

APRIL 20, 2021

SUBJECT: **INITIAL COMMENTS LETTER**

PROJECT NAME: RAINBOW SPRINGS EXPRESS GAS STATION

PROJECT #2019040012

APPLICATION: MAJOR SITE PLAN #26259

Met with staff 4/22/21. DRC 5/3/21.

1. DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 6.13.10.B - Copy of NPDES Permit or NOI
STATUS OF REVIEW: ENGINEER ACKNOWLEDGED INFO COMMENT
REMARKS: Please have the contractor provide a copy of the NPDES permit or NOI prior to construction.
2. DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: Copy of District Permit (County Interest)
STATUS OF REVIEW: ENGINEER ACKNOWLEDGED INFO COMMENT
REMARKS: Please provide a copy of the District permit or 10-2 prior to construction.
3. DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: Additional Stormwater comments
STATUS OF REVIEW: ENGINEER ACKNOWLEDGED INFO COMMENT
REMARKS: The improvements in the FDOT right-of-way will be subject to the review and approval from FDOT. Please provide a copy of the FDOT permit prior to construction.
4. DEPARTMENT: ENGTRF - TRAFFIC REVIEW
REVIEW ITEM: 6.11.9.A - Traffic signals
STATUS OF REVIEW: ENGINEER ACKNOWLEDGED INFO COMMENT
REMARKS: 04/18/21 - The initial review of the traffic study indicated that signal modifications may be needed. If the final approved traffic study indicates this, a plan showing these changes must be approved along with the site plan.
5. DEPARTMENT: ENGTRF - TRAFFIC REVIEW
REVIEW ITEM: 6.12.11 - Turn lanes
STATUS OF REVIEW: ENGINEER ACKNOWLEDGED INFO COMMENT
REMARKS: 04/18/21 - The initial review of the traffic study indicated a southbound right turn lane into the project driveway may be needed.
6. DEPARTMENT: ENGIN - DEVELOPMENT REVIEW
REVIEW ITEM: 2.12.4.K - List of approved waivers, their conditions, and the date of approval
STATUS OF REVIEW: ENGINEER ACKNOWLEDGED INFO COMMENT
REMARKS: 4/20/21 - Add waivers if requested in the future
7. DEPARTMENT: ENGIN - DEVELOPMENT REVIEW
REVIEW ITEM: Additional Development Review Comments
STATUS OF REVIEW: ENGINEER ACKNOWLEDGED INFO COMMENT
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.

8. DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: 6.14.3.B - Springs Protection Zone
STATUS OF REVIEW: ENGINEER ACKNOWLEDGED INFO COMMENT
REMARKS: Primary Springs Protection Zone - Rainbow Springs
9. DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: 6.15.3 - Fire Protection/Fire Flow Capacity
STATUS OF REVIEW: ENGINEER ACKNOWLEDGED INFO COMMENT
REMARKS: no public water within connection distance by provider/Marion County Utilities; defer to MCFR for fire protection
10. DEPARTMENT: FRMSH - FIRE MARSHAL REVIEW
REVIEW ITEM: 6.18.2 - Fire Flow/Fire Hydrant
STATUS OF REVIEW: ENGINEER ACKNOWLEDGED INFO COMMENT
REMARKS: Spoke with EDA Consultants and verified the hydrant on the plans will be a dry hydrant. Please contact the Marion County Fire Prevention office at 352-291-8000 for the dry hydrant plan detail.
Please ensure the dry hydrant is installed per the Marion County dry hydrant detail.
11. DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: 4.4.4 -Sign (provisions for advertising signage), if it is a multi occupancy complex like shopping centers they must submit a master sign plan.
STATUS OF REVIEW: ENGINEER ACKNOWLEDGED INFO COMMENT
REMARKS: Sign details not provided. Future sign permits to meet minimum requirements of LDC Section 4.4.4.
12. DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 2.12.9/10 - Existing Drainage Right-of-Way/Easements
STATUS OF REVIEW: ENGINEER WILL COMPLY
REMARKS: The existing drainage easement will need to be vacated.
13. DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 2.12.9/10 - Proposed Drainage Right-of-Way/Easements
STATUS OF REVIEW: ENGINEER WILL COMPLY
REMARKS: The new bypass line will need to be within a 20' easement.
14. DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 2.12.38 - Stormwater Maintenance Entity
STATUS OF REVIEW: ENGINEER WILL COMPLY
REMARKS: Please include the Owner's Certification on the cover.

15. DEPARTMENT: ENGDRN - STORMWATER REVIEW

REVIEW ITEM: 6.13.7 - Geotechnical Criteria

STATUS OF REVIEW: WAIVER REQUESTED. STAFF SUPPORTS SUBJECT TO ANALYZING THE RESULTS OF THE EXISTING BORINGS

REMARKS: 1) A minimum of two soil borings and two infiltration test are required in each drainage retention area. Please provide the required geotech in Basin 2, and Underground Storage area.

LDC 6.13.7.B(2) - Number of Soil Boring Tests

CODE states at least two tests shall be performed for each half acre of pond bottom area.

LDC 6.13.7.B(3) - Infiltration/Permeability Tests

CODE states 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.

APPLICANT requests a waiver of the requirement for a minimum of two soil borings and two infiltration tests for each drainage retention area. The applicant has borings for other areas of the site per the provided soil profiles Exhibit A, submitted with the waiver request, that shows that the soils are very similar across the site.

16. DEPARTMENT: ENGDRN - STORMWATER REVIEW

REVIEW ITEM: 6.13.2 A(1)/(2) - Contributing Basins/Tc

STATUS OF REVIEW: ENGINEER WILL COMPLY

REMARKS: 1) Please include the Pre- and Post- Basin Maps in the plan set. 2) Please label basin sizes.

17. DEPARTMENT: ENGDRN - STORMWATER REVIEW

REVIEW ITEM: 6.13.2.A(3) - Retention/Detention Area Design Parameters

STATUS OF REVIEW: ENGINEER WILL COMPLY

REMARKS: 1) Please add dimensions to the DRAs and Underground Storage area. 2) Please show soil boring locations with ID labels on the plan sheet. 3) Please show Basin 1 with sodded bottom in cross section. 4) Please label Design High Water at the 100 year, 24 hour storm in the DRA cross sections. 5) Please label the Estimated Seasonal High Water Table Elevation in the DRA cross sections.

18. DEPARTMENT: ENGDRN - STORMWATER REVIEW

REVIEW ITEM: 6.13.2.B(4) - Hydrologic Analysis

STATUS OF REVIEW: ENGINEER WILL COMPLY

REMARKS: 1) Please see Geotech comment. Percolation and ESHWT used for Basin 2 and Underground Storage must be from borings and perc tests taken in those areas. 2) Please provide a P-Ring Exhibit to verify that overlapping percolation perimeters have been "trimmed" to account for intersecting groundwater mounds. 3) Please provide the a Node Times Series Report for Offsite East and Offsite West showing the quantities of post-development discharge. Based on the graphic provided, it appears the Post- discharge volume is relatively less than the Pre-.

19. DEPARTMENT: ENGDRN - STORMWATER REVIEW

REVIEW ITEM: 6.13.4.C - Discharge Conditions

STATUS OF REVIEW: ENGINEER WILL COMPLY

REMARKS: When grassed weirs are used, it must be constructed with a hard core center, geoweb or turf re-enforcement mat.

20. DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 6.13.4.D - Recovery Analysis
STATUS OF REVIEW: ENGINEER WILL COMPLY
REMARKS: Please demonstrate that the DRA and Underground Storage chamber fully recover from the 100 year, 24 hour storm within 14 days after the storm event.
21. DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 6.13.6.C - Best Management Practices
STATUS OF REVIEW: ENGINEER WILL COMPLY
REMARKS: Oil/water separators at inlets are required for pre-treating runoff from vehicular areas associated with the gas station. Please provide a detail for the product to be used at the inlets. The O&M document will need to include specific directions to the owner for the maintenance of the oil/water separators.
22. DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 6.13.8 - Stormwater Conveyance Criteria
STATUS OF REVIEW: ENGINEER WILL COMPLY
REMARKS: A tailwater condition must be assumed in the Hydraulic Analysis. When modeling the secondary conveyance systems that outfall to the DRA 1 and the storm chamber, please assume a tailwater condition equal to the design high water at the 25 year, 24 hour storm.
23. DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 6.13.2.B(5) - Hydraulic Analysis
STATUS OF REVIEW: ENGINEER WILL COMPLY
REMARKS: 1) Please provide a Hydraulic Analysis for the secondary stormwater conveyance systems. Conveyance must be achieved at the 25 year, 24 hour storm. Please use FDOT Zone 7 IDF curves. 2) Please provide a inlet sub-basin map with the Hydraulic Analysis. 3) The proposed bypass line must also be analyzed.
24. DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 6.13.8.B(7) - Minimum Pipe Size
STATUS OF REVIEW: WAIVER REQUESTED. STAFF SUPPORTS SUBJECT TO PROVIDING SUPPORTING CALCULATIONS
REMARKS: 1) 18" Minimum Pipe Size Required. Use of smaller diameter pipe will be supported with supporting hydraulic calculations. 2) Discussion needed on the 8" overflow pipe to DRA 2.

LDC 6.13.8.B(7) - Minimum Stormwater Pipe Size

CODE states stormwater conveyance pipes and cross culverts shall be a minimum of 18 inches diameter or equivalent. Driveway culverts shall be a minimum of 15 inches diameter or equivalent for residential use and a minimum of 18 inches diameter or equivalent for commercial use. Roof drains, prior to connection to the overall stormwater system, are exempt from minimum diameter requirements.

APPLICANT requests waiver of the requirement for an 18 inch minimum pipe size based on the provided pipe sizing & and bypass calculations Exhibit B, submitted with waiver request.

25. DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 6.13.2.A(5) - Existing/Proposed Stormwater Structures
STATUS OF REVIEW: ENGINEER WILL COMPLY
REMARKS: 1) New ditch bottom inlets within the County right-of-way need to have double slotted traversable tops. Please reference the FDOT Index. 2) Please include a detail or a reference to a detail for all proposed inlets and mitered ends. 3) Please provide a detail or specifications for the rip-rap at outfalls.
26. DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 6.13.2.A(6) - Existing/Proposed Stormwater Pipes
STATUS OF REVIEW: ENGINEER WILL COMPLY
REMARKS: Discussion needed on the cross pipe under SW 198th Ave being tied into the proposed bypass line.
27. DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 6.13.2.A(7) - Existing/Proposed Stormwater Swales
STATUS OF REVIEW: ENGINEER WILL COMPLY
REMARKS: 1) Please provide a Typical detail for the bypass swale. Please show swale to be sodded.
28. DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 6.13.9 - Grading Criteria
STATUS OF REVIEW: ENGINEER WILL COMPLY
REMARKS: 1) Please consider adjusting grading around Inlet S9 to limit the potential for drainage bypassing the inlet. 2) Please considered crowning the driveway entrance road. It appears the proposed inverted crown could direct runoff into the US HWY 41 travel lane. It is noted the driveway will ultimately be subject to FDOT's review and approval.
29. DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 6.13.2.A(11)(b) - Erosion Control
STATUS OF REVIEW: ENGINEER WILL COMPLY
REMARKS: Will the Demo and Tree Clearing Plan serve as the SWPPP for the duration of construction? Please show existing inlet on SW 19th Ave to be protected during construction.
30. DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 6.10 - Karst Topography and High Recharge Areas
STATUS OF REVIEW: ENGINEER WILL COMPLY
REMARKS: Please provide the Karst Analysis.
31. DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 7.1.3 - Drainage Construction Specifications
STATUS OF REVIEW: ENGINEER WILL COMPLY
REMARKS: Please add note to Cover: "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."
32. DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 6.13.12 - Operation and Maintenance
STATUS OF REVIEW: ENGINEER WILL COMPLY
REMARKS: Please provide an Operation and Maintenance document with procedures for the operation and maintenance of the stormwater facility also include the certification as follows "I hereby certify that I, my successors, and assigned shall perpetually operate and maintain the stormwater management and associated elements in accordance with the specifications show

herein and on the approved plan.” Owner must sign and date. Specific instruction should be given in regards to the maintenance of the Underground Storage system, inlet oil/water separators, and the bypass line.

33. 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: ENGINEER WILL COMPLY

REMARKS: 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.

34. DEPARTMENT: ENGTRF - TRAFFIC REVIEW

REVIEW ITEM: 6.11.3 - Traffic Impact Analysis

STATUS OF REVIEW: ENGINEER WILL COMPLY

REMARKS: 04/18/21 - The traffic study is required to be approved prior to plan approval. Additional comments may be forthcoming once the study is approved.

35. DEPARTMENT: ENGTRF - TRAFFIC REVIEW

REVIEW ITEM: 6.11.4.B - Cross access

STATUS OF REVIEW: WAIVER REQUESTED. STAFF SUPPORTS NOT PROVIDING THE CROSS ACCESS TO THE NORTH

REMARKS: 04/18/21 - A 24' wide paved cross access easement is required to the north and south along US 41.

LDC 6.11.4.B(2) - Cross Access (Parallel Access) to the North

CODE states cross access shall be provided and constructed for all commercial, industrial, and multi-family residential development on arterial and collector roads unless it is determined by the County Engineer to not be practical or reasonable due to adjacent features, specific type of development, or the potential development of the adjacent property.

APPLICANT requests waiver of the requirement to provide a cross access easement to the north. Based on where the stormwater and septic drainfield are located on the site, it is not feasible to provide access to the north. Applicant is showing a 24 foot wide easement to the south.

36. DEPARTMENT: ENGTRF - TRAFFIC REVIEW

REVIEW ITEM: 6.11.5 - Driveway access

STATUS OF REVIEW: WAIVER REQUESTED. STAFF SUPPORTS

REMARKS: 04/18/21 - The driveways don't meet spacing requirements. Staff supports a waiver

LDC 6.11.5.B(3) - Driveway Location and Minimum Spacing

CODE states driveway location and minimum spacing shall be consistent with traffic safety standards. If standards cannot be achieved, the County Engineer or his designee can review and approve on a case-by-case basis.

APPLICANT requests waiver as the driveway placement does not meet the minimum allowed distance between a commercial driveway and the nearest intersecting driveway. However, accounting for characteristics of the roadway, the site, and the potential users, this driveway placement is the best option for the site as discussed in multiple meetings with the County.

37. DEPARTMENT: ENGTRF - TRAFFIC REVIEW
REVIEW ITEM: 6.11.6 - Construction route
STATUS OF REVIEW: ENGINEER WILL COMPLY
REMARKS: 04/18/21 - Provide a note that all construction traffic will enter and exit the site from US 41.
38. DEPARTMENT: ENGTRF - TRAFFIC REVIEW
REVIEW ITEM: 6.12.12 - Sidewalks
STATUS OF REVIEW: WAIVER REQUESTED
REMARKS: 04/18/21 - Provide a sidewalk connection from the front of the store to the right-of-way line on SW 198th Avenue and US 41 to allow for connections to future sidewalks.
- LDC 6.12.12.D - Sidewalk Along SW 198th Avenue**
CODE states at the discretion of the Development Review Committee, in-lieu-of construction along external streets, the developer may pay a sidewalk fee to the County in an amount necessary to complete construction.
APPLICANT requests waiver of the requirement to build a sidewalk along the SW 198th Avenue right-of-way. Instead, the owner will pay the County for the length of the sidewalk after site plan approval.
- LDC 6.12.12.A - Sidewalk Along US 41**
CODE states sidewalks shall be provided in the Urban Area, Rural Activity Centers, and Specialized Commerce Districts along arterial, collector, and major local streets where these streets adjoin the project and minimally along one side of the internal streets.
APPLICANT requests waiver because, per the FDOT pre-application meeting, a sidewalk along US 41 will not be required at this time. The sidewalk will be built by FDOT as part of future improvements in 2023.
39. 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: ENGINEER WILL COMPLY
REMARKS: 4/20/21 - Due with resubmittal
40. DEPARTMENT: ENGIN - DEVELOPMENT REVIEW
REVIEW ITEM: 2.12.3 - Title block on all sheets denoting type of application; project name, location, county, and state; and date of original and all revisions
STATUS OF REVIEW: ENGINEER WILL COMPLY
REMARKS: 4/20/21 - Title block on all sheets:
1. States "city submittal"
2. Add type of application (major site plan)
41. DEPARTMENT: ENGIN - DEVELOPMENT REVIEW
REVIEW ITEM: 2.12.4.A - Type of application on front page
STATUS OF REVIEW: ENGINEER WILL COMPLY
REMARKS: 4/20/21 - Add type of application underneath project name on cover sheet. Type of application is Major Site Plan
42. DEPARTMENT: ENGIN - DEVELOPMENT REVIEW
REVIEW ITEM: 2.12.4.C - Name, address, phone number, and signature of owner and applicant on front sheet
STATUS OF REVIEW: ENGINEER WILL COMPLY
REMARKS: 4/20/21 - Not provided

43. DEPARTMENT: ENGIN - DEVELOPMENT REVIEW
REVIEW ITEM: 2.12.4.D - Owner's certification on front sheet with signature prior to plan approval
STATUS OF REVIEW: ENGINEER WILL COMPLY
REMARKS: 4/20/21 - Not provided
44. 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: ENGINEER WILL COMPLY
REMARKS: 4/20/21 - Not provided
45. DEPARTMENT: ENGIN - DEVELOPMENT REVIEW
REVIEW ITEM: 2.12.4.G - A key location or vicinity map, with north arrow, with reference to surrounding properties, streets, municipal boundaries, sections, ranges, and township
STATUS OF REVIEW: ENGINEER WILL COMPLY
REMARKS: 4/20/21 - Add S, T, R
46. DEPARTMENT: ENGIN - DEVELOPMENT REVIEW
REVIEW ITEM: 2.12.4.I & 6.2.1.D - Index of sheets and numbering
STATUS OF REVIEW: ENGINEER WILL COMPLY
REMARKS: 4/20/21 - The following are uploaded to eplans but are not on the index:
E-1
Boundary & topo sheets
Elevation sheets
47. DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: Utilities Plan Review Fee per Resolution 15-R-583 - payable to Marion County Utilities
STATUS OF REVIEW: ENGINEER WILL COMPLY
REMARKS: \$130
48. DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: Additional Utilities comments
STATUS OF REVIEW: ENGINEER WILL COMPLY
REMARKS: PLAN NOTE REQUIRED: Property is within Marion County Utilities service area, but outside connection distance at this time. When water and/or sewer becomes available, connection shall be made within 365 days' notice.
49. DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: 2.12.5/1.8.2.F - Is Concurrency Approval or Deferral Elected?
STATUS OF REVIEW: ENGINEER WILL COMPLY
REMARKS: Revise the plan Cover Sheet to provide the following note:
"This proposed project has not been granted concurrency approval and/or granted and/or reserved any public facility capacities. Future rights to develop the property are subject to a deferred concurrency determination, and final approval to develop the property has not been obtained. The completion of concurrency review and/or approval has been deferred to later development review stages, such as, but not limited to, Building Permit review."

50. DEPARTMENT: 911 - 911 MANAGEMENT
REVIEW ITEM: 2.12.28 - Correct road names supplied
STATUS OF REVIEW: ENGINEER WILL COMPLY
REMARKS: Sheet C100 – US Hwy 41 should be labeled as S US Hwy 41. Sheets C120, C130, C200, C300, C400, F500, F510, F520, F530, F540, L100, L201 S US Hwy 41 is labeled incorrectly as US Highway 41 S.R. 45.
51. DEPARTMENT: 911 - 911 MANAGEMENT
REVIEW ITEM: Additional 911 comments
STATUS OF REVIEW: ENGINEER WILL COMPLY
REMARKS: Sheets C100 & F500 - Parcel 32909-020-00 should be labeled as 32909+020-00. Parcel 1752-019-019 should be labeled as 1752-021-019, Parcel 1752-019-018 should be labeled as 1752-021-018, Parcel 1752-019-016 should be labeled as 1752-021-016, Parcel 1752-019-015 should be labeled as 1752-021-015, Parcel 1752-019-014 should be labeled as 1752-021-014, Parcel 1752-019-013 should be labeled as 1752-021-013.
52. DEPARTMENT: ENGSUR - SURVEY REVIEW
REVIEW ITEM: 6.4.7.A(1) - Show a minimum of two bench marks per site
STATUS OF REVIEW: ENGINEER WILL COMPLY
REMARKS: Please provide a minimum of 2 benchmarks.
53. DEPARTMENT: ENGSUR - SURVEY REVIEW
REVIEW ITEM: 6.4.7.A(2 & 3) - Bench mark information shown
STATUS OF REVIEW: ENGINEER WILL COMPLY
REMARKS: Please provide benchmark elevations.
54. DEPARTMENT: ENGSUR - SURVEY REVIEW
REVIEW ITEM: 6.4.7.A(2 & 3) - One copy of the vertical control field notes shall be submitted to the Office of the County Engineer for review
STATUS OF REVIEW: ENGINEER WILL COMPLY
REMARKS: Please provide.
55. DEPARTMENT: ENGSUR - SURVEY REVIEW
REVIEW ITEM: 6.4.7.B(1) - Show a minimum of two intervisible horizontal control points per site
STATUS OF REVIEW: ENGINEER WILL COMPLY
REMARKS: Please specify which points were used for horizontal control.
56. 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: ENGINEER WILL COMPLY
REMARKS: Please reference control points to the State Plane Coordinate System.
57. 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: ENGINEER WILL COMPLY
REMARKS: Please provide.

58. DEPARTMENT: ENGSUR - SURVEY REVIEW
REVIEW ITEM: 6.4.7.B(4) - One copy of the horizontal control notes along with reduction reports shall be submitted to the Office of the County Engineer for review
STATUS OF REVIEW: ENGINEER WILL COMPLY
REMARKS: Please provide.
59. DEPARTMENT: ENGSUR - SURVEY REVIEW
REVIEW ITEM: 2.12.4.F.(2) - Surveyor and Mapper certification
STATUS OF REVIEW: ENGINEER WILL COMPLY
REMARKS: Please provide.
60. DEPARTMENT: ENGSUR - SURVEY REVIEW
REVIEW ITEM: 2.12.9 - Provide location and dimensions of all rights-of-way serving the project
STATUS OF REVIEW: ENGINEER WILL COMPLY
REMARKS: Please provide right-of-way dimensions for US Hwy 41
61. 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: ENGINEER WILL COMPLY
REMARKS: Please overlay sheet C120 onto an aerial.
62. DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION
REVIEW ITEM: 6.7.6 - Tree removal submittal requirements
STATUS OF REVIEW: ENGINEER WILL COMPLY
REMARKS: Tree types and sizes are obscured graphically. Please clarify on plans or provide a list of all the trees
63. DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION
REVIEW ITEM: 6.7.8 - Protected tree replacement requirements
STATUS OF REVIEW: ENGINEER WILL COMPLY
REMARKS: See 6.7.6 comment. If any trees are larger than 30", a condition assessment by a certified arborist will be required for each tree.
64. DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION
REVIEW ITEM: 6.7.9 - Replacement trees; general requirements
STATUS OF REVIEW: ENGINEER WILL COMPLY
REMARKS: See 6.7.6 comment.
65. DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION
REVIEW ITEM: 6.8.2 - Landscape plan requirements (details, schedule, calculations, notes)
STATUS OF REVIEW: ENGINEER WILL COMPLY
REMARKS: 1. Provide native status for plant schedule 2. All trees counted as shade trees must be a min of 3.5" cal.
66. DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION
REVIEW ITEM: 6.8.4 - Landscape area requirements for non-residential development
STATUS OF REVIEW: ENGINEER WILL COMPLY
REMARKS: Provide landscape area calculations

67. DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION

REVIEW ITEM: 6.8.6 - Buffers

STATUS OF REVIEW: WAIVER REQUESTED. STAFF SUPPORTS.

REMARKS: Show calculations that shrubs and groundcovers meet the requirements

LDC 6.8.6.K(3) - C-Type Buffer

CODE states the C-Type buffer shall consist of a 15-foot wide landscape strip without a buffer wall. The buffer shall contain at least two shade trees and three accent/ornamental trees for every 100 lineal feet or fractional part thereof. Shrubs and groundcovers, excluding turfgrass, shall comprise at least 50 percent of the required buffer and form a layered landscape screen with a minimum height of three feet achieved within one year. APPLICANT requests waiver for a reduction of the required C-Type buffer along the FDOT right-of-way due to existing overhead utilities and the location of the proposed water tank utilities. Efforts have been made to preserve the existing canopy trees within the buffer and additional accent/ornamental trees have been added to meet the C-Type buffer.

68. DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION

REVIEW ITEM: 6.9.2 - Irrigation plan requirements (details, legend, notes)

STATUS OF REVIEW: ENGINEER WILL COMPLY

REMARKS: Provide Irrigation Plan

69. DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION

REVIEW ITEM: 6.9.3 - Irrigation design standards

STATUS OF REVIEW: ENGINEER WILL COMPLY

REMARKS: Provide Irrigation Plan

70. DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION

REVIEW ITEM: 6.9.5 - Irrigation system installation

STATUS OF REVIEW: ENGINEER WILL COMPLY

REMARKS: Provide Irrigation Plan

71. DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION

REVIEW ITEM: 6.9.6 - Completion inspection requirements

STATUS OF REVIEW: ENGINEER WILL COMPLY

REMARKS: Provide Irrigation Plan

72. DEPARTMENT: ZONE - ZONING DEPARTMENT

REVIEW ITEM: 2.12.23/4.2 -Setbacks, dimensions for all improvements, and easements

STATUS OF REVIEW: ENGINEER WILL COMPLY

REMARKS: Per Plat Book G, page 96D, there is a 20' drainage easement along common lot line between lots 22 & 23, Block 19. This will run through middle of proposed store. A Vacate of the easement may be required. Will defer to OCE.

73. DEPARTMENT: ZONE - ZONING DEPARTMENT

REVIEW ITEM: 5.2 & 5.3 - Verify any overlay zones such as ESOZ, Springs Protection, or Flood Plain

STATUS OF REVIEW: ENGINEER WILL COMPLY

REMARKS: Please provide following in the development information box: Primary Springs Protection Overlay Zone.



**Marion County
Board of County Commissioners**

Office of the County Engineer

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

DEVELOPMENT REVIEW COMMITTEE WAIVER REQUEST FORM

Date: 03/25/2021 Parcel Number(s): 1752-019-023 Permit Number: _____

A. PROJECT INFORMATION: Fill in below as applicable:

Project Name: Rainbow Springs Express Gas Station Commercial ☒ or Residential ☐

Subdivision Name (if applicable): _____

Unit _____ Block _____ Lot _____

B. PROPERTY OWNER'S AUTHORIZATION: Attach a letter from the owner(s), or the owner(s) may sign below, authorizing the applicant to act on the owner's behalf for this waiver request:

Property Owner's Name (print): Rainbow Springs Express LLC

Property Owner's Signature: _____

Property Owner's Mailing Address: 616 SE 47th Loop

City: Ocala State: FL Zip Code: 34480 Phone # (352) 502-5316

C. APPLICANT INFORMATION: The applicant will be the point of contact during this waiver process. Letters will be faxed or emailed to the applicant.

Firm Name (if applicable): eda consultants inc. Contact Name: Claudia Vega, PE

Mailing Address: 720 SW 2nd Av, STowr, St300 City: Gainesville State: FL Zip Code: 32601

Phone # (352) 373-3541 Alternate Phone # _____

FAX Number or Email address: cvega@edafl.com

D. WAIVER INFORMATION:

Section & Title of Code: _____ Sec. 6.8.6. - Buffers

Reason/Justification for Waiver Request: Due to existing overhead utilities and the location of the proposed water tank utilities, a reduction for the required C-Type buffer along the FDOT right-of-way is requested. Efforts have been made to preserve the existing canopy trees within the buffer, and additional accent/ornamental trees have been added to meet the C-Type buffer.

(Attach sheet 3 for additional waivers)

FOR STAFF USE ONLY:

Received By: _____ Date Processed: _____ Project # _____ AR # _____

Zoning Use: Parcel of record: Yes ☐ No ☐ Eligible to apply for Family Division: Yes ☐ No ☐

Zoned: _____ ESOZ: _____ Must Vacate Plat: Yes ☐ No ☐ Date: _____ Verified by: _____

Land Use: _____ Date: _____ Verified by: _____

"Meeting Needs by Exceeding Expectations"

DEVELOPMENT REVIEW COMMITTEE WAIVER REQUEST FORM CONTINUED

Section & Title of Code: Section 6.12.12 - Sidewalks
Reason/Justification for Waiver Request: We would like to waive the requirement to build a sidewalk along the SW 198th Ave ROW. Instead, per county pre-application meeting on 1/7/21, the owner will pay the county for the length of the sidewalk after site plan approval.

Section & Title of Code: Section 6.12.12 - Sidewalks
Reason/Justification for Waiver Request: Per FDOT pre-app meeting, a sidewalk along US 41 will not be required at this time. The sidewalk will be built by FDOT as part of future improvements (2023).

Section & Title of Code: Section 6.11.5 - Driveway access
Reason/Justification for Waiver Request: The driveway placement does not meet the minimum allowed distance between a commercial driveway and the nearest intersecting driveway. However, accounting for characteristics of the roadway, the site, and the potential users, this driveway placement is the best option for the site as discussed in multiple meetings with the county.

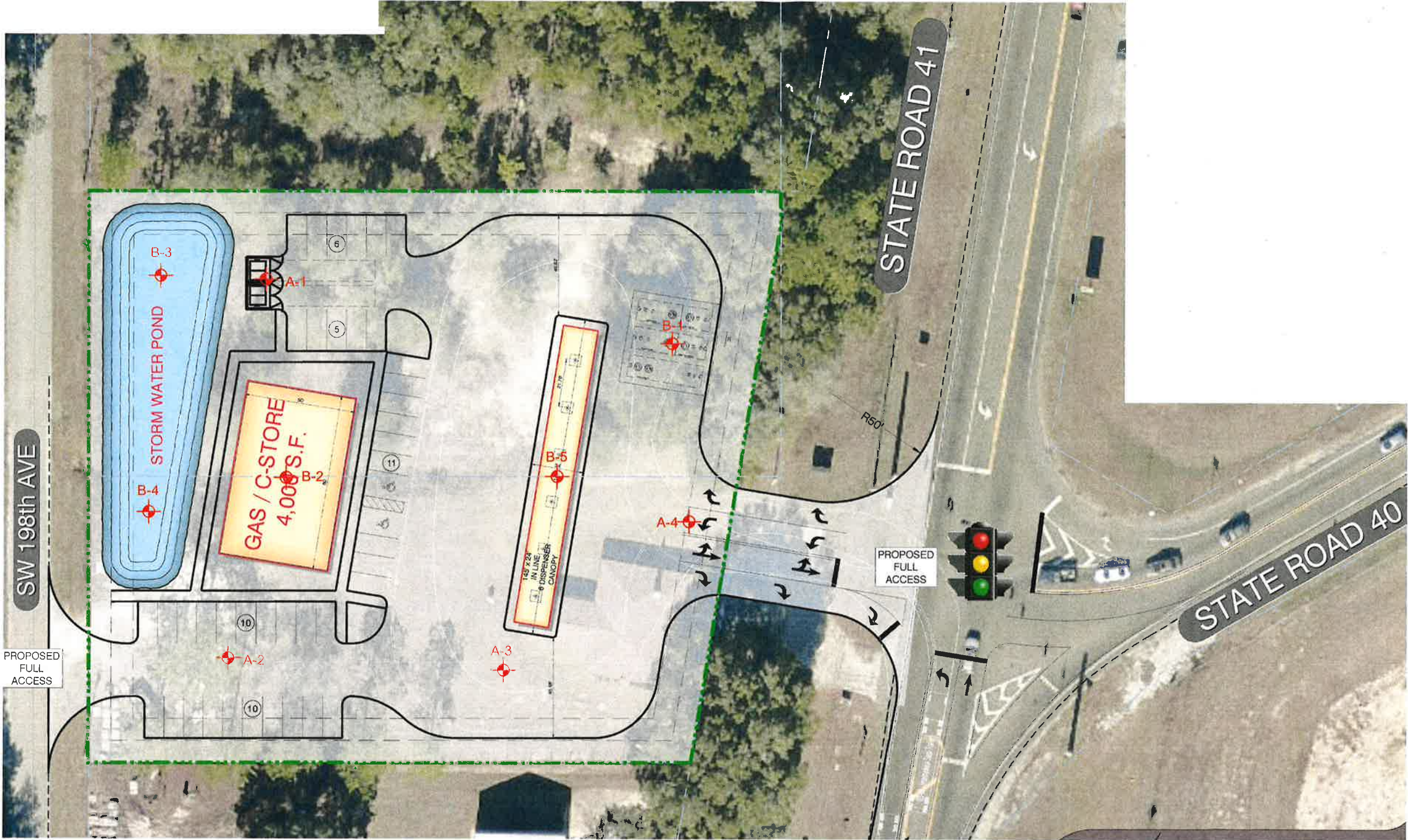
Section & Title of Code: 6.13.7 Geotechnical Criteria
Reason/Justification for Waiver Request: We would like to waive the requirement for a minimum of 2 soil borings and 2 infiltration tests for each drainage retention area. We have borings for other areas of the site, and as you'll see from the attached Exhibit A: Soil Profiles, the soils are very similar across the site.

Section & Title of Code: 6.11.4.B Cross Access
Reason/Justification for Waiver Request: We would like to waive the requirement to provide a cross access easement to the north. Based on where the stormwater and septic drainfield are located on the site, it is not feasible to provide access to the north. We are showing a 24' wide easement to the south.

Section & Title of Code: 6.13.8.b(7) Minimum Pipe Size
Reason/Justification for Waiver Request: Based on attached Exhibit B: Pipe Sizing and Bypass Calculations, we request to waive the requirement for a 18" minimum pipe size.

Section & Title of Code: _____
Reason/Justification for Waiver Request: _____

EXHIBIT A - SOIL PROFILES



LEGEND

BORING LOCATION

NOTE: ALL SOIL TEST BORING LOCATIONS SHOWN ARE APPROXIMATE.

RAINBOW SPRINGS EXPRESS, LLC		RAINBOW SPRINGS EXPRESS 7400 SOUTH US HIGHWAY 41 DUNNELLON, FLORIDA	 UNIVERSAL ENGINEERING SCIENCES
DRAWN BY: KD	DATE: 6/12/20		
CHECKED BY: ES	DATE: 6/12/20		
SCALE: 1"=50'	ACADFILE:0230.2000053-A		
PROJECT NO: 0230.2000053.0000		REPORT NO: 1778719	
BORING LOCATION PLAN		PAGE NO: A - 1	

EXHIBIT A - SOIL PROFILES

DEPTH (FT.)	S A M P L E	BLOWS PER 2" INCREMENT	N VALUE	W.T.	S Y M B O L	DESCRIPTION	S Y M B O L	DESCRIPTION	S Y M B O L	DESCRIPTION	S Y M B O L	DESCRIPTION
0												
1	X					Brown SAND, with silt [SP-SM] and limrock fragments		Dark brown SAND, with silt [SP-SM] and trace of roots		Dark brown SAND, with silt [SP-SM] and trace of roots		Dark brown SAND, with silt [SP-SM] and trace of roots
2								Tan SAND, with silt [SP-SM]				Tan SAND, with silt [SP-SM]
3												
4	X					Dark brown SAND, with silt [SP-SM] and trace of organics				Tan SAND, with silt [SP-SM]		
5												
6												
7	X					Tan SAND, with silt [SP-SM]						
8												
9												
10						Boring Terminated at 10'		Boring Terminated at 10'		Boring Terminated at 10'		Boring Terminated at 10'

A-1

A-2

A-3

A-4

All soil layers are SP/SP-SM sandy soils and are homogeneous throughout the project site.

EXHIBIT A - SOIL PROFILES

DEPTH (FT.)	SAMPLE INCREMENT	N VALUE	W.T.	SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
0													
1					Very loose brown SAND, with silt [SP-SM]		Loose to medium dense brown SAND, with silt [SP-SM] and limenock fragments		Medium dense brown SAND, with silt [SP-SM] and limenock fragments		Medium dense dark brown and tan SAND, with silt [SP-SM]		Loose brown SAND, with silt [SP-SM]
2	1-1-1	2											
3	WOH	WOH			Very loose to loose tan SAND [SP]								
4													
5	WOH-1	1					Medium dense to loose tan SAND, with silt [SP-SM]		Loose brown SAND, with silt [SP-SM]		Very loose tan SAND [SP]		Very loose tan SAND, with silt [SP-SM]
6													
7	1-1/12"	1											
8	1/12"-1	1											
9													
10	1-1-1	2											
11													
12													
13													
14							Medium dense light gray clayey SAND [SC]		Loose light tan fine SAND, with silt [SP-SM]				
15	2-2-3	5									Loose light tan clayey SAND [SC]		Medium dense light tan silty clayey SAND [SM-SC]
16													
17													
18													
19							Medium dense light tan fine SAND, with clay [SP-SC]						
20	5-5-5	10											
21													
22													
23													
24							Medium dense light gray very clayey SAND to sandy CLAY [SC/CH]						
25	7-7-8	15											
					Boring Terminated at 25'		Boring Terminated at 20'		Boring Terminated at 15'		Boring Terminated at 15'		Boring Terminated at 15'

B-1

B-2

B-3

B-4

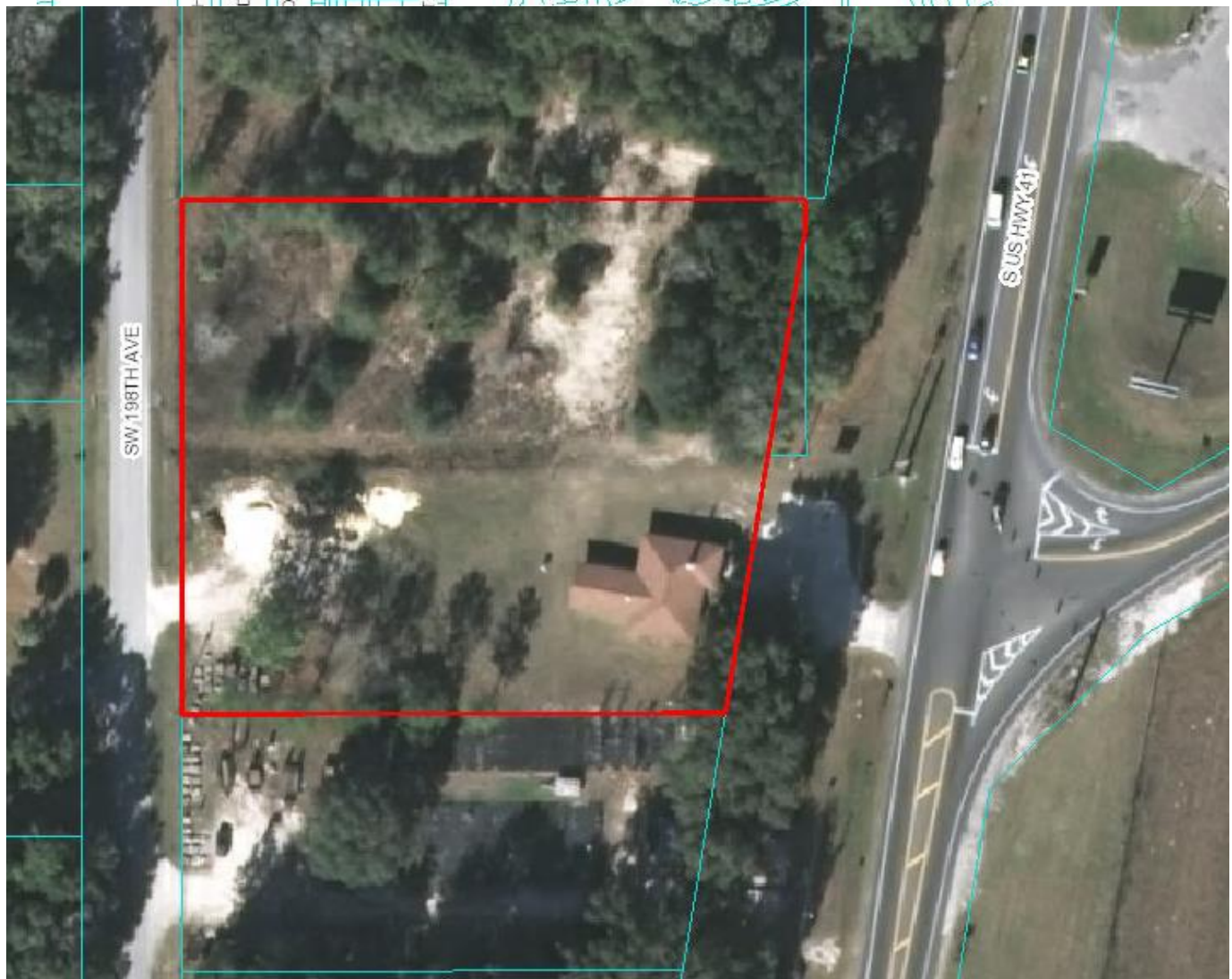
B-5

All soil layers are SP/SP-SM sandy soils and are homogeneous throughout the project site.

EDÁ CONSULTANTS

Parcel #1752-019-023

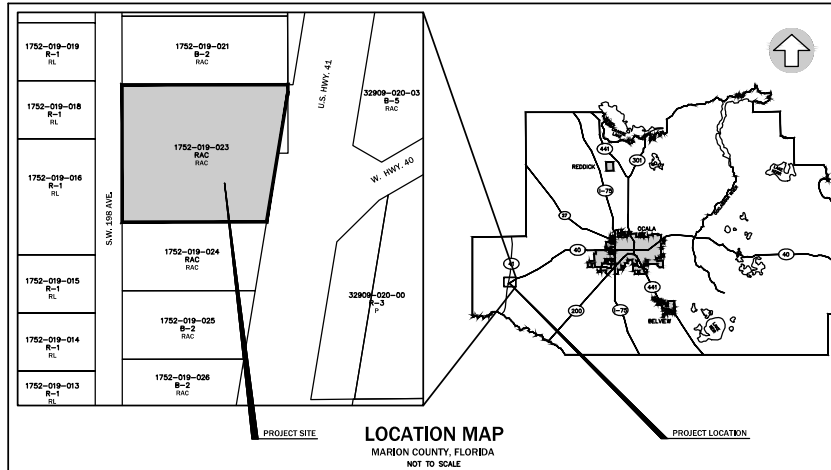
EDÁ CONSULTANTS



RAINBOW SPRINGS GAS STATION

MARION COUNTY, FLORIDA

DEVELOPMENT INFORMATION	
1. PROJECT OWNER:	RAINBOW SPRINGS EXPRESS LLC.
2. NAME OF PROJECT:	RAINBOW SPRINGS GAS STATION
3. PROJECT DESCRIPTION:	4,500 S.F. GAS STATION AND CONVENIENCE STORE TO BE CONSTRUCTED ALONG WITH ASSOCIATED STORMWATER BASIN AND PARKING
4. PROJECT ADDRESS:	7400 S. US HWY 41 DUNNELLON, FLORIDA 34432
5. TAX PARCEL NUMBER:	1752-019-023
6. SECTION/TOWNSHIP/RANGE:	SECTION 1, TOWNSHIP 16 SOUTH, RANGE 18 EAST
7. ZONING:	RURAL ACTIVITY COMMUNITY (RAC)
8. FUTURE LAND USE DESIGNATION:	RURAL ACTIVITY COMMUNITY (RAC)
9. THIS SITE IS NOT LOCATED IN A HISTORIC DISTRICT OR FLOOD PLAIN	



LEGEND:

328865	
B-2	- COMMUNITY BUSINESS
B-5	- HEAVY BUSINESS
RAC	- RURAL ACTIVITY CENTER
R-1	- SINGLE FAMILY DWELLING
R-3	- MULTIPLE FAMILY DWELLING

FUTURE LAND USE:	
RAC	- RURAL ACTIVITY COMMUNITY
RL	

IMPERVIOUS AREA CALCULATIONS			
#	DESCRIPTION	SQUARE FOOTAGE (S.F.)	PERCENTAGE (%)
1.	TOTAL SITE AREA:	76,700	100%
2.	PROPOSED BUILDING COVERAGE:	4,500	5.87%
3.	PAVEMENT AND SIDEWALK AREA:	41,858	54.57%
4.	TOTAL IMPERVIOUS AREA:	46,358	60.44%
5.	OPEN AREA:	30,342	39.56%

PARKING CALCULATIONS			
#	DESCRIPTION	CRITERIA	PROVIDED
1.	VEHICULAR PARKING	4 PARKING SPACE(S) PER 1,000 S.F.	29 INCLUDING 2 HANDICAP SPACES

BUILDING INFORMATION	
BUILDING HEIGHT:	24'-0"
SPRINKLERED:	NO
OCCUPANCY CLASS:	C-2
CONSTRUCTION TYPE:	I-B
NUMBER OF STORIES:	1
GROSS FLOOR AREA:	4,500 S.F.
BUILDING AREA:	4,500 S.F.

TRIP GENERATION							
ITE LAND USE (960) GASOLINE STATION W/ CONVENIENCE MARKET							
PROPOSED 4,500 SFT GAS STATION							
RATE= 837.78 PER 1,000 SF GFA Units = PER 1,000 SFT GFA Size = 4.5	DAILY TRIPS	AM PEAK			PM PEAK		
		TOTAL	IN	OUT	TOTAL	IN	OUT
		3,770	354	177	312	156	156
PASS-BY CAPTURE REDUCTION							
A) ITE 3ND ED. OR		2,375	224	112	206	103	103
B) 10% OF ADJACENT STREET TRAFFIC		2,100	114	57	146	73	73
TOTAL NET NEW PROJECT TRIPS		1,670	240	120	166	83	83
SOURCE: ITE TRIP GENERATION, 10TH EDITION							

LEGAL DESCRIPTION

LEGAL DESCRIPTION : LOT 23 POLICY NO. 0P-25-FL1476.07-686397
LOT 23, BLOCK 19, RAINBOW ACRES UNIT NO. 2, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK G, PAGE(S) 96, 96A THROUGH 96E, INCLUSIVE, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, AND

THAT PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 16 SOUTH, RANGE 18 EAST, MARION COUNTY, FLORIDA, LYING WEST OF U.S. HIGHWAY NO. 41 BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE INTERSECTION OF THE WEST LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER AND THE WEST RIGHT-OF-WAY OF SAID U.S. HIGHWAY NO. 41; THENCE RUN NORTH 09°10' 46" WEST ALONG SAID WEST LINE A DISTANCE OF 359.24 FEET; THENCE RUN EAST A DISTANCE OF 60.15 FEET TO A POINT ON SAID WEST RIGHT-OF-WAY; THENCE RUN SOUTH 09°19' 49" WEST ALONG SAID WEST RIGHT-OF-WAY A DISTANCE OF 364.06 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THE FOLLOWING:

THAT PORTION ACQUIRED BY THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION BY ORDER OF TAKING RECORDED IN OFFICIAL RECORDS BOOK 634, PAGE 544, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT A 4" X 4" CONCRETE MONUMENT WITH NO IDENTIFICATION MARKING THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 16 SOUTH, RANGE 18 EAST, MARION COUNTY, FLORIDA; RUN THENCE NORTH 89°28'18" EAST ALONG THE SOUTHERLY BOUNDARY OF SAID SOUTHWEST QUARTER A DISTANCE OF 1294.39 FEET TO A POINT ON THE WESTERLY EXISTING RIGHT OF WAY LINE OF STATE ROAD 45 (U.S. HIGHWAY 41) AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP, SECTION 30600, FINANCIAL PROJECT NUMBER 238648.1; SAID POINT ALSO BEING A POINT ON THE EASTERLY BOUNDARY OF BLOCK 19, RAINBOW ACRES UNIT NO. 2, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK G, PAGE 96, PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE NORTH 09°23' 01" EAST ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 236.25 FEET TO A POINT ON THE WESTERLY BOUNDARY OF THE SOUTHWEST QUARTER OF SAID SECTION 1 AND THE POINT OF BEGINNING; THENCE NORTH 09°13' 58" WEST ALONG SAID WESTERLY BOUNDARY A DISTANCE OF 949.26 FEET TO THE SOUTHEASTERLY CORNER OF LOT 23, SAID BLOCK 19; THENCE SOUTH 89°56' 37" WEST ALONG THE SOUTHERLY BOUNDARY OF SAID LOT 23 A DISTANCE OF 41.50 FEET; THENCE NORTH 09°22' 17" EAST A DISTANCE OF 131.78 FEET TO A POINT ON THE NORTHERLY BOUNDARY OF SAID LOT 23; THENCE NORTH 89°54' 37" EAST ALONG SAID NORTHERLY BOUNDARY A DISTANCE OF 19.51 FEET TO THE NORTHEASTERLY CORNER THEREOF; SAID POINT ALSO BEING ON THE WESTERLY BOUNDARY OF THE SOUTHWEST QUARTER OF SAID SECTION 1; THENCE NORTH 09°13' 58" WEST ALONG SAID BOUNDARY A DISTANCE OF 130.01 FEET; THENCE NORTH 89°54' 38" EAST A DISTANCE OF 60.71 FEET TO A POINT ON THE AFORESAID WESTERLY EXISTING RIGHT OF WAY LINE OF STATE ROAD 45; THENCE SOUTH 09°21' 42" WEST ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 364.25 FEET TO THE POINT OF BEGINNING.

LEGAL DESCRIPTION : LOT 22 POLICY NO. 0P-25-FL1476.07-6743950
LOT 22, BLOCK 19, RAINBOW ACRES UNIT NO. 2, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK G, PAGE(S) 96, 96A THROUGH 96E, INCLUSIVE, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

LESS AND EXCEPT THE FOLLOWING:

COMMENCE AT A 4" X 4" CONCRETE MONUMENT WITH NO IDENTIFICATION MARKING THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 16 SOUTH, RANGE 18 EAST, MARION COUNTY, FLORIDA; RUN THENCE NORTH 89°28'18" EAST ALONG THE SOUTHERLY BOUNDARY OF SAID SOUTHWEST QUARTER A DISTANCE OF 1294.39 FEET TO A POINT ON THE WESTERLY EXISTING RIGHT OF WAY LINE OF STATE ROAD 45 (U.S. HIGHWAY 41) AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP, SECTION 30600, FINANCIAL PROJECT NUMBER 238648.1; SAID POINT ALSO BEING A POINT ON THE EASTERLY BOUNDARY OF BLOCK 19, RAINBOW ACRES UNIT NO. 2, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK G, PAGE(S) 96, 96A THROUGH 96E, INCLUSIVE, PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE NORTH 09°23' 01" EAST ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 236.25 FEET TO A POINT ON THE WESTERLY BOUNDARY OF THE SOUTHWEST QUARTER OF SAID SECTION 1 AND THE POINT OF BEGINNING; THENCE NORTH 09°13' 58" WEST ALONG SAID WESTERLY BOUNDARY A DISTANCE OF 949.26 FEET TO THE SOUTHEASTERLY CORNER OF LOT 23, SAID BLOCK 19; THENCE SOUTH 89°56' 37" WEST ALONG THE SOUTHERLY BOUNDARY OF SAID LOT 23 A DISTANCE OF 41.50 FEET; THENCE NORTH 09°22' 17" EAST A DISTANCE OF 131.78 FEET TO A POINT ON THE NORTHERLY BOUNDARY OF SAID LOT 22; THENCE NORTH 89°54' 37" EAST ALONG SAID NORTHERLY BOUNDARY A DISTANCE OF 19.51 FEET TO THE NORTHEASTERLY CORNER THEREOF; SAID POINT ALSO BEING ON THE WESTERLY BOUNDARY OF THE SOUTHWEST QUARTER OF SAID SECTION 1; THENCE SOUTH 09°13' 58" WEST ALONG SAID BOUNDARY A DISTANCE OF 115.33 FEET TO THE POINT OF BEGINNING.

DRAWING INDEX

SHEET NUMBER	SHEET TITLE
C100	COVER SHEET
C110	LEGEND, SYMBOLS AND NOTES
C120	DEVELOPMENT PLAN
C130	DEMOLITION AND TREE CLEARING PLAN
C200	DIMENSION PLAN
C300	PAVING, GRADING, AND DRAINAGE PLAN
C310	BASIN DETAIL
C320	UNDERGROUND STORAGE SYSTEM DETAILS
C330	PAVING, GRADING, AND DRAINAGE DETAILS AND NOTES
C340	STORMWATER POLLUTION PREVENTION PLAN
C400	UTILITY PLAN
C410	SEPTIC AND DRAINFIELD DETAILS
F500	WORK WITHIN FOOT RIGHT-OF-WAY COVER SHEET
F510	U.S. HIGHWAY 41 MAINTENANCE OF TRAFFIC PLAN
F520	U.S. HIGHWAY 41 DEMOLITION PLAN
F530	U.S. HIGHWAY 41 DIMENSION PLAN
F540	U.S. HIGHWAY 41 PAVING, GRADING, AND DRAINAGE PLAN
L100	TREE MITIGATION
L200	LANDSCAPE NOTES, CALCULATIONS, AND DETAILS
L201	LANDSCAPE PLAN



131 39th
7205 S.W. 21st Ave., Suite 200
Miami, FL 33156
TEL: (305) 272-2541
www.eda.com

No.	Date	Comment

Professional Engineer of Record:

Digitally signed
by Claudia S. Vega, P.E.
Date: 2021.03.26
14:21:24 -0400
Certificate No. 31332

Project No: 20-120

Project phase: CITY SUBMITTAL

Project title: RAINBOW SPRINGS GAS STATION MARION COUNTY, FLORIDA

Sheet title: COVER SHEET

Designed: CSV

Drawn: JAB

Checked: TAR

Date: 03/26/21

Sheet No.: C100



eda
consultants inc.
ED 2389
720 S.W. 2nd Ave, South Tower, Suite 300
GAINESVILLE, FL 32601-3089
TEL: (352) 373-3541
www.edafl.com mail@edafl.com

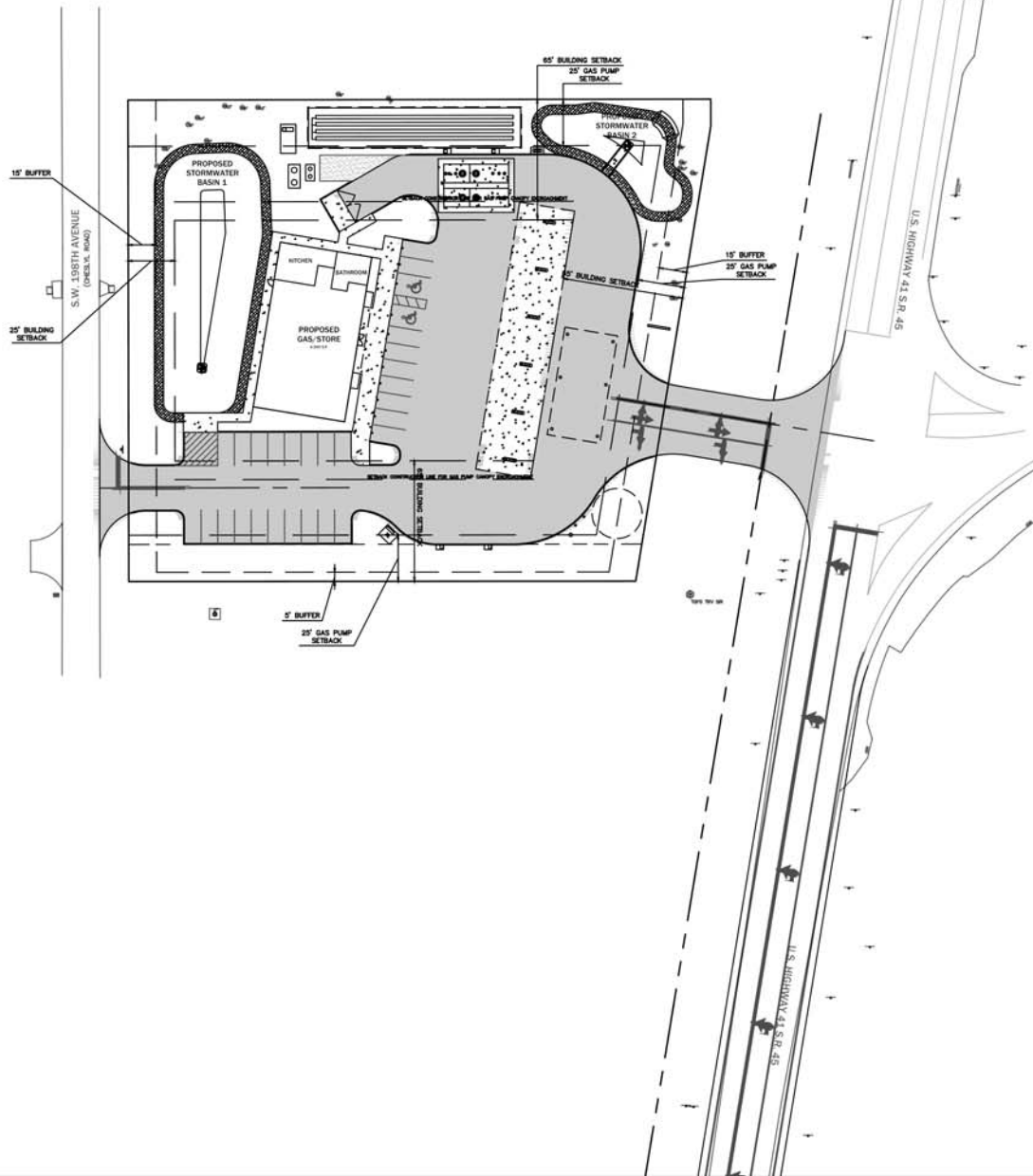
Professional Engineer of Record:

 Digitally signed
by Claudia S.
Vega, P.E.
Date:
2021.03.26
14:22:48 -04'00'

Claudia S. Vega, P.E. 51532
Engineer Certificate No.

LEGEND, SYMBOLS AND NOTES

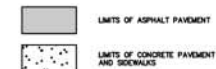
Designed: CSV	Sheet No.: C110
Drawn: JAB	
Checked: TAR	
Date: 03/26/21	



DEVELOPMENT DATA

1. SITE AREA = 1.78 ACRES
2. WATER AND SANITARY SERVICE ARE PRIVATE
3. ELECTRIC SERVICE IS AVAILABLE FROM DUKE ENERGY
4. STORMWATER SYSTEM = 2 BASINS AND 1 UNDERGROUND STORAGE SYSTEM
5. THE OWNER WILL BE RESPONSIBLE FOR THE MAINTENANCE OF THE STORMWATER SYSTEM
6. STORMWATER SYSTEM DISCHARGES OFF-SITE TO AN EXISTING STORMWATER PIPE

LEGEND



NORTH

SCALE: 1" = 30'

0 15 30 60

GRAPHIC SCALE

No.	Date	Comment

Professional Engineer of Record:

Digitally signed
by Claudia S.
Vega, P.E.
Date:
2021.03.26
14:23:26 -0400

Claudia S. Vega, P.E. 51132
Engineer Certificate No.

Project No: 20-120

Project phase: CITY SUBMITTAL

Project title:

RAINBOW SPRINGS GAS
STATION
MARION COUNTY,
FLORIDA

Sheet title:

DEVELOPMENT PLAN

Designed: CSV

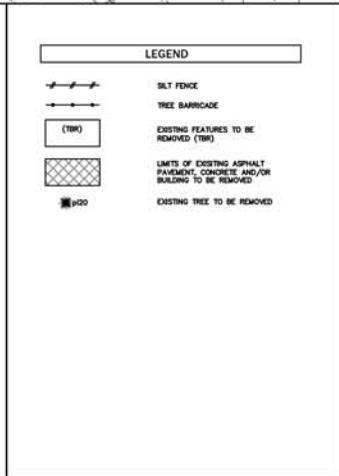
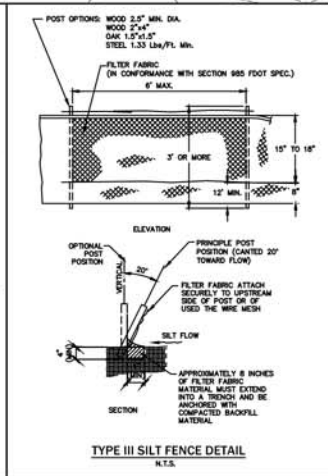
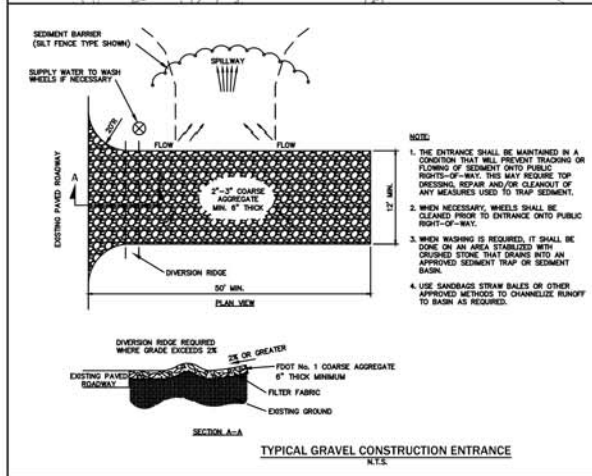
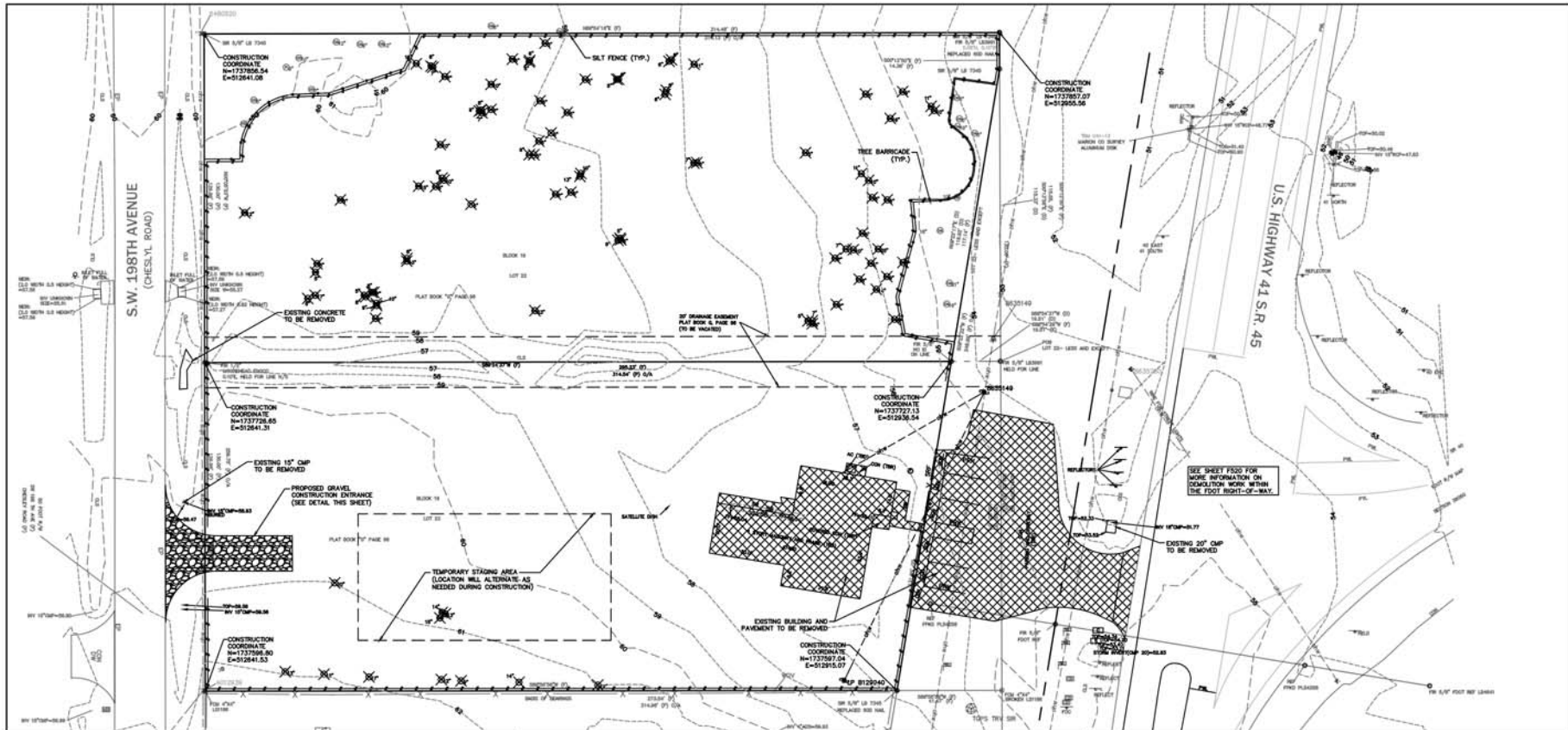
Drawn: JAB

Checked: TAR

Date: 03/26/21

Sheet No.:

C120



- ### DEMOLITION NOTES
- ALL MATERIAL REMOVED FROM THIS SITE BY THE CONTRACTOR SHALL BE DISPOSED OF BY THE CONTRACTOR IN A LEGAL MANNER.
 - REFER TO THE TOPOGRAPHIC SURVEY FOR ADDITIONAL DETAILS OF EXISTING STRUCTURES, ETC. LOCATED WITHIN THE PROJECT SITE. LARGES OTHERWISE NOTED. ALL EXISTING BUILDINGS, STRUCTURES, SLABS, CONCRETE, ASPHALT, DEBRIS PILES, AND ALL OTHER MATERIALS ARE TO BE REMOVED FROM THE SITE BY THE CONTRACTOR AND PROPERLY DISPOSED OF IN A LEGAL MANNER AS PART OF THIS CONTRACT. SOME ITEMS TO BE REMOVED MAY NOT BE DETECTED ON THE TOPOGRAPHIC SURVEY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VISIT THE SITE AND DETERMINE THE FULL EXTENT OF ITEMS TO BE REMOVED. IF ANY ITEMS ARE QUESTIONED, THE CONTRACTOR SHALL CONTACT THE OWNER PRIOR TO REMOVAL OF SAID ITEMS.
 - THE CONTRACTOR SHALL SUBMIT DEMOLITION SCHEDULE TO OWNER PRIOR TO PROCEEDING WITH DEMOLITION ACTIVITIES.
 - CONDUCT SITE DEMOLITION OPERATIONS TO ENSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, WALKS, AND OTHER ADJACENT OCCUPIED OR USED FACILITIES. DO NOT CLOSE OR OBSTRUCT STREETS, WALKS, OR OTHER OCCUPIED OR USED FACILITIES WITHOUT PERMISSION FROM AUTHORITIES HAVING JURISDICTION. CLOSURE OF THESE FACILITIES MAY REQUIRE A MAINTENANCE OF TRAFFIC PLAN PREPARED BY A REGISTERED PROFESSIONAL AT THE CONTRACTOR'S EXPENSE.
 - PROVIDE PROTECTION AS NECESSARY TO PREVENT DAMAGE TO EXISTING IMPROVEMENTS SHOWN IN THE PLANS TO REMAIN.
 - LOCATE EXISTING ABOVE GROUND AND UNDERGROUND UTILITIES IN AREAS OF WORK. IF UTILITIES ARE TO REMAIN IN PLACE, PROVIDE ADEQUATE MEANS OF SUPPORT AND PROTECTION DURING DEMOLITION AND CONSTRUCTION OPERATIONS.
 - CONTRACTOR SHALL COORDINATE WITH APPLICABLE UTILITY COMPANIES FOR THE TERMINATION, CAPPING-OFF AND REMOVAL OF ALL EXISTING UNDERGROUND AND ABOVE GROUND UTILITY SERVICES UNLESS DIRECTED TO OTHERWISE.
 - EROSION CONTROLS ARE TO BE INSTALLED AND INSPECTED PRIOR TO BEGINNING DEMOLITION WORK.
 - IN AREAS WHERE PROPOSED CLEARING IS TO BE PLACED, THE ASPHALT PAVEMENT SHALL BE REMOVED TO THE FACE OF CURB TO ALLOW PLACEMENT OF 6" STANDARD CONCRETE CURBING.
 - IN AREAS OF PROPOSED LANDSCAPE AREA THE PAVEMENT, LIMBROCK BASE, AND 12" OF THE STABILIZED SUBGRADE SHALL BE REMOVED. COORDINATE WITH LANDSCAPE ARCHITECT TO DETERMINE IF ADDITIONAL REMOVAL IS REQUIRED TO MAKE AREA SUITABLE FOR LANDSCAPE PURPOSES. THE REMOVED ASPHALT BASE SHALL NOT BE USED IN THE BASE FOR THE NEW PAVEMENT (PER FOOT SECTION 200), BUT THE REMOVED BASE CAN BE USED IN THE STABILIZATION OF SUBGRADE. SEE GRADING PLAN FOR BACFILL REQUIREMENTS.
 - ALL CONSTRUCTION DEBRIS, LIMBROCK, EXCESS OF BUILDER'S SAND, CONCRETE AND MORTAR DEBRIS, EXISTING WEEDS AND GRASSES, ALL FOREIGN MATERIALS IN THE PLANTING BED AND SOO AREAS SHALL BE REMOVED AND 30" OF CLEAN FILL OF P.U.S. = 6.5 SHALL BE INSTALLED PRIOR TO ANY INSTALLATION OF PLANTS OR TREES.
 - SEE DIMENSION PLAN FOR DIMENSIONING OF PROPOSED LANDSCAPE AREAS.
 - CONTRACTOR IS RESPONSIBLE FOR PROTECTION OF EXISTING UTILITIES TO REMAIN AS SHOWN IN THE UTILITY PLAN. ANY EXISTING UTILITIES TO BE REMOVED SHALL BE COORDINATED WITH THE ASSOCIATED UTILITY COMPANY AND PERFORMED IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS.
 - SEE ELECTRICAL AND IRRIGATION PLANS FOR COORDINATION OF PAVEMENT CUTS FOR ASSOCIATED CONCRETS.
 - A SEPARATE DEMOLITION PERMIT IS REQUIRED FOR REMOVAL OF BUILDING. CONTACT CITY OF GANESVILLE BUILDING DEPARTMENT AT 353-3500.
 - CALL NATURE OPERATIONS AT (352) 393-8171 FOR A BARRICADE INSPECTION BEFORE CLEARING AND GRUBBING WORK BEGINS.

eda
consultants inc.

1800 E. 1st Ave. Suite 200
Gainesville, FL 32601
734.333.2722
www.eda.com

NORTH

SCALE: 1" = 20'

0 10 20 40

GRAPHIC SCALE

No.	Date	Comment

Professional Engineer of Record:

Digitally signed by Claudia S. Vega, P.E.
Date: 2023.03.26 14:24:25 -0400

Claudia S. Vega, P.E. 15132
Engineer Certificate No.

Project No: 20-120

Project phase: CITY SUBMITTAL

Project title: RAINBOW SPRINGS GAS STATION MARION COUNTY, FLORIDA

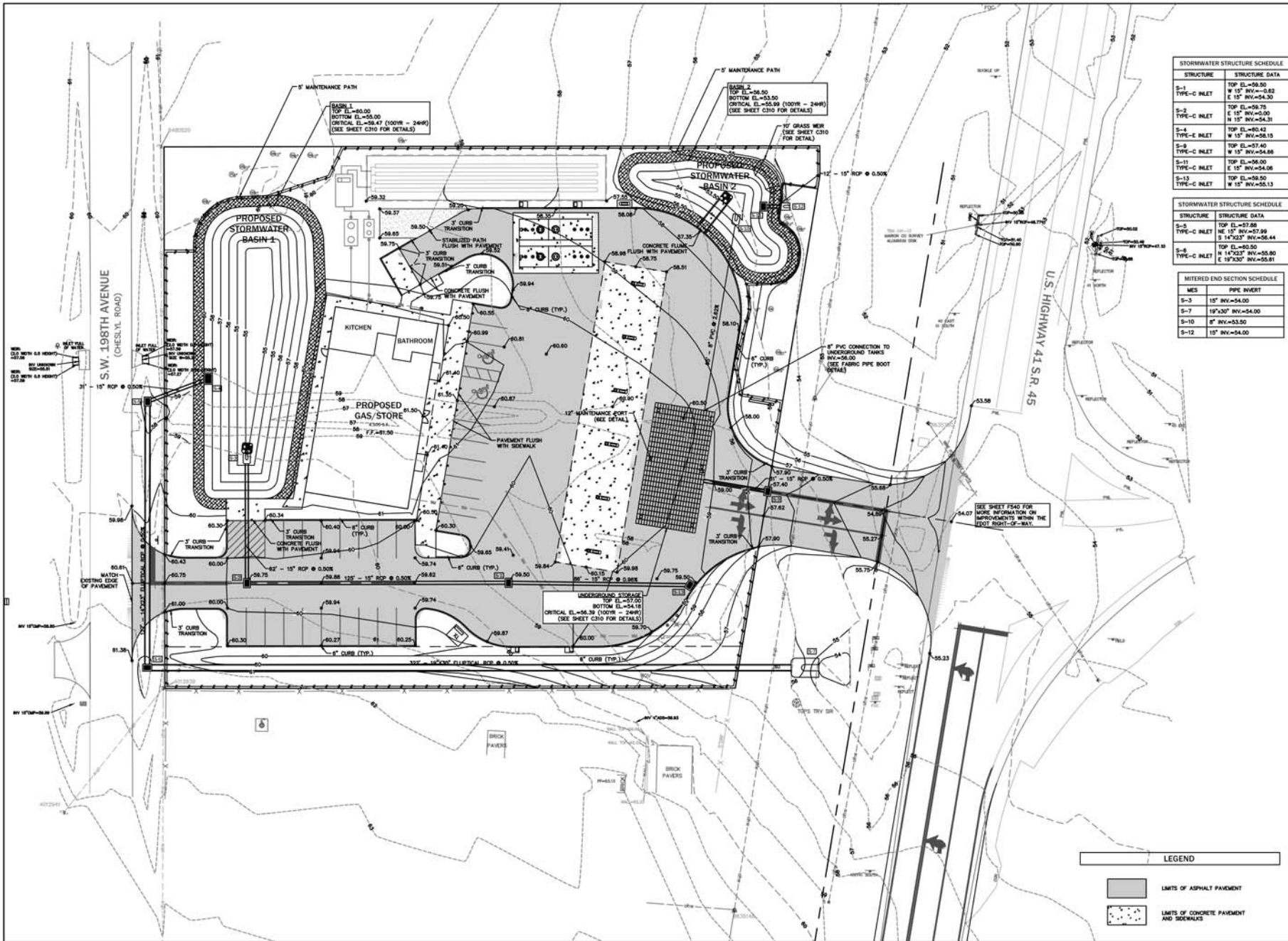
Sheet title: DEMOLITION AND TREE CLEARING PLAN

Designed: CSV Sheet No.: C130

Drawn: JAB

Checked: TAR

Date: 03/26/21



STORMWATER STRUCTURE SCHEDULE	
STRUCTURE	STRUCTURE DATA
S-1	TOP EL.=59.50
TYPE-C INLET	W 15" INV.=59.50
S-2	TOP EL.=59.75
TYPE-C INLET	E 15" INV.=59.75
S-3	TOP EL.=59.50
TYPE-C INLET	W 15" INV.=59.50
S-4	TOP EL.=59.50
TYPE-C INLET	W 15" INV.=59.50
S-5	TOP EL.=59.50
TYPE-C INLET	W 15" INV.=59.50
S-6	TOP EL.=59.50
TYPE-C INLET	W 15" INV.=59.50
S-7	TOP EL.=59.50
TYPE-C INLET	W 15" INV.=59.50
S-8	TOP EL.=59.50
TYPE-C INLET	W 15" INV.=59.50
S-9	TOP EL.=59.50
TYPE-C INLET	W 15" INV.=59.50
S-10	TOP EL.=59.50
TYPE-C INLET	W 15" INV.=59.50
S-11	TOP EL.=59.50
TYPE-C INLET	W 15" INV.=59.50
S-12	TOP EL.=59.50
TYPE-C INLET	W 15" INV.=59.50
S-13	TOP EL.=59.50
TYPE-C INLET	W 15" INV.=59.50

STORMWATER STRUCTURE SCHEDULE	
STRUCTURE	STRUCTURE DATA
S-1	TOP EL.=59.50
TYPE-C INLET	W 15" INV.=59.50
S-2	TOP EL.=59.75
TYPE-C INLET	E 15" INV.=59.75
S-3	TOP EL.=59.50
TYPE-C INLET	W 15" INV.=59.50
S-4	TOP EL.=59.50
TYPE-C INLET	W 15" INV.=59.50
S-5	TOP EL.=59.50
TYPE-C INLET	W 15" INV.=59.50
S-6	TOP EL.=59.50
TYPE-C INLET	W 15" INV.=59.50
S-7	TOP EL.=59.50
TYPE-C INLET	W 15" INV.=59.50
S-8	TOP EL.=59.50
TYPE-C INLET	W 15" INV.=59.50
S-9	TOP EL.=59.50
TYPE-C INLET	W 15" INV.=59.50
S-10	TOP EL.=59.50
TYPE-C INLET	W 15" INV.=59.50
S-11	TOP EL.=59.50
TYPE-C INLET	W 15" INV.=59.50
S-12	TOP EL.=59.50
TYPE-C INLET	W 15" INV.=59.50
S-13	TOP EL.=59.50
TYPE-C INLET	W 15" INV.=59.50

MITERED END SECTION SCHEDULE	
MES	PIPE INVERT
S-1	15" INV.=59.50
S-2	15" INV.=59.75
S-3	15" INV.=59.50
S-4	15" INV.=59.50
S-5	15" INV.=59.50
S-6	15" INV.=59.50
S-7	15" INV.=59.50
S-8	15" INV.=59.50
S-9	15" INV.=59.50
S-10	15" INV.=59.50
S-11	15" INV.=59.50
S-12	15" INV.=59.50
S-13	15" INV.=59.50



18-000
200 S.W. 2nd Ave. Suite 200
Gainesville, Florida 32601
Tel: 352.277.2727
www.eda-inc.com



NORTH
SCALE: 1" = 20'
0 10 20 40
GRAPHIC SCALE

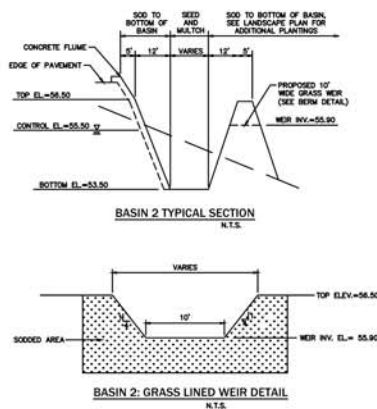
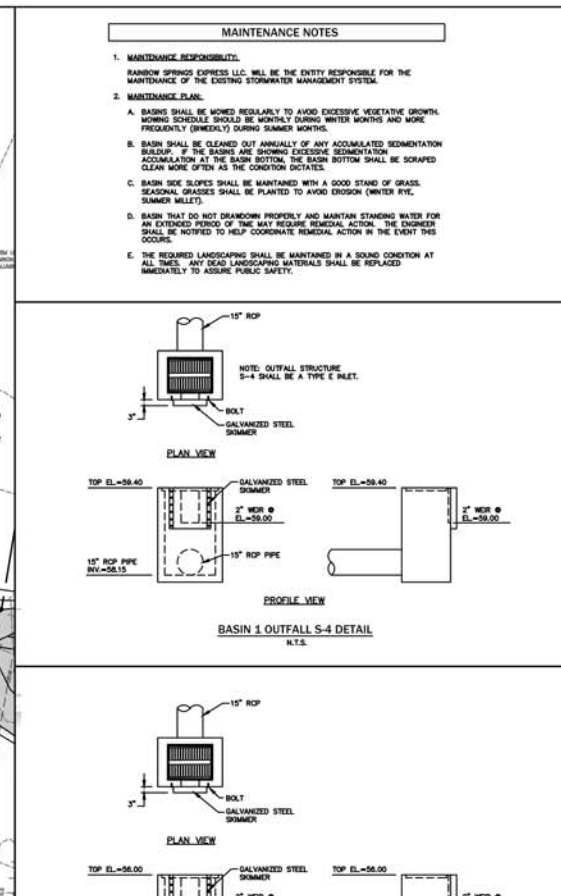
No.	Date	Comment

Professional Engineer of Record:
Digitally signed by
Claudia S. Vega, P.E.
Date: 2021.03.26
14:25:37 -0400
Certificate No. 21332
Engineer

Project No: 20-120
Project phase: CITY SUBMITTAL
Project title: RAINBOW SPRINGS GAS STATION
MARION COUNTY, FLORIDA

Sheet title: PAVING, GRADING, AND DRAINAGE PLAN

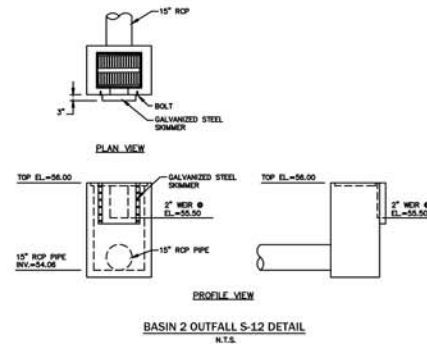
Design: CSV
Drawn: JAB
Checked: TAR
Date: 03/28/21
Sheet No.: C300



1. **MAINTAINANCE RESPONSIBILITY.**

RANDOLPH SPRINGS EXPRESS LLC WILL BE THE ENTITY RESPONSIBLE FOR THE MAINTENANCE OF THE EXISTING STORMWATER MANAGEMENT SYSTEM.
2. **MAINTENANCE PLAN.**

A. THE SLOPES SHALL BE KEPT REGULARLY TO AVOID EXCESSIVE VEGETATIVE GROWTH. MATURE SLOPES SHOULD BE MOWED DURING WINTER MONTHS AND WET WEATHER (SPECIALLY DURING SPRING).
B. BASIN SHADES SHALL BE MAINTAINED AT LEAST ANNUALLY OF AN ACCUMULATED SEDIMENTATION BUILDUP. IF THE BASINS ARE SHOWN EXCESSIVE SEDIMENTATION AT ANY LOCATION AT THE TIME OF INSPECTION, THE BASIN BOTTOM SHALL BE SCRAPED CLEAN MORE OFTEN AS THE CONDITION DICTATES.
C. BASIN SIDE SLOPES SHALL BE MAINTAINED WITH A GOOD STAND OF GRASS. EXCESSIVE GRASS SHOULD BE PLANTED TO AVOID DROPPING (WHITE EYE, SLANKER BELLE).
D. BASIN GRASS THAT DO NOT DRAINAGE PROPERLY AND MAINTAIN STANDING WATER FOR EXCESSIVE PERIODS OF TIME SHOULD BE REMOVED. THE REMOVAL OF GRASS SHOULD BE NOTIFIED TO HELP COORDINATE REMEDIAL ACTION IN THE EVENT THIS ACTION IS REQUIRED.
E. THE REQUIRED LANDSCAPING SHALL BE MAINTAINED IN A SOUND CONDITION AT ALL TIMES. ANY DEAD LANDSCAPING MATERIALS SHALL BE REPLACED IMMEDIATELY TO AVOID PUBLIC SAFETY.



Professional Engineer of Record:

 Digitally signed
by Claudia S.
Vega, P.E.
Date:
2021.03.26
14:26:45 -04'00'

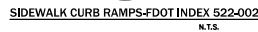
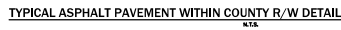
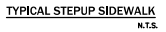
Claudia S. Vega, P.E. 51532
Engineer Certificate No.

Project No:	20-120
Project phase:	CITY SUBMITTAL
Project title:	RAINBOW SPRINGS GAS STATION MARION COUNTY, FLORIDA

Sheet title:

BASIN DETAIL

Designed: CSV	Sheet No.: C310
Drawn: JAB	
Checked: TAR	
Date: 03/26/21	



HANDICAP PARKING SIGN DETAIL
N.T.S.



- 3



720 S.W. 216 Ave., South Tower, Suite 300
GAINESVILLE, FLORIDA 32601
TEL.: (352) 373-2541
www.edafl.com mail@edafl.com

SCALES:
AS SHOWN

[illegible]

Professional Engineer of Record:
Digitally signed
by Claudia S.
Vega, P.E.
Date:
2021.03.26
14:27:45 -04'00'

Claudia S. Vega, P.E. 51532
Engineer Certificate No.

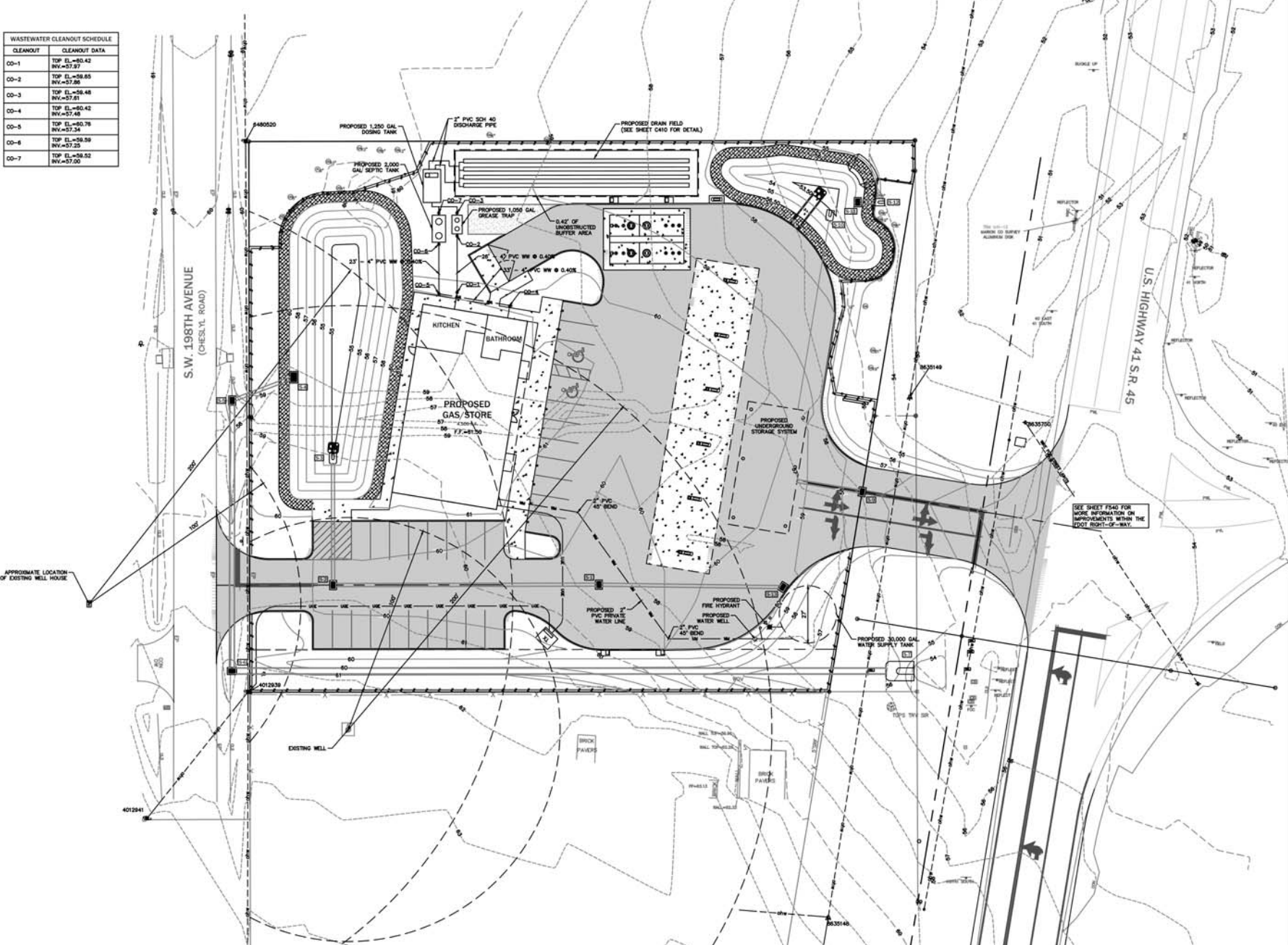
Project No:	20-120
Project phase:	CITY SUBMITTAL

RAINBOW SPRINGS GAS
STATION
MARION COUNTY,
FLORIDA

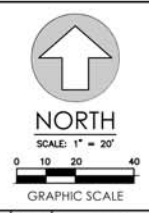
Sheet title:
PAVING, GRADING, AND
DRAINAGE DETAILS AND NOTES

Designed: CSV	Sheet No.: C330
Drawn: JAB	
Checked: TAR	
Date: 03/26/21	

WASTEWATER CLEANOUT SCHEDULE	
CLEANOUT	CLEANOUT DATA
CO-1	TOP E.=50.42 INV.=57.97
CO-2	TOP E.=58.85 INV.=57.86
CO-3	TOP E.=58.48 INV.=57.81
CO-4	TOP E.=50.42 INV.=57.48
CO-5	TOP E.=50.78 INV.=57.34
CO-6	TOP E.=59.58 INV.=57.23
CO-7	TOP E.=58.52 INV.=57.00



181201
2005 N.W. 10th Ave., Suite 100
Gainesville, FL 32609
TEL: 352.373.7500
www.eda.com mcallister@eda.com



No.	Date	Comment

Professional Engineer of Record:

 Digitally signed by Claudia S. Vega, P.E.
 Date: 2021.03.26 14:29:39 -0400

Claudia S. Vega, P.E. 11132
 Engineer Certificate No.

Project No: 20-120

Project phase: CITY SUBMITTAL

Project title:

RAINBOW SPRINGS GAS STATION
 MARION COUNTY, FLORIDA

Sheet title:

UTILITY PLAN

Designed: CSV Sheet No:

Drawn: JAS

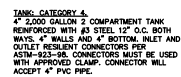
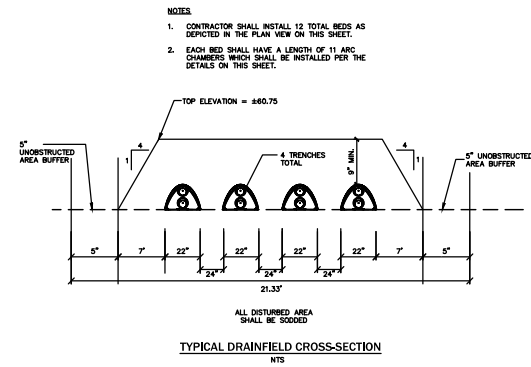
Checked: TAR

Date: 03/26/21

C400



- *WIDTH INCLUDES 2" OF SIDE WALL DISTANCE.



Professional Engineer of Record:
 Digitally signed by Claudia S. Vega, P.E.
 Date: 2021.03.26 14:36:00 -04'00'
 Claudia S. Vega, P.E. 51532
 Engineer Certificate No.

RAINBOW SPRINGS GAS
STATION
MARION COUNTY,
FLORIDA

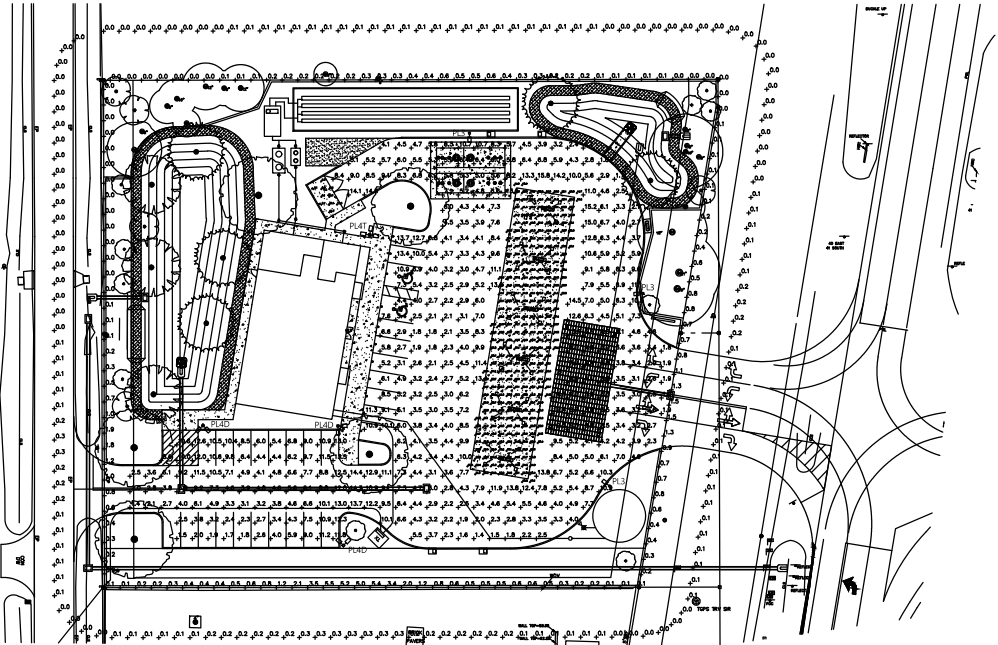
Designed: CSV	Sheet No.: C410
Drawn: JAB	
Checked: TAR	
Date: 03/26/21	

Fixture Schedule for Photometrics									
Symbol	Label	QTY	Manufacturer	Catalog Number	Description	Lamp	Filename	Lumens per Lamp	Mounting Height
∘	C1	24	Oree Inc	QPY250-B-xx-F-B-UL-xx-57K	QPY250 B Version, Flat Lens Optic, Input Power Designator B, 120-277V, 5700K CCT		QPY250-B-xx-F-B-UL-xx-57K_PL108165-001.dwg	13039	0.81 96.31 Canopy
⊕	PL3	3	Oree, Inc.	XSPLG-D-HT-3ME-24L-57K7-UL-SV-N	XSPLG LED Street/Area Luminaire - Large, 24L Lumen Package, Type III Medium Optic Distribution, 57K CCT, 70 CRI	MDA-SA 1400 in two sections of 5, 10 total	XSPLG-D-HT-3ME-24L-57K7-UL-SV-N_PL12763-0046.dwg	23724	0.81 185.15 20ft
⊕	PL4D	3	Oree Inc	TWO XSPLG-D-HT-4ME-24L-57K7-UL-SV-N AT 90DEGREES	CONFIGURED FROM XSPLG LED Street/Area Luminaire - Large, 24L Lumen Package, Type IV Medium Optic Distribution, 40k CCT, 70 CRI	CONFIGURED FROM 2 sections with 5 MDA-SA 1400 LED's, 10 LEDs total	XSPLG-D-HT-4ME-24L-57K7-UL-SV-N_CONFIGURE D.dwg	23800	0.81 368 20ft
⊕	PL4T	1	Oree Inc	XSPLG-D-HT-4ME-24L-57K7-UL-SV-N	CONFIGURED FROM XSPLG LED Street/Area Luminaire - Large, 24L Lumen Package, Type IV Medium Optic Distribution, 40k CCT, 70 CRI	CONFIGURED FROM 2 sections with 5 MDA-SA 1400 LED's, 10 LEDs total	XSPLG-D-HT-4ME-24L-57K7-UL-SV-N_CONFIGURE D.dwg	23800	0.81 552 20ft

Photometric Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
24FT BEYOND PROPERTY LINE	+	0.1 fc	0.3 fc	0.0 fc	N/A	N/A
DUMPSTER	+	8.0 fc	13.0 fc	4.1 fc	3.2:1	2.0:1
FRONT ENTRY/WALK	+	15.3 fc	23.2 fc	9.6 fc	2.7:1	1.8:1
GAS CANOPY	+	37.6 fc	53.8 fc	14.6 fc	3.7:1	2.6:1
PARKING AREA	+	6.0 fc	15.8 fc	1.4 fc	11.3:1	4.3:1
PROPERTY LINE	+	0.5 fc	5.3 fc	0.0 fc	N/A	N/A
REAR/SIDE ENTRY WALK	+	9.2 fc	17.1 fc	1.1 fc	15.5:1	8.4:1

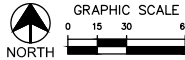
PHOTOMETRIC NOTE

PHOTOMETRICS ARE PROVIDED AS BASIS OF DESIGN ONLY. CONSTRUCTION DOCUMENTS SHALL COORDINATE FIXTURE SELECTIONS AND PLACEMENT WITH THIS DRAWING AND WITH THE REQUIREMENTS OF MARION COUNTY LAND DEVELOPMENT CODE- DIVISION 19.



SITE PHOTOMETRIC PLAN

SCALE: 1" = 30'-0"



PLAN NOTES

- ① OUTPUT OF BOX SIGN WAS APPROXIMATED FOR THIS SUBMITTAL.

GENERAL NOTES

- HIGHLIGHTED POINTS REPRESENT MAXIMUM/MINIMUM VALUE FOR EACH AREA.
- FIXTURES WILL BE CONTROLLED WITH PHOTOCELL AND OPERATE DUSK-TO-DAWN.
- POLES SHALL BE LOCATED MINIMUM 24" BEHIND CURB AND SHALL BE PROVIDED WITH CONCRETE POLE BASE.

HUNTER DESIGN AND CONSULTING, INC.
696 1ST AVE N, STE 200
ST. PETERSBURG, FL 33701
352-238-6366
FLORIDA CA #31946, PE #76961

RAINBOW SPRINGS GAS STATION
SITE LIGHTING PLAN
MARION COUNTY, FLORIDA

PROJECT INFORMATION
PROJECT NUMBER: 21004
DRAFTED: K. HUNTER
DESIGNED: K. HUNTER
REVIEWED: K. HUNTER
ISSUE DATE: 3/9/21
REVISIONS

SHEET NUMBER

E-1

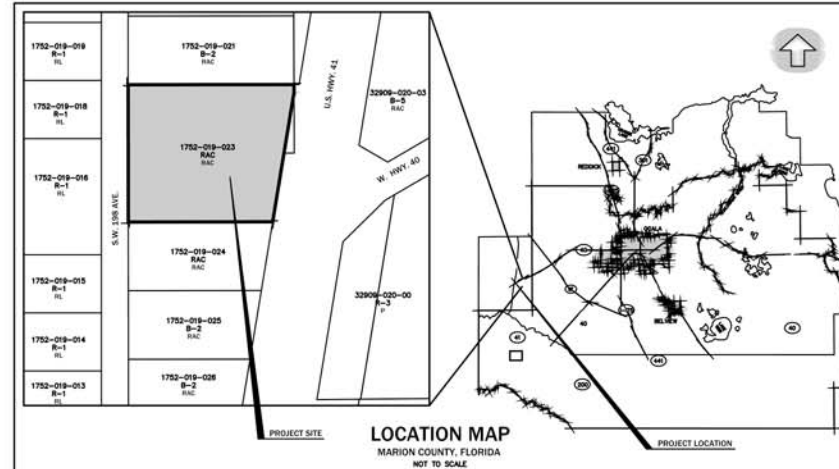
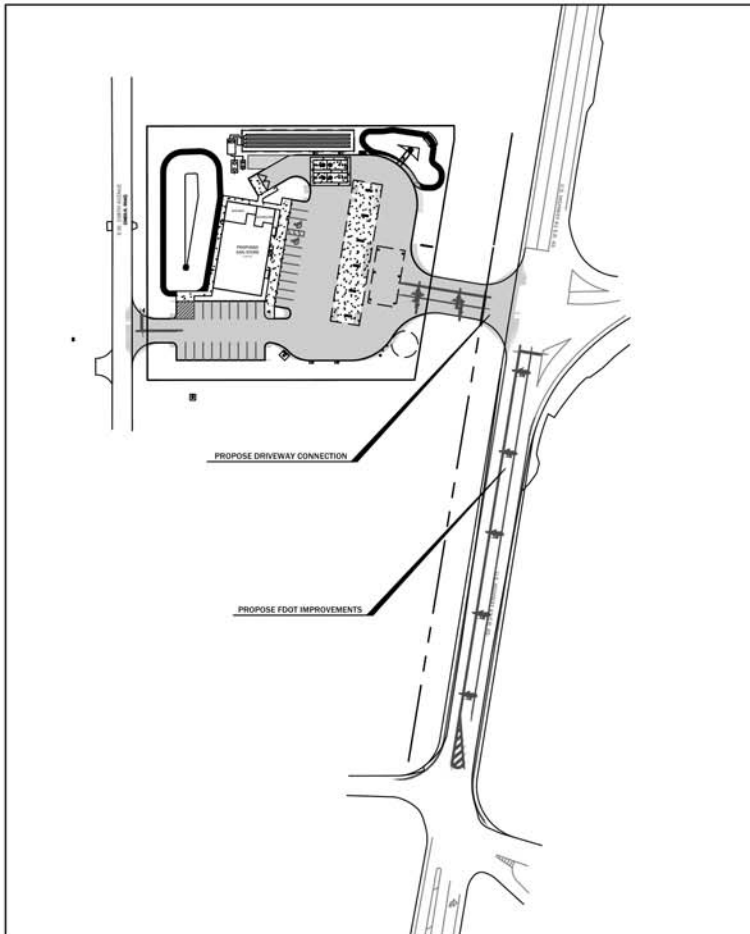
RAINBOW SPRINGS GAS STATION

WORK WITHIN THE FDOT RIGHT-OF-WAY

MARION COUNTY, FLORIDA



18-036
200 S.W. 2nd Ave., Suite 200
Gainesville, FL 32601
TEL: 352.275.8400
www.edo.com



No.	Date	Comment

Professional Engineer of Record:



Digitally signed by Claudia S. Vega, P.E.
Date: 2021.03.26
14:36:51 -0400

Claudia S. Vega, P.E. 21532
Engineer Certificate No.

Project No: 20-120

Project phase: CITY SUBMITTAL

Project Site:

RAINBOW SPRINGS GAS STATION
MARION COUNTY,
FLORIDA

Sheet Title:
WORK WITHIN FDOT
RIGHT-OF-WAY COVER SHEET

DRAWING INDEX	
Sheet Number	Sheet Title
F500	WORK WITHIN FDOT RIGHT OF WAY COVER
F510	WORK WITHIN FDOT RIGHT OF WAY MAINTENANCE OF TRAFFIC
F520	WORK WITHIN FDOT RIGHT OF WAY IMPROVEMENTS PLAN

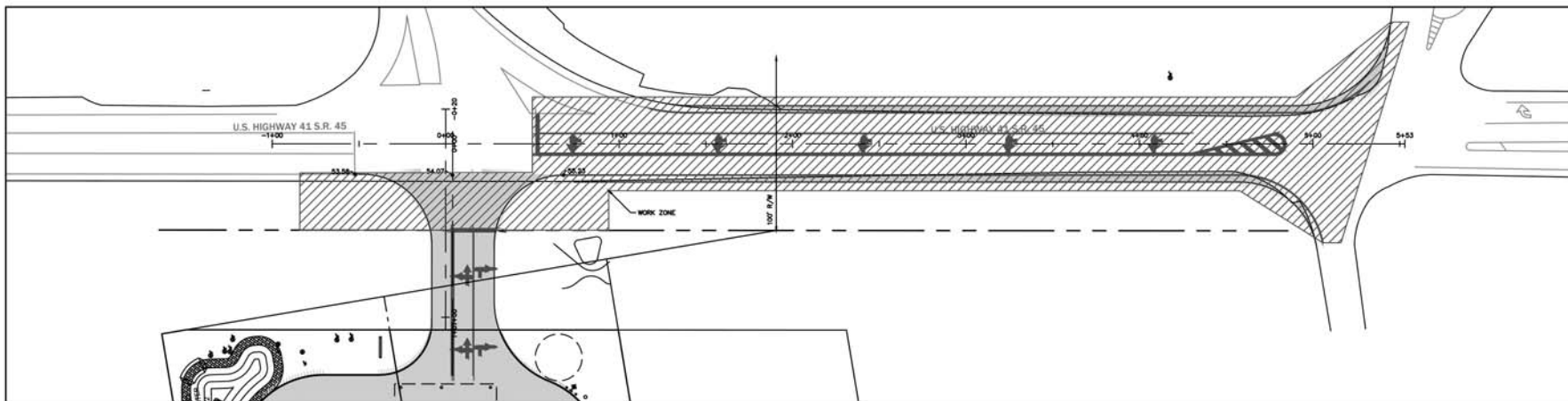
Designated: CSV Sheet No.:

Drawn: JAB

Checked: TAR

Date: 03/26/21

F500



MAINTENANCE OF TRAFFIC GENERAL NOTES

14-86.008 CONSTRUCTION AND MAINTENANCE OF TRAFFIC REQUIREMENTS

ALL CONSTRUCTION AND MAINTENANCE ON DEPARTMENT RIGHT OF WAY SHALL CONFORM TO THE FEDERAL MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), INCORPORATED BY REFERENCE UNDER RULE 14-15.010, F.A.C. ALL CONSTRUCTION AND MAINTENANCE ON DEPARTMENT RIGHT OF WAY SHALL ALSO CONFORM TO THE DEPARTMENT'S DESIGN STANDARDS, JANUARY 2002, TOPIC #225-250-003, THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, 2003 EDITION, THE DEPARTMENT'S PLANS PREPARATION MANUAL, JANUARY 2003, OR OTHER GENERALLY ACCEPTED PROFESSIONAL PRACTICES, WITH THE EXCEPTION OF THE MUTCD, WHICH ALREADY IS INCORPORATED BY REFERENCE UNDER RULE 14-15.010, F.A.C. THE MANUALS AND STANDARDS SPECIFICALLY LISTED IN THIS SECTION ARE HEREBY INCORPORATED BY REFERENCE AND MADE PART OF THE RULES OF THE DEPARTMENT OF TRANSPORTATION.

1. **DISRUPTION OF TRAFFIC.** FOR SAFETY AND OPERATIONAL PURPOSES, THE DEPARTMENT MAY REQUIRE OR RESTRICT HOURS OF CONSTRUCTION TO MINIMIZE DISRUPTION OF TRAFFIC ON THE STATE HIGHWAY SYSTEM. WHEN CONSTRUCTION ACTIVITY ON A CONNECTION CAUSES UNLAWFUL DISRUPTION OF TRAFFIC OR CREATES SAFETY HAZARDS ON A STATE HIGHWAY, THE DISTRICT SECRETARY OF DESIGN SHALL ADVISE THE PERMITTEE OF THE NEED FOR IMMEDIATE CORRECTIVE ACTION BY A SPECIFIED TIME, AND MAY ISSUE A STOP WORK ORDER IF DEEMED NECESSARY.
2. **CONNECTION COMPLETION TIME LIMIT.** CONSTRUCTION SHALL BE COMPLETED WITHIN ONE YEAR OF THE DATE OF ISSUANCE OF THE PERMIT. FAILURE TO COMPLY WITH THE ONE YEAR TIME LIMIT SHALL RESULT IN AN AUTOMATIC EXPIRATION OF THE PERMIT UNLESS EXTENDED BY THE DEPARTMENT AS DESCRIBED IN SECTION 335.18(2), FLORIDA STATUTES. A STOP WORK ORDER MAY BE ISSUED BY THE DEPARTMENT IF WORK EXCEEDS THE IMPOSED TIME RESTRICTIONS. FOR ANY PERMIT WHICH EXPIRES FOR FAILURE TO CONSTRUCT THE CONNECTION WITHIN THE ONE YEAR LIMIT, THE APPLICANT SHALL SUBMIT A NEW APPLICATION, INCLUDING THE PAYMENT OF THE REQUIRED APPLICATION FEE PRIOR TO THE INITIATION OR CONTINUATION OF ANY CONSTRUCTION.
3. **POSTED LIMIT IS 45 MPH.**

LEGEND



ROAD WORK XX XX
SIGN WITH 18" x 18" (MIN.) ORANGE FLAG AND TYPE B LIGHT



TYPE I OR TYPE II BARRICADE OR VERTICAL PANEL OR DRUM (WITH STEADY BURNING LIGHT AT NIGHT ONLY)



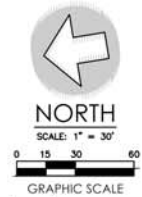
WORK ZONE SIGN



ADVANCE WARNING ARROW PANEL
TYPE I, TYPE II OR TYPE III BARRICADE OR VERTICAL PANEL OR DRUM (WITH FLASHING LIGHT)



1001 W. 1st St., Suite 100
Tampa, FL 33604
813.251.2700
www.edaconsultants.com



No.	Date	Comment

Professional Engineer of Record:

Digitally signed by Claudia S. Vega, P.E.
Date: 2021.03.26 14:37:17 -0400
Certificate No. 11117

Project No. 20-120

Project phase: CITY SUBMITTAL

Project title: RAINBOW SPRINGS GAS STATION MARION COUNTY, FLORIDA

Sheet title: U.S. HIGHWAY 41 MAINTENANCE OF TRAFFIC PLAN

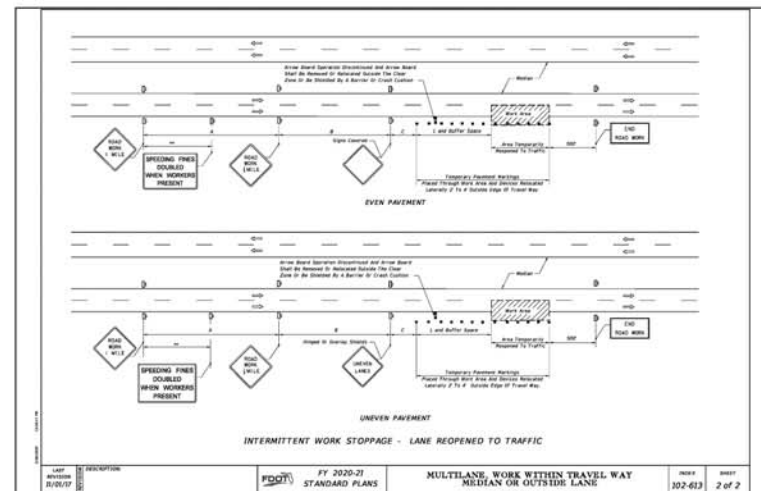
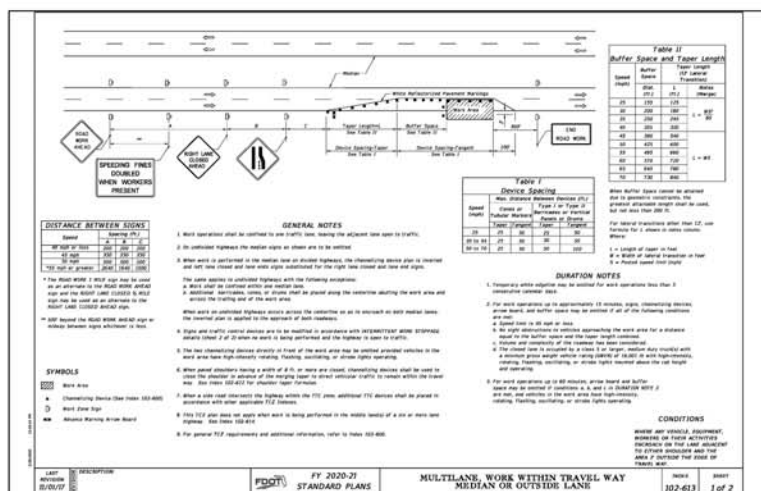
Designed: CSV

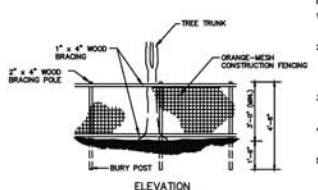
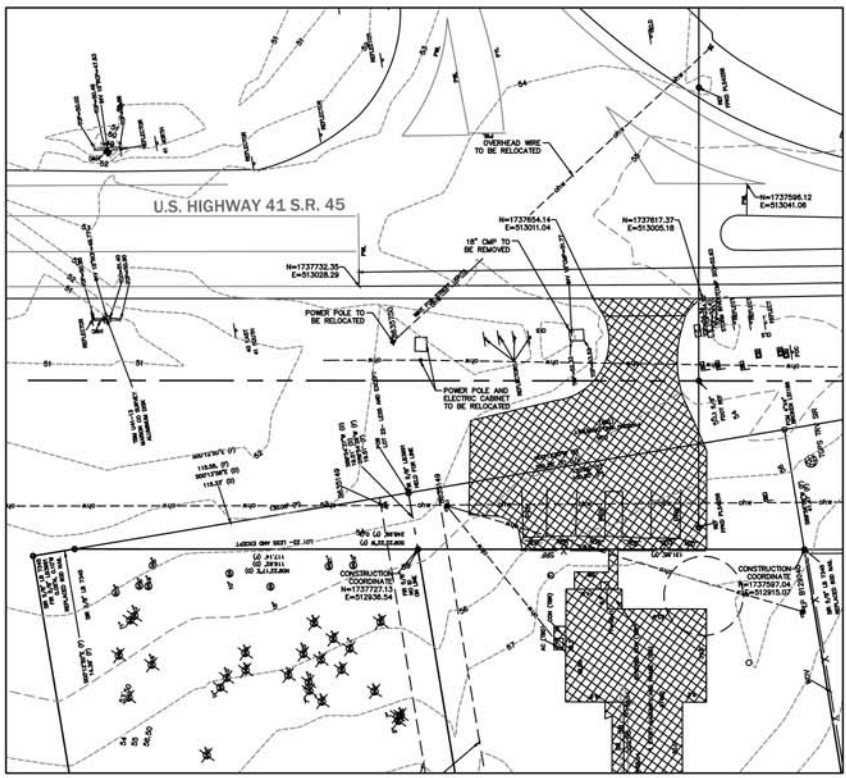
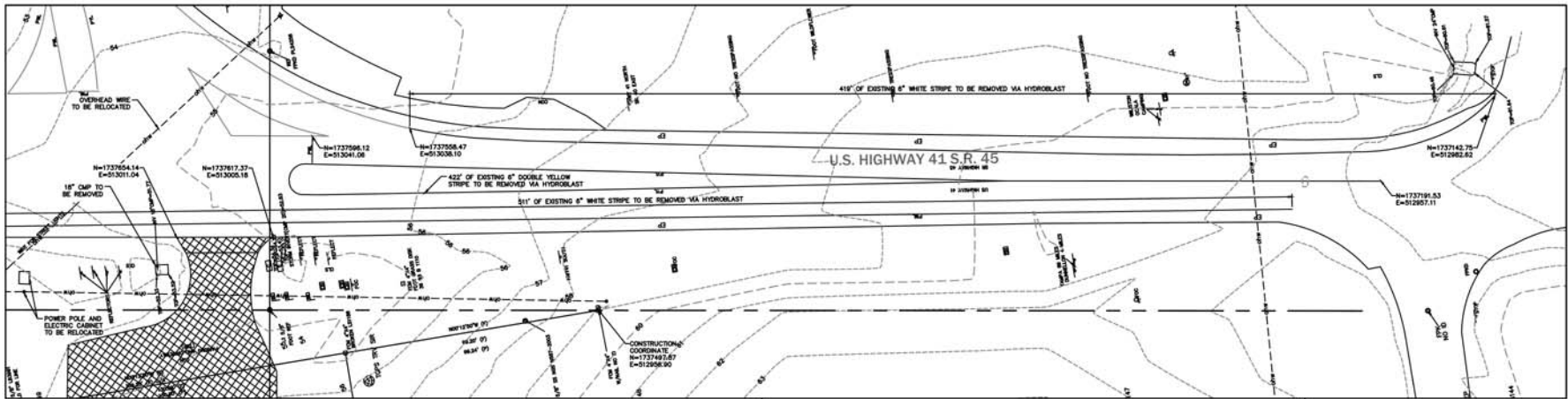
Drawn: JAB

Checked: TAR

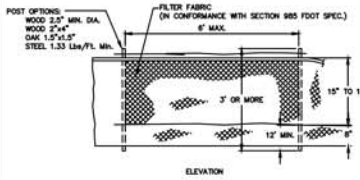
Date: 03/26/21

Sheet No. F510

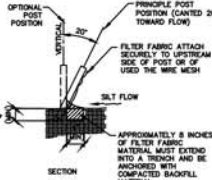




TREE BARRICADE FENCING DETAIL
N.T.S.



TYPE III SILT FENCE DETAIL
N.T.S.



NOTES:

1. TREE BARRICADES WILL BE BUILT BEFORE ANY SITE WORK IS UNDERTAKEN AND WILL REMAIN IN PLACE UNTIL THE LANDSCAPING IS PLANTED.
2. EACH BARRICADE MUST BE AT LEAST 3 FEET TALL, WITH CORNER POSTS OF 2\"/>

DEMOLITION NOTES

1. ALL MATERIAL REMOVED FROM THIS SITE BY THE CONTRACTOR SHALL BE EXPOSED OF BY THE CONTRACTOR IN A LEGAL MANNER.
2. REFER TO THE TOPOGRAPHIC SURVEY FOR ADDITIONAL DETAILS OF EXISTING STRUCTURES, ETC., LOCATED WITHIN THE PROJECT SITE. UNLESS OTHERWISE NOTED, ALL EXISTING BUILDINGS, STRUCTURES, SLABS, CONCRETE, ASPHALT, DRIVE PILES, POLES, AND ALL UTILITIES APPURTENANCES ARE TO BE REMOVED FROM THE SITE BY THE CONTRACTOR AND APPROPRIATE DISPOSAL OF A LEGAL MANNER AS PART OF THIS CONTRACT. SOME ITEMS TO BE REMOVED MAY NOT BE SPECIFIED ON THE TOPOGRAPHIC SURVEY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VISIT THE SITE AND DETERMINE THE FULL EXTENT OF EXISTING UTILITIES AND REMOVED ANY ITEMS NOT SPECIFIED ON THE CONTRACTOR SHALL CONTACT THE OWNER PRIOR TO REMOVAL OF SAID ITEMS.
3. THE CONTRACTOR SHALL REFER TO THE DEMOLITION PLAN FOR DEMOLITION / PRESERVATION OF EXISTING TREES. ALL TREES NOT SPECIFICALLY SHOWN TO BE PRESERVED OR RELOCATED SHALL BE REMOVED AS A PART OF THIS CONTRACT. TREE PROTECTION FENCING SHALL BE INSTALLED PRIOR TO ANY DEMOLITION.
4. CONTRACTOR SHALL SUBMIT DEMOLITION SCHEDULE TO OWNER PRIOR TO BEGINNING DEMOLITION ACTIVITIES.
5. CONDUCT SITE DEMOLITION OPERATIONS TO ENSURE MINIMUM INTERFERENCE WITH ADJACENT STREETS, WALKS, AND OTHER ADJACENT OCCUPIED OR USED FACILITIES. DO NOT CLOSE OR OBSTRUCT STREETS, WALKS, OR OTHER OCCUPIED OR USED FACILITIES WITHOUT PERMISSION FROM AUTHORITIES HAVING JURISDICTION. CLOSURE OF THESE FACILITIES MAY REQUIRE A MAINTENANCE OF TRAFFIC PLAN PREPARED BY A REGISTERED PROFESSIONAL AT THE CONTRACTOR'S EXPENSE.
6. PROVIDE PROTECTION AS NECESSARY TO PREVENT DAMAGE TO EXISTING IMPROVEMENTS SHOWN IN THE PLANS TO REMAIN.
7. LOCATE EXISTING ABOVE GROUND AND UNDERGROUND UTILITIES IN AREAS OF WORK. IF UTILITIES ARE TO REMAIN IN PLACE, PROVIDE ADEQUATE MEANS OF SUPPORT AND PROTECTION DURING DEMOLITION AND CONSTRUCTION OPERATIONS.
8. CONTRACTOR SHALL COORDINATE WITH APPLICABLE UTILITY COMPANIES FOR THE TERMINATION, CAPPING-OFF AND REMOVAL OF ALL EXISTING UNDERGROUND AND ABOVE GROUND UTILITY SERVICES UNLESS DIRECTED TO CHANGING.
9. EROSION CONTROLS ARE TO BE INSTALLED AND INSPECTED PRIOR TO BEGINNING DEMOLITION WORK.
10. IN AREAS WHERE PROPOSED CURBING IS TO BE PLACED, THE ASPHALT PAVEMENT SHALL BE REMOVED TO THE FACE OF CURB TO ALLOW PLACEMENT OF 6\"/>



No.	Date	Comment

Professional Engineer of Record:

Digitally signed by Claudia S. Vega, P.E.
Date: 2023.03.26
14:37:38 -0400

Claudia S. Vega, P.E. 01332
Engineer Certificate No.

Project No: 20-120

Project phase: CITY SUBMITTAL

Project title: RAINBOW SPRINGS GAS STATION MARION COUNTY, FLORIDA

Sheet title: U.S. HIGHWAY 41 DEMOLITION PLAN

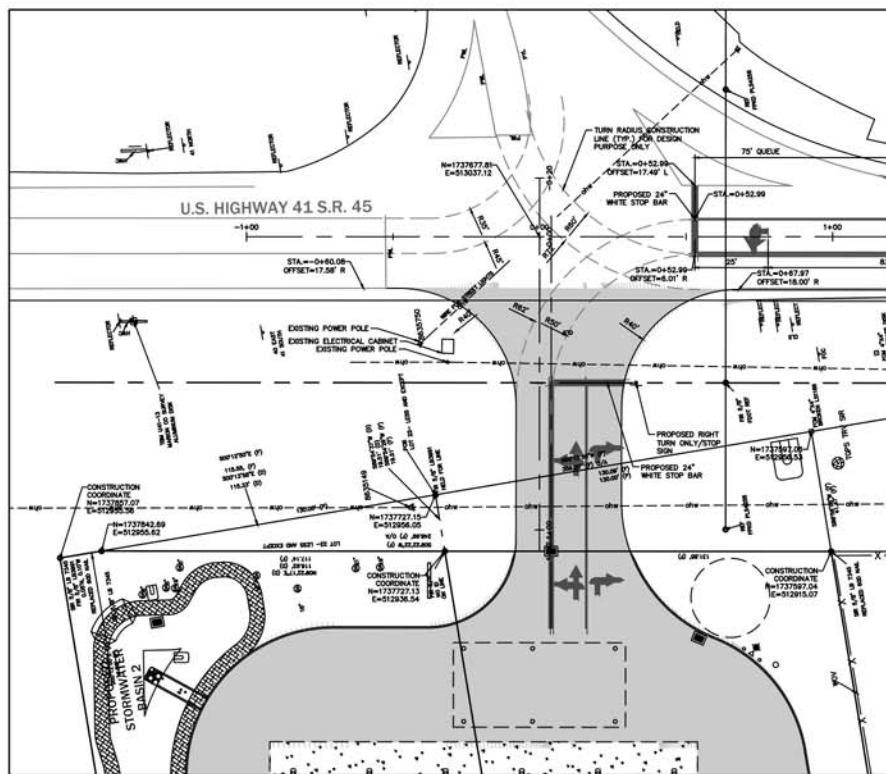
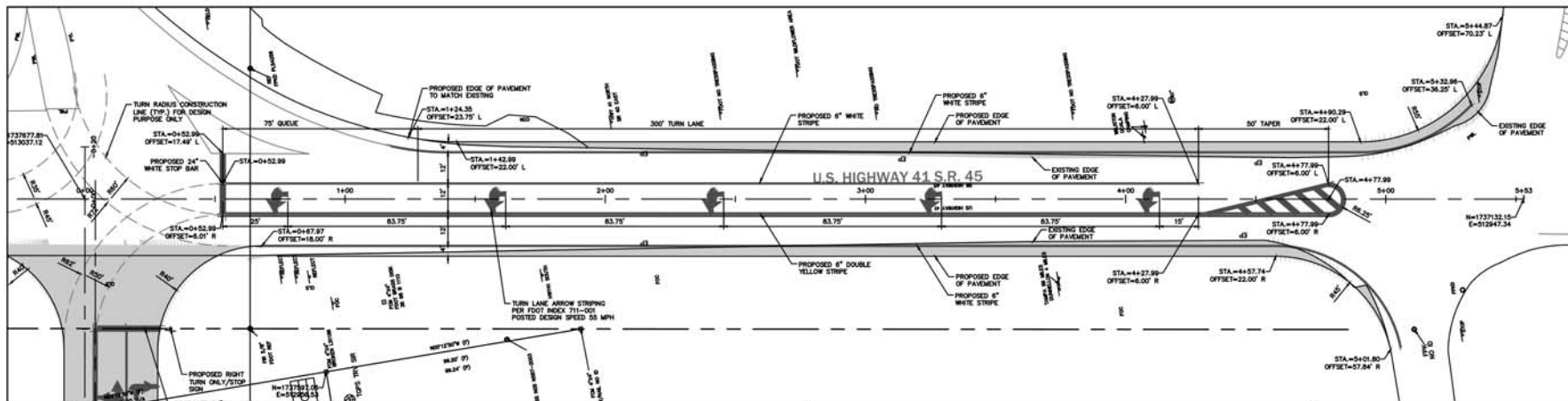
Design: CSV

Drawn: JAB

Checked: TAR

Date: 03/28/21

F520



GENERAL FDOT NOTES

- ALL WORK PERFORMED WITHIN THE DEPARTMENT'S RIGHT-OF-WAY SHALL CONFORM TO THE MOST CURRENT EDITION OF THE FOLLOWING PUBLICATIONS:
 - STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (ENGLISH)
 - FDOT STANDARDS INDEX (ENGLISH)
 - FDOT PLANS PREP MANUAL
 - FDOT FLEXIBLE PAVEMENT DESIGN MANUAL FOR NEW CONSTRUCTION AND PAVEMENT REHABILITATION (SHOULD A CONFLICT ARISE BETWEEN THE DETAILS SHOWN IN THE PLANS AND THE DEPARTMENT OF TRANSPORTATION STANDARDS THE ENGINEER/APPLICANT SHALL IMMEDIATELY CONFERENCE WITH THE DEPARTMENT'S CHIEFS IN ORDER TO RESOLVE THE DISCREPANCY.)
- ALL TRAFFIC STOPPING AND MARKINGS ARE TO BE LEAD-FREE, NON-SOLVENT BASED THERMOPLASTIC.
- REMOVAL OF EXISTING STRIPING SHALL BE ACCOMPLISHED BY USING THE "HYDRO-BLAST" METHOD. IF THIS PROCESS DAMAGES/SCARS PAVEMENT, THEN THE PAVEMENT SHALL BE MILLED AND RESURFACED PER FDOT STANDARDS.
- ALL DIRECTIONAL ARROWS SHALL BE PLACED AS ONE SEGMENT.
- ALIGNMENT OF PROPOSED PAVEMENT MARKINGS SHALL MATCH EXISTING PAVEMENT MARKINGS AT PAVEMENT MARKING LIMITS OF CONSTRUCTION.
- ALL CURB AND GUTTER AND SIDEWALK WILL BE REMOVED AND PLACED JOINT TO JOINT.
- ALL BROKEN/CRACKED DRIVEWAYS MUST BE FULLY REMOVED AND REPLACED.
- ALL DISTURBED AREA WITHIN THE DEPARTMENT'S RIGHT-OF-WAY SHALL BE RESTORED TO ORIGINAL OR BETTER CONDITION BY GRADING AND SEEDING THE AREA DISTURBED (BERMUDA IN RURAL, CENTPEDE IN UTILITY STRIPS).
- BURNING OF ANY MATERIAL OR DEBRIS IS PROHIBITED IN FOOT RIGHT-OF-WAY.
- ALL LANES MUST BE OPENED FOR TRAFFIC DURING AN EVALUATION NOTICE OF A HURRICANE OR OTHER CATASTROPHIC EVENT AND SHALL REMAIN OPEN FOR THE DURATION OF THE EVALUATION OR EVENT.
- PRIOR TO BEGINNING CONSTRUCTION, A LANE CLOSURE ANALYSIS (PER PLANS PREPARATION MANUAL 10.12.7) MUST BE PERFORMED AND SUBMITTED FOR FDOT REVIEW AND APPROVAL TO DETERMINE ALLOWABLE LANE CLOSURE HOURS.

FDOT SIGNING AND PAVEMENT MARKING NOTES

- ALL PROPOSED AND APPROVED PAVEMENT MARKINGS SHALL BE WITH CERTIFIED, LEAD-FREE, THERMOPLASTIC MATERIALS ONLY.
- REMOVAL OF EXISTING STRIPING SHALL BE ACCOMPLISHED THROUGH MILLING AS SHOWN ON THE PLANS.
- ALL PAVEMENT MARKINGS PER FOOT INDEX NO. 711-001.
- "STOP" SIGNS ARE FOOT SERIES ID NO. R1-1(CN), INDEX 700-010.
- ALL SIGNS MUST CONFORM TO FOOT INDEX 700-010 STANDARDS.
- ALL ABOVE GROUND SIGNS PER FOOT INDEX NO. 700-010 HAVE A 2 INCH ROUND ALLUMINUM POST WITH 2-BAR BRACKETS. CONSTRUCTED TO A 7" HEIGHT AS MEASURED FROM THE ROADWAY EDGE OF PAVEMENT WHITE LINE, GRADE ELEVATION TO THE BOTTOM OF THE NEW SIGN. ALL SIGNS SHALL CONFORM TO FOOT STANDARDS.
- ALL FINAL PAVEMENT MARKINGS ARE REQUIRED TO BE THERMOPLASTIC AND TO INCLUDE REFLECTIVE PAVEMENT MARKERS (RPM'S).
- ALL SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH FOOT INDEX 522-001, LATEST EDITION.



NORTH

SCALE: 1" = 20'



GRAPHIC SCALE

No.	Date	Comment

Professional Engineer
 by Claudia S. Vega, P.E.
 Date: 2021.03.26
 14:38:02 -04'00'

Claudia S. Vega, P.E. 11332
 Engineer Certificate No.

Project No: 20-120

Project phase: CITY SUBMITTAL

Project title: RAINBOW SPRINGS GAS STATION

MARION COUNTY, FLORIDA

Sheet title: U.S. HIGHWAY 41

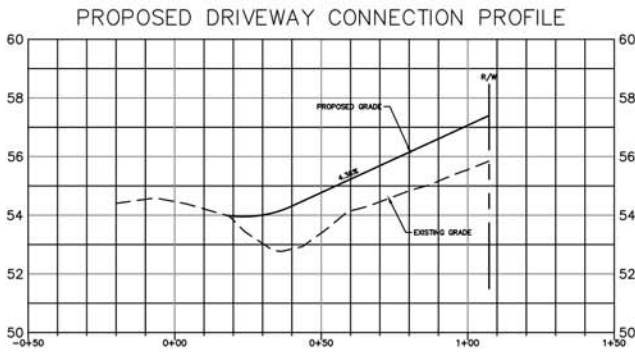
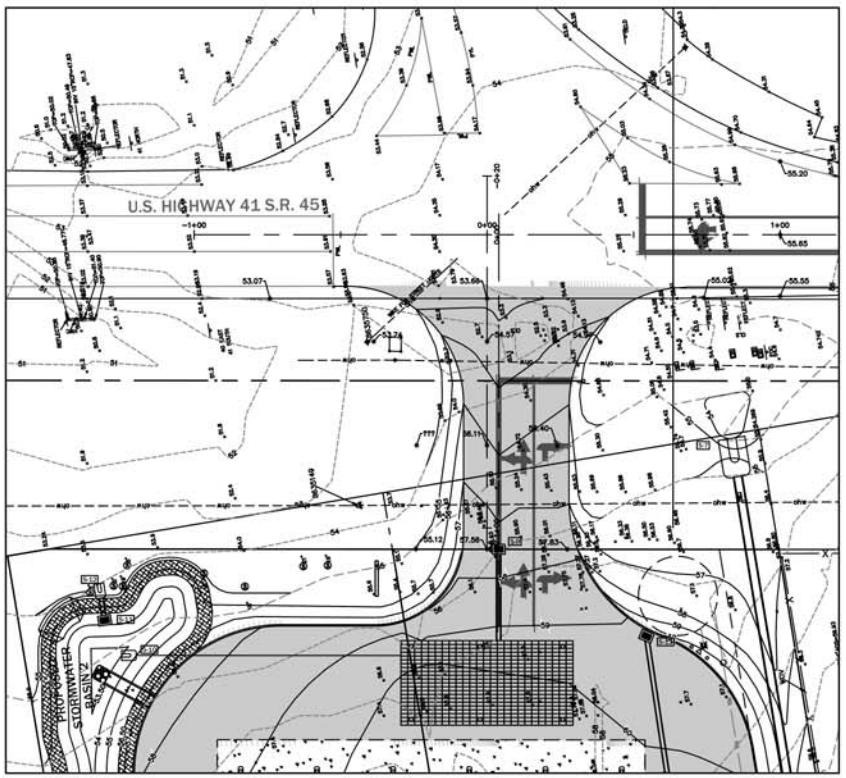
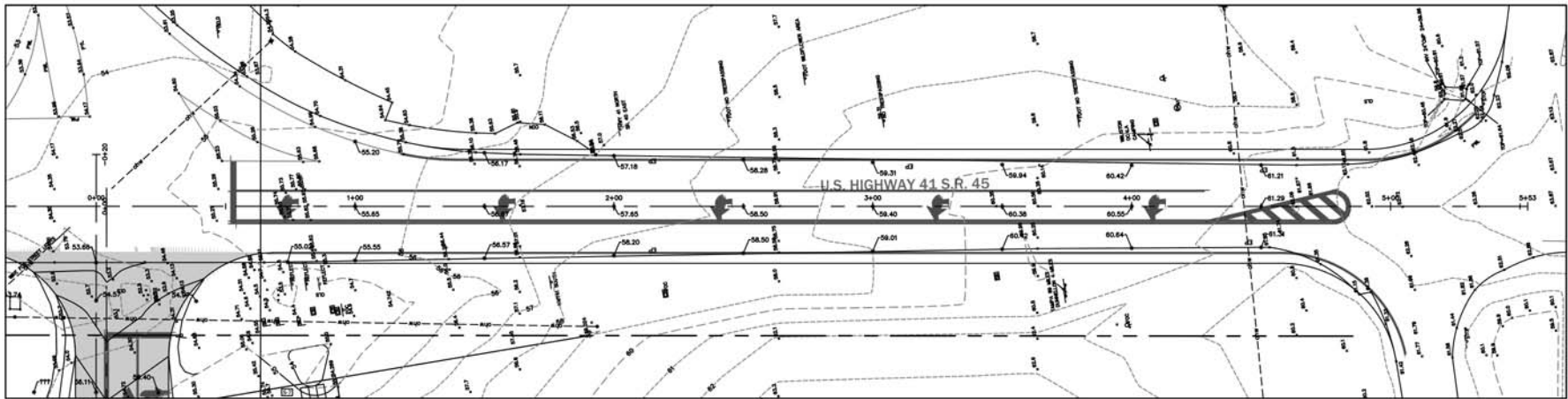
DIMENSION PLAN

Drawn: JAB

Checked: TAR

Date: 03/28/21

Sheet No: F530



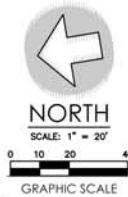
2" OF SP-12.5
(2 LIFTS 1.5" EA. - TRAFFIC 8)
10" BASE B-12.5
12" SUBGRADE LHM 40
NOTE: ALL LAYERS OF
ASPHALT SHALL CONTAIN
PG 76-22

NOTE: ANY UNDESIRABLE MATERIAL FOUND WITHIN THE
WORKING AREA SHALL BE UNDERCUT AND REPLACED WITH
SOLS MEETING CRITERIA SET BY FDOT.

**TYPICAL ASPHALT PAVEMENT
WITHIN FDOT RIGHT-OF-WAY**
A1A



18-2391
200 S.W. 2nd Ave. South Tower, Suite 200
MIAMI, FL 33134
TEL: 305.277.2421
www.edo.com miami@edo.com



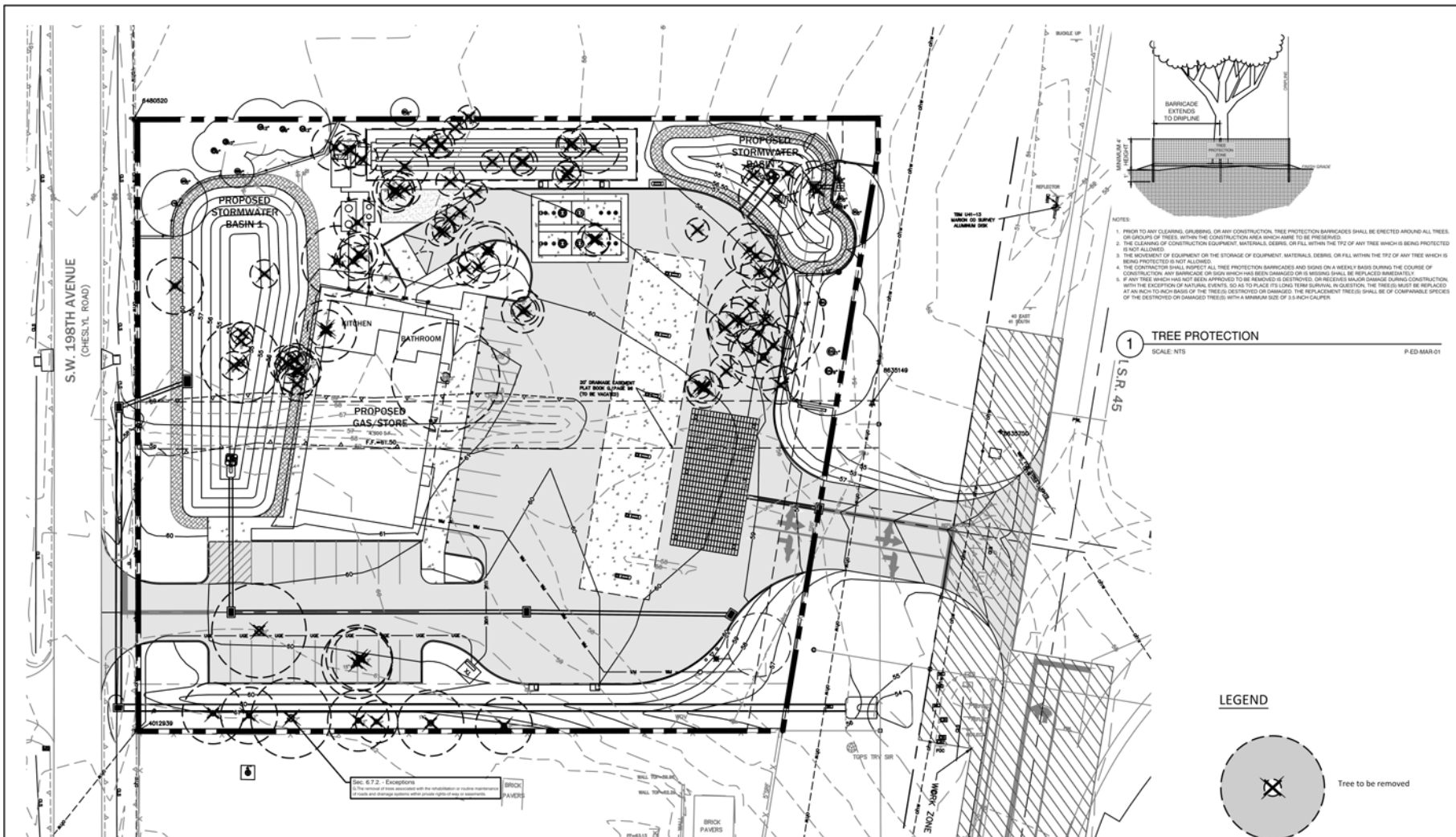
No.	Date	Comment

Professional Engineer of Record:
Digitally signed
by Claudia S.
Vega, P.E.
Date: 2021.03.26
14:38:50 -0400
Claudia S. Vega, P.E. 01332
Engineer Certificate No.

Project No: 20-120
Project phase: CITY SUBMITTAL
Project title: RAINBOW SPRINGS GAS STATION MARION COUNTY, FLORIDA
Sheet title: U.S HIGHWAY 41 PAVING, GRADING, AND DRAINAGE PLAN

Designed: CSV
Drawn: JAB
Checked: TAR
Date: 03/26/21

Sheet No: F540



Sec. 6.7.8. Protected Tree Replacement Requirements

Pre-Development Number of Existing Regulated Inches = 548 inches
Total Site Acreage = 1.76 acres

548 inches / 1.76 acres = 311.36 inches
1.76 acres x 100 inches = 176 inches

Pre-Development Number of Existing Inches per Acre = 311 inches
Post-Development Number of Inches Required = 176 inches Required

Post-Development Number of Existing Regulated Inches to be Removed = 427 inches Removed
Post-Development Number of Existing Regulated Inches to be Preserved = 121 inches Preserved

176 inches Required - 121 inches Preserved = 55 Replacement inches Required

55 Replacement inches Required

56 Replacement inches Provided



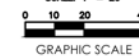
916 VASSAR STREET
ORLANDO, FL 32804
TEL: 1-321-277-0826
kateymrdesign@gmail.com

Contact: Marsha Swider
(321) 373-5441



NORTH

SCALE: 1" = 20'



No.	Date	Comment

Professional Landscape Architect of Record

Katey M. Dunlap, P.L.A. L56667746

Landscape Architect Certificate No.

Project No: 20-120

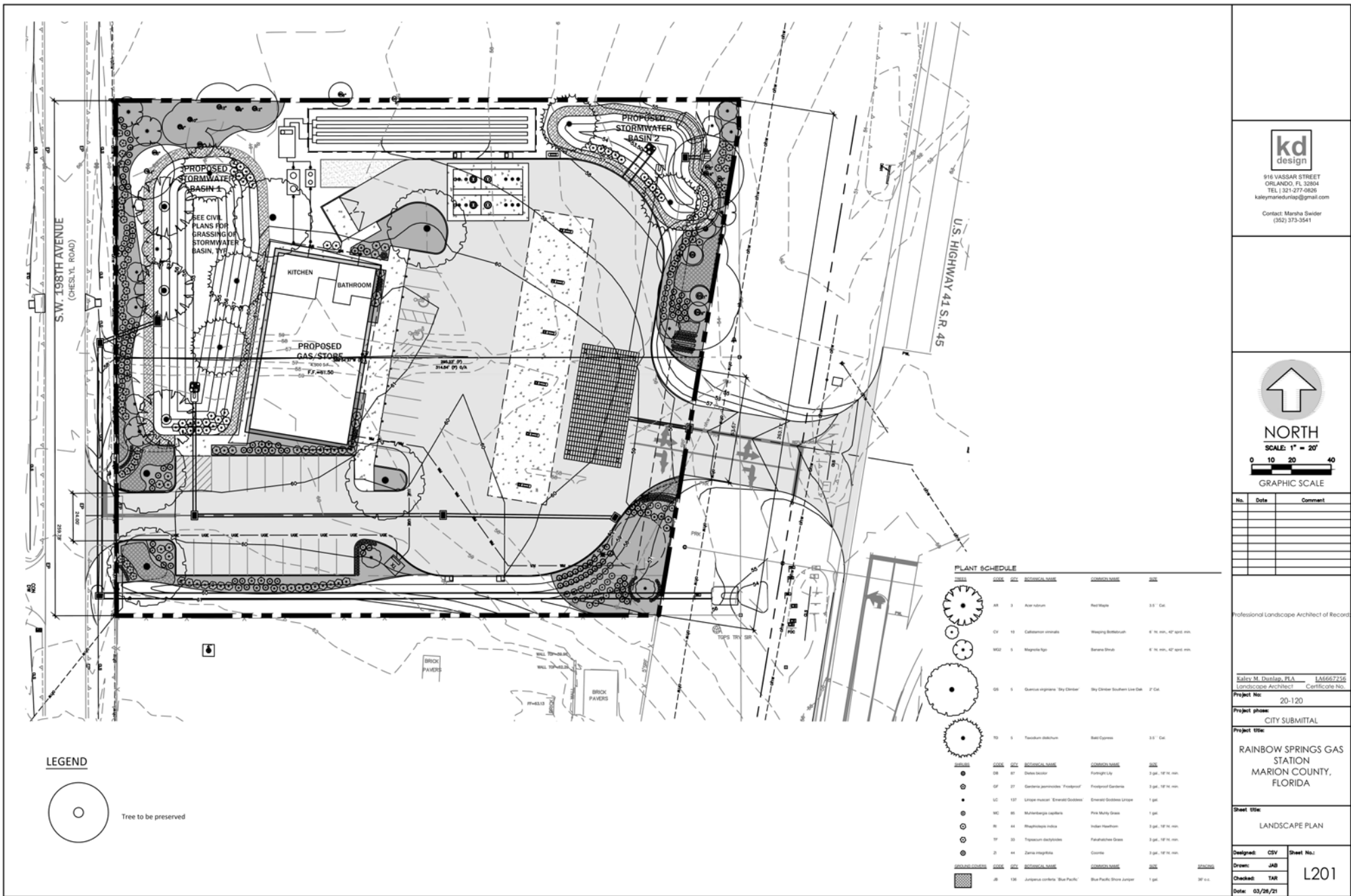
Project phase: CITY SUBMITTAL

RAINBOW SPRINGS GAS STATION
MARION COUNTY, FLORIDA

Sheet title:
TREE MITIGATION

Designed: CSV
Drawn: JAB
Checked: TAR
Date: 03/28/21

Sheet No.:
L100



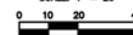
916 VASSAR STREET
ORLANDO, FL 32804
TEL: 1-321-277-0826
kateymartinezdesign@gmail.com

Contact: Marsha Swider
(352) 373-5541



NORTH

SCALE: 1" = 20'



GRAPHIC SCALE

No.	Date	Comment

Professional Landscape Architect of Record

Kate M. Dunlap, P.L.A. L56667746

Landscape Architect Certificate No.

Project No: 20-120

Project phase: CITY SUBMITTAL

Project title: RAINBOW SPRINGS GAS STATION

MARION COUNTY, FLORIDA

Sheet title: LANDSCAPE PLAN

Design: CSV

Drawn: JAB

Checked: TAR

Date: 03/28/21

Sheet No.:

L201

SURVEYOR'S REPORT

MAP OF BOUNDARY SURVEY :

SEE SHEET 2 OF 2 FOR MAP OF SURVEY. THE MAP AND REPORT ARE NOT FULL AND COMPLETE WITHOUT THE OTHER.

LEGAL DESCRIPTION:
(SEE DATA SOURCE 2)

LEGAL DESCRIPTION : LOT 23 Policy No. OP-25-FL1476.07-6868397

Lot 23, Block 19, RAINBOW ACRES UNIT NO. 2, according to the Plat thereof, recorded in Plat Book G, Page(s) 96,96A through 96E, inclusive, of the Public Records of Marion County, Florida.

AND

That portion of the Southeast Quarter of the Southwest Quarter of Section 1, Township 16 South, Range 18 East, Marion County, Florida; lying West of U.S. Highway No. 41 being more particularly described as follows: Begin at the intersection of the West line of said Southeast Quarter of the Southwest Quarter and the West right-of-way of said U.S. Highway No. 41, thence run North 00°10'46" West along said West line a distance of 359.24 feet; thence run East a distance of 60.15 feet to a point on said West right-of-way; thence run South 09°19'49" West along said West right-of-way a distance of 364.06 feet to the point of beginning.

LESS AND EXCEPT THE FOLLOWING:

That portion acquired by the State of Florida Department of Transportation by Order of Taking recorded in Official Records Book 6314, Page 544, more particularly described as follows: Commence at a 4"x4" concrete monument with no identification marking the Southwest corner of the Southwest Quarter of Section 1, Township 16 South, Range 18 East, Marion County, Florida; run thence North 89°28'18" East along the Southerly boundary of said Southwest Quarter a distance of 1294.39 feet to a point on the Westerly existing right of way line of State Road 45 (US Highway 41) as shown on the Florida Department of Transportation Right of Way Map, Section 36060, Financial Project Number 238648 1; said point also being a point on the Easterly boundary of Block 19, Rainbow Acres Unit No. 2, according to the plat thereof as recorded in Plat Book "G", Page 96, Public Records of Marion County, Florida; thence North 09°23'01" East along said right of way line a distance of 239.25 feet to a point on the Westerly boundary of the Southeast Quarter of the Southwest Quarter of said Section 1 and the Point of Beginning; thence North 00°13'58" West along said Westerly boundary a distance of 99.25 feet to the Southeast corner of Lot 23, said Block 19; thence South 89°56'37" West along the Southerly boundary of said Lot 23 a distance of 41.50 feet; thence North 09°22'17" East a distance of 131.79 feet to a point on the Northerly boundary of said Lot 23; thence North 89°54'37" East along said Northerly boundary a distance of 19.51 feet to the Northeasterly corner thereof; said point also being on the Westerly boundary of the Southeast Quarter of the Southwest Quarter of said Section 1; thence North 00°13'58" West along said boundary a distance of 130.01 feet; thence North 89°54'38" East a distance of 60.71 feet to a point on the Easterly boundary of said Lot 22; thence South 09°21'42" West along said West right of way line of State Road 45; thence South 09°21'42" West along said right of way line a distance of 364.25 feet to the Point of Beginning.

LEGAL DESCRIPTION : LOT 22 Policy No. OP-25-FL1476.07-6743950

Lot 22, Block 19, RAINBOW ACRES UNIT NO. 2, according to the Plat thereof, recorded in Plat Book G, Page(s) 96, 96A through 96E, inclusive, of the Public Records of Marion County, Florida.

LESS AND EXCEPT the following:

Commence at a 4" x 4" concrete monument with no identification marking the Southwest corner of the Southwest quarter of Section 1, Township 16 South, Range 18 East, Marion County, Florida; run thence North 89°28'18" East along the Southerly boundary of said Southwest quarter a distance of 1294.39 feet to a point on the Westerly existing right of way line of State Road 45 (US Highway 41) as shown on the Florida Department of Transportation Right of Way Map, Section 36060, Financial Project Number, 238648 1; said point also being a point on the Easterly boundary of Block 19, Rainbow Acres Unit No. 2, according to the plat thereof as recorded in Plat Book G, page(s) 96, 96A through 96E, inclusive, Public Records of Marion County, Florida; thence North 09° 23' 01" East along said right of way line a distance of 239.25 feet to a point on the Westerly boundary of the Southeast quarter of the Southwest quarter of said Section 1; thence North 00°13'58" West along said Westerly boundary a distance of 239.29 feet to the Southeast corner of Lot 22, said Block 19 and the Point of Beginning; run thence South 89°54'37" West along the Southerly boundary of said Lot 22 a distance of 19.51 feet; thence North 09°22'17" East a distance of 116.92 feet to a point on the Easterly boundary of said Lot 23; said point also being a point on the Westerly boundary of the Southeast quarter of the Southwest quarter of said Section 1; thence South 00°13'58" East along said boundary a distance of 115.33 feet to the Point of Beginning.

DATA SOURCES:

1. BEARINGS ARE BASED UPON THE SOUTH LINE OF LOT 23 BEING S 89°56'58"W AS ESTABLISHED BASED ON STATE PLANE COORDINATES WEST ZONE AND IS SHOWN ON THE MAP OF SURVEY.

2. THIS SURVEY WAS PREPARED WITH THE BENEFIT OF A COMMITMENT FOR TITLE INSURANCE.

LOT 23:
PREPARED BY WESTCOR LAND TITLE INSURANCE COMPANY,POLICY NO: OP-25-FL1476.07-6868397, FILE NUMBER 126891-55, POLICY DATE: OCTOBER 2, 2018 AT 8:00 A.M.
THE LEGAL DESCRIPTION SHOWN HEREON IS AS IT APPEARS IN SAID COMMITMENT.

LOT 22:
PREPARED BY WESTCOR LAND TITLE INSURANCE COMPANY,POLICY NO: OP-25-FL1476.07-6743950, FILE NUMBER 127422-55, POLICY DATE: AUGUST 9, 2018 AT 8:00 A.M.
THE LEGAL DESCRIPTION SHOWN HEREON IS AS IT APPEARS IN SAID COMMITMENT.

3. SOURCE OF EASEMENT INFORMATION BEING SAID COMMITMENT REFERENCED IN DATA SOURCES 2.

4. STATE PLANE COORDINATES ARE BASED FOOT FLORIDA PERMANENT REFERENCE NETWORK THEY WERE ESTABLISHED WITH GPS USING MULTIPLE OBSERVATIONS CONSISTING OF MORE THAN THREE MINUTES AT EACH POINT.

5. THE RECORD PLAT OF RAINBOW ACRES UNIT NO.2, AS RECORDED IN PLAT BOOK G, PAGE 96, 96A THROUGH 96E, INCLUSIVE, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, (SHOWN AS (P) ON MAP OF SURVEY) WAS UTILIZED IN THE PREPARATION OF THIS SURVEY.

EASEMENTS/RIGHT-OF-WAYS:

1. THERE MAY BE EASEMENTS AND/OR RESTRICTIONS AFFECTING THIS PROPERTY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

THE FOLLOWING ARE PER SCHEDULE B - SECTION 2 OF THE COMMITMENT REFERENCED IN DATA SOURCE 2

FOR LOT 23

1. INTENTIONALLY DELETED

4. Any encroachment, encumbrance, violation, variation or adverse circumstance affecting the Title that would be disclosed by an accurate and complete survey of the land.

3. INTENTIONALLY DELETED

4. Any dispute as to the boundaries caused by a change in the location of any water body within or adjacent to the land prior to Date of Policy, and any adverse claim to all or part of the land that is, at Date of Policy, or was previously under water.

5. INTENTIONALLY DELETED

6. Any minerals or mineral rights leased, granted or retained by current or prior owners.

7. Taxes and assessments for the year 2018 and subsequent years, which are not yet due and payable.

8. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of RAINBOW ACRES UNIT NO. 2, as recorded in Plat Book G, Page(s) 96, through 96E, inclusive, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

9. INTENTIONALLY DELETED

10. Terms, Conditions and Provisions as set forth in Order of Taking recorded in Book 6314, page 544.

11. Subject land lies within various County Special Assessment Districts and/or Metropolitan Districts. The local tax collecting authority, at Date of Policy, of the ordinances and resolutions creating these districts and any modifications thereto.

12. INTENTIONALLY DELETED

FOR LOT 22- OP-25-FL1476.07-6743950

1. INTENTIONALLY DELETED

2. Any encroachment, encumbrance, violation, variation or adverse circumstance affecting the Title that would be disclosed by an accurate and complete survey of the land

RESPONSE TO ITEM 2: SEE MAP OF SURVEY

3. INTENTIONALLY DELETED

4. Any dispute as to the boundaries caused by a change in the location of any water body within or adjacent to the land prior to Date of Policy, and any adverse claim to all or part of the land that is, at Date of Policy, or was previously under water.

5. Taxes or special assessments not shown as lien in the public records or in the records of the local tax collecting authority, at Date of Policy.

RESPONSE TO ITEM 5: NON SURVEY ITEM

6. Any minerals or mineral rights leased, granted or retained by current or prior owners

RESPONSE TO ITEM 6: NON SURVEY ITEM

7. Taxes and assessments for the year 2018 and subsequent years, which are not yet due and payable

8. Restrictions, dedications, conditions, reservations, easements and other matters shown on the Plat of RAINBOW ACRES UNIT NO. 2 as recorded in Plat Book G, Page(s) 96, 96A through 96E, inclusive, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

9. Easements set forth in otherwise expired Restrictive Covenants recorded in Book 131, page 114.

10. Reservations contained in Deed Book 281, page 551.

RESPONSE TO ITEM 10: THE SURVEYED PARCEL IS A PORTION OF THE ALND DESCRIBED IN THIS DOCUMENT. NON PLOTTABLE

11. INTENTIONALLY DELETED

SURVEYOR'S NOTES:

1. USE OF THIS SURVEY BY ANYONE OTHER THAN THOSE PREPARED FOR/CERTIFIED TO, WILL BE THE RE-USERS SOLE RISK WITHOUT LIABILITY TO THE SURVEYOR.

2. THE SIGNING PROFESSIONAL LAND SURVEYOR IS NOT RESPONSIBLE FOR ADDITIONAL EASEMENTS AND/OR RESTRICTIONS AFFECTING THIS PROPERTY THAT WERE NOT PROVIDED BY THE TITLE COMPANY REFERENCED IN DATA SOURCES 2.

3. THE LOCATIONS OF THE UNDERGROUND UTILITIES AND / OR THEIR APPURTENANCES WERE PERFORMED BY A FIELD SURVEY AND ONLY LOCATED AS SHOWN ON THE FACE OF THE SURVEY. ONLY THE UNDERGROUND UTILITIES AND/OR THEIR APPURTENANCES WHICH WERE VISIBLE FROM GROUND LEVEL TO THE SURVEYOR ON THE ACTUAL DAY OF THE FIELD SURVEY WERE LOCATED. NO EXCAVATIONS OR SUBSURFACE WORK EFFORTS OF ANY KIND WERE PERFORMED BY THE SURVEYOR TO VERIFY THE EXISTENCE OF ANY UNDERGROUND UTILITIES AND/OR THEIR APPURTENANCES. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES AND/OR THEIR APPURTENANCES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED.

4. PRINTED DIMENSIONS SHOWN ON THE SURVEY SUPERSEDE SCALED DIMENSIONS. THERE MAY BE ITEMS DRAWN OUT OF SCALE TO GRAPHICALLY SHOW THEIR LOCATION.

5. UNDERGROUND FOUNDATIONS AND THEIR LOCATIONS HAVE NOT BEEN DETERMINED.

6. IRRIGATION EQUIPMENT AND/OR THEIR APPURTENANCES HAVE NOT BEEN LOCATED UNLESS OTHERWISE SHOWN HEREON.

7. FIELD WORK WAS COMPLETED ON 05/26/20.

8. NO INFORMATION FOR THE ADJOINING PROPERTY OWNERS WAS PROVIDED TO THE SURVEYOR.

9. CALCULATED (C) GEOMETRY SHOWN HEREON WAS CALCULATED USING FIELD LOCATED POINTS.

10. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

11. ANGULAR AND/OR DIMENSIONAL DISCREPANCIES BETWEEN THE LEGAL DESCRIPTION(S) AND THE FIELD LOCATED OCCUPATION BOUNDARY CORNERS, AND BOUNDARY CORNERS WITH MULTIPLE BOUNDARY MONUMENTS ALONG WITH THEIR CORRESPONDING QUADRANT DIRECTIONAL MISSES, ARE SHOWN ON MAP OF SURVEY.

12. THE SUBJECT PROPERTY LIES WITHIN FLOOD ZONE "X", PER FLOOD INSURANCE RATE MAP, COMMUNITY NUMBER 120160, PANEL NUMBER 0465, SUFFIX D, MAP NUMBER 12083C0465D, EFFECTIVE DATE AUGUST 28,2008

SYMBOLS LEGEND

- + = Aerial Target
- ✂ = Air Release Valve
- ⊠ = Bench Mark
- ⊞ = Back Flow Preventor
- ⊞ = Cable TV Point Stripe
- ⊞ = Cable TV Box
- ⊞ = Cable TV Pedestal
- ⊞ = Communications Manhole
- = Concrete Light Pole
- = Concrete Post
- ⊞ = Concrete Utility Pole
- ⊞ = Drainage Manhole
- ⊞ = Electric Box
- ⊞ = Electric Manhole
- ⊞ = Electric Meter
- ⊞ = Electric Transformer
- ⊞ = FPC Pedestal
- ⊞ = Fire Hydrant
- ⊞ = Flag Pole
- ⊞ = Gas Line Marker
- ⊞ = Gas Filler Cap
- ⊞ = Gas Valve
- ⊞ = Gas Meter Box
- ⊞ = Gas Line Paint Stripe
- ⊞ = Gas Vent
- ⊞ = Gopher Tortoise Hole
- ⊞ = Grate Inlet
- ⊞ = Guy Wire
- ♿ = Handicapped
- ☆ = Light Pole
- ⊞ = Mail Box
- ⊞ = Metal Post
- ⊞ = Monitor Well
- ⊞ = Parking Meter
- ⊞ = Power Paint Stripe

- ⊞ = Reclaimed Water Paint Stripe
- ⊞ = Reclaimed Water Box
- ⊞ = Reclaimed Water Valve
- ⊞ = Sanitary Sewer Manhole
- ⊞ = Sanitary Cleanout
- ⊞ = Sanitary Sewer Paint Stripe
- ⊞ = Section Corner
- ⊞ = Sign
- ⊞ = Sprinkler Control Box
- ⊞ = Sprinkler Head
- ⊞ = Steel Transmission Pole
- ⊞ = Storm Water Paint Stripe
- ⊞ = Telephone Pedestal
- ⊞ = Telephone Manhole
- ⊞ = Telephone Paint Stripe
- ⊞ = Telephone Marker
- ⊞ = Traffic Signal Box
- ⊞ = Traffic Signal Pole
- ⊞ = Underground Cable Marker
- ⊞ = Verizon Box
- ⊞ = Verizon Marker
- ⊞ = Water Blow Off Valve
- ⊞ = Water Line Marker
- ⊞ = Water Line Paint Stripe
- ⊞ = Water Meter
- ⊞ = Water Valve
- ⊞ = Well
- ⊞ = Wood Utility Pole
- ⊞ = Wood Light Pole
- ⊞ = Wood Post/Pole
- ⊞ = Wood Transmission Pole
- ⊞ = Point of Elevation
- ⊞ = Calculated Dimension from Structure to Boundary / Right-of-Way Line
- = FOUND 5/8" IRON ROD WITH CAP "AVID LB 7345" (UNLESS OTHERWISE NOTED)
- = SIR, SET 5/8" IRON ROD WITH CAP "AVID LB 7345" (UNLESS OTHERWISE NOTED)
- ⊞ = FCM, FOUND CONCRETE MONUMENT 4"x4" WITH DISK MARKED "PRM LB 7345" (UNLESS OTHERWISE NOTED)
- = SOM PRM, SET CONCRETE MONUMENT 4"x4" WITH DISK MARKED "PRM LB 7345" (UNLESS OTHERWISE NOTED)
- ★ = SNAD PRM, SET NAIL AND DISK "PRM LB 7345" (UNLESS OTHERWISE NOTED)
- ☆ = PCP, SET NAIL AND DISK "PCP LB 7345" (UNLESS OTHERWISE NOTED)
- △ = CENTRAL ANGLE
- AC = Acres
- A/C = Air Conditioner
- ADW = Asphalt Driveway
- ARC = Arc Distance (Length)
- ASPH = Asphalt
- BC = Back of Curb
- BCCM = Board of County Commissioners Minutes Book
- BFPD = Back Flow Prevention Device
- BLDG = Building
- BNDY = Boundary
- BWF = Barb Wire Fence
- (C) = Calculated Data
- C/C = Covered Concrete
- CB = Chord Bearing
- CCCL = Coastal Construction Control Line
- CCR = Certified Corner Record
- CDW = Concrete Driveway
- CI = Curb Inlet
- ℄ = Center Line
- CH = Chord Length
- CLF = Chain Link Fence
- CLS = Centerline Swale
- CM = Concrete Monument
- CMP = Corrugated Metal Pipe
- CO = Clean out
- CON = Concrete
- COR = Corner
- CPB = Condo Plat Book
- C/S = Concrete Slab
- CTS = Control Structure
- (D) = Deed
- DB = Deed Book
- DCVA = Double Check Valve Assembly
- DEPT = Department
- DIA = Diameter
- DIP = Ductile Iron Pipe
- DMH = Druggable Manhole
- DS = Down Spout
- DW = Driveway
- E = East
- ECMP = Elliptical Corrugated Metal Pipe
- EL = Elevation
- EOW = Edge of Water
- EP = Edge of Pavement
- ERCP = Elliptical Reinforced Concrete Pipe
- ESMT = Easement
- (F) = Field Data
- FCM = Found Concrete Monument
- FDOT = Florida Department of Transportation
- FH = Fire Hydrant
- FIP = Found Iron Pipe
- FIR = Found Iron Rod
- FL = Flow Line
- FND = Found
- FN&D = Found Nail and Disk
- FFE = Finished Floor Elevation
- FN&TT = Found Nail and Tin Tab
- FOP = Found Open End Iron Pipe
- FPB = Florida Power Corporation Box
- FPC = Florida Power Corporation
- FPP = Found Pinched Iron Pipe
- FRRS = Found Railroad Spike
- FT = Feet
- F/T = Fence Tie
- FXC = Found X-cut
- GI = Grate Inlet
- GPS = Global Positioning System
- GT = Gopher Tortoise Hole
- GV = Gas Valve
- HC = Handicapped
- IC = Illegible cap
- ID = Identification
- IE = Invert Elevation
- INV = Invert
- JD = Jurisdictional
- (L) = Legal Description
- LB = Licensed Business Number
- LF = Linear Feet
- LP = Light Pole
- LS = Licensed Surveyor
- MAS = Masonry
- MES = Mitered End Section
- MH = Manhole
- MHW = Mean High Water
- MOL = More or Less
- N = North
- N/C = No Cap
- N/F = Not Found
- NAD = North American Datum
- NVD = North American Vertical Datum
- NGS = National Geodetic Survey
- NGVD = National Geodetic Vertical Datum
- NP = Normal Pool Elevation
- (N/A) = Non Radial
- O/A = Overall
- OHW = Overhead Wire(s)
- ORB = Official Record Book
- OSW = Other Surface Water
- (P) = Plat Book XX Page XX
- PB = Plat Book
- PC = Point of Curvature
- PCP = Permanent Control Point
- PG(S) = Pages
- PI = Point of Intersection
- PL = Property Line
- PLS = Professional Land Surveyor
- POB = Point of Beginning
- POC = Point of Commencement
- POL = Point on Line
- PRM = Permanent Reference Monument
- PSM = Professional Surveyor and Mapper
- PT = Point of Tangency
- PVC = Polyvinyl Chloride Pipe
- PWL = Painted White Line
- PYL = Painted Yellow Line
- (R) = Recorded Data
- R = Radius
- RCP = Reinforced Concrete Pipe
- RD = Roof Drain
- RNG = Range
- R/W = Right of Way
- S = South
- SCM = Set Concrete Monument, 4"x4", "PRM LB 7345"
- SEC = Section
- SHW = Seasonal High Water Elevation
- SIR = Set 5/8" Iron Rod and Cap, "AVID LB 7345"
- SIR(W) = Set 5/8" Iron Rod and Cap, "WIT COR LB 7345"
- SMH = Sanitary Manhole
- SN&D = Set Nail and Disk, "AVID LB 7345"
- SN&D(W) = Set Nail and Disk, "WIT COR LB 7345"
- SQ = Square
- SR = State Road
- STY = Story
- SW = Sidewalk
- TBM = Temporary Benchmark
- TOB = Top of Bank
- TOS = Toe of Slope
- TPS = Traffic Paint Stripe
- TRANS = Transformer
- TRV = Traverse
- (TYP) = Typical
- TWP = Township
- U/P = Utility Pole
- VCP = Vitrified Clay Pipe
- W = West
- W/ = With
- WDF = Wood Fence
- WIT = Witness
- W/T = Wall Tie
- WV = Water Valve

ABBREVIATIONS LEGEND

PREPARED FOR:

RAINBOW SPRINGS EXPRESS, LLC

CERTIFIED TO:

RAINBOW SPRINGS EXPRESS, LLC
WESTCOR LAND TITLE INSURANCE COMPANY

SURVEYOR IN RESPONSIBLE CHARGE:

JOHN L. WABY
PROFESSIONAL LAND SURVEYOR
LICENSE NUMBER PLS 4270
STATE OF FLORIDA

7400 US HIGHWAY 41

MARION COUNTY, FLORIDA

BOUNDARY SURVEY

RAINBOW SPRINGS EXPRESS, LLC

CIVIL ENGINEERING 2300 CURELW ROAD
LAND PLANNING STE 201
TRAFFIC/TRANSPORTATION PALM HARBOR, FLORIDA
ENVIRONMENTAL SCIENCES 34883
SURVEYING PHONE (727) 789-9500
GIS FAX (727) 784-4682
AVID GROUP PC-00W

AVID GROUP

SURVEYOR'S CERTIFICATE OF COMPETENCY
SIGNATURE AND ORIGINAL RAISED SEAL OF A
FLORIDA CERTIFICATE OF AUTHORIZATION No. 7345

DATE OF FIELD WORK
05/26/2020

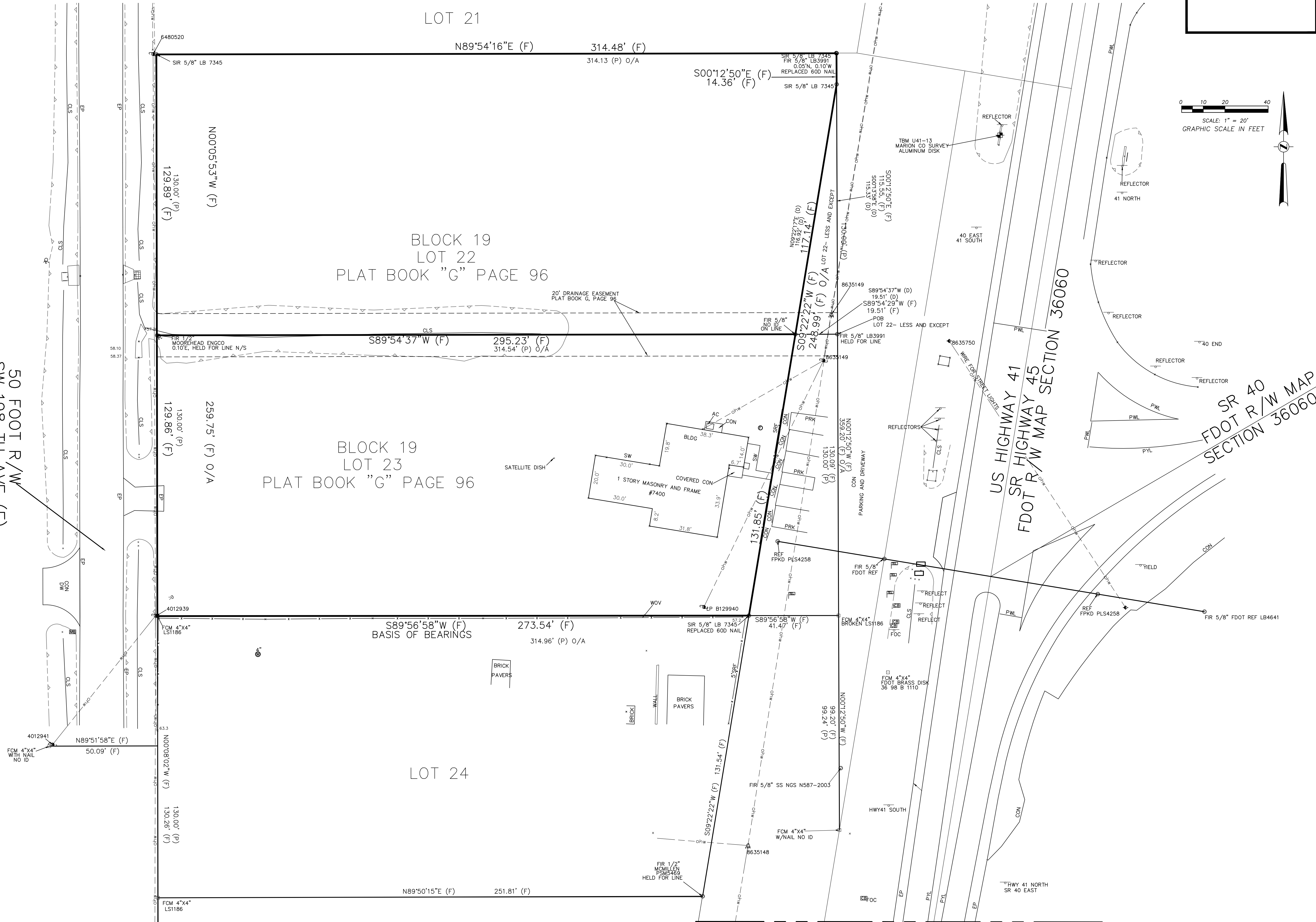
NO. DATE

DESCRIPTION

BY

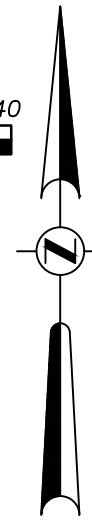
1 of 2

50 FOOT R/W
SW 198 TH AVE (F)
CHESLEY ROAD (P)



THE SURVEY IS NOT FULL AND COMPLETE WITHOUT THE ATTACHED SURVEY REPORT, SEE SHEET 1.

SHEET 2 of 2		7400 US HIGHWAY 41 MARION COUNTY, FLORIDA BOUNDARY SURVEY		RAINBOW SPRINGS EXPRESS, LLC CIVIL ENGINEERING 2300 CURLEW ROAD LAND PLANNING STE 201 TRAFFIC/TRANSPORTATION PALM HARBOR, FLORIDA ENVIRONMENTAL SCIENCES 34683 SURVEYING PHONE (727) 789-9500 GIS FAX (727) 784-6662 AVID GROUP.COM		SEC-TWP-RGE 1-16 S-18 E DRAWN QC FIELD BOOK/PAGE 1844/27/192/44 PROJ. # 00000000 DATE OF WORK 05/28/2020 SEE SHEET 1 OF 3 FOR SURVEYOR'S SIGNATURE AND SEAL JOHN L. WABY, PLS LICENSE No. 4270		NO. DATE DESCRIPTION BY	
--------------	--	---	--	--	--	---	--	-------------------------	--

[illegible]

SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER OF THE FLORIDA CERTIFICATION AUTHORIZATION No. 7345	SEC-TWP-RGE 1-16 S-18 E DRAWN JC FIELD BOOK/PAGE 1944/57; 195/44 PROL. # 3309002 DATE OF FIELD WORK: 05/26/2020
--	---

SEE SHEET 1 OF 3 FOR SURVEYOR'S SIGNATURE AND SEAL

HN L. WABY, PLS LICENSE No.4270

CIVIL ENGINEERING 2300 CURLEW ROAD
LAND PLANNING SITE 201
TRAFFIC/TRANSPORTATION PALM HARBOR, FLORIDA
ENVIRONMENTAL SCIENCES 34683
SURVEYING PHONE (727) 789-9500
GIS FAX (727) 784-6662
AVIDGROUP.COM



TOPOGRAPHIC SURVEY WITH TREES



THE SURVEY IS NOT FULL AND COMPLETE WITHOUT THE ATTACHED SURVEY REPORT, SEE SHEET 1 OF 3.

