

June 2, 2023

PROJECT NAME: SADDLE OAK CLUB EXPANSION

PROJECT NUMBER: 2022120009

APPLICATION: MAJOR SITE PLAN #29897

- 1 DEPARTMENT: ENGDRN - STORMWATER REVIEW  
REVIEW ITEM: 6.13.2.B(8) - Calculation & Plan Consistency  
STATUS OF REVIEW: INFO  
REMARKS: This criteria to be reviewed with resubmittal.
- 2 DEPARTMENT: ENGDRN - STORMWATER REVIEW  
REVIEW ITEM: 6.13.10.B - Copy of NPDES Permit or NOI  
STATUS OF REVIEW: INFO  
REMARKS: Please provide a copy of the NPDES permit or NOI prior to construction.
- 3 DEPARTMENT: ENGDRN - STORMWATER REVIEW  
REVIEW ITEM: Copy of District Permit (County Interest)  
STATUS OF REVIEW: INFO  
REMARKS: Please provide a copy of the District permit prior to construction.
- 4 DEPARTMENT: ENGDRN - STORMWATER REVIEW  
REVIEW ITEM: Additional Stormwater comments  
STATUS OF REVIEW: INFO  
REMARKS: 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.
- 5 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW  
REVIEW ITEM: 2.12.4.K - List of approved waivers, their conditions, and the date of approval  
STATUS OF REVIEW: INFO  
REMARKS: 4/12/23 - add waivers if requested in the future
- 6 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW  
REVIEW ITEM: Additional Development Review Comments  
STATUS OF REVIEW: INFO  
REMARKS: After approval, plans will be electronically stamped by the County. The applicant will receive an email indicating that approved plans are available for download and are located in the ePlans project Approved folder. For Development Review submittals, with the exception of Final Plats and Minor Site Plans, applicants are required to print, obtain required signatures, and sign and seal two 24"x 36" sets of the electronically stamped approved plan and deliver them to the Office of County Engineer, Development Review Section, located at 412 SE 25th Avenue Ocala, FL 34471. Upon receipt, a development order will be issued. Until such time as that development order is issued, the project does not have final approval and construction, if applicable, shall not commence. For plans requiring As-Builts, As-Builts and associated documentation shall be submitted on paper in accordance with current county requirements.
- 7 DEPARTMENT: UTIL - MARION COUNTY UTILITIES  
REVIEW ITEM: 6.15.3 - Fire Protection/Fire Flow Capacity  
STATUS OF REVIEW: INFO  
REMARKS: defer to MCFR

- 8 DEPARTMENT: UTIL - MARION COUNTY UTILITIES  
REVIEW ITEM: Additional Utilities comments  
STATUS OF REVIEW: INFO  
REMARKS: This parcel served by Sun Communities Utilities which is not one of the reviewers during this process - MCU strongly recommends this private utility have an opportunity to review and comment on all utility connections shown prior to final approval through DRC.
- 9 DEPARTMENT: FRMSH - FIRE MARSHAL REVIEW  
REVIEW ITEM: 6.18.2 - Fire Flow/Fire Hydrant  
STATUS OF REVIEW: INFO  
REMARKS: Also recommended to relocate the hydrant at the T south of the golf cart parking to the apparatus can have a more accessible access to the steamer cap.
- 10 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW  
REVIEW ITEM: 2.12.4.L(5)/5.4 - [Applicable Springs Protection Zone Listed?]  
STATUS OF REVIEW: INFO  
REMARKS: Revise the site note to include " Spring protection overlay zone - Secondary"
- 11 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW  
REVIEW ITEM: Additional Planning Items:  
STATUS OF REVIEW: INFO  
REMARKS: Rezoning application 230208ZC was approved by BCC on 02/21/2023 for a proposed expansion.
- 12 DEPARTMENT: ZONE - ZONING DEPARTMENT  
REVIEW ITEM: 2.12.6 - Location of water and sewer. Does this need a special use permit?  
STATUS OF REVIEW: INFO  
REMARKS: Defer to MCU.
- 13 DEPARTMENT: ENRAA - ACQ AGENT ENG ROW  
REVIEW ITEM: Major Site Plan  
STATUS OF REVIEW: INFO  
REMARKS: IF APPLICABLE:  
Sec. 2.18.1.I - Show connections to other phases.  
Sec.2.19.2.H – Legal Documents  
Legal documents such as Declaration of Covenants and Restrictions, By-Laws, Articles of Incorporation, ordinances, resolutions, etc.  
Sec. 6.3.1.B.1 – Required Right of Way Dedication (select as appropriate)  
For Public Streets. "[All streets and rights-of-way shown on this plat or name specifically if less than all] are hereby dedicated for the use and benefit of the public."  
Sec. 6.3.1.B.2 – Required Right of Way Dedication  
For Non-Public Streets. "[All streets and rights-of-way shown on this plat or name specifically if less than all] are hereby dedicated privately to the [entity name]. All public authorities and their personnel providing services to the subdivision are granted an easement for access. The Board of County Commissioners of Marion County, Florida, shall have no responsibility, duty, or liability whatsoever regarding such streets. Marion County is granted an easement for emergency maintenance in the event of a local, state, or federal state of emergency wherein the declaration includes this subdivision or an emergency wherein the health, safety, or welfare of the public is deemed to be at risk."  
Sec. 6.3.1.D.3 - Cross Access Easements  
For Cross Access Easements. "All parallel access easements shown on this plat are hereby dedicated for the use and benefit of the public, and maintenance of said easements is the responsibility of [entity name]."  
Sec. 6.3.1.C.1 - Utility Easements (select as appropriate)

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

Sec. 6.3.1.C.2 – Utility Easements

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

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

1. "[All stormwater and drainage easements as shown or noted or name specifically if less than all] are dedicated [private or to the public] for the construction and maintenance of such facilities."
2. "[All stormwater management tracts or identify each tract as appropriate] as shown are dedicated [private or to the public] for the construction and maintenance of such facilities."
3. When any stormwater easement and/or management tract is not dedicated to the public or Marion County directly, the following statement shall be added to the dedication language: "Marion County is granted the right to perform emergency maintenance on the [stormwater easement and/or management tract, complete accordingly] in the event of a local, state, or federal state of emergency wherein the declaration includes this subdivision or an emergency wherein the health, safety, or welfare of the public is deemed to be at risk."

Sec.6.3.1.D(f) –

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

14 DEPARTMENT: ENGDRN - STORMWATER REVIEW

REVIEW ITEM: 2.12.4.L(9)(b) - Data Block (Impervious Area)

STATUS OF REVIEW: NO

REMARKS: 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.

15 DEPARTMENT: ENGDRN - STORMWATER REVIEW

REVIEW ITEM: 2.12.8 - Topographical Contours

STATUS OF REVIEW: NO

REMARKS: LDC requires contours to extend 100 feet beyond the property boundary. A waiver may be pursued if desired.

16 DEPARTMENT: ENGDRN - STORMWATER REVIEW

REVIEW ITEM: 2.12.13/14/15 - General Exhibits

STATUS OF REVIEW: NO

REMARKS: Please submit a National Wetlands Inventory map with project boundary outlined.

17 DEPARTMENT: ENGDRN - STORMWATER REVIEW

REVIEW ITEM: 2.12.38 - Stormwater Maintenance Entity

STATUS OF REVIEW: NO

REMARKS: Please add the following Owner's Certification to plan cover sheet: "I hereby certify that I, my successors, and assigns shall perpetually maintain the improvements as shown on this plan". The individual signing the certification needs to be an agent or member of the entity that will own and maintain the stormwater system, or an authorized signatory of that entity. If signatory is not an agent or member, a letter authorizing a different individual needs to be submitted with the signed documents. The authorization letter must be signed by and agent/officer of owner. Sunbiz will be used to verify agents and/or officers.

- 18 DEPARTMENT: ENGDRN - STORMWATER REVIEW  
REVIEW ITEM: 6.13.2.B(1)/(2) - Runoff Analysis/ Tc Calculations  
STATUS OF REVIEW: NO  
REMARKS: See comment under "6.13.2.B(4) - Hydrologic Analysis"
- 19 DEPARTMENT: ENGDRN - STORMWATER REVIEW  
REVIEW ITEM: 6.13.2.A(3) - Retention/Detention Area Design Parameters  
STATUS OF REVIEW: NO  
REMARKS: Add coordinates and dimensions to the major pond components (changes in alignment, corners, etc) for constructability.
- 20 DEPARTMENT: ENGDRN - STORMWATER REVIEW  
REVIEW ITEM: 6.13.3 - Type of Stormwater Facility Criteria  
STATUS OF REVIEW: NO  
REMARKS: For commercial lots or subdivisions retention/detention areas shall be designed with a 5' maintenance path around the entire perimeter of the facility and side slopes.
- 21 DEPARTMENT: ENGDRN - STORMWATER REVIEW  
REVIEW ITEM: 6.13.4 - Stormwater Quantity Criteria  
STATUS OF REVIEW: NO  
REMARKS: See comment under "6.13.2.B(4) - Hydrologic Analysis"
- 22 DEPARTMENT: ENGDRN - STORMWATER REVIEW  
REVIEW ITEM: 6.13.2.B(4) - Hydrologic Analysis  
STATUS OF REVIEW: NO  
REMARKS: (1) Per the SWFWMD isohyetal maps, the 100-year, 24-hour storm is approximately 11.0 inches. The model inputs submitted utilized 10.0 inches. Please clarify. (2) The soil properties inputs used in the ICPR perc links do not appear to be supported by the soil data collected by the geotechnical consultant. Please clarify. The WMP parameters are not typically used when site specific data is available. Please revise the calculations to incorporate the available geotechnical information. (3) Please confirm that same datum is used between model and site survey/design.
- 23 DEPARTMENT: ENGDRN - STORMWATER REVIEW  
REVIEW ITEM: 6.13.4.C - Discharge Conditions  
STATUS OF REVIEW: NO  
REMARKS: See comment under "6.13.2.B(4) - Hydrologic Analysis"
- 24 DEPARTMENT: ENGDRN - STORMWATER REVIEW  
REVIEW ITEM: 6.13.2.B(6) - Freeboard  
STATUS OF REVIEW: NO  
REMARKS: See comment under "6.13.2.B(4) - Hydrologic Analysis"
- 25 DEPARTMENT: ENGDRN - STORMWATER REVIEW  
REVIEW ITEM: 6.13.4.D - Recovery Analysis  
STATUS OF REVIEW: NO  
REMARKS: (1) See comment under "6.13.2.B(4) - Hydrologic Analysis". (2) Marion County LDC requires recovery within 14 days following the design storm, in this case the 100-year, 24-hour storm. If recovery is not achievable within 14 days, pond must be designed to retain an additional post - pre for the design storm. Reviewer did not find calculations for this recovery. Please clarify.

- 26 DEPARTMENT: ENGDRN - STORMWATER REVIEW  
REVIEW ITEM: 6.13.6.C - Best Management Practices  
STATUS OF REVIEW: NO  
REMARKS: Plan details need to include County's standard karst repair detail. Contact reviewer to obtain a copy of the detail.
- 27 DEPARTMENT: ENGDRN - STORMWATER REVIEW  
REVIEW ITEM: 6.13.8 - Stormwater Conveyance Criteria  
STATUS OF REVIEW: NO  
REMARKS: See comment under "6.13.2.B(5) - Hydraulic Analysis"
- 28 DEPARTMENT: ENGDRN - STORMWATER REVIEW  
REVIEW ITEM: 6.13.2.B(5) - Hydraulic Analysis  
STATUS OF REVIEW: NO  
REMARKS: (1) Please provide conveyance system calculation for the proposed systems. HGL calculations need to be provided to ensure that conveyance system can accommodate runoff with applicable tailwater condition without surcharging inlets. (2) Engineer to submit conveyance system calculations for all hydraulic structures (swales, pipes, flumes, etc.). Per LDC, hydraulic calculations to utilize rainfall intensity for 25-year curve on the FDOT zone 7 IDF curves. In the IDF curve, engineer to utilize the duration equal to the  $T_c$  when determining the intensity.
- 29 DEPARTMENT: ENGDRN - STORMWATER REVIEW  
REVIEW ITEM: 6.13.2.A(6) - Existing/Proposed Stormwater Pipes  
STATUS OF REVIEW: NO  
REMARKS: (1) Please clarify the use of a bubble up structure with sumped pipe. This is not a preferable configuration, especially in light of the seasonal high water elevation per the geotechnical data provided. The profile for this run of pipe shows a 8" pipe crossing, but survey and grading plan do not depict this run of pipe. Based on grading, it appears that the location of inlet B-2 could be adjusted to avoid this pipe conflict. Please clarify. (2) Based on aerial imagery, the ~ 4' sumped discharge area appear to stay wet. This is supported by the estimated seasonal high water table data presented by the geotechnical engineer. This not a desirable design configuration. Sumped discharges have been allowed in the County, but they are required to have separation between the discharge pipe invert and the seasonal high.
- 30 DEPARTMENT: ENGDRN - STORMWATER REVIEW  
REVIEW ITEM: 6.13.2.A(12)/6.12.5 - Stormwater Details, Cross Sections, References  
STATUS OF REVIEW: NO  
REMARKS: Plans need to include cross sections of the DRA. Cross sections, to scale, along the width and length of each pond, need to show 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. A typical cross section can be used instead when sufficient information is shown on the plan view which minimally includes pond width and length call outs as measured at the pond's top and bottom elevations.
- 31 DEPARTMENT: ENGDRN - STORMWATER REVIEW  
REVIEW ITEM: 6.13.12 - Operation and Maintenance  
STATUS OF REVIEW: NO  
REMARKS: Please submit signed O&M. The individual signing the certification needs to be an agent or member of the entity that will own and maintain the stormwater system, or an authorized signatory of that entity. If signatory is not an agent/officer, a letter authorizing a different individual needs to be submitted with the signed documents. The authorization letter must be signed by and agent/officer of owner. Sunbiz will be used to verify agents and/or officers.

- 32 DEPARTMENT: ENGDRN - STORMWATER REVIEW  
REVIEW ITEM: Please provide a final signed and sealed hard copy signature page with references to the stormwater analysis or final hard copy of the full stormwater analysis.  
STATUS OF REVIEW: NO  
REMARKS: After all stormwater comments are resolved, please provide a hard copy of the final signed and sealed stormwater report signature page with references to the stormwater analysis or a copy of the final signed and sealed full stormwater analysis.
- 33 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW  
REVIEW ITEM: 2.21.2.B - Major Site Plan fee of \$250.00 + (\$5.00 x total site acreage) made payable to Marion County BCC  
STATUS OF REVIEW: NO  
REMARKS: 4/12/23 - fee due with resubmittal
- 34 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW  
REVIEW ITEM: 2.12.4.A - Type of application on front page  
STATUS OF REVIEW: NO  
REMARKS: 4/12/23 - application is major site plan
- 35 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW  
REVIEW ITEM: 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  
STATUS OF REVIEW: NO                      REMARKS:
- 36 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW  
REVIEW ITEM: 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.  
STATUS OF REVIEW: NO                      REMARKS:
- 37 DEPARTMENT: UTIL - MARION COUNTY UTILITIES  
REVIEW ITEM: 6.14.2.A(1) - Letter of Availability and Capacity (w/Location Map of water and/or sewer as app) from provider  
STATUS OF REVIEW: NO  
REMARKS: Parcel lies within Sun Communities' service area. Development on this parcel will require a map and letter of availability and capacity from the provider for public water and sewer connection per Land Development Code 6.14.2.
- 38 DEPARTMENT: UTIL - MARION COUNTY UTILITIES  
REVIEW ITEM: Utilities Plan Review Fee per Resolution 15-R-583 - payable to Marion County Utilities  
STATUS OF REVIEW: NO  
REMARKS: \$130 minimum review fee. To pay this by phone, call 352-671-8686 and note "Utility Review fee for AR 29897. Get agent's name for response letter to clear this checklist item upon resubmittal.
- 39 DEPARTMENT: FRMSH - FIRE MARSHAL REVIEW  
REVIEW ITEM: 6.18.2.G - Painting and Marking of Fire Hydrants  
STATUS OF REVIEW: NO  
REMARKS: Please note on the utility page. Fire hydrant locations shall be indicated by placement of a blue reflector in the middle of the roadway lane closest to the hydrant. Please add the following note to the plans. Once all new hydrants have been installed, tested, and painted per NFPA 291 by a third party contractor. A third party contractor shall provide the Marion County Fire Prevention Office with a copy of the hydrant flow data.

- 40 DEPARTMENT: FRMSH - FIRE MARSHAL REVIEW  
REVIEW ITEM: NFPA 1 Chapter 18.2.3 - Fire Dept Access Roads  
STATUS OF REVIEW: NO  
REMARKS: The T turn around located on the east side of the site plans appears to be too short for a turn around for MCFR largest apparatus. Please contact the Marion County Fire Prevention Office for the details for the largest apparatus
- 41 DEPARTMENT: 911 - 911 MANAGEMENT  
REVIEW ITEM: 2.12.28 - Correct road names supplied  
STATUS OF REVIEW: NO  
REMARKS: New road names are – SW 53rd Ter, SW 55th Ter and SW 58th St are listed on Sheet C200. Please label on all future submissions.
- 42 DEPARTMENT: 911 - 911 MANAGEMENT  
REVIEW ITEM: 6.2.1.F - North arrow and graphic drawing and written scale  
STATUS OF REVIEW: NO  
REMARKS: Sheets C320, C321 the North Arrow is missing
- 43 DEPARTMENT: ENGSUR - SURVEY REVIEW  
REVIEW ITEM: 6.4.7.B(2) - Horizontal control points shall be monumented and referenced to the Florida State Plane Coordinate System  
STATUS OF REVIEW: NO  
REMARKS: Please reference horizontal control to the Florida State Plane Coordinate System.
- 44 DEPARTMENT: ENGSUR - SURVEY REVIEW  
REVIEW ITEM: 6.4.7.B(4) - Provide a statement or table detailing horizontal datum, adjustment, and coordinate values  
STATUS OF REVIEW: NO  
REMARKS: Please provide.
- 45 DEPARTMENT: ENGSUR - SURVEY REVIEW  
REVIEW ITEM: 2.12.9 - Provide location and dimensions of all rights-of-way serving the project  
STATUS OF REVIEW: NO  
REMARKS: Please provide dimensions of rights-of-way serving the project.
- 46 DEPARTMENT: ENGSUR - SURVEY REVIEW  
REVIEW ITEM: 2.12.11 - Provide an aerial map of the site with a layout of the development  
STATUS OF REVIEW: NO  
REMARKS: Please overlay sheet C200 onto an aerial.
- 47 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION  
REVIEW ITEM: 2.12.18 - All trees 10" DBH and larger  
STATUS OF REVIEW: NO  
REMARKS: Show all existing trees on parcel
- 48 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION  
REVIEW ITEM: 6.7.8 - Protected tree replacement requirements  
STATUS OF REVIEW: NO  
REMARKS: 1. Provide mitigation calculations 2. All trees over 30" dbh to be removed shall be assessed for condition by qualified arborist

- 49 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION  
REVIEW ITEM: 6.7.9 - Replacement trees; general requirements  
STATUS OF REVIEW: NO  
REMARKS: 1. Confirm number of inches to remain. 2. If number of inches to remain is greater than 100" per acre, no mitigation is required
- 50 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION  
REVIEW ITEM: 6.8.5 - Landscape area requirements for residential and mixed use developments  
STATUS OF REVIEW: NO  
REMARKS: Provide landscape calculations
- 51 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION  
REVIEW ITEM: 6.8.12 - Landscape completion inspection requirements  
STATUS OF REVIEW: NO  
REMARKS: add note from this section of code to plan
- 52 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION  
REVIEW ITEM: 6.9.2 - Irrigation plan requirements (details, legend, notes)  
STATUS OF REVIEW: NO  
REMARKS: provide irrigation plan



**Marion County  
Board of County Commissioners**

AR 29897

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: 5/30/2023 Parcel Number(s): 35369-027-00 Permit Number: AR 29897

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

Project Name: Saddle Oak Club Expansion Commercial  Residential   
Subdivision Name (if applicable): Saddle Oak Club  
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): Dan Gibbs c/o Sun Saddle Oak See included authorization letter  
Signature: *DG*  
Mailing Address: 1800 Parkway Place, Ste. 7000 City: Marietta  
State: GA Zip Code: 30067 Phone # 404-895-9446  
Email address: dgibbs@atwell-group.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): Atwell, LLC Contact Name: Dan Gibbs  
Mailing Address: 1800 Parkway Place, Ste. 700 City: Marietta  
State: GA Zip Code: 30067 Phone # 404-895-9446  
Email address: dgibbs@atwell-group.com

**D. WAIVER INFORMATION:**

Section & Title of Code (be specific): \_\_\_\_\_  
Reason/Justification for Request (be specific): \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**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): \_\_\_\_\_



# 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) 2.12.8 - Topographical Contours

Reason/Justification for Request (be specific): Comment states "LDC requires contours to extend 100 feet beyond the property boundary."  
We have survey outside of the property boundary, but not to 100' beyond the boundary. We are proposing the use of LiDAR data to fill in the missing topography to 100' beyond the property boundary.

Section & Title of Code (be specific) 6.13.3 - Type of Stormwater Facility Criteria

Reason/Justification for Request (be specific): Comment states, "For commercial lots or subdivisions retention/detention areas shall be designed with a 5' maintenance path around the entire perimeter of the facility and side slopes."  
There is an existing dry retention stormwater pond that we are proposing an expansion to. We are only proposing a modification to a small area of this pond and adding a 5' maintenance path to the existing pond would require a major reworking of the pond outside of the proposed disturbed area.

Section & Title of Code (be specific) \_\_\_\_\_

Reason/Justification for Request (be specific): \_\_\_\_\_

Section & Title of Code (be specific) \_\_\_\_\_

Reason/Justification for Request (be specific): \_\_\_\_\_

Section & Title of Code (be specific) \_\_\_\_\_

Reason/Justification for Request (be specific): \_\_\_\_\_

Section & Title of Code (be specific) \_\_\_\_\_

Reason/Justification for Request (be specific): \_\_\_\_\_

Section & Title of Code (be specific) \_\_\_\_\_

Reason/Justification for Request (be specific): \_\_\_\_\_

# CONSTRUCTION PLANS FOR SADDLE OAK CLUB

5440 SW 56TH ST  
OCALA, MARION COUNTY, FLORIDA  
TAX PARCEL: 35369-027-00



VICINITY MAP  
N.T.S.



FEMA MAP  
N.T.S.



AERIAL MAP  
N.T.S.



ZONING MAP  
N.T.S.



FUTURE LAND USE MAP  
N.T.S.

NOTE: BASED ON GRAPHIC DETERMINATION, THIS PROPERTY DOES NOT  
LIE IN A FEMA/FIRM SPECIAL FLOOD HAZARD AREA PER COMMUNITY  
PANAL NO. 12083C014E DATED 4/19/2017.

**SADDLE OAK CLUB**  
TOTAL SITE AREA: 5.20 AC.  
EXISTING ZONING: P-MH

## DEVELOPMENT TEAM

<b>OWNER</b> SUN SADDLE OAK LLC 27777 FRANKLIN RD., STE 200 SOUTHFIELD, MICHIGAN 48034 PHONE: (352) 873-0494 FAX: (352) 873-7358 CONTACT: TARRAH SMITH	<b>CIVIL ENGINEER</b> ATWELL, LLC 1800 PARKWAY PLACE, SUITE 700 MARIETTA, GA 30067 PHONE: (770) 423-0807 x1805 FAX: (770) 423-1262 CONTACT: DAN GIBBS	<b>SURVEYOR</b> ATWELL, LLC 1800 PARKWAY PLACE, SUITE 700 MARIETTA, GA 30067 PHONE: (770) 423-0807 X1825 FAX: (770) 423-1262 CONTACT: CLYDE ELDREDGE, PLS, PSM
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## GOVERNING AGENCIES AND UTILITY CONTACTS

<b>MARION COUNTY PLANNING &amp; ZONING</b> 2710 E. SILVER SPRINGS BLVD. OCALA, FL 34470 PHONE: (352) 438-2600 CONTACT: EARL HAHN	<b>OCALA WATER RESOURCES</b> 1805 NE 30TH AVE., BLDG 600 OCALA, FL 34470 PHONE: (352) 351-6772	<b>SUMTER ELECTRIC COOPERATIVE (SECO)</b> 4872 SOUTHWEST 60th AVENUE OCALA, FL 34474 PHONE: (352) 793-3801
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**SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT (SWFWMD)**  
2379 BROAD STREET  
BROOKSVILLE, FL 34604  
PHONE: (352) 796-7211  
CONTACT: MONTE RITTER, P.E.

## PROJECT NARRATIVE

THE EXISTING SADDLE OAK MH COMMUNITY PROPOSED EXPANSION WOULD ADD 16 LOTS. THE PROPOSED CONSTRUCTION INCLUDES GRADING, STORMWATER INFRASTRUCTURE AND UTILITIES TO SERVICE THE PROPOSED 16 LOTS.

### MARION COUNTY NOTES

- 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.
- 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, PRELIMINARY PLAT, IMPROVEMENT PLAN, FINAL PLAT, SITE PLAN, OR BUILDING PERMIT REVIEW.

### OWNER'S CERTIFICATIONS:

- SUN COMMUNITIES IS THE PARENT COMPANY OF SADDLE OAK, AND IS THE OWNER AND OPERATOR OF SADDLE OAK.
- THE PRIVATE ROADS, PARKING AREAS, DETENTION AREAS, COMMON AREAS, ETC WILL BE DESIGNED AND CONSTRUCTED TO COUNTY STANDARDS TO THE EXTENT POSSIBLE.
- SUN COMMUNITIES WILL OWN AND MAINTAIN THE PROPERTY IN PERPETUITY.

### 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.

*Daniel R. Gibbs*  
DANIEL R. GIBBS, PE No. 60088

SUBMITTAL DATE  
SUBMITTAL - 03-20-2023

Sheet List Table	
Sheet Number	Sheet Title
C000	COVER
C100	SURVEY 1 OF 2
C101	SURVEY 2 OF 2
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C200	SITE PLAN
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C500	SWPPP
C400	UTILITY PLAN
C600	STORM PROFILE SHEET
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C705	CONSTRUCTION DETAILS
C706	CONSTRUCTION DETAILS
C800	EROSION DETAILS
L100	TREE SAVE PLAN
L200	LANDSCAPE PLAN
L300	LANDSCAPE DETAILS

DRAWN BY: NLL  
CHECKED BY: MT  
PROJECT MANAGER: DRG  
JOB #: 2005467  
FILE CODE: CSP  
SHEET NO.: C000

**811**  
Know what's below.  
Call before you dig.  
ATWELL  
1800 PARKWAY PLACE, SUITE 700  
MARIETTA, GA 30067  
PHONE: (770) 423-0807  
FAX: (770) 423-1262  
WWW.ATWELL-LLC.COM

**ATWELL**  
1800 PARKWAY PLACE, SUITE 700  
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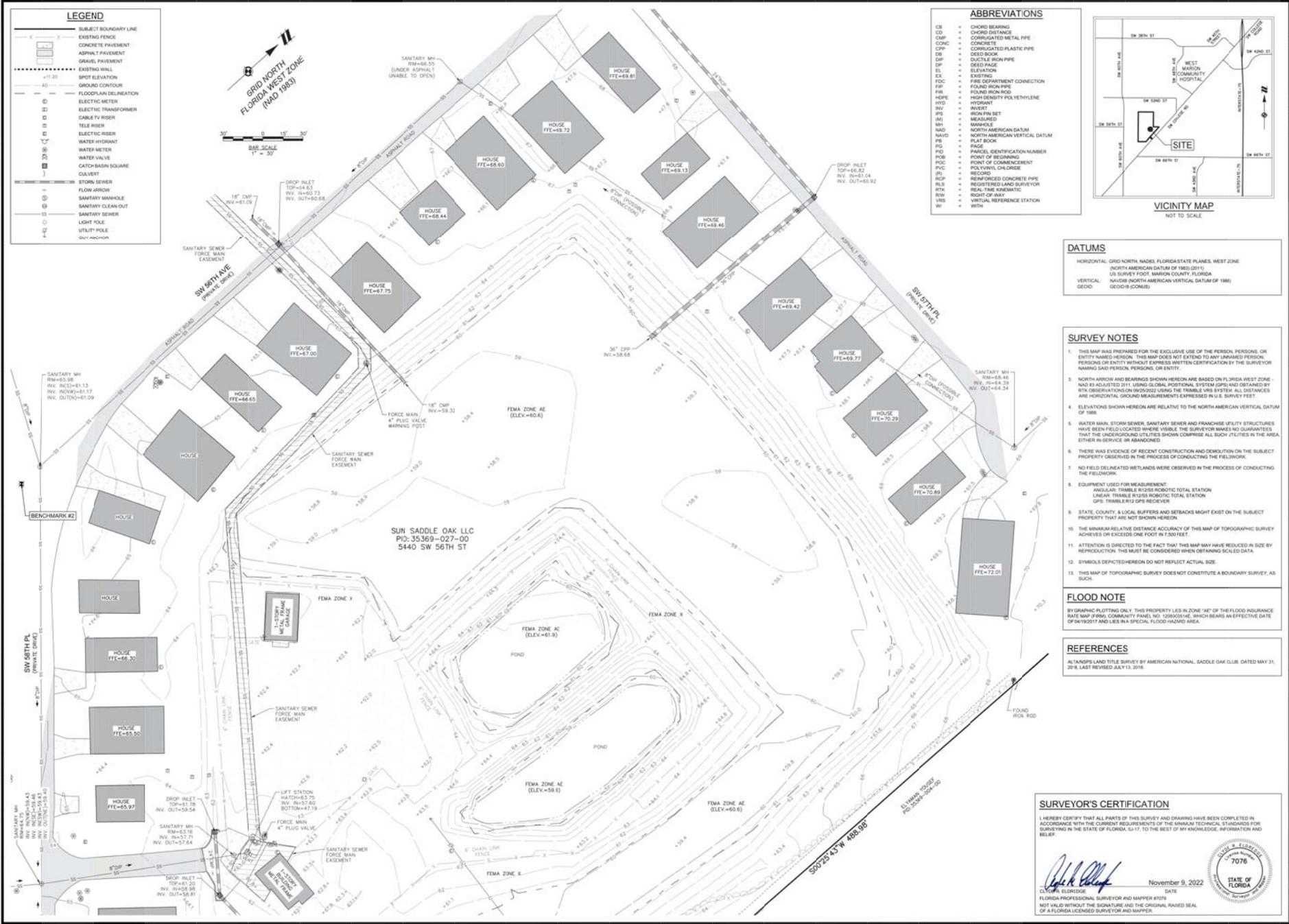
SECTION 4, TOWNSHIP 16 SOUTH,  
RANGE 21 EAST  
5440 SW 56TH ST  
OCALA  
MARION COUNTY, FLORIDA

SADDLE OAK CLUB  
SUN SADDLE OAK LLC  
CONSTRUCTION PLANS  
COVER

DATE: 03-20-2023

REVISIONS

NOT FOR CONSTRUCTION



**LEGEND**

- SUBJECT BOUNDARY LINE
- EXISTING FENCE
- CONCRETE PAVEMENT
- ASPHALT PAVEMENT
- GRAVEL PAVEMENT
- EXISTING WALL
- SPOT ELEVATION
- GROUND CONTOUR
- FLOODPLAIN DELINEATION
- ELECTRIC METER
- ELECTRIC TRANSFORMER
- CABLE TV RISER
- TELE RISER
- ELECTRIC RISER
- WATER HYDRANT
- WATER METER
- WATER VALVE
- CATCH BASIN SQUARE
- CULVERT
- STORM SEWER
- FLOW ARROW
- SANITARY MANHOLE
- SANITARY CLEAN-OUT
- SANITARY SEWER
- LIGHT POLE
- UTILITY POLE
- GUY WIRE

**ABBREVIATIONS**

- CB = CHORD BEARING
- CD = CHORD DISTANCE
- CMF = CORRUGATED METAL PIPE
- CONC = CONCRETE
- CIP = CORRUGATED PLASTIC PIPE
- DB = DEED BOOK
- DI = DUCTILE IRON PIPE
- EX = EXISTING
- ELEV = ELEVATION
- FPC = FIRE DEPARTMENT CONNECTION
- FIP = FOUND IRON PIPE
- FIR = FOUND IRON ROD
- HDP = HIGH DENSITY POLYETHYLENE
- HYDRANT = HYDRANT
- INVERT = INVERT
- IRI = IRON RIM SET
- MANH = MANHOLE
- NAD = NORTH AMERICAN DATUM
- NV = NORTH AMERICAN VERTICAL DATUM
- PB = PLAT BOOK
- PAGE = PAGE
- PID = PARCEL IDENTIFICATION NUMBER
- POB = POINT OF BEGINNING
- POC = POINT OF COMMENCEMENT
- POLY = POLYURETHANE
- REC = RECORDED
- REINF = REINFORCED CONCRETE PIPE
- RLS = REGISTERED LAND SURVEYOR
- REAL = REAL ESTATE
- R/W = RIGHT-OF-WAY
- VRS = VERTICAL REFERENCE STATION
- W/ = WITH

**VICINITY MAP**

NOT TO SCALE

**DATUMS**

HORIZONTAL: GRID NORTH, NADEL, FLORIDA STATE PLANS, WEST ZONE  
 NORTH AMERICAN DATUM OF 1983 (NAD 1983)  
 VERTICAL: NAVD83 NORTH AMERICAN VERTICAL DATUM OF 1983  
 GEOID: GEOID19 CONUS

**SURVEY NOTES**

1. THIS MAP WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS, OR ENTITY NAMED HEREON. THIS MAP DOES NOT EXTEND TO ANY UNPAID PERSON, PERSONS OR ENTITY WITHOUT EXPRESS WRITTEN CERTIFICATION BY THE SURVEYOR NAMED SAID PERSON, PERSONS, OR ENTITY.
2. NORTH ARROW AND BEARINGS SHOWN HEREON ARE BASED ON FLORIDA WEST ZONE NAD 83 ADJUSTED DTM USING GLOBAL POSITIONAL SYSTEM GPS AND OBTAINED BY RTK OBSERVATIONS ON DISPOSABLE USE THE TRIMBLE VRS SYSTEM. ALL DISTANCES ARE HORIZONTAL GROUND MEASUREMENTS EXPRESSED IN U.S. SURVEY FEET.
3. ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1983.
4. WATER MAIN, STORM SEWER, SANITARY SEWER AND FRANCHISE UTILITY STRUCTURES HAVE BEEN FIELD LOCATED WHERE VISIBLE. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED.
5. THERE WAS EVIDENCE OF RECENT CONSTRUCTION AND DEMOLITION ON THE SUBJECT PROPERTY OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
6. NO FIELD DELINEATED WETLANDS WERE OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
7. EQUIPMENT USED FOR MEASUREMENT:  
 ANGLAR: TRIMBLE R1050 ROBOTIC TOTAL STATION  
 LINEAR: TRIMBLE R1050 ROBOTIC TOTAL STATION  
 GPS: TRIMBLE R12 GPS RECEIVER
8. STATE, COUNTY, LOCAL BUFFERS AND SETBACKS MIGHT EXIST ON THE SUBJECT PROPERTY THAT ARE NOT SHOWN HEREON.
9. THE MINIMUM RELATIVE DISTANCE ACCURACY OF THIS MAP OF TOPOGRAPHIC SURVEY ACHIEVES OR EXCEEDS ONE FOOT IN 7,500 FEET.
10. ATTENTION IS DIRECTED TO THE FACT THAT THIS MAP MAY HAVE REDUCED IN SIZE BY REPRODUCTION. THIS MUST BE CONSIDERED WHEN OBTAINING SCALED DATA.
11. SYMBOLS DEPICTED HEREON DO NOT REFLECT ACTUAL SIZE.
12. THIS MAP OF TOPOGRAPHIC SURVEY DOES NOT CONSTITUTE A BOUNDARY SURVEY, AS SUCH.

**FLOOD NOTE**

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES IN ZONE "AE" OF THE FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 198803016E TECHNICAL STANDARDS FOR SURVEYING IN THE STATE OF FLORIDA, §117, TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF OF 04/20/2017 AND LIES IN A SPECIAL FLOOD HAZARD AREA.

**REFERENCES**

ALTAIR'S LAND TITLE SURVEY BY AMERICAN NATIONAL, SADDLE OAK LLC DATED MAY 31, 2014, LAST REVISED JULY 13, 2018.

**SURVEYOR'S CERTIFICATION**

I HEREBY CERTIFY THAT ALL PARTS OF THIS SURVEY AND DRAWING HAVE BEEN COMPLETED IN ACCORDANCE WITH THE CURRENT REQUIREMENTS OF THE MINIMUM TECHNICAL STANDARDS FOR SURVEYING IN THE STATE OF FLORIDA, §117, TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.

*[Signature]*  
 CLYDE A. ELSBERG  
 FLORIDA PROFESSIONAL SURVEYOR AND MAPPER #1076

DATE: November 9, 2022



**811**  
 Know what's below.  
 Call before you dig.  
 UNDEGROUND UTILITIES ARE LOCATED BY THE 811 SERVICE. CALL 811 AT LEAST 48 HOURS BEFORE ANY EXCAVATION WORK. THE 811 SERVICE IS AVAILABLE 24 HOURS A DAY, 7 DAYS A WEEK. ALL WORKERS MUST BE TRAINED IN THE PROPER USE OF THE 811 SERVICE. THE 811 SERVICE IS NOT A GUARANTEE OF THE ACCURACY OF ANY INFORMATION PROVIDED. THE 811 SERVICE IS NOT RESPONSIBLE FOR ANY DAMAGE TO PROPERTY OR PERSONS THAT MAY OCCUR AS A RESULT OF ANY EXCAVATION WORK.

**ATWELL**  
 866.800.0000 www.atwellgroup.com  
 1000 PARKWAY 177, SUITE 700  
 FLORIDA SURVEY COMPANY, FL3823

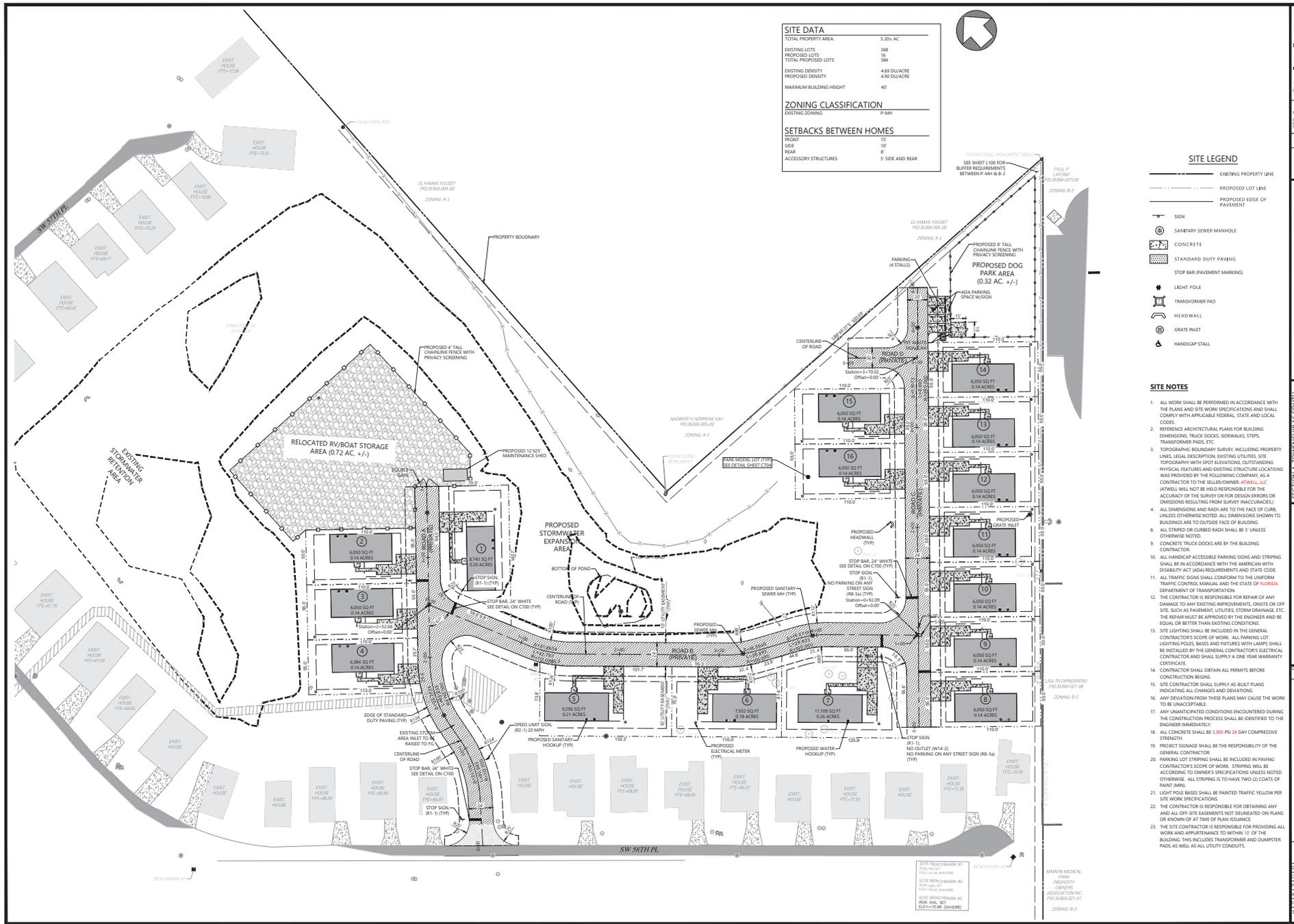
CLIENT: SUN COMMUNITIES  
 TOPOGRAPHIC SURVEY  
 SADDLE OAK CLUB  
 EXPANSION  
 5440 SOUTHWEST 56TH STREET

LOCATED IN: SECTION 4  
 TOWNSHIP 18 SOUTH, RANGE 21 EAST  
 MARION COUNTY, FLORIDA

DATE: 09/16/2022  
 1) LPT STATION (1/09/22)  
 REVISIONS:  
 DWG. STR. CH. KMK  
 P.L. KMK  
 CODE TP-C1  
 JOB 2000347  
 SHEET NO. 1 OF 2







**SITE DATA**

TOTAL PROPERTY AREA:	5.30+ AC
EXISTING LOTS:	358
PROPOSED LOTS:	16
TOTAL PROPOSED LOTS:	354
EXISTING DENSITY:	4.69 DU/ACRE
PROPOSED DENSITY:	4.90 DU/ACRE
MAXIMUM BUILDING HEIGHT:	40'

**ZONING CLASSIFICATION**

EXISTING ZONING: P-MH

**SETBACKS BETWEEN HOMES**

FRONT:	10'
SIDE:	10'
REAR:	8'
ACCESSORY STRUCTURES:	5' SIDE AND REAR

**SITE LEGEND**

- EXISTING PROPERTY LINE
- - - PROPOSED LOT LINE
- - - PROPOSED EDGE OF PAVEMENT
- SIGN
- SANITARY SEWER MANHOLE
- CONCRETE
- ▨ STANDARD DUTY PAVING
- ▨ STOP BAR (PAVEMENT MARKING)
- LIGHT POLE
- TRANSFORMER PAD
- ▭ HEAD WALL
- GRATE INLET
- HANDICAP STALL

- SITE NOTES**
1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS AND SHALL COMPLY WITH APPLICABLE FEDERAL, STATE AND LOCAL CODES.
  2. REFERENCE ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS, TRUCK DOCK, SIDEWALKS, STEPS, TRANSFORMER PADS, ETC.
  3. TOPOGRAPHIC BOUNDARY SURVEY, INCLUDING PROPERTY LINES, LEGAL DESCRIPTION, EXISTING UTILITIES, SITE TOPOGRAPHY WITH SPOT ELEVATIONS, OUTSTANDING PHYSICAL FEATURES AND EXISTING STRUCTURE LOCATIONS WAS PROVIDED BY THE FOLLOWING COMPANY AS A CONTRACTOR TO THE SELLER/OWNER, ATWELL, LLC (ATWELL WILL NOT BE HELD RESPONSIBLE FOR THE ACCURACY OF THE SURVEY OR FOR DESIGN ERRORS OR OMISSIONS RESULTING FROM SURVEY INACCURACIES).
  4. ALL DIMENSIONS AND RADI ARE TO THE FACE OF CURB, UNLESS OTHERWISE NOTED. ALL DIMENSIONS SHOWN TO BUILDINGS ARE TO OUTSIDE FACE OF BUILDING.
  8. ALL STRIPED OR CURBED RADIUS SHALL BE 5' UNLESS OTHERWISE NOTED.
  9. CONCRETE TRUCK DOCKS ARE BY THE BUILDING CONTRACTOR.
  10. ALL HANDICAP ACCESSIBLE PARKING SIGNS AND STRIPING SHALL BE IN ACCORDANCE WITH THE AMERICAN WITH DISABILITY ACT (ADA) REQUIREMENTS AND STATE CODE.
  11. ALL TRAFFIC SIGNS SHALL CONFORM TO THE UNIFORM TRAFFIC CONTROL MANUAL AND THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION.
  12. THE CONTRACTOR IS RESPONSIBLE FOR REPAIR OF ANY DAMAGE TO ANY EXISTING IMPROVEMENTS, ON OR OFF SITE, SUCH AS PAVEMENT, UTILITIES, STORM DRAINAGE, ETC. THE REPAIR MUST BE APPROVED BY THE ENGINEER AND BE EQUAL OR BETTER THAN EXISTING CONDITIONS.
  13. SITE LIGHTING SHALL BE INCLUDED IN THE GENERAL CONTRACTOR'S SCOPE OF WORK. ALL PARKING LOT LIGHTING POLES, BASES AND FIXTURES WITH LAMPS SHALL BE INSTALLED BY THE GENERAL CONTRACTOR'S ELECTRICAL CONTRACTOR AND SHALL SUPPLY A ONE YEAR WARRANTY CERTIFICATE.
  14. CONTRACTOR SHALL OBTAIN ALL PERMITS BEFORE CONSTRUCTION BEGINS.
  15. SITE CONTRACTOR SHALL SUPPLY AS BUILT PLANS INDICATING ALL CHANGES AND VARIATIONS.
  16. ANY DEVIATION FROM THESE PLANS MAY CAUSE THE WORK TO BE UNACCEPTABLE.
  17. ANY UNANTICIPATED CONDITIONS ENCOUNTERED DURING THE CONSTRUCTION PROCESS SHALL BE IDENTIFIED TO THE ENGINEER IMMEDIATELY.
  18. ALL CONCRETE SHALL BE 3,000 PSI 28 DAY COMPRESSIVE STRENGTH.
  19. PROJECT STORAGE SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
  20. PARKING LOT STRIPING SHALL BE INCLUDED IN PARKING CONTRACTOR'S SCOPE OF WORK. STRIPING WILL BE ACCORDING TO OWNER'S SPECIFICATIONS UNLESS NOTED OTHERWISE. ALL STRIPING IS TO HAVE TWO (2) COATS OF PAINT MIN.
  21. LIGHT POLE BASES SHALL BE PAINTED TRAFFIC YELLOW PER SITE WORK SPECIFICATIONS.
  22. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ANY AND ALL OFF-SITE EASEMENTS NOT SHOWN ON PLANS OR KNOWN OF AT TIME OF PLAN ISSUANCE.
  23. THE SITE CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL WORK AND APPURTENANCES TO WITHIN 10' OF THE BUILDING. THIS INCLUDES TRANSFORMER AND DUMPER PADS AS WELL AS ALL UTILITY CONDUCITS.

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 1800 PARKWAY WEST, SUITE 700  
 MARION COUNTY, FLORIDA 32054  
 (352) 200-5467  
 WWW.ATWELL-LLC.COM

SECTION 4, TOWNSHIP 16 SOUTH, RANGE 21 EAST, 54-50 SW 58TH ST, Ocala, MARION COUNTY, FLORIDA

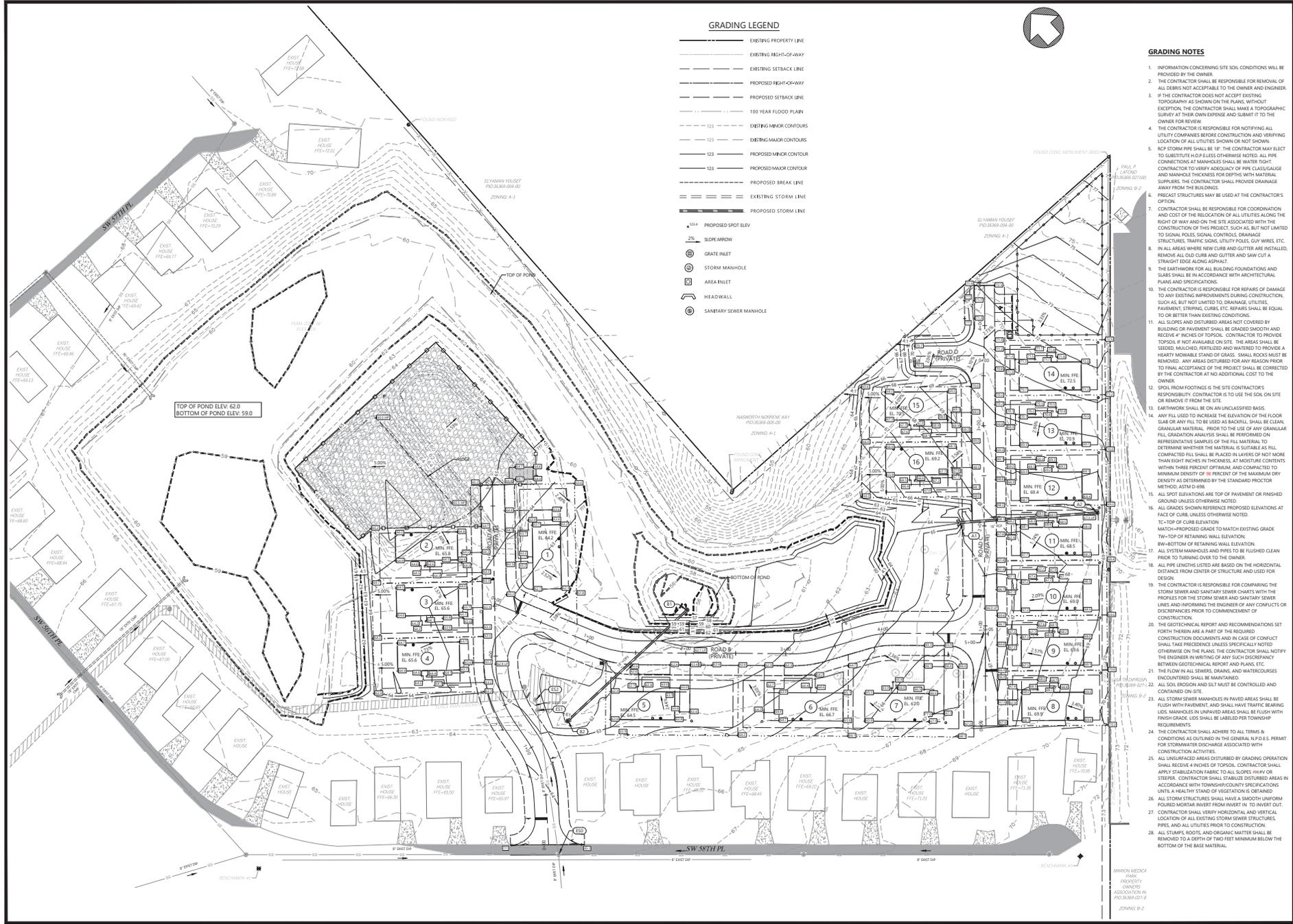
SADDLE OAK LLC  
 SUN STRADDLE OAK LLC  
 CONSTRUCTION PLANS  
 SITE PLAN

DATE: 03-20-2023

REVISIONS

SCALE: 1"=40'

DESIGNED BY: MTT  
 CHECKED BY: MTT  
 PROJECT MANAGER: DRG  
 JOB #: 2005467  
 FILE CODE: CSP  
 SHEET NO.: C200



**GRADING LEGEND**

- — — — — EXISTING PROPERTY LINE
- — — — — EXISTING RIGHT-OF-WAY
- — — — — EXISTING SETBACK LINE
- — — — — PROPOSED RIGHT-OF-WAY
- — — — — PROPOSED SETBACK LINE
- — — — — 100 YEAR FLOOD PLAIN
- — — — — EXISTING MINOR CONTOURS
- — — — — EXISTING MAJOR CONTOURS
- — — — — 123 — — — — PROPOSED MINOR CONTOUR
- — — — — 123 — — — — PROPOSED MAJOR CONTOUR
- — — — — PROPOSED BREAK LINE
- — — — — EXISTING STORM LINE
- — — — — PROPOSED STORM LINE
- — — — — PROPOSED SPOT ELEV
- ▲ 2% SLOPE ARROW
- ⊕ GATE INLET
- ⊕ STORM MANHOLE
- ⊕ AREA INLET
- ⊕ HEADWALL
- ⊕ SANITARY SEWER MANHOLE

**GRADING NOTES**

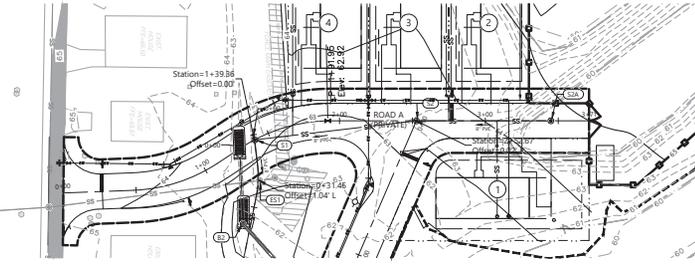
1. INFORMATION CONCERNING SITE SOIL CONDITIONS WILL BE PROVIDED BY THE OWNER.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL OF ALL CURBS NOT ACCEPTABLE TO THE OWNER AND ENGINEER.
3. IF THE CONTRACTOR DOES NOT ACCEPT EXISTING TOPOGRAPHY AS SHOWN ON THE PLANS, WITHOUT EXCEPTION, THE CONTRACTOR SHALL MAKE A TOPOGRAPHIC SURVEY AT THEIR OWN EXPENSE AND SUBMIT IT TO THE OWNER FOR REVIEW.
4. THE CONTRACTOR IS RESPONSIBLE FOR NOTIFYING ALL UTILITY COMPANIES BEFORE CONSTRUCTION AND VERIFYING LOCATION OF ALL UTILITIES SHOWN OR NOT SHOWN.
5. RCP STORM PIPE SHALL BE 18". THE CONTRACTOR MAY ELECT TO SUBSTITUTE 24" RCP UNLESS OTHERWISE NOTED. ALL PIPE CONNECTIONS AT MANHOLES SHALL BE WATER TIGHT. CONTRACTOR TO VERIFY ADEQUACY OF PIPE CLASSIFICATION AND MANHOLE THICKNESS FOR DEPTHS WITH MATERIAL SUPPLIERS. THE CONTRACTOR SHALL PROVIDE DRAINAGE AWAY FROM THE BUILDINGS.
6. PRECAST STRUCTURES MAY BE USED AT THE CONTRACTOR'S OPTION.
7. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION AND COST OF THE RELOCATION OF ALL UTILITIES ALONG THE RIGHT OF WAY AND ON THE SITE ASSOCIATED WITH THE CONSTRUCTION OF THIS PROJECT, SUCH AS, BUT NOT LIMITED TO SIGNAL POLES, SIGNAL CONTROLS, DRAINAGE STRUCTURES, TRAFFIC SIGNALS, UTILITY POLES, WIRES, ETC.
8. IN ALL AREAS WHERE NEW CURB AND GUTTER ARE INSTALLED, REMOVE ALL OLD CURB AND GUTTER AND SAW CUT A STRAIGHT EDGE ALONG ASPHALT.
9. THE EARTHWORK FOR ALL BUILDING FOUNDATIONS AND SLABS SHALL BE IN ACCORDANCE WITH ARCHITECTURAL PLANS AND SPECIFICATIONS.
10. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRS OF DAMAGE TO ANY EXISTING IMPROVEMENTS DURING CONSTRUCTION, SUCH AS BUT NOT LIMITED TO, DRAINAGE UTILITIES, PAVEMENT, STORM CURBS, ETC. REPAIRS SHALL BE EQUAL TO OR BETTER THAN EXISTING CONDITIONS.
11. ALL SLOPES AND DISTURBED AREAS NOT COVERED BY BUILDING OR PAVEMENT SHALL BE GRADED SMOOTH AND RECEIVE 4" INCHES OF TOPSOIL. CONTRACTOR TO PROVIDE TOPSOIL IF NOT AVAILABLE ON SITE. THE AREAS SHALL BE SEDED, MULCHED, FERTILIZED AND WATERED TO PROVIDE A HEAVY MONABLE STAND OF GRASS. SMALL ROCKS MUST BE REMOVED. ANY AREAS DISTURBED FOR ANY REASON PRIOR TO FINAL ACCEPTANCE OF THE PROJECT SHALL BE CORRECTED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
12. SPILL FROM FOOTINGS IS THE SITE CONTRACTOR'S RESPONSIBILITY. CONTRACTOR TO USE THE SOIL ON SITE OR REMOVE IT FROM THE SITE.
13. EARTHWORK SHALL BE ON AN UNCLASSIFIED BASIS.
14. ANY FILL USED TO INCREASE THE ELEVATION OF THE FLOOR SLAB OR ANY FILL TO BE USED AS BACKFILL, SHALL BE CLEAN, GRANULAR MATERIAL. PRIOR TO THE USE OF GRANULAR FILL, GRADATION ANALYSIS SHALL BE PERFORMED ON REPRESENTATIVE SAMPLES OF THE FILL MATERIAL TO DETERMINE WHETHER THE MATERIAL IS SUITABLE AS FILL. COMPACTED FILL SHALL BE PLACED IN LAYERS OF NOT MORE THAN 8" INCHES IN THICKNESS. AT MOST, ONE LAYER WITHIN THREE PERCENT OPTIMUM AND COMPACTED TO MINIMUM DENSITY OF 98 PERCENT OF THE MAXIMUM DRY DENSITY AS DETERMINED BY THE STANDARD PROCTOR METHOD ASTM D 998.
15. ALL SPOT ELEVATIONS ARE TOP OF PAVEMENT OR FINISHED GROUND UNLESS OTHERWISE NOTED.
16. ALL GRADES SHOWN REFERENCE PROPOSED ELEVATIONS AT FACE OF CURB UNLESS OTHERWISE NOTED.
  - TC-TOP OF CURB ELEVATION
  - MATCH-PROPOSED GRADE TO MATCH EXISTING GRADE
  - TW-TOP OF RETAINING WALL ELEVATION
  - BW-BOTTOM OF RETAINING WALL ELEVATION
17. ALL SYSTEM MANHOLES AND PIPES TO BE FLOUGHED CLEAN PRIOR TO TURNING OVER TO THE OWNER.
18. ALL PIPE LENGTHS LISTED ARE BASED ON THE HORIZONTAL DISTANCE FROM CENTER OF STRUCTURE AND USED FOR DESIGN.
19. THE CONTRACTOR IS RESPONSIBLE FOR COMPARING THE STORM SEWER AND SANITARY SEWER CHARTS WITH THE PROFILES FOR THE STORM SEWER AND SANITARY SEWER LINES AND INFORMING THE ENGINEER OF ANY CONFLICTS OR DISCREPANCIES PRIOR TO COMMENCEMENT OF CONSTRUCTION.
20. THE GEOTECHNICAL REPORT AND RECOMMENDATIONS SET FORTH THEREIN ARE A PART OF THE REQUIRED CONSTRUCTION DOCUMENTS AND IN CASE OF CONFLICT SHALL TAKE PRECEDENCE UNLESS SPECIFICALLY NOTED OTHERWISE ON THE PLANS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IN WRITING OF ANY SUCH DISCREPANCY BETWEEN GEOTECHNICAL REPORT AND PLANS, ETC.
21. THE FLOW IN ALL SEWERS, DRAINAGE AND WATERCOURSES IDENTIFIED SHALL BE MAIN DRAINAGE.
22. ALL SOIL EROSION AND SILT MUST BE CONTROLLED AND CONTAINED ON SITE.
23. ALL STORM SEWER MANHOLES IN PAVED AREAS SHALL BE FLUSH WITH PAVEMENT, AND SHALL HAVE TRAFFIC BEARING LOS. MANHOLES IN UNPAVED AREAS SHALL BE FLUSH WITH FINISH GRADE. LOS SHALL BE LABELED PER TOWNSHIP REQUIREMENTS.
24. THE CONTRACTOR SHALL ADHERE TO ALL TERMS & CONDITIONS AS OUTLINED IN THE GENERAL NOTES PERMIT FOR STORMWATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITIES.
25. ALL UNPAVED AREAS DISTURBED BY GRADING, OBSERVATION SHALL RECEIVE 4" INCHES OF TOPSOIL. CONTRACTOR SHALL APPLY STABILIZATION FABRIC TO ALL SLOPES 4:1 OR STEEPER. CONTRACTOR SHALL STABILIZE DISTURBED AREAS IN ACCORDANCE WITH TOWNSHIP/COUNTY SPECIFICATIONS UNTIL A HEALTHY STAND OF VEGETATION IS OBTAINED.
26. ALL STORM STRUCTURES SHALL HAVE A SMOOTH UNIFORM FOUNDED MORTAR INVERT FROM INVERT IN. TO INVERT OUT. CONTRACTOR SHALL VERIFY HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING STORM SEWER STRUCTURES, PIPES, AND UTILITIES PRIOR TO CONSTRUCTION.
27. ALL STUMP, ROOTS AND ORGANIC MATTER SHALL BE REMOVED TO A DEPTH OF TWO FEET MINIMUM BELOW THE BOTTOM OF THE BASE MATERIAL.

**811**  
Know what's Below.  
Call before you dig.

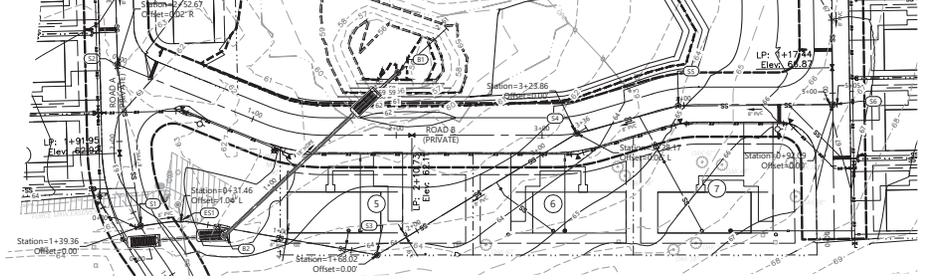
**24 HOUR EMERGENCY CONTACT**

**ATWELL**  
CORPORATION  
1800 PARKWAY EAST  
MARTINEZ, CA 94553  
CLAY COUNTY, FLORIDA

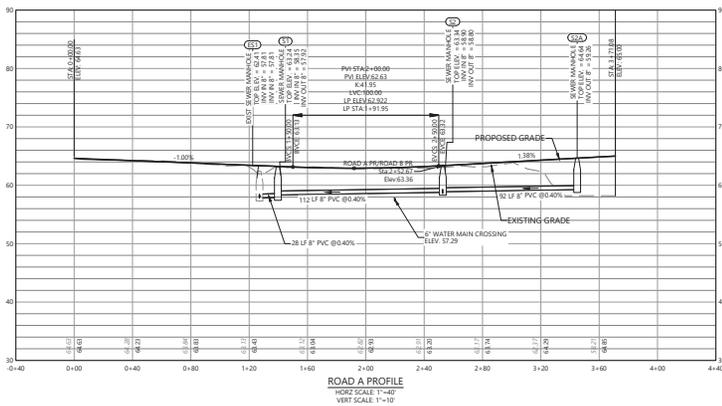
SECTION: TOWNSHIP 16-SOUTH RANGE 21 EAST	MARION COUNTY, FLORIDA
SADDLE OAK LUC SUN SADDLE OAK LUC CONSTRUCTION PLANS	OCALA
DATE: 03-20-2023	GRADING PLAN
REVISIONS	
DRAWN BY: MEE CHECKED BY: MT PROJECT MANAGER: DRG JOB #: 2008467 FILE CODE: CSP	<b>C300</b>



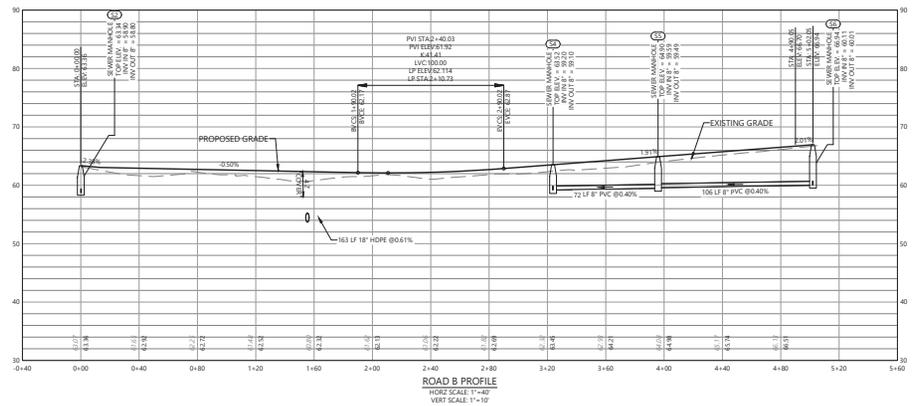
ROAD A PLAN VIEW  
SCALE: 1" = 40'



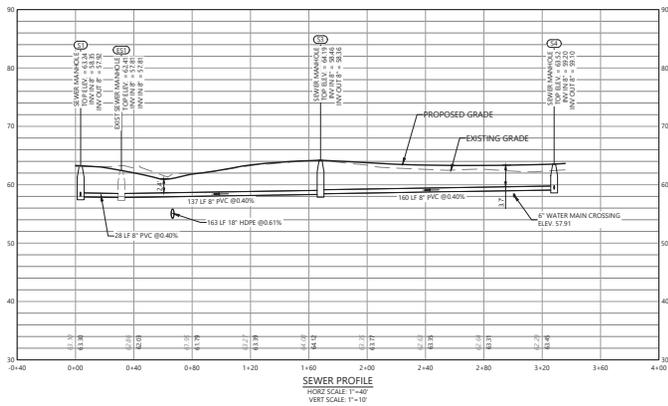
ROAD B PLAN VIEW  
SCALE: 1" = 40'



ROAD A PROFILE  
HORIZ SCALE 1"=40'  
VERT SCALE 1"=10'



ROAD B PROFILE  
HORIZ SCALE 1"=40'  
VERT SCALE 1"=10'



SEWER PROFILE  
HORIZ SCALE 1"=40'  
VERT SCALE 1"=10'

**SEWER PROFILE LEGEND**

	PROPOSED GRADE
	EXISTING GRADE



Know what's below.  
Call before you dig.  
811  
24 HOUR EMERGENCY CONTACT



SECTION 4, TOWNSHIP 16 SOUTH,  
RANGE 21 EAST  
5440 SW 50TH ST  
OCALA  
MARION COUNTY, FLORIDA

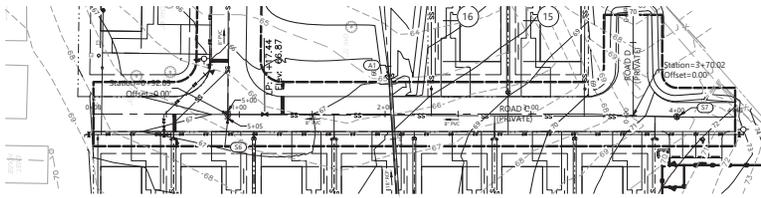
SUN SADDLE OAK LLC  
SADDLE OAK CLUB  
CONSTRUCTION PLANS  
PLAN AND PROFILES SHEET 1

DATE: 03-20-2023

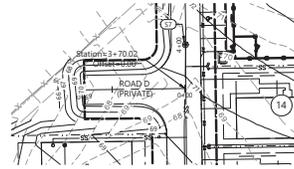
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CHECKED BY: MT  
PROJECT MANAGER: DRG  
JOB #: 2005467  
FILE CODE: CSP  
SHEET NO. **C320**

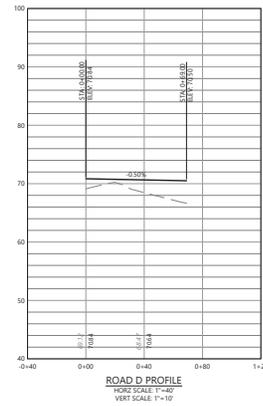
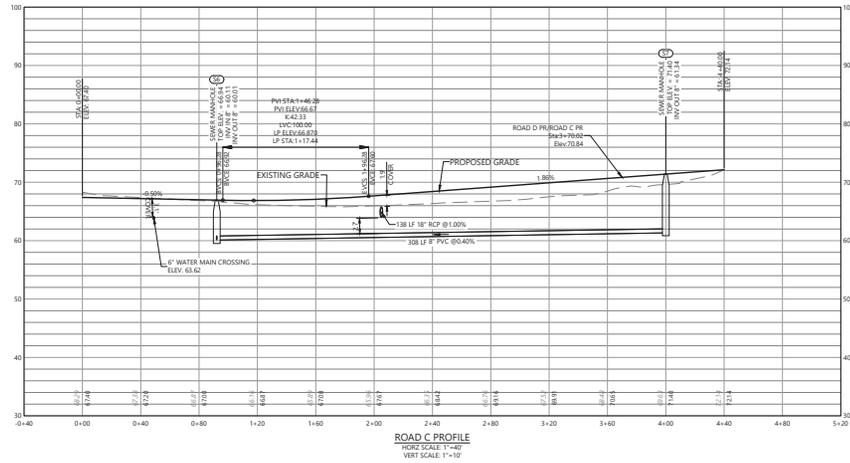
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 PLOTTING METHOD: EMBEDDED  
 PLOTTING DEVICE: HP DesignJet T1100e  
 PLOTTING DRIVER: HP DesignJet T1100e  
 PLOTTING LANGUAGE: HP-GL/2



ROAD C PLAN VIEW  
SCALE: 1" = 40'



ROAD D PLAN VIEW  
SCALE: 1" = 40'



**SEWER PROFILE LEGEND**  
 ————— PROPOSED GRADE  
 - - - - - EXISTING GRADE



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**ATWELL**  
 CIVIL ENGINEERING  
 1800 PARKWAY #100  
 MARTELL, CA  
 CLAY PERDUE, P.E.

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SECTION: TOWNSHIP 16 SOUTH RANGE 21 EAST	MARION COUNTY, FLORIDA
5440 SW 50TH ST	OCALA
CONSTRUCTION PLANS	
PLAN AND PROFILES SHEET 2	

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DATE: 03-20-2023	REVISIONS
DRAWN BY: MSL	CHECKED BY: MT
PROJECT MANAGER: DRG	JOB #: 2005467
FILE CODE: CSP	SHEET NO. C321

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0 20 40  
SCALE: 1"=40'

NOT FOR CONSTRUCTION

FILE: \\SUN-SADDLE\proj\2005467\dwg\CONSTRUCTION\PLAN AND PROFILES SHEET 2.dwg  
 DATE: 03/20/2023 10:00:00 AM  
 USER: MSL  
 PLOT: 03/20/2023 10:00:00 AM  
 PLOTTER: HP DesignJet T1100e



**UTILITY NOTES**

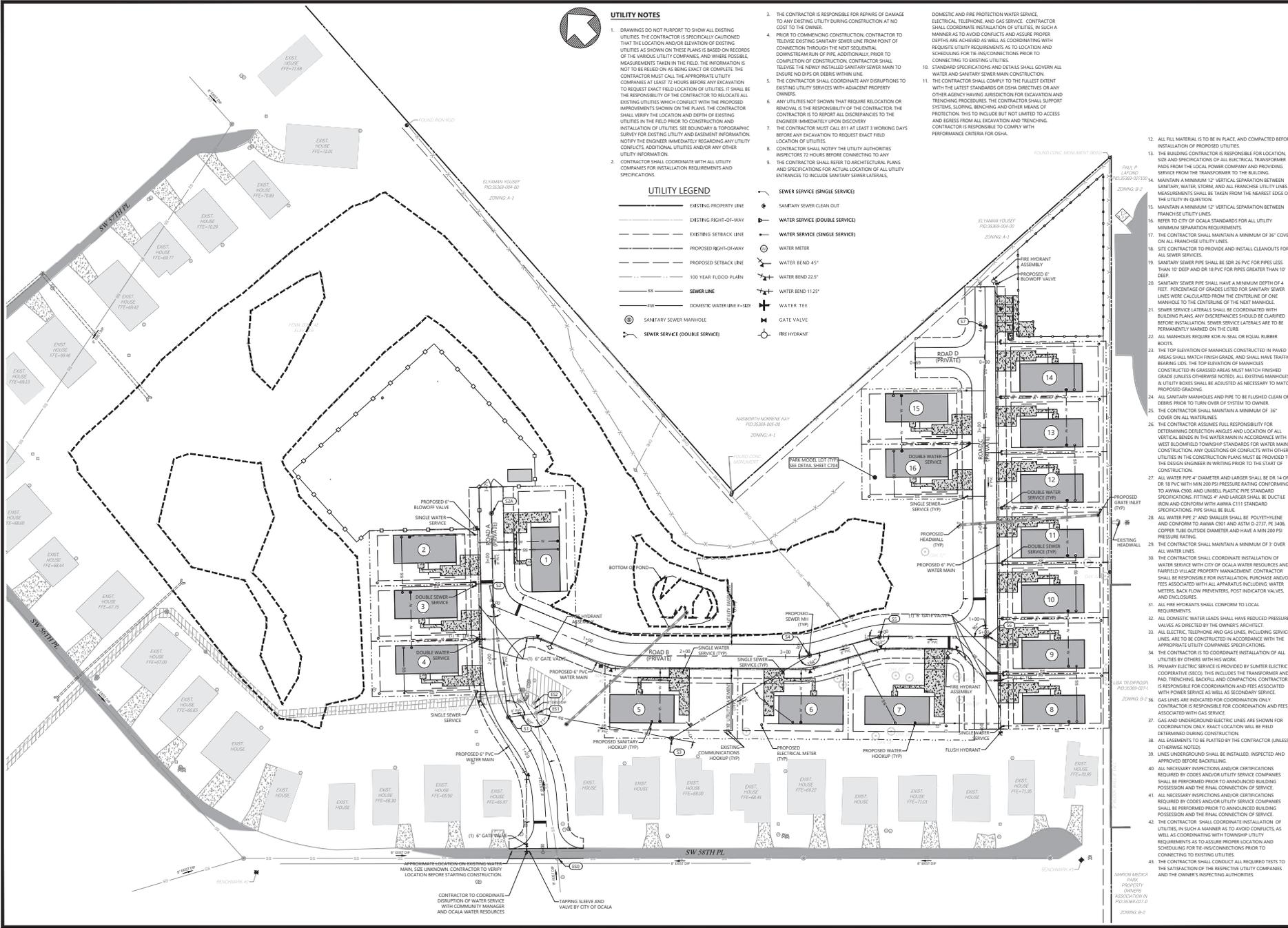
- DRAWINGS DO NOT PURPORT TO SHOW ALL EXISTING UTILITIES. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION 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 LOCATION 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. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF EXISTING UTILITIES IN THE FIELD PRIOR TO CONSTRUCTION AND INSTALLATION OF UTILITIES. SEE BOUNDARY & TOPOGRAPHIC SURVEY FOR EXISTING UTILITY AND ELEVATION INFORMATION. NOTIFY THE ENGINEER IMMEDIATELY REGARDING ANY UTILITY CONFLICTS, ADDITIONAL UTILITIES AND/OR ANY OTHER UTILITY INFORMATION.
- CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES FOR INSTALLATION REQUIREMENTS AND SPECIFICATIONS.
- THE CONTRACTOR IS RESPONSIBLE FOR REPAIRS OF DAMAGE TO ANY EXISTING UTILITY DURING CONSTRUCTION AT NO COST TO THE OWNER.
- PRIOR TO COMMENCING CONSTRUCTION, CONTRACTOR TO TELEPHONE EXISTING SANITARY SEWER LINE FROM POINT OF CONNECTION THROUGH THE NEAREST SEWER MAIN TO DETERMINE DEPTH AND LOCATION. CONTRACTOR SHALL VERIFY DOWNSTREAM RUN OF PIPE, ADDITIONALLY, PRIOR TO COMPLETION OF CONSTRUCTION, CONTRACTOR SHALL TELEPHONE THE NEWLY INSTALLED SANITARY SEWER MAIN TO ENSURE NO DIPS OR DEBIS WITHIN LINE.
- THE CONTRACTOR SHALL COORDINATE ANY DISRUPTIONS TO EXISTING UTILITY SERVICES WITH ADJACENT PROPERTY OWNERS.
- ANY UTILITIES NOT SHOWN THAT REQUIRE RELOCATION OR REMOVAL IS THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR IS TO REPORT ALL DISCREPANCIES TO THE ENGINEER IMMEDIATELY UPON DISCOVERY.
- THE CONTRACTOR MUST CALL 811 AT LEAST 7 WORKING DAYS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES.
- CONTRACTOR SHALL NOTIFY THE UTILITY AUTHORITIES INSPECTORS 72 HOURS BEFORE CONNECTING TO ANY MAIN.
- THE CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS AND SPECIFICATIONS FOR ACTUAL LOCATION TO ALL UTILITY IDENTIFICATIONS TO INCLUDE SANITARY SEWER LATERALS.

DOMESTIC AND FIRE PROTECTION WATER SERVICE, ELECTRICAL, TELEPHONE, AND GAS SERVICE. CONTRACTOR SHALL COORDINATE INSTALLATION OF UTILITIES IN SUCH A MANNER AS TO AVOID CONFLICTS AND ASSURE PROPER DEPTHS ARE ACHIEVED AS WELL AS COORDINATING WITH REQUESTED UTILITY REQUIREMENTS AS TO LOCATION AND SCHEDULING FOR THE INTERCONNECTIONS PRIOR TO CONNECTING TO EXISTING UTILITIES.

10. STANDING SPECIFICATIONS AND DETAILS SHALL GOVERN ALL WATER AND SANITARY SEWER MAIN CONSTRUCTION. THE CONTRACTOR SHALL COMPLY TO THE FULLEST EXTENT WITH THE LATEST STANDARDS OR OSHA DIRECTIVES OR ANY OTHER AGENCY HAVING JURISDICTION FOR EXCAVATION AND TRENCHING PROCEDURES. THE CONTRACTOR SHALL SUPPORT SYSTEMS, SLOPING, BENCHING, AND OTHER MEANS OF PROTECTION. THIS TO INCLUDE BUT NOT LIMITED TO ACCESS AND EGRESS FROM ALL EXCAVATION AND TRENCHING. CONTRACTOR IS RESPONSIBLE TO COMPLY WITH PERFORMANCE CRITERIA FOR OSHA.

**UTILITY LEGEND**

- EXISTING PROPERTY LINE
- EXISTING RIGHT-OF-WAY
- EXISTING SETBACK LINE
- PROPOSED RIGHT-OF-WAY
- PROPOSED SETBACK LINE
- 100 YEAR FLOOD PLAIN
- SS SEWER LINE
- FW DOMESTIC WATER LINE #4-8
- SW SANITARY SEWER MANHOLE
- SEWER SERVICE (DOUBLE SERVICE)
- SEWER SERVICE (SINGLE SERVICE)
- SEWER SEWER CLEAN OUT
- WATER SERVICE (DOUBLE SERVICE)
- WATER SERVICE (SINGLE SERVICE)
- WATER METER
- WATER BEND 45°
- WATER BEND 22.5°
- WATER BEND 11.25°
- WATER TEE
- GATE VALVE
- FIRE HYDRANT



- ALL FILL MATERIAL IS TO BE IN PLACE AND COMPACTED BEFORE INSTALLATION OF PROPOSED UTILITIES.
- THE BUILDING CONTRACTOR IS RESPONSIBLE FOR LOCATION, SIZE AND SPECIFICATIONS OF ALL ELECTRICAL TRANSFORMER BUSES FROM THE LOCAL POWER COMPANY AND PROVIDING SERVICE FROM THE TRANSFORMER TO THE BUILDING.
- MAINTAIN A MINIMUM 12" VERTICAL SEPARATION BETWEEN SANITARY WATER, STORM AND ALL FRANCHISE UTILITY LINES. MEASUREMENTS SHALL BE TAKEN FROM THE NEAREST EDGE OF THE UTILITY IN QUESTION.
- MAINTAIN A MINIMUM 12" VERTICAL SEPARATION BETWEEN FRANCHISE UTILITY LINES.
- REFER TO CITY OF Ocala STANDARDS FOR ALL UTILITY MINIMUM SEPARATION REQUIREMENTS.
- THE CONTRACTOR SHALL MAINTAIN A MINIMUM OF 36" COVER ON ALL FRANCHISE UTILITY LINES.
- SITE CONTRACTOR TO PROVIDE AND INSTALL CLEANOUTS FOR ALL SEWER SERVICES.
- SANITARY SEWER PIPE SHALL BE SDR 26 PVC FOR PIPES LESS THAN 10" DEEP AND 18" PVC FOR PIPES GREATER THAN 10" DEEP.
- SANITARY SEWER PIPE SHALL HAVE A MINIMUM DEPTH OF 4 FEET. PERCENTAGE OF GRADES LISTED FOR SANITARY SEWER LINES WERE CALCULATED FROM THE CENTERLINE OF ONE MANHOLE TO THE CENTERLINE OF THE NEXT MANHOLE.
- SEWER SERVICE LATERALS SHALL BE COORDINATED WITH BUILDING PLANS. ANY DISCREPANCIES SHOULD BE CLARIFIED BEFORE INSTALLATION. SEWER SERVICE LATERALS ARE TO BE PERMANENTLY MARKED ON THE CURB.
- ALL MANHOLES REQUIRE KOR-N-SEAL OR EQUAL RUBBER BOOT.
- THE TOP ELEVATION OF MANHOLES CONSTRUCTED IN PAVED AREAS SHALL MATCH FINISH GRADE AND SHALL HAVE TRAFFIC BEARING LOADS. TOP ELEVATION OF MANHOLES CONSTRUCTED IN GRASSY AREAS SHALL MATCH FROTHED GRADE (UNLESS OTHERWISE NOTED). ALL EXISTING MANHOLES & UTILITY BOXES SHALL BE ADJUSTED AS NECESSARY TO MATCH PROPOSED GRADING.
- ALL SANITARY MANHOLES AND PIPE TO BE FLOUGHED CLEAN OF DEBRIS PRIOR TO TURN OVER OF SYSTEM TO OWNER.
- THE CONTRACTOR SHALL MAINTAIN A MINIMUM OF 36" COVER ON ALL WATER LINES.
- THE CONTRACTOR ASSUMES FULL RESPONSIBILITY FOR DETERMINING DEFLECTION ANGLES AND LOCATION OF ALL VERTICAL BENDS IN THE WATER MAIN IN ACCORDANCE WITH WEST BROOMFIELD TOWNSHIP STANDARDS FOR WATER MAIN CONSTRUCTION. ANY QUESTIONS OR CONFLICTS WITH OTHER UTILITIES IN THE CONSTRUCTION PLANS MUST BE PROVIDED TO THE DESIGN ENGINEER IN WRITING PRIOR TO THE START OF CONSTRUCTION.
- ALL WATER PIPE 4" DIAMETER AND LARGER SHALL BE DR 15 OR DR 18 PVC WITH MIN 200 PSI PRESSURE RATING CONFORMING TO ANWVA C905 AND UNBELLED PLASTIC PIPE STANDARD SPECIFICATIONS. FITTINGS 4" AND LARGER SHALL BE DUCTILE IRON AND CONFORM WITH ANWVA C115 STANDARD SPECIFICATIONS. PIPE SHALL BE BLUE.
- ALL WATER PIPE 2" AND SMALLER SHALL BE POLYETHYLENE AND CONFORM TO ANWVA C901 AND ASTM D-2737. PE 3408 COPOLY TUBE OUTSIDE DIAMETER AND HAVE A MIN 200 PSI PRESSURE RATING.
- THE CONTRACTOR SHALL MAINTAIN A MINIMUM OF 3' OVER ALL WATER LINES.
- THE CONTRACTOR SHALL COORDINATE INSTALLATION OF WATER SERVICE WITH CITY OF Ocala WATER REQUIREMENTS AND FAIRFIELD VILLAGE PROPERTY MANAGEMENT. CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLATION, PURCHASE AND/OR FEES ASSOCIATED WITH ALL APPARATUS INCLUDING WATER METERS, BACK FLOW PREVENTERS, POST INDICATOR VALVES, AND ENCLOSURES.
- ALL FIRE HYDRANTS SHALL CONFORM TO LOCAL REQUIREMENTS.
- ALL DOMESTIC WATER LEADS SHALL HAVE REDUCED PRESSURE VALVES AS DIRECTED BY THE OWNER'S ARCHITECT.
- ALL ELECTRIC, TELEPHONE AND GAS LINES, INCLUDING SERVICE LINES ARE TO BE CONSTRUCTED IN ACCORDANCE WITH THE APPROPRIATE UTILITY COMPANIES SPECIFICATIONS.
- THE CONTRACTOR IS TO COORDINATE INSTALLATION OF ALL UTILITIES BY OTHERS WITH HIS WORK.
- PRIMARY ELECTRIC SERVICE IS PROVIDED BY SUMNER ELECTRIC COOPERATIVE (SEC). THIS INCLUDES THE TRANSFORMER AND PAD, TRENCHING, BACKFILL AND COMPACTION. CONTRACTOR IS RESPONSIBLE FOR COORDINATION AND FEES ASSOCIATED WITH POWER SERVICE AS WELL AS SECONDARY SERVICE.
- GAS LINES ARE INDICATED FOR COORDINATION ONLY. CONTRACTOR IS RESPONSIBLE FOR COORDINATION AND FEES ASSOCIATED WITH GAS SERVICE.
- GAS AND UNDERGROUND ELECTRIC LINES ARE SHOWN FOR COORDINATION ONLY. EXACT LOCATION WILL BE FIELD DETERMINED DURING CONSTRUCTION.
- ALL ASSESSMENTS TO BE PLATTED BY THE CONTRACTOR (UNLESS OTHERWISE NOTED).
- ALL UNDERGROUND SHALL BE INSTALLED, INSPECTED AND APPROVED BEFORE BACKFILLING.
- ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR UTILITY SERVICE COMPANIES SHALL BE PERFORMED PRIOR TO ANNOUNCED BUILDING POSSESSION AND THE FINAL CONNECTION OF SERVICE.
- ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR UTILITY SERVICE COMPANIES SHALL BE PERFORMED PRIOR TO ANNOUNCED BUILDING POSSESSION AND THE FINAL CONNECTION OF SERVICE.
- THE CONTRACTOR SHALL COORDINATE INSTALLATION OF UTILITIES IN SUCH A MANNER AS TO AVOID CONFLICTS AS WELL AS COORDINATING WITH TOWNSHIP UTILITY REQUIREMENTS AS TO ASSURE PROPER LOCATION AND SCHEDULING FOR THE INTERCONNECTIONS PRIOR TO CONNECTING TO EXISTING UTILITIES.
- THE CONTRACTOR SHALL CONDUCT ALL REQUIRED TESTS TO THE SATISFACTION OF THE RESPECTIVE UTILITY COMPANIES AND THE OWNER'S INSPECTING AUTHORITIES.

**ATWELL**  
1800 PARKWAY EAST  
MARIETTA, GA 30067  
CALL 770.426.7000  
WWW.ATWELLINC.COM

**24 HOUR EMERGENCY CONTACT**

SECTION OF TOWNSHIP 16-SOUTH, RANGE 21 EAST, 5440 SW 50TH ST, Ocala, MARION COUNTY, FLORIDA

SADDLE OAK CLUB  
SUN SADDLE OAK LUC  
CONSTRUCTION PLANS  
UTILITY PLAN

DATE: 03-20-2023

REVISIONS

DESIGNED BY: [Name]  
CHECKED BY: MT  
PROJECT MANAGER: DRG  
JOB #: 2005467  
FILE CODE: C400  
SHEET NO. C400

THE STATE OF FLORIDA, COUNTY OF MARION, HAS CAUSED THESE PLANS TO BE PREPARED BY ATWELL INC. IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 626, F.S. AND CHAPTER 627, F.S. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.





**WATER, SEWER, AND REUSE SYSTEM**  
**CONSTRUCTION, INSPECTION, AND OWNERSHIP NOTES:**  
 UNDESIGNED WATER, SEWER, FIVE, REUSE AND IRRIGATION SYSTEMS CONSTRUCTED IN THIS CITY SHALL BE CONSTRUCTED, TESTED, INSPECTED, MAINTAINED AND MAINTAINED IN ACCORDANCE WITH THE FOLLOWING:

**SEWER SYSTEM**  
 CITY OF OCALA STANDARD SPECIFICATIONS FOR CONSTRUCTION OF STREETS, STORMWATER, TRAFFIC, WATER, AND SEWER INFRASTRUCTURE.  
 CONTRACT ALL SANITARY SERVICES AND ABOVE INCLUDING MANHOLES AND ALL SEWER SERVICES OF OR LESS TO THE FIRST CLEANING OPERATED FROM THE 4" OR ABOVE SEWER MAIN WITHIN THE RIGHTS-OF-WAY TO CITY STANDARDS. THESE ELEMENTS SHALL BE OWNED, MAINTAINED, AND INSPECTED BY THE CITY OF OCALA WATER RESOURCES DEPARTMENT.  
 ALL SANITARY SEWER SERVICES OF 12" OR ABOVE INCLUDING MANHOLES LOCATED ON PRIVATE PROPERTY SHALL BE OWNED AND MAINTAINED BY THE DEVELOPER AND SHALL BE BUILT IN ACCORDANCE WITH THESE STANDARD SPECIFICATIONS FOR CONSTRUCTION. THE CITY OF OCALA WATER RESOURCES DEPARTMENT WILL INSPECT ALL SEWER SERVICES TO WITHIN 4 FEET OF THE BUILDING.  
 STATE OF FLORIDA STANDARD PLUMBING CODE.  
 ALL SEWER SERVICES ON PRIVATE PROPERTY DOWNSTREAM FROM THE POINT OF INTEREST SHALL BE OWNED AND MAINTAINED BY THE DEVELOPER. THE CITY OF OCALA BUILDING DEPARTMENT WILL INSPECT ALL SUCH SERVICES ON PRIVATE PROPERTY.  
**WATER SYSTEM**  
 CITY OF OCALA STANDARD SPECIFICATIONS FOR CONSTRUCTION OF STREETS, STORMWATER, TRAFFIC, WATER, AND SEWER INFRASTRUCTURE.  
 CONTRACT ALL POTABLE WATER MAINS AND SERVICES IN THE RIGHT-OF-WAY UP TO THE POINT OF INTEREST TO CITY STANDARDS. INSPECTION WILL BE PERFORMED BY THE WATER RESOURCES DEPARTMENT. CITY WILL OWN AND MAINTAIN THESE FACILITIES.  
 ALL FIRE MAINS AND SERVICE FROM THE CITY WATER MAIN TO WITHIN 100 FEET (30') OF THE BUILDING SHALL BE CONSTRUCTED TO CITY STANDARDS OR WPA AS AN REQUIRED. FIRE MAINS LOCATED WITHIN PUBLIC RIGHT-OF-WAY SHALL BE OWNED AND MAINTAINED BY THE CITY, AND ALL FIRE MAINS LOCATED ON PRIVATE PROPERTY SHALL BE OWNED AND MAINTAINED BY THE DEVELOPER. INSPECTION AND TESTING OF ALL FIRE MAINS UP TO THE DOUBLE CHECK VALVE (DCV) WILL BE PERFORMED BY THE CITY OF OCALA WATER RESOURCES DEPARTMENT.  
 STATE OF FLORIDA STANDARD PLUMBING CODE.  
 ALL WATER SERVICES ON PRIVATE PROPERTY DOWNSTREAM FROM THE POINT OF INTEREST SHALL BE CONSTRUCTED TO THE FLORIDA STANDARD PLUMBING CODE, LATEST EDITION. INSPECTION AND TESTING WILL BE PERFORMED BY THE CITY OF OCALA BUILDING DEPARTMENT. THESE FACILITIES SHALL BE OWNED AND MAINTAINED BY THE DEVELOPER.  
**IRRIGATION SYSTEM**  
 CITY OF OCALA STANDARD SPECIFICATIONS FOR CONSTRUCTION OF STREETS, STORMWATER, TRAFFIC, WATER, AND SEWER INFRASTRUCTURE.  
 CONTRACT ALL IRRIGATION MAINS AND SERVICES IN THE RIGHT-OF-WAY UP TO THE POINT OF INTEREST TO CITY STANDARDS. INSPECTION WILL BE PERFORMED BY THE CITY OF OCALA WATER RESOURCES DEPARTMENT. CITY WILL OWN AND MAINTAIN THESE FACILITIES.  
 STATE OF FLORIDA STANDARD PLUMBING CODE.  
 ALL IRRIGATION MAINS ON PRIVATE PROPERTY DOWNSTREAM FROM THE POINT OF INTEREST SHALL BE CONSTRUCTED TO THE FLORIDA STANDARD PLUMBING CODE, LATEST EDITION. INSPECTION AND TESTING WILL BE PERFORMED BY THE CITY OF OCALA BUILDING DEPARTMENT. THESE FACILITIES SHALL BE OWNED AND MAINTAINED BY THE DEVELOPER.  
**PRE-CONSTRUCTION MEETING REQUIRED:**  
 PRIOR TO ANY UNDERGROUND WATER MAIN, SEWER, OR IRRIGATION CONSTRUCTION ON THIS SITE THE CONTRACTOR SHALL SET UP AN ON-SITE MEETING WITH THE CITY OF OCALA PROJECT INSPECTORS (CPI) 60-4335 OR (CPI) 231-8152 TO DISCUSS SHOP DRAWINGS, INSTALLATION, INSPECTION, TESTING AND AS-BUILT REQUIREMENTS.

**CITY OF OCALA STANDARD DETAILS FOR CONSTRUCTION**  
**SITE OWNERSHIP AND INSPECTION**  
 GENERAL NOTES  
 G-7

**THRUST BLOCKS**  
 EAST-IN-PLACE  
 G-9A

**NOTES**

- BEARING AREA OF THRUST BLOCK SHALL NOT BE LESS THAN 1.0 SQ. FT. BEARING AREA SHALL HAVE EQUAL HEIGHT AND WIDTH.
- ALLOWABLE SOIL BEARING STRESS IS 2000 LBS / SQ. FT.
- BEARING AREA, VOLUMES, AND SPECIAL BLOCKING DETAILS SHOWN ON PLANS TAKE PRECEDENCE OVER THIS STANDARD. THRUST BLOCKS FOR VERTICAL BENDING DOWNWARD RESULTANT THRUSTS SHALL BE THE SAME AS FOR HORIZONTAL BENDING. BEARING AREAS FOR HORIZONTAL BENDING THRUST BLOCKS ARE BASED ON THE PRESSION OF THE SOIL, AND AN ALLOWABLE SOIL BEARING STRESS OF 2000 LBS / SQ. FT. TO COMPUTE BEARING AREAS FOR DIFFERENT TEST PRESSURES AND SOIL BEARING STRESSES, MULTIPLY TABLE VALUES BY THE FACTOR  $P / P'$  WHERE  $P$  = ACTUAL TEST PRESSURE (PSI) AND  $P'$  = ACTUAL SOIL BEARING PRESSURE (PSI).

**CITY OF OCALA STANDARD DETAILS FOR CONSTRUCTION**  
**THRUST BLOCKS**  
 EAST-IN-PLACE  
 G-9A

**BEARING AREA OF THRUST BLOCKS IN SQUARE FEET (HORIZONTAL BENDS)**

FITTING SIZE	TEE, WYE, OR CAP	90° BEND	TEE PLUGGED	TEE PLUGGED RUN	BEND ANGLE
4"	1.8	1.8	1.8	1.8	1.8
6"	2.1	2.1	4.3	2.1	2.1
8"	2.8	2.8	5.6	2.8	2.8
10"	3.9	3.9	7.8	3.9	3.9
12"	5.9	5.9	11.8	5.9	5.9
14"	8.1	8.1	16.2	8.1	8.1
16"	11.3	11.3	22.6	11.3	11.3
18"	15.0	15.0	30.0	15.0	15.0
20"	19.0	19.0	38.0	19.0	19.0
24"	25.5	25.5	51.0	25.5	25.5

**VOLUME OF THRUST BLOCKS IN CUBIC YARDS**

FITTING SIZE	TEE, WYE, OR CAP	90° BEND	TEE PLUGGED	TEE PLUGGED RUN	BEND ANGLE
4"	0.075	0.075	0.075	0.075	0.075
6"	0.09	0.09	0.18	0.09	0.09
8"	0.21	0.21	0.59	0.21	0.21
10"	0.40	0.40	0.80	0.40	0.40
12"	0.71	0.71	1.26	0.71	0.71
14"	1.21	1.21	2.00	1.21	1.21
16"	1.83	1.83	2.80	1.83	1.83
18"	2.21	2.21	3.80	2.21	2.21
20"	2.90	2.90	5.10	2.90	2.90
24"	3.90	3.90	6.80	3.90	3.90

**NOTES**  
 (CONTINUED FROM DETAIL G-9A)

- REQUIRED VOLUME OR BEARING AREA OF FITTINGS SHALL BE AS INDICATED BELOW AND ADJUSTED IF NECESSARY, TO CONFORM TO THE TEST PRESSURES AND ALLOWABLE SOIL BEARING STRESSES STATED IN THE SPECIFICATIONS.
- KEEP CONCRETE CLEAR OF JOINT AND JOINT ACCESSORIES.
- ALL PIPES, CAPS, TEES, AND BENDS DEFLECTING 1) DEGREES OR MORE IN MAINS 2) INCHES IN DIAMETER OR LARGER SHALL BE PROVIDED WITH SUITABLE ANCHORAGE CONSISTING OF THRUST BLOCKS OR RESTRAINTS. JOINTS ALL RESTRAINTS MUST BE LOCATED AS SPECIFIED IN THE TABLE AND FOR ONE RESTRAINT DIRECTION. ALL PIPING TRANSITIONS SHALL BE REINFORCED IN BOTH DIRECTIONS.

**CITY OF OCALA STANDARD DETAILS FOR CONSTRUCTION**  
**THRUST BLOCKS**  
 CAST-IN-PLACE  
 G-9B

**VOLUME OF THRUST BLOCK IN CUBIC FEET (VERTICAL BENDS)**

FITTING SIZE	BEND ANGLE
4"	45° 225' 112'
6"	1.1 0.4 0.2
8"	2.1 1.0 0.4
10"	4.0 1.8 0.6
12"	6.0 2.3 0.8
14"	9.0 3.2 1.1
16"	12.0 4.2 1.5
18"	16.0 5.6 2.1

**ANCHOR ROD SIZES**

FITTING SIZE	ROD SIZE	EMBEDMENT
12" OR LESS	#6	30"
14" - 18"	#8	30"

**NOTES**

- THRUST BLOCK VOLUMES FOR VERTICAL BENDS HAVING UPWARD RESULTANT THRUSTS ARE BASED ON TEST PRESSURES OF 150 PSF AND THE BEARING OF CONCRETE (4000 LBS / SQ. FT.) TO COMPUTE VOLUMES FOR DIFFERENT TEST PRESSURES, USE THE FOLLOWING EQUATION: VOLUME = TEST PRESSURE / 150 x TABLE VALUE.
- KEEP CONCRETE CLEAR OF JOINT AND JOINT ACCESSORIES.
- THRUST BLOCKS FOR VERTICAL BENDS HAVING DOWNWARD RESULTANT THRUSTS SHALL BE THE SAME AS FOR HORIZONTAL BENDS.
- BEARING AREA, VOLUMES, AND SPECIAL BLOCKING DETAILS SHOWN ON THE PLANS TAKE PRECEDENCE OVER THIS STANDARD.

**CITY OF OCALA STANDARD DETAILS FOR CONSTRUCTION**  
**THRUST BLOCKS**  
 ANCHORED  
 G-10

**VALVE BOX INSTALLATION**  
 IN ROADWAYS OR AREAS SUBJECT TO TRAFFIC  
 G-13

**NOTES**

- WHERE THE VALVE BOX EXTENSION IS PROVIDED USE STANDARD VALVE BOX EXTENSION.
- WHERE THE VALVE BOX EXTENSION IS PROVIDED USE 4" D.P.P. CUT TO PROPER LENGTH SO VALVE BOX BOTTOM IS ONE CONTINUOUS SECTION.
- VALVE BOX LID TO BE FINISHED WITH THE ROAD "WATER" FOR WATER MAIN INSTALLATION, "SEWER" FOR SEWER MAIN INSTALLATION, "REUSE" FOR REUSE MAIN INSTALLATION, OR "FIVE" FOR DESIGNATED FIVE MAIN INSTALLATION.
- FOR ALL PIPES USE SOLID CHAIN BRICKS Laid Flat (ONE (1) BRICK FOR 2" LINES; TWO (2) BRICKS FOR 3" LINES; FOUR (4) BRICKS FOR 4" LINES).
- 4" x 8" x 16" SOLID PRECAST CONCRETE BLOCK TO BE INSTALLED UNDERNEATH VALVE BODY FOR SUPPORT.
- FINALLY FILL IN CONCRETE OR IN LIEU OF LIMECRACK IF APPROVED BY THE ENGINEER.
- FOR ALL VALVE BOXES INSTALLED IN PAVEMENT USE NON-ROD LID.
- FOR ALL PRESSURE MAINS, TERMINATE LOCATING WIRE INSIDE VALVE BOX. SEE DETAIL G-13E.
- PAINT LIDS IN BLUE FOR WATER, PURPLE FOR REUSE, GREEN FOR SEWER, RED FOR WASTEWATER.
- PAINT WIRE "Y" IN GIRD FOR WATER VALVE LOCATION.

**CITY OF OCALA STANDARD DETAILS FOR CONSTRUCTION**  
**VALVE BOX INSTALLATION**  
 IN ROADWAYS OR AREAS SUBJECT TO TRAFFIC  
 G-13

**VALVE BOX INSTALLATION**  
 IN GRASS OR AREAS NOT SUBJECT TO TRAFFIC  
 G-14

**NOTES**

- WHERE THE VALVE BOX EXTENSION IS PROVIDED USE STANDARD VALVE BOX EXTENSIONS.
- WHERE THE VALVE BOX EXTENSION IS PROVIDED USE 4" D.P.P. CUT TO PROPER LENGTH SO VALVE BOX BOTTOM IS ONE CONTINUOUS SECTION.
- VALVE BOX LID TO BE FINISHED WITH THE ROAD "WATER" FOR WATER MAIN INSTALLATION, "SEWER" FOR SEWER MAIN INSTALLATION, "REUSE" FOR REUSE MAIN INSTALLATION, OR "FIVE" FOR DESIGNATED FIVE MAIN INSTALLATION.
- FOR ALL PIPES USE SOLID CHAIN BRICKS Laid Flat (ONE (1) BRICK FOR 2" LINES; TWO (2) BRICKS FOR 3" LINES; FOUR (4) BRICKS FOR 4" LINES).
- FOR ALL VALVE BOXES INSTALLED IN GRASS OR AREAS NOT SUBJECT TO TRAFFIC, USE 4" x 8" x 16" SOLID PRECAST CONCRETE BLOCK TO BE INSTALLED UNDERNEATH VALVE BODY FOR SUPPORT.
- FOR ALL PRESSURE MAINS, TERMINATE LOCATING WIRE INSIDE VALVE BOX. SEE DETAIL G-13E.
- PAINT LIDS IN BLUE FOR WATER, PURPLE FOR REUSE, GREEN FOR SEWER, RED FOR WASTEWATER.
- PAINT WIRE "Y" IN GIRD FOR WATER VALVE LOCATION.

**CITY OF OCALA STANDARD DETAILS FOR CONSTRUCTION**  
**VALVE BOX INSTALLATION**  
 IN GRASS OR AREAS NOT SUBJECT TO TRAFFIC  
 G-14

**LOCATING WIRE SYSTEM**  
 G-16A

**NOTES**

- LOCATING WIRES TO BE INSTALLED IN BOTH MAINS AND REUSE COLLECTIONS.
- SECURE LOCATING WIRES TO MAIN BY USE OF PLASTIC TIE STRAPS/ANODIZED TAPE SPACED AT A MAXIMUM DISTANCE OF SEVEN FEET (7').
- THE FURTHER LOCATING SYSTEM SHALL BE SUBJECT TO TESTING TO DETERMINE ITS RELIABILITY. WIRE IS INSTALLED UNDER PAVEMENT AREAS. TESTING SHALL BE DONE PRIOR TO PLACEMENT OF REPAVE.
- AFTER WIRE INSTALLATION THROUGH GROUND CLAMPS, WRAP ALL BARE WIRES WITH ELECTRICAL TAPE.
- TERMINATE LOCATING WIRE AT ALL VALVE BOXES AND WATER BOXES.

**CITY OF OCALA STANDARD DETAILS FOR CONSTRUCTION**  
**LOCATING WIRE SYSTEM**  
 G-16A

**811**  
 Know what's Below.  
 Call before you dig.  
 ATWELL  
 1800 PARKWAY  
 SUITE 100  
 MARY ESTERLINE, P.E.  
 CARY, NC 27513  
 919.386.2200  
 24 HOUR EMERGENCY CONTACT

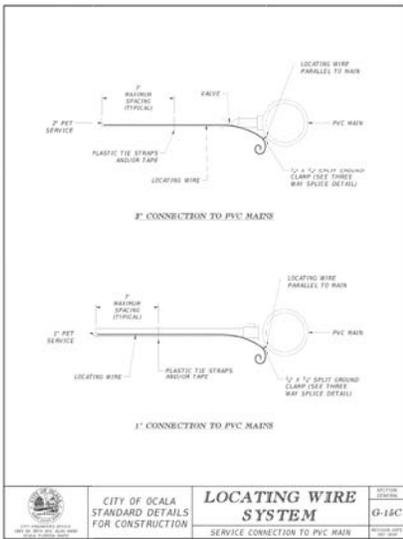
SECTION: TOWNSHIP 16-SOUTH  
 RANGE 21 EAST  
 5440 SW 50TH ST  
 OCALA  
 MARION COUNTY, FLORIDA

SADDLE OAK CLUB  
 SUN SADDLE OAK L/C  
 CONSTRUCTION PLANS  
 CONSTRUCTION DETAILS

DATE: 03-20-2023

REVISIONS

DRAWN BY: NLL  
 CHECKED BY: MT  
 PROJECT MANAGER: DRG  
 JOB #: 2003467  
 FILE CODE: C/P  
 SHEET NO.: C700

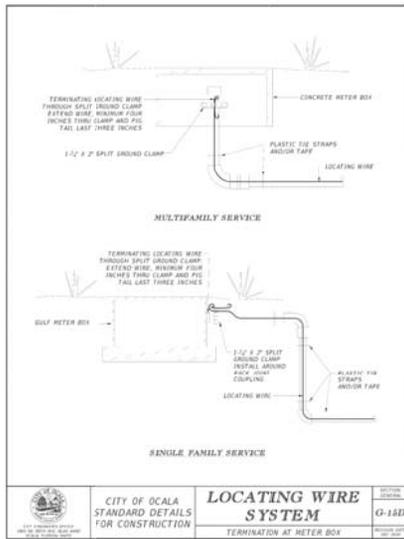


**CITY OF OCALA STANDARD DETAILS FOR CONSTRUCTION**

**LOCATING WIRE SYSTEM**

**SERVICE CONNECTION TO PVC MAIN**

**G-14C**

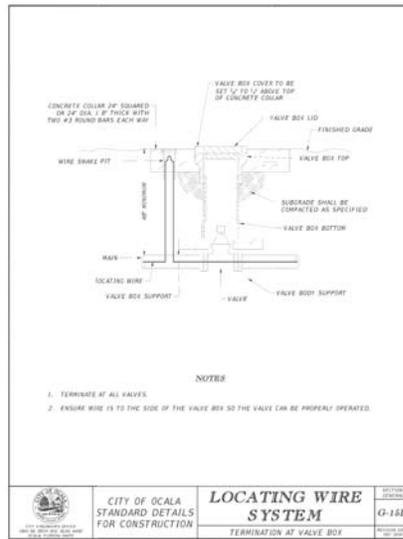


**CITY OF OCALA STANDARD DETAILS FOR CONSTRUCTION**

**LOCATING WIRE SYSTEM**

**TERMINATION AT METER BOX**

**G-14D**

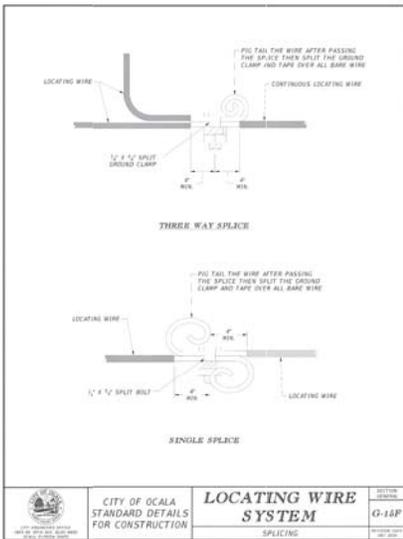


**CITY OF OCALA STANDARD DETAILS FOR CONSTRUCTION**

**LOCATING WIRE SYSTEM**

**TERMINATION AT VALVE BOX**

**G-14E**

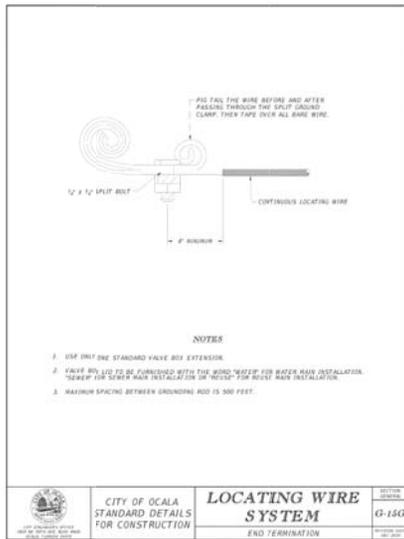


**CITY OF OCALA STANDARD DETAILS FOR CONSTRUCTION**

**LOCATING WIRE SYSTEM**

**SPLICING**

**G-14F**

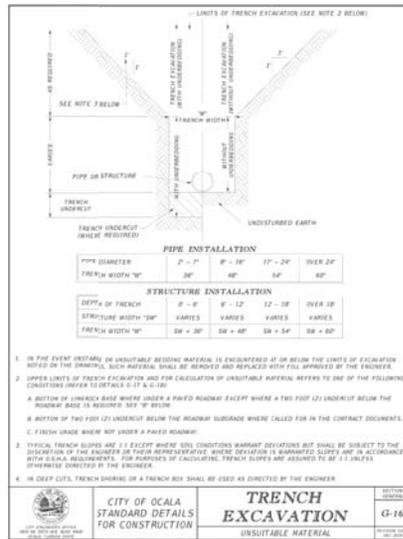


**CITY OF OCALA STANDARD DETAILS FOR CONSTRUCTION**

**LOCATING WIRE SYSTEM**

**END TERMINATION**

**G-14G**

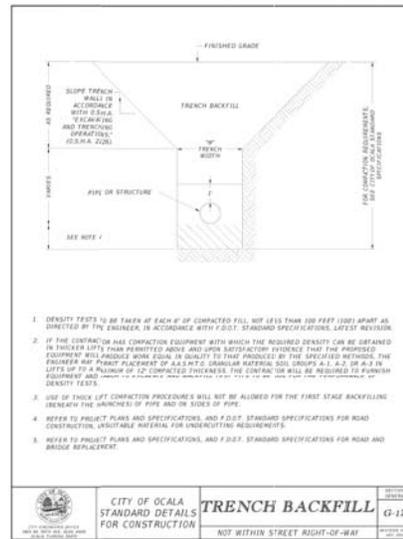


**CITY OF OCALA STANDARD DETAILS FOR CONSTRUCTION**

**TRENCH EXCAVATION**

**UNSATURATED MATERIAL**

**G-16**



**CITY OF OCALA STANDARD DETAILS FOR CONSTRUCTION**

**TRENCH BACKFILL**

**NOT WITHIN STREET RIGHT-OF-WAY**

**G-17**

**811**

Know what's below.  
Call before you dig.

**ATWELL**  
CONSTRUCTION PLANS  
1800 PARKWAY  
MARTINEZ, CA 94553  
CLAY PETERSON, P.E.

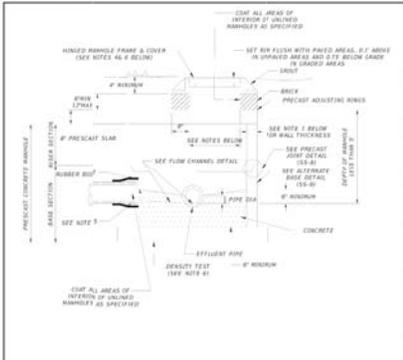
SECTION: TOWNSHIP 16 SOUTH  
RANGE 21 EAST  
5440 SW 50TH ST  
OCALA  
MARION COUNTY, FLORIDA

SADDLE OAK CLUB  
SUN SADDLE OAK LUC  
CONSTRUCTION PLANS  
CONSTRUCTION DETAILS

DATE: 03-20-2023

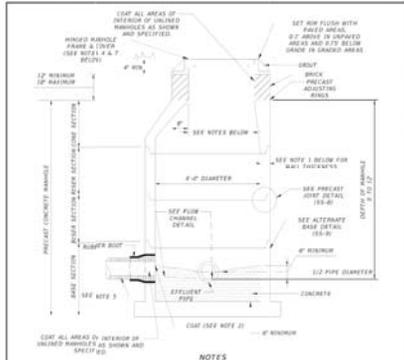
DESIGNED BY: [ ]  
CHECKED BY: [ ]  
PROJECT MANAGER: DRG  
JOB #: 2005467  
FILE CODE: CSP  
SHEET NO.: C701





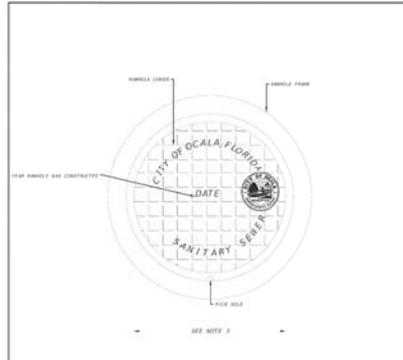
- NOTES**
- MINIMUM WALL THICKNESS SHALL BE FIVE INCHES (5) OR 1/2 THE INSIDE DIAMETER, WHICHEVER IS GREATER.
  - THE INTERIOR, EXTERIOR, JOINTS AND UNGRADED AREAS SHALL BE COATED AS SPECIFIED WHERE FINISH HANDS ARE TO BE CONNECTED TO THE MANHOLE USE IMMEDIATELY OVERLAY FROM THE SET WELL THE COMPLETE INSIDE OF THE MANHOLE SHALL BE LINED AS SPECIFIED IN THE PLANS, LINES SHALL BE MADE.
  - MANHOLES SHALL BE FURNISHED WITH FACTORY INSTALLED BOOTS TO CONNECT SEWER PIPES TO MANHOLES.
  - MANHOLES TO BE INSTALLED WITH 2" MINIMUM RING AND COVER.
  - FULL ANNUAL RING BETWEEN PIPE AND RUBBER BOOT WITH GROUT AND FLUSH WITH MANHOLE WALL.
  - EACH MANHOLE INSTALLED SHALL HAVE ONE COMPACTION DENSITY TEST AS SPECIFIED.
  - LINEROCK WILL BE PLACED AROUND RING AND COVER TO BOTTOM OF ANNUAL.

CITY OF OCALA  
**PRECAST CONCRETE MANHOLE**  
 STANDARD DETAILS FOR CONSTRUCTION  
 LESS THAN 5' DEPTH  
 SS-2



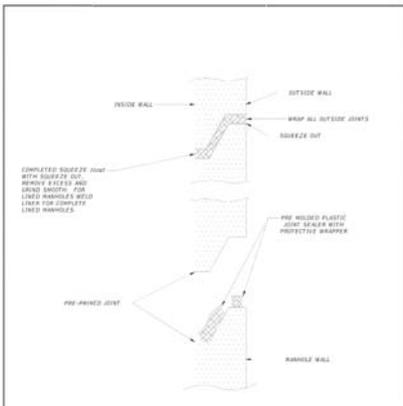
- NOTES**
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  - THE INTERIOR, EXTERIOR, JOINTS AND UNGRADED AREAS SHALL BE COATED AS SPECIFIED WHERE FINISH HANDS ARE TO BE CONNECTED TO THE MANHOLE USE IMMEDIATELY OVERLAY FROM THE SET WELL THE COMPLETE INSIDE OF THE MANHOLE SHALL BE LINED AS SHOWN AND SPECIFIED.
  - MANHOLES SHALL BE FURNISHED WITH FACTORY INSTALLED BOOTS TO CONNECT SEWER PIPES TO MANHOLES.
  - MANHOLES TO BE INSTALLED WITH 2" MINIMUM RING AND COVER.
  - FULL ANNUAL RING BETWEEN PIPE AND RUBBER BOOT WITH GROUT AND FLUSH WITH MANHOLE WALL.
  - LINEROCK WILL BE PLACED AROUND RING & COVER TO BOTTOM OF ANNUAL.
  - EACH MANHOLE INSTALLED SHALL HAVE ONE COMPACTION DENSITY TEST AS SPECIFIED.

CITY OF OCALA  
**PRECAST CONCRETE MANHOLE**  
 STANDARD DETAILS FOR CONSTRUCTION  
 5' TO 12' DEPTH  
 SS-3



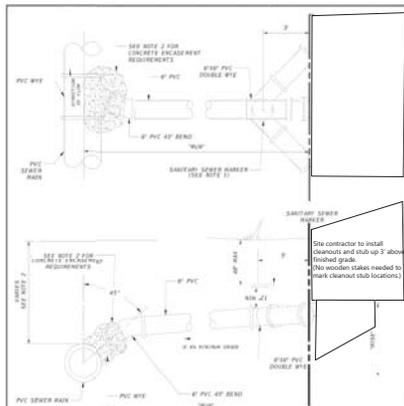
- NOTES**
- MANHOLE COVER SHALL BE LETTERED WITH THE WORDS "SANITARY SEWER" AND THE YEAR THE MANHOLE WAS CONSTRUCTED.
  - CITY OF OCALA IDENTIFICATION LABEL SHALL BE SET IN THE COVER.
  - UNLESS OTHERWISE SPECIFIED MANHOLE COVER SHALL BE 24" DIAMETER AND 12" DEPTH (DEPENDENT ON DETAIL).
  - FULL MANHOLE COVER SHALL BE CONCRETE WITH FINISH AND CURING SURFACE.
  - MANHOLE COVER AND SET SHALL BE INSTALLED IN THE SAME MANNER AS THE MANHOLE. AROUND TOP OF COVER TO BE INSTALLED 1" MINIMUM LINEROCK.
  - MINIMUM USE OF ALL MANHOLES.

CITY OF OCALA  
**SEWER HINGED MANHOLE COVER**  
 STANDARD  
 SS-4A



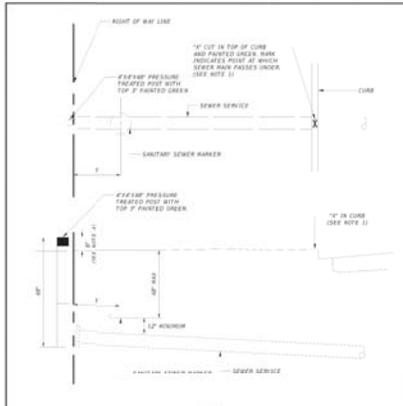
- NOTES**
- SEWER SERVICE TO BE REFERENCED AS INDICATED IN DETAIL SS-17.
  - FOR ANY SLOPE SERVICES WHERE THE PIPE SLOPE EQUALS OR EXCEEDS A 1.5 (DOWN) OR 0.5% (UP), SPECIAL CARE MUST BE TAKEN IN CONCRETE. CONCRETE ENCASUREMENT TO BE 2" COVER FEET MINIMUM WHERE REQUIRED.
  - DOUBLE SEWER SERVICES SHALL ONLY BE INSTALLED IN SPECIAL CASES AS DESIGNATED BY THE OWNER AND SEWER ENGINEER.

CITY OF OCALA  
**SEWER MANHOLE JOINT CONSTRUCTION**  
 STANDARD DETAILS FOR CONSTRUCTION  
 SS-8



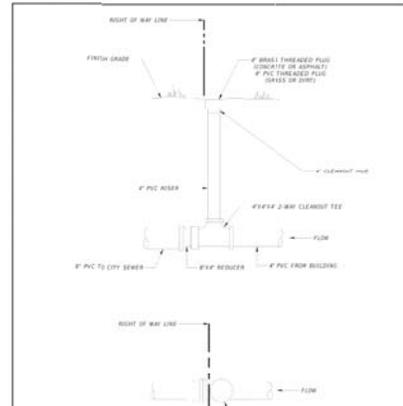
- NOTES**
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  - DOUBLE SEWER SERVICES SHALL ONLY BE INSTALLED IN SPECIAL CASES AS DESIGNATED BY THE OWNER AND SEWER ENGINEER.

CITY OF OCALA  
**DOUBLE SEWER SERVICE CONNECTION**  
 STANDARD DETAILS FOR CONSTRUCTION  
 SS-11



- NOTES**
- WHERE NO CURB AND UTTER EXIST, THE SEWER SERVICE SHALL BE REFERENCED BY PLACING A NAIL & DISC AND AT THE POINT OF PAVEMENT IN GRADED AREAS ONLY THE SEWER NUMBER AND 4" SHALL AS REQUIRED.
  - ALL SEWER MARKS SHALL BE IDENTIFIED ACCURATELY LOCATING THE CONNECTION.
  - DRAWING SUBJECT SHALL INDICATE ALL UTTER AND SERVICE TO BE IDENTIFIED.
  - IN AREAS WHERE UTTER, DISC, OR NAIL IS NOT USED, THE TOP OF PIPE TO BE FLUSH WITH FINISH GRADE.

CITY OF OCALA  
**SEWER SERVICE REFERENCING**  
 STANDARD DETAILS FOR CONSTRUCTION  
 SS-12



- NOTES**
- SEWER SERVICE TO BE REFERENCED AS INDICATED IN DETAIL SS-17.
  - FOR ANY SLOPE SERVICES WHERE THE PIPE SLOPE EQUALS OR EXCEEDS A 1.5 (DOWN) OR 0.5% (UP), SPECIAL CARE MUST BE TAKEN IN CONCRETE. CONCRETE ENCASUREMENT TO BE 2" COVER FEET MINIMUM WHERE REQUIRED.
  - DOUBLE SEWER SERVICES SHALL ONLY BE INSTALLED IN SPECIAL CASES AS DESIGNATED BY THE OWNER AND SEWER ENGINEER.

CITY OF OCALA  
**RESIDENTIAL SEWER CLEANOUT**  
 STANDARD DETAILS FOR CONSTRUCTION  
 SS-14

**811**  
 Know what's Below.  
 Call before you dig.  
 ATWELL  
 1800 PARKWAY  
 MARLBOROUGH, MA 01903  
 508.253.2000

CONTRACTOR BE ADVISED THE CITY OF OCALA IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY 811. THE USER SHALL BE RESPONSIBLE FOR VERIFYING THE INFORMATION PROVIDED BY 811. THE USER SHALL BE RESPONSIBLE FOR OBTAINING THE NECESSARY PERMITS AND FOLLOWING ALL APPLICABLE REGULATIONS AND ORDINANCES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING THE NECESSARY PERMITS AND FOLLOWING ALL APPLICABLE REGULATIONS AND ORDINANCES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING THE NECESSARY PERMITS AND FOLLOWING ALL APPLICABLE REGULATIONS AND ORDINANCES.

24 HOUR EMERGENCY CONTACT

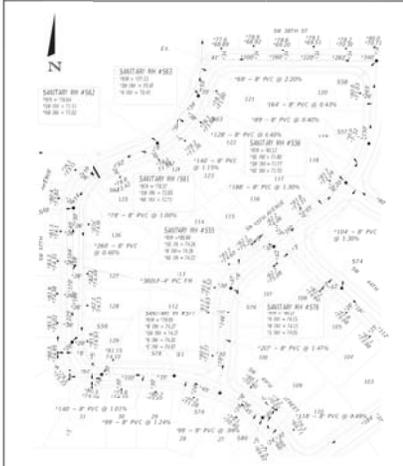
SECTION: TOWNSHIP 16 SOUTH, RANGE 21 EAST, 5440 SW 50TH ST, OCALA, MARION COUNTY, FLORIDA

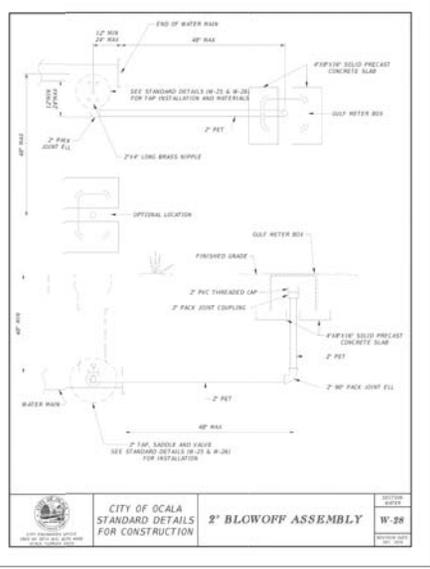
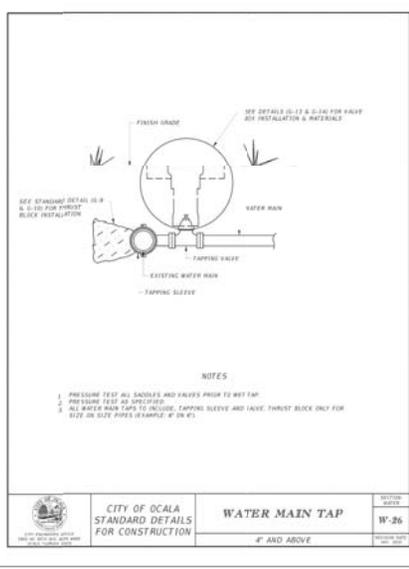
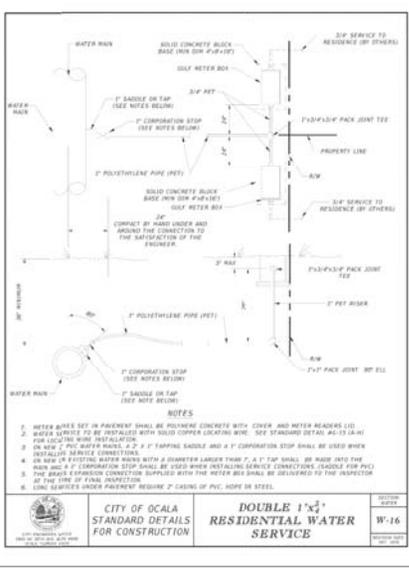
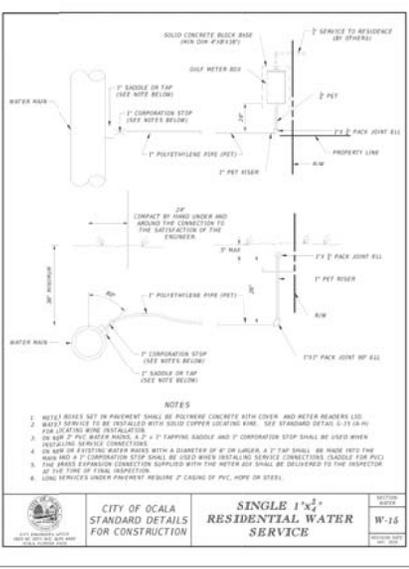
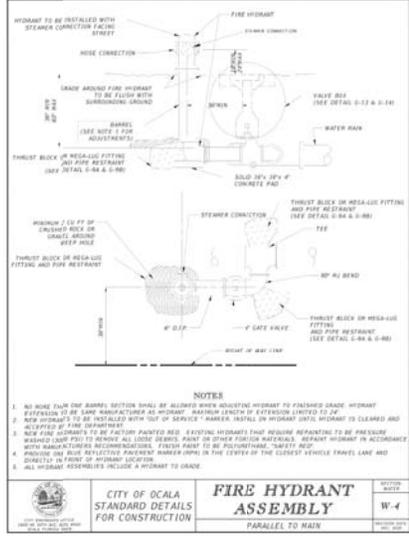
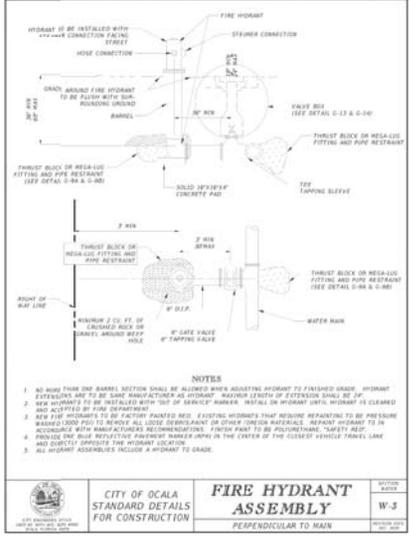
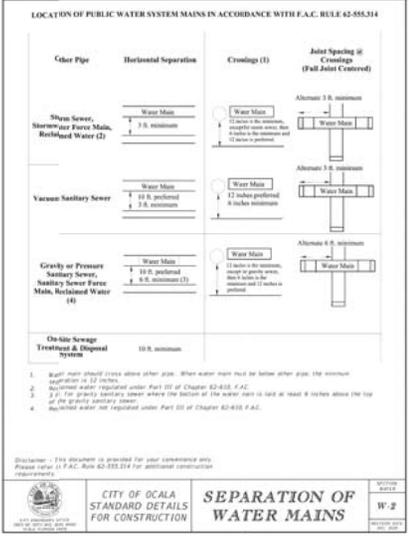
SADDLE OAK CLUB  
 SUN SADDLE OAK LIC  
 CONSTRUCTION PLANS  
 CONSTRUCTION DETAILS

DATE: 03-20-2023

REVISIONS

DRAWN BY: NLL  
 CHECKED BY: MT  
 PROJECT MANAGER: DRG  
 JOB #: 2005467  
 FILE CODE: CSP  
 SHEET NO.: C703





**811 Know what's Below. Call before you dig.**

**ATWELL**  
CONSTRUCTION PLANS  
MARION COUNTY, FLORIDA

SECTION: TOWNSHIP 16 SOUTH, RANGE 21 EAST, 5440 SW 50TH ST, OCALA, MARION COUNTY, FLORIDA

SADDLE OAK CLUB  
SUN SADDLE OAK LUC  
CONSTRUCTION PLANS  
CONSTRUCTION DETAILS

DATE: 03-20-2023

REVISIONS

DESIGNED BY: [Name]  
CHECKED BY: [Name]  
PROJECT MANAGER: DRG  
JOB #: 2005467  
FILE CODE: CSP  
SHEET NO.: C705





**Know what's below.**  
**Call before you dig.**  
 Call 811 to locate underground utilities. It's free. It's fast. It's the only way to avoid costly and dangerous accidents. Call 811 at least 48 hours before you dig. For more information, visit [www.811.com](http://www.811.com).

CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND AGENCIES SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES.

24 HOUR EMERGENCY CONTACT

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ATWELL  
 1800 PARKWAY  
 MARLBOROUGH, MA 01501  
 (508) 251-1000  
 WWW.ATWELL.COM

SECTION OF TOWNSHIP 16-SOUTH  
 RANGE 21 EAST  
 5440 SW 50TH ST  
 Ocala  
 MARION COUNTY, FLORIDA

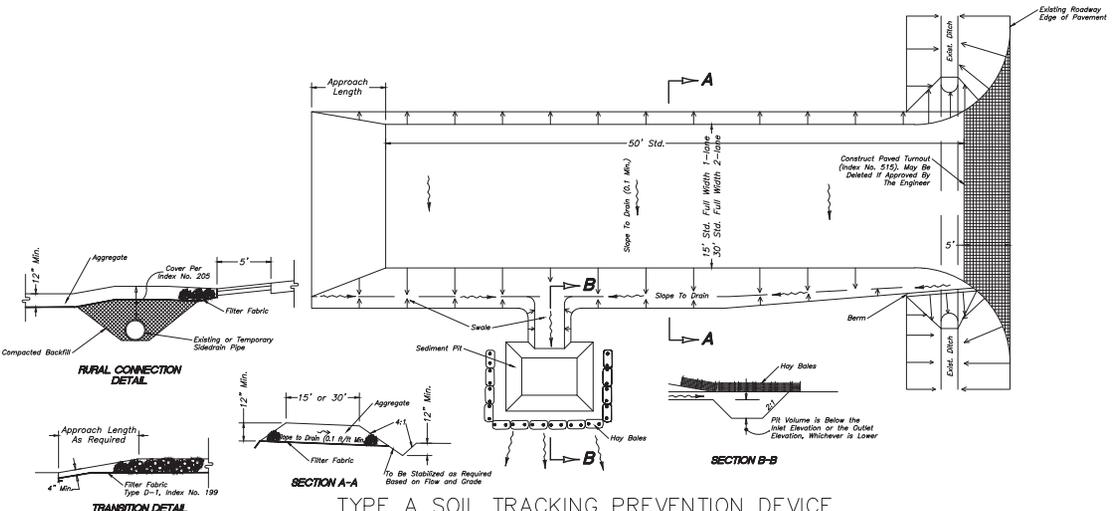
SADDLE OAK CLUB  
 SUN SADDLE OAK LLC  
 CONSTRUCTION PLANS  
 EROSION DETAILS

DATE: 03-20-2023

REVISIONS

DESIGNED BY: NLL  
 CHECKED BY: MT  
 PROJECT MANAGER: DRG  
 JOB #: 2005467  
 FILE CODE: C3P  
 SHEET NO. C800

NOT FOR CONSTRUCTION



**TYPE A SOIL TRACKING PREVENTION DEVICE**

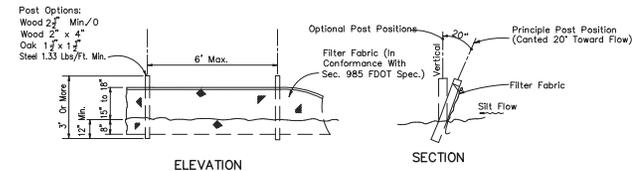
**SOIL TRACKING DEVICE GENERAL NOTES**

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 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 DIRECTED 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 SHALL 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'<sup>3</sup>      30'X50'=200 FT'<sup>3</sup>  
 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 SOO. HAY BALES SHALL BE PAID FOR UNDER THE CONTRACT UNIT PRICE FOR HAY OR STRAW BALED, EA. SILT FENCE SHALL BE PAID FOR UNDER THE CONTRACT UNIT PRICE 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.



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.



ELEVATION

SECTION

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

**TYPE III SILT FENCE DETAIL**

NTS - PER FDOT INDEX 102





CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND AGENCIES.

24 HOUR EMERGENCY CONTACT



SECTION 4: TOWNSHIP 16-SOUTH, RANGE 21 EAST, 5440 SW 50TH ST, Ocala, MARION COUNTY, FLORIDA

SADDLE OAK CLUB, SUN SADDLE OAK LLC, CONSTRUCTION PLANS, LANDSCAPE PLAN

DATE: 03-20-2023

REVISIONS

SCALE: 1"=40'  
 DRAWN BY: ML  
 CHECKED BY: MT  
 PROJECT MANAGER: DRG  
 JOB #: 2005457  
 FILE CODE: CSP  
 SHEET NO. L200



**PLANT LIST**

KEY	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	COMMENTS	NATIVE
	10	ACER FLORIDANUM	FLORIDA MAPLE	MIN. 4" CAL. 14-16' HT.	35' O.C.	WELL BALANCED HEAD, STRAIGHT SINGLE TRUNK	YES
	5	MAGNOLIA GRANDIFLORA	SOUTHERN MAGNOLIA	MIN. 4" CAL. 14-16' HT.	35' O.C.	WELL BALANCED HEAD, FULL TO GROUND	YES
	17	QUERCUS SHUMARDII	SHUMARD OAK	MIN. 4" CAL. 14-16' HT.	35' O.C.	WELL BALANCED HEAD, STRAIGHT SINGLE TRUNK	YES
	11	QUERCUS VIRGINIANA	SOUTHERN LIVE OAK	MIN. 4" CAL. 14-16' HT.	35' O.C.	WELL BALANCED HEAD, STRAIGHT SINGLE TRUNK	YES
	48	TOTAL					

**MARION COUNTY LANDSCAPE REQUIREMENTS:**

EXISTING ZONING: P-MH  
 DIVISION 7 TREE PROTECTION AND REPLACEMENTS  
 SEC. 6.7.3(3) TREE PROTECTION  
 ALL TREES MIN. 10" DBH OR LARGER SHALL BE CONSIDERED PROTECTED  
 EXISTING TREES TO BE PROTECTED:  
 (1) 10" DBH OAK (4) 48" DBH OAK  
 (1) 18" DBH OAK (1) 60" DBH OAK  
 (1) 36" DBH OAK (1) 72" DBH OAK  
 (1) 60" DBH OAK  
 TOTAL INCHES PROTECTED: 594 INCHES  
 EXISTING TREES TO BE REMOVED:  
 (1) 24" DBH OAK  
 (2) 48" DBH OAK  
 (1) 72" DBH OAK  
 TOTAL INCHES REMOVED: 192 INCHES  
 NUMBER OF REPLACEMENT TREES REQUIRED: 192 / 4 = 48 TREES  
 TOTAL NUMBER OF TREES PROVIDED: 43  
 A DONATION OF 5 TREES TO THE TREE MITIGATION BANK IS REQUESTED.

**DIVISION 8 LANDSCAPING**

SEC. 6.8.2(H) CALCULATIONS FOR REQUIRED LANDSCAPING  
 1. TREE PRESERVATION - REPLACEMENT OF 302 INCHES IS REQUIRED. SEE CALCULATIONS THIS SHEET.  
 2. SHADE TREE REQUIREMENTS - SHADE TREES ARE NOT REQUIRED FOR THIS TYPE OF DEVELOPMENT.  
 3. BUFFERS - STREET FRONTS ARE PRIVATE ROADS AND DO NOT REQUIRE BUFFERS.  
 4. PARKING AREAS - THERE ARE NO COMMERCIAL PARKING AREAS WITHIN THIS PHASE OF DEVELOPMENT.  
 5. VEHICLE USE AREA - PRIVATE DRIVES AND ACCESS TO MOBILE HOME SITES DO NOT HAVE A VEHICULAR USE AREA, OR ANY PARKING LOTS.



FILE: 2005457.dwg, DATE: 03/20/2023 10:58:00 AM, USER: ATWELL, PLOT: 1, SHEET: 20 OF 20, SCALE: 1"=40', STATUS: PLOTTED, PLOT: 1, SHEET: 20 OF 20, SCALE: 1"=40', STATUS: PLOTTED

