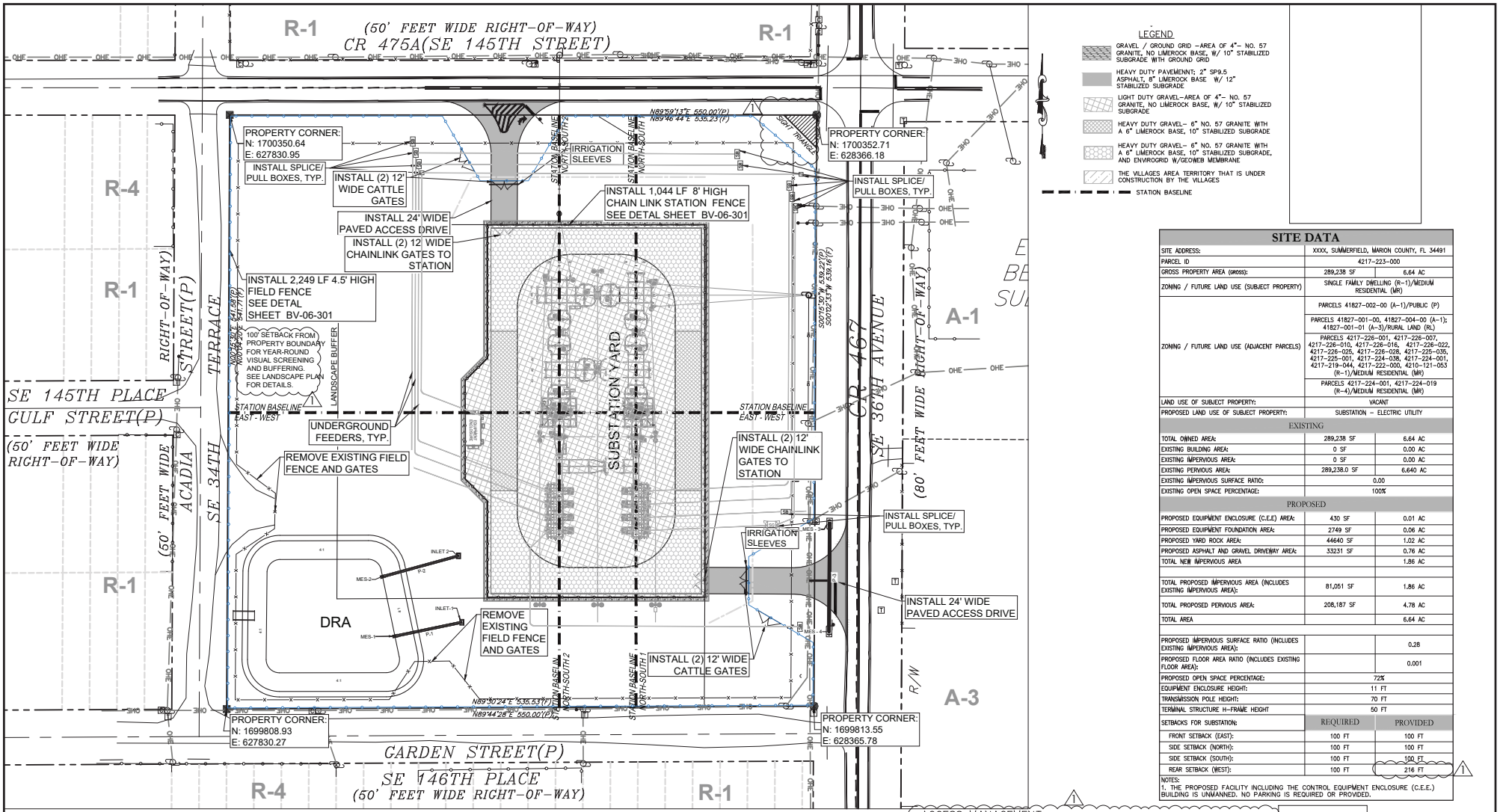
Project Location	Type of Application	Engineer of Record
MARION COUNTY	MAJOR SITE PLAN	BINIAM TSEGAY, P.E. FLORIDA P.E. LICENSE NO.81411

Approved Date	Date	Work Order
12/08/2025	11/24/2025	212342

Approved By	Engineer	Drawing #
LBJ	BHT	BV- 02 - 125

BELLEVIEW SUBSTATION
2026 NEW RING BUS STATION
SURFACE WATER POLLUTION PREVENTION PLAN

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SITE DATA		
SITE ADDRESS:	XXXX, SUMMERFIELD, MARION COUNTY, FL 34491	
PARCEL ID	4217-223-000	
GROSS PROPERTY AREA (GROSS):	289,238 SF	6.64 AC
ZONING / FUTURE LAND USE (SUBJECT PROPERTY)	SINGLE FAMILY DWELLING (R-1)/MEDIUM RESIDENTIAL (MR)	
ZONING / FUTURE LAND USE (ADJACENT PARCELS)	PARCELS 41827-002-00 (A-1)/PUBLIC (P)	
	PARCELS 41827-001-00, 41827-004-00 (A-1); 41827-001-01 (A-3)/RURAL LAND (RL)	
	PARCELS 4217-226-001, 4217-226-007, 4217-226-010, 4217-226-016, 4217-226-022, 4217-226-025, 4217-226-028, 4217-225-035, 4217-225-001, 4217-224-038, 4217-224-001, 4217-219-044, 4217-222-000, 4210-121-053 (R-1)/MEDIUM RESIDENTIAL (MR)	
	PARCELS 4217-224-001, 4217-224-019 (R-4)/MEDIUM RESIDENTIAL (MR)	
LAND USE OF SUBJECT PROPERTY:	VACANT	
PROPOSED LAND USE OF SUBJECT PROPERTY:	SUBSTATION - ELECTRIC UTILITY	
EXISTING		
TOTAL OWNED AREA:	289,238 SF	6.64 AC
EXISTING BUILDING AREA:	0 SF	0.00 AC
EXISTING IMPERVIOUS AREA:	0 SF	0.00 AC
EXISTING PERVIOUS AREA:	289,238.0 SF	6.640 AC
EXISTING IMPERVIOUS SURFACE RATIO:	0.00	
EXISTING OPEN SPACE PERCENTAGE:	100%	
PROPOSED		
PROPOSED EQUIPMENT ENCLOSURE (C.E.E) AREA:	430 SF	0.01 AC
PROPOSED EQUIPMENT FOUNDATION AREA:	2749 SF	0.06 AC
PROPOSED YARD ROCK AREA:	44640 SF	1.02 AC
PROPOSED ASPHALT AND GRAVEL DRIVEWAY AREA:	33231 SF	0.76 AC
TOTAL NEW IMPERVIOUS AREA		1.86 AC
TOTAL PROPOSED IMPERVIOUS AREA (INCLUDES EXISTING IMPERVIOUS AREA):	81,051 SF	1.86 AC
TOTAL PROPOSED PERVIOUS AREA:	208,187 SF	4.78 AC
TOTAL AREA		6.64 AC
PROPOSED IMPERVIOUS SURFACE RATIO (INCLUDES EXISTING IMPERVIOUS AREA):		0.28
PROPOSED FLOOR AREA RATIO (INCLUDES EXISTING FLOOR AREA):		0.001
PROPOSED OPEN SPACE PERCENTAGE:	72%	
EQUIPMENT ENCLOSURE HEIGHT:	11 FT	
TRANSMISSION POLE HEIGHT:	70 FT	
TERMINAL STRUCTURE H-FRAME HEIGHT	50 FT	
SETBACKS FOR SUBSTATION:	REQUIRED	PROVIDED
FRONT SETBACK (EAST):	100 FT	100 FT
SIDE SETBACK (NORTH):	100 FT	100 FT
SIDE SETBACK (SOUTH):	100 FT	100 FT
REAR SETBACK (WEST):	100 FT	216 FT

NOTES:
1. THE PROPOSED FACILITY INCLUDING THE CONTROL EQUIPMENT ENCLOSURE (C.E.E.) BUILDING IS UNMANNED. NO PARKING IS REQUIRED OR PROVIDED.

NOTE:
1. SEE LANDSCAPE PLAN FOR REQUIRED BUFFERS.
2. IRRIGATION SLEEVES: INSTALL (1) 4" & (2) 2" DIA SCHEDULE 40 PVC PIPES 30" BELOW THE PAVEMENT.
3. THE ENVIRONMENTAL & BIOLOGICAL REPORT SHALL BE UPDATED FOR GOPHER TORTOISES NOT MORE THAN 90 DAYS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.

GENERAL NOTES:
1. THERE WILL BE MINIMAL IMPACT OR INCREASE IN TRAFFIC ANTICIPATED ON THIS SITE.
2. SITE IS A REMOTE, NON MANNED SITE. VEHICULAR TRAFFIC IS LIMITED TO MAINTENANCE VEHICLE ON AN AS NEEDED BASIS.
3. THERE ARE NO DESIGNATED PARKING AREAS.

FENCING INFORMATION
(DETAILS ARE SHOWN ON SHEET BV-06-301)

4.5' FIELD FENCE FACILITY FENCING 2,153 LF
(4)-SETS CATTLE GATES FOR 24' WIDE OPENING

8' HIGH CHAIN LINK STATION FENCING 1,044 LF
(2)-SETS GATES FOR 24' WIDE OPENINGS (EA)

ZONING CLASSIFICATION LEGEND
(ZONING AND FUTURE LAND USE)

A-1 - GENERAL AGRICULTURE
A-3 - RESIDENTIAL AGRICULTURE ESTATE
R-1 - SINGLE FAMILY DWELLING
R-4 - MIXED RESIDENTIAL

ACCESS MANAGEMENT:

THE DRIVEWAY ON CR 475A SHALL SERVE AS THE PRIMARY ACCESS. THE DRIVEWAY ON SE 36TH AVENUE SHALL BE USED FOR EMERGENCY ACCESS ONLY.

NO FENCE, WALL, HEDGE, SHRUB, STRUCTURE OR OTHER OBSTRUCTION TO VISION, BETWEEN A HEIGHT OF TWO AND ONE-HALF FEET AND EIGHT FEET ABOVE THE CENTER LINE GRADES OF THE INTERSECTING STREETS, SHALL BE ERECTED, PLACED OR MAINTAINED WITHIN THE SIGHT TRIANGLE.

GRAPHIC SCALE - 24X36
40 0 20 40 80 160
(IN FEET)
1 inch = 40 ft.

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1 REVISED PER MARION COUNTY COMMENTS		

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Scale: 1:40
Provided by: SECO ENERGY SUMTERVILLE, FLORIDA FLORIDA 16 SUMTER

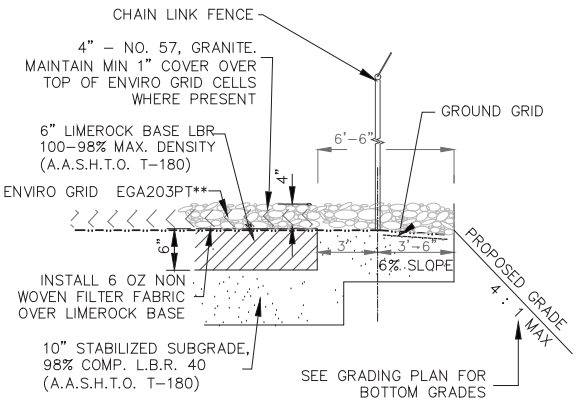
Project Location: MARION COUNTY
Type of Application: MAJOR SITE PLAN
Approved Date: 12/08/2025
Date: 11/24/2025
Approved By: LBJ
Engineer: BHT

BELLEVIEW SUBSTATION
2026 NEW RING BUS STATION
SITE PLAN
MASTER SITE PLAN

Engineer of Record
BINIAM TSEGAY, P.E.
FLORIDA P.E. LICENSE NO.81411

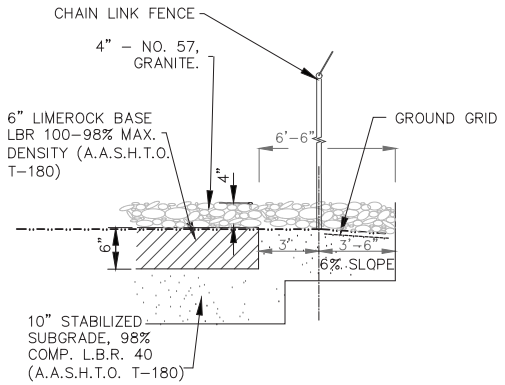
Work Order: 212342
Drawing #: BV- 02 - 126

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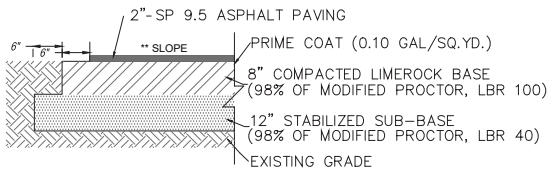
GRAVEL DRIVEWAY SECTION w/ENVIRO GRID

N.T.S.



TYPICAL STATION GRAVEL DRIVEWAY SECTION

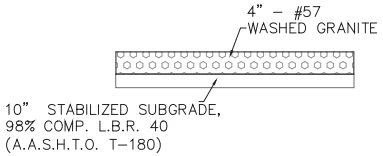
N.T.S.



HEAVY DUTY PAVEMENT DETAIL

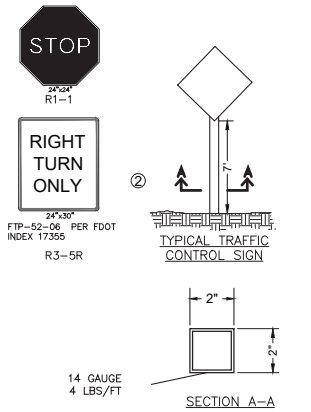
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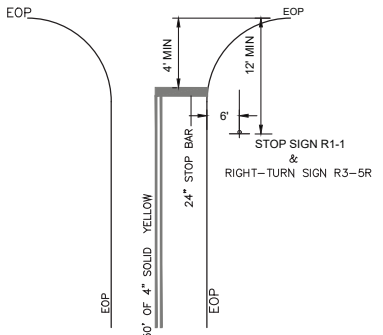
** SLOPE = SEE PLAN & PROFILE FOR DRIVES FOR CROSS SLOPES AND DIRECTIONS



GRAVEL ONLY DETAIL

N.T.S.





SIGN & STRIPING DETAIL

N.T.S.

GENERAL NOTE:

ALL SIGNS AND STRIPING SHALL MEET THE MATERIALS AND INSTALLATION REQUIREMENTS OF THE MARION COUNTY, MUTCD, AND FDOT DESIGN STANDARDS FOR DESIGN, CONSTRUCTION AND MAINTENANCE AND UTILITY OPERATIONS ON THE STATE HIGHWAY SYSTEM, LATEST EDITION.
PAVEMENT MARKING SHALL BE WHITE AND THERMOPLASTIC.

NOTE:
THE CONTRACTOR SHALL MAINTAIN A MINIMUM OF 1" OF GRANITE OVER TOP OF ENVIRO GRID CELLS IN ALL AREAS OF INSTALLATION.

** INSTALL ENVIROGRID EGA203PT (EGA 20 FT PANEL LENGTH, 3-INCH CELL DEPTH, PERFORATED AND TEXTURED) WHERE SHOWN ON SITE PLAN SHEET BV-02-128

COUNTY ROADWAY NOTES:

1. ALL STRIPING AND PAVEMENT MARKINGS WITHIN COUNTY RIGHT-OF- WAY TO BE THERMOPLASTIC (LEAD FREE), MARKING SIGNAGE SHALL BE IN ACCORDANCE WITH M.U.T.C.D AS ADOPTED BY F.D.O.T.
2. SOD ALL DISTURBED AREAS IN R/W WITH ARGENTINA BAHIA SOD.
3. CONTRACTOR TO MEET ALL REQUIREMENTS FOR TRAFFIC CONTROL, F.D.O.T. STD. INDEXES NO. 102-600 SERIES.
4. ALL CONSTRUCTION TO MEET MARION COUNTY STANDARDS AND SPECIFICATIONS.
5. ALL EROSION CONTROL W/SILT FENCE TO CONFORM TO SECTION 985 OF THE F.D.O.T. STANDARD SPECIFICATIONS.
6. CONTRACTOR TO COORDINATE ROADWAY IMPROVEMENTS WITH ALL UTILITY COMPANIES. AND MARION COUNTY, ENGINEERING DEPARTMENT.
7. LOCATION OF EXISTING UTILITIES SHOWN ON PLANS IS AS PROVIDED BY THE SURVEYOR AND IS THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE, VERIFY, AND COORDINATE WITH THE VARIOUS UTILITY COMPANIES, THE EXACT LOCATION AND DEPTH OF THE EXISTING UTILITIES INCLUDING UNDERGROUND SIGNALIZATION CABLES WHERE APPLICABLE.
8. ALL MAINTENANCE OF TRAFFIC SHALL ADHERE TO THE REQUIREMENTS OF THE FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD PLANS 102-600 INDEXES, LATEST EDITION.

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Revision:	BY:	Date:

Drawn by: BHT
Scale: NTS
Provided by: SECO ENERGY SUMTERVILLE, FLORIDA FLORIDA 16 SUMTER

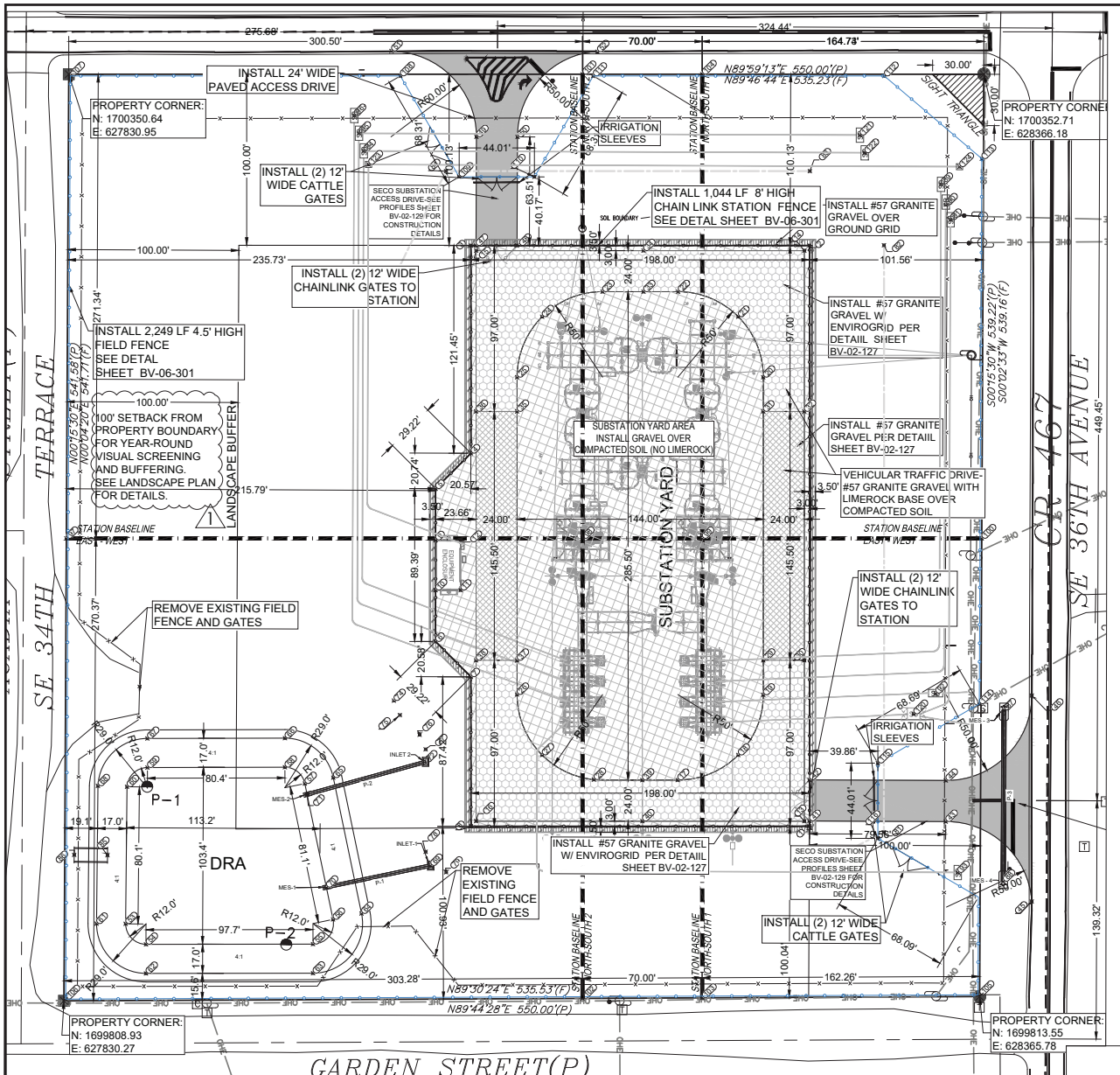
Project Location	Type of Application	Engineer of Record
MARION COUNTY	MAJOR SITE PLAN	BINIAM TSEGAY, P.E. FLORIDA P.E. LICENSE NO.81411

Approved Date	Date	Work Order
12/08/2025	11/24/2025	212342

Approved By	Engineer	Drawing #
LBJ	BHT	BV- 02 - 127

BELLEVIEW SUBSTATION
2026 NEW RING BUS STATION
SITE DETAILS
SECTIONS

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LEGEND

- GRAVEL / GROUND GRID – AREA OF 4"– NO. 57 GRANITE, NO LIMEROCK BASE, W/ 10" STABILIZED SUBGRADE WITH GROUND GRID
- HEAVY DUTY PAVEMENNT; 2" SP9.5 ASPHALT, 8" LIMEROCK BASE W/ 12" STABILIZED SUBGRADE
- LIGHT DUTY GRAVEL–AREA OF 4"– NO. 57 GRANITE, NO LIMEROCK BASE, W/ 10" STABILIZED SUBGRADE
- HEAVY DUTY GRAVEL– 6" NO. 57 GRANITE WITH A 6" LIMEROCK BASE, 10" STABILIZED SUBGRADE
- HEAVY DUTY GRAVEL– 6" NO. 57 GRANITE WITH A 6" LIMEROCK BASE, 10" STABILIZED SUBGRADE, AND ENVIROGRID W/GEOWEB MEMBRANE
- THE VILLAGES AREA TERRITORY THAT IS UNDER CONSTRUCTION BY THE VILLAGES
- COORDINATE POINT NUMBER AND LOCATION

FENCE CORNER COORDINATE POINTS			
Point #	Northing	Easting	Elevation
1	1699912.69	628265.79	69.68
2	1700252.19	628264.54	71.33
3	1700251.42	628066.54	70.36
4	1700129.97	628067.01	69.92
5	1700109.23	628046.43	69.70
6	1700019.85	628046.78	69.21
7	1699999.26	628067.52	69.21
8	1699911.93	628067.86	68.73

CEE COORDINATE POINTS			
Point #	Northing	Easting	Elevation
9	1700079.22	628046.55	69.54
10	1700049.86	628046.66	69.38
11	1700049.91	628061.32	69.45
12	1700079.28	628061.21	69.61

BASELINE COORDINATE POINTS			
Point #	Northing	Easting	Elevation
97	1700079.30	627830.61	65.94
98	1700080.47	628132.49	69.98
99	1700080.74	628202.49	70.34
100	1700081.36	628365.98	69.01
101	1700351.80	628131.45	70.69
102	1699811.55	628133.53	68.00
103	1699812.15	628203.53	69.16
104	1700352.08	628201.45	70.73

VEHICULAR DRIVE COORDINATE POINTS			
Point #	Northing	Easting	Elevation
13	1699915.68	628262.84	69.67
14	1700249.18	628261.55	71.33
15	1700248.44	628069.62	70.40
16	1699914.96	628070.84	68.76
17	1699939.41	628188.67	69.49
18	1699954.17	628224.05	69.75
19	1699989.39	628238.56	70.02
20	1700175.08	628237.79	70.97
21	1700210.38	628223.06	71.00
22	1700224.89	628187.84	70.84
23	1700224.72	628143.65	70.61
24	1700209.94	628108.35	70.41
25	1700174.53	628093.84	70.24
26	1699989.06	628094.53	69.29
27	1699953.73	628109.34	69.17
28	1699939.46	628139.73	69.24
29	1700009.58	628238.46	70.13
30	1700009.67	628262.42	70.26
31	1700155.08	628237.87	70.92
32	1700155.18	628261.86	71.05

VEHICULAR DRIVE COORDINATE POINTS			
Point #	Northing	Easting	Elevation
33	1700224.80	628167.59	70.73
34	1700248.81	628167.50	70.79
35	1700154.53	628093.92	70.19
36	1700154.44	628069.92	70.07
37	1700009.03	628094.49	69.40
38	1700008.94	628070.48	69.27
39	1699939.27	628167.99	69.39
40	1699915.31	628168.13	69.26

PAVEMENT COORDINATE POINTS			
Point #	Northing	Easting	Elevation
41	1699915.80	628265.84	69.66
42	1699939.79	628265.74	69.82
43	1699915.73	628345.55	69.73
44	1699939.74	628345.50	69.74
45	1699869.19	628396.03	68.04
46	1699989.60	628395.63	69.01
47	1700251.38	628069.51	70.37
48	1700251.53	628093.51	70.49
49	1700314.99	628069.54	69.97
50	1700315.01	628093.57	70.00
51	1700364.98	628019.63	71.01
52	1700365.00	628140.08	71.01

PULL BOX COORDINATE POINTS			
Point #	Northing	Easting	Elevation
89	1700288.24	628341.36	71.09
90	1700276.27	628344.19	71.10
91	1700267.58	628347.02	70.82
92	1699990.77	628339.36	69.91
93	1699885.97	628352.69	69.54
94	1700306.49	628003.68	70.39
95	1700316.83	628000.85	70.24
96	1700327.16	627998.01	70.08
120	1699978.60	628326.56	69.85
121	1700316.83	628293.83	70.65
122	1700306.49	628296.66	70.74
123	1700298.57	628006.52	70.35
124	1700298.57	628352.16	70.15

FIELD FENCE COORDINATE POINTS			
Point #	Northing	Easting	Elevation
105	1699814.55	628364.78	69.22
106	1699809.94	627831.27	66.11
107	1700349.65	627831.95	70.62
108	1700350.39	628024.87	70.76
109	1700291.69	628059.43	69.89
110	1700291.70	628103.53	69.79
111	1700350.83	628137.73	70.71
112	1700351.49	628307.94	70.70
113	1700303.35	628365.14	70.02
114	1699984.61	628364.91	69.01
115	1699949.76	628305.71	69.45
116	1699905.76	628305.88	68.98

GRAPHIC SCALE – 24X36

(IN FEET)
1 inch = 30 ft.

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REVISED PER MARION COUNTY COMMENTS		

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Scale: 1:30
Provided by: SECO ENERGY SUMTERVILLE, FLORIDA FLORIDA 16 SUMTER

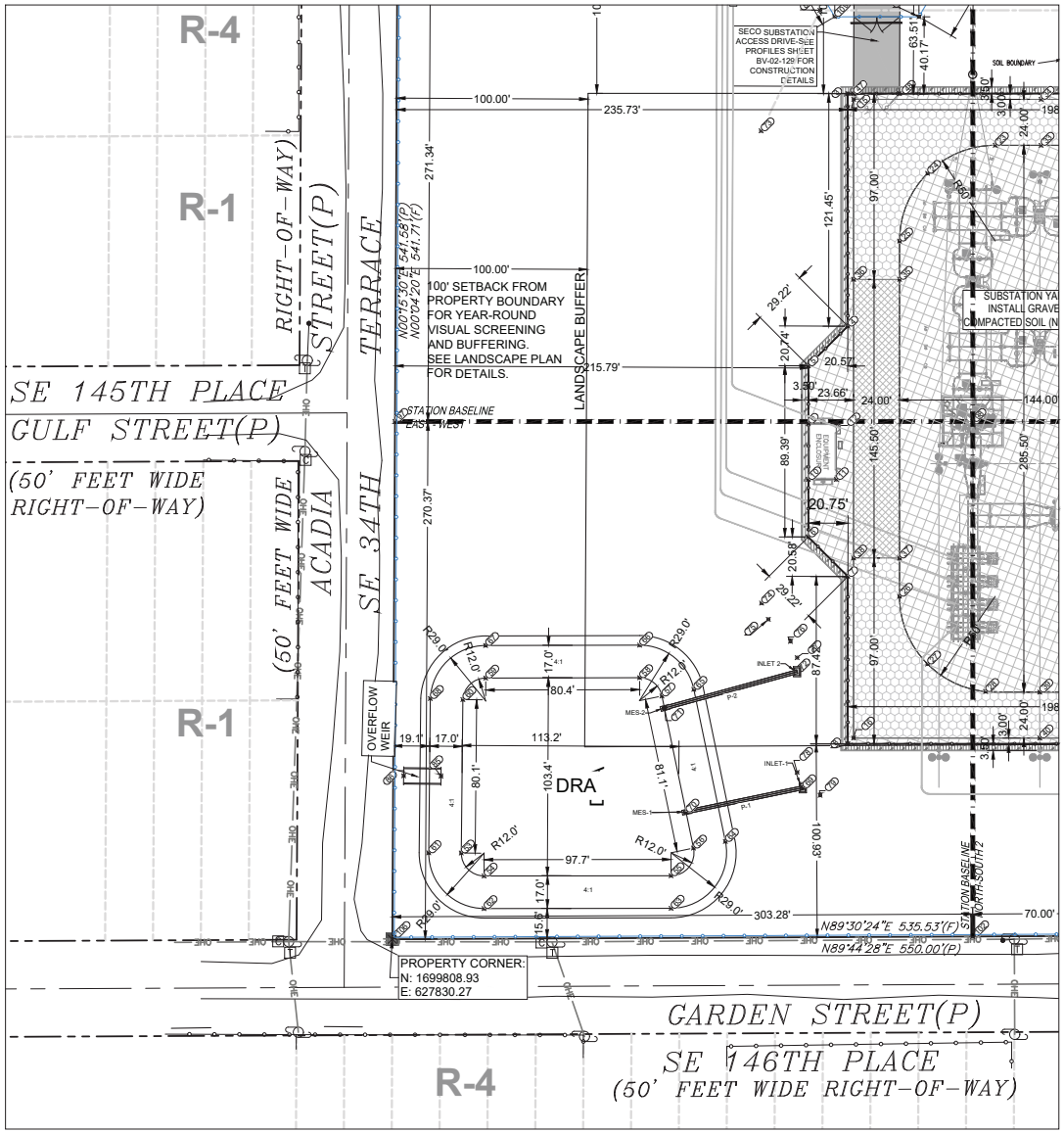
Project Location: MARION COUNTY
Type of Application: MAJOR SITE PLAN
Approved Date: 12/08/2025
Date: 11/24/2025
Approved By: LBJ
Engineer: BHT

BELLEVIEW SUBSTATION
2026 NEW RING BUS STATION
SITE PLAN
SITE GEOMETRY PLAN

Engineer of Record
BINIAM TSEGAY, P.E.
FLORIDA P.E. LICENSE NO.81411

Work Order: 212342
Drawing #: BV- 02 - 128

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LEGEND

- GRAVEL / GROUND GRID –AREA OF 4"– NO. 57 GRANITE, NO LIMEROCK BASE, W/ 10" STABILIZED SUBGRADE WITH GROUND GRID
- HEAVY DUTY PAVEMENNT; 2" SP9.5 ASPHALT, 8" LIMEROCK BASE W/ 12" STABILIZED SUBGRADE
- LIGHT DUTY GRAVEL–AREA OF 4"– NO. 57 GRANITE, NO LIMEROCK BASE, W/ 10" STABILIZED SUBGRADE
- HEAVY DUTY GRAVEL– 6" NO. 57 GRANITE WITH A 6" LIMEROCK BASE, 10" STABILIZED SUBGRADE
- HEAVY DUTY GRAVEL– 6" NO. 57 GRANITE WITH A 6" LIMEROCK BASE, 10" STABILIZED SUBGRADE, AND ENVIROGRID W/GEOWEB MEMBRANE
- THE VILLAGES AREA TERRITORY THAT IS UNDER CONSTRUCTION BY THE VILLAGES
- COORDINATE POINT NUMBER AND LOCATION

DRA COORDINATE POINTS			
Point #	Northing	Easting	Elevation
53	1699854.11	627866.13	64.00
54	1699842.15	627878.10	64.00
55	1699842.67	627975.76	64.00
56	1699857.15	627987.43	64.00
57	1699936.50	627970.63	64.00
58	1699946.01	627958.93	64.00
59	1699945.50	627878.54	64.00
60	1699934.23	627866.63	64.00
61	1699854.15	627849.13	68.25
62	1699825.15	627878.13	68.25
63	1699825.67	627975.85	68.25
64	1699860.67	628004.06	68.25
65	1699940.02	627987.26	68.25
66	1699963.01	627958.89	68.25
67	1699962.50	627878.43	68.25
68	1699934.71	627849.64	68.25

DRAINAGE COORDINATE POINTS			
Point #	Northing	Easting	Elevation
69	1699888.87	628044.42	67.60
70	1699875.97	627983.45	64.00
71	1699930.21	627971.96	64.00
72	1699949.46	628041.19	67.60
73	1700231.82	628021.30	69.28
74	1699985.21	628022.51	67.81
75	1699976.75	628026.06	67.75
76	1699965.27	628037.63	67.65
77	1699956.79	628041.18	67.60
78	1699896.91	628041.41	67.60
79	1699884.96	628053.46	67.60
80	1699885.84	628263.46	68.37
81	1699909.36	628309.37	68.92
82	1700252.51	628308.12	70.51
83	1700295.69	628264.61	70.14
84	1700294.87	628051.80	69.61
85	1699894.18	627855.36	66.76
86	1699894.29	627835.87	66.22
87	1699981.09	628379.38	66.56
88	1699880.95	628379.29	66.50

PULL BOX COORDINATE POINTS			
Point #	Northing	Easting	Elevation
89	1700288.24	628341.36	71.09
90	1700276.27	628344.19	71.10
91	1700267.58	628347.02	70.82
92	1699990.77	628339.36	69.91
93	1699885.97	628352.69	69.54
94	1700306.49	628003.68	70.39
95	1700316.83	628000.85	70.24
96	1700327.16	627998.01	70.08
120	1699978.60	628326.56	69.85
121	1700316.83	628293.83	70.65
122	1700306.49	628296.66	70.74
123	1700298.57	628006.52	70.35
124	1700298.57	628352.16	70.15

GRAPHIC SCALE – 24X36

(IN FEET)
1 inch = 30 ft.

SECO Energy, Inc.
330 SOUTH US HIGHWAY 301
SUMTERVILLE, FL 33585
E: biniam.tsegay@secoenergy.com
O: 352-569-9640

Revision:	BY:	Date:

Drawn by: BHT
Scale: 1:30
Provided by: SECO ENERGY SUMTERVILLE, FLORIDA FLORIDA 16 SUMTER

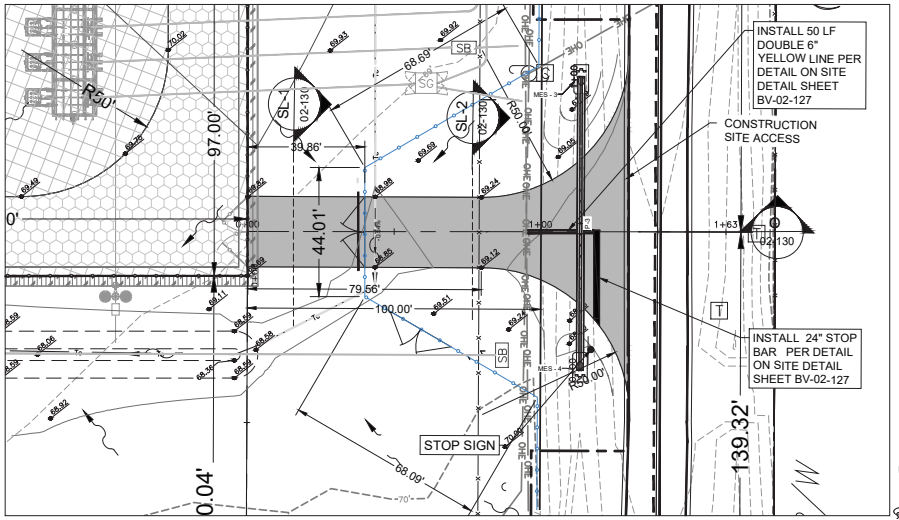
Project Location	Type of Application	Engineer of Record
MARION COUNTY	MAJOR SITE PLAN	BINIAM TSEGAY, P.E. FLORIDA P.E. LICENSE NO.81411

Approved Date	Date	Work Order
12/08/2025	11/24/2025	212342

Approved By	Engineer	Drawing #
LBJ	BHT	BV- 02 - 129

BELLEVIEW SUBSTATION
2026 NEW RING BUS STATION
SITE PLAN
DRA

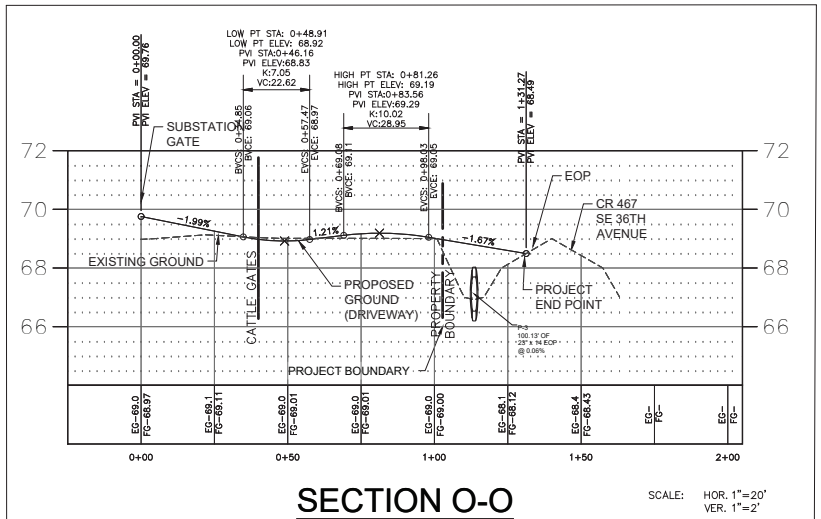
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EASTERN ASPHALT DRIVEWAY PLAN

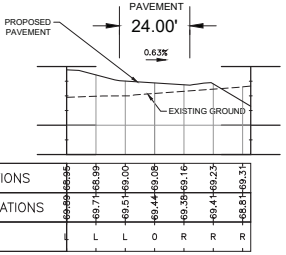
GRAPHIC SCALE – 24X36

(IN FEET)
1 inch = 20 ft.



SECTION O-O

SCALE: HOR. 1"=20'
VER. 1"=2'

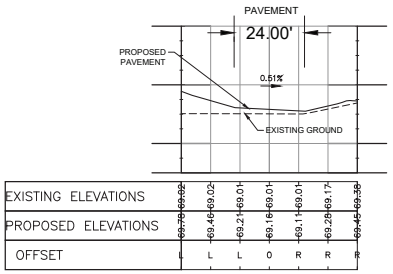


ROAD CROSS-SECTION SL-1

SCALE: HOR. 1"=20'
VER. 1"=2'

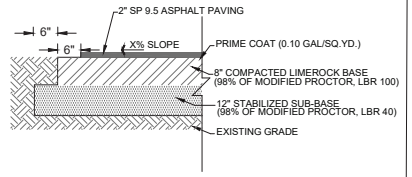
LEGEND

- GRAVEL / GROUND GRID –AREA OF 4"– NO. 57 GRANITE, NO LIMEROCK BASE, W/ 10" STABILIZED SUBGRADE WITH GROUND GRID
- HEAVY DUTY PAVEMENNT; 2" SP9.5 ASPHALT, 8" LIMEROCK BASE W/ 12" STABILIZED SUBGRADE
- LIGHT DUTY GRAVEL–AREA OF 4"– NO. 57 GRANITE, NO LIMEROCK BASE, W/ 10" STABILIZED SUBGRADE
- HEAVY DUTY GRAVEL– 6" NO. 57 GRANITE WITH A 6" LIMEROCK BASE, 10" STABILIZED SUBGRADE
- HEAVY DUTY GRAVEL– 6" NO. 57 GRANITE WITH A 6" LIMEROCK BASE, 10" STABILIZED SUBGRADE, AND ENVIROGRID W/GEOWEB MEMBRANE
- THE VILLAGES AREA TERRITORY THAT IS UNDER CONSTRUCTION BY THE VILLAGES



ROAD CROSS-SECTION SL-2

SCALE: HOR. 1"=20'
VER. 1"=2'



HEAVY DUTY PAVEMENT DETAIL

N.T.S.

CROSS SLOPE PAVEMENT AS SHOWN ON GRADING AND DRAINAGE PLAN

SECO Energy, Inc.
330 SOUTH US HIGHWAY 301
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E: biniam.tsegay@secoenergy.com
O: 352-569-9640

Revision:	BY:	Date:

Drawn by: BHT
Scale: 1:20
Provided by: SECO ENERGY SUMTERVILLE, FLORIDA FLORIDA 16 SUMTER

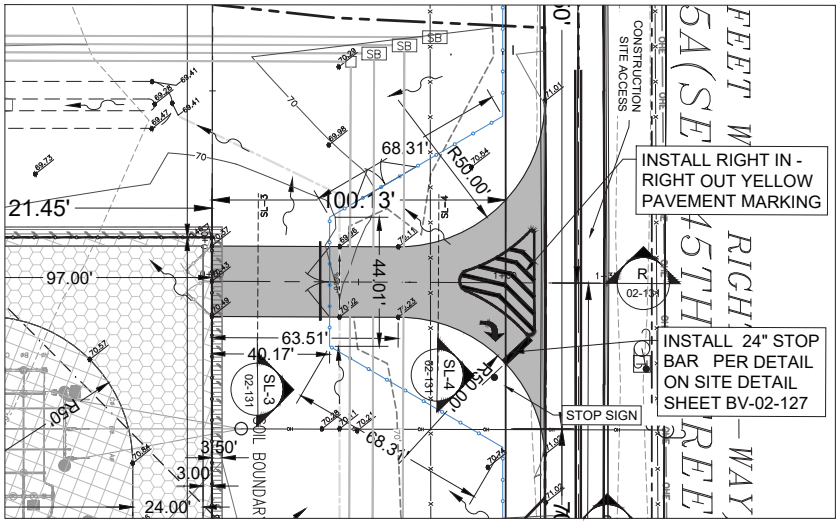
Project Location	Type of Application	Engineer of Record
MARION COUNTY	MAJOR SITE PLAN	BINIAM TSEGAY, P.E. FLORIDA P.E. LICENSE NO.81411

Approved Date	Date	Work Order
12/08/2025	11/24/2025	212342

Approved By	Engineer	Drawing #
LBJ	BHT	BV- 02 - 130

BELLEVIEW SUBSTATION
2026 NEW RING BUS STATION
DRIVEWAY DETAILS & PROFILES
SECO SUBSTATION

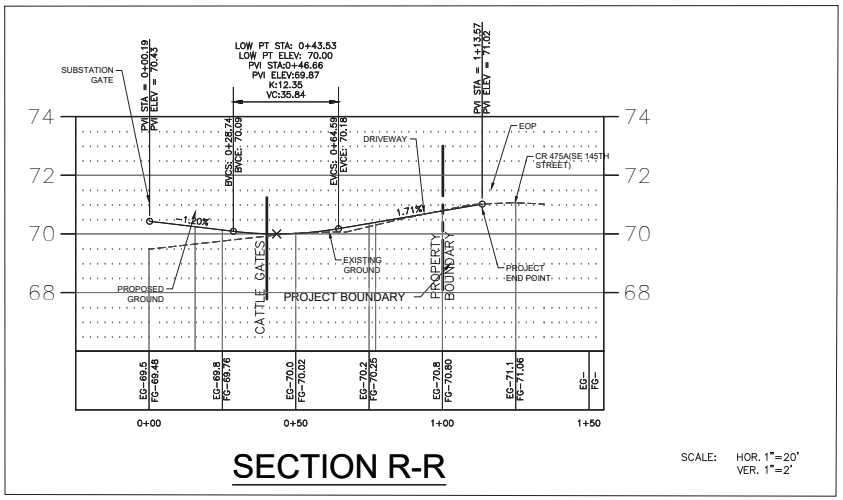
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NORTHERN ASPHALT DRIVEWAY PLAN

GRAPHIC SCALE – 24X36

(IN FEET)
1 inch = 20 ft.

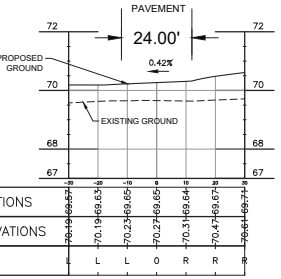


SECTION R-R

SCALE: HOR. 1"=20'
VER. 1"=2'

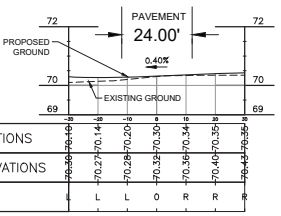
LEGEND

- GRAVEL / GROUND GRID –AREA OF 4"– NO. 57 GRANITE, NO LIMEROCK BASE, W/ 10" STABILIZED SUBGRADE WITH GROUND GRID
- HEAVY DUTY PAVEMENNT; 2" SP9.5 ASPHALT, 8" LIMEROCK BASE W/ 12" STABILIZED SUBGRADE
- LIGHT DUTY GRAVEL–AREA OF 4"– NO. 57 GRANITE, NO LIMEROCK BASE, W/ 10" STABILIZED SUBGRADE
- HEAVY DUTY GRAVEL– 6" NO. 57 GRANITE WITH A 6" LIMEROCK BASE, 10" STABILIZED SUBGRADE
- HEAVY DUTY GRAVEL– 6" NO. 57 GRANITE WITH A 6" LIMEROCK BASE, 10" STABILIZED SUBGRADE, AND ENVIROGRID W/GEOWEB MEMBRANE
- THE VILLAGES AREA TERRITORY THAT IS UNDER CONSTRUCTION BY THE VILLAGES



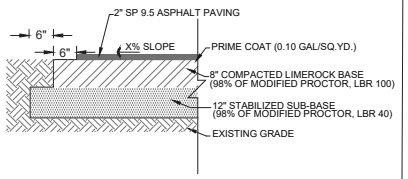
ROAD CROSS-SECTION
SL-3

SCALE: HOR. 1"=20'
VER. 1"=2'



ROAD CROSS-SECTION
SL-4

SCALE: HOR. 1"=20'
VER. 1"=2'



HEAVY DUTY PAVEMENT DETAIL

N.T.S.

CROSS SLOPE PAVEMENT AS SHOWN ON GRADING AND DRAINAGE PLAN

SECO Energy, Inc.
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SUMTERVILLE, FL 33585
E: biniam.tsegay@secoenergy.com
O: 352-569-9640

Revision:	BY:	Date:

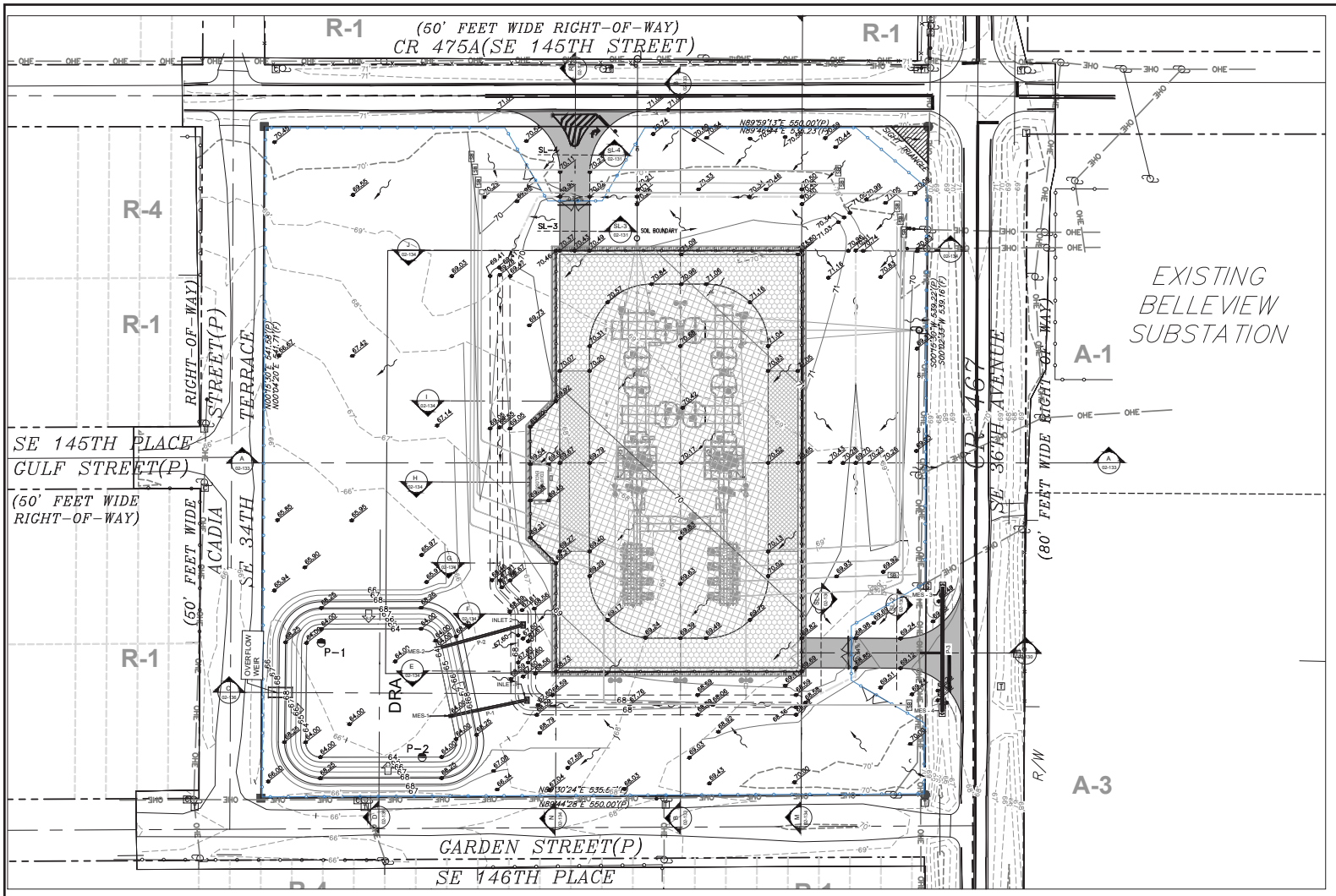
Drawn by: BHT
Scale: 1:20
Provided by: SECO ENERGY SUMTERVILLE, FLORIDA FLORIDA 16 SUMTER

Project Location	Type of Application	Engineer of Record
MARION COUNTY	MAJOR SITE PLAN	BINIAM TSEGAY, P.E. FLORIDA P.E. LICENSE NO.81411

Approved Date	Date	Work Order
12/08/2025	11/24/2025	212342
Approved By: LBJ	Engineer: BHT	Drawing # BV- 02 - 131

BELLEVIEW SUBSTATION
2026 NEW RING BUS STATION
DRIVEWAY DETAILS & PROFILES
SECO SUBSTATION

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LEGEND

- GRAVEL / GROUND GRID –AREA OF 4"– NO. 57 GRANITE, NO LIMEROCK BASE, W/ 10" STABILIZED SUBGRADE WITH GROUND GRID
- HEAVY DUTY PAVEMENNT; 2" SP9.5 ASPHALT, 8" LIMEROCK BASE W/ 12" STABILIZED SUBGRADE
- LIGHT DUTY GRAVEL–AREA OF 4"– NO. 57 GRANITE, NO LIMEROCK BASE, W/ 10" STABILIZED SUBGRADE
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- HEAVY DUTY GRAVEL– 6" NO. 57 GRANITE WITH A 6" LIMEROCK BASE, 10" STABILIZED SUBGRADE, AND ENVIROGRID W/GEOWEB MEMBRANE
- THE VILLAGES AREA TERRITORY THAT IS UNDER CONSTRUCTION BY THE VILLAGES

FLOW ARROW
70' PREDEVELOPMENT CONTOURS
70' PROPOSED CONTOURS
99.00 PROPOSED SPOT GRADE
INDICATES CONC. MITERED END
INDICATES 4:1 SLOPES
STATION BASELINE
SHED POST DEVELOPMENT SHED
A100 COORDINATE POINT NUMBER AND LOCATION
LANDSCAPE BUFFER

Cut/Fill Summary

Name	Cut Factor	Fill Factor	2d Area	Cut	Fill	Net
BV_Cut-Fill	1.000	1.000	211771.39 Sq. Ft.	1127.28 Cu. Yd.	7880.79 Cu. Yd.	6753.51 Cu. Yd.<Fill>
Totals			211771.39 Sq. Ft.	1127.28 Cu. Yd.	7880.79 Cu. Yd.	6753.51 Cu. Yd.<Fill>

GRAPHIC SCALE – 24X36

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

SECO Energy, Inc.
330 SOUTH US HIGHWAY 301
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O: 352-569-9640

Revision:	BY:	Date:

Drawn by: BHT
Scale: 1:40
Provided by: SECO ENERGY SUMTERVILLE, FLORIDA FLORIDA 16 SUMTER

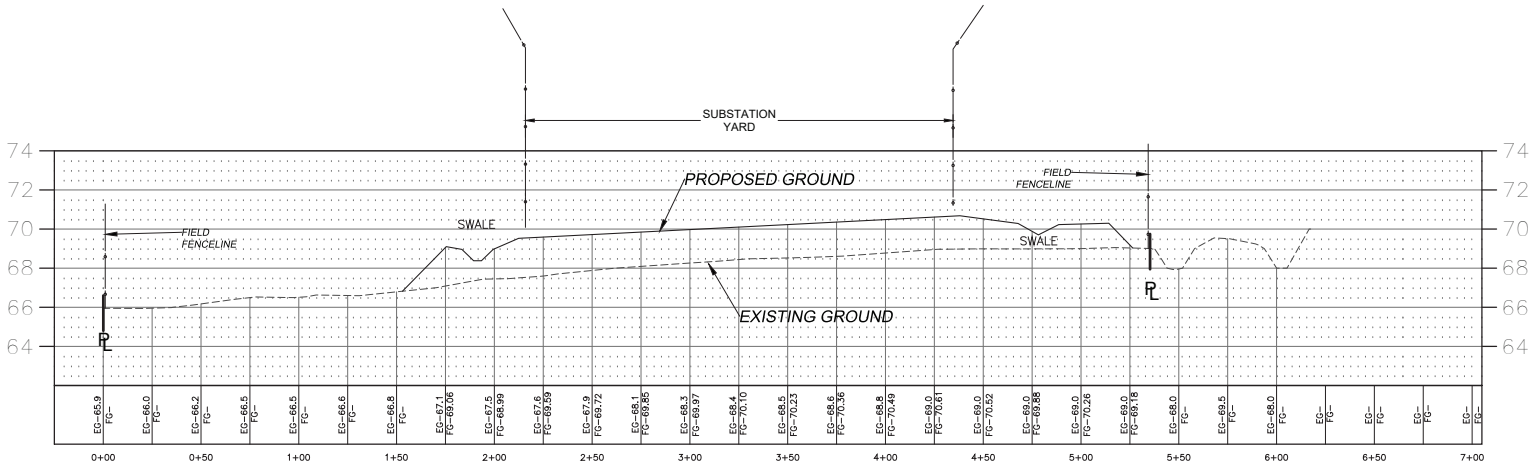
Project Location	Type of Application	Engineer of Record
MARION COUNTY	MAJOR SITE PLAN	BINIAM TSEGAY, P.E. FLORIDA P.E. LICENSE NO.81411

Approved Date	Date	Work Order
12/08/2025	11/24/2025	212342

Approved By	Engineer	Drawing #
LBJ	BHT	BV- 02 - 132

BELLEVIEW SUBSTATION
2026 NEW RING BUS STATION
MASTER GRADING
PLAN

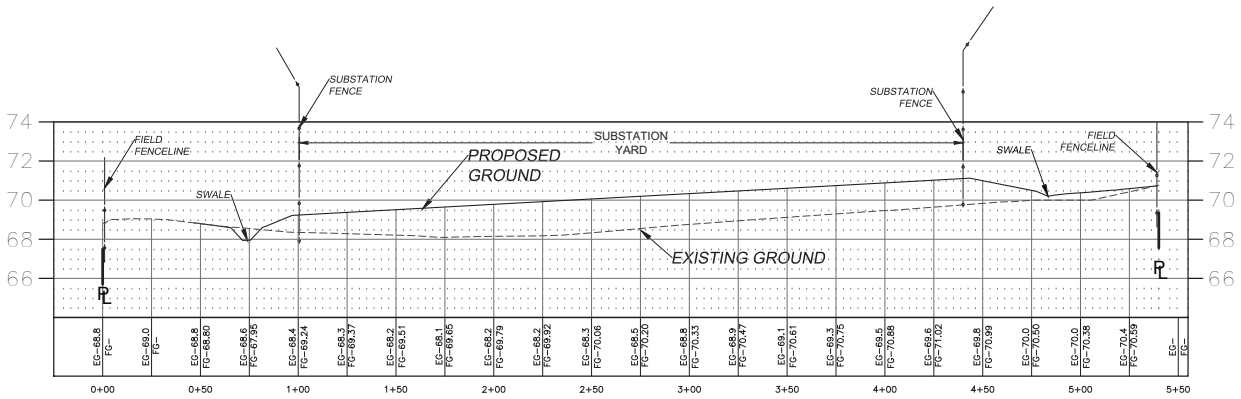
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SECTION A-A

EAST - WEST

SCALE: HOR. 1"=30'
VER. 1"=3'



SECTION B-B

NORTH-SOUTH

SCALE: HOR. 1"=30'
VER. 1"=3'

NOTE:
REFER SHEET BV-02-128 FOR GRADING SECTION LOCATIONS.

GRAPHIC SCALE - 24X36

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

SECO Energy, Inc.
330 SOUTH US HIGHWAY 301
SUMTERVILLE, FL 33585
E: biniam.tsegay@secoenergy.com
O: 352-569-9640

Revision:	BY:	Date:

Drawn by: BHT
Scale: SHOWN
Provided by: SECO ENERGY SUMTERVILLE, FLORIDA FLORIDA 16 SUMTER

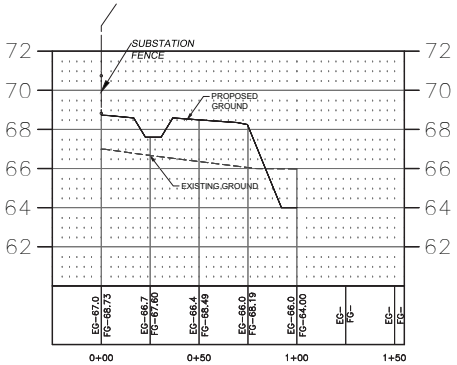
Project Location	Type of Application	Engineer of Record
MARION COUNTY	MAJOR SITE PLAN	BINIAM TSEGAY, P.E. FLORIDA P.E. LICENSE NO.81411

Approved Date	Date
12/08/2025	11/24/2025
Approved By	Engineer
LBJ	BHT

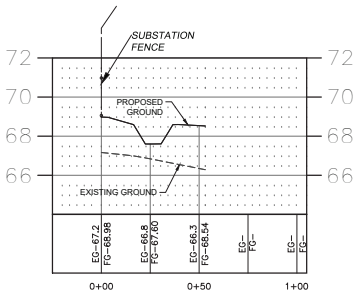
BELLEVIEW SUBSTATION
2026 NEW RING BUS STATION
SITE GRADING
SITE PROFILES

Work Order: 212342
Drawing #: BV- 02 - 133

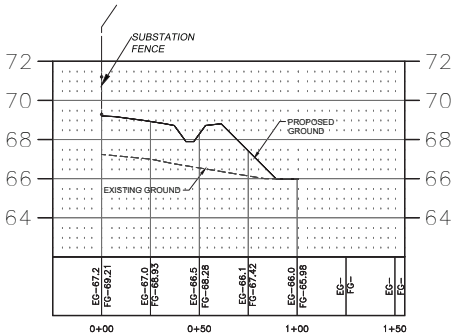
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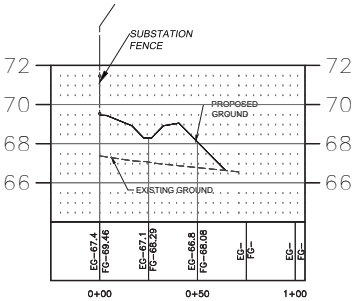
SECTION E-E



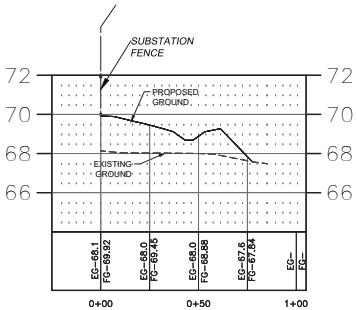
SECTION F-F



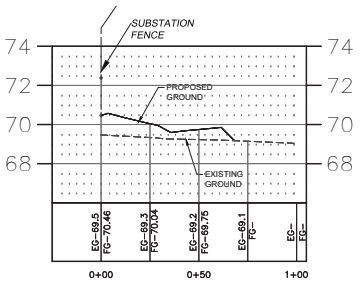
SECTION G-G



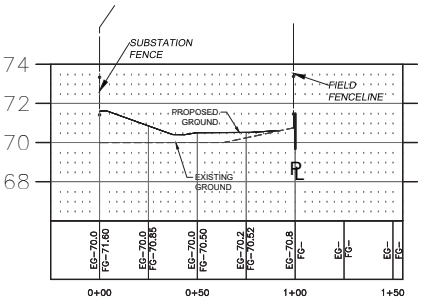
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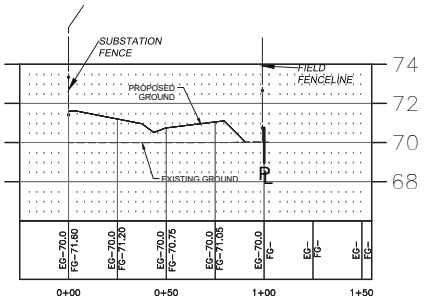
SECTION I-I



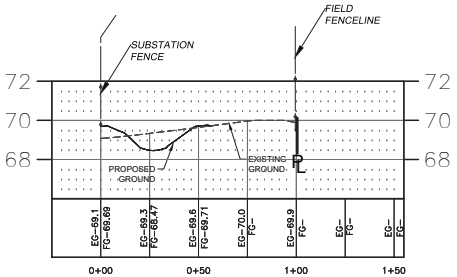
SECTION J-J



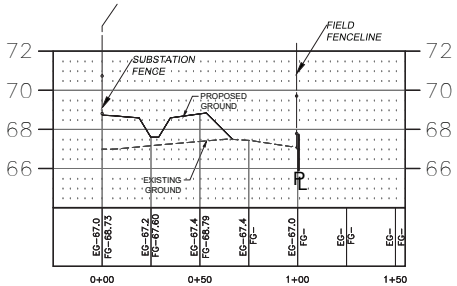
SECTION K-K



SECTION L-L



SECTION M-M



SECTION N-N

NOTE:
REFER SHEET BV-02-128 FOR GRADING SECTION LOCATIONS.

SCALE: HOR. 1"=30'
VER. 1"=3'

GRAPHIC SCALE - 24X36

(IN FEET)
1 inch = 30 ft.

SECO Energy, Inc.
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O: 352-569-9640

Revision:	BY:	Date:

Drawn by: BHT
Scale: 1:30
Provided by: SECO ENERGY SUMTERVILLE, FLORIDA FLORIDA 16 SUMTER

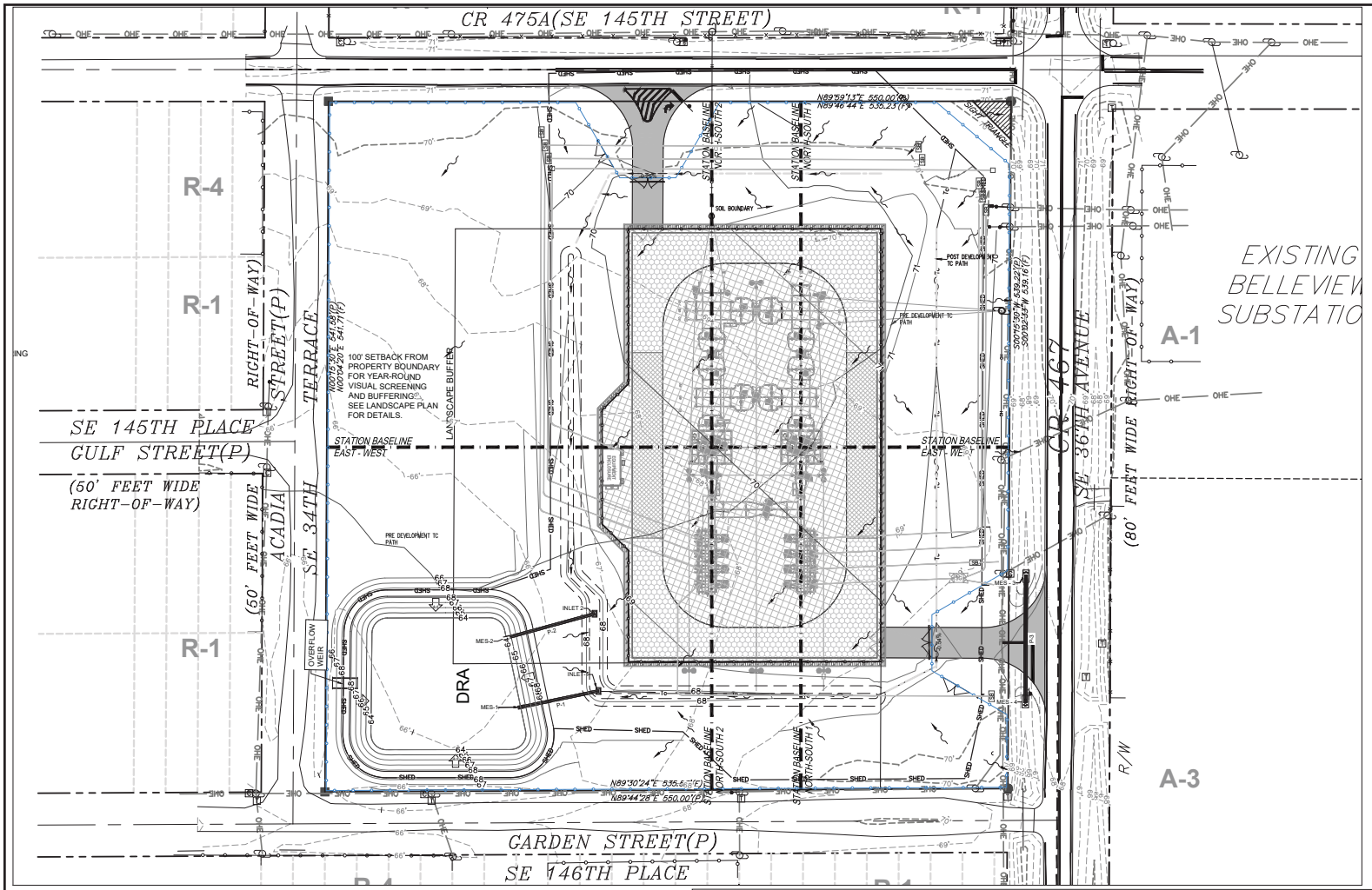
Project Location	Type of Application	Engineer of Record
MARION COUNTY	MAJOR SITE PLAN	BINIAM TSEGAY, P.E. FLORIDA P.E. LICENSE NO.81411

Approved Date	Date	Work Order
12/08/2025	11/24/2025	212342

Approved By	Engineer	Drawing #
LBJ	BHT	BV- 02 - 134

BELLEVIEW SUBSTATION
2026 NEW RING BUS STATION
SITE GRADING
SECTIONS

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LEGEND

- GRAVEL / GROUND GRID – AREA OF 4"– NO. 57 GRANITE, NO LIMEROCK BASE, W/ 10" STABILIZED SUBGRADE WITH GROUND GRID
- HEAVY DUTY PAVEMENNT; 2" SP9.5 ASPHALT, 8" LIMEROCK BASE W/ 12" STABILIZED SUBGRADE
- LIGHT DUTY GRAVEL–AREA OF 4"– NO. 57 GRANITE, NO LIMEROCK BASE, W/ 10" STABILIZED SUBGRADE
- HEAVY DUTY GRAVEL– 6" NO. 57 GRANITE WITH A 6" LIMEROCK BASE, 10" STABILIZED SUBGRADE
- HEAVY DUTY GRAVEL– 6" NO. 57 GRANITE WITH A 6" LIMEROCK BASE, 10" STABILIZED SUBGRADE, AND ENVIROGRID W/GEOWEB MEMBRANE
- THE VILLAGES AREA TERRITORY THAT IS UNDER CONSTRUCTION BY THE VILLAGES
- FLOW ARROW
- 70' PREDEVELOPMENT CONTOURS
- 70' PROPOSED CONTOURS
- 00.00 PROPOSED SPOT GRADE
- INDICATES CONC. MITERED END
- INDICATES 4:1 SLOPES
- STATION BASELINE

DRAINAGE STRUCTURES

STRUCTURE NAME	STRUCTURE TYPE	GRATE ELEVATION	EASTING	NORTHING	CONNECTED PIPES
INLET-1	TYPE F INLET STR	67.60	628044.4162	1699888.883	P-1
INLET 2	TYPE F INLET STR	67.60	628041.193	1699949.456	P-2
MES-1	Storm MES 18"		627983.4344	1699875.967	P-1
MES-2	Storm MES 18"		627971.9618	1699930.204	P-2
MES - 3	Mitered End Section		628379.3672	1699981.096	P-3
MES - 4	Mitered End Section		628379.2753	1699880.963	P-3

PIPE SCHEDULE

PIPE NAME	DESCRIPTION	LENGTH	START INVERT	END INVERT	SLOPE	START STRUCTURE	END STRUCTURE	START EASTING	START NORTHING	END EASTING	END NORTHING
P-1	18" RCP	62.33	65	64	1.60%	INLET-1	MES-1	628044.4182	1699888.883	627983.4481	1699875.97
P-2	18" RCP	69.78	65	64	1.39%	INLET 2	MES-2	628041.193	1699949.456	627971.9618	1699930.204
P-3	23" x 14" Concrete Elliptical Culvert	98.13	66.56	66.5	0.06%	MES - 3	MES - 4	628379.3889	1699981.096	628379.2753	1699880.963

GRAPHIC SCALE – 24X36

40 0 20 40 80 160

(IN FEET)

1 inch = 40 ft.

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Revision:	BY:	Date:

Drawn by: BHT

Scale: 1:40

Provided by: SECO ENERGY, SUMTERVILLE, FLORIDA, FLORIDA 16 SUMTER

Project Location	Type of Application
MARION COUNTY	MAJOR SITE PLAN

Approved Date	Date
12/08/2025	11/24/2025

Approved By	Engineer
LBJ	BHT

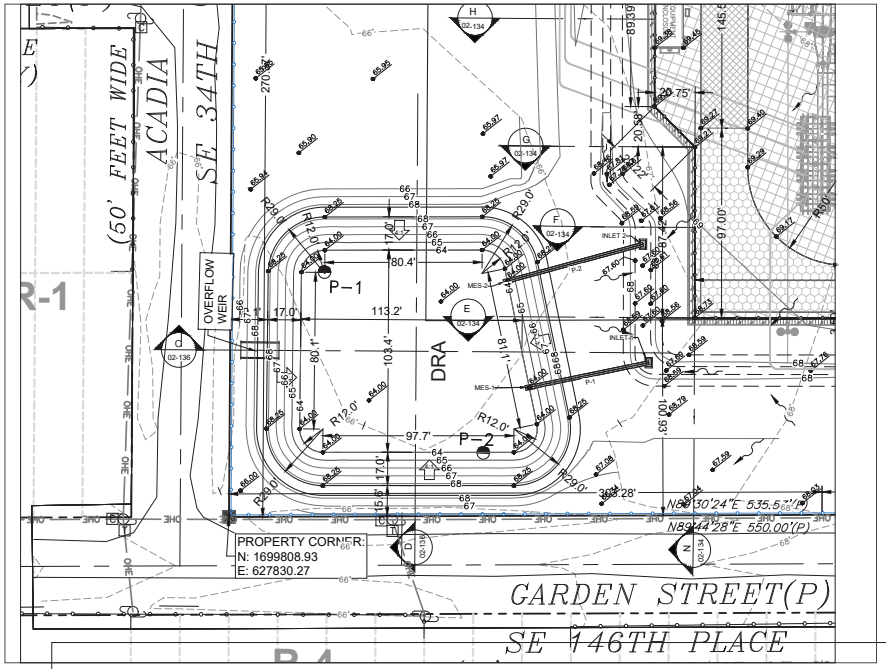
BELLEVIEW SUBSTATION
2026 NEW RING BUS STATION
MASTER DRAINAGE PLAN

Engineer of Record
BINIAM TSEGAY, P.E.
FLORIDA P.E. LICENSE NO.81411

Work Order: 212342

Drawing #: BV- 02 - 135

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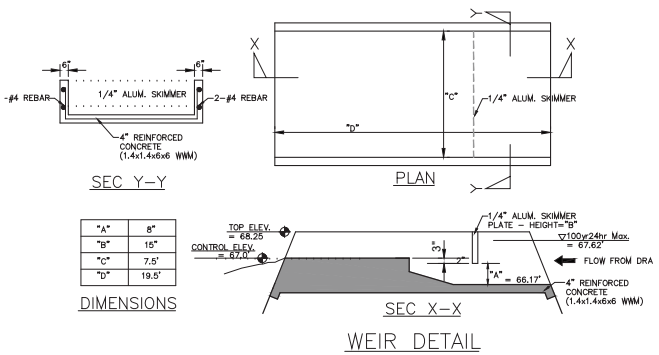
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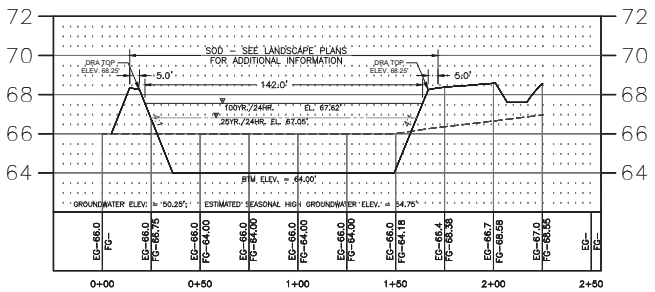
- FLOW ARROW
- PREDEVELOPMENT CONTOURS
- PROPOSED CONTOURS
- PROPOSED SPOT GRADE
- INDICATES CONC. MITERED END
- INDICATES 4:1 SLOPES
- STATION BASELINE
- POST DEVELOPMENT SHED
- COORDINATE POINT NUMBER AND LOCATION
- LANDSCAPE BUFFER

DRA COORDINATE POINTS

Point #	Northing	Easting	Elevation
53	1699854.11	627866.13	64.00
54	1699842.15	627878.10	64.00
55	1699842.67	627975.76	64.00
56	1699857.15	627987.43	64.00
57	1699936.50	627970.63	64.00
58	1699946.01	627958.93	64.00
59	1699945.50	627878.54	64.00
60	1699934.23	627866.63	64.00
61	1699854.15	627849.13	68.25
62	1699825.15	627878.13	68.25
63	1699825.67	627975.85	68.25
64	1699860.67	628004.06	68.25
65	1699940.02	627987.26	68.25
66	1699963.01	627958.89	68.25
67	1699962.50	627878.43	68.25
68	1699934.71	627849.64	68.25

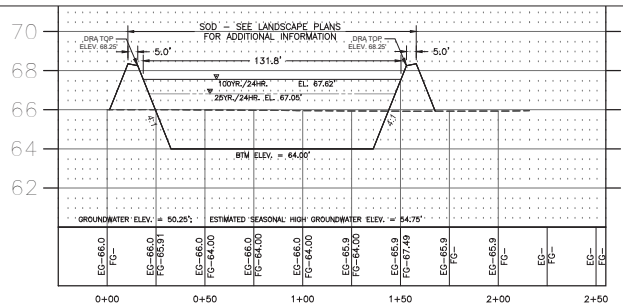


WEIR DETAIL



SECTION C-C

SCALE: HOR. 1"=30'
VER. 1"=3'



SECTION D-D

SCALE: HOR. 1"=30'
VER. 1"=3'

NOTE:
A MINIMUM OF THREE (3) FEET OF UNCONSOLIDATED SOIL MATERIAL SHALL BE PROVIDED BETWEEN THE SURFACE OF ANY LIMESTONE BEDROCK AND THE BOTTOM AND SIDES OF ANY STORM WATER FACILITY.

DRA MAINTENANCE NOTE:
THE DRA WILL REQUIRE PERIODIC MAINTENANCE, WHICH CONSISTS OF MOWING, REMOVAL OF DEBRIS THAT HAS WASHED INTO THE DRA AND YEARLY INSPECTIONS TO DETERMINE IF THERE IS EROSION DAMAGE THAT NEEDS TO BE REPAIRED. IN ADDITION, THE STORM STRUCTURES WILL NEED TO BE INSPECTED ANNUALLY TO INSURE DEBRIS IS REMOVED AND THERE IS NO PHYSICAL DAMAGE WHICH MAY HAMPER THE FUNCTION OF THE STRUCTURES.

GRAPHIC SCALE – 24X36

30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

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Revision:	BY:	Date:

Drawn by: BHT
Scale: 1:30
Provided by: SECO ENERGY SUMTERVILLE, FLORIDA FLORIDA 16 SUMTER

Project Location	Type of Application
MARION COUNTY	MAJOR SITE PLAN

Approved Date	Date
12/08/2025	11/24/2025

Approved By	Engineer
LBJ	BHT

BELLEVIEW SUBSTATION
2026 NEW RING BUS STATION
DRA & DRAINAGE
DETAILS

Engineer of Record
BINIAM TSEGAY, P.E.
FLORIDA P.E. LICENSE NO.81411

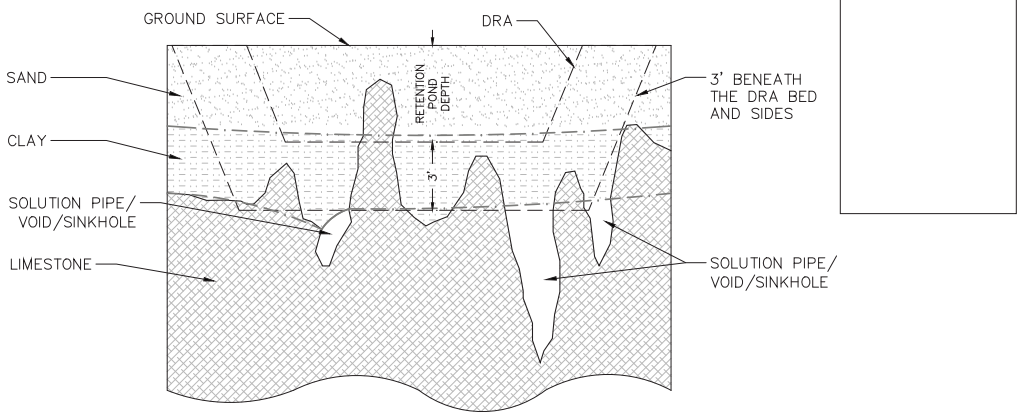
Work Order
212342

Drawing #
BV- 02 -136A

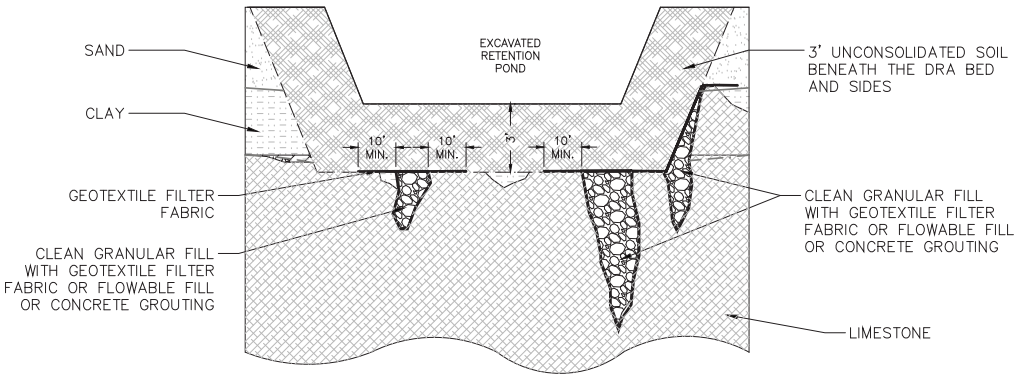
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KARST REPAIR GENERAL NOTES

1. CONTRACTOR SHALL MONITOR FOR POTENTIAL KARST FEATURES, INCLUDING VOIDS, SOFT ZONES, RAVELING SOILS, SOLUTION PIPES, OR LIMEROCK CAVITIES ENCOUNTERED DURING RETENTION POND EXCAVATION.
2. THE UPPER THREE (3) FEET OF SOIL BENEATH THE BOTTOM AND SIDE SLOPES OF THE DRAINAGE RETENTION AREA (DRA) SHALL BE EVALUATED FOR THE PRESENCE OF SOLUTION FEATURES, VOIDS, RAVELED ZONES, OR OTHER UNSUITABLE MATERIALS.
3. EXCAVATION WITHIN AREAS OF POTENTIAL KARST ACTIVITY SHALL BE PERFORMED IN A MANNER THAT MINIMIZES DISTURBANCE TO STABLE SUBSURFACE CONDITIONS.
4. ALL SUSPECTED KARST CONDITIONS SHALL BE IMMEDIATELY REPORTED TO THE ENGINEER PRIOR TO CONTINUATION OF EXCAVATION ACTIVITIES IN THE AFFECTED AREA.
5. ANY ENCOUNTERED VOIDS, CAVITIES, OR UNSTABLE MATERIALS SHALL BE EVALUATED BY GEOTECHNICAL ENGINEER.
6. LOOSE MATERIAL SHALL BE EXCAVATED FROM THE SINKHOLE AND EXPOSE SOLUTION VOID(S) IF POSSIBLE. ENLARGE SINKHOLE IF NECESSARY TO ALLOW FOR INSTALLATION OF FILTER MATERIALS FOLLOWING OSHA REGULATIONS AT ALL TIMES DURING EXCAVATION.
7. REPAIR KARST FEATURES USING CLEAN GRANULAR FILL, FILTER FABRIC, FLOWABLE FILL, GROUTING, OR OTHER STABILIZATION METHODS AS SHOWN ON THE REPAIR DETAIL.
8. A MINIMUM OF 3 FEET OF UNCONSOLIDATED SOIL SHALL BE MAINTAINED BENEATH THE BOTTOM AND SIDE SLOPES OF DRAINAGE RETENTION AREA (DRA) AND THE LIMEROCK SURFACE.
9. CONTRACTOR SHALL PROVIDE TEMPORARY DEWATERING, SLOPE STABILIZATION, AND SAFETY MEASURES AS NECESSARY TO MAINTAIN A STABLE EXCAVATION.
10. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE PROJECT GEOTECHNICAL REPORT, APPLICABLE PERMIT CONDITIONS, AND LOCAL REGULATORY REQUIREMENTS FOR CONSTRUCTION WITHIN A SECONDARY SPRING PROTECTION ZONE.
11. THE STORMWATER SYSTEM MUST BE INSPECTED ON A MONTHLY BASIS FOR EVIDENCE OF SINKHOLE ACTIVITY OR THE DEVELOPMENT OF SOLUTION PIPES.



POTENTIAL KARST PROFILE



FINAL DRA PROFILE

KARST REPAIR DETAIL

NOTE: KARST REPAIR DETAIL MAY BE MODIFIED BASED ON ACTUAL SITE CONDITIONS AND CONSTRUCTION OPERATIONS.

N.T.S.

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Revision:	BY:	Date:
2 KARST REPAIR DETAIL ADDED TO THE PACKAGE PER MC COMMENTS	BHT	5/28/26

Drawn by: BHT
Scale: NTS
Provided by: SECO ENERGY SUMTERVILLE, FLORIDA FLORIDA 16 SUMTER

Project Location	Type of Application	Engineer of Record
MARION COUNTY	MAJOR SITE PLAN	BINIAM TSEGAY, P.E. FLORIDA P.E. LICENSE NO.81411

Approved Date	Date	Work Order
05/28/2026	05/26/2026	212342
Approved By: LBJ	Engineer: BHT	Drawing #: BV- 02 -136B

BELLEVIEW SUBSTATION
2026 NEW RING BUS STATION
KARST REPAIR
NOTES AND DETAILS

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SECTION 1

GENERAL REQUIREMENTS

1. SCOPE
WORK UNDER THIS CONTRACT INCLUDES THE FURNISHING OF ALL LABOR, MATERIALS, EQUIPMENT AND INCIDENTALS NECESSARY TO CONSTRUCT THE SITE IMPROVEMENTS AS SHOWN ON THE PLANS AND SPECIFIED HEREIN; COMPLETE, TESTED AND READY FOR SERVICE.

2. PRE-CONSTRUCTION MEETING
IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO CALL FOR, ARRANGE AND COORDINATE A PRE-CONSTRUCTION CONFERENCE PRIOR TO THE START OF THE PROJECT. THIS MEETING SHALL BE ATTENDED BY REPRESENTATIVES OF THE OWNER, THE ENGINEER, THE CONTRACTOR AND REGULATORY AGENCY REPRESENTATIVES. THE PURPOSE OF THIS MEETING IS TO OUTLINE THE CONSTRUCTION METHODS AND SCHEDULING.

3. SAFETY AND HEALTH REGULATIONS
THE CONTRACTOR SHALL AT ALL TIMES CONDUCT HIS WORK AS TO INSURE THE LEAST POSSIBLE OBSTRUCTION TO TRAFFIC AND INCONVENIENCE TO THE GENERAL PUBLIC AND THE RESIDENTS IN THE VICINITY OF THE WORK, AND TO PROTECT PERSONS FROM INJURY AND TO AVOID PROPERTY DAMAGE. ADEQUATE LIGHTING, SIGNS, BARRICADES AND GUARDS, AS REQUIRED, SHALL BE PLACED AND MAINTAINED DURING THE PROGRESS OF THE WORK.

ALL EQUIPMENT AND MATERIALS FURNISHED AND INSTALLED UNDER THIS CONTRACT SHALL COMPLY WITH THE REQUIREMENTS OF THE DEPARTMENT OF LABOR, OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION, OCCUPATIONAL SAFETY AND HEALTH STANDARDS, AND OCCUPATIONAL SAFETY AND HEALTH REGULATIONS FOR CONSTRUCTION.

4. SURVEYS
HORIZONTAL AND VERTICAL CONTROL NECESSARY TO LAYOUT THE WORK IN AN ORDERLY WORKMANLIKE MANNER SHALL BE PROVIDED, AS OUTLINED IN THE INVITATION TO BID.

HORIZONTAL CONTROL SHALL CONSIST OF ADEQUATELY MARKED CENTERLINE CONTROL. VERTICAL CONTROL WILL CONSIST OF BENCH MARKS ESTABLISHED WITHIN THE LIMITS OF THE WORK.

THE CONTRACTOR SHALL MAINTAIN AND PRESERVE ALL STAKES AND MARKS ESTABLISHED AND SHOULD SUCH STAKES OR MARKS BE DESTROYED OR DAMAGED, SAID STAKES OR MARKS SHALL BE REPLACED AT THE EXPENSE OF THE CONTRACTOR.

5. SUBSURFACE INFORMATION
WHEN SOIL BORINGS ARE TAKEN BY THE ENGINEER THEY WILL BE MADE AVAILABLE UPON REQUEST.

6. EXISTING UTILITY LOCATION
EXISTING UTILITIES AND FACILITIES ARE SHOWN ON THE DRAWINGS ONLY FOR THE CONVENIENCE OF ALL PARTIES CONCERNED AND WERE ESTABLISHED WITHOUT GUARANTEE AS TO THEIR ACCURACY OR COMPLETENESS OR LOCATION. PRIOR TO PERFORMING ANY WORK, THE CONTRACTOR SHALL DETERMINE, BY SITE INSPECTION OR OTHERWISE, ALL PERTINENT DATA CONCERNING THE EXISTING UTILITIES, STRUCTURES, AND FACILITIES, INCLUDING THE REQUEST TO EACH UTILITY AGENCY TO ADVISE HIM OF THE LOCATION OF THEIR FACILITIES IN THE WORK VICINITY.

THE CONTRACTOR SHALL BE COMPLETELY RESPONSIBLE FOR THE RELOCATION, AS REQUIRED, OF EXISTING UTILITIES AND STRUCTURES WITH SUCH WORK ACCOMPLISHED AT NO ADDITIONAL COST TO THE OWNER. THE OWNER AND ENGINEER WILL ASSUME NO LIABILITY FOR DAMAGES SUSTAINED OR COSTS INCURRED BECAUSE OF THE CONTRACTOR'S OPERATIONS IN THE VICINITY OF EXISTING UTILITIES OR STRUCTURES. THE CONTRACTOR SHALL SCHEDULE HIS WORK IN SUCH A MANNER THAT HE IS NOT DELAYED BY THE UTILITY COMPANIES RELOCATING OR SUPPORTING THEIR UTILITIES. NO COMPENSATION SHALL BE MADE FOR SUCH LOSS OF TIME.

ALL OVERHEAD, SURFACE, OR UNDERGROUND STRUCTURES ENCOUNTERED IN TRENCHING, WHETHER SHOWN ON THE PLANS OR NOT SHOWN ON THE PLANS, ARE TO BE CAREFULLY PROTECTED FROM INJURY OR DISPLACEMENT, AND ALL DAMAGE TO SUCH STRUCTURES IS TO BE COMPLETELY REPAIRED WITHIN A REASONABLE TIME; OTHERWISE, THE ENGINEER MAY GIVE TWENTY-FOUR HOURS NOTICE TO THE CONTRACTOR, THEN REPAIR THE DAMAGE AT THE CONTRACTOR'S EXPENSE. ALL SUCH REPAIRS MADE BY THE CONTRACTOR ARE TO BE MADE TO THE SATISFACTION OF THE ENGINEER; ALL DAMAGED PIPES MUST BE REPLACED OR PREVENTED FROM LEAKING. ALSO, ALL SUCH REPAIRS ARE TO BE INSPECTED BY THE ENGINEER PRIOR TO BACKFILLING.

THE CONTRACTOR MUST CAREFULLY PROTECT FROM DISTURBANCE OR INJURY, ALL MONUMENTS, STAKES, AND BENCH MARKS, AND SHALL NOT EXCAVATE NEARER THAN FIVE FEET TO ANY OF THEM UNTIL THEY HAVE BEEN REMOVED, WITNESSED OR OTHERWISE DISPOSED OF BY THE ENGINEER.

7. SALVAGED MATERIAL
UNLESS OTHERWISE STATED HEREIN OR NOTED ON THE DRAWINGS, ALL MATERIALS SALVAGED UNDER THIS CONTRACT SHALL BECOME THE PROPERTY OF THE OWNER. SALVAGED MATERIALS MAY NOT BE REUSED IN THE WORK EXCEPT UPON WRITTEN APPROVAL OF THE ENGINEER. ALL SALVAGED MATERIALS NOT REUSED SHALL BE TURNED OVER TO THE OWNER OR REMOVED FROM THE SITE OF WORK.

8. ELECTRICITY
ALL ELECTRIC CURRENT REQUIRED BY THE CONTRACTOR SHALL BE FURNISHED AT HIS OWN EXPENSE. ALL TEMPORARY CONNECTIONS FOR ELECTRICITY SHALL BE SUBJECT TO THE APPROVAL OF THE ENGINEER. IN THE EVENT THE ELECTRICITY IS MADE AVAILABLE BY THE OWNER, THE CONTRACTOR SHALL AT HIS OWN EXPENSE, INSTALL A METER TO DETERMINE THE AMOUNT OF CURRENT USED BY HIM AND SUCH ELECTRICITY WILL BE PAID FOR BY, OR CHARGED TO THE CONTRACTOR AT PREVAILING RATES OR AT REASONABLE RATES AS DETERMINED BY THE ENGINEER. ALL TEMPORARY LINES WILL BE FURNISHED, IN- STALLED, CONNECTED AND MAINTAINED BY THE CONTRACTOR IN A WORKMANLIKE MANNER, SATISFACTORY TO THE ENGINEER AND SHALL BE REMOVED BY THE CONTRACTOR IN LIKE MANNER AT HIS EXPENSE PRIOR TO COMPLETION OF THE CONSTRUCTION.

9. MATERIAL APPROVAL AND SHOP DRAWINGS
ALL MATERIALS FURNISHED BY THE CONTRACTOR SHALL BE NEW AND AS SPECIFIED AND SHOWN ON THE DRAWINGS. THE CONTRACTOR SHALL, IF REQUIRED, FURNISH SATISFACTORY EVIDENCE FOR THE APPROVAL OF THE ENGINEER, AS TO THE KIND AND QUALITY OF MATERIALS. BEFORE BEGINNING WORK, THE CONTRACTOR SHALL ADVISE AND SHALL OBTAIN THE APPROVAL OF THE ENGINEER, IN WRITING, FOR ANY OPTIONAL MATERIALS ALLOWABLE UNDER THE VARIOUS HEADINGS, WHICH HE PROPOSED TO USE. ALL EQUIPMENT SHALL BE INSTALLED IN COMPLETE ACCORD WITH THE MANUFACTURER'S RECOMMENDATIONS.

THE CONTRACTOR SHALL SUBMIT FOR THE APPROVAL OF THE ENGINEER, PRIOR TO START OF CONSTRUCTION, DETAILED OR SHOP DRAWINGS OF EQUIPMENT AND MATERIALS HE CONTEMPLATES FURNISHING UNDER THIS CONTRACT. EQUIPMENT SHALL NOT BE FABRICATED OR MATERIALS SHIPPED UNTIL SHOP DRAWINGS AND MATERIAL SUBMITTALS HAVE BEEN APPROVED. FIVE (5) COPIES OF SHOP DRAWINGS AND MATERIAL SUBMITTALS SHALL BE SUBMITTED. SHOP DRAWINGS AND MATERIAL SUBMITTALS SHALL BE CHECKED, SIGNED, DATED AND STAMPED BY THE CONTRACTOR BEFORE SUBMISSION TO THE ENGINEER.

10. MOBILIZATION
THE WORK SPECIFIED IN THIS SECTION CONSISTS OF THE PREPARATORY WORK AND OPERATIONS IN MOBILIZING FOR BEGINNING WORK ON THE PROJECT, BUT NOT LIMITED TO, THOSE OPERATIONS NECESSARY FOR THE MOVEMENT OF PERSONNEL, EQUIPMENT, SUPPLIES AND INCIDENTALS TO THE PROJECT SITE, AND FOR THE ESTABLISHMENT OF TEMPORARY OFFICES, BUILDINGS, SAFETY EQUIPMENT AND FIRST AID SUPPLIES, SANITARY AND OTHER PROVISIONS AS REQUIRED BY THESE SPECIFICATIONS AND LOCAL AND STATE LAWS AND REGULATIONS. THE COSTS OF INSURANCE AND ANY OTHER PRE-CONSTRUCTION EXPENSE NECESSARY FOR THE START OF THE WORK, EXCLUDING ANY CONSTRUCTION MATERIALS, SHALL BE INCLUDED.

11. SPECIAL CONSIDERATION
ALL WORK UNDER THIS CONTRACT SHALL BE PERFORMED WITH MINIMAL INTERRUPTION OF THE SURROUNDING COMMUNITY. WHERE IT IS NECESSARY TO MAKE CONNECTIONS TO OR CHANGES IN EXISTING FACILITIES, THE REQUIRED INTERRUPTION SHALL BE KEPT TO A MINIMUM.

12. TRAFFIC REGULATION

A. GENERAL
THE WORK UNDER THIS CONTRACT SHALL BE IN STRICT ACCORDANCE WITH THE FOLLOWING CODES AND STANDARDS:

(1) LOCAL COUNTY AND MUNICIPAL CODES

(2) FLORIDA DEPARTMENT OF TRANSPORTATION SPECIFICATIONS

B. TRAFFIC AND VEHICULAR ACCESS
EMERGENCY VEHICLES: NO MULTI-FAMILY RESIDENCE, APARTMENT, COMMERCIAL BUILDING OR PLACE OF EMPLOYMENT SHALL BE WITHOUT ACCESS TO EMERGENCY VEHICLES FOR A PERIOD LONGER THAN THREE HOURS. THE CONTRACTOR SHALL NOTIFY IN WRITING THE ENGINEER, THE POLICE, FIRE AND OTHER EMERGENCY DEPARTMENTS AND AGENCIES WHEN AND WHERE WORK IS TO BE ACCOMPLISHED THAT WILL AFFECT THEIR OPERATIONS AT LEAST TWO DAYS IN ADVANCE OF SUCH WORK.

MAJOR ROADS AND STREETS: NO MAJOR ROADS OR STREETS SHALL BE BLOCKED TO TRAFFIC WITHOUT ADEQUATE DETOUR FACILITIES FOR A PERIOD OF MORE THAN 30 MINUTES OR AS DIRECTED BY THE GOVERNING AUTHORITY.

C. CONSTRUCTION IN STATE HIGHWAY RIGHT-OF-WAY
CONSTRUCTION WITHIN ALL STATE HIGHWAY RIGHT-OF-WAY SHALL BE MADE IN FULL COMPLIANCE WITH ALL REQUIREMENTS AND TO THE SATISFACTION OF THE FLORIDA DEPARTMENT OF TRANSPORTATION. ALL NECESSARY BARRICADES, DETOURS, LIGHTS AND OTHER PROTECTIVE MEASURES SHALL BE PROVIDED FOR THE PROTECTION OF BOTH PEDESTRIAN AND VEHICULAR TRAFFIC.

D. CONSTRUCTION IN OTHER THAN STATE HIGHWAY RIGHT-OF-WAY
CONSTRUCTION WITHIN RIGHT-OF-WAY OTHER THAN STATE HIGHWAY SHALL BE MADE IN FULL COMPLIANCE WITH ALL REQUIREMENTS FLORIDA DEPARTMENT OF TRANSPORTATION AND TO THE SATISFACTION OF THE OF THE LOCAL GOVERNING BODIES. ALL NECESSARY BARRICADES, DETOURS, LIGHTS AND OTHER PROTECTIVE MEASURES SHALL BE PROVIDED FOR THE PROTECTION OF BOTH PEDESTRIAN AND VEHICULAR TRAFFIC.

13. SITE AND MISCELLANEOUS RESTORATION
THE CONTRACTOR SHALL REPAIR AND REPLACE ALL EXISTING STRUCTURES, PAVEMENT, DRIVEWAYS, PAVED AREAS, CURBS AND GUTTERS, SIDEWALKS, SHRUBBERY, GRASS, TREES, UTILITY POLES, UTILITY PIPELINES, CONDUITS, CABLES, DRAINS, CATCH BASINS, FLAGSTONES, ROCKED, GRAVELED OR STABILIZED AREAS OR DRIVEWAYS AND INCLUDING ALL UNDERGROUND OBSTRUCTIONS NOT SPECIFICALLY NAMED HEREIN WHICH MAY BE DAMAGED OR DESTROYED AS A RESULT OF CONSTRUCTION OPERATIONS UNDER THIS CONTRACT. THIS ITEM SHALL BE INCLUDED IN THE BID.

14. PAVEMENT RESTORATION
THE CONTRACTOR SHALL REPAIR OR REPLACE ALL PAVEMENT OR PARTIAL PAVEMENT DAMAGED OR DESTROYED DURING OR AS A RESULT OF CONSTRUCTION OPERATIONS UNDER THIS CONTRACT. THE REPAIR OR REPLACEMENT SHALL BE EQUAL TO OR BETTER THAN THE CONDITION OF THE PAVEMENT EXISTING AT THE TIME OF BIDDING AND SHALL BE REQUIRED TO MATCH THE ORIGINAL SURFACE MATERIAL AND ORIGINAL GRADE UNLESS OTHERWISE SPECIFIED OR SHOWN ON THE PLANS. THE REPAIR SHALL CONFORM TO APPLICABLE CITY, COUNTY, OR STATE REQUIREMENTS FOR PAVEMENT REPAIR.

ALL PIPE CROSSING UNDER STATE OR COUNTY HIGHWAYS OR WITHIN THE HIGHWAY RIGHT-OF-WAY SHALL BE INSTALLED IN ACCORDANCE WITH THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION (D.O.T.) REQUIREMENTS. THE D.O.T. WILL GOVERN THE METHOD AND MATERIALS OF CONSTRUCTION UNLESS OTHERWISE NOTED. THE CONTRACTOR WILL BE HELD RESPONSIBLE FOR ANY AND ALL EXPENSE THE D.O.T. INCURS IN PROTECTING ITS HIGHWAY WHILE PIPES ARE BEING PLACED UNDER SAME, AND FOR ANY DAMAGE TO THE HIGHWAY. THE CONTRACTOR SHALL ARRANGE WITH THE D.O.T. FOR THE PROPER BRACING, SHORING AND OTHER NECESSARY PROTECTION OF THE HIGHWAY BEFORE EXCAVATION BENEATH ANY OF SAID HIGHWAY.

15. TESTS
THE CONTRACTOR SHALL PAY FOR ALL REQUIRED TESTS, UNLESS OTHERWISE SPECIFIED. GENERALLY, TESTS WILL BE COMPACTION AND DENSITY TESTS, LIMEROCK QUALITY TESTS AND CONCRETE QUALITY TESTS (CYLINDER BREAKS) OR MARSHALL STABILITY. ON ASPHALTIC CONCRETE, THE MANUFACTURER'S OR SUPPLIER'S CERTIFICATE THAT THE MATERIAL MEETS THE REQUIREMENTS OF
THE SPECIFICATIONS WILL BE ACCEPTED SUBJECT TO VERIFICATION BY OWNER'S ENGINEER OF TEST METHODS USED.

16. CLEAN-UP
THE CONTRACTOR SHALL KEEP THE CONSTRUCTION SITE FREE OF RUBBISH AND WASTE MATERIALS AND RESTORE TO THEIR ORIGINAL CONDITIONS THOSE PORTIONS OF THE SITE NOT DESIGNATED FOR ALTERATIONS BY THE CONTRACT DOCUMENTS. CLEAN-UP AND RESTORATION SHALL BE ACCOMPLISHED ON A CONTINUING BASIS THROUGHOUT THE CONTRACT PERIOD IN SUCH A MANNER AS TO MAINTAIN A MINIMUM OF NUISANCE AND INTERFERENCE TO THE RESIDENTS AND WORKERS IN THE AREA. THE CONTRACTOR SHALL ALSO REMOVE, WHEN NO LONGER NEEDED, ALL TEMPORARY STRUCTURES AND EQUIPMENT USED IN HIS OPERATIONS. IT IS THE INTENT OF THIS SPECIFICATION THAT THE CONSTRUCTION AREA OF THOSE OTHER AREAS NOT DESIGNATED FOR ALTERATION BY THE CONTRACT DOCUMENTS SHALL BE RESTORED TO AN EQUAL OR BETTER CONDITION THAN ORIGINALLY EXISTED.

ALL BACKFILLING, COMPACTION, SEEDING AND MULCHING SHALL BE MADE IN ACCORDANCE WITH APPLICABLE CITY, COUNTY AND STATE REQUIREMENTS FOR REPLACEMENT OR REPAIR.

17. RECORD DRAWING
THE CONTRACTOR SHALL MAINTAIN DURING THE PROGRESS OF THE PROJECT ACCURATE RECORDS OF THE LOCATION, LENGTH AND ELEVATION OF ALL PIPELINES AND PIPING INSTALLED AND OF ALL FEATURES OF THE CONTRACT. A SET OF DRAWINGS WILL BE PROVIDED TO THE CONTRACTOR TO BE KEPT AT THE JOB SITE FOR THIS PURPOSE. PROMPTLY AFTER COMPLETION OF ANY PORTION OF THE WORK PROVIDED, AS PAID FOR IN THIS CONTRACT, THE CONTRACTOR SHALL DELIVER TO THE ENGINEER THE DRAWING WITH ACCURATE NOTATIONS RECORDED THEREON AS NECESSARY TO REVISE THE DRAWINGS TO AN AS-BUILT CONDITION. INFORMATION TO BE SHOWN FOR PIPELINES SHALL INCLUDE THE LOCATION OF VALVES, FITTINGS, AND LATERALS DIMENSIONED TO THE NEAREST PERMANENT OBJECT OR MONUMENT, INCLUDING BUT NOT LIMITED TO, LENGTHS, DEPTHS AND OFFSETS OF LATERALS. THE CONTRACTOR SHALL ALSO RECORD THE ACTUAL SEPARATION BETWEEN WATER MAIN AND SANITARY SEWER OR STORM SEWER MAIN WHEN THE CLEAR SEPARATION IS LESS THAN 18". THE CONTRACTOR WILL BE HELD RESPONSIBLE FOR THE ACCURACY OF SUCH DATA AND SHALL BEAR ANY COSTS INCURRED IN FINDING UTILITIES AS A RESULT OF INCORRECT DATA FURNISHED BY HIM.

THE PROJECT SHALL NOT BE CONSIDERED TO BE IN SUBSTANTIAL COMPLETION UNTIL RECORD DRAWINGS HAVE BEEN SUBMITTED AND ACCEPTED BY THE ENGINEER. PRIOR TO FINAL PAYMENT THE RECORD DRAWINGS SHALL BE REVISED BY THE CONTRACTOR TO REFLECT ANY CHANGES WHICH HAVE OCCURRED SINCE THE SUBSTANTIAL COMPLETION SUBMITTAL.

18. BASIS OF PAYMENT
THE CONTRACTOR SHALL RECEIVE AND ACCEPT COMPENSATION AS OUTLINED IN THE CONTRACT DOCUMENTS AS FULL PAYMENT FOR FURNISHING ALL MATERIALS, LABOR, TOOLS, AND EQUIPMENT AND FOR PERFORMING ALL OPERATIONS NECESSARY TO COMPLETE THE WORK AS OUTLINED IN THE CONTRACT DOCUMENTS, AND ALSO IN FULL PAYMENT FOR ALL LOSS OR DAMAGES ARISING FROM THE NATURE OF THE WORK OR FROM THE ACTION OF THE ELEMENTS, OR FROM ANY UNFORESEEN DIFFICULTIES WHICH MAY BE ENCOUNTERED DURING THE PROSECUTION OF THE WORK UNTIL THE FINAL ACCEPTANCE BY THE OWNER.

THE PRICES STATED IN THE PROPOSAL INCLUDE ALL COSTS AND EXPENSES FOR OVERHEAD, LABOR, EQUIPMENT, MATERIALS, COMMISSIONS, TRANSPORTATION CHARGES AND EXPENSES, PATENT FEES AND ROYALTIES, LABOR FOR HANDLING MATERIALS DURING UNLOADING AND INSPECTION, TOGETHER WITH ANY AND ALL OTHER COSTS AND EXPENSES FOR PERFORMING AND COMPLETING THE WORK AS SHOWN ON THE PLANS AND SPECIFIED HEREIN. THE BASIS OF PAYMENT FOR AN ITEM AT THE UNIT PRICE SHOWN IN THE PROPOSAL SHALL BE IN ACCORDANCE WITH THE DESCRIPTION OF THAT ITEM AND SHALL BE USED FOR PURPOSES OF DETERMINING PROGRESS PAYMENTS TO THE FOR PURPOSES OF DETERMINING PROGRESS PAYMENTS TO THE CONTRACTOR.

THE CONTRACTOR'S ATTENTION IS AGAIN CALLED TO THE FACT THAT THE QUOTATIONS FOR THE VARIOUS ITEMS OF WORK ARE INTENDED TO ESTABLISH A TOTAL COST FOR COMPLETING THE WORK IN ITS ENTIRETY. SHOULD THE CONTRACTOR FEEL THAT THE COST OF ANY ENTIRETY. SHOULD THE CONTRACTOR FEEL THAT THE COST OF ANY ITEM OF WORK HAS NOT BEEN ESTABLISHED BY THE BID FORM FOR BASIS OF PAYMENT, HE SHALL INCLUDE THE COST FOR THE WORK IN SOME OTHER APPLICABLE BID ITEM OR THAT ITEM MAY BE HANDWRITTEN INTO THE BID FORM SO HIS PROPOSAL FOR THE PROJECT DOES REFLECT HIS TOTAL COST FOR COMPLETING THE WORK IN ITS ENTIRETY.

SECTION 2

SPECIFICATIONS FOR SITE WORK

1. THE ENGINEER SHALL BE NOTIFIED IN WRITING OF THE PROPOSED DATE OF THE BEGINNING OF CONSTRUCTION OF THE SITE IMPROVEMENTS. ANY TIME THAT WORK IS TO STOP FOR A PERIOD OF TIME IN EXCESS OF TWO (2) WORKING DAYS, THE OWNER SHALL BE NOTIFIED OF SUCH INTERRUPTION.

2. THE CONTRACTOR SHALL PROVIDE DOWNSTREAM SILTATION PROTECTION DURING CONSTRUCTION. IN THE EVENT SUCH PROTECTION IS INADEQUATE, THE CONTRACTOR SHALL REMOVE ANY DOWNSTREAM SILTATION PRIOR TO THE TIME OF FINAL INSPECTION.

3. CERTIFICATES OF COMPLIANCE WITH THE SPECIFICATIONS FURNISHED BY THE MATERIAL SUPPLIER SHALL BE SUBMITTED ON ALL MATERIALS USED IN

NOTE: ALL CONSTRUCTION COVERED BY THESE PLANS SHALL COMPLY WITH THE MATERIAL REQUIREMENTS AND QUALITY CONTROL STANDARDS CONTAINED IN THE CITY OF WILDWOOD LAND DEVELOPMENT CODE.

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Drawn by: BHT
Scale: NA
Provided by: SECO ENERGY SUMTERVILLE, FLORIDA FLORIDA 16 SUMTER

Project Location	Type of Application	Engineer of Record
MARION COUNTY	MAJOR SITE PLAN	BINIAM TSEGAY, P.E. FLORIDA P.E. LICENSE NO.81411

Approved Date	Date	Work Order
12/08/2025	11/24/2025	212342
Approved By: LBJ	Engineer: BHT	Drawing # BV- 02 - 137

BELLEVIEW SUBSTATION
2026 NEW RING BUS STATION
INSTALLATION
SPECIFICATIONS

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THE COMPLETION OF THIS WORK.

4. ALL PRIVATE AND PUBLIC PROPERTY AFFECTED BY THIS WORK SHALL BE RESTORED TO A CONDITION EQUAL TO OR BETTER THAN EXISTED BEFORE COMMENCING CONSTRUCTION WORK, UNLESS SPECIFICALLY EXEMPTED BY THE PLANS. COST TO BE INCIDENTAL TO OTHER CONSTRUCTION AND NO EXTRA COMPENSATION TO BE ALLOWED.

5. ALL AREAS DESIGNATED TO RECEIVE STRUCTURAL FILL SHALL BE PROOFROLLED USING A LARGE VIBRATORY ROLLER (DYNAPAC CA-25 OR EQUIVALENT). PROOFROLLING OF THIS AREA SHALL CONSIST OF TWELVE (12) OVERLAPPING PASSES IN EACH OF TWO (2) PERPENDICULAR DIRECTIONS. THIS PROCESS SHALL BE REVIEWED AND INSPECTED BY THE PROJECT ENGINEER. ANY MATERIALS WHICH YIELD EXCESSIVELY DURING THE PROOFROLLING SHALL BE UNDERCUT AND REPLACED WITH WELL-COMPACTED STRUCTURAL FILL.

6. ALL SUBGRADES RECEIVING FILL SHALL BE COMPACTED TO A MINIMUM NINETY-FIVE PERCENT (95%) OF THE SOILS MODIFIED PROCTOR MAXIMUM DRY DENSITY (ASTM D-1557) FOR A DEPTH OF TWELVE (12) INCHES.

7. ALL STRUCTURAL FILL SHALL CONSIST OF INORGANIC, NON-PLASTIC GRANULAR SOIL WHICH CONTAINS LESS THAN TEN PERCENT (10%) FINES PASSING THE NO. 200 SIEVE (CLEAN SAND). ALL FILL MATERIAL SHALL BE PLACED IN LEVELS NOT TO EXCEED TWELVE (12) INCHES. COMPACTION SHALL CONTINUE UNTIL THE SOIL AT TWELVE (12) INCHES BELOW THE COMPACTION SURFACE ATTAINS A MINIMUM DENSITY OF NINETY-FIVE PERCENT (95%) OF THE MAXIMUM MODIFIED PROCTOR DENSITY (ASTM D-1557).

8. CONTRACTOR SHALL INSTALL TEMPORARY RETENTION PONDS, SWALES AND/OR BERMS NECESSARY TO PREVENT DISCHARGE OF STORMWATER RUNOFF FROM THE SITE DURING CONSTRUCTION.

9. UTILITY CONTACTS

CONTRACTOR TO CONTACT TELEPHONE COMPANY PRIOR TO AND DURING CONSTRUCTION FOR LINE RELOCATION, PROTECTION, AND SLEEVE INSTALLATION WHERE NEEDED.

CONTRACTOR TO CONTACT POWER COMPANY PRIOR TO AND DURING CONSTRUCTION FOR LINE RELOCATION, PROTECTION AND SLEEVE INSTALLATION WHERE NEEDED.

CONTRACTOR TO CONTACT CABLE COMPANY PRIOR TO AND DURING CONSTRUCTION FOR LINE RELOCATION, PROTECTION AND SLEEVE INSTALLATION WHERE NEEDED.

CONTRACTOR TO CONTACT GAS COMPANY PRIOR TO AND DURING CONSTRUCTION FOR LINE RELOCATION, PROTECTION AND SLEEVE INSTALLATION WHERE NEEDED.

THE CONTRACTOR WILL BE EXPECTED TO MEET ALL REQUIREMENTS OF THE APPLICABLE REGULATORY AGENCY INCLUDING A FORTY-EIGHT (48) HOUR ADVANCE NOTIFICATION TO THE APPLICABLE REGULATORY AGENCY AND THE ENGINEER SO THAT THEY CAN WITNESS ALL REQUIRED TESTS.

SECTION 3

SITE GRADING, PAVING AND DRAINAGE

1. SITE GRADING

THE SITE SHALL BE BROUGHT TO THE ELEVATIONS SHOWN ON THE DRAWINGS. IF THERE IS EXCESS EXCAVATION IT SHALL BE SPREAD ON SITE AS DIRECTED BY THE ENGINEER. ALL AREAS DISTURBED BY CONSTRUCTION SHALL BE SODDED.

2. ROADWAY EARTHWORK

EARTHWORK FOR ROADS SHALL CONFORM TO THE PROVISIONS OF SECTION 120 OF THE FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST REVISION.

3. WATER RETENTION AREAS

WATER RETENTION AREAS SHALL BE CONSTRUCTED TO THE LINES AND GRADES SHOWN ON THE PLANS.

4. PAVING WORK

A. SCOPE
THE WORK SPECIFIED IN THIS SECTION CONSISTS OF FURNISHING ALL LABOR, EQUIPMENT, AND MATERIALS REQUIRED TO CONSTRUCT A STABILIZED SUBGRADE, A LIMEROCK BASE AND ASPHALT SURFACE COURSE, AS SPECIFIED HEREIN AND IN CONFORMITY WITH THE LINES, GRADES, NOTES, AND TYPICAL CROSS-SECTIONS SHOWN ON THE DRAWINGS.

B. PAVING
(1) STABILIZED SUBGRADE
A SUBGRADE OF THICKNESS AND TYPE AS SHOWN ON THE DRAWING SHALL BE CONSTRUCTED AND COMPACTED, AS NECESSARY, TO OBTAIN NO LESS THAN NINETY-EIGHT (98%) PERCENT OF THE MAXIMUM DENSITY AS OBTAINED BY AASHTO METHOD T-180 AND A LIMEROCK BEARING RATIO OF 40. THE WORK SHALL COMPLY WITH SECTION 160 OF THE FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST REVISION. STABILIZATION MATERIAL, IF REQUIRED, SHALL BE BROUGHT IN TO COMPLETE THE STABILIZATION AND PAID FOR BY THE CONTRACTOR. SUBGRADE SHALL HAVE ALL UNSUITABLE MATERIAL REMOVED TO A DEPTH OF 2 FEET BELOW TOP OF SUBGRADE AND 3 FEET BEYOND BACK OF CURB OR EDGE OF PAVEMENT. SUITABLE MATERIAL IS DEFINED AS NON-PLASTIC, INORGANIC, GRANULAR SOIL CONTAINING LESS THAN 10 PERCENT MATERIAL PASSING THE NO. 200 MESH SIEVE (I.E., RELATIVELY CLEAN FINE SAND).

(2) LIMEROCK BASE
A LIMEROCK BASE OF THICKNESS AND TYPE AS SHOWN ON THE DRAWINGS SHALL BE CONSTRUCTED ON THE PREPARED SUBGRADE IN ACCORDANCE WITH THE PROVISIONS OF SECTION 200 OF THE FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST REVISION. COMPACTION SHALL NOT BE LESS THAT 98% OF MAXIMUM DENSITY AS OBTAINED BY AASHTO METHOD OF TEST T-180 AND A LBR OF 100.

(3) PRIME AND TACK COATS FOR BASE COURSE
A PRIME AND TACK COAT OF BITUMINOUS MATERIAL SHALL BE APPLIED TO THE PREPARED LIMEROCK BASE IN ACCORDANCE WITH THE PROVISIONS OF SECTION 300 OF THE FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST REVISION.

(4) SURFACE COURSE
AN ASPHALTIC CONCRETE SURFACE COURSE OF THICKNESS AND TYPE AS SHOWN ON THE DRAWING SHALL BE CONSTRUCTED ON THE PREPARED BASE IN ACCORDANCE WITH THE PROVISIONS OF THE APPLICABLE SECTION(S) OF THE FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST REVISION.

THE FINISHED SURFACE SHALL BE SUCH THAT IT WILL NOT VARY MORE THAN 3/16 INCH FROM A 15 FOOT STRAIGHTEDGE APPLIED PARALLEL TO THE CENTERLINE OF THE PAVEMENT. ANY IRREGULARITIES OF THE SURFACE EXCEEDING THE ABOVE LIMITS SHALL BE CORRECTED AT THE CONTRACTORS EXPENSE.

(5) ASPHALT RESURFACE
AN ASPHALTIC CONCRETE SURFACE COURSE OF THICKNESS AND TYPE AS SHOWN ON THE DRAWING SHALL BE CONSTRUCTED ON THE EXISTING SURFACE IN ACCORDANCE WITH THE PROVISIONS OF THE APPLICABLE SECTION(S) OF THE FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST REVISION.

WHERE THE EXISTING SURFACE IS IRREGULAR THE EXISTING SURFACE SHALL BE BROUGHT TO PROPER GRADE AND CROSS SECTION BY THE APPLICATION OF PATCHING OR LEVELING COURSES.

(6) GRAVEL
GRAVEL SHALL BE COMPOSED OF #57 WASHED GRANITE.

(7) TESTING
THE CONTRACTOR SHALL PROVIDE LABORATORY TESTS AND/OR FIELD MEASUREMENTS FOR THE FOLLOWING:

(A) SUBGRADE
DEPTH, DENSITY AND LIMEROCK BEARING RATIO.

(B) BASE
DEPTH, DENSITY AND LIMEROCK BEARING RATIO.

(C) SURFACE
WIDTH, DEPTH, EXTRACTION AND STABILITY.

(D) LOT FILL
STRUCTURAL FILL AREA IN PROPOSED LOTS SHALL OBTAIN DENSITY TESTS ON AT LEAST EVERY THIRD LOT. THE FREQUENCY OF THESE TESTS SHALL CONFORM TO THE CITY OF WILDWOOD LAND DEVELOPMENT CODE.

5. CONCRETE STRUCTURES
A. CONCRETE
CONCRETE FOR ALL STRUCTURES SHALL HAVE A COMPRESSIVE STRENGTH OF AT LEAST 4,000 PSI AT TWENTY-EIGHT (28) DAYS, AS MEASURED BY THE STANDARD SIX (6) INCH TEST CYLINDER AND SHALL CONFORM TO THE PROVISIONS OF SECTION 400 OF THE FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST REVISION, EXCEPT THAT READY-MIX CONCRETE CONFORMING TO THE PROVISIONS OF SECTION 345 OF THE SAME SPECIFICATIONS MAY BE USED, UNLESS OTHERWISE SPECIFIED ON THE PLANS.

B. REINFORCING STEEL
REINFORCING STEEL USED IN CONCRETE STRUCTURES SHALL CONFORM TO THE PROVISIONS OF SECTION 415 OF THE FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST REVISION.

6. CURB WORK

ALL CONCRETE GUTTERS AND CURB ELEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH SECTION 520 OF THE FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST REVISION, AND IN ACCORDANCE WITH THE LINES AND GRADE AS SHOWN ON THE DESIGNATED PLANS.

7. STORM DRAINAGE

A. SCOPE
THE WORK SPECIFIED IN THIS SECTION CONSISTS OF FURNISHING ALL LABOR, EQUIPMENT, AND MATERIALS REQUIRED TO CONSTRUCT STORM INLETS, STORM SEWERS, AND CULVERTS, AS SPECIFIED HEREIN AND IN CONFORMITY WITH THE LINES, GRADES, NOTES AND TYPICAL CROSS-SECTION SHOWN ON THE DRAWINGS.

B. CATCH BASINS
CATCH BASINS FOR THE STORM DRAINAGE SYSTEM SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 425 OF THE FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST REVISION, EXCEPT THAT THE CONCRETE COMPRESSIVE STRENGTH SHALL BE AT LEAST 4000 psi.

C. STORM SEWER
(4) REINFORCED CONCRETE PIPE SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 430 OF THE FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST REVISION. ALL RCP PIPE SHALL BE CLASS II OR BETTER.

(5) BITUMINOUS COATED CORRUGATED METAL PIPE SHALL BE CONSTRUCTED
IN ACCORDANCE WITH THE PROVISIONS OF SECTION 430 OF THE FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST REVISION. PIPE THICKNESS SHALL MEET THE REQUIREMENTS OF SECTION 943 OF THE FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST REVISION.

(6) ALUMINUMIZED PIPE SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 430 OF THE FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST REVISION. PIPE THICKNESS SHALL BE BASED ON FLORIDA DEPARTMENT OF TRANSPORTATION INDEX 205, LATEST REVISION.

(7) PVC STORM PIPE SHALL BE PERMA-LOC LARGE DIAMETER PVC STORM DRAIN MANUFACTURED TO A.A.S.H.T.O. M 304M-91 SPECIFICATIONS.,

(8) ALL JOINTS SHALL BE WATER/SOIL TIGHT.

8. STREET NAME MARKERS

STREET MARKERS SHALL MEET FLORIDA DEPARTMENT OF TRANSPORTATION SPECIFICATIONS FOR APPEARANCE AND SHALL BE INSTALLED AS DESIGNATED ON THE PLANS.

9. TRAFFIC STRIPES

TRAFFIC STRIPES SHALL BE DONE AS SHOWN ON THE DRAWINGS, AND IN ACCORDANCE WITH SECTION 711 OF THE FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST REVISION, AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, INCLUDING AREAS IN FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY WHERE ALL STRIPING SHALL CONFORM TO SECTION 711 OF SAID DOCUMENT.

SECTION 4

GRASSING AND SODDING MATERIALS

1. THE FDOT (FLORIDA DEPARTMENT OF TRANSPORTATION) STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION SECTIONS 570 AND 575, RESPECTIVELY FOR GRASSING AND SODDING WILL APPLY TO ALL SEEDING AND SODDING WORK WITHIN THIS PROJECT.

ALL AREAS DISTURBED BY CONSTRUCTION SHALL BE SODDED, UNLESS OTHERWISE INDICATED

SECTION 5

UTILITY EXCAVATION, TRENCHING AND BACKFILLING

1. GENERAL

THE PROVISIONS SET FORTH IN THIS SECTION SHALL BE APPLICABLE TO ALL UNDERGROUND WATER, SANITARY SEWER, AND STORM SEWER PIPING OR BURIED CONDUIT INSTALLATIONS, REGARDLESS OF LOCATION, UNLESS PRIOR APPROVAL IS RECEIVED FROM THE OWNER AND THE ENGINEER.

2. MATERIALS

A. SHEETING AND BRACING
(1) WOOD SHEETING TO BE LEFT IN PLACE SHALL BE PRESSURE TREATED WITH PRESERVATIVE IN ACCORDANCE WITH THE CURRENT REQUIREMENTS OF THE AMERICAN WOOD PRESERVERS ASSOCIATION MANUAL OF RECOMMENDED PRACTICE. THE CREOSOTE OIL USED SHALL CONFORM TO THE REQUIREMENTS OF THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION, STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST REVISION, WHEN TESTED IN ACCORDANCE WITH AASHTO T-60.

(2) STEEL SHEETING TO BE LEFT IN PLACE SHALL BE AS SPECIFIED IN ASTM DESIGNATION A-328.

B. CONCRETE
(1) REQUIRED CONCRETE FOR ANCHORS, THRUST BLOCKS, ENCASEMENTS OR PROTECTIVE SLABS SHALL HAVE A MINIMUM 2,500 POUNDS PER SQUARE INCH (P.S.I.) COMPRESSIVE STRENGTH.

3. WORKMANSHIP

A. CONSTRUCTION METHODS

(1) VERTICAL CLEARANCE AT CROSSINGS:
GRAVITY SEWERS OR FORCE MAINS CROSSING UNDER WATER MAINS SHALL BE LAID TO PROVIDE A MINIMUM VERTICAL DISTANCE OF 18 INCHES BETWEEN THE INVERT OF THE UPPER PIPE AND THE CROWN OF THE LOWER PIPE. THE CROSSING SHALL BE ARRANGED SO THAT THE SEWER JOINTS AND WATER JOINTS WILL BE EQUIDISTANT FROM THE POINT OF CROSSING WITH NO LESS THAN 10 FEET BETWEEN ANY TWO JOINTS. WHERE THE MINIMUM 18 IN. SEPARATION CANNOT BE OBTAINED, THE WATER MAIN SHALL BE CONSTRUCTED OF DUCTILE IRON PIPE FOR 20 FEET CENTERED ON THE POINT OF CROSSING.

WHERE THERE IS NO ALTERNATIVE TO SEWER PIPES CROSSING OVER WATER MAINS, THE PIPES SHALL BE CENTERED AT THE CROSSING AS INDICATED ABOVE, AND THE WATER MAIN SHALL BE CONSTRUCTED OF DUCTILE IRON PIPE FOR 20 FEET CENTERED ON THE POINT OF CROSSING. ADEQUATE STRUCTURAL SUPPORT SHALL BE PROVIDED FOR THE SEWER TO PREVENT DAMAGE TO THE WATER MAIN.

(2) HORIZONTAL SEPARATION BETWEEN PARALLEL LINES:
GRAVITY SEWERS SHALL BE INSTALLED AT LEAST 10 FEET HORIZONTALLY FROM ANY EXISTING OR PROPOSED WATER MAIN. THE DISTANCE SHALL BE MEASURED EDGE TO EDGE. IN CASES WHERE IT IS NOT PRACTICAL TO MAINTAIN A 10 FT. SEPARATION, THE WATER MAIN SHALL BE INSTALLED IN A SEPARATE TRENCH OR ON AN UNDISTURBED EARTH SHELF LOCATED ON ONE SIDE OF THE SEWER AND AT AN ELEVATION SO THAT THE BOTTOM OF THE WATER MAIN IS AT LEAST 18 INCHES ABOVE THE TOP OF THE SEWER, AND THE WATER AND SEWER JOINTS SHALL BE STAGGERED.

FORCE MAINS SHALL BE INSTALLED AT LEAST 10 FT. HORIZONTALLY FROM ANY EXISTING OR PROPOSED WATER MAIN.

NOTE: ALL CONSTRUCTION COVERED BY THESE PLANS SHALL COMPLY WITH THE MATERIAL REQUIREMENTS AND QUALITY CONTROL STANDARDS CONTAINED IN THE CITY OF WILDWOOD LAND DEVELOPMENT CODE.

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Revision:	BY:	Date:

Drawn by: BHT
Scale: NA
Provided by: SECO ENERGY SUMTERVILLE, FLORIDA FLORIDA 16 SUMTER

Project Location	Type of Application	Engineer of Record
MARION COUNTY	MAJOR SITE PLAN	BINIAM TSEGAY, P.E. FLORIDA P.E. LICENSE NO.81411

Approved Date	Date	Work Order
12/08/2025	11/24/2025	212342
Approved By	**Engineer**	**Drawing #**
LBJ	BHT	BV- 02 - 138

BELLEVIEW SUBSTATION
2026 NEW RING BUS STATION
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(3) MINIMUM COVER OVER ALL PIPE SHALL BE 36" TO FINISH GRADE FROM TOP OF PIPE.

(4) COMPLETE "AS-BUILT" INFORMATION RELATIVE TO LOCATION OF ALL VALVES, FITTINGS, MAINS AND SERVICES, SHALL BE ACCURATELY RECORDED ON FIELD DRAWINGS BY THE CONTRACTOR AND SHALL BE SUBMITTED TO THE ENGINEER PRIOR TO FINAL INSPECTION OF WORK.

B. TRENCH DIMENSIONS
THE MINIMUM WIDTH OF THE TRENCH SHALL BE EQUAL TO THE OUTSIDE DIAMETER OF THE PIPE AT THE JOINT PLUS EIGHT (8) INCHES FOR UNSHEETED TRENCH, OR TWELVE (12) INCHES FOR SHEETED TRENCH, AND THE MAXIMUM WIDTH OF TRENCH, MEASURED AT THE TOP OF THE PIPE, SHALL NOT EXCEED THE OUTSIDE PIPE DIAMETER PLUS TWO (2) FEET, UNLESS OTHERWISE SHOWN ON DRAWING DETAILS OR APPROVED BY THE APPLICABLE REGULATORY AGENCY AND THE ENGINEER. TRENCH WALLS SHALL BE MAINTAINED VERTICAL FROM THE BOTTOM OF THE TRENCH TO A LINE MEASURED ONE (1) FOOT ABOVE THE TOP OF THE PIPE. FROM ONE (1) FOOT ABOVE THE TOP OF THE PIPE TO THE SURFACE, THE TRENCH WALLS SHALL BE APPROXIMATELY VERTICAL.

C. TRENCH GRADE
STANDARD TRENCH GRADE SHALL BE DEFINED AS THE BOTTOM SURFACE OF THE UTILITY TO BE CONSTRUCTED OR PLACED WITHIN THE TRENCH. TRENCH GRADE FOR UTILITIES IN ROCK OR OTHER NON-CUSHIONING MATERIAL, SHALL BE DEFINED AS SIX (6) INCHES BELOW THE OUTSIDE OF THE BOTTOM OF THE UTILITY, WHICH SIX (6) INCHES SHALL BE BACKFILLED WITH EXTRA UTILITY BEDDING MATERIAL. EXCAVATION BELOW TRENCH GRADE THAT IS DONE IN ERROR SHALL BE BACKFILLED TO TRENCH GRADE AND COMPACTED.

D. UTILITY BEDDING
CLASS B (MINIMUM UTILITY BEDDING): THE BOTTOM OF THE TRENCH SHALL BE SHAPED TO PROVIDE A FIRM BEDDING FOR THE UTILITY PIPE. THE UTILITY SHALL BE FIRMLY BEDDED IN UNDISTURBED FIRM SOIL, OR HAND-SHAPED UNYIELDING MATERIAL. THE BEDDING SHALL BE SHAPED SO THAT THE PIPE WILL BE IN CONTINUOUS CONTACT THEREWITH FOR ITS FULL LENGTH AND SHALL PROVIDE A MINIMUM BOTTOM SEGMENT SUPPORT FOR THE PIPE EQUAL TO 0.6 OF THE OUTSIDE DIAMETER OF THE BARREL.

CLASS A (SPECIAL UTILITY BEDDING): SHOULD SPECIAL BEDDING BE REQUIRED, DUE TO DEPTH OF COVER, IMPACT LOADINGS, OR OTHER CONDITIONS, "CLASS A" BEDDING SHALL BE INSTALLED, CONSISTING OF SAND OR SUITABLE CRUSHED ROCK. "CLASS A" BEDDING SHALL RECEIVE PRIOR APPROVAL BY THE ENGINEER OR REGULATORY AGENCY.

E. UNSUITABLE MATERIAL BELOW TRENCH GRADE
SOIL UNSUITABLE FOR A PROPER FOUNDATION ENCOUNTERED AT OR BELOW TRENCH GRADE, SUCH AS MUCK OR OTHER DELETERIOUS MATERIAL, SHALL BE REMOVED FOR THE FULL WIDTH OF THE TRENCH AND TO THE DEPTH REQUIRED TO REACH SUITABLE FOUNDATION MATERIAL, UNLESS SPECIAL DESIGN CONSIDERATIONS RECEIVE PRIOR APPROVAL FROM THE APPLICABLE REGULATORY AGENCY AND ENGINEER. BACKFILLING BELOW TRENCH GRADE SHALL BE IN COMPLIANCE WITH THE APPLICABLE PROVISIONS OF SUB-SECTION N, "BACKFILL", WITH MATERIAL AS SPECIFIED UNDER PARAGRAPHS N (1) AND N (2) OF THAT SECTION. BACKFILL LAYERS SHALL NOT EXCEED SIX (6) INCHES IN THICKNESS FOR THE FULL TRENCH WIDTH AND COMPACTION SHALL EQUAL NINETY-EIGHT (98) PERCENT OF MAXIMUM DENSITY, AS DETERMINED BY AASHTO SPECIFICATION T-180. COMPACTION DENSITY TESTS SHALL BE MADE AT ALL SUCH BACKFILL AREAS WITH SPACING NOT TO EXCEED FIFTY (50) FEET APART.

F. EXTRA UTILITY-BEDDING MATERIAL
WHEN ROCK OR OTHER NON-CUSHIONING MATERIAL IS ENCOUNTERED AT TRENCH GRADE, EXCAVATION SHALL BE EXTENDED TO SIX (6) INCHES BELOW THE OUTSIDE OF THE BOTTOM OF THE UTILITY, AND A CUSHION OF SAND OR SUITABLE CRUSHED ROCK SHALL BE PROVIDED. UTILITY-BEDDING MATERIAL SHALL BE AS SPECIFIED UNDER PARAGRAPH N (2).

G. SHEETING AND BRACING
IN ORDER TO PREVENT DAMAGE TO PROPERTY, INJURY TO PERSONS, EROSION, CAVE-INS, OR EXCESSIVE TRENCH WIDTHS, ADEQUATE SHEETING AND BRACING SHALL BE PROVIDED, AS REQUIRED, AND/OR DIRECTED BY THE APPLICABLE OWNER AND ENGINEER, IN ACCORDANCE WITH ACCEPTED STANDARD PRACTICE. SHEETING SHALL BE REMOVED WHEN THE TRENCH HAS BEEN BACKFILLED TO AT LEAST ONE-HALF (1/2) ITS DEPTH, OR WHEN REMOVAL WOULD NOT ENDANGER THE CONSTRUCTION OF ADJACENT STRUCTURES. WHEN REQUIRED, TO ELIMINATE EXCESSIVE TRENCH WIDTH OR OTHER DAMAGE, SHEETING, BRACING OR SHORING SHALL BE LEFT IN PLACE AND THE TOP CUT OFF AT AN ELEVATION OF 2.5 FEET BELOW FINISHED GRADE, UNLESS OTHERWISE DIRECTED.

H. EXCAVATED MATERIAL
EXCAVATED MATERIAL TO BE USED FOR BACKFILL SHALL BE NEATLY DEPOSITED AT THE SIDES OF THE TRENCHES WHERE SPACE IS AVAILABLE. WHERE STOCKPILING OF EXCAVATED MATERIAL IS REQUIRED, THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THE SITES TO BE USED AND SHALL MAINTAIN HIS OPERATIONS TO PROVIDE FOR NATURAL DRAINAGE AND NOT PRESENT AN UNSIGHTLY APPEARANCE.

I. MATERIAL DISPOSAL
EXCESS, UNSUITABLE, OR CLEARED AND GRUBBED MATERIAL, RESULTING FROM THE UTILITY INSTALLATION, SHALL BE IMMEDIATELY REMOVED FROM THE WORK SITE AND DISPOSED OF AT LOCATION(S) APPROVED BY THE OWNER AND ENGINEER. EXCESS EXCAVATED MATERIAL SHALL BE SPREAD ON THE DISPOSAL SITE AND GRADED IN A MANNER TO DRAIN PROPERLY AND NOT DISTURB EXISTING DRAINAGE CONDITIONS, AS APPROVED BY THE ENGINEER. DISPOSAL OF CLEARED AND GRUBBED MATERIALS SHALL COMPLY WITH CITY AND/OR COUNTY REQUIREMENTS AS TO BURNING OR DEPOSIT AT DESIGNATED LANDFILL SITE(S).

J. BORROW
SHOULD THERE BE INSUFFICIENT SATISFACTORY MATERIAL FROM THE EXCAVATIONS TO MEET THE REQUIREMENTS FOR FILL MATERIAL, BORROW SHALL BE OBTAINED FROM PITS SECURED BY THE CONTRACTOR AND APPROVED BY THE OWNER AND THE ENGINEER.

K. ROCK EXCAVATION
ROCK EXCAVATION SHALL BE DEFINED AS EXCAVATION OF ANY HARD NATURAL SUBSTANCE WHICH REQUIRES THE USE OF EXPLOSIVES AND/OR SPECIAL IMPACT TOOLS SUCH AS JACK HAMMERS, SLEDGES, CHISELS OR SIMILAR DEVICES SPECIFICALLY DESIGNED FOR USE IN CUTTING OR BREAKING ROCK, BUT EXCLUSIVE OF TRENCH EXCAVATING MACHINERY.

L. DEWATERING
UTILITIES SHALL BE LAID "IN THE DRY", UNLESS OTHERWISE APPROVED. TRENCH EXCAVATIONS MAY BE DEWATERED BY USING ONE OR MORE OF THE FOLLOWING METHODS: WELL POINT SYSTEM; SUMPS WITH PUMPS; OR OTHER METHOD(S) AS APPROVED BY THE OWNER AND ENGINEER. DEWATERING SYSTEMS SHALL BE UTILIZED IN ACCORDANCE WITH GOOD STANDARD PRACTICE AND MUST BE EFFICIENT ENOUGH TO LOWER THE WATER LEVEL IN ADVANCE OF THE EXCAVATION AND MAINTAIN IT CONTINUOUSLY TO KEEP THE TRENCH BOTTOM AND SIDES FIRM AND DRY. IF THE MATERIAL ENCOUNTERED AT TRENCH GRADE IS SUITABLE FOR THE PASSAGE OF WATER WITHOUT DESTROYING THE SIDES OR UTILITY FOUNDATION OF THE TRENCH, SUMPS MAY BE PROVIDED AT INTERVALS AT THE SIDE OF THE MAIN TRENCH EXCAVATION, WITH PUMPS USED TO LOWER THE WATER LEVEL BY TAKING THEIR SUCTION FROM SAID PUMPS. DISCHARGE FROM DEWATERING SHALL BE DISPOSED OF IN SUCH A MANNER THAT IT WILL NOT INTERFERE WITH THE NORMAL DRAINAGE OF THE AREA IN WHICH THE WORK IS BEING PERFORMED, CREATE A PUBLIC NUISANCE, OR FORM PONDING.

THE OPERATIONS SHALL NOT CAUSE INJURY TO ANY PORTION OF THE WORK COMPLETED, OR IN PROGRESS, OR TO THE SURFACE OF STREETS, OR TO PRIVATE PROPERTY. THE PROPOSED DEWATERING METHOD(S) AND SCHEDULE SHALL BE COORDINATED WITH, AND APPROVED BY, THE OWNER AND THE ENGINEER AND OTHER NECESSARY REGULATORY AGENCIES PRIOR TO CONSTRUCTION. ADDITIONALLY, WHERE PRIVATE PROPERTY WILL BE INVOLVED, ADVANCE PERMISSION SHALL BE OBTAINED BY THE CONTRACTOR.

M. OBSTRUCTIONS
IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ACQUAINT HIMSELF WITH ALL EXISTING CONDITIONS AND TO LOCATE ALL STRUCTURES AND UTILITIES ALONG THE PROPOSED UTILITY ALIGNMENT IN ORDER TO AVOID CONFLICTS. WHERE ACTUAL CONFLICTS ARE UNAVOIDABLE, WORK SHALL BE COORDINATED WITH THE FACILITY OWNER AND PERFORMED SO AS TO CAUSE AS LITTLE INTERFERENCE AS POSSIBLE WITH THE SERVICE RENDERED BY THE FACILITY DISTURBED. FACILITIES OR STRUCTURES DAMAGED IN THE PROSECUTION OF THE WORK SHALL BE REPAIRED AND/OR REPLACED IMMEDIATELY, IN CONFORMANCE WITH CURRENT STANDARD PRACTICES OF THE INDUSTRY, OR ACCORDING TO THE DIRECTION OF THE OWNER OF SUCH FACILITY, AT THE CONTRACTOR'S EXPENSE.

N. BACKFILL

(1) GENERAL
BACKFILL MATERIAL SHALL BE CLEAN EARTH FILL COMPOSED OF SAND, CLAY AND SAND, SAND AND ROCK, CRUSHED ROCK, OR AN APPROVED COMBINATION THEREOF. BACKFILLING SHALL BE ACCOMPLISHED UNDER TWO (2) SPECIFIED REQUIREMENTS: FIRST LIFT, FROM TRENCH GRADE TO A POINT TWELVE (12) INCHES ABOVE THE TOP OF THE UTILITY; AND, SECOND LIFT, FROM THE TOP OFF THE FIRST LIFT TO THE GROUND SURFACE. WHERE THRUST BLOCKS, ENCASEMENTS, OR OTHER BELOW GRADE CONCRETE WORK HAVE BEEN INSTALLED, BACKFILLING SHALL NOT PROCEED UNTIL THE CONCRETE HAS OBTAINED SUFFICIENT STRENGTH TO SUPPORT THE BACKFILL LOAD.

(2) FIRST LIFT
FINE MATERIAL SHALL BE CAREFULLY PLACED AND TAMPED AROUND THE LOWER HALF OF THE UTILITY. BACKFILLING SHALL BE CAREFULLY CONTINUED IN LAYERS NOT EXCEEDING SIX (6) INCHES IN THICKNESS FOR THE FULL TRENCH WIDTH, UNTIL THE FILL IS TWELVE (12) INCHES ABOVE THE TOP OF THE UTILITY, USING THE BEST AVAILABLE MATERIAL FROM THE EXCAVATION, IF APPROVED. THE MATERIAL FOR THESE FIRST LAYERS OF BACKFILL SHALL BE LOWERED TO WITHIN TWO (2) FEET ABOVE THE TOP OF PIPES BEFORE IT IS ALLOWED TO FALL UNLESS THE MATERIAL IS PLACED WITH APPROVED DEVICES THAT PROTECT THE PIPES FROM IMPACT. THE "FIRST LIFT" SHALL BE THOROUGHLY COMPACTED AND COMPLETED BEFORE THE "SECOND LIFT" IS PLACED. COMPACTION SHALL EQUAL NINETY-EIGHT (98) PERCENT OF MAXIMUM DENSITY, AS DETERMINED BY AASHTO SPECIFICATION T-180 (ASTM D-1557). THE "FIRST LIFT" BACKFILL SHALL EXCLUDE STONES, OR ROCK FRAGMENTS LARGER THAN THE FOLLOWING:

PIPE SIZE	FRAGMENT SIZE (GREATEST DIMENSION - INCHES)
CONCRETE	3
STEEL	3
CAST IRON	3
DUCTILE IRON	3
CORRUGATED METAL	3
VITRIFIED CLAY	1-1/2
PLASTIC (PVC, ABS, ETC.)	3/4

(3) SECOND LIFT THE REMAINDER OF THE TRENCH, ABOVE THE "FIRST LIFT", SHALL BE BACKFILLED IN LAYERS NOT EXCEEDING NINE (9) INCHES. THE MAXIMUM DIMENSION OF A STONE, ROCK OR PAVEMENT FRAGMENT SHALL BE SIX (6) INCHES. WHEN TRENCHES ARE CUT IN PAVEMENTS OR AREAS TO BE PAVED, COMPACTION, AS DETERMINED BY AASHTO SPECIFICATION T-180 (ASTM D-1557), SHALL BE ACCOMPLISHED TO NOT LESS THAN NINETY-EIGHT (98) PERCENT OF MAXIMUM DENSITY, WITH COMPACTION IN OTHER AREAS NOT LESS THAN NINETY (90) PERCENT MAXIMUM DENSITY.

(4) COMPACTION METHODS THE ABOVE SPECIFIED COMPACTION SHALL BE ACCOMPLISHED USING ACCEPTED STANDARD METHODS (POWERED TAMPERS, VIBRATORS, ETC.), WITH THE EXCEPTION THAT THE FIRST TWO (2) FEET OF BACKFILLING OVER THE PIPE SHALL BE COMPACTED BY HAND-OPERATED TAMPING DEVICES. FLOODING OR PUDDLING WITH WATER TO CONSOLIDATE BACKFILL IS NOT ACCEPTABLE, EXCEPT WHERE SAND IS ENCOUNTERED AND THE OPERATION HAS BEEN APPROVED BY THE OWNER AND THE ENGINEER.

(5) TESTING DENSITY TESTS FOR DETERMINATION OF THE ABOVE SPECIFIED COMPACTION SHALL BE MADE BY A TESTING LABORATORY APPROVED BY THE OWNER AND AT THE EXPENSE OF THE CONTRACTOR. TEST LOCATIONS WILL BE DETERMINED BY THE APPLICABLE REGULATORY AGENCY AND THE ENGINEER, BUT IN ANY CASE, SHALL BE SPACED NOT MORE THAN 300 FEET APART WHERE THE TRENCH CUT IS CONTINUOUS IN PAVEMENTS OR AREAS TO BE PAVED. TESTS SHALL ALSO BE MADE WHERE A TRENCH CROSSES A PAVED ROADWAY OR FUTURE PAVED ROADWAY. IF ANY TEST RESULTS ARE UNSATISFACTORY, THE CONTRACTOR SHALL RE-EXCAVATE AND RE-COMPACT THE BACKFILL AT HIS EXPENSE UNTIL THE DESIRED COMPACTION IS OBTAINED. ADDITIONAL COMPACTION TESTS SHALL BE MADE TO EACH SIDE OF AN UNSATISFACTORY TEST, AS DIRECTED, TO DETERMINE THE EXTENT OF RE-EXCAVATION AND RE-COMPACTION NECESSARY.

O. PROTECTIVE CONCRETE SLAB PROTECTIVE CONCRETE SLABS SHALL BE INSTALLED OVER THE TOP OF TRENCHES, WHERE REQUIRED ON THE PLANS AND DETAILED THEREON, TO PROTECT THE INSTALLED UTILITY AGAINST EXCESSIVE LOADS, OR WHERE INSUFFICIENT COVER EXISTS.

P. SIDEWALK AND DRIVEWAY RESTORATION EXISTING SIDEWALKS AND DRIVEWAYS REMOVED, DISTURBED OR DESTROYED BY CONSTRUCTION, SHALL BE REPLACED OR REPAIRED. THE FINISHED WORK SHALL BE EQUAL IN ALL RESPECTS TO THE ORIGINAL AND SHALL BE APPROVED BY THE APPLICABLE REGULATORY AGENCY AND THE ENGINEER.

Q. ROADWAY AND PAVEMENT RESTORATION

(1) GENERAL PAVEMENT OR ROADWAY SURFACES CUT OR DAMAGES SHALL BE REPLACED BY THE CONTRACTOR IN EQUAL OR BETTER CONDITION THAN THE ORIGINAL, INCLUDING STABILIZATION, BASE COURSE, SURFACE COURSE, CURB AND GUTTER, OR OTHER APPURTENANCES. THE CONTRACTOR SHALL PROVIDE ADVANCE NOTICE TO THE APPROPRIATE AUTHORITY, AS REQUIRED, PRIOR TO CONSTRUCTION OPERATIONS.

(2) ROADWAY RESTORATION RESTORATION SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS SET FORTH IN THESE STANDARDS. THE MATERIALS OF CONSTRUCTION AND METHOD OF INSTALLATION, ALONG WITH THE PROPOSED RESTORATION DESIGN FOR ITEMS NOT REFERRED OR SPECIFIED HEREIN, SHALL RECEIVE PRIOR APPROVAL FROM THE REGULATORY AGENCY AND THE ENGINEER.

(a) WHERE EXISTING PAVEMENT IS TO BE REMOVED, THE SURFACING SHALL BE MECHANICALLY SAW CUT PRIOR TO TRENCH EXCAVATION LEAVING A UNIFORM AND STRAIGHT EDGE, WITH MINIMUM DISTURBANCE TO THE REMAINING ADJACENT SURFACING. THE WIDTH OF CUT FOR THIS PHASE OF EXISTING PAVEMENT REMOVAL SHALL BE MINIMAL AND PARALLEL. IMMEDIATELY FOLLOWING THE SPECIFIED BACKFILLING

(b) AND COMPACTION, A TEMPORARY SAND SEAL COAT SURFACE SHALL BE APPLIED TO THE CUT AREAS. THIS TEMPORARY SURFACING SHALL PROVIDE A SMOOTH TRAFFIC SURFACE WITH THE EXISTING ROADWAY AND SHALL BE MAINTAINED UNTIL FINAL RESTORATION. SAID SURFACING SHALL REMAIN FOR TEN (10) DAYS IN ORDER TO ASSURE THE STABILITY OF THE BACKFILL UNDER NORMAL TRAFFIC CONDITIONS. FOLLOWING THIS PERIOD AND PRIOR TO FIFTEEN (15) DAYS AFTER APPLICATION, THE TEMPORARY SURFACING SHALL BE REMOVED AND FINAL ROADWAY SURFACE RESTORATION ACCOMPLISHED.

(c) IN ADVANCE OF FINAL RESTORATION, THE TEMPORARY SURFACING SHALL BE REMOVED AND THE EXISTING PAVEMENT MECHANICALLY SAWED STRAIGHT AND CLEAN TO THE STIPULATED DIMENSIONS. FOLLOWING THE ABOVE OPERATION, THE CONTRACTOR SHALL PROCEED IMMEDIATELY WITH FINAL PAVEMENT RESTORATION IN ACCORDANCE WITH THESE STANDARDS.

(3) ROADWAY RESTORATION (OTHER LOCATIONS) WORK WITHIN THE RIGHTS-OF-WAY OF PUBLIC THOROUGH FARES SHALL CONFORM TO THE REQUIREMENTS OF THE GOVERNMENTAL AGENCY HAVING JURISDICTION AND THE ENGINEER.

R. PROTECTION AND RESTORATION OF PROPERTY

DURING THE COURSE OF CONSTRUCTION, THE CONTRACTOR SHALL TAKE SPECIAL CARE AND PROVIDE ADEQUATE PROTECTION IN ORDER TO MINIMIZE DAMAGE TO VEGETATION, SURFACED AREAS AND STRUCTURES WITHIN THE CONSTRUCTION RIGHT-OF-WAY, EASEMENT OR SITE, AND TAKE FULL RESPONSIBILITY FOR THE REPLACEMENT OR REPAIR THEREOF. THE CONTRACTOR SHALL IMMEDIATELY REPAIR ANY DAMAGE TO PRIVATE PROPERTY CREATED BY ENCROACHMENT THEREON. SHOULD THE REMOVAL OR TRIMMING OF VALUABLE TREES, SHRUBS OR GRASS BE REQUIRED TO FACILITATE THE INSTALLATION WITHIN THE DESIGNATED CONSTRUCTION AREA, THIS WORK SHALL BE DONE IN COOPERATION WITH THE REGULATORY AGENCY AND THE ENGINEER AND/OR AUTHORITY FROM THE LOCAL COMMUNITY IN WHICH THE WORK TAKES PLACE. SAID VALUABLE VEGETATION, REMOVED OR DAMAGED, SHALL BE REPLANTED, IF POSSIBLE, OR REPLACED BY ITEMS OF EQUAL QUALITY, AND MAINTAINED UNTIL GROWTH IS RE-ESTABLISHED. TOP SOIL DAMAGED IN THE COURSE OF WORK SHALL BE REPLACED WITH AT LEAST A FOUR (4) INCH LAYER OF SUITABLE MATERIAL. FOLLOWING CONSTRUCTION COMPLETION, THE WORK AREA ALONG THE ROUTE OF THE INSTALLATION SHALL BE FINISH GRADED TO ELEVATIONS COMPATIBLE WITH THE ADJACENT SURFACE, WITH GRASSING OR HAND RAKING REQUIRED WITHIN DEVELOPED AREAS.

S. CLEAN-UP

WORK SITE CLEAN-UP AND PROPERTY RESTORATION SHALL FOLLOW BEHIND CONSTRUCTION OPERATIONS WITHOUT DELAY. IN ORDER TO FACILITATE AN ACCEPTABLE CONSTRUCTION SITE, DEBRIS AND WASTE MATERIALS SHALL BE REMOVED FROM THE SITE IMMEDIATELY, AND DAILY TRENCHING LENGTH VERSUS PIPE LAYING SHALL BE COORDINATED TO PROVIDE THE MINIMUM OVERNIGHT TRENCH OPENING. CONSTRUCTION SITE MAINTENANCE, ALONG WITH ON-GOING CLEAN-UP AND FINAL PROPERTY RESTORATION ACCEPTANCE, SHALL BE AS DIRECTED AND APPROVED BY THE REGULATORY AGENCY AND THE ENGINEER.

NOTE: ALL CONSTRUCTION COVERED BY THESE PLANS SHALL COMPLY WITH THE MATERIAL REQUIREMENTS AND QUALITY CONTROL STANDARDS CONTAINED IN THE CITY OF WILDWOOD LAND DEVELOPMENT CODE.

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Revision:	BY:	Date:

Drawn by: BHT
Scale: NA
Provided by: SECO ENERGY, SUMTERVILLE, FLORIDA, FLORIDA 16 SUMTER

Project Location: MARION COUNTY
Type of Application: MAJOR SITE PLAN
Approved Date: 12/08/2025
Date: 11/24/2025
Approved By: LBJ
Engineer: BHT

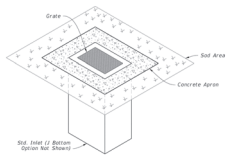
BELLEVIEW SUBSTATION
2026 NEW RING BUS STATION
INSTALLATION
SPECIFICATIONS

Engineer of Record
BINIAM TSEGAY, P.E.
FLORIDA P.E. LICENSE NO.81411
Work Order: 212342
Drawing #: BV- 02 - 139

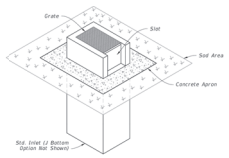
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GENERAL NOTES:

1. Work this Index with Index 425-001 and Index 425-010.
2. Chamfer all exposed edges and corners ¾" chamfer or tooled to ¾" radius.
3. All reinforcing is Grade 60 bars with 2" minimum, cover unless otherwise noted. Cut or bend bars for 1½" clearance around pipe opening. Provide one additional #4 bar above and at each side of pipe opening.
4. Use Concrete Apron on inlets without slots and inlets with non-traversable slots only when called for in the Plans.
5. Quantities are for informational and estimating purposes only.
6. Slots are not permitted on sides with grate seats.



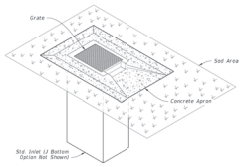
DITCH BOTTOM INLET TYPE C
TRAVERSABLE
(Without Slot – Type D, E, and H Similar, Pipe Connection Not Shown)



DITCH BOTTOM INLET TYPE C
NON-TRAVERSABLE
(Slot > 7" Shown – Type D, E, and H Similar, Pipe Connection Not Shown)

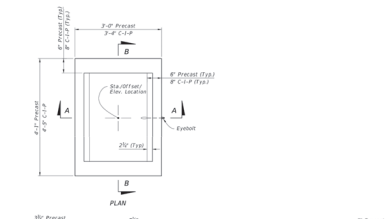
TABLE OF CONTENTS:

Sheet	Description
1	General Notes and Contents
2	Type C – Dimensional, Reinforcing, and Grate Details
3	Type D – Dimensional, Reinforcing, and Grate Details
4	Type E – Dimensional, Reinforcing, and Grate Details
5	Type H (2 & 3 Grate) – Dimensional, Reinforcing, and Steel Grate Details
6	Type H (4 Grate) – Dimensional, Reinforcing, and Steel Grate Details
7	Cast Iron Grate Details
8	Non-Traversable Inlet Details
9	Traversable Inlet Without Slot Details
10	Traversable Inlet With Slot Details
11	Case 1 – Add Traversable Slots to Existing Inlets
12	Case 2 – Add Traversable Slots (Partial) to Existing Inlets
13	Case 3 – Add Traversable Slots (Partial) to Existing Inlets and Ditch Block
14	Alternate A Structure Bottom – Top Slab Details



DITCH BOTTOM INLET TYPE C
TRAVERSABLE
(Single Slot < 7" Shown, Double Slot, Type D, and E Similar, Pipe Connection Not Shown)

LAST REVISION 11/01/23	DESCRIPTION:	FY 2025-26 STANDARD PLANS	DITCH BOTTOM INLET TYPES C, D, E, AND H	INDEX 425-052	SHEET 1 of 14



STEEL GRATE DETAIL
(Approx. 104 Lbs. – See Sheet 7 For Cast Iron Grates)

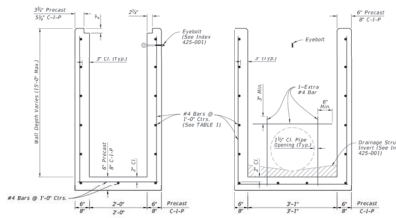


TABLE 1
HORIZONTAL WALL REINFORCING SCHEDULE

WALL DEPTH	SCHEDULE	AREA (in²/ft.)	MAX. SPACING BARS	MAX. SPACING WWF
0' – 1'6"	#17	0.75	13"	8"

NOTES:
1. Grate, Concrete Apron, and Sod not shown on structure detail.
2. See Sheet 8, 9, and 10 For Concrete Apron and Sodded Area details.

DIMENSIONAL AND REINFORCING DETAILS

TYPE C - DIMENSIONAL, REINFORCING, AND STEEL GRATE DETAILS

LAST REVISION 11/01/20	DESCRIPTION:	FY 2025-26 STANDARD PLANS	DITCH BOTTOM INLET TYPES C, D, E, AND H	INDEX 425-052	SHEET 2 of 14

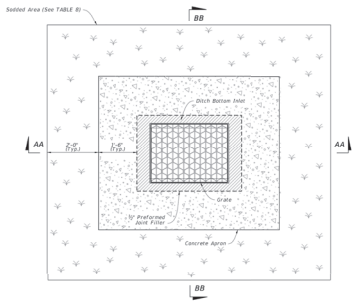


TABLE 8
CONCRETE APRON AND SOD QUANTITIES

Inlet Type	SOD SY	Conc. CY
C	8	0.30
D	9	0.36
E	9	0.37
H	11	0.45

NOTES:
1. Concrete Apron to be installed only where called for in the Plans.
2. Sod always required.

TRAVERSABLE INLET WITHOUT SLOT DETAILS

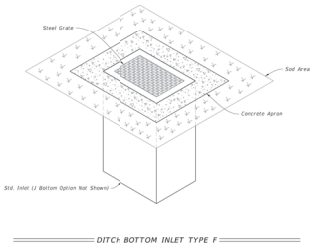
LAST REVISION 11/01/20	DESCRIPTION:	FY 2025-26 STANDARD PLANS	DITCH BOTTOM INLET TYPES C, D, E, AND H	INDEX 425-052	SHEET 9 of 14

GENERAL NOTES:

1. Work this Index with Index 425-001 and Index 425-010.
2. When inlet is placed in areas subject to bicycle traffic, install filler bar when clearance or gap is greater than ¾" as shown in Index 425-031.
3. These inlets may be used with Alternate B structure bottoms, Index 425-010.
4. Chamfer all exposed edges and corners ¾" chamfer or tooled to ¾" radius.
5. See Index for supplemental details.
6. Reinforcing bars are Grade 60 with 2" minimum cover unless otherwise noted. Cut or bend bars to provide 1½" clearance around pipe opening. Provide one additional #4 bar above and at each side of pipe opening as shown.
7. Dimensions are for both precast and cast-in-place inlets unless otherwise noted
8. Quantities are for informational and estimating purposes only.

TABLE OF CONTENTS:

Sheet	Description
1	General Notes and Contents
2	Type F – Dimensional, Reinforcing, and Grate Details
3	Type G – Dimensional, Reinforcing, and Grate Details
4	Concrete Apron and Sodded Area Details



DITCH BOTTOM INLET TYPE F
(Type G Similar, Pipe Connection Not Shown)

LAST REVISION 11/01/20	DESCRIPTION:	FY 2025-26 STANDARD PLANS	DITCH BOTTOM INLET TYPES F AND G	INDEX 425-053	SHEET 1 of 4

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Drawn by: BHT
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Provided by: SECO ENERGY, SUMTERVILLE, FLORIDA, FLORIDA 16 SUMTER

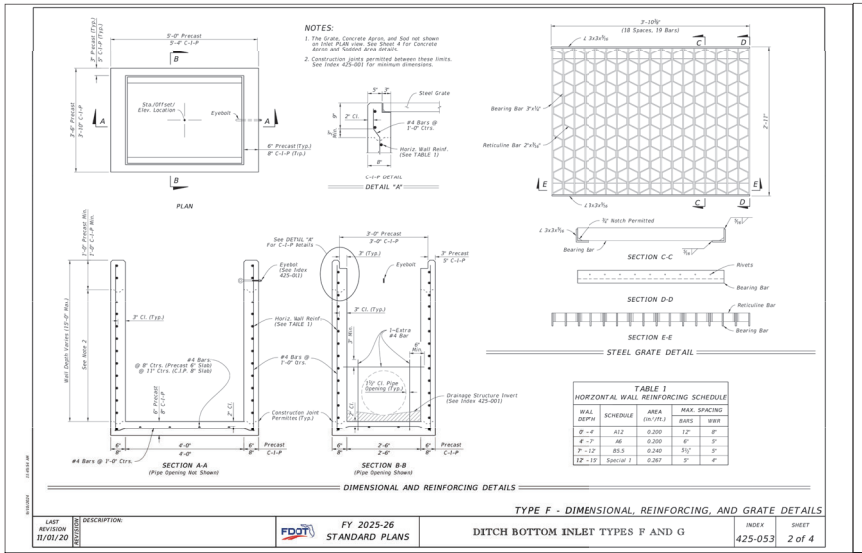
Project Location	Type of Application	Engineer of Record
MARION COUNTY	MAJOR SITE PLAN	BINIAM TSEGAY, P.E. FLORIDA P.E. LICENSE NO.81411

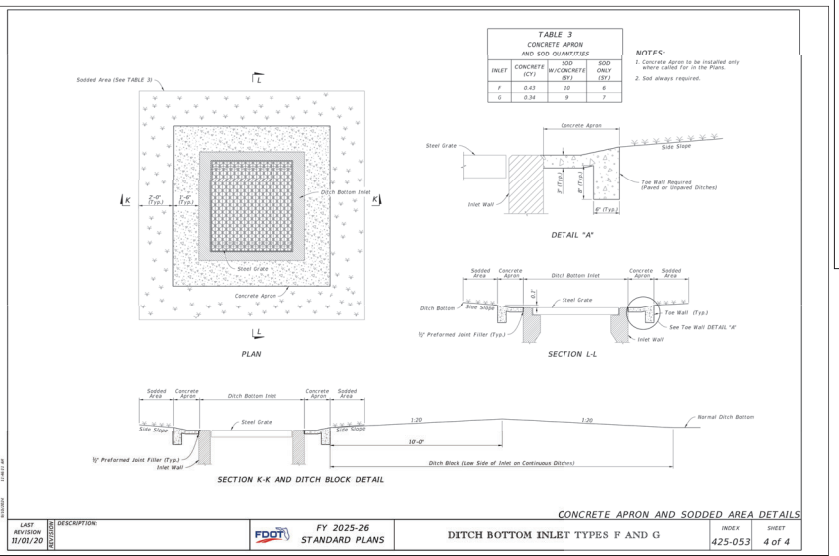
Approved Date	Date	Work Order
12/08/2025	11/24/2025	212342

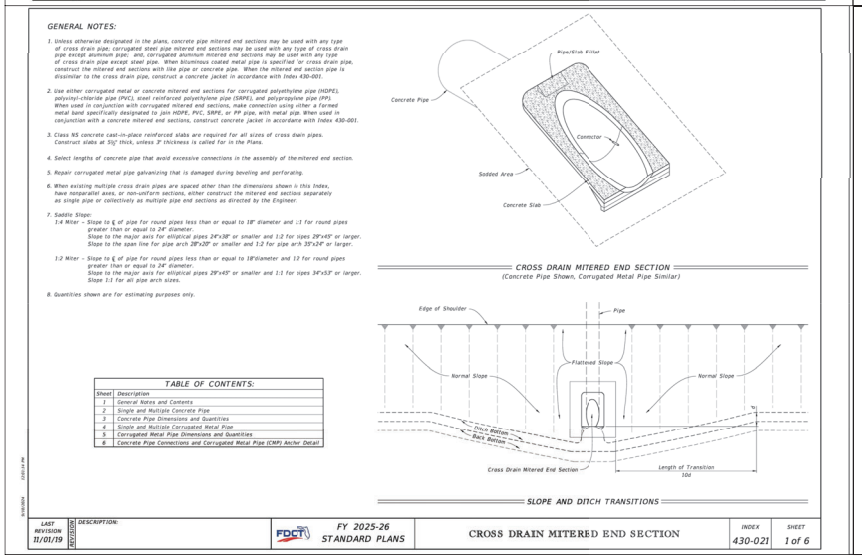
Approved By	Engineer	Drawing #
LBJ	BHT	BV- 02 - 140

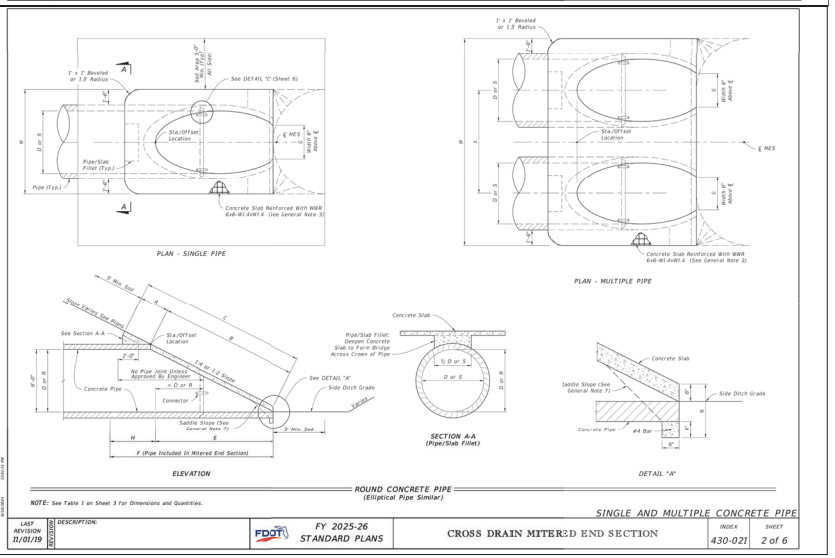
BELLEVIEW SUBSTATION
2026 NEW RING BUS STATION
FDOT
DETAILS

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SECO Energy, Inc. 330 SOUTH US HIGHWAY 301 SUMTERVILLE, FL 33585 E: biniam.tsegay@secoenergy.com O: 352-569-9640	Revision:	BY:	Date:	Drawn by: BHT Scale NTS	Provided by: SECO ENERGY SUMTERVILLE, FLORIDA FLORIDA 16 SUMTER	Project Location: MARION COUNTY Approved Date: 12/08/2025 Approved By: LBJ	Type of Application: MAJOR SITE PLAN Date: 11/24/2025 Engineer: BHT BELLEVIEW SUBSTATION 2026 NEW RING BUS STATION FDOT DETAILS	Engineer of Record: BINIAM TSEGAY, P.E. FLORIDA P.E. LICENSE NO.81411 Work Order: 212342 Drawing # BV- 02 - 141

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TABLE 1
SINGLE AND MULTIPLE CONCRETE PIPE DIMENSIONS AND QUANTITIES

	Dia. D	Rise R	Span S	X	A	B	C	E	F	G	H	M Single Pipe	M Double Pipe	M Triple Pipe	M Quad Pipe	N	24" CONC. SLAB (CY) (See General Note 3) Single Pipe	24" CONC. SLAB (CY) (See General Note 3) Double Pipe	24" CONC. SLAB (CY) (See General Note 3) Triple Pipe	24" CONC. SLAB (CY) (See General Note 3) Quad Pipe	7" CONC. SLAB (CY) (See General Note 3) Single Pipe	7" CONC. SLAB (CY) (See General Note 3) Double Pipe	7" CONC. SLAB (CY) (See General Note 3) Triple Pipe	7" CONC. SLAB (CY) (See General Note 3) Quad Pipe	SODDING (SY) Single Pipe	SODDING (SY) Double Pipe	SODDING (SY) Triple Pipe	SODDING (SY) Quad Pipe
Round Concrete Pipe 1:2 Slope	15"	—	—	2'-3"	1.92	2.18	4.10	2.00	9	1.25	2.5	4.63	7.20	9.79	12.37	119	0.38	0.58	0.77	0.96	0.29	0.46	0.64	0.83	23	24	27	30
	18"	—	—	2'-10"	1.97	2.14	4.71	2.56	6	1.41	3.4	4.92	7.73	10.58	13.42	120	0.44	0.65	0.87	1.09	0.31	0.45	0.60	0.73	22	25	28	31
	24"	—	—	3'-5"	2.00	3.85	5.91	3.56	7	1.73	3.4	5.50	8.62	12.37	16.73	125	0.54	0.83	1.12	1.42	0.39	0.59	0.79	1.00	24	28	32	35
	30"	—	—	4'-3"	2.15	4.00	7.10	4.50	8	2.00	3.4	6.08	10.33	14.58	18.83	129	0.66	1.09	1.50	1.91	0.46	0.76	1.04	1.32	26	31	35	40
	36"	—	—	5'-1"	2.23	4.00	8.33	5.44	10	2.25	3.4	6.67	12.00	17.33	22.67	134	0.85	1.50	1.95	2.39	0.53	0.93	1.21	1.49	27	33	39	45
	42"	—	—	5'-11"	2.23	4.00	9.56	6.38	11	2.50	3.4	7.33	13.50	19.67	25.83	138	0.85	1.70	2.55	3.40	0.53	1.06	1.59	2.12	29	37	45	53
	48"	—	—	6'-9"	2.43	6.13	10.79	7.50	11	2.65	3.4	7.83	14.58	21.33	28.08	142	1.13	2.04	2.93	3.84	0.76	1.31	1.86	2.57	32	39	47	54
	54"	—	—	7'-8"	2.53	6.43	11.96	8.50	12	2.83	3.4	8.42	16.08	23.75	31.42	146	1.35	2.44	3.58	4.72	0.87	1.61	2.38	3.24	34	42	51	59
	60"	—	—	8'-6"	2.62	10.56	13.38	9.56	14	3.00	4.4	9.00	17.50	26.00	34.50	150	1.50	2.89	4.28	5.68	0.99	1.86	2.81	3.73	36	45	55	64
	66"	—	—	9'-2"	2.71	11.08	14.38	10.56	15	3.18	4.4	9.58	18.75	27.92	37.08	154	1.66	3.25	4.84	6.43	1.15	2.15	3.21	4.27	38	48	58	68
	72"	—	—	10'-0"	2.80	12.80	15.60	11.50	16	3.30	4.4	10.00	20.00	30.00	40.00	158	1.89	3.74	5.59	7.45	1.24	2.46	3.68	4.90	40	51	62	73
	15"	—	—	2'-3"	1.92	3.07	4.10	2.00	9	1.25	4.0	4.63	7.20	9.79	12.37	119	0.38	0.58	0.77	0.96	0.29	0.46	0.64	0.83	23	24	27	30
	18"	—	—	2'-10"	1.97	3.14	4.71	2.56	6	1.41	4.0	4.92	7.73	10.58	13.42	120	0.44	0.65	0.87	1.09	0.31	0.45	0.60	0.73	22	25	28	31
	24"	—	—	3'-5"	2.00	3.85	5.91	3.56	7	1.73	4.0	5.50	8.62	12.37	16.73	125	0.54	0.83	1.12	1.42	0.39	0.59	0.79	1.00	24	28	32	35
	30"	—	—	4'-3"	2.15	4.00	7.10	4.50	8	2.00	4.0	6.08	10.33	14.58	18.83	129	0.66	1.09	1.50	1.91	0.46	0.76	1.04	1.32	26	31	35	40
	36"	—	—	5'-1"	2.23	4.00	8.33	5.44	10	2.25	4.0	6.67	12.00	17.33	22.67	134	0.85	1.50	1.95	2.39	0.53	0.93	1.21	1.49	27	33	39	45
	42"	—	—	5'-11"	2.23	4.00	9.56	6.38	11	2.50	4.0	7.33	13.50	19.67	25.83	138	0.85	1.70	2.55	3.40	0.53	1.06	1.59	2.12	29	37	45	53
	48"	—	—	6'-9"	2.43	6.13	10.79	7.50	11	2.65	4.0	7.83	14.58	21.33	28.08	142	1.13	2.04	2.93	3.84	0.76	1.31	1.86	2.57	32	39	47	54
	54"	—	—	7'-8"	2.53	6.43	11.96	8.50	12	2.83	4.0	8.42	16.08	23.75	31.42	146	1.35	2.44	3.58	4.72	0.87	1.61	2.38	3.24	34	42	51	59
	60"	—	—	8'-6"	2.62	10.56	13.38	9.56	14	3.00	4.0	9.00	17.50	26.00	34.50	150	1.50	2.89	4.28	5.68	0.99	1.86	2.81	3.73	36	45	55	64
	66"	—	—	9'-2"	2.71	11.08	14.38	10.56	15	3.18	4.0	9.58	18.75	27.92	37.08	154	1.66	3.25	4.84	6.43	1.15	2.15	3.21	4.27	38	48	58	68
	72"	—	—	10'-0"	2.80	12.80	15.60	11.50	16	3.30	4.0	10.00	20.00	30.00	40.00	158	1.89	3.74	5.59	7.45	1.24	2.46	3.68	4.90	40	51	62	73
	15"	—	—	2'-3"	1.92	4.00	4.10	2.00	9	1.25	4.0	4.63	7.20	9.79	12.37	119	0.38	0.58	0.77	0.96	0.29	0.46	0.64	0.83	23	24	27	30
	18"	—	—	2'-10"	1.97	4.00	4.71	2.56	6	1.41	4.0	4.92	7.73	10.58	13.42	120	0.44	0.65	0.87	1.09	0.31	0.45	0.60	0.73	22	25	28	31
	24"	—	—	3'-5"	2.00	4.00	5.91	3.56	7	1.73	4.0	5.50	8.62	12.37	16.73	125	0.54	0.83	1.12	1.42	0.39	0.59	0.79	1.00	24	28	32	35
	30"	—	—	4'-3"	2.15	4.00	7.10	4.50	8	2.00	4.0	6.08	10.33	14.58	18.83	129	1.00	1.74	2.39	3.05	0.76	1.39	1.83	2.27	26	31	35	40
	36"	—	—	5'-1"	2.23	4.00	8.33	5.44	10	2.25	4.0	6.67	12.00	17.33	22.67	134	1.32	2.21	3.08	3.96	0.89	1.46	2.05	2.63	27	34	40	46	52
	42"	—	—	6'-0"	3.05	13.33	16.42	11.19	17	2.45	4.0	7.25	13.25	19.25	25.25	138	1.56	2.76	3.95	5.09	1.05	1.82	2.57	3.34	30	44	51	58	65
	48"	—	—	6'-9"	3.22	15.43	18.65	13.03	19	2.65	4.0	7.83	14.58	21.33	28.08	142	1.85	3.30	4.73	6.17	1.21	2.15	3.07	4.00	41	48	56	63
	54"	—	—	7'-8"	3.39	17.69	20.88	15.03	21	2.83	4.0	8.42	16.08	23.75	31.42	146	2.16	3.85	5.53	7.22	1.39	2.55	3.72	4.88	44	52	61	69
	60"	—	—	8'-6"	3.56	19.55	23.17	19.03	27	3.00	4.0	9.00	17.50	26.00	34.50	150	2.45	4.66	6.87	9.07	1.59	3.02	4.46	5.86	47	56	66	75
	66"	—	—	9'-2"	3.73	21.42	25.45	21.03	29	3.18	4.0	9.58	18.75	27.92	37.08	154	2.76	5.26	7.76	10.26	1.80	3.50	5.19	6.88	50	61	72	83
	72"	—	—	10'-0"	3.91	23.68	27.58	23.03	32	3.30	4.0	10.00	20.00	30.00	40.00	158	3.04	5.81	9.85	13.53	2.02	4.01	6.04	8.10	53	63	74	85
Elliptical Concrete Pipe 1:2 Slope	—	12"	19"	2'-10"	1.97	3.09	4.71	2.56	6	1.50	3.4	4.92	7.73	10.58	13.42	120	0.30	0.49	0.67	0.85	0.19	0.33	0.45	0.59	21	24	27	30
	—	14"	23"	3'-4"	2.00	3.98	4.00	3.89	5	1.90	3.5	5.39	8.71	12.04	15.38	123	0.37	0.59	0.81	1.02	0.25	0.40	0.55	0.69	22	26	29	33
	—	19"	30"	4'-8"	2.21	2.92	5.63	5.23	6	2.37	3.5	6.04	10.04	14.04	18.04	127	0.50	0.80	1.09	1.39	0.34	0.55	0.75	0.95	24	28	33	37
	—	24"	38"	5'-10"	2.20	3.85	6.05	6.96	7	2.83	3.5	6.79	11.79	16.79	21.79	131	0.61	1.03	1.45	1.86	0.43	0.71	1.00	1.28	26	31	37	42
	—	29"	45"	7'-0"	2.49	4.77	6.15	8.69	8	3.03	3.5	7.25	12.42	17.58	22.75	135	0.95	1.61	1.93	2.33	0.67	0.99	1.61	1.65	30	34	41	49
1:2 Slope	—	34"	53"	8'-2"	2.62	5.77	6.15	10.42	9	3.57	3.5	7.92	13.75	19.58	25.42	140	1.40	2.31	2.74	3.17	0.96	1.42	1.89	2.35	34	40	47	54
	—	38"	60"	9'-4"	2.52	6.46	8.98	5.89	10	3.95	3.5	8.92	16.75	24.58	32.42	146	1.65	2.74	3.60	4.50	1.25	1.85	2.46	3.10	40	49	57	66
	—	43"	68"	10'-0"	2.62	7.39	10.03	6.73	10	4.39	3.5	9.67	18.58	27.50	36.42	150	1.09	2.26	3.33	4.40	0.81	1.54	2.26	2.99	33	43	53	63
	—	48"	76"	9'-0"	2.77	8.33	11.04	7.56	9	4.59	3.5	10.42	20.33	30.25	40.17	154	1.38	2.65	3.93	5.21	0.93	1.75	2.66	3.53	35	46	57	68
	—	53"	83"	10'-8"	2.80	9.26	12.06	8.39	12	4.77	3.5	11.08	21.71	32.42	43.08	158	1.55	3.03	4.50	5.96	1.04	2.04	3.03	4.02	37	49	61	73
	—	58"	91"	11'-4"	2.90	10.19	13.09	9.23	13	5.01	3.5	11.83	23.50	35.17	46.83	163	1.75	3.47	5.20	6.93	1.17	2.33	3.48	4.66	39	52	65	78
	—	15"	19"	2'-10"	2.90	3.00	5.42	5.03	9	1.50	2.0	4.92	7.73	10.58	13.42	170	0.45	0.68	0.92	1.14	0.30	0.45	0.61	0.76	23	26	29	32
	—	18"	23"	3'-4"	2.93	3.98	5.42	5.03	9	1.90	2.0	5.39	8.71	12.04	15.38	173	0.53	0.83	1.13	1.43	0.36	0.56	0.76	0.95	25	29	33	36
	—	19"	30"	4'-8"	2.93	3.00	5.42	5.03	9	2.37	2.0	6.04	10.04	14.04	18.04	177	0.68	1.08	1.48	1.88	0.46	0.76	1.03	1.29	27	32	37	42
	—	24"	38"	5'-10"	2.93	3.00	5.42	5.03	9	2.83	2.0	6.79	11.79	16.79	21.79	181	0.84	1.34	1.84	2.34	0.57	0.91	1.25	1.59	29	35	41	47
	—	29"	45"	7'-0"	3.09	8.00	11.91	7.70	11	3.58	3.5	7.50	13.46	19.42	25.38	185	1.22	2.07	2.92	3.77	0.86	1.45	2.04	2.63	33	40	46	53
	—	34"	53"	7'-0"	3.22	10.62	13.84	10.36	13	3.57	2.0	9.25	19.25	29.25	39.25	142	1.48	2.82	3.77	4.92	1.02	1.81	2.60	3.39	36	44	52	59
	—	38"	60"	7'-10"	3.39	11.99	15.38	11.70	15	3.95	3.5	8.92	16.75	24.58	32.42	146	1.72	3.13	4.53	5.92	1.16	2.14	3.10	4.05	38	47	56	65
	—	43"	68"	8'-0"	3.56	13.71	17.27	13.36	17	4.38	3.5	9.67	18.58	27.50	36.42	150	2.02	3.78	5.56	7.32	1.38	2.58	3.79	4.99	41	51	61	71
	—	48"	76"	9'-0"	3.73	15.42	19.90	15.03	19	4.59	4.0	10.42	20.33	30.25	40.17	154	2.34	4.49	6.64	8.79	1.59	3.05	4.51	5.97	44	55	66	77
	—	53"	83"	10'-8"	3.91	17.25	21.06	16.70	20	4.77	3.5	11.08	21.71	32.42	43.08	158	2.66	5.17	7.66	10.16	1.80	3.50	5.19	6.88	47	59	71	83
	—	58"	91"	11'-4"	4.08	18.87	22.83	18.36	22	5.01	3.5	11.83	23.50	35.17	46.83	163	3.02	5.98	8.95	11.90	2.04	4.01	6.05	8.05	50	63	76	89

B: △ 6.42 ◇ 10.40 — E: △ 6.25 ◇ 10.10

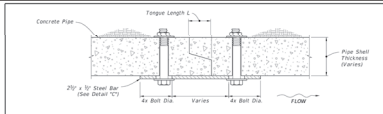
△ Dimensions permitted to allow use of D standard pipe lengths.

◇ Dimensions permitted to allow use of 12' standard pipe lengths.

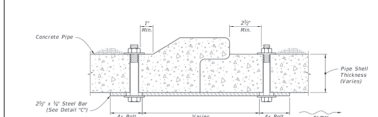
CONCRETE PIPE DIMENSIONS AND QUANTITIES

LAST REVISION 11/01/19 — DESCRIPTION: — REVISION

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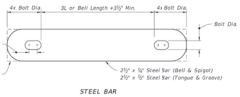


TONGUE AND GROOVE CONNECTOR DETAIL



BELL AND SPIGOT CONNECTOR DETAIL





STEEL BAR

NOTES:
1. Use galvanized steel for all bars, bolts, nuts, and washers.
2. Two connectors required per joint, located 60° right and left of bottom center of pipe.
3. Bolt holes in pipe shell are to be drilled.

CONCRETE PIPE CONNECTION DETAIL — DETAIL "C"

Bolt Dia.	Pipe Dia.
⅝"	15" to 36"
¾"	42" to 72"

NOTES:
1. Anchors required for CMP only.
2. Use galvanized steel for all anchors, nuts, and washers.
3. Bend anchor where required to center in concrete slab.
4. Repair damaged surfaces after bending.
5. Space anchors ₂ distance equal to four (4) corrugations.
6. Place the anchos in the outside crest of corrugation.
7. Place flat washers on inside wall of pipe.
8. Drill or punch holes in the mitered end pipe; burning not permitted.
9. A 6" x ½" bolt substitution is permitted.

CORRUGATED METAL PIPE (CMP) ANCHOR DETAIL — DETAIL "D"

CONCRETE PIPE CONNECTION AND CORRUGATED PIPE ANCHOR DETAILS

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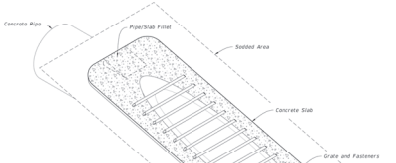
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GENERAL NOTES:

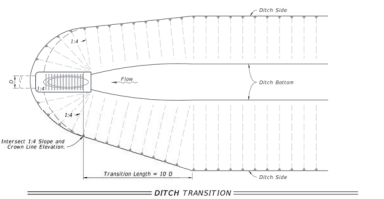
1. Unless otherwise designated in the plans, concrete pipe mitered end sections may be used with any type of side drain pipe; corrugated steel pipe mitered end sections may be used with any type of side drain pipe except aluminum pipe; and, corrugated aluminum mitered end sections may be used with any type of side drain pipe except steel pipe. When bituminous coated metal pipe is specified for the side drain pipe, construct the mitered end sections with like pipe or concrete pipe. When the mitered end section pipe is dissimilar to the side drain pipe, construct a concrete jacket in accordance with Index 430-001 or use manufacturer approved coupler.
2. Use either corrugated metal or concrete mitered end sections for corrugated polyethylene pipe (HDPE), polyvinyl-chloride pipe (PVC), steel reinforced polyethylene pipe (SRPE), and polypropylene pipe (PP). When used in conjunction with corrugated metal mitered end sections, make connection using a formed metal band specifically designated to join HDPE, PVC, SRPE, or PP. When used in conjunction with a concrete mitered end sections, construct concrete jacket in accordance with Index 430-001.
3. Use class NS concrete cast-in-place reinforced slabs for all cross drain pipes.
4. Select lengths of concrete pipe that avoid excessive connections in the assembly of the mitered end section.
5. Repair corrugated metal pipe galvanizing that is damaged during beveling and perforating.
6. When existing multiple side drain pipes are spaced other than the dimensions shown in this Index, have nonparallel axes, or non-uniform sections, either construct the mitered end sections separately as single pipe or collectively as multiple pipe end sections as directed by the Engineer.
7. Saddle Slope:
   1:4 Miter – Slope to ¢ of pipe for round pipes less than or equal to 18" diameter and 1:1 for round pipes greater than or equal to 24" diameter.
   Slope to the major axis for elliptical pipes 24"x38" or smaller and 1:2 for pipes 29"x45" or larger.
   Slope to the span line for pipe arch 28"x20" or smaller and 1:2 for pipe arch 35"x24" or larger.
   1:2 Miter – Slope to ¢ of pipe for round pipes less than or equal to 18"diameter and 1:2 for round pipes greater than or equal to 24" diameter.
   Slope to the major axis for elliptical pipes 29"x45" or smaller and 1:1 for pipes 34"x53" or larger.
   Slope 1:1 for all pipe arch sizes.
8. Quantities shown are for estimating purposes only.

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~	Single and multiple corrugated metal pipe
5	Corrugated Metal Dimensions and Quantities
6	Concrete Pipe Connection and Corrugated Metal Pipe Anchor Details
7	Fastener Unit and Grate Details



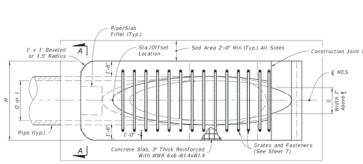
SIDEDRAIN MITERED END SECTION
(Concrete Pipe Shown, Corrugated Metal Pipe Similar)



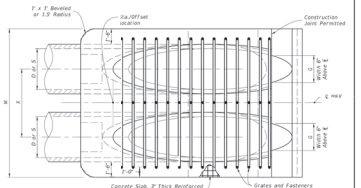
DITCH TRANSITION

LAST REVISION 11/01/23 — DESCRIPTION: — REVISION

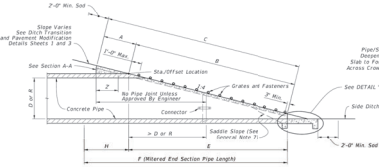
FDOT — FY 2025-26 STANDARD PLANS — SIDE DRAIN MITERED END SECTION — INDEX 430-022 — SHEET 1 of 7



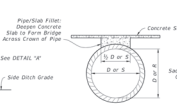
PLAN - SINGLE PIPE



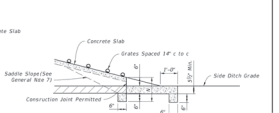
PLAN - MULTIPLE PIPE



ELEVATION



SECTION A-A
(Pipe/Slab Fillet)



DETAIL "A"

ROUND CONCRETE PIPE
(Elliptical Pipe Similar)

SINGLE AND MULTIPLE CONCRETE PIPE

LAST REVISION 11/01/18 — DESCRIPTION: — REVISION

FDOT — FY 2025-26 STANDARD PLANS — SIDE DRAIN MITERED END SECTION — INDEX 430-022 — SHEET 2 of 7

SECO Energy, Inc.
330 SOUTH US HIGHWAY 301
SUMTERVILLE, FL 33585
E: biniam.tsegay@secoenergy.com
O: 352-569-9640

Revision:	BY:	Date:

Drawn by: BHT
Scale: NTS
Provided by: SECO ENERGY — SUMTERVILLE, FLORIDA — FLORIDA 16 SUMTER

Project Location	Type of Application	Engineer of Record
MARION COUNTY	MAJOR SITE PLAN	BINIAM TSEGAY, P.E. FLORIDA P.E. LICENSE NO.81411

Approved Date	Date	Work Order
12/08/2025	11/24/2025	212342

Approved By	Engineer	Drawing #
LBJ	BHT	BV- 02 - 142

BELLEVIEW SUBSTATION
2026 NEW RING BUS STATION
FDOT
DETAILS

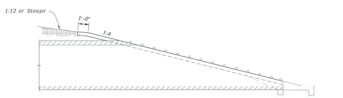
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SINGLE AND MULTIPLE CONCRETE PIPE DIMENSIONS AND QUANTITIES

Pipe	Dia. D	Rise R	Span S	X	A	B	C	I	F	G	H	GRATE SIZES 3' CONC SLAB (CY) Single Pipe	Double Pipe	Triple Pipe	Quad. Pipe	N	STANDARD WEIGHT PIPE	EXTRA STRONG PIPE	SODDING (SY) Single Pipe	Double Pipe	Triple Pipe	Quad. Pipe
Round Concrete	15"	—	—	2'-7"	2.27	4.09	6.36	4.43	8	1.22	4.0	0.83	1.58	2.33	3.08	1.33			7	9	11	13
	18"	—	—	2'-10"	2.96	5.12	7.48	5.45	9	1.41	4.0	0.82	1.73	2.64	3.55	1.33			8	10	12	13
	24"	—	—	3'-4"	3.53	7.18	9.71	7.07	11	1.73	4.0	0.80	1.92	2.98	4.04	1.33			9	11	13	15
	30"	—	—	4'-2"	3.70	9.29	11.95	9.18	13	2.00	4.0	0.68	1.93	2.74	3.50	1.33	2½"	3"	11	13	15	17
	36"	—	—	5'-1"	3.87	11.31	14.18	11.18	15	2.24	4.0	0.67	1.75	2.83	4.24	1.33	2½"	3"	13	15	17	20
	42"	—	—	6'-0"	3.05	13.37	16.42	13.03	17	2.45	4.0	1.75	3.25	4.75	6.25	1.58	2½"	3½"	14	17	19	22
	48"	—	—	6'-8"	3.22	15.43	18.63	15.03	19	2.65	4.0	1.83	3.26	4.70	6.14	1.58	2½"	3½"	15	18	21	24
	54"	—	—	7'-6"	3.38	17.49	20.88	17.03	21	2.83	4.0	2.03	3.78	5.54	7.28	1.58	3"	3"	17	20	23	27
	60"	—	—	8'-3"	3.56	19.55	23.12	19.03	23	3.00	4.0	2.02	3.77	5.52	7.26	1.58	3"	3"	18	22	25	29
Elliptical Concrete	—	12"	18"	2'-0"	2.44	3.58	5.66	3.58	7	1.00	3.0	0.60	1.10	1.61	2.11	1.21			6	8	9	11
	—	14"	23"	3'-4"	3.44	5.19	8.18	5.19	9	1.90	3.5	0.96	1.78	2.61	3.43	1.21			8	10	12	13
	—	19"	30"	4'-0"	3.62	8.09	11.96	8.09	11	2.31	3.6	0.95	1.52	2.09	2.65	1.27	2½"	3"	10	12	13	15
	—	24"	38"	5'-0"	3.79	9.98	14.77	9.98	13	2.85	3.6	1.41	2.42	3.44	4.45	1.31	2½"	3"	12	15	18	20
	—	29"	45"	5'-11"	3.05	11.93	17.63	11.93	15	3.39	3.7	1.41	2.42	3.44	4.45	1.38	2½"	3"	12	15	18	20
	—	34"	53"	7'-0"	3.32	13.82	20.42	13.82	17	3.93	3.8	1.63	2.80	3.97	5.14	1.42	3"	3½"	13	17	20	23
	—	38"	60"	7'-10"	3.39	15.38	22.70	15.38	19	4.37	3.9	1.63	2.80	3.97	5.14	1.46	3"	4"	14	18	21	25
	—	43"	68"	8'-9"	3.56	17.11	25.24	17.11	21	4.86	4.0	1.83	3.26	4.70	6.14	1.46	3"	4"	15	18	21	24
	—	48"	75"	9'-7"	3.73	18.77	27.78	18.77	23	5.34	4.0	2.03	3.78	5.54	7.28	1.50	3"	4"	17	20	23	27
	—	53"	83"	10'-6"	3.91	20.55	30.39	20.55	25	5.84	4.0	2.02	3.77	5.52	7.26	1.50	3"	HSS 3"x5"	18	22	25	29
	—	58"	91"	11'-4"	4.08	22.05	32.96	22.05	27	6.32	4.0	2.81	5.06	7.56	10.03	1.58	3½"	HSS 3½"x5"	20	25	29	33
	—	64"	98"	12'-2"	4.25	23.72	35.53	23.72	29	6.81	4.0	2.91	5.23	7.84	11.50	1.63	3½"	HSS 3½"x5½"	21	26	32	37

△6.42 ◇10.40

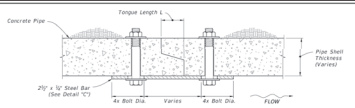
△Ø29. Dimensions permitted to allow use of 8' standard pipe lengths.
◇Ø30. Dimensions permitted to allow use of 12' standard pipe lengths.



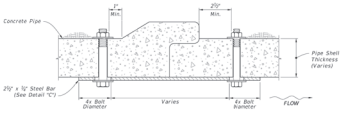
PERMISSIBLE PAVEMENT MODIFICATION

CONCRETE PIPE DIMENSIONS AND QUANTITIES AND PERMISSIBLE PAVEMENT MODIFICATION

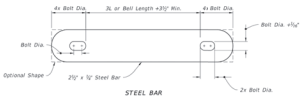
LAST REVISION 11/01/19	REVISION	DESCRIPTION:	FDOT	FY 2025-26 STANDARD PLANS	SIDE DRAIN MITERED END SECTION	INDEX 430-022	SHEET 3 of 7



TONGUE AND GROOVE CONNECTOR DETAIL



BELL AND SPIGOT CONNECTOR DETAIL

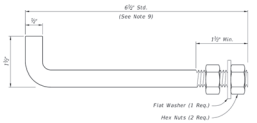


STEEL BAR

NOTES:
1. Use galvanized steel for all bars, bolts, nuts, and washers.
2. Two connectors required per joint, located 60° right and left of bottom center of pipe.
3. Bolt holes in pipe shell are to be drilled.

Bolt Dia.	Pipe Dia.
⅝"	15" to 36"
¾"	42" to 72"

CONCRETE PIPE CONNECTION DETAIL
DETAIL "C"



NOTES:
1. Anchors required for CMP only.
2. Use galvanized steel for all anchors, nuts, and washers.
3. Bend anchor where required to center in concrete slab.
4. Repair damaged surfaces after bending.
5. Space anchors a distance equal to four (4) corrugations.
6. Place the anchors in the outside crest of corrugation.
7. Place flat washers on inside wall of pipe.
8. Drill or punch holes in the mitered end pipe; burning not permitted.
9. A ½" x 2½" section is permitted.

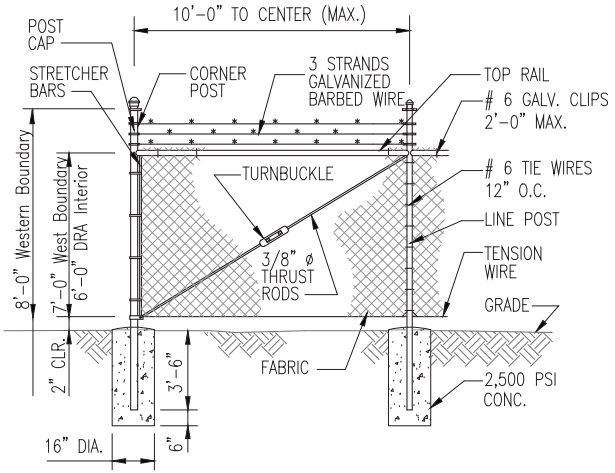
CORRUGATED METAL PIPE (CMP) ANCHOR DETAIL
DETAIL "D"

CONCRETE PIPE CONNECTION AND CORRUGATED PIPE ANCHOR DETAILS

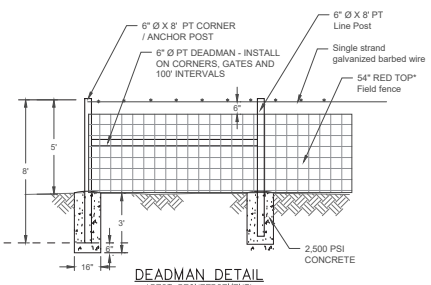
LAST REVISION 11/01/19	REVISION	DESCRIPTION:	FDOT	FY 2025-26 STANDARD PLANS	SIDE DRAIN MITERED END SECTION	INDEX 430-022	SHEET 6 of 7

SECO Energy, Inc. 330 SOUTH US HIGHWAY 301 SUMTERVILLE, FL 33585 E: biniam.tsegay@secoenergy.com O: 352-569-9640	Revision:	BY:	Date:	Drawn by: BHT Scale NTS	Provided by: SECO ENERGY SUMTERVILLE, FLORIDA FLORIDA 16 SUMTER	Project Location: MARION COUNTY	Type of Application: MAJOR SITE PLAN	Engineer of Record: BINIAM TSEGAY, P.E. FLORIDA P.E. LICENSE NO.81411	
						Approved Date: 12/08/2025	Date: 11/24/2025	BELLEVIEW SUBSTATION 2026 NEW RING BUS STATION FDOT DETAILS	Work Order: 212342
						Approved By: LBJ	Engineer: BHT		Drawing #: BV- 02 - 143

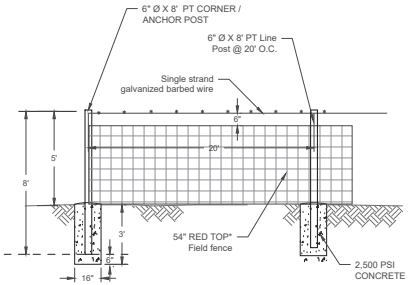
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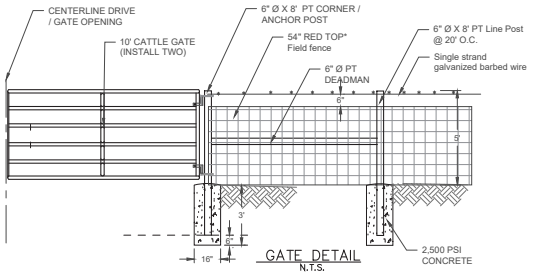
CHAIN LINK FENCING DETAIL



DEADMAN DETAIL
(POST REINFORCEMENT)
N.T.S.



FIELD FENCE DETAIL
N.T.S.



GATE DETAIL
N.T.S.

FIELD FENCE DETAIL

SECO Energy, Inc. 330 SOUTH US HIGHWAY 301 SUMTERVILLE, FL 33585 E: biniam.tsegay@secoenergy.com O: 352-569-9640	Revision:	BY:	Date:	Drawn by: BHT Scale NTS	Provided by: SECO ENERGY	Project Location: MARION COUNTY	Type of Application: MAJOR SITE PLAN	Engineer of Record: BINIAM TSEGAY, P.E. FLORIDA P.E. LICENSE NO.81411
						Approved Date: 12/08/2025 Approved By: LBJ	Date: 11/24/2025 Engineer: BHT	Work Order: 212342 Drawing #: BV- 06 - 301
						BELLEVIEW SUBSTATION 2026 NEW RING BUS STATION FENCE DETAILS		

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Marion County

Development Review Committee

Agenda Item

File No.: 2026-23618 **Agenda Date:** 7/13/2026 **Agenda No.:** 6.1.

SUBJECT:
Exalt Summerfield - Major Site Plan - 000600 - Waiver Request to Major Site Plan in Review
Parcel #: 47696-000-00 # WaiverPIR-001038-2026
Kimley-Horn and Associates

LDC 6.8.7.F(2) - Shade Tree
CODE states One shade tree shall be provided per 50 lineal feet of divider median.
APPLICANT requests a waiver from landscape requirement for shade trees in parking islands where the shade trees are within 20' of the building. Request that these may be replaced with accent trees referring to section 6.8.8.D of the LDC that states "Large trees shall not be located within 20 feet of a building. Accent/ornamental trees shall be located sufficiently..."

SUBMITTAL SUMMARY REPORT
MajorSite-000600-2026

PLAN NAME: Exalt Health Summerfield
LOCATION:
APPLICATION DATE: 04/09/2026
PARCEL: 47696-000-00
DESCRIPTION: The project will consist of the construction of a 40-bed inpatient rehab hospital, along with associated utilities, stormwater and parking infrastructure.

CONTACTS	NAME	COMPANY
Applicant	Kimley Horn	KIMLEY-HORN AND ASSOCIATES, INC
Applicant	Kimley Horn	KIMLEY-HORN AND ASSOCIATES, INC
Engineer of Record	Logan Reiber	Kimley-Horn and Associates Inc.
Owner	Erik de Vries	
Surveyor	Christopher Howson	JCH Consulting Group, Inc.
Surveyor	Christopher Howson	JCH Consulting Group, Inc.

SUBMITTAL	STARTED	DUE	COMPLETE	STATUS
OCE: Plan Review (DR) v.2	06/10/2026	06/17/2026	06/24/2026	Requires Re-submit
OCE: Plan Review (DR) v.1	04/14/2026	04/28/2026	04/29/2026	Requires Re-submit
OCE: Plan Review (DR) v.3				Not Received

SUBMITTAL DETAILS

OCE: Plan Review (DR) v.2

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
911 Management (DR) (911 Management)	Jamie Waldron	06/17/2026	06/16/2026	Approved
Corrections	Additional 911 Comments (**Resolved**) - **Corrective Action:** Civil Construction Plans - Sheet C-00 – Road name under Land Use Development Data is incorrect as US Highway 441, it should be S US Hwy 441, Sheets C-02, C-03, C-04, C-05, C-06A, C-06B, C-07A, C-08, C-10, C-11A, C-14, C-15A, & Landscape Plans – Sheets TM-01, L-01, - S US Hwy 441 is incorrectly labeled as U.S.27. Please correct on future submittals. - Additional Comments:			
Environmental Health (Plans) (Environmental Health)	Evan Searcy	06/17/2026	06/15/2026	Approved
Fire Marshal (Plans) (Fire)	Amanda Ramage	06/17/2026	06/11/2026	Approved
Growth Services Planning & Zoning (DR) (GS Planning and Zoning)	Jared Rivera	06/17/2026	06/18/2026	Requires Re-submit
Corrections	2.12.20 - Phases of development (**Resolved**) - [INFO] One phase seems to be indicated, with construction access indicated to north/south.			
Corrections	2.12.24 - Landscape requirements/6.8.6 - Buffering (**Not Resolved**) - [6/18/26] Enclosure height provided. Please indicate buffer type, not just width. [INITIAL] (1) Please indicate buffer types on civil plans, not just on landscaping plans. (2) Staff was unable to identify enclosure height for garbage collection area. Please indicate on civil plans consistent with LDC Sec. 6.8.9.B			
Corrections	3.2.3 - NON-RESIDENTIAL - Complies with FAR (**Resolved**) - [INFO] Maximum FAR of 1.0			
Corrections	Additional Growth Services Comments (**Resolved**) - [INFO] See attached email correspondence regarding proposed use as type of hospital, which is permitted by right in B-2 zoning. Please note that upon time that proposed facility transitions into different use, including but not limited to uses such as long-term rehabilitation/assisted living facilities, a Special Use Permit must be applied for and approved by Board of County Commissioners, or the property may be subject to code enforcement action, at the property owner's risk.			
Corrections	2.12 - Waivers (Requested & Approved) (**Resolved**) - [6/18/26; INFO] Table provided. Please continue to update waiver table if additional waivers are requested/approved. [INITIAL] In cover sheet, please indicate all proposed/approved waivers, including approval date/conditions			
Corrections	2.12.19 - Dimension & location of site improvement (**Resolved**) - [6/18/26] Provided by applicant. [INITIAL] Please indicate general dimensions (length/width) of building on site plan sheet(s).			
Corrections	2.12.27 - Location & screening of outside storage (**Resolved**) - [INFO] No outdoor storage			

SUBMITTAL SUMMARY REPORT (MajorSite-000600-2026)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
Growth Services Planning & Zoning (DR) (GS Planning and Zoning)	Jared Rivera	06/17/2026	06/18/2026	Requires Re-submit

Corrections 2.12.16/6.5 - EALS or Exemption provided (**Not Resolved**) - [6/18/26] EALS seems to not include transect map and map of gopher burrow location. Please provide.
(INFO) Refer to LDC Sec. 6.6 for requirements and design standards if the site contains open water, wetland, listed species, native habitat vegetation, and/or natural open space. If any listed species are observed/potentially located on site, coordinate with FWC and get required permits. Habitat preservation/mitigation plan shall be submitted to County for records at later stage. [INITIAL] Submitted ESA does not seem to provide reference to listed species/plant communities, nor provide all maps as listed in submittal requirements in LDC Sec. 6.5.4. Please provide Environmental Assessment of Listed Species (EALS) meeting all submittal requirements in LDC Sec. 6.5.4., or submit an Exemption Request by a licensed professional certifying that criteria in LDC Sec. 6.5.3.C are met, with all criteria explicitly listed.

Corrections 2.12.6 - Location of water and sewer (**Resolved**) - [INFO] Within Marion County Utilities service area. Defer to MCU

Corrections 2.12.5/1.8.2.D - Traffic Concurrency Evaluation? (**Resolved**) - [INFO] Please coordinate with OCE-Traffic regarding any improvements to be made as indicated by traffic impact analysis. Please coordinate with OCE-Traffic and Sunset Hills Development association regarding cross access to south of subject property.

Corrections 2.12 - Land Use Designation-adjacent properties (**Not Resolved**) - [6/18/26] Seems mark-up not transmitted to applicant for previous review. Please note that southeastern property boundary is technically abutting MR FLU designation. Please correct. [INITIAL] See markup on cover sheet for adjacent property FLU designation

Corrections 2.12.5/1.8.2.F - Concurrency Deferral Statement (**Resolved**) - [6/18/26] Provided. [INITIAL] Please provide a concurrency statement on the cover sheet according to LDC Sec. 1.8.2 (F). An owner may elect to defer required concurrency review and approval for a development application identified in Section 1.8.2.A to a subsequent development application review stage by executing the following "Concurrency Deferral Statement" on the development application plan, or in a separate sworn and notarized affidavit, a copy of which shall be provided to Growth Services and the original shall be recorded in Marion County's Public Records, as applicable: "This project has not been granted concurrency approval and/or granted and/or reserved any public facility capacities. Future rights to develop the resulting property(ies) are subject to a deferred concurrency determination, and final approval to develop the property has not been obtained. The completion of concurrency review and/or approval has been deferred to later development review stages, such as, but not limited to, [list subsequent applications expected pursuant to Section 1.8.2.C as applicable]."

Corrections 2.12.4/6.11.8 - Parking (**Not Resolved**) - [6/18/26;] Staff accepts provided County parking standards to be used for the in-patient rehabilitation HOSPITAL. Please see mark-up on cover sheet. Please note that facility may NOT actually be used for housing for handicapped, elderly, ACLF, nursing homes, or similar uses. Please note that upon time that proposed hospital transitions into different use, including but not limited to uses such as long-term rehabilitation/assisted living facilities, a Special Use Permit must be applied for and approved by Board of County Commissioners. Please acknowledge.
[INITIAL] Please indicate land use code for cited ITE Park Generation Manual figures

Corrections 2.12.4.L & Article 5 - Overlay zones (**Resolved**) - [INFO] (1) FEMA Flood Zone X; (2) No ESOZ; (3) Secondary Springs Protection Zone

Corrections 4.4 - Show proposed signs to meet LDC Sec 4.4 (**Resolved**) - [6/18/26] Single monument sign provided along NW corner of site. [INITIAL] Are any signs proposed? If so, please indicate on site plan. Please note that signs will require separate sign permit.

Comments Use is allowed by B-2 zoning as type of HOSPITAL only. If you have any additional questions related to this planning/zoning review, please contact jared.rivera@marionfl.org

Landscape (Plans) (Parks and Recreation)	Susan Heyen	06/17/2026	06/17/2026	Requires Re-submit

Comments 1. Provide calculations for shade trees and landscape areas 2. Tree mitigation inches to be revised per conversation with applicant 3. Palm trees shall not substitute for required shade trees. 4. Parking islands shall have shade trees, not understory, waiver required to use understory. 5. Please submit signed and sealed photometric plan (LDC 6.19.3)

OCE Design (Plans) (Office of the County Engineer)	Gerald Koch	06/17/2026	06/18/2026	Approved

Corrections 2.12.4 - Front page of the plan (**Resolved**) - **Corrective Action:** Missing type of application (Major Site Plan) & License Professional Certification signature - 2.12.4 - Front page of the plan: Front page of the plan shall minimally include A through L of this section of the LDC.

Corrections 2.12.3 - Title block (**Resolved**) - **Corrective Action:** Title block on ALL sheets denoting type of application; (Major Site Plan) - 2.12.3 - Title block: Title block on all sheets denoting type of application; project name, location, county, and state; and date of original and all revisions

SUBMITTAL SUMMARY REPORT (MajorSite-000600-2026)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
OCE Property Management (Plans) (Office of the County Engineer)	Delenie Roman	06/17/2026	06/17/2026	Informational

Comments

MAP/SUNBIZ CHECKED.
- DR 6/17/26

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]."
- DR 6/17/26

OCE Stormwater (Permits & Plans) (Office of the County Engineer)	Alexander Turnipseed	06/17/2026	06/15/2026	Informational

Comments Please provide a copy of the NPDES permit or NOI as well as the district permit prior to construction

OCE Survey (Plans) (Office of the County Engineer)	Theresa Smail	06/17/2026	06/16/2026	Approved

OCE Traffic (Permits & Plans) (Office of the County Engineer)	Chris Zeigler	06/17/2026	06/17/2026	Requires Re-submit

Corrections 6.12.12 - Sidewalks (**Not Resolved**) - **Corrective Action:** Sidewalk is required along US 441. Staff supports payment of a fee in-lieu of sidewalk construction. The sidewalk fee has to be approved by the Development Review Committee through a waiver request. If the DRC approves the payment of a fee, the comes out to $9,877.25 and must be paid prior to plan approval. - 6.12.12 - Sidewalks: Show sidewalk on the plans as required in section 6.12.12.

Utilities (OCE Plans) (Utilities)	Heather Proctor	06/17/2026	06/23/2026	Requires Re-submit

Corrections Parcel numbers match project area (**Resolved**) - **Corrective Action:** 47696-000-00 - Parcel numbers match project area: The parcels (s) shown on the application and/or site plan must match the project area.

Corrections 6.14.2 - Connection Requirements (**Resolved**) - **Corrective Action:** Connecting to Marion County Utilities water and wastewater. - 6.14.2 - Connection Requirements:

Corrections 6.14.5.A(2) - Proposed mains & connections shown (**Resolved**) - **Corrective Action:** Informational: Proposed mains shall be marked as private or public (MCU); points of demarcation shall be called out as necessary to identify changes in ownership. Shall include profile views unless otherwise noted. - 6.14.5.A(2) - Proposed mains & connections shown:

Corrections Review Fee as applicable (per Resolution) (**Not Resolved**) - **Corrective Action:** Utilities initial re-submittal review: $415.00 - Review Fee as applicable (per Resolution): MCU review fee for this submittal

Corrections 6.15.6.A - Potable Water Metering - loc/bank/size (**Resolved**) - **Corrective Action:** 4" Meter(s) at two locations. (2) Meters must be located within the Right-of-way - 6.15.6.A - Potable Water Metering - loc/bank/size:

Corrections 6.14.9.B - Transfer of Assets to MCU - PLAN NOTE: (**Resolved**) - **Corrective Action:** If the project will require a transfer of facilities to Marion County, it must be done PRIOR TO the DEP Clearance Package application being approved by Marion County Utilities. This includes a Bill of Sale with supporting conveyed assets detail, approved. - 6.14.9.B - Transfer of Assets to MCU -

SUBMITTAL SUMMARY REPORT (MajorSite-000600-2026)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
Utilities (OCE Plans) (Utilities)	Heather Proctor	06/17/2026	06/23/2026	Requires Re-submit

Corrections	6.16.4 - Wastewater Collection Systems (**Resolved**) - **Corrective Action:** "Marion County Utilities (MCU) will require proof of a successful, EOR signed and sealed, hydrostatic leak test for all private manholes and grease traps. MCU inspectors will not perform on-site testing for privately owned systems. A hold will be added to the site's building permit, if applicable. Alternatively, all private manholes may be sealed using the WrapidSeal. " - 6.16.4 - Wastewater Collection Systems:
Corrections	6.14.2.C(2) - Industrial Pretreatment/FOG (**Not Resolved**) - **Corrective Action:** MCU requires the S&S calculations for the grease trap, and the O&M to be submitted with the site plans. MCU will be the department that requires the inspection reports, ect. Lint trap required UT 311 (2) Identify grease trap(s) on plans and provide S&S calculations for the application. - 6.14.2.C(2) - Industrial Pretreatment/FOG:
Corrections	Additional Utilities Comments (**Resolved**) - **Corrective Action:** Informational: C-19 Brass is not recommended for sewer applications. Brass is currently shown on the 2" cross, nipples, and elbows. This will be a private lift station; however, it's highly recommended by MCU staff to replace the proposed brass. - Additional Utilities Comments
Corrections	6.16.5 - Wastewater Pump Stations (**Resolved**) - **Corrective Action:** Provide the completed force main pressure test to MCU. - 6.16.5 - Wastewater Pump Stations: Private pump stations (6.16.5 A, B); Public Lift Stations (6.16.5 C)
Corrections	6.14.8.A - Completion & Closeout - PLAN NOTE: (**Resolved**) - **Corrective Action:** Marion County Utilities requires a PDF copy of the utility as-builts for the preliminary walkthrough and project closeout. MCU's GIS and Construction teams will review the PDF as-builts and provide comments. Once all comments have been addressed and revisions made, a DWG/CAD file will be requested to complete the final closeout process. - 6.14.8.A - Completion & Closeout - PLAN NOTE
Corrections	6.14.5.A(8) - Connection to existing sanitary (**Resolved**) - **Corrective Action:** See Plan Comments - 6.14.5.A(8) - Connection to existing sanitary:
Corrections	6.17 - Water Reclamation/Reuse Facilities (**Resolved**) - **Corrective Action:** No reclaimed water available to this site. - 6.17 - Water Reclamation/Reuse Facilities:
Corrections	6.14.5.B - Submit permits to MCU (DOT, ROW etc) (**Resolved**) - **Corrective Action:** Informational: Copies of all related permit applications and issued permits shall be submitted to the Development Reviewer for Marion County Utilities Department. (LDC 6.14.5 C). - 6.14.5.B - Submit permits to MCU (DOT, ROW etc):
Corrections	6.15.6.B - Irrigation Water Metering - size (**Resolved**) - **Corrective Action:** Irrigation well proposed. Shown on lanscape plan on SE corner, near water meters. - 6.15.6.B - Irrigation Water Metering - size:
Corrections	6.15.3 - Fire Protection/Fire Flow Capacity (**Not Resolved**) - **Corrective Action:** 6/16/26 Meter and DDC to terminate right after valves. Call out end county maintenance. MUST BE CONSTRUCTED PER UT208 FOR DDC AND UT21A FOR POTABLE - 6.15.3 - Fire Protection/Fire Flow Capacity:
Corrections	6.14.5.C - Hydraulic Analysis (**Resolved**) - **Corrective Action:** 11 Exalt Summerfield Fire Flow Test log included with this submittal, and reviewed. Was a hydraulic analysis completed to analyze the water or wastewater pressures in this area? - 6.14.5.C - Hydraulic Analysis:
Corrections	6.14.7 - Construction Inspection - PLAN NOTE: (**Resolved**) - **Corrective Action:** Add note to Utility Sheet(s) 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 the start of any construction. If the pre-construction meeting is not completed, any work may be halted. To schedule, contact MCU's Development Review Officer; Heather.Proctor@MarionFL.org or (352) 438-2846 - 6.14.7 - Construction Inspection - PLAN NOTE:
Corrections	MCU Contact Info on Project Cover Sheet (**Resolved**) - **Corrective Action:** Correct contact, project map and parcel (47696-000-00) - MCU Contact Info on Project Cover Sheet: Marion County Utilities, 11800 S US Hwy 441, Belleview FL 34420 - Customer Service 24/7/365 352-307-6000
Corrections	6.14.6 - Utilities design to be owned by MCU (**Resolved**) - **Corrective Action:** Informational: A. All utility systems shall be designed for the estimated tributary population. B. All utility systems shall be designed utilizing components with a minimum 30 year life span. C. Systems intended to be owned and maintained by MCU shall be designed for the tributary population and in conformance with the adopted Marion County Utilities Master Plan, as amended. D. Water systems shall be designed to satisfy the domestic water demand and fire protection requirements. E. All systems to be owned, operated, or maintained by MCU shall be subject to a pre-design meeting with MCU .F. All meters shall be located in a meter easement located adjacent to or within the public right-of-way. G. All meters in an MCU maintained system shall be installed and inspected by MCU after receiving payment of applicable fees and charges. H. All pipe shall comply with state standards. I. The engineer shall provide the required lengths of mechanically restrained joints in table form on the plans. - 6.14.6 - Utilities design to be owned by MCU:
Corrections	6.14.5.A(1) - Existing water & sewer mains shown (**Resolved**) - **Corrective Action:** Informational: Contractor to field verify existing main sizes and locations. (2) 12" Force Main and 12" Water Main shown on Utility Plan. - 6.14.5.A(1) - Existing water & sewer mains shown: The entire utility system shall be shown on the plan, including existing water systems and all proposed components within the project area.
Corrections	6.14.4 - Capacity charges - domestic water/sewer (**Resolved**) - **Corrective Action:** Informational: Capital charges and flow rates will need to be calculated during the building permitting stage, prior to permit approval. - 6.14.4 - Capacity charges - domestic water/sewer
Corrections	6.15.6.D - Meter Location (**Resolved**) - **Corrective Action:** 10' Utility easement provided. Must be shown on as-builts. - 6.15.6.D - Meter Location:
Corrections	7.1.3 - UT DETAILS - current LDC version (**Not Resolved**) - **Corrective Action:** 6/16/26 Missing UT208 and UT210. UT 213 can be removed. UT 213 Note - Because of this type of facility, it needs to have a meter bypass for maintenance purposes. - 7.1.3 - UT DETAILS - current LDC version: UT details shall be current version based on latest edition of approved LDC
Corrections	6.15.6.G & H - Meters up to 2" and over 2" (**Resolved**) - **Corrective Action:** Informational: Please note that 4-inch meters may require additional time to order and receive. The contractor should plan accordingly.. - 6.15.6.G & H - Meters up to 2" and over 2": Meters shall be provided by MCU and paid for by Builder/Developer. Meters shown on Page 19, are larger than 2", and will be installed by developer.
Corrections	6.14.5.B - FDEP PWS and/or WW permits (**Resolved**) - **Corrective Action:** The Engineer of Record is responsible for requesting and submitting the appropriate FDEP Public Water System (PWS) and/or Wastewater (WW) permit applications, if applicable. All applications must be signed and sealed prior to submission for Marion County Utilities' signature and must be provided before the Utilities Pre-Construction meeting. - 6.14.5.B - FDEP PWS and/or WW permits:
Corrections	6.15.5 - Water Service & Connection (**Resolved**) - **Corrective Action:** Connecting to 12" Water main in two (2) locations for redundancy, 4" meters wit RPZ's - 6.15.5 - Water Service & Connection :

SUBMITTAL SUMMARY REPORT (MajorSite-000600-2026)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
Utilities (OCE Plans) (Utilities)	Heather Proctor	06/17/2026	06/23/2026	Requires Re-submit

Corrections 6.14.4 - Capacity charges - irrigation (**Resolved**) - **Corrective Action:** Proposed irrigation well shown on landscape plans in the SE Corner of the property, near the water service. - 6.14.4 - Capacity charges - irrigation: Projects using MCU irrigation shall must show the irrigation tap, meter placement, size, and backflow. Indicate total SF of irrigated area in anticipation of the irrigation meter request through Customer Service.

Corrections 6.15.7 - Cross Connection Control/Backflow (**Resolved**) - **Corrective Action:** Informational: A backflow hold will be placed on the building permit. Backflows must be tested and the results reported to crossconnectioncontrol@marionfl.org before the final hold can be released. - 6.15.7 - Cross Connection Control/Backflow:

Comments Please see the corrective comments. Project will be connecting to MCU water and sewer.

eREVIEW SESSION FILES:
01 Exalt Health Summerfield - Major Site Plan - Waiver 000824 - DRC Status Letter.pdf
03 Exalt Summerfield - Civil Construction Plans_DSS.pdf
04 South Cross Access Easement - Sunset Hills Development.pdf
05 North Cross Access Easement - AAA Industrial Park Plat.pdf
06 Property Ownership PSA.pdf
08 Terracon Geotech Report 20260311.pdf
10 Exalt Health Summerfield - Landscape Plans.pdf
10 O&M Manual_Exalt Summerfield_FOR S&S.pdf
11 Exalt Summerfield Fire Flow Test Log.pdf

REVIEWER	MARKUP	DATE/TIME	FILE NAME	PG #
Susan Heyen	RESUBMIT	06/17/2026 1:08	PM10 Exalt Health Summerfield - Landscape Plans.pdf	1
Susan Heyen	Mitigation inches to be revised	06/17/2026 1:09	PM10 Exalt Health Summerfield - Landscape Plans.pdf	1
Susan Heyen	Understory shall not be used in parking island unless conflict with site lighting	06/17/2026 1:10	PM10 Exalt Health Summerfield - Landscape Plans.pdf	3
Susan Heyen	Understory shall not be used in parking island unless conflict with site lighting	06/17/2026 1:11	PM10 Exalt Health Summerfield - Landscape Plans.pdf	3
Susan Heyen	Provide shade tree calculations and landscape area calculations	06/17/2026 1:12	PM10 Exalt Health Summerfield - Landscape Plans.pdf	3
Susan Heyen	Sabal plams shall not be substituted for required shade trees	06/17/2026 1:13	PM10 Exalt Health Summerfield - Landscape Plans.pdf	3
jrivera	Please note that handicap parking is based on number of parking PROPOSED.	06/18/2026 3:58	PM03 Exalt Summerfield - Civil Construction Plans_DSS.pdf	1
jrivera	& MR (see GIS map)	06/18/2026 4:01	PM03 Exalt Summerfield - Civil Construction Plans_DSS.pdf	1

Marion County
Board of County Commissioners

Office of the County Engineer

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

DEVELOPMENT REVIEW COMMITTEE WAIVER REQUEST FORM

Date: 7/07/2026 Parcel Number(s): 47696-000-00 Permit Number: MajorSite-000600-2026

A. PROJECT INFORMATION: Fill in below as applicable:

Project Name: Exalt Health Summerfield Commercial ☑ Residential ☐
Subdivision Name (if applicable): N/A
Unit_____ Block_____ Lot_____ Tract_____

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

Name (print): Summerfield Rehab, LP
Signature:
Mailing Address: 50 Kennedy Plaza, 12th Floor City: Providence
State: RI Zip Code: 02903 Phone # (214) 762-7334
Email address: erik@astreadevelopment.com

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

Firm Name (if applicable): Kimley-Horn and Associates, Inc. Contact Name: Logan R. Reiber, P.E.
Mailing Address: 1800 2nd Street, Suite 900 City: Sarasota
State: FL Zip Code: 34236 Phone # (941) 379-7600
Email address: logan.reiber@kimley-horn.com

D. WAIVER INFORMATION:
Section & Title of Code (be specific): Section 6.8.7.F(2) - Shade Tree
Reason/Justification for Request (be specific): Applicant request a waiver from landscape requirement for shade trees in parking islands where the shade trees are within 20' of the building. Request that these may be replaced with accent trees refering to section 6.8.8.D of the LDC that states "Large trees shall not be located within 20 feet of a building. Accent/ornamental trees shall be located sufficiently..."

DEVELOPMENT REVIEW USE:
Received By:_____ Date Processed:_____ Project #_____ AR #_____

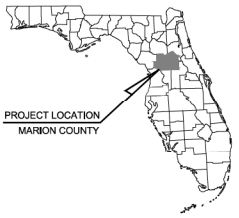
ZONING USE: Parcel of record: Yes ☐ No ☐ **Eligible to apply for Family Division: Yes ☐ No ☐**
Zoned:_____ ESOZ:_____ P.O.M._____ Land Use:_____ **Plat Vacation Required: Yes ☐ No ☐**
Date Reviewed:_____ Verified by (print & initial):_____

MAJOR SITE PLAN
FOR
EXALT HEALTH SUMMERFIELD

SECTION 22, TOWNSHIP 17 S, RANGE 23 E
MARION COUNTY, FLORIDA

NO SITUS
BELLEVIEW FL 34491 US

JUNE 2026



LAND USE DEVELOPMENT DATA

TOTAL AREA: ± 4.43 AC
± 192,873 SF

PARCEL ID NO: 47696-000-00

PRESENT ZONING: COMMUNITY BUSINESS (B-2) AND GENERAL AGRICULTURE (A-1)

OVERLAY ZONES: SECONDARY SPRINGS PROTECTION ZONE

ABUTTING PROPERTIES ZONING:
NORTH: COMMUNITY BUSINESS (B-2)
EAST: RESIDENTIAL (R-1)
SOUTH: PLANNED UNIT DEVELOPMENT (PUD)
WEST: S US HIGHWAY 441

FUTURE LAND USE: COM

ABUTTING PROPERTIES FUTURE LAND USE:
NORTH: COM
EAST: MR
SOUTH: COM & MR (see GIS map)
WEST: S US HIGHWAY 441

PROJECT AREA: ±4.43 AC

LAND USE CHART:

		AREA (SF)	AREA (AC)	AREA (%)
EXISTING	OPEN SPACE	192,873	4.43	100.0%
	TOTAL	192,873	4.43	100%
PROPOSED	BUILDING (TOTAL GFA)	39,291	0.90	20.32%
	OTHER IMPERVIOUS AREA	73,978	1.70	38.37%
	TOTAL PROPOSED IMPERVIOUS:	113,269	2.60	58.69%
	OPEN SPACE (INCLUDING DRA)	79,604	1.83	41.31%
	TOTAL	192,873	4.43	100%

FLOOR AREA RATIO (FAR) PROPOSED: 0.90 AC (20.32%)
OPEN SPACE PROVIDED : 1.83 AC (41.31%)
DEVELOPABLE ACREAGE: 4.43 AC (100.00%)

PROJECT LOCATION
NO SITUS BELLEVIEW FL 34491 US

BUILDING SETBACKS:
REQUIRED: NORTH = 10'
EAST = 25'
SOUTH = 10'
WEST = 40'

PROVIDED: NORTH = 66'
EAST = 209'
SOUTH = 31'
WEST = 73'

BUILDING HEIGHT:
PER LDC 4.2.17:
MAXIMUM BUILDING HEIGHT = 50'

PROPOSED BUILDING HEIGHT = 22'
(REFER TO ARCHITECTURAL PLANS; ALL STRUCTURES ONE STORY)

PARKING: (PER MARION COUNTY LDC TABLES 6.11-5 AND 6.11-6)
40-BED INPATIENT REHABILITATION HOSPITAL:
REQUIRED PARKING:
TOTAL PARKING REQUIRED = 34 SPACES (1 PER 3 BEDS + 0.5 PER EMPLOYEE (40))
HANDICAP PARKING REQUIRED = 2 SPACES
PARKING PROVIDED:
STANDARD OFF STREET PARKING = 79 SPACES
HANDICAP PARKING PROVIDED = 10 SPACES

TOTAL PARKING PROVIDED = 89 SPACES

CHARACTER AND INTENDED USE STATEMENT
THE PROJECT WILL CONSIST OF THE CONSTRUCTION OF A 40-BED INPATIENT REHAB HOSPITAL, ALONG WITH ASSOCIATED UTILITIES, STORMWATER AND PARKING INFRASTRUCTURE

WATER: POTABLE WATER SUPPLY WILL BE PROVIDED BY MARION COUNTY

SEWER: WASTEWATER COLLECTION AND TREATMENT WILL BE PROVIDED BY MARION COUNTY

GARBAGE: GARBAGE PICKUP WILL BE PROVIDED BY MARION COUNTY WASTE MANAGEMENT.

TREE LOCATION: THE PROPOSED DEVELOPMENT AND ITS ORIENTATION TO THE EXISTING TREES IS SHOWN ON THE CONSTRUCTION PLANS, TREES WILL BE PRESERVED WHERE POSSIBLE, TREE REMOVAL PERMIT WILL BE APPLIED FOR PRIOR TO CONSTRUCTION IF NECESSARY.

FEMA DESIGNATION:
THE SITE IS LOCATED WITHIN FLOOD ZONE "X" PER FEMA PANEL NO. 12083C0995D DATED 8/28/2008.

SURFACE WATER MANAGEMENT SYSTEM:
DRAINAGE SYSTEM WILL BE MAINTAINED BY OWNER.

WELLS: THERE ARE NO EXISTING WELLS LOCATED ON SITE.

ADA: ALL SIDEWALK CROSSINGS AT CURBS, GUTTERS AND INTERSECTIONS SHALL COMPLY WITH THE AMERICANS WITH DISABILITIES ACT AND FLORIDA ACCESSIBILITY CODE.

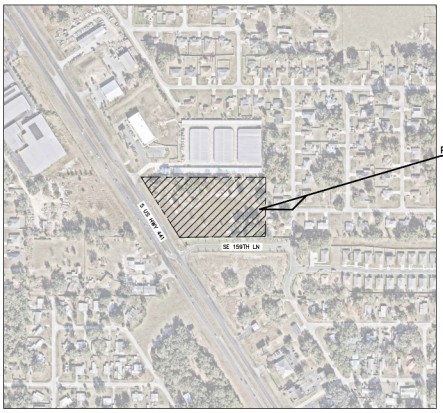
LANDSCAPE PLANS: INCLUDED WITH THIS SUBMITTAL.

FLORIDA BUILDING CODE: PLANS DESIGNED UNDER FBC, 7TH EDITION.

NOTES:
1. THIS PROJECT HAS NEITHER BEEN GRANTED CONCURRENCY APPROVAL NOR BEEN 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.
2. NO CHANGES TO THE WORK SHOWN ON THE APPROVED PLANS SHALL BE MADE WITHOUT NOTIFICATION TO AND APPROVAL BY THE OFFICE OF THE COUNTY ENGINEER.

WAIVERS:

CODE SECTION	WAIVERS REQUESTED	APPROVAL CONDITIONS	DATE
LDC 6.6.7	PARKING AREAS AND VEHICULAR USE AREAS	APPROVED	6/9/2026
LDC 6.12.12.D	SIDEWALK EXEMPTION FEE	APPROVED	6/9/2026
LDC 6.15.7.B	GEOTECHNICAL CRITERIA	APPROVED	6/9/2026



VICINITY MAP
SCALE: 1" = 250'

Sheet Number	Sheet Title
C-00	COVER SHEET
C-01	GENERAL NOTES
C-02	EXISTING CONDITIONS
C-03	AERIAL SITE PLAN
C-04	OVERALL SITE PLAN
C-05	ADA ROUTING PLAN
C-06A	FIRE TRUCK ROUTING EXHIBIT
C-06B	GARBAGE TRUCK ROUTING PLAN
C-07A	PAVEMENT MARKING AND SITE PLAN
C-07B	PAVEMENT MARKING AND SITE PLAN
C-08	EROSION CONTROL PLAN
C-09	EROSION CONTROL DETAILS
C-10	MASTER DRAINAGE PLAN
C-11A	PAVING GRADING AND DRAINAGE PLAN
C-11B	PAVING GRADING AND DRAINAGE PLAN
C-12	GRADING CROSS SECTIONS
C-13A	PAVING GRADING AND DRAINAGE DETAILS
C-13B	CONSTRUCTION DETAILS
C-13C	POND DETAILS
C-14	MASTER UTILITY PLAN
C-15A	UTILITY PLAN
C-15B	UTILITY PLAN
C-15C	UTILITY PLAN AND PROFILE
C-15D	UTILITY PLAN AND PROFILE
C-16	UTILITY DETAILS
C-17	UTILITY DETAILS
C-18	UTILITY DETAILS
C-19	LIFT STATION DETAILS
TM-01	TREE MITIGATION PLAN
TM-02	TREE MITIGATION SPECIFICATIONS
L-01	LANDSCAPE PLAN
L-02	LANDSCAPE SPECIFICATIONS
L-03	LANDSCAPE DETAILS
IR-01	SCHEMATIC IRRIGATION PLAN
IR-02	IRRIGATION SPECIFICATIONS AND DETAILS
IR-03	IRRIGATION DETAILS

APPLICANT/OWNER:
SUMMERFIELD REHAB, LP
50 KENNEDY PLAZA, 12TH FLOOR
PROVIDENCE, RI 02903
PHONE: (214) 762-7334
EMAIL: ERIK@ASTREADEVELOPMENT.COM

ENGINEER :
KIMLEY-HORN AND ASSOCIATES, INC.
1800 SECOND STREET, SUITE 900
SARASOTA, FLORIDA 34236
PHONE: (941) 379-7600
EMAIL: LOGAN.REIBER@KIMLEY-HORN.COM

ARCHITECT:
ENVIRONMENTS FOR HEALTH
801 CHERRY ST, STE 500
FORT WORTH, TX 76102
PHONE: (817) 266-1917
EMAIL: MATT.HURST@E4HARCHITECTURE.COM

SURVEYOR:
JCH CONSULTING GROUP, INC.
436 SW 19TH STREET
OCALA, FL 34471
PHONE: (352) 405-1482

LANDSCAPE ARCHITECT :
KIMLEY-HORN AND ASSOCIATES, INC.
1800 SECOND STREET, SUITE 900
SARASOTA, FLORIDA 34236
PHONE: (941) 379-7600
EMAIL: MATT.DUNN@KIMLEY-HORN.COM

UTILITY COMPANIES:

POTABLE WATER AND SANITARY SEWER
MARION COUNTY UTILITIES
11800 US-441,
BELLEVIEW, FL 34420
PH: 352-307-6000

TELEPHONE/ CABLE/ INTERNET
CHARTER COMMUNICATIONS
2850 S. LECANTO HIGHWAY,
LECANTO, FL 34461
PHONE: 352-527-2189

GAS
TECO PEOPLES GAS
316 SW 33RD AVE,
OCALA, FL 34474
PH: 352-622-0111

ELECTRIC
DUKE ENERGY
4399 SE MARICAMP RD,
OCALA, FL 34480
PH: 800-700-8744

OWNER'S CERTIFICATION

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

ERIK DE VRIES, CEO — DATE
SUMMERFIELD REHAB, LP

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

LOGAN R. REIBER, P.E.
FLORIDA LICENSE NUMBER: 99500
DATE: 6/9/2026

No. 99500 — STATE OF FLORIDA — REGISTERED PROFESSIONAL ENGINEER

Logan R Reiber

THIS DOCUMENT HAS BEEN DIGITALLY SIGNED AND SEALED BY LOGAN R. REIBER, P.E. ON THE DATE ADJACENT TO THE SEAL.
PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.
LOGAN R. REIBER, P.E. No. 99500
KIMLEY-HORN AND ASSOCIATES, INC.
REGISTRY No. 35106
1800 SECOND STREET, SUITE 900
SARASOTA, FLORIDA 34236

DATE: JUNE 2026
PROJECT NO. 248377001
SHEET NUMBER C-00

No.	REVISIONS	DATE	BY

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PREPARED BY
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SUNSHINE STATE ONE CALL OF FLORIDA, INC.

PROJECT DATUM: NAVD 1988

THE PRESENCE OF GROUNDWATER SHOULD BE ANTICIPATED ON THIS PROJECT. CONTRACTORS BID SHALL INCLUDE CONSIDERATION FOR ADDRESSING THIS ISSUE.

THE SITE CONSTRUCTION STAKEOUT SHALL BE PERFORMED UNDER THE DIRECTION OF A FLORIDA REGISTERED SURVEYOR. AUTOCAD FILES WILL BE AVAILABLE TO VALIDATE ANY DISCREPANCIES IN THE STAKEOUT. ANY DISCREPANCIES FOUND BETWEEN AUTOCAD FILES AND SITE CONSTRUCTION PLANS SHALL BE BROUGHT TO THE ENGINEER'S ATTENTION FOR CLARIFICATION PRIOR TO THAT STAKEOUT.

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Plotted: June 09, 2026 10:46:18am C:\Users\Accounts\Kimley-Horn\248377001 - EXALT SUMMERFIELD\Project Files\CAD\Plans\Sheets\C-00 Cover Sheet.dwg
Xrefs: Set EXALT HEALTH SUMMERFIELD Layout C-00 Cover Sheet
Bindings: Base

GENERAL CONSTRUCTION NOTES

1. THE CONTRACTOR AND SUBCONTRACTORS SHALL OBTAIN A COPY OF THE FLORIDA DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" (LATEST EDITION) AND BECOME FAMILIAR WITH THE CONTENTS PRIOR TO COMMENCING WORK, AND, UNLESS OTHERWISE NOTED, ALL WORK SHALL CONFORM AS APPLICABLE TO THESE STANDARDS AND SPECIFICATIONS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING ALL MATERIAL AND LABOR TO CONSTRUCT THE FACILITY AS SHOWN AND DESCRIBED IN THE CONSTRUCTION DOCUMENTS IN ACCORDANCE WITH THE APPROPRIATE APPROVING AUTHORITIES, SPECIFICATIONS AND REQUIREMENTS. CONTRACTOR SHALL CLEAR AND GRUB ALL AREAS UNLESS OTHERWISE INDICATED, REMOVING TREES, STUMPS, ROOTS, MUCK, EXISTING PAVEMENT AND ALL OTHER UNSUITABLE OR OBJECTIONABLE MATERIAL.
3. EXISTING UTILITIES SHOWN ARE LOCATED ACCORDING TO THE INFORMATION AVAILABLE TO THE ENGINEER AT THE TIME OF THE TOPOGRAPHIC SURVEY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR THE ENGINEER. GUARANTEE IS NOT MADE THAT ALL EXISTING UNDERGROUND UTILITIES ARE SHOWN OR THAT THE LOCATION OF THOSE SHOWN ARE ENTIRELY ACCURATE. FINDING THE ACTUAL LOCATION OF ANY EXISTING UTILITIES IS THE CONTRACTOR'S RESPONSIBILITY AND SHALL BE DONE BEFORE HE COMMENCES ANY WORK IN THE VICINITY. FURTHERMORE, THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES DUE TO THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. THE OWNER OR ENGINEER WILL ASSUME NO LIABILITY FOR ANY DAMAGES SUSTAINED OR COST INCURRED BECAUSE OF THE OPERATIONS IN THE VICINITY OF EXISTING UTILITIES OR STRUCTURES, NOR FOR TEMPORARY BRACING AND SHORING OF SAME. IF IT IS NECESSARY TO SHORE, BRACE, SWING OR RELOCATE A UTILITY, THE UTILITY COMPANY OR DEPARTMENT AFFECTED SHALL BE CONTACTED AND THEIR PERMISSION OBTAINED REGARDING THE METHOD TO USE FOR SUCH WORK.
4. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES WHICH MAY HAVE BURIED OR AERIAL UTILITIES WITHIN OR NEAR THE CONSTRUCTION AREA BEFORE COMMENCING WORK. THE CONTRACTOR SHALL PROVIDE 48 HOURS MINIMUM NOTICE TO ALL UTILITY COMPANIES PRIOR TO BEGINNING CONSTRUCTION. A LIST OF THE UTILITY COMPANIES WHICH THE CONTRACTOR MUST CALL BEFORE COMMENCING WORK IS PROVIDED ON THE COVER SHEET OF THESE CONSTRUCTION PLANS. THIS LIST SERVES AS A GUIDE ONLY AND IS NOT INTENDED TO LIMIT THE UTILITY COMPANIES WHICH THE CONTRACTOR MAY WISH TO NOTIFY.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED CONSTRUCTION PERMITS AND BONDS IF REQUIRED PRIOR TO CONSTRUCTION.
6. THE CONTRACTOR SHALL HAVE AVAILABLE AT THE JOB SITE AT ALL TIMES ONE COPY OF THE CONSTRUCTION DOCUMENTS INCLUDING PLANS, SPECIFICATIONS, AND SPECIAL CONDITIONS AND COPIES OF ANY REQUIRED CONSTRUCTION PERMITS.
7. ANY DISCREPANCIES ON THE DRAWINGS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER AND ENGINEER BEFORE COMMENCING WORK. NO FIELD CHANGES OR DEVIATIONS FROM DESIGN ARE TO BE MADE WITHOUT PRIOR APPROVAL OF THE OWNER AND NOTIFICATION TO THE ENGINEER.
8. ALL COPIES OF COMPACTION, CONCRETE AND OTHER REQUIRED TEST RESULTS ARE TO BE SENT TO THE OWNER AND DESIGN ENGINEER OF RECORD DIRECTLY FROM THE TESTING AGENCY.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SUBMITTING TO THE ENGINEER A CERTIFIED RECORD SURVEY SIGNED AND SEALED BY A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF FLORIDA DEPICTING THE ACTUAL FIELD LOCATION OF ALL CONSTRUCTED IMPROVEMENTS THAT ARE REQUIRED BY THE JURISDICTIONAL AGENCIES FOR THE CERTIFICATION PROCESS. ALL SURVEY COSTS WILL BE THE CONTRACTOR'S RESPONSIBILITY.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DOCUMENTING AND MAINTAINING AS-BUILT INFORMATION WHICH SHALL BE RECORDED AS CONSTRUCTION PROGRESSES OR AT THE COMPLETION OF APPROPRIATE CONSTRUCTION INTERVALS AND SHALL BE RESPONSIBLE FOR PROVIDING AS-BUILT DRAWINGS TO THE OWNER FOR THE PURPOSE OF CERTIFICATION TO JURISDICTIONAL AGENCIES AS REQUIRED. ALL AS-BUILT DATA SHALL BE COLLECTED BY A STATE OF FLORIDA PROFESSIONAL LAND SURVEYOR WHOSE SERVICES ARE ENGAGED BY THE CONTRACTOR.
11. ANY WELLS DISCOVERED ON SITE THAT WILL HAVE NO USE MUST BE PLUGGED BY A LICENSED WELL DRILLING CONTRACTOR IN A MANNER APPROVED BY ALL JURISDICTIONAL AGENCIES. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ANY WELL ABANDONMENT PERMITS REQUIRED.
12. ANY WELL DISCOVERED DURING EARTH MOVING OR EXCAVATION SHALL BE REPORTED TO THE APPROPRIATE JURISDICTIONAL AGENCIES WITHIN 24 HOURS AFTER DISCOVERY IS MADE.
13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THAT THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS DO NOT CONFLICT WITH ANY KNOWN EXISTING OR OTHER PROPOSED IMPROVEMENTS. IF ANY CONFLICTS ARE DISCOVERED, THE CONTRACTOR SHALL NOTIFY THE OWNER PRIOR TO INSTALLATION OF ANY PORTION OF THE SITE WORK THAT WOULD BE AFFECTED. FAILURE TO NOTIFY OWNER OF AN IDENTIFIABLE CONFLICT PRIOR TO PROCEEDING WITH INSTALLATION RELIEVES OWNER OF ANY OBLIGATION TO PAY FOR A RELATED CHANGE ORDER.

DEMOLITION NOTES

1. ALL MATERIAL REMOVED FROM THIS SITE BY THE CONTRACTOR SHALL BE DISPOSED OF BY THE CONTRACTOR IN A LEGAL MANNER.
2. REFER TO THE TOPOGRAPHIC SURVEY FOR ADDITIONAL DETAILS OF EXISTING STRUCTURES, ETC., LOCATED WITHIN THE PROJECT SITE. UNLESS OTHERWISE NOTED, ALL STRUCTURES, SLABS, CONCRETE, ASPHALT, DEBRIS PILES, SIGNS, AND ALL APPURTENANCES ARE TO BE REMOVED FROM THE SITE BY THE CONTRACTOR AND PROPERLY DISPOSED OF IN A LEGAL MANNER AS PART OF THIS CONTRACT. SOME ITEMS TO BE REMOVED MAY NOT BE DEPICTED ON THE TOPOGRAPHIC SURVEY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VISIT THE SITE AND DETERMINE THE FULL EXTENT OF ITEMS TO BE REMOVED. IF ANY ITEMS ARE IN QUESTION, THE CONTRACTOR SHALL CONTACT THE OWNER PRIOR TO REMOVAL OF SAID ITEMS.
3. ALL TREES NOT SPECIFICALLY SHOWN TO BE PRESERVED OR RELOCATED SHALL BE REMOVED AS A PART OF THIS CONTRACT. TREE PROTECTION FENCING SHALL BE INSTALLED PRIOR TO ANY DEMOLITION.

PAVING, GRADING AND DRAINAGE NOTES

1. ALL PAVING, CONSTRUCTION, MATERIALS, AND WORKMANSHIP WITHIN COUNTY'S RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH LOCAL OR COUNTY SPECIFICATIONS AND STANDARDS (LATEST EDITION) OR FDOT SPECIFICATIONS AND STANDARDS (LATEST EDITION) IF NOT COVERED BY LOCAL OR COUNTY REGULATIONS.
2. ALL UNPAVED AREAS IN EXISTING RIGHTS-OF-WAY DISTURBED BY CONSTRUCTION SHALL BE REGRADED AND SODDED.
3. TRAFFIC CONTROL ON ALL FDOT, LOCAL AND COUNTY RIGHTS-OF-WAY SHALL MEET THE REQUIREMENTS OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (U.S. DOT/FHA) AND THE REQUIREMENTS OF THE STATE AND ANY LOCAL AGENCY HAVING JURISDICTION. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.
4. THE CONTRACTOR SHALL GRADE THE SITE TO THE ELEVATIONS INDICATED AND SHALL REGRADE WASHOUTS WHERE THEY OCCUR AFTER EVERY RAINFALL UNTIL A GRASS STAND IS WELL ESTABLISHED OR ADEQUATE STABILIZATION OCCURS.
5. ALL OPEN AREAS WITHIN THE PROJECT SITE SHALL BE SODDED UNLESS INDICATED OTHERWISE ON THE LANDSCAPE PLAN.
6. ALL AREAS INDICATED AS PAVEMENT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE TYPICAL PAVEMENT SECTIONS AS INDICATED ON THE DRAWINGS.
7. WHERE EXISTING PAVEMENT IS INDICATED TO BE REMOVED AND REPLACED, THE CONTRACTOR SHALL SAW CUT A MINIMUM 2" DEEP FOR A SMOOTH AND STRAIGHT JOINT AND REPLACE THE PAVEMENT WITH THE SAME TYPE AND DEPTH OF MATERIAL AS EXISTING OR AS INDICATED.
8. WHERE NEW PAVEMENT MEETS THE EXISTING PAVEMENT, THE CONTRACTOR SHALL SAW CUT THE EXISTING PAVEMENT A MINIMUM 2" DEEP FOR A SMOOTH AND STRAIGHT JOINT AND MATCH THE EXISTING PAVEMENT ELEVATION WITH THE PROPOSED PAVEMENT UNLESS OTHERWISE INDICATED.
9. THE CONTRACTOR SHALL INSTALL FILTER FABRIC OVER ALL DRAINAGE STRUCTURES FOR THE DURATION OF CONSTRUCTION AND UNTIL ACCEPTANCE OF THE PROJECT BY THE OWNER. ALL DRAINAGE STRUCTURES SHALL BE CLEANED OF DEBRIS AS REQUIRED DURING AND AT THE END OF CONSTRUCTION TO PROVIDE POSITIVE DRAINAGE FLOWS.
10. IF DEWATERING IS REQUIRED, THE CONTRACTOR SHALL OBTAIN ANY APPLICABLE REQUIRED PERMITS. THE CONTRACTOR IS TO COORDINATE WITH THE OWNER AND THE DESIGN ENGINEER PRIOR TO ANY EXCAVATION.
11. STRIP TOPSOIL AND ORGANIC MATTER FROM ALL AREAS OF THE SITE AS REQUIRED. IN SOME CASES TOPSOIL MAY BE STOCKPILED ON SITE FOR PLACEMENT WITHIN LANDSCAPED AREAS BUT ONLY AS DIRECTED BY THE OWNER.
12. FIELD DENSITY TESTS SHALL BE TAKEN AT INTERVALS IN ACCORDANCE WITH THE LOCAL JURISDICTIONAL AGENCY OR TO FDOT STANDARDS, IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.
13. ALL SLOPES AND AREAS DISTURBED BY CONSTRUCTION SHALL BE GRADED AS PER PLANS. THE AREAS SHALL THEN BE SODDED OR SEEDED AS SPECIFIED IN THE PLANS, FERTILIZED, MULCHED, WATERED AND MAINTAINED UNTIL HARDY GRASS GROWTH IS ESTABLISHED IN ALL AREAS. ANY AREAS DISTURBED FOR ANY REASON PRIOR TO FINAL ACCEPTANCE OF THE JOB SHALL BE CORRECTED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER. ALL EARTHEN AREAS WILL BE SODDED OR SEEDED AND MULCHED AS SHOWN ON THE LANDSCAPING PLAN.
14. ALL CUT OR FILL SLOPES SHALL BE 4 (HORIZONTAL) :1 (VERTICAL) OR FLATTER UNLESS OTHERWISE SHOWN.
15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTROL OF DUST AND DIRT RISING AND SCATTERING IN THE AIR DURING CONSTRUCTION AND SHALL PROVIDE WATER SPRINKLING OR OTHER SUITABLE METHODS OF CONTROL. THE CONTRACTOR SHALL COMPLY WITH ALL GOVERNING REGULATIONS PERTAINING TO ENVIRONMENTAL PROTECTION.
16. THE CONTRACTOR SHALL TAKE ALL REQUIRED MEASURES TO CONTROL TURBIDITY, INCLUDING BUT NOT LIMITED TO THE INSTALLATION OF TURBIDITY BARRIERS AT ALL LOCATIONS WHERE THE POSSIBILITY OF TRANSFERRING SUSPENDED SOLIDS INTO THE RECEIVING WATER BODY EXISTS DUE TO THE PROPOSED WORK. TURBIDITY BARRIERS MUST BE MAINTAINED IN EFFECTIVE CONDITION AT ALL LOCATIONS UNTIL CONSTRUCTION IS COMPLETED AND DISTURBED SOIL AREAS ARE STABILIZED. THEREAFTER, THE CONTRACTOR MUST REMOVE THE BARRIERS, AT NO TIME SHALL THERE BE ANY OFF-SITE DISCHARGE WHICH VIOLATES THE WATER QUALITY STANDARDS IN CHAPTER 17-302, FLORIDA ADMINISTRATIVE CODE.
17. SOD, WHERE CALLED FOR, MUST BE INSTALLED AND MAINTAINED ON EXPOSED SLOPES WITHIN 48 HOURS OF COMPLETING FINAL GRADING, AND AT ANY OTHER TIME AS NECESSARY, TO PREVENT EROSION, SEDIMENTATION OR TURBID DISCHARGES.
18. THE CONTRACTOR MUST REVIEW AND MAINTAIN A COPY OF THE ENVIRONMENTAL RESOURCE PERMIT COMPLETE WITH ALL CONDITIONS, ATTACHMENTS, EXHIBITS, AND PERMIT MODIFICATIONS IN GOOD CONDITION AT THE CONSTRUCTION SITE. THE COMPLETE PERMIT MUST BE AVAILABLE FOR REVIEW UPON REQUEST BY WATER MANAGEMENT DISTRICT REPRESENTATIVES.
19. THE CONTRACTOR SHALL ENSURE THAT ISLAND PLANTING AREAS AND OTHER PLANTING AREAS ARE NOT COMPACTED AND DO NOT CONTAIN ROAD BASE MATERIALS. THE CONTRACTOR SHALL ALSO EXCAVATE AND REMOVE ALL UNDESIRABLE MATERIAL FROM ALL AREAS ON THE SITE TO BE PLANTED AND PROPERLY DISPOSED OF IN A LEGAL MANNER.
20. THE CONTRACTOR SHALL INSTALL ALL UNDERGROUND STORM WATER PIPING PER MANUFACTURER'S RECOMMENDATIONS.

WATER AND SEWER UTILITY NOTES

1. THE CONTRACTOR SHALL CONSTRUCT GRAVITY SEWER LATERALS, MANHOLES GRAVITY SEWER LINES AND DOMESTIC WATER AND FIRE PROTECTION SYSTEM AS SHOWN ON THESE PLANS, THE CONTRACTOR SHALL FURNISH ALL NECESSARY MATERIALS, EQUIPMENT, MACHINERY, TOOLS, MEANS OF TRANSPORTATION AND LABOR NECESSARY TO COMPLETE THE WORK IN FULL AND COMPLETE ACCORDANCE WITH THE SHOWN, DESCRIBED AND REASONABLY INTENDED REQUIREMENTS OF THE CONTRACT DOCUMENTS AND JURISDICTIONAL AGENCY REQUIREMENTS. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.
2. ALL EXISTING UNDERGROUND UTILITY LOCATIONS SHOWN ARE APPROXIMATE, THE CONTRACTOR SHALL COMPLY WITH ALL REQUIREMENTS FOR UTILITY LOCATION AND COORDINATION IN ACCORDANCE WITH THE NOTES CONTAINED IN THE GENERAL CONSTRUCTION SECTION OF THIS SHEET.
3. THE CONTRACTOR SHALL RESTORE ALL DISTURBED VEGETATION IN KIND, UNLESS SHOWN OTHERWISE.
4. DEFLECTION OF PIPE JOINTS AND CURVATURE OF PIPE SHALL NOT EXCEED THE MANUFACTURER'S SPECIFICATIONS. SECURELY CLOSE ALL OPEN ENDS OF PIPE AND FITTINGS WITH A WATERTIGHT PLUG WHEN WORK IS NOT IN PROGRESS. THE INTERIOR OF ALL PIPES SHALL BE CLEAN AND JOINT SURFACES WIPED CLEAN AND DRY AFTER THE PIPE HAS BEEN LOWERED INTO THE TRENCH. VALVES SHALL BE PLUMB AND LOCATED ACCORDING TO THE PLANS.
5. ALL PHASES OF INSTALLATION, INCLUDING UNLOADING, TRENCHING, LAYING AND BACK FILLING, SHALL BE DONE IN A FIRST CLASS WORKMANLIKE MANNER. ALL PIPE AND FITTINGS SHALL BE CAREFULLY STORED FOLLOWING MANUFACTURER'S RECOMMENDATIONS. CARE SHALL BE TAKEN TO AVOID DAMAGE TO THE COATING OR LINING IN ANY D.I. PIPE FITTINGS. ANY PIPE OR FITTING WHICH IS DAMAGED OR WHICH HAS FLAWS OR IMPERFECTIONS WHICH, IN THE OPINION OF THE ENGINEER OR OWNER, RENDERS IT UNFIT FOR USE, SHALL NOT BE USED. ANY PIPE NOT SATISFACTORY FOR USE SHALL BE CLEARLY MARKED AND IMMEDIATELY REMOVED FROM THE JOB SITE, AND SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
6. WATER FOR FIRE FIGHTING SHALL BE AVAILABLE FOR USE PRIOR TO COMBUSTIBLES BEING BROUGHT ON SITE.
7. ALL UTILITY AND STORM DRAIN TRENCHES LOCATED UNDER AREAS TO RECEIVE PAVING SHALL BE COMPLETELY BACK FILLED IN ACCORDANCE WITH THE GOVERNING JURISDICTIONAL AGENCY'S SPECIFICATIONS. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.
8. UNDERGROUND LINES SHALL BE SURVEYED BY A STATE OF FLORIDA PROFESSIONAL LAND SURVEYOR PRIOR TO BACK FILLING.
9. CONTRACTOR SHALL PERFORM, AT HIS OWN EXPENSE, ANY AND ALL TESTS REQUIRED BY THE SPECIFICATIONS AND/OR ANY AGENCY HAVING JURISDICTION. THESE TESTS MAY INCLUDE, BUT MAY NOT BE LIMITED TO, INFILTRATION AND EXFILTRATION, TELEVISION INSPECTION AND A MANDREL TEST ON GRAVITY SEWER. A COPY OF THE TEST RESULTS SHALL BE PROVIDED TO THE UTILITY PROVIDER, OWNER AND JURISDICTIONAL AGENCY AS REQUIRED.

EROSION CONTROL NOTES

1. THE STORM WATER POLLUTION PREVENTION PLAN ("SWPPP") IS COMPRISED OF THIS EROSION CONTROL PLAN, THE STANDARD DETAILS, THE PLAN NOTES, ATTACHMENTS INCLUDED IN SPECIFICATIONS OF THE SWPPP, PLUS THE PERMIT AND ALL SUBSEQUENT REPORTS AND RELATED DOCUMENTS.
2. ALL CONTRACTORS AND SUBCONTRACTORS INVOLVED WITH STORM WATER POLLUTION PREVENTION SHALL OBTAIN A COPY OF THE STORM WATER POLLUTION PREVENTION PLAN AND THE STATE OF FLORIDA NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM GENERAL PERMIT (NPDES PERMIT) AND BECOME FAMILIAR WITH THEIR CONTENTS.
3. THE CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES AS REQUIRED BY THE SWPPP. ADDITIONAL BEST MANAGEMENT PRACTICES SHALL BE IMPLEMENTED AS DICTATED BY CONDITIONS AT NO ADDITIONAL COST TO THE OWNER THROUGHOUT ALL PHASES OF CONSTRUCTION.
4. BEST MANAGEMENT PRACTICES (BMPS) AND CONTROLS SHALL CONFORM TO FEDERAL, STATE, OR LOCAL REQUIREMENTS OR MANUAL OF PRACTICE, AS APPLICABLE. THE CONTRACTOR SHALL IMPLEMENT ADDITIONAL CONTROLS AS DIRECTED BY THE PERMITTING AGENCY OR OWNER.
5. EROSION CONTROL PLAN MUST CLEARLY DELINEATE ALL STATE WATERS, PERMITS FOR ANY CONSTRUCTION ACTIMTY IMPACTING STATE WATERS OR REGULATED WETLANDS MUST BE MAINTAINED ON SITE AT ALL TIMES.
6. THE CONTRACTOR SHALL MINIMIZE CLEARING TO THE MAXIMUM EXTENT PRACTICAL OR AS REQUIRED BY THE GENERAL PERMIT.
7. CONTRACTOR SHALL DENOTE ON PLAN THE TEMPORARY PARKING AND STORAGE AREA WHICH SHALL ALSO BE USED AS THE EQUIPMENT MAINTENANCE AND CLEANING AREA, EMPLOYEE PARKING AREA, AND AREA FOR LOCATING PORTABLE FACILITIES, OFFICE TRAILERS, AND TOILET FACILITIES.
8. ALL WASH WATER (CONCRETE TRUCKS, VEHICLE CLEANING, EQUIPMENT CLEANING, ETC.) SHALL BE DETAINED AND PROPERLY TREATED OR DISPOSED.
9. SUFFICIENT OIL AND GREASE ABSORBING MATERIALS AND FLOTATION BOOMS SHALL BE MAINTAINED ON SITE OR READILY AVAILABLE TO CONTAIN AND CLEAN-UP FUEL OR CHEMICAL SPILLS AND LEAKS.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DUST CONTROL ON SITE. THE USE OF MOTOR OILS AND OTHER PETROLEUM BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION OPERATIONS IS PROHIBITED.
11. RUBBISH, TRASH, GARBAGE, LITTER, OR OTHER SUCH MATERIALS SHALL BE DEPOSITED INTO SEALED CONTAINERS. MATERIALS SHALL BE PREVENTED FROM LEAVING THE PREMISES THROUGH THE ACTION OF WIND OR STORM WATER DISCHARGE INTO DRAINAGE DITCHES OR WATERS OF THE STATE.
12. ALL STORM WATER POLLUTION PREVENTION MEASURES PRESENTED ON THE PLAN, SHALL BE INITIATED AS SOON AS PRACTICABLE.

EROSION CONTROL NOTES (CONT.)

13. STABILIZATION PRACTICES SHOULD BE INITIATED AS SOON AS PRACTICAL, BUT IN NO CASE MORE THAN 7 DAYS WHERE CONSTRUCTION HAS TEMPORARILY CEASED.
14. DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS PERMANENTLY STOPPED SHALL BE PERMANENTLY SEEDED. THESE AREAS SHALL BE SEEDED NO LATER THAN 7 DAYS AFTER THE LAST CONSTRUCTION ACTIVITY OCCURRED IN THESE AREAS. REFER TO SECTION 981 OF THE STANDARD SPECIFICATIONS FOR SEEDING AND MAINTENANCE REQUIREMENTS.
15. IF THE ACTION OF VEHICLES TRAVELING OVER THE GRAVEL CONSTRUCTION ENTRANCES IS NOT SUFFICIENT TO REMOVE THE MAJORITY OF DIRT OR MUD, THEN THE TIRES MUST BE WASHED BEFORE THE VEHICLES ENTER A PUBLIC ROAD. IF WASHING IS USED, PROVISIONS MUST BE MADE TO INTERCEPT THE WASH WATER AND TRAP THE SEDIMENT BEFORE IT IS CARRIED OFF THE SITE.
16. ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLES ONTO ROADWAYS OR INTO STORM DRAINS MUST BE REMOVED AS SOON AS POSSIBLE.
17. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING SEDIMENT IN THE DETENTION POND AND ANY SEDIMENT THAT MAY HAVE COLLECTED IN THE STORM SEWER DRAINAGE SYSTEMS IN CONJUNCTION WITH THE STABILIZATION OF THE SITE.
18. ON-SITE & OFF SITE SOIL STOCKPILE AND BORROW AREAS SHALL BE PROTECTED FROM EROSION AND SEDIMENTATION THROUGH IMPLEMENTATION OF BEST MANAGEMENT PRACTICES. STOCKPILE AND BORROW AREA LOCATIONS SHALL BE NOTED ON THE EROSION CONTROL PLAN AND PERMITTED IN ACCORDANCE WITH GENERAL PERMIT REQUIREMENTS.
19. SLOPES SHALL BE LEFT IN A ROUGHENED CONDITION DURING THE GRADING PHASE TO REDUCE RUNOFF VELOCITIES AND EROSION.
20. DUE TO GRADE CHANGES DURING THE DEVELOPMENT OF THE PROJECT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING THE EROSION CONTROL MEASURES (SILT FENCES, ETC.) TO PREVENT EROSION.
21. ALL CONSTRUCTION SHALL BE STABILIZED AT THE END OF EACH WORKING DAY. THIS INCLUDES BACK FILLING OF TRENCHES FOR UTILITY CONSTRUCTION AND PLACEMENT OF GRAVEL OR BITUMINOUS PAVING FOR ROAD CONSTRUCTION.

MAINTENANCE

ALL MEASURES STATED ON THE EROSION AND SEDIMENT CONTROL PLAN, AND IN THE STORM WATER POLLUTION PREVENTION PLAN, SHALL BE MAINTAINED IN FULLY FUNCTIONAL CONDITION UNTIL NO LONGER REQUIRED FOR A COMPLETED PHASE OF WORK OR FINAL STABILIZATION OF THE SITE. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE CHECKED BY A QUALIFIED PERSON AT LEAST ONCE EVERY SEVEN CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A 0.5" RAINFALL EVENT, AND CLEANED AND REPAIRED IN ACCORDANCE WITH THE FOLLOWING:

1. INLET PROTECTION DEVICES AND BARRIERS SHALL BE REPAIRED OR REPLACED IF THEY SHOW SIGNS OF UNDERMINING, OR DETERIORATION
2. ALL SEEDED AREAS SHALL BE CHECKED REGULARLY TO SEE THAT A GOOD STAND IS MAINTAINED. AREAS SHOULD BE FERTILIZED, WATERED AND RESEEDED AS NEEDED. FOR MAINTENANCE REQUIREMENTS REFER TO SECTION 981 OF THE STANDARD SPECIFICATIONS.
3. SILT FENCES SHALL BE REPAIRED TO THEIR ORIGINAL CONDITIONS IF DAMAGED, SEDIMENT SHALL BE REMOVED FROM THE SILT FENCES WHEN IT REACHES ONE-HALF THE HEIGHT OF THE SILT FENCE.
4. THE CONSTRUCTION ENTRANCES SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE CONSTRUCTION ENTRANCES AS CONDITIONS DEMAND.
5. THE TEMPORARY PARKING AND STORAGE AREA SHALL BE KEPT IN GOOD CONDITION (SUITABLE FOR PARKING AND STORAGE). THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE TEMPORARY PARKING AS CONDITIONS DEMAND.
6. OUTLET STRUCTURES IN THE SEDIMENTATION BASINS SHALL BE MAINTAINED IN OPERATIONAL CONDITIONS AT ALL TIMES. SEDIMENT SHALL BE REMOVED FROM SEDIMENT BASINS OR TRAPS WHEN THE DESIGN CAPACITY HAS BEEN REDUCED BY 55 CUBIC YARDS / ACRE.
7. ALL MAINTENANCE OPERATIONS SHALL BE DONE IN A TIMELY MANNER BUT IN NO CASE LATER THAN 2 CALENDAR DAYS FOLLOWING THE INSPECTION.

ADA NOTES

1. CURB RAMPS ALONG PUBLIC STREETS AND IN THE PUBLIC RIGHT-OF-WAY SHALL BE CONSTRUCTED BASED ON THE COUNTY STANDARD CONSTRUCTION DETAILS AND SPECIFICATIONS.
2. PRIVATE CURB RAMPS ON THE SITE (I.E. OUTSIDE PUBLIC STREET RIGHT-OF-WAY) SHALL CONFORM TO ADA STANDARDS AND SHALL HAVE A DETECTABLE WARNING SURFACE THAT IS FULL WIDTH AND FULL DEPTH OF THE CURB RAMP, NOT INCLUDING FLARES.
3. ALL ACCESSIBLE ROUTES, GENERAL SITE AND BUILDING ELEMENTS, RAMPS, CURB RAMPS, STRIPING, AND PAVEMENT MARKINGS SHALL CONFORM TO ADA STANDARDS FOR ACCESSIBLE DESIGN, LATEST EDITION.
4. ANY COMPONENTS OF THE PROJECT SERVING MULTIFAMILY DWELLINGS IN BUILDINGS THAT HAVE 4 OR MORE UNITS PER DWELLING SHALL ALSO CONFORM TO THE FAIR HOUSING ACT (FHA), AND COMPLY WITH THE FAIR HOUSING ACT DESIGN MANUAL BY THE US DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT.
5. BEFORE PLACING PAVEMENT, CONTRACTOR SHALL VERIFY THAT SUITABLE ACCESSIBLE PEDESTRIAN ROUTES (PER ADA AND FHA) EXIST TO AND FROM EVERY DOOR AND ALONG SIDEWALKS. ACCESSIBLE PARKING SPACES, ACCESS AISLES, AND ACCESSIBLE ROUTES. IN NO CASE SHALL AN ACCESSIBLE RAMP SLOPE EXCEED 1 VERTICAL TO 12 HORIZONTAL. IN NO CASE SHALL SIDEWALK CROSS SLOPE EXCEED 2.0 PERCENT. IN NO CASE SHALL LONGITUDINAL SIDEWALK SLOPE EXCEED 5.0 PERCENT. ACCESSIBLE PARKING SPACES AND ACCESS AISLES SHALL NOT EXCEED 2.0 PERCENT SLOPE IN ANY DIRECTION.
6. CONTRACTOR SHALL TAKE FIELD SLOPE MEASUREMENTS ON FINISHED SUBGRADE AND FORM BOARDS PRIOR TO PLACING PAVEMENT TO VERIFY THAT ADA SLOPE REQUIREMENTS ARE PROVIDED. CONTRACTOR SHALL CONTACT ENGINEER PRIOR TO PAVING IF ANY EXCESSIVE SLOPES ARE ENCOUNTERED, NO CONTRACTOR CHANGE ORDERS WILL BE ACCEPTED FOR ADA SLOPE COMPLIANCE ISSUES.

PROJECT DATUM: NAVD88

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THE SITE CONSTRUCTION STAKEOUT SHALL BE PREFORMED UNDER THE DIRECTION OF A FLORIDA REGISTERED SURVEYOR. THE SURVEYOR SHALL BE AUTHORIZED TO SIGN THE AUTO CAD "BLUE" STAKEOUT. ANY DISCREPANCIES FOUND BETWEEN AUTOCAD FILES AND SITE CONSTRUCTION PLANS SHALL BE BROUGHT TO THE ENGINEERS ATTENTION FOR CLARIFICATION PRIOR TO THAT STAKEOUT.

NO.	REVISIONS	DATE	BY

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WWW.KIMLEY-HORN.COM CERTIFICATE OF AUTHORIZATION NO. 35106

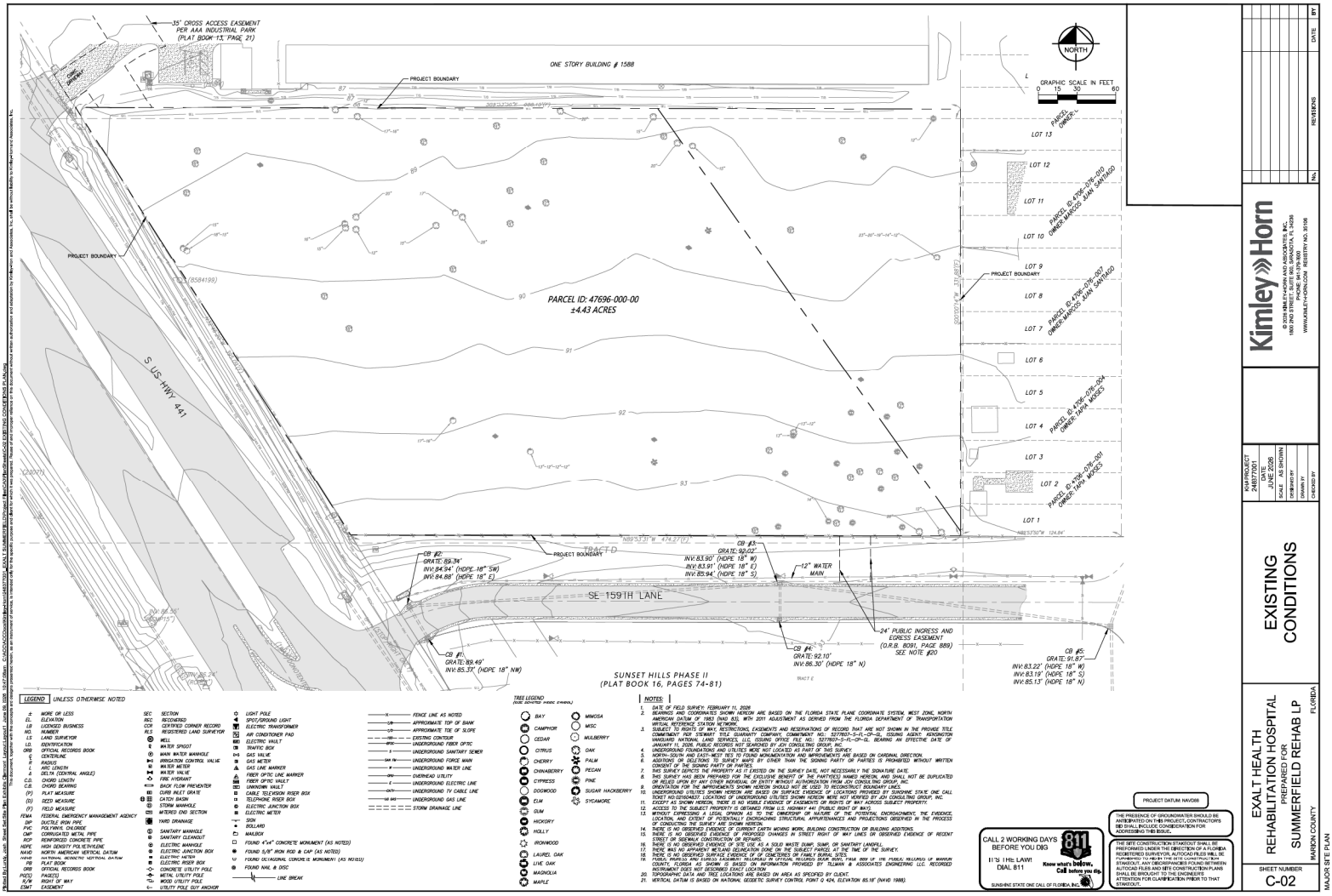
LICENSED PROFESSIONAL
LOGAN A. CRIBBIN, P.E.
FLORIDA LICENSE NUMBER
99000
DATE:

KHA PROJECT
248777001
DATE
JUNE 2026
SCALE AS SHOWN
DESIGNED BY
DRAWN BY
CHECKED BY

EXALT HEALTH
REHABILITATION HOSPITAL
PREPARED FOR
SUMMERFIELD REHAB LP
MARION COUNTY FLORIDA

GENERAL NOTES

SHEET NUMBER
C-01
MAJOR SITE PLAN



LEGEND UNLESS OTHERWISE NOTED

±	MORE OR LESS	SEC	SECTION		LIGHT POLE
EL	ELEVATION	REC	RECORDED		SPOT/GROUND LIGHT
LB	LICENSED BUSINESS	CER	CERTIFIED CORNER RECORD		ELECTRIC TRANSFORMER
NO.	NUMBER	RLS	REGISTERED LAND SURVEYOR		AIR CONDITIONER PAD
LS	LAND SURVEYOR		WELL		ELECTRIC VAULT
I.D.	IDENTIFICATION		WATER SPIGOT		TRAFFIC BOX
ORB	OFFICIAL RECORDS BOOK		MAIN WATER MANHOLE		GAS VALVE
℄	CENTERLINE		IRRIGATION CONTROL VALVE		GAS METER
R	RADIUS		WATER METER		GAS LINE MARKER
L	ARC LENGTH		WATER VALVE		FIBER OPTIC LINE MARKER
Δ	DELTA (CENTRAL ANGLE)		FIRE HYDRANT		FIBER OPTIC VAULT
C.D.	CHORD LENGTH	RPZ/DA	BACK FLOW PREVENTER		UNKNOWN VAULT
C.B.	CHORD BEARING		CURB INLET GRATE		CABLE TELEVISION RISER BOX
(P)	PLAT MEASURE		CATCH BASIN		TELEPHONE RISER BOX
(D)	DEED MEASURE		STORM MANHOLE		ELECTRIC JUNCTION BOX
(F)	FIELD MEASURE		MITERED END SECTION		ELECTRIC METER
FEMA	FEDERAL EMERGENCY MANAGEMENT AGENCY		YARD DRAINAGE		SIGN
DIP	DUCTILE IRON PIPE		SANITARY MANHOLE		BOLLARD
PVC	POLYVINYL CHLORIDE		SANITARY CLEANOUT		MAILBOX
CMP	CORRUGATED METAL PIPE		ELECTRIC MANHOLE		FOUND 4"x4" CONCRETE MONUMENT (AS NOTED)
RCP	REINFORCED CONCRETE PIPE		ELECTRIC JUNCTION BOX		FOUND 5/8" IRON ROD & CAP (AS NOTED)
HDPE	HIGH DENSITY POLYETHYLENE		ELECTRIC METER		FOUND OCCASIONAL CONCRETE MONUMENT (AS NOTED)
NAVD	NORTH AMERICAN VERTICAL DATUM		ELECTRIC RISER BOX		FOUND NAIL & DISC
(NAVD)	NON-FEDERAL ACOUSTIC NOTIONAL DATUM		CONCRETE UTILITY POLE		
PB	PLAT BOOK		METAL UTILITY POLE		
ORB	OFFICIAL RECORDS BOOK		WOOD UTILITY POLE		
PG(S)	PAGE(S)		UTILITY POLE GUY ANCHOR		
R/W	RIGHT OF WAY				
ESMT	EASEMENT				

	FENCE LINE AS NOTED
CB	APPROXIMATE TOP OF BANK
TOS	APPROXIMATE TOE OF SLOPE
90	EXISTING CONTOUR
UFOC	UNDERGROUND FIBER OPTIC
S	UNDERGROUND SANITARY SEWER
SM FM	UNDERGROUND FORCE MAIN
W	UNDERGROUND WATER LINE
OHP	OVERHEAD UTILITY
E	UNDERGROUND ELECTRIC LINE
CATV	UNDERGROUND TV CABLE LINE
NG GAS	UNDERGROUND GAS LINE
	STORM DRAINAGE LINE

TREE LEGEND (SIZE DENOTED HEREIN DIAMETER)

	BAY		MIMOSA
	CAMPHOR		MISC
	CEDAR		MULBERRY
	CITRUS		OAK
	CHERRY		PALM
	CHINABERRY		PECAN
	CYPRESS		PINE
	DOGWOOD		SUGAR HACKBERRY
	ELM		SYCAMORE
	GUM		
	HICKORY		
	HOLLY		
	IRONWOOD		
	LAUREL OAK		
	LIVE OAK		
	MAGNOLIA		
	MAPLE		

NOTES:

1. DATE OF FIELD SURVEY: FEBRUARY 11, 2026.
2. BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM OF 1983 (NAD 83), WITH 2011 ADJUSTMENT AS DERIVED FROM THE FLORIDA DEPARTMENT OF TRANSPORTATION VIRTUAL REFERENCE STATION NETWORK.
3. SUBJECT TO RIGHTS OF WAY, RESTRICTIONS, EASEMENTS AND RESERVATIONS OF RECORD THAT ARE NOT SHOWN IN THE PROVIDED TITLE COMMITMENT PREPARED BY: VANGUARD NATIONAL LAND SERVICES, LLC, ISSUING OFFICE FILE NO: 5371857-3-FL-CP-CL, ISSUING AGENT: EXCALIBUR VANGUARD NATIONAL LAND SERVICES, LLC, ISSUING OFFICE FILE NO: 5371857-3-FL-CP-CL, BEARING AN EFFECTIVE DATE OF JANUARY 11, 2026. PUBLIC RECORDS NOT SEARCHED BY JOH CONSULTING GROUP, INC.
4. UNDERGROUND FOUNDATIONS AND UTILITIES WERE NOT LOCATED AS PART OF THIS SURVEY.
5. NORTH-SOUTH AND EAST-WEST TIES TO FOUND MONUMENTATION AND IMPROVEMENTS ARE BASED ON CARDINAL DIRECTION.
6. ADDITIONS OR DELETIONS TO SURVEY MAPS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
7. THIS SURVEY DEPICTS THE PROPERTY AS IT EXISTED ON THE SURVEY DATE, NOT NECESSARILY THE SIGNATURE DATE.
8. THIS SURVEY WAS BEEN PREPARED FOR THE EXCLUSIVE BENEFIT OF THE PARTY(IES) NAMED HEREON, AND SHALL NOT BE DUPLICATED FOR USE BY ANY OTHER PERSONS OR ENTITIES WITHOUT AUTHORIZATION FROM JOH CONSULTING GROUP, INC.
9. ORIENTATION FOR THE IMPROVEMENTS SHOWN HEREON SHOULD NOT BE USED TO RECONSTRUCT BOUNDARY LINES.
10. UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON SURFACE EVIDENCE OF LOCATIONS PROVIDED BY SUNSHINE STATE ONE CALL TICKET NO 021010437. LOCATIONS OF UNDERGROUND UTILITIES SHOWN HEREON WERE NOT VERIFIED BY JOH CONSULTING GROUP, INC.
11. EXCEPT AS SHOWN HEREON, THERE IS NO VISIBLE EVIDENCE OF EASEMENTS OR RIGHTS OF WAY ACROSS SUBJECT PROPERTY.
12. ACCESS TO THE SUBJECT PROPERTY IS OBTAINED FROM U.S. HIGHWAY 441 (PUBLIC RIGHT OF WAY).
13. WITHOUT EXPRESSING A LEGAL OPINION AS TO THE OWNERSHIP OR NATURE OF THE POTENTIAL ENCROACHMENT, THE EVIDENCE, LOCATION, AND EXTENT OF POTENTIALLY ENCROACHING STRUCTURAL APPURTENANCES AND PROJECTIONS OBSERVED IN THE PROCESS OF CONDUCTING THIS SURVEY ARE SHOWN HEREON.
14. THERE IS NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
15. THERE IS NO OBSERVED EVIDENCE OF PROPOSED CHANGES IN STREET RIGHT OF WAY LINES OR OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
16. THERE IS NO OBSERVED EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP, OR SANITARY LANDFILL.
17. THERE WAS NO APPARENT WETLAND DELINEATION DONE ON THE SUBJECT PARCEL AT THE TIME OF THE SURVEY.
18. PUBLIC UTILITIES OBSERVED AT THE TIME OF SURVEY: ELECTRIC SERVICES ON FAMILY DOLLAR SITE.
19. THE SUBJECT PROPERTY IS SERVED BY CENTRAL WATER AND SEWER SERVICE PROVIDED BY 1100 LF 10" PUBLIC WATERMAIN OF MARION COUNTY, FLORIDA AS SHOWN IS BASED ON INFORMATION PROVIDED BY TILLMAN & ASSOCIATES ENGINEERING LLC. RECORDED INSTRUMENT DOES NOT DESCRIBED EXACT LOCATION.
20. TOPOGRAPHIC DATA AND TREE LOCATIONS ARE BASED ON AREA AS SPECIFIED BY CLIENT.
21. VERTICAL DATUM IS BASED ON NATIONAL GEODETIC SURVEY CONTROL POINT Q 424, ELEVATION 85.18' (NAVD 1988).

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DIAL 811
Know what's below, Call before you dig.
SUNSHINE STATE ONE CALL OF FLORIDA, INC.

PROJECT DATUM: NAVD88

THE PRESENCE OF GROUNDWATER SHOULD BE ANTICIPATED ON THIS PROJECT. CONTRACTORS BID SHALL INCLUDE CONSIDERATION FOR ADDRESSING THIS ISSUE.

THE SITE CONSTRUCTION STAKEOUT SHALL BE PERFORMED UNDER THE DIRECTION OF A FLORIDA REGISTERED SURVEYOR AND MAPPER. ALL DATA SHALL BE FURNISHED TO AND IN THE AUTO CAD FORMAT FILE STAKEOUT. ANY DISCREPANCIES FOUND BETWEEN AUTOCAD FILES AND SITE CONSTRUCTION PLANS SHALL BE BROUGHT TO THE ENGINEERS ATTENTION FOR CLARIFICATION PRIOR TO THAT STAKEOUT.

NO.	REVISIONS	DATE	BY

Kimley»Horn

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1100 2ND STREET, SUITE 900, SARASOTA, FL 34236
PHONE: 941-379-7000
WWW.KIMLEY-HORN.COM | REGISTRY NO. 35106

KHA PROJECT 248577001
DATE JANUARY 2026
SCALE AS SHOWN
DESIGNED BY
DRAWN BY
CHECKED BY

EXISTING CONDITIONS

EXALT HEALTH REHABILITATION HOSPITAL
PREPARED FOR
SUMMERFIELD REHAB LP
MARION COUNTY FLORIDA

SHEET NUMBER C-02

MAJOR SITE PLAN

Kimley»Horn

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No.	REVISIONS	DATE	BY

KHA PROJECT 248777001
DATE JUNE 2026
SCALE AS SHOWN
DESIGNED BY
DRAWN BY
CHECKED BY

LICENSED PROFESSIONAL
LOGAN A. FISBEIN, P.E.
FLORIDA LICENSE NUMBER 99000
DATE:

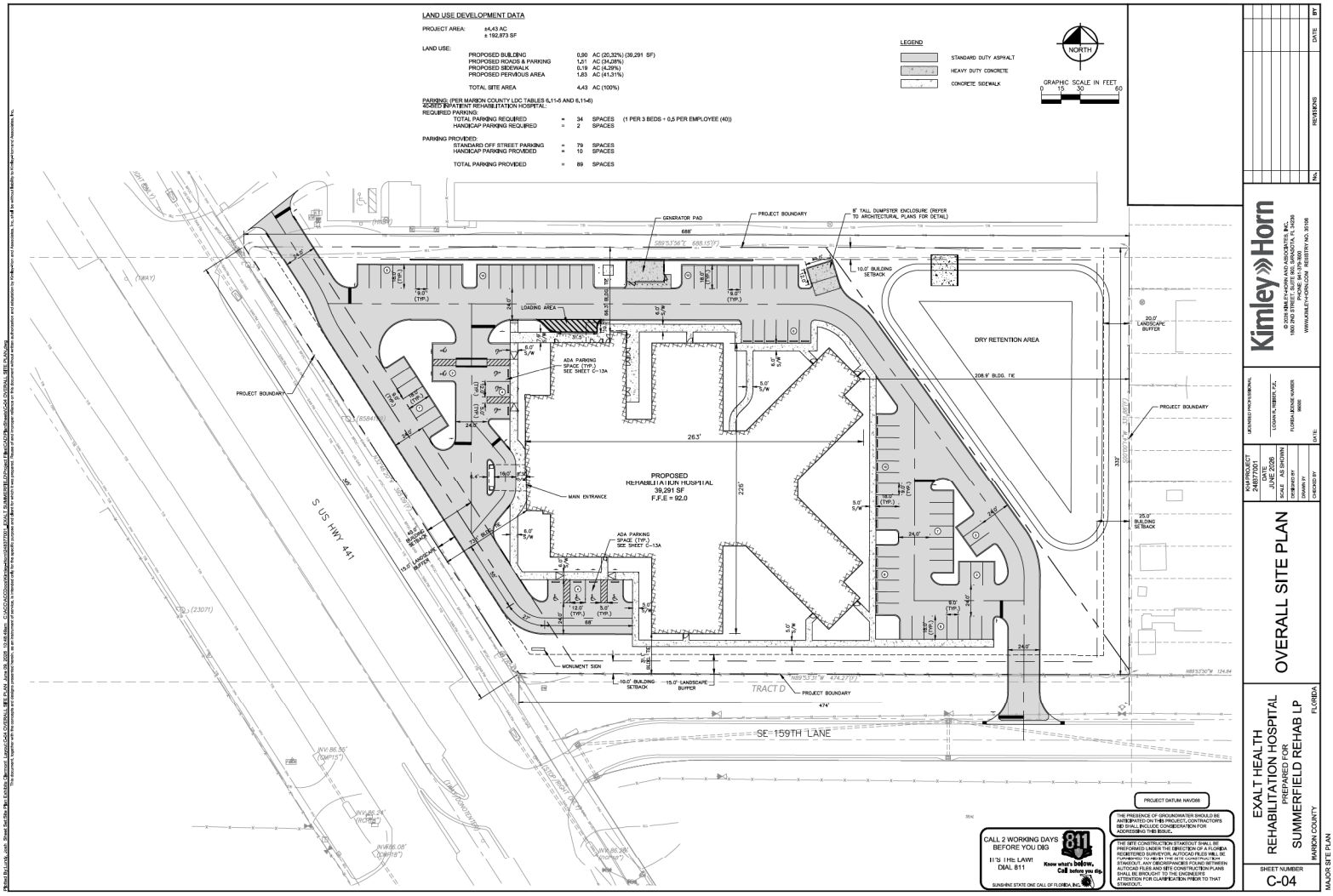
AERIAL SITE PLAN

EXALT HEALTH
REHABILITATION HOSPITAL
PREPARED FOR
SUMMERFIELD REHAB LP
MARION COUNTY FLORIDA

SHEET NUMBER
C-03

MAJOR SITE PLAN

Plotted By: Lindy, Josh - Plotted On: Tuesday, June 30, 2026 - 10:44:48am - C:\ACCDocs\Kimley-Horn\Exalt Health Rehabilitation Hospital\248777001 Project Files\ACAD\Sheets\Civil\C-03 AERIAL SITE PLAN.dwg
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LOGAN A. FERREIRA, P.E.
FLORIDA LICENSE NUMBER
99000
DATE:

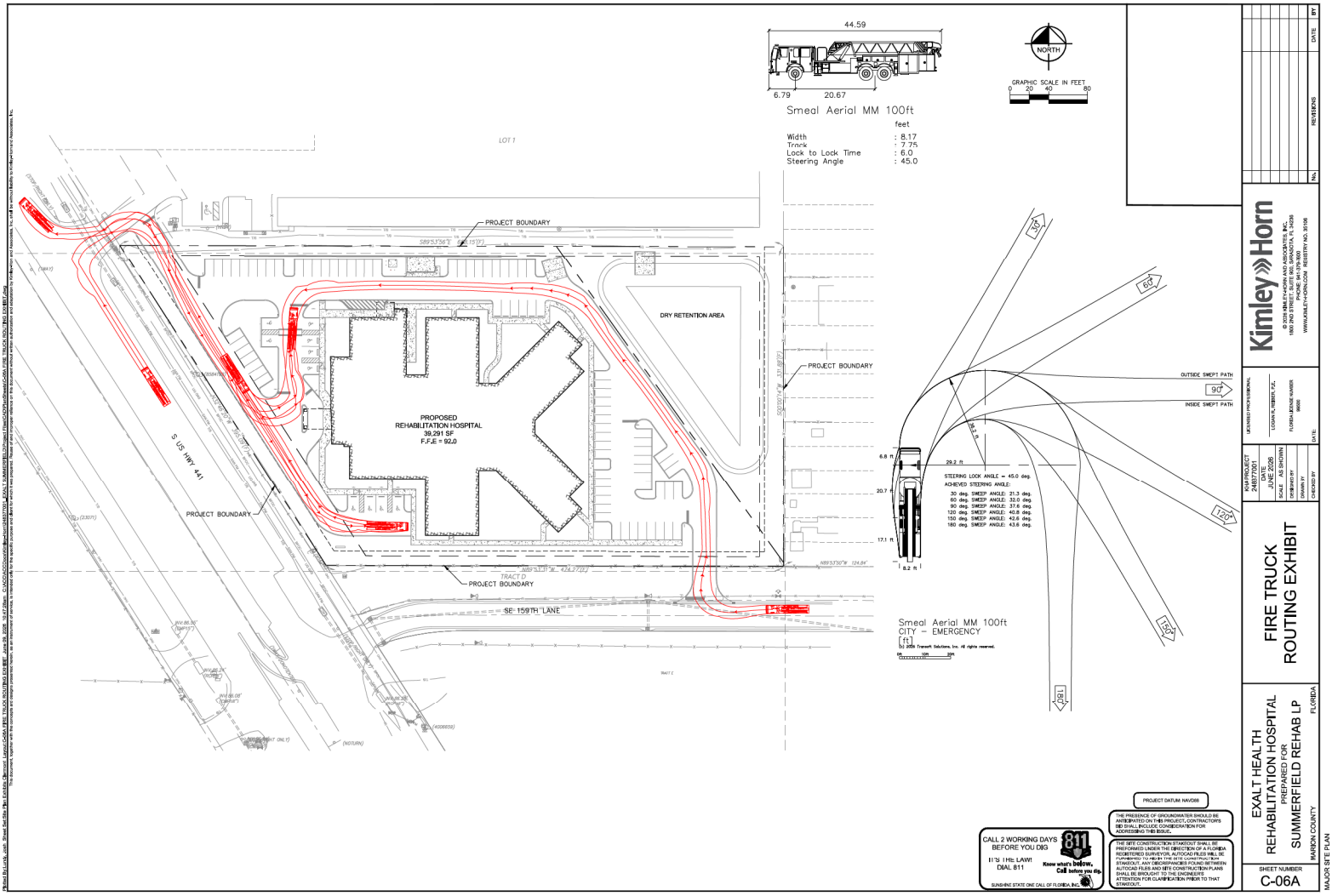
KHA PROJECT
248777001
DATE
JUNE 2026
SCALE AS SHOWN
DESIGNED BY
DRAWN BY
CHECKED BY

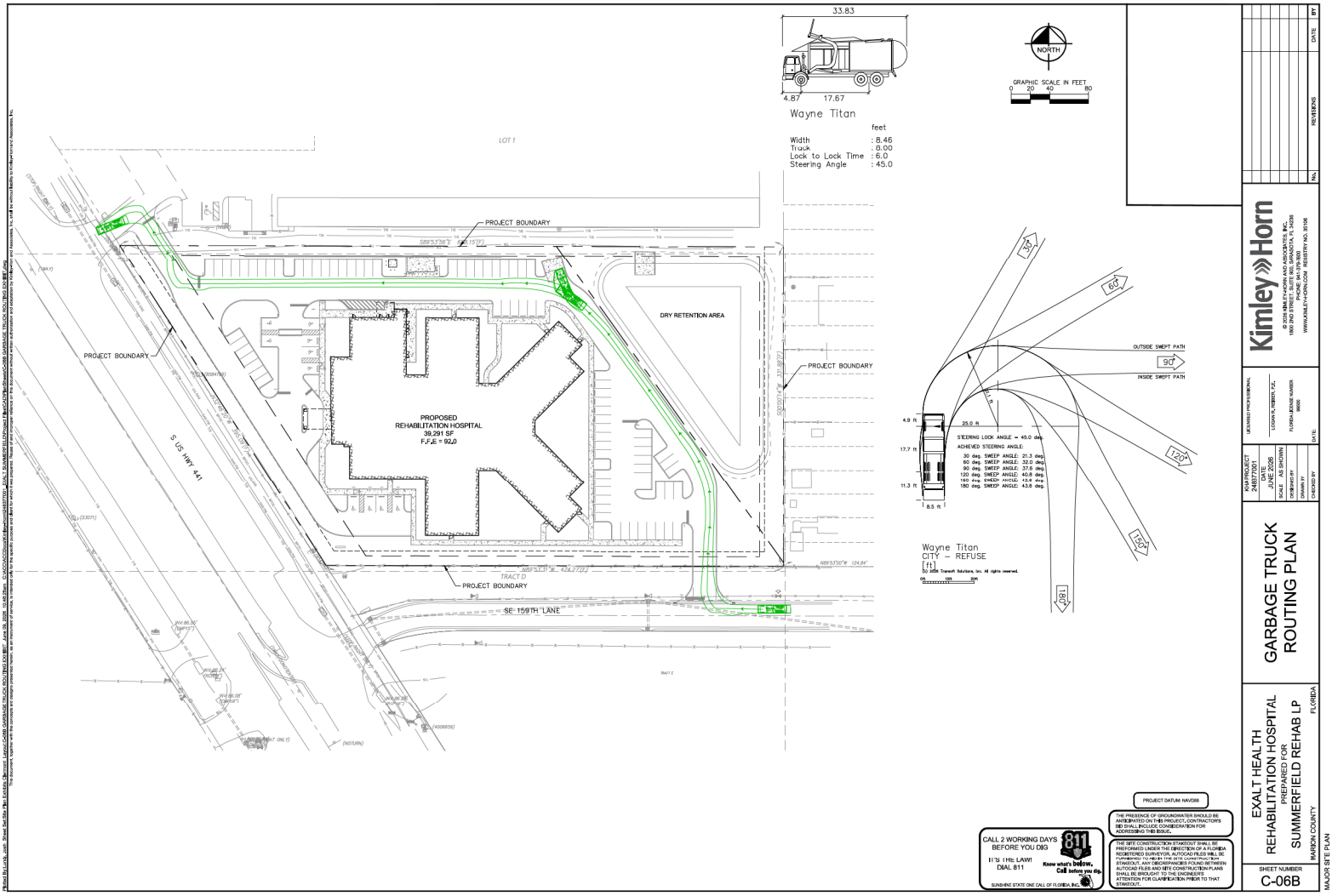
ADA ROUTING PLAN

EXALT HEALTH
REHABILITATION HOSPITAL
PREPARED FOR
SUMMERFIELD REHAB LP
MARION COUNTY FLORIDA

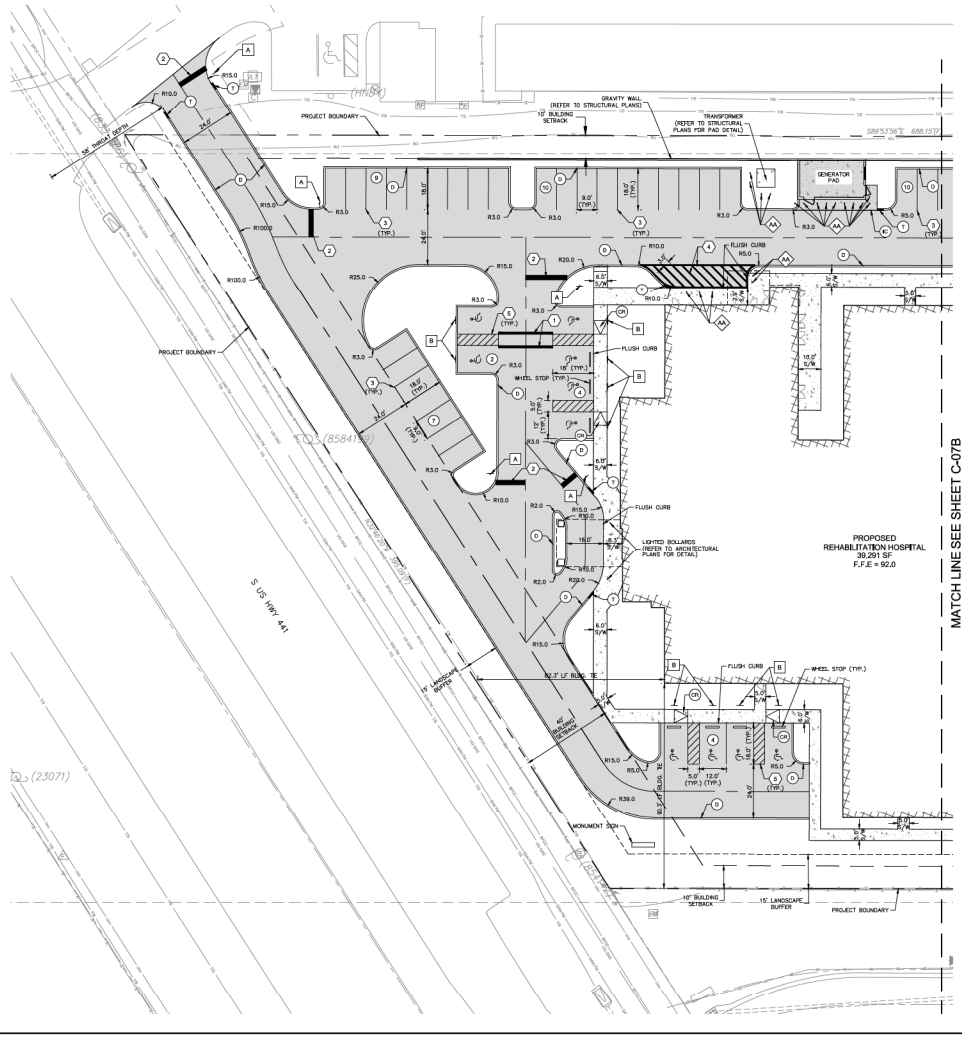
SHEET NUMBER
C-05
MAJOR SITE PLAN

Plotted By: Lindy Jones Plot Date/Time: Tuesday, June 09, 2026 - 10:48:49am C:\KHA\Active\Projects\248777001_EXALT SUMMERFIELD\Phase 1 Rev\CIVIL\Plans\Major\C05 ADA ROUTING PLAN.dwg
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44.59
6.79
20.67
Smeal Aerial MM 100ft
feet
Width : 8.17
Track : 7.75
Lock to Lock Time : 6.0
Steering Angle : 45.0
NORTH
GRAPHIC SCALE IN FEET
0 20 40 80
PROJECT BOUNDARY
DRY RETENTION AREA
PROPOSED
REHABILITATION HOSPITAL
39,291 SF
F.F.E = 92.0
S US HWY 441
SE 159TH LANE
TRACT D
LOT 1
OUTSIDE SWEPT PATH
INSIDE SWEPT PATH
STEERING LOCK ANGLE = 45.0 deg.
ACHIEVED STEERING ANGLE:
30 deg. SWEEP ANGLE: 21.3 deg.
60 deg. SWEEP ANGLE: 32.0 deg.
90 deg. SWEEP ANGLE: 37.6 deg.
120 deg. SWEEP ANGLE: 40.8 deg.
150 deg. SWEEP ANGLE: 42.6 deg.
180 deg. SWEEP ANGLE: 43.6 deg.
29.2 ft
6.8 ft
20.7 ft
17.1 ft
8.2 ft
Smeal Aerial MM 100ft
CITY – EMERGENCY
[ft]
(c) 2008 Transoft Solutions, Inc. All rights reserved.
PROJECT DATUM: NAVD88
THE PRESENCE OF GROUNDWATER SHOULD BE ANTICIPATED ON THIS PROJECT. CONTRACTORS BID SHALL INCLUDE CONSIDERATION FOR ADDRESSING THIS ISSUE.
THE SITE CONSTRUCTION STAKEOUT SHALL BE PERFORMED UNDER THE DIRECTION OF A FLORIDA REGISTERED SURVEYOR. IF ANY DISCREPANCIES ARE FURNISHED TO HIM BY THE AUTO CONTROL FILE STAKEOUT, ANY DISCREPANCIES FOUND BETWEEN AUTOCAD FILES AND SITE CONSTRUCTION PLANS SHALL BE BROUGHT TO THE ENGINEERS ATTENTION FOR CLARIFICATION PRIOR TO THAT STAKEOUT.
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PHONE: 941-379-7600
WWW.KIMLEY-HORN.COM REGISTRY NO. 35106
REVISIONS
NO. DATE BY
LICENSED PROFESSIONAL
LOGAN A. FERBER, P.E.
FLORIDA LICENSE NUMBER
99000
DATE:
KHA PROJECT
248777001
DATE
JUNE 2025
SCALE AS SHOWN
DESIGNED BY
DRAWN BY
CHECKED BY
FIRE TRUCK
ROUTING EXHIBIT
EXALT HEALTH
REHABILITATION HOSPITAL
PREPARED FOR
SUMMERFIELD REHAB LP
MARION COUNTY FLORIDA
SHEET NUMBER
C-06A
MAJOR SITE PLAN



Plotted By: Lindy, Josh Saved By: Plan Set Path: C:\Users\Josh.Lindy\Documents\Local\C488 GARBAGE TRUCK ROUTING EXHIBIT_June 09, 2025_10:40:28am.rvt
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NORTH

GRAPHIC SCALE IN FEET
0 10 20 40

PAVEMENT LEGEND

- STANDARD DUTY ASPHALT
- HEAVY DUTY CONCRETE
- CONCRETE SIDEWALK

CURB LEGEND

- CR — CURB RAMP – TYPE PER PLAN PER FDOT STANDARD PLAN INDEX 522-002
- D — TYPE "D" CURB PER FDOT STANDARD PLANS INDEX 520-001
- F — TYPE "F" CURB AND GUTTER PER FDOT STANDARD PLANS INDEX 520-001
- T — 5' TRANSITION BETWEEN 2 TYPES OF CURB
- VC — VALLEY CURB
- IC — INTEGRAL CURB

SIGNAGE AND PAVEMENT MARKING LEGEND

- A — "STOP" SIGN & POST (R1-1, W/R, 30"x30")
- B — HANDICAP PARKING SIGN AND POST (R7-8)
- 1 — 12" WIDE SOLID WHITE LINE (STANDARD CROSSWALK)
- 2 — 24" WIDE SOLID WHITE LINE (STOP LINE)
- 3 — 4" WIDE SOLID WHITE STRIPE
- 4 — 6" WIDE SOLID YELLOW STRIPE
- 5 — DISABLED PAVEMENT MARKING. SEE SHEET C-13A

NOTES

1. ALL DIMENSIONS ARE TO EDGE OF PAVEMENT OR FACE OF BUILDING UNLESS SHOWN OTHERWISE.
2. REFER TO LANDSCAPE PLAN FOR LANDSCAPE DESIGN.
3. REFER TO ARCHITECTURAL PLAN FOR BUILDING DIMENSIONS.
4. ALL RADII ARE 3' UNLESS OTHERWISE SPECIFIED.

BOLLARD LEGEND

- AA — STANDARD BOLLARD. SEE SHEET C-13A

SIGNING & PAVEMENT MARKING NOTES

1. STRIPING AND SIGNAGE SHALL COMPLY WITH THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES AND THE FJ2JLT, STANDARD INDEX NO. 17346 AND AS PER SECTION 700, 706 AND 711 OF THE FJ2JLT, STANDARD SPECIFICATIONS EXCEPT THOSE PARTS PERTAINING TO METHOD OF MEASUREMENT AND BASIS OF PAYMENT.
2. LONGITUDINAL LINES SHALL BE ALKYD THERMOPLASTIC 100 MILS IN THICKNESS, MAXIMUM THICKNESS IS 15 INCH OR 150 MILS WHEN MEASURED ABOVE THE PAVEMENT SURFACE. ALL CHEVRONS, DIAGONAL AND TRANSVERSE LINES, MESSAGES, SYMBOLS, AND ARROWS, WHERE LOCATED, WILL HAVE A THICKNESS OF 0.09 INCH OR 90 MILS TO 0.12 INCH OR 120 MILS WHEN MEASURED ABOVE THE PAVEMENT SURFACE IN ACCORDANCE WITH FDOT SPECIFICATION SECTION 7011.
3. STOP LINES 2 AND CROSSWALKS 1 SHALL BE SEPARATED BY A DISTANCE OF 48", MEASURED OUTSIDE EDGE TO OUTSIDE EDGE.
4. ALL STREET STOP SIGNS WILL BE MANUFACTURED USING DIAMOND GRADE REFLECTIVE SHEETING (OR AN EQUIVALENT). ALL OTHER TRAFFIC/STREET SIGNS SHALL BE MANUFACTURED USING (MINIMUM) HIGH INTENSITY REFLECTIVE SHEETING. TRAFFIC SIGN POSTS AND STREET NAME SIGNS SHALL BE INSTALLED CONSISTENT WITH LOCAL REGULATIONS. THE TAPCO V-LOC VSYP-365 SYSTEM (OR EQUIVALENT) SHALL BE EMPLOYED WHERE SIGN POSTS ARE INSTALLED IN PAVED AREAS.
5. ALL MEDIAN BULL NOSES SHALL BE PAINTED WITH YELLOW REFLECTORIZED PAINT
6. ALL TRAFFIC CONTROL SIGNS WITHIN THE RIGHT-OF-WAY SHALL BE PER SECTION 700 OF THE FDOT SPECIFICATIONS. ALL SIGNS SHALL BE CONSTRUCTED IN ACCORDANCE WITH MUTCD CRITERIA FOR SIGN SIZE, SHAPE AND LETTERING DIMENSIONS.
7. ALL HANDICAP RAMPS SHALL HAVE DETECTABLE WARNING SURFACE PER FDOT STANDARD PLANS INDEX 522-002. ALL DETECTABLE WARNING SURFACES SHALL BE STAMPED CONCRETE.
8. ALL PAVEMENT MARKINGS SHALL BE 90 MILS ALKYD THERMOPLASTIC; OTHER THAN EDGE LINES, WHICH ARE 60 MILS AND BICYCLE LANE SYMBOLS, WHICH SHALL BE 30 MILS. STANDARD PARKING STALLS MAY BE PAINT.

PROJECT DATUM: NAVD88

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DIAL 811
811 Know what's below. Call before you dig.
SUNSHINE STATE ONE CALL OF FLORIDA, INC.

NO.	REVISIONS	DATE	BY

Kimley»Horn
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1900 2ND STREET, SUITE 900, SARASOTA, FL 34236
PHONE: 941-379-7000
WWW.KIMLEY-HORN.COM | REGISTRY NO. 35106

LICENSED PROFESSIONAL ENGINEER
LOGAN A. CRIBBIN, P.E.
FLORIDA LICENSE NUMBER 99000
DATE:

KHA PROJECT 248577001
DATE 04/01/26
SCALE AS SHOWN
DESIGNED BY
DRAWN BY
CHECKED BY

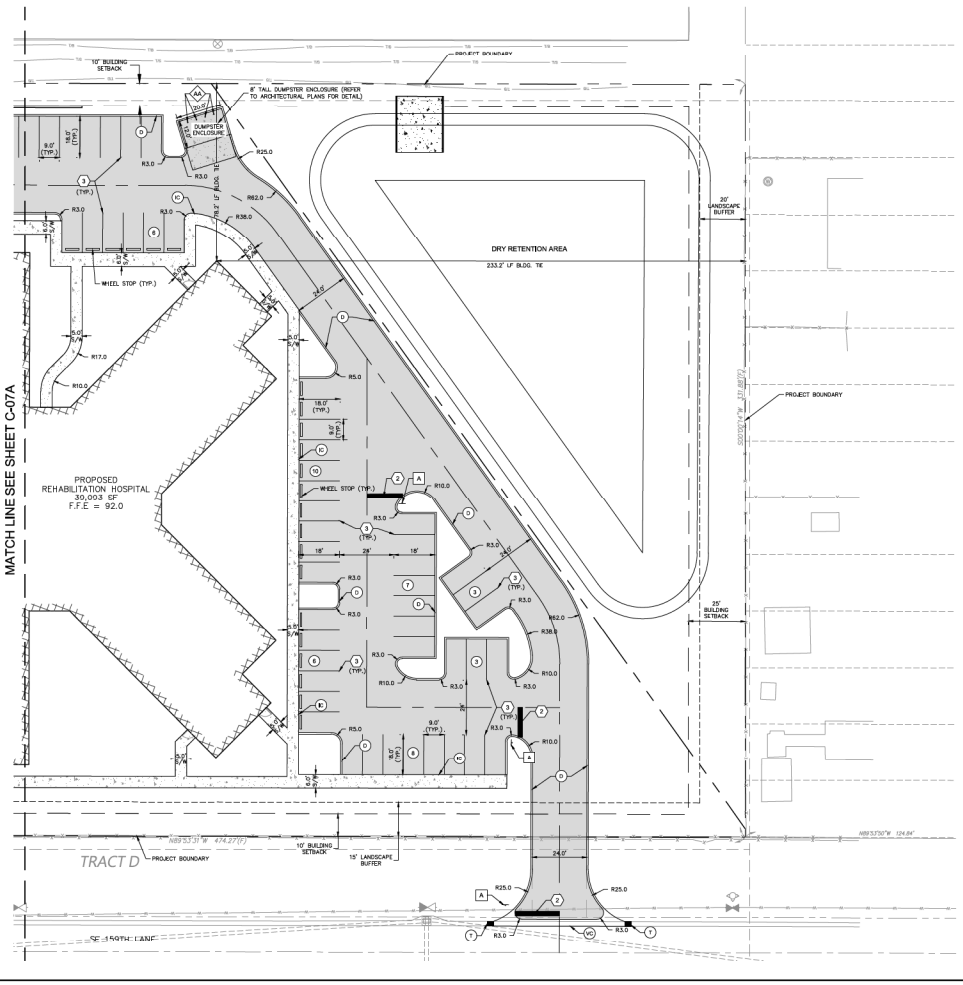
PAVEMENT MARKING AND SITE PLAN

EXALT HEALTH
REHABILITATION HOSPITAL
PREPARED FOR
SUMMERFIELD REHAB LP
MARION COUNTY FLORIDA

SHEET NUMBER
C-07A

MAJOR SITE PLAN

Brad Burris, John Bryant Site Plan Existing Planning\Layouts\CADA PAVEMENT MARKING AND SITE PLAN, June 26, 2026, 10:48:03am, C:\ACCDocuments\Brad.Burris\248577001_ROLLY BANKERS FELD\Project Files\CAD\Civil\Sheets\CADA PAVEMENT MARKING AND SITE PLAN.dwg
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NORTH

GRAPHIC SCALE IN FEET
0 10 20 40

PAVEMENT LEGEND

- STANDARD DUTY ASPHALT
- HEAVY DUTY CONCRETE
- CONCRETE SIDEWALK

CURB LEGEND

- CR — CURB RAMP – TYPE PER PLAN PER FDOT STANDARD PLAN INDEX 522-002
- D — TYPE "D" CURB PER FDOT STANDARD PLANS INDEX 520-001
- F — TYPE "F" CURB AND GUTTER PER FDOT STANDARD PLANS INDEX 520-001
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- 3 — 4" WIDE SOLID WHITE STRIPE
- 4 — 6" WIDE SOLID YELLOW STRIPE
- 5 — DISABLED PAVEMENT MARKING. SEE SHEET C-13A

NOTES

1. ALL DIMENSIONS ARE TO EDGE OF PAVEMENT OR FACE OF BUILDING UNLESS SHOWN OTHERWISE.
2. REFER TO LANDSCAPE PLAN FOR LANDSCAPE DESIGN.
3. REFER TO ARCHITECTURAL PLAN FOR BUILDING DIMENSIONS.
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BOLLARD LEGEND

- AA — STANDARD BOLLARD. SEE SHEET C-13A

SIGNING & PAVEMENT MARKING NOTES

1. STRIPING AND SIGNAGE SHALL COMPLY WITH THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES AND THE F.D.O.T. STANDARD INDEX NO. 17346 AND AS PER SECTION 700, 706 AND 711 OF THE F.D.O.T. STANDARD SPECIFICATIONS EXCEPT THOSE PARTS PERTAINING TO METHOD OF MEASUREMENT AND BASIS OF PAYMENT.
2. LONGITUDINAL LINES SHALL BE ALKYD THERMOPLASTIC 100 MILS IN THICKNESS, MAXIMUM THICKNESS IS 15 INCH OR 150 MILS WHEN MEASURED ABOVE THE PAVEMENT SURFACE. ALL CHEVRONS, DIAGONAL AND TRANSVERSE LINES, MESSAGES, SYMBOLS, AND ARROWS, WHERE LOCATED, WILL HAVE A THICKNESS OF 0.09 INCH OR 90 MILS TO 0.12 INCH OR 120 MILS WHEN MEASURED ABOVE THE PAVEMENT SURFACE IN ACCORDANCE WITH FDOT SPECIFICATION SECTION 7011.
3. STOP LINES 2 AND CROSSWALKS 1 SHALL BE SEPARATED BY A DISTANCE OF 48", MEASURED OUTSIDE EDGE TO OUTSIDE EDGE.
4. ALL STREET STOP SIGNS WILL BE MANUFACTURED USING DIAMOND GRADE REFLECTIVE SHEETING (OR AN EQUIVALENT). ALL OTHER TRAFFIC/STREET SIGNS SHALL BE MANUFACTURED USING (MINIMUM) HIGH INTENSITY REFLECTIVE SHEETING. TRAFFIC SIGN POSTS AND STREET NAME SIGNS SHALL BE INSTALLED CONSISTENT WITH LOCAL REGULATIONS. THE TAPCO V-LOC VSYP-350 SYSTEM (OR EQUIVALENT) SHALL BE EMPLOYED WHERE SIGN POSTS ARE INSTALLED IN PAVED AREAS.
5. ALL MEDIAN BULL NOSES SHALL BE PAINTED WITH YELLOW REFLECTORIZED PAINT.
6. ALL TRAFFIC CONTROL SIGNS WITHIN THE RIGHT-OF-WAY SHALL BE PER SECTION 700 OF THE FDOT SPECIFICATIONS. ALL SIGNS SHALL BE CONSTRUCTED IN ACCORDANCE WITH MUTCD CRITERIA FOR SIGN SIZE, SHAPE AND LETTERING DIMENSIONS.
7. ALL HANDICAP RAMPS SHALL HAVE DETECTABLE WARNING SURFACE PER FDOT STANDARD PLANS INDEX 522-002. ALL DETECTABLE WARNING SURFACES SHALL BE STAMPED CONCRETE.
8. ALL PAVEMENT MARKINGS SHALL BE 90 MILS ALKYD THERMOPLASTIC; OTHER THAN EDGE LINES, WHICH ARE 60 MILS AND BICYCLE LANE SYMBOLS, WHICH SHALL BE 30 MILS. STANDARD PARKING STALLS MAY BE PAINT.

PROJECT DATUM: NAVD88

THE PRESENCE OF GROUNDWATER SHOULD BE ANTICIPATED ON THIS PROJECT. CONTRACTORS BID SHALL INCLUDE CONSIDERATION FOR ADDRESSING THIS ISSUE.

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DIAL 811
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PHONE: 941-739-7600
WWW.KIMLEY-HORN.COM | REGISTRY NO. 35106

LICENSED PROFESSIONAL
LOGAN A. CRIBBIN, P.E.
FLORIDA LICENSE NUMBER
99000
DATE:

KHA PROJECT
248577001
DATE
JULY 2026
SCALE AS SHOWN
DESIGNED BY
DRAWN BY
CHECKED BY

PAVEMENT MARKING AND SITE PLAN

EXALT HEALTH
REHABILITATION HOSPITAL
PREPARED FOR
SUMMERFIELD REHAB LP
MARION COUNTY FLORIDA

SHEET NUMBER
C-07B

MAJOR SITE PLAN

Plotted By: Logan, Josh - Plotted On: Friday, June 26, 2026 - 10:48:18am - C:\ACCDocs\Documents\Exalt Health\248577001_ROLY BANKHEAD\Project Files\CAD\Civil\Sheets\C-07B PAVEMENT MARKING AND SITE PLAN.dwg
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LEGEND

- TEMPORARY CONSTRUCTION ENTRANCE (SEE SHEET C-09 FIGURE 1)
- SILT FENCE (SEE SHEET C-09 FIGURE 2) — SF
- INLET / GRATE INLET PROTECTION (SEE SHEET C-09 FIGURE 8)

BEST MANAGEMENT PRACTICE GUIDELINES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL NECESSARY BMP DEVICES THROUGH THE DURATION OF ALL CONSTRUCTION ACTIVITIES OR AS DIRECTED BY THE ENGINEER.
2. PRIOR TO ANY EARTHMOVING OPERATIONS, THE CONTRACTOR SHALL INSTALL ALL REQUIRED BMP DEVICES. ALL BMP DEVICES SHALL BE LOCATED AS SHOWN ON PLANS.
3. ALL GRASSING BY EITHER SEED OR SOD SHALL BE INSTALLED AS SOON AS PRACTICAL UPON THE COMPLETION OF FINAL GRADING OPERATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE TO MAINTAIN ALL GRASSING IN A HEALTHY GROWING ENVIRONMENT UNTIL ACCEPTANCE BY THE ENGINEER.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTROL OF WIND AND DUST DURING ALL PHASES OF CONSTRUCTION BY USING WATER TRUCKS, WIND FENCING OR OTHER DEVICES AS APPROVED BY THE ENGINEER.
5. THE CONTRACTOR SHALL BE RESPONSIBLE TO SAFELY STORE EQUIPMENT, TOOLS, AND MATERIALS. ALL HAZARDOUS MATERIALS SUCH AS PETROLEUM PRODUCTS, SURFACE COATINGS, SLAG WASTES SHALL BE HANDLED TO PREVENT CONTAMINATING THE STORMWATER MANAGEMENT AND COLLECTION SYSTEMS AND PRESERVATION AREAS.

ADDITIONAL BMP MEASURES MAY BE NECESSARY TO ENSURE THAT TURBID WATER IS NOT DISCHARGED FROM THE CONSTRUCTION SITE. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING COMPLIANCE WITH THE STORMWATER POLLUTION PREVENTION PLAN, THE N.P.D.E.S. PERMIT AND THE CONDITIONS OF THE SJRWMD ENVIRONMENTAL RESOURCE PERMIT

BEST MANAGEMENT PRACTICE NOTES

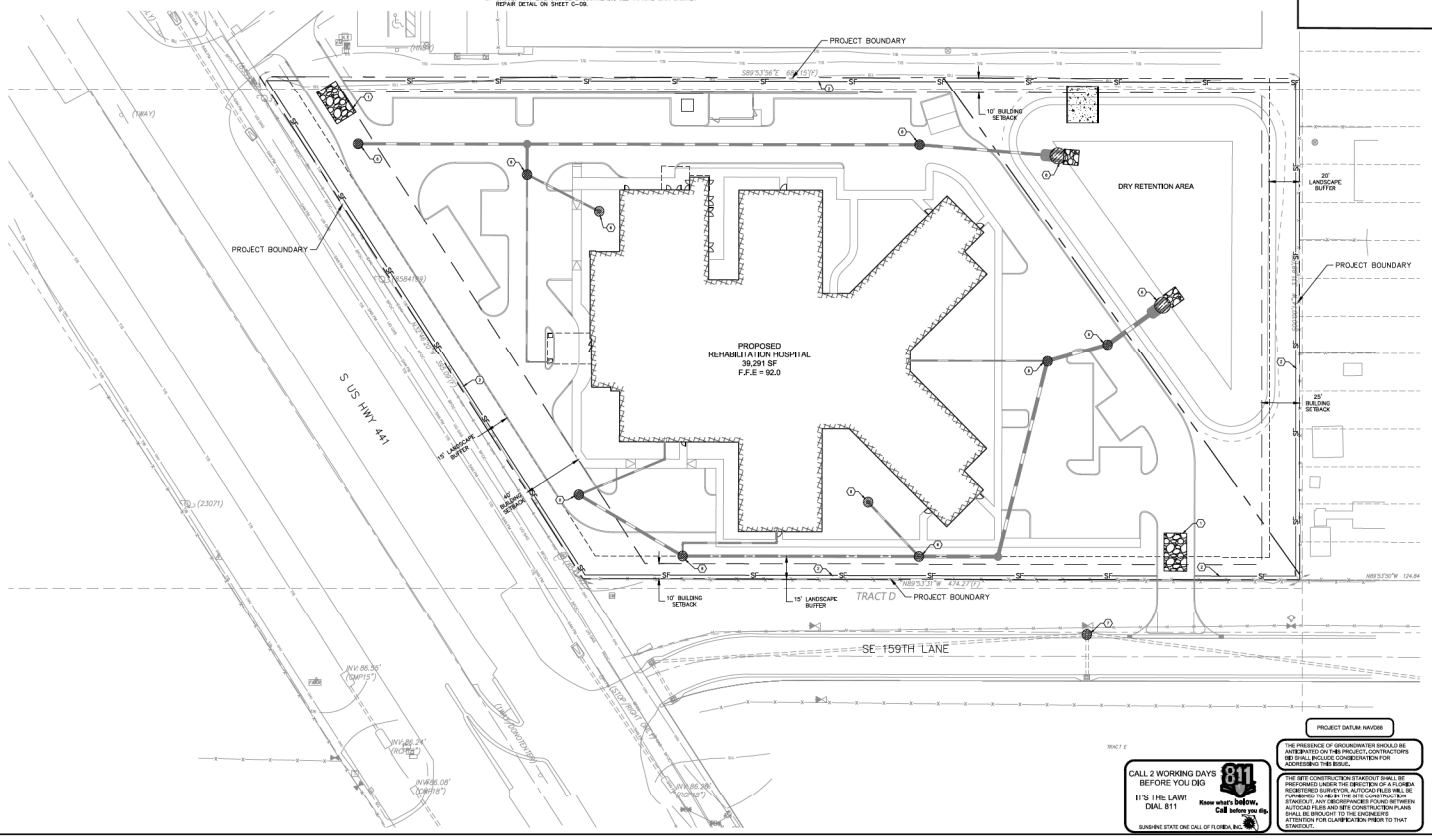
1. SILT FENCE SHOWN ON THESE PLANS SHALL BE INSTALLED IN THE LOCATIONS INDICATED.
2. BEST MANAGEMENT PRACTICES SHOWN FOR OPEN THROAT AND GRATED INLETS SHALL BE INSTALLED AS APPROPRIATE FOR VARIOUS PROJECT PHASES.
3. ALL CURBING, EDGE OF PAVEMENT WHERE CURB IS NOT PRESENT SHALL HAVE A 2' WIDE STRIP OF SOD.
4. ALL DRAINAGE STRUCTURES SHALL BE SODDED ALONG THE EDGE OF THE STRUCTURE 2' MINIMUM SOD WIDTH.
5. ALL DRAINAGE SWALES SHALL BE SODDED TO 2' BACK OF TOP OF BANK.
6. CONTRACTOR TO INSPECT AND REPAIR ALL BMPS ON A DAILY BASIS. A LOG OF SUCH INSPECTIONS SHALL BE MAINTAINED AT THE SITE AND WILL BE SUBMITTED TO THE DISTRICT ON A MONTHLY BASIS.
7. ANY BMP IN NEED OF REPAIR OR REINSTALLATION SHALL BE CORRECTED BY THE CONTRACTOR WITHIN 24 HOURS OF IDENTIFICATION OF THE NEED FOR SUCH CORRECTION.
8. CONSTRUCTION ENTRANCES SHALL BE LIMITED TO THOSE LOCATIONS SHOWN ON THE EROSION CONTROL PLANS. ALTERNATE LOCATIONS CAN BE PROPOSED BY THE CONTRACTOR AND SHALL BE APPROVED BY THE ENGINEER OF RECORD. THE CONTRACTOR SHALL BE RESPONSIBLE FOR UTILIZING TEMPORARY GRAVEL CONSTRUCTION ENTRANCES PER THE DETAIL PROVIDED ON THE SHEET C-09 FOR ENTRANCES TO THE PROJECT.
9. SHOULD ANY LIMEROCK BE ENCOUNTERED, SEE TYPICAL SINK CHIMNEY REPAIR DETAIL ON SHEET C-09.

DEWATERING NOTES

1. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE ARRANGEMENT, LOCATION AND DEPTHS OF THE DEWATERING SYSTEM NECESSARY TO ACCOMPLISH THE WORK DESCRIBED ON THESE PLANS.
2. THE CONTRACTOR, IF REQUIRED, IS RESPONSIBLE FOR SUBMITTING TO THE SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT FOR REVIEW A DEWATERING PLAN AND SUPPORTING CALCULATIONS. THIS PLAN SHALL DETAIL THE DEWATERING METHODS PROPOSED, THE DURATION OF DEWATERING, FLOW PATHS, AND POINTS OF DISCHARGE.
3. ALL WATER REMOVED FROM THE EXCAVATIONS SHALL BE DISPOSED OF IN SUCH A MANNER AS WILL NOT ENDANGER PUBLIC HEALTH, DAMAGE PUBLIC OR PRIVATE PROPERTY, OR AFFECT ADVERSELY ANY PORTION OF THE WORK UNDER CONSTRUCTION OR COMPLETED.
4. PUBLIC RIGHTS-OF-WAY AND PROPERTIES SHALL NOT BE UTILIZED FOR THE DISPOSAL OF WATER REMOVED FROM THE GROUND BY THE DEWATERING PROCESS.
5. THE METHODS AND PROVISIONS UTILIZED TO PREVENT SILTATION AND EROSION SHALL CONFORM TO CURRENT FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION PRACTICES AND REGULATIONS AND ANY OTHER LOCAL OR LEGAL PROVISIONS WHICH MAY APPLY. IN THE EVENT OF CONFLICTING REQUIREMENTS, THE STRICTER REQUIREMENTS SHALL APPLY.
6. SHOULD DEWATERING BE REQUIRED, CONTRACTOR IS TO FOLLOW, AT A MINIMUM, THE TYPICAL DEWATERING DISCHARGE PLAN AS DETAILED ON SHEET C-09 FOR ALL PUMPED WATER.
7. THE PUMPING RATE SHALL BE MONITORED AND ADJUSTED, IF NECESSARY IN ORDER TO PREVENT THE DISCHARGE OF TURBID WATER INTO THE PUBLIC RIGHTS-OF-WAY.

NORTH

GRAPHIC SCALE IN FEET
0 15 30 60



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FLORIDA LICENSE NUMBER 99000
DATE:

KHA PROJECT 248777001
DATE 06/26/2026
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CHECKED BY

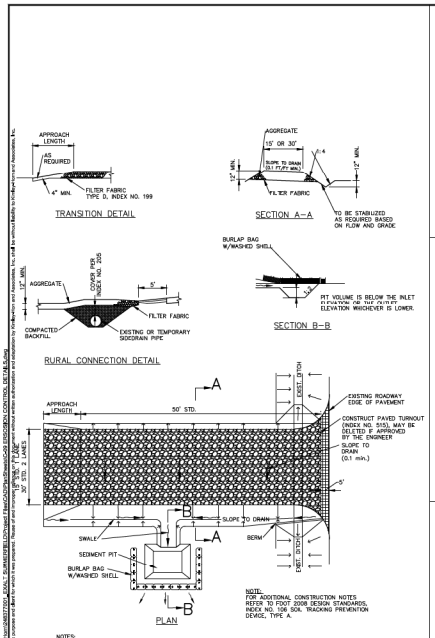
EROSION CONTROL PLAN

EXALT HEALTH
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MARION COUNTY FLORIDA

SHEET NUMBER
C-08

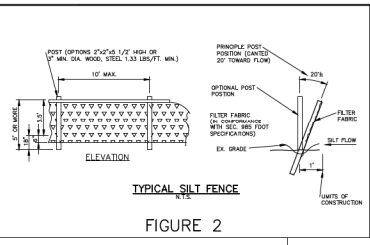
MAJOR SITE PLAN

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TEMPORARY GRAVEL CONSTRUCTION ENTRANCE
N.T.S.

FIGURE 1



TYPICAL SILT FENCE
N.T.S.

FIGURE 2

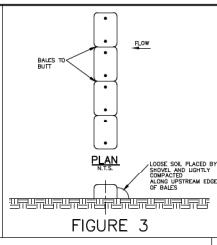
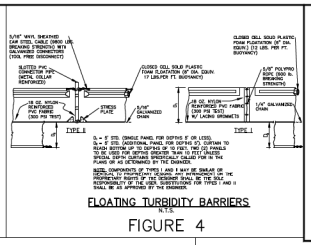
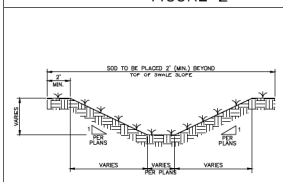


FIGURE 3



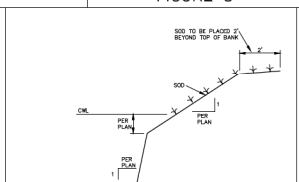
FLOATING TURBIDITY BARRIERS
N.T.S.

FIGURE 4



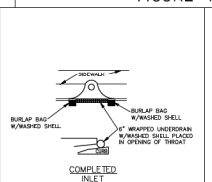
TYPICAL SWALE SECTION
N.T.S.

FIGURE 5



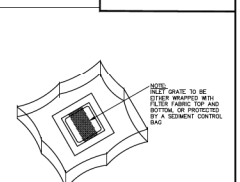
TYPICAL RETENTION/DETENTION POND SECTION
N.T.S.

FIGURE 6



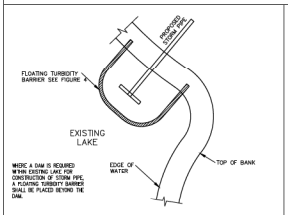
PROTECTION AROUND INLETS
N.T.S.

FIGURE 7



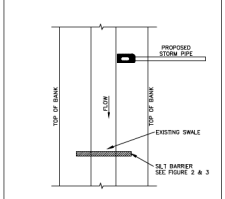
STAKED SILT BARRIER OR SILT FENCE PROTECTION AROUND INLETS
N.T.S.

FIGURE 8



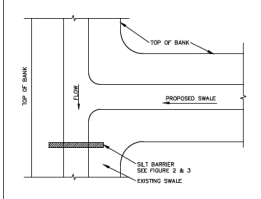
FLOATING TURBIDITY BARRIER AT CONNECTION OF STORM PIPE TO EXISTING LAKE
N.T.S.

FIGURE 9



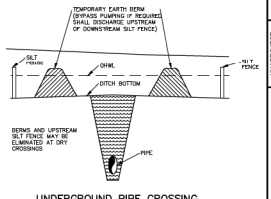
SILT BARRIER AT CONNECTION OF STORM PIPE TO EXISTING SWALE
N.T.S.

FIGURE 10



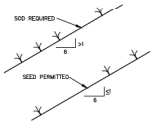
SILT BARRIER AT CONNECTION OF SWALE TO EXISTING SWALE
N.T.S.

FIGURE 11



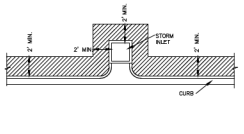
UNDERGROUND PIPE CROSSING
N.T.S.

FIGURE 12



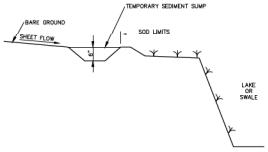
GRASS SLOPES
N.T.S.

FIGURE 13



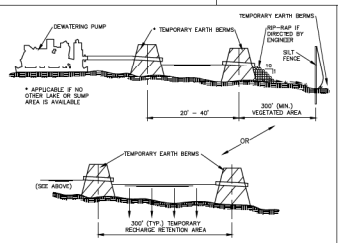
SOD ALONG CURB AND AROUND INLET
N.T.S.

FIGURE 14



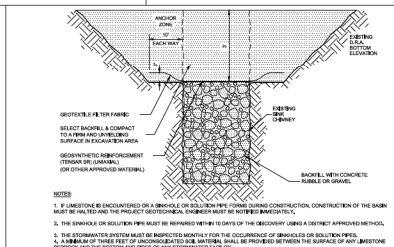
TEMPORARY SEDIMENT SUMP
N.T.S.

FIGURE 15



TYPICAL DEWATERING DISCHARGE PLAN
N.T.S.

FIGURE 16



TYPICAL SINK CHIMNEY REPAIR DETAIL
N.T.S.

FIGURE 17

Plotted By: Lucas, Jonathan | Saved: Sat, May 09, 2020 - 10:48:39am | C:\ACADProjects\Exalt\Civil\3 Design\Permit\Exalt_EROSION CONTROL DETAILS.dwg | Layout: C-09 EROSION CONTROL DETAILS
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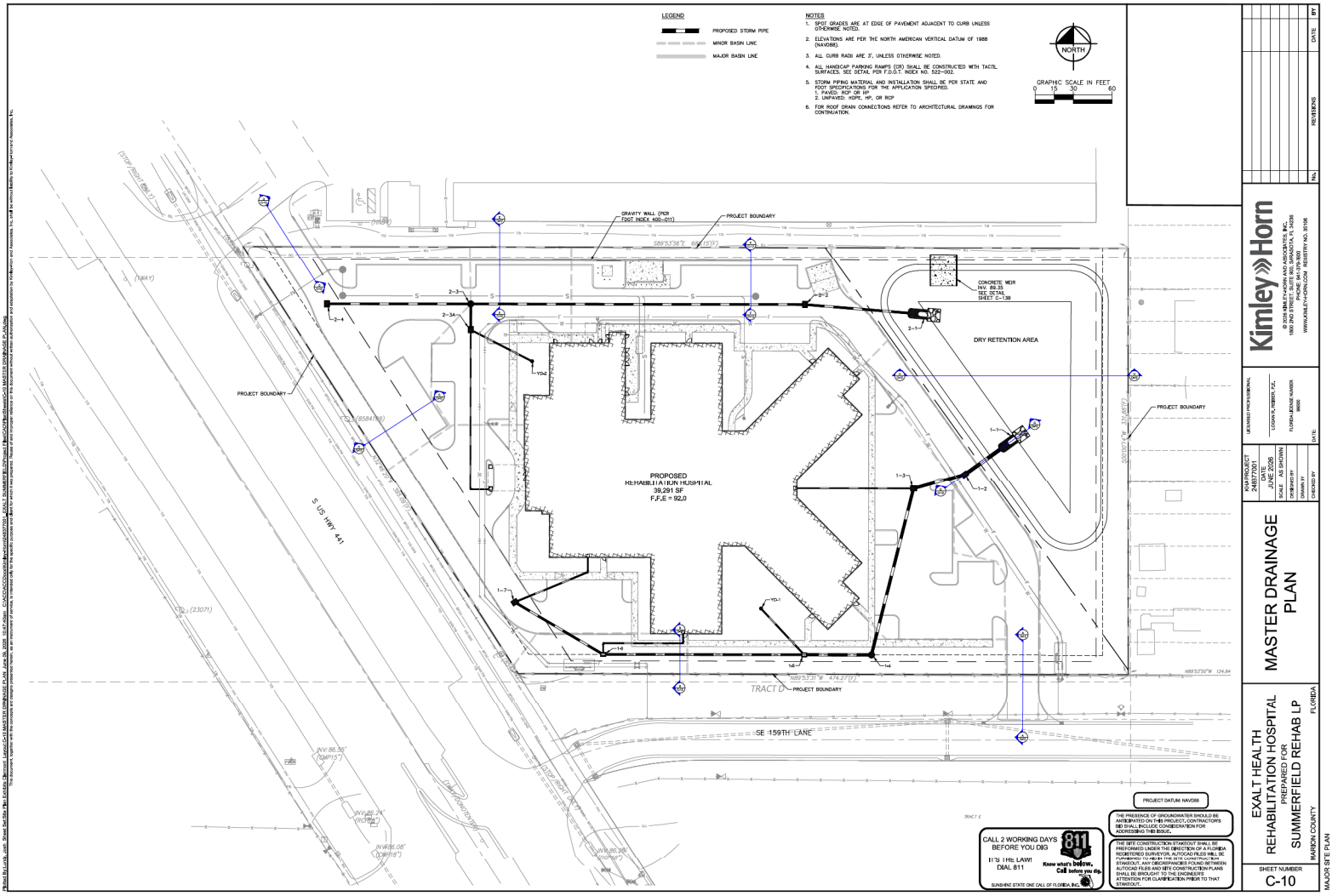
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EROSION CONTROL DETAILS

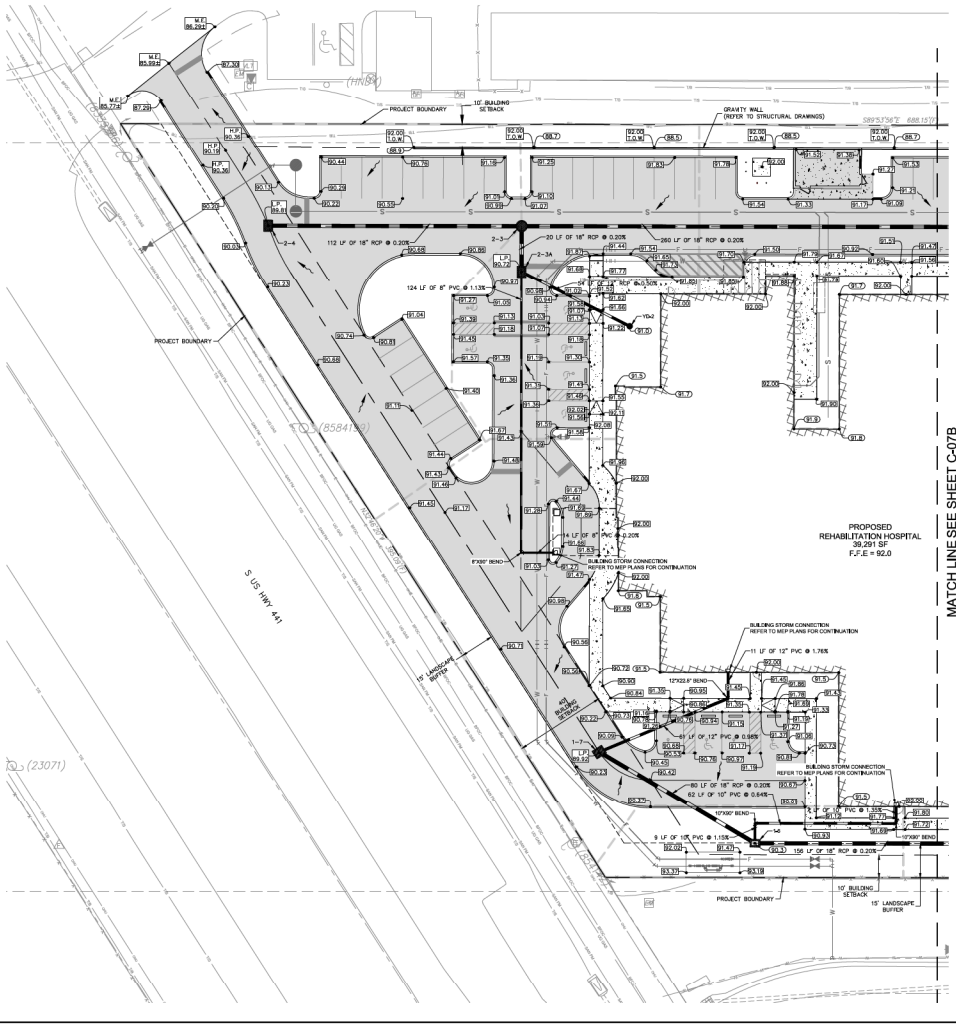
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MAJOR SITE PLAN



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NORTH

GRAPHIC SCALE IN FEET
0 10 20 40

PAVEMENT LEGEND

- STANDARD DUTY ASPHALT
- HEAVY DUTY CONCRETE
- CONCRETE SIDEWALK

LEGEND

- PROPOSED STORM PIPE
- MINOR BASIN LINE
- MAJOR BASIN LINE
- 90.00 → PROPOSED PAVEMENT ELEVATION
- (90.0) → PROPOSED GROUND ELEVATION
- E.G. EXISTING GRADE
- M.E.G. MATCH EXISTING GRADE
- H.P. HIGH POINT
- L.P. LOW POINT
- T.O.W. TOP OF WALL
- B.O.W. BOTTOM OF WALL

NOTES

1. SPOT GRADES ARE AT EDGE OF PAVEMENT ADJACENT TO CURB UNLESS OTHERWISE NOTED.
2. ELEVATIONS ARE PER THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
3. ALL CURB RADII ARE 3', UNLESS OTHERWISE NOTED.
4. ALL HANDICAP PARKING RAMPS (CR) SHALL BE CONSTRUCTED WITH TACTIL SURFACES. SEE DETAIL PER F.D.O.T. INDEX NO. 523-002.
5. STORM PIPING MATERIAL AND INSTALLATION SHALL BE PER STATE AND FDOT SPECIFICATIONS FOR THE APPLICATION SPECIFIED.
   1. PVC, RCP OR HP
   2. UNPAVED: HDPE, HP, OR RCP
6. FOR ROOF DRAIN CONNECTIONS REFER TO ARCHITECTURAL DRAWINGS FOR CONTINUATION.

1-6
FDOT TYPE "C" INLET
STA: 4+31.67, 27.92 RT
GRATE/RIM: 90.29
INV IN: 85.36 (NW)
INV IN: 86.40 (W)
INV OUT: 85.36 (E)

1-7
FDOT TYPE "P" INLET
STA: 3+58.65, 0.00
GRATE/RIM: 89.91
INV IN: 86.20 (NW)
INV OUT: 85.52 (SE)

2-3
JUNCTION BOX
STA: 6+88.31, 0.00
GRATE/RIM: 90.92
INV IN: 85.21 (N)
INV IN: 85.21 (S)
INV OUT: 85.21 (E)

2-3A
FDOT TYPE "P" INLET
STA: 6+68.32, 20.00 LT
GRATE/RIM: 90.72
INV IN: 85.30 (S)
INV IN: 85.53 (SE)
INV OUT: 85.25 (N)

3-4
FDOT TYPE "P" INLET
STA: 7+80.10, 0.00
GRATE/RIM: 89.81
INV OUT: 85.43 (E)

YD-2
YARD DRAIN
STA: 1+34, 47.75 RT
GRATE/RIM: 91.00
INV OUT: 85.80 (NW)

PROJECT DATUM: NAVD88

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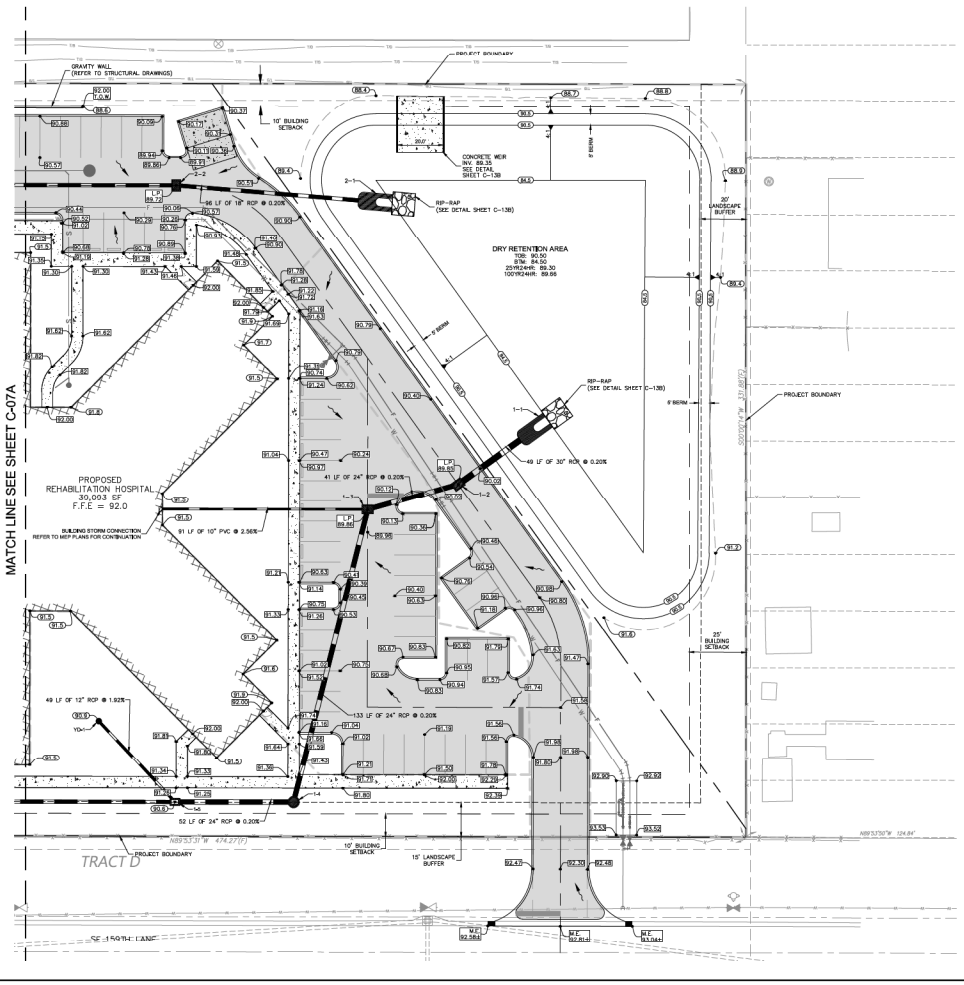
PAVING GRADING AND DRAINAGE PLAN

EXALT HEALTH
REHABILITATION HOSPITAL
PREPARED FOR
SUMMERFIELD REHAB LP
MARION COUNTY FLORIDA

SHEET NUMBER
C-11A

MAJOR SITE PLAN

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NORTH

GRAPHIC SCALE IN FEET
0 10 20 40

PAVEMENT LEGEND

- STANDARD DUTY ASPHALT
- HEAVY DUTY CONCRETE
- CONCRETE SIDEWALK

LEGEND

- PROPOSED STORM PIPE
- MINOR BASIN LINE
- MAJOR BASIN LINE
- (40.00)→ PROPOSED PAVEMENT ELEVATION
- (40.0)→ PROPOSED GROUND ELEVATION
- E.G. EXISTING GRADE
- M.E.G. MATCH EXISTING GRADE
- H.P. HIGH POINT
- L.P. LOW POINT
- T.O.W. TOP OF WALL
- B.O.W. BOTTOM OF WALL

NOTES

1. SPOT GRADES ARE AT EDGE OF PAVEMENT ADJACENT TO CURB UNLESS OTHERWISE NOTED.
2. ELEVATIONS ARE PER THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
3. ALL CURB RADII ARE 3', UNLESS OTHERWISE NOTED.
4. ALL HANDICAP PARKING RAMPS (CR) SHALL BE CONSTRUCTED WITH TACTIL SURFACES. SEE DETAIL PER F.D.O.T. INDEX NO. 523-002.
5. STORM PIPING MATERIAL AND INSTALLATION SHALL BE PER STATE AND FDOT SPECIFICATIONS FOR THE APPLICATION SPECIFIED.
   1. PVC, RCP OR HP
   2. UNPAVED: HDPE, HP, OR RCP
6. FOR ROOF DRAIN CONNECTIONS REFER TO ARCHITECTURAL DRAWINGS FOR CONTINUATION.

1-1
MES
STA: 2+20.34, 48.67 RT
GRATE/RIM: 88.83
INV IN: 84.50 (SW)

1-2
ITDOT TYPE "S" INLET
STA: 2+20.34, 0.00
GRATE/RIM: 89.84
INV IN: 84.60 (W)
INV OUT: 84.60 (NE)

1-3
ITDOT TYPE "S" INLET
STA: 1+72.27, 0.00
GRATE/RIM: 89.86
INV IN: 84.68 (S)
INV IN: 84.68 (W)
INV OUT: 84.68 (E)

1 - J
JUNCTION BOX
STA: 0+85.27, 53.21 LT
GRATE/RIM: 91.16
INV IN: 84.95 (W)
INV OUT: 84.95 (N)

1-5
FDOT TYPE "C" INLET
STA: 0+85.27, 84.68 LT
GRATE/RIM: 90.64
INV IN: 85.06 (NW)
INV IN: 85.06 (N)
INV OUT: 85.06 (E)

2-1
MES
STA: 3+38.14, 48.67 RT
GRATE/RIM: 88.83
INV IN: 84.50 (W)

2-2
FDOT TYPE "S" INLET
STA: 1+06.54, 0.00
GRATE/RIM: 89.72
INV IN: 84.69 (W)
INV OUT: 84.69 (E)

1 - 1
YARD DRAIN
STA: 0+85.27, 118.63 LT
GRATE/RIM: 90.00
INV OUT: 85.00 (SE)

PROJECT DATUM: NAVD88

THE PRESENCE OF GROUNDWATER SHOULD BE ANTICIPATED ON THIS PROJECT. CONTRACTORS BID SHALL INCLUDE CONSIDERATION FOR ADDRESSING THIS ISSUE.

THE SITE CONSTRUCTION STAKEOUT SHALL BE PERFORMED UNDER THE DIRECTION OF A FLORIDA REGISTERED SURVEYOR. ALL SURVEY DATA SHALL BE FURNISHED TO KIMLEY-HORN AND ASSOCIATES. IN THE EVENT OF A STAKEOUT, ANY DISCREPANCIES FOUND BETWEEN AUTOCAD FILES AND SITE CONSTRUCTION PLANS SHALL BE BROUGHT TO THE ENGINEERS ATTENTION FOR CLARIFICATION PRIOR TO THAT STAKEOUT.

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FLORIDA LICENSE NUMBER
99000
DATE:

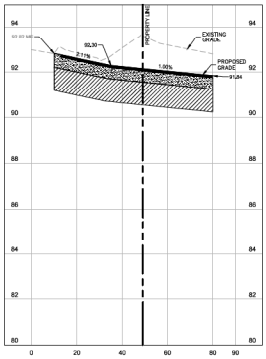
KHA PROJECT
248577001
DATE
JUNE 2026
SCALE AS SHOWN
DESIGNED BY
DRAWN BY
CHECKED BY

PAVING GRADING AND DRAINAGE PLAN

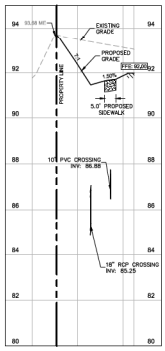
EXALT HEALTH
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PREPARED FOR
SUMMERFIELD REHAB LP
FLORIDA
MARION COUNTY
MAJOR SITE PLAN

SHEET NUMBER
C-11B

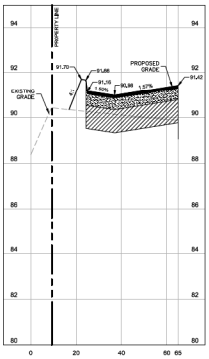
Plotted By: Logan.Cribbin Plot Date/Time: Thursday, January 29, 2026 - 10:48:58am C:\CADD\Projects\Exalt Health\248577001 EXALT SUMMERFIELD\Project Files\CIVIL\Plans\Sheets\C-11A PAVING GRADING AND DRAINAGE PLAN.dwg
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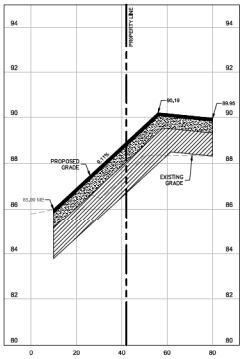
SECTION A-A
SCALE: 1" = 20' HORIZ.
1" = 2' VERT.



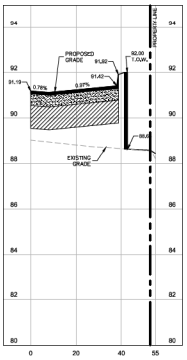
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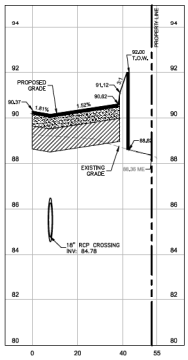
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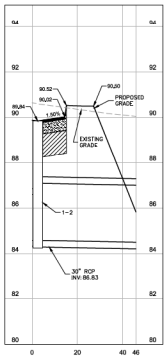
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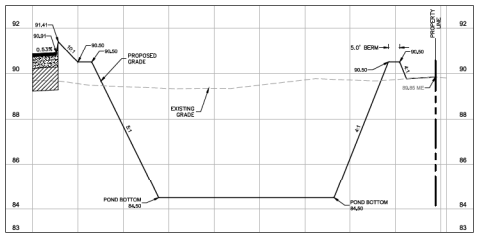
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SCALE: 1" = 20' HORIZ.
1" = 2' VERT.



SECTION F-F
SCALE: 1" = 20' HORIZ.
1" = 2' VERT.



SECTION G-G
SCALE: 1" = 20' HORIZ.
1" = 2' VERT.



SECTION H
SCALE: 1" = 20' HORIZ.
1" = 2' VERT.

PROJECT DATUM: NAVD88

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FLORIDA LICENSE NUMBER
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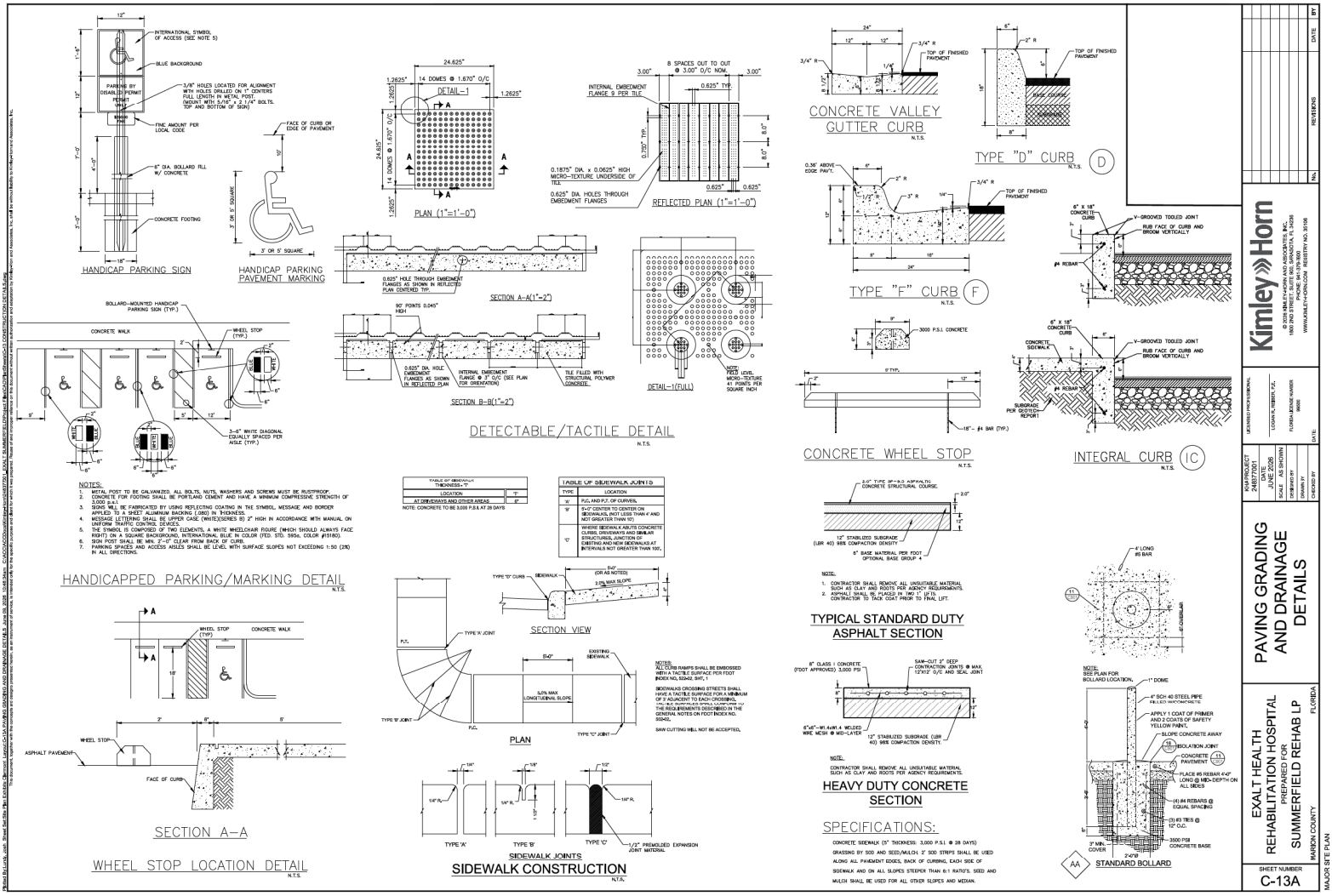
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248777001
LAST UPDATED
JUNE 2026
SCALE AS SHOWN
DESIGNED BY
DRAWN BY
CHECKED BY

GRADING CROSS SECTIONS

EXALT HEALTH REHABILITATION HOSPITAL
PREPARED FOR
SUMMERFIELD REHAB LP
MARION COUNTY FLORIDA

SHEET NUMBER
C-12
MAJOR SITE PLAN

Plotted By: Logan Fisbein - Plot Date/Time: Tuesday, June 09, 2026 - 10:47:44am C:\CADD\Civil\Sheets\Layout\C-12 GRADING CROSS SECTIONS.dwg
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Plotted By: Lamb, John Saved By: Plan Sheet Files: Existing, Proposed, Layout Civil Drawing: C:\ACAD\Projects\Exalt Health\248777001_FINAL PLANS\EXALT\Exalt Health\C-13 CONSTRUCTION DETAILS.dwg
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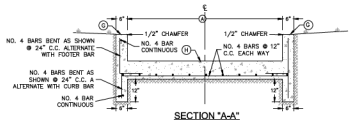
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DATE 03/06/2026
SCALE AS SHOWN
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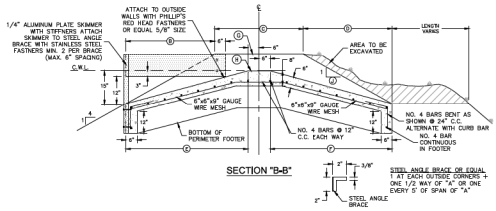
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FLORIDA
MARION COUNTY
MAJOR SITE PLAN

SHEET NUMBER
C-13A

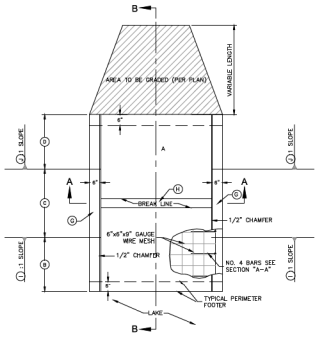
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	(A)	(B)	(C)	(G)	(E)	(F)	(G)	(H)	(I)	(J)	REMARKS
WEIR–1	20.0'	10.0'	5.0'	8.0'	12.0'	10.0'	90.50°	89.35°	4.0'	4.0'	



SECTION "A-A"



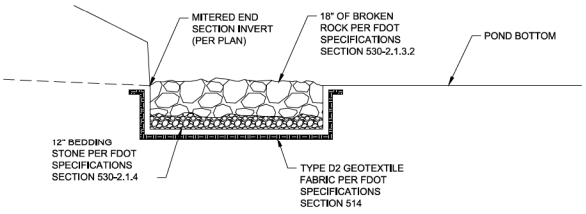
SECTION "B-B"



PLAN VIEW

TYPICAL CONTROL WEIR

SDKH23A.DWG N.T.S.



RIP-RAP DETAIL

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DATE 03/06/26
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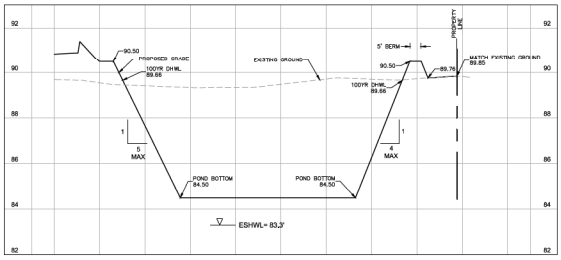
CONSTRUCTION DETAILS

EXALT HEALTH REHABILITATION HOSPITAL
PREPARED FOR
SUMMERFIELD REHAB LP
MARION COUNTY FLORIDA

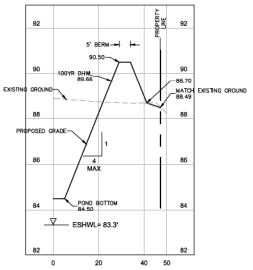
SHEET NUMBER C-13B

MAJOR SITE PLAN

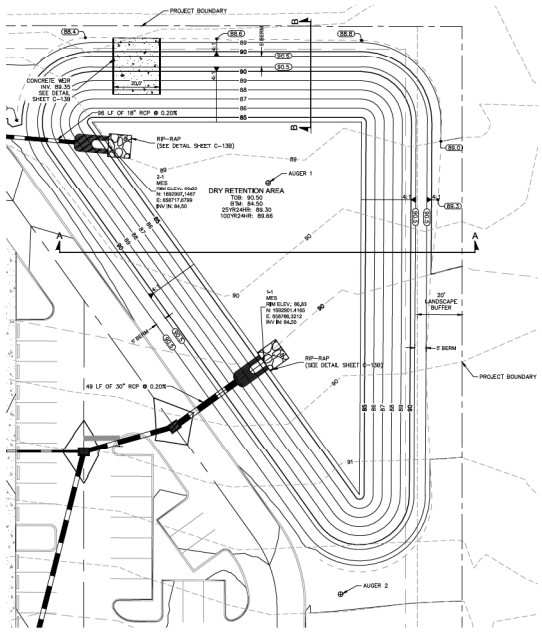
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SECTION A-A
SCALE: 1" = 20' HORIZ.
1" = 2' VERT.



SECTION B-B
SCALE: 1" = 20' HORIZ.
1" = 2' VERT.



NOTES:

1. STORMWATER RETENTION POND IS DESIGNED TO INFILTRATE STORMWATER, THE POND IS SUSCEPTIBLE TO CLOGGING FROM CONSTRUCTION SEDIMENTS. THEREFORE, SPECIFIED & SPECIAL EXCAVATION PROCESS ARE AS FOLLOWS:
   a) INITIALLY EXCAVATE RETENTION POND TO AN ELEVATION THAT IS APPROXIMATELY 1 FOOT HIGHER THAN THE FINAL POND BOTTOM ELEVATION.
   b) AFTER THE DRAINAGE AREA CONTRIBUTING TO THE POND IS STABILIZED, EXCAVATE THE REMAINING INTERIOR SIDE SLOPES AND POND BOTTOM TO THE SPECIFIED ELEVATION, THIS SOIL MUST BE REMOVED IN A MANNER TO ENSURE THAT THE SILT, CLAY, ORGANIC AND OTHER FINE SEDIMENTS THAT HAVE WASHED INTO THE POND DURING CONSTRUCTION ARE REMOVED.
   c) FINISH GRADE POND SLOPES AND SOD ALL DISTURBED AREAS.
2. RIP-RAP PADS SHALL BE PLACED A MINIMUM OF 30" THICK, TO THE DIMENSIONS SHOWN ON THE PLANS AND FLUSH WITH THE ADJACENT GRADE, SEE DETAIL THIS SHEET.
3. SHOULD ANY LIMEROCK BE ENCOUNTERED, SEE TYPICAL SINK CHIMNEY REPAIR DETAIL ON SHEET C-09

NORTH

GRAPHIC SCALE IN FEET
0 10 20 40

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FLORIDA LICENSE NUMBER
99000
DATE:

KHA PROJECT
248777001
DATE
JUNE 2026
SCALE AS SHOWN
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POND DETAILS

EXALT HEALTH
REHABILITATION HOSPITAL
PREPARED FOR
SUMMERFIELD REHAB LP
MARION COUNTY FLORIDA

SHEET NUMBER
C-13C

MAJOR SITE PLAN

PROJECT DATUM: NAVD88

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Plotted By Lindy Jones, Brevard Site Plan Plot - Existing Topography - Layout: C-13C POND DETAILS - Date: Jun 09, 2026 - 10:48:56am - C:\ACCIVIL\ACCIVILWorkspace\248777001 - EXALT SUMMERFIELD\Project Files\ACCIVIL\Site Plan\Sheets\C-13C POND DETAILS.dwg
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NOTES:

1. ALL FILL MATERIAL IS TO BE IN PLACE, AND COMPACTED BEFORE INSTALLATION OF PROPOSED UTILITIES.
2. SANITARY SEWER PIPE SHALL BE AS FOLLOWS: PIPES SHALL BE SDR-35 OR GREATER FOR DEPTHS LESS THAN 15'; PIPES SHALL BE SDR-26 FOR DEPTHS GREATER THAN 15'.
3. POTABLE/WATER SHALL BE AS FOLLOWS: DISTRIBUTION SYSTEMS PIPING 4"-12" SHALL BE AWWA C900, DR 18; DISTRIBUTION SYSTEM PIPING 14"-20" SHALL BE AWWA C905, DR25; PIPE SMALLER THAN 3" SHALL BE ASTM D2241, SDR 21, 200 PSI PRESSURE RATING.
4. DEDICATED FIRE LINES SERVING BUILDING STRUCTURE SPRINKLER SYSTEMS SHALL BE AWWA C900 OR C904, DR14.
5. MINIMUM TRENCH WIDTH SHALL BE 2 FEET.
6. CONTRACTOR SHALL MAINTAIN A MINIMUM OF 36" COVER ON ALL WATERLINES.
7. LINES UNDERGROUND SHALL BE INSTALLED, INSPECTED AND APPROVED BEFORE BACKFILLING.
8. TOPS OF EXISTING MANHOLES SHALL BE RAISED AS NECESSARY TO BE FLUSH WITH PROPOSED PAVEMENT/SIDEWALK ELEVATIONS.
9. ALL CONCRETE ENCASEMENTS SHALL HAVE A MINIMUM 28 DAY COMPRESSION STRENGTH AT 3000 PSI.
10. EXISTING UTILITIES SHALL BE VERIFIED IN FIELD PRIOR TO INSTALLATION OF ANY NEW LINES.
11. REFER TO INTERIOR PLUMBING DRAWINGS FOR TIE-IN OF ALL UTILITIES.
12. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
13. CONTRACTOR IS RESPONSIBLE FOR ALL NECESSARY INSPECTIONS AND/OR LIGHTING REQUIRED BY LOCAL AND/OR UTILITY SERVICE COMPANIES.
14. CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES FOR INSTALLATION REQUIREMENTS AND SPECIFICATIONS.
15. PROVIDE 10' MIN. SEPARATION FROM EXISTING TREES TO PROPOSED UTILITY LINES.
16. FIRE HYDRANT ASSEMBLY BONNET COLOR TO BE IN ACCORDANCE WITH SEC. 6.16.04.
17. REFER TO SHEETS C-50A & C-50B FOR UTILITY CROSSING AND VERTICAL CLEARANCE DETAILS.
18. 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 THE START OF ANY CONSTRUCTION. IF THE PRE-CONSTRUCTION MEETING IS NOT COMPLETED, ANY WORK MAY BE HALTED, TO INCLUDE BACKFILLED WORK. (CONTACT MCU ENGINEERING, HEATHER PROCTOR (HMAGNESS@OCALA-FL.GOV OR (352) 438-2618)
19. MARION COUNTY UTILITIES REQUIRES A PDF COPY OF THE UTILITY AS-BUILTS FOR THE PRELIMINARY WALKTHROUGH AND PROJECT CLOSEOUT. MCU'S GIS AND CONSTRUCTION TEAMS WILL REVIEW THE PDF AS-BUILTS AND PROVIDE COMMENTS. ONCE ALL COMMENTS HAVE BEEN ADDRESSED AND REVISIONS MADE, A DWG/CAD FILE WILL BE REQUESTED TO COMPLETE THE FINAL CLOSEOUT PROCESS.

UTILITIES DESIGN TO BE OWNED BY MCU NOTES:

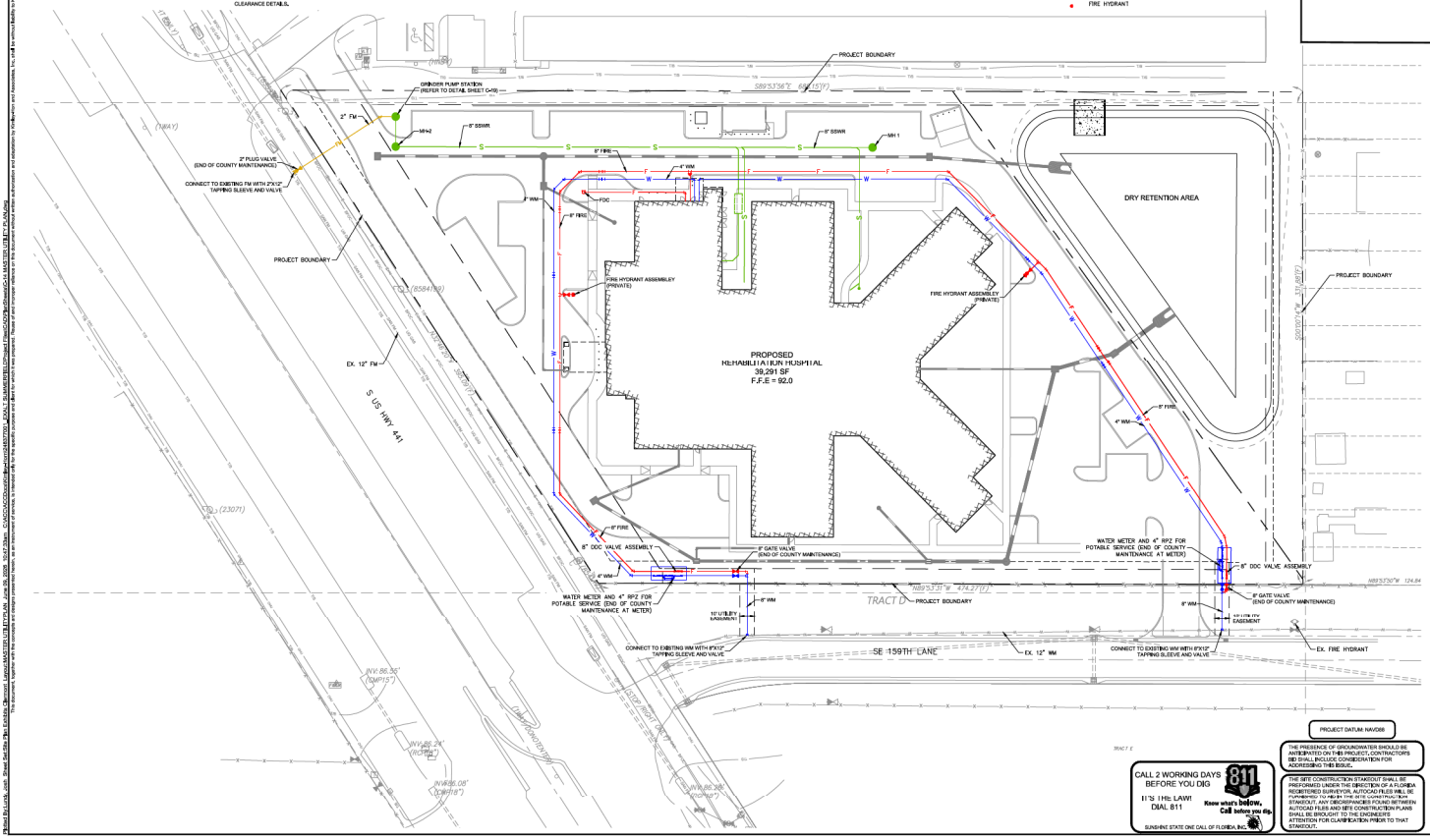
A. ALL UTILITY SYSTEMS SHALL BE DESIGNED FOR THE ESTIMATED TRIBUTARY POPULATION.
B. ALL UTILITY SYSTEMS SHALL BE DESIGNED UTILIZING COMPONENTS WITH A MINIMUM 30 YEAR LIFE SPAN.
C. SYSTEMS INTENDED TO BE OWNED AND MAINTAINED BY MCU SHALL BE DESIGNED FOR THE TRIBUTARY POPULATION AND IN CONFORMANCE WITH THE ADOPTED MARION COUNTY UTILITIES MASTER PLAN, AS AMENDED.
D. WATER SYSTEMS SHALL BE DESIGNED TO SATISFY THE DOMESTIC WATER DEMAND AND FIRE PROTECTION REQUIREMENTS.
E. ALL SYSTEMS TO BE OWNED, OPERATED, OR MAINTAINED BY MCU SHALL BE SUBJECT TO A PROGRAM MUST PAY WITH MCU.
F. ALL METERS SHALL BE LOCATED IN A METER EASEMENT LOCATED ADJACENT TO OR WITHIN THE PUBLIC RIGHT-OF-WAY.
G. ALL METERS IN AN MCU MAINTAINED SYSTEM SHALL BE INSTALLED AND INSPECTED BY MCU AFTER RECEIVING PAYMENT OF APPLICABLE FEES AND CHARGES.
H. ALL PIPE SHALL COMPLY WITH STATE STANDARDS. 8. THE ENGINEER SHALL PROVIDE THE REQUIRED LENGTHS OF MCU HYDRAULLY RESTRAINED JOINTS IN TABLE FORM ON THE PLANS.

LEGEND

- PROPOSED WATER SERVICE
- PROPOSED SINGLE SEWER SERVICE
- FIRE MAIN
- GATE VALVE
- WATER MAIN
- EXISTING WATER MAIN
- PROPOSED SANITARY SEWER MAIN
- EXISTING SEWER MAIN
- PROPOSED FORCE MAIN
- EXISTING FORCE MAIN
- PROPOSED GAS LINE
- W.M. WATER MAIN
- F.M. FORCE MAIN
- S.S.M.R. SANITARY SEWER
- SANITARY SEWER MANHOLE
- VALVE
- FIRE HYDRANT

NORTH

GRAPHIC SCALE IN FEET
0 15 30 60



NO.	REVISIONS	DATE	BY

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1920 2ND STREET, SUITE 300, SARASOTA, FL 34236
PHONE: 941-379-7000
WWW.KIMLEY-HORN.COM | REGISTRY NO. 35106

LICENSED PROFESSIONAL
LOGAN A. FISBEIN, P.E.
FLORIDA LICENSE NUMBER 99000
DATE:

KHA PROJECT 248577001
DATE 08/12/26
SCALE AS SHOWN
DESIGNED BY
DRAWN BY
CHECKED BY

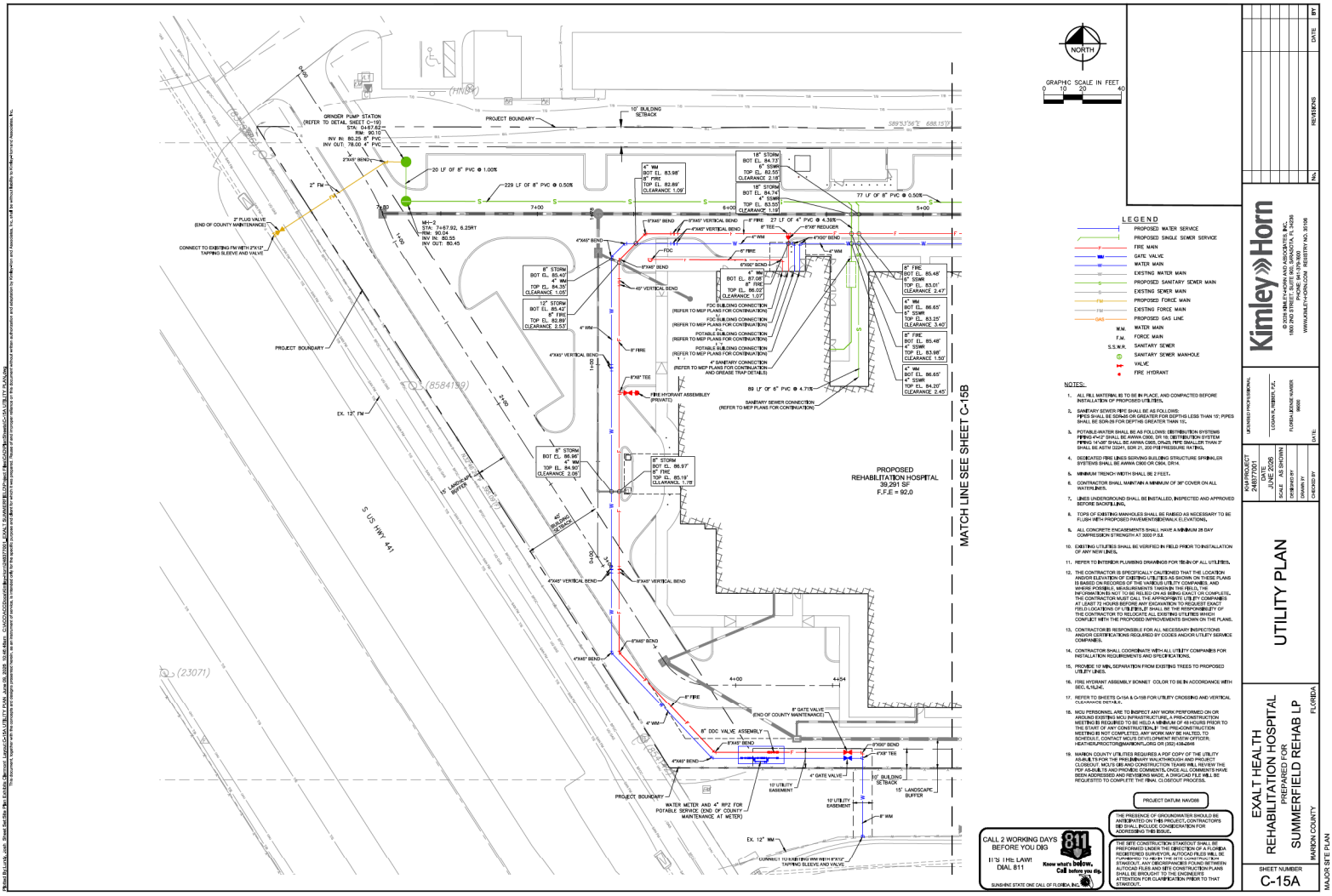
MASTER UTILITY PLAN

EXALT HEALTH REHABILITATION HOSPITAL
PREPARED FOR
SUMMERFIELD REHAB LP
MARION COUNTY FLORIDA

SHEET NUMBER
C-14

MAJOR SITE PLAN

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5. MINIMUM TRENCH WIDTH SHALL BE 2 FEET.
6. CONTRACTOR SHALL MAINTAIN A MINIMUM OF 36" COVER ON ALL WATER LINES.
7. LINES UNDERGROUND SHALL BE INSTALLED, INSPECTED AND APPROVED BEFORE BACKFILLING.
8. TOPS OF EXISTING MANHOLES SHALL BE RAISED AS NECESSARY TO BE FLUSH WITH PROPOSED PAVEMENT/SIDEWALK ELEVATIONS.
9. ALL CONCRETE ENCASEMENTS SHALL HAVE A MINIMUM 28 DAY COMPRESSION STRENGTH AT 3000 P.S.I.
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11. REFER TO INTERIOR PLUMBING DRAWINGS FOR TIE-IN OF ALL UTILITIES.
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15. PROVIDE 10' MIN. SEPARATION FROM EXISTING TREES TO PROPOSED UTILITY LINES.
16. FIRE HYDRANT ASSEMBLY BONNET COLOR TO BE IN ACCORDANCE WITH SEC. 6.1.L.2.c.
17. REFER TO SHEETS C-15A & C-15B FOR UTILITY CROSSING AND VERTICAL CLEARANCE DETAILS.
18. MOU PERSONNEL ARE TO INSPECT ANY WORK PERFORMED ON OR ABOVE EXISTING COUNTY INFRASTRUCTURE. A PRE-CONSTRUCTION MEETING IS REQUIRED TO BE HELD A MINIMUM OF 48 HOURS PRIOR TO THE START OF ANY CONSTRUCTION. IF THE PRE-CONSTRUCTION MEETING IS NOT COMPLETED, ANY WORK MAY BE HALTED, TO SCHEDULE, CONTACT MOU'S DEVELOPMENT REVIEW OFFICER, HEATHER.PROCTOR@MARIONFL.ORG OR (352) 438-2646
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PROJECT DATUM: NAVD88

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CALL 2 WORKING DAYS BEFORE YOU DIG
811 or 1 (Hrs Law) DIAL 811
Know what's below. Call before you dig.
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NO.	REVISIONS	DATE	BY

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WWW.KIMLEY-HORN.COM | REGISTRY NO. 30106

LICENSED PROFESSIONAL — LOGAN N. FISBEIN, P.E. — FLORIDA LICENSE NUMBER 99000 — DATE:

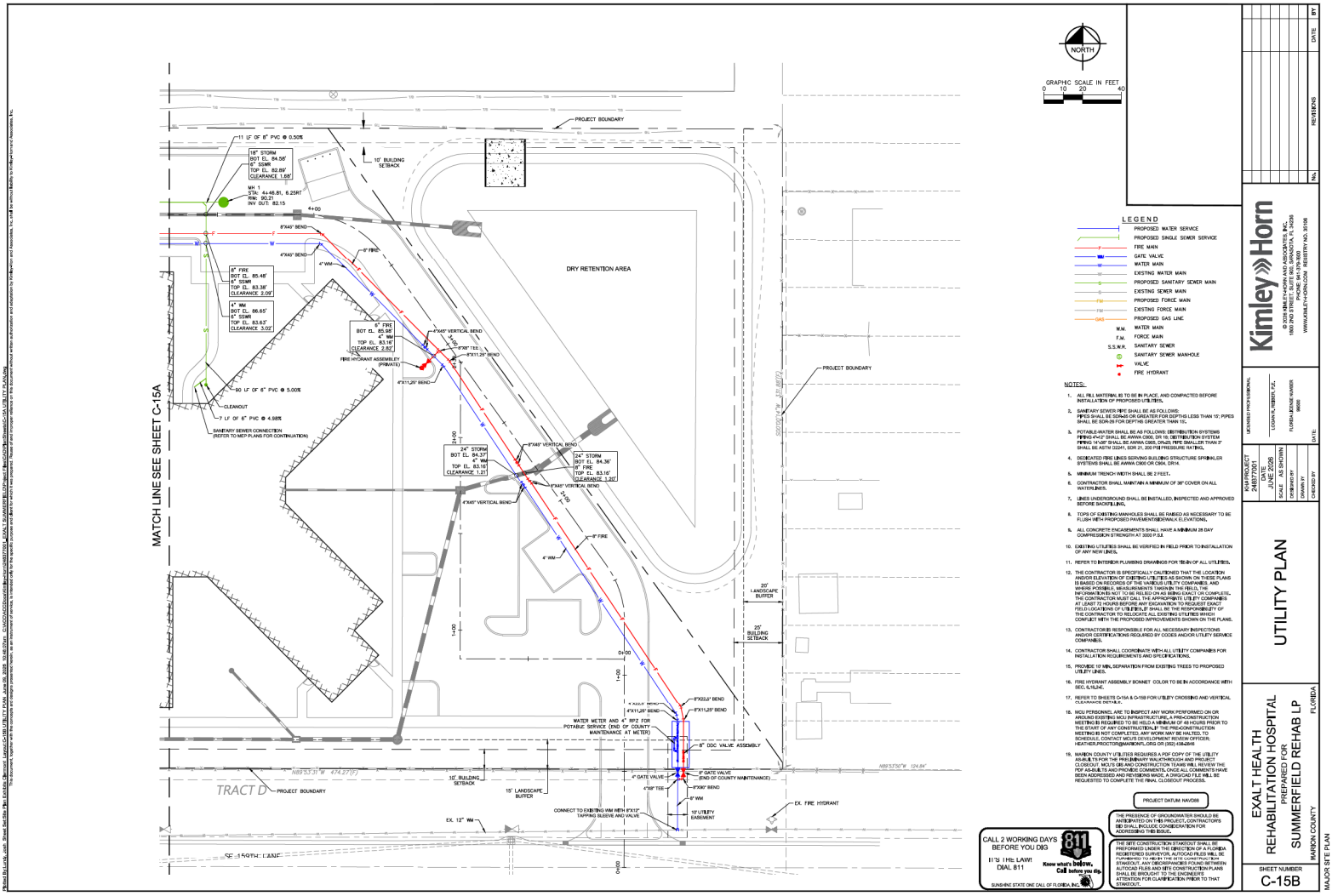
KHA PROJECT 248577001
DATE 03/06/26
SCALE AS SHOWN
DESIGNED BY
DRAWN BY
CHECKED BY

UTILITY PLAN

EXALT HEALTH REHABILITATION HOSPITAL
PREPARED FOR
SUMMERFIELD REHAB LP
FLORIDA
MARION COUNTY
MAJOR SITE PLAN

SHEET NUMBER
C-15A

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NORTH

GRAPHIC SCALE IN FEET
0 10 20 40

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- PROPOSED SINGLE SEWER SERVICE
- F — FIRE MAIN
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- W — WATER MAIN
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LICENSED PROFESSIONAL
LOGAN N. CRIBBIN, P.E.
FLORIDA LICENSE NUMBER
99000
DATE:

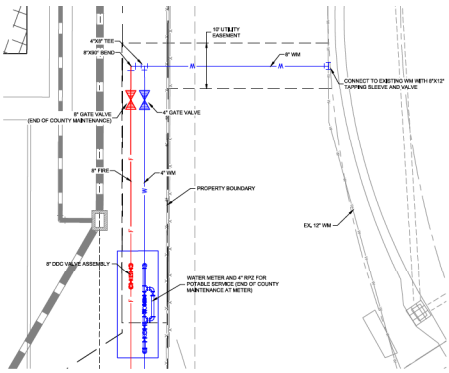
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UTILITY PLAN

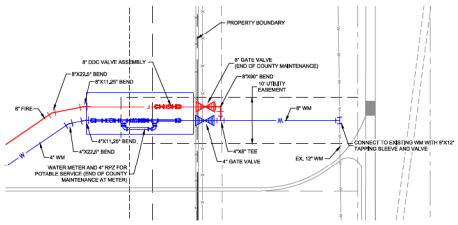
EXALT HEALTH
REHABILITATION HOSPITAL
PREPARED FOR
SUMMERFIELD REHAB LP
FLORIDA
MARION COUNTY
MAJOR SITE PLAN

SHEET NUMBER
C-15B

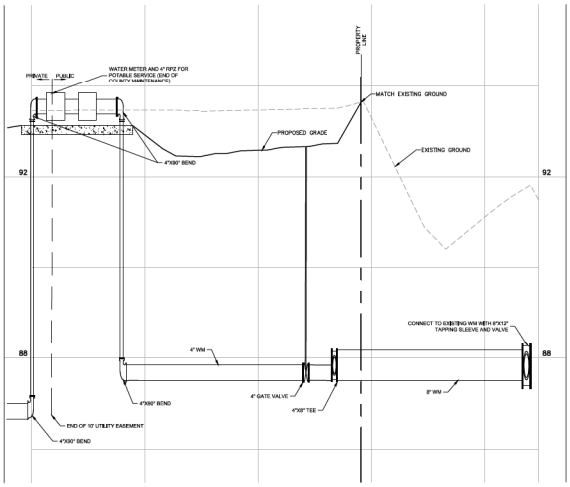
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WEST WATER METER CONNECTION PLAN

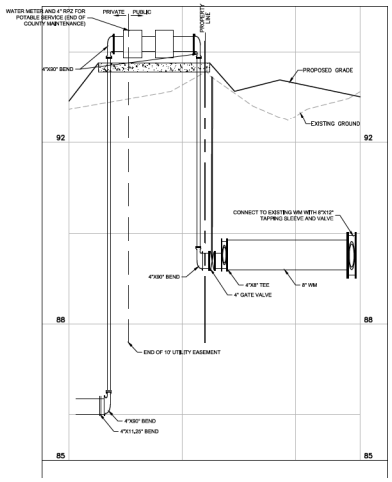


EAST WATER METER CONNECTION PLAN



WEST WATER METER CONNECTION PROFILE

HORIZ: 1"=20'
VERT: 1"=2'



EAST WATER METER CONNECTION PROFILE

HORIZ: 1"=20'
VERT: 1"=2'

GRAPHIC SCALE IN FEET
0 5 10 20

NORTH

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SUNSHINE STATE ONE CALL OF FLORIDA, INC.

NO.	REVISIONS	DATE	BY

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PHONE: 941-379-7000
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LICENSED PROFESSIONAL
LOGAN A. CRIBBIN, P.E.
FLORIDA LICENSE NUMBER
99000
DATE:

KHA PROJECT
248577001
DATE
JULY 2026
SCALE AS SHOWN
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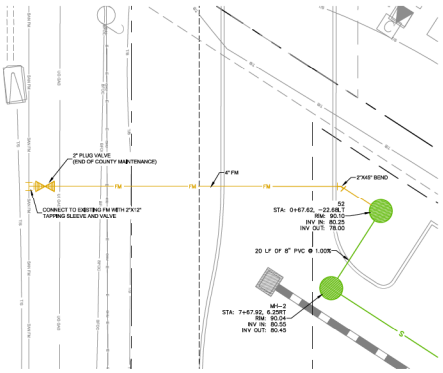
UTILITY PLAN AND PROFILE

EXALT HEALTH
REHABILITATION HOSPITAL
PREPARED FOR
SUMMERFIELD REHAB LP
MARION COUNTY FLORIDA

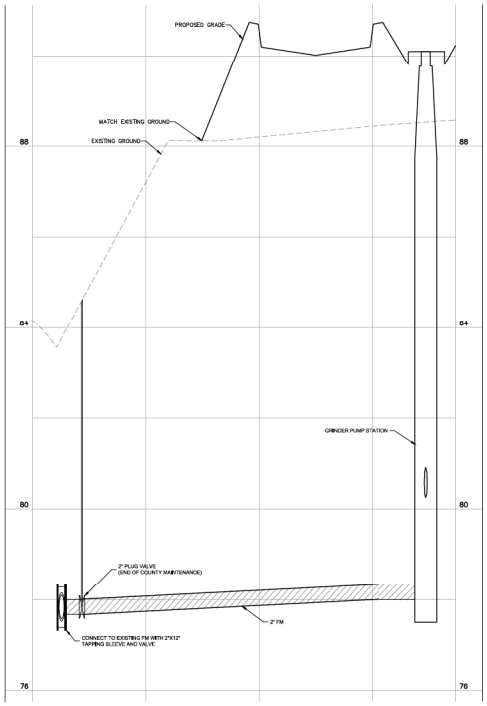
SHEET NUMBER
C-15C

MAJOR SITE PLAN

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FORCEMAIN CONNECTION PLAN



FORCEMAIN CONNECTION PROFILE

HORIZ: 1"=20'
VERT: 1"=2'

GRAPHIC SCALE IN FEET
0 5 10 20

NORTH

LEGEND

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9. ALL CONCRETE ENCASEMENTS SHALL HAVE A MINIMUM 28 DAY COMPRESSION STRENGTH AT 3000 P.S.I.
10. EXISTING UTILITIES SHALL BE VERIFIED IN FIELD PRIOR TO INSTALLATION OF ANY NEW LINES.
11. REFER TO INTERIOR PLUMBING DRAWINGS FOR TIE-IN OF ALL UTILITIES.
12. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 48 HOURS BEFORE ANY EXCAVATION IS BEGUN. THE FIELD LOCATIONS OF UTILITIES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
13. CONTRACTOR IS RESPONSIBLE FOR ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR UTILITY SERVICE COMPANIES.
14. CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES FOR INSTALLATION REQUIREMENTS AND SPECIFICATIONS.
15. PROVIDE 10' MIN. SEPARATION FROM EXISTING TREES TO PROPOSED UTILITY LINES.
16. FIRE HYDRANT ASSEMBLY BONNET COLOR TO BE IN ACCORDANCE WITH SEC. 6.13.2.4C.
17. REFER TO SHEETS C-15A & C-15B FOR UTILITY CROSSING AND VERTICAL CLEARANCE DETAILS.
18. 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 THE START OF ANY CONSTRUCTION. IF THE PRE-CONSTRUCTION MEETING IS NOT COMPLETED, ANY WORK MAY BE HALTED, TO SCHEDULE, CONTACT MCU'S DEVELOPMENT REVIEW OFFICER, HEATHER.PROCTOR@MARIONFL.ORG OR (352) 438-2646
19. MARION COUNTY UTILITIES REQUIRES A PDF COPY OF THE UTILITY AS-BUILTS FOR THE PRELIMINARY WALKTHROUGH AND PROJECT CLOSEOUT. MCU'S GIS AND CONSTRUCTION TEAMS WILL REVIEW THE AS-BUILTS TO ENSURE ALL REQUIRED ITEMS ARE INCLUDED, ALL HAVE BEEN ADDRESSED AND REVISIONS MADE. A DWG/CAD FILE WILL BE REQUESTED TO COMPLETE THE FINAL CLOSEOUT PROCESS.

PROJECT DATUM: NAVD88

THE PRESENCE OF GROUNDWATER SHOULD BE ANTICIPATED ON THIS PROJECT. CONTRACTORS BID SHALL INCLUDE CONSIDERATION FOR ADDRESSING THIS ISSUE.

THE SITE CONSTRUCTION STAKEOUT SHALL BE PERFORMED UNDER THE DIRECTION OF A FLORIDA REGISTERED SURVEYOR. IF ANY DISCREPANCIES ARE FOUND BETWEEN THE AUTO CAD FILES AND SITE CONSTRUCTION STAKEOUT, ANY DISCREPANCIES FOUND BETWEEN AUTOCAD FILES AND SITE CONSTRUCTION PLANS SHALL BE BROUGHT TO THE ENGINEERS ATTENTION FOR CLARIFICATION PRIOR TO THAT STAKEOUT.

CALL 2 WORKING DAYS BEFORE YOU DIG
811
Know what's below. Call before you dig.
SUNSHINE STATE ONE CALL OF FLORIDA, INC.

NO.	REVISIONS	DATE	BY

Kimley»Horn

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1900 2ND STREET, SUITE 900, SARASOTA, FL 34236
PHONE: 941-379-7991
WWW.KIMLEY-HORN.COM | REGISTRY NO. 35106

LICENSED PROFESSIONAL — LOGAN N. FERBER, P.E. — FLORIDA LICENSE NUMBER 99000 — DATE:

KHA PROJECT 248577001
DATE 01/30/26
SCALE AS SHOWN
DESIGNED BY
DRAWN BY
CHECKED BY

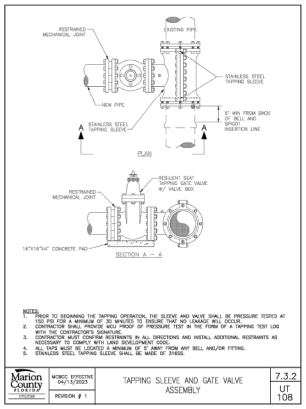
UTILITY PLAN AND PROFILE

EXALT HEALTH REHABILITATION HOSPITAL
PREPARED FOR
SUMMERFIELD REHAB LP
FLORIDA
MARION COUNTY
MAJOR SITE PLAN

SHEET NUMBER
C-15D

Ryan Burnett, John Ryan Stanley, Ryan Stanley, Kimley-Horn, Layout: C-15D UTILITY PLAN AND PROFILE, June 30, 2026, 11:02:29am, C:\KHDOCS\Projects\Florida\Region\248577001_EXALT SUMMERFIELD\Project Files\CIVIL\Sheets\C-15D UTILITY PLAN AND PROFILE.dwg
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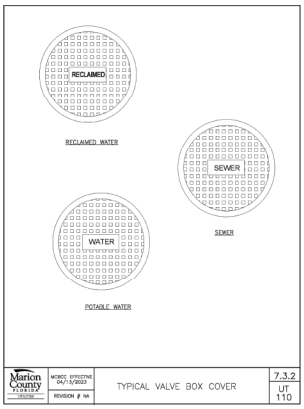


NOTES:
1. PRIOR TO BEGINNING THE TAPPING OPERATION, THE SLEEVE AND VALVE SHALL BE PRESSURE TESTED AT 150 PSI FOR A MINIMUM OF 30 MINUTES WITH NO LOSS OF PRESSURE AS WELL AS NO LEAKS.
2. CONTRACTOR SHALL PROVIDE MILL PROOF OF PRESSURE TEST IN THE FORM OF A TAPPING TEST LOG WITH THE CONTRACTOR'S SIGNATURE.
3. CONTRACTOR MUST CONFIRM RESTRAINTS IN ALL DIRECTIONS AND INSTALL ADDITIONAL RESTRAINTS AS NECESSARY TO COMPLY WITH LAND DEVELOPMENT CODE.
4. ALL TAPPING SLEEVES SHALL BE INSTALLED A MINIMUM OF 5" FROM ANY BELL AND/OR FITTING.
5. STAINLESS STEEL TAPPING SLEEVE SHALL BE MADE OF 316SS.

Marion County FLORIDA | MCBCC EFFECTIVE 04/13/2023 | REVISION # 1 | TAPPING SLEEVE AND GATE VALVE ASSEMBLY | 7.3.2 UT 108

https://mcdlibrary.blob.core.usgovcloudapi.net/codecontent/139494378364/UT108.png 1/1

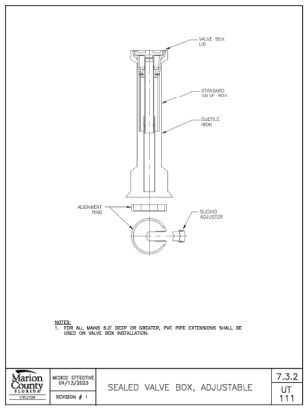
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Marion County FLORIDA | MCBCC EFFECTIVE 04/13/2023 | REVISION # NA | TYPICAL VALVE BOX COVER | 7.3.2 UT 110

https://mcdlibrary.blob.core.usgovcloudapi.net/codecontent/139494378368/UT110.png 1/1

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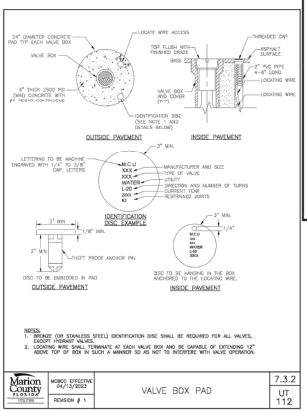


NOTES:
1. FOR ALL MAINS 8.0" DI/CP OR GREATER, PVC PIPE EXTENSIONS SHALL BE USED ON VALVE BOX INSTALLATION.

Marion County FLORIDA | MCBCC EFFECTIVE 04/13/2023 | REVISION # 1 | SEALED VALVE BOX, ADJUSTABLE | 7.3.2 UT 111

https://mcdlibrary.blob.core.usgovcloudapi.net/codecontent/139494378366/UT111.png 1/1

3/5/26, 4:21 PM UT112.png (1568×2100)

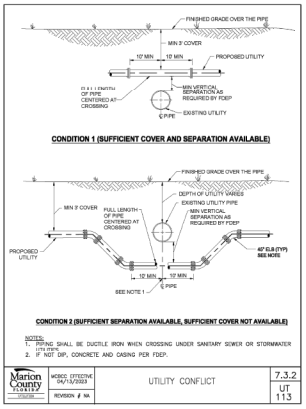


NOTES:
1. BRONZE (OR STAINLESS STEEL) IDENTIFICATION DISC SHALL BE REQUIRED FOR ALL VALVES, EXCEPT HYDRANT VALVES.
2. LOCATING WIRE SHALL TERMINATE AT EACH VALVE BOX AND BE CAPABLE OF EXTENDING 12" ABOVE TOP OF BOX IN SLIGH A MANNER SO AS NOT TO INTERFERE WITH VALVE OPERATION.

Marion County FLORIDA | MCBCC EFFECTIVE 04/13/2023 | REVISION # 1 | VALVE BOX PAD | 7.3.2 UT 112

https://mcdlibrary.blob.core.usgovcloudapi.net/codecontent/139494378369/UT112.png 1/1

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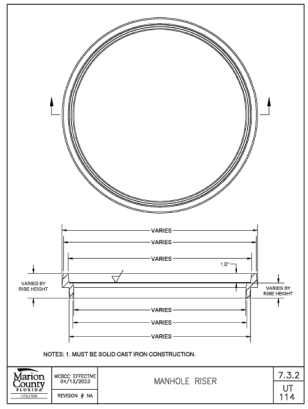


NOTES:
1. PIPING SHALL BE DUCTILE IRON WHEN CROSSING UNDER SANITARY SEWER OR STORMWATER LYN ITEM.
2. IF NOT DIP, CONCRETE AND CASING PER FDEP.

Marion County FLORIDA | MCBCC EFFECTIVE 04/13/2023 | REVISION # NA | UTILITY CONFLICT | 7.3.2 UT 113

https://mcdlibrary.blob.core.usgovcloudapi.net/codecontent/139494378367/UT113.png 1/1

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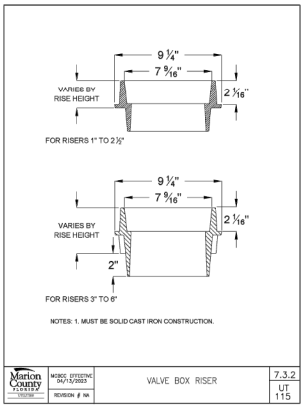


NOTES: 1. MUST BE SOLID CAST IRON CONSTRUCTION.

Marion County FLORIDA | MCBCC EFFECTIVE 04/13/2023 | REVISION # NA | MANHOLE RISER | 7.3.2 UT 114

https://mcdlibrary.blob.core.usgovcloudapi.net/codecontent/139494378368/UT114.png 1/1

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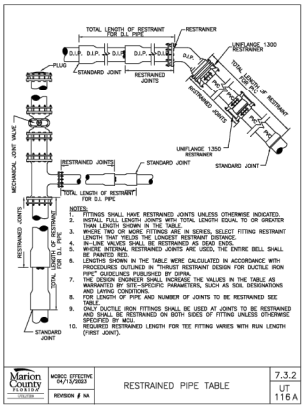


NOTES: 1. MUST BE SOLID CAST IRON CONSTRUCTION.

Marion County FLORIDA | MCBCC EFFECTIVE 04/13/2023 | REVISION # NA | VALVE BOX RISER | 7.3.2 UT 115

https://mcdlibrary.blob.core.usgovcloudapi.net/codecontent/139494378369/UT115.png 1/1

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NOTES:
1. FITTINGS SHALL HAVE RESTRAINED JOINTS UNLESS OTHERWISE INDICATED.
2. RESTRAINED LENGTH SHALL BE WITH TOTAL LENGTH EQUAL TO OR GREATER THAN LENGTH SHOWN IN THE TABLE.
3. WHERE TWO OR MORE FITTINGS ARE IN SERIES, SELECT FITTING RESTRAINT LENGTH THAT YIELDS THE LONGEST RESTRAINT DISTANCE.
4. IN-LINE VALVES SHALL BE RESTRAINED AS DEAD ENDS.
5. WHERE MECHANICAL RESTRAINED JOINTS ARE USED, THE ENTIRE BELL SHALL BE PAINTED RED.
6. LENGTHS SHOWN IN THE TABLE WERE CALCULATED IN ACCORDANCE WITH PROCEDURES OUTLINED IN "THRUST RESTRAINT DESIGN FOR DUCTILE IRON PIPE" GUIDELINES PUBLISHED BY DIPRA.
7. THE DESIGN ENGINEER SHALL INCREASE THE VALUES IN THE TABLE AS WARRANTED BY SITE-SPECIFIC PARAMETERS, SUCH AS SOIL DESIGNATIONS AND LAYING CONDITIONS.
8. THE LENGTH OF PIPE AND NUMBER OF JOINTS TO BE RESTRAINED SEE TABLE.
9. ONLY DUCTILE IRON FITTINGS SHALL BE USED AT JOINTS TO BE RESTRAINED AND SHALL BE RESTRAINED ON BOTH SIDES OF FITTING UNLESS OTHERWISE SPECIFIED BY MDJ.
10. REQUIRED RESTRAINED LENGTH FOR TEE FITTING VARIES WITH RUN LENGTH (*FIRST JOINT).

Marion County FLORIDA | MCBCC EFFECTIVE 04/13/2023 | REVISION # NA | RESTRAINED PIPE TABLE | 7.3.2 UT 116 A

https://mcdlibrary.blob.core.usgovcloudapi.net/codecontent/139494378370/UT116A.png 1/1

Project Bid Limits_.dwg, Proposed Site Plan, Existing Topography, Layout C=16 UTILITY DETAILS, 3/5/2026 10:47:27 AM, C:\ACCOUNTS\Exalt Rehab\248377001 JOAs\1 BUILDING\1 Drawings & Plans\CIVIL\Sheets\C-16 UTILITY DETAILS.dwg
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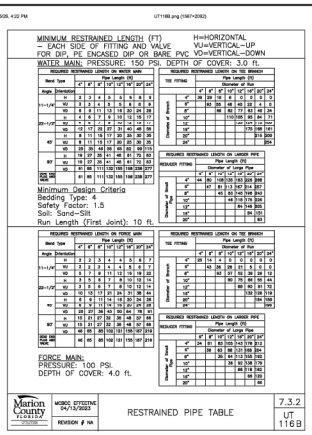
KHA PROJECT 248377001
DATE JANUARY 2026
SCALE AS SHOWN
DESIGNED BY
DRAWN BY
CHECKED BY

UTILITY DETAILS

EXALT HEALTH REHABILITATION HOSPITAL
PREPARED FOR
SUMMERFIELD REHAB LP
MARION COUNTY FLORIDA

SHEET NUMBER
C-16

MAJOR SITE PLAN



MINIMUM RESTRAINED LENGTH (FT) H=HORIZONTAL
– EACH SIDE OF FITTING AND VALVE V=VERTICAL–UP
FOR DIP, PE ENCASED DIP OR BARE PVC V=VERTICAL–DOWN
WATER MAIN: PRESSURE: 150 PSI, DEPTH OF COVER: 3.0 ft.

REQUIRED RESTRAINED LENGTH ON WATER MAIN — Pipe Length (ft)

Bend Type		4"	6"	8"	10"	12"	14"	16"	20"	24"
Angle	Orientation									
11-1/4°	H	1	2	2	3	4	5	5	6	8
	V/D	1	2	2	4	5	5	6	8	9
	V/U	1	3	3	5	7	8	9	11	13
22-1/2°	H	2	4	5	6	7	9	10	13	17
	V/D	2	5	5	7	9	11	12	15	20
	V/U	3	6	7	10	12	14	16	20	26
45°	H	4	8	11	14	18	22	26	34	44
	V/D	4	9	12	16	21	26	31	40	52
	V/U	5	10	14	19	25	30	36	47	61
90°	H	9	18	25	34	44	54	65	85	110
	V/D	10	21	29	41	55	69	83	110	143
	V/U	11	24	33	47	63	79	96	127	165
DOE OR MJ		91	86	111	130	155	180	198	238	277
MEGA-LUG		81	85	111	130	155	180	198	238	277

REQUIRED RESTRAINED LENGTH ON TEE BRANCH — Pipe Length (ft)

TEE FITTING		Diameter of Run	4"	6"	8"	10"	12"	14"	16"	20"	24"
Diameter of Branch	4"		36	26	19	9	1	0	0	0	0
	6"		55	39	48	40	33	4	1	0	0
	8"			66	83	77	63	48	34	9	0
	10"				110	105	93	84	71	44	21
	12"						124	117	104	77	54
	14"							139	128	101	77
	16"								151	124	101
	20"									171	147
	24"										194

REQUIRED RESTRAINED LENGTH ON LARGER PIPE

REDUCER FITTING		Pipe Length (ft) — Diameter of Large Pipe	4"	6"	8"	10"	12"	14"	16"	20"	24"
Diameter of Small Pipe	4"		14	30	110	139	151	209	209		
	6"			47	81	113	147	214	227		
	8"				43	85	140	208	243		
	10"					48	116	178	224		
	12"						84	144	205		
	14"							84	151		
	20"								83		

Minimum Design Criteria
Bedding Type: 4
Safety Factor: 1.5
Soil: Sand–Silt
Run Length (First Joint): 10 ft.

REQUIRED RESTRAINED LENGTH ON FORCE MAIN — Run Length (ft)

Bend Type		4"	6"	8"	10"	12"	14"	16"	20"	24"
Angle	Orientation									
11-1/4°	H	1	2	2	3	4	4	5	6	7
	V/D	1	2	2	4	5	5	6	8	9
	V/U	1	3	3	5	7	8	9	11	13
22-1/2°	H	2	4	5	6	7	9	10	12	14
	V/D	2	5	5	7	9	11	12	15	19
	V/U	3	6	7	10	12	14	16	20	26
45°	H	4	8	11	14	18	22	26	34	44
	V/D	4	9	12	16	21	26	31	40	52
	V/U	5	10	14	19	25	30	36	47	61
90°	H	9	18	25	34	44	54	65	85	110
	V/D	10	21	29	41	55	69	83	110	143
	V/U	11	24	33	47	63	79	96	127	165
DOE OR MJ		48	65	89	102	131	155	167	218	
MEGA-LUG										

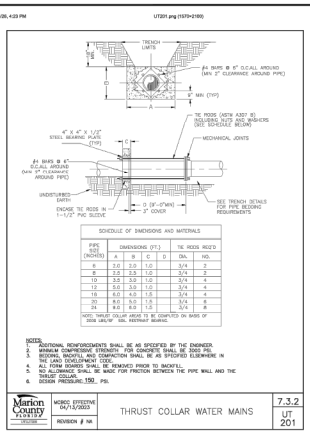
REQUIRED RESTRAINED LENGTH ON LARGER PIPE

REDUCER FITTING		Pipe Length (ft) — Diameter of Large Pipe	4"	6"	8"	10"	12"	14"	16"	20"	24"
Diameter of Small Pipe	4"		24	51	83	105	143	178	213		
	6"			28	55	85	113	159	204		
	8"				20	64	113	159	198		
	10"					39	83	139	179		
	12"						69	118	163		
	14"							66	130		
	20"								66		

FORCE MAIN:
PRESSURE: 100 PSI.
DEPTH OF COVER: 4.0 ft.

Marion County FLORIDA	MCBCC EFFECTIVE 04/13/2023 REVISION # NA	RESTRAINED PIPE TABLE
7.3.2 UT 116B		

https://mcdlibrary.blob.core.usgovcloudapi.net/codecontent/139494/637836/UT1160.png 1/1



4" BARS @ 8" O.C.ALL AROUND (MIN 3" CLEARANCE AROUND PIPE)

TIE RODS (SEE DETAIL FOR NUMBERS, SIZE AND SPACING) (SEE SCHEDULE BELOW)

MECHANICAL JOINTS

4" X 4" X 1/2" STEEL BEARING PLATES (TYP)

#4 BARS @ 6" O.C.ALL AROUND (MIN 3" CLEARANCE AROUND PIPE)

UNDISTURBED EARTH

ENCASE TIE RODS IN 1-1/2" PVC SLEEVE

D (9"–0"MIN)

3" COVER

SEE TRENCH DETAILS FOR PIPE BEDDING REQUIREMENTS

SCHEDULE OF DIMENSIONS AND MATERIALS

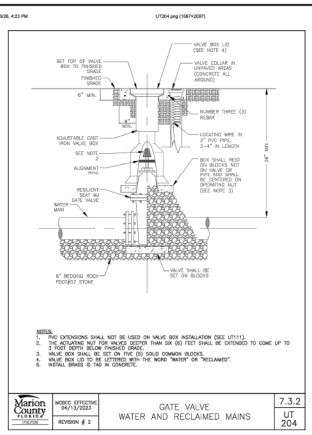
PIPE SIZE (INCHES)	DIMENSIONS (FT.) A	B	C	D	TIE RODS REQ'D DIA.	NO.
6	2.0	2.0	1.0		3/4	2
8	2.0	2.5	1.0		3/4	2
10	2.0	3.0	1.0		3/4	4
12	5.0	3.0	1.0		3/4	4
16	6.0	4.0	1.5		3/4	4
20	8.0	5.0	1.5		3/4	6
24	8.0	6.0	1.5		3/4	6

NOTE: THRUST COLLAR ABOVE TO BE COMPUTED ON BASIS OF 600# UNLOW SOIL RESTRAINT BEARING.

NOTES:
1. ADDITIONAL REINFORCEMENTS SHALL BE AS SPECIFIED BY THE ENGINEER.
2. MINIMUM COMPRESSIVE STRENGTH FOR CONCRETE SHALL BE 3000 PSI.
3. BEDDING, BACKFILL AND COMPACTION SHALL BE AS SPECIFIED ELSEWHERE IN THE LAND DEVELOPMENT CODE.
4. ALL FORM BOARDS SHALL BE REMOVED PRIOR TO BACKFILL.
5. THRUST COLLARS SHALL BE MADE FOR FRICTION BETWEEN THE PIPE WALL AND THE THRUST COLLAR.
6. DESIGN PRESSURE: 150 PSI.

Marion County FLORIDA	MCBCC EFFECTIVE 04/13/2023 REVISION # NA	THRUST COLLAR WATER MAINS
7.3.2 UT 201		

https://mcdlibrary.blob.core.usgovcloudapi.net/codecontent/139494/637836/UT201.png 1/1



VALVE BOX LID (SEE NOTE 4)

VALVE COLLAR IN UNPAVED AREAS (CONCRETE ALL AROUND)

NUMBER THREE (3) REBAR

LOCATING WIRE IN 2" PVC PIPE, 2–4" IN LENGTH

SIZE NOTE

BOX SHALL REST ON BLOCKS NOT ON VALVE BONNET. VALVE BONNET TO BE CENTERED ON OPERATING NUT (SEE NOTE 3)

VALVE BOX

ADJUSTABLE CAST IRON VALVE BOX

ALIGNMENT RING

RESILIENT SEAT GATE VALVE

WATER MAIN

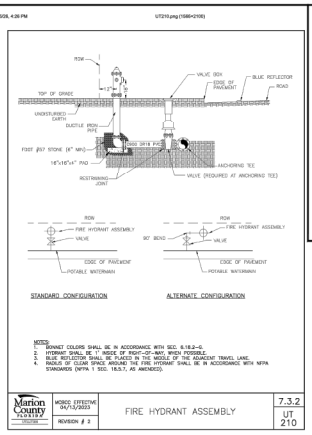
6" BEDDING ROCK FOOTFIST STONE

VALVE SHALL BE SET ON BLOCKS

NOTES:
1. PVC EXTENSIONS SHALL NOT BE USED ON VALVE BOX INSTALLATION (SEE UT111).
2. THE ACTUATING NUT FOR VALVES DEEPER THAN SIX (6) FEET SHALL BE EXTENDED TO COME UP TO 3 FOOT DEPTH BELOW FINISHED GRADE.
3. VALVE BOX SHALL BE SET ON FIVE (5) SOLID COMMON BLOCKS.
4. VALVE BOX LID TO BE LETTERED WITH THE WORD "WATER" OR "RECLAIMED".
5. INSTALL BRASS ID TAG IN CONCRETE.

Marion County FLORIDA	MCBCC EFFECTIVE 04/13/2023 REVISION # 2	GATE VALVE WATER AND RECLAIMED MAINS
7.3.2 UT 204		

https://mcdlibrary.blob.core.usgovcloudapi.net/codecontent/139494/637836/UT204.png 1/1



ROW

VALVE BOX

EDGE OF PAVEMENT

BLUE REFLECTOR

ROAD

TOP OF GRADE

UNDISTURBED EARTH

DUCTILE IRON PIPE

FDOT #57 STONE (6" MIN)

16"x16"x4" PAD

MJ90 SR18 PVC

ANCHORING TEE

RESTRAINING JOINT

VALVE (REQUIRED AT ANCHORING TEE)

ROW

FIRE HYDRANT ASSEMBLY

VALVE

90° BEND

CODE OF PAVEMENT

POTABLE WATERMAIN

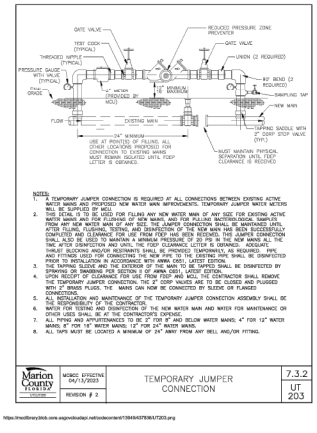
STANDARD CONFIGURATION

ALTERNATE CONFIGURATION

NOTES:
1. BONNET COLORS SHALL BE IN ACCORDANCE WITH SEC. 6.18.2–6.
2. HYDRANT SHALL BE 11' INSIDE OF RIGHT–OF–WAY WHEN POSSIBLE.
3. HYDRANT SHALL BE LOCATED AT THE BACK OF CURB ADJACENT TRAVEL LANE.
4. RADIUS OF CLEAR SPACE AROUND THE FIRE HYDRANT SHALL BE IN ACCORDANCE WITH NFPA STANDARDS (NFPA 1 SEC. 18.5.7, AS AMENDED).

Marion County FLORIDA	MCBCC EFFECTIVE 04/13/2023 REVISION # 2	FIRE HYDRANT ASSEMBLY
7.3.2 UT 210		

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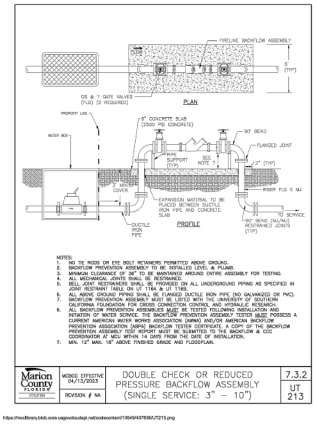


GATE VALVE
REDUCED PRESSURE ZONE PREVENTER
TEST COCK (TYPICAL)
GATE VALVE
THREADED NIPPLE (TYPICAL)
UNION (2 REQUIRED)
PRESSURE GAUGE WITH VALVE (TYPICAL)
90° BEND (2 REQUIRED)
4" HATAN FITTING (PROVIDED BY MCU)
MINERAL BACKFILL
SAMPLING TAP
NEW MAIN
FLOW
EXISTING MAIN
TAPPING SADDLE WITH 2" CORP STOP VALVE (TYP.)
24" MINIMUM (USE AT POINTS OF FILLING ALL OTHER LOCATIONS PROPOSED FOR CONNECTION TO EXISTING MAINS MUST REMAIN ISOLATED UNTIL FDEP LETTER IS OBTAINED.
MUST MAINTAIN PHYSICAL SEPARATION UNTIL FDEP CLEARANCE IS RECEIVED

NOTES:
1. A TEMPORARY JUMPER CONNECTION IS REQUIRED AT ALL CONNECTIONS BETWEEN EXISTING ACTIVE WATER MAINS AND PROPOSED NEW WATER MAIN IMPROVEMENTS. TEMPORARY JUMPER WATER METERS WILL BE SUPPLIED BY MCU.
2. THIS DETAIL IS TO BE USED FOR FILLING ANY NEW WATER MAIN OF ANY SIZE FOR EXISTING ACTIVE WATER MAINS. THE TEMPORARY JUMPER CONNECTION SHALL BE MAINTAINED UNTIL THE NEW WATER MAIN HAS BEEN FLUSHED AND DISINFECTED AND UNTIL THE FDEP CLEARANCE LETTER IS OBTAINED. ADEQUATE FLUSHING, FLUSHING, TESTING, AND DISINFECTION OF THE NEW MAIN HAS BEEN SUCCESSFULLY COMPLETED AND CERTIFIED BY THE ENGINEER OF RECORD. THE NEW MAIN TO BE DISINFECTED SHALL ALSO BE USED TO MAINTAIN A MINIMUM PRESSURE OF 20 PSI IN THE NEW MAINS ALL THE TIME AFTER DISINFECTION AND UNTIL THE FDEP CLEARANCE LETTER IS OBTAINED. ADEQUATE THRUST BLOCKING AND/OR RESTRAINTS SHALL BE PROVIDED TEMPORARILY AS REQUIRED. PIPE AND FITTINGS USED FOR CONNECTING THE NEW PIPE TO THE EXISTING PIPE SHALL BE DISINFECTED BY SPRAYING OR SWABBING PER SECTION 5 OF AWWA C651, LATEST EDITION.
3. THE TAPPING SLEEVE AND THE INTERIOR OF THE MAIN TO BE TAPPED SHALL BE DISINFECTED BY SPRAYING OR SWABBING PER SECTION 5 OF AWWA C651, LATEST EDITION.
4. AFTER THE NEW MAIN HAS BEEN FLUSHED AND TESTED, THE CONTRACTOR SHALL REMOVE THE TEMPORARY JUMPER CONNECTION. THE 2" CORP VALVES ARE TO BE CLOSED AND PLUGGED WITH 2" BRASS PLUGS. THE MAINS CAN NOW BE CONNECTED BY SLEEVE OR FLANGED CONNECTIONS.
5. ALL INSTALLATION AND MAINTENANCE OF THE TEMPORARY JUMPER CONNECTION ASSEMBLY SHALL BE PERFORMED BY MCU PERSONNEL ONLY.
6. WATER FOR TESTING AND DISINFECTION OF THE NEW WATER MAIN AND WATER FOR MAINTENANCE OR OTHER USES SHALL BE AT THE CONTRACTOR'S EXPENSE.
7. ALL PIPING AND APPURTENANCES TO BE 2" FOR 8" AND BELOW WATER MAINS; 4" FOR 12" WATER MAINS; 6" FOR 16" WATER MAINS; 12" FOR 24" WATER MAINS.
8. ALL TAPS MUST BE LOCATED A MINIMUM OF 24" AWAY FROM ANY BELL AND/OR FITTING.

Marion County FLORIDA	MCBCC EFFECTIVE 04/13/2023 REVISION # 2	TEMPORARY JUMPER CONNECTION
7.3.2 UT 203		

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FIRELINE BACKFLOW ASSEMBLY

5" (TYP)

OS & Y GATE VALVES (FLG) (IF REQUIRED)

PLAN

PROPERTY LINE

8" CONCRETE SLAB (2500 PSI CONCRETE)

MOW BOX

90° BEND

FLANGED JOINT

MAIN SUPPORT (TYP.)

12" (TYP)

EXPANSION MATERIAL TO BE PLACED BETWEEN CONCRETE SLAB AND IRON PIPE AND CONCRETE SLAB

RISER FLG X MJ

DUCTILE IRON PIPE

90° BEND (MJ/MJ) RESTRAINED JOINTS

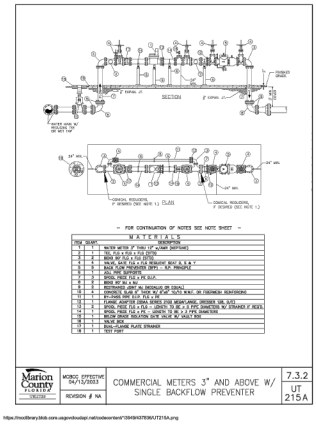
TO SERVICE

PROFILE

NOTES:
1. NO TIE RODS OR EYE BOLT RETAINERS PERMITTED ABOVE GROUND.
2. BACKFLOW PREVENTION ASSEMBLY TO BE INSTALLED LEVEL & PLUMB.
3. MINIMUM CLEARANCE OF 36" TO BE MAINTAINED AROUND ENTIRE ASSEMBLY FOR TESTING.
4. ALL MECHANICAL JOINTS SHALL BE RESTRAINED.
5. BELL JOINT RESTRAINERS SHALL BE PROVIDED ON ALL UNDERGROUND PIPING AS SPECIFIED IN THE LAND DEVELOPMENT CODE, SEC. 6.18.2–6.
6. ALL ABOVE GROUND PIPING SHALL BE FLANGED DUCTILE IRON PIPE (NO GALVANIZED OR PVC).
7. BACKFLOW PREVENTION ASSEMBLY MUST BE LISTED WITH THE UNIVERSITY OF SOUTHERN CALIFORNIA FOUNDATION FOR CROSS CONNECTION CONTROL AND HYDRAULIC RESEARCH (USC).
8. ALL BACKFLOW PREVENTION ASSEMBLIES MUST BE TESTED FOLLOWING INSTALLATION AND INITIATION OF WATER SERVICE. THE BACKFLOW PREVENTION ASSEMBLY TESTER MUST POSSESS A CURRENT AMERICAN WATER WORKS ASSOCIATION (AWWA) AND/OR AMERICAN BACKFLOW PREVENTION ASSOCIATION (ABPA) BACKFLOW TESTER CERTIFICATE. A COPY OF THE BACKFLOW TEST REPORT SHALL BE SUBMITTED TO THE MARION COUNTY UTILITIES PERMIT & CSD COORDINATOR AT MCU WITHIN 14 DAYS FROM THE DATE OF INSTALLATION.
9. MIN. 12" MAX. 18" ABOVE FINISHED GRADE AND FLOODPLAIN.

Marion County FLORIDA	MCBCC EFFECTIVE 04/13/2023 REVISION # NA	DOUBLE CHECK OR REDUCED PRESSURE BACKFLOW ASSEMBLY (SINGLE SERVICE: 3" – 10")
7.3.2 UT 213		

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SECTION

PLAN

CONCRETE REQUIRED IF REQUIRED (SEE NOTE 1.)

CONCRETE REQUIRED IF REQUIRED (SEE NOTE 1.)

– FOR CONTINUATION OF NOTES SEE NOTE SHEET –

MATERIALS

ITEM	QTY	DESCRIPTION
1	1	WATER METER 3" THRU 10" (CONT SUPPLIED)
2	1	FLG. TEE x FLG x FLG (DI)
3	1	BEND 90 (LR) x FLG (DI)
4	1	FLG. GATE VALVE (RESILIENT SEAT) (C & S ?)
5	1	BACK FLOW PREVENTER (RPP) - R/P PREVENT
6	1	FLG. GAS SUPPLIER
7	1	CONC. PAD 3'x4'x FLG BLK.
8	1	BRASS PLUG
9	1	RESTRAINED JOINT MJ (MEGALUG OR EQUAL)
10	1	CONCRETE SLAB 8" THICK W/ #4 REBAR (MIN) - SEE FOUNDATION RESTRAINING
11	1	FLANGED COUPLING ADAPTER
12	1	FLANGE ADAPTER (SIMILAR SERIES 2100) MEGAFLANGE (MEGALUG SML SIZE)
13	1	DRAIN, PIPE (12) x FLG. – LENGTH TO BE x 6 PIPE DIAMETERS W/ STRAND 3" MESH
14	1	BEND 90 (LR) x FLG – LENGTH TO BE x 6 PIPE DIAMETERS
15	1	BACK FLOW PREVENTER (DCVA, DCDA, OR RPZ) (MCU SIZE)
16	1	BRASS PLUG
17	1	Brass-FLANGE PLATE STRAINER
18	1	TEST POINT

Marion County FLORIDA	MCBCC EFFECTIVE 04/13/2023 REVISION # NA	COMMERCIAL METERS 3" AND ABOVE W/ SINGLE BACKFLOW PREVENTER
7.3.2 UT 215A		

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NOTES

1. IF IT IS DESIRED TO CONNECT METER, CONTROL REDUCED VALVE BE PLACED AFTER THE AS DESIRED VERTICAL RISER / DEPTH EXISTING RISER AND SERVE DOMESTICAL SYSTEM TO / BEFORE BACKFLOW PREVENTER ASSEMBLY AS SHOWN, AS OTHER CONFIGURATIONS MAY VARY.
2. METER & RPP ASSEMBLY TO BE INSTALLED LEVEL & PLUMB.
   PVC, DR-PIPE TO BE SDR26 AS LESS THAN 1.5" METER SIZE, 2" MIN.
3. METER ASSEMBLY TO BE PLACED SAFETY BLUE.
4. RPP TO BE MEETS USAHL TO BE ASSEMBLY THAN METER SIZE.
5. MECHANICAL JOINTS SHALL BE RESTRAINED AS REQUIRED BY ENGINEER/MANUFACTURER.
6. WELL JOINT RESTRAINERS SHALL BE PROVIDED ON ALL UNDERGROUND PIPING.
7. ALL ABOVE GROUND PIPING SHALL BE FLANGED DUCTILE IRON PIPE (NO GALVANIZED OR PVC)
8. RPP MUST BE LISTED WITH THE UNIVERSITY OF SOUTHERN CALIFORNIA FOUNDATION FOR CROSS CONNECTION CONTROL AND HYDRAULIC RESEARCH (USC)
9. ABOVE GROUND INLET AND DISCHARGE PIPING SHALL BE AGED ACCORDING TO WATER INLET USC.
10. ALL ASSEMBLY EQUIPMENT SHALL BE FULLY COMPATIBLE WITH THE CURRENT AGA AUTHORITY WATER REVIEWS DUKE SYSTEM.
11. IF METER IS PROVIDING FIRE PROTECTION AS WELL AS DOMESTIC WATER USE OF FIRE RISER AS A WELL AT BE ALL PIPE FLG # 90.
12. IF METER IS FOR DOMESTIC USE ONLY (I.E. THERE IS A SEPARATE DEDICATED FIRE CONNECTION) A COMPOUND METER SHALL BE USED.
13. IF METER IS USED FOR BOTH DOMESTIC AND FIRE PROTECTION USE, A FIRE SERVICE METER WITH LOW-FLOW BYPASS METER SHALL BE USED.
14. DO NOT WELD ON STEEL ONLY WATERMAIN PERMITTED ABOVE GROUND.
15. IF STEEL ASSEMBLIES ARE PROPOSED TO BE PLACED OVERALL TO WATER FOR BACKFLOW AGAINST ALL PIPE SERVICES, HYDRANT METERS, ETC.) THERE SHALL BE A MINIMUM OF 20% OF EXPANSION BETWEEN ASSEMBLIES AS MEASURED FROM CENTER TO CENTER.
16. CONTRACTOR SHALL TEST AND SECURE BACKFLOW PREVENTION DEVICE.
17. IF A FIRE SERVICE METER IS USED, NO STRAINER IS REQUIRED AS STRAINERS ARE PART OF THE ASSEMBLY. IF A STRAINER METER IS USED, A STRAINER SHALL BE INSTALLED IN THE LOCATION SHOWN ON THE PLAN.
18. DRAIN TO BE PROVIDED BY CONTRACTOR, LOW WILL BE PROVIDED BY MCU.

Marion County FLORIDA	MCBCC EFFECTIVE 04/13/2023 REVISION # NA	COMMERCIAL METERS 3" AND ABOVE W/ SINGLE BACKFLOW PREVENTER
7.3.2 UT 215B		

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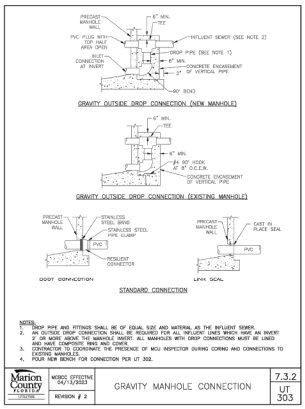
UTILITY DETAILS

SHEET NUMBER C-17

MAJOR SITE PLAN

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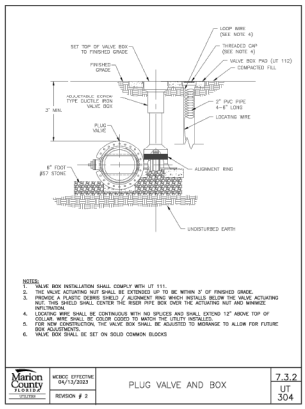


NOTES:
1. DROP PIPE AND FITTINGS SHALL BE OF EQUAL SIZE AND MATERIAL AS THE INFLUENT SEWER.
2. AN OUTSIDE DROP CONNECTION SHALL BE REQUIRED FOR ALL INFLUENT LINES WHICH HAVE AN INVERT 2' OR MORE ABOVE THE MANHOLE INVERT. ALL MANHOLES WITH DROP CONNECTIONS MUST BE LINED AND HAVE COMPOSITE RING AND COVER.
3. THE ENGINEER SHALL COORDINATE THE PRESENCE OF MCU INSPECTOR DURING CORING AND CONNECTIONS TO EXISTING MANHOLES.
4. POUR NEW BENCH FOR CONNECTION PER UT 302.

Marion County FLORIDA	MCBCC EFFECTIVE 04/13/2023	GRAVITY MANHOLE CONNECTION	7.3.2 UT 303
	REVISION # 3		

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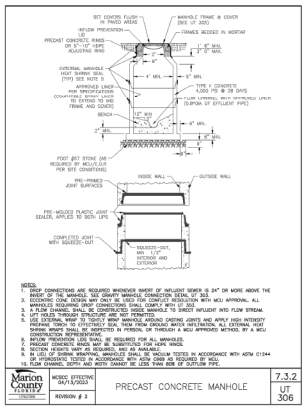


NOTES:
1. VALVE BOX INSTALLATION SHALL COMPLY WITH UT 111.
2. THE VALVE NUT/WRENCH NUT SHALL BE EXTENDED UP TO BE WITHIN 3' OF FINISHED GRADE.
3. PROVIDE A PLASTIC DEBRIS SHIELD / ALIGNMENT RING WHICH INSTALLS BELOW THE VALVE ACTUATING NUT. THIS SHIELD SHALL CENTER THE RISER PIPE BOX OVER THE ACTUATING NUT AND MINIMIZE INFILTRATION.
4. LOCATING WIRE SHALL BE CONTINUOUS WITH NO SPLICES AND SHALL EXTEND 12" ABOVE TOP OF VALVE BOX. WIRE SHALL BE LOOPED AT VALVE BOX AND TAPED TO THE THREADED CAP.
5. FOR NEW CONSTRUCTION, THE VALVE BOX SHALL BE ADJUSTED TO MIDRANGE TO ALLOW FOR FUTURE BOX ADJUSTMENTS.
6. VALVE BOX SHALL BE SET ON SOLID COMMON BLOCKS

Marion County FLORIDA	MCBCC EFFECTIVE 04/13/2023	PLUG VALVE AND BOX	7.3.2 UT 304
	REVISION # 2		

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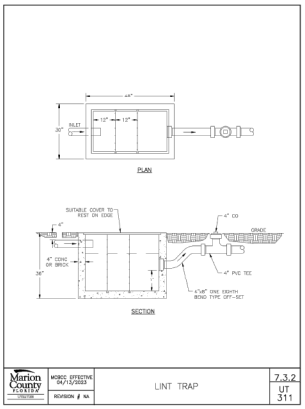


NOTES:
1. DROP CONNECTIONS ARE REQUIRED WHENEVER INVERT OF INFLUENT SEWER IS 24" OR MORE ABOVE THE INVERT OF THE MANHOLE. SEE GRAVITY MANHOLE CONNECTION DETAIL UT 303.
2. ECCENTRIC CONE DESIGN MAY ONLY BE USED FOR CONFLICT RESOLUTION WITH MCU APPROVAL. ALL ECCENTRIC CONES SHALL BE INSTALLED WITH THE FLAT SIDE UP.
3. A FLOW CHANNEL SHALL BE CONSTRUCTED INSIDE MANHOLE TO DIRECT INFLUENT INTO FLOW STREAM.
4. LIFT HOLES THROUGH STRUCTURE ARE NOT PERMITTED.
5. ALL MANHOLE JOINTS SHALL BE WRAPPED WITH EXTERNAL GROUND CASTING JOINTS AND APPLY HIGH INTENSITY PROPANE TORCH TO EFFECTIVELY SEAL FROM FROM GROUND WATER INFILTRATION. ALL EXTERNAL HEAT SHRINK WRAPS SHALL BE INSPECTED IN PERSON, OR THROUGH A MCU APPROVED METHOD, BY A MCU REPRESENTATIVE PRIOR TO BACKFILL.
6. INFLOW PREVENTION (DS) SHALL BE REQUIRED FOR ALL MANHOLES.
7. PRECAST CONCRETE RINGS MAY BE SUBSTITUTED FOR HDPE RINGS.
8. ALL MANHOLES SHALL BE VACUUM TESTED PER ASTM C1244.
9. IN LIEU OF SHRINK WRAPPING, MANHOLES SHALL BE VACUUM TESTED IN ACCORDANCE WITH ASTM C1244 OR HYDROSTATIC TESTED IN ACCORDANCE WITH ASTM C969 AS REQUIRED BY MCU.
10. FLOW CHANNEL DEPTH AND WIDTH CANNOT BE LESS THAN BOB OF OUTFLOW PIPE.

Marion County FLORIDA	MCBCC EFFECTIVE 04/13/2023	PRECAST CONCRETE MANHOLE	7.3.2 UT 306
	REVISION # 3		

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Marion County FLORIDA	MCBCC EFFECTIVE 04/13/2023	LINT TRAP	7.3.2 UT 311
	REVISION # NA		

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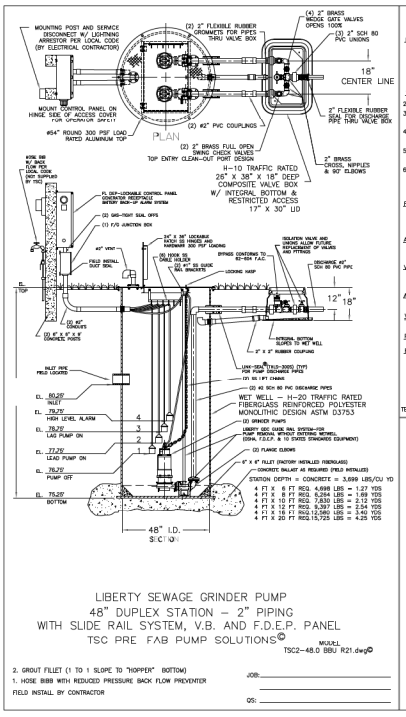
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UTILITY DETAILS

SHEET NUMBER C-18

MAJOR SITE PLAN

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LIBERTY SEWAGE GRINDER PUMP
48" DUPLEX STATION – 2" PIPING
WITH SLIDE RAIL SYSTEM, V.B. AND F.D.E.P. PANEL
TSC PRE FAB PUMP SOLUTIONS©

MGJR1
TSC2–48.0 BBU R21.dwg©

2. GROUT FILLET (1 TO 1 SLOPE TO "HOPPER" BOTTOM)
1. HOSE BIBB WITH REDUCED PRESSURE BACK FLOW PREVENTER FIELD INSTALL BY CONTRACTOR

JOB:
QS:

GENERAL NOTES

FURNISH AND INSTALL LIBERTY SUBMERSIBLE GRINDER PUMPS:

DESIGN CONDITION:

MODEL	LSG / LSGX	2	HP
GPM	25	97	FT/TDH
VOLTAGE	208 / 230 / 460	SINGLE / THREE	PHASE
DISCHARGE	2"	1.25"	IMPELLER

SEWAGE GRINDER PUMP: RATED FOR TWELVE (12) STARTS PER HOUR.

2. OIL FILLED MOTOR DESIGNED FOR SEWAGE APPLICATION WITH CLASS B INSULATION.
3. DUAL MECHANICAL SHAFT SEALS (SILICON CARBIDE / SILICON CARBIDE) LUBRICATED BUT BY THE PUMPED, IN A REMOVABLE OIL FILLED CHAMBER.
4. HIGH TEMPERATURE BALL BEARINGS B-10 RATING OF 50,000 HOURS, UPPER BEARING – SINGLE ROW AND LOWER BEARINGS – DOUBLE ROW TYPE.
5. PUMP SHAFT HORSEPOWER (BHP) SHALL NOT EXCEED MOTOR RATED HORSEPOWER THROUGHOUT THE ENTIRE OPERATING RANGE OF THE PUMP PERFORMANCE CURVE.
6. SINGLE PHASE MOTORS SHALL BE DUAL WOUND, CAPACITOR START–RUN AND CAPABLE OF OPERATING ON 208/230 VOLT WITH A 10% TOLERANCE VOLTAGE VARIATION. THREE PHASE MOTORS SHALL BE CAPABLE OF CONTINUOUS OPERATION AND DERATING ON 208/230 VOLT WITH A 10% TOLERANCE VOLTAGE (10% OF 230) OR OPERATE ON 460 VOLT BY CHANGING THE MOTOR LEADS INSIDE THE PUMP.

FIBERGLASS WET WELL: SHALL BE A ONE PIECE UNIT WITH INTEGRAL BOTTOM, WALL AND UPPER FLANGE THE ENTIRE FIBERGLASS WET WELL SHALL HAVE A DYNAMIC LOAD RATING OF 16,000 LBS. EACH UNIT MUST BE TESTED ACCORDING TO ASTM D3753. THIS TEST PROCEDURE, ASTM D 3753 & H–20 SPECIFICATIONS SHALL BE REQUIRED AS MINIMUM.

ALUMINUM HATCH: TSC MODEL–54R (54") ROUND WITH 24" X 36" LOCKABLE HATCH, REINFORCED FOR LOAD RATING OF 300 LBS/FT WITH HOLD OPEN SAFETY ARM, LOCKING DEVICE FOR HASP TYPE PADLOCK AND STAINLESS STEEL HARDWARE.

VALVE BOX: FIBERGLASS COMPOSITE (H–10 TRAFFIC RATED) WITH INTEGRAL BOTTOM. (TOR 1 1/4" AND 2" DISCHARGE PIPING SXS HEADER SYSTEM) SHALL BE 26" X 38" X 18" WITH 17" X 30" LIMITED ACCESS LID

ACCESSORIES: #304 S/S – GUIDE RAILS, UPPER GUIDE RAIL BRACKETS, CABLE HOLDER, ANCHOR BOLTS AND PUMP LIFTING CHAINS.

VALVES: SHALL BE SEWAGE SERVICE DESIGN BRASS SWING CHECK VALVES WITH TOP ENTRY CLEAN–OUT PORT AND BRASS WEDGE GATE VALVES OPEN 100%.

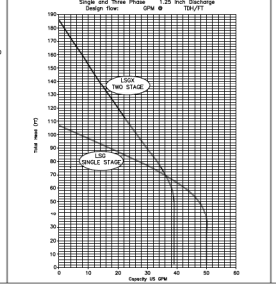
PIPING: 2" SCHEDULE 80 PVC.

FLOAT SWITCHES: UL LISTED SJ ELECTRO MODEL (SJ 30 SWEMD).

PUMP SUPPLIER SHALL PROVIDE SUBMERSIBLE PUMPS, SLIDE RAIL ASSEMBLIES, CONTROL PANEL, JUNCTION BOX, FLOAT SWITCHES, ALUMINUM HATCH AND ACCESSORIES TO INSURE PROPER OPERATION AND WARRANTY.

THE COMPLETE PACKAGE PUMPING STATION SHALL HAVE PUMP SPACE, SLIDE RAIL ASSEMBLIES AND DISCHARGE PIPING ASSEMBLED BY TECHNICAL SALES CORPORATION READY TO SHIP FOR FIELD INSTALLATION. THE MANUFACTURER OF PRE–FAB PUMP SOLUTIONS©

TECHNICAL SALES CORPORATION, 4621 N. HALE AVE TAMPA, FL 33614 (813)876–9256



CONTROL PANEL –SHALL CONFORM TO FL DEP 62–604 F.A.C.

CONTROL PANEL SHALL BE TSC MODEL # 38–D IN NEMA 4X FIBERGLASS ENCLOSURE. THE PANEL SHALL MEET STATE OF FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (DEP), ENVIRONMENTAL PROTECTION AGENCY (EPA) AND LOCAL CODE REQUIREMENTS GOVERNING PRIVATE LIFT STATIONS.

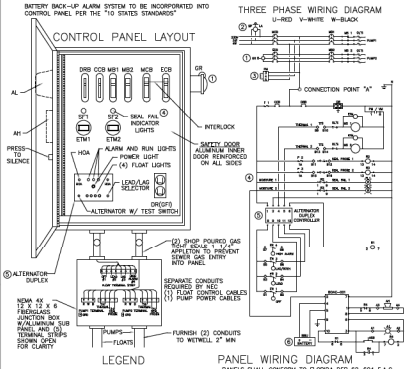
FLOAT SWITCHES AND CONTROL SYSTEM SHALL BE UL LISTED AND INTRINSICALLY SAFE. ALL COMPONENTS SHALL BE UL LISTED.

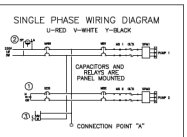
A JUNCTION BOX IS REQUIRED, WITH SHOP POURED SEALS BETWEEN BOX AND CONTROL PANEL TO PREVENT SEWER GAS ENTRY INTO CONTROL PANEL.

ELECTRICAL CONTRACTOR TO PROVIDE SERVICE DISCONNECT WITH LIGHTNING ARRESTOR MOUNTED PER LOCAL CODES.

THE CONTROL PANEL SHALL BE SUITABLY INSTALLED TO PREVENT SETTLING OR TIPPING.

BATTERY BACK–UP ALARM SYSTEM TO BE INCORPORATED INTO CONTROL PANEL PER THE "10 STATES STANDARDS"





LEGEND

AH	ALARM HORN
AL	ALARM LIGHT
ABB	ALARM SILENCE BUTTON
ATS	ALTERNATOR W/TEST SWITCH
BBU	BATTERY BACK–UP UNIT
CCB	CONTROL CURCUIT BREAKER
DR	DUPLEX RECEPTACLE
DRB	DUPLEX RECEPTACLE BREAKER
ECB	EMERGENCY CIRCUIT BREAKER
ETM	ELAPSED TIME METER
FU	FUSE
FL	FLASHER
FS	FLOAT SWITCH (REGULATOR)
GR	GROUNDING RECEPTACLE
GRD	GROUND
HOA	HAND–OFF–AUTOMATIC SELECTOR
LA	LIGHTNING ARRESTOR
MB	MOTOR BREAKER
MCB	MAIN CIRCUIT BREAKER
MS	MOTOR STARTER
NEUT	NEUTRAL
OLTS	OVERLOAD HEATERS
PM	PHASE MONITOR
PTS	PUMP TERMINAL STRIP
RC	RUN CAPACITOR
RD	DISCHARGE RESISTOR
RL	PUMP RUN INDICATORS
RTS	RELAY TERMINAL STRIP
SC	START CAPACITOR
SF	SEAL FAIL (SHAFT)
SR	START RELAY
SP	SURGE PROTECTOR
TTS	THERMAL TERMINAL STRIP

PANEL WIRING DIAGRAM

PANELS SHALL CONFORM TO FLORIDA DEP 62–604 F.A.C.

1. GENERATOR RECEPTACLE FOR EMERGENCY POWER CONNECTION WITH INTERLOCK
2. SURGE PROTECTION AND LIGHTNING PROTECTION ON ALL INCOMING LEGS
3. PHASE PROTECTION SHALL BE PROVIDED
4. SHAFT SEAL FAIL DETECTION
5. ALTERNATOR W/TEST SWITCH
6. BATTERY BACK–UP UNIT

PANEL MANUFACTURER SHALL BE A "UL" LISTED SHOP.

TSC DUPLEX GRINDER PUMP STATION
FIBERGLASS WET WELL

TECHNICAL SALES
CORPORATION
TSC PRE–FAB PUMP SOLUTIONS©
WATERWORKS & WASTEWATER SPECIALTIES ©
Representing Innovative Manufacturers
MODEL TSCE2–48.0 BBU©
4621 N. HALE AVENUE PH (813)876–9256
TAMPA, FL 33614 FAX (813)874–1194
EMAIL: Sales@TSCTampa.com
REV–21 SCALE: N.T.S.

48" DUPLEX GRINDER STATION–2" PIPING W/ SLIDE RAIL SYSTEM, VALVE BOX AND F.D.E.P. PANEL TSCE2–48.1 BBU R21©

Kimley»Horn
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1900 2ND STREET, SUITE 900, SARASOTA, FL 34236
PHONE: 941-379-7000
WWW.KIMLEY-HORN.COM CA #27879 NO. 30106

NO.	REVISIONS	DATE	BY

LICENSED PROFESSIONAL
LOGAN A. O'BRIEN, P.E.
FLORIDA LICENSE NUMBER 66500
DATE:

KHA PROJECT 248777001
DATE 07/26/2016
SCALE AS SHOWN
DESIGNED BY
DRAWN BY
CHECKED BY

LIFT STATION DETAILS

EXALT HEALTH REHABILITATION HOSPITAL
PREPARED FOR
SUMMERFIELD REHAB LP
MARION COUNTY FLORIDA

SHEET NUMBER
C-19

MAJOR SITE PLAN

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

Marion County

Development Review Committee

Agenda Item

File No.: 2026-23619 **Agenda Date:** 7/13/2026 **Agenda No.:** 6.2.

SUBJECT:
SR 200 & Hwy 484 Master Infrastructure - Preliminary Plat -33175 - Waiver Request to Preliminary Plat in Review
Parcel #: 35341-002-01 # WaiverPIR-001043-2026
Kimley-Horn and Associates

LDC 6.8.6.K(2) - Buffers
CODE states B-Type buffer shall consist of a 20-foot wide landscape strip with a buffer wall. The buffer shall contain at least two shade trees and three accent/ornamental trees for every 100 lineal feet or fractional part thereof. Shrubs and groundcovers, excluding turfgrass, shall comprise at least 50 percent of the required buffer.
APPLICANT - requests waiver to remove the buffer wall requirement within the B-Type buffer located along the north property line, adjacent to the A-1 zoned property. Based on existing land uses for both properties being commercial, the intent of LDC Sec. 6.8.6. to screen commercial properties from agricultural properties, is not consistent. This waiver request intends to keep the B-Type buffer width requirement of 20' while only removing the wall requirement due to existing topography and native vegetative buffers. Existing topography along the property line varies to the extent that a buffer wall would serve no true screening benefit; vegetation within the A-1 property enhances this. Please see Exhibit EX-01/EX-02.

LDC 6.12.2 Right-of-way
CODE states Table 6.12.1 Subdivision Local (private) 50' + 5' right-of-way (ROW) easement on each side
APPLICANT - requests waiver to reduce the minimum private right-of-way width to 40 feet with sidewalk on one side in lieu of both. The 40-foot right-of-way provides adequate area for vehicular access, emergency access, utilities, drainage, and pedestrian connectivity while reducing impervious area. The road will remain the responsibility of the owner/private maintenance entity and will not create any maintenance obligation for Marion County. See enclosed County Typical Section TS-011 and Exhibit EX-03.

SUBMITTAL SUMMARY REPORT
33175

PLAN NAME: SR 200 & HWY 484 MASTER INFRASTRUCTURE **LOCATION:**

APPLICATION DATE: 08/06/2025 **PARCEL:** 35341-002-01

DESCRIPTION:

CONTACTS	NAME	COMPANY
Applicant	Kimley Horn	KIMLEY-HORN AND ASSOCIATES, INC
Applicant	Kimley Horn	KIMLEY-HORN AND ASSOCIATES, INC

SUBMITTAL	STARTED	DUE	COMPLETE	STATUS
OCE: Plan Review (DR) v.1	08/31/2025	08/27/2025	11/13/2025	Requires Re-submit
OCE: Plan Review (DR) v.2				Not Received

SUBMITTAL DETAILS

OCE: Plan Review (DR) v.1

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
911 Management (DR) (911 Management)		08/27/2025	11/09/2025	Requires Re-submit

Comments

N/A 2.14.1.A - Master Plan submitted (for phased subdivisions)
YES 6.4.3.J - Legal description matches boundary on plan
YES 2.12.22 - All lots identified
YES 2.18.2.I - Roads show connectivity
NO 2.12.28 - Correct road names supplied Sheet C.01 is missing labels for SW HWY 200 and SW HWY 484.
I named the new roads and added them to Sheet C0.1. Please add to all future submittals.
YES 6.3.1.A(1) - There is no other subdivision by this name in Marion County
YES 6.2.1.F - North arrow and graphic drawing and written scale
NO Additional 911 comments Address at the top of the C0.0 should be listed as TBD SW HWY 484.

Environmental Health (Plans) (Environmental Health)		08/27/2025	11/09/2025	Approved

Comments

YES Central Sewer Central Sewer
N/A Lot Size
N/A Total Flow
N/A Available Area
YES DEP Water Approval Central Water
N/A Operating Permit Required
N/A 2.12.6 - Location of septic systems & wells
N/A 2.12.36 - Location of water & septic systems
INFO Additional Health comments Central Sewer/Central Water

Growth Services Planning & Zoning (DR) (GS Planning and Zoning)		08/27/2025	11/09/2025	Requires Re-submit

Comments

LAND USE-REJECT
YES 2.12.4.L(2)/3.2.3 - Use Consistent with FLU Designation?
N/A 2.12.4.L(3) - All applicable Developer's Agreements listed?
N/A 2.12.4.L(2,3, & 5)/6.3.1C(15)(g) - DRI/FQD Compliance Note?
N/A 3.2.3/6.6/5.2.5/flood - RESIDENTIAL - Complies with Min/Max Density?
YES 2.12.4.L(6) - Gross/wetland/floodplain acreage listed? Floodplain shown on S001.
N/A 3.3.3.A(1)(b) - Rural Residential Cluster Open Space provided?
N/A 3.3.3.A(1)(c) - Rural Residential Bonus Points provided/correct?
N/A 3.3.3.A(2)(a) - Hamlet eligible site and Option Type specified?
N/A 3.3.3.A(2)(b)1.a - Hamlet Complies with gross acreage min/max?
N/A 3.3.3.A(2)(b)1.b - Hamlet Phases Independent?
N/A 3.3.3.A.(2)(b)2 - Hamlet Complies with annual lot count?
N/A 3.3.3.A(2)(c)1 - Hamlet has paved frontage/access provided?
N/A 3.3.3.A(2)(c)2 - Hamlet Minimum Open Space provided?
N/A 3.3.3.A(2)(c)3 - Hamlet Buildable Area compact/clustered?
N/A 3.3.3.A(2)(d)1a - Hamlet 1 Density (1du/5 ac) met?
N/A 3.3.3.A(2)(d)1c - Hamlet 1 Fire Water Supply provided?
N/A 3.3.3.A(2)(d)2a - Hamlet 2 Density (1du/3.5ac) met?
N/A 3.3.3.A(2)(d)2b - Hamlet 2 Open Space as Separate Tract?
N/A 3.3.3.A(2)(d)2c - Hamlet 2 Central water provided?
N/A 3.3.3.A(2)(d)2d - Hamlet 2 Fire Water Supply provided?
N/A 3.3.3.A(2)(d)2e - Hamlet 2 Sewer connection distance verified with Utilities?
YES 2.12.4.L(5)/5.2 - [Applicable ESOZ/FPOZ Status Listed?]
YES 2.12.4.L(5)/5.4 - [Applicable Springs Protection Zone Listed?]
N/A 2.12.4.L(5)/5.7 - Wellhead Protection - P/S/T Zones Shown/Listed?

YES 2.12.4.L(7 & 9) - Tract Identifiers/Designations Provided? Preliminary Plat creating lots - uses/business not yet specified.
N/A 4.1.4.J - [Greenway Setback Provided?]
NO 2.12.16/6.5 - [EALS or EALS-ER provided?] Please provide assessment.
INFO 6.5 & 6.6 - Habitat Preservation/Mitigation Provided? If listed species on-site, preservation and/or mitigation, as required by FWC, must occur.
N/A 2.12.9 - [Show All Existing Surrounding & Intersecting R/Ws?]
N/A 6.12.2.A - [Local Road right-of-Way Provided?]
N/A 6.12.2.A - [Access Improvements R/W Provided (decel/accel/turn lanes)?]
YES 2.12.9/6.12.2.B - Comp Plan Future Thoroughfares R/W Provided (TE Map)?
N/A 6.11.4.C - [Additional/Alternate/Interconnected Access (S/QS-L) Provided?]
INFO 6.11.2, 4 & 5 - Internal Access Consistent with PUD/Master Plan/Plat? Initial submittal for Prelim. Plat
N/A 6.11.4.B & D/7.3.1 - [Cross/Parallel Access Provided?]
N/A 6.11.5 - [Driveways to Intersections Separated/Coordinated?]
N/A 6.11.5 - [Driveways to Driveways Separated/Coordinated?]
N/A 6.12.12 - [Sidewalks Provided?]
NO 2.12.5/1.8.2.A - Concurrency/Traffic - Study/Capacity Available? Methodology currently in review/resubmit status AR 32946.
N/A 2.12.5/1.8.2.D - Concurrency - PRELIM Evaluation Required?
NO 2.12.5/1.8.2.F - Is Concurrency Approval or Deferral Elected? Please provide concurrency note on cover page.
N/A 2.12.6, 35, & 36/6.14 - [Concurrency/Water Provided?]
N/A 2.12.6, 35, & 36/6.14 - [Concurrency/Sewer Provided?]
INFO Additional Planning Items: kathleen.brugnoli@marionfl.org

ZONING-REJECT
N/A 2.12.4.L(4) - Project is consistent with any and all zoning approvals, land use restrictions and developers agreements. Verify parcel is in compliance with LDR and Comprehensive Plan B-4 zoning / COM FLU designation
YES 2.12.4.C -Owner and applicants name Included
NO 2.12.21/6.3.1.C(10) - Land use and zoning on project and on adjacent properties shown Please indicate zoning/FLU designation of adjacent properties on sheet C0.1.
NO 2.12.4. L.(4)-Zoning requirements: lot width, area, setbacks, coverage (floor area ratios) and parking.Provide dimensions and location of all site improvements (proposed or existing); dimensions and location for all proposed easements. 4.2 Please indicate required/proposed development standards for B-4 zoning as a table on sheets C0.0/0.1 (FAR, building height, setbacks, etc.)
YES 2.12.4.L(6) - Acreage of tract Included. 10.68 AC
NO 2.12.23 - Show typical setback layout for primary uses, as well as accessory uses, dimensions for all improvements Please include typical lot detail, including setbacks and minimum lot dimensions (proposed).
YES 2.12.9 - Location and dimensions of proposed right of ways and streets, including easements, reservations or dedications Included
YES 2.12.22 - Approximate location of all lot lines with dimensions and area in sq ft Included
NO 2.12.24 - Preliminary buffer plan/6.8.6 - Buffering Please indicate required buffer types along ROW and A-1 property. Proposed buffer widths along PID 35343-000-00 are inadequate. Please update sheet C0.1.
INFO 2.12.4.K - List of applied for or requested variances, special use permits, rezonings, developer's agreements, and/or land use amendments Please indicate any development agreements/ongoing/adopted waivers on cover sheet.
YES 2.12.21 - List land use with general description of purpose and character of development including open space, parks, recreation etc... B-4 lot/DRA SF indicated
INFO 2.12.6 - Location of water and sewer supply systems with size and capacity (is a SUP needed?) Within Marion County Utilities service area. Defer to MCU
YES 2.12.4.L(5) - Show environmentally sensitive areas and flood plain FEMA Flood Zone X/AE
No ESOZ
NO 2.12.16 - Modified environmental assessment or exemption if information is available to the county to indicate no habitat or existence of endangered species or vegetation. Check aerials, LANDSAT map in planning and Natural areas inventory to verify. Please provide Environmental Assessment for Listed Species (EALS) meeting all requirements in LDC Sec. 6.5.4, or EALS Exemption Request (ER) indicating compliance with LDC Sec. 6.5.3
INFO 4.4.4 - Provision for subdivision signs Will there be any signs? If so, a separate sign permit will be required.
INFO 2.12.10 - Show any known existing or proposed easements (i.e. ingress or egress, landscape or conservation) Staff notes utilities easement crosses proposed buffers at points. Please note that, in the case that the buffers are cleared, a zoning code violation would exist and the site may be subject to the code enforcement process, at the property owner's risk.
YES 2.12.19 - Provide dimensions and location of all existing site improvements; dimensions and location for all proposed site improvements with all setbacks. Included
INFO 5.2 & 5.3 - Verify any overlay zones such as ESOZ, Springs Protection, or Flood Plain FEMA Flood Zone X/AE
No ESOZ
Secondary Springs Protection Zone
INFO Additional Zoning comments JARED RIVERA / GROWTH SERVICES / 352-438-2687 / JARED.RIVERA@MARIONFL.ORG

Landscape (Plans) (Parks and Recreation)	08/27/2025	11/09/2025	Requires Re-submit

Comments

N/A 2.12.18 - All trees 10" DBH and larger
N/A 5.5.4.B - Permitted uses within Springs Protection Overlay Zone
N/A 6.8.4 - Landscape area requirements for non-residential development
N/A 6.8.5 - Landscape area requirements for residential and mixed use developments
NO 6.8.6 - Buffers 1. Buffers on north, adjacent to A-1 zoning, Industrial use, should be a Type B buffer. Confirm with Planning/Zoning. Plan shows 5' buffer. 2. Please label buffer types, not just dimension. 3. Buffer on West side to be confirmed with Planning/Zoning. 4. DRA on NE corner will need to be screened per 6.13.3.D.
N/A Additional Landscape comments

OCE Design (Plans) (Office of the County Engineer)	08/27/2025	11/09/2025	Approved

SUBMITTAL SUMMARY REPORT (33175)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
OCE Design (Plans) (Office of the County Engineer)		08/27/2025	11/09/2025	Approved

Comments

YES 2.17.2.B - Preliminary Plat fee of $700.00 + ($10.00 x per lot) 8/15/25-fee due with resubmittal
N/A Traffic study / methodolgy fee of $200.00 made payable to Marion County BCC is required prior to plan approval. Refer to Resolution 10-R-630 for the current fee schedule.
N/A 2.17.2.B - Plan review fee of $40.00 made payable to Marion County Health Department
N/A 2.1.6.A - $100 Resubmittal fee payable to Marion County BCC
N/A 2.1.7.A - $100 Revision fee payable to Marion County BCC
N/A 2.1.3 - Order of plan approval
YES 2.14.1.B - Preliminary Plats that show the phasing for a development project can be used in lieu of a Master Plan
YES 2.12.3 - Title block shall be shown on all sheets denoting type of application; project name, location, county, and state; and date of original and all revisions
YES 2.12.4.A - Type of application
YES 2.12.4.B - Project name centered at top of front page
YES 2.12.4.C - Name, address, phone number, and signature of owner and applicant on front sheet
YES 2.12.4.D - Owner's certification on front sheet: I hereby certify that I, my successors, and assigns shall perpetually maintain the improvements as shown on this plan
YES 2.12.4.E & 6.2.1.A - The name, address, phone number, signature, date, license number, and seal of the responsible professional shall be shown on each plan sheet
YES 2.12.4.F - Licensed professional certification on cover sheet with signature and seal on all sheets prior to plan approval
YES 2.12.4.F(1) - Licensed Design Professional 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.
YES 2.12.4.G - A key location or vicinity map, with north arrow, with reference to surrounding properties, streets, municipal boundaries, sections, ranges, and township
YES 2.12.4.H - A portrait oriented minimal 3 inches x 5 inches space, located 2.75 inches from the right edge of paper and .75 inches from the top edge of paper, shall remain blank to allow for a County approval stamp
YES 2.12.4.I & 6.2.1.D - Index of sheets and numbering
INFO 2.12.4.K - List of approved waivers, conditions, date of approval 8/15/25-add waivers if requested in future
YES 2.12.4.L(1) - Parcel number
YES 2.12.7 - Digital version of plan
YES 2.17.2.G - Verification that a copy of the preliminary plat was provided to each municipality within one mile.
YES 2.17.2.H - Verification that a copy of the Preliminary Plat was provided to each utility servicing the project, etc. All utility easement requirements shall be resolved before approval of the Improvement Plans. (Letters/emails sent to utility providers)
YES 2.18.2.G - Easement requirements of each utility shall be indicated by the utility on a copy of the Preliminary Plat or by letter. (Letters/emails of easement acceptance due with improvement plan.)
YES 6.2.1.B - Plans shall be legible and meet typical industry standards
YES 6.2.1.C- Standardized sheet size shall be 24" x 36"
YES 6.2.1.F - North arrow, graphic drawing, & written scale
INFO 6.3.1.F(1) - Establishment of MSBU, CDD, or other State recognized special district responsible for maintenance and operation of dedicated improvements
INFO Additional Development Review Comments Establishment of an MSBU is required prior to final plat approval. Contact the MSTU Department at (352)438-2650 to create an MSBU or obtain a waiver from BCC via DRC

SUBMITTAL SUMMARY REPORT (33175)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
OCE Property Management (Plans) (Office of the County Engineer)		08/27/2025	11/09/2025	Approved

Comments

INFO Preliminary Plat Checked SunBiz and Project Map -EMW 8.19.25

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]."

SUBMITTAL SUMMARY REPORT (33175)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
OCE Stormwater (Permits & Plans) (Office of the County Engineer)		08/27/2025	11/09/2025	Requires Re-submit

Comments

NO 2.12.8 - Topographical Contours (1) LDC requires that the survey have been performed in the last 12 months. (2) LDC requires that one-foot contours extend 100 feet beyond the project boundary.
YES 2.12.9/10 - Existing Drainage Right-of-Way/Easements
INFO 2.12.9/10 - Proposed Drainage Right-of-Way/Easements (1) The necessary drainage easements will be reviewed with the improvement/site plan and final plat submittals. Please note that code requires that all retention/detention areas within subdivision developments shall have direct access to a right-of-way. A drainage right-of-way may be necessary to establish this access. A minimum 12-foot wide, stabilized vehicle access at six percent maximum grade shall be provided to allow for ingress and egress of the retention/detention area. Drainage rights-of-way shall be a minimum of 30 feet in width. As an alternative to right-of-way, access may be provided by an easement of the same width. All drainage swales to facilities or underground stormwater conveyance systems shall be within drainage easements, except where rights-of-way are provided. Drainage easements shall be a minimum of 20 feet in width.
YES 2.12.13/14/15 - General Exhibits
INFO 2.12.19 - Existing Drainage Improvements Any existing infrastructure and the impact of the proposed development will be reviewed with the improvement/site plan.
INFO 2.12.19 - Proposed Drainage Improvements (1) Improvement Plans and Final plat shall reflect the location of the proposed infrastructure with proper easements/tracts. (2) When the improvement/site plan drainage calculations are submitted please provide a table of the lots with a breakdown of the impervious area allocated to each lot. Include the areas allotted for the building, driveway, patio areas, accessory structures (pools, patios, sheds, guest houses, etc.). Ultimately, zoning and stormwater staff need to be able to determine how much impervious is allocated to each lot for permitting structures. Please provide the areas in square feet.
INFO 2.12.20 - Stormwater Infrastructure Supports Phasing Phasing implications to be reviewed with the improvement/site plan.
INFO 2.12.22 - Stormwater Tract/Right-of-Way Improvement Plans and Final plat shall reflect the location of the proposed infrastructure with proper tracts/ROW.
INFO 2.12.32 - Stormwater Analysis Map Pre- and post-development drainage maps will be required and reviewed with the improvement/site plan.
YES 2.12.38 - Stormwater Maintenance Entity
INFO 6.13 - Stormwater Management Please ensure the criteria of LDC Section 6.13 is satisfied with the Improvement Plans/Major Site Plans.
YES 6.10 - Karst Topography and High Recharge Areas
INFO Additional Stormwater comments If you have questions or would like to discuss the stormwater review comments, please contact Kevin Vickers, PE at 352-671-8695 or kevin.vickers@marionfl.org.

OCE Survey (Plans) (Office of the County Engineer)		08/27/2025	11/09/2025	Requires Re-submit

Comments

YES 6.2.1.A - The name, street address, signature, date, license number, and seal of the responsible professional shall be shown on each plan sheet
YES 6.2.1.E - Provide drawing legend
YES 6.2.1.F - Provide north arrow and graphic drawing and written scale
NO 6.4.3.A - Current boundary survey of the project boundary including location of all interior improvements, not more than one year old Please provide updated boundary survey.
YES 6.4.3.B - Provide lot and tract areas and dimensions
YES 6.4.3.C - Show proposed typical building setbacks and the zoning designations
INFO 6.4.3.D - The quadrant number (as assigned by Marion County 911 Management)
YES 6.4.3.E - Locate and identify all easements
YES 6.4.3.F - The location of the existing one percent (100-year) flood plain
YES 6.4.3.G - Show all contiguous property in accordance with § 177.091(17) FS
NO 6.4.3.H - Provide a current topographic survey Please provide updated topographic survey.
YES 6.4.3.I - Line and curve tables must be shown on the sheet to which they apply
YES 6.4.3.J - Metes and bounds description legal description
N/A 6.4.3.K - Show all existing improvements on the site with dimensions and tied to the plat boundary. Intended use or removal of improvements shall be noted
YES 6.4.3.L - Show all apparent means of access on site to adjoining properties
YES 6.4.3.M - Show existing stormwater facilities and cross drains, and general location of the proposed stormwater facilities
N/A Additional Survey comments

SUBMITTAL SUMMARY REPORT (33175)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
OCE Traffic (Permits & Plans) (Office of the County Engineer)		08/27/2025	11/09/2025	Requires Re-submit

Comments

YES 2.12.9 - Location and dimensions of streets and right-of-way
N/A 2.12.20 - Phases of development
YES 2.12.38 - Maintenance of improvements
YES 2.17.2.I - Road geometrics
YES 6.2.1.E - Drawing legend
INFO 6.11.3 - Traffic Impact Analysis 8/25/25 - Traffic methodology under review; approved traffic study will be required prior to approval of improvement plan.
NO 6.11.4 - Access management 8/25/25 - 1) Driveway location along SW HWY 484 will need to be coordinated with Advent-Rose Creek development for parcel ID 35334-008-00. Only one access location for both properties will be approved and as such, details will need to be resolved prior to plat approval. Configuration details, including offsite improvements will be determined with approved traffic study. 2) Potential driveway along SW HWY 200 cannot meet minimum commercial spacing requirements of 660' and is not supported by County. Any driveway along SW HWY 200 requires permitting with FDOT in coordination with the County OCE Traffic. Provide any correspondence you get from FDOT for coordination purposes. 3) Cross-access is required to both adjoining properties due to the common commercial land use.
N/A 6.11.5.D - Residential driveway requirements
NO 6.12.2 - Right-of-way 8/25/25 - 1) Private road does not meet minimum width requirements. 2) INFO: Additional right-of-way needs will be finalized with improvement plan upon review of approved traffic study.
NO 6.12.9 - Subdivision roads and related infrastructure 8/25/25 - Centerline radii do not support 30 mph design speed indicated on cover sheet.
N/A 6.12.10 - Intersection layout
INFO 6.12.11 - Turn lanes 8/25/25 - Turn lane details will be finalized with improvement plan upon review of approved traffic study.
INFO 6.12.12 - Sidewalks 8/25/25 - Sidewalks are required long SW HWY 484 and SW HWY 200. Design details will be reviewed with improvement plan.
N/A Additional Traffic comments

Utilities (OCE Plans) (Utilities)		08/27/2025	11/09/2025	Requires Re-submit

Comments

INFO 6.14.2 - Connection Requirements This Plat will be connecting to Marion County Water and Wastewater, as stated on C0.0 Cover Sheet.
NO 6.14.5 - Submittal Requirements C0.1 – The 10-foot utility easement is shown within the 15-foot landscape buffer; please note that landscaping cannot be planted or placed over utility mains, and the Utility Easement should be adjusted outside of the buffer. (2) Water mains located outside of dedicated rights-of-way require a minimum 20-foot easement centered on the water main. 10' on each side of the main. As this is a private access road with no public ROW, the required 20-foot easement should be provided.
INFO 6.14.9 - Transfer of Facilities to Marion County Utilities Any assets to be conveyed to Marion County Utilities as part of the public utility system shall be coordinated PRIOR TO Marion County Utilities through the Bill of Sale, and prior to MCU's authorization of the DEP connection/Clearance Package. The Bill of Sale for any Lift Station(s) MUST include the first electric bill to capture necessary data prior to transfer to Marion County Utilities. ALLOW A MINIMUM OF 5 WORKING DAYS for processing the Bill of Sale information.

N/A 6.15.2 - Decentralized Systems
N/A 6.15.9 - Wellfields and Water Supply
N/A 6.15.10 - Water Treatment Plants
N/A 6.16.2 - Decentralized Systems
N/A 6.16.5 - Wastewater Pump Stations
N/A 6.17.6 - Non-Residential Irrigation Wells Not shown on plat plan.
N/A 6.17.7 - On-Site Storage
N/A 7.2.14 - Water Wells
NO 7.2.16 - Lift Stations C0.1 – Please clarify why the lift station tract is not labeled and confirm whether a page is included that provides the tract legend with the dedications listed. (2) Lift stations must be located a minimum of 50 feet from any vertical structure; ensure adequate separation between the proposed lift station site and the potential building area on Lot 3. (3) Confirm whether the 20-foot utility easement will be paved. Where no paved access currently exists to the lift station site, the developer is required to provide a 12-foot-wide paved asphalt access road (1.5-inch-thick FDOT SP-9.5 Asphaltic Concrete over a 6-inch-thick LBR 40 limerock base and 6-inch-thick FBV 75 sub-base). (4) Clarify whether it is anticipated that Utilities would access the lift station by turning into the ROW at the SR 200 and Hwy 484 intersection..
INFO Review Fee per Resolution 15-R-583 made payable to Marion County Utilities Utilities Plan Review Fee: $130.00 Fee(s) can be paid by calling 352-671-8686 or visiting the Development Review Office at 412 SE 25th Ave, Ocala, FL 34471. Reference AR# 33175

N/A Project is located within other private or municipal utility service area.
NO Additional Utilities comments C0.0 - Remove Carrie Hyde from contact listing under Marion County Utilities. (2) SR 200 and HWY 484 should be shown on the plat for ROW depiction, turn lanes and access management.

Marion County
Board of County Commissioners

Office of the County Engineer

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

DEVELOPMENT REVIEW COMMITTEE WAIVER REQUEST FORM

Date: 07/07/2026 Parcel Number(s): 35341-002-01 Permit Number: _____

A. PROJECT INFORMATION: Fill in below as applicable:

Project Name: SR200 & HWY484 Master Infrastructure Commercial ☑ Residential ☐
Subdivision Name (if applicable): _____
Unit_____ Block_____ Lot_____ Tract_____

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

Name (print): Tampa Aquisitions, INC.
Signature: _____
Mailing Address: 1201 Oakfield Drive Suite 109 City: Brandon
State: FL Zip Code: 33510 Phone # 727-709-3382
Email address: jtyszko3022@gmail.com

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

Firm Name (if applicable): Kimley-Horn and Associates, Inc. Contact Name: Mark Grande, P.E.
Mailing Address: 1530 Cornerstone Blvd, Suite 200 City: Daytona Beach
State: FL Zip Code: 32117 Phone # 407-789-2209
Email address: mark.grande@kimley-horn.com

D. WAIVER INFORMATION:
Section & Title of Code (be specific): Sec. 6.8.6 - Buffers
Reason/Justification for Request (be specific): The waiver requests to remove the buffer wall requirement within the B-Type buffer located along the north property line, adjacent to the A-1 zoned property. Based on existing land uses for both properties being commercial, the intent of LDC Sec. 6.8.6. to screen commercial from agricultural properties is not consistent. This waiver request intends to keep the B-Type buffer width requirement of 20' while only removing the wall requirement due to existing topography and native vegetative buffers. Existing topography along the property line varies to the extent that a buffer wall would serve no true screening benefit; vegetation within the A-1 property enhances this. Please see Exhibit EX-01/EX-02.

DEVELOPMENT REVIEW USE:
Received By:_____ Date Processed:_____ Project #_____ AR #_____

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):_____

The waiver requests to remove the buffer wall requirement within the B-Type buffer located along the north property line, adjacent to the A-1 zoned property. Based on existing land uses for both properties being commercial, the intent of LDC Sec. 6.8.6. to screen commercial from agricultural properties is not consistent. This waiver request intends to keep the B-Type buffer width requirement of 20' while only removing the wall requirement due to existing topography and native vegetative buffers. Existing topography along the property line varies to the extent that a buffer wall would serve no true screening benefit and existing vegetation within the A-1 property enhances this. Please see Exhibit B.

Marion County
Board of County Commissioners

Office of the County Engineer

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

DEVELOPMENT REVIEW COMMITTEE WAIVER REQUEST FORM

Section & Title of Code (be specific) 6.12.2 - Right-of-Way 6.12.2 - Right-of-Way
Reason/Justification for Request (be specific): This waiver requests to reduce the minimum private right-of-way width to 40 feet with sidewalk on one side in lieu of both. The 40-foot right-of-way provides adequate area for vehicular access, emergency acces, utilities, drainage, and pedestrian connectivity while reducing impervious area. The road will remain the responsibility of the owner/private maintenance entity, and will not create any maintenance obligation for Marion County. See enclosed County Typical Section TS-011 and Exhibit EX-03.

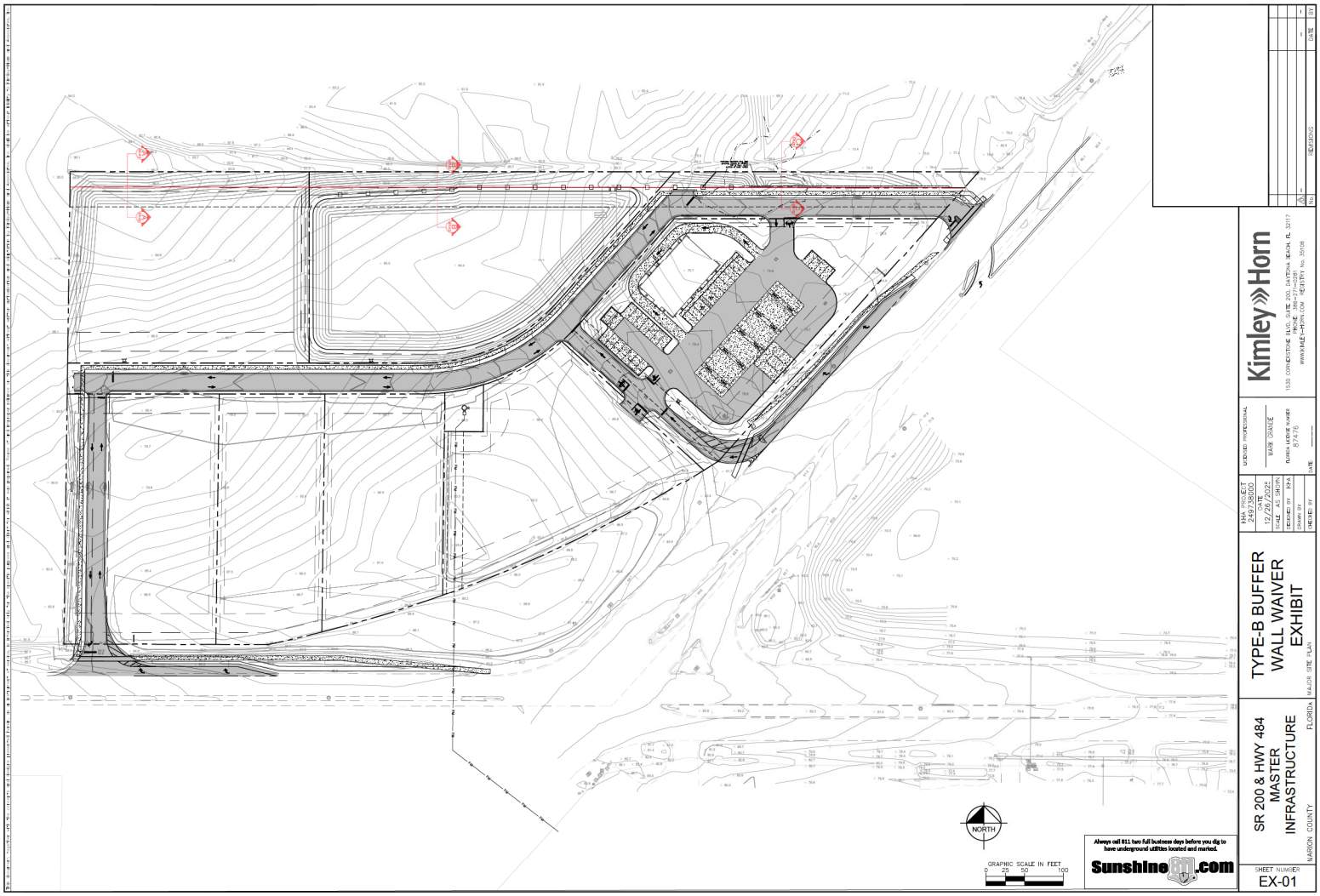
Section & Title of Code (be specific)_____
Reason/Justification for Request (be specific): _____

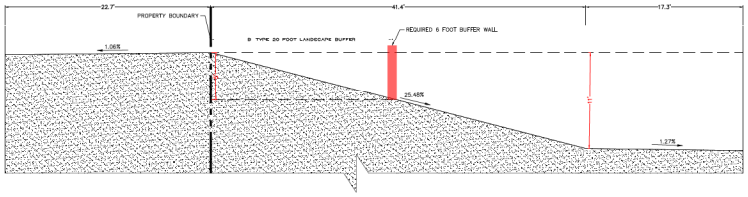
Section & Title of Code (be specific)_____
Reason/Justification for Request (be specific): _____

Section & Title of Code (be specific)_____
Reason/Justification for Request (be specific): _____

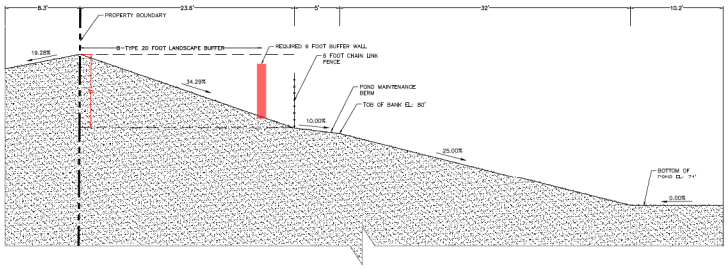
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Reason/Justification for Request (be specific): _____

Section & Title of Code (be specific)_____
Reason/Justification for Request (be specific): _____

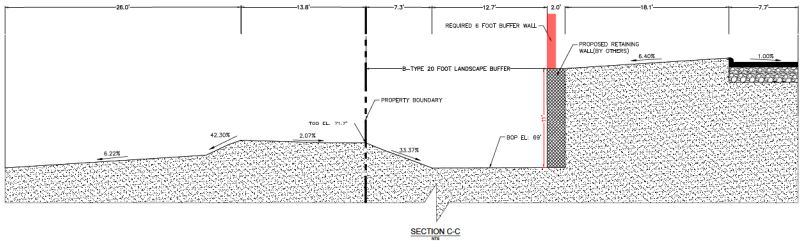

NORTH
GRAPHIC SCALE IN FEET
0 25 50 100
Always call 811 two full business days before you dig to have underground utilities located and marked.
Sunshine811.com
Kimley»Horn
1500 CORNERSTONE BLVD, SUITE 200, DAYTONA BEACH, FL 32117
PHONE: 386-274-1600
WWW.KIMLEY-HORN.COM CERTIFICATE No. 35106
REVISIONS
NO. DESCRIPTION DATE
1 – –
LICENSED PROFESSIONAL
MARK GRAHLE
FLORIDA LICENSE NUMBER
87476
DATE
KHA PROJECT
249738000
DATE
12/16/2025
SCALE AS SHOWN
DESIGNED BY MHA
DRAWN BY
CHECKED BY
TYPE-B BUFFER
WALL WAIVER
EXHIBIT
SR 200 & HWY 484
MASTER
INFRASTRUCTURE
MAJOR SITE PLAN
MARION COUNTY FLORIDA
SHEET NUMBER
EX-01



SECTION A-A



SECTION B-B



SECTION C-C

GRAPHIC SCALE IN FEET
0 2.5 5 10

Always call 811 two full business days before you dig to have underground utilities located and marked.
Sunshine811.com

NO.	REVISIONS	DATE
1	–	–
2	–	–

Kimley»Horn
1551 CORNERSTONE BLVD, SUITE 200, DAYTONA BEACH, FL 32117
PHONE: 386-274-2201
WWW.KIMLEY-HORN.COM CERTIFICATE No. 35106

LICENSED PROFESSIONAL
MARK GRAHLE
FLORIDA LICENSE NUMBER
87476
DATE: —

HHA PROJECT
249738000
DATE
12/20/2022
SCALE AS SHOWN
DESIGNED BY HHA
DRAWN BY
CHECKED BY

TYPE-B BUFFER WALL WAIVER EXHIBIT
MAJOR SITE PLAN

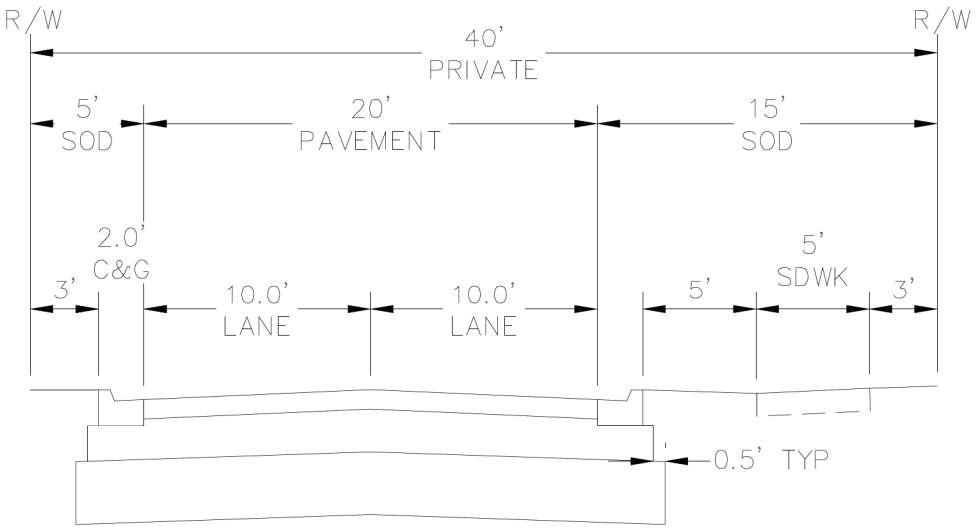
SR 200 & HWY 484 MASTER INFRASTRUCTURE
MARION COUNTY FLORIDA

SHEET NUMBER
EX-02

LEGEND

C&G	CURB AND GUTTER
R/W	RIGHT OF WAY
TYP	TYPICAL

40' RIGHT-OF-WAY SECTION VIEW



Kimley»Horn
1530 CORNERSTONE BLVD, SUITE 200, DAYTONA BEACH, FL 32117
WWW.KIMLEY-HORN.COM 407-898-1511

REVISIONS

No.	DATE	BY

LICENSED PROFESSIONAL
MARK GRANGE
87476
DATE

KHA PROJECT
249738000
DATE
07/07/2026
SCALE AS SHOWN
DESIGNED BY
DRAWN BY
CHECKED BY

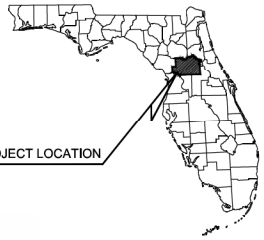
40' RIGHT-OF-WAY
WAIVER EXHIBIT

SR 200 & HWY 484
MASTER
INFRASTRUCTURE
MARION COUNTY FLORIDA

SHEET NUMBER
EX-03

PRELIMINARY PLAT
FOR
SR200 & HWY484 MASTER INFRASTRUCTURE
10011 SW 484TH
OCALA, FLORIDA

SECTION 35, TOWNSHIP 16 SOUTH, RANGE 20 EAST





VICINITY MAP
GRAPHIC SCALE IN FEET
0 500 1000 2000

Sheet List Table	
Sheet Number	Sheet Title
C0.0	COVER SHEET
C0.1	PRELIMINARY PLAT

GENERAL NOTES

LAND USE DEVELOPMENT DATA

PARCEL ID NUMBER:	16341-002-01
PRESENT ZONING:	B-4
FUTURE LAND USE:	COMMERCIAL(0 - 8 DU/AC; FAR 1.0)
SITE AREA:	±10.09 AC
PROPOSED LOTS:	7
ROAD LENGTH:	1,310 FT

WATER
POTABLE WATER WILL BE PROVIDED BY MARION COUNTY UTILITIES.

SEWER
WASTEWATER WILL BE PROVIDED BY MARION COUNTY UTILITIES.

GARBAGE
SOLID WASTE PICKUP WILL BE PROVIDED BY A CENTRAL WASTE HAULER.

FIRE PROTECTION
FIRE PROTECTION IN ACCORDANCE WITH THE MARION COUNTY LDC, WILL BE PROVIDED VIA THE CENTRAL POTABLE WATER SYSTEM FOR THIS PROJECT.

MARION COUNTY SPRINGS PROTECTION ZONE
PROTECTION TYPE: SECONDARY

FEMA DESIGNATION
THE PROPERTY LIES WITHIN FEMA FLOOD ZONE "AE" AND "X", AS PER FLOOD INSURANCE RATE MAP, PANEL NUMBER 12083C0691E.

ROADWAYS, DRAINAGE AND COMMON AREAS
A PROPERTY OWNER'S ASSOCIATION SHALL ACT AS THE LEGAL INSTRUMENT THAT SHALL PROVIDE PERPETUAL MAINTENANCE FOR THE STREETS, DRAINAGE SYSTEM AND COMMON AREAS OF THE DEVELOPMENT.

EASEMENTS
ALL EASEMENTS ARE DESIGNATED ON THE PLANS.

TREE LOCATION
SEE ATTACHED SURVEY.

VERTICAL DATUM
VERTICAL DATUM BASED ON NATIONAL GEODETIC SURVEY BENCHMARK PID DG9570, ELEVATION 91.96' (NAVD 1988).

ADDITIONAL NOTES
- ACCESS ROAD DESIGN SPEED 30 MPH, POSTED 25 MPH.
- TOPOGRAPHIC AND OTHER DATA IS BASED ON A SURVEY BY CHW PROFESSIONAL CONSULTANTS.
- ALL LOTS IN THIS DEVELOPMENT SHALL USE THE INTERNAL ACCESS ROAD FOR VEHICLE ACCESS.
- DEVELOPMENT OF ANY OF THE PROPERTY SHOWN IN THIS SUBDIVISION PLAT IS SUBJECT TO THE TERMS AND CONDITIONS OF THE MAJOR SITE PLAN.
- 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.

AGENCY CONTACT LISTING

WATER & SEWER:
MARION COUNTY
11800 US-441
BELLEVIEW, FL 34420
CONTACT: CARRIE HYDE
PHONE: (352)-307-6000

POWER:
DUKE ENERGY
4359 SE MARICAMP RD
OCALA, FL 34480
CONTACT:
PHONE:

GAS:
TECO PEOPLES GAS
1724 KURT STREET
EUSTIS, FL 32726
CONTACT: HEATH MCARDLE
PHONE: (407)420-6674

CABLE/TELEPHONE:
SKYWATER COMMUNICATIONS
4145 S FALKENBURG RD, SUITE 4
RIVERVIEW, FL 33578
CONTACT: KEVIN GALBREATH
PHONE: (813) 684-6100

TELEPHONE:
AT & T/ DISTRIBUTION
1120 S ROGERS CIR
BOCA RATON, FL 33487
CONTACT: DINO FARRUGGIO
PHONE: (561) 997-0240

FIBER OPTIC:
SYNDYN SUNCLUE NIS
2000 CORPORATE DR
CANONSBURG, PA 15317
PHONE: (888) 632-0931

PROJECT OWNER AND CONSULTANTS

OWNER/DEVELOPER:
TAMPA ACQUISITIONS, INC.
1201 OAKFIELD DRIVE, SUITE 109
BRANDON, FL 33510
CONTACT: WILLIAM MCKNIGHT
PHONE: (727)-709-3382

SURVEYOR:
CHW PROFESSIONAL CONSULTANTS
11801 RESEARCH DRIVE ALACHUA,
FL 32615
CONTACT: AARON HICKMAN
PHONE: (352)-331-1976

CIVIL ENGINEERING CONSULTANT:
KIMLEY-HORN AND ASSOCIATES, INC.
1530 CORNERSTONE BLVD, SUITE 200,
DAYTONA BEACH, FL 32117
PHONE: (607)498-1511

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

WILLIAM MCKNIGHT
AUTHORIZED AGENT
TAMPA ACQUISITIONS INC.

LEGAL DESCRIPTION

ALL THAT PART OF THE NW 1/4 OF THE SW 1/4 OF SECTION 35, TOWNSHIP 16 SOUTH, RANGE 20 EAST, LYING NORTH OF STATE ROAD #200 AND STATE ROAD #484 CUT OFF, LYING AND BEING IN THE MARION COUNTY, FLORIDA.

LESS AND EXCEPT PARCEL NO. 114 DESCRIBED IN ORDER OF TAKING RECORDED IN OFFICIAL RECORD BOOK 2514, PAGE 783, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

PREPARED BY
Kimley»Horn
© 2025 KIMLEY-HORN AND ASSOCIATES, INC.
1530 CORNERSTONE BLVD, SUITE 200, DAYTONA BEACH, FL 32117
PHONE: 407-898-1511
WWW.KIMLEY-HORN.COM REGISTRY No. 35106

No.	REVISIONS	DATE	BY
1	-	-	-

Kimley»Horn
© 2010 KIMLEY-HORN AND ASSOCIATES, INC.

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

LICENSED PROFESSIONAL: MARK GRANGE
FLORIDA LICENSE NUMBER 87476
DATE: 8/4/2025

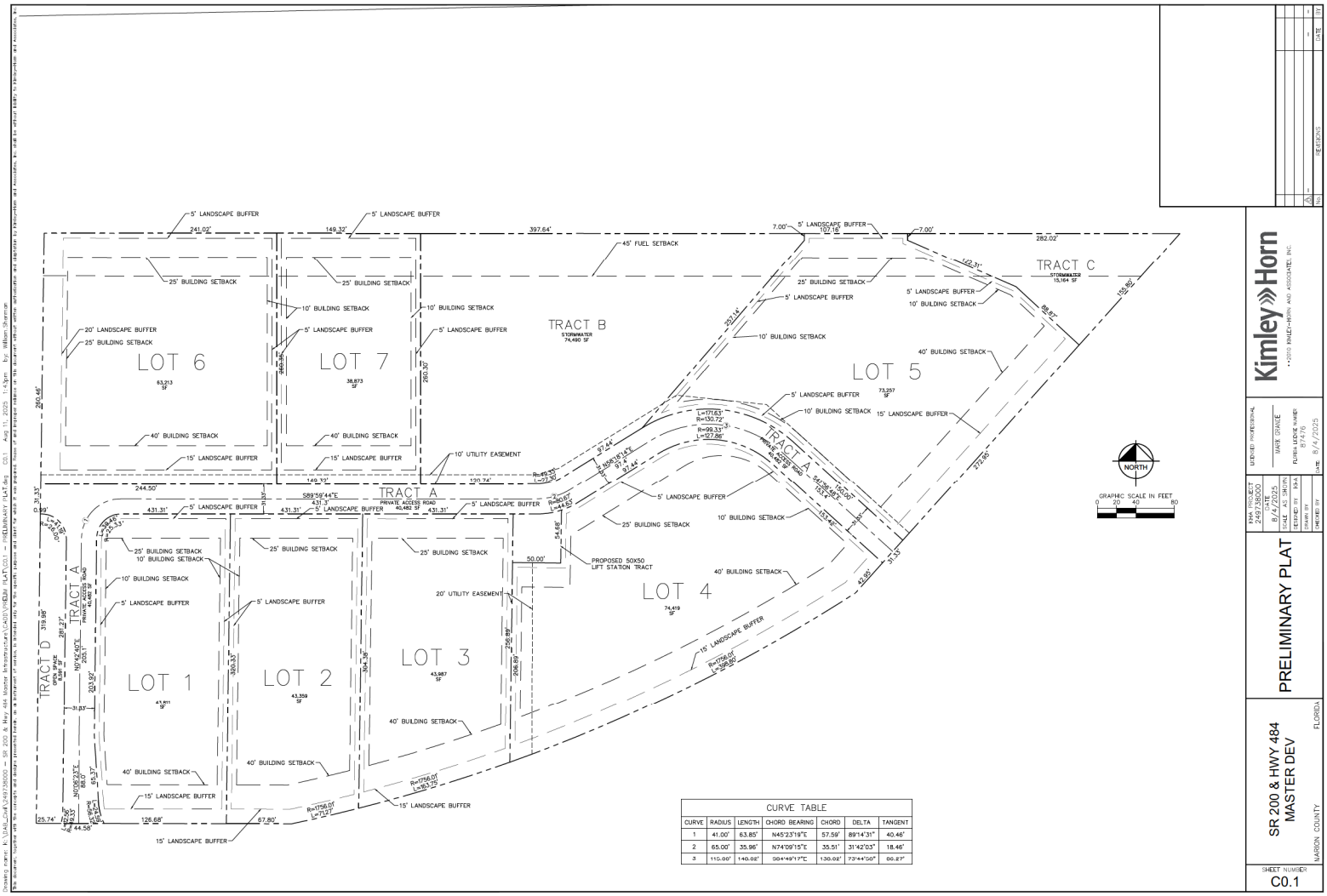
KHA PROJECT: 249738000
DATE: 8/4/2025
SCALE: AS SHOWN
DESIGNED BY: K/A
DRAWN BY:
CHECKED BY:

COVER SHEET

SR 200 & HWY 484 MASTER DEV
MARION COUNTY, FLORIDA

SHEET NUMBER
C0.0

Drawing name: K:\JAB_Civil\249738000 - SR 200 & Hwy 484 Master Infrastructure\CAD\PRELIM PLAT\C0.0 - COVER.dwg C0.0 Aug 11, 2025 12:35pm by William Sherman
The document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



CURVE TABLE						
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
1	41.00'	63.85'	N45°23'19"E	57.59'	89°14'31"	40.46'
2	65.00'	35.96'	N74°09'15"E	35.51'	31°42'03"	18.46'
3	115.00'	140.62'	S04°49'17"E	130.62'	73°44'56"	80.27'

Kimley»Horn
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LICENSED PROFESSIONAL
MARK GRAHLE
FLORIDA LICENSE NUMBER
87476
DATE: 8/4/2025

KHA PROJECT
249738000
DATE
8/4/2025
SCALE AS SHOWN
DESIGNED BY MA
DRAWN BY
CHECKED BY

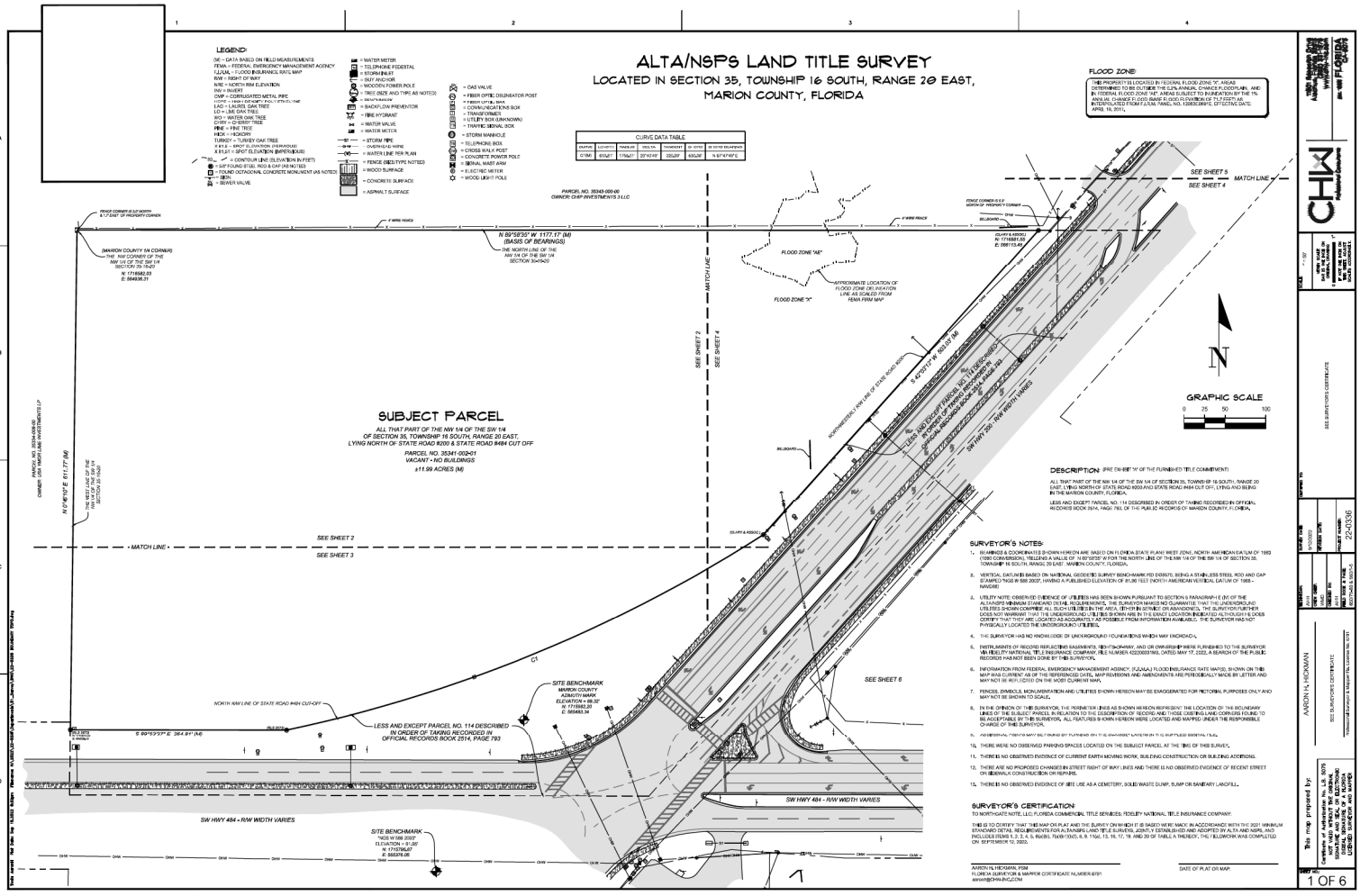
PRELIMINARY PLAT

SR 200 & HWY 484
MASTER DEV
MARION COUNTY, FLORIDA

SHEET NUMBER
C0.1

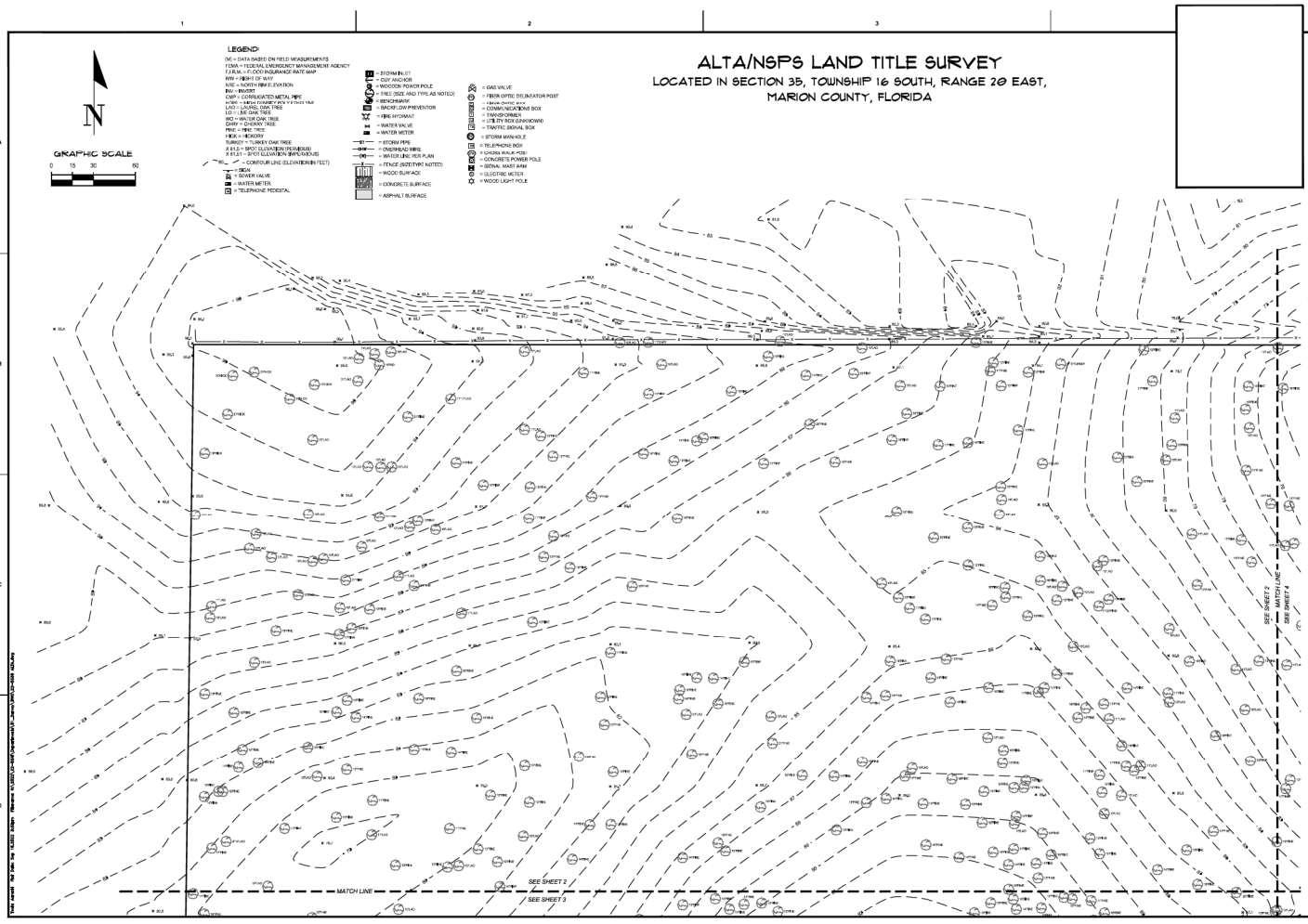
NO.	DESCRIPTION	DATE	BY
1	–	–	–

Drawing name: K:\JAX_Civil\249738000 – SR 200 & Hwy 484 Master Infrastructure\CAD\10-DEV\PLAT\001 – PRELIMINARY PLAT.dwg 001 Aug 11, 2025 11:43pm by Allison Sherman
The documents, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.


ALTA/NSPS LAND TITLE SURVEY
LOCATED IN SECTION 35, TOWNSHIP 16 SOUTH, RANGE 20 EAST,
MARION COUNTY, FLORIDA
LEGEND:
FLOOD ZONE:
THIS PROPERTY IS LOCATED IN FEDERAL FLOOD ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AND IN FEDERAL FLOOD ZONE "AE", AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD. BASE FLOOD ELEVATIONS DETERMINED AT 71.7 FEET. AS INTERPOLATED FROM FLOOD PANEL NO. 12083C0615F, EFFECTIVE DATE: APRIL 19, 2011.
CURVE DATA TABLE
SUBJECT PARCEL
ALL THAT PART OF THE NW 1/4 OF THE SW 1/4 OF SECTION 35, TOWNSHIP 16 SOUTH, RANGE 20 EAST, LYING NORTH OF STATE ROAD #200 & STATE ROAD #484 CUT OFF
PARCEL NO. 35341-002-01
VACANT - NO BUILDINGS
±11.99 ACRES (M)
N 89°58'35" W 1177.17' (M)
(BASIS OF BEARINGS)
THE NORTH LINE OF THE NW 1/4 OF THE SW 1/4 SECTION 35-16-20
(MARION COUNTY 6N CORNER)
THE NW CORNER OF THE NW 1/4 OF THE SW 1/4 SECTION 35-16-20
N: 1716562.03
E: 564636.31
N 0°06'10" E 611.77' (M)
THE WEST LINE OF THE NW 1/4 OF THE SW 1/4 SECTION 35-16-20
PARCEL NO. 03344-000-00
OWNER: SW HWY 484 INVESTMENTS LP
PARCEL NO. 03343-000-00
OWNER: CHP INVESTMENTS 3 LLC
FLOOD ZONE "AE"
FLOOD ZONE "X"
APPROXIMATE LOCATION OF FLOOD ZONE DELINEATION LINE AS SCALED FROM FEMA FIRM MAP
MATCH LINE
SEE SHEET 2
SEE SHEET 3
SEE SHEET 4
SEE SHEET 5
SEE SHEET 6
S 42°07'17" W 663.09' (M)
NORTHWESTERLY R/W LINE OF STATE ROAD #200
LESS AND EXCEPT PARCEL NO. 114 DESCRIBED IN ORDER OF TAKING RECORDED IN OFFICIAL RECORDS BOOK 2514, PAGE 793
SW HWY 200 - R/W WIDTH VARIES
NORTH R/W LINE OF STATE ROAD #484 CUT-OFF
S 89°53'27" E 364.91' (M)
SW HWY 484 - R/W WIDTH VARIES
SITE BENCHMARK
MARION COUNTY
AZIMUTH MARK
ELEVATION = 88.32'
N: 1716882.20
E: 565483.34
SITE BENCHMARK
TACK IN NAIL SET
ELEVATION = 81.26'
N: 1715796.67
E: 565376.06
GRAPHIC SCALE
0 25 50 100
DESCRIPTION: (PER EXHIBIT "A" OF THE FURNISHED TITLE COMMITMENT)
ALL THAT PART OF THE NW 1/4 OF THE SW 1/4 OF SECTION 35, TOWNSHIP 16 SOUTH, RANGE 20 EAST, LYING NORTH OF STATE ROAD #200 AND STATE ROAD #484 CUT OFF, LYING AND BEING IN THE MARION COUNTY, FLORIDA.
LESS AND EXCEPT PARCEL NO. 114 DESCRIBED IN ORDER OF TAKING RECORDED IN OFFICIAL RECORDS BOOK 2514, PAGE 793, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.
SURVEYOR'S NOTES:
1. BEARINGS & COORDINATES SHOWN HEREON ARE BASED ON FLORIDA STATE PLANE WEST ZONE, NORTH AMERICAN DATUM OF 1983 (1990 CONVERSION), YIELDING A VALUE OF N 89°58'35" W FOR THE NORTH LINE OF THE NW 1/4 OF THE SW 1/4 OF SECTION 35, TOWNSHIP 16 SOUTH, RANGE 20 EAST, MARION COUNTY, FLORIDA.
2. VERTICAL DATUM IS BASED ON NATIONAL GEODETIC SURVEY BENCH MARK PID DW9570, BEING A STAINLESS STEEL ROD AND CAP STAMPED "HQS R 588 2003", HAVING A PUBLISHED ELEVATION OF 91.26 FEET (NORTH AMERICAN VERTICAL DATUM OF 1988 - NAVD88)
3. UTILITY NOTE: OBSERVED EVIDENCE OF UTILITIES HAS BEEN SHOWN PURSUANT TO SECTION 5 PARAGRAPH 4 (M) OF THE ALTA/NSPS MINIMUM STANDARD DETAIL REQUIREMENTS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH IT DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
4. THE SURVEYOR HAS NO KNOWLEDGE OF UNDERGROUND FOUNDATIONS WHICH MAY EXCHOLD.
5. EASEMENTS OF RECORD REFLECTED EASEMENTS, IDENTIFICATION, AND OR OWNERSHIP WERE FURNISHED TO THE SURVEYOR VIA FIDELITY NATIONAL TITLE INSURANCE COMPANY, FILE NUMBER 4222000315MS, DATED MAY 17, 2022. A SEARCH OF THE PUBLIC RECORDS HAS NOT BEEN DONE BY THIS SURVEYOR.
6. INFORMATION FROM FEDERAL EMERGENCY MANAGEMENT AGENCY, (F.I.R.M.) FLOOD INSURANCE RATE MAP(S) SHOWN ON THIS MAP WAS CURRENT AS OF THE REFERENCED DATE. MAP REVISIONS AND AMENDMENTS ARE PERIODICALLY MADE BY LETTER AND MAY NOT BE REFLECTED ON THE MOST CURRENT MAP.
7. FENCES, SYMBOLS, MONUMENTATION AND UTILITIES SHOWN HEREON MAY BE EXAGGERATED FOR PICTORIAL PURPOSES ONLY AND MAY NOT BE SHOWN TO SCALE.
8. IN THE OPINION OF THE SURVEYOR, THE PERIMETER LINES AS SHOWN HEREON REPRESENT THE LOCATION OF THE BOUNDARY LINES OF THE SUBJECT PARCEL IN RELATION TO THE DESCRIPTION OF RECORD AND THOSE EXISTING LAND CORNERS FOUND TO BE ACCEPTABLE BY THE SURVEYOR, ALL FEATURES SHOWN HEREON WERE LOCATED AND MAPPED UNDER THE RESPONSIBLE CHARGE OF THIS SURVEYOR.
9. ADDITIONAL RIGHTS MAY EXIST LYING BY FURTHER OR LESS DIMENSIONS EXISTED IN THE SURVEYED PARCEL.
10. THERE WERE NO OBSERVED PARKING SPACES LOCATED ON THE SUBJECT PARCEL AT THE TIME OF THIS SURVEY.
11. THERE IS NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
12. THERE ARE NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES AND THERE IS NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
13. THERE IS NO OBSERVED EVIDENCE OF SITE USE AS A CEMETERY, SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
SURVEYOR'S CERTIFICATION:
TO NORTHGATE NOTE, LLC, FLORIDA COMMERCIAL TITLE SERVICES, FIDELITY NATIONAL TITLE INSURANCE COMPANY:
THIS IS TO CERTIFY THAT THE MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6(a)(b), 7(a)(b)1(b)(f), 8, 9, 11(a), 13, 16, 17, 18, AND 20 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON SEPTEMBER 12, 2022.
AARON N. HICKMAN, PSM
FLORIDA SURVEYOR & MAPPER CERTIFICATE NUMBER 6191
aaron@CHWLINC.COM
DATE OF PLAT OR MAP:
CHW
1000 Research Parkway
Suite 107
Winter Haven, FL 33884
863.875.1900
FLORIDA
CA-4185
SCALE: 1" = 100'
This map prepared by:
Certificate of Authorization No. LB 6979
SHEET 1 OF 6 SHEETS. THE ORIGINAL DIGITAL SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER
SEE SURVEYOR'S CERTIFICATE
PREPARED FOR:
DATE OF FIELD WORK: 9/12/2022
DRAWN BY: JWB
CHECKED BY: AHC
JOB NO.: 22-0336
REVISIONS:
DATE: BY:
ALTA/NSPS LAND TITLE SURVEY
LOCATED IN SECTION 35, TOWNSHIP 16 SOUTH, RANGE 20 EAST, MARION COUNTY, FLORIDA
SHEET NO.: 1 OF 6

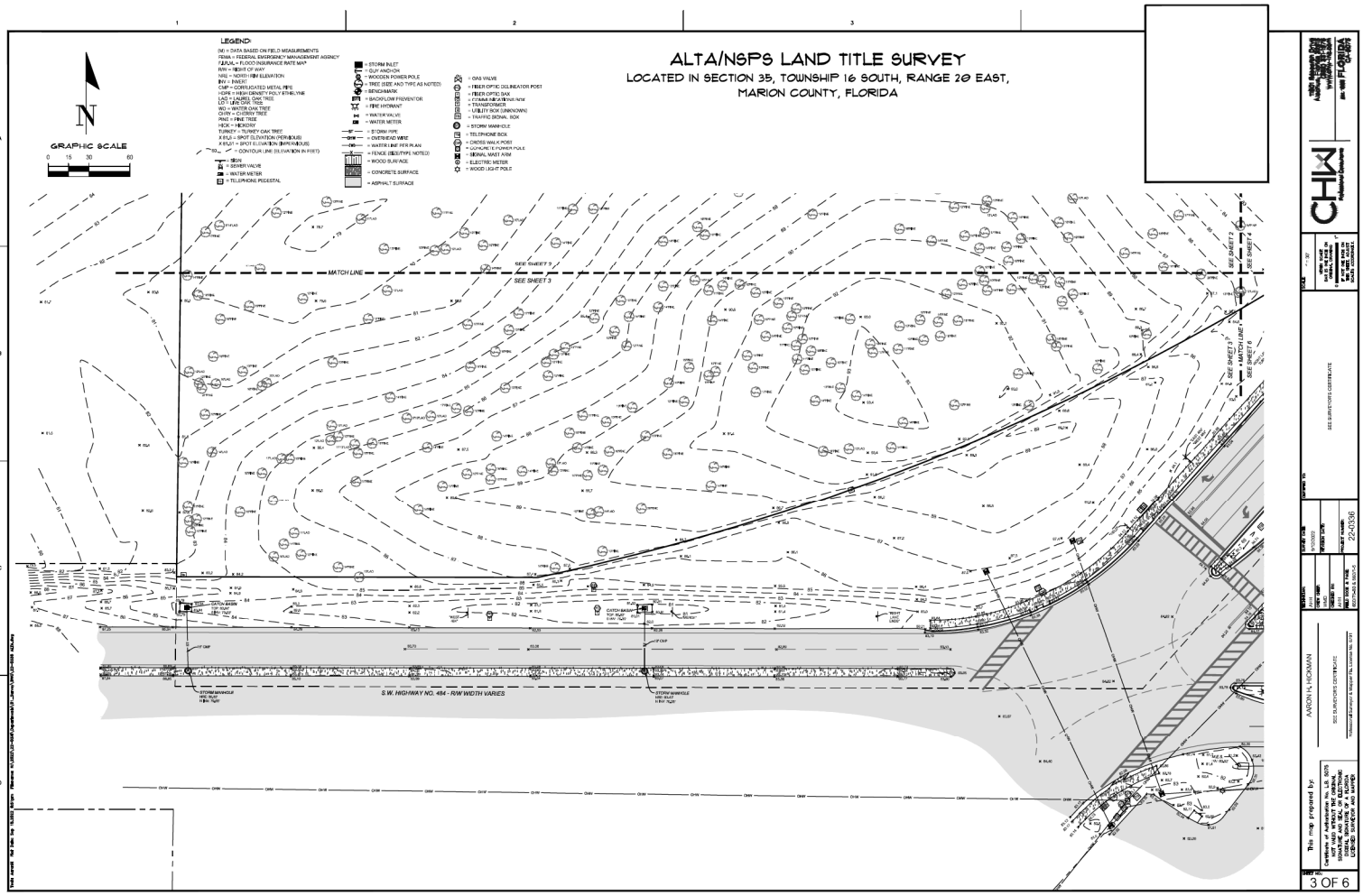
ALTA/NSPS LAND TITLE SURVEY

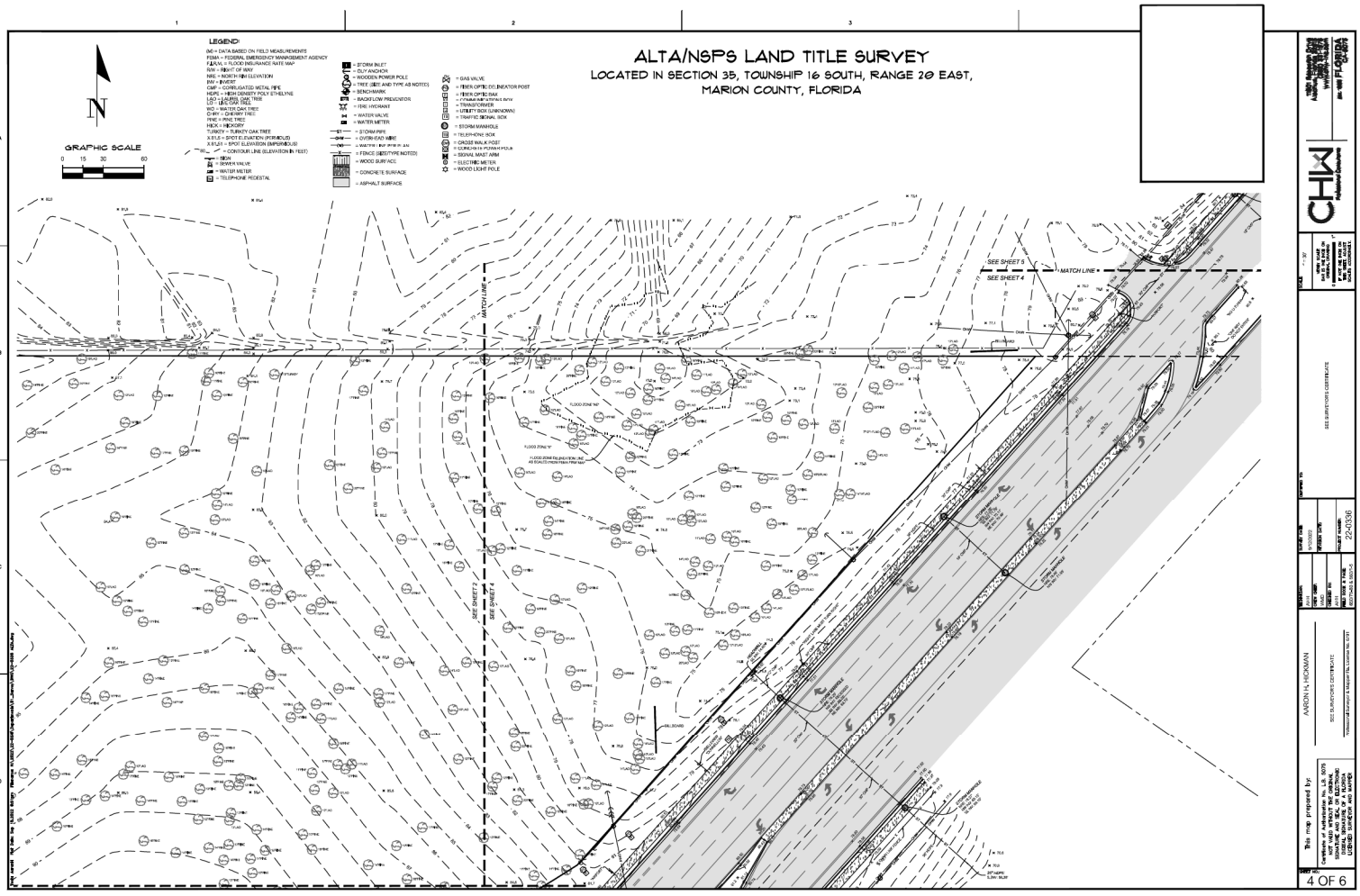
LOCATED IN SECTION 35, TOWNSHIP 16 SOUTH, RANGE 20 EAST,
MARION COUNTY, FLORIDA



This map prepared by:
AARON N. HICKMAN
SEE SURVEYOR'S CERTIFICATE

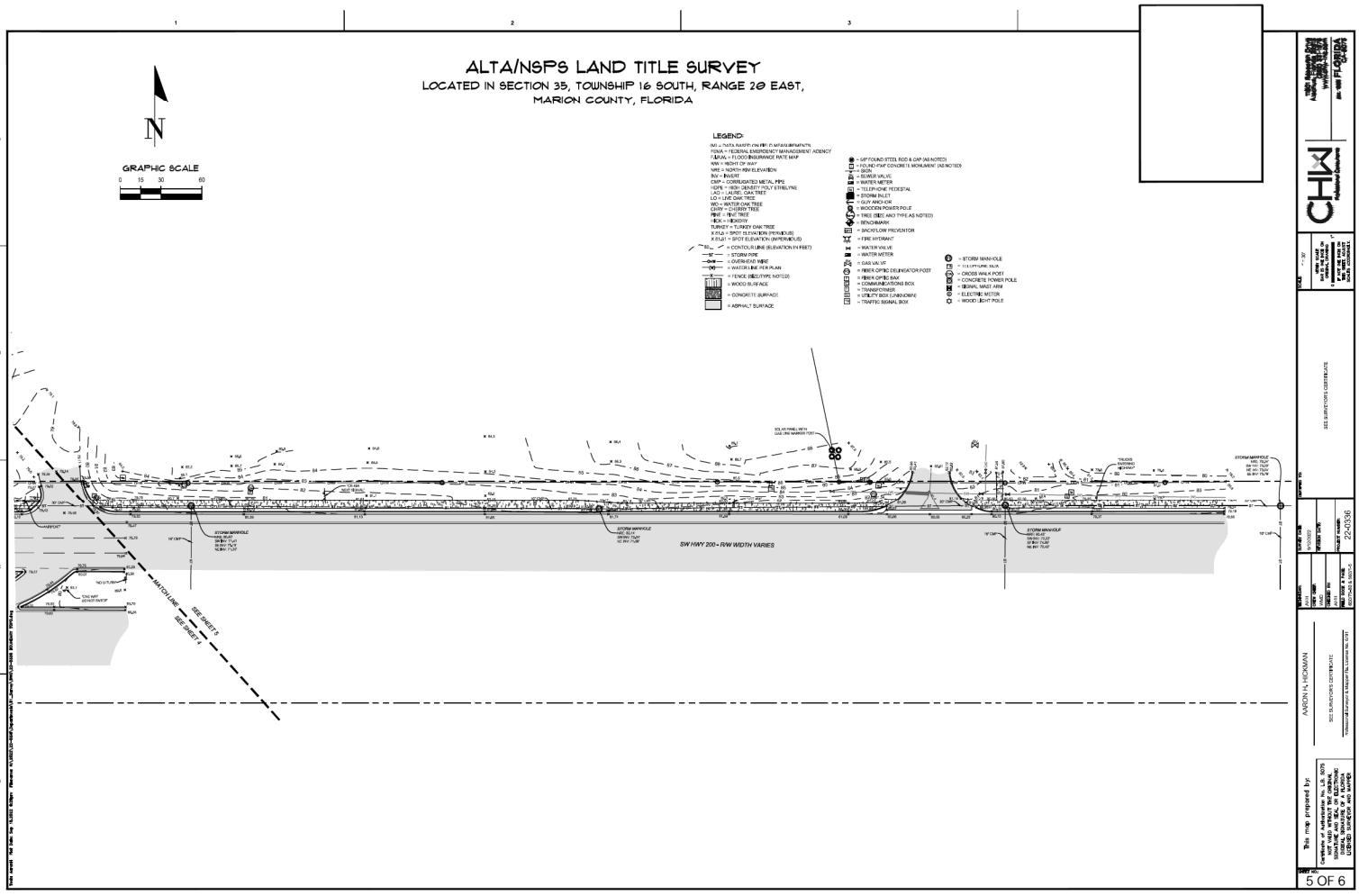
SHEET NO.
2 OF 6


ALTA/NSPS LAND TITLE SURVEY
LOCATED IN SECTION 35, TOWNSHIP 16 SOUTH, RANGE 20 EAST,
MARION COUNTY, FLORIDA
LEGEND:
GRAPHIC SCALE
0 15 30 60
MATCH LINE
SEE SHEET 3
SEE SHEET 4
SEE SHEET 5
SEE SHEET 6
S.W. HIGHWAY NO. 484 - R/W WIDTH VARIES
STORM MANHOLE
RIM: 79.97
INV: 75.97
CATCH BASIN
TOP: 79.67
INV: 75.67
WEST
LEAD
EAST
LEAD
SOUTH
LEAD
NORTH
LEAD
EOP
EOP
CMP
CMP
SEE SURVEYOR'S CERTIFICATE
AARON N. HICKMAN
This map prepared by:
Certificate of Authorization No. LB 6979
NOT VALID WITHOUT THE ORIGINAL
SIGNATURE OF A FLORIDA
LICENSED SURVEYOR AND MAPPER
CHW
Professional Surveyors
FLORIDA
22-0336
3 OF 6


ALTA/NSPS LAND TITLE SURVEY
LOCATED IN SECTION 35, TOWNSHIP 16 SOUTH, RANGE 20 EAST,
MARION COUNTY, FLORIDA
LEGEND
GRAPHIC SCALE
0 15 30 60
SEE SHEET 5
SEE SHEET 4
MATCH LINE
SEE SHEET 2
SEE SHEET 4
AARON N. HICKMAN
SEE SURVEYOR'S CERTIFICATE
22-0336
4 OF 6

ALTA/NSPS LAND TITLE SURVEY

LOCATED IN SECTION 35, TOWNSHIP 16 SOUTH, RANGE 20 EAST,
MARION COUNTY, FLORIDA



AARON N. HICKMAN

This map prepared by:

SEE SURVEYOR'S CERTIFICATE

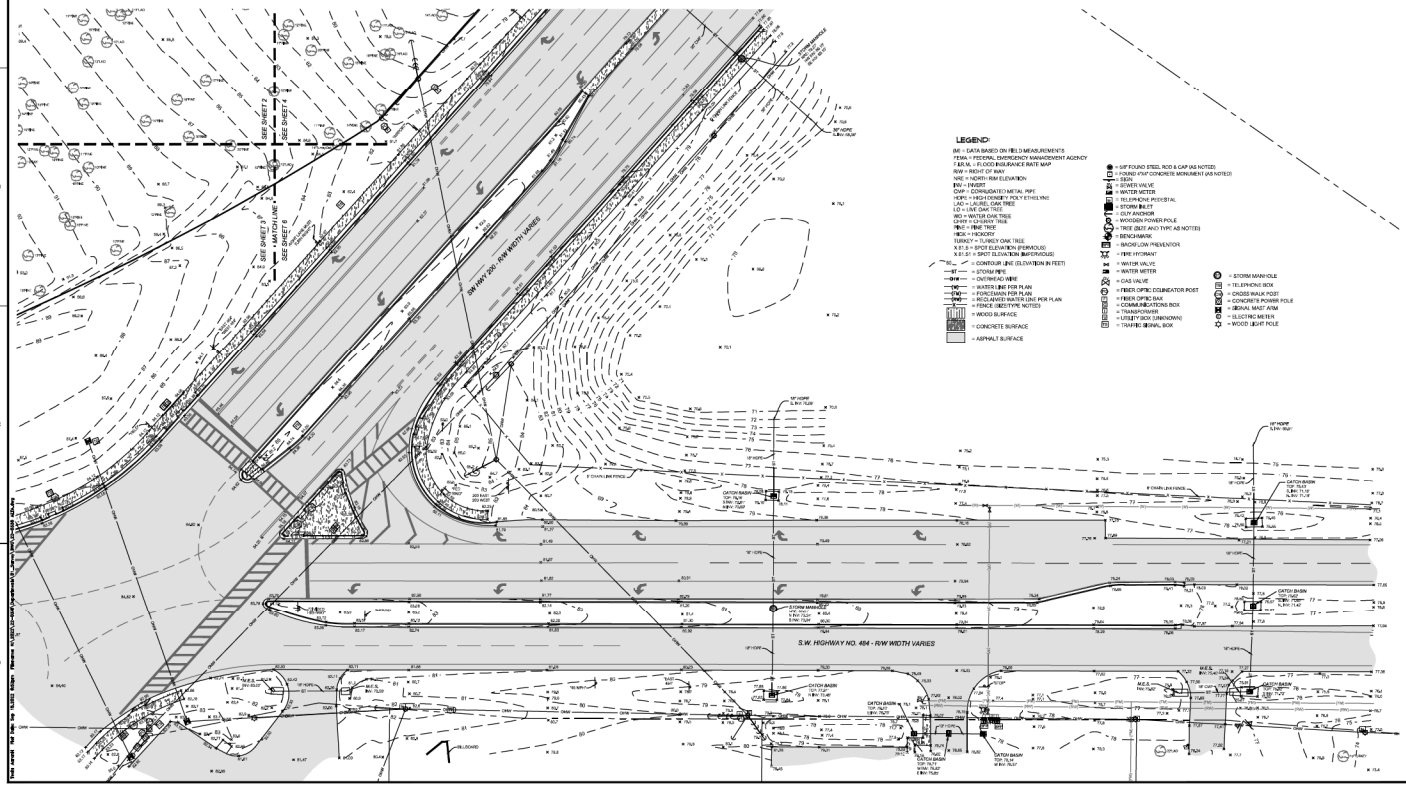
SEE SURVEYOR'S CERTIFICATE

22-0336

5 OF 6

ALTA/NSPS LAND TITLE SURVEY

LOCATED IN SECTION 35, TOWNSHIP 16 SOUTH, RANGE 20 EAST,
MARION COUNTY, FLORIDA



CHW
Professional Engineers
1500 Research Road
Kissimmee, FL 34744
(407) 566-1330
FLORIDA
CA #8870

SCALE: 1" = 30'

SEE SURVEYOR'S CERTIFICATE

DRAWN BY:

DATE: 9/7/2022
REVISED DATE:
PROJECT NUMBER: 22-0336

SURVEY: Prel. JMB, Final, Addl. JMB
FIELD WORK: 8/17/2022 & 7/8/22
DRAWING FILE:

This map prepared by:
AARON N. HICKMAN
Certificate of Authorization No. LB 8070
SEE SURVEYOR'S CERTIFICATE
"Unauthorized Alteration or Adaptation of this Document is a Violation of Florida Statutes"
DIGITAL SIGNATURE OF A SURVEYOR
DIGITAL SIGNATURE IS NOT VALID WITHOUT THE ORIGINAL SEAL OF THE SURVEYOR

SHEET NO.
6 OF 6

Marion County

Development Review Committee

Agenda Item

File No.: 2026-23620 **Agenda Date:** 7/13/2026 **Agenda No.:** 6.3.

SUBJECT:
SR 200 & Hwy 484 Master Infrastructure - Major Site Plan - 33511 - Waiver Request to Major Site Plan in Review
Parcel #: 35341-002-01 # WaiverPIR-001046-2026
Kimley-Horn and Associates

LDC 2.1.3 - Order of Plan Approval
CODE states Plans listed below may be reviewed concurrently, but must be approved in the order listed below, when applicable and when the proper land use and zoning are in place: A. Master Plan. B. Preliminary Plat. C. Improvement Plan. D. Final Plat. E. Major Site Plan. However, a Major Site Plan can be substituted for the Improvement Plan and can be approved before approval of the Final Plat in cases when the infrastructure improvements supporting the plat are proposed as part of the Major Site Plan application.
APPLICANT requests to modify the order or plan approval for the proposed development to substitute the Improvement Plan with the ongoing Major Site Plan application approval for Final Plat approval. This request is consistent with discussions held with County Staff during pre-application meetings and existing comments from the Major Site Plan application. The applicant assumes the risks of proceeding with Engineering design required at the Major Site Plan application level while approval of the plat is still pending.

SUBMITTAL SUMMARY REPORT
33511

PLAN NAME: SR200 & HWY484 MASTER INFRASTRUCTURE **LOCATION:**

APPLICATION DATE: 10/13/2025 **PARCEL:** 35341-002-01

DESCRIPTION:

CONTACTS	NAME	COMPANY
Applicant	Kimley Horn	KIMLEY-HORN AND ASSOCIATES, INC
Applicant	Kimley Horn	KIMLEY-HORN AND ASSOCIATES, INC
Engineer of Record	Kimley Horn	KIMLEY-HORN AND ASSOCIATES, INC
Engineer of Record	Kimley Horn	KIMLEY-HORN AND ASSOCIATES, INC

SUBMITTAL	STARTED	DUE	COMPLETE	STATUS
OCE: Plan Review (DR) v.1	10/21/2025	11/05/2025	12/08/2025	Requires Re-submit
OCE: Plan Review (DR) v.2				Not Received

SUBMITTAL DETAILS

OCE: Plan Review (DR) v.1

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
911 Management (DR) (911 Management)		11/05/2025	11/13/2025	Requires Re-submit

Comments

YES 2.12.8 - Legal description matches boundary on plan
NO 2.12.28 - Correct road names supplied Sheets C4.0, C4.1, C6.2, C6.3, L1.00, L1.03, L1.05, L2.00, L2.03, & L2.05 have SW HWY 200 incorrectly labeled as STATE ROAD 200. Sheets C6.2, C6.3, & C6.4 have SW HWY 484 incorrectly labeled as SR 484. Added new road names to sheets C4.0, C4.1, please add to all applicable sheets on all future submittals.
YES 6.2.1.F - North arrow and graphic drawing and written scale
NO Additional 911 comments Address at the top of Sheet C0.0 should be listed as TBD SW HWY 484. The lot layout and road configuration on this Major Site Plan is different than what was submitted on the Prelim.

Environmental Health (Plans) (Environmental Health)		11/05/2025	11/13/2025	Requires Re-submit

Comments

YES Central Sewer Central Sewer
N/A Lot Size
N/A Total Flow
N/A Available Area
YES DEP Water Approval Central Water
N/A Operating Permit Required
N/A 2.12.6 - Location of septic systems & wells
N/A 2.12.36 - Location of water & septic systems
INFO Additional Health comments Central Sewer/Central Water

Fire Marshal (Plans) (Fire)		11/05/2025	11/13/2025	Approved

Comments

INFO 6.18.2 - Fire Flow/Fire Hydrant Advisory informational note. Once lots 1,2,3 are developed any structures over 1200 sqft will require fire department water supply. For clarification on the utility page, the hydrant shall be flow tested and witnessed by an inspector and painted per NFPA 291
N/A 6.18.3 - Gated Communities/Properties
N/A 6.18.4 - Wildland Interface Area
N/A 6.18.5 - Access Control Box
N/A 6.18.2.D - Fire Department Connections
N/A NFPA 1 Chapter 11.10.1 - In Building Minimum Radio Signal Strength
YES 6.18.2.G - Painting and Marking of Fire Hydrants
NO NFPA 1 Chapter 18.2.3 - Fire Dept Access Roads The plans appear to use an older emergency vehicle detail. Please contact the Marion County Fire Prevention office for an updated spec sheet on the largest apparatus. Also there are some areas where is appears that the apparatus is driving over curbs such as the convenience store south west entry. Also near the north west corner of lot 1.
N/A Additional Fire comments

Growth Services Planning & Zoning (DR) (GS Planning and Zoning)	Jared Rivera	11/05/2025	11/14/2025	Requires Re-submit

Corrections

4.4 - Show proposed signs to meet LDC Sec 4.4 (**Not Resolved**) - **Corrective Action:** Signage Plan should be included in resubmittal. - 4.4 - Show proposed signs to meet LDC Sec 4.4: If sign(s) is proposed on site, show proposed sign's location and design. The signs shall comply with LDC Sec. 4.4. A master sign plan and/or permit may be required.

Corrections

2.12.5/1.8.2.D - Traffic Concurrency Evaluation? (**Not Resolved**) - **Corrective Action:** [INFO] Please coordinate with OCE regarding improvements recommended on submitted traffic study for project (AR 33565). - 2.12.5/1.8.2.D - Traffic Concurrency Evaluation?: A traffic study will be required and a traffic methodology must be submitted for review and approval prior to the traffic study being completed. Please contact OCE-Traffic Review for further information on completing the necessary methodology and study.

SUBMITTAL SUMMARY REPORT (33511)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
Growth Services Planning & Zoning (DR) (GS Planning and Zoning)	Jared Rivera	11/05/2025	11/14/2025	Requires Re-submit

Corrections	2.12.16/6.5 - EALS or Exemption provided (**Not Resolved**) - **Corrective Action:** [INFO] EALS submitted and transmitted to FWC on 11/13/25. - 2.12.16/6.5 - EALS or Exemption provided?: Provide Environmental Assessment of Listed Species (EALS) or submit an Exemption (EALS-ER). Copy of the EALS/EALS-ER will be forwarded to review agency for comments. Refer to LDC Sec. 6.5 for submittal requirements and review procedures.
Corrections	2.12.4.L & Article 5 - Overlay zones (**Not Resolved**) - **Corrective Action:** [INFO] FEMA Flood Zone X/AE; Secondary Springs Protection Zone; No ESOZ - 2.12.4.L & Article 5 - Overlay zones: Provide a statement showing all applicable overlay zones on the subject properties such as Airport Overlay Zones (AOZ), Environmentally Sensitive Overlay Zone (ESOZ), Floodplain, Springs Protection Overlay Zone (SPOZ), Military Operating Area (MOA), Scenic Roads Area (SRA), Wellhead/Wellfield Protection Area (WHPA), Silver Springs Community Redevelopment Area (SSCRA), and CR 475A Visual Enhancement Gateway Development Overlay, etc. Refer to LDC Article 5 - OVERLAY ZONES AND SPECIAL AREAS.
Corrections	2.12.4/6.11.6 - Construction access (**Not Resolved**) - **Corrective Action:** Please indicate construction access/route on overall site plan sheet. - 2.12.4/6.11.6 - Construction access: Show proposed construction access and route on plan, per Sec. 6.11.6. - Construction access/route,.
Corrections	2.1.3 - Order of plan approval and consistency (**Not Resolved**) - **Corrective Action:** Please note that the proposed lots/layout shown on the Overall Site Plan sheet has not been approved. A preliminary plat (AR 33175) is currently under review. This shall remain a NO until the preliminary plat is approved. A major site plan can be used as a substitute for an improvement plan for the proposed commercial subdivision. Please confirm intention. - 2.1.3 - Order of plan approval and consistency: The plans shall be consistent with approved PUD/Master Plan/Final Plat. Plans listed below may be reviewed concurrently, but must be approved in the order listed below, when applicable and when the proper land use and zoning are in place: A.Master Plan. B.Preliminary Plat. C.Improvement Plan. D.Final Plat. E.Major Site Plan. However, a Major Site Plan can be substituted for the Improvement Plan and can be approved before approval of the Final Plat in cases when the infrastructure improvements supporting the plat are proposed as part of the Major Site Plan application.
Corrections	2.12 - Land Use Designation-adjacent properties (**Not Resolved**) - **Corrective Action:** Adjacent zoning is provided on cover sheet; however, adjacent FLU is missing. Please correct and indicate both on Overall Site Plan sheet. - 2.12 - Land Use Designation-adjacent properties: Show existing land use designation on the adjacent properties.
Corrections	2.12.23 - Building lot typicals (**Not Resolved**) - **Corrective Action:** Please provide lot typicals for proposed commercial subdivision, including minimum lot dimensions/setbacks. - 2.12.23 - Building lot typicals: Show building lot typicals (primary and accessory structures) in table format and illustration.
Corrections	6.5 & 6.6 - Habitat Preservation/Mitigation (**Not Resolved**) - **Corrective Action:** [INFO] If any listed species are observed/potentially located on site, coordinate with FWC and get required permits. Habitat preservation/mitigation plan shall be submitted to County for records at later stage. - 6.5 & 6.6 - Habitat Preservation/Mitigation: Refer to LDC Sec. 6.6 for requirements and design standards if the site contains open water, wetland, listed species, native habitat vegetation, and/or natural open space. When a proposed development or land clearing site is found to include listed species, the application shall identify species and habitat protection as on-site or off-site. The selected option shall be a condition of approval and shall be completed at time of final inspection.
Corrections	2.12 - Site coverage (**Not Resolved**) - **Corrective Action:** Please indicate existing/proposed impervious surface on site plan sheets. Please indicate required/proposed FAR on cover sheet/site plan sheets - 2.12 - Site coverage: Provide list of site coverage in square footage, acreage, and percentage. Including existing and proposed building coverage by intended use with gross floor area, leasable/interior area, existing and proposed gross impervious area.
Corrections	2.12.4/6.11.7 - Loading area (**Not Resolved**) - **Corrective Action:** If applicable, please indicate loading area on C-Store Site Plan sheet. Please note that loading areas shall be landscaped according to LDC Sec. 6.8.9.A. - 2.12.4/6.11.7 - Loading area: Show proposed loading areas on plan, per Sec. 6.11.7. - Loading areas.
Corrections	2.12 - Lot area & lot width (**Not Resolved**) - **Corrective Action:** Please provide B-4 minimum lot dimension standards on cover sheet and overall site plan sheet. - 2.12 - Lot area & lot width: Provide required lot area and lot width in the site data table. Show proposed lot area and lot width of all lots in the site data table and on the plan.
Corrections	2.12.20 - Phases of development (**Not Resolved**) - **Corrective Action:** Will all improvements on site (i.e. buffers, etc.) be completed in one phase? Please confirm intention. - 2.12.20 - Phases of development: Show all phases of development on plan. Improvements must be in place to support each phase of development at time of phase completion.
Corrections	2.12.27 - Location & screening of outside storage (**Not Resolved**) - **Corrective Action:** Will there be any outdoor storage areas? Please confirm and show on site plan sheet if applicable. - 2.12.27 - Location & screening of outside storage: Provide a statement indicating any outside storage area is proposed. If applicable, show location of outside storage areas on plan. Check special requirements under zoning code sections.
Corrections	2.12 - Waivers (Requested & Approved) (**Not Resolved**) - **Corrective Action:** [INFO] If applicable, please include all waivers on cover sheet. - 2.12 - Waivers (Requested & Approved): List of all requested and approved waivers, conditions, and the date of approval.
Comments	JARED RIVERA / GROWTH SERVICES / 352-438-2687 / JARED.RIVERA@MARIONFL.ORG

SUBMITTAL SUMMARY REPORT (33511)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
Landscape (Plans) (Parks and Recreation)		11/05/2025	11/13/2025	Requires Re-submit

Comments

NO 2.12.18 - All trees 10" DBH and larger Show all trees, species and size (dbh inches)
N/A 2.12.25 - Marion Friendly Landscape Areas
NO 6.7.3 - Tree protection Show tree protection on plan and in detail
NO 6.7.4 - Shade tree requirements 1.Shade/Canopy trees shall be 3.5" minimum at installation 2. Provide shade tree requirements for proposed site only, address shade trees requirements for future lots and how that will be implemented. Waiver required to defer shade trees on future lots to time of development 3
NO 6.7.6 - Tree removal submittal requirements Provide list of trees, species, dbh sizes, , inches removed, inches to remain, and inches required
NO 6.7.8 - Protected tree replacement requirements Provide list of trees, species, dbh sizes, , inches removed, inches to remain, and inches required
NO 6.7.9 - Replacement trees; general requirements Provide calculations showing replacement trees required
NO 6.8.2 - Landscape plan requirements (details, schedule, calculations, notes) 1. Provide native designation for each plant in schedule 2. Landscape plan to be signed and sealed per 6.2.1.A
YES 6.8.3 - Landscape design standards
YES 6.8.4 - Landscape area requirements for non-residential development
N/A 6.8.5 - Landscape area requirements for residential and mixed use developments
NO 6.8.6 - Buffers 1. Show all overhead power lines on plan 2. Canopy/Shade trees along SR 200 shall be set back a minimum of 30' from the OHE 3. Show buffer wall on plan for north buffer 4. All shrubs shall be 18" minimum at installation, not 12" shown on schedule, plants not meeting requirements will be rejected at inspection. 5. What will be planted along driveway on SW side of property (entrance drive) - 5' Landscape buffer labeled on overall site plan 6. North buffer missing shrubs and groundcovers near dumpster, these should be shown 7. Explain how retaining will impact buffer wall. (Cross section) Maintenance in that area is a concern
NO 6.8.7 - Parking areas and vehicular use areas 1. Two Oaks at SE corner of building may be crowded, please confirm spacing
YES 6.8.8 - Building landscaping
YES 6.8.9 - Service and equipment areas
N/A 6.13.3.C(5) - Landscaping of public stormwater management facilities
N/A 6.13.3.D(4) - Landscaping of private stormwater management facilities
INFO 6.8.10 - General planting requirements (specifications) 1. Maximum 1" of mulch over tree rootball, volcano mulching of trees will not be accepted 2. All burlap shall be natural and bio degradable, not synthetic
YES 6.8.11 - Landscape installation
NO 6.8.12 - Landscape completion inspection requirements Please provide note from this section of code
NO 6.9.2 - Irrigation plan requirements (details, legend, notes) 1. Landscape plan shall be signed and sealed 2. Explain how master irrigation system will be maintained
YES 6.9.3 - Irrigation design standards
YES 6.9.5 - Irrigation system installation
NO 6.9.6 - Completion inspection requirements Please provide note from this section of code
NO 6.19.3 - Outdoor lighting plan requirements Please submit a signed and sealed photometric plan
PEND 6.19.4 - Exterior lighting design standards
N/A 5.5.4.B - Permitted uses within Springs Protection Overlay Zone
N/A Additional Landscape comments

SUBMITTAL SUMMARY REPORT (33511)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
OCE Design (Plans) (Office of the County Engineer)		11/05/2025	11/13/2025	Requires Re-submit

Comments

YES 2.21.2.B - Major Site Plan fee of $1,000..00 + ($10.00 x total site acreage) 10/21/25-fee due with resubmittal
N/A 2.21.2.B - Plan review fee of $40.00 made payable to Marion County Health Department
N/A Traffic study / methodolgy fee of $200.00 made payable to Marion County BCC is required prior to plan approval. Refer to Resolution 10-R-630 for the current fee schedule.
N/A 2.1.6.A - $100 Resubmittal fee payable to Marion County BCC
N/A 2.1.7.A - $100 Revision fee payable to Marion County BCC
N/A 2.1.3 - Order of plan approval
NO 2.12.3 - Title block on all sheets denoting type of application; project name, location, county, and state; and date of original and all revisions 10/21/25-Missing: Title block on ALL sheets denoting type of application; (Major Site Plan)
NO 2.12.4.A - Type of application on front page 10/21/25-Missing: Type of application on front page (Major Site Plan)
YES 2.12.4.B - Project name centered at top of front page
YES 2.12.4.C - Name, address, phone number, and signature of owner and applicant on front sheet
YES 2.12.4.D - Owner's certification on front sheet: I hereby certify that I, my successors, and assigns shall perpetually maintain the improvements as shown on this plan
YES 2.12.4.E - The name, address, phone number, signature, date, license number, and seal of the responsible professional shall be shown on each plan sheet
YES 6.2.1.A - Name, street address, signature, date, license number, and seal of licensed professional on each sheet
YES 2.12.4.F - Licensed professional certification on cover sheet with signature and seal on all sheets after plan approval
NO 2.12.4.F(1) - Licensed Design Professional 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. 10/21/25-Missing: Licensed Design Professional Certification
YES 2.12.4.G - A key location or vicinity map, with north arrow, with reference to surrounding properties, streets, municipal boundaries, sections, ranges, and township
NO 2.12.4.H - A portrait oriented minimal 3 inches x 5 inches space, located 2.75 inches from the right edge of paper and .75 inches from the top edge of paper, shall remain blank to allow for a County approval stamp 10/21/25-Need to make room for stamp
YES 2.12.4.I & 6.2.1.D - Index of sheets and numbering
INFO 2.12.4.K - List of approved waivers, their conditions, and the date of approval 10/21/25-add waivers if requested in future
YES 2.12.4.L(1) - Parcel number
YES 2.12.7 - A digital version of the plan in a format pre-approved by the Office of the County Engineer
YES 2.21.2.A - Multi-phase Major Site Plans may include a separate sheet showing independent, stand alone phasing and shall not be subject to a separate Master Plan application
YES 6.2.1.B - Plans shall be legible and meet typical industry standards
YES 6.2.1.C - Standardized sheet size shall be 24" x 36"
YES 6.2.1.F - North arrow and graphic drawing and written scale
N/A Legal Documents
INFO Additional Development Review Comments 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.

SUBMITTAL SUMMARY REPORT (33511)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
OCE Property Management (Plans) (Office of the County Engineer)		11/05/2025	11/13/2025	Requires Re-submit

Comments

NO Major Site Plan Please update cover sheet to reflect name and title of person signing on behalf of the owner. Checked project map -EMW
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]."

SUBMITTAL SUMMARY REPORT (33511)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
OCE Stormwater (Permits & Plans) (Office of the County Engineer)		11/05/2025	11/13/2025	Requires Re-submit

Comments

YES 2.12.4.L(9)(b) - Data Block (Impervious Area)
YES 2.12.8 - Topographical Contours
YES 2.12.9/10 - Existing Drainage Right-of-Way/Easements
YES 2.12.9/10 - Proposed Drainage Right-of-Way/Easements
YES 2.12.13/14/15 - General Exhibits
YES 2.12.20 - Stormwater Infrastructure Supports Phasing
NO 2.12.38 - Stormwater Maintenance Entity Please identify the individual who will be signing the owner's certification
YES 6.13.2.C - Geotechnical Investigation Report
NO 6.13.7 - Geotechnical Criteria A minimum of two infiltration rate tests for each retention/detention area. Boring S-02 is located outside of the DRA so the only boring within infiltration rate test inside the DRA is boring S-03
YES 6.13.2 A(1)/(2) - Contributing Basins/Tc
YES 6.13.2.B(1)/(2) - Runoff Analysis/ Tc Calculations
NO 6.13.2.A(4) - Stormwater Features & Connective Elements See comment under "6.13.2.A(12)/6.12.5 - Stormwater Details, Cross Sections, References"
NO 6.13.2.A(3) - Retention/Detention Area Design Parameters See comment under "6.13.6 - Stormwater Quality Criteria"
NO 6.13.3 - Type of Stormwater Facility Criteria See comment under "6.13.6 - Stormwater Quality Criteria"
NO 6.13.4 - Stormwater Quantity Criteria See comments under "6.13.6 - Stormwater Quality Criteria" & "6.13.7 - Geotechnical Criteria"
NO 6.13.2.B(4) - Hydrologic Analysis See comments under "6.13.6 - Stormwater Quality Criteria" & "6.13.7 - Geotechnical Criteria"
NO 6.13.4.C - Discharge Conditions See comments under "6.13.6 - Stormwater Quality Criteria" & "6.13.7 - Geotechnical Criteria"
NO 6.13.2.B(6) - Freeboard See comments under "6.13.6 - Stormwater Quality Criteria" & "6.13.7 - Geotechnical Criteria"
NO 6.13.4.D - Recovery Analysis See comments under "6.13.6 - Stormwater Quality Criteria" & "6.13.7 - Geotechnical Criteria"
YES 6.13.5 - Flood Plain & Protection
YES 6.13.2.A(8) - Finish Floor Elevation Criteria
NO 6.13.6 - Stormwater Quality Criteria Pond depth exceeds the maximum 6ft depth. How do you intend to meet the water quality requirement?
NO 6.12.6 - Roadway Flooding Level of Service Please provide conveyance calculations
NO 6.13.6.B - Alternative Treatment Techniques See comment under "6.13.6 - Stormwater Quality Criteria"
YES 6.13.6.C - Best Management Practices
NO 6.13.8 - Stormwater Conveyance Criteria Please provide conveyance calculations
NO 6.13.2.B(5) - Hydraulic Analysis Please provide conveyance calculations
NO 6.13.8.B(3) - Lane Spread Calculations Please provide conveyance calculations
YES 6.13.2.A(9) - Access Accommodates Stormwater
YES 6.13.8.B(7) - Minimum Pipe Size
NO 6.13.2.A(5) - Existing/Proposed Stormwater Structures See comment under "6.13.2.A(12)/6.12.5 - Stormwater Details, Cross Sections, References"
NO 6.13.2.A(6) - Existing/Proposed Stormwater Pipes See comment under "6.13.2.A(12)/6.12.5 - Stormwater Details, Cross Sections, References"
YES 6.13.2.A(7) - Existing/Proposed Stormwater Swales
YES 6.13.9 - Grading Criteria
YES 6.13.2.A(11)(a) - Construction Entrance
YES 6.13.2.A(11)(b) - Erosion Control
NO 6.13.2.A(12)/6.12.5 - Stormwater Details, Cross Sections, References There are several existing markups on page C5.0, some of which call out errors
INFO 6.13.2.B(8) - Calculation & Plan Consistency This item will be reviewed at resubmittal
INFO 6.13.10.B - Copy of NPDES Permit or NOI Please provide a copy of the NPDES permit or NOI prior to construction.
INFO Copy of District Permit (County Interest) Please provide a copy of the District permit prior to construction.
YES 6.10 - Karst Topography and High Recharge Areas
YES 7.1.3 - Drainage Construction Specifications
NO 6.13.12 - Operation and Maintenance An operation and maintenance manual is required for all projects. This is a standalone document from the plans and calculations. If you need an example of O&M documents that have been approved in the past, contact the stormwater department. The O&M manual will need to have the following certification on the cover: "I hereby certify that I, my successors, and assigns shall perpetually operate and maintain the stormwater management system and associated elements in accordance with the specifications shown herein and on the approved plans." This certification must be signed by the current property owner or their authorized representative. We used the State of Florida Sunbiz website to verify agents/member/officers of business entities. If the owner is an out of state organization we will need to see articles of incorporation/organization to verify the authority of the individual signing the certifications. For property ownership, we use the Marion County Property Appraiser's website. If you need an example contact the stormwater department.
NO Please provide a final signed and sealed hard copy signature page with references to the stormwater analysis or final hard copy of the full stormwater analysis. After all stormwater comments are resolved, please upload a scanned copy of the digitally signed and sealed certification page of the stormwater report to ePlans. Alternatively, a hard copy can be submitted. If you choose to submit a hard copy, you only need to submit the certification page of the report. A full report is not necessary. However, full reports are accepted if desired.
INFO Additional Stormwater comments If you have questions or would like to discuss the stormwater review comments, please contact Alexander Turnipseed at (352) 671-8376 or at alexander.turnipseed@marionfl.org.

SUBMITTAL SUMMARY REPORT (33511)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
OCE Survey (Plans) (Office of the County Engineer)		11/05/2025	11/13/2025	Requires Re-submit

Comments

YES 6.2.1.A - The name, street address, signature, date, license number, and seal of the responsible professional shall be shown on each plan sheet.
YES 6.2.1.E - Provide drawing legend
YES 6.2.1.F - Provide north arrow and graphic drawing and written scale
YES 6.4.7.A(1) - Show a minimum of two bench marks per site
YES 6.4.7.A(2 & 3) - Bench mark information shown
N/A 6.4.7.A(2 & 3) - One copy of the vertical control field notes shall be submitted to the Office of the County Engineer for review
YES 6.4.7.B(1) - Show a minimum of two intervisible horizontal control points per site
YES 6.4.7.B(2) - Horizontal control points shall be monumented and referenced to the Florida State Plane Coordinate System
YES 6.4.7.B(4) - Provide a statement or table detailing horizontal datum, adjustment, and coordinate values
N/A 6.4.7.B(4) - One copy of the horizontal control notes along with reduction reports shall be submitted to the Office of the County Engineer for review
YES 6.4.7.D - The location of the existing one percent (100-year) flood plain as shown on FEMA FIRM, with zone, elevation, and vertical datum noted
YES 6.4.7.D - A note shall appear on the construction plans detailing source and survey field methods used to obtain and delineate the flood plain line shown
YES 6.4.7.E - Line and curve table must be shown on the sheet to which they apply
YES 6.4.7.F - All abbreviations used shall be clearly defined in the legend
YES 2.12.4.F.(2) - Surveyor and Mapper certification
YES 2.12.4.G - Show a location or vicinity map
YES 2.12.8 - Provide current boundary and topographic survey less than one year old
YES 2.12.9 - Provide location and dimensions of all rights-of-way serving the project
YES 2.12.10 - Show any known existing or proposed easement or land reservation
NO 2.12.11 - Provide an aerial map of the site with a layout of the development Please provide overlay of Site Plan Sheet C4.0 on an aerial of site.
YES 2.12.32 - Provide site analysis map depicting the existing (100-year) flood plain
N/A Additional Survey comments

OCE Traffic (Permits & Plans) (Office of the County Engineer)	Chris Zeigler	11/05/2025	12/05/2025	Requires Re-submit

Corrections

6.11.5 - Driveway access (**Not Resolved**) - **Corrective Action:** The driveways do not meet spacing requirements. A deviation will be approved subject to providing a notice of intent from FDOT for the driveway connection on SR 200. The driveway connection to CR 484 will need to be coordinated with the adjacent development to the west which has a proposed driveway immediately adjacent to it. It is preferred for the adjacent driveway to be constructed and cross access be provided for this development. - 6.11.5 - Driveway access: The driveways must meet the requirements of section 6.11.5.

Corrections

6.11.3 - Traffic Impact Analysis (**Not Resolved**) - **Corrective Action:** A traffic study is in review and must be approved prior to approval of the site plan. - 6.11.3 - Traffic Impact Analysis: Provide a Traffic Impact Analysis

Corrections

6.11.4.B - Cross access (**Not Resolved**) - **Corrective Action:** Provide a 24' wide paved cross access easement from the western property line to the northern property line inlcuding the driveways. The easement must be a public easement in the form provided by the County. The template can be obtained from the Development Review Office at 352-671-8686 or developmentreview@marionfl.org. The executed easement and recording fees must be returned to the Development Review Office prior to final plan approval. A paving covenant is also required to not pave the cross access easement to the property line. The template for the paving covenant can also be obtained from the Development Review Office and the executed covenant and recording fees must be provided prior to final plan approval. - 6.11.4.B - Cross access: Provide a 24' wide paved cross access easement as specified in 6.11.4.B

Corrections

6.12.11 - Turn lanes (**Not Resolved**) - 6.12.11 - Turn lanes: Turn lanes shall be required as determined by the Traffic Impact Analysis or for safety purposes as determined by the County. A separate offsite improvement plan is required.

Corrections

6.11.9.B - Traffic signs (**Not Resolved**) - **Corrective Action:** Install stop signs at the driveways and internal intersections. - 6.11.9.B - Traffic signs: Provide traffic signs as required in Section 6.11.9.B.

Corrections

6.11.9.A - Traffic signals (**Not Resolved**) - **Corrective Action:** Any modifications to the traffic signal at SR 200 and CR 484 will be determined by the traffic study. Any modifications must be permitted by the Florida Department of Transportation. - 6.11.9.A - Traffic signals: If a new traffic signal or traffic signal modifications are required, provide a separate offsite improvement plan with details as required in Section 6.11.9.A

Corrections

Additional Traffic Comments (**Not Resolved**) - **Corrective Action:** Coordinate with the adjacent development to the west on the access to CR 484 which has a driveway proposed immediately adjacent to the proposed driveway on CR 484. Only one driveway will be allowed in the future. It would be best to have the adjacent development construct the driveway with cross access provided. However, an interim arrangement may be possible for this driveway to be constructed now and removed when the adjacent driveway is constructed. - Additional Traffic Comments

Utilities (OCE Plans) (Utilities)		11/05/2025	11/13/2025	Requires Re-submit

Comments

NO Marion County Utilities Contact Information Add MCU contact information. Marion County Utilties, Customer Service 24/7/365, Address: 11800 US-441, Belleview, FL 34420, Phone: (352) 307-6000

YES Parcel numbers identified in project match proposed site plan layout 35341-002-01
INFO 6.14.2.A(1) - Public water service area/provider Marion County Utilities Service Area - Connecting to water main on HWY 200
INFO 6.14.2.A(1) - Public sewer service area/provider Marion County Utilities Service Area - Connecting to sewer force main. Connections to be determined.
N/A 6.14.2.A(1) - Letter of Availability and Capacity (w/Location Map of water and/or sewer as app) from provider
YES 6.14.2.A - Water Connection Requirements
NO 6.14.2.A - Sewer Connection Requirements Please contact the Utilities Development Review Officer to schedule a meeting with Utilities staff to review and discuss the plans prior to resubmittal.
NO 6.14.2.C.2(e) - Grease Trap, FOG Worksheet Provide S&S (sizing and selection) calculations for the grease trap.
The grease trap also requires a hydrostatic test witnessed by the Engineer of Record (EOR), with the test report submitted to MCU.
PEND 6.14.2.C - Industrial Pretreatment
PEND 6.14.3 - Onsite Waste Treatment and Disposal System (OSTDS) - connection requirement on plan
PEND 6.14.3.B - Springs Protection Zone
PEND 6.14.4 - Water (potable) Capital Charges and Flow Rates - proposed use identified to calculate
PEND 6.14.4 - Water (irrigation) Capital Charges and Flow Rates - total irrigated area identified
PEND 6.14.4 - Sewer Capital Charges and Flow Rates - proposed use identified to calculate
PEND 6.14.5.A(1) - Submittal Requirements - Existing on-site & off-site mains and service connections
PEND 6.14.5.A(2) - Submittal Requirements - Proposed on-site & off-site mains and service connections
PEND 6.14.5.A(3) - Submittal Requirements - Lift Stations layout, elevations, schedules
PEND 6.14.5.A(6) - Submittal Requirements - Manhole locations, rim and invert elevations outside paved areas
PEND 6.14.5.A(8) - Submittal Requirements - Connection to existing water system
PEND 6.14.5.A(8) - Submittal Requirements - Connection to existing sanitary system
PEND 6.14.5.B - Construction Notes - Cover, horiz/vert datums, construction requirements
NO 6.14.5.B - Construction Notes - UT DETAILS - current LDC version C7.4 - Include UT513 with lift station details. PG C7.3 Remove UT215B. UT307 and UT308 - Air release valves must be above ground. PG C7.1 shows UT202, where is the 2" supply on the utility plans?
PEND 6.14.5.C - All issued permits related to this project shall be submitted to MCU (DOT, ROW, misc)
PEND 6.14.5.C - DEP permit for water mains to be constructed/owned by MCU
PEND 6.14.5.C - DEP permit for water mains to be constructed/owned by developer
PEND 6.14.5.C - DEP permit for sewer mains to be constructed/owned by MCU
PEND 6.14.5.C - DEP permit for sewer mains to be constructed/owned by developer
PEND 6.14.5.D - Hydraulic Analysis
PEND 6.14.6 - Design Criteria for Utility Systems to be owned/maintained by MCU
PEND 6.14.7 - Construction Inspection - PLAN NOTE:
PEND 6.14.8.A - Completion and Closeout - PLAN NOTE: As-builts
PEND 6.14.9.A - Developer's Agreement
PEND 6.14.9.B - Transfer of Facilities to Marion County Utilities - PLAN NOTE:
PEND 6.14.9.B - Bill of Sale
PEND 6.15.1 - Potable Water Distribution System
PEND 6.15.2 - Decentralized Water System (WTP)
NO 6.15.3 - Fire Protection/Fire Flow Capacity C6.2 Notes, Item #8 – County hydrants must be painted red for public hydrants and yellow for private hydrants.
PEND 6.15.4 - Water Main Piping Installation
NO 6.15.5 - Water Service and Connection C6.0 – MCU prefers water services to be located at lot lines.
A 6" water service is shown to each lot, which is not feasible.
Water services are not called out for the lots located east and west of the lift station.

MCU prefers two points of connection — potentially extending the water main along SW HWY 200 and west of the HWY 484 entrance.

No water service is shown to the lift station; a dedicated water service is required for all public lift stations.
PEND 6.15.6.A - Potable Water Metering - individual/banked, size
NO 6.15.6.B - Irrigation Water Metering - size The irrigation meter must be shown on the utility plan sheet.
The total irrigated square footage must also be provided and labeled on the utility plan.
Clarify whether the 2" meter will also serve irrigation for a future phase.
PEND 6.15.6.C - Sewer service only (water meter required/shown)
PEND 6.15.6.D - Meter Location
PEND 6.15.6.E - Meter Easements
NO 6.15.6.F - Meter Boxes L2.03Water meters are shown differently on sheet L2.03 than on the Site Plan.
All meters must be installed within the right-of-way.
No plantings are permitted within 5 feet of any water meter.
PEND 6.15.6.G & H - Meter Sizing
PEND 6.15.7 - Cross Connection Control and Backflow Prevention
PEND 6.15.8 - Public Water Well Standards
PEND 6.15.9 - Wellfield and Water Supply
PEND 6.15.10 - Water Treatment Plants (WTP)
PEND 6.16.2 - Decentralized Wastewater Treatment Plant (WWTP)
NO 6.16.4 - Wastewater Collection Systems (Gravity/Pressurized) Design C6.0 Design information is needed between S-1 and S-2, and between S-2 and S-3.
No design information has been provided for S-3.
The sewer main should be straight between manholes.
In the SS Structure Table - calculations are incorrect. Please review and revise table including INV's - MH3 is also missing.
PEND 6.16.5.A & B - Private Wastewater Pump Stations
NO 6.16.5.C - Public Wastewater Pump Stations (MCU Standards) C6.2 Notes: The lift station should be identified as public.
Corresponding details and a detail view must be submitted with the next plan review.
The lift station location will need to be reviewed with MCU staff.
The current leader is not pointing to the force main — it appears to pass through it.
Lift station details must be revised to reflect public lift station standards and information.
Please note: this station discharges directly to the headworks; therefore, a VFD or soft start is required. MCU requests an odor contr

unit and generator, unless not required by FDEP.
PEND 6.17 - Water Reclamation/Reuse Facilities
PEND Article 7 - Construction Standards - PLAN NOTE:
PEND Utilities Plan Review Fee per Resolution 15-R-583 - payable to Marion County Utilities
NO Additional Utilities comments C6.2 MCU requires a minimum 48" of cover over Force Main.
NO Additional Utilities comments MCU requests a meeting with the Engineer of Record (EOR) to discuss the force main installation and routing.
Please contact Heather.Proctor@MarionFL.org
to schedule a meeting with MCU staff.
NO Additional Utilities comments C6.1 – A cleanout must be provided at the property line to delineate maintenance responsibility and must be located in a non-paved area.
An easement is required over all meters, and the end of County maintenance must be called out on the plans.
Clarify how the site will be irrigated, as no irrigation meter is shown.
A 6" gate valve (GV) is required at the tee (TYP).
PEND Additional Utilities comments
PEND Additional Utilities comments
PEND Additional Utilities comments
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PEND Additional Utilities comments

Marion County
Board of County Commissioners

Office of the County Engineer

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

DEVELOPMENT REVIEW COMMITTEE WAIVER REQUEST FORM

Date: 07/07/2026 Parcel Number(s): 35341-002-01 Permit Number: _____

A. PROJECT INFORMATION: Fill in below as applicable:

Project Name: SR200 & HWY484 Master Infrastructure Commercial ☑ Residential ☐
Subdivision Name (if applicable): _____
Unit _____ Block _____ Lot _____ Tract _____

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

Name (print): Tampa Aquisitions, INC.
Signature: _____
Mailing Address: 1201 Oakfield Drive Suite 109 City: Brandon
State: FL Zip Code: 33510 Phone # 727-709-3382
Email address: jtyszko3022@gmail.com

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

Firm Name (if applicable): Kimley-Horn and Associates, Inc. Contact Name: Mark Grande, P.E.
Mailing Address: 1530 Cornerstone Blvd, Suite 200 City: Daytona Beach
State: FL Zip Code: 32117 Phone # 407-789-2209
Email address: mark.grande@kimley-horn.com

D. WAIVER INFORMATION:
Section & Title of Code (be specific): Sec 2.1.3 - Order of Plan Approval
Reason/Justification for Request (be specific): The waiver requests to modify the order or plan approval for the proposed development to substitute the Improvement Plan with the ongoing Major Site Plan application approval for Final Plat approval. This request is consistent with discussions held with County Staff during pre-application meetings and existing comments from the Major Site Plan application. The applicant assumes the risks of proceeding with Engineering design required at the Major Site Plan application level while approval of the plat is still pending.

DEVELOPMENT REVIEW USE:
Received By: _____ Date Processed: _____ Project # _____ AR # _____

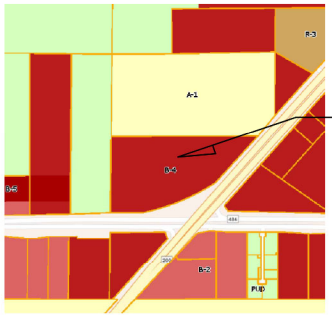
ZONING USE: Parcel of record: Yes ☐ No ☐ **Eligible to apply for Family Division: Yes ☐ No ☐**
Zoned: _____ ESOZ: _____ P.O.M. _____ Land Use: _____ **Plat Vacation Required: Yes ☐ No ☐**
Date Reviewed: _____ Verified by (print & initial): _____

The waiver requests to remove the buffer wall requirement within the B-Type buffer located along the north property line, adjacent to the A-1 zoned property. Based on existing land uses for both properties being commercial, the intent of LDC Sec. 6.8.6. to screen commercial from agricultural properties is not consistent. This waiver request intends to keep the B-Type buffer width requirement of 20' while only removing the wall requirement due to existing topography and native vegetative buffers. Existing topography along the property line varies to the extent that a buffer wall would serve no true screening benefit and existing vegetation within the A-1 property enhances this. Please see Exhibit B.

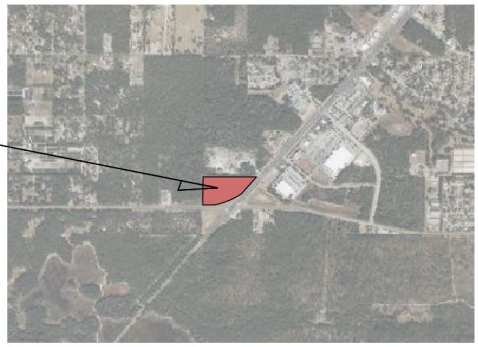
CONSTRUCTION PLANS
FOR
SR200 & HWY484 MASTER INFRASTRUCTURE
10011 SW 484TH
OCALA, FLORIDA
October 14, 2025

PARCEL ID: 35341-002-01





ZONING MAP



VICINITY MAP

SECTION 35, TOWNSHIP 16 SOUTH, RANGE 20 EAST

PROJECT LOCATION



FLOOD ZONE MAP

Sheet List Table	
Sheet Number	Sheet Title
C0.0	COVER SHEET
C1.0	GENERAL NOTES
C1.1	GENERAL NOTES
C2.0	SWPPP
C2.1	EROSION CONTROL DETAILS
C3.0	EXISTING CONDITIONS AND DEMOLITION PLAN
C4.0	OVERALL SITE PLAN
C4.1	C-STORE SITE PLAN
C4.2	FIRE TRUCK ROUTE
C5.0	PAVING, GRADING, AND DRAINAGE PLAN
C5.1	C-STORE POD
C5.2	POD SECTIONS
C6.0	UTILITIES PLAN
C6.1	C-STORE UTILITIES
C6.2	FORCE MAIN PLAN AND PROFILE
C6.3	WATER MAIN PLAN AND PROFILE
C6.4	WATER MAIN PLAN AND PROFILE
C6.5	LIFT STATION DETAILS
C6.6	LIFT STATION DETAILS
C7.0	GENERAL DETAILS
C7.1	MARION COUNTY DETAILS
C7.2	MARION COUNTY DETAILS
C7.3	MARION COUNTY DETAILS
C7.4	MARION COUNTY DETAILS
C7.5	FDOT MOT DETAILS
C7.6	FDOT MOT DETAILS
L1.00	OVERALL LANDSCAPE PLAN
L1.01	LANDSCAPE PLAN
L1.02	LANDSCAPE PLAN
L1.03	LANDSCAPE PLAN
L1.04	LANDSCAPE PLAN
L1.05	LANDSCAPE PLAN
L1.50	LANDSCAPE DETAILS
L1.51	LANDSCAPE NOTES AND SPECIFICATIONS
L2.00	OVERALL IRRIGATION PLAN
L2.01	IRRIGATION PLAN
L2.02	IRRIGATION PLAN
L2.03	IRRIGATION PLAN
L2.04	IRRIGATION PLAN
L2.05	IRRIGATION PLAN
L2.50	IRRIGATION DETAILS
L2.51	IRRIGATION NOTES

NO CHANGE TO THE WORK AS SHOWN OR THE APPROVED PLANS SHALL BE MADE WITHOUT NOTIFICATION TO AND APPROVAL BY THE OFFICE OF THE COUNTY ENGINEER.

PROJECT DESCRIPTION

THIS PROJECT CONSISTS OF A MIXED-USE COMMERCIAL DEVELOPMENT ON A +/- 11.99-ACRE PARCEL (PARCEL ID 35341-002-01), MORE SPECIFICALLY LOCATED ON THE NORTHWEST CORNER OF STATE ROAD 200 AND HIGHWAY 484 IN UNINCORPORATED MARION COUNTY, FLORIDA.

LEGAL DESCRIPTION

ALL THAT PART OF THE NW ¼ OF THE SW ¼ OF SECTION 35, TOWNSHIP 16 SOUTH, RANGE 20 EAST, LYING NORTH OF STATE ROAD #200 AND STATE ROAD #484 CUT OFF, LYING AND BEING IN THE MARION COUNTY, FLORIDA.

LESS AND EXCEPT PARCEL NO. 114 DESCRIBED IN ORDER OF TAKING RECORDED IN OFFICIAL RECORDS BOOK 2514, PAGE 793, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

OWNER CERTIFICATION

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

EXISTING	TOTAL LOT	IMPERVIOUS SF	PERVIOUS SF	% IMPERVIOUS	IMPERVIOUS AC	PERVIOUS AC	CN
EXISTING SITE	522,139	0	522,139	0%	0	11.99	36.0
OFF-SITE DRAINAGE AREA	44,349	0	44,349	0%	0	1.02	36.0
PROPOSED	**TOTAL LOT**	**IMPERVIOUS SF**	**PERVIOUS SF**	**% IMPERVIOUS**	**IMPERVIOUS AC**	**PERVIOUS AC**	**CN**
OFF SITE DRAINAGE AREA	44,349	0	44,349	0%	0	1.02	36.0
STORMWATER TRACT	99,202	41,185	58,037	41%	0.95	1.33	63.2
PRIVATE/RIGHT-OF-WAY	46,767	33,651	13,116	72%	0.77	0.30	81.5
LOT 1 (FUTURE)	63,915	57,524	6,392	90%	1.32	0.15	92.1
LOT 2 (FUTURE)	43,953	39,558	4,395	90%	0.91	0.10	92.1
LOT 3 (FUTURE)	44,689	40,220	4,469	90%	0.92	0.10	92.1
LOT 4 (FUTURE)	81,318	73,186	8,132	90%	1.68	0.19	92.1
LOT 5 (PROPOSED)	76,922	46,243	30,679	60%	1.06	0.70	74.4
LOT 6 (FUTURE)	65,374	58,837	6,537	90%	1.35	0.15	92.1
OVERALL CN							67.7

PROJECT TEAM

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PREPARED BY

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MANDATORY PRE-CONSTRUCTION MEETING NOTE:
NO CONSTRUCTION ON THE PROPOSED PORTIONS OF THIS PROJECT MAY COMMENCE UNTIL A MANDATORY PRE-CONSTRUCTION MEETING IS HELD WITH THE CITY, AS STATED IN THE APPROVED DEVELOPMENT ORDER FROM THE CITY OF DAYTONA BEACH.

UTILITY PROVIDERS

WATER & SEWER:
MARION COUNTY
11800 US-441
BELLEVIEW, FL 34420
CONTACT:
PHONE:

POWER:
DUKE ENERGY
4359 SE MARICAMP RD
OCALA, FL 34480
PHONE: (800) 700-8744

GAS:
TECO PEOPLES GAS
1724 KURT STREET
EUSTIS, FL 32726
CONTACT: HEATH MCARDLE
PHONE: (407) 420-6674

CABLE/TELEPHONE:
CHARTER COMMUNICATIONS
4145 S FALKENBURG RD, SUITE 4
RIVERVIEW, FL 33578
CONTACT: KEVIN GALBREATH
PHONE: (813) 684-6100

TELEPHONE:
AT & T DISTRIBUTION
1120 S ROGERS CIR
BOCA RATON, FL 33487
CONTACT: DINO FARRUGGIO
PHONE: (561) 997-0240

FIBER OPTIC:
CROWN CASTLE NG
2000 CORPORATE DR
CANONSBURG, PA 15317
PHONE: (888) 632-0931

SR200 & HWY484
DEVELOPER'S PROJECT No. 249735000
ENGINEER'S PROJECT No. 249735000

APPROVED:
No.	DESCRIPTION

Drawing name: K:\Ocl_civil\249735000 - sr 200 & hwy 484 master infrastructure\CAD\CONST\Plan Sheets\C0.0 - COVER.dwg Oct 14, 2025 11:43pm By: William Sherrod
This drawing, in part or in whole, is the property of Kimley-Horn and Associates, Inc. and is not to be altered without written authorization by Kimley-Horn and Associates, Inc. It is provided only for the specific project and shall not be used for any other purpose and shall be returned upon request.

GENERAL

1. LOCATIONS, ELEVATIONS, AND DIMENSIONS OF EXISTING UTILITIES, STRUCTURES AND OTHER FEATURES ARE SHOWN ACCORDING TO THE BEST INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE PLANS. THE EXISTING UTILITY INFORMATION SHOWN IS BASED ON THE TOPOGRAPHIC SURVEY PROVIDED BY NVS, INC.. THE CONTRACTOR SHALL VERIFY THE LOCATIONS, ELEVATIONS, AND DIMENSIONS OF ALL EXISTING UTILITIES, STRUCTURES AND OTHER FEATURES, AFFECTING THIS AREA PRIOR TO CONSTRUCTION WORK.

2. PRIOR TO THE INITIATION OF SITE CONSTRUCTION, THE CONTRACTOR SHALL VERIFY ANY EXISTING UTILITIES INCLUDING GAS, WATER, ELECTRIC, CABLE TV, COMMUNICATIONS, SANITARY SEWERS AND STORM DRAINAGE SYSTEMS, ON AND / OR ADJACENT TO THE SITE. REMOVE OR CAP AS NECESSARY.

3. THE CONTRACTOR SHALL EXERCISE CAUTION IN AREAS OF BURIED UTILITIES AND SHALL CALL "SUNSHINE" AT 1-800-432-4770 AT LEAST 48 HOURS PRIOR TO CONSTRUCTION TO ARRANGE FOR FIELD LOCATIONS OF BURIED UTILITIES.

4. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE TO EXISTING FACILITIES, ABOVE OR BELOW GROUND, THAT MAY OCCUR AS A RESULT OF THE WORK PERFORMED, BY THE CONTRACTOR OR SUB-CONTRACTORS, AS CALLED FOR IN THESE CONTRACT DOCUMENTS.

5. IT IS THE CONTRACTOR'S RESPONSIBILITY TO BECOME FAMILIAR WITH THE PERMIT AND INSPECTION REQUIREMENTS SPECIFIED BY THE VARIOUS GOVERNMENTAL AGENCIES AND THE ENGINEER. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION, AND SCHEDULE INSPECTIONS ACCORDING TO AGENCY INSTRUCTION/REQUIREMENTS.

6. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS, ON ALL PRECAST AND MANUFACTURED ITEMS, TO THE OWNER'S ENGINEER FOR REVIEW. FAILURE TO OBTAIN APPROVAL BEFORE INSTALLATION MAY RESULT IN REMOVAL AND REPLACEMENT AT THE CONTRACTOR'S EXPENSE.

7. ALL UTILITY SERVICE STUB-OUTS (WATER, SANITARY SEWER, etc.) ARE TO BE INSTALLED WITHIN 5' OF THE POINT ON CONNECTION TO THE BUILDING(S), UNLESS OTHERWISE NOTED ON PLANS.

8. CONTRACTOR TO COORDINATE WITH THE APPLICABLE ELECTRIC UTILITY SUPPLIER REGARDING ANY NECESSARY RELOCATION(S) OF UNDERGROUND AND/OR OVERHEAD ELECTRIC FACILITIES, AND FOR THE LOCATION AND INSTALLATION OF TRANSFORMER PAD(S) AND ASSOCIATED ELECTRIC FACILITIES.

9. SAFETY:
   A. DURING THE CONSTRUCTION AND/OR MAINTENANCE OF THIS PROJECT, ALL SAFETY REGULATIONS ARE TO BE ENFORCED. THE CONTRACTOR OR HIS REPRESENTATIVE SHALL BE RESPONSIBLE FOR THE CONTROL AND SAFETY OF THE TRAVELING PUBLIC AND THE SAFETY OF HIS/HER PERSONNEL.
   B. LABOR SAFETY REGULATIONS SHALL CONFORM TO THE PROVISIONS SET FORTH BY OSHA.
   C. THE MINIMUM STANDARDS AS SET FORTH IN THE CURRENT EDITION OF "THE STATE OF FLORIDA, MANUAL ON TRAFFIC CONTROL AND SAFE PRACTICES FOR STREET AND HIGHWAY CONSTRUCTION, MAINTENANCE AND UTILITY OPERATIONS" SHALL BE FOLLOWED IN THE DESIGN, APPLICATION, INSTALLATION, MAINTENANCE AND REMOVAL OF ALL TRAFFIC CONTROL DEVICES, WARNING DEVICES AND BARRIERS NECESSARY TO PROTECT THE PUBLIC AND CONSTRUCTION PERSONNEL FROM HAZARDS WITHIN THE PROJECT LIMITS.
   D. ALL TRAFFIC CONTROL MARKINGS AND DEVICES SHALL CONFORM TO THE PROVISIONS SET FORTH IN THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES PREPARED BY THE U.S. DEPARTMENT OF TRANSPORTATION FEDERAL HIGHWAY ADMINISTRATION.
   E. ALL SUBSURFACE CONSTRUCTION SHALL COMPLY WITH THE "TRENCH SAFETY ACT". THE CONTRACTOR SHALL INSURE THAT THE METHOD OF TRENCH PROTECTION AND CONSTRUCTION IS IN COMPLIANCE WITH THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) REGULATIONS.
   F. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO COMPLY AND ENFORCE ALL APPLICABLE SAFETY REGULATIONS. THE ABOVE INFORMATION HAS BEEN PROVIDED FOR THE CONTRACTOR'S INFORMATION ONLY AND DOES NOT IMPLY THAT THE OWNER OR ENGINEER WILL INSPECT AND/OR ENFORCE SAFETY REGULATIONS.

10. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN AN R-O-W UTILIZATION PERMIT (IF REQUIRED) FOR CONSTRUCTION OF THE PROPOSED UTILITIES. THIS PERMIT MUST BE OBTAINED BY A DULY LICENSED PLUMBING CONTRACTOR (OR CLASS A GENERAL CONTRACTOR) PRIOR TO THE START OF CONSTRUCTION. THESE PLANS AND ANY SUBSEQUENT REVISIONS TO THESE PLANS, THAT ARE ISSUED BY THE ENGINEER, WILL BE SUBJECT TO THE APPROVAL CONDITIONS OF THIS PERMIT.

11. THE GRAPHIC INFORMATION DEPICTED ON THESE PLANS HAS BEEN COMPILED TO PROPORTION BY SCALE AS ACCURATELY AS POSSIBLE. HOWEVER, REPRODUCTIVE DISTORTIONS, REDUCTION, AND/OR REVISIONS, INFORMATION CONTAINED HEREIN IS NOT INTENDED TO BE SCALED FOR CONSTRUCTION PURPOSES.

12. ALL SPECIFICATIONS AND DOCUMENTS REFERENCED HEREIN SHALL BE OF THE LATEST REVISION.

13. ALL UNDERGROUND UTILITIES WITHIN BASE AND SURFACE MUST BE IN-PLACE, TESTED AND INSPECTED PRIOR TO BASE AND SURFACE CONSTRUCTION.

14. WORK PERFORMED UNDER THIS CONTRACT SHALL INTERFACE SMOOTHLY WITH ANY OTHER WORK BEING PERFORMED ON SITE BY OTHER CONTRACTORS/SUBCONTRACTORS AND UTILITY COMPANIES. IT WILL BE NECESSARY FOR THE GENERAL CONTRACTOR TO COORDINATE AND SCHEDULE HIS/HER ACTIVITIES ACCORDINGLY.

15. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.

16. ALL SIGNAGE MUST SHALL MEET THE REQUIREMENTS OF MARION COUNTY LAND DEVELOPMENT CODE , ARTICLE 7.

17. ANY DISCREPANCIES ON THE DRAWINGS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER AND ENGINEER BEFORE COMMENCING WORK. NO FIELD CHANGES OR DEVIATIONS FROM DESIGN ARE TO BE MADE WITHOUT PRIOR APPROVAL OF THE OWNER AND NOTIFICATION TO THE ENGINEER.

18. FIRE LINE IS DESIGNED BY OTHERS AND IS SHOWN FOR COORDINATION PURPOSES ONLY. FIRE LINES SHALL BE INSTALLED BY A CONTRACTOR, DULY LICENSED BY THE STATE OF FLORIDA FIRE MARSHALL'S OFFICE. CONTRACTOR TO VERIFY REQUIREMENTS PRIOR TO CONSTRUCTION OF THE FIRE PROTECTION SYSTEM.

19. ALL CONCRETE SIDEWALKS SHALL BE CONSTRUCTED PER FDOT DESIGN INDEX (ED. 2022) #522-001.

20. SITEWORK SHALL COMPLY WITH 2017 FLORIDA BUILDING CODE AND 2012 FLORIDA ACCESSIBILITY CODE.

21. ELEVATIONS ARE BASED ON BENCHMARK PID DG8570, BEING A STAINLESS STEEL ROD CAN CAP STAMPED "NGS W 588 2003" HAVING A PUBLISHED ELEVATION OF 81.96 FEET (NORTH AMERICAN VERTICAL DATUM OF 1988 – NAVD88)

STORM DRAINAGE SYSTEM

1. STANDARD INDEXES REFER TO THE 2022 EDITION OF F.D.O.T. "ROADWAY AND TRAFFIC DESIGN STANDARDS."

2. ALL STORM SEWER PIPE SHALL BE REINFORCED CONCRETE CLASS III (ASTM C-76) UNLESS OTHERWISE NOTED ON PLANS. ALL DRAINAGE STRUCTURES SHALL BE IN ACCORDANCE WITH F.D.O.T. ROADWAY AND TRAFFIC DESIGN STANDARDS UNLESS OTHERWISE NOTED ON PLANS.

3. PIPE LENGTHS SHOWN ARE APPROXIMATE AND TO CENTER OF DRAINAGE STRUCTURES, WITH THE EXCEPTION OF MITERED END AND FLARED END SECTIONS, WHICH ARE NOT INCLUDED IN LENGTHS.

4. ALL DRAINAGE STRUCTURE GRATES AND COVERS, EITHER EXISTING OR PROPOSED SHALL BE TRAFFIC RATED FOR H-20 LOADINGS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY NECESSARY UPGRADES TO EXISTING DRAINAGE STRUCTURES.

5. CONSTRUCTION OF THE STORMWATER MANAGEMENT SYSTEM MUST BE COMPLETE AND ALL DISTURBED AREAS STABILIZED IN ACCORDANCE WITH THE PERMITTED PLANS AND CONDITIONS PRIOR TO ANY OF THE FOLLOWING: ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY; INITIATION OF INTENDED USE OF THE INFRASTRUCTURE; OR TRANSFER OF RESPONSIBILITY FOR MAINTENANCE OF THE SYSTEM TO A LOCAL GOVERNMENT OR OTHER RESPONSIBLE ENTITY.

6. THE CONTRACTOR SHALL INSTALL ALL UNDERGROUND STORM WATER PIPING PER JURISDICTION REGULATIONS (MANUFACTURER'S RECOMMENDATIONS SHALL BE UTILITIZED IF MORE STRINGENT).

7. STORM WATER PIPES, STRUCTURES, MINIMUM COVER AND INSTALLATION PROCEDURES TO BE IN ACCORDANCE WITH MARION COUNTY ENGINEERING STANDARDS.

8. ALL DRAINAGE PIPES SHALL BE FILTER FABRIC WRAPPED PER FDOT STANDARD DESIGN INDEX (ED. 2022) #430-001.

9. DURING CONSTRUCTION, NO DIRECT DISCHARGE OF WATER TO DOWNSTREAM RECEIVING WATERS WILL BE ALLOWED. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING WATER QUALITY AND SHALL ROUTE DISCHARGE WATER IN SUCH A MANNER AS TO ADEQUATELY REMOVE SILT PRIOR TO RUNOFF FROM THE SITE.

DRAINAGE SYSTEM TESTING AND INSPECTION

1. THE CONTRACTOR SHALL MAINTAIN AND PROTECT FROM MUD, DIRT, DEBRIS, ETC. THE STORM DRAINAGE SYSTEM UNTIL FINAL ACCEPTANCE OF THE PROJECT. THE STORM SYSTEM WILL BE REINSPECTED BY THE OWNER'S ENGINEER PRIOR TO APPROVAL FOR CERTIFICATE OF OCCUPANCY PURPOSES. THE CONTRACTOR MAY BE REQUIRED TO RECLEAN PIPES AND INLETS AT THE CONTRACTORS EXPENSE AND PRIOR TO FINAL ACCEPTANCE.

2. THE STORM DRAINAGE PIPING SYSTEM SHALL BE SUBJECT TO A VISUAL INSPECTION BY THE OWNER'S ENGINEER PRIOR TO THE PLACEMENT OF BACKFILL. CONTRACTOR TO NOTIFY THE ENGINEER 2 FULL BUSINESS DAYS IN ADVANCE TO SCHEDULE INSPECTION.

PAVING, GRADING AND DRAINAGE

1. ALL PAVING SHALL BE PERFORMED IN ACCORDANCE WITH THE FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.

2. ALL DELETERIOUS SUBSURFACE MATERIAL (I.E. MUCK, PEAT, BURIED DEBRIS, ETC.) IS TO BE EXCAVATED AND REPLACED WITH SUITABLE/COMPACTED SOILS, AS DIRECTED BY THE GEOTECHNICAL ENGINEER OF RECORD. DELETERIOUS MATERIAL IS TO BE STOCKPILED OR REMOVED FROM THE SITE AS DIRECTED BY THE OWNER OR OWNER'S ENGINEER. EXCAVATED AREAS ARE TO BE BACKFILLED WITH APPROVED MATERIALS AND COMPACTED AS SHOWN ON THESE PLANS AND PER THE GEOTECHNICAL REPORT. CONTRACTOR IS RESPONSIBLE FOR ACQUIRING ANY PERMITS THAT ARE NECESSARY FOR REMOVING DELETERIOUS MATERIAL FROM THE SITE.

3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXCAVATIONS AGAINST COLLAPSE AND WILL PROVIDE BRACING, SHEETING OR SHORING AS NECESSARY. DEWATERING METHODS SHALL BE USED AS REQUIRED TO KEEP TRENCHES DRY WHILE PIPE AND APPURTENANCES ARE BEING PLACED.

4. ALL NECESSARY FILL AND EMBANKMENT THAT IS PLACED DURING CONSTRUCTION SHALL CONSIST OF MATERIAL SPECIFIED BY THE OWNER'S SOILS TESTING COMPANY OR ENGINEER AND BE PLACED AND COMPACTED ACCORDING TO THESE PLANS.

5. PROPOSED SPOT ELEVATIONS REPRESENT FINISHED PAVEMENT OR GROUND SURFACE GRADES, UNLESS OTHERWISE NOTED.

6. IT MAY BE NECESSARY TO FIELD ADJUST PAVEMENT ELEVATIONS TO PRESERVE THE ROOT SYSTEMS OF TREES SHOWN TO BE SAVED. CONTRACTOR TO COORDINATE WITH OWNER'S ENGINEER PRIOR TO ANY ELEVATION CHANGES.

7. CONTRACTOR SHALL TRIM, TACK AND MATCH EXISTING PAVEMENT AT LOCATIONS WHERE NEW PAVEMENT MEETS EXISTING PAVEMENT.

8. CURBING SHALL BE PLACED AT THE EDGES OF ALL PAVEMENT, UNLESS OTHERWISE NOTED. REFER TO THE 2022 EDITION OF F.D.O.T. "ROADWAY AND TRAFFIC DESIGN STANDARDS" FOR DETAILS AND SPECIFICATIONS OF ALL F.D.O.T. TYPE CURB AND GUTTERS CALLED FOR IN THESE PLANS.

9. PRIOR TO CONSTRUCTING CONCRETE PAVEMENT, THE CONTRACTOR IS TO SUBMIT A PROPOSED JOINTING PATTERN TO THE SOILS ENGINEER FOR APPROVAL.

10. CONTRACTOR TO PROVIDE A 1/2" TO 1" BITUMINOUS EXPANSION JOINT MATERIAL WITH SEALER AT ABUTMENT OF CONCRETE AND OTHER MATERIALS (STRUCTURES, OTHER POURED)

11. ALL PAVEMENT MARKINGS SHALL BE MADE IN ACCORDANCE WITH F.D.O.T. STANDARD INDEX #711-001.

12. THE CONTRACTOR WILL STABILIZE BY SEED AND MULCH, SOD, OR OTHER APPROVED MATERIALS ANY DISTURBED AREAS WITHIN ONE WEEK FOLLOWING CONSTRUCTION OF THE UTILITY SYSTEMS AND PAVEMENT AREAS. CONTRACTOR SHALL MAINTAIN SUCH AREAS UNTIL FINAL ACCEPTANCE BY OWNER. CONTRACTOR TO COORDINATE WITH OWNER REGARDING TYPE OF MATERIAL, LANDSCAPING AND IRRIGATION REQUIREMENTS.

13. THE CONTRACTOR SHALL RESTORE OFF-SITE CONSTRUCTION AREAS TO EQUAL AND/OR BETTER CONDITION THAN EXISTING PRIOR TO START OF CONSTRUCTION.

14. UNLESS OTHERWISE NOTED, GRADE TO MEET EXISTING ELEVATION AT PROPERTY LINES.

15. SURVEY MONUMENTS OR BENCHMARKS, WHICH HAVE TO BE DISTURBED BY THIS WORK, SHALL BE REPLACED UPON COMPLETION OF WORK BY A REGISTERED LAND SURVEYOR AT CONTRACTORS EXPENSE.

16. FINAL GRADES SHOWN INCLUDE SOD HEIGHT. ALL AREAS SHALL BE GRADED TO DRAIN AWAY FROM THE BUILDINGS.

17. ALL WORK TO BE PERFORMED IN ACCORDANCE WITH ALL LOCAL, STATE AND JURISDICTIONAL PERMITTING AGENCIES.

18. CONTRACTOR IS TO ADJUST ANY UTILITY ELEMENT MEANT TO BE FLUSH WITH GRADE (CLEAN-OUTS, MANHOLES, CATCH BASINS, INLETS, ETC.) THAT IS AFFECTED BY SITE WORK OR GRADE CHANGES, WHETHER SPECIFICALLY NOTED ON PLANS OR NOT.

19. ALL WORK SHALL COMPLY WITH THE GEOTECHNICAL REPORT BY ECS FLORIDA, LLC ON MAY 2,2024.

20. CONTRACTOR SHALL SOD ALL DISTURBED AREAS WITH BAHIA UNLESS OTHERWISE NOTED.

PAVING/GRADING TESTING AND INSPECTION

1. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING APPLICABLE TESTING WITH THE SOILS ENGINEER. TESTS WILL BE REQUIRED PURSUANT WITH THE SOILS REPORT. UPON COMPLETION OF WORK THE SOILS ENGINEER WILL SUBMIT CERTIFICATIONS TO THE OWNER AND OWNER'S ENGINEER STATING THAT ALL REQUIREMENTS HAVE BEEN MET.

2. A QUALIFIED TESTING LABORATORY SHALL PERFORM ALL TESTING NECESSARY TO ASSURE COMPLIANCE OF THE IN-PLACE MATERIALS AS REQUIRED BY THESE PLANS AND GEOTECHNICAL REPORT, THE VARIOUS AGENCIES AND PERMIT CONDITIONS. SHOULD ANY RETESTING BE REQUIRED DUE TO THE FAILURE OF ANY TESTS TO MEET THESE REQUIREMENTS, THE CONTRACTOR WILL BEAR ALL COSTS OF SAID RETESTING.

TREES AND VEGETATION

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPE BUFFERS AND RETENTION AND DETENTION FACILITIES UNTIL THE WORK HAS BEEN ACCEPTED BY THE OWNER. ALL DISTURBED AREAS SHALL BE RETURNED TO THEIR ORIGINAL CONDITION.

AS BUILT

1. UPON COMPLETION OF CONSTRUCTION, THE CONTRACTOR SHALL FURNISH THE OWNER'S ENGINEER WITH COMPLETE "AS-BUILT" INFORMATION, CERTIFIED BY A REGISTERED LAND SURVEYOR. THIS "AS-BUILT" INFORMATION SHALL INCLUDE INVERT ELEVATIONS, LOCATIONS OF STRUCTURES FOR ALL UTILITIES INSTALLED, AS WELL AS GRADE BREAK LOCATIONS AND ELEVATIONS FOR PROPOSED CONSTRUCTION. NO ENGINEER'S CERTIFICATIONS FOR CERTIFICATE OF OCCUPANCY (C.O.) PURPOSES WILL BE MADE UNTIL THIS INFORMATION HAS BEEN RECEIVED AND ACCEPTED BY THE OWNER'S ENGINEER.

2. ALL "AS-BUILT" ELEVATIONS SHALL BE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).

PAVEMENT MARKING AND SIGNAGE

1. THE INSTALLATION, SHAPE, AND SIZE OF ALL SIGNS AND THEIR LETTERING SHALL COMPLY WITH THE LATEST EDITIONS OF THE U.S. DEPARTMENT OF TRANSPORTATION "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, ED. 2009" (MUTCD), AND THE F.D.O.T. "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, ED. 2021", AND THE F.D.O.T. "DESIGN STANDARDS FOR DESIGN, CONSTRUCTION, MAINTENANCE, AND UTILITY OPERATIONS ON THE STATE HIGHWAY SYSTEM, ED. 2016". WHERE CONFLICTS EXIST BETWEEN THE PLANS AND THE ABOVE MENTIONED SPECIFICATIONS, THE MORE STRINGENT CRITERIA SHALL PREVAIL.

2. STOP BARS AND STOP SIGNS ARE TO BE PROVIDED AT ALL INTERNAL, ONSITE INTERSECTIONS, WITH THE EXCEPTION OF SIGNALIZED INTERSECTIONS (UNLESS OTHERWISE NOTED).

3. ALL PAVEMENT MARKINGS SHALL COMPLY WITH THE 2022 F.D.O.T. STANDARD INDEX (ED. 2022) #711-001.

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DEWATERING NOTES

1. DURING THE EXCAVATION OF THE STORMWATER FACILITIES, AND IF GROUNDWATER IS ENCOUNTERED, THE CONTRACTOR SHALL CONSTRUCT A SEDIMENT BASIN TO PROVIDE A DISCHARGE POINT FOR DEWATERING. THE SEDIMENT BASIN CAN BE CELL IN THE PROPOSED EXCAVATION AREA OF A POND OR IT CAN BE A BERMED AREA ABOVE GROUND. ALL DEWATERING MUST BE HELD IN THE SEDIMENT AREA UNTIL THE WATER IS CLEAN SUCH THAT THERE WOULD BE NO TURBID DISCHARGE. AFTER THE WATER IN THE SEDIMENT BASIN IS CLEAN, THE WATER MAY BE RELEASED INTO THE ON-SITE POND PROVIDED THERE IS NO ADVERSE IMPACT TO THE EXISTING WATER QUALITY.
2. UNDER NO CIRCUMSTANCES WILL THE DISCHARGE FROM THE ON-SITE DEWATERING BE DIRECTLY DISCHARGED OFFSITE.
3. IF CONTRACTOR ENCOUNTERS SILTY/CLAY SAND, WHICH CAUSE THE WATER TO BECOME TURBID, HE/SHE SHALL TREAT THE SEDIMENT BASIN WITH CHEMICAL ADDITIVE SUCH AS ALLUM IN ORDER TO PROMOTE THE COAGULATION OF THE PARTICLES WHICH ALLOW THE TO SETTLE AND THE WATER TO BECOME LESS TURBID. IF TURBID WATER ENCOUNTERED DURING EXCAVATION OF THE PONDS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF RECORD IMMEDIATELY TO DETERMINE THE COURSE OF ACTION THAT IS APPROPRIATE TO ELIMINATE THE TURBITY AND ALLOW DISCHARGE THAT MEET WATER QUALITY STANDARDS.
4. THE CONTRACTOR SHALL SEQUENCE THE EXCAVATION OF THE STORMWATER PONDS SUCH THAT A SEDIMENT BASIN WILL BE AVAILABLE AT ALL TIMES. THE SEDIMENT BASIN CAN BE RELOCATED AS NECESSARY SUBJECT TO THE WATER WITHIN THE SEDIMENT BASIN BEING NON-TURBID AND ACCEPTABLE FOR DISCHARGE OFF-SITE.

DEMOLITION

1. CONTRACTOR SHALL SUBMIT DEMOLITION SCHEDULE TO OWNER PRIOR TO PROCEEDING WITH DEMOLITION ACTIVITIES.
2. EXTENT OF SITE CLEARING IS SHOWN ON DRAWINGS.
3. CONTRACTOR SHALL CONDUCT SITE DEMOLITION OPERATIONS TO ENSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, WALKS, AND OTHER ADJACENT OCCUPIED OR USED FACILITIES. DO NOT CLOSE OR OBSTRUCT STREETS, WALKS OR OTHER OCCUPIED OR USED FACILITIES WITHOUT PERMISSION FROM AUTHORITIES HAVING JURISDICTION.
4. CONTRACTOR SHALL PROVIDE PROTECTION NECESSARY TO PREVENT DAMAGE TO EXISTING IMPROVEMENTS INDICATED ON PLAN "EXISTING TO REMAIN".
5. CONTRACTOR SHALL RESTORE DAMAGED IMPROVEMENTS TO THEIR ORIGINAL CONDITION, AS ACCEPTABLE TO PARTIES HAVING JURISDICTION.
6. CONTRACTOR SHALL REMOVE WASTE MATERIALS AND UNSUITABLE AND EXCESS TOPSOIL FROM PROPERTY AND DISPOSE OF OFF-SITE IN A LEGAL MANNER.
7. CONTRACTOR SHALL DEMOLISH AND COMPLETELY REMOVE FROM SITE MATERIAL INDICATED ON PLAN OR NOTES "TO BE REMOVED".
8. CONTRACTOR SHALL PROTECT STRUCTURES, UTILITIES, SIDEWALKS, PAVEMENTS, AND OTHER FACILITIES FROM DAMAGE CAUSED BY SETTLEMENT, LATERAL MOVEMENT, UNDERMINING, WASHOUT AND OTHER HAZARDS CREATED BY THE DEMOLITION OPERATION.

EARTHWORK / DEMUCKING PROCEDURES

1. A GEOTECHNICAL ENGINEERING INVESTIGATION REPORT HAS BEEN PREPARED FOR PURPOSES OF STORM WATER DESIGN, OF WHICH COPIES ARE AVAILABLE THROUGH THE OWNER OR THEIR SOIL TESTING COMPANY. A GEOTECHNICAL ENGINEER SHALL BE RETAINED BY THE CONTRACTOR TO PROVIDE ON-SITE INSPECTIONS DURING EXCAVATION/FILL OPERATIONS AND TESTING OF THE COMPACTED FILL SO THAT PROPER DOCUMENTATION OF THE REQUIRED COMPACTING CRITERIA CAN BE PROVIDED.
2. ALL EXISTING DEBRIS (ABOVE OR BELOW GROUND), CONSTRUCTION DEBRIS AND OTHER WASTE MATERIAL SHALL BE DISPOSED OF OFF-SITE BY THE CONTRACTOR, IN ACCORDANCE WITH APPLICABLE REGULATORY AGENCY REQUIREMENTS IN A LEGAL MANNER.
3. UNLESS OTHERWISE NOTED, GRADE TO MEET EXISTING ELEVATION AT PROPERTY LINES. FINAL GRADES SHOWN INCLUDE SOD HEIGHT. PROPOSED SPOT ELEVATIONS REPRESENT FINISHED PAVEMENT OR GROUND SURFACE GRADES, UNLESS OTHERWISE NOTED. IT MAY BE NECESSARY TO FIELD ADJUST PAVEMENT ELEVATIONS TO PRESERVE THE ROOT SYSTEMS OF TREES SHOWN TO BE SAVED. CONTRACTOR TO COORDINATE WITH OWNER'S ENGINEER PRIOR TO ANY ELEVATION CHANGES. ALL AREAS SHALL BE GRADED TO DRAIN AWAY FROM THE BUILDINGS.
4. THE CONTRACTOR SHALL INSURE THAT PROPER SOIL DENSITIES ARE ACHIEVED FOR PLACEMENT OF ALL HEADWALL/ENDWALL FOOTINGS, RETAINING WALL FOOTINGS, AND IN GENERAL, ANY FOOTING SUPPORT DESCRIBED ON THESE PLANS. IT WILL ALSO BE THE RESPONSIBILITY OF THE CONTRACTOR TO INSURE THAT SUFFICIENT SOILS TESTING HAS BEEN PERFORMED PRIOR TO FINAL INSTALLATION OF IMPROVEMENTS.
5. ANY UNSUITABLE ORGANIC SOIL SHALL BE EXCAVATED TO A MINIMUM MARGIN OF 6 FEET BEYOND ITS PERIPHERY EXCAVATED TO EXPOSE THE UNDERLYING NON-ORGANIC FINE SAND.
6. IF DEWATERING NECESSARY, DEWATERING DURING EXCAVATING/BACKFILLING OPERATIONS MAY BE ACCOMPLISHED BY DIGGING AND THE USE OF SUMP PUMPS AND/OR OTHER METHODS (WELL POINTS), AS NECESSARY. CONTRACTOR TO OBTAIN ALL REQUIRED PERMITS FOR DEWATERING ACTIVITIES THAT MAY BE REQUIRED.
7. UPON APPROVAL OF THE GEOTECHNICAL ENGINEER, THE EXCAVATED AREAS MAY BE BACKFILLED WITH CLEAN FINE SAND FREE OF UNSUITABLE OR DELETERIOUS MATERIAL. HOWEVER, THE FILL SHOULD NOT BE PLACED IN MORE THAN 8 INCHES OF STANDING WATER. ONCE THE FILL IS AT LEAST 2 FEET ABOVE THE DEWATERED LEVEL, BACKFILLING MAY PROCEED AS DIRECTED BY THE GEOTECHNICAL ENGINEER.
8. CONTRACTOR TO FOLLOW THE GUIDANCE OF THE REFERENCED GEOTECHNICAL ENGINEERING INVESTIGATION REPORT OR INDICATE WHETHER ON-SITE GEOTECHNICAL ENGINEER SHALL DETERMINE DEPTH OF DEMUCKING AND/OR REMOVAL OF UNSUITABLE FILL.
9. ALL NECESSARY FILL AND EMBANKMENT THAT IS PLACED DURING CONSTRUCTION SHALL CONSIST OF MATERIAL SPECIFIED BY THE OWNER'S SOILS TESTING COMPANY OR ENGINEER AND BE PLACED AND COMPACTED ACCORDING TO THESE PLANS.
10. IN THE CASE WHERE LIMESTONE IS ENCOUNTERED DURING THE EXCAVATION OF THE STORAGE TANK OR UNDERGROUND UTILITY LINE, WE RECOMEND THAT THE EXCAVATION BE EXTENDED A MINIMUM OF ONE FOOT BELOW THE INTENDED BASE ELEVATION. WE THEN RECOMMEND THAT 12 INCHES OF CLAYEY MATERIAL (IF EXCAVATION CAN BE MAINTAINED DRY) OR A MUD MAT BE INSTALLED TO PREVENT THE DOWNWARD INFILTRATION OF WATER INTO THE LIMESTONE. THE EXCAVATION CAN THEN BE BACKFILLED AS NORMAL.
11. SWFWMD REQUIRES THAT A MINIMUM SEPARATION OF 2 FEET BETWEEN A PROPOSED POND BOTTOM AND THE LIMESTONE STRATUM. IN THE CASE THAT LIMESTONE IS ENCOUNTERED DURING EXCAVATION OF A PROPOSED POND THE EXCAVATION SHOULD BE HALTED AND TWO FEET OF IMPERMEABLE MATERIAL (CLAY SOILS) BE PLACED ON TOP OF THE LIMESTONE.

NO.	DESCRIPTION	DATE
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Kimley»Horn
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LICENSED PROFESSIONAL
MARK GRADIE
FLORIDA LICENSE NUMBER
87476
DATE: ——

FPA PROJECT
249738000
DATE
10/16/2025
SCALE AS SHOWN
DESIGNED BY MPA
DRAWN BY
CHECKED BY

SR 200 & HWY 484
MASTER
INFRASTRUCTURE
MARION COUNTY FLORIDA

GENERAL NOTES

SHEET NUMBER
C1.0

Printed by Spencer, Hilton - Plotted: Oct 16, 2025 - 09:36:16pm - K:\ldd_ocala\249738000 - SR 200 & HWY 484 master infrastructure\CAD\Civil\Plan Sheets\C1.0 - GENERAL NOTES.dwg
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SANITARY SYSTEM

1. ALL PVC PIPE SHALL BE SOLID WALL POLYVINYL CHLORIDE PIPE AND COMPLY WITH ASTM D 3034 AND ALL APPLICABLE ASTM DOCUMENTS AS COVERED IN SECTION NO. 2 OF ASTM D 3034. MAIN LINES SHALL BE A MINIMUM OF 8" DIAMETER, AND LATERALS SHALL BE A MINIMUM 6" DIAMETER.

2. ALL GRAVITY SEWERS MUST BE SDR 26 PVC. ELASTOMERIC GASKET JOINTS SHALL BE UTILIZED FOR PVC PIPE, AND SHALL COMPLY WITH ASTM F477, ASTM D3034 & ASTM F679. JOINTS SHALL COMPLY WITH ASTM D3212.

3. ALL SLOPES FOR GRAVITY SEWER MAINS AND SERVICE CONNECTIONS SHALL COMPLY WITH THE FOLLOWING MINIMUM GRADES: 4" @ 2.00%, 6" @ 1.00% ; AND 8" @ 0.40%

4. ALL SANITARY SEWER WORK SHALL CONFORM WITH APPLICABLE CITY OF LAKELAND UTILITIES DEPARTMENT STANDARDS AND SPECIFICATIONS.

5. PRIOR TO COMMENCING WORK WHICH REQUIRES CONNECTING PROPOSED FACILITIES TO EXISTING LINES OR APPURTENANCES, THE CONTRACTOR SHALL VERIFY THE LOCATION AND ELEVATION(S) OF EXISTING CONNECTION POINT(S) AND NOTIFY THE OWNER'S ENGINEER OF ANY CONFLICTS OR DISCREPANCIES.

SANITARY TESTING AND INSPECTION

1. ALL GRAVITY SEWER PIPING SHALL BE SUBJECT TO A VISUAL INSPECTION BY THE OWNER'S ENGINEER AND APPLICABLE MUNICIPALITY/AGENCY. THE CONTRACTOR SHALL NOTIFY THE ENGINEER 48 HOURS IN ADVANCE TO SCHEDULE INSPECTION(S). THE CONTRACTOR SHALL BE RESPONSIBLE FOR COSTS ASSOCIATED WITH A LAMPING INSPECTION OF THE PROPOSED GRAVITY SEWER LINE CONSTRUCTION. THE CONTRACTOR SHALL PROVIDE COPIES OF THE LAMPING INSPECTION TO THE ENGINEER, THE OWNER AND THE APPLICABLE MUNICIPALITY/AGENCY.

2. THE CONTRACTOR SHALL PERFORM AN INFILTRATION/EXFILTRATION TEST ON ALL GRAVITY SEWERS IN ACCORDANCE WITH THE REGULATORY AGENCY HAVING JURISDICTION. SAID TESTS ARE TO BE CERTIFIED BY THE ENGINEER OF RECORD AND SUBMITTED TO THE REGULATORY AGENCY FOR APPROVAL. THE SCHEDULING, COORDINATION AND NOTIFICATION OF ALL PARTIES IS THE CONTRACTOR'S RESPONSIBILITY.

3. LEAKAGE TESTS ARE SPECIFIED REQUIRING THAT:
   A. THE LEAKAGE EXFILTRATION OR INFILTRATION DOES NOT EXCEED 200 GALLONS PER INCH OF PIPE DIAMETER PER MILE PER DAY FOR ANY SECTION OF THE SYSTEM.
   B. EXFILTRATION OR INFILTRATION TESTS BE PERFORMED WITH A MINIMUM POSITIVE HEAD OF 2 FEET.
   C. AIR TESTS, AS A MINIMUM, CONFORM TO THE TEST PROCEDURE DESCRIBED IN ASTM C-828 FOR CLAY PIPE, ASTM C-924 FOR CONCRETE PIPE, ASTM F-1417 FOR PLASTIC PIPE, AND FOR OTHER MATERIALS APPROPRIATE TEST PROCEDURES.

4. CONTRACTOR TO PERFORM APPROPRIATE DEFLECTION TESTS FOR ALL FLEXIBLE PIPE. TESTING IS REQUIRED AFTER THE FINAL BACKFILL HAS BEEN IN PLACE AT LEAST 30 DAYS TO PERMIT STABILIZATION OF THE SOIL-PIPE SYSTEM. TESTING REQUIREMENTS SPECIFY:
   A. NO PIPE SHALL EXCEED A DEFLECTION OF 5%.
   B. USING A RIGID BALL OR MANDREL FOR THE DEFLECTION TEST WITH A DIAMETER NOT LESS THAN 95% OF THE BASE INSIDE DIAMETER OR AVERAGE INSIDE DIAMETER OF THE PIPE, DEPENDING ON WHICH IS SPECIFIED IN THE ASTM SPECIFICATION, INCLUDING THE APPENDIX, TO WHICH THE PIPE IS MANUFACTURED.
   C. PERFORMING THE TEST WITHOUT MECHANICAL PULLING DEVICES.

5. CONTRACTOR TO INSPECT & TEST MANHOLE FOR WATERTIGHTNESS OR DAMAGE PRIOR TO PLACING INTO SERVICE. AIR TESTING, IF SPECIFIED FOR CONCRETE SEWER MANHOLES, SHALL CONFORM TO THE TEST PROCEDURES DESCRIBED IN ASTM C-1244.

POTABLE WATER SYSTEM

1. ALL DIP PIPE SHALL BE CLASS 50 OR HIGHER. REFER TO NOTE #4 BELOW FOR ADDITIONAL DIP SPECIFICATIONS. ADEQUATE MEASURES (PER AWWA, FDEP, AND MARION COUNTY CRITERIA) AGAINST CORROSION SHALL BE UTILIZED.

2. ALL WATER MAIN PIPE FITTINGS AND APPURTENANCES SHALL BE INSTALLED TO COMPLY WITH MARION COUNTY STANDARDS AND SPECIFICATIONS.

3. ALL WATER SERVICE LINES, VALVES AND METERS SHALL BE INSTALLED TO COMPLY WITH APPLICABLE MUNICIPALITY/AGENCY DEPARTMENT STANDARDS AND SPECIFICATIONS.

4. ALL DUCTILE IRON PIPE, 4" TO 24", SHALL BE MANUFACTURED IN ACCORDANCE WITH THE LATEST EDITION OF AWWA C151/A21.51. PIPE SHALL BE FURNISHED IN 18 OR 20 FOOT SECTIONS. PIPE THICKNESS SHALL BE CLASS 50, UNLESS OTHERWISE SPECIFIED.

5. ALL WATER SYSTEM CONSTRUCTION, FROM THE POINT OF CONNECTION IN THE RIGHT OF WAY UP TO AND INCLUDING POINT OF METERING AND BACK FLOW PREVENTION (IF REQUIRED), SHALL BE BUILT ACCORDING TO MARION COUNTY STANDARDS AND SPECIFICATIONS.

6. CONTRACTOR TO INSTALL TEMPORARY BLOWOFFS, AT THE END(S) OF PROPOSED WATER MAINS AND SERVICE LATERALS TO BUILDING(S), TO ASSURE ADEQUATE (PER AWWA, FDEP, AND MARION COUNTY CRITERIA) FLUSHING AND DISINFECTION/CHLORINATION.

7. ALL WATER MAINS SHALL BE STERILIZED IN ACCORDANCE WITH THE APPLICABLE SECTION OF THE LATEST AWWA SPECIFICATION C651 AND MARION COUNTY WATER DEPARTMENT SPECIFICATIONS.

8. ALL PVC WATER MAIN, 6" TO 12" DIAMETER PIPING, SHALL BE AWWA C-900 DR-18. JOINTS SHALL BE RUBBER GASKETED PUSH-ON CONFORMING TO ASTM D1869.

9. POTABLE WATER MAINS WILL BE PVC SDR 21 (200 PSI) FOR PIPES LESS THEN 4". SCHEDULE 40 AND SCHEDULE 80 PIPING MATERIAL ARE ALSO ACCEPTABLE FOR PIPES SIZES LESS THAN 4". THE ABOVE TYPE INSTALLATIONS MUST BEAR THE "NFS" STAMP FOR COMPATIBILITY WITH POTABLE WATER USE.

10. ALL POLYVINYL CHLORIDE PIPE SHALL BE LAID WITH AN INSULATED 10 GAUGE A.W.G. SOLID STRAND COPPER WIRE ON TOP OF THE PIPE. THIS WIRE IS TO BE CONTINUOUS WITH SPLICES MADE ONLY BY METHODS APPROVED BY THE ENGINEER. THIS WIRE IS TO BE SECURED TO ALL VALVES, TEES AND ELBOWS.

11. ALL POTABLE WATER WORK SHALL CONFORM WITH APPLICABLE MARION COUNTY UTILITIES DEPARTMENT STANDARDS AND SPECIFICATIONS.

12. PVC PIPE BURIED BENEATH ROADWAYS, PARKING LOTS OR PARKING LOT ENTRANCES SHALL MEET AWWA SPECIFICATION C900 OR C905, LATEST REVISION. ALL 6" TO 12" PIPE IN SUCH LOCATIONS SHALL BE A MINIMUM OF CLASS 200, DR-14, AND ALL 14" TO 36" PIPE SHALL BE A MINIMUM OF CLASS 235, DR-18.

POTABLE WATER TESTING AND INSPECTION

1. ALL COMPONENTS OF THE WATER SYSTEM, INCLUDING FITTINGS, HYDRANTS, CONNECTIONS, AND VALVES SHALL BE PROPERLY PRESSURE TESTED AND ACCEPTED BY THE OWNER'S ENGINEER. PRESSURE TESTS TO BE IN ACCORDANCE WITH MARION COUNTY UTILITIES DEPARTMENT SPECIFICATIONS. CONTRACTOR TO NOTIFY THE OWNER'S ENGINEER AND APPLICABLE AGENCY INSPECTORS 2 FULL BUSINESS DAYS IN ADVANCE OF PERFORMING TESTS.

2. CONTRACTOR TO PERFORM CHLORINATION AND BACTERIOLOGICAL SAMPLING, AND OBTAIN CLEARANCE OF DOMESTIC AND FIRE LINE WATER SYSTEM(S). COPIES OF ALL BACTERIOLOGICAL TEST RESULTS ARE TO BE SUBMITTED TO THE OWNER'S ENGINEER FOR CERTIFICATION PURPOSES.

3. ALL WATER MAINS SHALL BE PRESSURE TESTED IN ACCORDANCE WITH AWWA MANUAL M23, CONCERNING HYDROSTATIC TESTING OF PVC PIPING. OFF-SITE UTILITIES HYDROSTATIC TESTING TO BE WITNESSED BY THE MARION COUNTY WATER DEPARTMENT INSPECTOR.

FDOT BROOKSVILLE OPERATIONS GENERAL NOTES:

1.ALL WORK PERFORMED IN THE DEPARTMENT'S RIGHT OF WAY SHALL BE DONE IN ACCORDANCE WITH THE MOST CURRENT EDITIONS OF:
   A. F.D.O.T. STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
   B. F.D.O.T. DESIGN STANDARDS FOR DESIGN, CONSTRUCTION, MAINTENANCE AND UTILITY OPERATIONS ON THE STATE HIGHWAY SYSTEM.
   C. F.D.O.T. ROADWAY PLANS PREPARATION MANUAL VOLUME I, CHAPTERS 1, 2, 4, 8, 10, 19 AND/OR 25.
   D. F.D.O.T. FLEXIBLE PAVEMENT DESIGN MANUAL FOR NEW CONSTRUCTION AND PAVEMENT REHABILITATION.

2. ALL AREAS IN THE FDOT RIGHT OF WAY DISTURBED DURING CONSTRUCTION SHALL BE RESTORED, COMPACTED, SODDED AND WATERED IN CONFORMANCE WITH THE FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, SECTION 570 AND 981 AND STANDARD PLANS INDEX 570-010.

3. FDOT ENGINEER MUST APPROVE ALL LANE CLOSURES AT LEAST 48 HOURS IN ADVANCE. WHETHER DAYTIME OR NIGHTTIME CLOSURES WILL BE REQUIRED WILL DEPEND ON THE LOCATION OF THE PROJECT. THE APPLICANT MUST NOTIFY THE FLORIDA DEPARTMENT OF TRANSPORTATION LOCAL MAINTENANCE OFFICE 48 HOURS IN ADVANCE OF STARTING ANY PROPOSED WORK. CALL: BROOKSVILLE MAINTENANCE, PERMITS MANAGER @ 352-848-2600

4. ALL TRAFFIC STRIPES AND PAVEMENT MARKINGS ARE TO BE LEAD-FREE, NON-SOLVENT BASED THERMOPLASTIC. THE PERMITTEE SHALL FURNISH THE DEPARTMENT WITH THE MANUFACTURER'S CERTIFICATION THAT THE THERMOPLASTIC IS "LEAD FREE". REMOVAL OF EXISTING STRIPING SHALL BE DONE BY MILLING AND RESURFACING OF THE FRICTION/SURFACE COURSE TO OBLITERATE OBSOLETE PAVEMENT MARKINGS.

5. ALL PROPOSED TRAFFIC SIGNS AND PAVEMENT MARKINGS SHALL BE IN CONFORMANCE WITH AND CONSTRUCTED TO THE FDOT DESIGN STANDARDS INDEX SERIES 600 AND 700 SERIES. THE PROPERTY OWNER MUST MAINTAIN THE TRAFFIC SIGNS AND MARKINGS FOR THE DRIVEWAY.

6. FOR WORK WITHIN THE FDOT RIGHT-OF-WAY, THE CONTRACTOR SHALL PROVIDE A TEMPORARY TRAFFIC CONTROL PLAN PREPARED UNDER THE DIRECTION OF AND SIGNED AND SEALED BY A LICENSED FLORIDA PROFESSIONAL ENGINEER WHO IS EXPERIENCED IN PREPARING TRAFFIC CONTROL PLANS AND WHO IS CERTIFIED FOR FDOT PROCEDURE TOPIC NO. 625-010-010. THE FDOT REQUIRES DOCUMENTATION FOR SUCCESSFUL COMPLETION OF AN APPROVED WORK ZONE TRAFFIC CONTROL TRAINING COURSE FOR THE AGENCY, UTILITY OR CONTRACTOR EMPLOYEE(S) DESIGNING, INSTALLING AND/OR MAINTAINING THE APPROVED MAINTENANCE OF TRAFFIC PLAN. DOCUMENTATION IS TO BE FURNISHED TO THE DEPARTMENT AT THE PRE-CONSTRUCTION MEETING OR BEFORE OCCUPYING STATE RIGHT-OF-WAY.

7. MAINTENANCE OF TRAFFIC PLAN FOR WORK ZONES SHALL BE IN CONFORMANCE WITH THE REQUIREMENTS OF FDOT STANDARD PLANS INDEX 102 AND IMPLEMENTED PER THE SPECIFIC REQUIREMENTS OF THE CURRENT FDOT STANDARD PLANS INDEX 102 SERIES INCLUDED WITH THESE PLANS.

8. SIDEWALK SHALL BE CONSTRUCTED PER FDOT INDEX 522

9. MAINTENANCE OF TRAFFIC PLAN MUST INCLUDE FDOT STANDARD PLANS INDEX 102-075 PEDESTRIAN CONTROL FOR CLOSURE OF SIDEWALKS.

10. ALL MATERIALS AND PRODUCTS INSTALLED IN THE FDOT RIGHT-OF-WAY (INCLUDING TACTILE SURFACES) SHALL BE IN CONFORMANCE WITH THE FDOT'S APPROVED PRODUCTS LIST (APL), AND THE MATERIALS SOURCE LISTING (TIMBER AND PIPE, ETC.).

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Sunshine811.com

NO.	DESCRIPTION	DATE	BY
1	--	--	--

Kimley»Horn
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LICENSED PROFESSIONAL ENGINEER
MARK GRAUE
FLORIDA LICENSE NUMBER 87476
DATE: ____

FPN PROJECT 24973800
DATE 10/14/2025
SCALE AS SHOWN
DESIGNED BY MPA
DRAWN BY
CHECKED BY

GENERAL NOTES

SR 200 & HWY 484
MASTER
INFRASTRUCTURE
MARION COUNTY FLORIDA

SHEET NUMBER
C1.1

Printed by Stamper, Allison - Phase Set 2025 & Revised Layout(C1) - Oct 08, 1:40pm - K:\JAX-civil\249738000 - SR 200 & Hwy 484 master infrastructure\CAD\Construction Plans\Sheets\C1.0 - GENERAL.dwg
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STORMWATER POLLUTION PREVENTION PLAN

SITE DESCRIPTION

PROJECT NAME AND LOCATION

SR 200 & HWY 484 MASTER INFRASTRUCTURE
PARCEL ID #: 35341-002-01
MARION COUNTY, FLORIDA

*SEE COVER SHEET FOR LOCATION MAP

DEVELOPER NAME AND ADDRESS
RJB COMMERCIAL
217 9TH AVE NORTH
SAINT PETERSBURG, FL 33701
CONTACT: JOE TYSZKO
PHONE: (727) 709-3382
EMAIL: JTYSZKO3022@GMAIL.COM

PROJECT DESCRIPTION

THE PROPOSED PROJECT WILL CONSIST OF DEVELOPING A MIXED-USE COMMERCIAL DEVELOPMENT ON A +/- 11.99 ACRE PARCEL (PARCEL ID 35341-002-01). MORE SPECIFICALLY LOCATED ON THE NORTHWEST CORNER OF STATE ROAD 200 AND HIGHWAY 484 IN UNINCORPORATED MARION COUNTY, FLORIDA.
PROJECT AREA: ±11.99 ACRES
CONTRIBUTING DRAINAGE AREA: ±13.01 ACRES

LONGITUDE : W 82° 17' 02.81" LATITUDE: N 29° 03' 16.80"

ULTIMATE RECEIVING WATERS: N/A
ACTIVITIES THAT REQUIRE EROSION CONTROL

SITE CLEARING AND GRUBBING; PROVIDING A STABILIZED CONSTRUCTION ENTRANCE, PERIMETER, AND OTHER EROSION AND SEDIMENT CONTROLS; SITE GRADING; INSTALLATION OF STORM WATER, SANITARY SEWER, AND WATER STRUCTURES; CURB, ROADWAYS, AND PARKING FACILITIES.

*SEE PLANS FOR THE LOCATION OF TEMPORARY SEDIMENT BARRIERS AND OTHER EROSION CONTROL METHODS.

SOIL PARAMETERS

SOIL TYPES:

SERIES NAME	HYDROLOGIC GROUP
ASTATULA SAND, 0 TO 5 PERCENT SLOPES	A
CHANDLER SAND, 0 TO 5 PERCENT SLOPES	A
CHANDLER SAND, 5 TO 12 PERCENT SLOPES	A

SEQUENCE OF MAJOR ACTIVITIES

THE ORDER OF CONSTRUCTION IS AS FOLLOWS:

1. PROVIDE STABILIZED CONSTRUCTION ENTRANCE
2. INSTALL SILT FENCES AND OTHER EROSION CONTROL METHODS
3. CLEAR SITE AND GRUB IN ACCORDANCE WITH DEMOLITION PLAN
4. CONSTRUCT EARTH DIKE AND SEDIMENT BASIN
5. FINISH CLEARING AND GRUBBING
6. REMOVE AND STORE TOPSOIL
7. PROVIDE INITIAL GRADING AS REQUIRED
8. STABILIZE ALL DISTURBED AREAS AS SOON AS POSSIBLE
9. INSTALL UTILITIES, STORM SEWER, CURB AND GUTTER
10. INSTALL BASE TO ROAD AND PARKING AREA
11. FINISH GRADING ENTIRE SITE
12. CONSTRUCT FINAL PAVING
13. REMOVE ACCUMULATED SEDIMENT
14. REMOVE ANY ITEMS THAT ARE NOT REQUIRED

NOTE: THE SEQUENCE OF CONSTRUCTION SHOWN ABOVE IS A GENERAL OVERVIEW AND IS INTENDED TO CONVEY THE GENERAL CONCEPTS OF THE EROSION CONTROL DESIGN AND SHOULD NOT BE RELIED UPON FOR CONSTRUCTION PURPOSES. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR DETAILED PHASING AND CONSTRUCTION SEQUENCING NECESSARY TO CONSTRUCT THE PROPOSED IMPROVEMENTS INCLUDED IN THESE PLANS. THE CONTRACTOR SHALL NOTIFY ENGINEER IN WRITING IMMEDIATELY, PRIOR TO AND/OR DURING CONSTRUCTION IF ANY ADDITIONAL INFORMATION ON THE CONSTRUCTION SEQUENCE IS NECESSARY. CONTRACTOR IS SOLELY RESPONSIBLE FOR COMPLYING WITH THE REQUIREMENTS OF THE AUTHORITY HAVING JURISDICTION AND ALL OTHER APPLICABLE LAWS.

TIMING OF CONTROL MEASURES

THE INSTALLATION OF SILT FENCE (AND OTHER EROSION CONTROL MEASURES), A STABILIZED ENTRANCE AND SEDIMENT BASIN SHALL OCCUR PRIOR TO CLEARING AND GRUBBING ACTIVITY. AFTER CONSTRUCTION IS COMPLETE, THE ACCUMULATED SEDIMENT SHALL BE REMOVED AND THE AREAS SHALL BE REGRADED AND PERMANENTLY STABILIZED AS SHOWN ON THE PLANS.

EROSION AND SEDIMENT CONTROLS

BEST MANAGEMENT PRACTICES SHALL BE USED FOR THIS PROJECT TO CONTROL EROSION AND TURBIDITY CAUSED BY STORM WATER RUN-OFF. THE LOCATION AND DETAILS OF EROSION CONTROL METHODS ARE SHOWN ON THE PLANS. THE CONTRACTOR IS RESPONSIBLE FOR PLACING AND MAINTAINING THESE CONTROL METHODS AS SHOWN ON THE PLANS OR AS REQUIRED. HE/SHE SHALL ALSO PROVIDE THE REQUIRED EROSION PROTECTION AS REQUIRED BY LOCAL, STATE AND FEDERAL LAW.

STORM WATER MANAGEMENT

STORMWATER COLLECTION SHALL BE PROVIDED BY DITCH BOTTOM INLETS. THE RUNOFF FROM THE SITE WILL DISCHARGE TO THE EXISTING STORMWATER POND ON TRACT 16B THAT IS PART OF THE APPROVED MASTER STORMWATER PLAN FOR THE QUADRANGLE DEVELOPMENT. THE POND IS DESIGNED IN ACCORDANCE WITH SWFWMD SPECIFICATIONS AND MARION COUNTY LAND DEVELOPMENT CODE.

STABILIZATION PRACTICES:

TEMPORARY STABILIZATION - TOPSOIL STOCK PILES AND DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY TEMPORARILY OR PERMANENTLY CEASE, SHALL BE STABILIZED WITH TEMPORARY SEED AND MULCH WITHIN 7 DAYS OF THE LAST CONSTRUCTION ACTIVITY IN THAT AREA. THE TEMPORARY SEED REQUIRED CAN BE FOUND IN TABLE 1.65 A OF THE FLORIDA DEVELOPMENT MANUAL. PRIOR TO SEEDING, WHERE SOILS ARE ACIDIC 2 TONS OF PULVERIZED AGRICULTURAL LIMESTONE SHOULD BE ADDED PER ACRE AND 450 POUNDS OF 10-20-20 FERTILIZER SHALL BE APPLIED TO EACH ACRE. AFTER SEEDING, EACH AREA SHALL BE IMMEDIATELY MULCHED WITH STRAW OR EQUIVALENT EQUAL. AREAS OF THE SITE WHICH ARE TO BE PAVED SHALL BE TEMPORARILY STABILIZED BY APPLYING GEOTEXTILE AND STONE SUB-BASE UNTIL BITUMINOUS PAVEMENT CAN BE APPLIED.

PERMANENT STABILIZATION - DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES PERMANENTLY CEASE SHALL BE STABILIZED WITH PERMANENT SEED NO LATER THAN 14 DAYS AFTER THE LAST CONSTRUCTION ACTIVITY. THE APPROPRIATE PERMANENT SEED MIX CAN BE FOUND IN TABLES 1.66A, 1.66B AND 1.66C OF THE FLORIDA DEVELOPMENT MANUAL. PRIOR TO SEEDING, 2 TONS/ACRE OF FINELY GROUND AGRICULTURAL LIMESTONE AND THE PROPER FERTILIZER BASED ON THE TYPE OF SEEDING SHALL BE APPLIED TO EACH ACRE TO PROVIDE PLANT NUTRIENTS. AFTER SEEDING, EACH AREA SHALL BE MULCHED IMMEDIATELY.

STRUCTURAL PRACTICES:

EARTH DIKE - IF REQUIRED, AN EARTH DIKE SHALL BE CONSTRUCTED ALONG THE SITE PERIMETER. A PORTION OF THE DIKE SHALL DIVERT RUN-ON AROUND THE CONSTRUCTION SITE. THE REMAINING PORTION OF THE DIKE SHALL COLLECT RUNOFF FROM THE DISTURBED AREA AND DIRECT THE RUNOFF TO THE SEDIMENT BASIN.

SEDIMENT BASIN - A SEDIMENT BASIN SHALL BE CONSTRUCTED IN THE COMMON DRAINAGE AREA FOR THE SITE. ALL SEDIMENT COLLECTED IN THE BASIN MUST BE REMOVED FROM THE BASIN UPON COMPLETION OF CONSTRUCTION. SEDIMENT FROM THE BASIN MAY BE USED AS FILL ON THE SITE IF IT IS SUITABLE SOIL.

WASTE DISPOSAL

WASTE MATERIALS - ALL WASTE MATERIALS SHALL BE COLLECTED AND STORED IN A METAL DUMPSTER WITH A SECURE LID IN ACCORDANCE WITH ALL LOCAL AND STATE LAWS. ALL TRASH AND CONSTRUCTION DEBRIS FROM THE SITE SHALL BE DEPOSITED IN THE DUMPSTER. THE SUPERINTENDENT SHALL COORDINATE WITH THE LOCAL UTILITIES TO HAVE THE DUMPSTER EMPTIED AT LEAST TWICE A WEEK AND THE WASTE TAKEN TO AN APPROPRIATE LANDFILL. NO CONSTRUCTION WASTE MATERIALS SHALL BE BURIED ON SITE. THE SUPERINTENDENT SHALL ORGANIZE TRAINING FOR THE EMPLOYEES IN THE PROPER PRACTICES WHEN DEALING WITH WASTE MATERIALS. THE SUPERINTENDENT SHALL BE RESPONSIBLE FOR POSTING AND ENFORCING WASTE MATERIAL PROCEDURES.

HAZARDOUS WASTE - HAZARDOUS WASTE MATERIALS SHALL BE DISPOSED OF IN ACCORDANCE WITH ALL LOCAL AND STATE LAWS OR AS DIRECTED BY THE MANUFACTURER. THE SUPERINTENDENT SHALL ORGANIZE THE PROPER TRAINING FOR EMPLOYEES IN THE PROPER PRACTICES WHEN DEALING WITH HAZARDOUS WASTE MATERIALS. THESE PROCEDURES SHALL BE POSTED ON THE SITE. THE PERSON WHO MANAGES THE SITE SHALL BE RESPONSIBLE FOR ENFORCING THE PROCEDURES.

SANITARY WASTE - SANITARY WASTE SHALL BE COLLECTED AND DISPOSED OF IN ACCORDANCE WITH ALL LOCAL AND STATE LAWS. THE SUPERINTENDENT SHALL COORDINATE WITH THE LOCAL UTILITY FOR COLLECTION OF THE SANITARY WASTE AT LEAST THREE TIMES A WEEK TO PREVENT SPILLAGE ONTO THE SITE.

OFF-SITE TRACKING

A STABILIZED CONSTRUCTION ENTRANCE SHALL BE PROVIDED TO REDUCE SEDIMENT TRACKING OFFSITE. THE MAJOR ROAD CONNECTED TO THE PROJECT SHALL BE CLEANED ONCE A DAY TO REMOVE ANY EXCESS MUD, DIRT OR ROCK RESULTING FROM CONSTRUCTION TRAFFIC. ALL TRUCKS HAULING MATERIALS OFFSITE SHALL BE COVERED WITH A TARPAULIN.

DUST & DEBRIS CONTROL

THE CONTRACTOR SHALL BE RESPONSIBLE FOR DUST CONTROL WITHIN THE CONSTRUCTION LIMITS AS WELL AS ALONG HAUL ROUTES AND ROADWAYS USED BY THE EQUIPMENT AND VEHICLES. THE CONTRACTOR SHALL ENSURE THAT EXCESSIVE DUST IS NOT TRANSPORTED BEYOND THE LIMITS OF CONSTRUCTION IN POPULATED AREAS. THE CONTRACTOR MAY CONTROL DUST FOR EMBANKMENTS OR OTHER CLEARED OR UNSURFACED AREAS BY APPLYING WATER. INSTALL MULCH, SEED, SOD, OR TEMPORARY PAVING AS EARLY AS PRACTICAL. CONTROL DUST DURING STORAGE AND HANDLING OF DUSTY MATERIALS BY WETTING, COVERING, OR OTHER MEANS AS APPROVED BY THE ENGINEER.
DEBRIS SHALL NOT BE ALLOWED TO ACCUMULATE ON THE PROJECT SITE.

ITEMS REQUIRING POLLUTION PREVENTION

THE FOLLOWING ITEMS ARE EXPECTED TO BE PRESENT ON THE PROJECT SITE:

-ASPHALT
-CONCRETE
-FERTILIZERS
-METAL PIECES
-PETROLEUM BASED PRODUCTS
-TAR
-CLEANING SUPPLIES
-DETERGENTS
-MASONARY BLOCK/BRICKS
-PAINT
-WOOD

THE FOLLOWING ARE NON-STORM WATER SOURCES THAT WILL BE ENCOUNTERED AT THE SITE AND SHOULD BE DIRECTED TO THE SEDIMENT BASIN PRIOR TO DISCHARGE:

-UNCONTAMINATED GROUNDWATER EXPOSED DURING EXCAVATION
-WATER FROM WATER LINE FLUSHING
-PAVEMENT WASH WATERS (WHERE NO SPILLS OR LEAKS OF TOXIC OR HAZARDOUS MATERIALS HAVE OCCURRED).

SPILL PREVENTION AND CONTROL

THE FOLLOWING ARE THE MATERIAL MANAGEMENT PRACTICES THAT WILL BE USED TO REDUCE THE RISK OF SPILLS OR OTHER ACCIDENTAL EXPOSURE OF MATERIALS AND SUBSTANCES TO STORM WATER RUNOFF.

GOOD HOUSEKEEPING

SUPERINTENDENT SHALL INSPECT PROJECT AREA DAILY FOR PROPER STORAGE, USE, AND DISPOSAL OF CONSTRUCTION MATERIALS.

STORE ONLY ENOUGH MATERIAL ON SITE FOR PROJECT COMPLETION.

ALL SUBSTANCES SHOULD BE USED BEFORE DISPOSAL OF CONTAINER.

ALL CONSTRUCTION MATERIALS STORED SHALL BE ORGANIZED AND IN THE PROPER CONTAINER AND IF POSSIBLE, STORED UNDER A ROOF OR PROTECTIVE COVER.

PRODUCTS SHALL NOT BE MIXED UNLESS DIRECTED BY THE MANUFACTURER.

ALL PRODUCTS SHALL BE USED AND DISPOSED OF ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS.

HAZARDOUS PRODUCTS

MATERIALS SHOULD BE KEPT IN ORIGINAL CONTAINER WITH LABELS UNLESS THE ORIGINAL CONTAINERS CANNOT BE RESEALED. IF ORIGINAL CONTAINERS CANNOT BE USED, LABELS AND PRODUCT INFORMATION SHALL BE SAVED.

PROPER DISPOSAL PRACTICES SHALL ALWAYS BE FOLLOWED IN ACCORDANCE WITH MANUFACTURER AND LOCAL/STATE REGULATIONS.

PRODUCT SPECIFIC PRACTICES

PETROLEUM PRODUCTS MUST BE STORED IN PROPER CONTAINERS AND CLEARLY LABELED. VEHICLES CONTAINING PETROLEUM PRODUCTS SHALL BE PERIODICALLY INSPECTED FOR LEAKS. PRECAUTIONS SHALL BE TAKEN TO AVOID LEAKAGE OF PETROLEUM PRODUCTS ON SITE.

THE MINIMUM AMOUNT OF FERTILIZER SHALL BE USED AND MIXED INTO THE SOIL IN ORDER TO LIMIT EXPOSURE TO STORM WATER. FERTILIZERS SHALL BE STORED IN A COVERED SHED. THE CONTENTS OF ANY PARTIALLY USED BAGS OF FERTILIZER SHALL BE TRANSFERRED TO A SEALABLE PLASTIC BIN TO AVOID SPILLS.

PAINT CONTAINERS SHALL BE SEALED AND STORED WHEN NOT IN USE. EXCESS PAINT MUST BE DISPOSED OF IN AN APPROVED MANNER.

CONCRETE TRUCKS SHALL NOT BE ALLOWED TO WASH OUT OR DISCHARGE SURPLUS CONCRETE OR DRUM WASH WATER ON THE SITE.

SPILL CONTROL PRACTICES

IN ADDITION TO THE GOOD HOUSEKEEPING AND MATERIAL MANAGEMENT PRACTICES DISCUSSED IN THE PREVIOUS SECTIONS OF THIS PLAN, THE FOLLOWING PRACTICES SHALL BE FOLLOWED FOR SPILL PREVENTION AND CLEANUP:

-SPILL CLEANUP INFORMATION SHALL BE POSTED ON SITE TO INFORM EMPLOYEES ABOUT CLEANUP PROCEDURES AND RESOURCES.

-THE FOLLOWING CLEAN-UP EQUIPMENT MUST BE KEPT ON-SITE NEAR THE MATERIAL STORAGE AREA: GLOVES, MOPS, RAGS, BROOMS, DUST PANS, SAND, SAWDUST, LIQUID ABSORBER, GOGGLES, AND TRASH CONTAINERS.

-ALL SPILLS SHALL BE CLEANED UP AS SOON AS POSSIBLE.

-WHEN CLEANING A SPILL, THE AREA SHOULD BE WELL VENTILATED AND THE EMPLOYEE SHALL WEAR PROPER PROTECTIVE COVERING TO PREVENT INJURY.

-TOXIC SPILLS MUST BE REPORTED TO THE PROPER AUTHORITY REGARDLESS OF THE SIZE OF THE SPILL.

-AFTER A SPILL, THE PREVENTION PLAN SHALL BE REVIEWED AND CHANGED TO PREVENT FURTHER SIMILAR SPILLS FROM OCCURRING. THE CAUSE OF THE SPILL, MEASURES TO PREVENT IT, AND HOW TO CLEAN THE SPILL UP SHALL BE RECORDED.

-THE SUPERINTENDENT SHALL BE THE SPILL PREVENTION AND CLEANUP COORDINATOR AND IS RESPONSIBLE FOR THE DAY TO DAY SITE OPERATIONS. THE SUPERINTENDENT ALSO OVERSEES THE SPILL PREVENTION PLAN AND SHALL BE RESPONSIBLE FOR EDUCATING THE EMPLOYEES ABOUT SPILL PREVENTION AND CLEANUP PROCEDURES.

MAINTENANCE AND INSPECTION PRACTICES

THE FOLLOWING ARE MAINTENANCE AND INSPECTION PRACTICES THAT SHALL BE COMPLETED BY THE CONTRACTOR:

-ALL SEDIMENT AND EROSION CONTROL METHODS SHALL BE CHECKED DAILY AND AFTER EACH 0.5 INCH OR GREATER RAINFALL BY THE SUPERINTENDENT OR SOMEONE UNDER HIS/HER DIRECT SUPERVISION.

-ALL SEDIMENT AND EROSION CONTROL METHODS SHALL BE KEPT IN GOOD CONDITION. REPAIRS MUST BE MADE WITHIN 24 HOURS OF REPORT.

-THE SILT FENCE SHALL BE INSPECTED PERIODICALLY FOR HEIGHT OF SEDIMENT AND CONDITION OF FENCE.

-THE SILT FENCE SHALL BE CLEARED OF SEDIMENT WHEN SEDIMENT MEASURES ONE-THIRD THE HEIGHT OF THE FENCE.

-THE SEDIMENT BASINS/DITCHES SHALL BE CHECKED MONTHLY FOR DEPTH OF SEDIMENT. THEY SHALL BE CLEANED WHEN SEDIMENT REACHES 10% OF TOTAL CAPACITY AND AFTER CONSTRUCTION IS COMPLETE.

-DIVERSION DIKES SHALL BE INSPECTED MONTHLY. ANY BREACHES SHALL BE PROMPTLY REPAIRED.

-ALL SEEDING SHALL BE CHECKED FOR PROPER GROWTH AND UNIFORMITY. UNSTABALIZED AREAS SHALL BE RE-SODDED.

-A MAINTENANCE REPORT SHALL BE COMPLETED DAILY AFTER EACH INSPECTION OF THE SEDIMENT AND EROSION CONTROL METHODS. THE REPORTS SHALL BE FILED IN AN ORGANIZED MANNER AND RETAINED ON-SITE DURING CONSTRUCTION. AFTER CONSTRUCTION IS COMPLETED, THE REPORTS SHALL BE SAVED FOR AT LEAST THREE YEARS. THE REPORTS SHALL BE AVAILABLE FOR ANY AGENCY THAT HAS JURISDICTION OVER EROSION CONTROL.

-THE SUPERINTENDENT SHALL ORGANIZE THE TRAINING FOR INSPECTION PROCEDURES AND PROPER EROSION CONTROL METHODS FOR EMPLOYEES THAT COMPLETE INSPECTIONS AND REPORTS.

POLLUTION PREVENTION PLAN CERTIFICATION

I CERTIFY UNDER PENALTY OF LAW THAT THIS DOCUMENT AND ALL ATTACHMENTS WERE PREPARED UNDER MY DIRECTION OR SUPERVISION IN ACCORDANCE WITH A SYSTEM DESIGNED TO ASSURE THAT QUALIFIED PERSONNEL PROPERLY GATHERED AND EVALUATED THE INFORMATION SUBMITTED. BASED ON MY INQUIRY OF THE PERSON OR PERSONS WHO MANAGE THE SYSTEM, OR THOSE PERSONS DIRECTLY RESPONSIBLE FOR GATHERING THE INFORMATION, THE INFORMATION SUBMITTED IS, TO THE BEST OF MY KNOWLEDGE AND BELIEF, TRUE, ACCURATE, AND COMPLETE. I AM AWARE THAT THERE ARE SIGNIFICANT PENALTIES FOR SUBMITTING FALSE INFORMATION, INCLUDING THE POSSIBILITY OF FINE AND IMPRISONMENT FOR KNOWING VIOLATIONS.

SIGNED: _____ DATE:_____

MARK GRANDE
FLORIDA REGISTRATION NUMBER: 87476
PROFESSIONAL ENGINEER

CONTRACTOR'S CERTIFICATION

I CERTIFY UNDER PENALTY OF LAW THAT I UNDERSTAND, SHALL COMPLY WITH, THE TERMS AND CONDITIONS OF THE STATE OF FLORIDA GENERIC PERMIT FOR STORMWATER DISCHARGE FORM LARGE AND SMALL CONSTRUCTION ACTIVITIES AND THIS STORMWATER POLLUTION PREVENTION PLAN PREPARED THEREUNDER.

SIGNATURE AND DATE	NAME AND TITLE, COMPANY / ADDRESS AND TELEPHONE NUMBER	RESPONSIBILITY

NO.	DESCRIPTION	DATE
1	--	--

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LICENSED PROFESSIONAL
MARK GRANDE
FLORIDA LICENSE NUMBER
87476
DATE

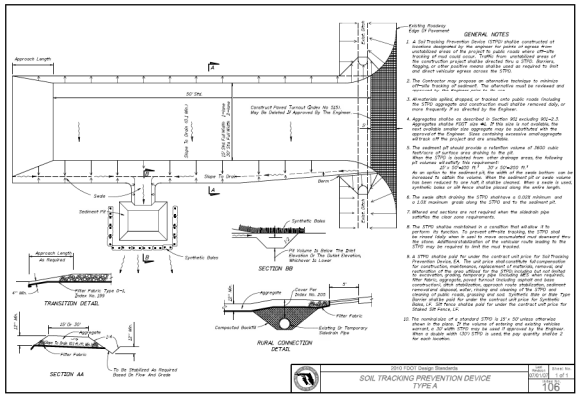
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10/14/2025
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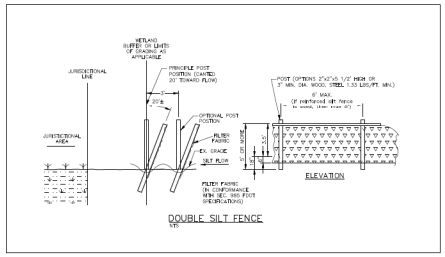
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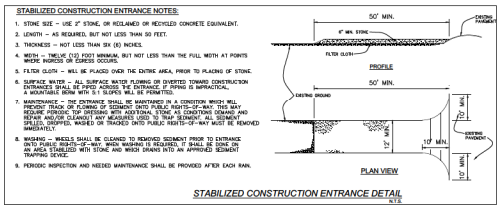
SR 200 & HWY 484
MASTER
INFRASTRUCTURE
MARION COUNTY FLORIDA

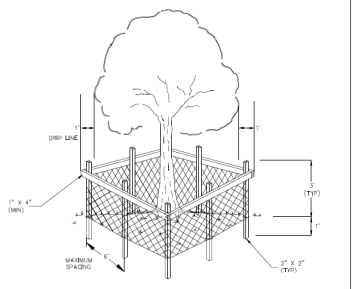
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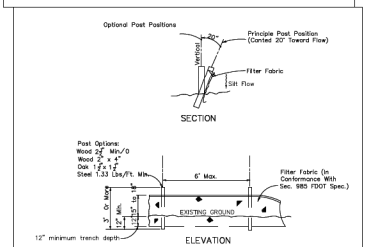
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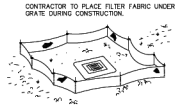


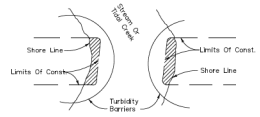


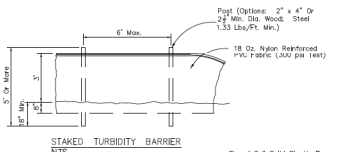


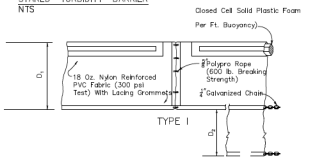






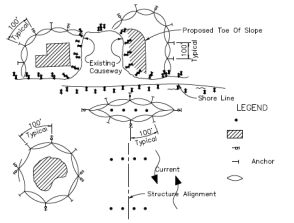






D_1 =5' Std. (Single Panel For Depths 5' or Less).
D_2 =5' Std. (Additional Panel For Depths 5').
Curtain to Reach Bottom Up To Depths Of 10 Feet. Two(2) Panels To Be Used For Depths Greater Than 10 Feet Unless Special Depth Curtains Specifically Called For In The Plans Or As Determined By The Engineer.

NOTICE: COMPONENTS OF TYPES I AND II MAY BE SIMILAR OR IDENTICAL TO PROPRIETARY DESIGNS. ANY INFRINGEMENT ON THE PROPRIETARY RIGHTS OF THE DESIGNER SHALL BE THE SOLE RESPONSIBILITY OF THE USER. SUBSTITUTIONS FOR TYPES I AND II SHALL BE AS APPROVED BY THE ENGINEER.



NOTES:
1. TURBIDITY BARRIERS ARE TO BE USED IN ALL PERMANENT BODIES OF WATER REGARDLESS OF WATER DEPTH.
2. NUMBER AND SPACING OF ANCHORS DEPENDENT ON CURRENT VELOCITIES.
3. FOR ADDITIONAL INFORMATION REFER TO FDOT INDEX #103

NO.	DATE	BY
1	–	–

REVISIONS

Kimley»Horn
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LICENSED PROFESSIONAL
MARK GRABLE
FLORIDA LICENSE NUMBER
87476
DATE: ____

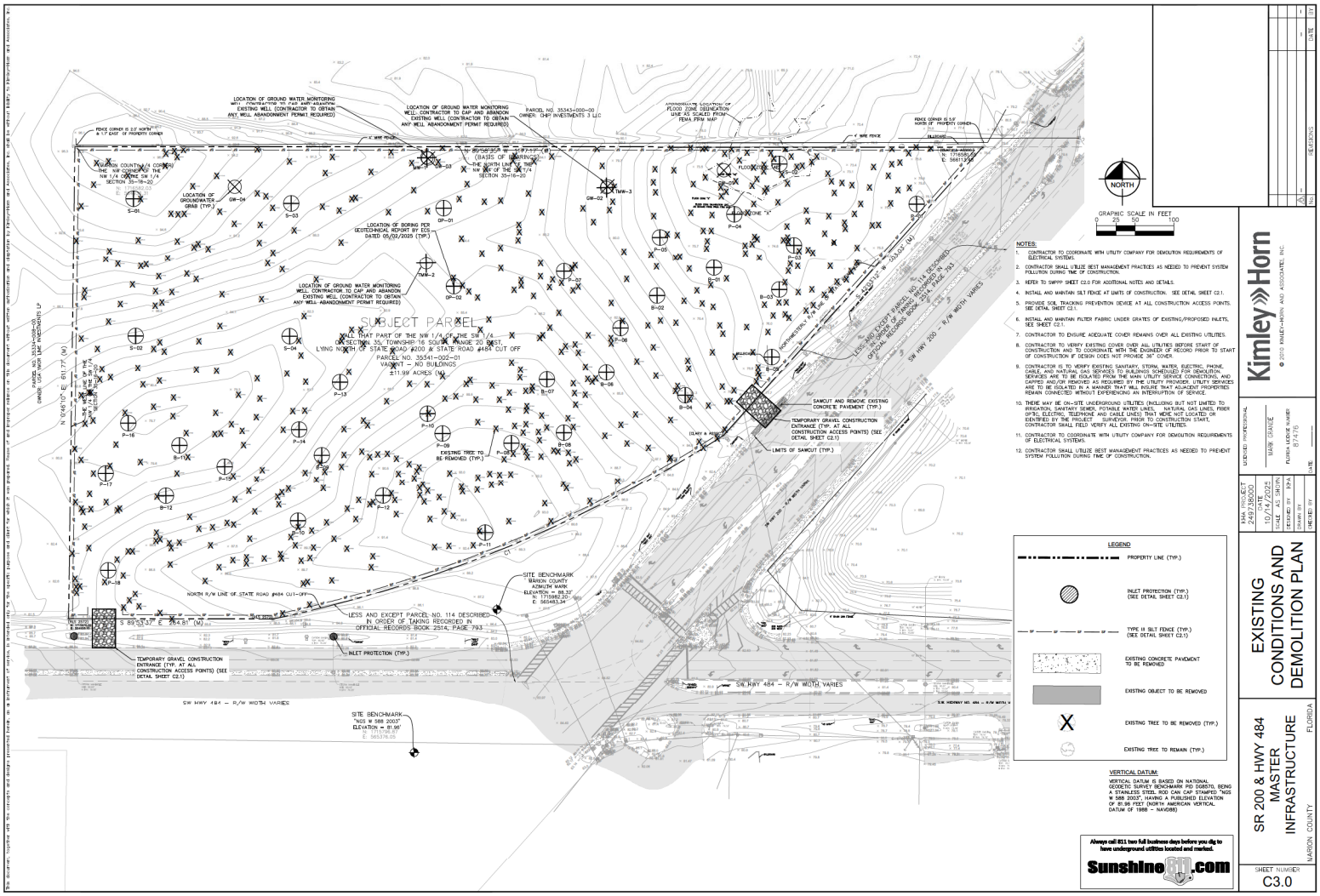
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CHECKED BY

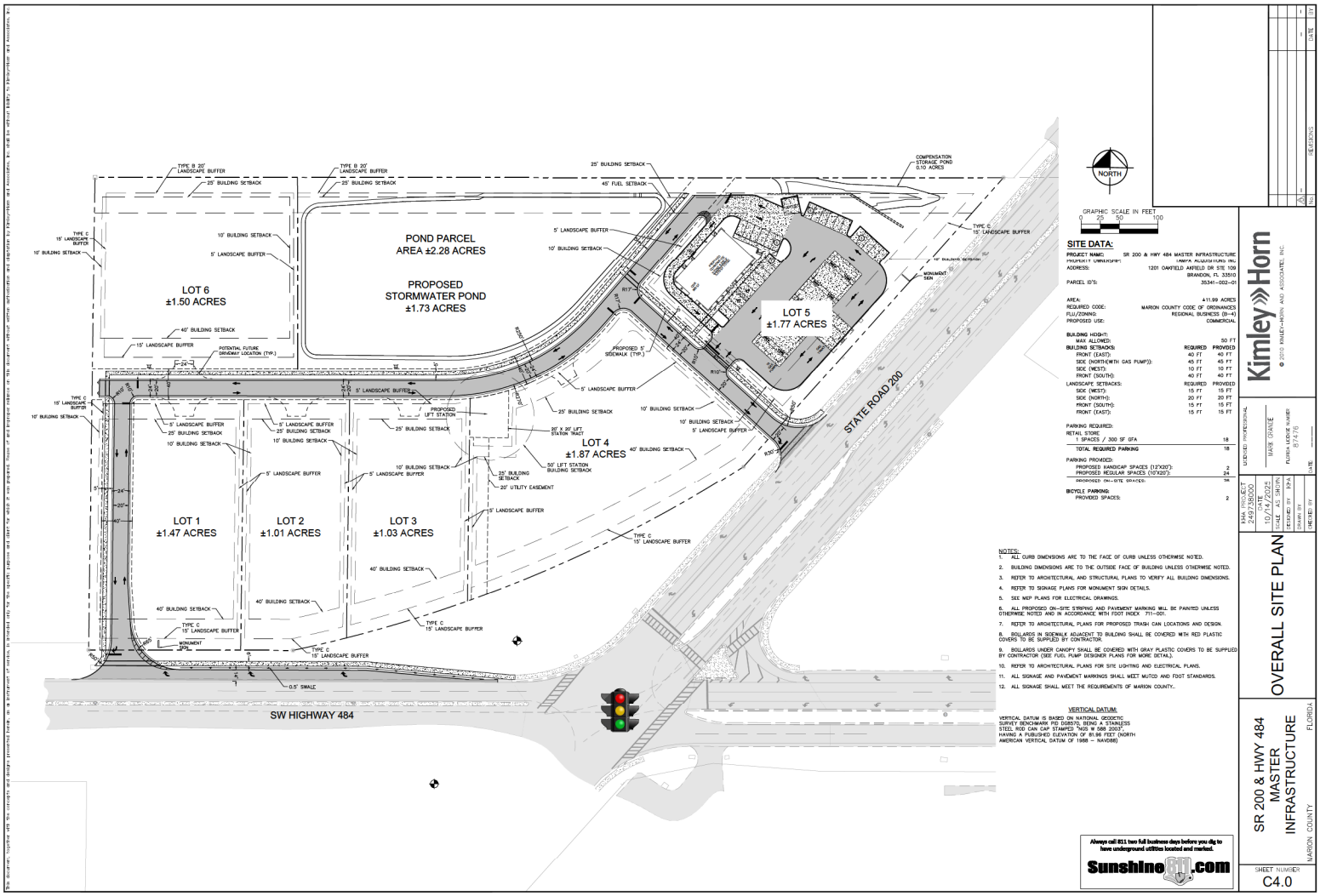
EROSION CONTROL DETAILS

SR 200 & HWY 484
MASTER
INFRASTRUCTURE
MARION COUNTY
FLORIDA

SHEET NUMBER
C2.1

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SUBJECT PARCEL
ALL THAT PART OF THE NW 1/4 OF THE SW 1/4 OF SECTION 35, TOWNSHIP 16 SOUTH, RANGE 20 EAST, LYING NORTH OF STATE ROAD #200 & STATE ROAD #484 CUT OFF
PARCEL NO. 35541-002-01
VACANT – NO BUILDINGS
±11.99 ACRES (M)
LOCATION OF GROUND WATER MONITORING WELL. CONTRACTOR TO CAP AND ABANDON EXISTING WELL (CONTRACTOR TO OBTAIN ANY WELL ABANDONMENT PERMIT REQUIRED)
LOCATION OF BORING PER GEOTECHNICAL REPORT BY ECS DATED 09/02/2025 (TYP.)
LOCATION OF GROUNDWATER GRAB (TYP.)
MARION COUNTY "A" CORNER THE NW CORNER OF THE NW 1/4 COMMON TO THE NW 1/4 OF THE SW 1/4 SECTION 35-16-20
PARCEL NO. 35343-000-00
OWNER: DHP INVESTMENTS 3 LLC
APPROXIMATE LOCATION OF FLOOD ZONE DEGENERATION LINE AS SCALED FROM FEMA FIRM MAP
FENCE CORNER IS 0.9' NORTH & 1.7' EAST OF PROPERTY CORNER
FENCE CORNER IS 0.9' NORTH OF PROPERTY CORNER
(BASIS OF BEARINGS) THE NORTH LINE OF THE NW 1/4 OF THE SW 1/4 SECTION 35-16-20
N 89°53'37" E 264.81' (M)
N 0°46'10" E 817.77' (M)
NORTH R/W LINE OF STATE ROAD #484 CUT-OFF
LESS AND EXCEPT PARCEL NO. 114 DESCRIBED IN ORDER OF TAKING RECORDED IN OFFICIAL RECORDS BOOK 2514, PAGE 793
SW HWY 484 – R/W WIDTH VARIES
SW HWY 200 – R/W WIDTH VARIES
SAWCUT AND REMOVE EXISTING CONCRETE PAVEMENT (TYP.)
TEMPORARY GRAVEL CONSTRUCTION ENTRANCE (TYP. AT ALL CONSTRUCTION ACCESS POINTS) (SEE DETAIL SHEET C2.1)
LIMITS OF SAWCUT (TYP.)
EXISTING TREE TO BE REMOVED (TYP.)
INLET PROTECTION (TYP.)
SITE BENCHMARK
MARION COUNTY
ADMIN MARK
ELEVATION = 81.96'
N: 1715786.22'
E: 565483.34
SITE BENCHMARK
"NGS W 588 2003"
ELEVATION = 81.96'
N: 1715786.87'
E: 565376.05
NORTH
GRAPHIC SCALE IN FEET
0 25 50 100
NOTES:
1. CONTRACTOR TO COORDINATE WITH UTILITY COMPANY FOR DEMOLITION REQUIREMENTS OF ELECTRICAL SYSTEMS.
2. CONTRACTOR SHALL UTILIZE BEST MANAGEMENT PRACTICES AS NEEDED TO PREVENT SYSTEM POLLUTION DURING TIME OF CONSTRUCTION.
3. REFER TO SWPPP SHEET C2.0 FOR ADDITIONAL NOTES AND DETAILS.
4. INSTALL AND MAINTAIN SILT FENCE AT LIMITS OF CONSTRUCTION. SEE DETAIL SHEET C2.1.
5. PROVIDE SOIL TRACKING PREVENTION DEVICE AT ALL CONSTRUCTION ACCESS POINTS. SEE DETAIL SHEET C2.1.
6. INSTALL AND MAINTAIN FILTER FABRIC UNDER GRATES OF EXISTING/PROPOSED INLETS. SEE SHEET C2.1.
7. CONTRACTOR TO ENSURE ADEQUATE COVER REMAINS OVER ALL EXISTING UTILITIES.
8. CONTRACTOR TO VERIFY EXISTING COVER OVER ALL UTILITIES BEFORE START OF CONSTRUCTION AND TO COORDINATE WITH THE ENGINEER OF RECORD PRIOR TO START OF CONSTRUCTION IF DESIGN DOES NOT PROVIDE 36" COVER.
9. CONTRACTOR IS TO VERIFY EXISTING SANITARY, STORM, WATER, ELECTRIC, PHONE, CABLE AND NATURAL GAS SERVICES TO BUILDINGS SCHEDULED FOR DEMOLITION. SERVICES ARE TO BE ISOLATED FROM THE MAIN UTILITY SERVICE CONNECTIONS, AND CAPPED AND/OR REMOVED AS REQUIRED BY THE UTILITY PROVIDER. UTILITY SERVICES ARE TO BE ISOLATED IN A MANNER THAT WILL ENSURE THAT ADJACENT PROPERTIES REMAIN CONNECTED WITHOUT EXPERIENCING AN INTERRUPTION OF SERVICE.
10. THERE MAY BE ON-SITE UNDERGROUND UTILITIES (INCLUDING BUT NOT LIMITED TO IRRIGATION, SANITARY SEWER, POTABLE WATER LINES, NATURAL GAS LINES, FIBER OPTIC, ELECTRIC, TELEPHONE AND CABLE LINES) THAT WERE NOT LOCATED OR IDENTIFIED BY THE PROJECT SURVEYOR PRIOR TO CONSTRUCTION START. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING ON-SITE UTILITIES.
11. CONTRACTOR TO COORDINATE WITH UTILITY COMPANY FOR DEMOLITION REQUIREMENTS OF ELECTRICAL SYSTEMS.
12. CONTRACTOR SHALL UTILIZE BEST MANAGEMENT PRACTICES AS NEEDED TO PREVENT SYSTEM POLLUTION DURING TIME OF CONSTRUCTION.
LEGEND
PROPERTY LINE (TYP.)
INLET PROTECTION (TYP.) (SEE DETAIL SHEET C2.1)
TYPE III SILT FENCE (TYP.) (SEE DETAIL SHEET C2.1)
EXISTING CONCRETE PAVEMENT TO BE REMOVED
EXISTING OBJECT TO BE REMOVED
EXISTING TREE TO BE REMOVED (TYP.)
EXISTING TREE TO REMAIN (TYP.)
VERTICAL DATUM:
VERTICAL DATUM IS BASED ON NATIONAL GEODETIC SURVEY BENCHMARK PID DG8670, BEING A STAINLESS STEEL ROD CAN CAP STAMPED "NGS W 588 2003", HAVING A PUBLISHED ELEVATION OF 81.96 FEET (NORTH AMERICAN VERTICAL DATUM OF 1988 – NAVD88)
Always call 811 two full business days before you dig to have underground utilities located and marked.
Sunshine811.com
NO. | DESCRIPTION | DATE
1 | ISSUED FOR PERMITTING | 10/7/2025
Kimley»Horn
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LICENSED PROFESSIONAL
MARK GRAVLEE
FLORIDA LICENSE NUMBER 87476
DATE
HHA PROJECT 249738000
DATE 10/7/2025
SCALE AS SHOWN
DESIGNED BY HHA
DRAWN BY
CHECKED BY
EXISTING CONDITIONS AND DEMOLITION PLAN
SR 200 & HWY 484 MASTER INFRASTRUCTURE
MARION COUNTY FLORIDA
SHEET NUMBER C3.0



SITE DATA:

PROJECT NAME: SR 200 & HWY 484 MASTER INFRASTRUCTURE
PROPERTY OWNER(S): LANDYA ALLIANCE PARK INV.
ADDRESS: 1201 OAKFIELD AIRFIELD DR STE 109 BRANDON, FL 33510
PARCEL ID'S: 35341-002-01

AREA: 411.99 ACRES
REQUIRED CODE: MARION COUNTY CODE OF ORDINANCES
FLU/ZONING: REGIONAL BUSINESS (BI-4)
PROPOSED USE: COMMERCIAL

BUILDING HEIGHT:
MAX ALLOWED: 50 FT

BUILDING SETBACKS:	REQUIRED	PROVIDED
FRONT (EAST):	40 FT	40 FT
SIDE (NORTH(WITH GAS PUMP)):	45 FT	45 FT
SIDE (WEST):	10 FT	10 FT
FRONT (SOUTH):	40 FT	40 FT

LANDSCAPE SETBACKS:	REQUIRED	PROVIDED
SIDE (WEST):	15 FT	15 FT
SIDE (NORTH):	20 FT	20 FT
FRONT (SOUTH):	15 FT	15 FT
FRONT (EAST):	15 FT	15 FT

PARKING REQUIRED:
RETAIL STORE
1 SPACES / 300 SF GFA 18
TOTAL REQUIRED PARKING 18

PARKING PROVIDED:
PROPOSED HANDICAP SPACES (12'X20'): 2
PROPOSED REGULAR SPACES (10'X20'): 24
PROPOSED ON-SITE SPACES: 26

BICYCLE PARKING
PROVIDED SPACES: 2

NOTES:
1. ALL CURB DIMENSIONS ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
2. BUILDING DIMENSIONS ARE TO THE OUTSIDE FACE OF BUILDING UNLESS OTHERWISE NOTED.
3. REFER TO ARCHITECTURAL AND STRUCTURAL PLANS TO VERIFY ALL BUILDING DIMENSIONS.
4. REFER TO SIGNAGE PLANS FOR MONUMENT SIGN DETAILS.
5. SEE MEP PLANS FOR ELECTRICAL DRAWINGS.
6. ALL PROPOSED ON-SITE STRIPING AND PAVEMENT MARKING WILL BE PAINTED UNLESS OTHERWISE NOTED AND IN ACCORDANCE WITH FDOT INDEX 711-001.
7. REFER TO ARCHITECTURAL PLANS FOR PROPOSED TRASH CAN LOCATIONS AND DESIGN.
8. BOLLARDS IN SIDEWALK ADJACENT TO BUILDING SHALL BE COVERED WITH RED PLASTIC COVERS TO BE SUPPLIED BY CONTRACTOR.
9. BOLLARDS UNDER CANOPY SHALL BE COVERED WITH GRAY PLASTIC COVERS TO BE SUPPLIED BY CONTRACTOR (SEE FUEL PUMP DESIGNER PLANS FOR MORE DETAIL).
10. REFER TO ARCHITECTURAL PLANS FOR SITE LIGHTING AND ELECTRICAL PLANS.
11. ALL SIGNAGE AND PAVEMENT MARKINGS SHALL MEET MUTCD AND FDOT STANDARDS.
12. ALL SIGNAGE SHALL MEET THE REQUIREMENTS OF MARION COUNTY.

VERTICAL DATUM:
VERTICAL DATUM IS BASED ON NATIONAL GEODETIC SURVEY BENCHMARK PID DG0976, BEING A STAINLESS STEEL ROD CAP STAMPED "NOS W 689 2003" HAVING A PUBLISHED ELEVATION OF 81.96 FEET (NORTH AMERICAN VERTICAL DATUM OF 1988 – NAVD88)

Always call 811 two full business days before you dig to have underground utilities located and marked.
Sunshine811.com

NO.	DESCRIPTION	DATE	BY
1	–	–	–

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LICENSED PROFESSIONAL
MARK GRAHLE
FLORIDA LICENSE NUMBER 87476
DATE

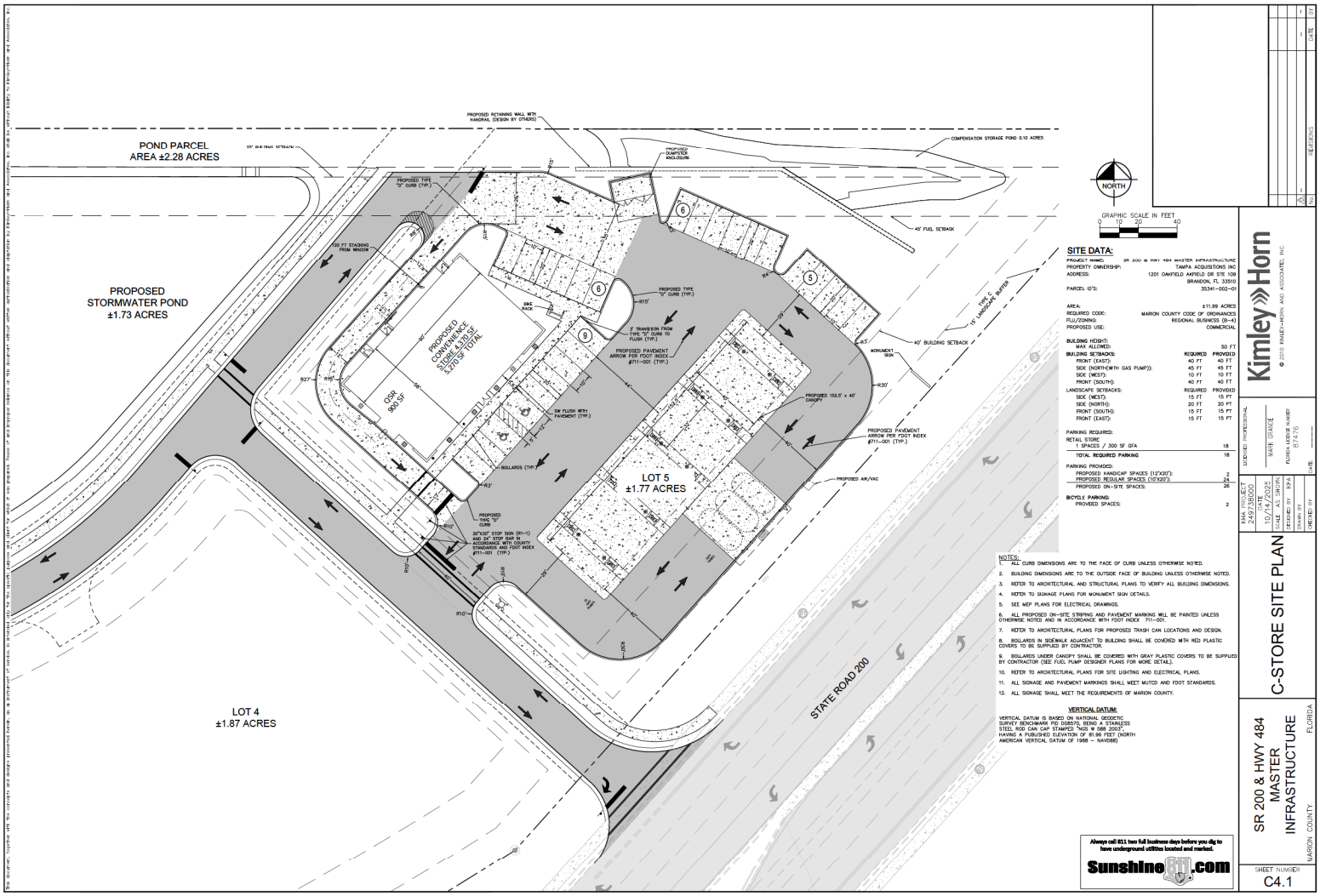
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DATE 10/14/2025
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OVERALL SITE PLAN

SR 200 & HWY 484 MASTER INFRASTRUCTURE
MARION COUNTY FLORIDA

SHEET NUMBER
C4.0

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SITE DATA:

PROJECT NAME:	SR 200 & HWY 484 MASTER INFRASTRUCTURE
PROPERTY OWNERSHIP:	TAMPA ACQUISITIONS INC
ADDRESS:	1201 OAKFIELD AIRFIELD DR STE 109 BRANDON, FL 33510
PARCEL ID'S:	35341-002-01
AREA:	±11.99 ACRES
REQUIRED CODE:	MARION COUNTY CODE OF ORDINANCES
FLU/ZONING:	REGIONAL BUSINESS (B-4)
PROPOSED USE:	COMMERCIAL

BUILDING HEIGHT:

MAX ALLOWED:	50 FT

BUILDING SETBACKS:

	REQUIRED	PROVIDED
FRONT (EAST):	40 FT	40 FT
SIDE (NORTH(WITH GAS PUMP)):	45 FT	45 FT
SIDE (WEST):	10 FT	10 FT
FRONT (SOUTH):	40 FT	40 FT

LANDSCAPE SETBACKS:

	REQUIRED	PROVIDED
SIDE (WEST):	15 FT	15 FT
SIDE (NORTH):	20 FT	20 FT
FRONT (SOUTH):	15 FT	15 FT
FRONT (EAST):	15 FT	15 FT

PARKING REQUIRED:

RETAIL STORE	
1 SPACES / 300 SF GFA	18
TOTAL REQUIRED PARKING	18

PARKING PROVIDED:

PROPOSED HANDICAP SPACES (12'X20'):	2
PROPOSED REGULAR SPACES (10'X20'):	24
PROPOSED ON-SITE SPACES:	26

BICYCLE PARKING:

PROVIDED SPACES:	2

NOTES:
1. ALL CURB DIMENSIONS ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
2. BUILDING DIMENSIONS ARE TO THE OUTSIDE FACE OF BUILDING UNLESS OTHERWISE NOTED.
3. REFER TO ARCHITECTURAL AND STRUCTURAL PLANS TO VERIFY ALL BUILDING DIMENSIONS.
4. REFER TO SIGNAGE PLANS FOR MONUMENT SIGN DETAILS.
5. SEE MEP PLANS FOR ELECTRICAL DRAWINGS.
6. ALL PROPOSED ON-SITE STRIPING AND PAVEMENT MARKING WILL BE PAINTED UNLESS OTHERWISE NOTED AND IN ACCORDANCE WITH FDOT INDEX 711-001.
7. REFER TO ARCHITECTURAL PLANS FOR PROPOSED TRASH CAN LOCATIONS AND DESIGN.
8. BOLLARDS IN SIDEWALK ADJACENT TO BUILDING SHALL BE COVERED WITH RED PLASTIC COVERS TO BE SUPPLIED BY CONTRACTOR.
9. BOLLARDS UNDER CANOPY SHALL BE COVERED WITH GRAY PLASTIC COVERS TO BE SUPPLIED BY CONTRACTOR (SEE FUEL PUMP DESIGNER PLANS FOR MORE DETAIL).
10. REFER TO ARCHITECTURAL PLANS FOR SITE LIGHTING AND ELECTRICAL PLANS.
11. ALL SIGNAGE AND PAVEMENT MARKINGS SHALL MEET MUTCD AND FDOT STANDARDS.
12. ALL SIGNAGE SHALL MEET THE REQUIREMENTS OF MARION COUNTY.

VERTICAL DATUM:

VERTICAL DATUM IS BASED ON NATIONAL GEODETIC SURVEY BENCHMARK PID DO0376 TBM 3 STAINLESS STEEL ROD CAN CAP STAMPED "NGS W 686 2003", HAVING A PUBLISHED ELEVATION OF 81.96 FEET (NORTH AMERICAN VERTICAL DATUM OF 1988 – NAVD88)

Always call 811 two full business days before you dig to have underground utilities located and marked.
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NO.	DESCRIPTION	DATE
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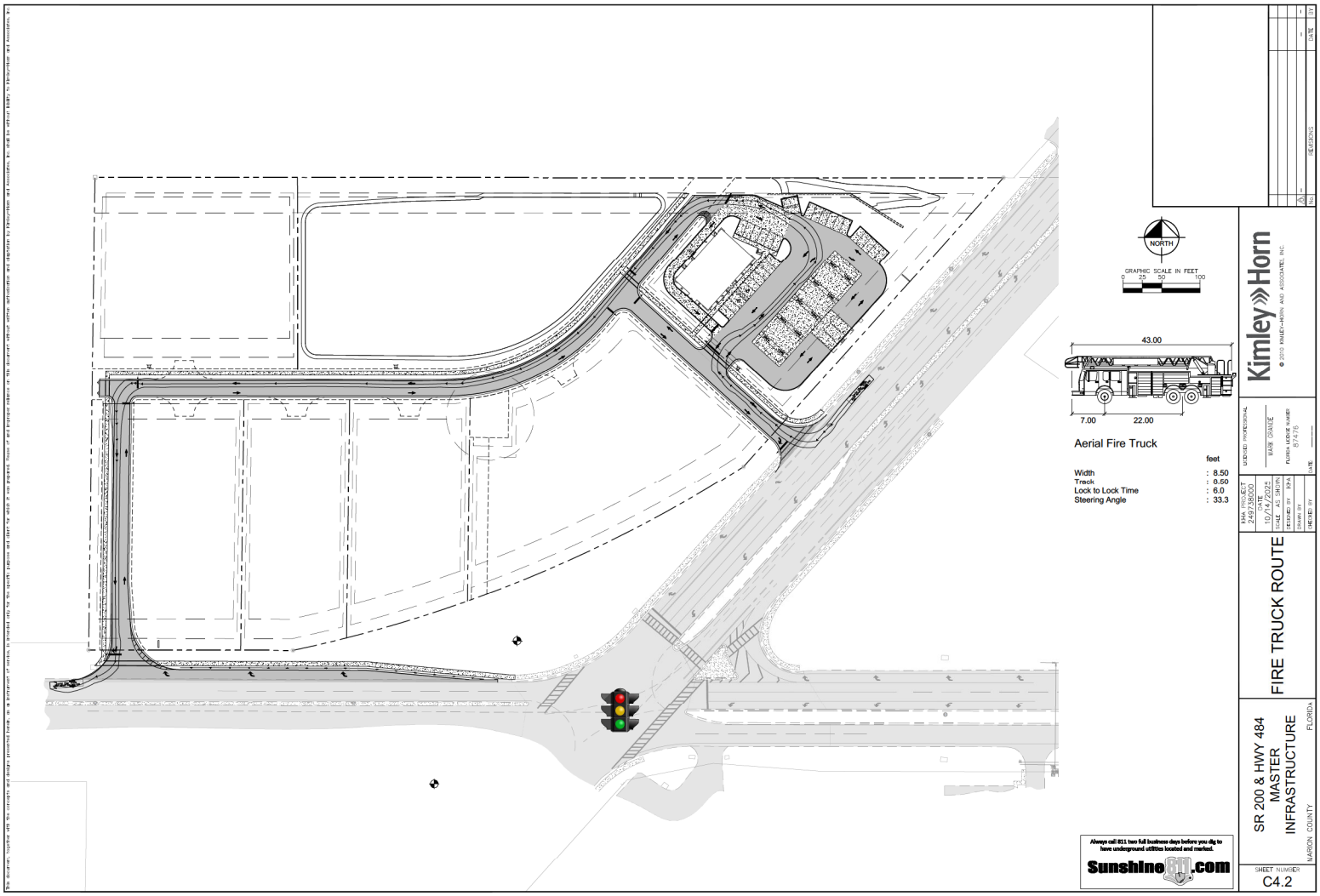
LICENSED PROFESSIONAL
MARK GRADIE
FLORIDA LICENSE NUMBER 87476
DATE

HHA PROJECT 249738000
DATE 10/7/2025
SCALE AS SHOWN
DESIGNED BY HHA
DRAWN BY
CHECKED BY

C-STORE SITE PLAN

SR 200 & HWY 484 MASTER INFRASTRUCTURE
MARION COUNTY FLORIDA

SHEET NUMBER
C4.1



Kimley»Horn

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NO.	REVISIONS	DATE	BY
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LICENSED PROFESSIONAL
MARK GRAHLE
FLORIDA LICENSE NUMBER
87476
DATE

KHA PROJECT
249738000
DATE
10/14/2025
SCALE AS SHOWN
DESIGNED BY MPA
DRAWN BY
CHECKED BY

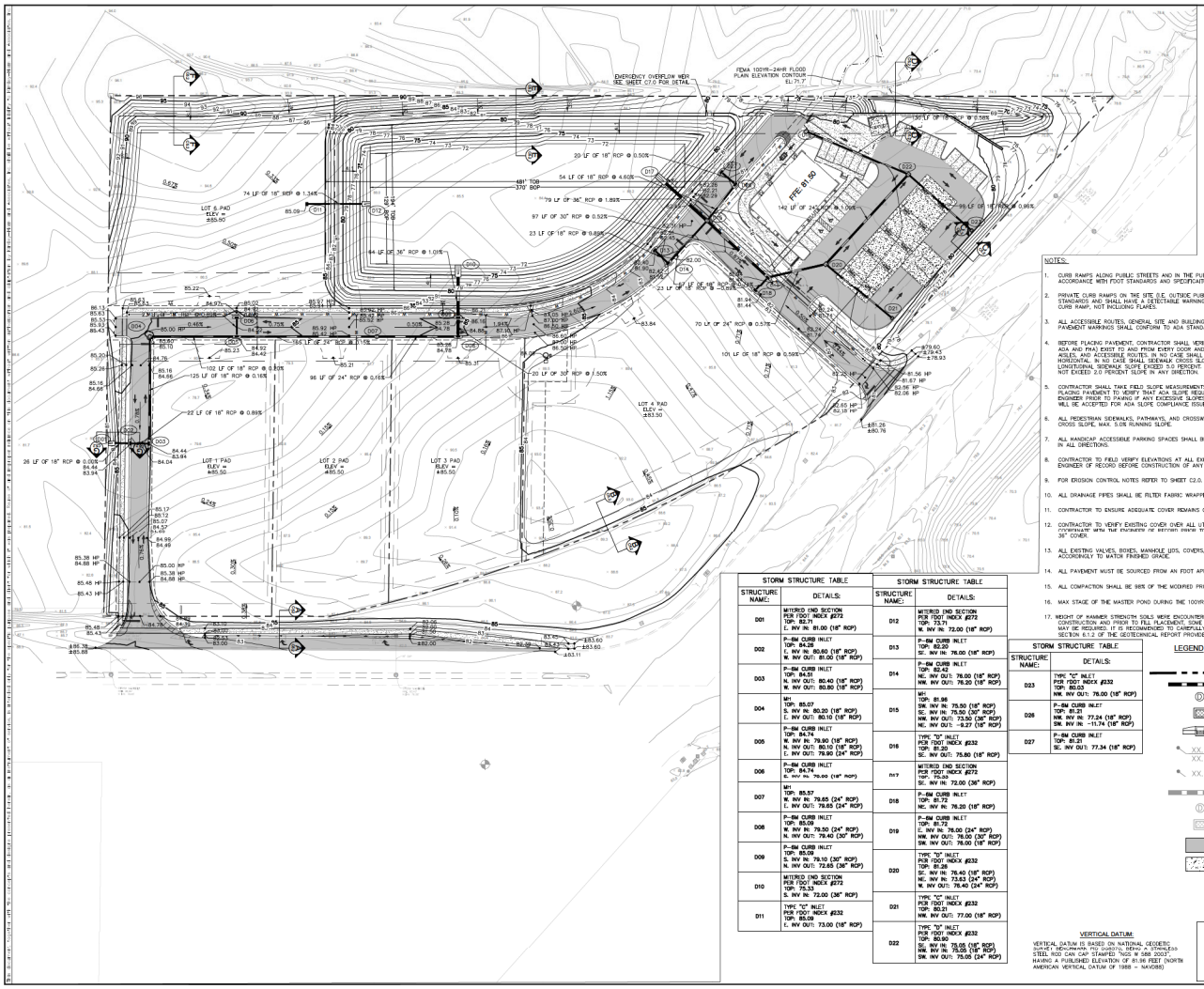
FIRE TRUCK ROUTE

SR 200 & HWY 484
MASTER
INFRASTRUCTURE

MARION COUNTY FLORIDA

SHEET NUMBER
C4.2

The documents, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



NOTES:

1. CURB RAMPS ALONG PUBLIC STREETS AND IN THE PUBLIC RIGHT-OF-WAY SHALL BE CONSTRUCTED IN ACCORDANCE WITH FDOT STANDARDS AND SPECIFICATIONS.
2. PRIVATE CURB RAMPS ON THE SITE (I.E. OUTSIDE PUBLIC STREET RIGHT-OF-WAY) SHALL CONFORM TO ADA STANDARDS AND SHALL HAVE A DETECTABLE WARNING SURFACE THAT IS FULL WIDTH AND FULL DEPTH OF THE CURB RAMP, NOT INCLUDING FLARES.
3. ALL ACCESSIBLE ROUTES, GENERAL SITE AND BUILDING ELEMENTS, RAMPS, CURB RAMPS, STRIPING, AND PAVEMENT MARKINGS SHALL CONFORM TO ADA STANDARDS FOR ACCESSIBLE DESIGN, LATEST EDITION.
4. BEFORE PLACING PAVEMENT, CONTRACTOR SHALL VERIFY THAT SUITABLE ACCESSIBLE PEDESTRIAN ROUTES (PER ADA AND FHA) EXIST TO AND FROM EVERY DOOR AND ALONG SIDEWALKS, ACCESSIBLE PARKING SPACES, ACCESS AISLES, AND ACCESSIBLE ROUTES IN NO CASE SHALL AN ACCESSIBLE RAMP SLOPE EXCEED 1 VERTICAL TO 12 HORIZONTAL. IN NO CASE SHALL SIDEWALK CROSS SLOPE EXCEED 2.0 PERCENT. IN NO CASE SHALL LONGITUDINAL SIDEWALK SLOPE EXCEED 5.0 PERCENT. ACCESSIBLE PARKING SPACES AND ACCESS AISLES SHALL NOT EXCEED 2.0 PERCENT SLOPE IN ANY DIRECTION.
5. CONTRACTOR SHALL TAKE FIELD SLOPE MEASUREMENTS ON FINISHED SUBGRADE AND FORM BOARDS PRIOR TO PLACING PAVEMENT TO VERIFY THAT ADA SLOPE REQUIREMENTS ARE PROVIDED. CONTRACTOR SHALL CONTACT ENGINEER PRIOR TO PAVING IF ANY EXCESSIVE SLOPES ARE ENCOUNTERED. NO CONTRACTOR CHANGE ORDERS WILL BE ACCEPTED FOR ADA SLOPE COMPLIANCE ISSUES.
6. ALL PEDESTRIAN SIDEWALKS, PATHWAYS, AND CROSSWALKS SHALL BE CONSTRUCTED NOT TO EXCEED MAX. 2.0% CROSS SLOPE, MAX. 5.0% RUNNING SLOPE.
7. ALL HANDICAP ACCESSIBLE PARKING SPACES SHALL BE CONSTRUCTED NOT TO EXCEED MAX. 2.0% CROSS SLOPE IN ALL DIRECTIONS.
8. CONTRACTOR TO FIELD VERIFY ELEVATIONS AT ALL EXISTING SIDEWALK AND ROAD CONNECTION POINTS WITH ENGINEER OF RECORD BEFORE CONSTRUCTION OF ANY IMPROVEMENTS.
9. FOR EROSION CONTROL NOTES REFER TO SHEET C2.0.
10. ALL DRAINAGE PIPES SHALL BE FILTER FABRIC WRAPPED PER FDOT STANDARD PLAN #430-001.
11. CONTRACTOR TO ENSURE ADEQUATE COVER REMAINS OVER ALL EXISTING UTILITIES.
12. CONTRACTOR TO VERIFY EXISTING COVER OVER ALL UTILITIES BEFORE START OF CONSTRUCTION AND TO COORDINATE WITH THE ENGINEER OF RECORD PRIOR TO START OF CONSTRUCTION IF DESIGN DOES NOT PROVIDE 36" COVER.
13. ALL EXISTING VALVES, BOXES, MANHOLE LIDS, COVERS, AND SIMILAR APPURTENANCES MUST BE ADJUSTED ACCORDINGLY TO MATCH FINISHED GRADE.
14. ALL PAVEMENT MUST BE SOURCED FROM AN FDOT APPROVED PLANT.
15. ALL COMPACTION SHALL BE 98% OF THE MODIFIED PROCTOR MAXIMUM DENSITY (AASHTO T-180).
16. MAX STAGE OF THE MASTER POND DURING THE 100YR-24HR STORM EVENT IS 77.78'.
17. WEIGHT OF HAMMER STRENGTH SOILS WERE ENCOUNTERED WITHIN THE UPPER 4 FEET BENEATH GRADE. DURING CONSTRUCTION AND PRIOR TO FILL PLACEMENT, SOME UNDERCUTTING AND COMPACTION OF THESE MATERIALS MAY BE REQUIRED. IT IS RECOMMENDED TO CAREFULLY PROOFROLL THE PAVEMENT AREAS AS OUTLINED IN SECTION 6.1.2 OF THE GEOTECHNICAL REPORT PROVIDED BY ECS, DATED 05/02, 2024.

STORM STRUCTURE TABLE	
STRUCTURE NAME:	DETAILS:
D01	MITERED END SECTION PER FDOT INDEX #272 TOP: 82.71 I.: INV IN: 81.00 (18" RCP)
D02	P-8M CURB INLET TOP: 84.28 I.: INV IN: 80.60 (18" RCP) W. INV OUT: 81.00 (18" RCP)
D03	P-8M CURB INLET TOP: 84.51 N. INV OUT: 80.40 (18" RCP) W. INV OUT: 80.80 (18" RCP)
D04	MH TOP: 85.07 S. INV IN: 80.20 (18" RCP) E. INV OUT: 80.10 (18" RCP)
D05	P-8M CURB INLET TOP: 84.74 W. INV IN: 79.90 (18" RCP) N. INV OUT: 80.10 (18" RCP) E. INV OUT: 79.90 (24" RCP)
D06	P-8M CURB INLET TOP: 84.74 E. INV IN: 79.00 (18" RCP)
D07	MH TOP: 85.57 W. INV IN: 79.65 (24" RCP) I. INV OUT: 79.85 (24" RCP)
D08	P-8M CURB INLET TOP: 85.09 W. INV IN: 79.50 (24" RCP) N. INV OUT: 79.40 (30" RCP)
D09	P-8M CURB INLET TOP: 85.09 S. INV IN: 79.10 (30" RCP) N. INV OUT: 72.65 (36" RCP)
D10	MITERED END SECTION PER FDOT INDEX #272 TOP: 75.33 S. INV IN: 72.00 (36" RCP)
D11	TYPE "C" INLET PER FDOT INDEX #232 TOP: 85.09 E. INV OUT: 73.00 (18" RCP)

STORM STRUCTURE TABLE	
STRUCTURE NAME:	DETAILS:
D12	MITERED END SECTION PER FDOT INDEX #272 TOP: 73.71 W. INV IN: 72.00 (18" RCP)
D13	P-8M CURB INLET TOP: 82.20 SE. INV IN: 76.00 (18" RCP)
D14	P-8M CURB INLET TOP: 82.42 NE. INV OUT: 78.00 (18" RCP) NW. INV OUT: 76.20 (18" RCP)
D15	MH TOP: 81.86 SW. INV IN: 75.50 (18" RCP) SE. INV IN: 75.50 (30" RCP) NW. INV OUT: 73.50 (36" RCP) NE. INV OUT: -9.27 (18" RCP)
D16	TYPE "D" INLET PER FDOT INDEX #232 TOP: 81.20 SE. INV OUT: 75.80 (18" RCP)
D17	MITERED END SECTION PER FDOT INDEX #272 TOP: 75.24 SE. INV IN: 72.00 (36" RCP)
D18	P-8M CURB INLET TOP: 81.72 NE. INV IN: 76.20 (18" RCP)
D19	P-8M CURB INLET TOP: 81.72 E. INV IN: 76.00 (24" RCP) NW. INV OUT: 76.00 (30" RCP) SW. INV OUT: 76.00 (18" RCP)
D20	TYPE "D" INLET PER FDOT INDEX #232 TOP: 81.28 SE. INV IN: 76.40 (18" RCP) NE. INV IN: 73.63 (24" RCP) W. INV OUT: 76.40 (24" RCP)
D21	TYPE "D" INLET PER FDOT INDEX #232 TOP: 80.01 NW. INV OUT: 77.00 (18" RCP)
D22	TYPE "D" INLET PER FDOT INDEX #232 TOP: 80.90 SE. INV IN: 75.05 (18" RCP) NW. INV IN: 75.05 (18" RCP) SW. INV OUT: 75.05 (24" RCP)

STORM STRUCTURE TABLE	
STRUCTURE NAME:	DETAILS:
D23	TYPE "C" INLET PER FDOT INDEX #232 TOP: 80.03 NW. INV OUT: 78.00 (18" RCP)
D26	P-8M CURB INLET TOP: 81.21 NW. INV IN: 77.24 (18" RCP) SW. INV IN: -11.74 (18" RCP)
D27	P-8M CURB INLET TOP: 81.21 SE. INV OUT: 77.34 (18" RCP)

LEGEND

- PROPERTY LINE
- PROPOSED STORM PIPE
- PROPOSED STORM MANHOLE
- PROPOSED DITCH BOTTOM INLET
- PROPOSED CURB INLET
- PROPOSED ELEV. TOP OF CURB / PROPOSED ELEV. BOTT. OF CURB
- PROPOSED SPOT ELEVATION
- EXISTING STORM PIPE
- EXISTING STORM MANHOLE
- EXISTING STORM INLET
- PROPOSED HEAVY DUTY ASPHALT PAVEMENT (SEE DETAIL SHEET C7.0)
- PROPOSED CONCRETE SIDEWALK (SEE DETAIL SHEET C7.0)

VERTICAL DATUM:

VERTICAL DATUM IS BASED ON NATIONAL GEODETIC SURVEY BENCHMARK PID DJ8503, BEING A STAINLESS STEEL ROD CAN CAP STAMPED "NGS N 588 2003", HAVING A PUBLISHED ELEVATION OF 81.96 FEET (NORTH AMERICAN VERTICAL DATUM OF 1988 – NAVD88)

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NO.	REVISIONS	DATE	BY
1	–	–	–

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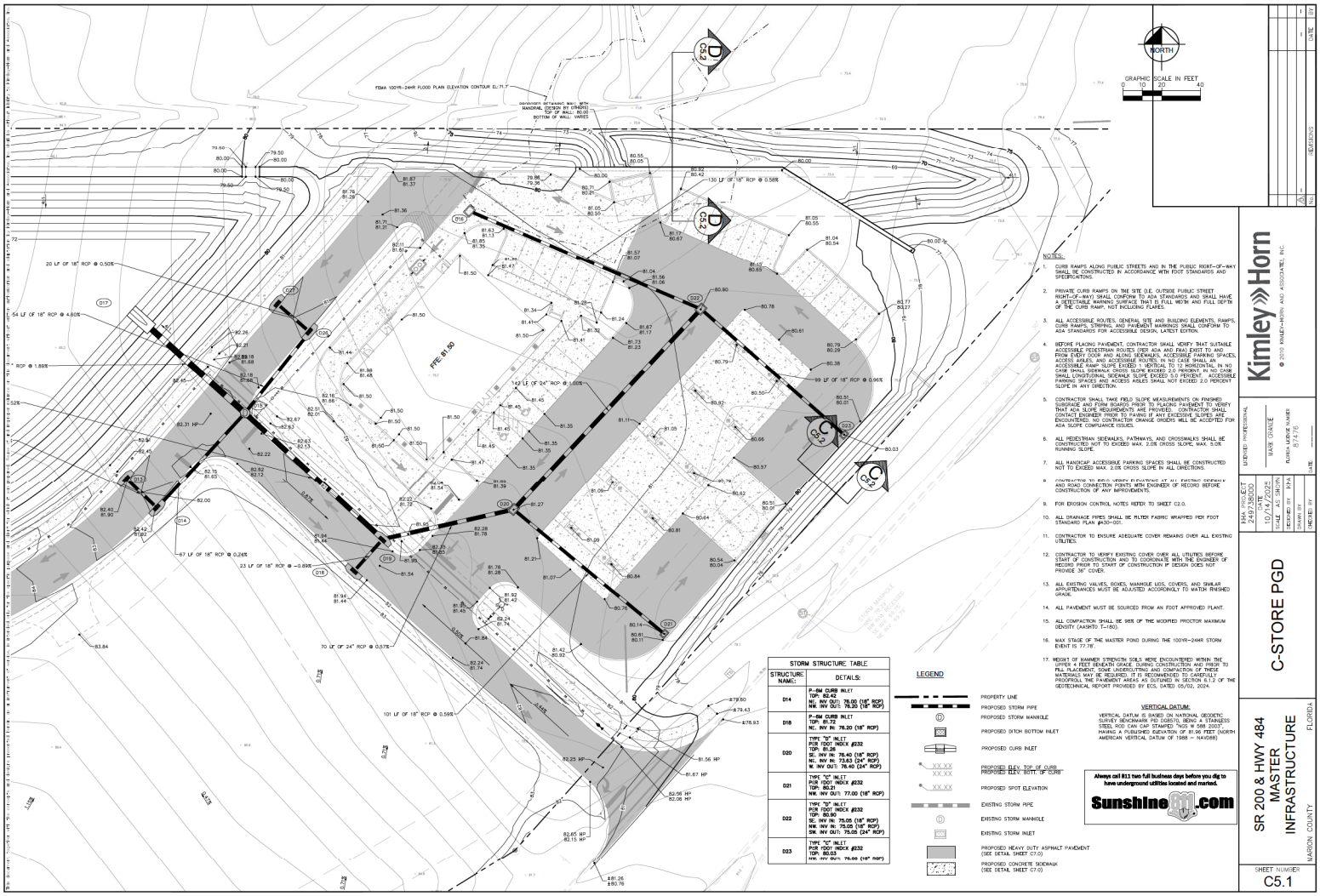
LICENSED PROFESSIONAL ENGINEER
MARK GRAHLE
FLORIDA LICENSE NUMBER 87476
DATE: ——

HHA PROJECT 249738000
DATE 10/14/2025
SCALE AS SHOWN
DESIGNED BY HHA
DRAWN BY
CHECKED BY

PAVING, GRADING, AND DRAINAGE PLAN

SR 200 & HWY 484 MASTER INFRASTRUCTURE
MARION COUNTY FLORIDA

SHEET NUMBER
C5.0



STORM STRUCTURE TABLE	
STRUCTURE NAME:	DETAILS:
D14	P-8M CURB INLET TOP: 82.42 NE. INV OUT: 78.00 (18" RCP) NW. INV OUT: 78.30 (18" RCP)
D18	P-8M CURB INLET TOP: 81.72 NE. INV IN: 76.30 (18" RCP)
D20	TYPE "S" INLET PER FDOT INDEX #232 TOP: 81.26 SE. INV IN: 76.40 (18" RCP) NE. INV IN: 73.83 (24" RCP) W. INV OUT: 76.40 (24" RCP)
D21	TYPE "S" INLET PER FDOT INDEX #232 TOP: 80.21 NW. INV OUT: 77.00 (18" RCP)
D22	TYPE "S" INLET PER FDOT INDEX #232 TOP: 80.90 SE. INV IN: 75.05 (18" RCP) NW. INV IN: 75.05 (18" RCP) SW. INV OUT: 75.05 (24" RCP)
D23	TYPE "C" INLET PER FDOT INDEX #232 TOP: 80.03 NW. INV OUT: 76.06 (18" RCP)

LEGEND

- PROPERTY LINE
- PROPOSED STORM PIPE
- PROPOSED STORM MANHOLE
- PROPOSED DITCH BOTTOM INLET
- PROPOSED CURB INLET
- PROPOSED ELEV. TOP OF CURB / PROPOSED ELEV. BOTT. OF CURB
- PROPOSED SPOT ELEVATION
- EXISTING STORM PIPE
- EXISTING STORM MANHOLE
- EXISTING STORM INLET
- PROPOSED HEAVY DUTY ASPHALT PAVEMENT (SEE DETAIL SHEET C7.0)
- PROPOSED CONCRETE SIDEWALK (SEE DETAIL SHEET C7.0)

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11. CONTRACTOR TO ENSURE ADEQUATE COVER REMAINS OVER ALL EXISTING UTILITIES.
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VERTICAL DATUM:

VERTICAL DATUM IS BASED ON NATIONAL GEODETIC SURVEY BENCHMARK PID DG9570, BEING A STAINLESS STEEL ROD CAN CAP STAMPED "NGS W 588 2003", HAVING A PUBLISHED ELEVATION OF 81.96 FEET (NORTH AMERICAN VERTICAL DATUM OF 1988 – NAVD88)

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NO.	REVISIONS	DATE	BY
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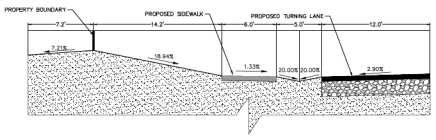
LICENSED PROFESSIONAL: MARK GRABLE, FLORIDA LICENSE NUMBER 87476, DATE

HHA PROJECT 249738000
DATE 10/7/2025
SCALE AS SHOWN
DESIGNED BY HHA
DRAWN BY
CHECKED BY

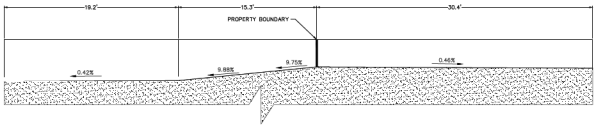
C-STORE PGD

SR 200 & HWY 484
MASTER
INFRASTRUCTURE
MARION COUNTY FLORIDA

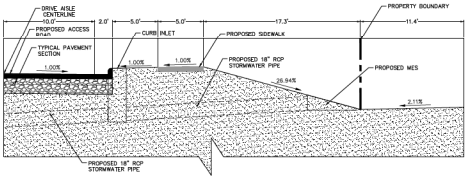
SHEET NUMBER
C5.1



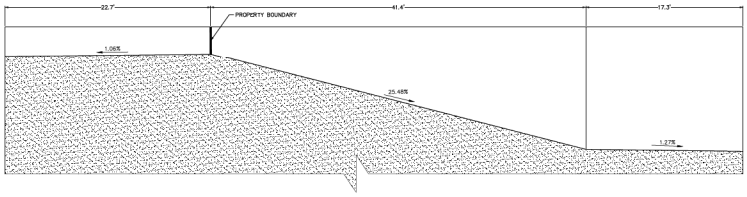
SECTION A-A
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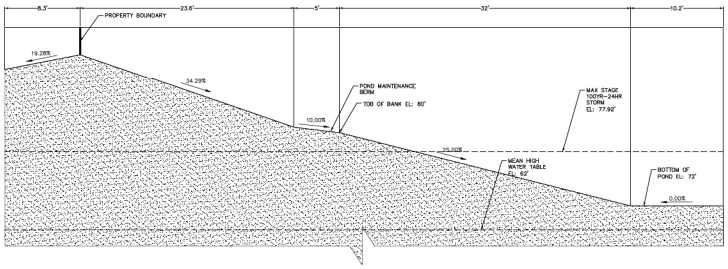
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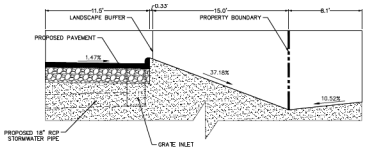
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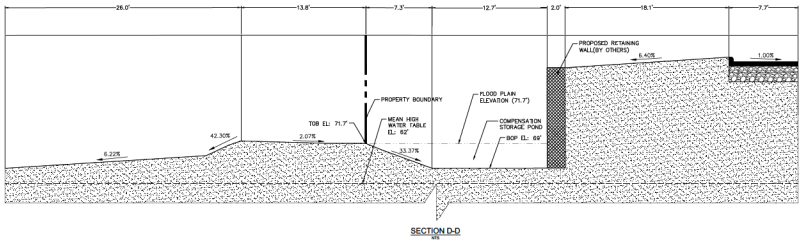
SECTION F-F
NTS



SECTION E-E
NTS



SECTION C-C
NTS



SECTION D-D
NTS

GRAPHIC SCALE IN FEET
0 2.5 5 10

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NO.	DATE	REVISIONS
1	--	--

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LICENSED PROFESSIONAL
MARK GRABLE
FLORIDA LICENSE NUMBER
87476
DATE

KHA PROJECT	249738000
DATE	10/14/2025
SCALE	AS SHOWN
DESIGNED BY	MHA
DRAWN BY	
CHECKED BY	

PGD SECTIONS

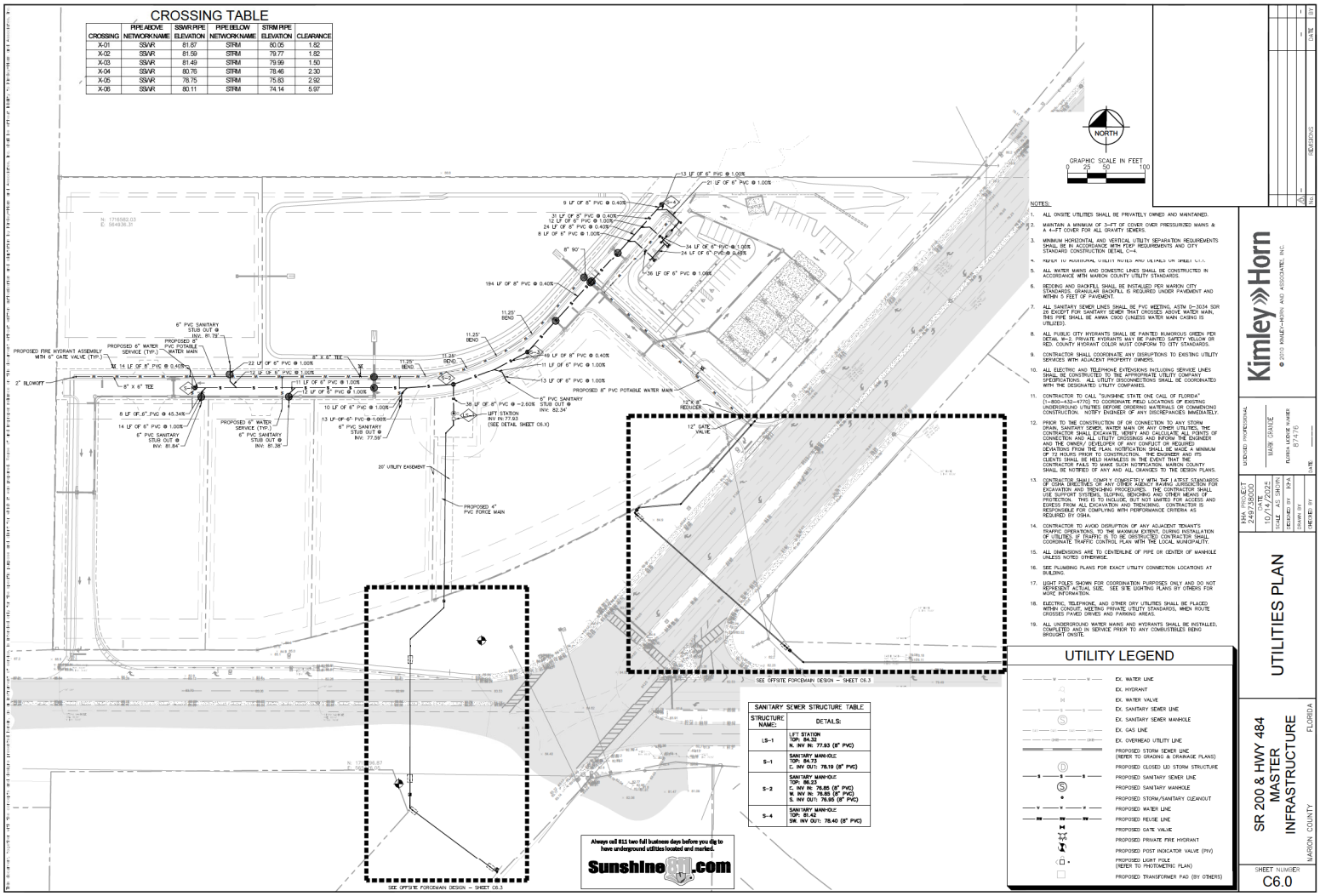
SR 200 & HWY 484
MASTER
INFRASTRUCTURE
MARION COUNTY FLORIDA

SHEET NUMBER
C5.2

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CROSSING TABLE

CROSSING	PIPE ABOVE NETWORK NAME	SSWR PIPE ELEVATION	PIPE BELOW NETWORK NAME	STRM PIPE ELEVATION	CLEARANCE
X-01	SSWR	81.87	STRM	80.05	1.82
X-02	SSWR	81.59	STRM	79.77	1.82
X-03	SSWR	81.49	STRM	79.99	1.50
X-04	SSWR	80.76	STRM	78.46	2.30
X-05	SSWR	78.75	STRM	75.83	2.92
X-06	SSWR	80.11	STRM	74.14	5.97



SANITARY SEWER STRUCTURE TABLE

STRUCTURE NAME:	DETAILS:
LS-1	LIFT STATION TOP: 84.32 N. INV IN: 77.93 (8" PVC)
S-1	SANITARY MANHOLE TOP: 84.73 E. INV OUT: 78.19 (8" PVC)
S-2	SANITARY MANHOLE TOP: 86.23 E. INV IN: 78.85 (8" PVC) W. INV IN: 78.85 (8" PVC) S. INV OUT: 79.95 (8" PVC)
S-4	SANITARY MANHOLE TOP: 81.42 SW. INV OUT: 78.40 (8" PVC)

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NOTES:

1. ALL ONSITE UTILITIES SHALL BE PRIVATELY OWNED AND MAINTAINED.
2. MAINTAIN A MINIMUM OF 3'-FT OF COVER OVER PRESSURIZED MAINS & A 4'-FT COVER FOR ALL GRAVITY SEWERS.
3. MINIMUM HORIZONTAL AND VERTICAL UTILITY SEPARATION REQUIREMENTS SHALL BE IN ACCORDANCE WITH FDEP REQUIREMENTS AND CITY STANDARD CONSTRUCTION DETAIL C-4.
4. REFER TO ADDITIONAL UTILITY NOTES AND DETAILS ON SHEET C7.1.
5. ALL WATER MAINS AND DOMESTIC LINES SHALL BE CONSTRUCTED IN ACCORDANCE WITH MARION COUNTY UTILITY STANDARDS.
6. BEDDING AND BACKFILL SHALL BE INSTALLED PER MARION CITY STANDARDS. GRANULAR BACKFILL IS REQUIRED UNDER PAVEMENT AND WITHIN 5 FEET OF PAVEMENT.
7. ALL SANITARY SEWER LINES SHALL BE PVC MEETING, ASTM D-3034 SDR 26 EXCEPT FOR SANITARY SEWER THAT CROSSES ABOVE WATER MAIN, THIS PIPE SHALL BE AWWA C900 (UNLESS WATER MAIN CASING IS UTILIZED).
8. ALL PUBLIC CITY HYDRANTS SHALL BE PAINTED HUMOROUS GREEN PER DETAIL W-2. PRIVATE HYDRANTS MAY BE PAINTED SAFETY YELLOW OR RED. COUNTY HYDRANT COLOR MUST CONFORM TO CITY STANDARDS.
9. CONTRACTOR SHALL COORDINATE ANY DISRUPTIONS TO EXISTING UTILITY SERVICES WITH ADJACENT PROPERTY OWNERS.
10. ALL ELECTRIC AND TELEPHONE EXTENSIONS INCLUDING SERVICE LINES SHALL BE CONSTRUCTED TO THE APPROPRIATE UTILITY COMPANY SPECIFICATIONS. ALL UTILITY DISCONNECTIONS SHALL BE COORDINATED WITH THE DESIGNATED UTILITY COMPANIES.
11. CONTRACTOR TO CALL "SUNSHINE STATE ONE CALL OF FLORIDA" (1-800-432-4770) TO COORDINATE FIELD LOCATIONS OF EXISTING UNDERGROUND UTILITIES BEFORE PURCHASING MATERIALS OR COMMENCING CONSTRUCTION. NOTIFY ENGINEER OF ANY DISCREPANCIES IMMEDIATELY.
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NO.	DESCRIPTION	DATE	BY
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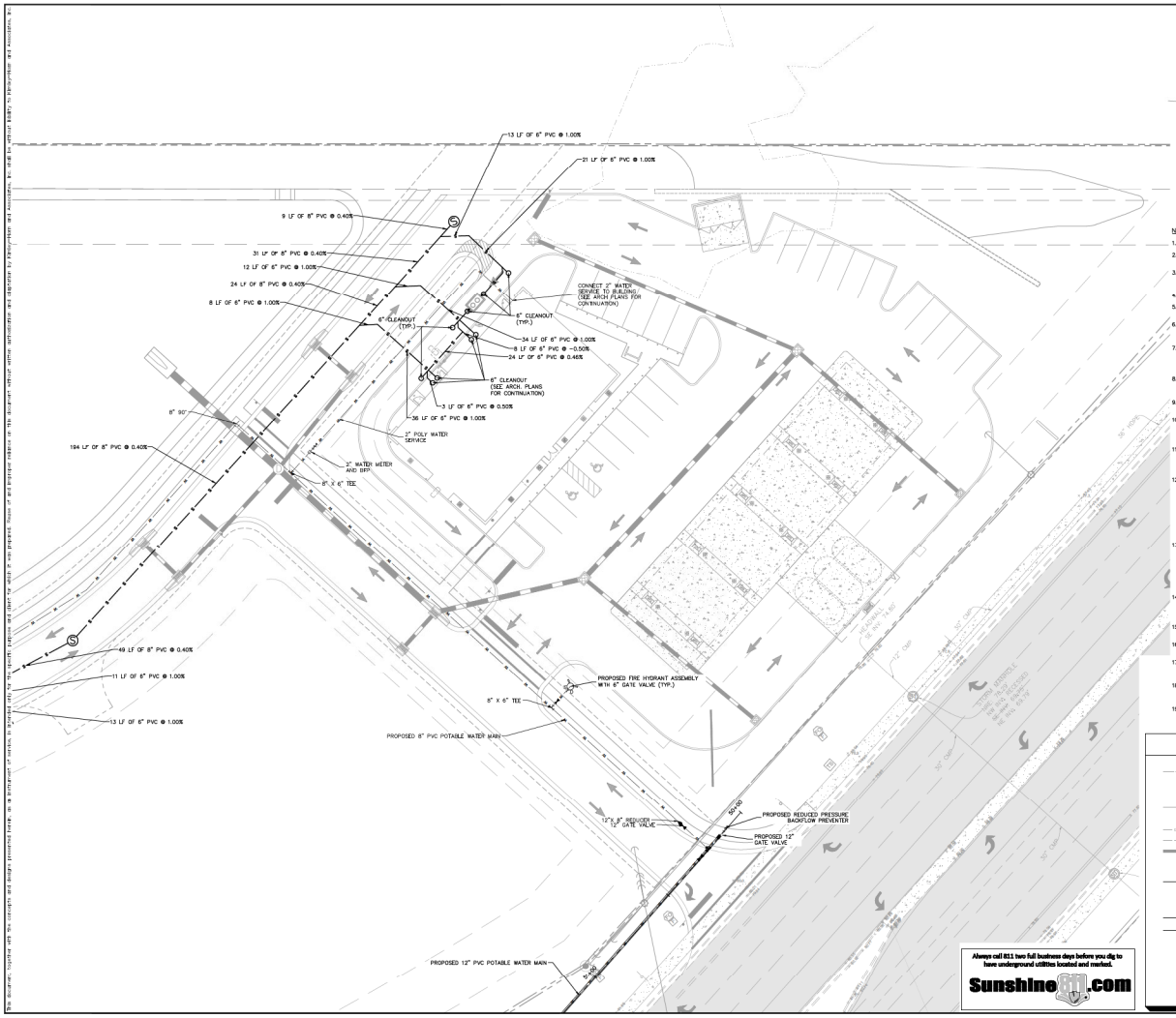
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MARK GRAHLE
FLORIDA LICENSE NUMBER
87476
DATE

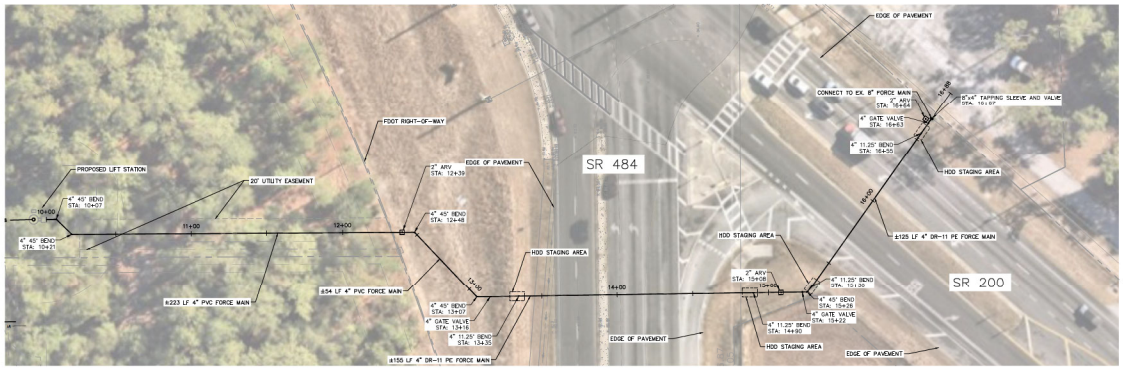
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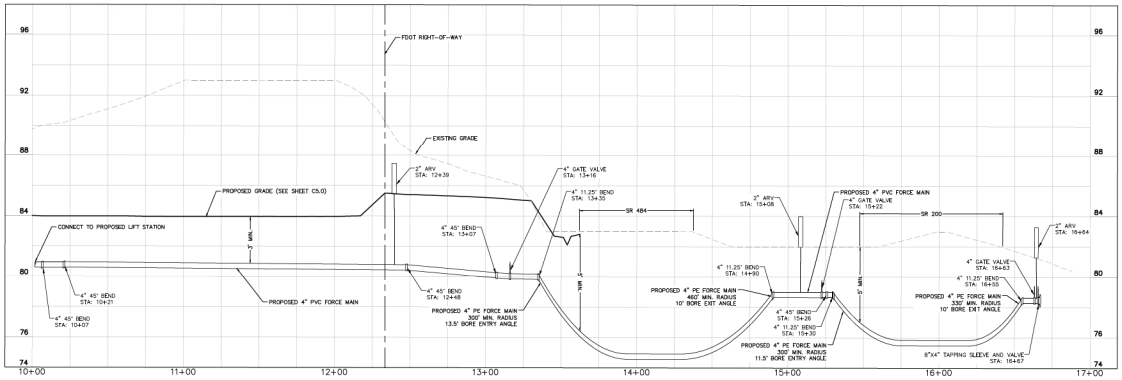
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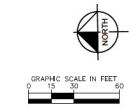
SR 200 & HWY 484
MASTER
INFRASTRUCTURE
MARION COUNTY FLORIDA

SHEET NUMBER
C6.0


NORTH
GRAPHIC SCALE IN FEET
0 10 20 40
13 LF OF 6" PVC @ 1.00%
21 LF OF 8" PVC @ 1.00%
9 LF OF 8" PVC @ 0.40%
31 LF OF 8" PVC @ 0.40%
12 LF OF 6" PVC @ 1.00%
24 LF OF 8" PVC @ 0.40%
8 LF OF 6" PVC @ 1.00%
CONNECT 2" WATER SERVICE TO BUILDING (SEE ARCH. PLANS FOR CONTINUATION)
6" CLEANOUT (TYP.)
6" CLEANOUT (TYP.)
34 LF OF 6" PVC @ 1.00%
8 LF OF 6" PVC @ -0.50%
24 LF OF 6" PVC @ 0.46%
6" CLEANOUT (SEE ARCH. PLANS FOR CONTINUATION)
3 LF OF 6" PVC @ 0.50%
36 LF OF 6" PVC @ 1.00%
6" 90°
194 LF OF 8" PVC @ 0.40%
2" POLY WATER SERVICE
2" WATER METER AND BKFL
8" X 6" TEE
49 LF OF 8" PVC @ 0.40%
11 LF OF 6" PVC @ 1.00%
13 LF OF 6" PVC @ 1.00%
PROPOSED FIRE HYDRANT ASSEMBLY WITH 6" GATE VALVE (TYP.)
6" X 6" TEE
PROPOSED 8" PVC POTABLE WATER MAIN
12" X 8" REDUCER
12" GATE VALVE
PROPOSED REDUCED PRESSURE BACKFLOW PREVENTER
PROPOSED 12" GATE VALVE
PROPOSED 12" PVC POTABLE WATER MAIN
30' DRE
30' DRE
30' DRE







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1	--	--

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LICENSED PROFESSIONAL
MARK GRADLE
FLORIDA LICENSE NUMBER
87476
DATE

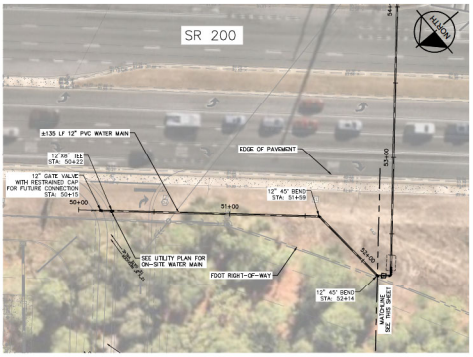
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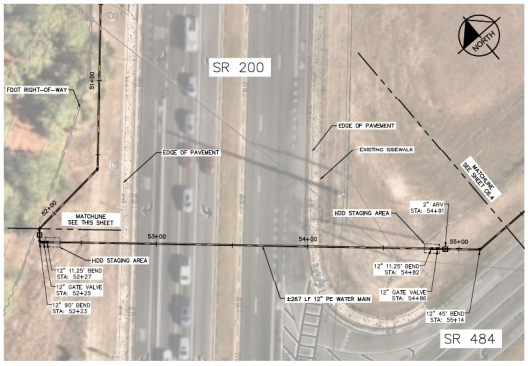
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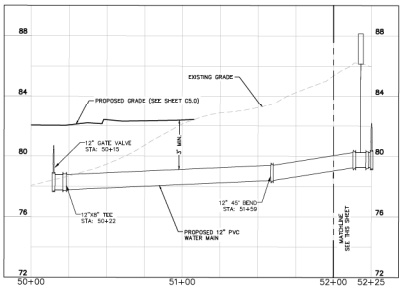
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MASTER
INFRASTRUCTURE
MARION COUNTY FLORIDA

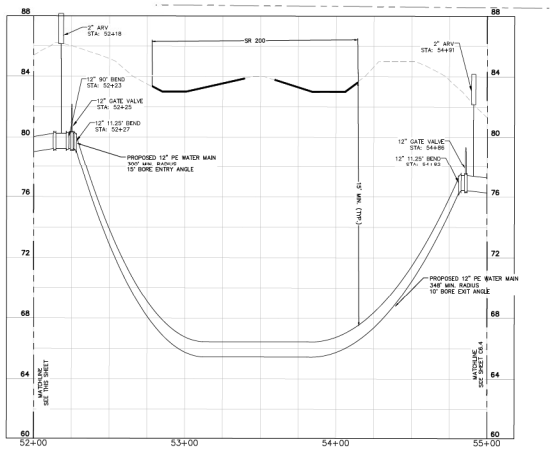
SHEET NUMBER
C6.2

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GRAPHIC SCALE IN FEET
0 15 30 60

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Sunshine811.com

NO.	DESCRIPTION	DATE	BY
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1	REVISIONS	–	–

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LICENSED PROFESSIONAL
MARK GRABLE
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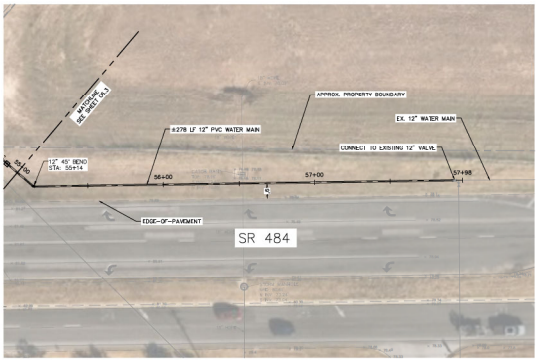
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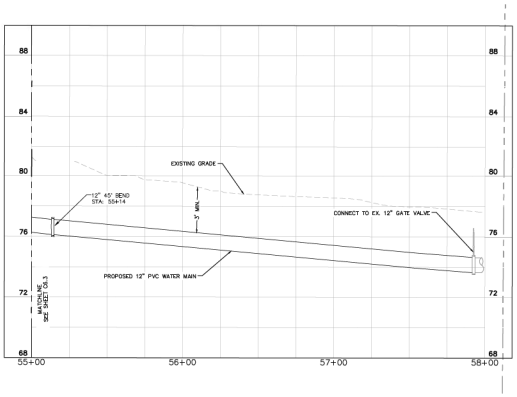
WATER MAIN PLAN AND PROFILE

SR 200 & HWY 484
MASTER
INFRASTRUCTURE
MARION COUNTY FLORIDA

SHEET NUMBER
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LICENSED PROFESSIONAL: MARK GRABLE
FLORIDA LICENSE NUMBER: 87476
DATE: ——

HHA PROJECT: 249736000
DATE: 10/7/2025
SCALE: AS SHOWN
DESIGNED BY: HHA
DRAWN BY:
CHECKED BY:

WATER MAIN PLAN AND PROFILE

SR 200 & HWY 484 MASTER INFRASTRUCTURE
MARION COUNTY FLORIDA

SHEET NUMBER: C6.4

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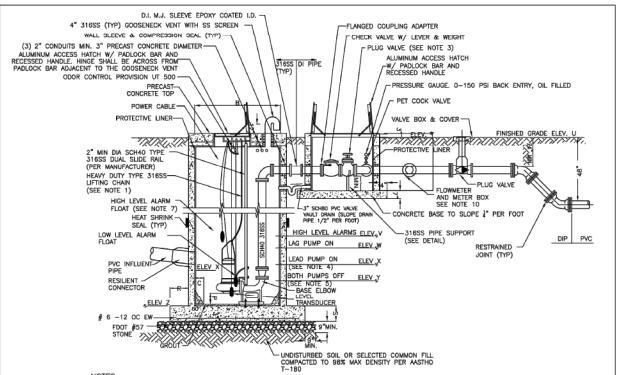
Marion County FLORIDA UTILITIES

MCBOCC EFFECTIVE 04/13/2023

REVISION # 1

DUPLEX PUMP STATION SECTION W/ VALVE VAULT

7.3.2 UT 501



NOTES:
1. EACH PUMP SHALL BE FITTED WITH 6 FEET (6'-0") OF TYPE 316SS, 3/4" CHAIN ATTACHED TO THE LIFTING MECHANISM AND AIRCRAFT RATED 1/4" SS CABLE PROVIDED BETWEEN THE CABLE HOLDER AND THE CHAIN.
2. WALL SLEEVE AND COMPRESSION SEALS SHALL BE COMPATIBLE WITH LINER.
3. PLUG VALVES IN VALVE VAULTS SHALL BE GEAR OPERATED SQUARE NUT VALVES.
4. ELEVATION X – ELEVATION Z ≥ 5'.
5. PUMP OFF ELEVATION TO BE PER MANUFACTURER'S MINIMUM SUBMERGENCE AND LOW LEVEL FLOAT OFF POINT.
6. SEE FIGURE UT 503 FOR DESCRIPTIONS OF DIMENSION SYMBOLS.
7. INSTALLED TO PROVIDE DRY CONTACT FOR SCADA AND OPERATION OF INDEPENDENT FLOAT BACKUP SYSTEM HIGH WELL.
8. ALL FLANGES: PIPE, VALVES AND APPURTENANCES SHALL HAVE 316SS HARDWARE.
9. EMERGENCY PUMP OUT BAUER CONNECTION (MIN. 4") SHALL BE IN VALVE VAULT.
10. FLOWMETER AND METER BOX TO BE INSTALLED AS REQUIRED PER MCU, DETAIL SHOWING FLOWMETER AND METER BOX TO BE SUBMITTED TO AND APPROVED BY MCU.
11. ELECTRICAL CONDUIT SIZE WILL VARY WITH PUMP SIZE (MINIMUM 2").

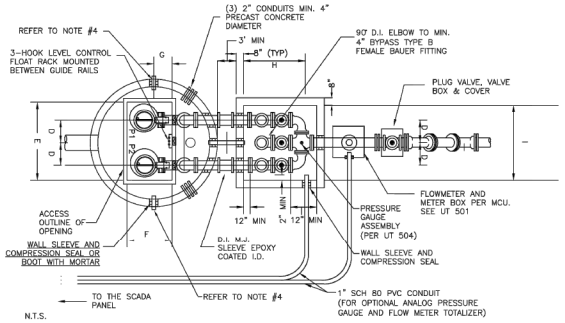
Marion County FLORIDA UTILITIES

MCBOCC EFFECTIVE 04/13/2023

REVISION # 1

DUPLEX PUMP STATION PLAN W/ VALVE VAULT

7.3.2 UT 502



NOTES:
1. SEE DETAIL UT 503 FOR DESCRIPTIONS OF DIMENSION SYMBOLS.
2. MCU APPROVAL IS REQUIRED PRIOR TO PIPE LAYOUT CHANGES.
3. PRESSURE GAUGE ASSEMBLY SHALL BE INSTALLED ON A 4-WAY CROSS.
4. ODOR CONTROL PROVISIONS, SEE DETAIL UT 500. MCU APPROVAL IS REQUIRED PRIOR TO PRECAST INSTALLATION.
5. ELECTRICAL CONDUIT SIZE WILL VARY WITH PUMP SIZE. 2" SCH80 PVC MINIMUM.

NO.	REVISIONS	DATE	BY
1	–	–	–

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LICENSED PROFESSIONAL
MARK GRADLE
FLORIDA LICENSE NUMBER
87476
DATE

HHA PROJECT 249738000
DATE 10/7/2025
SCALE AS SHOWN
DESIGNED BY HHA
DRAWN BY
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LIFT STATION DETAILS

SR 200 & HWY 484 MASTER INFRASTRUCTURE
MARION COUNTY FLORIDA

SHEET NUMBER
C6.5

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MANUFACTURER: FLYGT
MODEL: NP 3085 SH 3~ Adaptive 256
IMP: Hard Iron
DIA: 116 MM.
SPEED: 3,445 RPM
DISCHARGE SIZE: 3 IN

VOLTAGE: 230
PHASE: 3
H.P.: 4
MAX. SOLID SIZE (3 IN MIN): 3 IN
CURVE NUMBER: ISO 9906

SHUT OFF HEAD: 80.00 FEET TDH
HIGH HEAD CONDITION: 74 GPM AT 63.5 FEET TDH
MINIMUM HEAD CONDITION: 173 GPM AT 41.5 FEET TDH

DESCRIPTION	SYMBOL	DIMENSION	ELEVATION
THICKNESS OF WALL	A	8" (MIN)	—
DIAMETER OF WET WELL	B	6' (MIN)	—
WIDTH OF BOTTOM FILLET	C	SEE NOTE 1	—
C/L OF WET WELL TO C/L OF PIPES	D	SEE NOTE 1	—
LENGTH OF PUMP ACCESS OPENING	E	SEE NOTE 1	—
WIDTH OF PUMP ACCESS OPENING	F	SEE NOTE 1	—
CENTER OF WET WELL TO EDGE OF HATCH	G	SEE NOTE 1	—
VALVE BOX HATCH OPENING	H	30''	—
VALVE BOX HATCH OPENING	I	30''	—
LIP WIDTH OF WETWELL BASE	R	18" (MIN)	—
THICKNESS OF WETWELL BASE	S	12" (MIN)	—
TOP OF WET WELL	T	—	87.00'
FINISHED GRADE	U	—	87.00'
HIGH LEVEL ALARMS	V	—	77.43'
LAG PUMP ON	W	—	76.93'
LEAD PUMP ON / INFLUENT PIPE INVERT	X	—	75.93' / 77.93'
PUMPS OFF (TOP OF PUMP VOLUTE)/LOW LEVEL ALARM	Y	—	74.68'
BOTTOM OF PUMP TO FLOOR OF WET WELL	P	2' 15/16''	—
STEP HEIGHT (IF REQUIRED)	Q		—
FLOOR OF WET WELL	Z	—	72.68'
THICKNESS OF WET WELL LID		8" (MIN)	—

NOTES:
1. PER PUMP MANUFACTURER'S REQUIREMENTS.
2. DIMENSION P AND ELEVATIONS Y AND Z MUST MEET MANUFACTURER'S REQUIREMENTS.
3. ELEVATION X – ELEVATION Z ≥ 5'
4. TOP ELEVATION OF WET WELL SHALL BE A MINIMUM OF 1' ABOVE THE 100 YEAR FLOOD ELEVATION AND THE ELEVATION OF THE CROWN OF THE ROAD.
5. SYMBOLS SHOWN IN TABLE ARE USED IN DETAILS UT 501, UT 502, UT 515, UT 516, UT 520, AND UT 521. SYMBOLS "H" AND "I" ARE ONLY USED FOR UT 501 AND UT 502.
6. COPY OF TABLE SHALL BE FILLED OUT PER DESIGN ENGINEER AND PROVIDED TO MCU IN THE OPERATIONS AND MAINTENANCE MANUAL.

Marion County FLORIDA UTILITIES

MCBCC EFFECTIVE 04/13/2023
REVISION # 1

PUMP STATION DESIGN SPECIFICATIONS

7.3.2
UT 503

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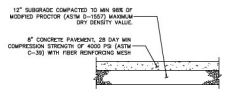
LICENSED PROFESSIONAL: MARK GRADLE
FLORIDA LICENSE NUMBER: 87476
DATE:

KHA PROJECT 249738000
DATE: 10/14/2025
SCALE: AS SHOWN
DESIGNED BY: MPA
DRAWN BY:
CHECKED BY:

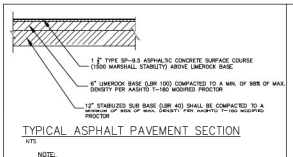
LIFT STATION DETAILS

SR 200 & HWY 484 MASTER INFRASTRUCTURE
MARION COUNTY FLORIDA

SHEET NUMBER
C6.6

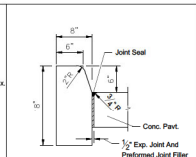


CONCRETE PAVEMENT DETAIL
N.T.S.

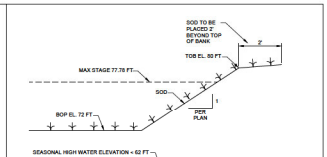


TYPICAL ASPHALT PAVEMENT SECTION
NTS

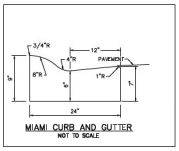
NOTE:
THE PAVEMENT DETAILS ARE BASED UPON INFORMATION RECEIVED FROM THE REPORT "GEOTECHNICAL ENGINEERING REPORT" BY ECS FLORIDA, LLC, DATED MAY 2, 2024. REFER TO THIS REPORT FOR FURTHER INFORMATION.



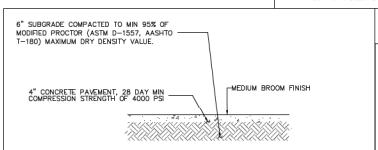
TYPE D



TYPICAL DRY DRAINAGE RETENTION AREA SECTION
N.T.S.

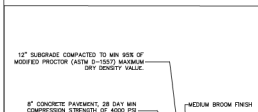


MIAMI CURB AND GUTTER
NOT TO SCALE



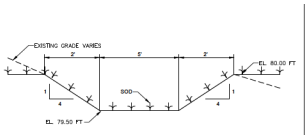
CONCRETE SIDEWALK DETAIL
NTS

SIDEWALK NOTES:
1. ALL CONCRETE SIDEWALKS SHALL BE CONSTRUCTED PER FDOT DESIGN INDEX #310.
2. SIDEWALK SHALL USE 3,000 PSI CLASS 1 CONCRETE AND SHALL BE 4" THICK.
3. SIDEWALK SHALL EXTEND ACROSS THE DRIVEWAY.
4. SIDEWALK WITHIN THE DRIVEWAY SHALL BE 6" THICK.
5. SIDEWALK ADJACENT TO THE DRIVEWAY SHALL BE 6" THICK.

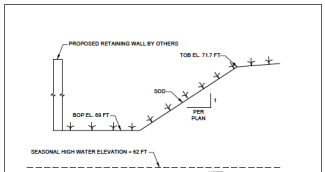


HEAVY DUTY CONCRETE PAVEMENT DETAIL
NTS

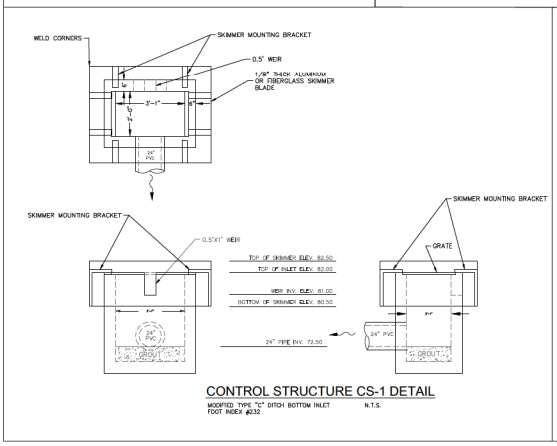
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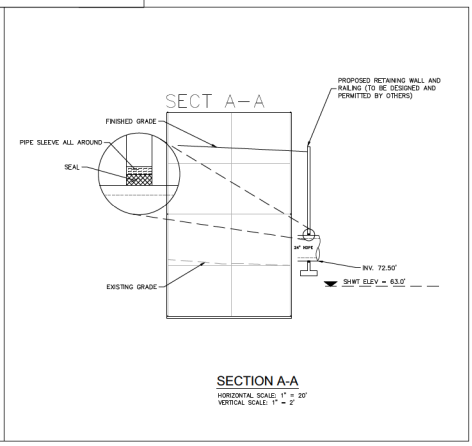
EMERGENCY OVERFLOW WEIR DETAIL
N.T.S.



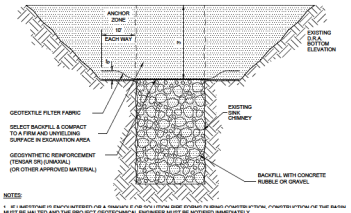
DRY COMPENSATION STORAGE AREA SECTION
N.T.S.



CONTROL STRUCTURE CS-1 DETAIL
MODIFIED TYPE "C" DITCH BOTTOM INLET
FDOT INDEX #232
N.T.S.



SECTION A-A
HORIZONTAL SCALE: 1" = 20'
VERTICAL SCALE: 1" = 2'



NOTES:
1. IF LIMESTONE IS ENCOUNTERED OR A SINKHOLE FORMS DURING EXCAVATION, CONSTRUCTION ACTIVITY IN THE BASIN MUST BE HALTED AND THE PROJECT GEOTECHNICAL ENGINEER MUST BE NOTIFIED IMMEDIATELY.
2. THE SINKHOLE OR SOLUTION PIPE MUST BE REPAIRED WITHIN 10 DAYS OF THE DISCOVERY USING A DISTRICT APPROVED METHOD.
3. THE STORMWATER SYSTEM MUST BE INSPECTED MONTHLY FOR THE OCCURRENCE OF SINKHOLES OR SOLUTION PIPES.

TYPICAL SINK CHIMNEY REPAIR DETAIL
N.T.S.

NO.	DATE	BY
1	–	–
A	–	–

REVISIONS

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LICENSED PROFESSIONAL
MARK GRAHLE
FLORIDA LICENSE NUMBER
87476
DATE: –

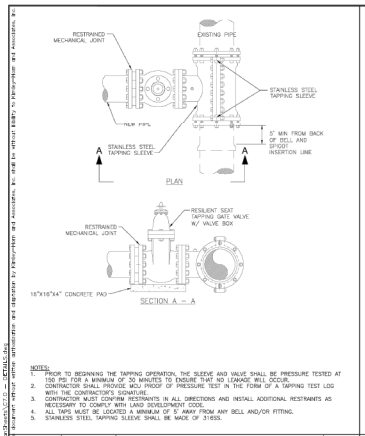
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249738000
DATE
10/7/2025
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GENERAL DETAILS

SR 200 & HWY 484
MASTER
INFRASTRUCTURE
MARION COUNTY FLORIDA

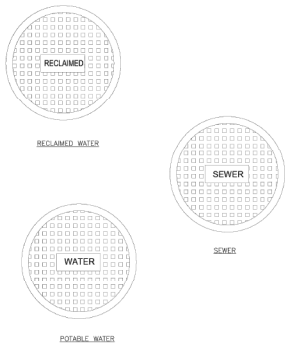
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Plotted By: Sherrick, Allison Plotted On: 10/7/2025 8:49:43 AM Layout: C7.0 - Details Xrefs: K:\ORL-Civil\249738000 - SR 200 & Hwy 484 master infrastructure\CAD\CONST Plans\C7.0 - Details.dwg
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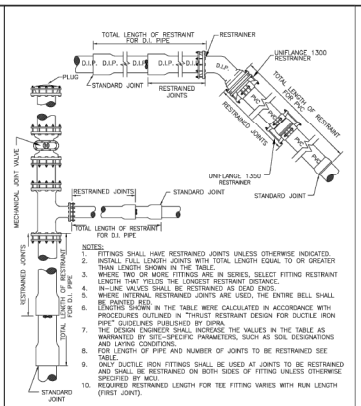


NOTES:
1. PRIOR TO BEGINNING THE TAPPING OPERATION, THE SLEEVE AND VALVE SHALL BE PRESSURE TESTED AT 150 PSI FOR A MINIMUM OF 30 MINUTES TO ENSURE THAT NO LEAKAGE WILL OCCUR.
2. CONTRACTOR SHALL PROVIDE MCU PROOF OF PRESSURE TEST IN THE FORM OF A TAPPING TEST LOG WITH THE CONTRACTOR'S SIGNATURE.
3. CONTRACTOR MUST CONFIRM RESTRAINTS IN ALL DIRECTIONS AND INSTALL ADDITIONAL RESTRAINTS AS NECESSARY TO COMPLY WITH LAND DEVELOPMENT CODE.
4. ALL TAPS MUST BE LOCATED A MINIMUM OF 5' AWAY FROM ANY BELL AND/OR FITTING.
5. STAINLESS STEEL TAPPING SLEEVE SHALL BE MADE OF 316SS.

Marion County FLORIDA | MCBCC EFFECTIVE 04/13/2023 | REVISION # 1 | TAPPING SLEEVE AND GATE VALVE ASSEMBLY | 7.3.2 UT 108



Marion County FLORIDA | MCBCC EFFECTIVE 04/13/2023 | REVISION # NA | TYPICAL VALVE BOX COVER | 7.3.2 UT 110



NOTES:
1. FITTINGS SHALL HAVE RESTRAINED JOINTS UNLESS OTHERWISE INDICATED.
2. INSTALL FULL LENGTH JOINTS WITH TOTAL LENGTH EQUAL TO OR GREATER THAN LENGTH SHOWN IN THE TABLE.
3. WHERE TWO OR MORE FITTINGS ARE IN SERIES, SELECT FITTING RESTRAINT LENGTH THAT YIELDS THE LONGEST RESTRAINT DISTANCE.
4. IN-LINE VALVES SHALL BE RESTRAINED AS DEAD ENDS.
5. WHERE INTERNAL RESTRAINED JOINTS ARE USED, THE ENTIRE BELL SHALL BE PAINTED RED.
6. LENGTHS SHOWN IN THE TABLE WERE CALCULATED IN ACCORDANCE WITH PROCEDURES OUTLINED IN "THRUST RESTRAINT DESIGN FOR DUCTILE IRON PIPE" GUIDELINES PUBLISHED BY DIPRA.
7. THE DESIGN ENGINEER SHALL INCREASE THE VALUES IN THE TABLE AS WARRANTED BY SITE-SPECIFIC PARAMETERS, SUCH AS SOIL DESIGNATIONS AND LAYING CONDITIONS.
8. FOR LENGTH OF PIPE AND NUMBER OF JOINTS TO BE RESTRAINED SEE TABLE.
9. ONLY DUCTILE IRON FITTINGS SHALL BE USED AT JOINTS TO BE RESTRAINED AND SHALL BE RESTRAINED ON BOTH SIDES OF FITTING UNLESS OTHERWISE SPECIFIED BY MCU.
10. REQUIRED RESTRAINED LENGTH FOR TEE FITTING VARIES WITH RUN LENGTH (FIRST JOINT).

Marion County FLORIDA | MCBCC EFFECTIVE 04/13/2023 | REVISION # NA | RESTRAINED PIPE TABLE | 7.3.2 UT 116A

MINIMUM RESTRAINED LENGTH (FT) — EACH SIDE OF FITTING AND VALVE
FOR DIP, PE ENCASED DIP OR BARE PVC
H=HORIZONTAL
VU=VERTICAL–UP
VD=VERTICAL–DOWN

WATER MAIN: PRESSURE: 150 PSI. DEPTH OF COVER: 3.0 ft.

REQUIRED RESTRAINED LENGTH ON WATER MAIN			Pipe Length (ft)						
Bend Type		4"	6"	8"	10"	12"	16"	20"	24"
Angle	Orientation								
11-1/4°	H	2	3	4	5	5	6	8	9
	VU	2	3	4	5	5	6	8	9
	VD	5	6	11	13	16	20	24	28
	H	4	6	7	9	10	12	15	17
22-1/2°	VU	4	6	7	9	10	12	15	17
	VD	12	17	22	27	31	40	48	56
	H	8	11	15	17	20	25	30	35
45°	VU	8	11	15	17	20	25	30	35
	VD	23	30	40	50	60	80	99	119
	H	19	27	35	41	48	61	72	83
90°	VU	19	27	35	41	48	61	72	83
	VD	61	85	111	132	155	198	238	277
DEAD END VALVE		61	85	111	132	155	198	238	277

REQUIRED RESTRAINED LENGTH ON TEE BRANCH							
TEE FITTING		Pipe Length (ft)					
		Diameter of Run					
		4"	6"	8"	10"	12"	16"	20"	24"
Diameter of Branch	4"	39	28	18	6	0	0	0	0
	6"		43	34	24	15	0	0	0
	8"			69	62	53	34	17	0
	10"				110	105	85	64	41
	12"					133	124	110	100
	16"					170	168	161	
	20"						209	209	
	24"							254	

REQUIRED RESTRAINED LENGTH ON LARGER PIPE							
REDUCER FITTING		Diameter of Large Pipe					
		6"	8"	10"	12"	16"	20"	24"
Diameter of Small	4"	44	60	108	135	183	228	268
	6"	47	81	113	157	214	267	
	8"		46	83	145	198	243	
	10"			46	118	175	228	
	12"				84	148	205	
	16"					84	151	
	20"						83	

Minimum Design Criteria
Bedding Type: 4
Safety Factor: 1.5
Soil: Sand–Silt
Run Length (First Joint): 10 ft.

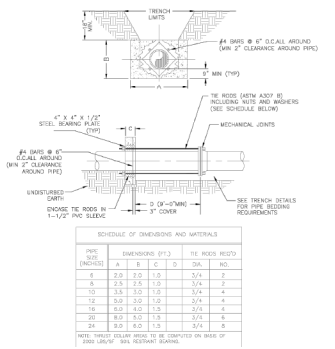
FORCE MAIN:
PRESSURE: 100 PSI.
DEPTH OF COVER: 4.0 ft.

REQUIRED RESTRAINED LENGTH ON FORCE MAIN			Pipe Length (ft)						
Bend Type		4"	6"	8"	10"	12"	16"	20"	24"
Angle	Orientation								
11-1/4°	H	2	2	3	4	4	5	6	7
	VU	2	2	3	4	4	5	6	7
	VD	5	7	9	11	12	16	19	22
	H	3	3	5	6	7	8	10	13
22-1/2°	VU	3	3	5	6	7	8	10	13
	VD	10	13	17	21	24	31	39	44
	H	6	9	11	14	16	20	24	28
45°	VU	6	9	11	14	16	20	24	28
	VD	20	27	35	43	50	64	78	91
	H	16	21	27	32	38	48	57	66
90°	VU	16	21	27	32	38	48	57	66
	VD	48	65	85	102	121	155	187	219
DEAD END VALVE		48	65	85	102	121	155	187	219

REQUIRED RESTRAINED LENGTH ON TEE BRANCH							
TEE FITTING		Pipe Length (ft)					
		Diameter of Run					
		4"	6"	8"	10"	12"	16"	20"	24"
Diameter of Branch	4"	23	14	4	0	0	0	0	0
	6"		43	34	24	15	0	0	0
	8"			63	57	52	39	28	12
	10"				80	75	66	55	44
	12"					98	90	81	73
	16"						130	126	110
	20"						164	159	
	24"							196	

REQUIRED RESTRAINED LENGTH ON LARGER PIPE							
REDUCER FITTING		Pipe Length (ft)					
		Diameter of Large Pipe					
		6"	8"	10"	12"	16"	20"	24"
Diameter of Small	4"	34	51	83	105	143	178	213
	6"		36	63	86	125	158	204
	8"			35	64	113	155	192
	10"				36	92	138	179
	12"					88	118	162
	16"						66	120
	20"							68

Marion County FLORIDA | MCBCC EFFECTIVE 04/13/2023 | REVISION # NA | RESTRAINED PIPE TABLE | 7.3.2 UT 116B



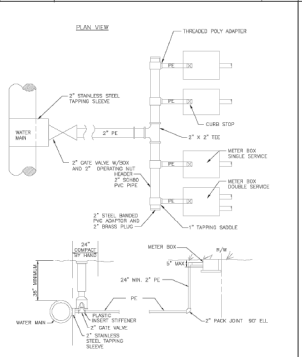
SCHEDULE OF DIMENSIONS AND MATERIALS

PIPE SIZE (INCHES)	DIMENSIONS (FT.) A	B	C	D	TIE RODS REQ'D DIA.	NO.
6	2.0	2.0	1.0		3/4	2
8	2.5	2.5	1.0		3/4	2
10	3.5	3.0	1.0		3/4	4
12	5.0	3.0	1.0		3/4	4
16	5.0	4.0	1.5		3/4	6
20	8.0	5.0	1.5		3/4	6
24	9.0	6.0	1.5		3/4	8

NOTE: THRUST COLLAR AREAS TO BE COMPUTED ON BASIS OF 3000 LBS/SF. SAFE RESTRAINT BEARING.

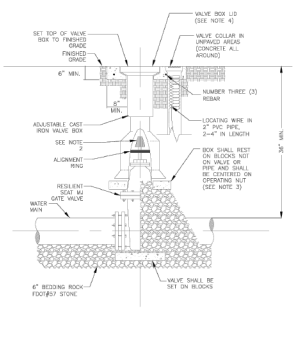
NOTES:
1. ADDITIONAL REINFORCEMENTS SHALL BE AS SPECIFIED BY THE ENGINEER.
2. MINIMUM COMPRESSIVE STRENGTH FOR CONCRETE SHALL BE 3000 PSI.
3. BEDDING, BACKFILL AND COMPACTION SHALL BE AS SPECIFIED ELSEWHERE IN THE LAND DEVELOPMENT CODE.
4. ALL FORM BOARDS SHALL BE REMOVED PRIOR TO BACKFILL.
5. NO ALLOWANCE SHALL BE MADE FOR FRICTION BETWEEN THE PIPE WALL AND THE THRUST COLLAR.
6. DESIGN PRESSURE: 150 PSI.

Marion County FLORIDA | MCBCC EFFECTIVE 04/13/2023 | REVISION # NA | THRUST COLLAR WATER MAINS | 7.3.2 UT 201



NOTES:
1. MAXIMUM OF 3 3/8" METERS
2. METER BOXES SHALL NOT BE LOCATED WITHIN DRIVING SURFACE. METER BOXES MUST BE PLACED IN SIDEWALK, PLANTING AREA OR TRIMMED PROPERLY WITH A LATEST SWEEPER.
3. NO MALE ADAPTERS ALLOWED AT VALVE, SHALL BE A BRASS NIPPLE WITH 2" SCH80 FEMALE STEEL BANDED ADAPTER.
4. ALL TAPS MUST BE LOCATED A MINIMUM OF 24" AWAY FROM ANY BELL AND/OR FITTING.

Marion County FLORIDA | MCBCC EFFECTIVE 04/13/2023 | REVISION # 1 | METER BANK 2" SUPPLY | 7.3.2 UT 202



NOTES:
1. PVC EXTENSIONS SHALL NOT BE USED ON VALVE BOX INSTALLATION (SEE UT111).
2. THE ACTUATING NUT FOR VALVES DEEPER THAN SIX (6) FEET SHALL BE EXTENDED TO COME UP TO 3 FOOT DEPTH BELOW FINISHED GRADE.
3. VALVE BOX SHALL BE SET ON FIVE (5) SOLID COMMON BLOCKS.
4. VALVE BOX LID TO BE LETTERED WITH THE WORD "WATER" OR "RECLAIMED".
5. INSTALL BRASS ID TAG IN CONCRETE.

Marion County FLORIDA | MCBCC EFFECTIVE 04/13/2023 | REVISION # 2 | GATE VALVE WATER AND RECLAIMED MAINS | 7.3.2 UT 204

No.	REVISIONS	DATE	BY
A	–	–	–

Kimley»Horn
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LICENSED PROFESSIONAL MARK GRADIE FLORIDA LICENSE NUMBER 87476 DATE

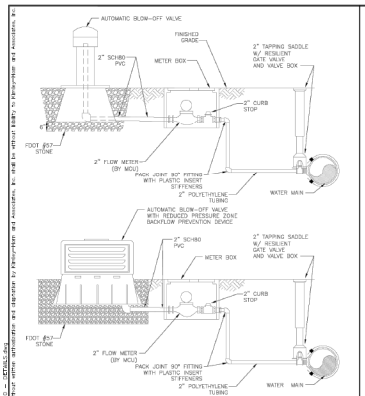
FDOT PROJECT 2497358001 DATE 10/16/2025 SCALE AS SHOWN DESIGNED BY MPA DRAWN BY CHECKED BY

MARION COUNTY DETAILS

SR 200 & HWY 484 MASTER INFRASTRUCTURE
MARION COUNTY FLORIDA

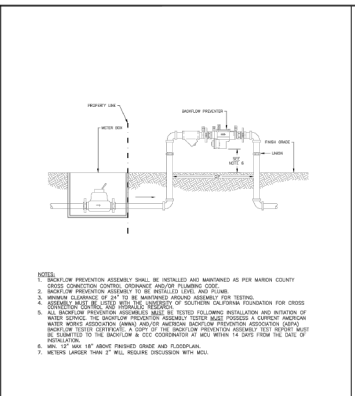
SHEET NUMBER C7.1

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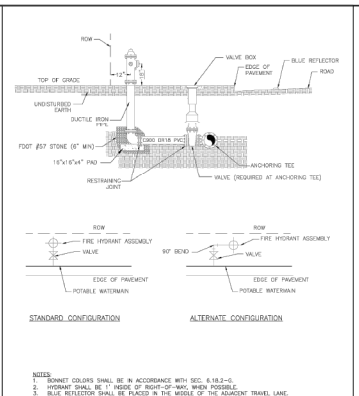
NOTES:
1. BLOW-OFF VALVE SHALL BE HYDRAGUARD OF MCU APPROVED EQUIVALENT.

Marion County FLORIDA UTILITIES	MCBCC EFFECTIVE 04/13/2023	REVISION # 2	AUTOMATIC BLOW OFF VALVE WATER MAIN	7.3.2 UT 207



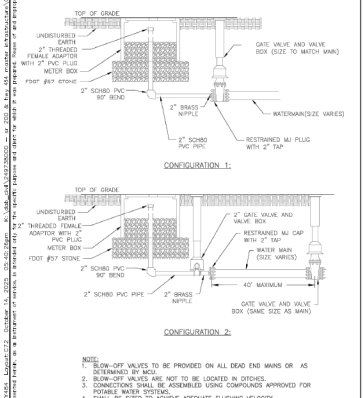
NOTES:
1. BACKFLOW PREVENTION ASSEMBLY SHALL BE INSTALLED AND MAINTAINED AS PER MARION COUNTY CROSS CONNECTION CONTROL ORDINANCE AND/OR PLUMBING CODE.
2. BACKFLOW PREVENTION ASSEMBLY TO BE INSTALLED LEVEL AND PLUMB.
3. MINIMUM CLEARANCE OF 24" TO BE MAINTAINED AROUND ASSEMBLY FOR TESTING.
4. ALL BACKFLOW PREVENTERS MUST BE LISTED BY UNIVERSITY OF SOUTHERN CALIFORNIA FOUNDATION FOR CROSS CONNECTION CONTROL AND HYDRAULIC RESEARCH.
5. ALL BACKFLOW PREVENTION ASSEMBLIES MUST BE TESTED FOLLOWING INSTALLATION AND INITIATION OF WATER SERVICE. THE BACKFLOW PREVENTION ASSEMBLY TESTER MUST POSSESS A CURRENT AMERICAN WATER WORKS ASSOCIATION (AWWA) AND/OR AMERICAN BACKFLOW PREVENTION ASSOCIATION (ABPA) BACKFLOW TESTER CERTIFICATE. A COPY OF THE BACKFLOW PREVENTION ASSEMBLY TEST REPORT MUST BE SUBMITTED TO THE BACKFLOW & CCC COORDINATOR AT MCU WITHIN 14 DAYS FROM THE DATE OF INSTALLATION.
6. MIN. 12" MAX 18" ABOVE FINISHED GRADE AND FLOODPLAIN.
7. METERS LARGER THAN 2" WILL REQUIRE DISCUSSION WITH MCU.

Marion County FLORIDA UTILITIES	MCBCC EFFECTIVE 04/13/2023	REVISION # 1	2" AND SMALLER REDUCED PRESSURE AND/OR DOUBLE CHECK BACKFLOW ASSEMBLY	7.3.2 UT 209



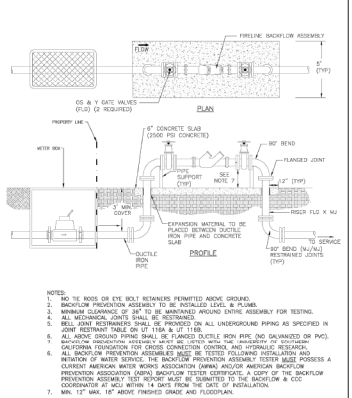
NOTES:
1. BONNET COLORS SHALL BE IN ACCORDANCE WITH SEC. 6.10.2-G.
2. HYDRANT SHALL BE 1' INSIDE OF RIGHT-OF-WAY, WHEN POSSIBLE.
3. BLUE REFLECTOR SHALL BE PLACED IN THE MIDDLE OF THE ADJACENT TRAVEL LANE.
4. RADIUS OF CLEAR SPACE AROUND THE FIRE HYDRANT SHALL BE IN ACCORDANCE WITH NFPA STANDARDS (NFPA 1 SEC. 18.5.7, AS AMENDED).

Marion County FLORIDA UTILITIES	MCBCC EFFECTIVE 04/13/2023	REVISION # 2	FIRE HYDRANT ASSEMBLY	7.3.2 UT 210



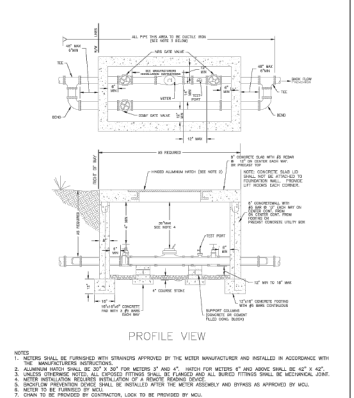
NOTE:
1. BLOW-OFF VALVES TO BE PROVIDED ON ALL DEAD END MAINS OR AS DETERMINED BY MCU.
2. BLOW-OFF VALVES ARE NOT TO BE LOCATED IN DITCHES.
3. CONNECTIONS SHALL BE ASSEMBLED USING COMPOUNDS APPROVED FOR POTABLE WATER SYSTEMS.
4. SHALL BE SIZED TO ACHIEVE ADEQUATE FLUSHING VELOCITY.
5. NO MALE ADAPTERS ALLOWED AT VALVE; SHALL BE A BRASS NIPPLE WITH 2" SCH80 FEMALE STEEL BANDED ADAPTER.

Marion County FLORIDA UTILITIES	MCBCC EFFECTIVE 04/13/2023	REVISION # NA	MANUAL BLOW OFF VALVE WATER MAIN	7.3.2 UT 212



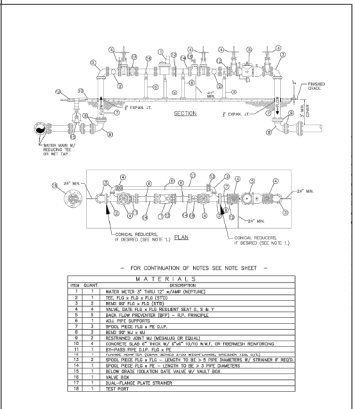
NOTES:
1. NO TIE RODS OR EYE BOLT RETAINERS PERMITTED ABOVE GROUND.
2. BACKFLOW PREVENTION ASSEMBLY TO BE INSTALLED LEVEL & PLUMB.
3. MINIMUM CLEARANCE OF 36" TO BE MAINTAINED AROUND ENTIRE ASSEMBLY FOR TESTING.
4. ALL MECHANICAL JOINTS SHALL BE RESTRAINED.
5. ALL PIPE SIZES AREA TO BE DUCTILE IRON ON ALL UNDERGROUND PIPING AS SPECIFIED IN JOINT RESTRAINT TABLE ON UT 1164 & UT 1165.
6. ALL ABOVE GROUND PIPING SHALL BE FLANGED DUCTILE IRON PIPE (NO GALVANIZED OR PVC).
7. BACKFLOW PREVENTION ASSEMBLY MUST BE LISTED WITH THE UNIVERSITY OF SOUTHERN CALIFORNIA FOUNDATION FOR CROSS CONNECTION CONTROL AND HYDRAULIC RESEARCH.
8. ALL BACKFLOW PREVENTION ASSEMBLIES MUST BE TESTED FOLLOWING INSTALLATION AND INITIATION OF WATER SERVICE. THE BACKFLOW PREVENTION ASSEMBLY TESTER MUST POSSESS A CURRENT AMERICAN WATER WORKS ASSOCIATION (AWWA) AND/OR AMERICAN BACKFLOW PREVENTION ASSOCIATION (ABPA) BACKFLOW TESTER CERTIFICATE. A COPY OF THE BACKFLOW PREVENTION ASSEMBLY TEST REPORT MUST BE SUBMITTED TO THE BACKFLOW & CCC COORDINATOR AT MCU WITHIN 14 DAYS FROM THE DATE OF INSTALLATION.
9. MIN. 12" MAX. 18" ABOVE FINISHED GRADE AND FLOODPLAIN.

Marion County FLORIDA UTILITIES	MCBCC EFFECTIVE 04/13/2023	REVISION # NA	DOUBLE CHECK OR REDUCED PRESSURE BACKFLOW ASSEMBLY (SINGLE SERVICE: 3" – 10")	7.3.2 UT 213



NOTES:
1. METERS SHALL BE FURNISHED WITH STRAINERS APPROVED BY THE METER MANUFACTURER AND INSTALLED IN ACCORDANCE WITH THE MANUFACTURERS INSTRUCTIONS.
2. ALUMINUM HATCH SHALL BE 30" X 36" FOR METERS 3" AND 4". HATCH FOR METERS 6" AND ABOVE SHALL BE 42" X 42".
3. UNLESS OTHERWISE NOTED, ALL EXPOSED FITTINGS SHALL BE FLANGED AND ALL BURIED FITTINGS SHALL BE MECHANICAL JOINT.
4. ALL PIPING SHALL BE DUCTILE IRON PIPE (NO GALVANIZED OR PVC).
5. BACKFLOW PREVENTION DEVICE SHALL BE INSTALLED AFTER THE METER ASSEMBLY AND BYPASS AS APPROVED BY MCU.
6. METER TO BE FURNISHED BY MCU.
7. DRAIN TO BE PROVIDED BY CONTRACTOR, LOCK TO BE PROVIDED BY MCU.

Marion County FLORIDA UTILITIES	MCBCC EFFECTIVE 04/13/2023	REVISION # NA	FLOWMETER AND VAULT ASSEMBLY	7.3.2 UT 214



– FOR CONTINUATION OF NOTES SEE NOTE SHEET –

MATERIALS

ITEM	QUANT.	DESCRIPTION
1	1	WATER METER 3" THRU 12" w/AMR (NEPTUNE)
2	1	TEE, FLG x FLG x FLG (STD)
3	2	BEND, 90° FLG x FLG (STD)
4	4	VALVE, GATE FLG x FLG RESILIENT SEAT, C, S, & Y
5	1	BACK FLOW PREVENTER (DIFF. - SLT. PRINCIPLE
6	1	SPOOL PIECE FLG x PE
7	1	SPOOL PIECE FLG x PE SLIP
8	2	BEND, 90° MJ x MJ
9	2	RESTRAINED JOINT, MJ (MEGALUG OR EQUAL)
10	4	CONCRETE SLAB 6" THICK W/ 3"x6" (3,570 W.W.F. OR FIBERMESH REINFORCING
11	1	EXPANDER PIPE (L.F.) FOR A.C.P.
12	1	SPOOL PIECE FLG x PE – LENGTH TO BE AS REQUIRED (FIELD VERIFY)
13	2	SPOOL PIECE FLG x PLE – LENGTH TO BE 3 X PIPE DIAMETERS W/ STRAINER IF NEED
14	1	SPOOL PIECE FLG x PE – LENGTH TO BE 2 X PIPE DIAMETERS
15	1	BELOW GRADE ISOLATION GATE VALVE W/ VAULT BOX
16	1	VAULT
17	1	SOLID FLANGE PLATE STRAINER
18	1	TEST PORT

Marion County FLORIDA UTILITIES	MCBCC EFFECTIVE 04/13/2023	REVISION # NA	COMMERCIAL METERS 3" AND ABOVE W/ SINGLE BACKFLOW PREVENTER	7.3.2 UT 215A

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NO.	BY	DATE	REVISIONS
1	–	–	–

LICENSED PROFESSIONAL
MARK GRABLE
FLORIDA LICENSE NUMBER
87476
DATE: —

FDOT PROJECT
249738000
DATE
10/7/2025
SCALE AS SHOWN
DESIGNED BY MPA
DRAWN BY
CHECKED BY

MARION COUNTY
DETAILS

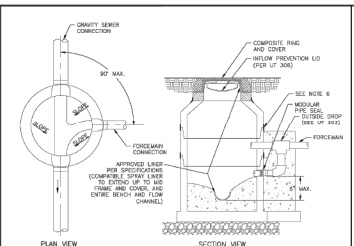
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MASTER
INFRASTRUCTURE
MARION COUNTY
FLORIDA

SHEET NUMBER
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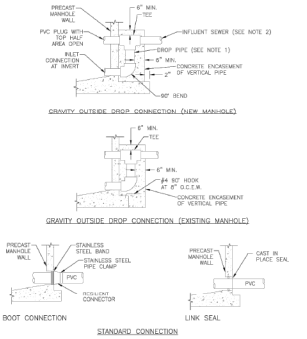
1. IF IT IS SCHEDULED TO DISCONNECT METERS, CONSTRUCTION DRAWINGS SHALL BE PLACED AFTER THE 90 DEGREE VERTICAL BEND // BEFORE UPSTREAM BUTTERFLY AND AFTER DOWNSTREAM BUTTERFLY VALVE // BEFORE BACKFLOW PREVENTION ASSEMBLY AS SHOWN, NO OTHER LOCATIONS SHALL BE ACCEPTED.
2. BACKFLOW ASSEMBLY TO BE INSTALLED LEVEL & PLUMB.
3. ALL BY-PASS TO BE SIZED NO LESS THAN 1/2 WATER SIZE, 3/4" MIN.
4. CHECK ASSEMBLY TO BE PROVIDED SAFETY RELIEF.
5. SCOPE OF WORK CHANGE MAY BE REQUIRED AT SPECIFIC SITE.
6. MECHANICAL JOINTS SHALL BE RESTRAINED AS SPECIFIED BY COUNTY/ENGINEER.
7. ALL JOINT RESTRAINTS SHALL BE PROVIDED ON ALL UNDERGROUND PIPING.
8. ALL ABOVE GROUND PIPING SHALL BE FLANGED DUCTILE IRON PIPE CEMENT LINED (DI) (GALVANIZED OR PVC)
9. BFP MUST BE LISTED WITH THE UNIVERSITY OF SOUTHERN CALIFORNIA FOUNDATION FOR CROSS CONNECTION CONTROL AND HYDRAULIC RESEARCH (USC APPROVED).
10. ABOVE GROUND INLET AND DISCHARGE PIPING SHALL BE SIZED IDENTICAL TO METER INLET SIZE.
11. ALL ASTERISK EQUIPMENT SHALL BE FULLY CHARGEABLE WITH THE CURRENT AWIA AUTOMATIC METER READING (AMR) SYSTEM.
12. 'A' METER IS PROVIDING FIRE PROTECTION AS WELL AS DOMESTIC WATER USE BY FIRES MUST BE A MIN. 1" DN (U.N.O.) PVC FLG X FIC.
13. 'A' METER IS FOR DOMESTIC USE ONLY (I.E. THERE IS A SEPARATE STAND-ALONE FIRE CONNECTION) A COMPOUND METER SHALL BE USED.
14. 'A' METER IS USED FOR BOTH DOMESTIC AND FIRE PROTECTION USE, A FIRE DEPARTMENT METER MUST BE USED.
15. NO TEE HOSE OR FIRE HOSE ATTACHMENTS PERMITTED ABOVE GROUND.
16. IF OTHER ASSEMBLIES ARE PROPOSED TO BE PLACED INLINE(S) TO METER FOR BACKFLOW ASSEMBLY (I.E. FIRE SERVICES, IRRIGATION METERS, ETC.) THERE SHALL BE A MINIMUM OF (NINE) 9' DIFFERENTIAL BETWEEN ASSEMBLIES AS MEASURED FROM OUTSIDE TO OUTSIDE.
17. CONTRACTOR SHALL TEST AND CERTIFY BACKFLOW PREVENTION DEVICE.
18. IF A FIRE SERVICE METER IS USED, NO STRAINER IS REQUIRED AS STRAINERS ARE PART OF THE ASSEMBLY. IF A COMPOUND METER IS USED, A STRAINER SHALL BE INSTALLED IN THE LOCATION SHOWN ON THE PLAN.
19. CLEAN TO BE PROVIDED BY CONTRACTOR, LESS WILL BE PROVIDED BY MCU.

Marion County FLORIDA UTILITIES | MCBCC EFFECTIVE 04/13/2023 | REVISION # NA | COMMERCIAL METERS 3" AND ABOVE W/ SINGLE BACKFLOW PREVENTER | 7.3.2 UT 215B



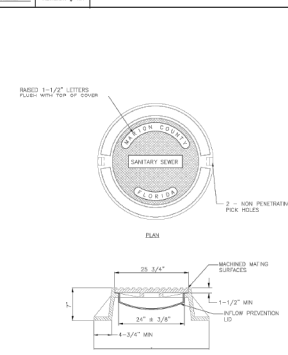
NOTES:
1. FORCEMAIN ORIENTED TO FACILITATE FLOW AND SHALL ENTER MANHOLE BETWEEN 1" AND 6" ABOVE INVERT OF THE EFFLUENT PIPE.
2. BENCH AS REQUIRED FOR NEW FORCEMAIN, SHALL HAVE MCU APPROVED LINER INSTALLED.
3. ALL CONNECTIONS TO EXISTING MANHOLES SHALL MEET MARION COUNTY LAND DEVELOPMENT CODE. FOR CONNECTIONS TO EXISTING MANHOLES, MANHOLE RECEIVING FORCEMAIN SHALL BE LINED PER MARION COUNTY LAND DEVELOPMENT CODE.
4. CONTRACTOR TO COORDINATE THE PRESENCE OF MCU INSPECTOR DURING CORING AND CONNECTIONS TO EXISTING MANHOLES.
5. ALL DOWNSTREAM MANHOLES WITHIN 400' OF THE CONNECTION SHALL BE LINED.
6. ALL MANHOLES SHALL BE EXTERNALLY HEAT SHRINK WRAPPED.
7. IN LIEU OF SHRINK WRAPPING, MANHOLES SHALL BE VACUUM TESTED IN ACCORDANCE WITH ASTM C1244 OR HYDROSTATIC TESTED IN ACCORDANCE WITH ASTM C969 AS REQUIRED BY MCU.
8. SHRINK WRAP/TESTING MUST BE INSPECTED IN PERSON, OR THROUGH AN MCU APPROVED METHOD, BY AN MCU CONSTRUCTION REPRESENTATIVE.

Marion County FLORIDA UTILITIES | MCBCC EFFECTIVE 04/13/2023 | REVISION # 2 | FORCEMAIN TO GRAVITY SEWER CONNECTION | 7.3.2 UT 302



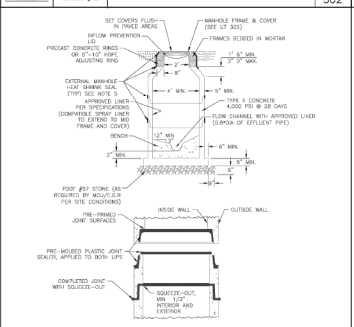
NOTES:
1. DROP PIPE AND FITTINGS SHALL BE OF EQUAL SIZE AND MATERIAL AS THE INFLUENT SEWER.
2. AN OUTSIDE DROP CONNECTION SHALL BE REQUIRED FOR ALL INFLUENT LINES WHICH HAVE AN INVERT 2' OR MORE ABOVE THE MANHOLE INVERT. ALL MANHOLES WITH DROP CONNECTIONS MUST BE LINED AND HAVE COMPOSITE RING AND COVER.
3. CONTRACTOR TO COORDINATE THE PRESENCE OF MCU INSPECTOR DURING CORING AND CONNECTIONS TO EXISTING MANHOLES.
4. POUR NEW BENCH FOR CONNECTION PER UT 302.

Marion County FLORIDA UTILITIES | MCBCC EFFECTIVE 04/13/2023 | REVISION # 2 | GRAVITY MANHOLE CONNECTION | 7.3.2 UT 303



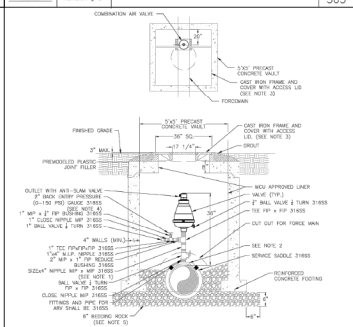
NOTES:
1. RING AND COVER SHALL BE COMPOSITE FOR DROP AND FORCEMAIN CONNECTIONS

Marion County FLORIDA UTILITIES | MCBCC EFFECTIVE 04/13/2023 | REVISION # 2 | STANDARD SEWER MANHOLE FRAME AND COVER | 7.3.2 UT 305



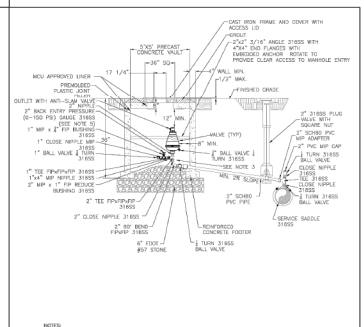
NOTES:
1. DROP CONNECTIONS ARE REQUIRED WHENEVER INVERT OF INFLUENT SEWER IS 24" OR MORE ABOVE THE INVERT OF THE MANHOLE. SEE GRAVITY MANHOLE CONNECTION DETAIL UT 303.
2. CONTRACTOR TO COORDINATE WITH MCU INSPECTOR DURING CORING AND CONNECTIONS TO EXISTING MANHOLES.
3. ALL MANHOLES REQUIRING DROP CONNECTIONS SHALL COMPLY WITH UT 303.
4. LIFT HOLES THROUGH STRUCTURE ARE NOT PERMITTED. USE MANHOLE TO DIRECT INFLUENT INTO FLOW STREAM.
5. USE EXTERNAL WRAP TO TIGHTLY WRAP MANHOLE AROUND CASTING JOINTS AND APPLY HIGH INTENSITY PROPANE TORCH TO EFFECTIVELY SEAL THEM FROM GROUND WATER INFILTRATION. ALL EXTERNAL HEAT SHRINK WRAPS SHALL BE INSPECTED IN PERSON, OR THROUGH A MCU APPROVED METHOD, BY A MCU CONSTRUCTION REPRESENTATIVE.
6. INFLOW PREVENTION LIDS SHALL BE REQUIRED FOR ALL MANHOLES.
7. MANHOLE SECTIONS SHALL BE PRECAST CONCRETE RINGS OR HDPE RINGS.
8. SECTION HEIGHTS VARY AS REQUIRED, AND AS AVAILABLE.
9. IN LIEU OF SHRINK WRAPPING, MANHOLES SHALL BE VACUUM TESTED IN ACCORDANCE WITH ASTM C1244 OR HYDROSTATIC TESTED IN ACCORDANCE WITH ASTM C969 AS REQUIRED BY MCU.
10. FLOW CHANNEL DEPTH AND WIDTH CANNOT BE LESS THAN BOR OF OUTFLOW PIPE.

Marion County FLORIDA UTILITIES | MCBCC EFFECTIVE 04/13/2023 | REVISION # 2 | PRECAST CONCRETE MANHOLE | 7.3.2 UT 306



NOTES:
1. ABOVE DETAIL IS BASED ON 3" COMBINATION AIR/VACUUM RELEASE VALVE. CHANGE PIPE AND FITTINGS ACCORDINGLY IF VALVE SIZE IS DIFFERENT. VALVE SIZES TO BE DETERMINED BY THE ENGINEER AND APPROVED BY MCU PRIOR TO INSTALLATION. ENGINEER TO PROVIDE SIZING CALCULATIONS.
2. THE MINIMUM DIMENSION FROM TOP OF PIPE TO FINISHED GRADE SHALL BE 4.0'.
3. LID TO BE LETTERED WITH THE APPROPRIATE WORD "SEWER" (FOR UT 305).
4. PRESSURE GAUGE SHALL HAVE A STAINLESS CASE WITH STAINLESS STEEL SYSTEM AND DIAPHRAGM.
5. DOUBLE STRAP AROUND THE BOTTOM OF PIPE.
6. ALL AIR RELEASE VALVE VAULTS SHALL BE TRAFFIC RATED (H20 LOADING).
7. ALL AIR RELEASE VALVE VAULTS SHALL BE LINED ON THE INSIDE AND LINER SHALL EXTEND UP TO MID FRAME AND COVER.
8. ARV VAULT SIZE TO BE DETERMINED BY REQUIRED ARV SIZE AND DEPTH OF MAIN.
9. ARV INLET AND OUTLET SHALL BE SAME SIZE, UNLESS OTHERWISE APPROVED BY MCU FOR THE PROPOSED GRADE.
10. ARV INLET AND OUTLET SHALL BE SAME SIZE.
11. FOR FORCEMAINS 16" AND LARGER, A 4" TAPPING SADDLE AND PLUG VALVE SHALL BE USED.

Marion County FLORIDA UTILITIES | MCBCC EFFECTIVE 04/13/2023 | REVISION # 2 | AIR RELEASE VALVE SEWER AND RECLAIMED | 7.3.2 UT 307



NOTES:
1. ABOVE DETAIL APPLIES TO A 3" ARV. FOR LARGER ARVS, PIPE DIAMETER SHALL BE EQUAL TO THE SIZE OF THE ARV. VALVE SIZES TO BE DETERMINED BY THE ENGINEER AND APPROVED BY MCU PRIOR TO INSTALLATION. ENGINEER TO PROVIDE SIZING CALCULATIONS.
2. THE MINIMUM DIMENSION FROM TOP OF PIPE TO FINISHED GRADE SHALL BE 4.0'.
3. ALL VALVE INTERNAL PIPING, VALVES, AND APPURTENANCES TO BE 316SS EXCEPT WHERE SPECIFIED OTHERWISE.
4. OFFSET DISTANCE TO BE FIELD DETERMINED AND AS CLOSE TO THE RIGHT OF WAY AS POSSIBLE AND CLEAR OF PEDESTRIAN WALKWAYS. IF PIPE AT RIGHT-OF-WAY LINE, NO OFFSET REQUIRED.
5. PRESSURE GAUGE SHALL HAVE A STAINLESS CASE WITH STAINLESS STEEL INTERNAL SYSTEM AND DIAPHRAGM.
6. ALL AIR RELEASE VALVE VAULTS SHALL BE TRAFFIC RATED (H20 LOADING).
7. ALL AIR RELEASE VALVE VAULTS SHALL BE LINED ON THE INSIDE AND LINER SHALL EXTEND UP TO MID FRAME AND COVER.
8. ARV VAULT SIZE TO BE DETERMINED BY ARV SIZE.
9. ARV INLET AND OUTLET SHALL BE SAME SIZE.
11. FOR FORCEMAINS 16" AND LARGER, A 4" TAPPING SADDLE AND PLUG VALVE SHALL BE USED.

Marion County FLORIDA UTILITIES | MCBCC EFFECTIVE 04/13/2023 | REVISION # 2 | AIR OR COMBINATION AIR RELEASE VALVE IN VAULT, SEWER | 7.3.2 UT 308

NO.	DESCRIPTION	DATE	BY
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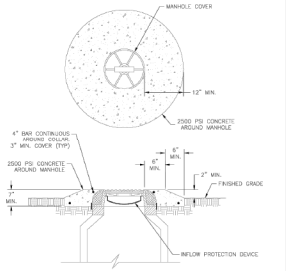
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MARION COUNTY DETAILS

SR 200 & HWY 484 MASTER INFRASTRUCTURE
MARION COUNTY FLORIDA

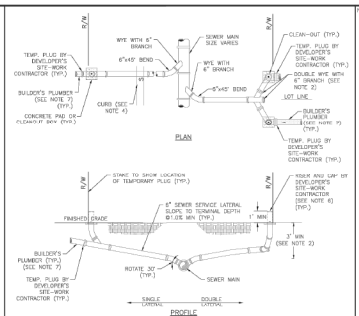
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NOTES:
1. CLEARANCE OF 30" FREE FROM OBSTRUCTIONS IN ALL DIRECTIONS.
2. AREAS SUPPORTING CONCRETE COLLAR OR SLAB SHALL BE PROPERLY COMPACTED.
3. TOP OF MANHOLE SHALL BE 2" ABOVE FINISHED GRADE, CROWN OF ADJACENT ROADWAY, OR 100 YEAR FLOOD ELEVATION, WHICHEVER IS GREATER.

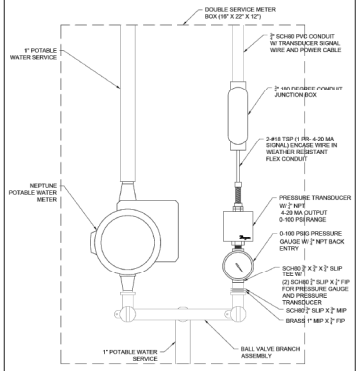
Marion County FLORIDA VISIONS	MCBCC EFFECTIVE 04/13/2023	MANHOLE IN NON-PAVED AREA	7.3.2 UT 309
	REVISION # 1		



NOTES:
1. INVERT OF SERVICE LATERAL SHALL NOT ENTER SEWER MAIN BELOW SPRING LINE.
2. WYE TO BE NO SHALLOWER THAN 3' AND NO DEEPER THAN 5'.
3. ALL FITTINGS SHOWN ARE TO BE INSTALLED.
4. SERVICE CONNECTIONS SHALL BE PERMANENTLY MARKED BY ETCHING OR STAMPING AN "S" IN THE CURB DIRECTLY OVER THE LATERAL. WHERE NO CURB EXISTS, LOCATION SHALL BE MARKED BY PLACEMENT OF ADHESIVE REFLECTIVE MARKERS AS SPECIFIED BY MCU.
5. CLEANOUT CAP SHALL BE FLUSH WITH OR ABOVE THE FINISHED GRADE. CLEANOUTS IN RV PARKS SHALL BE CAP 3" ABOVE FINISHED GRADE WITH A CONCRETE COLLAR.
6. DURING CONSTRUCTION, SERVICE LATERAL AND CLEANOUTS SHALL BE STUBBED OUT A MINIMUM OF 1' ABOVE FINISHED GRADE AND SHALL BE CAPPED BY DEVELOPER'S SITE-WORK CONTRACTOR UNTIL PROPERTY IS DEVELOPED AND CONNECTION TO CENTRAL SEWER IS MADE BY PLUMBER.
7. BUILDER'S PLUMBER SHALL CUT RISER, INSTALL CLEANOUT CAP, REMOVE TEMPORARY PLUG, CONNECT SERVICE LATERAL TO HOUSE PLUMBING AND GROUT VOID BETWEEN CLEANOUT AND PAD.
8. ALL DEVELOPMENT SHALL BE DESIGNED AND BUILT IN A MANNER WHERE THE LOWEST WASTEWATER SERVICE LATERAL DOES NOT DROP BELOW THE GRAVITY SEWER GRADE LINE.

Marion County FLORIDA VISIONS	MCBCC EFFECTIVE 04/13/2023	SEWER SERVICE LATERAL	7.3.2 UT 312
	REVISION # 2		

N.T.S.



Marion County FLORIDA VISIONS	MCBCC EFFECTIVE 04/13/2023	LIFT STATION WATER SERVICE AND PRESSURE TRANSDUCER ASSEMBLY	7.3.2 UT 513
	REVISION # 1		

NO.	DATE	BY	REVISIONS
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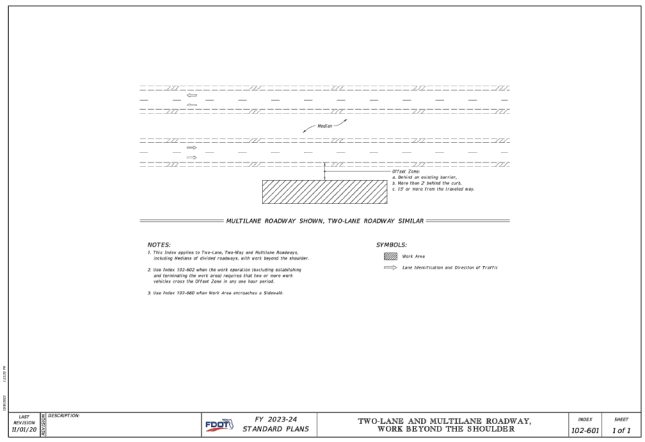
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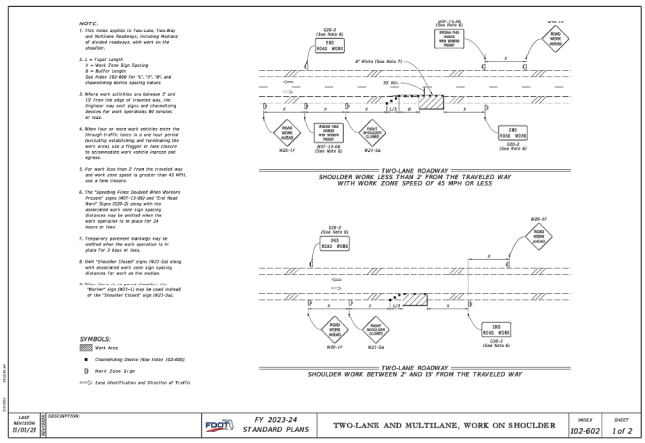
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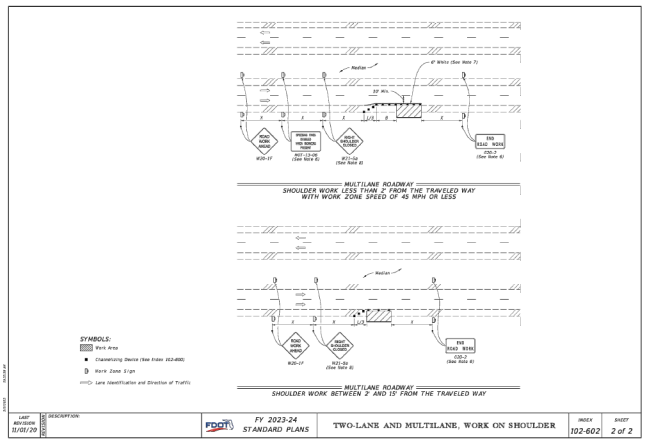
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MARION COUNTY FLORIDA

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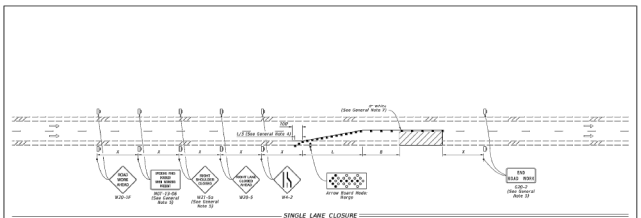
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MARK GRAHLE
FLORIDA LICENSE NUMBER
87476
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CHECKED BY

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SR 200 & HWY 484
MASTER
INFRASTRUCTURE
MARION COUNTY FLORIDA

SHEET NUMBER
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SINGLE LANE CLOSURE

SYMBOLS:

Work Area
Channelizing Device (See Index 102-600)
Work Zone Sign
Arrow Board
Lane Identification and Direction of Traffic

GENERAL NOTE:

1. L = Taper Length
   B = Buffer Length
   X = Work Zone Sign Distance
   See Index 102-600 for "L", "B", "X", and channelizing device spacing values.
2. On unlimited Highways the median signs as shown are to be omitted.
3. On limited access Facilities, omit "Right Shoulder Closed" signs (W21-5a) and associated work zone sign spacing distances.
4. If the paved shoulder is less than 4' in width, omit the taper and channelizing devices from the paved shoulder.
5. The "Speeding Fines Doubled When Workers Present" signs (NOT-13-06) and "End Road Work" signs (G20-2) and "Right Shoulder Closed" (W21-5a), along with associated work zone sign distances, may be omitted when the work operation will be in place for 24 hours or less. For Single Lane Closures, arrow boards and buffer (B) may also be omitted when the work operation will be in place for 60 minutes or less and the speed limit is 45 mph or less.
6. See inverted plan of the illustrations for work on left side of roadways.
7. Temporary pavement markings may be omitted when the work operation is in place for 3 days or less.

LAST REVISION	DESCRIPTION	FDOT	FY 2023-24 STANDARD PLANS	MULTILANE ROADWAY, LANE CLOSURES	INDEX	SHEET
11/01/21					102-613	1 of 5

DOUBLE LANE CLOSURE

SYMBOLS:

Work Area
Channelizing Device (See Index 102-600)
Work Zone Sign
Arrow Board
Lane Identification and Direction of Traffic

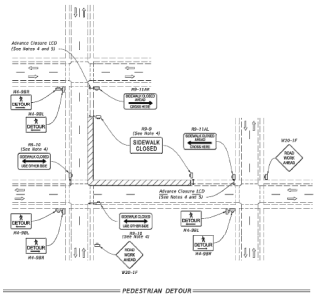
LAST REVISION	DESCRIPTION	FDOT	FY 2023-24 STANDARD PLANS	MULTILANE ROADWAY, LANE CLOSURES	INDEX	SHEET
11/01/20					102-613	2 of 5

NOTES:

1. Cover or deactivate pedestrian traffic signal display(s) controlling closed crosswalks.
2. Place pedestrian CCDs across the full width of the closed sidewalk.
3. For post mounted signs located near or adjacent to a sidewalk, maintain a minimum 7' clearance from the bottom of the sign panel to the surface of the sidewalk.
4. "Sidewalk Closed" signs (R9-11) may be mounted on pedestrian CCDs in accordance with the manufacturer's instructions.
5. Omit the Advance Closure CCD if it blocks access to other pedestrian facilities (e.g., transit stops, roadsides, or business entrances).

SYMBOLS:

Work Area
Work Zone Sign
Pedestrian Longitudinal Channelizing Device (LCD)
Lane Identification and Direction of Traffic



PEDESTRIAN DETOUR

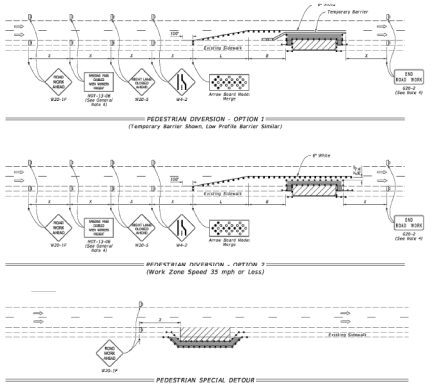
LAST REVISION	DESCRIPTION	FDOT	FY 2023-24 STANDARD PLANS	SIDEWALK CLOSURE	INDEX	SHEET
11/01/20					102-660	1 of 2

NOTES:

1. L = Taper Length
   B = Buffer Length
   X = Work Zone Sign Distance
   See Index 102-600 for "L", "B", "X", channelizing device spacing values.
2. Provide a 5' wide temporary pedestrian way with a maximum cross-slope of 5.0% except where space restrictions warrant a minimum width of 4'. In such cases, a 4' passage may be considered a pedestrian way less than 5' in width at intervals not to exceed 200'.
3. When temporary pedestrian ways require curb ramps, meet the requirements of Index 302-600. Detectable warnings are not required for curb ramps diverting pedestrian traffic into a closed lane.
4. The "Speeding Fines Doubled When Workers Present" signs (NOT-13-06) and "End Road Work" signs (G20-2), along with associated work zone sign distances, may be omitted when the work operation will be in place for 24 hours or less.
5. Pedestrian Diversion (option 3 may only be used when called for in the Plans or as approved by an Engineer.

SYMBOLS:

Work Area
Temporary Pedestrian Way
Channelizing Device (See Index 102-600)
Pedestrian Longitudinal Channelizing Device (LCD)
Work Zone Sign
Arrow Board
Crash Cushion
Lane Identification and Direction of Traffic



LAST REVISION	DESCRIPTION	FDOT	FY 2023-24 STANDARD PLANS	SIDEWALK CLOSURE	INDEX	SHEET
11/01/21					102-660	2 of 2

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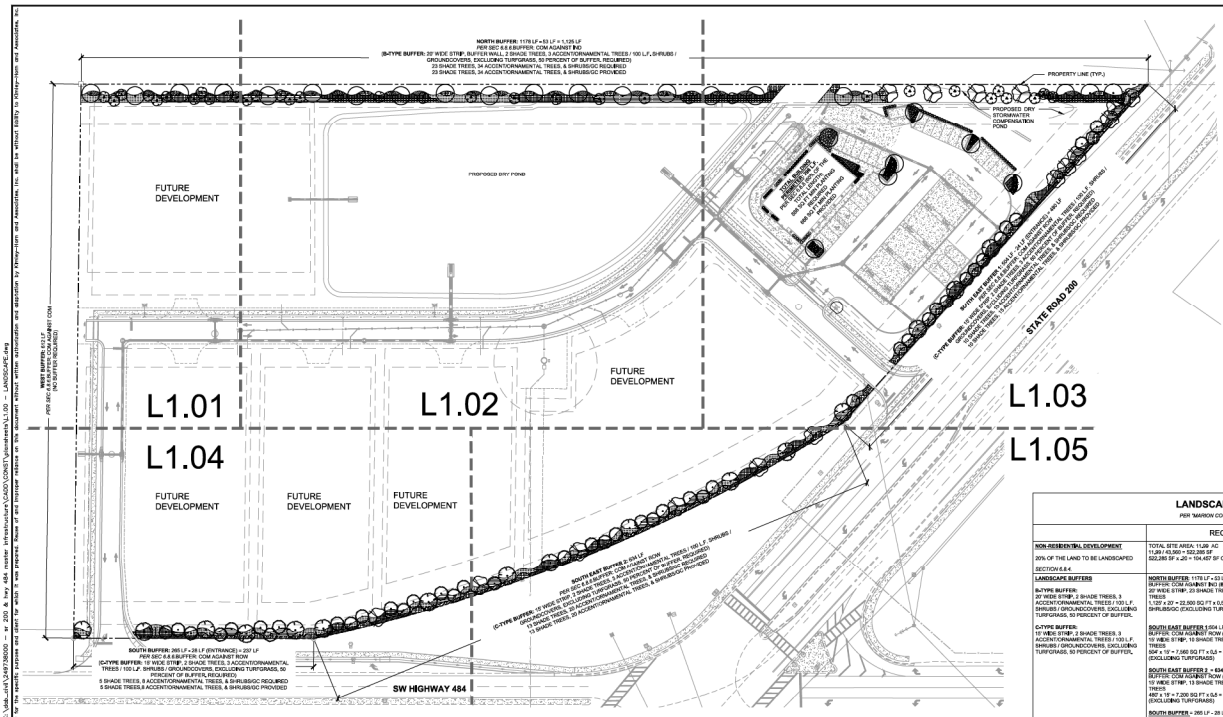
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LANDSCAPE NOTES:

1. ALL LANDSCAPE MATERIAL TO BE FLORIDA GRADE #1 OR BETTER QUALITY
2. ALL LANDSCAPED AREAS ARE TO RECEIVE A MINIMUM OF 4" OF TOPSOIL.
3. ALL PLANT MATERIAL SHALL BE HEALTHY, VIGOROUS, AND FREE OF PESTS AND DISEASE.
4. ALL MATERIALS ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT BEFORE, DURING, AND AFTER INSTALLATION.
5. ALL TREES MUST BE GUYED OR STAKED AS SHOWN IN THE DETAILS.
6. ALL PLANTING AREAS SHALL BE COMPLETELY MULCHED AS SPECIFIED.
7. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL AVOID DAMAGE TO ALL UTILITIES DURING THE COURSE OF THE WORK. LOCATIONS OF EXISTING BURIED UTILITY LINES SHOWN ON THE PLANS ARE BASED UPON BEST AVAILABLE INFORMATION AND ARE TO BE CONSIDERED APPROXIMATE. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR 1) TO VERIFY THE LOCATIONS OF UTILITY LINES PRIOR TO THE WORK, 2) TO PROTECT ALL UTILITY LINES FROM DAMAGE DURING THE CONSTRUCTION AND 3) TO REPAIR AND ALL DAMAGE TO UTILITIES, STRUCTURES, SITE APPURTENANCES, ETC. WHICH OCCURS AS A RESULT OF THE CONSTRUCTION.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON THESE PLANS BEFORE PRICING THE WORK.
9. CONTRACTOR SHALL BE RESPONSIBLE FOR DELIVERY SCHEDULE AND PROTECTION BETWEEN DELIVERY AND PLANTING TO MAINTAIN HEALTHY PLANT CONDITIONS.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FULLY MAINTAINING (INCLUDING BUT NOT LIMITED TO: WATERING, SPRAYING, MULCHING, FERTILIZING, ETC.) ALL OF THE PLANT MATERIALS AND LAWN FOR THE WARRANTY PERIOD.
11. ANY PLANT MATERIAL WHICH IS DISEASED, DISTRESSED, DEAD, OR REJECTED (PRIOR TO SUBSTANTIAL COMPLETION) SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, AND SIZE AND MEETING ALL PLANT LIST SPECIFICATIONS.
12. THE CONTRACTOR SHALL COMPLETELY GUARANTEE ALL PLANT MATERIAL FOR WARRANTY PERIOD. THE CONTRACTOR SHALL PROMPTLY MAKE ALL REPLACEMENTS DURING THE NORMAL PLANTING SEASON.
13. STANDARDS SET FORTH IN "AMERICAN STANDARD FOR NURSERY STOCK" REPRESENT GUIDELINE SPECIFICATIONS ONLY AND SHALL CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR PLANT MATERIAL.
14. ALL LANDSCAPING SHALL BE INSTALLED ACCORDING TO SOUND NURSERY PRACTICES, AND SHALL BE FLORIDA NO. 1 OR BETTER AS GIVEN IN "GRADES AND STANDARDS FOR NURSERY PLANTS, PARTS I AND II," STATE OF FLORIDA, DEPARTMENT OF AGRICULTURE.
15. ALL INVASIVE / EXOTIC SPECIES AND PROHIBITED TREE SPECIES SHALL BE REMOVED FROM SITE, INCLUDING ROOT BALLS TO THE EXTENT POSSIBLE WITH NO DAMAGE TO ADJACENT EXISTING TREES.
16. ALL LANDSCAPE AREAS WILL BE PROVIDED WITH PERMANENT AUTOMATIC IRRIGATION SYSTEM.
17. TREE SUPPORT MATERIALS ARE TO BE REMOVED FROM EACH TREE ONCE IT IS "ESTABLISHED" AS APPROVED BY THE LANDSCAPE ARCHITECT.
18. ALL PLANT SPECIFICATIONS IN THE PLANT SCHEDULE SHALL BE CONSIDERED THE MINIMUM ALLOWABLE SPECIFICATIONS. CONTRACTOR SHALL PROCURE PLANT MATERIALS AND UPSIZE AS NECESSARY TO MEET THE MOST STRINGENT SPECIFICATION.
19. ALL PLANTED LANDSCAPE AREAS TO HAVE 3" DEEP DESIGNER BROWN HARDWOOD MULCH TO FULLY COVER DRIP IRRIGATION & AMENDED SOILS. REPAIR AS NEEDED DURING CONSTRUCTION. SUBMIT ALTERNATING MULCH SPECIFICATION FOR LANDSCAPE ARCHITECT APPROVAL.

LANDSCAPE CALCULATIONS

PER "MARION COUNTY" LAND DEVELOPMENT CODE

	REQUIRED	PROVIDED
NON-RESIDENTIAL DEVELOPMENT 20% OF THE LAND TO BE LANDSCAPED SECTION 6.6.4	TOTAL SITE AREA: 11.09 AC 11.09 / 43,560 = 522,385 SF 522,385 SF x .20 = 104,457 SF OF LANDSCAPE	104,457 SF OF LANDSCAPE
LANDSCAPE BUFFERS **B-TYPE BUFFER:** 20' WIDE STRIP, 2 SHADE TREES, 3 ACCENT/ORNAMENTAL TREES / 100 L.F. SHRUBS / GROUNDCOVERS, EXCLUDING TURFGRASS, 50 PERCENT OF BUFFER. **C-TYPE BUFFER:** 15' WIDE STRIP, 2 SHADE TREES, 3 ACCENT/ORNAMENTAL TREES / 100 L.F. SHRUBS / GROUNDCOVERS, EXCLUDING TURFGRASS, 50 PERCENT OF BUFFER.	**NORTH BUFFER**: 1176 LF = 53 LF + 1,123 LF **BUFFER: COM AGAINST ROW (B-TYPE BUFFER)** 20' WIDE STRIP, 23 SHADE TREES, 34 ACCENT/ORNAMENTAL TREES 1,125' x 20' = 22,500 SQ FT x 0.5 = 11,250 SQ FT MIN OF SHRUBS/GC (EXCLUDING TURFGRASS) **SOUTH EAST BUFFER 1**:604 L.F.= 24 LF = 480 LF BUFFER: COM AGAINST ROW (C-TYPE BUFFER) 15' WIDE STRIP, 10 SHADE TREES, 16 ACCENT/ORNAMENTAL TREES 604' x 15' = 7,560 SQ FT x 0.5 = 3,780 SQ FT MIN OF SHRUBS/GC (EXCLUDING TURFGRASS) **SOUTH EAST BUFFER 2**: = 434 LF BUFFER: COM AGAINST ROW (C-TYPE BUFFER) 15' WIDE STRIP, 13 SHADE TREES, 20 ACCENT/ORNAMENTAL TREES 480' x 15' = 7,200 SQ FT x 0.5 = 3,600 SQ FT MIN OF SHRUBS/GC (EXCLUDING TURFGRASS) **SOUTH BUFFER** = 265 LF - 28 LF = 237 LF BUFFER: COM AGAINST ROW (C-TYPE BUFFER) 15' WIDE STRIP, 5 SHADE TREES, 8 ACCENT/ORNAMENTAL TREES 237' x 15' = 3,555 SQ FT x 0.5 = 1,778 SQ FT MIN OF SHRUBS/GC (EXCLUDING TURFGRASS) **WEST BUFFER** = 612 LF COM AGAINST COM (NO BUFFER REQUIRED)	**NORTH BUFFER** 20' WIDE STRIP, 23 SHADE TREES, 34 ACCENT/ORNAMENTAL TREES & 11,256 SQ FT OF SHRUBS/GC (EXCLUDING TURFGRASS) **SOUTH EAST BUFFER 1** 15' WIDE STRIP, 10 SHADE TREES, 15 ACCENT/ORNAMENTAL TREES, & 4,914 SQ FT OF SHRUBS/GC (EXCLUDING TURFGRASS). **SOUTH EAST BUFFER 2** 15' WIDE STRIP, 13 SHADE TREES, 20 ACCENT/ORNAMENTAL TREES & 3,839 SQ FT OF SHRUBS/GC (EXCLUDING TURFGRASS). **SOUTH BUFFER** 15' WIDE STRIP, 5 SHADE TREES, 8 ACCENT/ORNAMENTAL TREES & 2,247 SQ FT OF SHRUBS/GC (EXCLUDING TURFGRASS). **WEST BUFFER** (NO BUFFER REQUIRED)
SECTION 6.6.6		
PARKING AREAS & VUA PARKING LOT ISLANDS SHALL CONTAIN ONE SHADE TREE MIN 5' WIDE LANDSCAPE AREA OF SHRUBS / GROUNDCOVERS SECTION 6.6.3.2	7 PARKING LOT ISLANDS = 7 SHADE TREES	7 SHADE TREES
BUILDING LANDSCAPING 80% OF THE TOTAL LENGTH OF THE WALL, EXCLUDING THOSE AREAS REQUIRED FOR ACCESS TO THE BUILDING. SECTION 6.6.6	**TOTAL BUILDING PERIMETER: 280 L.F.** 280 LF x 5 LF = 1,680 x 20 = 896 SQ FT MIN OF PLANTING	896 L.F. OF BUILDING PERIMETER PLANTING
GENERAL PLANTING REQUIREMENTS 20% OF ALL PROPOSED PLANT MATERIALS, EXCLUDING TURFGRASS, TO BE NATIVE. MIN 50% OF REQUIRED SHADE TREES TO BE NATIVE MAX 50 % OF THE REQUIRED SHADE TREES OF ONE SPECIES. SECTION 6.6.16	**TOTAL PLANTING PROPOSED:** TREES: 106 x .20 = 34 MIN TREES TO BE NATIVE SHRUBS: 3,519 x .20 = 890 MIN SHRUBS TO BE NATIVE GROUND COVER: 4,666 x .20 = 1,163 MIN GROUND COVER TO BE NATIVE **TOTAL SHADE TREES: 59** 59 x .20 = 30 MIN SHADE TREES TO BE NATIVE 59 x .20 = 30 MAX SHADE TREES TO BE ONE SPECIES	102 NATIVE TREES (39%) 3,519 NATIVE SHRUBS (100%) 3,371 NATIVE GROUND COVER (72%) 59 SHADE TREES NATIVE (100%) 3 SPECIES PROVIDED

PLANT SCHEDULE

SYMBOL	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONT	CAL	SIZE
CANOPY TREE							
	AF	16	FLORIDA FLAME RED MAPLE STRAIGHT, SINGLE LEADER, FULL FL #1	ACER RUBRUM 'FLORIDA FLAME'	FG	3" CAL MIN	12' HT., 5' SPR.
	MG	16	SOUTHERN MAGNOLIA STRAIGHT, SINGLE LEADER, FULL, FL #1	MAGNOLIA GRANDIFLORA 'D2L BLANCHARD' TM	FG	3" CAL MIN	12' HT., 6' SPR.
	QV	27	LIVE OAK STRAIGHT, SINGLE LEADER, FULL, FL #1	QUERCUS VIRGINIANA	FG	3" CAL MIN	12' HT., 6' SPR.
UNDERSTORY TREES							
	IC	43	DAHOON HOLLY STRAIGHT, SINGLE-LEADER, FL #1	ILEX CASSINE	FG	3" CAL MIN	10' HT
	LT	34	TUSKEGEE CRAPE MYRTLE MULTI-TRUNK, 5-TRUNK MIN., FL #1	LAGERSTROEMIA X 'TUSKEGEE'	FG	5" CAL. TOT.	14' HT., 6' SPR.
SYMBOL	**CODE**	**QTY**	**COMMON NAME**	**BOTANICAL NAME**	**CONT**	**SIZE**	**SPACING**
SHRUBS							
	HF	22	FIREFLY FIREBUSH FULL	HAMELIA PATENS 'FIREFLY'	3 GAL	18" FULL	36" OC
	IS	79	DWARF YAUPON FULL	ILEX VOMITORIA 'STOKES DWARF'	3 GAL	12" HT	24" OC
	MC2	33	WAX MYRTLE FULL	MYRICA CERIFERA	3 GAL	18" FULL	36" OC
	TC	66	DWARF FAKAHATCHEE GRASS FULL	TRIPSACUM DACTYLOIDES 'DWARF'	3 GAL	18" FULL	36" OC
	VO2	73	SWEET VIBURNUM FULL	VIBURNUM ODORATISSIMUM	3 GAL	24" HT	30" OC

SHRUB AREAS

	MCA	1,257	PINK MUHLY FULL	MUHLENBERGIA CAPILLARIS	3 GAL	24" HT	30" OC
	MF	610	SIMPSON'S STOPPER FULL	MYRCIANTHES FRAGRANS	3 GAL	24" HT	30" OC
	PA	666	BLUE PLUMBAGO FULL	PLUMBAGO AURICULATA	3 GAL	24" HT	30" OC
	VO	693	WALTER'S VIBURNUM FULL	VIBURNUM OBOVATUM 'MRS. SCHILLER'S DELIGHT'	7 GAL	24" HT	30" OC

GROUND COVERS

	MS	425	SUNSHINE MIMOSA FULL	MIMOSA STRIGILLOSA	1 GAL	12" FULL	18" OC
	PN	1,902	FROG FRUIT FULL	PHYLA NODIFLORA VAR. 'INCISA'	1 GAL	10" FULL	12" OC
	TM	1,044	DUNE SUNFLOWER FULL	HELIANTHUS DEBILIS	1 GAL	12" FULL	18" OC
	TV	1,279	SOCIETY GARLIC FULL	TULBAGHIA VIOLACEA	1 GAL	18" FULL	18" OC

MISC.	QTY	BOTANICAL/COMMON NAME	SPECIFICATIONS
SOD	TBD	PASPALUM NOTATUM 'ARGENTINE' ARGENTINE BAHIA GRASS	ROLLED TIGHT, 100% WEED/INSECT/DISEASE FREE
MULCH	TBD	DESIGNER BROWN HARDWOOD MULCH	3" DEPTH MINIMUM, SHREDDED, FREE OF WEEDS/INVASIVE PLANT MATERIAL

GRAPHIC SCALE IN FEET
0 25 50 100

NORTH

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PHONE: 407-898-1511
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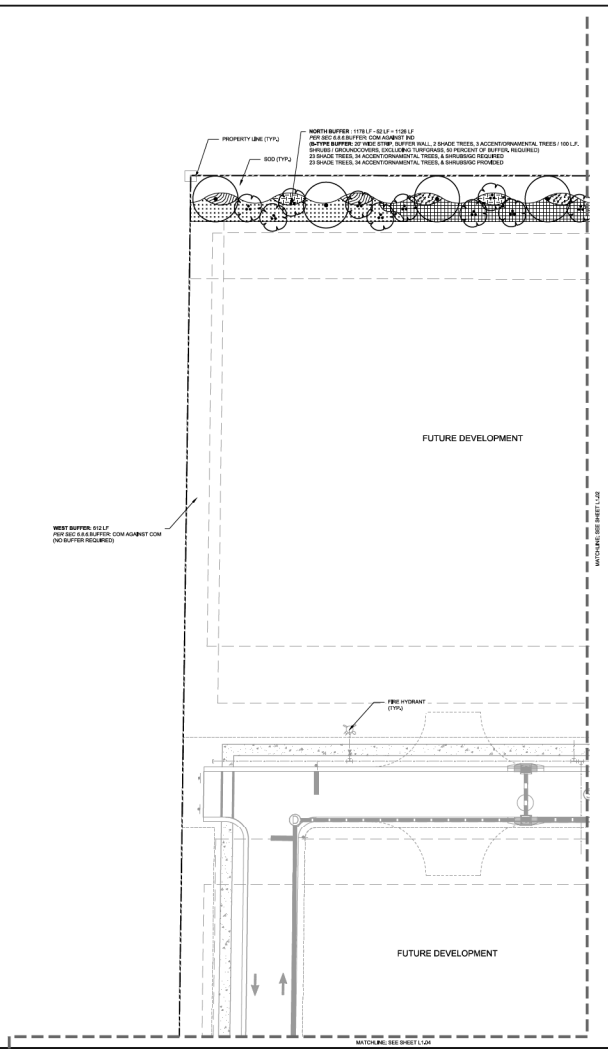
OVERALL LANDSCAPE PLAN

SR 200 & HWY 484 MASTER INFRASTRUCTURE

MARION COUNTY FLORIDA

SHEET NUMBER L1.00

Plotted By: Hoss, Kelley Sheet Set: SR200 & HWY484 Layout: L1.00 October 17, 2025 11:17:16pm K:\Ofd...ure\247138000 – sr 200 & hwy 484 master infrastructure\CAD\CONST\plotsheets\L1.00 – LANDSCAPE.dwg
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PLANT KEY

SYMBOL	CODE	COMMON NAME
CANOPY TREE		
	AF	FLORIDA FLAME RED MAPLE
	MG	SOUTHERN MAGNOLIA
	QV	LIVE OAK
UNDERSTORY TREES		
	IC	DAHOON HOLLY
	LT	TUSKEGEE CRAPE MYRTLE
SHRUBS		
	HF	FIREFLY FIREBUSH
	IS	DWARF YAUPON
	MC2	WAX MYRTLE
	TF	DWARF FAKAHATCHEE GRASS
	VO2	SWEET VIBURNUM
SHRUB AREAS		
	MCX	PINK MUHLY
	MF	SIMPSON'S STOPPER
	PA	BLUE PLUMBAGO
	VO	WALTER'S VIBURNUM
GROUND COVERS		
	MS	SUNSHINE MIMOSA
	PN	FROG FRUIT
	TM	DUNE SUNFLOWER
	TV	SOCIETY GARLIC

MISC.	QTY.	BOTANICAL/COMMON NAME
SOD	TBD	PASPALUM NOTATUM 'ARGENTINE' ARGENTINE BAHIA GRASS
MULCH	TBD	DESIGNER BROWN HARDWOOD MULCH

NORTH

GRAPHIC SCALE IN FEET
0 10 20 40

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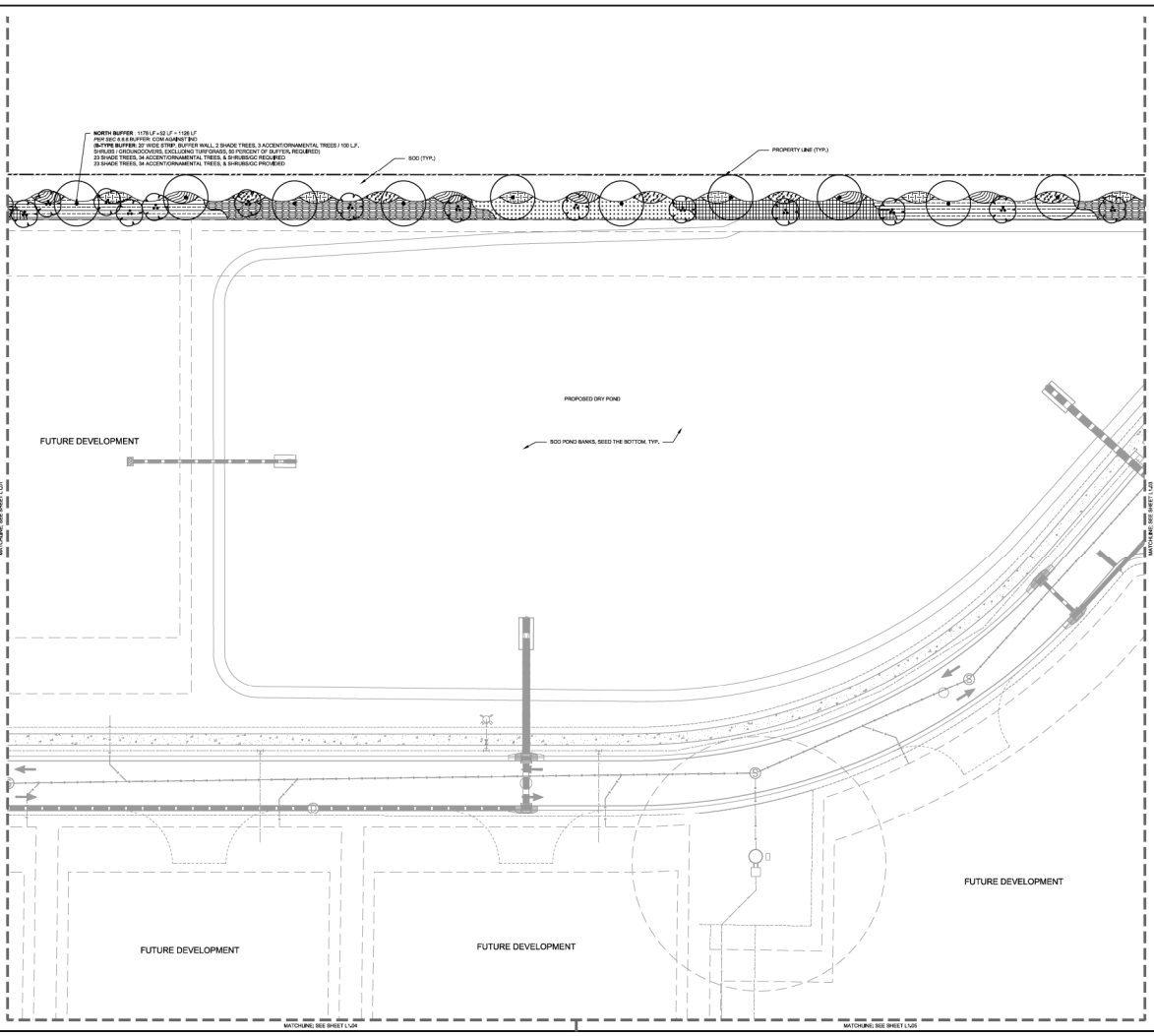
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LANDSCAPE PLAN

SR 200 & HWY 484 MASTER INFRASTRUCTURE
MARION COUNTY FLORIDA

SHEET NUMBER
L1.01

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	IS	DWARF YAUPON
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GROUND COVERS		
	MS	SUNSHINE MIMOSA
	PN	FROG FRUIT
	TM	DUNE SUNFLOWER
	TV	SOCIETY GARLIC

MISC.	QTY.	BOTANICAL/COMMON NAME
SOD	TBD	PASPALUM NOTATUM 'ARGENTINE' / ARGENTINE BAHIA GRASS
MULCH	TBD	DESIGNER BROWN HARDWOOD MULCH

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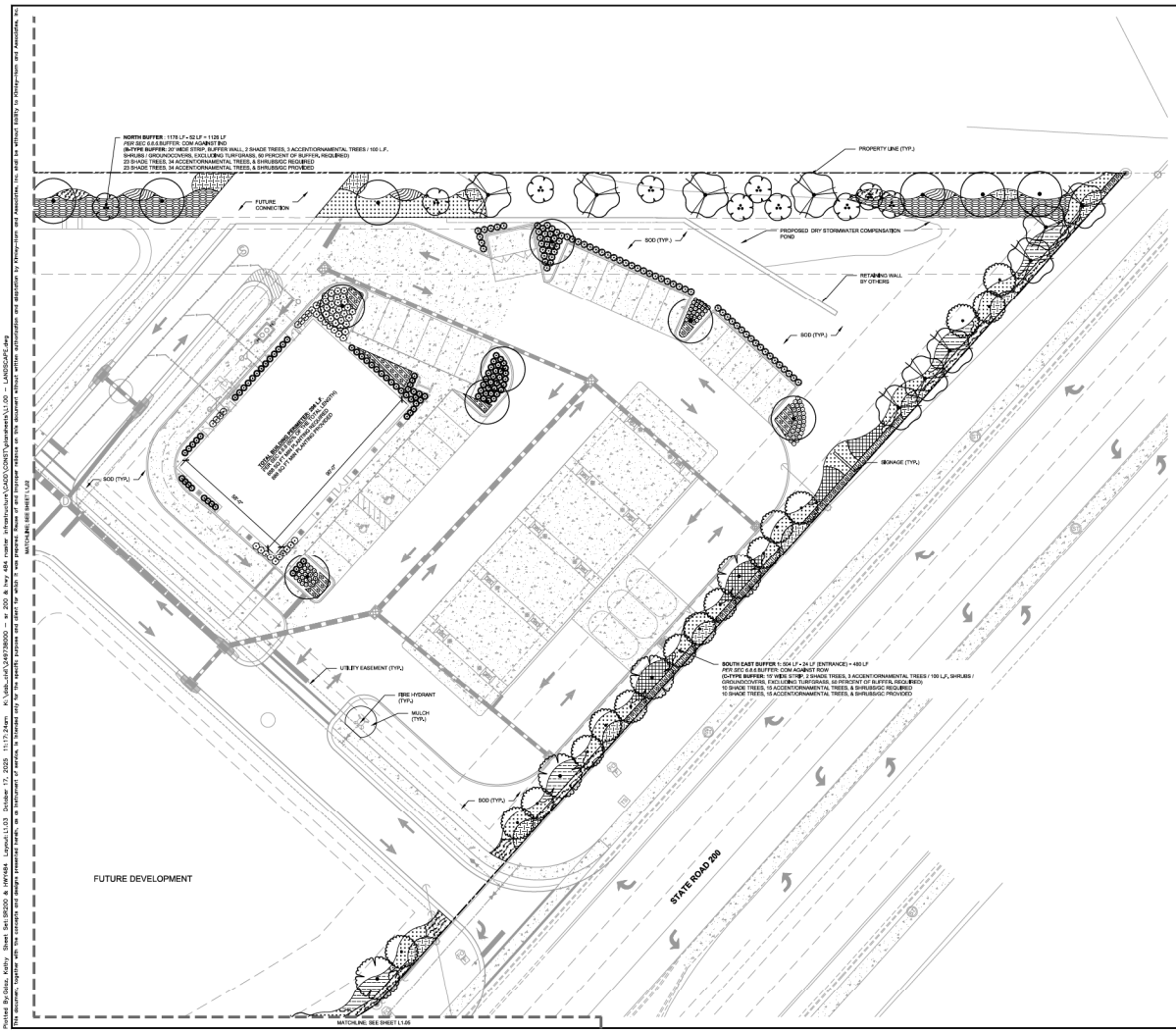
LANDSCAPE PLAN

SR 200 & HWY 484 MASTER INFRASTRUCTURE

MARION COUNTY FLORIDA

SHEET NUMBER
L1.02

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	TV	SOCIETY GARLIC

MISC.	QTY.	BOTANICAL/COMMON NAME
SOD	TBD	PASPALUM NOTATUM 'ARGENTINE' ARGENTINE BAHIA GRASS
MULCH	TBD	DESIGNER BROWN HARDWOOD MULCH

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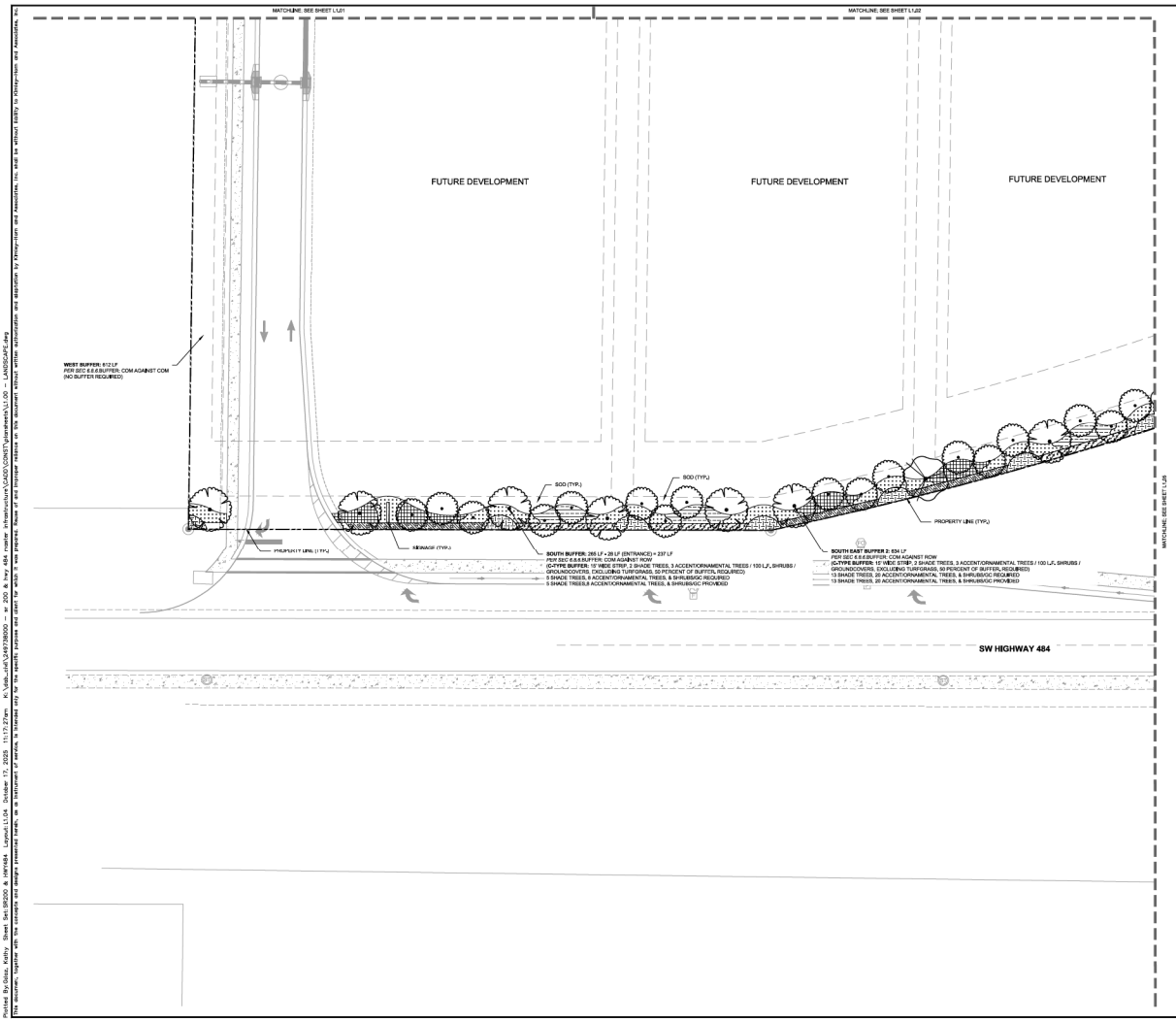
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LANDSCAPE PLAN

SR 200 & HWY 484
MASTER
INFRASTRUCTURE
MARION COUNTY FLORIDA

SHEET NUMBER
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MISC.	QTY.	BOTANICAL/COMMON NAME
SOD	TBD	PASPALUM NOTATUM 'ARGENTINE' ARGENTINE BAHIA GRASS
MULCH	TBD	DESIGNER BROWN HARDWOOD MULCH

NORTH

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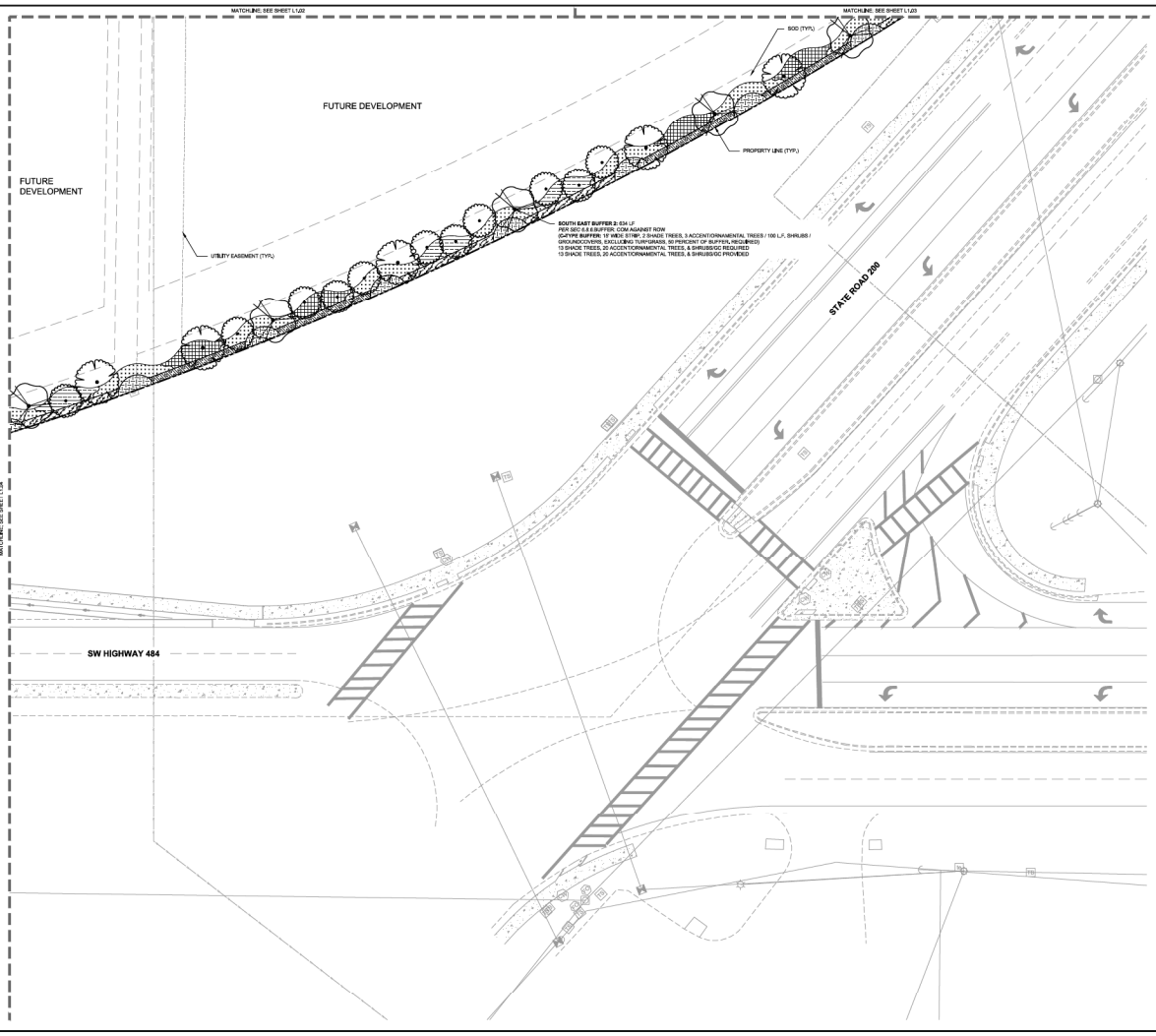
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DATE 10/17/2025

LANDSCAPE PLAN

SR 200 & HWY 484
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MARION COUNTY FLORIDA

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	TV	SOCIETY GARLIC

MISC.	QTY.	BOTANICAL/COMMON NAME
SOD	TBD	PASPALUM NOTATUM 'ARGENTINE' ARGENTINE BAHIA GRASS
MULCH	TBD	DESIGNER BROWN HARDWOOD MULCH

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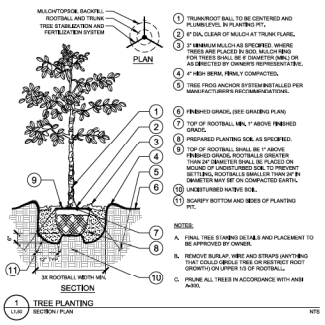
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LANDSCAPE PLAN

SR 200 & HWY 484
MASTER
INFRASTRUCTURE
MARION COUNTY FLORIDA

SHEET NUMBER
L1.05

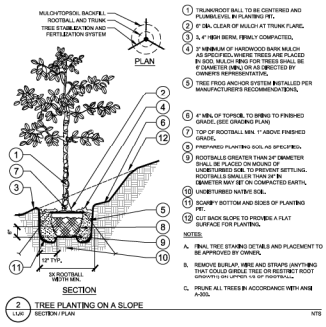
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1. TRUNK/ROOT BALL TO BE CENTERED AND PLUMB/LEVEL IN PLANTING PIT.
2. 6" DIA. CLEAR OF MULCH AT TRUNK FLARE.
3. 3" MINIMUM MULCH AS SPECIFIED. WHERE TREES ARE PLACED IN SOD, MULCH RING FOR TREES SHALL BE 4' DIAMETER (MIN.) OR AS DIRECTED BY OWNER'S REPRESENTATIVE.
4. 4" HIGH BERM, FIRMLY COMPACTED.
5. TREE ROOT ANCHOR SYSTEM INSTALLED PER MANUFACTURER'S RECOMMENDATIONS.
6. FINISHED GRADE, (SEE GRADING PLAN)
7. TOP OF ROOTBALL MIN. 1" ABOVE FINISHED GRADE.
8. PREPARED PLANTING SOIL AS SPECIFIED.
9. TOP OF ROOTBALL SHALL BE 1" ABOVE FINISHED GRADE. ROOTBALLS GREATER THAN 24" DIAMETER SHALL BE PLACED ON MOUND OF UNDISTURBED SOIL TO PREVENT SETTLING. ROOTBALLS SMALLER THAN 24" IN DIAMETER MAY SET ON COMPACTED EARTH.
10. UNDISTURBED NATIVE SOIL.
11. SCARIFY BOTTOM AND SIDES OF PLANTING PIT.

NOTES:
A. FINAL TREE STAKING DETAILS AND PLACEMENT TO BE APPROVED BY OWNER.
B. REMOVE BURLAP, WIRE AND STRAPS (ANYTHING THAT COULD GIRDLE TREE OR RESTRICT ROOT GROWTH) ON UPPER 1/3 OF ROOTBALL.
C. PRUNE ALL TREES IN ACCORDANCE WITH ANSI A300.

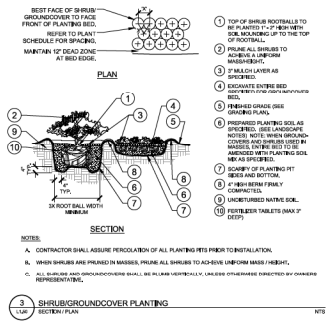
1 L1.50 TREE PLANTING
SECTION / PLAN NTS



1. TRUNK/ROOT BALL TO BE CENTERED AND PLUMB/LEVEL IN PLANTING PIT.
2. 6" DIA. CLEAR OF MULCH AT TRUNK FLARE.
3. 3, 4" HIGH BERM, FIRMLY COMPACTED.
4. 3" MINIMUM OF HARDWOOD BARK MULCH AS SPECIFIED. WHERE TREES ARE PLACED IN SOD, MULCH RING FOR TREES SHALL BE 4' DIAMETER (MIN.) OR AS DIRECTED BY OWNER'S REPRESENTATIVE.
5. TREE ROOT ANCHOR SYSTEM INSTALLED PER MANUFACTURER'S RECOMMENDATIONS.
6. 6" MIN. OF TOPSOIL TO BRING TO FINISHED GRADE. (SEE GRADING PLAN)
7. TOP OF ROOTBALL MIN. 1" ABOVE FINISHED GRADE.
8. PREPARED PLANTING SOIL AS SPECIFIED.
9. ROOTBALLS GREATER THAN 24" DIAMETER SHALL BE PLACED ON MOUND OF UNDISTURBED SOIL TO PREVENT SETTLING. ROOTBALLS SMALLER THAN 24" IN DIAMETER MAY SET ON COMPACTED EARTH.
10. UNDISTURBED NATIVE SOIL.
11. SCARIFY BOTTOM AND SIDES OF PLANTING PIT.
12. CUT BACK SLOPE TO PROVIDE A FLAT SURFACE FOR PLANTING.

NOTES:
A. FINAL TREE STAKING DETAILS AND PLACEMENT TO BE APPROVED BY OWNER.
B. REMOVE BURLAP, WIRE AND STRAPS (ANYTHING THAT COULD GIRDLE TREE OR RESTRICT ROOT GROWTH) ON UPPER 1/3 OF ROOTBALL.
C. PRUNE ALL TREES IN ACCORDANCE WITH ANSI A-300.

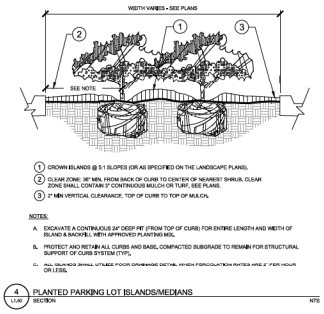
2 L1.50 TREE PLANTING ON A SLOPE
SECTION / PLAN NTS



1. TOP OF SHRUB ROOTBALLS TO BE PLANTED 1"-2" HIGH WITH SOIL MOUNDING UP TO THE TOP OF ROOTBALL.
2. PRUNE ALL SHRUBS TO ACHIEVE A UNIFORM MASS/HEIGHT.
3. 3" MULCH LAYER AS SPECIFIED.
4. EXCAVATE ENTIRE BED AND SCARIFY WITH FORK MINIMUM 6" DEEP.
5. FINISHED GRADE (SEE GRADING PLAN).
6. PREPARED PLANTING SOIL AS SPECIFIED. (SEE LANDSCAPE NOTES). NOTE: WHEN GROUNDCOVERS AND SHRUBS USED IN MASSES, SOIL SHALL BE AMENDED WITH PLANTING SOIL MIX AS SPECIFIED.
7. SCARIFY OF PLANTING PIT SIDES AND BOTTOM.
8. 4" HIGH BERM FIRMLY COMPACTED.
9. UNDISTURBED NATIVE SOIL.
10. FERTILIZER TABLETS (MAX 3" DEEP).

NOTES:
A. CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.
B. WHEN SHRUBS ARE PRUNED IN MASSES, PRUNE ALL SHRUBS TO ACHIEVE UNIFORM MASS / HEIGHT.
C. ALL SHRUBS AND GROUNDCOVERS SHALL BE PLUMB VERTICALLY, UNLESS OTHERWISE DIRECTED BY OWNERS REPRESENTATIVE.

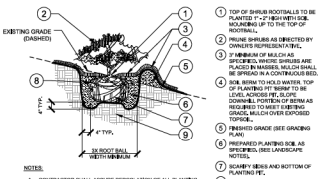
3 L1.50 SHRUB/GROUNDCOVER PLANTING
SECTION / PLAN NTS



1. CROWN ISLANDS @ 5:1 SLOPES (OR AS SPECIFIED ON THE LANDSCAPE PLANS).
2. CLEAR ZONE: 36" MIN. FROM BACK OF CURB TO CENTER OF NEAREST SHRUB. CLEAR ZONE SHALL CONTAIN 3" CONTINUOUS MULCH OR TURF. SEE PLANS.
3. 2' MIN VERTICAL CLEARANCE. TOP OF CURB TO TOP OF MULCH.

NOTES:
A. EXCAVATE A CONTINUOUS 24" DEEP PIT (FROM TOP OF CURB) FOR ENTIRE LENGTH AND WIDTH OF ISLAND & BACKFILL WITH APPROVED PLANTING MIX.
B. PROTECT AND RETAIN ALL CURBS AND BASE. COMPACTED SUBGRADE TO REMAIN FOR STRUCTURAL SUPPORT OF CURB SYSTEM (TYP.).
C. ALL ISLANDS SHALL UTILIZE POOR DRAINAGE DETAIL WHEN PERCOLATION RATES ARE 2" PER HOUR OR LESS.

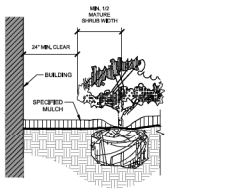
4 L1.50 PLANTED PARKING LOT ISLANDS/MEDIANS
SECTION NTS



1. TOP OF SHRUB ROOTBALLS TO BE PLANTED 1"-2" HIGH WITH SOIL MOUNDING UP TO THE TOP OF ROOTBALL.
2. PRUNE SHRUBS AS DIRECTED BY OWNER'S REPRESENTATIVE.
3. 3" MINIMUM OF MULCH AS SPECIFIED. WHERE SHRUBS ARE PLACED IN MASSES, MULCH SHALL BE SPREAD IN A CONTINUOUS BED.
4. SOIL BERM TO HOLD WATER. TOP OF PLANTING PIT BERM TO BE LEVEL ACROSS PIT, SLOPE GRADUALLY OUTWARD AS MUCH AS REQUIRED TO MEET EXISTING GRADE. MULCH OVER EXPOSED TOPSOIL.
5. FINISHED GRADE (SEE GRADING PLAN)
6. PREPARED PLANTING SOIL AS SPECIFIED. (SEE LANDSCAPE NOTES).
7. FERTILIZER TABLETS (MAX 3" DEEP).
8. SCARIFY SIDES AND BOTTOM OF PLANTING PIT.
9. UNDISTURBED NATIVE SOIL.

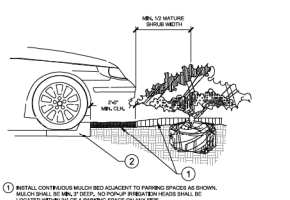
NOTES:
A. CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.
B. WHEN SHRUBS ARE PRUNED IN MASSES, PRUNE ALL SHRUBS TO ACHIEVE UNIFORM MASS / HEIGHT.
C. ALL SHRUBS AND GROUNDCOVERS SHALL BE PLUMB VERTICALLY, UNLESS OTHERWISE DIRECTED BY OWNERS REPRESENTATIVE.

5 L1.50 SHRUB/GROUNDCOVER PLANTING ON A SLOPE
SECTION NTS



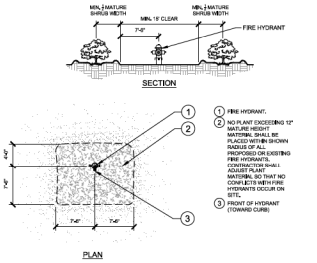
NOTES:
1. CLEAR ZONE: 36" MIN. FROM BUILDING TO CENTER OF NEAREST SHRUB.
2. INSTALL SPECIFIED MULCH 24" MIN. FROM BUILDING. SPECIFIED MULCH TO BE INSTALLED AT A DEPTH OF 3" (MIN.)

6 L1.50 PLANTINGS ADJACENT TO BUILDINGS
SECTION NTS



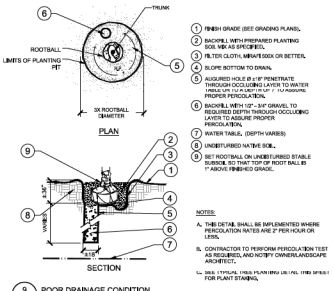
1. INSTALL CONTINUOUS MULCH BED ADJACENT TO PARKING SPACES AS SHOWN. MULCH SHALL BE MIN. 3" DEEP. NO POP-UP IRRIGATION HEADS SHALL BE LOCATED WITHIN 24" OF A PARKING SPACE ON ANY SIDE.
2. CURB / PARKING LOT EDGE.

7 L1.50 PARKING SPACE/CURB PLANTING
SECTION NTS



1. FIRE HYDRANT.
2. NO PLANT EXCEEDING 12" MATURE HEIGHT AT MATURITY, SHALL BE PLACED WITHIN SHOWN RADIUS OF ALL PROPOSED OR EXISTING FIRE HYDRANTS. CONTRACTOR SHALL SELECT SHRUB MATERIAL SO THAT NO CONFLICTS WITH FIRE HYDRANTS OCCUR ON SITE.
3. FRONT OF HYDRANT (TOWARD CURB)

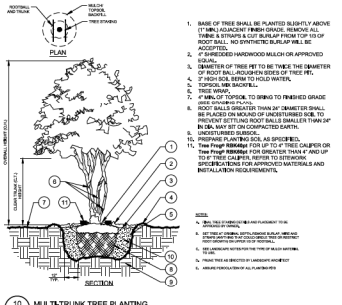
8 L1.50 SHRUB PLANTING AT FIRE HYDRANT
SECTION / PLAN NTS



1. FINISH GRADE (SEE GRADING PLANS).
2. BACKFILL WITH PREPARED PLANTING SOIL MIX AS SPECIFIED.
3. FILTER CLOTH, MIRAFI 500X OR BETTER.
4. SLOPE BOTTOM TO DRAIN.
5. AUGURED HOLE @ 6"Ø PENETRATE THROUGH OCCLUDING LAYER TO WATER TABLE OR 10' DEEP MIN. TO ASSURE PROPER PERCOLATION.
6. BACKFILL WITH 12" - 24" GRAVEL TO ENSURED DEPTH THROUGH OCCLUDING LAYER TO ASSURE PROPER PERCOLATION.
7. WATER TABLE, (DEPTH VARIES)
8. UNDISTURBED NATIVE SOIL.
9. SET ROOTBALL ON UNDISTURBED STABLE SUBSOIL SO THAT TOP OF ROOT BALL IS 1" ABOVE FINISHED GRADE.

NOTES:
A. THIS DETAIL SHALL BE IMPLEMENTED WHERE PERCOLATION RATES ARE 2" PER HOUR OR LESS.
B. CONTRACTOR TO PERFORM PERCOLATION TEST AS REQUIRED, AND NOTIFY OWNER/LANDSCAPE ARCHITECT.
C. SEE TYPICAL TREE PLANTING DETAIL AND TREE SPECS FOR PLANT STAKING.

9 L1.50 POOR DRAINAGE CONDITION
SECTION / PLAN NTS



1. BASE OF TREE SHALL BE PLANTED SLIGHTLY ABOVE (1" MIN.) ADJACENT FINISH GRADE. REMOVE ALL TWINE & STRAPS & CUT BURLAP FROM TOP 1/3 OF ROOT BALL. NO SYNTHETIC BURLAP WILL BE ACCEPTED.
2. 4" SHREDDED HARDWOOD MULCH OR APPROVED EQUAL.
3. DIAMETER OF TREE PIT TO BE TWICE THE DIAMETER OF ROOT BALL (ROUGHEN SIDES OF TREE PIT).
4. 3" HIGH SOIL BERM TO HOLD WATER.
5. TOPSOIL BACKFILL.
6. SEE GRADING PLAN.
7. 4" MIN. OF TOPSOIL TO BRING TO FINISHED GRADE (SEE GRADING PLAN).
8. ROOT BALLS GREATER THAN 24" DIAMETER SHALL BE PLACED ON MOUND OF UNDISTURBED SOIL TO PREVENT SETTLING ROOT BALLS SMALLER THAN 24" IN DIAMETER MAY BE SET ON COMPACTED EARTH.
9. UNDISTURBED SOIL.
10. PREPARE PLANTING SOIL AS SPECIFIED.
11. **Tree Frog® RBM48pi** FOR UP TO 4" TREE CALIPER OR **Tree Frog® RBM60pi** FOR GREATER THAN 4" AND UP TO 8" TREE CALIPER, REFER TO SITEWORK SPECIFICATIONS FOR APPROVED MATERIALS AND INSTALLATION REQUIREMENTS.

NOTES:
A. SEE TREE STAKING DETAILS AND PLACEMENT TO BE APPROVED BY OWNER.
B. SET TREE 6" ORGANIC SETTLED/GRADE SURFACE AND REMOVE BURLAP, WIRE AND STRAPS (ANYTHING THAT COULD GIRDLE TREE OR RESTRICT ROOT GROWTH) ON UPPER 1/3 OF ROOTBALL.
C. SEE LANDSCAPE NOTES FOR THE TYPE OF MULCH MATERIAL TO USE.
D. PRUNE TREE AS DIRECTED BY LANDSCAPE ARCHITECT.
E. ARBOR REINFORCEMENT AS ALTERNATIVE

10 L1.50 MULTI-TRUNK TREE PLANTING
SECTION/PLAN NTS

Printed By: Hess, Kelley Sheet Set: SR200 & HWY484 Layout: L1.50 October 17, 2025 10:17:32am K:\Jobs_Unit\049738000 – sr 200 & hwy 484 master infrastructure\CAD\CONST\plansheets\L1.00 – LANDSCAPE.dwg
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LICENSED PROFESSIONAL

KHA PROJECT 247738000
DATE 10/17/2025
SCALE AS SHOWN
DESIGNED BY KDG
DRAWN BY KDG
CHECKED BY NAA

LANDSCAPE DETAILS

SR 200 & HWY 484 MASTER INFRASTRUCTURE
MARION COUNTY FLORIDA

SHEET NUMBER
L1.50

GENERAL LANDSCAPE SPECIFICATIONS AND NOTES

A. SCOPE OF WORK

1. THE WORK CONSISTS OF: FURNISHING ALL LABOR, MATERIALS, EQUIPMENT, TOOLS, TRANSPORTATION, AND ANY OTHER APPURTENANCES NECESSARY FOR THE COMPLETION OF THIS PROJECT AS SHOWN ON THE DRAWINGS, AS INCLUDED IN THE PLANT LIST, AND AS SPECIFIED HEREIN.

2. WORK SHALL INCLUDE MAINTENANCE AND WATERING OF ALL CONTRACT PLANTING AREAS UNTIL CERTIFICATION OF ACCEPTANCE BY THE OWNER.

B. PROTECTION OF EXISTING STRUCTURES

1. ALL EXISTING BUILDINGS, WALKS, WALLS, PAVING, PIPING, OTHER SITE CONSTRUCTION ITEMS, AND PLANTING ALREADY COMPLETED OR ESTABLISHED AND DESIGNATED TO REMAIN SHALL BE PROTECTED FROM DAMAGE BY THE CONTRACTOR UNLESS OTHERWISE SPECIFIED. ALL DAMAGE RESULTING FROM NEGLIGENCE SHALL BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE OWNER, AT NO COST TO THE OWNER.

2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL NECESSARY BMP DEVICES ACCORDING TO ALL REGULATORY AGENCY'S STANDARDS THROUGH THE DURATION OF ALL CONSTRUCTION ACTIVITIES.

3. THE CONTRACTOR SHALL SUBMIT A DETAILED PROJECT SPECIFIC WORK ZONE TRAFFIC CONTROL PLAN UNLESS THE WORK REQUIRES NOTHING MORE THAN A DIRECT APPLICATION OF FDOT DESIGN STANDARDS, INDEX 600 (F. A DIRECT APPLICATION OF INDEX 600 IS PROPOSED, THE CONTRACTOR SHALL SUBMIT IN WRITING A STATEMENT INDICATING THE STANDARD INDEX AND PAGE NUMBER NO LESS THAN 10 BUSINESS DAYS PRIOR TO START OF CONSTRUCTION, WHEN A DIRECT APPLICATION OF FDOT STANDARD INDEX 600 IS NOT ACCEPTABLE A PROJECT SPECIFIC WORK ZONE TRAFFIC CONTROL PLAN SHALL BE PREPARED BY A FLORIDA PROFESSIONAL ENGINEER WHO HAS SUCCESSFULLY COMPLETED A FDOT APPROVED TRAINING IN MAINTENANCE OF TRAFFIC, AS DEFINED BY FDOT FOR APPROVAL BY THE COUNTY ENGINEER'S REPRESENTATIVE.

4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UTILITIES, WHETHER PUBLIC OR PRIVATE, PRIOR TO EXCAVATION, THE INFORMATION AND DATA SHOWN WITH RESPECT TO EXISTING UNDERGROUND FACILITIES AT OR CONTIGUOUS TO THE SITE IS APPROXIMATE AND BASED ON INFORMATION FURNISHED BY THE OWNER OF SUCH UNDERGROUND FACILITIES OR ON PHYSICAL APPURTENANCES OBSERVED IN THE FIELD. THE OWNER AND DESIGN PROFESSIONAL SHALL NOT BE RESPONSIBLE FOR THE ACCURACY AND COMPLETENESS OF ANY SUCH INFORMATION OR DATA. THE CONTRACTOR SHALL HAVE THE RESPONSIBILITY OF VERIFYING THE ACCURACY AND COMPLETENESS OF SUCH INFORMATION OR DATA. LOCATING ALL UNDERGROUND FACILITIES DURING CONSTRUCTION, THE SAFETY AND PROTECTION THEREOF, REPAIRING ANY DAMAGE THERETO RESULTING FROM THE WORK, THE COST OF ALL WILL BE CONSIDERED AS HAVING BEEN INCLUDED IN THE CONTRACT PRICE. THE CONTRACTOR SHALL NOTIFY ANY AFFECTED UTILITY COMPANIES OR AGENCIES IN WRITING AT LEAST 48 HOURS PRIOR TO BEGINNING CONSTRUCTION.

C. PROTECTION OF EXISTING PLANT MATERIALS

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL UNAUTHORIZED CUTTING OR DAMAGE TO TREES AND SHRUBS EXISTING OR OTHERWISE, CAUSED BY CARELESS EQUIPMENT OPERATION, MATERIAL STOCKPILING, ETC., THIS SHALL INCLUDE COMPACTION BY DRIVING OR PARKING INSIDE THE DRIP LINE AND SPILLING OIL, GASOLINE, OR OTHER DELETERIOUS MATERIALS WITHIN THE DRIPLINE. NO MATERIALS SHALL BE BURNED ON SITE. EXISTING TREES KILLED OR DAMAGED SO THAT THEY ARE MISSHAPEN AND/OR UNSIGHTLY SHALL BE REPLACED AT THE COST TO THE CONTRACTOR OF THREE HUNDRED DOLLARS ($300) PER CALIPER INCH ON AN ESCALATING SCALE WHICH ADDS AN ADDITIONAL TWENTY (20) PERCENT PER INCH OVER FOUR (4) INCHES CALIPER AS FIXED AND AGREED LIQUIDATED DAMAGES. CALIPER SHALL BE MEASURED SIX (6) INCHES ABOVE GROUND LEVEL FOR TREES UP TO AND INCLUDING FOUR (4) INCHES IN CALIPER AND TWELVE (12) INCHES ABOVE GROUND LEVEL FOR TREES OVER FOUR (4) INCHES IN CALIPER.

2. SEE TREE MITIGATION PLAN AND NOTES, IF APPLICABLE.

D. MATERIALS

1. GENERAL

MATERIAL SAMPLES LISTED BELOW SHALL BE SUBMITTED FOR APPROVAL, ON SITE OR AS DETERMINED BY THE OWNER, UPON APPROVAL, DELIVERY OF MATERIALS MAY COMMENCE.

MATERIAL	SAMPLE SIZE
MULCH	ONE (1) CUBIC FOOT
TOPSOIL MIX	ONE (1) CUBIC FOOT
PLANTS	ONE (1) OF EACH VARIETY (OR TAGGED IN NURSERY)

2. PLANT MATERIALS

a. PLANT SPECIES AND SIZE SHALL CONFORM TO THOSE INDICATED ON THE DRAWINGS. ALL NURSERY STOCK SHALL BE IN ACCORDANCE WITH GRADES AND STANDARDS FOR NURSERY PLANTS, LATEST EDITION, PUBLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES. ALL PLANTS SHALL BE FLORIDA GRADE NO. 1 OR BETTER AS DETERMINED BY THE FLORIDA DIVISION OF PLANT INDUSTRY. ALL PLANTS SHALL BE HEALTHY, VIGOROUS, SOUND, WELL-BRANCHED, AND FREE OF DISEASE AND INSECTS. INSECT EGGS AND LARVAE AND SHALL HAVE ADEQUATE ROOT SYSTEMS. TREES FOR PLANTING IN ROWS SHALL BE UNIFORM IN SIZE AND SHAPE. ALL MATERIALS SHALL BE SUBJECT TO APPROVAL BY THE OWNER. WHERE ANY REQUIREMENTS ARE OMITTED FROM THE PLANT LIST, THE PLANTS FURNISHED SHALL BE NORMAL FOR THE VARIETY. PLANTS SHALL BE PRUNED PRIOR TO DELIVERY AS DIRECTED BY THE OWNER'S REPRESENTATIVE.

b. MEASUREMENTS: THE HEIGHT AND/OR WIDTH OF TREES SHALL BE MEASURED FROM THE GROUND OR ACROSS THE NORMAL SPREAD OF BRANCHES WITH THE PLANTED TRUNK NORMAL POSITION. TO BE MEASUREMENT IS NOT INCLUDE THE MAINTAINTE TERMINAL GROWTH. PLANTS LARGER IN SIZE THAN THOSE SPECIFIED IN THE PLANT LIST MAY BE USED IF APPROVED BY THE OWNER, IF THE USE OF LARGER PLANTS IS APPROVED, THE BALL OF EARTH OR SPREAD OF ROOTS SHALL BE INCREASED IN PROPORTION TO THE SIZE OF THE PLANT.

c. INSPECTION: PLANTS SHALL BE SUBJECT TO INSPECTION AND APPROVAL AT THE PLACE OF GROWTH, OR UPON DELIVERY TO THE SITE, AS DETERMINED BY THE OWNER, FOR QUALITY, SIZE, AND VARIETY. SUCH APPROVAL SHALL NOT IMPAIR THE RIGHT OF INSPECTION AND REJECTION AT THE SITE DURING PROGRESS OF THE WORK OR AFTER COMPLETION FOR SIZE AND CONDITION OF ROOT BALLS OR ROOTS, LATENT DEFECTS OR INJURIES. REJECTED PLANTS SHALL BE REMOVED IMMEDIATELY FROM THE SITE. NOTICE REQUESTING INSPECTION SHALL BE SUBMITTED IN WRITING BY THE CONTRACTOR AT LEAST ONE (1) WEEK PRIOR TO ANTICIPATED DATE.

E. SOIL MIXTURE (PLANTING MEDIUM, PLANTING MIX, TOPSOIL MIX)

1. CONTRACTOR SHALL TEST EXISTING SOIL AND AMEND AS NECESSARY IN ACCORDANCE WITH THE GUIDELINES BELOW:

2. SOIL MIXTURE (PLANTING MEDIUM FOR PLANT PITS) SHALL CONSIST OF TWO PARTS OF TOPSOIL AND ONE PART SAND, AS DESCRIBED BELOW. CONTRACTOR TO SUBMIT SAMPLES AND PH TESTING RESULTS OF SOIL MIXTURE FOR OWNER'S REPRESENTATIVE APPROVAL PRIOR TO PLANT INSTALLATION OPERATIONS COMMENCE.

a. TOPSOIL FOR USE IN PREPARING SOIL MIXTURE FOR BACKFILLING PLANT PITS SHALL BE FERTILE, FRIABLE, AND OF A LOAMY CHARACTER. REASONABLY FREE OF SUBSOIL, CLAY LUMPS, BRUSH WEEDS AND OTHER LITTER, TREE OF ROOTS, STUMPS, STONES LARGER THAN 2" IN ANY DIRECTION, AND OTHER EXTRANEOUS OR TOXIC MATTER HARMFUL TO PLANT GROWTH. IT SHALL CONTAIN THREE (3) TO FIVE (5) PERCENT DECOMPOSED ORGANIC MATTER AND HAVE A PH BETWEEN 5.5 AND 7.5.

b. SAND SHALL BE COARSE, CLEAN, WELL-DRAINING, NATIVE SAND.

c. SOIL AMENDMENT (IF NEEDED PER SOIL TESTING) THE CONTRACTOR SHALL FURNISH AND INSTALL A 3" LAYER OF AMENDED PLANTING SOIL IN ALL PLANTING BEDS, EXCLUDING SOD AREAS. THE AMENDED PLANTING SOIL SHALL BE COMPOSED OF 35% FERTEBOOM (5% FLORIDA PEAT 49% SANDY LOAM). THE AMENDED PLANTING SOIL SHALL BE MIXED INTO THE BEDS UPON PLANTING.

2. TREES SHALL BE PLANTED IN THE EXISTING NATIVE SOIL OR SITE, UNLESS DETERMINED TO BE UNSUITABLE - AT WHICH POINT THE CONTRACTOR SHALL CONTACT OWNER'S REPRESENTATIVE TO DISCUSS ALTERNATE RECOMMENDATION PRIOR TO PLANTING (SUBMIT SOIL TESTING RESULTS AFTER INCORPORATING AMENDMENTS TO DEMONSTRATE COMPLIANCE WITH SOIL QUALITY REQUIREMENTS.

F. WATER

1. WATER NECESSARY FOR PLANTING AND MAINTENANCE SHALL BE OF SATISFACTORY QUALITY TO SUSTAIN ADEQUATE PLANT GROWTH AND SHALL NOT CONTAIN HARMFUL, NATURAL OR MANMADE ELEMENTS DETRIMENTAL TO PLANTS, WATER MEETING THE ABOVE STANDARD SHALL BE OBTAINED ON THE SITE FROM THE OWNER, IF AVAILABLE, AND THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE ARRANGEMENTS FOR ITS USE BY HIS TANKS, HOSES, SPRINKLERS, ETC.,. IF SUCH WATER IS NOT AVAILABLE AT THE SITE, THE CONTRACTOR SHALL PROVIDE SATISFACTORY WATER FROM SOURCES OFF THE SITE AT NO ADDITIONAL COST TO THE OWNER.

* WATERING/IRRIGATION RESTRICTIONS MAY APPLY - REFER TO PROPERTY'S JURISDICTIONAL AUTHORITY.

G. FERTILIZER

CONTRACTOR SHALL PROVIDE FERTILIZER APPLICATION SCHEDULE TO OWNER, AS APPLICABLE TO SOD, TYPE, PLANT INSTALLATION TYPE, AND SITE'S PROPOSED USE, SUGGESTED FERTILIZER TYPES SHALL BE ORGANIC OR OTHERWISE NATURALLY-ACQUIRED.

* FERTILIZER RESTRICTIONS MAY APPLY - REFER TO PROPERTY'S JURISDICTIONAL AUTHORITY.

H. MULCH

1. MULCH MATERIAL SHALL BE MOISTENED AT THE TIME OF APPLICATION TO PREVENT WIND DISPLACEMENT, AND APPLIED AT A DEPTH OF THREE (3) INCHES. CLEAN MULCH FROM EACH PLANT'S CROWN (BASE). MULCH SHALL BE "FLORMULCH" EUCALYPTUS MULCH, OR SIMILAR SUSTAINABLY HARVESTED MULCH UNLESS SPECIFIED OTHERWISE.

2. PROVIDE A THREE (3) INCH MINIMUM LAYER OF SPECIFIED MULCH OVER THE ENTIRE AREA OF EACH SHRUB BED, GROUND COVER, VINE BED, AND TREE PIT (IF MINIMUM) PLANTED UNDER THIS CONTRACT.

I. DIGGING AND HANDLING

1. PROTECT ROOTS OR ROOT BALLS OF PLANTS AT ALL TIMES FROM SUN, DRYING WINDS, WATER AND FREEZING, AS NECESSARY UNTIL PLANTING. PLANT MATERIALS SHALL BE ADEQUATELY PACKED TO PREVENT DAMAGE DURING TRANSIT. TREES TRANSPORTED MORE THAN TEN (10) MILES OR WHICH ARE NOT PLANTED WITHIN THREE (3) DAYS OF DELIVERY TO THE SITE SHALL BE SPRAYED WITH AN ANTITRANSPIRANT PRODUCT ("WILTPRUF" OR EQUAL) TO MINIMIZE TRANSPIRATIONAL WATER LOSS.

J. CONTAINER GROWN STOCK

1. ALL CONTAINER GROWN MATERIAL SHALL BE HEALTHY, VIGOROUS, WELL-ROOTED PLANTS ESTABLISHED IN THE CONTAINER IN WHICH THEY ARE SOLD. THE PLANTS SHALL HAVE TOPS WHICH ARE OF GOOD QUALITY AND ARE IN A HEALTHY GROWING CONDITION.

2. AN ESTABLISHED CONTAINER GROWN PLANT SHALL BE TRANSPLANTED INTO A CONTAINER AND GROWN IN THAT CONTAINER SUFFICIENTLY LONG ENOUGH FOR THE NEW FIBROUS ROOTS TO HAVE DEVELOPED SO THAT THE ROOT MASS WILL RETAIN ITS SHAPE AND HOLD TOGETHER WHEN REMOVED FROM THE CONTAINER, CONTAINER GROWN STOCK SHALL NOT BE HANDLED BY THEIR STEMS.

3. ROOT BOUND PLANTS ARE NOT ACCEPTABLE AND WILL BE REJECTED.

4. RPG= "ROOTS PLUS GROWER" CONTAINER PRODUCTS SHALL BE USED WHERE SPECIFIED.

K. COLLECTED STOCK

WHEN THE USE OF COLLECTED STOCK IS PERMITTED AS INDICATED BY THE OWNER OR OWNER'S REPRESENTATIVE, THE MINIMUM SIZES OF MATERIALS SHALL BE EQUAL TO THAT SPECIFIED FOR THE NEXT LARGER SIZE OF NURSERY GROWN STOCK OF THE SAME VARIETY.

L. NATIVE STOCK

PLANTS COLLECTED FROM WILD OR NATIVE STANDS SHALL BE CONSIDERED NURSERY GROWN WHEN THEY HAVE BEEN SUCCESSFULLY RE-ESTABLISHED IN A NURSERY ROW AND GROWN UNDER REGULAR NURSERY CULTURAL PRACTICES FOR A MINIMUM OF TWO (2) GROWING SEASONS AND HAVE ATTAINED ADEQUATE ROOT AND TOP GROWTH TO INDICATE FULL RECOVERY FROM TRANSPLANTING INTO THE NURSERY ROW.

M. MATERIALS LIST

QUANTITIES NECESSARY TO COMPLETE THE WORK ON THE DRAWINGS SHALL BE FURNISHED BY THE CONTRACTOR, QUANTITY ESTIMATES HAVE BEEN MADE CAREFULLY, BUT THE LANDSCAPE ARCHITECT OR OWNER ASSUMES NO LIABILITY FOR OMISSIONS OR ERRORS. SHOULD A DISCREPANCY OCCUR BETWEEN THE PLANS AND THE PLANT LIST QUANTITY, THE OWNER'S REPRESENTATIVE SHALL BE NOTIFIED FOR CLARIFICATION PRIOR TO BIDDING OR INSTALLATION. ALL DIMENSIONS AND/OR SIZES SPECIFIED SHALL BE THE MINIMUM ACCEPTABLE SIZE.

N. FINE GRADING

1. FINE GRADING UNDER THIS CONTRACT SHALL CONSIST OF FINAL FINISHED GRADING OF LAWN AND PLANTING AREAS THAT HAVE BEEN ROUGH GRADED BY OTHERS, BERMING AS SHOWN ON THE DRAWINGS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR, UNLESS OTHERWISE NOTED.

2. THE CONTRACTOR SHALL FINE GRADE THE LAWN AND PLANTING AREAS TO BRING THE ROUGH GRADE UP TO FINAL FINISHED GRADE ALLOWING FOR THICKNESS OF SOD AND/OR MULCH DEPTH, CONTRACTOR SHALL FINE GRADE BY HAND AND/OR WITH ALL EQUIPMENT NECESSARY INCLUDING A GRADING TRACTOR WITH FRONT-END LOADER FOR TRANSPORTING SOIL WITHIN THE SITE.

3. ALL PLANTING AREAS SHALL BE GRADED AND MAINTAINED FOR POSITIVE DRAINAGE TO SURFACE/SUBSURFACE STORM DRAIN SYSTEMS. AREAS ADJACENT TO BUILDINGS SHALL SLOPE AWAY FROM THE BUILDINGS, REFER TO CIVIL ENGINEER'S PLANS FOR FINAL GRADES, IF APPLICABLE.

O. PLANTING PROCEDURES

1. CLEANING UP BEFORE COMMENCING WORK: THE CONTRACTOR SHALL CLEAN WORK AND SURROUNDING AREAS OF ALL RUBBISH OR OBJECTIONABLE MATTER DAILY. ALL MORTAR, CEMENT, AND TOXIC MATERIAL SHALL BE REMOVED FROM THE SURFACE OF ALL PLANT BEDS. THESE MATERIALS SHALL NOT BE MIXED WITH THE SOIL, SHOULD THE CONTRACTOR FIND SUCH SOIL CONDITIONS BENEATH THE SOIL WHICH WILL IN ANY WAY ADVERSELY AFFECT THE PLANT GROWTH, HE SHALL IMMEDIATELY CALL IT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE. FAILURE TO DO SO BEFORE PLANTING SHALL MAKE THE CORRECTIVE MEASURES THE RESPONSIBILITY OF THE CONTRACTOR.

2. VERIFY LOCATIONS OF ALL UTILITIES, CONDUITS, SUPPLY LINES AND CABLES, INCLUDING BUT NOT LIMITED TO: ELECTRIC, GAS (LINES AND TANKS), WATER, SANITARY SEWER, STORMWATER SYSTEMS, CABLE, AND TELEPHONE. PROPERLY MAINTAIN AND PROTECT EXISTING UTILITIES. CALL SUNSHINE STATE ONE CALL OF FLORIDA, INC. (811) TO LOCATE UTILITIES AT LEAST 48 HOURS PRIOR TO CONSTRUCTION.

3. SUBGRADE EXCAVATION: CONTRACTOR IS RESPONSIBLE TO REMOVE ALL EXISTING AND IMPORTED LIMEROCK AND LIMEROCK SUB-BASE FROM ALL LANDSCAPE PLANTING AREAS TO A MINIMUM DEPTH OF 36" OR TO NATIVE SOIL. CONTRACTOR IS RESPONSIBLE TO BACKFILL THESE PLANTING AREAS WITH SUITABLE PLANTING SOIL AS SPECIFIED HEREIN. NO SOIL FROM AN ONSITE SOURCE OR AN IMPORTED SOURCE, IF LIMEROCK OR OTHER ADVERSE CONDITIONS OCCUR IN PLANTED AREAS AFTER SUBGRADE EXCAVATION BY THE CONTRACTOR, AND POSITIVE DRAINAGE CAN NOT BE ACHIEVED, CONTRACTOR SHALL UTILIZE POOR DRAINAGE CONDITION PLANTING DETAIL.

4. FURNISH NURSERY'S CERTIFICATE OF COMPLIANCE WITH ALL REQUIREMENTS AS SPECIFIED HEREIN. INSPECT AND SELECT PLANT MATERIALS BEFORE PLANTING AT NURSERY OR GROWING SITE.

5. COMPLY WITH APPLICABLE FEDERAL, STATE, COUNTY, AND LOCAL REGULATIONS GOVERNING LANDSCAPE MATERIALS AND WORK. CONFORM TO ACCEPTED HORTICULTURAL PRACTICES AS USED IN THE TRADE, UPON ARRIVAL AT THE SITE, PLANTS SHALL BE THOROUGHLY WATERED AND PROPERLY MAINTAINED UNTIL PLANTED. PLANTS STORED ONSITE SHALL NOT REMAIN UNPLANTED OR APPROPRIATELY HEALED IN FOR A PERIOD EXCEEDING TWENTY-FOUR (24) HOURS, AT ALL TIMES WORKMANLIKE METHODS CUSTOMARY IN GOOD HORTICULTURAL PRACTICES SHALL BE EXERCISED.

6. THE WORK SHALL BE COORDINATED WITH OTHER TRADES TO PREVENT CONFLICTS. COORDINATE PLANTING WITH IRRIGATION WORK TO ASSURE AVAILABILITY OF WATER AND PROPER LOCATION OF IRRIGATION APPURTENANCES AND PLANTS.

7. ALL PLANTING PITS SHALL BE EXCAVATED TO SIZE AND DEPTH IN ACCORDANCE WITH THE USA STANDARD FOR NURSERY STOCK 260.1, UNLESS SHOWN OTHERWISE ON THE DRAWINGS, AND BACK FILLED WITH THE PREPARED PLANTING SOIL MIXTURE AS SPECIFIED IN SECTION E. TEST ALL TREE PITS WITH WATER BEFORE PLANTING TO ASSURE PROPER DRAINAGE. IF PERCOLATION IS UNFAVORABLE, NO ALLOWANCE WILL BE MADE FOR ADDITIONAL EXCAVATION OR FOR BACKFILLING WITH SPECIAL MIXTURES TO ASSURE PROPER DRAINAGE. ALL PLANTS SHALL BE SET PLUMB AND HELD IN POSITION UNTIL THE PLANTING MIXTURE HAS BEEN FLUSHED INTO PLACE WITH A SLOW, FULL HOSE STREAM. ALL PLANTING SHALL BE PERFORMED BY PERSONNEL FAMILIAR WITH PLANTING PROCEDURES AND UNDER THE SUPERVISION OF A QUALIFIED LANDSCAPE FOREMAN. PROPER "JETTING BY SHALL BE ASSURED TO ELIMINATE AIR POCKETS AROUND THE ROOTS. "JET STICK" OR EQUAL IS RECOMMENDED.

8. TAKE ALL NECESSARY PRECAUTIONS TO AVOID DAMAGE TO BUILDINGS AND BUILDING STRUCTURES WHILE INSTALLING TREES.

9. SOIL MIXTURE SHALL BE AS SPECIFIED IN SECTION E OF THESE SPECIFICATIONS.

10. TREES AND SHRUBS SHALL BE SET STRAIGHT AT AN ELEVATION THAT, AFTER SETTLEMENT, THE PLANT CROWN WILL STAND ONE (1) TO TWO (2) INCHES ABOVE GRADE, EACH PLANT SHALL BE SET IN THE CENTER OF THE PIT, PLANTING SOIL MIXTURE SHALL BE BACK FILLED, THOROUGHLY TAMPED AROUND THE BALL, AND SETTLED BY WATER (AFTER TAMPING).

11. AMEND PINE AND OAK PLANT PITS WITH ECTOMYCORRHIZAL SOIL APPLICATION PER MANUFACTURER'S RECOMMENDATION. ALL OTHER PLANT PITS SHALL BE AMENDED WITH ENDOMYCORRHIZAL SOIL APPLICATION PER MANUFACTURER'S RECOMMENDATION. PROVIDE PRODUCT INFORMATION SUBMITTAL PRIOR TO INOCULATION.

12. FILL HOLE WITH SOIL MIXTURE, MAKING CERTAIN ALL SOIL IS SATURATED. TO DO THIS, FILL HOLE WITH WATER AND ALLOW TO SOAK MINIMUM TWENTY (20) MINUTES. STRIKING OF NECESSARY TO GET SOIL THOROUGHLY WET, PACK LIGHTLY WITH FEET, ADD MORE WET SOIL MIXTURE, DO NOT COVER TOP OF BALL WITH SOIL MIXTURE. ALL BURLAP, ROPE, WIRES, BASKETS, ETC., SHALL BE REMOVED FROM THE SIDES AND TOPS OF BALLS, BUT NO BURLAP SHALL BE PULLED FROM UNDERNEATH.

13. TREES SHALL BE PRUNED, AT THE DIRECTION OF THE OWNER OR OWNER'S REPRESENTATIVE, TO PRESERVE THE NATURAL CHARACTER OF THE PLANT. ALL SOFT PRUNE OF SUCKER GROWTH AND ALL BROKEN OR BADLY DAMAGED BRANCHES SHALL BE REMOVED WITH A CLEAN CUT. ALL PRUNING SHALL BE PERFORMED BY EXPERIENCED WORKMEN IN ACCORDANCE WITH HORTICULTURAL STANDARDS.

14. SHRUBS AND GROUND COVER PLANTS SHALL BE EVENLY SPACED IN ACCORDANCE WITH THE DRAWINGS AND AS INDICATED ON THE PLANT LIST. MATERIALS INSTALLED SHALL MEET MINIMUM SPECIMEN REQUIREMENTS OR QUANTITIES SHOW ON PLANS, WHICHEVER IS GREATER, CULTIVATE ALL PLANTING AREAS TO A MINIMUM DEPTH OF 6". REMOVE AND DISPOSE ALL DEBRIS AND TOP 4" THE PLANTING SOIL MIXTURE AS SPECIFIED IN SECTION E, THOROUGHLY WATER ALL PLANTS AFTER INSTALLATION.

15. TREE GUYING AND BRACING SHALL BE INSTALLED BY THE CONTRACTOR IN ACCORDANCE WITH THE PLANS TO ENSURE STABILITY AND MAINTAIN TREES IN AN UPRIGHT POSITION, IF THE CONTRACTOR AND OWNER DECIDE TO WAIVE THE TREE GUYING AND BRACING, THE OWNER SHALL NOTIFY THE PROJECT LANDSCAPE ARCHITECT IN WRITING AND AGREE TO INDEMNIFY AND HOLD HARMLESS THE PROJECT LANDSCAPE ARCHITECT IN THE EVENT UNSUPPORTED TREES PLANTED UNDER THIS CONTRACT FALL AND DAMAGE PERSON OR PROPERTY.

16. ALL PLANT BEDS SHALL BE KEPT FREE OF NOXIOUS WEEDS UNTIL FINAL ACCEPTANCE OF WORK, IF DIRECTED BY THE OWNER, "ROUNDUP" SHALL BE APPLIED FOR WEED CONTROL BY QUALIFIED PERSONNEL TO ALL PLANTING AREAS IN SPOT APPLICATIONS PER MANUFACTURER'S PRECAUTIONS AND SPECIFICATIONS, PRIOR TO FINAL INSPECTION, TREAT ALL PLANTING BEDS WITH AN APPROVED PRE-EMERGENT HERBICIDE AT AN APPLICATION RATE RECOMMENDED BY THE MANUFACTURER, (AS ALLOWED BY JURISDICTIONAL AUTHORITY)

P. LAWN SODDING

1. THE WORK CONSISTS OF LAWN BED PREPARATION, SOIL PREPARATION, AND SODDING COMPLETE, IN STRICT ACCORDANCE WITH THE SPECIFICATIONS AND THE APPLICABLE DRAWINGS TO PRODUCE A TURF GRASS LAWN ACCEPTABLE TO THE OWNER.

2. ALL AREAS THAT ARE TO BE SODDED SHALL BE CLEARED OF ANY ROUGH GRASS, WEEDS, AND DEBRIS BY MEANS OF A SOD CUTTER TO A DEPTH OF THREE (3) INCHES, AND THE SAID DEBRIS SHALL BE DISPOSED OF IN AN APPROVED MANNER. THE FINISH SURFACE SHALL BE SMOOTH AND FREE OF DEPRESSIONS NOT MORE THAN ONE-HUNDRED (100) POUNDS PER FOOT OF WIDTH, DURING THE ROLLING. ALL DEPRESSIONS CAUSED BY SETTLEMENT SHALL BE FILLED WITH ADDITIONAL SOIL, AND THE SURFACE SHALL BE REGRADED AND ROLLED UNTIL PRESENTING A SMOOTH AND EVEN FINISH TO THE REQUIRED GRADE.

3. PREPARE LOOSE BED FOUR (4) INCHES DEEP, HAND RAKE UNTIL ALL BUMPS AND DEPRESSIONS ARE REMOVED, WET PREPARED AREA THOROUGHLY.

4. SODDING

a. THE CONTRACTOR SHALL SOD ALL AREAS THAT ARE NOT PAVED OR PLANTED AS DESIGNATED ON THE DRAWINGS WITHIN THE CONTRACT LIMITS, UNLESS SPECIFICALLY NOTED OTHERWISE.

b. THE SOD SHALL BE CERTIFIED TO MEET FLORIDA STATE PLANT BOARD SPECIFICATIONS, ABSOLUTELY TRUE TO VARIETAL TYPE, AND FREE FROM WEEDS, FUNGUS, INSECTS AND DISEASE OF ANY KIND.

c. SOD PANELS SHALL BE LAID TIGHTLY TOGETHER SO AS TO MAKE A SOLID SODDED LAWN AREA. SOD SHALL BE LAID UNIFORMLY AGAINST THE EDGES OF ALL CURBS AND OTHER HARDSCAPE ELEMENTS, PAVED AND PLANTED AREAS ADJACENT TO BUILDINGS. A 24 INCH STONE MULCH STRIP SHALL BE PROVIDED, IMMEDIATELY FOLLOWING SOD LAYING. THE LAWN AREAS SHALL BE ROLLED WITH A LAWN ROLLER CUSTOMARILY USED FOR SUCH PURPOSES, AND THEN THOROUGHLY WATERED IN. IF, IN THE OPINION OF THE OWNER, TOP-DRESSING IS NECESSARY AFTER ROLLING TO FILL THE VOIDS BETWEEN THE SOD PANELS AND TO EVEN OUT INCONSISTENCIES IN THE SOD, CLEAN SAND, AS APPROVED BY THE OWNER'S REPRESENTATIVE, SHALL BE UNIFORMLY SPREAD OVER THE ENTIRE SURFACE OF THE SOD AND THOROUGHLY WATERED IN, FERTILIZER INSTALLED SOD AS ALLOWED BY PROPERTY'S JURISDICTIONAL AUTHORITY.

5. DURING DELIVERY, PRIOR TO, AND DURING THE PLANTING OF THE LAWN AREAS, THE SOD PANELS SHALL AT ALL TIMES BE PROTECTED FROM EXCESSIVE DRYING AND UNNECESSARY EXPOSURE OF THE ROOTS TO THE SUN. ALL SOD SHALL BE STACKED SO AS NOT TO BE DAMAGED BY SWEATING OR EXCESSIVE HEAT AND MOISTURE.

6. LAWN MAINTENANCE

a. WITHIN THE CONTRACT LIMITS, THE CONTRACTOR SHALL PRODUCE A DENSE, WELL ESTABLISHED LAWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR AND REGROOMING OF ALL ERODED, SUNKEN OR BARE SPOTS (LARGER THAN 12"X12") UNTIL CERTIFICATION OF ACCEPTANCE BY THE OWNER'S REPRESENTATIVE. REPAIRED SODDING SHALL BE ACCOMPLISHED AS IN THE ORIGINAL WORK (INCLUDING REGRADING IF NECESSARY).

b. CONTRACTOR RESPONSIBLE FOR ESTABLISHING AND MAINTAINING SOD LAWN UNTIL ACCEPTANCE BY THE OWNER'S REPRESENTATIVE, PRIOR TO AND UPON ACCEPTANCE, CONTRACTOR TO PROVIDE WATERING/IRRIGATION SCHEDULE TO OWNER, OBSERVE ALL APPLICABLE WATERING RESTRICTIONS AS SET FORTH BY THE PROPERTY'S JURISDICTIONAL AUTHORITY.

Q. CLEANUP

UPON COMPLETION OF ALL PLANTING WORK AND BEFORE FINAL ACCEPTANCE, THE CONTRACTOR SHALL REMOVE ALL MATERIAL, EQUIPMENT, AND DEBRIS RESULTING FROM HIS WORK. ALL PAVED AREAS SHALL BE CLEANED AND THE SITE LEFT IN A NEAT AND ACCEPTABLE CONDITION AS APPROVED BY THE OWNER'S REPRESENTATIVE.

R. PLANT MATERIAL MAINTENANCE

ALL PLANTS AND PLANTING INCLUDED UNDER THIS CONTRACT SHALL BE MAINTAINED BY WATERING, CULTIVATING, SPRAYING, AND ALL OTHER OPERATIONS (SUCH AS RE-STAKING OR REPAIRING GUY SUPPORTS) NECESSARY TO INSURE A HEALTHY PLANT CONDITION BY THE CONTRACTOR UNTIL CERTIFICATION OF ACCEPTANCE BY THE OWNER'S REPRESENTATIVE.

S. FINAL INSPECTION AND ACCEPTANCE OF WORK

FINAL INSPECTION AT THE END OF THE WARRANTY PERIOD SHALL BE ON PLANTING, CONSTRUCTION AND ALL OTHER INCIDENTAL WORK PERTAINING TO THIS CONTRACT, ANY REPLACEMENT AT THIS TIME SHALL BE SUBJECT TO THE SAME ONE (1) YEAR WARRANTY (OR AS SPECIFIED BY THE LANDSCAPE ARCHITECT OR OWNER IN WRITING) BEGINNING WITH THE TIME OF REPLACEMENT AND ENDING WITH THE SAME INSPECTION AND ACCEPTANCE HEREIN DESCRIBED.

T. WARRANTY

1. THE LIFE AND SATISFACTORY CONDITION OF ALL PLANT MATERIAL INSTALLED (INCLUDING SOD) BY THE LANDSCAPE CONTRACTOR SHALL BE WARRANTED BY THE CONTRACTOR FOR A MINIMUM OF ONE (1) CALENDAR YEAR COMMENCING AT THE TIME OF CERTIFICATION OF ACCEPTANCE BY THE OWNER'S REPRESENTATIVE.

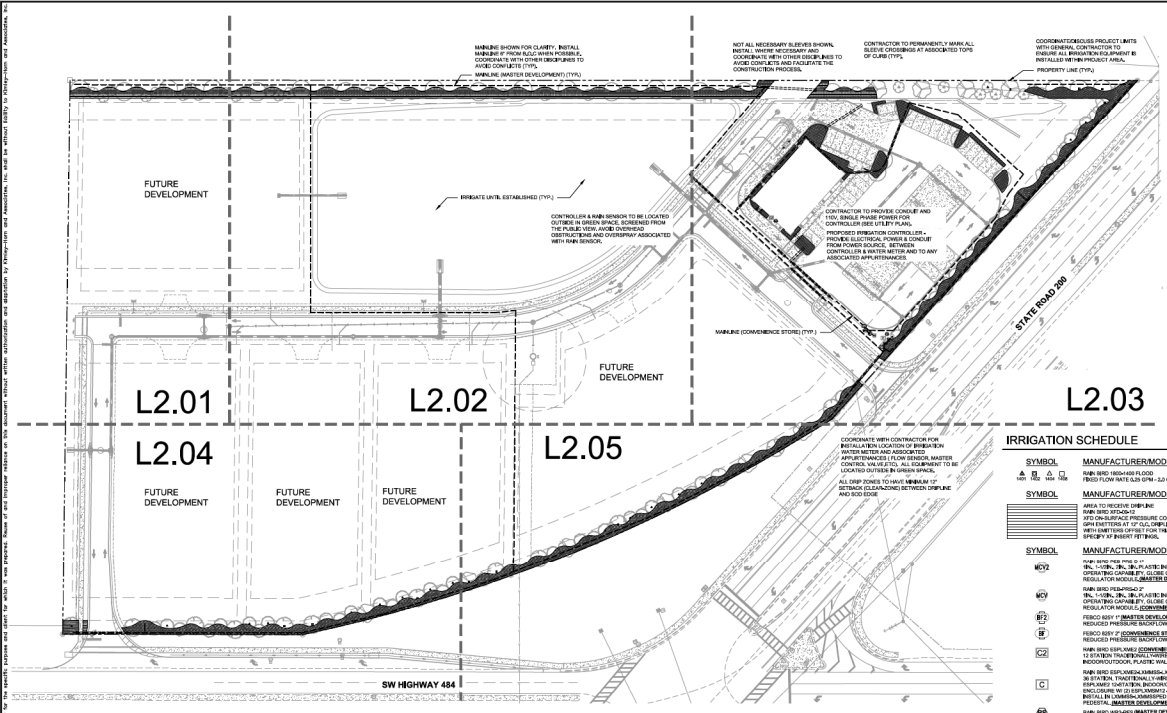
2. ANY PLANT NOT FOUND IN A HEALTHY GROWING CONDITION AT THE END OF THE WARRANTY PERIOD SHALL BE REMOVED FROM THE SITE AND REPLACED AS SOON AS WEATHER CONDITIONS PERMIT. ALL REPLACEMENTS SHALL BE PLANTS OF THE SAME KIND AND SIZE AS SPECIFIED IN THE PLANT LIST. THEY SHALL BE FURNISHED PLANTED AND MULCHED AS SPECIFIED AT NO ADDITIONAL COST TO THE OWNER.

3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE PROJECT SITE INCLUDING BUT NOT LIMITED TO WATERING OF PLANTS, MOWING OF LAWNS, TRIMMING, PRUNING, WEEDING, SPRAYING OF PESTICIDES, FUNGICIDES AND HERBICIDES, FROM CONSTRUCTION START THROUGH ONNA'S FINAL PROJECT ACCEPTANCE.

4. IN THE EVENT THE OWNER DOES NOT CONTRACT WITH THE CONTRACTOR FOR LANDSCAPE AND IRRIGATION MAINTENANCE, THE CONTRACTOR SHALL VISIT THE PROJECT SITE PERIODICALLY DURING THE ONE (1) YEAR WARRANTY PERIOD TO EVALUATE MAINTENANCE PROCEDURES BEING PERFORMED BY THE OWNER. CONTRACTOR SHALL NOTIFY THE OWNER IN WRITING OF MAINTENANCE PROCEDURES OR CONDITIONS WHICH THREATEN VIGOROUS AND HEALTHY PLANT GROWTH. SITE VISITS SHALL BE CONDUCTED A MINIMUM OF ONCE PER MONTH FOR A PERIOD OF TWELVE (12) MONTHS FROM THE DATE OF ACCEPTANCE.

1 L1.51 TYPICAL LANDSCAPE SPECIFICATIONS (FLORIDA)

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IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
1401 1702 1404 1706	RAIN BIRD 1804/1406 FLOOD FIXED FLOW RATE (LO) GPH - 2.0 GPM, FULL CIRCLE BUBBLER, 1/2IN. FPT,	28

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	AREA TO RECEIVE DRIPLINE RAIN BIRD XFDAS-12 XFD ON-SURFACE PRESSURE COMPENSATING LANDSCAPE DRIPLINE, 0.9 GPH EMITTERS, 12" EMITTER LATERALS SPACED AT 12" APART, WITH EMITTERS LOCATED FOR TRIANGULAR PATTERN, UV RESISTANT, SPECIFY 12" INSERT FITTINGS.	25,121 LF

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
MCV2	RAIN BIRD PEB-PRS-D 2" 1IN., 1-1/2IN., 2IN., OR 3IN. PLASTIC INDUSTRIAL MASTER VALVES. LOW FLOW OPERATING CAPABILITY. GLOBE CONFIGURATION, WITH PRESSURE REGULATOR MODULE. **(MASTER DEVELOPMENT)**	1
MCV	RAIN BIRD PEB-PRS-D 2" 1IN., 1-1/2IN., 2IN., OR 3IN. PLASTIC INDUSTRIAL MASTER VALVES. LOW FLOW OPERATING CAPABILITY. GLOBE CONFIGURATION, WITH PRESSURE REGULATOR MODULE. **(CONVENIENCE STORE)**	1
BF2	FEBCO 825Y 1" **(MASTER DEVELOPMENT)** REDUCED PRESSURE BACKFLOW PREVENTER	1
BF	FEBCO 825Y 2" **(CONVENIENCE STORE)** REDUCED PRESSURE BACKFLOW PREVENTER	1
ICI2	RAIN BIRD ESPLXME2 **(CONVENIENCE STORE)** 12 STATION TRADITIONAL(HARDWIRED) COMMERCIAL CONTROLLER, INDOOR/OUTDOOR, PLASTIC WALL-MOUNT ENCLOSURE.	1
C	RAIN BIRD ESPLXME2A,KMASSC,KMASSPED W/ (2) ESPLXMSM12 + 12-STATION EXPANSION MODULES, INSTALL IN LXMMEM,KMMSPED STAINLESS STEEL CABINET W/ PEDESTAL **(MASTER DEVELOPMENT)**	1
RS	RAIN BIRD WRS-RFN **(MASTER DEVELOPMENT)** WIRELESS RAIN/FREEZE SENSOR.	1
RS2	RAIN BIRD WRS-RFS **(CONVENIENCE STORE)** WIRELESS RAIN/FREEZE SENSOR.	1
FS	RAIN BIRD FS-150-P **(MASTER DEVELOPMENT)** 1" FLOW SENSOR FOR USE WITH RAIN BIRD MAXICOM, SITECONTROL AND ESP-LXD CENTRAL CONTROL SYSTEMS. PLASTIC (PVC) MODEL. SUGGESTED OPERATING RANGE OF 5.0 GPM TO 150.0 GPM. SENSORS SHOULD BE SIZED FOR FLOW RATHER THAN PIPE SIZE.	1
FS2	RAIN BIRD FS-150-P **(CONVENIENCE STORE)** 1" FLOW SENSOR FOR USE WITH RAIN BIRD MAXICOM, SITECONTROL AND ESP-LXD CENTRAL CONTROL SYSTEMS. PLASTIC (PVC) MODEL. SUGGESTED OPERATING RANGE OF 5.0 GPM TO 150.0 GPM. SENSORS SHOULD BE SIZED FOR FLOW RATHER THAN PIPE SIZE.	1
M	WATER METER 2" MASTER DEVELOPMENT	1
M2	WATER METER 2" CONVENIENCE STORE	1
	IRRIGATION MAINLINE: PVC SCHEDULE 40	4,382 LF
	PIPE SLEEVE: PVC SCHEDULE 40 - LATERALS	139.6 LF
	PIPE SLEEVE: PVC SCHEDULE 40 - MAINLINE	369.5 LF

FLOW TOTALS
Area for Dripline: 378.8
Bubbler: 0.0
Total: 388.8 GPM

NOTE: IF SOURCE TO BE RECLAIMED (NON-POTABLE) ALL EQUIPMENT TO BE INDICATED AS SUCH AND PURPLE IN COLOR. FOLLOW ALL LOCAL JURISDICTION STANDARDS FOR RECLAIMED IRRIGATION SYSTEMS.

IRRIGATION CONTRACTOR IS RESPONSIBLE FOR PERFORMING ALL NECESSARY MODIFICATIONS REQUIRED TO MEET THE SCHEMATIC INTENT OF THESE PLANS PRIOR TO SUBMITTING PROPOSAL. THESE PLANS OUTLINE THE OVERALL LAYOUT THE SYSTEM AND IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO ZONE THE SYSTEM ACCORDINGLY BASED ON FLOW AND PRESSURE AVAILABLE. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE FOLLOWING BUT NOT LIMITED TO AVAILABLE FLOW, AVAILABLE PRESSURE, CONNECTION ASSEMBLY, CAPACITY OF THE SYSTEM.

IRRIGATION NOTES

1. CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS, EQUIPMENT QUANTITIES, ETC. PRIOR TO BEGINNING WORK.
2. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES IN PLANS OR SPECIFICATIONS PRIOR TO BEGINNING OR CONTINUING WORK.
3. THE CONTRACTOR SHALL MAKE NO SUBSTITUTIONS, DELETIONS, OR ADDITIONS TO THIS PLAN WITHOUT APPROVAL OF THE LANDSCAPE ARCHITECT.
4. ALL CONSTRUCTION SHALL CONFORM TO CITY, COUNTY, STATE, AND FEDERAL REQUIREMENTS. IT SHALL BE THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO ENSURE THAT ALL IRRIGATION EQUIPMENT MEETS GOVERNMENT REGULATIONS. CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR OBTAINING ANY NECESSARY PERMITS OR APPROVALS.
5. THIS PLAN IS SCHEMATIC AND DUE TO THE NATURE OF CONSTRUCTION SLIGHT FIELD MODIFICATIONS MAY BE NECESSARY TO IMPLEMENT PLAN.
6. CONTRACTOR TO VERIFY ACTUAL AVAILABLE WATER PRESSURE BEFORE BEGINNING INSTALLATION. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT IF AVAILABLE WATER PRESSURE WILL NOT ALLOW SYSTEM MODIFICATION TO BE POSSIBLE.
7. IRRIGATION SYSTEMS CONNECTED TO POTABLE WATER SUPPLY, SHALL HAVE A BACKFLOW PREVENTER INSTALLED.
8. WHERE APPLICABLE IRRIGATION HEADS ARE TO BE ADJUSTED FOR COMPLETE COVERAGE WITH MINIMUM OVER SPRAY BEYOND LANDSCAPE AREAS.
9. EXISTING TREES TO REMAIN ARE TO BE PROTECTED FROM DAMAGE. DO NOT TRENCH OR EXCAVATE WITHIN THE CRITICAL ROOT ZONE OF ANY TREE.
10. ALL IRRIGATION SLEEVING TO BE THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR. ELECTRICAL WIRES FOR IRRIGATION VALVES AND IRRIGATION LINES ARE TO BE PLACED IN SEPARATE SLEEVES.
11. IRRIGATION CONTRACTOR SHALL REVIEW WINTERIZATION PROCEDURES FOR IRRIGATION SYSTEM WITH OWNER'S REPRESENTATIVE.
12. ALL PLANT MATERIAL IN TREE HOLDING AREAS SHALL BE MANUALLY WATERED/IRRIGATED TO KEEP MOIST UNTIL PLANTED.
13. CONTRACTOR TO PROVIDE PERMANENT BENCH-MARKS ON ALL CURB LINES AT RELATED SLEEVE LOCATIONS (TYP.).
14. THE IRRIGATION SYSTEM SHALL BE DESIGNED AND INSTALLED TO MINIMIZE ROOT DISTURBANCE IN EXISTING TREES.
15. IRRIGATION SPRAYS AND ROTORS ARE NOT COMBINED ON THE SAME CONTROL VALVE CIRCUIT - LANDSCAPE BEDS AND TURF ON SEPARATE CIRCUITS.

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PHONE: 407-898-1511
WWW.KIMLEY-HORN.COM CERTIFICATE No. 35106

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10/17/2025

KHA PROJECT 247138000
DATE 10/17/2025
SCALE AS SHOWN
DESIGNED BY KDG
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CHECKED BY NAA

OVERALL IRRIGATION PLAN

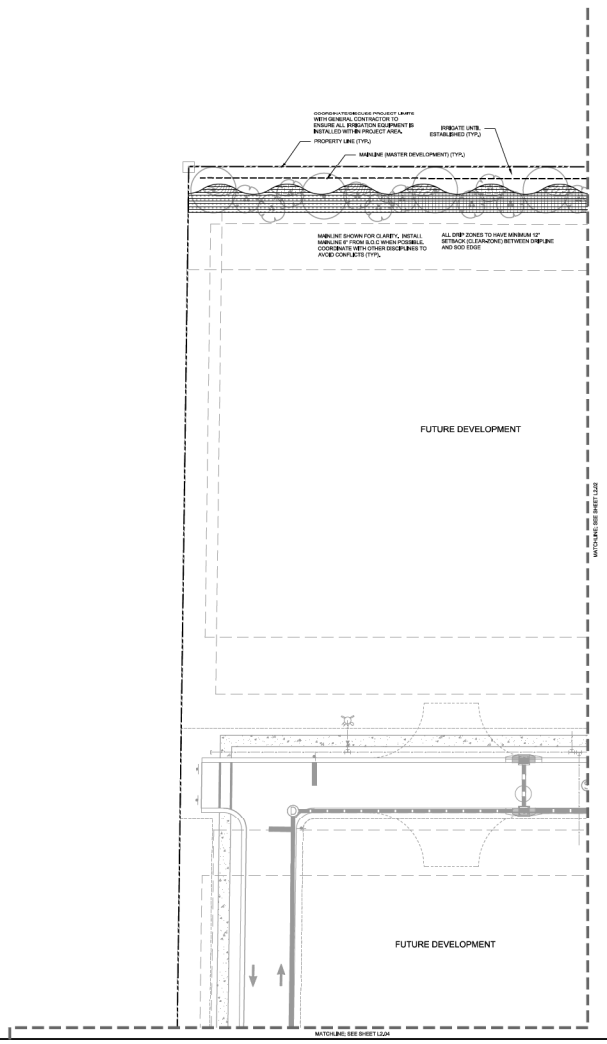
SR 200 & HWY 484 MASTER INFRASTRUCTURE

MARION COUNTY FLORIDA

SHEET NUMBER
L2.00

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IRRIGATION KEY

SYMBOL	MANUFACTURER/MODEL
1401 1402 1404 1408	RAIN BIRD 1800/1400 FLOOD

SYMBOL	MANUFACTURER/MODEL
	AREA TO RECEIVE DRIPLINE
	RAIN BIRD XFD-06-12

SYMBOL	MANUFACTURER/MODEL
MCV2	RAIN BIRD PESHRS-D 1" (MASTER DEVELOPMENT)
MCV	RAIN BIRD PESHRS-D 2" (CONVENIENCE STORE)
(RF1)	FISCO 8251 1" (MASTER DEVELOPMENT)
(RF2)	FISCO 8251 2" (CONVENIENCE STORE)
C2	RAIN BIRD ESPLXME2 (MASTER DEVELOPMENT)
C	RAIN BIRD ESPLXME2/LXMMS6-LXMMSSPED WI (2) ESPL (CONVENIENCE STORE)
RS	RAIN BIRD WSHSFS (MASTER DEVELOPMENT)
RS2	RAIN BIRD WSHSFS (CONVENIENCE STORE)
FS	RAIN BIRD FS-150-F (MASTER DEVELOPMENT)
FS2	RAIN BIRD FS-150-F (CONVENIENCE STORE)
M	WATER METER 2" (MASTER DEVELOPMENT)
M2	WATER METER 2" (CONVENIENCE STORE)

IRRIGATION MAINLINE: PVC SCHEDULE 40

PIPE SLEEVE: PVC SCHEDULE 40 - LATERALS

PIPE SLEEVE: PVC SCHEDULE 40 - MAINLINE

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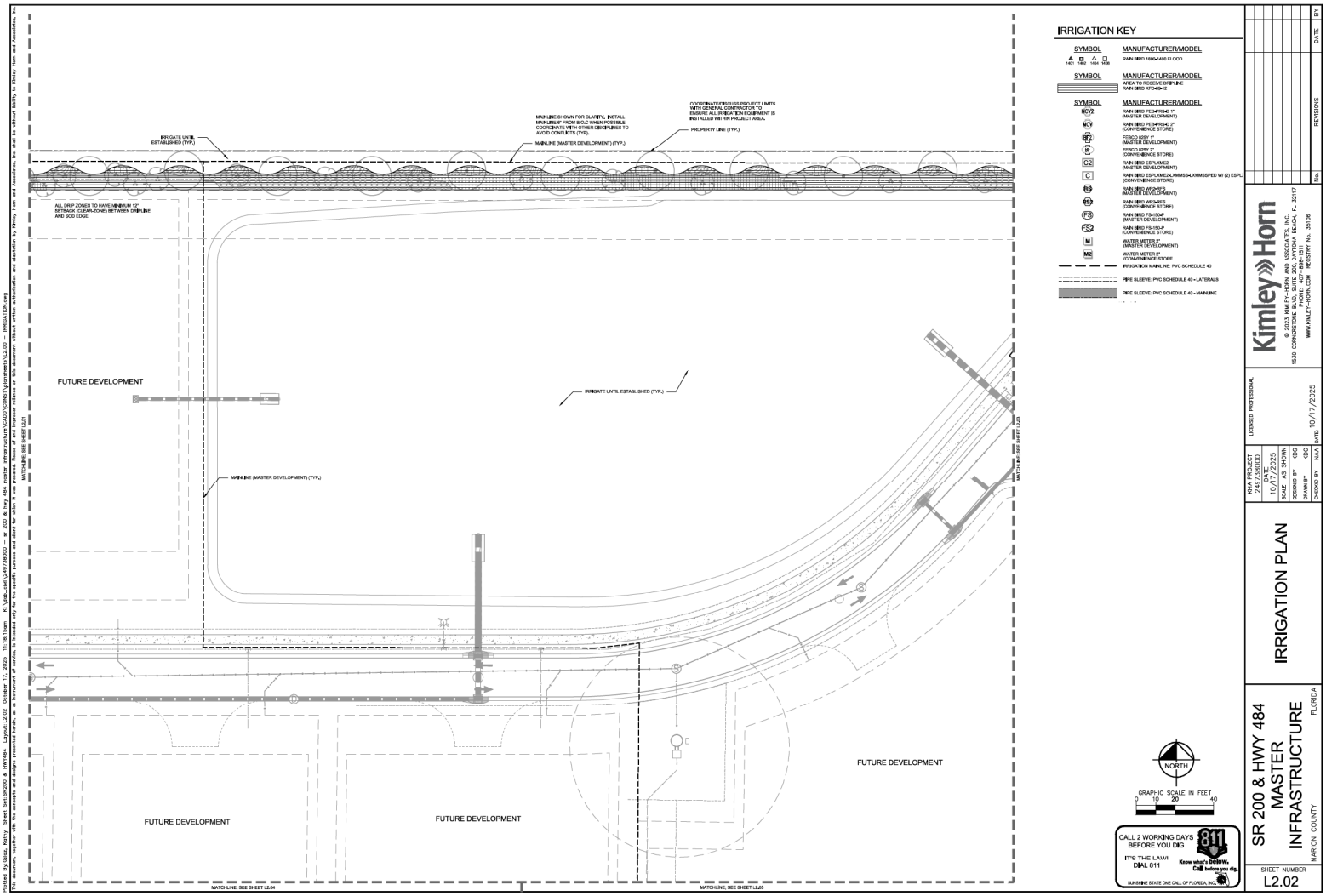
10/17/2025

KHA PROJECT 243738000
DATE 10/17/2025
SCALE AS SHOWN
DESIGNED BY KDG
DRAWN BY KDG
CHECKED BY NAA DATE

IRRIGATION PLAN

SR 200 & HWY 484
MASTER
INFRASTRUCTURE
MARION COUNTY FLORIDA

SHEET NUMBER
L2.01



IRRIGATION KEY

SYMBOL	MANUFACTURER/MODEL
1401 1402 1404 1406	RAIN BIRD 1806/1400 FLOOD

SYMBOL	MANUFACTURER/MODEL
	AREA TO RECEIVE DRIPLINE RAIN BIRD XFD-06-12

SYMBOL	MANUFACTURER/MODEL
MCV2	RAIN BIRD PESHRS-D 1" (MASTER DEVELOPMENT)
MCV	RAIN BIRD PESHRS-D 2" (CONVENIENCE STORE)
(M1)	FEBCO 825Y 1" (MASTER DEVELOPMENT)
(M2)	FEBCO 825Y 2" (CONVENIENCE STORE)
C2	RAIN BIRD ESPLXME2 (MASTER DEVELOPMENT)
C	RAIN BIRD ESPLXMED,XMMS6-LXMMSSPED WI (2) ESPL (CONVENIENCE STORE)
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RS2	RAIN BIRD WRSHRS (CONVENIENCE STORE)
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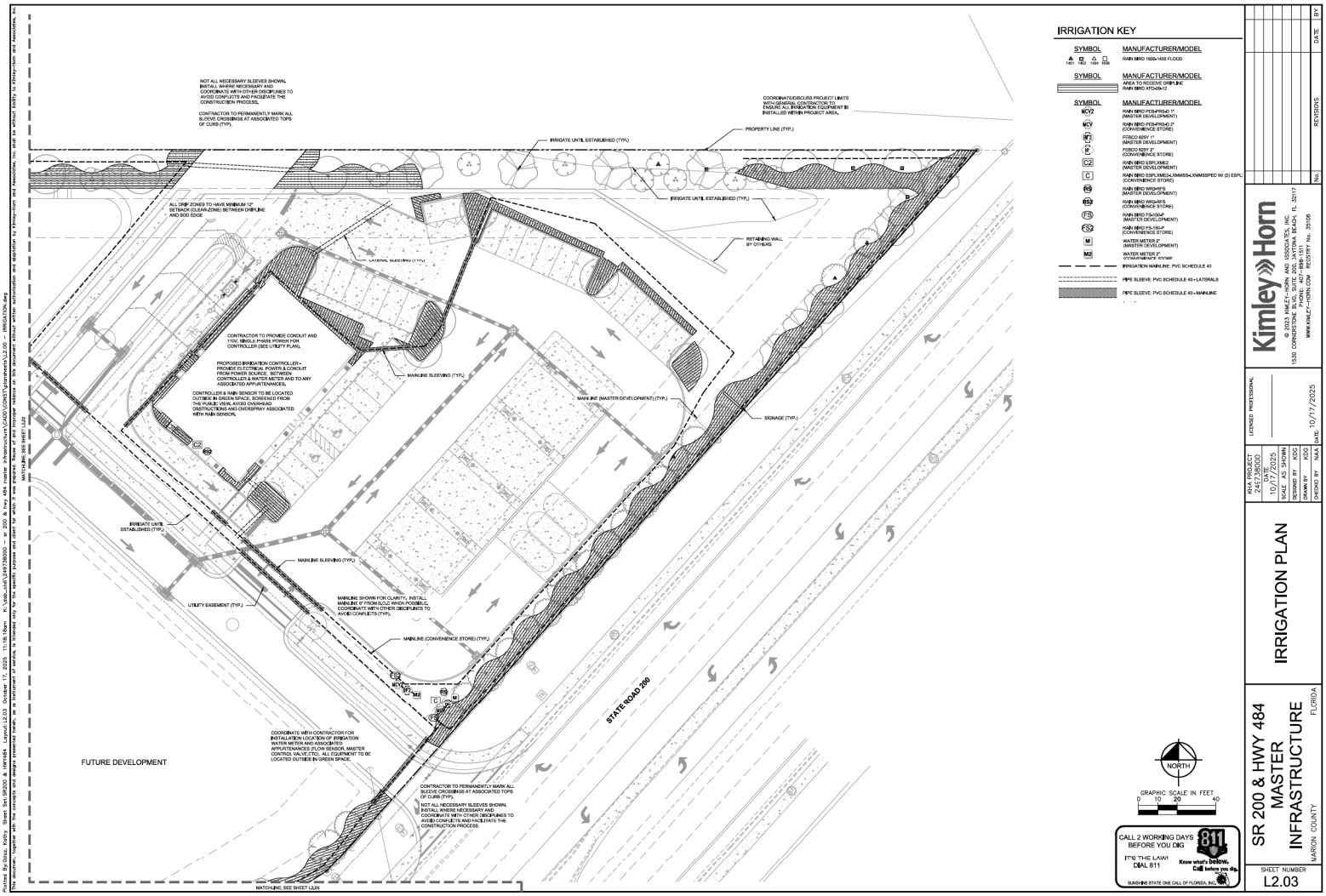
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SCALE	AS SHOWN
DESIGNED BY	KDG
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IRRIGATION PLAN

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IRRIGATION KEY

SYMBOL	MANUFACTURER/MODEL
1401 1402 1404 1408	RAIN BIRD 1806/1400 FLOOD

SYMBOL	MANUFACTURER/MODEL
	AREA TO RECEIVE DRIPLINE RAIN BIRD XFD-06-12

SYMBOL	MANUFACTURER/MODEL
MCV2	RAIN BIRD PEB-PRS-D 1" (MASTER DEVELOPMENT)
MCV	RAIN BIRD PEB-PRS-D 2" (CONVENIENCE STORE)
FS	FISCO 8051 1" (MASTER DEVELOPMENT)
FS2	FISCO 8051 2" (CONVENIENCE STORE)
C2	RAIN BIRD ESPLXME2 (MASTER DEVELOPMENT)
C	RAIN BIRD ESPLXME2LXMMS4-LXMMSSPED WI (2) ESPLXME2 (CONVENIENCE STORE)
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IRRIGATION MAINLINE: PVC SCHEDULE 40

PIPE SLEEVE: PVC SCHEDULE 40 - LATERALS

PIPE SLEEVE: PVC SCHEDULE 40 - MAINLINE

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PHONE: 407-898-1511
WWW.KIMLEY-HORN.COM REGISTRY No. 35106

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KHA PROJECT 247738000
DATE 10/17/2025
SCALE AS SHOWN
DESIGNED BY KDG
DRAWN BY KDG
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DATE 10/17/2025

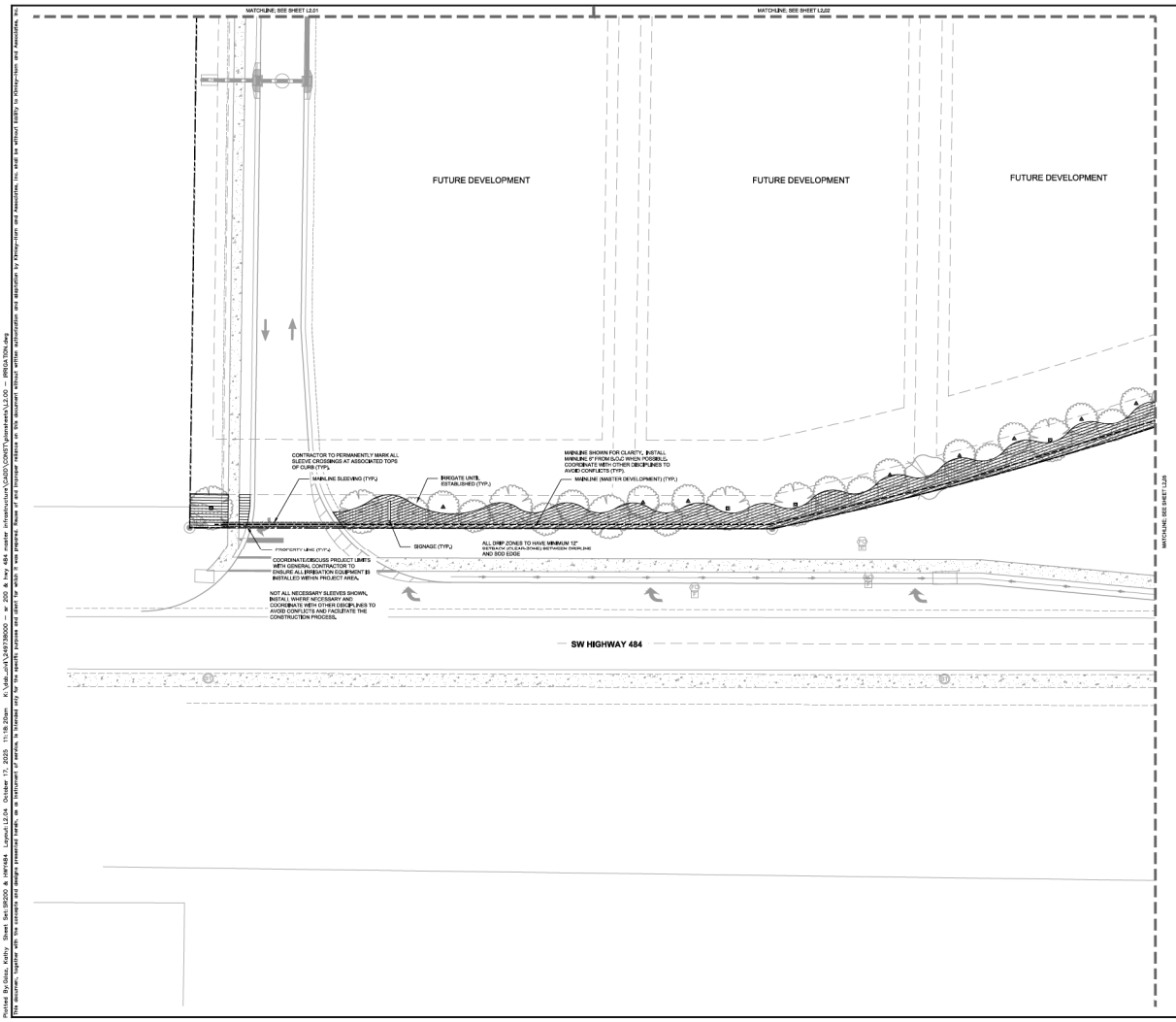
IRRIGATION PLAN

SR 200 & HWY 484 MASTER INFRASTRUCTURE

MARION COUNTY FLORIDA

SHEET NUMBER L2.03

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IRRIGATION KEY

SYMBOL	MANUFACTURER/MODEL
1401 1402 1404 1406	RAIN BIRD 1806/1400 FLOOD

SYMBOL	MANUFACTURER/MODEL
	AREA TO RECEIVE DRIPLINE
	RAIN BIRD XFD-09-12

SYMBOL	MANUFACTURER/MODEL
MCV2	RAIN BIRD PEB-PRS-D 1" (MASTER DEVELOPMENT)
MCV	RAIN BIRD PEB-PRS-D 2" (CONVENIENCE STORE)
(FB1)	FEBCO 825Y 1" (MASTER DEVELOPMENT)
(FB2)	FEBCO 825Y 2" (CONVENIENCE STORE)
C2	RAIN BIRD ESPLXME2 (MASTER DEVELOPMENT)
C	RAIN BIRD ESPLXME2LXMMS0-LXMMSSPED WI (2) ESPL (CONVENIENCE STORE)
RB	RAIN BIRD WSHXFS (MASTER DEVELOPMENT)
RB2	RAIN BIRD WSHXFS (CONVENIENCE STORE)
FS	RAIN BIRD FS-150-F (MASTER DEVELOPMENT)
FS2	RAIN BIRD FS-150-F (CONVENIENCE STORE)
M	WATER METER 2" (MASTER DEVELOPMENT)
M2	WATER METER 2" (CONVENIENCE STORE)
	IRRIGATION MAINLINE: PVC SCHEDULE 40
	PIPE SLEEVE: PVC SCHEDULE 40 - LATERALS
	PIPE SLEEVE: PVC SCHEDULE 40 - MAINLINE

NORTH

GRAPHIC SCALE IN FEET
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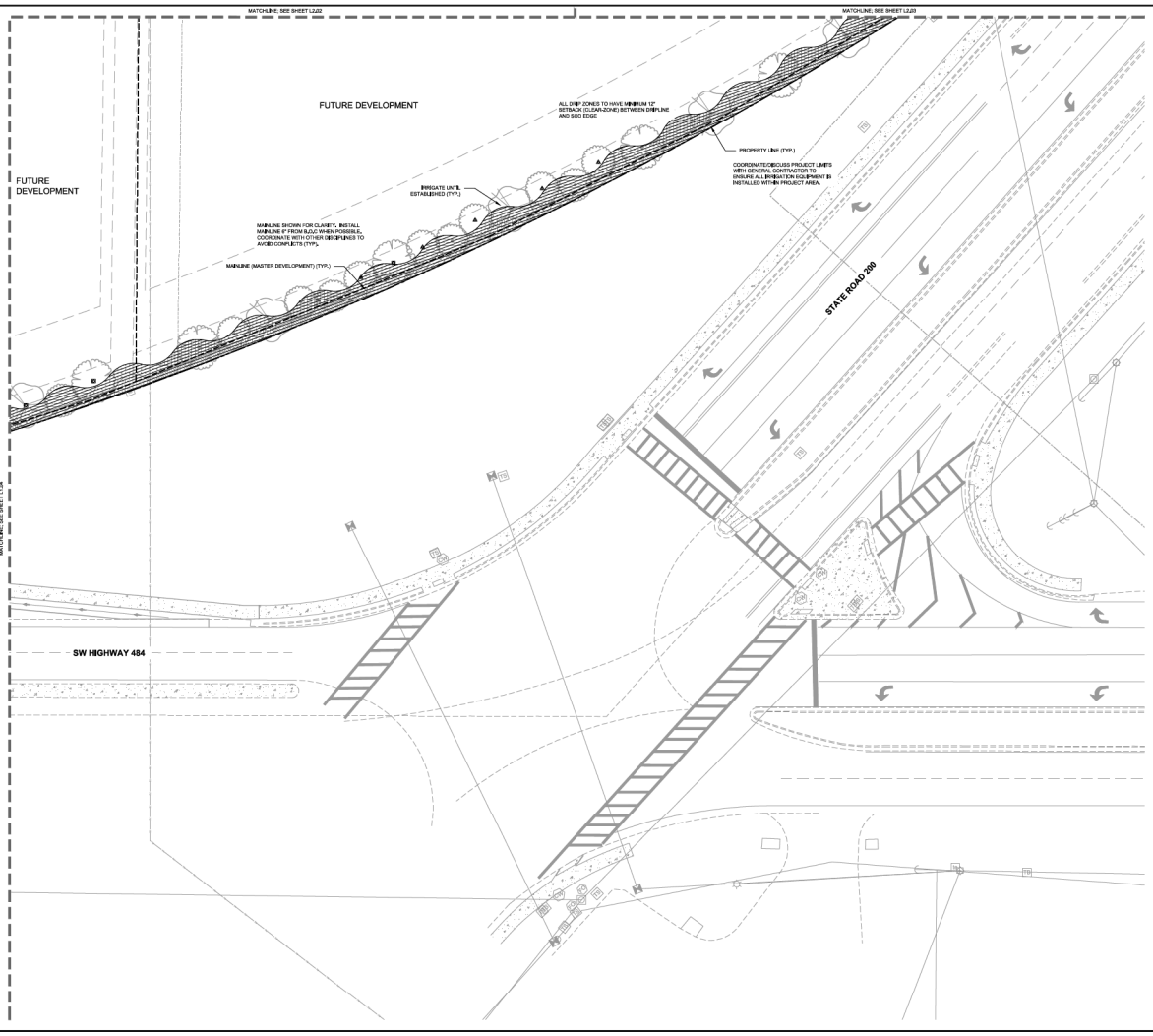
KHA PROJECT 247738000
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IRRIGATION PLAN

SR 200 & HWY 484
MASTER
INFRASTRUCTURE
MARION COUNTY FLORIDA

SHEET NUMBER
L2.04

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IRRIGATION KEY

SYMBOL	MANUFACTURER/MODEL
1401 1402 1404 1408	RAIN BIRD 1806/1400 FLOOD

SYMBOL	MANUFACTURER/MODEL
	AREA TO RECEIVE DRIPLINE RAIN BIRD XFD-06-12

SYMBOL	MANUFACTURER/MODEL
MCV2	RAIN BIRD PEB-PRS-D 1" (MASTER DEVELOPMENT)
MCV	RAIN BIRD PEB-PRS-D 2" (CONVENIENCE STORE)
PEB	FISCO 8051 1" (MASTER DEVELOPMENT)
PEB	FISCO 8051 2" (CONVENIENCE STORE)
C2	RAIN BIRD ESPLXME2 (MASTER DEVELOPMENT)
C	RAIN BIRD ESPLXME2LXMMS0-LXMMSSPED W/ (2) ESPL (CONVENIENCE STORE)
RB	RAIN BIRD WSHSFS (MASTER DEVELOPMENT)
RB2	RAIN BIRD WSHSFS (CONVENIENCE STORE)
FS	RAIN BIRD FS-150-F (MASTER DEVELOPMENT)
FS2	RAIN BIRD FS-150-F (CONVENIENCE STORE)
M	WATER METER 2" (MASTER DEVELOPMENT)
M2	WATER METER 2" (CONVENIENCE STORE)
	IRRIGATION MAINLINE: PVC SCHEDULE 40
	PIPE SLEEVE: PVC SCHEDULE 40 - LATERALS
	PIPE SLEEVE: PVC SCHEDULE 40 - MAINLINE

NORTH

GRAPHIC SCALE IN FEET
0 10 20 40

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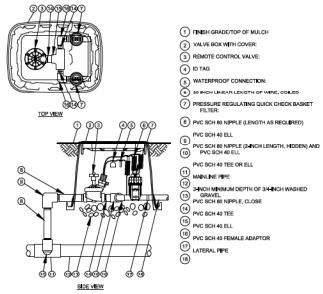
KHA PROJECT	247738000
DATE	10/17/2025
SCALE	AS SHOWN
DESIGNED BY	KDG
DRAWN BY	KDG
CHECKED BY	NAA
DATE	10/17/2025

IRRIGATION PLAN

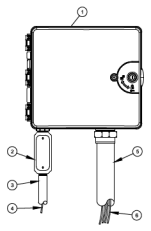
SR 200 & HWY 484
MASTER
INFRASTRUCTURE
MARION COUNTY FLORIDA

SHEET NUMBER
L2.05

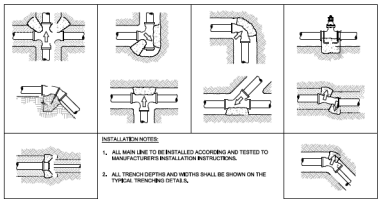
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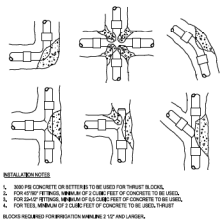
1 L2.50 SECTION / PLAN — COMMERCIAL CONTROL DRIP ZONE VALVE KIT — NTS



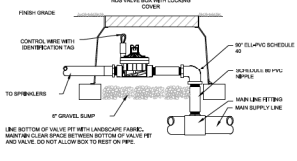
2 L2.50 ELEVATION — TYPICAL CONTROLLER — NTS



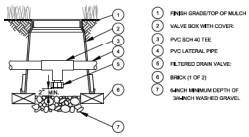
3 L2.50 SECTION — TYPICAL THRUST BLOCK — NTS



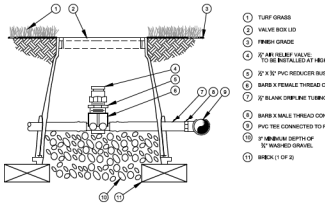
4 L2.50 SECTION — THRUST BLOCK REINFORCEMENT — NTS



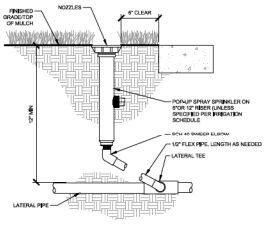
5 L2.50 SECTION — TYPICAL CONTROL VALVE — NTS



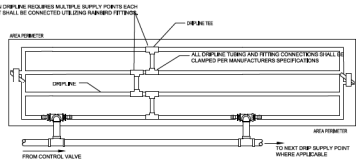
6 L2.50 SECTION — DRAIN VALVE — NTS



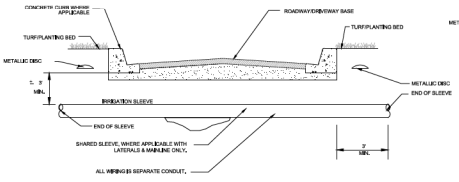
7 L2.50 SECTION — AIR RELIEF VALVE IN XFS DRIP LINE — NTS



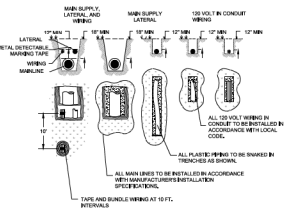
8 L2.50 SECTION — TYPICAL IRRIGATION HEAD — NTS



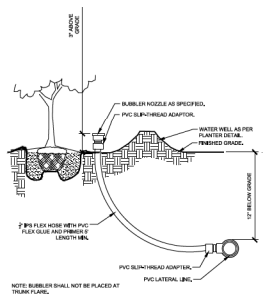
9 L2.50 PLAN — TYPICAL DRIP LINE — NTS



10 L2.50 SECTION — TYPICAL SLEEVING — NTS



11 L2.50 SECTION / PLAN — TYPICAL TRENCHING — NTS



12 L2.50 SECTION — TYPICAL BUBBLER — NTS

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IRRIGATION DETAILS

SR 200 & HWY 484 MASTER INFRASTRUCTURE
MARION COUNTY FLORIDA

SHEET NUMBER
L2.50

IRRIGATION SYSTEM NOTES:

1. THE IRRIGATION MAINLINE LAYOUT IS DIAGRAMMATIC. ANY CHANGES MADE IN THE IRRIGATION MAINLINE DUE TO FIELD CONDITIONS OR CONTRACTOR'S SUBMITTED DESIGN SHALL BE IN ACCORDANCE WITH THESE STANDARDS.
2. SET SPRAY HEADS 6" AND ROTORS 12" IN FROM BACK OF CURB OR 24" IF PAVEMENT HAS NO CURB.
3. IRRIGATION CONTRACTOR IS RESPONSIBLE FOR PERFORMING ALL NECESSARY MODIFICATIONS REQUIRED TO MEET THE SCHEMATIC INTENT OF THESE PLANS PRIOR TO SUBMITTING PROPOSAL. THESE PLANS OUTLINE THE OVERALL LAYOUT THE SYSTEM AND IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO ZONE THE SYSTEM ACCORDINGLY BASED ON FLOW AND PRESSURE AVAILABLE. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE FOLLOWING BUT NOT LIMITED TO AVAILABLE FLOW, AVAILABLE PRESSURE, CONNECTION ASSEMBLY, CAPACITY OF THE SYSTEM.
4. CONTRACTOR TO PROVIDE NEW AUTOMATIC CONTROLLER FOR PROPOSED SYSTEM (NO BATTERY OPERATED CONTROLLERS ALLOWED), COORDINATE LOCATION WITH OWNER.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AUTOMATIC RAIN SENSOR, COORDINATE LOCATION W/ OWNER.
6. IRRIGATION SHALL NOT BE COMBINED ON A SINGLE ZONE AND SHALL BE ZONED ACCORDING TO IRRIGATION TYPE, PRECIPITATION RATE, AND THE SYSTEM'S AVAILABLE WATER / PRESSURE. CONTRACTOR TO SUBMIT SHOP DRAWINGS TO OWNER FOR REVIEW PRIOR TO INSTALLATION.
7. VERIFY LOCATIONS OF ALL UNDERGROUND UTILITIES PRIOR TO INSTALLATION OF IRRIGATION SYSTEM. ALL UTILITIES AND STRUCTURES MAY NOT BE SHOWN ON THESE PLANS-CONTRACTOR SHALL FIELD VERIFY.
8. CONTRACTOR TO FIELD VERIFY ALL POINT OF CONNECTION SOURCE INFORMATION INCLUDING PSI AND GPM PRIOR TO CONSTRUCTION.
9. INSTALLATION OF WORK SHALL BE COORDINATED WITH OTHER CONTRACTORS IN SUCH A MANNER AS TO ALLOW FOR A SPEEDY AND ORDERLY COMPLETION OF ALL WORK ON-SITE.
10. CONTRACTOR SHALL COORDINATE WITH THE PLANTING PLAN FOR PLANTER BED AND TREE LOCATIONS TO ENSURE ALL PLANT MATERIAL IS COVERED BY 100% HEAD-TO-HEAD IRRIGATION.
11. CONTRACTOR SHALL PROVIDE "AS-BUILT" DRAWINGS OF THE FINAL INSTALLATION TO OWNER AT SUBSTANTIAL COMPLETION BEFORE RECEIVING FINAL PAYMENT.
12. PRODUCTS SHALL BE AS SPECIFIED OR APPROVED EQUAL.

PRE-APPROVED MANUFACTURERS:
1. TORO
2. HUNTER
3. RAINBIRD

13. IRRIGATION CONTRACTOR SHALL SECURE ANY AND ALL NECESSARY PERMITS FOR THE WORK PRIOR TO COMMENCEMENT OF HIS OPERATIONS ON-SITE. COPIES OF THE PERMITS SHALL BE SENT TO THE OWNER/GENERAL CONTRACTOR. WORK IN THE R.O.W. SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS OF LOCAL AND/OR STATE JURISDICTION.
14. LOCATE ALL IRRIGATION LINES WITHIN LANDSCAPED AREAS WHENEVER POSSIBLE. ALL LINES UNDER PAVEMENT MUST BE SLEEVED WITHIN SCH, 40 PVC 2x SIZE OF PIPE AND FREE OF STONES/DEBRIS. ALL VALVES SHALL BE LOCATED WITHIN LANDSCAPED AREAS.
15. MAINLINE SHALL NOT BE LOCATED WITHOUT PRIOR APPROVAL OF THE OWNER'S REPRESENTATIVE.
16. THE IRRIGATION CONTRACTOR SHALL BE DIRECTLY RESPONSIBLE FOR SLEEVING AND DIRECTIONAL BORES.
17. ALL SLEEVES UTILIZED BY THE IRRIGATION CONTRACTOR WHETHER INSTALLED BY HIM OR NOT, SHALL BE LOCATED ON THE "AS-BUILT" DRAWINGS. THE DEPTH BELOW FINISH GRADE, TO THE NEAREST FOOT OF EACH END OF THE SLEEVE SHALL BE NOTED AT EACH SLEEVE LOCATION ON THE "AS-BUILT" DRAWINGS. ALL SLEEVES ON PLAN FOR WALL PENETRATIONS AND UNDER SIDEWALKS SHALL BE SIZED TWO PIPE SIZES GREATER THAN THE PIPE IT CARRIES.
18. ALL PRESSURIZED MAINLINES AND LATERALS UNDER PAVEMENT SHALL BE WITHIN SCH, 40 PVC SLEEVES. WHERE ELECTRIC OR HYDRAULIC VALVE CONTROL LINES PASS THROUGH A SLEEVE WITH OTHER MAIN OR LATERAL LINES THEY SHALL BE CONTAINED WITHIN A SEPARATE, SMALLER CONDUIT.
19. NUMBER THE TOP OF ALL VALVE BOX LIDS WITH MINIMUM 1" HEIGHT BLACK LETTERS TO CORRESPOND TO AUTOMATIC AND GATE VALVE DESIGNATIONS. ALL HOSE BIBB VALVE BOXES SHALL BE LABELED IN A SIMILAR MANNER WITH THE DESIGNATION "HB", LETTER OUTSIDE OF TIME CLOCK CABINETS TO CORRESPOND WITH IRRIGATION CLOCK PROGRAM DESIGNATION.
20. THE IRRIGATION CONTRACTOR SHALL INSTALL A COLOR CODED METAL DETECTABLE MARKING TAPE WHICH CLEARLY NOTES: "CAUTION: IRRIGATION LINE BURIED BELOW," THE TAPE SHALL BE INSTALLED THE FULL LENGTH OF THE IRRIGATION MAINLINE.
21. ELECTRIC SERVICE TO THE CONTROLLER SHALL BE PROVIDED BY THE GENERAL CONTRACTOR.
22. ALL 24 VAC WIRING FROM DECODER TO VALVE SHALL BE OF DIRECT BURIAL COPPER WIRE. MAXIMUM LENGTH OF WIRE FROM DECODER TO VALVE SHALL NOT EXCEED 400 FEET, AS FOLLOWS:
    CONTROL WIRES - #14
    COMMON WIRES - #14
23. ALL VALVES, SPLICES WITHIN CONTROL LINES, AND QUICK COUPLERS SHALL BE LOCATED WITHIN NDS VALVE BOXES AS FOLLOWS:
    - RECTANGULAR 12"X17" HEAVY DUTY BOX, (PURPLE COVER FOR REUSE TO BE PROVIDED WHERE APPROPRIATE).
24. ALL IRRIGATION HEADS/DRIP TUBING SHALL BE LOCATED ONE (1) FOOT FROM BACK OF CURB WHEN NEXT TO A ROADWAY, (THIS SHALL NOT INCLUDE PARKING AREAS OR DRIVE AISLES).
25. HTADS. LATERALS. EMITTERS. AND VALVES ARE NOT SHOWN, BUT ARE NECESSARY FOR A FULLY FUNCTIONING IRRIGATION SYSTEM.
26. LOCATE ALL VALVES IN PLANTING BEDS WITH A MINIMUM OF 2-0" FROM BACK OF CURB OR EDGE OF PAVEMENT, UNLESS OTHERWISE NOTED. PIPE SIZES ON EITHER SIDE OF SECTION VALVES CONNECTING MAINLINE TO SECTION LATERAL SHALL BE ONE (1) PIPE SIZE LARGER THAN VALVE SIZE. WHERE MAINLINES RUN PARALLEL TO PAVEMENT OR CURBING, THE MAINLINE SHALL BE OFFSET 2-0" FROM THE EDGE OF PAVEMENT OR CURB.
27. IRRIGATION ZONES SHALL BE SEPARATED FOR HIGH AND LOW WATER USE REQUIREMENTS AND OPERATED ON DIFFERENT WATERING CYCLES, BUBBLERS, DRIPLINE, AND SPRAY HEADS SHALL BE SEPARATED ON DIFFERENT VALVES, AT NO TIME SHALL MULTIPLE IRRIGATION HEAD TYPES BE LOCATED ON THE SAME VALVE.
28. ALL DRIP ZONES SHALL BE INSTALLED WITH A FLUSH VALVE AND AIR RELIEF VALVE, IN THE EVENT THAT A DRIP ZONE HAS MORE THAN ONE HIGH OR LOW POINT, MORE THAN ONE AIR RELIEF VALVE OR FLUSH VALVE WILL BE REQUIRED FOR THAT ZONE. DRIPLINE SHALL PROVIDE 0.9 GPH EMITTERS, 12" O.C. WITH 12" LINE SPACING AT A MINIMUM.
29. ALL WIRING FOR CONNECTION OF THE VALVES TO THE CONTROLLER SHALL FOLLOW MANUFACTURERS SPECIFICATIONS. IF REQUIRED, ALL WIRING FOR A TWO WIRE PATH SHALL BE WITH #18 BLUE TWISTED PAIR 14 AWG. ELECTRIC CONTROL LINES FROM THE DECODER TO THE SOLENOID VALVES SHALL BE TWISTED PAIR 18 AWG. ALL DECODERS SHALL BE GROUNDED EVERY 1,000 L.F. OR EVERY 10 DEVICES. ALL WIRE SHALL BE FURNISHED IN MINIMUM 2,500' REELS AND SPLICING SHALL BE MINIMIZED. SURY SPLICE KIT. ALL 24 VOLT WIRING SHALL BE DONE IN ACCORDANCE WITH EXISTING CODES. SPLICING SHALL BE IN VALVE BOXES OR CONTROLLERS ONLY. IRRIGATION SYSTEM CONTROL SHALL BE TWO WIRE PATH. CONTRACTOR SHALL FOLLOW ALL MANUFACTURERS REQUIREMENTS FOR THIS INSTALLATION. TWO WIRE SYSTEM SHALL HAVE 2-WAY COMMUNICATIONS FIELD PROGRAMMABILITY. STATION SPECIFICATIONS AND INTEGRATED SURGE PROTECTION.
30. ALL CONTROL WIRE SHALL BE INSTALLED IN A 1-2" ELECTRICAL CONDUIT.
31. SMALLEST DIAMETER LATERAL PIPE SHALL BE 3/4".
32. IRRIGATION SYSTEM SHALL BE CAPABLE OF SUPPLYING AN AVERAGE OF 1.26" OF WATER PER WEEK WITHIN WATERING RESTRICTIONS AS APPLICABLE.
33. IRRIGATION SYSTEM SHALL NOT BE INSTALLED THROUGH EXISTING, OR PRESERVED PLANT COMMUNITIES. DO NOT TRENCH THROUGH EXISTING ROOT SYSTEMS OF ANY VEGETATION INTENDED TO BE PRESERVED.
34. CONTRACTOR TO MINIMIZE IRRIGATION OVERTHROW TO IMPERVIOUS AND NATURAL AREAS THROUGH FIELD ADJUSTMENTS TO INDIVIDUAL HEADS.
35. ALL AREAS DISTURBED DURING CONSTRUCTION SHALL BE RESTORED BY THE CONTRACTOR TO THE CONDITION DENOTED ON THE LANDSCAPE PLAN.
36. IRRIGATION PIPING INSTALLED UNDER ROADS AND SIDEWALKS SHALL BE IN SCHEDULE 40 PVC SLEEVING AT 2X THE PIPE SIZE. ALL SLEEVING SHALL BE FREE OF STONES AND DEBRIS.
37. IRRIGATION SOURCE TO BE EITHER WELL, POTABLE, OR NON-POTABLE WATER. IRRIGATION CONTRACTOR TO VERIFY SOURCE PRIOR TO DESIGN.
38. POINT OF CONNECTION TO BE DETERMINED BY OWNER. IRRIGATION SYSTEM CONNECTIONS TO THE LOCAL JURISDICTION SERVICE SHALL COMPLY WITH ALL APPLICABLE CODES.
39. IRRIGATION CONNECTION MAY REQUIRE BACKFLOW PREVENTION. VERIFY WITH LOCAL JURISDICTION.
40. IRRIGATION SYSTEM SHALL COMPLY WITH THE LOCAL JURISDICTION LAND DEVELOPMENT CODE.

1 / L2.51 TYPICAL SCHEMATIC IRRIGATION NOTES

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DATE 10/17/2025

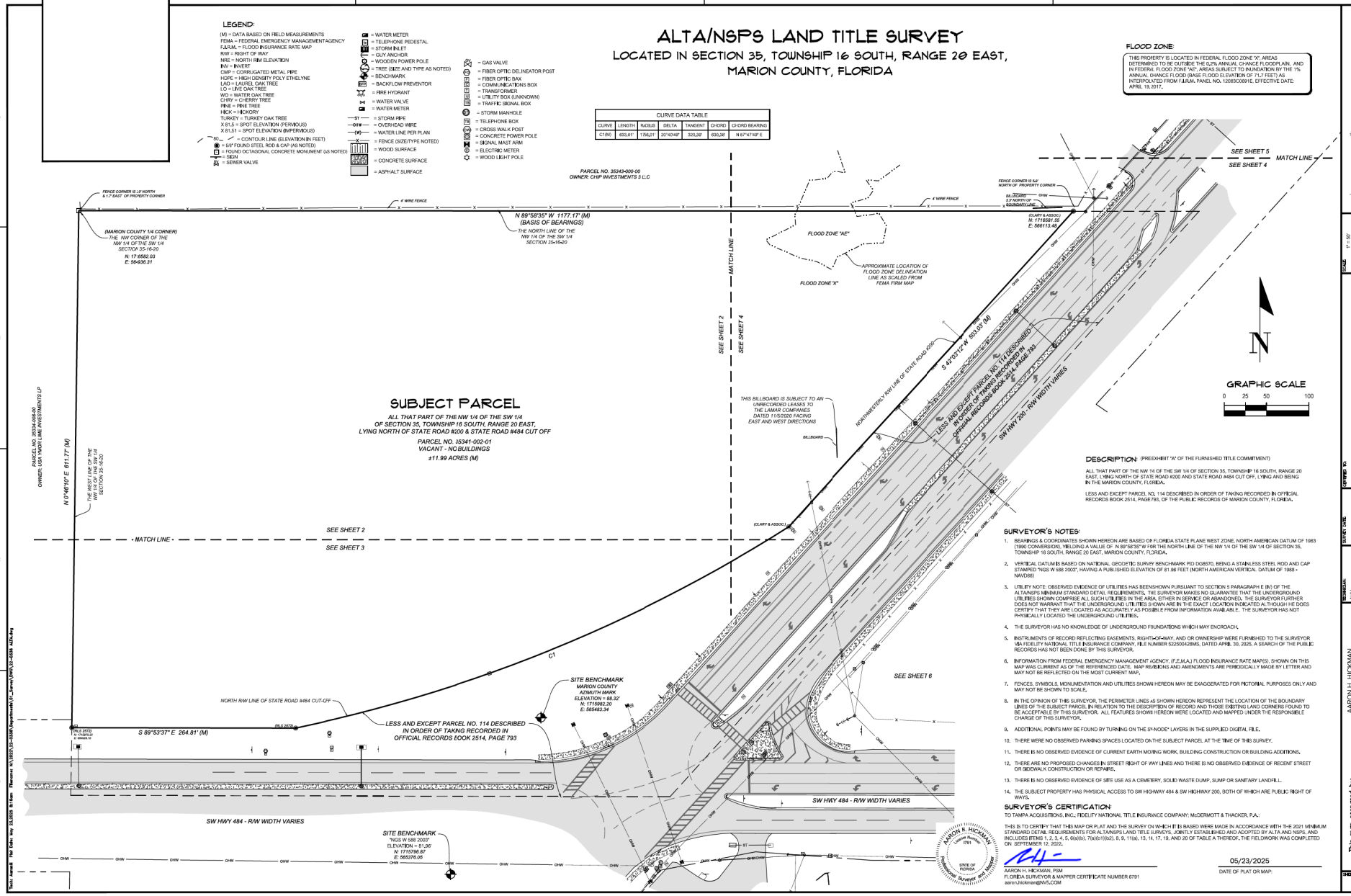
SR 200 & HWY 484
MASTER
INFRASTRUCTURE
MARION COUNTY FLORIDA

IRRIGATION NOTES

SHEET NUMBER
L2.51

ALTA/NSPS LAND TITLE SURVEY

LOCATED IN SECTION 35, TOWNSHIP 16 SOUTH, RANGE 20 EAST, MARION COUNTY, FLORIDA



11801 Research Drive
Alachua, Florida 32615
(352)331-1976
www.JNV5.com
LB-6246

JNV5

SCALE: 1" = 50'
NOTE: SCALE SHOWN IS ONE INCH ON ORIGINAL DRAWING. IF THIS SHEET HAS BEEN REDUCED OR ENLARGED, SCALE ACCORDINGLY.

SURVEYOR'S CERTIFICATE

REVISED: 03/13/2024, UPDATED CERTIFICATIONS
REVISED: 05/21/2024, UPDATED CERTIFICATIONS & NEW TITLE COMMITMENT
REVISED: 05/23/2025, UPDATED CERTIFICATIONS & NEW TITLE COMMITMENT

SURVEY DATE: 9/7/2022
FIELD WORK: 9/7/2022
DRAFT: 03/13/2024, 05/21/2024, 05/23/2025
PROJECT NUMBER: 22-0336
FIELD BOOK & PAGE: 650/79-80 & 650/1-43

TECHNICIAN: AWH
CHECKED BY: MWD
APPROVED BY: AHH

This map prepared by:
AARON H. HICKMAN
SEE SURVEYOR'S CERTIFICATE
Professional Surveyor & Mapper (PSM) License No. 6791

Certificate of Authorization No. LB 6246
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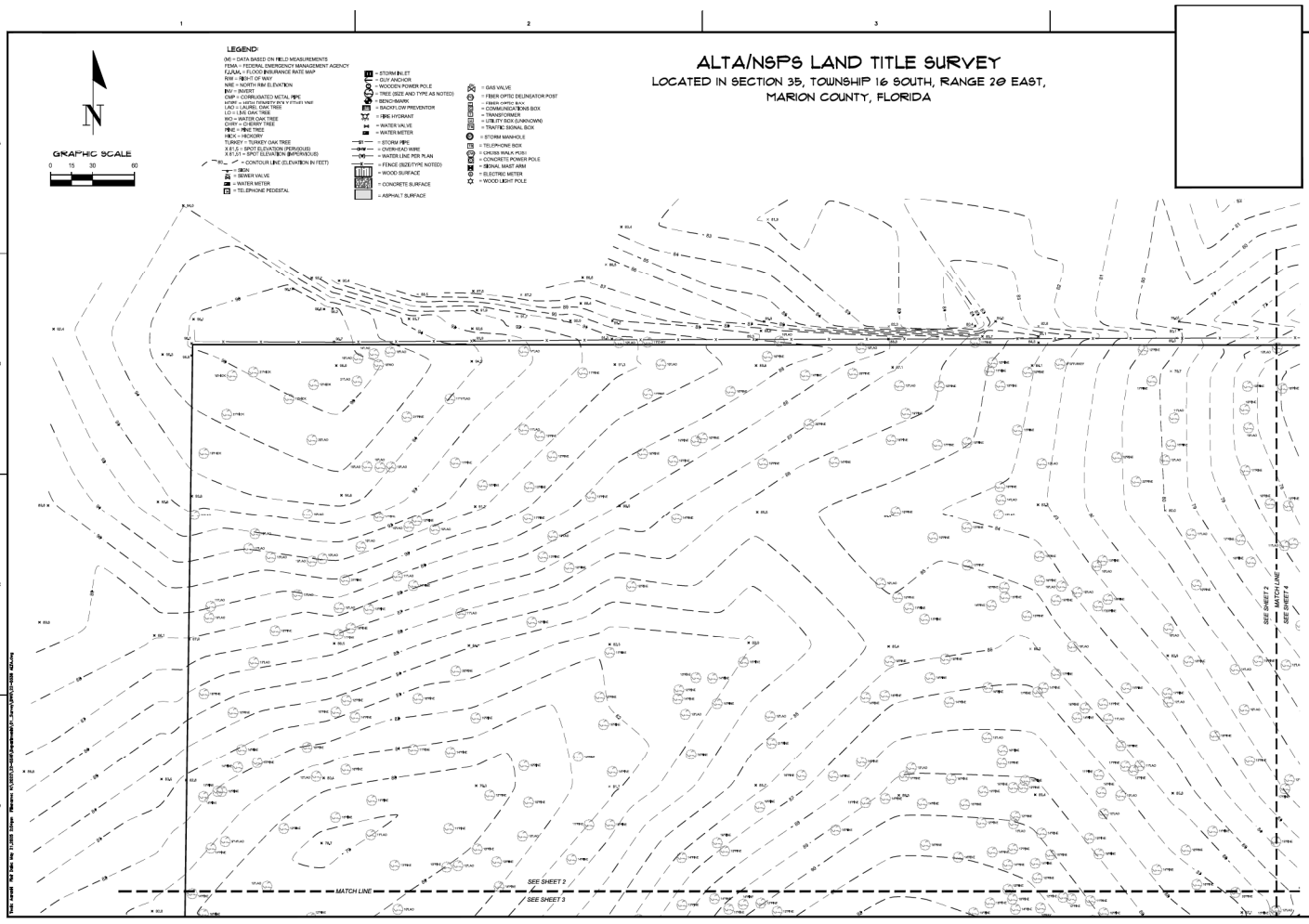
SHEET NO.
1 OF 6

Tools: saved | Pen Date: May 23,2025 | By: Eben | Filename: N:\2022\1-JOBS\Superfresh\01_Survey\DWG\01-6246.dwg

250

ALTA/NSPS LAND TITLE SURVEY

LOCATED IN SECTION 35, TOWNSHIP 16 SOUTH, RANGE 20 EAST,
MARION COUNTY, FLORIDA



15205 Research Drive
Alachua, Florida 32615
(352)215-2978
www.NVI5.com
LB-8248

NVI5

SCALE: 1" = 30'

DRAWN BY:

CHK'D / PM:

DATE: 9/2/2022

SURVEY DATE: 08/01/2022

FIELD BOOK:

PAGE NO.:

PROJECT NO.: 22-0336

REVISED: 03/13/2024, UPDATED CERTIFICATIONS & NEW TITLE COMMITMENT
REVISED: 03/20/2024, UPDATED CERTIFICATIONS & NEW TITLE COMMITMENT
REVISED: 05/06/2024, UPDATED CERTIFICATIONS & NEW TITLE COMMITMENT

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BOUNDARY

FIELD WORK

MAPPING & DRAFTING

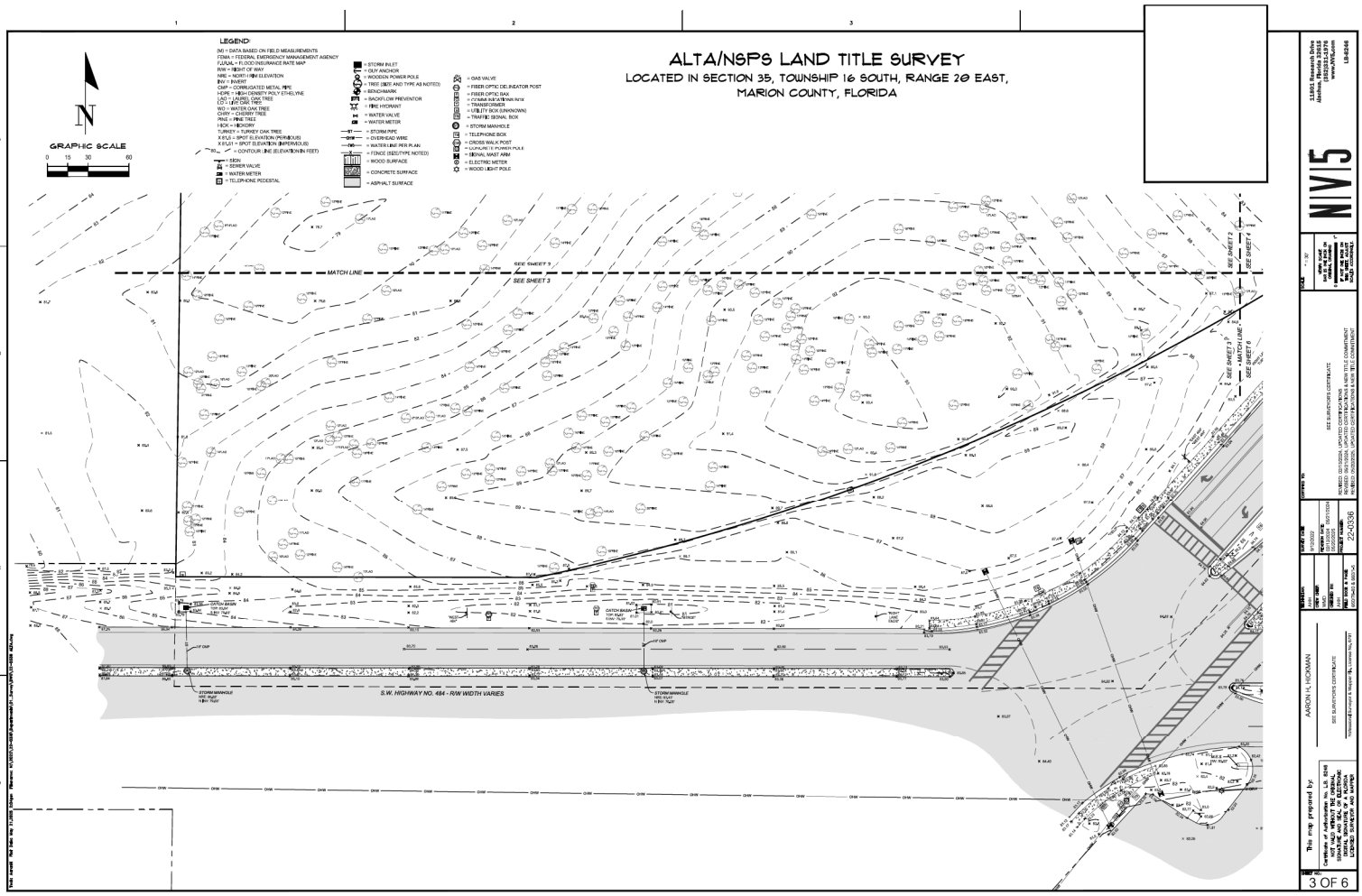
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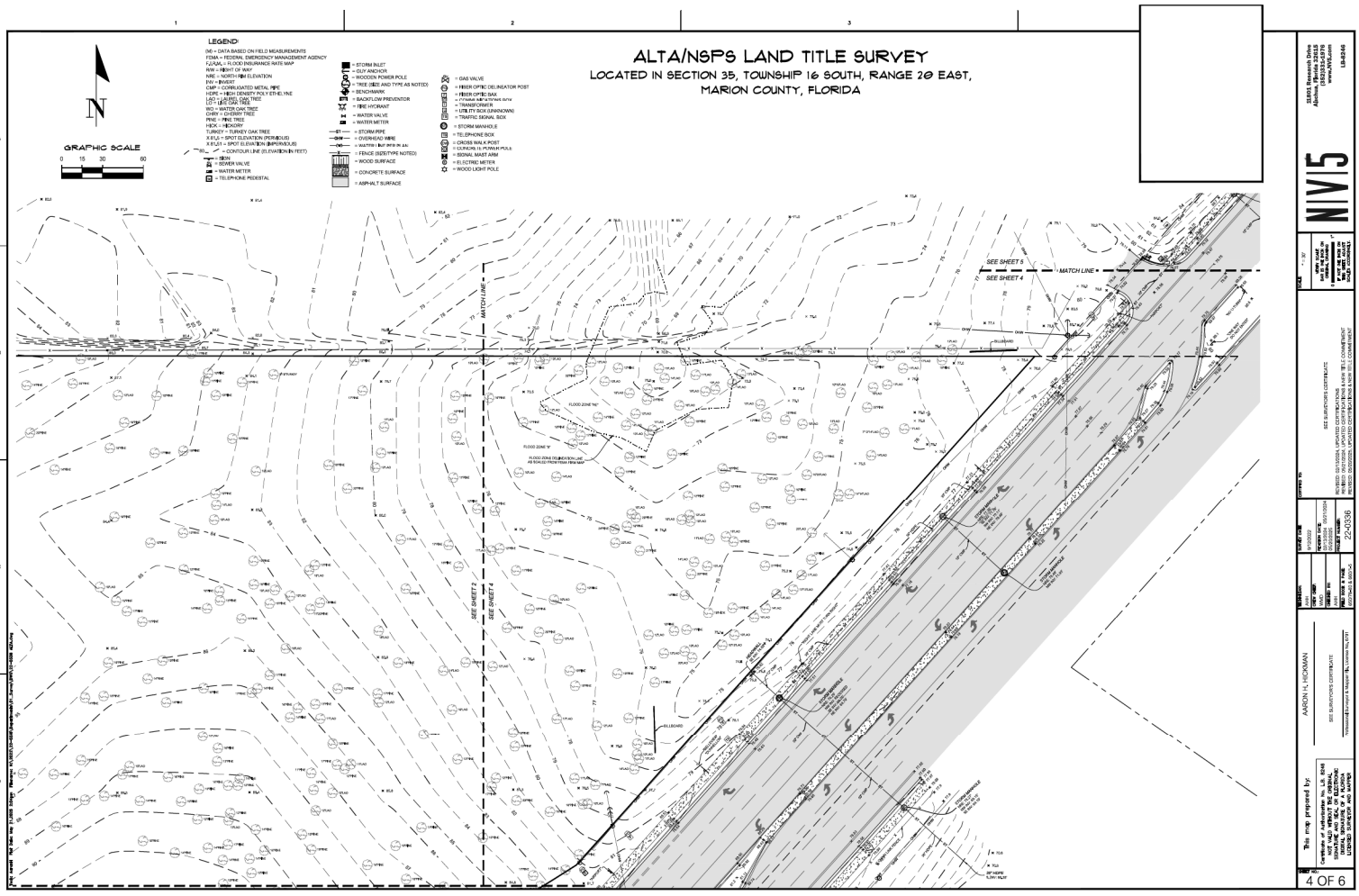
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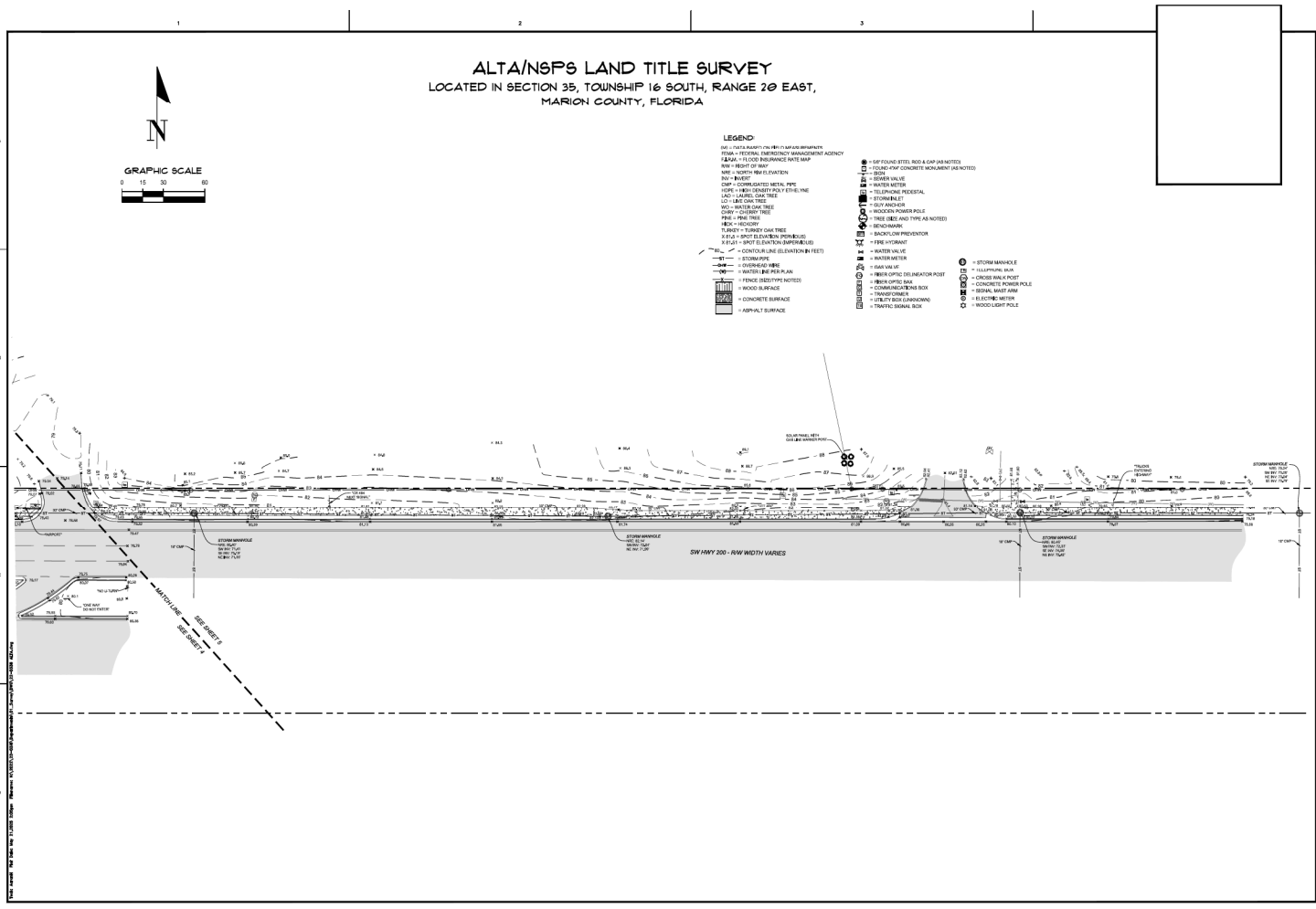
SHEET: 2 OF 6


LEGEND:
(M) = DATA BASED ON FIELD MEASUREMENTS
FEMA = FEDERAL EMERGENCY MANAGEMENT AGENCY
F.I.R.M. = FLOOD INSURANCE RATE MAP
R/W = RIGHT OF WAY
NRE = NORTH RIM ELEVATION
INV = INVERT
CMP = CORRUGATED METAL PIPE
HDPE = HIGH DENSITY POLY ETHELYNE
LAO = LAUREL OAK TREE
LO = LIVE OAK TREE
WO = WATER OAK TREE
CHRY = CHERRY TREE
PINE = PINE TREE
BOK = MAGNOLIA
TURKEY = TURKEY OAK TREE
X 81.5 = SPOT ELEVATION (PORTABOUS)
X 81.51 = SPOT ELEVATION (IMPERVIOUS)
= CONTOUR LINE (ELEVATION IN FEET)
= SIGN
= SEWER VALVE
= WATER METER
= TELEPHONE PEDESTAL
= STORM INLET
= GUY ANCHOR
= WOODEN POWER POLE
= TREE (SIZE AND TYPE AS NOTED)
= BENCHMARK
= BACKFLOW PREVENTOR
= FIRE HYDRANT
= WATER VALVE
= WATER METER
= STORM PIPE
= OVERHEAD WIRE
= WATER LINE PER PLAN
= FENCE (SEE/TYPE NOTED)
= WOOD SURFACE
= CONCRETE SURFACE
= ASPHALT SURFACE
= GAS VALVE
= FIBER OPTIC DELINEATOR POST
= FIBER OPTIC GAS
= DOMINION MARKER POST
= TRANSFORMER
= UTILITY BOX (UNKNOWN)
= TRAFFIC SIGNAL BOX
= STORM MANIFOLD
= TELEPHONE BOX
= CROSS WALK POST
= CONCRETE POWER POLE
= SIGNAL MAST ARM
= ELECTRIC METER
= WOOD LIGHT POLE
GRAPHIC SCALE
0 15 30 60
N
ALTA/NSPS LAND TITLE SURVEY
LOCATED IN SECTION 35, TOWNSHIP 16 SOUTH, RANGE 20 EAST,
MARION COUNTY, FLORIDA
MATCH LINE
SEE SHEET 2
SEE SHEET 3
SEE SHEET 4
SEE SHEET 5
SEE SHEET 6
S.W. HIGHWAY NO. 484 - R/W WIDTH VARIES
STORM MANHOLE
RIM= 79.67
N INV= 75.64
CATCH BASIN
TOP= 79.67
S INV= 75.67
CATCH BASIN
TOP= 81.17
S INV= 77.17
STORM MANHOLE
RIM= 83.47
N INV= 79.47
CATCH BASIN
TOP= 83.47
S INV= 79.47
CATCH BASIN
TOP= 83.47
S INV= 79.47
STORM MANHOLE
RIM= 83.47
N INV= 79.47
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ALTA/NSPS LAND TITLE SURVEY
LOCATED IN SECTION 35, TOWNSHIP 16 SOUTH, RANGE 20 EAST,
MARION COUNTY, FLORIDA
LEGEND:
GRAPHIC SCALE
0 15 30 60
SEE SHEET 5
SEE SHEET 4
MATCH LINE
SEE SHEET 2
SEE SHEET 4
NIVIS
AARON N. HICKMAN
4 OF 6

ALTA/NSPS LAND TITLE SURVEY

LOCATED IN SECTION 35, TOWNSHIP 16 SOUTH, RANGE 20 EAST,
MARION COUNTY, FLORIDA



LS5245 Research Drive
Alachua, Florida 32615
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LB4246

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SCALE: 1" = 30'

SURVEYOR'S CERTIFICATE

REVISED: 03/13/2024, UPDATED CERTIFICATIONS & NEW TITLE COMMITMENT
REVISED: 05/15/2024, UPDATED CERTIFICATIONS & NEW TITLE COMMITMENT

DRAFT FILE: 9/13/2022
SURVEY DATE: 03/01/2022
FIELD BOOK: 1000/1004
PROJECT #: 22-0336

SURVEY: AHF, JMB
DRAFT: MWH
CHECK: RE
ADDED: RE
FIELD WORK: AHF, JMB, MWH

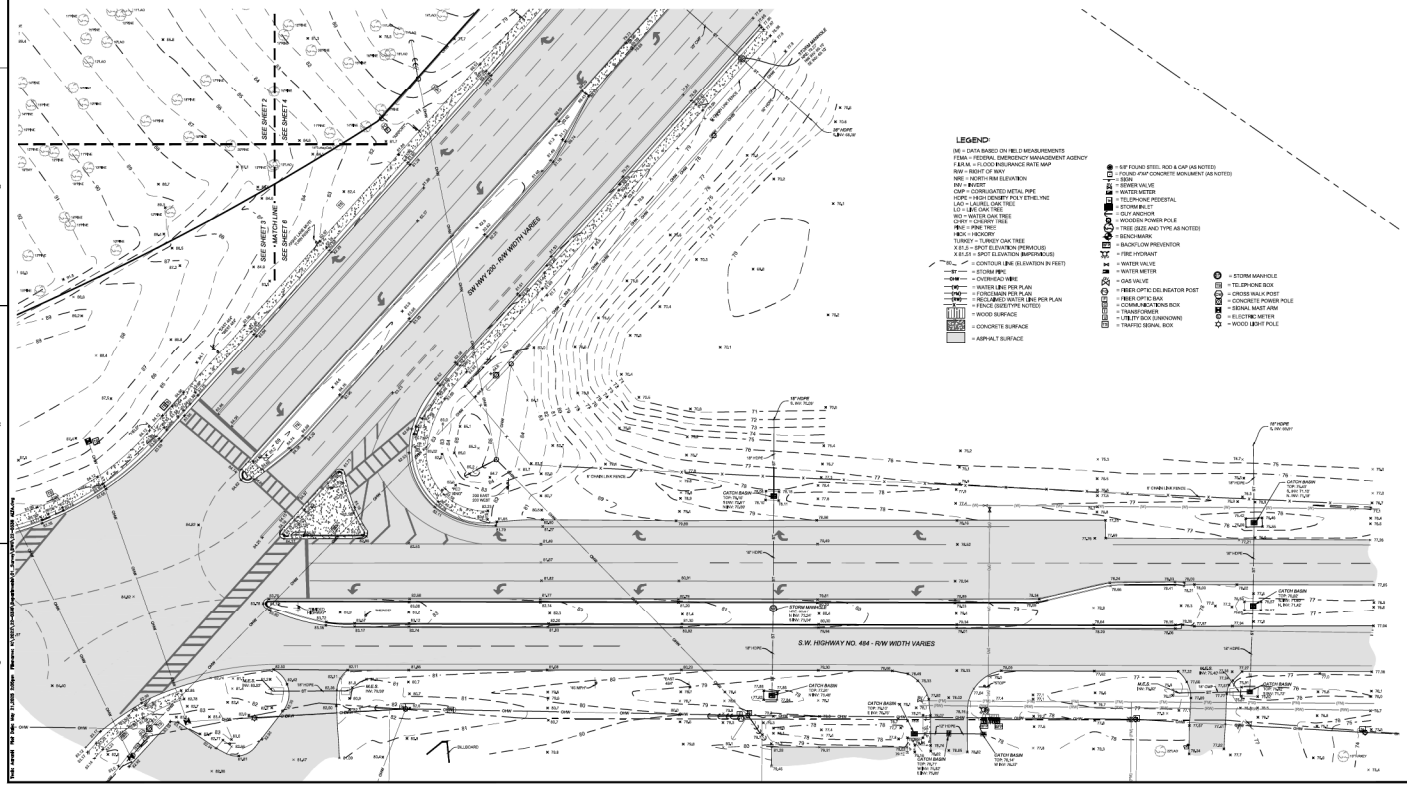
This map prepared by:
AARON N. HICKMAN
SEE SURVEYOR'S CERTIFICATE
Professional Surveyor & Mapper No. License No. LS 6749

Certificate of Authorization No. LB 4246
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SHEET #: 5 OF 6

ALTA/NSPS LAND TITLE SURVEY

LOCATED IN SECTION 35, TOWNSHIP 16 SOUTH, RANGE 20 EAST,
MARION COUNTY, FLORIDA



.:Nivis Research Drive
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LB-6246

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SCALE: 1" = 30'

DRAWN BY: JMP, MB, MWH

CHECKED BY: AHH

DATE OF FIELD WORK: 9/7/2022

SURVEY DATE: 10/31/2024

REVISED: 12/13/2024, UPDATED CERTIFICATIONS & NEW TITLE COMMITMENT

REVISED: 05/15/2024, UPDATED CERTIFICATIONS & NEW TITLE COMMITMENT

REVISED: 03/20/2024, UPDATED CERTIFICATIONS & NEW TITLE COMMITMENT

PROJECT NO: 22-0336

SEE SURVEYOR'S CERTIFICATE

AARON H. HICKMANN

SEE SURVEYOR'S CERTIFICATE

This map prepared by:

Certificate of Authorization No. LB 6246
DOES NOT INCLUDE THE OVERHEAD UTILITIES, THE UNDERGROUND UTILITIES, OR ANY BURIED UTILITY TANKS OR STRUCTURES.

SHEET NO: 6 OF 6

Marion County

Development Review Committee

Agenda Item

File No.: 2026-23622 **Agenda Date:** 7/13/2026 **Agenda No.:** 6.4.

SUBJECT:
Self Storage SR 200 & Hwy 484 - Major Site Plan 000831 - Waiver Request to Major Site Plan in Review
Parcel #: 35341-002-01 #WaiverPIR-001044-2026
Kimley-Horn and Associates

LDC 2.1.3 Order of Plan Approval
CODE states Plans listed below may be reviewed concurrently, but must be approved in the order listed below, when applicable and when the proper land use and zoning are in place: A. Master Plan. B. Preliminary Plat. C. Improvement Plan. D. Final Plat. E. Major Site Plan. However, a Major Site Plan can be substituted for the Improvement Plan and can be approved before approval of the Final Plat in cases when the infrastructure improvements supporting the plat are proposed as part of the Major Site Plan application.
APPLICANT requests to modify the order of plan approval for the proposed development to substitute the Improvement Plan with the ongoing Major Site Plan application approval for Final Plat approval. This request is consistent with discussions held with County Staff during pre-application meetings and existing comments from the Major Site Plan application. The applicant assumes the risks of proceeding with the Engineering design required at the Major Site Plan application level while approval of the plat is still pending.

Marion County
Board of County Commissioners

Office of the County Engineer

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

DEVELOPMENT REVIEW COMMITTEE WAIVER REQUEST FORM

Date: 07/07/2026 Parcel Number(s): 35341-002-01 Permit Number: _____

A. PROJECT INFORMATION: Fill in below as applicable:

Project Name: SR200 & HWY484 Master Infrastructure Commercial ☑ Residential ☐
Subdivision Name (if applicable): _____
Unit _____ Block _____ Lot _____ Tract _____

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

Name (print): Tampa Aquisitions, INC.
Signature: _____
Mailing Address: 1201 Oakfield Drive Suite 109 City: Brandon
State: FL Zip Code: 33510 Phone # 727-709-3382
Email address: jtyszko3022@gmail.com

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

Firm Name (if applicable): Kimley-Horn and Associates, Inc. Contact Name: Mark Grande, P.E.
Mailing Address: 1530 Cornerstone Blvd, Suite 200 City: Daytona Beach
State: FL Zip Code: 32117 Phone # 407-789-2209
Email address: mark.grande@kimley-horn.com

D. WAIVER INFORMATION:
Section & Title of Code (be specific): Sec 2.1.3 - Order of Plan Approval
Reason/Justification for Request (be specific): The waiver requests to modify the order or plan approval for the proposed development to substitute the Improvement Plan with the ongoing Major Site Plan application approval for Final Plat approval. This request is consistent with discussions held with County Staff during pre-application meetings and existing comments from the Major Site Plan application. The applicant assumes the risks of proceeding with Engineering design required at the Major Site Plan application level while approval of the plat is still pending.

DEVELOPMENT REVIEW USE:
Received By: _____ Date Processed: _____ Project # _____ AR # _____

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): _____

The waiver requests to remove the buffer wall requirement within the B-Type buffer located along the north property line, adjacent to the A-1 zoned property. Based on existing land uses for both properties being commercial, the intent of LDC Sec. 6.8.6. to screen commercial from agricultural properties is not consistent. This waiver request intends to keep the B-Type buffer width requirement of 20' while only removing the wall requirement due to existing topography and native vegetative buffers. Existing topography along the property line varies to the extent that a buffer wall would serve no true screening benefit and existing vegetation within the A-1 property enhances this. Please see Exhibit B.

SUBMITTAL SUMMARY REPORT
MajorSite-000831-2026

PLAN NAME:	SELF STORAGE SR200 & HWY484	**LOCATION:**	10011 SW HWY 484 HWY SW Ocala, FL 34481
APPLICATION DATE:	05/28/2026	**PARCEL:**	35341-002-01
DESCRIPTION:	The proposed project will consist of developing an out parcel of the 200&484 master infrastructure project into a self storage site with indoor storage units and covered outdoor RV/Boat storage.		

CONTACTS	NAME	COMPANY
Applicant	Kimley Horn	KIMLEY-HORN AND ASSOCIATES, INC
Applicant	Kimley Horn	KIMLEY-HORN AND ASSOCIATES, INC
Engineer of Record	Mark Grande	Kimley-Horn and Associates, Inc.

SUBMITTAL	STARTED	DUE	COMPLETE	STATUS
OCE: Plan Review (DR) v.1	05/29/2026	06/12/2026	06/15/2026	Requires Re-submit
OCE: Plan Review (DR) v.2				Not Received

SUBMITTAL DETAILS

OCE: Plan Review (DR) v.1

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
911 Management (DR) (911 Management)	Janet Warbach	06/12/2026	06/02/2026	Requires Re-submit
Corrections	Additional 911 Comments (**Not Resolved**) - **Corrective Action:** Sheet C4.0 needs road name labels added for SW 115th PL & SW 99th TER. Add the road names to any other applicable pages. - Road Name Labels Missing			
Environmental Health (Plans) (Environmental Health)	Evan Searcy	06/12/2026	05/29/2026	Approved
Fire Marshal (Plans) (Fire)	Roxanna Coleman	06/12/2026	05/29/2026	Requires Re-submit
Comments	Fire Review Disapproved Corrections: 1. The proposed project will require a fire sprinkler system. Please call out the placement of the FDC on the utility page. The fire department connection must be out of the collapse zone which is defined as a minimum of 1 and ½ times the height of the highest portion of the building. A fire hydrant is required to be within 100 feet of a fire department connection (Per NFPA 14 Chapter 6.4.5.4.1). 2. Pease add the following note to the utility plans: "All new hydrants will installed, tested, and painted per NFPA 291 by a third party contractor and witnessed by a Marion County Fire Inspector. A third party contractor shall provide the Marion County Fire Prevention Office with a copy of the hydrant flow data." 3. Please be aware that your building will be required to conduct a test for the minimum radio signal strength to determine coverage. If the minimum radio signal strength is deemed insufficient then a radio signal enhancement system must be installed and the building retested to ensure it meets the minimum criteria. Please plan for this early in your project and contact Marion County Fire Rescue with any questions 352-291-8000. Please include the following comment reference to the In Building Public Safety Minimum Radio Signal Strength Requirements: "Building shall comply with the In Building Public Safety Minimum Radio Signal Strength requirements per NFPA 1 Chapter 11.10.1. The location will need to hire an independent firm to test the strength of the signal and if deemed necessary add equipment which allows the building to meet the minimum policies. The building must have a passing radio test prior to calling for the final fire inspection of the building. Any installation of equipment must be done under a permit and be approved by the office of the fire marshal."			
Growth Services Planning & Zoning (DR) (GS Planning and Zoning)	Erik Kramer	06/12/2026	06/12/2026	Requires Re-submit
Recommendations	GS staff recommends coordinating with OCE traffic staff to see where cross access from this proposed commercial subdivision will connect to adjacent PID 35334-008-00 which is currently conducting a traffic impact study that has figures indicating cross access connectivity to this subject property.			
Recommendations	A Thursday DRC staff meeting is recommended prior to submitting any waiver requests for this plan. If waivers are requested, add waiver references to cover sheet. Include LDC section, waiver request, waiver plan number, action (e.g., pending, approved), and date of action.			
Corrections	2.1.3 - Order of plan approval and consistency (**Not Resolved**) - **Corrective Action:** The major site plan project area appears to be portion of a commercial subdivision plan for the overall 10+ acre parcel. Development needs follow the order of plan approvals listed in LDC Sec 2.1.3. Waiver requests to LDC Sec. 2.1.3 could be considered if the applicant provides certain information. - See staff's corresponding corrective action for 2.1.3 - Order of plan approval and consistency: The plans shall be consistent with approved PUD/Master Plan/Final Plat. Plans listed below may be reviewed concurrently, but must be approved in the order listed below, when applicable and when the proper land use and zoning are in place: A.Master Plan. B.Preliminary Plat. C.Improvement Plan. D.Final Plat. E.Major Site Plan. However, a Major Site Plan can be substituted for the Improvement Plan and can be approved before approval of the Final Plat in cases when the infrastructure improvements supporting the plat are proposed as part of the Major Site Plan application.			

SUBMITTAL SUMMARY REPORT (MajorSite-000831-2026)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
Growth Services Planning & Zoning (DR) (GS Planning and Zoning)	Erik Kramer	06/12/2026	06/12/2026	Requires Re-submit

Corrections	2.12.4.L & Article 5 - Overlay zones (**Not Resolved**) - **Corrective Action:** Staff could not locate a note that indicates the subject property is in the Secondary Springs Protection Overlay Zone. If the note is already in the plan set, please remove from current page and add to sheet C 4.0. - See staff's corresponding corrective action for 2.12.4.L & Article 5 - Overlay zones: Provide a statement showing all applicable overlay zones on the subject properties such as Airport Overlay Zones (AOZ), Environmentally Sensitive Overlay Zone (ESOZ), Floodplain, Springs Protection Overlay Zone (SPOZ), Military Operating Area (MOA), Scenic Roads Area (SRA), Wellhead/Wellfield Protection Area (WHPA), Silver Springs Community Redevelopment Area (SSCRA), and CR 475A Visual Enhancement Gateway Development Overlay, etc. Refer to LDC Article 5 - OVERLAY ZONES AND SPECIAL AREAS.
Corrections	2.12.4/6.11.8 - Parking (**Not Resolved**) - **Corrective Action:** Proposed parking does not comply with LDC requirements for storage area and office use calculations are not provided. Storage for boats/RVs/trailers offered as leasable area does not count towards public parking offered to customers. Growth Services staff would support a waiver invoking the following LDC Sec. 6.11.8.A. which states "Alternatives to these parking standards may be accepted by the Planning/Zoning Manager, if the applicant demonstrates that such standards better reflect local and project conditions." As an attachment to a waiver request, staff will need [1] a parking generation document from ITE or similar professional organization that provides standards for the proposed self-storage and office use and [2] the office space and self-storage space parking calculations based on this project's square footage for office and self-storage use. - See staff's corresponding corrective action for 2.12.4/6.11.8 - Parking: Provide number and calculation of required and proposed parking spaces in table format, per LDC Sec. 6.11.8. - Parking requirements.
Corrections	2.12.4/6.11.7 - Loading area (**Not Resolved**) - **Corrective Action:** How deep are the loading areas, particularly the southern loading areas? It is not clear if the loading area is deep enough or if there will be a recessed garage area to ensure parked vehicles like moving vans will not impede vehicular circulation on the adjacent 24' wide access street. - See staff's corresponding corrective action for 2.12.4/6.11.7 - Loading area: Show proposed loading areas on plan, per Sec. 6.11.7. - Loading areas.
Corrections	2.12.24 - Landscape requirements/6.8.6 - Buffering (**Not Resolved**) - **Corrective Action:** Applicant provided a landscape buffer table and labeled buffers on site plan. Northern buffer name and dimension is correct. Southern buffer dimensions are correct, but missing a C-Type label. Eastern buffer is not required, but may be provided at developer's choice. Western buffer shows required 15' and provided 15'. Staff notes that a landscape buffer is not required here along adjacent PID 35334-008-00 which has PUD zoning. This portion of PID 35334-008-00 has commercial zoning entitlements. The subject property is proposed commercial. Commercial to commercial does not require buffer and PID 35334-008-00 is already required to provide a 15' C-Type buffer along the shared boundary due to PUD conditions. - See staff's corresponding corrective action for 2.12.24 - Landscape requirements/6.8.6 - Buffering: Show buffer types, locations, and dimensions of required buffering on plan. Show buffer descriptions and illustrations of each proposed buffer (including longitudinal and transverse cross-sections)
Corrections	4.4 - Show proposed signs to meet LDC Sec 4.4 (**Not Resolved**) - **Corrective Action:** Note 4 on Sheet C 4.0 indicates signage plan for monument sign details, but staff could not locate a signage plan in this submittal package. Further, location for any considered On-site pylon/pole/monument sign is not indicated on this plan. Growth Services staff has scheduled a meeting with the applicant on 6/18/26 to go over signage for this site and overall commercial subdivision. - See staff's corresponding corrective action for 4.4 - Show proposed signs to meet LDC Sec 4.4: If sign(s) is proposed on site, show proposed sign's location and design. The signs shall comply with LDC Sec. 4.4. A master sign plan and/or permit may be required.
Corrections	2.12.19 - Dimension & location of site improvement (**Not Resolved**) - **Corrective Action:** Bicycle parking is indicated in site data table. Show location and dimensions of bicycle parking area. - See staff's corresponding corrective action for 2.12.19 - Dimension & location of site improvement: Provide dimensions and location of all existing site improvements; dimensions and location for all proposed site improvements.
Corrections	2.12.16/6.5 - EALS or Exemption provided (**Not Resolved**) - **Corrective Action:** Environmental assessment was provided. Page 4 of the assessment indicates a field review was conducted in September 2025. The report indicates no gopher tortoises or other listed species were found. Per LDC Sec. 6.5.4(2) provide the name of the individual(s) and organization(s) conducting the field assessment with their qualifications and (6)(d) show a map with transects where the environmental consultant walked the property. Indicate the pages where this information is provided in subsequent submittal. - See staff's corresponding corrective action for 2.12.16/6.5 - EALS or Exemption provided?: Provide Environmental Assessment of Listed Species (EALS) or submit an Exemption (EALS-ER). Copy of the EALS/EALS-ER will be forwarded to review agency for comments. Refer to LDC Sec. 6.5 for submittal requirements and review procedures.
Corrections	2.12.27 - Location & screening of outside storage (**Not Resolved**) - **Corrective Action:** [1] LDC Sec. 4.2.15.I requires outdoor storage of vehicles to be screened, buffered, or fenced in such a manner as to screen said areas from view from access streets, freeways, and incompatible adjacent properties. Such screening shall form a complete opaque screen up to a point eight feet in vertical height. Accordingly, provide screening around boat/RV/trailer storage area. Label the screening dimensions and type of materials to be used. Chain link with slats/tarp is not acceptable, materials must provide full opacity. Since covered parking is desired and the storage building blocks views from the west, staff notes that partially enclosing the covered structure on the south, east, and north sides would suffice. [2] Provide a site plan detail or document showing how the dumpster pad complies with LDC Sec. 6.8.9.B. [3] Where will exterior air conditioning components be located? Screening may be required, per LDC Sec. 6.8.9.D. - See staff's corresponding corrective action for 2.12.27 - Location & screening of outside storage: Provide a statement indicating any outside storage area is proposed. If applicable, show location of outside storage areas on plan. Check special requirements under zoning code sections.
Corrections	3.2.3 - NON-RESIDENTIAL - Complies with FAR (**Not Resolved**) - **Corrective Action:** List the max FAR and proposed FAR on the site data table. Max FAR is 1.0 (based on site's Commercial FLU). - See staff's corresponding corrective action for 3.2.3 - NON-RESIDENTIAL - Complies with FAR: For non-residential project, show maximum allowable Floor Area Ratio (FAR) and proposed FAR.
Corrections	2.12/4.2 - Building height (**Not Resolved**) - **Corrective Action:** If the proposed building height is known, please add to site data table alongside the listed maximum height. If proposed building height is not known yet, please acknowledge that if exceeding the B-4 zoning height limit is desired, then a special use permit would be required. - See staff's corresponding corrective action for 2.12/4.2 - Building height: Show building height (primary and accessory structures) in the site data table.
Corrections	2.12 - Land Use Designation-adjacent properties (**Not Resolved**) - **Corrective Action:** Land use designation of adjacent parcels is missing. Please correct. - See staff's corresponding corrective action for 2.12 - Land Use Designation-adjacent properties: Show existing land use designation on the adjacent properties.

SUBMITTAL SUMMARY REPORT (MajorSite-000831-2026)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
Growth Services Planning & Zoning (DR) (GS Planning and Zoning)	Erik Kramer	06/12/2026	06/12/2026	Requires Re-submit
Corrections	2.12 - Lot area & lot width (**Not Resolved**) - **Corrective Action:** The project area appears to be portion of a commercial subdivision plan. Lot area is provided in acres on Sheet C4.0. Provide lot area in square feet as well, and provide dimensions for project area/future lot lines to ensure consistency between this major site plan and accompanying preliminary plat, improvement plan, and final plat. Please indicate which sheets are modified to address this comment. - See staff's corresponding corrective action for 2.12 - Lot area & lot width: Provide required lot area and lot width in the site data table. Show proposed lot area and lot width of all lots in the site data table and on the plan.			
Corrections	2.12 - Site coverage (**Not Resolved**) - **Corrective Action:** Site coverage information is missing per LDC Sec. 2.12.4.L(9). Provide on cover sheet as requested by Stormwater review. Growth Services requests that the applicants itemize proposed impervious surface by type of surface (e.g., building footprint, concrete/asphalt, etc). - See staff's corresponding corrective action for 2.12 - Site coverage: Provide list of site coverage in square footage, acreage, and percentage. Including existing and proposed building coverage by intended use with gross floor area, leasable/interior area, existing and proposed gross impervious area.			
Corrections	2.12.5/1.8.2.F - Concurrency Deferral Statement (**Not Resolved**) - **Corrective Action:** Provide the concurrency statement on the cover sheet. - See staff's corresponding corrective action for 2.12.5/1.8.2.F - Concurrency Deferral Statement: Please provide a concurrency statement on the cover sheet according to LDC Sec. 1.8.2 (F) - Concurrency Deferral. An owner may elect to defer required concurrency review and approval for a development application identified in Section 1.8.2.A to a subsequent development application review stage by executing the following "Concurrency Deferral Statement" on the development application plan, or in a separate sworn and notarized affidavit, a copy of which shall be provided to Growth Services and the original shall be recorded in Marion County's Public Records, as applicable: "This project has not been granted concurrency approval and/or granted and/or reserved any public facility capacities. Future rights to develop the resulting property(ies) are subject to a deferred concurrency determination, and final approval to develop the property has not been obtained. The completion of concurrency review and/or approval has been deferred to later development review stages, such as, but not limited to, [list subsequent applications expected pursuant to Section 1.8.2.C as applicable]."			
Corrections	2.12 - Owner and applicant name (**Not Resolved**) - **Corrective Action:** Ensure LDC Sec. 2.12.4 and its subsections are addressed. For example, the owner certification outlined in LDC Sec. 2.12.4.D is missing. Another example is 2.12.4.A where the type of application is not displayed (major site plan). - See staff's corresponding corrective action for 2.12 - Owner and applicant name			
Corrections	2.12.4/6.11.6 - Construction access (**Not Resolved**) - **Corrective Action:** The project area appears to be portion of a commercial subdivision plan. Staff is not aware of any phasing plans for the commercial subdivision, but it appears outparcels would be developed on their own schedules. Provide a construction access plan in accordance with LDC Sec. 6.11.6. - See staff's corresponding corrective action for 2.12.4/6.11.6 - Construction access: Show proposed construction access and route on plan, per Sec. 6.11.6. - Construction access/route,.			
Comments	For questions or concerns about Growth Services Review, please contact erik.kramer@marionfl.org or call 352-438-2604.			
Landscape (Plans) (Parks and Recreation)	Susan Heyen	06/12/2026	05/29/2026	Requires Re-submit
Comments	Please submit Tree Preservation, signed and sealed Landscape, irrigation and Photometric plans for review			
OCE Design (Plans) (Office of the County Engineer)	Gerald Koch	06/12/2026	06/12/2026	Requires Re-submit
Corrections	6.2.1.A. - Licensed Professional (**Not Resolved**) - 6.2.1.A. - Licensed Professional: Plans shall be prepared by a professional licensed by the State of Florida. The name, street address, signature, date, license number, and seal of the responsible professional shall be shown on each plan sheet. The same shall be provided on the cover page of any supporting documents and calculations.			
Corrections	2.12.4.E & 6.2.1.A - Licensed Professional (**Not Resolved**) - 2.12.4.E & 6.2.1.A - Licensed Professional: 2.12.4.E & 6.2.1.A - The name, address, phone number, signature, date, license number, and seal of the responsible professional shall be shown on each plan sheet			
Corrections	2.12.4 - Front page of the plan (**Not Resolved**) - **Corrective Action:** 1)-missing Type of Application (Major Siteplan) 2)-missing Signed certification by the owner as follows: I hereby certify that I, my successors, and assigns shall perpetually maintain the improvements as shown on this plan 3)-missing Licensed Design Professional Certification: I hereby certify that these plans and calculations were completed in accordance with all applicable requirements of the Marion County Land Development Code (LDC), except as waived; 4)-missing Surveyor and Mapper Certification: I hereby certify that the survey represented hereon is in accordance with all applicable requirements of the LDC and meets the minimum technical standards as set forth by the Florida Board of Professional Surveyors and Mappers; 5)-Make space for: A portrait oriented minimal 3 inches × 5 inches space, located 2¾ inches from the right edge of paper and ¾ inches from the top edge of paper, shall remain blank to allow for a County approval stamp; - 2.12.4 - Front page of the plan: Front page of the plan shall minimally include A through L of this section of the LDC.			
Corrections	2.12.3 - Title block (**Not Resolved**) - **Corrective Action:** Missing Title block on all sheets denoting type of application (Major site) - 2.12.3 - Title block: Title block on all sheets denoting type of application; project name, location, county, and state; and date of original and all revisions			
Comments	must make corrections and resubmit plans			

SUBMITTAL SUMMARY REPORT (MajorSite-000831-2026)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
OCE Property Management (Plans) (Office of the County Engineer)	Elizabeth Woods	06/12/2026	06/09/2026	Requires Re-submit

Comments

Please update Civil Cover Sheet to add owner's certification. Please provide owner's name (company name), as well as Signer's name and title within the company.

Please be advised that this property abuts the end of the upcoming 484 Widening Phase 3. -EMW 06.09.2026

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]."

OCE Stormwater (Permits & Plans) (Office of the County Engineer)	Alexander Turnipseed	06/12/2026	06/01/2026	Requires Re-submit

Corrections 6.13.3 - Type of Stormwater Facility Criteria (**Not Resolved**) - See comment under "6.13.2.A(3) □ Retention/Detention Area Design Parameters"

Corrections Final signed and sealed hard copy signature page (**Not Resolved**) - After all stormwater comments are resolved, please upload a scanned copy of the digitally signed and sealed certification page of the stormwater report. Alternatively, a hard copy can be submitted. If you choose to submit a hard copy, you only need to submit the certification page of the report. A full report is not necessary. However, full reports are accepted if desired.

Corrections 6.13.8 - Stormwater Conveyance Criteria (**Not Resolved**) - Please provide

Corrections 6.13.2.A.3 - Retention/Detention Design Parameters (**Not Resolved**) - 6.13.2.A.3 - Retention/Detention Design Parameters: Show location and design parameters for all retention/detention areas including: 1. Dimensions or coordinates for constructability. 2. Cross sections along the width and length of each pond, showing the design high water elevation, estimated seasonal high water elevation, pond top elevation, pond bottom elevation, side slope steepness, maintenance berm width, sod stabilization of the pond side slopes, and appropriate vegetative cover on the pond bottom. 3. Soil boring location with labels.

Corrections 6.13.2.B(5) - Hydraulic Analysis (**Not Resolved**) - See comment under "6.13.8 □ Stormwater Conveyance Criteria"

Corrections 6.13.2.A.12/6.12.5-Details, X-Sections, References (**Not Resolved**) - See comment under "6.13.2.A(3) □ Retention/Detention Area Design Parameters"

Corrections Additional Stormwater comments (**Not Resolved**) - (1) 2.12.38 □ Stormwater Maintenance Entity - The cover sheet needs an owner's certification that states: "I hereby certify that I, my successors, and assigns shall perpetually maintain the improvements as shown on this plan". (2) Info: Please provide a copy of the NPDES permit or NOI as well as the district permit prior to construction. (3) If you have questions or would like to discuss the stormwater review comments, please contact Alexander Turnipseed at (352) 671-8376 or at alexander.turnipseed@marionfl.org.

Corrections 6.13.2.B(8) - Calculation & Plan Consistency (**Not Resolved**) - Info: This item will be reviewed upon resubmittal

Corrections 7.1.3.B. - Drainage Construction Specifications (**Not Resolved**) - 7.1.3.B. - Drainage Construction Specifications: Provide following note on cover sheet: "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."

SUBMITTAL SUMMARY REPORT (MajorSite-000831-2026)

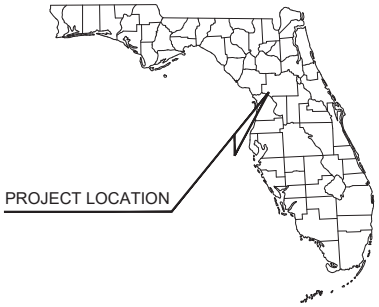
ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
OCE Stormwater (Permits & Plans) (Office of the County Engineer)	Alexander Turnipseed	06/12/2026	06/01/2026	Requires Re-submit
Corrections	6.13.12 - Operation and Maintenance (**Not Resolved**) - 6.13.12 - Operation and Maintenance: Provide an O&M manual detailing the steps for operating and maintaining the proposed private system of DRAs, pipes, inlets, swales, etc. Manual shall be signed by Owner and owner's certification statement shall be on the manual. Owner's certification statement: "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".			
Corrections	6.13.6.C - Best Management Practices (**Not Resolved**) - **Corrective Action:** Please provide a karst repair detail - 6.13.6.C - Best Management Practices: Provide a sinkhole repair detail and note stating "a minimum of three feet of unconsolidated soil material shall be provided between the surface of any limestone bedrock and the bottom and sides of any stormwater facility". Oil/water separator is required if the proposed use falls under the following: car wash, auto or marine paint and body shop, service or repair shop, automotive fleet operations, gas stations, etc. Retention and/or detention facilities shall have a maximum depth of ten feet, as measured between the design high water elevation and the pond bottom for dry facilities, and between the design high water elevation and the normal control water elevation for wet ponds.			
Corrections	2.12.4.L(9)(b) - Data Block (Impervious Area) (**Not Resolved**) - 2.12.4.L(9)(b) - Data Block (Impervious Area): Provide existing and proposed gross impervious area in SF, ac, and percentage in the data block on the cover sheet. Include any offsite drainage to your site in the data block.			
OCE Survey (Plans) (Office of the County Engineer)	Theresa Smail	06/12/2026	06/03/2026	Approved
OCE Traffic (Permits & Plans) (Office of the County Engineer)	Chris Zeigler	06/12/2026	05/31/2026	Approved
Utilities (OCE Plans) (Utilities)	Heather Proctor	06/12/2026	06/01/2026	Requires Re-submit
Comments	The project is located within the Marion County Utilities service area. Utility infrastructure has not yet been approved for the parent parcel, as proposed under Major Site Plan 33511. Marion County Utilities will be unable to approve MajorSite-000831-2026 until the infrastructure extension and connection have been reviewed and approved through 33511.			

eREVIEW SESSION FILES:

002 Aerial Map.pdf
003 Quad Map.pdf
004 Fema Map.pdf
005 Soils Map.pdf
006 Wetland Map.pdf
DRAINAGE REPORT (S&S).pdf
Natural Resource Assessment_October 2025.pdf
Not Applicable.pdf
NV5 Survey.pdf
SELF STORAGE SR200 & HWY484.pdf

REVIEWER	MARKUP	DATE/TIME	FILE NAME	PG #
Janet W	SW 115TH PL	06/02/2026 9:23	AMSELF STORAGE SR200 & HWY484.pdf	7
Janet W	SW 99TH TER	06/02/2026 9:24	AMSELF STORAGE SR200 & HWY484.pdf	7
Janet W	Road name labels missing	06/02/2026 9:25	AMSELF STORAGE SR200 & HWY484.pdf	7
Janet W	RESUBMIT	06/02/2026 9:25	AMSELF STORAGE SR200 & HWY484.pdf	1

CONSTRUCTION PLANS
FOR
SELF STORAGE SR200 & HWY484



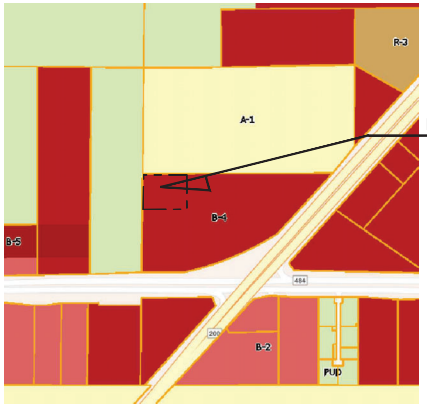
RESUBMIT

10011 SW 484TH
OCALA, FLORIDA
MARCH, 27 2026

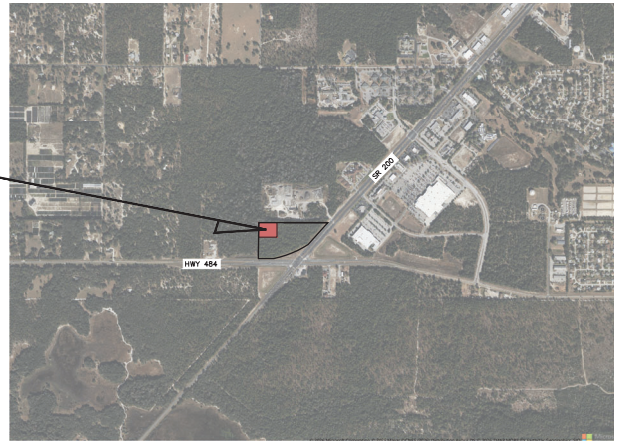
PARCEL ID: 35341-002-01



FLOOD ZONE MAP
NTS



ZONING MAP
NTS



VICINITY MAP
NTS

SECTION 35, TOWNSHIP 16 SOUTH, RANGE 20 EAST

PROJECT DESCRIPTION

THE PROPOSED PROJECT WILL CONSIST OF DEVELOPING AN OUT PARCEL OF THE 200&484 MASTER INFRASTRUCTURE PROJECT INTO A SELF STORAGE SITE WITH INDOOR STORAGE UNITS AND COVERED OUTDOOR RV/BOAT STORAGE

LEGAL DESCRIPTION - TO BE PLATTED WITH

ALL THAT PART OF THE NW ¼ OF THE SW ¼ OF SECTION 35, TOWNSHIP 16 SOUTH, RANGE 20 EAST, LYING NORTH OF STATE ROAD #200 AND STATE ROAD #484 CUT OFF, LYING AND BEING IN THE MARION COUNTY, FLORIDA.

LESS AND EXCEPT PARCEL NO. 114 DESCRIBED IN ORDER OF TAKING RECORDED IN OFFICIAL RECORDS BOOK 2514, PAGE 793, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

Sheet List Table

Sheet Number	Sheet Title
C0.0	COVER
C1.0	GENERAL NOTES
C1.1	GENERAL NOTES
C2.0	SWPPP
C2.1	EROSION DETAILS
C3.0	DEMOLITION AND EXISTING CONDTIONS
C4.0	SITE PLAN
C4.1	FIRE TRUCK ROUTING
C5.0	PAVING GRADING AND DRAINAGE PLAN
C6.0	UTILITY PLAN
C7.0	GENERAL DETAILS
C7.1	COUNTY DETAILS
C7.2	COUNTY DETAILS
L1.00	LANDSCAPE PLAN
L1.50	LANDSCAPE DETAILS
L1.51	LANDSCAPE SPECIFICATIONS
L2.00	IRRIGATION PLAN
L2.50	IRRIGATION DETAILS
L2.51	IRRIGATION SPECIFICATIONS

PROJECT TEAM

DEVELOPER:
RJB COMMERCIAL
217 9TH AVE NORTH
SAINT PETERSBURG, FL 33701
CONTACT: JOE TYSZKO
PHONE: (727) 709-3382
EMAIL: JTYSZKO3022@GMAIL.COM

CIVIL ENGINEER:
KIMLEY-HORN AND ASSOCIATES, INC.
1530 CORNERSTONE BLVD, SUITE 200
DAYTONA BEACH, FL 32117
CONTACT: MARK GRANDE, P.E.
PHONE: (407)-789-2209
EMAIL: MARK.GRANDE@KIMLEY-HORN.COM

LANDSCAPE ARCHITECT:
KIMLEY-HORN AND ASSOCIATES, INC.
189 SOUTH ORANGE AVENUE., SUITE 1000
ORLANDO, FL 32801
CONTACT: MATTHEW FRANKO, PLA
PHONE: (407) 427-1629
EMAIL: MATT.FRANKO@KIMLEY-HORN.COM

SURVEYOR
NV5, INC.
11801 RESEARCH DRIVE
ALACHUA, FL 32615
CONTACT: AARON H. HICKMAN
PHONE:(352) 331-1976

PREPARED BY

Kimley»Horn

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1530 CORNERSTONE BLVD, SUITE 200, DAYTONA BEACH, FL 32117
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WWW.KIMLEY-HORN.COM REGISTRY No. 35106

MARK DAVID GRANDE
LICENSE
No. 87476
STATE OF FLORIDA
PROFESSIONAL ENGINEER

UTILITY PROVIDERS

WATER & SEWER:
MARION COUNTY
11800 US-441
BELLEVIEW, FL 34420
CONTACT:
PHONE:

POWER:
DUKE ENERGY
4359 SE MARICAMP RD
OCALA, FL 34480
PHONE: (800) 700-8744

GAS:
TECO PEOPLES GAS
1724 KURT STREET
EUSTIS, FL 32726
CONTACT: HEATH MCARDLE
PHONE: (407) 420-6674

CABLE/TELEPHONE:
CHARTER COMMUNICATIONS
4145 S FALKENBURD RD, SUITE 4
RIVERVIEW, FL 33578
CONTACT: KEVIN GALBREATH
PHONE: (813) 684-6100

TELEPHONE:
AT & T/ DISTRIBUTION
1120 S ROGERS CIR
BOCA RATON, FL 33487
CONTACT: DINO FARRUGGIO
PHONE: (561) 997-0240

FIBER OPTIC:
CROWN CASTLE NG
2000 CORPORATE DR
CANONSBURG, PA 15317
PHONE: (888) 632-0931

SELF STORAGE SR200 & HWY484
April 14, 2026
ENGINEER'S PROJECT No. 249738001

REVISIONS:

No.	DESCRIPTION

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

Drawing name: K:\DAB_Civil\249738001 - SR 200 & 484 Self Storage\CADD\CONST\PlanSheets\C0.0 - COVER.dwg C0.0 May 26, 2026 5:14pm by: William.Sherman

GENERAL

1. LOCATIONS, ELEVATIONS, AND DIMENSIONS OF EXISTING UTILITIES, STRUCTURES AND OTHER FEATURES ARE SHOWN ACCORDING TO THE BEST INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE PLANS. THE EXISTING UTILITY INFORMATION SHOWN IS BASED ON THE TOPOGRAPHIC SURVEY PROVIDED BY NVS, INC.. THE CONTRACTOR SHALL VERIFY THE LOCATIONS, ELEVATIONS, AND DIMENSIONS OF ALL EXISTING UTILITIES, STRUCTURES AND OTHER FEATURES, AFFECTING THIS AREA PRIOR TO CONSTRUCTION WORK.

2. PRIOR TO THE INITIATION OF SITE CONSTRUCTION, THE CONTRACTOR SHALL VERIFY ANY EXISTING UTILITIES INCLUDING GAS, WATER, ELECTRIC, CABLE TV, COMMUNICATIONS, SANITARY SEWERS AND STORM DRAINAGE SYSTEMS, ON AND / OR ADJACENT TO THE SITE. REMOVE OR CAP AS NECESSARY.

3. THE CONTRACTOR SHALL EXERCISE CAUTION IN AREAS OF BURIED UTILITIES AND SHALL CALL "SUNSHINE" AT 1-800-432-4770 AT LEAST 48 HOURS PRIOR TO CONSTRUCTION TO ARRANGE FOR FIELD LOCATIONS OF BURIED UTILITIES.

4. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE TO EXISTING FACILITIES, ABOVE OR BELOW GROUND, THAT MAY OCCUR AS A RESULT OF THE WORK PERFORMED, BY THE CONTRACTOR OR SUB-CONTRACTORS, AS CALLED FOR IN THESE CONTRACT DOCUMENTS.

5. IT IS THE CONTRACTOR'S RESPONSIBILITY TO BECOME FAMILIAR WITH THE PERMIT AND INSPECTION REQUIREMENTS SPECIFIED BY THE VARIOUS GOVERNMENTAL AGENCIES AND THE ENGINEER. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION, AND SCHEDULE INSPECTIONS ACCORDING TO AGENCY INSTRUCTION/REQUIREMENTS.

6. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS, ON ALL PRECAST AND MANUFACTURED ITEMS, TO THE OWNER'S ENGINEER FOR REVIEW. FAILURE TO OBTAIN APPROVAL BEFORE INSTALLATION MAY RESULT IN REMOVAL AND REPLACEMENT AT THE CONTRACTOR'S EXPENSE.

7. ALL UTILITY SERVICE STUB-OUTS (WATER, SANITARY SEWER, etc.) ARE TO BE INSTALLED WITHIN 5' OF THE POINT ON CONNECTION TO THE BUILDING(S), UNLESS OTHERWISE NOTED ON PLANS.

8. CONTRACTOR TO COORDINATE WITH THE APPLICABLE ELECTRIC UTILITY SUPPLIER REGARDING ANY NECESSARY RELOCATION(S) OF UNDERGROUND AND/OR OVERHEAD ELECTRIC FACILITIES, AND FOR THE LOCATION AND INSTALLATION OF TRANSFORMER PAD(S) AND ASSOCIATED ELECTRIC FACILITIES.

9. SAFETY:
   A. DURING THE CONSTRUCTION AND/OR MAINTENANCE OF THIS PROJECT, ALL SAFETY REGULATIONS ARE TO BE ENFORCED. THE CONTRACTOR OR HIS REPRESENTATIVE SHALL BE RESPONSIBLE FOR THE CONTROL AND SAFETY OF THE TRAVELING PUBLIC AND THE SAFETY OF HIS/HER PERSONNEL.
   B. LABOR SAFETY REGULATIONS SHALL CONFORM TO THE PROVISIONS SET FORTH BY OSHA.
   C. THE MINIMUM STANDARDS AS SET FORTH IN THE CURRENT EDITION OF "THE STATE OF FLORIDA, MANUAL ON TRAFFIC CONTROL AND SAFE PRACTICES FOR STREET AND HIGHWAY CONSTRUCTION, MAINTENANCE AND UTILITY OPERATIONS" SHALL BE FOLLOWED IN THE DESIGN, APPLICATION, INSTALLATION, MAINTENANCE AND REMOVAL OF ALL TRAFFIC CONTROL DEVICES, WARNING DEVICES AND BARRIERS NECESSARY TO PROTECT THE PUBLIC AND CONSTRUCTION PERSONNEL FROM HAZARDS WITHIN THE PROJECT LIMITS.
   D. ALL TRAFFIC CONTROL MARKINGS AND DEVICES SHALL CONFORM TO THE PROVISIONS SET FORTH IN THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES PREPARED BY THE U.S. DEPARTMENT OF TRANSPORTATION FEDERAL HIGHWAY ADMINISTRATION.
   E. ALL SUBSURFACE CONSTRUCTION SHALL COMPLY WITH THE "TRENCH SAFETY ACT". THE CONTRACTOR SHALL INSURE THAT THE METHOD OF TRENCH PROTECTION AND CONSTRUCTION IS IN COMPLIANCE WITH THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) REGULATIONS.
   F. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO COMPLY AND ENFORCE ALL APPLICABLE SAFETY REGULATIONS. THE ABOVE INFORMATION HAS BEEN PROVIDED FOR THE CONTRACTOR'S INFORMATION ONLY AND DOES NOT IMPLY THAT THE OWNER OR ENGINEER WILL INSPECT AND/OR ENFORCE SAFETY REGULATIONS.

10. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN AN R-O-W UTILIZATION PERMIT (IF REQUIRED) FOR CONSTRUCTION OF THE PROPOSED UTILITIES. THIS PERMIT MUST BE OBTAINED BY A DULY LICENSED PLUMBING CONTRACTOR (OR CLASS A GENERAL CONTRACTOR) PRIOR TO THE START OF CONSTRUCTION. THESE PLANS AND ANY SUBSEQUENT REVISIONS TO THESE PLANS, THAT ARE ISSUED BY THE ENGINEER, WILL BE SUBJECT TO THE APPROVAL CONDITIONS OF THIS PERMIT.

11. THE GRAPHIC INFORMATION DEPICTED ON THESE PLANS HAS BEEN COMPILED TO PROPORTION BY SCALE AS ACCURATELY AS POSSIBLE. HOWEVER, DUE TO REPRODUCTIVE DISTORTION, REDUCTION, AND/OR REVISIONS, INFORMATION CONTAINED HEREIN IS NOT INTENDED TO BE SCALED FOR CONSTRUCTION PURPOSES.

12. ALL SPECIFICATIONS AND DOCUMENTS REFERENCED HEREIN SHALL BE OF THE LATEST REVISION.

13. ALL UNDERGROUND UTILITIES WITHIN BASE AND SURFACE MUST BE IN-PLACE, TESTED AND INSPECTED PRIOR TO BASE AND SURFACE CONSTRUCTION.

14. WORK PERFORMED UNDER THIS CONTRACT SHALL INTERFACE SMOOTHLY WITH ANY OTHER WORK BEING PERFORMED ON SITE BY OTHER CONTRACTORS/SUBCONTRACTORS AND UTILITY COMPANIES. IT WILL BE NECESSARY FOR THE GENERAL CONTRACTOR TO COORDINATE AND SCHEDULE HIS/HER ACTIVITIES ACCORDINGLY.

15. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.

16. ALL SIGNAGE MUST SHALL MEET THE REQUIREMENTS OF MARION COUNTY LAND DEVELOPMENT CODE , ARTICLE 7.

17. ANY DISCREPANCIES ON THE DRAWINGS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER AND ENGINEER BEFORE COMMENCING WORK. NO FIELD CHANGES OR DEVIATIONS FROM DESIGN ARE TO BE MADE WITHOUT PRIOR APPROVAL OF THE OWNER AND NOTIFICATION TO THE ENGINEER.

18. FIRE LINE IS DESIGNED BY OTHERS AND IS SHOWN FOR COORDINATION PURPOSES ONLY. FIRE LINES SHALL BE INSTALLED BY A CONTRACTOR, DULY LICENSED BY THE STATE OF FLORIDA FIRE MARSHALL'S OFFICE. CONTRACTOR TO VERIFY REQUIREMENTS PRIOR TO CONSTRUCTION OF THE FIRE PROTECTION SYSTEM.

19. ALL CONCRETE SIDEWALKS SHALL BE CONSTRUCTED PER FDOT DESIGN INDEX (ED. 2022) #522-001.

20. SITEWORK SHALL COMPLY WITH 2017 FLORIDA BUILDING CODE AND 2012 FLORIDA ACCESSIBILITY CODE.

21. ELEVATIONS ARE BASED ON BENCHMARK PID DG8570, BEING A STAINLESS STEEL ROD CAN CAP STAMPED "NGS W 588 2003" HAVING A PUBLISHED ELEVATION OF 81.96 FEET (NORTH AMERICAN VERTICAL DATUM OF 1988 – NAVD88)

STORM DRAINAGE SYSTEM

1. STANDARD INDEXES REFER TO THE 2026 EDITION OF F.D.O.T. "ROADWAY AND TRAFFIC DESIGN STANDARDS."

2. ALL STORM SEWER PIPE SHALL BE REINFORCED CONCRETE CLASS III (ASTM C-76) UNLESS OTHERWISE NOTED ON PLANS. ALL DRAINAGE STRUCTURES SHALL BE IN ACCORDANCE WITH F.D.O.T. ROADWAY AND TRAFFIC DESIGN STANDARDS UNLESS OTHERWISE NOTED ON PLANS.

3. PIPE LENGTHS SHOWN ARE APPROXIMATE AND TO CENTER OF DRAINAGE STRUCTURES, WITH THE EXCEPTION OF MITERED END AND FLARED END SECTIONS, WHICH ARE NOT INCLUDED IN LENGTHS.

4. ALL DRAINAGE STRUCTURE GRATES AND COVERS, EITHER EXISTING OR PROPOSED SHALL BE TRAFFIC RATED FOR H-20 LOADINGS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY NECESSARY UPGRADES TO EXISTING DRAINAGE STRUCTURES.

5. CONSTRUCTION OF THE STORMWATER MANAGEMENT SYSTEM MUST BE COMPLETE AND ALL DISTURBED AREAS STABILIZED IN ACCORDANCE WITH THE PERMITTED PLANS AND CONDITIONS PRIOR TO ANY OF THE FOLLOWING: ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY; INITIATION OF INTENDED USE OF THE INFRASTRUCTURE; OR TRANSFER OF RESPONSIBILITY FOR MAINTENANCE OF THE SYSTEM TO A LOCAL GOVERNMENT OR OTHER RESPONSIBLE ENTITY.

6. THE CONTRACTOR SHALL INSTALL ALL UNDERGROUND STORM WATER PIPING PER JURISDICTION REGULATIONS (MANUFACTURER'S RECOMMENDATIONS SHALL BE UTILITIZED IF MORE STRINGENT).

7. STORM WATER PIPES, STRUCTURES, MINIMUM COVER AND INSTALLATION PROCEDURES TO BE IN ACCORDANCE WITH MARION COUNTY ENGINEERING STANDARDS.

8. ALL DRAINAGE PIPES SHALL BE FILTER FABRIC WRAPPED PER FDOT STANDARD DESIGN INDEX (ED. 2026) #430-001.

9. DURING CONSTRUCTION, NO DIRECT DISCHARGE OF WATER TO DOWNSTREAM RECEIVING WATERS WILL BE ALLOWED. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING WATER QUALITY AND SHALL ROUTE DISCHARGE WATER IN SUCH A MANNER AS TO ADEQUATELY REMOVE SILT PRIOR TO RUNOFF FROM THE SITE.

DRAINAGE SYSTEM TESTING AND INSPECTION

1. THE CONTRACTOR SHALL MAINTAIN AND PROTECT FROM MUD, DIRT, DEBRIS, ETC. THE STORM DRAINAGE SYSTEM UNTIL FINAL ACCEPTANCE OF THE PROJECT. THE STORM SYSTEM WILL BE REINSPECTED BY THE OWNER'S ENGINEER PRIOR TO APPROVAL FOR CERTIFICATE OF OCCUPANCY PURPOSES. THE CONTRACTOR MAY BE REQUIRED TO RECLEAN PIPES AND INLETS AT THE CONTRACTORS EXPENSE AND PRIOR TO FINAL ACCEPTANCE.

2. THE STORM DRAINAGE PIPING SYSTEM SHALL BE SUBJECT TO A VISUAL INSPECTION BY THE OWNER'S ENGINEER PRIOR TO THE PLACEMENT OF BACKFILL. CONTRACTOR TO NOTIFY THE ENGINEER 2 FULL BUSINESS DAYS IN ADVANCE TO SCHEDULE INSPECTION.

PAVING, GRADING AND DRAINAGE

1. ALL PAVING SHALL BE PERFORMED IN ACCORDANCE WITH THE FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.

2. ALL DELETERIOUS SUBSURFACE MATERIAL (I.E. MUCK, PEAT, BURIED DEBRIS, ETC.) IS TO BE EXCAVATED AND REPLACED WITH SUITABLE/COMPACTED SOILS, AS DIRECTED BY THE GEOTECHNICAL ENGINEER OF RECORD. DELETERIOUS MATERIAL IS TO BE STOCKPILED OR REMOVED FROM THE SITE AS DIRECTED BY THE OWNER OR OWNER'S ENGINEER. EXCAVATED AREAS ARE TO BE BACKFILLED WITH APPROVED MATERIALS AND COMPACTED AS SHOWN ON THESE PLANS AND PER THE GEOTECHNICAL REPORT. CONTRACTOR IS RESPONSIBLE FOR ACQUIRING ANY PERMITS THAT ARE NECESSARY FOR REMOVING DELETERIOUS MATERIAL FROM THE SITE.

3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXCAVATIONS AGAINST COLLAPSE AND WILL PROVIDE BRACING, SHEETING OR SHORING AS NECESSARY. DEWATERING METHODS SHALL BE USED AS REQUIRED TO KEEP TRENCHES DRY WHILE PIPE AND APPURTENANCES ARE BEING PLACED.

4. ALL NECESSARY FILL AND EMBANKMENT THAT IS PLACED DURING CONSTRUCTION SHALL CONSIST OF MATERIAL SPECIFIED BY THE OWNER'S SOILS TESTING COMPANY OR ENGINEER AND BE PLACED AND COMPACTED ACCORDING TO THESE PLANS.

5. PROPOSED SPOT ELEVATIONS REPRESENT FINISHED PAVEMENT OR GROUND SURFACE GRADES, UNLESS OTHERWISE NOTED.

6. IT MAY BE NECESSARY TO FIELD ADJUST PAVEMENT ELEVATIONS TO PRESERVE THE ROOT SYSTEMS OF TREES SHOWN TO BE SAVED. CONTRACTOR TO COORDINATE WITH OWNER'S ENGINEER PRIOR TO ANY ELEVATION CHANGES.

7. CONTRACTOR SHALL TRIM, TACK AND MATCH EXISTING PAVEMENT AT LOCATIONS WHERE NEW PAVEMENT MEETS EXISTING PAVEMENT.

8. CURBING SHALL BE PLACED AT THE EDGES OF ALL PAVEMENT, UNLESS OTHERWISE NOTED. REFER TO THE 2022 EDITION OF F.D.O.T. "ROADWAY AND TRAFFIC DESIGN STANDARDS" FOR DETAILS AND SPECIFICATIONS OF ALL F.D.O.T. TYPE CURB AND GUTTERS CALLED FOR IN THESE PLANS.

9. PRIOR TO CONSTRUCTING CONCRETE PAVEMENT, THE CONTRACTOR IS TO SUBMIT A PROPOSED JOINTING PATTERN TO THE SOILS ENGINEER FOR APPROVAL.

10. CONTRACTOR TO PROVIDE A 1/2" TO 1" BITUMINOUS EXPANSION JOINT MATERIAL WITH SEALER AT ABUTMENT OF CONCRETE AND OTHER MATERIALS (STRUCTURES, OTHER POURED)

11. ALL PAVEMENT MARKINGS SHALL BE MADE IN ACCORDANCE WITH F.D.O.T. STANDARD INDEX #711-001.

12. THE CONTRACTOR WILL STABILIZE BY SEED AND MULCH, SOD, OR OTHER APPROVED MATERIALS ANY DISTURBED AREAS WITHIN ONE WEEK FOLLOWING CONSTRUCTION OF THE UTILITY SYSTEMS AND PAVEMENT AREAS. CONTRACTOR SHALL MAINTAIN SUCH AREAS UNTIL FINAL ACCEPTANCE BY OWNER. CONTRACTOR TO COORDINATE WITH OWNER REGARDING TYPE OF MATERIAL, LANDSCAPING AND IRRIGATION REQUIREMENTS.

13. THE CONTRACTOR SHALL RESTORE OFF-SITE CONSTRUCTION AREAS TO EQUAL AND/OR BETTER CONDITION THAN EXISTING PRIOR TO START OF CONSTRUCTION.

14. UNLESS OTHERWISE NOTED, GRADE TO MEET EXISTING ELEVATION AT PROPERTY LINES.

15. SURVEY MONUMENTS OR BENCHMARKS, WHICH HAVE TO BE DISTURBED BY THIS WORK, SHALL BE REPLACED UPON COMPLETION OF WORK BY A REGISTERED LAND SURVEYOR AT CONTRACTORS EXPENSE.

16. FINAL GRADES SHOWN INCLUDE SOD HEIGHT. ALL AREAS SHALL BE GRADED TO DRAIN AWAY FROM THE BUILDINGS.

17. ALL WORK TO BE PERFORMED IN ACCORDANCE WITH ALL LOCAL, STATE AND JURISDICTIONAL PERMITTING AGENCIES.

18. CONTRACTOR IS TO ADJUST ANY UTILITY ELEMENT MEANT TO BE FLUSH WITH GRADE (CLEAN-OUTS, MANHOLES, CATCH BASINS, INLETS, ETC.) THAT IS AFFECTED BY SITE WORK OR GRADE CHANGES, WHETHER SPECIFICALLY NOTED ON PLANS OR NOT.

19. ALL WORK SHALL COMPLY WITH THE GEOTECHNICAL REPORT BY ECS FLORIDA, LLC ON MAY 2, 2024.

20. CONTRACTOR SHALL SOD ALL DISTURBED AREAS WITH BAHIA UNLESS OTHERWISE NOTED.

PAVING/GRADING TESTING AND INSPECTION

1. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING APPLICABLE TESTING WITH THE SOILS ENGINEER. TESTS WILL BE REQUIRED PURSUANT WITH THE SOILS REPORT. UPON COMPLETION OF WORK THE SOILS ENGINEER WILL SUBMIT CERTIFICATIONS TO THE OWNER AND OWNER'S ENGINEER STATING THAT ALL REQUIREMENTS HAVE BEEN MET.

2. A QUALIFIED TESTING LABORATORY SHALL PERFORM ALL TESTING NECESSARY TO ASSURE COMPLIANCE OF THE IN-PLACE MATERIALS AS REQUIRED BY THESE PLANS AND GEOTECHNICAL REPORT, THE VARIOUS AGENCIES AND PERMIT CONDITIONS. SHOULD ANY RETESTING BE REQUIRED DUE TO THE FAILURE OF ANY TESTS TO MEET THESE REQUIREMENTS, THE CONTRACTOR WILL BEAR ALL COSTS OF SAID RETESTING.

TREES AND VEGETATION

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPE BUFFERS AND RETENTION AND DETENTION FACILITIES UNTIL THE WORK HAS BEEN ACCEPTED BY THE OWNER. ALL DISTURBED AREAS SHALL BE RETURNED TO THEIR ORIGINAL CONDITION.

AS BUILT

1. UPON COMPLETION OF CONSTRUCTION, THE CONTRACTOR SHALL FURNISH THE OWNER'S ENGINEER WITH COMPLETE "AS-BUILT" INFORMATION, CERTIFIED BY A REGISTERED LAND SURVEYOR. THIS "AS-BUILT" INFORMATION SHALL INCLUDE INVERT ELEVATIONS, LOCATIONS OF STRUCTURES FOR ALL UTILITIES INSTALLED, AS WELL AS GRADE BREAK LOCATIONS AND ELEVATIONS FOR PROPOSED CONSTRUCTION. NO ENGINEER'S CERTIFICATIONS FOR CERTIFICATE OF OCCUPANCY (C.O.) PURPOSES WILL BE MADE UNTIL THIS INFORMATION HAS BEEN RECEIVED AND ACCEPTED BY THE OWNER'S ENGINEER.

2. ALL "AS-BUILT" ELEVATIONS SHALL BE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).

PAVEMENT MARKING AND SIGNAGE

1. THE INSTALLATION, SHAPE, AND SIZE OF ALL SIGNS AND THEIR LETTERING SHALL COMPLY WITH THE LATEST EDITIONS OF THE U.S. DEPARTMENT OF TRANSPORTATION "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, ED. 2009" (MUTCD), AND THE F.D.O.T. "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, ED. 2021", AND THE F.D.O.T. "DESIGN STANDARDS FOR DESIGN, CONSTRUCTION, MAINTENANCE, AND UTILITY OPERATIONS ON THE STATE HIGHWAY SYSTEM, ED. 2016". WHERE CONFLICTS EXIST BETWEEN THE PLANS AND THE ABOVE MENTIONED SPECIFICATIONS, THE MORE STRINGENT CRITERIA SHALL PREVAIL.

2. STOP BARS AND STOP SIGNS ARE TO BE PROVIDED AT ALL INTERNAL, ONSITE INTERSECTIONS, WITH THE EXCEPTION OF SIGNALIZED INTERSECTIONS (UNLESS OTHERWISE NOTED).

3. ALL PAVEMENT MARKINGS SHALL COMPLY WITH THE 2026 F.D.O.T. STANDARD INDEX (ED. 2026) #711-001.

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DEWATERING NOTES

1. DURING THE EXCAVATION OF THE STORMWATER FACILITIES, AND IF GROUNDWATER IS ENCOUNTERED, THE CONTRACTOR SHALL CONSTRUCT A SEDIMENT BASIN TO PROVIDE A DISCHARGE POINT FOR DEWATERING. THE SEDIMENT BASIN CAN BE CELL IN THE PROPOSED EXCAVATION AREA OF A POND OR IT CAN BE A BERMED AREA ABOVE GROUND. ALL DEWATERING MUST BE HELD IN THE SEDIMENT AREA UNTIL THE WATER IS CLEAN SUCH THAT THERE WOULD BE NO TURBID DISCHARGE. AFTER THE WATER IN THE SEDIMENT BASIN IS CLEAN, THE WATER MAY BE RELEASED INTO THE ON-SITE POND PROVIDED THERE IS NO ADVERSE IMPACT TO THE EXISTING WATER QUALITY.
2. UNDER NO CIRCUMSTANCES WILL THE DISCHARGE FROM THE ON-SITE DEWATERING BE DIRECTLY DISCHARGED OFFSITE.
3. IF CONTRACTOR ENCOUNTERS SILTY/CLAY SAND, WHICH CAUSE THE WATER TO BECOME TURBID, HE/SHE SHALL TREAT THE SEDIMENT BASIN WITH CHEMICAL ADDITIVE SUCH AS ALLUM IN ORDER TO PROMOTE THE COAGULATION OF THE PARTICLES WHICH ALLOW THE TO SETTLE AND THE WATER TO BECOME LESS TURBID. IF TURBID WATER ENCOUNTERED DURING EXCAVATION OF THE PONDS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF RECORD IMMEDIATELY TO DETERMINE THE COURSE OF ACTION THAT IS APPROPRIATE TO ELIMINATE THE TURBITY AND ALLOW DISCHARGE THAT MEET WATER QUALITY STANDARDS.
4. THE CONTRACTOR SHALL SEQUENCE THE EXCAVATION OF THE STORMWATER PONDS SUCH THAT A SEDIMENT BASIN WILL BE AVAILABLE AT ALL TIMES. THE SEDIMENT BASIN CAN BE RELOCATED AS NECESSARY SUBJECT TO THE WATER WITHIN THE SEDIMENT BASIN BEING NON-TURBID AND ACCEPTABLE FOR DISCHARGE OFF-SITE.

DEMOLITION

1. CONTRACTOR SHALL SUBMIT DEMOLITION SCHEDULE TO OWNER PRIOR TO PROCEEDING WITH DEMOLITION ACTIVITIES.
2. EXTENT OF SITE CLEARING IS SHOWN ON DRAWINGS.
3. CONTRACTOR SHALL CONDUCT SITE DEMOLITION OPERATIONS TO ENSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, WALKS, AND OTHER ADJACENT OCCUPIED OR USED FACILITIES. DO NOT CLOSE OR OBSTRUCT STREETS, WALKS OR OTHER OCCUPIED OR USED FACILITIES WITHOUT PERMISSION FROM AUTHORITIES HAVING JURISDICTION.
4. CONTRACTOR SHALL PROVIDE PROTECTION NECESSARY TO PREVENT DAMAGE TO EXISTING IMPROVEMENTS INDICATED ON PLAN "EXISTING TO REMAIN".
5. CONTRACTOR SHALL RESTORE DAMAGED IMPROVEMENTS TO THEIR ORIGINAL CONDITION, AS ACCEPTABLE TO PARTIES HAVING JURISDICTION.
6. CONTRACTOR SHALL REMOVE WASTE MATERIALS AND UNSUITABLE AND EXCESS TOPSOIL FROM PROPERTY AND DISPOSE OF OFF-SITE IN A LEGAL MANNER.
7. CONTRACTOR SHALL DEMOLISH AND COMPLETELY REMOVE FROM SITE MATERIAL INDICATED ON PLAN OR NOTES "TO BE REMOVED".
8. CONTRACTOR SHALL PROTECT STRUCTURES, UTILITIES, SIDEWALKS, PAVEMENTS, AND OTHER FACILITIES FROM DAMAGE CAUSED BY SETTLEMENT, LATERAL MOVEMENT, UNDERMINING, WASHOUT AND OTHER HAZARDS CREATED BY THE DEMOLITION OPERATION.

EARTHWORK / DEMUCKING PROCEDURES

1. A GEOTECHNICAL ENGINEERING INVESTIGATION REPORT HAS BEEN PREPARED FOR PURPOSES OF STORM WATER DESIGN, OF WHICH COPIES ARE AVAILABLE THROUGH THE OWNER OR THEIR SOIL TESTING COMPANY. A GEOTECHNICAL ENGINEER SHALL BE RETAINED BY THE CONTRACTOR TO PROVIDE ON-SITE INSPECTIONS DURING EXCAVATION/FILL OPERATIONS AND TESTING OF THE COMPACTED FILL SO THAT PROPER DOCUMENTATION OF THE REQUIRED COMPACTING CRITERIA CAN BE PROVIDED.
2. ALL EXISTING DEBRIS (ABOVE OR BELOW GROUND), CONSTRUCTION DEBRIS AND OTHER WASTE MATERIAL SHALL BE DISPOSED OF OFF-SITE BY THE CONTRACTOR, IN ACCORDANCE WITH APPLICABLE REGULATORY AGENCY REQUIREMENTS IN A LEGAL MANNER.
3. UNLESS OTHERWISE NOTED, GRADE TO MEET EXISTING ELEVATION AT PROPERTY LINES. FINAL GRADES SHOWN INCLUDE SOD HEIGHT. PROPOSED SPOT ELEVATIONS REPRESENT FINISHED PAVEMENT OR GROUND SURFACE GRADES, UNLESS OTHERWISE NOTED. IT MAY BE NECESSARY TO FIELD ADJUST PAVEMENT ELEVATIONS TO PRESERVE THE ROOT SYSTEMS OF TREES SHOWN TO BE SAVED. CONTRACTOR TO COORDINATE WITH OWNER'S ENGINEER PRIOR TO ANY ELEVATION CHANGES. ALL AREAS SHALL BE GRADED TO DRAIN AWAY FROM THE BUILDINGS.
4. THE CONTRACTOR SHALL INSURE THAT PROPER SOIL DENSITIES ARE ACHIEVED FOR PLACEMENT OF ALL HEADWALL/ENDWALL FOOTINGS, RETAINING WALL FOOTINGS, AND IN GENERAL, ANY FOOTING SUPPORT DESCRIBED ON THESE PLANS. IT WILL ALSO BE THE RESPONSIBILITY OF THE CONTRACTOR TO INSURE THAT SUFFICIENT SOILS TESTING HAS BEEN PERFORMED PRIOR TO FINAL INSTALLATION OF IMPROVEMENTS.
5. ANY UNSUITABLE ORGANIC SOIL SHALL BE EXCAVATED TO A MINIMUM MARGIN OF 6 FEET BEYOND ITS PERIPHERY EXCAVATED TO EXPOSE THE UNDERLYING NON-ORGANIC FINE SAND.
6. IF DETERMINED NECESSARY, DEWATERING DURING EXCAVATING/BACKFILLING OPERATIONS MAY BE ACCOMPLISHED BY DITCHING AND THE USE OF SUMP PUMPS AND/OR OTHER METHODS (WELL POINTS), AS NECESSARY. CONTRACTOR TO OBTAIN ALL REQUIRED PERMITS FOR DEWATERING ACTIVITIES THAT MAY BE REQUIRED.
7. UPON APPROVAL OF THE GEOTECHNICAL ENGINEER, THE EXCAVATED AREAS MAY BE BACKFILLED WITH CLEAN FINE SAND FREE OF UNSUITABLE OR DELETERIOUS MATERIAL. HOWEVER, THE FILL SHOULD NOT BE PLACED IN MORE THAN 6 INCHES OF STANDING WATER. ONCE THE FILL IS AT LEAST 2 FEET ABOVE THE DEWATERED LEVEL, BACKFILLING MAY PROCEED AS DIRECTED BY THE GEOTECHNICAL ENGINEER.
8. CONTRACTOR TO FOLLOW THE GUIDANCE OF THE REFERENCED GEOTECHNICAL ENGINEERING INVESTIGATION REPORT OR INDICATE WHETHER ON-SITE GEOTECHNICAL ENGINEER SHALL DETERMINE DEPTH OF DEMUCKING AND/OR REMOVAL OF UNSUITABLE FILL.
9. ALL NECESSARY FILL AND EMBANKMENT THAT IS PLACED DURING CONSTRUCTION SHALL CONSIST OF MATERIAL SPECIFIED BY THE OWNER'S SOILS TESTING COMPANY OR ENGINEER AND BE PLACED AND COMPACTED ACCORDING TO THESE PLANS.
10. IN THE CASE WHERE LIMESTONE IS ENCOUNTERED DURING THE EXCAVATION OF THE STORAGE TANK OR UNDERGROUND UTILITY LINE, WE RECOMMEND THAT THE EXCAVATION BE EXTENDED A MINIMUM OF ONE FOOT BELOW THE INTENDED BASE ELEVATION. WE THEN RECOMMEND THAT 12 INCHES OF CLAYEY MATERIAL (IF EXCAVATION CAN BE MAINTAINED DRY) OR A MUD MAT BE INSTALLED TO PREVENT THE DOWNWARD INFILTRATION OF WATER INTO THE LIMESTONE. THE EXCAVATION CAN THEN BE BACKFILLED AS NORMAL.
11. SWFWMD REQUIRES THAT A MINIMUM SEPARATION OF 2 FEET BETWEEN A PROPOSED POND BOTTOM AND THE LIMESTONE STRATUM. IN THE CASE THAT LIMESTONE IS ENCOUNTERED DURING EXCAVATION OF A PROPOSED POND THE EXCAVATION SHOULD BE HALTED AND TWO FEET OF IMPERMEABLE MATERIAL (CLAY SOILS) BE PLACED ON TOP OF THE LIMESTONE.

No.	REVISIONS	DATE	BY
1	-	-	-

Kimley»Horn
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UPDATED PER COMMENTS
MARK D. GRANDE
STATE OF FLORIDA
PROFESSIONAL ENGINEER
DATE:

KHA PROJECT 249738001
DATE 02/17/2026
SCALE AS SHOWN
DESIGNED BY ——
DRAWN BY ——
CHECKED BY ——

GENERAL NOTES

SR 200 & HWY 484 SELF STORAGE
MARION COUNTY FL

SHEET NUMBER C1.0

Plotted By: Sherman, William Sheet Set: SELF STORAGE SR200 & HWY484 Layout: C1.0 May 26, 2026 05:14:32pm K:\ORB_Civil\249738001 - SR 200 & 484 Self Storage\CADD\CONST\PlanSheets\C1.0 - NOTES.dwg
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SANITARY SYSTEM

1. ALL PVC PIPE SHALL BE SOLID WALL POLYVINYL CHLORIDE PIPE AND COMPLY WITH ASTM D 3034 AND ALL APPLICABLE ASTM DOCUMENTS AS COVERED IN SECTION NO. 2 OF ASTM D 3034. MAIN LINES SHALL BE A MINIMUM OF 8" DIAMETER, AND LATERALS SHALL BE A MINIMUM 6" DIAMETER.

2. ALL GRAVITY SEWERS MUST BE SDR 26 PVC. ELASTOMERIC GASKET JOINTS SHALL BE UTILIZED FOR PVC PIPE, AND SHALL COMPLY WITH ASTM F477, ASTM D3034 & ASTM F679. JOINTS SHALL COMPLY WITH ASTM D3212.

3. ALL SLOPES FOR GRAVITY SEWER MAINS AND SERVICE CONNECTIONS SHALL COMPLY WITH THE FOLLOWING MINIMUM GRADES: 4" @ 2.00% 6" @ 1.00% ; AND 8" @ 0.40%.

4. ALL SANITARY SEWER WORK SHALL CONFORM WITH APPLICABLE MARION COUNTY UTILITIES DEPARTMENT STANDARDS AND SPECIFICATIONS.

5. PRIOR TO COMMENCING WORK WHICH REQUIRES CONNECTING PROPOSED FACILITIES TO EXISTING LINES OR APPURTENANCES, THE CONTRACTOR SHALL VERIFY THE LOCATION AND ELEVATION(S) OF EXISTING CONNECTION POINT(S) AND NOTIFY THE OWNER'S ENGINEER OF ANY CONFLICTS OR DISCREPANCIES.

SANITARY TESTING AND INSPECTION

1. ALL GRAVITY SEWER PIPING SHALL BE SUBJECT TO A VISUAL INSPECTION BY THE OWNER'S ENGINEER AND APPLICABLE MUNICIPALITY/AGENCY. THE CONTRACTOR SHALL NOTIFY THE ENGINEER 48 HOURS IN ADVANCE TO SCHEDULE INSPECTION(S). THE CONTRACTOR SHALL BE RESPONSIBLE FOR COSTS ASSOCIATED WITH A LAMPING INSPECTION OF THE PROPOSED GRAVITY SEWER LINE CONSTRUCTION. THE CONTRACTOR SHALL PROVIDE COPIES OF THE LAMPING INSPECTION TO THE ENGINEER, THE OWNER AND THE APPLICABLE MUNICIPALITY/AGENCY.

2. THE CONTRACTOR SHALL PERFORM AN INFILTRATION/EXFILTRATON TEST ON ALL GRAVITY SEWERS IN ACCORDANCE WITH THE REGULATORY AGENCY HAVING JURISDICTION. SAID TESTS ARE TO BE CERTIFIED BY THE ENGINEER OF RECORD AND SUBMITTED TO THE REGULATORY AGENCY FOR APPROVAL. THE SCHEDULING, COORDINATION AND NOTIFICATION OF ALL PARTIES IS THE CONTRACTOR'S RESPONSIBILITY.

3. LEAKAGE TESTS ARE SPECIFIED REQUIRING THAT:
   A. THE LEAKAGE EXFILTRATION OR INFILTRATION DOES NOT EXCEED 200 GALLONS PER INCH OF PIPE DIAMETER PER MILE PER DAY FOR ANY SECTION OF THE SYSTEM.
   B. EXFILTRATION OR INFILTRATION TESTS BE PERFORMED WITH A MINIMUM POSITIVE HEAD OF 2 FEET
   C. AIR TESTS, AS A MINIMUM, CONFORM TO THE TEST PROCEDURE DESCRIBED IN ASTM C-828 FOR CLAY PIPE, ASTM C 924 FOR CONCRETE PIPE, ASTM F-1417 FOR PLASTIC PIPE, AND FOR OTHER MATERIALS APPROPRIATE TEST PROCEDURES.

4. CONTRACTOR TO PERFORM APPROPRIATE DEFLECTION TESTS FOR ALL FLEXIBLE PIPE. TESTING IS REQUIRED AFTER THE FINAL BACKFILL HAS BEEN IN PLACE AT LEAST 30 DAYS TO PERMIT STABILIZATION OF THE SOIL-PIPE SYSTEM. TESTING REQUIREMENTS SPECIFY:
   A. NO PIPE SHALL EXCEED A DEFLECTION OF 5%
   B. USING A RIGID BALL OR MANDREL FOR THE DEFLECTION TEST WITH A DIAMETER NOT LESS THAN 95% OF THE BASE INSIDE DIAMETER OR AVERAGE INSIDE DIAMETER OF THE PIPE, DEPENDING ON WHICH IS SPECIFIED IN THE ASTM SPECIFICATION, INCLUDING THE APPENDIX, TO WHICH THE PIPE IS MANUFACTURED.
   C. PERFORMING THE TEST WITHOUT MECHANICAL PULLING DEVICES.

5. CONTRACTOR TO INSPECT & TEST MANHOLE FOR WATERTIGHTNESS OR DAMAGE PRIOR TO PLACING INTO SERVICE. AIR TESTING, IF SPECIFIED FOR CONCRETE SEWER MANHOLES, SHALL CONFORM TO THE TEST PROCEDURES DESCRIBED IN ASTM C-1244.

POTABLE WATER SYSTEM

1. ALL DIP PIPE SHALL BE CLASS 50 OR HIGHER. REFER TO NOTE #4 BELOW FOR ADDITIONAL DIP SPECIFICATIONS. ADEQUATE MEASURES (PER AWWA, FDEP, AND MARION COUNTY CRITERIA) AGAINST CORROSION SHALL BE UTILIZED.

2. ALL WATER MAIN PIPE FITTINGS AND APPURTENANCES SHALL BE INSTALLED TO COMPLY WITH MARION COUNTY STANDARDS AND SPECIFICATIONS.

3. ALL WATER SERVICE LINES, VALVES AND METERS SHALL BE INSTALLED TO COMPLY WITH APPLICABLE MUNICIPALITY/AGENCY DEPARTMENT STANDARDS AND SPECIFICATIONS.

4. ALL DUCTILE IRON PIPE, 4" TO 24", SHALL BE MANUFACTURED IN ACCORDANCE WITH THE LATEST EDITION OF AWWA C151/A21.51. PIPE SHALL BE FURNISHED IN 18 OR 20 FOOT SECTIONS, PIPE THICKNESS SHALL BE CLASS 50, UNLESS OTHERWISE SPECIFIED.

5. ALL WATER SYSTEM CONSTRUCTION, FROM THE POINT OF CONNECTION IN THE RIGHT OF WAY UP TO AND INCLUDING POINT OF METERING AND BACK FLOW PREVENTION (IF REQUIRED), SHALL BE BUILT ACCORDING TO MARION COUNTY STANDARDS AND SPECIFICATIONS.

6. CONTRACTOR TO INSTALL TEMPORARY BLOWOFFS, AT THE END(S) OF PROPOSED WATER MAINS AND SERVICE LATERALS TO BUILDING(S), TO ASSURE ADEQUATE (PER AWWA, FDEP, AND MARION COUNTY CRITERIA) FLUSHING AND DISINFECTION/CHLORINATION.

7. ALL WATER MAINS SHALL BE STERILIZED IN ACCORDANCE WITH THE APPLICABLE SECTION OF THE LATEST AWWA SPECIFICATION C651 AND MARION COUNTY WATER DEPARTMENT SPECIFICATIONS.

8. ALL PVC WATER MAIN, 6" TO 12" DIAMETER PIPING, SHALL BE AWWA C-900 DR-18. JOINTS SHALL BE RUBBER GASKETED PUSH-ON CONFORMING TO ASTM D1869.

9. POTABLE WATER MAINS WILL BE PVC SDR 21 (200 PSI) FOR PIPES LESS THEN 4". SCHEDULE 40 AND SCHEDULE 80 PIPING MATERIAL ARE ALSO ACCEPTABLE FOR PIPES SIZES LESS THAN 4". THE ABOVE TYPE INSTALLATIONS MUST BEAR THE "NFS" STAMP FOR COMPATIBILITY WITH POTABLE WATER USE.

10. ALL POLYVINYL CHLORIDE PIPE SHALL BE LAID WITH AN INSULATED 10 GAUGE A.W.G. SOLID STRAND COPPER WIRE ON TOP OF THE PIPE. THIS WIRE IS TO BE CONTINUOUS WITH SPLICES MADE ONLY BY METHODS APPROVED BY THE ENGINEER. THIS WIRE IS TO BE SECURED TO ALL VALVES, TEES AND ELBOWS.

11. ALL POTABLE WATER WORK SHALL CONFORM WITH APPLICABLE MARION COUNTY UTILITIES DEPARTMENT STANDARDS AND SPECIFICATIONS.

12. PVC PIPE BURIED BENEATH ROADWAYS, PARKING LOTS OR PARKING LOT ENTRANCES SHALL MEET AWWA SPECIFICATION C900 OR C905, LATEST REVISION. ALL 6" TO 12" PIPE IN SUCH LOCATIONS SHALL BE A MINIMUM OF CLASS 200, DR-14, AND ALL 14" TO 36" PIPE SHALL BE A MINIMUM OF CLASS 235, DR-18.

POTABLE WATER TESTING AND INSPECTION

1. ALL COMPONENTS OF THE WATER SYSTEM, INCLUDING FITTINGS, HYDRANTS, CONNECTIONS, AND VALVES SHALL BE PROPERLY PRESSURE TESTED AND ACCEPTED BY THE OWNER'S ENGINEER. PRESSURE TESTS TO BE IN ACCORDANCE WITH MARION COUNTY UTILITIES DEPARTMENT SPECIFICATIONS. CONTRACTOR TO NOTIFY THE OWNER'S ENGINEER AND APPLICABLE AGENCY INSPECTORS 2 FULL BUSINESS DAYS IN ADVANCE OF PERFORMING TESTS.

2. CONTRACTOR TO PERFORM CHLORINATION AND BACTERIOLOGICAL SAMPLING, AND OBTAIN CLEARANCE OF DOMESTIC AND FIRE LINE WATER SYSTEM(S). COPIES OF ALL BACTERIOLOGICAL TEST RESULTS ARE TO BE SUBMITTED TO THE OWNER'S ENGINEER FOR CERTIFICATION PURPOSES.

3. ALL WATER MAINS SHALL BE PRESSURE TESTED IN ACCORDANCE WITH AWWA MANUAL M23, CONCERNING HYDROSTATIC TESTING OF PVC PIPING. OFF-SITE UTILITIES HYDROSTATIC TESTING TO BE WITNESSED BY THE MARION COUNTY WATER DEPARTMENT INSPECTOR.

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1	-	-	-

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LICENSED PROFESSIONAL ENGINEER MARK D. GRANDE 82476 STATE OF FLORIDA PROFESSIONAL ENGINEER
DATE:

KHA PROJECT 249738001
DATE 02/17/2026
SCALE AS SHOWN
DESIGNED BY ---
DRAWN BY ---
CHECKED BY ---

GENERAL NOTES

SR 200 & HWY 484 SELF STORAGE
MARION COUNTY FL

SHEET NUMBER C1.1

Plotted By:Sherman, William Sheet Set:SELF STORAGE SR200 & HWY484 Layout:C1.1 May 26, 2026 05:14:36pm K:\DAB_Ofc\249738001 — SR 200 & 484 Self Storage\CADD\CONST\PlanSheets\C1.0 — NOTES.dwg
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STORMWATER POLLUTION PREVENTION PLAN

SITE DESCRIPTION

PROJECT NAME AND LOCATION

SR 200 & HWY 484 SELF STORAGE
PARCEL ID #: 35341-002-01
ST. JOHNS COUNTY, FLORIDA

*SEE COVER SHEET FOR LOCATION MAP

DEVELOPER NAME AND ADDRESS
RJB COMMERCIAL
217 9TH AVE NORTH
SAINT PETERSBURG, FL 33701
CONTACT: JOE TYSZKO
PHONE: (727) 709-3382
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PROJECT DESCRIPTION

THE PROPOSED PROJECT WILL CONSIST OF DEVELOPING AN OUT PARCEL LOCATED WITHIN THE SR 200 & HWY 484 MASTER INFRASTRUCTURE DEVELOPMENT TO SUPPORT A 75,000 SF SELF STORAGE FACILITY, OUTDOOR VEHICLE STORAGE, AND ASSOCIATED INFRASTRUCTURE. THE OUT PARCEL TO BE DEVELOPED IS 1.77 AC.
PROJECT AREA: ±1.77 ACRES
CONTRIBUTING DRAINAGE AREA: ±1.77 ACRES

LONGITUDE : W 82° 17' 02.81" LATITUDE: N 29° 03' 16.80"

ULTIMATE RECEIVING WATERS: N/A

ACTIVITIES THAT REQUIRE EROSION CONTROL

SITE CLEARING AND GRUBBING; PROVIDING A STABILIZED CONSTRUCTION ENTRANCE, PERIMETER, AND OTHER EROSION AND SEDIMENT CONTROLS; SITE GRADING; INSTALLATION OF STORM WATER, SANITARY SEWER, AND WATER STRUCTURES; CURB, ROADWAYS, AND PARKING FACILITIES.

*SEE PLANS FOR THE LOCATION OF TEMPORARY SEDIMENT BARRIERS AND OTHER EROSION CONTROL METHODS.

SOIL PARAMETERS

SOIL TYPES:

SERIES NAME	HYDROLOGIC GROUP
ASTATULA SAND, 0 TO 5 PERCENT SLOPES	A
CHANDLER SAND, 0 TO 5 PERCENT SLOPES	A

SEQUENCE OF MAJOR ACTIVITIES

THE ORDER OF CONSTRUCTION IS AS FOLLOWS:

1. PROVIDE STABILIZED CONSTRUCTION ENTRANCE
2. INSTALL SILT FENCES AND OTHER EROSION CONTROL METHODS
3. CLEAR SITE AND GRUB IN ACCORDANCE WITH DEMOLITION PLAN
4. CONSTRUCT EARTH DIKE AND SEDIMENT BASIN
5. FINISH CLEARING AND GRUBBING
6. REMOVE AND STORE TOPSOIL
7. PROVIDE INITIAL GRADING AS REQUIRED
8. STABILIZE ALL DISTURBED AREAS AS SOON AS POSSIBLE
9. INSTALL UTILITIES, STORM SEWER, CURB AND GUTTER
10. INSTALL BASE TO ROAD AND PARKING AREA
11. FINISH GRADING ENTIRE SITE
12. CONSTRUCT FINAL PAVING
13. REMOVE ACCUMULATED SEDIMENT
14. REMOVE ANY ITEMS THAT ARE NOT REQUIRED

NOTE: THE SEQUENCE OF CONSTRUCTION SHOWN ABOVE IS A GENERAL OVERVIEW AND IS INTENDED TO CONVEY THE GENERAL CONCEPTS OF THE EROSION CONTROL DESIGN AND SHOULD NOT BE RELIED UPON FOR CONSTRUCTION PURPOSES. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR DETAILED PHASING AND CONSTRUCTION SEQUENCING NECESSARY TO CONSTRUCT THE PROPOSED IMPROVEMENTS INCLUDED IN THESE PLANS. THE CONTRACTOR SHALL NOTIFY ENGINEER IN WRITING IMMEDIATELY, PRIOR TO AND/OR DURING CONSTRUCTION IF ANY ADDITIONAL INFORMATION ON THE CONSTRUCTION SEQUENCE IS NECESSARY. CONTRACTOR IS SOLELY RESPONSIBLE FOR COMPLYING WITH THE REQUIREMENTS OF THE AUTHORITY HAVING JURISDICTION AND ALL OTHER APPLICABLE LAWS.

TIMING OF CONTROL MEASURES

THE INSTALLATION OF SILT FENCE (AND OTHER EROSION CONTROL MEASURES), A STABILIZED ENTRANCE AND SEDIMENT BASIN SHALL OCCUR PRIOR TO CLEARING AND GRUBBING ACTIVITY. AFTER CONSTRUCTION IS COMPLETE, THE ACCUMULATED SEDIMENT SHALL BE REMOVED AND THE AREAS SHALL BE REGRADED AND PERMANENTLY STABILIZED AS SHOWN ON THE PLANS.

EROSION AND SEDIMENT CONTROLS

BEST MANAGEMENT PRACTICES SHALL BE USED FOR THIS PROJECT TO CONTROL EROSION AND TURBIDITY CAUSED BY STORM WATER RUN-OFF. THE LOCATION AND DETAILS OF EROSION CONTROL METHODS ARE SHOWN ON THE PLANS. THE CONTRACTOR IS RESPONSIBLE FOR PLACING AND MAINTAINING THESE CONTROL METHODS AS SHOWN ON THE PLANS OR AS REQUIRED. HE/SHE SHALL ALSO PROVIDE THE REQUIRED EROSION PROTECTION AS REQUIRED BY LOCAL, STATE AND FEDERAL LAW.

STORM WATER MANAGEMENT

STORMWATER COLLECTION SHALL BE PROVIDED BY DITCH BOTTOM INLETS. THE RUNOFF FROM THE SITE WILL DISCHARGE TO THE EXISTING STORMWATER POND THAT IS PART OF THE APPROVED MASTER STORMWATER PLAN FOR THE SR200 & HWY484 DEVELOPMENT. THE POND IS DESIGNED IN ACCORDANCE WITH SWFWMD SPECIFICATIONS AND MARION COUNTY LAND DEVELOPMENT CODE.

STABILIZATION PRACTICES:

TEMPORARY STABILIZATION - TOPSOIL STOCK PILES AND DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY TEMPORARILY OR PERMANENTLY CEASE, SHALL BE STABILIZED WITH TEMPORARY SEED AND MULCH WITHIN 7 DAYS OF THE LAST CONSTRUCTION ACTIVITY IN THAT AREA. THE TEMPORARY SEED REQUIRED CAN BE FOUND IN TABLE 1.65 A OF THE FLORIDA DEVELOPMENT MANUAL. PRIOR TO SEEDING, WHERE SOILS ARE ACIDIC 2 TONS OF PULVERIZED AGRICULTURAL LIMESTONE SHOULD BE ADDED PER ACRE AND 450 POUNDS OF 10-20-20 FERTILIZER SHALL BE APPLIED TO EACH ACRE. AFTER SEEDING, EACH AREA SHALL BE IMMEDIATELY MULCHED WITH STRAW OR EQUIVALENT EQUAL. AREAS OF THE SITE WHICH ARE TO BE PAVED SHALL BE TEMPORARILY STABILIZED BY APPLYING GEOTEXTILE AND STONE SUB-BASE UNTIL BITUMINOUS PAVEMENT CAN BE APPLIED.

PERMANENT STABILIZATION - DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES PERMANENTLY CEASE SHALL BE STABILIZED WITH PERMANENT SEED NO LATER THAN 14 DAYS AFTER THE LAST CONSTRUCTION ACTIVITY. THE APPROPRIATE PERMANENT SEED MIX CAN BE FOUND IN TABLES 1.66A, 1.66B AND 1.66C OF THE FLORIDA DEVELOPMENT MANUAL. PRIOR TO SEEDING, 2 TONS/ACRE OF FINELY GROUND AGRICULTURAL LIMESTONE AND THE PROPER FERTILIZER BASED ON THE TYPE OF SEEDING SHALL BE APPLIED TO EACH ACRE TO PROVIDE PLANT NUTRIENTS. AFTER SEEDING, EACH AREA SHALL BE MULCHED IMMEDIATELY.

STRUCTURAL PRACTICES:

EARTH DIKE - IF REQUIRED, AN EARTH DIKE SHALL BE CONSTRUCTED ALONG THE SITE PERIMETER. A PORTION OF THE DIKE SHALL DIVERT RUN-ON AROUND THE CONSTRUCTION SITE. THE REMAINING PORTION OF THE DIKE SHALL COLLECT RUNOFF FROM THE DISTURBED AREA AND DIRECT THE RUNOFF TO THE SEDIMENT BASIN.

SEDIMENT BASIN - A SEDIMENT BASIN SHALL BE CONSTRUCTED IN THE COMMON DRAINAGE AREA FOR THE SITE. ALL SEDIMENT COLLECTED IN THE BASIN MUST BE REMOVED FROM THE BASIN UPON COMPLETION OF CONSTRUCTION. SEDIMENT FROM THE BASIN MAY BE USED AS FILL ON THE SITE IF IT IS SUITABLE SOIL.

WASTE DISPOSAL

WASTE MATERIALS - ALL WASTE MATERIALS SHALL BE COLLECTED AND STORED IN A METAL DUMPSTER WITH A SECURE LID IN ACCORDANCE WITH ALL LOCAL AND STATE LAWS. ALL TRASH AND CONSTRUCTION DEBRIS FROM THE SITE SHALL BE DEPOSITED IN THE DUMPSTER. THE SUPERINTENDENT SHALL COORDINATE WITH THE LOCAL UTILITIES TO HAVE THE DUMPSTER EMPTIED AT LEAST TWICE A WEEK AND THE WASTE TAKEN TO AN APPROPRIATE LANDFILL. NO CONSTRUCTION WASTE MATERIALS SHALL BE BURIED ON SITE. THE SUPERINTENDENT SHALL ORGANIZE TRAINING FOR THE EMPLOYEES IN THE PROPER PRACTICES WHEN DEALING WITH WASTE MATERIALS. THE SUPERINTENDENT SHALL BE RESPONSIBLE FOR POSTING AND ENFORCING WASTE MATERIAL PROCEDURES.

HAZARDOUS WASTE - HAZARDOUS WASTE MATERIALS SHALL BE DISPOSED OF IN ACCORDANCE WITH ALL LOCAL AND STATE LAWS OR AS DIRECTED BY THE MANUFACTURER. THE SUPERINTENDENT SHALL ORGANIZE THE PROPER TRAINING FOR EMPLOYEES IN THE PROPER PRACTICES WHEN DEALING WITH HAZARDOUS WASTE MATERIALS. THESE PROCEDURES SHALL BE POSTED ON THE SITE. THE PERSON WHO MANAGES THE SITE SHALL BE RESPONSIBLE FOR ENFORCING THE PROCEDURES.

SANITARY WASTE - SANITARY WASTE SHALL BE COLLECTED AND DISPOSED OF IN ACCORDANCE WITH ALL LOCAL AND STATE LAWS. THE SUPERINTENDENT SHALL COORDINATE WITH THE LOCAL UTILITY FOR COLLECTION OF THE SANITARY WASTE AT LEAST THREE TIMES A WEEK TO PREVENT SPILLAGE ONTO THE SITE.

OFF-SITE TRACKING

A STABILIZED CONSTRUCTION ENTRANCE SHALL BE PROVIDED TO REDUCE SEDIMENT TRACKING OFFSITE. THE MAJOR ROAD CONNECTED TO THE PROJECT SHALL BE CLEANED ONCE A DAY TO REMOVE ANY EXCESS MUD, DIRT OR ROCK RESULTING FROM CONSTRUCTION TRAFFIC. ALL TRUCKS HAULING MATERIALS OFFSITE SHALL BE COVERED WITH A TARPAULIN.

DUST & DEBRIS CONTROL

THE CONTRACTOR SHALL BE RESPONSIBLE FOR DUST CONTROL WITHIN THE CONSTRUCTION LIMITS AS WELL AS ALONG HAUL ROUTES AND ROADWAYS USED BY THE EQUIPMENT AND VEHICLES. THE CONTRACTOR SHALL ENSURE THAT EXCESSIVE DUST IS NOT TRANSPORTED BEYOND THE LIMITS OF CONSTRUCTION IN POPULATED AREAS. THE CONTRACTOR MAY CONTROL DUST FOR EMBANKMENTS OR OTHER CLEARED OR UNSURFACED AREAS BY APPLYING WATER. INSTALL MULCH, SEED, SOD, OR TEMPORARY PAVING AS EARLY AS PRACTICAL. CONTROL DUST DURING STORAGE AND HANDLING OF DUSTY MATERIALS BY WETTING, COVERING, OR OTHER MEANS AS APPROVED BY THE ENGINEER.
DEBRIS SHALL NOT BE ALLOWED TO ACCUMULATE ON THE PROJECT SITE.

ITEMS REQUIRING POLLUTION PREVENTION

THE FOLLOWING ITEMS ARE EXPECTED TO BE PRESENT ON THE PROJECT SITE:

-ASPHALT
-CONCRETE
-FERTILIZERS
-METAL PIECES
-PETROLEUM BASED PRODUCTS
-TAR
-CLEANING SUPPLIES
-DETERGENTS
-MASONARY BLOCK/BRICKS
-PAINT
-WOOD

THE FOLLOWING ARE NON-STORM WATER SOURCES THAT WILL BE ENCOUNTERED AT THE SITE AND SHOULD BE DIRECTED TO THE SEDIMENT BASIN PRIOR TO DISCHARGE:

-UNCONTAMINATED GROUNDWATER EXPOSED DURING EXCAVATION
-WATER FROM WATER LINE FLUSHING
-PAVEMENT WASH WATERS (WHERE NO SPILLS OR LEAKS OF TOXIC OR HAZARDOUS MATERIALS HAVE OCCURRED).

SPILL PREVENTION AND CONTROL

THE FOLLOWING ARE THE MATERIAL MANAGEMENT PRACTICES THAT WILL BE USED TO REDUCE THE RISK OF SPILLS OR OTHER ACCIDENTAL EXPOSURE OF MATERIALS AND SUBSTANCES TO STORM WATER RUNOFF.

GOOD HOUSEKEEPING

SUPERINTENDENT SHALL INSPECT PROJECT AREA DAILY FOR PROPER STORAGE, USE, AND DISPOSAL OF CONSTRUCTION MATERIALS.

STORE ONLY ENOUGH MATERIAL ON SITE FOR PROJECT COMPLETION.

ALL SUBSTANCES SHOULD BE USED BEFORE DISPOSAL OF CONTAINER.

ALL CONSTRUCTION MATERIALS STORED SHALL BE ORGANIZED AND IN THE PROPER CONTAINER AND IF POSSIBLE, STORED UNDER A ROOF OR PROTECTIVE COVER.

PRODUCTS SHALL NOT BE MIXED UNLESS DIRECTED BY THE MANUFACTURER.

ALL PRODUCTS SHALL BE USED AND DISPOSED OF ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS.

HAZARDOUS PRODUCTS

MATERIALS SHOULD BE KEPT IN ORIGINAL CONTAINER WITH LABELS UNLESS THE ORIGINAL CONTAINERS CANNOT BE RESEALED. IF ORIGINAL CONTAINERS CANNOT BE USED, LABELS AND PRODUCT INFORMATION SHALL BE SAVED.

PROPER DISPOSAL PRACTICES SHALL ALWAYS BE FOLLOWED IN ACCORDANCE WITH MANUFACTURER AND LOCAL/STATE REGULATIONS.

PRODUCT SPECIFIC PRACTICES

PETROLEUM PRODUCTS MUST BE STORED IN PROPER CONTAINERS AND CLEARLY LABELED. VEHICLES CONTAINING PETROLEUM PRODUCTS SHALL BE PERIODICALLY INSPECTED FOR LEAKS. PRECAUTIONS SHALL BE TAKEN TO AVOID LEAKAGE OF PETROLEUM PRODUCTS ON SITE.

THE MINIMUM AMOUNT OF FERTILIZER SHALL BE USED AND MIXED INTO THE SOIL IN ORDER TO LIMIT EXPOSURE TO STORM WATER. FERTILIZERS SHALL BE STORED IN A COVERED SHED. THE CONTENTS OF ANY PARTIALLY USED BAGS OF FERTILIZER SHALL BE TRANSFERRED TO A SEALABLE PLASTIC BIN TO AVOID SPILLS.

PAINT CONTAINERS SHALL BE SEALED AND STORED WHEN NOT IN USE. EXCESS PAINT MUST BE DISPOSED OF IN AN APPROVED MANNER.

CONCRETE TRUCKS SHALL NOT BE ALLOWED TO WASH OUT OR DISCHARGE SURPLUS CONCRETE OR DRUM WASH WATER ON THE SITE.

SPILL CONTROL PRACTICES

IN ADDITION TO THE GOOD HOUSEKEEPING AND MATERIAL MANAGEMENT PRACTICES DISCUSSED IN THE PREVIOUS SECTIONS OF THIS PLAN, THE FOLLOWING PRACTICES SHALL BE FOLLOWED FOR SPILL PREVENTION AND CLEANUP:

-SPILL CLEANUP INFORMATION SHALL BE POSTED ON SITE TO INFORM EMPLOYEES ABOUT CLEANUP PROCEDURES AND RESOURCES.

-THE FOLLOWING CLEAN-UP EQUIPMENT MUST BE KEPT ON-SITE NEAR THE MATERIAL STORAGE AREA: GLOVES, MOPS, RAGS, BROOMS, DUST PANS, SAND, SAWDUST, LIQUID ABSORBER, GOGGLES, AND TRASH CONTAINERS.

-ALL SPILLS SHALL BE CLEANED UP AS SOON AS POSSIBLE.

-WHEN CLEANING A SPILL, THE AREA SHOULD BE WELL VENTILATED AND THE EMPLOYEE SHALL WEAR PROPER PROTECTIVE COVERING TO PREVENT INJURY.

-TOXIC SPILLS MUST BE REPORTED TO THE PROPER AUTHORITY REGARDLESS OF THE SIZE OF THE SPILL.

-AFTER A SPILL, THE PREVENTION PLAN SHALL BE REVIEWED AND CHANGED TO PREVENT FURTHER SIMILAR SPILLS FROM OCCURRING. THE CAUSE OF THE SPILL, MEASURES TO PREVENT IT, AND HOW TO CLEAN THE SPILL UP SHALL BE RECORDED.

-THE SUPERINTENDENT SHALL BE THE SPILL PREVENTION AND CLEANUP COORDINATOR AND IS RESPONSIBLE FOR THE DAY TO DAY SITE OPERATIONS. THE SUPERINTENDENT ALSO OVERSEES THE SPILL PREVENTION PLAN AND SHALL BE RESPONSIBLE FOR EDUCATING THE EMPLOYEES ABOUT SPILL PREVENTION AND CLEANUP PROCEDURES.

MAINTENANCE AND INSPECTION PRACTICES

THE FOLLOWING ARE MAINTENANCE AND INSPECTION PRACTICES THAT SHALL BE COMPLETED BY THE CONTRACTOR:

-ALL SEDIMENT AND EROSION CONTROL METHODS SHALL BE CHECKED DAILY AND AFTER EACH 0.5 INCH OR GREATER RAINFALL BY THE SUPERINTENDENT OR SOMEONE UNDER HIS/HER DIRECT SUPERVISION.

-ALL SEDIMENT AND EROSION CONTROL METHODS SHALL BE KEPT IN GOOD CONDITION. REPAIRS MUST BE MADE WITHIN 24 HOURS OF REPORT.

-THE SILT FENCE SHALL BE INSPECTED PERIODICALLY FOR HEIGHT OF SEDIMENT AND CONDITION OF FENCE.

-THE SILT FENCE SHALL BE CLEARED OF SEDIMENT WHEN SEDIMENT MEASURES ONE-THIRD THE HEIGHT OF THE FENCE.

-THE SEDIMENT BASINS/DITCHES SHALL BE CHECKED MONTHLY FOR DEPTH OF SEDIMENT. THEY SHALL BE CLEANED WHEN SEDIMENT REACHES 10% OF TOTAL CAPACITY AND AFTER CONSTRUCTION IS COMPLETE.

-DIVERSION DIKES SHALL BE INSPECTED MONTHLY. ANY BREACHES SHALL BE PROMPTLY REPAIRED.

-ALL SEEDING SHALL BE CHECKED FOR PROPER GROWTH AND UNIFORMITY. UNSTABALIZED AREAS SHALL BE RE-SODDED.

-A MAINTENANCE REPORT SHALL BE COMPLETED DAILY AFTER EACH INSPECTION OF THE SEDIMENT AND EROSION CONTROL METHODS. THE REPORTS SHALL BE FILED IN AN ORGANIZED MANNER AND RETAINED ON-SITE DURING CONSTRUCTION. AFTER CONSTRUCTION IS COMPLETED, THE REPORTS SHALL BE SAVED FOR AT LEAST THREE YEARS. THE REPORTS SHALL BE AVAILABLE FOR ANY AGENCY THAT HAS JURISDICTION OVER EROSION CONTROL.

-THE SUPERINTENDENT SHALL ORGANIZE THE TRAINING FOR INSPECTION PROCEDURES AND PROPER EROSION CONTROL METHODS FOR EMPLOYEES THAT COMPLETE INSPECTIONS AND REPORTS.

POLLUTION PREVENTION PLAN CERTIFICATION

I CERTIFY UNDER PENALTY OF LAW THAT THIS DOCUMENT AND ALL ATTACHMENTS WERE PREPARED UNDER MY DIRECTION OR SUPERVISION IN ACCORDANCE WITH A SYSTEM DESIGNED TO ASSURE THAT QUALIFIED PERSONNEL PROPERLY GATHERED AND EVALUATED THE INFORMATION SUBMITTED. BASED ON MY INQUIRY OF THE PERSON OR PERSONS WHO MANAGE THE SYSTEM, OR THOSE PERSONS DIRECTLY RESPONSIBLE FOR GATHERING THE INFORMATION, THE INFORMATION SUBMITTED IS, TO THE BEST OF MY KNOWLEDGE AND BELIEF, TRUE, ACCURATE, AND COMPLETE. I AM AWARE THAT THERE ARE SIGNIFICANT PENALTIES FOR SUBMITTING FALSE INFORMATION, INCLUDING THE POSSIBILITY OF FINE AND IMPRISONMENT FOR KNOWING VIOLATIONS.

SIGNED: _____ DATE:_____

MARK D. GRANDE
FLORIDA REGISTRATION NUMBER: 87476
PROFESSIONAL ENGINEER

CONTRACTOR'S CERTIFICATION

I CERTIFY UNDER PENALTY OF LAW THAT I UNDERSTAND, SHALL COMPLY WITH, THE TERMS AND CONDITIONS OF THE STATE OF FLORIDA GENERIC PERMIT FOR STORMWATER DISCHARGE FORM LARGE AND SMALL CONSTRUCTION ACTIVITIES AND THIS STORMWATER POLLUTION PREVENTION PLAN PREPARED THEREUNDER.

SIGNATURE AND DATE	NAME AND TITLE, COMPANY / ADDRESS AND TELEPHONE NUMBER	RESPONSIBILITY

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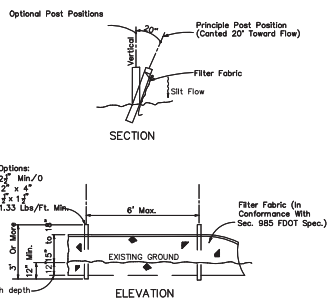
LICENSED PROFESSIONAL ENGINEER
MARK D. GRANDE
STATE OF FLORIDA
87476
PROFESSIONAL ENGINEER
DATE:

KHA PROJECT 249738001
DATE 02/17/2026
SCALE AS SHOWN
DESIGNED BY ____
DRAWN BY ____
CHECKED BY ____

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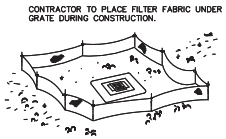
SR 200 & HWY 484 SELF STORAGE
MARION COUNTY FL

SHEET NUMBER
C2.0



TYPE III SILT FENCE

NTS



Type III Silt Fence Protection Around Ditch Bottom Inlets.

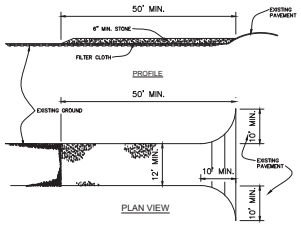
Do not deploy in a manner that silt fences will act as a dam across permanent flowing watercourses. Silt fences are to be used at upland locations and turbidity barriers used at permanent bodies of water.

SILT FENCE APPLICATIONS

NTS

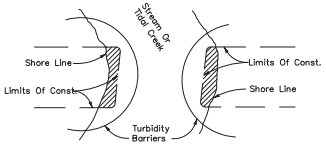
STABILIZED CONSTRUCTION ENTRANCE NOTES:

1. STONE SIZE – USE 2" STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
2. LENGTH – AS REQUIRED, BUT NOT LESS THAN 50 FEET.
3. THICKNESS – NOT LESS THAN SIX (6) INCHES.
4. WIDTH – TWELVE (12) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS.
5. FILTER CLOTH – WILL BE PLACED OVER THE ENTIRE AREA, PRIOR TO PLACING OF STONE.
6. SURFACE WATER – ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.
7. MAINTENANCE – THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACK OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.
8. WASHING – WHEELS SHALL BE CLEANED TO REMOVED SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHTS-OF-WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
9. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.



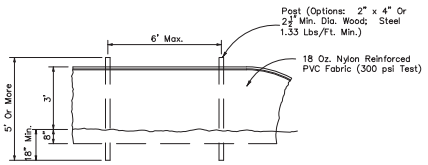
STABILIZED CONSTRUCTION ENTRANCE DETAIL

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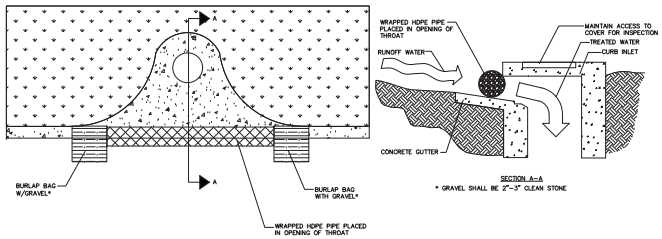
NOTE:

TURBIDITY BARRIERS FOR FLOWING STREAMS AND TIDAL CREEKS MAY BE EITHER FLOATING, OR STAKED TYPES OR ANY COMBINATIONS OF TYPES THAT WILL SUIT SITE CONDITIONS AND MEET EROSION CONTROL AND WATER QUALITY REQUIREMENTS. THE BARRIER TYPE(S) WILL BE AT THE CONTRACTORS OPTION UNLESS OTHERWISE SPECIFIED IN THE PLANS, HOWEVER PAYMENT WILL BE UNDER THE PAY ITEM(S) ESTABLISHED IN THE PLANS FOR FLOATING TURBIDITY BARRIER AND/OR STAKED TURBIDITY BARRIER. POSTS IN STAKED TURBIDITY BARRIERS TO BE INSTALLED IN VERTICAL POSITION UNLESS OTHERWISE DIRECTED BY THE ENGINEER.



STAKED TURBIDITY BARRIER

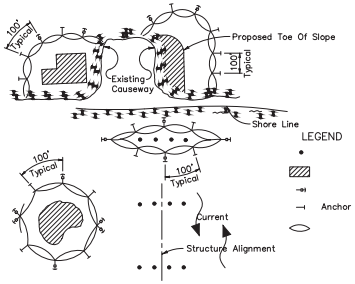
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SOCK DRAIN INLET SEDIMENT FILTER

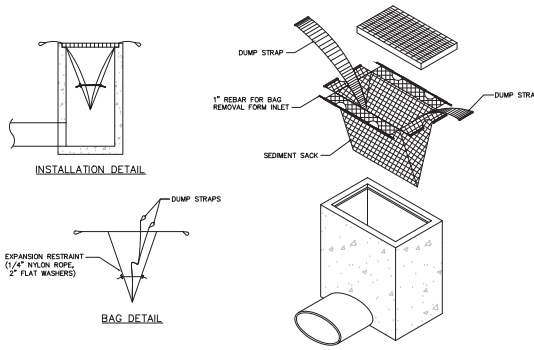
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NOTE: THE PERFORATED PIPE MUST EXTEND AT LEAST 1' BEYOND THE CURB OPENING ON EACH SIDE AND BE ANCHORED WITH GRAVEL BAGS, OR SIMILAR, ON EACH END. A SPACER MUST BE PROVIDED FOR BETWEEN THE INLET OPENING AND THE PIPE TO ALLOW FOR OVERFLOW, PREVENT FLOODING AND TO PREVENT THE PIPE FROM FALLING INTO THE INLET.



NOTES:

1. TURBIDITY BARRIERS ARE TO BE USED IN ALL PERMANENT BODIES OF WATER REGARDLESS OF WATER DEPTH.
2. NUMBER AND SPACING OF ANCHORS DEPENDENT ON CURRENT VELOCITIES.
3. FOR ADDITIONAL INFORMATION REFER TO FDOT INDEX #103



STANDARD INLET SEDIMENT CONTROL DEVICE

NTS

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LICENSED PROFESSIONAL ENGINEER
MARK D. BRANDT
STATE OF FLORIDA
67479
PROFESSIONAL ENGINEER
DATE:

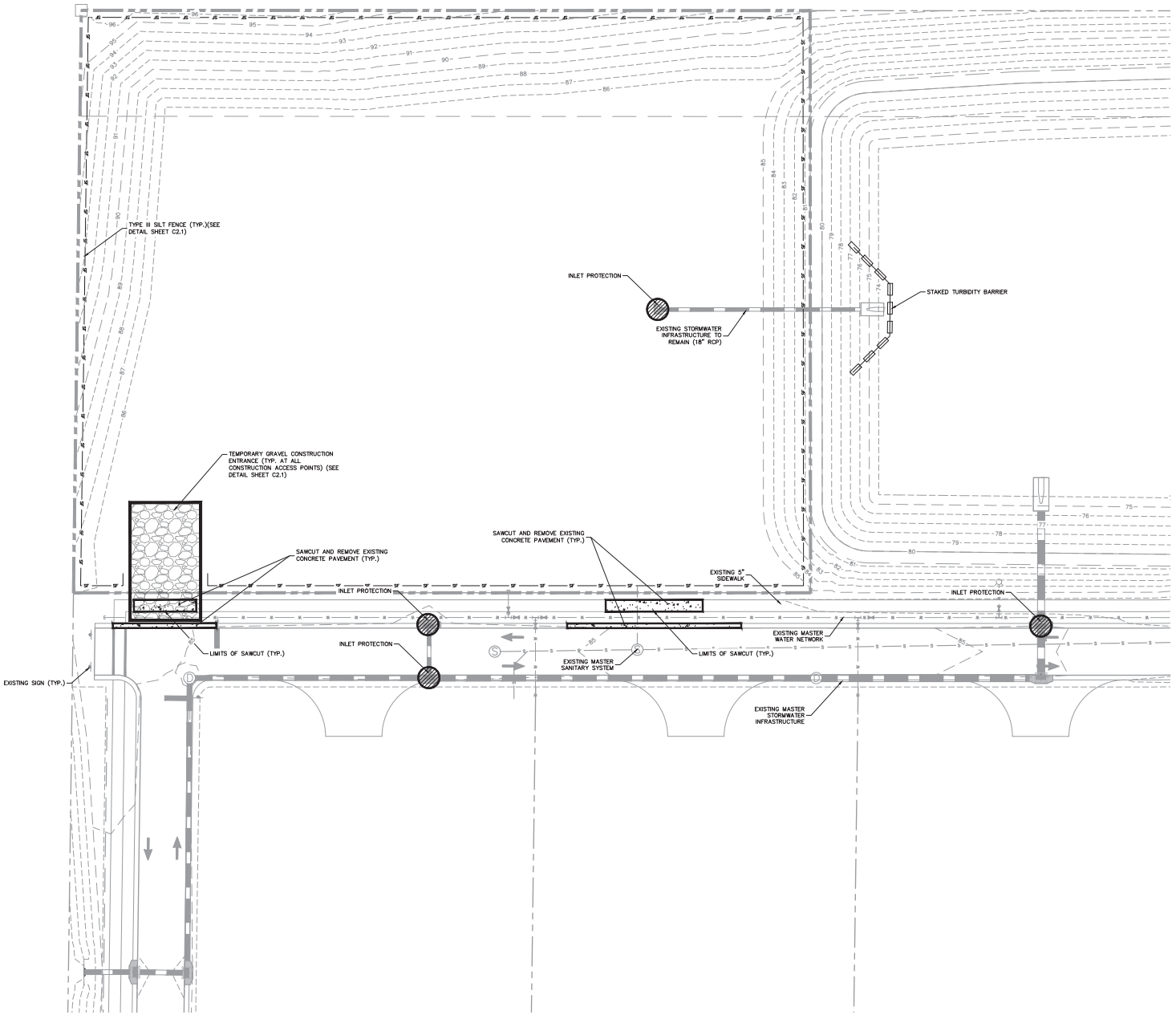
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DRAWN BY
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EROSION DETAILS

SR 200 & HWY 484 SELF STORAGE

MARION COUNTY FL

SHEET NUMBER C2.1



NORTH

GRAPHIC SCALE IN FEET
0 10 20 40

NOTES:

1. CONTRACTOR TO COORDINATE WITH UTILITY COMPANY FOR DEMOLITION REQUIREMENTS OF ELECTRICAL SYSTEMS.
2. CONTRACTOR SHALL UTILIZE BEST MANAGEMENT PRACTICES AS NEEDED TO PREVENT SYSTEM POLLUTION DURING TIME OF CONSTRUCTION.
3. REFER TO SWPPP SHEET C2.0 FOR ADDITIONAL NOTES AND DETAILS.
4. INSTALL AND MAINTAIN SILT FENCE AT LIMITS OF CONSTRUCTION. SEE DETAIL SHEET C2.1.
5. PROVIDE SOIL TRACKING PREVENTION DEVICE AT ALL CONSTRUCTION ACCESS POINTS. SEE DETAIL SHEET C2.1.
6. INSTALL AND MAINTAIN FILTER FABRIC UNDER GRATES OF EXISTING/PROPOSED INLETS, SEE SHEET C2.1.
7. CONTRACTOR TO ENSURE ADEQUATE COVER REMAINS OVER ALL EXISTING UTILITIES.
8. CONTRACTOR TO VERIFY EXISTING COVER OVER ALL UTILITIES BEFORE START OF CONSTRUCTION AND TO COORDINATE WITH THE ENGINEER OF RECORD PRIOR TO START OF CONSTRUCTION IF DESIGN DOES NOT PROVIDE 36" COVER.
9. CONTRACTOR IS TO VERIFY EXISTING SANITARY, STORM, WATER, ELECTRIC, PHONE, CABLE, AND NATURAL GAS SERVICES TO BUILDINGS SCHEDULED FOR DEMOLITION. SERVICES ARE TO BE ISOLATED FROM THE MAIN UTILITY SERVICE CONNECTIONS, AND CAPPED AND/OR REMOVED AS REQUIRED BY THE UTILITY PROVIDER. UTILITY SERVICES ARE TO BE ISOLATED IN A MANNER THAT WILL INSURE THAT ADJACENT PROPERTIES REMAIN CONNECTED WITHOUT EXPERIENCING AN INTERRUPTION OF SERVICE.
10. THERE MAY BE ON-SITE UNDERGROUND UTILITIES (INCLUDING BUT NOT LIMITED TO IRRIGATION, SANITARY SEWER, POTABLE WATER LINES, NATURAL GAS LINES, FIBER OPTIC, ELECTRIC, TELEPHONE AND CABLE LINES) THAT WERE NOT LOCATED OR IDENTIFIED BY THE PROJECT SURVEYOR, PRIOR TO CONSTRUCTION START, CONTRACTOR SHALL FIELD VERIFY ALL EXISTING ON-SITE UTILITIES.
11. CONTRACTOR TO COORDINATE WITH UTILITY COMPANY FOR DEMOLITION REQUIREMENTS OF ELECTRICAL SYSTEMS.
12. CONTRACTOR SHALL UTILIZE BEST MANAGEMENT PRACTICES AS NEEDED TO PREVENT SYSTEM POLLUTION DURING TIME OF CONSTRUCTION.

LEGEND

- PROPERTY LINE (TYP.)
- INLET PROTECTION (TYP.) (SEE DETAIL SHEET C2.1)
- TYPE III SILT FENCE (TYP.) (SEE DETAIL SHEET C2.1)
- EXISTING CONCRETE PAVEMENT TO BE REMOVED
- TEMPORARY GRAVEL CONSTRUCTION ENTRANCE (SEE DETAIL SHEET C2.1)
- STAKED TURBIDITY BARRIER (SEE DETAIL SHEET C2.1)

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KHA PROJECT 249738001
DATE 02/17/2026
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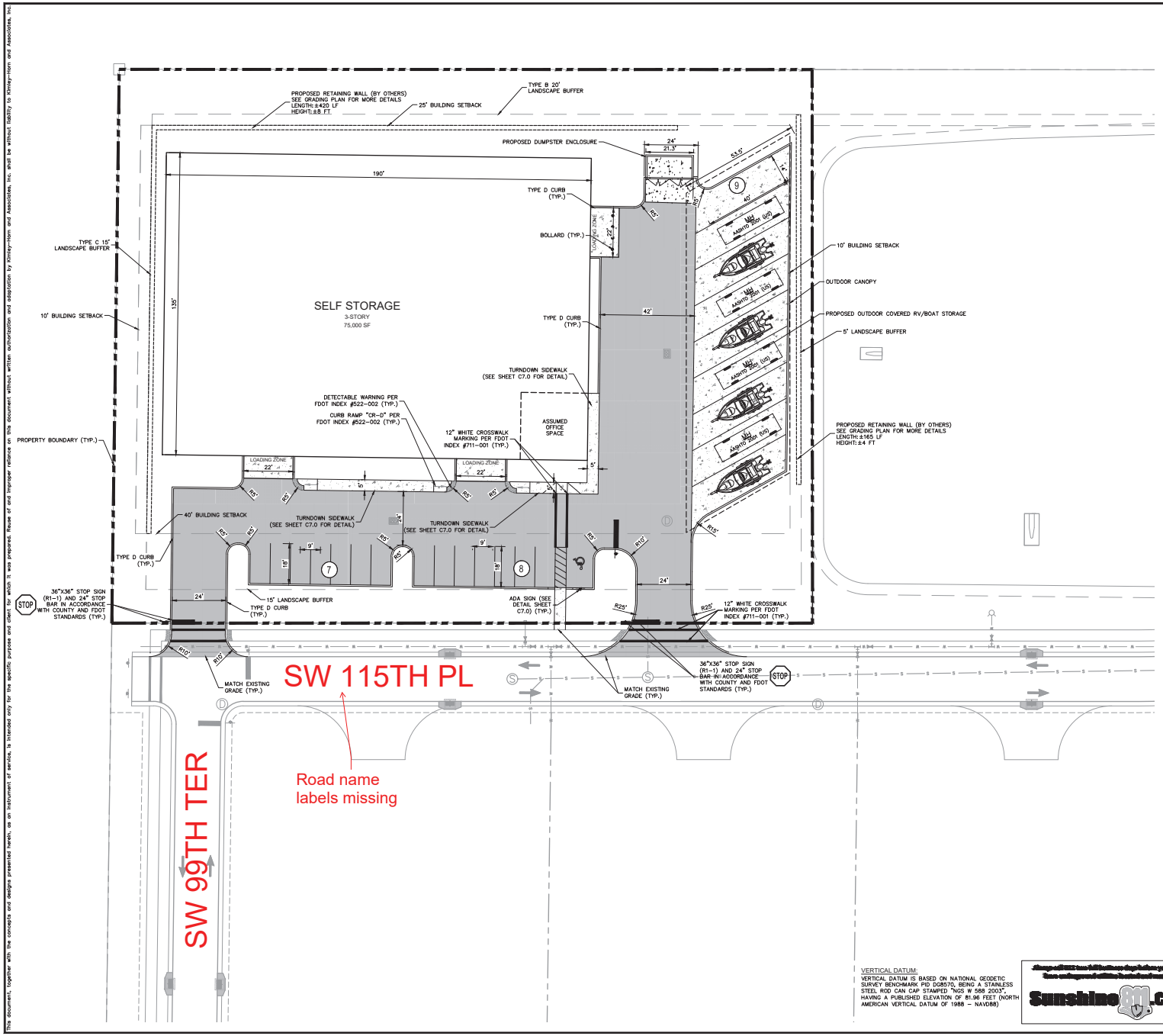
LICENSED PROFESSIONAL ENGINEER
MARK D. GRANDE
STATE OF FLORIDA
57476
DATE:

DEMOLITION AND EXISTING CONDTIONS

SR 200 & HWY 484 SELF STORAGE
MARION COUNTY FL

SHEET NUMBER C3.0

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NORTH

GRAPHIC SCALE IN FEET
0 10 20 40

SITE DATA:

PROJECT NAME:	SR 200 & HWY 484 SELF STORAGE
PROPERTY OWNERSHIP:	TAMPA ACQUISITIONS INC
ADDRESS:	1201 OAKFIELD AKFIELD DR STE 109 BRANDON, FL 33510
PARCEL ID'S:	35341-002-01
AREA:	±1.77 ACRES
REQUIRED CODE:	MARION COUNTY CODE OF ORDINANCES
FLU/ZONING:	REGIONAL BUSINESS (B-4)
PROPOSED USE:	COMMERCIAL

BUILDING HEIGHT:		
MAX ALLOWED:		50 FT
BUILDING SETBACKS:	**REQUIRED**	**PROVIDED**
SIDE (EAST):	0 FT	10 FT
REAR (NORTH):	25 FT	25 FT
SIDE (WEST):	10 FT	10 FT
FRONT (SOUTH):	40 FT	40 FT
LANDSCAPE SETBACKS:	REQUIRED	PROVIDED
SIDE (WEST):	15 FT	15 FT
REAR (NORTH):	20 FT	20 FT
FRONT (SOUTH):	15 FT	15 FT
SIDE (EAST):	0 FT	5 FT

PARKING REQUIRED:
STORAGE AREA

1 SPACES / 2,000 SF GFA	27
TOTAL REQUIRED PARKING	27

PARKING PROVIDED:

PROPOSED HANDICAP SPACES (12'X18'):	1
PROPOSED REGULAR SPACES (9'X18'):	14
PROPOSED RV/TRAILER SPACES (14'X40'):	9
PROPOSED ON-SITE SPACES:	24
BICYCLE PARKING:	
PROVIDED SPACES:	2

NOTES:
1. ALL CURB DIMENSIONS ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
2. BUILDING DIMENSIONS ARE TO THE OUTSIDE FACE OF BUILDING UNLESS OTHERWISE NOTED.
3. REFER TO ARCHITECTURAL AND STRUCTURAL PLANS TO VERIFY ALL BUILDING DIMENSIONS.
4. REFER TO SIGNAGE PLANS FOR MONUMENT SIGN DETAILS.
5. SEE MEP PLANS FOR ELECTRICAL DRAWINGS.
6. ALL PROPOSED ON-SITE STRIPING AND PAVEMENT MARKING WILL BE PAINTED UNLESS OTHERWISE NOTED AND IN ACCORDANCE WITH FDOT INDEX 711-001.
7. REFER TO ARCHITECTURAL PLANS FOR PROPOSED TRASH CAN LOCATIONS AND DESIGN.
8. BOLLARDS IN SIDEWALK ADJACENT TO BUILDING SHALL BE COVERED WITH RED PLASTIC COVERS TO BE SUPPLIED BY CONTRACTOR.
9. BOLLARDS UNDER CANOPY SHALL BE COVERED WITH GRAY PLASTIC COVERS TO BE SUPPLIED BY CONTRACTOR (SEE FUEL PUMP DESIGNER PLANS FOR MORE DETAIL).
10. REFER TO ARCHITECTURAL PLANS FOR SITE LIGHTING AND ELECTRICAL PLANS.
11. ALL SIGNAGE AND PAVEMENT MARKINGS SHALL MEET MUTCD AND FDOT STANDARDS.
12. ALL SIGNAGE SHALL MEET THE REQUIREMENTS OF MARION COUNTY..

LEGEND

- PROPERTY LINE
- PROPOSED STORM MANHOLE
- PROPOSED DITCH BOTTOM INLET
- EXISTING STORM MANHOLE
- EXISTING STORM INLET
- PROPOSED CURB INLET
- PROPOSED TYPICAL ASPHALT PAVEMENT (SEE DETAIL SHEET C7.0)
- PROPOSED CONCRETE (SEE DETAIL SHEET C7.0)

VERTICAL DATUM:
VERTICAL DATUM IS BASED ON NATIONAL GEODETIC SURVEY BENCHMARK PID DQ8570, BEING A STAINLESS STEEL ROD CAN CAP STAMPED "NGS W 588 2003", HAVING A PUBLISHED ELEVATION OF 81.96 FEET (NORTH AMERICAN VERTICAL DATUM OF 1988 – NAVD88)

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UPDATED PER MARION COUNTY COMMENTS
MARK D. BRANDT
STATE OF FLORIDA
87476
PROFESSIONAL ENGINEER
DATE:

KHA PROJECT 249738001
DATE 02/17/2026
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SITE PLAN

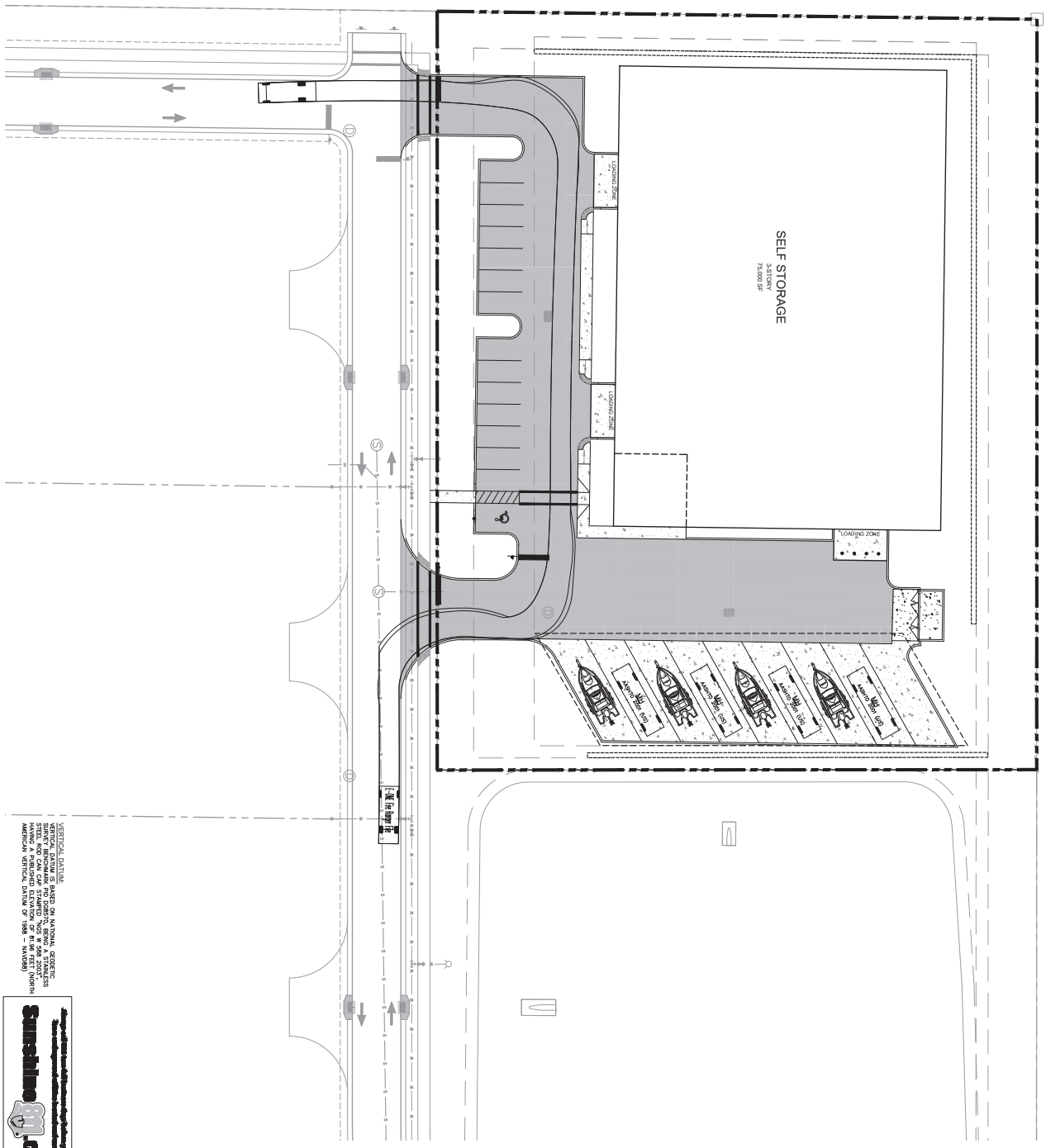
SR 200 & HWY 484 SELF STORAGE

MARION COUNTY FL

SHEET NUMBER C4.0

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VERTICAL DATUM:
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E-ONE Fire Ranger Fire
Overall Length 37.229ft
Overall Width 8.167ft
Min. Body Height Ground Clearance 7.500ft
Front/Rear Track 6.764ft
Lock-to-Lock time 5.00s
Curb to Curb Turning Radius 25.750ft

GRAPHIC SCALE IN FEET
0 10 20 40

NORTH

SHEET NUMBER	C4.1
	SR 200 & HWY 484 SELF STORAGE
	MARION COUNTY FL
	FIRE TRUCK ROUTING
KHA PROJECT	249738001
DATE	02/17/2026
SCALE	AS SHOWN
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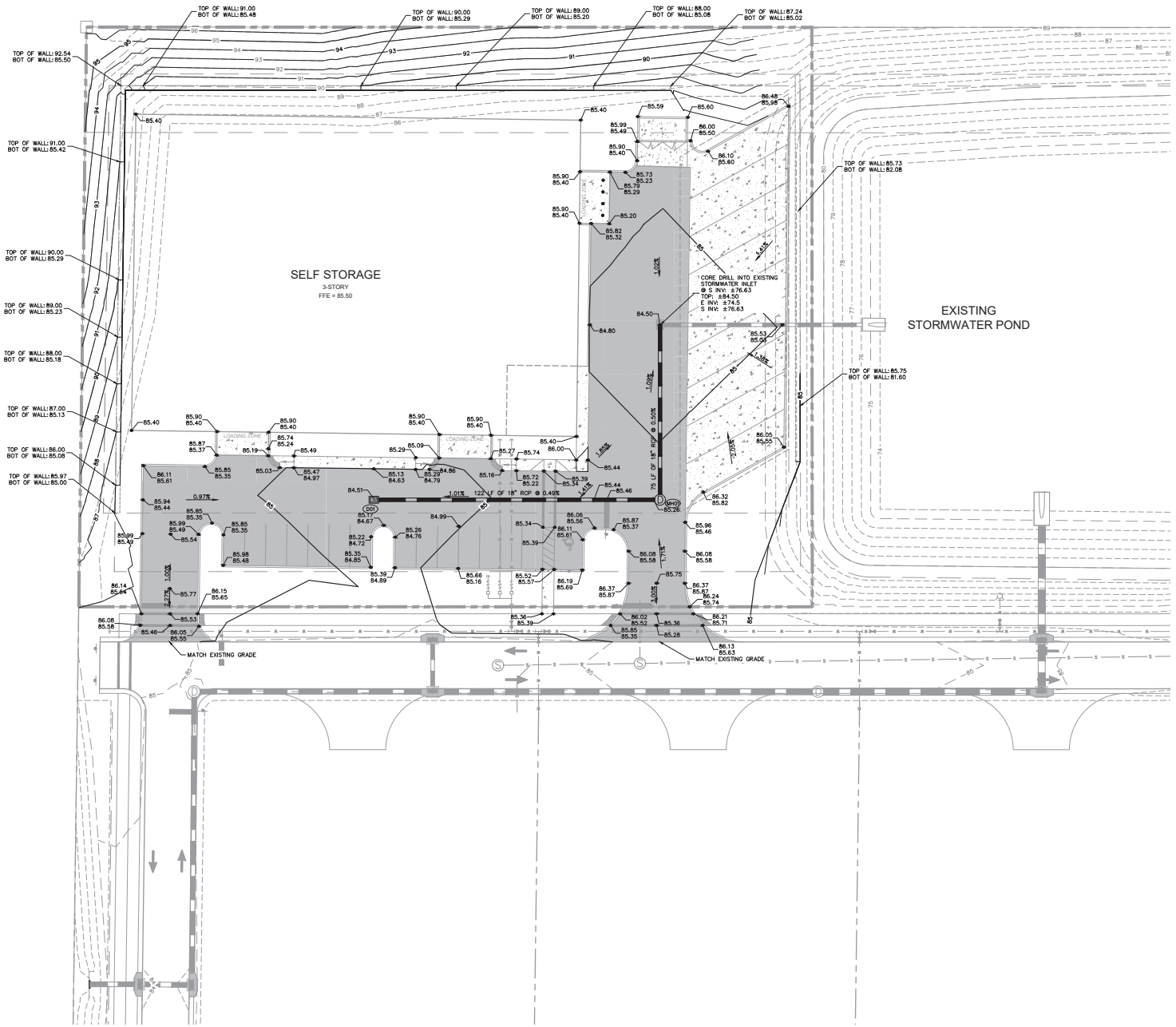
LICENSED PROFESSIONAL MARK D. GRANDE LICENSE STATE OF 87476 PROFESSIONAL ENGINEER

Kimley»Horn

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NORTH

GRAPHIC SCALE IN FEET
0 10 20 40

STORM STRUCTURE TABLE	
STRUCTURE NAME:	DETAILS:
D01	TYPE "C" INLET PER FDOT INDEX #232 TOP: 84.52 E. INV OUT: 77.60 18" RCP
MH01	TYPE "P7" MANHOLE PER FDOT INDEX #200, 201 TOP: 85.25 W. INV IN: 77.00 18" RCP N. INV OUT: 77.00 18" RCP

LEGEND

- PROPERTY LINE
- XX — PROPOSED CONTOUR LINE
- XX — EXISTING CONTOUR LINE
- PROPOSED STORM PIPE
- Ⓓ PROPOSED STORM MANHOLE
- PROPOSED DITCH BOTTOM INLET
- XX.XX / XX.XX PROPOSED ELEV. TOP OF CURB / PROPOSED ELEV. BOTT. OF CURB
- XX.XX PROPOSED SPOT ELEVATION
- EXISTING STORM PIPE
- Ⓓ EXISTING STORM MANHOLE
- EXISTING STORM INLET
- PROPOSED CURB INLET
- PROPOSED TYPICAL ASPHALT PAVEMENT (SEE DETAIL SHEET C7.0)
- PROPOSED CONCRETE (SEE DETAIL SHEET C7.0)

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MARK D. GRANDE
STATE OF FLORIDA
87479
PROFESSIONAL ENGINEER
DATE:

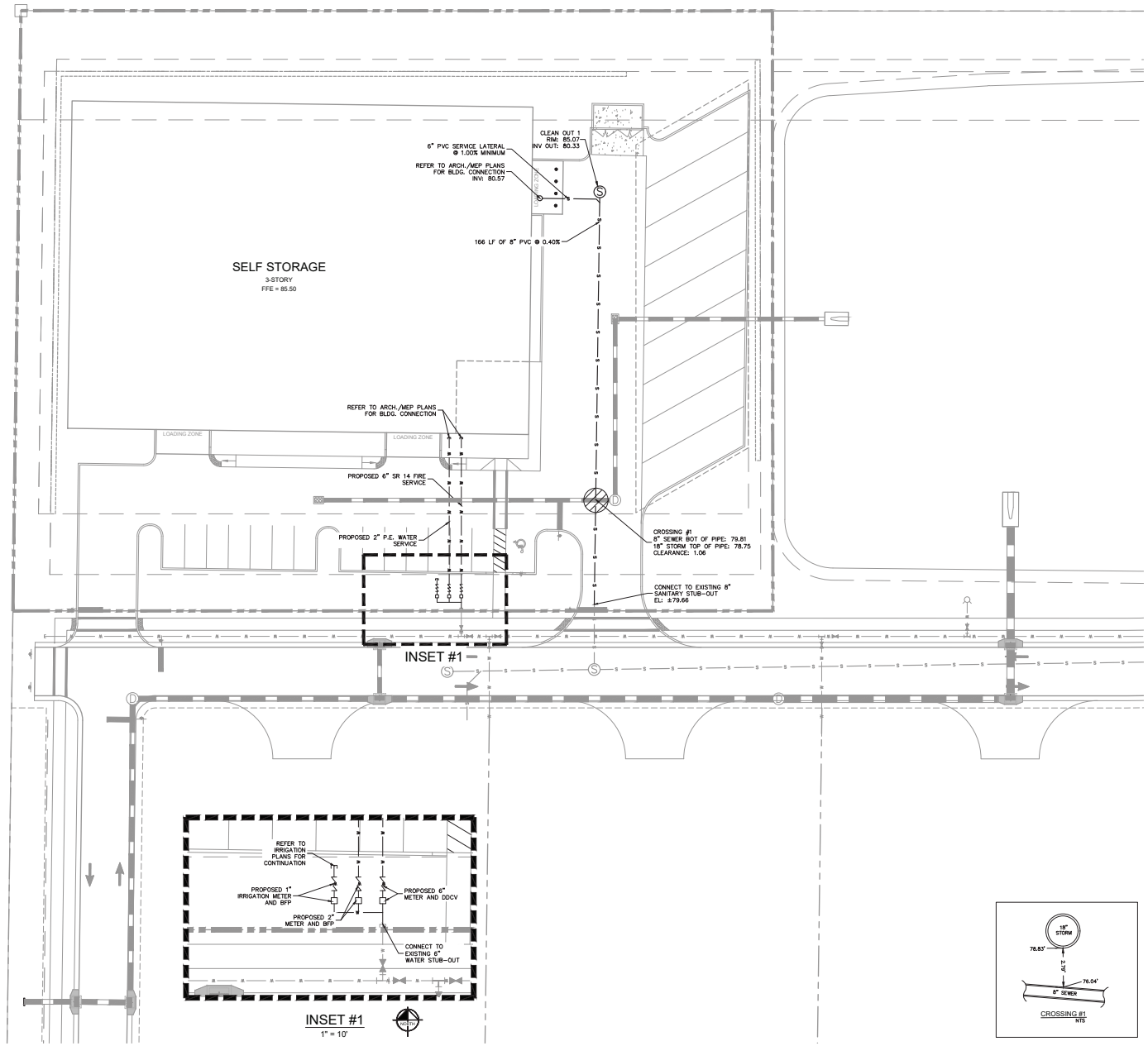
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PAVING GRADING AND DRAINAGE PLAN

SR 200 & HWY 484 SELF STORAGE
MARION COUNTY FL

SHEET NUMBER
C5.0

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NORTH

GRAPHIC SCALE IN FEET
0 10 20 40

NOTES:

1. ALL ONSITE UTILITIES SHALL BE PRIVATELY OWNED AND MAINTAINED.
2. MAINTAIN A MINIMUM OF 3-FT OF COVER OVER PRESSURIZED MAINS & A 4-FT COVER FOR ALL GRAVITY SEWERS.
3. MINIMUM HORIZONTAL AND VERTICAL UTILITY SEPARATION REQUIREMENTS SHALL BE IN ACCORDANCE WITH FDEP REQUIREMENTS AND CITY STANDARD CONSTRUCTION DETAIL C-4.
4. REFER TO ADDITIONAL UTILITY NOTES AND DETAILS ON SHEET C1.1.
5. ALL WATER MAINS AND DOMESTIC LINES SHALL BE CONSTRUCTED IN ACCORDANCE WITH MARION COUNTY UTILITY STANDARDS.
6. BEDDING AND BACKFILL SHALL BE INSTALLED PER MARION CITY STANDARDS. GRANULAR BACKFILL IS REQUIRED UNDER PAVEMENT AND WITHIN 5 FEET OF PAVEMENT.
7. ALL SANITARY SEWER LINES SHALL BE PVC MEETING, ASTM D-3034 SDR 26 EXCEPT FOR SANITARY SEWER THAT CROSSES ABOVE WATER MAIN, THIS PIPE SHALL BE AWWA C900 (UNLESS WATER MAIN CASING IS UTILIZED).
8. ALL PUBLIC CITY HYDRANTS SHALL BE PAINTED HUMOROUS GREEN PER DETAIL W-2. PRIVATE HYDRANTS MAY BE PAINTED SAFETY YELLOW OR RED. COUNTY HYDRANT COLOR MUST CONFORM TO CITY STANDARDS.
9. CONTRACTOR SHALL COORDINATE ANY DISRUPTIONS TO EXISTING UTILITY SERVICES WITH ADJACENT PROPERTY OWNERS.
10. ALL ELECTRIC AND TELEPHONE EXTENSIONS INCLUDING SERVICE LINES SHALL BE CONSTRUCTED TO THE APPROPRIATE UTILITY COMPANY SPECIFICATIONS. ALL UTILITY DISCONNECTIONS SHALL BE COORDINATED WITH THE DESIGNATED UTILITY COMPANIES.
11. CONTRACTOR TO CALL "SUNSHINE STATE ONE CALL OF FLORIDA" (1-800-432-4770) TO COORDINATE FIELD LOCATIONS OF EXISTING UNDERGROUND UTILITIES BEFORE ORDERING MATERIALS OR COMMENCING CONSTRUCTION. NOTIFY ENGINEER OF ANY DISCREPANCIES IMMEDIATELY.
12. PRIOR TO THE CONSTRUCTION OF OR CONNECTION TO ANY STORM DRAIN, SANITARY SEWER, WATER MAIN OR ANY OTHER UTILITIES, THE CONTRACTOR SHALL EXCAVATE, VERIFY AND CALCULATE ALL POINTS OF CONNECTION AND ALL UTILITY CROSSINGS AND INFORM THE ENGINEER AND THE OWNER/ DEVELOPER OF ANY CONFLICT OR REQUIRED DEVIATIONS FROM THE PLAN. NOTIFICATION SHALL BE MADE A MINIMUM OF 72 HOURS PRIOR TO CONSTRUCTION. THE ENGINEER AND ITS CLIENTS SHALL BE HELD HARMLESS IN THE EVENT THAT THE CONTRACTOR FAILS TO MAKE SUCH NOTIFICATION. MARION COUNTY SHALL BE NOTIFIED OF ANY AND ALL CHANGES TO THE DESIGN PLANS.
13. CONTRACTOR SHALL COMPLY COMPLETELY WITH THE LATEST STANDARDS OF OSHA DIRECTIVES OR ANY OTHER AGENCY HAVING JURISDICTION FOR EXCAVATION AND TRENCHING PROCEDURES. THE CONTRACTOR SHALL USE SUPPORT SYSTEMS, SLOPING, BENCHING AND OTHER MEANS OF PROTECTION. THIS IS TO INCLUDE, BUT NOT LIMITED FOR ACCESS AND EGRESS FROM ALL EXCAVATION AND TRENCHING. CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH PERFORMANCE CRITERIA AS REQUIRED BY OSHA.
14. CONTRACTOR TO AVOID DISRUPTION OF ANY ADJACENT TENANT'S TRAFFIC OPERATIONS, TO THE MAXIMUM EXTENT, DURING INSTALLATION OF UTILITIES. IF TRAFFIC IS TO BE OBSTRUCTED CONTRACTOR SHALL COORDINATE TRAFFIC CONTROL PLAN WITH THE LOCAL MUNICIPALITY.
15. ALL DIMENSIONS ARE TO CENTERLINE OF PIPE OR CENTER OF MANHOLE UNLESS NOTED OTHERWISE.
16. SEE PLUMBING PLANS FOR EXACT UTILITY CONNECTION LOCATIONS AT BUILDING.
17. LIGHT POLES SHOWN FOR COORDINATION PURPOSES ONLY AND DO NOT REPRESENT ACTUAL SIZE. SEE SITE LIGHTING PLANS BY OTHERS FOR MORE INFORMATION.
18. ELECTRIC, TELEPHONE, AND OTHER DRY UTILITIES SHALL BE PLACED WITHIN CONDUIT, MEETING PRIVATE UTILITY STANDARDS, WHEN ROUTE CROSSES PAVED DRIVES AND PARKING AREAS.
19. ALL UNDERGROUND WATER MAINS AND HYDRANTS SHALL BE INSTALLED, COMPLETED AND IN SERVICE PRIOR TO ANY COMBUSTIBLES BEING BROUGHT ONSITE.

UTILITY LEGEND

- EX. WATER LINE
- EX. HYDRANT
- EX. WATER VALVE
- EX. SANITARY SEWER LINE
- EX. SANITARY SEWER MANHOLE
- EX. GAS LINE
- EX. OVERHEAD UTILITY LINE
- PROPOSED STORM SEWER LINE (REFER TO GRADING & DRAINAGE PLANS)
- PROPOSED CLOSED LID STORM STRUCTURE
- PROPOSED SANITARY SEWER LINE
- PROPOSED SANITARY MANHOLE
- PROPOSED STORM/SANITARY CLEANOUT
- PROPOSED WATER LINE
- PROPOSED REUSE LINE
- PROPOSED GATE VALVE
- PROPOSED PRIVATE FIRE HYDRANT
- PROPOSED POST INDICATOR VALVE (PIV)
- PROPOSED LIGHT POLE (REFER TO PHOTOMETRIC PLAN)
- PROPOSED TRANSFORMER PAD (BY OTHERS)

No.	REVISIONS	DATE	BY
1	-	-	-

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LICENSED PROFESSIONAL ENGINEER
MARK D. TIRANDA
STATE OF FLORIDA
87470
DATE:

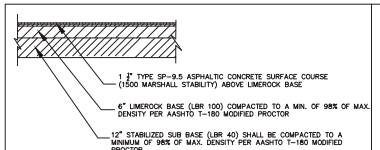
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UTILITY PLAN

SR 200 & HWY 484 SELF STORAGE
MARION COUNTY FL

SHEET NUMBER C6.0

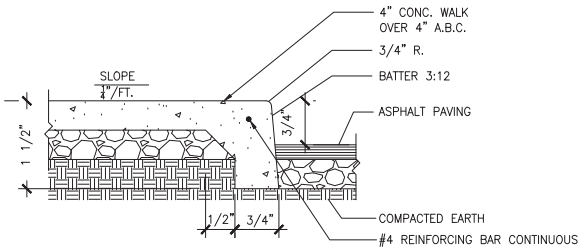
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TYPICAL ASPHALT PAVEMENT SECTION

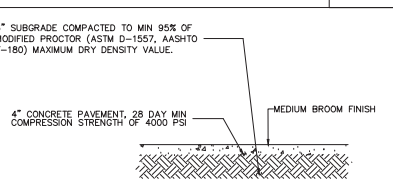
NTS

NOTE:
THE PAVEMENT DETAILS ARE BASED UPON INFORMATION RECEIVED FROM THE REPORT "GEOTECHNICAL ENGINEERING REPORT" BY ECS FLORIDA, LLC, DATED MAY 2, 2024. REFER TO THIS REPORT FOR FURTHER INFORMATION.



SIDEWALK TURNDOWN DETAIL

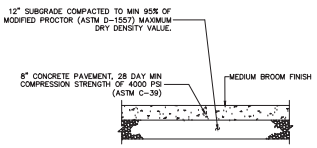
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CONCRETE SIDEWALK DETAIL

NTS

SIDEWALK NOTES:
1. ALL CONCRETE SIDEWALKS SHALL BE CONSTRUCTED PER FDOT DESIGN INDEX #310.
2. SIDEWALK SHALL USE 3,000 PSI CLASS 1 CONCRETE AND SHALL BE 4" THICK.
3. SIDEWALK SHALL EXTEND ACROSS THE DRIVEWAY.
4. SIDEWALK WITHIN THE DRIVEWAY SHALL BE 6" THICK.
5. SIDEWALK ADJACENT TO THE DRIVEWAY SHALL BE 6" THICK.



HEAVY DUTY CONCRETE PAVEMENT DETAIL

NTS

NOTE:
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LICENSED PROFESSIONAL ENGINEER
MARK D. BRANDT
STATE OF FLORIDA
87470
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DATE:

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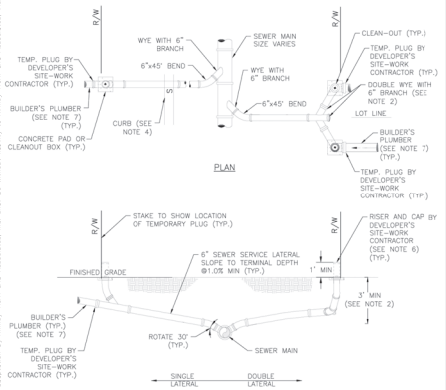
GENERAL DETAILS

SR 200 & HWY 484 SELF STORAGE

MARION COUNTY FL

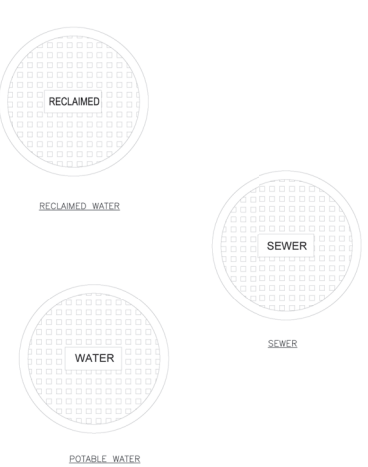
SHEET NUMBER C7.0

Plotted By: Sherman, William Sheet Set: SELF STORAGE: SR200 & HWY484 Layout: C7.0 May 26, 2026 05:16:08pm K:\ORA_Civil\249738001 – SR 200 & 484 Self Storage\CADD\CONSTR\PlanSheets\C7.0 – DETAILS.dwg
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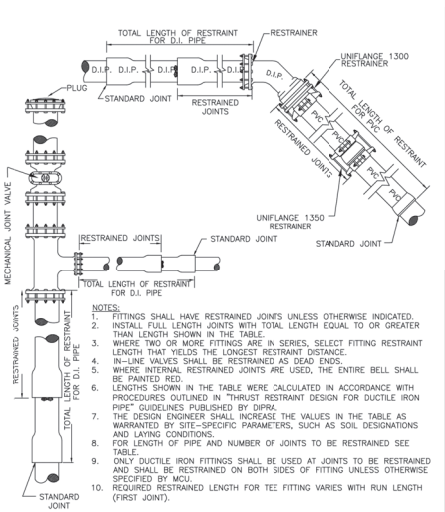


NOTES:
1. INVERT OF SERVICE LATERAL SHALL NOT ENTER SEWER MAIN BELOW SPRING LINE.
2. WYE TO BE NO SHALLOWER THAN 3' AND NO DEEPER THAN 5'.
3. ALL FITTINGS SHOWN ARE TO BE INSTALLED.
4. SERVICE CONNECTIONS SHALL BE PERMANENTLY MARKED BY ETCHING OR STAMPING AN "S" IN THE CURB DIRECTLY OVER THE LATERAL. WHERE NO CURB EXISTS, LOCATION SHALL BE MARKED BY PLACEMENT OF ADHESIVE REFLECTIVE MARKERS AS SPECIFIED BY MCU.
5. CLEANOUT CAP SHALL BE SET A MINIMUM OF 2" ABOVE THE FINISHED GRADE. CLEANOUTS IN RV PARKS SHALL BE SET 6" ABOVE FINISHED GRADE WITH A CONCRETE COLLAR.
6. DURING CONSTRUCTION, SERVICE LATERAL AND CLEANOUTS SHALL BE STUBBED OUT A MINIMUM OF 1' ABOVE FINISHED GRADE AND SHALL BE CAPPED BY DEVELOPER'S SITE-WORK CONTRACTOR UNTIL PROPERTY IS DEVELOPED AND CONNECTION TO CENTRAL SEWER IS MADE BY PLUMBER.
7. BUILDER'S PLUMBER SHALL CUT RISER, INSTALL CLEANOUT CAP, REMOVE TEMPORARY PLUG, CONNECT SERVICE LATERAL TO HOUSE PLUMBING AND GROUT VOID BETWEEN CLEANOUT AND PAD.
8. ALL DEVELOPMENT SHALL BE DESIGNED AND BUILT IN A MANNER WHERE THE LOWEST WASTEWATER SERVICE LATERAL DOES NOT DROP BELOW THE GRAVITY SEWER GRADE LINE.

Marion County FLORIDA UTILITIES | MCBCC EFFECTIVE 04/13/2023 | REVISION # 2 | SEWER SERVICE LATERAL | 7.3.2 UT 312



Marion County FLORIDA UTILITIES | MCBCC EFFECTIVE 04/13/2023 | REVISION # NA | TYPICAL VALVE BOX COVER | 7.3.2 UT 110



NOTES:
1. FITTINGS SHALL HAVE RESTRAINED JOINTS UNLESS OTHERWISE INDICATED.
2. INSTALL FULL LENGTH JOINTS WITH TOTAL LENGTH EQUAL TO OR GREATER THAN LENGTH SHOWN IN THE TABLE.
3. WHERE TWO OR MORE FITTINGS ARE IN SERIES, SELECT FITTING RESTRAINT LENGTH THAT YIELDS THE LONGEST RESTRAINT DISTANCE.
4. IN-LINE VALVES SHALL BE RESTRAINED AS DEAD ENDS.
5. WHERE INTERNAL RESTRAINED JOINTS ARE USED, THE ENTIRE BELL SHALL BE PAINTED RED.
6. LENGTHS SHOWN IN THE TABLE WERE CALCULATED IN ACCORDANCE WITH PROCEDURES OUTLINED IN "THRUST RESTRAINT DESIGN FOR DUCTILE IRON PIPE" GUIDELINES PUBLISHED BY DIPRA.
7. THE DESIGN ENGINEER SHALL INCREASE THE VALUES IN THE TABLE AS WARRANTED BY SITE-SPECIFIC PARAMETERS, SUCH AS SOIL DESIGNATIONS AND LAYING CONDITIONS.
8. FOR LENGTH OF PIPE AND NUMBER OF JOINTS TO BE RESTRAINED SEE TABLE.
9. ONLY DUCTILE IRON FITTINGS SHALL BE USED AT JOINTS TO BE RESTRAINED AND SHALL BE RESTRAINED ON BOTH SIDES OF FITTING UNLESS OTHERWISE SPECIFIED BY MCU.
10. REQUIRED RESTRAINED LENGTH FOR TEE FITTING VARIES WITH RUN LENGTH (FIRST JOINT).

Marion County FLORIDA UTILITIES | MCBCC EFFECTIVE 04/13/2023 | REVISION # NA | RESTRAINED PIPE TABLE | 7.3.2 UT 115A

MINIMUM RESTRAINED LENGTH (FT) — EACH SIDE OF FITTING AND VALVE FOR DIP, PE ENCASED DIP OR BARE PVC

H=HORIZONTAL
VU=VERTICAL-UP
VD=VERTICAL-DOWN

WATER MAIN: PRESSURE: 150 PSI. DEPTH OF COVER: 3.0 ft.

REQUIRED RESTRAINED LENGTH ON WATER MAIN

Bend Type		Pipe Length (ft)							
		4"	6"	8"	10"	12"	16"	20"	24"
Angle	Orientation								
11-1/4°	H	2	3	4	5	5	6	8	9
	VU	2	3	4	5	5	6	8	9
	VD	6	9	11	13	16	20	24	28
22-1/2°	H	4	6	7	9	10	12	15	17
	VU	4	6	7	9	10	12	15	17
	VD	12	17	22	27	31	40	48	56
45°	H	8	11	15	17	20	25	30	35
	VU	8	11	15	17	20	25	30	35
	VD	25	35	46	55	65	82	99	115
90°	H	19	27	35	41	48	61	72	83
	VU	19	27	35	41	48	61	72	83
	VD	61	85	111	132	155	198	238	277
DEAD END PLUG AND VALVE		61	85	111	132	155	198	238	277

REQUIRED RESTRAINED LENGTH ON TEE BRANCH

TEE FITTING		Pipe Length (ft)							
		Diameter of Run							
		4"	6"	8"	10"	12"	16"	20"	24"
Diameter of Branch	4"	39	28	18	6	0	0	0	0
	6"		63	55	48	40	22	4	0
	8"			89	82	77	63	49	34
	10"				110	105	95	84	71
	12"					133	124	115	105
	16"						175	168	161
	20"							215	209
	24"								254

REQUIRED RESTRAINED LENGTH ON LARGER PIPE

REDUCER FITTING		Pipe Length (ft)						
		Diameter of Large Pipe						
		6"	8"	10"	12"	16"	20"	24"
Diameter of Small Pipe	4"	47	81	113	167	214	257	
	6"		45	83	145	196	243	
	8"			46	118	175	226	
	10"				84	149	205	
	12"					84	151	
	16"						83	

Minimum Design Criteria
Bedding Type: 4
Safety Factor: 1.5
Soil: Sand-Silt
Run Length (First Joint): 10 ft.

REQUIRED RESTRAINED LENGTH ON FORCE MAIN

Bend Type		Pipe Length (ft)							
		4"	6"	8"	10"	12"	16"	20"	24"
Angle	Orientation								
11-1/4°	H	2	2	3	4	4	5	6	7
	VU	2	2	3	4	4	5	6	7
	VD	5	7	9	11	12	16	19	22
22-1/2°	H	3	5	6	7	8	10	12	14
	VU	3	5	6	7	8	10	12	14
	VD	10	13	17	21	24	31	38	44
45°	H	6	9	11	14	16	20	24	28
	VU	6	9	11	14	16	20	24	28
	VD	20	27	36	43	50	64	78	91
90°	H	15	21	27	32	38	48	57	66
	VU	15	21	27	32	38	48	57	66
	VD	46	65	85	102	121	155	187	219
DEAD END PLUG AND VALVE		46	65	85	102	121	155	187	219

REQUIRED RESTRAINED LENGTH ON TEE BRANCH

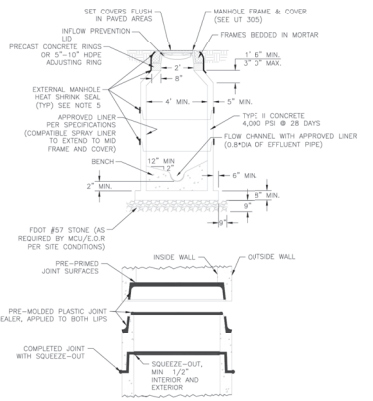
TEE FITTING		Pipe Length (ft)							
		Diameter of Run							
		4"	6"	8"	10"	12"	16"	20"	24"
Diameter of Branch	4"	25	14	4	0	0	0	0	0
	6"		43	36	28	21	5	0	0
	8"			63	57	52	39	26	12
	10"				80	75	66	55	44
	12"					98	90	81	72
	16"						132	126	119
	20"							164	159
	24"								196

REQUIRED RESTRAINED LENGTH ON LARGER PIPE

REDUCER FITTING		Pipe Length (ft)						
		Diameter of Large Pipe						
		6"	8"	10"	12"	16"	20"	24"
Diameter of Small Pipe	4"	34	61	83	105	143	178	212
	6"		36	63	88	131	168	204
	8"			35	64	113	155	192
	10"				36	92	138	179
	12"					66	118	162
	16"						66	120
	20"							66

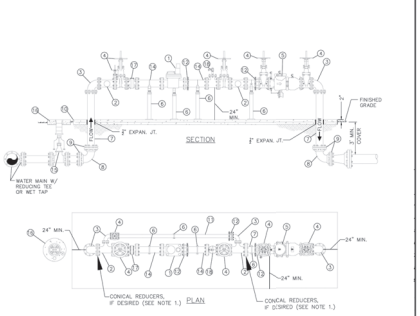
FORCE MAIN:
PRESSURE: 100 PSI.
DEPTH OF COVER: 4.0 ft.

Marion County FLORIDA UTILITIES | MCBCC EFFECTIVE 04/13/2023 | REVISION # NA | RESTRAINED PIPE TABLE | 7.3.2 UT 116B



NOTES:
1. DROP CONNECTIONS ARE REQUIRED WHENEVER INVERT OF INFLUENT SEWER IS 24" OR MORE ABOVE THE INVERT OF THE MANHOLE. SEE GRAVITY MANHOLE CONNECTION DETAIL UT 303.
2. ECCENTRIC CONE DESIGN MAY ONLY BE USED FOR CONFLICT RESOLUTION WITH MCU APPROVAL. ALL MANHOLES REQUIRING DROP CONNECTIONS SHALL COMPLY WITH UT 303.
3. A FLOW CHANNEL SHALL BE CONSTRUCTED INSIDE MANHOLE TO DIRECT INFLUENT INTO FLOW STREAM.
4. LIFT HOLES THROUGH STRUCTURE ARE NOT PERMITTED.
5. USE EXTERNAL WRAP TO TIGHTLY WRAP MANHOLE AROUND CASTING JOINTS AND APPLY HIGH INTENSITY PROPANE TORCH TO EFFECTIVELY SEAL THEM FROM GROUND WATER INFILTRATION. ALL EXTERNAL HEAT SHRINK WRAPS SHALL BE INSPECTED IN PERSON, OR THROUGH A MCU APPROVED METHOD, BY A MCU CONSTRUCTION REPRESENTATIVE.
6. INFLOW PREVENTION LIDS SHALL BE REQUIRED FOR ALL MANHOLES.
7. PRECAST CONCRETE RINGS MAY BE SUBSTITUTED FOR HDPE RINGS.
8. SECTION HEIGHTS VARY AS REQUIRED, AND AS AVAILABLE.
9. IN LIEU OF SHRINK WRAPPING, MANHOLES SHALL BE VACUUM TESTED IN ACCORDANCE WITH ASTM C1244 OR HYDROSTATIC TESTED IN ACCORDANCE WITH ASTM C969 AS REQUIRED BY MCU.
10. FLOW CHANNEL DEPTH AND WIDTH CANNOT BE LESS THAN 80% OF OUTFLOW PIPE.

Marion County FLORIDA UTILITIES | MCBCC EFFECTIVE 04/13/2023 | REVISION # 2 | PRECAST CONCRETE MANHOLE | 7.3.2 UT 306

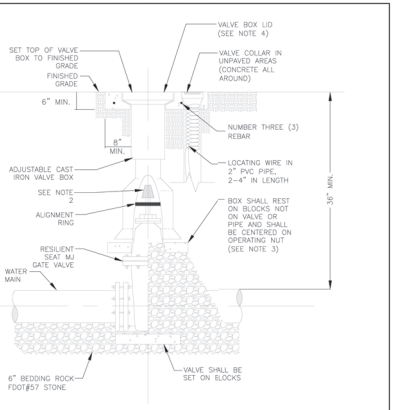


– FOR CONTINUATION OF NOTES SEE NOTE SHEET –

MATERIALS

ITEM	QUANT.	DESCRIPTION
1	1	WATER METER 3" THRU 12" w/AMR (NEPTUNE)
2	1	TEE, FLG x FLG x FLG (STD)
3	2	BEND, 90° FLG x FLG (STD)
4	4	VALVE, GATE FLG x FLG RESILIENT SEAT (I, S & Y
5	5	BACK FLOW PREVENTER (BFP) – R.P. PRINCIPLE
6	1	ADJ. PIPE SUPPORTS
7	3	SPOOL PIECE FLG x PE D.I.P.
8	2	BEND, 90° MJ x MJ
9	2	RESTRAINED JOINT MJ (MEGALUG OR EQUAL)
10	4	CONCRETE SLAB 6" THICK W/ 6"x6" 10/10 W.W.F. OR FIBERMESH REINFORCING
11	1	BY-PASS PIPE D.I.P. FLG x PE
12	1	FLANGE ADAPTER (EBAA SERIES 2100 MEGAFLANGE, DRESSER 128, OVE)
13	2	SPOOL PIECE FLG x FLG – LENGTH TO BE > 5 PIPE DIAMETERS W/ STRAINER IF REQ'D.
14	1	SPOOL PIECE FLG x PE – LENGTH TO BE > 3 PIPE DIAMETERS
15	1	BELOW GRADE ISOLATION GATE VALVE W/ VAULT BOX
16	1	VALVE BOX
17	1	DUAL-FLANGE PLATE STRAINER
18	1	TEST PORT

Marion County FLORIDA UTILITIES | MCBCC EFFECTIVE 04/13/2023 | REVISION # NA | COMMERCIAL METERS 3" AND ABOVE W/ SINGLE BACKFLOW PREVENTER | 7.3.2 UT 215A



NOTES:
1. PVC EXTENSIONS SHALL NOT BE USED ON VALVE BOX INSTALLATION (SEE UT111).
2. THE ACTUATING NUT FOR VALVES DEEPER THAN SIX (6) FEET SHALL BE EXTENDED TO COME UP TO 3 FOOT DEPTH BELOW FINISHED GRADE.
3. VALVE BOX SHALL BE SET ON FIVE (5) SOLID COMMON BLOCKS.
4. VALVE BOX LID TO BE LETTERED WITH THE WORD "WATER" OR "RECLAIMED".
5. INSTALL BRASS ID TAG IN CONCRETE.

Marion County FLORIDA UTILITIES | MCBCC EFFECTIVE 04/13/2023 | REVISION # 2 | GATE VALVE WATER AND RECLAIMED MAINS | 7.3.2 UT 204

No.	REVISIONS	DATE	BY
1	-	-	-

Kimley»Horn
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1550 CORNERSTONE BLVD, SUITE 200, DAYTONA BEACH, FL 32117
WWW.KIMLEY-HORN.COM REGISTRY No. 35106

PROFESSIONAL ENGINEER
MARK D. BRANDT
STATE OF FLORIDA
87476
DATE:

KHA PROJECT 249738001
DATE 02/17/2026
SCALE AS SHOWN
DESIGNED BY —
DRAWN BY —
CHECKED BY —

COUNTY DETAILS

SR 200 & HWY 484 SELF STORAGE
MARION COUNTY FL

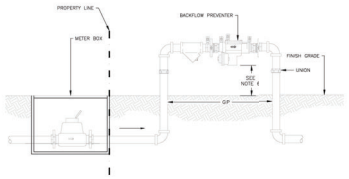
SHEET NUMBER C7.1

Plotted By:Sherman, William
This document, together with

NOTES

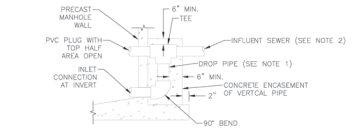
1. IF IT IS DESIRED TO DOWNSIZE METER, CONICAL REDUCERS SHALL BE PLACED AFTER THE 90 DEGREE VERTICAL BEND / BEFORE UPSTREAM BYPASS AND AFTER DOWNSTREAM BYPASS TEE / BEFORE BACKFLOW PREVENTION ASSEMBLY AS SHOWN; NO OTHER LOCATIONS SHALL BE ACCEPTED.
2. METER & BPP ASSEMBLY TO BE INSTALLED LEVEL & PLUMB.
3. BY-PASS TO BE SIZED NO LESS THAN 1/2 METER SIZE, 3" MIN.
4. ENTIRE ASSEMBLY TO BE PAINTED SAFETY BLUE.
5. BPP TO BE SIZED EQUAL TO OR GREATER THAN METER SIZE.
6. MECHANICAL JOINTS SHALL BE RESTRAINED AS SPECIFIED BY COUNTY/ENGINEER.
7. BELL JOINT RESTRAINERS SHALL BE PROVIDED ON ALL UNDERGROUND PIPING.
8. ALL ABOVE GROUND PIPING SHALL BE FLANGED DUCTILE IRON PIPE CEMENT LINED (NO GALVANIZED OR PVC)
9. BPP MUST BE LISTED WITH THE UNIVERSITY OF SOUTHERN CALIFORNIA FOUNDATION FOR CROSS CONNECTION CONTROL AND HYDRAULIC RESEARCH (USC APPROVED).
10. ABOVE GROUND INLET AND DISCHARGE PIPING SHALL BE SIZED IDENTICAL TO METER INLET SIZE.
11. ALL METERING EQUIPMENT SHALL BE FULLY COMPATIBLE WITH THE CURRENT MCU AUTOMATIC METER READING (AMR) SYSTEM.
12. IF METER IS PROVIDING FIRE PROTECTION AS WELL AS DOMESTIC WATER USE BY PASS MUST BE A MIN. 6" DIA D.I. PIPE FLG X PE.
13. IF METER IS FOR DOMESTIC USE ONLY (I.E. THERE IS A SEPARATE STAND-ALONE FIRE CONNECTION) A COMPOUND METER SHALL BE USED.
14. IF METER IS USED FOR BOTH DOMESTIC AND FIRE PROTECTION USE, A FIRE SERVICE METER WITH LOW-FLOW TURBINE BYPASS METER SHALL BE USED.
15. NO TIE RODS OR EYE BOLT RETAINERS PERMITTED ABOVE GROUND.
16. IF OTHER ASSEMBLIES ARE PROPOSED TO BE PLACED PARALLEL TO METER FOR BACKFLOW ASSEMBLY (I.E. FIRE SERVICES, IRRIGATION METERS, ETC.) THERE SHALL BE A MINIMUM OF 36IN OF SEPARATION BETWEEN ASSEMBLIES AS MEASURED FROM OUTSIDE TO OUTSIDE.
17. CONTRACTOR SHALL TEST AND CERTIFY BACKFLOW PREVENTION DEVICE.
18. IF A FIRE SERVICE METER IS USED, NO STRAINER IS REQUIRED AS STRAINERS ARE PART OF THE ASSEMBLY; IF A COMPOUND METER IS USED, A STRAINER SHALL BE INSTALLED IN THE LOCATION SHOWN ON THE PLAN.
19. CHAIN TO BE PROVIDED BY CONTRACTOR, LOCK WILL BE PROVIDED BY MCU.

Marion County FLORIDA UTILITIES | MCBCC EFFECTIVE 04/13/2023 | REVISION # NA | COMMERCIAL METERS 3" AND ABOVE W/ SINGLE BACKFLOW PREVENTER | 7.3.2 UT 215B

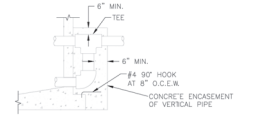


NOTES:
1. BACKFLOW PREVENTION ASSEMBLY SHALL BE INSTALLED AND MAINTAINED AS PER MARION COUNTY CROSS CONNECTION CONTROL ORDINANCE AND/OR PLUMBING CODE.
2. BACKFLOW PREVENTION ASSEMBLY TO BE INSTALLED LEVEL AND PLUMB.
3. MINIMUM CLEARANCE OF 24" TO BE MAINTAINED AROUND ASSEMBLY FOR TESTING.
4. ASSEMBLY MUST BE LISTED WITH THE UNIVERSITY OF SOUTHERN CALIFORNIA FOUNDATION FOR CROSS CONNECTION CONTROL AND HYDRAULIC RESEARCH.
5. ALL BACKFLOW PREVENTION ASSEMBLIES MUST BE TESTED FOLLOWING INSTALLATION AND INITIATION OF WATER SERVICE. THE BACKFLOW PREVENTION ASSEMBLY TESTER MUST POSSESS A CURRENT AMERICAN WATER WORKS ASSOCIATION (AWWA) AND/OR AMERICAN BACKFLOW PREVENTION ASSOCIATION (ASPA) BACKFLOW TESTER CERTIFICATE. A COPY OF THE BACKFLOW PREVENTION ASSEMBLY TEST REPORT MUST BE SUBMITTED TO THE BACKFLOW & CCC COORDINATOR AT MCU WITHIN 14 DAYS FROM THE DATE OF INSTALLATION.
6. MIN. 12" MAX 18" ABOVE FINISHED GRADE AND FLOODPLAIN.
7. METERS LARGER THAN 2" WILL REQUIRE DISCUSSION WITH MCU.

Marion County FLORIDA UTILITIES | MCBCC EFFECTIVE 04/13/2023 | REVISION # 1 | 2" AND SMALLER REDUCED PRESSURE AND/OR DOUBLE CHECK BACKFLOW ASSEMBLY | 7.3.2 UT 209



GRAVITY OUTSIDE DROP CONNECTION (NEW MANHOLE)



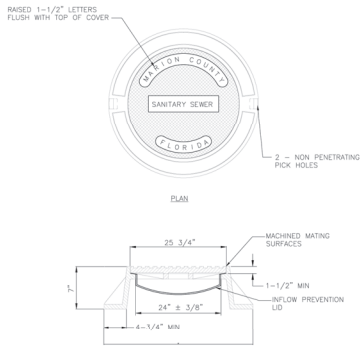
GRAVITY OUTSIDE DROP CONNECTION (EXISTING MANHOLE)



STANDARD CONNECTION

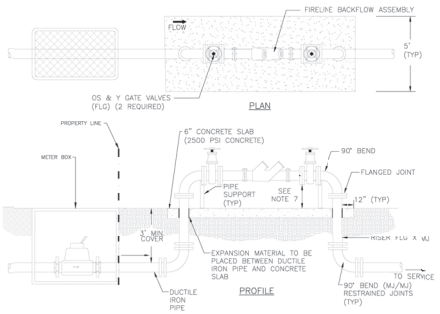
NOTES:
1. DROP PIPE AND FITTINGS SHALL BE OF EQUAL SIZE AND MATERIAL AS THE INFLUENT SEWER.
2. AN OUTSIDE DROP CONNECTION SHALL BE REQUIRED FOR ALL INFLUENT LINES WHICH HAVE AN INVERT 2' OR MORE ABOVE THE MANHOLE INVERT. ALL MANHOLES WITH DROP CONNECTIONS MUST BE LINED AND HAVE COMPOSITE RING AND COVER.
3. CONTRACTOR TO COORDINATE THE PRESENCE OF MCU INSPECTOR DURING CORING AND CONNECTIONS TO EXISTING MANHOLES.
4. POUR NEW BENCH FOR CONNECTION PER UT 302.

Marion County FLORIDA UTILITIES | MCBCC EFFECTIVE 04/13/2023 | REVISION # 2 | GRAVITY MANHOLE CONNECTION | 7.3.2 UT 303



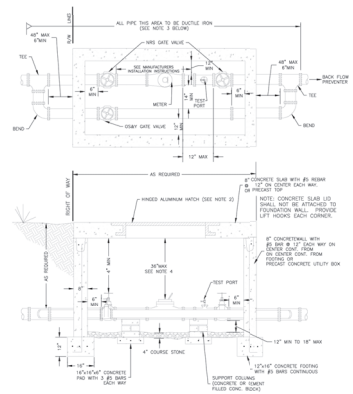
NOTES:
1. RING AND COVER SHALL BE COMPOSITE FOR DROP AND FORCEMAIN CONNECTIONS

Marion County FLORIDA UTILITIES | MCBCC EFFECTIVE 04/13/2023 | REVISION # 2 | STANDARD SEWER MANHOLE FRAME AND COVER | 7.3.2 UT 305



NOTES:
1. NO TIE RODS OR EYE BOLT RETAINERS PERMITTED ABOVE GROUND.
2. BACKFLOW PREVENTION ASSEMBLY TO BE INSTALLED LEVEL & PLUMB.
3. MINIMUM CLEARANCE OF 36" TO BE MAINTAINED AROUND ENTIRE ASSEMBLY FOR TESTING.
4. ALL MECHANICAL JOINTS SHALL BE RESTRAINED.
5. BELL JOINT RESTRAINERS SHALL BE PROVIDED ON ALL UNDERGROUND PIPING AS SPECIFIED IN JOINT RESTRAINT TABLE ON UT 116A & UT 116B.
6. ALL ABOVE GROUND PIPING SHALL BE FLANGED DUCTILE IRON PIPE (NO GALVANIZED OR PVC).
7. BACKFLOW PREVENTION ASSEMBLY MUST BE LISTED WITH THE UNIVERSITY OF SOUTHERN CALIFORNIA FOUNDATION FOR CROSS CONNECTION CONTROL AND HYDRAULIC RESEARCH.
6. ALL BACKFLOW PREVENTION ASSEMBLIES MUST BE TESTED FOLLOWING INSTALLATION AND INITIATION OF WATER SERVICE. THE BACKFLOW PREVENTION ASSEMBLY TESTER MUST POSSESS A CURRENT AMERICAN WATER WORKS ASSOCIATION (AWWA) AND/OR AMERICAN BACKFLOW PREVENTION ASSOCIATION (ASPA) BACKFLOW TESTER CERTIFICATE. A COPY OF THE BACKFLOW PREVENTION ASSEMBLY TEST REPORT MUST BE SUBMITTED TO THE BACKFLOW & CCC COORDINATOR AT MCU WITHIN 14 DAYS FROM THE DATE OF INSTALLATION.
7. MIN. 12" MAX. 18" ABOVE FINISHED GRADE AND FLOODPLAIN.

Marion County FLORIDA UTILITIES | MCBCC EFFECTIVE 04/13/2023 | REVISION # NA | DOUBLE CHECK OR REDUCED PRESSURE BACKFLOW ASSEMBLY (SINGLE SERVICE: 3" – 10") | 7.3.2 UT 213



PROFILE VIEW

NOTES
1. METERS SHALL BE FURNISHED WITH STRAINERS APPROVED BY THE METER MANUFACTURER AND INSTALLED IN ACCORDANCE WITH THE MANUFACTURERS INSTRUCTIONS.
2. ALUMINUM HATCH SHALL BE 30" X 30" FOR METERS 3" AND 4". HATCH FOR METERS 6" AND ABOVE SHALL BE 42" X 42".
3. UNLESS OTHERWISE NOTED, ALL EXPOSED FITTINGS SHALL BE FLANGED AND ALL BURIED FITTINGS SHALL BE MECHANICAL JOINT.
4. METER INSTALLATION REQUIRES INSTALLATION OF A REMOTE READING DEVICE.
5. BACKFLOW PREVENTION DEVICE SHALL BE INSTALLED AFTER THE METER ASSEMBLY AND BYPASS AS APPROVED BY MCU.
6. METER TO BE FURNISED BY MCU.
7. CHAIN TO BE PROVIDED BY CONTRACTOR, LOCK TO BE PROVIDED BY MCU.

Marion County FLORIDA UTILITIES | MCBCC EFFECTIVE 04/13/2023 | REVISION # NA | FLOWMETER AND VAULT ASSEMBLY | 7.3.2 UT 214

Kimley»Horn
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PHONE: 386-226-0222
WWW.KIMLEY-HORN.COM REGISTRY No. 35106

No.	REVISIONS	DATE	BY
1	–	–	–

LICENSED PROFESSIONAL ENGINEER
MARK D. BRANDT
STATE OF FLORIDA
87476
PROFESSIONAL ENGINEER
DATE:

K&A PROJECT 249738001
DATE 02/17/2026
SCALE AS SHOWN
DESIGNED BY ——
DRAWN BY ——
CHECKED BY ——

COUNTY DETAILS

SR 200 & HWY 484 SELF STORAGE
MARION COUNTY FL

SHEET NUMBER C7.2

Plotted By:Sherman, William
This document, together with

Marion County

Development Review Committee

Agenda Item

File No.: 2026-23626 **Agenda Date:** 7/13/2026 **Agenda No.:** 6.5.

SUBJECT:
Midway Terrace Apartments - Major Site Plan - Plan Extension Request
Parcel #: 9007-0101-18 #30183
Linn Engineering

On July 7, Applicant requested a one-year extension for this Major Site Plan. The request is to extend one year from the current expiration date of June 17, 2026. The new expiration date would be June 17, 2027. There have been no previous extensions granted.

From: Yesenia
To: Development Review
Cc: Alejandro Gutierrez
Subject: Request Extension = Plan Number 30183 Major Site Plan will expire in 30 days
Date: Tuesday, July 7, 2026 12:31:23 PM

CAUTION: THIS MESSAGE IS FROM AN EXTERNAL SENDER
This email originated from outside the organization. Do not click links, open attachments, or share any information unless you recognize the sender and know the content is safe. Report suspicious emails using the "Phish Alert" button in Outlook or contact the Helpdesk.

Good morning,

Thank you for the clarification regarding Plan Number 30183 – Major Site Plan.

At this time, we are still awaiting final financing approval in order to move forward with the remaining project requirements, including the signed/sealed plans, Development Order issuance, and completion of the As-built process.

For this reason, we would like to formally request an extension for the project while we complete the financing process and proceed with the remaining steps.

Thank you for your consideration, and please let us know if any additional information is needed.

Best regards,
Yesenia Petit.

Ordonez Ordonez Construction INC.

From: DoNotReply EPL Permit Notify <DoNotReply-EPLPermitNotify@marionfl.org>
Sent: Sunday, May 17, 2026 12:06 AM
To: Yesenia <yesenia@adanordonezp.com>
Subject: Plan Number 30183 Major Site Plan will expire in 30 days

Hello,
This plan will expire soon. You may view details online by visiting the Marion County Civic Access Portal.
If an extension is needed, please reply to this email providing the reason for the request and the duration of the extension. Upon receipt of the request, we will begin processing for formal approval. Fees may apply.
This message was sent from an official Marion County Board of County Commissioners email account. If you have questions or believe this message was sent in error, please contact us directly at +1 352 671 8686.
Thank you,
Office of the County Engineer
Marion County Board of County Commissioners

Ocala, Florida
Empowering Marion for Success!

CONSTRUCTION PLANS
FOR
MULTI-FAMILY
MIDWAY TERRACE LOT 18
OCALA, FL 34472

Digitally signed by Gregory T Chatelain
Date: 2024.05.02 10:13:10 -04'00'

DEVELOPMENT REVIEW COMMITTEE
MARION COUNTY, FLORIDA
APPLICATION #: 30183
APPROVAL DATE: 6/17/24
EXPIRATION DATE: 6/17/26

All construction shall conform to the minimum standards contained in the Marion County Land Development Code, latest revision. Areas of the right-of-way disturbed during construction shall be dressed and sodded. Seed and mulch may be used if approved by the County Engineer or designee.

NOTICE
The approval of these plans is limited to construction under the jurisdiction of Marion County and does not substitute nor waive the requirements of other agencies for additional permits, as applicable, by state and/or federal laws.

COUNTY STAMP

Legal Description:
LOT 18, BLOCK 101, SILVER SPRINGS SHORES UNIT NO. 7, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK J, PAGES 94-102, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA

PARCEL ID: # 9007-0101-18
PRIME KEY: # 1347441

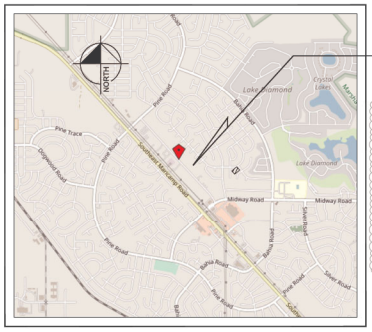
SECTION 5, TOWNSHIP 16S, RANGE 23E

PROJECT AREA:	0.85 ACRES	37,002 SF
TOTAL IMPERVIOUS AREA	0.47 ACRES	20,584 SF (56%)
TOTAL PERVIOUS AREA	0.38 ACRES	20,584 SF (44%)

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

Signature: ADAN ORDONEZ
Date: 07/06/23

NOTE
1. CONSTRUCTION MATERIALS, QUALITY AND WORK MANSHIP SHALL BE IN ACCORDANCE WITH MARION COUNTY AND FDOT SPECIFICATIONS AND STANDARDS AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
2. THIS PROJECT IS NOT IN AN ENVIRONMENTALLY SENSITIVE OVERLAY ZONE.
3. THIS PROPERTY IS LOCATED WITHIN FLOOD ZONE X
4. PROJECT IS WITHIN THE PRIMARY SPRING PROTECTION OVERLAY ZONE
5. ALL DEVELOPMENT ORDERS, PERMITS, CERTIFICATES OF APPROVAL AND/OR GRANTED AND/OR RESERVED ANY PUBLIC FACILITY CAPACITIES. FUTURE RIGHTS TO DEVELOP THIS 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, MASTER PLAN, PRELIMINARY PLAT, IMPROVEMENT PLAN, FINAL PLAT, SITE PLAN, OR BUILDING PERMIT REVIEW.
6. NO CHANGE TO THE WORK AS SHOWN ON THE APPROVED PLANS SHALL BE MADE WITHOUT NOTIFICATION TO AND APPROVAL BY THE COUNTY ENGINEER OR DESIGNEE.
7. OWNER, FREEDOM INVESTMENTS L.L.C., WILL BE RESPONSIBLE FOR MAINTENANCE AND MANAGEMENT OF THE COMMON AREAS AND IMPROVEMENTS.
8. PEAK HOUR TRIPS ADDED BY PROJECT: TRIPS PER HOUR



LOCATION MAP
SCALE : 1:400

Description/ITE Code	Units	ITE Vehicle Trip Generation Rates (peak hours are for peak hour of adjacent street traffic unless highlighted)								Units	Expected Units
		Weekday	AM	PM	Pass-By	AM In	AM Out	PM In	PM Out	Independent Variable	
Apartment 220	DU	6.65	0.51	0.62		20%	80%	65%	35%	DU	12.0

Total Generated Trips			Total Distribution of Generated Trips					
Daily	AM Hour	PM Hour	AM In	AM Out	Pass-By	PM In	PM Out	Pass-By
80	6	7	1	5	0	5	3	0

THE ITE TRIP GENERATION MANUAL, 11TH EDITION WAS USED TO ESTIMATE THE PROJECTED TRIPS BY THIS DEVELOPMENT.

UTILITY PROVIDERS

WATER/SEWER
MARION COUNTY UTILITIES
11800 SE US HIGHWAY 441
BELLEVIEW, FL 34420
(352) 307-6000

ENGINEER:
LINN ENGINEERING & DESIGN
P.O. BOX 140024
ORLANDO, FL 32814
CONTACT: GREGORY T. CHATELAIN, P.E.
PHONE: 407-775-5194
EMAIL: greg@linnengineering.com

SURVEYOR :
HARTLEY SURVEYING, INC
283 TIGERLILLY COURT
ALTAMONTE SPRINGS, FL 32714
407-383-6978
407-788-9415 (FAX)
LB #7197

OWNER/APPLICANT:
FREEDOM INVESTMENTS LLC
ADAN@VESTMENTS@ADANORDONEZ.COM
ADDRESS: 1911 MORNING DRIVE.
ORLANDO, FL 32809
CONTACT INFORMATION: ALEJANDRO GUTIERREZ (407)233 2100

DRAWING INDEX

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C03	EXISTING CONDITIONS AND DEMOLITION PLAN
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C04A	AERIAL MAP
C05	PAVING, GRADING AND DRAINAGE PLAN
C06	UTILITY PLAN
C06A	LIFT STATION DETAILS
C07-C09	UTILITY DETAILS
C10	FIRE TRUCK ROUTE
SWPPP-1,2	EROSION CONTROL & STORMWATER POLLUTION PREVENTION PLAN
SL-1	SITE LIGHTING AND PHOTOMETRICS
ID-01	LANDSCAPE INDEX SHEET
LS-01	LANDSCAPE PLAN
LS-02	LANDSCAPE DETAILS & SPECIFICATIONS
IR01-03	IRRIGATION PLAN AND DETAILS
S1	SURVEY

CALL48 HOURS BEFORE YOUDIG
IT'S THE LAW! DIAL811
811 Know what's below. Call before you dig.
SUNSHINE STATE ONE CALL OF FLORIDA, INC.

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

No.	REVISIONS	DATE	BY
1	REVISED PER CITY COMMTS	07/2023	GTC
2	REVISED PER CITY COMMTS	09/2023	GTC
3	REVISED PER CITY COMMTS	05/2024	GTC
4	REVISED PER CITY COMMTS	06/2024	GTC

LINN ENGINEERING & DESIGN
PO.A. BOX 140024
ORLANDO, FL 32814
PHONE: 407-775-5194
EMAIL: greg@linnengineering.com
CA LIC. NO. 31710

DESIGN DRAWN: GREGORY T. CHATELAIN, P.E.
FLORIDA REGISTRATION NUMBER: 91573
SEAL

SCALE: AS NOTED
DESIGNED BY: GTC
DRAWN BY: GTC
CHECKED BY: GTC

COVER SHEET

MIDWAY TERRACE LOT 18 MULTIFAMILY
OCALA, FL 34472
MAJOR SITE PLAN
MARION COUNTY FLORIDA

DATE: 2/2023
PROJECT NO. 36300-23-400
SHEET NUMBER: C01

Drawing name: \\cnd-server\V\Projects\36300- Adan Investments\23-400 Midway Terrace Lot 18\Civil-Civil\C01 Midway Terrace Multi Family - Cover C01.dwg Layout1 May 02, 2024 8:34am by Workstation 8

GENERAL NOTES:

1. LOCATIONS, ELEVATIONS, AND DIMENSIONS OF EXISTING UTILITIES, STRUCTURES AND OTHER FEATURES ARE SHOWN ACCORDING TO THE BEST INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE PLANS. THE EXISTING UTILITY INFORMATION SHOWN IS BASED ON THE RECORDS OF THE VARIOUS UTILITY COMPANIES AND ON FIELD SURVEYS. THE CONTRACTOR HAVE BEEN FIELD VERIFIED AS TO LOCATIONS AND AREAS OF INTEREST.

2. PRIOR TO THE INITIATION OF SITE CONSTRUCTION, THE CONTRACTOR SHALL VERIFY ANY EXISTING UTILITIES INCLUDING GAS, WATER, ELECTRIC, CABLE TV, COMMUNICATIONS, SANITARY SEWERS AND STORM DRAINAGE SYSTEMS, ON AND / OR ADJACENT TO THE SITE. REMOVE OR CAP AS NECESSARY.

3. THE CONTRACTOR SHALL EXERCISE CAUTION IN AREAS OF BURIED UTILITIES AND SHALL CALL "SUNSHINE" AT 1-800-432-4770 AT LEAST 48 HOURS PRIOR TO CONSTRUCTION TO ARRANGE FOR FIELD LOCATIONS OF BURIED UTILITIES.

4. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE TO EXISTING FACILITIES, ABOVE OR BELOW GROUND, THAT MAY OCCUR AS A RESULT OF THE WORK PERFORMED BY THE CONTRACTOR OR SUB-CONTRACTORS, AS CALLED FOR IN THESE CONTRACT DOCUMENTS.

5. IT IS THE CONTRACTOR'S RESPONSIBILITY TO BECOME FAMILIAR WITH THE PERMIT AND INSPECTION REQUIREMENTS SPECIFIED BY THE VARIOUS GOVERNMENTAL AGENCIES AND THE ENGINEER. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION, AND SCHEDULE INSPECTIONS ACCORDING TO AGENCY INSTRUCTION/REQUIREMENTS.

6. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS, ON ALL PRECAST AND MANUFACTURED ITEMS, TO THE OWNER'S ENGINEER FOR APPROVAL, FAILURE TO OBTAIN APPROVAL BEFORE INSTALLATION MAY RESULT IN REMOVAL AND / REPLACEMENT AT THE CONTRACTOR'S EXPENSE.

7. ALL UTILITY SERVICE STUB-OUTS (WATER, SANITARY SEWER, etc.) ARE TO BE INSTALLED WITHIN 5' OF BUILDING(S), UNLESS OTHERWISE NOTED ON PLANS.

8. CONTRACTOR TO COORDINATE WITH THE APPROPRIATE ELECTRIC UTILITY SUPPLIER REGARDING ANY NECESSARY RELOCATION(S) OF UNDERGROUND AND/OR OVERHEAD ELECTRIC FACILITIES, AND FOR THE LOCATION AND INSTALLATION OF TRANSFORMER PADS(S) AND ASSOCIATED ELECTRIC FACILITIES.

9. SAFETY

A. DURING THE CONSTRUCTION AND/OR MAINTENANCE OF THIS PROJECT, ALL SAFETY REGULATIONS ARE TO BE ENFORCED. THE CONTRACTOR OR HIS REPRESENTATIVE SHALL BE RESPONSIBLE FOR THE CONTROL AND SAFETY OF THE MANAGING PEOPLE AND THE SAFETY OF HELPERS PERSONNEL.

B. ALL SAFETY REGULATIONS SHALL CONFORM TO THE PROVISIONS SET FORTH BY OSHA IN THE FEDERAL REGISTER OF THE DEPARTMENT OF TRANSPORTATION.

C. THE MINIMUM STANDARDS AS SET FORTH IN THE CURRENT EDITION OF "THE STATE OF FLORIDA, MANUAL ON TRAFFIC CONTROL AND SAFE PRACTICES FOR STREET AND HIGHWAY CONSTRUCTION, MAINTENANCE, UTILITY AND INCIDENT MANAGEMENT OPERATIONS" SHALL BE APPLICABLE, APPLICATION, INSTALLATION, MAINTENANCE AND REMOVAL OF ALL TRAFFIC CONTROL DEVICES, WARNING DEVICES AND BARRIERS NECESSARY TO PROTECT THE PUBLIC AND CONSTRUCTION PERSONNEL, FROM HAZARDS WITHIN THE PROJECT LIMITS.

D. ALL TRAFFIC CONTROL, WARNINGS AND DEVICES SHALL CONFORM TO THE PROVISIONS SET FORTH IN THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES PREPARED BY THE U.S. DEPARTMENT OF TRANSPORTATION FEDERAL HIGHWAY ADMINISTRATION.

E. ALL SUBSURFACE EXCAVATIONS SHALL COMPLY WITH THE "TRENCH SAFETY ACT". THE CONTRACTOR SHALL INSURE THAT THE METHOD OF TRENCH PROTECTION AND CONSTRUCTION IS IN COMPLIANCE WITH THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) REGULATIONS.

IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO COMPLY AND ENFORCE ALL APPLICABLE SAFETY REGULATIONS. THE ABOVE INFORMATION HAS BEEN PROVIDED FOR THE CONTRACTOR'S INFORMATION ONLY AND DOES NOT IMPLY THAT THE OWNER OR ENGINEER WILL INSPECT AND/OR ENFORCE SAFETY REGULATIONS.

10. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN AN "ON-SITE PIPING PERMIT" IF REQUIRED FOR CONSTRUCTION OF THE PROPOSED UTILITIES. THIS PERMIT MUST BE OBTAINED AT LEAST 2 WEEKS PRIOR TO THE INTERFACE CONSTRUCTION AND SHALL BE POSTED ON SITE AT ALL TIMES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COSTS ASSOCIATED WITH THIS PERMIT.

11. THE GRADING INFORMATION DEPICTED ON THESE PLANS WAS BOTH COMPILED TO PROPORTION BY SCALE AS ACCURATELY AS POSSIBLE; HOWEVER, DUE TO REPRODUCTIVE DISTORTION, REDUCTION, AND/OR ENLARGEMENT, INFORMATION CONTAINED HEREIN IS NOT INTENDED TO BE SCALED FOR CONSTRUCTION PURPOSES.

12. ALL SPECIFICATIONS AND DOCUMENTS REFERENCED HEREIN SHALL BE OF THE LATEST REVISION.

13. ALL UNDERGROUND UTILITIES MUST BE IN-PLACE, TESTED AND INSPECTED PRIOR TO BASE AND SURFACE CONSTRUCTION.

14. WORK PERFORMED UNDER THIS CONTRACT SHALL INTERFACE SMOOTHLY WITH ANY OTHER WORK BEING PERFORMED ON SITE BY OTHER CONTRACTORS/SUBCONTRACTORS AND UTILITY COMPANIES. IT WILL BE NECESSARY TO COORDINATE CONSTRUCTION ACTIVITIES AND SCHEDULE FIELDER ACTIVITIES ACCORDINGLY.

15. ALL DISTURBED AREAS WITHIN THE RIGHT R/W SHALL BE SODDED WITH ARGENTINE BAHIA SOD.

16. WHERE APPLICABLE UTILITY TRENCHES CROSSING PAVEMENT AREAS SHALL BE BACKFILLED WITH GRANULAR MATERIAL IN TWELVE INCH (12") LAYERS AND COMPACTED TO SAFETY EIGHT PERCENT (98 %) MAXIMUM DENSITY AS DETERMINED BY AASHTO T-99 OR T-238.

17. ALL ENGINEERING ARE TO FACE OF CURB.

18. ALL CONSTRUCTION SHALL MEET MUNICIPALITY STANDARDS AND SPECIFICATIONS.

AS BUILT:

UPON COMPLETION OF CONSTRUCTION, THE CONTRACTOR SHALL FURNISH THE OWNER'S ENGINEER WITH COMPLETE "AS-BUILT" INFORMATION, CERTIFIED BY A REGISTERED LAND SURVEYOR. THIS INFORMATION SHALL INCLUDE, BUT NOT BE LIMITED TO, THE LOCATION AND ELEVATION OF ALL FACILITIES INSTALLED, AS WELL AS ANY OTHER INFORMATION REQUIRED BY THE PERMITTING CONSTRUCTION. NO ENGINEER'S CERTIFICATIONS FOR CERTIFICATE OF OCCUPANCY (C.O.) PURPOSES WILL BE GIVEN UNTIL THIS INFORMATION HAS BEEN RECEIVED AND APPROVED BY THE OWNER'S ENGINEER.

ALL-BUILTS SHALL COMPLY WITH MUNICIPALITY REQUIREMENTS.

CLEARING AND SITE PREPARATION NOTES:

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER INSTALLATION OF THE EROSION CONTROL DEVICES, AS SHOWN ON THE PLANS, PRIOR TO ANY SITE CLEARING AND/OR DEMOLITION, REFER TO THE "EROSION CONTROL NOTES" SECTION CONTAINED HEREIN FOR ADDITIONAL REQUIREMENTS.

2. PRIOR TO ANY SITE CLEARING, ALL TREES SHOWN TO REMAIN, AS INDICATED ON THE LANDSCAPE PLANS, SHALL BE PROTECTED BY BARRICADES, FENCING, OR OTHER SUITABLE MEANS, AND DETAILS CONTAINED IN THESE PLANS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN THOSE TREES IN GOOD CONDITION. NO TREE(S) SHOWN TO REMAIN SHALL BE REMOVED WITHOUT WRITTEN APPROVAL FROM THE OWNER AND THE LOCAL AGENCY HAVING JURISDICTION OVER THESE ACTIVITIES.

3. THE CONTRACTOR SHALL CLEAR AND GRUB ONLY THOSE PORTIONS OF THE SITE NECESSARY FOR CONSTRUCTION. ALL DISTURBED AREAS MUST BE SEEDED, MULCHED, SODDED OR PLANTED WITH OTHER APPROVED LANDSCAPE MATERIAL, IMMEDIATELY FOLLOWING CONSTRUCTION.

4. THE TOP 4" TO 6" OF GROUND REMOVED DURING CLEARING AND GRUBBING ACTIVITIES SHALL BE STOCKPILED ON SITE AND USED FOR FINISHED GRADING PURPOSES. ALL ROOTS, STUMPS, TREES, BRUSH, DEBRIS, AND OTHER MATERIALS NOT SUITABLE FOR USE IN GRADING OPERATIONS SHALL BE DISPOSED OF IN A MANNER SATISFACTORY TO THE OWNER'S ENGINEER. NO TREES SHALL BE BURIED ON SITE. ALL EXCAVATION IS TO BE UTILIZED ON-SITE, PROVIDED THE MATERIAL IS DEEMED SUITABLE BY THE OWNER'S SOILS TESTING COMPANY. EXCESS MATERIALS, IF ANY, SHALL BE DISPOSED OF AS DIRECTED BY THE OWNER OR OWNER'S ENGINEER, OR REMOVED FROM THE SITE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COSTS ASSOCIATED WITH THE DISPOSAL OF EXCESS MATERIALS FROM THE SITE.

5. ALL EXISTING DEPRESSIONS (WITHIN OR BELOW GROUND), CONSTRUCTION DEBRIS AND OTHER WASTE MATERIAL SHALL BE DISPOSED OF OFF-SITE BY THE CONTRACTOR, IN ACCORDANCE WITH APPLICABLE REGULATORY AGENCY REQUIREMENTS.

6. THE CONTRACTOR IS TO PREPARE THE SITE IN ACCORDANCE WITH THE SOILS REPORT, COPIES OF WHICH ARE AVAILABLE UPON REQUEST OF PROPERTY. TYPE OF FENCE TO BE SUBMITTED BY CONTRACTOR TO ENGINEER FOR APPROVAL.

7. CONTRACTOR IS TO PROVIDE EROSION CONTROL/SEDIMENTATION BARRIERS (SILTATION CURTAINS) TO PREVENT SILTATION OF ADJACENT PROPERTY, STREETS, STORM SEWERS AND WATERWAYS. IN ADDITION, CONTRACTOR SHALL MAINTAIN SILT FENCES, STRAW BALES OR STRAW MULCH ON GROUND IN AREAS WHERE CONSTRUCTION RELATED TRAFFIC IS TO ENTER AND EXIT SITE, IF, IN THE OPINION OF THE OWNER'S ENGINEER, THE CONTRACTOR'S OPERATIONS ARE NOT IN COMPLIANCE WITH THE SPECIFICATIONS SET FORTH HEREIN OR REQUIREMENTS OF APPLICABLE PERMITS, THE CONTRACTOR SHALL BE REQUIRED TO REMOVE SAID DEBRIS TO THE SATISFACTION OF THE ENGINEER AND/OR AUTHORITIES.

8. THE CONTRACTOR SHALL EXIT THE EXCAVATED OR FILLED WATERS OFF-SITE, OR INTO ON-SITE RETENTION AREAS, AS SOON AS POSSIBLE. IN NO CASE SHALL WATER BE ALLOWED TO REMAIN IN TRENCHES OVERNIGHT UNLESS OR IN AREA ENVIRONMENTALLY SENSITIVE HABITAT, WHERE SHOWN/NOTED LOCALLY.

9. IF WIND EROSION BECOMES SIGNIFICANT DURING CONSTRUCTION, THE CONTRACTOR SHALL STABILIZE THE AFFECTED AREAS USING SPRINKLING, IRRIGATION OR OTHER ACCEPTABLE METHODS.

A. CONTRACTOR SHALL INSPECT AND MAINTAIN ON A DAILY BASIS ALL EROSION/SEDIMENTATION CONTROL FACILITIES.

B. THE CONTRACTOR SHALL ENSURE THAT SILTATION ACCUMULATIONS GREATER THAN THE LESSER OF 10 INCHES OR ONE-HALF THE DEPTH OF THE SILTATION CONTROL BARRIER SHALL BE IMMEDIATELY REMOVED AND PLACED IN UPLAND AREAS.

C. STAKED HAY BALES WILL NOT BE UTILIZED FOR EROSION, SEDIMENT AND TURBIDITY CONTROL.

PAVING AND GRADING NOTES:

1. ALL EXISTING/ON SUBGRADE MATERIAL (I.E. MUCK, PEAT, BURIED DEBRIS, ETC.) TO BE EXCAVATED AND REPLACED WITH SUITABLE/COMPACTED SOILS, AS DIRECTED BY THE OWNER'S ENGINEER, OR OWNER'S SOILS TESTING COMPANY. SUITABLE/SOIL MATERIAL TO BE DETERMINED BY THE OWNER'S SOILS TESTING COMPANY. ALL SUITABLE/SOIL MATERIAL TO BE USED TO BE BACKFILLED WITH APPROVED MATERIALS AND COMPACTED AS SHOWN ON THESE PLANS. CONTRACTOR IS RESPONSIBLE FOR ACQUIRING ANY PERMITS THAT ARE NECESSARY FOR REMOVING DESTROYING MATERIAL FROM THE SITE.

2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXCAVATIONS AGAINST COLLAPSE AND/OR INWARD MOVEMENT OF ADJACENT SOIL. ALL EXCAVATIONS SHALL BE PROTECTED BY SHEETING, BRACING OR SLOPING TO MEET THE REQUIREMENTS OF OSHA AND ALL OTHER APPLICABLE REGULATIONS.

3. ALL NECESSARY FILL AND EMBANKMENT THAT IS PLACED DURING CONSTRUCTION SHALL CONSIST OF MATERIAL SPECIFIED BY THE OWNER'S SOILS TESTING COMPANY OR ENGINEER AND BE PLACED AND COMPACTED ACCORDING TO THESE PLANS.

4. PROPOSED SPOT ELEVATIONS REPRESENT FINISHED PAVEMENT OR GROUND SURFACE GRADES, UNLESS OTHERWISE NOTED.

5. IT MAY BE NECESSARY TO FIELD ADJUST PAVEMENT GRADES TO ENHANCE THE POSITIVE DRAINAGE SYSTEMS SHOWN. CONTRACTOR TO COORDINATE WITH OWNER'S ENGINEER PRIOR TO ANY ELEVATION CHANGES.

6. CONTRACTOR TO FIELD TRIM, TACK AND MATCH EXISTING PAVEMENT AT LOCATIONS WHERE NEW PAVEMENT MEETS EXISTING PAVEMENT.

7. CURBING SHALL BE PLACED AT THE EDGES OF ALL PAVEMENT, UNLESS OTHERWISE NOTED. REFER TO THE LATEST VERSION OF F.D.O.T. "ROADWAY AND TRAFFIC DESIGN STANDARDS" FOR DETAILS AND SPECIFICATIONS OF ALL F.D.O.T. TYPE CURB AND GUTTER CALLED FOR IN THESE PLANS.

8. PRIOR TO CONSTRUCTING CONCRETE PAVEMENTS, THE CONTRACTOR IS TO SUBMIT A PROPOSED JOINTING PATTERN TO THE SOILS ENGINEER FOR APPROVAL.

9. CONTRACTOR TO PROVIDE EXPANSION/CONTRACTION EXPANSION JOINT MATERIAL WITH SEALANT AT ABUTMENT OF CONCRETE AND OTHER MATERIALS (STRUCTURES, OTHER POURED)

10. ALL PAVEMENT MARKINGS SHALL BE MADE IN ACCORDANCE WITH F.D.O.T. STANDARD INDEX #17346.

11. THE CONTRACTOR SHALL NOT STOCKPILE BY-USED AND MIXED, SOIL OR OTHER APPROVED MATERIALS ON ADJACENT PROPERTY WITHOUT THE WRITTEN PERMISSION OF THE OWNER OF SUCH PROPERTY. THE PERMANENT DISPOSAL OF EXCESS MATERIALS SHALL BE ARRANGED BY THE CONTRACTOR. CONSTRUCTION SHALL MAINTAIN GOOD HOUSEKEEPING PRACTICES AT ALL TIMES. CONTRACTOR TO COORDINATE WITH OWNER REGARDING TYPE OF MATERIAL, LANDSCAPING AND RESTORATION REQUIREMENTS.

12. THE CONTRACTOR SHALL RESTORE OFF-SITE CONSTRUCTION AREAS TO EQUAL AND/OR BETTER CONDITION THAN EXISTING PRIOR TO START OF CONSTRUCTION.

13. UNLESS OTHERWISE NOTED, GRADE TO MEET EXISTING ELEVATION AT PROPERTY LINES.

14. SURVEY BENCHMARKS OR BENCHMARKS, WHICH HAVE TO BE DISTURBED BY THIS WORK, SHALL BE REPLACED UPON COMPLETION OF WORK BY A REGISTERED LAND SURVEYOR.

15. FINAL GRADES SHOWN INCLUDE SOD HEIGHT. ALL AREAS SHALL BE GRADED TO DRAIN AWAY FROM THE BUILDINGS.

TESTING AND INSPECTION REQUIREMENTS (PAVING/GRADING):

1. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING APPLICABLE TESTING WITH THE SOILS ENGINEER. TESTS WILL BE REQUIRED PURSUANT WITH THE SOILS REPORT, UPON COMPLETION OF WORK THE SOILS ENGINEER WILL SUBMIT CERTIFICATIONS TO THE OWNER AND OWNER'S ENGINEER STATING THAT ALL REQUIREMENTS HAVE BEEN MET.

2. A QUALIFIED TESTING LABORATORY SHALL PERFORM ALL TESTING NECESSARY TO ASSURE COMPLIANCE OF THE IN-PLACE MATERIALS AS REQUIRED BY THESE PLANS, THE VARIOUS AGENCIES AND PERMIT CONDITIONS. SHOULD ANY ADDITIONAL OR REQUIRED TEST TO FAIL FAILURE OF ANY TESTS TO MEET THE REQUIREMENTS, THE CONTRACTOR SHALL BEAR ALL COSTS OF SAID RETESTING.

STORM DRAINAGE SYSTEM NOTES:

1. STANDARD INDEXES REFER TO THE LATEST EDITION OF F.D.O.T. "ROADWAY AND TRAFFIC DESIGN STANDARDS."

2. ALL STORM SEWER PIPE SHALL BE REINFORCED CONCRETE CLASS III (ASTM C-76) UNLESS OTHERWISE NOTED ON PLANS. ALL DRAINAGE STRUCTURES SHALL BE IN ACCORDANCE WITH F.D.O.T. ROADWAY AND TRAFFIC DESIGN STANDARDS UNLESS OTHERWISE NOTED ON PLANS.

3. PIPE LENGTHS SHOWN ARE APPROXIMATE AND TO CENTER OF DRAINAGE STRUCTURES, WITH THE EXCEPTION OF MITERED END AND FLARED END SECTIONS, WHICH ARE NOT INCLUDED IN LENGTHS.

4. ALL DRAINAGE STRUCTURE GRATES AND COVERS, EITHER EXISTING OR PROPOSED SHALL BE TRAFFIC RATED FOR H-20 LOADINGS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING ANY NECESSARY UPWARDS TO EXISTING DRAINAGE STRUCTURES.

5. CONSTRUCTION OF THE STORMWATER MANAGEMENT SYSTEM MUST BE COMPLETE AND ALL DISTURBED AREAS STABILIZED IN ACCORDANCE WITH THE PERMITTED PLANS AND CONDITIONS PRIOR TO ANY OFF-SITE DISCHARGE OR THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY (C.O.), WHICHEVER IS FIRST. OF THE INFRASTRUCTURE, OR TRANSFER OF RESPONSIBILITY FOR MAINTENANCE OF THE SYSTEM TO A LOCAL GOVERNMENT OR PROPERTY OWNERS ASSOCIATION.

6. NON-SOLID GROUND SOD SHALL BE USED FOR STABILIZATION IN THE SPECIFIED EMERGENCY SPILLWAY AREAS. SOD SHALL BE PEGGED AS NECESSARY TO PREVENT SLIPPAGE. SOD SHALL BE ARGENTINE BAHIA GROUND AND IS NOT RECOMMENDED FOR THE STABILIZATION OF RETENTION POND BOTTOMS.

TESTING AND INSPECTION REQUIREMENTS (DRAINAGE):

1. THE STORM DRAINAGE PIPING SYSTEM SHALL BE SUBJECT TO A VISUAL INSPECTION BY THE OWNER'S ENGINEER PRIOR TO THE PLACEMENT OF BACKFILL. CONTRACTOR TO NOTIFY THE ENGINEER 48 HOURS IN ADVANCE TO SCHEDULE INSPECTION.

2. THE CONTRACTOR SHALL MAINTAIN AND PROTECT FROM MUD, DIRT, DEBRIS, ETC. THE STORM DRAINAGE SYSTEM UNTIL FINAL ACCEPTANCE OF THE PROJECT. THE STORM SYSTEM WILL BE INSPECTED BY THE OWNER'S ENGINEER PRIOR TO APPROVAL FOR THE ISSUANCE OF CERTIFICATE OF OCCUPANCY PURPOSES. THE CONTRACTOR MAY BE REQUIRED TO RECLEAN PIPES AND INLETS FOR THESE PURPOSES.

SANITARY SYSTEM NOTES:

1. SANITARY SEWERS, FORCE MAINS, AND STORM SEWERS SHOULD ALWAYS CROSS UNDERNEATH WATER MAINS. INSTALLATIONS OF SANITARY SEWERS, FORCE MAINS AND STORM SEWERS, AT CROSSINGS OF WATER MAINS, SHALL BE PERFORMED SO AS TO PROVIDE A MINIMUM VERTICAL CLEARANCE OF EIGHTEEN INCHES (18") BETWEEN THE OUTSIDE OF THE PIPES. WHERE THE OTHER PIPE, WHENEVER POSSIBLE, THE CROSSING SHALL BE ARRANGED SO THAT THE SEWER JOINTS AND WATER JOINTS SHALL BE EQUIDISTANT FROM THE POINT OF CROSSING WITH NO LESS THAN 10 FEET BETWEEN JOINTS. WHERE THE SEWER PIPE IS LOCATED SO THAT JOINTS ARE NOT FEASIBLE, THE SEWER MUST BE LAID SOLID, AND ACCEPTABLY ENCIRCLING A MINIMUM VERTICAL CLEARANCE OF 6 INCHES MUST BE MAINTAINED AT THE CROSSING.

WHERE THERE IS NO ALTERNATIVE TO STORM PIPES CROSSING OVER WATER MAINS, THE CRITERIA FOR MINIMUM SEPARATION OF 18 INCHES BETWEEN LINES, AND 10 FEET BETWEEN JOINTS, COVERED AT THE POINT OF CROSSING SHALL BE REQUIRED. THE WATER MAIN SHALL BE PLACED IN A SLEEVE FOR 20 FEET CENTERED ON THE POINT OF CROSSING, ASSURING STRUCTURAL SUPPORT SHALL BE PROVIDED FOR THE SEWER TO PREVENT DAMAGE TO THE WATER MAIN. WHENEVER POSSIBLE, THE CROSSING SHALL BE ARRANGED SO THAT THE SEWER PIPE JOINTS AND THE WATER MAIN PIPE JOINTS ARE EQUIDISTANT FROM THE POINT OF CROSSING (i.e. PIPES CENTERED ON THE CROSSING).

2. A MINIMUM OF TWENTY FOOT HORIZONTAL SEPARATION SHALL BE MAINTAINED BETWEEN ANY TYPE OF SEWER ENCLOSURE FORCE MAINS AND CROSSING OR PROPOSED WATER MAINS, IN PARALLEL INSTALLATIONS WHENEVER POSSIBLE, THE DISTANCE FOR SEPARATION SHALL BE INCREASED DUE TO EDGE.

IN CASES WHERE IT IS NOT POSSIBLE TO MAINTAIN A 10 FOOT HORIZONTAL SEPARATION, THE WATER MAIN MUST BE INSTALLED IN A SEPARATE TRENCH, OR IN AN UNDISTURBED EARTH SHELF LOCATED ON ONE SIDE OF THE SANITARY SEWER, AT SUCH AN ELEVATION THAT THE BOTTOM OF THE WATER MAIN IS AT LEAST 18 INCHES ABOVE THE TOP OF THE SEWER LINE, AND WATER AND SEWER JOINTS SHALL BE STAGGERED.

SUCH SEWERS SHALL BE PLACED HORIZONTALLY SO SEWAGE CANNOT, UNDER ANY CONDITIONS, BE FORCED INTO OR ENTER THE WATER PIPE. SEWERS SHALL BE LOCATED AS FAR APART AS POSSIBLE FROM JOINTS ON THE SEWER OR FORCE MAIN (i.e. STAGGERED JOINTS).

3. ALL PVC PIPE SHALL BE SOLID WALL POLYVINYL CHLORIDE PIPE AND COMPLY WITH ASTM D 3034 AND ALL APPLICABLE ASTM STANDARDS AS ENCOUNTERED IN SECTION 905 OF F.D.O.T. STANDARD SPECIFICATIONS.

4. ALL SANITARY SEWERS MUST BE TESTED IN ACCORDANCE WITH ASTM PROCEDURES. SANITARY SEWERS SHALL BE TESTED WITH LOW PRESSURE AIR TESTING IN ACCORDANCE WITH THE FOLLOWING PROCEDURE:

A. ALL SANITARY SEWER MAINS, LATERALS AND FORCE MAINS SHALL HAVE A MINIMUM OF 36 INCHES OF COVER, UNLESS OTHERWISE NOTED ON PLANS.

5. ALL GRAVITY SEWERS MUST BE SIZE ON FIVE, EXCEPT FOR PIPE SECTION THAN 14 FEET, IN WHICH CASE SIZE ON SIX FEET SHALL BE USED. CLEANSWEEP AGAINST JOINTS SHALL BE FILLED FOR PVC PIPE, AND SHALL COMPLY WITH ASTM F477, ASTM D3034 OR ASTM F679. JOINTS SHALL COMPLY WITH ASTM D3212.

6. ALL SANITARY MANHOLES SHALL BE LOCATED AS SHOWN THAN AND TEST APART AND SHALL CONFORM TO THE DETAILS CONTAINED HEREIN, AS WELL AS WITH ASTM C478.

7. ALL SLOPES FOR GRAVITY SEWER MAINS AND SERVICE CONNECTIONS SHALL COMPLY WITH THE FOLLOWING MINIMUM GRADES: 7" Ø (.583' / Ø 1.00) ; AND 8" Ø (.408).

8. ALL SANITARY SEWER WORK SHALL CONFORM WITH APPLICABLE MUNICIPALITY ENGINEERING STANDARDS MANUAL.

9. PRIOR TO CONNECTIONS WORK WHICH REQUIRES CONNECTING PROPOSED FACILITIES TO EXISTING LINES OR APPURTENANCES, THE CONTRACTOR SHALL VERIFY THE LOCATION AND ELEVATIONS OF EXISTING CONNECTION POINT(S) AND NOTIFY THE OWNER'S ENGINEER OF ANY CONFLICTS OR DISCREPANCIES.

10. SANITARY SEWER MAINS SHALL HAVE SUITABLE MAGNETIC LOCATOR TAPE(S) BURIED AT LEAST 18 INCHES ABOVE THE MAIN LINES.

11. FORCE MAINS SHALL HAVE SUITABLE MAGNETIC LOCATOR TAPE(S) BURIED AT LEAST 18 INCHES ABOVE THE WATER MAIN.

12. ON SITE WASTEWATER COLLECTION SYSTEM AND PUMP STATION IS PRIVATELY OWNED AND MAINTAINED.

WATER SYSTEM NOTES:

1. A MINIMUM HORIZONTAL SEPARATION OF SIX (6) FEET (TEN (10) FEET PREFERRED) OUTSIDE TO OUTSIDE SHALL BE MAINTAINED BETWEEN WATER MAINS AND SANITARY SEWERS OR SANITARY FORCE MAINS.

2. A MINIMUM HORIZONTAL SEPARATION OF THREE (3) FEET OUTSIDE TO OUTSIDE SHALL BE MAINTAINED BETWEEN WATER MAINS AND STORM SEWERS OR RECLAIMED WATER LINES CARRYING DISINFECTED PUBLIC ACCESS RECUE WATER.

3. IN AREAS WHERE IT IS NOT PRACTICAL TO MAINTAIN THE REQUIRED SEPARATION, THE WATER MAIN MUST BE LAID IN A SEPARATE TRENCH OR ON AN UNDISTURBED EARTH SHELF LOCATED ON ONE SIDE OF THE SANITARY SEWER, STORM SEWER OR RECLAIMED WATER LINE AT SUCH AN ELEVATION THAT THE BOTTOM OF THE WATER MAIN IS AT LEAST SIX (6) INCHES ABOVE THE TOP OF THE SEWER LINE.

4. IF THE MINIMUM ALLOWABLE SIX (6) FOOT HORIZONTAL SEPARATION OR SIX (6) INCHES VERTICAL SEPARATION IS A SEPARATE TRENCH CANNOT BE MAINTAINED. UPGRADE THE WATER MAIN TO DUCTILE IRON PIPE AS STATED IN NO. 3 ABOVE.

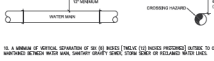
5. IF THE NON-CONFORMANCE LINE IS A GRAVITY SANITARY SEWER, AND SIX (6) FOOT HORIZONTAL SEPARATION OR SIX (6) INCHES VERTICAL SEPARATION IN A SEPARATE TRENCH CANNOT BE MAINTAINED. UPGRADE THE GRAVITY SANITARY SEWER (IF BEING NEWLY INSTALLED) TO AWWA C-900, DR 18 PVC AND HYDROSTATICALLY TEST IT TO 150 PSI.

6. IF THE CROSSING IS A RECLAIMED WATER LINE AND THE ABOVE SEPARATION REQUIREMENTS ARE NOT MET, UPGRADE THE RECLAIMED WATER LINE MATERIAL TO DUCTILE IRON OR ENCASED THE PIPE IN CONCRETE.

7. SEPARATIONS AND CROSSINGS SHALL BE CONSIDERED ON CASE-BY-CASE BASIS AND MUST RECEIVE SPECIFIC APPROVAL BY DEP PRIOR TO IMPLEMENTATION.

8. THERE SHALL BE AT LEAST A SIX (6) FOOT SEPARATION BETWEEN WATER MAINS AND SANITARY SEWER FORCE MAINS WITHOUT EXCEPTION. PUBLIC WATER PROVIDER SHALL BE CONSULTED TO DETERMINE IF ANY ADDITIONAL REQUIREMENTS ARE TO BE ENFORCED. SPECIAL SOLUTIONS MUST BE ACCEPTED BY DEP PRIOR TO IMPLEMENTATION.

9. NO WATER PIPE SHALL PASS THROUGH OR COME IN CONTACT WITH ANY PART OF A SANITARY SEWER MANHOLE OR STORM SEWER STRUCTURE.



10. A MINIMUM OF VERTICAL SEPARATION OF SIX (6) INCHES (TWELVE (12) INCHES PREFERRED) OUTSIDE TO OUTSIDE SHALL BE MAINTAINED BETWEEN WATER MAIN, SANITARY GRAVITY SEWER, STORM SEWER OR RECLAIMED WATER LINES.

THE CROSSING SHALL BE ARRANGED SO THAT THE SEWER JOINTS AND WATER JOINTS SHALL BE EQUIDISTANT FROM THE POINT OF CROSSING WITH NO LESS THAN THREE (10) FEET BETWEEN ANY TWO JOINTS. SUFFICIENT LENGTHS OF DIP MUST BE USED TO PROVIDE A MINIMUM SEPARATION OF 3 FEET BETWEEN ANY TWO (2) JOINTS IN EACH OF THE SANITARY SEWER AND BE PLACED IN A SLEEVE FOR 20 FEET CENTERED ON THE POINT OF CROSSING. ALL JOINTS ON THE WATER MAIN WITHIN 20 FEET OF THE POINT OF CROSSING SHALL BE ENCASED IN MECHANICAL JOINT CASTING. WHERE THE WATER MAIN PASSES UNDER THE SEWER, IT SHALL BE PLACED IN A SLEEVE FOR 20 FEET CENTERED ON THE POINT OF CROSSING. ADEQUATE STRUCTURAL SUPPORT SHALL BE PROVIDED FOR THE SEWER TO PREVENT DAMAGE TO THE WATER MAIN.

ALL CROSSINGS SHALL BE ARRANGED SO THAT THE SEWER PIPE JOINTS AND THE WATER MAIN PIPE JOINTS ARE EQUIDISTANT FROM THE POINT OF CROSSING (i.e. PIPES CENTERED ON THE CROSSING).

11. WHEN THERE IS LESS THAN 6" VERTICAL CLEARANCE BETWEEN THE WATER MAIN AND STORM SEWER. THE WATER MAIN SHALL BE UPGRADED TO DUCTILE IRON. ONE FULL LENGTH OF PIPE SHALL BE CENTERED AT THE POINT OF CROSSING.

12. IF THE NON-CONFORMANCE LINE IS A SANITARY GRAVITY SEWER WHERE THERE IS LESS THAN SIX (6) INCHES VERTICAL CLEARANCE FROM THE WATER MAIN, UPGRADE THE SANITARY GRAVITY SEWER TO AWWA C-900 DR 18 PVC AND HYDROSTATICALLY TEST IT TO 150 PSI. PIPE SHALL BE LOCATED SO THAT JOINTS ARE AS FAR AS POSSIBLE FROM EACH OTHER.

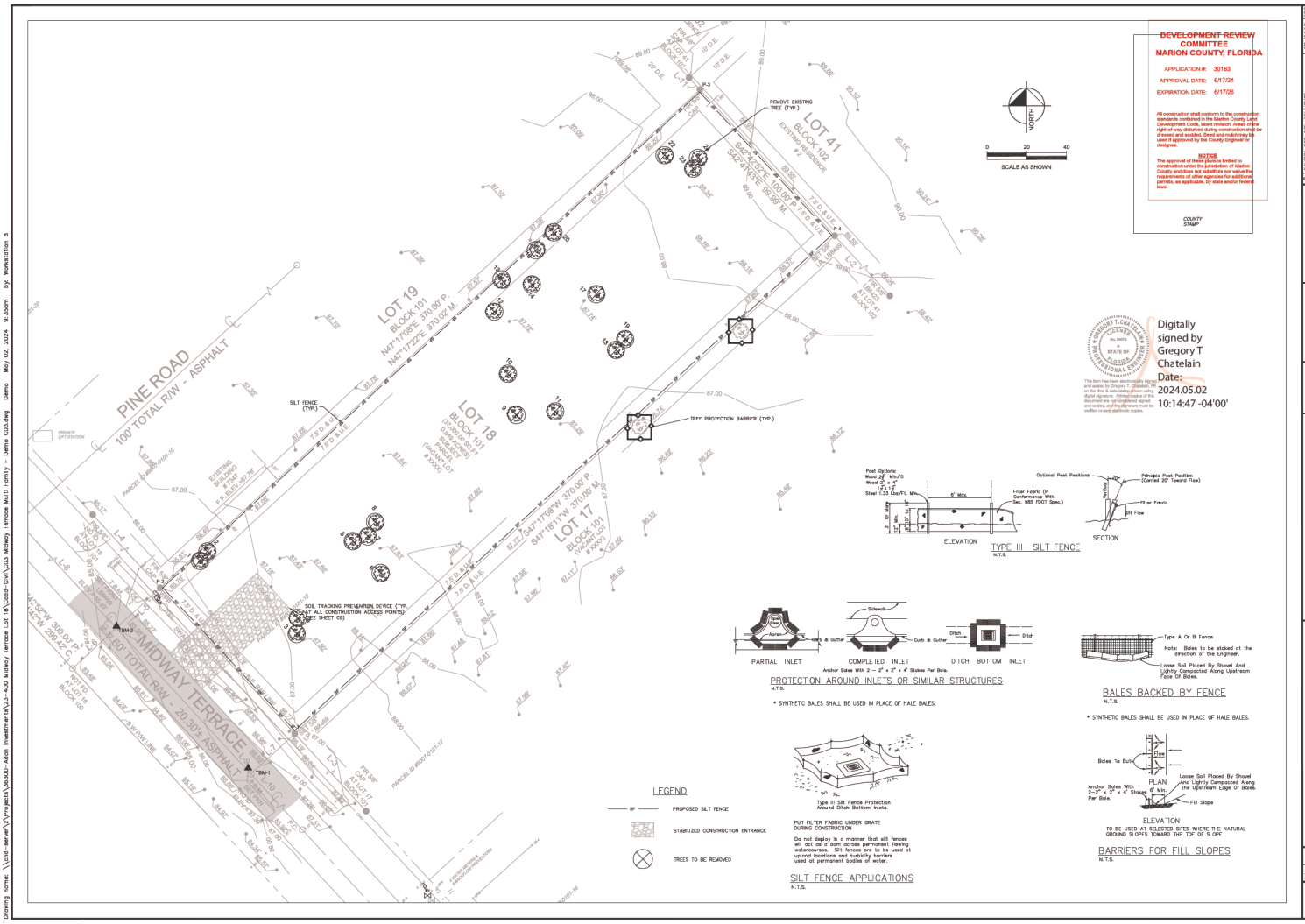
13. IF THE STORM LINE IS A RECLAIMED WATER LINE AND THE ABOVE MINIMUM SEPARATION IS NOT MET, UPGRADE THE RECLAIMED WATER LINE MATERIAL TO DUCTILE IRON OR ENCASE THE PIPE IN CONCRETE.

14. SPECIAL STRUCTURAL SUPPORT OR CONCRETE SADDLES MAY BE NECESSARY AT THE CROSSING LOCATION.

15. IT IS PREFERABLE TO LAY THE WATER MAIN ABOVE THE CROSSING HAZARD. WHEN WATER MAIN MUST BE BELOW OTHER PIPE, THE MINIMUM VERTICAL SEPARATION IS TWELVE (12) INCHES.

16. ALTERNATIVE AND OTHER ALTERNATIVES MAY BE CONSIDERED ON CASE-BY-CASE BASIS AND MUST RECEIVE SPECIFIC APPROVAL BY DEP PRIOR TO IMPLEMENTATION.

17. THERE SHALL BE A SIX (6) INCH VERTICAL SEPARATION BETWEEN WATER MAINS AND SANITARY SEWER FORCE MAINS AT CROSSINGS. ONE FULL LENGTH OF WATER MAIN PIPE SHALL BE LOCATED SO BOTH JOINTS WILL BE AS FAR FROM THE SEWER AS POSSIBLE. SPECIAL SOLUTIONS MUST BE ACCEPTED BY D



DEVELOPMENT REVIEW COMMITTEE
MARION COUNTY, FLORIDA

APPLICATION #: 30183
APPROVAL DATE: 6/17/24
EXPIRATION DATE: 6/17/26

All construction shall conform to the construction standards established by the Marion County Land Development Code. Any damage to existing right-of-way disturbed during construction shall be dressed and seeded. Seed and mulch may be used if approved by the County Engineer or designee.

NOTICE
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No.	REVISIONS	DATE	BY
1	REVISED PER CITY COMMENTS	07/2023	GTC
2	REVISED PER CITY COMMENTS	03/2024	GTC
3	REVISED PER CITY COMMENTS	05/2024	GTC

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ORLANDO, FL 32814
PHONE: (407) 376-9115
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DRAWN BY: GTC
DESIGNED BY: GTC
CHKD BY: GTC

FROM TOPMOST DRAWING: NOTED

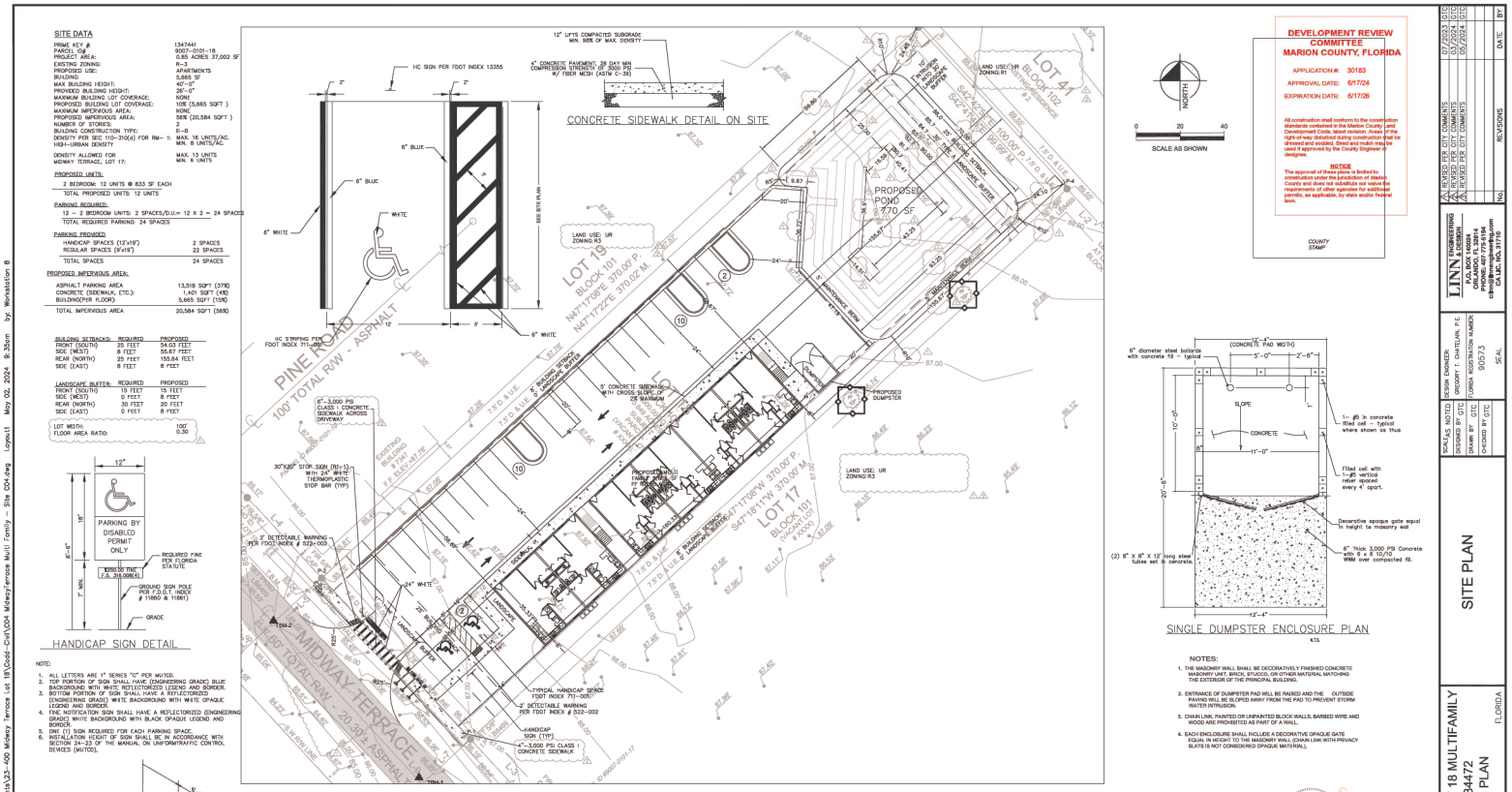
AUTHORIZED BY: GREGORY T. CHATELAIN, P.E.
FLORIDA REGISTRATION NUMBER: 90573
SEAL

EXISTING CONDITIONS AND DEMOLITION PLAN

MIDWAY TERRACE LOT 18 MULTIFAMILY
OCALA, FL 34472
MAJOR SITE PLAN
MARION COUNTY FLORIDA

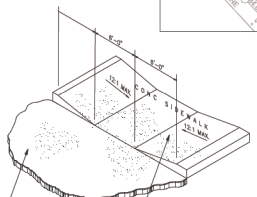
DATE: 2/2023
PROJECT NO.: 36300-23-400
SHEET NUMBER: C03

Drawing name: \\cad-server\y\Projects\36300-Adon Investments\23-400 Midway Terrace Lot 18\Cadd-Civil\C03 Midway Terrace Multi Family - Demo C03.dwg May 02, 2024 9:35am by Workstation 8

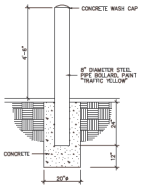


HANDICAP SIGN DETAIL

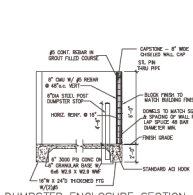
NOTE:
1. ALL LETTERS ARE 1" SERIES "C" PER MUTCD.
2. TOP PORTION OF SIGN SHALL HAVE ENGINEERING GRADE BLUE REFLECTORIZED (ENGINEERING GRADE) WHITE BACKGROUND AND BORDER.
3. BOTTOM PORTION OF SIGN SHALL HAVE A REFLECTORIZED (ENGINEERING GRADE) WHITE BACKGROUND WITH WHITE OPAQUE LEGEND AND BORDER.
4. FINE NOTIFICATION SIGN SHALL HAVE A REFLECTORIZED (ENGINEERING GRADE) WHITE BACKGROUND WITH BLACK OPAQUE LEGEND AND BORDER.
5. ONE (1) SIGN REQUIRED FOR EACH PARKING SPACE.
6. INSTALLATION HEIGHT OF SIGN SHALL BE IN ACCORDANCE WITH SECTION 24-23 OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).



HANDICAP SIDEWALK RAMP



BOLLARD DETAIL
N.T.S.



DUMPSTER ENCLOSURE SECTION
N.T.S.

STRUCTURAL NOTES
Foundation & Concrete Notes:
1. Concrete 28 Day Strength shall be as follows:
a. Footings/Grade Beams 3,000 psi
b. Slabs on Grade 3,000 psi
2. All footings shall bear on firm undisturbed residual soil and/or engineered fill. Fill shall be placed per AASHTO T-180 Method D or ASTM D 698-70 (Standard Proctor), unless noted otherwise. The soil bearing capacity is to be verified by Geotechnical Engineer prior to construction.
3. All concrete and reinforcing steel shall conform to ACI 318 and ACI 301 latest editions. Refer to ACI 301 Section 5 for how to make copies of the ACI documents at the job site during construction.
4. Provide 2'-6" x 2'-6" corner bars at corners of all continuously reinforced concrete such as walls, footings, band beams, etc. Corner bars shall be the same size, spacing, location, and quantity as the horizontal bars in the wall.
5. All reinforcing steel lap splices shall be Class "B" with 24" minimum, unless otherwise noted.
6. The following minimum concrete cover shall be provided for reinforcing bars (per ACI 318):
a. Cast against and permanently exposed earth 3"
b. Formed and Exposed to Earth or Weather
1) #6 thru #18 bars 2"
2) #5 bars, W31 or D31, & smaller 1 1/2"
c. Formed and Not exposed to weather or in contact with the ground
1) Slabs, walls, and joist (#11 bars and smaller) 3/4"
2) Beams, girders, and columns
(Principle reinf., ties, stirrups, spirals) 1 1/2"
7. other submitted and approved method unless noted otherwise.

Masonry Notes:
1. CMU to be of lightweight aggregate design per ASTM C90-75. f'm = 1500 psi or greater
2. Mortar shall be: Type S) for block
Type N) for veneer and infill brick.
3. Grout for masonry for masonry walls shall be Dur-o-wall assembly or approved equal and shall have product approval of governing code. Reinforcing shall be manufactured from cold drawn steel wire conforming to ASTM A82. Cross rods and side rods shall not be less than No. 9 gage wire.
4. All concrete masonry units solid as shown on plans. Fine and coarse grouts shall conform to ASTM C476 and shall attain a minimum compressive strength of 2000 psi at 28 days. Grout shall attain 80% of design strength prior to application of service loads.
5. specification for masonry structures (ACI530/ASCE5/TMS502).
6. Vertical reinforcing shall extend up into the bond beam.
7. Lap reinforcing in cmu 48 bar diameters.
8. Grout shall be consolidated immediately after pouring and reconsolidated.
9. Top of foundation walls shall be 1'-0" or 1'-1 1/2" below the top of the masonry.
10. Anchor into grout block cells only.
11. Locate bars at center of cells.
12. Provide rebar positioners at 4'-0" o.c. min. vertically.
13. Tooth block at intersection or butt intersection wall and provide 1/4" x 1" bar "Z" ties at 48" o.c. vertical.

SINGLE DUMPSTER ENCLOSURE PLAN
N.T.S.

NOTES:
1. THE MASONRY WALL SHALL BE DECORATIVELY FINISHED CONCRETE MASONRY UNIT, BRICK, STUCCO, OR OTHER MATERIAL MATCHING THE EXTERIOR OF THE PRINCIPAL BUILDING.
2. ENTRANCE OF DUMPSTER PAD WILL BE RAISED AND THE OUTSIDE PAVING WILL BE SLOPED AWAY FROM THE PAD TO PREVENT STORM WATER INTRUSION.
3. CHAIN LINK, PAINTED OR UNPAINTED BLOCK WALLS, BARBED WIRE AND WOOD ARE PROHIBITED AS PART OF A WALL.
4. EACH ENCLOSURE SHALL INCLUDE A DECORATIVE OPAQUE GATE EQUAL IN HEIGHT TO THE MASONRY WALL (CHAIN LINK WITH PRIVACY SLATS IS NOT CONSIDERED OPAQUE MATERIAL).

Digitally signed by Gregory T Chatelain
Date: 2024.05.02 10:15:07 -04'00'

No.	REVISIONS	DATE	BY
A1	REVISED PER CITY COMMENTS	07/2023	GTC
A2	REVISED PER CITY COMMENTS	09/2023	GTC
A3	REVISED PER CITY COMMENTS	05/2024	GTC

LINN ENGINEERING & DESIGN
9CA BOX 140324
CAPE CORAL, FL 33914
PHONE: 407-715-5154
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CA LIC. NO. 31710

SCALE AS NOTED
DESIGNED BY GTC
DRAWN BY GTC
CHECKED BY GTC

DESIGN OWNER: GREGORY T. CHATELAIN, P.E.
FLORIDA REGISTRATION NUMBER: 91573
SEAL

SITE PLAN

MIDWAY TERRACE LOT 18 MULTIFAMILY
OCALA, FL 34472
MAJOR SITE PLAN
MARION COUNTY FLORIDA

DATE: 2/2023
PROJECT NO. 36300-23-400
SHEET NUMBER C04

Drawing name: \\cnd-server\y\Projects\36300-Addn. Investments\23-400 Midway Terrace Lot 18\Cadd-Civil\C04 Midway Terrace Multi Family - Site C04.dwg Layout1 May 02, 2024 9:35am by: Workstation 8

DEVELOPMENT REVIEW COMMITTEE
MARION COUNTY, FLORIDA

APPLICATION #: 30183
APPROVAL DATE: 6/17/24
EXPIRATION DATE: 6/17/26

All construction shall conform to the construction standards contained in the Marion County Land Development Code. Conditions within any public right-of-way disturbed during construction shall be dressed and sodded. Dead and mulch may be used if approved by the County Engineer or designee.

NOTICE
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COUNTY STAMP

Digitally signed by Gregory T Chatelain
Date: 2024.05.02 10:15:20 -04'00'

No.	REVISIONS	DATE	BY
A1	REVISED PER CITY COMMENTS	07/2023	GTC
A2	REVISED PER CITY COMMENTS	09/2023	GTC
A3	REVISED PER CITY COMMENTS	05/2024	GTC

LINN ENGINEERING & DESIGN
VCA LIC# 5402024
CA LIC# 34144
PHONE: 407-715-5194
EMAIL: GREG@LINNENGINEERING.COM
CA LIC. NO. 31716

SCALE AS NOTED
DESIGNED BY GTC
DRAWN BY GTC
CHECKED BY GTC

DESIGN OWNER: GREGORY T. CHATELAIN, P.E.
FLORIDA REGISTRATION NUMBER: 91573
SEAL

MIDWAY TERRACE LOT 18 MULTIFAMILY
OCALA, FL 34472
MAJOR SITE PLAN
MARION COUNTY FLORIDA

AERIAL MAP

DATE: 2/2023
PROJECT NO. 36300-23-400
SHEET NUMBER C04A

Drawing name: \\cnd-server\V\Projects\36300-Adon Investments\23-400 Midway Terrace Lot 18\Cadd-Civil\C04a Midway Terrace Multi Family - Aerial Map C04a.dwg Layout1 May 02, 2024 9:40am by Workstation 8

DEVELOPMENT REVIEW COMMITTEE
MARION COUNTY, FLORIDA

APPLICATION #: 30183
APPROVAL DATE: 6/17/24
EXPIRATION DATE: 6/17/26

All construction shall conform to the construction standards contained in the Marion County Land Development Code. Compaction of utility trenches in right-of-way disturbed during construction shall be dressed and wedded. Seed and mulch may be used if approved by the County Engineer or designee.

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COUNTY STAMP

Digitally signed by Gregory T Chatelain
Date: 2024.03.05 11:11:09 -05'00'

No.	REVISIONS	DATE	BY
A1	REVISED PER CITY COMMENTS	07/2023	GTC
A2	REVISED PER CITY COMMENTS	03/2024	GTC

LINN ENGINEERING & DESIGN
VCA LIC# 1400004
CHATELAIN LIC# 91573
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EMAIL: GREG@LINNENGINEERING.COM
CA LIC. NO. 31716

SCALE AS NOTED
DESIGNED BY GTC
DRAWN BY GTC
CHECKED BY GTC

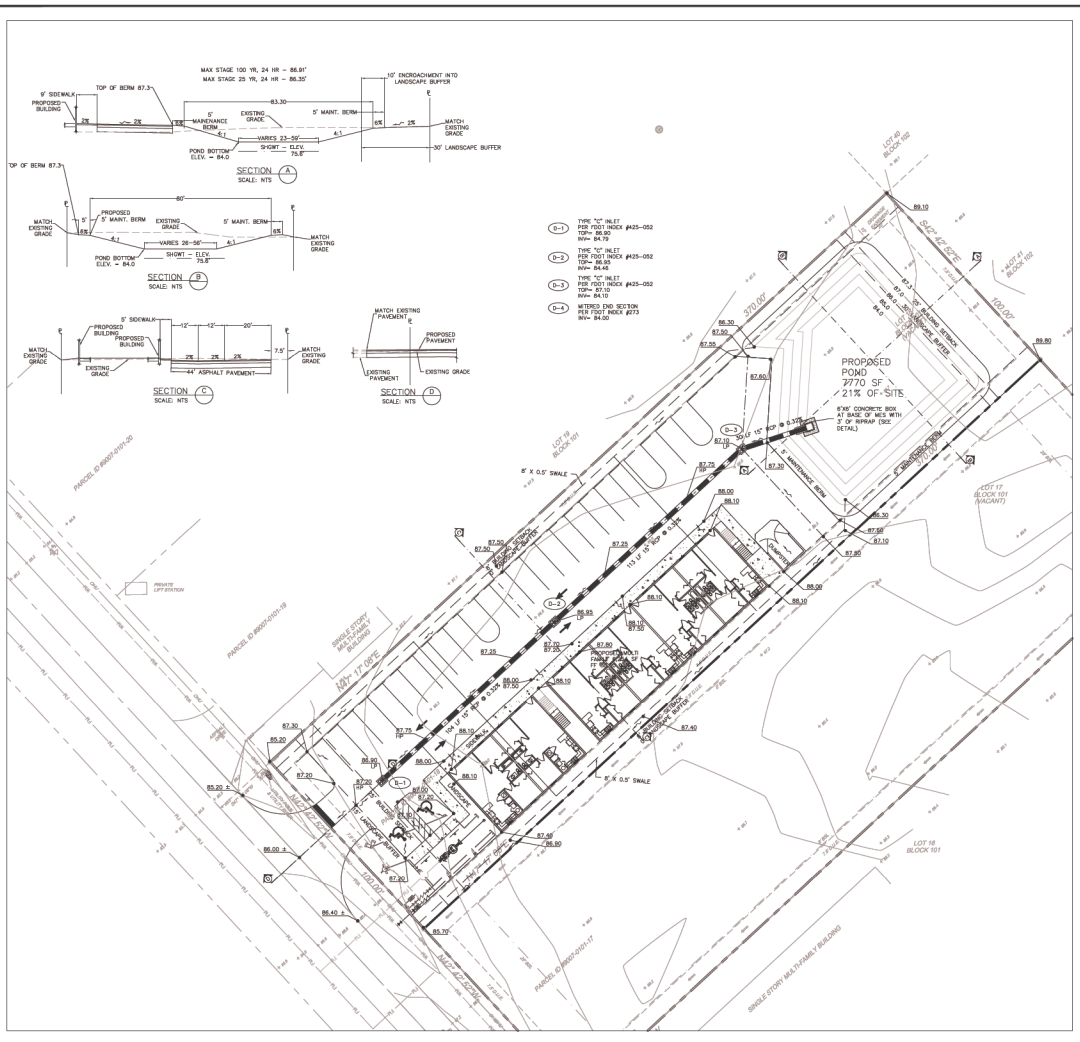
DESIGN OWNER:
GREGORY T. CHATELAIN, P.E.
FLORIDA REGISTRATION NUMBER:
91573
SEAL

AERIAL MAP

MIDWAY TERRACE LOT 18 MULTIFAMILY
OCALA, FL 34472
MAJOR SITE PLAN
MARION COUNTY FLORIDA

DATE
2/2023
PROJECT NO.
36300-23-400
SHEET NUMBER
C04A

Drawing name: Z:\Projects\36300-Addn Investments\23-400 Midway Terrace Lot 18\Cadd-Civil\C04a MidwayTerrace Multi Family - Aerial Map C04a.dwg Layout: Mar 05, 2024 - 10:20am by: Workstation 8



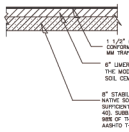
DEVELOPMENT REVIEW COMMITTEE
MARION COUNTY, FLORIDA

APPLICATION #: 30183
APPROVAL DATE: 6/17/24
EXPIRATION DATE: 6/17/26

All construction shall conform to the construction standards established in the Marion County Land Development Code. Any deviations from the approved plans not clearly indicated during construction shall be subject to stop work order, deviated items shall be removed and/or modified, and inspection may be withheld pending compliance. Deviations must be verified on any record(s) inspects.

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Digitally signed by Gregory T Chatelain
Date: 2023.05.17 14:46:58 -04'00'



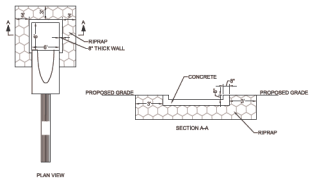
1 1/2" (COMPACTED THICKNESS) OF ASPHALT CONFORMING TO FDOT SPECIFICATIONS FOR SUPERPAVE 12.5 MM OR 9.5 MM TRAFFIC LEVEL 'C' ASPHALTIC CONCRETE.

6" LIMEROCK BASE COURSE (98% MAX DRY DENSITY OF THE MODIFIED PROCTOR) ASTM D-1557, AASHTO T-180 , SOIL CEMENT OR CRUSHED CONCRETE FINES (LBR=130)

8" STABILIZED SUBBASE (COMPACTED THICKNESS) OF GRANULAR FILL OR NATIVE SOILS MIXED WITH A QUANTITY OF SUITABLE STABILIZATION MATERIAL SUFFICIENT TO ACHIEVE A MINIMUM LIMEROCK BEARING RATIO OF 40% (LBR 40). SUBBASE SHOULD BE COMPACTED TO MINIMUM RELATIVE COMPACTION OF 98% OF THE MATERIAL'S MODIFIED PROCTOR (ASTM D-1 557, AASHTO T-1 80) LABORATORY MAXIMUM DRY DENSITY.

TYPICAL PAVEMENT SECTION

*REFER TO FDOT STANDARDS AND SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (LATEST EDITION) FOR DENSITY REQUIREMENTS OF ABOVE MATERIALS



CONCRETE BOX DETAIL AT MES

LEGEND
PROPOSED MANHOLE
PROPOSED INLET
FLOW DIRECTION
70.00 PROPOSED SPOT ELEVATION
PROPOSED STORM
EXISTING STORM
EXISTING CONTOUR
EXISTING SPOT GRADE
EXISTING INLET

LINN ENGINEERING GROUP
P.O. BOX 140004
GAINESVILLE, FL 32614
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DRAWN BY: GTC
DESIGNED BY: GTC
CHECKED BY: GTC

GREGORY T. CHATELAIN, P.E.
FLORIDA REGISTRATION NUMBER
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SEAL

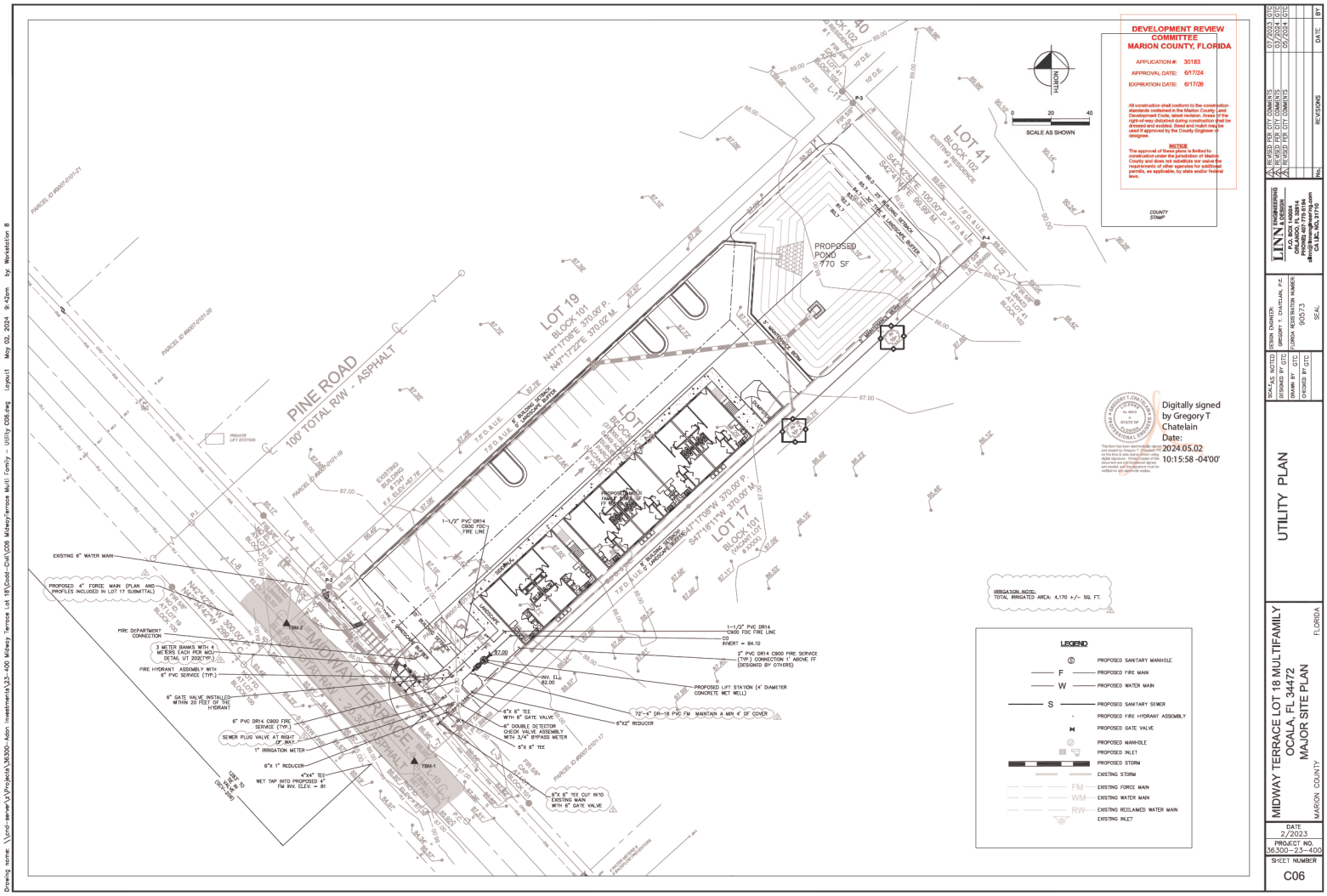
REVISIONS
NO. DATE BY

PAVING, GRADING, AND DRAINAGE PLAN

MIDWAY TERRACE LOT 18
OCALA, FL 34472
MARION COUNTY FLORIDA

DATE: 2/2023
PROJECT NO. 36300-23-400
SHEET NUMBER C05

Drawing name: Z:\Projects\36300-Adam Investments\23-400 Midway Terrace Lot 18\Cadd-Civil\C05 Midway Terrace Multi Family - PSD C05.dwg Layout1 May 09, 2023 8:52am by: Workstation B



No.	REVISIONS	DATE	BY
A1	REVISED PER CITY COMMENTS	07/2023	GTC
A2	REVISED PER CITY COMMENTS	03/2024	GTC
A3	REVISED PER CITY COMMENTS	05/2024	GTC

LINN ENGINEERING & DESIGN
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DESIGN ENGINEER: GREGORY T. CHATELAIN, P.E.
FLORIDA REGISTRATION NUMBER: 90573
SEAL

SCALE: AS NOTED
DESIGNED BY: GTC
DRAWN BY: GTC
CHECKED BY: GTC

UTILITY PLAN

MIDWAY TERRACE LOT 18 MULTIFAMILY
OCALA, FL 34472
MAJOR SITE PLAN
MARION COUNTY FLORIDA

DATE: 2/2023
PROJECT NO. 36300-23-400
SHEET NUMBER: C06

Drawing name: \\civil-server\V\Projects\36300-Addn Investments\23-400 Midway Terrace Lot 18\Cadd-Civil\C06 Midway Terrace Multi Family - Utility C06.dwg Layout1 May 02, 2024 9:42am by Workstation 8

RILEY & Company, Inc. (H-20 GP)

w/ BATTERY BACK-UP FOR AUDIO - VISUAL ALARMS ©

NOTE: COMPLETE SYSTEM TO BE SUPPLIED BY:

RILEY & COMPANY, INC.
SANFORD, FL 32773
(407)265-9963

NO SUBSTITUTIONS - NO ALTERNATES
LIFT STATION WILL BE PRIVATELY OWNED AND MAINTAINED.

The H-20 Load Rated Fiberglass Wetwell Must Be Manufactured By L.F. Manufacturing, Giddings, Texas, Which Includes a 20 Yr. Warranty. Certification of the wetwell H-20 load rating must be supplied with submittals. H-20 certification must be signed and sealed by an engineer registered in the State of Florida.

After the H-20 load rated wetwell has been installed, the ASTM Certification Number and Serial Tracking Number must be visible inside wetwell.

PUMPS: (3 YR. WARRANTY)

Submersible grinder pumps shall be HOMA Model RC20056. The pumps shall be installed in the H-20 GP FRP wetwell utilizing a slide rail system.
The grinder unit shall be capable of macerating materials normally found in domestic and commercial sewage into a fine slurry which will pass through the pump and the discharge piping.
Stator winding shall be open type with Class H insulation and shall be heat-shrink fitted into the stator housing. The use of pins, bolts, or other fastening devices is not acceptable.
A heat sensor thermostat shall be attached to the top end of the motor winding and shall be connected in series with the magnetic contactor coil in the control panel to stop motor if winding temperature exceeds 140 C., but shall automatically reset when the winding temperature returns to normal.
Two heat sensor thermostats shall be used on three phase motors.
The pump motor grinder shaft shall be AISI 430F SS threaded to take the pump impeller and the grinder impeller.
Upper & lower mechanical seals shall be Silicon Carbide vs Silicon Carbide.

DUPLEX CONTROL PANEL: (3 YR. WARRANTY)

To insure complete unit and warranty responsibility the electrical control panel must be manufactured and built by the pump supplier. The pump supplier must be a TUV (UL508A CERTIFIED) manufacturing facility, with a minulmum of 10 years history in the manufacturing of electrical control panels.
The Enclosure shall be NEMA 4X, minimum 30" high x 30" wide x 10" deep fiberglass with 4 point latching system.
The enclosure shall have external mounting feet to allow for wall mounting.
The following components shall be mounted through the enclosure:
1- ea. Red Alarm Beacon (Light) 4" x 4" Minimum Diameter
1- ea. Alarm Horn (minimum 95 DCB)
1- ea. Generator Receptacle w/ weatherproof cover(SCM460 -UL 1686)
1- ea. Alarm Silence Pushbutton

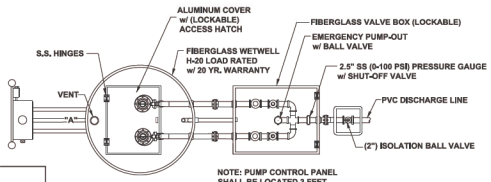
The back panel shall be fabricated from .125, 5052-H32 marine alloy aluminum. All components shall be mounted by machined stainless steel screws.

The following components shall be mounted to back panel:
2- ea. Motor Contactors
1- ea. Phase Monitor (3 Ph) w/2 N/O & 1 N/C Contacts
1- ea. Control Transformer (480 Volt Only) (Min. 500VA)
1- ea. Lightning Arrestor
1- ea. Silence Relay Module
1- ea. Duplex Alternator w/ Pump Selector Switch
1- ea. Model RCB85AH Battery Back-Up w/ Smart Charger For The High Level Alarm System
20- ea. Terminals For Field Connections
6- ea. Terminals For Motor Connections (Single Phase Only)
7- ea. Grounding Lugs
1- ea. Seal Failure Relay

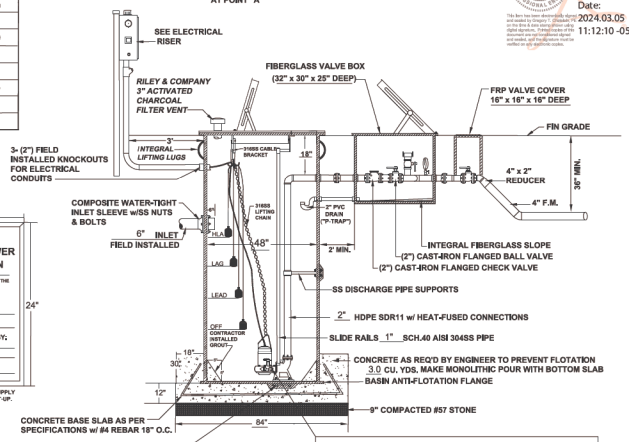
The inner door shall be fabricated from .080, 5052-H32 marine alloy aluminum. The inner door shall have a continuous aluminum piano hinge.

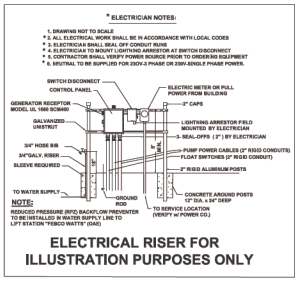
The following components shall be mounted through the inner door:
1- ea. Main Circuit Breaker
1- ea. Emergency Circuit Breaker
1- ea. Mechanical Interlock For Emergency And Main Breakers (UL Listed)
2- ea. Short Circuit Protectors w/ Auxiliary Contacts
1- ea. Control Circuit Breaker
2- ea. Seal Failure Indicator Lights
1- ea. Hand-Off-Auto Selector Switches
2- ea. Pump Run Pilot Lights
1- ea. Power On Pilot Light
2- ea. Elapse Time Meters (Non-Resetable)
1- ea. GFI Duplex Convenience Outlet

PUMP DATA	HIGH HEAD	RUNOUT	ELEVATIONS	
PRIMARY PUMP CAPACITY	80 GPM	82 GPM	TOP OF WETWELL	87.00
PRIMARY TDH	38 'TDH	33 'TDH	INLET INVERT	82.00
PUMP MANUFACTURER	HOMA	HOMA	HIGH LEVEL ALARM (HLA)	81.50
PUMP MODEL #	RC20056	RC20056	2nd PUMP ON (LAG)	81.00
R.P.M.	3450	3450	1st PUMP ON (LEAD)	80.50
HORSEPOWER	2.5	2.5	PUMPS OFF (OFF)	80.00
IMPELLER DIAMETER	5 7/16"	5 7/16"	BOTTOM OF WETWELL	78.00
ELECTRICAL/ VOLTS / PHASE	230V/3	230V/3	WETWELL DIAMETER	48"
FULL LOAD AMPS/ PER PUMP	8.40	8.40		
PUMP DISCHARGE SIZE	2"	2"		

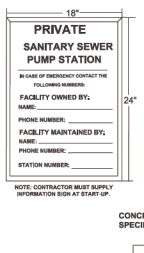


NOTE: PUMP CONTROL PANEL SHALL BE LOCATED 3 FEET FROM WETWELL PERIMETER AT POINT "A"





ELECTRICAL RISER FOR ILLUSTRATION PURPOSES ONLY



NOTE: CONTRACTOR MUST SUPPLY INFORMATION SIGN AT START-UP.



MODEL RC0194 FLUSH VALVE
WHEN THE PUMP STARTS, THE VALVE OPENS FOR APPROXIMATELY 10-30 SECONDS, SHOOTING OUT A POWERFUL JET STREAM THAT FLUSHES ALL SOLIDS INTO SUSPENSION, READY TO BE PUMPED AWAY. BECAUSE THE FLUSHING SEQUENCE IS AN INTEGRAL PART OF THE PUMPING CYCLE, FLUSHING OCCURS EVERY TIME THE PUMP STARTS. THIS REDUCES GREASE AND SOLIDS BUILD-UP AND REDUCES UNPLEASANT ODORS.



NOTES:

1. *Water service with hose bibb and reduced pressure backflow preventer to be installed near lift station. (See Electrical Riser Illustration)*
2. *System shall be operated and maintained to provide uninterrupted service as required by DEP Chapter 62-604.500.*
3. *Approved Operation & Maintenance Manual(O&M) shall be kept available for operation and maintenance personnel*
4. *A weather resistant emergency contact sign shall be installed at the lift station and made visible to the public (Lettering shall be min. 2" in height.*
5. *INSPECTION & TESTING: A factory representative shall be provide for a one (1) time start-up and shall have complete knowledge of the proper operation and maintenance for the complete system.*

05-03-2023

NOTE: ELECTRICAL INFORMATION IS SHOWN FOR REFERENCE ONLY AND IS NOT INCLUDED AS PART OF THE ENGINEERING DESIGN OR CERTIFICATION BY THE PROFESSIONAL ENGINEER. ANY ELECTRICAL DESIGN NEEDED FOR THE LIFT STATION SHALL BE CONFIRMED AND CERTIFIED BY A PROFESSIONAL ELECTRICAL ENGINEER.

DEVELOPMENT REVIEW COMMITTEE
MARION COUNTY, FLORIDA
APPLICATION #: 30183
APPROVAL DATE: 6/17/24
EXPIRATION DATE: 6/17/26
All construction shall conform to the construction standards established by the Marion County Land Development Code. Construction within any public right-of-way disturbed during construction shall be dressed and sodded. Dead and mulch may be used if approved by the County Engineer or designee.
NOTICE
The approval of these plans is limited to construction under the jurisdiction of Marion County and does not substitute nor waive the requirements of other agencies for additional permits, as applicable, by state and/or federal laws.
COUNTY STAMP

Digitally signed by Gregory T Chatelain
Date: 2024.03.05 11:12:10 -05'00'

No.	REVISIONS	DATE	BY
A	REVISED PER CITY COMMENTS	07/2024	GTC
A	REVISED PER CITY COMMENTS	05/2024	GTC

LINN ENGINEERING & DESIGN
P.O.A. BOX 140024
ORLANDO, FL 32814
PHONE: 407-715-5184
EMAIL: GREG@LINNENGINEERING.COM
CA LIC. NO. 31710

DESIGN ENGINEER: GREGORY T. CHATELAIN, P.E.
FLORIDA REGISTRATION NUMBER: 91573
SEAL

SCALE: AS NOTED
DESIGNED BY: GTC
DRAWN BY: GTC
CHECKED BY: GTC

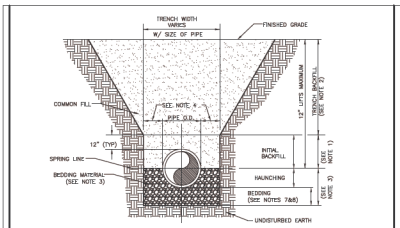
LIFT STATION DETAILS

MIDWAY TERRACE LOT 18 MULTIFAMILY
OCALA, FL 34472
MAJOR SITE PLAN
MARION COUNTY FLORIDA

DATE: 2/2023
PROJECT NO. 36300-23-400
SHEET NUMBER: C06A

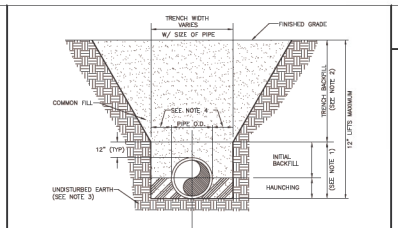
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Drawing name: Z:\Projects\36300-Addn Investments\23-400 Midway Terrace Lot 18\Cadd-Civil\C06 Midway Terrace Multi Family - lift station details.dwg C&A PLAN AND PROFILE Mar 05, 2024 10:22am by: Workstation 8



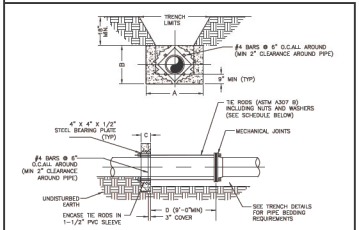
NOTES:
1. INITIAL BACKFILL: COMMON FILL COMPACTED TO 95% (98% UNDER PAVEMENT) OF THE MAXIMUM DENSITY AS PER AASHTO T-180.
2. TRENCH BACKFILL: COMMON FILL COMPACTED TO 95% (98% UNDER PAVEMENT) OF THE MAXIMUM DENSITY AS PER AASHTO T-180.
3. BEDDING MATERIAL SHALL CONFORM TO FDOT NO. 57 AGGREGATE.
4. 15" MAX. (12" MIN.) FOR PIPE DIAMETER LESS THAN 24" AND 24" MAX (12" MIN) FOR PIPE DIAMETER 24" AND LARGER.
5. WATER SHALL NOT BE PERMITTED IN THE TRENCH DURING CONSTRUCTION.
6. ALL PIPE TO BE INSTALLED WITH BELL FACING UPSTREAM TO THE DIRECTION OF THE FLOW.
7. BEDDING DEPTH SHALL BE 4" MINIMUM FOR PIPE DIAMETER UP TO 12" AND 6" MINIMUM FOR PIPE DIAMETER 16" AND LARGER.
8. WHERE ROCK IS ENCOUNTERED, UNSUITABLE MATERIAL SHALL GOVERN DEPTH OF BEDDING ROCK BELOW THE PIPE. UTILITIES SHALL DETERMINE IN THE FIELD REQUIRED REMOVAL OF UNSUITABLE MATERIAL TO REACH SUITABLE FOUNDATION.
9. 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.
10. ONE COMPACTION TEST SHALL BE REQUIRED FOR EACH LIFT NOT TO EXCEED 200'.

Marion County FLORIDA UTILITIES | MCBCC EFFECTIVE 04/13/2023 | REVISION # 2 | BEDDING AND TRENCHING 1 | 7.3.2 UT 102



NOTES:
1. INITIAL BACKFILL AND HAUNCHING: SELECT COMMON FILL COMPACTED TO 95% (98% UNDER PAVEMENT) OF THE MAXIMUM DENSITY AS PER AASHTO T-180.
2. TRENCH BACKFILL: COMMON FILL COMPACTED TO 95% (98% UNDER PAVEMENT) OF THE MAXIMUM DENSITY AS PER AASHTO T-180.
3. PIPE BEDDING UTILIZING SELECT COMMON FILL OR BEDDING ROCK IN ACCORDANCE WITH BEDDING AND TRENCHING 1 DETAIL MAY BE REQUIRED AS DIRECTED BY MCU.
4. 15" MAX. (12" MIN.) FOR PIPE DIAMETER LESS THAN 24" AND 24" MAX (12" MIN) FOR PIPE DIAMETER 24" AND LARGER.
5. WATER SHALL NOT BE PERMITTED IN THE TRENCH DURING CONSTRUCTION.
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Marion County FLORIDA UTILITIES | MCBCC EFFECTIVE 04/13/2023 | REVISION # 2 | BEDDING AND TRENCHING 2 | 7.3.2 UT 103



SCHEDULE OF DIMENSIONS AND MATERIALS

PIPE SIZE (INCHES)	DIMENSIONS (FT.) A	B	C	D	TIE RODS REQ'D DIA.	NO.
6	2.0	2.0	1.0		3/4	2
8	2.5	2.5	1.0		3/4	2
10	3.5	3.5	1.0		3/4	4
12	5.0	3.0	1.0		3/4	4
16	6.0	4.0	1.5		3/4	4
20	8.0	5.0	1.5		3/4	6
24	9.0	6.0	1.5		3/4	8

NOTE: THRUST COLLAR AREAS TO BE COMPUTED ON BASIS OF 2000 LBS/SF SOIL RESTRAINT BEARING.

NOTES:
1. ADDITIONAL REINFORCEMENTS SHALL BE AS SPECIFIED BY THE ENGINEER.
2. MINIMUM COMPRESSIVE STRENGTH FOR CONCRETE SHALL BE 3000 PSI.
3. BEDDING, BACKFILL AND COMPACTION SHALL BE AS SPECIFIED ELSEWHERE IN THESE STANDARD DETAILS.
4. FILL FORM BOARDS SHALL BE REMOVED PRIOR TO BACKFILL.
5. NO ALLOWANCE SHALL BE MADE FOR FRICTION BETWEEN THE PIPE WALL AND THE THRUST COLLAR.
6. DESIGN PRESSURE: 150 PSI.

Marion County FLORIDA UTILITIES | MCBCC EFFECTIVE 04/13/2023 | REVISION # NA | THRUST COLLAR WATER MAINS | 7.3.2 UT 201

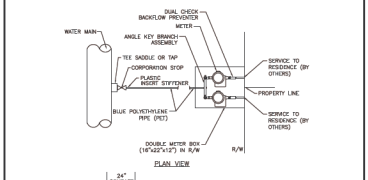
DEVELOPMENT REVIEW COMMITTEE
MARION COUNTY, FLORIDA
APPLICATION #: 30183
APPROVAL DATE: 6/17/24
EXPIRATION DATE: 6/17/26

All construction shall conform to the construction standards established by the Marion County code of ordinances. Construction within any public right-of-way disturbed during construction shall be dressed and sodded. Seed and mulch may be used if approved by the County Engineer or designee.

NOTICE
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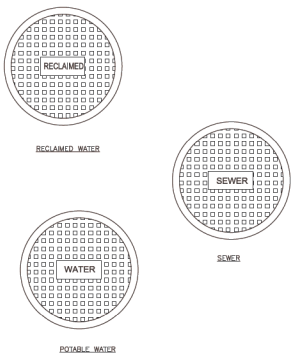
COUNTY STAMP

Digitally signed by Gregory T Chatelain
Date: 2024.05.02 10:16:15 -04'00'

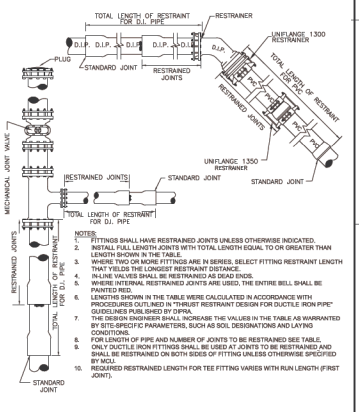


NOTES:
1. ALL RESIDENTIAL SERVICES SHALL HAVE A MINIMUM SIZE OF 1".
2. CURB STOP SHALL BE INSTALLED ON STREET SIDE OF THE SIDEWALK BETWEEN SIDEWALK AND CURB.
3. SCHEDULE 40 PVC CASING TO BE USED UNDER PAVEMENT, EXTENDING A MINIMUM OF 5' ON EITHER SIDE OF THE PAVEMENT WHERE POSSIBLE. THE INSIDE DIAMETER OF THE CASING PIPE SHALL BE A MINIMUM OF ONE INCH LARGER THAN THE OUTSIDE DIAMETER OF THE SERVICE PIPE.
4. CORP STOPS SHALL BE HORIZONTAL TO WATER MAINS.
5. LOCATE WIRE SHALL BE INSTALLED FROM MAIN TO SERVICE LINE.
6. COPPER TRACER WIRE SIZES SHALL BE #10 AWG SOLID TYPE.
7. COMPACTION OF THE SIDES UNDER AND AROUND THE CONNECTION TO THE SATISFACTION OF THE ENGINEER.
8. POTABLE WATER SERVICE CONNECTIONS SHALL BE PERMANENTLY MARKED BY STD-ING OR STAMPING A "W" IN THE CURB DIRECTLY OVER THE SERVICE LINE.
9. RECLAIMED WATER SERVICE CONNECTIONS SHALL BE PERMANENTLY MARKED BY ETCHING OR STAMPING A "RW" IN THE CURB DIRECTLY OVER THE SERVICE LINE.
10. SERVICE LINES SHALL NOT CONFLICT WITH OTHER UTILITIES. SERVICE LINES SHALL BE SLEEVED WITH SCH40 PVC F UNDER OTHER UTILITIES.
11. ALL TAPS MUST BE LOCATED A MINIMUM OF 24" AWAY FROM ANY BELL AND/OR FITTING.

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



Marion County FLORIDA UTILITIES | MCBCC EFFECTIVE 04/13/2023 | REVISION # NA | TYPICAL VALVE BOX COVER | 7.3.2 UT 110



NOTES:
1. FITTINGS SHALL HAVE RESTRAINED JOINTS UNLESS OTHERWISE INDICATED.
2. INSTALL FULL LENGTH JOINTS WITH TOTAL LENGTH EQUAL TO OR GREATER THAN LENGTH SHOWN IN THE TABLE.
3. WHERE TWO OR MORE FITTINGS ARE IN SERIES, SELECT FITTING RESTRAINT LENGTH THAT YIELDS THE LONGEST RESTRAINT DISTANCE.
4. IN-LINE VALVES SHALL BE RESTRAINED AS DEAD ENDS.
5. WHERE INTERNAL RESTRAINED JOINTS ARE USED, THE ENTIRE BELL SHALL BE PAINTED RED.
6. LENGTHS SHOWN IN THE TABLE WERE CALCULATED IN ACCORDANCE WITH PROCEDURES OUTLINED IN "THRUST RESTRAINT DESIGN FOR DUCTILE IRON PIPE" GUIDELINES PUBLISHED BY DIPRA.
7. THE DESIGN ENGINEER SHALL INCREASE THE VALUES IN THE TABLE AS WARRANTED BY SITE-SPECIFIC PARAMETERS, SUCH AS SOIL DESIGNATIONS AND LAYING CONDITIONS.
8. FOR LENGTH OF PIPE AND NUMBER OF JOINTS TO BE RESTRAINED SEE TABLE.
9. ONLY DUCTILE IRON FITTINGS SHALL BE USED AT JOINTS TO BE RESTRAINED AND SHALL BE RESTRAINED ON BOTH SIDES OF FITTING UNLESS OTHERWISE SPECIFIED BY MCU.
10. REQUIRED RESTRAINED LENGTH FOR TEE FITTING VARIES WITH RUN LENGTH (FIRST JOINT).

Marion County FLORIDA UTILITIES | MCBCC EFFECTIVE 10/1/2015 | REVISION # NA | RESTRAINED PIPE TABLE | 7.3.2 UT 201A

MINIMUM RESTRAINED LENGTH (FT) — EACH SIDE OF FITTING AND VALVE FOR DIP, PE ENCASED DIP OR BARE PVC
H=HORIZONTAL
VU=VERTICAL-UP
VD=VERTICAL-DOWN

WATER MAIN: PRESSURE: 150 PSI, DEPTH OF COVER: 3.0 ft.

REQUIRED RESTRAINED LENGTH ON WATER MAIN — Pipe Length (ft)

Bend Type	Orientation	4"	6"	8"	10"	12"	16"	20"	24"
11-1/4°	H	2	3	4	5	5	6	8	9
	VU	2	3	4	5	5	6	8	9
	VD	6	8	11	13	16	20	24	28
22-1/2°	H	4	6	7	9	10	12	15	17
	VU	4	6	7	9	10	12	15	17
	VD	13	17	22	27	31	40	48	56
45°	H	8	11	15	17	20	25	30	35
	VU	8	11	15	17	20	25	30	35
	VD	25	35	46	55	65	82	99	115
90°	H	19	27	35	41	48	61	72	83
	VU	19	27	35	41	48	61	72	83
	VD	61	85	111	132	155	198	238	277
DEAD END MAIN		61	85	111	132	155	198	238	277

TEE FITTING — Pipe Length (ft) — Diameter of Run

Diameter of Branch	4"	6"	8"	10"	12"	16"	20"	24"
4"	39	28	18	6	0	0	0	0
6"		83	55	45	40	23	4	0
8"			89	80	77	63	48	34
10"					110	105	95	84
12"					135	134	113	105
16"						175	168	161
20"							215	209
24"								254

REQUIRED RESTRAINED LENGTH ON LARGER PIPE — Pipe Length (ft) — Diameter of Large Pipe

REDUCER FITTING	4"	6"	8"	10"	12"	16"	20"	24"
4"	44	80	108	135	163	228	288	
6"		67	81	113	167	214	257	
8"			40	83	145	198	243	
10"				48	118	175	226	
12"					84	149	205	
16"						84	181	
20"							83	

Minimum Design Criteria
Bedding Type: 4
Safety Factor: 1.5
Soil: Sand-Silt
Run Length (First Joint): 10 ft.

WATER MAIN: PRESSURE: 150 PSI, DEPTH OF COVER: 4.0 ft.

REQUIRED RESTRAINED LENGTH ON FORCE MAIN — Pipe Length (ft)

Bend Type	Orientation	4"	6"	8"	10"	12"	16"	20"	24"
11-1/4°	H	2	2	3	4	4	5	6	7
	VU	2	2	3	4	4	5	6	7
	VD	5	7	9	11	13	16	19	22
22-1/2°	H	3	5	6	7	8	10	12	14
	VU	3	5	6	7	8	10	12	14
	VD	10	13	17	21	24	31	38	44
45°	H	6	9	11	14	16	20	24	28
	VU	6	9	11	14	16	20	24	28
	VD	20	27	35	43	50	64	78	91
90°	H	15	21	27	33	39	49	57	66
	VU	15	21	27	33	39	49	57	66
	VD	48	65	85	102	121	155	187	218
DEAD END MAIN		48	65	85	102	121	155	187	218

TEE FITTING — Pipe Length (ft) — Diameter of Run

Diameter of Branch	4"	6"	8"	10"	12"	16"	20"	24"
4"	25	14	4	0	0	0	0	0
6"		63	36	28	21	5	0	0
8"			83	57	52	39	28	12
10"				80	76	68	58	44
12"					98	90	81	72
16"						132	128	119
20"							164	159
24"								195

REQUIRED RESTRAINED LENGTH ON LARGER PIPE — Pipe Length (ft) — Diameter of Large Pipe

REDUCER FITTING	4"	6"	8"	10"	12"	16"	20"	24"
4"	34	81	93	108	143	178	213	
6"		56	63	88	131	166	204	
8"			35	64	113	155	192	
10"				36	82	136	179	
12"					66	118	162	
16"						66	139	
20"							66	

FORCE MAIN:
PRESSURE: 100 PSI.
DEPTH OF COVER: 4.0 ft.

Marion County FLORIDA UTILITIES | MCBCC EFFECTIVE 10/1/2015 | REVISION # NA | RESTRAINED PIPE TABLE | 7.3.2 UT 201 B

No.	REVISIONS	DATE	BY
A	REVISED PER CITY COMMENTS	07/2023	GTC
B	REVISED PER CITY COMMENTS	09/2023	GTC
C	REVISED PER CITY COMMENTS	05/2024	GTC

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PHONES 407-715-5194
EMAIL GREG@LINNENGINEERING.COM
CA LIC. NO. 31710

DESIGN ENGINEER: GREGORY T. CHATELAIN, P.E.
FLORIDA REGISTRATION NUMBER: 90573
SEAL

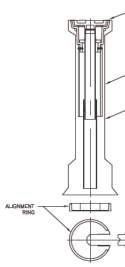
AS NOTED | DESIGNED BY GTC | DRAWN BY GTC | CHECKED BY GTC

UTILITY DETAILS

MIDWAY TERRACE LOT 18 MULTIFAMILY
OCALA, FL 34472
MAJOR SITE PLAN
MARION COUNTY FLORIDA

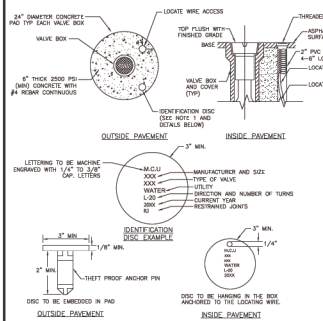
DATE 2/2023
PROJECT NO. 36300-23-400
SHEET NUMBER C07

Drawing name: \\cnd-server\y\Projects\36300-Addn Investments\23-400 Midway Terrace Lot 18\Cadd-Civil\C07 Midway Terrace Multi Family - Details C07.dwg - Layout1 May 02, 2024 9:42am by: Workstation 8



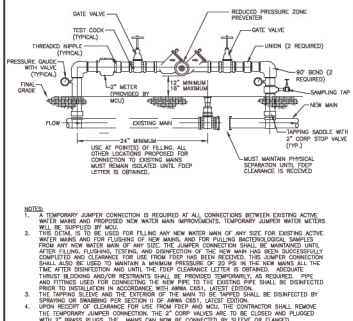
NOTES:
1. FOR ALL MAINS 6.0' DEEP OR GREATER, PVC PIPE EXTENSIONS SHALL BE USED ON VALVE BOX INSTALLATION.

Marion County FLORIDA UTILITIES | MCBCC EFFECTIVE 04/13/2023 | REVISION # 1 | SEALED VALVE BOX, ADJUSTABLE | 7.3.2 UT 111



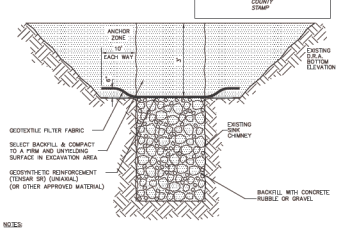
NOTES:
1. BRONZE (OR STAINLESS STEEL) IDENTIFICATION DISC SHALL BE REQUIRED FOR ALL VALVES, EXCEPT HYDRANT VALVES.
2. LOCATING WIRE SHALL TERMINATE AT EACH VALVE BOX AND BE CAPABLE OF EXTENDING 12" ABOVE TOP OF BOX IN SUCH A MANNER SO AS NOT TO INTERFERE WITH VALVE OPERATION.

Marion County FLORIDA UTILITIES | MCBCC EFFECTIVE 04/13/2023 | REVISION # 1 | VALVE BOX PAD | 7.3.2 UT 112



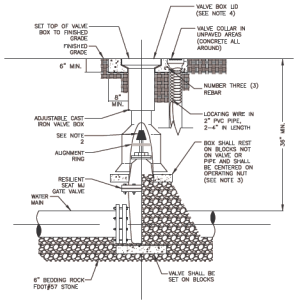
NOTES:
1. A TEMPORARY JUMPER CONNECTION IS REQUIRED AT ALL CONNECTIONS BETWEEN EXISTING ACTIVE WATER MAINS AND PROPOSED NEW WATER MAIN IMPROVEMENTS. TEMPORARY JUMPER WATER METERS SHALL BE USED.
2. THIS DETAIL IS TO BE USED FOR FILLING ANY NEW WATER MAIN OF ANY SIZE FOR EXISTING ACTIVE WATER MAINS AND FOR FLUSHING OF NEW MAINS, AND FOR PULLING BACTERIOLOGICAL SAMPLES FROM ANY NEW WATER MAIN OF ANY SIZE. THE JUMPER CONNECTION SHALL BE MAINTAINED UNTIL AFTER FILLING, FLUSHING, TESTING, AND DISINFECTION OF THE NEW MAIN HAS BEEN SUCCESSFULLY COMPLETED AND CLEARANCE FOR USE FROM FDEP HAS BEEN RECEIVED. THIS JUMPER CONNECTION SHALL ALSO BE USED TO MAINTAIN A MINIMUM PRESSURE OF 20 PSI IN THE NEW MAINS ALL THE TIME AFTER DISINFECTION AND UNTIL THE FDEP CLEARANCE LETTER IS OBTAINED. ADEQUATE
3. THE TAPPING SLEEVE AND THE EXTERIOR OF THE MAIN TO BE TAPPED SHALL BE DISINFECTED BY SPRAYING OR SWABBING PER SECTION II OF AWWA C651, LATEST EDITION.
4. UPON RECEIPT OF CLEARANCE FOR USE FROM FDEP AND MCU, THE CONTRACTOR SHALL REMOVE THE TEMPORARY JUMPER CONNECTION. THE 2" CORP VALVES ARE TO BE CLOSED AND PLUGGED WITH 2" BRASS PLUGS. THE MAINS CAN NOW BE CONNECTED BY SLEEVE OR FLANGED CONNECTIONS.
5. THE OPERATION AND MAINTENANCE OF THE TEMPORARY JUMPER CONNECTION ASSEMBLY SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
6. WATER FOR TESTING AND DISINFECTION OF THE NEW WATER MAIN AND WATER FOR MAINTENANCE OR OTHER USES SHALL BE AT THE CONTRACTOR'S EXPENSE.
7. ALL PIPING AND APPURTENANCES TO BE 2" FOR 8" AND BELOW WATER MAINS; 4" FOR 12" WATER MAINS; 6" FOR 16" WATER MAINS; 12" FOR 24" WATER MAINS.
8. ALL TAPS MUST BE LOCATED A MINIMUM OF 24" AWAY FROM ANY BELL AND/OR FITTING.

Marion County FLORIDA UTILITIES | MCBCC EFFECTIVE 04/13/2023 | REVISION # 2 | TEMPORARY JUMPER CONNECTION | 7.3.2 UT 203



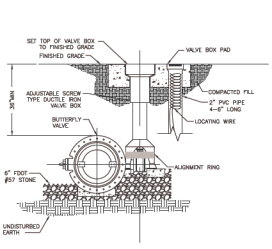
NOTES:
1. IF LIMESTONE IS ENCOUNTERED OR A SINKHOLE OR SOLUTION PIPE FORMS DURING CONSTRUCTION, CONSTRUCTION OF THE BASIN MUST BE HALTED AND THE PROJECT GEOTECHNICAL ENGINEER MUST BE NOTIFIED IMMEDIATELY.
2. THE SINKHOLE OR SOLUTION PIPE MUST BE REPAIRED WITHIN 10 DAYS OF THE DISCOVERY USING A DISTRICT APPROVED METHOD.
3. THE STORMWATER SYSTEM MUST BE INSPECTED MONTHLY FOR THE OCCURANCE OF SINKHOLES OR SOLUTION PIPES.

TYPICAL SINK CHIMNEY REPAIR DETAIL
N.T.S.



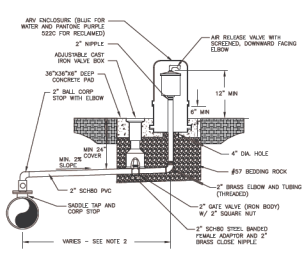
NOTES:
1. PVC EXTENSIONS SHALL NOT BE USED ON VALVE BOX INSTALLATION (SEE UT 111).
2. THE VALVE ACTUATING NUT SHALL BE EXTENDED TO BE WITHIN 3' OF FINISHED GRADE.
3. PROVIDE A PLASTIC DEBRIS SHIELD / ALIGNMENT RING WHICH INSTALLS BELOW THE VALVE ACTUATING NUT. THIS SHIELD SHALL CENTER THE RISER PIPE BOX OVER THE ACTUATING NUT AND MINIMIZE DEBRIS ENTRY.
4. LOCATING WIRE SHALL BE CONTINUOUS WITH NO SPLICES AND SHALL EXTEND 12" ABOVE TOP OF COLLAR. WIRE SHALL BE COLOR CODED TO MATCH THE UTILITY INSTALLED.
5. FOR NEW CONSTRUCTION, THE VALVE BOX SHALL BE ADJUSTED TO MGRANGE TO ALLOW FOR FUTURE BOX ADJUSTMENTS.
6. INSTALL BRASS ID TAG IN CONCRETE.
7. VALVE BOX LID TO BE LETTERED WITH THE WORDS "WATER" OR "RECLAIMED".
8. INSTALL BRASS ID TAG IN CONCRETE.

Marion County FLORIDA UTILITIES | MCBCC EFFECTIVE 04/13/2023 | REVISION # 2 | GATE VALVE WATER AND RECLAIMED MAINS | 7.3.2 UT 204



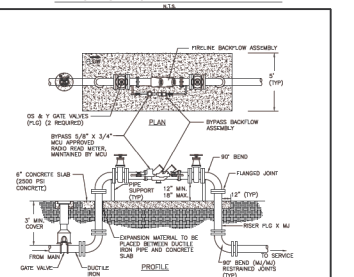
NOTES:
1. PVC PIPE EXTENSIONS SHALL NOT BE USED ON VALVE BOX INSTALLATION (SEE UT 111).
2. THE VALVE ACTUATING NUT SHALL BE EXTENDED TO BE WITHIN 3' OF FINISHED GRADE.
3. PROVIDE A PLASTIC DEBRIS SHIELD / ALIGNMENT RING WHICH INSTALLS BELOW THE VALVE ACTUATING NUT. THIS SHIELD SHALL CENTER THE RISER PIPE BOX OVER THE ACTUATING NUT AND MINIMIZE DEBRIS ENTRY.
4. LOCATING WIRE SHALL BE CONTINUOUS WITH NO SPLICES AND SHALL EXTEND 12" ABOVE TOP OF COLLAR. WIRE SHALL BE COLOR CODED TO MATCH THE UTILITY INSTALLED.
5. FOR NEW CONSTRUCTION, THE VALVE BOX SHALL BE ADJUSTED TO MGRANGE TO ALLOW FOR FUTURE BOX ADJUSTMENTS.
6. INSTALL BRASS ID TAG IN CONCRETE.
7. VALVE BOX LID TO BE LETTERED WITH THE WORDS "WATER" OR "RECLAIMED".
8. BUTTERFLY VALVES SHALL ONLY BE USED UNDER MCU DISCRETION.

Marion County FLORIDA UTILITIES | MCBCC EFFECTIVE 04/13/2023 | REVISION # 1 | BUTTERFLY VALVE AND BOX WATER AND RECLAIMED MAINS | 7.3.2 UT 205



NOTES:
1. FOR WATER OR RECLAIM USE ONLY.
2. OFFSET DISTANCE TO BE FIELD DETERMINED AND AS CLOSE TO THE RIGHT-OF-WAY AS POSSIBLE.
3. ADJUST HORIZONTAL POSITION OF SIDEWALK AS REQUIRED TO AVOID ARV ENCLOSURE.
4. ARV AND CONCRETE PAD SHALL NOT BE INSTALLED DIRECTLY OVER THE WATER MAIN. LOCATE WIRE SHALL TERMINATE AT VALVE BOX AND BE CAPABLE OF EXTENDING 12" ABOVE TOP OF BOX IN SUCH A MANNER SO AS NOT TO INTERFERE WITH VALVE OPERATION (SEE UT 112.)
5. NO MALE ADAPTERS ALLOWED AT VALVE; SHALL BE A BRASS NIPPLE WITH 2" SCH80 FEMALE STEEL BANDED ADAPTER.

Marion County FLORIDA UTILITIES | MCBCC EFFECTIVE 04/13/2023 | REVISION # 2 | ABOVEGROUND OFFSET WATER OR RECLAIM AIR RELEASE VALVE | 7.3.2 UT 206



NOTES:
1. REQUIRED FOR SITES WITH SEPARATE DOMESTIC AND FIRE SYSTEM SUPPLY PIPING.
2. BACKFLOW ASSEMBLY SHALL BE OWNED AND MAINTAINED BY THE PROPERTY OWNER.
3. MCU SHALL OWN AND MAINTAIN THE METER.
4. UTILITY EASEMENT REQUIRED FOR BY-PASS METER READING. MINIMUM EASEMENT SIZE IS 10' BY 15'.
5. DETAIL NOT APPLICABLE WHEN AN RPZ IS REQUIRED IN ACCORDANCE WITH THE MARION COUNTY MANUAL OF CROSS-CONNECTION CONTROL AND BACKFLOW PREVENTION. SERVICES SMALLER THAN 3" SHALL REQUIRE AN RPZ AND SHALL BE METERED. METER AND TAP SIZE SHALL BE DETERMINED BY A FLORIDA LICENSED SPRINKLER CONTRACTOR, ARCHITECT, OR ENGINEER. METER SHALL BE INSTALLED BY MCU.
6. FREEZE PROTECTION SHALL BE PROVIDED IN ACCORDANCE WITH THE FIRE MARSHALL.

Marion County FLORIDA UTILITIES | MCBCC EFFECTIVE 04/13/2023 | REVISION # 2 | FIRE LINE DOUBLE DETECTOR CHECK VALVE ASSEMBLY | 7.3.2 UT 208

DEVELOPMENT REVIEW COMMITTEE
MARION COUNTY, FLORIDA
APPLICATION #: 30183
APPROVAL DATE: 6/17/24
EXPIRATION DATE: 6/17/26
All construction shall conform to the construction standards contained in the Marion County Land Development Code. Driveway connections within the right-of-way disturbed during construction shall be dressed and sodded. Dead and mulch may be used if approved by the County Engineer or designee.
NOTICE
The approval of these plans is limited to construction under the jurisdiction of Marion County and does not substitute nor waive the requirements of other agencies for additional permits, as applicable, by state and/or federal laws.
COUNTY STAMP

Digitally signed by Gregory T Chatelain
Date: 2024.05.02 10:16:30 -04'00'

This item has been electronically signed and sealed by Gregory T. Chatelain, PE on the date adjacent using a digital signature. Printed copies of this document are not considered signed and sealed, and the signature must be verified on any electronic copies.

No	REVISIONS	DATE	BY
A	REVISED PER CITY COMMENTS	07/2023	GTC
B	REVISED PER CITY COMMENTS	09/2023	GTC
C	REVISED PER CITY COMMENTS	05/2024	GTC
D	AS BUILTS	2/2025	GTC

LINN ENGINEERING & DESIGN
PCA BOX 140004
GAINESVILLE, FL 32614
PHONES 407-715-5154
EMAIL linneng@bellsouth.net
CA LIC. NO. 31170

DESIGN ENGINEER: GREGORY T. CHATELAIN, P.E.
FLORIDA REGISTRATION NUMBER: 91573
SEAL

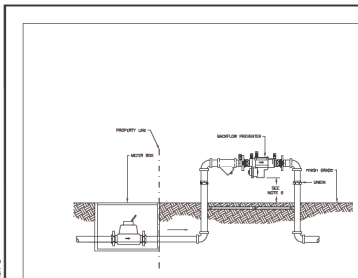
SCALE: AS NOTED
DESIGNED BY: GTC
DRAWN BY: GTC
CHECKED BY: GTC

UTILITY DETAILS

MIDWAY TERRACE LOT 18 MULTIFAMILY
OCALA, FL 34472
MAJOR SITE PLAN
MARION COUNTY FLORIDA

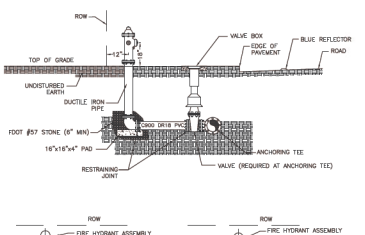
DATE: 2/2023
PROJECT NO. 36300-23-400
SHEET NUMBER C08

Drawing name: \\cnd-server\y\Projects\36300-Adon Investments\23-400 Midway Terrace Lot 18\Cadd-Civil\C08 Midway Terrace Multi Family - Details C08.dwg Layout1 May 02, 2024 9:43am by: Workstation 8



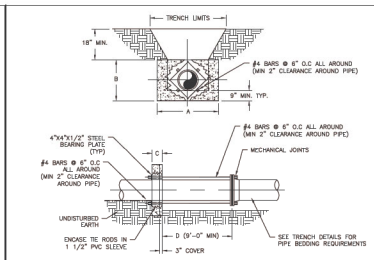
NOTES:
1. BACKFLOW PREVENTION ASSEMBLY SHALL BE INSTALLED AND MAINTAINED AS PER MARION COUNTY CROSS CONNECTION CONTROL ORDINANCE AND/OR PLUMBING CODE.
2. BACKFLOW PREVENTION ASSEMBLY TO BE INSTALLED LEVEL AND PLUMB.
3. MINIMUM CLEARANCE OF 24" TO BE MAINTAINED AROUND ASSEMBLY FOR TESTING.
4. ASSEMBLY MUST BE LISTED WITH THE UNIVERSITY OF SOUTHERN CALIFORNIA FOUNDATION FOR CROSS CONNECTION CONTROL AND HYDRAULIC RESEARCH.
5. ALL BACKFLOW PREVENTION ASSEMBLIES TO BE TESTED FOLLOWING INSTALLATION AND INITIATION OF WATER SERVICE. THE BACKFLOW PREVENTION ASSEMBLY TESTER MUST POSSESS A CURRENT AMERICAN WATER WORKS ASSOCIATION (AWWA) AND/OR AMERICAN BACKFLOW PREVENTION ASSOCIATION (ABPA) BACKFLOW TESTER CERTIFICATE. A COPY OF THE BACKFLOW PREVENTION ASSEMBLY TEST REPORT MUST BE SUBMITTED TO THE BACKFLOW & CCC COORDINATOR AT MCU WITHIN 14 DAYS FROM THE DATE OF INSTALLATION.
6. MIN. 12" MAX 18" ABOVE FINISHED GRADE AND FLOODPLAIN.
7. METERS LARGER THAN 2" WILL REQUIRE DISCUSSION WITH MCU.

Marion County FLORIDA UTILITIES | MCBCC EFFECTIVE 04/13/2023 | REVISION # 1 | 2" AND SMALLER REDUCED PRESSURE AND/OR DOUBLE CHECK BACKFLOW ASSEMBLY | 7.3.2 UT 209



NOTES:
1. BONNET COLORS SHALL BE IN ACCORDANCE WITH SEC. 6.18.2-G.
2. HYDRANT SHALL BE 1' INSIDE OF RIGHT-OF-WAY, WHEN POSSIBLE.
3. BLUE REFLECTOR SHALL BE PLACED IN THE MIDDLE OF THE ADJACENT TRAVEL LANE.
4. RADIUS OF CLEAR SPACE AROUND THE FIRE HYDRANT SHALL BE IN ACCORDANCE WITH NFPA STANDARDS (NFPA 1 SEC. 18.5.7, AS AMENDED).

Marion County FLORIDA UTILITIES | MCBCC EFFECTIVE 04/13/2023 | REVISION # 2 | FIRE HYDRANT ASSEMBLY | 7.3.2 UT 210



SCHEDULE OF DIMENSIONS AND MATERIALS

PIPE SIZE (INCHES)	DIMENSIONS (FT.) A	B	C	D	TIE RODS REQ'D DIA.	NO.
6	2.0	2.0	1.0		3/4	2
8	2.5	2.5	1.0		3/4	2
10	3.0	2.5	1.0		3/4	4
12	4.0	3.0	1.0		3/4	4
16	5.5	3.5	1.5		3/4	4
20	7.5	4.0	1.5		3/4	4
24	8.5	5.0	1.5		3/4	6

NOTE: THRUST COLLAR AREAS TO BE COMPUTED ON BASIS OF 2000 LBS/SF SOIL RESTRAINT BEARING.

NOTES:
1. ADDITIONAL REINFORCEMENTS SHALL BE AS SPECIFIED BY THE ENGINEER.
2. MINIMUM COMPRESSIVE STRENGTH FOR CONCRETE SHALL BE 3000 PSI.
3. BEDDING, BACKFILL AND COMPACTION SHALL BE AS SPECIFIED ELSEWHERE IN THE STANDARD DRAWINGS.
4. ALL FORM BOARDS SHALL BE REMOVED PRIOR TO BACKFILL.
5. NO ALLOWANCE SHALL BE MADE FOR FRICTION BETWEEN THE PIPE WALL AND THE THRUST COLLAR.
6. DESIGN PRESSURE: 100 PSI.
7. REQUIRED FOR LINE STOPS, AS DETERMINED BY MCU.

Marion County FLORIDA UTILITIES | MCBCC EFFECTIVE 04/13/2023 | REVISION # 1 | THRUST COLLAR WASTEWATER FORCE MAINS | 7.3.2 UT 301

DEVELOPMENT REVIEW COMMITTEE
MARION COUNTY, FLORIDA

APPLICATION #: 30183
APPROVAL DATE: 6/17/24
EXPIRATION DATE: 6/17/26

All construction shall conform to the construction standards contained in the Marion County Land Development Code. Any damage to existing utility or right-of-way disturbed during construction shall be dressed and sealed. Dead and mush may be used if approved by the County Engineer or designee.

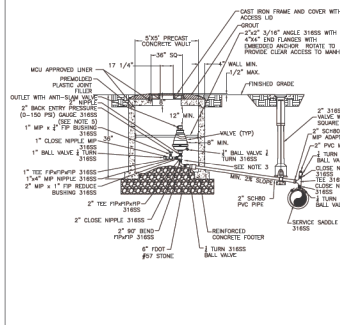
NOTICE
The approval of these plans is limited to construction under the jurisdiction of Marion County and does not substitute nor waive the requirements of other agencies for additional permits, as applicable, by state and/or federal laws.

COUNTY STAMP

STATE OF FLORIDA — GREGORY T. CHATELAIN — No. 90573 — REGISTERED PROFESSIONAL ENGINEER

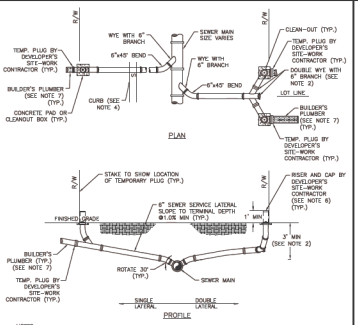
This item has been electronically signed and sealed by Gregory T. Chatelain on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

Digitally signed by Gregory T Chatelain
Date: 2024.05.02 10:16:42 -04'00'



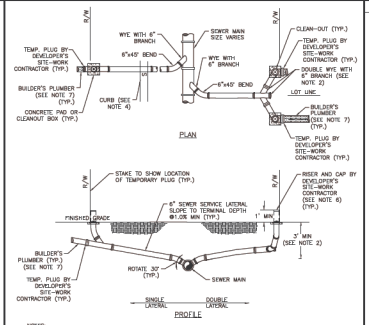
NOTES:
1. ABOVE DETAIL APPLIES TO A 2" ARV. FOR LARGER ARVS, PIPE DIAMETER SHALL BE EQUAL TO THE SIZE OF THE ARV. VALVE SIZES TO BE DETERMINED BY THE ENGINEER AND APPROVED BY MCU PRIOR TO INSTALLATION. ENGINEER TO PROVIDE SIZING CALCULATIONS.
2. THE MINIMUM DIMENSION FROM TOP OF PIPE TO FINISHED GRADE SHALL BE 4.0'.
3. ALL VAULT INTERNAL PIPING, VALVES, AND APPURTENANCES TO BE 316SS EXCEPT WHERE SPECIFIED OTHERWISE.
4. OFFSET (DISTANCE) TO BE FIELD DETERMINED AND AS CLOSE TO THE RIGHT OF WAY AS POSSIBLE AND OUTSIDE OF THE FDOT/DRAINAGE WALKBACK. IF PIPE AT RIGHT-OF-WAY LINE, NO OFFSET REQUIRED.
5. PRESSURE GAUGE SHALL HAVE A STAINLESS CASE WITH STAINLESS STEEL INTERNAL SYSTEM AND DIAPHRAGM.
6. ALL AIR RELEASE VALVE VAULTS SHALL BE TRAFFIC RATED (H20 LOADING).
7. AIR RELEASE VALVE VAULTS SHALL BE LINED ON THE INSIDE AND LINER SHALL EXTEND UP TO MID FRAME AND COVER.
8. ARV VAULT SIZE TO BE DETERMINED BY ARV SIZE.
9. ARV INLET AND OUTLET SHALL BE SAME SIZE.
11. FOR FORCEMAINS 16" AND LARGER, A "A" TAPPING SADDLE AND PLUG VALVE SHALL BE USED.

Marion County FLORIDA UTILITIES | MCBCC EFFECTIVE 04/13/2023 | REVISION # 2 | AIR OR COMBINATION AIR RELEASE VALVE IN VAULT, SEWER | 7.3.2 UT 308



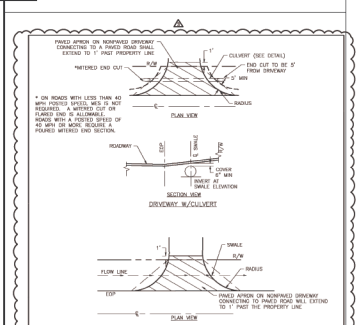
NOTES:
1. INVERT OF SERVICE LATERAL SHALL NOT ENTER SEWER MAIN BELOW SPRING LINE.
2. WYE TO BE NO SHALLOWER THAN 3' AND NO DEEPER THAN 5'.
3. ALL FITTINGS SHOWN ARE TO BE INSTALLED.
4. SERVICE CONNECTIONS SHALL BE PERMANENTLY MARKED BY ETCHING OR STAMPING AN "S" IN THE CURB DIRECTLY OVER THE LATERAL. WHERE NO CURB EXISTS, LOCATION SHALL BE MARKED BY PLACEMENT OF ADHESIVE REFLECTIVE MARKERS AS SPECIFIED BY MCU.
5. CLEANOUT CAP SHALL BE SET A MINIMUM OF 3" ABOVE THE FINISHED GRADE. CLEANOUTS IN RV PARKS SHALL BE SET 6" ABOVE FINISHED GRADE WITH A CONCRETE COLLAR.
6. DURING CONSTRUCTION, SERVICE LATERAL AND CLEANOUTS SHALL BE STUBBED OUT A MINIMUM OF 1' ABOVE FINISHED GRADE AND SHALL BE CAPPED BY DEVELOPER'S SITE-WORK CONTRACTOR UNTIL PROPERTY IS DEVELOPED AND CONNECTION TO CENTRAL SEWER IS MADE BY PLUMBER.
7. BUILDER'S PLUMBER SHALL CUT RISER, INSTALL CLEANOUT CAP, REMOVE TEMPORARY PLUG, CONNECT SERVICE LATERAL TO HOUSE PLUMBING AND GROUT VOID BETWEEN CLEANOUT AND PAD.
8. ALL DEVELOPMENT SHALL BE DESIGNED AND BUILT IN A MANNER WHERE THE LOWEST WASTEWATER SERVICE LATERAL DOES NOT DROP BELOW THE GRAVITY SEWER GRADE LINE.

Marion County FLORIDA UTILITIES | MCBCC EFFECTIVE 04/13/2023 | REVISION # 2 | SEWER SERVICE LATERAL | 7.3.2 UT 312



NOTES:
1. INVERT OF SERVICE LATERAL SHALL NOT ENTER SEWER MAIN BELOW SPRING LINE.
2. WYE TO BE NO SHALLOWER THAN 3' AND NO DEEPER THAN 5'.
3. ALL FITTINGS SHOWN ARE TO BE INSTALLED.
4. SERVICE CONNECTIONS SHALL BE PERMANENTLY MARKED BY ETCHING OR STAMPING AN "S" IN THE CURB DIRECTLY OVER THE LATERAL. WHERE NO CURB EXISTS, LOCATION SHALL BE MARKED BY PLACEMENT OF ADHESIVE REFLECTIVE MARKERS AS SPECIFIED BY MCU.
5. CLEANOUT CAP SHALL BE SET A MINIMUM OF 3" ABOVE THE FINISHED GRADE. CLEANOUTS IN RV PARKS SHALL BE SET 6" ABOVE FINISHED GRADE WITH A CONCRETE COLLAR.
6. DURING CONSTRUCTION, SERVICE LATERAL AND CLEANOUTS SHALL BE STUBBED OUT A MINIMUM OF 1' ABOVE FINISHED GRADE AND SHALL BE CAPPED BY DEVELOPER'S SITE-WORK CONTRACTOR UNTIL PROPERTY IS DEVELOPED AND CONNECTION TO CENTRAL SEWER IS MADE BY PLUMBER.
7. BUILDER'S PLUMBER SHALL CUT RISER, INSTALL CLEANOUT CAP, REMOVE TEMPORARY PLUG, CONNECT SERVICE LATERAL TO HOUSE PLUMBING AND GROUT VOID BETWEEN CLEANOUT AND PAD.
8. ALL DEVELOPMENT SHALL BE DESIGNED AND BUILT IN A MANNER WHERE THE LOWEST WASTEWATER SERVICE LATERAL DOES NOT DROP BELOW THE GRAVITY SEWER GRADE LINE.

Marion County FLORIDA UTILITIES | MCBCC EFFECTIVE 04/13/2023 | REVISION # 2 | SEWER SERVICE LATERAL | 7.3.2 UT 312



Marion County FLORIDA UTILITIES | MCBCC EFFECTIVE 10/12/2023 | REVISION # NA | DRIVEWAY W/CULVERT & DRIVEWAY W/SWALE | 7.3.1 TS 026

No.	REVISIONS	DATE	BY
A	REVISED PER CITY COMMENTS	07/2023	GTC
B	REVISED PER CITY COMMENTS	09/2023	GTC
C	REVISED PER CITY COMMENTS	05/2024	GTC

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gregory@linnengineering.com
CA LIC. NO. 31170

DESIGN ENGINEER: GREGORY T. CHATELAIN, P.E.
FLORIDA REGISTRATION NUMBER: 90573
SEAL

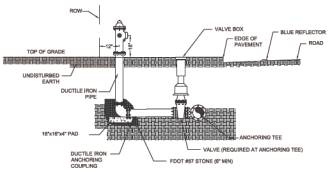
SCALE: AS NOTED
DESIGNED BY: GTC
DRAWN BY: GTC
CHECKED BY: GTC

UTILITY DETAILS

MIDWAY TERRACE LOT 18 MULTIFAMILY
OCALA, FL 34472
MAJOR SITE PLAN
MARION COUNTY FLORIDA

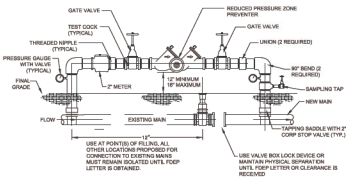
DATE: 2/2023
PROJECT NO. 36300-23-400
SHEET NUMBER C09

Drawing name: \\cnd-server\y\Projects\36300-Addn Investments\23-400 Midway Terrace Lot 18\Cadd-Civil\C09 Midway Terrace Multi Family - Details C09.dwg - Layout1 - May 02, 2024 - 9:43am - by: Workstation 8



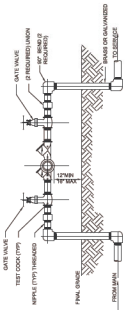
NOTES:
1. BONNET COLORS SHALL BE IN ACCORDANCE WITH SEC. 6.18.2-G.
2. HYDRANT SHALL BE 1' INSIDE OF RIGHT-OF-WAY, WHEN POSSIBLE.
3. BLUE REFLECTOR SHALL BE PLACED IN THE MIDDLE OF THE ADJACENT TRAVEL LANE.
4. RADIUS OF CLEAR SPACE AROUND THE FIRE HYDRANT SHALL BE IN ACCORDANCE WITH NFPA STANDARDS (NFPA 1 SEC. 16.5.7, AS AMENDED).

FIRE HYDRANT ASSEMBLY 210



NOTES:
1. A TEMPORARY JUMPER CONNECTION IS REQUIRED AT ALL CONNECTIONS BETWEEN EXISTING ACTIVE WATER MAINS AND PROPOSED NEW WATER MAIN IMPROVEMENTS. TEMPORARY JUMPER WATER METERS WILL BE SUPPLIED BY MCU.
2. THIS DETAIL IS TO BE USED FOR FILLING ANY NEW WATER MAIN OF ANY SIZE FOR EXISTING ACTIVE WATER MAINS AND FOR FLUSHING OF NEW MAINS, AND FOR PULLING BACTERIOLOGICAL SAMPLES FROM ANY NEW WATER MAIN OF ANY SIZE. THE JUMPER CONNECTION SHALL BE MAINTAINED UNTIL AFTER FILLING, FLUSHING, TESTING, AND DISINFECTION OF THE NEW MAIN HAS BEEN SUCCESSFULLY COMPLETED AND CLEARANCE FOR USE FROM FDEP HAS BEEN RECEIVED. THIS JUMPER CONNECTION SHALL ALSO BE USED TO MAINTAIN A MINIMUM PRESSURE OF 20 PSI IN THE NEW MAINS ALL THE TIME AFTER DISINFECTION AND UNTIL THE FDEP CLEARANCE LETTER IS OBTAINED. ADEQUATE THRUST BLOCKING AND/OR RESTRAINTS SHALL BE PROVIDED TEMPORARILY, AS REQUIRED. PIPE AND FITTINGS USED FOR CONNECTING THE NEW PIPE TO THE EXISTING PIPE SHALL BE DISINFECTED PRIOR TO INSTALLATION IN ACCORDANCE WITH AWWA C651, LATEST EDITION.
3. ALL NEW WATER MAINS, AFTER PRESSURE TESTING, BUT BEFORE TAPPED SHALL BE DISINFECTED BY SPRAYING OR SWABBING PER SECTION 5 OF AWWA C651, LATEST EDITION.
4. UPON RECEIPT OF CLEARANCE FOR USE FROM FDEP AND MCU, THE CONTRACTOR SHALL REMOVE THE TEMPORARY JUMPER CONNECTION, THE 2" CORP VALVES ARE TO BE CLOSED AND PLUGGED WITH 2" BRASS PLUGS. THE MAINS CAN NOW BE CONNECTED BY SLEEVE OR FLANGED CONNECTIONS.
5. ALL INSTALLATION AND MAINTENANCE OF THE TEMPORARY JUMPER CONNECTION AND ASSOCIATED BACK FLOW PREVENTION DEVICE, FITTINGS, VALVE, ETC., SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
6. WATER FOR TESTING AND DISINFECTION OF THE NEW WATER MAIN AND WATER FOR MAINTENANCE OR OTHER USES SHALL BE AT THE CONTRACTOR'S EXPENSE.
7. ALL PIPING AND APPURTENANCES TO BE 2" FOR 6" AND BELOW WATER MAINS, 4" FOR 12" WATER MAINS, 8" FOR 16" WATER MAINS, 12" FOR 24" WATER MAINS.

TEMPORARY JUMPER CONNECTION 203



NOTES:
1. ALL PIPING SHALL BE MAINTAINED AS PER MARION COUNTY CROSS CONNECTION CONTROL ORDINANCE.
2. PIPES LARGER THAN 4" SHALL BE DUCTILE IRON.

REDUCED PRESSURE BACKFLOW PREVENTER 209

DEVELOPMENT REVIEW COMMITTEE
MARION COUNTY, FLORIDA

APPLICATION #: 30183
APPROVAL DATE: 6/17/24
EXPIRATION DATE: 6/17/26

All construction shall conform to the construction standards contained in the Marion County Land Development Code. Any damage to existing utilities or right-of-way disturbed during construction shall be dressed and sodded. Seed and mulch may be used if approved by the County Engineer or designee.

NOTICE
The approval of these plans is limited to construction under the jurisdiction of Marion County and does not substitute nor waive the requirements of other agencies for additional permits, as applicable, by state and/or federal laws.

Digitally signed by Gregory T Chatelain
Date: 2023.05.17 14:49:47 -04'00'

No.	REVISIONS	DATE	BY

LINN ENGINEERING & DESIGN
P.O.A. BOX 140024
OCALA, FL 34474
PHONE: (407) 715-8194
dlinndesign@gmail.com
CA LIC. NO. 31710

SEAL AS NOTED
DESIGNED BY GTC
DRAWN BY GTC
CHECKED BY GTC

DESIGN ENGINEER: GREGORY T. CHATELAIN, P.E.
FLORIDA REGISTRATION NUMBER: 91573
SEAL

UTILITY DETAILS

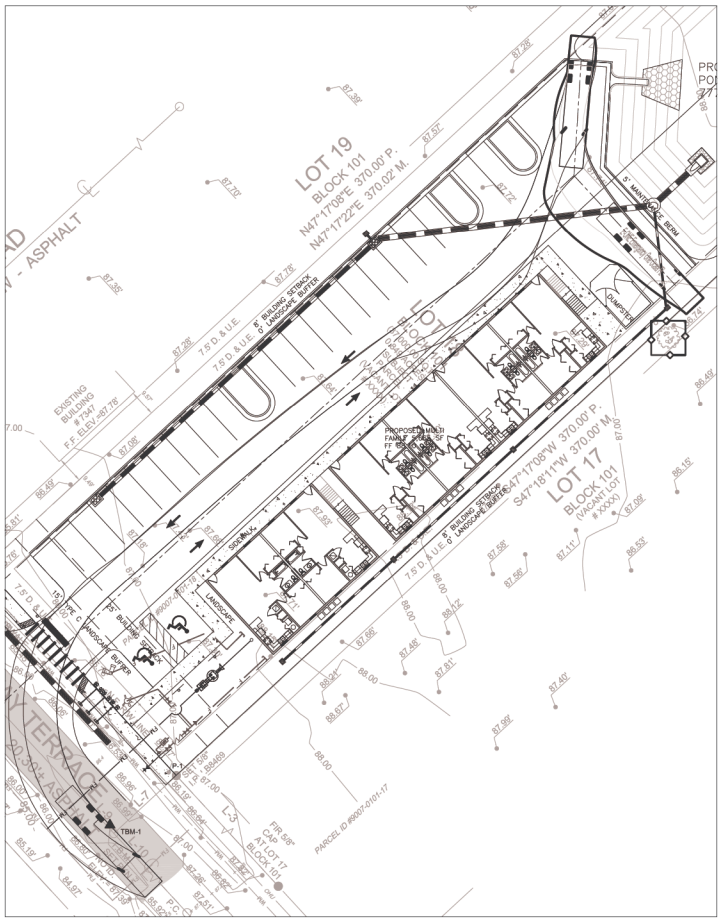
MIDWAY TERRACE LOT 18
OCALA, FL 34472

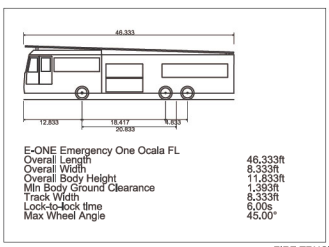
MARION COUNTY — FLORIDA

DATE: 2/2023
PROJECT NO. 36300-23-400
SHEET NUMBER: C10

Drawing name: Z:\Projects\36300-Aton Investments\23-400 Midway Terrace Lot 18\Civil-Civil\C10 Midway Terrace Multi Family - Details C10.dwg Layout1 May 03, 2023 10:48am by Workstation B

FIRE TRUCK ROUTE BACKING OUT AND EXITING SITE





E-ONE Emergency One Ocala FL

Overall Length	46.333ft
Overall Width	8.333ft
Overall Body Height	11.833ft
Min Body Ground Clearance	1.393ft
Track Width	8.333ft
Lock-to-lock time	6.00s
Max Wheel Angle	45.00°



Digitally signed by Gregory T Chatelain
Date: 2024.05.02 10:16:56 -04'00'

DEVELOPMENT REVIEW COMMITTEE
MARION COUNTY, FLORIDA

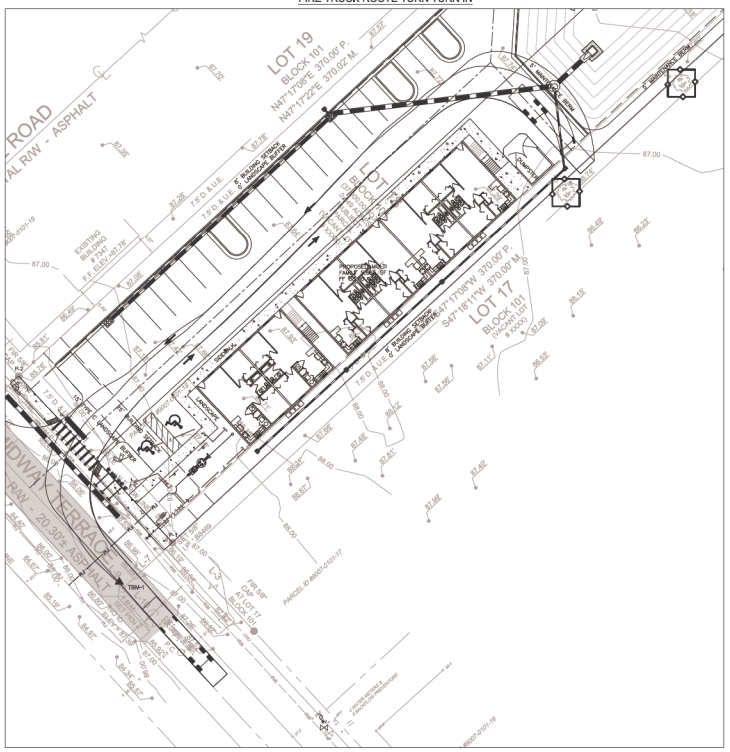
APPLICATION #: 30183
APPROVAL DATE: 6/17/24
EXPIRATION DATE: 6/17/26

All construction shall conform to the construction standards established by the Marion County Land Development Code. Any damage done within the right-of-way disturbed during construction shall be dressed and sodded. Seed and mulch may be used if approved by the County Engineer or designee.

NOTICE
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COUNTY STAMP

FIRE TRUCK ROUTE TURN TURN IN



No.	REVISIONS	DATE	BY
A1	REVISED PER CITY COMMENTS	07/2023	GTC
A2	REVISED PER CITY COMMENTS	03/2024	GTC
A3	REVISED PER CITY COMMENTS	05/2024	GTC

LINN ENGINEERING & DESIGN
POA BOX 140004
CELEBRATION, FL 34744
PHONE: 407-715-8184
dlinn@linnengineering.com
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SCALE: AS NOTED
DESIGNED BY: GTC
DRAWN BY: GTC
CHECKED BY: GTC

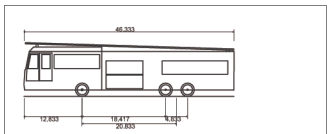
DESIGN OWNER: GREGORY T. CHATELAIN, P.E.
FLORIDA REGISTRATION NUMBER: 91573
SEAL

FIRE TRUCK ROUTE

MIDWAY TERRACE LOT 18 MULTIFAMILY
OCALA, FL 34472
MAJOR SITE PLAN
MARION COUNTY FLORIDA

DATE: 2/2023
PROJECT NO. 36300-23-400
SHEET NUMBER: C10

Drawing name: \\cnd-server\V\Projects\36300-Addn Investments\23-400 Midway Terrace Lot 18\Cadd-Civil\C10 Midway Terrace Multi Family - Fire Truck Route May 02, 2024 9:44am by: Workstation 8



E-ONE Emergency One Ocala FL

Overall Length	46.333ft
Overall Width	8.333ft
Overall Body Height	11.833ft
Min Body Ground Clearance	1.393ft
Track Width	8.333ft
Lock to lock time	6.00s
Max Wheel Angle	45.00°

NORTH

0 20 40

SCALE AS SHOWN

Digitally signed by Gregory T Chatelain
Date: 2023.05.17 14:50:02 -04'00'

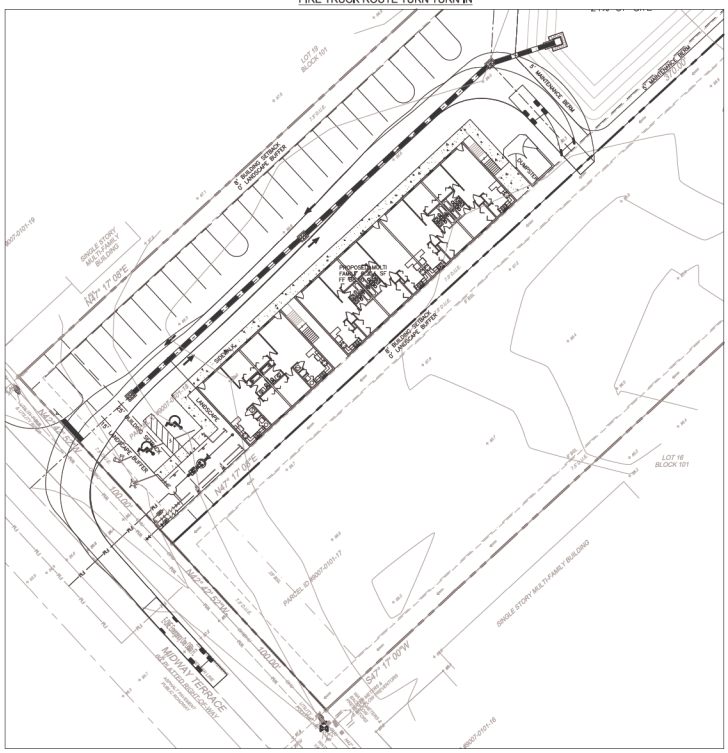
DEVELOPMENT REVIEW COMMITTEE
MARION COUNTY, FLORIDA

APPLICATION #: 30183
APPROVAL DATE: 6/17/24
EXPIRATION DATE: 6/17/26

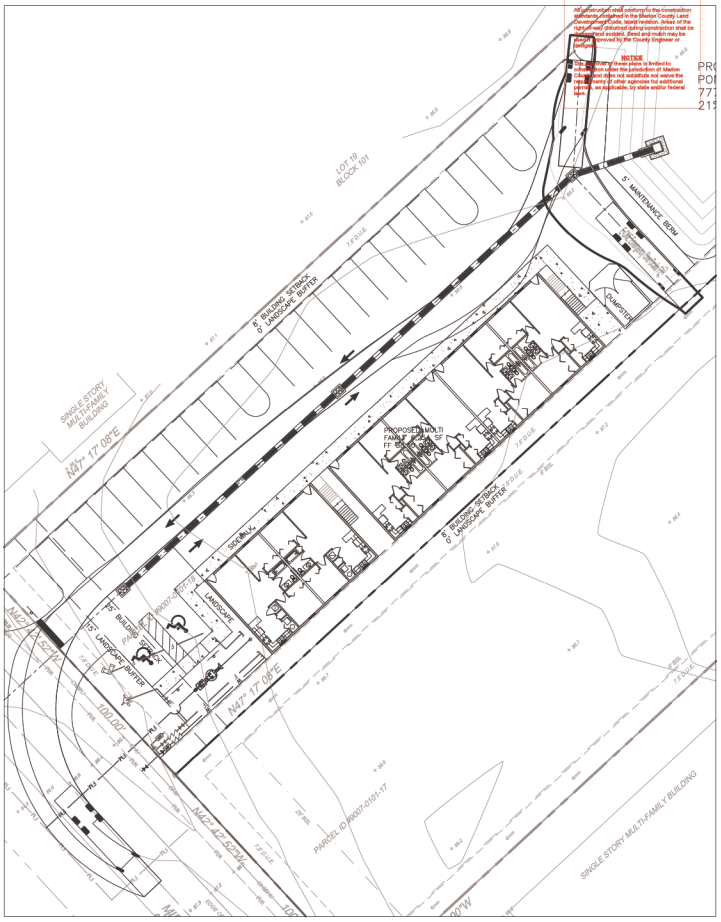
All commercial shall conform to the construction standards contained in the Marion County Land Development Code. Any deviations shall be approved by the County Engineer prior to construction. Any unauthorized opening/ construction shall be barricaded/ sealed. Sheet and mulch may be required/ approved by the County Engineer or designee.

NOTICE
This Development Order is limited to authorization under the jurisdiction of Marion County and does not substitute nor waive the requirements of other agencies for additional permits, as applicable, by state and/or federal agencies.

FIRE TRUCK ROUTE TURN TURN IN



FIRE TRUCK ROUTE BACKING OUT AND EXITING SITE



No.	REVISIONS	DATE	BY

LINN ENGINEERING & DESIGN
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DESIGN OWNER: GREGORY T. CHATELAIN, P.E.
FLORIDA REGISTRATION NUMBER: 91573
SEAL:

SCALE: AS NOTED
DESIGNED BY: GTC
DRAWN BY: GTC
CHECKED BY: GTC

FIRE TRUCK ROUTE

MIDWAY TERRACE LOT 18
OCALA, FL 34472
MARION COUNTY FLORIDA

DATE: 2/2023
PROJECT NO. 36300-23-400
SHEET NUMBER: C11

Drawing name: Z:\Projects\36300-Addn Investments\23-400 Midway Terrace Lot 18\Cadd-Civil\C11 Midway Terrace Multi Family - Fire C11.dwg Fire Truck Route May 03, 2023 11:48am by: Workstation 8

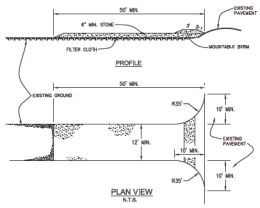


Type II Silt Fence Protection
Around Ditch Bottom Inlets

PUT FILTER FABRIC UNDER GRATE

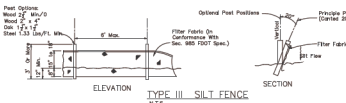
Do not deploy in a manner that silt fences will act as a dam across permanent flowing watercourses. Silt fences are to be used at upland locations and turbidity barriers used at permanent bodies of water.

SILT FENCE APPLICATIONS



STABILIZED CONSTRUCTION ENTRANCE

1. STONE SIZE – USE 2" STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
2. LENGTH – AS REQUIRED, BUT NOT LESS THAN 50 FEET.
3. THICKNESS – NOT LESS THAN SIX (6) INCHES.
4. WIDTH – TWELVE (12) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS.
5. FILTER CLOTH – WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.
6. SURFACE WATER – ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.
7. MAINTENANCE – THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.
8. WASHING – WHEELS SHALL BE CLEANED TO REMOVED SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHTS-OF-WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
9. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.



BEST MANAGEMENT PRACTICES:

THIS PLAN HAS BEEN PREPARED TO ENSURE COMPLIANCE WITH APPROPRIATE CONDITIONS OF FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (FDEP), THE MUNICIPALITY LAND DEVELOPMENT REGULATIONS AND ST. JOHNS RIVER WATER MANAGEMENT DISTRICT (SJRWMD). THE PLAN ADDRESSES THE FOLLOWING AREAS:

1. GENERAL EROSION CONTROL
2. PROTECTION OF SURFACE WATER QUALITY DURING AND AFTER CONSTRUCTION.
3. CONTROL OF WIND EROSION.

THE VARIOUS TECHNIQUES OR ACTIONS IDENTIFIED UNDER EACH SECTION INDICATE THE APPROPRIATE SITUATION WHEN THE TECHNIQUES SHOULD BE EMPLOYED. IT SHOULD BE NOTED THAT THE MEASURES IDENTIFIED ON THIS PLAN ARE ONLY SUGGESTED BMP(S). THE CONTRACTOR SHALL PROVIDE POLLUTION PREVENTION AND EROSION CONTROL MEASURES AS SPECIFIED IN FDOT INDEX #100 AND AS NECESSARY FOR EACH SPECIFIC APPLICATION

SECTION 1 GENERAL EROSION CONTROL:

1.1 GENERAL EROSION CONTROL BEST MANAGEMENT PRACTICES SHALL BE EMPLOYED TO MINIMIZE SOIL EROSION AND POTENTIAL POND SLOPE CAVE-INS. WHILE THE VARIOUS TECHNIQUES REQUIRED WILL BE SITE AND PLAN SPECIFIC, THEY SHOULD BE EMPLOYED AS SOON AS POSSIBLE DURING CONSTRUCTION ACTIVITIES.

1.2 SLOPES OF BANKS OF RETENTION/DETENTION PONDS SHALL BE CONSTRUCTED NOT STEEPER THAN 3H:1V FROM TOP OF BANK TO POND BOTTOM.

1.3 SOD SHALL BE PLACED FOR A MIN. 2-FOOT WIDE STRIP ADJOINING ALL CURBING AND AROUND ALL INLETS SOD SHALL BE PLACED BEFORE SILT BARRIERS ARE REMOVED.

SECTION 2 PROTECTION OF SURFACE WATER QUALITY DURING AND AFTER CONSTRUCTION:

2.1 SURFACE WATER QUALITY SHALL BE MAINTAINED BY EMPLOYING THE FOLLOWING BEST MANAGEMENT PRACTICES IN THE CONSTRUCTION PLANNING AND CONSTRUCTION OF ALL IMPROVEMENTS.

2.2 WHERE PRACTICAL, STORMWATER SHALL BE CONVEYED BY SWALES.

2.3 EROSION CONTROL MEASURES SHALL BE EMPLOYED TO MINIMIZE TURBIDITY OF SURFACE WATERS LOCATED DOWNSTREAM OF ANY CONSTRUCTION ACTIVITY. WHILE THE VARIOUS MEASURES REQUIRED WILL BE SITE SPECIFIC, THEY SHALL BE EMPLOYED AS NEEDED IN ACCORDANCE WITH THE FOLLOWING

A. IN GENERAL, EROSION SHALL BE CONTROLLED AT THE FURTHEST PRACTICAL UPSTREAM LOCATION.

B. STORMWATER INLETS SHALL BE PROTECTED DURING CONSTRUCTION AS SHOWN ON THIS SHEET. PROTECTION MEASURES SHALL BE EMPLOYED AS SOON AS PRACTICAL DURING THE VARIOUS STAGES OF INLET CONSTRUCTION. SILT BARRIERS SHALL REMAIN IN PLACE UNTIL SODDING AROUND INLETS IS COMPLETE.

2.4 HEAVY CONSTRUCTION EQUIPMENT PARKING AND MAINTENANCE AREAS SHALL BE DESIGNED TO PREVENT OIL, GREASE AND LUBRICANTS FROM ENTERING SITE DRAINAGE FEATURES DURING CONSTRUCTION ACTIVITIES. CONTRACTOR SHALL IN THEIR OPERATIONS PROVIDE BROAD DIKES, HAY BALES OR SILT SCREENS AROUND, AND SEDIMENT SUMPS WITHIN, SUCH AREAS AS REQUIRED TO CONTAIN SPILLS OF OIL, GREASE OR LUBRICANTS. CONTRACTORS SHALL HAVE AVAILABLE, AND SHALL USE, ABSORBENT FILTER PADS TO CLEAN UP SPILLS AS SOON AS POSSIBLE AFTER OCCURRENCE.

2.5 SILT BARRIERS, ANY SILT WHICH ACCUMULATES BEHIND THE BARRIERS, AND ANY FILL USED TO ANCHOR THE BARRIERS SHALL BE REMOVED PROMPTLY AFTER THE END OF THE MAINTENANCE PERIOD SPECIFIED FOR THE BARRIERS.

2.6 WHERE REQUIRED TO PREVENT EROSION FROM SHEET FLOW ACROSS BARE GROUND FROM ENTERING A LAKE OR SWALE, A TEMPORARY SEDIMENT SUMP SHALL BE CONSTRUCTED. THE TEMPORARY SEDIMENT SUMP SHALL REMAIN IN PLACE UNTIL VEGETATION IS ESTABLISHED ON THE GROUND DRAINING TO THE SUMP.

2.7 ALL PAINTED AND OTHER HAZARDOUS MATERIALS SHALL BE CONTAINED WITHIN A SINGLE ON-SITE AREA WITHIN SEALED CONTAINERS.

2.8 INSPECTION AND MAINTENANCE PROCEDURES FOR CONTROL MEASURES IDENTIFIED IN THE PLAN:

A. THE CONTRACTOR IS REQUIRED TO PROVIDE A QUALIFIED INSPECTOR TO PERFORM AND DOCUMENT REQUIRED INSPECTIONS.
B. ALL DISTURBED AREAS, STORAGE AREAS, AND CONSTRUCTION EXITS MUST BE INSPECTED. THIS INCLUDES OFF-SITE DISCHARGE AREAS.
C. INSPECTIONS MUST BE COMPLETED ONCE EVERY SEVEN DAYS AND/OR WITHIN 24 HOURS OF A STORM EVENT OF 0.5 INCHES OR GREATER (CONTRACTOR TO PROVIDE AN ON-SITE RAIN GAUGE AND PROVIDE DAILY RECORDING OF RAIN EVENTS).
D. ALL MAINTENANCE OF UNSATISFACTORY CONTROLS (INCLUDING EXISTING CONTROL MEASURES OR AREAS REQUIRING ADDITIONAL CONTROL MEASURES) SHALL BE REPAIRED/MAINTAINED/INSTALLED WITHIN 24 HOURS OF THE OBSERVANCE OR PRIOR TO AN ANTICIPATED RAIN EVENT IF FORECAST SOONER THAN 24 HOURS.

2.9 ALL WATER RUNOFF RESULTING FROM SOURCES OTHER THAN RAINFALL EVENTS (I.E. BLOW-OFF FROM HYDRO-STATIC TESTING, PROCESS WATER FROM VEHICLE WASH-DOWN, ETC.) SHALL BE DIRECTED TOWARDS THE ON-SITE SURFACE WATER MANAGEMENT SYSTEM, WHETHER TEMPORARY OR PERMANENT, CONDITION, SO THAT IT HAS NO ADVERSE IMPACTS TO DOWNSTREAM WATER QUALITY CONDITIONS.

SECTION 3 CONTROL OF WIND EROSION:

3.1 WIND EROSION SHALL BE CONTROLLED BY EMPLOYING THE FOLLOWING METHODS AS NECESSARY AND APPROPRIATE:

A. BARE EARTH AREAS SHALL BE WATERED DURING CONSTRUCTION AS NECESSARY TO MINIMIZE THE TRANSPORT OF FUGITIVE DUST. IT MAY BE NECESSARY TO LIMIT CONSTRUCTION VEHICLE SPEED IF BARE EARTH HAS NOT BEEN EFFECTIVELY WATERED. IN NO CASE SHALL FUGITIVE DUST BE ALLOWED TO LEAVE THE SITE UNDER CONSTRUCTION.

B. AS SOON AS PRACTICAL AFTER COMPLETION OF CONSTRUCTION, BARE EARTH AREAS SHALL BE VEGETATED.

C. AT ANY TIME BOTH DURING AND AFTER SITE CONSTRUCTION THAT WATERING AND/OR VEGETATION ARE NOT EFFECTIVE IN CONTROLLING WIND EROSION AND/OR TRANSPORT OF FUGITIVE DUST, OTHER METHODS AS ARE NECESSARY FOR SUCH CONTROL SHALL BE EMPLOYED. THESE METHODS MAY INCLUDE ERECTION OF DUST CONTROL FENCES. IF REQUIRED, DUST CONTROL FENCES SHALL BE CONSTRUCTED IN ACCORDANCE WITH APPLICABLE STANDARDS.

CLEARING AND SITE PREPARATION NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER INSTALLATION OF THE EROSION CONTROL DEVICES, AS SHOWN ON THE CONSTRUCTION PLANS, PRIOR TO ANY SITE CLEARING AND/OR DEMOLITION. REFER TO THE "EROSION CONTROL NOTES" SECTION CONTAINED HEREIN FOR ADDITIONAL REQUIREMENTS.

2. PRIOR TO ANY SITE CLEARING, ALL TREES SHOWN TO REMAIN, AS INDICATED ON THE CONSTRUCTION PLANS, SHALL BE PROTECTED AS REQUIRED BY THE LOCAL AGENCY HAVING JURISDICTION AND AS CONTAINED IN THESE PLANS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN THESE TREES IN GOOD CONDITION. NO TREE(S) SHOWN TO REMAIN SHALL BE REMOVED WITHOUT WRITTEN APPROVAL FROM THE OWNER AND THE LOCAL AGENCY HAVING JURISDICTION OVER THESE ACTIVITIES.

3. THE CONTRACTOR SHALL CLEAR AND GRUB ONLY THOSE PORTIONS OF THE SITE NECESSARY FOR CONSTRUCTION. ALL DISTURBED AREAS MUST BE SEEDED, MULCHED, SODDED OR PLANTED WITH OTHER APPROVED LANDSCAPE MATERIAL IMMEDIATELY FOLLOWING CONSTRUCTION.

4. THE TOP 4" TO 6" OF GROUND REMOVED DURING CLEARING AND GRUBBING ACTIVITIES SHALL BE STOCKPILED, TO BE USED FOR LANDSCAPING PURPOSES, UNLESS OTHERWISE DIRECTED BY THE OWNER. REMAINING EARTHWORK THAT RESULTS FROM CLEARING AND GRUBBING OR SITE EXCAVATION IS TO BE UTILIZED ON-SITE, PROVIDED THE MATERIAL IS DEEMED SUITABLE BY THE OWNER'S SOILS TESTING COMPANY. EXCESS MATERIAL IS TO EITHER BE STOCKPILED ON-SITE, AS DIRECTED BY THE OWNER OR OFF-SITE, DISPOSED OF OR STOCKPILED OFF-SITE BY THE CONTRACTOR AT SUCH LOCATIONS THAT ACQUIRE PERMITS THAT ARE NECESSARY FOR REMOVING ANY EXCESS MATERIAL FROM THE SITE.

5. ALL EXISTING DEBRIS (ABOVE OR BELOW GROUND), CONSTRUCTION DEBRIS AND OTHER WASTE MATERIAL SHALL BE DISPOSED OF OFF-SITE BY THE CONTRACTOR, IN ACCORDANCE WITH APPLICABLE REGULATORY AGENCY REQUIREMENTS.

6. THE CONTRACTOR IS TO PREPARE THE SITE IN ACCORDANCE WITH THE SOILS REPORT, COPIES OF WHICH ARE AVAILABLE THROUGH THE OWNER OR SOILS TESTING COMPANY DIRECTLY.

7. CONTRACTOR TO BE RESPONSIBLE FOR INSTALLATION OF TEMPORARY CONSTRUCTION FENCE AROUND ENTIRE PERIMETER OF PROPERTY. TYPE OF FENCE TO BE SUBMITTED BY CONTRACTOR TO ENGINEER FOR APPROVAL.

8. CONTRACTOR SHALL MAINTAIN STORMWATER MANAGEMENT SYSTEM TO INSURE NO DAMAGE TO ADJACENT PROPERTIES OCCURS DURING STORM EVENTS.

9. DISTURBED AREA(S) WITHIN THE ROW WILL COMPACTED TO 98% OF MAXIMUM DENSITY AND SODDED.

10. DO NOT DISTRUB EXISTING UNDERDRAIN OR STORM SYSTEMS.

11. NO STOCKPILING OF MATERIAL IN ROADWAY OR ON SIDEWALK; ALL DIRT AND DEBRIS WILL BE REMOVED FROM JOB SITE DAILY. ROADS AND SIDEWALK TO BE SWEPT DAILY AS PART OF DAILY CLEAN-UP.

12. CONTRACTOR SHALL RESTORE ALL DISTURBED AREAS TO EXISTING CONDITIONS OR BETTER. CONTRACTOR SHALL PROVIDE TO ENGINEER PHOTOGRAPH OF PRE-CONSTRUCTION CONDITIONS AND POST-CONSTRUCTION CONDITIONS AS REQUESTED BY ENGINEER.

13. PROTECT STRUCTURES, UTILITIES, SIDEWALKS, PAVEMENTS, AND OTHER FACILITIES FROM DAMAGE CAUSED BY SETTLEMENT, LATERAL MOVEMENT, UNDERMINING, WASH-OUT AND OTHER HAZARDS CREATED BY THE DEMOLITION OPERATION.

14. REMOVE WASTE MATERIALS AND UNSUITABLE AND EXCESS TOPSOIL FROM PROPERTY AND DISPOSE OF OFF SITE IN A LEGAL MANNER.

15. DURING PREPARATION OF THE SUB GRADE AND UNTIL THE PAVING IS IN PLACE, THE CONTRACTOR SHALL PROMPTLY TAKE REASONABLE MEASURES TO OBTAIN AND MAINTAIN A DRY SITE CONDITION. SUCH MEASURES SHALL INCLUDE PUMPING OF FREE SURFACE WATER, MINOR GRADING AND/OR MACHINE DRYING OF FACILITATE WATER REMOVAL, AND OTHER OPERATIONS TO SPEED DRYING.

16. ALL DELETERIOUS SUBSURFACE MATERIAL (I.E. MUCK, PEAT, BURIED DEBRIS, ETC.) IS TO BE EXCAVATED AND REPLACED WITH SUITABLE/COMPACTED SOILS, AS DIRECTED BY THE OWNER, THE OWNERS ENGINEERS, OR OWNERS SOILS TESTING COMPANY. DELETERIOUS MATERIAL IS TO BE STOCKPILED OR REMOVED FROM THE SITE AS DIRECTED BY THE OWNER. REFILL AREAS TO BE COMPACTED TO 98% MAXIMUM WITH APPROVED MATERIALS AND COMPACTED AS SHOWN ON PLANS. CONTRACTOR IS RESPONSIBLE FOR ACQUIRING ANY PERMITS THAT ARE NECESSARY FOR REMOVING DELETERIOUS MATERIAL FROM THE SITE.

17. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXCAVATIONS AGAINST COLLAPSE AND WILL PROVIDE BRACING, SHEETING OR SHORING AS NECESSARY. SHORETING METHODS SHALL BE USED AS REQUIRED TO KEEP TRENCHES DRY WHILE PIPE AND APPURTENANCES ARE BEING PLACED.

18. THE CONTRACTOR WILL STABILIZE BY SEED AND MULCH, SOD, OR OTHER APPROVED MATERIALS ANY DISTURBED AREAS WITHIN ONE WEEK FOLLOWING CONSTRUCTION OF THE UTILITY SYSTEMS AND PAVEMENT AREAS. CONTRACTOR SHALL MAINTAIN SUCH AREAS UNTIL FINAL ACCEPTANCE BY OWNER. CONTRACTOR TO COORDINATE WITH OWNER REGARDING TYPE OF MATERIAL, LANDSCAPING AND IRRIGATION REQUIREMENTS.

DEVELOPMENT REVIEW COMMITTEE
MARION COUNTY, FLORIDA

APPLICATION #: 30183
APPROVAL DATE: 6/17/24
EXPIRATION DATE: 6/17/26

All construction shall conform to the construction standards contained in the Marion County Land Development Code. Any work performed within the right-of-way disturbed during construction shall be dressed and sodded. Dead and mulch may be used if approved by the County Engineer or designee.

NOTICE
The approval of these plans is limited to construction under the jurisdiction of Marion County and does not substitute nor waive the requirements of other agencies for additional permits, as applicable, by state and/or federal laws.

COUNTY STAMP

EROSION AND SILTATION CONTROL:

1. GENERAL – ALL EROSION AND SILTATION CONTROL METHODS SHALL BE IMPLEMENTED PRIOR TO THE START OF CONSTRUCTION. DURING CONSTRUCTION, DENUDED AREAS SHALL BE COVERED BY MULCHES SUCH AS STRAW, HAY AND FILTER FABRIC. ALL STORM SEWER INLETS IN THE VICINITY OF THE PROJECT SHALL BE PROTECTED BY SEDIMENT TRAPS OR HAY BALES. THESE SHALL BE MAINTAINED AND MODIFIED DURING THE CONSTRUCTION PROCESS TO MINIMIZE DOWNSTREAM SILTATION. WHEN CONSTRUCTION IS COMPLETED, DETENTION AREAS WILL BE RESHAPED, CLEANED OF SILT, MUD AND DEBRIS, AND RE-SODDED TO PROPERLY DETAIN THE INTENDED STORM QUANTITIES.

2. PROTECTION AND STABILIZATION OF ON-SITE SOIL STOCKPILES – ALL MATERIAL STOCKPILED ON-SITE SHALL BE PROTECTED BY EFFECTIVE DRAINAGE CONTROLS WHICH PREVENT EROSION OF THE STOCKPILED MATERIAL. CONTROL OF DUST FROM SUCH STOCKPILES MAY BE REQUIRED, DEPENDING UPON THEIR LOCATION AND THE EXPECTED LENGTH OF TIME THE STOCKPILES WILL BE PRESENT. IN NO CASE SHALL ANY UNSTOCKPILED MATERIAL REMAIN MORE THAN THIRTY (30) CALENDAR DAYS AFTER SUBSTANTIAL PROJECT COMPLETION.

3. PROTECTION OF EXISTING STORM SEWER SYSTEMS – DURING CONSTRUCTION, ALL STORM SEWER INLETS IN THE VICINITY OF THE PROJECT SHALL BE PROTECTED BY SEDIMENT TRAPS SUCH AS REQUIRED HAY BALES, SOD, STONE, ETC., WHICH SHALL BE MAINTAINED AND MODIFIED AS REQUIRED BY CONSTRUCTION PROGRESS, AND WHICH MUST BE APPROVED BY THE ENGINEER BEFORE INSTALLATION.

4. SEDIMENT BASINS AND TRAPS, SEDIMENT TRAPPING MEASURES, PERIMETER BERMS, SEDIMENT BARRIERS, VEGETATIVE BUFFERS AND OTHER MEASURES INTENDED TO TRAP SEDIMENT AND/OR PREVENT THE TRANSPORT OF SEDIMENT ONTO ADJACENT PROPERTIES, INTO RECEIVING WATERS OR ONTO PUBLIC RIGHTS-OF-WAY SHALL BE REMOVED. ALL VEGETATIVE BUFFERS, PROTECTED FROM DISTURBANCE AS A FIRST STEP IN THE LAND ALTERATION PROCESS, SUCH SYSTEMS SHALL BE FULLY OPERATIVE BEFORE ANY OTHER DISTURBANCE OF THE SITE BEGINS. EARTHEN STRUCTURES INCLUDING BUT NOT LIMITED TO BERMS, EARTH FILTERS, DAMS OR DIKES SHALL BE STABILIZED AND PROTECTED FROM DRAINAGE DAMAGE OR EROSION WITHIN ONE WEEK OF INSTALLATION.

5. ALL SWALES, DITCHES AND CHANNELS: CHANNELS LEADING FROM THE SITE SHALL BE SODDED WITH ARGENTINE BAHIA WITHIN THREE (3) DAYS OF EXCAVATION.

6. THE CONSTRUCTION OF UNDERGROUND UTILITY CONSTRUCTION: UNDERGROUND UTILITY LINES AND OTHER STRUCTURES SHALL BE DONE IN ACCORDANCE WITH THE FOLLOWING STANDARDS:

A. NO MORE THAN 500 LINEAR FEET OF TRENCH SHALL BE OPEN AT ANY ONE TIME;
B. WHENEVER CONSISTENT WITH SAFETY AND SPACE CONSIDERATION, EXCAVATED MATERIAL SHALL BE CAST TO THE UPHILL SIDE OF TRENCHES. WHENEVER MATERIAL SHALL NOT BE CAST INTO OR ONTO THE SLOPE OF ANY STREAM, CHANNEL, ROAD, DITCH OR WATERWAY.

7. ALL EROSION AND SILTATION CONTROL DEVICES SHALL BE CHECKED REGULARLY, ESPECIALLY AFTER EACH RAINFALL AND WILL BE CLEANED OUT AND/OR REPAIRED AS REQUIRED.



This item has been electronically signed and sealed by Gregory T. Chatelain, PE on the date & date using electronic using digital signature. Printed copies of this document are not considered signed and sealed, and the signature must be verified on any electronic copies.

Digitally signed by Gregory T Chatelain
Date: 2024.05.02 10:17:10 -04'00'

No.	REVISIONS	DATE	BY
A	REVISED PER CITY COMMENTS	07/2023	GTC
B	REVISED PER CITY COMMENTS	09/2023	GTC
C	REVISED PER CITY COMMENTS	05/2024	GTC

LINN ENGINEERING & DESIGN
PO.A. BOX 140004
ORLANDO, FL 32814
PHONE: 407-715-5154
EMAIL: GREG@LINNENGINEERING.COM
CA LIC. NO. 31710

DESIGN ENGINEER
GREGORY T. CHATELAIN, P.E.
FLORIDA REGISTRATION NUMBER
59573
SEAL

SCALE: AS NOTED
DESIGNED BY: GTC
DRAWN BY: GTC
CHECKED BY: GTC

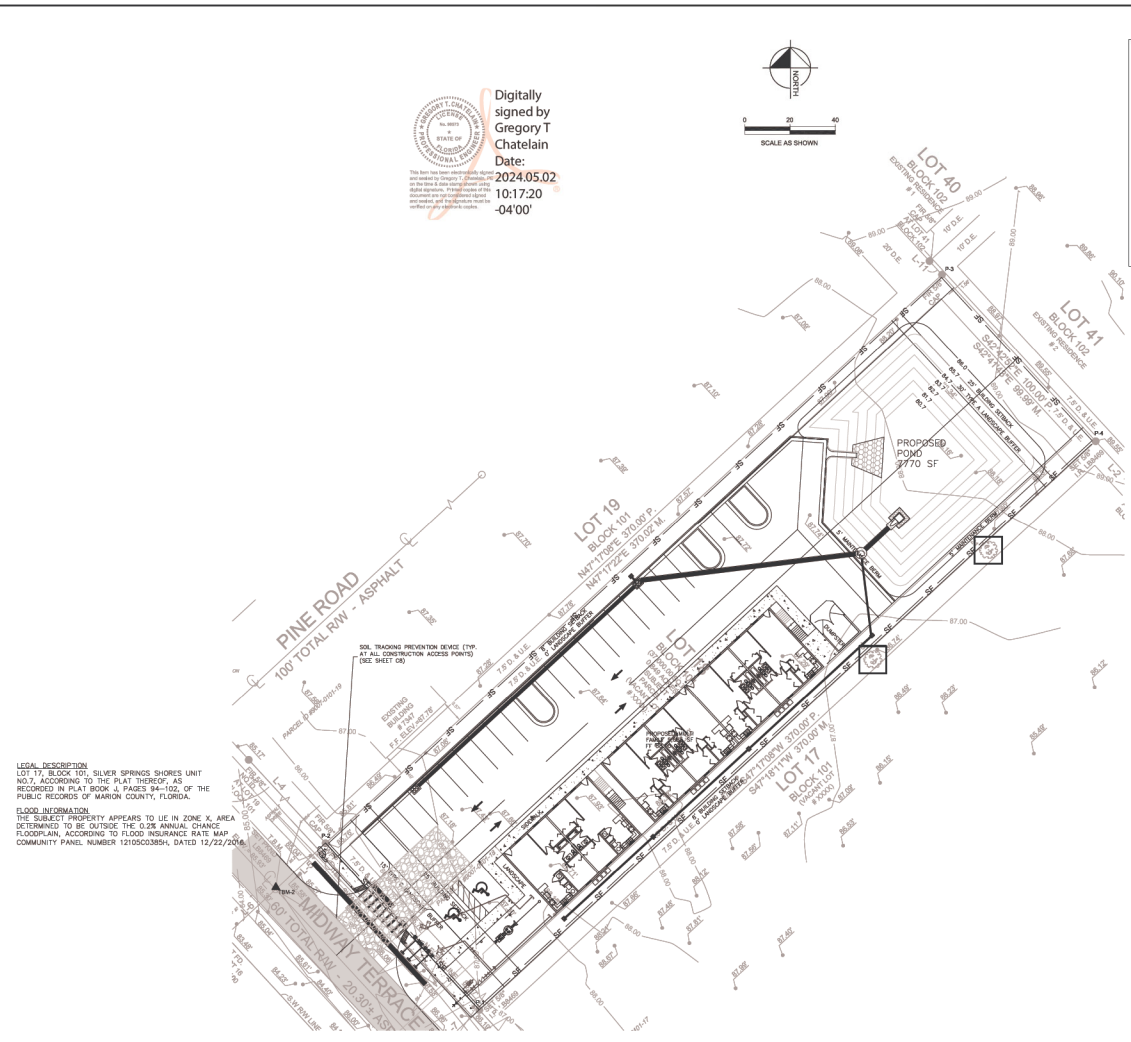
EROSION CONTROL & STORMWATER POLLUTION PREVENTION PLAN

MIDWAY TERRACE LOT 18 MULTIFAMILY
OCALA, FL 34472
MAJOR SITE PLAN
MARION COUNTY FLORIDA

DATE: 2/2023
PROJECT NO. 36300-23-400
SHEET NUMBER: SWPPP-1

Drawing name: \\cnd-server\V\Projects\36300- Addn. Investments\23-400 Midway Terrace Lot 18\Cadd-Civil\C11 Midway\Terrace Multi Family - SWPPP C11.dwg May 02, 2024 8:45am by: Workstation 8

i MidwayTerrace Multi Family - PSD C05.dwg


NORTH
0 20 40
SCALE AS SHOWN
PINE ROAD
100' TOTAL R/W - ASPHALT
MIDWAY TERRACE
60' TOTAL R/W - 20-30' ASPHALT
LOT 40
BLOCK 102
EXISTING RESIDENCE
LOT 41
BLOCK 102
EXISTING RESIDENCE
LOT 19
BLOCK 101
LOT 17
BLOCK 101
VACANT LOT
PROPOSED POND
3770 SF
PROPOSED BUILDING
1740
F.F.E. 91.50'
EXISTING BUILDING
1740
F.F.E. 91.50'
EXISTING BUILDING
1800
F.F.E. 91.50'
PROPOSED BUILDING
1800
F.F.E. 91.50'
S42°42'43"E 100.00' P.
S42°42'43"E 99.99' M.
N47°17'09"E 370.00' P.
N47°17'22"E 370.02' M.
S47°18'11"W 370.00' P.
S47°18'11"W 370.00' M.
SOIL TRACKING PREVENTION DEVICE (TYP. AT ALL CONSTRUCTION ACCESS POINTS) (SEE SHEET C8)
PROPOSED 6" WATER SERVICE
PROPOSED 6" SEWER SERVICE
PROPOSED 2" GAS SERVICE
PROPOSED 1" IRRIGATION SERVICE
PROPOSED 4" SEWER SERVICE
PROPOSED 6" WAT

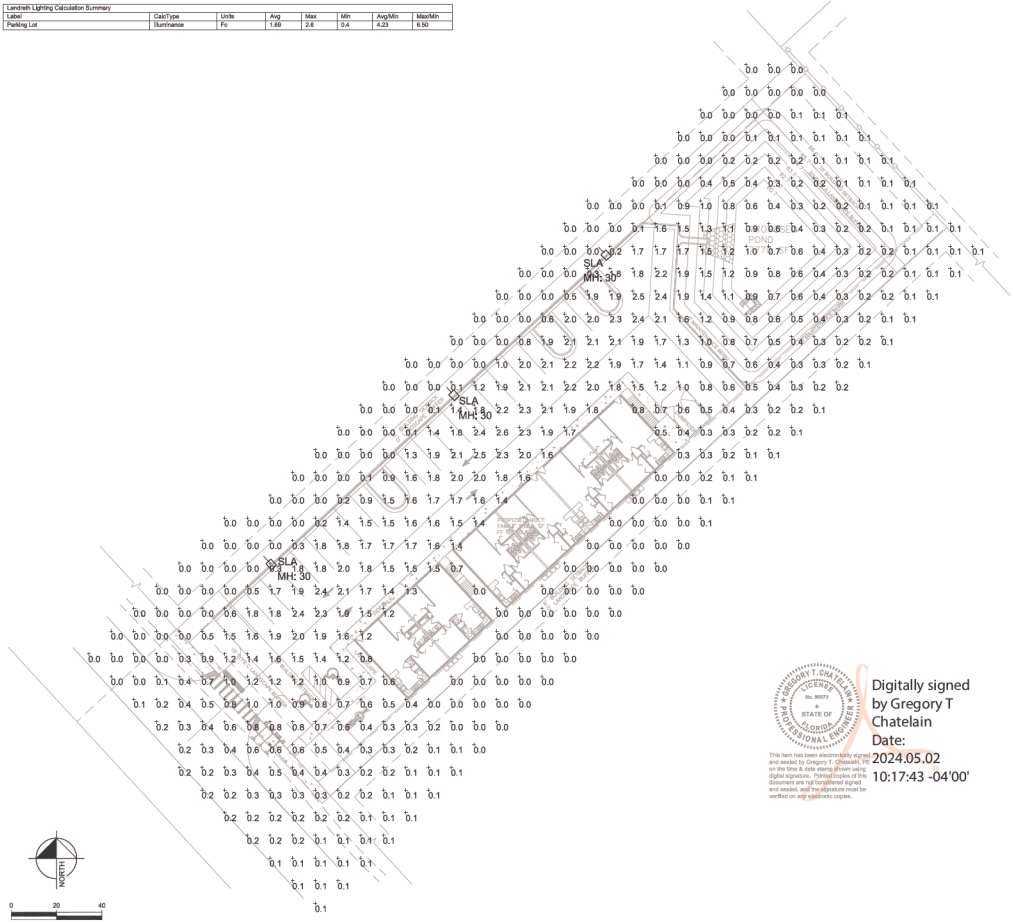
Drawing name: \\cnd-server\V\Projects\36300- Addn. Investments\23-400 Midway Terrace Lot 18\Cadd-Civil\C12 SL-1 Midway Terrace Multi Family - PHOTOMETRIC.dwg SL May 02, 2024 8:50am by: Workstation 8

Landreth Lighting Luminaire Schedule

Symbol	[MANUFAC]	Qty	Label	Arrangement	Description	LLF	Lum. Watts	Lum. Lumens	BUG Rating
	Lithonia Lighting	3	SLA	Single	DSXO LED P7 30K 70CRI BLC4 MVOLT RPA NLTAIR2 PIRH FINISH TBD; MOUNTED @ 30' AFG ON A ROUND TAPERED DIRECT BURY ALUMINUM POLE	1.000	170.81	14644	B0-U0-G4

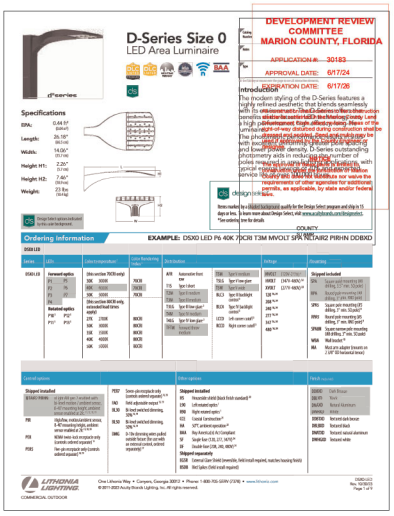
Landreth Lighting Calculation Summary

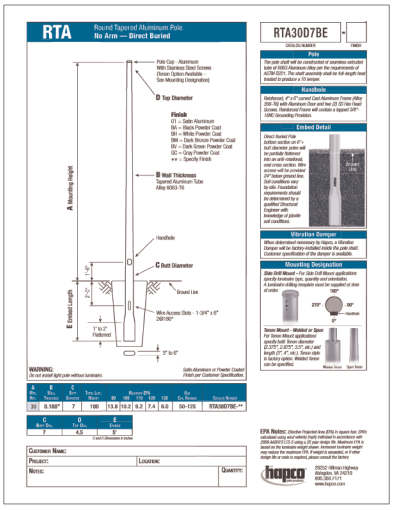
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Parking Lot	Illuminance	Fc	1.69	2.6	0.4	4.23	6.50



Digitally signed by Gregory T Chatelain
Date: 2024.05.02 10:17:43 -04'00'

This item has been electronically signed and sealed by Gregory T. Chatelain, PE on the time & date stamp shown using digital signature. Printed copies of this document are not considered signed and sealed, and the signature must be verified on any electronic copies.





DESIGN BY:	GREGORY T. CHATELAIN, P.E.
FLORIDA REGISTRATION NUMBER:	90573
SEAL:	
SCALAS NOTED	
DESIGNED BY:	GTC
DRAWN BY:	GTC
CHECKED BY:	GTC

No.	REVISIONS	DATE	BY

LINN ENGINEERING & DESIGN
PO. BOX 540024
ORLANDO, FL 32854
PHONES 407-715-5184
EMAIL GREG@LINNENGINEERING.COM
CA LIC. NO. 31710

SITE LIGHTING & PHOTOMETRICS

MIDWAY TERRACE LOT 18 MULTIFAMILY
OCALA, FL 34472
MAJOR SITE PLAN
MARION COUNTY FLORIDA

DATE 03/2024
PROJECT NO. 36300-23-400
SHEET NUMBER SL-1

BOUNDARY & TOPOGRAPHIC SURVEY

JOB NUMBER: LS231151

LYNX SURVEYORS CORP
LAND SURVEYORS
AND MAPPER LB 8469

302 LAUREL ROAD EAST UNIT 291
LAUREL, FLORIDA 34272

833-721-2907
contact@lynxsurveyors.com
www.lynxsurveyors.com

0 25' 50'
1" = 50'
GRAPHIC SCALE

PROPERTY AND OWNER INFORMATION

PROPERTY ADDRESS
XXXX MIDWAY TERRACE
OCALA, FL 34472

PARCEL ID :
9007-0101-18

COUNTY / STATE :
MARION COUNTY

FLOOD ZONE INFORMATION:

COMMUNITY NO : 120160
PANEL : 0735
SUFFIX : D
EFFECTIVE DATE : 08/28/2008
FLOOD ZONE : X
B.F.E. : N/A

FIELD DATE : 09/11/2023
DRAWN DATE : 02/07/2024
DRAWN BY : A.V.
CHECKED BY : J.L.

LEGAL DESCRIPTION :

LOT 18, BLOCK "101", SILVER SPRING SHORES UNIT NO. 7, according to the map or plat thereof as recorded in Plat Book J, Pages 94 through 102, inclusive, of the Public Records of MARION COUNTY, Florida.

CERTIFIED TO :

ALEJANDRO GUTIERREZ

ALEJANDRO GUTIERREZ, IT'S SUCCESSOR'S AND/OR ASSIGNS AND THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT AS THEIR INTERESTS MAY APPEAR.

SURVEYOR'S NOTES

1. LEGAL DESCRIPTION PROVIDED BY OTHERS, NO EXAMINATION OF TITLE MADE BY SURVEYOR, THE LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS OR OTHER RECORDED ENCUMBRANCES NOT SHOWN ON THE PLAT.
2. THIS CERTIFICATION IS ONLY FOR THE LANDS DESCRIBED, IT IS NOT A CERTIFICATION OF TITLE, ZONING, EASEMENTS OR FREEDOM FROM ENCUMBRANCES OWNERSHIP, OR RIGHTS-OF-WAY.
3. UNDERGROUND PORTIONS OF FOOTINGS, FOUNDATIONS OR OTHER IMPROVEMENTS WERE NOT LOCATED, WALL TIES ARE TO THE FACE OF THE WALL AND ARE NOT TO BE USED TO RECONSTRUCT BOUNDARY LINES.
4. NOT VALID WITHOUT THE SIGNATURE & ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, ONLY VISIBLE ENCROACHMENTS LOCATED.
5. THIS SURVEY IS INTENDED FOR CONSTRUCTION PURPOSES ONLY, EXCLUSIVELY FOR THIS USE BY THOSE TO WHOM IT IS CERTIFIED, THIS SURVEY IS TO BE USED FOR CONSTRUCTION, PERMITTING OR DESIGN, ANY OTHER USE IS NOT VALID WITHOUT WRITTEN CONSENT.
6. NO EFFORT WAS MADE TO PROVE PLAT BOUNDARIES.
7. ONLY IMPROVEMENTS SHOWN WHERE LOCATED, WE DO NOT DETERMINE WHO OWNS THE FENCES, TREES OR ANY OTHER IMPROVEMENTS.
8. DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.
9. PARCEL SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS, AND RIGHT-OF-WAYS OF RECORD.
10. EASEMENTS SHOWN ON THIS DRAWING ARE FROM THE RECORDED PLAT. ANY OTHER EASEMENT (S) PERTAINING TO THE HEREON DESCRIBED LAND (S) MUST BE FURNISHED TO THE SURVEYOR BY THE CLIENT OR THE CLIENTS AGENT PER FLORIDA STATUTE "CHAPTER 5J-17" OF THE FLORIDA ADMINISTRATIVE CODE.
11. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
12. PARCEL WAS SURVEYED FROM INFORMATION SUPPLIED BY THE CLIENT.
13. THE ACCURACY OF CONTROL SURVEY DATA SHALL BE VERIFIED BY REDUNDANT MEASUREMENTS OR TRAVERSE CLOSURES, ALL CONTROL MEASUREMENTS SHALL ACHIEVE THE FOLLOWING CLOSURES: COMMERCIAL/HIGH RISK LINEAR: 1' FOOT IN 10,000' FEET; SUBURBAN: LINEAR: 1 FOOT IN 7,500' FEET; RURAL: LINEAR: 1 FOOT IN 5,000' FEET.
14. BEARINGS AND DISTANCES SHOWN HEREON AS "M."(See Legend) ARE MEASURED BY GPS OBSERVATIONS (STATE PLANE COORDINATE SYSTEM NAD-83 FL-WEST). THE BASIS OF BEARING IS BASED UPON N 42°42'52" W ALONG THE CENTERLINE OF MIDWAY TERRACE AS PLATTED.
15. ELEVATIONS SHOWN HEREON ARE BASED UPON NAVD1988 DATUM. BENCHMARK USED (ASSUMED BY GPS OBSERVATION) WITH ELEVATION OF 87.39'.

I HEREBY CERTIFY THAT THE SURVEY OF THE HEREON DESCRIBED PROPERTY WAS PREPARED UNDER MY DIRECT SUPERVISION AND MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17.051 & 052 F.A.C., FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES.

Digitally signed by Gustavo Interian
Date: 2024.02.08 12:40:59 -05'00'

GUSTAVO INTERIAN
PROFESSIONAL SURVEYOR AND MAPPER PSM 6461

A/C	AIR CONDITIONER
A.E.	ACCESS EASEMENT
B.R.	BEARING REFERENCE
B.F.E.	BASE FLOOD ELEVATION
B.M.	BENCHMARK
C.	CALCULATED
C.M.	CONCRETE MONUMENT
CONC.	CONCRETE
CALC.	CALCULATED
CATV	CABLE TELEVISION RISER
CB	CHORD BEARING
CH	CHORD
COR.	CORNER
C.O.R.	CROWN OF THE ROAD
C.V.G.	CONC VALLEY GUTTER
C/O	CLEAN OUT
C.U.E.	COUNTY UTILITY EASEMENT
D.	DESCRIPTION OR DEED
D.E.	DRAINAGE EASEMENT
D.H.	DRILL HOLE
ELEC.	ELECTRIC BOX
EL.	ELEVATION
E.	EAST
ENCL.	ENCLOSURE
E.O.P.	EDGE OF PAVEMENT
E.O.W.	EDGE OF WATER
F.H.	FIRE HYDRANT
F.F.	FINISHED FLOOR
F.D.	FOUND
F.	FIELD
I.E.	IRRIGATION EASEMENT
I.D.	IDENTIFICATION
I.P.	IRON PIPE
I.R.	IRON ROD
L.	ARC LENGTH
L.B.	LAND SURVEYING BUSINESS
L.B.E.	LANDSCAPE BUFFER ESMT.
L.C.U.E.	LEE COUNTY UTILITY EASEMENT
M.	MEASURED VALUE
M.A.F.L.	MEAN ANNUAL FLOOD LINE
M.E.	MAINTENANCE EASEMENT
M.H.W.L.	MEAN HIGH WATER LEVEL
N/A	NOT APPLICABLE
N.T.S.	NOT TO SCALE
N.	NORTH
N&D	NAIL & DISC
N.R.	NON RADIAL
O.H.L.	OVERHEAD LINES
O.R.B.	OFFICIAL RECORDS BOOK
O.U.E.	ORANGE TREE UTIL. ESMT.
P.	PLAT
P.B.	PLAT BOOK
P.C.	POINT OF CURVATURE
P.C.C.	POINT OF COMPOUND CURVATURE
P.C.P.	PERMANENT CONTROL POINT
PG.	PAGE
P.I.	POINT OF INTERSECTION
P.K.N.	PARKER-KAYLON NAIL
P.K.N.D.	PARKER-KAYLON NAIL & DISC
P.L.S	PROFESIONAL LAND SURVEYOR
P.P.	UTILITY POLE
PVC	POLYVINYL CHLORIDE
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
P.R.C.	POINT OF REVERSE CURVE
P.R.M.	PERMANENT REFERENCE MONUMENT
P.S.M.	PROFESIONAL SURVEYOR AND MAPPER
P.T.	POINT OF TANGENCY
P.U.E.	PUBLIC UTILITY EASEMENT
R.	RADIUS
RAD.	RADIAL
RAD. PT.	RADIUS POINT
R/W	RIGHT OF WAY
S.	SOUTH
S.D.	STORM DRAIN
SW	SIDEWALK
SEC.	SECTION
T.B.M.	TEMPORARY BENCH MARK
T.E.	TELEPHONE FACILITIES
T.O.B.	TOP OF BANK
TX.	TRANSFORMER
TYP.	TYPICAL
U.E.	UTILITY EASEMENT
W.	WEST
W.M.	WATER METER
	CONCRETE MONUMENT
	NAIL
	IRON ROD
	NOT FOUND
00.00'	EXISTING ELEVATION
00.00'	PROPOSED ELEVATION
	DISTANCE & BEARING LIMIT ARROW
	WATER VALVE
	LIGHT POLE
	F.H.
	WELL
	SEWER
	DRAIN
	HANDICAP
	UTILITY POLE
	CENTER LINE
	BENCHMARK
	ANCHOR
	BREAK LINE (NOT TO SCALE)
	SECONDARY PROPERTY LINE
	PRIMARY PROPERTY LINE
	SECONDARY STRUCTURE
	PRIMARY STRUCTURE
	EASEMENT LINE
	EDGE OF THE WATER LINE
OHW	OVERHEAD LINE
	CENTERLINE
	FENCE LINE
	CLOSURE
	TOP OF BANK
	MEAN HIGH WATER LEVEL
	MEAN ANNUAL FLOOD LINE
	FLOOD ZONE DIVIDE LINE

LINE DETAILS:

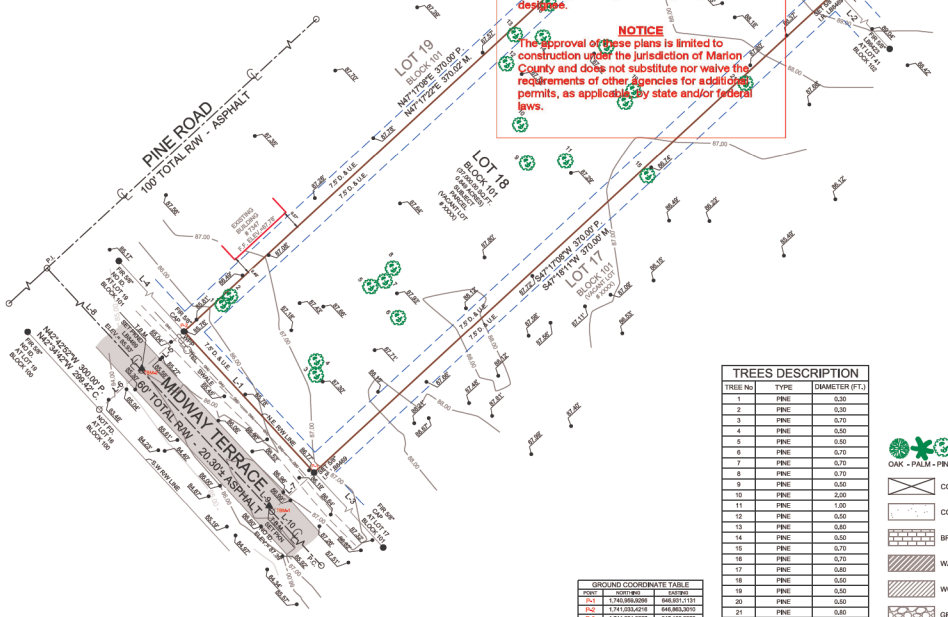
L-1	N42°42'52"W 100.00' P.	N47°17'08"E 30.00' P.
	N42°42'18"W 99.91' M.	N47°18'11"E 30.00' C.
L-2	S42°42'52"E 100.00' P.	N42°42'52"W 3081.69' P.
	S42°39'48"E 99.75' M.	N42°42'36"W 3081.89' C.
L-3	N42°42'52"W 100.00' P.	N42°42'52"W 100.00' P.
	N42°42'12"W 99.90' M.	N42°52'22"W 100.00' C.
L-4	N42°42'52"W 100.00' P.	S42°42'52"E 1236.33' P.
	N42°50'04"W 100.12' P.	S42°52'22"E 1236.33' C.
L-5	N47°17'08"E 30.00' P.	S42°42'52"E 6.12' P.
	N47°28'47"E 29.99' C.	S36°02'30"E 7.78' C.
L-6	N47°17'08"E 30.00' P.	
	N47°18'11"E 30.00' C.	
L-7	N47°17'08"E 30.00' P.	
	N47°18'11"E 30.00' C.	
L-8	N42°42'52"W 3081.69' P.	
	N42°42'36"W 3081.89' C.	
L-9	N42°42'52"W 100.00' P.	
	N42°52'22"W 100.00' C.	
L-10	S42°42'52"E 1236.33' P.	
	S42°52'22"E 1236.33' C.	
L-11	S42°42'52"E 6.12' P.	
	S36°02'30"E 7.78' C.	

DEVELOPMENT REVIEW COMMITTEE
MARION COUNTY, FLORIDA

APPLICATION #: 30183
APPROVAL DATE: 6/17/24
EXPIRATION DATE: 6/17/26

All construction shall conform to the construction standards contained in the Marion County Land Development Code, latest revision. Areas of the right-of-way disturbed during construction shall be dressed and sodded. Seed and mulch may be used if approved by the County Engineer or designee.

NOTICE
The approval of these plans is limited to construction under the jurisdiction of Marion County and does not substitute nor waive the requirements of other agencies for additional permits, as applicable by state and/or federal laws.



GENERAL NOTES

1. SEE CIVIL ENGINEERING DRAWINGS FOR GENERAL GRADING OF THE SITE, INCLUDING FINISH GRADES FOR PARKING LOTS, ROADWAYS, SIDEWALKS, AND PLANTING AREAS.
2. THE CONTRACTOR SHALL BECOME FAMILIAR WITH THE PROJECT SITE PRIOR TO BIDDING THE WORK. THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS AND LOCATION OF PROPOSED IMPROVEMENTS PRIOR TO INITIATING ANY CONSTRUCTION.
3. LOCATION OF ALL UTILITIES AND BASE INFORMATION IS APPROXIMATE. CONTRACTOR SHALL VERIFY ALL UNDERGROUND UTILITIES AND OBSTRUCTIONS PRIOR TO INITIATING WORK. CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIR OR REPLACEMENT OF ANY DAMAGE TO EXISTING ELEMENTS ABOVE OR BELOW GROUND TO ITS ORIGINAL CONDITION AND TO THE SATISFACTION OF THE OWNER'S REPRESENTATIVE.
4. THE OWNERS REPRESENTATIVE SHALL HAVE THE RIGHT, AT ANY STAGE OF THE OPERATIONS, TO REJECT ANY AND ALL WORK AND MATERIAL WHICH, IN HIS OPINION, DO NOT MEET WITH THE REQUIREMENTS OF THESE PLANS AND SPECIFICATIONS.
5. ALL CHANGES, DIMENSIONS, AND EXISTING CONDITIONS SHALL BE VERIFIED BY THIS CONTRACTOR ON-SITE BEFORE CONSTRUCTION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE OWNERS REPRESENTATIVE.
6. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS ON THE JOB SITE PRIOR TO START OF CONSTRUCTION AND/OR FABRICATION. CONTRACTOR SHALL NOTIFY OWNER'S REPRESENTATIVE OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN ON THESE DRAWINGS.
7. REPORT ANY DISCREPANCIES BETWEEN THE CONSTRUCTION DRAWINGS AND FIELD CONDITIONS TO THE OWNERS REPRESENTATIVE.
8. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY SAFETY MEASURES DURING CONSTRUCTION OPERATIONS TO PROTECT THE PUBLIC ACCORDING TO ALL APPLICABLE CODES AND RECOGNIZED LOCAL PRACTICES.
9. THE CONTRACTOR SHALL COORDINATE ACCESS AND STAGING AREAS WITH THE OWNERS REPRESENTATIVE. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING EROSION AND SEDIMENTATION CONTROL MEASURES DURING CONSTRUCTION. PROVIDE ADDITIONAL MEASURES AS NECESSARY TO MINIMIZE ADVERSE IMPACTS IN ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL CODES.
10. NO SUBSTITUTIONS SHALL BE MADE WITHOUT WRITTEN CONSENT OF THE OWNER'S REPRESENTATIVE. DURING THE COURSE OF THIS WORK, EXCESS WASTE MATERIAL SHALL BE REMOVED DAILY FROM THE SITE.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SCHEDULING AND COORDINATION OF HIS WORK WITH OTHER TRADES AND THE OWNER'S REPRESENTATIVE.
12. "FLORIDA LAW (F.S. 556) UNDERGROUND FACILITY DAMAGE PREVENTION AND SAFETY ACT MANDATES THAT EXCAVATORS/CONTRACTORS SHALL CONTACT SUNSHINE 811 (fka: SUNSHINE STATE ONE-CALL OF FLORIDA) BY CALLING 800-432-4770 OR 811 AT LEAST 2 FULL BUSINESS DAYS PRIOR TO THE BEGINNING ANY EXCAVATION OR DEMOLITION TO ALLOW MEMBER OPERATORS AN OPPORTUNITY TO IDENTIFY AND MARK THEIR UNDERGROUND FACILITIES AND APPROPRIATELY RESPOND TO THE NOTIFICATION SYSTEM.
13. ALL EXISTING SITE ROADS, PARKING LOTS, CURBS, UTILITIES, SEWERS, AND OTHER ELEMENTS TO REMAIN SHALL BE FULLY PROTECTED FROM ANY DAMAGE UNLESS OTHERWISE NOTED.
14. CONTRACTOR IS RESPONSIBLE TO INCLUDE IN HIS PRICE ALL NECESSARY ITEMS TO FULLY COMPLETE AN ASSEMBLY, SYSTEM, OR ITEM OF WORK AS SHOWN IN THE DRAWINGS. ANY ITEMS NOT IDENTIFIED OR SPECIFIED IN THESE DRAWINGS, BUT REQUIRED TO COMPLETE THE WORK SHALL BE PROVIDED BY THE CONTRACTOR.
15. CONTRACTOR IS RESPONSIBLE FOR PLACING ALL ITEMS OF WORK IN THE CORRECT LOCATIONS PER THE DRAWINGS. THIS MAY INCLUDE SURVEYING THE PROJECT SITE. DIGITAL DRAWING INFORMATION AND/OR NORTHING AND EASTING COORDINATES FOR USE BY THE CONTRACTOR CAN BE PROVIDED BY THE LANDSCAPE ARCHITECT UPON REQUEST.
   THE LANDSCAPE ARCHITECT IS NOT RESPONSIBLE FOR INACCURACIES IN THE BASE INFORMATION AND PROJECT COORDINATES PROVIDED BY THE CIVIL ENGINEER OR PROPERTY SURVEYOR THAT IS INCORPORATED BY REFERENCE IN THESE DRAWINGS.

LANDSCAPE NOTES

1. THE CONTRACTOR SHALL REVIEW ARCHITECTURE/ENGINEERING PLANS TO BECOME THOROUGHLY FAMILIAR WITH SURFACE AND SUBSURFACE UTILITIES.
2. THE PLANT QUANTITIES SHOWN ON THE LANDSCAPE CONTRACT DOCUMENTS ARE FOR THE CONVENIENCE OF THE CONTRACTOR. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES AND REPORTING ANY DISCREPANCIES IN WRITING TO THE LANDSCAPE ARCHITECT FOR CLARIFICATION WITHIN TWO WEEKS OF CONTRACT AWARD AND PRIOR TO THE COMMENCEMENT OF WORK. ALL REQUESTS FOR SUBSTITUTION DUE TO LACK OF AVAILABILITY MUST BE MADE TO THE OWNER'S REPRESENTATIVE IN WRITING WITHIN THIS PERIOD. NO SUBSTITUTIONS SHALL BE PERMITTED WITHOUT PRIOR WRITTEN APPROVAL FROM THE OWNER'S REPRESENTATIVE. THE CONTRACTOR IS RESPONSIBLE FOR ANY INCREASE IN COST OR TIME DELAY RESULTING FROM UNAPPROVED SUBSTITUTIONS. IN ORDER TO BE CONSIDERED BY THE OWNER'S REPRESENTATIVE AS VIABLE, ALTERNATES PLANTS MUST SHARE THE SAME GENERAL APPEARANCE FORM, INSTALLATION SIZE, MATURE SIZE, COLOR, QUALITY AND GROWTH HABIT. MATERIALS MUST BE OF FERRED AT NO ADDITIONAL COSTS TO THE OWNER.
3. ALL INSTALLATION OF PLANT MATERIAL SHALL COMPLY WITH APPLICABLE JURISDICTIONAL CODES. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS IN ASSOCIATION WITH THIS WORK. CONTRACTOR SHALL ENSURE MAINTAINED CLEARANCE OF ALL UTILITIES & FIRE HYDRANTS IN ACCORDANCE WITH THE FLORIDA FIRE PREVENTION CODE 16.5.7.1. CONTRACTOR SHALL ENSURE SIGHT TRIANGLE VISIBILITY IN ALL APPLICABLE ROADWAYS PER CITY STANDARDS.
4. PRIOR TO PLANTING INSTALLATION, THE CONTRACTOR SHALL CONFIRM THE AVAILABILITY OF ALL THE SPECIFIED PLANT MATERIALS. SUBMIT DATED PHOTOGRAPHS OF TREE MATERIAL AND SPECIMEN PLANT MATERIAL TO THE OWNERS REPRESENTATIVE FOR REVIEW.
5. ALL PLANT MATERIAL SIZES SPECIFIED ARE MINIMUM SIZES. CONTAINER SIZE SHALL BE INCREASED IF NECESSARY TO PROVIDE OVERALL PLANT SIZE SPECIFIED.
6. IF PLANT MATERIAL DOES NOT COMPLY WITH THE REQUIREMENTS AS SPECIFIED HEREIN, THE OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REJECT SUCH PLANTS AND REQUIRE THE CONTRACTOR TO REPLACE REJECTED WORK AT NO ADDED COST TO THE OWNER AND CONTINUE SPECIFIED MAINTENANCE UNTIL REINSPECTED AND FOUND TO BE ACCEPTABLE.
7. THE CONTRACTOR SHALL PROVIDE AN APPROVED PLANTING SOIL MIXTURE FOR ALL PLANT MATERIAL. SEE SPECIFICATIONS FOR REQUIREMENTS.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR STABILITY AND PLUMB CONDITION OF ALL TREES AND SHRUBS, AND SHALL BE LEGALLY LIABLE FOR ANY DAMAGE CAUSED BY INSTABILITY OF ANY PLANT MATERIALS. STAKING OF TREES OR SHRUBS SHALL BE DONE IN ACCORDANCE WITH PLANS AND SPECIFICATIONS.
9. THE CONTRACTOR SHALL INSURE ADEQUATE VERTICAL DRAINAGE IN ALL PLANT BEDS AND PLANTERS. IF INADEQUATE VERTICAL DRAINAGE IS ENCOUNTERED, THE CONTRACTOR SHALL SUBMIT RECOMMENDATIONS FOR PROVIDING ADEQUATE DRAINAGE TO THE OWNER'S REPRESENTATIVE. IN WET OR POORLY DRAINING SOILS THE CONTRACTOR SHALL INSTALL ALL PLANTS TO MAXIMIZE DRAINAGE AND MINIMIZE POOLING OF WATER AROUND PLANTINGS. THIS MAY INCLUDE LOOSENING OF EXISTING SOILS AND PROVIDING SOIL AMENDMENTS TO ENSURE ADEQUATE DRAINAGE.
10. PEG SOD ON SLOPES GREATER THAN 1:3 (33% SLOPE).
11. THE CONTRACTOR SHALL ENGAGE A QUALIFIED ARBORIST WHO HAS SUCCESSFULLY COMPLETED TREE PROTECTION AND TREE TRIMMING WITH FIVE YEARS OR MORE EXPERIENCE, TO PERFORM THE FOLLOWING WORK:
   A. REMOVE BRANCHES FROM TREES THAT ARE TO REMAIN, IF REQUIRED, AS DIRECTED BY OWNER'S REPRESENTATIVE.
   B. PERFORM INITIAL PRUNING OF BRANCHES TO ACCOMMODATE NEW CONSTRUCTION.
   C. PERFORM TREE REPAIR WORK FOR DAMAGE INCURRED BY NEW CONSTRUCTION.
12. CONTRACTOR SHALL PROVIDE TEMPORARY IRRIGATION SYSTEM TO ALL RELOCATED TREES.
13. CONTRACTOR SHALL PROTECT EXISTING VEGETATION TO REMAIN AS SHOWN ON DRAWINGS OR BY MEANS APPROVED BY THE OWNER'S REPRESENTATIVE. ALL EXISTING PLANT BEDS TO REMAIN WITHIN THE CONSTRUCTION LIMIT LINE SHALL BE LEFT UNDISTURBED. EXISTING TREES TO REMAIN, AS NOTED ON THE DRAWINGS, SHALL BE LEFT UNDISTURBED AND PROTECTED BY WOODEN BARRICADES ERECTED AT THE PERIMETER OF THE TREE DRIPLINE (S). NO VEHICLE SHALL TRAVERSE THIS AREA NOR SHALL ANY STORAGE OF MATERIALS OR EQUIPMENT BE PERMITTED WITHIN THE AREA OF THE TREE DRIPLINE(S). ANY EXISTING PLANT BEDS OR TREES DAMAGED BY CONSTRUCTION ACTIVITY SHALL BE REPLACED BY THE RESPONSIBLE PARTY AT THEIR OWN EXPENSE.
14. CONTRACTOR TO CLEAN, PRUNE, AND SHAPE EDGES OF EXISTING VEGETATION AS DIRECTED BY OWNER'S REPRESENTATIVE. CREATE SMOOTH AND UNIFORM EDGES TO BLEND WITHIN THE
15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING EXISTING VEGETATION AS REQUIRED AND PREPARING PLANTING AREAS PRIOR TO INSTALLATION OF PLANT MATERIALS.
16. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ERADICATING WEEDS AND UNWANTED PERENNIAL VEGETATION WITHIN THE LIMITS OF ALL PLANTING AREAS PRIOR TO BEGINNING LANDSCAPE INSTALLATION. PERENNIAL WEEDS AND GRASSES TO BE REMOVED INCLUDE, BUT ARE NOT LIMITED TO, NUT GRASS, PUNCTURE VINE, MORNING GLORY, EXCO FENNEL, TORPEDO GRASS, BERMUDA GRASS, BAHIA GRASS, KIKUYU GRASS, CRAB GRASS, CARPET GRASS, SEDGE AND OTHER NOXIOUS AND/OR INVASIVE WEEDS. THE SITE IS TO BE MAINTAINED WEED FREE THROUGHOUT PLANTING OPERATIONS.
17. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR PRE-TILLAGE TO SCARIFY SOILS IN ALL PLANTING AREAS TO A MINIMUM DEPTH OF 4" DENSELY COMPACTED AREAS BETWEEN 85% AND 90% ARE TO BE CROSS RIPPED TO A MINIMUM 8" DEPTH. IN THE PROCESS OF TILLING ARE UNACCEPTABLE MATERIALS INCLUDING, BUT NOT LIMITED TO, FOREIGN OBJECTS, CONSTRUCTION WASTE, ROOTS, CONCRETE, ASPHALT AND ROCKS GREATER THAN 1/2" DIAMETER ON AVERAGE. IN AREAS TO RECEIVE SOD TILL IN FERTILIZER TO A DEPTH OF 2" AT A RATE OF 12 POUNDS PER CUBIC FT.
18. ALL PLANTING BEDS SHALL BE STAKED IN ACCORDANCE WITH THE PLANS AND APPROVED BY THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE PRIOR TO PLANTING. THE LANDSCAPE CONTRACTOR SHALL PROVIDE STAKES OR IRRIGATION FLAGS TO LOCATE THE EDGES OF ALL SHRUB AND GROUNDCOVER PLANT BEDS AND INDIVIDUAL TREES AND PALMS. ALL SHRUB AND GROUNDCOVER MATERIALS MUST BE LAID OUT IN THEIR CONTAINERS WITH THE APPROPRIATE SPACING FOR OWNER'S REPRESENTATIVE REVIEW AND APPROVAL. THE OWNER RESERVES THE RIGHT TO MAKE FINAL FIELD ADJUSTMENTS TO PLANT LAYOUT AS PART OF THIS REVIEW. FAILURE BY THE LANDSCAPE CONTRACTOR TO OBTAIN LAYOUT APPROVAL FROM THE OWNER'S REPRESENTATIVE PRIOR TO INSTALLING PLANTS WILL RESULT IN THE REMOVAL AND REINSTALLATION OF MATERIALS BY THE CONTRACTOR AT NO ADDITIONAL COSTS TO THE OWNER. IF EXISTING CONDITIONS DO NOT ALLOW THE DESIGN TO BE LAID OUT AS SHOWN, NOTIFY THE LANDSCAPE ARCHITECT IMMEDIATELY.
19. UNLESS EXPLICITLY SHOWN ON DRAWINGS, NO TREES SHALL BE PLANTED WITHIN DESIGNATED UTILITY CORRIDORS, PUBLIC RIGHTS OF WAY NOR LOCATED WITHIN FOUR FEET (4') OF ANY SHALE CENTERLINE, BUILDING, OR STRUCTURE IDENTIFIED ON THE DRAWINGS OR EXISTING IN THE FIELD. NO CANOPY TREES SHALL BE PLANTED WITHIN 15 FEET OF EXISTING OVERHEAD POWER LINES, WITHIN 4 FEET OF ANY PAVED SURFACE, OR UNDER CANOPY TREES THAT LIMIT ACCESS TO LIGHT AND ROOM TO GROW. FIELD ADJUST AS NECESSARY AND REVIEW ADJUSTMENTS WITH THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. TREES SHALL BE MAINTAINED AT A MINIMUM OF 13'-6" VERTICAL CLEARANCE OVER ROADWAYS OR OTHER FIRE DEPARTMENT ACCESS ROADS.
20. ALL PROPOSED TREES SHALL BE INSTALLED SITHER ENTIRELY OUT OF PLANTING BEDS®, PLANTING BED OUTLINES SHALL NOT BE OBSTRUCTED AND SHALL BE SMOOTH AND FLOWING. 9" TREES ARE LOCATED OUT SIDE PLANTING BEDS IN GRASS AREAS, MAINTAIN A MINIMUM THREE FEET 9" WIDE OFFSET TO ALLOW FOR MOWERS TO MANEUVER.
21. THE LANDSCAPE CONTRACTOR SHALL VERIFY THE EXTENT OF SOD & TURF WORK IN THE FIELD. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING SOD & TURF IN THE AREAS SHOWN ON THE PLAN IN SUFFICIENT QUANTITY TO PROVIDE FULL COVERAGE. ADDITIONAL GRASS REQUIRED WILL BE ADJUSTED BASED ON A SQUARE FOOTAGE UNIT PRICE. AREAS TO BE SODDED SHALL BE AMENDED PER SOILS REPORT TO PROVIDE REQUIRED NUTRIENTS AND PROPER PH FOR NEW GRASS.
22. CONTRACTOR SHALL FIELD ADJUST LOCATION OF PLANT MATERIAL FOR THE REVIEW AND APPROVAL OF THE OWNER'S REPRESENTATIVE PRIOR TO INITIATING INSTALLATION.
23. ALL PLANT MATERIAL SHALL BE IN FULL AND STRICT ACCORDANCE WITH FLORIDA NO. 1 GRADE, ACCORDING TO THE "GRADES AND STANDARDS FOR NURSERY PLANTS" PUBLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES.
24. ALL PLANTING BEDS SHALL BE TOP-DRESSED WITH A 3" LAYER OF MULCH AS SPECIFIED. ALL TREES SHALL HAVE A 3' DEEP, 24' RADIUS (FROM THE TRUNK) MULCH RING PLACED AROUND THE BASE OF THE TRUNK, ON WELL DRAINED SOIL, THE MULCH RING SHALL BE MOUNDED AT ITS EDGES TO RETAIN WATER WITHIN THE TREE RING. ON POORLY DRAINED SOIL, THE MULCH RING SHALL BE MOUNDED AT THE TRUNK TO SHED WATER AWAY FROM THE TREE.
25. SHRUB AND GROUND COVER BED QUANTITIES ARE INDICATED ON THE PLANT LIST. PLANT ACCENT SHRUBS AND TREES AS SHOWN ON THE LANDSCAPE PLANTING PLANS WHEN INDIVIDUAL PLANTS ARE DELINEATED.
26. PALM HEIGHTS, AS INDICATED ON THE PLANS, REFER TO CLEAR TRUNK (C.T.), GRAY WOOD (G.W.), OR OVERALL HEIGHT (O.A.) AS SPECIFIED ON THE PLANT LIST.
27. CONTRACTOR SHALL COORDINATE ALL PLANTING WORK WITH IRRIGATION WORK. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL HAND WATERING AS REQUIRED TO SUPPLEMENT IRRIGATION WATERING AND RAINFALL.
28. CONTRACTOR SHALL BE RESPONSIBLE FOR HAND WATERING IN ALL PLANTING AREAS, REGARDLESS OF THE STATUS OF EXISTING OR PROPOSED IRRIGATION.
29. CONTRACTOR SHALL REGRADE ALL AREAS DISTURBED BY PLANT REMOVAL, RELOCATION, AND/OR INSTALLATION WORK.
30. CONTRACTOR SHALL REPLACE (BY EQUAL SIZE AND QUALITY) ANY AND ALL EXISTING PLANT MATERIAL DISTURBED OR DAMAGED BY PLANT REMOVAL, RELOCATION, AND/OR INSTALLATION WORK.
31. MAINTENANCE SHALL BEGIN AFTER EACH PLANT HAS BEEN INSTALLED AND SHALL CONTINUE UNTIL THE DATE OF SUBSTANTIAL COMPLETION. MAINTENANCE INCLUDES WATERING, PRUNING, WEEDING, MULCHING, REPLACEMENTS OF SICK OR DEAD PLANTS, AND ANY OTHER CARE NECESSARY FOR THE PROPER GROWTH OF THE PLANT MATERIAL.
32. UPON COMPLETION OF ALL LANDSCAPING, AN INSPECTION FOR SUBSTANTIAL COMPLETION OF THE WORK SHALL BE HELD. THE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE FOR SCHEDULING THE INSPECTION AT LEAST SEVEN (7) DAYS PRIOR TO THE ANTICIPATED INSPECTION DATE.
33. CONTRACTOR SHALL SUBMIT WRITTEN GUARANTEE OF SURVIVABILITY OF ALL PLANT MATERIAL FOR A PERIOD OF ONE YEAR FROM DATE OF SUBSTANTIAL COMPLETION.
34. CONTRACTOR MUST APPROVE ALL GRADED AREAS PRIOR TO THE COMMENCEMENT OF PLANTING.
35. THE CONTRACTOR SHALL BEAR ALL COSTS OF TESTING OF SOILS, AMENDMENTS, ETC. ASSOCIATED WITH THE WORK. SEE SPECIFICATION FOR ADDITIONAL TESTING REQUIREMENTS.
36. THE LANDSCAPE CONTRACTOR SHALL PROVIDE THE OWNERS REPRESENTATIVE WITH RECORD COPIES OF ALL RECEIPTS, INVOICES, AND OR SHIPPING MANIFESTS FOR ALL MATERIALS, INCLUDING PLANTS AND SOIL, DELIVERED TO THE PROJECT SITE BY THE CONTRACTOR OR A SUPPLIER TO THE CONTRACTOR. DELIVERY OF ALL PEATLESS/39 AND SOIL AMENDMENT MATERIALS MUST BE IN ORIGINAL, UNOPENED CONTAINERS BEARING MANUFACTURER'S GUARANTEED CHEMICAL ANALYSIS, NAME, TRADE MARK, AND CONFORMANCE WITH STATE LAW.

HARDSCAPE NOTES

1. SEE CIVIL ENGINEERING DRAWINGS FOR GENERAL GRADING OF THE SITE, INCLUDING SIDEWALK AND FINISH GRADES FOR PARKING LOTS, ROADWAYS, SIDEWALKS, AND PLANTING AREAS.
2. ALL PAVEMENT SHALL BE STAKED IN THE FIELD FOR APPROVAL BY THE OWNER'S REPRESENTATIVE PRIOR TO CONSTRUCTION. ALIGNMENT MAY BE ADJUSTED UPON APPROVAL TO ACCOMMODATE EXISTING SITE ELEMENTS.
3. SLOPES OF WALKS TO BE NO GREATER THAN FIVE PERCENT, UNLESS EXPRESSLY NOTED OTHERWISE. CROSS-SLOPE OF WALKS NOT TO EXCEED TWO PERCENT. SEE CIVIL DRAWINGS FOR ADDITIONAL LAYOUT AND INSTALLATION DETAILS. SEE HARDSCAPE DRAWINGS FOR FINISH PATTERNS.
4. ALL COLORS AND MATERIALS SHALL BE SUBJECT TO THE OWNER'S REPRESENTATIVE. FOR THIS PURPOSE, THE CONTRACTOR SHALL CONSTRUCT OR SUBMIT AS DIRECTED BY THE OWNER'S REPRESENTATIVE PANELS DEPICTING PROPOSED FINISHES AND COLORS FOR REVIEW AND APPROVAL.
5. ALL NAILS, LAG SCREWS, BOLTS AND MISCELLANEOUS FASTENERS SHALL BE HOT DIPPED GALVANIZED OR A CORROSION RESISTANT ALLOY.

FOUNDATIONS

6. FOOTINGS HAVE BEEN DESIGNED FOR A MAXIMUM ALLOWABLE SOIL BEARING VALUE OF 2000 PSF. IN-PLACE SOILS TO BE UNIFORMLY COMPACTED AND TESTED TO ENSURE MINIMUM SOIL BEARING PRESSURE CAPACITY OF 2,000 PSF.
7. PREPARATION FOR AND CONSTRUCTION OF WALLS (CLUMN FOOTINGS) TO BE IN COMPLIANCE WITH THE APPLICABLE CHAPTERS AND SECTIONS OF ACI 332R.
8. ANY ADDITIONAL FILL MATERIAL REQUIRED SHALL CONSIST OF SOILS THAT CONTAIN NOT MORE THAN 12% OF FINES (SILT OR CLAY PARTICLES) PASSING A NO. 200 SIEVE AND SHALL BE PLACED IN UNIFORM LAYERS NOT EXCEEDING 12.0 INCHES LOOSE. EACH LAYER SHALL BE SYSTEMATICALLY AND UNIFORMLY COMPACTED IN THE MANNER AND TO THE DEGREE SPECIFIED FOR THIN-PLACE SOILS.

CONCRETE

9. STRUCTURAL CONCRETE, INCLUDING FOOTINGS, SHALL CONFORM TO THE REQUIREMENTS OF ACI 301 AND SHALL ATTAIN A MINIMUM COMPRESSIVE STRENGTH IN 28 DAYS OF 3000 PSI UNLESS OTHERWISE NOTED. CONCRETE FOR SLABS ON-GRADE SHALL ATTAIN A MINIMUM COMPRESSIVE STRENGTH IN 28 DAYS OF 2500 PSI.
10. CONCRETE, WHEN PLACED, SHALL HAVE A MAXIMUM SLUMP OF 5 INCHES AND A MINIMUM OF 3 INCHES.
11. ALL REINFORCING SHALL CONFORM TO ASTM 615 GRADE 60 STEEL, WELDED WIRE MESH TO ASTM A-185.
12. CHECK ALL DRAWINGS AND APPLICABLE MANUFACTURER'S SHOP DRAWINGS FOR LOCATION OF ALL EMBEDDED ITEMS SUCH AS PIPE SLEEVES, ANCHOR BOLTS, ETC., PRIOR TO PLACING CONCRETE.
13. #5 REINFORCEMENT FOR CONTINUOUS FOOTINGS SHALL BE CONTINUOUS AND SPLICED WITH A FULL 30-INCH LAP.
14. PROTECT FRESHLY PLACED CONCRETE FROM PREMATURE DRYING AND EXCESSIVE COLD OR HOT TEMPERATURES. START INITIAL CURING AS SOON AS FREE WATER HAS DISAPPEARED FROM THE CONCRETE SURFACE AFTER PLACING AND FINISHING. KEEP CONTINUOUSLY MOIST FOR NOT LESS THAN 7 DAYS IN ACCORDANCE WITH ACI 301 PROCEDURES. PERFORM CURING OF THE CONCRETE BY CURING AND SEALING COMPOUND, BY MOIST CURING, BY MOISTURE RETAINING COVER CURING OR BY COMBINATION THEREOF.
15. THE FOLLOWING MINIMUM CONCRETE COVER SHALL BE PROVIDED FOR THE REINFORCEMENT:

   A. CONCRETE CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH & INCHES.

   B. FORMED CONCRETE EXPOSED TO EARTH OR WEATHER; #5 BARS AND SMALLER, 1 1/2 INCHES; #6 BARS AND LARGER, 2 INCHES.

MASONRY

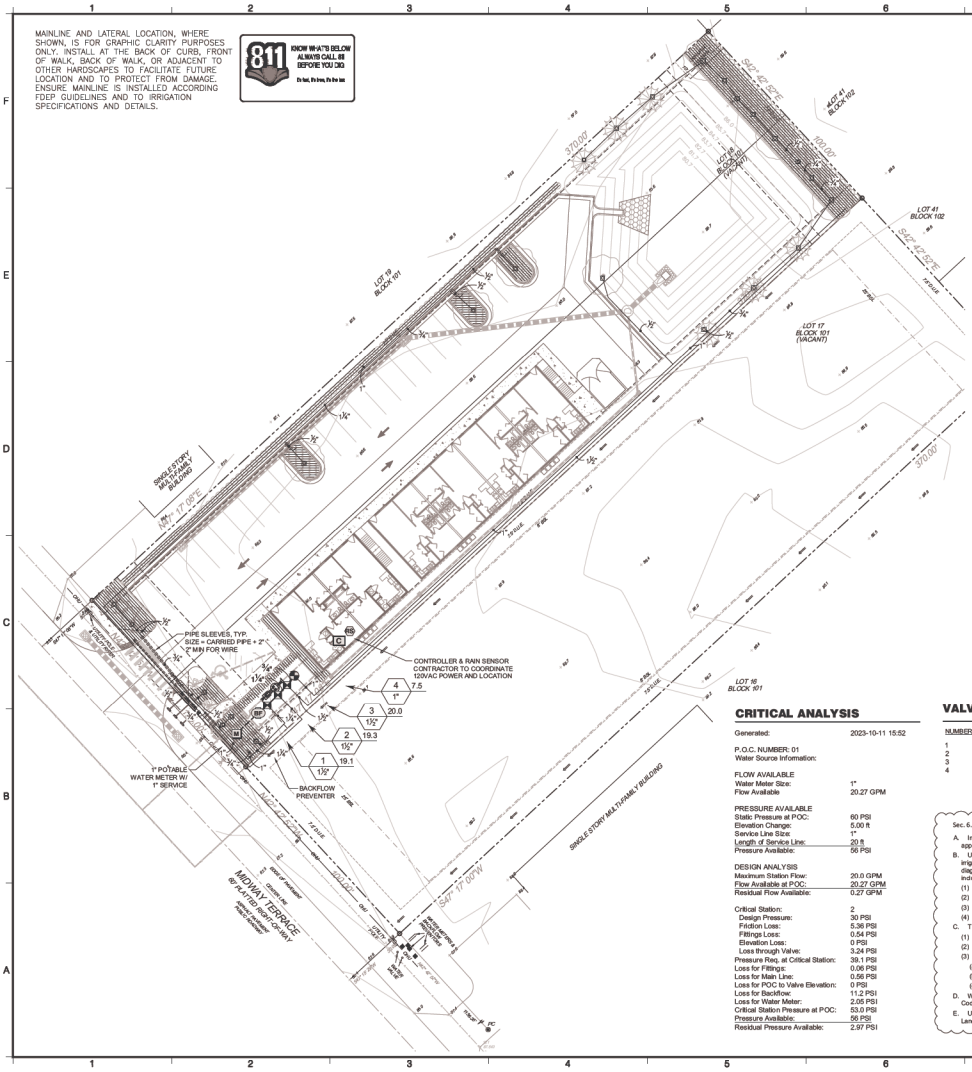
16. CONCRETE MASONRY UNITS SHALL CONFORM TO THE REQUIREMENTS OF ASTM C90 FOR LOAD BEARING MASONRY WITH A MINIMUM PM OF 1500 PSI. BRICK MASONRY UNITS SHALL CONFORM TO ASTM C-62 FOR STRUCTURAL AND NON-STRUCTURAL APPLICATIONS. REFER TO DRAWINGS FOR SPECIFIC TYPE OF BRICK MASONRY LAYOUT PATTERNS.
17. MASONRY CONSTRUCTION AND MATERIALS SHALL CONFORM WITH ALL THE REQUIREMENTS OF THE "SPECIFICATIONS FOR MASONRY STRUCTURES" (ACI 530.1-99/ASCE 6-99/TMS 602-03), AS PUBLISHED BY THE MASONRY STANDARDS JOINT COMMITTEE.
18. MASONRY CONSTRUCTION SHALL BE PERFORMED UNDER THE DIRECT SUPERVISION OF A "CERTIFIED STRUCTURAL MASONRY CONTRACTOR" OR "CERTIFIED STRUCTURAL MASON" AS RECOGNIZED BY THE FLORIDA CONCRETE AND PRODUCTS ASSOCIATION (FCAPA). THE SENIOR MASONRY SUPERVISOR WILL BE RESPONSIBLE TO ASSURE THAT THE WORK IS ACCOMPLISHED IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
19. ALL MORTAR SHALL BE TYPE M OR S IN ACCORDANCE WITH ASTM C 270.
20. GROUT SHALL HAVE A MINIMUM SLUMP OF 8 INCHES AND A MAXIMUM SLUMP OF 11 INCHES, BE IN CONFORMANCE WITH ASTM C 476, AND ATTAIN A COMPRESSIVE STRENGTH OF 1800 PSI.
21. CONCRETE MASONRY UNITS SHALL BE FILMB, TRUE TO LINE, WITH EVEN COURSES ACCURATELY SPACED AND BUILT TO THE THICKNESS AND IN A RUNNING BOND AS INDICATED AND CONFORMING TO THE TOLERANCES SPECIFIED IN ACI 531.1 AND 530.1. CONCRETE UNITS SHALL BE STORED OFF OF THE GROUND SURFACE AND COVERED TO PROTECT THEM FROM ABSORBING RAIN OR BEING CONTAMINATED WITH OTHER FOREIGN MATTER. CONCRETE UNITS SHALL BE DRY WHEN LAID, AND MORTAR SHALL BE ADJUSTED TO FINAL POSITION IN THE WALL WHILE THE MORTAR IS STILL SOFT AND PLASTIC. ANY UNIT DISTURBED AFTER THE MORTAR HAS STIFFENED SHALL BE REMOVED AND RELAID WITH FRESH MORTAR. VERTICAL CELLS SHALL BE ALIGNED TO PROVIDE A CONTINUOUS, UNOBSTRUCTED OPENING. ALL ANCHORS, ACCESSORIES, FLASHING AND OTHER ITEMS TO BE BUILT-IN SHALL BE INSTALLED AS THE MASONRY WORK PROGRESSES. ALL CUTTING AND FITTING OF MASONRY, INCLUDING THAT REQUIRED TO ACCOMMODATE THE WORK OF OTHERS SHALL BE DONE BY MASONRY CRAFTSMEN WITH MASONRY SAWS. LOCATE CONTROL JOINTS AT 20 FEET ON CENTER MAXIMUM, AT ALL COLUMNS, AND AT CHANGES IN DIRECTION. CAULK THE EXPOSED SIDE OF ALL JOINTS WITH BACKER ROD AND SEALANT. COLOR OF SEALANT TO MATCH WALL COLOR.
22. FOLLOW UNITS SHALL BE LAID WITH FULL HEAD AND BED JOINTS TO THE THICKNESS OF THE FACE SHELL AS A MINIMUM. THE WEBS SHALL ALSO BE BEDDED IN ALL COURSES, STARTING AT THE FOUNDATION, ADJACENT TO CELLS TO BE REINFORCED AND/OR FILLED WITH GROUT OR CONCRETE. MORTAR JOINTS SHALL BE TOOLED WHEN THE MORTAR IS "THUMBPRINT" HARD, BOTH ON THE INSIDE AND OUTSIDE SURFACES OF THE BUILDING WALL, WITH A TOOL PRODUCING A CONCAVE SURFACE. BED JOINTS SHALL BE 3/8" + 1/8" IN THICKNESS; HEAD JOINTS SHALL BE 3/8" (+3/4", +3/8").
23. ALL REINFORCING STEEL TO BE GRADE 60 PER ASTM A-615. REINFORCING BARS SHALL BE PLACED IN THE MIDDLE OF THE CELLS AND TIED OR OTHERWISE SECURELY SUPPORTED AT THE TOP AND BOTTOM TO ENSURE THAT THE BAR DOES NOT MOVE DURING GROUTING. MINIMUM LAP AT ALL SPICES OR DOWELS SHALL BE 30 INCHES UNLESS OTHERWISE NOTED ON THE DRAWINGS.
24. GROUTING SHALL BE ACCOMPLISHED IN 4 FOOT LIFTS FOR CONCRETE MASONRY AND 2 FOOT LIFTS FOR BRICK MASONRY. EACH LIFT SHALL BE MECHANICALLY CONSOLIDATED INTO THE PREVIOUS LIFT, WHEN PLACED, SO AS TO PREVENT COLD JOINTS. RECONSOLIDATE AS REQUIRED. FOR CONCRETE MASONRY, A 12 SQUARE INCH CLEANOUT OPENING SHALL BE PLACED AT THE BOTTOM OF EACH CELL TO BE FILLED AND IT SHALL BE THOROUGHLY CLEANED OUT PRIOR TO FILLING OF THE CELL. FOR BRICK MASONRY, PUDDLE GROUT DURING AND AFTER PLACEMENT TO ENSURE COMPLETE FILLING OF GROUT SPACE. GROUT PLACEMENT STOPPED FOR MORE THAN ONE HOUR SHALL BE STOPPED BELOW THE TOP OF THE MASONRY UNIT 1-1/2" TO PROVIDE A KEY FOR SUBSEQUENT GROUTING.
25. THE MINIMUM CONTINUOUS UNOBSTRUCTED CELL AREA IN CELL TO RECEIVE GROUT MUST NOT BE LESS THAN 2" X 3". MORTAR FINS MUST BE REMOVED AS BLOCK PLACEMENT PROCEEDS. MORTAR DROPPINGS MUST BE KEPT OUT OF CELLS WHICH ARE TO BE GROUTED.
26. UNLESS SPECIFICALLY SHOWN OTHERWISE, PROVIDE #9 GA. "DUR-O-WALL" TRUSS TYPE REINFORCING IN EVERY OTHER COURSE OF CONTINUOUS WALLS FOR CONCRETE MASONRY, AND EVERY FOURTH COURSE FOR BRICK MASONRY. DO NOT LAY JOINT REINFORCEMENT ACROSS EXPANSION JOINTS.
27. TEMPORARY BRACING AND SHORING OF ALL CONCRETE MASONRY CONSTRUCTION, TO PROVIDE STABILITY DURING CONSTRUCTION, UNTIL CONSTRUCTION ACHIEVES ITS PROPER STRENGTH, SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

STRUCTURAL STEEL

28. ALL STRUCTURAL STEEL SHAPES AND PLATE SHALL CONFORM TO ASTM A-36 AND THE "SPECIFICATION FOR THE DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS" BY THE AMERICAN INSTITUTE OF STEEL CONSTRUCTION. ALL TUBE STEEL SHALL CONFORM TO ASTM A-500, GRADE B(FY = 46 KSI).
29. ALL SHOP CONNECTIONS TO BE WELDED (UTILIZING E70XX LOW HYDROGEN ELECTRODES) AND FIELD CONNECTIONS TO BE BOLTED UNLESS OTHERWISE SPECIFICALLY NOTED ON THE STRUCTURAL DRAWINGS. ALL WELDING SHALL CONFORM TO THE REQUIREMENTS OF "THE STANDARD CODE FOR WELDING IN BUILDING CONSTRUCTION" OF THE AMERICAN WELDING SOCIETY.
30. ALL STEEL TO RECEIVE ONE SHOP COAT AND ONE FIELD TOUCHUP COAT OF APPROVED PAINT.
31. ALL BOLTED CONNECTIONS SHALL CONSIST OF ASTM A325 HIGH STRENGTH BOLTS AND HARDENED WASHERS AS SHOWN ON THE STRUCTURAL DRAWINGS. ALL BOLTED CONNECTIONS SHALL CONFORM TO THE "SPECIFICATION FOR STRUCTURAL JOINTS USING ASTM A325 OR A490 BOLTS" BY THE AMERICAN INSTITUTE OF STEEL CONSTRUCTION.
32. ALL ANCHOR BOLTS SHALL CONFORM TO ASTM A36 OR A307 (THREADED ROD).
33. ERECT ALL STEEL TO CONFORM TO "SPECIFICATION FOR THE DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS", "CODE OF STANDARD PRACTICE FOR STEEL BUILDINGS AND BRIDGES" AND "QUALITY CRITERIA AND INSPECTION ST

MAINLINE AND LATERAL LOCATION, WHERE SHOWN, IS FOR GRAPHIC CLARITY PURPOSES ONLY. INSTALL AT THE BACK OF CURB, FRONT OF WALK, BACK OF WALK, OR ADJACENT TO OTHER HARDSCAPES TO FACILITATE FUTURE LOCATION AND TO PROTECT FROM DAMAGE. ENSURE MAINLINE IS INSTALLED ACCORDING FDEP GUIDELINES AND TO IRRIGATION SPECIFICATIONS AND DETAILS.

811 KNOW WHAT'S BELOW ALWAYS CALL 811 BEFORE YOU DIG



IRRIGATED AREAS:

TOTAL IRRIGATED AREA: 4,170 +/- SQ. FT.
HIGH FLOW/ SPRAY AREA: 0 +/- SQ. FT.
LOW FLOW/ DRIP AREA: 4,170 +/- SQ. FT.

NOTE: IRRIGATION SHALL BE IN ACCORDANCE WITH MARION COUNTY CODE. THE SYSTEM IS PROPOSED AS PERMANENT.

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL	QTY	ARC	PSI	GPM	RADIUS
	Rain Bird 1800-1400 Flood 1402	24	360	30		
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY				
	Rain Bird XCZ-150-LCDR High Flow Control Zone Kit, for Large Commercial Drip Zones, 1-1/2" PESB-R Scrubber Globe Valve with single 1-1/2" Pressure Regulating (40psi) Quick-Check Basket Filters. Flow range: 15-62gpm.	3				
	Area to Receive Dripline Netafilm TLCV-09-12 Techline Pressure Compensating Landscape Dripline with Check Valve. 0.9 GPH emitters at 12" O.C. Dripline laterals spaced at 12" apart, with emitters offset for triangular pattern. 17mm.	3,625 l.f.				
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY				
	Rain Bird PESBR 1", 1-1/2", and 2" Durable Chlorine-Resistant Valves for Reclaimed Water Applications. With Scrubber Mechanism Technology, and Purple Flow Control Handle.	1				
RP	Febco 825Y 1" Reduced Pressure Backflow Preventer	1				
C	Rain Bird ESPSLXMEF 8 Station Capable Commercial Controller. Mounted on a Plastic Wall Mount. Flow Sensing and Water Management Capabilities	1				
RS	Hunter MINI-CLIK Rain Sensor, mount as noted	1				
M	Water Meter 1"	1				
	Irrigation Lateral Line: PVC Class 200 SDR 21-NP	1,442 l.f.				
	Irrigation Mainline: PVC Schedule 40-NP	36.3 l.f.				
	Pipe Sleeve: PVC Schedule 40	78.2 l.f.				

Valve Callout
Valve Number
Valve Flow
Valve Size

CRITICAL ANALYSIS

Generated:	2023-10-11 15:52
P.O.C. NUMBER: 01	
Water Source Information:	
FLOW AVAILABLE	
Water Meter Size:	1"
Flow Available	20.27 GPM
PRESSURE AVAILABLE	
Static Pressure at POC:	60 PSI
Elevation Change:	5.00 ft
Service Line Size:	1"
Length of Service Line:	20 ft
Pressure Available:	56 PSI
DESIGN ANALYSIS	
Maximum Station Flow:	20.0 GPM
Flow Available at POC:	20.27 GPM
Residual Flow Available:	0.27 GPM
Critical Station:	2
Design Pressure:	30 PSI
Friction Loss:	5.36 PSI
Fittings Loss:	0.54 PSI
Elevation Loss:	0 PSI
Loss through Valve:	3.24 PSI
Pressure Req. at Critical Station:	39.1 PSI
Loss for Fittings:	0.06 PSI
Loss for Main Line:	0.56 PSI
Loss for POC to Valve Elevation:	0 PSI
Loss for Backflow:	11.2 PSI
Loss for Water Meter:	2.06 PSI
Critical Station Pressure at POC:	53.0 PSI
Pressure Available:	56 PSI
Residual Pressure Available:	2.97 PSI

VALVE SCHEDULE (ALL ZONES SHALL RUN INDIVIDUALLY)

NUMBER	MODEL	SIZE	TYPE	GPM	WIRE	PSI	PSI @ POC	PRECIP
1	Rain Bird XCZ-150-LCDR	1-1/2"	Bubbler	19.1	44.8	36.0	49.7	1.45 in/h
2	Rain Bird XCZ-150-LCDR	1-1/2"	Bubbler	19.26	38.2	39.1	53.0	1.44 in/h
3	Rain Bird XCZ-150-LCDR	1-1/2"	Area for Dripline	20.0	32.3	36.5	50.7	1.44 in/h
4	Rain Bird PESBR	1"	Bubbler	7.5	32.3	38.7		1.7 in/h
	Common Wire				36.3			

Sec. 6.9.6. - Completion inspection requirements.

A. Irrigation installation professionals shall be accountable for the proper installation and compliance with the conditions of the irrigation permit and approved plans.

B. Upon completion of the installation, the contractor or owner shall request an inspection by the irrigation design professional. Prior to the inspection, the irrigation installation professional shall produce a clear and legible as-built diagram which accurately represents the irrigation system was installed. The diagram shall be presented and reviewed during the final inspection. The diagram may be a marked-up copy of the approved irrigation plan and shall include at a minimum:
(1) Locations of all mainlines and mainline valves;
(2) Locations of all remote control valves;
(3) Water demand per zone in GPM, and
(4) Total water demand per operating cycle.

C. The irrigation installation professional shall also provide to the owner:
(1) Irrigation system scheduling information;
(2) A copy of the irrigation controller owner's manual;
(3) Irrigation system maintenance schedule, which includes:
(a) Instructions for seasonal adjustments of controller and sensors.
(b) Instructions covering how and when to check for leaks.
(c) A schedule for checking for proper irrigation distribution coverage.

D. Within 60 days after installation the irrigation controller shall be adjusted to be set in accordance with the applicable irrigation schedule set forth in this Code.

E. Upon completion of the irrigation system installation and the acceptance of the as-built diagram and operational information, a Final Inspection and Landscape/Irrigation Release shall be signed and sealed by the irrigation design professional and submitted to the County's Landscape Architect.

DEVELOPMENT REVIEW COMMITTEE
MARION COUNTY, FLORIDA
APPLICATION #: 30183
APPROVAL DATE: 6/17/24
EXPIRATION DATE: 6/17/26

All construction shall conform to the construction standards contained in the Marion County Land Development Code. Any work performed within the right-of-way (highlighted RED) construction shall be dressed and sodded. Seed and mulch may be used if approved by the County Engineer or designee.

NOTICE:
The approval of this plan/permit is limited to construction within the jurisdiction of Marion County and does not substitute nor waive the requirements of other agencies for additional permits, as applicable, by state and/or federal law.

tdc DESIGN STUDIO
LANDSCAPE ARCHITECTURE
COMMUNITY PLANNING
URBAN DESIGN
1516 E. HILLCREST STREET STE. 105
ORLANDO, FL 32803 PH: 407-504-3435

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PROJECT: MIDWAY TERRACE APTS LOT 18 MARION COUNTY, FL
Prepared For: LINN ENGINEERING

SEAL: Printed copies of this document are not considered signed and sealed and the signatures must be verified on any electronic copies.

CONSULTANTS

ISSUED FOR: DEVELOPMENT REVIEW 2023/2024 (REVISED LAYER 2)

PROJECT NO.	2023-17
DESIGNED BY	TFW
DRAWN BY	TFW
CHECKED BY	TDC/TFW
DATE	8/2/2023
DRAWING SCALE	1"=20'

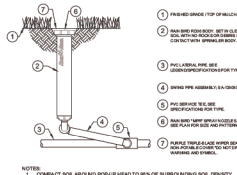
0 FT 10 20 North

DRAWING TITLE
IRRIGATION PLAN

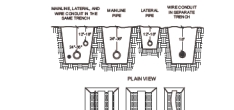
DRAWING NUMBER
IR-01
SHEET 1 OF 3



A Rain Bird RD1800 Series-RD06-S-P-45-NP-NSI
NTS Pop-Up Sprinkler W/ SA-135060 and MPR NOZZLES



H RAIN BIRD 100/150/200-PESB-R PRS-D
NTS WITH GATE VALVE

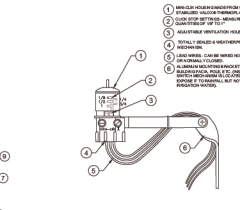


M PIPE TRENCH DETAIL
NTS

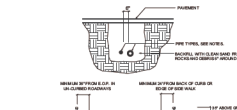
NOTE:
1. MINIMUM PIPE DEPTH SHALL BE PER DETAIL. LOCAL / STATE CODES, PROFILES, AND/OR, WHEN EVER IS MOST STRINGENT.
2. MAINLINE AND LATERAL PIPE, TYPE AND DEPTH UNLESS OTHERWISE NOTED IN SPECIFICATIONS.
3. PIPE IN THE SAME TRENCH SHALL HAVE A MINIMUM OF 4" HORIZONTAL & VERTICAL SEPARATION.
4. PIPE SHALL BE INSTALLED WITH SUFFICIENT DEPTH TO PROVIDE A MINIMUM RISER FREE PIPE 24" (1 IN 4" OF CLEAR), AND 12", 4" IN 8" OF SAND, FOR LARGER PIPE. SEE SPECIFICATIONS.
5. COMPACT BACKFILL TO 95% DENSITY.
6. CONTRACTOR TO REPAIR ALL SINK HOLES AND DEPRESSION UNDER WARRANTY PERIOD AT NO COST TO OWNER.
7. LATERAL PIPE IN R.O.W. SHALL HAVE MINIMUM 18" COVER.



B Rain Bird RD1800 Series-RD06-S-P-45-NP-NSI
NTS Pop-Up Sprinkler W/ SA-135060 and Bubbler

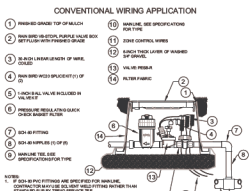


L MINI-CLIK II RAIN SENSOR
NTS

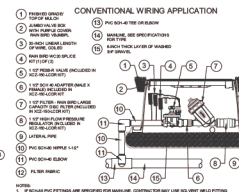


N ROADWAY / HARDSCAPE SLEEVING
NTS

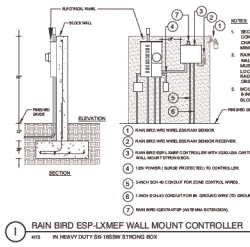
NOTE:
1. UNDER ROADWAY, ALL PVC SLEEVING SHALL BE SCH-40 PIPE FOR SIZES UP TO 4". SLEEVING OF OR LARGER SHALL BE CLASS 200 PVC PIPE. ALL SLEEVING SHALL BE SCH-40.
2. UNDER SIDEWALK AND OTHER HARDSCAPE, ALL SLEEVING TO BE SCH-40.
3. SLEEVING TO BE TWO PIPE SIZES LARGER THAN OF CARRYING PIPE, ONLY ONE PIPE PER SLEEVE.
4. ALL ELBOWS TO BE SCH-40.
5. WHERE THERE IS MORE THAN ONE SLEEVE IN TRENCH, EXTEND THE SHALLOW SLEEVE TO 12" ABOVE FINISHED GRADE.
6. WHERE MULTIPLE PIPES ARE LAID IN THIS A METRENCH, MAINTAIN MINIMUM" SEPARATION BETWEEN PIPE BELL JOINTS.
7. MECHANICALLY TAMP TO 95% PROCTOR.



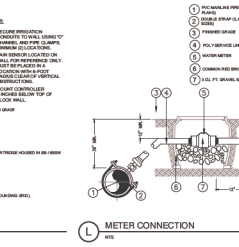
D RAIN BIRD XCZ-100-PRBR-COM
NTS



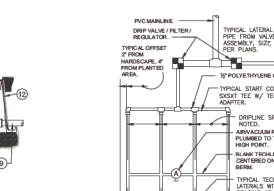
G RAIN BIRD XCZ-150-LCDR
NTS



I RAIN BIRD ESP-LXMEF WALL MOUNT CONTROLLER
NTS IN HEAVY DUTY SS-1650M STRONG BOX



L METER CONNECTION
NTS



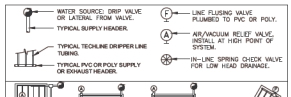
SLOPED CONDITION NOTES:
1. DRIPLINE LATERALS SHOULD FOLLOW THE CONTOURS OF THE SLOPE WHENEVER POSSIBLE.
2. INSTALL AIR RELIEF VALVE AT HIGHEST POINT.
3. TECH-LINE NORMAL SPACING WITHIN THE TOP ⅓ OF SLOPE.
4. INSTALL TECHLINE AT NORMAL SPACING PLUS 25% AT THE BOTTOM ⅓ OF THE SLOPE.
5. WHEN ELEVATION CHANGE IS 10 FT OR MORE, ZONE THE BOTTOM ⅓ ON A SEPARATE VALVE.

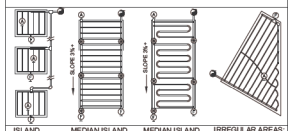
TECHLINE MAXIMUM LENGTH OF SINGLE LATERAL (FEET)

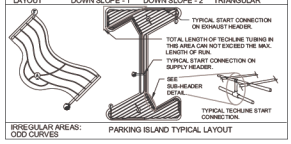
DRIPPER SPACING		12"			18"			24"	
DRIPPER FLOW RATE (GPH)		0.4	0.6	0.9	0.4	0.6	0.9	0.6	0.9
WATER PRESSURE (PSI)	15	292	233	175	410	322	247	405	308
	25	397	321	238	558	438	335	553	423
	35	486	365	279	656	514	394	649	497
	45	520	407	311	732	574	439	725	555

TECHLINE FLOW PER 100 FEET

DRIPPER SPACING	0.4 GPH	DRIPPER	0.6 GPH	DRIPPER	0.9 GPH	DRIPPER
DRIPPER SPACING	GPH	GPM	GPH	GPM	GPH	GPM
12"	40.00	0.67	61.00	1.02	92.00	1.53
18"	26.67	0.44	41.00	0.68	61.00	1.02
24"	N/A	N/A	31.00	0.51	46.00	0.77







1 TYPICAL NETAFIM TECHLINE REQUIREMENTS
3/4" = 1'-0" FX-IR-NET-A-DRIP-05

GENERAL NOTES

1. THE DRAWINGS ARE TO BE CONSIDERED DIAGRAMMATIC, AS IT MAY NOT HAVE BEEN POSSIBLE TO ACCURATELY DEPICT THE EXACT LOCATIONS FOR ALL MATERIAL, OR ALL JOBSITE ELEMENTS. THE INSTALLER SHALL BE EXPECTED TO MAKE MINOR ADJUSTMENTS ON THE SITE AS NEEDED, IN ORDER TO MAINTAIN COMPLETE AND ACCURATE COVERAGE, AND MAINTAIN THE INTENT OF THE DESIGN. MODIFICATIONS WHICH INCREASE THE SPACING OF HEADS, OR DECREASE THE SIZING OF PIPE, SHALL NOT BE MADE WITHOUT PRIOR CONSENT OF THE PROJECT MANAGER. THE FINAL LOCATIONS FOR ALL MAJOR EQUIPMENT, INCLUDING CONTROLLERS, VALVES, SUPPLY CONNECTIONS, MAINLINES, ETC. SHALL BE DETERMINED IN THE FIELD, STAKED OUT BY THE CONTRACTOR, USING THE DRAWINGS AS A GUIDE, AND APPROVED PRIOR TO INSTALLATION.

2. ALL WORK SHALL BE DONE IN ACCORDANCE WITH PREVAILING CODES AND REGULATIONS. CLAIMS BY DUE DILIGENCE HAS BEEN EXERCISED IN THE PREPARATION OF THE DOCUMENTS TO AVOID CONFLICTS, IT SHALL REMAIN THE RESPONSIBILITY OF THE INSTALLER FOR VERIFICATION AND CONFORMANCE TO THE PARTICULAR CODES FOR THIS LOCATION. THE INSTALLER SHALL OBTAIN ANY NECESSARY PERMITS, LOCATES, AND INSPECTIONS.

3. ALL WORK SHALL BE CLOSELY COORDINATED WITH THAT OF OTHER TRADES, IN ORDER TO AVOID CONFLICTS. THE INSTALLATION SHALL BE COORDINATED WITH ALL NEW AND EXISTING IMPROVEMENTS, AND WITH THE ACTUAL INSTALLED BEDLINES, SOD LIMITS, AND PLANT LOCATIONS.

4. THE INSTALLER SHALL BE FAMILIAR WITH ALL APPLICABLE DOCUMENTS, INCLUDING ANY WRITTEN SPECIFICATIONS THAT MAY HAVE BEEN ISSUED. ANY CONFLICT FOUND BETWEEN THE VARIOUS DOCUMENTS SHALL BE SUBMITTED IN WRITING TO THE PROJECT MANAGER FOR DETERMINATION.

5. ALL MATERIAL AND LABOR NECESSARY TO PROVIDE A COMPLETE, FULLY OPERATIONAL, AND GUARANTEED SYSTEM SHALL BE CONSIDERED PART OF THE WORK, WHETHER OR NOT THEY ARE SPECIFICALLY INDICATED IN THE DOCUMENTS. THIS SHALL INCLUDE CONFORMANCE TO THE REQUIREMENTS AND RECOMMENDATIONS OF THE VARIOUS MANUFACTURERS OF THE EQUIPMENT, AND TO APPLICABLE TRAINING AND CERTIFICATION OF INSTALLATION PERSONNEL.

6. UNLESS SPECIFICALLY STATED TO THE CONTRARY, PIPING AND WIRING PASSING UNDER PAVED OR OTHER IMPERVIOUS SURFACES SHALL BE INSTALLED IN SLEEVING OF ADEQUATE SIZE AND STRENGTH. SIDEWALKS AND DECKS AND TURF PAVERS SHALL REQUIRE SLEEVING, EVEN IF NOT SHOWN ON THE DRAWINGS. CONTROL WIRING MAY BE RUN WITHIN A LARGER SLEEVE WITH MAINLINE PIPING, BUT ONLY IF PROTECTED BY A SMALLER CONDUIT. WIRE MAY NOT BE TAPED TO THE MAINLINE IN LIEU OF THIS CONDUIT, AS ABRASION OF THE WIRE JACKET IS LIKELY TO OCCUR.

7. SLEEVES UNDER PARKING AND DRIVEWAYS MAY BE THE RESPONSIBILITY OF OTHER THAN THE IRRIGATION CONTRACTOR (SUCH AS THE PAVING OR SITE CIVIL CONTRACTOR). CONSULT OTHER DOCUMENTS FOR ADDITIONAL INFORMATION. ANY NEEDED SLEEVE WHICH EITHER CANNOT BE FOUND OR IS DAMAGED BEYOND PRACTICAL USE SHALL BE REPORTED TO THE PROJECT MANAGER IMMEDIATELY, ALONG WITH RECOMMENDATIONS FOR CORRECTIVE ACTION. SLEEVES UNDER SIDEWALKS, DECKS, ETC. ARE NORMALLY INSTALLED BY THE IRRIGATION CONTRACTOR.

8. CONTROL WIRING SHALL BE ROUTED WITH THE MAINLINE WHENEVER POSSIBLE. WIRE SHALL DIRECT BURIAL PE 14-GAUGE.

9. ALL SPRINKLER HEADS SHALL BE OF THE PROPER SIZE AND TYPE FOR THE LOCATION AND PLANT MATERIAL. HEADS SHALL BE INSTALLED IN THE PRESCRIBED MANNER, PLUMB, AND WITH THE PROPER HEIGHT WITH RESPECT TO GRADE AND/OR PLANT MATERIAL. ALL HEADS AND OTHER EQUIPMENT SHALL BE INSTALLED WITH ADEQUATE AND UNIFORM CLEARANCES FROM ALL PAVING, CURBS, SIDEWALKS, WALLS, AND OTHER OBSTACLES, SO THAT DAMAGE TO EQUIPMENT DOES NOT OCCUR DURING NORMAL LANDSCAPE MAINTENANCE OPERATIONS. ALL SPRINKLERS SHALL BE ADJUSTED TO OBTAIN OPTIMAL COVERAGE OF PLANT MATERIAL, WHILE MINIMIZING OVERSPRAY ONTO WINDOWS, WALLS PAVING OR OTHER IMPERVIOUS SURFACES, PARTICULARLY WOODWORK AND/OR TRIM. THE INSTALLER SHALL UTILIZE THE PROPER SPRAY NOZZLE PATTERN FOR THE LOCATION, AS WELL AS PRESSURE-COMPENSATING HEADS OR SCREENS, AND ADJUSTABLE-PATTERN NOZZLES WHERE A FIXED PATTERN IS NOT SUITABLE TO CONTROL COVERAGE OR OVERSPRAY.

10. RISER-MOUNTED HEADS SHALL BE INSTALLED WITHIN THE FIRST ROW OF PLANT MATERIAL SO THAT THE HEAD IS PROTECTED AND CONCEALED BY THE MATERIAL. IT MAY BE REQUIRED TO RELOCATE HEADS NOT CONFORMING TO THIS STIPULATION AFTER PLANTS ARE INSTALLED. THIS SHALL BE DONE AT NO ADDITIONAL COST TO THE OWNER. RISERS SHALL BE STAKED AS SHOWN IN THE DETAILS, AND PAINTED A DURABLE FLAT COLOR, TO BE AGREED UPON BY THE PARTIES.

11. TREE BUBBLER HEADS SHALL BE CONSIDERED TEMPORARY, AND WILL BE CAPPED OFF ONCE MATERIAL IS ESTABLISHED.

12. THE CONTROLLER SHALL REQUIRE A STANDARD 120-VAC POWER FEED, WHICH SHALL BE COORDINATED BY THE INSTALLER, AND HOOKED UP BY A LICENSED ELECTRICIAN. IT IS PREFERRED THAT A DEDICATED CIRCUIT BE PROVIDED FOR THIS CONNECTION. A 3-WIRE POWER INPUT SURGE ARRESTOR SHALL BE PROVIDED ON THE POWER FEED, AND A DEDICATED GROUND ROD/PLATE NETWORK (SEE DETAIL) SHALL BE INSTALLED, HAVING A MEASURED EARTH GROUND RESISTANCE OF NOT GREATER THAN TEN (10) OHMS.

13. THE CONTROL SYSTEM IS A RAIN BIRD SYSTEM. THE INSTALLER SHALL UTILIZE PERSONNEL WHO ARE SPECIFICALLY TRAINED AND CERTIFIED IN THE PROPER INSTALLATION OF THIS SYSTEM. THE INSTALLER SHALL ENLIST THE SERVICES OF THE FIELD SERVICE REPRESENTATIVE FOR ANY REQUIRED COORDINATION. ALL RELEVANT MATERIAL AND LABOR TO INSTALL THIS SYSTEM IN ACCORDANCE WITH RAIN BIRD GUIDELINES SHALL BE CONSIDERED PART OF THE WORK, WHETHER OR NOT SPECIFICALLY CALLED OUT IN THESE DOCUMENTS.

14. THE CONTROLLER SHALL BE EQUIPPED WITH A PROPERLY LOCATED AND INSTALLED RAIN SENSOR. THE SENSOR SHALL BE LOCATED IN SUCH A MANNER SO THAT IT IS UNOBSTRUCTED AND DIRECTLY EXPOSED TO NATURAL RAINFALL FROM ALL DIRECTIONS, BUT NOT TO RUNOFF WATER FROM ROOFS, ETC.

15. THE MINIMUM SUPPLY REQUIREMENT FOR THE SYSTEM AS DESIGNED IS:
SEE POC CRITICAL ANALYSIS

16. THE INSTALLER SHALL BE EXPECTED TO BE FAMILIAR WITH ALL REQUIREMENTS FOR THE WORK, AND TO CONDUCT HIS WORK IN A CLEAN, SAFE, AND WORKMANLIKE MANNER. THE OWNER RESERVES THE RIGHT TO ACT TO PROTECT HIS PROPERTY AND THE OTHER PERSONNEL AT WORK THERE, AND TO MAKE EMERGENCY REPAIRS OR TAKE CORRECTIVE ACTION IF THE INSTALLER DOES NOT FULFILL HIS OBLIGATIONS IN A TIMELY MANNER. THE OWNER FURTHER RESERVES THE RIGHT TO BACK-CHARGE THE INSTALLER TO COVER SUCH EXPENSES, TO THE EXTENT ALLOWED UNDER APPLICABLE LAW.

PRELIMINARY DEVELOPMENT REVIEW COMMITTEE
MARION COUNTY, FLORIDA
APPROVED DATE: 6/17/23
EXPIRATION DATE: 6/17/24
All construction shall conform to the construction standards of the Marion County Land Development Regulations in effect at the time of permitting. Approval does not constitute nor assure the requirements of other agencies for additional permits as applicable by state and/or federal laws.

tdc DESIGN STUDIO
LANDSCAPE ARCHITECTURE
COMMUNITY PLANNING
URBAN DESIGN
1516 E. HILLCREST STREET STE. 105
ORLANDO, FL 32803 PH: 407-504-3420

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PROJECT
MIDWAY TERRACE APTS
LOT 18
MARION COUNTY, FL
Prepared For:
LINN ENGINEERING

SEAL

CONSULTANTS

ISSUED FOR:
PRELIMINARY REVIEW
2023/2024 REVISED LAYER 2)

PROJECT NO.	2023-17
DESIGNED BY	TFW
DRAWN BY	TFW
CHECKED BY	TDC/TFW
DATE	8/2/2023
DRAWING SCALE	AS SHOWN

DRAWING TITLE
IRRIGATION DETAILS

DRAWING NUMBER
IR-02
SHEET 2 OF 3

IRRIGATION NOTES & SPECIFICATIONS

Irrigation design based on the TDC Design Studio Landscape Plan dated 7/19/2021. Contractor shall refer to these plans to coordinate sprinkler and pipe locations.

The system has been designed to conform with the requirements of all applicable codes, laws, ordinances, rules, regulations and conventions. Should any conflict exist, the requirements of the codes shall prevail. It is the responsibility of the owner/installation contractor to ensure the entire system is installed as designed. Irrigation contractor responsible for obtaining all required permits according to federal, state and local laws.

The scope of work is shown on the plans, notes and details. The Irrigation Contractor shall be certified as a CERTIFIED IRRIGATION CONTRACTOR by the Irrigation Association. The certification shall be current and in good standing.

THE WORK

The work specified in this section consists of furnishing all components necessary for the installation, testing, and delivery of a complete, fully functional automatic landscape irrigation system that complies with the irrigation plans, specifications, notes, and details. This work shall include, but not be limited to, the providing of all required material if applicable (pump(s), backflows, pipes, valves, fittings, controllers, wire, primer, glue, etc.), layout, protection to the public, excavation, assembly, installation, back filling, compacting, repair of road surfaces, controller and low voltage feeds to valves, cleanup, maintenance, guarantee and as-built plans.

All irrigated areas shall provide 100% head-to-head coverage from a fully automatic irrigation system with a rain (and freeze as appropriate) shut off device. If the rain shut off device is a rain sensor, it shall be installed to prevent activation by adjacent heads. Zones are prioritized first by public safety and then by hydraulic concerns. This sequencing will be a mandatory punch list item.

These plans have been designed to satisfy/exceed the Florida Irrigation Society Standards and Specifications for Turf and Landscape Irrigation Systems, fourth edition. All products should be installed per manufacturer's recommendation. Contractor shall verify all underground utilities 72 hours prior to commencement of work.

It is the responsibility of the irrigation contractor to familiarize themselves with all grade differences, location of walls, retaining walls, structures and utilities. Do not willfully install the sprinkler system as shown on the drawings when it is obvious in the field that unknown obstruction, grade differences or differences in the area dimensions exist that might not have been considered in the engineering. Such obstructions, or differences, should be brought to the attention of the owner's authorized representative. In the event this notification is not performed, the irrigation contractor shall assume full responsibility for any revisions necessary.

Irrigation contractor shall repair or replace all items damaged by their work. Irrigation contractor shall coordinate their work with other contractors for the location and installation of pipe sleeves and laterals through walls, under roadways and paving, etc.

The contractor shall take immediate steps to repair, replace, or restore all services to any utilities which are disrupted due to their operations. All costs involved in disruption of service and repairs due to negligence on the part of the contractor shall be their responsibility.

POINT OF CONNECTION (P.O.C.)

There is ONE P.O.C.('s)

#1-P.O.C. is a new a new 1" potable meter (by others) with a 1" service line by others. The P.O.C. must be capable of delivering a minimum of 20.3 GPM at 60 PSI downstream of the water meter.

Contractor to verify these minimum conditions can be met prior to ordering of materials and the beginning of installation. If the conditions can not be met, the contractor must notify the designer prior to proceeding with the work. If the contractor does not do so, the contractor proceeds at their own risk and becomes responsible for any future work required to make the system perform as required.

THE PIPE

Pipe locations shown on the plan are schematic and shall be adjusted in the field. When laying out mainlines place a maximum of 18" away from either the back of curb, front of walk, back of walk, or other hardscape to allow for ease in locating and protection from physical damage. Install all lateral pipe near edges of pavement or against buildings whenever possible to allow space for plant root balls. Always install piping inside project property's boundary.

All pipes are to be placed in planting beds. If it is necessary to have piping under hardscapes, such as roads, walks, and patios, the pipes must be sleeved using Class 200 PVC with the sleeve diameter being twice the size of the pipe it is carrying with a minimum sleeve size of 2".

Pipe sizes shall conform to those shown on the drawings. No substitutions of smaller pipe sizes shall be permitted, but substitutions of larger sizes may be approved. All damaged and rejected pipe shall be removed from the site at the time of said rejection.

Mainline shall be Pantone Purple Sch 40 solvent-weld (sized per plan) PVC with Sch 40 PVC solvent-weld fittings.

Contractor to ensure all mainline piping is properly restrained using mechanical joint fittings, restraining collars, threaded rods, thrust blocks, etc.,, as and where required. Contractor shall refer to pipe manufacturers recommended installation practices for further direction.

PVC pipe joint compound and primer: The PVC cement shall be Weld-On 711 (grey, slow-drying, heavy-duty) and the primer shall be Weld-On P70 (purple tinted, compatible with cement), or approved equals.

ELECTRICAL POWER SUPPLY

Electrical supply for irrigation pumps, controllers, sensors, relaysto be provided by irrigation contractor. Contractor to coordinate with local utilities for the installation of, and connection to, site available power supplies for required electrical components as set forth in the irrigation plans.

All electrical work is to comply with the National Electrical Code and any, and all, other applicable electrical codes, laws and regulations. A licensed electrician shall perform all electrical hook-ups. Power for each controller/CCU shall be a dedicated 120 volt, 20 amp circuit unless otherwise specified in the plans. Power for each pump to be according to pump specifications indicated in these plans.

WIRING

Irrigation control wire shall be thermoplastic solid copper, single conductor, low voltage irrigation controller wire; suitable for direct burial and continuous operation at rated voltages.

Tape and bundle control wires every 10' and run alongside the mainline. At all turns in direction make a 2' coil of wire. At all valve boxes coil wire around a 3/4" piece of PVC pipe to make a coil using 30 linear inches of wire. Make electrical connections with 3MDBY/R connectors.

Number all wires, using an electrical book of numbers, according to the plans. Number wires in all valve boxes, junction boxes and at the controller.

Wire sized, numbered and colored as follows:
- #14 white for common
- #14 spare black common
- #14 individual color coded hot wire
- #14 spare yellow hot wire

Spare wires
Leaving each controller, run six spare wires in both directions (twelve spare wires total). Install as 2 common spares (4 total) and 4 hot wires (8 total). Loop these wires into each RCV along their path and terminate in the last valve box controlled by the wires respective controller. The loop into each valve box shall extend up into the valve box a minimum of 8" and be readily accessible by opening the valve box lid. These wires must be all numbered and color coded as required in these plans.

Controller and Pump station Control Panel grounding - Contractor to utilize 4'X8'X5/8" copper grounding plates, 5/8"X10' copper clad grounding rods, 'One Strike' CAD wells at all connection points, #6 bare copper wire, and earth contact material. Install these and other required components as outlined in the detail. Contractor to verify that the earth to ground resistance does not exceed 10 ohms. Contractor shall provide a written certification, on a licensed electrical contractors letter head, showing the date of the test, controller/pump location, and test results. Each controller/pump shall be so grounded and tested. Each component must have its own separate grounding grid, unless they are sitting side by side, in which case up to two controllers can share a common grounding grid.

LAYOUT

Lay out irrigation system mainlines and lateral lines. Make the necessary adjustments as required to take into account all site obstructions and limitations prior to excavating trenches.

Stake all sprinkler head locations. Adjust location and make the necessary modifications to nozzle types, etc. required to ensure 100% head to head coverage. Refer to the Edge of Pavement Detail on the Irrigation Detail Sheet.

Spray heads shall be installed 4" from sidewalks or curbed roadways and 12" from uncurbed roadways and building foundations. Rotors shall be installed 4" from sidewalks or curbed roadways, 12" from building foundations, and 36" from uncurbed roadways.

Shrub heads shall be installed on 3/4" Sch 40 PVC risers. The risers shall be set at a minimum of 18" off sidewalks, roadway curbing, building foundations, and/or any other hardscaped areas. Shrub heads shall be installed to a standard height of 4" below maintained height of plants and shall be installed a minimum of 6" within planted masses to be less visible and offer protection. Paint all shrub risers with flat black or forest green paint, unless irrigation system will utilize reuse water; in this case the risers shall be purple PVC and shall not be painted.

Locate valves prior to excavation. Ensure that their location provides for easy access and that there is no interference with physical structures, plants, trees, poles, etc. Valve boxes must be placed a minimum of 12" and a maximum of 15" from the edge of pavement, curbs, etc. and the top of the box must be 2" above finish grade. No valve boxes shall be installed in turf areas without approval by the irrigation designer - only in shrub beds. Never install in sport field areas.

VALVES

Sequence all valves so that the farthest valve from the P.O.C. operates first and the closest to the P.O.C. operates last. The closest valve to the P.O.C. should be the last valve in the programmed sequence.

Adjust the flow control on each RCV to ensure shut off in 10 seconds after deactivation by the irrigation controller.

Using an electric branding iron, brand the valve I.D. letter/number on the lid of each valve box. This brand must be 2"-3" tall and easily legible.

EQUIPMENT

All pop-up heads and shrub risers shall be pressure compensating. All pop-up heads shall be mounted on flex-type swing joints. All rotors shall be installed with PVC triple swing joints unless otherwise detailed.

All sprinkler equipment, not otherwise detailed or specified on these plans, shall be installed as per manufacturer's recommendations and specifications, and according to local and state laws.

TRENCHING

Excavate straight and vertical trenches with smooth, flat or sloping bottoms. Trench width and depth should be sufficient to allow for the proper vertical and horizontal separation between piping as shown in the pipe installation detail on the detail sheet.

Protect existing landscaped areas. Remove and replant any damaged plant material upon job completion. The replacement material shall be of the same genus and species, and of the same size as the material it is replacing. The final determination as to what needs to be replaced and the acceptability of the replacement material shall be solely up to the owner or owner's representative.

INSTALLATION

Solvent Weld Pipe: Cut all pipe square and deburr. Clean pipe and fittings of foreign material; then apply a small amount of primer while ensuring that any excess is wiped off immediately. Primer should not puddle or drip from pipe or fittings. Next apply a thin coat of PVC cement; first apply a thin layer to the pipe, next a thin layer inside the fitting, and finally another very thin layer on the pipe. Insert the pipe into the fitting. Insure that the pipe is inserted to the bottom of the fitting, then turn the pipe a 1/4 turn and hold for 10 seconds. Make sure that the pipe doesn't recede from the fitting. If the pipe isn't at the bottom of the fitting upon completion, the glue joint is unacceptable and must be discarded.

Pipes must cure a minimum of 30 minutes prior to handling and placing into trenches. A longer curing time may be required; refer to the manufacturer's specifications. The pipe must cure a minimum of 24 hours prior to filling with water.

Gasketed Pipe: With pipe in the trench, cut pipe square, deburr, and place beveled edge on male portion of pipe, if not using a piece with a factory bevel. Clean pipe and fittings of foreign material; then apply a small amount of pipe grease to the rubber gasket on the female end. Fully insert the male end of the pipe into the bell end of adjacent pipe until the bevel is fully seated into the bell. Restrain pipe as required.

BACK FILL

The Back fill 6" below, 6" above, and around all piping shall be of clean sand and anything beyond that in the trench can be of native material but nothing larger than 2" in diameter.

Main line pipe depth measured to the top of pipe shall be:
- 24" minimum for 3/4"-2 1/2" PVC with a 30" minimum at vehicular crossings;
- 30" minimum for 3" & 4" PVC with a 36" minimum at vehicular crossings.
- 36" minimum for 6" PVC with a 36" minimum at vehicular crossings;

Lateral line depths measured to top of pipe shall be:
- 18" minimum for 3/4"-3" PVC with a 30" minimum at vehicular crossings;
- 24" minimum for 4" PVC and above with a 30" minimum at vehicular crossings.

Contractor shall backfill all piping, both mainline and laterals, prior to performing any pressure tests. The pipe shall be backfilled with the exception of 2' on each side of every joint (ball fittings, 90's, tees, 45's, etc.). These joints shall not be backfilled until all piping has satisfactorily passed its appropriate pressure test as outlined below.

FLUSHING

Prior to the placement of valves, flush all maintlines for a minimum of 10 minutes or until lines are completely clean of debris, whichever is longer.

Prior to the placement of heads, flush all lateral lines for a minimum of 10 minutes or until lines are completely clean of debris, whichever is longer.

Use screens in heads and adjust heads for proper coverage avoiding excess water on walls, walks and paving.

TESTING

Soil: At a minimum of 2 locations on the site, soil tests for infiltration and texture shall be performed according to the USDA Soil Quality Test Kit Guide. The tests shall be documented in a USDA Soil Worksheet. (All of the above is available at http://soils.usda.gov/sqi/assessment/test_kit.html) The completed worksheet shall be submitted to the owners representative for review/approval. Do not proceed without written direction from the owner/owner's representative.

Mainline: Remove all remote control valves and cap using a threaded cap on SCH 80 nipple. Fill mainline with water and pressurize the system to 125 PSI. Monitor the system pressure at two gauge locations; the gauge locations must be at opposite ends of the mainline. With the same respective pressures, monitor the gauges for two hours. There can be no loss in pressure at either gauge for solvent-welded pipe. For HDPE pipe, see HDPE notes. For gasketed pipe, testing requires measurement of the water pumped into the mainline system, using a hydrostatic pump, to maintain 125 PSI - this water volume shall be no more than the result of the following formula:

L=(ND·P)/7400

where L=Allowable leakage in gallons per hour
N=Number of joints in pipe tested
D=Nominal diameter of pipe (in inches)
P=Average Test Pressure (in PSI)

If these parameters are exceeded, locate the problem; repair it; wait 24 hours and retry the test. This procedure must be followed until the mainline passes the test.

Lateral Lines: The lateral lines must be fully filled to operational pressure and visually checked for leaks. Any leaks detected must be repaired.

Operational Testing -Once the mainline and lateral lines have passed their respective tests, and the system is completely operational, a coverage test and demonstration of the system is required. The irrigation contractor must demonstrate to the owner, or his/her representative, that proper coverage is obtained and the system works automatically from the controller. This demonstration requires each zone to be turned on, in the proper sequence as shown on the plans, from the controller. Each zone will be inspected for proper coverage and function. The determination of proper coverage and function is at the sole discretion of the owner or owner's representative.

Upon completion of the operational test, run each zone until water begins to puddle or run off. This will allow you to determine the number of irrigation start times necessary to meet the weekly evapotranspiration requirements of the planting material in each zone. In fine sandy soils, it is possible no puddling will occur. If this is experienced, then theoretical calculations for run times will be required for controller programming.

SUBMITTALS

Pre-Construction: The contractor must submit for written approval, prior to installation, five (5) copies of the manufacturer's cut sheets/specifications for all components to be used in the irrigation system.

After project completion:
As a condition of final acceptance, the irrigation contractor shall provide the owner with:
1. Irrigations As-builts - shall be provided utilizing a sub-foot Global Positioning System (GPS) to accurately locate all mainlines, sleeves, remote control valves, gate valves, independent wire runs, wire splice boxes, controllers, high voltage supply sources/conduit path, control mechanisms, sensors, wells and water source connections in Florida East State Plane, NAD 83, and CORS 96 format. The data collected shall be in POINT format and include an ID for each data point with Manufacturer, Type, Size, and Depth. All mainline and independent runs of wire shall be located every 30' for straight runs and at every change of direction. Sleeves will be located at end points and every 20' of length. As-built drawings shall include depth in inch format. These POINTS once collected shall be imported into AutoCAD DWG geo-referenced base file to be labeled accordingly. The completed AS-built shall be a Geo-Referenced DWF file and delivered to the owner on a compact disk (CD).

2. Controller charts - Upon completion of "as-built" prepare controller charts; one per controller. Indicate on each chart the area controlled by a remote control valve/group of valves (one for each zone). This chart shall be reduced to a size that will fit inside of the controller door. The reduction shall be hermetically sealed inside two 2mil pieces of clear plastic.

3. Grounding Certification - Provide ground certification results for each controller and pump panel grounding grid installed. This must be on a licensed electrician's letterhead stating location tested (using IR plan symbols), date, time, test method, and testing results.

INSPECTIONS AND COORDINATION MEETINGS REQUIRED - Contractor is required to schedule, perform, and attend the following, and demonstrate to the owner and local owners representative to their satisfaction, as follows:

1. Pre-construction meeting - Designer and contractor to review and finalize all phases and schedule with owner/general contractor.
2. Mainline installation inspection(s) - all mainline must be inspected for proper pipe, fittings, depth of coverage, backfill, and installation method
3. Mainline pressure test - All mainline shall be pressure tested according to this designs requirements
4. Flow Meter calibration - All flow meters must be calibrated, provide certified calibration report for all flow meters.
5. USDA Soil Quality Tests for infiltration/texture
6. Coverage and operational test
7. Final inspection
8. Punch list inspection

FINAL ACCEPTANCE

Final acceptance of the irrigation system will be given after the following documents and conditions have been completed and approved. Final payment will not be released until these conditions are satisfied.

1. All above inspections are completed, documented, and approved by owner.
2. Completion and acceptance of 'as-built' drawings.
3. Acceptance of required controller charts and placement inside of controllers.
4. All other submittals have be made to the satisfaction of the owner.

GUARANTEE: The irrigation system shall be guaranteed for a minimum of one calendar year from the time of final acceptance.

MINIMUM RECOMMENDED
IRRIGATION MAINTENANCE PROCEDURES

1. Every irrigation zone should be checked monthly and written reports generated describing the date(s) each zone was inspected, problems identified, date problems repaired, and a list of materials used in the repair. At minimum, these inspections should include the following tasks:

A. Turn on each zone from the controller to verify automatic operation.
B. Check schedules to ensure they are appropriate for the season, plant and soil type, and irrigation method. Consult an I.A. certified auditor for methods used in determining proper irrigation scheduling requirements.
C. Check remote control valve to ensure proper operation.
D. Check setting on pressure regulator to verify proper setting, if present.
E. Check flow control and adjust as needed; ensure valve closure within 10-15 seconds after deactivation by controller.
F. Check for leaks - mainline, lateral lines, valves, heads, etc.
G. Check all heads as follows:

1. Proper set height (top of sprinkler is 1" below mow height)
2. Verify head pop-up height - 6" in turf, 12" in ground cover, and pop-up on riser in shrub beds.
3. Check wiper seal for leaks - if leaking, clean head and re-inspect. If still leaking, replace head with the appropriate head with pressure regulator and built-in check valve.
4. All nozzles checked for proper pattern, clogging, leaks, correct make & model, etc. - replace as needed
5. Check for proper alignment - perfectly vertical; coverage area is correct; minimize over spray onto hardscapes.
6. Riser height raised/lowered to accommodate plant growth patterns and ensure proper coverage.
7. verify the pop-up riser retracts after operation. If not, repair/replace as needed.

2. Check controller/C.C.U. grounds for resistance (10 ohms or less) once per year. Submit written reports.

3. Check rain shut-off device monthly to ensure it functions properly.

4. Inspect all filters monthly and clean/repair/replace as needed.

5. Inspect backflow devices by utilizing a properly licensed backflow inspector. This should be done annually, at minimum.

6. Inspect all valve boxes to ensure they are in good condition, lids are in place and locked.

7. Check pump stations for proper operation, pressures, filtration, settings, etc. - refer to pump station operations manual.

8. Check and clean intake screens on all suction lines quarterly, at minimum. Clean and/or repair, as needed.

9. Winterize, if applicable, as weather in your area dictates. Follow manufacturer recommendations and blow out all lines and equipment using compressed air. Perform seasonal startup of system as per manufacturer recommendations.

10. Conduct additional inspections, maintenance tasks, etc. that are particular for your site.

CONSTRUCTION PLAN REVIEW
MARION COUNTY, FLORIDA
APPLICATION #: 30183
Approval of construction plans by County is not authorization to begin clearing, construction shall not be allowed and sealed. Seed and mulch may be used if approved by the County Engineer or Designee.
The approval of these plans is limited to construction under the jurisdiction of Marion County and does not substitute nor waive the requirements of any other governmental permits, as applicable, by state and/or federal laws.

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PROJECT
MIDWAY TERRACE APTS
LOT 18
MARION COUNTY, FL
Prepared For:
LINN ENGINEERING

SEAL

Printed copies of this document are not considered signed and sealed and the seal must not be verified on any electronic copies.

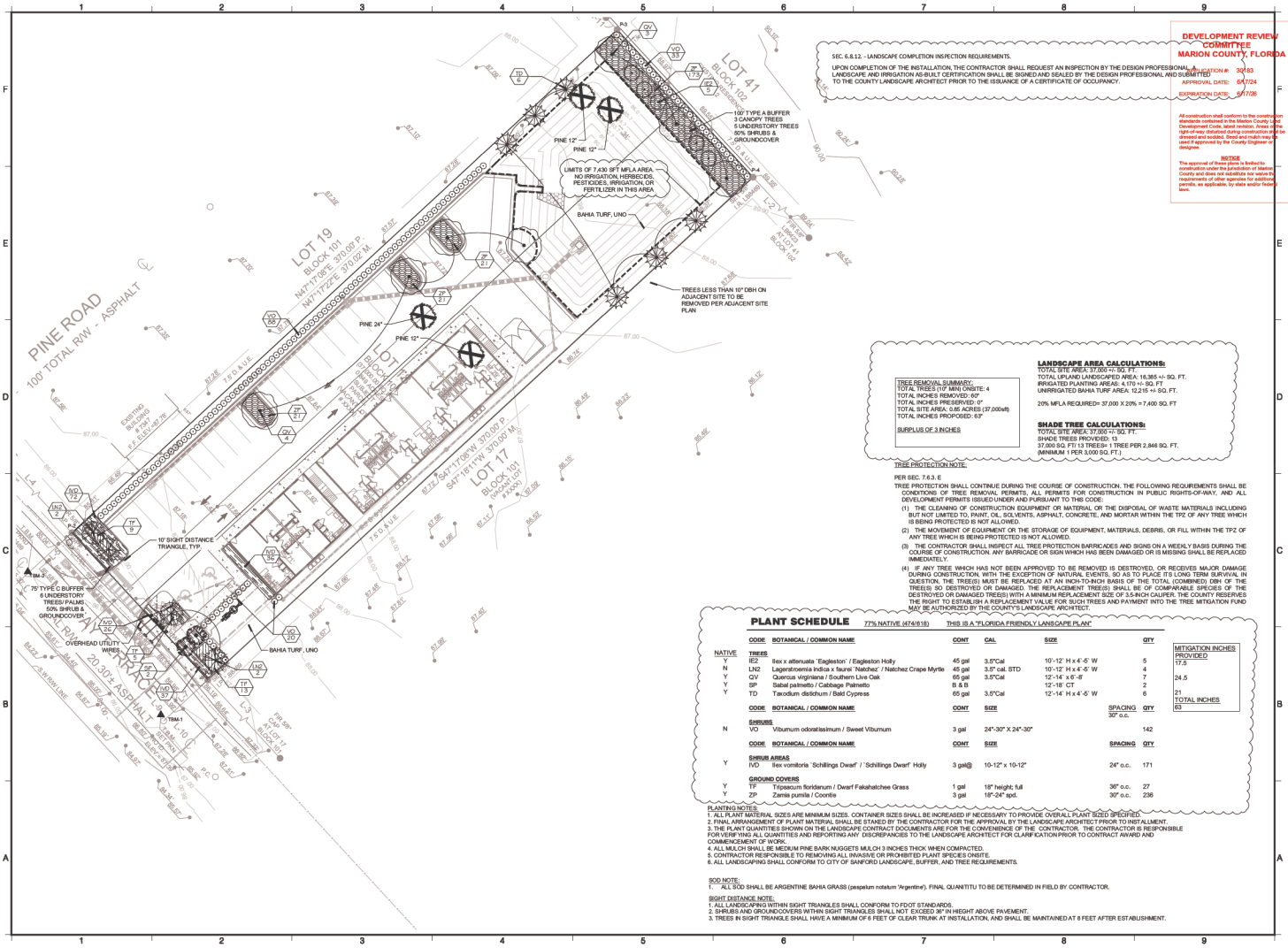
CONSULTANTS

ISSUED FOR:
CONSTRUCTION REVIEW
2/2/2022 - REVISED LAYER 23

PROJECT NO.	2023-17
DESIGNED BY	TFW
DRAWN BY	TFW
CHECKED BY	TDC/TFW
DATE	8/2/2023
DRAWING SCALE	AS SHOWN

DRAWING TITLE
IRRIGATION DETAILS

DRAWING NUMBER
IR-03
SHEET 3 OF 3



SEC. 6.8.12. - LANDSCAPE COMPLETION INSPECTION REQUIREMENTS.

UPON COMPLETION OF THE INSTALLATION, THE CONTRACTOR SHALL REQUEST AN INSPECTION BY THE DESIGN PROFESSIONAL. A LANDSCAPE AND IRRIGATION AS-BUILT CERTIFICATION SHALL BE SIGNED AND SEALED BY THE DESIGN PROFESSIONAL AND SUBMITTED TO THE COUNTY LANDSCAPE ARCHITECT PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.

DEVELOPMENT REVIEW COMMITTEE
MARION COUNTY, FLORIDA

APPLICATION #: 30183
APPROVAL DATE: 6/17/24
EXPIRATION DATE: 6/17/26

All construction shall conform to the construction standards contained in the Marion County Land Development Code. Any damage to the existing right-of-way disturbed during construction shall be dressed and sodded. Seed and mulch may be used if approved by the County Engineer or designee.

NOTICE
The approval of these plans is limited to construction under the jurisdiction of Marion County and does not substitute nor waive the requirements of other agencies for additional permits, as applicable, by state and/or federal laws.

LANDSCAPE AREA CALCULATIONS:
TOTAL SITE AREA: 37,000 +/- SQ. FT.
TOTAL UPLAND LANDSCAPED AREA: 16,385 +/- SQ. FT.
IRRIGATED PLANTING AREAS: 4,170 +/- SQ. FT
UNIRRIGATED BAHIA TURF AREA: 12,215 +/- SQ. FT.

20% MFLA REQUIRED= 37,000 X 20% = 7,400 SQ. FT

SHADE TREE CALCULATIONS:
TOTAL SITE AREA: 37,000 +/- SQ. FT.
SHADE TREES PROVIDED: 13
37,000 SQ. FT/ 13 TREES= 1 TREE PER 2,846 SQ. FT.
(MINIMUM 1 PER 3,000 SQ. FT.)

TREE REMOVAL SUMMARY:
TOTAL TREES (10" MIN) ONSITE: 4
TOTAL INCHES REMOVED: 60"
TOTAL INCHES PRESERVED: 0"
TOTAL SITE AREA: 0.85 ACRES (37,000sf)
TOTAL INCHES PROPOSED: 63"

SURPLUS OF 3 INCHES

TREE PROTECTION NOTE:

PER SEC. 7.6.3. E
TREE PROTECTION SHALL CONTINUE DURING THE COURSE OF CONSTRUCTION. THE FOLLOWING REQUIREMENTS SHALL BE CONDITIONS OF TREE REMOVAL PERMITS, ALL PERMITS FOR CONSTRUCTION IN PUBLIC RIGHTS-OF-WAY, AND ALL DEVELOPMENT PERMITS ISSUED UNDER AND PURSUANT TO THIS CODE:

(1) THE CLEANING OF CONSTRUCTION EQUIPMENT OR MATERIAL OR THE DISPOSAL OF WASTE MATERIALS INCLUDING BUT NOT LIMITED TO, PAINT, OIL, SOLVENTS, ASPHALT, CONCRETE, AND MORTAR WITHIN THE TPZ OF ANY TREE WHICH IS BEING PROTECTED IS NOT ALLOWED.

(2) THE MOVEMENT OF EQUIPMENT OR THE STORAGE OF EQUIPMENT, MATERIALS, DEBRIS, OR FILL WITHIN THE TPZ OF ANY TREE WHICH IS BEING PROTECTED IS NOT ALLOWED.

(3) THE CONTRACTOR SHALL INSPECT ALL TREE PROTECTION BARRICADES AND SIGNS ON A WEEKLY BASIS DURING THE COURSE OF CONSTRUCTION. ANY BARRICADE OR SIGN WHICH HAS BEEN DAMAGED OR IS MISSING SHALL BE REPLACED IMMEDIATELY.

(4) IF ANY TREE WHICH HAS NOT BEEN APPROVED TO BE REMOVED IS DESTROYED, OR RECEIVES MAJOR DAMAGE DURING CONSTRUCTION, WITH THE EXCEPTION OF NATURAL EVENTS, SO AS TO PLACE ITS LONG TERM SURVIVAL IN QUESTION, THE TREE(S) MUST BE REPLACED AT AN INCH-TO-INCH BASIS OF THE TOTAL (COMBINED) DBH OF THE TREE(S) SO DESTROYED OR DAMAGED. THE REPLACEMENT TREE(S) SHALL BE OF COMPARABLE SPECIES OF THE DESTROYED OR DAMAGED TREE(S) WITH A MINIMUM REPLACEMENT SIZE OF 3.5-INCH CALIPER. THE COUNTY RESERVES THE RIGHT TO ESTABLISH A REPLACEMENT VALUE FOR SUCH TREES AND PAYMENT INTO THE TREE MITIGATION FUND MAY BE AUTHORIZED BY THE COUNTY'S LANDSCAPE ARCHITECT.

PLANT SCHEDULE

77% NATIVE (474/618) THIS IS A "FLORIDA FRIENDLY LANSCAPE PLAN"

	CODE	BOTANICAL / COMMON NAME	CONT	CAL	SIZE		QTY
NATIVE	**TREES**						
Y	IE2	Ilex x attenuata 'Eagleston' / Eagleston Holly	45 gal	3.5"Cal	10'-12' H x 4'-5' W		5
N	LN2	Lagerstroemia indica x fauriei 'Natchez' / Natchez Crape Myrtle	45 gal	3.5" cal. STD	10'-12' H x 4'-5' W		4
Y	QV	Quercus virginiana / Southern Live Oak	65 gal	3.5"Cal	12'-14' x 6'-8'		7
Y	SP	Sabal palmetto / Cabbage Palmetto	B & B		12'-18' CT		2
Y	TD	Taxodium distichum / Bald Cypress	65 gal	3.5"Cal	12'-14' H x 4'-5' W		6
	CODE	BOTANICAL / COMMON NAME	CONT	SIZE		SPACING	QTY
	SHRUBS					30" o.c.	
N	VO	Viburnum odoratissimum / Sweet Viburnum	3 gal	24"-30" X 24"-30"			142
	CODE	BOTANICAL / COMMON NAME	CONT	SIZE		SPACING	QTY
	SHRUB AREAS						
Y	IVD	Ilex vomitoria 'Schillings Dwarf' / 'Schillings Dwarf' Holly	3 gal@	10-12" x 10-12"		24" o.c.	171
	GROUND COVERS						
Y	TF	Tripsacum floridanum / Dwarf Fakahatchee Grass	1 gal	18" height; full		36" o.c.	27
Y	ZP	Zamia pumila / Coontie	3 gal	18"-24" spd.		30" o.c.	236

MITIGATION INCHES PROVIDED
17.5
24.5
21
TOTAL INCHES 63

PLANTING NOTES:
1. ALL PLANT MATERIAL SIZES ARE MINIMUM SIZES. CONTAINER SIZES SHALL BE INCREASED IF NECESSARY TO PROVIDE OVERALL PLANT SIZED SPECIFIED.
2. FINAL ARRANGEMENT OF PLANT MATERIAL SHALL BE STAKED BY THE CONTRACTOR FOR THE APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLMENT.
3. THE PLANT QUANTITIES SHOWN ON THE LANDSCAPE CONTRACT DOCUMENTS ARE FOR THE CONVENIENCE OF THE CONTRACTOR. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES AND REPORTING ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECT FOR CLARIFICATION PRIOR TO CONTRACT AWARD AND COMMENCEMENT OF WORK.
4. ALL MULCH SHALL BE MEDIUM PINE BARK NUGGETS MULCH 3 INCHES THICK WHEN COMPACTED.
5. CONTRACTOR RESPONSIBLE TO REMOVING ALL INVASIVE OR PROHIBITED PLANT SPECIES ONSITE.
6. ALL LANDSCAPING SHALL CONFORM TO CITY OF SANFORD LANDSCAPE, BUFFER, AND TREE REQUIREMENTS.

SOD NOTE:
1. ALL SOD SHALL BE ARGENTINE BAHIA GRASS (paspalum notatum 'Argentine'). FINAL QUANTITTU TO BE DETERMINED IN FIELD BY CONTRACTOR.

SIGHT DISTANCE NOTE:
1. ALL LANDSCAPING WITHIN SIGHT TRIANGLES SHALL CONFORM TO FDOT STANDARDS.
2. SHRUBS AND GROUNDCOVERS WITHIN SIGHT TRIANGLES SHALL NOT EXCEED 36" IN HEIGHT ABOVE PAVEMENT.
3. TREES IN SIGHT TRIANGLE SHALL HAVE A MINIMUM OF 6 FEET OF CLEAR TRUNK AT INSTALLATION, AND SHALL BE MAINTAINED AT 8 FEET AFTER ESTABLISHMENT.

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1514 E. HILLCREST STREET STE. 105
ORLANDO, FL 32803 PH: 407-504-2425

THE DESIGN STUDIO, LLC (TDC), HEREBY RESERVES ITS LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS, IDEAS, AND DESIGNS. THESE PLANS, IDEAS, AND DESIGNS SHALL NOT BE USED, REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MATTER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PERSON, IN WHOLE OR IN PART, WITHOUT THE EXPRESS WRITTEN PERMISSION, CONSENT, AND PROVIDING APPROPRIATE COMPENSATION TO TDC. ANY UNAUTHORIZED USE SHALL HAVE PROTANCE OVER SCALE DIMENSIONS. CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB SITE. TDC IS NOT RESPONSIBLE FOR THE ACCURACY OF INFORMATION PROVIDED BY OTHERS OR FOR CONSTRUCTION PERFORMED IN ANY WAY NOT IN ACCORDANCE WITH THE DRAWINGS. CONSTRUCTORS ARE SPECIFICALLY ADVISED TO NOTIFY TDC IN WRITING OF ANY VARIATION FROM THE DIMENSIONS, CONDITIONS AND SPECIFICATIONS APPEARING ON THESE PLANS. (c) 2023

PROJECT
MIDWAY TERRACE APTS
LOT 18
MARION COUNTY, FL

Prepared For:
LINN ENGINEERING

SEAL

CONSULTANTS

ISSUED FOR:
DEVELOPMENT REVIEW
2/20/2024 REVISED LAYER 2)
3/14/2024 REVISED LAYER 3)

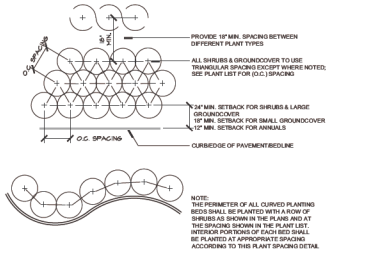
PROJECT NO.	2023-17
DESIGNED BY	TFW
DRAWN BY	TFW
CHECKED BY	TDC/TFW
DATE	8/2/2023
DRAWING SCALE	1"=30'

0 FT 15 20 North

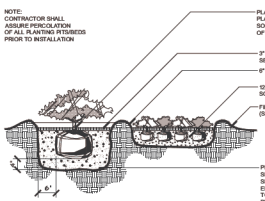
DRAWING TITLE
LANDSCAPE PLAN

DRAWING NUMBER
LS-01

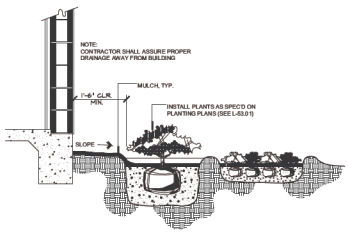
SHEET 1 OF 2



1 SHRUB & GROUNDCOVER SPACING
1/2" = 1'-0" P-LA-01



2 SHRUB & GROUNDCOVER PLANTING
1/2" = 1'-0" P-LA-02



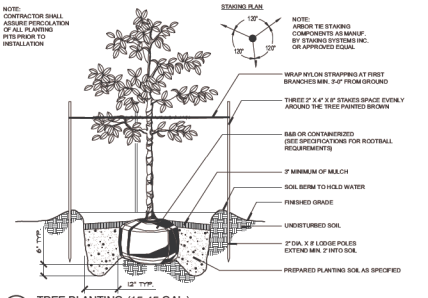
3 FOUNDATION PLANTING
1/2" = 1'-0" P-LA-03

DEVELOPMENT REVIEW COMMITTEE
MARION COUNTY, FLORIDA

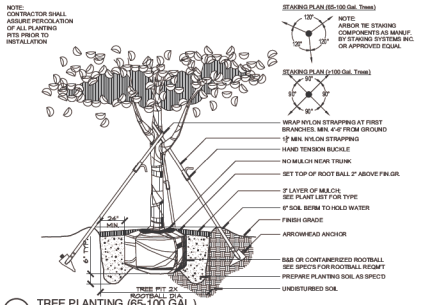
APPLICATION #: 30183
APPROVAL DATE: 6/17/24
EXPIRATION DATE: 6/17/26

All construction shall conform to the construction standards established by the Marion County Land Development Code, latest revision. Construction in the right-of-way obtained during construction shall be dressed and sodded. Seed and mulch may be used if approved by the County Engineer or designee.

NOTICE
The approval of these plans is limited to construction under the jurisdiction of Marion County and does not substitute nor waive the requirements of other agencies for additional permits, as applicable, by state and/or federal laws.



4 TREE PLANTING (15-45 GAL.)
1/2" = 1'-0" P-LA-05



5 TREE PLANTING (65-100 GAL.)
1/2" = 1'-0" P-LA-06

LANDSCAPE SPECIFICATIONS:

PART 1 - GENERAL
1.01 WORK INCLUDED:
A. INSTALLATION OF TREES, PALMS, SHRUBS, GROUNDCOVERS, AND GRASS SOD.
B. APPLICATION AND PAYMENT FOR REQUIRED REVIEWS.

1.02 REFERENCES
A. "GRADES AND STANDARDS FOR NURSERY PLANTS," FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES.
B. "AMERICAN STANDARD FOR NURSERY STOCK," ANSI Z60.1-2004, AMERICAN NURSERY & LANDSCAPE ASSOCIATION.

1.03 SUBMITTALS
A. RECORD DRAWINGS: FURNISH ONE SET OF REPRODUCIBLE RECORD DRAWINGS, CLEARLY SHOWING ALL CHANGED MADE TO THE ORIGINAL CONTRACT DRAWINGS DURING THE COURSE OF WORK.
B. SOIL ANALYSIS: SUBMIT SOIL TEST RESULTS FROM AN INDEPENDENT SOIL TESTING LABORATORY PRIOR TO PLANTING.

1.04 DELIVERY, STORAGE AND HANDLING
A. INSPECTION: UPON DELIVERY TO THE SITE, INSPECT ALL PLANT MATERIALS FOR CONFORMITY TO THE SPECIFICATIONS AND FOR HANDLING DAMAGE. REMOVE FROM THE SITE ALL NON-CONFORMING AND DAMAGED PLANT MATERIALS.
B. ON-SITE STORAGE: PROTECT ALL STORED PLANT MATERIALS FROM SUN AND WIND. WATER ALL STORED PLANT MATERIAL DAILY. OWNER TO INDICATE APPROPRIATE LOCATION FOR MATERIAL(S) AND EQUIPMENT STORAGE

1.05 GUARANTEE
A. GUARANTEE ALL PLANTING WORK FOR A PERIOD OF ONE YEAR AFTER THE DATE OF FINAL APPROVAL AND ACCEPTANCE.
B. REPLACE AT NO COST TO THE OWNER ALL PLANT MATERIALS WHICH DIE OF ARE DETERMINED BY THE LANDSCAPE ARCHITECT , OR OWNERS REPRESENTATIVE TO BE UNACCEPTABLE, UNLESS THE DEATH OR UNACCEPTABLE CONDITION IS CLEARLY BEYOND THE CONTROL OF THE CONTRACTOR, AS DETERMINED BY THE OWNER. SUCH CIRCUMSTANCES MAY INCLUDE ACTS OF MOTHER NATURE, THEFT AFTER FINAL INSPECTION, OR VANDALISM. UNACCEPTABLE PLANTS SHALL INCLUDE THOSE THAT SHOW SIGNIFICANT DIEBACK OR FAILURE TO EXHIBIT THE HEALTHY CHARACTERISTICS INDICATIVE OF THE SPECIES.

1.06 MAINTENANCE
A. MAINTAIN ALL LANDSCAPING UNTIL ONE YEAR AFTER FINAL APPROVAL AND ACCEPTANCE.
B. MAINTENANCE TO INCLUDE:
1. CULTIVATING AND WEEDING PLANT BEDS AND TREE PITS.
2. APPLICATION OF HERBICIDES AND PESTICIDES
3. IRRIGATION SUFFICIENT TO SATURATE ROOT SYSTEMS APPLIED DAILY.
4. TRIMMING AND PRUNING, INCLUDING REMOVAL OF CLIPPINGS AND DEAD OR BROKEN BRANCHES, AND TREATMENT OF PRUNED AREAS OR OTHER WOUNDS.
5. DISEASE CONTROL.
6. MAINTAINING GUYS AND STAKES IN A TIGHT CONDITION.
7. MAINTAINING TREES IN A PLUMB CONDITION.
8. WEEKLY MOWING AFTER SOD IS SUFFICIENTLY ROOTED.

PART 2 - PRODUCTS
2.01 PLANT MATERIALS
A. TREES AND SHRUBS. ALL PLANT MATERIALS SHALL BE FLORID A#1 AS OUTLINED IN "GRADES AND STANDARDS FOR NURSERY PLANTS."
B. SOD: PROVIDE ONLY NURSERY GROWN, MACHINE CUT SOD OF THE TYPE INDICATED ON THE DRAWINGS. SOD SHALL BE WELL-MATTED WITH ROOTS, FREE OF EXCESSIVE WEEDS, AND SHALL BE GREEN, FRESH AND UNINJURED AT THE TIME OF PLANTING.

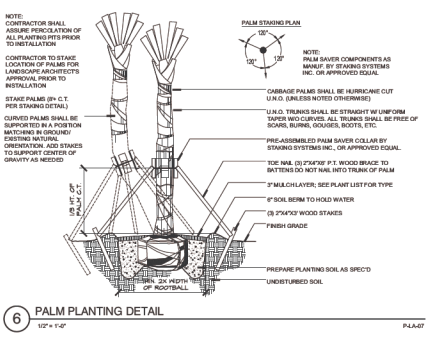
2.02 SOIL MATERIALS
A. TOPSOIL: FERTILE, AGRICULTURAL TOPSOIL, TYPICAL FOR PROJECT LOCALITY, CAPABLE OF SUSTAINING VIGOROUS PLANT GROWTH, TAKEN FROM DRAINED SITE, FREE OF SUBSOIL, CLAY, PLANTS, WEEDS AND ROOTS; pH RANGE OF 5.5 TO 7.0, MINIMUM 4 PERCENT, MAXIMUM 20 PERCENT ORGANIC MATTER.
B. PEAT MOSS: SHREDDED, LOOSE, SPHAGNUM MOSS, FREE OF LUMPS, ROOTS, INORGANIC MATERIAL, MINIMUM 85 PERCENT ORGANIC MATERIAL MEASURED BY OVEN DRY WEIGHT, A TO 6 pH RANGE, MOISTURE CONTENT OF 30 PERCENT.
C. SAND: COARSE, WASHED, BUILDERS SAND.
D. PLANTING SOIL MIXTURE: PROVIDE MIXTURE OF IMPORTED TOPSOIL OR APPROVED TOPSOIL FROM SITE, PEAT, SAND, AND OTHER AMENDMENTS AS RECOMMENDED BY THE INDEPENDENT SOIL TESTING LABORATORY FOR THE SPECIFIED PLANTS.

2.03 OTHER MATERIALS
A. MULCH: PINE BARK MINI NUGGETS OR PINE STRAW 3" THICK COMPACTED UNDER ALL TREES, PALMS, SHRUBS, & GROUNDCOVER.
B. FERTILIZER:
1. FLOWERING ANNUALS AND BEDDING PLANTS: SIERRABLEN 16-7-10 (+IRON), RATE OF APPLICATION 2LBS PER 100 SQ.FT.
2. CONTAINER GROWN TREES, SHRUBS, AND GROUNDCOVER: AGRIFORM 21 GRAM TABLES, RATE OF APPLICATION AS FOLLOWS:
(1-2 GALLON PLANTS:1 TABLET) (20 GALLON PLANTS:6 TABLETS)
(3-5 GALLON PLANTS: 2 TABLETS) (65 GALLON PLANTS:8 TABLETS)
(7-15 GALLON PLANTS: 3 TABLETS) (100 GALLON PLANTS:10 TABLETS)
(15 GALLON PLANTS: 4 TABLETS) (200 GALLON PLANTS:15 TABLETS)
3. FIELD GROWN AND COLLECTED TREES: AGRIFORM 21 GRAM TABLETS, ONE TABLET PER 2" OF CALIPER FOR STANDARD TREES; ONE TABLET PER FOOT SPREAD FOR MULTI-TRUNK TREES.
4. NEWLY PLANTED SOD: 8-8-8 APPLIED PER MANUFACTURER'S INSTRUCTIONS.

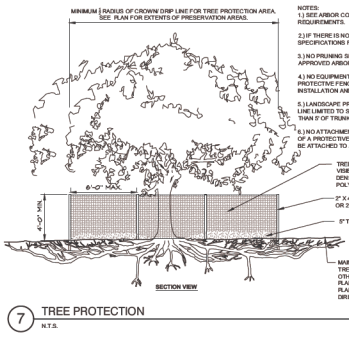
2.04 TESTS
A. PROVIDE ANALYSIS OF IMPORTED TOPSOIL INDICATING pH VALUE AND PERCENTAGE OF NITROGEN, PHOSPORUS, POTASH, SOLUBLE SALT, AND ORGANIC MATTER. PROVIDE ANALYSIS OF EXISTING SOIL IN REPRESENTATIVE PLANTING AREAS, INDICATING REPRESENTATIVE PLANTING AREAS, INCLUDING LABORATORY RECOMMENDATIONS FOR SOIL AMENDMENTS NECESSARY FOR OPTIMAL PLANT GROWTH.

PART 3 - EXECUTION
3.01 PREPARATION
A. FINE GRADING: FINE GRADE PLANTING AREA, AS INDICATED ON THE DRAWINGS, ELIMINATING LOW OR ROUGH AREAS, AND BUILDING DEBRIS, STONES AND RUBBLE. FINISH GRADES SHALL BE SLOPED IN THE SAME DIRECTION AS EXISTING DRAINAGE; NEW GRADES SHALL NOT REVIEW PONDING OR STANDING WATER.
B. ALERT THE OWNER OF POTENTIAL GRADING AND DRAINAGE PROBLEMS, INCLUDING DEPRESSED PLANTING AREAS WITH NO OUTFALL, SATURATED PLANTING AREAS, PLANTING PITS THAT HOLD WATER FOR EXTENDED PERIODS, AND ANY OTHER CONDITION DETRIMENTAL TO OPTIMUM PLANT GROWTH.

3.02 PLANTING
A. TAKE LOCATIONS OF ALL TREES AND SHRUBS. ALIGN WITH ARCHITECTURAL OR ENGINEERING REFERENCES FEATHERS AS INDICATED ON THE DRAWINGS. INFORM LANDSCAPE ARCHITECT OF UNFORESEEN OBSTRUCTIONS WHICH MAY AFFECT THE LOCATIONS AS SHOWN ON THE DRAWINGS. CONTRACTOR SHALL CONTACT LANDSCAPE ARCHITECT FOR APPROVAL OF ALL STAKED PLATINGS PRIOR TO INSTALLATION.
B. PLANT TREES AND SHRUBS, ROTATING AS NECESSARY FOR BEST APPEARANCE FROM THE PREDOMINANT VIEWPOINT.
C. LAY OUT SHRUB BEDS, SCALING THE LOCATIONS AND DIMENSIONS OF EACH BED, FOLLOWING THE CONFIGURATIONS INDICATED ON THE DRAWINGS. ADJUST THE BED DIMENSIONS TO THE QUANTITY AND SPACING OF PLANTS SHOWN ON THE PLANT LIST OR SCALED FROM THE DRAWINGS. INFORM THE LANDSCAPE ARCHITECT OF SIGNIFICANT DISCREPANCIES BETWEEN PLAN BED DIMENSIONS AND PLANT QUANTITIES.
D. PLANT SHRUBS AND ANNUALS, MAINTAINING UNIFORM SPACING AS INDICATED ON THE PLANT LIST OR SCALED FROM THE DRAWINGS.
E. DISTRIBUTE OR DISPOSE OF EXCAVATED SOIL FROM PLANTING HOLES, MAINTAINING THE DESIRED FINISH GRADES.
F. LAY SOD ON FINE-GRADED, MOISTENED SOIL, WITHOUT GAPS OR OVERLAPS. TAMP OR ROLL TO PROVIDE FIRM CONTACT WITH SOIL. SOD LINE AT PLANT BEDS SHALL BE CUT TO THE CONFIGURATION AND DIMENSIONS SHOWN ON THE DRAWINGS. A MINIMUM DIMENSION SHALL BE MAINTAINED BETWEEN PLANTS AND SOD EQUAL TO ONE-HALF THE PLANT SPACING, MEASURED FROM THE CENTER OF THE PLANT TO THE EDGE OF THE SOD. A CIRCULAR RING OF 12 INCH RADIUS SHALL BE MAINTAINED FREE OF GRASS AROUND TREES WITHIN SODDED AREAS.
G. APPLY FERTILIZER TABLETS, EQUALLY DISTRIBUTED AROUND ROOTBALL AT ASSPTH EQUAL TO ONE-HALF THE ROOTBALL DEPTH. APPLY GRANULAR FERTILIZERS TO SOD AND BEDDING PLANTS. SWEEP FERTILIZERS FROM WALKWAYS TO AVOID STAINING.
H. SATURATE SOIL THOROUGHLY DURING AND AFTER BACKFILLING OF PLANTS, AND AFTER LAYING OF SOD.
I. APPLY A LAYER OF MULCH, MINIMUM 3 INCHES AFTER SETTLEMENT, TO ALL PLANT BEDS AND TREE RINGS.
J. STAKE AND GUY ALL TREES SECURELY. ATTACH WHITE SURVEYORS RIBBON TO ALL GUY WIRES ADJACENT TO PEDESTRIAN AREAS.



6 PALM PLANTING DETAIL
1/2" = 1'-0" P-LA-07



7 TREE PROTECTION
N.T.S. P-CO1-WAT-WQC-30

tdc DESIGN STUDIO
LANDSCAPE ARCHITECTURE
COMMUNITY PLANNING
URBAN DESIGN
1514 E. HILLCREST STREET STE. 105
ORLANDO, FL 32803 PH: 407-554-2425

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PROJECT
MIDWAY TERRACE APTS
LOT 18
MARION COUNTY, FL
Prepared For:
LINN ENGINEERING

SEAL

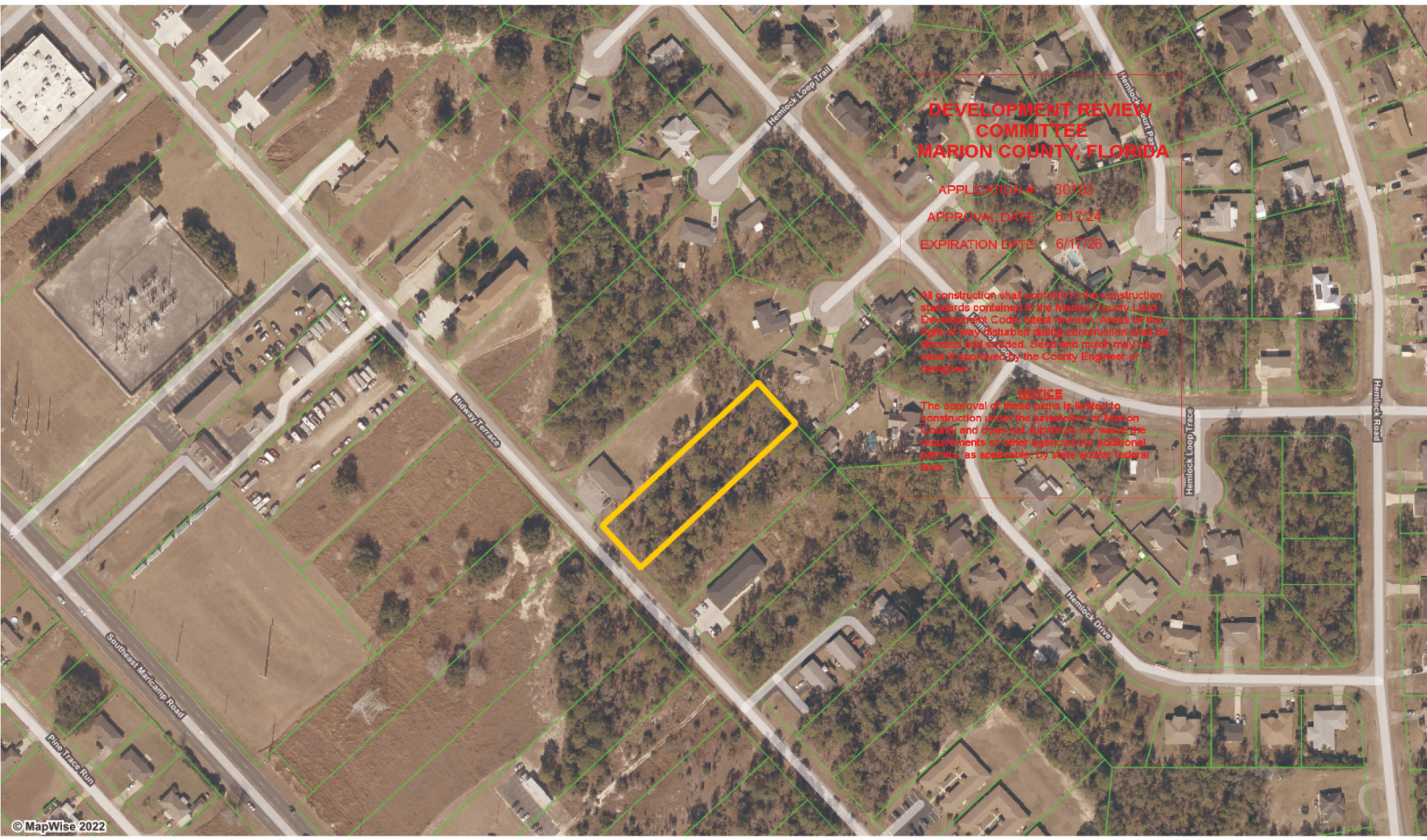
CONSULTANTS

ISSUED FOR:	
2/23/2024	REVIEW
3/14/2024	REVISED LAYER 2)
6/3/2024	REVISED LAYER 3)

PROJECT NO.	2023-17
DESIGNED BY	TFW
DRAWN BY	TFW
CHECKED BY	TDC/TFW
DATE	8/2/2023
DRAWING SCALE	AS SHOWN

DRAWING TITLE
LANDSCAPE DETAILS & SPECIFICATIONS

DRAWING NUMBER
LS-02
SHEET 2 OF 2


DEVELOPMENT REVIEW COMMITTEE
MARION COUNTY, FLORIDA
APPLICATION #: 30120
APPROVAL DATE: 6/17/24
EXPIRATION DATE: 6/17/26
All construction shall conform to the construction standards contained in the Marion County Land Development Code. Most recently, Chapter 6.7 Right-of-way disturbed during construction shall be restored and sodded. Seed and mulch may be used if approved by the County Engineer or designee.
NOTICE
The approval of these plans is limited to construction under the jurisdiction of Marion County and does not constitute the waiver of requirements of other agencies for additional permits as applicable by state and/or federal laws.
Hemlock Loop Trail
Hemlock Court East
Hemlock Loop Trace
Hemlock Road
Hemlock Drive
Midway Terrace
Southeast Maricamp Road
Pine Trace Run
© MapWise 2022

GENERAL NOTES

1. SEE CIVIL ENGINEERING DRAWINGS FOR GENERAL GRADING OF THE SITE, INCLUDING FINISH GRADES FOR PARKING LOTS, ROADWAYS, SIDEWALKS, AND PLANTING AREAS.
2. THE CONTRACTOR SHALL BECOME FAMILIAR WITH THE PROJECT SITE PRIOR TO BIDDING THE WORK. THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS AND LOCATION OF PROPOSED IMPROVEMENTS PRIOR TO INITIATING ANY CONSTRUCTION.
3. LOCATION OF ALL UTILITIES AND BASE INFORMATION IS APPROXIMATE. CONTRACTOR SHALL VERIFY ALL UNDERGROUND UTILITIES AND OBSTRUCTIONS PRIOR TO INITIATING WORK. CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIR OR REPLACEMENT OF ANY DAMAGE TO EXISTING ELEMENTS ABOVE OR BELOW GROUND TO ITS ORIGINAL CONDITION AND TO THE SATISFACTION OF THE OWNER'S REPRESENTATIVE.
4. THE OWNERS REPRESENTATIVE SHALL HAVE THE RIGHT, AT ANY STAGE OF THE OPERATIONS, TO REJECT ANY AND ALL WORK AND MATERIAL WHICH, IN HIS OPINION, DO NOT MEET WITH THE REQUIREMENTS OF THESE PLANS AND SPECIFICATIONS.
5. ALL DIMENSIONS, AND EXISTING CONDITIONS SHALL BE VERIFIED BY THIS CONTRACTOR ON-SITE BEFORE CONSTRUCTION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE OWNERS REPRESENTATIVE.
6. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS ON THE JOB SITE PRIOR TO START OF CONSTRUCTION AND/OR FABRICATION. CONTRACTOR SHALL NOTIFY OWNER'S REPRESENTATIVE OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN ON THE CONTRACT.
7. REPORT ANY DISCREPANCIES BETWEEN THE CONSTRUCTION DRAWINGS AND FIELD CONDITIONS TO THE OWNER'S REPRESENTATIVE.
8. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY SAFETY MEASURES DURING CONSTRUCTION OPERATIONS TO PROTECT THE PUBLIC ACCORDING TO ALL APPLICABLE CODES AND RECOGNIZED LOCAL PRACTICES.
9. THE CONTRACTOR SHALL COORDINATE ACCESS AND STAGING AREAS WITH THE OWNERS REPRESENTATIVE. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING ESCROW AND SEDIMENTATION CONTROL MEASURES DURING CONSTRUCTION. PROVIDE ADDITIONAL MEASURES AS NECESSARY TO MINIMIZE ADVERSE IMPACTS IN ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL CODES.
10. NO SUBSTITUTIONS SHALL BE MADE WITHOUT WRITTEN CONSENT OF THE OWNER'S REPRESENTATIVE. DURING THE COURSE OF THIS WORK, EXCESS WASTE MATERIAL SHALL BE REMOVED DAILY FROM THE SITE.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SCHEDULING AND COORDINATION OF WORK WITH OTHER TRADES AND THE OWNER'S REPRESENTATIVE.
12. "FLORIDA LAW (F.S. 556) UNDERGROUND FACILITY DAMAGE PREVENTION AND SAFETY ACT MANDATES THAT EXCAVATOR/CONTRACTORS SHALL CONTACT SUNSHINE 811 (fka: SUNSHINE STATE ONE-CALL OF FLORIDA) BY CALLING 800-432-4770 OR 811 AT LEAST 2 FULL BUSINESS DAYS PRIOR TO THE BEGINNING ANY EXCAVATION OR DEMOLITION TO ALLOW MEMBER OPERATORS AN OPPORTUNITY TO IDENTIFY AND MARK THEIR UNDERGROUND FACILITIES AND APPROPRIATELY RESPOND TO THE NOTIFICATION SYSTEM.
13. ALL EXISTING SITE ROADS, PARKING LOTS, CURBS, UTILITIES, SEWERS, AND OTHER ELEMENTS TO REMAIN SHALL BE FULLY PROTECTED FROM ANY DAMAGE UNLESS OTHERWISE NOTED.
14. CONTRACTOR IS RESPONSIBLE TO INCLUDE IN THEIR BID ALL NECESSARY ITEMS TO FULLY COMPLETE AN ASSEMBLY, SYSTEM, OR ITEM OF WORK AS SHOWN IN THE DRAWINGS. ANY ITEMS NOT EXPRESSED OR SPECIFIED IN THESE DRAWINGS, BUT REQUIRED TO COMPLETE THE WORK SHALL BE PROVIDED BY THE CONTRACTOR.
15. CONTRACTOR IS RESPONSIBLE FOR PLACING ALL ITEMS OF WORK IN THE CORRECT LOCATIONS PER THE DRAWINGS. THIS MAY INCLUDE SURVEYING THE PROJECT SITE. DIGITAL DRAWING INFORMATION AND/OR NORTHING AND EASTING COORDINATES FOR USE BY THE CONTRACTOR CAN BE PROVIDED BY THE LANDSCAPE ARCHITECT UPON REQUEST.
   THE LANDSCAPE ARCHITECT IS NOT RESPONSIBLE FOR INACCURACIES IN THE BASE INFORMATION AND PROJECT COORDINATES PROVIDED BY THE CIVIL ENGINEER OR PROPERTY SURVEYOR THAT IS INCORPORATED BY REFERENCE IN THESE DRAWINGS.

LANDSCAPE NOTES

1. THE CONTRACTOR SHALL REVIEW ARCHITECTURE/ENGINEERING PLANS TO BECOME THOROUGHLY FAMILIAR WITH SURFACE AND SUBSURFACE UTILITIES.
2. THE PLANT QUANTITIES SHOWN ON THE LANDSCAPE CONTRACT DOCUMENTS ARE FOR THE CONVENIENCE OF THE CONTRACTOR. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES AND REPORTING ANY DISCREPANCIES IN WRITING TO THE LANDSCAPE ARCHITECT FOR CLARIFICATION WITHIN TWO WEEKS OF CONTRACT AWARD AND PRIOR TO THE COMMENCEMENT OF WORK. ALL REQUESTS FOR SUBSTITUTION DUE TO LACK OF AVAILABILITY MUST BE MADE TO THE OWNER'S REPRESENTATIVE IN WRITING WITHIN THIS PERIOD. NO SUBSTITUTIONS SHALL BE PERMITTED AFTER BID PRICE WITHOUT WRITTEN CONSENT OF OWNERS REPRESENTATIVE. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY INCREASE IN COST OR DELAY CAUSED BY UNAUTHORIZED SUBSTITUTIONS AS SPECIFIED PRIOR TO THE REQUESTED SUBSTITUTION. IN ORDER TO BE CONSIDERED BY THE OWNER'S REPRESENTATIVE AS VIABLE, ALTERNATES PLANTS MUST SHARE THE SAME GENERAL APPEARANCE FORM, INSTALLATION SIZE, MATURE SIZE, COLOR, QUALITY AND GROWTH HABIT. MATERIALS MUST BE OF FIRERD AT NO ADDITIONAL COSTS TO THE OWNER.
3. ALL INSTALLATION OF PLANT MATERIAL SHALL COMPLY WITH APPLICABLE JURISDICTIONAL CODES. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS IN ASSOCIATION WITH THIS WORK. CONTRACTOR SHALL ENSURE MAINTAINED CLEARANCE OF ALL UTILITIES & FIRE HYDRANTS IN ACCORDANCE WITH THE FLORIDA FIRE PREVENTION CODE 16.57.1. CONTRACTOR SHALL ENSURE SIGHT TRIANGLE VISIBILITY IN ALL APPLICABLE ROADWAYS PER CITY STANDARDS.
4. PRIOR TO PLANTING INSTALLATION, THE CONTRACTOR SHALL CONFIRM THE AVAILABILITY OF ALL THE SPECIFIED PLANT MATERIALS. SUBMIT DATED PHOTOGRAPHS OF TREE MATERIAL AND SPECIMEN PLANT MATERIAL TO THE OWNERS REPRESENTATIVE FOR REVIEW.
5. ALL PLANT MATERIAL SIZES SPECIFIED ARE MINIMUM SIZES. CONTAINER SIZE SHALL BE INCREASED IF NECESSARY TO PROVIDE OVERALL PLANT SIZE SPECIFIED.
6. IF PLANT MATERIAL DOES NOT COMPLY WITH THE REQUIREMENTS AS SPECIFIED HEREIN, THE OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REJECT SUCH PLANTS AND REQUIRE THE CONTRACTOR TO REPLACE REJECTED WORK AT NO ADDED COST TO THE OWNER AND CONTINUE SPECIFIED MAINTENANCE UNTIL REINSPECTED AND FOUND TO BE ACCEPTABLE.
7. THE CONTRACTOR SHALL PROVIDE AN APPROVED PLANTING SOIL MIXTURE FOR ALL PLANT MATERIAL. SEE SPECIFICATIONS FOR REQUIREMENTS.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR STABILITY AND PLUMB CONDITION OF ALL TREES AND SHRUBS, AND SHALL BE LEGALLY LIABLE FOR ANY DAMAGE CAUSED BY INSTABILITY OF ANY PLANT MATERIALS. STAKING OF TREES OR SHRUBS SHALL BE DONE IN ACCORDANCE WITH PLANS AND SPECIFICATIONS.
9. THE CONTRACTOR SHALL INSURE ADEQUATE VERTICAL DRAINAGE IN ALL PLANT BEDS AND PLANTERS. IF INADEQUATE VERTICAL DRAINAGE IS ENCOUNTERED, THE CONTRACTOR SHALL SUBMIT RECOMMENDATIONS FOR PROVIDING ADEQUATE DRAINAGE TO THE OWNER'S REPRESENTATIVE. IN WET OR POORLY DRAINING SOILS THE CONTRACTOR SHALL INSTALL ALL PLANTS TO MAXIMIZE DRAINAGE AND MINIMIZE POOLING OF WATER AROUND PLANTINGS. THIS MAY INCLUDE LOOSENING OF EXISTING SOILS AND PROVIDING SOIL AMENDMENTS TO ENSURE ADEQUATE DRAINAGE.
10. PEG SOD ON SLOPES GREATER THAN 1:3 (33% SLOPE).
11. THE CONTRACTOR SHALL ENGAGE A QUALIFIED ARBORIST WHO HAS SUCCESSFULLY COMPLETED TREE PROTECTION AND TREE TRIMMING WITH FIVE YEARS OR MORE EXPERIENCE, TO PERFORM THE FOLLOWING WORK:
   A. REMOVE BRANCHES FROM TREES THAT ARE TO REMAIN, IF REQUIRED, AS DIRECTED BY OWNER'S REPRESENTATIVE.
   B. PERFORM INITIAL PRUNING OF BRANCHES TO ACCOMMODATE NEW CONSTRUCTION.
   C. PERFORM TREE REPAIR WORK FOR DAMAGE INCURRED BY NEW CONSTRUCTION.
12. CONTRACTOR SHALL PROVIDE TEMPORARY IRRIGATION SYSTEM TO ALL RELOCATED TREES.
13. CONTRACTOR SHALL PROTECT EXISTING VEGETATION TO REMAIN AS SHOWN ON DRAWINGS OR BY MEANS APPROVED BY THE OWNER'S REPRESENTATIVE. ALL EXISTING PLANT BEDS TO REMAIN WITHIN THE CONSTRUCTION LIMIT LINE SHALL BE LEFT UNDISTURBED. EXISTING TREES TO REMAIN, AS NOTED ON THE DRAWINGS, SHALL BE LEFT UNDISTURBED AND PROTECTED BY WOODEN BARRICADES ERECTED AT THE PERIMETER OF THE TREE DRIPLINE (S). NO VEHICLE SHALL TRAVERSE THIS AREA NOR SHALL ANY STORAGE OF MATERIALS OR EQUIPMENT BE PERMITTED WITHIN THE AREA OF THE TREE DRIPLINE(S). ANY EXISTING PLANT BEDS OR TREES DAMAGED BY CONSTRUCTION ACTIVITY SHALL BE REPLACED BY THE RESPONSIBLE PARTY AT THEIR OWN EXPENSE.
14. CONTRACTOR TO CLEAN, PRUNE, AND SHAPE EDGES OF EXISTING VEGETATION AS DIRECTED BY OWNER'S REPRESENTATIVE. CREATE SMOOTH AND FLOWING BOUNDARY LINES.
15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING EXISTING VEGETATION AS REQUIRED AND PREPARING PLANTING AREAS PRIOR TO INSTALLATION OF PLANT MATERIALS.
16. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ERADICATING WEEDS AND UNWANTED PERENNIAL VEGETATION WITHIN THE LIMITS OF ALL PLANTING AREAS PRIOR TO BEGINNING LANDSCAPE INSTALLATION. PERENNIAL WEEDS AND GRASSES TO BE REMOVED INCLUDE, BUT ARE NOT LIMITED TO, NUT GRASS, PUNCTURE VINE, MORNING GLORY, EXCO FENNEL, TORPEDO GRASS, BERMUDA GRASS, BAHIA GRASS, KIKUYU GRASS, CRAB GRASS, CARPET GRASS, SEDGE AND OTHER NOXIOUS AND/OR INVASIVE WEEDS. THE SITE IS TO BE MAINTAINED WEED FREE THROUGHOUT PLANTING OPERATIONS.
17. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR PRE-TILLAGE TO SCARIFY SOILS IN ALL PLANTING AREAS TO A MINIMUM DEPTH OF 4" DENSELY COMPACTED AREAS BETWEEN 8IN. AND 6IN. ARE TO BE CROSS RIPPED TO A MINIMUM 8" DEPTH. IN THE PROCESS OF TILLING ARE UNACCEPTABLE MATERIALS INCLUDING, BUT NOT LIMITED TO, FOREIGN DEBRIS, CONSTRUCTION WASTE, ROOTS, CONCRETE, ASPHALT AND ROCKS GREATER THAN 1/2" DIAMETER ON AVERAGE. IN AREAS TO RECEIVE SOD TILL IN FERTILIZER TO A DEPTH OF 2" AT A RATE OF 12 POUNDS PER CUBIC FT.
18. ALL PLANTING BEDS SHALL BE STAKED IN ACCORDANCE WITH THE PLANS AND APPROVED BY THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE PRIOR TO PLANTING. THE LANDSCAPE CONTRACTOR SHALL PROVIDE STAKES OR IRRIGATION FLAGS TO LOCATE THE EDGES OF ALL SHRUB AND GROUNDCOVER PLANT BEDS AND INDIVIDUAL TREES AND PALMS. ALL SHRUB AND GROUNDCOVER MATERIALS MUST BE LAID OUT IN THEIR CONTAINERS WITH THE APPROPRIATE SPACING FOR OWNER'S REPRESENTATIVE REVIEW AND APPROVAL. THE OWNER RESERVES THE RIGHT TO MAKE FIELD ADJUSTMENTS TO PLANT LAYOUT AS PART OF THIS REVIEW. FAILURE BY THE LANDSCAPE CONTRACTOR TO OBTAIN LAYOUT APPROVAL FROM THE OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION MAY RESULT IN THE REMOVAL AND REINSTALLATION OF MATERIALS BY THE CONTRACTOR AT NO ADDITIONAL COSTS TO THE OWNER. IF EXISTING CONDITIONS DO NOT ALLOW THE DESIGN TO BE LAID OUT AS SHOWN, NOTIFY THE LANDSCAPE ARCHITECT IMMEDIATELY.
19. UNLESS EXPLICITLY SHOWN ON DRAWINGS, NO TREES SHALL BE PLANTED WITHIN DESIGNATED UTILITY CORRIDORS, PUBLIC RIGHTS OF WAY NOR LOCATED WITHIN FOUR FEET (4') OF ANY SHALE CENTERLINE, BUILDING, OR STRUCTURE IDENTIFIED ON THE DRAWINGS OR EXISTING IN THE FIELD. NO CANOPY TREES SHALL BE PLANTED WITHIN 15 FEET OF EXISTING OVERHEAD POWER LINES, WITHIN 4 FEET OF ANY PAVED SURFACE, OR UNDER CANOPY TREES THAT LIMIT ACCESS TO LIGHT AND ROOM TO GROW. FIELD ADJUST AS NECESSARY AND REVIEW ADJUSTMENTS WITH THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. TREES SHALL BE MAINTAINED AT A MINIMUM OF 13'-6" VERTICAL CLEARANCE OVER ROADWAYS OR OTHER FIRE DEPARTMENT ACCESS ROADS.
20. ALL PROPOSED TREES SHALL BE INSTALLED IN EITHER ENTIRELY OUT OF PLANTING BEDS OR ENTIRELY IN PLANTING BEDS. PLANTING BED OUTLINES SHALL NOT BE OBSTRUCTED AND SHALL BE SMOOTH AND FLOWING. IF TREES ARE LOCATED OUT SIDE PLANTING BEDS IN GRASS AREAS, MAINTAIN A MINIMUM THREE FEET 0" WIDE OFFSET TO ALLOW FOR MOWERS TO MANEUVER.
21. THE LANDSCAPE CONTRACTOR SHALL VERIFY THE EXTENT OF SOD & TURF WORK IN THE FIELD. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING SOD & TURF IN THE AREAS SHOWN ON THE PLAN IN SUFFICIENT QUANTITY TO PROVIDE FULL COVERAGE. ADDITIONAL GRASS REQUIRED WILL BE ADJUSTED BASED ON A SQUARE FOOTAGE UNIT PRICE. AREAS TO BE SODDED SHALL BE AMENDED PER SOILS REPORT TO PROVIDE REQUIRED NUTRIENTS AND PROPER GRADE (SEE SPECIFICATIONS FOR DETAILS).
22. CONTRACTOR SHALL FIELD ADJUST LOCATION OF PLANT MATERIAL FOR THE REVIEW AND APPROVAL OF THE OWNER'S REPRESENTATIVE PRIOR TO INITIATING INSTALLATION.
23. ALL PLANT MATERIAL SHALL BE IN FULL AND STRICT ACCORDANCE WITH FLORIDA NO. 1 GRADE, ACCORDING TO THE "GRADES AND STANDARDS FOR NURSERY PLANTS" PUBLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES.
24. ALL PLANTING BEDS SHALL BE TOP-DRESSED WITH A 3" LAYER OF MULCH AS SPECIFIED. ALL TREES SHALL HAVE A 3' DEEP, 24' RADIUS (FROM THE TRUNK) MULCH RING PLACED AROUND THE BASE OF THE TRUNK, ON WELL DRAINED SOIL, THE MULCH RING SHALL BE MOUNDED AT ITS EDGES TO RETAIN WATER WITHIN THE TREE RING. ON POORLY DRAINED SOIL, THE MULCH RING SHALL BE MOUNDED AT THE TRUNK TO SHED WATER AWAY FROM THE TREE.
25. SHRUB AND GROUND COVER BED QUANTITIES ARE INDICATED ON THE PLANT LIST. PLANT ACCENT SHRUBS AND TREES AS SHOWN ON THE LANDSCAPE PLANTING PLANS WHEN INDIVIDUAL PLANTS ARE DELINEATED.
26. PALM HEIGHTS, AS INDICATED ON THE PLANS, REFER TO CLEAR TRUNK (C.T.), GRAY WOOD (G.W.), OR OVERALL HEIGHT (O.A.) AS SPECIFIED ON THE PLANT LIST.
27. CONTRACTOR SHALL COORDINATE ALL PLANTING WORK WITH IRRIGATION WORK. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL HAND WATERING AS REQUIRED TO SUPPLEMENT IRRIGATION WATERING AND RAINFALL.
28. CONTRACTOR SHALL BE RESPONSIBLE FOR HAND WATERING IN ALL PLANTING AREAS, REGARDLESS OF THE STATUS OF EXISTING OR PROPOSED IRRIGATION.
29. CONTRACTOR SHALL REGRADE ALL AREAS DISTURBED BY PLANT REMOVAL, RELOCATION, AND/OR INSTALLATION WORK.
30. CONTRACTOR SHALL REPLACE (BY EQUAL SIZE AND QUALITY) ANY AND ALL EXISTING PLANT MATERIAL DISTURBED OR DAMAGED BY PLANT REMOVAL, RELOCATION, AND/OR INSTALLATION WORK.
31. MAINTENANCE SHALL BEGIN AFTER EACH PLANT HAS BEEN INSTALLED AND SHALL CONTINUE UNTIL THE DATE OF SUBSTANTIAL COMPLETION. MAINTENANCE INCLUDES WATERING, PRUNING, WEEDING, MULCHING, REPLACEMENTS OF SICK OR DEAD PLANTS, AND ANY OTHER CARE NECESSARY FOR THE PROPER GROWTH OF THE PLANT MATERIAL.
32. UPON COMPLETION OF ALL LANDSCAPING, AN INSPECTION FOR SUBSTANTIAL COMPLETION OF THE WORK SHALL BE HELD. THE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE FOR SCHEDULING THE INSPECTION AT LEAST SEVEN (7) DAYS PRIOR TO THE ANTICIPATED INSPECTION DATE.
33. CONTRACTOR SHALL SUBMIT WRITTEN GUARANTEE OF SURVIVABILITY OF ALL PLANT MATERIAL FOR A PERIOD OF ONE YEAR FROM DATE OF SUBSTANTIAL COMPLETION.
34. CONTRACTOR MUST APPROVE ALL GRADED AREAS PRIOR TO THE COMMENCEMENT OF PLANTING.
35. THE CONTRACTOR SHALL BEAR ALL COSTS OF TESTING OF SOILS, AMENDMENTS, ETC. ASSOCIATED WITH THE WORK. SEE SPECIFICATIONS FOR ADDITIONAL TESTING REQUIREMENTS.
36. THE LANDSCAPE CONTRACTOR SHALL PROVIDE THE OWNERS REPRESENTATIVE WITH RECORD COPIES OF ALL RECEIPTS, INVOICES, AND OR SHIPPING MANIFESTS FOR ALL MATERIALS, INCLUDING PLANTS AND SOIL, DELIVERED TO THE PROJECT SITE BY THE CONTRACTOR OR A SUPPLIER TO THE CONTRACTOR. DELIVERY OF ALL PERTILIZER AND SOIL AMENDMENT MATERIALS MUST BE IN ORIGINAL, UNOPENED CONTAINERS BEARING MANUFACTURER'S GUARANTEED CHEMICAL ANALYSIS, NAME, TRADE MARK, AND CONFORMANCE WITH STATE LAW.

HARDSCAPE NOTES

1. SEE CIVIL ENGINEERING DRAWINGS FOR GENERAL GRADING OF THE SITE, INCLUDING SIDEWALK AND FINISH GRADES FOR PARKING LOTS, ROADWAYS, SIDEWALKS, AND PLANTING AREAS.
2. ALL PAVEMENT SHALL BE STAKED IN THE FIELD FOR APPROVAL BY THE OWNER'S REPRESENTATIVE PRIOR TO CONSTRUCTION. ALIGNMENT MAY BE ADJUSTED UPON APPROVAL TO ACCOMMODATE EXISTING SITE ELEMENTS.
3. SLOPES OF WALKS TO BE NO GREATER THAN FIVE PERCENT, UNLESS EXPRESSLY NOTED OTHERWISE. CROSS-SLOPE OF WALKS NOT TO EXCEED TWO PERCENT. SEE CIVIL DRAWINGS FOR ADDITIONAL LAYOUT AND INSTALLATION DETAILS. SEE HARDSCAPE DRAWINGS FOR FINISH PATTERNS.
4. ALL COLORS AND MATERIALS SHALL BE SUBJECT TO THE OWNER'S REPRESENTATIVE. FOR THIS PURPOSE, THE CONTRACTOR SHALL CONSTRUCT OR SUBMIT AS DIRECTED BY THE OWNER'S REPRESENTATIVE PANELS DEPICTING PROPOSED FINISHES AND COLORS FOR REVIEW AND APPROVAL.
5. ALL NAILS, LAG SCREWS, BOLTS AND MISCELLANEOUS FASTENERS SHALL BE HOT DIPPED GALVANIZED OR A CORROSION RESISTANT ALLOY.

FOUNDATIONS

6. FOOTINGS HAVE BEEN DESIGNED FOR A MAXIMUM ALLOWABLE SOIL BEARING VALUE OF 2000 PSF. IN-PLACE SOILS TO BE UNIFORMLY COMPACTED AND TESTED TO ENSURE MINIMUM SOIL BEARING PRESSURE CAPACITY OF 2,000 PSF.
7. PREPARATION FOR AND CONSTRUCTION OF WALLS (CLUMN FOOTINGS) TO BE IN COMPLIANCE WITH THE APPLICABLE CHAPTERS AND SECTIONS OF ACI 332R.
8. ANY ADDITIONAL FILL MATERIAL REQUIRED SHALL CONSIST OF SOILS THAT CONTAIN NOT MORE THAN 12% OF FINES (SILT OR CLAY PARTICLES) PASSING A NO. 200 SIEVE AND SHALL BE PLACED IN UNIFORM LAYERS NOT EXCEEDING 12.0 INCHES LOOSE. EACH LAYER SHALL BE SYSTEMATICALLY AND UNIFORMLY COMPACTED IN THE MANNER AND TO THE DEGREE SPECIFIED FOR THIN IN-PLACE SOILS.

CONCRETE

9. STRUCTURAL CONCRETE, INCLUDING FOOTINGS, SHALL CONFORM TO THE REQUIREMENTS OF ACI 301 AND SHALL ATTAIN A MINIMUM COMPRESSIVE STRENGTH IN 28 DAYS OF 3000 PSI UNLESS OTHERWISE NOTED. CONCRETE FOR SLABS ON-GRADE SHALL ATTAIN A MINIMUM COMPRESSIVE STRENGTH IN 28 DAYS OF 2500 PSI.
10. CONCRETE, WHEN PLACED, SHALL HAVE A MAXIMUM SLUMP OF 5 INCHES AND A MINIMUM OF 3 INCHES.
11. ALL REINFORCING SHALL CONFORM TO ASTM 615 GRADE 60 STEEL, WELDED WIRE MESH TO ASTM A-185.
12. CHECK ALL DRAWINGS AND APPLICABLE MANUFACTURER'S SHOP DRAWINGS FOR LOCATION OF ALL EMBEDDED ITEMS SUCH AS PIPE SLEEVES, ANCHOR BOLTS, ETC., PRIOR TO PLACING CONCRETE.
13. #5 REINFORCEMENT FOR CONTINUOUS FOOTINGS SHALL BE CONTINUOUS AND SPLICED WITH A FULL 30-INCH LAP.
14. PROTECT FRESHLY PLACED CONCRETE FROM PREMATURE DRYING AND EXCESSIVE COLD OR HOT TEMPERATURES. START INITIAL CURING AS SOON AS FREE WATER HAS DISAPPEARED FROM THE CONCRETE SURFACE AFTER PLACING AND FINISHING. KEEP CONTINUOUSLY MOIST FOR NOT LESS THAN 7 DAYS IN ACCORDANCE WITH ACI 301 PROCEDURES. PERFORM CURING OF THE CONCRETE BY CURING AND SEALING COMPOUND, BY MOIST CURING, BY MOISTURE RETAINING COVER CURING OR BY COMBINATION THEREOF.
15. THE FOLLOWING MINIMUM CONCRETE COVER SHALL BE PROVIDED FOR THE REINFORCEMENT:

   A. CONCRETE CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH & INCHES.

   B. FORMED CONCRETE EXPOSED TO EARTH OR WEATHER; #5 BARS AND SMALLER, 1 1/2 INCHES; #6 BARS AND LARGER, 2 INCHES.

MASONRY

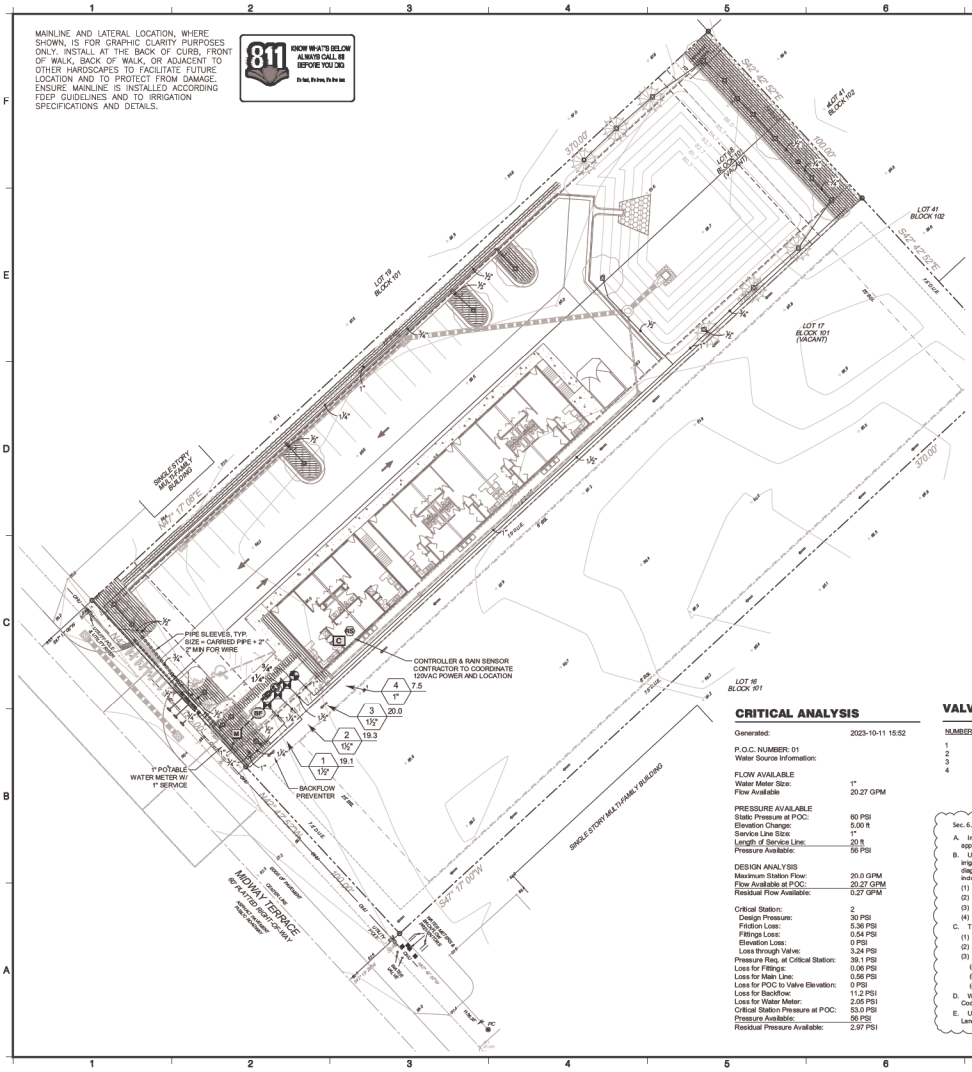
16. CONCRETE MASONRY UNITS SHALL CONFORM TO THE REQUIREMENTS OF ASTM C90 FOR LOAD BEARING MASONRY WITH A MINIMUM PM OF 1500 PSI. BRICK MASONRY UNITS SHALL CONFORM TO ASTM C-62 FOR STRUCTURAL AND NON-STRUCTURAL APPLICATIONS. REFER TO DRAWINGS FOR SPECIFIC TYPE OF BRICK MASONRY LAYOUT PATTERNS.
17. MASONRY CONSTRUCTION AND MATERIALS SHALL CONFORM WITH ALL THE REQUIREMENTS OF THE "SPECIFICATIONS FOR MASONRY STRUCTURES" (ACI 530.1-99/ASCE 6-99/TMS 602-03), AS PUBLISHED BY THE MASONRY STANDARDS JOINT COMMITTEE.
18. MASONRY CONSTRUCTION SHALL BE PERFORMED UNDER THE DIRECT SUPERVISION OF A "CERTIFIED STRUCTURAL MASONRY CONTRACTOR" OR "CERTIFIED STRUCTURAL MASON" AS RECOGNIZED BY THE FLORIDA CONCRETE AND PRODUCTS ASSOCIATION (FCAPA). THE SENIOR MASONRY SUPERVISOR WILL BE RESPONSIBLE TO ASSURE THAT THE WORK IS ACCOMPLISHED IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
19. ALL MORTAR SHALL BE TYPE M OR S IN ACCORDANCE WITH ASTM C 270.
20. GROUT SHALL HAVE A MINIMUM SLUMP OF 8 INCHES AND A MAXIMUM SLUMP OF 11 INCHES, BE IN CONFORMANCE WITH ASTM C 476, AND ATTAIN A COMPRESSIVE STRENGTH OF 1800 PSI.
21. CONCRETE MASONRY UNITS SHALL BE FILMB, TRUE TO LINE, WITH EVEN COURSES ACCURATELY SPACED AND BUILT TO THE THICKNESS AND IN A RUNNING BOND AS INDICATED AND CONFORMING TO THE TOLERANCES SPECIFIED IN ACI 531.1 AND 530.1. CONCRETE UNITS SHALL BE STORED OFF OF THE GROUND SURFACE AND COVERED TO PROTECT THEM FROM ABSORBING RAIN OR BEING CONTAMINATED WITH OTHER FOREIGN MATTER. CONCRETE UNITS SHALL BE DRY WHEN LAID, AND MORTAR SHALL BE ADJUSTED TO FINAL POSITION IN THE WALL WHILE THE MORTAR IS STILL SOFT AND PLASTIC. ANY UNIT DISTURBED AFTER THE MORTAR HAS STIFFENED SHALL BE REMOVED AND RELAID WITH FRESH MORTAR. VERTICAL CELLS SHALL BE ALIGNED TO PROVIDE A CONTINUOUS, UNOBSTRUCTED OPENING. ALL ANCHORS, ACCESSORIES, FLASHING AND OTHER ITEMS TO BE BUILT-IN SHALL BE INSTALLED AS THE MASONRY WORK PROGRESSES. ALL CUTTING AND FITTING OF MASONRY, INCLUDING THAT REQUIRED TO ACCOMMODATE THE WORK OF OTHERS SHALL BE DONE BY MASONRY CRAFTSMEN WITH MASONRY SAWS. LOCATE CONTROL JOINTS AT 20 FEET ON CENTER MAXIMUM, AT ALL COLUMNS, AND AT CHANGES IN DIRECTION. CAULK THE EXPOSED SIDE OF ALL JOINTS WITH BACKER ROD AND SEALANT. COLOR OF SEALANT TO MATCH WALL COLOR.
22. FOLLOW UNITS SHALL BE LAID WITH FULL HEAD AND BED JOINTS TO THE THICKNESS OF THE FACE SHELL AS A MINIMUM. THE WEBS SHALL ALSO BE BEDDED IN ALL COURSES, STARTING AT THE FOUNDATION, ADJACENT TO CELLS TO BE REINFORCED AND/OR FILLED WITH GROUT OR CONCRETE. MORTAR JOINTS SHALL BE TOOLED WHEN THE MORTAR IS "THUMBPRINT" HARD, BOTH ON THE INSIDE AND OUTSIDE SURFACES OF THE BUILDING WALL, WITH A TOOL PRODUCING A CONCAVE SURFACE. BED JOINTS SHALL BE 3/8" + 1/8" IN THICKNESS; HEAD JOINTS SHALL BE 3/8" (+3/4", +3/8").
23. ALL REINFORCING STEEL TO BE GRADE 60 PER ASTM A-615. REINFORCING BARS SHALL BE PLACED IN THE MIDDLE OF THE CELLS AND TIED OR OTHERWISE SECURELY SUPPORTED AT THE TOP AND BOTTOM TO ENSURE THAT THE BAR DOES NOT MOVE DURING GROUTING. MINIMUM LAP AT ALL SPICES OR DOWELS SHALL BE 30 INCHES UNLESS OTHERWISE NOTED ON THE DRAWINGS.
24. GROUTING SHALL BE ACCOMPLISHED IN 4 FOOT LIFTS FOR CONCRETE MASONRY AND 2 FOOT LIFTS FOR BRICK MASONRY. EACH LIFT SHALL BE MECHANICALLY CONSOLIDATED INTO THE PREVIOUS LIFT, WHEN PLACED, SO AS TO PREVENT COLD JOINTS. RECONSOLIDATE AS REQUIRED. FOR CONCRETE MASONRY, A 12 SQUARE INCH CLEANOUT OPENING SHALL BE PLACED AT THE BOTTOM OF EACH CELL TO BE FILLED AND IT SHALL BE THOROUGHLY CLEANED OUT PRIOR TO FILLING OF THE CELL. FOR BRICK MASONRY, PUDDLE GROUT DURING AND AFTER PLACEMENT TO ENSURE COMPLETE FILLING OF GROUT SPACE. GROUT PLACEMENT STOPPED FOR MORE THAN ONE HOUR SHALL BE STOPPED BELOW THE TOP OF THE MASONRY UNIT 1-1/2" TO PROVIDE A KEY FOR SUBSEQUENT GROUTING.
25. THE MINIMUM CONTINUOUS UNOBSTRUCTED CELL AREA IN CELL TO RECEIVE GROUT MUST NOT BE LESS THAN 2" X 3". MORTAR FINS MUST BE REMOVED AS BLOCK PLACEMENT PROCEEDS. MORTAR DROPPINGS MUST BE KEPT OUT OF CELLS WHICH ARE TO BE GROUTED.
26. UNLESS SPECIFICALLY SHOWN OTHERWISE, PROVIDE #9 GA. "DUR-O-WALL" TRUSS TYPE REINFORCING IN EVERY (OTHER COURSE OF CONTINUOUS WALLS FOR CONCRETE MASONRY, AND EVERY FOURTH COURSE FOR BRICK MASONRY. DO NOT LAY JOINT REINFORCEMENT ACROSS EXPANSION JOINTS.
27. TEMPORARY BRACING AND SHORING OF ALL CONCRETE MASONRY CONSTRUCTION, TO PROVIDE STABILITY DURING CONSTRUCTION, UNTIL CONSTRUCTION ACHIEVES ITS PROPER STRENGTH, SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

STRUCTURAL STEEL

28. ALL STRUCTURAL STEEL SHAPES AND PLATE SHALL CONFORM TO ASTM A-36 AND THE "SPECIFICATION FOR THE DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS" BY THE AMERICAN INSTITUTE OF STEEL CONSTRUCTION. ALL TUBE STEEL SHALL CONFORM TO ASTM A-500, GRADE B(FY = 46 KSI).
29. ALL SHOP CONNECTIONS TO BE WELDED (UTILIZING E70XX LOW HYDROGEN ELECTRODES) AND FIELD CONNECTIONS TO BE BOLTED UNLESS OTHERWISE SPECIFICALLY NOTED ON THE STRUCTURAL DRAWINGS. ALL WELDING SHALL CONFORM TO THE REQUIREMENTS OF "THE STANDARD CODE FOR WELDING IN BUILDING CONSTRUCTION" OF THE AMERICAN WELDING SOCIETY.
30. ALL STEEL TO RECEIVE ONE SHOP COAT AND ONE FIELD TOUCHUP COAT OF APPROVED PAINT.
31. ALL BOLTED CONNECTIONS SHALL CONSIST OF ASTM A325 HIGH STRENGTH BOLTS AND HARDENED WASHERS AS SHOWN ON THE STRUCTURAL DRAWINGS. ALL BOLTED CONNECTIONS SHALL CONFORM TO THE "SPECIFICATION FOR STRUCTURAL JOINTS USING ASTM A325 OR A490 BOLTS" BY THE AMERICAN INSTITUTE OF STEEL CONSTRUCTION.
32. ALL ANCHOR BOLTS SHALL CONFORM TO ASTM A36 OR A307 (THREADED ROD).
33. ERECT ALL STEEL TO CONFORM TO "SPECIFICATION FOR THE DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS", "CODE OF STANDARD PRACTIC

MAINLINE AND LATERAL LOCATION, WHERE SHOWN, IS FOR GRAPHIC CLARITY PURPOSES ONLY. INSTALL AT THE BACK OF CURB, FRONT OF WALK, BACK OF WALK, OR ADJACENT TO OTHER HARDSCAPES TO FACILITATE FUTURE LOCATION AND TO PROTECT FROM DAMAGE. ENSURE MAINLINE IS INSTALLED ACCORDING FDEP GUIDELINES AND TO IRRIGATION SPECIFICATIONS AND DETAILS.

811 KNOW WHAT'S BELOW ALWAYS CALL 811 BEFORE YOU DIG



IRRIGATED AREAS:

TOTAL IRRIGATED AREA: 4,170 +/- SQ. FT.
HIGH FLOW/ SPRAY AREA: 0 +/- SQ. FT.
LOW FLOW/ DRIP AREA: 4,170 +/- SQ. FT.

NOTE: IRRIGATION SHALL BE IN ACCORDANCE WITH MARION COUNTY CODE. THE SYSTEM IS PROPOSED AS PERMANENT.

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	ARC	PSI	GPM	RADIUS
	Rain Bird 1800-1400 Flood 1402	24	360	30		
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY				
	Rain Bird XCZ-150-LCDR High Flow Control Zone Kit, for Large Commercial Drip Zones, 1-1/2" PESB-R Scrubber Globe Valve with single 1-1/2" Pressure Regulating (40psi) Quick-Check Basket Filters. Flow range: 15-62gpm.	3				
	Area to Receive Dripline Netafilm TLCV-09-12 Techline Pressure Compensating Landscape Dripline with Check Valve. 0.9 GPH emitters at 12" O.C. Dripline laterals spaced at 12" apart, with emitters offset for triangular pattern. 17mm.	3,625 l.f.				
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY				
	Rain Bird PESBR 1", 1-1/2", and 2" Durable Chlorine-Resistant Valves for Reclaimed Water Applications. With Scrubber Mechanism Technology, and Purple Flow Control Handle.	1				
RBF	Febco 825Y 1" Reduced Pressure Backflow Preventer	1				
C	Rain Bird ESPSLXMEF 8 Station Capable Commercial Controller. Mounted on a Plastic Wall Mount. Flow Sensing and Water Management Capabilities	1				
RG	Hunter MINI-CLIK Rain Sensor, mount as noted	1				
M	Water Meter 1"	1				
	Irrigation Lateral Line: PVC Class 200 SDR 21-NP	1,442 l.f.				
	Irrigation Mainline: PVC Schedule 40-NP	36.3 l.f.				
	Pipe Sleeve: PVC Schedule 40	78.2 l.f.				

Valve Callout
Valve Number
Valve Flow
Valve Size

CRITICAL ANALYSIS

Generated:	2023-10-11 15:52
P.O.C. NUMBER: 01	
Water Source Information:	
FLOW AVAILABLE	
Water Meter Size:	1"
Flow Available	20.27 GPM
PRESSURE AVAILABLE	
Static Pressure at POC:	60 PSI
Elevation Change:	5.00 ft
Service Line Size:	1"
Length of Service Line:	20 ft
Pressure Available:	56 PSI
DESIGN ANALYSIS	
Maximum Station Flow:	20.0 GPM
Flow Available at POC:	20.27 GPM
Residual Flow Available:	0.27 GPM
Critical Station:	2
Design Pressure:	30 PSI
Friction Loss:	5.36 PSI
Fittings Loss:	0.54 PSI
Elevation Loss:	0 PSI
Loss through Valve:	3.24 PSI
Pressure Req. at Critical Station:	39.1 PSI
Loss for Fittings:	0.06 PSI
Loss for Main Line:	0.56 PSI
Loss for POC to Valve Elevation:	0 PSI
Loss for Backflow:	11.2 PSI
Loss for Water Meter:	2.06 PSI
Critical Station Pressure at POC:	53.0 PSI
Pressure Available:	56 PSI
Residual Pressure Available:	2.97 PSI

VALVE SCHEDULE (ALL ZONES SHALL RUN INDIVIDUALLY)

NUMBER	MODEL	SIZE	TYPE	GPM	WIRE	PSI	PSI @ POC	PRECIP
1	Rain Bird XCZ-150-LCDR	1-1/2"	Bubbler	19.1	44.8	36.0	49.7	1.45 in/h
2	Rain Bird XCZ-150-LCDR	1-1/2"	Bubbler	19.26	38.2	39.1	53.0	1.44 in/h
3	Rain Bird XCZ-150-LCDR	1-1/2"	Area for Dripline	20.0	32.3	36.5	50.7	1.44 in/h
4	Rain Bird PESBR	1"	Bubbler	7.5	32.3	38.7		1.7 in/h
	Common Wire				36.3			

Sec. 6.9.6. - Completion inspection requirements.

A. Irrigation installation professionals shall be accountable for the proper installation and compliance with the conditions of the irrigation permit and approved plans.

B. Upon completion of the installation, the contractor or owner shall request an inspection by the irrigation design professional. Prior to the inspection, the irrigation installation professional shall produce a clear and legible as-built diagram which accurately represents the irrigation system was installed. The diagram shall be presented and reviewed during the final inspection. The diagram may be a marked-up copy of the approved irrigation plan and shall include at a minimum:
(1) Locations of all mainlines and mainline valves;
(2) Locations of all remote control valves;
(3) Water demand per zone in GPM, and
(4) Total water demand per operating cycle.

C. The irrigation installation professional shall also provide to the owner:
(1) Irrigation system scheduling information;
(2) A copy of the irrigation controller owner's manual;
(3) Irrigation system maintenance schedule, which includes:
(a) Instructions for seasonal adjustments of controller and sensors.
(b) Instructions covering how and when to check for leaks.
(c) A schedule for checking for proper irrigation distribution coverage.

D. Within 60 days after installation the irrigation controller shall be adjusted to be set in accordance with the applicable irrigation schedule set forth in this Code.

E. Upon completion of the irrigation system installation and the acceptance of the as-built diagram and operational information, a Final Inspection and Landscape/Irrigation Release shall be signed and sealed by the irrigation design professional and submitted to the County's Landscape Architect.

DEVELOPMENT REVIEW COMMITTEE
MARION COUNTY, FLORIDA
APPLICATION #: 30183
APPROVAL DATE: 6/17/24
EXPIRATION DATE: 6/17/26

All construction shall conform to the construction standards contained in the Marion County Land Development Code. Any work performed within the right-of-way (highlighted RED) construction shall be dressed and sodded. Seed and mulch may be used if approved by the County Engineer or designee.

NOTICE:
The approval of this plan by Marion County is limited to construction within the jurisdiction of Marion County and does not substitute nor waive the requirements of other agencies for additional permits, as applicable, by state and/or federal laws.

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COMMUNITY PLANNING
URBAN DESIGN
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PROJECT: MIDWAY TERRACE APTS LOT 18
MARION COUNTY, FL
Prepared For: LINN ENGINEERING

SEAL:
Printed copies of this document are not considered signed and sealed and the signatures must be verified on any electronic copies.

CONSULTANTS:

ISSUED FOR: DEVELOPMENT REVIEW
2023/2024 REVISED LAYER 2)

PROJECT NO.	2023-17
DESIGNED BY	TFW
DRAWN BY	TFW
CHECKED BY	TDC/TFW
DATE	8/2/2023
DRAWING SCALE	1"=20'

0 FT 10 20 North

DRAWING TITLE:
IRRIGATION PLAN

DRAWING NUMBER
IR-01
SHEET 1 OF 3



A Rain Bird RD1800 Series-RD06-S-P-45-NP-NSI
NTS Pop-Up Sprinkler W/ SA-135060 and MPR NOZZLES



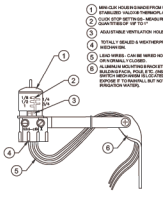
H RAIN BIRD 100/150/200-PESB-R PRS-D
NTS WITH GATE VALVE



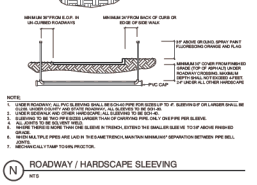
M PIPE TRENCH DETAIL
NTS



B Rain Bird RD1800 Series-RD06-S-P-45-NP-NSI
NTS Pop-Up Sprinkler W/ SA-135060 and Bubbler



L MINI-CLIK II RAIN SENSOR
NTS



NOTE:
1. UNDER ROADWAY, ALL PVC SLEEVING SHALL BE SCH-40 PIPE FOR SIZES UP TO 4". SLEEVING OF OR LARGER SHALL BE CLASS 200 PVC PIPE. ALL SLEEVING SHALL BE SCH-40 PVC.
2. UNDER SIDEWALK AND OTHER HARDSCAPE, ALL SLEEVING TO BE SCH-40.
3. SLEEVING TO BE TWO PIPE SIZES LARGER THAN OF CARRYING PIPE, ONLY ONE PIPE PER SLEEVE.
4. ALL ELBOWS TO BE SCH-40.
5. WHERE THERE IS MORE THAN ONE SLEEVE IN TRENCH, ENTIRELY TAG SINGLINE SLEEVE TO 12" ABOVE FINISHED GRADE.
6. WHERE MULTIPLE PIPES ARE LAID IN THIS A METRENCH, MAINTAIN MINIMUM" SEPARATION BETWEEN PIPE BELL JOINTS.
7. MECHANICALLY TAMP TO 95% PROCTOR.

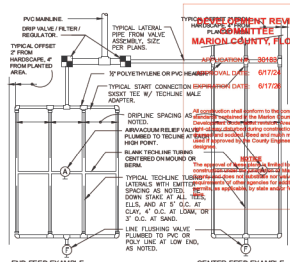
N ROADWAY / HARDSCAPE SLEEVING
NTS



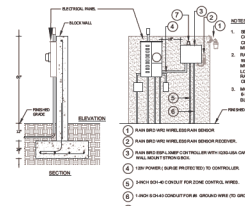
D RAIN BIRD XCZ-100-PRBR-COM
NTS



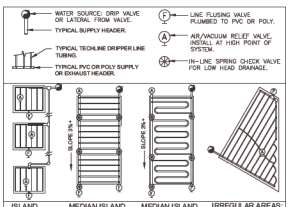
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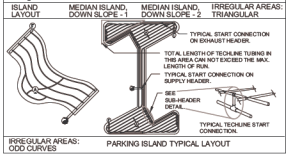


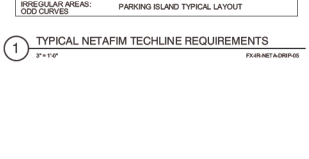
L METER CONNECTION
NTS



I RAIN BIRD ESP-LXMEF WALL MOUNT CONTROLLER
NTS IN HEAVY DUTY SS-1400W STAINLESS BOX







1 TYPICAL NETAFIM TECHLINE REQUIREMENTS
3" = 1'-0" FX-IR-NET-A-DRIP-05

SLOPED CONDITION NOTES:
1. DRIPLINE LATERALS SHOULD FOLLOW THE CONTOURS OF THE SLOPE WHENEVER POSSIBLE.
2. INSTALL AIR RELIEF VALVE AT HIGHEST POINT.
3. TECH-LINE NORMAL SPACING WITHIN THE TOP ⅓ OF SLOPE.
4. INSTALL TECHLINE AT NORMAL SPACING PLUS 25% AT THE BOTTOM ⅓ OF THE SLOPE.
5. WHEN ELEVATION CHANGE IS 10 FT OR MORE, ZONE THE BOTTOM ⅓ ON A SEPARATE VALVE.

TECHLINE MAXIMUM LENGTH OF SINGLE LATERAL (FEET)

DRIPPER SPACING		12"			18"			24"	
DRIPPER FLOW RATE (GPH)		0.4	0.6	0.9	0.4	0.6	0.9	0.6	0.9
WATER PRESSURE (PSI)	15	292	233	175	410	322	247	405	308
	25	397	321	238	558	438	335	553	423
	35	486	365	279	656	514	394	649	497
	45	520	407	311	732	574	439	725	555

TECHLINE FLOW PER 100 FEET

DRIPPER SPACING	0.4 GPH	DRIPPER	0.6 GPH	DRIPPER	0.9 GPH	DRIPPER
DRIPPER SPACING	GPH	GPM	GPH	GPM	GPH	GPM
12"	40.00	0.67	61.00	1.02	92.00	1.53
18"	26.67	0.44	41.00	0.68	61.00	1.02
24"	N/A	N/A	31.00	0.51	46.00	0.77

GENERAL NOTES

1. THE DRAWINGS ARE TO BE CONSIDERED DIAGRAMMATIC, AS IT MAY NOT HAVE BEEN POSSIBLE TO ACCURATELY DEPICT THE EXACT LOCATIONS FOR ALL MATERIAL, OR ALL JOBSITE ELEMENTS. THE INSTALLER SHALL BE EXPECTED TO MAKE MINOR ADJUSTMENTS ON THE SITE AS NEEDED, IN ORDER TO MAINTAIN COMPLETE AND ACCURATE COVERAGE, AND MAINTAIN THE INTENT OF THE DESIGN. MODIFICATIONS WHICH INCREASE THE SPACING OF HEADS, OR DECREASE THE SIZING OF PIPE, SHALL NOT BE MADE WITHOUT PRIOR CONSENT OF THE PROJECT MANAGER. THE FINAL LOCATIONS FOR ALL MAJOR EQUIPMENT, INCLUDING CONTROLLERS, VALVES, SUPPLY CONNECTIONS, MAINLINES, ETC. SHALL BE DETERMINED IN THE FIELD, STAKED OUT BY THE CONTRACTOR, USING THE DRAWINGS AS A GUIDE, AND APPROVED PRIOR TO INSTALLATION.

2. ALL WORK SHALL BE DONE IN ACCORDANCE WITH PREVAILING CODES AND REGULATIONS. CLAIMS OF DUE DILIGENCE HAS BEEN EXERCISED IN THE PREPARATION OF THE DOCUMENTS TO AVOID CONFLICTS, IT SHALL REMAIN THE RESPONSIBILITY OF THE INSTALLER FOR VERIFICATION AND CONFORMANCE TO THE PARTICULAR CODES FOR THIS LOCATION. THE INSTALLER SHALL OBTAIN ANY NECESSARY PERMITS, LOCATES, AND INSPECTIONS.

3. ALL WORK SHALL BE CLOSELY COORDINATED WITH THAT OF OTHER TRADES, IN ORDER TO AVOID CONFLICTS. THE INSTALLATION SHALL BE COORDINATED WITH ALL NEW AND EXISTING IMPROVEMENTS, AND WITH THE ACTUAL INSTALLED BEDLINES, SOD LIMITS, AND PLANT LOCATIONS.

4. THE INSTALLER SHALL BE FAMILIAR WITH ALL APPLICABLE DOCUMENTS, INCLUDING ANY WRITTEN SPECIFICATIONS THAT MAY HAVE BEEN ISSUED. ANY CONFLICT FOUND BETWEEN THE VARIOUS DOCUMENTS SHALL BE SUBMITTED IN WRITING TO THE PROJECT MANAGER FOR DETERMINATION.

5. ALL MATERIAL AND LABOR NECESSARY TO PROVIDE A COMPLETE, FULLY OPERATIONAL, AND GUARANTEED SYSTEM SHALL BE CONSIDERED PART OF THE WORK, WHETHER OR NOT THEY ARE SPECIFICALLY INDICATED IN THE DOCUMENTS. THIS SHALL INCLUDE CONFORMANCE TO THE REQUIREMENTS AND RECOMMENDATIONS OF THE VARIOUS MANUFACTURERS OF THE EQUIPMENT, AND TO APPLICABLE TRAINING AND CERTIFICATION OF INSTALLATION PERSONNEL.

6. UNLESS SPECIFICALLY STATED TO THE CONTRARY, PIPING AND WIRING PASSING UNDER PAVED OR OTHER IMPERVIOUS SURFACES SHALL BE INSTALLED IN SLEEVING OF ADEQUATE SIZE AND STRENGTH. SIDEWALKS AND DECKS AND TURF PAVERS SHALL REQUIRE SLEEVING, EVEN IF NOT SHOWN ON THE DRAWINGS. CONTROL WIRING MAY BE RUN WITHIN A LARGER SLEEVE WITH MAINLINE PIPING, BUT ONLY IF PROTECTED BY A SMALLER CONDUIT. WIRE MAY NOT BE TAPED TO THE MAINLINE IN LIEU OF THIS CONDUIT, AS ABRASION OF THE WIRE JACKET IS LIKELY TO OCCUR.

7. SLEEVES UNDER PARKING AND DRIVEWAYS MAY BE THE RESPONSIBILITY OF OTHER THAN THE IRRIGATION CONTRACTOR (SUCH AS THE PAVING OR SITE CIVIL CONTRACTOR). CONSULT OTHER DOCUMENTS FOR ADDITIONAL INFORMATION. ANY NEEDED SLEEVE WHICH EITHER CANNOT BE FOUND OR IS DAMAGED BEYOND PRACTICAL USE SHALL BE REPORTED TO THE PROJECT MANAGER IMMEDIATELY, ALONG WITH RECOMMENDATIONS FOR CORRECTIVE ACTION. SLEEVES UNDER SIDEWALKS, DECKS, ETC. ARE NORMALLY INSTALLED BY THE IRRIGATION CONTRACTOR.

8. CONTROL WIRING SHALL BE ROUTED WITH THE MAINLINE WHENEVER POSSIBLE. WIRE SHALL DIRECT BURIAL PE 14-GAUGE.

9. ALL SPRINKLER HEADS SHALL BE OF THE PROPER SIZE AND TYPE FOR THE LOCATION AND PLANT MATERIAL. HEADS SHALL BE INSTALLED IN THE PRESCRIBED MANNER, PLUMB, AND WITH THE PROPER HEIGHT WITH RESPECT TO GRADE AND/OR PLANT MATERIAL. ALL HEADS AND OTHER EQUIPMENT SHALL BE INSTALLED WITH ADEQUATE AND UNIFORM CLEARANCES FROM ALL PAVING, CURBS, SIDEWALKS, WALLS, AND OTHER OBSTACLES, SO THAT DAMAGE TO EQUIPMENT DOES NOT OCCUR DURING NORMAL LANDSCAPE MAINTENANCE OPERATIONS. ALL SPRINKLERS SHALL BE ADJUSTED TO OBTAIN OPTIMAL COVERAGE OF PLANT MATERIAL, WHILE MINIMIZING OVERSPRAY ONTO WINDOWS, WALLS PAVING OR OTHER IMPERVIOUS SURFACES, PARTICULARLY WOODWORK AND/OR TRIM. THE INSTALLER SHALL UTILIZE THE PROPER SPRAY NOZZLE PATTERN FOR THE LOCATION, AS WELL AS PRESSURE-COMPENSATING HEADS OR SCREENS, AND ADJUSTABLE-PATTERN NOZZLES WHERE A FIXED PATTERN IS NOT SUITABLE TO CONTROL COVERAGE OR OVERSPRAY.

10. RISER-MOUNTED HEADS SHALL BE INSTALLED WITHIN THE FIRST ROW OF PLANT MATERIAL SO THAT THE HEAD IS PROTECTED AND CONCEALED BY THE MATERIAL. IT MAY BE REQUIRED TO RELOCATE HEADS NOT CONFORMING TO THIS STIPULATION AFTER PLANTS ARE INSTALLED. THIS SHALL BE DONE AT NO ADDITIONAL COST TO THE OWNER. RISERS SHALL BE STAKED AS SHOWN IN THE DETAILS, AND PAINTED A DURABLE FLAT COLOR, TO BE AGREED UPON BY THE PARTIES.

11. TREE BUBBLER HEADS SHALL BE CONSIDERED TEMPORARY, AND WILL BE CAPPED OFF ONCE MATERIAL IS ESTABLISHED.

12. THE CONTROLLER SHALL REQUIRE A STANDARD 120-VAC POWER FEED, WHICH SHALL BE COORDINATED BY THE INSTALLER, AND HOOKED UP BY A LICENSED ELECTRICIAN. IT IS PREFERRED THAT A DEDICATED CIRCUIT BE PROVIDED FOR THIS CONNECTION. A 3-WIRE POWER INPUT SURGE ARRESTOR SHALL BE PROVIDED ON THE POWER FEED, AND A DEDICATED GROUND ROD/PLATE NETWORK (SEE DETAIL) SHALL BE INSTALLED, HAVING A MEASURED EARTH GROUND RESISTANCE OF NOT GREATER THAN TEN (10) OHMS.

13. THE CONTROL SYSTEM IS A RAIN BIRD SYSTEM. THE INSTALLER SHALL UTILIZE PERSONNEL WHO ARE SPECIFICALLY TRAINED AND CERTIFIED IN THE PROPER INSTALLATION OF THIS SYSTEM. THE INSTALLER SHALL ENLIST THE SERVICES OF THE FIELD SERVICE REPRESENTATIVE FOR ANY REQUIRED COORDINATION. ALL RELEVANT MATERIAL AND LABOR TO INSTALL THIS SYSTEM IN ACCORDANCE WITH RAIN BIRD GUIDELINES SHALL BE CONSIDERED PART OF THE WORK, WHETHER OR NOT SPECIFICALLY CALLED OUT IN THESE DOCUMENTS.

14. THE CONTROLLER SHALL BE EQUIPPED WITH A PROPERLY LOCATED AND INSTALLED RAIN SENSOR. THE SENSOR SHALL BE LOCATED IN SUCH A MANNER SO THAT IT IS UNOBSTRUCTED AND DIRECTLY EXPOSED TO NATURAL RAINFALL FROM ALL DIRECTIONS, BUT NOT TO RUNOFF WATER FROM ROOFS, ETC.

15. THE MINIMUM SUPPLY REQUIREMENT FOR THE SYSTEM AS DESIGNED IS:
SEE POC CRITICAL ANALYSIS

16. THE INSTALLER SHALL BE EXPECTED TO BE FAMILIAR WITH ALL REQUIREMENTS FOR THE WORK, AND TO CONDUCT HIS WORK IN A CLEAN, SAFE, AND WORKMANLIKE MANNER. THE OWNER RESERVES THE RIGHT TO ACT TO PROTECT HIS PROPERTY AND THE OTHER PERSONNEL AT WORK THERE, AND TO MAKE EMERGENCY REPAIRS OR TAKE CORRECTIVE ACTION IF THE INSTALLER DOES NOT FULFILL HIS OBLIGATIONS IN A TIMELY MANNER. THE OWNER FURTHER RESERVES THE RIGHT TO BACK-CHARGE THE INSTALLER TO COVER SUCH EXPENSES, TO THE EXTENT ALLOWED UNDER APPLICABLE LAW.

DEVELOPMENT REVIEW COMMITTEE
MARION COUNTY, FLORIDA
APPROVED: 09/15/23
EXPIRATION DATE: 6/17/24
All construction shall conform to the construction standards of the Marion County Land Development Regulations in effect at the time of permitting. Deviations from these standards must be approved in writing by the County Engineer or designee.
NOTICE
The approval of these plans by Marion County shall not constitute or imply that the property owner has complied with all requirements of other agencies for additional permits as applicable by state and/or federal law.

tdc DESIGN STUDIO
LANDSCAPE ARCHITECTURE
COMMUNITY PLANNING
URBAN DESIGN
1516 E. HILLCREST STREET STE. 105
ORLANDO, FL 32803 PH: 407-504-3420

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PROJECT
MIDWAY TERRACE APTS
LOT 18
MARION COUNTY, FL
Prepared For:
LINN ENGINEERING

SEAL

CONSULTANTS

ISSUED FOR:
DEVELOPMENT REVIEW
2023/2024 REVISED LAYER 2)

PROJECT NO.	2023-17
DESIGNED BY	TFW
DRAWN BY	TFW
CHECKED BY	TDC/TFW
DATE	8/2/2023
DRAWING SCALE	AS SHOWN

DRAWING TITLE
IRRIGATION DETAILS

DRAWING NUMBER
IR-02
SHEET 2 OF 3

IRRIGATION NOTES & SPECIFICATIONS

Irrigation design based on the TDC Design Studio Landscape Plan dated 7/19/2021. Contractor shall refer to these plans to coordinate sprinkler and pipe locations.

The system has been designed to conform with the requirements of all applicable codes, laws, ordinances, rules, regulations and conventions. Should any conflict exist, the requirements of the codes shall prevail. It is the responsibility of the owner/installation contractor to ensure the entire system is installed as designed. Irrigation contractor responsible for obtaining all required permits according to federal, state and local laws.

The scope of work is shown on the plans, notes and details. The Irrigation Contractor shall be certified as a CERTIFIED IRRIGATION CONTRACTOR by the Irrigation Association. The certification shall be current and in good standing.

THE WORK

The work specified in this section consists of furnishing all components necessary for the installation, testing, and delivery of a complete, fully functional automatic landscape irrigation system that complies with the irrigation plans, specifications, notes, and details. This work shall include, but not be limited to, the providing of all required material if applicable (pump(s), backflows, pipes, valves, fittings, controllers, wire, primer, glue, etc.), layout, protection to the public, excavation, assembly, installation, back filling, compacting, repair of road surfaces, controller and low voltage feeds to valves, cleanup, maintenance, guarantee and as-built plans.

All irrigated areas shall provide 100% head-to-head coverage from a fully automatic irrigation system with a rain (and freeze as appropriate) shut off device. If the rain shut off device is a rain sensor, it shall be installed to prevent activation by adjacent heads. Zones are prioritized first by public safety and then by hydraulic concerns. This sequencing will be a mandatory punch list item.

These plans have been designed to satisfy/exceed the Florida Irrigation Society Standards and Specifications for Turf and Landscape Irrigation Systems, fourth edition. All products should be installed per manufacturer's recommendation. Contractor shall verify all underground utilities 72 hours prior to commencement of work.

It is the responsibility of the irrigation contractor to familiarize themselves with all grade differences, location of walls, retaining walls, structures and utilities. Do not willfully install the sprinkler system as shown on the drawings when it is obvious in the field that unknown obstruction, grade differences or differences in the area dimensions exist that might not have been considered in the engineering. Such obstructions, or differences, should be brought to the attention of the owner's authorized representative. In the event this notification is not performed, the irrigation contractor shall assume full responsibility for any revisions necessary.

Irrigation contractor shall repair or replace all items damaged by their work. Irrigation contractor shall coordinate their work with other contractors for the location and installation of pipe sleeves and laterals through walls, under roadways and paving, etc.

The contractor shall take immediate steps to repair, replace, or restore all services to any utilities which are disrupted due to their operations. All costs involved in disruption of service and repairs due to negligence on the part of the contractor shall be their responsibility.

POINT OF CONNECTION (P.O.C.)

There is ONE P.O.C.('s)

#1-P.O.C. is a new a new 1" potable meter (by others) with a 1" service line by others. The P.O.C. must be capable of delivering a minimum of 20.3 GPM at 60 PSI downstream of the water meter.

Contractor to verify these minimum conditions can be met prior to ordering of materials and the beginning of installation. If the conditions can not be met, the contractor must notify the designer prior to proceeding with the work. If the contractor does not do so, the contractor proceeds at their own risk and becomes responsible for any future work required to make the system perform as required.

THE PIPE

Pipe locations shown on the plan are schematic and shall be adjusted in the field. When laying out mainlines place a maximum of 18" away from either the back of curb, front of walk, back of walk, or other hardscape to allow for ease in locating and protection from physical damage. Install all lateral pipe near edges of pavement or against buildings whenever possible to allow space for plant root balls. Always install piping inside project property's boundary.

All pipes are to be placed in planting beds. If it is necessary to have piping under hardscapes, such as roads, walks, and patios, the pipes must be sleeved using Class 200 PVC with the sleeve diameter being twice the size of the pipe it is carrying with a minimum sleeve size of 2".

Pipe sizes shall conform to those shown on the drawings. No substitutions of smaller pipe sizes shall be permitted, but substitutions of larger sizes may be approved. All damaged and rejected pipe shall be removed from the site at the time of said rejection.

Mainline shall be Pantone Purple Sch 40 solvent-weld (sized per plan) PVC with Sch 40 PVC solvent-weld fittings.

Contractor to ensure all mainline piping is properly restrained using mechanical joint fittings, restraining collars, threaded rods, thrust blocks, etc.,, as and where required. Contractor shall refer to pipe manufacturers recommended installation practices for further direction.

PVC pipe joint compound and primer: The PVC cement shall be Weld-On 711 (grey, slow-drying, heavy-duty) and the primer shall be Weld-On P70 (purple tinted, compatible with cement), or approved equals.

ELECTRICAL POWER SUPPLY

Electrical supply for irrigation pumps, controllers, sensors, relaysto be provided by irrigation contractor. Contractor to coordinate with local utilities for the installation of, and connection to, site available power supplies for required electrical components as set forth in the irrigation plans.

All electrical work is to comply with the National Electrical Code and any, and all, other applicable electrical codes, laws and regulations. A licensed electrician shall perform all electrical hook-ups. Power for each controller/CCU shall be a dedicated 120 volt, 20 amp circuit unless otherwise specified in the plans. Power for each pump to be according to pump specifications indicated in these plans.

WIRING

Irrigation control wire shall be thermoplastic solid copper, single conductor, low voltage irrigation controller wire; suitable for direct burial and continuous operation at rated voltages.

Tape and bundle control wires every 10' and run alongside the mainline. At all turns in direction make a 2' coil of wire. At all valve boxes coil wire around a 3/4" piece of PVC pipe to make a coil using 30 linear inches of wire. Make electrical connections with 3MDBY/R connectors.

Number all wires, using an electrical book of numbers, according to the plans. Number wires in all valve boxes, junction boxes and at the controller.

Wire sized, numbered and colored as follows:
- #14 white for common
- #14 spare black common
- #14 individual color coded hot wire
- #14 spare yellow hot wire

Spare wires
Leaving each controller, run six spare wires in both directions (twelve spare wires total). Install as 2 common spares (4 total) and 4 hot wires (8 total). Loop these wires into each RCV along their path and terminate in the last valve box controlled by the wires respective controller. The loop into each valve box shall extend up into the valve box a minimum of 8" and be readily accessible by opening the valve box lid. These wires must be all numbered and color coded as required in these plans.

Controller and Pump station Control Panel grounding - Contractor to utilize 4'X8'X5/8" copper grounding plates, 5/8"X10' copper clad grounding rods, 'One Strike' CAD wells at all connection points, #6 bare copper wire, and earth contact material. Install these and other required components as outlined in the detail. Contractor to verify that the earth to ground resistance does not exceed 10 ohms. Contractor shall provide a written certification, on a licensed electrical contractors letter head, showing the date of the test, controller/pump location, and test results. Each controller/pump shall be so grounded and tested. Each component must have its own separate grounding grid, unless they are sitting side by side, in which case up to two controllers can share a common grounding grid.

LAYOUT

Lay out irrigation system mainlines and lateral lines. Make the necessary adjustments as required to take into account all site obstructions and limitations prior to excavating trenches.

Stake all sprinkler head locations. Adjust location and make the necessary modifications to nozzle types, etc. required to ensure 100% head to head coverage. Refer to the Edge of Pavement Detail on the Irrigation Detail Sheet.

Spray heads shall be installed 4" from sidewalks or curbed roadways and 12" from uncurbed roadways and building foundations. Rotors shall be installed 4" from sidewalks or curbed roadways, 12" from building foundations, and 36" from uncurbed roadways.

Shrub heads shall be installed on 3/4" Sch 40 PVC risers. The risers shall be set at a minimum of 18" off sidewalks, roadway curbing, building foundations, and/or any other hardscaped areas. Shrub heads shall be installed to a standard height of 4" below maintained height of plants and shall be installed a minimum of 6" within planted masses to be less visible and offer protection. Paint all shrub risers with flat black or forest green paint, unless irrigation system will utilize reuse water; in this case the risers shall be purple PVC and shall not be painted.

Locate valves prior to excavation. Ensure that their location provides for easy access and that there is no interference with physical structures, plants, trees, poles, etc. Valve boxes must be placed a minimum of 12" and a maximum of 15" from the edge of pavement, curbs, etc. and the top of the box must be 2" above finish grade. No valve boxes shall be installed in turf areas without approval by the irrigation designer - only in shrub beds. Never install in sport field areas.

VALVES

Sequence all valves so that the farthest valve from the P.O.C. operates first and the closest to the P.O.C. operates last. The closest valve to the P.O.C. should be the last valve in the programmed sequence.

Adjust the flow control on each RCV to ensure shut off in 10 seconds after deactivation by the irrigation controller.

Using an electric branding iron, brand the valve I.D. letter/number on the lid of each valve box. This brand must be 2"-3" tall and easily legible.

EQUIPMENT

All pop-up heads and shrub risers shall be pressure compensating. All pop-up heads shall be mounted on flex-type swing joints. All rotors shall be installed with PVC triple swing joints unless otherwise detailed.

All sprinkler equipment, not otherwise detailed or specified on these plans, shall be installed as per manufacturer's recommendations and specifications, and according to local and state laws.

TRENCHING

Excavate straight and vertical trenches with smooth, flat or sloping bottoms. Trench width and depth should be sufficient to allow for the proper vertical and horizontal separation between piping as shown in the pipe installation detail on the detail sheet.

Protect existing landscaped areas. Remove and replant any damaged plant material upon job completion. The replacement material shall be of the same genus and species, and of the same size as the material it is replacing. The final determination as to what needs to be replaced and the acceptability of the replacement material shall be solely up to the owner or owner's representative.

INSTALLATION

Solvent Weld Pipe: Cut all pipe square and deburr. Clean pipe and fittings of foreign material; then apply a small amount of primer while ensuring that any excess is wiped off immediately. Primer should not puddle or drip from pipe or fittings. Next apply a thin coat of PVC cement; first apply a thin layer to the pipe, next a thin layer inside the fitting, and finally another very thin layer on the pipe. Insert the pipe into the fitting. Insure that the pipe is inserted to the bottom of the fitting, then turn the pipe a 1/4 turn and hold for 10 seconds. Make sure that the pipe doesn't recede from the fitting. If the pipe isn't at the bottom of the fitting upon completion, the glue joint is unacceptable and must be discarded.

Pipes must cure a minimum of 30 minutes prior to handling and placing into trenches. A longer curing time may be required; refer to the manufacturer's specifications. The pipe must cure a minimum of 24 hours prior to filling with water.

Gasketed Pipe: With pipe in the trench, cut pipe square, deburr, and place beveled edge on male portion of pipe, if not using a piece with a factory bevel. Clean pipe and fittings of foreign material; then apply a small amount of pipe grease to the rubber gasket on the female end. Fully insert the male end of the pipe into the bell end of adjacent pipe until the bevel is fully seated into the bell. Restrain pipe as required.

BACK FILL

The Back fill 6" below, 6" above, and around all piping shall be of clean sand and anything beyond that in the trench can be of native material but nothing larger than 2" in diameter.

Main line pipe depth measured to the top of pipe shall be:
- 24" minimum for 3/4"-2 1/2" PVC with a 30" minimum at vehicular crossings;
- 30" minimum for 3" & 4" PVC with a 36" minimum at vehicular crossings.
- 36" minimum for 6" PVC with a 36" minimum at vehicular crossings;

Lateral line depths measured to top of pipe shall be:
- 18" minimum for 3/4"-3" PVC with a 30" minimum at vehicular crossings;
- 24" minimum for 4" PVC and above with a 30" minimum at vehicular crossings.

Contractor shall backfill all piping, both mainline and laterals, prior to performing any pressure tests. The pipe shall be backfilled with the exception of 2' on each side of every joint (ball fittings, 90's, tees, 45's, etc.). These joints shall not be backfilled until all piping has satisfactorily passed its appropriate pressure test as outlined below.

FLUSHING

Prior to the placement of valves, flush all mainlines for a minimum of 10 minutes or until lines are completely clean of debris, whichever is longer.

Prior to the placement of heads, flush all lateral lines for a minimum of 10 minutes or until lines are completely clean of debris, whichever is longer.

Use screens in heads and adjust heads for proper coverage avoiding excess water on walls, walks and paving.

TESTING

Soil: At a minimum of 2 locations on the site, soil tests for infiltration and texture shall be performed according to the USDA Soil Quality Test Kit Guide. The tests shall be documented in a USDA Soil Worksheet. (All of the above is available at http://soils.usda.gov/sqi/assessment/test_kit.html) The completed worksheet shall be submitted to the owners representative for review/approval. Do not proceed without written direction from the owner/owner's representative.

Mainline: Remove all remote control valves and cap using a threaded cap on SCH 80 nipple. Fill mainline with water and pressurize the system to 125 PSI. Monitor the system pressure at two gauge locations; the gauge locations must be at opposite ends of the mainline. With the same respective pressures, monitor the gauges for two hours. There can be no loss in pressure at either gauge for solvent-welded pipe. For HDPE pipe, see HDPE notes. For gasketed pipe, testing requires measurement of the water pumped into the mainline system, using a hydrostatic pump, to maintain 125 PSI - this water volume shall be no more than the result of the following formula:

L=(ND·P)/7400

where L=Allowable leakage in gallons per hour
N=Number of joints in pipe tested
D=Nominal diameter of pipe (in inches)
P=Average Test Pressure (in PSI)

If these parameters are exceeded, locate the problem; repair it; wait 24 hours and retry the test. This procedure must be followed until the mainline passes the test.

Lateral Lines: The lateral lines must be fully filled to operational pressure and visually checked for leaks. Any leaks detected must be repaired.

Operational Testing -Once the mainline and lateral lines have passed their respective tests, and the system is completely operational, a coverage test and demonstration of the system is required. The irrigation contractor must demonstrate to the owner, or his/her representative, that proper coverage is obtained and the system works automatically from the controller. This demonstration requires each zone to be turned on, in the proper sequence as shown on the plans, from the controller. Each zone will be inspected for proper coverage and function. The determination of proper coverage and function is at the sole discretion of the owner or owner's representative.

Upon completion of the operational test, run each zone until water begins to puddle or run off. This will allow you to determine the number of irrigation start times necessary to meet the weekly evapotranspiration requirements of the planting material in each zone. In fine sandy soils, it is possible no puddling will occur. If this is experienced, then theoretical calculations for run times will be required for controller programming.

SUBMITTALS

Pre-Construction: The contractor must submit for written approval, prior to installation, five (5) copies of the manufacturer's cut sheets/specifications for all components to be used in the irrigation system.

After project completion:
As a condition of final acceptance, the irrigation contractor shall provide the owner with:
1. Irrigations As-builts - shall be provided utilizing a sub-foot Global Positioning System (GPS) to accurately locate all mainlines, sleeves, remote control valves, gate valves, independent wire runs, wire splice boxes, controllers, high voltage supply sources/conduit path, control mechanisms, sensors, wells and water source connections in Florida East State Plane, NAD 83, and CORS 96 format. The data collected shall be in POINT format and include an ID for each data point with Manufacturer, Type, Size, and Depth. All mainline and independent runs of wire shall be located every 30' for straight runs and at every change of direction. Sleeves will be located at end points and every 20' of length. The as-built drawing shall include depth in inch format. These POINTS once collected shall be imported into AutoCAD DWG geo-referenced base file to be labeled accordingly. The completed AS-built shall be a Geo-Referenced DWF file and delivered to the owner on a compact disk (CD).

2. Controller charts - Upon completion of "as-built" prepare controller charts; one per controller. Indicate on each chart the area controlled by a remote control valve/zone (different color for each zone). This chart shall be reduced to a size that will fit inside of the controller door. The reduction shall be hermetically sealed inside two 2mil pieces of clear plastic.

3. Grounding Certification - Provide ground certification results for each controller and pump panel grounding grid installed. This must be on a licensed electrician's letterhead stating location tested (using IR plan symbols), date, time, test method, and testing results.

INSPECTIONS AND COORDINATION MEETINGS REQUIRED - Contractor is required to schedule, perform, and attend the following, and demonstrate to the owner and/or owners representative to their satisfaction, as follows:

1. Pre-construction meeting - Designer and contractor to review entire project prior to schedule with owner/general contractor.
2. Mainline installation inspection(s) - all mainline must be inspected for proper pipe, fittings, depth of coverage, backfill, and installation method
3. Mainline pressure test - All mainline shall be pressure tested according to this designs requirements
4. Flow Meter calibration - All flow meters must be calibrated, provide certified calibration report for all flow meters.
5. USDA Soil Quality Tests for infiltration/texture
6. Coverage and operational test
7. Final inspection
8. Punch list inspection

FINAL ACCEPTANCE

Final acceptance of the irrigation system will be given after the following documents and conditions have been completed and approved. Final payment will not be released until these conditions are satisfied.

1. All above inspections are completed, documented, and approved by owner.
2. Completion and acceptance of 'as-built' drawings.
3. Acceptance of required controller charts and placement inside of controllers.
4. All other submittals have be made to the satisfaction of the owner.

GUARANTEE: The irrigation system shall be guaranteed for a minimum of one calendar year from the time of final acceptance.

MINIMUM RECOMMENDED
IRRIGATION MAINTENANCE PROCEDURES

1. Every irrigation zone should be checked monthly and written reports generated describing the date(s) each zone was inspected, problems identified, date problems repaired, and a list of materials used in the repair. At minimum, these inspections should include the following tasks:

A. Turn on each zone from the controller to verify automatic operation.
B. Check schedules to ensure they are appropriate for the season, plant and soil type, and irrigation method. Consult an I.A. certified auditor for methods used in determining proper irrigation scheduling requirements.
C. Check remote control valve to ensure proper operation.
D. Check setting on pressure regulator to verify proper setting, if present.
E. Check flow control and adjust as needed; ensure valve closure within 10-15 seconds after deactivation by controller.
F. Check for leaks - mainline, lateral lines, valves, heads, etc.
G. Check all heads as follows:

1. Proper set height (top of sprinkler is 1" below mow height)
2. Verify head pop-up height - 6" in turf, 12" in ground cover, and pop-up on riser in shrub beds.
3. Check wiper seal for leaks - if leaking, clean head and re-inspect. If still leaking, replace head with the appropriate head with pressure regulator and built-in check valve.
4. All nozzles checked for proper pattern, clogging, leaks, correct make & model, etc. - replace as needed
5. Check for proper alignment - perfectly vertical; coverage area is correct; minimize over spray onto hardscapes.
6. Riser height raised/lowered to accommodate plant growth patterns and ensure proper coverage.
7. verify the pop-up riser retracts after operation. If not, repair/replace as needed.

2. Check controller/C.C.U. grounds for resistance (10 ohms or less) once per year. Submit written reports.

3. Check rain shut-off device monthly to ensure it functions properly.

4. Inspect all filters monthly and clean/repair/replace as needed.

5. Inspect backflow devices by utilizing a properly licensed backflow inspector. This should be done annually, at minimum.

6. Inspect all valve boxes to ensure they are in good condition, lids are in place and locked.

7. Check pump stations for proper operation, pressures, filtration, settings, etc. - refer to pump station operations manual.

8. Check and clean intake screens on all suction lines quarterly, at minimum. Clean and/or repair, as needed.

9. Winterize, if applicable, as weather in your area dictates. Follow manufacturer recommendations and blow out all lines and equipment using compressed air. Perform seasonal startup of system as per manufacturer recommendations.

10. Conduct additional inspections, maintenance tasks, etc. that are particular for your site.

CONSTRUCTION REVIEW
MARION COUNTY, FLORIDA
APPLICATION #: 20183
Approval of construction plans by County is not an approval of existing construction which must be dressed and sodded. Seed and mulch may be used if approved by the County Engineer or Designee.
The approval of these plans is limited to construction under the jurisdiction of Marion County and does not substitute nor waive the requirements of other governmental permits, as applicable, by state and/or federal laws.

tdc DESIGN STUDIO
LANDSCAPE ARCHITECTURE
COMMUNITY PLANNING
URBAN DESIGN
1516 E. HILLCREST STREET STE. 105
ORLANDO, FL 32803 PH: 407-554-2425

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PROJECT
MIDWAY TERRACE APTS
LOT 18
MARION COUNTY, FL
Prepared For:
LINN ENGINEERING

Printed copies of this document are not considered signed and sealed and the data should not be verified on any electronic copies.

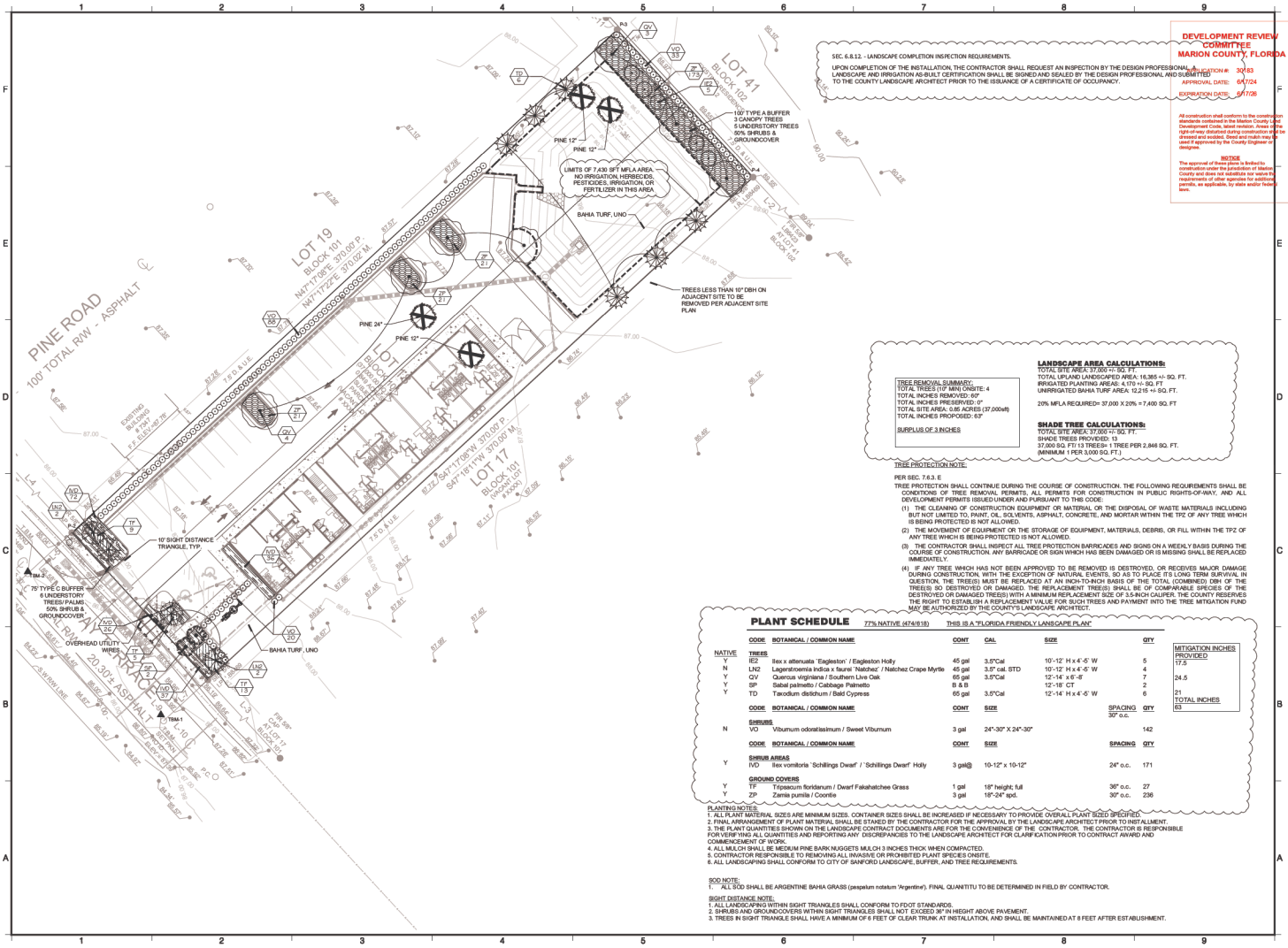
CONSULTANTS

ISSUED FOR:
CONSTRUCTION REVIEW
2/2/2022 (REVISED LAYER 2)

PROJECT NO.	2023-17
DESIGNED BY	TFW
DRAWN BY	TFW
CHECKED BY	TDC/TFW
DATE	8/2/2023
DRAWING SCALE	AS SHOWN

DRAWING TITLE
IRRIGATION DETAILS

DRAWING NUMBER
IR-03
SHEET 3 OF 3



SEC. 6.8.12. - LANDSCAPE COMPLETION INSPECTION REQUIREMENTS.

UPON COMPLETION OF THE INSTALLATION, THE CONTRACTOR SHALL REQUEST AN INSPECTION BY THE DESIGN PROFESSIONAL. A LANDSCAPE AND IRRIGATION AS-BUILT CERTIFICATION SHALL BE SIGNED AND SEALED BY THE DESIGN PROFESSIONAL AND SUBMITTED TO THE COUNTY LANDSCAPE ARCHITECT PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.

DEVELOPMENT REVIEW COMMITTEE
MARION COUNTY, FLORIDA

APPLICATION #: 30183
APPROVAL DATE: 6/17/24
EXPIRATION DATE: 6/17/26

All construction shall conform to the construction standards contained in the Marion County Land Development Code. Any damage to existing right-of-way disturbed during construction shall be dressed and sodded. Seed and mulch may be used if approved by the County Engineer or designee.

NOTICE
The approval of these plans is limited to construction under the jurisdiction of Marion County and does not substitute nor waive the requirements of other agencies for additional permits, as applicable, by state and/or federal laws.

LANDSCAPE AREA CALCULATIONS:
TOTAL SITE AREA: 37,000 +/- SQ. FT.
TOTAL UPLAND LANDSCAPED AREA: 16,385 +/- SQ. FT.
IRRIGATED PLANTING AREAS: 4,170 +/- SQ. FT
UNIRRIGATED BAHIA TURF AREA: 12,215 +/- SQ. FT.

20% MFLA REQUIRED= 37,000 X 20% = 7,400 SQ. FT

SHADE TREE CALCULATIONS:
TOTAL SITE AREA: 37,000 +/- SQ. FT.
SHADE TREES PROVIDED: 13
37,000 SQ. FT/ 13 TREES= 1 TREE PER 2,846 SQ. FT.
(MINIMUM 1 PER 3,000 SQ. FT.)

TREE REMOVAL SUMMARY:
TOTAL TREES (10" MIN) ONSITE: 4
TOTAL INCHES REMOVED: 60"
TOTAL INCHES PRESERVED: 0"
TOTAL SITE AREA: 0.85 ACRES (37,000sf)
TOTAL INCHES PROPOSED: 63"

SURPLUS OF 3 INCHES

TREE PROTECTION NOTE:

PER SEC. 7.6.3. E

TREE PROTECTION SHALL CONTINUE DURING THE COURSE OF CONSTRUCTION. THE FOLLOWING REQUIREMENTS SHALL BE CONDITIONS OF TREE REMOVAL PERMITS, ALL PERMITS FOR CONSTRUCTION IN PUBLIC RIGHTS-OF-WAY, AND ALL DEVELOPMENT PERMITS ISSUED UNDER AND PURSUANT TO THIS CODE:

(1) THE CLEANING OF CONSTRUCTION EQUIPMENT OR MATERIAL OR THE DISPOSAL OF WASTE MATERIALS INCLUDING BUT NOT LIMITED TO, PAINT, OIL, SOLVENTS, ASPHALT, CONCRETE, AND MORTAR WITHIN THE TPZ OF ANY TREE WHICH IS BEING PROTECTED IS NOT ALLOWED.

(2) THE MOVEMENT OF EQUIPMENT OR THE STORAGE OF EQUIPMENT, MATERIALS, DEBRIS, OR FILL WITHIN THE TPZ OF ANY TREE WHICH IS BEING PROTECTED IS NOT ALLOWED.

(3) THE CONTRACTOR SHALL INSPECT ALL TREE PROTECTION BARRICADES AND SIGNS ON A WEEKLY BASIS DURING THE COURSE OF CONSTRUCTION. ANY BARRICADE OR SIGN WHICH HAS BEEN DAMAGED OR IS MISSING SHALL BE REPLACED IMMEDIATELY.

(4) IF ANY TREE WHICH HAS NOT BEEN APPROVED TO BE REMOVED IS DESTROYED, OR RECEIVES MAJOR DAMAGE DURING CONSTRUCTION, WITH THE EXCEPTION OF NATURAL EVENTS, SO AS TO PLACE ITS LONG TERM SURVIVAL IN QUESTION, THE TREE(S) MUST BE REPLACED AT AN INCH-TO-INCH BASIS OF THE TOTAL (COMBINED) DBH OF THE TREE(S) SO DESTROYED OR DAMAGED. THE REPLACEMENT TREE(S) SHALL BE OF COMPARABLE SPECIES OF THE DESTROYED OR DAMAGED TREE(S) WITH A MINIMUM REPLACEMENT SIZE OF 3.5-INCH CALIPER. THE COUNTY RESERVES THE RIGHT TO ESTABLISH A REPLACEMENT VALUE FOR SUCH TREES AND PAYMENT INTO THE TREE MITIGATION FUND MAY BE AUTHORIZED BY THE COUNTY'S LANDSCAPE ARCHITECT.

PLANT SCHEDULE

77% NATIVE (474/618) — THIS IS A "FLORIDA FRIENDLY LANSCAPE PLAN"

	CODE	BOTANICAL / COMMON NAME	CONT	CAL	SIZE		QTY
NATIVE	**TREES**						
Y	IE2	Ilex x attenuata 'Eagleston' / Eagleston Holly	45 gal	3.5"Cal	10'-12' H x 4'-5' W		5
N	LN2	Lagerstroemia indica x fauriei 'Natchez' / Natchez Crape Myrtle	45 gal	3.5" cal. STD	10'-12' H x 4'-5' W		4
Y	QV	Quercus virginiana / Southern Live Oak	65 gal	3.5"Cal	12'-14' x 6'-8'		7
Y	SP	Sabal palmetto / Cabbage Palmetto	B & B		12'-18' CT		2
Y	TD	Taxodium distichum / Bald Cypress	65 gal	3.5"Cal	12'-14' H x 4'-5' W		6
	CODE	BOTANICAL / COMMON NAME	CONT	SIZE		SPACING	QTY
	SHRUBS					30" o.c.	
N	VO	Viburnum odoratissimum / Sweet Viburnum	3 gal	24"-30" X 24"-30"			142
	CODE	BOTANICAL / COMMON NAME	CONT	SIZE		SPACING	QTY
	SHRUB AREAS						
Y	IVD	Ilex vomitoria 'Schillings Dwarf' / 'Schillings Dwarf' Holly	3 gal@	10-12" x 10-12"		24" o.c.	171
	GROUND COVERS						
Y	TF	Tripsacum floridanum / Dwarf Fakahatchee Grass	1 gal	18" height; full		36" o.c.	27
Y	ZP	Zamia pumila / Coontie	3 gal	18"-24" spd.		30" o.c.	236

MITIGATION INCHES PROVIDED
17.5
24.5
21
TOTAL INCHES 63

PLANTING NOTES:
1. ALL PLANT MATERIAL SIZES ARE MINIMUM SIZES. CONTAINER SIZES SHALL BE INCREASED IF NECESSARY TO PROVIDE OVERALL PLANT SIZED SPECIFIED.
2. FINAL ARRANGEMENT OF PLANT MATERIAL SHALL BE STAKED BY THE CONTRACTOR FOR THE APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLMENT.
3. THE PLANT QUANTITIES SHOWN ON THE LANDSCAPE CONTRACT DOCUMENTS ARE FOR THE CONVENIENCE OF THE CONTRACTOR. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES AND REPORTING ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECT FOR CLARIFICATION PRIOR TO CONTRACT AWARD AND COMMENCEMENT OF WORK.
4. ALL MULCH SHALL BE MEDIUM PINE BARK NUGGETS MULCH 3 INCHES THICK WHEN COMPACTED.
5. CONTRACTOR RESPONSIBLE TO REMOVING ALL INVASIVE OR PROHIBITED PLANT SPECIES ONSITE.
6. ALL LANDSCAPING SHALL CONFORM TO CITY OF SANFORD LANDSCAPE, BUFFER, AND TREE REQUIREMENTS.

SOD NOTE:
1. ALL SOD SHALL BE ARGENTINE BAHIA GRASS (paspalum notatum 'Argentine'). FINAL QUANTITU TO BE DETERMINED IN FIELD BY CONTRACTOR.

SIGHT DISTANCE NOTE:
1. ALL LANDSCAPING WITHIN SIGHT TRIANGLES SHALL CONFORM TO FDOT STANDARDS.
2. SHRUBS AND GROUNDCOVERS WITHIN SIGHT TRIANGLES SHALL NOT EXCEED 36" IN HEIGHT ABOVE PAVEMENT.
3. TREES IN SIGHT TRIANGLE SHALL HAVE A MINIMUM OF 6 FEET OF CLEAR TRUNK AT INSTALLATION, AND SHALL BE MAINTAINED AT 8 FEET AFTER ESTABLISHMENT.

tdc DESIGN STUDIO
LANDSCAPE ARCHITECTURE
COMMUNITY PLANNING
URBAN DESIGN
1514 E. HILLCREST STREET STE. 105
ORLANDO, FL 32803 PH: 407-504-2425

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PROJECT
MIDWAY TERRACE APTS
LOT 18
MARION COUNTY, FL

Prepared For:
LINN ENGINEERING

SEAL

CONSULTANTS

ISSUED FOR:
DEVELOPMENT REVIEW
2/22/2024 REVISED LAYER 2)
3/14/2024 REVISED LAYER 3)

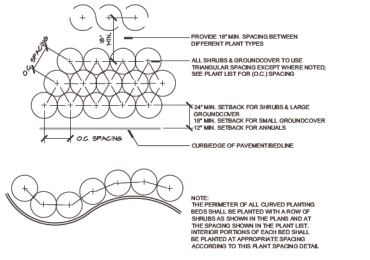
PROJECT NO.	2023-17
DESIGNED BY	TFW
DRAWN BY	TFW
CHECKED BY	TDC/TFW
DATE	8/2/2023
DRAWING SCALE	1"=20'

0 FT 10 20 North

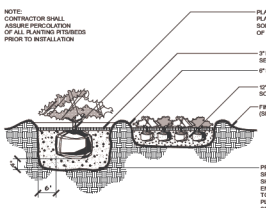
DRAWING TITLE
LANDSCAPE PLAN

DRAWING NUMBER
LS-01

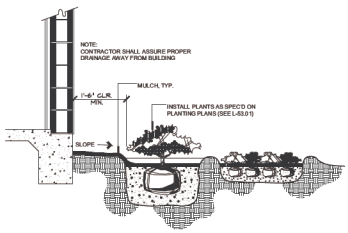
SHEET 1 OF 2



1 SHRUB & GROUNDCOVER SPACING
1/2" = 1'-0" P-LA-01



2 SHRUB & GROUNDCOVER PLANTING
1/2" = 1'-0" P-LA-02



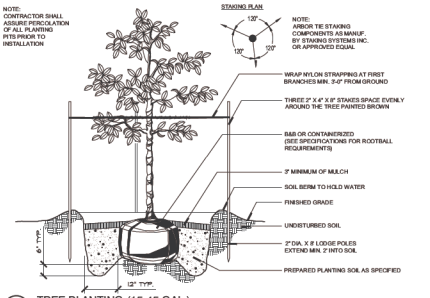
3 FOUNDATION PLANTING
1/2" = 1'-0" P-LA-03

DEVELOPMENT REVIEW COMMITTEE
MARION COUNTY, FLORIDA

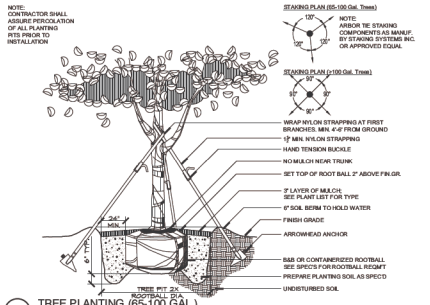
APPLICATION #: 30183
APPROVAL DATE: 6/17/24
EXPIRATION DATE: 6/17/26

All construction shall conform to the construction standards contained in the Marion County Land Development Code, latest revision. Construction in the right-of-way obtained during construction shall be dressed and sodded. Seed and mulch may be used if approved by the County Engineer or designee.

NOTICE
The approval of these plans is limited to construction under the jurisdiction of Marion County and does not substitute nor waive the requirements of other agencies for additional permits, as applicable, by state and/or federal laws.



4 TREE PLANTING (15-45 GAL.)
1/2" = 1'-0" P-LA-05



5 TREE PLANTING (65-100 GAL.)
1/2" = 1'-0" P-LA-06

LANDSCAPE SPECIFICATIONS:

PART 1 - GENERAL
1.01 WORK INCLUDED:
A. INSTALLATION OF TREES, PALMS, SHRUBS, GROUNDCOVERS, AND GRASS SOD.
B. APPLICATION AND PAYMENT FOR REQUIRED REVIEWS.

1.02 REFERENCES
A. "GRADES AND STANDARDS FOR NURSERY PLANTS," FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES.
B. "AMERICAN STANDARD FOR NURSERY STOCK," ANSI Z60.1-2004, AMERICAN NURSERY & LANDSCAPE ASSOCIATION.

1.03 SUBMITTALS
A. RECORD DRAWINGS: FURNISH ONE SET OF REPRODUCIBLE RECORD DRAWINGS, CLEARLY SHOWING ALL CHANGED MADE TO THE ORIGINAL CONTRACT DRAWINGS DURING THE COURSE OF WORK.
B. SOIL ANALYSIS: SUBMIT SOIL TEST RESULTS FROM AN INDEPENDENT SOIL TESTING LABORATORY PRIOR TO PLANTING.

1.04 DELIVERY, STORAGE AND HANDLING
A. INSPECTION: UPON DELIVERY TO THE SITE, INSPECT ALL PLANT MATERIALS FOR CONFORMITY TO THE SPECIFICATIONS AND FOR HANDLING DAMAGE. REMOVE FROM THE SITE ALL NON-CONFORMING AND DAMAGED PLANT MATERIALS.
B. ON-SITE STORAGE: PROTECT ALL STORED PLANT MATERIALS FROM SUN AND WIND. WATER ALL STORED PLANT MATERIAL DAILY. OWNER TO INDICATE APPROPRIATE LOCATION FOR MATERIAL(S) AND EQUIPMENT STORAGE

1.05 GUARANTEE
A. GUARANTEE ALL PLANTING WORK FOR A PERIOD OF ONE YEAR AFTER THE DATE OF FINAL APPROVAL AND ACCEPTANCE.
B. REPLACE AT NO COST TO THE OWNER ALL PLANT MATERIALS WHICH DIE OF ARE DETERMINED BY THE LANDSCAPE ARCHITECT , OR OWNERS REPRESENTATIVE TO BE UNACCEPTABLE, UNLESS THE DEATH OR UNACCEPTABLE CONDITION IS CLEARLY BEYOND THE CONTROL OF THE CONTRACTOR, AS DETERMINED BY THE OWNER. SUCH CIRCUMSTANCES MAY INCLUDE ACTS OF MOTHER NATURE, THEFT AFTER FINAL INSPECTION, OR VANDALISM. UNACCEPTABLE PLANTS SHALL INCLUDE THOSE THAT SHOW SIGNIFICANT DIEBACK OR FAILURE TO EXHIBIT THE HEALTHY CHARACTERISTICS INDICATIVE OF THE SPECIES.

1.06 MAINTENANCE
A. MAINTAIN ALL LANDSCAPING UNTIL ONE YEAR AFTER FINAL APPROVAL AND ACCEPTANCE.
B. MAINTENANCE TO INCLUDE:
1. CULTIVATING AND WEEDING PLANT BEDS AND TREE PITS.
2. APPLICATION OF HERBICIDES AND PESTICIDES
3. IRRIGATION SUFFICIENT TO SATURATE ROOT SYSTEMS APPLIED DAILY.
4. TRIMMING AND PRUNING, INCLUDING REMOVAL OF CLIPPINGS AND DEAD OR BROKEN BRANCHES, AND TREATMENT OF PRUNED AREAS OR OTHER WOUNDS.
5. DISEASE CONTROL.
6. MAINTAINING GUYS AND STAKES IN A TIGHT CONDITION.
7. MAINTAINING TREES IN A PLUMB CONDITION.
8. WEEKLY MOWING AFTER SOD IS SUFFICIENTLY ROOTED.

PART 2 - PRODUCTS
2.01 PLANT MATERIALS
A. TREES AND SHRUBS. ALL PLANT MATERIALS SHALL BE FLORID A#1 AS OUTLINED IN "GRADES AND STANDARDS FOR NURSERY PLANTS."
B. SOD: PROVIDE ONLY NURSERY GROWN, MACHINE CUT SOD OF THE TYPE INDICATED ON THE DRAWINGS. SOD SHALL BE WELL-MATTED WITH ROOTS, FREE OF EXCESSIVE WEEDS, AND SHALL BE GREEN, FRESH AND UNINJURED AT THE TIME OF PLANTING.

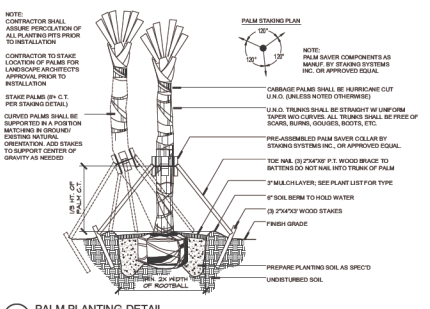
2.02 SOIL MATERIALS
A. TOPSOIL: FERTILE, AGRICULTURAL TOPSOIL, TYPICAL FOR PROJECT LOCALITY, CAPABLE OF SUSTAINING VIGOROUS PLANT GROWTH, TAKEN FROM DRAINED SITE, FREE OF SUBSOIL, CLAY, PLANTS, WEEDS AND ROOTS, pH RANGE OF 5.5 TO 7.0, MINIMUM 4 PERCENT, MAXIMUM 20 PERCENT ORGANIC MATTER.
B. PEAT MOSS: SHREDDED, LOOSE, SPHAGNUM MOSS, FREE OF LUMPS, ROOTS, INORGANIC MATERIAL, MINIMUM 85 PERCENT ORGANIC MATERIAL MEASURED BY OVEN DRY WEIGHT, A TO 6 pH RANGE, MOISTURE CONTENT OF 30 PERCENT.
C. SAND: COARSE, WASHED, BUILDERS SAND.
D. PLANTING SOIL MIXTURE: PROVIDE MIXTURE OF IMPORTED TOPSOIL OR APPROVED TOPSOIL FROM SITE, PEAT, SAND, AND OTHER AMENDMENTS AS RECOMMENDED BY THE INDEPENDENT SOIL TESTING LABORATORY FOR THE SPECIFIED PLANTS.

2.03 OTHER MATERIALS
A. MULCH: PINE BARK MINI NUGGETS OR PINE STRAW 3" THICK COMPACTED UNDER ALL TREES, PALMS, SHRUBS, & GROUNDCOVER.
B. FERTILIZER:
1. FLOWERING ANNUALS AND BEDDING PLANTS: SIERRABLEN 16-7-10 (+IRON), RATE OF APPLICATION 2LBS PER 100 SQ.FT.
2. CONTAINER GROWN TREES, SHRUBS, AND GROUNDCOVER: AGRIFORM 21 GRAM TABLES, RATE OF APPLICATION AS FOLLOWS:
(1-2 GALLON PLANTS:1 TABLET) (20 GALLON PLANTS:6 TABLETS)
(3-5 GALLON PLANTS: 2 TABLETS) (65 GALLON PLANTS:8 TABLETS)
(7-15 GALLON PLANTS: 3 TABLETS) (100 GALLON PLANTS:10 TABLETS)
(15 GALLON PLANTS: 4 TABLETS) (200 GALLON PLANTS:15 TABLETS)
3. FIELD GROWN AND COLLECTED TREES: AGRIFORM 21 GRAM TABLETS, ONE TABLET PER 2" OF CALIPER FOR STANDARD TREES; ONE TABLET PER FOOT SPREAD FOR MULTI-TRUNK TREES.
4. NEWLY PLANTED SOD: 8-8-8 APPLIED PER MANUFACTURER'S INSTRUCTIONS.

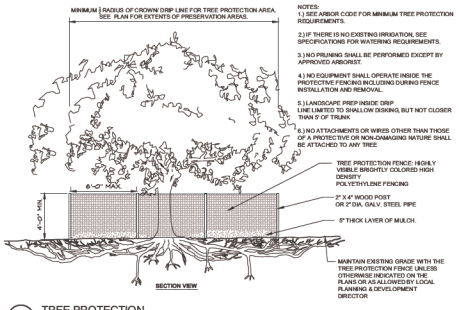
2.04 TESTS
A. PROVIDE ANALYSIS OF IMPORTED TOPSOIL INDICATING pH VALUE AND PERCENTAGE OF NITROGEN, PHOSPORUS, POTASH, SOLUBLE SALT, AND ORGANIC MATTER. PROVIDE ANALYSIS OF EXISTING SOIL IN REPRESENTATIVE PLANTING AREAS, INDICATING REPRESENTATIVE PLANTING AREAS, INCLUDING LABORATORY RECOMMENDATIONS FOR SOIL AMENDMENTS NECESSARY FOR OPTIMAL PLANT GROWTH.

PART 3 - EXECUTION
3.01 PREPARATION
A. FINE GRADING: FINE GRADE PLANTING AREA, AS INDICATED ON THE DRAWINGS, ELIMINATING LOW OR ROUGH AREAS, AND BUILDING DEBRIS, STONES AND RUBBLE. FINISH GRADES SHALL BE SLOPED IN THE SAME DIRECTION AS EXISTING DRAINAGE; NEW GRADES SHALL NOT REVIEW PONDING OR STANDING WATER.
B. ALERT THE OWNER OF POTENTIAL GRADING AND DRAINAGE PROBLEMS, INCLUDING DEPRESSED PLANTING AREAS WITH NO OUTFALL, SATURATED PLANTING AREAS, PLANTING PITS THAT HOLD WATER FOR EXTENDED PERIODS, AND ANY OTHER CONDITION DETRIMENTAL TO OPTIMUM PLANT GROWTH.

3.02 PLANTING
A. TAKE LOCATIONS OF ALL TREES AND SHRUBS. ALIGN WITH ARCHITECTURAL OR ENGINEERING REFERENCES FEATHERS AS INDICATED ON THE DRAWINGS. INFORM LANDSCAPE ARCHITECT OF UNFORESEEN OBSTRUCTIONS WHICH MAY AFFECT THE LOCATIONS AS SHOWN ON THE DRAWINGS. CONTRACTOR SHALL CONTACT LANDSCAPE ARCHITECT FOR APPROVAL OF ALL STAKED PLATINGS PRIOR TO INSTALLATION.
B. PLANT TREES AND SHRUBS, ROTATING AS NECESSARY FOR BEST APPEARANCE FROM THE PREDOMINANT VIEWPOINT.
C. LAY OUT SHRUB BEDS, SCALING THE LOCATIONS AND DIMENSIONS OF EACH BED, FOLLOWING THE CONFIGURATIONS INDICATED ON THE DRAWINGS. ADJUST THE BED DIMENSIONS TO THE QUANTITY AND SPACING OF PLANTS SHOWN ON THE PLANT LIST OR SCALED FROM THE DRAWINGS. INFORM THE LANDSCAPE ARCHITECT OF SIGNIFICANT DISCREPANCIES BETWEEN PLAN BED DIMENSIONS AND PLANT QUANTITIES.
D. PLANT SHRUBS AND ANNUALS, MAINTAINING UNIFORM SPACING AS INDICATED ON THE PLANT LIST OR SCALED FROM THE DRAWINGS.
E. DISTRIBUTE OR DISPOSE OF EXCAVATED SOIL FROM PLANTING HOLES, MAINTAINING THE DESIRED FINISH GRADES.
F. LAY SOD ON PRE-GRADED, MOISTENED SOIL, WITHOUT GAPS OR OVERLAPS. TAMP OR ROLL TO PROVIDE FIRM CONTACT WITH SOIL. SOD LINE AT PLANT BEDS SHALL BE CUT TO THE CONFIGURATION AND DIMENSIONS SHOWN ON THE DRAWINGS. A MINIMUM DIMENSION SHALL BE MAINTAINED BETWEEN PLANTS AND SOD EQUAL TO ONE-HALF THE PLANT SPACING, MEASURED FROM THE CENTER OF THE PLANT TO THE EDGE OF THE SOD. A CIRCULAR RING OF 12 INCH RADIUS SHALL BE MAINTAINED FREE OF GRASS AROUND TREES WITHIN SODDED AREAS.
G. APPLY FERTILIZER TABLETS, EQUALLY DISTRIBUTED AROUND ROOTBALL AT ASSPN EQUAL TO ONE-HALF THE ROOTBALL DEPTH. APPLY GRANULAR FERTILIZERS TO SOD AND BEDDING PLANTS. SWEEP FERTILIZERS FROM WALKWAYS TO AVOID STAINING.
H. SATURATE SOIL THOROUGHLY DURING AND AFTER BACKFILLING OF PLANTS, AND AFTER LAYING OF SOD.
I. APPLY A LAYER OF MULCH, MINIMUM 3 INCHES AFTER SETTLEMENT, TO ALL PLANT BEDS AND TREE RINGS.
J. STAKE AND GUY ALL TREES SECURELY. ATTACH WHITE SURVEYORS RIBBON TO ALL GUY WIRES ADJACENT TO PEDESTRIAN AREAS.



6 PALM PLANTING DETAIL
1/2" = 1'-0" P-LA-07



7 TREE PROTECTION
N.T.S. P-CO1-WAT-WQC-30

tdc DESIGN STUDIO
LANDSCAPE ARCHITECTURE
COMMUNITY PLANNING
URBAN DESIGN
1514 E. HILLCREST STREET STE. 105
ORLANDO, FL 32803 PH: 407-504-3420

THE DESIGN STUDIO, LLC (TDC), HEREBY RESERVES ITS LAW COPYRIGHTS AND OTHER PROPERTY RIGHTS IN THESE PLANS, IDEAS, AND DESIGNS. THESE PLANS, IDEAS, AND DESIGNS SHALL NOT BE REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MATTER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PERSON, WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION, CONSENT, AND PROVIDING APPROPRIATE COMPENSATION TO TDC. ANY UNAUTHORIZED USE SHALL HAVE PRECEDENCE OVER SCALE DIMENSIONS. CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB. TDC IS NOT RESPONSIBLE FOR THE ACCURACY OF INFORMATION PROVIDED BY OTHERS IN THESE PLANS. CONTRACTOR SHALL NOTIFY TDC OF ANY DISCREPANCIES IN WRITING IN ADVANCE OF ANY VARIATION FROM THE DIMENSIONS, CONDITIONS AND SPECIFICATIONS APPEARING ON THESE PLANS. (c) 2023

PROJECT
MIDWAY TERRACE APTS
LOT 18
MARION COUNTY, FL
Prepared For:
LINN ENGINEERING

SEAL

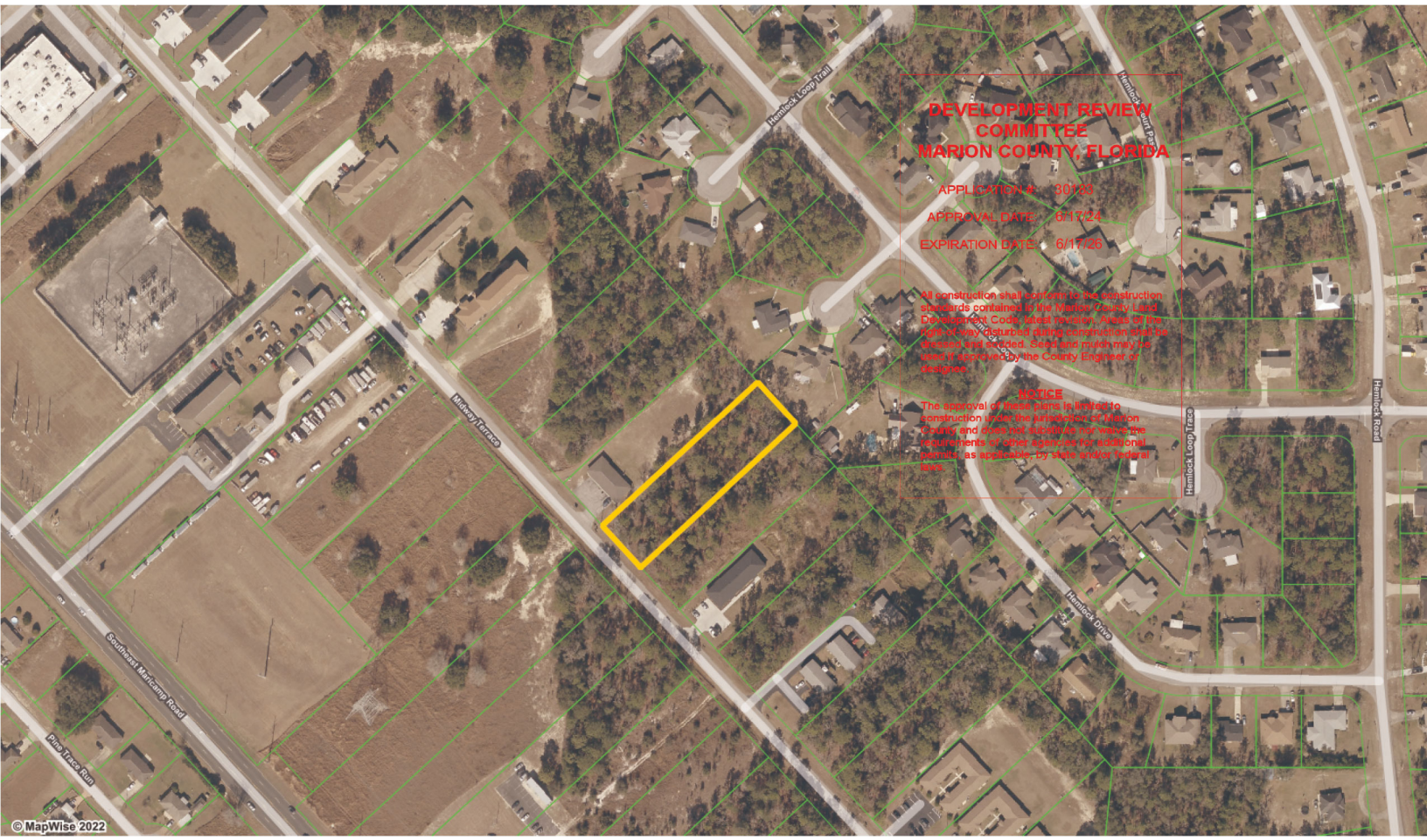
CONSULTANTS

ISSUED FOR:	
2/20/2024	REVISED LAYER 2)
3/14/2024	REVISED LAYER 3)

PROJECT NO.	2023-17
DESIGNED BY	TFW
DRAWN BY	TFW
CHECKED BY	TDC/TFW
DATE	8/2/2023
DRAWING SCALE	AS SHOWN

DRAWING TITLE
LANDSCAPE DETAILS & SPECIFICATIONS

DRAWING NUMBER
LS-02
SHEET 2 OF 2


DEVELOPMENT REVIEW COMMITTEE
MARION COUNTY, FLORIDA
APPLICATION #: 30120
APPROVAL DATE: 6/17/24
EXPIRATION DATE: 6/17/26
All construction shall conform to the construction standards contained in the Marion County Land Development Code. Weekly reports on the right-of-way disturbed during construction shall be provided and posted. Seed and mulch may be used if approved by the County Engineer or designee.
NOTICE
The approval of these plans is limited to construction under the jurisdiction of Marion County and does not constitute the waiver of requirements of other agencies for additional permits as applicable by state and/or federal laws.
Hemlock Loop Trail
Hemlock Court East
Hemlock Loop Trace
Hemlock Road
Hemlock Drive
Midway Terrace
Southeast Maricamp Road
Pine Trace Run
© MapWise 2022

Marion County

Development Review Committee

Agenda Item

File No.: 2026-23627 **Agenda Date:** 7/13/2026 **Agenda No.:** 6.6.

SUBJECT:
Midway Terrace Apartments - Major Site Plan - Plan Extension Request
Parcel #: 9007-0101-27 #30983
Linn Engineering

On July 7, Applicant requested a one-year extension for this Major Site Plan. The request is to extend one year from the current expiration date of August 26, 2026. The new expiration date would be August 26, 2027. There have been no previous extensions granted.

From: Yesenia
To: Development Review
Cc: Alejandro Gutierrez
Subject: Re: Plan Number 30983 Major Site Plan will expire in 90 days
Date: Tuesday, July 7, 2026 10:34:35 AM

CAUTION: THIS MESSAGE IS FROM AN EXTERNAL SENDER
This email originated from outside the organization. Do not click links, open attachments, or share any information unless you recognize the sender and know the content is safe. Report suspicious emails using the "Phish Alert" button in Outlook or contact the Helpdesk.

Good morning,

Thank you for the clarification regarding Plan Number 30983 – Major Site Plan.

At this time, we are still awaiting final financing approval in order to move forward with the remaining project requirements, including the signed/sealed plans, Development Order issuance, and completion of the As-built process.

For this reason, we would like to formally request an extension for the project while we complete the financing process and proceed with the remaining steps.

Thank you for your consideration, and please let us know if any additional information is needed.

Best regards,
Yesenia Petit.

Ordonez Ordonez Construction INC.

From: DoNotReply EPL Permit Notify <DoNotReply-EPLPermitNotify@marionfl.org>
Sent: Wednesday, May 27, 2026 12:08 AM
To: Yesenia <yesenia@adanordonezp.com>
Subject: Plan Number 30983 Major Site Plan will expire in 90 days

Hello,
This plan will expire soon. You may view details online by visiting the Marion County Civic Access Portal.
If an extension is needed, please reply to this email providing the reason for the request and the duration of the extension. Upon receipt of the request, we will begin processing for formal approval. Fees may apply.
This message was sent from an official Marion County Board of County Commissioners email account. If you have questions or believe this message was sent in error, please contact us directly at +1 352 671 8686.
Thank you,
Office of the County Engineer

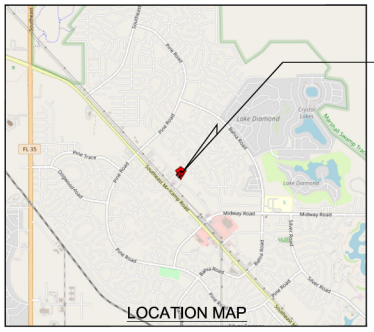
CONSTRUCTION PLANS
FOR
MULTI-FAMILY
MIDWAY TERRACE LOT 27
OCALA, FL 34472

Legal Description:
LOT 27, BLOCK 101, SILVER SPRINGS SHORES UNIT NO, 7, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK J, PAGES 94-102, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA

PROJECT AREA:	0.85 ACRES 37,002 SF
TOTAL IMPERVIOUS AREA	0.47 ACRES 20,584 SF (56%)
TOTAL PERVIOUS AREA	0.38 ACRES 20,584 SF (44%)
NO OFFSITE DRAINAGE AREA	

PARCEL ID: # 9007-0101-27
PRIME KEY: # 1347513

SECTION 5, TOWNSHIP 16S, RANGE 23E



LOCATION MAP
SCALE : 1=400

COUNTY STAMP

NOTE
1. CONSTRUCTION MATERIALS QUALITY AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH MARION COUNTY AND FDOT SPECIFICATIONS AND STANDARDS AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
2. THIS PROJECT IS NOT IN AN ENVIRONMENTALLY SENSITIVE OVERLAY ZONE.
3. THIS PROPERTY IS LOCATED WITHIN FLOOD ZONE X.
4. PROJECT IS WITHIN THE PRIMARY SPRING PROTECTION OVERLAY ZONE
5. THE DEVELOPMENT SHOWN ON THIS PLAN HAS 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, MASTER PLAN, PRELIMINARY PLAT, IMPROVEMENT PLAN, FINAL PLAT, SITE PLAN, OR BUILDING PERMIT REVIEW.
6. NO CHANGES OR MODIFICATIONS ON THE APPROVED PLANS SHALL BE MADE WITHOUT NOTIFICATION TO AND APPROVAL BY THE OFFICE OF THE COUNTY ENGINEER.
7. OWNER, ACRISTO INVESTMENTS LLC. WILL BE RESPONSIBLE FOR MAINTENANCE AND MANAGEMENT OF THE COMMON AREAS AND IMPROVEMENTS.
8. PEAK HOUR TRIPS ADDED BY PROJECT 7 TRIPS PER HOUR
9. APPLICATION TYPE IS MAJOR SITE PLAN

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

Signature ADAN ORDONEZ Date 07/06/23

DRAWING INDEX

C01	COVER PAGE
C02	GENERAL NOTES
C03	EXISTING CONDITIONS AND DEMOLITION PLAN
C04	SITE PLAN
C04A	AERIAL MAP
C05	PAVING, GRADING AND DRAINAGE PLAN
C06	UTILITY PLAN
C06A	LIFT STATION DETAILS
C07-C9	UTILITY DETAILS
C10	FIRE TRUCK ROUTE
SWPPP-1	EROSION CONTROL & STORMWATER POLLUTION
SWPPP-2	PREVENTION PLAN & DETAILS
SL-1	SITE LIGHING AND PHOTOMETRICS
L-101	LANDSCAPE PLAN
L-501	LANDSCAPE DETAILS AND NOTES PLAN
LI-101	IRRIGATION SITE PLAN
LI-501	IRRIGATION DETAILS AND NOTES
S1	SURVEY

UTILITY PROVIDERS

WATER/SEWER
MARION COUNTY UTILITIES
11800 SE US HIGHWAY 441
BELLEVIEW, FL 34420
(352) 307-6000

ENGINEER:
LINN ENGINEERING & DESIGN
P.O. BOX 140024
ORLANDO, FL 32814
CONTACT: GREGORY T. CHATELAIN, P.E.
PHONE: 407-775-5194
EMAIL: greg@linnengineering.com

OWNER/APPLICANT:
ACRISTO INVESTMENTS LLC
1911 MORNING DR
ORLANDO FL 32809-7936
PHONE: ADAN ORDONEZ - (407)223-2109

SURVEYOR :
HARTLEY SURVEYING, INC
283 TIGERLILLY COURT
ALTAMONTE SPRINGS, FL 32714
407-383-6978
407-788-9415 (FAX)
LB #7197

CALL48 HOURS BEFORE YOUDIG
IT'S THE LAW! DIAL811
811 Know what's below. Call before you dig.
SUNSHINE STATE ONE CALL OF FLORIDA, INC.

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

APPLICATION TYPE – MAJOR SITE PLAN

No.	REVISIONS	DATE	BY
A1	REVISED PER COUNTY COMMENTS	07/06/2023	GTC

LINN ENGINEERING & DESIGN
P.O.A. BOX 140024
ORLANDO, FL 32814
PHONE: 407-775-5194
EMAIL: greg@linnengineering.com
CA LIC. NO. 31715

DESIGN ENGINEER: CHAD S. LINN, P.E.
FLORIDA REGISTRATION NUMBER: 57524
SEAL

SCALE: AS NOTED
DESIGNED BY: GTC
DRAWN BY: GTC
CHECKED BY: CSL

COVER SHEET

MIDWAY TERRACE LOT 27 MULTIFAMILY
OCALA, FL 34472
MAJOR SITE PLAN
FLORIDA
MARION COUNTY

DATE: 3/2023
PROJECT NO. 36300-23-200
SHEET NUMBER C01

Drawing name: Z:\Projects\36300-Adan Investments\23-800 Midway Terrace Lot 27\Cold-Civil\2024-11-21 backup\C01 Midway Terrace Multi Family - Cover C01 Lot 27.dwg Layout1 Jan 17, 2025 2:48pm by Shenika Thomas

GENERAL NOTES:

1. LOCATIONS, ELEVATIONS, AND DIMENSIONS OF EXISTING UTILITIES, STRUCTURES AND OTHER FEATURES ARE SHOWN ACCORDING TO THE BEST INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE PLANS. THE CONTRACTOR SHALL DETERMINE EXISTING CONDITIONS IN THE FIELD AND SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES AND OTHER FEATURES EITHER SHOWN ON THE PLANS OR ENCOUNTERED DURING CONSTRUCTION.

2. PRIOR TO THE INITIATION OF SITE CONSTRUCTION, THE CONTRACTOR SHALL VERIFY ANY EXISTING UTILITIES INCLUDING GAS, WATER, ELECTRIC, CABLE TV, COMMUNICATIONS, SANITARY SEWERS AND STORM DRAINAGE SYSTEMS, ON AND / OR ADJACENT TO THE SITE. REMOVE OR CAP AS NECESSARY.

3. THE CONTRACTOR SHALL EXERCISE CAUTION IN AREAS OF BURIED ENGINEERED AND SHALL CALL "SUNSHINE" AT 1-800-432-4770 (2 LIGHT 48 HOURS PRIOR TO CONSTRUCTION TO ARRANGE FOR FIELD LOCATIONS OF BURIED UTILITIES.

4. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE TO EXISTING FACILITIES, ABOVE OR BELOW GROUND, SHALL HAVE OCCUR AS A RESULT OF THE WORK PERFORMED BY THE CONTRACTOR OR SUB-CONTRACTORS, AS CALLED FOR IN THESE CONTRACT DOCUMENTS.

5. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE APPROPRIATE UTILITY COMPANIES AND MUNICIPAL DEPARTMENTS AFFECTED BY THE WORK AND ARRANGE FOR, COORDINATE AND BE ENGAGED THE CONSTRUCTION SHALL INCLUDE ALL NECESSARY PERMITS, NOTIFICATIONS AND SCHEDULE RESPONSIBILITIES ACCORDING TO AGENCY REGULATIONS/REQUIREMENTS.

6. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS, ON ALL PRECAST AND MANUFACTURED ITEMS, TO THE OWNER'S ENGINEER FOR APPROVAL PRIOR TO OBTAIN APPROVAL BEFORE INSTALLATION MAY RESULT IN REMOVAL AND REPLACEMENT AT THE CONTRACTOR'S EXPENSE.

7. ALL UTILITY SERVICE (FOR—GAS, WATER, SANITARY SEWER, etc.) MUST TO BE INSTALLED WITHIN 5' OF BUILDING(S), UNLESS OTHERWISE NOTED ON PLANS.

8. CONTRACTOR IS COORDINATE WITH THE APPROPRIATE ELECTRIC UTILITY SUPPLIER REGARDING ANY NECESSARY RELOCATION(S) OF UNDERGROUND AND/OR OVERHEAD ELECTRIC FACILITIES, AND FOR THE LOCATION AND INSTALLATION OF TRANSFORMER PADS(S) AND ASSOCIATED ELECTRIC FACILITIES.

9. SAFETY

A. DURING THE CONSTRUCTION AND/OR MAINTENANCE OF THIS PROJECT, ALL SAFETY REGULATIONS ARE TO BE OBSERVED. THE CONTRACTOR OR HIS REPRESENTATIVE SHALL BE RESPONSIBLE FOR THE SAFETY OF THE "PUBLIC" AND THE SAFETY OF THE WORKING PERSONNEL.

B. LARGE (LARGE) EXCAVATIONS SHALL CONFORM TO THE PROVISIONS SET FORTH BY OSHA IN THE MANUAL REVISION OF THE DEPARTMENT OF TRANSPORTATION.

C. ALL TRAFFIC CONTROLS AT THE SITE SHALL BE ACCORDING WITH THE LATEST EDITION OF FLORIDA DEPARTMENT OF TRANSPORTATION "MANUAL OF UNIFORM TRAFFIC CONTROL". THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING, MAINTAINING AND OPERATING ALL DEVICES AS REQUIRED BY SPECIAL APPLICATIONS, INSTRUCTIONS, AUTHORIZATIONS OR DIRECTIONS ISSUED BY THE ENGINEER. FLAGMEN, WARNING DEVICES AND BARRIERS NECESSARY TO PROTECT THE PUBLIC AND CONSTRUCTION PERSONNEL FROM HAZARDS SHOWN THE PROJECT LIMITS.

D. ALL TRAFFIC CONTROL DEVICES AND DEVICES SHALL CONFORM TO THE PROVISIONS SET FORTH IN THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) PREPARED BY THE U.S. DEPARTMENT OF TRANSPORTATION FEDERAL HIGHWAY ADMINISTRATION.

E. ALL EXCAVATION CONSTRUCTION SHALL COMPLY WITH THE "TRENCH SAFETY ACT". THE CONTRACTOR SHALL SUBMIT WHAT THE METHOD OF TRENCH PROTECTION AND CONSTRUCTION IS IN COMPLIANCE WITH THE EXCAVATIONAL SAFETY AND BUILDING REGULATIONS DURING INSTALLATION.

IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO COMPLY AND ENFORCE ALL APPLICABLE SAFETY REGULATIONS. THE ABOVE INFORMATION HAS BEEN PROVIDED FOR THE CONTRACTOR'S INFORMATION ONLY AND DOES NOT IMPLY THAT THE OWNER OR ENGINEER WILL INSPECT AND/OR ENFORCE SAFETY REGULATIONS.

10. IT IS BEING THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN AN "ON-SITE TYPING" PERMIT IF REQUIRED FOR CONSTRUCTION OF THE PROPOSED FACILITIES. THIS PERMIT MUST BE OBTAINED BY THE CONTRACTOR BEFORE ANY MATERIALS ARE DELIVERED TO THESE PLANS. THE OWNER'S ENGINEER MUST BE NOTIFIED AT LEAST 48 HOURS IN ADVANCE OF THE TIME THAT THE PERMIT IS TO BE OBTAINED. THERE IS NO CHARGE FOR THE PERMIT. THE CONTRACTOR IS RESPONSIBLE TO MAKE SURE THAT ANY CHANGES TO THE PLANS REQUIRED BY THE PERMIT ARE INCORPORATED INTO THE PLANS BEFORE THE PERMIT IS ISSUED.

11. THE OWNING INFORMATION DERIVED ON THESE PLANS WAS BEEN COMPILED TO PROVISION BY SCALE, AS ACCURATELY AS POSSIBLE, HOWEVER, DUE TO REPRODUCTIVE DISTORTION, REVISION, AND/OR SCALING, THE INFORMATION CONTAINED HEREIN IS NOT INTENDED TO BE SCALED FOR CONSTRUCTION PURPOSES.

12. ALL SPECIFICATIONS AND DOCUMENTS REFERENCED HEREIN SHALL BE OF THE LATEST REVISION.

13. ALL UNDERGROUND UTILITIES MUST TO BE IN-PLACE, TESTED AND INSPECTED PRIOR TO BASE AND SURFACE CONSTRUCTION.

14. WORK PERFORMED UNDER THIS CONTRACT SHALL INTERFACE SMOOTHLY WITH ANY OTHER WORK BEING PERFORMED ON SITE BY OTHERS. CONTRACTORS/SUBCONTRACTORS AND UTILITY COMPANIES TO BE ENGAGED ON THE SITE SHALL COORDINATE THEIR ACTIVITIES AND SCHEDULE HOLDING HORSELESS ACCORDINGLY.

15. ALL DETOURED AREAS WITHIN THE RIGHT-OF-WAY SHALL BE SODDED WITH ARGENTINE BAHIA SOD.

16. WHERE APPROPRIATE UTILITY TRENCHES CROSSING PAVEMENT AREAS SHALL BE BACKFILLED WITH SUBGRADE MATERIAL IN THE MANNER SET FORTH IN THE SPECIFICATIONS AND SHALL BE THIRTY PERCENT (30 %) MAXIMUM DENSITY AS DETERMINED BY AASHTO T-99 OR T-238.

17. ALL DIMENSIONS ARE TO FACE OF CURB.

18. ALL CONSTRUCTION SHALL MEET MUNICIPALITY STANDARDS AND SPECIFICATIONS.

AS BUILT:

UPON COMPLETION OF CONSTRUCTION, THE CONTRACTOR SHALL FURNISH THE OWNER'S ENGINEER WITH COMPLETE "AS-BUILT" INFORMATION, DERIVED BY A REGISTERED LAND SURVEYOR, THE INFORMATION SHALL INCLUDE, BUT NOT BE LIMITED TO, THE LOCATION AND ELEVATION OF ALL UTILITIES INSTALLED, AS WELL AS ROADWAY AND DRAINAGE FEATURES REQUIRED BY THE ENGINEER CONSTRUCTION. NO ENGINEER'S CERTIFICATION FOR CERTIFICATE OF OCCUPANCY (C.O.) PURPOSES WILL BE ISSUED UNTIL THE AS-BUILT INFORMATION HAS BEEN REVIEWED AND APPROVED BY THE OWNER'S ENGINEER.

AS-BUILTS SHALL COMPLY WITH MUNICIPALITY REQUIREMENTS.

CLEARING AND SITE PREPARATION NOTES:

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER INSTALLATION OF THE EROSION CONTROL DEVICES, AS SHOWN ON THE GRADING AND PAVING PLANS, PRIOR TO ANY SITE CLEARING AND/OR DEMOLITION. REFER TO THE "EROSION CONTROL NOTES" SECTION CONTAINED HEREIN FOR ADDITIONAL REQUIREMENTS.

2. PRIOR TO ANY SITE CLEARING, ALL TREES SHOWN TO REMAIN, AS INDICATED ON THE LANDSCAPE PLANS, SHALL BE PROTECTED BY THE INSTALLATION OF TREE BARRICADES, AND DETAILS CONTAINED IN THESE PLANS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN THESE TREES IN GOOD CONDITION. NO TREE(S) SHOWN TO REMAIN SHALL BE REMOVED WITHOUT WRITTEN APPROVAL FROM THE OWNER AND THE LOCAL AUTHORITY HAVING JURISDICTION OVER TREE ACTIVITIES.

3. THE CONTRACTOR SHALL CLEAR AND GRUB ONLY THOSE PORTIONS OF THE SITE NECESSARY FOR CONSTRUCTION. ALL DESIGNATED AREAS MUST BE CLEARED, GRUBBED, DISCARD OR FLANNED WITH USDA APPROVED LANDSCAPE MATERIAL, INDIVIDUALLY FOLLOWING CONSTRUCTION.

4. THE TOP 2' TO 3' OF EXISTING REMAINED DURING CLEARING AND GRUBBING ACTIVITIES SHALL BE SCARIFIED, TO A DEPTH OF 6" MINIMUM, AND COMPACTED TO 95% OF MAXIMUM DENSITY AT NO MORE THAN PLUS OR MINUS 2% OF OPTIMUM MOISTURE CONTENT AS DETERMINED BY ASTM D-1557. PRIOR TO PLACEMENT OF ANY FILL MATERIAL. THE MATERIAL IS DEEMED SUITABLE BY THE OWNER'S SOILS TESTING COMPANY. EXCESS UNSUITABLE MATERIAL IS TO BE STOCKED ON-SITE, AS DIRECTED BY THE OWNER OR OWNER'S ENGINEER, OR REMOVED FROM THE SITE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL AND PROPER DISPOSAL OF ALL UNSUITABLE MATERIAL FROM THE SITE.

5. ALL EXISTING SURFACE CHOICE OF BELOW GROUND, CONSTRUCTION DEBRIS AND OTHER WASTE MATERIAL SHALL BE DISPOSED OF OFF-SITE BY THE CONTRACTOR, IN ACCORDANCE WITH APPLICABLE MUNICIPALITY REGULATIONS.

6. THE CONTRACTOR IS TO PREVENT THE USE IN ACCORDANCE WITH THE SOIL REPORT, COPIES OF WHICH ARE AVAILABLE THROUGHOUT THE OWNER'S ENGINEER CONTRACT OFFICE.

7. CONTRACTOR TO BE RESPONSIBLE FOR INSTALLATION OF TEMPORARY CONSTRUCTION FENCE AROUND THE PERIMETER OF PROPERTY. TYPE OF FENCE TO BE SUBMITTED BY CONTRACTOR TO ENGINEER FOR APPROVAL.

1. CONTRACTOR IS TO PROVIDE EROSION CONTROL/DEMARCATION BARRIERS (SILTATION CURTAINS) TO PREVENT SILTATION OF ADJACENT PROPERTY, CANALS, OPEN WATERS, AND WETLANDS. IN ADDITION, CONSTRUCTION SHALL PLACE DEVICES AT THE TOPS OF SLOPES ALONG ALL SIDES OF ANGLE WORK. CONSTRUCTION RELATED TRAFFIC IS TO AVOID AND EXIT SIDE, IF IN THE OPINION OF THE OWNER'S ENGINEER, ADDITIONAL SILTATION CONTROL DEVICES ARE REQUIRED, THEY SHALL BE INSTALLED BY THE CONTRACTOR AS DIRECTED BY THE OWNER'S ENGINEER. THE CONTRACTOR IS RESPONSIBLE FOR THE REMOVAL AND DISPOSAL OF THE SILTATION CONTROL DEVICES AFTER CONSTRUCTION IS COMPLETED AND AFTER THE SITE HAS BEEN STABILIZED TO THE SATISFACTION OF THE ENGINEER AND/OR AUTHORITIES.

2. DURING CONSTRUCTION, SPRAY WATER AS NECESSARY TO MINIMIZE DUST. USE OF WATER SHALL NOT BE CONSIDERED AS THE SOLE MEANS OF DUST CONTROL. OTHER METHODS SHALL BE EMPLOYED AS NECESSARY TO PREVENT DUST FROM BECOMING A NUISANCE OR HAZARD TO THE PUBLIC, OWNER'S EMPLOYEES OR ADJACENT PROPERTY OWNERS.

3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXCAVATIONS AGAINST COLLAPSE DURING CONSTRUCTION AND SHALL PROVIDE ALL EQUIPMENT NECESSARY FOR THIS PURPOSE. ALL TRENCHES ARE TO BE BRACED AND SHORED AS REQUIRED BY OSHA REGULATIONS. CONSTRUCTION IS RESPONSIBLE FOR ACQUIRING ANY PERMITS WHICH ARE NECESSARY FOR BRACING EXCAVATIONS MATERIAL FROM THE SITE.

4. ALL NECESSARY FILL AND EMBANKMENT THAT IS PLACED DURING CONSTRUCTION SHALL CONSIST OF MATERIAL APPROVED BY THE OWNER'S SOILS TESTING COMPANY OR ENGINEER AND BE PLACED AND COMPACTED ACCORDING TO THESE PLANS.

5. PROPOSED SPOT ELEVATIONS REPRESENT FINISHED PAVEMENT OR GROUND SURFACE GRADES, UNLESS OTHERWISE NOTED.

6. IT MAY BE NECESSARY TO PLACE ADDITIONAL EMBANKMENT TO PROVIDE A FREE MAST SYSTEMS OF WATER FLOWS TO BE USING. CONTRACTOR TO COORDINATE WITH OWNER'S ENGINEER PRIOR TO ANY ELEVATION CHANGES.

7. CONTRACTOR TO INSTALL TOPS, BACK AND WATER ENDING PAVEMENT AT LOCATIONS WHERE NEW PAVEMENT MEETS EXISTING PAVEMENT.

8. CURBING SHALL BE PLACED AT THE ENDS OF ALL PAVEMENT, UNLESS OTHERWISE NOTED. REFER TO THE LATEST EDITION OF F.D.O.T. "ROADWAY AND TRAFFIC DESIGN STANDARDS" FOR DETAILS AND SPECIFICATIONS OF ALL PUBLIC TYPE CURB AND GUTTERS CALLED FOR IN THESE PLANS.

9. PRIOR TO CONSTRUCTING CONCRETE PAVEMENT, THE CONTRACTOR IS TO SUBMIT A PROPOSED JOINTING PATTERN TO THE SOILS ENGINEER FOR APPROVAL.

10. CONTRACTOR TO PROVIDE 1-1/2" (1 ½) EXPANSION EXPANSION JOINT MATERIAL WHERE SIDEWALK AT ABUTMENT OF CONCRETE AND OTHER EXISTING STRUCTURES, OTHER POURED.

11. ALL PAVEMENT MARKINGS SHALL BE MADE IN ACCORDANCE WITH F.D.O.T. STANDARD INDEX #17346.

12. THE CONTRACTOR SHALL THOROUGHLY CLEAN AND WASH, SEAL OR COVER ALL EXISTING MATERIAL PAVEMENT SURFACES, CURBING, SIDEWALKS AND OTHER IMPROVEMENTS WHICH ARE DAMAGED DURING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING ALL EXCESS MATERIAL AND DEBRIS FROM THE SITE AND SHALL COORDINATE THE DISPOSAL OF THIS MATERIAL WITH THE OWNER'S ENGINEER. CONTRACTOR TO COORDINATE WITH OWNER REGARDING TYPE OF MATERIAL, LANDSCAPING AND IRRIGATION REPAIRS.

13. THE CONTRACTOR SHALL THOROUGHLY CLEAN AND WASH, SEAL OR COVER ALL EXISTING MATERIAL PAVEMENT SURFACES, CURBING, SIDEWALKS AND OTHER IMPROVEMENTS WHICH ARE DAMAGED DURING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING ALL EXCESS MATERIAL AND DEBRIS FROM THE SITE AND SHALL COORDINATE THE DISPOSAL OF THIS MATERIAL WITH THE OWNER'S ENGINEER. CONTRACTOR TO COORDINATE WITH OWNER REGARDING TYPE OF MATERIAL, LANDSCAPING AND IRRIGATION REPAIRS.

14. UNLESS OTHERWISE NOTED, GRADE TO MEET EXISTING ELEVATION AT PROPERTY LINES.

15. CONTRACT ARRANGEMENTS OR ENGINEERING, WHICH MUST BE OR DETERMINED BY THIS WORK, SHALL BE APPLICABLE UPON CONFIRMED BY MADE BY THE OWNER'S ENGINEER.

16. FINAL GRADES SHOWN INCLUDE SOD HEIGHT. ALL AREAS SHALL BE GRADED TO DRAIN AWAY FROM BUILDINGS.

TESTING AND INSPECTION REQUIREMENTS (PAVING/GRADING):

1. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING APPLICABLE TESTING WITH THE SOILS ENGINEER. REFER HERE OR ENGINEER'S PUBLISHED WITH THE SOILS REPORT. UPON COMPLETION OF WORK THE SOILS ENGINEER SHALL SUBMIT CERTIFICATIONS TO THE OWNER AND OWNER'S ENGINEER STATING THAT ALL REQUIREMENTS HAVE BEEN MET.

2. A SHOPPING EXISTING LABORATORY SHALL PERFORM ALL TESTING NECESSARY TO ASSURE CONFORMANCE OF THE IN-PLACE MATERIALS AS REQUIRED BY THESE PLANS, THE VARIOUS AGENCIES, AND PERMIT CONDITIONS. SAMPLES AND ACTIVITIES AS REQUIRED TIED TO THE FAILURE OF ANY TESTS TO MEET THE REQUIREMENTS SHALL BE REPEATED UNTIL ALL TESTS OF SAID MATERIAL MEET ALL CODES OF SAID MATERIAL.

STORM DRAINAGE SYSTEM NOTES:

1. STANDARD MODIFIED INDEX #1 THE LATEST EDITION OF F.D.O.T. "ROADWAY AND TRAFFIC DESIGN STANDARDS."

2. ALL STEEL STORM SEWER PIPE SHALL BE REINFORCED CONCRETE CLASS III (ASTM C-76) UNLESS OTHERWISE NOTED ON PLANS. ALL DRAINAGE STRUCTURES SHALL TO BE IN ACCORDANCE WITH F.D.O.T. "ROADWAY AND TRAFFIC DESIGN STANDARDS UNLESS OTHERWISE NOTED ON THESE PLANS.

3. PIPE LOCATIONS SHOWN ARE APPROXIMATE AND TO CENTER OF DRAINAGE, STRUCTURES, WITH THE EXCEPTION OF HEADWALL SIDE AND FLARED END SECTIONS, WHICH ARE NOT INCLUDED IN LENGTHS.

4. ALL DRAINAGE STRUCTURE GRATES AND COVERS, EITHER EXISTING OR PROPOSED SHALL BE TRAFFIC RATED FOR H-20 LOADINGS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY NECESSARY DRAINAGE STRUCTURES.

5. CONSTRUCTION OF THE STORMWATER MANAGEMENT SYSTEM MUST BE COMPLETE AND ALL CONDITIONS AREAS STABILIZED IN ACCORDANCE WITH THE PERMITTED PLANS AND CONDITIONS PRIOR TO ANY OF THE BUILDINGS BEING OCCUPIED. THE CONTRACTOR IS RESPONSIBLE FOR THE MAINTENANCE OF THE STORMWATER MANAGEMENT SYSTEM DURING CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR THE REMEDIATION OF SEDIMENTATION OR TRANSFER OF RESPONSIBILITY FOR MAINTENANCE OF THE SYSTEM TO THE OWNER, UNLESS OTHERWISE AGREED TO IN WRITING.

6. ADDITIONAL NOTES AND DETAILS ARE SHOWN ON THE STORMWATER POLLUTION PREVENTION PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR IMPLEMENTING ALL APPLICABLE PORTIONS OF THE GROUND AND IS NOT RESPONSIBLE FOR THE STABILIZATION OF STORMWATER POND BOTTOMS.

TESTING AND INSPECTION REQUIREMENTS (DRAINAGE):

1. THE STORM DRAINAGE PIPING SYSTEM SHALL BE SUBJECT TO A VISUAL INSPECTION BY THE OWNER'S ENGINEER PRIOR TO THE PLACEMENT OF BACKFILL. CONTRACTOR TO NOTIFY THE ENGINEER 48 HOURS IN ADVANCE TO SCHEDULE INSPECTION.

2. THE CONTRACTOR SHALL MAINTAIN AND PROTECT FROM MUD, SILT, DEBRIS, ETC. THE STORM DRAINAGE SYSTEM UNTIL FINAL ACCEPTANCE OF THE PROJECT. THE STORM SYSTEM MUST BE CLEANED AT THE TIME OF FINAL INSPECTION. THE CONTRACTOR SHALL MAKE ARRANGEMENTS TO HAVE THE STORM SYSTEM CLEANED AT THE COMPLETION OF CONSTRUCTION. ALL ENGINEERING CERTIFICATIONS PERTAINING TO THE CONSTRUCTION AND WORKMANSHIP PERFORMED ON THE CONSTRUCTION SHALL BE REQUIRED TO RECEIVED PRIOR AND SUBMITTED TO THE OWNER'S ENGINEER FOR CERTIFICATE OF OCCUPANCY (C.O.) PURPOSES.

SANITARY SYSTEM NOTES:

1. SANITARY SEWERS, FORCE MAINS, AND STORM SEWERS SHOULD ALWAYS CROSS UNDERNEATH WATER MAINS WHENEVER POSSIBLE (EXCEPT FORCE MAINS AND STORM SEWERS, AT CROSSINGS OF WATER MAINS, SHALL BE PERFORMED SO AS TO PROVIDE A MINIMUM VERTICAL SEPARATION OF 18 INCHES BETWEEN THE OUTSIDE OF THE PIPES. WHERE A SANITARY SEWER CROSSES A WATER MAIN AND THE VERTICAL SEPARATION CANNOT BE ACHIEVED, THE SANITARY SEWER SHALL BE CONSTRUCTED FROM THE POINT OF CROSSING TO A POINT 10 FEET HORIZONTALLY FROM THE POINT OF CROSSING WITH NO JOINTS IN THE SANITARY SEWER PIPE. THE SANITARY SEWER SHALL BE CONSTRUCTED OF DUCTILE IRON PIPE AND MECHANICALLY RESTRAINED A MINIMUM VERTICAL CLEARANCE OF 6 INCHES, WHERE IT CROSSES THE WATER MAIN.

2. WHERE THERE IS NO ALTERNATIVE TO OTHER THAN CROSSING OVER WATER MAINS, THE CRITERIA FOR MINIMUM SEPARATION OF THE BOTTOM BETWEEN LINES, AND TO MEET BETWEEN JOINTS CENTERED AT THE POINT OF CROSSING SHALL BE ENGINEER. THE WATER MAIN SHALL BE PLACED IN A SLEEVE FOR 20 FEET BEYOND ON THE POINT OF CROSSING, ADEQUATE STRUCTURAL SUPPORT SHALL BE PROVIDED FOR THE SEWER TO PREVENT DAMAGE TO THE WATER MAIN. ALL JOINTS ON THE WATER MAIN WITHIN 20 FEET FROM THE POINT OF CROSSING (i.e. PIPES CENTERED ON THE CROSSING).

3. A MINIMUM OF TWO FULL LENGTHS OF WATER MAIN PIPE SHALL BE LOCATED AT LEAST 10 FEET HORIZONTALLY AWAY FROM ANY EXISTING OR PROPOSED SEWER MAINS, WHERE ANY PARALLEL INSTALLATIONS MAINTAINED POSSIBLE, THE ALTERNATIVE OF PLACING THE WATER AT DIFFERENT LEVEL TO EXIST.

4. ALL SANITARY SEWER MANHOLES, LOCATIONS AND FORCE MAINS SHALL HAVE A MINIMUM OF 36 INCHES OF COVER, UNLESS OTHERWISE NOTED ON PLANS.

5. ALL GRAVITY SEWERS MUST BE SIZE 20 PVC, EXCEPT FOR PIPE DIAMETER SHOWN 14 FEET IN WHICH CASE SIZE 26 PIPE SHALL BE USED. ELASTOMERIC GASKET JOINTS SHALL BE UTILIZED FOR ALL PVC PIPE, AND SHALL COMPLY WITH ASTM F477, ASTM D3034 OR ASTM F679. JOINTS SHALL COMPLY WITH ASTM D3212.

6. ALL SANITARY MANHOLES SHALL BE OF EQUIVALENT OR HIGHER STRENGTH AND MEET STANDARD INDEX #7200 OF THE LATEST EDITION OF F.D.O.T. "ROADWAY AND TRAFFIC DESIGN STANDARDS".

7. ALL SLOPES FOR GRAVITY SEWERS SHALL BE MINIMUM CONSTRUCTED SHOWN SHALL COMPLY WITH THE FOLLOWING MINIMUM GRADES: 8" Ø SIZE, 0.40 %; AND 12" Ø SIZE, 0.28 %.

8. ALL SANITARY SEWER MAIN SHALL CONFORM WITH APPROPRIATE MUNICIPALITY ENGINEERING STANDARDS MANUAL.

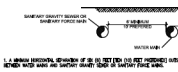
9. PRIOR TO COMMENCING WORK WHICH REQUIRES CONNECTING PROPOSED FACILITIES TO EXISTING LINES OR APPURTENANCES, THE CONTRACTOR SHALL VERIFY THE LOCATION AND INVERT(S)(S) OF EXISTING CONNECTION POINT(S) AND NOTIFY THE OWNER'S ENGINEER OF ANY DISCREPANCIES OR NEIGHBORHOODS.

10. SANITARY SEWER MAINS SHALL HAVE SUITABLE MARKERS/ LOCATOR TAPE(S) BURIED AT LEAST 12 INCHES ABOVE THE MAIN LINES.

11. FORCE MAINS SHALL HAVE SUITABLE MARKERS/ LOCATOR TAPE(S) BURIED AT LEAST 18 INCHES ABOVE THE MAIN LINES.

12. ON SITE WASTEWATER COLLECTION SYSTEMS AND PUMP STATIONS IS PRIVATELY OWNED AND MAINTAINED.

WATER SYSTEM NOTES:



1. A MINIMUM VERTICAL SEPARATION OF 12 (12) INCHES (THIRTY (12) INCHES PREFERRED) OUTSIDE TO OUTSIDE SHALL BE MAINTAINED BETWEEN WATER MAINS AND SANITARY GRAVITY SEWER OR SANITARY FORCE MAINS.

2. A MINIMUM HORIZONTAL SEPARATION OF THREE (3) FEET OUTSIDE TO OUTSIDE SHALL BE MAINTAINED BETWEEN WATER MAINS AND STORM SEWERS OR RECLAIMED WATER MAINS CARRYING DISINFECTED PUBLIC ACCESS RECLAIM MAINS.



3. AN ANGLE MAYBE IT IS NOT PRACTICAL TO MAINTAIN THE REQUIRED SEPARATION, THE WATER MAIN MUST BE LAID IN A SEPARATE TRENCH OR ON AN UNDISTURBED NATIVE SHELF LOCATED ON ONE SIDE OF THE SANITARY SEWER, STORM SEWER OR RECLAIMED WATER MAIN AT SUCH AN ELEVATION THAT THE BOTTOM OF THE WATER MAIN IS AT LEAST SIX (6) INCHES ABOVE THE TOP OF THE STRUCTURE.

4. IF THE MINIMUM ALLOWANCE OR (6) FOOT SEPARATION, SEPARATION OR (6) (6) INCHES, VERTICAL SEPARATION IS A SEPARATE TRENCH CANNOT BE ACCOMPLISHED, SPECIAL WATER MAIN MATERIALS TO EXCEED A SHELF WHERE LIKE A STORM DRAIN.

5. IF NON-CONFORMING LINE IS A GRAVITY SANITARY SEWER, AND (6) (6) FOOT HORIZONTAL SEPARATION OR (6) (6) INCHES VERTICAL SEPARATION IN A SEPARATE TRENCH CANNOT BE ACCOMPLISHED, SPECIAL WATER MAIN TO EXCEED A SHELF WHERE LIKE A STORM DRAIN. ADEQUATE STRUCTURAL SUPPORT SHALL BE PROVIDED FOR THE SEWER TO PREVENT DAMAGE TO THE WATER MAIN.

6. IF THE OTHER LINE IS A RECLAIMED WATER LINE OR THE LARGER DIFFERENCE REQUIREMENTS ARE NOT MET, UPGRADE THE RECLAIMED WATER LINE MATERIAL TO DUCTILE IRON OR ENCASED THE PIPE IN CONCRETE.

7. CROSSINGS SHALL BE ARRANGED SO THAT THE SEWER PIPE JOINTS AND THE WATER MAIN PIPE JOINTS ARE EQUIDISTANT FROM THE POINT OF CROSSING (i.e. PIPES CENTERED ON THE CROSSING).

8. WHERE THERE IS LESS THAN 6" VERTICAL CLEARANCE BETWEEN THE WATER MAIN AND STORM SEWER. THE WATER MAIN SHALL BE UPGRADED TO DUCTILE IRON. ONE FULL LENGTH OF PIPE SHALL BE CENTERED AT THE POINT OF CROSSING.

9. IF THE NON-CONFORMING LINE IS A SANITARY GRAVITY SEWER WHICH MAYBE SHOWN IS LESS THAN (6) (6) INCHES VERTICAL CLEARANCE FROM THE WATER MAIN, UPGRADE THE SANITARY GRAVITY SEWER TO ANSI/AWWA C-900 (6) FOR PVC AND ANSI/AWWA C151/A21.51 FOR DUCTILE IRON PIPE. THE PIPE SHALL BE CENTERED AT THE POINT OF CROSSING.

10. IF THE NON-CONFORMING LINE IS A RECLAIMED WATER LINE AND THE ABOVE MINIMUM SEPARATION IS NOT MET, UPGRADE THE RECLAIMED WATER LINE MATERIAL TO DUCTILE IRON OR ENCASE THE PIPE IN CONCRETE.

11. SPECIAL STRUCTURAL SUPPORT OF CONCRETE SADDLES MAY BE NECESSARY AT THE CROSSING LOCATION.

12. IT IS PREFERABLE TO LAY THE WATER MAIN ABOVE THE CROSSING SEWERS. WHEN WATER MAIN MUST BE BELOW OTHER PIPE, THE MINIMUM VERTICAL SEPARATION IS TWELVE (12) INCHES.

13. WHENEVER ANY SEWER IS ENCOUNTERED IN CASE— BY—CASE BASIS AND MUST BECOME SPECIFIC REQUIREMENTS ARE ESTABLISHED.

14. WHERE SHALL BE A (6) (6) INCH VERTICAL SEPARATION BETWEEN SEWER MAINS AND SANITARY SEWER FORCE MAINS AT CROSSINGS, ONE FULL LENGTH OF WATER MAIN PIPE SHALL BE LOCATED SO BOTH JOINTS WILL BE AS FAR FROM THE CROSSING AS POSSIBLE. SPECIAL CONSTRUCTION MAY BE REQUIRED TO THE CROSSING. SPECIAL CONSTRUCTION MAY BE ACCEPTED TO DUCTILE IRON PIPE EQUIVALENT.

15. IF NO WATER MAINS SHALL MEET THE CRITERIA SET FORTH BY MUNICIPALITY

16. CONTRACTOR TO INSTALL MUNICIPALITY BLOWOFFS, AT THE ENDS OF PROPOSED WATER MAINS AND SERVICE LATERALS TO BUILDINGS, TO ASSURE ADEQUATE CHLORINATION AND FLUSHING.

17. ALL WATER MAINS SHALL BE INSTALLED IN ACCORDANCE WITH AWWA MANUAL M31, CONCERNING HYDROSTATIC TESTING OF PVC PIPING. DIP—CIP (DUCTILE/CAST/IRON) TESTING TO BE WITNESSED BY MUNICIPALITY WATER DEPARTMENT INSPECTOR.

18. ALL WATER MAINS SHALL BE STERILIZED IN ACCORDANCE WITH THE APPLICABLE SECTION OF THE LATEST AWWA SPECIFICATION C651 AND MUNICIPALITY WATER DEPARTMENT SPECIFICATIONS.

19. ALL PVC WATER MAIN, 4" TO 8" DIAMETER PIPING SHALL CONFORM TO AWWA C900 AND ASTM 1784. PIPE SHALL BE AWWA C-900 DR-18. JOINTS SHALL BE RUBBER GASKETED PUSH-ON CONFORMING TO AWWA C1064 PIPE SIZES THRU 8". WHY SHALL MEET THE REQUIREMENTS OF SECTION 8113.1 OF THE CITY'S STANDARD SPECIFICATIONS FOR UTILITIES CONSTRUCTION

20. ALL FITTINGS, CRUSHED PIPE SHALL BE CLAD WITH 8 MIL POLYETHYLENE TO CREATE A BOX SHAPE STRONG CONTACT BEING MINIMUM OF 2 LAYERS OF 8 MIL POLYETHYLENE SHEET. ALL PIPE SHALL BE CLEAN AND FREE OF DEBRIS AT THE END OF EACH DAY'S WORK. ALL PIPE SHALL BE PLUGGED WATERTIGHT WITH A PLASTIC OR RUBBER PLUG OR CAP AT THE END OF EACH DAY'S WORK.

21. NEW JOINTS SHALL BE INITIATED BY A CONTRACTOR, SHALL LICENSED BY THE STATE OF FLORIDA WHO MUNICIPALITY OFFICE. ALL COUNTY ORDINANCES AND REGULATIONS GOVERNING THE WORK PERFORMED.

22. FIRE PROTECTION SHALL MEET ALL THE REQUIREMENTS OF THE APPLICABLE MUNICIPALITY OR COUNTY.

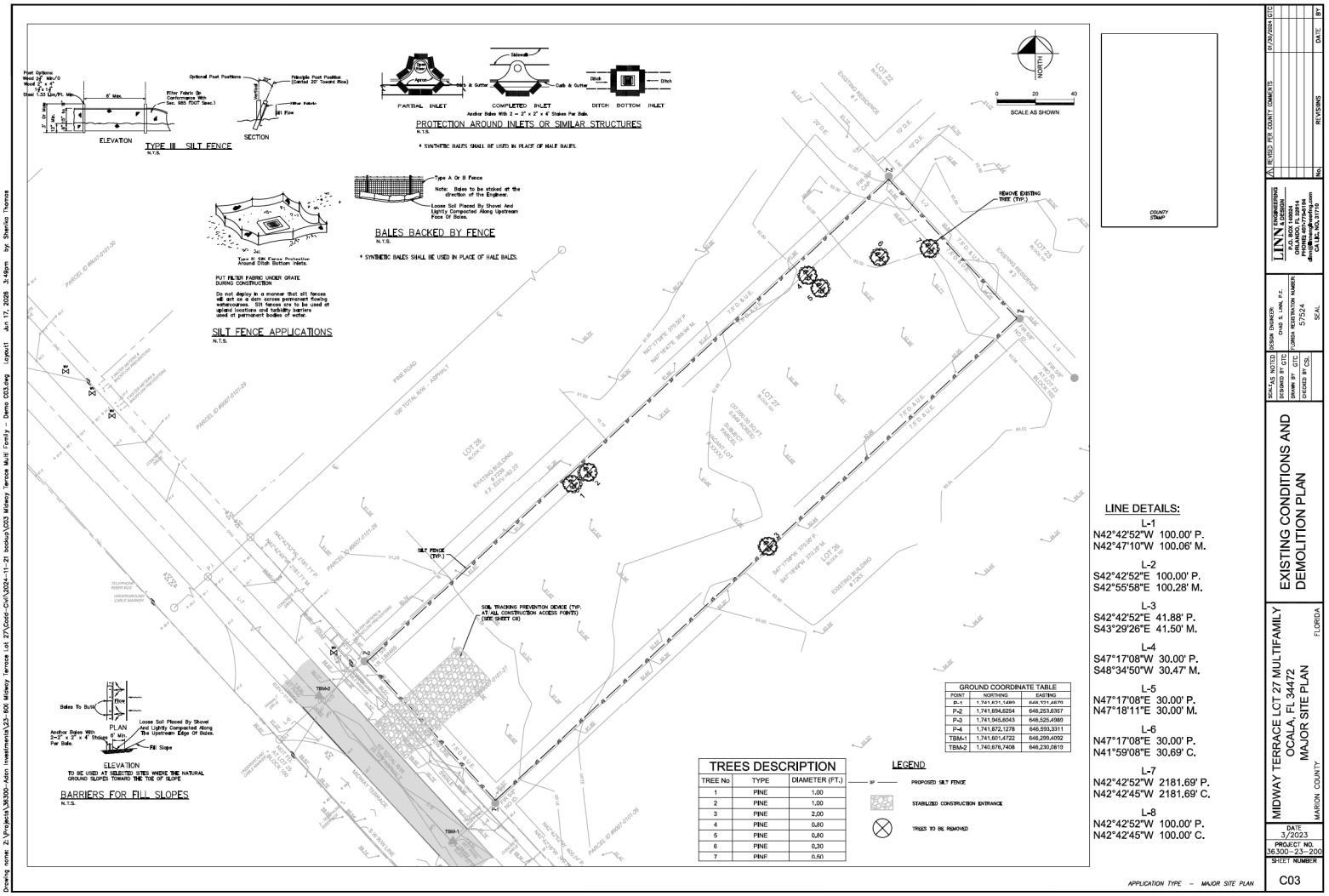
23. THE CONTRACTOR SHALL CONFIRM EXISTING CASTING WERE EXCAVATION IN PROXIMITY OF RESTRICTED FORCE MAINS AND GRAVITY SEWERS. FORCE MAIN AND SEWER CROSSING DESIGN ON PLANS ARE NOT EXACT OR GUARANTEED. CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING.

24. THE MUNICIPALITY SERVICES OPERATION SHALL BE NOTIFIED OF ANY BREAK OR DAMAGE TO THE GRAVITY SEWER OR WATER MAIN.

25. ALL DAMAGE TO MUNICIPALITY'S MAINS SHALL BE REPAIRED IMMEDIATELY BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE, IF THE REPAIR IS NOT MADE IN A PROMPT MANNER, AS DETERMINED BY THE MUNICIPALITY UTILITIES INSPECTION, MUNICIPALITY MAY MAKE THE REPAIRS AND THE CONTRACTOR SHALL BE CHARGED FOR REPAIRS.

26. MUNICIPALITY UTILITIES STANDARD NOTES MANUAL MUNICIPALITY UTILITIES (556—4110)

27. THE MUNICIPALITY UTILITIES CONSTRUCTION SECTION SHALL BE NOTIFIED AT LEAST SEVEN (7) DAYS PRIOR TO ANY CONSTRUCTION ACTIVITY



LINE DETAILS:

L-1
N42°42'52"W 100.00' P.
N42°47'10"W 100.06' M.

L-2
S42°42'52"E 100.00' P.
S42°55'58"E 100.28' M.

L-3
S42°42'52"E 41.88' P.
S43°29'26"E 41.50' M.

L-4
S47°17'08"W 30.00' P.
S48°34'50"W 30.47' M.

L-5
N47°17'08"E 30.00' P.
N47°18'11"E 30.00' M.

L-6
N47°17'08"E 30.00' P.
N41°59'08"E 30.69' C.

L-7
N42°42'52"W 2181.69' P.
N42°42'45"W 2181.69' C.

L-8
N42°42'52"W 100.00' P.
N42°42'45"W 100.00' C.

GROUND COORDINATE TABLE

POINT	NORTHING	EASTING
B-1	1,741,931.1489	646,101.4979
P-2	1,741,694.8254	646,253.6367
P-3	1,741,945.6043	646,525.4080
P-4	1,741,872.1278	646,593.3311
TBM-1	1,741,801.4722	646,295.4093
TBM-2	1,740,676.7408	646,230.0819

TREES DESCRIPTION

TREE No	TYPE	DIAMETER (FT.)
1	PINE	1,00
2	PINE	1,00
3	PINE	2,00
4	PINE	0,60
5	PINE	0,80
6	PINE	0,30
7	PINE	0,50

LEGEND
- PROPOSED SILT FENCE
- STABILIZED CONSTRUCTION ENTRANCE
- TREES TO BE REMOVED

No.	REVISIONS	DATE	BY
A1	REVISED PER COUNTY COMMENTS	01/29/2024	GTC

LINN ENGINEERING & DESIGN
PO.A. BOX 548324
ORLANDO, FL 32854
PHONE(S) 407-718-6194
email: gtc@linnengineering.com
CA LIC. NO. 31716

DESIGN ENGINEER: CHAD S. LINN, P.E.
FLORIDA REGISTRATION NUMBER: 57524
SEAL

SCALE: AS NOTED
DESIGNED BY: GTC
DRAWN BY: GTC
CHECKED BY: CSL

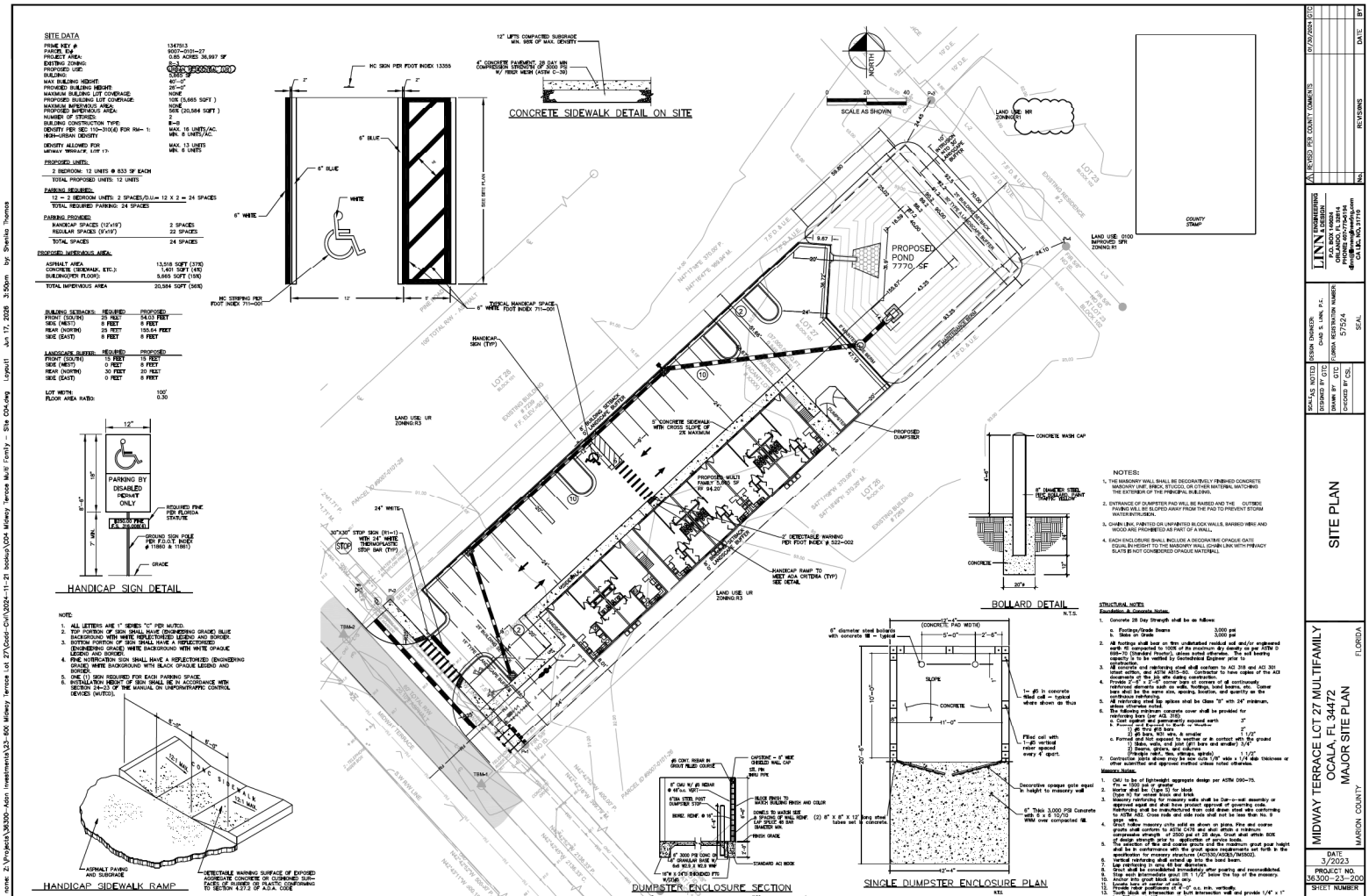
EXISTING CONDITIONS AND DEMOLITION PLAN

MIDWAY TERRACE LOT 27 MULTIFAMILY
OCALA, FL 34472
MAJOR SITE PLAN
MARION COUNTY
FLORIDA

DATE: 3/2023
PROJECT NO. 36300-23-200
SHEET NUMBER: C03

APPLICATION TYPE – MAJOR SITE PLAN

Drawing name: Z:\Projects\36300-Aden Investments\23-800 Midway Terrace Lot 27\Civil-Civil\2024-11-21 backup\C03 Midway Terrace Multi Family - Demo 003.dwg Layout: Jun 17, 2026 3:48pm by: Shenika Thomas

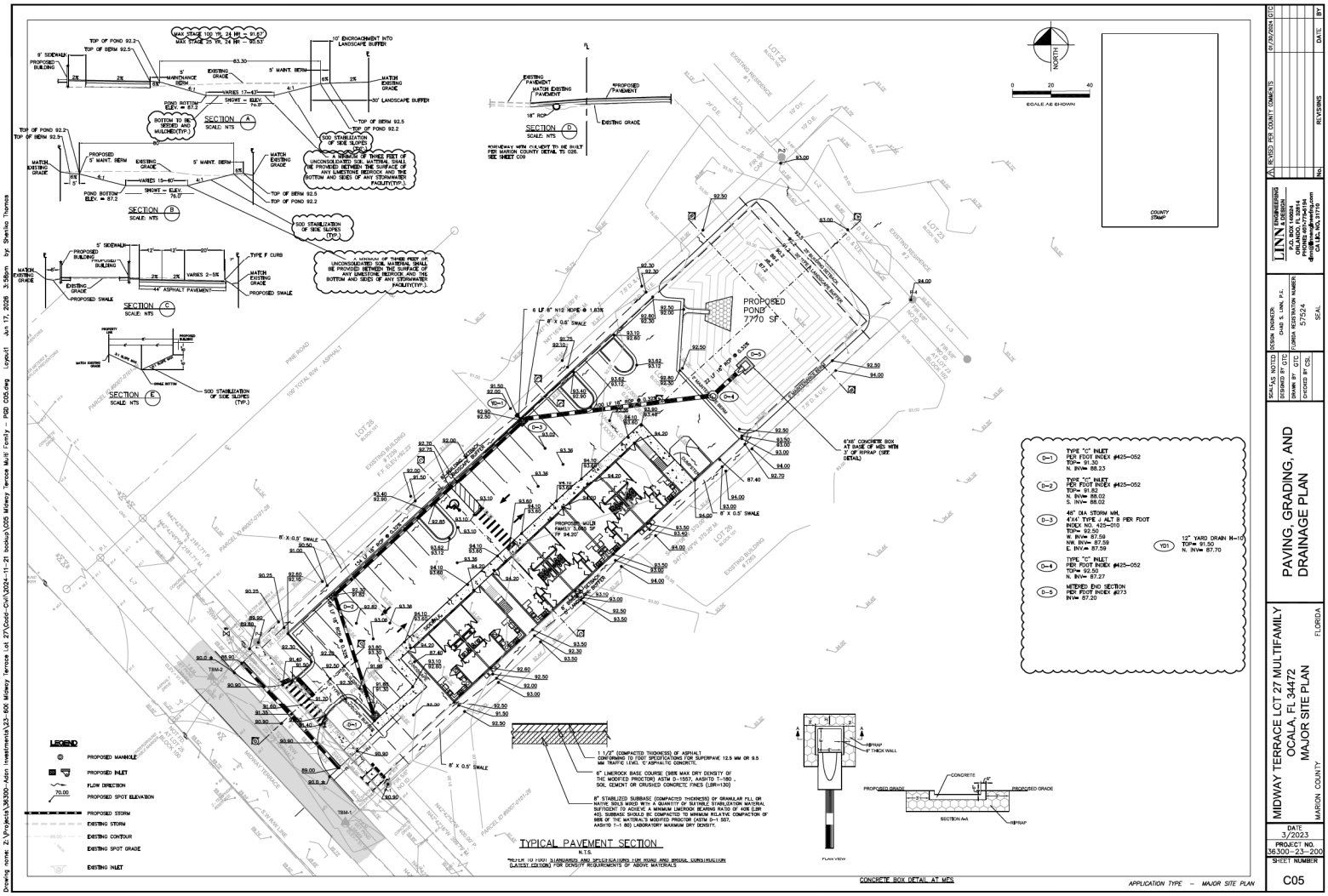

SITE DATA
PROPOSED USE: MULTIFAMILY
PROPOSED UNITS:
2 BEDROOM: 12 UNITS @ 833 SF EACH
TOTAL PROPOSED UNITS: 12 UNITS
PARKING REQUIRED:
12 = 2 BEDROOM UNITS: 2 SPACES/D.U.= 12 X 2 = 24 SPACES
TOTAL REQUIRED PARKING: 24 SPACES
PARKING PROVIDED:
HANDICAP SPACES (12'x18') 2 SPACES
REGULAR SPACES (9'x18') 22 SPACES
TOTAL SPACES 24 SPACES
PROPOSED IMPERVIOUS AREA:
ASPHALT AREA 13,518 SQFT (37%)
CONCRETE (SIDEWALK, ETC.): 1,401 SQFT (4%)
BUILDING(PER FLOOR): 5,665 SQFT (15%)
TOTAL IMPERVIOUS AREA 20,584 SQFT (56%)
BUILDING SETBACKS: REQUIRED PROVIDED
FRONT (SOUTH) 25 FEET 54.03 FEET
SIDE (WEST) 8 FEET 8 FEET
REAR (NORTH) 25 FEET 155.64 FEET
SIDE (EAST) 8 FEET 8 FEET
LANDSCAPE BUFFER: REQUIRED PROVIDED
FRONT (SOUTH) 15 FEET 15 FEET
SIDE (WEST) 0 FEET 8 FEET
REAR (NORTH) 30 FEET 20 FEET
SIDE (EAST) 0 FEET 8 FEET
LOT WIDTH: 100'
FLOOR AREA RATIO: 0.30
CONCRETE SIDEWALK DETAIL ON SITE
HANDICAP SIGN DETAIL
HANDICAP SIDEWALK RAMP
DETECTABLE WARNING SURFACE OF EXPOSED AGGREGATE CONCRETE OR CUSHIONED SURFACES OF RUBBER OR PLASTIC CONFORMING TO SECTION 4.27.2 OF A.D.A. CODE
DUMPSTER ENCLOSURE SECTION
BOLLARD DETAIL
SINGLE DUMPSTER ENCLOSURE PLAN
PROPOSED POND 7770 SF
PROPOSED DUMPSTER
PROPOSED MULTI FAMILY 5,665 SF
LAND USE: UR ZONING:R3
LAND USE: HR ZONING:R1
LAND USE: 0100 IMPROVED SFR ZONING:R1
NOTES:
1. THE MASONRY WALL SHALL BE DECORATIVELY FINISHED CONCRETE MASONRY UNIT, BRICK, STUCCO, OR OTHER MATERIAL MATCHING THE EXTERIOR OF THE PRINCIPAL BUILDING.
2. ENTRANCE OF DUMPSTER PAD WILL BE RAISED AND THE OUTSIDE PAVING WILL BE SLOPED AWAY FROM THE PAD TO PREVENT STORM WATER INTRUSION.
3. CHAIN LINK, PAINTED OR UNPAINTED BLOCK WALLS, BARBED WIRE AND WOOD ARE PROHIBITED AS PART OF A WALL.
4. EACH ENCLOSURE SHALL INCLUDE A DECORATIVE OPAQUE GATE EQUAL IN HEIGHT TO THE MASONRY WALL (CHAIN LINK WITH PRIVACY SLATS IS NOT CONSIDERED OPAQUE MATERIAL).
STRUCTURAL NOTES
Foundation & Concrete Notes:
Masonry Notes:
SITE PLAN
MIDWAY TERRACE LOT 27 MULTIFAMILY
OCALA, FL 34472
MAJOR SITE PLAN
MARION COUNTY
FLORIDA
DATE 1/2023
PROJECT NO. 36300-23-200
SHEET NUMBER C04
APPLICATION FOR MAJOR SITE PLAN
LINN ENGINEERING & DESIGN
REVISED PER COUNTY COMMENTS 01/29/2024 GTC
Drawing name: Z:\Projects\36300-Aden Investments\23-800 Midway Terrace Lot 27\Cadd-Civil\2024-11-21 backup\C04 Midway Terrace MultiFamily - Site C04.dwg Layout1 Jan 17, 2025 3:50pm by: Shenika Thomas



COUNTY

APPLICATION TYPE: – MAJOR SITE PLAN

C04A	DATE: 3-25-24 PROJECT NO.: 36300-23-600	MIDWAY TERRACE LCT 27 MULTIFAMILY OCALA, FL 34472 MAJOR SITE PLAN MARION COUNTY FLORIDA	SITE PLAN	SCALE: AS NOTED DESIGNED BY: GTC DRAWN BY: GTC CHECKED BY: CSL	DESIGN ENGINEER: CHAD S. LINN, P.E. FLORIDA REGISTRATION NUMBER: 57524 SEAL	LINN ENGINEERING & DESIGN P.O. BOX 140024 ORLANDO, FL 32814 PHONE: 407-775-5194 clinn@linneng.com CA LIC. NO. 31710	No. REVISIONS: 1 REVISED PER COUNTY COMMENTS 01/30/2024 GTC; DATE; BY



No.	REVISIONS	DATE	BY
A1	REVISED PER COUNTY COMMENTS	01/29/2026	GTC

LINN ENGINEERING & DESIGN
PO BOX 140004
GAINESVILLE, FL 32614
PHONE(S) 407-774-0194
EMAIL: GTC@LINNENGINEERING.COM
CA LIC. NO. 31710

SCALE AS NOTED
DESIGNED BY GTC
DRAWN BY GTC
CHECKED BY CSL

DESIGN ENGINEER
CHAD S. LINN, P.E.
FLORIDA REGISTRATION NUMBER
57524
SEAL

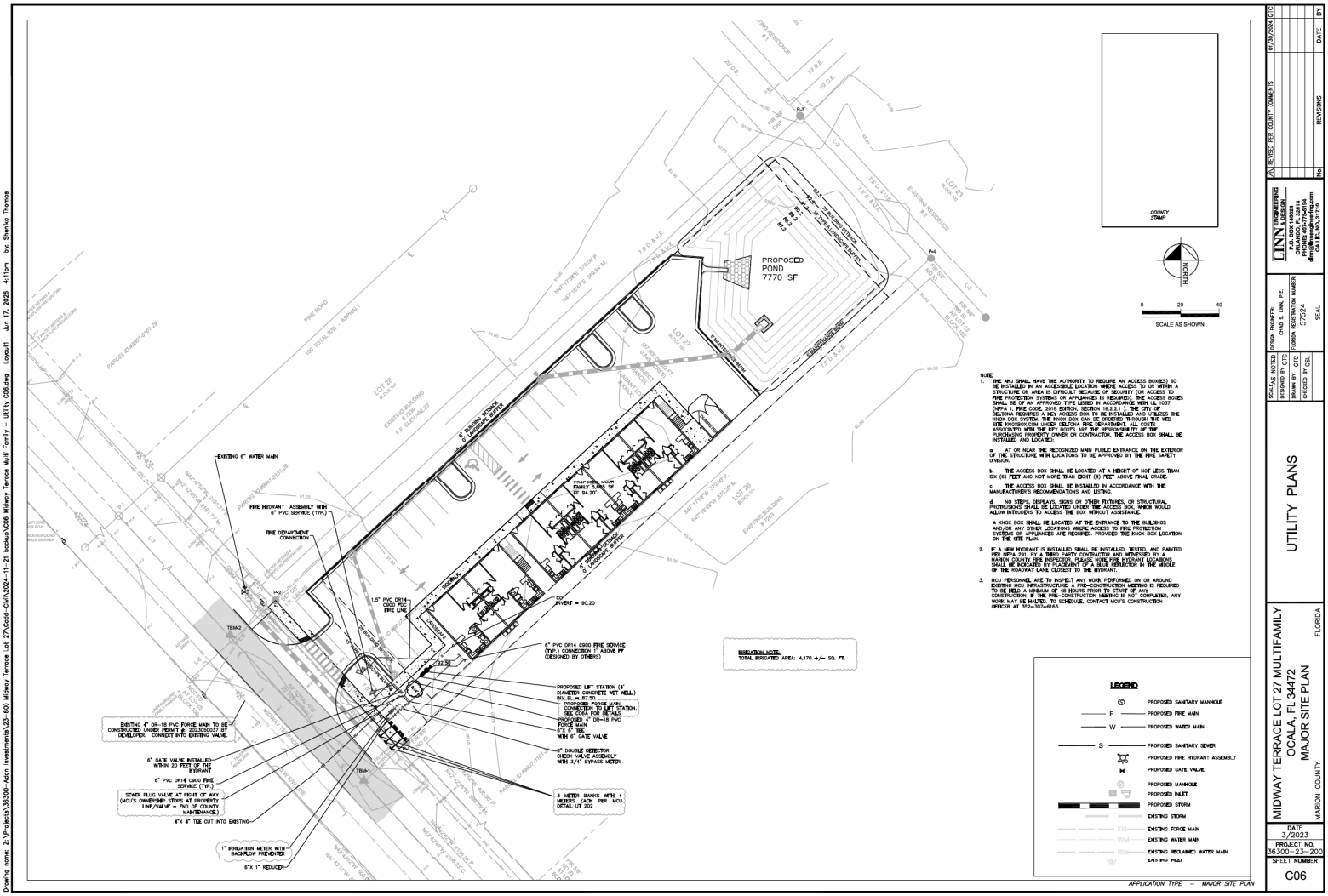
PAVING, GRADING, AND DRAINAGE PLAN

MIDWAY TERRACE LCT 27 MULTIFAMILY
OCALA, FL 34472
MAJOR SITE PLAN
MARION COUNTY
FLORIDA

DATE
3/2023
PROJECT NO.
36300-23-200
SHEET NUMBER
C05

APPLICATION TYPE -- MAJOR SITE PLAN

Drawing name: Z:\Projects\36300-Aden Investments\23-600 Midway Terrace Lot 27\Civil-Civil\2024-11-21 backup\C05 Midway Terrace MJR Family - PSD C05.dwg Layout1 Jan 17, 2026 3:58pm by Sherika Thomas



NOTE:

1. a. THE AHJ SHALL HAVE THE AUTHORITY TO REQUIRE AN ACCESS BOX(ES) TO BE INSTALLED IN AN ACCESSIBLE LOCATION WHERE ACCESS TO OR WITHIN A STRUCTURE OR AREA IS DIFFICULT BECAUSE OF SECURITY (OR ACCESS TO FIRE PROTECTION SYSTEMS OR APPLIANCES IS REQUIRED). THE ACCESS BOX(ES) SHALL BE OF AN APPROVED TYPE LISTED IN ACCORDANCE WITH UL 1037 (NFPA 1, FIRE CODE, 2018 EDITION, SECTION 18.2.2.1.). THE CITY OF OCALA FIRE DEPARTMENT HAS ADOPTED THE KNOX BOX SYSTEM. TO ACCESS THE KNOX BOX SYSTEM, THE KNOX BOX CAN BE ORDERED THROUGH THE WEB SITE KNOXBOX.COM UNDER DELTONA FIRE DEPARTMENT. ALL COSTS ASSOCIATED WITH THE KEY BOX(S) ARE THE RESPONSIBILITY OF THE PURCHASING PROPERTY OWNER OR CONTRACTOR. THE ACCESS BOX SHALL BE INSTALLED AND LOCATED:

a. AT OR NEAR THE RECOGNIZED MAIN PUBLIC ENTRANCE ON THE EXTERIOR OF THE STRUCTURE WITH LOCATIONS TO BE APPROVED BY THE FIRE SAFETY DIVISION.

b. THE ACCESS BOX SHALL BE LOCATED AT A HEIGHT OF NOT LESS THAN SIX (6) FEET AND NOT MORE THAN EIGHT (8) FEET ABOVE FINAL GRADE.

c. THE ACCESS BOX SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS AND LISTING.

d. NO STEPS, DISPLAYS, SIGNS OR OTHER FIXTURES, OR STRUCTURAL PROTRUSIONS SHALL BE LOCATED UNDER THE ACCESS BOX, WHICH WOULD ALLOW INTRUDERS TO ACCESS THE BOX WITHOUT ASSISTANCE.

A KNOX BOX SHALL BE LOCATED AT THE ENTRANCE TO THE BUILDINGS AND/OR ANY OTHER LOCATIONS WHERE ACCESS TO FIRE PROTECTION SYSTEMS OR APPLIANCES ARE REQUIRED, PROVIDED THE KNOX BOX LOCATION ON THE SITE PLAN.

2. IF A NEW HYDRANT IS INSTALLED, SHALL BE INSTALLED, TESTED, AND PAINTED PER NFPA 291, BY A THIRD PARTY CONTRACTOR AND WITNESSED BY A MARION COUNTY FIRE INSPECTOR. PLEASE NOTE FIRE HYDRANT LOCATIONS SHALL BE INDICATED BY PLACEMENT OF A BLUE REFLECTOR IN THE MIDDLE OF THE ROADWAY LANE CLOSEST TO THE HYDRANT.

3. 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.

APPLICATION TYPE – MAJOR SITE PLAN

No.	REVISIONS	DATE	BY
A1	REVISED PER COUNTY COMMENTS	01/30/2026	GTC

LINN ENGINEERING & DESIGN
PO.A. BOX 548004
ORLANDO, FL 32854
PHONE: 407-718-0194
EMAIL: info@linnengineering.com
CA LIC. NO. 31715

DESIGN ENGINEER: CHAD S. LINN, P.E.
FLORIDA REGISTRATION NUMBER: 57524
SEAL

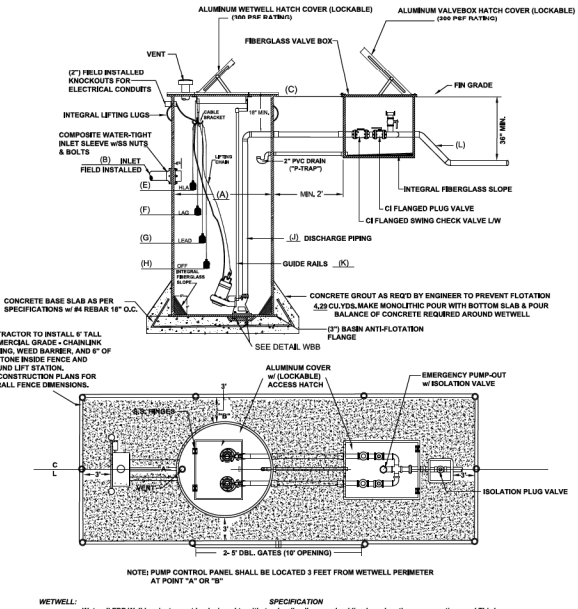
SCALE: AS NOTED
DESIGNED BY: GTC
DRAWN BY: GTC
CHECKED BY: CSL

UTILITY PLANS

MIDWAY TERRACE LOT 27 MULTIFAMILY
OCALA, FL 34472
MAJOR SITE PLAN
MARION COUNTY FLORIDA

DATE: 3/2023
PROJECT NO.: 36300-23-200
SHEET NUMBER: C06

Drawing name: Z:\Projects\36300-Aldon Investments\23-600 Midway Terrace Lot 27\Cadd-Civil\2024-11-21 backup\C06 Midway Terrace MUW Family - Utility C06.dwg Layout: Jan 17, 2026 4:11pm by: Shenika Thomas

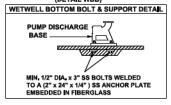


NOTE: PUMP CONTROL PANEL SHALL BE LOCATED 3 FEET FROM WETWELL PERIMETER AT POINT "A" OR "B"

STATION DESIGN CONDITION		
PRIMARY PUMP CAPACITY	82.1	GPM
PRIMARY TDH	35.6	'TDH
RUN-OUT PUMP CAPACITY	84.1	GPM
PRIMARY TDH	31.3	'TDH
PUMP MODEL #	RC20056	
R.P.M.	3450	
HORSEPOWER	2.5	
ELECTRICAL/ VOLTS / PHASE	230V/3	
PUMP DISCHARGE SIZE	2"	
STATION ELEVATIONS AND DIMENSIONS		
WETWELL DIAMETER	(A)	48"
INVERT DIAMETER	(B)	PER EOR
TOP OF WETWELL	(C)	92.50'
INLET / INVERT	(D)	87.50'
HIGH LEVEL ALARM (HLA)	(E)	87.00'
2nd PUMP ON (LAG)	(F)	86.50'
1st PUMP ON (LEAD)	(G)	86.00'
PUMPS OFF (OFF)	(H)	85.50'
BOTTOM OF WETWELL	(I)	83.50'
DISCHARGE PIPE DIAMETER	(J)	2"
GUIDE RAIL DIAMETER	(K)	1"
F.M. PIPE DIAMETER	(L)	4"
STATION MANUFACTURING MATERIALS		
DISCHARGE PIPE		HDPE
INLET PIPE		XXXXX
GUIDE RAIL		304 SS
WETWELL		FRP ASTM D-3753
WETWELL HATCH COVER		300 LBS., PSI ALUM.
CABLE BRACKET		304 SS
LIFTING CHAIN		304 SS
BALL VALVE		304 SS
SWING CHECK VALVE		304 SS
VALVEBOX		FRP
VALVEBOX HATCH COVER		300 LBS., PSI ALUM.
STATION VALVEBOX SIZES		
(32" x 30" x 24" DEEP)		FOR 2" DISCHARGE
(36" x 36" x 36" DEEP)		FOR 3" DISCHARGE
STATION HATCH OPENINGS		
WETWELL DIA.	36"	42" 48"
	27" x 20"	32" x 22" 36" x 24"

(DETAIL WBB)

WETWELL BOTTOM BOLT & SUPPORT DETAIL



RILEY & Company, Inc. (H-20 GP)

w/ BATTERY BACK-UP FOR AUDIO AND VISUAL ALARMS ©

PUMPS: **SPECIFICATION**

Submersible grinder pumps shall be: Manufacturer HOMA - Model RC20056.

The pumps shall be installed in the FRP wetwell utilizing a dual slide rail system.
The grinder system shall be capable of grinding the waste materials normally found in domestic and commercial sewage into a fine slurry which will pass through the pump and discharge piping.
Stator winding shall be open type with Class H insulation and shall be heat shrink fitted into the stator housing. Shall withstand a continous operating temperature of 150° C.
A heat sensor (2) thermal switches shall be attached to the motor windings.
The pump motor grinder shaft shall be EN 1.4301 / AISI 304SS connection to take the pump impeller and the grinder assembly.
Semi Axial Centrifugal Impeller shall be Cast Iron EN-GJL-200 / ASTM A48 30B.
Cutter/Grinder Assembly shall be Stainless Steel EN 1.4301 / AISI 304.
Double mechanical cartridge shaft seals shall be provided. The seal springs located inside the oil housing should be fully protected from the pumped liquid. The mechanical seals should be able to withstand rotation on either side.
Moisture sensor (2) shall be included in the motor housing assembly.
Power and Control cables shall be clamped against tensile loads and have a serviceable inlet to the motor, with hermetically sealed polyurethane filled, stainless steel cable plug connection. The pump and electric cables shall be capable of continuance submergance, witout loss of waterproof integrity to a depth of 65 ft.

CONTROL PANEL: **SPECIFICATION**

The Enclosure shall be NEMA 4X, minimum 30" high x 20" wide x 10" deep with 3 point latching system.
The enclosure shall have external mounting feet to allow for wall mounting.
The following components shall be mounted through the enclosure:
1- ea. Red Alarm Beacon (Light) LED 360 Degree viewable range
1- ea. Alarm Horn (minimum 95 DCB)
1- ea. Generator Receptacle w/ weatherproof cover 60A Minimum. Shall meet UL 1682 and UL 1686 Configuration.

The back panel shall be fabricated from .125, 5052-H32 marine alloy aluminum. All components shall be mounted by machined stainless steel screws.
The following components shall be mounted to back panel:
2- ea. IEC style Motor Contactors
1- ea. Volt Monitor (1 Ph) Phase Monitor (3 Ph) w/2 N/O & 1 N/C Contacts
1- ea. Alternator
1- ea. Control Transformer (480 Volt Only) (Min. 500VA)
1- ea. Model RCBB5AH Battery Back-Up w/ Smart Charger (UPS)
20- ea. Terminals For Field Connections
6- ea. Terminals For Motor Connections (Single Phase Only)
7- ea. Grounding Lugs
1-ea. Lightning and Surge Protection shall meet the UL 1449 2nd Edition

The inner door shall be fabricated from .080, 5052-H32 marine alloy aluminum. The inner door shall have a continuous aluminum piano hinge.
The following components shall be mounted through the inner door:
1- ea. Main Circuit Breaker
1- ea. Emergency Circuit Breaker
1- ea. Mechanical Interlock For Emergency And Main Breakers (UL Listed)
2- ea. Short Circuit Protectors w/ Auxiliary Contacts
1- ea. Control Circuit Breaker
1- ea. GFI Duplex Convenience Outlet

MISCELLANEOUS: All wiring on the back panel shall be contained within the wiring duct. All wiring between the inner door and the back panel shall be contained with in a plastic spiral wrap.
Each wire shall have a wire number at each end to correspond to the as built drawing for field troubleshooting.
The control panel must be manufactured in-house by lift station supplier and be a TUV (UL508A Certified) facility.

INSPECTION & TESTING: A factory representative shall be provide for a one (1) time start-up and shall have complete knowledge of the proper operation and maintenance of complete system. Megger the motors. The pump motors shall be megged out prior to the start-up to ensure that the insulation of the pump motor/cable is intact. The pump controls and pumps shall be checked for mechanical reliability and proper operation.

WETWELL: **SPECIFICATION**

Wet well FRP Wall Laminate must be designed to withstand wall collapse or buckling based on these assumptions and Third party specifications.

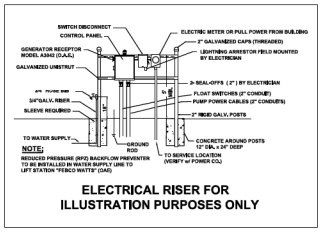
Hydrostatic Pressure 62.4 lbs. Per SQ Ft.
Saturated soil weight 120 lbs. Per Cubic Ft.
Soil Modulus of 700 lbs Per SQ Ft.
Pipe Stiffness As specified in ASTM D 3753

The wet well FRP laminate must be constructed to with stand or exceed two times the assumed loading on any depth of the wet well.

The cover shall be constructed of ¼ inch thick material finish aluminum diamond plate pattern with 300 series stainless steel hardware. The hatch shall have a positive means of holding door open in the vertical position (Locking hold open arm) made of non-corrosive material. The cover shall be mounted with minimum of six 300 series stainless steel fasteners. The access hatch cover shall have a lift handle and a means of locking.

The prefabricated FRP lift station manufacture shall guarantee the prefabricated lift station as approved drawings for a period of One year from the date of delivery.

EXECUTION:
Installation shall be in strict accordance with the manufacturer's recommendations in the locations shown on the drawing.



ELECTRICAL RISER FOR ILLUSTRATION PURPOSES ONLY

NOTES:

1. DRAWING NOT TO SCALE
2. ALL ELECTRICAL WORK SHALL BE IN ACCORDANCE WITH LOCAL CODES
3. ELECTRICIAN SHALL SEAL OFF CONDUIT RUNS
4. CONTRACTOR SHALL VERIFY POWER SOURCE PRIOR TO ORDERING EQUIPMENT
5. NEUTRAL TO BE SUPPLIED FOR 230V-3 PHASE OR 230V-SINGLE PHASE POWER.



LIFT STATION WILL BE PRIVATELY OWNED AND MAINTAINED.

NO SUBSTITUTIONS - NO ALTERNATES

THIS IS A COPYRIGHTED DRAWING. ANY CHANGES OR MODIFICATIONS WITHOUT WRITTEN APPROVAL FROM RILEY & COMPANY, INC. IS STRICTLY PROHIBITED. ©

10/11/23 SR

COUNTY STAMP

No.	REVISIONS	DATE	BY
A1	REVISED PER COUNTY COMMENTS	07/30/2024	GTC

LINN ENGINEERING & DESIGN
PO.A. BOX 1480024
OCALA, FL 34478
PHONE: 352-789-4194
email: linnengineering@gmail.com
CA LIC. NO. 31715

DESIGN ENGINEER: CHAD S. LINN, P.E.
FLORIDA REGISTRATION NUMBER: 57524
SEAL

SCALE: AS NOTED
DESIGNED BY: GTC
DRAWN BY: GTC
CHECKED BY: CSL

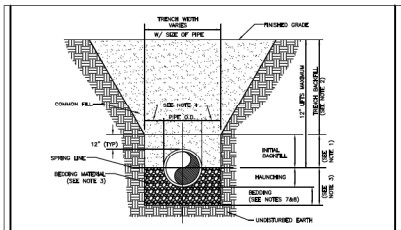
LIFT STATION DETAILS

MIDWAY TERRACE LCT 27 MULTIFAMILY
OCALA, FL 34472
MAJOR SITE PLAN
MARION COUNTY FLORIDA

DATE: 3/2023
PROJECT NO. 36300-23-200
SHEET NUMBER C06A

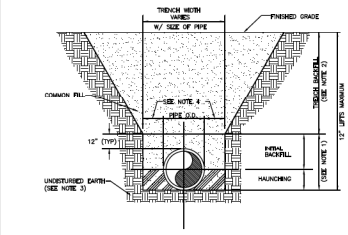
APPLICATION TYPE – MAJOR SITE PLAN

Drawing name: Z:\Projects\36300-Aden Investments\23-600 Midway Terrace Lot 27\Cadd-Civil\2024-11-21 backup\C06A Midway Terrace Multi Family – Lift Station\C06A.dwg Jun 17, 2025 4:02pm by Sherlita Thomas



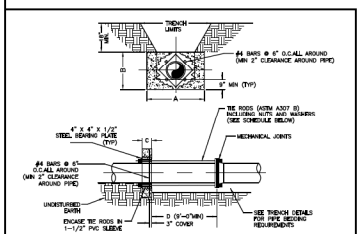
NOTES:
1. INITIAL BACKFILL: COMMON FILL COMPACTED TO 98% (98% UNDER PAVEMENT) OF THE MAXIMUM DENSITY AS PER AASHTO T-180.
2. TRENCH BACKFILL: COMMON FILL COMPACTED TO 95% (98% UNDER PAVEMENT) OF THE MAXIMUM DENSITY AS PER AASHTO T-180.
3. BEDDING MATERIAL SHALL CONFORM TO FDOT NO. 57 AGGREGATE.
4. 15" MAX. (12" MIN.) FOR PIPE DIAMETER LESS THAN 24" AND 24" MAX (12" MIN) FOR PIPE DIAMETER 24" AND LARGER.
5. WATER SHALL NOT BE PERMITTED IN THE TRENCH DURING CONSTRUCTION.
6. ALL PIPE TO BE INSTALLED WITH BELL FACING UPSTREAM TO THE DIRECTION OF THE FLOW.
7. BEDDING DEPTH SHALL BE 4" MINIMUM FOR PIPE DIAMETER UP TO 12" AND 6" MINIMUM FOR PIPE DIAMETER 16" AND LARGER.
8. IN THE EVENT THAT UNSUITABLE MATERIAL SHALL GOVERN DEPTH OF BEDDING ROCK BELOW THE PIPE, UTILITIES SHALL DETERMINE IN THE FIELD REQUIRED REMOVAL OF UNSUITABLE MATERIAL TO REACH SUITABLE FOUNDATION.
9. 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.
10. ONE COMPACTION TEST SHALL BE REQUIRED FOR EACH LIFT NOT TO EXCEED 200'.

Marion County FLORIDA — MCBCC EFFECTIVE 04/13/2023 — REVISION # 2 — BEDDING AND TRENCHING 1 — 7.3.2 UT 102



NOTES:
1. INITIAL BACKFILL AND HAUNCHING: SELECT COMMON FILL COMPACTED TO 95% (98% UNDER PAVEMENT) OF THE MAXIMUM DENSITY AS PER AASHTO T-180.
2. TRENCH BACKFILL: COMMON FILL COMPACTED TO 95% (98% UNDER PAVEMENT) OF THE MAXIMUM DENSITY AS PER AASHTO T-180.
3. PIPE BEDDING UTILIZING SELECT COMMON FILL OR BEDDING ROCK IN ACCORDANCE WITH BEDDING AND TRENCHING 1 DETAIL MAY BE REQUIRED AS DIRECTED BY MCU.
4. 15" MAX. (12" MIN.) FOR PIPE DIAMETER LESS THAN 24" AND 24" MAX (12" MIN) FOR PIPE DIAMETER 24" AND LARGER.
5. WATER SHALL NOT BE PERMITTED IN THE TRENCH DURING CONSTRUCTION.
6. ALL PIPE TO BE INSTALLED WITH BELL FACING UPSTREAM TO THE DIRECTION OF THE FLOW.
7. 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.
8. ONE COMPACTION TEST SHALL BE REQUIRED FOR EACH LIFT NOT TO EXCEED 200'.

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



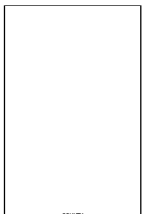
SCHEDULE OF DIMENSIONS AND MATERIALS

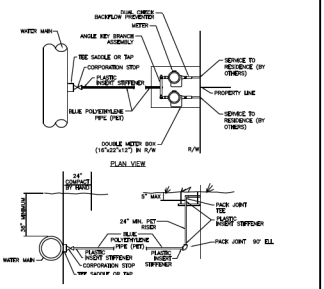
PIPE SIZE (INCHES)	DIMENSIONS (FT.) A	B	C	D	TIE RODS REQ'D DIA.	NO.
6	2.0	2.0	1.0		3/4	2
8	2.5	2.5	1.0		3/4	2
10	3.5	3.0	1.0		3/4	4
12	5.0	3.0	1.0		3/4	4
16	6.0	4.0	1.5		3/4	4
20	8.0	5.0	1.5		3/4	6
24	9.0	6.0	1.5		3/4	8

MORE THRUST COLLAR AREAS TO BE COMPUTED ON BASIS OF 2000 LBS/SF SOIL RESTRAINT BEARING.

NOTES:
1. ADDITIONAL REINFORCEMENTS SHALL BE AS SPECIFIED BY THE ENGINEER.
2. MINIMUM COMPRESSIVE STRENGTH FOR CONCRETE SHALL BE 3000 PSI.
3. BEDDING, BACKFILL AND COMPACTION SHALL BE AS SPECIFIED ELSEWHERE IN THESE DETAILS AND NOTES.
4. ALL FORM BOARDS SHALL BE REMOVED PRIOR TO BACKFILL.
5. NO ALLOWANCE SHALL BE MADE FOR FRICTION BETWEEN THE PIPE WALL AND THE THRUST COLLAR.
6. DESIGN PRESSURE: 150 PSI.

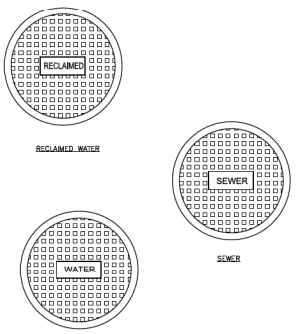
Marion County FLORIDA — MCBCC EFFECTIVE 04/13/2023 — REVISION # NA — THRUST COLLAR WATER MAINS — 7.3.2 UT 201



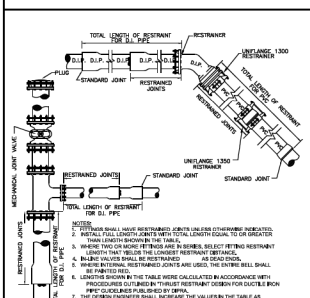


NOTES:
1. ALL RESIDENTIAL SERVICES SHALL HAVE A MINIMUM SIZE OF 1".
2. CURB STOP SHALL BE INSTALLED ON STREET SIDE OF THE SIDEWALK BETWEEN SIDEWALK AND CURB.
3. SCHEDULE 40 PVC CASING TO BE USED UNDER PAVEMENT, EXTENDING A MINIMUM OF 5' ON OTHER SIDE OF THE PAVEMENT WHERE POSSIBLE. THE INSIDE DIAMETER OF THE CASING PIPE SHALL BE A MINIMUM OF ONE INCH LARGER THAN THE OUTSIDE DIAMETER OF THE SERVICE PIPE.
4. CORP STOPS SHALL BE HORIZONTAL TO WATER MAINS.
5. LOCATE WIRE SHALL BE INSTALLED FROM MAIN TO SERVICE LINE.
6. COPPER SERVICE SIZES SHALL BE CONSTRUCTED WITH ONE PIECE TYPE K COPPER TUBING, WITH NO JOINTS UNDER PAVEMENT AND AROUND THE CONNECTION TO THE SATISFACTION OF THE ENGINEER.
7. POTABLE WATER SERVICE CONNECTIONS SHALL BE PERMANENTLY MARKED BY ETCHING OR STAMPING A "W" IN THE CURB DIRECTLY OVER THE SERVICE LINE.
8. RECLAIMED WATER SERVICE CONNECTIONS SHALL BE PERMANENTLY MARKED BY ETCHING OR STAMPING A "RW" IN THE CURB DIRECTLY OVER THE SERVICE LINE.
9. SERVICE LINES SHALL NOT CONFLICT WITH OTHER UTILITIES. SERVICE LINES SHALL BE SLEEVED WITH SCH40 PVC IF UNDER OTHER UTILITIES.
10. ALL TAPS MUST BE LOCATED A MINIMUM OF 24" AWAY FROM ANY BELL AND/OR FITTING.

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



Marion County FLORIDA — MCBCC EFFECTIVE 04/13/2023 — REVISION # NA — TYPICAL VALVE BOX COVER — 7.3.2 UT 110



NOTES:
1. FITTINGS SHALL HAVE RESTRAINED JOINTS UNLESS OTHERWISE INDICATED.
2. INSTALL FULL LENGTHS OF PIPE WITH TOTAL LENGTH EQUAL TO OR GREATER THAN THE LENGTH OF RESTRAINT.
3. WHERE TWO OR MORE FITTINGS ARE IN SERIES, SELECT FITTING RESTRAINT LENGTH THAT YIELDS THE LONGEST RESTRAINT DISTANCE.
4. IN-LINE VALVES SHALL BE RESTRAINED AS DEAD ENDS.
5. WHERE INTERNAL RESTRAINED JOINTS ARE USED, THE ENTIRE BELL SHALL BE PAINTED RED.
6. LENGTHS SHOWN IN THE TABLE WERE CALCULATED IN ACCORDANCE WITH PROCEDURES OUTLINED IN "THRUST RESTRAINT DESIGN FOR DUCTILE IRON PIPE" GUIDELINES PUBLISHED BY DIPRA.
7. THE ENGINEER MAY WISH TO INCREASE THE VALUES IN THE TABLE AS WARRANTED BY SITE-SPECIFIC PARAMETERS, SUCH AS SOIL DESIGNATIONS AND LAYING CONDITIONS.
8. FOR LENGTH OF PIPE AND NUMBER OF JOINTS TO BE RESTRAINED SEE TABLE.
9. ONLY DUCTILE IRON FITTINGS SHALL BE USED AT JOINTS TO BE RESTRAINED AND SHALL BE RESTRAINED ON BOTH SIDES OF FITTINGS UNLESS OTHERWISE SPECIFIED BY MCU.
10. REQUIRED RESTRAINED LENGTH FOR TEE FITTING VARIES WITH RUN LENGTH (FIRST JOINT).

Marion County FLORIDA — MCBCC EFFECTIVE 04/13/2023 — REVISION # NA — RESTRAINED PIPE TABLE — 7.3.2 UT 116 A

MINIMUM RESTRAINED LENGTH (FT) — EACH SIDE OF FITTING AND VALVE FOR DIP, PE ENCASED DIP OR BARE PVC
H=HORIZONTAL
VU=VERTICAL-UP
VD=VERTICAL-DOWN

WATER MAIN PRESSURE: 150 PSI, DEPTH OF COVER: 3.0 ft.

REQUIRED RESTRAINED LENGTH ON WATER MAIN — Pipe Length DIP

Bend Type		4"	6"	8"	10"	12"	14"	16"	18"	20"	24"
11¼°	H	2	2	3	4	5	5	6	7	8	9
	VU	2	2	3	4	5	6	7	8	9	11
	VD	4	5	7	9	11	13	15	17	19	23
22½°	H	3	3	5	6	8	9	10	12	13	16
	VU	4	5	7	9	11	13	15	17	19	23
	VD	10	12	17	22	27	31	36	41	46	55
45°	H	6	7	11	15	17	20	24	26	30	35
	VU	8	11	15	17	22	26	30	34	38	46
	VD	23	28	38	50	62	74	85	96	108	130
90°	H	13	15	23	31	40	48	56	64	72	87
	VU	19	23	32	41	50	60	70	79	89	107
	VD	51	65	115	139	165	190	216	240	266	315
90° ELL	H	7	9	13	18	23	28	32	37	42	51

REQUIRED RESTRAINED LENGTH ON TEE BRANCH — Pipe Length DIP

REDUCER FITTING		Diameter of Run 4"	6"	8"	10"	12"	14"	16"	18"	20"	24"
Diameter of Branch	4"	44	80	108	136	163	189	215	241	267	
	6"			83	83	140	166	193			
	8"					118	118	170	170	220	
	10"						84	139	139	191	
	12"							84	109	161	
	16"									84	135
	24"										88

REQUIRED RESTRAINED LENGTH ON LARGER PIPE — Pipe Length DIP

REDUCER FITTING		Diameter of Larger Pipe 4"	6"	8"	10"	12"	14"	16"	18"	20"	24"
Diameter of Branch	4"	44	80	108	136	163	189	215	241	267	
	6"			83	83	140	166	193			
	8"					118	118	170	170	220	
	10"						84	139	139	191	
	12"							84	109	161	
	16"									84	135
	24"										88

Minimum Design Criteria
Bedding Type: 4
Safety Factor: 1.5
Soil: Sand-Silt
Run Length (First Joint): 10 ft.

REQUIRED RESTRAINED LENGTH ON WATER MAIN — Pipe Length DIP

Bend Type		4"	6"	8"	10"	12"	14"	16"	18"	20"	24"
11¼°	H	2	2	3	4	4	5	6	7	7	
	VU	2	2	3	4	4	5	6	7	7	
	VD	3	7	9	11	13	15	18	20	22	
22½°	H	3	3	5	6	7	8	10	12	14	
	VU	3	3	5	6	7	8	10	12	14	
	VD	10	12	17	22	27	31	36	41	46	
45°	H	6	7	11	15	17	20	24	26	30	
	VU	8	8	11	14	17	20	24	26	30	
	VD	23	28	38	50	62	74	85	96	108	
90°	H	13	15	23	31	40	48	56	64	72	
	VU	19	23	32	41	50	60	70	79	89	
	VD	51	65	115	139	165	190	216	240	266	
90° ELL	H	7	9	13	18	23	28	32	37	42	

REQUIRED RESTRAINED LENGTH ON TEE BRANCH — Pipe Length DIP

REDUCER FITTING		Diameter of Run 4"	6"	8"	10"	12"	14"	16"	18"	20"	24"
Diameter of Branch	4"	34	81	83	109	143	170	213			
	6"			28	56	86	131	158	204		
	8"				28	58	113	156	202		
	10"					30	85	130	176		
	12"						58	103	149		
	16"							58	103		
	24"								68		

REQUIRED RESTRAINED LENGTH ON LARGER PIPE — Pipe Length DIP

REDUCER FITTING		Diameter of Larger Pipe 4"	6"	8"	10"	12"	14"	16"	18"	20"	24"
Diameter of Branch	4"	34	81	83	109	143	170	213			
	6"			28	56	86	131	158	204		
	8"				28	58	113	156	202		
	10"					30	85	130	176		
	12"						58	103	149		
	16"							58	103		
	24"								68		

FORCE MAIN:
PRESSURE: 100 PSI.
DEPTH OF COVER: 4.0 ft.

Marion County FLORIDA — MCBCC EFFECTIVE 04/13/2023 — REVISION # NA — RESTRAINED PIPE TABLE — 7.3.2 UT 116 B

No.	REVISIONS	DATE	BY
A1	REVISED PER COUNTY COMMENTS	07/30/2024	GTC

LINN ENGINEERING & DESIGN
PO.A. BOX 1450324
OCALA, FL 34481
PHONES 407-779-8194
EMAIL: chad@linnengineering.com
CA LIC. NO. 27715

SCALAS NOTED
DESIGNED BY GTC
DRAWN BY GTC
CHECKED BY CSL

DESIGN ENGINEER
CHAD S. LINN, P.E.
FLORIDA REGISTRATION NUMBER
57524
SEAL

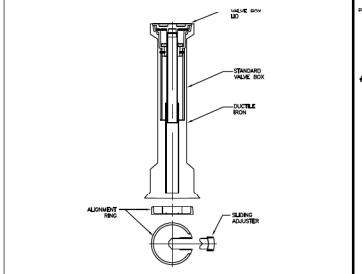
UTILITY DETAILS

MIDWAY TERRACE LCT 27 MULTIFAMILY
OCALA, FL 34472
MAJOR SITE PLAN
MARION COUNTY FLORIDA

DATE
1/2023
PROJECT NO.
36300-23-200
SHEET NUMBER
C07

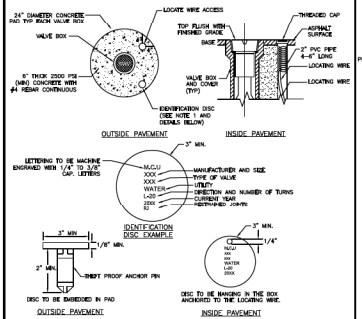
APPLICATION TYPE – MAJOR SITE PLAN

Drawing name: Z:\Projects\36300-Aldon Investments\23-800 Midway Terrace Lot 27\Cadd-Civil\2024-11-21 backup\007 Midway Terrace Multi Family - Details 007.dwg Layout: Jun 17, 2026 4:02pm by: Shanika Thomas



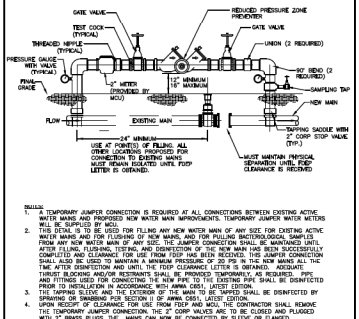
NOTES:
1. FOR ALL MAINS 6.0' DEEP OR GREATER, PVC PIPE EXTENSIONS SHALL BE USED ON VALVE BOX INSTALLATION.

Marion County FLORIDA — MCBCC EFFECTIVE 04/13/2023 — REVISION # 1 — SEALED VALVE BOX, ADJUSTABLE — 7.3.2 UT 111



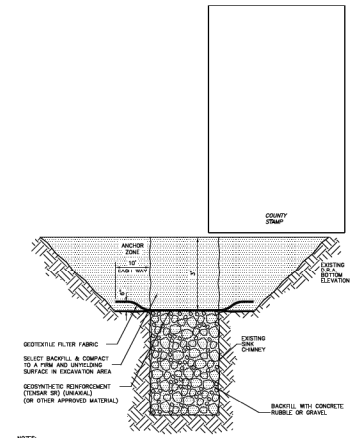
NOTES:
1. BRONZE (OR STAINLESS STEEL) IDENTIFICATION DISC SHALL BE REQUIRED FOR ALL VALVES, EXCEPT HYDRANT VALVES.
2. LOCATING WIRE SHALL TERMINATE AT EACH VALVE BOX AND BE CAPABLE OF EXTENDING 12" ABOVE TOP OF BOX IN SUCH A MANNER SO AS NOT TO INTERFERE WITH VALVE OPERATION.

Marion County FLORIDA — MCBCC EFFECTIVE 04/13/2023 — REVISION # 1 — VALVE BOX PAD — 7.3.2 UT 112



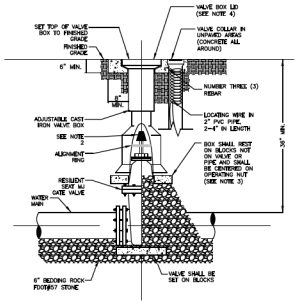
NOTES:
1. A TEMPORARY JUMPER CONNECTION IS REQUIRED AT ALL CONNECTIONS BETWEEN EXISTING ACTIVE WATER MAINS AND PROPOSED NEW WATER MAIN IMPROVEMENTS. TEMPORARY JUMPER WATER METERS WILL BE SUPPLIED BY MCU.
2. THIS DETAIL IS TO BE USED FOR FILLING ANY NEW WATER MAIN OF ANY SIZE FOR EXISTING ACTIVE WATER MAINS AND FOR FLUSHING OF NEW MAINS, AND FOR PULLING BACTERIOLOGICAL SAMPLES FROM ANY NEW WATER MAIN OF ANY SIZE. THE JUMPER CONNECTION SHALL BE MAINTAINED UNTIL AFTER FILLING, FLUSHING, TESTING, AND DISINFECTION OF THE NEW MAIN HAS BEEN SUCCESSFULLY COMPLETED AND CLEARANCE FOR USE FROM FDEP HAS BEEN RECEIVED. THIS JUMPER CONNECTION SHALL ALSO BE UTILIZED TO MAINTAIN A MINIMUM PRESSURE (1.25 PSI) IN NEW MAINS ALL THE TIME DURING DISINFECTION AND WHEN THE FOUR CLEARANCE SAMPLES ARE NOT OBTAINED THROUGH LOCKING AND/OR TESTING. ALL PIPE, APPURTENANCES, TEMPORARY AND PERMANENT PIPE AND FITTINGS USED FOR CONNECTING THE NEW PIPE TO THE EXISTING PIPE SHALL BE DISINFECTED PRIOR TO INSTALLATION IN ACCORDANCE WITH AWWA C651, LATEST EDITION.
3. THE TAPPING SLEEVE AND THE EXTERIOR OF THE MAIN TO BE TAPPED SHALL BE DISINFECTED BY SPRAYING OR SWABBING PER SECTION 11 OF AWWA C651, LATEST EDITION.
4. UPON RECEIPT OF CLEARANCE FOR USE FROM FDEP AND MCU, THE CONTRACTOR SHALL REMOVE THE TEMPORARY JUMPER CONNECTION. THE 2" CORP VALVES ARE TO BE CLOSED AND PLUGGED WITH 2" BRASS PLUGS. THE MAINS CAN NOW BE CONNECTED BY SLEEVE OR FLANGED CONNECTIONS.
5. THE OPERATION AND MAINTENANCE OF THE TEMPORARY JUMPER CONNECTION ASSEMBLY SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
6. WATER FOR TESTING AND DISINFECTION OF THE NEW WATER MAIN AND WATER FOR MAINTENANCE OR OTHER USES SHALL BE AT THE CONTRACTOR'S EXPENSE.
7. ALL PIPING AND APPURTENANCES TO BE 2" FOR 6" AND BELOW WATER MAINS; 4" FOR 12" WATER MAINS; 6" FOR 16" WATER MAINS; 12" FOR 24" WATER MAINS.
8. ALL TAPS MUST BE LOCATED A MINIMUM OF 24" AWAY FROM ANY BELL AND/OR FITTING.

Marion County FLORIDA — MCBCC EFFECTIVE 04/13/2023 — REVISION # 2 — TEMPORARY JUMPER CONNECTION — 7.3.2 UT 203



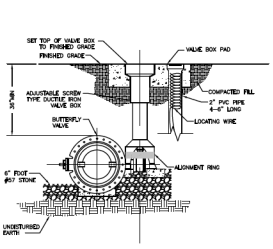
NOTES:
1. IF LIMESTONE IS ENCOUNTERED OR A SINK-HOLE OR SOLUTION PIPE FORMS DURING CONSTRUCTION, CONSTRUCTION OF THE BASIN MUST BE HALTED AND THE PROJECT GEOTECHNICAL ENGINEER MUST BE NOTIFIED IMMEDIATELY.
2. THE SINK-HOLE OR SOLUTION PIPE MUST BE REPAIRED WITHIN 10 DAYS OF THE DISCOVERY USING A DISTRICT APPROVED METHOD.
3. THE STORMWATER SYSTEM MUST BE INSPECTED MONTHLY FOR THE OCCURANCE OF SINK-HOLES OR SOLUTION PIPES.

TYPICAL SINK CHIMNEY REPAIR DETAIL
N.T.S.



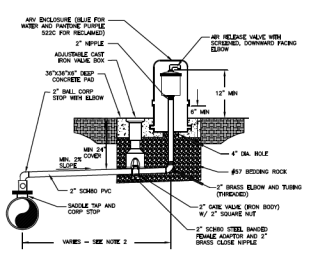
NOTES:
1. PVC EXTENSIONS SHALL NOT BE USED ON VALVE BOX INSTALLATION (SEE UT111).
2. THE ACTUATING NUT FOR VALVES DEEPER THAN SIX (6) FEET SHALL BE EXTENDED TO COME UP TO 3 FOOT DEPTH BELOW FINISHED GRADE.
3. VALVE BOX SHALL BE SET ON PVC (5) SOLID COMMON BLOCKS.
4. VALVE BOX LID TO BE LETTERED WITH THE WORD "WATER" OR "RECLAIMED".
5. INSTALL BRASS ID TAG IN CONCRETE.

Marion County FLORIDA — MCBCC EFFECTIVE 04/13/2023 — REVISION # 2 — GATE VALVE WATER AND RECLAIMED MAINS — 7.3.2 UT 204



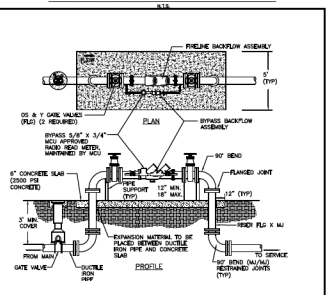
NOTES:
1. PVC PIPE EXTENSIONS SHALL NOT BE USED ON VALVE BOX INSTALLATION (SEE UT 111).
2. THE VALVE ACTUATING NUT SHALL BE EXTENDED TO BE WITHIN 3' OF FINISHED GRADE.
3. PROVIDE A PLASTIC DEBRIS SHIELD / ALIGNMENT RING WHICH INSTALLS BELOW THE VALVE ACTUATING NUT. THIS SHIELD SHALL CENTER THE RISER PIPE BOX OVER THE ACTUATING NUT AND MINIMIZE DEBRIS ENTRY.
4. LOCATING WIRE SHALL BE CONTINUOUS WITH NO SPLICES AND SHALL EXTEND 12" ABOVE TOP OF COLLAR. WIRE SHALL BE COLOR CODED TO MATCH THE UTILITY INSTALLED.
5. FOR NEW CONSTRUCTION, THE VALVE BOX SHALL BE ADJUSTED TO MGRANGE TO ALLOW FOR FUTURE BOX ADJUSTMENTS.
6. INSTALL BRASS ID TAG IN CONCRETE.
7. VALVE BOX LID TO BE LETTERED WITH THE WORDS "WATER" OR "RECLAIMED".
8. BUTTERFLY VALVES SHALL ONLY BE USED UNDER MCU DISCRETION.

Marion County FLORIDA — MCBCC EFFECTIVE 04/13/2023 — REVISION # 1 — BUTTERFLY VALVE AND BOX WATER AND RECLAIMED MAINS — 7.3.2 UT 205



NOTES:
1. FOR WATER OR RECLAIM USE ONLY.
2. OFFSET DISTANCE TO BE FIELD DETERMINED AND AS CLOSE TO THE RIGHT-OF-WAY AS POSSIBLE.
3. ADJUST HORIZONTAL POSITION OF SIDEWALK AS REQUIRED TO AVOID ARV ENCLOSURE.
4. ARV AND CONCRETE PAD SHALL NOT BE INSTALLED DIRECTLY OVER THE WATER MAIN. LOCATE WIRE SHALL TERMINATE AT VALVE BOX AND BE CAPABLE OF EXTENDING 12" ABOVE TOP OF BOX IN SUCH A MANNER SO AS NOT TO INTERFERE WITH VALVE OPERATION (SEE UT 112.)
5. NO MJ/ADAPTERS ALLOWED AT VALVE; SHALL BE A BRASS NIPPLE WITH 2" SCH80 FEMALE STEEL BANDED ADAPTER.

Marion County FLORIDA — MCBCC EFFECTIVE 04/13/2023 — REVISION # 2 — ABOVEGROUND OFFSET WATER OR RECLAIM AIR RELEASE VALVE — 7.3.2 UT 206



NOTES:
1. REQUIRED FOR SITES WITH SEPARATE DOMESTIC AND FIRE SYSTEM SUPPLY PIPING.
2. BACKFLOW ASSEMBLY SHALL BE OWNED AND MAINTAINED BY THE PROPERTY OWNER.
3. MCU SHALL OWN AND MAINTAIN THE METER.
4. UTILITY EASEMENT REQUIRED FOR BY-PASS METER READING. MINIMUM EASEMENT SIZE IS 10' BY 15'.
5. DETAIL NOT APPLICABLE WHEN AN RPZ IS REQUIRED IN ACCORDANCE WITH THE MARION COUNTY MANUAL OF CROSS-CONNECTION CONTROL AND BACKFLOW PREVENTION. SERVICES SMALLER THAN 3" SHALL REQUIRE AN RPZ AND SHALL BE METERED. METER AND TAP SIZE SHALL BE DETERMINED BY A FLORIDA LICENSED SPRINKLER CONTRACTOR, ARCHITECT, OR ENGINEER. METER SHALL BE INSTALLED BY MCU.
6. FREEZE PROTECTION SHALL BE PROVIDED IN ACCORDANCE WITH THE FIRE MARSHALL.

Marion County FLORIDA — MCBCC EFFECTIVE 04/13/2023 — REVISION # 2 — FIRE LINE DOUBLE DETECTOR CHECK VALVE ASSEMBLY — 7.3.2 UT 208

APPLICATION TYPE – MAJOR SITE PLAN

No.	REVISIONS	DATE	BY
A1	REVISED PER COUNTY COMMENTS	01/29/2024	GTC

LINN ENGINEERING & DESIGN
PO.A. BOX 1490284
ORLANDO, FL 32814
PHONE(S) 407-779-6194
EMAIL(S) info@linnengineering.com
CA LIC. NO. 31715

DESIGN ENGINEER: CHAD S. LINN, P.E.
FLORIDA REGISTRATION NUMBER: 57524
SEAL

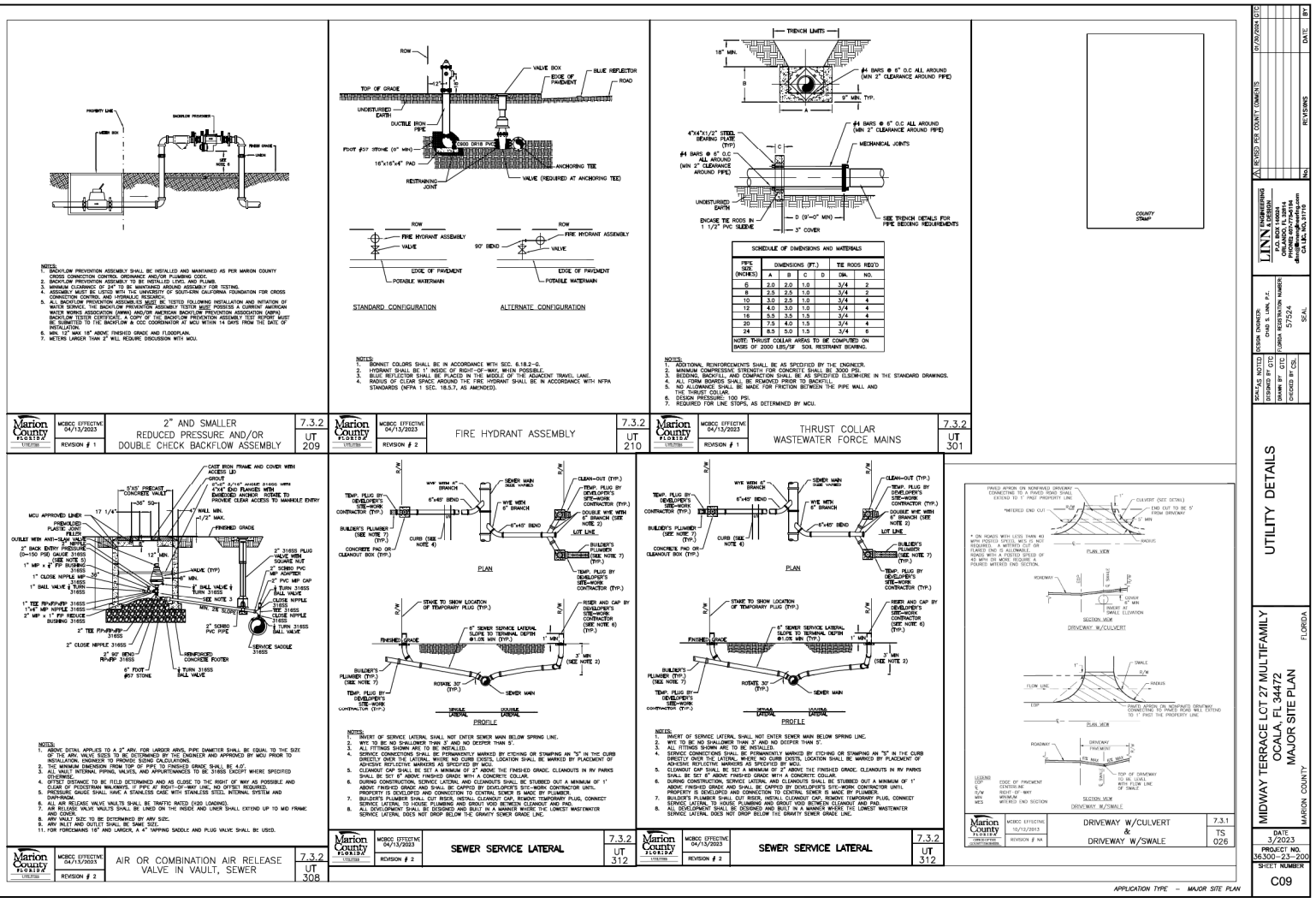
SCALE: AS NOTED
DESIGNED BY: GTC
DRAWN BY: GTC
CHECKED BY: CSL

UTILITY DETAILS

MIDWAY TERRACE LCT 27 MULTIFAMILY
OCALA, FL 34472
MAJOR SITE PLAN
FLORIDA
MARION COUNTY

DATE: 1/2023
PROJECT NO. 36300-23-200
SHEET NUMBER C08

Drawing name: Z:\Projects\36300-Aden Investments\23-800 Midway Terrace Lot 27\Civil-Civil\2024-11-21 backup\C08 Midway Fence Multi Family - Details C08.dwg Layout: Jan 17, 2026 4:03pm by: Shanika Thomas


PROPERTY LINE
BACKFLOW PREVENTER
METER BOX
UNION
SEE NOTE 6
FINISH GRADE
NOTES:
1. BACKFLOW PREVENTION ASSEMBLY SHALL BE INSTALLED AND MAINTAINED AS PER MARION COUNTY CROSS CONNECTION CONTROL ORDINANCE AND/OR PLUMBING CODE.
2. BACKFLOW PREVENTION ASSEMBLY TO BE INSTALLED LEVEL AND PLUMB.
3. MINIMUM CLEARANCE OF 24" TO BE MAINTAINED AROUND ASSEMBLY FOR TESTING.
4. ASSEMBLY MUST BE LISTED WITH THE UNIVERSITY OF SOUTH-ERN CALIFORNIA FOUNDATION FOR CROSS CONNECTION CONTROL AND HYDRAULIC RESEARCH.
5. ALL BACKFLOW PREVENTION ASSEMBLIES MUST BE TESTED FOLLOWING INSTALLATION AND INITIATION OF WATER SERVICE. THE BACKFLOW PREVENTION ASSEMBLY TESTER MUST POSSESS A CURRENT AMERICAN WATER WORKS ASSOCIATION (AWWA) AND/OR AMERICAN BACKFLOW PREVENTION ASSOCIATION (ABPA) BACKFLOW TESTER CERTIFICATE. A COPY OF THE BACKFLOW PREVENTION ASSEMBLY TEST REPORT MUST BE SUBMITTED TO THE BACKFLOW & CCC COORDINATOR AT MCU WITHIN 14 DAYS FROM THE DATE OF INSTALLATION.
6. MIN. 12" MAX 18" ABOVE FINISHED GRADE AND FLOODPLAIN.
7. METERS LARGER THAN 2" WILL REQUIRE DISCUSSION WITH MCU.
Marion County FLORIDA
MCBCC EFFECTIVE 04/13/2023
REVISION # 1
2" AND SMALLER REDUCED PRESSURE AND/OR DOUBLE CHECK BACKFLOW ASSEMBLY
7.3.2 UT 209
ROW
VALVE BOX
EDGE OF PAVEMENT
BLUE REFLECTOR
ROAD
TOP OF GRADE
12"+/-
UNDISTURBED EARTH
DUCTILE IRON PIPE
FDOT #57 STONE (9" MIN)
C900 DR18 PVC
18"x18"x4" PAD
ANCHORING TEE
RESTRAINING JOINT
VALVE (REQUIRED AT ANCHORING TEE)
FIRE HYDRANT ASSEMBLY
VALVE
EDGE OF PAVEMENT
POTABLE WATERMAIN
STANDARD CONFIGURATION
90° BEND
ALTERNATE CONFIGURATION
NOTES:
1. BONNET COLORS SHALL BE IN ACCORDANCE WITH SEC. 6.18.2-G.
2. HYDRANT SHALL BE 1' INSIDE OF RIGHT-OF-WAY, WHEN POSSIBLE.
3. BLUE REFLECTOR SHALL BE PLACED IN THE MIDDLE OF THE ADJACENT TRAVEL LANE.
4. RADIUS OF CLEAR SPACE AROUND THE FIRE HYDRANT SHALL BE IN ACCORDANCE WITH NFPA STANDARDS (NFPA 1 SEC. 18.5.7, AS AMENDED).
Marion County FLORIDA
MCBCC EFFECTIVE 04/13/2023
REVISION # 2
FIRE HYDRANT ASSEMBLY
7.3.2 UT 210
TRENCH LIMITS
18" MIN.
#4 BARS @ 6" O.C ALL AROUND (MIN 2" CLEARANCE AROUND PIPE)
9" MIN. TYP.
4"x4"x1/2" STEEL BEARING PLATE (TYP.)
#4 BARS @ 6" O.C ALL AROUND (MIN 2" CLEARANCE AROUND PIPE)
MECHANICAL JOINTS
UNDISTURBED EARTH
ENCASE TIE RODS IN 1 1/2" PVC SLEEVE
D (9"-0" MIN)
3" COVER
SEE TRENCH DETAILS FOR PIPE BEDDING REQUIREMENTS
SCHEDULE OF DIMENSIONS AND MATERIALS
PIPE SIZE (INCHES) | DIMENSIONS (FT.) A | B | C | D | TIE RODS REQ'D DIA. | NO.
6 | 2.0 | 2.0 | 1.0 | | 3/4 | 2
8 | 2.5 | 2.5 | 1.0 | | 3/4 | 2
10 | 3.0 | 2.5 | 1.0 | | 3/4 | 4
12 | 4.0 | 3.0 | 1.0 | | 3/4 | 4
16 | 5.5 | 3.5 | 1.5 | | 3/4 | 4
20 | 7.5 | 4.0 | 1.5 | | 3/4 | 4
24 | 8.5 | 5.0 | 1.5 | | 3/4 | 6
NOTE: THRUST COLLAR AREAS TO BE COMPUTED ON BASIS OF 2000 LBS/SF SOIL RESTRAINT BEARING.
NOTES:
1. ADDITIONAL REINFORCEMENTS SHALL BE AS SPECIFIED BY THE ENGINEER.
2. MINIMUM COMPRESSIVE STRENGTH FOR CONCRETE SHALL BE 3000 PSI.
3. BEDDING, BACKFILL AND COMPACTION SHALL BE AS SPECIFIED ELSEWHERE IN THE STANDARD DRAWINGS.
4. ALL FORM BOARDS SHALL BE REMOVED PRIOR TO BACKFILL.
5. NO ALLOWANCE SHALL BE MADE FOR FRICTION BETWEEN THE PIPE WALL AND THE THRUST COLLAR.
6. DESIGN PRESSURES: 150 PSI.
7. REQUIRED FOR LINE STOPS, AS DETERMINED BY MCU.
Marion County FLORIDA
MCBCC EFFECTIVE 04/13/2023
REVISION # 1
THRUST COLLAR WASTEWATER FORCE MAINS
7.3.2 UT 301
COUNTY STAMP
CAST IRON FRAME AND COVER WITH ACCESS LID
GROUT
6"x6" 3/16" ANGLE 316SS WITH 4"x4" END FLANGES WITH EMBEDDED ANCHOR. ROTATE TO PROVIDE CLEAR ACCESS TO MANHOLE ENTRY
5'-0" PRECAST CONCRETE VAULT
36" SQ.
MCU APPROVED LINER
17 1/4"
1" WALL MIN. 1/2" MAX.
FINISHED GRADE
PREMOLDED PLASTIC JOINT FILLER
OUTLET WITH ANTI-SWIRL VANE
2" BACK ENTRY PENETRATION (0-150 PSI) GAUGE 316SS
1" MIP x 2" FIP BUSHING 316SS
1" CLOSE NIPPLE MIP 316SS
1" BALL VALVE 316SS
1" TEE FIP-FIP-FIP 316SS
1"x4" MIP NIPPLE 316SS
2" MIP x 1" FIP REDUCER BUSHING 316SS
2" TEE FIP-FIP-MIP 316SS
2" CLOSE NIPPLE 316SS
3" 90° BEND FIP-FIP 316SS
6" FDOT #57 STONE
REINFORCED CONCRETE FOOTER
12" MIN.
VALVE (TYP)
4" MIN.
MIN. 2% SLOPE
SEE NOTE 3
2" SCH80 PVC MIP
2" SCH80 PVC MIP ADAPTED
2" PVC MIP CAP
1 TURN 316SS BALL VALVE
CLOSE NIPPLE 316SS
TEE 316SS
CLOSE NIPPLE 316SS
1 TURN 316SS BALL VALVE
SERVICE SADDLE 316SS
2" 316SS PLUG VALVE WITH SQUARE NUT
NOTES:
1. ABOVE DETAIL APPLIES TO A 2" ARV. FOR LARGER ARVS, PIPE DIAMETER SHALL BE EQUAL TO THE SIZE OF THE ARV. VALVE SIZES TO BE DETERMINED BY THE ENGINEER AND APPROVED BY MCU PRIOR TO INSTALLATION. ENGINEER TO PROVIDE SIZING CALCULATIONS.
2. THE MINIMUM DIMENSION FROM TOP OF PIPE TO FINISHED GRADE SHALL BE 4.0'.
3. ALL VAULT INTERNAL PIPING, VALVES, AND APPURTENANCES TO BE 316SS EXCEPT WHERE SPECIFIED OTHERWISE.
4. OFFSET (DISTANCE) TO BE FIELD DETERMINED AND AS CLOSE TO THE RIGHT OF WAY AS POSSIBLE AND OUTSIDE OF ROADSIDE SWALES AND DITCHES, IF PIPE AT RIGHT-OF-WAY LINE, NO OFFSET REQUIRED.
5. PRESSURE GAUGE SHALL HAVE A STAINLESS CASE WITH STAINLESS STEEL INTERNAL SYSTEM AND DIAPHRAGM.
6. ALL AIR RELEASE VALVE VAULTS SHALL BE TRAFFIC RATED (H20 LOADING).
7. AIR RELEASE VALVE VAULTS SHALL BE LINED ON THE INSIDE AND LINER SHALL EXTEND UP TO MID FRAME AND COVER.
8. ARV VAULT SIZE TO BE DETERMINED BY ARV SIZE.
9. ARV INLET AND OUTLET SHALL BE SAME SIZE.
11. FOR FORCEMAINS 16" AND LARGER, A 4" TAPPING SADDLE AND PLUG VALVE SHALL BE USED.
Marion County FLORIDA
MCBCC EFFECTIVE 04/13/2023
REVISION # 2
AIR OR COMBINATION AIR RELEASE VALVE IN VAULT, SEWER
7.3.2 UT 308
TEMP. PLUG BY DEVELOPER'S SITE-WORK CONTRACTOR (TYP.)
BUILDER'S PLUMBER (SEE NOTE 7)
CONCRETE PAD OR CLEANOUT BOX (TYP.)
R/W
WYE WITH 6" BRANCH
SEWER MAIN (SIZE VARIES)
CLEAN-OUT (TYP.)
TEMP. PLUG BY DEVELOPER'S SITE-WORK CONTRACTOR (TYP.)
6"x45° BEND
CURB (SEE NOTE 4)
DOUBLE WYE WITH 6" BRANCH (SEE NOTE 2)
LOT LINE
6"x45° BEND
BUILDER'S PLUMBER (SEE NOTE 7)
TEMP. PLUG BY DEVELOPER'S SITE-WORK CONTRACTOR (TYP.)
PLAN
STAKE TO SNOW LOCATION OF TEMPORARY PLUG (TYP.)
RISER AND CAP BY DEVELOPER'S SITE-WORK CONTRACTOR (SEE NOTE 6) (TYP.)
6" SEWER SERVICE LATERAL SLOPE TO TERMINAL DEPTH @1.0% MIN (TYP.)
FINISHED GRADE
1" MIN
3' MIN (SEE NOTE 2)
ROTATE 30° (TYP.)
SEWER MAIN
BUILDER'S PLUMBER (TYP.) (SEE NOTE 7)
TEMP. PLUG BY DEVELOPER'S SITE-WORK CONTRACTOR (TYP.)
SINGLE LATERAL
DOUBLE LATERAL
PROFILE
NOTES:
1. INVERT OF SERVICE LATERAL SHALL NOT ENTER SEWER MAIN BELOW SPRING LINE.
2. WYE TO BE NO SHALLOWER THAN 3' AND NO DEEPER THAN 5'.
3. ALL FITTINGS SHOWN ARE TO BE INSTALLED.
4. SERVICE CONNECTIONS SHALL BE PERMANENTLY MARKED BY ETCHING OR STAMPING AN "S" IN THE CURB DIRECTLY OVER THE LATERAL. WHERE NO CURB EXISTS, LOCATION SHALL BE MARKED BY PLACEMENT OF ADHESIVE REFLECTIVE MARKERS AS SPECIFIED BY MCU.
5. CLEANOUT CAP SHALL BE SET A MINIMUM OF 2" ABOVE THE FINISHED GRADE. CLEANOUTS IN RV PARKS SHALL BE SET 8" ABOVE FINISHED GRADE WITH A CONCRETE COLLAR.
6. DURING CONSTRUCTION, SEWER LATERAL AND CLEANOUTS SHALL BE STUBBED OUT A MINIMUM OF 1' ABOVE FINISHED GRADE AND SHALL BE CAPPED BY DEVELOPER'S SITE-WORK CONTRACTOR UNTIL PROPERTY IS DEVELOPED AND CONNECTION TO CENTRAL SEWER IS MADE BY PLUMBER.
7. BUILDER'S PLUMBER SHALL CUT RISER, INSTALL CLEANOUT CAP, REMOVE TEMPORARY PLUG, CONNECT SERVICE LATERAL TO HOUSE PLUMBING AND GROUT VOID BETWEEN CLEANOUT AND PAD.
8. ALL DEVELOPMENT SHALL BE DESIGNED AND BUILT IN A MANNER WHERE THE LOWEST WASTEWATER SERVICE LATERAL DOES NOT DROP BELOW THE GRAVITY SEWER GRADE LINE.
Marion County FLORIDA
MCBCC EFFECTIVE 04/13/2023
REVISION # 2
SEWER SERVICE LATERAL
7.3.2 UT 312
Marion County FLORIDA
MCBCC EFFECTIVE 04/13/2023
REVISION # 2
SEWER SERVICE LATERAL
7.3.2 UT 312
PAVED APRON ON NONPAVED DRIVEWAY CONNECTING TO A PAVED ROAD SHALL EXTEND TO 1' PAST PROPERTY LINE
*METERED END CUT
CULVERT (SEE DETAIL)
END CUT TO BE 5' FROM DRIVEWAY
R/W
5' MIN
RADIUS
PLAN VIEW
* ON ROADS WITH LESS THAN 40 MPH POSTED SPEED, MCU IS NOT REQUIRED. A METERED CUT OR FLARED END IS ALLOWABLE. ROADS WITH A POSTED SPEED OF 40 MPH OR MORE SHALL BE PAVED WITH METERED SECTION.
ROADWAY
EDGE
SHOULDER
TOP
COVER 12" MIN
INVERT AT CABLE ELEVATION
SECTION VIEW
DRIVEWAY W/CULVERT
SWALE
R/W
RADIUS
FLOW LINE
EOP
PLAN VIEW
PAVED APRON ON NONPAVED DRIVEWAY CONNECTING TO PAVED ROAD WILL EXTEND TO 1' PAST THE PROPERTY LINE.
ROADWAY
DRIVEWAY PAVEMENT
R/W
FS MAX
BS MAX
SLOPE
TOP OF DRIVEWAY TO BE LEVEL WITH FLOW LINE OF SWALE
SECTION VIEW
DRIVEWAY W/SWALE
LEGEND
EOP EDGE OF PAVEMENT
CL CENTERLINE
R/W RIGHT OF WAY
MIN MINIMUM
MES MITERED END SECTION
Marion County FLORIDA
MCBCC EFFECTIVE 10/12/2023
REVISION # NA
DRIVEWAY W/CULVERT & DRIVEWAY W/SWALE
7.3.1 TS 026
LINN ENGINEERING & DESIGN
PO.A. BOX 548284
ORLANDO, FL 32854
PHONE(S) 407-779-6194
EMAIL: chad@linnengineering.com
CA LIC. NO. 31715
DESIGN ENGINEER: CHAD S. LINN, P.E.
FLORIDA REGISTRATION NUMBER: 57524
SEAL
SCALE: AS NOTED
DESIGNED BY: GTC
DRAWN BY: GTC
CHECKED BY: CSL
UTILITY DETAILS
MIDWAY TERRACE LCT 27 MULTIFAMILY
OCALA, FL 34472
MAJOR SITE PLAN
MARION COUNTY FLORIDA
DATE: 3/2023
PROJECT NO. 36300-23-200
SHEET NUMBER C09
APPLICATION TYPE – MAJOR SITE PLAN
No. REVISIONS DATE BY
A1 REVISED PER COUNTY COMMENTS 01/30/2024 GTC
Drawing name: Z:\Projects\36300-Aldon Investments\23-800 Midway Terrace Lot 27\Cadd-Civil\2024-11-21 backup\D09 Midway Fernace Multi Family - Details C09.dwg Layout: Jan 17, 2025 4:03pm by: Shanika Thomas

Marion County

Development Review Committee

Agenda Item

File No.: 2026-23629 **Agenda Date:** 7/13/2026 **Agenda No.:** 6.7.

SUBJECT:
Wawa Convenience Store @ US Hwy 441 - Major Site Plan - Plan Extension Request
Parcel #: 4593-006-001 # 30312
Native Engineering

On July 7, Applicant requested a one-year extension for this Major Site Plan. The request is to extend one year from the current expiration date of September 9, 2026. The new expiration date would be September 9, 2027. There have been no previous extensions granted.

SUBMITTAL SUMMARY REPORT
30312

PLAN NAME:	CONVENIENCE STORE @ US HWY 441 & SE 147TH PL	**LOCATION:**	14700 S US HWY 441 SUMMERFIELD,
APPLICATION DATE:	06/19/2023	**PARCEL:**	4593-006-001
DESCRIPTION:	WAWA Convenience Store - Summerfield 441 & SE 147th PL Plans Expire 9/2026		

CONTACTS	NAME	COMPANY
Applicant	Josh Bradley	NATIVE ENGINEERING, PLLC
Engineer of Record	Josh Bradley	NATIVE ENGINEERING, PLLC
Engineer of Record	Richard Paulin	Native Engineering

SUBMITTAL	STARTED	DUE	COMPLETE	STATUS
OCE: Plan Review Revision (DR) v.1	06/25/2026	07/10/2026		In Review
OCE: Plan Review (DR) v.1	08/27/2024	08/29/2024	11/18/2025	Approved

SUBMITTAL DETAILS

OCE: Plan Review (DR) v.2

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
911 Management (DR) (911 Management)		08/29/2024	11/17/2025	Approved

Comments

YES 2.12.8 - Legal description matches boundary on plan
YES 2.12.28 - Correct road names supplied Sheet 1.0 has SE Sunset Harbor RD incorrect as Sunset Harbor RD and S US HWY 441 incorrect as US HWY 27.
YES 6.2.1.F - North arrow and graphic drawing and written scale On Sheet C4.0 the North Arrow is not pointing True North.
N/A Additional 911 comments

Environmental Health (Plans) (Environmental Health)		08/29/2024	11/17/2025	Approved

Comments

YES Central Sewer Central Sewer
N/A Lot Size
N/A Total Flow
N/A Available Area
YES DEP Water Approval Central Water
N/A Operating Permit Required
N/A 2.12.6 - Location of septic systems & wells
N/A 2.12.36 - Location of water & septic systems
INFO Additional Health comments N/A

Fire Marshal (Plans) (Fire)		08/29/2024	11/17/2025	Approved

Comments

YES 6.18.2 - Fire Flow/Fire Hydrant
N/A 6.18.3 - Gated Communities/Properties
N/A 6.18.4 - Wildland Interface Area
N/A 6.18.5 - Access Control Box
N/A 6.18.2.D - Fire Department Connections
N/A NFPA 1 Chapter 11.10.1 - In Building Minimum Radio Signal Strength
YES 6.18.2.G - Painting and Marking of Fire Hydrants
YES NFPA 1 Chapter 18.2.3 - Fire Dept Access Roads
N/A Additional Fire comments

SUBMITTAL SUMMARY REPORT (30312)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
Growth Services Planning & Zoning (DR) (GS Planning and Zoning)		08/29/2024	11/17/2025	Approved

Comments

Land Use: Approval
YES 2.12.4.L(2)/3.2.3 - Use Consistent with FLU Designation?
N/A 2.12.4.L(3) - All applicable Developer's Agreements listed?
N/A 2.12.4.L(2,3, & 5)/6.3.1C(15)(g) - DRI/FQD Compliance Note?
N/A 3.2.3/6.6/5.2.5/flood - RESIDENTIAL - Complies with Min/Max Density?
YES 3.2.3 - NON-RESIDENTIAL - Complies with FAR?
YES 2.12.4.L(6) - Gross/wetland/floodplain acreage listed? While the flood plane is "X", please be advised that there is significant amount of flood prone area on the northern half of the property.
N/A 3.3.2.C - Complies with Approved ECSD PUD?
N/A 3.3.3.A(1)- Complies with Approved Rural Residential Cluster Plan?
N/A 3.3.3.A(2) - Complies with Approved Hamlet Plan?
N/A 2.12.4.L(5)/5.2 - [Applicable ESOZ/FPOZ Status Listed?]
YES 2.12.4.L(5)/5.4 - [Applicable Springs Protection Zone Listed?]
N/A 2.12.4.L(5)/5.7 - Wellhead Protection - P/S/T Zones Shown/Listed?
YES 2.12.4.L(7 & 9) - Building Uses/Identifiers/Designations Provided for 911?
N/A 4.1.4.J - [Greenway Setback Provided?]
YES 2.12.16/6.5 - [EALS or EALS-ER provided?] Please provide an EALS.
YES 6.5 & 6.6 - Habitat Preservation/Mitigation Provided? Please provide an EALS.
N/A 2.12.9 - [Show All Existing Surrounding & Intersecting R/Ws?]
N/A 6.12.2.A - [Local Road right-of-Way Provided?]
N/A 6.12.2.A - [Access Improvements R/W Provided (decel/accel/turn lanes)?]
YES 2.12.9/6.12.2.B - Comp Plan Future Thoroughfares R/W Provided (TE Map)?
N/A 6.11.4.C - [Additional/Atlernate/Interconnected Access (S/QS-L) Provided?]
YES 6.11.2, 4 & 5 - Internal Access Consistent with PUD/Master Plan/Plat?
YES 6.11.4.B & D/7.3.1 - [Cross/Parallel Access Required/Suitable?]
N/A 6.11.5 -[Driveways to Intersections Separated/Coordinated?]
N/A 6.11.4.E - [Sight Triangle Provided?]
N/A 6.11.5 - [Driveways to Driveways Separated/Coordinated?]
N/A 6.12.12 - [Sidewalks Internal/External Provided?]
YES 2.12.5/1.8.2.A - Concurrency/Traffic - Study/Capacity Available? Traffic Study Required; as of 1/3/24, a Study (AR# 30995) has been uploaded, but has not been formally submitted by the applicant as upload task has not been completed by the applicant. (Until completed by the applicant, review of the Study cannot be initiated.)
N/A 2.12.5/1.8.2.D - Concurrency - PRELIM Evaluation Required?
YES 2.12.5/1.8.2.F - Is Concurrency Approval or Deferral Elected? Note on Cover Sheet.
N/A 2.12.6, 35, & 36/6.14 - [Concurrency/Water Provided?]
N/A 2.12.6, 35, & 36/6.14 - [Concurrency/Sewer Provided?]
N/A Additional Planning Items:

Zoning: Approval
YES 2.12.4.C - Owner and applicant name
YES 2.12.4.L(1) - Parcel number
YES 2.12.21/6.3.1.C(10) - Land use and zoning on project and on adjacent properties shown
YES 2.12.4.L(4) - Zoning requirements: lot width, area , setbacks , coverage (floor area ratios) and parking
YES 2.12.23/4.2 -Setbacks, dimensions for all improvements, and easements
YES 2.12.24 - Landscape requirements/6.8.6 - Buffering
YES 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
N/A 2.12.6 - Location of water and sewer. Does this need a special use permit? defer to MCU
YES 2.12.9 - Show adjacent streets serving development
YES 2.12.32 - Show 100yr flood zone
YES 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)
YES 2.12.4.L(10) - Parking requirements, service entrances, space size paved parking isle and access to parking area/6.11.8 - Off-street parking requirements/6.11.7 - Loading Areas/ 6.11.6 - Construction access/route
INFO 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. will there be any signs?
YES 2.12.19 - Provide dimensions and location of all existing site improvements; dimensions and location for all proposed site improvements with all setbacks
INFO 2.12.27 - Show location of outside storage areas will there be any outside storage?
YES 5.2 & 5.3 - Verify any overlay zones such as ESOZ, Springs Protection, or Flood Plain
N/A Additional Zoning comments

SUBMITTAL SUMMARY REPORT (30312)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
Landscape (Plans) (Parks and Recreation)		08/29/2024	11/17/2025	Approved

Comments

YES 2.12.18 - All trees 10" DBH and larger
N/A 2.12.25 - Marion Friendly Landscape Areas
YES 6.7.3 - Tree protection
YES 6.7.4 - Shade tree requirements
YES 6.7.6 - Tree removal submittal requirements All trees greater than 30" DBH to be removed shall be assessed for feasibility
PEND 6.7.8 - Protected tree replacement requirements
PEND 6.7.9 - Replacement trees; general requirements
YES 6.8.2 - Landscape plan requirements (details, schedule, calculations, notes)
YES 6.8.3 - Landscape design standards
YES 6.8.4 - Landscape area requirements for non-residential development
N/A 6.8.5 - Landscape area requirements for residential and mixed use developments
INFO 6.8.6 - Buffers Buffers in previously approved AR# 25853 shall be installed with this AR#30312 project, if not currently in place.
INFO 6.8.7 - Parking areas and vehicular use areas Consider sight triangles within parking area, Magnolias may obscure
YES 6.8.8 - Building landscaping
YES 6.8.9 - Service and equipment areas
N/A 6.13.3.C(5) - Landscaping of public stormwater management facilities
N/A 6.13.3.D(4) - Landscaping of private stormwater management facilities
INFO 6.8.10 - General planting requirements (specifications) All plant material to be Florida #1
INFO 6.8.11 - Landscape installation installation shall mean survival in perpituity
YES 6.8.12 - Landscape completion inspection requirements
YES 6.9.2 - Irrigation plan requirements (details, legend, notes) Provide controller location, rain sensor location, etc...
YES 6.9.3 - Irrigation design standards
YES 6.9.5 - Irrigation system installation
YES 6.9.6 - Completion inspection requirements
YES 6.19.3 - Outdoor lighting plan requirements Will there be outdoor lighting? if so, a photometric plan is required
PEND 6.19.4 - Exterior lighting design standards
N/A 5.5.4.B - Permitted uses within Springs Protection Overlay Zone
N/A Additional Landscape comments

OCE Design (Plans) (Office of the County Engineer)		08/29/2024	11/17/2025	Approved

Comments

YES 2.21.2.B - Major Site Plan fee of $250.00 + ($5.00 x total site acreage) made payable to Marion County BCC 8/2/24-fee due with resubmittal
6/20/24-fee due with resubmittal
7/24/23 - fee due with resubmittal
N/A 2.21.2.B - Plan review fee of $40.00 made payable to Marion County Health Department
N/A Traffic study / methodolgy fee of $200.00 made payable to Marion County BCC is required prior to plan approval. Refer to Resolution 10-R-630 for the current fee schedule.
N/A 2.1.6.A - $100 Resubmittal fee payable to Marion County BCC
N/A 2.1.7.A - $100 Revision fee payable to Marion County BCC
N/A 2.1.3 - Order of plan approval
YES 2.12.3 - Title block on all sheets denoting type of application; project name, location, county, and state; and date of original and all revisions
YES 2.12.4.A - Type of application on front page
YES 2.12.4.B - Project name centered at top of front page
YES 2.12.4.C - Name, address, phone number, and signature of owner and applicant on front sheet
YES 2.12.4.D - Owner's certification on front sheet: I hereby certify that I, my successors, and assigns shall perpetually maintain the improvements as shown on this plan
YES 2.12.4.E - The name, address, phone number, signature, date, license number, and seal of the responsible professional shall be shown on each plan sheet
YES 6.2.1.A - Name, street address, signature, date, license number, and seal of licensed professional on each sheet
YES 2.12.4.F - Licensed professional certification on cover sheet with signature and seal on all sheets after plan approval
YES 2.12.4.F(1) - Licensed Design Professional 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.
YES 2.12.4.G - A key location or vicinity map, with north arrow, with reference to surrounding properties, streets, municipal boundaries, sections, ranges, and township
YES 2.12.4.H - A portrait oriented minimal 3 inches x 5 inches space, located 2.75 inches from the right edge of paper and .75 inches from the top edge of paper, shall remain blank to allow for a County approval stamp
YES 2.12.4.I & 6.2.1.D - Index of sheets and numbering
INFO 2.12.4.K - List of approved waivers, their conditions, and the date of approval 7/24/23 - add waivers if requested in the future
YES 2.12.4.L(1) - Parcel number
YES 2.12.7 - A digital version of the plan in a format pre-approved by the Office of the County Engineer
N/A 2.21.2.A - Multi-phase Major Site Plans may include a separate sheet showing independent, stand alone phasing and shall not be subject to a separate Master Plan application
YES 6.2.1.B - Plans shall be legible and meet typical industry standards
YES 6.2.1.C - Standardized sheet size shall be 24" x 36"
YES 6.2.1.F - North arrow and graphic drawing and written scale
N/A Legal Documents
INFO Additional Development Review Comments 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.

SUBMITTAL SUMMARY REPORT (30312)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
OCE Property Management (Plans) (Office of the County Engineer)		08/29/2024	11/17/2025	Approved

Comments

INFO Major Site Plan Verified with Sunbiz. 3.20.24 HR
IF APPLICABLE:
Sec. 2.18.1.I - Show connections to other phases.
Sec.2.19.2.H – Legal Documents
Legal documents such as Declaration of Covenants and Restrictions, By-Laws, Articles of Incorporation, ordinances, resolutions, etc.
Sec. 6.3.1.B.1 – Required Right of Way Dedication (select as appropriate)
For Public Streets. "[All streets and rights-of-way shown on this plat or name specifically if less than all] are hereby dedicated for the use and benefit of the public."
Sec. 6.3.1.B.2 – Required Right of Way Dedication
For Non-Public Streets. "[All streets and rights-of-way shown on this plat or name specifically if less than all] are hereby dedicated privately to the [entity name]. All public authorities and their personnel providing services to the subdivision are granted an easement for access. The Board of County Commissioners of Marion County, Florida, shall have no responsibility, duty, or liability whatsoever regarding such streets. Marion County is granted an easement for emergency maintenance in the event of a local, state, or federal state of emergency wherein the declaration includes this subdivision or an emergency wherein the health, safety, or welfare of the public is deemed to be at risk."
Sec. 6.3.1.D.3 - Cross Access Easements
For Cross Access Easements. "All parallel access easements shown on this plat are hereby dedicated for the use and benefit of the public, and maintenance of said easements is the responsibility of [entity name]."
Sec. 6.3.1.C.1 - Utility Easements (select as appropriate)
"[All utility easements shown or noted or name specifically if less than all] are dedicated [private or to the public] for the construction, installation, maintenance, and operation of utilities by any utility provider."
Sec. 6.3.1.C.2 – Utility Easements
"[All utility tracts or identify each tract as appropriate] as shown are dedicated [private or to the public] for the construction and maintenance of such facilities."
Sec.6.3.1.D(c)(1)(2)(3) - Stormwater easements and facilities, select as appropriate:
1. "[All stormwater and drainage easements as shown or noted or name specifically if less than all] are dedicated [private or to the public] for the construction and maintenance of such facilities."
2. "[All stormwater management tracts or identify each tract as appropriate] as shown are dedicated [private or to the public] for the construction and maintenance of such facilities."
3. When any stormwater easement and/or management tract is not dedicated to the public or Marion County directly, the following statement shall be added to the dedication language: "Marion County is granted the right to perform emergency maintenance on the [stormwater easement and/or management tract, complete accordingly] in the event of a local, state, or federal state of emergency wherein the declaration includes this subdivision or an emergency wherein the health, safety, or welfare of the public is deemed to be at risk."
Sec.6.3.1.D(f) –
If a Conservation Easement is required the following shall be provided: "A conservation easement [as shown or on tract and identify the tract, complete accordingly] is dedicated to [the Board of County Commissioners of Marion County, Florida or entity name, if not Marion County] for the purpose of preservation of [listed species, habitat, Karst feature and/or native vegetation, complete accordingly]."

SUBMITTAL SUMMARY REPORT (30312)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
OCE Stormwater (Permits & Plans) (Office of the County Engineer)		08/29/2024	11/17/2025	Approved

Comments

YES 2.12.4.L(9)(b) - Data Block (Impervious Area)
YES 2.12.8 - Topographical Contours
YES 2.12.9/10 - Existing Drainage Right-of-Way/Easements
YES 2.12.9/10 - Proposed Drainage Right-of-Way/Easements
YES 2.12.13/14/15 - General Exhibits
YES 2.12.20 - Stormwater Infrastructure Supports Phasing
YES 2.12.38 - Stormwater Maintenance Entity
YES 6.13.2.C - Geotechnical Investigation Report Approved under AR 25853
YES 6.13.7 - Geotechnical Criteria Approved under AR 25853
YES 6.13.2 A(1)/(2) - Contributing Basins/Tc Approved under AR 25853
YES 6.13.2.B(1)/(2) - Runoff Analysis/ Tc Calculations Approved under AR 25853
YES 6.13.2.A(4) - Stormwater Features & Connective Elements Approved under AR 25853
YES 6.13.2.A(3) - Retention/Detention Area Design Parameters Approved under AR 25853
YES 6.13.3 - Type of Stormwater Facility Criteria Approved under AR 25853
YES 6.13.4 - Stormwater Quantity Criteria Approved under AR 25853
YES 6.13.2.B(4) - Hydrologic Analysis Approved under AR 25853
YES 6.13.4.C - Discharge Conditions Approved under AR 25853
YES 6.13.2.B(6) - Freeboard Approved under AR 25853
YES 6.13.4.D - Recovery Analysis Approved under AR 25853
YES 6.13.5 - Flood Plain & Protection Approved under AR 25853
YES 6.13.2.A(8) - Finish Floor Elevation Criteria
YES 6.13.6 - Stormwater Quality Criteria
N/A 6.12.6 - Roadway Flooding Level of Service
N/A 6.13.6.B - Alternative Treatment Techniques
YES 6.13.6.C - Best Management Practices
YES 6.13.8 - Stormwater Conveyance Criteria

YES 6.13.2.B(5) - Hydraulic Analysis
N/A 6.13.8.B(3) - Lane Spread Calculations
YES 6.13.2.A(9) - Access Accommodates Stormwater
YES 6.13.8.B(7) - Minimum Pipe Size

YES 6.13.2.A(5) - Existing/Proposed Stormwater Structures
YES 6.13.2.A(6) - Existing/Proposed Stormwater Pipes
YES 6.13.2.A(7) - Existing/Proposed Stormwater Swales
YES 6.13.9 - Grading Criteria
YES 6.13.2.A(11)(a) - Construction Entrance
YES 6.13.2.A(11)(b) - Erosion Control
YES 6.13.2.A(12)/6.12.5 - Stormwater Details, Cross Sections, References
YES 6.13.2.B(8) - Calculation & Plan Consistency
INFO 6.13.10.B - Copy of NPDES Permit or NOI Please provide a copy of the NPDES permit or NOI prior to construction.
INFO Copy of District Permit (County Interest) Please provide a copy of the District permit prior to construction.
YES 6.10 - Karst Topography and High Recharge Areas Approved under AR 25853
YES 7.1.3 - Drainage Construction Specifications
YES 6.13.12 - Operation and Maintenance Approved under AR 25853
YES Please provide a final signed and sealed hard copy signature page with references to the stormwater analysis or final hard copy of the full stormwater analysis. Approved under AR 25853
YES Additional Stormwater comments

OCE Survey (Plans) (Office of the County Engineer)		08/29/2024	11/17/2025	Approved

Comments

YES 6.2.1.A - The name, street address, signature, date, license number, and seal of the responsible professional shall be shown on each plan sheet.
YES 6.2.1.E - Provide drawing legend
YES 6.2.1.F - Provide north arrow and graphic drawing and written scale
YES 6.4.7.A(1) - Show a minimum of two bench marks per site
YES 6.4.7.A(2 & 3) - Bench mark information shown
N/A 6.4.7.A(2 & 3) - One copy of the vertical control field notes shall be submitted to the Office of the County Engineer for review
YES 6.4.7.B(1) - Show a minimum of two intervisible horizontal control points per site
YES 6.4.7.B(2) - Horizontal control points shall be monumented and referenced to the Florida State Plane Coordinate System
YES 6.4.7.B(4) - Provide a statement or table detailing horizontal datum, adjustment, and coordinate values
N/A 6.4.7.B(4) - One copy of the horizontal control notes along with reduction reports shall be submitted to the Office of the County Engineer for review
YES 6.4.7.D - The location of the existing one percent (100-year) flood plain as shown on FEMA FIRM, with zone, elevation, and vertical datum noted
YES 6.4.7.D - A note shall appear on the construction plans detailing source and survey field methods used to obtain and delineate the flood plain line shown
YES 6.4.7.E - Line and curve table must be shown on the sheet to which they apply
YES 6.4.7.F - All abbreviations used shall be clearly defined in the legend
YES 2.12.4.F.(2) - Surveyor and Mapper certification
YES 2.12.4.G - Show a location or vicinity map
YES 2.12.8 - Provide current boundary and topographic survey less than one year old
YES 2.12.9 - Provide location and dimensions of all rights-of-way serving the project
YES 2.12.10 - Show any known existing or proposed easement or land reservation
YES 2.12.11 - Provide an aerial map of the site with a layout of the development
YES 2.12.32 - Provide site analysis map depicting the existing (100-year) flood plain
N/A Additional Survey comments

SUBMITTAL SUMMARY REPORT (30312)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
OCE Traffic (Permits & Plans) (Office of the County Engineer)		08/29/2024	11/17/2025	Approved

Comments

YES 2.12.9 - Location and dimensions of streets and right-of-way
YES 2.12.20 - Phases of development
N/A 2.12.30 - Route Plan
YES 2.12.38 - Maintenance of improvements
YES 6.2.1.E - Drawing legend
YES 6.11.3 - Traffic Impact Analysis 1/1/24 - A traffic metholgy has been approved but the traffic study has not been submitted.

9/11/23 - The provided traffic study is rejected. As stated in the comment below a traffic methodology must be submitted and approved prior to conducting the study. A methodology was not approved. Additionally, traffic methodologies and studies require separate submittals with separate review fees. Please submit a traffic methodology for approval. The study can be resubmitted as a separate traffic study review once the methodology is approved and any modifications to the study have been made. A simply access management review is insufficient for a traffic study submitted to the County.

6/19/23 - A traffic study is required as stated in the waiver for the subdivision. A traffic study methodology must be approved prior to conducting the study.
YES 6.11.4.B - Cross access 9/11/23 - See previous comment.

6/19/23 - The cross access easement needs to be adjusted as there are objects including gas pumps in the middle of the easement.
YES 6.11.4.E - Sight triangle
YES 6.11.5 - Driveway access
N/A 6.11.6 - Construction route
INFO 6.11.9.A - Traffic signals The required signal modifications at the intersection of US 441 and SE 147th Place need to be permitted with the Florida Department of Transportation.
YES 6.11.9.B - Traffic signs
YES 6.11.9.C - Pavement marking
N/A 6.12.1.A. - Transportation Facilities - Purpose and Intent
N/A 6.12.2 - Right-of-way
YES 6.12.11 - Turn lanes 7/1/24 - Turn lanes are required to be constructed via a separate offsite improvement plan that must be approved concurrently with the site plan. A waiver from the Development Review Committee is required to incorporate the turn lane into the site plan.

9/11/23 - The need for turn lane modifications will be determined by the traffic study. Any turn lane improvements on Sunset Harbor Road are required to be submitted separately as an offsite improvement plan. The offsite improvement plan is required to be approved concurrently with the site plan.

6/19/23 - The need for turn lane modifications will be determined by the traffic study.
YES 6.12.12 - Sidewalks
N/A 6.12.13 - Utility position in right-of-way
YES Additional Traffic comments 6/19/23 - Coordinate with FDOT on the previously approved driveway connection to US 441 due to the increased traffic from this development.

Utilities (OCE Plans) (Utilities)		08/29/2024	11/17/2025	Approved

SUBMITTAL SUMMARY REPORT (30312)

Comments

N/A Marion County Utilities Contact Information
YES Parcel numbers identified in project match proposed site plan layout 4593-006-001
YES 6.14.2.A(1) - Public water service area/provider MCU service area; connect to existing mains; no new mains required (sewer main crossing required)
YES 6.14.2.A(1) - Public sewer service area/provider
N/A 6.14.2.A(1) - Letter of Availability and Capacity (w/Location Map of water and/or sewer as app) from provider
YES 6.14.2.A - Water Connection Requirements
YES 6.14.2.A - Sewer Connection Requirements
YES 6.14.2.C.2(e) - Grease Trap, FOG Worksheet Download FOG worksheet from MCU's website https://utilities.marionfl.org/home/showpublisheddocument/21125/637320634150530000 and return with submittal. Grease trap shall be sized in accordance with Code & IP Ordinance; show flows to support sizing. Include specs and cleaning schedule. All of these items can be included in the "Documents" section as "FOG Package" for review at resubmittal.
N/A 6.14.2.C - Industrial Pretreatment
N/A 6.14.3 - Onsite Waste Treatment and Disposal System (OSTDS) - connection requirement on plan
YES 6.14.3.B - Springs Protection Zone secondary
YES 6.14.4 - Water (potable) Capital Charges and Flow Rates - proposed use identified to calculate Capacity Charges for sewer, domestic water, and irrigated water (as applicable) will be calculated at the time of building permit application, or meter(s) request - whichever comes first. A Capacity Charge calculator will be required to determine these fees, and will be invoiced as part of the connection fees, and when related to a building permit, required to be paid prior to the release of that building permit.
YES 6.14.4 - Water (irrigation) Capital Charges and Flow Rates - total irrigated area identified It is assumed in the absence of an irrigation meter on the utility plan that irrigation will be done by private well; CONFIRM
YES 6.14.4 - Sewer Capital Charges and Flow Rates - proposed use identified to calculate by water comment
YES 6.14.5.A(1) - Submittal Requirements - Existing on-site & off-site mains and service connections
YES 6.14.5.A(2) - Submittal Requirements - Proposed on-site & off-site mains and service connections
YES 6.14.5.A(3) - Submittal Requirements - Lift Stations layout, elevations, schedules 1. LS on this parcel vs. intent to drop into existing manhole and pump to LS to adjacent parcel as originally proposed.
2. LS data as markup sent to EoR 7/12/23 C14.0 & LS Details sheet 1
YES 6.14.5.A(6) - Submittal Requirements - Manhole locations, rim and invert elevations outside paved areas Locations of manholes on sheet C8.0 sent to EoR 7/12/23
YES 6.14.5.A(8) - Submittal Requirements - Connection to existing water system
YES 6.14.5.A(8) - Submittal Requirements - Connection to existing sanitary system Notes on C8.0 sent to EoR 7/12/23
YES 6.14.5.B - Construction Notes - Cover, horiz/vert datums, construction requirements
YES 6.14.5.B - Construction Notes - UT DETAILS - current LDC version New details as of 4/13/23 - please refer to MCU's website for CAD versions of all details: https://utilities.marionfl.org/i-want-to/find-construction-related-forms
YES 6.14.5.C - All issued permits related to this project shall be submitted to MCU (DOT, ROW, misc)
N/A 6.14.5.C - DEP permit for water mains to be constructed/owned by MCU
YES 6.14.5.C - DEP permit for water mains to be constructed/owned by developer Site Plan shall be DRC-approved prior to release of any DEP PWS or WW permit applications being signed out by MCU.
N/A 6.14.5.C - DEP permit for sewer mains to be constructed/owned by MCU
YES 6.14.5.C - DEP permit for sewer mains to be constructed/owned by developer by water comment
N/A 6.14.5.D - Hydraulic Analysis
N/A 6.14.6 - Design Criteria for Utility Systems to be owned/maintained by MCU
YES 6.14.7 - Construction Inspection - PLAN NOTE: Sheet C8.0 revise note 13 from Alejandro Rad/Construction Manager/352-307-6012 to Construction Officer/352-433-3128.
N/A 6.14.8.A - Completion and Closeout - PLAN NOTE: As-builts
N/A 6.14.9.A - Developer's Agreement
YES 6.14.9.B - Transfer of Facilities to Marion County Utilities - PLAN NOTE: In an effort to provide MCU's multiple division review support, confirm points of private/public demarcation, more efficiently process DEP permits/clearances, and expedite Bill of Sale documents when applicable, MCU requests mains and appurtances to be CONVEYED TO MCU for operation and maintenance be shown on the Utility Sheets as BLUE for water and GREEN for sewer. Utility features remaining under private/developer ownership post-Clearance can remain in black text. Developers not wishing to color-code Utility Sheets within ePlans shall submit highlighted utility sheets with respective DEP permit applications prior to MCU's approval of those documents. Identify if developer (a) has complied with the former at resubmittal, (b) will defer this identification to DEP permit application, or (c) does not apply (system and components remain developer retained post Clearance).
YES 6.14.9.B - Bill of Sale Required prior to DEP Clearance application sign-out for any assets to be owned/operated by MCU.
YES 6.15.1 - Potable Water Distribution System
N/A 6.15.2 - Decentralized Water System (WTP)
YES 6.15.3 - Fire Protection/Fire Flow Capacity defer to MCFR
YES 6.15.4 - Water Main Piping Installation
YES 6.15.5 - Water Service and Connection
YES 6.15.6.A - Potable Water Metering - individual/banked, size
N/A 6.15.6.B - Irrigation Water Metering - size nothing shown for MCU-metered irrigation
N/A 6.15.6.C - Sewer service only (water meter required/shown)
N/A 6.15.6.D - Meter Location
N/A 6.15.6.E - Meter Easements
N/A 6.15.6.F - Meter Boxes
YES 6.15.6.G & H - Meter Sizing
YES 6.15.7 - Cross Connection Control and Backflow Prevention
N/A 6.15.8 - Public Water Well Standards
N/A 6.15.9 - Wellfield and Water Supply
N/A 6.15.10 - Water Treatment Plants (WTP)
N/A 6.16.2 - Decentralized Wastewater Treatment Plant (WWTP)
N/A 6.16.4 - Wastewater Collection Systems (Gravity/Pressurized) Design
YES 6.16.5.A & B - Private Wastewater Pump Stations see comments emailed to EoR 7/12/23
N/A 6.16.5.C - Public Wastewater Pump Stations (MCU Standards)
N/A 6.17 - Water Reclamation/Reuse Facilities
N/A Article 7 - Construction Standards - PLAN NOTE:
YES Utilities Plan Review Fee per Resolution 15-R-583 - payable to Marion County Utilities POSTED IN CDPLUS
$130 review fee - this payment can be made by phone by calling 352-671-8686 prior to resubmittal to clear this checklist item.
YES Additional Utilities comments The former sheet C14.0 Lift Station Calcs was replaced by a new sheet C15.0 Lift Station Calcs but the original sheet still remains in the Documents view. Remove or reversion - to do this contact Development Review at 352-671-868

for assistance. Both sheets cannot be in final approved set as they are conflicting.
N/A Additional Utilities comments
N/A Additional Utilities comments
N/A Additional Utilities comments
N/A Additional Utilities comments
N/A Additional Utilities comments
N/A Additional Utilities comments
N/A Additional Utilities comments
N/A Additional Utilities comments
N/A Additional Utilities comments

OCE: Plan Review Revision (DR) v.1

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
911 Management (DR) (911 Management)	Jamie Waldron	07/10/2026	06/29/2026	Approved
Environmental Health (Plans) (Environmental Health)	Evan Searcy	07/10/2026	06/25/2026	Approved
Fire Marshal (Plans) (Fire)	Jonathan Kenning	07/10/2026	06/25/2026	Approved
Growth Services Planning & Zoning (DR) (GS Planning and Zoning)	Kenneth Odom	07/10/2026		Pending Assignment
Landscape (Plans) (Parks and Recreation)	Susan Heyen	07/10/2026	07/01/2026	Requires Re-submit

Comments 1. Tree mitigation calculations to be revised; show required inches, preserved inches, proposed inches 2. Label existing buffer previously approved 3. Shade tree quantities to be revised per tree mitigation revision 4. No more than 50% of one shade tree species for bio-diversity requirements 5. Provide buffer data tables showing required and provided plant materials 6. Adjust trees in south buffer and swap ornamental for shade trees. Check container sizes with Fla Grades and Standards 7. No volcano mulching or mulch against tree trunks will be accepted.

OCE Design (Plans) (Office of the County Engineer)	William Poole	07/10/2026	07/07/2026	Approved
OCE Property Management (Plans) (Office of the County Engineer)		07/10/2026		Pending Assignment

Comments
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]."

OCE Stormwater (Permits & Plans) (Office of the County Engineer)	Alexander Turnipseed	07/10/2026	06/25/2026	Informational

Comments Please provide a copy of the NPDES permit or NOI as well as the district permit prior to construction.

SUBMITTAL SUMMARY REPORT (30312)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
OCE Survey (Plans) (Office of the County Engineer)	Theresa Smail	07/10/2026	07/02/2026	Requires Re-submit
Corrections	6.4.7. Construction Plans - Survey Requirements (**Not Resolved**) - 6.4.7. Construction Plans - Survey Requirements: Survey information to support construction plans, including but not limited to Mass Grading, Improvement, or Major Site plans, shall meet requirements as set forth in Ch. 5J-17 FAC in addition to the following as identified in Section 6.4.7.A. through H. of the LDC.			
Corrections	6.2.1.F - North Arrow (**Not Resolved**) - 6.2.1.F - North Arrow: Provide north arrow and graphic drawing and written scale			
Corrections	Additional Survey Comments (**Not Resolved**) - Additional Survey Comments			
Corrections	6.2.1.A. - Licensed Professional (**Not Resolved**) - 6.2.1.A. - Licensed Professional: Plans shall be prepared by a professional licensed by the State of Florida. The name, street address, signature, date, license number, and seal of the responsible professional shall be shown on each plan sheet. The same shall be provided on the cover page of any supporting documents and calculations.			
Corrections	2.12.10 - Easement or land reservation (**Not Resolved**) - **Corrective Action:** Please provide - 2.12.10 - Easement or land reservation: Show any known existing or proposed easement or land reservation			
Corrections	Major Site Plan (**Not Resolved**) - Please provide current boundary and topographic (less than 12 months old) survey with all required information.			
Corrections	2.12.8. - Current boundary and topographic survey (**Not Resolved**) - 2.12.8. - Current boundary and topographic survey: Current boundary and topographic survey (one foot contour intervals extending 100 feet beyond the project boundary) based upon accepted vertical datum. Surveys will be less than 12 months old and accurately reflect current site conditions, meeting standards set forth in Ch. 5J-17 FAC. Alternate topographic data may be accepted if pre-approved by the Marion County Land Surveyor.			
Corrections	6.2.1.E - Drawing legend (**Not Resolved**) - 6.2.1.E - Drawing legend: Provide a drawing legend as needed.			
OCE Traffic (Permits & Plans) (Office of the County Engineer)	Sydney Oberdorfer	07/10/2026	06/26/2026	Approved
Utilities (OCE Plans) (Utilities)	Heather Proctor	07/10/2026	06/26/2026	Approved
Comments	The parcel is within the Marion County Utilities service area and is currently connected to public water and sewer service. Marion County Utilities previously approved the utility connections under Plan No. 30312 on September 9, 2024. With the proposed landscape changes, please ensure that no plants are installed within 5 feet of the water meters and that no trees are planted within 10 feet of the water meters or water service line.			

SITE DATA

PARCEL ID NUMBERS:	4593-006-001
SITE ADDRESS:	TBD
EXISTING ZONING:	B2 – COMMUNITY BUSINESS
EXISTING LAND USE:	VACANT COMMERCIAL
EXISTING OVERLAY ZONE:	SECONDARY SPRINGS OVERLAY ZONE
EXISTING FLOOD ZONE:	ZONE 'X' PANEL #: 12083C 0745 D, COMMUNITY # 120160 DATED: 8/28/08
DEVELOPMENT TYPE:	COMMERCIAL
BUILDING USE:	GAS STATION WITH CONVENIENCE STORE
BUILDING GROSS FLOOR AREA:	5,915 SF
MAX BUILDING HEIGHT:	50'
PARKING CALCULATIONS:	
TOTAL REQUIRED PARKING: (1 SPACE / 300 SF)	20 SPACES (5,915/300)
PROVIDED PARKING:	53 SPACES
PRE-DEVELOPED IMPERVIOUS SURFACE:	
TOTAL AREA (BUILDINGS, PAVEMENT, ETC.):	17,344 SF
TOTAL AREA TO BE DEMOLISHED:	12,350 SF
POST-DEVELOPED IMPERVIOUS SURFACE:	
EXISTING IMPERVIOUS AREA TO REMAIN:	4,994 SF
BUILDINGS:	5,915 SF
*PEDESTRIAN CONCRETE:	3,761 SF
*VEHICLE USE CONCRETE:	24,047 SF
*PAVEMENT (VUA):	32,138 SF
TOTAL:	70,855 SF = 1.627 AC (63.0%)
EXISTING FLOODPLAIN COMPENSATION AREA:	17,811 SF = 0.409 AC (15.8%)
OPEN SPACE:	23,828 SF = 0.547 AC (21.2%)
TOTAL AREA:	112,494 SF = 2.583 AC (±)
F.A.R.:	5,915 SF/112,494 SF = 0.05
*NOT INCLUDING IMPERVIOUS AREAS INSIDE THE RIGHT-OF-WAY	
OWNER:	AMPROP ENTERPRISES SUMMERFIELD, LLC 4201 W CYPRESS ST TAMPA, FL 33607 813-854-2211
APPLICANT:	SAME AS OWNER
SURVEYOR:	ALTAMAX SURVEYING 910 BELLE AVENUE, SUITE 1100 CASSELBERRY, FL 32708 407-677-0200

SHEET INDEX

SHEET #	DESCRIPTION
C1.0	COVER
C2.0	GENERAL NOTES
C3.0	EXISTING CONDITIONS & DEMOLITION PLAN
C3.1–C3.2	OFF-SITE DEMOLITION PLAN
C4.0	EROSION CONTROL PLAN
C5.0	SITE PLAN
C5.1–C5.2	OFF-SITE SIGNING & MARKING PLAN
C6.0	PAVING & GRADING PLAN
C6.1–C6.2	OFF-SITE PAVING & GRADING PLAN
C7.0	DRAINAGE PLAN
C8.0	UTILITY PLAN
C9.0–C9.1	OFF-SITE CROSS SECTIONS
C10.0	CROSS SECTIONS & DETAILS SHEET
C11.0	DETAILS SHEET
C12.0	DETAILS SHEET
C13.0	UTILITY DETAILS SHEET
C14.0	UTILITY DETAILS SHEET
C15.0	LIFT STATION CALCULATIONS
L1.0	TREE REMOVAL PLAN
L2.0	LANDSCAPE PLAN
L3.0	LANDSCAPE DETAILS
L4.0	IRRIGATION PLAN

SUPPLEMENTAL SHEET INDEX

LIFT STATION DETAILS (BY OTHERS)
SURVEY (BY OTHERS)

SITE CONSTRUCTION PLANS
FOR

MAJOR SITE PLAN FOR CONVENIENCE STORE @ US HWY 441 & SE 147TH PLACE

SECTION 16, TOWNSHIP 17, RANGE 23
MARION COUNTY, FL

SITE ADDRESS:
TBD

PREPARED FOR:
AMPROP ENTERPRISES
SUMMERFIELD LLC
4201 W CYPRESS STREET, TAMPA, FL 33607
813-854-2211

DEVELOPMENT REVIEW COMMITTEE
MARION COUNTY, FLORIDA

APPLICATION #: 30312
APPROVAL DATE: 9/9/24
EXPIRATION DATE: 9/9/26

All construction shall conform to the construction standards contained in the Marion County Land Development Code, latest revision. Areas of the right-of-way disturbed during construction shall be dressed and sodded. Seed and mulch may be used if approved by the County Engineer or designee.

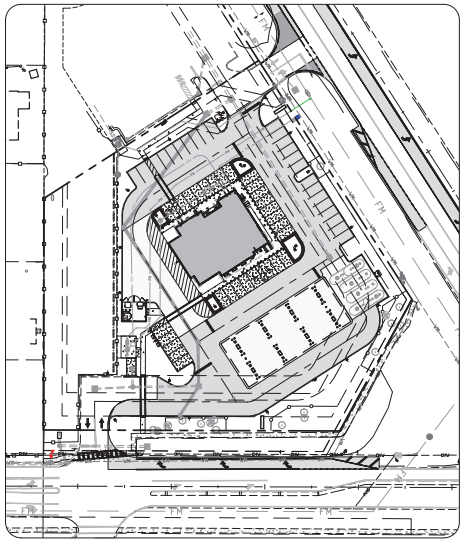
NOTICE
The approval of these plans is limited to construction under the jurisdiction of Marion County and does not substitute nor waive the requirements of other agencies for additional permits, as applicable, by state and/or federal laws.



LOCATION MAP
N.T.S

COUNTY REVISION NOTE
NO CHANGE TO THE WORK AS SHOWN ON THE APPROVED PLANS SHALL BE MADE WITHOUT NOTIFICATION TO AND APPROVAL BY THE OFFICE OF THE COUNTY ENGINEER.

N
N.T.S



CONCURRENCY NOTE
THIS PROJECT HAS NOT BEEN GRANTED CONCURRENCY APPROVAL AND/OR GRANTED AND/OR RESERVED ANY PUBLIC FACILITY CAPACITIES. FUTURE RIGHTS TO DEVELOP THE 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, OFF-SITE IMPROVEMENT PLAN PER SECTION 1.8.2.C (5).

CONTRACTOR SHALL CALL SUNSHINE STATE ONE CALL OF FLORIDA, INC. AT LEAST 48 HOURS PRIOR TO EXCAVATION 1-800-432-4770

LEGAL DESCRIPTION

A PORTION OF A REPLAT OF BLOCK F, LITTLE LAKE WEIR SUBDIVISION, FIRST ADDITION, AS RECORDED IN PLAT BOOK G, PAGE 92, PUBLIC RECORDS OF MARION COUNTY, FLORIDA AND FURTHER DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID BLOCK F OF LITTLE LAKE WEIR SUBDIVISION, FIRST ADDITION THENCE RUN N00°08'49"E, ALONG THE WEST BOUNDARY OF SAID BLOCK F, ALSO BEING THE EAST BOUNDARY OF SAID LEXINGTON HEIGHTS REVISED SUBDIVISION, A DISTANCE OF 27.00 FEET FOR A POINT OF BEGINNING; THENCE N00°08'49"E, CONTINUING ALONG SAID WEST BOUNDARY OF BLOCK F AND SAID EAST BOUNDARY OF LEXINGTON HEIGHTS REVISED SUBDIVISION, A DISTANCE OF 297.97 FEET; THENCE N57°18'27"E, LEAVING SAID WEST BOUNDARY OF BLOCK F AND SAID EAST BOUNDARY OF LEXINGTON HEIGHTS SUBDIVISION, A DISTANCE OF 72.85 FEET TO THE SOUTHWESTERLY RIGHT OF WAY LINE OF SE 147TH PLACE, AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP FOR STATE ROAD 500, SECTION 3622-101; THENCE RUN S39°41'57"E, ALONG SAID SOUTHWESTERLY RIGHT OF WAY, A DISTANCE OF 303.49 FEET; THENCE RUN S28°45'15"W, LEAVING SAID SOUTHWESTERLY RIGHT OF WAY, A DISTANCE OF 160.45 FEET; THENCE N89°47'43"W, A DISTANCE OF 317.00 FEET TO THE POINT OF BEGINNING.

PREPARED BY:
NATIVE engineering,pllc
P.O. BOX 2995
LAND O' LAKES, FL 34639
(813) 536-2539

ORIGINAL SET: JUNE 2023

REVISIONS

NO.	DATE	DESCRIPTION
-		
-		
-		
3	12/21/23	REVISED PER COUNTY & CLIENT COMMENTS
2	10/04/23	REVISED PER FDOT ACCESS COMMENTS
1	08/21/23	REVISED PER COUNTY & FDOT COMMENTS

WAIVERS REQUESTED

LDC SECTION & TITLE OF CODE	WAIVER REQUEST	CONDITIONS	MOTION RESULTS AND DRC DATE
LDC SECTION 6.13.8.(C) – STORMWATER CONVEYANCE CRITERIA	CODE STATES SIZES, STORMWATER CONVEYANCE PIPES AND CROSS CULVERTS SHALL BE A MINIMUM OF 18 INCHES DIAMETER OR EQUIVALENT, DRIVEWAY CULVERTS SHALL BE A 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 REQUIREMENTS. APPLICANT REQUESTS WAIVER BECAUSE THE STORM TABULATIONS, INCLUDED WITH OUR PIPE SIZING, SHOW THAT 15" STORM PIPING IS MORE APPROPRIATE FOR FOUR (4) OF THE PIPE RUNS; FROM ST-101 TO ST-102, ST-104 TO ST-106, ST-108 TO ST-102, AND ST-106 TO ST-103. FOR ALL OF THESE 15" PIPE RUNS, THE STORM TABS RESULT IN LESS THAN THE TYPICAL DESIGN VELOCITY OF 2.5 FPS. AN 18" PIPE WOULD RESULT IN EVEN SLOWER VELOCITIES. IN ADDITION, ALL STRUCTURES ARE BELOW THE HGEL.	----	----

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;

4/8/26
JOSHUA S. BRADLEY, PE — DATE
ENGINEER'S CERTIFICATION

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

4/8/26
ERIC SCHOESSLER — DATE
AMPROP ENTERPRISES SUMMERFIELD, LLC
4201 W CYPRESS ST
TAMPA, FL 33607
813-854-2211
OWNER'S CERTIFICATION

JOSHUA S. BRADLEY
State of Florida, Professional Engineer,
License No. 60020

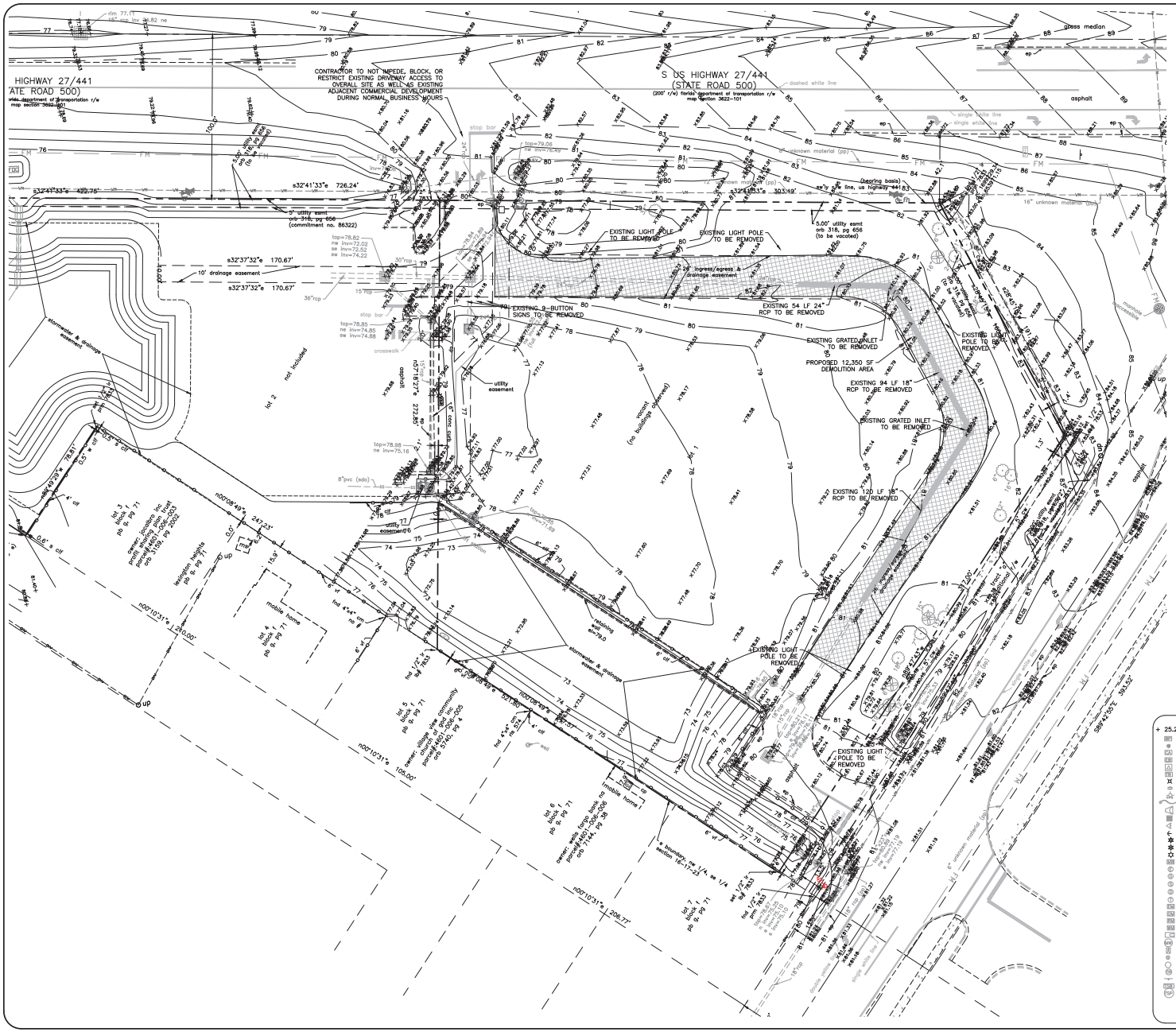
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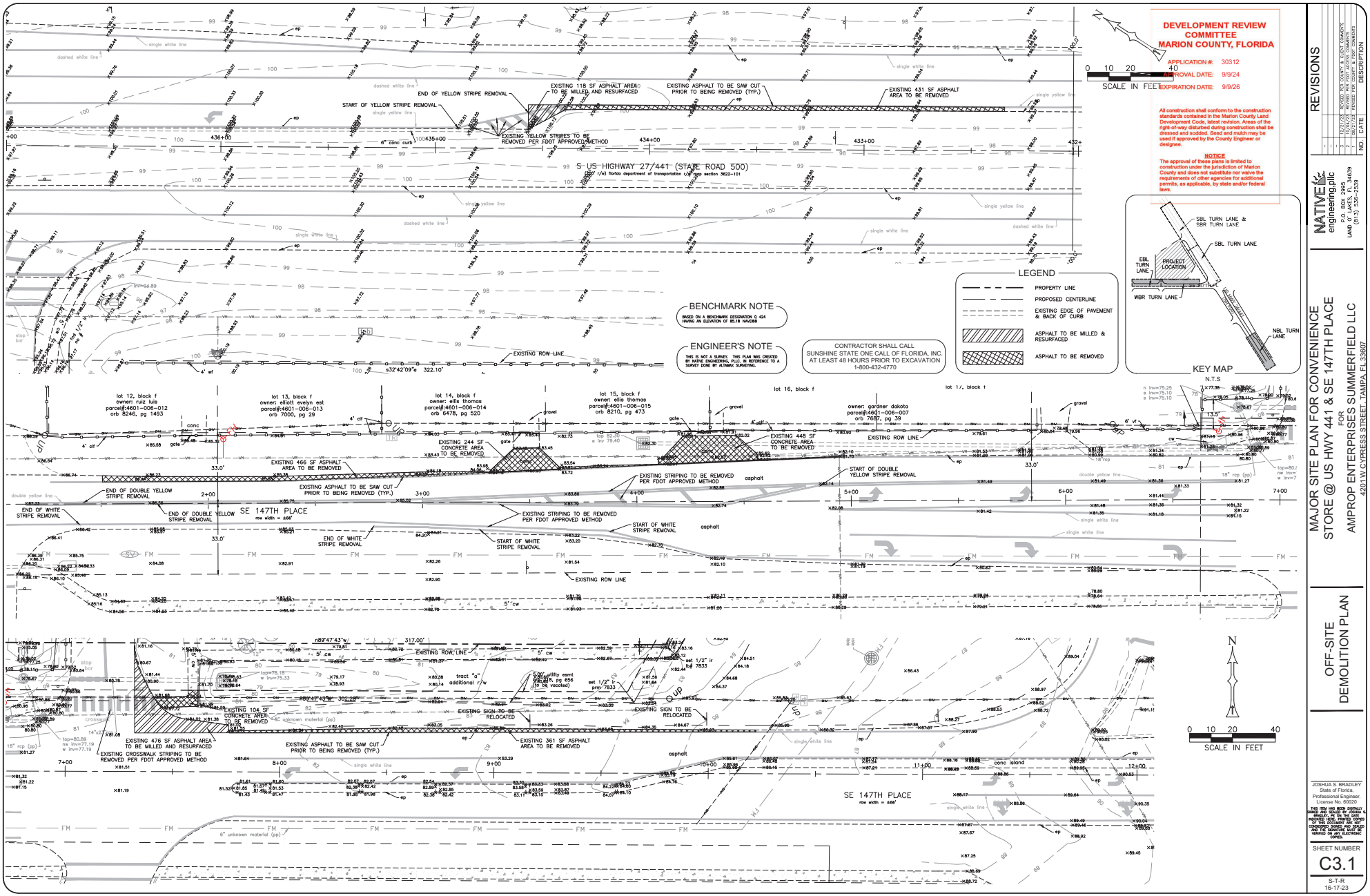
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GENERAL NOTES

1. THE CONTRACTOR SHALL BECOME FAMILIAR WITH THE PERMIT AND INSPECTION REQUIREMENTS SPECIFIED BY THE VARIOUS GOVERNMENTAL AGENCIES HAVING JURISDICTION OVER THE PROPOSED IMPROVEMENTS, THE ENGINEER, AND THE ARCHITECT.
2. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION, AND SCHEDULE ANY NECESSARY INSPECTIONS ACCORDING TO AGENCY INSTRUCTIONS. CONTRACTOR IS RESPONSIBLE FOR OBTAINING THE DEWATERING PLAN APPROVED BY THE WATER MANAGEMENT DISTRICT OR FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION, AS APPLICABLE.
3. ALL SPECIFICATIONS AND DOCUMENTS REFERRED TO IN THESE PLANS SHALL BE OF THE CURRENT REVISION.
4. THE FOLLOWING DOCUMENTS ARE CONSIDERED THE GOVERNING STANDARDS FOR THE PREPARATION OF THE SITE CONSTRUCTION PLANS.
   - FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (LATEST EDITION)
   - FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD PLANS (LATEST EDITION)
   - MARION COUNTY LAND DEVELOPMENT CODE FOR DESIGN AND CONSTRUCTION STANDARDS
5. THE CONTRACTOR SHALL OBTAIN AND FULLY FAMILIARIZE HIMSELF WITH THE CONTENTS OF THE ABOVE SPECIFICATIONS AND GUIDELINES. IN THE EVENT THAT A DISCREPANCY OCCURS BETWEEN THESE PLANS AND THE AFOREMENTIONED SPECIFICATIONS, THE SPECIFICATIONS SHALL TAKE PRECEDENCE, UNLESS OTHERWISE DIRECTED BY THE ENGINEER IN WRITING. THE CONTRACTOR SHALL MAINTAIN AN "APPROVED FOR CONSTRUCTION" PLANS SET ALONG WITH A COPY OF ALL THE DOCUMENTS NOTED ABOVE ON THE PROJECT SITE AT ALL TIMES.
6. ALL WORK PERFORMED SHALL COMPLY WITH THE REGULATIONS AND ORDINANCES OF THE VARIOUS GOVERNMENTAL AGENCIES HAVING JURISDICTION OVER THE WORK. ALL CONSTRUCTION, MATERIALS AND WORKMANSHIP ARE TO BE IN ACCORDANCE WITH THE FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION AND THE MARION COUNTY CODE OF ORDINANCES AND STANDARDS.
7. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS ON ALL PRE-CAST AND MANUFACTURED ITEMS TO THE ENGINEER FOR APPROVAL. FAILURE TO OBTAIN APPROVAL BEFORE FABRICATION AND/OR INSTALLATION MAY RESULT IN REMOVAL AND REPLACEMENT AT CONTRACTOR'S EXPENSE. A MINIMUM OF TWO WEEKS SHOULD BE PROVIDED FOR ENGINEER'S REVIEW.
8. WORK PERFORMED UNDER THIS CONTRACT SHALL INTERFACE SMOOTHLY WITH OTHER WORK BEING PERFORMED BY OTHER CONTRACTORS AND UTILITY COMPANIES WITHIN AND ADJACENT TO THIS PROJECT. IT WILL BE NECESSARY FOR THE CONTRACTOR TO COORDINATE AND SCHEDULE HIS ACTIVITIES, WHERE NECESSARY, WITH OTHER CONTRACTORS AND UTILITY COMPANIES (INCLUDING, BUT NOT LIMITED TO LIGHTING, POWER, TELEPHONE, CABLE, GAS, ETC...).
9. THE WATER, SANITARY SEWER, AND STORM DRAINAGE FACILITIES ARE SUBJECT TO THE REVIEW AND APPROVAL OF APPLICABLE AGENCIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN THE REQUIRED PERMITS TO PERFORM WORK IN THE PUBLIC RIGHT-OF-WAY, IF APPLICABLE.
10. IT WILL BE NECESSARY TO EXAMINE, COORDINATE AND ADJUST ACCORDINGLY THE PROPOSED LOCATIONS OF THE VARIOUS COMPONENTS OF THE UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO SUBMIT COORDINATION DRAWINGS SHOWING PIPE SIZES, STRUCTURES, AND ELEVATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SCHEDULING AND COORDINATION OF THE UNDERGROUND WORK.
11. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ANY ENVIRONMENTAL PROTECTION AGENCY PERMITTING WHERE REQUIRED. THIS INCLUDES FILING A NPDES NOTICE OF INTENT.
12. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE TO EXISTING FACILITIES, ABOVE OR BELOW GROUND, THAT MAY OCCUR AS A RESULT OF THE WORK PERFORMED BY THE CONTRACTOR CALLED FOR IN THIS CONTRACT.
13. ALL UNDERGROUND UTILITIES MUST BE IN PLACE AND TESTED OR INSPECTED PRIOR TO BASE AND PAVEMENT CONSTRUCTION.
14. FORTY-EIGHT (48) HOUR NOTICE IS REQUIRED TO THE ENGINEER PRIOR TO SITE INSPECTIONS AND/OR WITNESSING OF STORM, WATER, AND SEWER TESTING.
15. CONTRACTOR SHALL SCHEDULE AND COORDINATE A PRE-CONSTRUCTION CONFERENCE WITH AGENCIES HAVING JURISDICTION.
16. CONTRACTOR SHALL VERIFY LOCATIONS AND DEPTHS OF ALL EXISTING UNDERGROUND UTILITIES PRIOR TO BEGINNING CONSTRUCTION AND REPORT ANY DISCREPANCIES TO THE OWNER OR ENGINEER IMMEDIATELY FOR RESOLUTION.
17. THE DIMENSIONS AND LOCATIONS OF THE PROPOSED BUILDINGS SHOWN HEREON ARE APPROXIMATE ONLY. DO NOT UTILIZE SAID MEASUREMENTS FOR BUILDING LAYOUT. REFER TO THE ARCHITECTURAL DRAWINGS FOR EXACT BUILDING DIMENSIONS, LOCATION, AND CONNECTION TO ADJACENT STRUCTURES, DESIGNED BY OTHERS.
18. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL UTILITIES WHETHER OR NOT THEY ARE INDICATED ON THESE PLANS, AND SHALL NOTIFY ALL UTILITY OWNERS A MINIMUM OF 48 HOURS IN ADVANCE OF CONSTRUCTION COMMENCEMENT. CONTRACTOR SHALL ABIDE BY FLA. STATUTE UNDERGROUND FACILITY DAMAGE PREVENTION AND SAFETY ACT (CALL 1-800-432-4770). THE CONTRACTOR IS RESPONSIBLE FOR THE REPLACEMENT TO AS-BUILT CONDITION OF ANY EXISTING FACILITY OR UTILITY DAMAGED BY HIM, WHETHER OR NOT SHOWN HEREON. THE CONTRACTOR SHALL NOTIFY AND COORDINATE WITH ALL UTILITY COMPANIES AND GOVERNING AGENCIES NECESSARY FOR CONSTRUCTION OF THE PROJECT, INCLUDING BUT NOT LIMITED TO THE MARION COUNTY WATER & WASTEWATER DEPARTMENTS, SUMTER ELECTRIC COOPERATIVE, TECO PEOPLES GAS, FRONTIER, AND SPECTRUM.
19. PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL OBTAIN PERMITS FOR ALL ON-SITE AND OFF-SITE WORK REQUIRED BY APPROPRIATE AGENCIES.
20. DEVIATIONS FROM THIS DRAWING ARE NOT PERMITTED WITHOUT THE WRITTEN CONSENT OF THE ENGINEER. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES IN THE DRAWINGS PRIOR TO PROCEEDING.
21. ALL REQUIRED FILL SHALL MEET THE APPROVED SPECIFICATIONS.
22. THE CONTRACTOR SHALL FURNISH AND INSTALL ALL MATERIALS AND LABOR REQUIRED FOR THE CONSTRUCTION, TESTING, INSPECTION AND COMPLETION OF THE PROJECT.
23. THE CONTRACTOR SHALL REPLACE ALL SURVEY STAKES DESTROYED.
24. THE CONTRACTOR SHALL NOTIFY ALL MARION COUNTY INSPECTION PERSONNEL OF THE CONSTRUCTION SCHEDULE AS THEY SO REQUIRE.
25. IT IS THE INTENT OF THIS DESIGN TO CONFORM TO ALL APPLICABLE ADA CODES AND REGULATIONS, BUT THE ENGINEER DOES NOT WARRANT OR GUARANTEE SAME TO THE USER OF THESE PLANS. THE USER OF THIS PLAN SHALL BECOME FAMILIAR WITH SAID ADA PROVISIONS AND ADD SAME TO THIS PLAN AS NECESSARY TO SAID CODES.
26. ALL CONSTRUCTION WILL COMPLY WITH THE LATEST FLORIDA FIRE PREVENTION CODE AND FLORIDA BUILDING CODE.
27. PRIOR TO CONSTRUCTION COMMENCEMENT, THE CONTRACTOR SHALL OBTAIN FROM THE ENGINEER AND/OR THE OWNER COPIES OF ALL PERTINENT PERMITS AND APPROVALS RELATED TO THIS PROJECT. THE CONTRACTOR SHALL BECOME FAMILIAR WITH THE PERMIT CONDITIONS AND INSPECTION REQUIREMENTS SPECIFIED BY THE PERMITS AND VARIOUS GOVERNMENTAL AGENCIES. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROPERLY POST ALL PERMITS ON-SITE AND TO ASSURE ALL CONSTRUCTION ACTIVITIES ARE IN COMPLIANCE WITH THE CONDITIONS OF ALL PERMITS AND APPROVALS. THE CONTRACTOR SHALL SCHEDULE ANY NECESSARY INSPECTIONS ACCORDING TO AGENCY INSTRUCTIONS.
28. AREAS DISTURBED BY THE CONTRACTOR OUTSIDE OF THE CONSTRUCTION SITE SHALL BE RESTORED TO A CONDITION EQUAL TO OR BETTER THAN THE PRE-CONSTRUCTION CONDITION.
29. THE CONTRACTOR SHALL NOT UNDERTAKE ANY WORK HE BELIEVES OR DEEMS WILL CONSTITUTE A CHANGE ORDER WITHOUT THE WRITTEN APPROVAL OF THE ENGINEER AND THE OWNER.
30. THE CONTRACTOR SHALL MAINTAIN A SET OF FIELD DRAWINGS DEPICTING AS-BUILT CONDITIONS OF ALL IMPROVEMENTS, NOTING ANY FIELD ADJUSTMENTS. THE DRAWINGS SHALL INCLUDE VERTICAL AND HORIZONTAL LOCATIONS OF ALL IMPROVEMENTS AND SYSTEMS, INCLUDING SLOPE OF PIPES; TYPES AND LOCATIONS OF FITTINGS IF DIFFERENT FROM DESIGN; STRUCTURE DIMENSIONS AND PIPE INVERTS, INCLUDING OUTFALL PIPE DATA; UTILITY CROSSING DETAILS IF DIFFERENT FROM DESIGN; HORIZONTAL LOCATION OF PRESSURE PIPE SYSTEMS IF DIFFERENT FROM DESIGN LOCATIONS; AND ALL OTHER DATA INDICATING DEVIATIONS FROM DESIGN, AS APPLICABLE. THE CONTRACTOR SHALL SUBMIT A CERTIFIED SET OF "AS BUILTS", PREPARED IN ACCORDANCE WITH F.A.C. RULE 5J-17.052(1), TO THE ENGINEER. EACH SHEET OF THE PLANS SHALL BE SIGNED, SEALED AND DATED BY A PROFESSIONAL LAND SURVEYOR LICENSED TO PERFORM LAND SURVEYING SERVICES IN THE STATE OF FLORIDA. THE ENGINEER SHALL REVIEW THE "AS BUILTS" TO


HIGHWAY 27/441
ATE ROAD 500)
S US HIGHWAY 27/441
(STATE ROAD 500)
CONTRACTOR TO NOT IMPEDE, BLOCK, OR RESTRICT EXISTING DRIVEWAY ACCESS TO OVERALL SITE AS WELL AS EXISTING ADJACENT COMMERCIAL DEVELOPMENT DURING NORMAL BUSINESS HOURS
EXISTING LIGHT POLE TO BE REMOVED
EXISTING 9-BUTTON SIGNS TO BE REMOVED
EXISTING 54 LF 24" RCP TO BE REMOVED
EXISTING GRATED INLET TO BE REMOVED
PROPOSED 12,350 SF DEMOLITION AREA
EXISTING 94 LF 18" RCP TO BE REMOVED
EXISTING GRATED INLET TO BE REMOVED
EXISTING 160 LF 18" RCP TO BE REMOVED
EXISTING LIGHT POLE TO BE REMOVED
EXISTING LIGHT POLE TO BE REMOVED
EXISTING LIGHT POLE TO BE REMOVED
5.00' utility easmt orb 318, pg 656 (to be vacated)
5' utility easmt orb 316, pg 656 (commitment no. 863221)
10' drainage easement
20' ingress/egress & drainage easement
stormwater & drainage easement
utility easement
mobile home
not included
lot 2
lot 1
lot 3
lot 4
lot 5
lot 6
lot 7
owner: jonston inc
parcel id#03-16-22-000-00503
orb 1159, pg 2002
owner: village pines community council of ocala, inc
parcel id#03-16-22-000-00505
orb 1140, pg 4
owner: wells range bank, n.a
parcel id#03-16-22-000-00506
orb 1144, pg 38
n00°10'31"e 247.23'
n00°10'31"e 206.77'
n00°10'31"e 105.00'
s89°42'05"e 393.52'
s32°41'33"e 422.75'
s32°41'33"e 726.24'
s32°37'32"e 170.67'
s32°37'32"e 170.67'
n57°16'27"e 272.85'
s32°41'33"e 103.49'
(bearing basis)
rim 77.77
16" cal inv 74.82 ne
top=79.06
ne inv=76.49
top=78.82
ne inv=72.02
se inv=72.52
se inv=74.22
top=78.86
ne inv=74.85
se inv=74.88
top=78.98
ne inv=75.16
top=78.56
ne inv=71.69
top=78.41
ne inv=74.41
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REVISIONS

NO	DATE	DESCRIPTION
1	11/21/23	REVISED PER COUNTY & FDOT COMMENTS
2	10/04/24	REVISED PER FDOT ACCESS COMMENTS
3	08/27/24	REVISED PER COUNTY & FDOT COMMENTS

NATIVE engineering,plic
P.O. BOX 2985
LAND O' LAKES, FL 34639
(813) 536-2539

MAJOR SITE PLAN FOR CONVENIENCE STORE @ US HWY 441 & SE 147TH PLACE

FOR

AMPROP ENTERPRISES SUMMERFIELD LLC
4201 W CYPRESS STREET, TAMPA FL 33607

OFF-SITE DEMOLITION PLAN

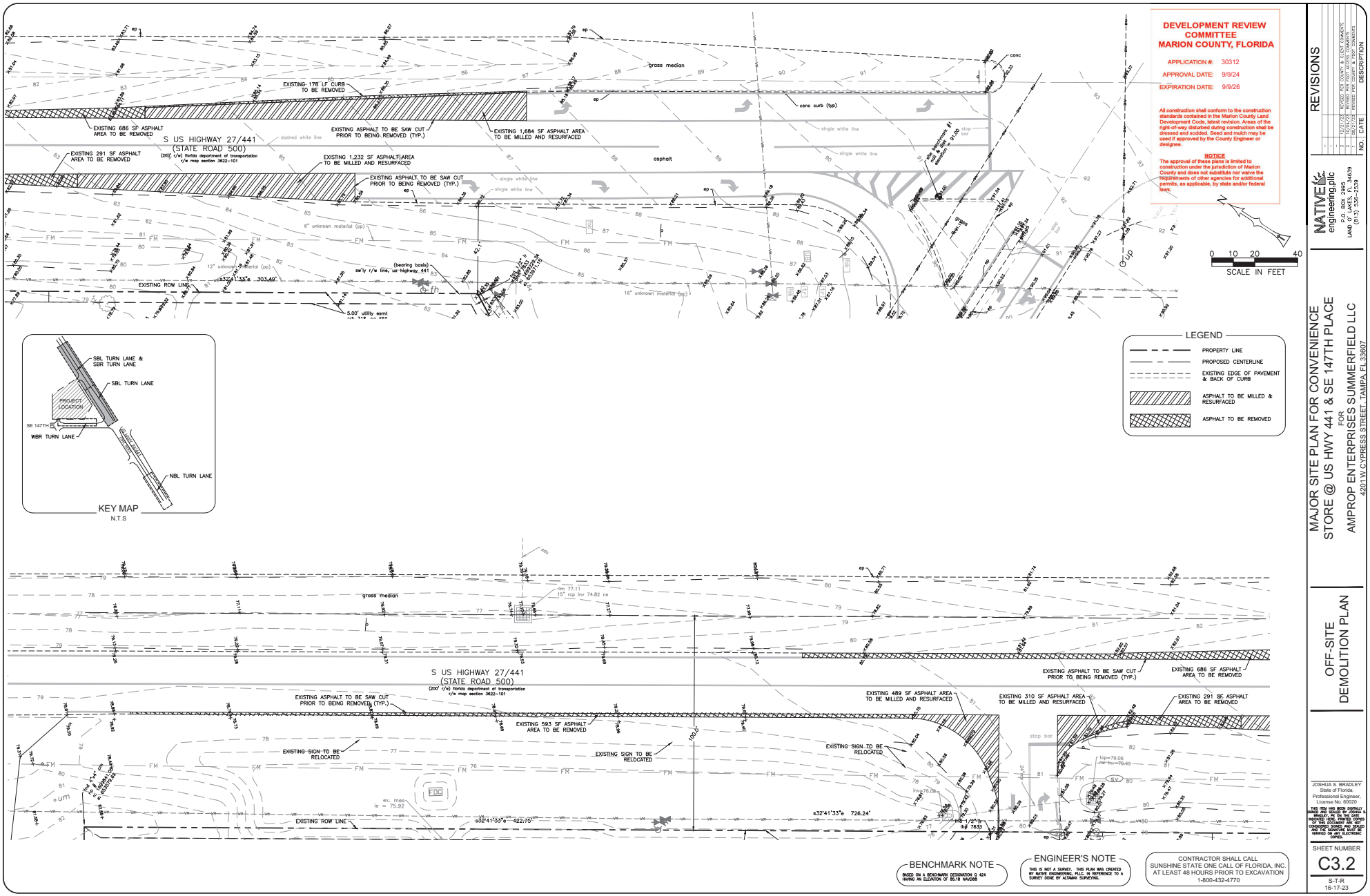
JOSHUA S. BRADLEY
State of Florida,
Professional Engineer,
License No. 60020

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SHEET NUMBER
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16-17-23

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REVISIONS

NO	DATE	DESCRIPTION
1	12/21/23	REVISED PER COUNTY & ECDP COMMENTS
2	10/04/24	REVISED PER FDOT ACCESS COMMENTS
3	08/27/25	REVISED PER COUNTY & FDOT COMMENTS

NATIVE engineering,plic
P.O. BOX 2985 LAND O LAKES, FL 34639
(813) 536-2539

MAJOR SITE PLAN FOR CONVENIENCE STORE @ US HWY 441 & SE 147TH PLACE
FOR
AMPROP ENTERPRISES SUMMERFIELD LLC
4201 W CYPRESS STREET, TAMPA, FL 33607

OFF-SITE DEMOLITION PLAN

JOSHUA S. BRADLEY
State of Florida,
Professional Engineer,
License No. 60020
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STORM WATER POLLUTION PREVENTION PLAN

CONTAINED ON THESE PLANS AND WITHIN THE FOLLOWING NOTES IS A STORM WATER POLLUTION PREVENTION PLAN (THE PLAN) WHICH HAS BEEN DEVELOPED BY NATIVE ENGINEERING, INC. IN ACCORDANCE WITH THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION "NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM" (NPDES) GENERAL PERMIT.

THE FOLLOWING ENTITIES ARE IDENTIFIED AS TEAM MEMBERS OF "THE PLAN"; NATIVE ENGINEERING, PLLC., THE DEVELOPER AS IDENTIFIED IN THE TITLE BOX OF THESE PLANS, AND THE SITE CONTRACTOR AND HIS SUB-CONTRACTORS. EACH TEAM MEMBER HAS SPECIFIC RESPONSIBILITIES AND OBLIGATIONS. IN GENERAL, ALL TEAM MEMBERS, WITH REGARD TO THEIR INVOLVEMENT AND RESPONSIBILITIES ON THE PROJECT, ARE TO IMPLEMENT ALL NECESSARY STORM WATER MANAGEMENT CONTROLS TO ASSURE COMPLIANCE WITH THE NPDES GENERAL PERMIT FOR STORM WATER DISCHARGES FROM CONSTRUCTION ACTIVITIES, THE SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT PERMIT, THE APPLICABLE LOCAL GOVERNING AGENCY MARION COUNTY AND THE GUIDELINES LISTED IN THE SWPPP. THE DUTIES AND RESPONSIBILITIES OF THE TEAM MEMBERS AS THEY PERTAIN TO THE SWPPP ARE AS FOLLOWS:

NATIVE ENGINEERING, PLLC.

1. DEVELOP STORM WATER POLLUTION PREVENTION PLAN (SWPPP) INCLUDING, BUT NOT LIMITED TO, RETENTION/DETENTION PONDS, CONTROL STRUCTURES, EROSION CONTROL METHODS AND LOCATIONS AND STABILIZATION CRITERIA. THIS DESIGN IS INCLUDED WITHIN THESE CONSTRUCTION PLANS AND THE FOLLOWING NOTES AND INSTRUCTIONS.
2. SUBMIT AND OBTAIN THE NECESSARY DESIGN RELATED STORM WATER PERMITS FROM THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION, THE ST. JOHNS RIVER WATER MANAGEMENT DISTRICT (SJRWMD) AND OTHER APPLICABLE GOVERNMENTAL BODIES.
3. UPON NOTIFICATION BY THE DEVELOPER OF HIS INTENT TO COMMENCE CONSTRUCTION, SUBMIT A NOTICE OF INTENT TO THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION ON BEHALF OF THE DEVELOPER AND THE CONTRACTOR. ALSO, SUBMIT A COPY OF THE SJRWMD PERMIT OR COMPLETENESS LETTER IF THE PERMIT IS NOT YET AVAILABLE. THIS SUBMITTAL WILL BE MADE NO LATER THAN 48 HOURS PRIOR TO BEGINNING OF CONSTRUCTION.
4. SUBMIT TO SJRWMD AND THE OPERATOR OF THE MUNICIPAL SEPARATE STORM WATER SYSTEM, IF APPLICABLE, A LETTER OF CONSTRUCTION COMMENCEMENT.
5. COMPLETE AND SUBMIT A NOTICE OF TERMINATION AND CERTIFICATION FOR DEVELOPER AND CONTRACTOR. THE NOTE'S SHALL BE SUBMITTED NO MORE THAN 30 DAYS AFTER
   5.a. COMPLETION OF THE PROJECT AND FINAL STABILIZATION OF THE SITE OR
   5.b. WHEN RESPONSIBILITY FOR THE SITE HAS ENDED. FINAL STABILIZATION AS DEFINED BY FDEP AND EPA IS WHEN ALL SOIL DISTURBING ACTIVITIES AT THE SITE HAVE BEEN COMPLETED AND A UNIFORM (E.G. EVENLY DISTRIBUTED, WITHOUT LARGE BARE AREAS) PERENNIAL VEGETATIVE COVER WITH A DENSITY OF 70% OF THE NATIVE BACKGROUND VEGETATIVE COVER FOR THE AREA HAS BEEN ESTABLISHED ON ALL UNPAVED AREAS AND AREAS NOT COVERED BY PERMANENT STRUCTURES. AS AN ALTERNATIVE, EQUIVALENT PERMANENT STABILIZATION MEASURES (SUCH AS RIPRAP, GABIONS, OR GEOTEXTILES) MAY BE EMPLOYED. BOTH THE CLIENT AND CONTRACTOR SHALL NOTIFY NATIVE ENGINEERING WHEN ONE OF THESE CRITERIA HAS BEEN MET.

CONTRACTOR

1. SIGN AND RETURN TO NATIVE ENGINEERING A NOTICE OF INTENT AND CERTIFICATION OF STORM WATER POLLUTION PREVENTION PLAN NO LATER THAN 48 HOURS PRIOR TO COMMENCEMENT OF CONSTRUCTION. COPY NATIVE ENGINEERING AND THE DEVELOPER ON THE NOI PERMIT WHEN RECEIVED. ALSO, EACH SUBCONTRACTOR AFFECTED BY THE SWPPP MUST CERTIFY TO THE CONTRACTOR THAT THEY UNDERSTAND AND SHALL COMPLY WITH THE NPDES PERMIT AND SWPPP. A RECORD OF THESE CERTIFICATIONS SHALL BE MAINTAINED BY THE CONTRACTOR ON SITE.
2. DURING CONSTRUCTION, ASSURE COMPLIANCE WITH THE DESIGNED STORM WATER POLLUTION PREVENTION PLANS PREPARED BY NATIVE ENGINEERING AND THE NPDES GENERAL PERMIT FOR STORM WATER DISCHARGES FROM CONSTRUCTION ACTIVITIES.
3. MAINTAIN A COPY OF THE CONSTRUCTION PLANS, WHICH INCLUDE THE STORM WATER POLLUTION PREVENTION PLAN BOTH NOI'S AND ALL INSPECTION REPORTS AND CERTIFICATIONS ON SITE.
4. UNDERTAKE ALL REASONABLE BEST MANAGEMENT PRACTICES (BMP'S) TO ASSURE THAT SILTED OR OTHERWISE POLLUTED STORM WATER IS NOT ALLOWED TO DISCHARGE FROM THE SITE DURING ALL PHASES OF CONSTRUCTION. BMP THAT SHALL BE USED FOR STABILIZATION IS SODDING. STRUCTURAL EROSION AND SEDIMENT CONTROL BMP'S THAT SHALL BE USED INCLUDE: SILT FENCES (AS SHOWN, THIS SHEET) & EXISTING STORM DRAIN INLET PROTECTION (PER DETAIL THIS SHEET), ADDITIONAL BMP'S THAT MAY NEED TO BE IMPLEMENTED INCLUDE: (1) PROVIDING PROTECTED STORAGE AREAS FOR CHEMICALS, POINTS, SOLVENTS, FERTILIZERS, AND OTHER POTENTIALLY TOXIC MATERIALS; (2) PROVIDING WASTE RECEPTACLES AT CONVENIENT LOCATIONS AND PROVIDING REGULAR COLLECTION OF WASTES, INCLUDING BUILDING MATERIAL WASTES; (3) MINIMIZING OFF-SITE TRACKING OF SEDIMENTS; (4) MAKING ADEQUATE PREPARATIONS, INCLUDING TRAINING AND EQUIPMENT TO CONTAIN SPILLS OF OIL AND HAZARDOUS MATERIALS; AND (5) COMPLYING WITH APPLICABLE STATE OR LOCAL WASTE DISPOSAL, SANITARY SEWER OR SEPTIC SYSTEM REGULATIONS AND THE USE OF APPROPRIATE POLLUTION PREVENTION MEASURES FOR ALLOWABLE NON-STORM WATER COMPONENTS OF DISCHARGE.
5. NOTIFY NATIVE ENGINEERING AND THE DEVELOPER IN WRITING OF ANY NON-STORM WATER POLLUTION SOURCES WHICH ARE BEING STORED, OR OTHERWISE USED DURING THE CONSTRUCTION OF THE PROJECT (I.E., FERTILIZERS, FUELS, PESTICIDES, OTHER CHEMICALS, ETC.). THIS NOTIFICATION SHOULD BE ACCOMPANIED WITH THE CONTRACTOR'S DESIGN AND METHODS TO PREVENT POLLUTION RUN-OFF FROM THESE SOURCES.
6. DEVELOP A MAINTENANCE AND INSPECTION PLAN WHICH INCLUDES, BUT IS NOT LIMITED TO THE FOLLOWING:
   6.a. THE SPECIFIC AREAS TO BE INSPECTED AND MAINTAINED THAT INCLUDES ALL THE DISTURBED AREAS AND MATERIAL STORAGE AREAS OF THE SITE;
   6.b. THE EROSION AND SEDIMENT CONTROLS IDENTIFIED IN THE SWPPP TO BE MAINTAINED AND INSPECTED AND THOSE ADDITIONAL CONTROLS THAT THE CONTRACTOR DEEMS NECESSARY;
   6.c. MAINTENANCE PROCEDURES;
   6.d. THE PROCEDURE TO FOLLOW IF ADDITIONAL WORK IS REQUIRED OR WHOM TO CALL;
   6.e. INSPECTIONS AND MAINTENANCE FORMS; AND
   6.f. THE PERSONNEL ASSIGNED TO EACH TASK;

   THE FOLLOWING SHALL BE INSPECTED A MINIMUM OF ONCE A WEEK OR WITHIN 24 HOURS AFTER 0.25 INCHES OF RAINFALL:
   STABILIZATION MEASURES (ONCE A MONTH IF FULLY STABILIZED);
   STRUCTURAL CONTROLS;
   DISCHARGE POINTS;
   CONSTRUCTION ENTRANCE AND EXITS; AND
   AREAS USED FOR STORAGE OF EXPOSED MATERIALS.

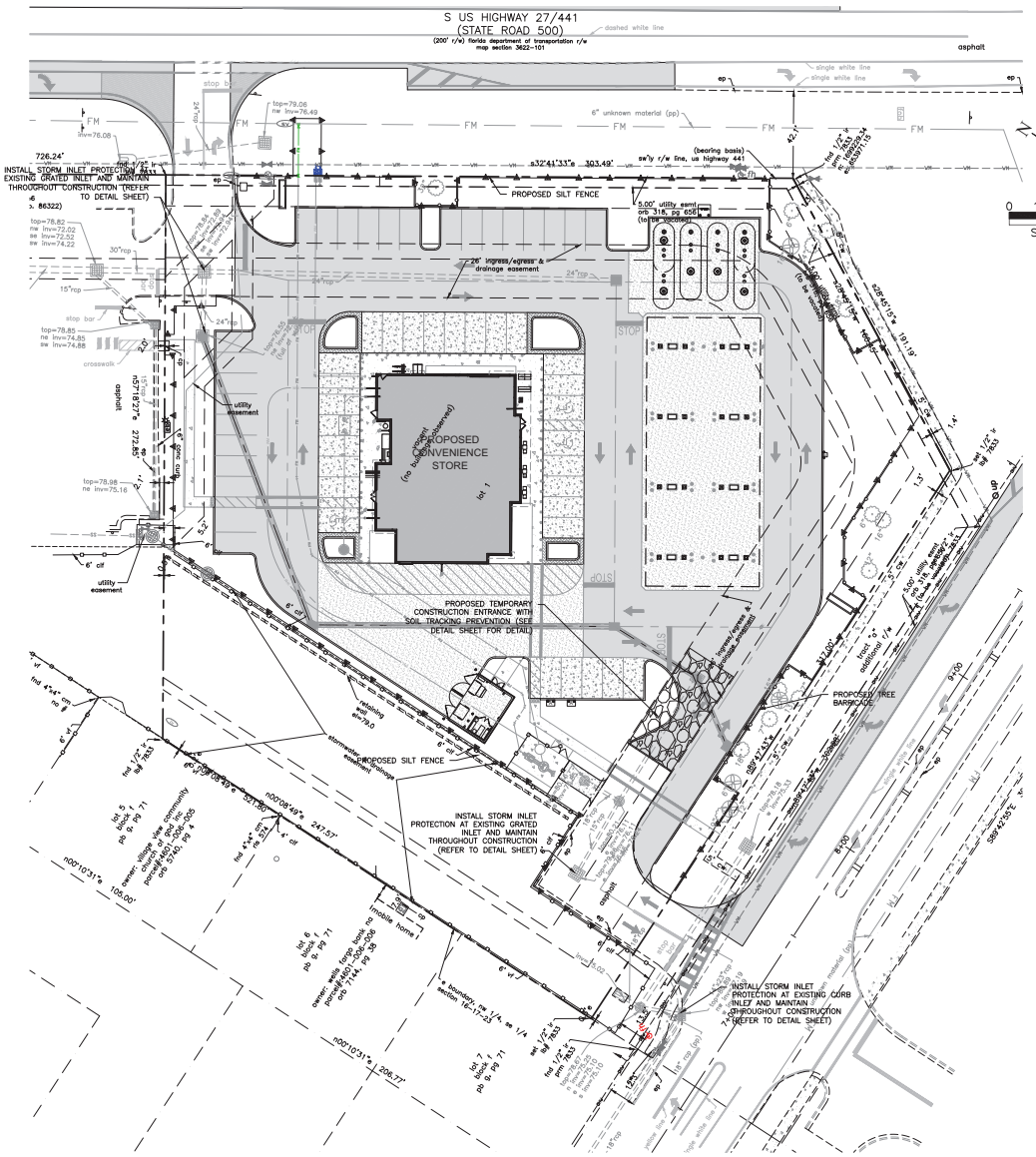
   AN INSPECTION FORM SHALL BE COMPLETED FOR EACH INSPECTION. ANY PERMIT VIOLATIONS SHOULD BE NOTED AND CORRECTIVE MEASURES TO BE TAKEN SHALL BE NOTED. IF REVISIONS TO THE SWPPP ARE NEEDED, A REPORT FORM FOR CHANGES IN THE SWPPP SHALL BE COMPLETED AND A COPY SENT TO NATIVE ENGINEERING. THE ORIGINAL SHALL BE KEPT ON-SITE AS DOCUMENTATION OF THE CHANGE. IF THE INSPECTION PASSES, A CERTIFICATION THAT THE FACILITY IS IN COMPLIANCE WITH THE SWPPP AND THE NPDES PERMIT MUST BE SIGNED BY ONE OF THE FOLLOWING: THE PRINCIPAL EXECUTIVE OFFICE OR RANKING ELECTED OFFICIAL OF THE OPERATOR OF THE SWPPP OR A DULY AUTHORIZED REPRESENTATIVE OF THE PRINCIPAL EXECUTIVE OFFICIAL OF THE OPERATOR OF THE SWPPP. IF REQUIRED, STORM WATER DISCHARGE SAMPLES ARE TO BE TAKEN AT THE LOCATIONS SPECIFIED BY THE ENGINEER OF RECORD. THE SAMPLING SHOULD BE PERFORMED ACCORDING TO THE FOLLOWING CRITERIA: A GRAB BAG SAMPLE WILL BE TAKEN DURING REGULAR WORKING HOURS (ONCE PER MONTH) WITHIN THE FIRST 30 MINUTES OF A QUALIFYING EVENT (A RAIN EVENT AT 0.5 INCHES OR GREATER IN A 24 HOUR PERIOD) OR WITHIN THE FIRST 30 MINUTES OF THE BEGINNING OF THE DISCHARGE OF A PREVIOUSLY COLLECTED QUALIFYING EVENT FOR SETTABLE SOLIDS, TOTAL SUSPENDED SOLIDS, OR TURBIDITY FLOW. THIS DATA IS TO BE RECORDED AND SUBMITTED TO USEPA AND FDEP ONCE PER MONTH. RETAIN INSPECTION REPORTS AND CERTIFICATIONS FOR AT LEAST THREE YEARS.
7. INITIATE SITE STABILIZATION MEASURES NO MORE THAN 14 DAYS AFTER CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED ON ANY MAJOR PORTION OF THE SITE EXCEPT WHEN CONSTRUCTION WILL RESUME WITHIN 21 DAYS.
8. NOTIFY NATIVE ENGINEERING WHEN IT IS TIME TO SUBMIT A NOTICE OF TERMINATION AS DEFINED UNDER PART E OF THE NATIVE ENGINEERING, INC. SECTION OF THE SWPPP. SIGN AND RETURN TO NATIVE ENGINEERING THE NOTICE OF TERMINATION FORM AND CERTIFICATION.

DEVELOPER

1. NOTIFY NATIVE ENGINEERING OF YOUR INTENT TO COMMENCE CONSTRUCTION. SIGN THE NOTICE OF INTENT FORM AS OPERATOR OF THE STORM WATER DISCHARGE FACILITY AND PERMITTEE AND RETURN TO NATIVE ENGINEERING. COPY NATIVE ENGINEERING ON THE NOI PERMIT WHEN IT IS RECEIVED.
2. SIGN A CERTIFICATION OF STORM WATER POLLUTION PREVENTION PLAN AND RETURN TO NATIVE ENGINEERING.
3. NOTIFY NATIVE ENGINEERING WHEN IT IS TIME TO SUBMIT A NOTICE OF TERMINATION AS DEFINED UNDER PART E OF THE NATIVE ENGINEERING, PLLC. SECTION OF THE SWPPP. SIGN AND RETURN TO NATIVE ENGINEERING FOR SUBMITTAL TO EPA A NOTICE OF TERMINATION FORM AND CERTIFICATION. PRE-DEVELOPED SITE INFORMATION:
   3.a. TOTAL SITE ACREAGE: 2.58 AC
   3.b. LAND USE: VACANT/COMMERCIAL
   3.c. VEGETATION: GRASS/WOODED
   3.d. SOIL TYPES: CANDLER SAND
   3.e. ENDANGERED SPECIES: N/A

PROJECT INFORMATION

1. PROJECT TYPE: COMMERCIAL
2. ANTICIPATED CONSTRUCTION SEQUENCE IS AS FOLLOWS:
   2.a. SEDIMENT AND EROSION CONTROL INSTALLATION
   2.b. CLEARING AND GRUBBING
   2.c. EARTHWORK ACTIVITIES
   2.d. STORM WATER SYSTEM CONSTRUCTION
   2.e. UTILITY CONSTRUCTION
   2.f. BASE AND PAVEMENT CONSTRUCTION
   2.g. FINAL STABILIZATION
3. ANTICIPATED START DATE: 09/2023
4. ANTICIPATED COMPLETION DATE: 09/2024
5. TOTAL ACRES DISTURBED: 2.00 AC.(±)
6. PRE-DEVELOPED IMPERVIOUS AREA: 0.40 AC. (±)
7. POST-DEVELOPED IMPERVIOUS AREA: 1.63 AC. (±)
8. THE STORM WATER MANAGEMENT SYSTEM, UPON COMPLETION OF CONSTRUCTION AND APPROPRIATE CERTIFICATION AND AS-BUILT SUBMITTALS WILL BE OPERATED AND MAINTAINED BY AMPROP ENTERPRISES SUMMERFIELD, LLC.
9. THE POTENTIAL SOURCE OF POLLUTION FROM THIS PROJECT IS ON-SITE DEVELOPMENT AND CONSTRUCTION ACTIVITY.
10. DOES THE PROJECT DISCHARGE INTO A WATER BODY LISTED ON THE 1998 EPA APPROVED 303 (D) LIST FOR WATER SEGMENTS WHICH ARE IMPAIRED DUE TO TOTAL SUSPENDED SOLIDS? NO. IF SO, SAMPLING IS REQUIRED AS OUTLINED IN SECTION F.



LEGEND

SILT FENCE

TREE BARRICADE

EROSION CONTROL NOTES

1. PROPOSED SILT FENCE MUST REMAIN IN PLACE UNTIL FINISH GRADING FOR THE LANDSCAPE IS COMPLETE.
2. CONTRACTOR MUST CLEAN PAVEMENT AREAS DAILY DURING EARTHWORK OPERATIONS.
3. EXISTING ENTRANCE DEMOLITION AREA & REPLACEMENT (WITH NEW DRIVEWAY, SIDEWALK, AND/OR GROUND COVER) IS TO BE COMPLETED WITHIN A SINGLE WORK PERIOD.
4. WRAP ALL EXISTING ON-SITE GRATES PER GRATE INLET EROSION PROTECTION DETAIL (REFER TO DETAIL).
5. UNDER THE DRIPLINE OF ALL EXISTING TREES (ON-SITE OR OFF-SITE) TO BE SAVED, SILT FENCE MUST BE BACKFILLED, NOT TRENCHED, TO AVOID NEGATIVE ROOT IMPACTS.
6. EROSION CONTROL INSPECTIONS. – THE CONTRACTOR SHALL SUPPLY ALL EROSION/SEDIMENTATION BARRIERS TO PREVENT SILTATION OF ADJACENT PROPERTY, STREETS, STORM SEWERS AND WATERWAYS. IN ADDITION, THE CONTRACTOR SHALL PLACE STRAW, MULCH OR OTHER SUITABLE MATERIAL ON THE GROUND IN AREAS WHERE CONSTRUCTION RELATED TRAFFIC IS TO ENTER AND EXIT THE SITE. EROSION CONTROL MEASURES ARE TO BE IN PLACE PRIOR TO THE START OF CONSTRUCTION AND TO REMAIN IN PLACE UNTIL CONSTRUCTION IS COMPLETED. THE CONTRACTOR IS TO INSPECT BARRIERS FOR DAMAGE DURING CONSTRUCTION AND MAINTAIN AS NEEDED. IF, IN THE OPINION OF THE ENGINEER AND/OR LOCAL AUTHORITIES, EXCESSIVE QUANTITIES OF EARTH ARE TRANSPORTED OFF-SITE, EITHER BY WATER, WIND AND/OR VEHICULAR TRAFFIC, THE CONTRACTOR SHALL REMOVE AND CLEAN SAID EARTH TO THE SATISFACTION OF THE ENGINEER AND/OR AUTHORITIES.
7. ALL EROSION SILT FENCING AND CONSTRUCTION PRIVACY FENCING SHALL NOT BE INSTALLED WITHIN ANY SIGHT LINES PER FDOT DESIGN MANUAL 212.11.1.

CONTRACTOR CERTIFICATION STATEMENT

I CERTIFY UNDER PENALTY OF LAW THAT I UNDERSTAND AND SHALL COMPLY WITH, THE TERMS AND CONDITIONS OF THE STATE OF FLORIDA GENERIC PERMIT FOR STORMWATER DISCHARGE FROM LARGE AND SMALL CONSTRUCTION ACTIVITIES AND THIS STORMWATER POLLUTION PREVENTION PLAN PREPARED THEREUNDER.

TBD DATE

RESPONSIBLE AUTHORITY CERTIFICATION STATEMENT

I CERTIFY UNDER PENALTY OF LAW THAT THIS DOCUMENT AND ALL ATTACHMENTS WERE PREPARED UNDER MY DIRECTION OR SUPERVISION IN ACCORDANCE WITH A SYSTEM DESIGNED TO ASSURE THAT QUALIFIED PERSONNEL PROPERLY GATHERED AND EVALUATED THE INFORMATION SUBMITTED. BASED ON MY INQUIRY OF THE PERSON OR PERSONS WHO MANAGE THE SYSTEM, OR THOSE PERSONS DIRECTLY RESPONSIBLE FOR GATHERING THE INFORMATION, THE INFORMATION SUBMITTED IS, TO THE BEST OF MY KNOWLEDGE AND BELIEF, TRUE, ACCURATE, AND COMPLETE. I AM AWARE THAT THERE ARE SIGNIFICANT PENALTIES FOR SUBMITTING FALSE INFORMATION, INCLUDING THE POSSIBILITY OF FINE AND IMPRISONMENT FOR KNOWING VIOLATIONS.

TBD DATE

CONTRACTOR SHALL CALL SUNSHINE STATE ONE CALL OF FLORIDA, INC. AT LEAST 48 HOURS PRIOR TO EXCAVATION 1-800-432-4770

DEVELOPMENT REVIEW COMMITTEE MARION COUNTY, FLORIDA

APPLICATION #: 30312

APPROVAL DATE: 9/9/24

EXPIRATION DATE: 9/9/26

All construction shall conform to the construction standards contained in the Marion County Land Development Code, latest revision. Areas of the right-of-way disturbed during construction shall be dressed and sodded. Seed and mulch may be used if approved by the County Engineer or designee.

NOTICE
The approval of these plans is limited to construction under the jurisdiction of Marion County and does not substitute nor waive the requirements of other agencies for additional permits, as applicable, by state and/or federal laws.

ORIGINAL SET: 6/14/23

REVISIONS

NO	DATE	DESCRIPTION
-	-	-
1	12/21/23	REVISED PER COUNTY & FDOT COMMENTS
2	10/24/24	REVISED PER FDOT ACCESS COMMENTS
3	08/27/25	REVISED PER COUNTY & FDOT COMMENTS

NATIVE engineering, plic
P.O. BOX 2985
LAND O' LAKES, FL 34639
(813) 536-2539

MAJOR SITE PLAN FOR CONVENIENCE STORE @ US HWY 441 & SE 147TH PLACE
FOR
AMPROP ENTERPRISES SUMMERFIELD LLC
4201 W CYPRESS STREET, TAMPA, FL 33607
MARION COUNTY FLORIDA

EROSION CONTROL PLAN

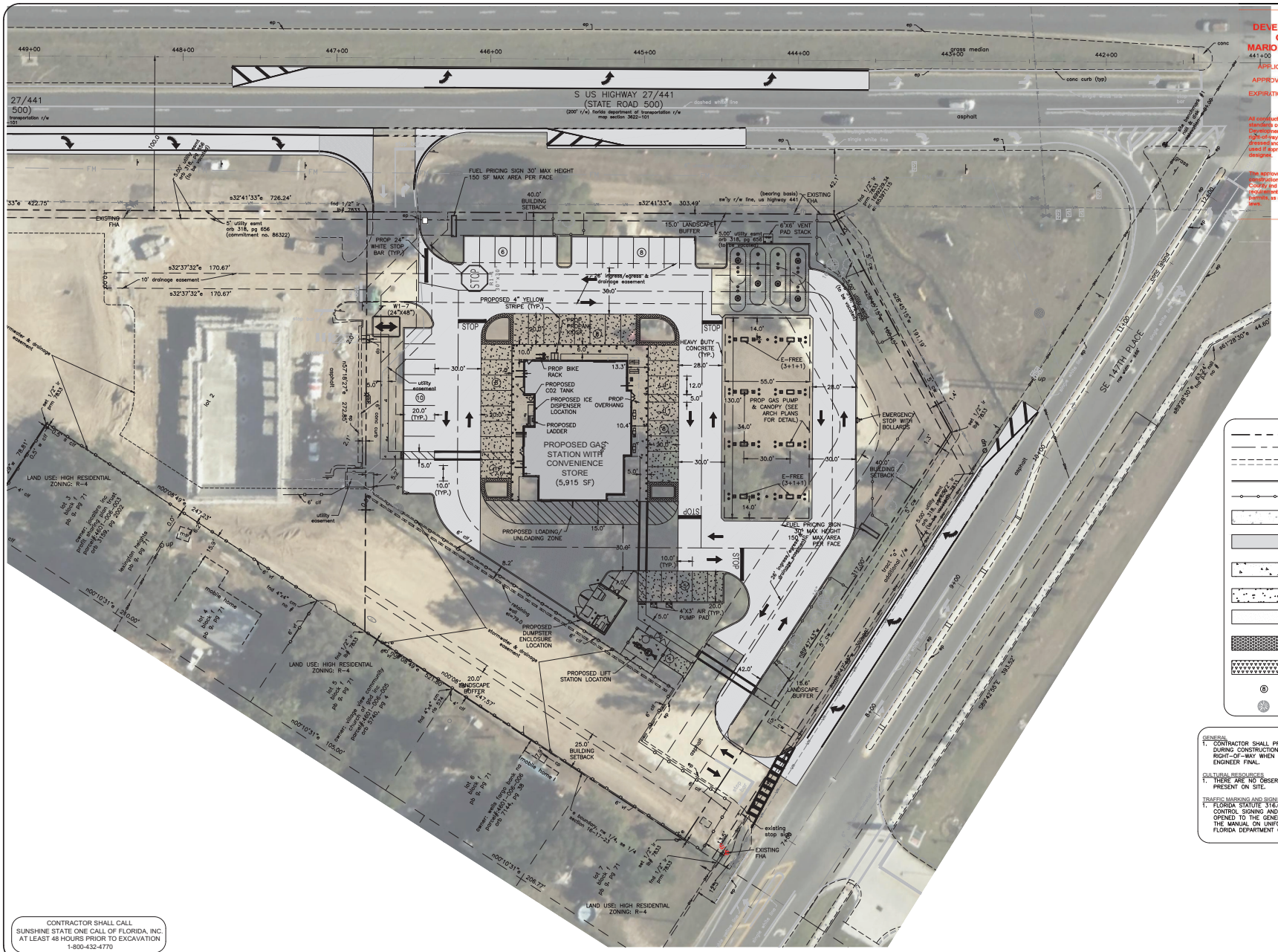
JOSHUA S. BRADLEY
State of Florida,
Professional Engineer,
License No. 60020

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY JOSHUA S. BRADLEY, PE ON THE DATE INDICATED HEREON. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

SHEET NUMBER
C4.0

S-T-R
16-17-23

G:\SHARED DRIVES\CLIENTS\AMPROP\PROJECTS\1.23.012.00 - 441 & 147TH CONVENIENCE STORE\DRAWINGS\C4.0 EROSION CONTROL PLAN.DWG - 12/22/2023 3:05 PM



DEVELOPMENT REVIEW COMMITTEE
MARION COUNTY, FLORIDA

APPLICATION #: 30312
APPROVAL DATE: 9/9/24
EXPIRATION DATE: 9/9/26

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0 15 30 60
SCALE IN FEET

LEGEND

- PROPERTY LINE
- PROPOSED CENTERLINE
- EXISTING EDGE OF PAVEMENT & BACK OF CURB
- PROPOSED EDGE OF PAVEMENT & BACK OF CURB
- PROPOSED TREE BARRICADE
- EXISTING CONCRETE
- PROPOSED ASPHALT
- PROPOSED 4" THICK 3,500 PSI FIBER REINFORCED CONCRETE SIDEWALK
- PROPOSED 6" THICK 4,000 PSI STANDARD DUTY CONCRETE PAVEMENT
- PROPOSED 8" THICK 4,000 PSI HEAVY DUTY CONCRETE PAVEMENT
- PROPOSED RED ADA TRUNCATED DOMES
- PROPOSED ADA RAMP
- (8) PARKING NUMBERS
- EXISTING TREE TO REMAIN

NOTES

GENERAL
1. CONTRACTOR SHALL PROTECT ALL COUNTY REGULATORY SIGNS DURING CONSTRUCTION AND REPLACE THOSE IN THE COUNTY RIGHT-OF-WAY WHEN CONSTRUCTION IS COMPLETED PRIOR TO ENGINEER FINAL.

CULTURAL RESOURCES
1. THERE ARE NO OBSERVED REGISTERED CULTURAL RESOURCES PRESENT ON SITE.

TRAFFIC MARKING AND SIGNING
1. FLORIDA STATUTE 316.0747 REQUIRES THAT ALL TRAFFIC CONTROL SIGNING AND MARKINGS ON PRIVATE PROPERTY OPENED TO THE GENERAL PUBLIC BE IN CONFORMANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES AND FLORIDA DEPARTMENT OF TRANSPORTATION STANDARDS.

CONTRACTOR SHALL CALL
SUNSHINE STATE ONE CALL OF FLORIDA, INC.
AT LEAST 48 HOURS PRIOR TO EXCAVATION
1-800-432-4770

G:\SHARED DRIVES\CLIENTS\AMPROP\PROJECTS\1.23.012.00 - 441 & 147TH CONVENIENCE STORE\DRAWINGS\C5.0 SITE PLAN.DWG - 12/22/2023 3:06 PM

NO	DATE	DESCRIPTION
-	-	-
1	12/21/23	REVISED PER COUNTY & CITY COMMENTS
2	10/04/24	REVISED PER 2024 ACCESS COMMENTS
3	08/27/25	REVISED PER COUNTY & POST COMMENTS

REVISIONS

NATIVE inc
engineering,plic
P.O. BOX 2985
LAND O' LAKES, FL 34639
(813) 536-2539

MAJOR SITE PLAN FOR CONVENIENCE STORE @ US HWY 441 & SE 147TH PLACE
FOR
AMPROP ENTERPRISES SUMMERFIELD LLC
4201 W CYPRESS STREET, TAMPA, FL 33607

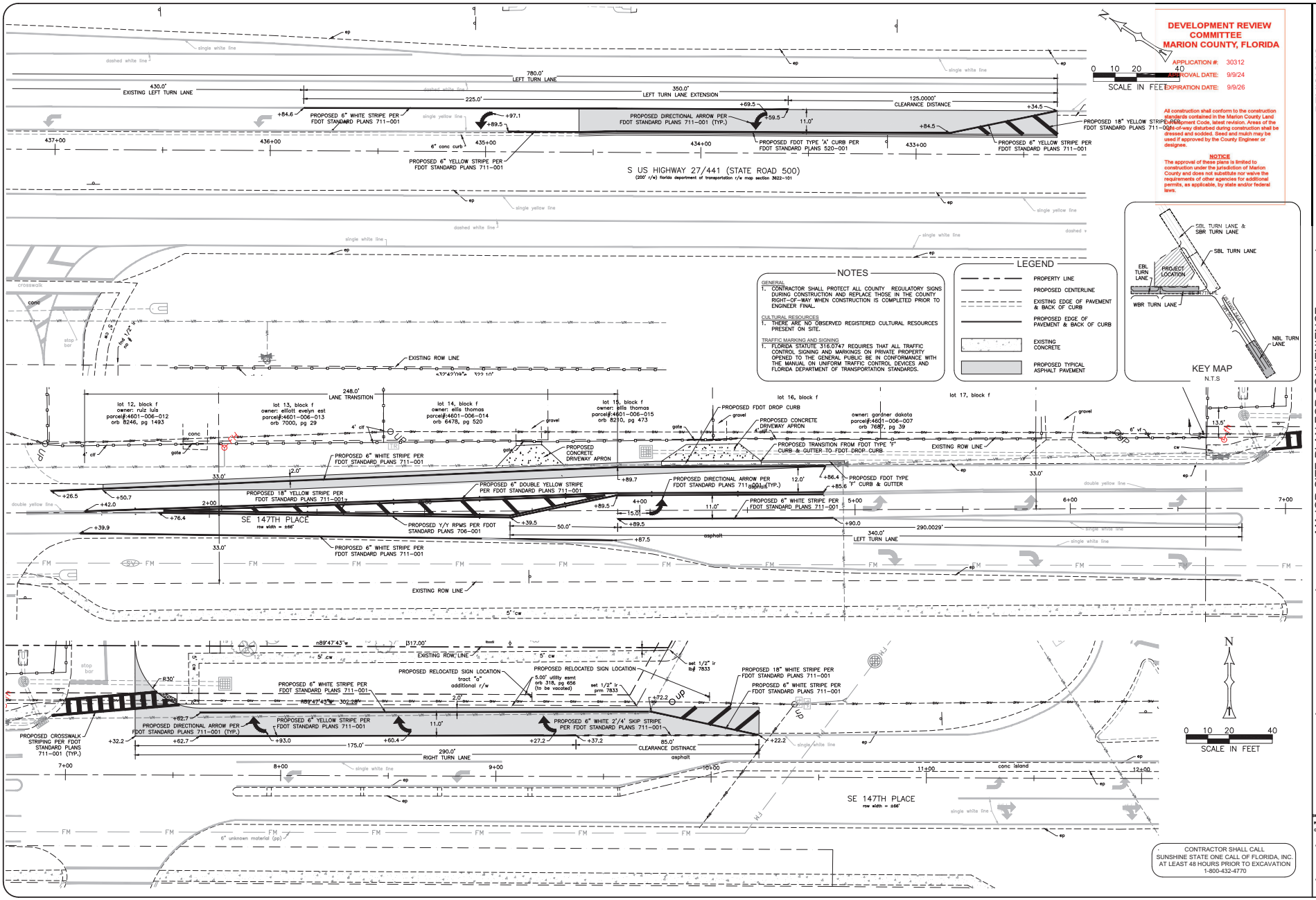
SITE PLAN

JOSHUA S. BRADLEY
State of Florida,
Professional Engineer,
License No. 60020

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16-17-23



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REVISIONS

NO	DATE	DESCRIPTION
-	11/21/23	SCHOOL RD/ COUNTY & FDOT COMMENTS
1	10/04/24	REVISED PER FDOT ACCESS COMMENTS
2	06/17/24	REVISED PER COUNTY & FDOT COMMENTS

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(813) 536-2539

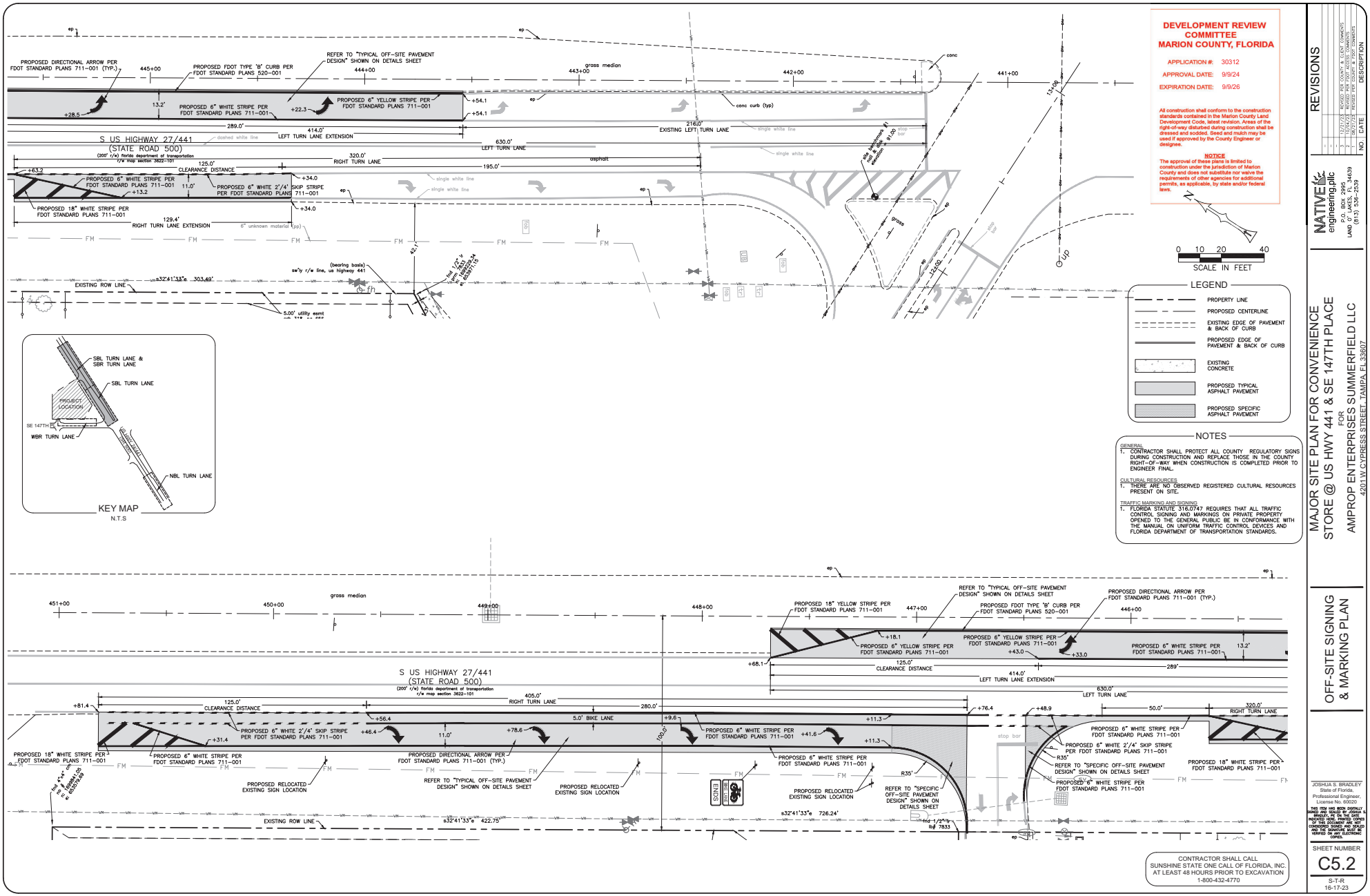
MAJOR SITE PLAN FOR CONVENIENCE STORE @ US HWY 441 & SE 147TH PLACE
FOR
AMPROP ENTERPRISES SUMMERFIELD LLC
4201 W CYPRESS STREET, TAMPA FL 33607

OFF-SITE SIGNING & MARKING PLAN

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SHEET NUMBER
C5.1

S-T-R
16-17-23



REVISIONS

NO	DATE	DESCRIPTION
1	12/21/23	REVISED PER COUNTY & FDOT COMMENTS
2	10/04/24	REVISED PER FDOT ACCESS COMMENTS
3	08/27/24	REVISED PER COUNTY & FDOT COMMENTS

NATIVE engineering,plic
P.O. BOX 2995
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(813) 536-2539

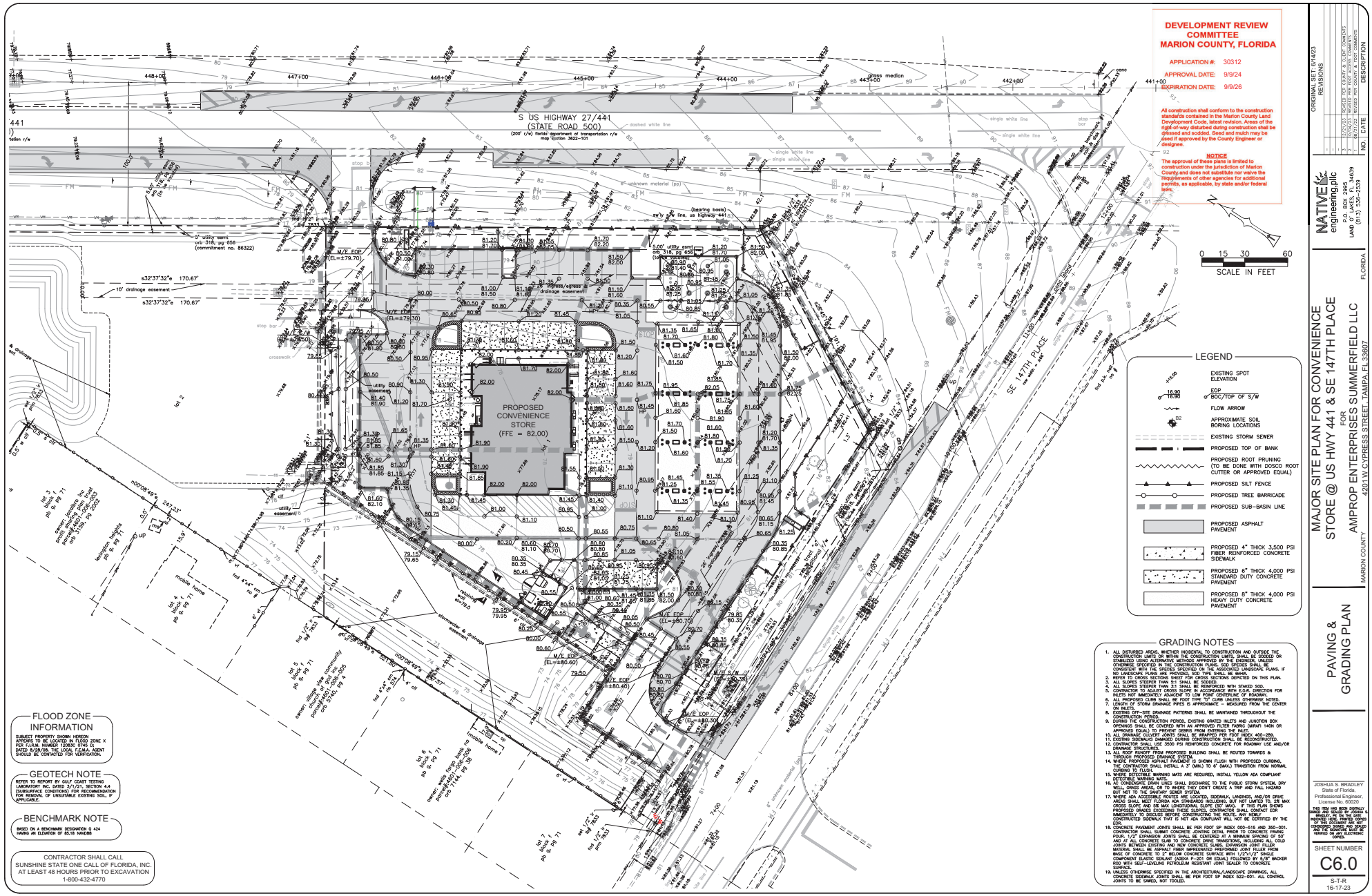
MAJOR SITE PLAN FOR CONVENIENCE STORE @ US HWY 441 & SE 147TH PLACE
FOR
AMPROP ENTERPRISES SUMMERFIELD LLC
4201 W CYPRESS STREET, TAMPA, FL 33607

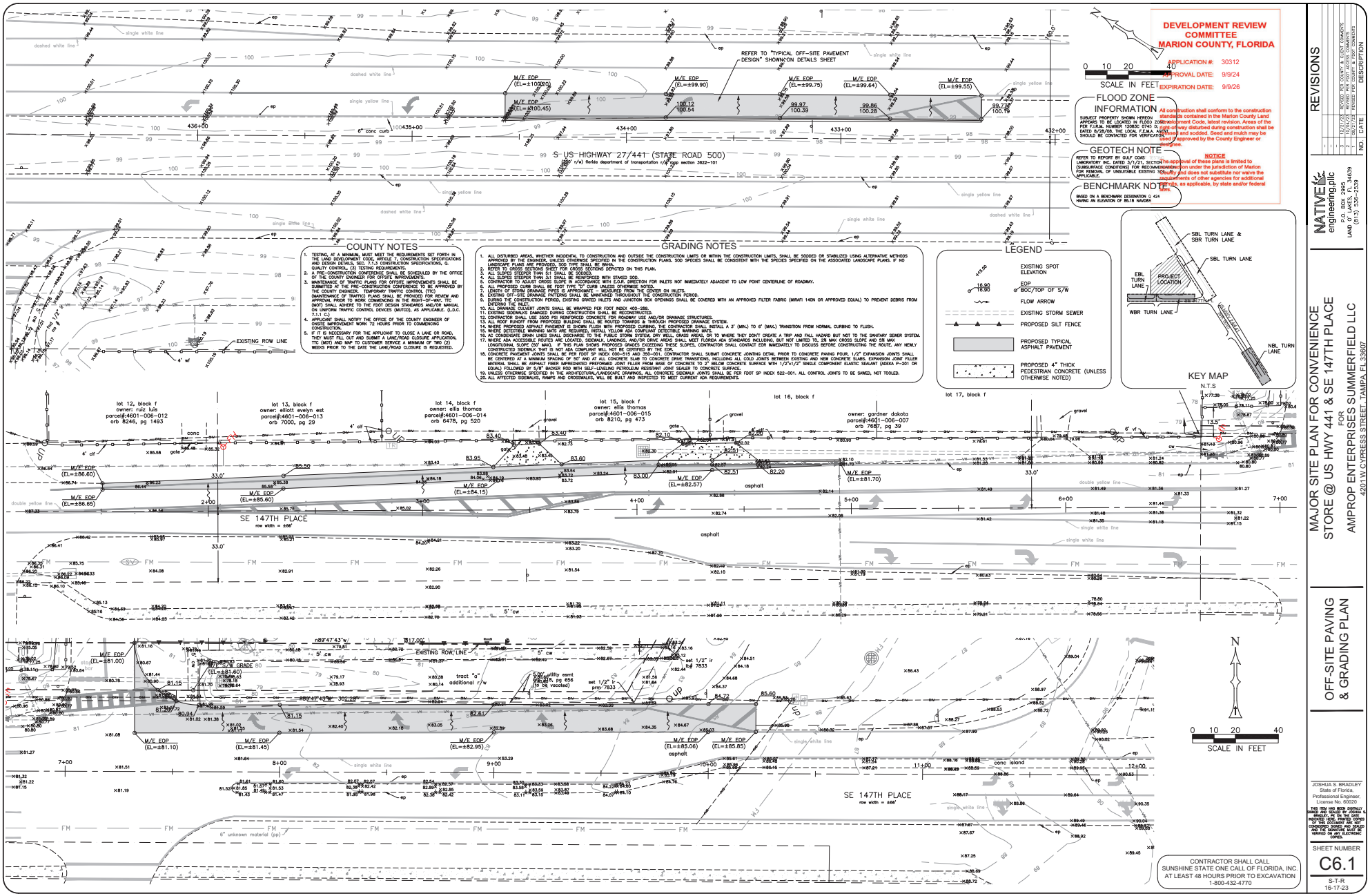
OFF-SITE SIGNING & MARKING PLAN

JOSHUA S. BRADLEY
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SHEET NUMBER
C5.2
S-T-R
16-17-23

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DEVELOPMENT REVIEW COMMITTEE
MARION COUNTY, FLORIDA
APPLICATION #: 30312
APPROVAL DATE: 9/9/24
EXPIRATION DATE: 9/9/26
All construction shall conform to the construction standards contained in the Marion County Land Development Code, latest revision. Areas of the right-of-way disturbed during construction shall be grassed and sodded. Sod and mulch may be used if approved by the County Engineer or designee.
NOTICE
The approval of these plans is limited to construction under the jurisdiction of Marion County and does not substitute nor waive the requirements of other agencies for additional permits, as applicable, by state and/or federal laws.
S US HIGHWAY 27/441
(STATE ROAD 500)
PROPOSED CONVENIENCE STORE (FFE = 82.00)
SE 147TH PLACE
SCALE IN FEET
0 15 30 60
LEGEND
EXISTING SPOT ELEVATION
EOP
BOC/TOP OF S/W
FLOW ARROW
APPROXIMATE SOIL BORING LOCATIONS
EXISTING STORM SEWER
PROPOSED TOP OF BANK
PROPOSED ROOT PRUNING (TO BE DONE WITH DOSCO ROOT CUTTER OR APPROVED EQUAL)
PROPOSED SILT FENCE
PROPOSED TREE BARRICADE
PROPOSED SUB-BASIN LINE
PROPOSED ASPHALT PAVEMENT
PROPOSED 4" THICK 3,500 PSI FIBER REINFORCED CONCRETE SIDEWALK
PROPOSED 6" THICK 4,000 PSI STANDARD DUTY CONCRETE PAVEMENT
PROPOSED 8" THICK 4,000 PSI HEAVY DUTY CONCRETE PAVEMENT
GRADING NOTES
1. ALL DISTURBED AREAS, WHETHER INCIDENTAL TO CONSTRUCTION AND OUTSIDE THE CONSTRUCTION LIMITS OR WITHIN THE CONSTRUCTION LIMITS, SHALL BE SODDED OR STABILIZED USING ALTERNATIVE METHODS APPROVED BY THE ENGINEER, UNLESS OTHERWISE SPECIFIED IN THE CONSTRUCTION PLANS. SOD SPECIES SHALL BE CONSISTENT WITH THE SPECIES SPECIFIED ON THE ASSOCIATED LANDSCAPE PLANS. IF NO LANDSCAPE PLANS ARE REQUIRED, BAHIA SOD SHALL BE USED.
2. REFER TO CROSS SECTIONS SHEET FOR CROSS SECTIONS DEPICTED ON THIS PLAN.
3. ALL SLOPES STEEPER THAN 5:1 SHALL BE SODDED.
4. ALL SLOPES STEEPER THAN 3:1 SHALL BE REINFORCED WITH STAKED SOD.
5. CONTRACTOR TO ADJUST CROSS SLOPE IN ACCORDANCE WITH E.O.R. DIRECTION FOR INLETS NOT IMMEDIATELY ADJACENT TO LOW POINT CENTERLINE OF ROADWAY.
6. ALL PROPOSED CURB SHALL BE FDOT TYPE "D" CURB UNLESS OTHERWISE NOTED.
7. LENGTH OF STORM DRAINAGE PIPES IS APPROXIMATE – MEASURED FROM THE CENTER ON INLETS.
8. EXISTING OFF-SITE DRAINAGE PATTERNS SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.
9. DURING THE CONSTRUCTION PERIOD, EXISTING GRATED INLETS AND JUNCTION BOX OPENINGS SHALL BE COVERED WITH AN APPROVED FILTER FABRIC (NPDES, ADS OR APPROVED EQUAL) TO PREVENT DEBRIS FROM ENTERING THE INLET.
10. ALL DRAINAGE CULVERT JOINTS SHALL BE WRAPPED PER FDOT INDEX 400-289.
11. EXISTING SIDEWALKS DAMAGED DURING CONSTRUCTION SHALL BE RECONSTRUCTED.
12. CONTRACTOR SHALL USE 3500 PSI FIBER REINFORCED CONCRETE FOR ROADWAY USE AND/OR DRAINAGE STRUCTURES.
13. ALL ROOF RUNOFF FROM PROPOSED BUILDING SHALL BE ROUTED TOWARDS & THROUGH PROPOSED DRAINAGE SYSTEM.
14. WHERE PROPOSED ASPHALT PAVEMENT IS SHOWN FLUSH WITH PROPOSED CURBING, THE CONTRACTOR SHALL INSTALL A 3" (MIN.) TO 6" (MAX.) TRANSITION FROM NORMAL CURB TO CURB TYPE.
15. WHERE ELECTRICAL WARNING MATS ARE REQUIRED, INSTALL YELLOW ADA COMPLIANT DETECTABLE WARNING MATS.
16. AC CONDENSATE DRAIN LINES SHALL DISCHARGE TO THE PUBLIC SLOPE SYSTEM, DRY WELL, GRASS AREAS, OR TO WHERE THEY DON'T CREATE A TRIP AND FALL HAZARD BUT NOT TO THE SANITARY SEWER SYSTEM.
17. WHERE ADA ACCESSIBLE ROUTES ARE LOCATED, SIDEWALK, LANDINGS, AND/OR DRIVE AREAS SHALL MEET FLORIDA ADA STANDARDS INCLUDING, NOT LIMITED TO, 2% MAX CROSS SLOPE AND 5% MAX LONGITUDINAL SLOPE (50' MAX). IF THIS PLAN SHOWS PROPOSED GRADES EXCEEDING THESE SLOPES, CONTRACTOR SHALL CONTACT EOR IMMEDIATELY TO DISCUSS BEFORE CONSTRUCTING THE ROUTE. ANY NEWLY CONSTRUCTED SIDEWALK THAT IS NOT ADA COMPLIANT WILL NOT BE CERTIFIED BY THE EOR.
18. CONCRETE PAVEMENT JOINTS SHALL BE PER FDOT SP INDEX 000-515 AND 350-001. CONTRACTOR SHALL SUBMIT CONCRETE JOINTING DETAIL PRIOR TO CONCRETE PAVING POUR. 1/2" EXPANSION JOINTS SHALL BE CENTERED AT A MINIMUM SPACING OF 50' AND AT ALL CONCRETE SLAB TO CONCRETE DRIVE TRANSITIONS, INCLUDING ALL COLD JOINTS BETWEEN EXISTING AND NEW CONCRETE SLABS. EXPANSION JOINT FILLER MATERIAL SHALL BE ASPHALT FIBER IMPREGNATED PREFORMED JOINT FILLER FROM BASE OF CONCRETE TO 2" BELOW CONCRETE SURFACE WITH 1/2"x1/2" SINGLE COMPONENT ELASTIC SEALANT (SIKDEX P-201 OR EQUAL) FOLLOWED BY 5/8" BACKER ROD WITH SELF-LEVELING PETROLEUM RESISTANT JOINT SEALER TO CONCRETE SURFACE.
19. UNLESS OTHERWISE SPECIFIED IN THE ARCHITECTURAL/LANDSCAPE DRAWINGS, ALL CONCRETE SIDEWALK JOINTS SHALL BE PER FDOT SP INDEX 522-001. ALL CONTROL JOINTS TO BE SAWED, NOT TOOLED.
FLOOD ZONE INFORMATION
SUBJECT PROPERTY SHOWN HEREON APPEARS TO BE LOCATED IN FLOOD ZONE X PER F.I.R.M. NUMBER 12083C 0745 D; DATED 8/28/08. THE LOCAL F.E.M.A. AGENT SHOULD BE CONTACTED FOR VERIFICATION.
GEOTECH NOTE
REFER TO REPORT BY GULF COAST TESTING LABORATORY INC. DATED 3/1/21, SECTION 4.4 (SUBSURFACE CONDITIONS) FOR RECOMMENDATION FOR REMOVAL OF UNSUITABLE EXISTING SOIL, IF APPLICABLE.
BENCHMARK NOTE
BASED ON A BENCHMARK DESIGNATION Q 424 HAVING AN ELEVATION OF 85.18 NAVD88
CONTRACTOR SHALL CALL SUNSHINE STATE ONE CALL OF FLORIDA, INC. AT LEAST 48 HOURS PRIOR TO EXCAVATION 1-800-432-4770
ORIGINAL SET: 6/14/23
REVISIONS
NO. DATE DESCRIPTION
1 07/27/23 ADDED PER COUNTY & SJWM COMMENTS
2 10/04/23 ADDED PER FDOT ACCESS COMMENTS
3 05/17/23 REVISED PER COUNTY & FDOT COMMENTS
NATIVE engineering,plic
P.O. BOX 2985 LAND O' LAKES, FL 34639 (813) 536-2539
MAJOR SITE PLAN FOR CONVENIENCE STORE @ US HWY 441 & SE 147TH PLACE
FOR
AMPROP ENTERPRISES SUMMERFIELD LLC
4201 W CYPRESS STREET, TAMPA, FL 33607
MARION COUNTY FLORIDA
PAVING & GRADING PLAN
JOSHUA S. BRADLEY
State of Florida, Professional Engineer, License No. 60020
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SHEET NUMBER
C6.0
S-T-R
16-17-23
G:\SHARED DRIVES\CLIENTS\AMPROP\PROJECTS\ 1.23.012.00 - 441 & 147TH CONVENIENCE STORE\DRAWINGS\C6.0 PAVING & GRADING PLAN.DWG - 12/22/2023 3:06 PM



REVISIONS

NO.	DATE	DESCRIPTION
-	11/21/23	ADDED PER COUNTY & FDOT COMMENTS
1	12/19/23	REVISED PER FDOT ACCESS COMMENTS
2	10/04/24	REVISED PER COUNTY & FDOT COMMENTS
3	08/27/24	REVISED PER COUNTY & FDOT COMMENTS

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FOR
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4201 W CYPRESS STREET, TAMPA, FL 33607

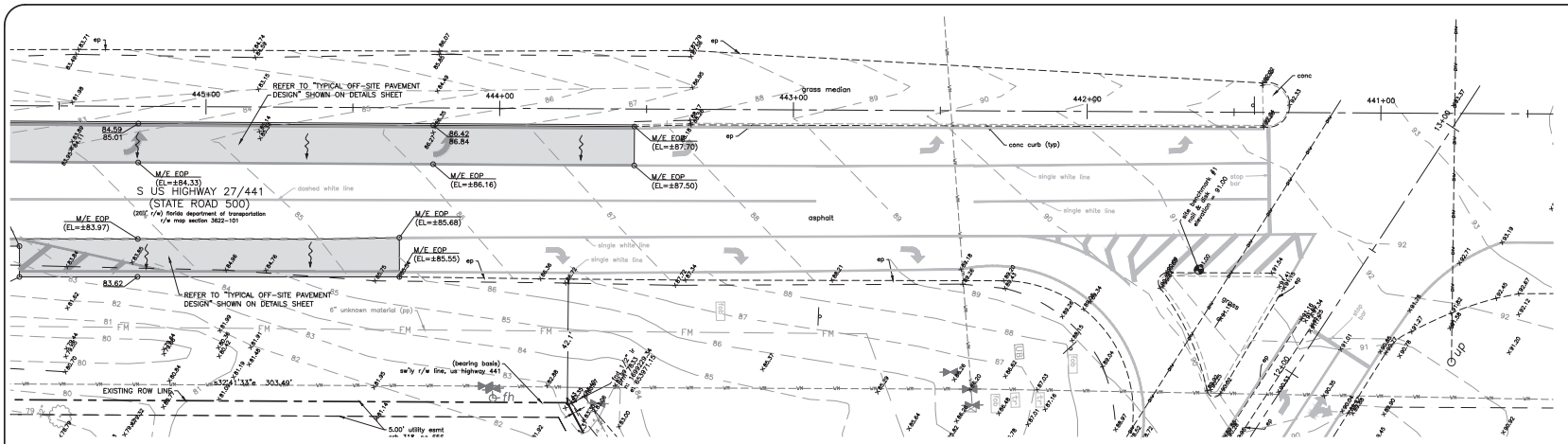
OFF-SITE PAVING & GRADING PLAN

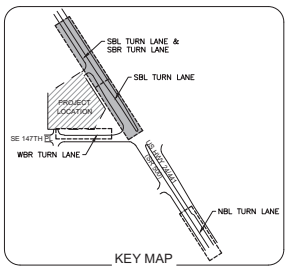
JOSHUA S. BRADLEY
State of Florida,
Professional Engineer,
License No. 60020
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SHEET NUMBER
C6.1

S-T-R
16-17-23

G:\SHARED DRIVES\CLIENTS\AMPROP\PROJECTS\1.23.012.000 - 441 & 147TH CONVENIENCE STORE\DRAWINGS\C6.1-C6.2 OFF-SITE PAVING & GRADING PLANS.DWG - 6/14/2024 1:34 AM





GRADING NOTES

1. ALL DISTURBED AREAS, WHETHER INCIDENTAL TO CONSTRUCTION AND OUTSIDE THE CONSTRUCTION LIMITS OR WITHIN THE CONSTRUCTION LIMITS, SHALL BE SODDED OR STABILIZED USING ALTERNATIVE METHODS APPROVED BY THE ENGINEER, UNLESS OTHERWISE SPECIFIED IN THE CONSTRUCTION PLANS. SOD SPECIES SHALL BE CONSISTENT WITH THE SPECIES SPECIFIED ON THE ASSOCIATED LANDSCAPE PLANS. IF NO LANDSCAPE PLANS ARE PROVIDED, SOD TYPE SHALL BE BAHIA.
2. REFER TO CROSS SECTIONS SHEET FOR CROSS SECTIONS DEPICTED ON THIS PLAN.
3. ALL SLOPES STEEPER THAN 5:1 SHALL BE SODDED.
4. ALL SLOPES STEEPER THAN 3:1 SHALL BE REINFORCED WITH STAKED SOD.
5. ALL SWALES SHALL BE GRADED TO DRAIN IN ACCORDANCE WITH E.O.R. DIRECTION FOR INLETS NOT IMMEDIATELY ADJACENT TO LOW POINT CENTERLINE OF ROADWAY.
6. ALL PROPOSED CURB SHALL BE FDOT TYPE "D" CURB UNLESS OTHERWISE NOTED.
7. LENGTH OF STORM DRAINAGE PIPES IS APPROXIMATE – MEASURED FROM THE CENTER ON INLETS.
8. EXISTING OFF-SITE DRAINAGE PATTERNS SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.
9. DURING THE CONSTRUCTION PERIOD, EXISTING GRATED INLETS AND JUNCTION BOX OPENINGS SHALL BE COVERED WITH AN APPROVED FILTER FABRIC (MIRAFI 140N OR APPROVED EQUAL) TO PREVENT DEBRIS FROM ENTERING THE INLET.
10. ALL DRAINAGE CULVERT JOINTS SHALL BE WRAPPED PER FDOT INDEX 400–289.
11. EXISTING SIDEWALKS DAMAGED DURING CONSTRUCTION SHALL BE RECONSTRUCTED.
12. CONTRACTOR SHALL USE 3500 PSI REINFORCED CONCRETE FOR ROADWAY USE AND/OR DRAINAGE STRUCTURES.
13. ALL ROOF RUNOFF FROM PROPOSED BUILDING SHALL BE ROUTED TOWARDS & THROUGH PROPOSED DRAINAGE SYSTEM.
14. WHERE PROPOSED ASPHALT PAVEMENT IS SHOWN FLUSH WITH PROPOSED CURBING, THE CONTRACTOR SHALL INSTALL A 3" (MIN.) TO 6" (MAX.) TRANSITION FROM NORMAL CURBING TO FLUSH.
15. ALL PROPOSED SIDEWALKS SHALL BE CONSTRUCTED WITH ADA COMPLIANT DETECTIBLE WARNING MATS.
16. AC CONDENSATE DRAIN LINES SHALL DISCHARGE TO THE PUBLIC STORM SYSTEM, DRY WELL, GRASS AREAS, OR TO WHERE THEY DON'T CREATE A TRIP AND FALL HAZARD BUT NOT TO THE SANITARY SEWER SYSTEM.
17. WHERE ADA ACCESSIBLE ROUTES ARE LOCATED, SIDEWALKS, LANDINGS, AND/OR DRIVE AREAS SHALL MEET FLORIDA ADA STANDARDS INCLUDING, BUT NOT LIMITED TO, 2% MAX CROSS SLOPE AND 5% MAX LONGITUDINAL SLOPE (50' MAX). IF THIS PLAN SHOWS PROPOSED GRADES EXCEEDING THESE SLOPES, CONTRACTOR SHALL CONTACT FOR IMMEDIATELY TO DISCUSS BEFORE CONSTRUCTING THE ROUTE. ANY NEWLY CONSTRUCTED SIDEWALK THAT IS NOT ADA COMPLIANT WILL NOT BE CERTIFIED BY THE EOR.
18. CONCRETE PAVEMENT JOINTS SHALL BE PER FDOT SP INDEX 000-515 AND 350-001. CONTRACTOR SHALL SUBMIT CONCRETE JOINTING DETAIL PRIOR TO CONCRETE PAVING POUR. 1/2" EXPANSION JOINTS SHALL BE CENTERED AT A MINIMUM SPACING OF 50' AND AT ALL CONCRETE SLAB TO CONCRETE DRIVE TRANSITIONS, INCLUDING ALL COLD JOINTS BETWEEN EXISTING AND NEW CONCRETE SLABS. EXPANSION JOINT FILLER MATERIAL SHALL BE ASPHALT FIBER IMPREGNATED PREFORMED JOINT FILLER FROM BASE OF CONCRETE TO 2" BELOW CONCRETE SURFACE WITH 1/2"x1/2" SINGLE COMPONENT ELASTIC SEALANT (ADEKA P-201 OR EQUAL) FOLLOWED BY 5/8" BACKER ROD WITH SELF-LEVELING PETROLEUM RESISTANT JOINT SEALER TO CONCRETE SURFACE.
19. UNLESS OTHERWISE SPECIFIED IN THE ARCHITECTURAL/LANDSCAPE DRAWINGS, ALL CONCRETE SIDEWALK JOINTS SHALL BE PER FDOT SP INDEX 522–001. ALL CONTROL JOINTS TO BE SAWED, NOT TOOLED.
20. ALL AFFECTED SIDEWALKS, RAMPS AND CROSSWALKS, WILL BE BUILT AND INSPECTED TO MEET CURRENT ADA REQUIREMENTS.

COUNTY NOTES

1. TESTING, AT A MINIMUM, MUST MEET THE REQUIREMENTS SET FORTH IN THE LAND DEVELOPMENT CODE, ARTICLE 7, CONSTRUCTION SPECIFICATIONS AND DESIGN DETAILS, SEC. 7.1.3 CONSTRUCTION SPECIFICATIONS, G. QUALITY CONTROL, (3) TESTING REQUIREMENTS.
2. A PRE-CONSTRUCTION CONFERENCE SHALL BE SCHEDULED BY THE OFFICE OF THE COUNTY ENGINEER FOR OFFSITE IMPROVEMENTS.
3. MAINTENANCE OF TRAFFIC PLANS FOR OFFSITE IMPROVEMENTS SHALL BE SUBMITTED AT THE PRE-CONSTRUCTION CONFERENCE TO BE APPROVED BY THE COUNTY ENGINEER. TEMPORARY TRAFFIC CONTROL (TTC) (MAINTENANCE OF TRAFFIC) PLANS SHALL BE PROVIDED FOR REVIEW AND APPROVAL PRIOR TO WORK COMMENCING IN THE RIGHT-OF-WAY. TTC (MOT) SHALL ADHERE TO THE FDOT DESIGN STANDARDS AND/OR MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), AS APPLICABLE. (L.D.C. 7.1.1 C.)
4. APPLICANT SHALL NOTIFY THE OFFICE OF THE COUNTY ENGINEER OF ONSITE IMPROVEMENT WORK 72 HOURS PRIOR TO COMMENCING CONSTRUCTION.
5. IF IT IS NECESSARY FOR THE APPLICANT TO CLOSE A LANE OR ROAD, THEY MUST FILL OUT AND SUBMIT A LANE/ROAD CLOSURE APPLICATION. TTC (MOT) AND SAP TO CUSTOMER SERVICE A MINIMUM OF TWO (2) WEEKS PRIOR TO THE DATE THE LANE/ROAD CLOSURE IS REQUESTED.

LEGEND

- EXISTING SPOT ELEVATION (+15.00)
- EOP (16.90 / 16.90)
- BOC/TOP OF S/W
- FLOW ARROW
- EXISTING STORM SEWER
- PROPOSED SILT FENCE
- PROPOSED TYPICAL ASPHALT PAVEMENT
- PROPOSED SPECIFIC ASPHALT PAVEMENT

FLOOD ZONE INFORMATION

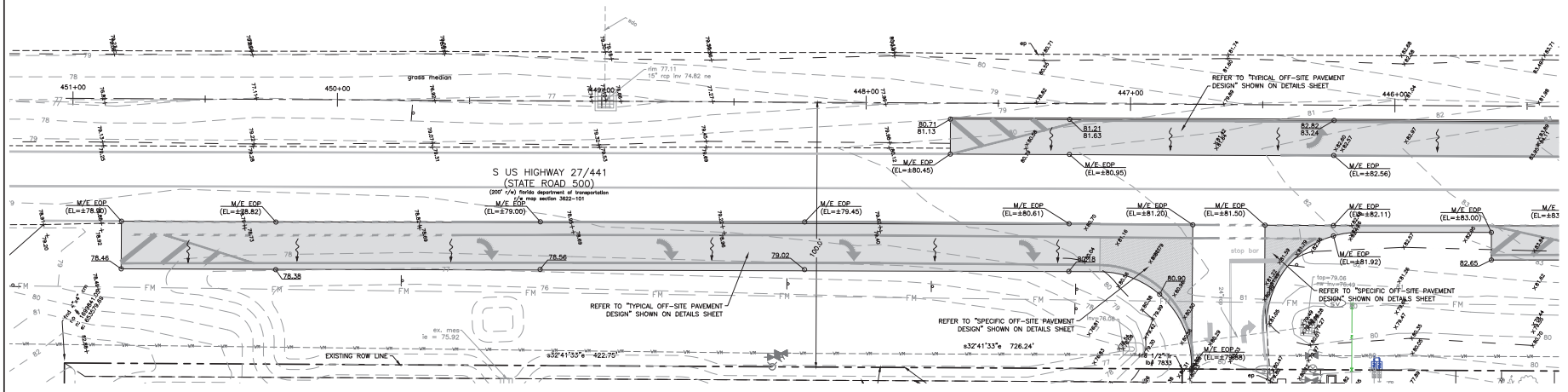
SUBJECT PROPERTY SHOWN HEREON APPEARS TO BE LOCATED IN FLOOD ZONE X PER F.I.R.M. NUMBER 12083G 0745 D, DATED 8/28/08. THE LOCAL F.E.M.A. AGENT SHOULD BE CONTACTED FOR VERIFICATION.

GEOTECH NOTE

REFER TO REPORT BY GULF COAST TESTING LABORATORY INC. DATED 3/1/21, SECTION 4.4 (SUBSURFACE CONDITIONS) FOR RECOMMENDATION FOR REMOVAL OF UNSUITABLE EXISTING SOIL, IF APPLICABLE.

BENCHMARK NOTE

BASED ON A BENCHMARK DESIGNATION Q 424 HAVING AN ELEVATION OF 85.18 NAVD88



CONTRACTOR SHALL CALL SUNSHINE STATE ONE CALL OF FLORIDA, INC. AT LEAST 48 HOURS PRIOR TO EXCAVATION 1-800-432-4770

DEVELOPMENT REVIEW COMMITTEE
MARION COUNTY, FLORIDA

APPLICATION #: 30312
APPROVAL DATE: 9/9/24
EXPIRATION DATE: 9/9/26

All construction shall conform to the construction standards contained in the Marion County Land Development Code, latest revision. Areas of the right-of-way disturbed during construction shall be dressed and sodded. Seed and mulch may be used if approved by the County Engineer or designee.

NOTICE
The approval of these plans is limited to construction under the jurisdiction of Marion County and does not substitute nor waive the requirements of other agencies for additional permits, as applicable, by state and/or federal laws.

0 10 20 40
SCALE IN FEET

REVISIONS

NO	DATE	DESCRIPTION
1	12/21/23	REVISED PER COUNTY & FDOT COMMENTS
2	10/04/24	REVISED PER FDOT ACCESS COMMENTS
3	08/27/25	REVISED PER COUNTY & FDOT COMMENTS

NATIVE engineering,plic
P.O. BOX 2983
LAND O' LAKES, FL 34639
(813) 536-2539

MAJOR SITE PLAN FOR CONVENIENCE STORE @ US HWY 441 & SE 147TH PLACE
FOR
AMPROP ENTERPRISES SUMMERFIELD LLC
4201 W CYPRESS STREET, TAMPA FL 33607

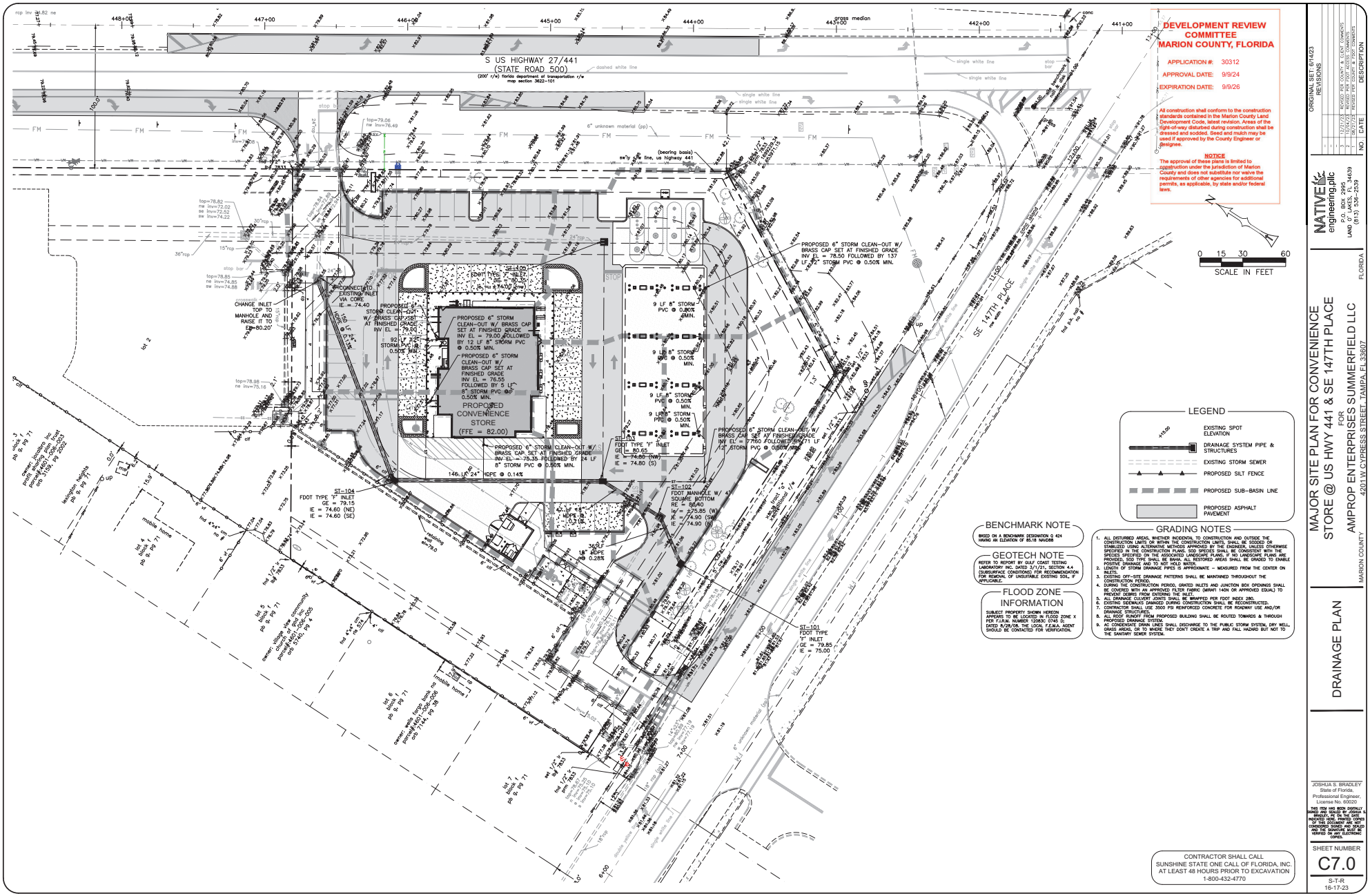
OFF-SITE PAVING & GRADING PLAN

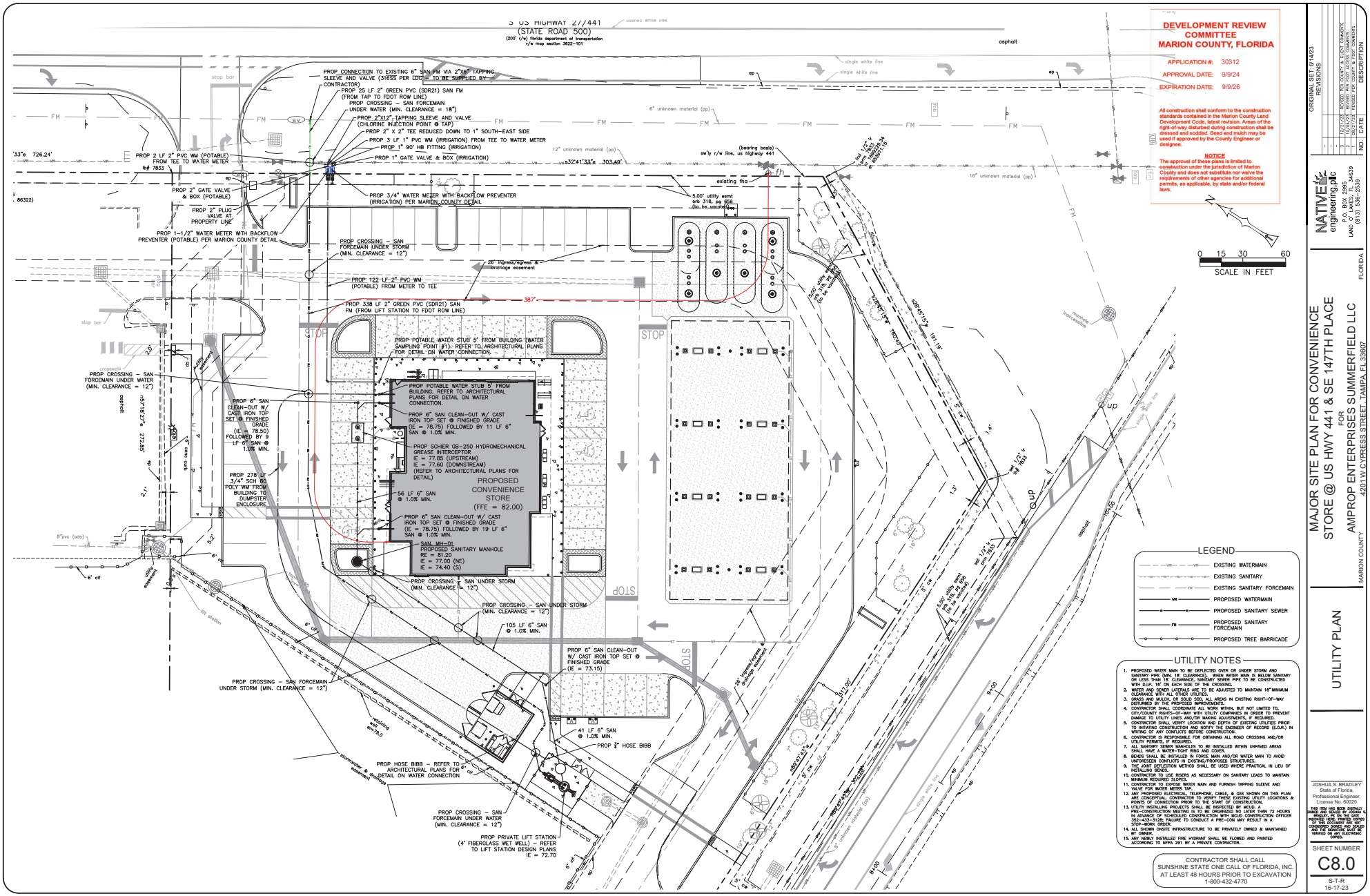
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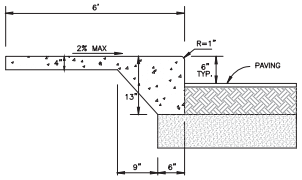
SHEET NUMBER
C6.2

S-T-R
16-17-23

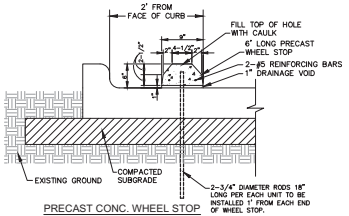
G:\SHARED DRIVES\CLIENTS\AMPROP\PROJECTS\1.23.012.00 - 441 & 147TH CONVENIENCE STORE\DRAWINGS\C6\1-C6.2 OFF-SITE PAVING & GRADING PLANS.DWG - 12/22/2023 3:06 PM


S US HIGHWAY 27/441
(STATE ROAD 500)
(200' r/w) florida department of transportation r/w map section 3622-101
SE 147TH PLACE
PROPOSED CONVENIENCE STORE
(FFE = 82.00)
DEVELOPMENT REVIEW COMMITTEE
MARION COUNTY, FLORIDA
APPLICATION #: 30312
APPROVAL DATE: 9/9/24
EXPIRATION DATE: 9/9/26
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0 15 30 60
SCALE IN FEET
LEGEND
EXISTING SPOT ELEVATION
DRAINAGE SYSTEM PIPE & STRUCTURES
EXISTING STORM SEWER
PROPOSED SILT FENCE
PROPOSED SUB-BASIN LINE
PROPOSED ASPHALT PAVEMENT
BENCHMARK NOTE
BASED ON A BENCHMARK DESIGNATION G 424 HAVING AN ELEVATION OF 85.18 NAVD88
GEOTECH NOTE
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2. LENGTH OF STORM DRAINAGE PIPES IS APPROXIMATE – MEASURED FROM THE CENTER ON INLETS.
3. EXISTING OFF-SITE DRAINAGE PATTERNS SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.
4. DURING THE CONSTRUCTION PERIOD, GRATED INLETS AND JUNCTION BOX OPENINGS SHALL BE COVERED WITH AN APPROVED FILTER FABRIC (MIRAFI 140N OR APPROVED EQUAL) TO PREVENT DEBRIS FROM ENTERING THE INLET.
5. ALL DRAINAGE CULVERT JOINTS SHALL BE WRAPPED PER FDOT INDEX 280.
6. EXISTING SIDEWALKS DAMAGED DURING CONSTRUCTION SHALL BE RECONSTRUCTED.
7. CONTRACTOR SHALL USE 3500 PSI REINFORCED CONCRETE FOR ROADWAY USE AND/OR DRAINAGE STRUCTURES.
8. ALL ROOF RUNOFF FROM PROPOSED BUILDING SHALL BE ROUTED TOWARDS & THROUGH PROPOSED DRAINAGE SYSTEM.
9. PROPOSED SWALES/SLOPES SHALL DISCHARGE TO THE PUBLIC STORM SYSTEM, DRY WELL, GRASS MEDIAN, OR TO WHERE THEY DON'T CREATE A TRIP AND FALL HAZARD BUT NOT TO THE SANITARY SEWER SYSTEM.
CONTRACTOR SHALL CALL SUNSHINE STATE ONE CALL OF FLORIDA, INC. AT LEAST 48 HOURS PRIOR TO EXCAVATION 1-800-432-4770
ORIGINAL SET: 6/14/23
REVISIONS
NO DATE DESCRIPTION
1 12/21/23 REVISED PER COUNTY & FDOT COMMENTS
2 10/04/24 REVISED PER 2024 ACCESS COMMENTS
3 08/27/25 REVISED PER COUNTY & FDOT COMMENTS
NATIVE engineering,plic
P.O. BOX 2985 LAND O' LAKES, FL 34639
(813) 536-2539
MAJOR SITE PLAN FOR CONVENIENCE STORE @ US HWY 441 & SE 147TH PLACE
FOR
AMPROP ENTERPRISES SUMMERFIELD LLC
4201 W CYPRESS STREET, TAMPA, FL 33607
MARION COUNTY FLORIDA
DRAINAGE PLAN
JOSHUA S. BRADLEY
State of Florida,
Professional Engineer,
License No. 60020
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G:\SHARED DRIVES\CLIENTS\AMPROP\PROJECTS\1.23.012.00 – 441 & 147TH CONVENIENCE STORE\DRAWINGS\C7.0 DRAINAGE PLAN.DWG – 12/22/2023 3:07 PM

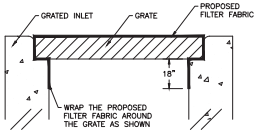

DEVELOPMENT REVIEW COMMITTEE
MARION COUNTY, FLORIDA
APPLICATION #: 30312
APPROVAL DATE: 9/9/24
EXPIRATION DATE: 9/9/26
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NOTICE
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PROPOSED CONVENIENCE STORE (FFE = 82.00)
SCALE IN FEET
0 15 30 60
LEGEND
EXISTING WATERMAIN
EXISTING SANITARY
EXISTING SANITARY FORCEMAIN
PROPOSED WATERMAIN
PROPOSED SANITARY SEWER
PROPOSED SANITARY FORCEMAIN
PROPOSED TREE BARRICADE
UTILITY NOTES
1. PROPOSED WATER MAIN TO BE DEFLECTED OVER OR UNDER STORM AND SANITARY PIPE (MIN. 18" CLEARANCE). WHEN WATER MAIN IS BELOW SANITARY OR LESS THAN 18" CLEARANCE, SANITARY SEWER PIPE TO BE CONSTRUCTED WITH D.I.P., 18' ON EACH SIDE OF THE CROSSING.
2. WATER AND SEWER LATERALS ARE TO BE ADJUSTED TO MAINTAIN 18" MINIMUM CLEARANCE WITH ALL OTHER UTILITIES.
3. GRASS AND MULCH, OR SOLID SOD, ALL AREAS IN EXISTING RIGHT-OF-WAY DISTURBED BY THE PROPOSED IMPROVEMENTS.
4. CONTRACTOR SHALL COORDINATE ALL WORK WITHIN, BUT NOT LIMITED TO, CITY/COUNTY RIGHTS-OF-WAY WITH UTILITY COMPANIES IN ORDER TO PREVENT DAMAGE TO UTILITY LINES AND/OR MAKING ADJUSTMENTS, IF REQUIRED.
5. CONTRACTOR SHALL VERIFY LOCATION AND DEPTH OF EXISTING UTILITIES PRIOR TO INITIATING CONSTRUCTION AND NOTIFY THE ENGINEER OF RECORD (E.O.R.) IN WRITING OF ANY CONFLICTS BEFORE CONSTRUCTION.
6. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL ROAD CROSSING AND/OR UTILITY PERMITS, IF REQUIRED.
7. ALL SANITARY SEWER MANHOLES TO BE INSTALLED WITHIN UNPAVED AREAS SHALL HAVE A WATER-TIGHT RING AND COVER.
8. BENDS SHALL BE INSTALLED IN FORCE MAIN AND/OR WATER MAIN TO AVOID UNFORESEEN CONFLICTS IN EXISTING/PROPOSED STRUCTURES.
9. THE JOINT DEFLECTION METHOD SHALL BE USED WHERE PRACTICAL IN LIEU OF INSTALLING BENDS.
10. CONTRACTOR TO USE RISERS AS NECESSARY ON SANITARY LEADS TO MAINTAIN MINIMUM REQUIRED DEPTH.
11. CONTRACTOR TO EXCAVATE WATER MAIN AND FURNISH TAPPING SLEEVE AND VALVE FOR WATER METER TAP.
12. ANY PROPOSED ELECTRICAL, TELEPHONE, CABLE, & GAS SHOWN ON THIS PLAN ARE CONCEPTUAL. CONTRACTOR TO VERIFY THESE EXISTING UTILITY LOCATIONS & POINTS OF CONNECTION PRIOR TO THE START OF CONSTRUCTION.
13. UTILITY INSTALLING PROJECTS SHALL BE INSPECTED BY MCUD. A PRE-CONSTRUCTION MEETING IS TO BE ORGANIZED NO LATER THAN 72 HOURS IN ADVANCE OF SCHEDULED CONSTRUCTION WITH MCUD CONSTRUCTION OFFICER 352-433-3126. FAILURE TO CONDUCT A PRE-CON MAY RESULT IN A STOP-WORK ORDER.
14. ALL SHOWN ONSITE INFRASTRUCTURE TO BE PRIVATELY OWNED & MAINTAINED BY OWNER.
15. ANY NEWLY INSTALLED FIRE HYDRANT SHALL BE FLOWED AND PAINTED ACCORDING TO NFPA 291 BY A PRIVATE CONTRACTOR.
CONTRACTOR SHALL CALL SUNSHINE STATE ONE CALL OF FLORIDA, INC. AT LEAST 48 HOURS PRIOR TO EXCAVATION 1-800-432-4770
ORIGINAL SET 6/14/23
REVISIONS
NO. DATE DESCRIPTION
1 11/21/23 REVISED PER COUNTY & EOR COMMENTS
2 10/04/23 REVISED PER POST ACCESS COMMENTS
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LAND O' LAKES, FL 34639
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MAJOR SITE PLAN FOR CONVENIENCE STORE @ US HWY 441 & SE 147TH PLACE
FOR
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4201 W CYPRESS STREET, TAMPA, FL 33607
MARION COUNTY FLORIDA
UTILITY PLAN
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State of Florida,
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S-T-R
16-17-23
G:\SHARED DRIVES\CLIENTS\AMPROP\PROJECTS\1.23.012.00 - 441 & 147TH CONVENIENCE STORE\DRAWINGS\C8.0 UTILITY PLAN.DWG - 12/22/2023 3:12 PM



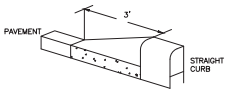
MONOLITHIC SIDEWALK SECTION
ADJACENT TO PAVING/PARKING
N.T.S



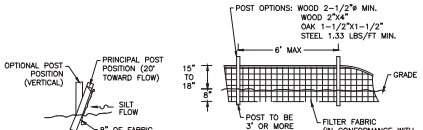
PRECAST CONC. WHEEL STOP
(NOT INSIDE FDOT ROW)
N.T.S.

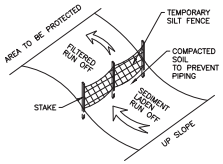


GRATE INLET EROSION PROTECTION DETAIL
NTS



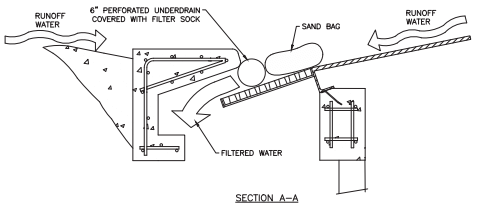
STRAIGHT CURB TO PAVEMENT DETAIL
N.T.S.



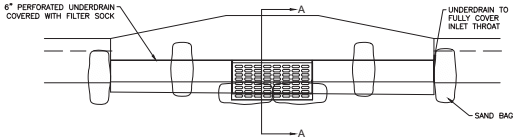


NOTES
1. THE FOLLOWING LIST REPRESENTS A BASIC EROSION AND SEDIMENT CONTROL PROGRAM WHICH IS TO BE IMPLEMENTED TO HELP PREVENT OFF SITE SEDIMENTATION DURING AND AFTER CONSTRUCTION OF THE PROJECT.
2. TEMPORARY EROSION CONTROL TO BE UTILIZED DURING CONSTRUCTION AT AREAS DESIGNATED BY THE ENGINEER OR AREAS ON SITE WHERE CONSTRUCTION OPERATIONS ARE TEMPORARILY HALTED. EROSION CONTROLS SHALL BE REMAINED UNTIL SLOPES AREAS HAVE BEEN STABILIZED BY SOD, OR COMPACTED AS DETERMINED BY THE ENGINEER.
3. PERMANENT EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED AT THE EARLIEST PRACTICAL TIME CONSISTENT WITH GOOD CONSTRUCTION PRACTICES. ONE OF THE FIRST CONSTRUCTION ACTIVITIES SHOULD BE THE PLACEMENT OF PERMANENT AND TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES AROUND THE PERIMETER OF THE PROJECT OR THE INITIAL WORK AREA TO PROTECT THE PROJECT, TEMPORARY DEPOSITS AND WATER COURSES.
4. TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE COORDINATED WITH PERMANENT MEASURES TO ASSURE ECONOMICAL, EFFECTIVE AND CONTINUOUS CONTROL THROUGHOUT THE CONSTRUCTION PHASE. TEMPORARY MEASURES SHALL NOT BE CONSTRUCTED FOR EXPEDIENCY IN LIEU OF PERMANENT MEASURES.
5. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE ADEQUATELY MAINTAINED TO PERFORM THEIR INTENDED FUNCTION DURING CONSTRUCTION OF THE PROJECT.
6. MAINTENANCE, REPAIR, REMOVAL OR REPLACEMENT OF BARRIERS SHALL BE ACCOMPLISHED PROMPTLY.
7. SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH RAINFALL. THEY MUST BE REMOVED WHEN THE LEVEL OF DEPOSITION REACHES APPROXIMATELY ONE HALF THE HEIGHT OF THE BARRIER.
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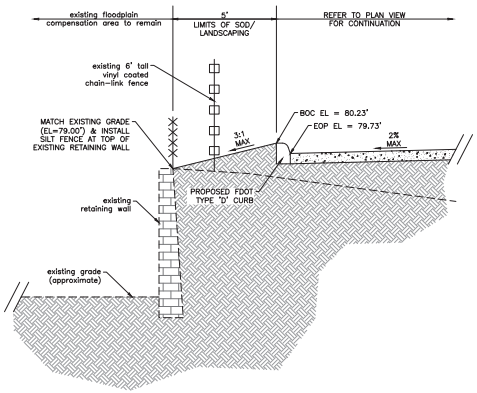
SILT FENCE & EROSION CONTROL DETAIL
N.T.S



SECTION A–A



CURB INET PROTECTION DETAIL
N.T.S



SECTION A - A
N.T.S

DEVELOPMENT REVIEW COMMITTEE
MARION COUNTY, FLORIDA

APPLICATION #: 30312
APPROVAL DATE: 9/9/24
EXPIRATION DATE: 9/9/26

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CONTRACTOR SHALL CALL
SUNSHINE STATE ONE CALL OF FLORIDA, INC.
AT LEAST 48 HOURS PRIOR TO EXCAVATION
1-800-432-4770

NO	DATE	DESCRIPTION
		ORIGINAL SET: 6/14/23
		REVISIONS

NATIVE engineering,plc
P.O. BOX 2985
LAND O' LAKES, FL 34639
(813) 536-2539

MAJOR SITE PLAN FOR CONVENIENCE STORE @ US HWY 441 & SE 147TH PLACE
FOR
AMPROP ENTERPRISES SUMMERFIELD LLC
4201 W CYPRESS STREET, TAMPA, FL 33607
MARION COUNTY | FLORIDA

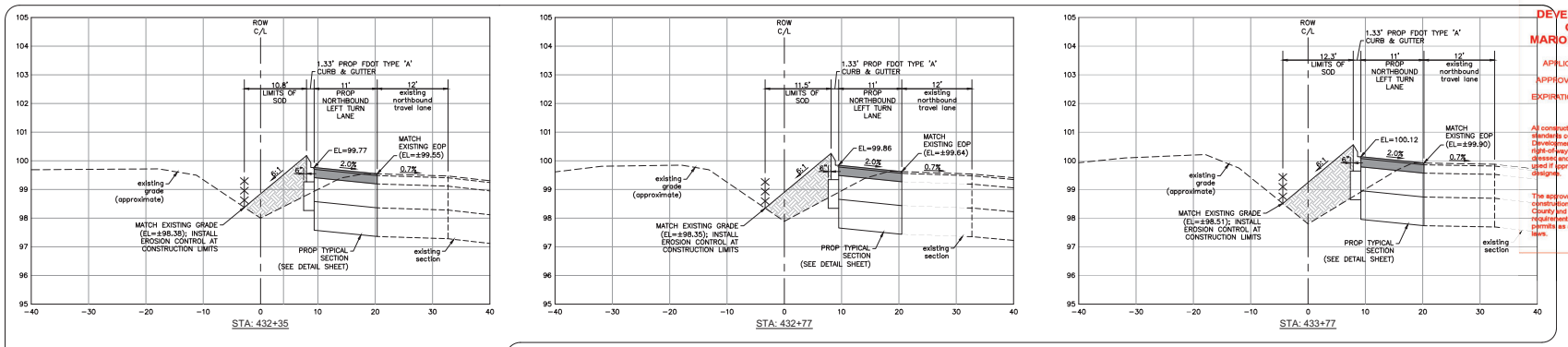
CROSS SECTIONS & DETAILS SHEET

JOSHUA S. BRADLEY
State of Florida,
Professional Engineer,
License No. 60020
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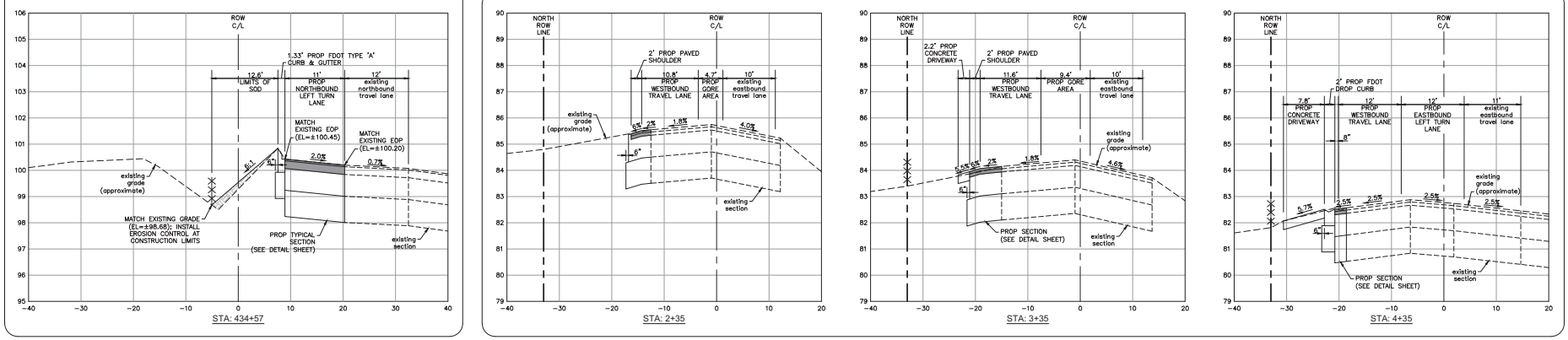
SHEET NUMBER
C9.0

S-T-R
16-17-23

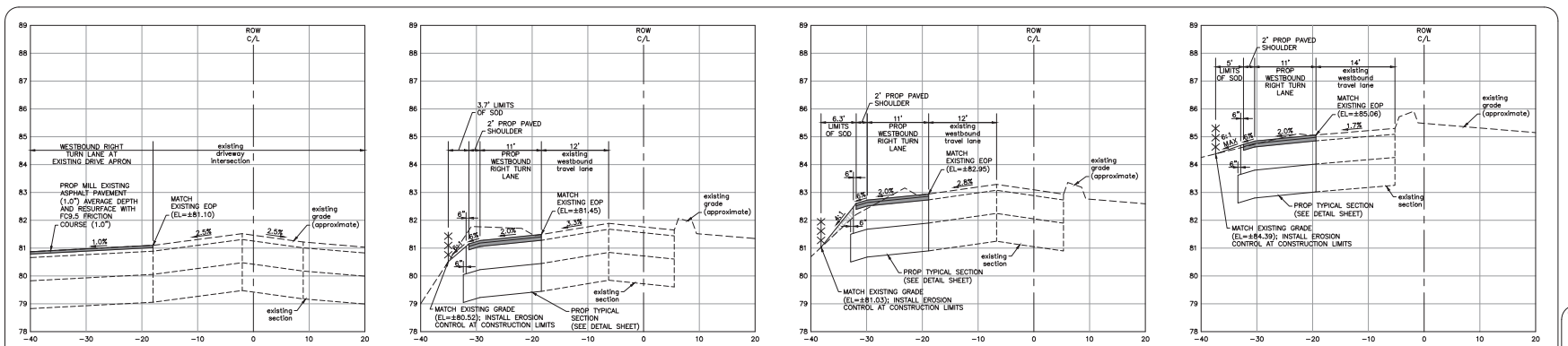
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US HWY 441 NORTHBOUND LEFT TURN LANE SECTIONS



147TH PLACE EASTBOUND LEFT TURN LANE SECTIONS



147TH PLACE WESTBOUND RIGHT TURN LANE SECTIONS

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MARION COUNTY, FLORIDA

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0 5 10 20
1" = 10' HORIZ.
0 1 2 4
1" = 2' VERT.

ORIGINAL SET: 6/14/23
REVISIONS

NO	DATE	DESCRIPTION
-	-	-
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2	10/04/24	REVISED PER FDOT ACCESS COMMENTS
3	08/27/24	REVISED PER COUNTY & FDOT COMMENTS

NATIVE engineering,plic
P.O. BOX 2984 LAND O' LAKES, FL 34639
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4201 W CYPRESS STREET, TAMPA, FL 33607
MARION COUNTY FLORIDA

OFF-SITE CROSS SECTIONS

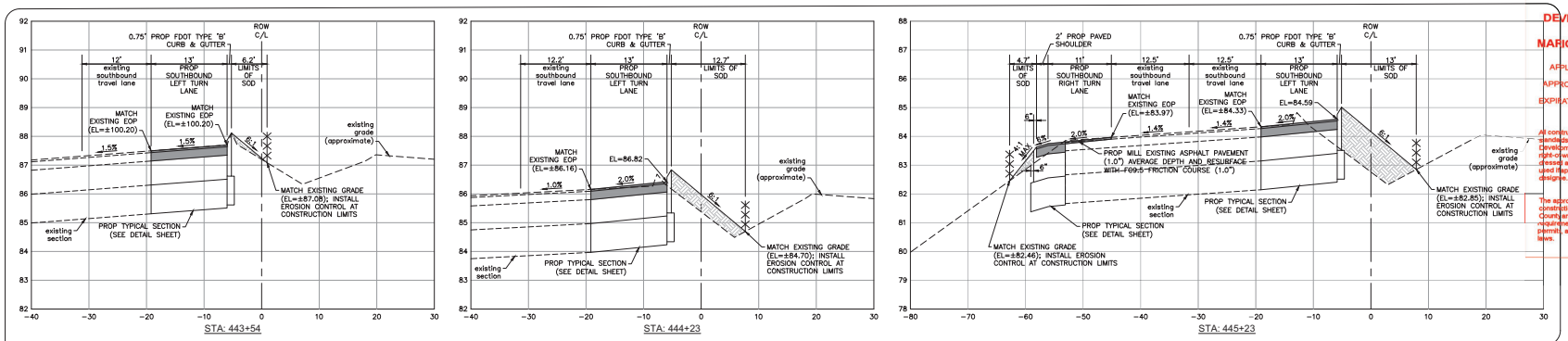
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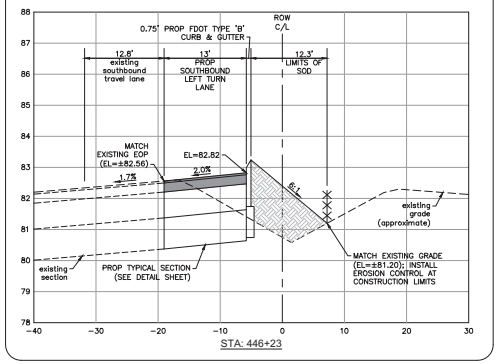
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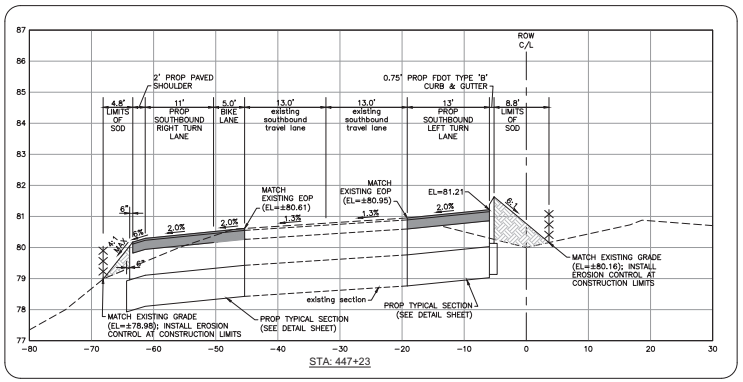
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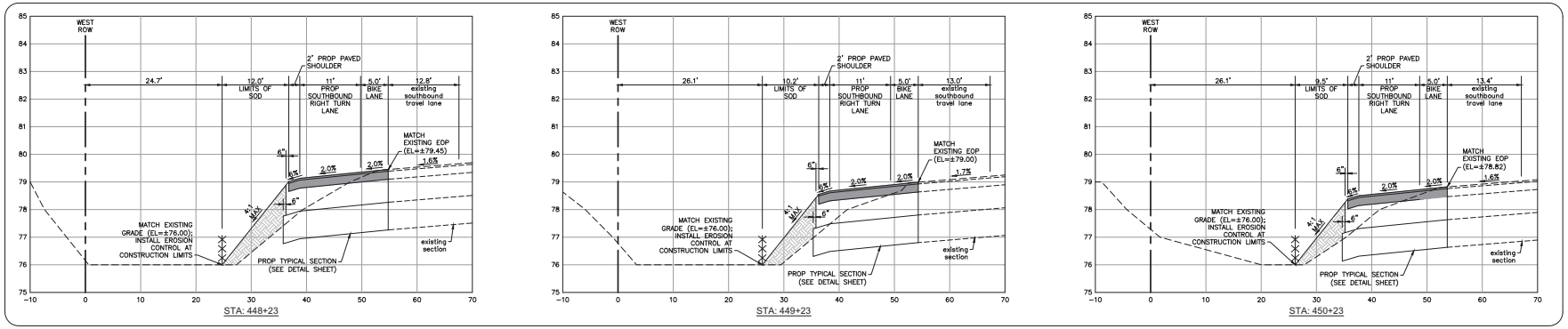




US HWY 441 SOUTHBOUND LEFT TURN LANE SECTIONS



US HWY 441 SOUTHBOUND LEFT & RIGHT TURN LANE SECTIONS



US HWY 441 SOUTHBOUND RIGHT TURN LANE SECTIONS

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DEVELOPMENT REVIEW COMMITTEE
MARION COUNTY, FLORIDA

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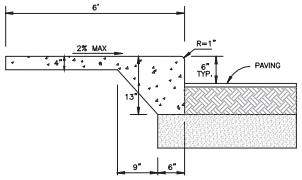
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OFF-SITE CROSS SECTIONS

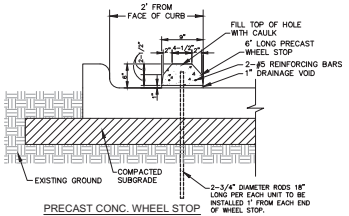
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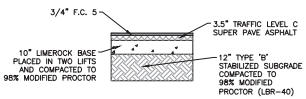
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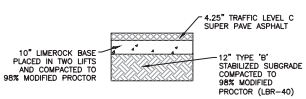
MONOLITHIC SIDEWALK SECTION
ADJACENT TO PAVING/PARKING
N.T.S



PRECAST CONC. WHEEL STOP
(NOT INSIDE FDOT ROW)
N.T.S.



TYPICAL OFF-SITE PAVEMENT DESIGN
N.T.S



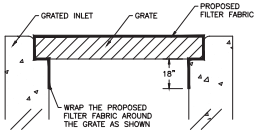
SPECIFIC OFF-SITE PAVEMENT DESIGN
N.T.S

DEVELOPMENT REVIEW COMMITTEE
MARION COUNTY, FLORIDA

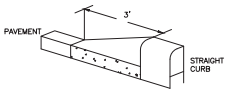
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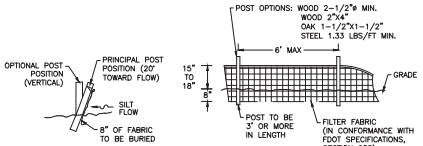
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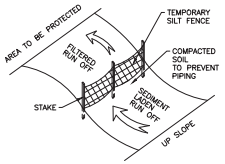


GRATE INLET EROSION PROTECTION DETAIL
NTS



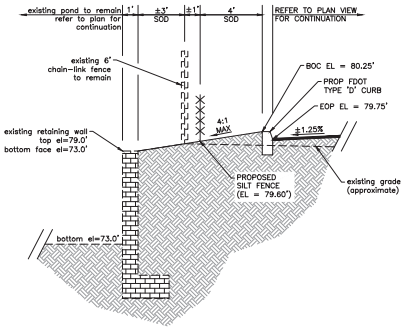
STRAIGHT CURB TO PAVEMENT DETAIL
N.T.S.



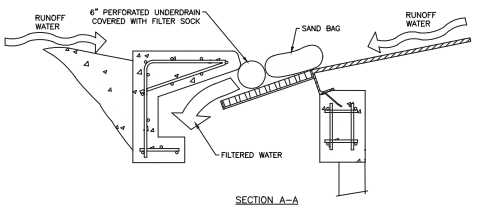


NOTES
1. THE FOLLOWING LIST REPRESENTS A BASIC EROSION AND SEDIMENT CONTROL PROGRAM WHICH IS TO BE IMPLEMENTED TO HELP PREVENT OFF SITE SEDIMENTATION DURING AND AFTER CONSTRUCTION OF THE PROJECT.
2. TEMPORARY EROSION CONTROL TO BE UTILIZED DURING CONSTRUCTION AT AREAS DESIGNATED BY THE ENGINEER OR AREAS ON SITE WHERE CONSTRUCTION OPERATIONS ARE HALTED FOR PERIODS LONGER THAN SEVEN (7) CALENDAR DAYS. DISTURBED AREAS LEFT IDLE FOR LESS THAN SEVEN DAYS SHALL BE STABILIZED BY SOD, OR COMPACTED AS DETERMINED BY THE ENGINEER.
3. PERMANENT EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED AT THE EARLIEST PRACTICAL TIME CONSISTENT WITH GOOD CONSTRUCTION PRACTICES. ONE OF THE FIRST CONSTRUCTION ACTIVITIES SHOULD BE THE PLACEMENT OF PERMANENT AND TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES AROUND THE PERIMETER OF THE PROJECT OR THE INITIAL WORK AREA TO PROTECT THE PROJECT, ADJACENT PROPERTIES AND WATER RESOURCES.
4. TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE COORDINATED WITH PERMANENT MEASURES TO ASSURE ECONOMICAL, EFFECTIVE AND CONTINUOUS CONTROL THROUGHOUT THE CONSTRUCTION PHASE. TEMPORARY MEASURES SHALL NOT BE CONSTRUCTED FOR EXPEDIENCY IN LIEU OF PERMANENT MEASURES.
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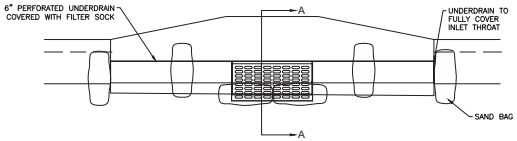
SILT FENCE & EROSION CONTROL DETAIL
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SECTION A - A
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SECTION A-A



CURB INET PROTECTION DETAIL
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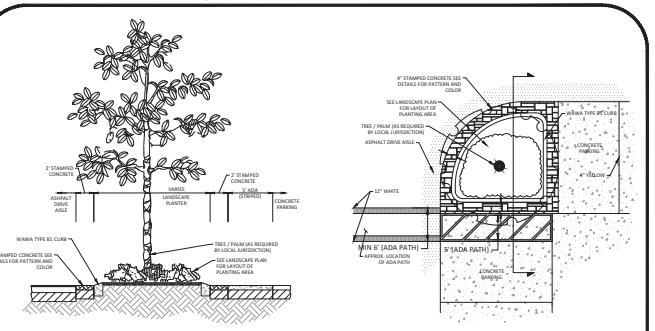
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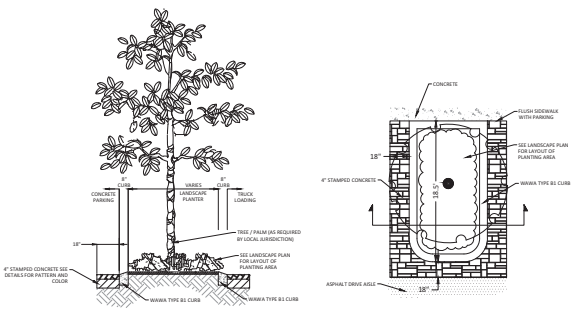
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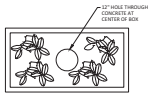
WAWA PLANTER DETAILS



CORNER ISLAND LANDSCAPE DETAIL
NTS



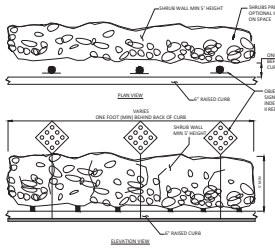
PARKING ISLAND LANDSCAPE DETAIL
NTS



NOTE: PLANTER DRAINS TO CONNECT TO ROOF DRAIN MANIFOLD. SEE DETAIL.

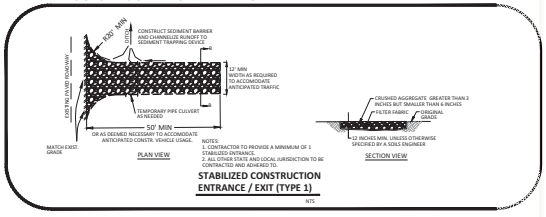
PLANTER BOX DRAINAGE DETAIL
NTS

TRAFFIC CONTROL DETAILS



TRAFFIC BARRIER DETAIL
NON-HAZARDOUS AREAS
NTS

EROSION CONTROL DETAILS



STABILIZED CONSTRUCTION ENTRANCE / EXIT (TYPE 1)
NTS

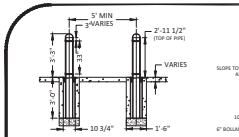
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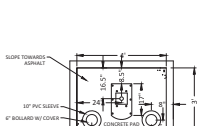
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WAWA GENERAL DETAILS

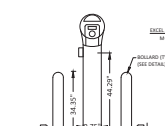


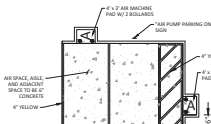
NOTE: ALL DIMENSIONS MEASURED TO CENTER OF BOLLARD. BOLLARD SPACING IS 5' UNLESS OTHERWISE NOTED.

BOLLARD SPACING/DIMENSION DETAIL
NTS

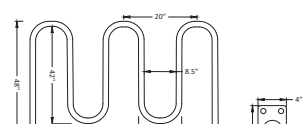


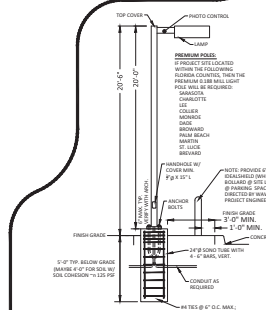
AIR PUMP STAND
NTS





AIR PARKING SPACE DETAIL
NTS

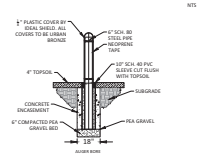


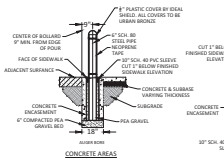


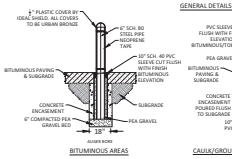
NOTE: THIS DETAIL IS NOT CERTIFIED. FOR INFORMATIONAL PURPOSES ONLY. CONTRACTOR TO PROVIDE SHOP DRAWINGS CERTIFIED BY STRUCTURAL ENGINEER.

PLACEMENT: POLE SHALL BE PLACED AT PARKING STRIPE AT HEAD OF SPACE.

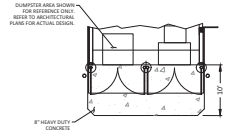
LIGHT POLE WITH STANDARD ANCHORING DETAIL
NTS







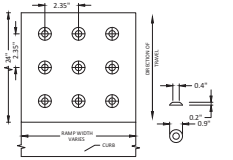
BOLLARD DETAIL
NTS



REMOTE DUMPSTER CONCRETE APRON
NTS

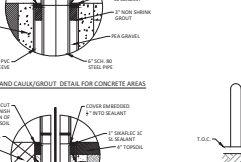
MADE OF ROLLED ALUMINUM:	1 1/2" SCHEDULE 40 ALUMINUM WITH 1 7/8" O.D.
STANDARD LENGTHS:	60" SECTION FITS UP TO 5 BIKES
STANDARD HEIGHT:	46"
INSTALLATION OPTIONS:	SURFACE MOUNT
FINISHING OPTIONS:	STANDARD CLEAR ANODIZED
MANUFACTURED BY:	IDEAL SHIELD 2525 CLARK ST DETROIT, MI 48209 PHONE: 1-866-825-8659

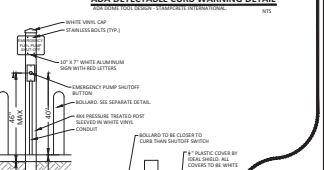
STANDARD BICYCLE RACK DETAIL
NTS



NOTE: SIDEWALK RAMPS TO MEET ADA, FDOT DESIGN STANDARDS, AND LOCAL SPECIFICATIONS.

ADA DETECTABLE CURB WARNING DETAIL
NON-MOUNTABLE CURB SHOWN - STRAIGHT AND TRANSITIONAL
NTS





EMERGENCY PUMP SHUTOFF DETAIL
NTS

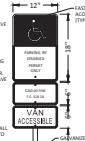
WAWA SIGNAGE/STRIPING DETAILS



NOTE: SIGN SHALL MEET THE REQUIREMENTS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.

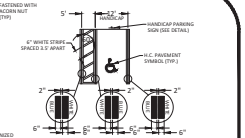
AIR PARKING SIGN
NTS

NOTES:
1. ALL LETTERS ARE 1" SERIES "C" PER MUTCD.
2. TOP PORTION OF SIGN SHALL HAVE A RETROREFLECTORIZED (ENGINEERING GRADE) BLUE BACKGROUND WITH A RETROREFLECTORIZED LEGEND AND BORDER.
3. BOTTOM PORTION OF SIGN SHALL HAVE A RETLECTORIZED (ENGINEERING GRADE) WHITE BACKGROUND WITH BLACK OPAQUE LEGEND AND BORDER.
4. FINE NOTIFICATION SIGN SHALL HAVE A RETLECTORIZED (ENGINEERING GRADE) WHITE BACKGROUND WITH BLACK OPAQUE LEGEND AND BORDER. CONTRACTOR SHALL VERIFY FINE AMOUNT & ORD. NO.
5. ONE (1) SIGN REQUIRED FOR EACH PARKING SPACE.
6. INSTALLATION HEIGHT OF SIGN SHALL BE 60" ABOVE THE FINISHED GRADE TO THE BOTTOM OF THE SIGN. ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
7. SIGN POST TO BE GALVANIZED BREAKAWAY STEEL U POST.
8. SIGN TO BE FASTENED TO POST WITH ACORN NUT.



HANDICAP PARKING SIGN
NTS

SIGNAGE AND STRIPING NOTES:
1. ALL STANDARD PARKING STRIPES ARE TO BE 4" YELLOW
2. ARROWS SHOWN IN DRIVE AISLES ARE FOR INFORMATION ONLY AND SHALL NOT BE PAINTED.

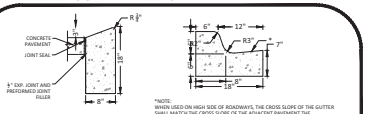


STRIPING, SPACING, AND CURB RAMPS SHALL COMPLY WITH THE LATEST STATE OF FLORIDA ACCESSIBILITY CODE & FDOT STANDARD INDEX 17346

NOTE: ALL SIGNS TO USE ACORN BOLTS.

HANDICAP STRIPING DETAIL
NTS

WAWA CURB DETAILS



*NOTE:
WHEN USED ON HIGH SIDE OF ROADWAYS, THE CROSS SLOPE OF THE GUTTER SHALL MATCH THE CROSS SLOPE OF THE ADJACENT PAVEMENT THE THICKNESS OF THE LIP SHALL BE 6", UNLESS OTHERWISE SHOWN ON PLANS.

WAWA TYPE B1 CURB
NTS

WAWA TYPE F1 CURB
NTS

NATIVE engineering,plc
P.O. BOX 2985
LAND O' LAKES, FL 34639
(813) 536-2539

NO	DATE	DESCRIPTION
		ORIGINAL SET: 6/14/23
		REVISIONS

MAJOR SITE PLAN FOR CONVENIENCE STORE @ US HWY 441 & SE 147TH PLACE

FOR

AMPROP ENTERPRISES SUMMERFIELD LLC

4201 W CYPRESS STREET, TAMPA, FL 33607

MARION COUNTY | FLORIDA

DETAILS SHEET

JOSHUA S. BRADLEY
State of Florida,
Professional Engineer,
License No. 60020

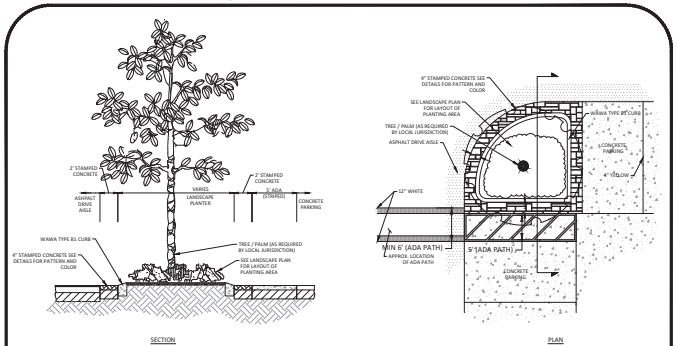
THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY JOSHUA S. BRADLEY, PE ON THE DATE INDICATED HEREON. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

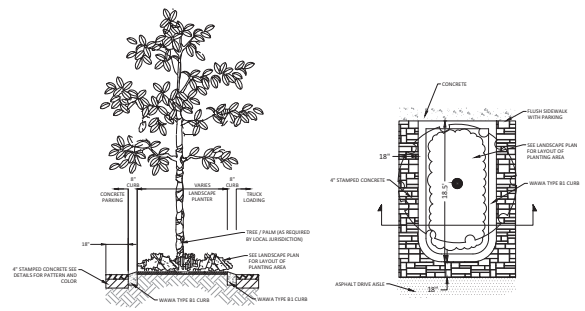
SHEET NUMBER
C10.0

S-T-R
16-17-23

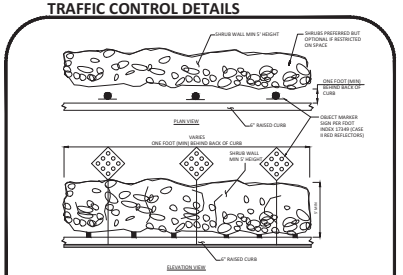
G:\SHARED DRIVES\CLIENTS\AMPROP\PROJECTS\1.23.012.00 - 441 & 147TH CONVENIENCE STORE\DRAWINGS\C9.0-C13.0 CROSS SECTIONS & DETAILS SHEET.DWG - 6/15/2023 3:53 PM

WAWA PLANTER DETAILS

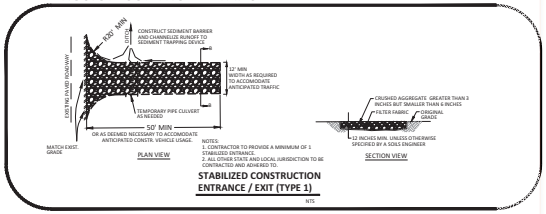




TRAFFIC CONTROL DETAILS



EROSION CONTROL DETAILS



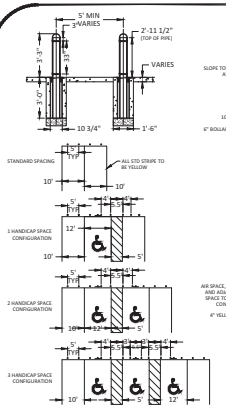
DEVELOPMENT REVIEW COMMITTEE
MARION COUNTY, FLORIDA

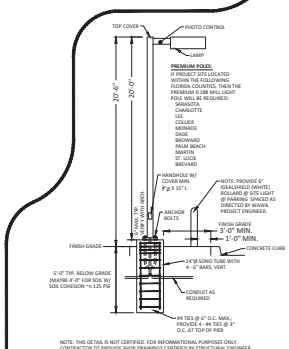
APPLICATION #: 30312
APPROVAL DATE: 9/9/24
EXPIRATION DATE: 9/9/26

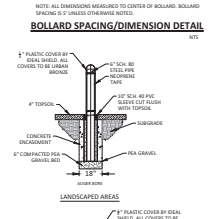
All construction shall conform to the construction standards contained in the Marion County Land Development Code, latest revision. Areas of the right-of-way disturbed during construction shall be dressed and sodded. Seed and mulch may be used if approved by the County Engineer or designee.

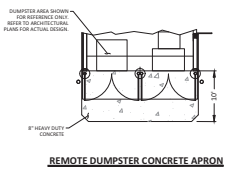
NOTICE
The approval of these plans is limited to construction under the jurisdiction of Marion County and does not substitute nor waive the requirements of other agencies for additional permits, as applicable, by state and/or federal laws.

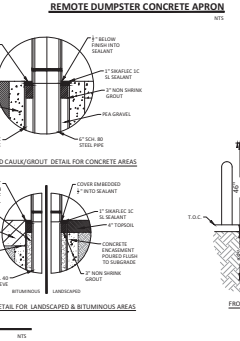
WAWA GENERAL DETAILS

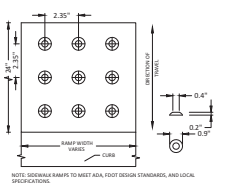


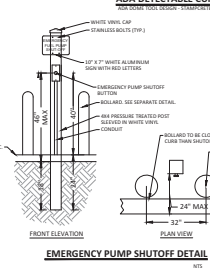




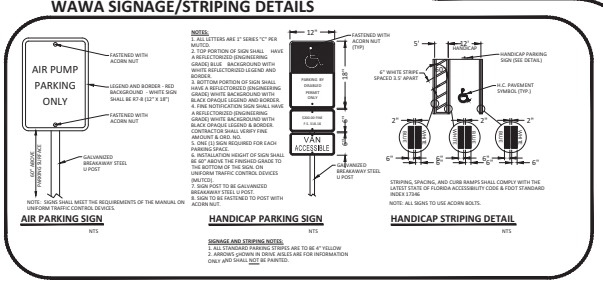




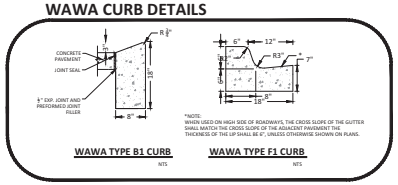




WAWA SIGNAGE/STRIPING DETAILS



WAWA CURB DETAILS



NATIVE engineering,plc
P.O. BOX 2985
LAND O LAKES, FL 34639
(813) 536-2539

NO	DATE	DESCRIPTION
-	-	ORIGINAL SET 8/14/23
1	12/21/23	REVISED PER COUNTY & ECDC COMMENTS
2	10/24/24	REVISED PER FDOT ACCESS COMMENTS
3	08/27/25	REVISED PER COUNTY & FDOT COMMENTS

MAJOR SITE PLAN FOR CONVENIENCE STORE @ US HWY 441 & SE 147TH PLACE
FOR
AMPROP ENTERPRISES SUMMERFIELD LLC
4201 W CYPRESS STREET, TAMPA, FL 33607
MARION COUNTY FLORIDA

DETAILS SHEET

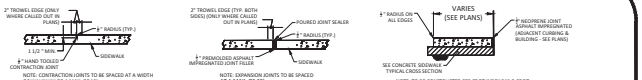
JOSHUA S. BRADLEY
State of Florida,
Professional Engineer,
License No. 60020
THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY JOSHUA S. BRADLEY, PE ON THE DATE INDICATED HEREON. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

SHEET NUMBER
C11.0

S-T-R
16-17-23

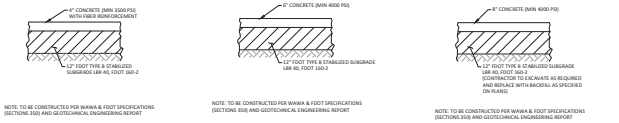
G:\SHARED DRIVES\CLIENTS\AMPROP\PROJECTS\1.23.012.00 - 441 & 147TH CONVENIENCE STORE\DRAWINGS\C9.0-C14.0 CROSS SECTIONS & DETAILS SHEET.DWG - 12/22/2023 3:07 PM

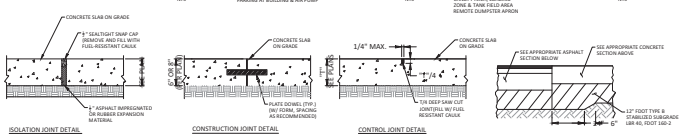
WAWA PAVEMENT DETAILS



SIDEWALK DETAILS

NTS





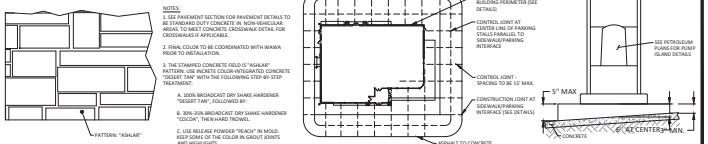
NOTE: SEE ARCHITECT SPECIFICATIONS FOR COMPLETE CONCRETE DETAILS.

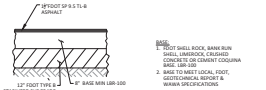
CONCRETE JOINT DETAILS

NTS

ASPHALT TO CONCRETE TRANSITION DETAIL

NTS

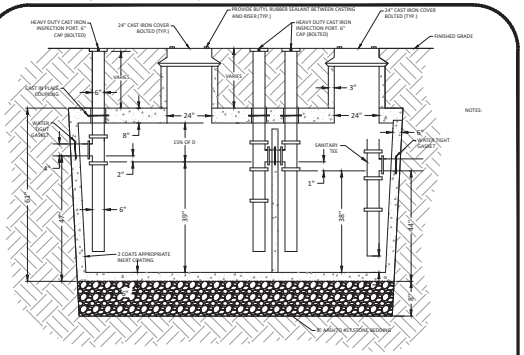


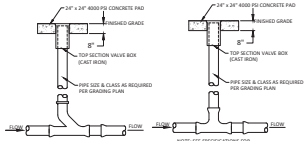


STAMPING OPTION TO BE DETERMINED BY CIVIL ENGINEER & WAWA

- [x] NOT STAMPED/ COLORIZED (PREFERRED)
- [ ] STAMPED, SEE DETAIL FOR PATTERN & COLOR

WAWA UTILITY DETAILS





CLEAN OUT DETAIL

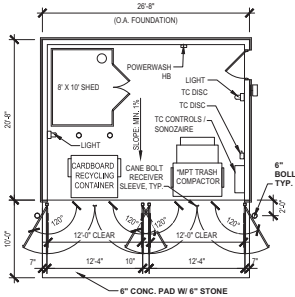
NTS

ALL INLET AND OUTLET PIPES SHALL BE INSTALLED NO MORE THAN 6" FROM THE BOTTOM OF THE GREASE TRAP. TANK TAPERS TOP TO BOTTOM AND IS TRAPEZOIDAL IN CROSS SECTION.
TANK IS 5000 PSI CONCRETE-STEEL REINFORCED (@ 28 DAYS) CONCRETE CONFORMS TO ACI 318-16-4.5.1 AND 318-16-4.5.2, ASTM A615 AND A185

-DIMENSION: 10'7" INTERIOR/ 11'7" EXTERIOR LENGTH x 5'2" INTERIOR/ 6'2"" EXTERIOR WIDTH

1) WHEN LOCATED IN DRIVEWAYS OR PAVED AREAS, GREASE TRAP TO BE DESIGNED FOR APPROPRIATE LOAD BEARING CONDITIONS. GREASE TRAP SHALL BE CAPABLE OF WITHSTANDING HS-20 LOADING.
2) ALL PIPE PENETRATIONS SHALL BE WATERTIGHT.
3) GREASE TRAP SHALL BE PROVIDED WITH GAS-TIGHT MANHOLE COVERS, IN ACCORDANCE WITH TOWNSHIP STANDARD SPECIFICATIONS.
4) PRECAST CONCRETE SHALL HAVE A MINIMUM 28-DAY COMPRESSIVE STRENGTH 5000 PSI.
5) EXTERIOR CONCRETE SURFACES BELOW GRADE SHALL HAVE 2 COATS OF COAL TAR EPOXY.
6) SPECIFIC CONCRETE SEALANT AT CONCRETE NEED TO CONCRETE VAULT INTERFACE SHALL BE WATERTIGHT. AT A MINIMUM, THE JOINT SHALL BE SEALED WITH BUTYL RUBBER SEALANT (KENT SEAL #2 OR APPROVED EQUIVALENT) AND THE EXTERIOR OF THE JOINT SHALL BE SEALED WITH NON-SHRINK GROUT IN CONFORMANCE WITH THE TOWNSHIP STANDARD GREASE TRAP DETAIL.
7) TANK SHALL BE TESTED FOR WATER TIGHTNESS BY FILLING FOR 24 HRS. TO SOAK, THEN TOPPED OFF, AND THEN WATCHED FOR 24 HRS. NO DROP IN WATER IS ALLOWED.
8) CAST IRON SHALL BE BOLTED TO CONCRETE WITH MASTIC TAPE (KENT SEAL OR APPROVED EQUIVALENT) SEALANT.
9) MAXIMUM EARTH COVER=5'-0", HS-20 LOADING.
10) INLET AND OUTLET EQUIPPED WITH PIPE SEALS.

DUMPSTER DETAILS



***COMPACTOR NEEDS TO BE ABLE TO BE SERVICED BY THE CITY (UP TO AN 8 YARD VERTI-PACK) AND MUST BE SERVICED A MINIMUM OF ONCE A WEEK.**

WAWA DRAINAGE DETAILS



ROOF DRAIN CONNECTION DETAIL

NTS

DEVELOPMENT REVIEW COMMITTEE
MARION COUNTY, FLORIDA

APPLICATION #: 30312
APPROVAL DATE: 9/9/24
EXPIRATION DATE: 9/9/26

All construction shall conform to the construction standards contained in the Marion County Land Development Code, latest revision. Areas of the right-of-way disturbed during construction shall be dressed and sodded. Seed and mulch may be used if approved by the County Engineer or designee.

NOTICE
The approval of these plans is limited to construction under the jurisdiction of Marion County and does not substitute nor waive the requirements of other agencies for additional permits, as applicable, by state and/or federal laws.

NATIVE engineering,plic
P.O. BOX 2985
LAND O' LAKES, FL 34639
(813) 536-2539

NO	DATE	DESCRIPTION
-	-	ORIGINAL SET: 8/14/23
-	-	REVISIONS
1	12/21/23	REVISED PER COUNTY & FDOT COMMENTS
2	10/04/24	REVISED PER FDOT ACCESS COMMENTS
3	08/27/25	REVISED PER COUNTY & FDOT COMMENTS

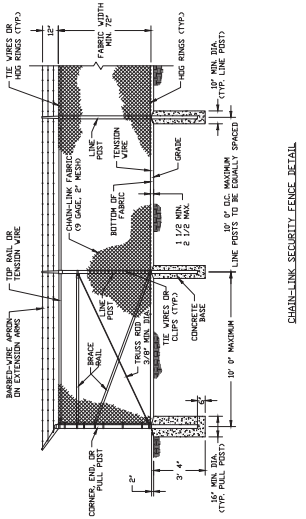
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License No. 60020
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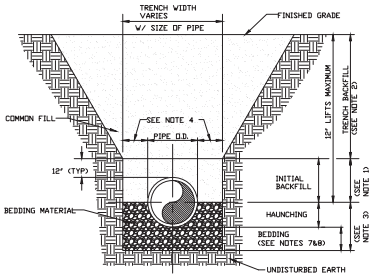
SHEET NUMBER
C12.0
S-T-R
16-17-23

G:\SHARED DRIVES\CLIENTS\AMPROP\PROJECTS\ \23.012.00 - 441 & 147TH CONVENIENCE STORE\DRAWINGS\C9.0-C14.0 CROSS SECTIONS & DETAILS SHEET.DWG - 12/22/2023 3:07 PM



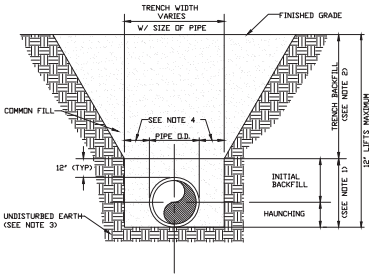
NOTES:
1. PVC PIPE SHALL REQUIRE INSULATED METALLIC LOCATING WIRE (10 GAUGE COPPER) CAPABLE OF DETECTION BY A CABLE LOCATOR AND SHALL BE BURIED DIRECTLY ABOVE THE CENTERLINE OF THE PIPE.
2. LOCATING WIRE SHALL TERMINATE AT EACH VALVE BOX AND BE CAPABLE OF EXTENDING 12" ABOVE TOP OF BOX IN SUCH A MANNER SO AS NOT TO INTERFERE WITH VALVE OPERATION.
3. USE DUCT TAPE AS NECESSARY TO HOLD WIRE DIRECTLY ON THE TOP OF THE PIPE.
4. ALL WIRE CONNECTIONS IN VALVE BOXES SHALL BE SPLICED TOGETHER AND TAPED.
5. FOR HORIZONTAL DIRECTIONAL DRILLING, UTILIZE 2 LOCATING WIRES WITH ALUMINUM TENSILE STRENGTH OF 1800 PSI.

MCBCC ADOPTED 10/12/2013	CHAIN LINK FENCE	7.3.2 UT 100
REVISION 0		



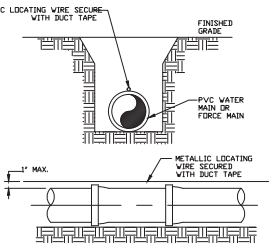
NOTES:
1. INITIAL BACKFILL: COMMON FILL COMPACTED TO 95% (98% UNDER PAVEMENT) OF THE MAXIMUM DENSITY AS PER AASHTO T-180.
2. TRENCH BACKFILL: COMMON FILL COMPACTED TO 95% (98% UNDER PAVEMENT) OF THE MAXIMUM DENSITY AS PER AASHTO T-180.
3. TYPE A BEDDING MATERIAL SHALL CONFORM TO FDOT NO. 57 AGGREGATE.
4. 15" MAX. (12" MIN.) FOR PIPE DIAMETER LESS THAN 24" AND 24" MAX (12" MIN) FOR PIPE DIAMETER 24" AND LARGER.
5. WATER SHALL NOT BE PERMITTED IN THE TRENCH DURING CONSTRUCTION.
6. ALL PIPE TO BE INSTALLED WITH BELL FACING UPSTREAM TO THE DIRECTION OF THE FLOW.
7. BEDDING DEPTH SHALL BE 4" MINIMUM FOR PIPE DIAMETER UP TO 12" AND 6" MINIMUM FOR PIPE DIAMETER 16" AND LARGER.
8. DEPTH FOR REMOVAL OF UNSUITABLE MATERIAL SHALL GOVERN DEPTH OF BEDDING ROCK BELOW THE PIPE. UTILITIES SHALL DETERMINE IN THE FIELD REQUIRED REMOVAL OF UNSUITABLE MATERIAL TO REACH SUITABLE FOUNDATION.
9. 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.

MCBCC EFFECTIVE 04/27/2018	TYPE "A" BEDDING AND TRENCHING	7.3.2 UT 102
REVISION # 1		

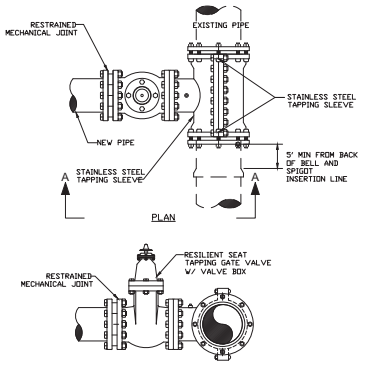


NOTES:
1. INITIAL BACKFILL AND HAUNCHING: SELECT COMMON FILL COMPACTED TO 95% (98% UNDER PAVEMENT) OF THE MAXIMUM DENSITY AS PER AASHTO T-180.
2. TRENCH BACKFILL: COMMON FILL COMPACTED TO 95% (98% UNDER PAVEMENT) OF THE MAXIMUM DENSITY AS PER AASHTO T-180.
3. PIPE BEDDING UTILIZING SELECT COMMON FILL OR BEDDING ROCK IN ACCORDANCE WITH TYPE A BEDDING AND TRENCHING DETAIL MAY BE REQUIRED AS DIRECTED BY MCU.
4. 15" MAX. (12" MIN.) FOR PIPE DIAMETER LESS THAN 24" AND 24" MAX (12" MIN) FOR PIPE DIAMETER 24" AND LARGER.
5. WATER SHALL NOT BE PERMITTED IN THE TRENCH DURING CONSTRUCTION.
6. ALL PIPE TO BE INSTALLED WITH BELL FACING UPSTREAM TO THE DIRECTION OF THE FLOW.
7. 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.

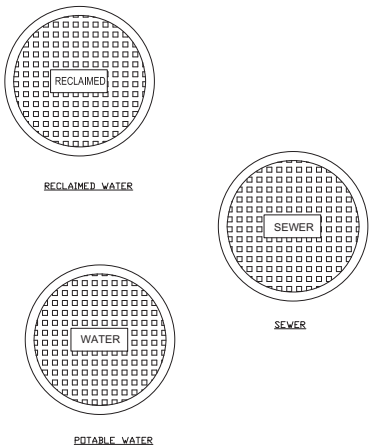
MCBCC EFFECTIVE 04/27/2018	TYPE "B" BEDDING AND TRENCHING	7.3.2 UT 103
REVISION # 1		



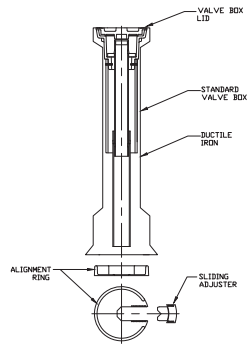
MCBCC EFFECTIVE 04/27/2018	PIPE LOCATING WIRE	7.3.2 UT 104
REVISION # 1		



MCBCC EFFECTIVE 10/12/2013	MJ TAPPING SLEEVE AND GATE VALVE ASSEMBLY FOR WATER AND RECLAIMED WATER	7.3.2 UT 108
REVISION # NA		



MCBCC EFFECTIVE 10/12/2013	TYPICAL VALVE BOX COVER	7.3.2 UT 110
REVISION # NA		



NOTES:
1. FOR ALL MAINS 6.0 FEET DEEP OR GREATER, PVC PIPE EXTENSIONS SHALL BE USED ON VALVE BOX INSTALLATION.

MCBCC EFFECTIVE 04/27/2018	SEALED VALVE BOX, ADJUSTABLE	7.3.2 UT 111
REVISION # 1		

DEVELOPMENT REVIEW COMMITTEE
MARION COUNTY, FLORIDA

APPLICATION #: 30312
APPROVAL DATE: 9/9/24
EXPIRATION DATE: 9/9/26

All construction shall conform to the construction standards contained in the Marion County Land Development Code, latest revision. Areas of the right-of-way disturbed during construction shall be dressed and sodded. Seed and mulch may be used if approved by the County Engineer or designee.

NOTICE
The approval of these plans is limited to construction under the jurisdiction of Marion County and does not substitute nor waive the requirements of other agencies for additional permits, as applicable, by state and/or federal laws.

NATIVE engineering,plic
P.O. BOX 2985
LAND O' LAKES, FL 34639
(813) 536-2539

NO	DATE	DESCRIPTION
		ORIGINAL SET 6/14/23
		REVISIONS

MAJOR SITE PLAN FOR CONVENIENCE STORE @ US HWY 441 & SE 147TH PLACE
FOR
AMPROP ENTERPRISES SUMMERFIELD LLC
MARION COUNTY 4201 W CYPRESS STREET, TAMPA FL 33607 FLORIDA

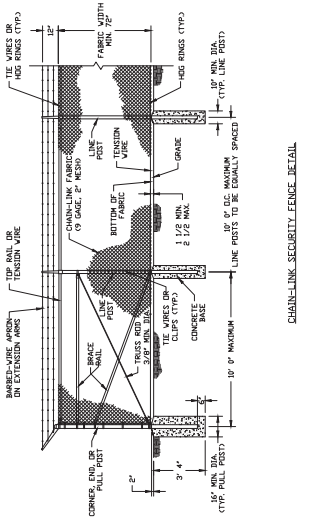
UTILITY DETAILS SHEET

JOSHUA S. BRADLEY
State of Florida,
Professional Engineer,
License No. 60020
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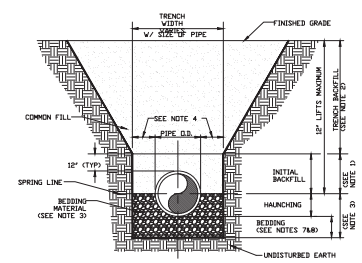
SHEET NUMBER
C12.0

S-T-R
16-17-23

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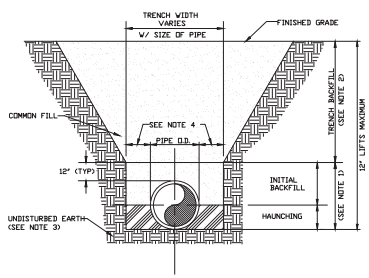


MCBCC EFFECTIVE 04/13/2023 REVISION # NA	CHAIN LINK FENCE	7.3.2 UT 100	



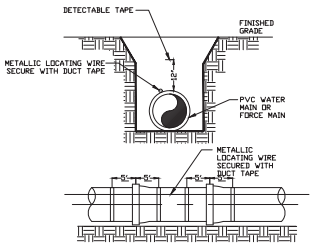
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4. 15" MAX. (12" MIN.) FOR PIPE DIAMETER LESS THAN 24" AND 24" MAX (12" MIN) FOR PIPE DIAMETER 24" AND LARGER.
5. WATER SHALL NOT BE PERMITTED IN THE TRENCH DURING CONSTRUCTION.
6. ALL PIPE TO BE INSTALLED WITH BELL FACING UPSTREAM TO THE DIRECTION OF THE FLOW.
7. BEDDING DEPTH SHALL BE 4" MINIMUM FOR PIPE DIAMETER UP TO 12" AND 6" MINIMUM FOR PIPE DIAMETER 16" AND LARGER.
8. DEPTH FOR REMOVAL OF UNSUITABLE MATERIAL SHALL GOVERN DEPTH OF BEDDING ROCK BELOW THE PIPE. UTILITIES SHALL DETERMINE IN THE FIELD REQUIRED REMOVAL OF UNSUITABLE MATERIAL TO REACH SUITABLE FOUNDATION.
9. 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.
10. ONE COMPACTION TEST SHALL BE REQUIRED FOR EACH LIFT NOT TO EXCEED 200'.

MCBCC EFFECTIVE 04/13/2023 REVISION # 2	BEDDING AND TRENCHING 1	7.3.2 UT 102	



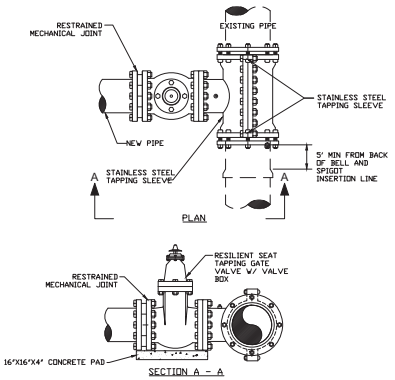
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3. PIPE BEDDING UTILIZING SELECT COMMON FILL OR BEDDING ROCK IN ACCORDANCE WITH BEDDING AND TRENCHING 1 DETAIL MAY BE REQUIRED AS DIRECTED BY MCU.
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8. ONE COMPACTION TEST SHALL BE REQUIRED FOR EACH LIFT NOT TO EXCEED 200'.

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



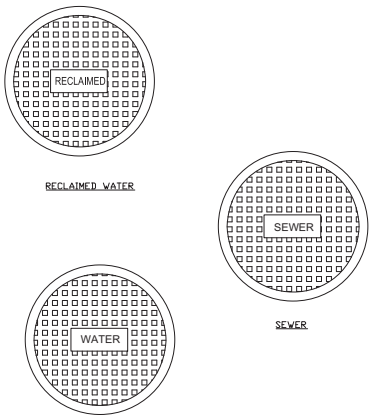
NOTES:
1. PVC PIPE SHALL REQUIRE INSULATED METALLIC LOCATING WIRE (10 GAUGE COPPER) CAPABLE OF DETECTION BY A CABLE LOCATOR AND SHALL BE BURIED ON TOP OF THE PIPE.
2. LOCATING WIRE SHALL TERMINATE AT EACH VALVE BOX AND BE CAPABLE OF EXTENDING 12" ABOVE TOP OF BOX IN SUCH A MANNER SO AS NOT TO INTERFERE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

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

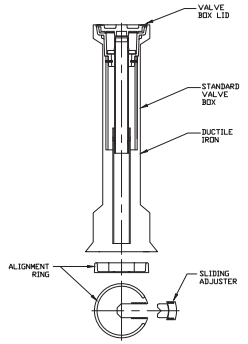


NOTES:
1. PRIOR TO BEGINNING THE TAPPING OPERATION, THE SLEEVE AND VALVE SHALL BE PRESSURE TESTED AT 150 PSI FOR A MINIMUM OF 30 MINUTES TO ENSURE THAT NO LEAKAGE WILL OCCUR.
2. CONTRACTOR SHALL PROVIDE MCU PROOF OF PRESSURE TEST IN THE FORM OF A TAPPING TEST LOG WITH THE CONTRACTOR'S SIGNATURE.
3. CONTRACTOR MUST CONFIRM RESTRAINTS IN ALL DIRECTIONS AND INSTALL ADDITIONAL RESTRAINTS AS NECESSARY TO COMPLY WITH LAND DEVELOPMENT CODE.
4. ALL TAPS MUST BE LOCATED A MINIMUM OF 5' AWAY FROM ANY BELL AND/OR FITTING.
5. STAINLESS STEEL TAPPING SLEEVE SHALL BE MADE OF 316SS.

MCBCC EFFECTIVE 04/13/2023 REVISION # 1	TAPPING SLEEVE AND GATE VALVE ASSEMBLY	7.3.2 UT 108	



MCBCC EFFECTIVE 04/13/2023 REVISION # NA	TYPICAL VALVE BOX COVER	7.3.2 UT 110	



NOTES:
1. FOR ALL MAINS 6.0' DEEP OR GREATER, PVC PIPE EXTENSIONS SHALL BE USED ON VALVE BOX INSTALLATION.

MCBCC EFFECTIVE 04/13/2023 REVISION # 1	SEALED VALVE BOX, ADJUSTABLE	7.3.2 UT 111	

DEVELOPMENT REVIEW COMMITTEE
MARION COUNTY, FLORIDA

APPLICATION #: 30312
APPROVAL DATE: 9/9/24
EXPIRATION DATE: 9/9/26

All construction shall conform to the construction standards contained in the Marion County Land Development Code, latest revision. Areas of the right-of-way disturbed during construction shall be dressed and sodded. Seed and mulch may be used if approved by the County Engineer or designee.

NOTICE
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NO.	DATE	DESCRIPTION
-		ORIGINAL SET 8/14/23
-		REVISIONS
1	12/21/23	REVISED PER COUNTY & FDOT COMMENTS
2	10/24/24	REVISED PER FDOT ACCESS COMMENTS
3	08/27/25	REVISED PER COUNTY & FDOT COMMENTS

NATIVE engineering,plic
P.O. BOX 2985
LAND O' LAKES, FL 34639
(813) 536-2539

MAJOR SITE PLAN FOR CONVENIENCE STORE @ US HWY 441 & SE 147TH PLACE
FOR
AMPROP ENTERPRISES SUMMERFIELD LLC
MARION COUNTY | 4201 W CYPRESS STREET, TAMPA, FL 33607 | FLORIDA

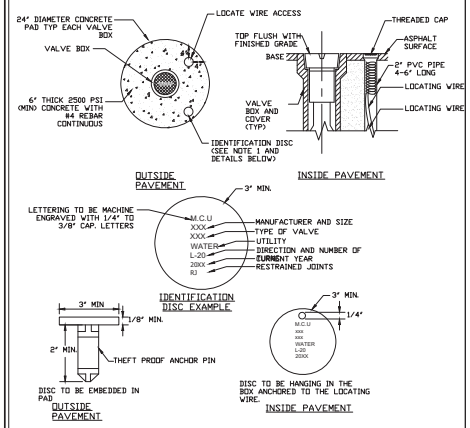
UTILITY DETAILS SHEET

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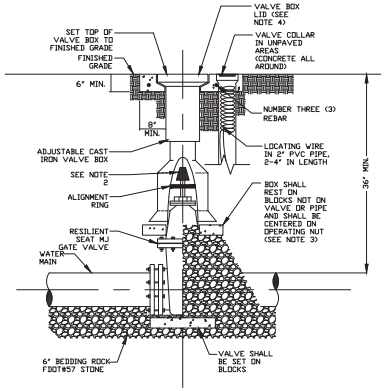
S-T-R
16-17-23

G:\SHARED DRIVES\CLIENTS\AMPROP\PROJECTS\1.23.012.00 - 441 & 147TH CONVENIENCE STORE\DRAWINGS\C9.0-C14.0 CROSS SECTIONS & DETAILS SHEET.DWG - 12/22/2023 3:07 PM



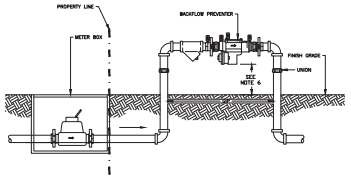
NOTES:
1. BRONZE (OR STAINLESS STEEL) IDENTIFICATION DISC SHALL BE REQUIRED FOR ALL VALVES, EXCEPT HYDRANT VALVES.
2. LOCATING WIRE SHALL TERMINATE AT EACH VALVE BOX AND BE CAPABLE OF EXTENDING 12" ABOVE TOP OF BOX IN SUCH A MANNER SO AS NOT TO INTERFERE WITH VALVE OPERATION.

MCBCC EFFECTIVE 04/13/2023	VALVE BOX PAD	7.3.2
REVISION # 1		UT 112



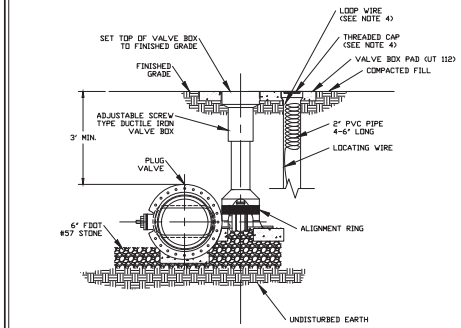
NOTES:
1. PVC EXTENSIONS SHALL NOT BE USED ON VALVE BOX INSTALLATION (SEE UT111).
2. THE ACTUATING NUT FOR VALVES DEEPER THAN SIX (6) FEET SHALL BE EXTENDED TO COME UP TO 3 FOOT DEPTH BELOW FINISHED GRADE.
3. VALVE BOX SHALL BE SET ON FIVE (5) SOLID COMMON BLOCKS.
4. VALVE BOX LID TO BE LETTERED WITH THE WORD "WATER" OR "RECLAIMED".
5. INSTALL BRASS ID TAG IN CONCRETE.

MCBCC EFFECTIVE 04/13/2023	GATE VALVE WATER AND RECLAIMED MAINS	7.3.2
REVISION # 2		UT 204



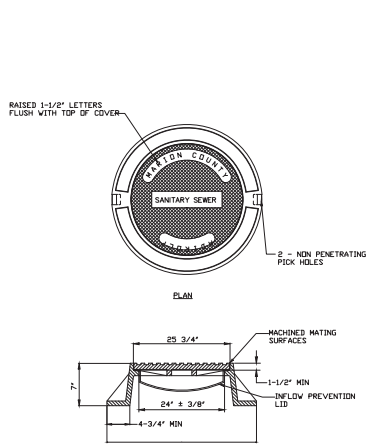
NOTES:
1. BACKFLOW PREVENTION ASSEMBLY SHALL BE INSTALLED AND MAINTAINED AS PER MARION COUNTY CROSS CONNECTION CONTROL ORDINANCE AND/OR PLUMBING CODE.
2. BACKFLOW PREVENTION ASSEMBLY TO BE INSTALLED LEVEL AND PLUMB.
3. MINIMUM CLEARANCE OF 24" TO BE MAINTAINED AROUND ASSEMBLY FOR TESTING.
4. ASSEMBLY MUST BE LISTED WITH THE UNIVERSITY OF SOUTHERN CALIFORNIA FOUNDATION FOR CROSS CONNECTION CONTROL AND HYDRAULIC RESEARCH.
5. ALL BACKFLOW PREVENTION ASSEMBLIES MUST BE TESTED FOLLOWING INSTALLATION AND INITIATION OF WATER SERVICE. THE BACKFLOW PREVENTION ASSEMBLY TESTER MUST POSSESS A CURRENT AMERICAN WATER WORKS ASSOCIATION (AWWA) AND/OR AMERICAN BACKFLOW PREVENTION ASSOCIATION (ABPA) BACKFLOW TESTER CERTIFICATE. A COPY OF THE BACKFLOW PREVENTION ASSEMBLY TEST REPORT MUST BE SUBMITTED TO THE BACKFLOW & CCC COORDINATOR AT MCU WITHIN 14 DAYS FROM THE DATE OF INSTALLATION.
6. MIN 12" MAX 36" ABOVE FINISHED GRADE AND FLOODPLAIN.
7. METERS LARGER THAN 2" WILL REQUIRE DISCUSSION WITH MCU.

MCBCC EFFECTIVE 04/13/2023	2" AND SMALLER REDUCED PRESSURE AND/OR DOUBLE CHECK BACKFLOW ASSEMBLY	7.3.2
REVISION # 1		UT 209



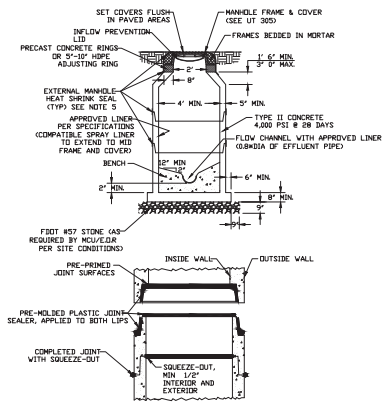
NOTES:
1. VALVE BOX INSTALLATION SHALL COMPLY WITH UT 111.
2. THE VALVE ACTUATING NUT SHALL BE EXTENDED UP TO BE WITHIN 3' OF FINISHED GRADE.
3. PROVIDE A PLASTIC DEBRIS SHIELD / ALIGNMENT RING WHICH INSTALLS BELOW THE VALVE ACTUATING NUT. THIS SHIELD SHALL CENTER THE RISER PIPE BOX OVER THE ACTUATING NUT AND MINIMIZE INFILTRATION.
4. LOCATING WIRE SHALL BE CONTINUOUS WITH NO SPLICES AND SHALL EXTEND 12" ABOVE TOP OF COLLAR. WIRE SHALL BE COLOR CODED TO MATCH THE UTILITY INSTALLED.
5. FOR NEW CONSTRUCTION, THE VALVE BOX SHALL BE ADJUSTED TO MIDRANGE TO ALLOW FOR FUTURE BOX ADJUSTMENTS.
6. VALVE BOX SHALL BE SET ON SOLID COMMON BLOCKS

MCBCC EFFECTIVE 04/13/2023	PLUG VALVE AND BOX	7.3.2
REVISION # 2		UT 304



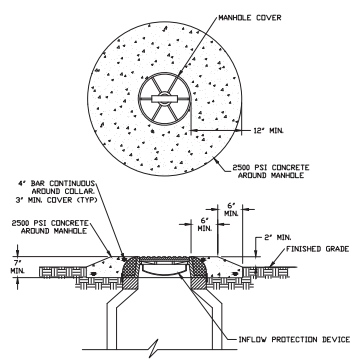
NOTES:
1. RING AND COVER SHALL BE COMPOSITE FOR DROP AND FORCEMAIN CONNECTIONS

MCBCC EFFECTIVE 04/13/2023	STANDARD SEWER MANHOLE FRAME AND COVER	7.3.2
REVISION # 2		UT 305



NOTES:
1. DROP CONNECTIONS ARE REQUIRED WHENEVER INVERT OF INFLUENT SEWER IS 24" OR MORE ABOVE THE INVERT OF THE MANHOLE. SEE GRAVITY MANHOLE CONNECTION DETAIL UT 303.
2. ECCENTRIC CONE DESIGN MAY ONLY BE USED FOR CONFLICT RESOLUTION WITH MCU APPROVAL. ALL MANHOLES REQUIRING DROP CONNECTIONS SHALL COMPLY WITH UT 303.
3. A FLOW CHANNEL SHALL BE CONSTRUCTED INSIDE MANHOLE TO DIRECT INFLUENT INTO FLOW STREAM.
4. LIFT HOLES THROUGH STRUCTURE ARE NOT PERMITTED.
5. USE EXTERNAL WRAP TO TIGHTLY WRAP MANHOLE AROUND CASTING JOINTS AND APPLY HIGH INTENSITY PROPANE TORCH TO EFFECTIVELY SEAL THEM FROM GROUND WATER INFILTRATION. ALL EXTERNAL HEAT SHRINK WRAPS SHALL BE INSPECTED IN PERSON, OR THROUGH A MCU APPROVED METHOD, BY A MCU CONSTRUCTION REPRESENTATIVE.
6. INFLOW PREVENTION LIDS SHALL BE REQUIRED FOR ALL MANHOLES.
7. PRECAST CONCRETE RINGS MAY BE SUBSTITUTED FOR HDPE RINGS.
8. SECTION HEIGHTS VARY AS REQUIRED, AND AS AVAILABLE.
9. IN LIEU OF SHRINK WRAPPING MANHOLES SHALL BE VACUUM TESTED IN ACCORDANCE WITH ASTM C1244 OR HYDROSTATIC TESTED IN ACCORDANCE WITH ASTM C969 AS REQUIRED BY MCU.
10. FLOW CHANNEL DEPTH AND WIDTH CANNOT BE LESS THAN 80% OF OUTFLOW PIPE.

MCBCC EFFECTIVE 04/13/2023	PRECAST CONCRETE MANHOLE	7.3.2
REVISION # 2		UT 306



NOTES:
1. CLEARANCE OF 30" FREE FROM OBSTRUCTIONS IN ALL DIRECTIONS.
2. AREAS SUPPORTING CONCRETE COLLAR OR SLAB SHALL BE PROPERLY COMPACTED.
3. TOP OF MANHOLE SHALL BE 2" ABOVE FINISHED GRADE, CROWN OF ADJACENT ROADWAY, OR 100 YEAR FLOOD ELEVATION, WHICHEVER IS GREATER.

MCBCC EFFECTIVE 04/13/2023	MANHOLE IN NON-PAVED AREA	7.3.2
REVISION # 1		UT 309

DEVELOPMENT REVIEW COMMITTEE
MARION COUNTY, FLORIDA

APPLICATION #: 30312
APPROVAL DATE: 9/9/24
EXPIRATION DATE: 9/9/26

All construction shall conform to the construction standards contained in the Marion County Land Development Code, latest revision. Areas of the right-of-way disturbed during construction shall be dressed and sodded. Seed and mulch may be used if approved by the County Engineer or designee.

NOTICE
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NO	DATE	DESCRIPTION
-	-	ORIGINAL SET 8/14/23
-	-	REVISIONS
1	12/21/23	REVISED PER COUNTY & FDOT COMMENTS
2	10/04/24	REVISED PER FDOT ACCESS COMMENTS
3	08/27/24	REVISED PER COUNTY & FDOT COMMENTS

NATIVE engineering,plic
P.O. BOX 2985
LAND O' LAKES, FL 34639
(813) 536-2539

MAJOR SITE PLAN FOR CONVENIENCE STORE @ US HWY 441 & SE 147TH PLACE
FOR
AMPROP ENTERPRISES SUMMERFIELD LLC
4201 W CYPRESS STREET, TAMPA FL 33607
MARION COUNTY FLORIDA

UTILITY DETAILS SHEET

JOSHUA S. BRADLEY
State of Florida,
Professional Engineer,
License No. 60020
THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY JOSHUA S. BRADLEY, PE ON THE DATE INDICATED HEREON. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

SHEET NUMBER
C14.0

S-T-R
16-17-23

G:\SHARED DRIVES\CLIENTS\AMPROP\PROJECTS\1.23.012.00 - 441 & 147TH CONVENIENCE STORE\DRAWINGS\C9.0-C14.0 CROSS SECTIONS & DETAILS SHEET.DWG - 12/22/2023 3:07 PM

SANITARY LIFT STATION CALCULATIONS
Project Name: **US Hwy 441 & SE 147th Place - Gas Station with Convenience Store**
Revision Date: **23-Aug-23**

I. DESIGN CAPACITY

A. Average Daily Flow (ADF):

Description/Location	# Toilets	Flow Rate Per 100 SF (GPD)	ADF
Service Station/Convenience Store	5	325	1625

Total Average Daily Flow in Gallons Per Day (GPD) = **1,625**

B. Peak Hour Flow
Peak Factor [PF] : **4**
Peak Hour Flow = (ADF x PF)/1440

Peak Hour Flow (GPM) = **4.5**
Operating Point (GPM) = **28** (gpm) @ **55.0** (ft) (High)
37.5 (gpm) @ **52.5** (ft) (Low)

Size of Force Main (in.) = **2**
Velocity at Operating Point (FPS) = **3.7**
(Min. Velocity in Force Main = 2.0 FPS)

II. WETWELL DESIGN

A. Design Criteria:
* Max pump motor cycle rate = 6 starts per hour
* Max detention time and min flow = 30 minutes

B. Pump Control Level Settings:

Wetwell Volume Required (V) Between Lead Pump Start and Pump Shut-off Level:
V = (Cycle Period X Q_{out})/4 [GAL] = **11.3**
Wetwell Diameter (D) [FT] = **4**
Wetwell Volume (GAL/FT) = **94**
Wetwell Level Change Between Pump Stop and Lead Pump Start [FT]= **0.12**
Design For [N] = **6**

Control Elevations Table

Description	Elevation
Bottom	68.7
All Pumps Off	70.7
Lead Pump On	71.20
Lag Pump On	71.70
High Water Alarm	72.20
Influent Invert	72.70
Top of Slab	80.50

Page 1

III. SYSTEM CURVE CALCULATIONS

A. Friction Loss

Pump Station Piping

Item	Size (inches)	Quantity	Equivalent Length (ft)	Total (ft)
Tee	2	1	10	10
90 Degree Elbow	2	3	5	15
Check Valve	2	1	22.5	22.5
Gate Valve	2	1	2.5	2.5
Side Outlet Cross				0
Wye				0
			TOTAL =	50

Length of pipe throughout pump station [ft] = **9.80**
Total Equivalent Length [ft] = **59.8**

Force Main Piping

Item	Size (inches)	Quantity	Equivalent Length (ft)	Total (ft)
45 Degree Bend	2	9	2.66	23.94
22.5 Degree Elbow	2	1	1.33	1.33
Check Valve				0
Gate/Plug Valve	2	2	2.5	5
Side Outlet Cross				0
Wye				0
			TOTAL =	30.27

Length of FM to connection point [ft] = **370**
Total Equivalent Length [ft] = **400.3**

B. Static Head
Pipe C/L at Highest Discharge Point = **78.50** [B1]
Low Water Level (All Pumps Off) = **70.7** [B2]
Total Static Head (B1-B2) = **7.80**

System Curve

Description	Flow Rate (GPM)							
	0	10	20	30	40	50	60
FM Piping (2" @ 400.3')	0.000	1.242	4.479	9.482	16.146	24.397	34.184
PS Piping (2" @ 59.8')	0.000	0.186	0.669	1.417	2.412	3.645	5.107
Static Lift (FT)	7.80	7.80	7.80	7.80	7.80	7.80	7.80
System Curve, Low (FT)	18	19	20	25	30	35	40
System Curve, High (FT)	29	32	35	38	41	44	47
TDH (Low), FT	25.800	28.228	32.948	43.69*	56.358	70.842	87.091
TDH (High), FT	36.800	41.228	47.948	56.69*	67.358	79.842	94.091

hf = [10.44L x (flow^1.85)]/[(c^1.85) x (d^4.87)]

Page 2

IV. FLOTATION CALCULATIONS - CONCRETE WETWELL

A. Assumptions

* Concrete (Reinforced) [lbs/ft^3]=	**150**	* (A) Wetwell Inside Diam. [FT] =	**4**
* Fiberglass [lbs/ft^3]=	**10**	* (B) Wetwell Outside Diam. [FT] =	**4.3**
* Saturated Soil [lbs/ft^3] =	**120**	* (C) Wetwell Base Slab (Dia.) [FT]	**7.3**
* Water [lbs/ft^3 =	**62.4**	* (D) Wetwell Slab Thickness [FT] =	**2**
* Dimensions in Feet		* (E) Wetwell Barrel Height [FT] =	**11.13**
* No Water in Wetwell		* Round Wetwell Barrel	
* Neglect Top Slab Weight		* Circular Wetwell Base	
* Neglect Soil Friction		* Watertable is 2' below grade per geotech report	

B. Barrel Weight = [B^2 - A^2] x (3.14/4)(E)(3) = **218** lbs

C. Bottom Slab Weight = (C^2) x 3.14/4(D)(150) = **12550** lbs

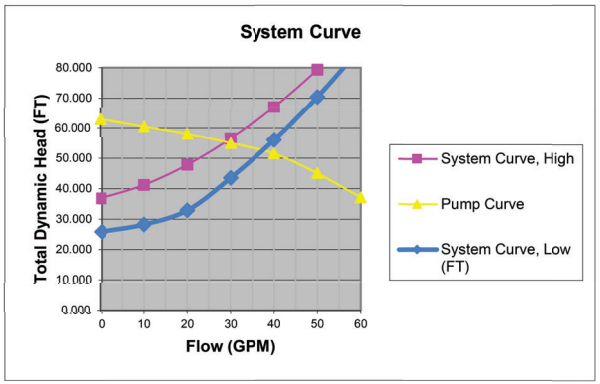
D. Soil Weight = [(C^2) - (B^2)] x 3.14/4(E)(120 - 62.4) = **17518** lbs

E. TOTAL WEIGHT = **30286** lbs

F. Weight of Water Displaced = [(B^2) x (3.14/4)(E) + (C^2) x (3.14/4)(D)] x 62.4 = **13493** lbs

30,286 > 13,493; Therefore, Will Not Float ***Factor of Safety =*** ***2.24***

Page 3



DEVELOPMENT REVIEW COMMITTEE
MARION COUNTY, FLORIDA

APPLICATION #: 30312
APPROVAL DATE: 9/9/24
EXPIRATION DATE: 9/9/26

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MAJOR SITE PLAN FOR CONVENIENCE STORE @ US HWY 441 & SE 147TH PLACE
FOR
AMPROP ENTERPRISES SUMMERFIELD LLC
4201 W CYPRESS STREET, TAMPA, FL 33607
MARION COUNTY FLORIDA

LIFT STATION CALCS

JOSHUA S. BRADLEY
State of Florida,
Professional Engineer,
License No. 60020

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY JOSHUA S. BRADLEY, PE ON THE DATE INDICATED HEREON. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

SHEET NUMBER
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S-T-R
16-17-23

G:\SHARED DRIVES\CLIENTS\AMPROP\PROJECTS\1.23.012.00 - 441 & 147TH CONVENIENCE STORE\DRAWINGS\C15.0 LIFT STATION CALCS.DWG - 12/22/2023 3:07 PM

WAWA, INC.

TYPICAL FLORIDA PUMP STATION DETAIL

WAWA PREFERRED PRE-FABRICATED PUMP STATION VENDOR:

RILEY & Company, Inc.
Sanford, FL 32773 (Ph. 407-265-9963)

NO SUBSTITUTIONS - NO ALTERNATES
LIFT STATION WILL BE PRIVATELY OWNED AND MAINTAINED.

The H-20 Load Rated Fiberglass Wetwell Must Be Manufactured By L.F. Manufacturing, Giddings, Texas, Which Includes A Written 20 Yr. Warranty. Certification of the wetwell H-20 load rating must be supplied with submittals. H-20 certification must be signed and sealed by an engineer registered in the State of Florida.

After the H-20 load rated wetwell has been installed, the ASTM Certification Number and Serial Tracking Number must be visible.

PUMPS: *(3 YEAR WARRANTY)*
Submersible grinder pumps shall be RILEY Model RC30045. installed in the H-20 GP FRP wetwell utilizing a dual slide rail system. The grinder unit shall be capable of macerating materials normally found in domestic and commercial sewage into a fine slurry which will pass through the pump and the HDPE discharge piping.

Stator winding shall be open type with Class F insulation and shall be heat-shrink fitted into the stator housing. The use of pins, bolts, or other fastening devices is not acceptable.
A heat sensor thermostat shall be attached to the top end of the motor winding and shall be connected in series with the magnetic contactor coil in the control panel to stop motor if winding temperature exceeds 140 C., but shall automatically reset when the winding temperature returns to normal.
Two heat sensor thermostats shall be used on three phase motors.

The pump motor grinder shaft shall be AISI 430F SS threaded to take the pump impeller and the grinder impeller.
Upper & lower mechanical seals shall be Silicon Carbide vs Silicon Carbide.

MISCELLANEOUS: All wiring on the back panel shall be contained within the wiring duct. All wiring between the inner door and the back panel shall be contained with in a plastic spiral wrap.
Each wire shall have a wire number at each end to correspond to the as built drawing for field troubleshooting.
The control panel must be manufactured in-house by lift station supplier and be a TUV (UL508A Certified) facility.

FASTENERS & APPURTANCES: All fasteners, lifting chains, float cable bracket, hinges, and appurtenances shall be made of AISI 316SS.
A 316SS slide/latch assembly shall be provided tor holding the doors open on the wetwell and valve box.
Slide rails shall be made of SCH.40 AISI 304SS pipe.
Pump lifting cables shall be made of AISI 316 SS.
Pump lifting bales shall be made of AISI 316 SS.

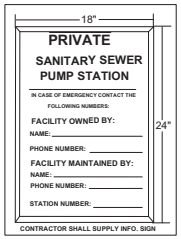
H-20 LOAD RATED WETWELL WITH LIFTING LUGS:
The fiberglass wetwell must be H-20 load rated with integral lifting lugs, fiberglass slope in bottom of wetwell and valve box.Certification of the H-20 load rating must be supplied at the time of submittals to Engineer. The wetwell shall be manufactured of fiberglass reinforced polyester (FRP) of depth and diameter as shown on the lift station elevation detail. The wall thickness shall be adequate for the depth of the wetwell to maintain the H-20 LOAD RATING.

EXECUTION:
Installation shall be in strict accordance with the manufacturer's recommendations in the locations shown on the drawing.

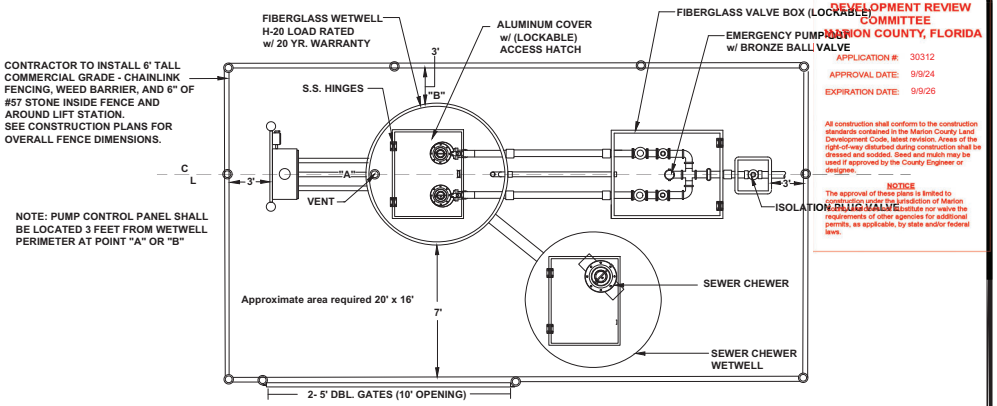
INSPECTION & TESTING: A factory representative shall be provide for a one (1) time start-up and shall have complete knowledge of the proper operation and maintenance of complete system.
Megger the motors. The pump motors shall be megged out prior to the start-up to ensure that the insulation of the pump motor/cable is intact.
The pump controls and pumps shall be checked for mechanical reliability and proper operation.

PUMP DATA	
PRIMARY PUMP CAPACITY	28 GPM
PRIMARY TDH	55 TDH
SECONDARY PUMP CAPACITY	37.5 GPM
SECONDARY TDH	52.5 TDH
PUMP MANUFACTURER	Riley
PUMP MODEL #	RC30045
R.P.M.	3600
HORSEPOWER	3
IMPELLER DIAMETER	4-3/16"
ELECTRICAL/ VOLTS / PHASE	208V/3
FULL LOAD AMPS/ PER PUMP	12.7
PUMP DISCHARGE SIZE	2"
SEWER CHEWER DATA	
MODEL #	RCCA203A
HORSEPOWER	5.0
ELECTRICAL/ VOLTS / PHASE	208V/3
FULL LOAD AMPS	20.0

ELEVATIONS	
TOP OF WETWELL	80.5.
INLET INVERTS	72.70
HIGH LEVEL ALARM (HLA)	72.20
2nd PUMP ON (LAG)	71.70
1st PUMP ON (LEAD)	71.20
PUMPS OFF (OFF)	70.70
BOTTOM OF WETWELL	68.70
WETWELL DIAMETER	48"



1. *Water service with hose bibb and reduced pressure backflow preventer to be installed near lift station. (See Electrical Riser Illustration Page 2)*
2. *Control panel shall be NEMA 4X fiberglass enclosure (30" x 30" x10" Deep)*
3. *All wiring shall be copper and shall meet all NEC and manufacture's requirements*
4. *Control panel and top hatch shall be located above the 100 yr. flood elevation.*
5. *Wetwell access cover, valve box, and control panel shall be pad lockable.*
6. *Control panel shall have audible and visual alarm system, motor overload, and phase/voltage protection.*
7. *Electric service cable and conduit shall be sized per NEC and local codes.*
8. *System shall be operated and maintained to provide uninterrupted service as required by Chapter 62-604.500.*
9. *Approved Operation & Maintenance Manual(O&M) shall be kept available at a site acceptable to FDEP for use by operation and maintenance personnel or inspection by DEP personnel.*
10. *All fastners inside wetwell shall be stainless steel.*
11. *A weather resistant emergency contact sign shall be installed at the lift station and made visible to the public (Lettering shall be min. 2" in height.)*

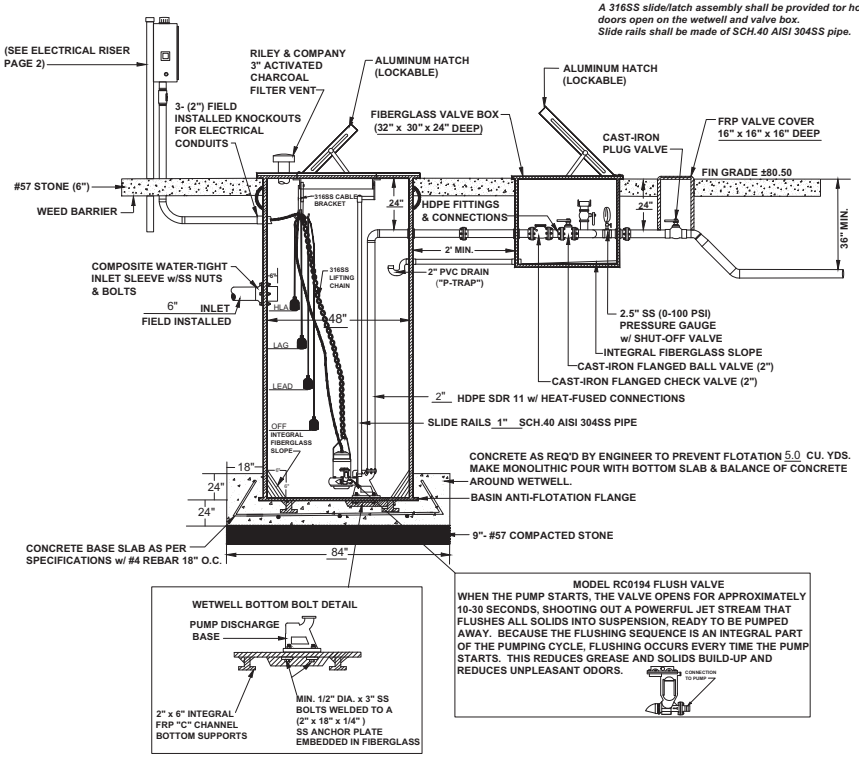


DEVELOPMENT REVIEW COMMITTEE
MARION COUNTY, FLORIDA
APPLICATION #: 30312
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SEWER CHEWER: Protects downstream equipmentfrom being plugged or damaged from large solids,thus reducing expensive repairs and down time. Mechanical seal mounted on aseparate stainless steel sleeve for easy and quick replacement. Cutter cartridge consists of one assembly for quick replacement. *All fasteners, lifting chains, hinges, and appurtenances shall be made of AISI 316SS.*
A 316SS slide/latch assembly shall be provided tor holding the doors open on the wetwell and valve box.
Slide rails shall be made of SCH.40 AISI 304SS pipe.



MODEL RC0194 FLUSH VALVE
WHEN THE PUMP STARTS, THE VALVE OPENS FOR APPROXIMATELY 10-30 SECONDS, SHOOTING OUT A POWERFUL JET STREAM THAT FLUSHES ALL SOLIDS INTO SUSPENSION, READY TO BE PUMPED AWAY. BECAUSE THE FLUSHING SEQUENCE IS AN INTEGRAL PART OF THE PUMPING CYCLE, FLUSHING OCCURS EVERY TIME THE PUMP STARTS. THIS REDUCES GREASE AND SOLIDS BUILD-UP AND REDUCES UNPLEASANT ODORS.

06-11-2020

REVISIONS | BY

RILEY & Company, Inc.
5491 Benchmark Lane
Sanford, FL 32773
PH. 407-265-9963

WAWA
LIFT STATION w/ SEWER CHEWER
(PAGE 1 of 2)

DRAWN
CHECKED
DATE
SCALE
JOB NO.

WAWA, INC.

TYPICAL FLORIDA PUMP STATION DETAIL (Page 2 of 2)

WAWA PREFERRED PRE-FABRICATED PUMP STATON VENDOR:

RILEY & Company, Inc.
Sanford, FL 32773 (Ph. 407-265-9963)

DUPLEX CONTROL PANEL: (3 YEAR WARRANTY)

To insure complete unit and warranty responsibility the electrical control panel must be manufactured and built by the pump supplier. The pump supplier must be a TUV (UL508A CERTIFIED) manufacturing facility, with a minuimum of 5 years history in the manufacturing of electrical control panels.

The Enclosure shall be NEMA 4X, minimum 30" high x 30" wide x 10" deep fiberglass with 5 point latching system.

The enclosure shall have external mounting feet to allow for wall mounting.

The following components shall be mounted through the enclosure:

1- ea. Red Alarm Beacon (Light) 4" x 4" Minimum Diameter
1- ea. Alarm Horn (minimum 95 DCB)
1- ea. Generator Receptacle w/ weatherproof cover(SCM460 -UL 1686)
1- ea. Alarm Silence Pushbutton

The back panel shall be fabricated from .125, 5052-H32 marine alloy aluminum. All components shall be mounted by machined stainless steel screws.

The following components shall be mounted to back panel:

2- ea. Motor Contactors
1- ea. Volt Monitor (1 Ph) Phase Monitor (3 Ph) w/2 N/O & 1 N/C Contacts
1- ea. Control Transformer (480 Volt Only) (Min. 500VA)
1- ea. Silence Relay Module
1- ea. Duplex Alternator w/ Pump Selector Switch
1- ea. Model RCBB5AH Battery Back-Up w/ Smart Charger For The High Level Alarm System
20- ea. Terminals For Field Connections
6- ea. Terminals For Motor Connections (Single Phase Only)
7- ea. Grounding Lugs
1- ea. Seal Failure Relay

The inner door shall be fabricated from .080, 5052-H32 marine alloy aluminum. The inner door shall have a continuous aluminum piano hinge.

The following components shall be mounted through the inner door:

1- ea. Main Circuit Breaker
1- ea. Emergency Circuit Breaker
1- ea. Mechanical Interlock For Emergency And Main Breakers (UL Listed)
2- ea. Short Circuit Protectors w/ Auxiliary Contacts
1- ea. Control Circuit Breaker
2- ea. Seal Failure Indicator Lights
1- ea. Hand-Off-Auto Selector Switches
2- ea. Pump Run Pilot Lights
1- ea. Power On Pilot Light
2- ea. Elapse Time Meters (Non-Resetable)
1- ea. GFI Duplex Convenience Outlet

REMOTE ALARM PANEL: (3 YEAR WARRANTY)

Audio And Visual Alarm Panel w/ Alarm Silence Button
FRP Enclosure (6" x 4" x 4" Deep)

* ELECTRICIAN NOTES:

1. DRAWING NOT TO SCALE
* 2. ALL ELECTRICAL WORK SHALL BE IN ACCORDANCE WITH LOCAL CODES
* 3. ELECTRICIAN SHALL SEAL OFF CONDUIT RUNS
* 4. ELECTRICIAN TO MOUNT LIGHTNING ARRESTOR AT SWITCH DISCONNECT
* 5. CONTRACTOR SHALL VERIFY POWER SOURCE PRIOR TO ORDERING EQUIPMENT
* 6. NEUTRAL TO BE SUPPLIED FOR 23OV-3 PHASE OR 230V-SINGLE PHASE POWER.
* 7. ELECTRICIAN MUST RUN WIRING AND CONDUIT FROM LIFT STATION CONTROL PANEL TO REMOTE AUDIO & VISUAL ALARM PANEL INSIDE BUILDING.

MISCELLANEOUS: All wiring on the back panel shall be contained within the wiring duct. All wiring between the inner door and the back panel shall be contained with in a plastic spiral wrap.
Each wire shall have a wire number at each end to correspond to the as built drawing for field troubleshooting.
The control panel must be manufactured in-house by lift station supplier and be a TUV (UL508A Certified) facility.

FASTENERS & APPURTANCES: All fasteners, lifting cables, float cable bracket, hinges, and appurtenances shall be made of AISI 304SS.
A 304SS slide/latch assembly shall be provided tor holding the doors open on the wetwell and valve box.
Slide rails shall be made of SCH.40 AISI 304SS pipe.
Pump lifting cables shall be made of AISI 304 SS.
Pump lifting bales shall be made of AISI 304 SS.

COMPONENT SPECIFICATIONS:

All circuit breakers shall be molded thermal magnetic.
The mechanical interlock shall prevent the normal and emergency main breakers being energized at the same time.
An emergency generator receptacle shall be supplied in accordance with DEP standards. The generator receptacle shall be adequately sized to meet the equipment operating conditions and shall meet IEC60309-1 & IEC6039-2 for interchange ability and compatibility.

NEUTRAL TO BE SUPPLIED FOR BOTH 208V 3PHASE OR 208V SINGLE PHASE POWER

All motor short circuit protection devices must provide for under voltage release and class 10 overload protection and thermal protection on all phases. Visible trip indication, test, and reset capability must be provided without opening inner door.
Open frame, across the line, contactors shall be rated per IEC standards and properly sized per the motor requirements. Contactors shall provide for safe touch power and control terminals.
Lightning Arrestor shall meet UL1449 3rd Edition or exceed the requirements of ANSI/IEEE Std. C62.21-1984 section 8.6.1. and 8.7.3 shall be supplied by electrician and mounted on the bottom side of the switch disconnect ahead of the pump control panel.
Surge Protection shall be provided within the control panel and will meet the UL1449 3rd Edition Type 4, Type 2 locations and UL60691 for visual fault & indicator , replaceable Modules and remote signalization.
A voltage monitor shall be supplied for single phase service.
A phase monitor shall be supplied for (3) phase service.
A green pilot light shall be supplied for each motor. The pilot light shall illuminate each time the motor is called to run.
Each pump shall have an Elapse Time Meter to record the accumulated run time. The ETM shall be 2" diameter, non-resettable, six digit, totally encapsulated unit.
A Red pilot light shall be supplied for control power. The pilot light shall illuminate when the control power is available inside the control panel.
Relays shall be ice-cube plug in type. Relay contacts shall be rated 10 amp minimum, DPDT.
Twenty (20) terminals shall be supplied for field connections. The terminals shall be rated 25 amps minimum.
Each motors over-temperature contact shall be connected to the terminal strip and shall open a contact to de-energize the appropriate motor upon a high temperature within the motor.
A 15 Amp GFI duplex receptacle shall be supplied and mounted on the innerdoor.
Ground lugs shall be supplied and appropriately sized for each motor and for service entrance.

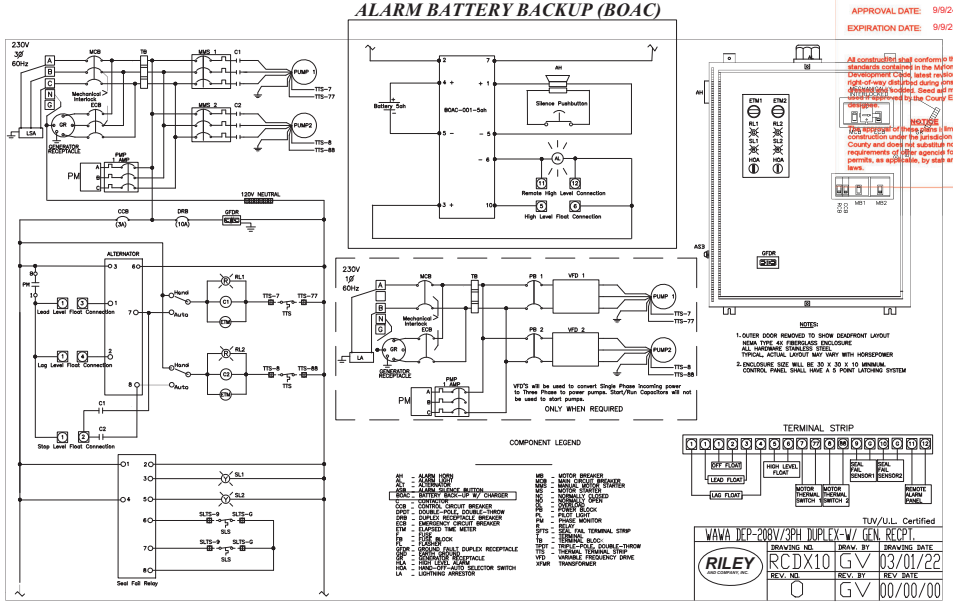
SEWER CHEWER CP REQUIREMENTS:

1. CONTROL PANEL N4X FRP WITH:
   (A) MAIN BREAKER (30A 208v/3ph)
   (B) PUMP PROTECTION
   (C) REVERSING CONTACTOR
   (D) AUTOMATIC OPERATION
   (E) ALARM

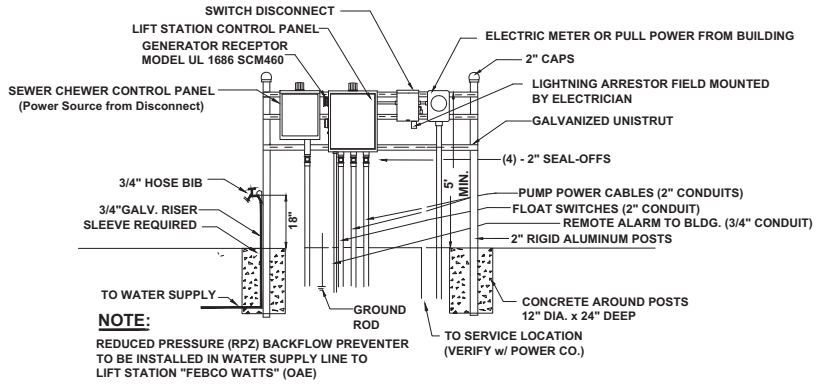
WAWA LIFT STATION REQUIREMENTS:

1. 2ND REMOTE ALARM TO BE CONNECTED TO MANAGER'S OFFICE . CONTRACTOR SHALL COORDINATE WITH WAWA MAINTENANCE GROUP FOR CONNECTION DETAILS.
2. VFD'S SHALL BE USED TO CONVERT SINGLE PHASE INCOMING POWER TO THREE PHASE TO POWER PUMPS. START/RUN CAPACITORS WILL NOT BE USED TO START PUMPS.
3. FORCE MAIN PIPE SIZE SHALL BE A MINIMUM OF 2-INCH. PIPE MATERIAL SHALL BE AS PER THE LOCAL JURISDICTION.
4. ELECTRICIAN NOTE: 3/4" CONDUIT FROM CONTROL PANEL TO MANAGER'S OFFICE INSIDE BUILDING

ALARM BATTERY BACKUP (BOAC)



NOTE: ELECTRICIAN MUST RUN WIRING AND CONDUIT FROM LIFT STATION CONTROL PANEL TO REMOTE AUDIO & VISUAL ALARM PANEL INSIDE BUILDING.



NOTE:

REDUCED PRESSURE (RPZ) BACKFLOW PREVENTER TO BE INSTALLED IN WATER SUPPLY LINE TO LIFT STATION "FEBCO WATTS" (OAE)

ELECTRICAL RISER FOR ILLUSTRATION PURPOSES ONLY

09-29-14

DEVELOPMENT REVIEW COMMITTEE
MARION COUNTY, FLORIDA
APPLICATION #: 30312
APPROVAL DATE: 9/9/24
EXPIRATION DATE: 9/9/26

All construction shall conform to the construction standards contained in the Marion County Land Development Code, latest revision. Areas of the right-of-way disturbed during construction shall be stabilized and sodded. Seed and mulch may be used if approved by the County Engineer or designee.

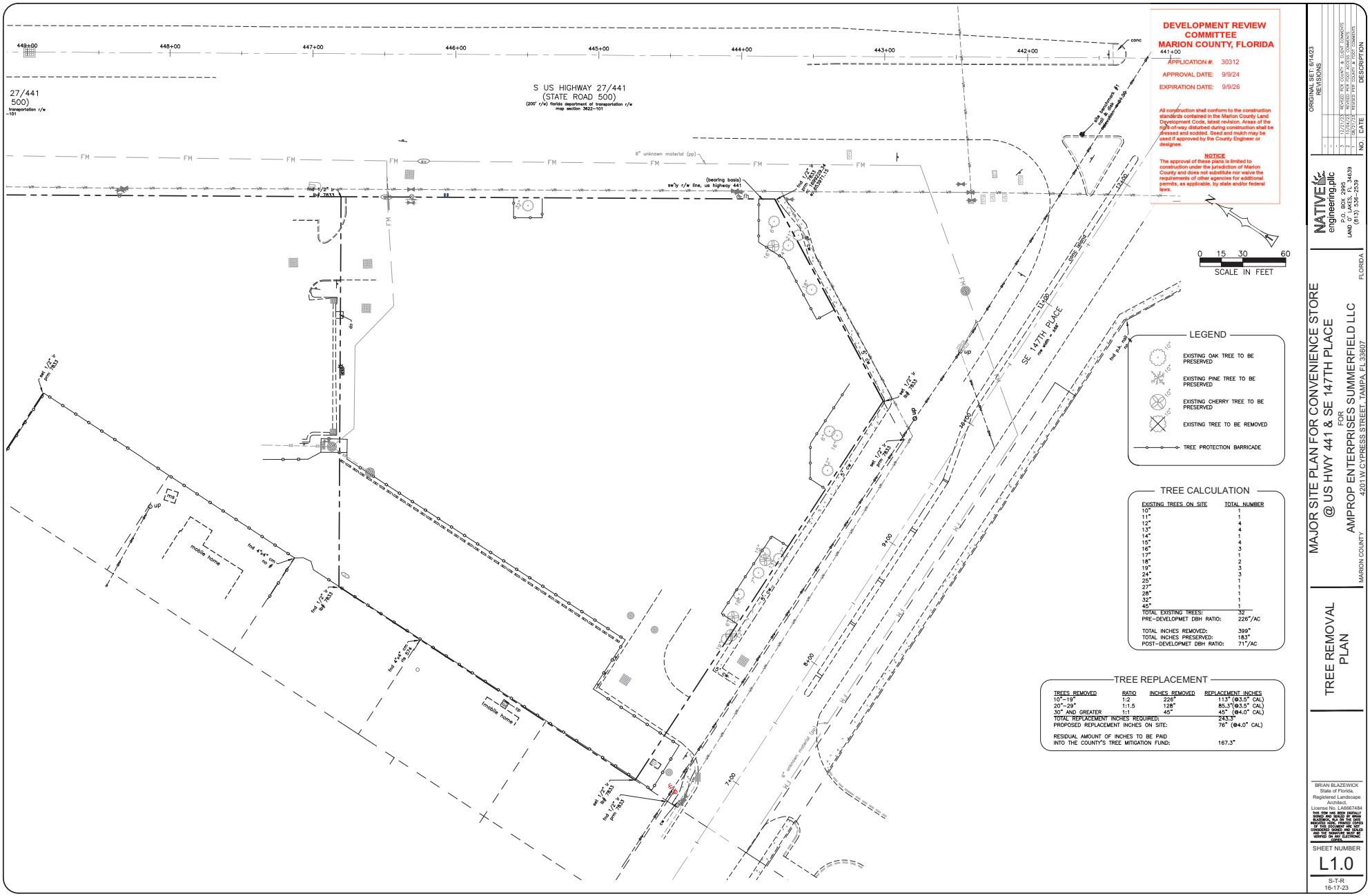
NOTICE
Any approval of these plans is limited to construction under the jurisdiction of Marion County and does not substitute nor waive the requirements of other agencies for additional permits, as applicable, by state and/or federal laws.

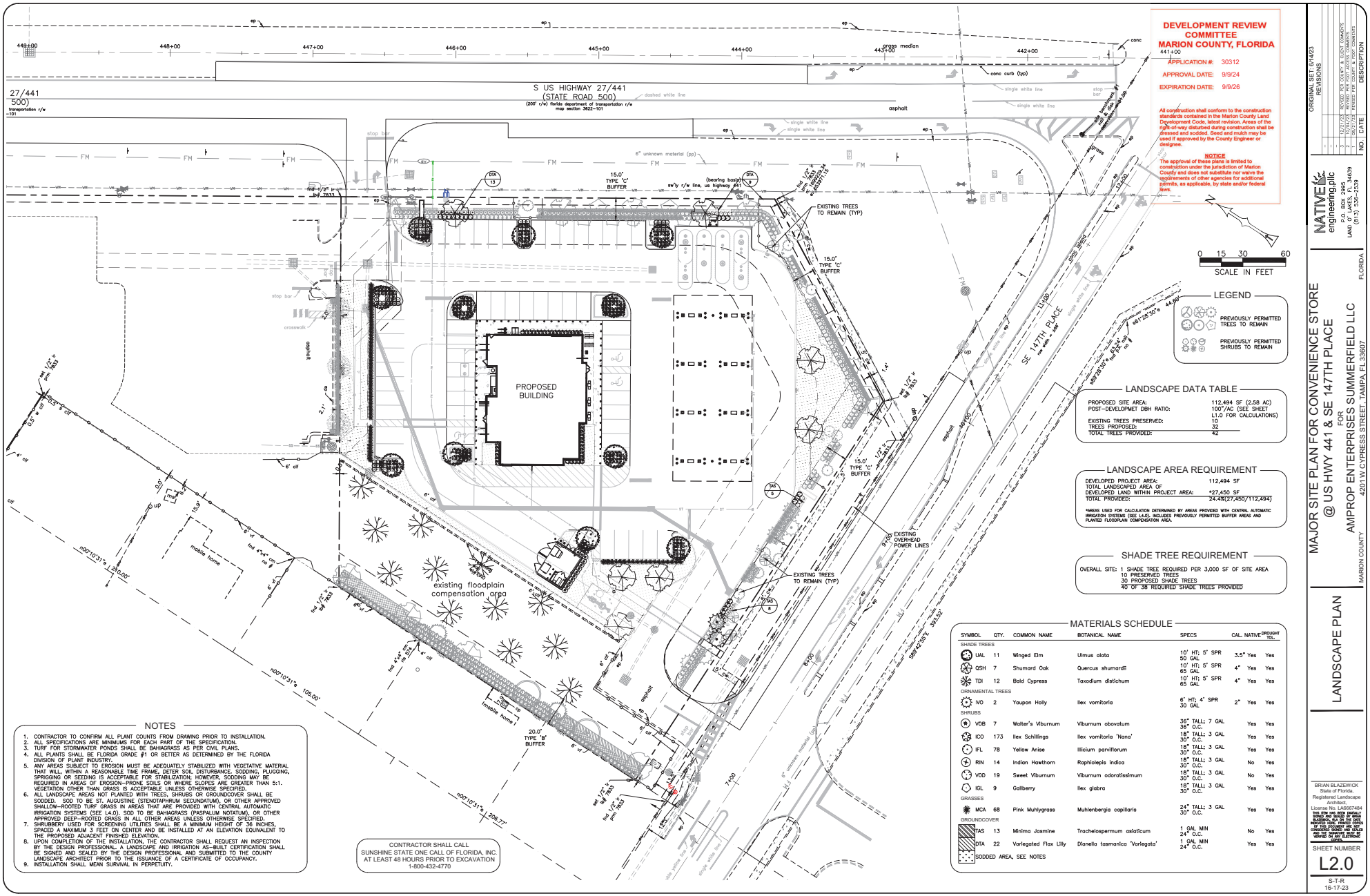
REVISIONS | BY

RILEY & Company, Inc.
5491 Benchmark Lane
Sanford, FL 32773
PH. 407-265-9963

WAWA w SEWER CHEWER
ELECTRICAL LAYOUT (PAGE 2 OF 2)

DRAWN
CHECKED
DATE
SCALE
JOB NO.


S US HIGHWAY 27/441
(STATE ROAD 500)
(200' r/w) florida department of transportation r/w map section 3622-101
27/441
500)
transportation r/w
-101
DEVELOPMENT REVIEW COMMITTEE
MARION COUNTY, FLORIDA
441+00
APPLICATION #: 30312
APPROVAL DATE: 9/9/24
EXPIRATION DATE: 9/9/26
All construction shall conform to the construction standards contained in the Marion County Land Development Code, latest revision. Areas of the right-of-way disturbed during construction shall be grassed and sodded. Seed and mulch may be used if approved by the County Engineer or designee.
NOTICE
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0 15 30 60
SCALE IN FEET
LEGEND
EXISTING OAK TREE TO BE PRESERVED
EXISTING PINE TREE TO BE PRESERVED
EXISTING CHERRY TREE TO BE PRESERVED
EXISTING TREE TO BE REMOVED
TREE PROTECTION BARRICADE
TREE CALCULATION
EXISTING TREES ON SITE TOTAL NUMBER
10" 1
11" 1
12" 4
13" 4
14" 1
15" 4
16" 3
17" 1
18" 2
19" 3
24" 3
25" 1
27" 1
28" 1
32" 1
45" 1
TOTAL EXISTING TREES: 32
PRE-DEVELOPMET DBH RATIO: 226"/AC
TOTAL INCHES REMOVED: 399"
TOTAL INCHES PRESERVED: 183"
POST-DEVELOPMET DBH RATIO: 71"/AC
TREE REPLACEMENT
TREES REMOVED RATIO INCHES REMOVED REPLACEMENT INCHES
10"-19" 1:2 226" 113" (@3.5" CAL)
20"-29" 1:1.5 128" 85.3" (@3.5" CAL)
30" AND GREATER 1:1 45" 45" (@4.0" CAL)
TOTAL REPLACEMENT INCHES REQUIRED: 243.3"
PROPOSED REPLACEMENT INCHES ON SITE: 76" (@4.0" CAL)
RESIDUAL AMOUNT OF INCHES TO BE PAID INTO THE COUNTY'S TREE MITIGATION FUND: 167.3"
mobile home
mobile home
6" unknown material (pp)
(bearing basis) sw'ly r/w line, us highway 441
SE 147TH PLACE
conc
ORIGINAL SET: 6/14/23
REVISIONS
NO. DATE DESCRIPTION
1 08/17/23 REVISED PER COUNTY & TECH COMMENTS
2 10/04/23 REVISED PER POST ACCESS COMMENTS
3 11/01/23 REVISED PER COUNTY & STAFF COMMENTS
NATIVE engineering,pllc
LAND PLANNING
P.O. BOX 2995 LAND O' LAKES, FL 34639
(813) 536-2539
MAJOR SITE PLAN FOR CONVENIENCE STORE @ US HWY 441 & SE 147TH PLACE
FOR
AMPROP ENTERPRISES SUMMERFIELD LLC
4201 W CYPRESS STREET, TAMPA, FL 33607
MARION COUNTY FLORIDA
TREE REMOVAL PLAN
BRIAN BLAZEWICK
State of Florida,
Registered Landscape Architect,
License No. LA6667484
THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY BRIAN BLAZEWICK, RLA ON THE DATE ADJACENT TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT OR DATA CONVEYED ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES
SHEET NUMBER
L1.0
S-T-R
16-17-23
G:\SHARED DRIVES\CLIENTS\AMPROP\PROJECTS\1.23.012.00 - 441 & 147TH CONVENIENCE STORE\DRAWINGS\L1.0 LANDSCAPE PLANS.DWG - 12/22/2023 3:07 PM


DEVELOPMENT REVIEW COMMITTEE
MARION COUNTY, FLORIDA
APPLICATION #: 30312
APPROVAL DATE: 9/9/24
EXPIRATION DATE: 9/9/26
All construction shall conform to the construction standards contained in the Marion County Land Development Code, latest revision. Areas of the right-of-way disturbed during construction shall be dressed and sodded. Seed and mulch may be used if approved by the County Engineer or designee.
NOTICE
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S US HIGHWAY 27/441 (STATE ROAD 500)
PROPOSED BUILDING
existing floodplain compensation area
SE 147TH PLACE
EXISTING TREES TO REMAIN (TYP)
EXISTING OVERHEAD POWER LINES
15.0' TYPE 'C' BUFFER
20.0' TYPE 'B' BUFFER
SCALE IN FEET
0 15 30 60
LEGEND
PREVIOUSLY PERMITTED TREES TO REMAIN
PREVIOUSLY PERMITTED SHRUBS TO REMAIN
LANDSCAPE DATA TABLE
PROPOSED SITE AREA: 112,494 SF (2.58 AC)
POST-DEVELOPMET DBH RATIO: 100"/AC (SEE SHEET L1.0 FOR CALCULATIONS)
EXISTING TREES PRESERVED: 10
TREES PROPOSED: 32
TOTAL TREES PROVIDED: 42
LANDSCAPE AREA REQUIREMENT
DEVELOPED PROJECT AREA: 112,494 SF
TOTAL LANDSCAPED AREA OF DEVELOPED LAND WITHIN PROJECT AREA: *27,450 SF
TOTAL PROVIDED: 24.4%(27,450/112,494)
*AREAS USED FOR CALCULATION DETERMINED BY AREAS PROVIDED WITH CENTRAL AUTOMATIC IRRIGATION SYSTEMS (SEE L4.0). INCLUDES PREVIOUSLY PERMITTED BUFFER AREAS AND PLANTED FLOODPLAIN COMPENSATION AREA.
SHADE TREE REQUIREMENT
OVERALL SITE: 1 SHADE TREE REQUIRED PER 3,000 SF OF SITE AREA
10 PRESERVED TREES
30 PROPOSED SHADE TREES
40 OF 38 REQUIRED SHADE TREES PROVIDED
MATERIALS SCHEDULE
SYMBOL QTY. COMMON NAME BOTANICAL NAME SPECS CAL. NATIVE DROUGHT TOL.
SHADE TREES
UAL 11 Winged Elm Ulmus alata 10' HT; 5' SPR 50 GAL 3.5" Yes Yes
QSH 7 Shumard Oak Quercus shumardii 10' HT; 5' SPR 65 GAL 4" Yes Yes
TDI 12 Bald Cypress Taxodium distichum 10' HT; 5' SPR 65 GAL 4" Yes Yes
ORNAMENTAL TREES
IVO 2 Yaupon Holly Ilex vomitoria 6' HT; 4' SPR 30 GAL 2" Yes Yes
SHRUBS
VOB 7 Walter's Viburnum Viburnum obovatum 36" TALL; 7 GAL 36" O.C. Yes Yes
ICO 173 Ilex Schillings Ilex vomitoria 'Nana' 18" TALL; 3 GAL 30" O.C. Yes Yes
IFL 78 Yellow Anise Illicium parviflorum 18" TALL; 3 GAL 30" O.C. Yes Yes
RIN 14 Indian Hawthorn Raphiolepis indica 18" TALL; 3 GAL 30" O.C. No Yes
VOD 19 Sweet Viburnum Viburnum odoratissimum 18" TALL; 3 GAL 30" O.C. No Yes
IGL 9 Gallberry Ilex glabra 18" TALL; 3 GAL 30" O.C. Yes Yes
GRASSES
MCA 68 Pink Muhlygrass Muhlenbergia capillaris 24" TALL; 3 GAL 30" O.C. Yes Yes
GROUNDCOVER
TAS 13 Minima Jasmine Trachelospermum asiaticum 1 GAL MIN 24" O.C. No Yes
DTA 22 Variegated Flax Lily Dianella tasmanica 'Variegata' 1 GAL MIN 24" O.C. Yes Yes
SODDED AREA, SEE NOTES
NOTES
1. CONTRACTOR TO CONFIRM ALL PLANT COUNTS FROM DRAWING PRIOR TO INSTALLATION.
2. ALL SPECIFICATIONS ARE MINIMUMS FOR EACH PART OF THE SPECIFICATION.
3. TURF FOR STORMWATER PONDS SHALL BE BAHIAGRASS AS PER CIVIL PLANS.
4. ALL PLANTS SHALL BE FLORIDA GRADE #1 OR BETTER AS DETERMINED BY THE FLORIDA DIVISION OF PLANT INDUSTRY.
5. ANY AREAS SUBJECT TO EROSION MUST BE ADEQUATELY STABILIZED WITH VEGETATIVE MATERIAL THAT WILL, WITHIN A REASONABLE TIME FRAME, DETER SOIL DISTURBANCE. SODDING, PLUGGING, SPRIGGING OR SEEDING IS ACCEPTABLE FOR STABILIZATION; HOWEVER, SODDING MAY BE REQUIRED IN AREAS OF EROSION-PRONE SOILS OR WHERE SLOPES ARE GREATER THAN 5:1. VEGETATION OTHER THAN GRASS IS ACCEPTABLE UNLESS OTHERWISE SPECIFIED.
6. ALL LANDSCAPE AREAS NOT PLANTED WITH TREES, SHRUBS OR GROUNDCOVER SHALL BE SODDED. SOD TO BE ST. AUGUSTINE (STENOTAPHRUM SECUNDATUM), OR OTHER APPROVED SHALLOW-ROOTED TURF GRASS IN AREAS THAT ARE PROVIDED WITH CENTRAL AUTOMATIC IRRIGATION SYSTEMS (SEE L4.0). SOD TO BE BAHIAGRASS (PASPALUM NOTATUM), OR OTHER APPROVED DEEP-ROOTED GRASS IN ALL OTHER AREAS UNLESS OTHERWISE SPECIFIED.
7. SHRUBBERY USED FOR SCREENING UTILITIES SHALL BE A MINIMUM HEIGHT OF 36 INCHES, SPACED A MAXIMUM 3 FEET ON CENTER AND BE INSTALLED AT AN ELEVATION EQUIVALENT TO THE PROPOSED ADJACENT FINISHED ELEVATION.
8. UPON COMPLETION OF THE INSTALLATION, THE CONTRACTOR SHALL REQUEST AN INSPECTION BY THE DESIGN PROFESSIONAL. A LANDSCAPE AND IRRIGATION AS-BUILT CERTIFICATION SHALL BE SIGNED AND SEALED BY THE DESIGN PROFESSIONAL AND SUBMITTED TO THE COUNTY LANDSCAPE ARCHITECT PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
9. INSTALLATION SHALL MEAN SURVIVAL IN PERPETUITY.
CONTRACTOR SHALL CALL SUNSHINE STATE ONE CALL OF FLORIDA, INC. AT LEAST 48 HOURS PRIOR TO EXCAVATION 1-800-432-4770
ORIGINAL SET: 6/14/23
REVISIONS
NO DATE DESCRIPTION
1 7/27/23 REVISED PER COUNTY & SJRWMD COMMENTS
2 10/04/23 REVISED PER POST ACCESS COMMENTS
3 08/07/24 REVISED PER COUNTY & POST COMMENTS
NATIVE engineering,plic
P.O. BOX 2991 OLDSMAR, FL 34679
(813) 536-2539
MAJOR SITE PLAN FOR CONVENIENCE STORE @ US HWY 441 & SE 147TH PLACE
FOR
AMPROP ENTERPRISES SUMMERFIELD LLC
4201 W CYPRESS STREET, TAMPA, FL 33607
MARION COUNTY FLORIDA
LANDSCAPE PLAN
BRIAN BLAZEWICK
State of Florida,
Registered Landscape Architect,
License No. LA6667484
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SHEET NUMBER
L2.0
S-T-R
16-17-23
G:\SHARED DRIVES\CLIENTS\AMPROP\PROJECTS\1.23.012.00 - 441 & 147TH CONVENIENCE STORE\DRAWINGS\L1.0 LANDSCAPE PLANS.DWG - 12/22/2023 3:07 PM

SPECIFICATIONS

SCOPE OF WORK
1. THE WORK CONSISTS OF: FURNISHING ALL LABOR, MATERIALS, EQUIPMENT, TOOLS, TRANSPORTATION, AND ANY OTHER APPURTENANCES NECESSARY FOR THE COMPLETION OF THIS PROJECT AS SHOWN ON THESE PLANS.
2. WORK SHALL INCLUDE MAINTENANCE AND WATERING OF ALL CONTRACT PLANTING AREAS UNTIL CERTIFICATION OF ACCEPTANCE BY THE OWNER.
3. WORK SHALL BE COORDINATED WITH OTHER TRADES TO PREVENT CONFLICTS.
4. THE CONTRACTOR SHALL VERIFY ALL QUANTITIES ON THE DRAWINGS PRIOR TO BIDDING. ALL QUANTITIES ON THE DRAWINGS ARE PROVIDED FOR CONVENIENCE ONLY.
5. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL APPLICABLE PERMITS.
6. THE CONTRACTOR SHALL COORDINATE ALL WORK WITH ALL TRADES SO AS TO AVOID ANY CONFLICT WITH THE EXECUTION OF WORK BY OTHERS. OWNER SHALL NOT BE RESPONSIBLE FOR THE DAMAGE TO PLANT MATERIALS CAUSED BY OTHER TRADES OR SUBCONTRACTORS. THE CONDITION OF PLANT MATERIAL SHALL BE IN ACCORDANCE TO THE MUNICIPALITY CODE.

PROTECTION OF EXISTING AND SITE ELEMENTS
1. PROTECT ALL EXISTING SITE ITEMS, ALREADY COMPLETED OR ESTABLISHED AND DESIGNATED TO REMAIN FROM DAMAGE BY THE CONTRACTOR UNLESS OTHERWISE SPECIFIED. ALL DAMAGE RESULTING FROM THE CONTRACTOR'S WORK SHALL BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE OWNER, AT NO COST TO THE OWNER.
2. MAINTAIN ALL NECESSARY PUMP DEVICES THROUGHOUT THE DURATION OF ALL CONSTRUCTION ACTIVITIES.
3. PLAN LOCATIONS OF PLANT MATERIAL ARE DIAGRAMMATIC AND INDICATE THE SPACING AND RELATIVE LOCATIONS OF ALL INSTALLATIONS. FINAL SITE CONDITIONS SHALL DETERMINE FINAL LOCATIONS AND ADJUSTMENTS AS DIRECTED BY THE OWNER'S REPRESENTATIVE TO AVOID EXISTING AND PROPOSED CONDITIONS. MINOR CHANGES IN LOCATIONS OF THE ABOVE FROM LOCATIONS SHOWN SHALL BE MADE AS AND WHERE DIRECTED DURING THESE CONSTRUCTION PHASES.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UTILITIES, WHETHER PUBLIC OR PRIVATE, PRIOR TO CONSTRUCTION ACTIVITIES. THE INFORMATION AND DATA SHOWN WITH RESPECT TO EXISTING UTILITIES IS APPROXIMATE. THE OWNER AND DESIGN PROFESSIONAL SHALL NOT BE RESPONSIBLE FOR THE ACCURACY AND COMPLETENESS OF ANY SUCH INFORMATION OR DATA. THE CONTRACTOR SHALL HAVE FULL RESPONSIBILITY FOR REVIEWING AND CHECKING ALL SUCH INFORMATION AND DATA, LOCATING ALL UTILITIES PRIOR TO CONSTRUCTION, THE SAFETY AND PROTECTION THEREOF; REPAIRING ANY DAMAGE RESULTING FROM THE WORK, THE COST OF ALL WHICH WILL BE CONSIDERED AS HAVING BEEN INCLUDED IN THE CONTRACT PRICE. THE CONTRACTOR SHALL NOTIFY ANY AFFECTED UTILITY COMPANIES OR AGENCIES IN WRITING AT LEAST 48 HOURS PRIOR TO BEGINNING CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT IN WRITING WHEN ANY CONFLICT BETWEEN UTILITIES AND THESE PLANS EXIST PRIOR TO PLANTING.
5. ALL TRIMMING UNDERTAKEN ON A TREE PROTECTED BY THE PROVISIONS OF THE LAND DEVELOPMENT CODE SHALL BE IN ACCORDANCE WITH THE AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) A-300 PRUNING STANDARDS.
6. DURING ALL GRADING AND CONSTRUCTION ACTIVITIES, IT SHALL BE UNLAWFUL TO REMOVE VEGETATION BY GRUBBING OR TO PLACE SOIL DEPOSITS, DEBRIS, SOLVENTS, CONSTRUCTION MATERIAL, MACHINERY OR OTHER EQUIPMENT OF ANY KIND WITHIN THE DRIPLINE OF A TREE TO REMAIN ON THE SITE UNLESS OTHERWISE APPROVED BY THE MUNICIPALITY.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL UNAUTHORIZED CUTTING OR DAMAGE TO PLANT MATERIAL EXISTING OR OTHERWISE. THIS SHALL INCLUDE COMPACTION AND SPILLING OF ANY DELETERIOUS MATERIALS WITHIN THE DRIP—LINE OF EXISTING TREES TO REMAIN. PLANT MATERIAL KILLED OR DAMAGED THAT IS MISSHAPEN AND/OR UNSIGHTLY SHALL BE REPLACED WITH LIKE SIZE AND KIND TO THE SATISFACTION OF THE OWNER OR REGULATORY AGENCY AT THE COST TO THE CONTRACTOR.
8. ALL EXOTIC SPECIES, E. BRAZILIAN PEPPER (SCHINUS TEREBINTHIFOLIUS), PUNK TREES (MELALEUCA QUINQUENERVIA), AND CHINESE TALLOW (SAPIUM SEBIFERUM), MUST BE REMOVED AS A CONDITION OF SITE DEVELOPMENT. WHERE NECESSARY DUE TO THEIR PROXIMITY TO PROTECTED PLANT MATERIAL, HAND REMOVAL WILL BE REQUIRED. SHOULD THIS REMOVAL BE TO A DEGREE THAT A POTENTIAL FOR EROSION IS CREATED, THE AREA MUST BE RESTABILIZED WITH SUITABLE MATERIAL.
10. SEE TREE REMOVAL PLAN AND NOTES, IF APPLICABLE.

PLANT MATERIALS
1. STANDARDS AND MEASUREMENT: PROVIDE PLANTS OF QUANTITY, SIZE, GENUS, SPECIES, AND VARIETY OR CULTIVARS AS SHOWN AND SCHEDULED IN CONTRACT DOCUMENTS.
2. ALL PLANTS INCLUDING THE ROOT BALL DIMENSIONS OR CONTAINER SIZE TO TRUNK CALIPER RATIO SHALL CONFORM TO ANSI Z60.1, AMERICAN STANDARD FOR NURSERY STOCK" LATEST EDITION.
3. UNLESS MODIFIED BY THE PROVISIONS AND THE SPECIFICATIONS HEREIN, THE PLANTS SHALL CONFORM TO THE MINIMUM SIZES AND GRADES SET FORTH IN THE LATEST EDITION OF GRADES AND STANDARDS FOR NURSERY PLANTS AND SHALL BE TRUE TO NAME AND VARIETY AND SHALL COMPLY WITH, OR EXCEED, THE QUALITY FOR NUMBER ONE GRADE PLANTS SET FORTH THEREIN. PLANTS OF SMALLER SIZE MAY BE ACCEPTABLE IF THE RESULTING ROOT BALL CANNOT BE FIT INTO THE REQUIRED PLANTING SPACE.
4. IF A RANGE OF SIZE IS GIVEN, NO PLANT SHALL BE LESS THAN THE MINIMUM SIZE AND NOT LESS THAN 90 PERCENT OF THE PLANTS SHALL BE AS LARGE AS THE MAXIMUM SIZE SPECIFIED. THE MEASUREMENTS SPECIFIED ARE THE MINIMUM AND MAXIMUM SIZE ACCEPTABLE AND ARE THE MEASUREMENTS AFTER PRUNING, WHERE PRUNING IS REQUIRED.
5. PROPER IDENTIFICATION ALL TREES SHALL BE TRUE TO NAME AS ORDERED OR SHOWN ON PLANTING PLANS AND SHALL BE LABELED, INDIVIDUALLY OR IN GROUPS BY GENUS, SPECIES, VARIETY AND CULTIVAR.
6. COMPLIANCE: ALL TREES SHALL COMPLY WITH FEDERAL AND STATE LAWS AND REGULATIONS REQUIRING OBSERVATION FOR PLANT DISEASE, PESTS, AND WEEDS. OBSERVATION CERTIFICATES REQUIRED BY LAW SHALL ACCOMPANY EACH SHIPMENT OF PLANTS.
7. PLANT QUALITY: PROVIDE HEALTHY STOCK, GROWN IN A NURSERY AND REASONABLY FREE OF DIE—BACK, DISEASE, INSECTS, EGGS, BORES, AND LARVAE, AT THE TIME OF PLANTING ALL PLANTS SHALL HAVE A ROOT SYSTEM, STEM, AND BRANCH FORM THAT WILL NOT RESTRICT NORMAL GROWTH, STABILITY AND HEALTH FOR THE EXPECTED LIFE OF THE PLANT.

PLANTING SOIL MIXTURE
1. GENERAL: DEFINITION: MIXES OF EXISTING SOIL OR IMPORTED TOPSOIL, COARSE SAND, AND OR COMPOST TO MAKE A NEW SOIL THAT MEETS THE PROJECT GOALS FOR THE INDICATED PLANTING AREA. THESE MAY BE MIXED OFF SITE OR ON SITE, AND WILL VARY IN THE COMPONENTS AND PROPORTIONS AS INDICATED.
2. A MIX OF IMPORTED TOPSOIL, COARSE SAND AND COMPOST. THE APPROXIMATE MIX RATIO SHALL BE IMPORTED TOPSOIL: UNSCREENED 45—50%, COARSE SAND 40—45%, COMPOST 10%.
3. TOPSOIL FOR USE IN PERVIOUS SOIL MIXTURE SHALL BE FERTILE, FRIABLE, SOIL CONTAINING LESS THAN 5% BY TOTAL VOLUME OF COMBINATION OF SUBSOIL, REFUSE, ROOTS LARGER THAN 1 INCH DIAMETER, HEAVY, STICKY OR STIFF CLAY, STONES LARGER THAN 2 INCHES IN DIAMETER, NOXIOUS SEEDS, STICKS, BRUSH, LITTER, OR ANY SUBSTANCES DELETERIOUS TO PLANT GROWTH. THE PERCENT (%) OF THE ABOVE OBJECTS SHALL BE CONSIDERED AS BEING CONTROLLED BY NOT BY SCREENING THE SOIL, BUT BY EXAMINING PHYSICAL AND CHEMICAL CRITERIA.
3.1. LOAM, LOAM, SANDY CLAY LOAM OR SANDY LOAM WITH CLAY CONTENT BETWEEN 15 AND 25%. AND A COMBINED CLAY/SILT CONTENT OF NO MORE THAN 55%.
3.2. PH VALUE SHALL BE BETWEEN 5.5 AND 7.5.
3.3. PERCENT ORGANIC MATTER (TAD) 2.5—5.0%, BY DRY WEIGHT.
3.4. FREE OF STONES, STUMPS, ROOTS OR OTHER PLANT BASED MATERIAL, EXCEEDING FOR A MINIMUM OF 9 MONTHS AND AT TEMPERATURES SUFFICIENT TO BREAK DOWN ALL WOODY FIBERS, SEEDS AND USE STRUCTURES, FREE OF TOXIC MATERIAL AT LEVELS THAT ARE HARMFUL TO PLANTS OR HUMANS. SOURCE MATERIAL SHALL BE YARD WASTE TRIMMINGS BLENDED WITH OTHER PLANT OR MANURE BASED MATERIAL, NO BIOSOLID MATERIAL.
3.5. SAND SHALL BE COARSE, CLEAN, WELL—DRAINING, NATIVE SAND.
4. PLANT TREES IN THE EXISTING NATIVE SOIL ON SITE, UNLESS DETERMINED TO BE UNSUITABLE — AT WHICH POINT THE CONTRACTOR SHALL CONTACT NATIVE ENGINEERING, PLLC TO DISCUSS ALTERNATE RECOMMENDATION PRIOR TO PLANTING.
5. AT THE TIME OF FINAL GRADING, ADD FERTILIZER IF REQUIRED TO THE PLANTING SOIL AT RATES RECOMMENDED BY THE TESTING RESULTS FOR THE PLANTS TO BE GROWN.

WATER
1. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE TO ENSURE THAT ADEQUATE WATER IS PROVIDED TO ALL PLANTS FROM THE POINT OF INSTALLATION UNTIL THE DATE OF SUBSTANTIAL COMPLETION ACCEPTANCE. THE CONTRACTOR SHALL ADJUST THE AUTOMATIC IRRIGATION SYSTEM, IF AVAILABLE, AND APPLY ADDITIONAL OR ADJUST FOR LESS WATER USING HOSES AS REQUIRED.
2. WATERING/IRRIGATION RESTRICTIONS MAY APPLY – REFER TO PROPERTY'S JURISDICTIONAL AUTHORITY.

FERTILIZER
1. PROVIDE FERTILIZER APPLICATION SCHEDULE TO OWNER, AS APPLICABLE TO SOIL TYPE, PLANT INSTALLATION TYPE, AND SITE'S PROPOSED USE. SUGGESTED FERTILIZER TYPES SHALL BE ORGANIC OR OTHERWISE NATURALLY-DERIVED.
2. FERTILIZER RESTRICTIONS MAY APPLY – REFER TO PROPERTY'S JURISDICTIONAL AUTHORITY.

MULCH
1. MULCH SHALL BE "MULCH ON" GRADE, COARSE, GROUND, FROM TREE AND WOODY BRUSH SOURCES. THE SIZE RANGE SHALL BE A MINIMUM (LESS THAN 20% OR LESS OF VOLUME) FINE PARTICLES 3/8 INCH OR LESS IN SIZE, AND A MAXIMUM SIZE OF INDIVIDUAL PIECES (LARGEST 20% OR LESS OF VOLUME) SHALL BE APPROXIMATELY 1 TO 1—1/2 INCH IN DIAMETER AND MAXIMUM LENGTH APPROXIMATELY 4 TO 6" PIECES LARGER THAN 6 INCH LONG THAT REMAIN ON THE SURFACE OF THE MULCH AFTER INSTALLATION SHALL BE REMOVED.
2. MULCH SHALL BE PINE BARK MULCH, OR SIMILAR SUSTAINABLY HARVESTED MULCH UNLESS SPECIFIED OTHERWISE.
3. PROVIDE A THREE (3) INCH MINIMUM LAYER OF SPECIFIED MULCH OVER THE ENTIRE AREA OF EACH PLANTING BED AND TREE RING (SIX (6) FOOT DIAMETER MINIMUM).

CONTAINER PLANTS
1. CONTAINER PLANTS MAY BE PERMITTED ONLY WHEN INDICATED ON THE DRAWING, IN THIS SPECIFICATION, OR APPROVED BY NATIVE ENGINEERING, PLLC.
2. PROVIDE PLANTS SHALL BE ESTABLISHED AND WELL ROOTED IN REMOVABLE CONTAINERS.
3. CONTAINER CLASS SIZE SHALL CONFORM TO ANSI Z60.1 FOR CONTAINER PLANTS FOR EACH SIZE AND TYPE OF PLANT.

FINE GRADING
1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FINE GRADING WHICH CONSISTS OF FINAL FINISHED GRADING (INCLUDING ADDITIONAL SOIL MIXTURE AS NEEDED) FOR LAWN AND PLANTING AREAS THAT HAVE BEEN ROUGH GRADED BY OTHERS. FINISH GRADE SHALL ACCOUNT FOR THICKNESS OF SOD AND/OR MULCH DEPTH.
2. PROVIDE FOR POSITIVE DRAINAGE FROM ALL AREAS AND AWAY FROM ALL EXISTING AND PROPOSED STRUCTURES INLETS, DRAINAGE STRUCTURES AND OR THE EDGES OF PLANTING BEDS. ADJUST GRADES AS DIRECTED TO REFLECT ACTUAL CONSTRUCTED FIELD CONDITIONS OF PAVING, WALL AND INLET ELEVATIONS. NOTIFY NATIVE ENGINEERING, PLLC IN THE EVENT THAT CONDITIONS MAKE IT IMPOSSIBLE TO ACHIEVE POSITIVE DRAINAGE.

INSTALLATION OF PLANTS - GENERAL
1. OBSERVE EACH PLANT AFTER DELIVERY AND PRIOR TO INSTALLATION FOR DAMAGE OF OTHER CHARACTERISTICS THAT MAY CAUSE REJECTION OF THE PLANT. NOTIFY NATIVE ENGINEERING, PLLC OF ANY CONDITION OBSERVED.
2. PLANTS SHALL NOT BE DISTRIBUTED ABOUT THE PLANTING BED AREA THAN CAN BE PLANTED AND WATERED ON THE SAME DAY.
3. THE ROOT SYSTEM OF POTTED OR CANNED PLANT, REGARDLESS OF PLANT BALL PACKAGE TYPE, SHALL BE INSPECTED BY THE CONTRACTOR, AT THE TIME OF PLANTING TO CONFIRM THAT THE ROOTS MEET THE REQUIREMENTS FOR PLANT ROOT QUALITY IN PLANT MATERIALS: PLANT QUALITY. THE CONTRACTOR SHALL UNDERTAKE AT THE TIME OF PLANTING, ALL MODIFICATIONS TO THE ROOT SYSTEM REQUIRED BY NATIVE ENGINEERING, PLLC TO MEET THESE QUALITY STANDARDS.
4. MODIFICATIONS: AT THE TIME OF PLANTING, TO MEET THE SPECIFICATIONS FOR THE DEPTH OF THE ROOT COLLAR AND REMOVAL OF STEM GIRDLING ROOTS AND CIRCLING ROOTS MAY MAKE THE PLANT UNSUITABLE OR STRESS THE PLANT TO THE POINT THAT THE PLANT MAY CHOOSE TO REJECT THE PLANT RATHER THAN PERMITTING THE MODIFICATION.
5. ANY MODIFICATIONS REQUIRED BY NATIVE ENGINEERING, PLLC TO MAKE THE ROOT SYSTEM CONFORM TO THE PLANT QUALITY STANDARDS OUTLINED IN PLANT MATERIALS: PLANT QUALITY, OR OTHER REQUIREMENTS RELATED TO THE PERMITTED ROOT SYSTEM, SHALL NOT BE CONSIDERED AS GROUNDS TO MODIFY OR VOID THE PLANT WARRANTY.
6. THE RESULTING ROOT BALL MAY NEED ADDITIONAL STAKING AND WATER AFTER PLANTING. NATIVE ENGINEERING, PLLC MAY REJECT THE PLANT IF THE ROOT MODIFICATION PROCESS MAKES THE TREE UNSTABLE OR IF THE PLANT IS UNABLE TO ESTABLISH WITHOUT EXCESSIVE STAKING AND WATERING.
7. THE CONTRACTOR REMAINS RESPONSIBLE FOR CONFIRMING THAT MODIFICATIONS NOTED DURING ANY NURSERY OBSERVATIONS HAVE BEEN MADE.
8. CONTAINER AND BOXED ROOT BALL SHAVING: THE OUTER SURFACES OF ALL PLANTS IN CONTAINERS AND BOXES, INCLUDING THE TOP, SIDES AND BOTTOM OF THE ROOT BALL SHALL BE SHAVED TO REMOVE ALL CIRCLING, DESCENDING, AND MATTED ROOTS. SHAVING SHALL BE PERFORMED USING SAWS, KNIVES, SHOVELS OR OTHER SUITABLE EQUIPMENT THAT IS CAPABLE OF MAKING CLEAN CUTS ON THE ROOTS. SHAVING SHALL REMOVE A MINIMUM OF ONE INCH OF ROOT MAT OR UP TO 2 INCHES AS REQUIRED TO REMOVE ALL ROOT SEGMENTS THAT ARE NOT GROWING REASONABLY RADIAL TO THE TRUNK.
9. EXPOSED STEM TISSUE AFTER MODIFICATION: THE REQUIRED ROOT BALL MODIFICATIONS MAY RESULT IN STEM TISSUE THAT HAS NOT FORMED TRUNK BARK BEING EXPOSED ABOVE THE SOIL LINE. IF SUCH CONDITION OCCURS, WRAP THE EXPOSED PORTION OF THE STEM IN A PROTECTIVE WRAPPING WITH A WHITE NURSERY TAPE FABRIC. SECURE THE FABRIC WITH BIODEGRADABLE MASKING TAPE. DO NOT USE STRING, TWINE, GREEN NURSERY TIES OR ANY OTHER MATERIAL THAT MAY GIRDLE THE TRUNK IF NOT REMOVED.
10. ROOT BALL SETTLEMENT: THE TOP SURFACE OF THE ROOT BALL SHALL BE INSTALLED LEVEL TO SLIGHTLY HIGH TO THE FINISH GRADE. THE ROOT BALL SHALL BE SET IN THE PLANTING HOLE INTO THE PLANTING SOIL TO THE DEPTH OF THE ROOT BALL MEASURED AFTER ANY ROOT BALL MODIFICATION TO CORRECT ROOT PROBLEMS, AND MUCH ENOUGH FOR WORKING ROOM AROUND THE ROOT BALL AT THE DEPTH OF THE ROOT BALL.
11. FOR TREES AND SHRUBS PLANTED IN SOIL ON SITE, WHERE ARE NOT TILLED OR OTHERWISE MODIFIED TO A DEPTH OF AT LEAST 12 INCHES OVER A DISTANCE OF MORE THAN 10 FEET RADIUS FROM EACH TREE, OR 5 FEET RADIUS FROM EACH SHRUB, THE SOIL AROUND THE ROOT BALL SHALL BE LOOSENED AS DEFINED BELOW OR AS INDICATED ON THE DRAWINGS.
12. THE AREA OF LOOSENING SHALL BE A MINIMUM OF 3 TIMES THE DIAMETER OF THE ROOT BALL AT THE SURFACE SLOPING TO 2 TIMES THE DIAMETER OF THE ROOT BALL AT THE DEPTH OF THE ROOT BALL.
13. LOOSENING IS DEFINED AS DIGGING INTO THE SOIL AND TURNING THE SOIL TO REDUCE THE COMPACTION. THE SOIL DOES NOT HAVE TO BE REMOVED FROM THE HOLE, JUST DUG, LIFTED AND TURNED, LIFTING AND TURNING MAY BE ACCOMPLISHED WITH A TRACKED MINI EXCAVATOR, OR HAND SHOVELS.
14. THE SOIL AROUND THE ROOT BALL IN THE PLANTING HOLE, THE SOIL AROUND THE AUGER HOLE SHALL BE LOOSENED AS DEFINED ABOVE FOR TREES AND SHRUBS PLANTED IN SOIL AREAS THAT ARE NOT TILLED OR OTHERWISE MODIFIED.
15. THE MEASURING POINT FOR ROOT BALL DEPTH SHALL BE THE AVERAGE HEIGHT OF THE OUTER EDGE OF THE ROOT BALL AFTER ANY REQUIRED ROOT BALL MODIFICATION.
16. IF MOTORIZED EQUIPMENT IS USED TO DELIVER PLANTS TO THE PLANTING AREA OVER EXPOSED PLANTING BEDS, OR USED TO LOOSEN THE SOIL OR DIG THE PLANTING HOLES, ALL SOIL THAT HAS BEEN DRIVEN OVER SHALL BE TILLED TO A DEPTH OF 6 INCHES.

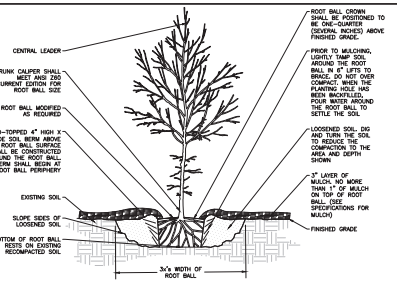
SODDING
1. THE WORK CONSISTS OF LAWN BED PREPARATION, SOIL PREPARATION, AND SODDING NECESSARY TO PRODUCE A TURF GRASS LAWN ACCEPTABLE TO THE OWNER.
2. ALL AREAS THAT ARE TO BE SODDED SHALL BE CLEARED OF ANY ROUGH GRASS, WEEDS, AND DEBRIS TO A MINIMUM DEPTH OF THREE (3) INCHES. PROVIDE ONE (1) INCH OF TOPSOIL ACROSS ENTIRE LAWN BED AND MIX THOROUGHLY INTO TOP FIVE (5) INCHES OF SOIL TO BRING GROUND TO AN EVEN GRADE. THE CONTRACTOR SHALL APPLY FERTILIZER AT A RATE NOT MORE THAN ONE—HUNDRED (100) POUNDS PER FOOT OF WIDTH. DURING THE ROLLING, ALL DEPRESSIONS CAUSED BY SETTLEMENT SHALL BE FILLED WITH ADDITIONAL TOPSOIL AND THE SURFACE SHALL BE REGRADED AND ROLLED UNTIL PRESENTING A SMOOTH AND EVEN FINISH TO THE REQUIRED GRADE.
3. HAND RAKE LAWN BED UNTIL ALL BUMPS AND DEPRESSIONS ARE REMOVED. WET PREPARED AREA THOROUGHLY.
4. SOD ALL AREAS THAT ARE NOT PAVED OR PLANTED AS DESIGNATED ON THE DRAWINGS WITHIN THE CONSTRUCTION LIMITS, UNLESS SPECIFICALLY NOTED OTHERWISE.
5. THE SOD SHALL BE CERTIFIED TO MEET FLORIDA STATE PLANT BOARD SPECIFICATIONS, ABSOLUTELY TRUE TO VARIETAL TYPE, AND FREE FROM WEEDS, FUNGUS, INSECTS AND DISEASE OF ANY KIND. THE SOD SHALL BE CUT TO A UNIFORM THICKNESS OF NOT LESS THAN 3/4 INCH, EXCLUSIVE OF ANY THATCH. A SOLID SODDED LAWN AREA, SOD SHALL BE UNIFORMLY LAID WITH TIGHT EDGES OF ALL CURBS AND OTHER HARDSCAPE ELEMENTS, PAVED AND PLANTED AREAS.
7. IMMEDIATELY FOLLOWING SOD LAYING, ROLL LAWN AREAS WITH A LAWN ROLLER AND THEN THOROUGHLY IRRIGATED.
8. IF, IN THE OPINION OF THE OWNER, TOP—DRESSING IS NECESSARY AFTER ROLLING TO FILL THE VOIDS BETWEEN THE SOD PANELS AND TO EVEN OUT INCONSISTENCIES IN THE SOD, CLEAN SAND, AS APPROVED BY NATIVE ENGINEERING, PLLC, SHALL BE UNIFORMLY SPREAD OVER THE ENTIRE SURFACE OF THE SOD AND THOROUGHLY WATERED IN. FERTILIZE INSTALLED SOD AS ALLOWED BY PROPERTY'S JURISDICTIONAL AUTHORITY.
9. DURING DELIVERY, PRIOR TO, AND DURING THE PLANTING OF THE LAWN AREAS, THE SOD PANELS SHALL AT ALL TIMES BE PROTECTED FROM EXCESSIVE DRYING AND UNNECESSARY EXPOSURE OF THE ROOTS TO THE SUN. ALL SOD SHALL BE STACKED NO MORE THAN SO AS NOT TO BECOME EXCESSIVELY HEAT AND MOISTURE.
10. WITHIN THE CONTRACT LIMITS, PRODUCE AND MAINTAIN A DENSE, WELL ESTABLISHED LAWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR AND RE—SODDING OF ALL ERODED, SUNKEN OR BARE SPOTS UNTIL CERTIFICATION OF ACCEPTANCE BY NATIVE ENGINEERING, PLLC. REPAIRED SODDING SHALL BE ACCOMPLISHED AS IN THE ORIGINAL WORK (INCLUDING REGRADING IF NECESSARY).

SUBSTITUTION
1. SUBMIT ALL REQUESTS FOR SUBSTITUTIONS OF PLANT SPECIES, OR SIZE TO NATIVE ENGINEERING, PLLC, FOR APPROVAL, PRIOR TO PURCHASING THE PROPOSED SUBSTITUTION. REQUEST FOR SUBSTITUTION SHALL BE ACCOMPANIED WITH A LIST OF NURSERIES CONTACTED IN THE SEARCH FOR THE REQUIRED PLANT AND A WRITTEN STATEMENT OF OTHER ATTEMPTS TO LOCATE THE REQUIRED MATERIAL. REQUESTS SHALL ALSO INCLUDE SOURCES OF PLANTS FOUND THAT MAY BE OF A SMALLER OR LARGER SIZE, OR A DIFFERENT SHAPE OR HABIT THAN SPECIFIED, OR PLANTS OF THE SAME GENUS AND SPECIES BUT DIFFERENT CULTIVAR ORIGIN, OR WHICH MAY OTHERWISE NOT MEET THE REQUIREMENTS OF THE SPECIFICATIONS, BUT WHICH MAY BE AVAILABLE FOR SUBSTITUTION.

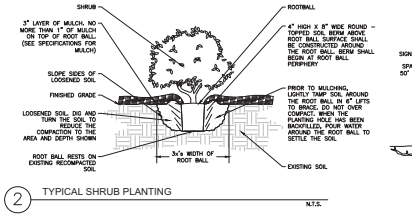
CLEANUP
1. DURING INSTALLATION, KEEP THE SITE FREE OF TRASH, PAVEMENTS REASONABLY CLEAN AND WORK AREA IN AN ORDERLY CONDITION AT THE END OF EACH DAY. REMOVE TRASH AND DEBRIS IN CONTAINERS FROM THE SITE NO LESS THAN ONCE EACH WEEK. CLEAN ON ANY SPILLED SOIL, TRASH OR DEBRIS DEPOSITED BY THE CONTRACTOR FROM ALL SURFACES WITHIN THE PROJECT OR ON PUBLIC RIGHT OF WAYS AND NEIGHBORING PROPERTY.
2. ONCE INSTALLATION IS COMPLETE, MUCH ALL SOIL FROM PAVEMENT AND OTHER STRUCTURES. ENSURE THAT MULCH IS CONFINED TO PLANTING BEDS AND THAT ALL TAGS AND FLAGGING TAPE ARE REMOVED FROM THE SITE. NATIVE ENGINEERING, PLLC'S SEALS ARE TO REMAIN ON THE TREES AND REMOVED AT THE END OF THE WARRANTY PERIOD.
3. MAINTAIN ALL PLANTING AREAS FREE OF DEBRIS AND TRASH DURING THE WORK AND AT THE COMPLETION OF THE WORK.
4. REMOVE AND DISPOSE OF ALL EXCESS PLANTING SOIL, SUBSOIL, MULCH, PLANTS, PACKAGING, AND OTHER MATERIAL BROUGHT TO THE SITE BY THE CONTRACTOR.

FINAL INSPECTION/ACCEPTANCE/MAINTENANCE
1. UPON WRITTEN NOTICE FROM THE CONTRACTOR, NATIVE ENGINEERING, PLLC SHALL REVIEW THE WORK AND MAKE A DETERMINATION IF THE WORK IS SUBSTANTIALLY COMPLETE. NOTIFICATION SHALL BE AT LEAST 7 DAYS PRIOR TO THE DATE THE CONTRACTOR IS REQUESTING THE REVIEW. ALL PLANTING, CONSTRUCTION AND ALL OTHER INCIDENTAL WORK PERTAINING TO THE CONTRACT SHALL BE INSPECTED FOR COMPLIANCE WITH THE CONTRACT DOCUMENTS. ANY ITEMS FOUND TO NOT BE IN COMPLIANCE SHALL BE CORRECTED AT THE COST OF THE CONTRACTOR.
2. MAINTENANCE AND ACCEPTANCE: PERIOD PRIOR TO SUBSTANTIAL COMPLETION ACCEPTANCE SHALL CONSIST OF WATERING, MAINTAINING, CULTIVATING, MULCHING, REMOVAL OF DEAD MATERIAL, REPAIRING AND REPLACING OF TREE STAKES, TIGHTENING AND REPAIRING OF GUYS, REPAIRING AND REPLACING OF DAMAGED TREE WRAP MATERIAL, RESETTING PLANTS TO PROPER GRADES AND UPRIGHT POSITION, AND FURNISHING AND APPLYING SUCH SPRAYS AS ARE NECESSARY TO KEEP PLANTINGS REASONABLY FREE OF DAMAGING INSECTS AND DISEASE, AND IN HEALTHY CONDITION. THE THRESHOLD FOR APPLYING INSECTICIDES AND HERBICIDE SHALL FOLLOW ESTABLISHED INTEGRATED PEST MANAGEMENT (IPM) PROCEDURES. MULCH AREAS SHALL BE KEPT REASONABLY FREE OF WEEDS, GRASS.
3. PROVIDE WATERING/IRRIGATION SCHEDULE FOR ALL PLANT MATERIAL TO OWNER. OBSERVE ALL APPLICABLE WATERING RESTRICTIONS AS SET FORTH BY THE PROPERTY'S JURISDICTIONAL AUTHORITY.

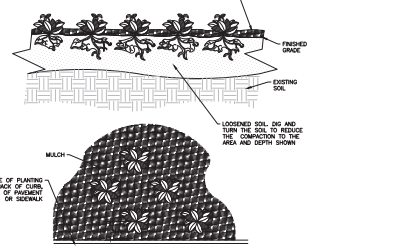
WARRANTY
1. THE LIFE AND SATISFACTORY CONDITION OF ALL PLANT MATERIAL INSTALLED BY THE LANDSCAPE CONTRACTOR SHALL BE WARRANTED BY THE CONTRACTOR FOR A MINIMUM OF ONE (1) CALENDAR YEAR COMMENCING AT THE TIME OF CERTIFICATION AND ACCEPTANCE OF WORK BY THE OWNER AND/OR NATIVE ENGINEERING, PLLC.
2. ANY PLANTS FOUND NOT IN A HEALTHY GROWING CONDITION THROUGHOUT THE WARRANTY PERIOD SHALL BE REMOVED FROM THE SITE AND REPLACED AS SOON AS WEATHER CONDITIONS PERMIT. ALL REPLACEMENTS SHALL BE PLANTS OF THE SAME KIND AND SIZE AS SPECIFIED IN THE PLANT LIST. THEY SHALL BE FURNISHED, PLANTED AND MULCHED AS SPECIFIED AT NO ADDITIONAL COST TO THE OWNER. ANY REPLACED PLANT MATERIAL SHALL BE SUBJECT TO A NEW ONE YEAR WARRANTY.
3. IN THE EVENT THE OWNER DOES NOT CONTRACT WITH THE CONTRACTOR FOR LANDSCAPE AND IRRIGATION MAINTENANCE, THE CONTRACTOR SHOULD VISIT THE PROJECT SITE PERIODICALLY DURING THE ONE (1) YEAR WARRANTY PERIOD TO EVALUATE MAINTENANCE PROCEDURES BEING PERFORMED BY THE OWNER. CONTRACTOR SHALL NOTIFY THE OWNER IN WRITING OF MAINTENANCE PROCEDURES OR CONDITIONS WHICH THREATEN VIGOROUS AND HEALTHY PLANT GROWTH.



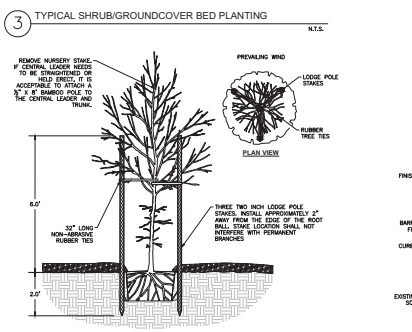
1 TYPICAL TREE PLANTING N.T.S.

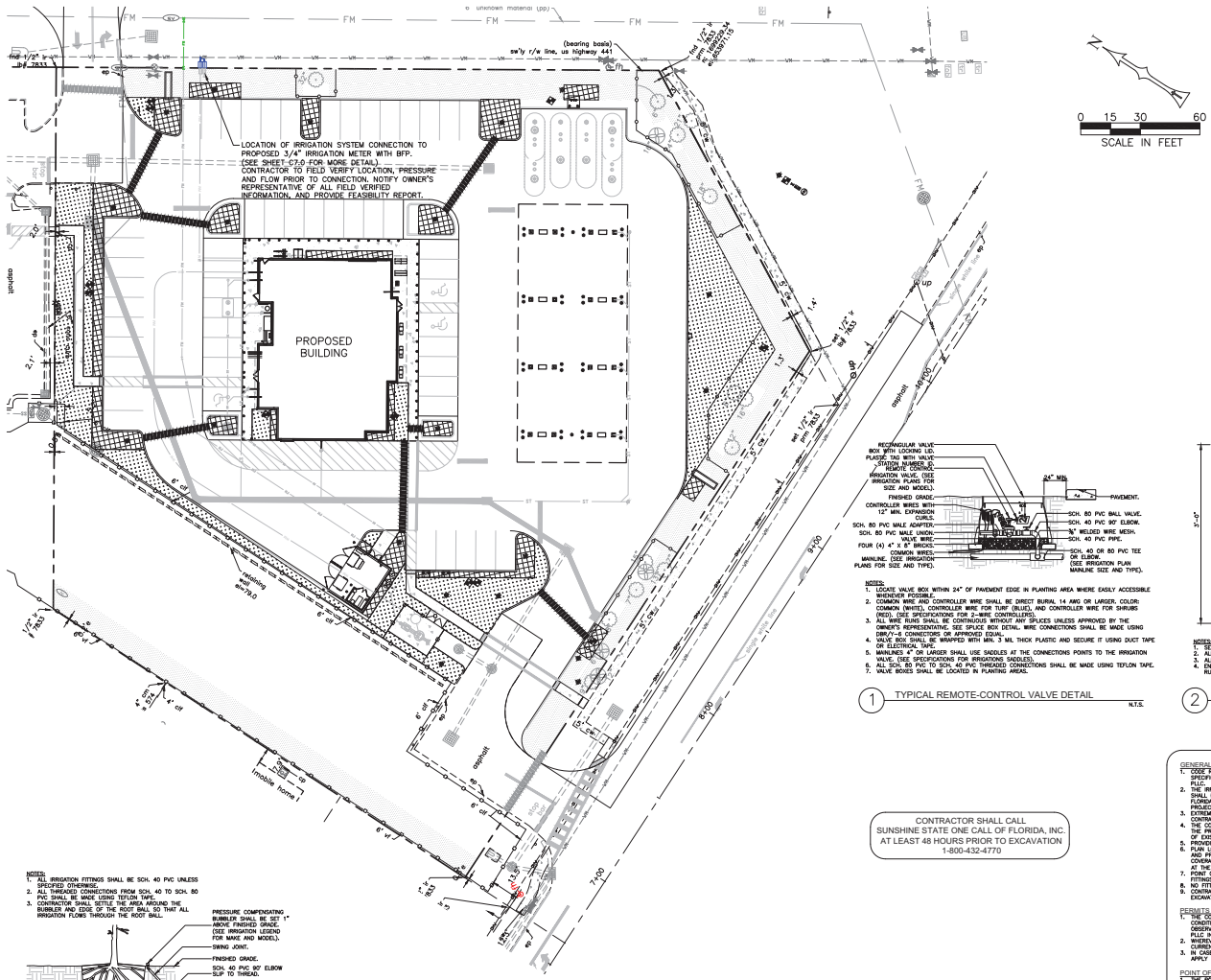


2 TYPICAL SHRUB PLANTING N.T.S.



3 TYPICAL SHRUB/GROUNDCOVER BED PLANTING N.T.S.





LEGEND

ZONES TO BE COMPROMISED OF ONE OF THE FOLLOWING TYPE IRRIGATION HEADS:

MULCHED PLANT BEDS
- RAINBIRD SQ SERIES SPRAY NOZZLES
- HUNTER HS SERIES MICRO SPRAYS
- APPROVED EQUAL MANUFACTURER (SEE SUBMITTAL NOTES)

MULCHED GROUNDCOVER BEDS
- RAINBIRD XFD SERIES IN-LINE EMITTER DRIP TUBING
- HUNTER HDL SERIES IN-LINE EMITTER DRIP TUBING
- APPROVED EQUAL MANUFACTURER (SEE SUBMITTAL NOTES)

MULCHED TREE RINGS
- RAINBIRD 1400 SERIES BUBBLER HEAD
- HUNTER AFB BUBBLER HEAD
- APPROVED EQUAL MANUFACTURER (SEE SUBMITTAL NOTES)

SODDED AREAS
- RAINBIRD 1800 SERIES POP-UP SPRAY BODIES
- HUNTER PRS30 SERIES PRO-SPRAY BODIES
- APPROVED EQUAL MANUFACTURER (SEE SUBMITTAL NOTES)

(2) 4" OR (1) 6" SCHEDULE 40 PVC SLEEVING

RAIN BIRD XCZ-100-PRB-LC OR APPROVED EQUAL MANUFACTURER

RAIN BIRD ESP4M CONTROLLER OR APPROVED EQUAL MANUFACTURER

RAIN BIRD RSD-BEX RAIN SENSOR OR APPROVED EQUAL MANUFACTURER

DEVELOPMENT REVIEW COMMITTEE
MARION COUNTY, FLORIDA

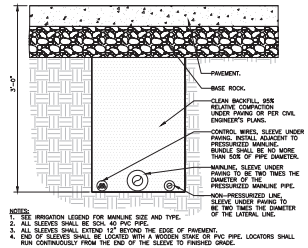
APPLICATION #: 30312
APPROVAL DATE: 9/9/24
EXPIRATION DATE: 9/9/26

All construction shall conform to the construction standards contained in the Marion County Land Development Code, latest revision. Areas of the right-of-way disturbed during construction shall be dressed and sodded. Seed and mulch may be used if approved by the County Engineer or designee.

NOTICE
The approval of these plans is limited to construction under the jurisdiction of Marion County and does not substitute nor waive the requirements of other agencies for additional permits, as applicable, by state and/or federal laws.

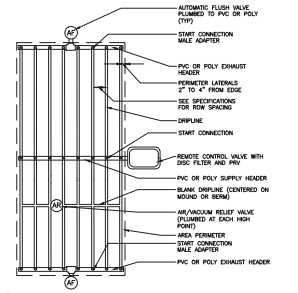
NOTES:
1. LOCATE VALVE BOX WITHIN 24" OF PAVEMENT EDGE IN PLANTING AREA WHERE EASILY ACCESSIBLE WHENEVER POSSIBLE.
2. COMMON WIRE AND CONTROLLER WIRE SHALL BE DIRECT BURIAL 14 AWG OR LARGER. COLOR: COMMON (WHITE), CONTROLLER WIRE FOR TURF (BLUE), AND CONTROLLER WIRE FOR SHRUBS (RED). (SEE SPECIFICATIONS FOR 2-WIRE CONTROLLERS).
3. ALL WIRE RUNS SHALL BE CONTINUOUS WITHOUT ANY SPLICES UNLESS APPROVED BY THE OWNER'S REPRESENTATIVE. SEE SPLICE BOX DETAIL. WIRE CONNECTIONS SHALL BE MADE USING DBY/3 CONNECTORS OR APPROVED EQUAL.
4. VALVE BOX SHALL BE WRAPPED WITH MIN. 3 MIL THICK PLASTIC AND SECURE IT USING DUCT TAPE OR ELECTRICAL TAPE.
5. MAINLINES 4" DIA LARGER SHALL USE SADDLES AT THE CONNECTIONS POINTS TO THE IRRIGATION VALVE. (SEE SPECIFICATIONS FOR IRRIGATIONS SADDLES).
6. ALL SCH. 80 PVC TO SCH. 40 PVC THREADED CONNECTIONS SHALL BE MADE USING TEFLON TAPE.
7. VALVE BOXES SHALL BE LOCATED IN PLANTING AREAS.

1 TYPICAL REMOTE-CONTROL VALVE DETAIL N.T.S.



NOTES:
1. SEE IRRIGATION LEGEND FOR MAINLINE SIZE AND TYPE.
2. ALL SLEEVES SHALL BE SCH. 40 PVC PIPE.
3. ALL SLEEVES SHALL EXTEND 12" BEYOND THE EDGE OF PAVEMENT.
4. END OF SLEEVES SHALL BE LOCATED WITH A WOODEN STAKE OR PVC PIPE. LOCATORS SHALL RUN CONTINUOUSLY FROM THE END OF THE SLEEVE TO FINISHED GRADE.

2 TYPICAL SLEEVE DETAIL N.T.S.



3 TYPICAL DRIP-LINE CENTER FEED LAYOUT N.T.S.

CONTRACTOR SHALL CALL SUNSHINE STATE ONE CALL OF FLORIDA, INC. AT LEAST 48 HOURS PRIOR TO EXCAVATION 1-800-432-4770

SPECIFICATIONS

GENERAL REQUIREMENTS
1. CODE REQUIREMENTS SHALL BE THOSE OF STATE AND MUNICIPAL CODES AND REGULATIONS LOCALLY GOVERNING THIS WORK, PROVIDING THAT ANY REQUIREMENTS OF THE DRAWINGS AND SPECIFICATIONS, NOT CONFLICTING THEREWITH, BUT EXCEEDING THE CODE REQUIREMENTS, SHALL GOVERN UNLESS WRITTEN PERMISSION TO THE CONTRARY IS GRANTED BY NATIVE ENGINEERING, PLLC.
2. THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR PRODUCING AND DESIGNING AN IRRIGATION PLAN THAT PROVIDES 100% COVERAGE TO ALL NEW LANDSCAPING AND SOD. THE PLANS SHALL BE PREPARED BY A CERTIFIED IRRIGATION DESIGNER AND SUBMITTED TO NATIVE ENGINEERING, PLLC FOR APPROVAL. THE PLANS SHALL BE PREPARED AND DESIGNED IN ACCORDANCE WITH FLORIDA IRRIGATION SOCIETY DESIGN STANDARDS AND SHALL MEET ALL REQUIREMENTS FOR PERMITTING THROUGH THE STATE AND MUNICIPAL CODES AND REGULATIONS LOCALLY GOVERNING THE PROJECT. PRODUCTION AND DESIGN COSTS SHALL BE INCLUDED IN THE PRICE BID FOR IRRIGATION.
3. EXTREME CARE SHALL BE EXERCISED AT ALL TIMES BY THE CONTRACTOR IN EXCAVATING AND WORKING IN THE PROJECT AREA DUE TO EXISTING UTILITIES AND IRRIGATION SYSTEMS TO REMAIN. CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR EXPENSES INCURRED IN THE REPAIR OF DAMAGES CAUSED BY THEIR OPERATION.
4. THE CONTRACTOR IS RESPONSIBLE FOR IDENTIFYING AND MAINTAINING EXISTING IRRIGATION MAIN LINES THAT SUPPLY WATER TO AREAS ON THE SITE AS NOTED ON THE DRAWINGS AND OUTSIDE OF THE PROPOSED LIMIT OF WORK. THE CONTRACTOR SHALL RELOCATE OR REPLACE EXISTING IRRIGATION MAIN LINE PIPING AS REQUIRED TO PROVIDE A CONTINUOUS SUPPLY OF WATER TO ALL AREAS OF EXISTING IRRIGATION ON SITE.
5. PROVIDING CONTINUOUS WATER SUPPLY SHALL INCLUDE HAND WATERING AND OR THE USE OF WATERING TRUCKS TO PROVIDE ADEQUATE WATER.
6. CONTRACTOR SHALL VERIFY ALL UTILITIES AND OTHER EQUIPMENT ARE DIAGRAMMATIC AND MAY NOT INDICATE THE EXACT LOCATIONS OF ALL INSTALLATIONS. FINAL SITE CONDITIONS AND EXISTING AND PROPOSED PLANTINGS SHALL DETERMINE FINAL LOCATIONS AND ADJUSTED AS NECESSARY AND AS DIRECTED TO MEET EXISTING AND PROPOSED CONDITIONS AND OBTAIN COMPLETE WATER COVERAGE. MINOR CHANGES IN LOCATIONS OF THE ABOVE FROM LOCATIONS SHOWN SHALL BE MADE AS NECESSARY TO AVOID EXISTING AND PROPOSED TREES, PIPING, UTILITIES, STRUCTURES, ETC. AT THE CONTRACTOR'S EXPENSE OR WHEN DIRECTED BY NATIVE ENGINEERING, PLLC.
7. POINT OF CONNECTION SHALL BE APPROXIMATELY AS SHOWN ON DRAWINGS. CONNECT NEW UNDERGROUND PIPING AND VALVES AND PROVIDE ALL FLANGES, ADAPTERS OR OTHER NECESSARY FITTINGS FOR CONNECTION.
8. NO FITTINGS SHALL BE INSTALLED ON PIPE UNDERNEATH PAVEMENT OR WALLS.
9. CONTRACTOR TO FULLY RESTORE ALL AREAS DISTURBED BY HIS WORK. PROVIDE A SMOOTH TRANSITION BETWEEN THE REPAIRED DISTURBED AREAS AND THE UNDISTURBED AREAS. SOIL, DEBRIS AND UNUSED MATERIALS SHALL BE DISPOSED OF OFF SITE BY THE CONTRACTOR.

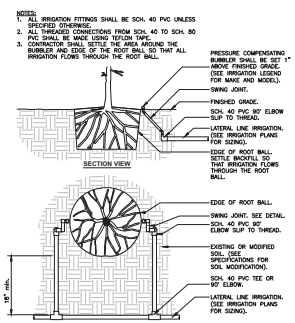
PERMITS AND REGULATIONS
1. THE OWNER/SUBCONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS RELATED TO THIS SECTION OF THE WORK UNLESS PREVIOUSLY EXCLUDED UNDER PROVISION OF THE CONTRACT OR GENERAL CONDITIONS. THE CONTRACTOR SHALL COMPLY WITH ALL LAWS AND ORDINANCES BEARING ON THE OPERATION OR CONDUCT OF THE WORK AS DRAWN AND SPECIFIED. IF THE CONTRACTOR OBSERVES THAT A CONFLICT EXISTS BETWEEN PERMIT REQUIREMENTS AND THE WORK OUTLINED IN THE CONTRACT DOCUMENTS, THE CONTRACTOR SHALL PROMPTLY NOTIFY NATIVE ENGINEERING, PLLC IN WRITING INCLUDING A DESCRIPTION OF ANY NECESSARY CHANGES AND CHANGES TO THE CONTRACT PRICE RESULTING FROM CHANGES IN THE WORK.
2. WHENEVER REFERENCES ARE MADE TO STANDARDS OR CODES IN ACCORDANCE WITH WHICH WORK IS TO BE PERFORMED OR TESTED, THE EDITION OR REVISION OF THE STANDARDS AND CODES CURRENT ON THE EFFECTIVE DATE OF THIS CONTRACT SHALL APPLY, UNLESS OTHERWISE EXPRESSLY SET FORTH.
3. IN CASE OF CONFLICT AMONG ANY REFERENCED STANDARDS OR CODES OR BETWEEN ANY REFERENCED STANDARDS AND CODES AND THE SPECIFICATIONS, THE MORE RESTRICTIVE STANDARD SHALL APPLY OR OWNER'S REPRESENTATIVE SHALL DETERMINE WHICH SHALL GOVERN.

POINT OF CONNECTION
1. THE POINT OF CONNECTION OF THE IRRIGATION SYSTEM TO ITS ELECTRICAL POWER SOURCES SHALL BE PROVIDED BY THE GENERAL CONTRACTOR'S LICENSED ELECTRICAL CONTRACTOR PER GOVERNING CODES AT THE LOCATION SHOWN ON THE DRAWINGS. THE IRRIGATION CONTRACTOR WILL CONNECT THE POWER TO PROVIDED JUNCTION BOX OR GROUNDED PLUG RECEPTACLE.
2. THE POINT OF CONNECTION OF THE IRRIGATION SYSTEM TO ITS POTABLE OR NON-POTABLE WATER SOURCES, INCLUDING THE MAIN SHUTOFF VALVE AND BACKFLOW PREVENTER SHALL BE PROVIDED BY THE GENERAL CONTRACTOR'S LICENSED PLUMBING CONTRACTOR PER GOVERNING CODES AT THE LOCATION SHOWN ON THE DRAWINGS.

PROTECTION
1. THE CONTRACTOR SHALL CONTINUOUSLY MAINTAIN ADEQUATE PROTECTION OF ALL THEIR WORK FROM DAMAGE, DESTRUCTION, OR LOSS, AND SHALL PROTECT THE OWNER'S PROPERTY FROM DAMAGE ARISING IN CONNECTION WITH THIS CONTRACT. CONTRACTOR SHALL MAKE GOOD ANY SUCH DAMAGE, DESTRUCTION, LOSS OR INJURY, CONTRACTOR SHALL ADEQUATELY PROTECT ADJACENT PROPERTY AS PROVIDED BY LAW AND THE CONTRACT DOCUMENTS.
2. THE CONTRACTOR SHALL MAINTAIN SUFFICIENT SAFEGUARDS, SUCH AS BARRIERS, TEMPORARY WALKS, LIGHTS, ETC., AGAINST THE OCCURRENCE OF ACCIDENTS, INJURIES OR DAMAGE TO ANY PERSON OR PROPERTY ON OR ADJACENT TO THE PREMISES OR OTHERWISE ARISING OUT OF THE WORK.
3. ALL EXISTING PAVING, STRUCTURES, EQUIPMENT OR PLANT MATERIAL SHALL BE PROTECTED AT ALL TIMES, INCLUDING THE IRRIGATION SYSTEM RELATED TO PLANTS, FROM DAMAGE BY WORKERS AND EQUIPMENT. THE CONTRACTOR SHALL FOLLOW ALL PROTECTION REQUIREMENTS INCLUDING PLANT PROTECTION PROVISION OF THE GENERAL CONTRACT DOCUMENTS. ALL DAMAGES SHALL BE REPAIRED OR REPLACED AT THE CONTRACTOR'S EXPENSE. REPAIRS AND OR REPLACEMENT SHALL BE TO THE SATISFACTION OF NATIVE ENGINEERING, PLLC, INCLUDING THE SELECTION OF A CONTRACTOR TO UNDERTAKE THE REPAIR OR MAINTENANCE. REPAIRS SHALL BE AT NO COST TO THE OWNER.
4. CONTRACTOR TO EXERCISE CAUTION AND AVOID DAMAGE TO ROOTS OF EXISTING TREES TO REMAIN. PRESERVE ALL ROOTS 1" DIAMETER AND LARGER. ROOTS TO BE SEVERED CLEANLY WITH A SHARP CUTTING TOOL. MAIN LINE LOCATION AS SHOWN ON PLANS SHALL BE FIELD ADJUSTED BY CONTRACTOR TO AVOID CONFLICTS WITH PROPOSED LANDSCAPING AND EXISTING TREES TO REMAIN.
5. FOR TREES DAMAGED TO THE POINT WHERE THEY WILL NOT BE EXPECTED TO SURVIVE OR WHICH ARE SEVERELY DISFIGURED AND THAT ARE TOO LARGE TO REPLACE, THE COST OF DAMAGES SHALL BE AS DETERMINED BY THE OWNER'S ARBORIST USING ACCEPTED TREE VALUE EVALUATION METHODS.
6. THE CONTRACTOR SHALL REFRAIN FROM TRENCHING WITHIN THE DRIP LINE OF ANY EXISTING TREE TO REMAIN. NATIVE ENGINEERING, PLLC MAY REQUIRE THE CONTRACTOR TO RELOCATE PROPOSED IRRIGATION WORK, BORE LINES BENEATH ROOTS OR USE AIR SPADE TECHNOLOGY TO DIG TRENCHES THROUGH AND UNDER THE ROOT SYSTEM TO AVOID DAMAGE TO EXISTING TREE ROOT AREAS.
7. ALL PRESSURE MAIN LINES UNDER ASPHALT PAVEMENT SHALL BE WITHIN SLEEVES AS SHOWN ON PLANS.

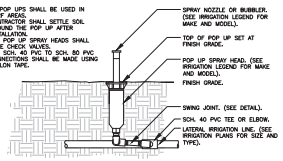
UTILITIES
1. CONTRACTOR SHALL CAREFULLY EXAMINE THE CIVIL RECORD, AND SURVEY DRAWINGS TO BECOME FAMILIAR WITH THE EXISTING UNDERGROUND CONDITIONS BEFORE DIGGING.
2. DO NOT BEGIN ANY EXCAVATION UNTIL ALL UNDERGROUND UTILITIES HAVE BEEN LOCATED AND MARKED.
3. DETERMINE LOCATION OF UNDERGROUND UTILITIES AND PERFORM WORK IN A MANNER THAT WILL AVOID POSSIBLE DAMAGE. HAND EXCAVATE, AS REQUIRED. MAINTAIN STAKES AND OR MARKINGS SET BY OTHERS UNTIL PARTIES CONCERNED MUTUALLY AGREE TO THEIR REMOVAL.

RECLAIMED WATER SYSTEM DESIGNATION
1. WHERE IRRIGATION SYSTEMS USE RECLAIMED WATER, ALL PRODUCTS INCLUDING VALVE BOXES, LATERAL AND MAIN LINE PIPE, ETC. WHERE APPLICABLE AND/OR REQUIRED BY LOCAL CODE SHALL HAVE THE RECLAIMED WATER PURPLE COLOR DESIGNATION.



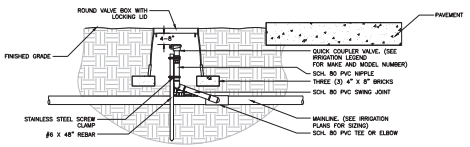
NOTES:
1. ALL IRRIGATION FITTINGS SHALL BE SCH. 40 PVC UNLESS SPECIFIED OTHERWISE.
2. ALL THREADED CONNECTIONS FROM SCH. 40 TO SCH. 80 PVC SHALL BE MADE USING TEFLON TAPE.
3. CONTRACTOR SHALL SETTLE THE AREA AROUND THE BUBBLER AND EDGE OF THE ROOT BALL SO THAT ALL IRRIGATION FLOWS THROUGH THE ROOT BALL.

4 TYPICAL BUBBLER DETAIL N.T.S.



NOTE:
1. 6" POP UPS SHALL BE USED IN TURF AREAS.
2. CONTRACTOR SHALL SETTLE SOIL AROUND THE POP UP AFTER INSTALLATION.
3. ALL POP UP SPRAY HEADS SHALL HAVE CHECK VALVES.
4. ALL SCH. 40 PVC TO SCH. 80 PVC CONNECTIONS SHALL BE MADE USING TEFLON TAPE.

5 TYPICAL POP-UP SPRAY DETAIL N.T.S.



NOTES:
1. ALL THREADED CONNECTIONS SHALL BE INSTALLED USING TEFLON TAPE.
2. VALVE BOX SHALL BE WRAPPED WITH A MINIMUM 3 MIL THICK PLASTIC AND SECURED TO THE VALVE BOX USING DUCT TAPE OR ELECTRICAL TAPE.
3. ALL QUICK COUPLERS SHALL BE INSTALLED A MINIMUM OF 18" OFF OF THE MAINLINE.
4. VALVE BOXES SHALL BE LOCATED IN PLANTING AREAS.

6 TYPICAL QUICK COUPLER DETAIL N.T.S.

ORIGINAL SET: 6/14/23

NO	DATE	DESCRIPTION
1	7/27/23	REVISED PER COUNTY & STAFF COMMENTS
2	10/04/23	REVISED PER POINT ACCESS COMMENTS
3	06/17/24	REVISED PER COUNTY & STAFF COMMENTS

NATIVE engineering,pllc
P.O. BOX 2984
LAND O' LAKES, FL 34639
(813) 536-2539

MAJOR SITE PLAN FOR CONVENIENCE STORE @ US HWY 441 & SE 147TH PLACE
FOR
AMPROP ENTERPRISES SUMMERFIELD LLC
4201 W CYPRESS STREET, TAMPA, FL 33607
MARION COUNTY FLORIDA

IRRIGATION PLAN

BRIAN BLAZEWICK
State of Florida,
Registered Landscape Architect,
License No. LA6667484

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY BRIAN BLAZEWICK, RLA ON THE DATE ADJACENT TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SHA-1 AUTHENTICATION CODE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

SHEET NUMBER
L4.0

S-T-R
16-17-23

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