



SUBMITTAL SUMMARY REPORT MassGrade-000394-2026

PLAN NAME: Arden of Ocala	LOCATION: 6670 SE MARICAMP RD OCALA,
APPLICATION DATE: 02/19/2026	PARCEL: 9018-0000-06
DESCRIPTION: Mass grading submission for entire site for Arden of Ocala	

CONTACTS	NAME	COMPANY
Applicant	Dave Schmitt	Dave Schmitt Engineering Inc.
Developer	Tim Safransky	Ocala Development Partners, LLC
Engineer of Record	Dave Schmitt	Dave Schmitt Engineering

SUBMITTAL	STARTED	DUE	COMPLETE	STATUS
OCE: Plan Review (DR) v.1	02/24/2026	03/10/2026	03/19/2026	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)	Jamie Waldron	03/10/2026	02/24/2026	Not Required
<i>Comments</i>	911 Review Not Required				
	Environmental Health (Plans) (Environmental Health)	Evan Searcy	03/10/2026	02/26/2026	Approved
<i>Comments</i>	Protect existing wells on property during demolition and construction. Apply for well abandonment permit through the Department of Health in Marion County. Proposed pool will require a construction permit through the Department of Health in Marion County.				
	Fire Marshal (Plans) (Fire)	Jonathan Kenning	03/10/2026	02/24/2026	Approved
	Growth Services Planning & Zoning (DR) (GS Planning and Zoning)	Kenneth Odom	03/10/2026	03/18/2026	Requires Re-submit
<i>Corrections</i>	2.12.4/6.11.8 - Parking (Resolved) - 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.				
<i>Corrections</i>	2.12 - Zoning Classification-subject property (Not Resolved) - 2.12 - Zoning Classification-subject property: Show existing zoning classification on the subject property.				
<i>Corrections</i>	2.12/4.2 - Building height (Resolved) - 2.12/4.2 - Building height: Show existing and proposed building height (primary and accessory structures) in the site data table.				
<i>Corrections</i>	2.12/2.12.21 - Open space and natural areas (Resolved) - 2.12/2.12.21 - Open space and natural areas: Provide list of open space and natural areas in square footage, acreage, and percentage. Including existing and proposed natural open space, improved open space, open water, wetland, and preserved natural areas. Also show them on the plan.				
<i>Corrections</i>	2.12.13/14/15 - General Exhibits (Resolved) - Final signed and sealed hard copy signature page: A hard copy of the final signed and sealed drainage report cover or complete drainage report shall be submitted to the Office of the County Engineer.				
<i>Corrections</i>	2.12 - Land Use Designation-adjacent properties (Not Resolved) - 2.12 - Land Use Designation-adjacent properties: Show existing land use designation on the adjacent properties.				
<i>Corrections</i>	2.12 - Special Use Permits (Resolved) - 2.12 - Special Use Permits: List of all approved special use permits, case number, conditions, and the date of approval.				
<i>Corrections</i>	2.12 - Waivers (Requested & Approved) (Resolved) - 2.12 - Waivers (Requested & Approved): List of all requested and approved waivers, conditions, and the date of approval.				
<i>Corrections</i>	2.12.24 - Landscape requirements/6.8.6 - Buffering (Resolved) - 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)				
<i>Corrections</i>	2.12 - Development Agreements (Resolved) - 2.12 - Development Agreements: List of Development Agreements including Marion County Official Record Book and Page.				
<i>Corrections</i>	2.12 - Zoning Classification-adjacent properties (Not Resolved) - 2.12 - Zoning Classification-adjacent properties: Show existing zoning classification on the adjacent properties.				
<i>Corrections</i>	2.12/4.2 - Lot setback (Resolved) - 2.12/4.2 - Lot setback: Provide required setback and proposed setback in the site data table and show them on the plan.				
<i>Corrections</i>	3.2.3/6.6/5.2.5 - RESIDENTIAL - Min/Max Density (Resolved) - 3.2.3/6.6/5.2.5 - RESIDENTIAL - Min/Max Density: For residential project, show maximum and minimum allowable density, and proposed density.				

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Growth Services Planning & Zoning (DR) (GS Planning and Zoning)	Kenneth Odom	03/10/2026	03/18/2026	Requires Re-submit
<i>Corrections</i>	2.12 & Article 5 - Overlay zones (Not Resolved) - 2.12 & 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.			
<i>Corrections</i>	3.2.3 - NON-RESIDENTIAL - Complies with FAR (Resolved) - 3.2.3 - NON-RESIDENTIAL - Complies with FAR: For non-residential project, show maximum allowable Floor Area Ratio (FAR) and proposed FAR.			
<i>Corrections</i>	2.12 - Variances (Resolved) - 2.12 - Variances: List of approved Variance, case numbers, conditions, and the date of approval.			
<i>Corrections</i>	2.12.4/6.11.7 - Loading area (Resolved) - 2.12.4/6.11.7 - Loading area: Show proposed loading areas on plan, per Sec. 6.11.7. - Loading areas.			
<i>Corrections</i>	2.12 - Parcel number (Resolved) - 2.12 - Parcel number: Show parcel numbers on the cover sheet.			
<i>Corrections</i>	2.12/3.2.3 - Land Use Consistency (Resolved) - 2.12/3.2.3 - Land Use Consistency: Provide a list of existing and proposed uses. Provide list of area in squarefootage/acreage for each existing and proposed uses. Verify if existing and proposed uses are allowed under land use designation and zoning classification.			
<i>Corrections</i>	2.12.9 - Existing, proposed & adjacent ROWs (Resolved) - 2.12.9 - Existing, proposed & adjacent ROWs: Show name, location and dimensions of any existing, proposed, and adjacent streets, including all rights-of-way serving the project on plan.			
<i>Corrections</i>	2.12.10 - Easement (Resolved) - 2.12.10 - Easement: Show existing and proposed easements on plan, and provide description of each easement.			
<i>Corrections</i>	4.3.11 - Mining project (Resolved) - 4.3.11 - Mining project: If the project is for mining, does this project have an approved development plan (Conceptual Plan, Master Plan, Improvement, Plat) or Special Use Permit			
<i>Corrections</i>	2.12 - Site coverage (Resolved) - 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.			
<i>Corrections</i>	2.12 - Rezoning (Resolved) - 2.12 - Rezoning: List of approved Rezoning, case numbers, conditions, and the date of approval.			
<i>Corrections</i>	2.12 - Lot area & lot width (Resolved) - 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.			
<i>Corrections</i>	2.12.4/6.11.6 - Construction access (Resolved) - 2.12.4/6.11.6 - Construction access: Show proposed construction access and route on plan, per Sec. 6.11.6. - Construction access/route,.			
<i>Corrections</i>	2.12 - Land Use Designation-subject property (Not Resolved) - 2.12 - Land Use Designation-subject property: Show existing land use designation the subject property.			
<i>Corrections</i>	2.12.16/6.5 - EALS or Exemption provided? (Resolved) - 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.			
<i>Corrections</i>	6.11.6.B - Remained or removed materials from site (Resolved) - 6.11.6.B - Remained or removed materials from site: Any activity excavating and removing material from a site shall include a designated access route and be approved by the County prior to utilization.			
<i>Corrections</i>	2.12.20 - Phases of development (Resolved) - 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.			
Landscape (Plans) (Parks and Recreation)	Susan Heyen	03/10/2026	02/27/2026	Requires Re-submit
<i>Comments</i>	Please submit tree mitigation calculations (to determine tree replacement inches) and MFLA Locations and calculations			
OCE Design (Plans) (Office of the County Engineer)	William Poole	03/10/2026	03/03/2026	Requires Re-submit
<i>Corrections</i>	2.12.3 - Title block (Not Resolved) - 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			
<i>Corrections</i>	2.12.4 - Front page of the plan (Not Resolved) - 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.			
<i>Corrections</i>	2.12.4 - Front page of the plan (Not Resolved) - 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.			
<i>Corrections</i>	2.12.4 - Front page of the plan (Not Resolved) - 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.			
<i>Corrections</i>	Additional Design Comments (Not Resolved) - Additional Comments:			
OCE Property Management (Plans) (Office of the County Engineer)		03/10/2026	03/09/2026	Not Required
<i>Comments</i>	ROW is not a reviewer for this plan.			
OCE Stormwater (Permits & Plans) (Office of the County Engineer)	Alexander Turnipseed	03/10/2026	02/25/2026	Requires Re-submit
<i>Corrections</i>	6.13.4 - Stormwater Quantity Criteria (Not Resolved) - 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.			
<i>Corrections</i>	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".			

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OCE Stormwater (Permits & Plans) (Office of the County Engineer)	Alexander Turnipseed	03/10/2026	02/25/2026	Requires Re-submit
<i>Corrections</i>	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.			
<i>Corrections</i>	6.13.2.B(5) - Hydraulic Analysis (Not Resolved) - 6.13.2.B(5) - Hydraulic Analysis: Hydraulic stormwater model analysis including all input parameters, supporting calculations, assumptions, documentation for design and results. Provide a sub-basin map for each sub-basin; label each sub-basin and provide total area as well as area of impervious coverage within each sub-basin.			
<i>Corrections</i>	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.			
<i>Corrections</i>	6.13.2.A.12/6.12.5-Details, X-Sections, References (Not Resolved) - 6.13.2.A.12/6.12.5-Details, X-Sections, References: Provide details, cross sections, or references clearly describing the construction intent. It is acceptable to reference standard details, such as FDOT's, when used instead of reproducing them.			
<i>Corrections</i>	6.10 - Karst Topography and High Recharge Areas (Not Resolved) - 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.			
<i>Corrections</i>	6.13.5 - Flood Plain & Protection (Not Resolved) - 6.13.5 - Flood Plain & Protection: This section provides requirements for all land use activities which materially change the location, elevation, size, capacity, or hydraulic characteristics of the existing one percent (100-year) flood plain as identified by FEMA. Make sure that equivalent flood plain volume and conveyance is maintained. Land use activities which materially change the flood plain may be permitted when calculations performed by a licensed professional are provided demonstrating that compensating storage or other hydraulic characteristics are provided on the owner's property or within an easement. Land use activities that do not meet the thresholds for a stormwater analysis shall minimally be required to demonstrate one-for-one compensating storage. When proposed improvements associated with mass grading plans, major site plans or improvement plans encroach into a flood hazard zone, it shall be necessary for the applicant to file a map amendment or revision with FEMA.			
<i>Corrections</i>	6.13.4.C - Discharge Conditions (Not Resolved) - 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.			
<i>Corrections</i>	6.13.4.D - Recovery Analysis (Not Resolved) - 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.			
<i>Corrections</i>	6.13.7 - Geotechnical Criteria (Not Resolved) - 6.13.7 - Geotechnical Criteria: Soil test borings shall be performed to a minimum depth of 10 feet below the proposed finished grade of the bottom of all retention/detention areas or the permanent pool elevation and once the data has been obtained the hole shall be backfilled and compacted. At least two tests shall be performed within the boundary of each proposed retention/detention area. For each half acre of pond bottom area and for each lineal retention/detention area of 250 feet, an additional test shall be conducted. For retention/detention areas utilizing percolation or infiltration in the design model, there shall be a minimum of two infiltration rate tests for each retention/detention area. Data used for soil permeability testing or infiltration analyses for the retention/detention areas shall be signed and sealed by a professional engineer or professional geologist for both data and procedural accuracy. The estimated seasonal high ground water elevation and confining layer shall be clearly identified. The estimated seasonal high water elevation and the confining layer shall be set no lower than the bottom of the boring for the purposes of stormwater system modeling. The pond bottom elevation of a stormwater facility shall be designed a minimum of 1 foot above the estimated seasonal high water elevation. When the pond bottom is within 1 foot of the estimated seasonal high water elevation, a 50 percent reduction factor shall be used for percolation or ground water mounding analysis shall be included.			
<i>Corrections</i>	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."			
<i>Corrections</i>	6.13.2.B(4) - Hydrologic Analysis (Not Resolved) - 6.13.2.B(4) - Hydrologic Analysis: Hydrologic stormwater model analysis including all input parameters, supporting calculations, assumptions, documentation for design and results.			
<i>Corrections</i>	Additional Stormwater comments (Not Resolved) - Additional Stormwater comments			
<i>Corrections</i>	6.13.8 - Stormwater Conveyance Criteria (Not Resolved) - 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.			
<i>Corrections</i>	6.13.2.B(6) - Freeboard (Not Resolved) - 6.13.2.B(6) - Freeboard: A minimum freeboard of six inches shall be provided for all retention/detention areas.			
<i>Corrections</i>	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.			
<i>Corrections</i>	6.13.2.B(1)/(2) - Runoff Analysis/Tc Calculations (Not Resolved) - 6.13.2.B(1)/(2) - Runoff Analysis/Tc Calculations: Calculations shall minimally include: Runoff analysis that reflects the project basin soil type, area, and ground cover based on pre-conditions and post-conditions for ultimate development. Time of concentration and travel time analysis for hydrology and hydraulic systems.			

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OCE Stormwater (Permits & Plans) (Office of the County Engineer)	Alexander Turnipseed	03/10/2026	02/25/2026	Requires Re-submit
<i>Corrections</i>	6.13.8.B(3) - Lane Spread Calculations (Not Resolved) - 6.13.8.B(3) - Lane Spread Calculations: Lane spread shall be calculated using FDOT criteria considering the 4-inch per hour or 10-year frequency storm as appropriate, to produce the following results: 1. Subdivision Local and Minor Local Roads: The allowable lane spread shall be no greater than the crown (or high side) of the road. For all divided roadways the allowable lane spread shall be no greater than the inside (or high side) edge of pavement. 2. Arterial, Collector, and Major Local Roads: The allowable lane spread shall leave 8 feet of travel lane dry in each direction.			
<i>Corrections</i>	6.13.2.B(8) - Calculation & Plan Consistency (Not Resolved) - 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.			
<i>Corrections</i>	6.12.6 - Roadway Flooding Level of Service (Not Resolved) - 6.12.6 - Roadway Flooding Level of Service: Subdivision Local and Minor Local Roads: Flooding due to the 25-year storm design high water level shall be below one-half of the travel lane. For internal flood evacuation routes, flooding due to the 100-year storm design high water level shall be below one-half of the travel lane. Further restrictions may be imposed by the County Engineer or his designee, for flood prone areas. Arterial, Collector, and Major Local Roads: All roads shall be designed to be above the 100-year storm design high water level for that basin. Flooding due to this event shall not encroach into the travel lane.			
<i>Corrections</i>	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.			
<i>Corrections</i>	6.13.3 - Type of Stormwater Facility Criteria (Not Resolved) - 6.13.3 - Type of Stormwater Facility Criteria: Please see LDC 6.13.3 to find the requirements for the stormwater management facility that is proposed for the project.			
<i>Corrections</i>	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.			
OCE Survey (Plans) (Office of the County Engineer)	Theresa Smail	03/10/2026	02/25/2026	Approved
OCE Traffic (Permits & Plans) (Office of the County Engineer)	Chris Zeigler	03/10/2026	03/01/2026	Requires Re-submit
<i>Corrections</i>	2.12.30 - Construction entrance (Not Resolved) - 2.12.30 - Construction entrance: Show the construction entrance and provide a route plan.			
Utilities (OCE Plans) (Utilities)	Heather Proctor	03/10/2026	03/05/2026	Requires Re-submit
<i>Comments</i>	The project is located within the Marion County Utilities service area and will connect to public water and sewer. Re-submit showing the existing sewer force main on Maricamp Road and the water main on Pine Trace on the plans to confirm that the existing water and wastewater infrastructure will not be impacted by the proposed grading activities.			

REVIEW SESSION FILES:

- AO-1 Arden of Ocala Drainage Report (12-29-2025).pdf
- AO-1 FEMA flood map.pdf
- AO-1 MG FULL SET.pdf
- AO-1 SURVEY.pdf
- AO-1 USGS quad.pdf
- Arden of Ocala Geotech Final Report.pdf
- Contour Map.pdf
- PACSCON #2024-2222_ERA, High Point Apts, Ocala, FL_2025-06-13.pdf
- Soils Map.pdf
- Wetland Map.pdf
- wildlife report REV 10.12.2022.pdf

REVIEWER	MARKUP	DATE/TIME	FILE NAME	PG #
Alexander	Isohyetal map shows this area has around 11.5" of rainfall	02/24/2026 2:11	PMAO-1 Arden of Ocala Drainage Report (12-29-2025).pdf	25
Alexander	Isohyetal map shows rainfall amount is around 8.3"	02/24/2026 2:11	PMAO-1 Arden of Ocala Drainage Report (12-29-2025).pdf	25



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

9018-0000-06, 37471-000-00
37471-010-00, 37471-013-00

Date: 4/23/26 Parcel Number(s): 37471-008-00 Permit Number: MG-000394-2026

A. PROJECT INFORMATION: Fill in below as applicable:

Project Name: Arden of Ocala 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): _____
Signature: _____
Mailing Address: _____ City: _____
State: _____ Zip Code: _____ Phone # _____
Email address: _____

C. APPLICANT INFORMATION: The applicant will be the point of contact during this waiver process and will receive all correspondence.

Firm Name (if applicable): Dave Schmitt Engineering, Inc. Contact Name: Dave Schmitt
Mailing Address: 12301 Lake Underhill Rd. Suite 241 City: Orlando
State: FL Zip Code: 32828 Phone # 407-207-9088
Email address: dsemailbox@dseorl.com

D. WAIVER INFORMATION:

Section & Title of Code (be specific): 6.13.6 Stormwater Quality Criteria
Reason/Justification for Request (be specific): Due to the site constraints, we are requesting the pond depth variance from 6 ft to 9 ft per the current plan. 1) The SJRWMD required a 20 ft maintenance berm on sides we have slope 2) Since the pond doesn't recover the full amount, we had to hold back to back 100 year-24 hour storm events, which they approved. 3) We also had to maintain a 75 ft distance from the current existing well on site.

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): _____

MASS GRADING PLAN

for

ARDEN OF OCALA

OCALA, FLORIDA

PARCEL ID NUMBERS
 9018-0000-06 37471-000-00
 37471-010-00 37471-013-00
 9018-0327-33

DEVELOPER/OWNER:
 OCALA DEVELOPMENT PARTNERS, LLC.
 19046 BRUCE B DOWNS BLVD, 403
 TAMPA, FL 33647
 PHONE: 813-244-7057
 CONTACT: TIM SAFRANSKY
 E-MAIL: TIM@INTERFORUMHOLDINGS1.com

ENGINEER:
 DAVE SCHMITT ENGINEERING, INC.
 12301 LAKE UNDERHILL ROAD
 SUITE 241
 ORLANDO, FL 32828
 PHONE: 407-207-9088
 FAX: 407-207-9089
 CONTACT: DAVE SCHMITT, P.E.

SURVEYOR:
 COLLIER'S ENGINEERING & DESIGN
 5471 WEST WATER AVE., 100
 TAMPA, FLORIDA 33647
 PHONE: 813-582-4633
 CONTACT: DAVID FERRARO
 EMAIL: DAVID.FERRARO@COLLIERSENG.COM

SOILS/GEOTECHNICAL:
 INTERTEK PSI
 5801 BENJAMIN CENTER DRIVE, SUITE 112
 TAMPA, FL 33634
 PHONE: 813-580-7471
 CONTACT: COURTLAND ALVIES
 EMAIL: COURTLANDALVIES@INTERTEK.COM

ENVIRONMENTAL:
 PACSCON
 4517 GEORGE ROAD, SUITE 220
 TAMPA, FL 33634
 CONTACT: LEIGH ANN ANDERSON
 PHONE: 844-772-2728
 EMAIL: LANDERSON@PACSCON.COM

LANDSCAPE ARCHITECT:
 BORRELLI + PARTNERS
 720 VASSAR STREET
 ORLANDO, FL 32804
 CONTACT: CHRIS RICE
 FAX: 407-418-1338
 EMAIL: CRICE@BORRELLIARCHITECTS.COM
 FAX:

LEGAL DESCRIPTION:

PARCEL NO. 1: (37471-000-00)

PARCEL 1, THE SOUTH 45% FEET OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4, AND THAT PART OF THE WEST 1/2 OF THE NORTHWEST 1/4 LYING WEST OF COUNTY ROAD 464 (FORMALLY STATE HIGHWAY 464); EXCEPT THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4, AND EXCEPT THE FOLLOWING, COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4, THENCE NORTH 210 FEET; THENCE WEST 125 FEET; THENCE SOUTH 210 FEET; THENCE EAST 125 FEET TO THE POINT OF BEGINNING, ALL LYING IN SECTION 6, TOWNSHIP 16 SOUTH, RANGE 23 EAST, MARION COUNTY, FLORIDA.

LESS AND EXCEPT #1:

BEGINNING AT THE SOUTHWEST CORNER OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 6, TOWNSHIP 16 SOUTH, RANGE 23 EAST, MARION COUNTY, FLORIDA; THENCE NORTH 0°01'00" WEST 507.31 FEET; THENCE SOUTH 89°32'27" EAST 29.43 FEET; THENCE SOUTH 89°52'27" EAST 20.50 FEET; THENCE SOUTH 00°54'44" WEST 48.00 FEET; THENCE NORTH 89°52'27" WEST 29.43 FEET TO THE POINT OF BEGINNING.

AND LESS AND EXCEPT #2:

COMMENCE AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SECTION 6, TOWNSHIP 16 SOUTH, RANGE 23 EAST, MARION COUNTY, FLORIDA; THENCE SOUTH 0°13'09" WEST, ALONG THE WEST LINE OF THE NORTHEAST 1/4 OF SAID SECTION, A DISTANCE OF 235.80 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89°52'27" EAST, PARALLEL WITH THE NORTH LINE OF THE NORTHEAST 1/4 OF AFORESAID SECTION, A DISTANCE OF 189.76 FEET TO THE SOUTHWESTERLY RIGHT-OF-WAY OF COUNTY ROAD 464 (FORMALLY STATE HIGHWAY 464); A 180 FOOT RIGHT-OF-WAY, THENCE SOUTH 0°13'09" WEST, ALONG SAID RIGHT-OF-WAY, A DISTANCE OF 492.51 FEET; THENCE SOUTH 0°13'09" WEST, PARALLEL WITH THE WEST LINE OF THE NORTHEAST 1/4 OF AFORESAID SECTION, A DISTANCE OF 586.14 FEET; THENCE SOUTH 89°52'27" WEST, PARALLEL WITH THE NORTH LINE OF THE NORTHEAST 1/4 OF AFORESAID SECTION, A DISTANCE OF 125.00 FEET TO THE WEST LINE OF THE NORTHEAST 1/4 OF AFORESAID SECTION; THENCE NORTH 89°13'09" EAST, ALONG SAID LINE, A DISTANCE OF 94.89 FEET TO THE POINT OF BEGINNING.

AND LESS AND EXCEPT #3:

BEGINNING AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SECTION 6, TOWNSHIP 16 SOUTH, RANGE 23 EAST, MARION COUNTY, FLORIDA; THENCE SOUTH 0°13'09" WEST, ALONG THE WEST LINE OF THE NORTHEAST 1/4 OF SAID SECTION, A DISTANCE OF 235 FEET; THENCE NORTH 89°52'27" EAST, PARALLEL WITH THE NORTH LINE OF THE NORTHEAST 1/4 OF AFORESAID SECTION, A DISTANCE OF 189.76 FEET TO THE SOUTHWESTERLY RIGHT-OF-WAY OF COUNTY ROAD 464 (FORMALLY STATE ROAD 464); THENCE NORTHWESTERLY, ALONG SAID RIGHT-OF-WAY, TO THE POINT OF BEGINNING.

AND LESS ANY PORTION CONVEYED IN DEEDS RECORDED IN OFFICIAL RECORDS BOOK 4518, PAGE 1518 AND OFFICIAL RECORDS BOOK 399, PAGE 122, PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

TOGETHER WITH THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 6, TOWNSHIP 16 SOUTH, RANGE 23 EAST, MARION COUNTY, FLORIDA; LESS ANY PORTION CONVEYED IN DEEDS RECORDED IN OFFICIAL RECORDS BOOK 4518, PAGE 1518 AND OFFICIAL RECORDS BOOK 399, PAGE 122, PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

PARCEL NO. 2: (37471-013-00)

A PORTION OF THE SOUTH 45% FEET OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 AND THAT PART OF THE WEST 1/2 OF THE NORTHWEST 1/4 LYING WEST OF COUNTY ROAD 464 (FORMALLY STATE HIGHWAY 464), IN SECTION 6, TOWNSHIP 16 SOUTH, RANGE 23 EAST, MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A CONCRETE MONUMENT MARKING THE SOUTHWEST CORNER OF THE NORTHEAST 1/4 OF SECTION 6, TOWNSHIP 16 SOUTH, RANGE 23 EAST, MARION COUNTY, FLORIDA; SAID MONUMENT ALSO MARKING THE NORTHWEST CORNER OF LOT 26, BLOCK 327, UNIT 18, SILVER SPRINGS SHORES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK J, PAGE 146, PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE NORTH 89°13'09" EAST, ALONG THE BOUNDARY OF SAID UNIT 18, A DISTANCE OF 461.94 FEET; THENCE CONTINUE ALONG SAID BOUNDARY, NORTH 89°51'11" WEST, 1019.87 FEET; THENCE DEPARTING SAID BOUNDARY, NORTH 89°51'11" WEST, 40.33 FEET; THENCE SOUTH 89°48'39" WEST, 194.5 FEET; THENCE NORTH 80°55'11" EAST, 453.58 FEET TO THE NORTH BOUNDARY OF THE 1/2 AC 1/4 AC 1/4 AC FEET OF THE NORTH 1/2 OF THE 1/2 AC 1/4 AC 1/4 AC NORTHWEST 1/4 OF SAID SECTION 6; THENCE SOUTH 89°51'11" EAST, ALONG SAID NORTH BOUNDARY, 1040.79 FEET TO THE WEST BOUNDARY OF THE AFORESAID NORTHEAST 1/4 OF SECTION 6; THENCE NORTH 0°13'09" EAST, ALONG SAID WEST BOUNDARY, 188.64 FEET; THENCE SOUTH 42°40'29" EAST, 181.29 FEET TO THE AFORESAID BOUNDARY OF UNIT 18, SILVER SPRINGS SHORES; THENCE NORTH 89°52'27" WEST, ALONG SAID BOUNDARY, 125.36 FEET TO THE POINT OF BEGINNING.

PARCEL NO. 3: (9018-0000-06)

A PORTION OF LOT 2, SILVER SPRINGS SHORES, UNIT 18, TRACT Q-Q REPLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 9, PAGE 101, PUBLIC RECORDS OF MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A CONCRETE MONUMENT MARKING THE SOUTHWEST CORNER OF THE NORTHEAST 1/4 OF SECTION 6, TOWNSHIP 16 SOUTH, RANGE 23 EAST, MARION COUNTY, FLORIDA; SAID MONUMENT ALSO MARKING THE NORTHWEST CORNER OF LOT 26, BLOCK 327, UNIT 18, SILVER SPRINGS SHORES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK J, PAGE 146, PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE SOUTH 89°52'27" EAST, ALONG THE BOUNDARY OF SAID PLAT, 1314.62 FEET; THENCE CONTINUE ALONG SAID PLAT BOUNDARY, NORTH 69°35'27" EAST, 278.33 FEET TO THE MOST WESTERLY CORNER OF LOT 2, SILVER SPRINGS SHORES, UNIT 18, TRACT Q-Q REPLAT; THENCE ALONG THE BOUNDARY OF SAID LOT 2, NORTH 40°23'39" EAST, 82.64 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID BOUNDARY, SOUTH 40°23'39" EAST, 11.14 FEET TO THE POINT OF BEGINNING.

PARCEL NO. 4: (37471-010-00)

BEGINNING AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 6, TOWNSHIP 16 SOUTH, RANGE 23 EAST, MARION COUNTY, FLORIDA; THENCE NORTH 210 FEET; THENCE WEST 125 FEET; THENCE SOUTH 210 FEET; THENCE EAST 125 FEET TO THE POINT OF BEGINNING.

PARCEL NO. 5: (9018-0327-33)

LOT 26, BLOCK 327, SILVER SPRINGS SHORES UNIT NO. 18, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK J (PAGE(S) 146 THROUGH 153, INCLUSIVE, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

WATER / SEWER SERVICE:
 CITY OF OCALA UTILITIES
 201 SE 3RD ST.
 OCALA, FL 34471
 PHONE: 352-629-2489

GAS SERVICE:
 CENTRAL FLORIDA GAS
 1705 7TH STREET WEST
 WINTER HAVEN, FL 33880
 PHONE: 863-292-2933

ELECTRIC SERVICE:
 CITY OF OCALA UTILITIES
 201 SE 3RD ST.
 OCALA, FL 34471
 PHONE: 352-629-2489


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15 - 16	POND PLAN 1 & 2
17 - 18	MASS GRADING DETAILS 1 & 2

PLANS BY OTHERS:
 - TOPOGRAPHIC SURVEY



SITE LOCATION



DAVE SCHMITT ENGINEERING, INC.
 12301 LAKE UNDERHILL RD., SUITE 241
 ORLANDO, FL 32828
 407-207-9088 FAX 407-207-9089
 Certification of Authorization #27471

DAVE M. SCHMITT
 FLORIDA REG. NUMBER
 48374

DATE: AUGUST 2025 JOB NO.: AO-1 SHEET: 01 OF 18

PREPARED FOR:
OCALA DEVELOPMENT PARTNERS, LLC.



THIS IS TO CERTIFY THAT THE ROADWAY CONSTRUCTION PLANS AND SPECIFICATIONS AS CONTAINED HEREIN WERE DESIGNED TO APPLICABLE STANDARDS AS SET FORTH IN THE "MANUAL OF UNIFORM MINIMUM STANDARDS FOR DESIGN, CONSTRUCTION AND MAINTENANCE FOR STREETS AND HIGHWAYS" AS PREPARED BY FLORIDA DEPARTMENT OF TRANSPORTATION

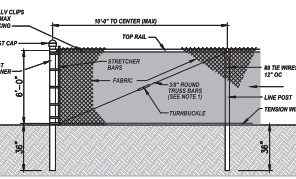
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REVISIONS					
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION
			12/29/2025	DM	REV. PER WMD COMMENTS
			12/15/2025	DM	REV. PER WMD COMMENTS
			11/20/2025	DM	REV. PER WMD COMMENTS

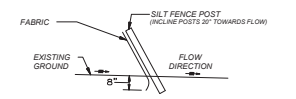
F:\A01\CAD\Plans\WG03 EROSION CONTROL & DEMO PLAN.dwg,12/16/2025 3:03:25 PM

SOIL EROSION AND SEDIMENT CONTROL NOTES

1. ALL SOIL EROSION AND SEDIMENT CONTROL PRACTICES ARE TO BE INSTALLED PRIOR TO ANY MAJOR SOIL DISTURBANCE, OR IN THEIR PROPER SEQUENCE, AND MAINTAINED UNTIL PERMANENT STABILIZATION IS ESTABLISHED.
2. ANY DISTURBED AREAS THAT WILL BE LEFT EXPOSED AND NOT SUBJECT TO CONSTRUCTION TRAFFIC WILL IMMEDIATELY RECEIVE A TEMPORARY SEEDING. IF THE GRASS PREVENTS THE ESTABLISHMENT OF PERMANENT VEGETATION, THE DISTURBED AREAS WILL BE MULCHED WITH STRAW OF EQUIVALENT MATERIAL, AT A RATE OF TWO (2) TONS PER ACRE, ACCORDING TO STATE STANDARDS.
3. PERMANENT VEGETATION TO BE SEEDING OR SOIL COVER BY 180 DAYS AFTER FINAL GRADING. MULCHING IS REQUIRED ON ALL SEEDING WHEN HYDROSEEDING. MULCH SHALL NOT BE INCLUDED IN THE TANK WITH THE SEED.
4. ALL WORK TO BE DONE IN ACCORDANCE WITH THE FLORIDA STORMWATER EROSION AND SEDIMENT CONTROL INSPECTOR MANUAL.
5. IMMEDIATE FOLLOWING INITIAL DISTURBANCE OR MAJOR GRADING, ALL DISTURBED AREAS SHALL BE SUBJECT TO EROSION & SEDIMENT PREVENTION AREAS WHICH WILL RECEIVE A TEMPORARY SEEDING IN COMBINATION WITH STRAW MULCH OF A SUITABLE EQUIVALENT AT A RATE OF TWO (2) TONS PER ACRE, ACCORDING TO STATE STANDARDS.
6. IN ACCORDANCE WITH THE STANDARD FOR MANAGEMENT OF HIGH ACID PRODUCING SOILS, ANY SOIL HAVING A PH OF 4.0 OR LESS OR CONTAINING IRON SULFATES SHALL BE COVERED WITH A MINIMUM OF TWENTY FOUR (24) INCHES OF SOIL HAVING A PH OF 5.0 OR MORE.
7. AT THE TIME THE TEMPORARY EROSION AND SEDIMENT CONTROL STRUCTURES ARE TO BE REMOVED, ANY SOIL THAT WILL NOT PROVIDE A SUFFICIENT ENVIRONMENT TO SUPPORT ADEQUATE VEGETATIVE GROUND COVER, SHALL BE REMOVED OR TREATED IN SUCH A MANNER THAT IT WILL PERMANENTLY ADJUST THE SOIL CONDITIONS AND BECOME SUITABLE FOR VEGETATIVE GROUND COVER. IF THE REMOVAL OR TREATMENT OF THE SOIL WILL NOT PROVIDE SUITABLE CONDITIONS, NON-VEGETATIVE MEANS OF PERMANENT GROUND STABILIZATION WILL HAVE TO BE EMPLOYED.
8. UNEXPECTED DRAINAGE IS NOT PREVENTED. IF ALL NECESSARY PRECAUTIONS DURING ALL DISTURBING OPERATIONS TO MINIMIZE SEDIMENT TRANSPORT, ANY DRAINAGE METHODS USED MUST BE APPROVED BY THE CITY OF LAKE ALTHA.
9. SHOULD THE CONTROL OF JUST AT THE SITE BE NECESSARY, THE SITE WILL BE SPRINKLED UNTIL THE SURFACE IS WET. TEMPORARY VEGETATIVE COVER SHALL BE ESTABLISHED OR MULCH SHALL BE APPLIED IN ACCORDANCE WITH STATE STANDARDS FOR EROSION CONTROL.
10. ALL SOIL WASHED, DROPPED, SPILLED, OR TRACKED OUTSIDE THE LIMIT OF DISTURBANCE OR OUTSIDE RIGHT-OF-WAY WILL BE REMOVED IMMEDIATELY.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY EROSION AND SEDIMENTATION THAT MAY OCCUR DUE TO STORMWATER OUTFALLS OR OFFSITE AS A RESULT OF CONSTRUCTION OF THE PROJECT.
12. STOCKPILE AND STAGING LOCATIONS DETERMINED IN THE FIELD, SHALL BE PLACED WITHIN THE LIMITS OF DISTURBANCE ACCORDING TO THE CERTIFIED PLAN.
13. ALL PERMANENT SOIL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED BY THE CONTRACTOR AND SHALL BECOME THEIR RESPONSIBILITY.
14. DURING CONSTRUCTION, ANY ADDITIONAL CONTROL MEASURES AS DEEMED NECESSARY TO PREVENT EROSION CONTROL, SEDIMENT BEYOND THOSE MEASURES SHOWN ON THE APPROVED PLAN SHALL BE INSTALLED AT THE DISCRETION OF THE MUNICIPAL ENGINEER.



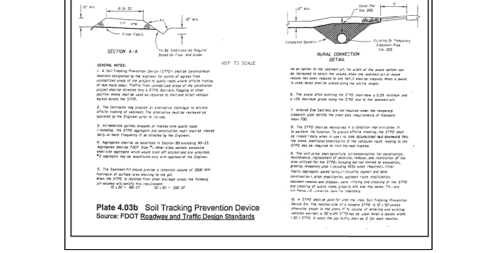
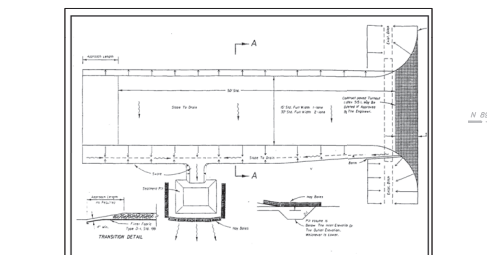
DUST ABATEMENT FENCE DETAIL



TYPICAL SINGLE ROW SILT FENCE DETAIL

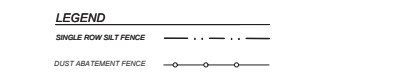
- REVISIONS FOR EROSION CONTROL**
1. THE MUNICIPAL ENGINEER SHALL BE NOTIFIED BY WRITING A MINIMUM OF TWO (2) FULL BUSINESS DAYS PRIOR TO THE START OF ANY WORK.
 2. PRIOR TO THE COMMENCEMENT OF ANY WORK, THE APPLICANT SHALL INSTALL THE SOIL EROSION AND SEDIMENT CONTROL PRACTICES AS PER THE APPROVED PLAN, WHICH FOLLOWS THE BEST MANAGEMENT PRACTICES (BMP) MANUAL.
 3. INSTALL TREE BARRICADES AND PROTECTIVE FENCING FOR ALL TREES TO REMAIN.
 4. PRIOR TO REMEDIATING DISTURBANCE, AN INSPECTION OF THE EROSION CONTROL IS REQUIRED AND THE CITY AND COUNTY SHALL BE NOTIFIED.
 5. CONTRACTOR AND MAINTENANCE OF CONSTRUCTION ENTRANCES AS SHOWN ON THE PLAN AND DETAILS. STAGING AND STORAGE OF MATERIALS SHALL BE SET UP IN THE LOCATIONS DESIGNATED ON THE PLAN.
 6. DEMONSTRATE SITE IMPROVEMENTS (SIDEWALKS, PAVEMENT, CURBING, GUTTER, CANOPY, ETC.) AS SHOWN ON THE EXISTING CONDITIONS PLAN AS APPLICABLE.
 7. BEFORE GRADING THE SITE, THE CONTRACTOR SHALL CONDUCT A DRAINAGE SURVEY TO DETERMINE THE EXISTING DRAINAGE PATTERNS AND TO CONSTRUCT THE DRAINAGE IMPROVEMENTS UPSTREAM. PROVIDE INLET PROTECTION ON EXISTING AND PROPOSED GRADING STRUCTURES.
 8. STABILIZATION - THE OPERATOR SHALL INITIATE STABILIZATION MEASURES AS SOON AS PRACTICABLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED. ESTABLISHATION COVERING OF MAINTAINING A VEGETATIVE COVER OVER SOIL. COVER CAN BE VEGETATIVE S.E. GRASS, SEEDS AND MULCH, STRAW, OR TURF OR NON-VEGETATIVE S.E. GEOTEXTILES, RIF RAP, OR GEOMATS.
 9. MAINTENANCE - SEDIMENT SHALL BE REMOVED FROM SEDIMENT TRAPS PERMITTED THEIR CAPACITY HAS BEEN REDUCED BY TWENTY-FIVE (25) PERCENT FROM THE DESIGN CAPACITY. A FRESH VERTICAL SEDIMENT DEPTH MARKER SHOULD BE INSTALLED TO MONITOR THE CAPACITY.
 10. ADDITIONAL EROSION CONTROL MEASURES SHALL BE INSTALLED, AS MAY BE REQUIRED AND REQUESTED BY AUTHORITIES, TO PREVENT THE ACCIDENTAL DISCHARGE OF SILT-LADEN RUNOFF FROM ENTERING A WATER COURSE OF A DRAINAGE SYSTEM.
 11. THE GENERAL PERMIT FOR STORM WATER DISCHARGE FROM CONSTRUCTION ACTIVITIES STATES THAT IT IS UNLAWFUL FOR ANY PERSON TO CAUSE OR CONTRIBUTE TO A VIOLATION OF WATER QUALITY STANDARDS. STORM WATER DISCHARGES FROM CONSTRUCTION ACTIVITIES THAT IS UNLAWFUL FOR ANY REASON TO CAUSE OR CONTRIBUTE TO A VIOLATION OF WATER QUALITY STANDARDS.

MAINTENANCE PLAN DURING CONSTRUCTION



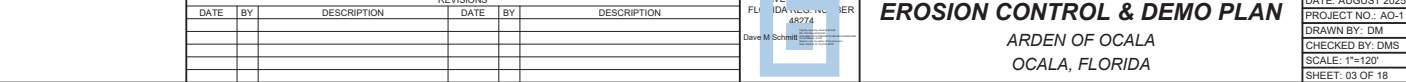
SOIL TRACKING PREVENTION DEVICE

- CONTRACTOR IS RESPONSIBLE FOR MAINTENANCE AS FOLLOWS:**
1. SILT FENCES SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY.
 2. SHOULD THE FABRIC DECOMPOSE OR BECOME INEFFECTIVE PRIOR TO THE END OF ITS USE, IT SHALL BE REPLACED PROMPTLY.
 3. SEDIMENT DEPOSITS SHALL BE REMOVED AFTER EACH STORM EVENT.
 4. ANY SEDIMENT DEPOSITS LEFT IN PLACE AFTER THE SILT FENCE IS NO LONGER REQUIRED SHALL BE DRESSED TO CONFORM WITH THE FINISHED GRADE, PREPARED AND SEEDED.



LEGEND

WEST LINE OF THE NE 1/4 OF SECTION 6-16-23, WEST LINE OF THE SE 1/4 OF SECTION 6-16-23, EAST LINE OF THE NE 1/4 OF SECTION 6-16-23, EAST LINE OF THE SE 1/4 OF SECTION 6-16-23, NORTH BOUNDARY LINE OF THE SOUTH 495' OF THE NORTH 1/2 OF THE SW 1/4 OF THE NW 1/4 OF SECTION 6-16-23, SOUTH BOUNDARY LINE OF THE NORTH 1/2 OF THE SE 1/4 OF SECTION 6-16-23, BOUNDARY OF GREEN SPRINGS UNPLD, PG 346, EAST BERRY LINE OF THE WEST 1/2 OF THE NE 1/4 OF SECTION 6-16-23.



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Certification of Authorization #27471

REVISIONS		REVISIONS	
DATE	BY	DATE	DESCRIPTION

DAVE SCHMITT
407-207-3088
407-207-3089

EROSION CONTROL & DEMO PLAN
ARDEN OF OCALA
OCALA, FLORIDA

DATE: AUGUST 2025
PROJECT NO.: AG-1
DRAWN BY: DM
CHECKED BY: DMS
SCALE: 1"=120'
SHEET: 03 OF 18

EROSION AND SEDIMENT CONTROL NOTES

1. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL TYPES OF EROSION AND SEDIMENT CONTROL MEASURES TO BE INSTALLED AND MAINTAINED THROUGHOUT CONSTRUCTION.

2. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING THE TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES AT ALL CONSTRUCTION SITES AND AREAS TO BE DEVELOPED.

3. ADDITIONAL PROTECTION TO BE PROVIDED TO PROTECT THE AREAS TO BE DEVELOPED SHALL BE PROVIDED AS NECESSARY TO PREVENT EROSION AND SEDIMENTATION.

4. CONTRACTOR SHALL MAINTAIN ALL EROSION CONTROL STRUCTURES UNTIL THE UNDERLYING CONSTRUCTION IS COMPLETED AND ACCEPTED.

5. WHEN EROSION CONTROL STRUCTURES ARE TO BE INSTALLED, THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL AREAS TO BE DEVELOPED.

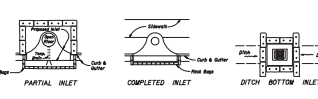
6. PROTECTIVE COVERINGS SHALL BE INSTALLED TO PROTECT THE UNDERLYING CONSTRUCTION FROM EROSION AND SEDIMENTATION.

7. ALL EROSION CONTROL STRUCTURES SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION AND UNTIL THE UNDERLYING CONSTRUCTION IS COMPLETED AND ACCEPTED.

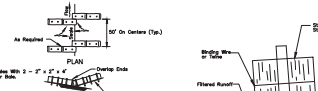
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL TYPES OF EROSION AND SEDIMENT CONTROL MEASURES TO BE INSTALLED AND MAINTAINED THROUGHOUT CONSTRUCTION.

9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL TYPES OF EROSION AND SEDIMENT CONTROL MEASURES TO BE INSTALLED AND MAINTAINED THROUGHOUT CONSTRUCTION.

10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL TYPES OF EROSION AND SEDIMENT CONTROL MEASURES TO BE INSTALLED AND MAINTAINED THROUGHOUT CONSTRUCTION.



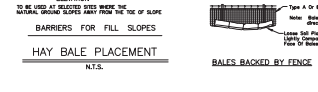
PROTECTION AROUND INLETS OR SIMILAR STRUCTURES



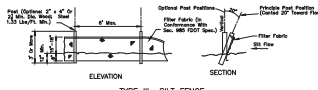
STAKED SYNTHETIC HAY BALE



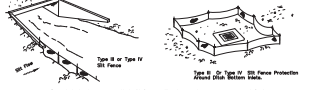
HAY BALE PLACEMENT



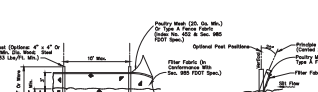
BALES BACKED BY FENCE



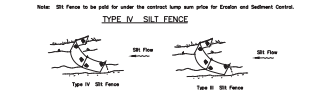
TYPE III SILT FENCE



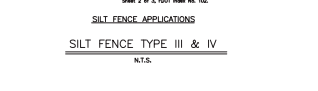
TYPE IV SILT FENCE



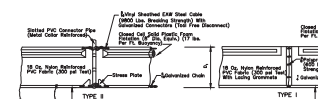
DROP INLET SEDIMENT TRAP



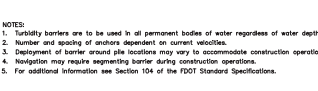
BARrier FOR PAVED DITCH



SILT FENCE TYPE III & IV



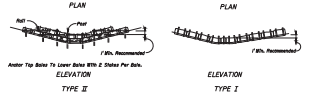
FLOATING TURBIDITY BARRIERS



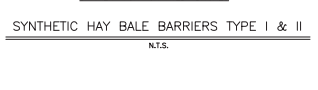
STAKED TURBIDITY BARRIER



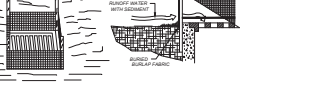
TURBIDITY BARRIERS



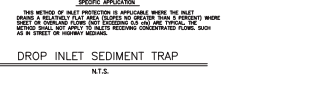
BARrier FOR UNPAVED DITCHES



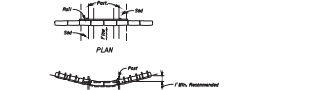
SYNTHETIC HAY BALE BARRIERS TYPE I & II



FABRIC SEDIMENT FILTER



DROP INLET SEDIMENT TRAP

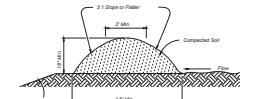


BARrier FOR PAVED DITCH

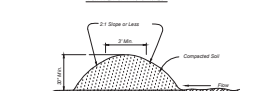
NOTES: COMPONENTS OF TYPES I & TYPE II MAY BE SMALLER OR IDENTICAL TO PROPRIETARY DESIGN. ANY REFINEMENT OF THE PROPRIETARY RIGHTS OF THE DESIGNER SHALL BE THE SOLE RESPONSIBILITY OF THE USER. SUBSTITUTIONS FOR TYPES I & II SHALL BE AS APPROVED BY THE ENGINEER.

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. Deployment of barrier around pile locations may vary to accommodate construction operations. 4. Navigation may require temporary barrier during construction operations. 5. For additional information see Section 104 of the FDOT Standard Specifications.

NOTE: Turbidity barriers for flowing streams and tidal creeks may be more flexible, or raised higher or any combination of types that will suit the conditions and meet erosion control and water quality requirements. The contractor shall be responsible for the construction, operation and maintenance of the barriers. However, approval shall be under the contract bond sum prior to installation. The soil tracking prevention device and sediment control panels at staked turbidity barriers to be installed in vertical position unless otherwise directed by the Engineer.



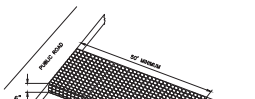
TEMPORARY EROSION DIKE FOR AREA OF 1 TO 2 ACRES



TEMPORARY EROSION DIKE FOR AREA OF 2 TO 5 ACRES



DIVERSION DIKE



STABILIZED CONSTRUCTION ENTRANCE



SILT FENCE APPLICATION

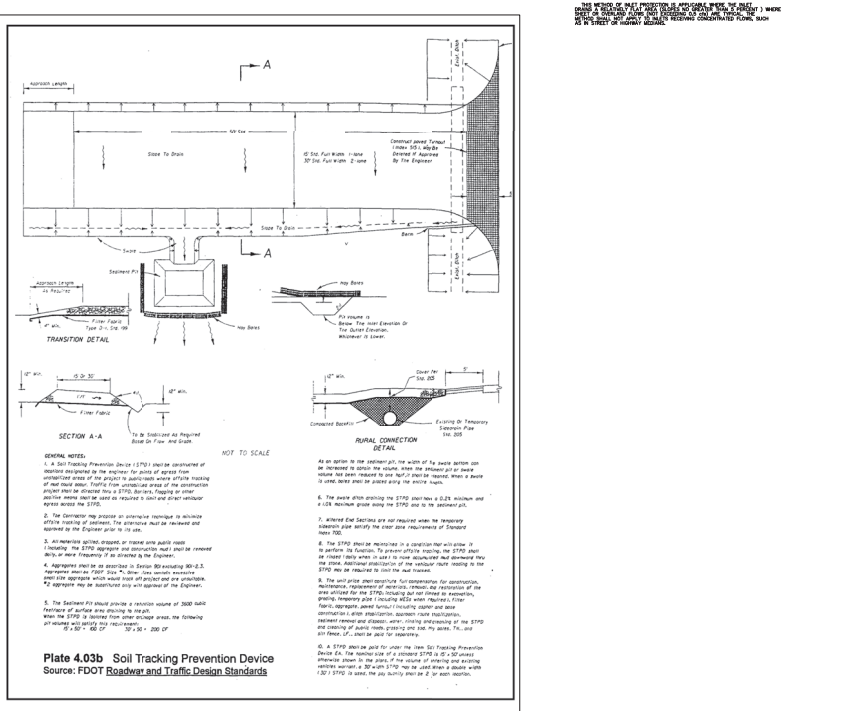


Plate 4.03b Soil Tracking Prevention Device Source: FDOT Roadway and Traffic Design Standards

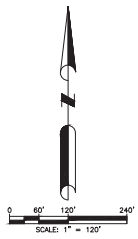
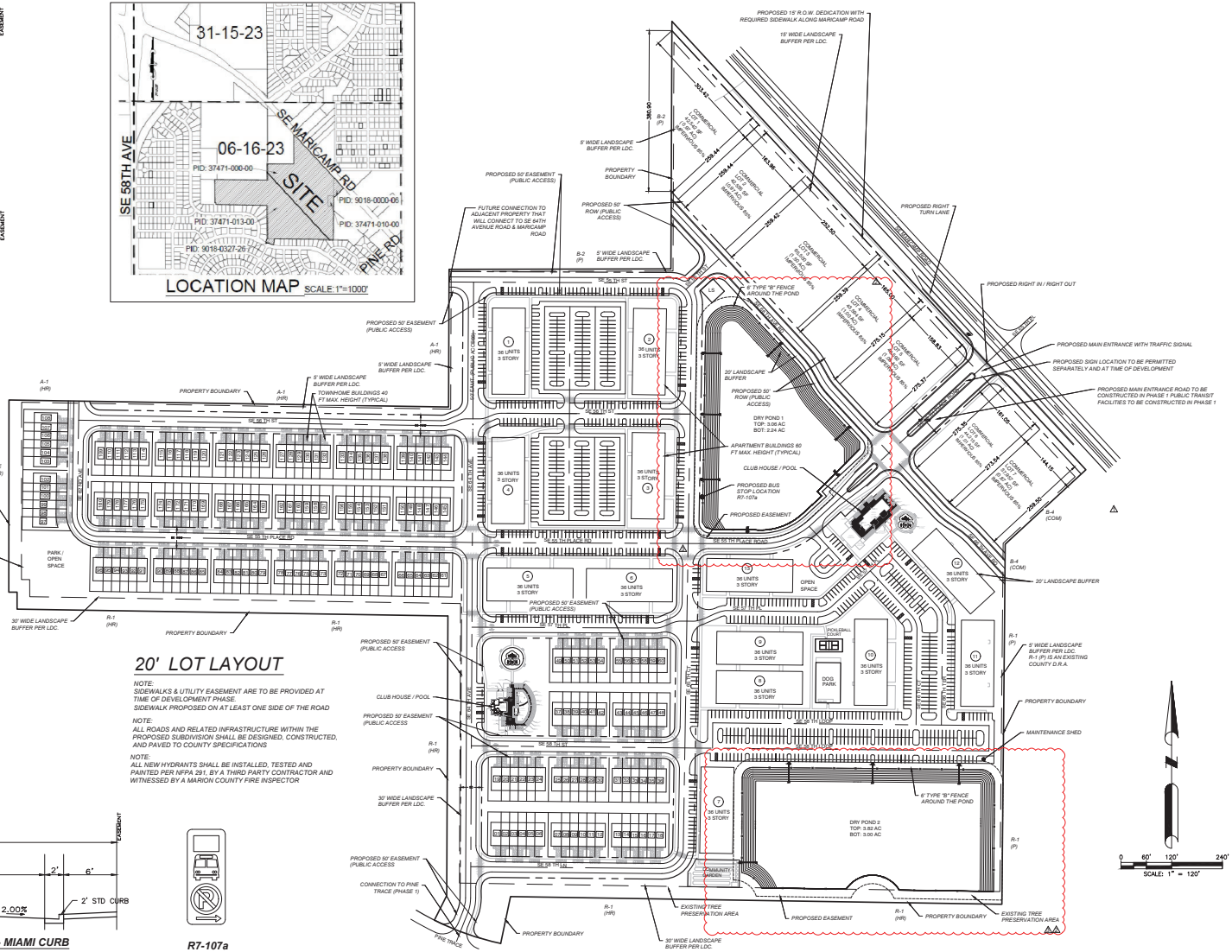
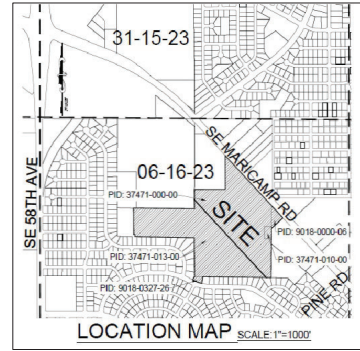
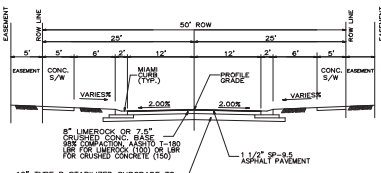
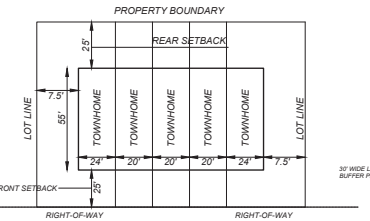
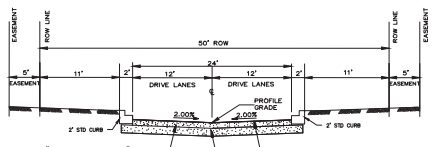
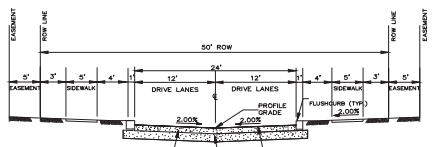
Logo for Dave Schmitt Engineering, Inc. with address: 12301 Lake Underhill Road Suite 241, Orlando, FL 32828.

Table with columns: DATE, BY, DESCRIPTION, REVISIONS (DATE, BY, DESCRIPTION).

DAVE M. SCHMITT, FLORIDA REG. NUMBER 48274

EROSION CONTROL DETAILS, ARDEN OF OCALA, OCALA, FLORIDA. DATE: AUGUST 2025, PROJECT NO.: AC-1, DRAWN BY: DM, CHECKED BY: DMS, SCALE: NONE, SHEET: 04 OF 18.

F:\A01\CAD\Planes\106 OVERALL MASTER PLAN.dwg, 12/19/2025 4:57:28 PM



DAVE SCHMITT ENGINEERING, INC.
 12301 LAKE UNDERHILL ROAD
 SUITE 241
 ORLANDO, FL 32828
 407-207-9088 FAX 407-207-9089
 Certification of Authorization #27471

REVISIONS					
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION
12/23/2025	DM	REV. PER VMD COMMENTS			
12/15/2025	DM	REV. PER VMD COMMENTS			
11/20/2025	DM	REV. PER VMD COMMENTS			

DAVE M. SCHMITT
 FLORIDA REG. NUMBER
 48274

OVERALL MASTER PLAN
 ARDEN OF OCALA
 OCALA, FLORIDA

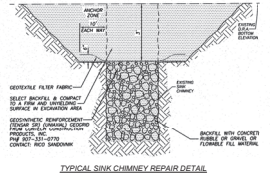
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 PROJECT NO.: AO-1
 DRAWN BY: DM
 CHECKED BY: DMS
 SCALE: NONE
 SHEET: 06 OF 18

DRAINAGE STRUCTURE DATA

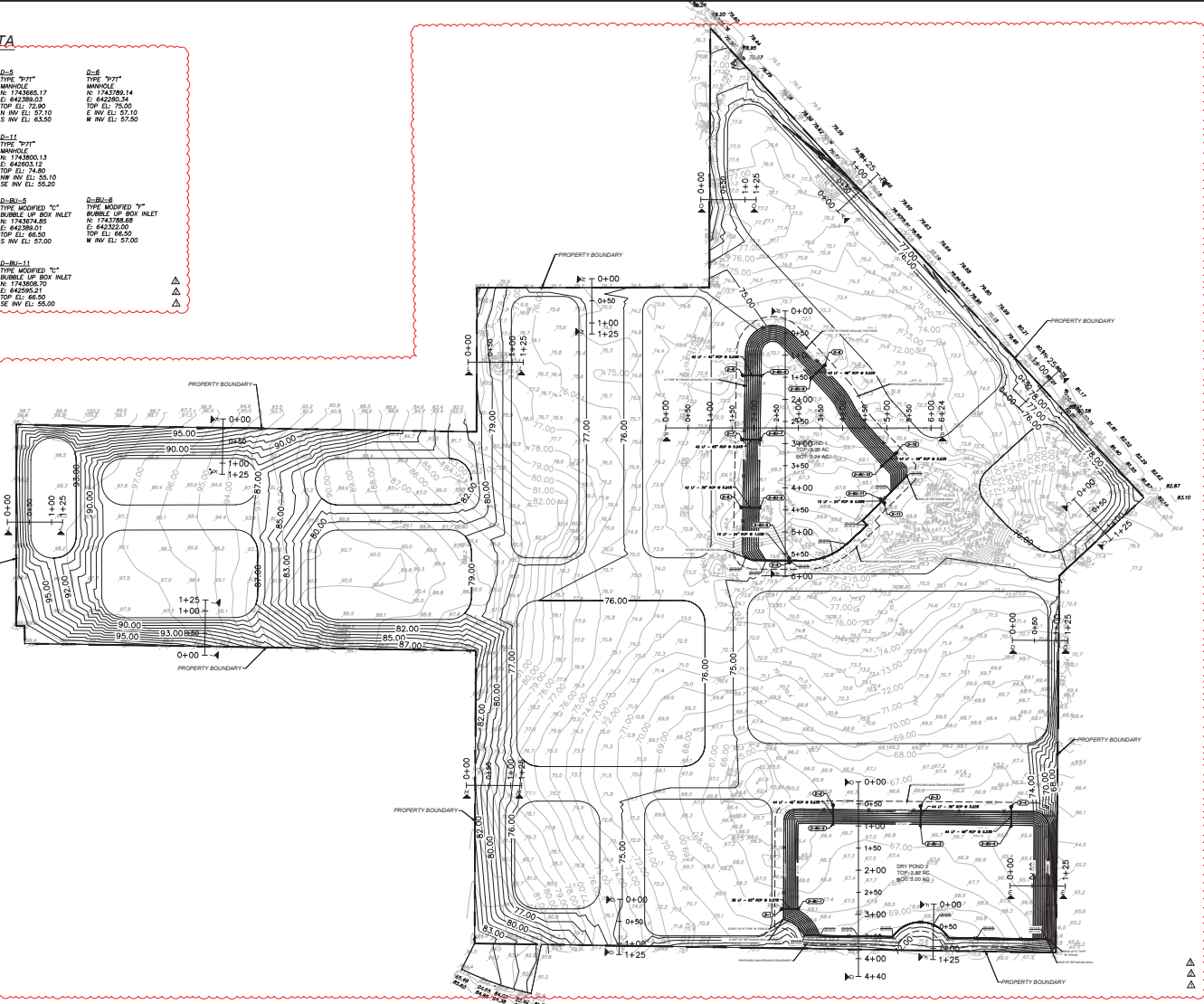
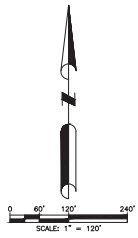
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D-7 TYPE "P" MANHOLE N: 1743043.49 E: 642385.11 TOP EL: 74.50 S INV EL: 56.10 W INV EL: 54.20	D-8 TYPE "P" MANHOLE N: 1744688.02 E: 642385.76 TOP EL: 74.50 S INV EL: 64.30	D-9 TYPE "P" MANHOLE N: 1744111.06 E: 642385.91 TOP EL: 75.00 S INV EL: 53.80 W INV EL: 54.00	D-10 TYPE "P" MANHOLE N: 1743912.75 E: 642385.12 TOP EL: 75.00 S INV EL: 54.80 W INV EL: 54.70	D-11 TYPE "P" MANHOLE N: 1743800.13 E: 642385.12 TOP EL: 74.80 S INV EL: 55.10 W INV EL: 55.30	
D-BU-1 TYPE MODIFIED "B" BUBBLE UP BOX INLET N: 1742681.70 E: 642495.49 TOP EL: 66.50 W INV EL: 56.00	D-BU-2 TYPE MODIFIED "B" BUBBLE UP BOX INLET N: 1743007.73 E: 642497.22 TOP EL: 66.50 W INV EL: 54.00	D-BU-3 TYPE MODIFIED "B" BUBBLE UP BOX INLET N: 1743008.98 E: 642495.01 TOP EL: 66.50 W INV EL: 56.00	D-BU-4 TYPE MODIFIED "B" BUBBLE UP BOX INLET N: 1743008.11 E: 642389.87 TOP EL: 66.50 W INV EL: 54.00	D-BU-5 TYPE MODIFIED "B" BUBBLE UP BOX INLET N: 1743008.85 E: 642389.01 TOP EL: 66.50 W INV EL: 57.00	D-BU-6 TYPE MODIFIED "B" BUBBLE UP BOX INLET N: 1743788.69 E: 642322.50 TOP EL: 66.50 W INV EL: 57.00
D-BU-7 TYPE MODIFIED "B" BUBBLE UP BOX INLET N: 1743943.08 E: 642323.77 TOP EL: 66.50 W INV EL: 54.00	D-BU-8 TYPE MODIFIED "B" BUBBLE UP BOX INLET N: 1744087.54 E: 642323.41 TOP EL: 66.50 W INV EL: 57.00	D-BU-9 TYPE MODIFIED "B" BUBBLE UP BOX INLET N: 1744087.97 E: 642323.20 TOP EL: 66.50 W INV EL: 53.80	D-BU-10 TYPE MODIFIED "B" BUBBLE UP BOX INLET N: 1743883.77 E: 642326.30 TOP EL: 66.50 W INV EL: 54.50	D-BU-11 TYPE MODIFIED "B" BUBBLE UP BOX INLET N: 1743808.70 E: 642326.21 TOP EL: 66.50 W INV EL: 55.00	

NOTE:
GC SHALL REMOVE TO A MINIMUM OF THREE FEET BELOW THE BASIN BOTTOM AND SIDES IF ANY LIMESTONE OUTCROPS ARE ENCOUNTERED DURING CONSTRUCTION.
ALL STORMWATER POND SIDE SLOPES SHALL BE STABILIZED WITH APPROPRIATE VEGETATION TO MINIMIZE EROSION.


TYPICAL SINK CHIMNEY REPAIR DETAIL



NOTE:
IF LIMESTONE IS ENCOUNTERED DURING EXCAVATION, THE RETENTION BASIN WILL BE OVEREXCAVATED AND BACKFILLED SO THAT THERE IS A MINIMUM OF THREE FEET OF UNCONSOLIDATED SOIL MATERIAL BETWEEN THE SURFACE OF THE LIMESTONE BEDROCK AND THE BOTTOM AND SIDES OF THE STORMWATER BASIN.



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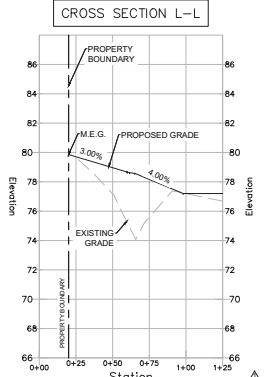


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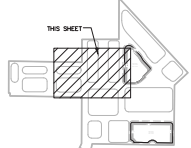
DRAINAGE STRUCTURE DATA

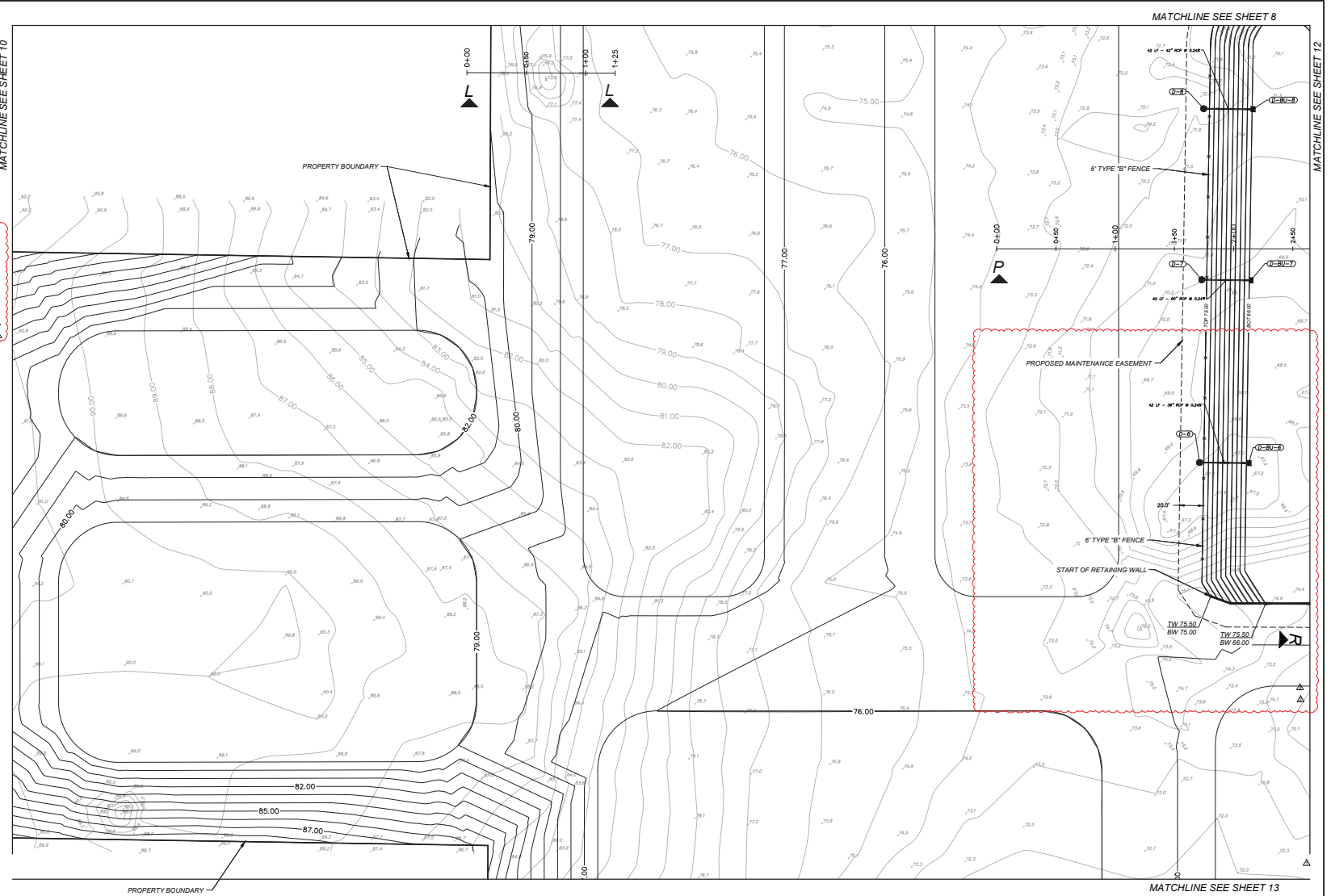
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<p>D-3B-1-8 TYPE: MODIFIED "B" INVERT UP BOX INLET N: 1742785.68 E: 642322.00 TOP EL: 66.50 W INV EL: 57.00</p>	<p>D-3B-2-7 TYPE: MODIFIED "B" INVERT UP BOX INLET N: 1742843.08 E: 642323.77 TOP EL: 66.50 W INV EL: 57.00</p>	<p>D-3B-3-8 TYPE: MODIFIED "B" INVERT UP BOX INLET N: 1742827.54 E: 642324.41 TOP EL: 66.50 W INV EL: 57.00</p>

CROSS SECTION L-L



KEY MAP
NTS





REVISIONS					
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION
12/23/2025	DM	REV. PER WMD COMMENTS			
12/15/2025	DM	REV. PER WMD COMMENTS			
11/20/2025	DM	REV. PER WMD COMMENTS			

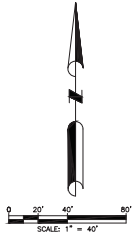
FLC	DA	REG. NU.	ER

MASS GRADING - 4
ARDEN OF OCALA
OCALA, FLORIDA

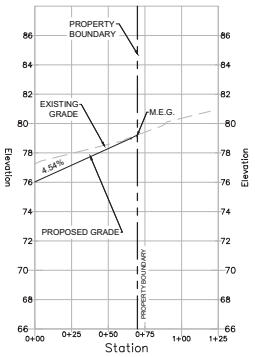
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PROJECT NO.: AO-1
DRAWN BY: DM
CHECKED BY: DMS
SCALE: 1"=40'
SHEET: 11 OF 18

DRAINAGE STRUCTURE DATA

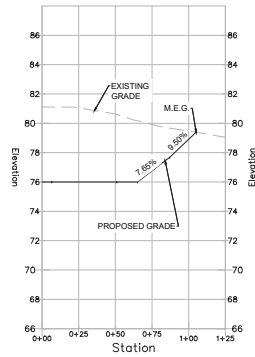
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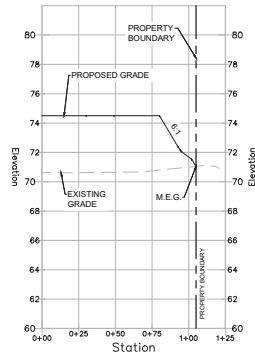
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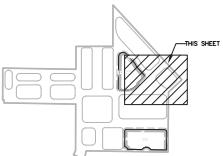
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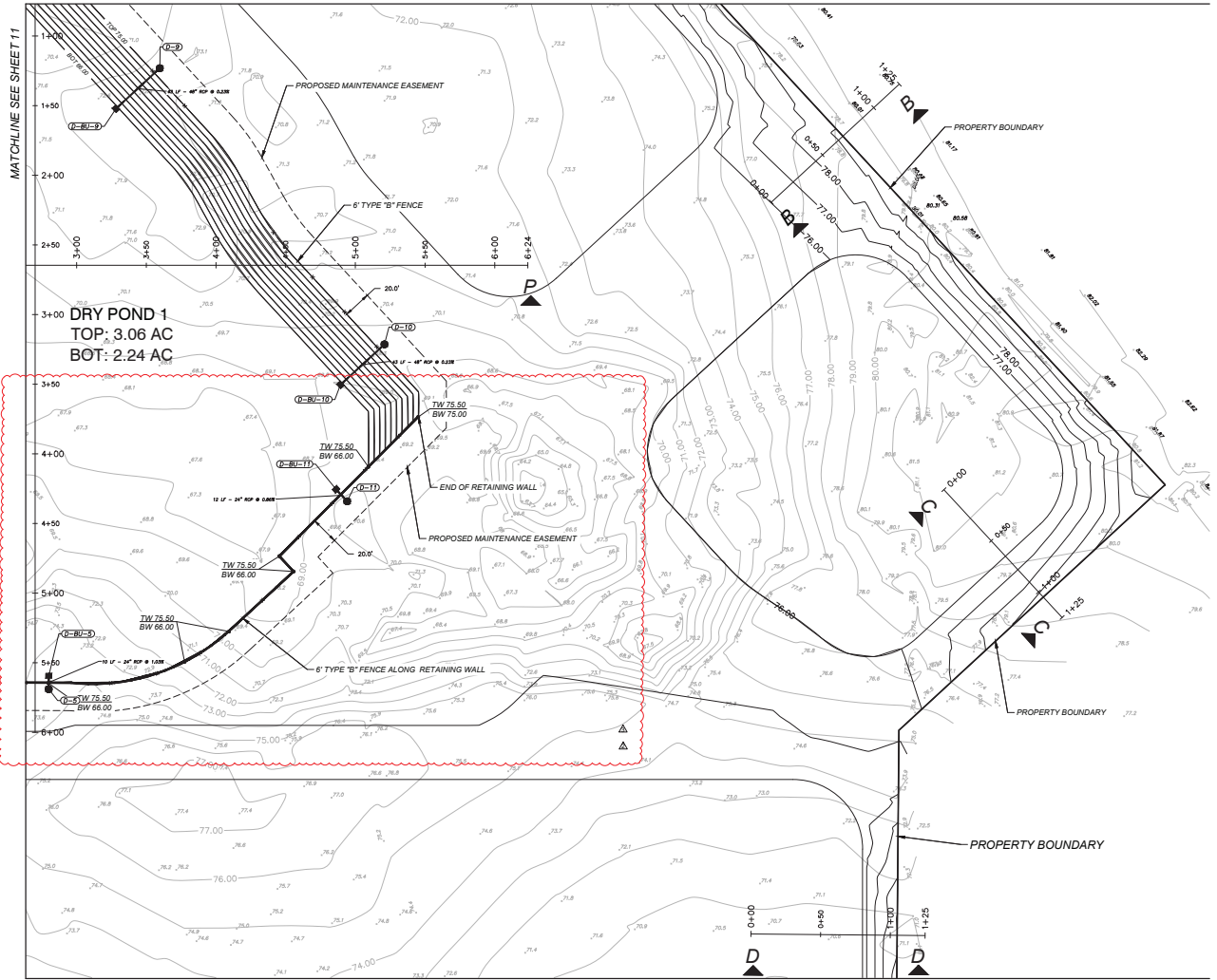
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KEY MAP



MATCHLINE SEE SHEET 11



MATCHLINE SEE SHEET 9

MATCHLINE SEE SHEET 14

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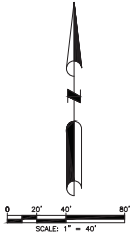
**DAVE SCHMITT
ENGINEERING, INC.**
12301 Lake Underhill Road Suite 241
ORLANDO, FL 32829
407-207-9088 FAX 407-207-9089
Certification of Authorization #27471

REVISIONS					
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION
12/23/2025	DM	REV. PER WMD COMMENTS			
12/15/2025	DM	REV. PER WMD COMMENTS			
11/20/2025	DM	REV. PER WMD COMMENTS			

FL DA REG. NL 3ER
18074
Dave M Schmitt
Professional Engineer

MASS GRADING - 5
ARDEN OF OCALA
OCALA, FLORIDA

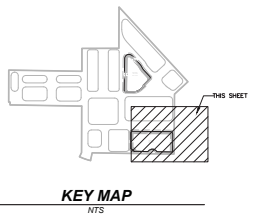
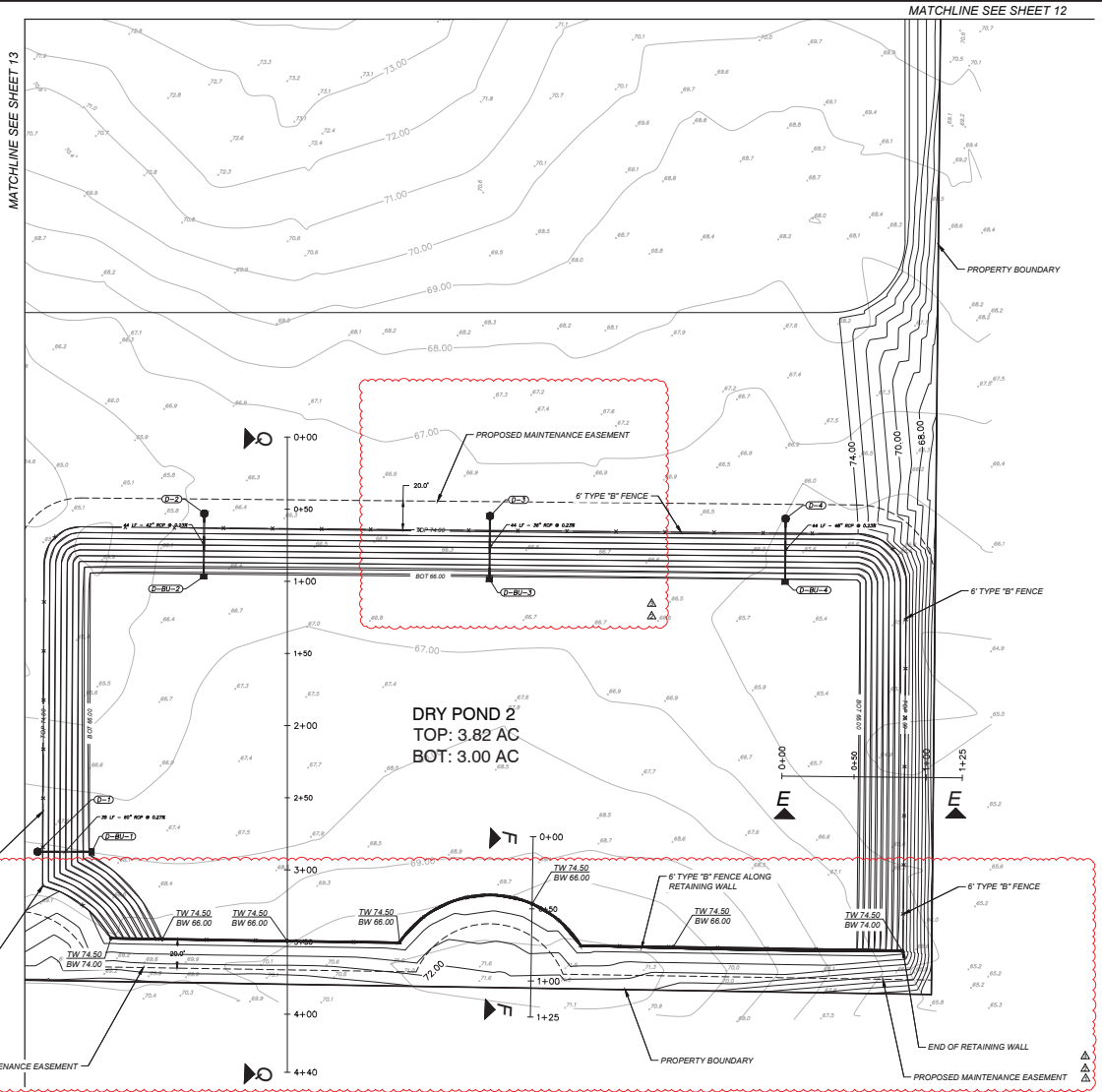
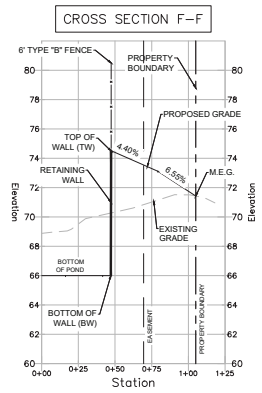
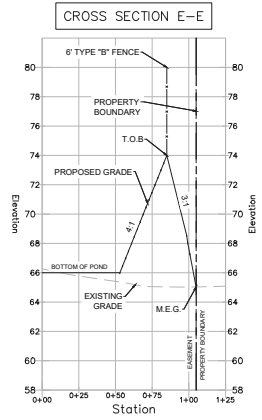
DATE: AUGUST 2025
PROJECT NO.: AO-1
DRAWN BY: DM
CHECKED BY: DMS
SCALE: 1"=40'
SHEET: 12 OF 18



DRAINAGE STRUCTURE DATA

D-1	D-2	D-3	D-4
TYPE "9"7"	TYPE "9"7"	TYPE "9"7"	TYPE "9"7"
MANHOLE	MANHOLE	MANHOLE	MANHOLE
N: 1742881.02	N: 1743114.39	N: 1743114.61	N: 1743112.77
E: 642371.02	E: 642487.42	E: 642885.23	E: 642885.27
TOP EL: 74.50	TOP EL: 74.50	TOP EL: 74.50	TOP EL: 74.50
E INV EL: 56.10	S INV EL: 54.10	S INV EL: 56.10	S INV EL: 54.10
W INV EL: 59.70	N INV EL: 60.20	N INV EL: 60.20	N INV EL: 55.50

D-5	D-6	D-7	D-8
TYPE MODIFIED "9"	TYPE MODIFIED "9"	TYPE MODIFIED "9"	TYPE MODIFIED "9"
BURNER UP ROW INLET	BURNER UP ROW INLET	BURNER UP ROW INLET	BURNER UP ROW INLET
N: 1742881.70	N: 1742070.73	N: 1743069.19	N: 1743069.19
E: 642409.49	E: 642487.50	E: 642885.01	E: 642885.01
TOP EL: 66.50	TOP EL: 66.50	TOP EL: 66.50	TOP EL: 66.50
W INV EL: 56.00	N INV EL: 54.00	N INV EL: 54.00	N INV EL: 54.00



REVISIONS					
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION
12/23/2025	DM	REV. PER WIND COMMENTS			
12/15/2025	DM	REV. PER WIND COMMENTS			
11/20/2025	DM	REV. PER WIND COMMENTS			

FLC DA REG. NUM. ER
 Dave M. Schmitt
 Professional Engineer
 State of Florida
 License No. 12512

MASS GRADING - 7
 ARDEN OF OCALA
 OCALA, FLORIDA

DATE: AUGUST 2025
 PROJECT NO.: AC-1
 DRAWN BY: DM
 CHECKED BY: DMS
 SCALE: 1"=40'
 SHEET: 14 OF 18

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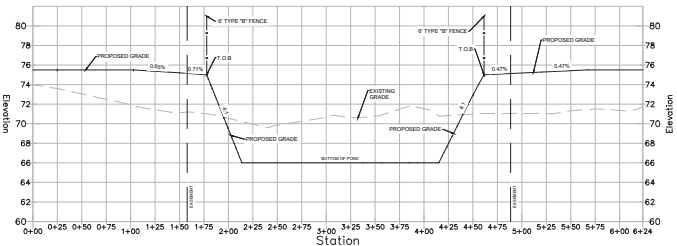
DAVE SCHMITT ENGINEERING, INC.
 12301 Lake Underhill Road Suite 241
 ORLANDO, FL 32835
 407-207-9088 FAX 407-207-9089
 Certification of Authorization #27471

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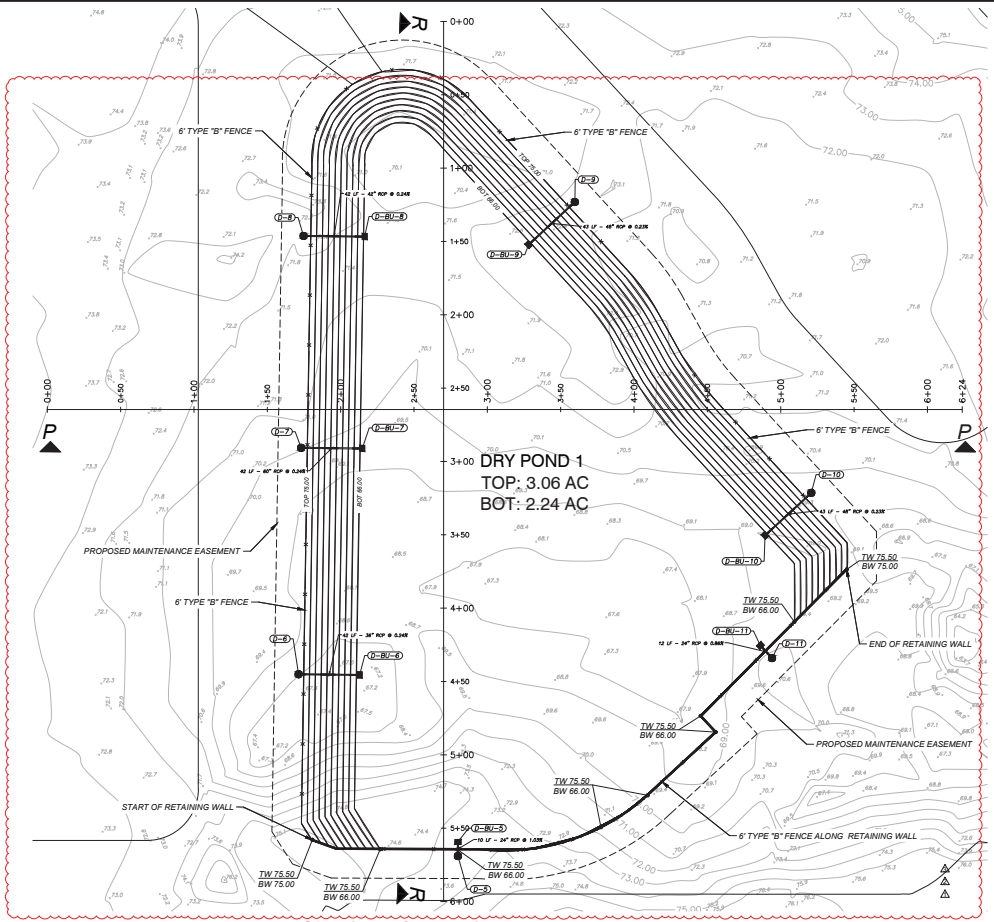
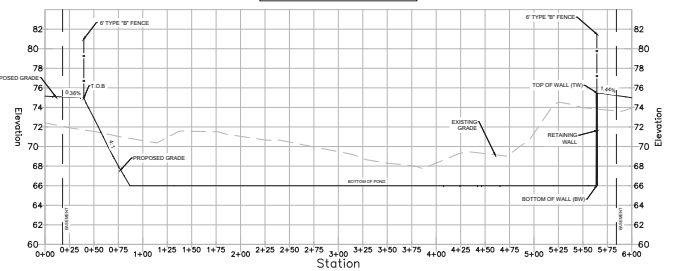
DRAINAGE STRUCTURE DATA

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CROSS SECTION P-P

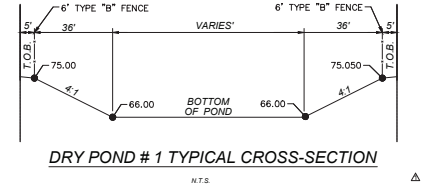


CROSS SECTION R-R

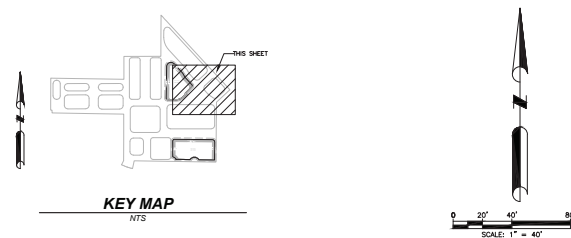


POND #1 DATA

TOP OF BANK EL.	75.0
BOTTOM OF POND EL.	66.0
10YR./24HR. D.H.W. EL.	69.9
25 YR./24HR. D.H.W. EL.	71.3
100YR./24HR. D.H.W. EL.	73.8
25 YR./96 HR. D.H.W. EL.	73.8
MEAN FL. EL.	68.5



NOTE
GC SHALL REMOVE TO A MINIMUM OF THREE FEET BELOW THE BASIN BOTTOM AND SIDES IF ANY LIMESTONE OUTCROPS ARE ENCOUNTERED DURING CONSTRUCTION.
ALL STORMWATER POND SIDE SLOPES SHALL BE STABILIZED WITH APPROPRIATE VEGETATION TO MINIMIZE EROSION



DSI
DAVE SCHMITT ENGINEERING, INC.
12301 Lake Underhill Road Suite 241
ORLANDO, FL 32826
407-207-9088 FAX 407-207-9089
Certification of Authorization #27471

REVISIONS					
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION
12/23/2025	DM	REV. PER WMD COMMENTS			
12/15/2025	DM	REV. PER WMD COMMENTS			
11/20/2025	DM	REV. PER WMD COMMENTS			

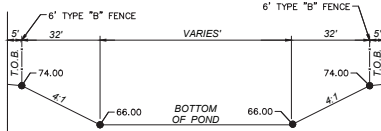
FL DA REG. NUI ER
10074
Dave M Schmitt

POND PLAN - 1
ARDEN OF OCALA
OCALA, FLORIDA

DATE: AUGUST 2025
PROJECT NO.: AC-1
DRAWN BY: DM
CHECKED BY: DMS
SCALE: 1"=40'
SHEET: 15 OF 18

DRAINAGE STRUCTURE DATA

D-1 TYPE "9"7" MANHOLE N: 1742881.62 E: 642371.95 TOP EL: 74.50 F INV EL: 56.10 W INV EL: 59.70	D-2 TYPE "9"7" MANHOLE N: 1742816.39 E: 642487.42 TOP EL: 74.50 F INV EL: 54.10 W INV EL: 60.50	D-3 TYPE "9"7" MANHOLE N: 1742114.61 E: 642865.53 TOP EL: 74.00 F INV EL: 58.10 W INV EL: 60.00	D-4 TYPE "9"7" MANHOLE N: 1742112.77 E: 642862.77 TOP EL: 74.00 F INV EL: 58.10 W INV EL: 53.50
D-BU-1 TYPE MODIFIED "T" BUBBLE UP BOX INLET N: 1742881.70 E: 642489.49 TOP EL: 66.50 W INV EL: 56.00	D-BU-2 TYPE MODIFIED "T" BUBBLE UP BOX INLET N: 1742079.73 E: 642487.52 TOP EL: 66.50 W INV EL: 54.00	D-BU-3 TYPE MODIFIED "T" BUBBLE UP BOX INLET N: 1742079.95 E: 642488.97 TOP EL: 66.50 W INV EL: 56.00	D-BU-4 TYPE MODIFIED "T" BUBBLE UP BOX INLET N: 1742086.11 E: 642488.97 TOP EL: 66.50 W INV EL: 54.00



DRY POND #2 TYPICAL CROSS-SECTION

N.T.S.

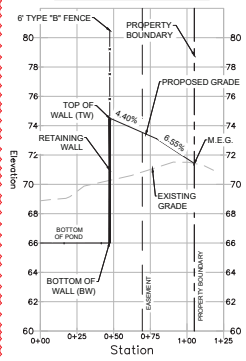
POND #2 DATA

TOP OF BANK EL.	74.0
BOTTOM OF POND EL.	66.0
10YR./24HR. D.H.W. EL.	69.6
25 YR./24HR. D.H.W. EL.	71.0
100YR./24HR. D.H.W. EL.	73.7
25 YR./96HR. D.H.W. EL.	73.7
MEAN F.L.E.L.	68.2

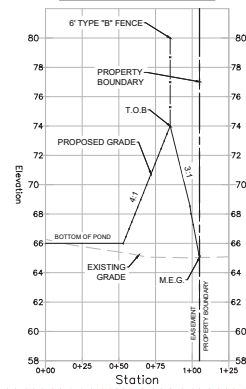
N.T.S.

GC SHALL REMOVE TO A MINIMUM OF THREE FEET BELOW THE BASIN BOTTOM AND SIDES IF ANY LIMESTONE OUTCROPS ARE ENCOUNTERED DURING CONSTRUCTION.
ALL STORMWATER POND SIDE SLOPES SHALL BE STABILIZED WITH APPROPRIATE VEGETATION TO MINIMIZE EROSION

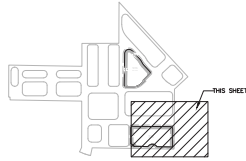
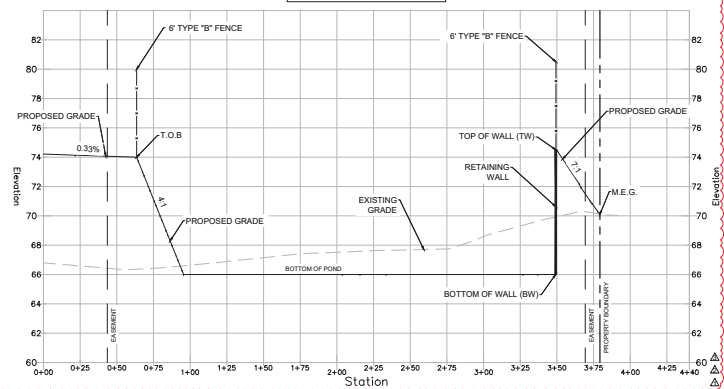
CROSS SECTION F-F



CROSS SECTION E-E

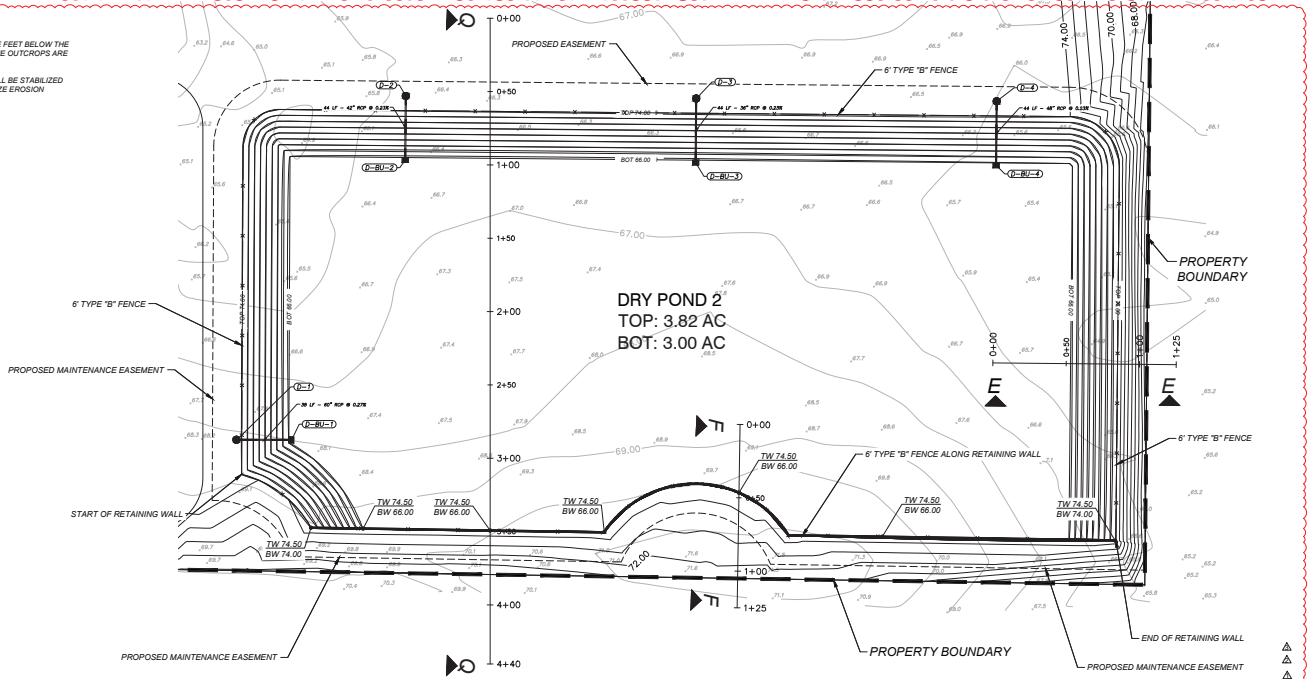


CROSS SECTION Q-Q



KEY MAP

N.T.S.



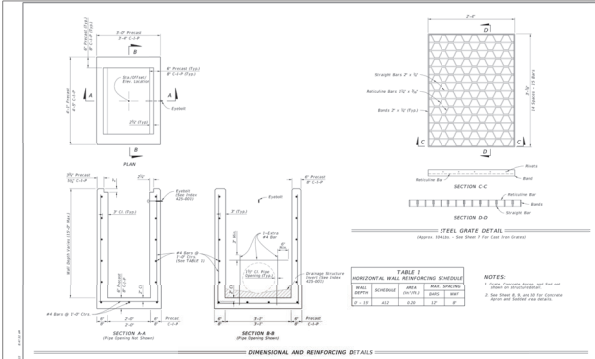
REVISIONS

DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION
12/23/2025	DM	REV. PER WMD COMMENTS			
12/15/2025	DM	REV. PER WMD COMMENTS			
11/20/2025	DM	REV. PER WMD COMMENTS			

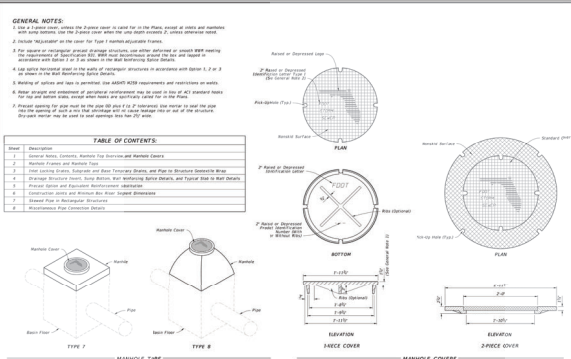
FLC DA REV. NO. ER
48074
Dave M Schmitt

POND PLAN - 2
ARDEN OF OCALA
OCALA, FLORIDA

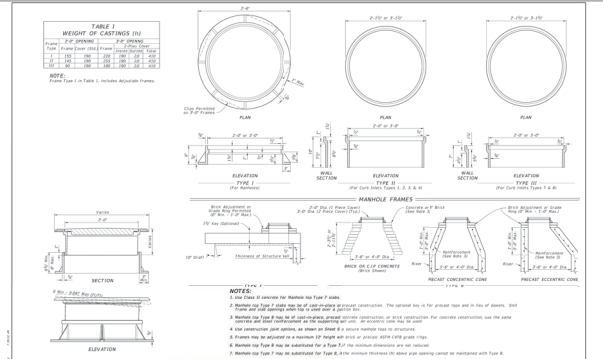
DATE: AUGUST 2025
PROJECT NO.: AC-1
DRAWN BY: DM
CHECKED BY: DMS
SCALE: 1"=40'
SHEET: 16 OF 18



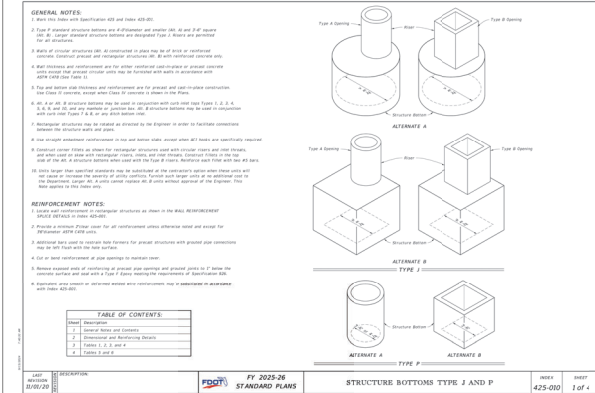
TYPE C - DIMENSIONAL REINFORCING AND STEEL GRATE DETAILS
 DITCH BOTTOM INLET TYPES C, D, E, AND H
 SHEET NO. 425-032 2 of 8



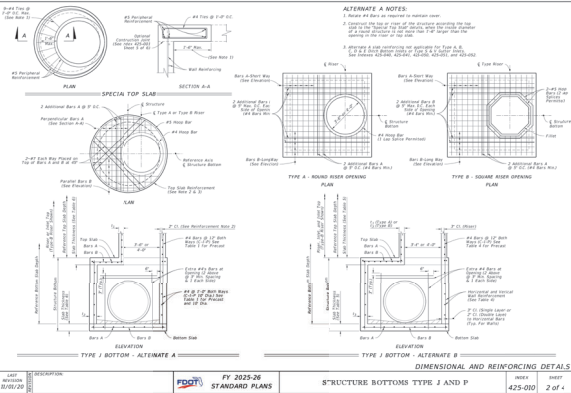
TYPE 1 - ADJUSTABLE FRAME
TYPE 2 - ADJUSTABLE FRAME
TYPE 3 - ADJUSTABLE FRAME
TYPE 4 - ADJUSTABLE FRAME
TYPE 5 - ADJUSTABLE FRAME
TYPE 6 - ADJUSTABLE FRAME
TYPE 7 - ADJUSTABLE FRAME
TYPE 8 - ADJUSTABLE FRAME
TYPE 9 - ADJUSTABLE FRAME
TYPE 10 - ADJUSTABLE FRAME
 SUPPLEMENTARY DETAILS FOR DRAINAGE STRUCTURES
 SHEET NO. 425-001 2 of 2



TYPE 1 - ADJUSTABLE FRAME
TYPE 2 - ADJUSTABLE FRAME
TYPE 3 - ADJUSTABLE FRAME
TYPE 4 - ADJUSTABLE FRAME
TYPE 5 - ADJUSTABLE FRAME
TYPE 6 - ADJUSTABLE FRAME
TYPE 7 - ADJUSTABLE FRAME
TYPE 8 - ADJUSTABLE FRAME
TYPE 9 - ADJUSTABLE FRAME
TYPE 10 - ADJUSTABLE FRAME
 SUPPLEMENTARY DETAILS FOR DRAINAGE STRUCTURES
 SHEET NO. 425-001 2 of 2



STRUCTURE BOTTOMS TYPE J AND P
 SHEET NO. 425-000 1 of 4



STRUCTURE BOTTOMS TYPE J AND P - ALTERNATE A
STRUCTURE BOTTOMS TYPE J AND P - ALTERNATE B
 DIMENSIONAL AND REINFORCING DETAILS
 SHEET NO. 425-000 2 of 4

TABLE 1 - ALTERNATE A - STRUCTURES

STRUCTURE TYPE	MIN. THICKNESS (IN)	MIN. COVER (IN)	MIN. REINFORCEMENT (IN)	MIN. REINFORCEMENT (IN)	MIN. REINFORCEMENT (IN)	MIN. REINFORCEMENT (IN)	MIN. REINFORCEMENT (IN)	MIN. REINFORCEMENT (IN)	MIN. REINFORCEMENT (IN)	MIN. REINFORCEMENT (IN)
1	12	12	12	12	12	12	12	12	12	12
2	12	12	12	12	12	12	12	12	12	12
3	12	12	12	12	12	12	12	12	12	12
4	12	12	12	12	12	12	12	12	12	12
5	12	12	12	12	12	12	12	12	12	12
6	12	12	12	12	12	12	12	12	12	12
7	12	12	12	12	12	12	12	12	12	12
8	12	12	12	12	12	12	12	12	12	12
9	12	12	12	12	12	12	12	12	12	12
10	12	12	12	12	12	12	12	12	12	12

TABLE 2 - ALTERNATE B - STRUCTURES

STRUCTURE TYPE	MIN. THICKNESS (IN)	MIN. COVER (IN)	MIN. REINFORCEMENT (IN)	MIN. REINFORCEMENT (IN)	MIN. REINFORCEMENT (IN)	MIN. REINFORCEMENT (IN)	MIN. REINFORCEMENT (IN)	MIN. REINFORCEMENT (IN)	MIN. REINFORCEMENT (IN)	MIN. REINFORCEMENT (IN)
1	12	12	12	12	12	12	12	12	12	12
2	12	12	12	12	12	12	12	12	12	12
3	12	12	12	12	12	12	12	12	12	12
4	12	12	12	12	12	12	12	12	12	12
5	12	12	12	12	12	12	12	12	12	12
6	12	12	12	12	12	12	12	12	12	12
7	12	12	12	12	12	12	12	12	12	12
8	12	12	12	12	12	12	12	12	12	12
9	12	12	12	12	12	12	12	12	12	12
10	12	12	12	12	12	12	12	12	12	12

TABLE 3 - REINFORCING SCHEDULE

REINFORCEMENT	TYPE	SIZE	SPACING	DEPTH	WIDTH	LENGTH	WEIGHT	QUANTITY	TOTAL WEIGHT
1	1	12	12	12	12	12	12	12	12
2	2	12	12	12	12	12	12	12	12
3	3	12	12	12	12	12	12	12	12
4	4	12	12	12	12	12	12	12	12
5	5	12	12	12	12	12	12	12	12
6	6	12	12	12	12	12	12	12	12
7	7	12	12	12	12	12	12	12	12
8	8	12	12	12	12	12	12	12	12
9	9	12	12	12	12	12	12	12	12
10	10	12	12	12	12	12	12	12	12

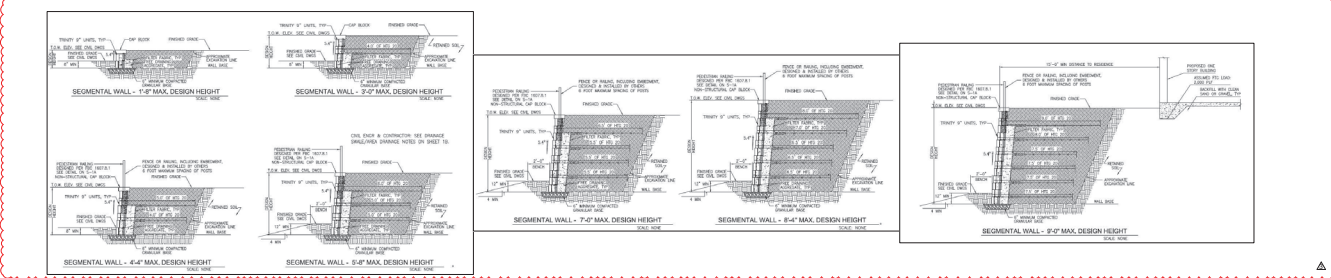
TABLE 4 - WALL DESIGNS - RECTANGULAR STRUCTURES

STRUCTURE TYPE	MIN. THICKNESS (IN)	MIN. COVER (IN)	MIN. REINFORCEMENT (IN)	MIN. REINFORCEMENT (IN)	MIN. REINFORCEMENT (IN)	MIN. REINFORCEMENT (IN)	MIN. REINFORCEMENT (IN)	MIN. REINFORCEMENT (IN)	MIN. REINFORCEMENT (IN)	MIN. REINFORCEMENT (IN)
1	12	12	12	12	12	12	12	12	12	12
2	12	12	12	12	12	12	12	12	12	12
3	12	12	12	12	12	12	12	12	12	12
4	12	12	12	12	12	12	12	12	12	12
5	12	12	12	12	12	12	12	12	12	12
6	12	12	12	12	12	12	12	12	12	12
7	12	12	12	12	12	12	12	12	12	12
8	12	12	12	12	12	12	12	12	12	12
9	12	12	12	12	12	12	12	12	12	12
10	12	12	12	12	12	12	12	12	12	12

TABLE 4 - NOTES:

- Reinforce 12" minimum on the cover for Type 1 Manhole Structures.
- Reinforce 12" minimum on the cover for Type 2 Manhole Structures.
- Reinforce 12" minimum on the cover for Type 3 Manhole Structures.
- Reinforce 12" minimum on the cover for Type 4 Manhole Structures.
- Reinforce 12" minimum on the cover for Type 5 Manhole Structures.
- Reinforce 12" minimum on the cover for Type 6 Manhole Structures.
- Reinforce 12" minimum on the cover for Type 7 Manhole Structures.
- Reinforce 12" minimum on the cover for Type 8 Manhole Structures.
- Reinforce 12" minimum on the cover for Type 9 Manhole Structures.
- Reinforce 12" minimum on the cover for Type 10 Manhole Structures.

STRUCTURE BOTTOMS TYPE J AND P
 SHEET NO. 425-000 3 of 4



DAVE SCHMITT ENGINEERING, INC.
 12301 Lake Underhill Road Suite 241
 ORLANDO, FL 32826
 407-207-9088 FAX 407-207-9089
 Certification of Authorization #27471

REVISIONS

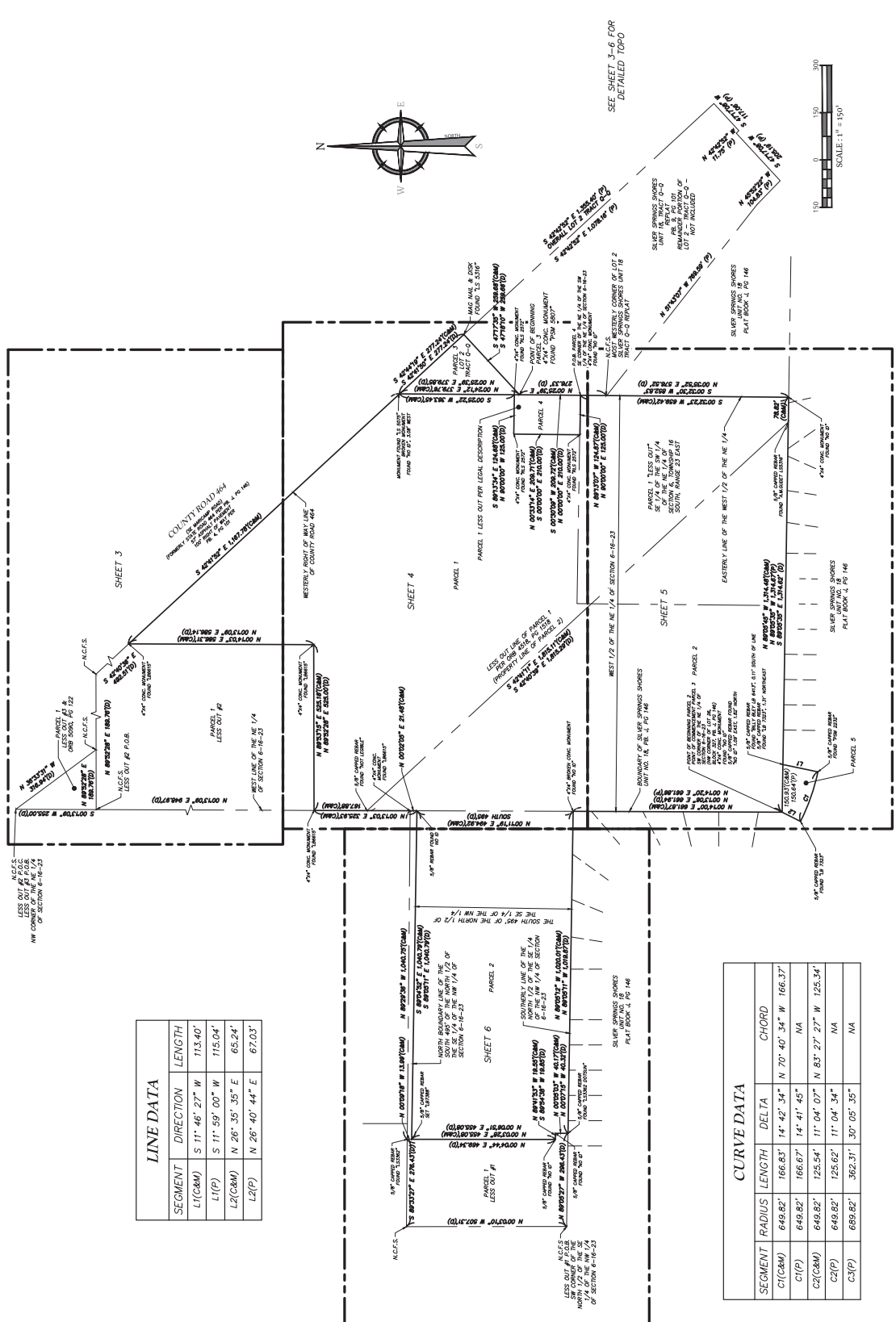
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION
12/22/2025	DM	REV. PER WMD COMMENTS			



MASS GRADING DETAILS - 1
 ARDEN OF OCALA
 OCALA, FLORIDA

DATE: AUGUST 2025
 PROJECT NO.: AO-1
 DRAWN BY: DM
 CHECKED BY: DMS
 SCALE: NONE
 SHEET: 17 OF 18

MAP OF SURVEY
SECTION 6 TOWNSHIP 16 SOUTH, RANGE 23 EAST
MARION COUNTY, FLORIDA



LINE DATA

SEGMENT	DIRECTION	LENGTH
L1(C&M)	S 11° 46' 27" W	113.40'
L1(P)	S 11° 59' 00" W	115.04'
L2(C&M)	N 26° 35' 35" E	65.24'
L2(P)	N 26° 40' 44" E	67.03'

CURVE DATA

SEGMENT	RADIUS	LENGTH	DELTA	CHORD
C1(C&M)	649.82'	166.83'	147° 42' 34"	N 70° 40' 34" W 166.37'
C1(P)	649.82'	166.67'	147° 41' 45"	NA
C2(C&M)	649.82'	125.54'	117° 04' 07"	N 83° 27' 27" W 125.34'
C2(P)	649.82'	125.62'	117° 04' 34"	NA
C3(P)	689.82'	362.31'	307° 05' 35"	NA

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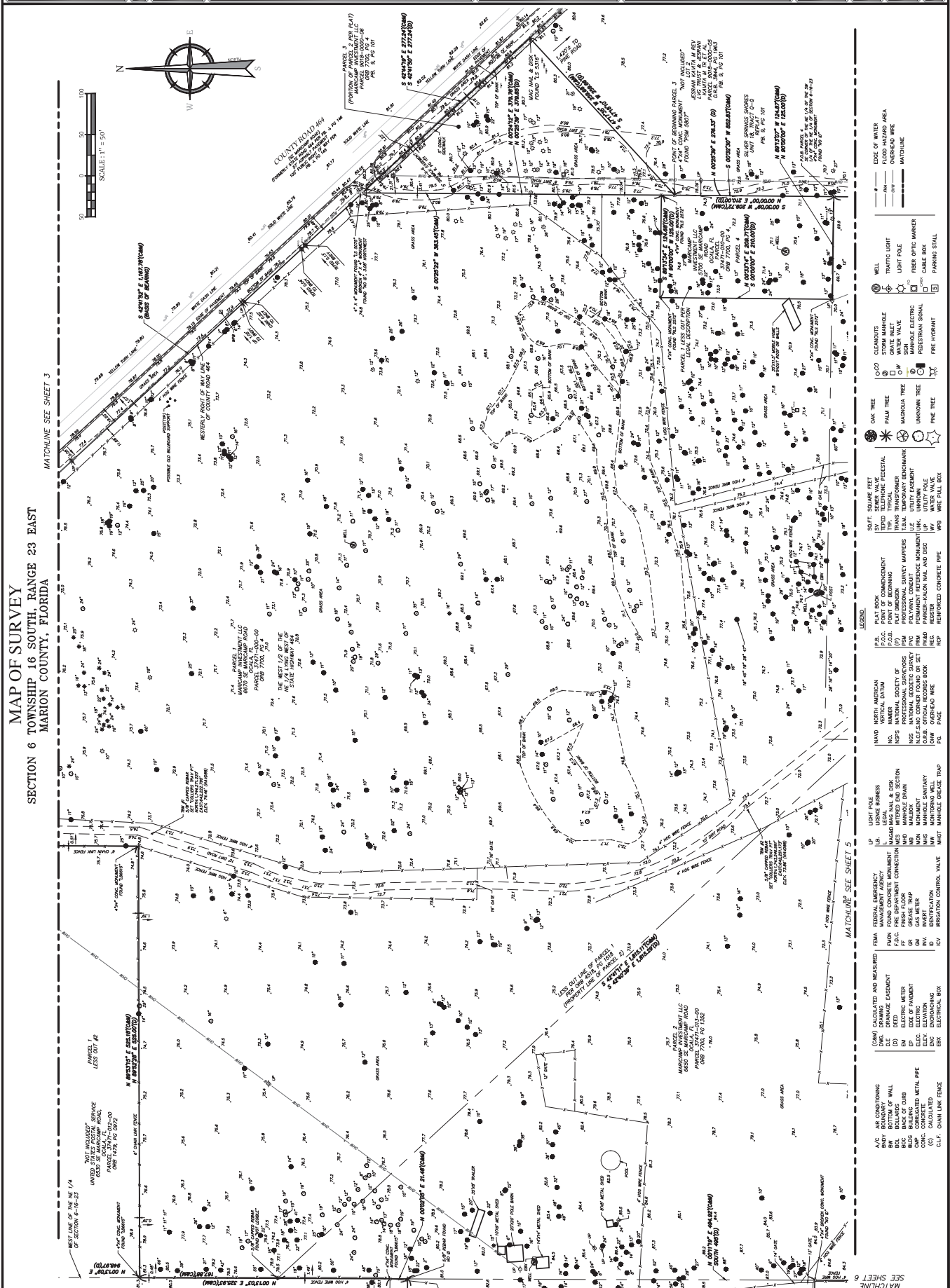
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NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.



MAP OF SURVEY
SECTION 6 TOWNSHIP 16 SOUTH, RANGE 23 EAST
MARION COUNTY, FLORIDA

MATCHLINE SEE SHEET 3

MATCHLINE SEE SHEET 5

SEE SHEET 6

