

APRIL 20, 2021

SUBJECT: **INITIAL COMMENTS LETTER**

PROJECT NAME: NEIGHBORHOOD STORAGE @ SW HWY 484

PROJECT #2021030084

APPLICATION: MAJOR SITE PLAN #26499

Met with staff 4/29/21. 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 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 prior to construction.
3. DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: Additional Stormwater comments
STATUS OF REVIEW: ENGINEER ACKNOWLEDGED INFO COMMENT
REMARKS: Please note that the wall will need its own building permit.
4. 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.
5. DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: 6.14.2.A(1) - Public sewer service area/provider
STATUS OF REVIEW: ENGINEER ACKNOWLEDGED INFO COMMENT
REMARKS: Project is within Marion County Utilities service area for sewer; determination of required connection TBD.
6. DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: 6.14.3 - Onsite Waste Treatment and Disposal System (OSTDS) - connection requirement on plan
STATUS OF REVIEW: ENGINEER ACKNOWLEDGED INFO COMMENT
REMARKS: Shown OSTDS approval pending outcome of sewer connection requirement; reserve comment

7. DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: 6.14.4 - Water (potable) Capital Charges and Flow Rates - proposed use identified to calculate
STATUS OF REVIEW: ENGINEER ACKNOWLEDGED INFO COMMENT
REMARKS: Capital charges will be billed when the development is in the permitting stage. A floorplan identifying number of self-storage unit doors and total SF of office space will be required.
8. DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: 6.14.4 - Sewer Capital Charges and Flow Rates - proposed use identified to calculate
STATUS OF REVIEW: ENGINEER ACKNOWLEDGED INFO COMMENT
REMARKS: pending outcome of sewer connection requirement; reserve comment
9. DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: 6.14.5.A(2) - Submittal Requirements - Proposed on-site & off-site mains and service connections
STATUS OF REVIEW: ENGINEER ACKNOWLEDGED INFO COMMENT
REMARKS: pending outcome of sewer connection requirement; reserve comment
10. DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: 6.14.5.A(3) - Submittal Requirements - Lift Stations layout, elevations, schedules
STATUS OF REVIEW: ENGINEER ACKNOWLEDGED INFO COMMENT
REMARKS: pending outcome of sewer connection requirement; reserve comment
11. DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: 6.14.5.A(8) - Submittal Requirements - Connection to existing sanitary system
STATUS OF REVIEW: ENGINEER ACKNOWLEDGED INFO COMMENT
REMARKS: pending outcome of sewer connection requirement; reserve comment
12. DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: 6.14.5.C - All issued permits related to this project shall be submitted to MCU (DOT, ROW, misc)
STATUS OF REVIEW: ENGINEER ACKNOWLEDGED INFO COMMENT
REMARKS:
13. DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: 6.14.5.C - DEP permit for sewer mains to be constructed/owned by MCU
STATUS OF REVIEW: ENGINEER ACKNOWLEDGED INFO COMMENT
REMARKS: pending outcome of sewer connection requirement; reserve comment
14. DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: 6.14.5.D - Hydraulic Analysis
STATUS OF REVIEW: ENGINEER ACKNOWLEDGED INFO COMMENT
REMARKS: pending outcome of sewer connection requirement; reserve comment
15. DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: 6.14.6 - Design Criteria for Utility Systems to be owned/maintained by MCU
STATUS OF REVIEW: ENGINEER ACKNOWLEDGED INFO COMMENT
REMARKS: pending outcome of sewer connection requirement; reserve comment

16. DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: 6.14.8.A - Completion and Closeout - PLAN NOTE: As-builts
STATUS OF REVIEW: ENGINEER ACKNOWLEDGED INFO COMMENT
REMARKS: pending outcome of sewer connection requirement; reserve comment
17. DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: 6.14.9.B - Transfer of Facilities to Marion County Utilities - PLAN NOTE:
STATUS OF REVIEW: ENGINEER ACKNOWLEDGED INFO COMMENT
REMARKS: pending outcome of sewer connection requirement; reserve comment
18. DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: 6.14.9.B - Bill of Sale
STATUS OF REVIEW: ENGINEER ACKNOWLEDGED INFO COMMENT
REMARKS: pending outcome of sewer connection requirement; reserve comment
19. DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: 6.15.3 - Fire Protection/Fire Flow Capacity
STATUS OF REVIEW: ENGINEER ACKNOWLEDGED INFO COMMENT
REMARKS: defer to MCFR
20. DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: 6.15.6.E - Meter Easements
STATUS OF REVIEW: ENGINEER ACKNOWLEDGED INFO COMMENT
REMARKS: required; shown
21. DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: 6.15.6.G & H - Meter Sizing
STATUS OF REVIEW: ENGINEER ACKNOWLEDGED INFO COMMENT
REMARKS: subject to change based on total ERC calculation
22. DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: 6.16.5.A & B - Private Wastewater Pump Stations
STATUS OF REVIEW: ENGINEER ACKNOWLEDGED INFO COMMENT
REMARKS: pending outcome of sewer connection requirement; reserve comment
23. DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: Additional Utilities comments
STATUS OF REVIEW: ENGINEER ACKNOWLEDGED INFO COMMENT
REMARKS: Marion County Utilities requested a sewer locate work order 4/1/21 to confirm distance to force main at the intersection of Marion Oaks Crse @ SW Hwy 484; results pending
24. DEPARTMENT: DOH - ENVIRONMENTAL HEALTH
REVIEW ITEM: Available Area
STATUS OF REVIEW: ENGINEER ACKNOWLEDGED INFO COMMENT
REMARKS:
25. DEPARTMENT: DOH - ENVIRONMENTAL HEALTH
REVIEW ITEM: Additional Health comments
STATUS OF REVIEW: ENGINEER ACKNOWLEDGED INFO COMMENT
REMARKS: SEPTIC SIZE IS BASED ON NUMBER OF UNITS SERVED. CANNOT DETERMINE IF AVAILABLE AREA WILL BE SUFFICIENT.

26. 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.
27. 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: Please request a waiver to the minimum 18" pipe size. Staff will support.
- 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 to allow 12" and 15" pipes with supporting hydraulic calculations.
28. 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.
29. DEPARTMENT: ENGTRF - TRAFFIC REVIEW
REVIEW ITEM: 6.11.4.B - Cross access
STATUS OF REVIEW: ENGINEER WILL COMPLY
REMARKS: 04/18/21 - A convenience store is proposed at the corner of CR 484 and SW 49th Court Rd. The cross access easement will need to be paved to the property line. Coordinate with the engineer for the convenience store.
30. DEPARTMENT: ENGTRF - TRAFFIC REVIEW
REVIEW ITEM: 6.11.5 - Driveway access
STATUS OF REVIEW: FURTHER DISCUSSION NEEDED
REMARKS: 04/18/21 - 1. A convenience store is proposed at the corner of CR 484 and SW 49th Court Rd. The convenience store and the warehouses will need to share a single driveway connection to CR 484. Coordinate the design of the driveway with the engineer for the convenience store. 2. A right turn lane may be needed at the driveway when the convenience store is constructed. The driveway should be placed in a location that takes this into account.
31. 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

32. 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 - Owner's phone number on cover sheet does not match application
33. 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 - There are 6 landscaping/irrigation sheets on index but only 3 uploaded to eplans
34. 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 WILL COMPLY
REMARKS: 4/20/21 - Add driveway waiver from DRC 9/14/20 (waiver #2524) and any additional waivers if requested in the future
35. DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: 6.14.2.A(1) - Public water service area/provider
STATUS OF REVIEW: ENGINEER WILL COMPLY
REMARKS: Project is inside Marion County Utilities service area; correct Cover Sheet - General Note #1
36. DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: 6.14.2.A - Water Connection Requirements
STATUS OF REVIEW: ENGINEER WILL COMPLY
REMARKS: 1. Directional drill cannot terminate in the middle of the project driveway; needs to be relocated.
2. Engineer to confirm the 8"x16" wet tap is physically constructible as shown on plan.
37. DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: 6.14.2.A - Sewer Connection Requirements
STATUS OF REVIEW: ENGINEER WILL COMPLY
REMARKS: Unable to determine/confirm connection distance and requirement to connect without ERC calculation. Closest available MCU sewer force main is at Marion Oaks Course 1,960' +/- east of project's NE project corner. ERC calculation worksheet can be obtained by contacting Carrie.Hyde@MarionFL.org. For this proposed use, ERCs comprised of total /100SF of office space + number of self-storage units + /100SF of total irrigated landscape area. If ERCs trip connection, a sewer force main connection (by developer incurred extension) shall be required. All sanitary sewer connection comments subject to additional review after determination of required connection.
38. DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: 6.14.2.C.2(e) - Grease Trap, FOG Worksheet
STATUS OF REVIEW: ENGINEER WILL COMPLY
REMARKS: Project type does not indicate food or industrial use; confirm.

39. DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: 6.14.4 - Water (irrigation) Capital Charges and Flow Rates - total irrigated area identified
STATUS OF REVIEW: ENGINEER WILL COMPLY
REMARKS: Identify total SF of irrigated area on sheet C006 at a minimum; prefer anywhere on L002 and C001 under "open space calculations" however latter not required
40. 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 - this fee will not change regardless of number of reviews. In order to clear this item, please submit payment with next submittal.
41. DEPARTMENT: FRMSH - FIRE MARSHAL REVIEW
REVIEW ITEM: Additional Fire comments
STATUS OF REVIEW: ENGINEER WILL COMPLY
REMARKS: Please re-evaluate buildings A, B, and C to ensure the minimum requirements are met per the Florida Fire Prevention Code Chapter 18.2.3.2.2. Fire department access roads shall be provided such that any portion of an exterior wall of the building is located not more than 150 feet from the fire department access road.
42. DEPARTMENT: 911 - 911 MANAGEMENT
REVIEW ITEM: Additional 911 comments
STATUS OF REVIEW: ENGINEER WILL COMPLY
REMARKS: Sheet C001 – Section is incorrect. It should be 9 not 16, Sheet C002 & C004 – There is an incorrect parcel number of 41205-003-00. It should be 41205-003-01.
43. DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION
REVIEW ITEM: 6.7.3 - Tree protection
STATUS OF REVIEW: N/A
REMARKS: Please provide detail
44. DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION
REVIEW ITEM: 6.7.6 - Tree removal submittal requirements
STATUS OF REVIEW: N/A
REMARKS: Indicate trees to be removed

45. DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION

REVIEW ITEM: 6.8.6 - Buffers

STATUS OF REVIEW: WAIVER REQUESTED. STAFF SUPPORTS

REMARKS: 1. East and South buffer information missing. 2. Buffer types for West and North buffers incorrect. 3. Buffer appear incomplete on plans, show plantings on East, West and South boundaries.

LDC 6.8.6.K(2) - B-Type Buffer

CODE states the B-Type buffer shall consist of a 20-foot wide landscape strip with a buffer wall. The buffer shall contain at least two shade trees and three accent/ornamental trees for every 100 lineal feet or fractional part thereof. Shrubs and groundcovers, excluding turfgrass, shall comprise at least 50 percent of the required buffer.

APPLICANT requests waiver to allow use of red cedar trees in a continuous row to match existing row of red cedar trees in-lieu-of standard buffer plantings and to allow the rear wall of the storage building to satisfy the buffer wall requirement.

46. DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION

REVIEW ITEM: 6.8.9 - Service and equipment areas

STATUS OF REVIEW: ENGINEER WILL COMPLY

REMARKS: Will there be a dumpster area on-site? If so, how will it be screened?

47. DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION

REVIEW ITEM: 6.19.3 - Outdoor lighting plan requirements

STATUS OF REVIEW: ENGINEER WILL COMPLY

REMARKS: Will there be outdoor lighting? if so, a photometric plan is required.

48. DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION

REVIEW ITEM: 6.19.4 - Exterior lighting design standards

STATUS OF REVIEW: ENGINEER WILL COMPLY

REMARKS:

49. 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: Building C is shown to be 24 feet from rear lot line. B-2 zoning requires a minimum of 25 feet. Please revise.



**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: 04/29/21 Parcel Number(s): 41200-056-07 Permit Number: _____
mm/dd/yyyy

A. PROJECT INFORMATION: Fill in below as applicable:

Project Name: Neighborhood Storage @ HWY 484 #26499 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): Todd Rudnianyn
Property Owner's Signature: _____
Property Owner's Mailing Address: 2441 NE 3rd St, Ste 101
City: Ocala State: FL Zip Code: 34470 Phone # 352-239-1555

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

Firm Name (if applicable): Rogers Engineering, LLC Contact Name: Rodney Rogers
Mailing Address: 1105 S.E. 3rd Avenue City: Ocala State: FL Zip Code: 34471
Phone # 352-622-9214 Alternate Phone # _____
Email address: mclemmons@rogerseng.com & rkrogers@rogerseng.com

D. WAIVER INFORMATION:

Section & Title of Code: 6.13.8.B(7) - Minimum Pipe Size
Reason/Justification for Waiver Request: Allow 12" and 15" pipes with supporting hydraulic calculations.

DEVELOPMENT REVIEW USE:

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

ZONING USE: Parcel of record: Yes ☐ No ☐ Eligible to apply for Family Division: Yes ☐ No ☐
Zoned: _____ ESOZ: _____ P.O.M. _____ Must Vacate Plat: Yes ☐ No ☐
Land Use: _____ Date: _____ Verified by: _____

Revised 5/2017

Submit via Email

Print Form

Clear Form

Empowering Marion for Success

www.marioncountyfl.org



**Marion County
Board of County Commissioners**

Office of the County Engineer

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

DEVELOPMENT REVIEW COMMITTEE WAIVER REQUEST FORM

Section & Title of Code: 6.8.6 - Buffers
Reason/Justification for Waiver Request: Allow use of Red Cedar trees in a continuous row to match
existing row of Red Cedar trees in lieu of standard buffer plantings. Allow rear wall of storage
building to satisfy buffer wall requirement.

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

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

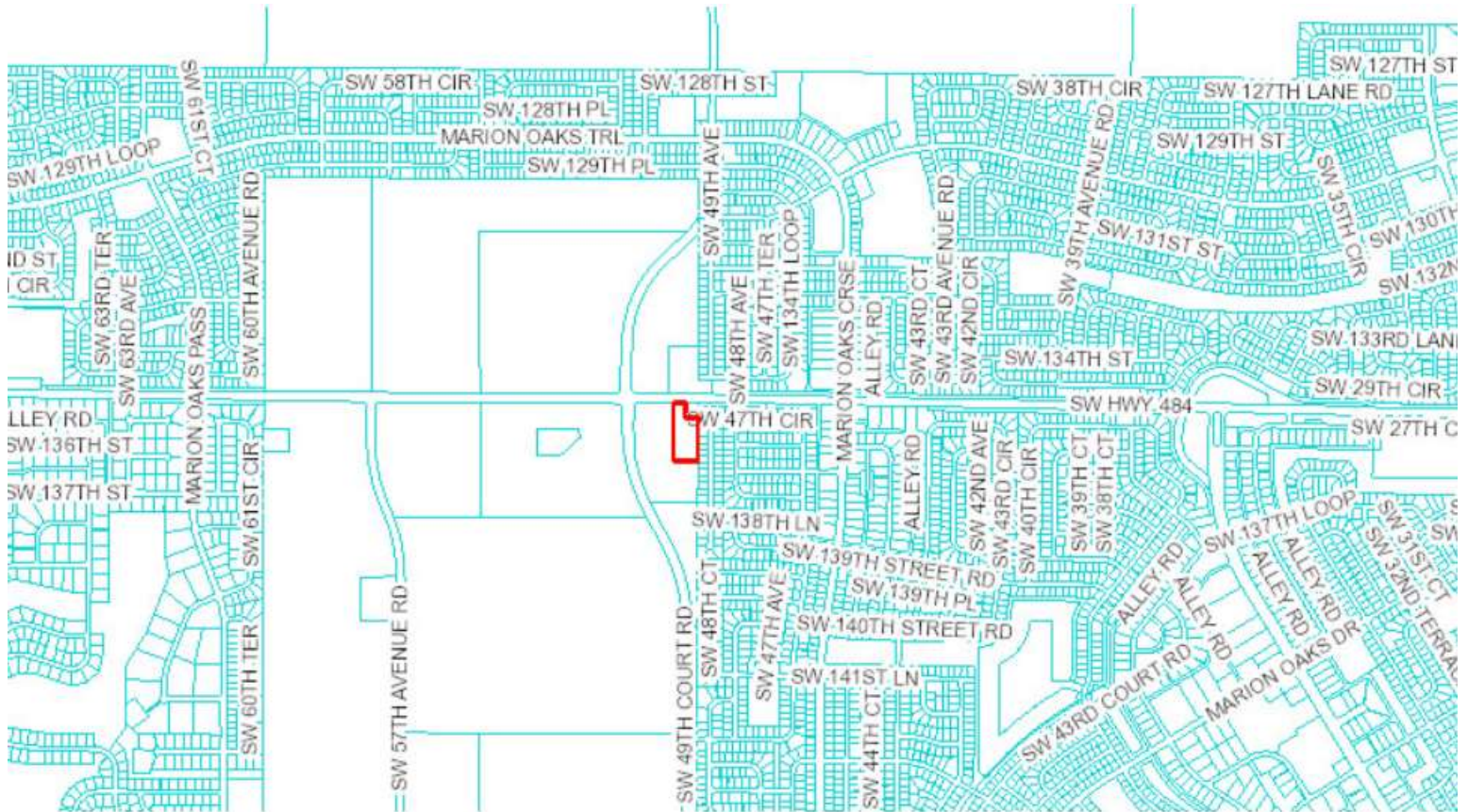
Section & Title of Code: _____
Reason/Justification for Waiver Request: _____

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

Revised 7/2017

NEIGHBORHOOD STORAGE SW HWY 484 - MAJOR SITE PLAN
Project #2021030084 #26499 Parcel #41200-056-07
ROGERS ENGINEERING

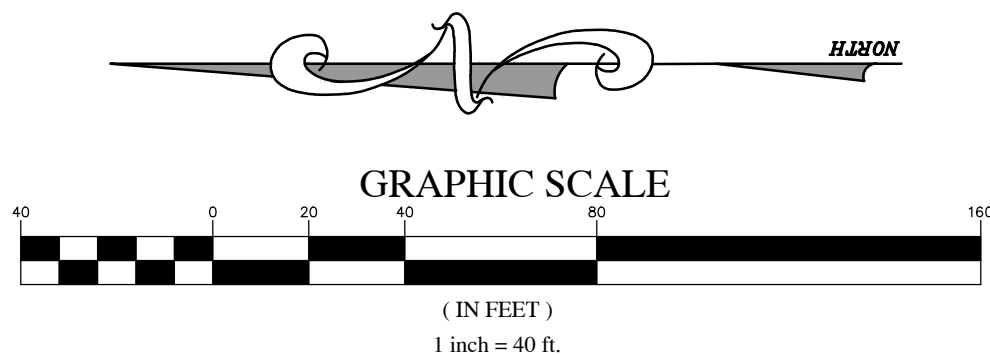


A MARION COUNTY MAJOR SITE PLAN

FOR

NEIGHBORHOOD STORAGE CENTER
S.W. HIGHWAY 484 MARION COUNTY, FL

SHEET
C001

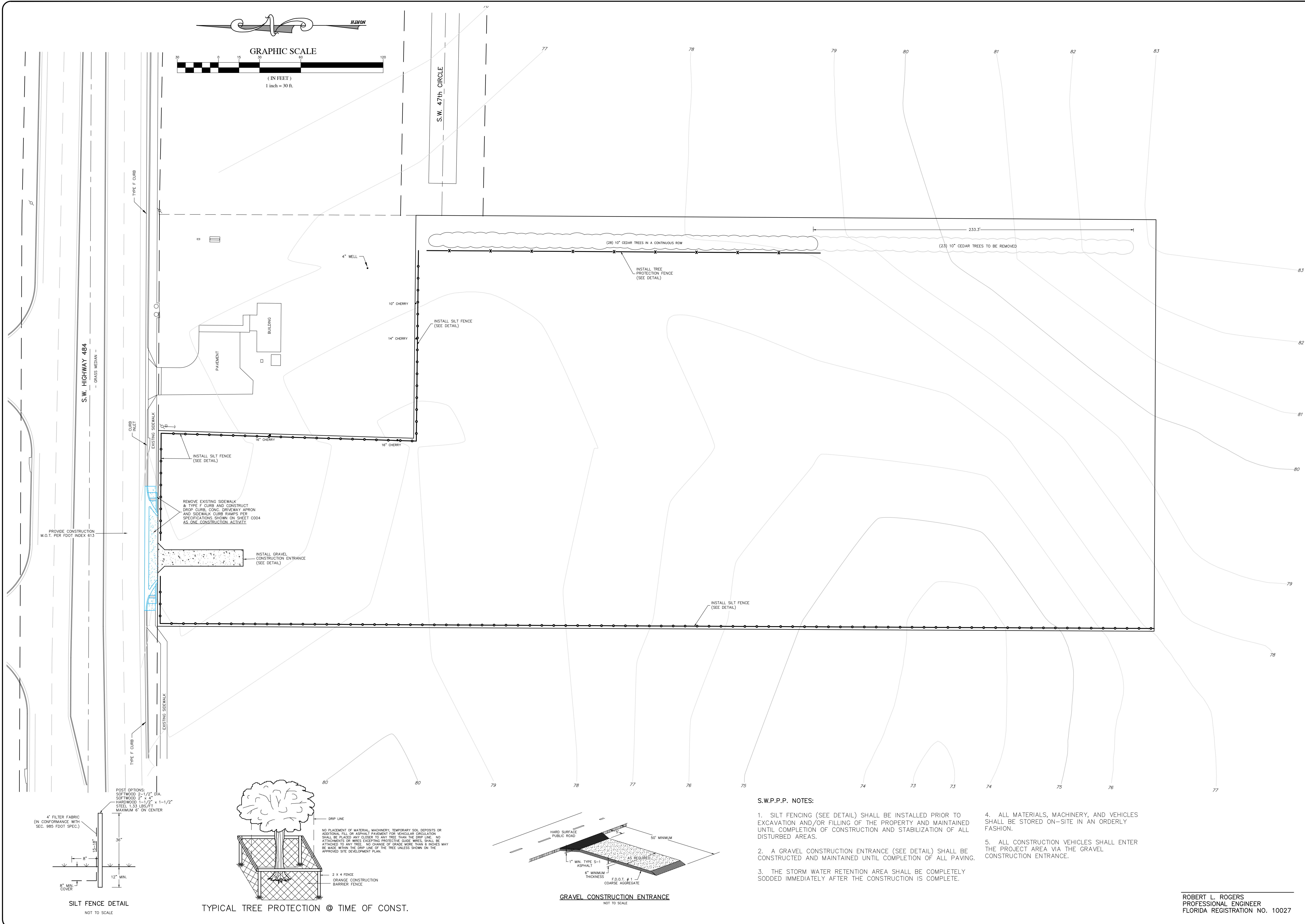


JOB No.
20_41200-056-0

DATE
3-19-2021

SCALE
1" = 40'

SHEET
C002



- S.W.P.P. NOTES:**
1. SILT FENCING (SEE DETAIL) SHALL BE INSTALLED PRIOR TO EXCAVATION AND/OR FILLING OF THE PROPERTY AND MAINTAINED UNTIL COMPLETION OF CONSTRUCTION AND STABILIZATION OF ALL DISTURBED AREAS.
 2. A GRAVEL CONSTRUCTION ENTRANCE (SEE DETAIL) SHALL BE CONSTRUCTED AND MAINTAINED UNTIL COMPLETION OF ALL PAVING.
 3. THE STORM WATER RETENTION AREA SHALL BE COMPLETELY SODDED IMMEDIATELY AFTER THE CONSTRUCTION IS COMPLETE.
 4. ALL MATERIALS, MACHINERY, AND VEHICLES SHALL BE STORED ON-SITE IN AN ORDERLY FASHION.
 5. ALL CONSTRUCTION VEHICLES SHALL ENTER THE PROJECT AREA VIA THE GRAVEL CONSTRUCTION ENTRANCE.

ROBERT L. ROGERS
PROFESSIONAL ENGINEER
FLORIDA REGISTRATION NO. 10027

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Rodney K. Rogers, PSM
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Robert L. Rogers, PE
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RODNEY K. ROGERS, PSM
Fl. Reg. No. 5274
rkrogers@ogengineering.com

DATE

REVISION

ROGERS ENGINEERING, LLC
Civil Engineering & Land Surveying

1105 S.E. 3rd Avenue • Ocala, Florida 34471 • Ph. (352) 622-9214 • Lic. Bus. #4074

A MAJOR SITE PLAN
FOR
NEIGHBORHOOD STORAGE CENTER
SW Hwy. 484 MARION COUNTY, FL

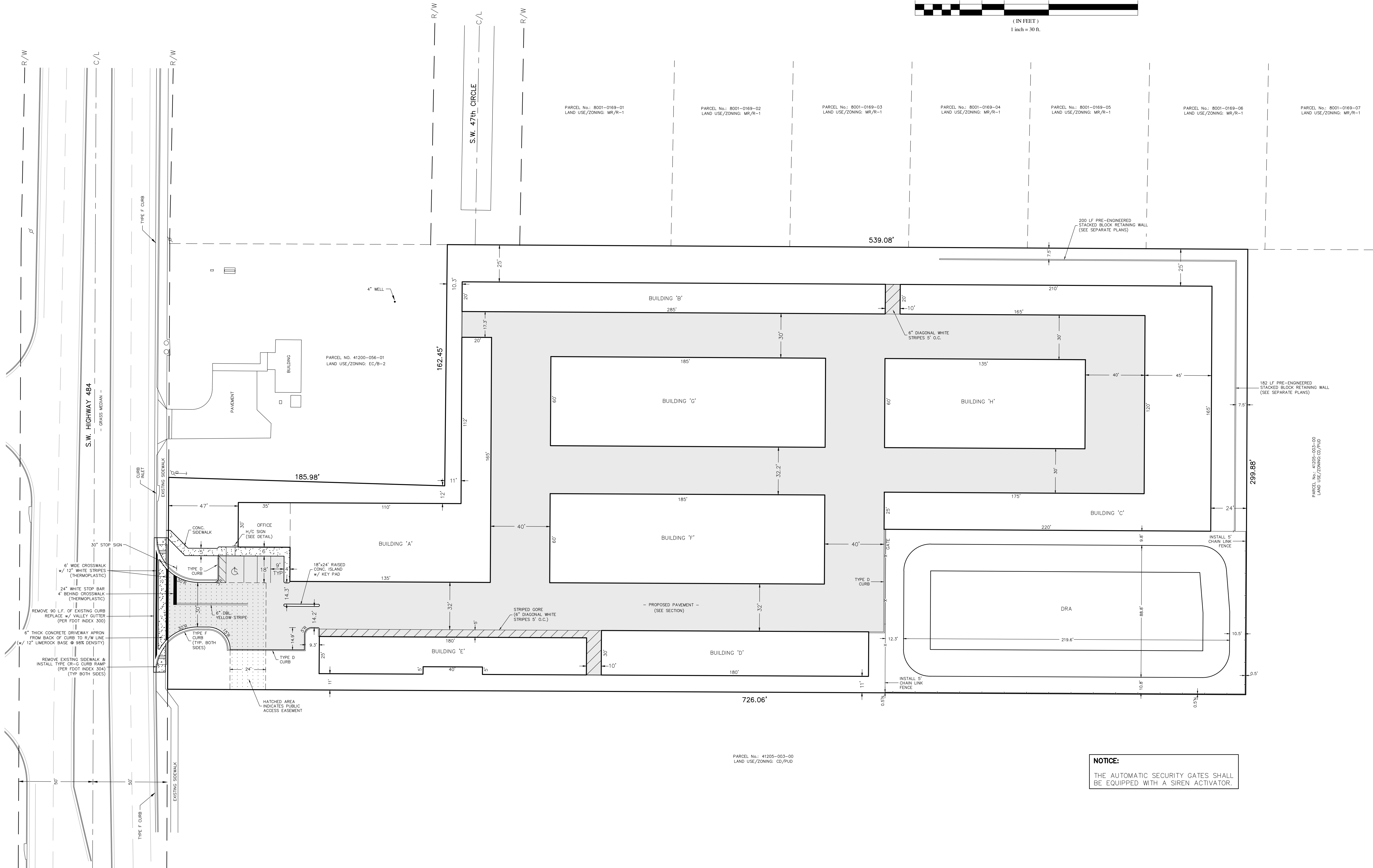
S.W.P.P. & Tree Removal Plan

JOB No.
20-41200-056-07

DATE
3-19-2021

SCALE
1" = 30'

SHEET
C003



NOTICE:
THE AUTOMATIC SECURITY GATES SHALL
BE EQUIPPED WITH A SIREN ACTIVATOR.

ROBERT L. ROGERS
PROFESSIONAL ENGINEER
FLORIDA REGISTRATION NO. 10027

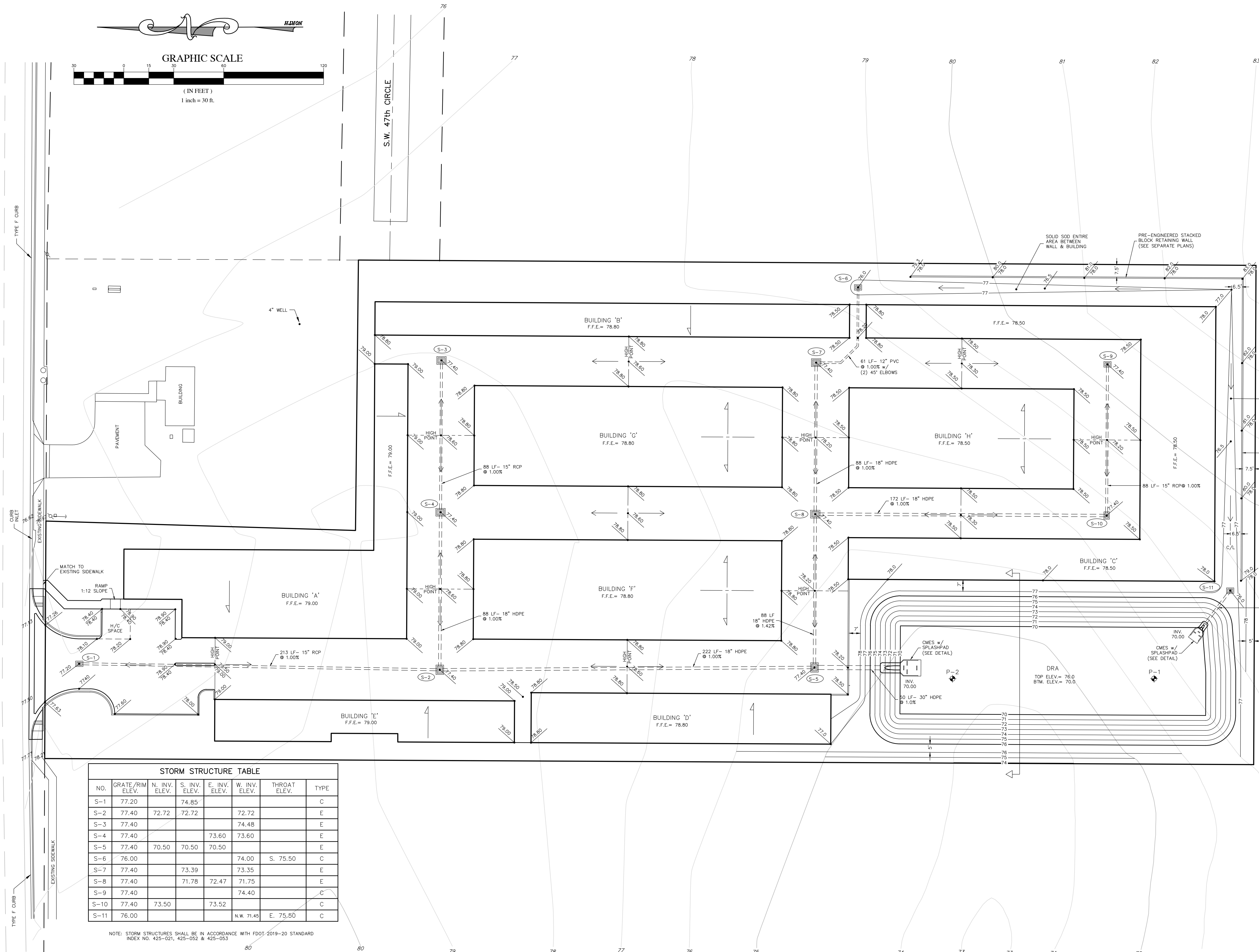
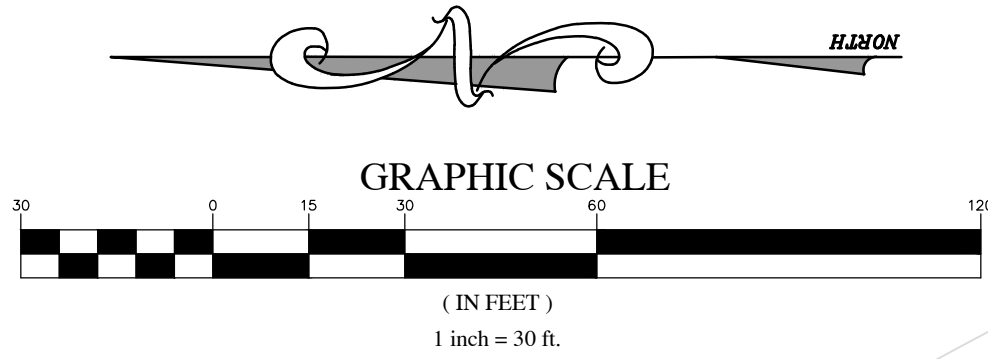
ROGERS ENGINEERING, LLC
Civil Engineering & Land Surveying
1105 S.E. 3rd Avenue • Ocala, Florida 34471 • Ph. (352) 622-9214 • Lic. Bus. #4074

A MAJOR SITE PLAN
FOR
NEIGHBORHOOD STORAGE CENTER
SW Hwy. 484 MARION COUNTY, FL
Layout Plan

JOB No. 20_41200-056-07
DATE 3-19-2021
SCALE 1" = 30'
SHEET C004

Robert L. Rogers, PE
Fl. Reg. No. 10027
rrogers@rogerseng.com
Rodney K. Rogers, PSM
Fl. Reg. No. 5274
rkrogers@rogerseng.com

DATE	REVISION



STORM STRUCTURE TABLE							
NO.	GRATE/RIM ELEV.	N. INV. ELEV.	S. INV. ELEV.	E. INV. ELEV.	W. INV. ELEV.	THROAT ELEV.	TYPE
S-1	77.20		74.85				C
S-2	77.40	72.72	72.72		72.72		E
S-3	77.40				74.48		E
S-4	77.40			73.60	73.60		E
S-5	77.40	70.50	70.50	70.50			E
S-6	76.00				74.00	S. 75.50	C
S-7	77.40		73.39		73.35		E
S-8	77.40		71.78	72.47	71.75		E
S-9	77.40				74.40		C
S-10	77.40	73.50		73.52			C
S-11	76.00				N.W. 71.45 E. 75.50		C

NOTE: STORM STRUCTURES SHALL BE IN ACCORDANCE WITH FDOT 2019-20 STANDARD INDEX NO. 425-021, 425-052 & 425-053

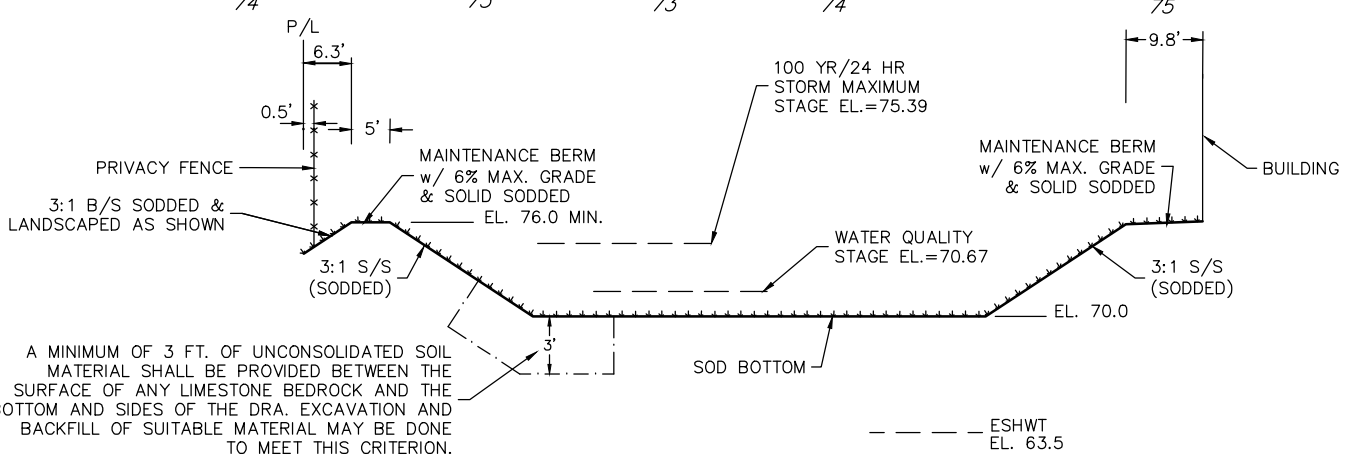
SINKHOLE REPAIR PLAN

IF A SINKHOLE DEVELOPS WITHIN THE WATER RETENTION BASINS, THE FOLLOWING IS THE RECOMMENDED CORRECTIVE ACTION:

- CONTACT MARION COUNTY ENGINEERING AT (352) 671-8686 AND THE SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT IMMEDIATELY UPON DISCOVERY AND PROVIDE WARNING BARRICADES, ETC. AROUND THE HOLE.
- WHERE LIMEROCK OR SHELL STONE IS EVIDENT FROM THE OPENING OF THE HOLE, WE RECOMMEND THE FOLLOWING REPAIR:
 - USING 1 - 2' DIAMETER BOULDERS OF LIMEROCK, CHERT OR SIMILAR HARD MATERIAL, BACKFILL THE CAVITY TO WITHIN 5' OF THE SURFACE.
 - USING A SMALLER DIAMETER (4" - 1") STONE, FILL THE REMAINDER OF THE CAVITY TO WITHIN 2' OF THE SURFACE.
 - USING A BACKHOE, PROVIDE FOR THE COMPACTION OF THE FILLED CAVITY BY HYDRAULICALLY COMPRESSING THE FILLED MATERIAL.
 - FILL THE REMAINDER OF THE CAVITY USING SEPTIC TANK DRAINFIELD GRAVEL TO THE GROUND SURFACE.
 - USING A VERY WET CEMENT SLURRY, POUR CONCRETE OVER THE CAVITY IN A SLOW AND GRADUAL MANNER RAKING THE CEMENT WITH THE GRAVEL TO OBTAIN AS MUCH VERTICAL PENETRATION OF THE CONCRETE AS POSSIBLE.

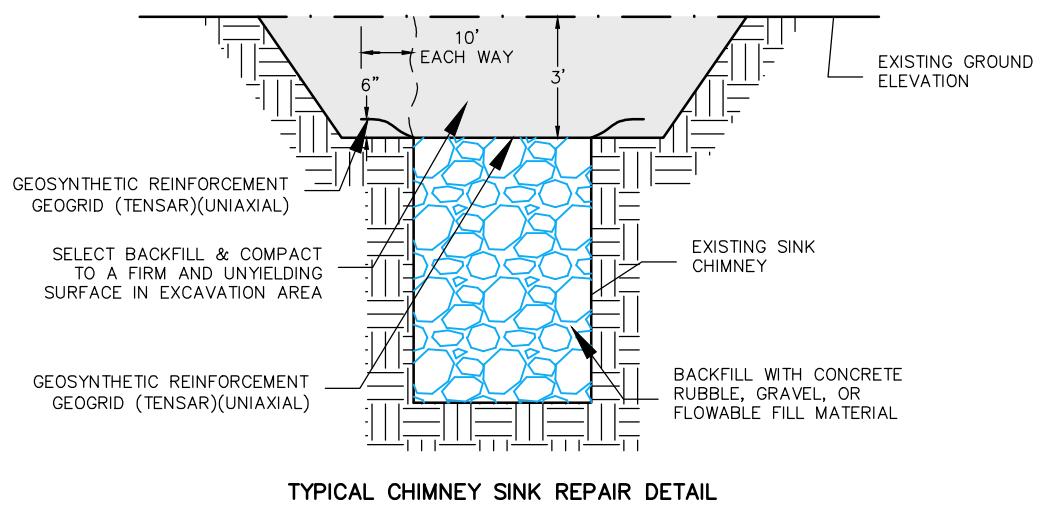
GRADE AND SMOOTH CONCRETE TO ASSURE THAT TOP OF CONCRETE IS AT THE SAME LEVEL AS THE BOTTOM ELEVATION OF THE BASIN.

- IN THOSE AREAS WHERE NO LIMEROCK IS EVIDENT, THE FOLLOWING PROCEDURE IS SUGGESTED:
 - USING BACKHOE, REMOVE SUFFICIENT MATERIAL FROM THE SURFACE OF THE HOLE TO ALLOW ADEQUATE AREA IN WHICH MATERIAL CAN BE PLACED SO THAT IT WILL REACH THE BOTTOM OF THE HOLE.
 - USING A HEAVIER SOIL (CLAYEY-SAND OR CLAY) PLACE MATERIAL IN THE HOLE WITH A BACKHOE AND USE THE BUCKET TO HYDRAULICALLY COMPACT THE MATERIAL TO BE PLACED. PERFORM THIS OPERATION IN LIFTS, WITH NO LIFT BEING GREATER THAN 2' IN HEIGHT.
 - COMPACT THE MATERIAL TO WITHIN 4"± OF THE SURFACE OF THE SINKHOLE.
 - FORM AND POUR A CONCRETE CAP OVER THE DISTURBED AREA USING 2500# CONCRETE AND FORM BOARDS TO ASSURE THAT ALL CONCRETE IS AT LEAST 4" IN THICKNESS. BE ASSURED THAT THE CONCRETE CAP IS AT THE SAME LEVEL AS THE SURROUNDING ELEVATION.
- AFTER COMPLETION OF THE WORK, REMOVE AND HAUL OFF ANY EXCESS MATERIAL (SOIL AND ROCK) AND REMOVE ANY WASTE CONCRETE THAT WOULD TEND TO SEAL THE POND BOTTOM. REPAIR AND RESLOPE SIDES OF THE BASIN AS A RESULT OF THE WORK.
- PLEASE EXERCISE CAUTION AND WALK THE ENTIRE BOTTOM AREA OF THE POND BEFORE COMMENCEMENT TO ASSURE GOOD SOLID SUPPORT OF THE PROPOSED CONSTRUCTION EQUIPMENT AND MATERIALS.



SECTION A-A
N.T.S.

NOTE: ALL SOD USED WITHIN THE DRA SHALL BE FLORIDA FRIENDLY NON-MUCK GROWN SOD



ROBERT L. ROGERS
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FLORIDA REGISTRATION NO. 10027

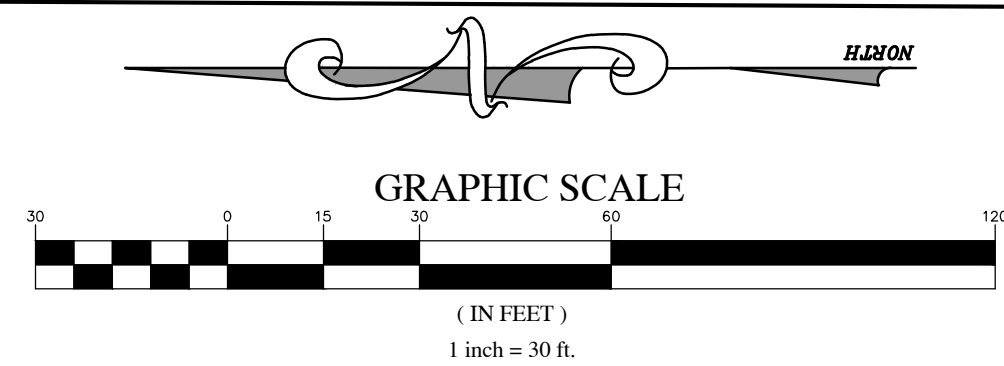
DATE	REVISION

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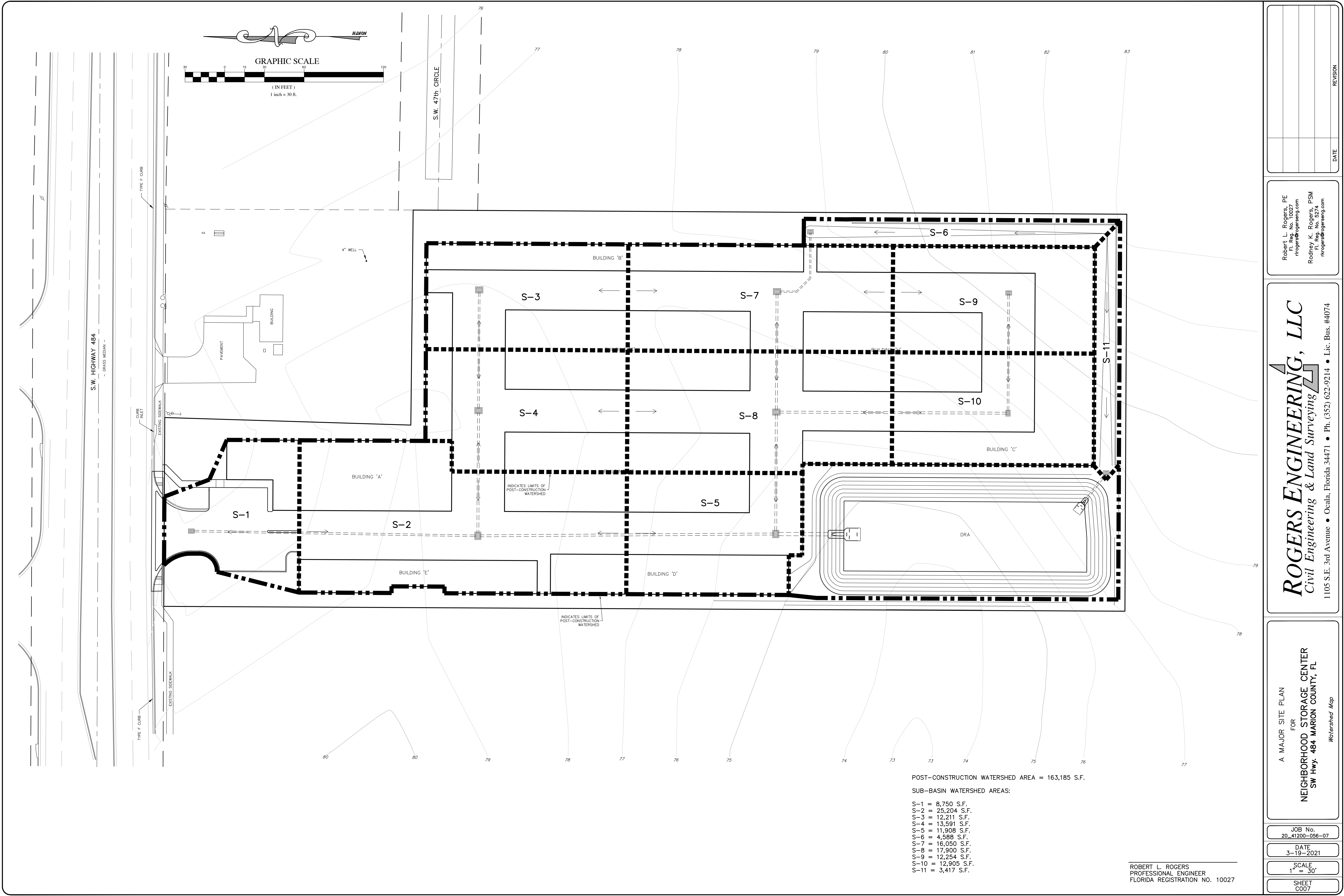
ROGERS ENGINEERING, LLC
Civil Engineering & Land Surveying
1105 S.E. 3rd Avenue • Ocala, Florida 34471 • Ph. (352) 622-9214 • Lic. Bus. #4074

A MAJOR SITE PLAN
FOR
NEIGHBORHOOD STORAGE CENTER
SW Hwy. 484 MARION COUNTY, FL
Grading & Drainage Plan

JOB No. 20-41200-056-07
DATE 3-19-2021
SCALE 1" = 30'
SHEET C005



- ROBERT L. ROGERS
PROFESSIONAL ENGINEER
FLORIDA REGISTRATION NO. 10027



POST-CONSTRUCTION WATERSHED AREA = 163,185 S.F.

SUB-BASIN WATERSHED AREAS:

- S-1 = 8,750 S.F.
- S-2 = 25,204 S.F.
- S-3 = 12,211 S.F.
- S-4 = 13,591 S.F.
- S-5 = 11,908 S.F.
- S-6 = 4,588 S.F.
- S-7 = 16,050 S.F.
- S-8 = 17,900 S.F.
- S-9 = 12,254 S.F.
- S-10 = 12,905 S.F.
- S-11 = 3,417 S.F.

ROBERT L. ROGERS
PROFESSIONAL ENGINEER
FLORIDA REGISTRATION NO. 10027

FOR
NEIGHBORHOOD STORAGE CENTER
SW Hwy. 484 MARION COUNTY, FL

A MAJOR SITE PLAN

Watershed Map

ROGERS ENGINEERING, LLC
Civil Engineering & Land Surveying

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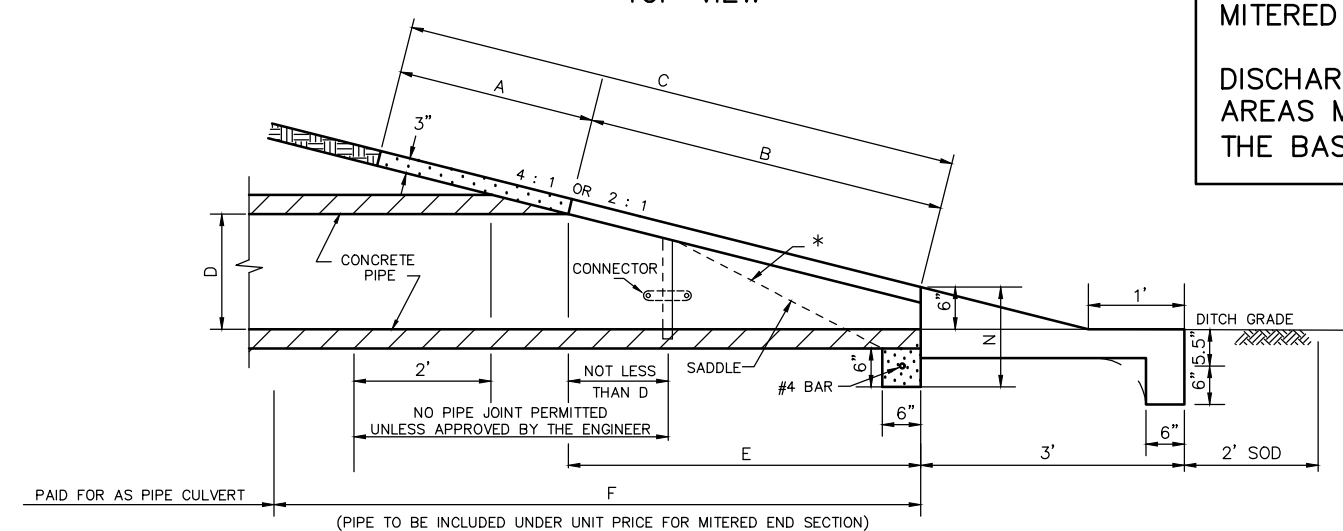
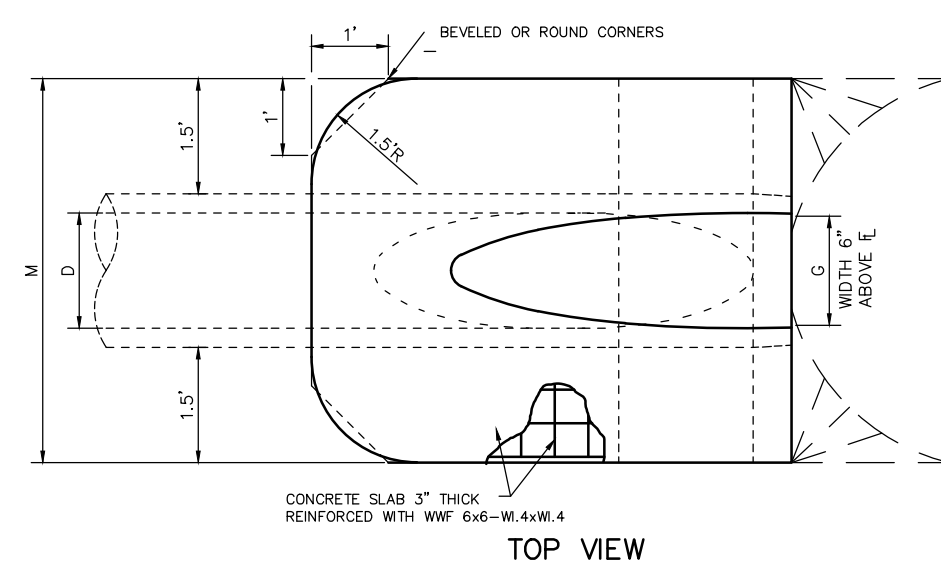
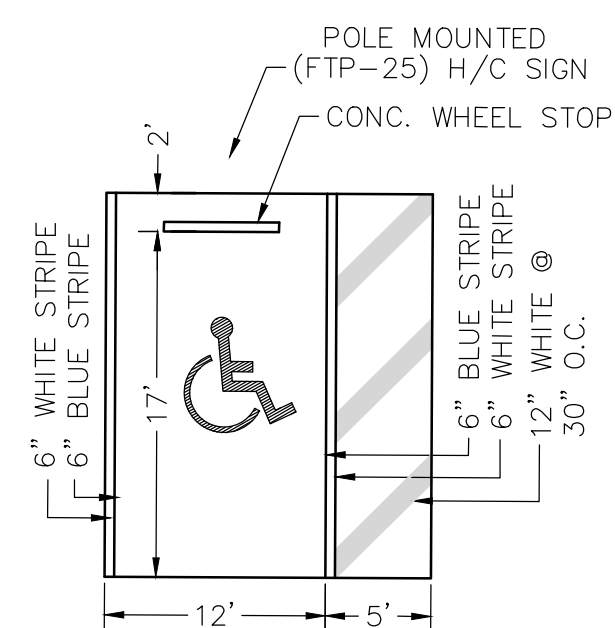
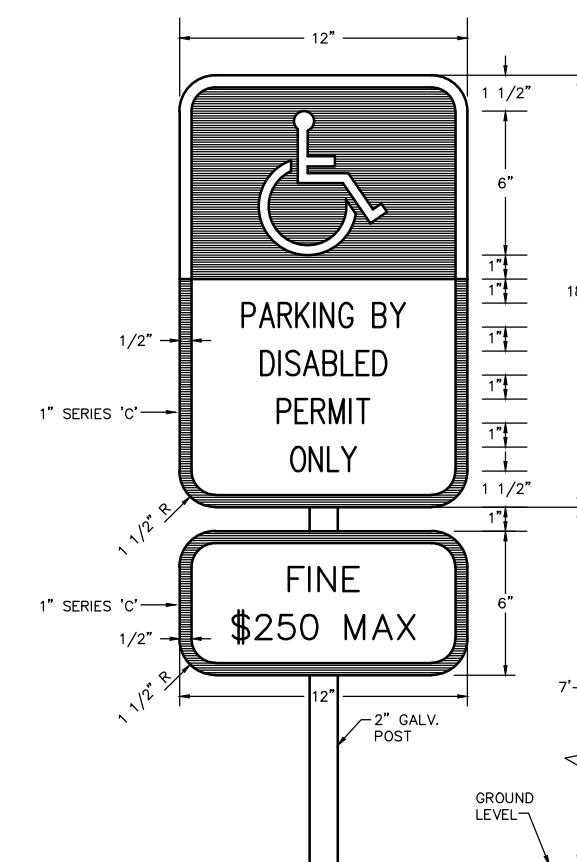
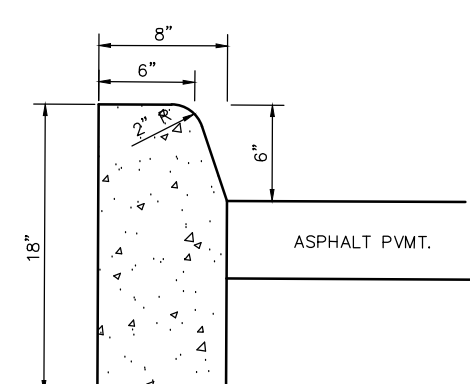
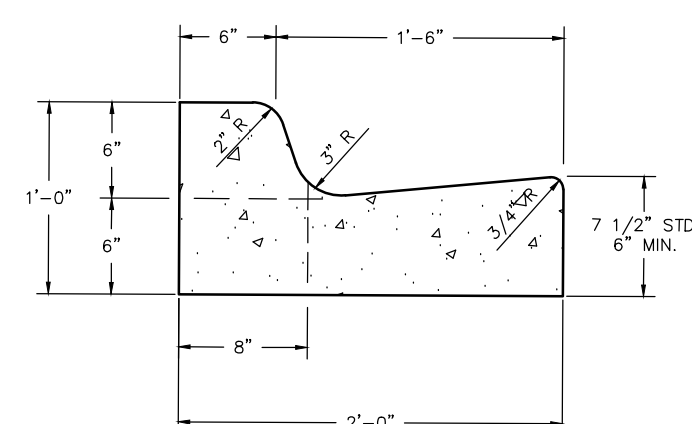
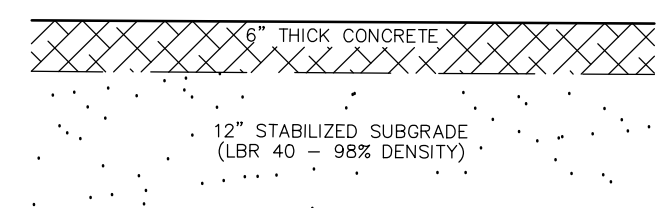
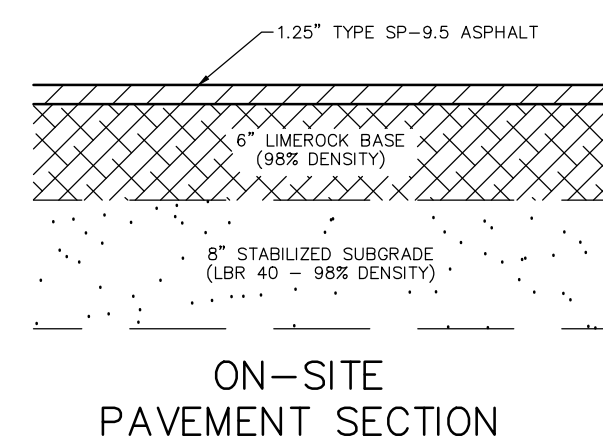
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SCALE
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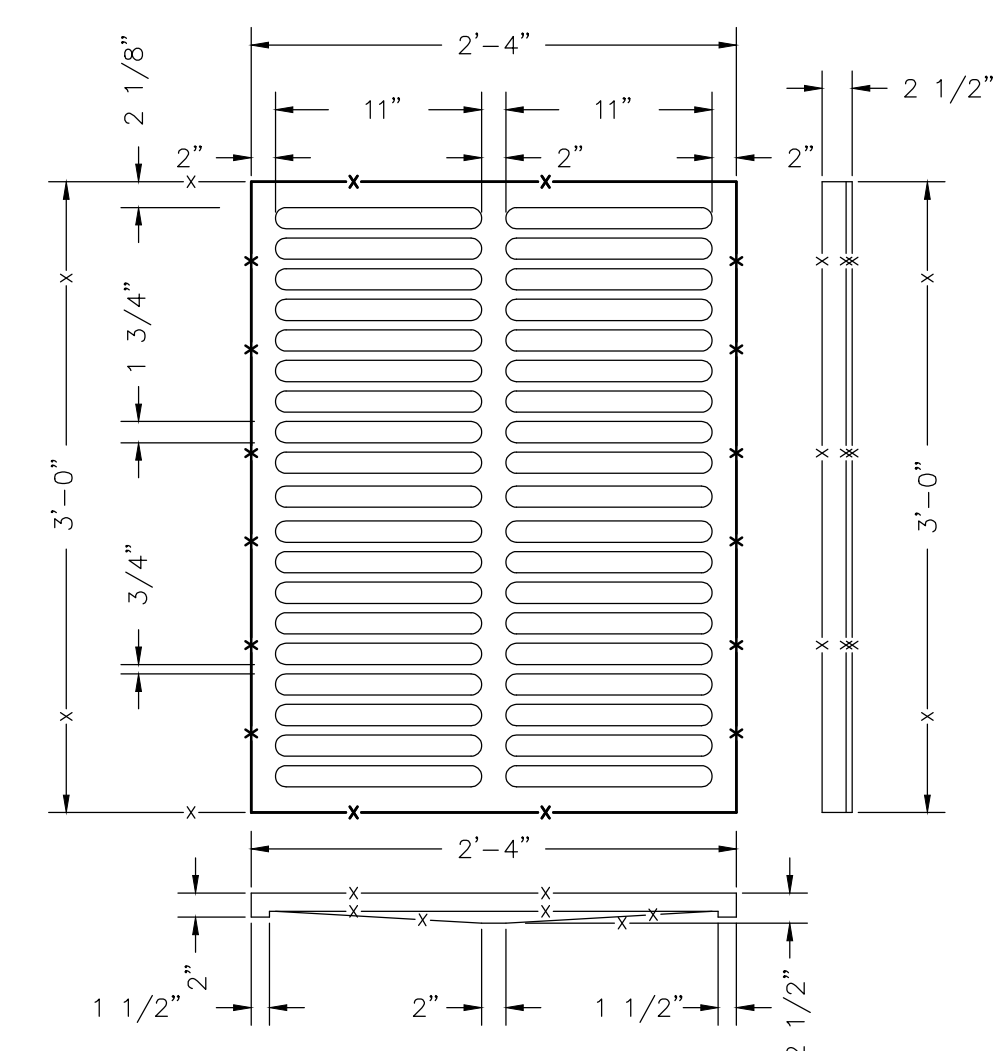
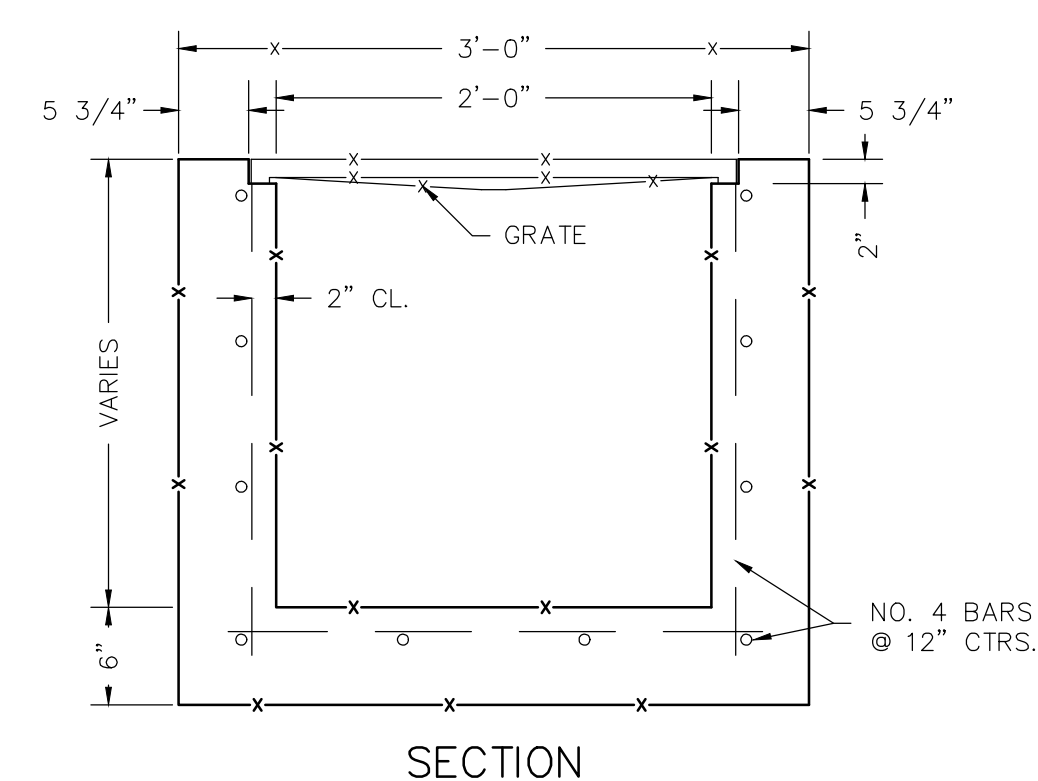
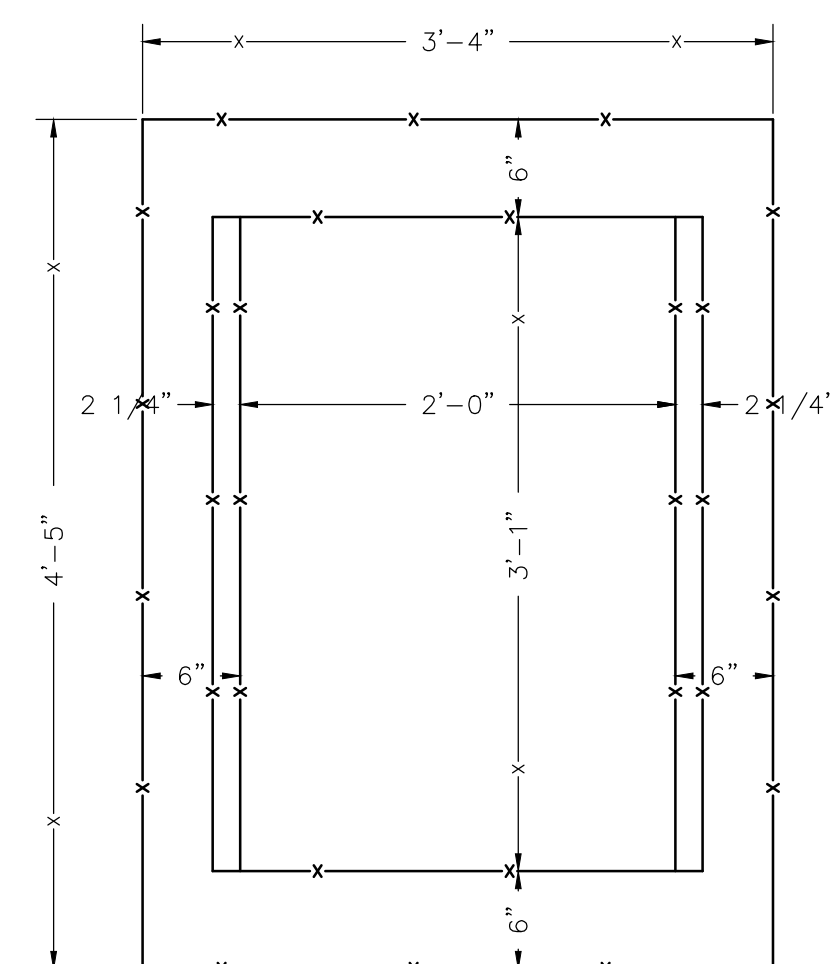
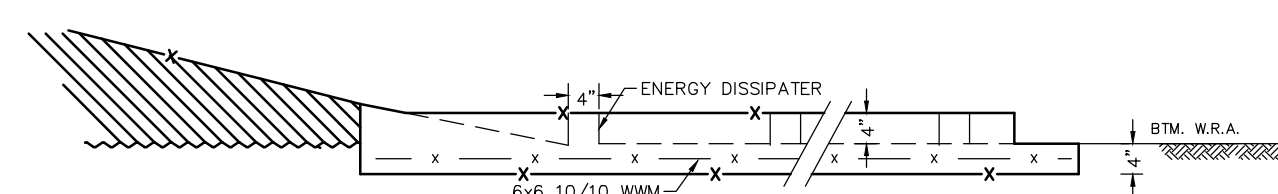
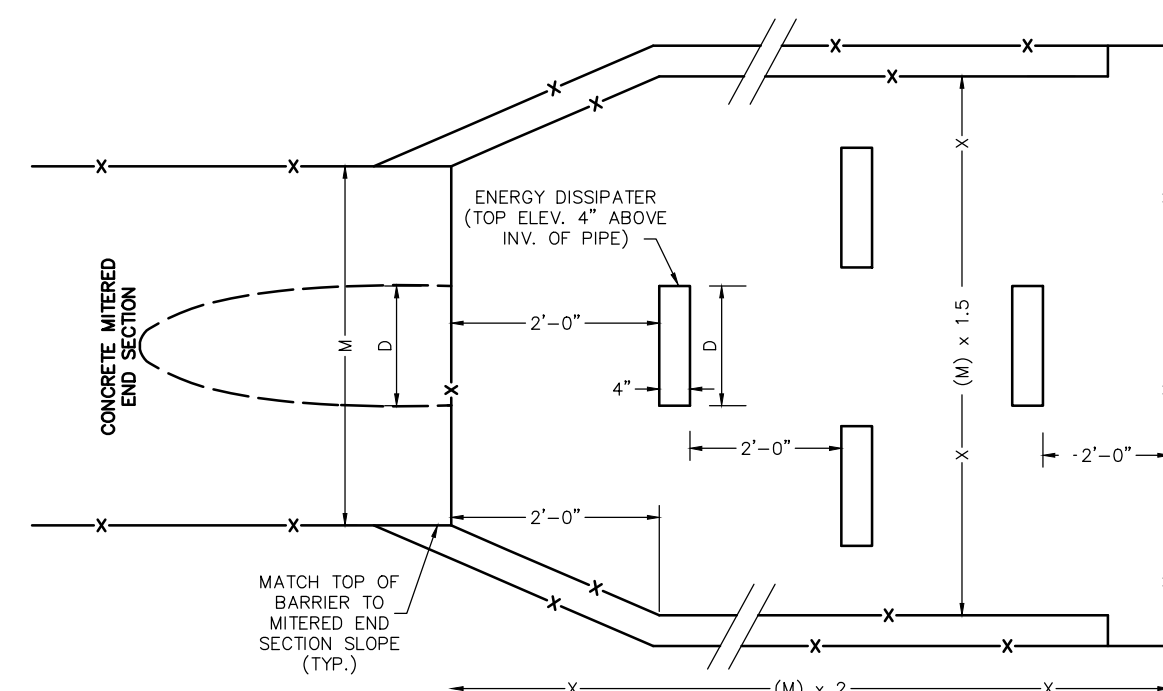
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REVISION

DATE



SECTION DIMENSIONS



ROBERT L. ROGERS
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FLORIDA REGISTRATION NO. 10027

ROGERS ENGINEERING, LLC
Civil Engineering & Land Surveying

A MAJOR SITE PLAN
FOR
NEIGHBORHOOD STORAGE CENTER
SW Hwy. 484 MARION COUNTY, FL

Construction Details Sheet

JOB No.
20_41200-056-07

DATE
3-19-2021

SCALE
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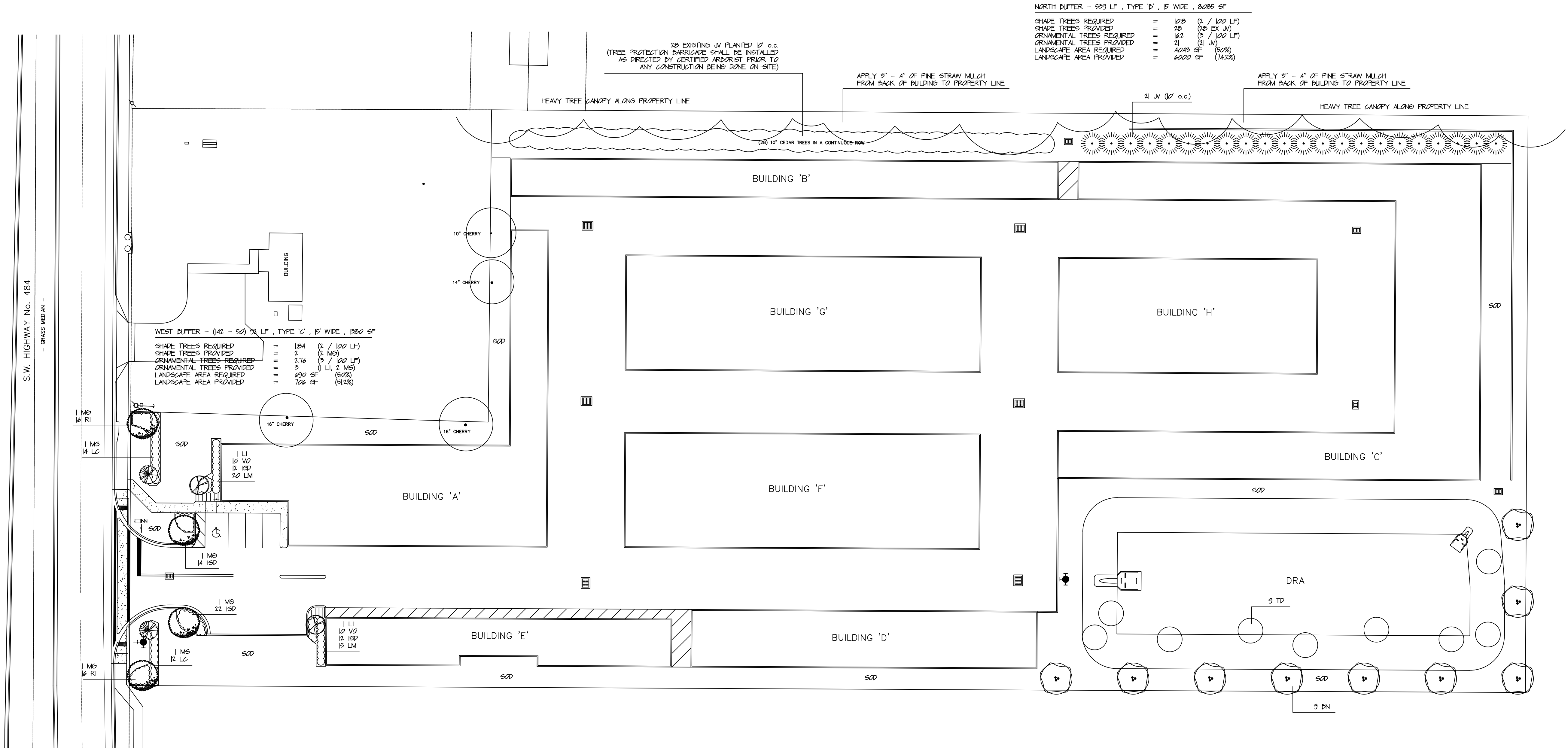
SHEET
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REVISION

DATE _____

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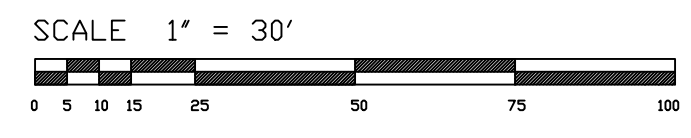
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LANDSCAPE MATERIAL LIST									
SHADE TREES									
3	BN	BETULA NIGRA	RIVER BIRCH	NATIVE	65 GAL, 3.5" CAL, 5' - 10' TALL, MULTI-TRUNK, FULL CANOPY				
21	JV	UNIFOLIUS VIRGINIANA	SOUTHERN RED CEDAR	NATIVE	65 GAL, 3.5" CAL, 5' - 9' TALL, FULL TO GROUND, SET 10' o.c.				
4	MG	MAGNOLIA GRANDIFLORA 'DDBLANCHARD'	SOUTHERN MAGNOLIA	NATIVE	65 GAL, 3.5" CAL, 5' - 10' TALL, SINGLE LEADER, 4' CT, FULL CANOPY				
9	TD	TAXODIUM DISTICHUM	PAUD CYPRESS	NATIVE	65 GAL, 3.5" CAL, 5' - 10' TALL, SINGLE LEADER, 4' CT, FULL CANOPY				
ORNAMENTAL TREES									
2	LI	LAGERSTROEMIA INDICA 'TUSCARORA'	GRAPE MYRTLE		25 GAL, 2.5" CAL, 6' - 7' TALL, MULTI-TRUNK, FULL CANOPY				
1	MS	MAGNOLIA SOLANSEANA	JAPANESE MAGNOLIA		25 GAL, 2.5" CAL, 5' - 6' TALL, MULTI-TRUNK, FULL CANOPY				
SHRUBS & GROUNDCOVER									
60	ISD	ILEX STOKES DWARF	STOKES DWARF HOLLY	NATIVE	3 GAL, 1.5" - 1.8", WELL-ROUNDED, FULL				
35	LM	LIROPE MUSCARI 'BIG BLUE'	BORDER GRASS		1 GAL, MIN 7" - 9" PPS, FULL, SET 18" o.c.				
24	LC	LOROPETALUM CHINENSIS	FRINGE BUSH		3 GAL, 2.5" - 3.0", FULL				
32	RI	RAPHIOLEPIS INDICA	INDIAN HAWTHORN		3 GAL, 1.5" - 1.8", WELL-ROUNDED, FULL				
12	VO	VIBURNUM OBOVATUM	WALTERS VIBURNUM	NATIVE	3 GAL, 1.5" - 2.4", FULL, SET 9" o.c.				
10,000 SF - ARGENTINE-BAHIA SOD									
OVERALL TREE CALCULATIONS									
TOTAL PROJECT AREA	=	180,081 SF (4.32 AC)							
TOTAL SHADE TREES REQUIRED	=	67 (1 / 3000 SF)							
EX SHADE TREES PRESERVED	=	32							
NEW SHADE TREES REQUIRED	=	327							
NEW SHADE TREES PROVIDED	=	49 (3 BN, 21 JV, 4 MG, 9 TD)							
TREE PRESERVATION CALCULATIONS									
TOTAL EXISTING TREES	=	56 (3 / AC (576") (39.3" / AC) = 492)							
PRESERVATION REQUIRED	=	173 (4 / AC (9216") (120" / AC) = 492)							
PRESERVATION PROVIDED	=	32 (1.4 / AC (9216") (7718" / AC) = 492)							
MITIGATION REQUIRED	=	36" (492 - 356")							
MITIGATION PROVIDED	=	1805" (3 BN, 21 JV, 4 MG, 9 TD)							
LANDSCAPE / OPEN SPACE									
TOTAL PROJECT AREA	=	180,081 SF							
LANDSCAPE AREA REQUIRED	=	31,617 SF (1.75 AC)							
LESS BUILDINGS	=	<1,245 SF>							
LESS PAVEMENT	=	<38,216 SF>							
LESS DRA	=	<10,184 SF>							
LANDSCAPE AREA PROVIDED	=	39,642 SF (1.15 AC)							
BUILDING FRONTAGE LANDSCAPING									
TOTAL BUILDING FRONTAGE	=	79 LF							
LANDSCAPE AREA REQUIRED	=	474 LF (60%)							
LANDSCAPE AREA PROVIDED	=	60 LF (16%)							

LANDSCAPE NOTES									
1.	ALL MATERIAL SHALL BE FLORIDA #1 GRADE OR BETTER								
2.	ALL LANDSCAPE AREAS SHALL BE MULCHED WITH 2" - 3" OF PINE DARK MULCH								
3.	5" - 4" OF PINE STRAW MULCH SHALL BE INSTALLED IN NORTH BUFFER BTW BUILDINGS AND PROPERTY LINE								
4.	ALL MATERIAL INSTALLED SHALL MEET THE 2015 GRADES AND STANDARDS FOR LANDSCAPE INSTALLATION								
5.	CERTIFICATION IS REQUIRED FROM THE NURSERY AND/OR THE LANDSCAPE CONTRACTOR THAT THE TREE ROOT BALL HAS BEEN SHAVED PER GRADES AND STANDARDS								
6.	ALL TREES MUST BE INSPECTED AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO ACCEPTANCE								
7.	ALL NEW TREES MUST BE GUAYED OR STAKED AS DETAILED								
8.	EXISTING TREES THAT ARE TO REMAIN MUST BE PROTECTED THROUGHOUT CONSTRUCTION								
9.	THE LANDSCAPE ARCHITECT SHALL REVIEW WITH THE CONTRACTOR ALL LANDSCAPING THAT IS TO BE DONE AND SHALL IDENTIFY THE SCOPE OF WORK								
10.	PLACEMENT OF ALL LANDSCAPE MATERIAL MUST BE APPROVED BY THE LANDSCAPE ARCHITECT								
11.	ALL LANDSCAPE MATERIAL MUST BE INSTALLED WITH NATIVE PEAT AND SLOW-RELEASE NITROGEN FERTILIZER								
12.	ALL MATERIAL SHALL BE GUARANTEED FOR 90 DAYS FROM THE DATE OF ACCEPTANCE								
13.	LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING IN ALL TREES AND REMOVING AIR-POCKETS								
14.	DURING THE ESTABLISHMENT PERIOD (FIRST 30 DAYS) THE LANDSCAPE CONTRACTOR SHALL APPLY A MINIMUM OF 60 - 80 GPD TO ALL NEW TREES AND PALMS								
15.	LANDSCAPE CONTRACTOR MUST LOCATE ALL UNDERGROUND UTILITIES PRIOR TO ANY INSTALLATION								
16.	NO PLANTINGS OR OTHER OBSTRUCTIONS MAY BE WITHIN THE 1' VEHICULAR OVERHANG AREA								
17.	ARGENTINE-BAHIA SOD SHALL BE INSTALLED IN ALL DISTURBED AREAS OUTSIDE OF THE LANDSCAPE BEDS								
18.	SOD SHALL BE INSTALLED WITH NO GAPS OR OVERLAPS, AND JOINTS SHALL BE SANDED PER INDUSTRY STANDARDS								
19.	ALL WIRE MESH AND/OR BACKING MUST BE COMPLETELY REMOVED FROM SOD PRIOR TO ACCEPTANCE								
20.	SEE CIVIL PLANS FOR SODDING OF THE DRA SIDE-SLOPES AND BOTTOM								
21.	PLANTING SOIL USED FOR THE BUILDING PLANTERS AND BACKFILLING OF THE LANDSCAPE ISLANDS, ETC., MUST BE REVIEWED AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO ANY INSTALLATION. ALL SOIL SHALL BE WEED-FREE, CONTAIN NO STICKS, ROCKS, OR OTHER FOREIGN OBJECTS, AND SHALL BE A MIXTURE OF 40% SAND, 50% LOAM, AND 10% TOP-SOIL								
22.	THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR THE PROPER DISPOSAL OF ALL PLANT MATERIAL, ROOTS, SOIL, AND OTHER LANDSCAPE ITEMS REMOVED FROM THIS SITE								
23.	THE LANDSCAPE CONTRACTOR MUST PROVIDE AN AS-BUILT OF THE IRRIGATION SYSTEM TO THE LANDSCAPE ARCHITECT PRIOR TO REQUESTING ANY INSPECTIONS AND/OR APPROVALS								
24.	THE CONTRACTOR SHALL KEEP THE SITE CLEAN OF ALL DEBRIS, SEDIMENT, DIRT, ETC., AND ENSURE THAT THAT DRAINAGE SYSTEM REMAINS CLEAR AND THAT PEDESTRIAN WAYS ARE NOT BLOCKED								
25.	TREE PROTECTION BARRICADE SHALL BE INSTALLED IN NORTH BUFFER PRIOR TO THE START OF ANY CONSTRUCTION. CERTIFIED ARBORIST MUST REVIEW AND APPROVE BARRICADE LOCATION								

26.	DO NOT PLANT NEW TREES TOO DEEP. UNCOVER THE TRUNK FLARE AND SET THIS AT OR ABOVE THE SURROUNDING SOIL LEVEL
27.	REMOVE ANY TREE WRAP FROM AROUND THE TRUNK OF NEW TREES TO BE INSTALLED
28.	ALL NEW TREES AND SHRUBS MUST MEET THE 'AMERICAN STANDARDS FOR NURSERY STOCK' (ANSI Z601)
29.	LANDSCAPE ARCHITECT MAY REQUIRE PRUNING OF NEW TREES AFTER INSTALLATION IF IT IS DETERMINED THAT THE TREES NEED A SINGLE DOMINANT LEADER ESTABLISHED OR CLUSTER BRANCHES REMOVED
30.	ALL PLANT MATERIAL MUST MEET ALL OF THE SIZE SPECIFICATIONS, NOT JUST THE CONTAINER SIZE
31.	HAVING THE LANDSCAPE ARCHITECT APPROVAL OF PLANT PLACEMENT IS ESSENTIAL FOR ACCEPTANCE
32.	ALL SIZE SPECIFICATIONS SHOWN ON THE MATERIAL LIST ARE FOR THE HEIGHT OF THE MATERIAL UNLESS OTHERWISE NOTED. MEASUREMENT SHALL BE AS PER THE CURRENT INDUSTRY GRADES AND STANDARDS
MARION COUNTY NOTES	
1.	TREE PROTECTION SHALL CONTINUE DURING THE COURSE OF CONSTRUCTION. ALL REQUIREMENTS OUTLINED IN SECTION 673 E SHALL BE COMPLIED WITH BY ALL CONTRACTORS OPERATING ON SITE
2.	ALL REQUIREMENTS OUTLINED IN SECTION 679 SHALL BE COMPLIED WITH FOR ANY REPLACEMENT TREES REQUIRED ON THIS SITE BY THIS CONSTRUCTION
3.	THE PRELIMINARY AND FINAL INSPECTIONS AS OUTLINED IN SECTION 6712 SHALL BE COMPLIED WITH. NO CERTIFICATE OF OCCUPANCY OR CERTIFICATION OF COMPLETION SHALL BE ISSUED UNTIL THESE INSPECTIONS HAVE BEEN COMPLETED AND APPROVAL GRANTED
4.	NOTES HAVE BEEN SHOWN REGARDING LICENSING (68.15, 69.10), TREE PROTECTION (673 E), MAINTENANCE (68.13, 69.18), FERTILIZER USE (68.4), AND WATERING (69.5)
5.	ALL REQUIREMENTS OUTLINED IN SECTION 68.4 REGARDING FERTILIZER AND OTHER LANDSCAPE CHEMICALS SHALL BE COMPLIED WITH BY THE OWNER AND/OR OTHER LANDSCAPE PROFESSIONALS
6.	UPON COMPLETION OF THE INSTALLATION, THE CONTRACTOR SHALL REQUEST AN INSPECTION BY THE DESIGN PROFESSIONAL. A LANDSCAPE AND IRRIGATION AS-BUILT CERTIFICATION SHALL BE SIGNED AND SEALED BY THE DESIGN PROFESSIONAL AND SUBMITTED TO THE MARION COUNTY LANDSCAPE ARCHITECT PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY
7.	ALL REQUIREMENTS OUTLINED IN SECTION 68.13 REGARDING LANDSCAPE MAINTENANCE SHALL BE COMPLIED WITH BY THE OWNER AND/OR OTHER MAINTENANCE PROFESSIONALS
8.	ALL REQUIREMENTS OUTLINED IN SECTION 68.15 REGARDING LANDSCAPE INSTALLATION AND MAINTENANCE LICENSING AND CERTIFICATION SHALL BE COMPLIED WITH



RICHARD A KESSELRING JR., PLA, ASLA
LANDSCAPE ARCHITECT, STATE OF FLORIDA #858

ENVIRONMENTAL DESIGN
ANDY KESSELRING, LANDSCAPE ARCHITECT
1920 SE 8th STREET
OCALA, FLORIDA 34478
LANDSCAPE ARCHITECTURE, SITE PLANNING,
GOLF COURSE DESIGN, COMMERCIAL-RESIDENTIAL DESIGN

LANDSCAPE PLAN & NOTES
NEIGHBORHOOD STORAGE CENTER
SW HIGHWAY 484
MARION CO FLORIDA

SHEET 001 of 001

DRAWN BY: RAK

DATE: 3 / 21

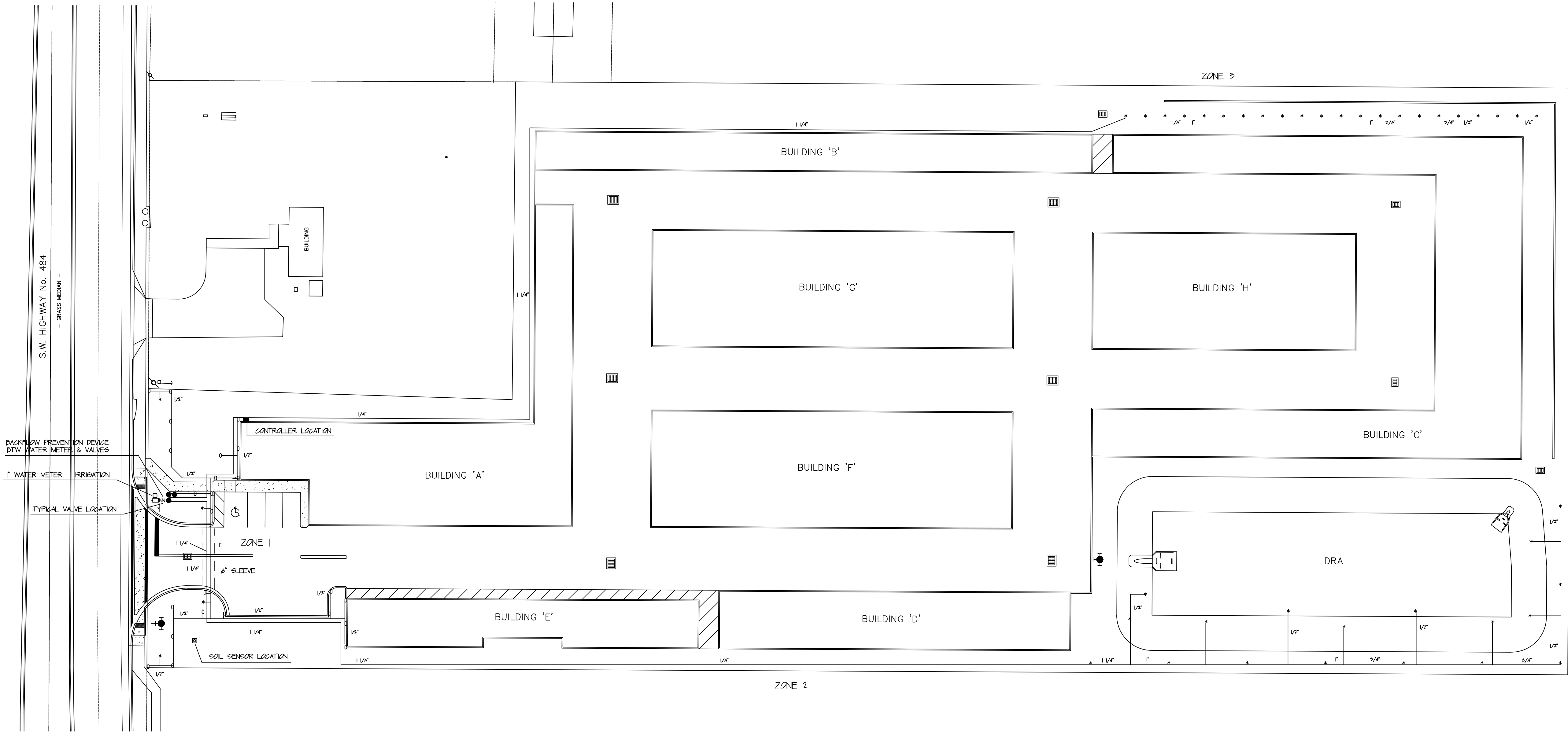
SCALE: 1" = 30'

JOB NO.: 30

NO. DATE

DESCRIPTION

BY



IRRIGATION LEGEND

- HUNTER MP 1000 SERIES SPRAY HEADS
- ✱ HUNTER PCD SERIES BUBBLER HEADS FOR TREES
- 1" WATER METER - IRRIGATION USE ONLY
- ⊞ SOIL SENSOR LOCATION
- ▨ HUNTER X-CORE 4-STATION CONTROLLER
- 2" NELSON VALVES IN WATER-RESISTENT BOXES
- == SLEEVING - SCH. 40 P.V.C.

IRRIGATION ZONE DATA

- ZONE 1 = 192 GPM
- ZONE 2 = 180 GPM
- ZONE 3 = 210 GPM

IRRIGATION NOTES

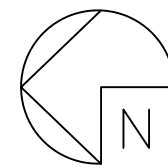
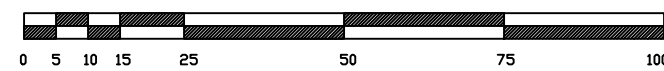
- MINOR CHANGES MAY BE MADE IN THIS LAYOUT WITH APPROVAL BY THE LANDSCAPE ARCHITECT
- ALL HEAD LOCATIONS MUST BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO ANY INSTALLATION
- HEADS SHALL BE 1/4, 1/2, OR FULL CIRCLE AS EACH LOCATION REQUIRES
- SPRAYS PATTERNS SHALL BE SET TO MINIMIZE SPRAY ONTO ADJACENT WALKS, DRIVES, AND BUILDINGS
- IRRIGATION SYSTEM SHALL BE CONNECTED TO A NEW 1" WATER METER - IRRIGATION USE ONLY
- PRIOR TO ANY INSTALLATION, THE IRRIGATION CONTRACTOR SHALL INSPECT THE EXISTING SITE AND PROPOSED LAYOUT AND PROVIDE ANY QUESTIONS TO THE LANDSCAPE ARCHITECT PRIOR TO THE START OF ANY IRRIGATION INSTALLATION
- THE CONTROLLER SHALL BE LOCATED IN THE GENERAL AREA SHOWN AND SHALL BE MOUNTED AS APPROVED BY THE LANDSCAPE ARCHITECT IN A LOCKABLE CASE
- THE OWNER WILL PROVIDE AN ELECTRICAL OUTLET IN THE CONTROLLER AREA
- ALL VALVES SHALL BE INSTALLED IN WATER-RESISTENT BOXES
- ALL SLEEVING MUST BE INSTALLED PRIOR TO THE UNDERLAYING OF THE PAVED AREAS
- ALL SLEEVING SHALL BE SCH. 40 P.V.C. AND INSTALLED A MINIMUM OF 18" DEEP
- ALL FEEDER LINES SHALL BE INSTALLED A MINIMUM OF 12" DEEP
- RAINBIRD 'RAINCHECK' DEVICE SHALL BE INSTALLED TO MINIMIZE IRRIGATION DURING SUFFICIENT RAINFALL (RSD SERIES). IN ADDITION, AN AGCLIMA TDT SENSOR WITH SOX CONTROL MONITOR MUST BE INSTALLED AS LOCATED BY THE LANDSCAPE ARCHITECT FOR PROPER IRRIGATION AMOUNTS
- THE ENTIRE SYSTEM MUST BE OPERATIONAL, REVIEWED, AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO FINAL ACCEPTANCE
- THE CONTRACTOR SHALL RETURN WITHIN THE FIRST 30 DAYS TO ADJUST THE SYSTEM AS NECESSARY AND DIRECTED BY THE LANDSCAPE ARCHITECT
- ALL LABOR AND MATERIALS SHALL BE GUARANTEED FOR 1 YEAR FOR FINAL ACCEPTANCE
- THE CONTRACTOR MUST PROVIDE AN AS-BUILT DRAWING TO THE LANDSCAPE ARCHITECT PRIOR TO FINAL ACCEPTANCE
- BACKFLOW PREVENTION DEVICE SHALL BE INSTALLED BETWEEN THE NEW METER AND THE VALVES
- SLEEVES MUST BE INSTALLED IN ALL AREAS WHERE IRRIGATION PIPING IS INSTALLED UNDER PAVEMENT
- ZONES ARE DESIGNED TO FUNCTION AT 24 GPM AND 40 PSI AT THE VALVE LOCATIONS. CONTRACTOR SHALL BE RESPONSIBLE FOR TESTING AT ALL HEADS TO INSURE PROPER PRESSURE AND WATER QUANTITY FOR THE DESIGNED COVERAGE
- CONTRACTOR SHALL CONSULT WITH BOTH OWNER AND THE LANDSCAPE ARCHITECT FOR THE TIMING OF THE SYSTEM, BASED ON CURRENT WATER RESTRICTIONS
- SYSTEM DOES NOT PROVIDE 100% COVERAGE OF THE ENTIRE PROJECT SITE. CONTRACTOR MUST ADJUST HEADS TO COVER THE NEW TREES AND SHRUBS AS DIRECTED BY THE LANDSCAPE ARCHITECT
- ALL LINE LOCATIONS MUST BE ADJUSTED ON-SITE TO INSURE THAT THEY DO NOT IMPACT THE MAJOR ROOT SYSTEMS OF THE TREES TO BE PRESERVED

- ALL IRRIGATION HEADS SHALL BE LOW-VOLUME, MICRO-IRRIGATION TO MINIMIZE WATER CONSUMPTION
- SET RUN TIMES FOR THE SYSTEM PER RECOMMENDATIONS BY IFAS @ EDIS/IFASULEDI/AE220
- ON HEADS LOCATED BELOW THE VALVE LOCATIONS, INSURE CHECK VALVES ARE INSTALLED AT THE HEAD
- ALL VALVES SHALL HAVE A FACTORY-INSTALLED FILTER SENTRY AND VERIFIED BY CONTRACTOR
- ALL IRRIGATION INSTALLATION SHALL MEET 208 GRADES AND STANDARDS
- NO IRRIGATION HEADS SHALL BE INSTALLED ON RISERS UNLESS SPECIFICALLY NOTED AND DETAILED
- ALL AS-BUILTS, VERIFICATIONS, ETC. MUST BE SUBMITTED PRIOR TO FINAL INSPECTION AND ACCEPTANCE
- BUBBLERS AT ALL TREES AND PALMS SHALL BE STAKED AT THEIR PROPER LOCATIONS

MARION COUNTY NOTES

- UPON COMPLETION OF THE IRRIGATION SYSTEM INSTALLATION AND THE ACCEPTANCE OF THE AS-BUILT DIAGRAM AND OPERATIONAL INFORMATION, A FINAL INSPECTION AND LANDSCAPE / IRRIGATION RELEASE SHALL BE SIGNED AND SEALED BY THE IRRIGATION DESIGN PROFESSIONAL AND SUBMITTED TO THE MARION COUNTY LANDSCAPE ARCHITECT. ALL REQUIREMENTS OUTLINED IN SECTION 636 SHALL BE COMPLIED WITH BY THE IRRIGATION INSTALLATION PROFESSIONALS
- ALL REQUIREMENTS IN SECTION 638 REGARDING SYSTEM INSTALLATION, SCHEDULING, OPERATION, AND MAINTENANCE SHALL BE COMPLIED WITH. SYSTEM SHALL BE OPERATED AND MAINTAINED IN ACCORDANCE WITH FLORIDA-FRIENDLY BEST MANAGEMENT PRACTICES FOR PROTECTION OF WATER RESOURCES BY THE GREEN INDUSTRIES OF THE FLORIDA YARDS AND NEIGHBORHOOD PROGRAM
- ALL REQUIREMENTS OUTLINED IN SECTION 639 REGARDING THE IRRIGATION SCHEDULING SHALL BE COMPLIED WITH BY THE IRRIGATION INSTALLATION PROFESSIONALS
- ALL REQUIREMENTS OUTLINED IN SECTION 630 REGARDING LICENSING AND CERTIFICATION OF THE IRRIGATION INSTALLATION AND MAINTENANCE PROFESSIONALS SHALL BE COMPLIED WITH
- NOTES HAVE BEEN SHOWN REGARDING CLOSE-OUT REQUIREMENTS (636) WATERING INSTALLATION (639) AND INSTALLATION LICENSING REQUIREMENTS (630)

SCALE 1" = 30'

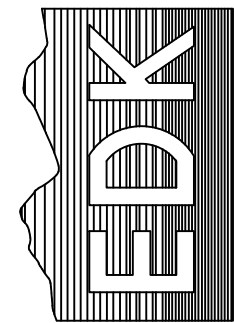


RICHARD A KESSELING JR., PLA, ASLA
LANDSCAPE ARCHITECT, STATE OF FLORIDA #858

NO.	DATE	DESCRIPTION	BY

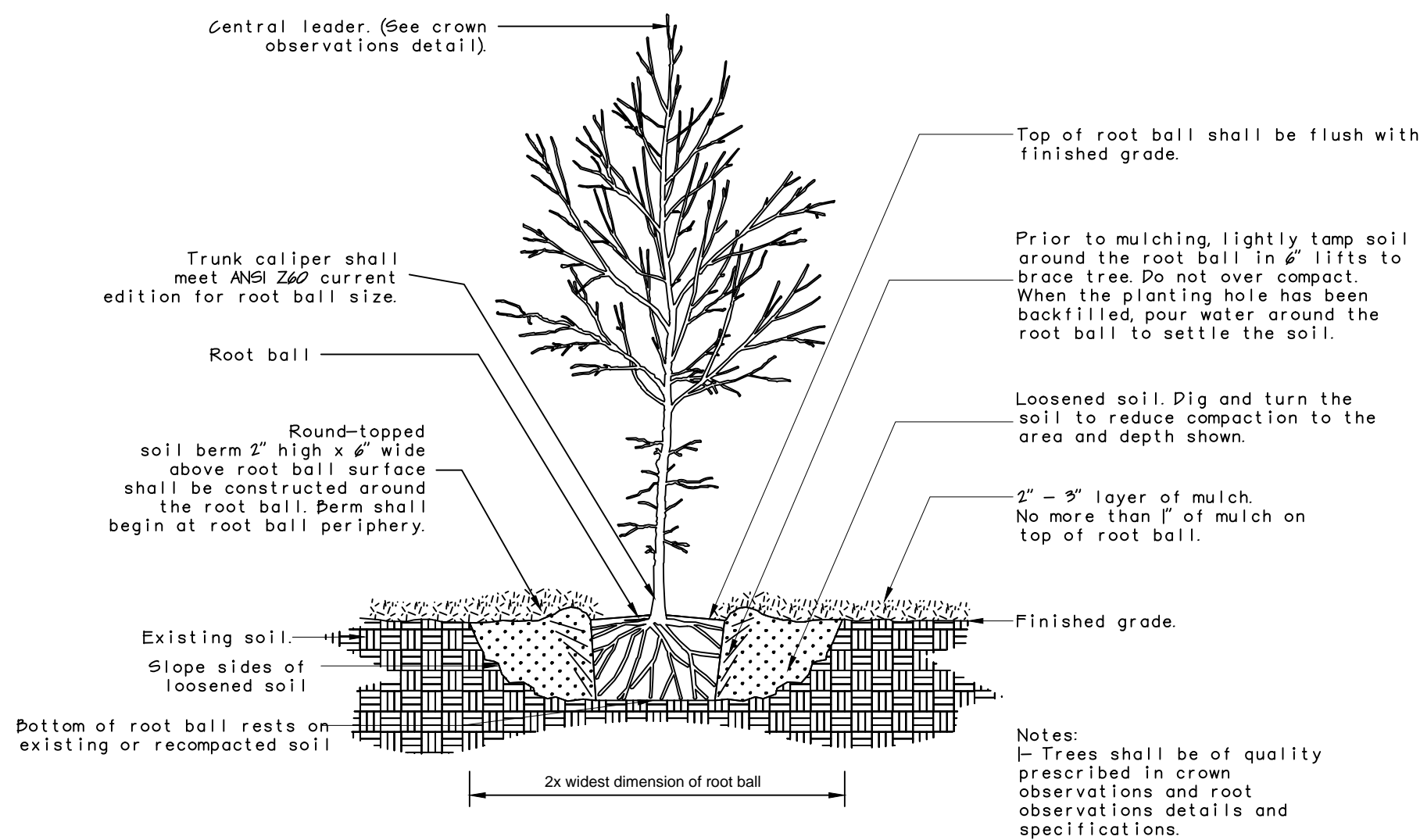
DRAWN BY:	RAK	DATE:	3 / 21
SCALE:	1" = 30'	DRAWING NO.:	
JOB NO.:		VIEW NAME:	
		FB	PG.

ENVIRONMENTAL DESIGN
ANDY KESSELING, LANDSCAPE ARCHITECT
1920 SE. 8TH STREET
OCALA, FLORIDA 34478
(352) 622-8899
LANDSCAPE ARCHITECTURE, SITE PLANNING,
GOLF COURSE DESIGN, COMMERCIAL-RESIDENTIAL DESIGN

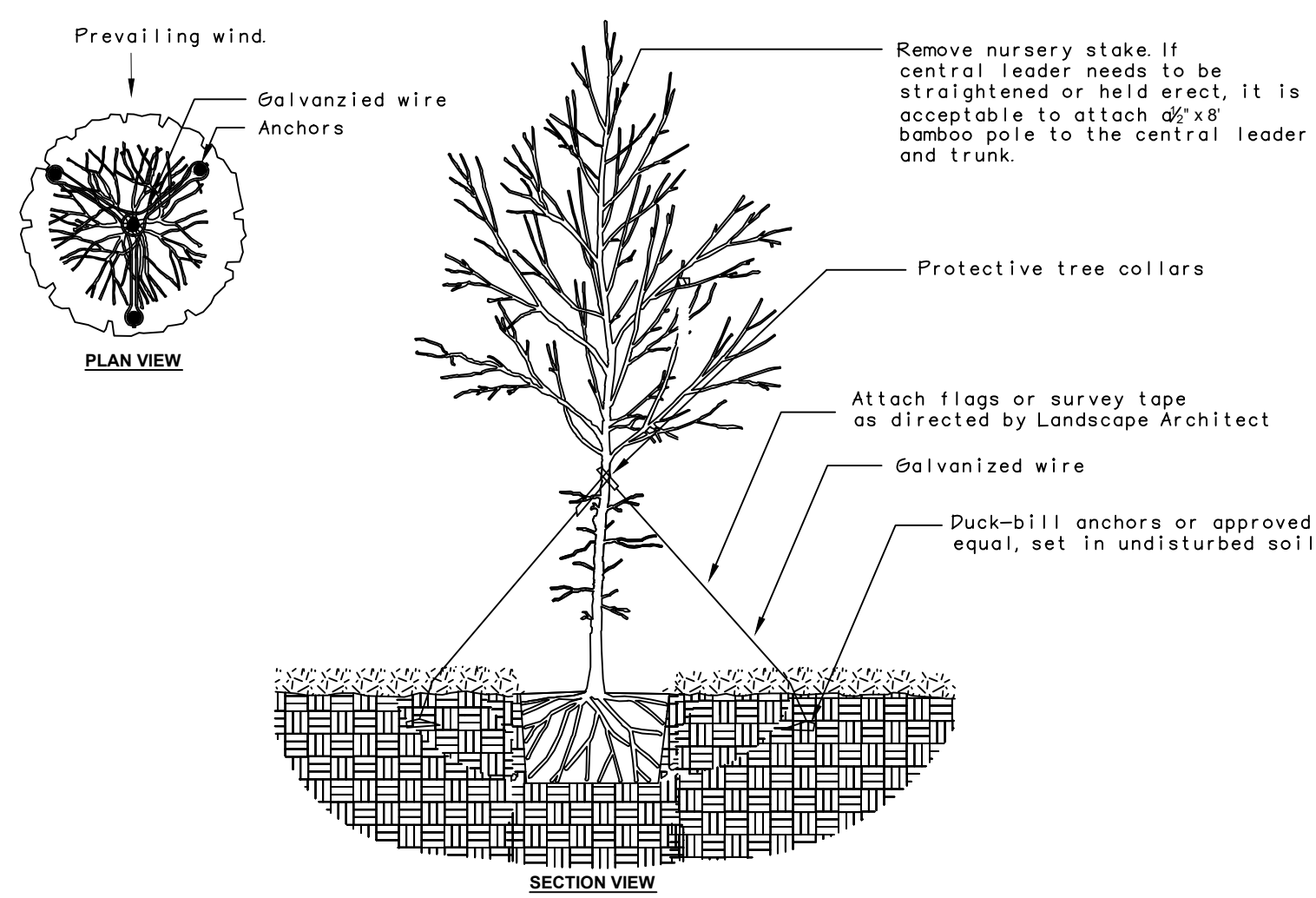


IRRIGATION PLAN & NOTES
NEIGHBORHOOD STORAGE CENTER
SW HIGHWAY 484
MARION CO FLORIDA

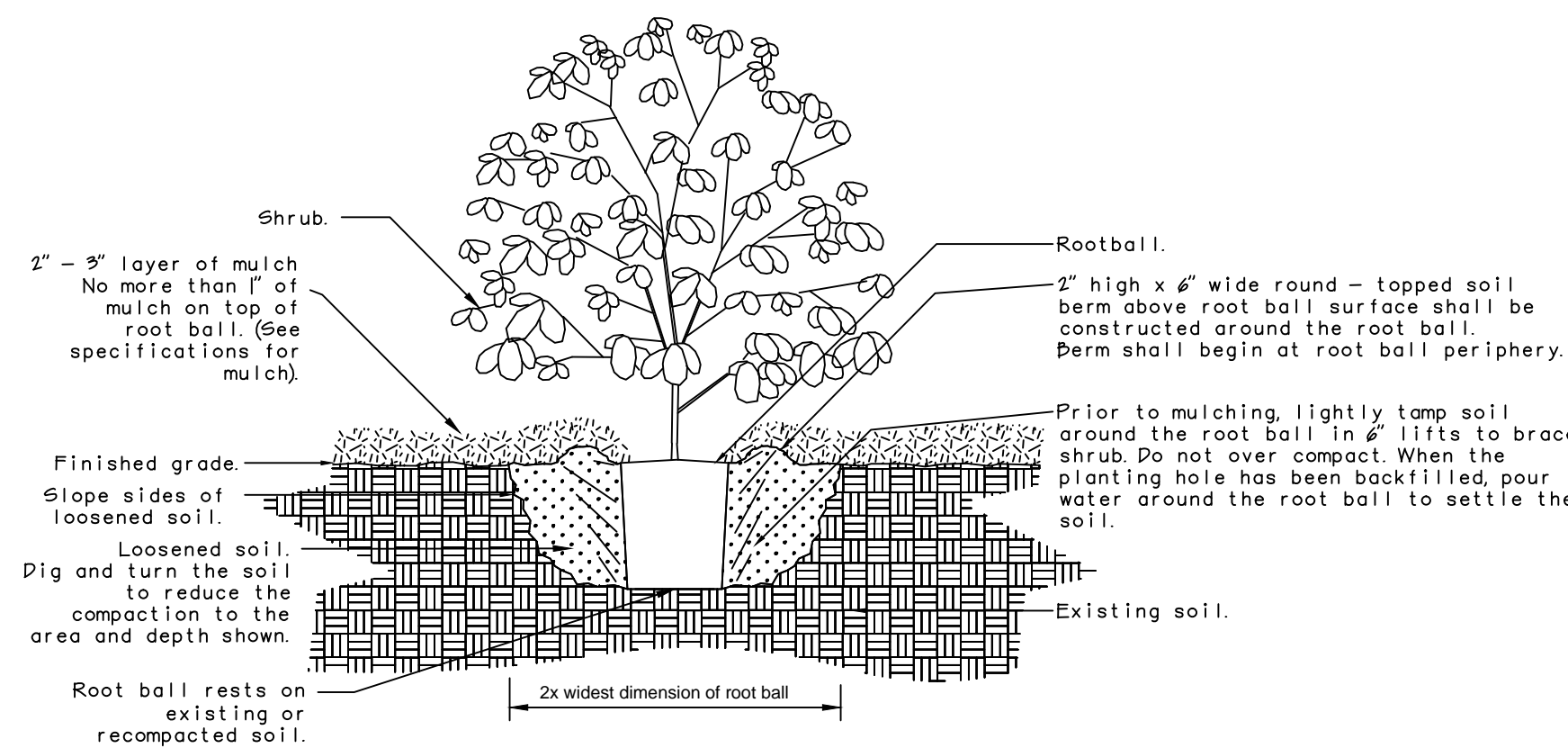
SHEET 001 of 000



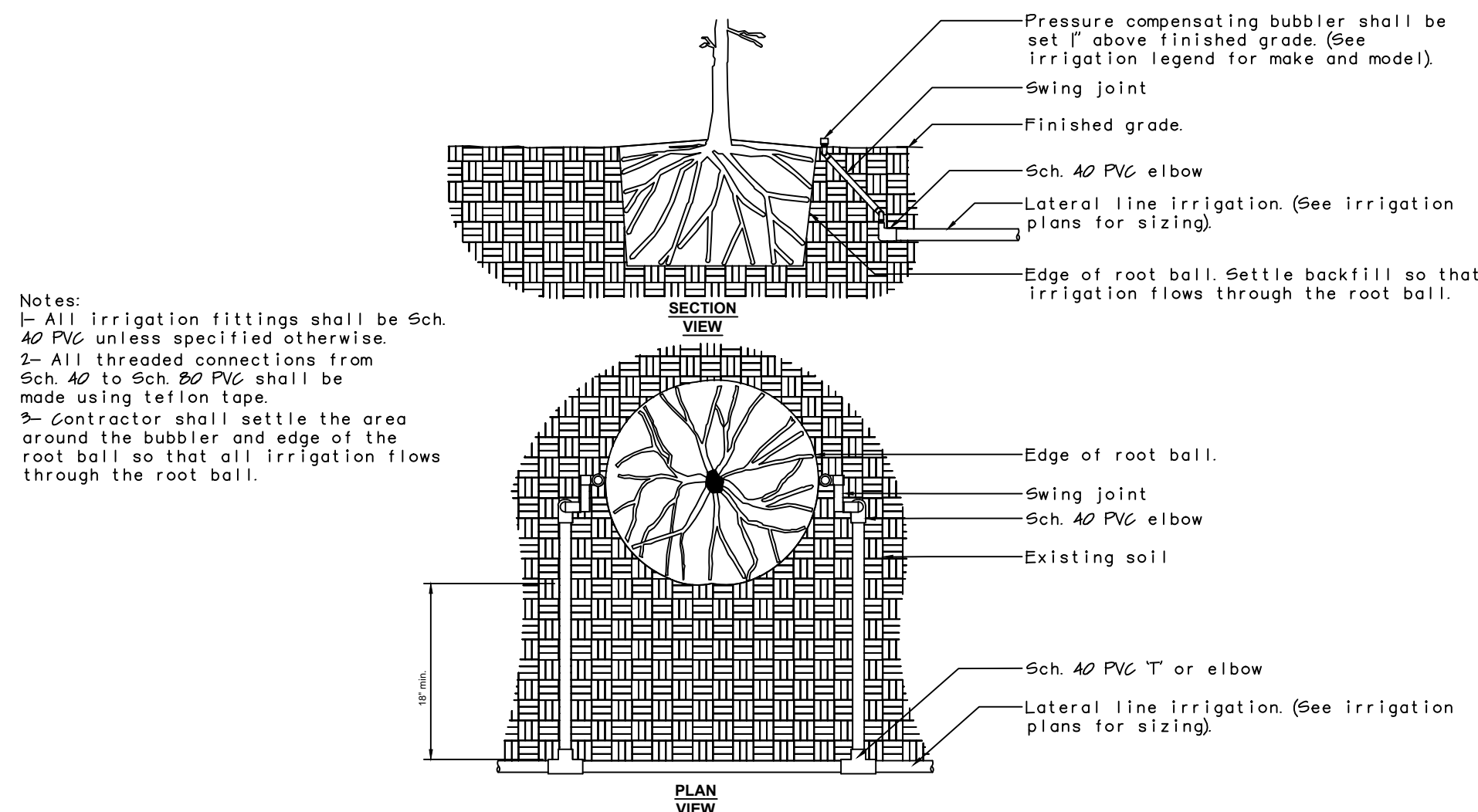
TREE INSTALLATION



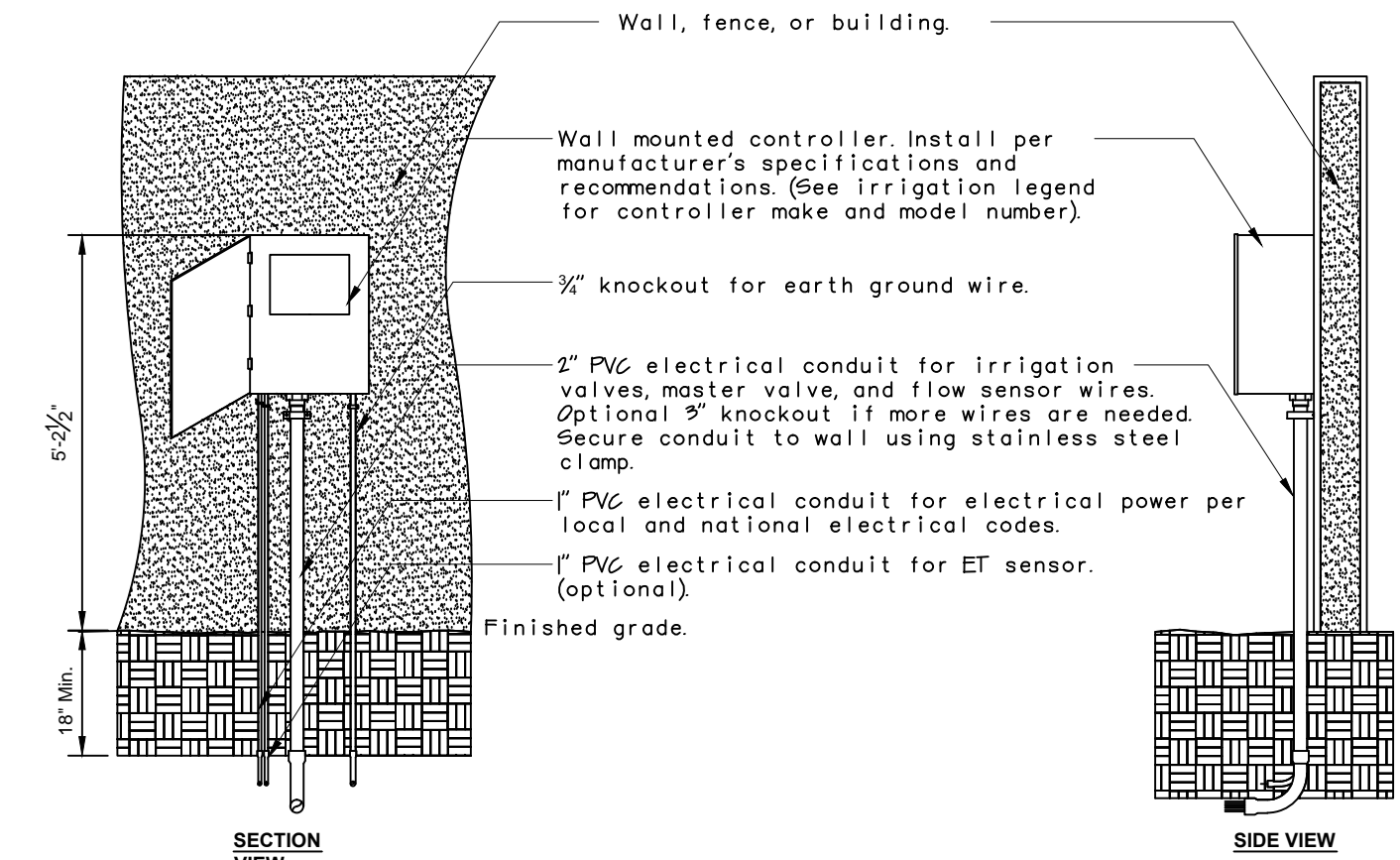
TREE STAKING - TREES < 2" CALIPER



SHRUB INSTALLATION

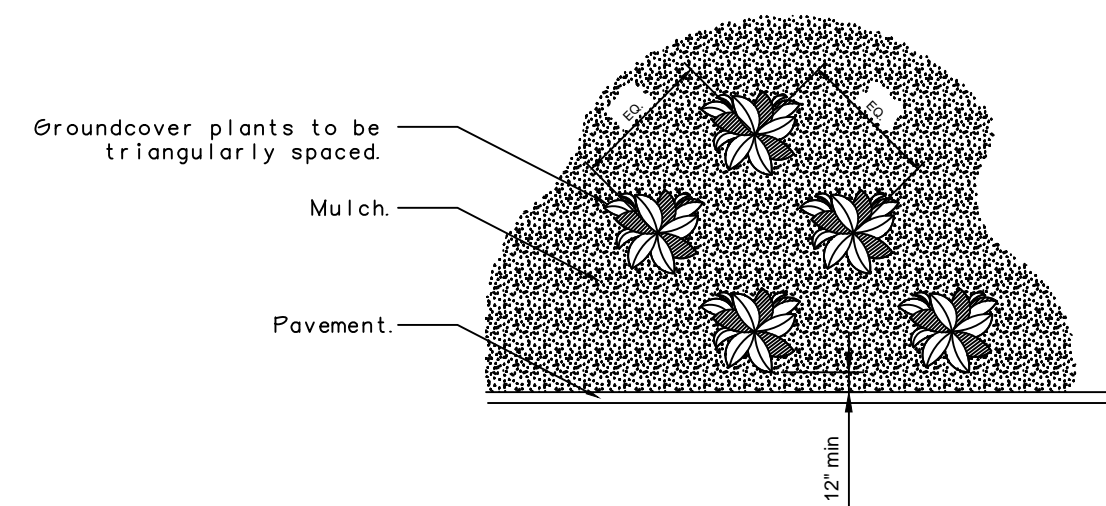
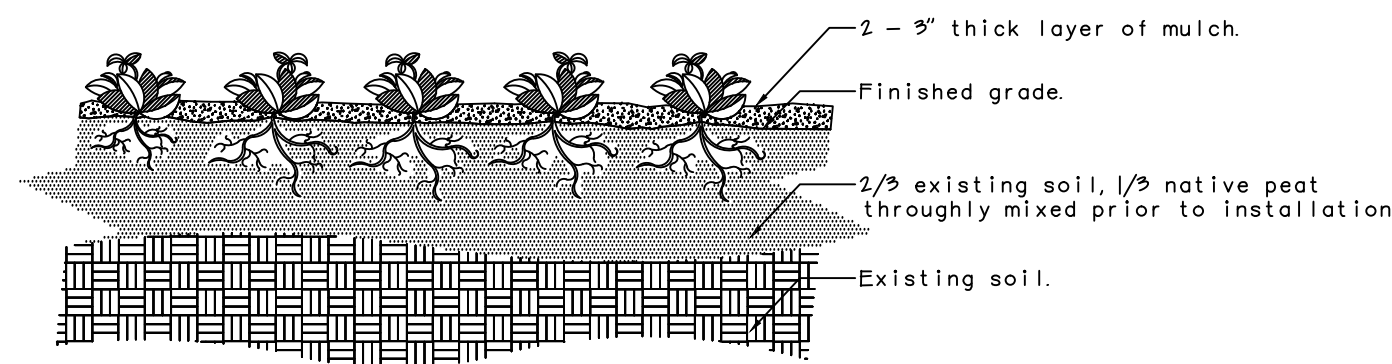


TREE BUBBLER LAYOUT



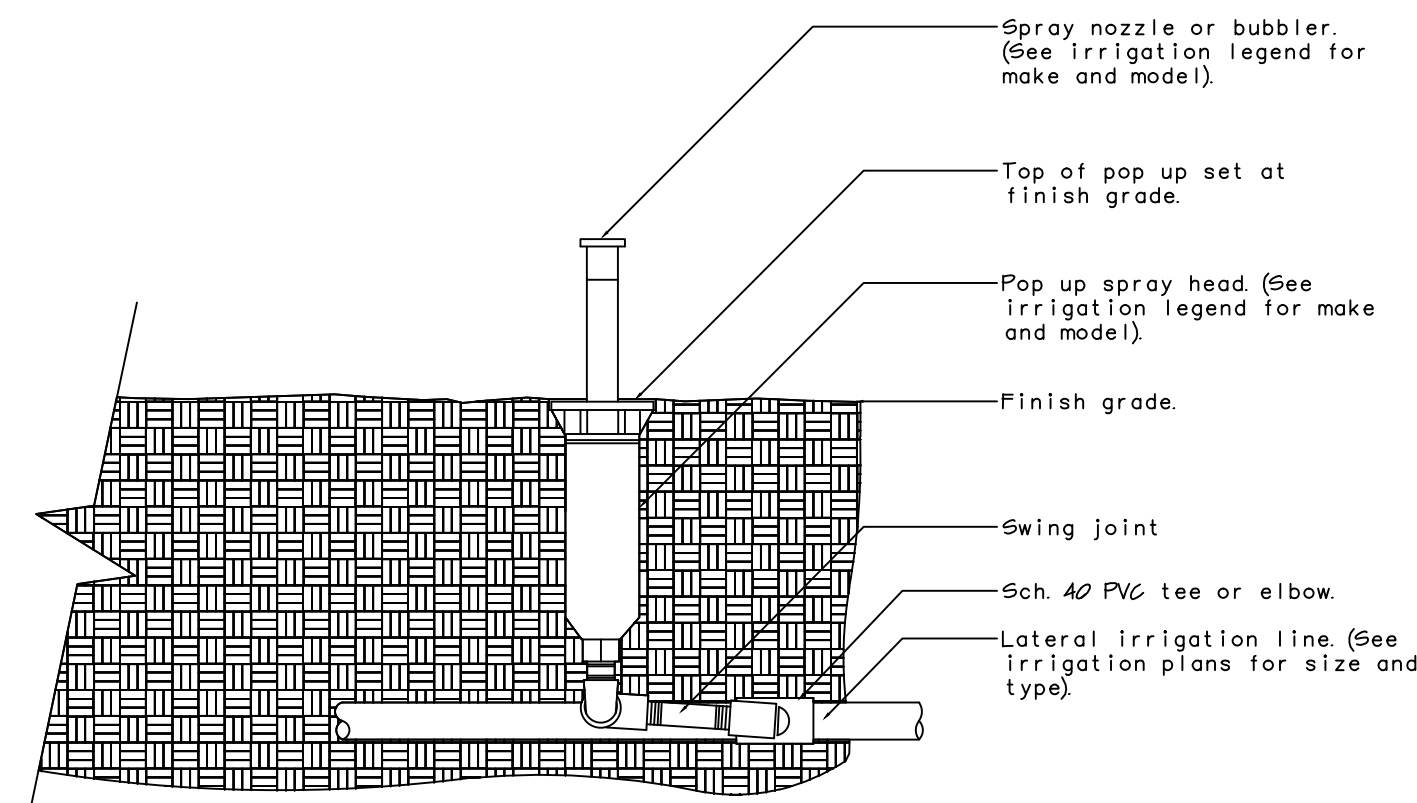
Notes:
 1- Common and controller wire to be bundled using electrical tape at 1/2" on center.
 2- Grounding rods shall be located between 6" to 12" away from the controller. Grounding rods shall be 6' in length. Connect the grounding rod to the controller using # gauge bare copper wire per manufacturer's specifications.
 3- Rain sensor device shall be installed within 30' of the controller, a minimum of 6' high, and out from any overhead obstructions such as building overhangs, trees, or utilities.

WALL MOUNTED CONTROLLER



Notes:
 1- See planting legend for groundcover species, size, and spacing dimension.

GROUNDCOVER INSTALLATION



Notes:
 1- 6" pop ups shall be used in turf areas.
 2- Contractor shall settle soil around the pop up after installation.
 3- All pop up spray heads shall have check valves.
 4- All Sch. 40 PVC to Sch. 80 PVC connections shall be made using teflon tape.

POP UP-SPRAY HEAD

DATE: 3 / 21	DRAWING NO.: 30	NO.	DATE	DESCRIPTION	BY
NEW NAME:	PG	FB			

ENVIRONMENTAL DESIGN
 ANDY KESSELRING, LANDSCAPE ARCHITECT
 1920 SE 8th STREET P.O. BOX 5121
 OCALA, FLORIDA 34478 (352) 622-8899

LANDSCAPE ARCHITECTURE, SITE PLANNING
 GOLF COURSE DESIGN, COMMERCIAL-RESIDENTIAL DESIGN

LANDSCAPE & IRRIGATION DETAILS
 NEIGHBORHOOD STORAGE CENTER
 SW HIGHWAY 484
 MARION CO FLORIDA

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