

# Marion County Development Review Committee Meeting Agenda

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

#### Monday, May 3, 2021

9:00 AM

Office of the County Engineer

- 1. ROLL CALL
- 2. PLEDGE OF ALLEGIANCE
- 3. ADOPT THE FOLLOWING MINUTES: None
- 4. PUBLIC COMMENT
- 5. CONSENT AGENDA: STAFF HAS REVIEWED AND RECOMMENDS APPROVAL
  - 5.1. WEYBOURNE LANDING PHASE 1C FINAL PLAT 8575 SW 80TH ST OCALA Project #2020110028 #25962 Parcel #35300-000-17 JCH Consulting Group
  - 5.2. HAMMOCK LANE NORTH AGRICULTURAL LOT SPLIT 13005 NW 32ND CT REDDICK Project #2021030030 #26408 Parcel #07244-000-01 Rogers Engineering

Approval subject to providing an affidavit affirming that the quadrant street signs have been erected along with any other required signage (ie stop signs). The affidavit is to be submitted within four weeks of plan approval and prior to recording of the final approved agricultural lot split.

5.3. HAMMOCK LANE SOUTH - AGRICULTURAL LOT SPLIT 13005 NW 32ND CT REDDICK Project #2021030031 #26409 Parcel #07244-001-00 Rogers Engineering

Approval subject to providing an affidavit affirming that the quadrant street signs have been erected along with any other required signage (ie stop signs). The affidavit is to be submitted within four weeks of plan approval and prior to recording of the final approved agricultural lot split.

5.4. GOLDEN OCALA WORLD EQUESTRIAN CENTER (REVISION TO #23499) - MAJOR SITE PLAN Project #2016120032 #26549 Parcel #21068-001-00, 21068-002-00, 21068-000-00 Tillman & Associates Engineering Revision to sheet 06.11 (site grading plan).

#### 6. SCHEDULED ITEMS:

6.1. DENSON PROPERTY, PATRICK - WAIVER REQUEST OAK HAVEN LOT 10 UNR 8170 S MAGNOLIA AVE OCALA Project #2021040074 #26607 Parcel #3676-010-000 Permit #2021033091 Jeremy Lipham LDC 2.21.1.A - Major Site Plan

CODE states a Major Site Plan shall be submitted for review and approval prior to issuance of a Building Permit or prior to the construction of site improvements when proposed improvements exceed any thresholds identified in the code.

APPLICANT requests waiver to construct a new 3,950 square foot accessory structure and new 2,080 square foot driveway for a total 12,787 square feet of impervious coverage.

#### 6.2. SLOCUM PROPERTY, JONATHAN - WAIVER REQUEST MEADOW WOOD FARMS UNIT 2 BLOCK 7 LOT 16 3 TROPICAL PARK RD OCALA

# Project #2021040077 #26612 Parcel #2097-007-016 Permit #2021011951

#### Aloha Custom Pools

#### LDC 2.21.1.A - Major Site Plan

CODE states a Major Site Plan shall be submitted for review and approval prior to issuance of a Building Permit or prior to the construction of site improvements when proposed improvements exceed any thresholds identified in the code.

APPLICANT requests waiver to install a 15' x 30' (450 square feet) concrete pool and 40' x 30' (1,200 square feet) concrete deck. The parcel will be over the impervious coverage with the proposed 750 square feet of improvements. Applicant will install 400 cubic feet of stormwater control.

### 6.3. COSTELLO FAMILY HOLDINGS PROPERTY PID #12282-001-00 -WAIVER REQUEST

13827 N US HWY 27 OCALA Project #2019080051 #26613 Parcel #12282-001-00 Michael Costello

#### LDC 2.21.1.A - Major Site Plan

CODE states a Major Site Plan shall be submitted for review and approval prior to issuance of a Building Permit or prior to the construction of site improvements when proposed improvements exceed any thresholds identified in the code.

APPLICANT requests waiver to build four gravel RV pads totaling 3,200 square feet.

### 6.4. DUNSTON PROPERTY, DONALD & HILARY - WAIVER REQUEST 8280 SE 126TH PL BELLEVIEW Project #2013010031 #26615 Parcel #45269-046-00 Dianah Dunston

#### LDC 2.21.1.A - Major Site Plan

CODE states a Major Site Plan shall be submitted for review and approval prior to issuance of a Building Permit or prior to the construction of site improvements when proposed improvements exceed any thresholds identified in the code.

APPLICANT requests waiver to construct a 50' x 84' (4,200 square feet) pole barn.

#### 6.5. LOPEZ PROPERTY, ANTONIO - WAIVER REQUEST SILVER SPRINGS SHORES UNIT 18 BLOCK 305 LOT 2 Project #2021040083 #26618 Parcel #9018-0305-02 Permit #2020122994

#### Antonio Lopez Lopez

#### LDC 6.14.2.B(1)(a) - Water Connection for New Single Family Residential

CODE states new single family residential in the Urban or Rural area shall connect to a centralized water system with available capacity if a water line is within a connection distance of 400 feet.

APPLICANT requests waiver because of the heavy and undue burden to the applicant. There are only three potential beneficiaries, which are the homes built in the 2000's, and their water wells will have much more than seven years of expected life. As the potential contributions expire in seven years, it is highly possible that no beneficiaries will contribute to the huge investment which will be a heavy and undue burden on the applicant alone. The minimum distance for the water extension requirement is less than 400 feet and the lot is 350 feet from the line, which is only 50 feet away from complying. Waiving 50 feet should not have a major impact on the water protection due to the aforementioned. Finally, the estimated construction cost is around \$40,000, which is four times the best market value of the land, and as it is highly possible that no potential beneficiaries would contribute in seven years.

6.6. DRC24 PROPERTY PID #8005-0850-11 - WAIVER REQUEST MARION OAKS UNIT 5 BLK 850 LOT 11 15875 SW 35TH COURT RD OCALA Project #2021040094 #26630 Parcel #8005-0850-11 Permit #2021041005 Shamrock Construction LDC 6.14.2.B(2)(a)1 - Wastewater Connection for New Single Family <u>Residential</u> CODE states new single family residential in the Urban or Rural area shall

CODE states new single family residential in the Urban or Rural area shall connect to a central sewer system if a sewer line from a central sewer system with available capacity is within a connection distance of 400 feet and connection may be made to the existing sewer line using a gravity line or an onsite pumping station.

APPLICANT requests waiver because they will be installing, if permitted, the nitrogen reducing septic system for this site.

#### 6.7. WILLIAMS PROPERTY, CARMEN - WAIVER REQUEST 211 SE 58TH AVE OCALA Project #2021030063 #26631 Parcel #31829-014-00 F

### Project #2021030063 #26631 Parcel #31829-014-00 Permit #2021031535

### Sandra Mobley

#### LDC 6.14.2.B(1)(a) - Water Connection for New Single Family Residential

CODE states new single family residential in the Urban or Rural area shall connect to a centralized water system with available capacity if a water line is within a connection distance of 400 feet.

#### LDC 6.14.2.B(2)(a)1 - Wastewater Connection for New Single Family Residential

CODE states new single family residential in the Urban or Rural area shall connect to a central sewer system if a sewer line from a central sewer system with available capacity is within a connection distance of 400 feet and connection may be made to the existing sewer line using a gravity line or an onsite pumping station.

APPLICANT requests waiver to use the well that is on the property and to get a septic tank put on the property. Existing utilities will be more affordable than to be connected with the City. Their retirement budget cannot compensate what the price would be if she is connected with the City.

#### 6.8. NUEVA VIDA UNITED METHODIST CHURCH - WAIVER REQUEST MARION OAKS UNIT 2 BLOCK 240 LOTS 4 & 5 232 MARION OAKS DR OCALA Project #2006110047 #26629 Parcel #8002-0240-04 Permit #2020072800 Zulma Diaz LDC 6.14.2.C(2)(e)1 - Grease Removal System

CODE states new non-residential site developments which include cooking or food preparation on site, shall install grease removal systems, providing an effective size of 1.5 times the requirement of FDOH, or 1,200 gallons, whichever is greater.

APPLICANT requests waiver because one sink will be used for preparation of lunch for daycare within the church. The proposed GT-30 grease trap has a thirty-pound capacity with a fifteen gallon a minute flow rate.

#### 6.9. TERRA BELLO - WAIVER REQUEST 4151 SE 120TH ST BELLEVIEW Project #2020100089 #26622 Parcel #37388-000-00 Rogers Engineering LDC 2.16.1.B(8)(g) - Agricultural Lot Split: Establishment of County

#### MSBU

CODE states a County MSBU shall be established for the maintenance of the improvements created by this division prior to final approval and recordation. A waiver to this provision may only be granted by the Board upon review and recommendation by the DRC.

APPLICANT requests waiver to allow an easement agreement that stipulates maintenance.

#### 6.10. VIA PARADISUS PHASE III - IMPROVEMENT PLAN Project #2006080043 #3680 Parcel #37370-001-00 Clymer Farner Barley

Applicant requests extension to May 31, 2022. This plan was approved by the County Engineer on October 21, 2008 and has received seven extensions. The current extension approved by DRC on April 16, 2018 expired June 21, 2019. This improvement plan contains improvements for both Phases IIIA & IIIB. Phase IIIA has a completed as-built.

#### 6.11. RAINBOW SPRINGS EXPRESS GAS STATION - MAJOR SITE PLAN RAINBOW ACRES UNIT 2 BLK 19 LOT 22 7400 S US HWY 41 DUNNELLON Project #2019040012 #26259 Parcel #1752-019-023 EDA Consultants

Initial comments review. Applicant met with staff on April 22, 2021.

#### 6.12. NEIGHBORHOOD STORAGE SW HWY 484 - MAJOR SITE PLAN Project #2021030084 #26499 Parcel #41200-056-07 Rogers Engineering

Initial comments review. Applicant met with staff on April 29, 2021.

6.13.	ON TOP OF THE WORLD ROAN HILLS AMENITY AREA - MAJOR SITE PLAN 5211 SW 80TH AVE OCALA Project #2021030089 #26508 Parcel #35300-000-30 Tillman & Associates Engineering Initial comments review. Applicant met with staff on April 29, 2021.
6.14.	FREEDOM CROSSING AMENITIES AREA - MAJOR SITE PLAN 9251 SW 60TH AVE OCALA Project #2021030038 #26421 Parcel #35699-006-00 Tillman & Associates Engineering Initial comments review. Applicant did not meet with staff.
6.15.	GOLDEN OCALA WORLD EQUESTRIAN CENTER COMMERCIAL BUILDINGS & FUEL ISLAND (REVISION TO #25526) - MAJOR SITE PLAN 8120 NW 21ST ST OCALA Project #2020090059 #26451 Parcels #21068-000-01, 21068-001-02, & 21068-000-03 Tillman & Associates Engineering Initial comments review. Requested waivers were tabled by DRC on April 26, 2021. Applicant met with staff on April 29, 2021.

- 7. CONCEPTUAL REVIEW ITEMS: None
- 8. **DISCUSSION ITEMS:**
- 9. **OTHER ITEMS:**
- 10. ADJOURN:



# Marion County

**Development Review Committee** 

Agenda Item

File No.: 2021-2997

Agenda Date: 5/3/2021

Agenda No.: 5.1.

SUBJECT: WEYBOURNE LANDING PHASE 1C - FINAL PLAT 8575 SW 80TH ST OCALA Project #2020110028 #25962 Parcel #35300-000-17 JCH Consulting Group

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### 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

APRIL 24, 2021

JCH CONSULTING GROUP CHRIS HOWSON 426 SW 15TH STREET OCALA, FL 34471

SUBJECT: **DRC INFORMATIONAL LETTER** PROJECT NAME: WEYBOURNE LANDING PHASE 1C PROJECT #2020110028 APPLICATION: FINAL PLAT #25962

Dear Chris:

The above referenced project was reviewed by Development Review staff and the following comments are for your review. You need not reply to the comments, and if the comments have been previously completed, simply disregard. Your plan will be scheduled for approval by the Development Review Committee on May 3, 2021. This item will be on the consent agenda and attendance is not required.

1 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW REVIEW ITEM: 2.19.3 - Executed mylar prior to plan approval & 6.4.4.K - All signatures shall be original and made in permanent dark ink STATUS OF REVIEW: INFO REMARKS:

2 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW REVIEW ITEM: Additional Development Review Comments STATUS OF REVIEW: INFO REMARKS: After approval, plans will be electronically stamped by the county. The applicant will receive an email indicating that approved plans are available for download and are located in the ePlans project Approved folder.

**Empowering Marion for Success** 

www.marioncountyfl.org

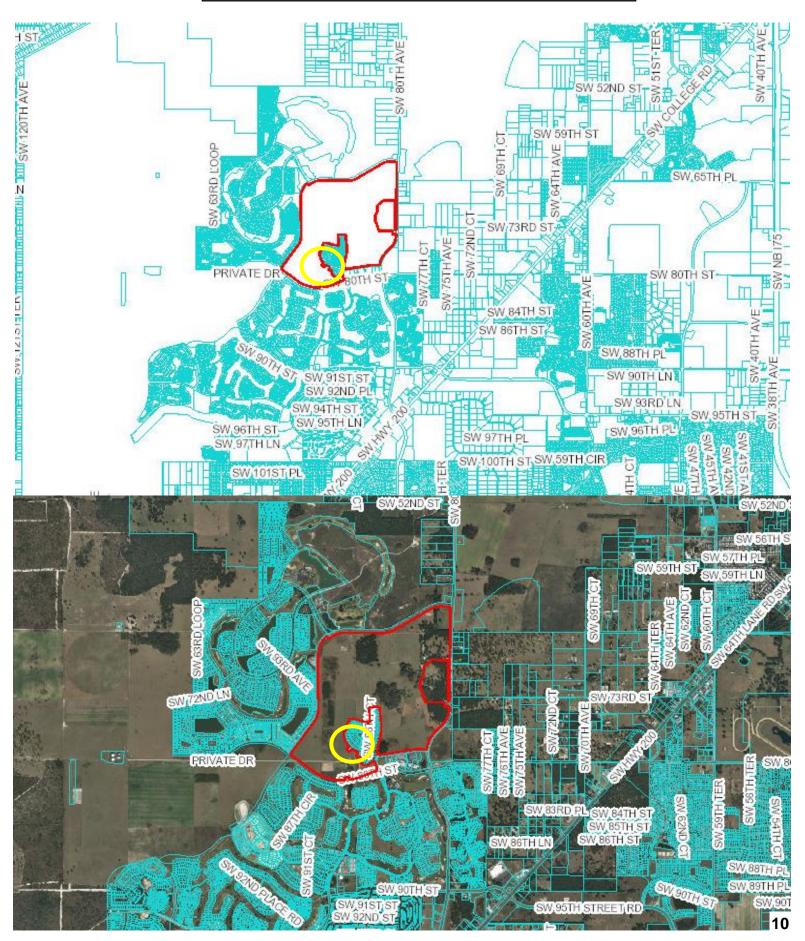
If you have any questions please contact me at (352) 671-8682 or carla.sansone@marioncountyfl.org.

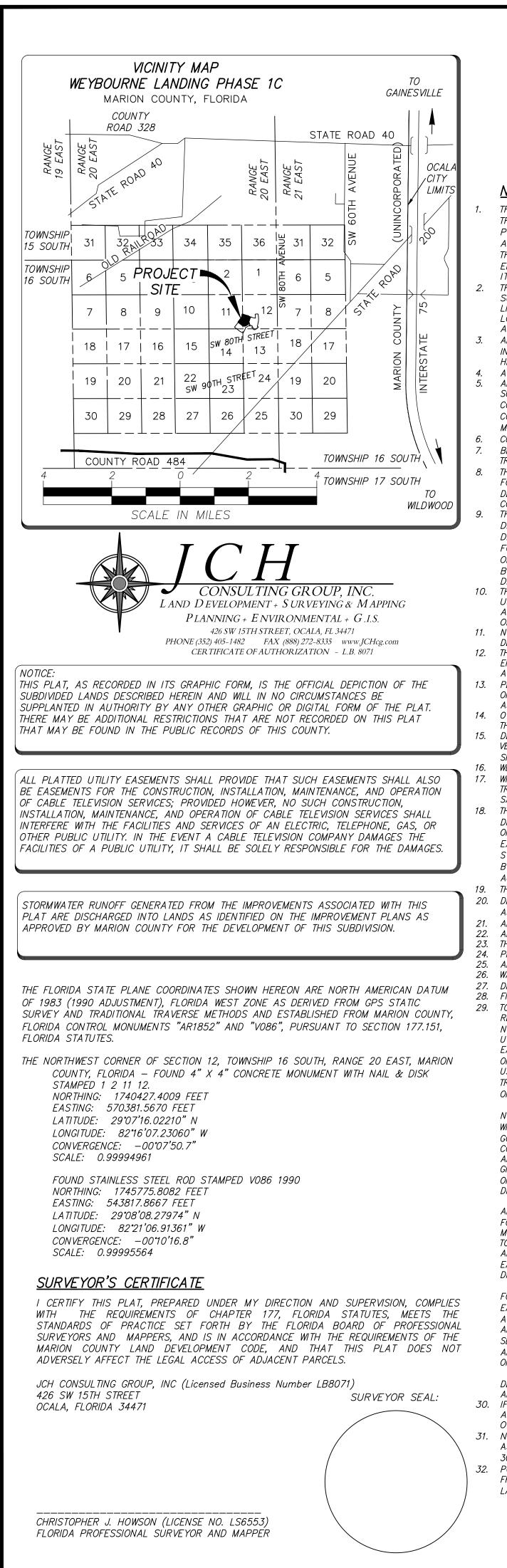
Sincerely,

Carla Sansore

Carla Sansone Development Review Coordinator

#### WEYBOURNE LANDING PHASE 1C - FINAL PLAT 8575 SW 80TH ST OCALA Project #2020110028 #25962 Parcel #35300-000-17 JCH CONSULTING GROUP





### <u>NOTES:</u>

- TRANSPORTATION VIRTUAL REFERENCE STATION NETWORK.
- CONVEY
- OF ANY DRAINAGE EASEMENT.
- AT RISK.
- ASSOCIATED DRAINAGE IMPROVEMENTS. AS IT MAY BE AMENDED FROM TIME TO TIME ("ARDO"). 22. ALL DISTANCES SHOWN HEREON ARE GROUND. 25. ALL DENSITIES AND USES SHOWN HEREON ARE CONSISTENT WITH THE APPROVED ARDO
- DISCRETION.
- DISABILITY OF ANY PRINCIPAL.
- OR WIRELESS COMMUNICATION SYSTEM OR SERVICE.
- 30T-CHWSBO, DATED 02/10/2006.

# WEYBOURNE LANDING PHASE 1C A REPLAT OF A PORTION OF CIRCLE SQUARE WOODS, PLAT BOOK P, PAGES 30 THROUGH 103 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA A PORTION OF SECTIONS 11, 12, 13, 14 TOWNSHIP 16 SOUTH, RANGE 20 EAST MARION COUNTY, FLORIDA

TRACT "A" SHOWN ON THIS PLAT IS A STREET TRACT. NONE OF TRACT "A" AND NONE OF THE IMPROVEMENTS FROM TIME TO TIME LOCATED ON ANY OF TRACT "A" WILL BE PART OF THE MARION COL TRANSPORTATION SYSTEM. THE DEVELOPER HEREBY GRANTS AND RESERVES PERPETUAL, NON-EXCLUSIVE AND PRIVATE EASEMENTS OVER AND ACROSS TRACT "A" FOR PEDESTRIAN AND VEHICULAR INGRESS, E PURPOSES IN FAVOR OF THE FOLLOWING: (A) THE DEVELOPER AND ITS DESIGNATED SUCCESSORS AND ASSIGNS AND INVITEES; (B) ALL PRESENT AND FUTURE OWNERS OF THE RESIDENTIAL BUILDING LOTS, AND "D". SHOWN ON THIS PLAT AND THEIR RESPECTIVE MORTGAGE HOLDERS AND OTHER INVITEES; (C) EACH NOT-FOR-PROFIT ASSOCIATION FROM TIME TO TIME GRANTED JURISDICTION OVER ANY OF THE THIS PLAT PURSUANT TO THE DECLARATIONS, AND ITS INVITEES; (D) THE "COMMUNITY AMENITIES PROVIDER", AS DEFINED IN THE DECLARATIONS, AND ITS INVITEES; (E) SANITATION, POSTAL, FIRE, LA EMERGENCY MEDICAL SERVICE VEHICLES AND THEIR PERSONNEL PROVIDING SERVICES TO THE SUBDIVISION; (F) DELIVERY AND PICKUP VEHICLES AND PERSONNEL; AND (G) SUCH OTHER PERSONS OR ENTITIES AS ITS DESIGNATED SUCCESSORS AND ASSIGNS MAY HEREAFTER DESIGNATE FROM TIME TO TIME IN WRITING.

TRACTS "B", "C", AND "D". SHOWN ON THIS PLAT ARE DRAINAGE, UTILITIES, ACCESS AND OPEN SPACE TRACTS. IF AND TO THE EXTENT HEREAFTER SPECIFICALLY AUTHORIZED IN WRITING BY THE DEVELOPER OR ITS DESIGNATED SUCCESSORS AND ASSIGNS, THE TRACTS MAY BE USED FOR CONSTRUCTION, MAINTENANCE, REPAIR, REPLACEMENT AND USE OF RECREATIONAL AND PARK FACILITIES, SIGNS, ENTRY FEATURES, WALLS, FENCES, BERMS, LANDSCAPING, LIGHTING, IRRIGATION AND DRAINAGE IMPROVEMENTS, POTABLE WATER DISTRIBUTION SYSTEM WASTEWATER COLLECTION FACILITIES SYSTEM, RE-USE WATER DISTRIBUTION SYSTEM, SIDEWALKS, PATHS AND PASSAGEWAYS FOR LOW-SPEED VEHICLES, GOLF CARS, GOLF CARS, MOTORIZED DISABILITY ACCESS VEHICLES, UTILITY VEHICLES AND LANDSCAPE AND GOLF COURSE MAINTENANCE EQUIPMENT, AND FOR SUCH OTHER USES OR PURPOSES AS MAY BE AUTHORIZED IN WRITING BY THE DEVELOPER OR ITS DESIGNATED SUCCESSORS AND ASSIGNS.

ADVISORY NOTICE ~ ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM (NFIP) FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 12083C0682E. MARION COUNTY, FLORIDA DATED APRIL 19, 2017. THE PROPERTY DESCRIBED HEREON LIES IN FLOOD ZONE "X" - AN AREA OF MINIMAL FLOOD HAZARD. THE FLOODING LIMITS HAVE BEEN IDENTIFIED HEREIN AS CURRENTLY ESTABLISHED AT THE TIME OF THE FINAL PLAT RECORDING. ALL PERSONS WITH AN INTEREST IN THE LANDS DESCRIBED HEREON SHOULD EVALUATE THE CURRENT FLOODPLAIN LIMITS AS THEY MAY BE AMENDED FROM TIME TO TIME AS DETERMINED BY FEMA

A 5/8 INCH DIAMETER IRON ROD WITH CAP NO. LB 8071 WILL BE SET AT EACH LOT CORNER AS REQUIRED BY CHAPTER 177, FLORIDA STATUTES WITHIN THE TIME ALLOTTED IN SUBSECTION 177.091(9), FLORIDA STATUTES ALL OF THE LAND DESCRIBED ON THIS PLAT IS SUBJECT TO THE MASTER DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR CIRCLE SQUARE RANCH RECORDED IN OFFICIAL RECORDS BOOK 3730, PAGE 849, AS AMENDED AND SUPPLEMENTED BY FIRST AMENDMENT TO MASTER DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR CIRCLE SQUARE RANCH RECORDED IN OFFICIAL RECORDS BOOK 4521. PAGE 457. AND SUPPLEMENTAL DECLARATION OF COVENANTS. CONDITIONS AND RESTRICTIONS FOR WEYBOURNE LANDING PHASE 1B (MASTER DECLARATION) RECORDED IN OFFICIAL RECORDS BOOK \_\_\_\_\_, PAGE \_\_\_\_\_, (COLLECTIVELY, THE "MASTER DECLARATION"); AND THE DECLARATION OF COVENANTS, . PAGE . (COLLECTIVELY. THE "NEIGHBORHOOD DECLARATION" AND. COLLECTIVELY WITH THE CONDITIONS AND RESTRICTIONS FOR WEYBOURNE LANDING PHASE 1B (NEIGHBORHOOD DECLARATION) RECORDED IN OFFICIAL RECORDS BOOK \_\_\_\_

MASTER DECLARATION, THE "DECLARATIONS"). ALL OF THE FOREGOING REFERENCES ARE TO THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA. CURRENT ZONING IS PUD (PLANNED UNIT DEVELOPMENT), CURRENT LAND USE IS DRI (DEVELOPMENT OF REGIONAL IMPACT) MEDIUM RESIDENTIAL

BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM OF 1983 (NAD 83), WITH 2011 ADJUSTMENT AS DERIVED FROM THE FLORIDA DEPARTMENT OF

THE DEVELOPER RESERVES OWNERSHIP OF ALL RESIDENTIAL BUILDING LOTS AND ALL FOLLOWING WITH REGARD TO ANY OR ALL OF THE SAID RESIDENTIAL BUILDING LOTS AND TRACTS TO ANY PERSONS OR ENTITIES AS THE DEVELOPER SHALL DEEM APPROPRIATE OR DESIRABLE, INCLUDING BUT NOT LIMITED TO ANY AFFILIATES OF THE DEVELOPER. ANY PURCHASERS. ANY COMMUNITY DEVELOPMENT DISTRICTS AND/OR ANY NOT-FOR-PROFIT ENTITIES: (A) GRANT AND RESERVE EASEMENTS; (B) ASSIGN OPERATIONAL AND MAINTENANCE RESPONSIBILITIES; AND (C) ENCUMBER, SELL OR

THE DEVELOPER HEREBY GRANTS AND RESERVES PERPETUAL, NON-EXCLUSIVE AND PRIVATE EASEMENTS OVER, UNDER AND THROUGH ALL TRACTS SHOWN ON THIS PLAT FOR STORM WATER DRAINAGE PURPOSES. THE SAID DRAINAGE EASEMENTS ARE PRIVATE AND SHALL RUN ONLY IN FAVOR OF THE FOLLOWING: (A) THE OWNERS OF THE RESIDENTIAL BUILDING LOTS AND ALL TRACTS AS SHOWN ON THIS PLAT THAT RELY FROM TIME TO TIME ON SUCH DRAINAGE EASEMENTS TO DRAIN THEIR LOTS OR TRACTS, AS IMPROVED FROM TIME TO TIME, FOR THE USE AND BENEFIT OF, AND RUNNING WITH THE TITLE TO, SUCH LOTS AND TRACTS; (B) THE COMMUNITY AMENITIES PROVIDER, FOR THE USE AND BENEFIT OF, AND RUNNING WITH THE TITLE TO THE PORTIONS OF THE "COMMUNITY AMENITY PROPERTY" (AS DEFINED IN THE DECLARATIONS), AS IMPROVED FROM TIME TO TIME, THAT RELY FROM TIME TO TIME ON SUCH DRAINAGE EASEMENTS TO DRAIN THE SAID PORTIONS OF THE COMMUNITY AMENITY PROPERTY; (C) THE DEVELOPER, FOR THE USE AND BENEFIT OF, AND RUNNING WITH THE TITLE TO THE LANDS LYING OUTSIDE THE BOUNDARIES OF THIS PLAT. AS IMPROVED FROM TIME TO TIME. THAT RELY FROM TIME TO TIME ON SUCH DRAINAGE EASEMENTS TO DRAIN SUCH OTHER LANDS; AND (D) SUCH OTHER PERSONS, ENTITIES OR LANDS AS THE DEVELOPER OR ITS DESIGNATED SUCCESSORS AND ASSIGNS MAY HEREAFTER DESIGNATE FROM TIME TO TIME IN WRITING, INCLUDING BUT NOT LIMITED TO ANY COMMUNITY DEVELOPMENT DISTRICT OR NOT-FOR-PROFIT ENTITY. 10. THE DEVELOPER HEREBY RESERVES TO ITSELF AND ITS DESIGNATED SUCCESSORS AND ASSIGNS AND INVITEES PERPETUAL, NON-EXCLUSIVE AND PRIVATE EASEMENTS FOR CONSTRUCTION, MAINTENANCE, REPAIR, REPLACEMENT AND USE OF PATHS AND PASSAGEWAYS FOR GOLF CARS, GOLF CARS, LOW-SPEED VEHICLES, MOTORIZED DISABILITY ACCESS VEHICLES, UTILITY VEHICLES AND LANDSCAPE AND GOLF COURSE MAINTENANCE EQUIPMENT OVER AND ACROSS ALL TRACTS AS SHOWN ON THIS PLAT; PROVIDED, HOWEVER, NONE OF THE FOREGOING USES OR IMPROVEMENTS SHALL OBSTRUCT OR UNREASONABLY INTERFERE WITH STORM WATER CONVEYANCE OR WITH THE PURPOSE

11. NO LOT SHALL BE DIVIDED OR RESUBDIVIDED EXCEPT FOR THE SOLE PURPOSE OF PROVIDING ADDITIONAL AREA TO ADJACENT LOTS OR UNTIL A REPLAT IS FILED WITH MARION COUNTY, FLORIDA, WHICH REPLAT COMPLIES WITH THE PROVISIONS OF THE LAND DEVELOPMENT CODE. VIOLATION OF THIS PROVISION MAY BE PUNISHABLE AS PROVIDED IN THE CODE OF MARION COUNTY, FLORIDA. 12. THE BOARD OF COUNTY COMMISSIONERS OF MARION COUNTY, FLORIDA, SHALL HAVE NO RESPONSIBILITY, DUTY, OR LIABILITY WHATSOEVER REGARDING SUCH STREETS AND DRAINAGE TRACTS. MARION COUNTY IS GRANTED THE RIGHT TO ACCESS FOR

EMERGENCY MAINTENANCE IN THE EVENT OF A LOCAL. STATE. OR FEDERAL STATE OF EMERGENCY WHEREIN THE DECLARATION INCLUDES THIS SUBDIVISION OR AN EMERGENCY WHEREIN THE HEALTH, SAFETY, OR WELFARE OF THE PUBLIC IS DEEMED TO BE

13. PERPETUAL NON-EXCLUSIVE EASEMENTS ARE HEREBY RESERVED TO THE DEVELOPER AND ITS DESIGNATED SUCCESSORS AND ASSIGNS OVER. UNDER AND THROUGH EACH PSEURA (DEFINED IN NOTE 18 BELOW) THAT ABUTS EITHER A STREET INTERSECTION OR A CUL-DE-SAC SHOWN ON THIS PLAT FOR THE PURPOSES OF CONSTRUCTING, MAINTAINING, REPAIRING, REPLACING AND USING PAVING, CURBS, SUTTERS, SIDEWALKS AND OTHER PEDESTRIAN AND VEHICULAR TRANSPORTATION IMPROVEMENTS AND

14. OWNERSHIP OF ANY RESIDENTIAL BUILDING LOT OR ANY TRACT AS SHOWN ON THIS PLAT DOES NOT CONFER ANY OWNERSHIP, EASEMENT OR RIGHT OF USE IN OR TO ANY COMMUNITY AMENITY PROPERTY OR ANY LAND LYING OUTSIDE THE BOUNDARIES OF THIS PLAT. OR IN. OR TO ANY FACILITIES LOCATED ON ANY COMMUNITY AMENITY PROPERTY OR ON ANY LAND LYING OUTSIDE THE BOUNDARIES OF THIS PLAT. DESPITE ANY REFERENCE ON THIS PLAT TO ANY IMPROVEMENT OR FACILITY. INCLUDING BUT NOT LIMITED TO ANY SIDEWALK. PATHS AND PASSAGEWAYS FOR LOW-SPEED VEHICLES. GOLF CARS. GOLF CARS. MOTORIZED DISABILITY ACCESS VEHICLES. UTILITY

VEHICLES AND LANDSCAPE AND GOLF COURSE MAINTENANCE EQUIPMENT, RECREATIONAL FACILITY, PARK FACILITY, SIGN, ENTRY FEATURE, WALL, FENCE, BERM, LANDSCAPING, LIGHTING, IRRIGATION, UTILITY OR DRAINAGE IMPROVEMENT, NO SUCH REFERENCE SHALL BE DEEMED TO BE A REPRESENTATION OR WARRANTY THAT ANY SUCH IMPROVEMENT OR FACILITY WILL BE CONSTRUCTED OR PROVIDED BY THE DEVELOPER OR ANY OF THE DEVELOPER'S SUCCESSORS OR ASSIGNS. 16. WEYBOURNE LANDING NEIGHBORHOOD ASSOCIATION, INC. IS RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF BOTH NEW AND REPLACEMENT QUADRANT STREET SIGNS.

17. WHEREVER IN THIS PLAT REFERENCE IS MADE TO THE DEVELOPER'S "DESIGNATED SUCCESSORS AND ASSIGNS", SUCH REFERENCE SHALL MEAN AND REFER TO THOSE SUCCESSORS OR ASSIGNS OF THE DEVELOPER TO WHOM THE DEVELOPER HEREAFTER TRANSFERS IN WRITING A SPECIFIC RIGHT RESERVED TO THE DEVELOPER IN THIS PLAT, WHICH SAID WRITING MAKES SPECIFIC REFERENCE TO THE PLAT NOTE ON THIS PLAT THAT RESERVES TO THE DEVELOPER THE RIGHT BEING TRANSFERRED, AND WHICH SAID WRITING IS RECORDED IN THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

18. THERE IS A 15' WIDE PRIVATE SPECIFIC EASEMENT UTILITY RESERVATION AREA ("PSEURA") ALONG THE FRONT OF EACH LOT AND EXCEPT AS OTHERWISE SHOWN ON THIS PLAT, A 5.0' PSEURA AND DRAINAGE EASEMENT ALONG EACH SIDE AND 10' PSEURA, DRAINAGE AND LANDSCAPE EASEMENT ALONG THE REAR OF EACH LOT, AS DEPICTED ON THE DETAIL OF TYPICAL PSEURA'S & SETBACKS SHOWN ON SHEET 2. EACH PSEURA SHOWN OR NOTED ON THIS PLAT IS OR WILL BE SUBJECT TO THE DEVELOPEI OR ASSIGNS OF THE DEVELOPER, SEPARATELY GRANTING OFF-PLAT EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, REPAIR, REPLACEMENT AND OPERATION OF UTILITY LINES, MAINS, PIPES, CONDUITS AND OTHER FACILITIES SOLELY AND EXCLUSIVELY FOR (A) ANY CABLE SYSTEM OR CABLE SERVICE. MULTICHANNEL VIDEO PROGRAMMING SERVICE, INFORMATION SERVICE, MONITORING SER SYSTEM OR SERVICE THAT MAY BE PROVIDED FROM TIME TO TIME BY DIGITAL COMMUNICATION MEDIA. ITS SUCCESSORS OR ASSIGNS, (B) ANY WATER SERVICE, WASTEWATER SERVICE OR RE-USE WATER SERVICE THAT MAY BE PROVIDED FROM TIME TO TIME BY BAY LAUREL CENTER COMMUNITY DEVELOPMENT DISTRICT, ITS SUCCESSORS AND ASSIGNS, AND (C) ANY ELECTRIC SERVICE, GAS SERVICE OR OTHER UTILITY SERVICE PROVIDED BY ANY PUBLIC UTILITY COMPANY OR GOVERNMENTAL AGENCY THAT MAY BE AUTHORIZED FROM TIME TO TIME BY THE DEVELOPER, ITS SUCCESSORS AND ASSIGNS, TO INSTALL UTILITY SYSTEMS OR FACILITIES WITHIN ANY SUCH PSEURA. NO "PLATTED UTILITY EASEMENTS" ARE GRANTED OR CREATED BY THIS PLAT. 19. THIS PLAT CONTAINS ONE HUNDRED NINETEEN (119) LOTS, FOUR (4) TRACTS AND 1.01 MILES OF ROAD. 20. DEVELOPMENT OF THE PROPERTY AS SHOWN ON THIS SUBJECT TO THE TERMS AND CONDITIONS OF THE ON TOP OF THE WORLD DRI AMENDED AND RESTATED DEVELOPMENT ORDER (OFFICIAL RECORDS BOOK 6445, PAGES 1390-1429).

21. ALL LOTS/TRACTS SHALL USE THIS SUBDIVISION'S INTERNAL ROADWAYS FOR VEHICLE/DRIVEWAY ACCESS. DIRECT DRIVEWAY/VEHICLE ACCESS TO S.W. 87TH COURT ROAD IS PROHIBITED.

23. THIS PLAT IS 4 SHEETS IN TOTAL. AND ONE IS NOT COMPLETE WITHOUT THE OTHERS, FOR DEDICATION. AND ACKNOWLEDGEMENTS SEE SHEET 1. FOR BOUNDARY DETAIL. AND LEGAL DESCRIPTION SEE SHEET 2. FOR LOT DIMENSIONS SEE SHEETS 3. & 4. 24. PROPERTY IS LOCATED WITHIN THE SECONDARY ZONE OF THE SPRINGS PROTECTION ZONE.

26. WATER AND SEWER SERVICE ARE BEING PROVIDED BY AND REUSE WATER SERVICE MAY BE PROVIDED BY THE BAY LAUREL CENTER COMMUNITY DEVELOPMENT DISTRICT.

27. DRIVEWAY ACCESS TO ALL CORNER LOTS SHALL BE 50' OR 1/2 THE LOT WIDTH FROM PAVEMENT P.T., WHICHEVER IS LESS. 28. FIRE PROTECTION IN ACCORDANCE WITH THE MARION COUNTY L.D.C. WILL BE PROVIDED VIA THE CENTRAL POTABLE WATER SYSTEM FOR THIS PROJECT.

29. TO THE EXTENT NOT INCONSISTENT WITH APPLICABLE LAW, THE DEVELOPER HEREBY RESERVES TO ITSELF AND ITS DESIGNATED SUCCESSORS AND ASSIGNS, FOR A PERIOD OF EIGHTY NINE (89) YEARS AFTER THIS PLAT IS RECORDED IN THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA. THE EXCLUSIVE RIGHT. POWER AND AUTHORITY TO GRANT BY SEPARATE WRITTEN INSTRUMENTS RECORDED FROM TIME TO TIME SUBSEQUENT TO THE RECORDATION OF THIS PLAT ONE OR MORE EXCLUSIVE OR NON-EXCLUSIVE PRIVATE FASEMENTS OVER, UNDER, UPON AND THROUGH FACH AREA LABELED ON THIS PLAT AS A "PSEURA FOR THE CONSTRUCTION, MAINTENANCE, REPAIR, REPLACEMENT AND USE OF UTILITY LINES, MAINS, PIPES, CONDUITS AND OTHER

UTILITY FACILITIES BY THOSE SPECIFIC UTILITY SERVICE PROVIDERS TO WHOM THE DEVELOPER HEREAFTER ELECTS TO GRANT FROM TIME TO TIME SPECIFIC PRIVATE UTILITY EASEMENTS. NEITHER THIS PLAT NOR THIS RESERVATION CREATES ANY UTILITY EASEMENT OR DEDICATION, WHETHER PRIVATE, PUBLIC, GENERAL OR SPECIFIC, NOR DOES THIS PLAT OR THIS RESERVATION GRANT ANY RIGHT TO THE PUBLIC OR TO ANY UTILITY SERVICE PROVIDER TO UTILIZE ANY PSEURA FOR ANY PURPOSE. THE OWNER OF EACH LOT OR TRACT SHOWN ON THIS PLAT THAT CONTAINS A PSEURA MAY UTILIZE THE PSEURA WITHIN THAT OWNER'S LOT OR TRACT FOR ANY PURPOSE THAT DOES NOT INTERFERE WITH THE INSTALLATION. MAINTENANCE. REPAIR. REPLACEMENT AND USE OF ANY UTILITY FACILITIES FROM TIME TO TIME CONSTRUCTED WITHIN THE PSEURA PURSUANT TO ANY SPECIFIC EASEMENT HEREAFTER GRANTED BY THE DEVELOPER OR ITS DESIGNATED SUCCESSORS AND ASSIGNS; PROVIDED, HOWEVER, SUCH LOT OR TRACT OWNER (OTHER THAN THE DEVELOPER AND ITS DESIGNATED SUCCESSORS AND ASSIGNS) SHALL HAVE NO RIGHT, POWER OR AUTHORITY TO GRANT TO ANY UTILITY SERVICE PROVIDER ANY EASEMENT, LICENSE OR OTHER RIGHT OVER, UNDER, UPON OR THROUGH ANY PSEURA LYING WITHIN THAT OWNER'S LOT OR TRACT FOR UTILITY PURPOSES.

NO IMPROVEMENTS ON OR WITHIN ANY PSEURA LYING WITHIN ANY PLATTED RESIDENTIAL BUILDING LOT (OTHER THAN BERMS, LANDSCAPING, IRRIGATION, DRAINAGE, PAVING, CURBS, GUTTERS, SIDEWALKS AND DRIVEWAYS), AND NO IMPROVEMENTS ON OR WITHIN ANY PSEURA LYING WITHIN ANY OF THE TRACTS SHOWN ON THIS PLAT (OTHER THAN BERMS, LANDSCAPING, IRRIGATION, DRAINAGE, PAVING, CURBS, GUTTERS, SIDEWALKS, DRIVEWAYS, PATHS OR PATHWAYS FOR LOW-SPEED VEHICLES, GOLF CARS, GOLF CARTS, MOTORIZED DISABILITY ACCESS VEHICLES, UTILITY VEHICLES AND LANDSCAPE AND GOLF COURSE MAINTENANCE EQUIPMENT, RECREATIONAL AND PARK FACILITIES, SIGNS, ENTRY FEATURES, WALLS AND FENCES), MAY BE INSTALLED, CONSTRUCTED OR MAINTAINED BY THE OWNER OF THE LOT OR TRACT OR ANYONE ELSE WITHOUT THE PRIOR WRITTEN CONSENT OF THE DEVELOPER OR ITS DESIGNATED SUCCESSORS AND ASSIGNS, AND, IF AND TO THE EXTENT REQUIRED BY THE APPLICABLE EASEMENT DOCUMENT, ANY UTILITY SERVICE PROVIDER TO WHOM THE DEVELOPER HEREAFTER GRANTS A UTILITY EASEMENT OVER THE RELEVANT PSEURA. THE DEVELOPER MAY, IN ITS SOLE AND ABSOLUTE DISCRETION, ASSIGN ITS RIGHTS TO GRANT SPECIFIC PRIVATE UTILITY EASEMENTS AS RESERVED HEREIN TO ANY ONE OR MORE PERSONS OR ENTITIES AND BY ANY ONE OR MORE SEPARATE WRITTEN INSTRUMENTS THAT MAKE SPECIFIC REFERENCE TO THIS RESERVATION, IT BEING THE INTENT OF THE DEVELOPER THAT THE DEVELOPER MAY GRANT TO MULTIPLE UTILITY PROVIDERS CONCURRENT EASEMENTS FOR VARIOUS UTILITY SERVICES AS DEEMED DESIRABLE BY THE DEVELOPER IN THE EXERCISE OF THE DEVELOPER'S SOLE AND ABSOLUTE

ALTHOUGH IT SHALL NOT BE NECESSARY THAT THE OWNER OF ANY LOT OR TRACT SIGN OR CONSENT TO ANY EASEMENT HEREAFTER GRANTED BY THE DEVELOPER OR ITS DESIGNATED SUCCESSORS AND ASSIGNS PURSUANT TO THIS RESERVATION IN ORDER FOR SUCH EASEMENT TO TAKE EFFECT AND BIND THE OWNER AND THAT OWNER'S LOT OR TRACT, AND ANY PERSON OR ENTITY THAT CLAIMS ANY INTEREST IN THAT LOT OR TRACT BY OR THROUGH SUCH OWNER. INCLUDING BUT NOT LIMITED TO ANY MORTGAGEE OR OTHER LIENHOLDER. EACH OWNER OF EACH LOT OR TRACT AFFECTED BY A PSEURA SHOWN ON THIS PLAT, BY HEREAFTER ACCEPTING OR RECEIVING A DEED TO SUCH LOT OR TRACT, SHALL BE DEEMED CONCLUSIVELY AND AUTOMATICALLY TO HAVE GRANTED TO THE DEVELOPER AND ITS DESIGNATED SUCCESSORS AND ASSIGNS AN IRREVOCABLE AND TRANSFERABLE POWER OF ATTORNEY. COUPLED WITH AN INTEREST IN THE SUBJECT MATTER. AUTHORIZING THE DEVELOPER OR ITS SUCCESSORS AND ASSIGNS TO SIGN AND RECORD IN THE MARION COUNTY PUBLIC RECORDS ANY DOCUMENT DEEMED BY ANY OF THEM, IN ITS OR THEIR SOLE AND ABSOLUTE DISCRETION, TO BE DESIRABLE FOR THE PURPOSE OF EVIDENCING OR ESTABLISHING SUCH EASEMENT. THE POWER OF ATTORNEY SHALL REMAIN EFFECTIVE FOR A PERIOD OF EIGHTY NINE (89) YEARS AFTER THIS PLAT IS RECORDED IN THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA AND IT SHALL NOT BE AFFECTED BY THE DEATH OR

FOR THE PURPOSES OF THIS PLAT: (A) "UTILITY" SHALL MEAN AND REFER TO EACH FORM OF UTILITY SERVICE NOW EXISTING OR HEREAFTER DEVELOPED, INCLUDING, BUT NOT LIMITED TO, EACH SEWER, WATER, REUSE WATER, ELECTRIC AND GAS SERVICE, EACH CABLE SYSTEM OR CABLE SERVICE, MULTICHANNEL VIDEO PROGRAMMING SERVICE (WHETHER FRANCHISED), INFORMATION SERVICE OR OTHER TELECOMMUNICATIONS SERVICE, AS SAID TERMS ARE DEFINED IN THE COMMUNICATIONS ACT OF 1934 (47 U.S.C. \$151, ET SEQ.), AS AMENDED THROUGH THE DATE HEREOF, EACH MONITORING SERVICE, AND EACH OTHER FORM OF WIRELESS COMMUNICATION SYSTEM OR SERVICE; AND (B) "UTILITY SERVICE PROVIDER" SHALL MEAN AND REFER TO EACH OPERATOR OR PROVIDER OF ANY FORM OF UTILITY SERVICE NOW EXISTING OR HEREAFTER DEVELOPED, INCLUDING, BUT NOT LIMITED TO, EACH OPERATOR OR PROVIDER OF ANY SEWER, WATER, REUSE WATER, ELECTRIC OR GAS SERVICE, EACH OPERATOR OR PROVIDER OF ANY CABLE SYSTEM OR CABLE SERVICE, MULTICHANNEL VIDEO PROGRAMMING SERVICE (WHETHER FRANCHISED), INFORMATION SERVICE OR OTHER TELECOMMUNICATIONS SERVICE, AS SAID TERMS ARE DEFINED IN THE COMMUNICATIONS ACT OF 1934 (47 U.S.C. § 151, ET SEQ.), AS AMENDED THROUGH THE DATE HEREOF, EACH OPERATOR OR PROVIDER OF A MONITORING SERVICE, AND EACH OPERATOR OR PROVIDER OF ANY OTHER FORM OF WIRELINE

DESPITE ANY PROVISION OF THIS PLAT TO THE CONTRARY, FOR A PERIOD OF EIGHTY NINE (89) YEARS AFTER THIS PLAT IS RECORDED IN THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, NO EASEMENT MAY BE GRANTED FOR UTILITY PURPOSES ANYWHERE WITHIN THE LANDS DESCRIBED ON THIS PLAT WITHOUT THE PRIOR WRITTEN CONSENT OF THE DEVELOPER OR ITS DESIGNATED SUCCESSORS AND ASSIGNS. 30. IF ANY PROVISION OF THIS PLAT IS INVALID OR UNENFORCEABLE, ALL PROVISIONS OF THIS PLAT OTHER THAN SUCH INVALID OR UNENFORCEABLE PROVISION SHALL CONTINUE IN FULL FORCE AND EFFECT. IF THE APPLICATION OF ANY PROVISION OF THIS PLAT TO ANY PARTICULAR PERSON OR CIRCUMSTANCE IS INVALID OR UNENFORCEABLE, ALL VALID AND ENFORCEABLE PROVISIONS OF THIS PLAT SHALL APPLY FULLY TO ALL PERSONS AND CIRCUMSTANCES OTHER THAN THOSE AS TO WHICH SUCH APPLICATION IS INVALID OR UNENFORCEABLE.

31. NO MONUMENTATION WAS RECOVERED FOR THE UNDERLYING PLATS OF CIRCLE SQUARE WOODS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK "P", PAGES 30 THROUGH 103, OR ON TOP OF THE WORLD, PHASE 1-A, SECTION 1, AS RECORDED IN PLAT BOOK 3, PAGES 70 THROUGH 76, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA. DISTANCES SHOWN FOR SECTION TIES ARE BASED ON BOUNDARY SURVEY COMPLETED BY BOWYER SINGLETON AND ASSOCIATES, JOB #

32. PORTION OF TRACTS "B", "C", AND "D". DEPICTED HEREON ARE DESIGNATED AS MARION FRIENDLY LANDSCAPE AREAS AS IDENTIFIED ON THE IMPROVEMENT PLANS AS APPROVED BY MARION COUNTY FOR THE DEVELOPMENT OF THIS SUBDIVISION. MARION FRIENDLY LANDSCAPE AREAS ARE DEFINED AS THAT PORTION OF A NEW OR EXPANDED DEVELOPMENT THAT THROUGH THE APPROVED DEVELOPMENT PLANS. DOCUMENTS, AND DEED RESTRICTIONS, IS IDENTIFIED TO BE MAINTAINED AS MARION-FRIENDLY LANDSCAPING AND WHERE THE USE OF HIGH VOLUME IRRIGATION, NON-DROUGHT TOLERANT PLANTS, AND LAWN CHEMICALS (FERTILIZERS AND PESTICIDES) ON TURFGRASS IS PROHIBITED.

UNTY, FLORIDA PUBLIC
GRESS AND PASSAGE
AND TRACTS "B", "C",
LANDS DESCRIBED ON
W ENFORCEMENT AND
S THE DEVELOPER OR

IN

HΔ

E BOARD OF COUNTY COMMISSIONERS OF MARION E APPROVAL AND ACCEPTANCE OF THIS PLAT FO DTIFY ALL PRESENT AND FUTURE OWNERS OF T CLUDED IN THIS PLAT ARE SUBJECT TO SPECIA IANCE COST INCURRED IN CONNECTION WITH TH FRASTRUCTURE AS DETERMINED NECESSARY IN THE VING JURISDICTION.	R RECORDING IN THE PUBLIC R THE PROPERTY DESCRIBED HER L ASSESSMENTS AS MAY BE HE MAINTENANCE, OPERATION,	ECORDS, DOES HEREBY EON THAT THE LANDS PERMITTED BY LAW TO AND CONSTRUCTION OF
PPROVAL BY COUNTY OFFICIALS-DEV	<u>ÆLOPMENT</u>	
	— COUNTY ENGINEERING	
	— COUNTY FIRE SERVICES	
	— COUNTY GROWTH SERVICES	BCC SEAL:
	— COUNTY SURVEYOR	
	— COUNTY UTILITIES	

COUNTY BUILDING SAFETY

\_/\_\_\_\_ THE FOREGOING

CLERK SEAL:

CLERK SEAL:

SHEET 1 OF 4

PLAT BOOK \_\_\_\_ PAGE \_

CLERK OF CIRCUIT COURT

GREGORY C. HARRELL

CLERK OF THE CIRCUIT COURT

THIS IS TO CERTIFY THAT ON \_\_\_\_

JEFF GOLD. CHAIRMAN

FLORIDA.

ATTEST:

, CLERK OF CIRCUIT COURT OF MARION COUNTY, FLORIDA, DO HEREBY ACCEPT THIS PLAT OF "WEYBOURNE LANDING PHASE 1C" FOR RECORDING. THIS PLAT FILED FOR RECORD THIS \_\_\_\_\_ DAY .\_\_\_\_, \_\_\_\_, AT \_\_\_\_ AM/PM AND RECORDED ON PAGE \_\_\_\_\_ OF OF PLAT BOOK \_\_\_\_\_\_ IN THE OFFICE OF THE CLERK OF CIRCUIT COURT OF MARION COUNTY, FLORIDA.

GREGORY C. HARRELL CLERK OF THE CIRCUIT COURT

## DEVELOPER'S ACKNOWLEDGMENT AND DEDICATION:

CERTIFICATE OF APPROVAL BY BOARD OF COUNTY COMMISSIONERS

BOARD OF COUNTY COMMISSIONERS, MARION COUNTY, FLORIDA

PLAT WAS APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF MARION COUNTY,

KNOW ALL PERSONS BY THESE PRESENTS THAT ON TOP OF THE WORLD COMMUNITIES. LLC., A FLORIDA LIMITED LIABILITY COMPANY (THE "DEVELOPER"). BEING THE OWNER IN FEE SIMPLE OF THE LANDS DESCRIBED ON THIS PLAT TO BE KNOWN AS WEYBOURNE LANDING PHASE 1C. HEREBY DEDICATES SAID LANDS AND THIS PLAT FOR THE USES AND PURPOSES SET FORTH ON THIS PLAT. SUBJECT TO THE MATTERS SET FORTH ON THIS PLAT, THE DEVELOPER HEREBY DEDICATES A PERPETUAL EASEMENT TO MARION COUNTY FOR INGRESS AND EGRESS BY SANITATION. POSTAL FIRE. LAW ENFORCEMENT AND EMERGENCY MEDICAL SERVICES AND THEIR PERSONNEL PROVIDING SERVICES TO THE SUBDIVISION OVER, ACROSS AND THROUGH ALL DRAINAGE EASEMENTS, DRAINAGE RETENTION AREAS, OPEN SPACE AND TRACT "A" AS SHOWN ON THIS PLAT. THE DEVELOPER HEREBY ACKNOWLEDGES THAT ALL ROADS (TRACT "A" - PRIVATE ROADWAY) SHALL BE PRIVATELY OWNED AND MAINTAINED AND ALLOW FOR THE INSTALLATION AND MAINTENANCE OF UTILITY SERVICES AS MORE PARTICULARLY PROVIDED IN NOTE 18 HEREON. THE DEVELOPER HEREBY ACKNOWLEDGES THAT ALL DRAINAGE FACILITIES SHALL BE OWNED AND MAINTAINED BY A HOMEOWNER'S ASSOCIATION OR COMMUNITY DEVELOPMENT DISTRICT.

WITNESSES:

WITNESS SIGNATURE

PRINT NAME:

WITNESS SIGNATURE PRINT NAME:

By KENNETH D. COLEN, PRESIDENT

ON TOP OF THE WORLD COMMUNITIES, LLC., A

DEVELOPER'S ADDRESS: 8445 SOUTHWEST 80TH STREET OCALA, FLORIDA 34481

FLORIDA LIMITED LIABILITY COMPANY

# NOTARY ACKNOWLEDGMENT:

THE FOREGOING DEVELOPER'S ACKNOWLEDGEMENT AND DEDICATION WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS \_\_\_\_\_ DAY OF 2020 BY KENNETH D. COLEN, AS PRESIDENT OF ON TOP OF THE WORLD COMMUNITIES. LLC.. ON BEHALF OF THE CORPORATIONS.

PERSONALLY KNOW OR PRODUCE IDENTIFICATION TYPE OF IDENTIFICATION PRODUCE:

NOTARY PUBLIC

PRINT NAME: NOTARY SEAL:



### LEGAL DESCRIPTION.

A PORTION OF CIRCLE SQUARE WOODS ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK P, PAGES 30 THROUGH 130 OF THE PUBLIC RECORDS OF MARION COUNTY. FLORIDA. SAID LANDS LYING IN SECTION 11, 12, 13 AND 14, TOWNSHIP 16 SOUTH, RANGE 30 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWESTERLY MOST CORNER OF TRACT "C" OF WEYBOURNE LANDING PHASE 1A. AS RECORDED IN PLAT BOOK 13. PAGE(S) 136 THROUGH 141. OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE ALONG THE WESTERLY BOUNDARY LINE OF SAID WEYBOURNE LANDING PHASE 1A PLAT THE FOLLOWING FIVE (5) COURSES: SAID POINT BEING ON A NON-TANGENT CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 1,075.00 FEET, A CENTRAL ANGLE OF 01'19'20", AND A CHORD BEARING AND DISTANCE OF S.22'04'56"W., 24.81 FEET; (1) THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE. A DISTANCE OF 24.81 FEET TO THE END OF SAID CURVE; (2) THENCE S.22°44'36"W., 260.42 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 745.00 FEET, A CENTRAL ANGLE OF 18°41'20", AND A CHORD BEARING AND DISTANCE OF S.13°23'56"W., 241.93 FEET; (3) THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 243.01 FEET TO A POINT OF TANGENCY; (4) THENCE N.85'56'44"W., 80.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 825.00 FEET, A CENTRAL ANGLE OF 30'32'08", AND A CHORD BEARING AND DISTANCE OF S.1112'48"E., 434.50 FEET; (5) THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 439.68 FEET TO THE END OF SAID CURVE; THENCE DEPARTING SAID WESTERLY BOUNDARY LINE ALONG THE NORTHERLY BOUNDARY LINE OF WEYBOURNE LANDING PHASE 1B, AS RECORDED IN PLAT BOOK \_\_\_, PAGE(S) \_\_\_ THROUGH \_\_\_, OF THE PUBLIC RECORDS OF MARION COUNTY THE FOLLOWING THREE (3) COURSES: (1) S.56'54'23"W., 545.14 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 475.00 FEET, A CENTRAL ANGLE OF 70°29'55", AND A CHORD BEARING AND DISTANCE OF N.87°50'39"W., 548.28 FEET; (2) THENCE WESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 584.46 FEET TO A POINT OF TANGENCY; (3) THENCE N.52'35'42"W, 766.04 FEET; THENCE DEPARTING SAID NORTHERLY BOUNDARY LINE N.37"24'14"E., 662.16 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 1,080.00 FEET, A CENTRAL ANGLE OF 35'55'01", AND A CHORD BEARING AND DISTANCE OF N.19'26'43"E., 665.99 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 677.02 FEET TO A POINT OF TANGENCY; THENCE S.7013'36"E., 330.06 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 2,563.00 FEET, A CENTRAL ANGLE OF 0813'40", AND A CHORD BEARING AND DISTANCE OF S.74°20'26"E., 367.74 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 368.06 FEET TO A POINT OF TANGENCY; THENCE S.78°27'16"E., 105.55 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 2,015.00 FEET, A CENTRAL ANGLE OF 00°48'57", AND A CHORD BEARING AND DISTANCE OF S.02°44'08"W., 28.69 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 28.69 FEET TO THE END OF SAID CURVE; THENCE S.86'51'24"E., 129.73 FEET; THENCE S.03'44'32"W., 63.14 FEET; THENCE S.05'40'25"W., 50.83 FEET; THENCE S.89'59'48"E., 193.80 FEET; THENCE S.58'59'54"E., 81.24 FEET TO THE POINT OF BEGINNING. SAID LANDS CONTAINING 42.26 ACRES, MORE OR LESS.

LEGEND UNLESS OTHERWISE NOTED

- $-\sqrt{-}$  = NOT TO SCALE R = RADIUS
- = ARC LENGTH
- $\Delta = DELTA (CENTRAL ANGLE)$
- CD = CHORD DISTANCE
- CB = CHORD BEARING
- NO. = NUMBER
  - NORTHING (STATE PLANE COORDINATES)
- EASTING (STATE PLANE COORDINATES) = CENTERLINE OF RIGHT OF WAY
- O.R. = OFFICIAL RECORDS OF MARION COUNTY
- R/W = RIGHT OF WAY LINE
- LB = LICENSE BUSINESS
- LS = LAND SURVEYOR
- PLS = PROFESSIONAL LAND SURVEYOR
- PG. = PAGE
- P.B. = PLAT BOOKP.T. = POINT OF TANGENCY
- A.E. = ACCESS EASEMENT
- D.E. = DRAINAGE EASEMENT
- U.E. = UTILITY EASEMENT
- ac. = ACRES
- (NR) = NOT RADIAL
- P.S.E.U.R.A. = PRIVATE SPECIFIC EASEMENTUTILITY RESERVATION AREA
- (8,000) = SQUARE FOOTAGE OF LOT
- = PERMANENT REFERENCE MONUMENT
- SET 4" X 4" CONCRETE MONUMENT (LB 8071)  $\overline{\phantom{a}}$ = PERMANENT REFERENCE MONUMENT FOUND 4" X 4" CONCRETE MONUMENT (LB 8071)

N.1736152.95

E.569685.06

- $\bigcirc$ = PERMANENT CONTROL POINT SET NAIL & DISC NO. LB 8071
- FOUND NAIL & DISC NO. LB 1221

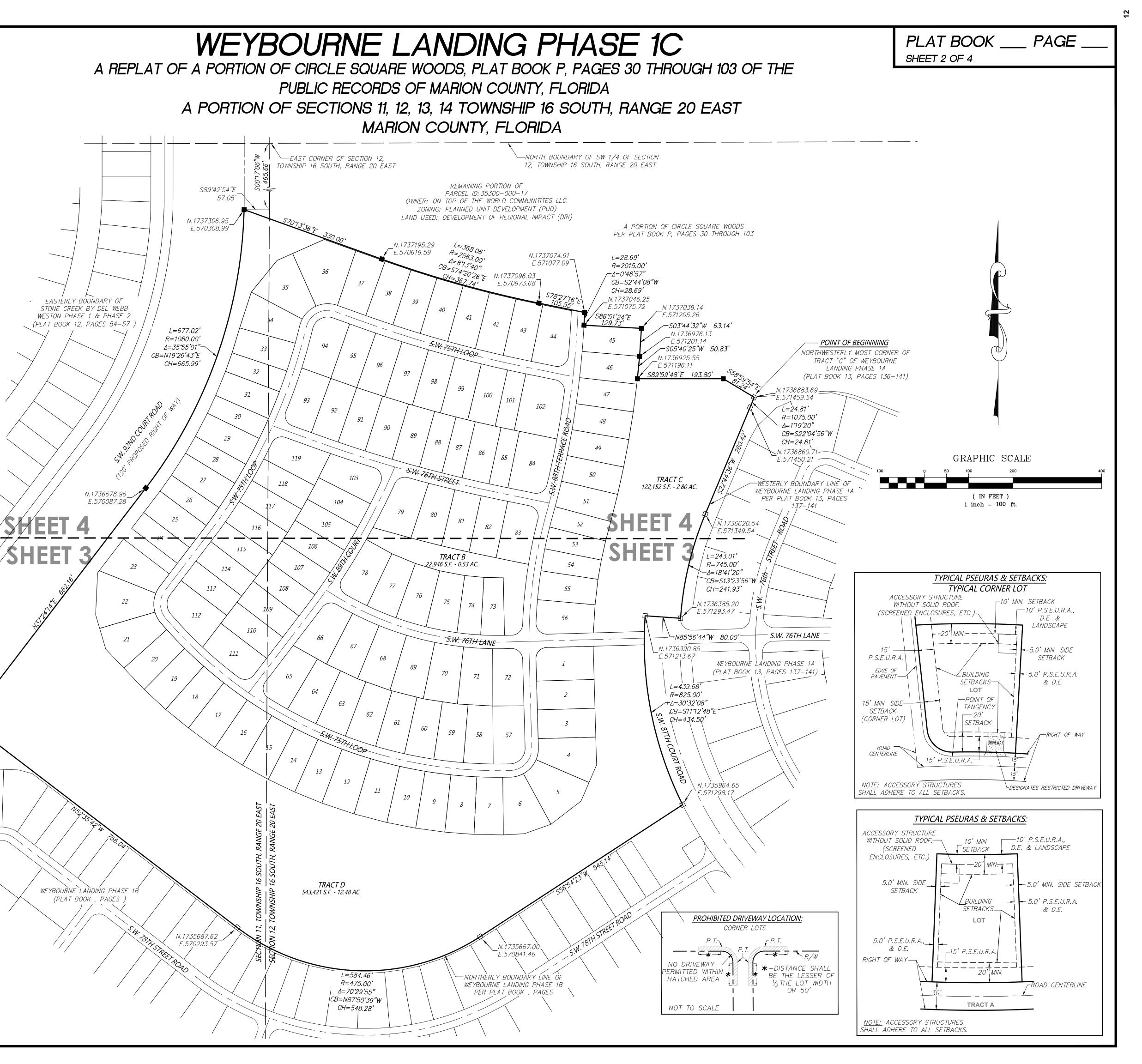
### NOTES:

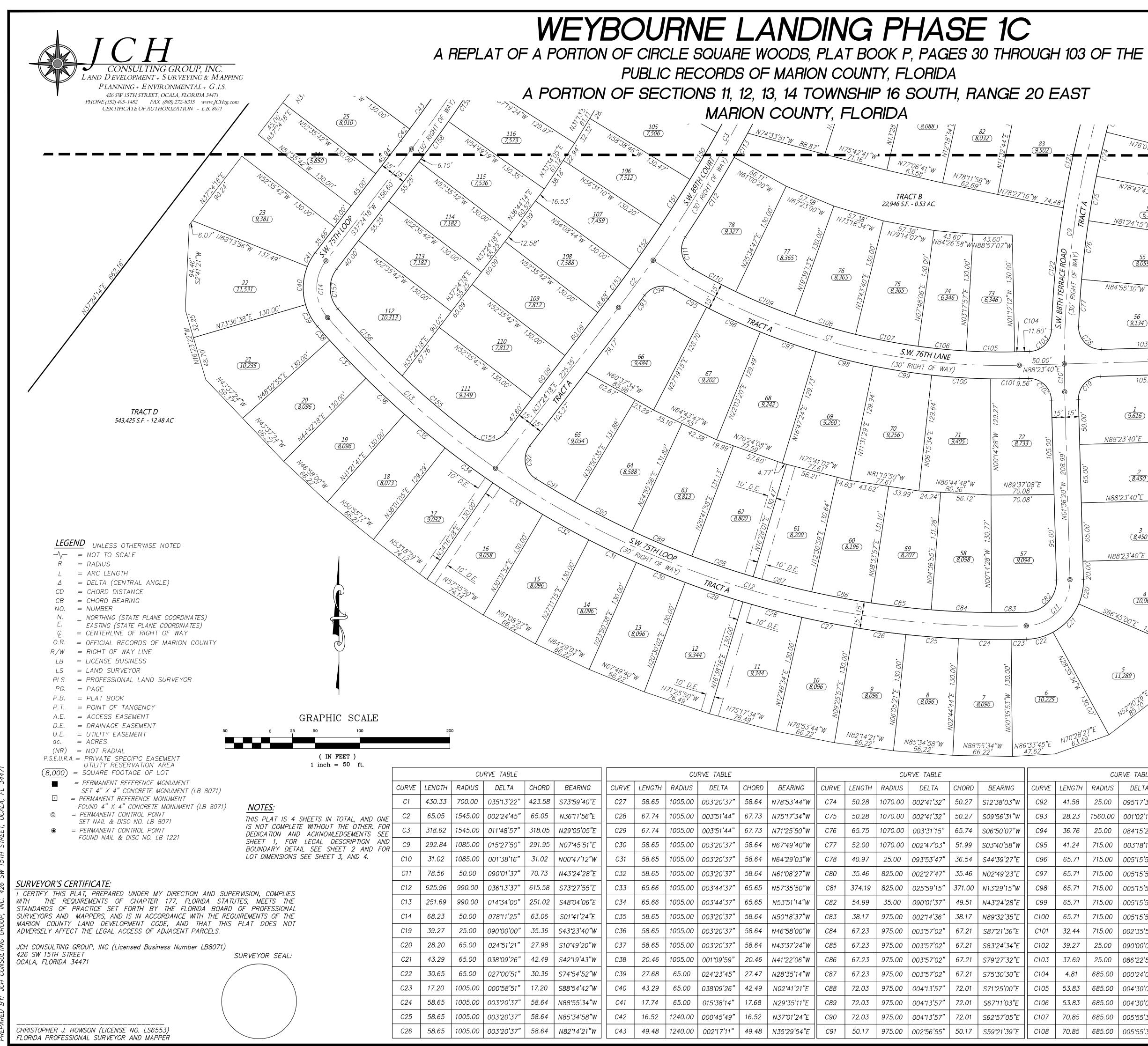
THIS PLAT IS 4 SHEETS IN TOTAL, AND ONE IS NOT COMPLETE WITHOUT THE OTHER. FOR DEDICATION AND ACKNOWLEDGEMENTS SEE SHEET 1, FOR LEGAL DESCRIPTION AND BOUNDARY DETAIL SEE SHEET 2 AND FOR LOT DIMENSIONS SEE SHEET 3, AND 4.

### SURVEYOR'S CERTIFICATE:

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

JCH CONSULTING GROUP, INC (Licensed Business Number LB8071) SURVEYOR SEAL: 426 SW 15TH STREET OCALA, FLORIDA 34471





	CU	RVE TABLE					CU	RVE TABLE					CUI	RVE TABLE			CURVE TABLE				CURVE TABLE							
NGTH	RADIUS	DELTA	CHORD	BEARING	CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING	CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING	CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING	CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
30.33	700.00	035°13'22"	423.58	S73°59'40"E	C27	58.65	1005.00	003 <b>°</b> 20'37"	58.64	N78°53'44"W	C74	50.28	1070.00	002°41'32"	50.27	S12 <b>°</b> 38'03"W	C92	41.58	25.00	095°17'30"	36.95	S10°14'27"E	C109	70.85	685.00	005 <b>°</b> 55'34"	70.82	S67 <b>°</b> 23'00"E
5.05	1545.00	002 <b>°</b> 24'45"	65.05	N36°11'56"E	C28	67.74	1005.00	003°51'44"	67.73	N75°17'34"W	C75	50.28	1070.00	002°41'32"	50.27	S09°56'31"W	C93	28.23	1560.00	001°02'12"	28.23	S36°53'12"W	C110	54.09	685.00	004°31'28"	54.08	S62*09'29"E
8.62	1545.00	011°48'57"	318.05	N29°05'05"E	C29	67.74	1005.00	003 <b>°</b> 51'44"	67.73	N71°25'50"W	C76	65.75	1070.00	003°31'15"	65.74	S06°50'07"W	C94	36.76	25.00	084°15'26"	33.54	S78°29'49"W	C111	40.74	25.00	093°21'46"	36.38	S13°12'52"E
92.84	1085.00	015 <b>°</b> 27'50"	291.95	N07°45'51"E	C30	58.65	1005.00	003 <b>°</b> 20'37"	58.64	N67°49'40"W	C77	52.00	1070.00	002°47'03"	51.99	S03°40'58"W	C95	41.24	715.00	003°18'17"	41.23	N61°01'36"W	C112	104.04	1560.00	003°49'16"	104.02	S31°33'23"W
1.02	1085.00	001 <b>°</b> 38'16"	31.02	N00°47'12"W	C31	58.65	1005.00	003 <b>°</b> 20'37"	58.64	N64°29'03"W	C78	40.97	25.00	093 <b>°</b> 53'47"	36.54	S44°39'27"E	C96	65.71	715.00	005°15'55"	65.68	N65°18'43"W	C113	30.87	1560.00	001°08'01"	30.87	S29°04'45"W
8.56	50.00	090°01'37"	70.73	N43°24'28"E	C32	58.65	1005.00	003 <b>°</b> 20'37"	58.64	N61°08'27"W	C80	35.46	825.00	002°27'47"	35.46	N02°49'23"E	C97	65.71	715.00	005°15'55"	65.68	N70°34'38"W	C121	103.74	1100.00	005°24'13"	103.71	N11°48'55"E
25.96	990.00	036°13'37"	615.58	S73°27'55"E	C33	65.66	1005.00	003°44'37"	65.65	N57°35'50"W	C81	374.19	825.00	025 <b>°</b> 59'15"	371.00	N13°29'15"W	C98	65.71	715.00	005°15'55"	65.68	N75°50'33"W	C122	136.31	1100.00	007°06'01"	136.23	N05°33'48"E
51.69	990.00	014°34'00"	251.02	S48°04'06"E	C34	65.66	1005.00	003°44'37"	65.65	N53°51'14"W	C82	54.99	35.00	090°01'37"	49.51	N43°24'28"E	C99	65.71	715.00	005°15'55"	65.68	N81°06'29"W	C150	60.09	1530.00	002 <b>°</b> 15'01"	60.09	N30°13'43"E
8.23	50.00	078 <b>°</b> 11'25"	63.06	S01°41'24"E	C35	58.65	1005.00	003 <b>°</b> 20'37"	58.64	N50°18'37"W	C83	38.17	975.00	002 <b>°</b> 14'36"	38.17	N89°32'35"E	C100	65.71	715.00	005°15'55"	65.68	N86°22'24"W	C151	60.09	1530.00	002 <b>°</b> 15'01"	60.09	N32°28'44"E
9.27	25.00	090 <b>°</b> 00'00"	35.36	S43°23'40"W	C36	58.65	1005.00	003 <b>°</b> 20'37"	58.64	N46°58'00"W	C84	67.23	975.00	003 <b>°</b> 57'02"	67.21	S87°21'36"E	C101	32.44	715.00	002 <b>°</b> 35'59"	32.44	S89°41'39"W	C152	60.09	1530.00	002 <b>°</b> 15'01"	60.09	N34°43'45"E
8.20	65.00	024°51'21"	27.98	S10°49'20"W	C37	58.65	1005.00	003 <b>°</b> 20'37"	58.64	N43°37'24"W	C85	67.23	975.00	003 <b>°</b> 57'02"	67.21	S83°24'34"E	C102	39.27	25.00	090°00'00"	35.36	N46°36'20"W	C153	41.41	1530.00	001°33'02"	41.41	N36°37'47"E
3.29	65.00	038 <b>°</b> 09'26"	42.49	S42°19'43"W	C38	20.46	1005.00	001°09'59"	20.46	N41°22'06"W	C86	67.23	975.00	003 <b>°</b> 57'02"	67.21	S79°27'32"E	C103	37.69	25.00	086°22'52"	34.22	N45°12'14"E	C154	39.07	25.00	089 <b>°</b> 32'26"	35.21	N82°10'31"E
0.65	65.00	027°00'51"	30.36	S74 <b>°</b> 54'52"W	C39	27.68	65.00	024°23'45"	27.47	N28°35'14"W	C87	67.23	975.00	003 <b>°</b> 57'02"	67.21	S75°30'30"E	C104	4.81	685.00	000°24'09"	4.81	N88°35'44"E	C155	105.36	975.00	006°11'30"	105.31	S49 <b>°</b> 57'30"E
7.20	1005.00	000 <b>°</b> 58'51"	17.20	S88°54'42"W	C40	43.29	65.00	038°09'26"	42.49	N02°41'21"E	C88	72.03	975.00	004 <b>°</b> 13'57"	72.01	S71°25'00"E	C105	53.83	685.00	004°30'09"	53.82	S88°57'07"E	C156	103.42	975.00	006°04'39"	103.37	S43°49'26"E
8.65	1005.00	003°20'37"	58.64	N88°55'34"W	C41	17.74	65.00	015°38'14"	17.68	N29°35'11"E	C89	72.03	975.00	004 <b>°</b> 13'57"	72.01	S67°11'03"E	C106	53.83	685.00	004°30'09"	53.82	S84°26'58"E	C157	47.76	35.00	078°11'25"	44.14	S01°41'24"E
8.65	1005.00	003°20'37"	58.64	N85°34'58"W	C42	16.52	1240.00	000°45'49"	16.52	N37°01'24"E	C90	72.03	975.00	004 <b>°</b> 13'57"	72.01	S62°57'05"E	C107	70.85	685.00	005°55'34"	70.82	S79°14'07"E	C158	49.36	1270.00	002°13'37"	49.36	S36°17'30"W
8.65	1005.00	003°20'37"	58.64	N82°14'21"W	C43	49.48	1240.00	002 <b>°</b> 17'11"	49.48	N35°29'54"E	C91	50.17	975.00	002 <b>°</b> 56'55"	50.17	S59°21'39"E	C108	70.85	685.00	005 <b>°</b> 55'34"	70.82	S73°18'34"E				·	·	

PLAT BOOK \_\_\_\_ PAGE \_\_\_ SHEET 3 OF 4 MATCH LINE SEE SHEET 4 OF 4 53 (6,147) N78°42'43"W <u>N78°27'16"W 74.48'</u> 6,147 <u>N81°24</u>'15"W 1.30 00' L=243.01' R=745.00' *−∆=18°41'20"* TRACT C CB=S13°23'56"W 122,171 S.F. - 2.80 AC 55 (8,059) CH=241.93' N84°55'30"W 130.46' 56 (9,134) 185°56'44"W 80.0 -C104 –11.80' 115.16' 103.71' \_\_N88°2<u>3'40"E\_\_260.1</u>4'\_\_ 50.00 115.16' 105.00' C101 9.56' 9,616 N88°23'40"E 130.00' (8,733) L=439.68' R=825.00' (8,450) CB=S11°12'48"E N89°37'08"E 70 08' CH=4<u>3</u>4.50' N88°23'40"E 130.00' 70.08'

> TRACT D 543,425 S.F. - 12.48 AC

(8,450)

N88°23'40"E 130.00'

(10,063)

(11,289)

9,094

C83

C23

(10,225)

N86°33'45"E 47.62' -

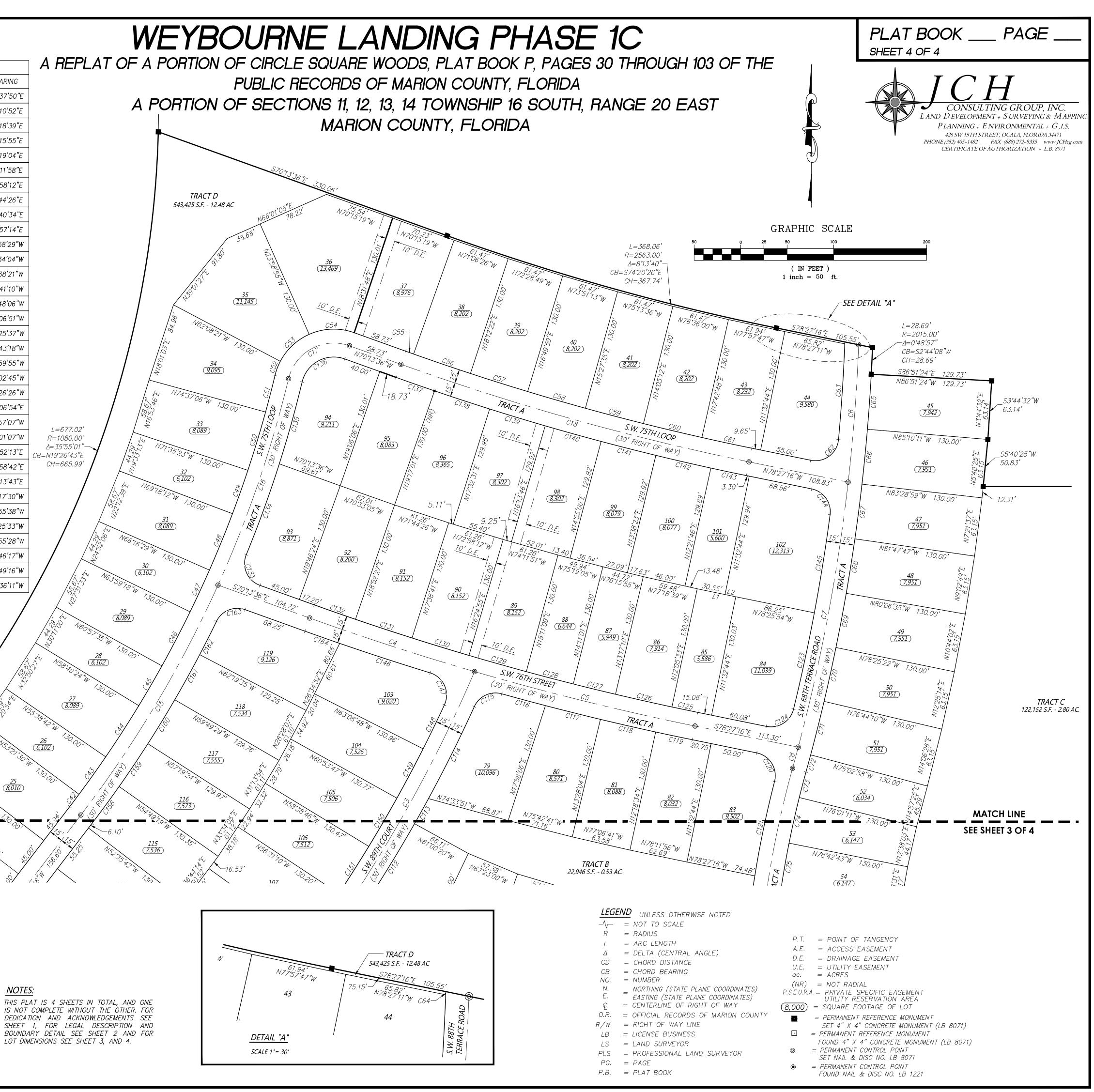
					]	CURVE TABLE							
			RVE TABLE			CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING		
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING	C124	38.32	25.00	087°49'47"	34.68	N57°37'50"E		
C3	318.62	1545.00	011°48'57"	318.05	N29°05'05"E	C125	28.49	2985.00	000°32'49"	28.49	S78°10'52"E		
C4	186.47	3000.00	003°33'41"	186.44	S72°00'26"E	C125	62.18	2985.00		62.18			
C5	244.34	3000.00	004°40'00"	244.27	S76°07'16"E	C120	46.76	2985.00	001°11'37"	46.76	S77°18'39"E		
C6	148.19	2000.00	004°14'43"	148.16	N04°22'50"E			2985.00	000°53'51"		S76°15'55"E		
C7	290.29	2000.00	008°18'58"	290.03	N10°39'41"E	C128 C129	52.21 64.05	2985.00	001°11'37"	52.21 64.05	S75°19'04"E		
C8	23.62	2000.00	000°40'36"	23.62	N15°09'28"E		64.05	2985.00	001"13'46"		S74°11'58"E		
C15	288.59	1255.00	013°10'31"	287.95	S30°49'03"W	C130			001°13'46"	64.05	S72*58'12"E		
C16	234.91	1255.00	010°43'29"	234.57	S18°52'03"W	C131	64.05	2985.00	001°13'46"	64.05	S71°44'26"E		
C17	84.01	50.00	096°16'06"	74.47	S61°38'21"W	C132	46.85	2985.00	000°53'57"	46.85	S70°40'34"E		
C18	389.17	2710.00	008°13'40"	388.83	N74°20'26"W	C133	40.38	25.00	092°32'44"	36.13	S23°57'14"E		
C42	16.52	1240.00	000°45'49"	16.52	N37°01'24"E	C134	103.92	1270.00	004°41'18"	103.89	S19°58'29"W		
C43	49.48	1240.00	002°17'11"	49.48	N35°29'54"E	C135	91.44	1270.00	004°07'32"	91.42	S15°34'04"W		
C44	65.54	1240.00	003°01'43"	65.54	N32°50'27"E	C136	58.81	35.00	096°16'06"	52.13	S61°38'21"W		
C45	49.48	1240.00	002°17'11"	49.48	N30°11'00"E	C137	43.70	2725.00	000°55'08"	43.70	N70°41'10"W		
C46	65.54	1240.00	003°01'43"	65.54	N27°31'33"E	C138	62.43	2725.00	001°18'45"	62.42	N71°48'06"V		
C47	49.48	1240.00	002°17'11"	49.48	N24°52'06"E	C139	62.43	2725.00	001°18'45"	62.42	N73°06'51"W		
C48	65.54	1240.00	003°01'43"	65.54	N2212'39"E	C140	62.43	2404.30	001°29'16"	62.43	N74°25'37"V		
C49	49.48	1240.00	002°17'11"	49.48	N19°33'13"E	C141	60.73	2725.00	001°16'37"	60.73	N75°43'18"V		
C50	65.54	1240.00	003°01'43"	65.54	N16°53'46"E	C142	60.73	2725.00	001°16'37"	60.73	N76°59'55"V		
C51	40.61	1240.00	001 <b>°</b> 52'36"	40.61	N14°26'36"E	C143	38.87	2725.00	000°49'03"	38.87	N78°02'45"V		
C52	16.29	65.00	014°21'21"	16.24	N20°40'59"E	C144	37.54	25.00	086°01'40"	34.11	N35°26'26"N		
C53	43.29	65.00	038 <b>°</b> 09'26"	42.49	N46°56'22"E	C145	106.84	1985.00	003°05'02"	106.83	N09°06'54"E		
C54	49.64	65.00	043°45'19"	48.44	N87°53'45"E	C146	102.33	3015.00	001°56'41"	102.33	N71°57'07"V		
C55	9.13	2695.00	000 <b>°</b> 11'38"	9.13	S70°19'25"E	C147	42.68	25.00	097°48'41"	37.68	N24°01'07"W		
C56	64.59	2695.00	001°22'23"	64.59	S71°06'26"E	C148	52.50	1530.00	001°57'58"	52.50	N25°52'13"E		
C57	64.59	2695.00	001°22'23"	64.59	S72°28'49"E	C149	60.09	1530.00	002°15'01"	60.09	N27 <b>°</b> 58'42"E		
C58	64.59	2695.00	001°22'23"	64.59	S73°51'13"E	C150	60.09	1530.00	002°15'01"	60.09	N30°13'43"E		
C59	64.59	2695.00	001°22'23"	64.59	S75°13'36"E	C158	49.36	1270.00	002°13'37"	49.36	S36°17'30"N		
C60	64.59	2695.00	001°22'23"	64.59	S76°36'00"E	C159	55.45	1270.00	002°30'05"	55.44	S33°55'38"V		
C61	54.94	2695.00	001 <b>°</b> 10'05"	54.94	S77 <b>°</b> 52'14"E	C160	55.45	1270.00	002°30'05"	55.44	S31°25'33"N		
C62	42.03	25.00	096 <b>°</b> 19'14"	37.25	N53°23'07"E	C161	55.45	1270.00	002°30'05"	55.44	S28°55'28"V		
C63	103.22	1946.78	003°02'16"	103.21	N03°44'07"E	C162	40.00	1270.00	001°48'17"	40.00	S26°46'17"W		
C64	2.03	1985.00	000°03'31"	2.03	N02°12'59"E	C163	36.61	25.00	083°54'16"	33.43	S67°49'16"W		
C65	59.32	2015.00	001°41'12"	59.32	S03°59'12"W	C164	39.63	3015.00	000°45'11"	39.63	N70°36'11"W		
C66	59.32	2015.00	001°41'12"	59.32	S05°40'25"W	Г							
C67	59.32	2015.00	001°41'12"	59.32	S07°21'37"W	-		NE TABLE					
C68	59.32	2015.00	001°41'12"	59.32	S09°02'49"W	_			LENGTH				
C69	59.32	2015.00	001°41'12"	59.32	S10°44'02"W	-		19'29"W	42.33		/		
C70	59.32	2015.00	001°41'12"	59.32	S12°25'14"W		L2 N78	19'29"W	11.78				
C71	59.32	2015.00	001°41'12"	59.32	S14°06'26"W								
C72	19.18	2015.00	000°32'44"	19.18	S15°13'24"W								
C73	28.31	1070.00	001°30'56"	28.30	S14°44'18"W						N20 N20 N20 N20 N20 N20 N20 N20 N20 N20		
C74	50.28	1070.00	002°41'32"	50.27	S12 <b>°</b> 38'03"W				7	*	X JO		
C75	50.28	1070.00	002°41'32"	50.27	S09°56'31"W								
C113	30.87	1560.00	001°08'01"	30.87	S29°04'45"W					17. 10 0 0 NJ	14 NS3-37-5-37		
C114	110.56	1560.00	004°03'39"	110.54	S26°28'54"W					~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~	Ś		
C115	35.39	25.00	081°06'01"	32.51	S65°00'05"W			/	10,00,00 10,00,00	r k	25		
C116	48.70	2623.55	001°03'49"	48.70	N74°55'17"W				KD: JA	NSS	25 (8,010)		
C117	60.96	3015.00	001 <b>°</b> 09'30"	60.95	N75°57'11"W			/	L'D'	-	Roj.		
C118	60.95	3015.00	001 <b>°</b> 09'30"	60.95	N77°06'41"W		-/	<b>∠ _</b> _	`	2			
C119	40.20	3015.00	000°45'51"	40.20	N78°04'21"W		/			535, 5 Ro 5			
C120	40.57	25.00	092 <b>°</b> 58'18"	36.26	N31°58'07"W			100.14 100.14 00.14	152-35. 55. 73	```	<sup>7</sup> 30.00.		
C121	103.74	1100.00	005°24'13"	103.71	N11°48'55"E		A)	1 <u>0</u> 0.1	κų.				
	, 			· · ·			/			~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~	$\chi_{o}^{i}$		

SURVEYOR'S CERTIFICATE:

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

JCH CONSULTING GROUP, INC (Licensed Business Number LB8071) SURVEYOR SEAL: 426 SW 15TH STREET OCALA, FLORIDA 34471

CHRISTOPHER J. HOWSON (LICENSE NO. LS6553) FLORIDA PROFESSIONAL SURVEYOR AND MAPPER





# Marion County

**Development Review Committee** 

Agenda Item

File No.: 2021-2998

Agenda Date: 5/3/2021

Agenda No.: 5.2.

#### SUBJECT: HAMMOCK LANE NORTH - AGRICULTURAL LOT SPLIT 13005 NW 32ND CT REDDICK Project #2021030030 #26408 Parcel #07244-000-01 Rogers Engineering

Approval subject to providing an affidavit affirming that the quadrant street signs have been erected along with any other required signage (ie stop signs). The affidavit is to be submitted within four weeks of plan approval and prior to recording of the final approved agricultural lot split.



### 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

APRIL 28, 2021

ROGERS ENGINEERING RODNEY ROGERS 1105 SE 3RD AVENUE OCALA, FL 34471

#### SUBJECT: **DRC INFORMATIONAL LETTER** PROJECT NAME: HAMMOCK LANE NORTH PROJECT #2021030030 APPLICATION: AGRICULTURAL LOT SPLIT #26408

Dear Rodney:

The above referenced project was reviewed by Development Review staff and the following comments are for your review. You need not reply to the comments, and if the comments have been previously completed, simply disregard. Your plan will be scheduled for approval by the Development Review Committee on May 3, 2021. This item will be on the consent agenda and attendance is not required.

- 1 DEPARTMENT: 911 911 MANAGEMENT REVIEW ITEM: Agricultural Lot Split STATUS OF REVIEW: INFO REMARKS: APPROVED
- DEPARTMENT: 911 911 MANAGEMENT REVIEW ITEM: Required Signage Affidavit STATUS OF REVIEW: INFO REMARKS: CONDITIONAL APPROVAL contingent upon providing an affidavit affirming that the quadrant street signs have been erected along with any other required signage (i.e. stop signs). Affidavit is to be submitted within 4 weeks of plan approval and prior to the recording of the final approved Ag Lot Split
- 3 DEPARTMENT: DOH ENVIRONMENTAL HEALTH REVIEW ITEM: Agricultural Lot Split STATUS OF REVIEW: INFO REMARKS: N/A

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- 4 DEPARTMENT: ENGIN DEVELOPMENT REVIEW REVIEW ITEM: Provide mylar and legal documents for recording prior to approval STATUS OF REVIEW: INFO REMARKS:
- 5 DEPARTMENT: UTIL MARION COUNTY UTILITIES REVIEW ITEM: Agricultural Lot Split STATUS OF REVIEW: INFO REMARKS: APPROVED - Parcel lies within Marion County Utilities service area and not within any springs primary protection zone. Shall serve its own water and sewer per Land Development Code 6.14.2. Parcel(s) shall connect to any publicly available utilities within 365 days of notification.

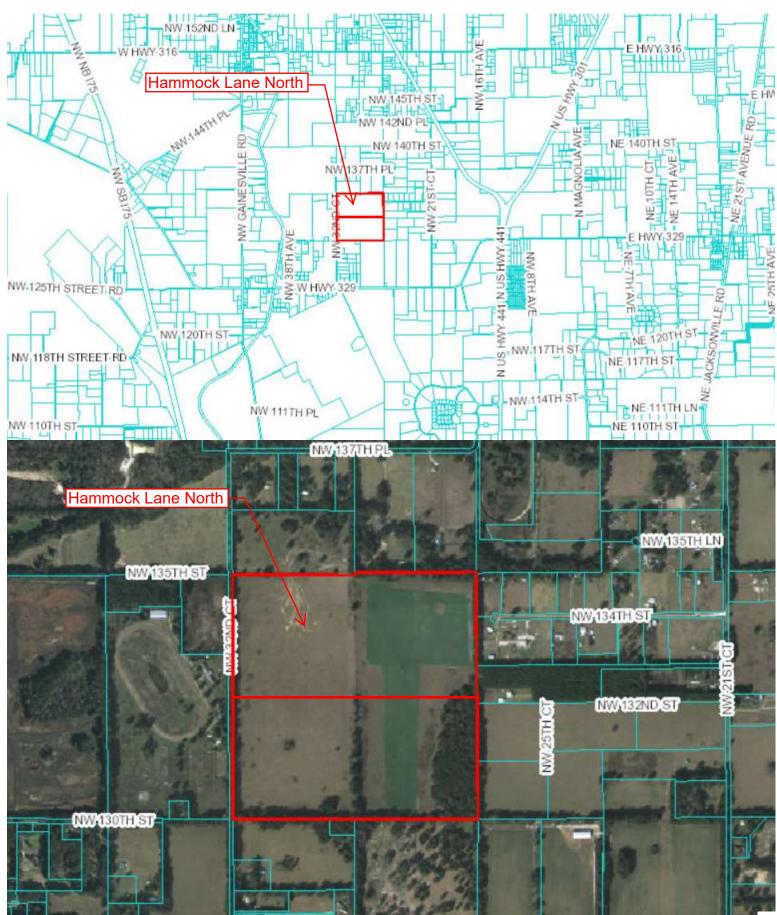
If you have any questions please contact me at (352) 671-8682 or carla.sansone@marioncountyfl.org.

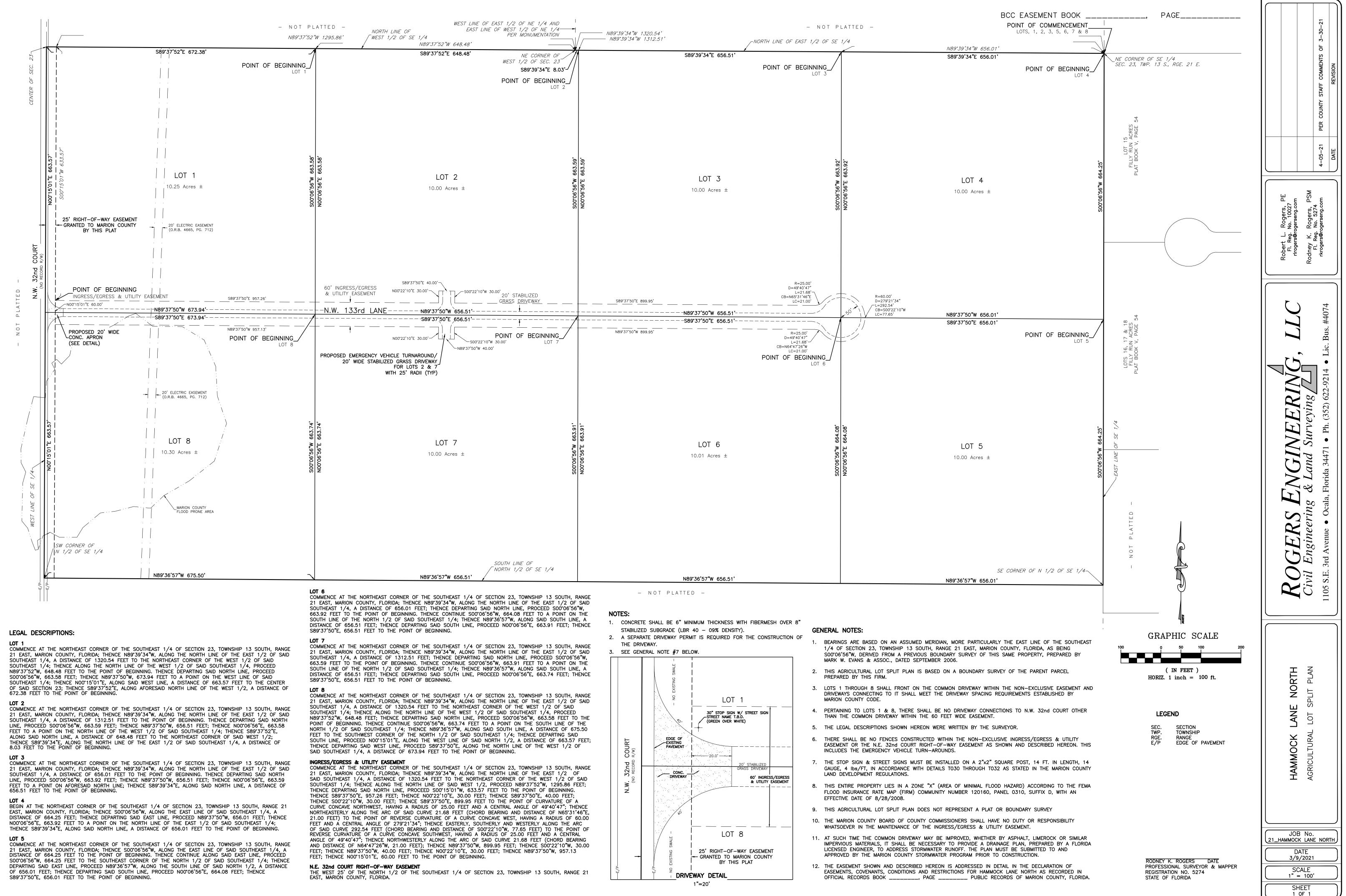
Sincerely,

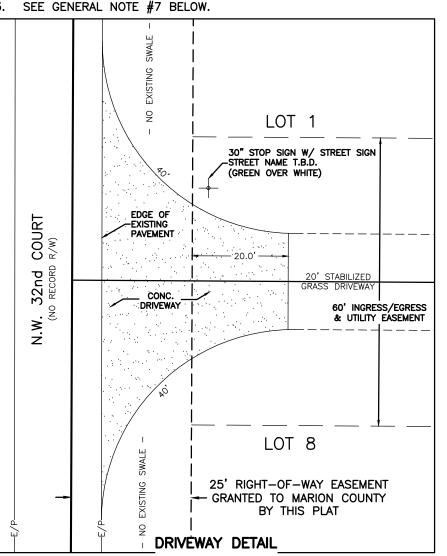
anla Jansone

Carla Sansone Development Review Coordinator

#### HAMMOCK LANE NORTH - AGRICULTURAL LOT SPLIT 13005 NW 32ND CT REDDICK Project #2021030030 #26408 Parcel #07244-000-01 ROGERS ENGINEERING









# Marion County

**Development Review Committee** 

Agenda Item

File No.: 2021-2999

Agenda Date: 5/3/2021

Agenda No.: 5.3.

#### SUBJECT: HAMMOCK LANE SOUTH - AGRICULTURAL LOT SPLIT 13005 NW 32ND CT REDDICK Project #2021030031 #26409 Parcel #07244-001-00 Rogers Engineering

Approval subject to providing an affidavit affirming that the quadrant street signs have been erected along with any other required signage (ie stop signs). The affidavit is to be submitted within four weeks of plan approval and prior to recording of the final approved agricultural lot split.



### 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

APRIL 28, 2021

ROGERS ENGINEERING RODNEY ROGERS 1105 SE 3RD AVENUE OCALA, FL 34471

#### SUBJECT: **DRC INFORMATIONAL LETTER** PROJECT NAME: HAMMOCK LANE SOUTH PROJECT #2021030031 APPLICATION: AGRICULTURAL LOT SPLIT #26409

Dear Rodney:

The above referenced project was reviewed by Development Review staff and the following comments are for your review. You need not reply to the comments, and if the comments have been previously completed, simply disregard. Your plan will be scheduled for approval by the Development Review Committee on May 3, 2021. This item will be on the consent agenda and attendance is not required.

- 1 DEPARTMENT: 911 911 MANAGEMENT REVIEW ITEM: Agricultural Lot Split STATUS OF REVIEW: INFO REMARKS: APPROVED
- DEPARTMENT: 911 911 MANAGEMENT REVIEW ITEM: Required Signage Affidavit STATUS OF REVIEW: INFO REMARKS: CONDITIONAL APPROVAL contingent upon providing an affidavit affirming that the quadrant street signs have been erected along with any other required signage (i.e. stop signs). Affidavit is to be submitted within 4 weeks of plan approval and prior to the recording of the final approved Ag Lot Split
- 3 DEPARTMENT: DOH ENVIRONMENTAL HEALTH REVIEW ITEM: Agricultural Lot Split STATUS OF REVIEW: INFO REMARKS: N/A

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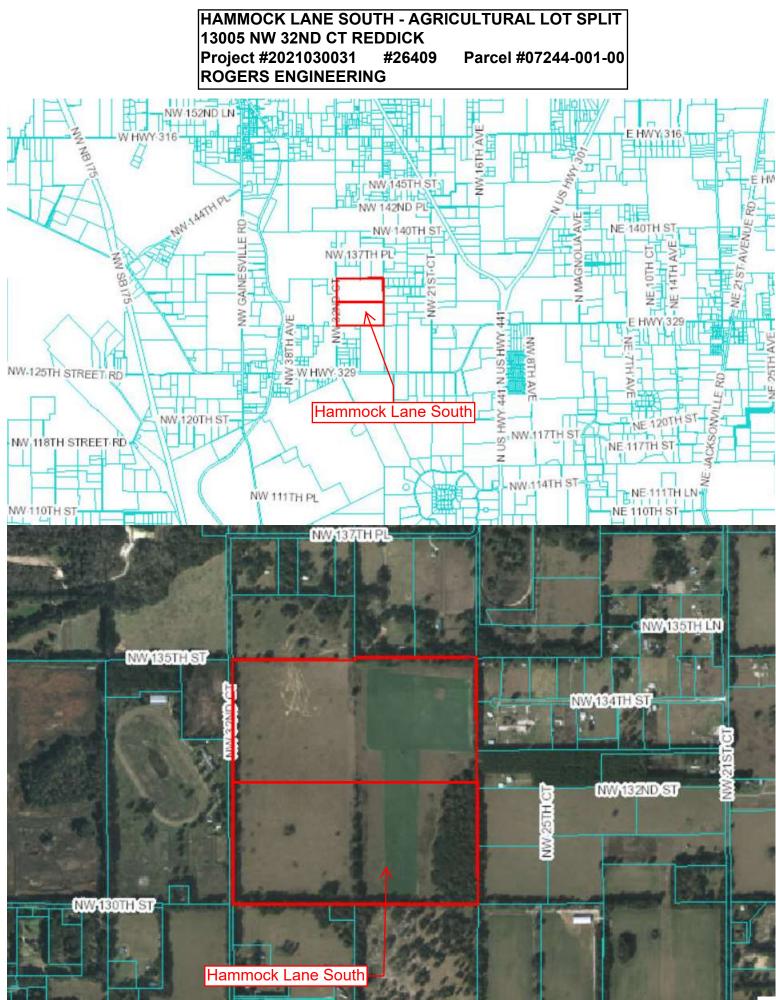
- 4 DEPARTMENT: ENGIN DEVELOPMENT REVIEW REVIEW ITEM: Provide mylar and legal documents for recording prior to approval STATUS OF REVIEW: INFO REMARKS:
- 5 DEPARTMENT: UTIL MARION COUNTY UTILITIES REVIEW ITEM: Agricultural Lot Split STATUS OF REVIEW: INFO REMARKS: APPROVED - Parcel lies within Marion County Utilities service area and not within any springs primary protection zone. Shall serve its own water and sewer per Land Development Code 6.14.2. Parcel(s) shall connect to any publicly available utilities within 365 days of notification.

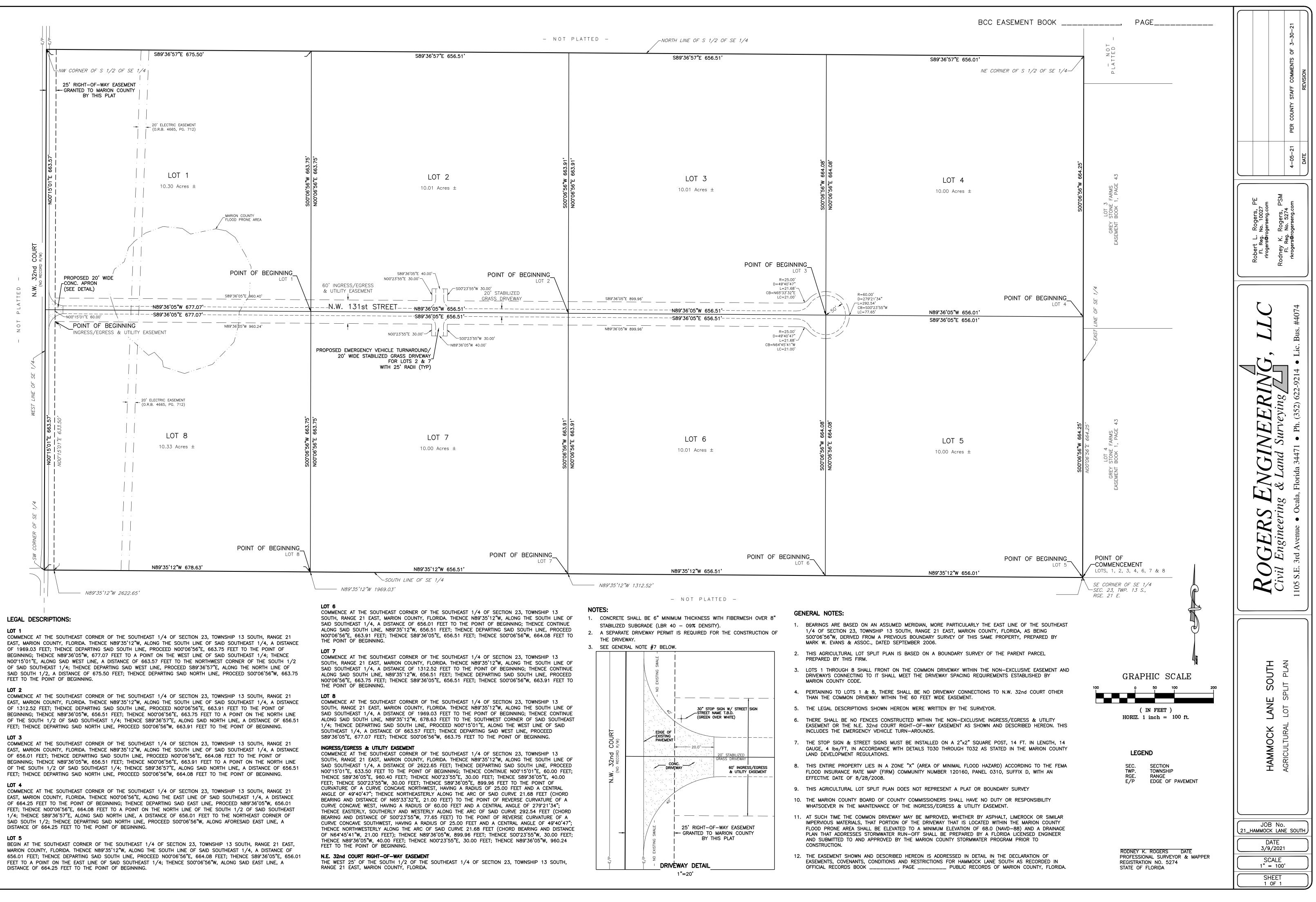
If you have any questions please contact me at (352) 671-8682 or carla.sansone@marioncountyfl.org.

Sincerely,

anla Jansone

Carla Sansone Development Review Coordinator







# Marion County

**Development Review Committee** 

Agenda Item

File No.: 2021-3000

Agenda Date: 5/3/2021

Agenda No.: 5.4.

### SUBJECT: GOLDEN OCALA WORLD EQUESTRIAN CENTER (REVISION TO #23499) - MAJOR SITE PLAN Project #2016120032 #26549 Parcel #21068-001-00, 21068-002-00, 21068-000-00 Tillman & Associates Engineering

Revision to sheet 06.11 (site grading plan).



### 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

APRIL 28, 2021

TILLMAN & ASSOCIATES ENGINEERING GEORGE HORTON 1720 SE 16TH AVE SUITE 100 OCALA, FL 34471

## SUBJECT: DRC INFORMATIONAL LETTER

PROJECT NAME: GOLDEN OCALA WORLD EQUESTRIAN CENTER (REVISION TO #23499) PROJECT #2016120032 APPLICATION: MAJOR SITE PLAN REVISION #26549

Dear George:

The above referenced project was reviewed by Development Review staff and the following comments are for your review. You need not reply to the comments, and if the comments have been previously completed, simply disregard. Your plan will be scheduled for approval by the Development Review Committee on May 3 2021. This item will be on the consent agenda and attendance is not required.

1 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW

REVIEW ITEM: Additional Development Review Comments STATUS OF REVIEW: INFO

REMARKS: After approval, plans will be electronically stamped by the County. The applicant will receive an email indicating that approved plans are available for download and are located in the ePlans project Approved folder. For Development Review submittals, with the exception of Final Plats and Minor Site Plans, applicants are required to print, obtain required signatures, and sign and seal two 24"x 36" sets of the electronically stamped approved plan and deliver them to the Office of County Engineer, Development Review Section, located at 412 SE 25th Avenue Ocala, FL 34471. Upon receipt, a development order will be issued. Until such time as that development order is issued, the project does not have final approval and construction, if applicable, shall not commence. For plans requiring As-Builts, As-Builts and associated documentation shall be submitted on paper in accordance with current county requirements.

 2 DEPARTMENT: UTIL - MARION COUNTY UTILITIES REVIEW ITEM: Additional Utilities comments STATUS OF REVIEW: INFO REMARKS: No changes affecting utilities; approved as previous AR 23499. Revision is not subject to a Utility review fee. APPROVED

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- 3 DEPARTMENT: LSCAPE LANDSCAPE DESIGN AND IRRIGATION REVIEW ITEM: Additional Landscape comments STATUS OF REVIEW: INFO REMARKS: Revisions to be shown on Landscape and Irrigation plans due on or before 8/31/2021
- DEPARTMENT: ZONE ZONING DEPARTMENT REVIEW ITEM: Additional Zoning comments STATUS OF REVIEW: INFO REMARKS: Revision to site grading only. Above items reviewed on previous plans #23499.

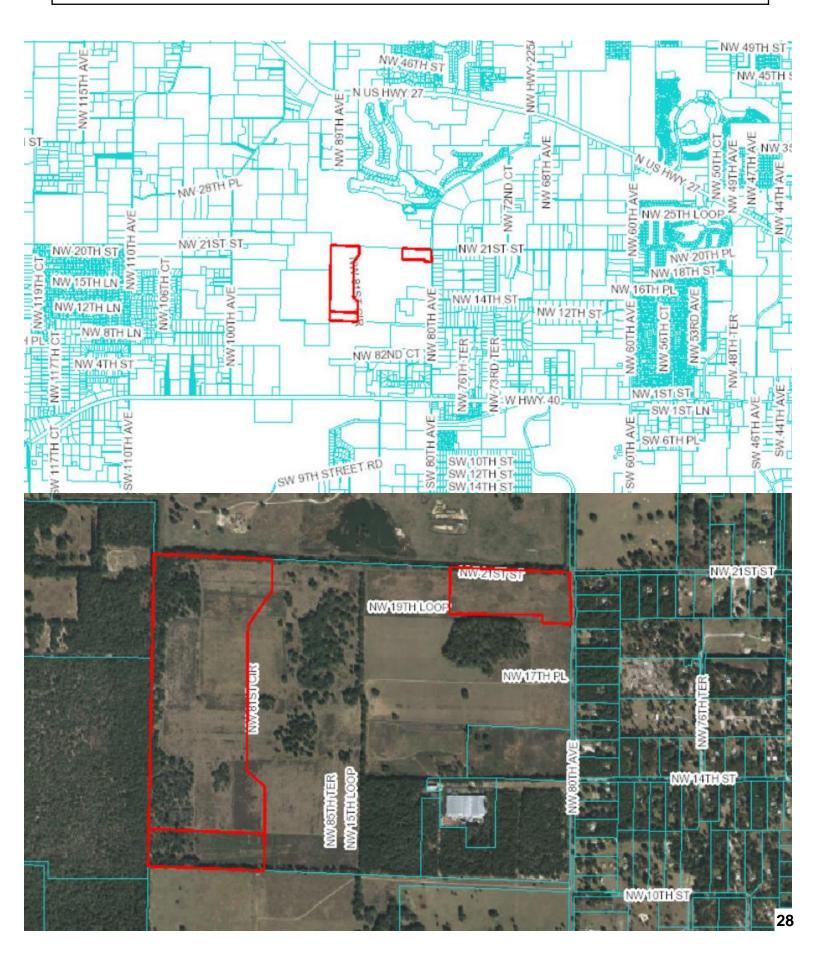
If you have any questions please contact me at (352) 671-8682 or carla.sansone@marioncountyfl.org.

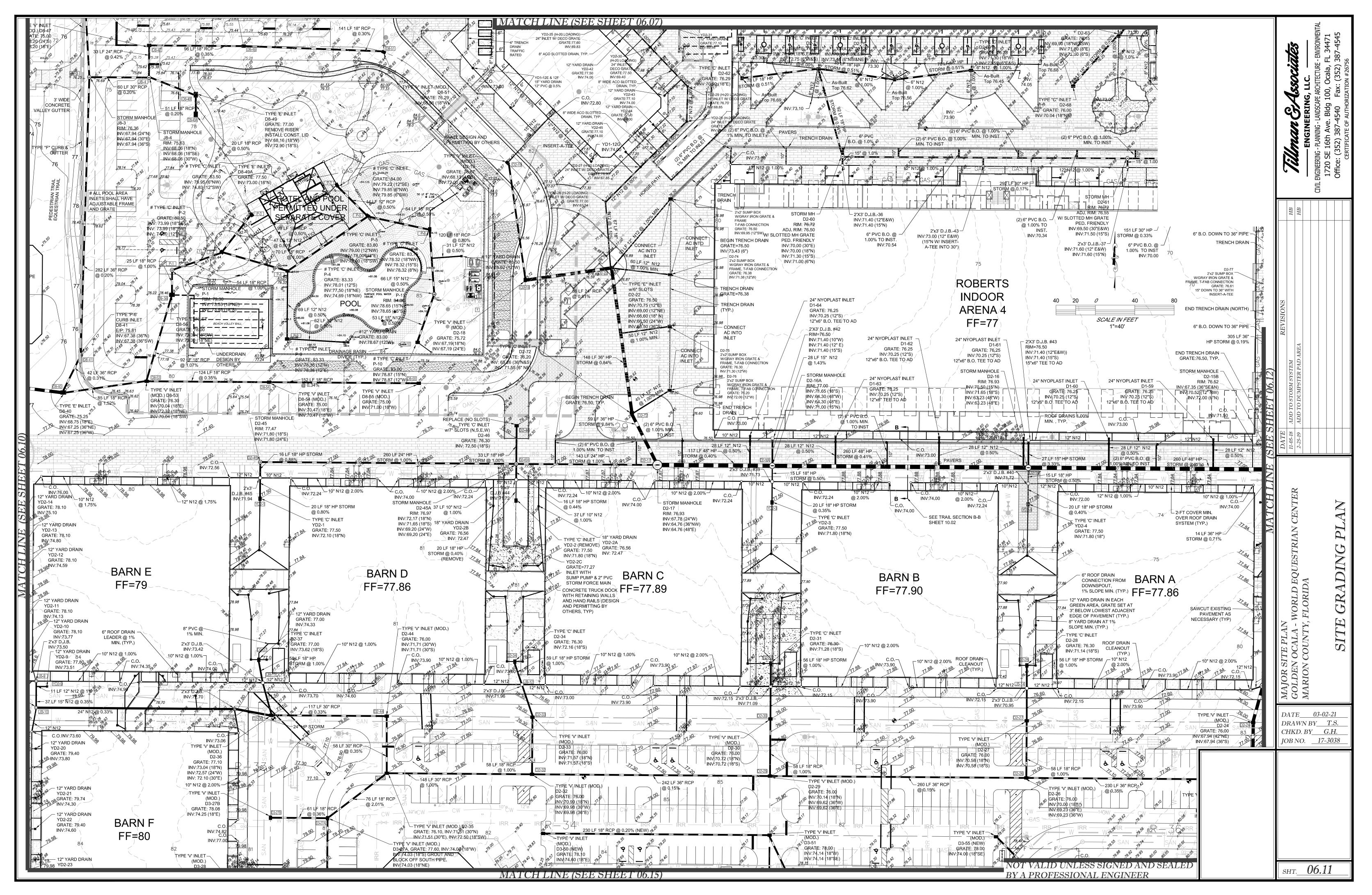
Sincerely,

Carla Sansore

Carla Sansone Development Review Coordinator

#### GOLDEN OCALA WORLD EQUESTRIAN CENTER (REVISION TO #23499) - MAJOR SITE PLAN Project #2016120032 #26549 Parcel #21068-001-00, 21068-002-00, 21068-000-00 TILLMAN & ASSOCIATES ENGINEERING





S:\Marion County\Golden Ocala Equestrian Center (2017)\CIVIL\CONSTRUCTION\06 Site Grading Plan.dwg, 06.11 10 Site Grading Plan, 3/2/2021 2:27:45 PM, 1:1



# Marion County

**Development Review Committee** 

Agenda Item

File No.: 2021-3001

Agenda Date: 5/3/2021

Agenda No.: 6.1.

#### SUBJECT: DENSON PROPERTY, PATRICK - WAIVER REQUEST OAK HAVEN LOT 10 UNR 8170 S MAGNOLIA AVE OCALA Project #2021040074 #26607 Parcel #3676-010-000 Permit #2021033091 Jeremy Lipham LDC 2.21.1.A - Major Site Plan

CODE states a Major Site Plan shall be submitted for review and approval prior to issuance of a Building Permit or prior to the construction of site improvements when proposed improvements exceed any thresholds identified in the code.

APPLICANT requests waiver to construct a new 3,950 square foot accessory structure and new 2,080 square foot driveway for a total 12,787 square feet of impervious coverage.



### 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: 04/08/2021 Parcel Number(s): 3676-010-000 Permit Number: 2021033091

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

Project Name:	Denso	ní	Property, Patrick	Commercial 🗆 or Residential 🗹
Subdivision Nat	ne (if applicat	ole): Oa	k Haven	
UnitBlo		_Lot_	10	

**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	: Batrick	enspr	$() \Lambda $	$M \sim 1$		٢	
Property	Owner's Signature:			$\forall \psi$	'V-U	5		
Property	Owner's Mailing Add	iress: 8170	S Ma	gnolia Ave	)			
City:	Ocala	State:	FI	Zip Code:_	34476	Phone #		
City:	Ocala	State:	FI	Zip Code:_	34476	_Phone #		

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

Firm Name (if applicable): Josh Powell, Inc	Contact	Name:		Jeremy Liph	am	
Mailing Address: 10522 NW 27th Drive	City:	Wildwood	State:	FI	Zip Code:	34785
Phone #(352) 303-6404	Alterr	nate Phone #(	352) 748	-646	7	
Email address: info@joshpowellinc.com						

#### **D. WAIVER INFORMATION:**

Section & Title of Code: LDC 2.21.1. A- Major Site Plan Reason/Justification for Waiver Request: Construction of new 3,950 sqaure foot accessory structure. Existing imperviuos surface area total is 6,757 square feet. With proposed structure, the new total imperviuos surface area will be 10,707. Which is 1,707 sqaure feet over the allowed total of 9,000 square feet.

DEVELOPMEN Received By:_	TREVIEW U	USE: ate Processed: <u>4 16 21</u>	_ Project # 202104007	4_AR # <u>26607</u>
ZONING USE: Zoned: Land Use:	ESOZ:	rd: Yes □ No □ P.O.M	Eligible to apply for Family Must V Verified by:	acate Plat: Yes 🗆 No 🗆
Revised 5/2017				÷

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www.marioncountyfl.org

DRC 5/3/21



### 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: <u>LDC 2.21.1.A - Major Site Plan</u> Reason/Justification for Waiver Request: <u>Construction of new 2,080 square foot concrete driveway.</u> Existing imperviuos surface area total is 6,757 square feet. With proposed structure and concrete driveway the new total imperviuos surface area will be 12,787. Which is 3,787 sqaure feet over the allowed total of 9,000 square feet.

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:

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

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

Revised 7/2017

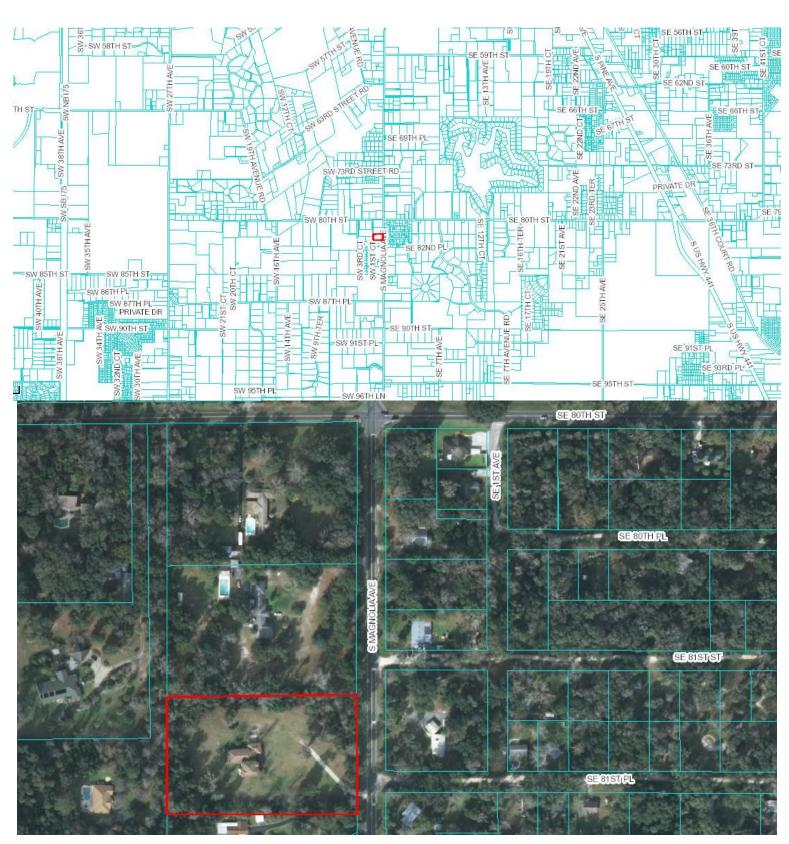
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www.marioncountyfi.org

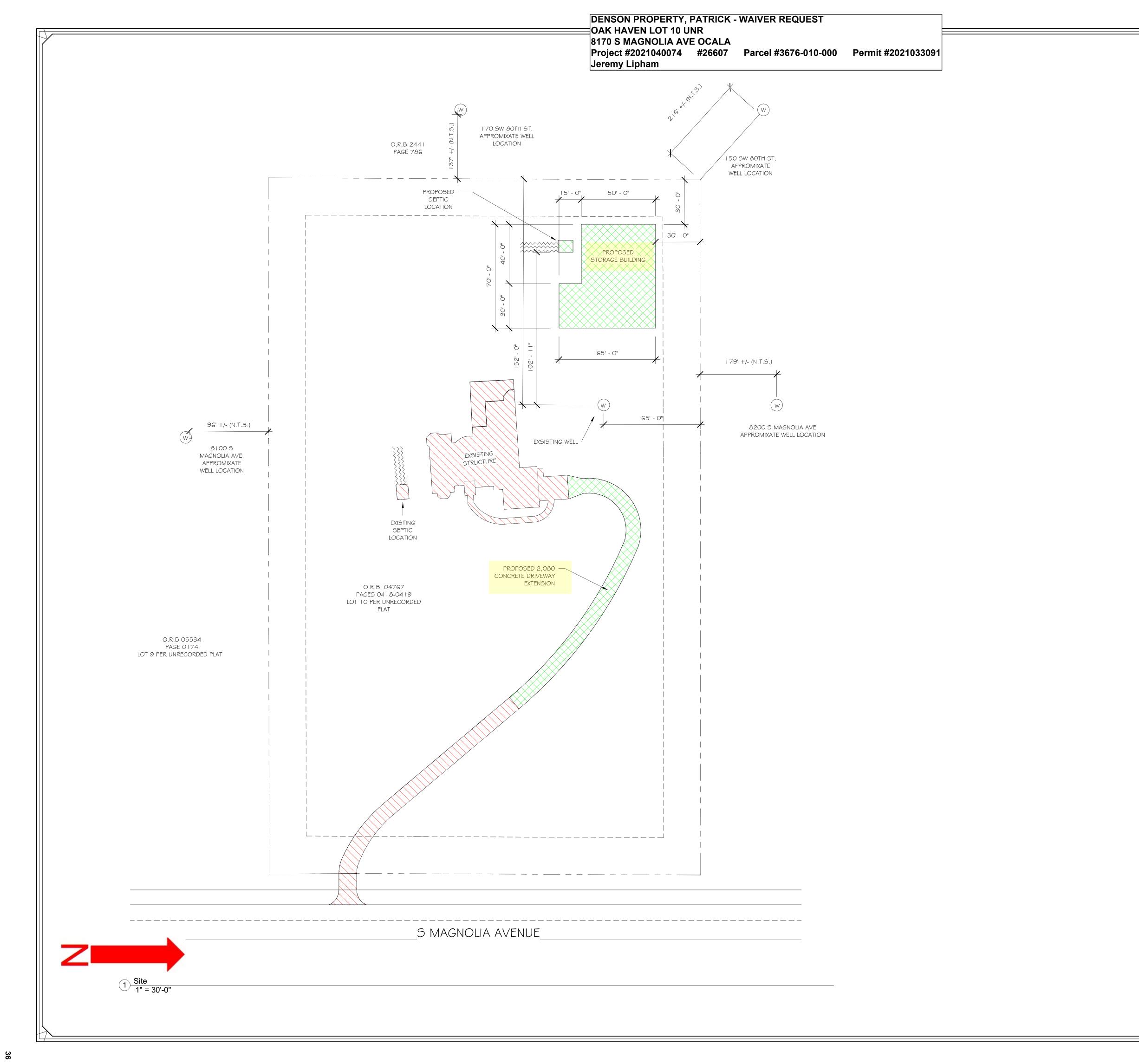
#### 2.21.1.A - MAJOR SITE PLAN

- 1 DEPARTMENT: FRMSH FIRE MARSHAL REVIEW REMARKS: **APPROVED**
- 2 DEPARTMENT: LUCURR LAND USE CURRENT REVIEW REMARKS: Defer to OCE/Stormwater. FYI - Structure is labeled as storage building but has new septic proposed. Size appears larger than existing residence so cannot be used as guest cottage/dwelling (proposed use as storage building is allowable).
- 3 DEPARTMENT: ZONE ZONING DEPARTMENT REMARKS: **CONDITIONAL APPROVAL**. Proposed structure to meet all A-1 zoning requirements, including 25 foot setbacks as shown on site plan. Structure within the flood prone area; the structure may be elevated 1 foot above base flood elevation OR owner to submit a Flood Prone Disclosure to Zoning.
- 4 DEPARTMENT: UTIL MARION COUNTY UTILITIES REMARKS: **APPROVED** - Parcel within Marion County Utilities public service area but outside connection distance to utility provider's closest available water or sewer at this time. When water or sewer become available from the public utility provider, parcel shall connect to respective service(s) within 365 days of notification. Within Silver Springs primary springs protection zone.
- 5 DEPARTMENT: LSCAPE LANDSCAPE DESIGN AND IRRIGATION REMARKS: N/A
- 6 DEPARTMENT: 911 911 MANAGEMENT REMARKS: **APPROVED**
- 7 DEPARTMENT: DOH ENVIRONMENTAL HEALTH REMARKS: **APPROVED**
- 8 DEPARTMENT: ENGTRF TRAFFIC REVIEW REMARKS: **APPROVED**
- 9 DEPARTMENT: ENGDRN STORMWATER REVIEW REMARKS: CONDITIONAL APPROVAL subject to working with Stormwater staff under the following conditions: 1)a. The applicant must provide on-site stormwater control for the additional runoff. There are known downstream flooding issues. 2) A permit/inspection hold will be in effect until a sketch of the stormwater controls is provided to Stormwater and approved. 3) A Final Hold will be in effect until: a) Stormwater staff conducts a final inspection. Please note that all areas disturbed by construction must have vegetative cover established at time of final inspection. b) The applicant must provide a final sketch, noting the horizontal extents and volume capacity of the stormwater controls.

#### DENSON PROPERTY, PATRICK - WAIVER REQUEST OAK HAVEN LOT 10 UNR 8170 S MAGNOLIA AVE OCALA Project #2021040074 #26607 Parcel #3676-010-000 Permit #2021033091 JEREMY LIPHAM









"An Architectural Drafting Firm" P.O. Box 1722 Wildwood, FL. 34785 PH: (352) 303-6404

Josh Powell, Inc.

Construction 10522 NW 27th Drive Wildwood, FL. 34785 PH: (352) 303-6404

Plan Revisions

Description

DENSON

8170 S MAGNOLIA AVE

# DENSON OUT BUILDING

PROPOSED SITE PLAN

Project number Date Drawn by Checked by

Scale

No.

1143 3/24/2012 M.J.L S.T.P

A103 1" = 30'-0"



# Marion County

**Development Review Committee** 

Agenda Item

File No.: 2021-3002

Agenda Date: 5/3/2021

Agenda No.: 6.2.

### SUBJECT: SLOCUM PROPERTY, JONATHAN - WAIVER REQUEST MEADOW WOOD FARMS UNIT 2 BLOCK 7 LOT 16 3 TROPICAL PARK RD OCALA Project #2021040077 #26612 Parcel #2097-007-016 Permit #2021011951 Aloha Custom Pools LDC 2.21.1.A - Major Site Plan

CODE states a Major Site Plan shall be submitted for review and approval prior to issuance of a Building Permit or prior to the construction of site improvements when proposed improvements exceed any thresholds identified in the code.

APPLICANT requests waiver to install a 15' x 30' (450 square feet) concrete pool and 40' x 30' (1,200 square feet) concrete deck. The parcel will be over the impervious coverage with the proposed 750 square feet of improvements. Applicant will install 400 cubic feet of stormwater control.

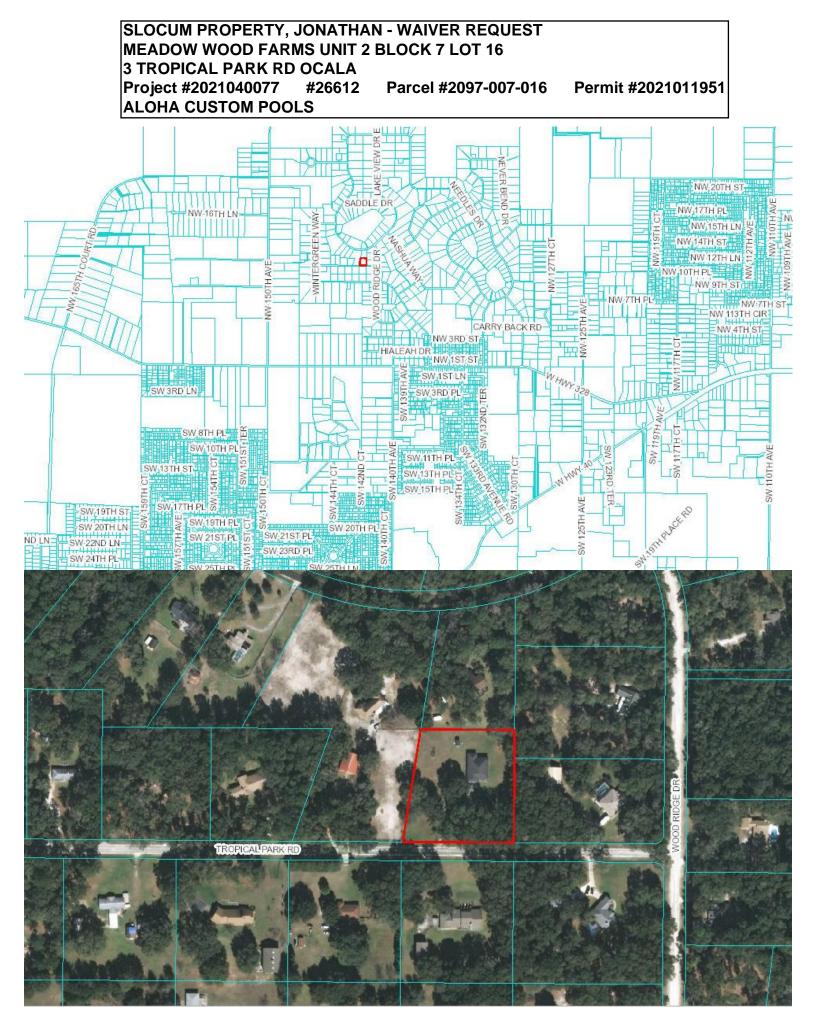
Marion County Board of County Commissioners
Source of the County Engineer
412 SE 25th Ave. Ocala, FL 34471 Phone: 352-671-8686 Fax: 352-671-8687
DEVELOPMENT REVIEW COMMITTEE WAIVER REQUEST FORM
PS Date: 03/11/2021Parcel Number(s): 2097-007-016 Permit Number: 2021011951 mm/dd/yyy
A. PROJECT INFORMATION: Fill in below as applicable:
Project Name: <u>SLOCUM Property</u> , <u>Jonathan</u> Commercial I or Residential Subdivision Name (if applicable): <u>MEADOW WOOD FARMS</u> Unit <u>2</u> Block <u>7</u> Lot <u>16</u>
<b>B. PROPERTY OWNER'S AUTHORIZATION:</b> 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:
Jonathan B Property Owner's Name (print): JOHNATHON SLOCUM Property Owner's Signature:
Property Owner's Mailing Address: <u>3 TROPICAL PARK RD</u> City:OCALAState:FL_Zip Code: <u>34482</u> Phone #352-362-8193
C. APPLICANT INFORMATION: The applicant will be the point of contact during this waiver process and will receive correspondence.
Firm Name (if applicable): ALOHA CUSTOM POOLS       Contact Name: BRIAN POLLARD         Mailing Address: 6926 W GROVER CLEVELAND City: HOMOSASSA State: FL Zip Code: 34461         Phone # 352-419-4231         Alternate Phone #         Email address: ALOHACUSTOMPOOLS@GMAIL.COM
D. WAIVER INFORMATION: Section & Title of Code: 2.21.1.A - MAJOR SITE PLAN
Reason/Justification for Waiver Request: PARCEL WILL BE OVER IMPERVIOUS WITH
PROPOSED IMPROVEMENTS. WE NEED TO INSTALL 400 CF OF STORMWATER CONTROL. TO INStall a 15'×30' concrete pool and 40'×30' concrete deck
IMPERVIOUS: 8663 sf EXISTING, 750 sf PROPOSED=9413 sf TOTAL
DEVELOPMENT REVIEW USE: Received By: CG Date Processed: 4/19/21 Project # 2021040017 AR # 26612
ZONING USE: Parcel of record: Yes I No I       Eligible to apply for Family Division: Yes I No I         Zoned:       ESOZ:       P.O.M.         Land Use:       Date:       Verified by:
Revised 5/2017 Submit via Email Print Form Clear Form
Empowering Marion for Success DRC 5/3/21
www.marioncountyfl.org

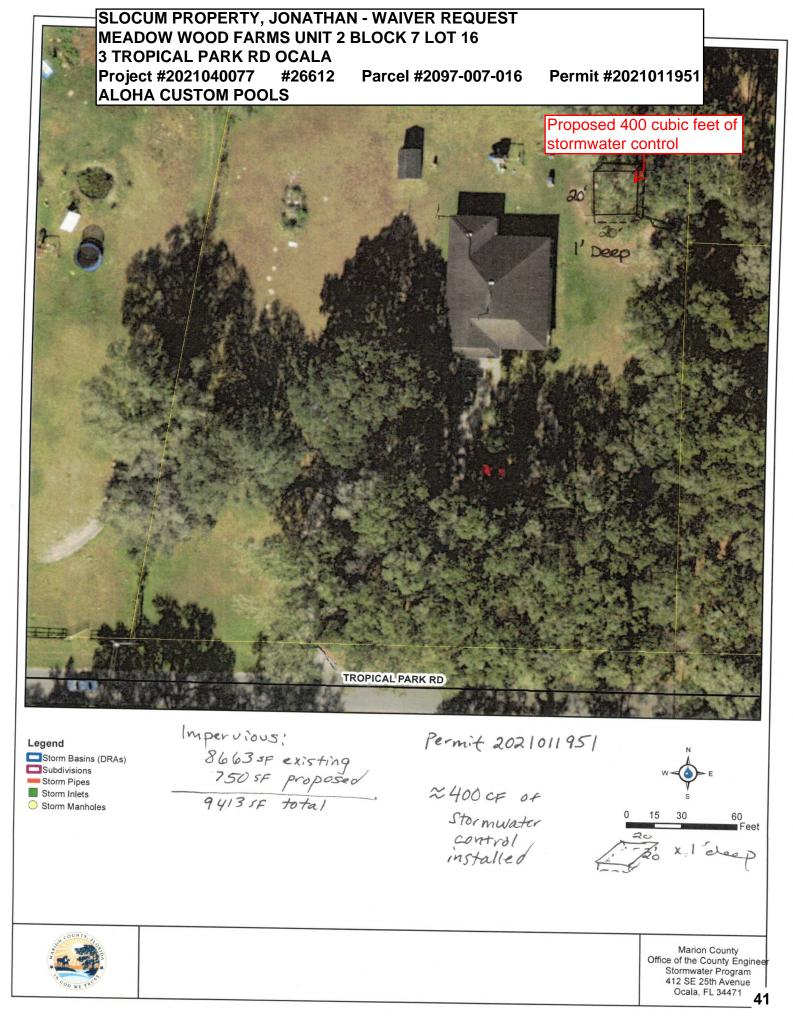
### LDC 2.21.1.A - MAJOR SITE PLAN

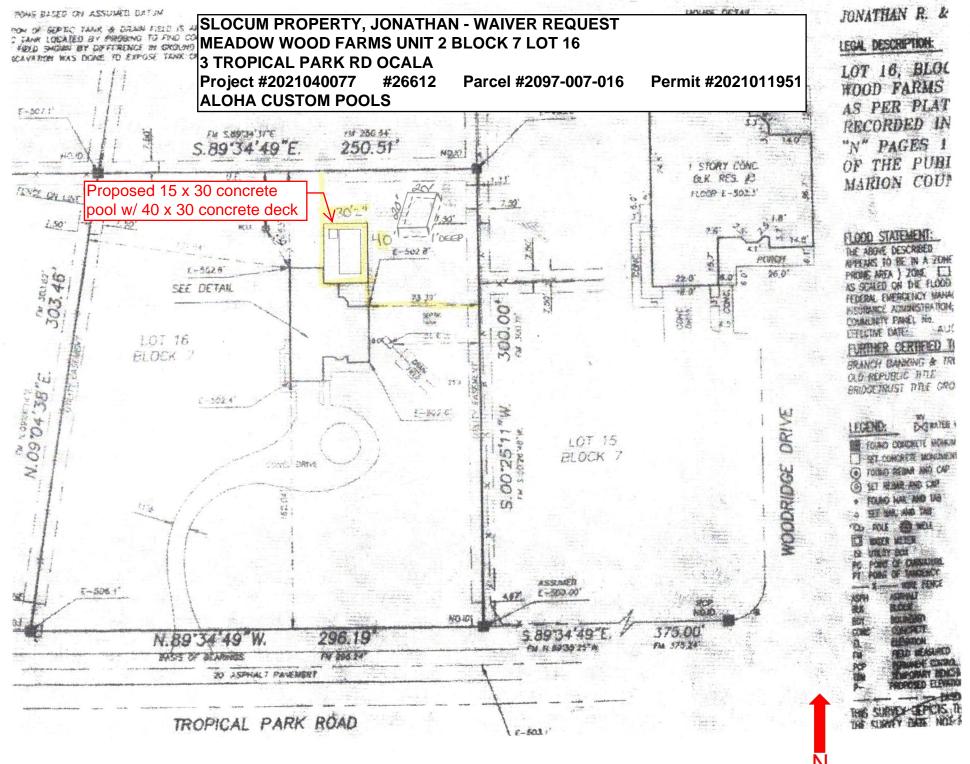
- 1 DEPARTMENT: FRMSH FIRE MARSHAL REVIEW REMARKS: N/A
- 2 DEPARTMENT: LUCURR LAND USE CURRENT REVIEW REMARKS: Defer to OCE/Stormwater. No concerns.
- 3 DEPARTMENT: ZONE ZONING DEPARTMENT REMARKS: **DISCUSSION REQUIRED**. All proposed structures to meet 25 foot setbacks to all property lines. Site plan does not show proposed garage/accessory building in the NW area of lot (permit 2021041479). Will proposed retention area include run-off from accessory building?
- 4 DEPARTMENT: UTIL MARION COUNTY UTILITIES REMARKS: **APPROVED** - Parcel within Marion County Utilities public service area but outside connection distance to utility provider's closest available water or sewer at this time. When water or sewer become available from the public utility provider, parcel shall connect to respective service(s) within 365 days of notification. Not within any primary springs protection zone.
- 5 DEPARTMENT: LSCAPE LANDSCAPE DESIGN AND IRRIGATION REMARKS: N/A
- 6 DEPARTMENT: 911 911 MANAGEMENT REMARKS: **APPROVED**
- 7 DEPARTMENT: DOH ENVIRONMENTAL HEALTH REMARKS: N/A
- 8 DEPARTMENT: ENGTRF TRAFFIC REVIEW REMARKS: **APPROVED**

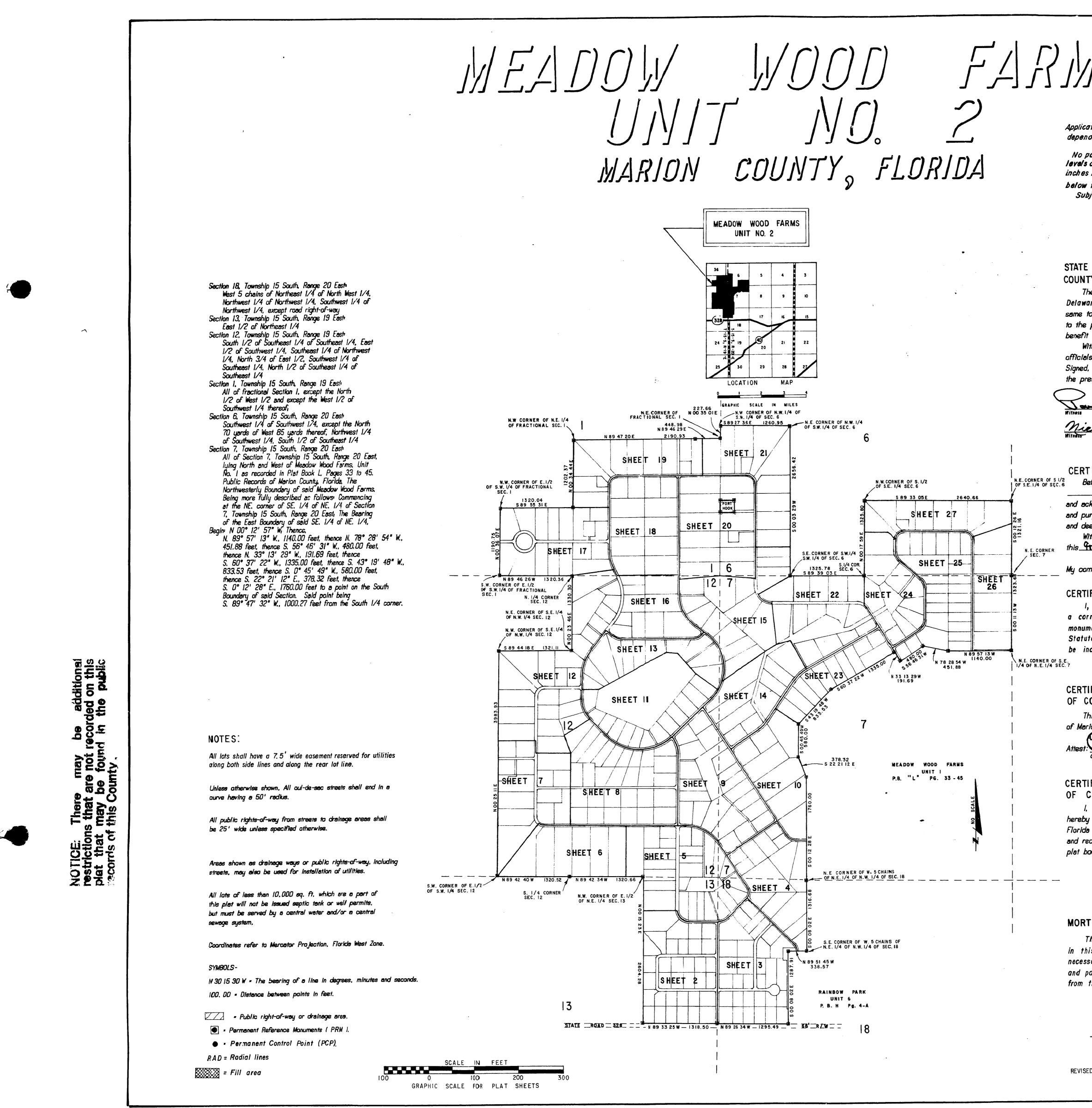
### 9 DEPARTMENT: ENGDRN - STORMWATER REVIEW

REMARKS: **CONDITIONAL APPROVAL** subject to working with Stormwater staff under the following conditions: 1)a. The applicant must provide on-site stormwater control for the additional runoff. 2) A permit/inspection hold will be in effect until a sketch of the stormwater controls is provided to Stormwater and approved. 3) A Final Hold will be in effect until: a) Stormwater staff conducts a final inspection. Please note that all areas disturbed by construction must have vegetative cover established at time of final inspection. b) The applicant must provide a final sketch, noting the horizontal extents and volume capacity of the stormwater controls.

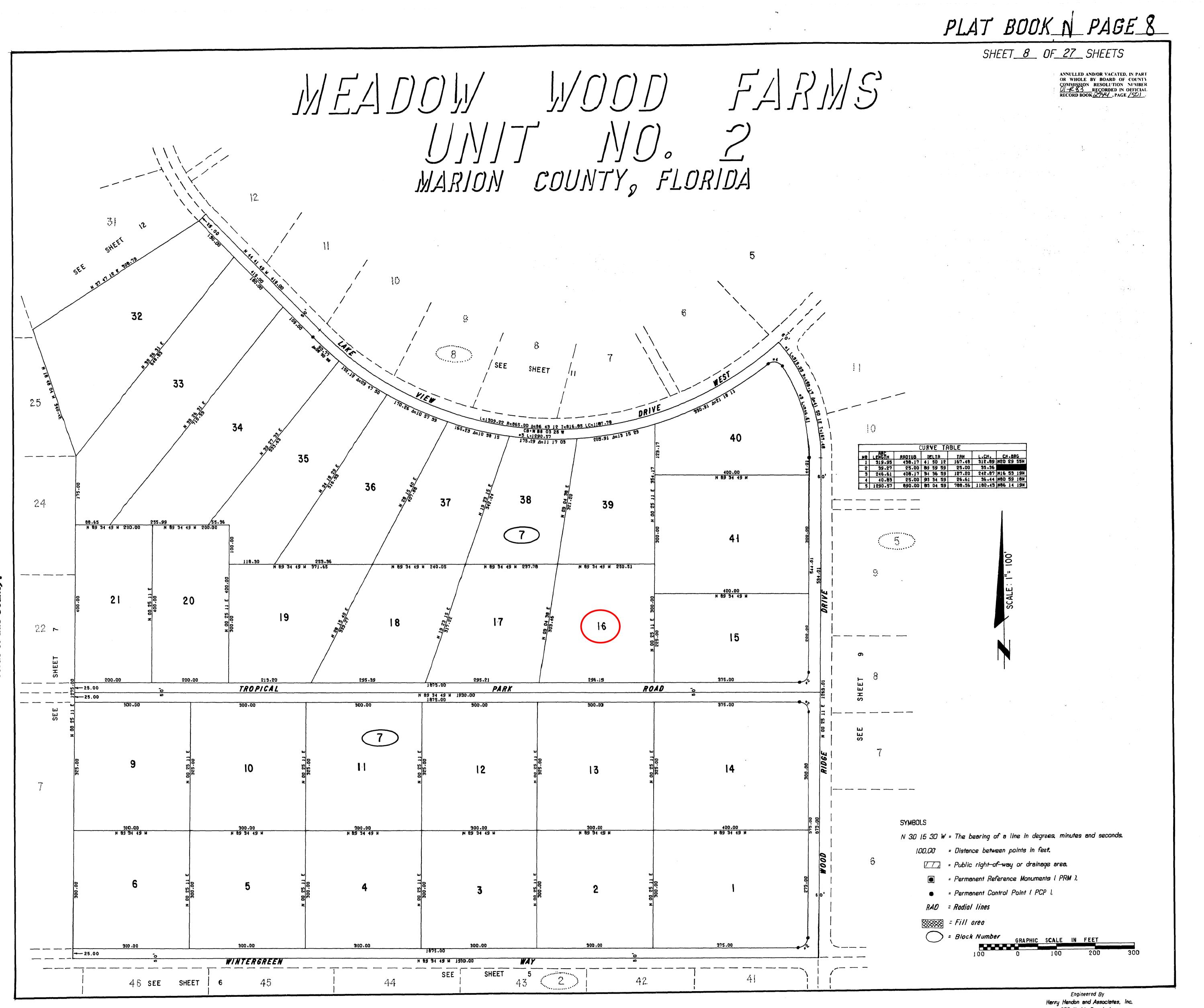








PLAT BOOK N PAGE 1 SHEET\_ I\_\_ OF\_ 27\_ SHEETS ANNELLED AND/OR VACATED, IN PART OR WHOLE BY BOARD OF COUNTY ANNULLED AND/OR VACATED, IN PART OR WHOLE BY BOARD OF COUNTY COMMISSION RESOLUTION NUMBER 01-R-83 RECORDED IN OFFICIAL RECORD BOOK 2144, PAGE 1501. COMMISSION RESOLUTION NUMBER O3-A-296 RECORDED IN OFFICIAL RECORD BOOK 03559, PAGE 0529. Applications for septic tank permits will be considered on a lot by lot basis, each dependent on its own merits. No part of the septic tank system may be with in fifty (50) test of the high water levels of a lake or pond or where the ground water table is less than thirty-six (36) inches below finished grade of the building site, or, not less than twelve (12) inches below the proposed level of the bottom of the drain field trench. Subject to bond approval. STATE OF FLORIDA COUNTY OF MARION The undersigned corporation which is duly organized under the laws of the State of Delaware and the owner of the real estate included in this plat does hereby authorize the same to be recorded in the public records of Marion County, Florida, and does hereby dedicate to the public forever the roads, streets and water retention areas as shown hereon for the benefit of the public. Witness whereof said corporation has caused its seal to be affixed by the undersigned of the officials, duly authorized by the Board of Directors, this \_\_\_\_\_ day of MAR. A.D. 1972 Signed, sealed, and delivered in the presence of , Context Development Co Anner W CERTIFICATE OF NOTARY PUBLIC N.E. CORNER OF \$ 1/2 OF S.E. 1/4 OF SEC. 6 Before me this day personally appeared R. Dione Orch and Orman E. White respectively, of Context Development Co., a Delaware Carporation and acknowledged before me that they executed the dedication hereon shown for the uses and purposes therein stated on behalf of said Componation as its free act and deed and have been duly authorized so to do by the Board of Directors thereof. Witness my hand and official seal at Miamin. County of Date. State of Florida, this the day of the A.D. 1972 Unurin My commission expires: (ing. 1.1973 Notary Public, State of Florida 🖪 Large CERTIFICATE OF SURVEYOR I, Donald E. Stanaland, maker of this plat, do hereby certify that it is a correct representation of the land platted and that permanent reference monuments have been placed therean as called for under chapter 177, Florida Statutes as amended. Permanent Control Points have not been set and are to be included in the bond for improvements. Gudd Afanala Donald E. Stanaland, Registered Land Surveyo Certificate No. 1577, State of Florida CERTIFICATE OF APPROVAL OF COUNTY COMMISSIONERS This certifies that this plat was presented to the Board of County Commissioners of Marian County, Florida, and approved by them for record on the 28 day of MARCH CERTIFICATE OF APPROVAL OF COUNTY CLERK l, John F. Nicholson, Clerk of the Circuit Court for Marion County, Florida, do hereby certify that this foregoing plat conforms to the provisions of chapter 177, of the Florida statutes, was filed in my office for record on the day of Maril A.D. 1972 and recorded in the public records of said County on the 2. day of ARCON A.D. 1972 in plat book N\_, pages 1\_thru 27. MORTGAGEES CONSENT The mortgagee consents and agrees to the platting of the lands embraced in this plat and to the dedication shown hereon; and further, should it become necessary to forclose the mortgage covering the said property, that all piecess and parcels dedicated or offered for dedication to the public shall be excluded from the suit and the dedication remain in full force and effect. Ocala Manufacturing, Ice and Packing Company Helda H. Knight A. M. Collins Hilda H. Knight Assistant Secretary REVISED: MARCH 1, 1972 \_\_\_\_\_ \_\_\_\_\_ Engineered By Harry Hendon and Associates, Inc. 333 N. W. Fourth Ave. Ocala, Finrida 32670



There may be additioned is that are not recorded on this may be found in the public this County. NOTICE restriction plat the

<sup>333</sup> N. W. Fourth Ave. Ocele, Floride 32670



# Marion County

**Development Review Committee** 

Agenda Item

File No.: 2021-3004

Agenda Date: 5/3/2021

Agenda No.: 6.3.

### SUBJECT: COSTELLO FAMILY HOLDINGS PROPERTY PID #12282-001-00 - WAIVER REQUEST 13827 N US HWY 27 OCALA Project #2019080051 #26613 Parcel #12282-001-00 Michael Costello LDC 2.21.1.A - Major Site Plan

CODE states a Major Site Plan shall be submitted for review and approval prior to issuance of a Building Permit or prior to the construction of site improvements when proposed improvements exceed any thresholds identified in the code.

APPLICANT requests waiver to build four gravel RV pads totaling 3,200 square feet.



### 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: 04/16/2021 Parcel Number(s): 12282-001-00 Permit Number:

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

Project Name: <u>ARV sites Costello Family Holdings Property</u> Commercial D or Residential D 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); MIchael J. Costello	
Property Owner's Name (print): MIchael J. Costello Property Owner's Signature:	
Property Owner's Mailing Address: 2940 Appaloosa Blvd	
City: Melbourne State: Zip Code: 32904 Phone #3216934586	

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

	Firm Name (if applicable):	Contact	Name:	Ν	Michael Costello		
	Mailing Address: 2940 Appaloosa Blvd City	Melbourne	State:	FI	_Zip Code:_	32934	
	Phone #3216934586 Al	ternate Phone #					
	Email address: mcostello@morsecom.com						
D.	WAIVER INFORMATION:						
	Section & Title of Code: 2.2	1.1.A - MAJOF	SITE P	LAN			
	Reason/Justification for Waiver Request:						
	RV pads totaling 3,200 square feet using grave	as the base.					
					لدحقما		
DE	EVELOPMENT REVIEW USE:						
	Received By: CG Date Processed: 4 19 21	Project #_ <b>20</b>	19080	051	AR # <b>2</b> 6	2613	
ZC	DNING USE: Parcel of record: Yes 🗆 No 🗆	Eligible to app	bly for Fa	mily l	Division: Yes		
	Zoned: ESOZ: P.O.M		Mu	ist Va	cate Plat: Yes	S LI NO LI	
	Land Use: Date:	Verified by:					
Re	vised 5/2017						

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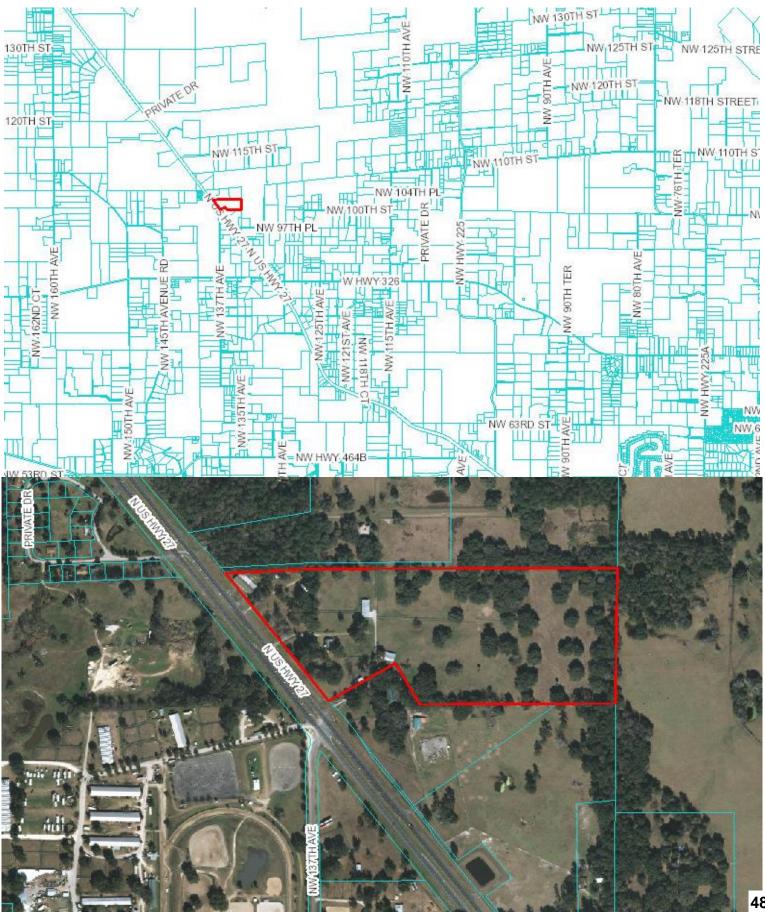
www.marioncountyfl.org

April 29, 2021 PROJECT NAME: COSTELLO FAMILY HOLDINGS PROPERTY PID #12282-001-00 - WAIVER REQUEST PROJECT NUMBER: 2019080051 APPLICATION: #26613

### 2.21.1.A - MAJOR SITE PLAN

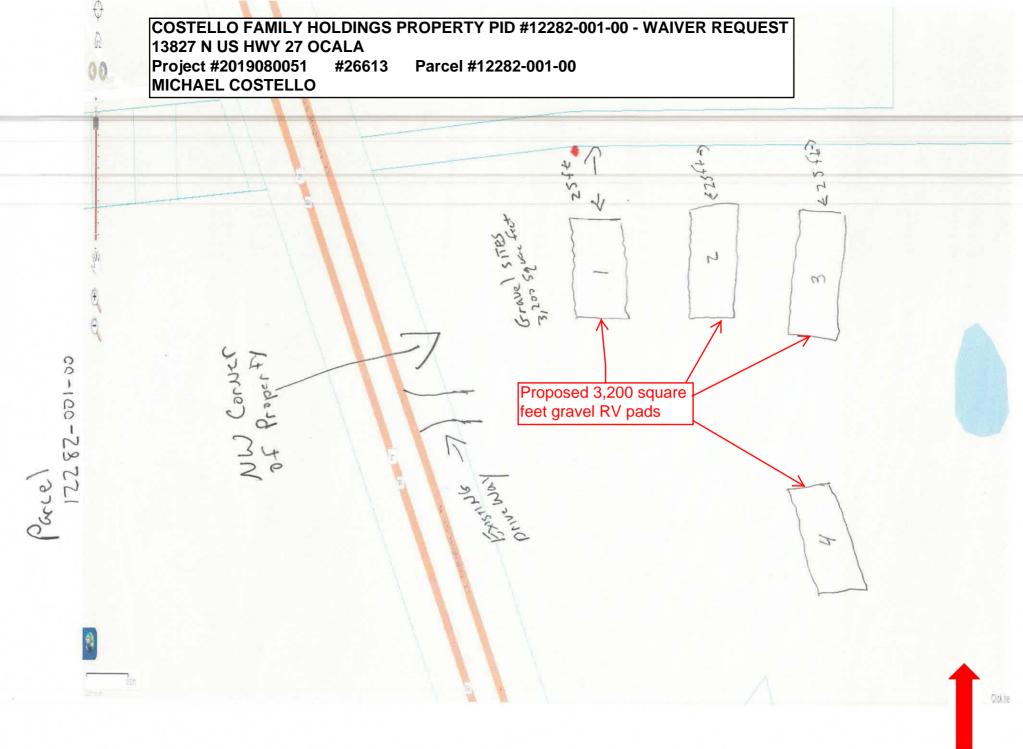
- 1 DEPARTMENT: FRMSH FIRE MARSHAL REVIEW REMARKS: **APPROVED**
- 2 DEPARTMENT: LUCURR LAND USE CURRENT REVIEW REMARKS: Site approved for up to 4 self-contained RV sites by BCC on 4/20/21 with 12 conditions (210411SU). No permanent occupancy (transient only) for RV's to support horse shows in area. Defer to OCE/Stormwater re gravel waiver request - does not violate conditions approved by BCC if granted.
- 3 DEPARTMENT: ZONE ZONING DEPARTMENT REMARKS: **APPROVED**. Subject to meeting the conditions for SUP 2110411SU, including a 25 foot setback to all property lines.
- 4 DEPARTMENT: UTIL MARION COUNTY UTILITIES REMARKS: **APPROVED** - Parcel within Marion County Utilities public service area but outside connection distance to utility provider's closest available water or sewer at this time. When water or sewer become available from the public utility provider, parcel shall connect to respective service(s) within 365 days of notification. Not within any primary springs protection zone.
- 5 DEPARTMENT: LSCAPE LANDSCAPE DESIGN AND IRRIGATION REMARKS: Is this for personal use, or for a business purpose?
- 6 DEPARTMENT: 911 911 MANAGEMENT REMARKS: **APPROVED**
- 7 DEPARTMENT: DOH ENVIRONMENTAL HEALTH REMARKS: **APPROVED**. 5 or more RVs creates a permitted park (this is only 4). A Limited Use public supply well will be required if the lots are used by non-family members (rentals).
- 8 DEPARTMENT: ENGTRF TRAFFIC REVIEW REMARKS: **APPROVED**
- 9 DEPARTMENT: ENGDRN STORMWATER REVIEW REMARKS: CONDITIONAL APPROVAL subject to working with Stormwater staff under the following conditions: 1)a. The applicant must provide on-site stormwater control for the additional runoff from the 3,200 sf of additional impervious area 2) A permit/inspection hold will be in effect until a sketch of the stormwater controls is provided to Stormwater and approved. 3) A Final Hold will be in effect until: a) Stormwater staff conducts a final inspection. Please note that all areas disturbed by construction must have vegetative cover established at time of final inspection. b) The applicant must provide a final sketch, noting the horizontal extents and volume capacity of the stormwater controls.

#### COSTELLO FAMILY HOLDINGS PROPERTY PID #12282-001-00 - WAIVER REQUEST 13827 N US HWY 27 OCALA Project #2019080051 #26613 Parcel #12282-001-00 MICHAEL COSTELLO









Ν

### **RESOLUTION NO. 21-R-189** A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF MARION COUNTY, FLORIDA, APPROVING A SPECIAL USE PERMIT, PROVIDING AN EFFECTIVE DATE.

WHEREAS, an application for a Special Use Permit was duly filed with the Growth Services Department and considered by the Marion County Planning and Zoning Commission at its meeting on March 29, 2021; and

WHEREAS, the aforementioned application was considered at a public hearing held by the Board of County Commissioners of Marion County, Florida, at its meeting on Tuesday, April 20, 2021. Now therefore,

BE IT RESOLVED by the Board of County Commissioners of Marion County, Florida:

SECTION 1. SPECIAL USE PERMIT APPLICATION APPROVAL 210411SU – Costello Family Holdings, LLC. Michael Costello. The application requesting a Special Use Permit, Articles 2 and 4 of the Marion County Land Development Code as submitted by Michael Costello, Melbourne FL, a copy of said application being on file with the Marion County Growth Services Director, for four (4) RV spots for Equine Shows and veterinarian practice, in an A-1 (General Agriculture) zone, on Parcel Account No. 12282-001-00, 33.11 Acres.

SECTION 2. FINDINGS AND CONDITIONS. The Board of County Commissioners agrees with the recommendation and findings of the Planning and Zoning Commission recommending approval of the Special Use Permit and the Board approves the Special Use Permit subject to the following conditions:

- 1. The site shall be developed and operated consistent with the submitted application, conceptual plan and the conditions as provided with this approval. Where conditions conflict with the proposed site plan, the written conditions prevail.
- 2. No more than four recreational vehicles (RV's) are permitted at any time.
- 3. The recreational vehicles must be self-contained for waste disposal and connected to the existing septic system.
- 4. All RV sites must be a minimum of 25 ft from any property line.
- 5. RVs must be owned by guests/clients and removed at their departure. No RVs may be placed on premises for the purpose of permanent occupancy.
- 6. No RV tenant may occupy the property for more than 3 continuous months.
- 7. A site plan is required for approval by the Development Review Committee. If otherwise required, a waiver to a major site plan may be granted by the committee, provided that all development concerns including stormwater management are adequately addressed and approved by staff.
- 8. No golf carts are approved in this application to access NW US HWY 27 under any circumstances.
- 9. The applicants, Michael Costello or Annette Costello, must reside onsite.
- 10. The property is subject to the plainly audible provisions of the Marion County Code of Ordinances for Land Use Acoustic Category B for noise related to the RV use.

- 11. This SUP relates to the use of the property for transient RVs only. It is not intended to supersede any professional or building safety requirements related to a proposed veterinary practice.
- 12. The Special Use Permit shall expire on April 20, 2026.

**SECTION 3. REVOCATION.** Violation or failure to comply with one or more condition(s) of this Special Use Permit shall be grounds for revocation of this Special Use Permit by the Board at a noticed public hearing.

SECTION 4. EFFECTIVE DATE. This Resolution shall take effect immediately upon its adoption.

DULY ADOPTED in regular session this 20th day of April, 2021.

ATTEST:

CLERK C. HARRELI

**BOARD OF COUNTY COMMISSIONERS MARION COUNTY, FLORIDA** 

JEFF GOLD, CHAIRMAN



# Marion County

**Development Review Committee** 

Agenda Item

File No.: 2021-3006

Agenda Date: 5/3/2021

Agenda No.: 6.4.

### SUBJECT: DUNSTON PROPERTY, DONALD & HILARY - WAIVER REQUEST 8280 SE 126TH PL BELLEVIEW Project #2013010031 #26615 Parcel #45269-046-00 Dianah Dunston LDC 2.21.1.A - Major Site Plan

CODE states a Major Site Plan shall be submitted for review and approval prior to issuance of a Building Permit or prior to the construction of site improvements when proposed improvements exceed any thresholds identified in the code.

APPLICANT requests waiver to construct a 50' x 84' (4,200 square feet) pole barn.



### 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: 4112 Parcel Number(s):	45269-046-00	Permit Number:
------------------------------	--------------	----------------

A. PROJECT INFORMATION: Fill in below as applicable:

Project Name: DUNSTON	Property, Donald	1 and Hilary Commercial □ or Residentia	
Subdivision Name (if applicable):		J	
UnitBlockLot	1		

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): Dogald and the 10-14	Dunston
Property Owner's Signature: Holin, Product 1	
Property Owner's Mailing Address: 8280 SE 126th PI	
City: Belleview State: FL Zip Code: 34420	Phone # 352 - 286 - 7323

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

Firm Name (if applicable): DIAnah Du	nstan Contact	Name:	
Mailing Address: 8280 St. MUTHPI	City: P.F. HE. WEN	State: FL	_Zip Code: <u>34420</u>
Phone # 352 - 286- 7323	Alternate Phone #	352-274	~ 800 8
Email address: MEXTIEVELING YEL	so. com		

### D. WAIVER INFORMATION:

Section & Title of Code: 2.21.1.A - MAJOR SITE PLAN Reason/Justification for Waiver Request: Constructing 50' x 84' (4,200 square feet) pole barn and are over the 9,000 square feet of impervious area.

### **DEVELOPMENT REVIEW USE:**

Received By:_	CG Date	Processed: 4/19	21 Project # 2013010031 AR # 266 5
ZONING USE: Zoned:	Parcel of record: ESOZ:	Yes 🗆 No 🗆 P.O.M.	Eligible to apply for Family Division: Yes D No D Must Vacate Plat: Yes D No D
Land Use:	Date:	er fanklikter anvert er beingenstat barrent	Verified by:

Revised 5/2017

Empowering Marion for Success

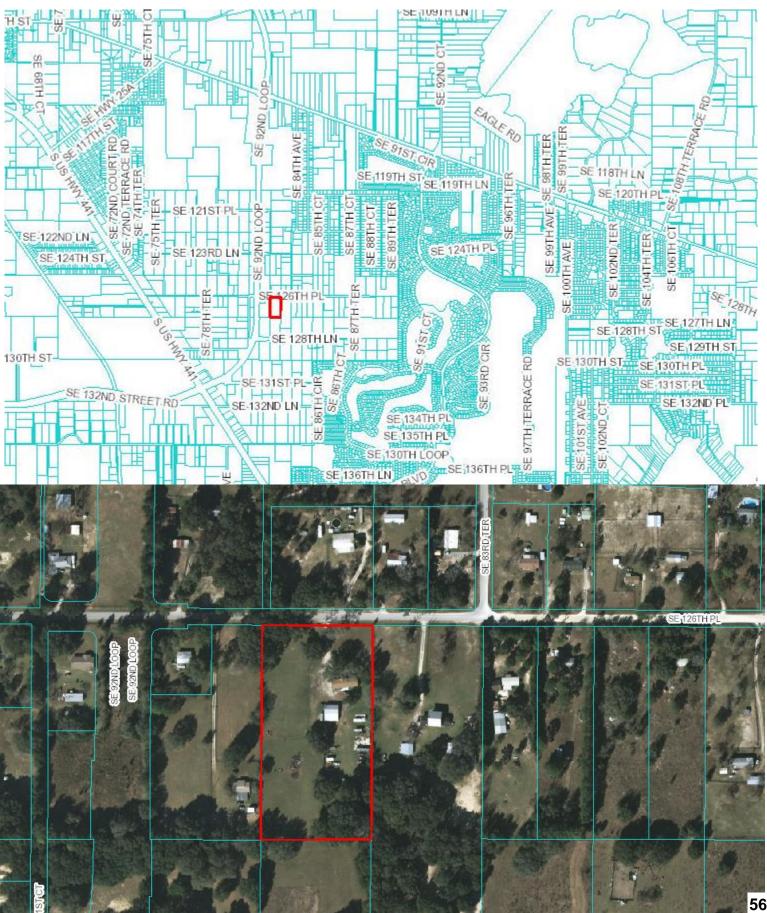
### 2.21.1.A - MAJOR SITE PLAN

- 1 DEPARTMENT: FRMSH FIRE MARSHAL REVIEW REMARKS: **APPROVED**
- 2 DEPARTMENT: LUCURR LAND USE CURRENT REVIEW REMARKS: Defer to OCE/Stormwater. Site has A-1 designation (referenced parking area and shop on site plan would appear to be for residential use).
- 3 DEPARTMENT: ZONE ZONING DEPARTMENT REMARKS: CONDITIONAL APPROVAL. Proposed pole barn to meet all A-1 zoning requirements, including 25 feet from all property lines.
- 4 DEPARTMENT: UTIL MARION COUNTY UTILITIES REMARKS: **APPROVED** - Parcel within Marion County Utilities public service area but outside connection distance to utility provider's closest available water or sewer at this time. When water or sewer become available from the public utility provider, parcel shall connect to respective service(s) within 365 days of notification. Not within any primary springs protection zone.
- 5 DEPARTMENT: LSCAPE LANDSCAPE DESIGN AND IRRIGATION REMARKS: N/A
- 6 DEPARTMENT: 911 911 MANAGEMENT REMARKS: **APPROVED**
- 7 DEPARTMENT: DOH ENVIRONMENTAL HEALTH REMARKS: N/A
- 8 DEPARTMENT: ENGTRF TRAFFIC REVIEW REMARKS: **APPROVED**

### 9 DEPARTMENT: ENGDRN - STORMWATER REVIEW

REMARKS: **APPROVED**. The existing and proposed impervious coverage is approximately 9,700sf. The site is the natural low for the surrounding area. An area at the front of the property is shown as a Flood Prone Area (75.4' NAVD88) based on the Lake Panasoffkee Watershed Management Plan model. However, soils in the area are Type A according to NRCS and there are no historic flood observations or service requests related to flooding at this location. The project is minimally over 9,000sf. The additional runoff is not expected to adversely affect the County road or neighboring parcels. Staff recommends approval of the pole barn.

#### DUNSTON PROPERTY, DONALD AND HILARY - WAIVER REQUEST 8280 SE 126TH PL BELLEVIEW Project #2013010031 #26615 Parcel #45269-046-00 DIANAH DUNSTON



DUNSTON PROPERTY, DONALD AND HILARY - WAIVER REQUEST 8280 SE 126TH PL BELLEVIEW Project #2013010031 #26615 Parcel #45269-046-00 DIANAH DUNSTON OTAL
COVERAGE)
OWNER'S NAME Donald Dunston DATE 12/1/20
PLEASE SHOW THE FOLLOWING INFORMATION
1. Location of North 5. Location of any other coverage
Outline of property with dimensions     Location and name of service street     Constructures     Constructures
<ol> <li>Location and name of service street</li> <li>Location &amp; setbacks of all structures</li> <li>Location of well &amp; septic tank</li> </ol>
North
50
1054 (me) -> 24
HOFT 76 Ruking 26 Ruking 280 FT 310 Geptid 180 FT
30 Gertin 180 Fr SE 126th PL

TOTAL TRACT ABEA (SQ. FT.) OF THE FOLLOWING:

ALL BUILDINGS	4200 new
ANY OTHER COVERAGE AREA	2832 existing
ALL PARKING	960
ALL DRIVEWAY & SIDEWALKS	
SEPTIC TANK	
SIGNATURE	_ TOTAL % OF COVERAGE



# Marion County

**Development Review Committee** 

Agenda Item

File No.: 2021-3007

Agenda Date: 5/3/2021

Agenda No.: 6.5.

### SUBJECT: LOPEZ PROPERTY, ANTONIO - WAIVER REQUEST SILVER SPRINGS SHORES UNIT 18 BLOCK 305 LOT 2 Project #2021040083 #26618 Parcel #9018-0305-02 Pern Antonio Lopez Lopez

Permit #2020122994

### LDC 6.14.2.B(1)(a) - Water Connection for New Single Family Residential

CODE states new single family residential in the Urban or Rural area shall connect to a centralized water system with available capacity if a water line is within a connection distance of 400 feet. APPLICANT requests waiver because of the heavy and undue burden to the applicant. There are only three potential beneficiaries, which are the homes built in the 2000's, and their water wells will have much more than seven years of expected life. As the potential contributions expire in seven years, it is highly possible that no beneficiaries will contribute to the huge investment which will be a heavy and undue burden on the applicant alone. The minimum distance for the water extension requirement is less than 400 feet and the lot is 350 feet from the line, which is only 50 feet away from complying. Waiving 50 feet should not have a major impact on the water protection due to the aforementioned. Finally, the estimated construction cost is around \$40,000, which is four times the best market value of the land, and as it is highly possible that no potential beneficiaries would contribute in seven years.





### **Marion County Board of County Commissioners**

Office of the County Engineer

RECEIVED

APR 1 9 2021

Marion County Office of County Engineer

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

### DEVELOPMENT REVIEW COMMITTEE WAIVER REQUEST FORM

Date: 04/19/2021 Parcel Number(s): 9018-0305-02 Permit Number: 2020122994 mm/dd/yyyy

A. PROJECT INFORMATION: Fill in below as applicable:

LOPEZ Property, Antonio

Project Name: JOGWOOD TRL OCALA, FL 34472 (NEW CONST) Commercial D or Residential D Subdivision Name (if applicable):\_\_\_\_\_ SILVER SPRINGS SHORES UNIT 18 Unit 18 Block 305 Lot 2

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): ANTONIO LOPEZ LOPEZ								
Property	Owner's Signature:	22	~	2	/			
Property Owner's Mailing Address: 2716 NE 26th Street								
City:	Ocala	State:	FL	_Zip Code:_	34470	Phone #	352-433-6071	

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

Firm Name (if ap	plicable):	ANTONIO LOPEZ	LOPEZ	Contact	Name:	ANTO	NIO LOPEZ	LOPEZ
Mailing Addres	s:27^	16 NE 26th Street	City:	Ocala	State:	FL	Zip Code:	34470
Phone #	352-433	3-6071	Alte	ernate Phone #	-			
Email address:_		aloplaw@gmail.c	om					

### **D. WAIVER INFORMATION:**

Section & Title of Code: Water Line Extension (LDC Sec. 6.14.2-B(1)(q) Reason/Justification for Waiver Request: Heavy and undue burden for the reasons stated below.

DEVELOPME Received By:		USE: Date Processed: <u>42021</u>	Project #0	40083 AR # 26618
ZONING USE: Zoned:	Parcel of re ESOZ:	cord: Yes □ No □ P.O.M.	Eligible to apply for	or Family Division: Yes D No D Must Vacate Plat: Yes D No D
Land Use:	Date	:	Verified by:	

Revised 5/2017

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DRC 5321

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### 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: Water Line Extension (LDC Sec. 6.14.2, B(I)(a) Reason/Justification for Waiver Request: 1) There are only 3 potential beneficiaries. They are homes built in the 2000's and by the way their water wells will have much more than 7 years of expected life. Potential contributions expire in7 years. So It is highly possible that no beneficiciaries will contribute to the huge investment which would be a heavy and undue burden on the owner applicant alone.

Section & Title of Code: Water Line Extension (LDC Sec. 6.14.2**)** Reason/Justification for Waiver Request: II) Minimum distance for the water extension requirement is less than 400 feet and the lot is 350 feet from the line which is only 50 feet away from complying. Waiving 50 feet should not have a major impact on the water protection due to the aforementioned. Use maps and documents attached for illustrative purposes.

Section & Title of Code:	Water Line Extension (LDC Sec. 6.14.2, B(1)(a)
Reason/Justification for Waiver Request: III)	Estimated construction cost will be around 40K which is
4 times the best market value of the land	letting alone the fact that it is highly possible that no
	7 years which would be a heavy and undue burden on
the owner applicant. Use maps and docu	ments attached for accurate estimates.

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:

Revised 7/2017

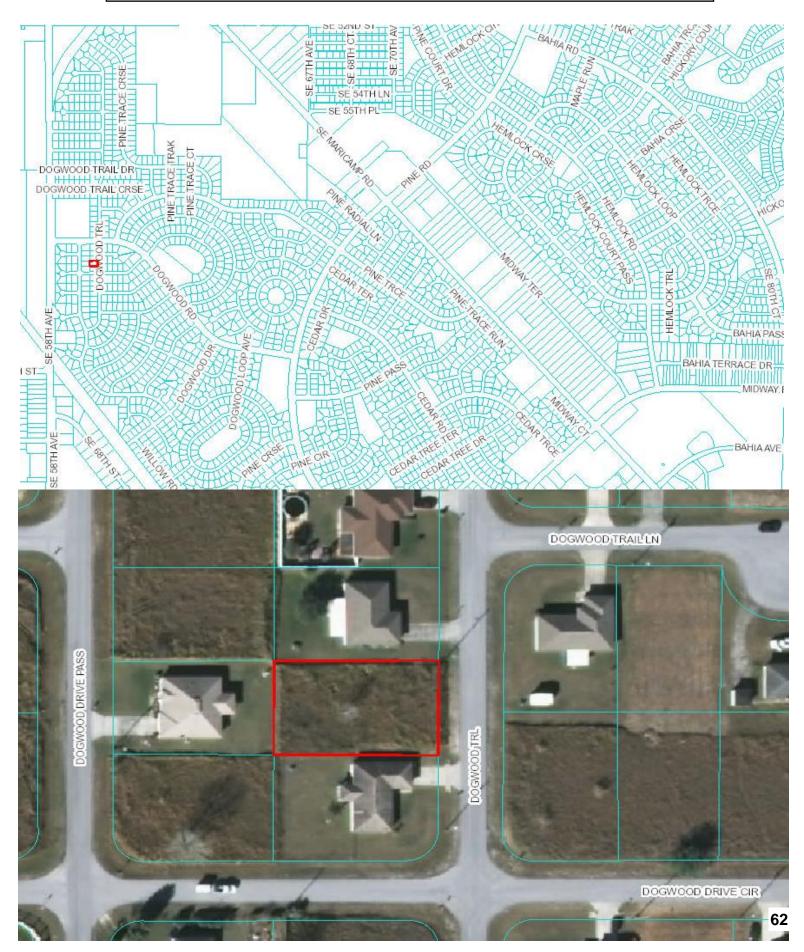
**Empowering Marion for Success** 

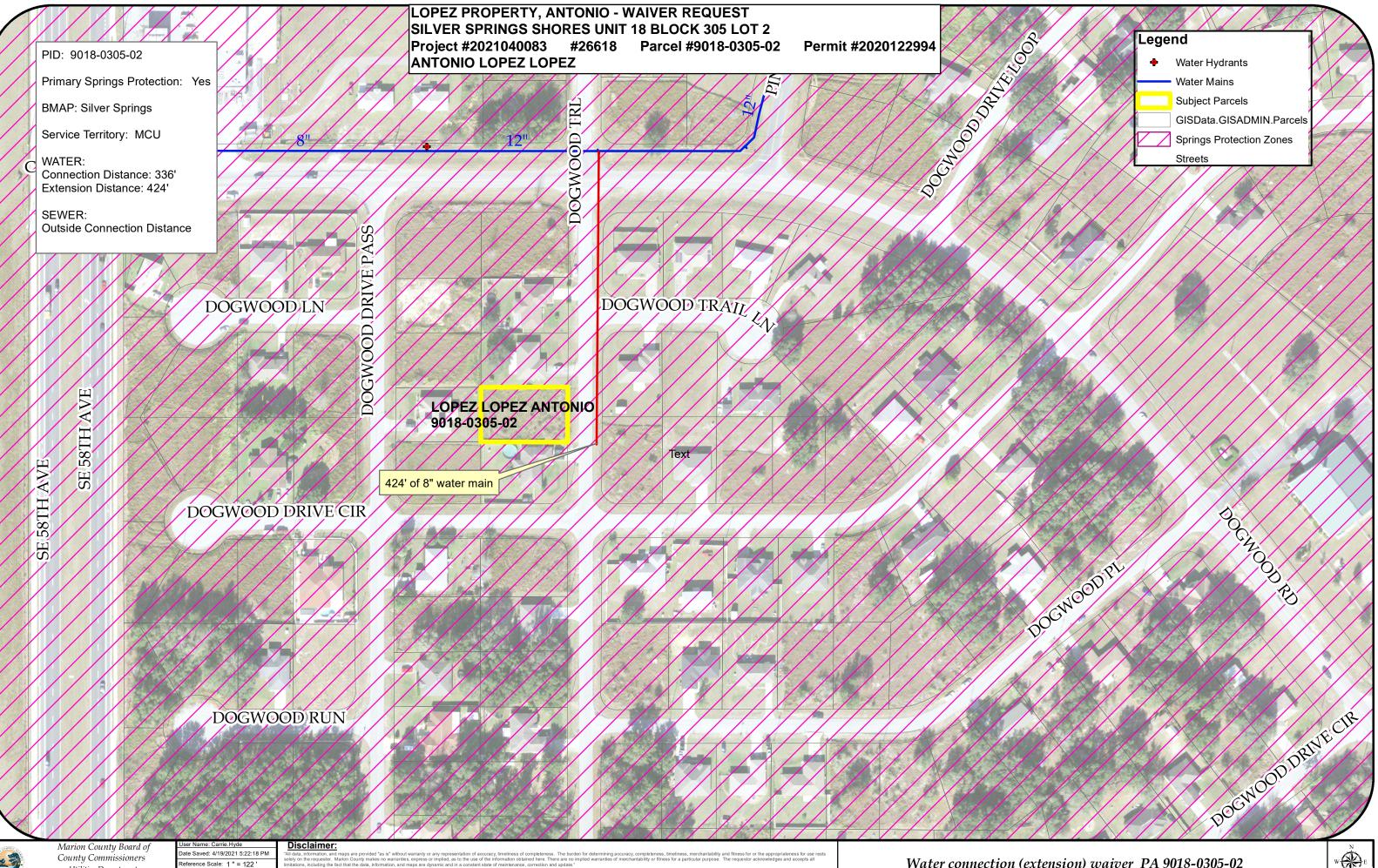
www.marioncountyfl.org

### 6.14.2.B(1)(a) - WATER CONNECTION FOR NEW SINGLE FAMILY RESIDENTIAL

- 1 DEPARTMENT: FRMSH FIRE MARSHAL REVIEW REMARKS: Defer to MCU
- 2 DEPARTMENT: LUCURR LAND USE CURRENT REVIEW REMARKS: Defer to Utilities. Site is within the Silver Springs Primary (PFA)/Secondary Protection Zone (P-SPZ/S-SPZ), and the urban area Silver Springs Shores development which is expected to be serviced by central utilities as development levels increase. [Failure to provide centralized service contributes to "voids" and "donut holes" that lead to difficulties in creating cohesive, efficient, uniform, and economical systems thereby likely increasing cost, design, operation, and maintenance issues.] [FLUE Objective 3.1]
- 3 DEPARTMENT: ZONE ZONING DEPARTMENT REMARKS: N/A. Defer to MCUD.
- 4 DEPARTMENT: UTIL MARION COUNTY UTILITIES REMARKS: DENIED - shall connect by extension per LDC 6.14.2.B(1)(a). 350' connection distance + lot frontage = 424' of 8" water main extension required
- 5 DEPARTMENT: LSCAPE LANDSCAPE DESIGN AND IRRIGATION REMARKS: N/A
- 6 DEPARTMENT: 911 911 MANAGEMENT REMARKS: N/A
- 7 DEPARTMENT: DOH ENVIRONMENTAL HEALTH REMARKS: N/A
- 8 DEPARTMENT: ENGTRF TRAFFIC REVIEW REMARKS: N/A

### LOPEZ PROPERTY, ANTONIO - WAIVER REQUEST SILVER SPRINGS SHORES UNIT 18 BLOCK 305 LOT 2 Project #2021040083 #26618 Parcel #9018-0305-02 Permit #2020122994 ANTONIO LOPEZ LOPEZ



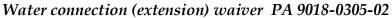


ilable from Marion County AGREES THAT THERE ARE NO REMEDIES FOR

INDIRECT PUNITIVE OR INCID

Utilities Department

proved By:







#### 2020122994 PI 9018-0305-02 water line extension

Hyde, Carrie <Carrie.Hyde@marioncountyfl.org>

Fri, Mar 5, 2021 at 11:28 AM

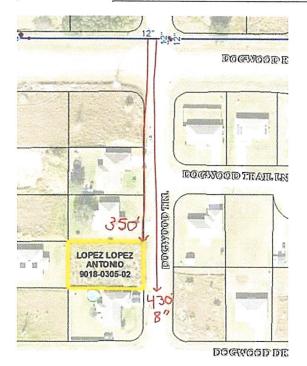
To: "ALLPROPERTIESFL@GMAIL.COM" <ALLPROPERTIESFL@gmail.com>

Per our discussion, your 80' property frontage means your property is within 350' of the closest available water main. Total extension distance 430' of 8" water main.

Below is the revised estimate, with this year's bid numbers. Effective 3/1/21, improved lots do not count as benefitting lots so those values and the corresponding sketch have been updated below.

	PART 1 - LINE EXTENSION APPLICANT INFO			
Line Extension #	9018-0305-02	Constant of	1 Initiating number of parcels	1
Inititating Parcel#	allpropertiesfi@gmail.com		O Resulting benefitting lots	1
Applicant Name			A REFER TO SITE MAP TAB TO VALIDATE	
Length of extension (ft)	430			1
Diameter of main (in)	8	LOCATE:	NOT REQUIRED	,

	PART 2 - BID FORM								
		EST INT			T&C	GWP	M Rock	Miller	CPPI
ITEM	DESCRIPTION	QTY	UNIT		EXT	EXT	EXT	EXT	EXT
1.01	Mobilization and Demobilization	1	LS	5	1,500.00	\$ 5.690.00	\$ 3.500.00	\$ 7,500.00	\$ 10.90
2.01	WM Pressure Testing and Bac-T testing (assume 2 Bact-T tests per project)	1	LS	S	1,000.00	\$ 558.00	\$ 4,265.00	\$ 4,310.00	\$ 1.74
3.09	8" PVC C900 DR 18 (201 ft and more)	290	LF	15	5,075.00	\$ 5,829.00	\$ 5,800.00	\$ 9,280.00	\$ 6,44
4.06	Directional Drill 8" PVC C900 DR 18 (61 ft or more)	140	LF	IS	11.200.00	\$ 16,492.00	\$ 12,180.00	\$ 14,700.00	\$ 15.19
5.03	8" Gate Valve and Box	1	EA	15	1,900.00	\$ 1,605.20	\$ 1,785.00	\$ 1,660.00	\$ 1.80
13.03	8" DI Cap	1	EA	Is	300.00	\$ 245.10	\$ 205.00	\$ 245.00	\$ 28
15.03	Long Single Water Service Assembly	1	EA	15	1,900.00	\$ 1,312.60	\$ 2,050.00	\$ 3,040.00	\$ 1.42
17.02	2" Manual Blow-off	1	EA	Is	1,200.00	\$ 2,836.80	\$ 775.00	\$ 1,350.00	\$ 3,09
18.01	Silt Fencing	290	LF	IS	870.00	\$ 638.00	\$ 1,450.00	\$ 580.00	\$ 1.95
20.03	Sod (201 ft or more)	290	LF	Is	2,755.00	\$ 1,218.00	\$ 1.885.00	\$ 2.001.00	\$ 31
27.03	8" Bell Restraint	14	EA	S	2,520.00	\$ 1,946.00	\$ 1,890.00	\$ 2,100.00	\$ 2.98
		Base Construc	tion Costs	IS	30,220.00	\$ 38,370.70	\$ 35,785.00	\$ 46,765.00	\$ 46,17
	Right of Way Permitting Fee (\$30 + \$0.05/LF)	430		15	51.50	\$ 51.50	\$ 51.50	\$ 51.50	\$ 5
	······································		Total Cost	5	30,271.50	\$ 38,422.20	\$ 35,836.50	\$ 46,817.50	5 46.23



Carrie Lyn Hyde, Development Review Officer

**Environmental Services - Utilities** 



Map provided on Wed, Apr 14, 2021 at 12:38 PM

Carrie L Hyde

**Development Review Officer** 

Utilities

Marion County Board of County Commissioners

11800 SE US Hwy 441, Belleview, FL 34420

Main: 352-307-6000 | Direct: 352-307-6168 | FAX: 352-307-6001



# Marion County

**Development Review Committee** 

Agenda Item

File No.: 2021-3008

Agenda Date: 5/3/2021

Agenda No.: 6.6.

### SUBJECT: DRC24 PROPERTY PID #8005-0850-11 - WAIVER REQUEST MARION OAKS UNIT 5 BLK 850 LOT 11 15875 SW 35TH COURT RD OCALA Project #2021040094 #26630 Parcel #8005-0850-11 Permit #2021041005 Shamrock Construction LDC 6.14.2.B(2)(a)1 - Wastewater Connection for New Single Family Residential

CODE states new single family residential in the Urban or Rural area shall connect to a central sewer system if a sewer line from a central sewer system with available capacity is within a connection distance of 400 feet and connection may be made to the existing sewer line using a gravity line or an onsite pumping station.

APPLICANT requests waiver because they will be installing, if permitted, the nitrogen reducing septic system for this site.

OUNTE	Marian Caunta	RECEIVED
OT COUNTY ACON	Marion County Board of County Commiss	ioners APR <b>2 1</b> 2021
MA CA PERA	Office of the County Engineer	
A COD WE TRUST	412 SE 25th Ave. Ocala, FL 34471 Phone: 352-671-8686 Fax: 352-671-8687	Marion County Office of County Engineer
DEVELO	PMENT REVIEW COMMIT	FEE WAIVER REQUEST FORM
Date: 42126 mm/dd/yyyy	Parcel Number(s): 8005-0850-	Permit Number: 2081 041005
Project Name:	e (if applicable): Marion Da	Commercial I or Residential IV
B. PROPERTY OV authorizing the applie	VNER'S AUTHORIZATION: Attach cant to act on the owner's behalf for this waiv	a letter from the owner(s) or the owner(s) may sign below er request:
Property Owner's	Mailing Address: 10837 N	US Hury 301 de: 34184 Phone # 352-661-3343
C. APPLICANT IN correspondence.	FORMATION: The applicant will be the	point of contact during this waiver process and will receive
Firm Name (if appl Mailing Address: Phone #_ <b>552</b> Email address:	<b>10677 N US Hury 30</b> City:	Contact Name: Crustel Salvady State: C. Zip Code: 300199 nate Phone #
D. WAIVER INFO Section & Title o	<sub>f Code</sub> : 6.14.2.B(2)(a)1 - Waste	ewater Connection for New SFR
Reason/Justificat	ion for Waiver Request:	The DRSS for this
DEVELOPMENT I Received By:	S Date Processed: 42121	Project # 2021040094 AR # 26630
		Eligible to apply for Family Division: Yes 🗆 No 🗆 Must Vacate Plat: Yes 🗆 No 🗆 Verified by:
Revised 7/2017		
	Empowering Mario	tor Success
	Empowering manor www.marionco	

DRC 05/03/21

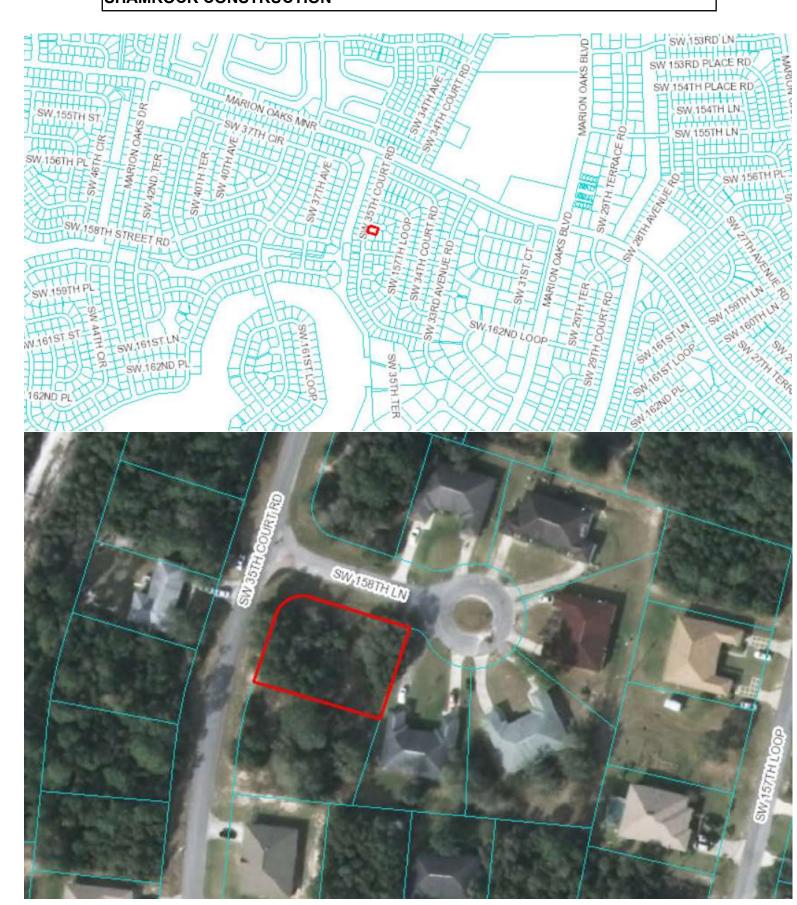
### 6.14.2.B(2)(a)1 - WASTEWATER CONNECTION FOR NEW SINGLE FAMILY RESIDENTIAL

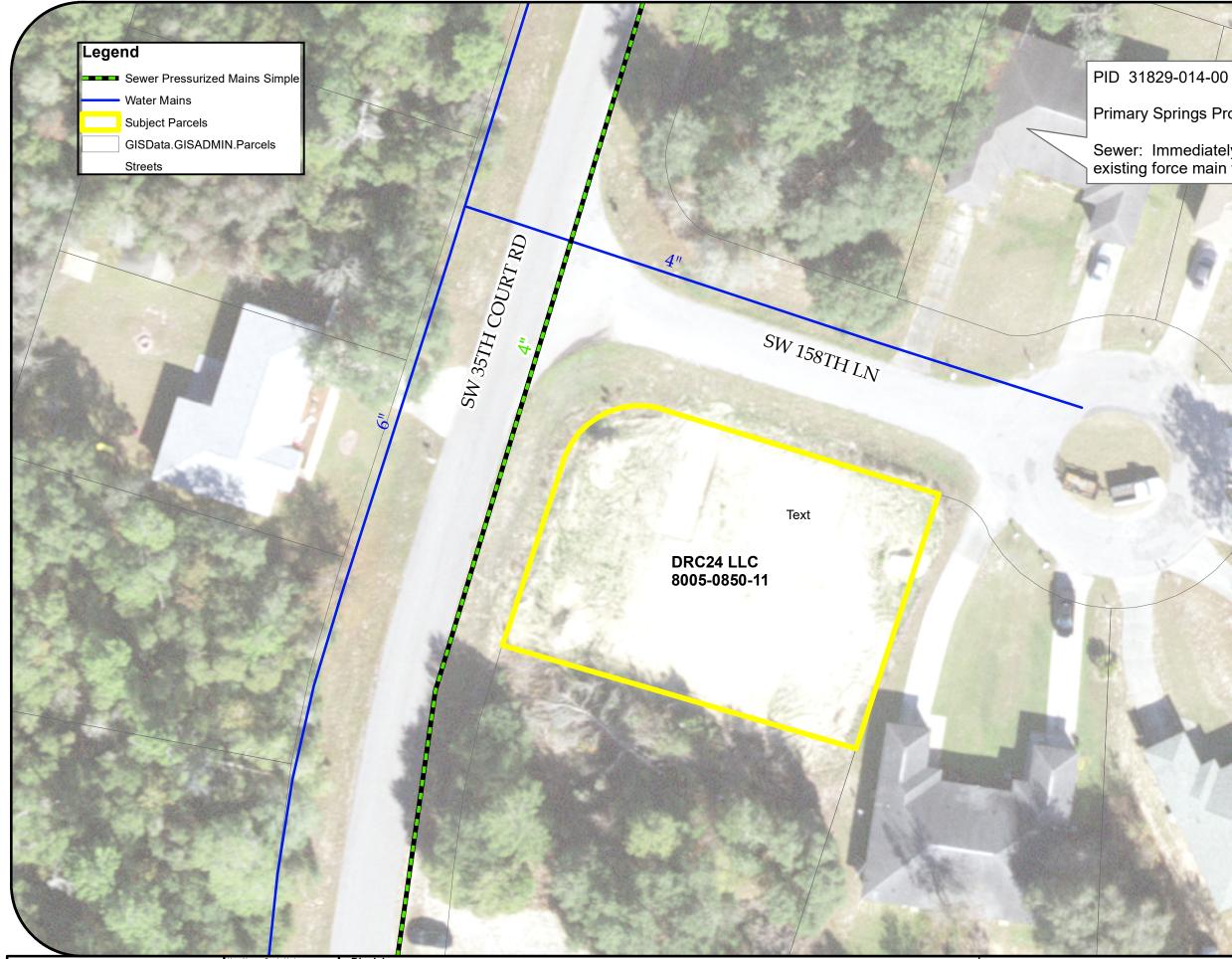
- 1 DEPARTMENT: FRMSH FIRE MARSHAL REVIEW REMARKS: **APPROVED**
- 2 DEPARTMENT: LUCURR LAND USE CURRENT REVIEW

REMARKS: Defer to Utilities. Site is within the urban area Marion Oaks development which is expected to be serviced by central utilities as development levels increase. [Failure to provide centralized service contributes to "voids" and "donut holes" that lead to difficulties in creating cohesive, efficient, uniform, and economical systems thereby likely increasing cost, design, operation, and maintenance issues.] [FLUE Objective 3.1]

- 3 DEPARTMENT: ZONE ZONING DEPARTMENT REMARKS: N/A. Defer to MCUD.
- 4 DEPARTMENT: UTIL MARION COUNTY UTILITIES REMARKS: **CONDITIONAL APPROVAL** - This residential sewer force main connection requirement may be waived, provided a DEP-approved septic system which meets a minimum 65% nitrogen reduction is installed. A copy of the DOH-issued permit shall be submitted to Utilities to clear permit rejection. When public gravity sewer becomes available, connection to that gravity system shall be made within 365 days' notification. The parcel does not lie within any springs primary protection zone.
- 5 DEPARTMENT: LSCAPE LANDSCAPE DESIGN AND IRRIGATION REMARKS: N/A
- 6 DEPARTMENT: 911 911 MANAGEMENT REMARKS: N/A
- 7 DEPARTMENT: DOH ENVIRONMENTAL HEALTH REMARKS: N/A, parcel is not located in BMAP.
- 8 DEPARTMENT: ENGDRN STORMWATER REVIEW REMARKS: Defer to Utilities on wastewater connection requirements. Please be advised that a Major Site Plan or waiver is required when the existing and proposed impervious coverage exceeds 35% of gross site area, or 9,000sf, which ever is less.
- 9 DEPARTMENT: ENGTRF TRAFFIC REVIEW REMARKS: N/A

### DRC24 PROPERTY PID #8005-0850-11 - WAIVER REQUEST MARION OAKS UNIT 5 BLK 850 LOT 11 15875 SW 35TH COURT RD OCALA Project #2021040094 #26630 Parcel #8005-0850-11 Permit #2021041005 SHAMROCK CONSTRUCTION





Marion County Board of County Commissioners Utilities Department

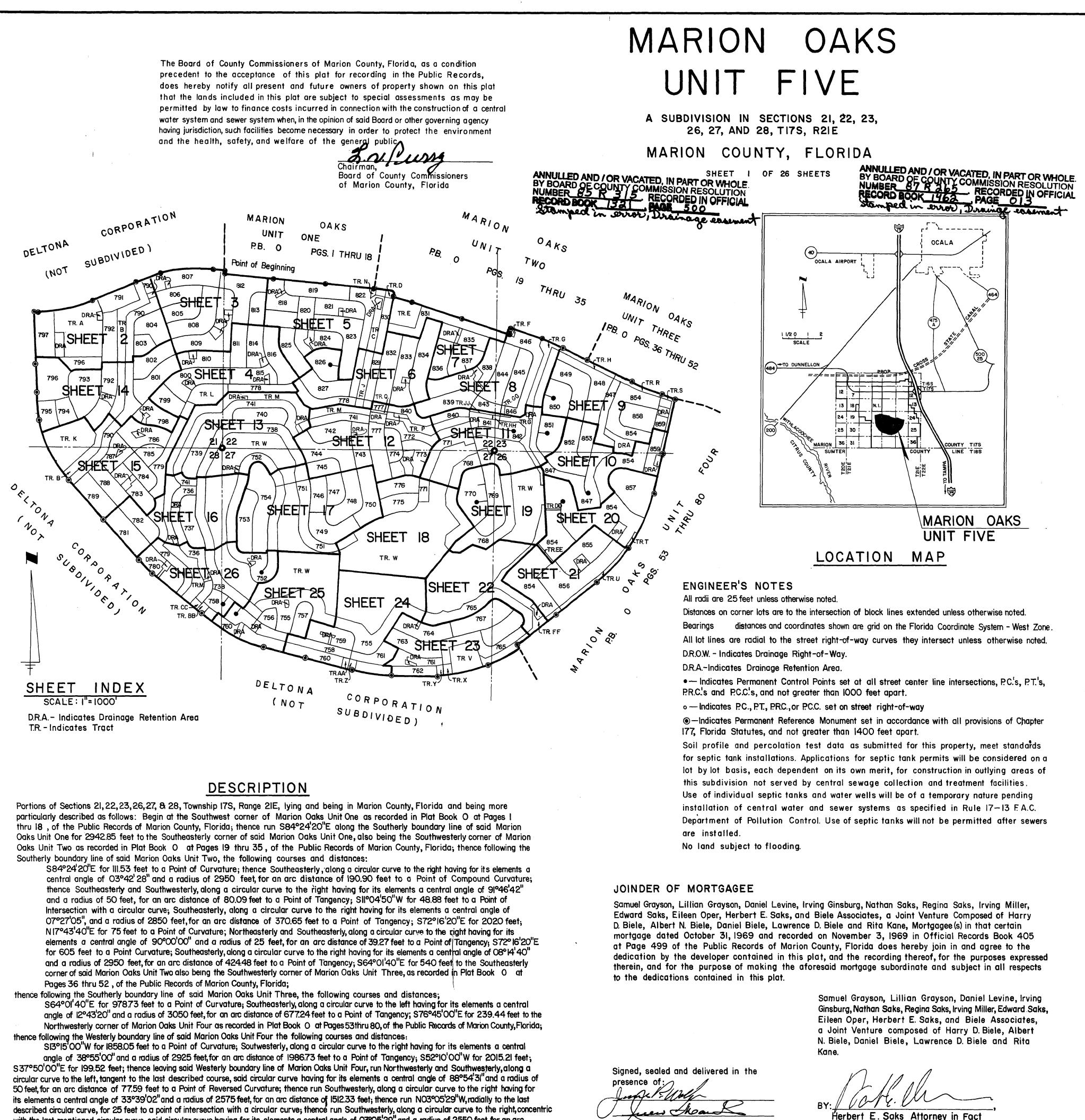
User Name: Carrie.Hyde Date Saved: 4/21/2021 4:47:16 PM eference Scale: 1 " = 33 ' pproved By:

Disclaimer: ability and fitness for or the appropriateness for use rests pose. The requestor acknowledges and accepts all plied, as to the use of the inf ability or fitness for a part icular purpose. The requestor act that the data, info , and maps are dynamic and in a constant state of maintenance, correction and update." y information obtained from Marion County is entirely assumed by the recipient. Any person who use NG, BUT NOT LIMITED TO CONSEQUENTIAL, INDIRECT. PUNITIVE OR INCIDENTAL DAMAGES ant state of maintenance, o available from Marion County AGREES THAT THERE ARE NO REMEDIES FOR

Primary Springs Protection: No

Sewer: Immediately available by standard connection to existing force main with installation of onsite grinder pump

w \_\_\_\_\_E \_\_\_\_\_s **70** Sewer waiver map 8005-0850-11



with the last mentioned circular curve, said circular curve having for its elements a central angle of 03°05'29" and a radius of 2550 feet, for an arc distance of 137.59 feet to a Point of Tangency; thence run due West for 880 feet, to a Point of Curvature; thence run Northwesterly, along a circular curve to the right having for its elements a central angle of 14°26'00" and a radius of 3050 feet, for an arc distance of 768.32 feet to a Point of Tangency; thence run N75°34'00"W for 1830 feet to a Point of Curvature; thece run Northwesterly, along a circular curve to the right having for its elements a central angle of 25°59'00" and a radius of 3050 feet, for an arc distance of 1383.16 feet to a Point of Tangency; thence run N49°35'00" W for 1209.58 feet to a Point of Curvature; thence run Northwesterly, along a circular curve to the right having for its elements a central angle of 06°53'00" and a radius of 3050 feet, for an arc distance of 366.42 feet to a Point of Tangency; thence run N42°42'00"W for 2043.62 feet to a Point of Curvature; thence run Northwesterly, along a circular curve to the right having for its elements a central angle of 41°03'00" and a radius of 2550 feet for an arc distance of 1826.97 feet to a Point of Tangency; thence run NOI°39'00"W for 1554.05 feet; thence run N88°21'00"E for 50 feet to a Point of Curvature; thence run Northeasterly, along a circular curve to the left having for its elements a central angle of 21°35'03" and a radius of 2950 feet, for an arc distance of IIII.31 feet to a Point of Tangency; thence run N66°45'57"E for 932.86 feet to a Point of Curvature; thence run Northeasterly and Southeasterly, along a circular curve to the right having for its elements a central angle of 28°49'43" and a radius of 3050 feet, for an arc distance of 1534.62 feet to a Point of Tangency, thence run \$84°24'20" E for 189.01 feet: thence run SOO°04'31"E, along the West line of the N.W. 1/4 of said Section 22 and along the Westerly boundary line of said Marion Oaks Unit One, for IOO.50 feet to the Point of Beginning, containing 1591.86 Acres more or less.

nty fou p d pe nay are ma ere that thai

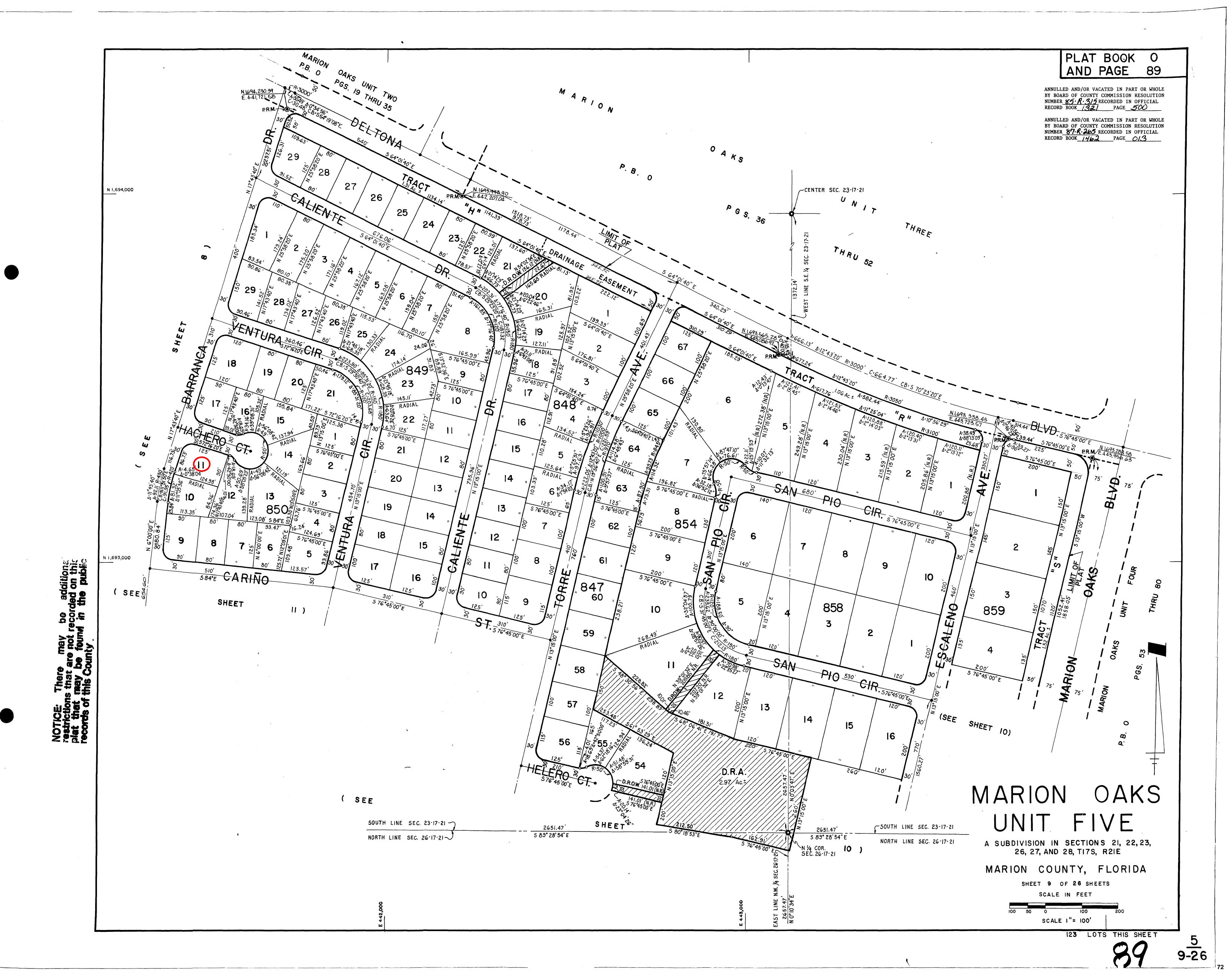
N Les Les

STATE OF FLORIDA Before me personally appeared Herbert E. Sake, Attorney, OF DADE In Fact, to me well known and known to me to be the person described in . Attorney and who executed the foregoing instrument, and acknowledged to and before me that <u>he</u> executed said instrument for the purposes therein expressed,

WITNESS my hand and official seal, this 7th day of March 1973 Notary Public State of Floride at Large

THE STATE OF FLORIDA AT LARGE My Commission expires:

	PLAT BOOK O AND PAGE 81
	AND PAGE 81
EDICATION	DELTONA CORPORATION being the owner in fee simple
the lands described in the foregoing caption to this	is Plat of MARION OAKS UNIT FIVE , does hereby dedicate in expressed and dedicate the Thoroughfares, Drainage
ights-of-way and Drainage Retention Areas shown	n hereon to the perpetual use of the Public. Unless and 10 feet wide at the rear of each residential lot and 6 fe
ide at the sides of each lot is dedicated to the perpetu	al use of the Public for the installation and maintenance of
o easements and where more than one lot is intended	exceptions: side lot lines lying adjacent to streets shall contain d as a building site the outside boundaries of said building
te shall carry said side easements. I WITNESS WHEREOF the above named corporation	n has caused these presents to be signed and attested to
y the officers named below and to be affixed here $\rho$	
Y: <u>comp</u> James E. Vensel, Senior Vice President	
ttest: NX Allan	SEAL
Wayne Allen, Asst. Secretary	
enior Vice-President and Asst. Secretary, respectivel do business in the State of Florida, to me known to secuted the foregoing Dedication and severally ackn	d, personally appeared James E. Vensel and Wayne Allen ly, of the above named Delaware Corporation authorized be the individuals and officers described in and who nowledged the execution thereof to be their free act and at the official seal of said corporation is duly affixed
WITNESS WHEREOF, I have hereunto set my han	
y Commission Expires July 9, 1975	NOTARY PUBLIC
URVEYOR'S CERTIFICATE	NU LANT PUBLIC
I, <u>ARTHUR L. DAY</u> , HEREBY CERTI	FY that I prepared this Plat and that it is a correct complies with all provisions of Chapter 177, Florida Statutes,
	Bound of County Commissioners of Marion County,
	No. 12 Registered Land Surveyor
PSTRACTOR'S CERTIFICATE	Florida Certificate No.
I HEREBY CERTIFY that THE DELTONA CORP	PORATION is the apparent record owner of the lands
atted, that there are no delinquent taxes on such la arion County of the State of Florida. 🖌	ands and that record title to access roads is held by
Dated at Miami Florida, this <u>20</u> - day of <u>7</u>	MONWEALTH LAND TITLE
	SURANCE COMPANY
	BY: Nilliam C: Nei
ESOLUTION This certifies that this plat was presented	to the Board of County Commissioners of Marion
	rd on the <u>27</u> day of <u>MARCH</u> AD. 1977.
	o da
test John FMEcholson Clerk of the Circuit Court	<u>E. W. J. M.</u> Chairman, Board of County Commissioners
ttest John Fricholson Clerk of the Circuit Court	<u>E. W. J. Marg.</u> Chairman, Board of County Commissioners
LERK'S CERTIFICATE	<u>L. W. J. W. Commissioners</u> Chairman, Board of County Commissioners
LERK'S CERTIFICATE 1, Jöhn F. Nicholson, Clerk of the Circuit Co	ourt for Marion County, Florida, do hereby certify
LERK'S CERTIFICATE I, Jöhn F. Nicholson, Clerk of the Circuit Co at this foregoing plat conforms to the provisions fice for record on the 27_day of	ourt for Marion County, Florida, do hereby certify of chapter 177, Florida Statutes, was filed in my A.D. 1973, and recorded in the public records
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LERK'S CERTIFICATE I, Jöhn F. Nicholson, Clerk of the Circuit Co at this foregoing plat conforms to the provisions fice for record on the ZZ_ day of MARCA said County on the ZZ_ day of MARCA ru 206 NDER OF MORTGAGEE ron Herlong and Frances Herlong, his wife; and Samuel Le tain mortgage Dated May 20, 1970 and recorded on 5-2 cords of Marion County, Florida, does hereby join in and it, and the recording thereof, for the purposes expressed bordinate and subject in all respects to the dedications gned, sealed and delivered in the	ewin and Anna Lewin, his wife, as Trustees, Mortgagee(s) in that Barro in Official Records Book 426 at Page 363 of the Public agree to the dedication by the developer contained in this therein, and for the purpose of making the aforesaid mortgage contained in this Plat. Byron Herlong and Frances Herlong, his wife; and
LERK'S CERTIFICATE I, Jöhn F. Nicholson, Clerk of the Circuit Co at this foregoing plat conforms to the provisions fice for record on the ZZ_ day of MARCA said County on the ZZ_ day of MARCA ru 206 NDER OF MORTGAGEE ron Herlong and Frances Herlong, his wife; and Samuel Le tain mortgage Dated May 20, 1970 and recorded on 5-2 cords of Marion County, Florida, does hereby join in and it, and the recording thereof, for the purposes expressed bordinate and subject in all respects to the dedications gned, sealed and delivered in the	ewin and Anna Lewin, his wife, as Trustees, Mortgagee(s) in that be of the dedication by the developer contained in this contained in this Plat. Byron Herlong and Frances Herlong, his wife; and Samuel Lewin and Anna Lewin, his wife. Byron Herlong and Frances Herlong, his wife; and Samuel Lewin and Anna Lewin, his wife.
LERK'S CERTIFICATE I, Jöhn F. Nicholson, Clerk of the Circuit Co at this foregoing plat conforms to the provisions fice for record on the 27_ day of MARCA said County on the 27_ day of MARCA ru 106 DINDER OF MORTGAGEE ron Herlong and Frances Herlong, his wife; and Samuel Le rtain mortgage Dated May 20, 1970 and recorded on 5-2 cords of Marion County, Florida, does hereby join in and it, and the recording thereof, for the purposes expressed pordinate and subject in all respects to the dedications gned, sealed and delivered in the	ewin and Anna Lewin, his wife, as Trustees, Mortgagee(s) in that Byron Herlong and Frances Herlong, his wife; and Samuel Lewin and Anna Lewin, his wife. Byron Herlong Byron Herlong Byron Herlong Manuel S. Manuel S. M
LERK'S CERTIFICATE I, Jöhn F. Nicholson, Clerk of the Circuit Co at this foregoing plat conforms to the provisions fice for record on the ZZ_ day of MARCA said County on the ZZ_ day of MARCA ru 206 NDER OF MORTGAGEE ron Herlong and Frances Herlong, his wife; and Samuel Le tain mortgage Dated May 20, 1970 and recorded on 5-2 cords of Marion County, Florida, does hereby join in and t, and the recording thereof, for the purposes expressed bordinate and subject in all respects to the dedications gned, sealed and delivered in the	ewin and Anna Lewin, his wife, as Trustees, Mortgagee(s) in that Byron Herlong Contained in this Plat. Byron Herlong Byron Herlong Byron Herlong Frances Herlong Samuel Lewing Samuel Lewing Contained Lewing Cont
LERK'S CERTIFICATE I, Jöhn F. Nicholson, Clerk of the Circuit Co at this foregoing plat conforms to the provisions fice for record on the ZZ_ day of MARCA said County on the ZZ_ day of MARCA ru 206 NDER OF MORTGAGEE ron Herlong and Frances Herlong, his wife; and Samuel Le tain mortgage Dated May 20, 1970 and recorded on 5-2 cords of Marion County, Florida, does hereby join in and it, and the recording thereof, for the purposes expressed bordinate and subject in all respects to the dedications gned, sealed and delivered in the	ewin and Anna Lewin, his wife, as Trustees, Mortgagee(s) in that When the dedication by the developer contained in this therein, and for the purpose of making the aforesaid mortgage contained in this Plat.
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<b>INDER OF MORTGAGEE</b> To Herlong and Frances Herlong, his wife; and Samuel Lector of Marion County, Florida, does hereby join in and the recording thereof, for the purposes expressed wordinate and subject in all respects to the dedications ned, sealed and delivered in the series of: <i>ALE OF FLORIDA</i> <b>Before me personally appeared B</b> UNTY OF DADE <sup>SS</sup> and known to me to be the persora in worledged to and before me that they executed said in the series of the	evin and Anna Lewin, his wife, as Trustees, Mortgagee(s) in that agree to the dedication by the developer contained in this therein, and for the purpose of making the aforesaid mortgage contained in this Plat.
LERK'S CERTIFICATE         I, Jöhn F. Nicholson, Clerk of the Circuit Contact this foregoing plat conforms to the provisions fice for record on the day of	evin and Anna Lewin, his wife, as Trustees, Mortgagee(s) in that agree to the dedication by the developer contained in this therein, and for the purpose of making the aforesaid mortgage contained in this Plat. Byron Herlong and Frances Herlong, his wife, and Samuel Lewin Frances Herlong, his wife, to me well known a described in and who executed the foregoing instrument, and astrument for the purposes therein expressed.
LERK'S CERTIFICATE I, Jöhn F. Nicholson, Clerk of the Circuit Co at this foregoing plat conforms to the provisions fice for record on the day of MARCA said County on the day of MARCA ru 106 TOULER OF MORTGAGEE ron Herlong and Frances Herlong, his wife; and Samuel Lo tain mortgage Dated May 20, 1970 and recorded on 5-2 cords of Marion County, Florida, does hereby join in and t, and the recording thereof, for the purposes expressed bordinate and subject in all respects to the dedications med, sealed and delivered in the serve of: MARCA ATE OF FLORIDA Before me personally appeared B UNTY OF DADE <sup>SS</sup> and known to me to be the persor showledged to and before me that they executed said in WITNESS my hand and official seal, this 2007 day	evin and Anna Lewin, his wife, as Trustees, Mortgagee(s) in that agree to the dedication by the developer contained in this therein, and for the purpose of making the aforesaid mortgage contained in this Plat. Byron Herlong and Frances Herlong, his wife, and Samuel Lewin Frances Herlong, his wife, to me well known a described in and who executed the foregoing instrument, and astrument for the purposes therein expressed.
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## Marion County

**Development Review Committee** 

Agenda Item

File No.: 2021-3009

Agenda Date: 5/3/2021

Agenda No.: 6.7.

#### SUBJECT:

#### WILLIAMS PROPERTY, CARMEN - WAIVER REQUEST

211 SE 58TH AVE OCALA

#### Project #2021030063 #26631 Parcel #31829-014-00 Permit #2021031535 Sandra Mobley

#### LDC 6.14.2.B(1)(a) - Water Connection for New Single Family Residential

CODE states new single family residential in the Urban or Rural area shall connect to a centralized water system with available capacity if a water line is within a connection distance of 400 feet.

#### LDC 6.14.2.B(2)(a)1 - Wastewater Connection for New Single Family Residential

CODE states new single family residential in the Urban or Rural area shall connect to a central sewer system if a sewer line from a central sewer system with available capacity is within a connection distance of 400 feet and connection may be made to the existing sewer line using a gravity line or an onsite pumping station.

APPLICANT requests waiver to use the well that is on the property and to get a septic tank put on the property. Existing utilities will be more affordable than to be connected with the City. Their retirement budget cannot compensate what the price would be if she is connected with the City.



B.

#### Marion County Board of County Commissioners

Office of the County Engineer

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

### RECEIVED

APR 2 1 2021

Marion County Office of County Engineer

## DEVELOPMENT REVIEW COMMITTEE WAIVER REQUEST FORM

Date: 4/21/21	_Parcel Number(s):_	R31829-014-00	Permit Number: <u>202/03/535</u>
mm/dd/yyyy			

A. PROJECT INFORMATION: Fill in below as applicable:

Project Name: Williams Property, Carmen Commercial D or Residential
Subdivision Name (if applicable):
UnitBlockLot
<b>PROPERTY OWNER'S AUTHORIZATION:</b> 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): (JIMEN K, WILLIASNS
Property Owner's Signature: / annie K. Willihme
Property Owner's Mailing Address: 42 Pre Scott Giecle UAK Ry
City: $(ML) = 4$ State: $(40 Zip Code: 9456)$ Phone #925-628-1135

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

	Firm Name (if applicable): <u>J(In/III B MObly</u> Contact Name: <u>352-870-6382</u> Mailing Address: <u>575 5E 62nd AVE</u> City: <u>D(a/a</u> State: <u>7</u> / Zip Code: <u>34472</u> Phone #Alternate Phone #
D.	WAIVER INFORMATION: Section & Title of Code: 6.14.2 B(2)(a)1 Wastewater connection for new single Family water 6.14.2 MARCITED REQUESTS 6.14.2.B(1)(a) Matter 6.14.2.B(1)(a) Connection for New Single 6.14.2.B(1)(a) Connection for New Single (a) (a) (a) (a) (a) (a) (a) (a) (a) (a)
DI	EVELOPMENT REVIEW USE: Received By: <u>CG</u> Date Processed: <u>421 21</u> Project # <u>2021030063</u> AR # <u>2663</u>
Z	<b>DNING USE:</b> Parcel of record: Yes $\square$ No $\square$ Eligible to apply for Family Division: Yes $\square$ No $\square$ Zoned: <u>A-1</u> ESOZ: <u>N/A</u> P.O.M. <u>232</u> Must Vacate Plat: Yes $\square$ No $\square$ Land Use: <u>MR</u> Date: <u>oy <math> z_1 ^{2o 21}</math></u> Verified by: <u></u>
Re	vised 7/2017
	Empowering Marion for Success

www.marioncountyfl.org

#### 6.14.2.B(1)(a) - WATER CONNECTION FOR NEW SINGLE FAMILY RESIDENTIAL

- 1 DEPARTMENT: FRMSH FIRE MARSHAL REVIEW REMARKS: Defer to Marion County Utilities
- 2 DEPARTMENT: LUCURR LAND USE CURRENT REVIEW REMARKS: Defer to Utilities. Site is within the Silver Springs Primary (PFA)/Secondary Protection Zone (P-SPZ/S-SPZ), and within the Urban Growth Boundary expected to be serviced by central utilities as development levels increase. [Failure to provide centralized service contributes to "voids" and "donut holes" that lead to difficulties in creating cohesive, efficient, uniform, and economical systems thereby likely increasing cost, design, operation, and maintenance issues.] [FLUE Objective 3.1]

#### 3 DEPARTMENT: ZONE - ZONING DEPARTMENT REMARKS: **REVIEWER DID NOT RESPOND**

- 4 DEPARTMENT: UTIL MARION COUNTY UTILITIES REMARKS: REJECTED
   \*\*PROPOSED 2nd HOME ON PARCEL\*\* Water main immediately available (no extension) Applicant shall connect new home to public water system. Applicant shall disconnect existing home from well and connect to public water system.
- 5 DEPARTMENT: LSCAPE LANDSCAPE DESIGN AND IRRIGATION REMARKS: N/A
- 6 DEPARTMENT: 911 911 MANAGEMENT REMARKS: N/A
- 7 DEPARTMENT: DOH ENVIRONMENTAL HEALTH REMARKS: **REVIEWER DID NOT RESPOND**
- 8 DEPARTMENT: ENGDRN STORMWATER REVIEW REMARKS: Defer to Utilities on water connection requirements. Please be advised that a Major Site Plan or waiver is required when the existing and proposed impervious coverage exceeds 9,000 square feet.
- 9 DEPARTMENT: ENGTRF TRAFFIC REVIEW REMARKS: N/A

#### 6.14.2.B(2)(a)1 - WASTEWATER CONNECTION FOR NEW SINGLE FAMILY RESIDENTIAL

- 1 DEPARTMENT: FRMSH FIRE MARSHAL REVIEW REMARKS: Defer to Marion County Utilities
- 2 DEPARTMENT: LUCURR LAND USE CURRENT REVIEW REMARKS: Defer to Utilities. Site is within the Silver Springs Primary (PFA)/Secondary Protection Zone (P-SPZ/S-SPZ), and within the Urban Growth Boundary expected to be serviced by central utilities as development levels increase. [Failure to provide centralized service contributes to "voids" and "donut holes" that lead to difficulties in creating cohesive, efficient, uniform, and economical systems thereby likely increasing cost, design, operation, and maintenance issues.] [FLUE Objective 3.1]
- 3 DEPARTMENT: ZONE ZONING DEPARTMENT REMARKS: **REVIEWER DID NOT RESPOND**
- 4 DEPARTMENT: UTIL MARION COUNTY UTILITIES REMARKS: **CONDITIONAL APPROVAL** \*\*PROPOSED 2nd HOME ON PARCEL\*\*

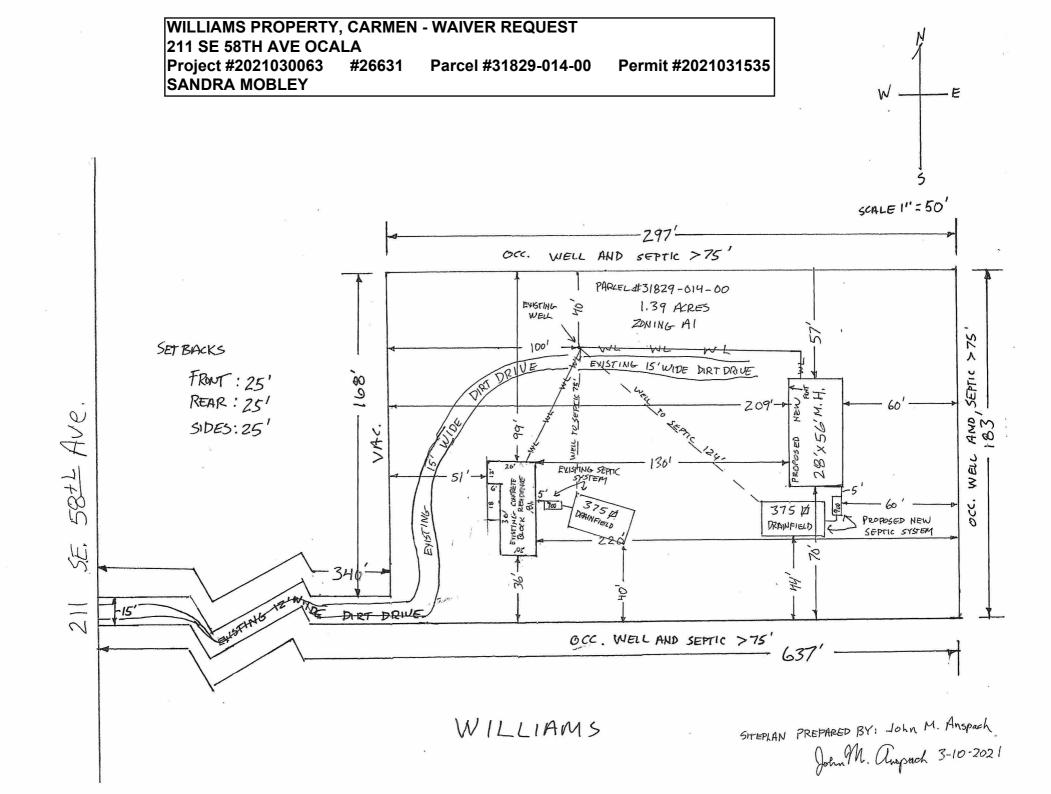
Sewer force main immediately available (no extension)

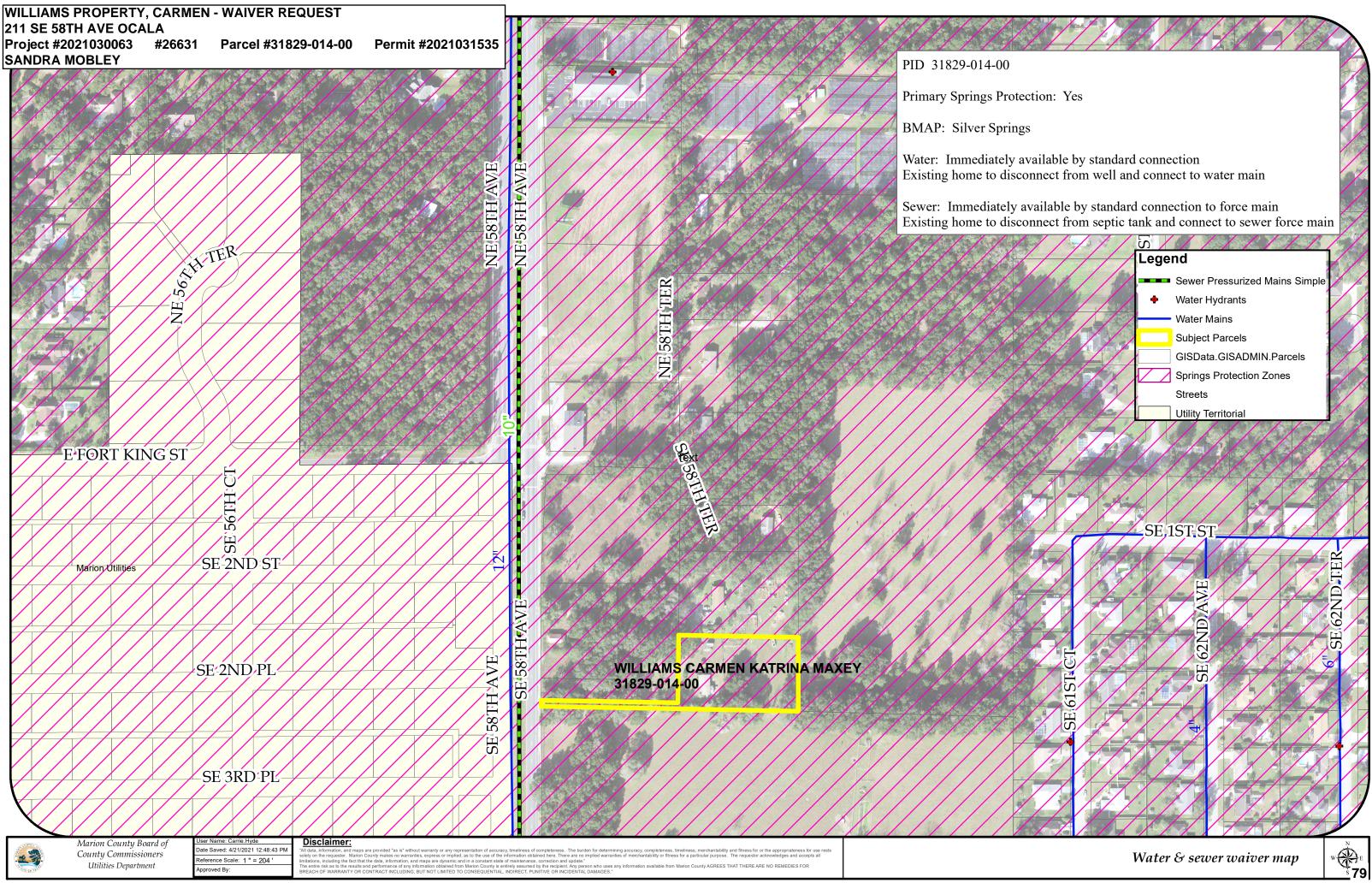
This residential sewer force main connection requirement may be waived, provided a DEP-approved septic system which meets a minimum 65% nitrogen reduction is installed sufficient to serve BOTH STRUCTURES. A copy of the DOH-issued permit shall be submitted to Utilities to clear permit rejection. When public gravity sewer becomes available, connection to that gravity system shall be made within 365 days' notification. The parcel is within Silver Springs primary springs protection zone.

- 5 DEPARTMENT: LSCAPE LANDSCAPE DESIGN AND IRRIGATION REMARKS: N/A
- 6 DEPARTMENT: 911 911 MANAGEMENT REMARKS: N/A
- 7 DEPARTMENT: DOH ENVIRONMENTAL HEALTH REMARKS: **REVIEWER DID NOT RESPOND**
- 8 DEPARTMENT: ENGDRN STORMWATER REVIEW REMARKS: Defer to Utilities on wastewater connection requirements. Please be advised that a Major Site Plan or waiver is required when the existing and proposed impervious coverage exceeds 9,000 square feet.
- 9 DEPARTMENT: ENGTRF TRAFFIC REVIEW REMARKS: N/A

#### WILLIAMS PROPERTY, CARMEN - WAIVER REQUEST 211 SE 58TH AVE OCALA Project #2021030063 #26631 Parcel #31829-014-00 Permit #2021031535 SANDRA MOBLEY









## Marion County

**Development Review Committee** 

Agenda Item

File No.: 2021-3010

Agenda Date: 5/3/2021

Agenda No.: 6.8.

#### SUBJECT: NUEVA VIDA UNITED METHODIST CHURCH - WAIVER REQUEST MARION OAKS UNIT 2 BLOCK 240 LOTS 4 & 5 232 MARION OAKS DR OCALA Project #2006110047 #26629 Parcel #8002-0240-04 Permit #2020072800 Zulma Diaz

#### LDC 6.14.2.C(2)(e)1 - Grease Removal System

CODE states new non-residential site developments which include cooking or food preparation on site, shall install grease removal systems, providing an effective size of 1.5 times the requirement of FDOH, or 1,200 gallons, whichever is greater.

APPLICANT requests waiver because one sink will be used for preparation of lunch for daycare within the church. The proposed GT-30 grease trap has a thirty-pound capacity with a fifteen gallon a minute flow rate.



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: DI 13 2021 Parcel Number(s):	8002-0240-04	Permit Number:	2020072800
mm/dd/yyyy			

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

Project Name: UMC NUEVa Vida INC.	Commercial I or Residential
Subdivision Name (if applicable): Manon Oaks	
Unit_02_Block_240_Lot_4-5_	

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): UMC Nugue	Nobaline
Property Owner's Signature:	had it
Property Owner's Mailing Address: 232 M	lanin Oaks Driv
City: OcaleState: FL	Zip Code: <u>34473</u> Phone # (362) 307-3004

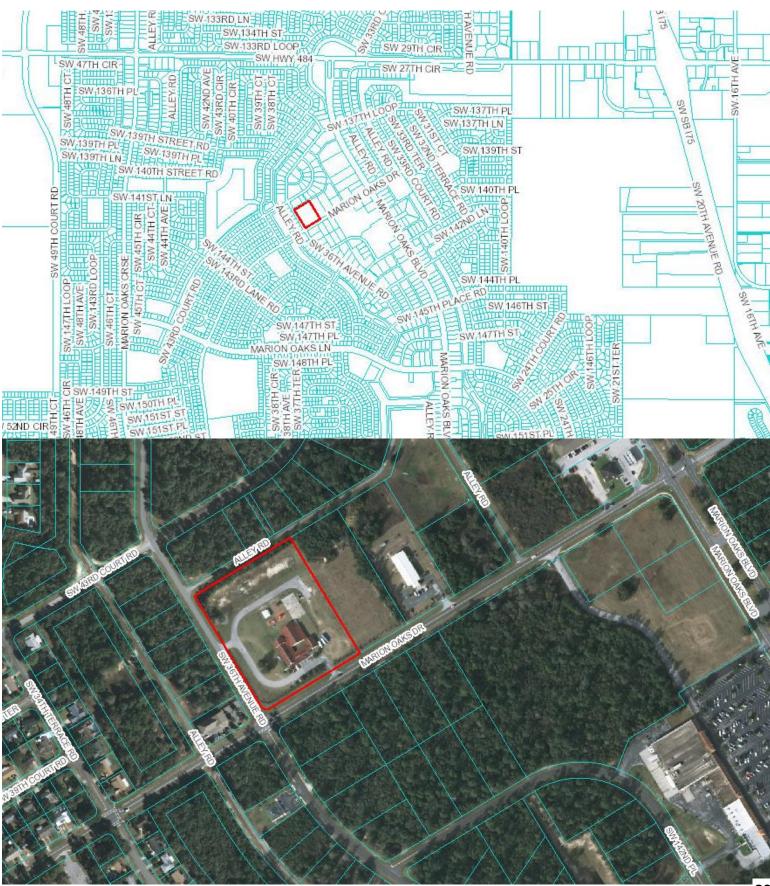
C. APPLICANT INFORMATION: The applicant will be the point of contact during this waiver process and will receive correspondence.

Firm Name (if applicable):	Contact Name: ZW/ma Dig	2
Mailing Address: 232 Marion D	aks Dr. City: Ocala State: FL Zin Code:	34473
$P_{\text{none}} = \{(354), (0)\} \neq (30)$	Alternate Phone $\#(352)(30)$	
Email address: precions angels 0	kala@gmail. Com / Umc-preciousangels@ [iv	2, Cam
D WAIVED INTODATION	(use this email)	
Section & Title of Code: 6.14.2	(C(2)(e)1, Grease Removal System	•
Reason/Justification for Walver Reque	est: ONE SIAV heing illed for oxegan	71220
DE MAGATOV ALMEAVE	WEININ CHIERA (Trease training	100
GT-30 has a 301b co	pacity, with a 15 gallon a minut	<u>source</u>
Flow rate	provide the station a minut	
<b>DEVELOPMENT REVIEW USE:</b>		
Received By: <u>CG</u> Date Proces	sed: 4 21 21 Project # 2006116047 AR # 2	6029
		and and the second s
ZONING USE: Parcel of record: Yes		
Zoned ESOZ. D	Brote to upply for Failing Division. 16	
Zoned: ESOZ: P	.O.M. Must Vacate Plat. Va	
Zoned: ESOZ: P Land Use: Date:	.O.M. Must Vacate Plat. Va	
Land Use: Date:	.O.M Must Vacate Plat: YeVerified by:	es 🖸 No 🗆
Land Use: Date:	.O.M. Must Vacate Plat. Va	es 🖸 No 🗆
Land Use: Date:	.O.M Must Vacate Plat: YeVerified by:	es 🖸 No 🗆
Land Use: Date: Revised 5/2017 Submit via Email	.O.M Must Vacate Plat: YeVerified by:	es 🖸 No 🗆

#### 6.14.2.C(2)(e)1 - GREASE REMOVAL SYSTEM

- 1 DEPARTMENT: FRMSH FIRE MARSHAL REVIEW REMARKS: N/A
- 2 DEPARTMENT: LUCURR LAND USE CURRENT REVIEW REMARKS: Defer to Utilities.
- 3 DEPARTMENT: ZONE ZONING DEPARTMENT REMARKS: REVIEWER DID NOT RESPOND
- 4 DEPARTMENT: UTIL MARION COUNTY UTILITIES REMARKS: **REJECTED** - Must install grease trap per Code requirements
- 5 DEPARTMENT: LSCAPE LANDSCAPE DESIGN AND IRRIGATION REMARKS: N/A
- 6 DEPARTMENT: 911 911 MANAGEMENT REMARKS: N/A
- 7 DEPARTMENT: DOH ENVIRONMENTAL HEALTH REMARKS: N/A
- 8 DEPARTMENT: ENGDRN STORMWATER REVIEW REMARKS: Defer to Utilities on the Grease Removal System requirements.
- 9 DEPARTMENT: ENGTRF TRAFFIC REVIEW REMARKS: N/A

#### NUEVA VIDA UNITED METHODIST CHURCH - WAIVER REQUEST MARION OAKS UNIT 2 BLOCK 240 LOTS 4 & 5 232 MARION OAKS DR OCALA Project #2006110047 #26629 Parcel #8002-0240-04 Permit #2020072800 ZULMA DIAZ





UMC Nueva Vida Central <nvcentral1712@gmail.com>

#### Fwd: acceptability of proposed grease trap

1 message

Shannan Kost <kostfarm@yahoo.com> To: nvcentral1712@gmail.com Wed, Apr 21, 2021 at 10:49 AM

Sent from my iPhone

Begin forwarded message:

From: Shannan Kost <kostfarm@yahoo.com> Date: April 21, 2021 at 10:37:24 AM EDT To: "Holley, Kathleen" <Kathleen.Holley@marionfl.org> Subject: Re: acceptability of proposed grease trap

Do I need a letter from you or is the email that you sent me going to be sufficient? The email from building safety said that I needed a letter or email... Thanks Shannan Kost Kost Plumbing Inc

Sent from my iPhone

On Apr 21, 2021, at 8:21 AM, Holley, Kathleen <Kathleen.Holley@marionfl.org> wrote:

Good Morning, Ms. Kost,

Your proposed grease trap is sufficient. Please ensure the proper flow restrictor valve is installed and the removable baffle wall is installed as well.

If you have any further questions, please do not hesitate to contact me.

Thank you,

#### Kathleen Holley, FOG II/IP-A

#### Pre-Treatment Coordinator Utilities

Marion County Board of County Commissioners 11800 SE US Hwy 441, Belleview, FL 34420 Main: 352-307-6000 | Direct: 352-470-6633 | FAX: 352-307-6001

#### Empowering Marion for Success!

Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing.

From: Shannan Kost [mailto:kostfarm@yahoo.com] Sent: Tuesday, April 20, 2021 4:40 PM To: Holley, Kathleen <Kathleen.Holley@marionfl.org> Subject: acceptability of proposed grease trap

Good Afternoon Ms. Holley,

I spoke with you a few weeks ago regarding the Nueva Vida Daycare and the Development Review committee waiver request form. Enclosed please find the request form, drawing, and spec sheets for the proposed grease trap and satellite sink pump as well as the email from Building safety stating what is needed from you. I really appreciate your attention to this and I apologize for the delay in getting the required documents to you.

If you have any questions or need any other documents please don't hesitate to call me at 352-817-4378 or email at kostfarm@yahoo.com. Have a Blessed day!

Shannan Kost

**Kost Plumbing Inc** 

	John	ITEM #:	QTY:
5	BOOS	MODEL #:GT 3	0
	Since 1887	PROJECT NAME: Mue	va Vida - Kost Plumbin
			0622

3601 S. Banker St. Effingham, IL 62401 • P.O. BOX 609 • Ph: (888) 431-2667 • Fax: (800) 433-2667

### "GT" GREASE INTERCEPTORS, CARBON STEEL

#### FEATURES:

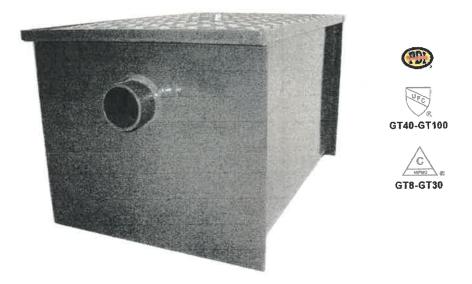
- 1/8" THICK CARBON STEEL
- REMOVABLE BAFFLE
- NO-SKID COVER
- · EASY REMOVABLE COVER

#### **CONSTRUCTION:**

BODY: TIG WELDED

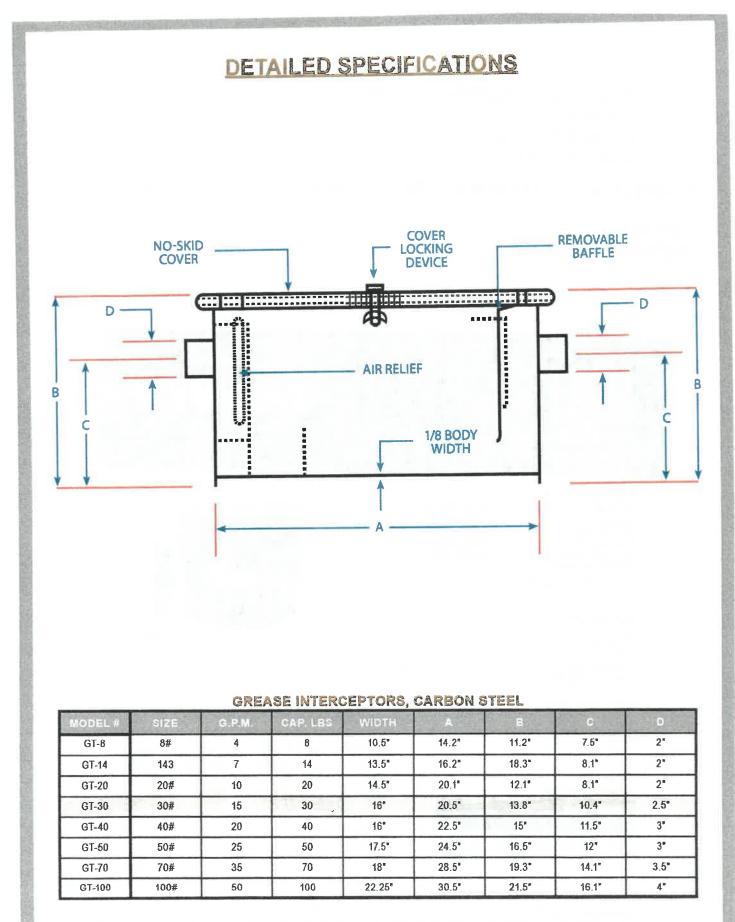
MATERIAL:

BODY: CARBON STEEL



#### GREASE INTERCEPTORS, CARBON STEEL

MODEL #	QTY
GT-8	
GT-14	
GT-20	
GT-30	
GT-40	
GT-50	
GT-70	
GT-100	



SOME UNITS SHIP UNASSEMBLED FOR REDUCED SHIPPING COST, ALL DIMENSIONS ARE TYPICAL. TOLERANCE +/- .500" John Boos & Co. is constantly engaged in a program of improving products and therefore reserves the right to change specifications without prior notice.

KCL

WOODS

3601 S. Banker St. • Effingham, IL 62401 • PO BOX 609 • quotes@johnboos.com

109

87

www.johnboos.com

Nicholas.Connolly@ferguson.com PUMP SPEC Apr 20, 2021 at 12:36:41 PM kostfarm@yahoo.com

Attached you will find spec sheet for PF92017 - thank you

· 3450 RPM

· Passas laundry link

- We handle temperatures up to 120\* 5

Nick Connolly **Ferguson Ocala** 



- 1-1/2" NPT Olscharge
   Handles up to 3/8" solids
- · Clog resistant stainiess steel impeller
- · Carrying handle albached
- 10' power supply cord
   Built in thermal overlead protocilor for safety

#### Basin Features

- · Structural loam construction
- · Corrosion resistant
- . 5 Salion capacity
- = 1-1/2" FPT Inlet
- · Gaster sealed, all light cover
- + 1-1/2" FPT discharge & vent

#### **Gopck Valve Features**

- Fits 1-1/2" or 1-1/4" pice
- · Standers steel clamps · ABS body

#### Motor Performance

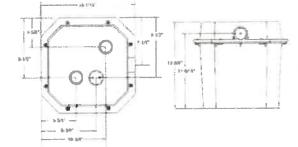
> .3 HP 120 Volt AC (4.1 amps)

Ferlo	marcel	Dr. 1				
LA	6	5	10*	151	20°	25
SPN:	46	35	30	25	12	1
GPH	2760	2160	1800	1500	720	60



PF92917

#### **Product Specifications**



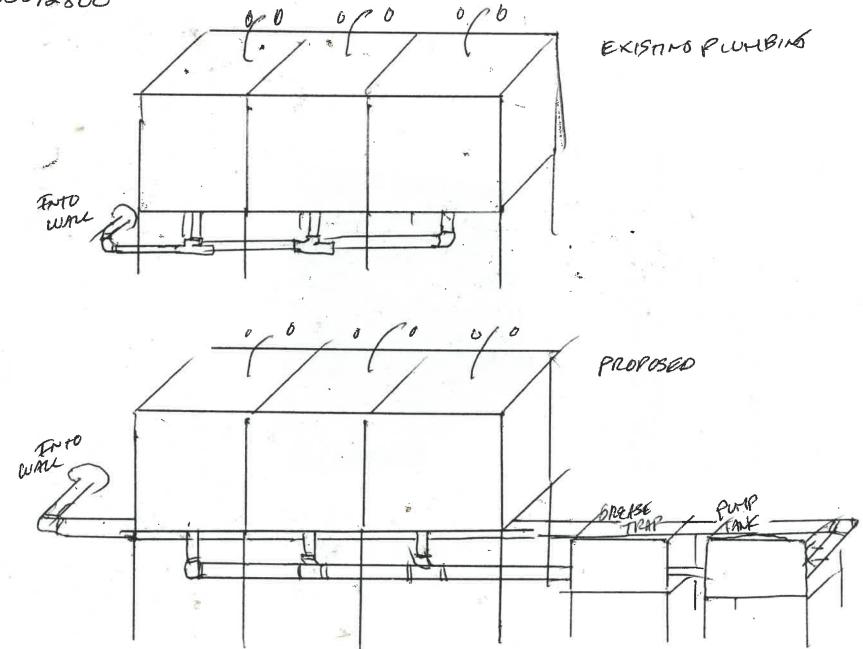
" All means shorts are nonice. Proofs with belors which includence

#### Warranty and Codas

This product corres complete with installation, operating, care and munifertative instructions. This PROFED remote sink / drain pump system carries a 5 year warrants when installed in residential applications. See owners manual for warranty details

This PROFED complex sink / drain pump system carries a 5 year limited watcardy in an effort to continuity knoreet our products, we will make dealer changes from time to

# Parcel # 8002-0240-04 Permit# 2020072800



89

[Type	here]
-------	-------

TYPE OF DISHES/UTENSI	LS Washable		
KITCHEN EOUIPMENT		Disposable E	loth 💢
	(attach inventor	ry, if available)	
COOKERS	Yes	No	Size/Number
Fryer		X	
Charbroiler		X	
Grill		X	1) <u></u>
Stove	X		
Oven	X		
Oven Broiler	and the second se	<u> </u>	
Wok Stove		X	
Other:			
SINKS	Yes	No	Size/Number
3-Compartment	X		( <u></u>
Hand	<u> </u>	-	3 <b></b>
Vegetable		X	
Мор	-	<u> </u>	
Other:		,	·
OTHER EQUIPMENT	Yes	No	Size/Number
Garbage Disposal		<u> </u>	
Walk-in Cooler		X	
Dishwasher		<u> </u>	······
Other:			
FOOD PREPARATION	Check all that	apply	
Pre-cooked Foods		Grilled or Baked Me	ats []
Fried Foods		Wok Foods	
Frozen Foods	X	Baked Goods	
Fresh Produce		Canned Foods	Terrane and the second s

CLEAN-UP/POLLUTION PREVENTION PROCEDURES

Briefly explain clean-up procedures. Attach separate sheets or operating manual, if necessary. **For example**, pots and pans are cleaned in a dishwasher.

Identify pollution prevention measures being used and describe the employee training schedule. Attach extra sheets if necessary.\_\_\_\_\_

#### 14. RECYCLING

NA

Do you recycle spent oils & grease? No X Yes If yes, briefly explain the program and the grease handling procedures, including information on equipment.

If no, do you have plans to initiate a recycling program? No X Yes I If yes, what is the proposed schedule?\_\_\_\_\_\_

#### 15. GREASE MANAGEMENT DEVICE

Туре	Yes	No	Size/Number
Grease dumpster			
Grease interceptor			
Under the sink grease trap			
Recycle holding tank			
Oil/Water separator			

#### 16. BACTERIA

Are bacteria, enzymes, or other additives being used as oil and grease management tools? No Second S

#### 17. COMMON GREASE INTERCEPTOR

If you are located in a retail center, it is possible more than one facility in the retail center may be connected to a common grease interceptor. Do you share a grease interceptor with other facilities? No Yes I fyou share a common interceptor, who owns the facility or is responsible for the maintenance??

#### 18. FOR NEW CONSTRUCTION AND RENOVATIONS

ATTACH TO THIS SURVEY A COPY OF THE INTERIOR FLOOR/SITE PLAN, INCLUDING THE SPECIFICATIONS, O&M PROCEDURES FOR GREASE INTERCEPTOR, INSTALLATION INSTRUCTIONS FOR GREASE HANDLING EQUIPMENT, AND COMPLETE PLUMBING DIAGRAMS (SCHEMATICS) SHOWING THE PLUMBING FIXTURE(S) CONNECTED TO THE WASTE PIPING SYSTEM WITH THE FLOW DIRECTION INDICATED.

Submittal of false information is a violation of the County Code of Ordinances, and as such, applicant becomes subject to enforcement actions and penalties as set forth therein.



## Marion County

**Development Review Committee** 

Agenda Item

File No.: 2021-3014

Agenda Date: 5/3/2021

Agenda No.: 6.9.

SUBJECT: TERRA BELLO - WAIVER REQUEST 4151 SE 120TH ST BELLEVIEW Project #2020100089 #26622 Parcel #37388-000-00 Rogers Engineering LDC 2.16.1.B(8)(g) - Agricultural Lot Split: Establishment of County MSBU CODE states a County MSBU shall be established for the maintenance of the in

CODE states a County MSBU shall be established for the maintenance of the improvements created by this division prior to final approval and recordation. A waiver to this provision may only be granted by the Board upon review and recommendation by the DRC.

APPLICANT requests waiver to allow an easement agreement that stipulates maintenance.



#### Marion County Board of County Commissioners

Office of the County Engineer

APR 1 6 2021

RECEIVED

Marion County Office of County Engineer

#### **DEVELOPMENT REVIEW COMMITTEE WAIVER REQUEST FORM**

Date: 04/16/202 Parcel Number(s): 37388-000-00 Permit Number:

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

412 SE 25th Ave.

Fax: 352-671-8687

Ocala, FL 34471 Phone: 352-671-8686

Project Name: <u>Ag Lot Split</u>	TERRA	BELLO	×	Commercial □ or Residential ☑
Subdivision Name (if applicab	le):			
UnitBlock	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): WBNTP & JOSHUA INVESTMENTS LLC							
Property	Owner's Signature:		12	MUC			
Property	Owner's Mailing Addre	ess: <u>121</u> 2	2 ŇÉ	1st Street			
City:	Ocala	State:	FL	Zip Code:	34470	Phone # 352-502-1885	

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, LLCMailing Address: 1105 S.E. 3rd AvenueCity:Phone # 352-622-9214Alternal	Ocala State: FL Zip Code: 34471					
	Email address: rkrogers@rogerseng.com						
D. WAIVER INFORMATION:							
	Section & Title of Code: <u>Section 2.16.1.B(8) - Agricultural lot split</u> Reason/Justification for Waiver Request: <u>To allow division of land pursuant to code</u> .						
	Reason sustification for warver request. To anow division of land pursuant to code.						
DEVELOPMENT REVIEW USE: Received By: <u>CG</u> Date Processed: <u>4/20/21</u> Project # <u>2020100089</u> AR #26622							
	Received By: CG Date Processed: 4120[2]	Project #_2020100089 AR #26622					
	<b>DNING USE:</b> Parcel of record: Yes     No       Zoned:	Eligible to apply for Family Division: Yes 🗆 No 🗆 Must Vacate Plat: Yes 🗆 No 🗆					
	Land Use: Date:	Verified by:					

Revised 5/2017

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 2.16.1B(8)(g) Establishment of County M.S.B.U Section & Title of Code: Reason/Justification for Waiver Request: Allow an Easement Agreement that stipulates maintenance.

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:

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

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

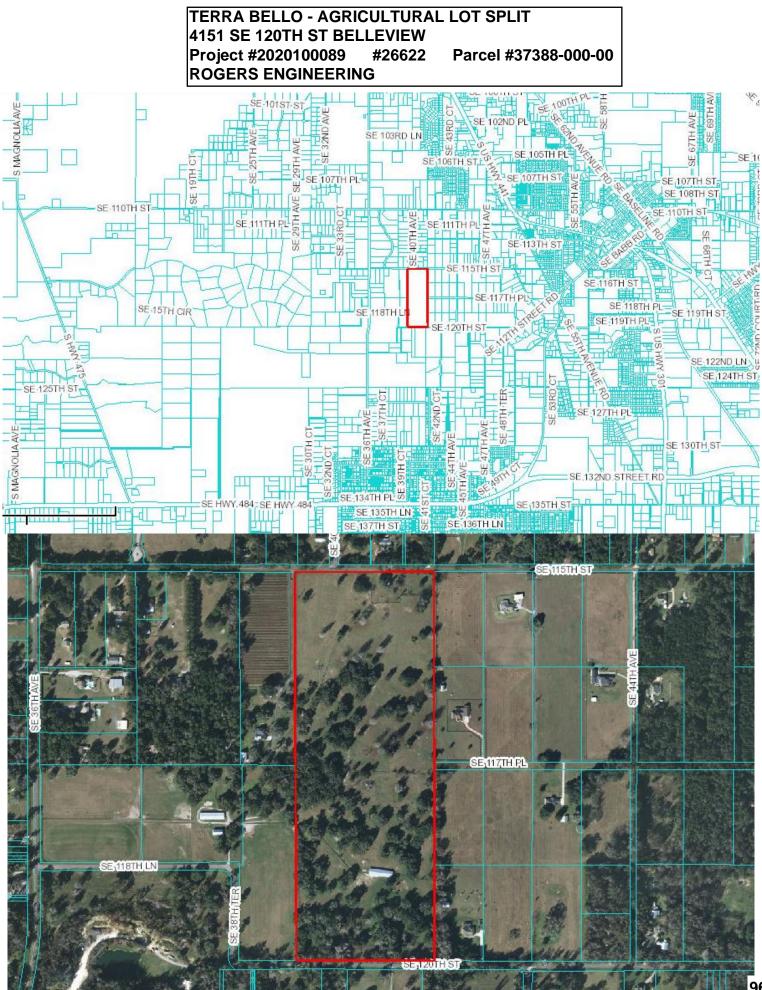
Revised 7/2017

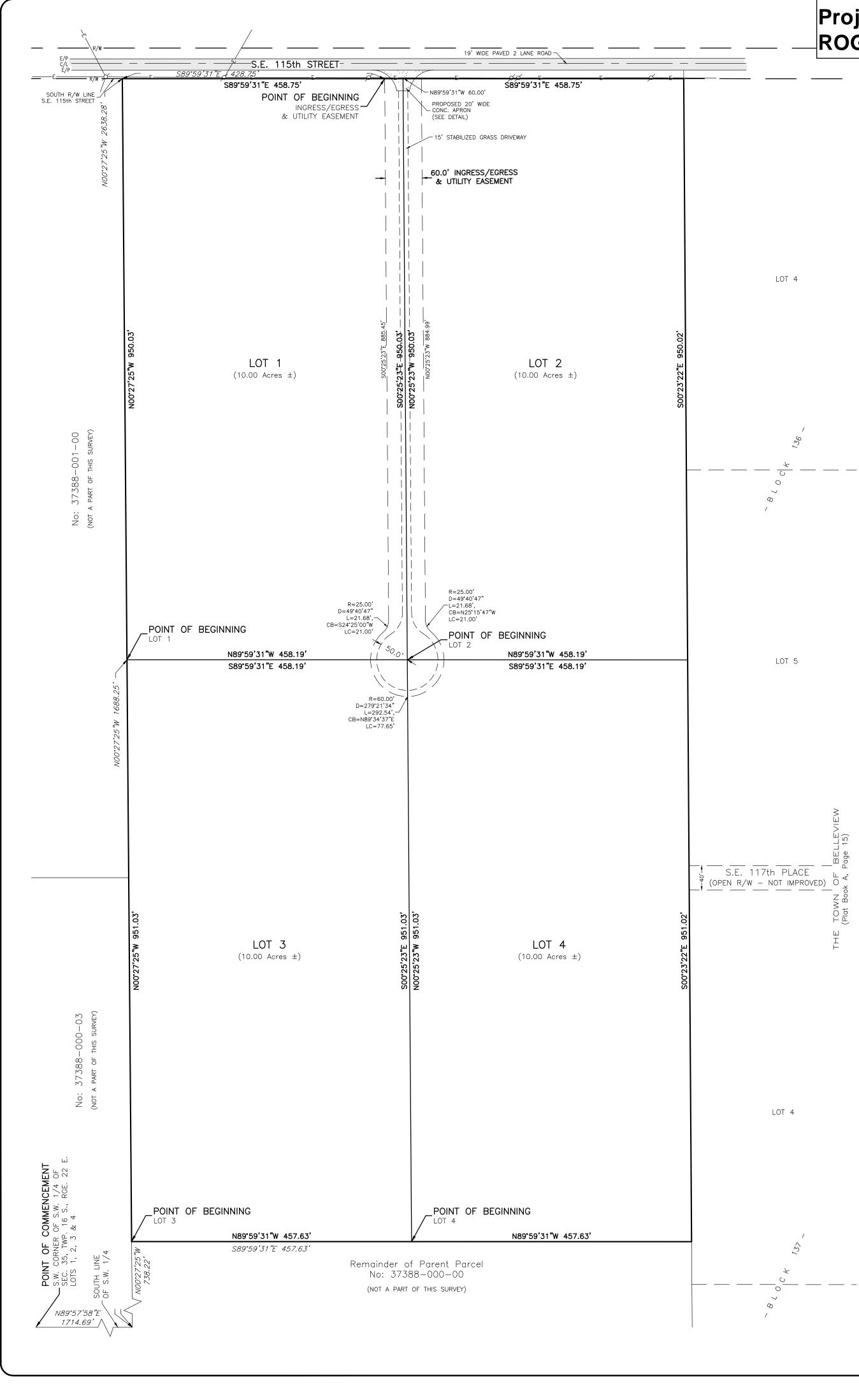
**Empowering Marion for Success** 

www.marioncountyfl.org

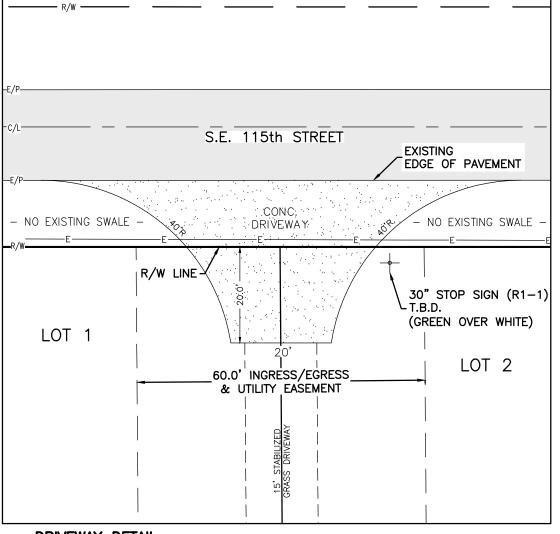
#### 2.16.1.B(8)(g) - AGRICULTURAL LOT SPLIT: ESTABLISHMENT OF COUNTY MSBU

- 1 DEPARTMENT: FRMSH FIRE MARSHAL REVIEW REMARKS: N/A
- 2 DEPARTMENT: LUCURR LAND USE CURRENT REVIEW REMARKS: Defer to OCE.
- 3 DEPARTMENT: ZONE ZONING DEPARTMENT REMARKS: **APPROVED**.
- 4 DEPARTMENT: UTIL MARION COUNTY UTILITIES REMARKS: **APPROVED** - Parcel lies within City of Belleview Utilities service area and not within any primary springs protection zone. Development on this parcel will require a map and letter of availability and capacity from the provider for public water and sewer connection per Land Development Code 6.14.2. To prevent delay of any related building permit, the utility's Availability Letter and supporting map must be presented to the County's Utilities desk prior to approval of any permit for which it is a sign-off. Parcel(s) shall connect to any publicly available utilities within 365 days of notification.
- 5 DEPARTMENT: LSCAPE LANDSCAPE DESIGN AND IRRIGATION REMARKS: N/A
- 6 DEPARTMENT: 911 911 MANAGEMENT REMARKS: **APPROVED**
- 7 DEPARTMENT: DOH ENVIRONMENTAL HEALTH REMARKS: **APPROVED**
- 8 DEPARTMENT: ENGTRF TRAFFIC REVIEW REMARKS: N/A
- 9 DEPARTMENT: ENGDRN STORMWATER REVIEW REMARKS: CONDITIONAL APPROVAL. An MSBU is required to be established for the subdivision. Alternatively, a waiver to the MSBU would be supported if the applicant provides POA/HOA documents, or an Easement Agreement that include provisions for the construction and maintenance of the common area improvements (i.e. the roads and stormwater controls).





# **TERRA BELLO - WAIVER REQUEST** 4151 SE 120TH ST BELLEVIEW Project #2020100089 #26622 Parcel #37388-000-00 **ROGERS ENGINEERING**



#### DRIVEWAY DETAIL:

1. CONCRETE SHALL BE 6" MINIMUM THICKNESS WITH FIBERMESH OVER 8"

- STABILIZED SUBGRADE (LBR 40 09% DENSITY). 2. A SEPARATE DRIVEWAY PERMIT IS REQUIRED FOR THE CONSTRUCTION OF
- THE DRIVEWAY.
- 3. SEE GENERAL NOTE #6 BELOW.

**GRAPHIC SCALE** (IN FEET)

LEGEND





LOT 1

COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF SECTION 35, TOWNSHIP 16, RANGE 22 EAST, MARION COUNTY, FLORIDA. THENCE N89'57'58"E, ALONG THE SOUTH LINE OF SAID SOUTHWEST 1/4, A DISTANCE OF 1714.69 FEET; THENCE DEPARTING SAID SOUTH LINE, PROCEED NO0°27'25"W, 1688.25 FEET TO THE POINT OF BEGINNING; THENCE NO0°27'25"W, 950.03 FEET; THENCE S89'59'31"E, 458.75 FEET; THENCE S00'25'23"E, 950.03 FEET; THENCE N89'59'31"W, 458.19 FEET TO THE POINT OF BEGINNING.

#### LOT 2

COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF SECTION 35, TOWNSHIP 16, RANGE 22 EAST, MARION COUNTY, FLORIDA. THENCE N89'57'58"E, ALONG THE SOUTH LINE OF SAID SOUTHWEST 1/4, A DISTANCE OF 1714.69 FEET; THENCE DEPARTING SAID SOUTH LINE, PROCEED NO0°27'25"W, 1688.25 FEET; THENCE S89°59'31"E, 458.19 FEET TO THE POINT OF BEGINNING; THENCE N00°25'23"W, 950.03 FEET; THENCE S89°59'31"E, 458.75 FEET; THENCE S00°23'22"E, 950.02 FEET; THENCE N89°59'31"W, 458.19 FEET TO THE POINT OF BEGINNING.

### LOT 3

COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF SECTION 35, TOWNSHIP 16, RANGE 22 EAST, MARION COUNTY, FLORIDA. THENCE N89'57'58"E, ALONG THE SOUTH LINE OF SAID SOUTHWEST 1/4, A DISTANCE OF 1714.69 FEET; THENCE DEPARTING SAID SOUTH LINE, PROCEED NO0°27'25"W, 737.22 FEET TO THE POINT OF BEGINNING; THENCE NO0°27'25"W, 951.03 FEET; THENCE S89°59'31"E, 458.19 FEET; THENCE S00°25'23"E, 951.03 FEET; THENCE N89°59'31"W, 457.63 FEET TO THE POINT OF BEGINNING.

#### LOT 4

COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF SECTION 35, TOWNSHIP 16, RANGE 22 EAST, MARION COUNTY, FLORIDA. THENCE N89'57'58"E, ALONG THE SOUTH LINE OF SAID SOUTHWEST 1/4, A DISTANCE OF 1714.69 FEET; THENCE DEPARTING SAID SOUTH LINE, PROCEED N00°27'25"W, 737.22 FEET; THENCE S89°59'31"E, 457.63 FEET TO THE POINT OF BEGINNING; THENCE N00°25'23"W, 951.03 FEET; THENCE S89°59'31"E, 458.19 FEET; THENCE S00°23'22"E, 951.02 FEET; THENCE N89'59'31"W, 457.63 FEET TO THE POINT OF BEGINNING.

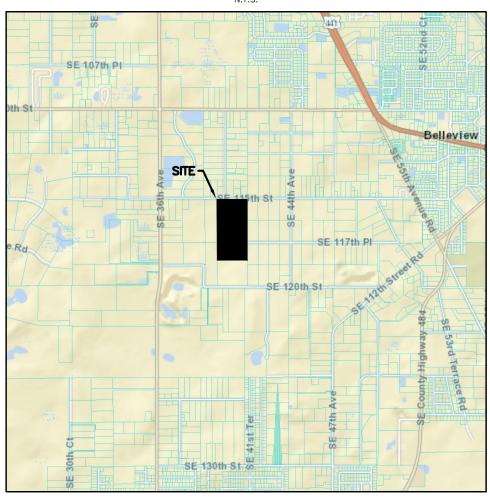
#### INGRESS/EGRESS & UTILITY EASEMENT

COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF SECTION 35, TOWNSHIP 16, RANGE 22 EAST, MARION COUNTY, FLORIDA. THENCE N89'57'58"E, ALONG THE SOUTH LINE OF SAID SOUTHWEST 1/4, A DISTANCE OF 1714.69 FEET; THENCE DEPARTING SAID SOUTH LINE, PROCEED N00°27'25"W, 2638.28 FEET; THENCE S89°59'31"E, 428.75 FEET TO THE POINT OF BEGINNING; THENCE S00°25'23"E, 885.45 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWEST, HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 49'40'47"; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE 21.68 FEET (CHORD BEARING AND DISTANCE OF S24°25'01"W, 21.00 FEET) TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTH, HAVING A RADIUS OF 60.00 FEET AND A CENTRAL ANGLE OF 279°21'34"; THENCE EASTERLY ALONG THE ARC OF SAID CURVE 292.54 FEET (CHORD BEARING AND DISTANCE OF N89'34'37"E, 77.65 FEET) TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHEAST, HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 49°40'47"; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE 21.68 FEET (CHORD BEARING AND DISTANCE OF N25'15'47"W, 21.00 FEET); THENCE N00'25'23"W, 884.99 FEET; THENCE N89'59'31"W, 60.00 FEET TO THE POINT OF BEGINNING.

#### **BCC EASEMENT BOOK**

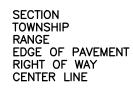
### PAGE

### LOCATION MAP



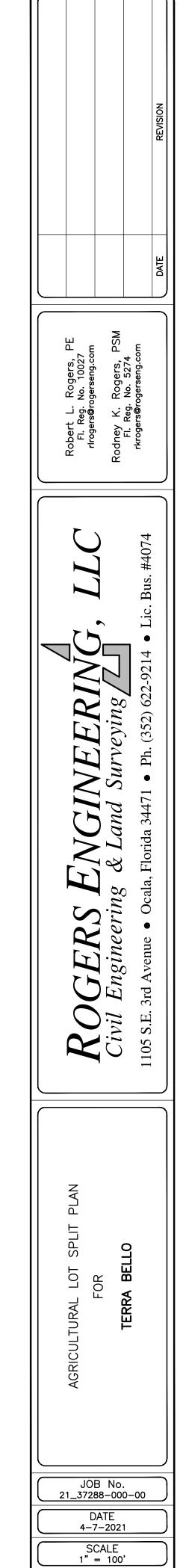


HORIZ. 1 inch = 100 ft.



### **GENERAL NOTES:**

- 1. BEARINGS ARE BASED ON AN ASSUMED DATUM, MORE PARTICULARLY THE EAST LINE OF THE SOUTHWEST 1/4 OF SECTION 35, TOWNSHIP 16 SOUTH, RANGE 22 EAST, MARION COUNTY, FLORIDA, AS BEING S00°23'22"E; BASED ON A BOUNDARY SURVEY OF THE PARENT PARCEL PREPARED BY THIS FIRM.
- 2. LOTS 1 THROUGH 4 SHALL FRONT ON THE COMMON DRIVEWAY WITHIN THE NON-EXCLUSIVE EASEMENT AND DRIVEWAYS CONNECTING TO IT SHALL MEET THE DRIVEWAY SPACING REQUIREMENTS ESTABLISHED BY MARION COUNTY CODE.
- 3. PERTAINING TO LOTS 1 & 2, THERE SHALL BE NO DRIVEWAY CONNECTIONS TO S.E. 115th STREET OTHER THAN THE COMMON DRIVEWAY WITHIN THE 60 FEET WIDE EASEMENT.
- 4. THE LEGAL DESCRIPTIONS SHOWN HEREON WERE WRITTEN BY THE SURVEYOR.
- 5. THERE SHALL BE NO FENCES CONSTRUCTED WITHIN THE NON-EXCLUSIVE INGRESS/EGRESS & UTILITY EASEMENT AS SHOWN AND DESCRIBED HEREON. THIS INCLUDES THE EMERGENCY VEHICLE TURN-AROUNDS.
- 6. THE STOP SIGN & STREET SIGNS MUST BE INSTALLED ON A 2"x2" SQUARE POST, 14 FT. IN LENGTH, 14 GAUGE, 4 Ibs/FT, IN ACCORDANCE WITH DETAILS T030 THROUGH T032 AS STATED IN THE MARION COUNTY LAND DEVELOPMENT REGULATIONS.
- 7. THIS ENTIRE PROPERTY LIES IN A ZONE "X" (AREA OF MINIMAL FLOOD HAZARD) ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY NUMBER 120160, PANEL 0737, SUFFIX D, WITH AN EFFECTIVE DATE OF 8/28/2008.
- 8. THIS AGRICULTURAL LOT SPLIT PLAN DOES NOT REPRESENT A PLAT OR BOUNDARY SURVEY
- 9. THE MARION COUNTY BOARD OF COUNTY COMMISSIONERS SHALL HAVE NO DUTY OR RESPONSIBILITY WHATSOEVER IN THE MAINTENANCE OF THE INGRESS/EGRESS & UTILITY EASEMENT.
- 10. AT THE TIME THE SUBDIVISION ROAD IS IMPROVED, WHETHER BY ASPHALT, LIMEROCK OR SIMILAR IMPERVIOUS MATERIALS, IT SHALL BE NECESSARY TO PROVIDE A PLAN TO ADDRESS STORMWATER RUNOFF. THE PLAN MUST BE SUBMITTED TO AND APPROVED BY THE MARION COUNTY STORMWATER PROGRAM PRIOR TO CONSTRUCTION.
- 11. THE EASEMENT SHOWN AND DESCRIBED HEREON IS ADDRESSED IN DETAIL IN THE DECLARATION OF EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS FOR TERRA BELLO AS RECORDED IN OFFICIAL RECORDS BOOK \_\_\_\_\_, PAGE \_\_\_\_\_ PUBLIC RECORDS OF MARION COUNTY, FLORIDA.



SHEET 1 OF 1

RODNEY K. ROGERS DATE PROFESSIONAL SURVEYOR & MAPPER REGISTRATION NO. 5274 STATE OF FLORIDA



## Marion County

**Development Review Committee** 

Agenda Item

File No.: 2021-3015

Agenda Date: 5/3/2021

Agenda No.: 6.10.

#### SUBJECT: VIA PARADISUS PHASE III - IMPROVEMENT PLAN Project #2006080043 #3680 Parcel #37370-001-00 Clymer Farner Barley

Applicant requests extension to May 31, 2022. This plan was approved by the County Engineer on October 21, 2008 and has received seven extensions. The current extension approved by DRC on April 16, 2018 expired June 21, 2019. This improvement plan contains improvements for both Phases IIIA & IIIB. Phase IIIA has a completed as-built.





VIA E - MAIL April 27, 2021

Ms. Carla Sansone MARION COUNTY OFFICE OF THE COUNTY ENGINEER 412 S.E. 25th Avenue Ocala, Florida 34471

Re: Via Paradisus Phase III (Improvement Plan) Via Paradisus, L.L.C. Project Number: 2006080043 Application Number: 3680 Permit Extension Request

Dear Ms. Sansone:

The Improvement Plan approval of the above referenced project has expired. We are requesting this project be extended until May 31, 2023.

We would like to be placed on the next available Development Review Committee agenda for consideration.

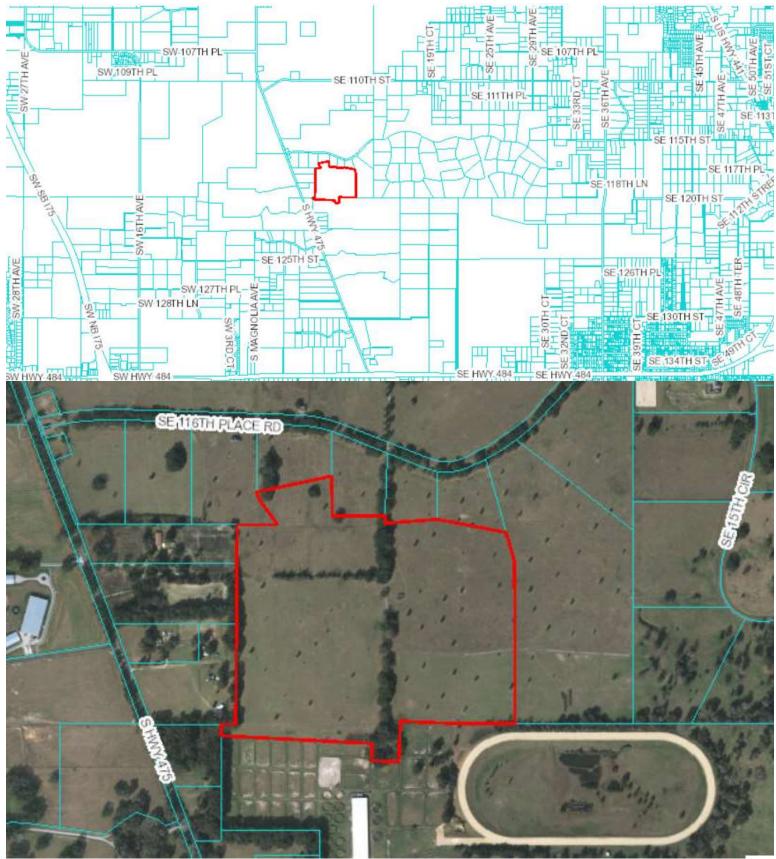
If you have any questions, please feel free to contact our office.

Sincerely, CLYMER FARNER BARLEY, INC. Stephen M. Campbell

Stephen M. Campbell, P.E.

cc: Mr. Hall Robertson

#### VIA PARADISUS PHASE III - IMPROVEMENT PLAN 11750 SE 7TH COURT RD OCALA Project #2006080043 #3680 Parcel #37370-001-00 CLYMER FARNER BARLEY



### APPROVED WAIVER REQUESTS:

Project Name: Via Paradisus Phase III Project Number: 2006080043

Approved by Development Review Committee on May 7, 2007, and recommendation was as follows:

8.2.7.d - Central Water Provided - Approved

8.2.5a (2) (d) ii Section/Quarter Section Line Roads - Approved 8.2.5.a (1) (d) Sidewalks - Approved to only show sidewalk along CR 475 and to construct it at such time that the County requests. 8.3.3 - Hamlets - Approved - Approved by Board of County Commissoners on June 5, 2007.

VIA PARADISUS PHASE III LEGAL DESCRIPTION

THOSE PORTIONS OF SECTION 32, TOWNSHIP 16 SOUTH, RANGE 22 EAST AND SECTION 5. TOWNSHIP 17 SOUTH, RANGE 22 EAST, MARION COUNTY, FLORIDA, AND THAT PORTION OF VIA PARADISUS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 9, PAGE 58 THROUGH 70, PUBLIC RECORDS OF MARION COUNTY, FLORIDA, BEING ALL OF TRACT D AND A PORTION OF TRACT E, DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF SAID SECTION 32, THENCE RUN S89°54'34"W, ALONG THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SECTION 32 A DISTANCE OF 1,168.10 FEET; THENCE DEPARTING SAID SOUTH LINE, N87°19'36"W, 376.38 FEET; THENCE S02°33'52"W, 272.13 FEET; THENCE N87'03'46"W, 181.75 FEET; THENCE N02°24'56"E, 114.07 FEET; THENCE N86°55'35"W, 1,004.95 FEET; THENCE N00°18'45"E, 73.19 FEET TO TO THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SECTION 32; THENCE S89°53'43"E, ALONG SAID LINE, 90.09 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 32; THENCE ALONG THE WEST LINE THEREOF, NO0°01'36"E, 1,331.85 FEET TO THE SOUTHEAST CORNER OF THE NE 1/4 OF THE SOUTHWEST 1/4; THENCE N89°54'41"W ALONG THE SOUTH LINE THEREOF, 1,047.68 FEET TO A POINT THE NORTHEASTERLY LINE OF TRACT B, AS SHOWN ON THE ABOVE MENTIONED PLAT OF VIA PARADISUS; THENCE N20°42'11"W, ALONG SAID NORTHEASTERLY LINE 689.83 FEET TO A POINT ON THE ARC OF A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 2,225.00 FEET AND A CHORD BEARING AND DISTANCE OF N84°36'28"E, 557.59 FEET, SAID POINT ALSO BEING ON THE NORTH LINE OF THE SOUTH 1/2 OF TRACT E AS SHOWN ON THE ABOVE MENTIONED PLAT OF VIA PARADISUS; THENCE ALONG THE SAID LINE RUN EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 14°23'47", FOR 559.06 FEET; THENCE S88"11'38"E, 1,150.37 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 800.00 FEET; THENCE EASTERLY ALONG THE ARC OF THEREOF, THROUGH A CENTRAL ANGLE OF 19°45'51", FOR 275.96 FEET; THENCE S68°25'47"E, 629.92 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 360.00 FEET; THENCE EASTERLY ALONG THE ARC THEREOF THROUGH A CENTRAL ANGLE OF 44"13'36", FOR 277.88 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 1,575.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC THEREOF THROUGH A CENTRAL ANGLE OF 16°23'27", FOR 450.57 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 1,100.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC THEREOF THROUGH A CENTRAL ANGLE OF 11°31'50", FOR 221.37 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 5,000.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC THEREOF THROUGH A CENTRAL ANGLE OF 04°23'59", FOR 383.95 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 1,150.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC THEREOF THROUGH A CENTRAL ANGLE OF 18°32'33", FOR 372.17 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 300.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC THEREOF THROUGH A CENTRAL ANGLE OF 04°06'20", FOR 21.49 FEET TO THE EAST LINE OF THE SOUTHEAST 1/4 OF ABOVE SAID SECTION 32; THENCE DEPARTING SAID NORTH LINE OF THE SOUTH 1/2 OF TRACT E, AND ALONG SAID EAST LINE OF THE SOUTHEAST 1/4 AND ALSO BEING THE WEST LINE OF LOTS 48, 47, 46 AND 45, OF THE AFOREMENTIONED PLAT OF VIA PARADISUS RUN S00°08'49"W, 2,609.10 FEET TO THE POINT OF BEGINNING. CONTAINING 142.29 ACRES, MORE OR LESS.

> APPROVAL OF PRELIMINARY PLATS AND YEARS FROM DATE OF APPROVAL AND ÉSUBMITTAL SHALL BE REQUIRE FFORE FINAL PLATS ARE CONSIDERED B THE BOARD. RESUBMITTALS FOR APPROVAL MUST COMPLY WITH MARION COUNTY SPECIFICATIONS IN EFFECT AT THE DATE OF RESUBMITTAL.

**OWNER / DEVELOPER: VIA PARADISUS, L.L.C.** 10935 S.E. 177th PLACE #305 SUMMERFIELD, FLORIDA 34491 (352) 245-5090 FAX: (352) 245-5152

**PREPARED BY:** FARNER, BARLEY & ASSOCIATES, INC. 4450 N.E. 83rd ROAD WILDWOOD, FLORIDA 32785 (352) 753-3114

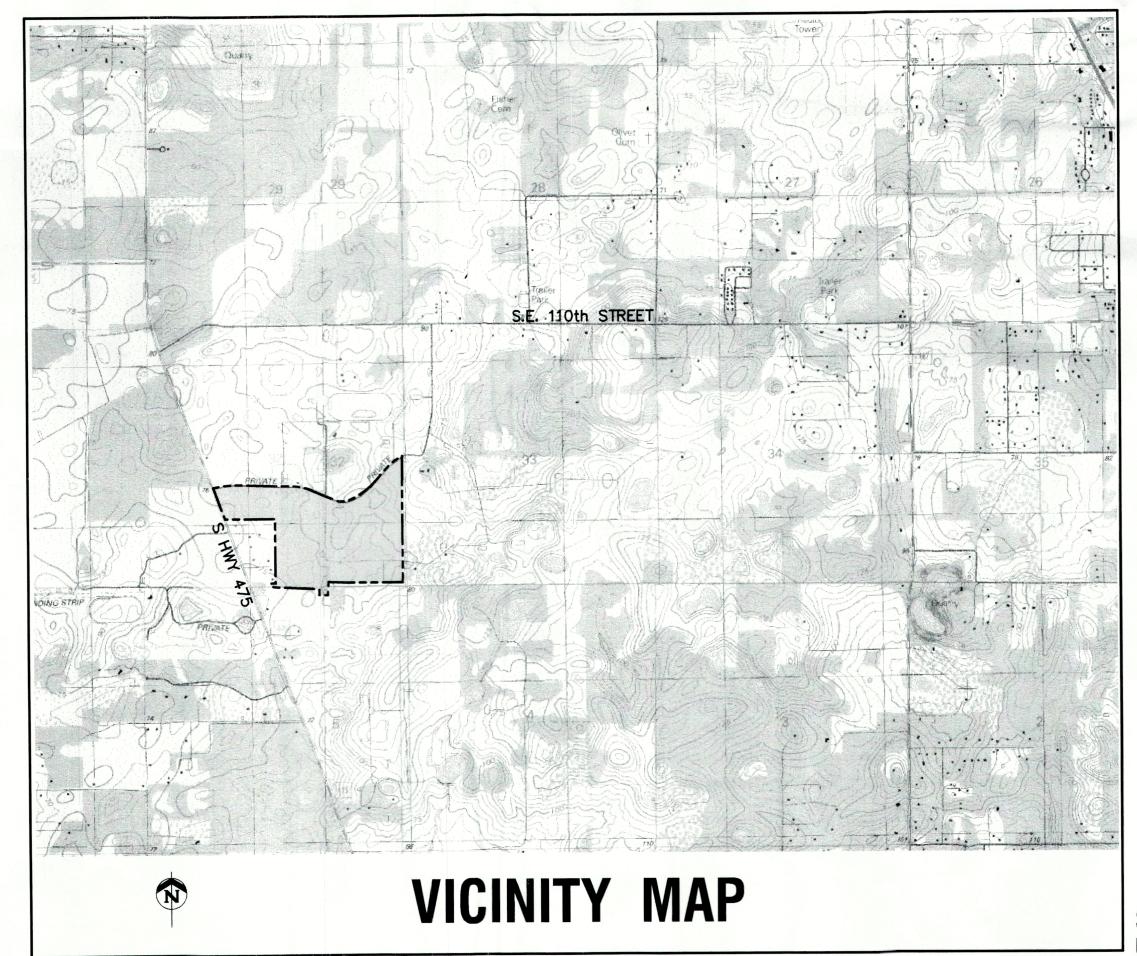
ALL CONSTRUCTION IN THE RIGHT-OF-WAY CONSTRUCTION STANDARDS CONTAINED IN THE MARION COUNTY LAND CONFORM TO DEVELOPMENT CODE INCLUDING QUALITY CONTROL. ALL AREAS OF THE RIGHT-OF-WAY DISTURBED DURING CONSTRUCTION SHALL BE SODDED OR SEEDED & MULCHED.



PLEASE BE ADVISED THAT THE APPROVAL OF THESE PLANS IS LIMITED TO ENGINEERS TO ASCERTAIN IF ANY ADDITIONAL PERMITS ARE REQUIRED FROM THESE AGENCIES PRIOR TO CONSTRUCTION.

# **IMPROVEMENT PLANS** FOR VIA PARADISUS **PHASE III** THESE PLANS ARE APPROVED IN SCOPE ONLY AND NOT IN DETAIL. NOTE: THE ELECTRIC COMPANY AND TELEPHONE COMPANY, THE RESPONSIBILITY FOR THE AND OTHER PUBLIC UTILITIES EXPECTED TO SERVE DETAIL LIES WITH THE ENGINEER SUBDIVISION, MUST BE GIVEN THE OPPORTUNITY TO LOCATE EASEMENTS NECESSARY FOR THEIR SYSTEMS PURSUANT TO LAND DEVELOPMENT CODE. **SECTIONS 32 & 5** OF RECORD. TOWNSHIPS 16 & 17 SOUTH, RANGE 22 EAST **MARION COUNTY, FLORIDA**

THIS DEVELOPMENT CONTAINS A TOTAL OF 0.52 MILES OF PRIVATE ROADS AND 21 LOTS TOTAL AREA =  $142 \pm ACRES$ DESIGN SPEED 30 MPH



AND ARMY CORPS OF



- **COVER SHEET**
- **AERIAL PHOTOGRAPH**
- PROJECT BOUNDARY
- PRELIMINARY PLAT
- PRE-DEVELOPED DRAINAGE BASIN MAP
- POST-DEVELOPED DRAINAGE BASIN MAP

3680

- MASTER DEVELOPMENT PLAN
- INDEX OF SHEETS
- GEOMETRY PLAN 9.-11.
- 12.-14. GRADING AND DRAINAGE PLAN
- 15.-17. PLAN AND PROFILES
- 18.-19. DETAILS

1. ALL LOTS/TRACTS IN THIS SUBDIVISION SHALL USE THE INTERNAL SUBDIVISION ROADWAYS FOR DRIVEWAY/VEHICLE ACCESS. DIRECT DRIVEWAY/VEHICLE ACCESS TO CR 475 IS PROHIBITED.

- 2. ALL ROADS ARE DESIGNED ABOVE THE 25 YEAR, 24 HOUR DESIGN STORM FLOOD LEVEL. 3. ALL CONSTRUCTION COVERED BY THESE PLANS SHALL COMPLY WITH THE MATERIAL
- REQUIREMENTS AND QUALITY CONTROL STANDARDS CONTAINED IN THE MARION COUNTY LAND DEVELOPMENT CODE.

PROPERTY DESCRIBED HEREON LIES IN ZONE "C", ACCORDING TO THE F.I.R.M. COMMUNITY-PANEL, NUMBERS 120160 0675B & 120160 0700B, EFFECTIVE DATE, JANUARY 19, 1983.

#### ENGINEERS CERTIFICATE

THE DRAINAGE FACILITIES INCORPORATED INTO THIS PLAN ARE SUFFICIENT IN SIZE AND LOCATION TO ACCOMMODATE THE RUNOFF GENERATED BY THIS DEVELOPMENT AND ARE DESIGNED IN ACCORDANCE WITH THE APPLICABLE STANDARDS SET FORTH IN CHAPTER 8.2.9 OF THE MARION COUNTY LAND DEVELOPMENT CODE. ALL OF THE ADJACENT PROPERTIES WILL BE PROTECTED FROM STORM WATER DAMAGE AS A RESULT OF THIS PROPOSED DEVELOPMENT. THE S.J.R.W.M.D. WILL ISSU A MSSW PERMIT FOR THIS DEVELOPMENT.

THE WATER AND WASTEWATER FACILITIES DESIGNED FOR THIS PROJECT ARE SUFFICIENT IN SIZE AND LOCATION TO ACCOMMODATE THIS DEVELOPMENT. ALL ROAD INTERSECTIONS IN THIS DEVELOPMENT MEET OR EXCEED THE DESIGN REQUIREMENTS FOR SIGHT DISTANCE AS ESTABLISHED BY AASHTO POLICIES AND F.D.O.T. SITE IMPACT HANDBOOK

HEREBY CERTIFY TO THE ABOVE STATEMENTS

JEFFREY A. HEAD, P.E. PROFESSIONAL ENGINEER NO. 58058 STATE OF FLORIDA

SURVEYOR'S CERTIFICATE

"I HEREBY CERTIFY THAT THE BOUNDARY SURVEY AND DRAWING, AND TOPOGRAPHIC SURVEY WERE PREPARED UNDER MY SUPERVISION, AND THE INFORMATION SHOWN IS TRUE AND CORRECT, AND ALL ADJACENT PROPERTIES HAVE LEGAL ACCESS

NOTICE A CONSTRUCTION PERMIT MUST BE ISSUED BY COUNTY ENGINEERING DIVISION PRIOR TO COMMENCEMENT OF CONSTRUCTION

WATER:

SEWER:

INDIVIDUAL WELLS

INDIVIDUAL SEPTIC TANKS

VILLIAM S. BARLEY, P.L.S. **REGISTERED SURVEYOR NO. 3815** STATE OF FLORIDA

pproval of these plans by Marion Count notes apparent conformance with appli able regulations, ordinances, and specif ions, and does not denote approval ny non-standard or non-conforming fe res unless specifically waived or perm d by the Board of County Commission Approval does not indicate venticate of endorsement of functional aspects rials selection and aesthetic conside ons. This approval does not constitut an Engineering Certification in a profes sional capacity by the division nor any o its employees or agents in any way.

Date: 10-21-08 DRC 4/25/16-EXTENSION GRANTES TO

SITE BENCHMARKS:

UTILITY COMPANIES

SUMTER ELECTRIC

(352)207-5434

CONTACT: DON CARTER

330 SOUTH U.S. HWY. 301

302 S.E. BROADWAY STREET OCALA, FL 34471-2126

UTILITY CONSTRUCTION SPECIFICATIONS

SUMTERVILLE, FL 33585

(352)793-3801, X-1198

CONTACT: MARK GRILE

ELECTRIC:

TELEPHONE:

EMBARQ

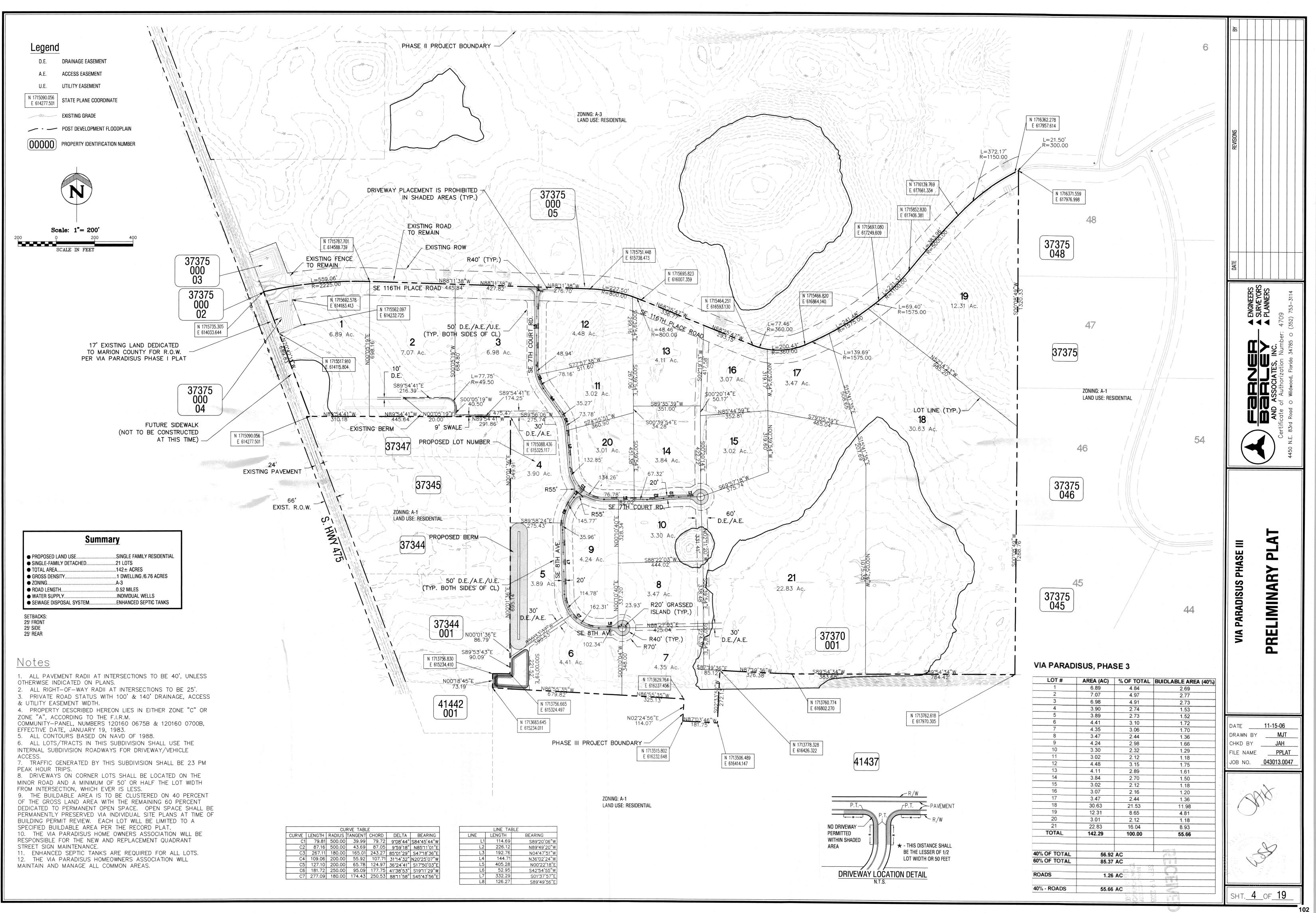
BM #1-RR SPIKE N.W. CORNER OF SEC. 33-16-22. ELEV. = 76.78' BM #2-8" OCT. MARION CO. MON. SOUTH 1/4 CORNER 33-16-22. ELEV.=128.06 Certification of Authorization #4709

ALL UTILITY CONSTRUCTION SHALL BE IN ACCORDANCE WITH MARION COUNTY

STRUSION 70 6/21/18

6/21/17

ARCS/15/17 - GRANTED



= SEP 17 2008



## Marion County

**Development Review Committee** 

Agenda Item

File No.: 2021-3016

Agenda Date: 5/3/2021

Agenda No.: 6.11.

SUBJECT: RAINBOW SPRINGS EXPRESS GAS STATION - MAJOR SITE PLAN RAINBOW ACRES UNIT 2 BLK 19 LOT 22 7400 S US HWY 41 DUNNELLON Project #2019040012 #26259 Parcel #1752-019-023 EDA Consultants Initial comments review. Applicant met with staff on April 22, 2021. 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.

- 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.
- 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.
- 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.
- 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.
- 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.
- 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.

- 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
- 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
- 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.
- 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.
- 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.
- 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.

 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-.

 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.

- 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.

- 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.
- 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.

### 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-ofway 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)
- 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
- 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."

- 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.
- 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
- 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 Na	ame: Rainbow	Springs Exp	ress Gas Station	Commercial 🗸 or Residential
Subdivisi	on Name (if ap	plicable):		
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	Property Owner's Name (print): Rainbow Springs Express LLC									
Property	roperty Owner's Signature:									
Property	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 app	licable): eda consultants inc.	Contact	Name:	Claudia Vega, PE				
Mailing Address	720 SW 2nd Av,STowr,St30	00_City:	Gainesville	State:	FL	_Zip Code:	32601	
Phone #	(352) 373-3541	Alte	rnate 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
· ·	for the required C-Type buffer along the FDOT right-of-way is
requested. Efforts have been made to pre	eserve the existing canopy trees within the buffer, and additional
accent/ornamental trees have been adde	d to meet the C-Type buffer.
	(Attach sheet 3 for additional waivers)

## FOR STAFF USE ONLY:

Received By:	Date Processe	d:Project	#AR #	
Zoning Use: Zoned: Land Use:		Eligible to apply for F t: Yes No Date:		

"Meeting Needs by Exceeding Expectations"

www.marioncountyfl.org

## DEVELOPMENT REVIEW COMMITTEE WAIVER REQUEST FORM CONTINUED

Section 6.12.12 - Sidewalks Section & Title of Code: 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.

6.11.4.B Cross Access Section & Title of Code: 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

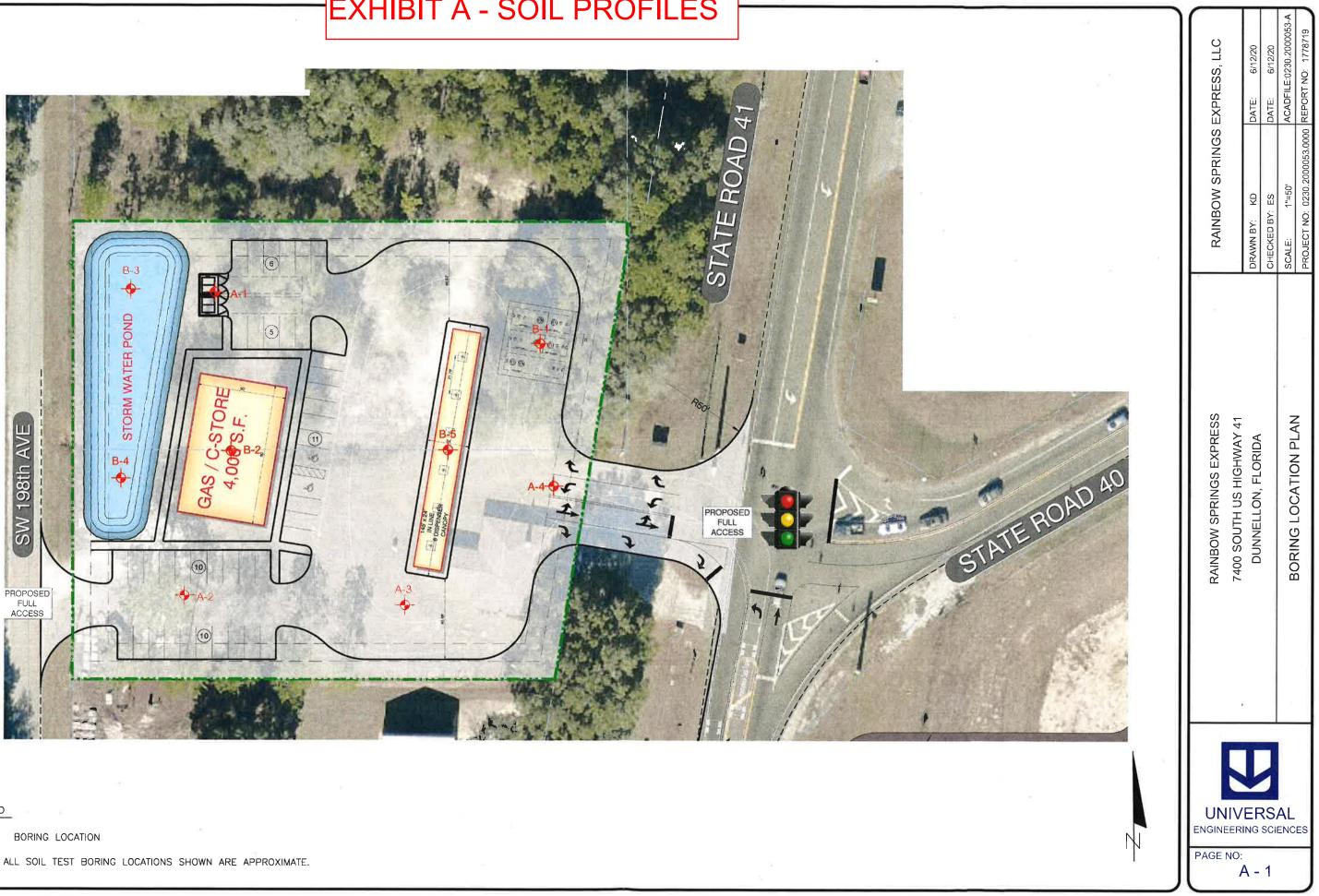
 Reason/Justification for Waiver Request:
 Based on attached Exhibit B: Pipe Sizing and Bypass Calculations,

 we request to waive the requirement for a 18" minimum pipe size.

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



LEGEND



## **EXHIBIT A - SOIL PROFILES**

## **EXHIBIT A - SOIL PROFILES**

DEPTH (FT.)	BLOWS PER 6* INCREMENT	N VALUE	W.T.	SYMBOL	DESCRIPTION		SYMBOL	DESCRIPTION :	SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
0	2			$\frac{1}{1}$	Brown SAND, with silt [SP-SM] and limerock fragments	2012		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
2-2-3-	2					2,000		Tan SAND, with silt [SP-SM]				Tan SAND, with slit [SP-SM]
4 5 6					Dark brown SAND, with silt [SP-SM] and trace of organics	1000				Tan SAND, with silt [SP-SM]		
7-2					Tan SAND, with silt [SP-SM]	0.0			$\frac{1}{1}$		の思い	5
9- 10-					Device Termineland at 40		1 - E 1 - E 1 - E					Period Terminalad of 40
					Boring Terminated at 10 <sup>4</sup>			Boring Terminated at 10'		Boring Terminated at 10'		Boring Terminated at 10 <sup>r</sup>

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

A-1

A-2

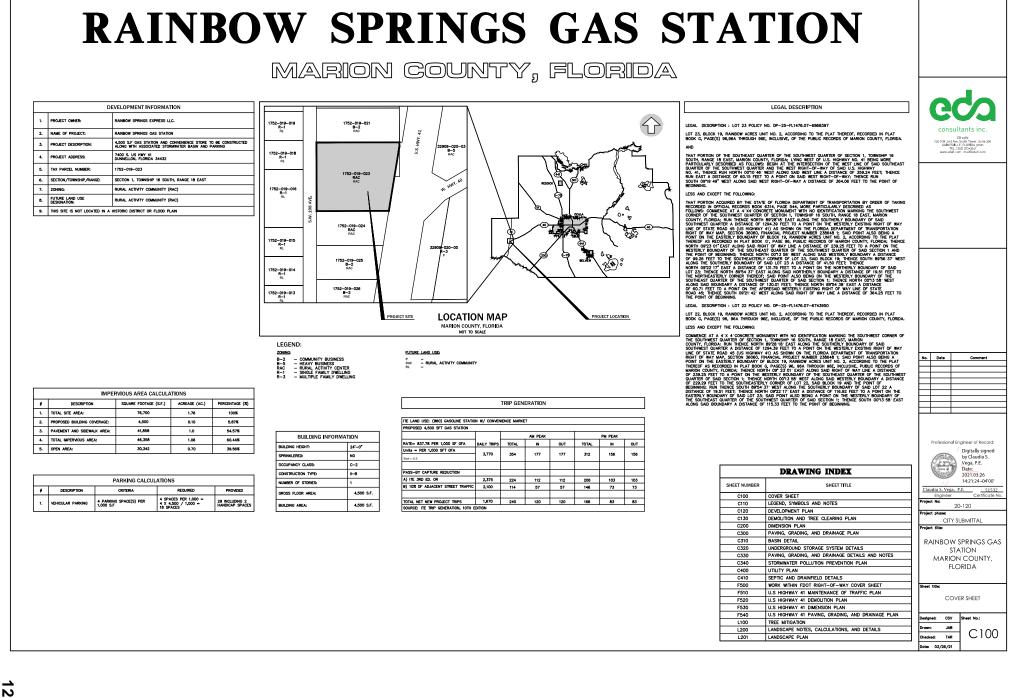
A-3

A-4

## **EXHIBIT A - SOIL PROFILES**

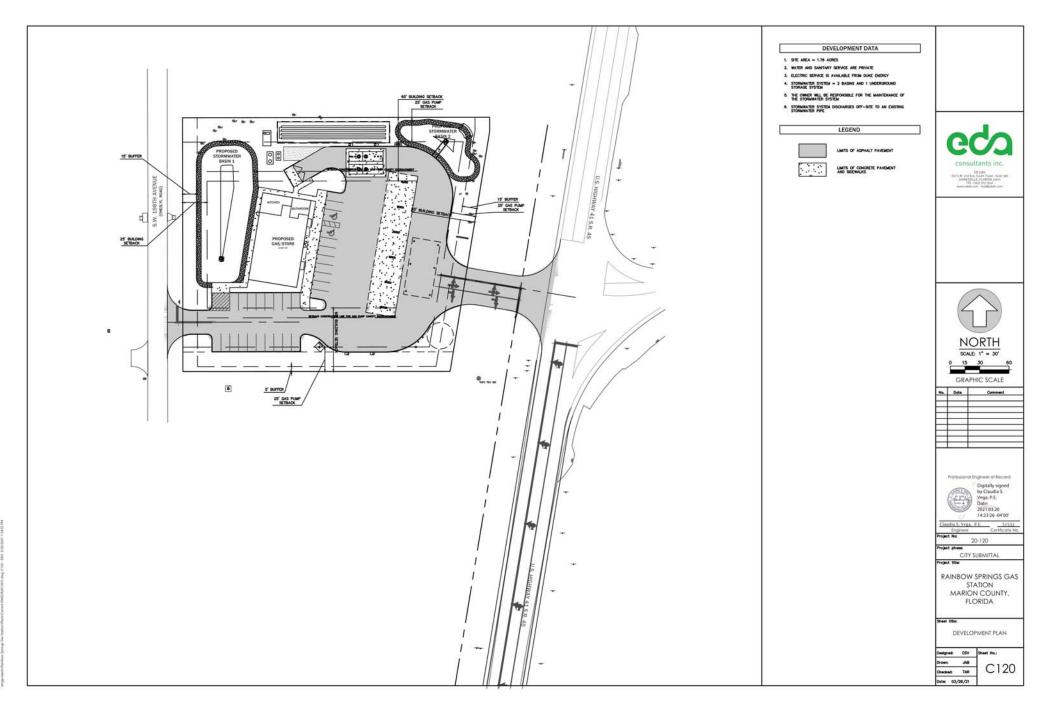
DEPTH (FT.)	BLOWS PER 6" INCREMENT	N VALUE	W.T. B	DESCRIPTION	SYMBO-	DESCRIPTION	SYMBOL	DESCRIPTION	S⊁MBOL	DESCRIPTION	SY MBOL	DESCRIPTION	
0	7			Very loose brown SAND, with silt [SP-SM]		Loose to medium dense brown SAND, with silt [SP-SM] and limerock fragments		Medium dense brown SAND, with silt [SP-SM] and limerock fragments		Medium dense dark brown and tan SAND, with silt [SP-SM]	933 123 133	Loose brown SAND, with silt [SP-SM]	-
2X 3V	1-1-1	2	器	Very loose to loose tan SAND [SP]	巖					Very loose dark brown SAND, with silt [SP-SM]		Very loose tan SAND, with silt [SP-SM]	-
4-6	WOH	WOH				Medium dense to loose tan SAND, with silt	- <u>1155</u>	Loose brown SAND, with silt [SP-SM]		Very loose tan SAND [SP]	12		
5-X	WOH-1	1				[SP-SM]		Very loose to loose tan SAND [SP]			12		All soil
6-7-	1-1/12"	,			巖								SP/SP-S soils an
8-X	1/12"-1	1											homog
9-1	1-1-1	2			層					Loose tan SAND, with silt [SP-SM]	1		through
10	1				協		133						project
12						×			1.1				
13-								Loose light tan fine SAND, with silt [SP-SM]	120				
14-	2-2-3	5				Medium dense light gray clayey SAND [SC]	譈			Loose light tan clayey SAND [SC]	182	Medium dense light tan siity clayey SAND [SM-SC]	
15					13		1	Boring Terminated at 15"	1 KKK	Boring Terminated at 15'		Boring Terminated at 15'	1
17							Ľ	1	II.	1	li.		I
18 —													
19-	5-5-5	10		Medium dense light tan fine SAND, with clay [SP-SC]		Medium dense light tan fine SAND, with clay [SP-SC]	1						
20	1				1.17	Boring Terminated at 20'	1						
22-					'	1							
23 —				Medium dense light gray very clayey SAND to sandy CLAY [SC/CH]									
24-	7-7-8	15		sandy CLAY [SCICH]									
25-				Boring Terminated at 25'									
				B-1		B-2		B-3		B-4		B-5	

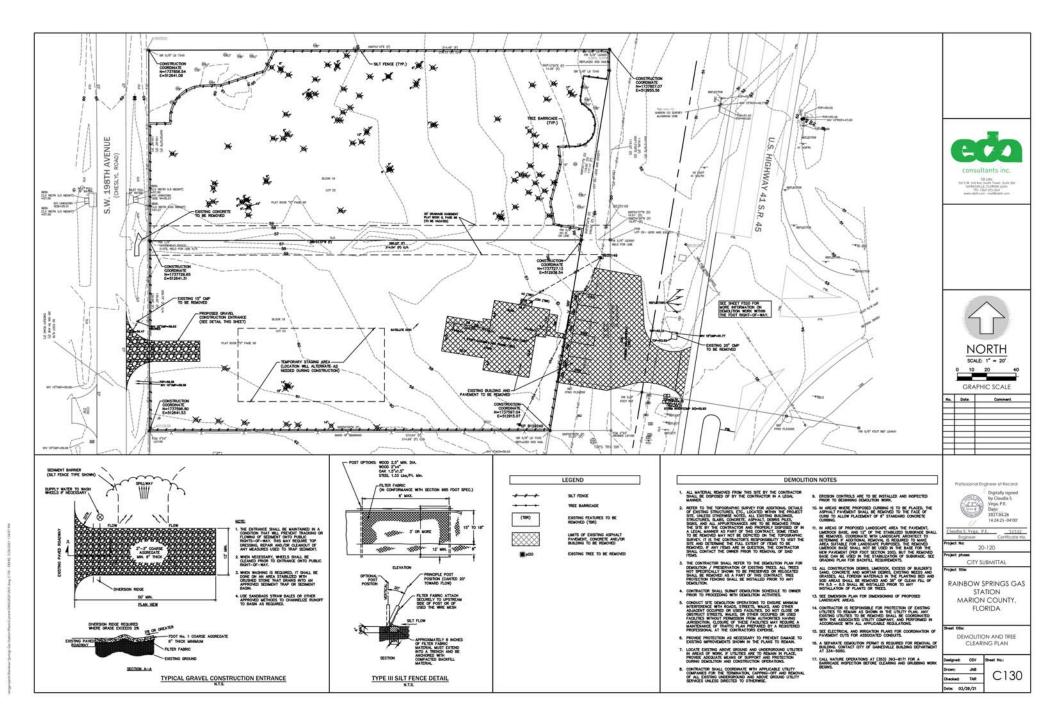


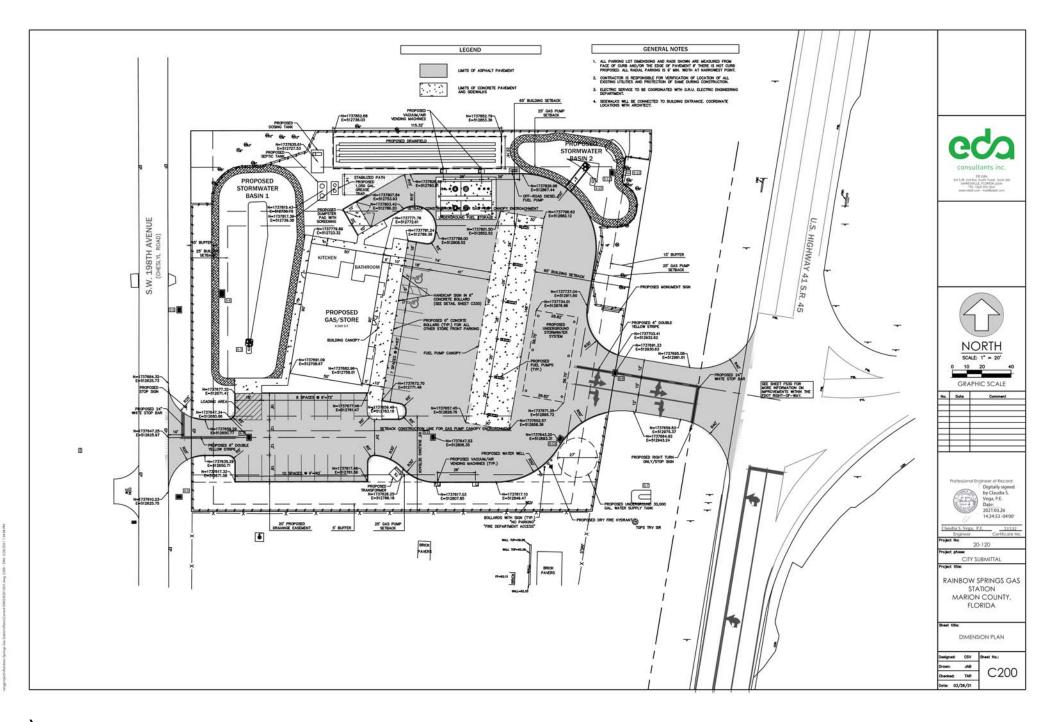


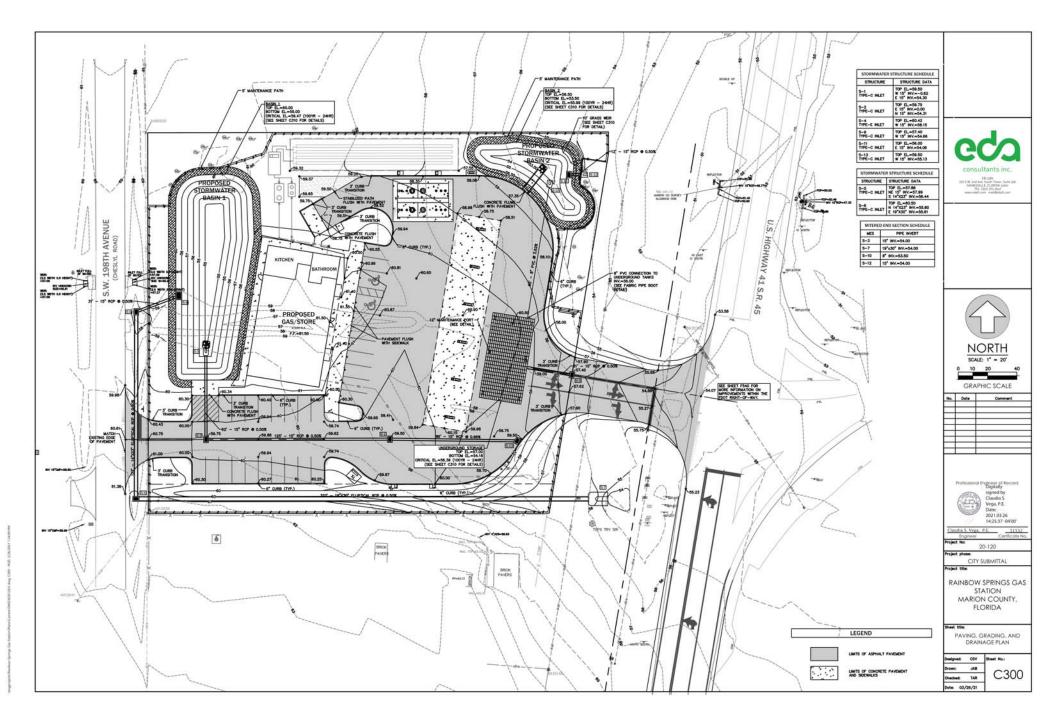
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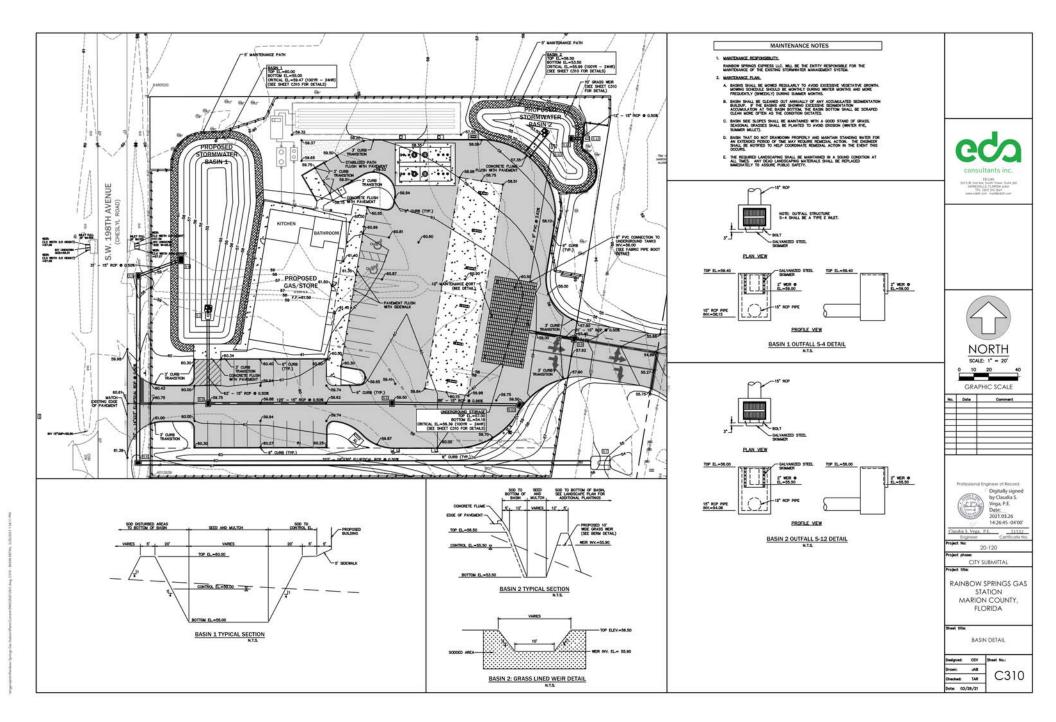
EXISTING SYMBOLS & ABBREVIATIONS	PROPOSED U	UTILITY SYMBOLS	GENERAL NOTES	CONSTRUCTION NOTES	PAVING, GRADING, AND DRAINAGE NOTES	
十 = Aerial Target 2월 = Air Reissos Voive 母 = Bench Mark 2월 - Back Flow Preventor		WATER MAIN, PROPOSED	<ol> <li>LOCATIONS, ELEVATIONS, AND DIMENSIONS OF EXISTING UTILITIES, STRUCTURES AND OTHER FEATURES ARE SHOWN ACCORDING TO THE BEST INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE PLANS. THE CONTRACTOR SHALL VERY THE LOCATIONS, ELEVATIONS, AND DIMENSIONS OF ALL EXISTING UTILITIES, STRUCTURES, AND OTHER TRAINES, AFECTING THIS MORE, PROCH TO</li> </ol>	<ol> <li>SIGNS AND BARRICADES SHALL BE IN ACCORDANCE WITH THE U.S. DEPARTMENT OF TRANSPORTATION'S MANUAL OF UNITORM TRAFFIC CONTINU. DEVICES, AND THE FLORIDA DEPARTMENT OF TRANSPORTATION'S ROADWAY AND TRAFFIC DESIGN STANDARDS INDEXES GOD THROUGH 685 (LATEST EDITIONS).</li> </ol>	<ol> <li>THE HAVING CONTROL ON ALL TEST, LOOAL AND CONTY BOATS OF WY SHALL MEET THE EXEMPLIANTS OF THE EXEMPLICATION UNITED INFORMATIC CONTROL CONTROL (0.5.2077), AUT THE EXEMPLIANTS OF THE STATE AND ANY LOOAL ADDRY HAVING JURGENTING IN THE LONGT THINKING TOOLMENTS AND THE JURGENCTIONAL ADDRY TEOLOGUENTS ARE INTO IN AGEINST. THE LONGT STIMUSTING SHALL DOVEN.</li> </ol>	
1929 = Back Row Preventor 1923 = Cable TV Point Stripe 1939 = Cable TV Box 2040 = Cable TV Pedestal	WM	WATER MAIN, EXISTING		2. SAFE PEDESTRIAN TRAFFIC IS TO BE MAINTAINED AT ALL TIMES.	JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN. 2. ALL GREM AREAS WITHIN THE PROJECT SITE SHALL BE SOBOED UNLESS INDICATED OTHERWISE ON THE LANDSCAFE PLAN.	
		WASTEWATER GRAVITY MAIN, PROPOSED	<ol> <li>PRIOR TO THE INITIATION OF SITE CONSTRUCTION, THE CONTRACTOR SHALL VERIFY ANY EXISTING UTLITES INCLUDING GAS, WATER, ELECTRIC, CABLE TV, COMMUNICATIONS, SANTHAY SEWERS AND STORM DRAINAGE SYSTEMS, ON AND/OR ADJACENT TO THE SITE. REMOVE OR CAP AS INCESSARY. CONTACT ENGINEER OF RECORD IMMEDIATELY WITH ANY DISCREPANCES.</li> </ol>	<ol> <li>ANY SIDEWALK WHICH BECOMES UNDERWINED MUST BE REMOVED AND REPLACED. SIDEWALKS ARE TO BE RECONSTRUCTED WITHIN THREE (3) DAYS AFTER REMOVAL. WHEN EXISTING SIDEWALK IS REMOVED, IT IS TO BE REMOVED TO THE NEAREST JOINT.</li> </ol>	LANDSCAPE FUAN. 1. THE CONTINUENTS SHALL RISTALL FRIER FARRIC OVER ALL DRAINAGE STRUCTURES FOR THE DURATION OF CONSTRUCTION AND UNTIL ACCEPTIANCE OF THE REACECT BY THE OWNER, ALL DRAINAGE STRUCTURES SHALL DRAINAGE FOR THE STRUCTURE DURAGE AND A THE END OF CONSTRUCTION TO PROVIDE POSITIVE DRAINAGE FOR THE OWNER AND	
© = Communications advance ■ = Concrete Light Pole ■ = Concrete Ubit Pole ■ = Concrete Ubity Pole © = Droinage Manhole BI = Electric Box		PLUG END AND CAP	RECORD IMMEDIATELY WITH ANY DISCREPANCIES. 3. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE TO EXISTING	JOINT. 4. DISTURBED AREA WITHIN THE R-O-W WILL BE COMPACTED TO 98% OF MAXIMUM DENSITY AND SODDED.		
EE = Electric Box © = Electric Manhole ♥ = Electric Meter	•	BLOW-OFF ASSEMBLY	3. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE TO EXISTING FACILITIES, ABOVE OR BELOW GROUND, THAT MAY OCCUR AS A RESULT OF THE WORK PERFORMED, BY THE CONTRACTOR OR SUB-CONTRACTORS, AS CALLED FOR IN THESE CONTRACT DOCUMENTS.		4. IF DEWATERING IS REQUIRED, THE CONTRACTOR SHALL OBTAIN ANY APPLICABLE REQUIRED PERMITS, THE CONTRACTOR IS TO COORDINATE WITH THE OWNER AND THE DESIGN ENGINEER PRICE TO ANY EXCAVATION.	
(III) = Electric Transformer	<b></b>	GATE VALVE & BOX	<ol> <li>CONTRACTOR TO COORDINATE WITH UTILITY COMPANIES FOR THE RELOCATION OF EXISTING UTILITIES. UTILITIES NEEDING TO BE REMOVED OR RELOCATED SHALL BE</li> </ol>	<ol> <li>STOCKPLING OF MATERIAL IS NOT ALLOWED ON ROADWAYS OF SDEWALKS ALL DRT AND DEPRS WILL BE RESAVOR FORM JOB STEE DALY, ROADS AND SDEWALKS ARE TO BE SWEPT DALLY AS PART OF DALY CLEANUP.</li> </ol>	5. THE CONTRACTOR MUST REVEW AND MANTAIN A COPY OF THE ENVIRONMENTAL RESOURCE PRIME COMPLETE WITH ALL CONTINUES, ATTACHMENTS, ENVIRONMENTA, AND PRIME WORKCARINGS IN CONCOMDITION AT THE CONSTRUCTION STEL. THE COMPLETE FRAME MUST BE AVAILABLE FOR REVEW UPON REQUEST BY WATER MANAGEMENT DISTINCT REPRESENTATIVES.	_
A = FPC Pedestal XX = Fre Hydrant Ø = Flag Pole	.1.	BUTTERFLY VALVE	PROVIDED FOR RELOCATION, AND CLOSE COORDINATION WITH THE UTILITY COMPANY IS NECESSARY TO PROVIDE A SMOOTH TRANSITION IN UTILITY SERVICE. THE CONTRACTOR OF A CONTRACT OF THE UTILITY SERVICE.	6. ANY PORTION OF ROADWAYS OR SOEWALKS THAT SUSTAIN EXCESSIVE CONSTRUCTION RELATED DAMAGE, IN THE OPINION OF APPLICABLE GRADOES, SHALL BE REPARED AT CONTRACTOR EXPENSE IN A MANNER SPECIFIED BY THAT PARTICULAR AGENCY.	CONTRACTOR SHALL ENSURE THAT ISLAND PLANTING AREAS AND OTHER PLANTING AREAS ARE NOT     CONTRACTOR SHALL ALSO EVOLVATE AND	
🗭 = Gas Line Marker 🗛 = Gas Filler Cop	i <b></b> ŧi		4. ООППАЛОТО ТО СООБЛИТЕ ИН И ПЦИТ СОВИМИЕ ЯГИ НЕ БОСОЛЯМ ОТ ООППАЛОТИ ТО СООБЛИТЕ ИН И ПЦИТ СОВИМИЕ ЯГИ НЕ ВОЦАТЕ СООБНИИТЕ ИН ПОЛЬКИ. ПОПЕРА И ПОПЕРАНИИ И ПОПЕРАНИИ В ОНИЦИЕ ООППАЛОТИИТЕ ПОПЕРАНИИ И ПОПЕРАНИИ И ПОПЕРАНИИ В ОНИЦИЕ РИСКОВЕ ПО В ОЦИТОВОННИЕ ИНТИ НЕ И ПЦИТ СОВИМИ ОППАЛОТО В УШЦ СООБЛИКТЕ ИНТИ НЕ ИППАЛОТИИТЕ ОПИСАНИИ РОПОВОВ СТИ НЕ ИОТОК ИНОТ И И ПОПЕРАНИ ООКОННИИ ОППАЛОТО В УШЦ СООБЛИКТЕ ИНТИ НЕ ИППАЛИТОВОННИИ РОПОВОВ СТИ НЕ ИОТОК ИНОТ И И ПОПЕРАНИ ООКОННИИ РОПОВОВ СТИ И ИКОК ИНСТИТИТОВИ И ПОПЕРАНИИ ОКОННИИ РОПОВОВ СТИ И ИКОК НА ОТ ОКОЛНИИ И ИТОКИМИ ОТ ИТАТА МО РОПОВОВ СТИ И ИКОК НА ОТ ОКОЛНИИ И ИТАТА МО РИМОВОКСКИ НЕ ОКОННИИТИ НЕ ИТОКИТИ ОТ ИНИТИ СОВИМИИ ТАТА РОПОВОВ СТИ И ОТОКИТАТИИ И ПОПЕРАНИИ ОТОКИТИИ РОПОВОВ СТИ И ИКОК НА ОТОКИТИ И ОТОКИТИИ И ИТАТА МО РИМОВОКСКИ НЕ ОКОННИИ НА ПРИМИТИ И РОПОВИИ И РИМОВОКСКИ НЕ ОКОК ИНОВИ НЕ ИЗИМИЕТИ И РОПОВИ И ТАТА МО РИМОВОКСКИ НЕ ОКОК ИНОВИ НЕ ИЗИМИТЕТИ И РОПОВИ РИМОВОКСКИ ОТ И И ОТОКИТИИ И И РОПОВИЛИИ И РИМОВОКСКИ НЕ И ОТОКИТИИ ОТОКИТИ И И РОПОВИ И ТОКИТИ И РИМОВОКСКИ НЕ ИКОК ИНОВИ НА И В ИЗИМИТЕТИ И РИМОВОКСКИТИ И ТАТА И ОТОКИТИ И И РОПОВИ РОПОВОВОТ НЕ ОКОННИИ НА И В ИЗИМИТЕТИ И РОПОВОВОТ НА И ОТОКИТИ И РОПОВИЛИИ И И РОПОВИЛИИ И РОПОВОВОТ НЕ ОКОННИИ НА И В И РОЧОВИЛИ И ТОКИТИ И И РОПОВИЛИИ РОПОВОВОТ НЕ ОКОННИИ НА И В ИЗИМИТЕТИ И РОПОВИЛИИ И РОПОВОВОТ НЕ ОКОННИИ НИ И В И РОЧОВИЛИ И РОПОВИЛИИ И РОПОВОВОТ НЕ ОКОННИИ НА И В ИЗИМИТИ И РОПОВИЛИИ И ПО И РОПОВИЛИИ И РОПОВИЛИИ И РОПОВИЛИИ И И РОПОВИЛИИ И ПО И РОПОВИЛИИ И РОПОВИЛИИ И И РОПОВИЛИИ И И РОПОВИЛИ И ПО И РОПОВИЛИ И РОПОВИЛИ И РОПОВИЛИИ И РОПОВИЛИИ И И РОПОВИЛИ И ОТОКИТИ НО И РОПОВИЛИИ И РОПОВИЛИИ И И РОПОВИЛИИ И И РОПОВИЛИИ И ОНИВИТИИ И РОПОВИЛИ И РОПОВИЛИ И РОПОВИЛИ И И И РОПОВИЛИ И РОПОВИЛИ И ПО И РОПОВИЛИ И РОПОВИЛИ И РОПОВИЛИ И И РОПОВИЛИИ И И РОПОВИЛИИ И РОПОВИЛИИ И РОПОВИЛИИ И РОПОВИЛИ И РОПОВИЛИ И ПО И РОПОВИЛИ И РОПОВИЛИИ И РОПОВИЛИИ И РОПОВИЛИИ И РОПОВИЛИ И РОПО	7. CONSTRUCTION MUST BE PER THE APPROVED SITE PLAN OF THE DRC (OR	6. THE CONTRACTOR SHALL ENSURE THAT IS AND PLANTING AREAS AND OTHER PLANTING AREAS ARE NOT COMPACTED AND DO NOT CONTAIN ROAD BASE MITERILS. THE CONTRACTOR SHALL AND DECAMPTE AND REMOVE ALL UNDERRAGE MATERIAL FROM ALL AREAS ON THE SITE TO BE PLANTED AND PROPERLY DISPOSED OF IN A LEGAL AMMERT.	
戌」 = Cas Valve 2021 = Gas Meter Box		PLUG VALVE		2. CONSTRUCTION MUST BE FED THE UPPORTED STEE PARK OF THE DRC OF EXDINATION DEMANSION AN HOLODRAY UTILITY TO REVAILED CONSTRUCTION MUL RECOMPLETING AND THE APPROVAL OF THE CITY DEVORED ON THE DRCTOR OF PUBLIC SERVICES (ONE COLUMNED), NOTES SUBMICIDAT CHANGES FROM THE DRC APPROVED PLAN MANY RECOMPLETING ONE PROVED COLORS FOR THE DRCTOR PLAN FOR FLANE THROUGH THE DRC AND MANY CAUSE FROLED ELLANS.	<ol> <li>THE CONTRACTOR SHALL BE RESPONSELE FOR PROTECTING EXCAVATIONS AGAINST COLLAPSE AND WILL PROVIDE BRACHING, SHETING OR SHORING AS INCOSSARY, DE-MATERING METHODS SHALL BE USED AS REQUIRED TO KEEP TRENDES ORT WHILE PPE AND APPUTTURANCES ARE BEIND FRACED.</li> </ol>	consultants inc.
GLP3 = Gas Line Paint Stripe ⊕ = Gas Vent ⊕ = Gasher Tortoise Hole	<b>*</b> ,	SWING CHECK VALVE	5. IT IS THE CONTRACTOR'S RESPONSIBILITY TO BECOME FAMILIAR WITH THE PERMIT AND INSPECTION RECURRENTS SPECIFIE BY THE VARIOUS GOVERNMENTAL AGENCES AND THE DAIRERS. THE CONTRACTOR SHALL GENERAL ALL RECESSARY PERMITS FROM TO CONSTRUCTION, AND SCHEDULE INSPECTIONS ACCORDING TO AGENCY INSTRUCTION/RECOMPLEXENTS.	PLAN FOR REVEW THROUGH THE DIRC AND MAY CAUSE PROJECT DELAYS.	8. The CONTRACTOR WILL STABULE BY SEED AND MULCH SCO. OR OTHER APPRIVED MATERIALS ANY DISTURBED MARKS WITHIN OWNER PERKY FOLLOWING CONSTRUCTION OT THE UTLIPS YESTIRE AND PAVAMENT AREAS. CONTRACTOR SHALL MANTAIN SUCH AREAS UNTLI, INAL ACCEPTIONCE BY OWNER, CONTRACTOR TO COORDINATE WITH OWNER REAGENING TYPE OF MATERIAL, LANGEARME AND REACTION IMPROVEMENTS TO	FD sets
		BACK FLOW PREVENTER	AGENCY INSTRUCTION/REQUIREMENTS. 6. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS, ON ALL PRECAST AND	8. OFF-SITE OR ROADWAY R-O-W CONSTRUCTION SHALL BE IN ACCORDANCE WITH ALL CONDITIONS OF THE APPROVED R-O-W PERMIT(S). A COPY OF THE APPROVED R-O-W PERMIT MUST BE KEPT ON-SITE AND READILY AVAILABLE DURING ALL CONSTRUCTION ACTIVITES WITHIN THE R-O-W.	AREAS CONTRACTOR SHALL MARTIAIN SUCH AREAS UNTIL FIRAL ACCEPTANCE BY OWNER, CONTRACTOR TO COORDINATE WITH OWNER REGARDING TYPE OF MATERIAL, LANDSCAPING AND IRRIGATION IMPROVEMENTS TO FOLLOW.	720 S.W. 2nd Ave, South Tower, Suite 300 GAINESVILLE, FLORIDA 32801 TEL 321 273-3361 www.edail.com mailBodafl.com
& = Handicapped ☆ = Light Pole		REDUCED PRESSURE ZONE BFP	6. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS, ON ALL PRECAST AND MANUFACTURED TENS, TO THE OWNER'S DNOINEER FOR REVEW. FAILURE TO ORTAIN APPROVAL REFORE INSTALLATION MAY RESULT IN REMOVAL AND REPLACEMENT AT THE CONTRACTOR'S EXPENSE.	<ol> <li>DURING THE CONSTRUCTION AND/OR MAINTENANCE OF THIS PROJECT, ALL SAFETY REGULATIONS ARE TO BE ENFORCED. THE CONTRACTOR OR HIS REPRESENTATIVE SHALL BE RESPONSIBLE FOR THE CONTROL AND SAFETY OF THE TRAVELING PUBLIC AND THE SAFETY OF HIS/HER FERSIONEL.</li> </ol>	<ol> <li>SITE GRADING, PAVING AND DRAINAGE MATERIALS AND CONSTRUCTION SHALL CONFORM TO FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.</li> </ol>	
kal = Moll Box ⊕ = Metal Post ⊕ = Metal Well	BC	DOUBLE CHECK BFP	7. SAFETY:		10. IMMEDIATELY AT ONBET OF CONSTRUCTION, CONTRACTOR SHALL FELD VERSEY HORIZOITAL AND VERTICAL LOCATIONS OF ALL DESING UTILITIES CONTROL. TO COMPLETING THE REODECT (INCLUDING WATER, SEWER, POMER, TELEPHORE, GAS, AND CABLE TV) AND SHALL EVALUATE POTENTIAL COMPLETS. ALL SUCH CONFLICTS SHALL ER REPORTED TO SHANER/OWNER MANGENETLY UPON DESCHERY.	
<ul> <li>♥ = Metal Force</li> <li>♥ = Monitor Well</li> <li>♥ = Power Point Stripe</li> </ul>		DUAL CHECK VALVE	A. DURING THE CONSTRUCTION AND/OR MAINTENANCE OF THIS PROJECT, ALL SMFETY REGULATIONS ARE TO BE ENFORCED. THE CONTRACTOR OR HIS REPRESENTATIONE SHALL CONCERN THE CONTRACTOR OR HIS THE TRAVELING PUBLIC AND THE SAFETY OF HIS/HER PERSONNEL. B. LOBOR SAFETY REGULATIONS SHALL CONTONIN TO THE FORWISKINS SET FORTH	<ol> <li>ALL CONSTRUCTION, MATERIALS AND WORKMANSHIP ARE TO BE IN ACCORDANCE WITH FLORIDA DEPARTMENT OF TRANSPORTATION SPECIFICATIONS AND STANDARDS.</li> <li>CONTRACTOR DEPARTMENT OF TRANSPORTATION SPECIFICATIONS CONTRACTOR DEPERTMENT.</li> </ol>	SHALL BE REPORTED TO ENGINEER/OWNER IMMEDIATELY UPON DISCOVERY. 11. PRIOR TO CONSTRUCTION, CONTRACTOR SHALL FIELD STAKE AND ROPE OFF CONSERVATION AREA LINES.	
ngen Reclaimed Water Point Stripe BB = Reclaimed Water Box 정목 Reclaimed Water Valve	<b>¢*</b> ``	AIR RELEASE VALVE	B. LABOR SAFETY REGULATIONS SHALL CONFORM TO THE PROVISION SET FORTH BY OSHA. C. THE MINIMUM STANDARDS AS SET FORTH IN THE CHORENT FUTTOR OF "THE	11. CONTRACTOR IS RESPONSIBLE FOR CHECKING ACTUAL SITE CONDITIONS BEFORE STARTING CONSTRUCTION. 12. ANY DISCREPANCIES ON THE DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE DRAWER BEFORE COMMENCING WORK.	11. PRIOR TO CONSTRUCTON, CONTRACTOR SHALL FELD STAKE AND ROPE OF CONSERVATION AREA LIVES. OWNER RESENSE THE ROHNES TO DECK THE STANKING AND ROHNE AND REQUENT TO BE RELOCATED IF NECESSARY. IT SHALL REMAIN IN PLACE UNTIL ADJACENT CONSTRUCTION IS COMPLET. 2) CONTRACTOR SHALL REFERENCE VIEWING UNDER WORKING AND REQUENT LIVE TO BE SHEET.	
(5) = Sanitary Sever Manhole		REDUCER FITTING	STATE OF FLORIDA, MANUAL ON TRAFFIC CONTROL AND SAFE PRACTICES FOR STREET AND HIGHWAY CONSTRUCTION, MAINTENANCE AND UTLITY OPERATIONS' SHALL BE FOLLOWED IN THE DESIGN, APPLICATION, INSTALLATION, MAINTENANCE	12. THE ENGINEER BEFORE COMMENCING WORK. 13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED CONSTRUCTION PERMITS AND BONDS IF REQUIRED PRIOR TO CONSTRUCTION.	12. CONTRACTOR SHALL BE EXTREMELY CAUTOUS WHEN WORKING NEAR TREES WHICH ARE TO BE SAVED, WHETHER SHOWN IN THE PLANS OR DESIGNATED IN THE FIELD. 13. ALL SIGNEE, FAVENEHT MARKING AND TRAFFIC CONTROL DEVICES SHALL BE IN ACCORDANCE WITH	
sutter Sanitary Sever Point Stripe	®	PRESSURE REGULATOR	B. Under Saferry REGISTANDIG SHALL CONFORT 10 THE PROVIDED SET FORTH BY COMMUNICATION STATUS AND STATUS AND ADDRESS TO THE STREE OF FLORES ANNUAL OR THOPTIC CONFIRM, AND SAFE PRAVINCES FOR STREET AND HOMPINY CONFIRME TO STREET AND UTILY OPERATIONS' SHOET AND HOMPINY CONFIRME CONFIRME, AND SAFE PRAVINCES FOR STREET AND HOMPINY CONFIRME CONFIRME CONFIRME CONFIRME AND REDOVE, OF ALL THOPTIC CONFIRME CONFIRME CONFIRME AND REDOVE, OF ALL THOPTIC CONFIRME CONFIRME CONFIRME AND REDOVE, OF ALL THOPTIC CONFIRME CONFIRME CONFIRME CONFIRME AND REDOVE, OF ALL THOPTIC CONFIRME CONFIRME CONFIRME AND REDOVE, OF ALL THOPTIC CONFIRME CONFIRME CONFIRME AND REDOVE, OF ALL THOPTIC CONFIRME CONFIRME CONFIRME AND REDOVE AND ADDRESS AND EXPOSITION THE PROVIDENT OF PROVIDED SET FORTH IN THE ANNUAL ON UNDERSTAINING FEEDAL REDOVER AND ADDRESS AND EXPOSITION TO THE AND THE OFFICE CONFIRME CONFIRMED SHALL SOURCE THAT THE VERTICE OF TROUCH AND REDOVER AND ADDRESS AND EXPOSITION FEEDAL CONFIRME CONFIRMED SHALL CONFIRME THE THEORE OF TROUCH ADDRESS AND ADDRESS AND EXPOSITION FEEDAL CONFIRME CONFIRMED SHALL SOURCE THAT THE VERTICE OF TROUCH ADDRESS AND ADDRESS AND EXPOSITION FEEDAL CONFIRME CONFIRMED SHALL SOURCE THAT THE VERTICE OF TROUCH ADDRESS AND ADDRESS AND EXPOSITION FEEDAL THOSE ADDRESS AND ADDRESS AND EXPOSITION FEEDAL THOSE ADDRESS AND ADDRESS AND EXPOSITION FEEDAL TO THE ADDRESS AND ADDRESS AND EXPOSITION FEEDAL TO THE ADDRESS AND ADDRESS AND EXPOSITION FEEDAL TO ADDRESS ADDRESS AND ADDRESS AND EXPOSITION FEEDAL TO ADDRESS AND ADDRESS AND ADDRESS AND EXPOSITION FEEDAL TO ADDRESS ADDRESS AND ADDRESS AND EXPOSITION FEEDAL TO ADDRESS ADDRESS AND ADDRESS AND ADDRESS AND ADDRESS AND ADDRESS ADDRESS AND ADDRESS AN	CONSTRUCTION PERMITS AND BONDS IF REQUIRED PRIOR TO CONSTRUCTION. 14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SUBMITTING TO THE ENGINEER A	13. ALL SIGNAGE, PAREMENT MARKING AND TRAFFIC CONTROL DEVICES SHALL BE IN ACCOMDANCE WITH FOOT ROADWAY AND TRAFFIC DESIGN STANDARDS' AND FHWA MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES;	
	— <del>•</del> —	POST INDICATOR VALVE	D. ALL TRAFFIC CONTROL MARKINGS AND DEWCES SHALL CONFORM TO THE PROVISIONS SET FORTH IN THE MANULA ON UNFORM TRAFFIC CONTROL DEWCES PREPARED BY THE U.S. DEPARTMENT OF TRANSPORTATION FEDERAL DEWCES PREPARED BY THE U.S. DEPARTMENT OF TRANSPORTATION FEDERAL	14. THE CONTRACTOR SHALL BE RESPONSED FOR SUMPTION TO THE EXORETION AD DETIMETION REGISTERION AND SEALED BY HARTSSONAL, LAD SUMPTOR REGISTERION IN THE STATE OF ADDRESS ADDRESS ADDRESS ADDRESS LOCATION OF ALL CONSTRUCTION REMORPHISM THAT ARE REGISTER BY THE MALL BE THE CONTRACTORS RESPONSEDLIT, BOTH PAPER AND AUTOCAD FLES SHALL BE THE CONTRACTORS RESPONSEDLIT, BOTH PAPER AND AUTOCAD FLES SHALL BE THE CONTRACTORS RESPONSEDLIT.	14. REGULATORY SIGNS (STOP, ETC.) SHALL BE PAID FOR BY THE CONTRACTOR AND IN PLACE PRIOR TO FINAL INSPECTION OF PAVING AND DRAINAGE IMPROVEMENTS.	
ege = Sprinkler Control Box ♥ = Sprinkler Head ♀ = Steel Transmission Pole		CLEAN OUT OR ROOF DRAIN LATERAL	ALL SUBSURACE CONTRUCTION SHALL COMPLY WITH THE "TRENCH SAFETY ACT. THE CONTRACTOR SHALL INSURE THAT THE METHOD OF TRENCH ACT. THE CONTRACTOR SHALL INSURE THAT THE METHOD OF TRENCH	WILL BE THE CONTRACTORS RESPONSIBILITY. BOTH PAPER AND AUTOCAD FILES SHALL BE PROVIDED.	15. BLUE REFLECTIVE PAVEMENT MARKERS SHALL BE PLACED OPPOSITE FIRE HYDRANTS IN THE CENTER OF THE NEAREST TRAVELED LANE TO MARK THER LOCATIONS.	
zmes= Storm Water Point Stripe Q = Telephone Pedestal O = Telephone Manhole	.t	FITTING W/ THRUST BLOCK	PROTECTION AND CONSTRUCTION IS IN COMPLANCE, MINT THE COOPARIAMA, F. MEETI, MAE THEFT AND	The contractor shall be responsele for documenting and mantanning advantation of the shall be recorded as a source of the record and the record of the root shall be recorded as a source of the advantation of the record of the repress of correction in the owner and shall be responsele records for the repress of correction in the owner and shall be record for the repress of correction in the owner and shall be record for the repress of correction in the owner.	18. CONTRACTOR IS RESPONSELE FOR GRADING ALL PARADENTS TO DRIAN POSITIALY. INTERSECTIONS SHALL BE TRANSITIONED TO PROVIDE SHOOTH DRIVING SHARACE WHELL BARATIANING POSTIVE DRIANAGE. SHOULD AFRAS OF POOR DRIANAGE BE GRESTRED, CONTRACTOR SHALL NOTIFY THE ENGREER PRIOR TO PLACEMENT OF CURES OF PARAMENT CONSESS, SO THAT FECOMENDIATIONS FOR CORRECTION MAY BE MADE.	
1975 = Telephone Point Stripe 1982 = Telephone Marker	7		BEEN PROVIDE FOR THE CONTRACTOR'S INFORMATION ONLY INFORMATION THAT BEEN PROVIDED FOR THE CONTRACTOR'S INFORMATION ONLY AND DOES NOT IMPLY THAT THE OWNER OR ENGINEER WILL INSPECT AND/OR ENFORCE SAFETY BECH ATOMAS	AND SHALL BE RESPONSIBLE FOR PROVIDING AS-BUILT DRAWINGS TO THE OWNER AND ENGINEER OF RECORD FOR THE PURPOSE OF CERTIFICATION TO JURISDICTIONAL AGENCIES AS REQUIRED. BOTH PAPER AND AUTOCAD SHALL BE	17. PROPOSED AND EXISTING SIDEWALKS SHALL BE RAMPED FLUSH WITH PAVEMENT. RAMPS SHALL NOT EXCEED SLOPES OF 12 HORIZONTAL TO 1 VERTICAL.	
559 = Traffic Signal Box 1979 = Traffic Signal Pole 1970 = Underground Cable Marker 1989 = Verizon Box	<b>∳</b> ⊲	FIRE HYDRANT W/ THRUST BLOCK	<ol> <li>ALL UNDERGROUND UTILITIES MUST BE IN-PLACE, TESTED AND INSPECTED PRIOR TO BASE AND SURFACE CONSTRUCTION.</li> </ol>	PROMUED.	18. FINISHED FLOOR ELEVATIONS ARE MINIMUM ELEVATIONS REQUIRED TO SATISFY DRAINAGE AND/OR 100-FLOODPLAN REQUIREMENTS. PAD ELEVATIONS, IMMEDIATELY OUTDBE OF BUILDING WALLS, SHALL BE NO MORE THAN B INCHES BELOW THE FINISHED FLOOR ELEVATIONS SHOWN.	
1998 – Verizon Box va = Verizon Marker Ω_ = Water Blow Off Valve	⋈ <mark>₽₽●●</mark> ●	FIRE HYDRANT ASSEMBLY	9. CONTRACTOR IS REQUIRED TO SECURE A FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (FDEP) "NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM" (NPDES) PERMIT BEFORE BEGINING CONSTRUCTION.		MORE THAN 8 INCHES BELOW THE FINISHED FLOOR ELEVATIONS SHOWN. 18. CONTRACTOR IS RESPONSIBLE FOR IDENTIFYING AND DISPOSING ALL WASTE MATERIALS CONSISTENT WITH ALL	
Water Line Marker 1955 – Water Line Point Stripe		POTABLE WATER METER	(NPDES) PERMIT BÉFORE BEGINNING CONSTRUCTION. 10. A COMPLETE SET OF PERMITTED DRAWINGS AND SPECIFICATIONS MUST BE	EROSION CONTROL NOTES	ROLES AND REGULATIONS APPLICABLE TO THE SPECIFIC MATERIAL FOUND. ALL DELEMOUS SUBSURVACE MATERIAL (LE, MUCK, PEAT, BURIED DEBNIS, ETC.) IS TO BE EXCAVATED AND REPLACED WITH SUITABLE/COMPACTED SOILS, AS DIRECTED BY THE OWNER, THE OWNERS ENGINEERS, OR OWNERS SOILS	
000 = Water Meter Řá = Water Volve ⊛ = Wieli	-0	SINGLE SERVICE WATER METER	10. A COMPLETE SET OF PERMITTED DRAWINGS AND SPECIFICATIONS MUST BE MAINTAINED ON STE AT ALL TIMES THAT THE CONTRACTOR IS PERFORMING WORK. THESE DRAWINGS SHALL BE MADE AVAILABLE UPON REQUEST.		18. CONTRUCTOR IS RESPONDED FOR EXPERIMENTAL AND DEPOSIDE ALL REST ANTERALS CONSENTION WHILL RELEASE AND REALTING SPRUCASE TO THE RESTOR TANKER (TAUK). AND RETARGO SHIPMACE MUTTARIA (LE MOCA REAL SARED DERING ETC) IS TO BE DOWNED AND REPLACED WHITE SOAS TESTING COMPANY. COLLECTION AND REPLACED WHITE SOAS TESTING COMPANY. COLLECTION AND REPLACED AND REPLACED SHIPMACE AND REPLACED AND REPLACED WHITE SOAS TESTING COMPANY. COLLECTION AND REPLACED AND REPLAC	
ogs=well ngs=wiod Utity Pole ngs=wiod Light Pole ngs=wiod Post/Pole A = Wiod Transmission Pole		DUAL SERVICE WATER WETER	11. ALL EROSION AND SEDIMENT CONTROL DEVICES SHALL BE CONSTRUCTED SMULTANEOUSLY WITH THE DISTURBANCE OF THE LAND AND SHALL REMAN FUNCTIONAL UNTIL THE CONTRIBUTING DISTURBED AREAS ARE STABILIZED. SLT BARRIERS MILL BE INSTALLED AS INCESSARY TO PREVENT EXCESSIVE SEDIMENTATION OF DOWNSTREMA AREAS.	<ol> <li>THE STORM WATER POLLUTION PREVENTION PLAN (SMPPP) IS COMPRISED OF THE ENOSION CONTRIC UPAN, THE STANDARD DETAILS, THE PLAN NARRATIVE, ATTACHMENTS REFERENCED BY THE SMPPP, PLUS THE PERMIT AND ALL SUBSEQUENT REFORET AND RELATED DOCUMENTS.</li> </ol>	20 ALL RECENTED OF DATA THE AND DEMANDED THIS IN FLACED DURING CONSTRUCTION SHALL CONSIST OF MATERIAL SPECIFIED BY THE OWNER'S SOLIS TESTING COMPANY OR ENGINEER AND BE PLACED AND COMPACTED ACCORDING TO THESE PLANS.	
S = wood Post/Foxe A = Wood Transmission Pole	8 9 9 9	GANG WATER METER ASSEMBLY	SEDMENTATION OF DOWNSTREAM AREAS. 12. COUNTY: All WORK WITHIN OR ON COUNTY OWNED AND MAINTAINED EACHTERS. BOW OR	2. ALL CONTRACTORS AND SUBCONTRACTORS INVOLVED WITH STORM WATER POLLUTION PREVENTION SHALL OBTAIN A COPY OF THE STORM WATER POLLUTION PREVENTION FUNAL NOT HIS STATE OF FLORING NATIONAL POLLUTION TO SCHWARGE ELBUNATION SYSTEM GENERAL PERMIT (NPDES PERMIT) AND BECOME FAMILAR WITH THERE CONTENTS.	ACCURDING TO THESE PLANS. 21. PROPOSED SPOT ELEVATIONS REPRESENT FINISHED PAVEMENT, SIDEWALK, OR GROUND SURFACE GRADES, UNLESS CONFERENCE NOTED.	No. Date Comment
+ Point of Elevation 25.2 Calculated Dimension from Structure to Boundary / Right-of-Way Line	I XT	ELECTRIC TRANSFORMER	12. CONTY: ALL BORN WITHIN OR ON CONITY OWED AND MANTARED FACULTES, ROW OR DOBDETITE ALL REDUKES OF THE CONTY, AN-HERT FAMILY SOLD SHOE THE PERFORMED BY A FORMAL CONTY PROFESSION. SAMPLEY AND MOVED FERTING AND A FARMEN CONTY PROFESSION. SAMPLEY AND ADDRESS REDUKES AND ADDRESS AND ADDRESS AND ADDRESS AND ADDRESS AND SAMPLEY AND ADDRESS AND ADDRESS AND ADDRESS AND ADDRESS AND NOV OR SAMPLEY TELE. MEDIA CONTINUES SAMPLEY REDUCTION TO HAVE BORN WITH LEXAND CONTINUES SAMPLEY REDUCTION FOR HAVE BORN WITH LEXAND CONTINUES SAMPLEY REDUCTION FOR MOVED HAVE BORN WITH LEXAND CONTINUES ADDRESS AND TO THE HAVE BORN WITH LEXAND CONTINUES ADDRESS AND TO THE HAVE BORN WITH LEXAND FOR MILL SAMPLEY REDUCTION FOR MOVED HAVE BORN WITH LEXAND FOR MILL SAMPLEY REDUCTION FOR MOVED FOR MOVED HAVE BORN WITH LEXAND FOR MILL SAMPLEY FOR MOVED FOR	ELINATION STATEM GENERAL PERMIT (NPDES PERMIT) AND BECOME FAMILIAR WITH THEIR CONTENTS.	22. CURRING SHALL BE FLACED AT THE EDGES OF ALL PAVEMENT, UNLESS OTHERINGE NOTED, REFER TO THE LATEST EDITION OF FLO.T. TROJONY AND TRAFFIC DESIGN STANDARDS' FOR DETAILS AND SPECIFICATIONS OF ALL TOD'T THE CURR MOUTHERS CALLED FOR IN THESE FLANS.	
to Boundary / Right-of-Way Line	-•	RECLAIMED WATER METER ASSEMBLY	COORDINATE SYSTEM SHALL BE FLORIDA STATE PLANE COORDINATES, NAD 83 ZONE North US Survey Freet, Vertical Coordinates Shall be referenced to the Navd 88 datum with elevations given in US Survey Feet.	<ol> <li>THE CONTRACTOR SHALL INPLEMENT BEST MANAGEMENT PRACTICES AS REQUIRED BY THE SWIPPP, ADDITIONAL BEST MANAGEMENT PRACTICES SHALL BE INPLEMENTED AS DICTATED BY CONDUTIONS AT NO ADDITIONAL COST TO THE OWNER THROUGHOUT ALL PHASES OF CONSTRUCTION.</li> </ol>	OF ALL FOOT TYPE CURB AND GUTTERS CALLED FOR IN THESE PLANS. 23. THE CONTRACTOR SHALL RESTORE OFF-SITE CONSTRUCTION AREAS TO EQUAL AND/OR BETTER CONDITION THAN EXISTING PRIOR TO START OF CONSTRUCTION.	
TREE LEGEND		RECLAIMED WATER MAIN, PROPOSED	THE CONTRACTOR SHALL CONSTRUCT GRAVITY SIZE ALTERALS, MANHOLS SHOWN ON THESE PLACE. THE CONTRACTOR SHALL DRIVEN ALTERALS, MANHOLS SHOWN ON THESE PLACE. THE CONTRACTOR SHALL DRIVEN ALL INCESSION METERALS, CUMPRIT, MACHINERY, TOSS, MEAN GO THANSONTATION AND LABOR NECESSIANY TO COMPLETE THE WORK IN FALL AND COMPLETE ALCORDINAL CONTRACT DOLMERTS, MAL ANDRESSICO ALL ADDRESSION TO CONTRACT DOLMERTS AND INCESSIONAL ADDRESS NECESSIONS CONTRACT DOLMERTS AND THE AUBSCITCUM, ADDRESS THE STRUCT THAT THE CONTRACT DOLMERTS AND THE AUBSCITCUM, ADDRESSION RECEIVED AND THE ADDRESSION AND THE AUBSCITCUM, ADDRESS THE ADDRESSION AND THE ADDRESSION AND THE AUBSCITCUM, ADDRESSION RECEIVED AND THE ADDRESSION AND THE AUBSCITCUM, ADDRESS THE ADDRESSION AND THE ADDRESSION AND THE AUBSCITCUM, ADDRESS THE ADDRESSION ADDRESSION AND ADDRESSION AND THE AUBSCITCUM, ADDRESSION A	THROUGHOUT ALL PHASES OF CONSTRUCTION. 4. PERMITS FOR ANY CONSTRUCTION ACTIVITY IMPACTING STATE WATERS OR REGULATED WELTANDS MUST BE MAINTAINED ON SITE AT ALL TIMES.	24. UNLESS OTHERWISE NOTED, GRADE TO MEET EXISTING ELEVATION AT PROPERTY LINES.	
⊕     = Australian Pine Tree     ⊕     = Hickory Tree       ⊕     = Boy Tree     ⊕     = Holly Tree       ⊕     = Bottie Brush Tree     ⊕     = Agorando Tree		PLUG END AND CAP	MATERIALS, EQUIPMENT, MACHINERY, TOOLS, MEANS OF TRANSPORTATION AND LABOR NECESSARY TO COMPLETE THE WORK IN FULL AND COMPLETE ACCORDANCE WITH THE SHOWN, DESCRIBED AND REASONABLY INTERDED REQUIREMENTS OF THE	<ol> <li>ALL WASH WATER (CONCRETE TRUCKS, VEHICLE CLEANING, EQUIPMENT CLEANING, ETC.) SHALL BE DETAINED AND PROPERLY TREATED OR DISPOSED.</li> </ol>	25. Survey monuments or benchmarks, which have to be disturbed by this work, shall be replaced upon completion of work by a registered land surveyor. All survey costs will be contractors responsibility.	
<ul> <li>⊕ = Bottie Brush Tree</li> <li>⊕ = Black Cherry Tree</li> <li>⊕ = Banana Tree</li> <li>⊕ = Banana Tree</li> <li>⊕ = Mapie Tree</li> <li>⊕ = Brazilian Pepper Tree</li> <li>⊕ = Mapie Tree</li> </ul>			CONTRACT DOCUMENTS AND JURISDICTIONAL AGENCY REQUIREMENTS. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.	6. SUFFICIENT OIL AND GREASE ABSORDED THAT EACH DATE AND FLOTTION BOOMS SHALL BE MANTAINED ON STE OR READILY AVAILABLE TO CONTAIN AND CLEAN-UP FUEL OR CHEMICAL SPILLS AND LEAKS.	26. FINAL GRADES SHOWN INCLUDE SOD HEIGHT. ALL AREAS SHALL BE GRADED TO DRAIN AWAY FROM THE BUILDINGS.	
	RCW	BLOW-OFF ASSEMBLY		OR CHEMICAL SPILLS AND LEAKS. 7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DUST CONTROL ON SITE. THE USE	27. IF WORK IS SUSPENDED OR DELAYED FOR 14 DAYS, THE CONTRACTOR SHALL TEMPORARILY STABILIZE THE DISTURBED AREAS AT NO ADDITIONAL COST TO THE OWNER.	
© = Campador nees ⊕ = Cadoar Trees ⊕ = Chinaberry Tree ⊕ = Chinaberry Tree ⊕ = Catus Tree ⊕ = Qant Tree		GATE VALVE & BOX		7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DUST CONTROL ON SITE. THE USE OF MOTOR OLS AND OTHER PETROLEUM BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION OPERATIONS IS PROHIBITED.	28. STORM DRAINS SHALL BE REINFORCED CONCRETE PIPE, PER ASTM C-76 CLASS II, UNLESS OTHERWISE SPECIFIED. LIFTING HOLES ARE PROHIBITED.	Professional Engineer of Record: Digitally signed
<ul> <li>Austration fine Tare</li> <li>Bay Trans</li> <li>Bay Trans</li></ul>		REDUCER FITTING		8. RUBBISH, TRASH, GARBAGE, LITTER, OR OTHER SUCH MATERIALS SHALL BE DEPOSITED NTO SEALED CONTRAVERS MATERIALS SHALL BE PREVAIDED FROM LEANING THE PREMISES THROUGH THE ACTION OF WIND OR STORM WATER RUNOFF.	22.ALL STORM STRUCTURES SHALL CONFORM WITH FOOT STANDARD INDEX DRAINING AND SPECIFICATIONS EXCEPT THAT DIGTH ORITION INLISTS IN PARTON DAREAS SHALL HAVE TRAVERSBALL, TRAFFE GENERIG, GRATES SUPPORTED BY STEEL, ANGLE SEATS OR SUPPORTED ON FOUR SIDES, GRATES SHALL BE CAST IRON UNLESS OTHERWES SPECIFIED OR APPROVED.	by Claudia S. Vega, P.E. Date:
Eucolyotus Tree     Ge = Unknown Tree	PN	WASTEWATER (PRESSURE) MAIN, PROPOSED		9. ALL STORM WATER POLLUTION PREVENTION MEASURES PRESENTED ON THE PLAN SHALL BE INITIATED AS SOON AS PRACTICABLE.	OTHERWISE SPECIFIED OR APPROVED. 30 All concrete curbs, Sidewalks, Inlet Tops, etc. Shall be 3000 psi minimum, Unless otherwise Specified.	2021.03.26
<ul> <li>Em Tree</li> <li>= Willow Tree</li> <li>= Evergreen Tree</li> </ul>	ss	SANITARY SEWER MAIN, PROPOSED		10. DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS PERMAMENTLY STOPPED SHALL BE PERMAMENTLY SEEDED. THESE AREAS SHALL BE SEEDED NO LATER THAN 7 DAYS AFTER THE LAST CONSTRUCTION ACTIVITY OCCURRED IN THESE AREAS.	SHOPHED. SHOPHED IS RESPONSIBLE FOR COORDINATING APPLICABLE TESTING WITH THE SOLS DIVANCER. TESTIS WILL BE REQUIRED PURSUANT WITH ESDIS REPORT, LIPON COMPLETION OF WORK THE SOLS DIVANCER WILL BE REQUIRED FOR THE OWNER AND OWNER'S DIVANCES TATING THAT ALL REQUIREDINTS HAVE BEDS WITT.	14:22:48 -04'00' Claudia S. Vega, P.E. 51532 Engineer Certificate No.
LEGEND	ss	SANITARY SEVER MAIN, EXISTING		UCCURRED IN ITELE AREAS. 11. THE CONTRACTOR SHALL BE RESPONSELE FOR REMOVING SEDIMENT IN THE DETENTION FOND AND ANY SEDIMENT THAT MAY HAVE COLLECTED IN THE STORM DEANIST IN COMJUNCTION WITH THE STRAILZATION OF THE SITE.		Engineer Certificate No. Project No: 20-120
LEGEND	ss	SANITARY SEWER MANHOLE, PROPOSED		DRAINS IN CONJUNCTION WITH THE STABILIZATION OF THE SITE. 12. ON-SITE & OFF SITE SOIL STOCKPILE AND BORROW AREAS SHALL BE PROTECTED	32. A DUALIFIED TESTING LABORATORY SHALL FREMOW ALL ISTING NECESSARY TO ASSURE COMPLIANCE OF THE IN-PACKE MINETALS AS REFURED BY THESE PLANS, THE VARIOUS AREDRES AND FORMET CONTINUES, SHOULD ANY RETESTING BE REQUIRED DUE TO THE FALLIFIE OF ANY TESTS TO MEET THE REQUIREMENTS, THE CONTINUETOR WILL BEAR ALL COSTS OF SAID RETESTING	Project phase:
		SANITARY SEWER MANHOLE, EXISTING		12. ON-STE & OFF STE SOL STOCKPLE AND BORROW AREAS SHALL BE PROTECTED FROM EROSON AND SEDMENTATION INFOUGH MAPLENENTATION OF BEST MANAGEMENT PRACTICES STOCKPLE AND BORROW AREA LOCATIONS SHALL BE NOTED ON THE EROSON CONTROL PLAN BY THE CONTRACTOR AND PERMITED IN ACCROMACE WITH QUERAL PORTH FEGURALENTS.	CONTRACTOR WILL BEAR ALL COSTS OF SAID RETESTING 33. THE STOME DRAIMAGE PROVISSIONS SAID SAILL DE GURGECT AV SOUAL INSPECTION BY THE OWNER'S ENGINEER FROM TO THE FLACEMENT OF BACKFILL CONTRACTOR TO NOTIFY THE ENGINEER 48 HOURS IN ADVINCE TO SCHEDULE INSPECTION.	CITY SUBMITTAL Project title:
(TBR) EXISTING FEATURES TO BE REMOVED (TBR)		SANITARY SEWER PLUG		ACCURUANCE MITH GENERAL PERMIT RECURRENTIS. 13. THE CONTRACTOR SHALL BE RESPONSELE FOR ADJUSTING THE EROSION CONTROL MEASURES (SILT FENCES, STABILIZATION, SEDMENT BASINS, ETC.) AS NEEDED FOR EACH STAGE OF SITE WORK / GRADUNG.	ADVANCE TO SCHEDULE INSPECTION. 34. THE CONTRACTOR SHALL MAINTAIN AND PROTECT FROM MUD, DIRT, DEBRIS, ETC. THE STORM DRAINAGE	RAINBOW SPRINGS GAS
LINITS OF EXISTING ASPHALT PAVEMENT, CONCRETE		PLUG VALVE		EACH STAGE OF SITE WORK / GRADING. 14. NO GRADING, CUTTING, OR FILLING SHALL COMMENCE UNTIL SUCH TIME AS	34. THE CONTRACTOR SHALL MANTAIN AND PROTECT FROM MUD, DRT, DEBRG, ETC. THE STORM DRHANGE SYSTEM UNIT FINAL ACCOPTINGE OF THE FROMECT. THE STORM SYSTEM WILL BE NET-RESPECTED BY THE OWNER'S ENGINEER PROR TO APPROVAL FOR CERTIFICATE OF COLUPANCY PURPOSES. THE CONTRACTOR MAY BE RECORDED TO RE-CLEAN PROF AND INTEL'S TO FILESE PURPOSES.	STATION MARION COUNTY,
		SEWER LATERAL, SINGLE SERVICE		14. NO GRADING, CUITING, OR FILLING SHALL COMMENCE UNTEL SUCH TIME AS APPROPRIATE EROSON AND SEDMENTATION CONTROL DEVICES HAVE BEEN INSTALLED BETWEEN ALL INSTUMEND AREAS AND WATER BOODES, WATERCORRES OR WEITLANDS AND ANY CONVEYANCES SUCH AS DRAINAGE DITCHES, STORM DRAINS, AND INLETS.		FLORIDA
	<b>—</b>			15. ALL EROSION AND SEDIMENT CONTROL DEVICES SHALL BE INSTALLED PRECEEDING ANY DISTURBANCE OF THE LAND AND SHALL BEMAIN FUNCTIONAL UNTIL THE		
LIMITS OF CONCRETE PAVEMENT AND SDEWALKS		GATE VALVE		15. ALL ERGEN AND SEDURIT CONTROL DEVICES SHALL BE INTALLED RECEEDING ANT DESTRANCE OF THE LOW AND SHALL REAM FUNCTIONAL UNIT. THE CONTRIBUTING DESTURBED AREAS ARE STABILIZED. THE CONTRACTOR SHALL INSTALL ALL ERGENA MAD PREVENTION STRUCTURES SHORING ON THE PLANS AT A MINIMUM AND IN FULL CONFORMANCE WITH ALL APPLICABLE WATER MANAGEMENT DESTRUCT PRIMITS AND RECORDINATIONS.		Sheet title:
PILO EXISTING TREE TO REMAIN	<b>*</b> \	CHECK VALVE		DISTRICT PERMITS AND REGULATIONS. 16. ALL CONTROL STRUCTURE AND OUTFALL CULVERT INSTALLATIONS SHALL BE PROTOCED WITH SERVIDENT BARREDS AT A MINUM.		LEGEND, SYMBOLS AND NOTES
¥pizo Existing TREE TO BE REMOVED J80.00 Existing SPOT ELEVATION	^ <b>A</b> R	AIR RELEASE VALVE		PROTECTED WITH SEDINENT BARRERS AT A MINIMUM. 17. ALL DISTURBED AREAS (ABOVE NORMAL WATER LEVELS) UNLESS OTHERWISE NOTED HEREIN, SHALL BE SEEDED AND MULCHED WITHIN 7 DAYS OF FIRAL GRADING. UNLESS OTHERWISE NOTED, ALL SLOPES STEPEPER THAN 4: SMALL BE SOLDED.		Designed: CSV Sheet No.:
F180.00 PROPOSED SPOT ELEVATION				TEREIR, STALL DE SELUEU ANU MULURED WITHIN 7 DAYS OF FINAL GRADING. UNLESS OTHERWISE NOTED, ALL SLOPES STEEPER THAN 4:1 SHALL BE SODDED.	Know what's <b>below.</b> <b>Call</b> before you dig.	
						Checked: TAR CIU

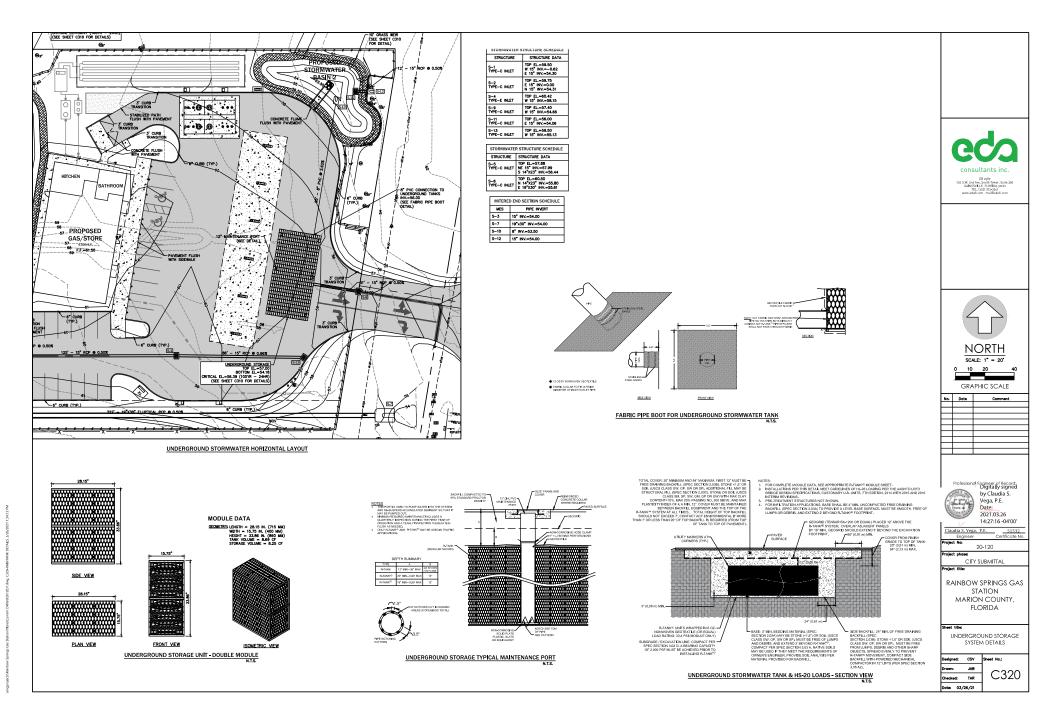


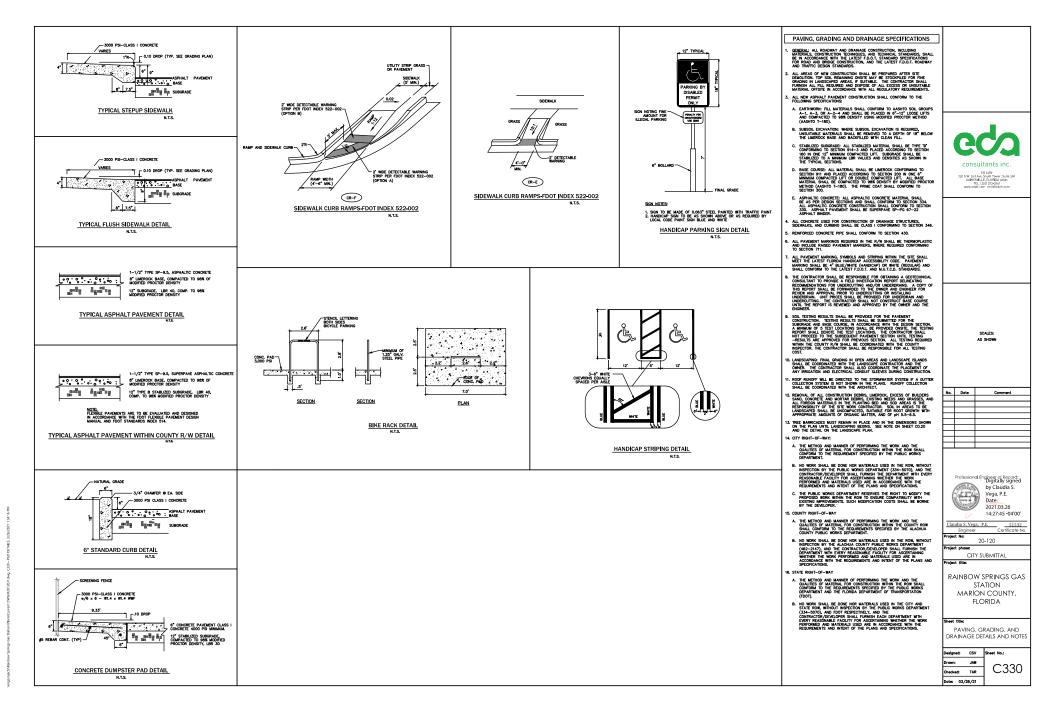












THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) MAY BE MODIFIED AND UPDATED DURING CONSTRUCTION AS A RESULT OF WEATHER, UNPREDICTABLE EVENTS AND SITE INSPECTIONS.

The opculation was reproved in order to set a consultation with the reproduct with indicating the constraints of the constrain

#### I. PROJECT INFORMATION:

PROJECT: RAINBOW SPRINGS GAS STATION COUNTY: MARION

COUNTY MARCH SECTION/TOWNER/PANGE S 1, T 16 SOUTH, R 18 EAST COUNTY FARCEL NO. 1752-019-022, 1752-019-023 UNITE: LODERS 7400 S U.S. HWY, 41 PROJECT AREA 178 AC. PROVINCE TAREA 178 AC.

#### I. SITE DESCRIPTION:

- . THE PROPOSED DEVELOPMENT WILL CONSIST OF THE CONSTRUCTION OF A 4,500 SF GAS STATION AND CONVENIENCE STORE WITH ASSOCIATED PAVING, DRAINAGE AND UTILITY MIRPOVENENTS.
- THE SOL CONSTICUTIONS WERE INVESTIGATION AND SUMMARIZED IN THE SOLS REPORT REPORTED BY UNIVERSAL DINNEETING SOENESS, INC. THE FOROSOLD DRAMARE FLAN MULL CONSISTIC (4) DRAMARE AFEAS AREA (1)D. 0.00 ACRES OF RINNOF MULL BE ATTOINIZED BY MISSIN (6), 1/A AREA (1)D. 0.00 ACRES OF RINNOF MULL BE ATTOINIZED BY MISSIN (6), 1/A AREA (1)D. 0.00 ACRES OF RINNOF MULL BE ATTOINIZED BY MISSIN (6), 1/A AREA (1)D. 0.00 ACRES OF RINNOF MULL BE ATTOINIZED BY MISSIN (6), 1/A AREA (1)D. 0.00 ACRES OF RINNOF MULL BE ATTOINIZED BY MISSIN (6), 1/A AREA (1)D. 0.00 ACRES OF RINNOF MULL CONTINUE TO SHEETINGW OFF-SHE SA IN DISTING CONDITIONS.
- EXISTING AND FUTURE DRAINAGE PATTERNS ARE SHOWN ON THE DRAINAGE PLAN FOR PRE-DEVELOPMENT CONDITIONS AND POST-DEVELOPMENT CONDITIONS. OUTFALLS, AND STORWAYMATE BASINS ARE SHOWN IN THE DRAINAGE PLAN AND THE DETAIL PLAN.
- 4. SEQUENCE OF CONSTRUCTION:
- A. PRIOR TO CONSTRUCTION, SILT FENCING AND TREE PROTECTION BARRICADES SHALL BE INSTALLED AND ALL EXISTING DRAINAGE STRUCTURES SHALL BE PROTECTED IN ACCORDANCE WITH THE FDOT FLORIDA ERDIGINA AND SETMIFICTATION CONTROL MANUAL
- B. THE CONSTRUCTION ENTRANCE WILL BE STABILIZED TO MINIMIZE THE CREATION OF DUST AND OFF SITE TRACKING OF SEDMENTS.
- C. THE SITE SHALL BE CLEARED AND GRUBBED OF UNDESIRABLE VEGETATION. D. THE UNDERGROUND UTILITIES AND STORMWATER PIPING WILL BE INSTALLED AND CONNECTED TO EXISTING STRUCTURES.
- E. THE SITE WILL BE ROUGHLY GRADED, IF SUITABLE, THE EXCAVATED MATERIAL MAY BE USED AS FILL FOR ON-SITE GRADING. THE ROA SHALL BE GRADED. (THE BASIN AREA SHALL BE STABILIZED AS SF IN THE PLANS.)
- F. ROADWAYS AND PARKING LOTS WILL BE COMPACTED AND A LIMEROCK BASE WILL BE ESTABLISHED FOLLOWED BY AN OVERLAY OF ASPHALTIC CONCRETE. BUILDINGS SHALL BE CONSTRUCTED.
- G. UPON SIGNIFICANT COMPLETION OF CONSTRUCTION, THE STORMWATER SYSTEM SHALL BE FLUSHED OUT TO REMOVE ACCUMULATED DEBRIS AND
- H. STORWWATER BASINS WILL BE SCRAPED CLEAN OF ACCUMULATED SEDIMENT.
- L ALL DISTURBED AREAS WITHIN THE CONSTRUCTION AREA SHALL BE COMPLETELY GRASSED AND/OR LANDSCAPED. EVIDENCE OF GROWTH MUST BE PRESENT PRIOR TO REMOVAL OF SILT FENCING AND OTHER EROSION CONTROL APPLICATIONS.

#### IIL CONTROLS:

30

## THE CONTROLS SHALL BE IMPLEMENTED AND MAINTAINED DURING THE ENTIRE CONSTRUCTION OF THE PROJECT. IF STEE CONDITIONS ARE SUCH THAT ADDITIONAL CONTROL MEASURES ARE REQUIRED THAN WHAT IS SPECIFIED IN THE EROSON AND SEDMENTATION CONTROL PLAN. THEN THE CONTRACTOR SHALL IMPLEMENT ADDITIONAL BEST MANAGEMENT PRACTICES INCESSION.

- 1. THE CONSTRUCTION ACCESS SHALL BE STABILIZED WITH GRAVEL AND TEMPORARY VEGETATION TO PREVENT SILT LEAVING THE SITE,
- 2. TREE BARRICADES SHALL BE IMPLEMENTED BEFORE CLEARING AND GRUBBING OF ANY OF THE WORK AREAS. E BEFORE CLARING, SLT FENCES SHALL BE INSTALLED AROUND THE PERMETER OF THE CONSTRUCTION AND AROUND THE WETLAND(S) AND/OR BASIN(S) AS SHOWIN IN THE FLANS, ALL DASTING STORM DRAINAGE SWALES AND INLETS SHALL BE PROTECTED PER THE FOOT FLORIDA EROSION AND SEDIMENTATION CONTROL MANUAL.
- 4. AFTER CLEARING BUT BEFORE EXCAVATION AND GRADING, TEMPORARY BERMS AND SWALES SHALL BE CONSTRUCTED AS REQUIRED TO DIVERT THE FLOW INTO THE CORRESPONDING STORWATER BASIN.
- 5. THE BASIN (ALL BASIN) AREA(S) SHALL BE PROTECTED AS INDICATED ON THE PLANS.
- 6. THE STORWATER BASIN(S) SHALL BE ROUGH GRADED TO WITHIN 6" OF THE DESIGNED BASIN BOTTOM. THE BASIN SIDE SLOPES SHALL BE STABILIZED AS SHOWN IN THE PLANS BY SEEDING, MULCHING AND/OR SODDING TO PREVENT EXCESSIVE EROSION.
- 7. DURING CONSTRUCTION OF PAVING AND BUILDINGS, EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE INSTALLED AS REQUIRED.
- ALL DISTURBED AREAS WITHIN THE CONSTRUCTION STE SHALL BE COMPLETELY LANDSCAPED AMP/OR GRASSED FINAL STABLIZATION (INCLUDING SEEDING, MULCINIC, SCOMIG OR IMPROVID SHALL BE INSTALLED AS REQUIRED. CARAS PROVIDENT MUST BE PRESENT PRORE TO REMOVAL OF SLT FENCINE AND OTHER EROSING LOWING APPLICATIONS AND PRORE TO FINAL RELASE.

#### IV. EROSION AND SEDIMENTATION CONTROLS:

#### STABILIZATION PRACTICES

- 1. ALL DIVERSES TO DE STEL SMALL DE STABLIZD DECRE CONSTRUCTION ALL DIVERSES TO DE STALL DAVE DE SALL DEVEN STABLIZATION AND UNNAVE THE ANGUNT OF SEDMENT LEAVING THE STEL AMANTENNANCE OF THE DIVERSES SMALL DAVE MEDITO DE PERDOLALITA JOBED TO MANTAN THE EFFECTIVENESS OF THE DIVERSE PERDOLALITA JOBED TO MANTAN THE EFFECTIVENESS OF THE DIVERSES OF DIVERSES TO DE STARLAND THE DIVERSES OF THE DIVERSES DIVERSES TO DE DIVERSION AND THE DIVERSES OF THE DIVERSES DIVERSES TO DE DIVERSION AND THE DIVERSES OF THE DIVERSES DIVERSES TO DE DIVERSES TO DE DIVERSES OF THE DIVERSES DIVERSES TO DE DIVERSES TO DE DIVERSES OF THE DIVERSES DIVERSES TO DE DIVERSES TO DE DIVERSES OF THE DIVERSES DIVERSES TO DE DIVERSES TO DE DIVERSES OF THE DIVERSES DIVERSES TO DE DIVERSES OF THE DIVERSES OF THE DIVERSES DIVERSES TO DE DIVERSES OF THE DIVERSES OF THE DIVERSES DIVERSES TO DE DIVERSES OF THE DIVERSES OF THE DIVERSES DIVERSES TO DE DIVERSES OF THE DIVERSES OF THE DIVERSES DIVERSES TO DE DIVERSES OF THE DIVERSES OF THE DIVERSES DIVERSES TO DE DIVERSES OF THE DIVERSES OF THE DIVERSES DIVERSES TO DE DIVERSES OF THE DIVERSES OF THE DIVERSES DIVERSES TO DE DIVERSES OF THE DIVERSES OF THE DIVERSES DIVERSES TO DE DIVERSES OF THE DIVERSES OF THE DIVERSES DIVERSES TO DE DIVERSES OF THE DIVERSES OF THE DIVERSES DIVERSES TO DE DIVERSES OF THE DIVERSES OF THE DIVERSES DIVERSES TO DE DIVERSES OF THE DIVE NCE(S)
- 2. TREE BARRICADES SHALL BE INSTALLED AROUND THE TREES AS SHOWN IN THE DETAIL PLAN TO PROTECT THE EXISTING VEGETATION.
- MULCI SHALL BE PARADO IN THE AREAS REQUIRED TO PREVENT DRISON FRAM I BATTLET RUBLET AND A MEAS REQUIRED TO PREVENT ROBORD HALL BE ANDHORD TO RESST WIND REPARADENT AND RE RULLE MAN INSPECTED ATTLE VERY RANGENON TO DEDITY AREAS WIRE MULCI HAS REEN WASHED OUT OR LOSENED. THESE AREAS SHALL HAVE MULCH COVER REPACEMENT.
- SEEDING SHALL BE STARTED AFTER GRADING MAS BEEN FINISHED ON THE AREAS SHOWN IN THE MAKE SEEDED AREAS SHOLD BE INSECTED FOR MADE AS SOON AS POSSIBLE ADDITIONAL SEEDING AND MALCH MAY BE REQUIRED AS NECESSARY TO PREVENT EROSION DURING OR AFTER CONSTRUCTION HAS FINISHED.
- SOD SHALL BE INSTALLED IN THE AREAS SHOWN IN THE PLANS. SOD SHALL BE PEGGED IF INSTALLED ON SLOPE'S GREATER THAN 3:1. SODDED AREAS SHALL BE MAINTAINED AND INSPECTED TO ENSURE SUCCESSFUL

#### SEDIMENTATION PRACTICES

- DIVERSION SWALES, IF REQUIRED, SHALL BE CONSTRUCTED BEFORE MAJOR LAND DISTURBANCE OF THE RECEIVING BASIN, DIVERSION SWALES SHALL BE STABILIZED AFTER CONSTRUCTION TO MAINTAIN ITS EFFICIENCY.
- . INLETS SHOULD BE TEMPORARILY PROTECTED TO PREVENT SEDIMENT ENTERING THE INLET. BARRIERS WILL CATCH SOIL, DEBRIS AND SEDIMENT AT THE ENTRANCE OF THE INLET.
- . OUTFALL STRUCTURES SHALL HAVE SILT FENCES TO PREVENT SILT FROM ENTERING THE STORMWATER BASINS AND SHALL BE STABILIZED AS REQUIRED TO DEFUNIT FERCINAL BERM WASHINGTS
- V. STORMWATER MANAGEMENT
- 5 топилитет илистента: не проезде посето тогинев на вликомерти, незоилеся релит посетностоя на освет тогине в вликомерти, незоилеся релит посетностоя на освет тоги с изполни не песимат зуста или оснатась, не посето отнате вликомерти не силаят зуста миро пе со ститиства на посето на ститиства и посетно миро пе со отности в нице на счита на силаят на посетно миро пе со отности в нице на счита на силаят на силаят миро пе со отности в нице на счита на силаят на силаят на силает на силает
- THIS THE READERATION OF THE DEPENDENCING RESONANCE FORMS. LO TREAT AND CONTING. THE STORMARTER REQUEDED THE PROPOSED DEVELOPMENT, THE FROAT REQUESTS THE INSTALLATION AND CONSTRUCTION OF THE FOLLOWING BAT'S (2) DAYNE TETTIONIS ANSING WITH ALL GRADING ASSTELLING WITH THE CONSTRUCTION AND ONE UNDERCOMMENT RETURNING ASSTELLING WITH THE CONSTRUCTION AND ONE UNDERCOMMENT HE STORMS AND DECHARGE AT REPORTING THE ASSTELLING AND THE STORMS AND DECHARGE AT REPORTING AND THE DISTORTIONS, WHILE PROVINGIN TRANSMIT TO THE RINGY'S AS REQUERED BY THE DISTORT AND STATE RULES UNDER THE CONSTRUCTION AND CONSTRUCTIONS, WHILE PROVINGING TRANSMIT TO THE RINGY'S AS REQUERED BY THE DISTORT AND STATE RULES UNDER THE CONSTRUCTION AND CONSTRUCTIONS.
- 3. AREA (1) WILL HAVE A DRY RETENTION BASIN THAT DISCHARGES TO THE WEST AS IN EXISTING CONDITIONS. AREA (2) WILL HAVE A DRY RETENTION BASIN THAT DISCHARGES TO THE EXIST AS IN EXISTING CONDITIONS. AREA (3) WILL HAVE AN UNDERGROUND RETENTION BASIN THAT DISCHARGES TO BASIN 2 AND ULTIMATELY OFF-SITE TO THE EAST.

V. CONTROLS FOR OTHER POTENTIAL POLLUTANTS:

- 1. WASTE DISPOSAL: NO SOLID MATERIALS, INCLUDING CONSTRUCTION MATERIALS, SHALL BE DISCHARGED TO SURFACE WATERS AND ARE NOT AUTHORIZED UNDER THE ISSUED ENVIRONMENTAL RESOURCE PERMIT.
- 2. THE USE OF GRAVEL AND CONTINUING SWEEPING ACTIVITIES AT THE ENTRANCE OF THE SITE WILL CONTROL THE TRACKING OF SEDIMENT AND DUST LEAVING THE SITE WILL CONTROL THE TRACKING OF SEDIMENT AND DUST LEAVING
- THE PROPOSED DEVELOPMENT WILL PROVIDE WATER AND SEWER SYSTEM BY CONNECTING INTO THE CENTRAL MUNICIPAL SYSTEM OF GAINESVILLE REGIONAL UTILITIES.
- ANY APPLICATION OF FERTILIZERS AND PESTICIDES NECESSARY TO ESTABLISH AND MAINTENANCE OF VECETATION DURING CONSTRUCTION AND THROUGH PERPETUITY MAINTENANCE SHALL FOLLOW THE MANUFACTURERS RECOMMENDATIONS AND THE APPLICABLE RULES OF THE STATE OF FLORIDA.
- ANY TOXIC MATERIALS REQUIRED DURING CONSTRUCTION SHALL BE PROPERLY STORED, DISPOSED OF AND CONTRACTOR AND/OR OWNER SHALL PROVIDE THE APPROPRIATE PERMITS FROM THE LOCAL OR STATE AGENCIES.

#### VII, APPROVED STATE OR LOCAL PLANS:

- 1. ALL THE SEDIMENT AND EROSION CONTROLS THAT ARE LISTED IN THE SITE PLAN AS APPROVED BY THE SWENND ARE INCLUDED IN THIS STORMWATER POLLUTION PREVENTION PLAN (SEE ITEM III AND IV).
- TO COMMENT THE DISTINCT ON CALL THE MENT OF SHALL BE AMENDED IF REQUIRED BY ANY LOCAL OR STATE AGENCY OR AS REQUIRED BY UNFORESEASURE CONDITIONS AND THE OWNER SHALL SUBMIT A RE-CERTIFICATION TO THE NPDCS STATE OFFICE THAT THE PLAN HAS BEEN AURODED TO ADDRESS THOSE CHANCES.

#### VIIL MAINTENANCE:

THE CONTRACTOR IS RESPONSIBLE FOR THE MAINTENANCE, INSPECTION SCHEDULE, AND REPARS CUITARED IN THIS PLAN. MAINTENANCE SHALL CONTINUE THROUGHOUT THE PROLECT UNIT. WORK IS COMPLETE. THE CONTRACTOR IS RESPONSIBLE FOR REDUVING ALL TEMPORARY EROSION AI SEDMENT CONTROL DEVECES AFTER CONSTRUCTION IS COMPLETE. IN ADDITION TO THE ITEMS MENTIONED IN THE PREVIOUS SECTIONS, THE CONTRACTOR SHALL INITIATE ANY REPAIRS WITHIN 24 HOURS OF BEING REPORTED. THE EVENT THAT THE BASINS DO NOT PERFORM PROPENJ. IF A SINKHOLE DEVELOPS, THE PROJECT ENGINEER SHALL BE NOTIFIED TH ASSIST IN COORDINATING REMEMBILAL ACTION.

- MAINTENANCE WOULD BE DIVDED IN ROUTINE MAINTENANCE AND REPAIR MAINTENANCE. ALL STORWINTER BMPS SHOULD BE INSPECTED FOR CONTINUED FERCTWENESS MOULD BE CHECKED AFTER EACH STORM EVENT IN ADDITION TO REQUIRARY SCHEDULED INSPECTIONS.
- 2. ROUTINE MAINTENANCE REQUIREMENTS SHOULD BE INCLUDED IN THE INSPECTOR CHECKLIST TO AD THE INSPECTOR IN DEFERMINING INTELTIER BMP'S MAINTENANCE IS ADCUATE OR NEEDS A REVSION. INSPECTORS SHALL KEEP RECORD OF MAINTENANCE, ROUTINE OR REPAIR, TO PROVIDE EVIDENCE OF AN EFFICIENT INSPECTION AND MAINTENANCE.
- 3. SIDE ENTRANCES: MAINTENANCE SHALL INCLUDE REPLACEMENT OF GRAVEL AND CLEANING THE SOIL THAT IS TRACKED OFFSITE FOR PROPER
- TREE BARRICADES: MAINTENANCE SHALL INCLUDE INSPECTION OF MESH AND POSTS AND REPAIR OR REPLACEMENT OF DAMAGED VEGETATION.
- SILT FENCES: WAINTENANCE SHALL INCLUDE SEDMENT REMOVAL AND INSPECTION TO ENSURE PROPER ANCHORING AND THAT NO TEARING OR GAPS HAVE OCCURRED. ACCUMULATED SEDMENT SHALL BE REMOVED WHEN IT HAS REACHED ONE-THIRD THE HEIGHT OF SILT FENCE.
- DIVERSION SWALES: MAINTENANCE SHALL INCLUDE INSPECTION AFTER EVERY RAINFALL EVENT AND ONCE EVERY TWO WERKS BEFORE FINAL STABILIZATION. THEY SHOULD BE CLEARED OF SEDIMENT AND MAINTAI VEGETATIVE COVER.
- TEMPORARY BERMS: MAINTENANCE SHALL INCLUDE REMOVAL OF DEBRIS, TRASH SEDMENT AND LEAVES, SIDES OF THE BERM SHALL BE INSPECTED FOR FROSION AFTER EACH STORM EVENT.
- 8. MULCHING: ROUTINE MAINTENANCE SHALL INCLUDE REPLACEMENT
- 9. SEEDING: ROUTINE MAINTENANCE SHALL INCLUDE RESEEDING OF AREAS THAT FAILED TO ESTABLISH.
- 10. SODDING: ROUTINE MAINTENANCE SHALL INCLUDE WATERING AND MOWING, REPLACEMENT OF GRASS MAY BE NECESSARY IF COVER IS NOT FULLY ESTABLISHED.
- 11. INLETS: ROUTINE MAINTENANCE SHALL INCLUDE INSPECTION AFTER EVERY STORM EVENT AND MIGHT INCLUDE REMOVAL OF ACCUMULATED SEDIMENT. 12. OUTFALL STRUCTURES: ROUTINE MAINTENANCE SHALL INCLUDE INSPECTION AFTER EVERY STORM EVENT TO ASSURE NO EROSION OR SCOUR HAS OCCURPED
- DRY RETENTION BASING: ROUTINE MAINTENANCE SHALL INCLUDE MONITORING FOR SEDMENT ACCUMULATION, CLEAN AND REMOVE DEBRIS FROM INLETS AND OUTLETS, MOW SIDE SLOPES AND INSPECT FOR DAMAG OF BERMS AND REPAR INDERCUT OF REODED AREAS AS NECESSARY.
- OF BERNS AND REFAIR UNDERVOLVE ON ENDER SHALL INCLUDE MONTORING FOR SEDURITY ACCUMULTATION CLEAN AND REMOVE DEBRS FROM NILETS AND OUTLETS MON SIDE SLOPES AND INSPECT FOR DAMAGE OF BERNS NON REMAIN INDERCUT OR REMOED AREAS AS INCESSARY.

OWNER:

CONSTRUCTION MANAGER:

- IX. INSPECTIONS
- In the owner and processing shall prove quarter presenter the posterior and processing shall prove quarter presenter the posterior and a present and a shall prove the provide parts as used in this practice section shall be reproved based construction and broken the section shall be reproduced by the present present and the presenter of the presenter parts of construction and broken and the presenter of the present present of construction the section shall be consultant and the construction in the section shall be consultant by the present of construction in the section shall be consultant and the present of the present of the presenter of the section of the present of the section shall be consultant of the present of the present

CERTIFICATION STATEMENT

CONTRACTING FIRM:

PROJECT ADDRESS:

PROJECT ADDRESS:

CITY, STATE, ZIP CODE: , FLORIDA,

ADDRESS: CITY, STATE, ZIP CODE:

TELEPHONE:

FAX:

NAME

"I CERTIFY UNDER PENALTY OF LAW THAT I UNDERSTAND AND SH COMPLY WITH THE TERUS AND CONDITIONS OF THE STATE OF FLO GENERIC PERMIT FOR STORWATER DISCHARGE FROM LARGE AND CONSTRUCTION ACTIVITIES AND THIS STORWATER FOLLUTION PREVENTION FLAN PREPARED THEREWORE".

- 2. THE CONTRACTOR SHALL INSTALL A RAIN GAUGE AT THE SITE TO MONITOR AND DOCUMENT RAINFALL EVENTS IN EXCESS OF 0.50 INCHES.
- ALL DESTRUCT POWERLE LEVENTS IN LEXCESS OF 0.50 MODES.
  3. ALL DISTURBED AREAS AND AREAS USED FOR MATERNAS STORAGE SHALL BE INSPECTED FOR POLITIANTS DETERMINE TO STORAME SHALL STORAMES DOINTED IN THE TEXT MANALE IN MATERNAS INSTEAD. STORAMES DOINTED IN THE TEXT MANALE IN MATERNAS DOINTED TO INSPECT DOINTED IN THE TEXT MANALE IN MATERNAS DOINTED TO TEXT.
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  TANDINGS ON THE TEXT MANALE IN MATERNAS DO INTERNAS DO INT
- REPAIR OR MAINTENANCE NEEDED TO ASSURE PROPER OPERATION OF THE STORWWATER POLLUTION PREVENTION PLAN SHALL BE DONE IN A TIMELY MAINER BUT NO LATER THAN 7 CALENDAR DAYS FOLLOWING THE INSPECTION.
- REPECTION. A REPORT SHILL BE KET OF LOCI NEETEDIN FOR THE FLAM SHERN, THE SODE OF THE INSTITUTION, MADE GERMANDOR, ANY REPAR MOTOR METHODING FROMED AND WITCHING FOR CO-COMPLICAT THE REPORT SHALL CONTINUE A COMPLICATION HAVE THE FACILITY HAS BEEN THE REPORT SHALL CONTINUE A COMPLICATION HAVE THE FACILITY HAS BEEN THE REPORT SHALL CONTINUE A COMPLICATION HAVE THE FACILITY HAS BEEN THE REPORT SHALL CONTINUE A COMPLICATION HAVE THE FACILITY HAS BEEN THE REPORT SHALL CONTINUE A COMPLICATION HAVE THE FACILITY HAS BEEN THE REPORT SHALL CONTINUE A COMPLICATION HAVE THE FACILITY HAS BEEN THE REPORT SHALL CONTINUE A COMPLICATION HAVE THE FACILITY HAS BEEN THE REPORT SHALL CONTINUE A COMPLICATION HAVE THE FACILITY HAVE THE REPORT SHALL CONTINUE A COMPLICATION HAVE THE FACILITY HAVE THE REPORT SHALL CONTINUE A COMPLICATION HAVE THE FACILITY HAVE THE REPORT SHALL CONTINUE A COMPLICATION HAVE THE REPORT SHALL CONTINUE AND HAVE THE REPORT SHALL THE REPORT SHALL CONTINUE AND HAVE THE REPORT HAVE THE REPORT SHALL CONTINUE AND HAVE THE REPORT SHALL THE REPORT SHALL CONTINUE AND HAVE THE REPORT SHALL THE REPORT SHALL CONTINUE AND HAVE THE REPORT SHALL THE HAVE THE REPORT SHALL SHALL THE REPORT SHALL THE REPORT SHALL THE HAVE THE REPORT SHALL SHALL THE REPORT SHALL THE REPORT SHALL THE HAVE THE REPORT SHALL SHALL THE REPORT SHALL THE HAVE THE REPORT SHALL THE HAVE THE REPORT THE THE REPORT SHALL THE REPORT SHALL THE HAVE THE REPORT SHALL THE HAVE THE REPORT THE THE REPORT SHALL THE REPORT SHALL THE HAVE THE REPORT SHALL THE REPORT SHALL THE REPORT SHALL THE REVER THE REPORT

#### X. NON-STORMWATER DISCHARGES:

- THE FOLLOWING NON-STORWATER DISCURGES MOTH BE COMBINED WIT STORWATER AND NOULD BE ANTINERED AS PARTO THE PEREMIT HYDRAYT FULSING, CONTROL OF DUST, POTABLE WITH FULSING AND BIRGATION DIANAGE. BECAUSE OF THE ANTIFE OF THESE DISCURGES. THE ANTION AND AND AND AND AND AND AND AND AND ANT OF THIS PLAN WOULD BE APPROPRIATE TO PREVENT AND TRAFF. APPROVED THE ALTON TO THE ROWSTORWATER DISCURGES.
- DISCHARGES FROM DEWATERING ACTIVITIES ASSUMPTION DESCRIPTION CONSTRUCTION ARE NOT AUTHORIZED AND REQUIRED CONSTRUCTION OF TEDEFORARY SEDERITATION BASINS AND USE OF APPROPRIATE FLOCQUATING AGENIST OF ENHANCE PARTICLE SEGREGATION AND SPEED UP SETTING OF PARTICLES.

XL CONTRACTORS:

1. ALL CONTRACTORS AND/OR SUBCONTRACTORS RESPONSELE METODE STAYL THE CARSTRUCTOR AND THE SECONDARY CONTRACTORS AND THE CONTRACTORS OF THE FORST CERTIFICATION MOST INCLUDE HE NAME, ADDITES OF THE FORST CONTRACTORS AND THE CONTRACTORS OF THE CONTRACT CONTRACTORS AND THE CONTRACTORS AND THE CONTRACT CERTIFICATION IS ANDLE. THE CONTRACT CONTRACT OF THE SPOLLITOR FAMIL MULTIFLE CONTRACT TO PART OF THES POLLUTION FAMILITIES CONTRACT OF THE SPOLLITOR FAMILIANT OF THE SPOLL FAMILI

STORMWATER POLLUTION PREVENTION PLAN INSPECTION REPORT FORM

Inspections must occur at least once a week and within 24 hours of the end of a storm event that is 0.50 inches or greater.

PROJECT NAME: RAINBOW SPRINGS GAS STATION FDEP NPDES STORMWATER IDENTIFICATION NO.: FLR10

Qualification

CONTRACTOR

Date of Inspection	Location	Rain data	Type of control (see below)	Date installed / modified	Current Condition (see below)	Observations or Corrective Action / Other Remarks	Inspect By	
		1						
		1						
		1						
CONDITIO	CONDITION CODE: G = Good M = Marginal, needs maintenance or replacement soon Q = Other							

C = Needs to be cleaned P = Poor, needs immediate maintenance or replacement

CONTROL TYPE CODES

1. Silt Fence	<ol><li>Storm drain inlet protection</li></ol>	19. Reinforced soil retaining system	
<ol><li>Earth dikes</li></ol>	<ol> <li>Vegetative buffer strip</li> </ol>		29. Detention pond
<ol><li>Structural diversion</li></ol>	12. Vegetative preservation area		30. Retention pond
<ol> <li>Swale</li> </ol>	13. Retention Pond	22. Temporary seed / sod	31. Waste disposal / housekeeping
<ol><li>Sediment Trap</li></ol>	14. Construction entrance stabilization	23. Permanent seed / sod	32. Dam
6. Check dam	15. Perimeter ditch	24. Mulch	33. Sand Bag
<ol><li>Subsurface drain</li></ol>	16. Curb and gutter	25. Hay Bales	34. Other
<ol> <li>Pipe slope drain</li> </ol>	17. Paved road surface	26. Geotextile	
9. Level spreaders	18. Rock outlet protection	27. Rip-rap	

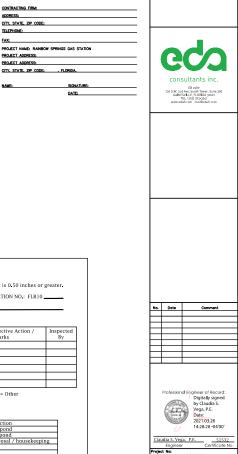
INSPECTOR INFORMATION:

Name

The above signature also shall certify that this facility is in compliance with the Stormwater Pollution Prevention Plan and the State of Florida Generic Permit for Stormwater Discharge from Large and Small Construction Activities if there are not any incidents of non compliance identified above. \* \* \* \* \* \*

Date

T certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gathered and evaluated the information submitted. Based on my inquiry of the person or persons who manage the system or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine the state of and imprisonment for knowing violations.



20-120

niect chose CITY SUBMITTAL Project title:

RAINBOW SPRINGS GAS STATION MARION COUNTY,

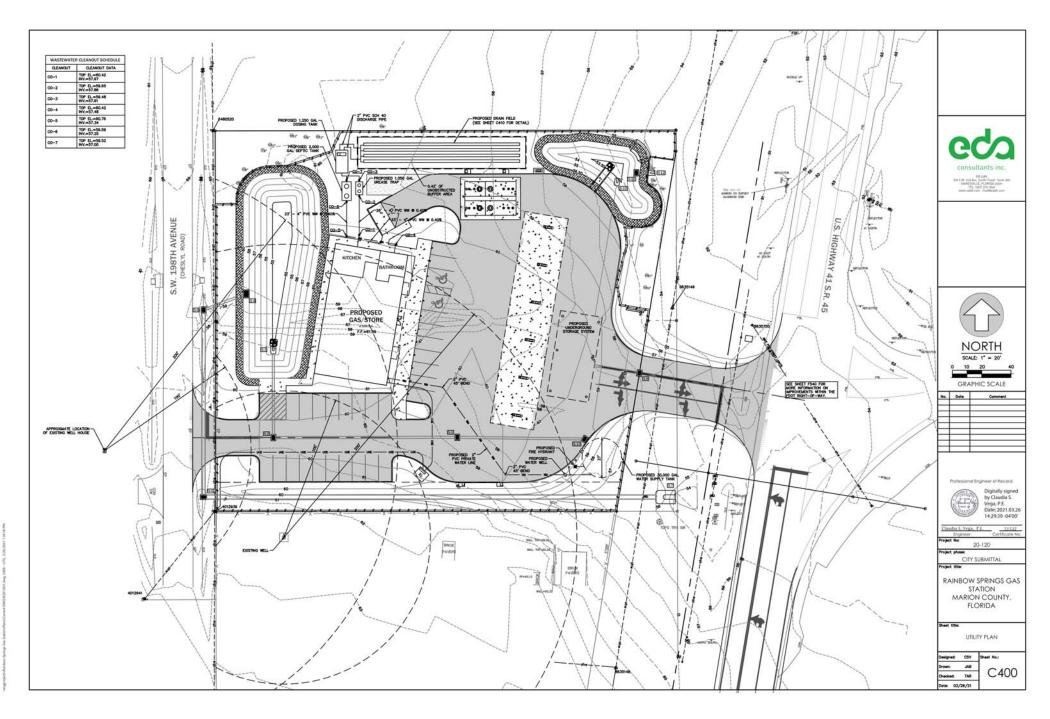
	FLORIDA
Shee	t title:
	STORMWATER POLLUTION

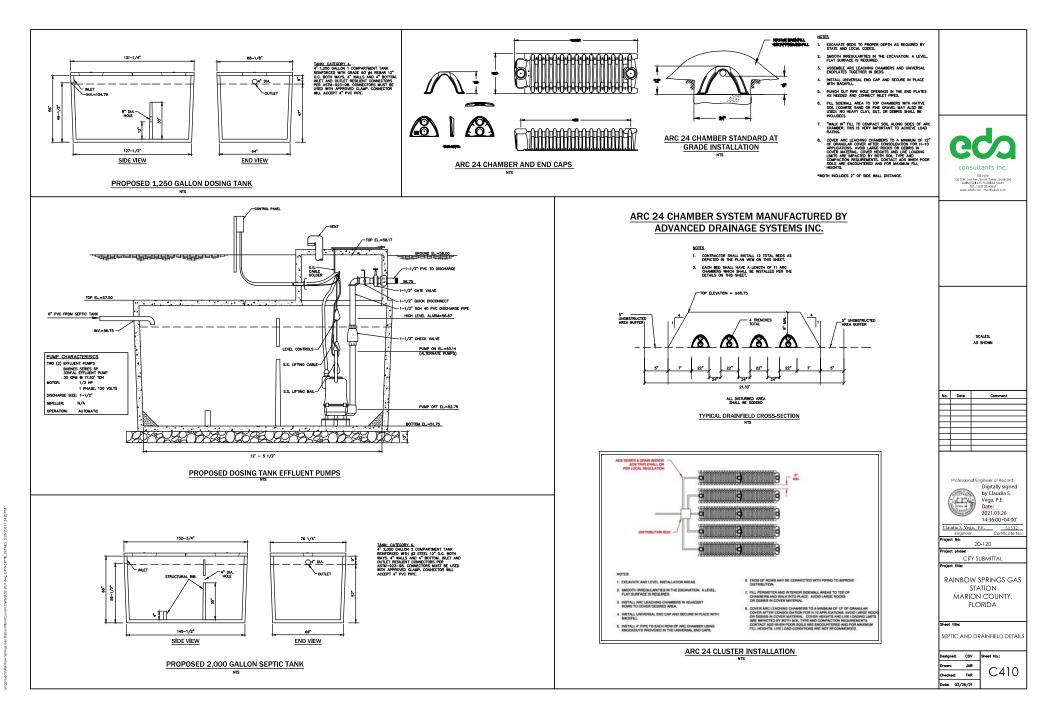
Designed	CSV	Sheet No -	
	PREVEN	FION PLAN	

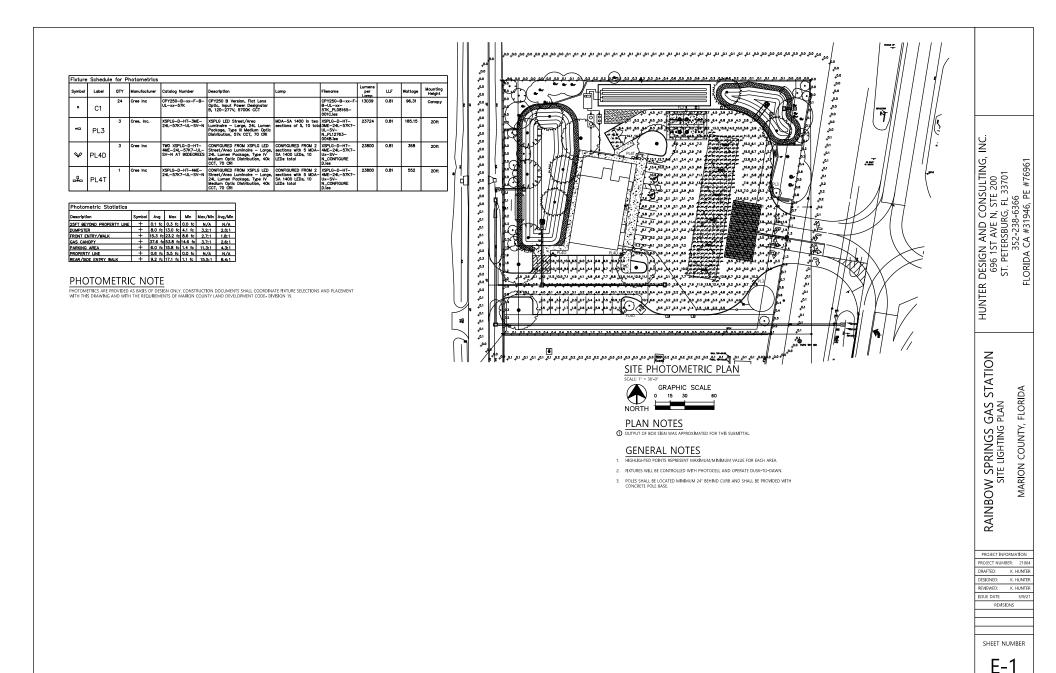
C340

Drawn: JAB

Checked: TAR Date: 03/26/21

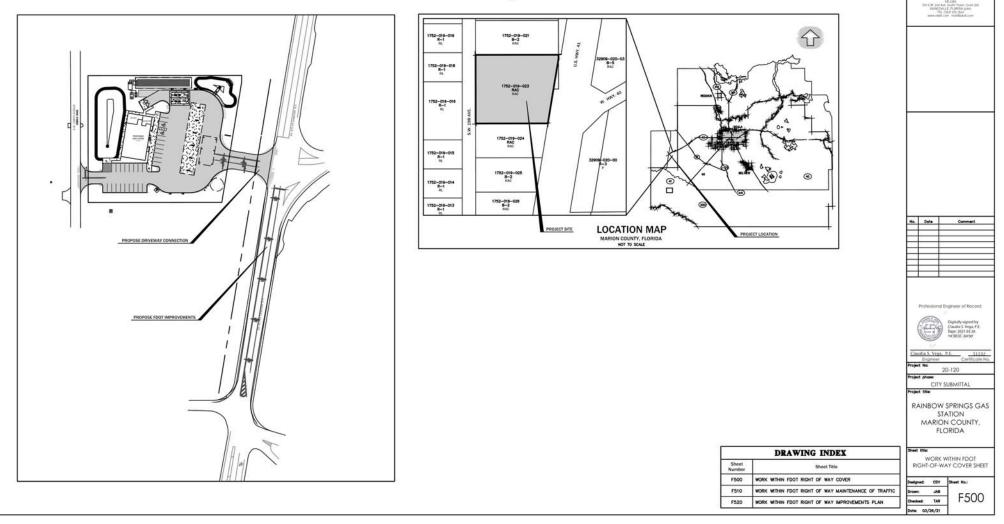


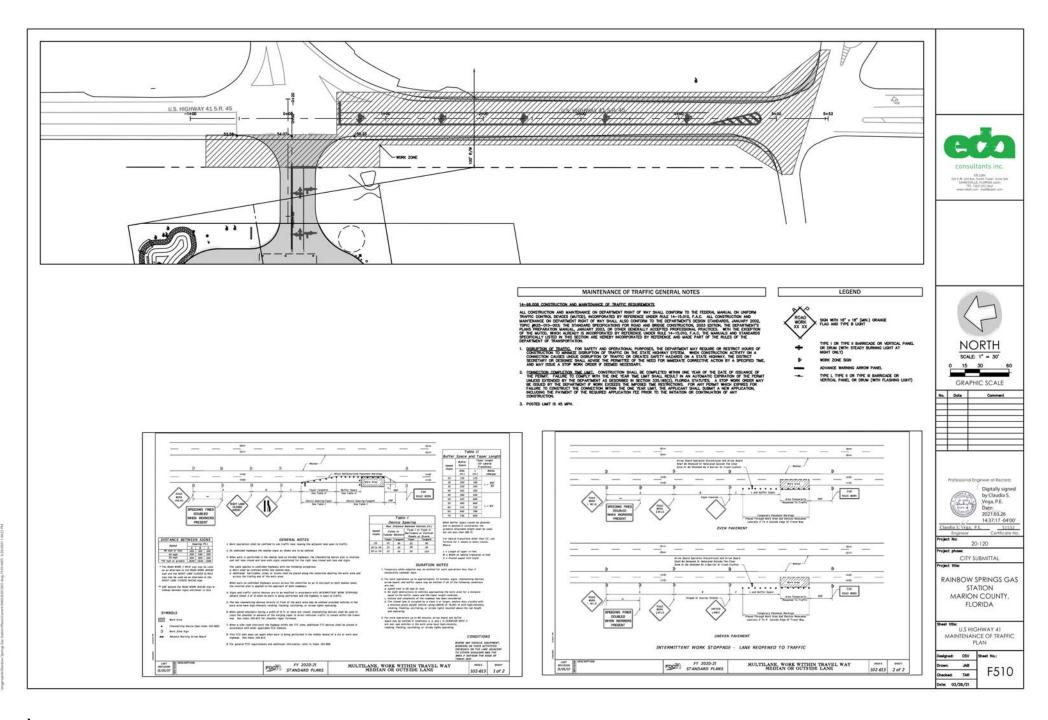


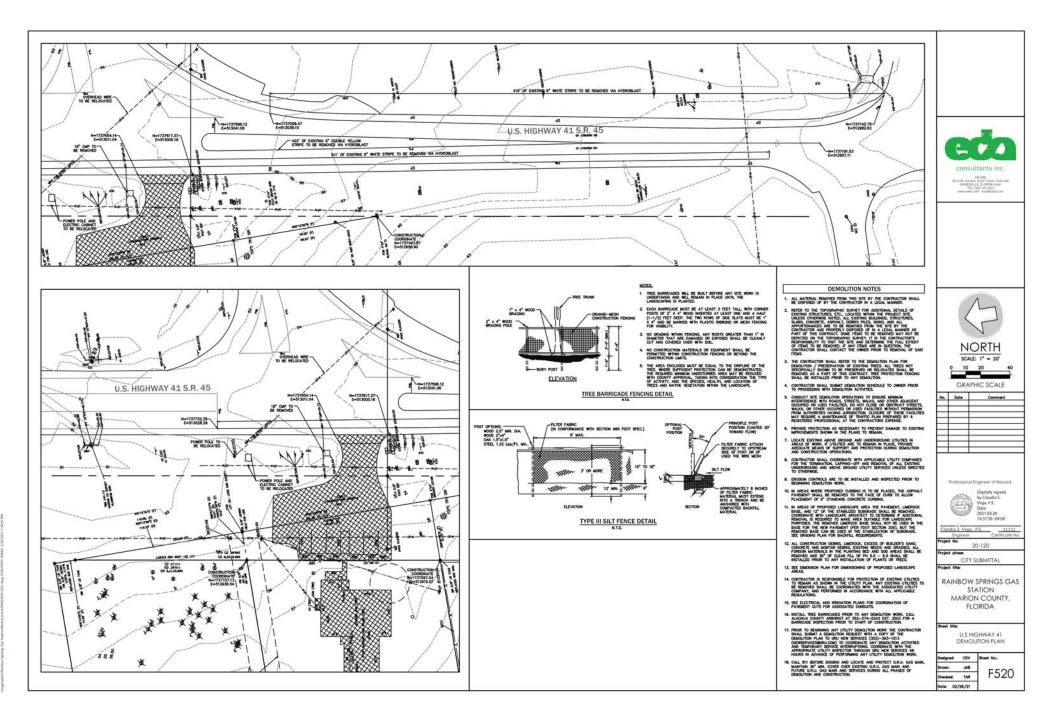


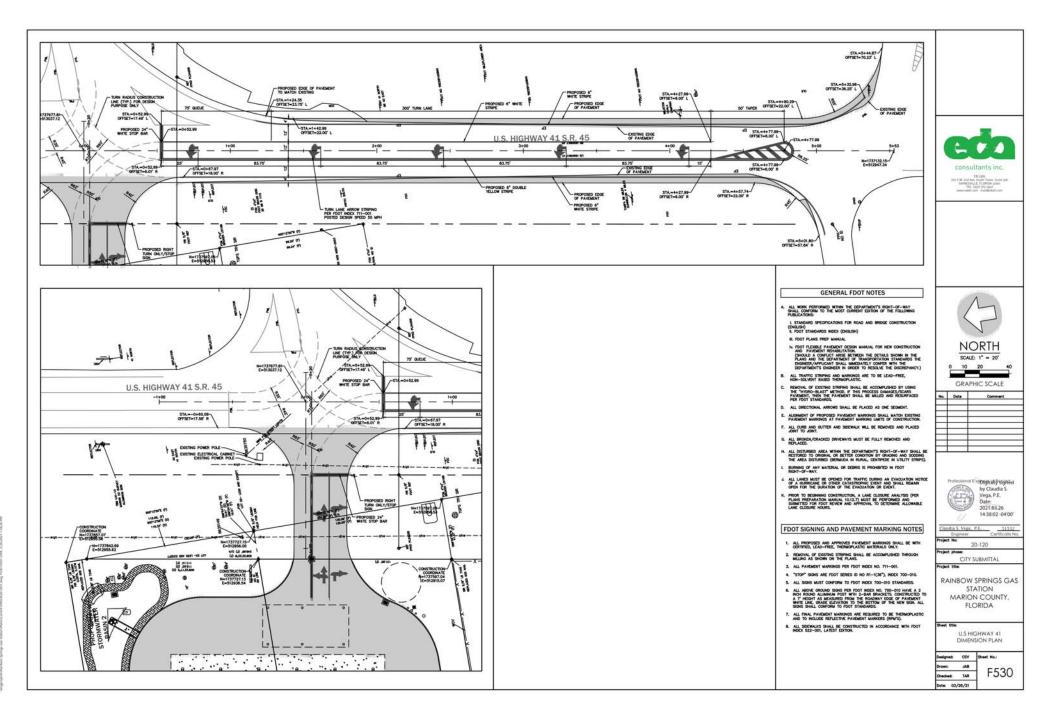
# **RAINBOW SPRINGS GAS STATION WORK WITHIN THE FDOT RIGHT-OF-WAY**

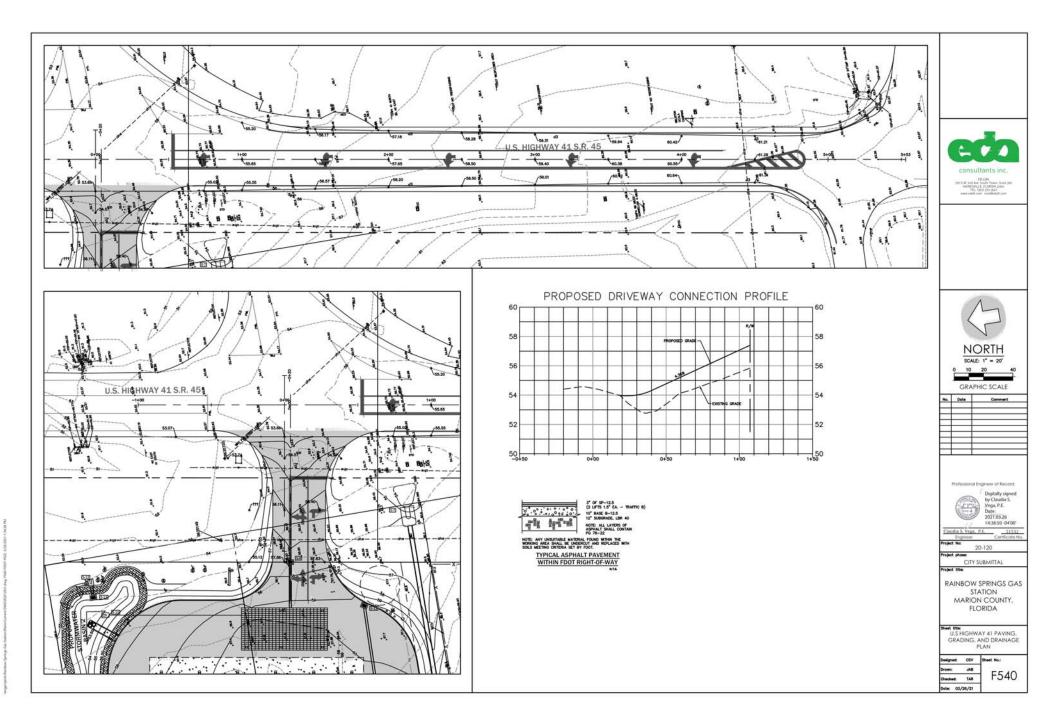
MARION COUNTY, FLORIDA

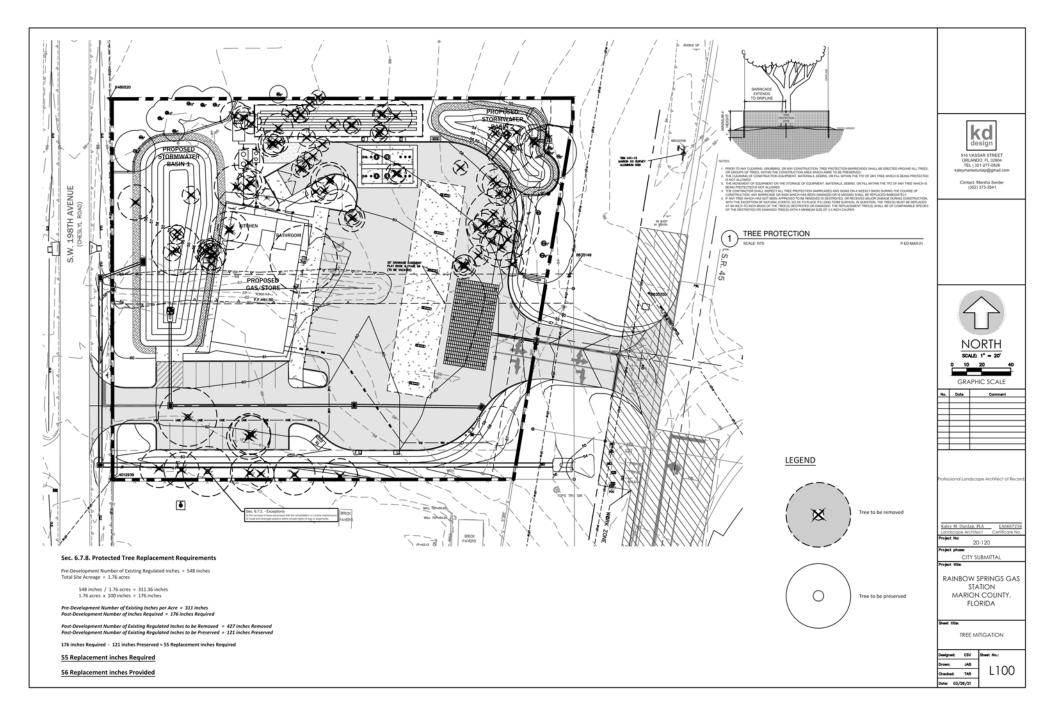












#### LANDSCAPE NOTES

- 1. EXISTING UTILITIES: LOCATE ALL UTILITIES PRIOR TO COMMENCEMENT OF WORK. CALL 811
- INVASIVE SPECIES; REMOVE INVASIVE, NONVATIVE PLANT SPECIES AS LISTED ON THE FLORIDA PROMIBITED AGUATO FLANTS LIST OR THE FLORIDA NONQUS WEED LIST FROM THE SITE PRIOR TO ISSUINCE OF THE CERTIFICTION OF OCCUPANO SET ASIDE APELGA NONS TO CONTROL INVASIVE, NONNATIVE FLANTS IN VETLAND OR UPLAND SET ASIDE AREAS, INCLUDING BUFFERS, SHALL BE APPLIED BY A CONTRACTOR LICENSED DI THE FLORIDA DEPARIMENTO FLORIDATION AND CONSUMER SERVICES, RIVISION OF AGRICULTURAL ENVIRONMENTAL SERVICES, WITH A CURRENT CERTIFICATION IN ANTUNAL AREAS WEED AMAGEMENT.
- ON-SITE LITTER REMOVAL: REMOVE ALL EXISTING LITTER AND DEBRIS VISIBLE ON THE PROJECT SITE.
- PLANTING PREPARATION: REMOVE ALL CONSTRUCTION DEBRIS, LIMEROCK, GRAVEL, ROAD BEDDING, LITTER, AND OTHER ITEMS POTENTIALLY DAMADING TO PLANT GROWTH WITHIN PROPOSED LINGSCAPE. IND TURE RAES, PRIOR TO PLANTING. MAINTAIN EXSITING GRADES LUNLESS OTHERWISE APPROVED BY THE OWNERS REPRESENTATIVE. IF FILL IS REQUIRED, USE A CLEAN. SANYU LOAM WITH JH 15 6 5.4 AND EXXAUATED FROM LOCAL SOURCES AND DEEP PITS SUCH THAT IT IS FREE OF WEEDS, SEEDS, LITTER, TOXINS, AND OTHER ITEMS HARMFUL TO PLANTING.
- 5. PRUNING: IF THEE OR ROOT PRUNING IS RECURED. THESE ACTIVITES SHALL BE PERFORMED BY AN ARBORT CENTRIED BY THE INTERNATIONAL SOCIETY OF ARBORICULTURAL (SA), THEE PRUNING SHALL BE DONE IN ACCORDANCE WITH THE MOST CURRENT VERSION OF THE AMERICAN NATIONAL STANDARD FOR THEE CARE OPERATIONS "THEE, SHALD BAN OTHER WOOD PLANT MANTENANCE" (ANS 300) AND "PRUNING, TRIMMING, REPARING, MAINTAINING, AND REMOVING TREES, AND CUTTING BUBGHT. SAFETY REQUIREMENTS" (ANS IST3), NO MORE THAN 25 PERCENT OF THE OROWN SHOLD BE REMOVED AT ONE TIME. ON YOUNG TREES, LIMB REMOVAL SHALL LEAVE NO MORE THAN 32 PERCENT OF THE TIME MARCHES.
- 6. <u>MINIMUM PLANTING AREAS</u>: A MINIMUM PERVIOUS AREA OF 200 SF AND MINIMUM PLANTING AREA OF 140 SF SHALL BE PROVIDED FOR CANOPY THEES WITHIN PARING AREAS. A MINIMUM PLANTING AREA OF 200 SF SHALL BE PROVIDED FOR CANOPY THEES WITHIN PARING AREAS. A MINIMUM PERVIOUS AREA OF 120 SF AND MINIMUM PLANTING AREA OF 90 SF SHALL BE PROVIDED FOR UNDERSTORY TREES WITHIN PARKING AREAS. A MINIMUM PLANTING AREA OF 20 SF SHALL BE PROVIDED FOR UNDERSTORY THEES OUTSIDE OF PARKING AREAS FLANTING AREA FREE FROM COMPACTED MATERIAL TO A DEPTH OF 18 HACKES, MINIMUM.
- PLANT MATERIAL GENERAL: ALL PLANT MATERIALS SHALL MEET FLORIDA NUMBER 1' REQUIREMENTS AS PER THE MOST CURRENT EDITION OF FLORIDA GRADES AND STANDARDS FOR NURSERY PLANTS, FLORIDA DEPARTMENT OF AGRICULTURE AND CONSIMER SERVICES.
- PROPOSED TREES: BHADE TREES SHALL BE A MINIMUM OF 3.5 "CALIPER. UNDERSTORY TREES SHALL BE A MINIMUM HEDHT OF & AND A MINIMUM SPREAD OF 4.2" UPON INSTALLATION. NEW TREES LOCATED OUTSIDE OF LARGER PLANTING AREASWITHIN TURF AREAS TO HAVE & OF PLASTIC DRAIN TUBMOR INSTALLED AROUND THE BASE OF THEIR TRUNK TO PROTECT FROM MOWER AND STRING TRIMMER IMPACTS.
- 9. NEW TREE STAKING: IF NECESSARY TO MAINTAIN TREES PLUMB, TREES SHALL BE STAKED WITHIN BIODEGRADABLE STAKING MATERIALS.
- 10. PROPOSED SHRUBS: PROPOSED SHRUBS SHALL BE A MINIMUM OF 18" TALL.
- 11. SOD: ALL UNPAVED AND DISTURBED AREAS OUTSIDE OF PROPOSED TREE, SHRUB, AND GROUNDCOVER PLANTINGS SHALL BE SODED. SEE CVIN, PLANS FOR SODDING INFORMATION FOR STORMWATE FACILITIES. SOO SHALL BE SAND GROWN, STHONARY NOOTED, WITHOUT SYNTHETIC STABILIZING MATERIALS, FREE OF PESTS, AND CERTIFIED FREE OF NOXIOUS WEEDS BY THE FLORIDA DEWATINENT OF ADRICULTURE AND CONSUMER SERVICES, DIVISION OF PLANT INCUSTIV.
- 12. MULCHING: THREE INCHES OF MULCH. SETTLED, SHOULD COVER TREE RING PLANTING AREAS AND ALL SHRUE AND GROUNDCOVER PLANTING AREAS, MULCH SHOULD BE NO DEEPER THAN ONE INCH OVER THE TOP OF TREE RODAILS, USE PINE STRAW MULCH NALL AREAS, MULCH TO BE FREE OF DEBRIS, STOCKS, AND CONES. NO PLASTIC OR NON-BIODEGRADABLE WEED CLOTH OR SURFACE COVERS TO BE USED.
- 13. IRRIGATION: PER SEC. 6.8.11. ALL PLANTINGS SHALL BE PROPERLY WATERED DURING INSTALLATION AND THROUGH THE ESTABLISHMENT PERIOD FOR HEALTHY GROWTH AS RECOMMENDE BY UPIRAS.
- 14. UPON COMPLETION OF THE INSTALLATION. THE CONTINUE OF SHALL BEOLIGET AN INSPECTION BY THE DESIGN INFORESTIONAL A LANDISCAFE AND IRRIGATION AS AULT CERTIFICATION SHALL BE SIGNED AND SEALED BY THE DESIGN PROFESSIONAL AND SUBMITTED TO THE COUNTY LANDSCAPE ARCHITECT PINOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
- 15. <u>RESPONSIBILITY</u>: INSTALLATION SHALL MEAN SURVIVAL IN PERPETUITY, AND REPLACEMENT IF NECESSARY, OF ALL MATERIAS. DEAD AND/OR DYING PLANT MATERIAL SHALL BE REPLACED BY THE OWNER WITHIN 30 DAYS OF NOTIFICATION BY THE COUNTY.

#### LANDSCAPE REQUIREMENTS

#### Sec. 6.7.4. Shade Trees

REQUIREMENT	PROVIDED	)
One shade tree per	Total area Shade trees required	76.666 SF 26
3,000 sf.	Shade trees preserved Shade trees provided	14
	Total shade trees	27

#### Sec. 6.8.6. Buffers

#### Land use: Rural activity center - commercial

LOCATION AND BUFFER TYPE	REQUIREMENT	PROVIDED
NORTH Rural Activity Center	not required	not required
WEST R.O.W. 15' BUFFER, TYPE C 259' - 24' = 235'	At least 2 shade trees and 3 accent/ornamental trees for every 100 lineal feet or fractional part thereof. Shrubs and groundcovers shall comprise at least 50% of the required buffer with a minimum height of 3' achieved within 1 year.	5 proposed shade trees, 1 to remain 8 accent trees
SOUTH Rural Activity Center	not required	not required
EAST R.O.W 15' BUFFER, TYPE C 263'-48' = 215'	At least 2 shade trees and 3 accent/ornamental trees for every 100 lineal feet or fractional part thereof. Shrubs and groundcovers shall comprise at least 50% of the required buffer with a minimum height of 3° achieved within 1 year.	2 proposed shade trees, 8 to remain 6 understory trees

#### Sec. 6.8.7. Parking Areas and Vehicular Use Areas

A minimum five-foot wide landscape area consisting of shrubs and groundcovers, excluding tur(grass, shall be provided around the perimeter of parking areas to form a landscape screen with a minimum height of three feet achieved within one year of planting. A land use buffer that abuts a parking area may satisfy this requirement.

A landscaped parking lot island shall be located every ten parking spaces and shall be a minimum of 200 square feet in size with properly drained soils. islands required: 5 islands rowided: 5

#### Sec. 6.8.8. Building Landscaping

Landscape plantings shall be provided along the public view sides of all proposed structures

Landscape areas shall be provided adjacent to or within 25 feet from the building walls and shall extend along 60 percent of the total length of the wall, excluding those areas required for access to the building.

Landscape areas shall be a minimum of five feet wide allowing for a minimum distance of two feet from the façade to the innermost plants.

Large trees shall not be located within 20 feet of a building. Accent/ornamental trees shall be located sufficiently to allow for healthy growth and to minimize the need for pruning.

Sec. 6.8.9. - Service and equipment areas.

Utility areas and loading/unloading areas shall be screened as follows: (1)A planting area a minimum of three feet wide and shall form a continuous three-foot high landscape screen, or (2)Buffer fencing with a minimum height of three feet.

Garbage collection areas (dumpster pad) shall be screened with a wall, buffer fencing, or a landscape screen capable of reaching a minimum height of six feet within three years.

Trees and shrubs shall remain eight feet from any fire service connection.

Exterior air conditioning components shall be screened by locating the equipment away from public view or through the use of a landscape screen with a minimum height of three feet.



A retention/detention area that is adjacent to a public right-of-way shall be constructed to be aesthetically pleasing with curvilinear form and shall be landscaped with a mixed plant pallet meeting Marion-finedly landscaping standards minimally consisting of our shade trees and 200 square feet of landscaping comprised of shrubs and/or groundcover for every 100 lineal feet of frontage or fractional part threed.









1. ENSURE PLANTING PIT DRAINS WELL PRIOR TO INSTALLATION.

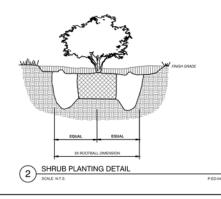
2. REMOVE TREE FROM CONTAINER OR REMOVE UPPER \$ OF BURLAP AND WIRE MESH FOR B&B TREES

3. SUCE ROOTBALL VERTICALLY ON OUTSIDE EDGES OF AND AROUND ROOTBALL A TIPEE TO BE RUINE STAKE THEE STAKEN THE STAKING DETAILS AND LAWYUT COR ARRENVAL

THEE TO BE PLUMB. STAKE THEE, SUBMIT THEE STAKING DETALS AND LAYOUT FOR APPRO



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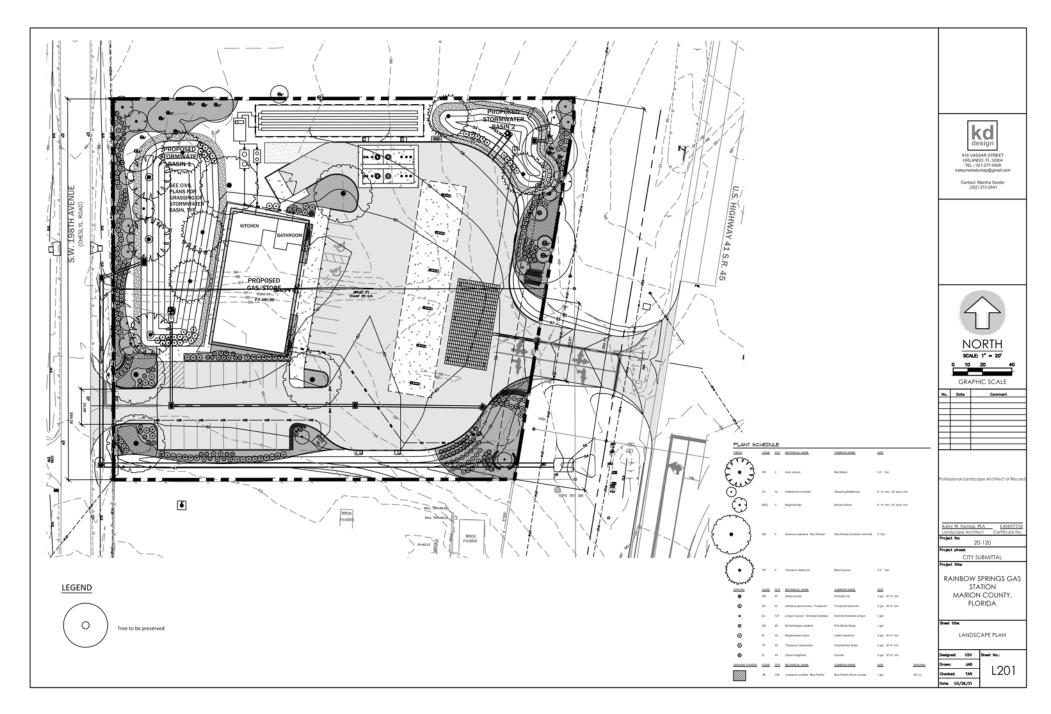




kd

design

916 VASSAR STREE ORLANDO, FL 32804 TEL | 321-277-0826



## 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 I, 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 OO°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 I, 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 I; 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 I and the Point of Beginning; thence North 00°13′58" West along said Westerly boundary a distance of 99.26 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" Fast 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 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. 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 guarter of Section I, 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' Ol" 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 OO°13'58" West along said Westerly boundary a distance of 229.29 feet to the Southeasterly corner of Lot 22, said Block I9 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 I; thence buth 00°13′58" East along said boundary a distance of 115.33 feet to the Point of Beginning

### DATA SOURCES:

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

## INSURANCE,

LOT 23: PREPARED BY WESTCOR LAND TITLE INSURANCE COMPANY, POLICY NO: 0P-25-FLI476.07-6868397, 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.

PREPARED BY WESTCOR LAND TITLE INSURANCE COMPANY, POLICY NO: OP-25-FLI476.07-6743950, 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.

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

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

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:

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

I. 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

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 Dale of Policy. and any adverse claim to all or part of the land that is, at l)atc 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, casements and other matters shown on the plat of RAINBOW ACRES UNIT NO. 2, as recorded in Mat Book G, l'age(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

6314, page 544.

II. Subject land lies within various County Special Assessment Districts and/or Municipal Taxing Districts, and is subject to liens for assessments imposed by virtue of the ordinances and resolutions creating these districts and any modifications thereto.

12. INTENTIONALLY DELETED

FOR LOT 22- 0P-25-FL1476.07-6743950

I. 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. RESPONSE TO ITEM 4: THERE ARE NO BODIES OF WATER ON OR ADJACENT TO SURVEYED PARCEL

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. RESPONSE TO ITEM 7: NON SURVEY ITEM

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 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) RESPONSE TO ITEM 8: LOTS AND PLAT EASEMENTS ARE SHOWN ON MAP OF SURVEY

9. Easements set forth in otherwise expired Restrictive Covenants recorded in Book 131. page 114. RESPONSE TO ITEM 9: THIS SHOULD BE DELETED

IO. Reservations contained in Deed Book 281, page 551. RESPONSE TO ITEM IO: THE SURVEYED PARCEL IS A PORTION OF THE ALND DESCRIBED IN THIS DOCUMENT. NON PLOTTABLE

II. INTENTIONALLY DELETED

SURVEYOR'S NOTES:

I. 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.

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

IO. 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.

II. 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

IO. Terms, Conditions and Provisions as set forth in Order of Taking recorded in Book

## SYMBOLS LEGEND

- 🛨 = Aerial Target  $\stackrel{\text{\tiny ARY}}{\bowtie}$  = Air Release Valve
- 🕂 = Bench Mark
- **BFP** = Back Flow Preventor <u>CPS</u> = Cable TV Paint Stripe
- CB = Cable TV Box  $Q_{A}$  = Cable TV Pedestal
- © = Communications Manhole 🔹 = Concrete Light Pole
- E = Concrete Post
- $\bigcirc$  = Concrete Utility Pole D = Drainage Manhole
- EB = Electric Box
- (E) = Electric Manhole 🐨 = Electric Meter
- TR = Electric Transformer
- ୍ୟୁ = FPC Pedestal 💢 = Fire Hydrant
- 🕞 = Flag Pole
- GAS = Gas Line Marker  $Q_{A_{a}} = Gas$  Filler Cap
- 🖄 = Gas Valve
- GM = Gas Meter Box
- GLPS = Gas Line Paint Stripe 🕼 = Gas Vent
- © = Gopher Tortoise Hole
- = Grate Inlet  $\rightarrow$  = Guy Wire
- 🗞 = Handicapped
- $\dot{\mathbf{x}}$  = Light Pole MB = Mail Box
- $\oplus$  = Metal Post
- 🛞 = Monitor Well  $\mathbb{P}$  = Parking Meter
- \_\_\_\_\_ PPS = Power Paint Stripe
- $A_{R}$  = Wood Transmission Pole
- 25.2' = 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 ■ = SCM PRM, SET CONCRETE MONUMENT 4"X4" WITH DISK
- MARKED "PRM LB 7345" (UNLESS OTHERWISE NOTED) ■ SN&D PRM, SET NAIL AND DISK "PRM LB 7345"
- (UNLESS OTHERWISE NOTED)
- 🗴 🛛 = PCP, SET NAIL AND DISK "PCP LB 7345" (UNLESS OTHERWISE NOTED)
- $\Delta$  = CENTRAL ANGLE

- ABBREVIATIONS LEGEND AC = Acres A/C = Air Conditioner
- ADW = Asphalt Driveway ARC = Arc Distance (Length) ASPH = Asphalt = Back of Curb BCCM = Board of County Commissioners Minute BFPD = Back Flow Prevention Device BLDG = Building
- BNDY = Boundary = Barb Wire Fence

BC

BWF

(C)

C/C

СВ

CCCL

CCR

CDW

CI

CH

CLF

CLS

СМ

CMP

CO

CON

COR

CPB

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CTS

(D)

DB

DIA

DIP

DS

DW

EL

EP

EOW

ERCP

ESMT

(F)

FCM

FIP

FIR

FDOT

ECMP

DCVA

- = Calculated Data
- = Covered Concrete
- = Chord Bearing = Coastal Construction Control Lir
- = Certified Corner Record = Concrete Driveway
- = Curb Inlet
- = Center Line = Chord Length
- = Chain Link Fence
- = Centerline Swale = Concrete Monument
- = Corrugated Metal Pipe
- = Clean out = Concrete
- = Corner = Condo Plat Book
- = Concrete Slab
- = Control Structure = Deed
- = Deed Book
- = Double Check Valve Assembly = Department
- DEPT = Diameter
- = Ductile Iron Pipe DMH
  - = Drainage Manhole = Down Spout
- = Driveway
- = East = Elliptical Corrugated Metal Pipe
- = Elevation
- = Edge of Water
- = Edge of Pavement = Elliptical Reinforced Concrete Pi
- = Easement
- = Field Data = Found Concrete Monument
- = Florida Department of Transpor
- = Fire Hvdrant
- = Found Iron Pipe = Found Iron Rod
- = Flow Line

PREPARED FOR: RAINBOW SPRINGS EXP CERTIFIED TO: RAINBOW SPRINGS EXPRESS, LL WESTCOR LAND TITLE INSURANCE COMPANY JOHN L. WABY PROFESSIONAL LAND SURVEYOR LICENSE NUMBER PLS 4270 STATE OF FLORIDA

## 💥 = Siamese Connection —— = Sign **SCB** = Sprinkler Control Box ₩ = Sprinkler Head 🙊 = Steel Transmission Pole STMPS = Storm Water Paint Stripe Q = Telephone Pedestal $\bigcirc$ = Telephone Manhole <u>TPS</u> = Telephone Paint Stripe 🕮 = Telephone Marker SB = Traffic Signal Box TP = Traffic Signal Pole<sup>UC]</sup> = Underground Cable Marker $\overline{VB}$ = Verizon Box VM = Verizon Marker $Q_{R}$ = Water Blow Off Value <sup>™</sup> = Water Line Marker $\underline{WPS}$ = Water Line Paint Stripe 🖾 = Water Meter 🕅 = Water Valve

<u>RWPS</u> = Reclaimed Water Paint Stripe

RW = Reclaimed Water Box

🕅 = Reclaimed Water Valve

• = Sanitary Cleanout

🛖 = Section Corner

(S) = Sanitary Sewer Manhole

<u>SANPS</u> = Sanitary Sewer Paint Stripe

🛞 = Well 🖜 = Wood Utility Pole 🕸 = Wood Light Pole The second seco

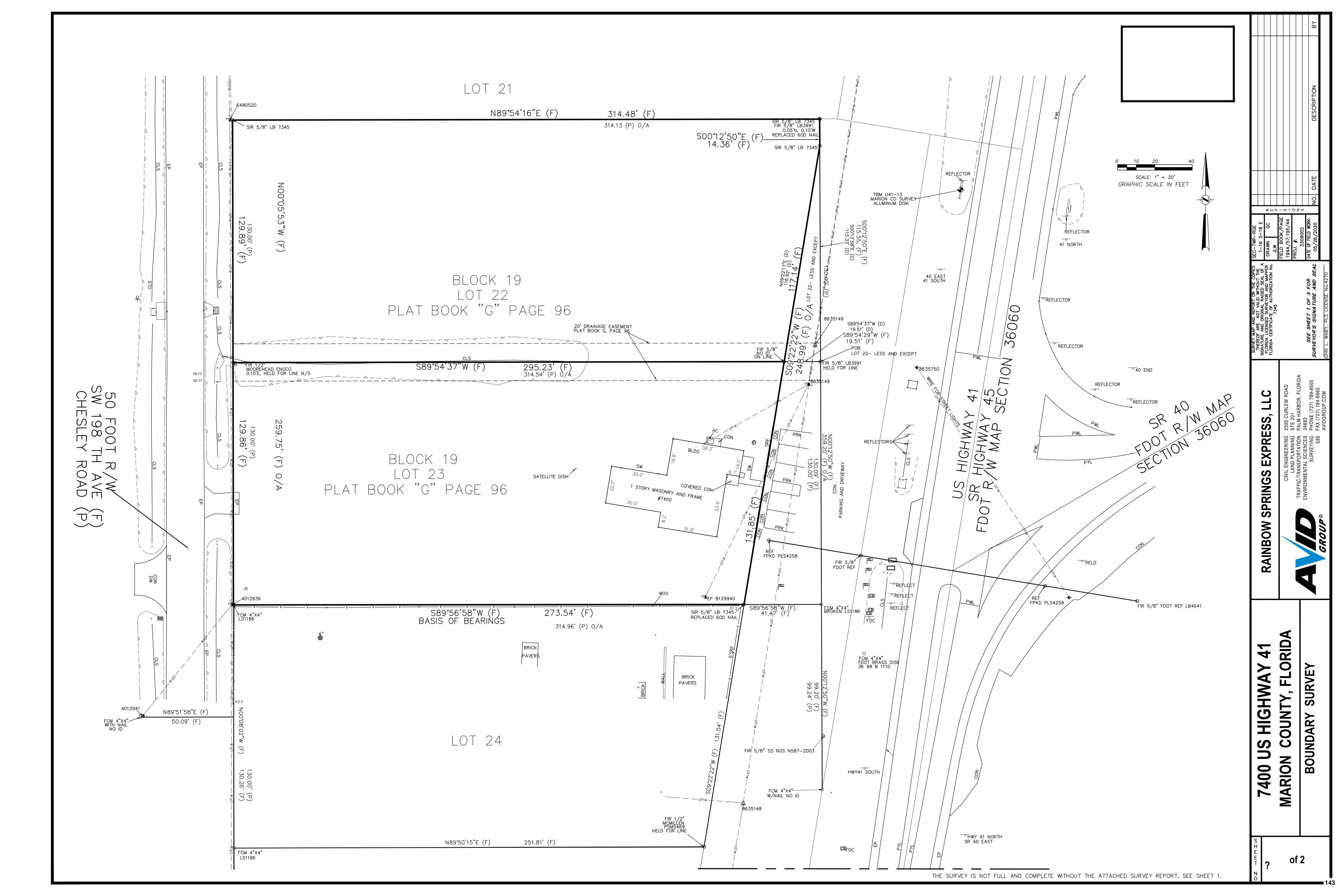
+ = Point of Elevation

PRESS, L PRESS, L INSURAI	e Pipe ortation		utes Book	
	N/C N/F NAD NGS NGVD NP (NR) O/A OHW ORB OSW (P) PB PC PCP	ID IE INV JD (L) LB LF LP LS MAS MES MH MHW MOL N/C	FND FN&D FFE FN&TT FOP FPB FPC FPP FRRS FT F/T FXC GI GPS GT GV HC IC ID	
NΥ	<ul> <li>No Cap</li> <li>Not Found</li> <li>North American Datum</li> <li>North American Vertical Datum</li> <li>National Geodetic Survey</li> <li>National Geodetic Vertical Datum</li> <li>Normal Pool Elevation</li> <li>Non Radial</li> <li>Overall</li> <li>Overhead Wire(s)</li> <li>Official Record Book</li> <li>Other Surface Water</li> <li>Plat Book XX Page XX</li> <li>Plat Book</li> <li>Point of Curvature</li> <li>Permanent Control Point</li> </ul>	<ul> <li>Identification</li> <li>Invert Elevation</li> <li>Invert</li> <li>Jurisdictional</li> <li>Legal Description</li> <li>Licensed Business Number</li> <li>Linear Feet</li> <li>Light Pole</li> <li>Licensed Surveyor</li> <li>Masonry</li> <li>Mitered End Section</li> <li>Manhole</li> <li>Mean High Water</li> <li>More or Less</li> <li>North</li> <li>No Cap</li> </ul>	<ul> <li>Found</li> <li>Found Nail and Disk</li> <li>Finished Floor Elevation</li> <li>Found Nail and Tin Tab</li> <li>Found Open End Iron Pipe</li> <li>Florida Power Corporation Box</li> <li>Florida Power Corporation</li> <li>Found Pinched Iron Pipe</li> <li>Found Railroad Spike</li> <li>Feet</li> <li>Fence Tie</li> <li>Found X-cut</li> <li>Grate Inlet</li> <li>Global Positioning System</li> <li>Gopher Tortoise Hole</li> <li>Gas Valve</li> <li>Handicapped</li> <li>Illegible cap</li> <li>Identification</li> </ul>	
	TOS TPS TRANS TRV (TYP) TWP U/P VCP W W/ WDF WIT W/T WV	S SCM SEC SHW SIR SIR(W) SMH SN&D SN&D SN&D(W) SQ SR STY SW TBM TOB	PG(S) PI ₽LS POB POC POL PRM PSM PT PVC PWL PYL (R) R RCP RD RNG R/W	
	<ul> <li>Toe of Slope</li> <li>Traffic Paint Stripe</li> <li>Transformer</li> <li>Traverse</li> <li>Typical</li> <li>Township</li> <li>Utility Pole</li> <li>Vitrified Clay Pipe</li> <li>West</li> <li>With</li> <li>Wood Fence</li> <li>Witness</li> <li>Wall Tie</li> <li>Water Valve</li> </ul>	<ul> <li>South</li> <li>Set Concrete Monument, 4"x4", "PRM LB 7345"</li> <li>Section</li> <li>Seasonal High Water Elevation</li> <li>Set 5/8" Iron Rod and Cap, "AVID LB 7345"</li> <li>Set 5/8" Iron Rod and Cap, "WIT COR LB 7345"</li> <li>Sanitary Manhole</li> <li>Set Nail and Disk, "AVID LB 7345"</li> <li>Set Nail and Disk, "WIT COR LB 7345"</li> <li>Square</li> <li>State Road</li> <li>Story</li> <li>Sidewalk</li> <li>Temporary Benchmark</li> <li>Top of Bank</li> </ul>	<ul> <li>Pages</li> <li>Point of Intersection</li> <li>Property Line</li> <li>Professional Land Surveyor</li> <li>Point of Beginning</li> <li>Point of Beginning</li> <li>Point of Commencement</li> <li>Point of Commencement</li> <li>Professional Surveyor and Mapper</li> <li>Point of Tangency</li> <li>Polyvinyl Chloride Pipe</li> <li>Pointed White Line</li> <li>Peinted White Line</li> <li>Recorded Data</li> <li>Radius</li> <li>Reinforced Concrete Pipe</li> <li>Roof Drain</li> <li>Range</li> <li>Right of Way</li> </ul>	
IAY 41	RAINBOW SPRINGS EXPRESS, LLC	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 FLORIDA CERTIFICATE OF AUTHORIZATION No. 7345		
FLORIDA	CIVIL ENGINEERING 2300 CURLEW ROAD LAND PLANNING STE 201 TRAFFIC/TRANSPORTATION PALM HARBOR, FLORIDA ENVIRONMENTAL SCIENCES 34683 SURVEYING PHONE (727) 789-9500		BOOK/PAGE 5 57;195/44 5 # 309002 5 M 10 10 10 10 10 10 10 10 10 10 10 10 10	
	GROUP® AVIDGROUP COM	JOHN L. WABY, PLS LICENSE No.4270	05/26/2020 NO. DATE DESCRIPTION DESCRIPTION	⊢ n

SURVEYOR IN RESPONSIBLE CHARGE:

**HIGHW** R ト S NNO. R S  $\mathbf{O}$ OUN Ζ 400 RIO Ω く Σ 1 of 2





## SURVEYOR'S REPORT

LESS AND EXCEPT THE FOLLOWING:

### MAP OF TOPOGRAPHIC SURVEY WITH TREES :

SEE SHEETS 2 AND 3 OF 3 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 I. 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.

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 I, 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 I; 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'OI" 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 I and the Point of Beginning; thence North 00°13'58" West along said Westerly boundary a distance of 99.26 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 131.79 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 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. 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 I, 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 I; 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' Ol" 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 229.29 feet to the Southeasterly 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 I; thence South  $OO^{\circ}$  13'58" East along said boundary a distance of 115.33 feet to the Point of Beginning.

## DATA SOURCES:

. 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-FLI476.07-6868397, 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: 0P-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 FDOT 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. 6. ALL ELEVATIONS SHOWN ON THE MAP OF SURVEY ARE BASED ON NORTH AMERICAN

VERTICAL DATUM OF 1988 (NAVD 88) THE FOLLOWING BENCHMARKS WERE UTILIZED IN THE PREPARATION OF THIS SURVEY:

A) NGS BENCHMARK- DESIGNATION- N 587, ELEVATION = 57.46 FEET, NAVD 88 B) MARION COUNTY- DESIGNATION- V41-13-1993, ELEVATION = 51.46, NAVD 88

## SURVEYOR'S NOTES:

I. 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

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

IO. 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.

II. 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  $\stackrel{\text{ARV}}{\boxtimes}$  = Air Release Valve
- 🕂 = Bench Mark BFP = Back Flow Preventor
- $\underline{CPS}$  = Cable TV Paint Stripe
- CB = Cable TV Box  $Q_{A}$  = Cable TV Pedestal
- © = Communications Manhole
- ★ = Concrete Light Pole E = Concrete Post
- $\mathbf{T}$  = Concrete Utility Pole
- $\bigcirc$  = Drainage Manhole EB = Electric Box
- (E) = Electric Manhole
- 🐨 = Electric Meter TR = Electric Transformer
- 🧕 = FPC Pedestal
- 💢 = Fire Hydrant
- F = Flag Pole GAS = Gas Line Marker
- 🖧 = Gas Filler Cap
- 🖄 = Gas Valve
- GM = Gas Meter Box GLPS = Gas Line Paint Stripe
- 🕼 = Gas Vent
- © = Gopher Tortoise Hole 🌐 = Grate Inlet
- → = Guy Wire
- 🗞 = Handicapped  $\dot{x}$  = Light Pole
- MB = Mail Box
- 🕀 = Metal Post
- 🕑 = Monitor Well P = Parking Meter
- PPS = Power Paint Stripe

- <u>RWPS</u> = Reclaimed Water Paint Stripe RW = Reclaimed Water Box
- <sup>™</sup> = Reclaimed Water Valve (S) = Sanitary Sewer Manhole
- Image: Sanitary Cleanout
- **SANPS = Sanitary Sewer Paint Stripe** = Section Corner
- 💥 = Siamese Connection
- <u>⊸</u> = Sign
- SCB = Sprinkler Control Box ₩ = Sprinkler Head
- 🚨 = Steel Transmission Pole
- <u>STMPS</u> = Storm Water Paint Stripe Q = Telephone Pedestal
- $\bigcirc$  = Telephone Manhole
- <u>TPS</u> = Telephone Paint Stripe
- 🕮 = Telephone Marker SB = Traffic Signal Box
- TP = Traffic Signal Pole
- UC = Underground Cable Marker
- VB = Verizon Box
- VM = Verizon Marker  $Q_{Q_{1}}$  = Water Blow Off Value
- 🕮 = Water Line Marker
- <u>WPS</u> = Water Line Paint Stripe
- 🔟 = Water Meter
- 🕅 = Water Valve 🛞 = Well
- $\bigcirc$  = Wood Utility Pole
- 🕸 = Wood Light Pole
- $A_{R}$  = Wood Transmission Pole

+ = Point of Elevation <u>25.2'</u> = 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
- = SCM PRM, SET CONCRETE MONUMENT 4"X4" WITH DISK MARKED "PRM LB 7345" (UNLESS OTHERWISE NOTED)
- ★ = SN&D PRM, SET NAIL AND DISK "PRM LB 7345" (UNLESS OTHERWISE NOTED)
- 🗴 🛛 = PCP, SET NAIL AND DISK "PCP LB 7345"
- (UNLESS OTHERWISE NOTED)  $\Delta$  = CENTRAL ANGLE

- AC = Acres = Air Conditioner A/C ADW = Asphalt Driveway ARC = Arc Distance (Length) ASPH = Asphalt
- BC = Back of Curb BCCM = Board of County Commissioners Minute

- BFPD = Back Flow Prevention Device BLDG = Building
  - = Boundary = Barb Wire Fence

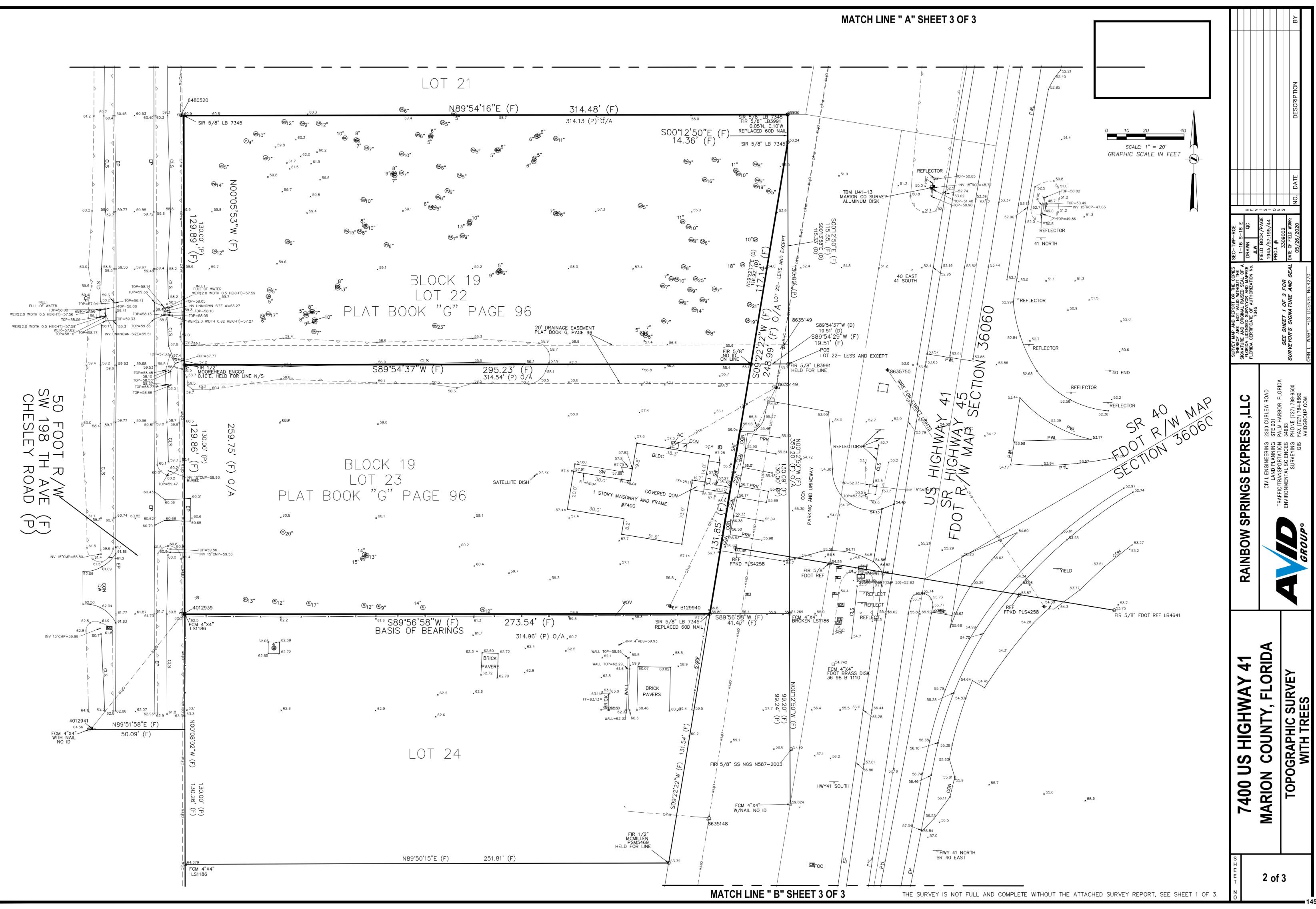
- = Calculated Data
- = Covered Concrete = Chord Bearing
- = Coastal Construction Control Lin
- = Certified Corner Record = Concrete Driveway
- = Curb Inlet
- = Center Line = Chord Length
- = Chain Link Fence
- = Centerline Swale = Concrete Monument
- = Corrugated Metal Pipe
- = Clean out = Concrete
- = Corner
- = Condo Plat Book = Concrete Slab
- = Control Structure
- = Deed
- = Deed Book = Double Check Valve Assembly
- = Department
- = Diameter
- = Ductile Iron Pipe = Drainage Manhole

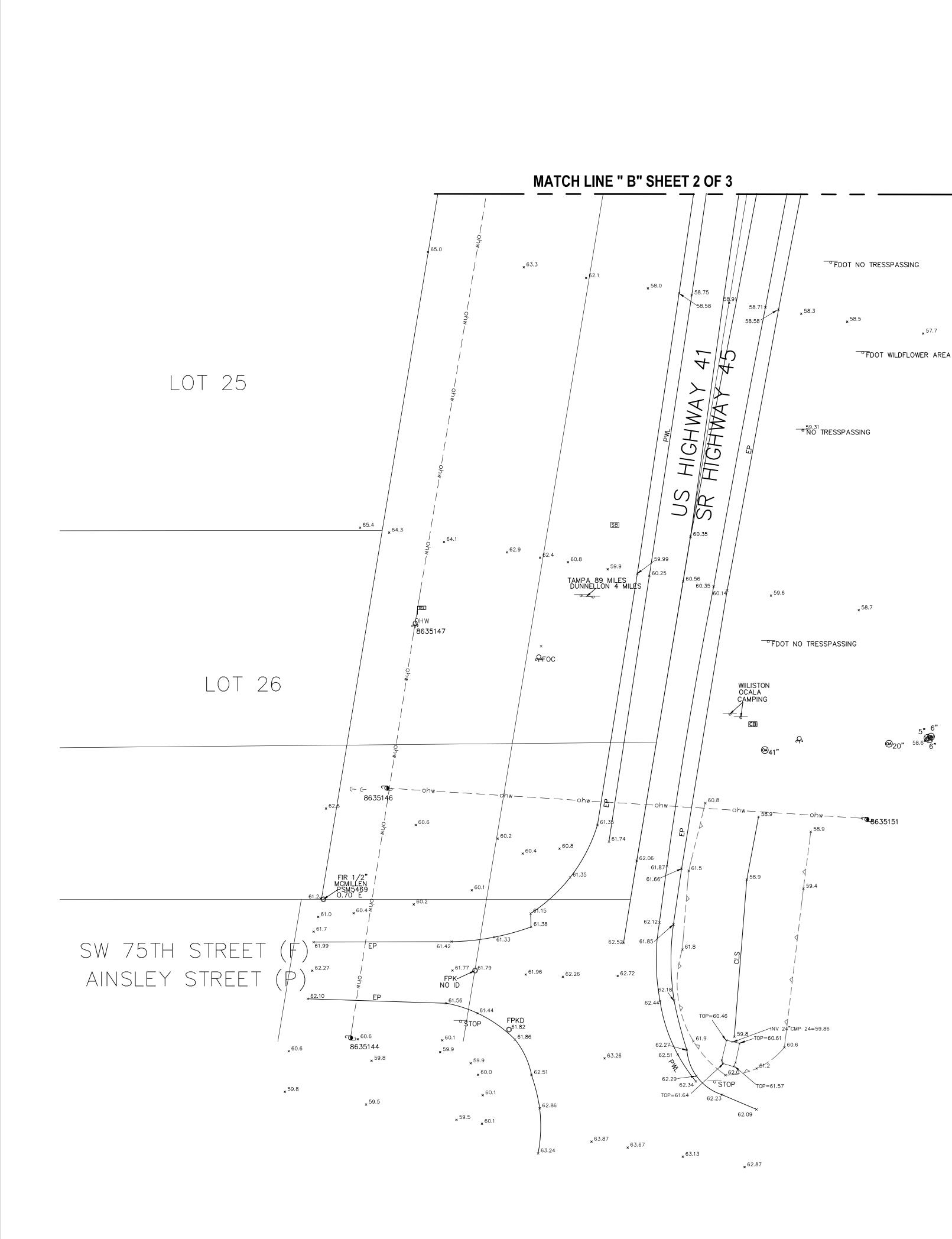
- = Down Spout
- DW = Driveway

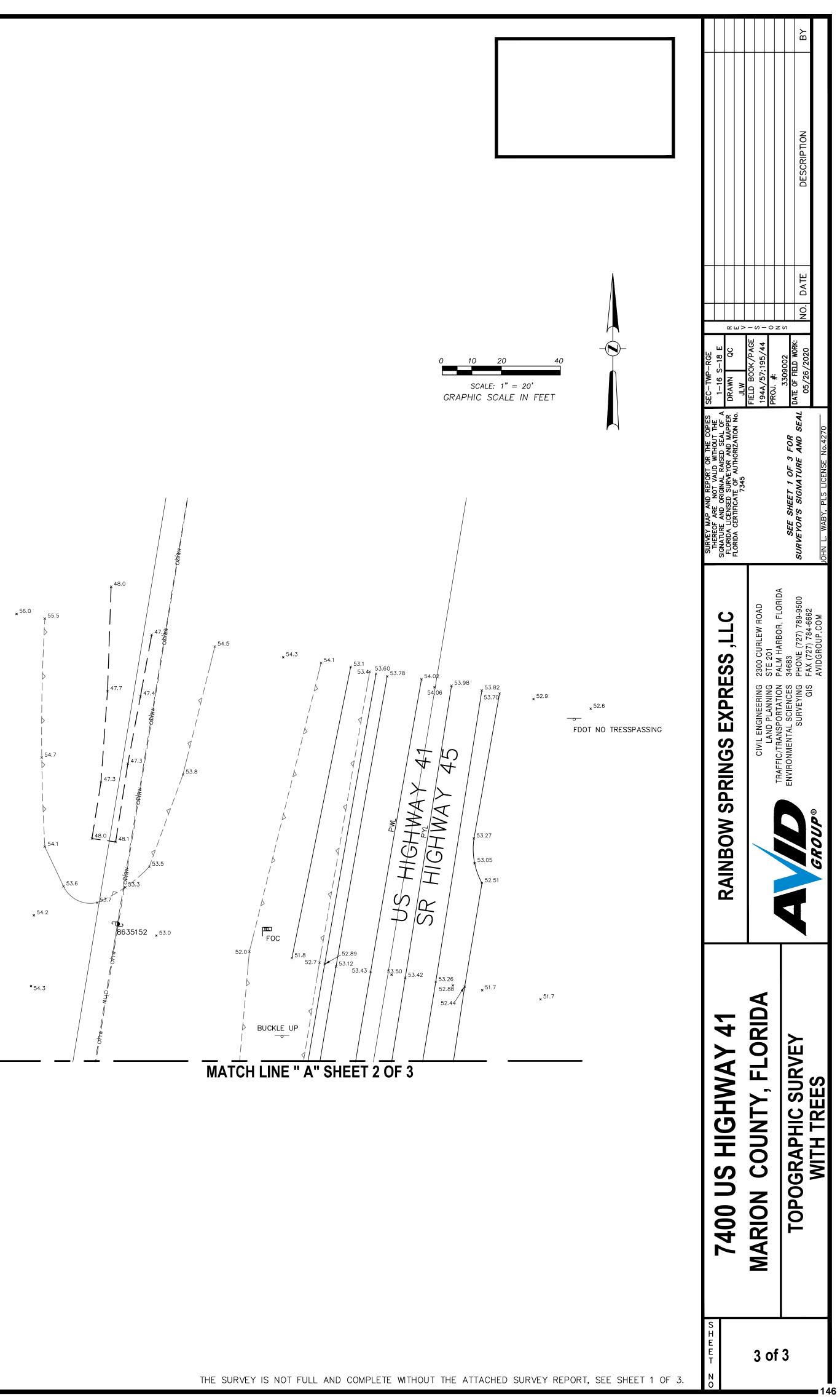
- = East = Elliptical Corrugated Metal Pipe ECMP
  - = Elevation
  - = Edge of Water = Edge of Pavement
- ERCP = Elliptical Reinforced Concrete P

	DB DCVA DEPT DIA DIP DMH DS DW E ECMP EL EOW EP ESMT (F) FCM FDOT FH FIP FIR FL	AC A/C ADW ARC ASPH BC BCCM BFPD BLDG BNDY BWF (C) C/C CB CCCL CCR CDW CI CCR CDW CI CLF CLS CM CH CLF CLS CM CON CON CON CON CON CON CON CON CON CON
PREPARED FOR: RAINBOW SPRINGS EXPRES CERTIFIED TO: RAINBOW SPRINGS EXPRES WESTCOR LAND TITLE INS SURVEYOR IN RESPO JOHN L. WABY PROFESSIONAL LAND SURV LICENSE NUMBER PLS 421 STATE OF FLORIDA	<ul> <li>Deed Book</li> <li>Double Check Valve Assembly</li> <li>Department</li> <li>Diameter</li> <li>Ductile Iron Pipe</li> <li>Drainage Manhole</li> <li>Down Spout</li> <li>Driveway</li> <li>East</li> <li>Elliptical Corrugated Metal Pipe</li> <li>Edge of Water</li> <li>Edge of Pavement</li> <li>Elliptical Reinforced Concrete Pipe</li> <li>Easement</li> <li>Field Data</li> <li>Found Concrete Monument</li> <li>Florida Department of Transportation</li> <li>Fire Hydrant</li> <li>Found Iron Pipe</li> <li>Found Iron Rod</li> <li>Flow Line</li> </ul>	EVIATIONS LEGEND = Acres = Air Conditioner = Asphalt Driveway = Arc Distance (Length) = Asphalt = Back of Curb = Board of County Commissioners Minutes Book = Back Flow Prevention Device = Building = Boundary = Barb Wire Fence = Calculated Data = Covered Concrete = Chord Bearing = Coastal Construction Control Line = Certified Corner Record = Concrete Driveway = Curb Inlet = Chord Length = Chord Length = Chori Link Fence = Concrete Monument = Corrugated Metal Pipe = Clean out = Concrete Slab = Control Structure = Deed = Deed = Deed
SS, LLC SURANCE ( <b>NSIBLE</b> VEYOR	MHW MOL N N/C N/F NAD NGS NGVD NP (NR) O/A OHW ORB OSW (P) PB PC PCP	FND FN&D FFE FN&TT FOP FPB FPC FPP FRRS FT F/T FXC GI GPS GT V HC IC ID IE INV JD (L) LB LF LP LS MAS MES MH
	<ul> <li>Mean High Water</li> <li>More or Less</li> <li>North</li> <li>No Cap</li> <li>Not Found</li> <li>North American Datum</li> <li>North American Vertical Datum</li> <li>National Geodetic Survey</li> <li>National Geodetic Vertical Datum</li> <li>Normal Pool Elevation</li> <li>Non Radial</li> <li>Overhad Wire(s)</li> <li>Official Record Book</li> <li>Other Surface Water</li> <li>Plat Book</li> <li>Point of Curvature</li> <li>Permanent Control Point</li> </ul>	<ul> <li>Found</li> <li>Found Nail and Disk</li> <li>Finished Floor Elevation</li> <li>Found Nail and Tin Tab</li> <li>Found Open End Iron Pipe</li> <li>Florida Power Corporation Box</li> <li>Florida Power Corporation</li> <li>Found Pinched Iron Pipe</li> <li>Found Railroad Spike</li> <li>Feet</li> <li>Fence Tie</li> <li>Found X-cut</li> <li>Grate Inlet</li> <li>Global Positioning System</li> <li>Gopher Tortoise Hole</li> <li>Gas Valve</li> <li>Handicapped</li> <li>Illegible cap</li> <li>Identification</li> <li>Invert</li> <li>Jurisdictional</li> <li>Legal Description</li> <li>Licensed Business Number</li> <li>Linear Feet</li> <li>Light Pole</li> <li>Licensed Surveyor</li> <li>Masonry</li> <li>Mitered End Section</li> <li>Manhole</li> </ul>
<ul> <li>Elephant Ear Tree</li> <li>Eucalyptus Tree</li> <li>E Elm Tree</li> <li>E Evergreen Tree</li> </ul>	STY = Story SW = Sidewalk TBM = Temporary TOB = Top of Bar TOS = Toe of Slog TPS = Traffic Pair TRANS = Transforme TRV = Traverse (TYP) = Typical TWP = Township U/P = Utility Pole VCP = Vitrified Clow W = West W/ = With WDF = Wood Fenc WIT = Witness W/T = Wall Tie WV = Water Valv <b>TREE SYMBOL LEGS</b> (AP) = Australian Pine Tree (BP) = Bay Tree (BP) = Battle Brush Tree (BP) = Banana Tree (BP) = Banana Tree (BP) = Brazilian Pepper Tree (BP) = Bash (P) = Camphor Tree (BP) = Camphor Tree (BP) = Camphor Tree (BP) = Chinaberry Tree (CP) = Citrus Tree (CP) = Citrus Tree (CP) = Cherry Tree (CP) = Cherry Tree (CP) = Cherry Tree (CP) = Cypress Tree (CP) = Citrue Tree (	POB= Point of B $POC$ = Point of C $POL$ = Point on L $PRM$ = Permanent $PSM$ = Profession $PT$ = Point of T $PVC$ = Polyvinyl C $PWL$ = Painted Wh $PYL$ = Painted Ye $(R)$ = Recorded D $R$ = Radius $RCP$ = Reinforced $RD$ = Roof Drain $RNG$ = Range $R/W$ = SouthSCM= Set ConcreSEC= SectionSHW= Seasonal HSIR= Set 5/8" ISMH= Sanitary MaSN&D= Set Nail arSN&D(W)= Set Nail arSQ= SquareSR= State Road
<ul> <li>(▶) = Sycamore Tree</li> <li>(▶) = Unknown Tree</li> <li>(▶) = Willow Tree</li> </ul>	nk pe nt Stripe er ay Pipe e	ine al Land Surveyor eginning ommencement ine Reference Monument al Surveyor and Mapper angency hloride Pipe ite Line llow Line Data Concrete Pipe ay ete Monument, 4"x4", "PRM LB 7345" ligh Water Elevation ron Rod and Cap, "AVID LB 7345" ron Rod and Cap, "WIT COR LB 7345" anhole ad Disk, "AVID LB 7345" ad Disk, "WIT COR LB 7345"
7400 US HIGHWAY 41	RAINBOW SPRINGS EXPRESS , LLC	SURVEY MAP AND REPORT OR THE COPIES SEC-TWP-RGE THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER DRAWN QC R FLORIDA CERTIFICATE OF AUTHORIZATION No
MARION COUNTY, FLORIDA	CIVIL ENGINEERING 2300 CURLEW ROAD LAND PLANNING STE 201 TPAGEIC/TPANSDOFATION BAIM HABBOD ELOPIDA	7343 FIELD BOOK/PAGE
TOPOGRAPHIC SURVEY WITH TREES	ON FALM HANDON, ES 34683 NG PHONE (727) 78 3IS FAX (727) 784-6 AVIDGROUP.CC	3309002     3     B       DATE OF FIELD WORK:     05/26/2020       DATE OF FIELD WORK:     NO.       DATE OF FIELD WORK:     NO.   DATE OF FIELD WORK:       DATE OF FIELD WORK:     NO.   DATE OF FIELD WORK:       DATE OF FIELD WORK:     NO.   DATE OF FIELD WORK:       DATE OF FIELD WORK:     NO.   DATE OF FIELD WORK:       DATE OF FIELD WORK:     NO.

1 of 3







× <sup>56.7</sup>

• FDOT WILDFLOWER AREA

×<sup>57.7</sup>



### **Marion County**

**Development Review Committee** 

Agenda Item

File No.: 2021-3017

Agenda Date: 5/3/2021

Agenda No.: 6.12.

SUBJECT: NEIGHBORHOOD STORAGE SW HWY 484 - MAJOR SITE PLAN Project #2021030084 #26499 Parcel #41200-056-07 Rogers Engineering Initial comments review. Applicant met with staff on April 29, 2021. 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.

- 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.
- 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.
- 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.
- 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.
- 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

- 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.
- 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
- 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
- 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
- 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
- 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:
- 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
- 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

- 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
- 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
- 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
- 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
- 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 SUFFCIENT.

- 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
- 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.
- 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:
- 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:

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

Project Nam	he: Neighb	orhood St	orage @ HWY 484	#26499	Commercial ☑ or Residential □
Subdivision	Name (if a	pplicable):			
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 Addr		3rd St, Ste	101		
City: Ocala				_Phone # <u>352-239-1555</u>	

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:	F	Rodney Rog	ers
Mailing Address: 1105 S.E. 3rd Avenue	City:	Ocala	State:	FI	_Zip Code:	34471
Phone #352-622-9214	Alterna	te Phone #				
Email address: mclemons@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.

DEVELOPMEN	NT REVIEW USE:		
Received By:	Date Processed:	Project #	AR #
Zoned:	Parcel of record: Yes D No D N		r for Family Division: Yes □ No □ Must Vacate Plat: Yes □ No □
Revised 5/2017	Submit via Email	Print Form	Clear Form

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www.marioncountyfl.org



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

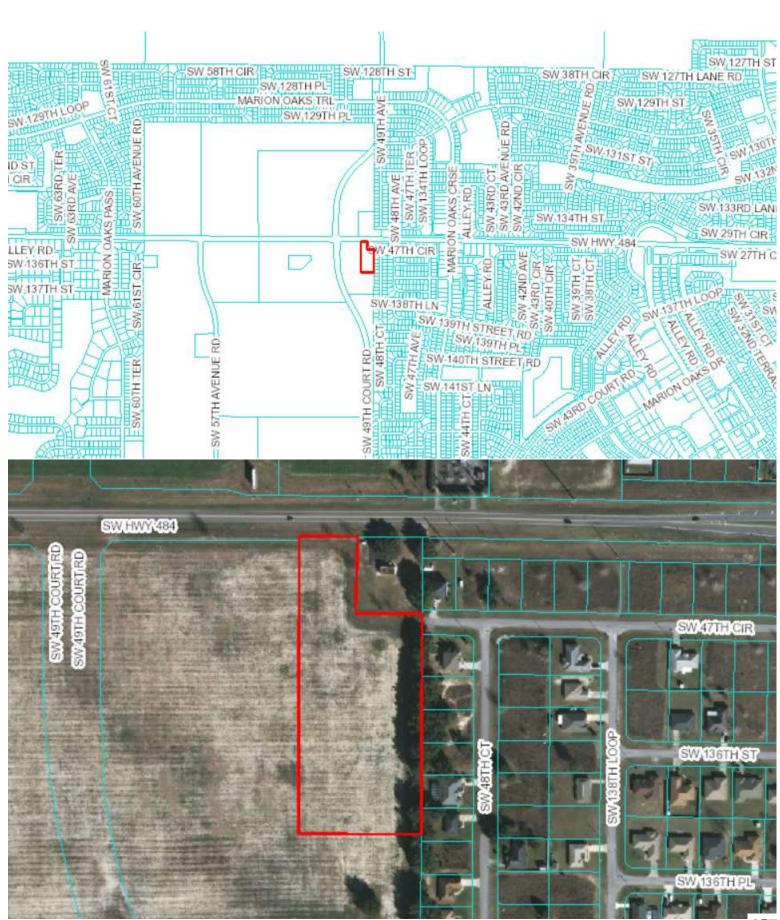
#### DEVELOPMENT REVIEW COMMITTEE WAIVER REQUEST FORM

Section & Title of Code	6.8.6 - Buffers
Section & Title of Code: Reason/Justification for Waiver Request: <u>Allow use of Rec</u>	d Cedar trees in a continuous row to match
existing row of Red Cedar trees in lieu of standard buf	
building to satisfy buffer wall requirement.	ter plantings. Allow rear wait of storage
Section & Title of Code:	
Section & Title of Code: Reason/Justification for Waiver Request:	
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Revised 7/2017

**Empowering Marion for Success** 

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



# A MARION COUNTY MAJOR SITE PLAN

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

#### TRAFFIC STATEMENT:

PROPOSED USE – MINI WAREHOUSE (STORAGE) CODE-151 10TH EDITION OF TRIP GENERATION MANUAL VEHICLE TRIP GENERATION PER 1000 SF GROSS FLOOR AREA WEEKDAY AM PEAK HOUR  $0.20 \times 58 = 12$ PM PEAK HOUR 0.20 X 58 = 12

SAT PEAK HOUR  $0.31 \times 58 = 18$ SUN PEAK HOUR 0.16 X 58 = 10

#### PARKING REQUIREMENTS

PARKING REQUIRED: OFFICE = 1 SPACE/300 S.F. 1,050 SF/300 = 4 SPACESPARKING PROVIDED = 4 STRIPED SPACES HANDICAP PARKING REQUIRED: 1 SPACE/25 SPACES = 1 SPACE HANDICAP PARKING PROVIDED = 1 SPACE NOTE: PARKING FOR STORAGE BUILDINGS WILL BE SHORT TERM UNSTRIPED SPACES NEXT TO THE INDIVIDUAL UNITS

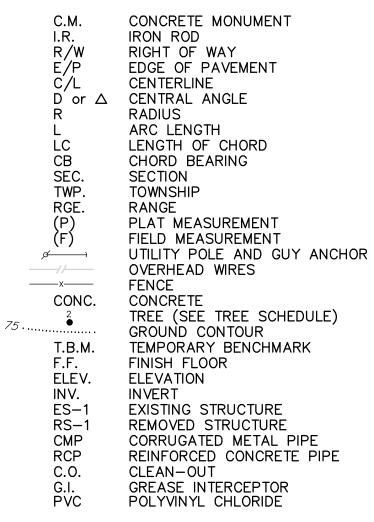
#### **OPEN SPACE CALCULATIONS:**

PARCEL AREA: 188,087 S.F. (4.32 Ac)

BUILDINGS **PAVEMENT & CONCRETE** TOTAL NON-OPEN SPACE AREAS = OPEN SPACE AREA =

71,245 S.F. 58,016 S.F. 129,261 S.F. (68.7%) 58,648 S.F. (31.3%)

#### LEGEND



FIRE PROTECTION NOTE:

THE STORAGE BUILDINGS SHALL HAVE FIRE RATED DIVISION WALLS THAT PROVIDE A MAXIMUM OF 2500 SQ. FT. PER SECTION.

## FOR



SECTION 16, TOWNSHIP 17 S., RANGE 21 E. LOCATION MAP

INDEX

SHEET NO.

T NO.	CONTENTS
C001 C002 C003 C004 C005 C006 C007 C008 L001 L002 L003 L004 L005 L006	TITLE SHEET BOUNDARY & TOPOGRAPHIC SURVEY S.W.P.P.P. & TREE REMOVAL PLAN LAYOUT PLAN GRADING & DRAINAGE PLAN UTILITY PLAN WATERSHED MAP DETAILS SHEET LANDSCAPE PLAN NORTH IRRIGATION PLAN SOUTH IRRIGATION PLAN SOUTH IRRIGATION PLAN SOUTH IRRIGATION DETAILS IRRIGATION DETAILS

#### RADIO SIGNAL REQUIREMENT:

THIS BUILDING WILL BE REQUIRED TO CONDUCT A TEST FOR MINIMUM RADIO SIGNAL STRENGTH TO DETERMINED COVERAGE. IF THE MINIMUM RADIO SIGNAL STRENGTH IS DEEMED INSUFFICIENT THEN A RADIO SIGNAL ENHANCEMENT SYSTEM MUST BE INSTALLED AND THE BUILDING RETESTED TO ENSURE IT MEETS THE MINIMUM CRITERIA OF NFPA 1 CHAPTER 11.10.1.

#### CONCURRENCY NOTE:

THIS PROPOSED PLAN 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 A 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.

#### **GENERAL NOTES:**

1. THIS PROJECT SHALL BE SERVED WATER BY SUNSHINE UTILITIES COMPANY.

2. ALL AREAS WITHIN THE S.E. HWY. 484 RIGHT-OF-WAY THAT WERE DISTURBED BY CONSTRUCTION SHALL BE SODDED WITH ARGENTINA BAHIA.

3. ALL CONSTRUCTION COVERED BY THESE PLANS SHALL COMPLY WITH THE MATERIAL REQUIREMENTS AND QUALITY CONTROL STANDARDS CONTAINED IN THE MARION COUNTY LAND DEVELOPMENT CODE.

4. THE STOP SIGNS MUST BE INSTALLED ON 2"x2" SQUARE POSTS, 14 FT. IN LENGTH, 14 GAUGE, 4Ibs/FT. ALL SIGNS MUST MEET MARION COUNTY LAND DEVELOPMENT REGULATIONS.

5. THE STOP BARS SHALL BE WHITE 24" WIDE LEAD FREE THERMOPLASTIC.

6. IT IS THE CONTRACTORS RESPONSIBILITY TO VERIFY THE LOCATION AND BURIAL DEPTH OF ANY UNDERGROUND UTILITIES WITHIN THE WORK AREA PRIOF TO CONSTRUCTION.

7. LANDSCAPE INSTALLATION PROFESSIONALS PERFORMING WORK FOR HIRE WITHIN THE UNINCORPORATED AREAS OF MARION COUNTY SHALL BE LANDSCAPE CONTRACTORS LICENSED BY THE MARION COUNTY BUILDING DEPARTMENT, UNLESS OTHERWISE LICENSED BY THE STATE OF FLORIDA.

8. SITE LIGHTING SHALL BE SHIELDED TO PREVENT GLARE ON TO THE ADJOINING PROPERTIES AND ROADWAY.

9. 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.

#### SITE DATA:

PROJECT NAME: NEIGHBORHOOD STORAGE CENTER - S.W. HIGHWAY 484

OWNER: NSC CROSSROADS LLC 2441 NE 3RD ST STE 201 OCALA, FL 34470-8289

CONTACT: TODD RUDNIANYN

ADDRESS: 2441 NE 3RD ST STE 201 OCALA, FL 34470

PHONE: (352) 888-4176

PARCEL NO.: 41200-056-07 PARCEL AREA: 4.32 ACRES

LAND USE/ZONING: EC/B-2 PROPOSED USE: WAREHOUSE STORAGE

BUILDING SIZE: 71,245 S.F.

FLOOR AREA RATIO: 0.378

PROPERTY LIES TOTALLY WITHIN FLOOD ZONE X AND IS NOT WITHIN A PRIMARY SPRINGS PROTECTION ZONE

MARION COUNTY OWNER'S CERTIFICATE:

I HEREBY CERTIFY THAT I, MY SUCCESSORS AND ASSIGNS, SHALL PERPETUALLY ADD THE IMPROVEMENTS SHOWN ON THIS PLAN, OPERATE AND MAINTAIN THE STORMWATER MANAGEMENT SYSTEM AND ASSOCIATED ELEMENTS, AND MAINTAIN THE TRAFFIC CONTROL SIGNAGE AND STRIPING IN ACCORDANCE WITH THE SPECIFICATIONS SHOWN HEREIN AND ON THE APPROVED PLAN.

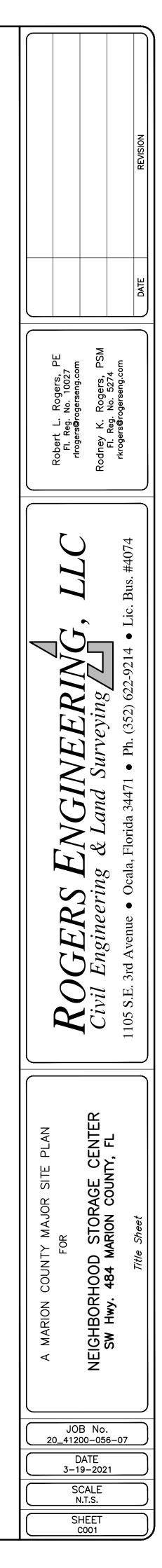
> TODD RUDNIANYN PROPERTY OWNER

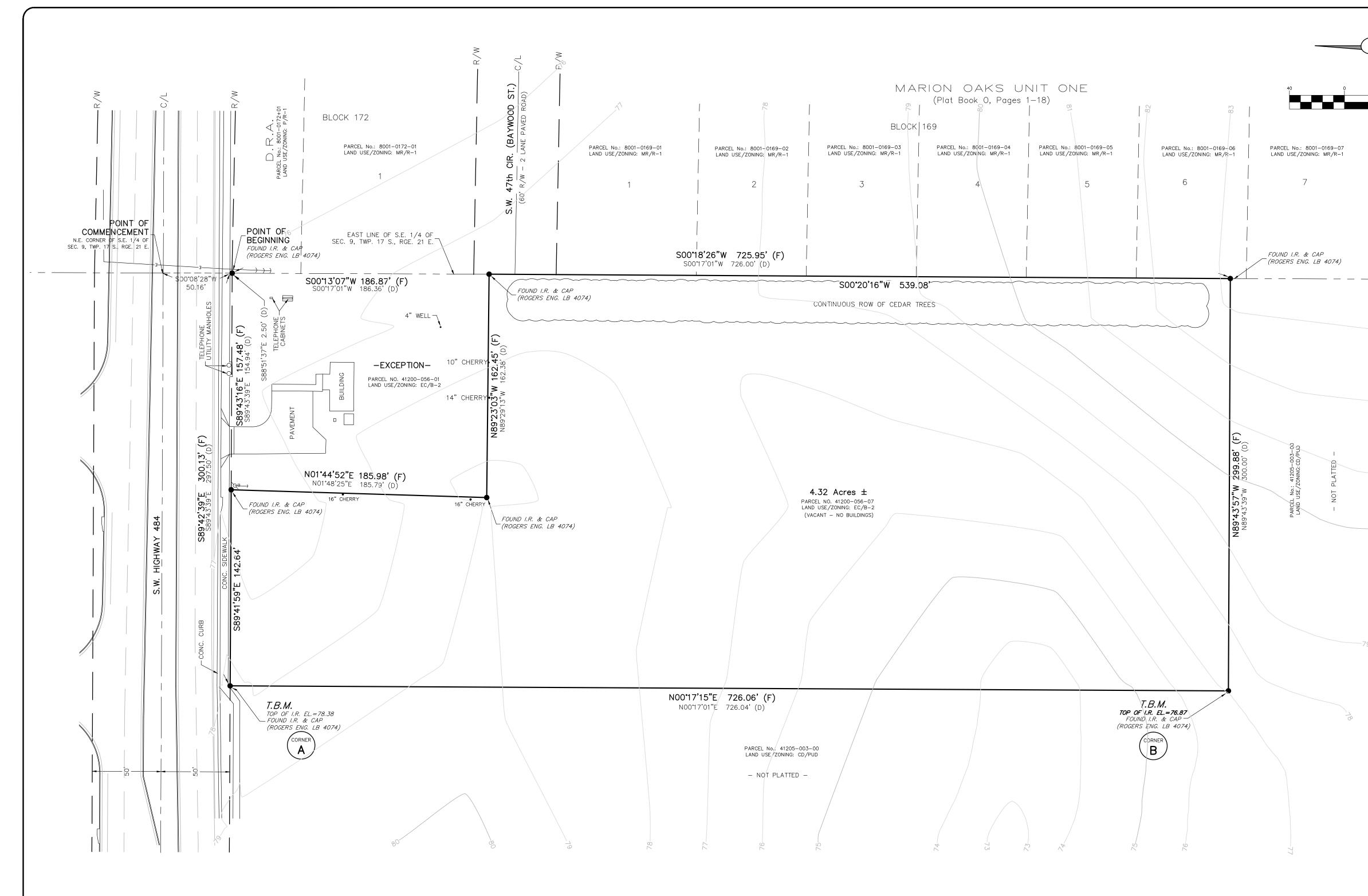
DATE

ENGINEER'S CERTIFICATE:

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

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





#### LEGEND

C.M.

R/W

E/P

C/L CONC.

SEC. TWP.

RGE.

PG.

(F) DRA

TBM

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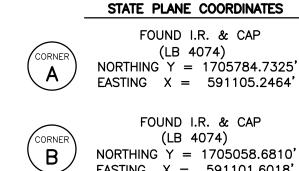
12" CHERRY 🔴

(P)

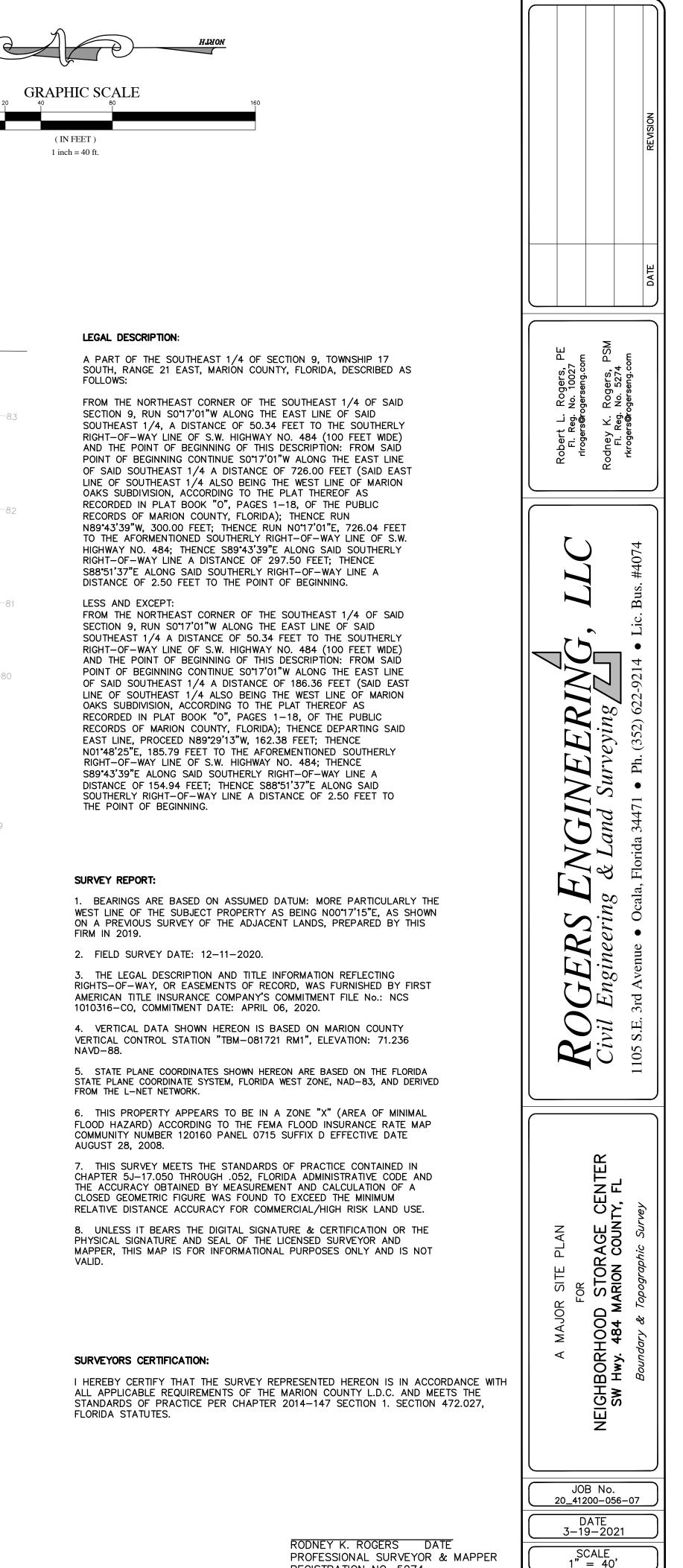
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I.R.

CONCRETE MONUMENT IRON ROD RIGHT OF WAY EDGE OF PAVEMENT CENTERLINE CONCRETE SECTION TOWNSHIP RANGE OFFICIAL RECORDS BOOK PAGE PLAT MEASUREMENT DESCRIPTION CALL FIELD MEASUREMENT DRAINAGE RETENTION AREA TEMPORARY BENCHMARK SEPTIC TANK TREE SIZE & TYPE UTILITY POLE AND GUY ANCHOR OVERHEAD ELECTRIC WIRES UNDERGROUND ELECTRIC WIRES UNDERGROUND FIBER OPTIC WIRES UNDERGROUND TELEPHONE WIRES SANITARY SEWER LINE WATER LINE GROUND CONTOUR LINE



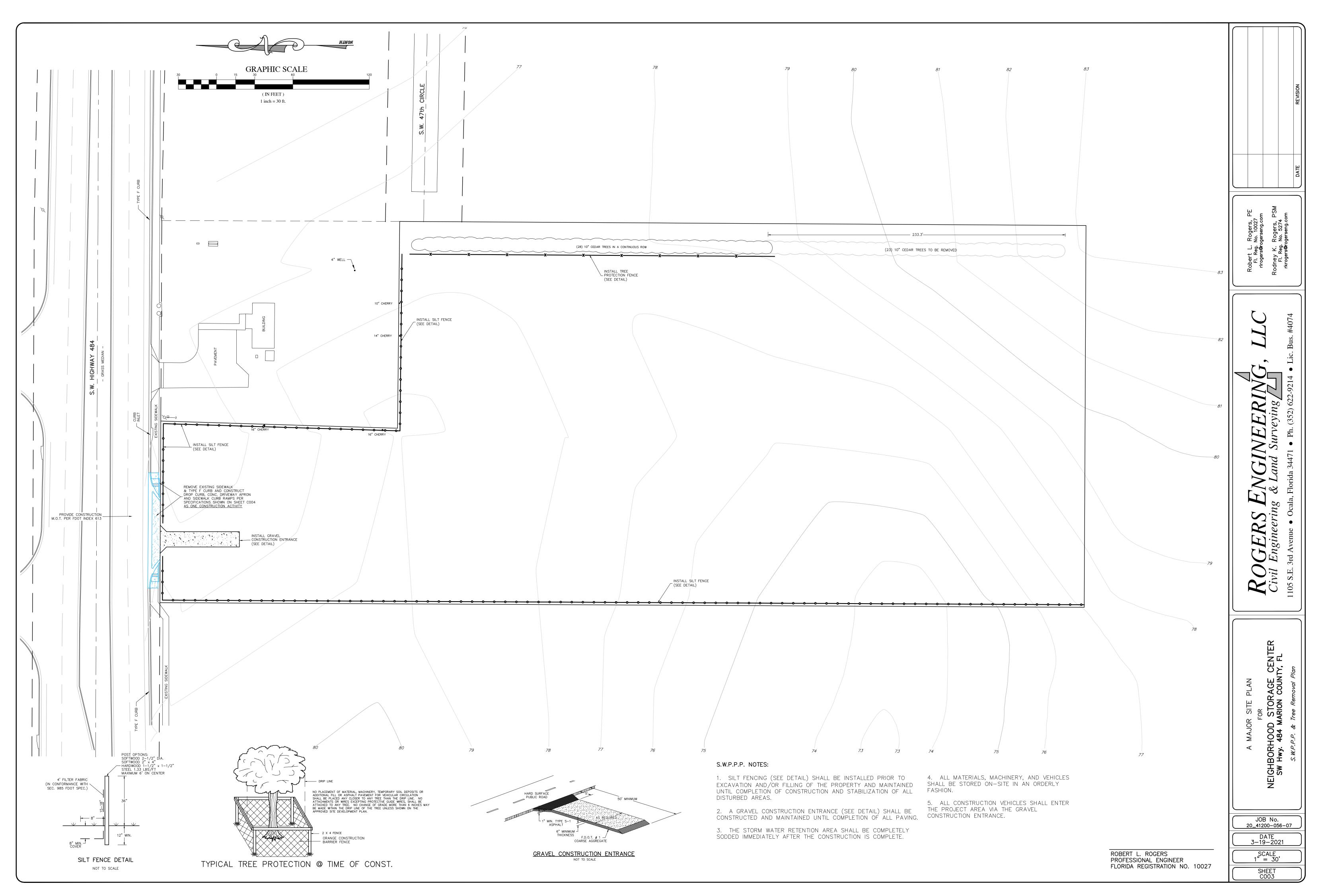
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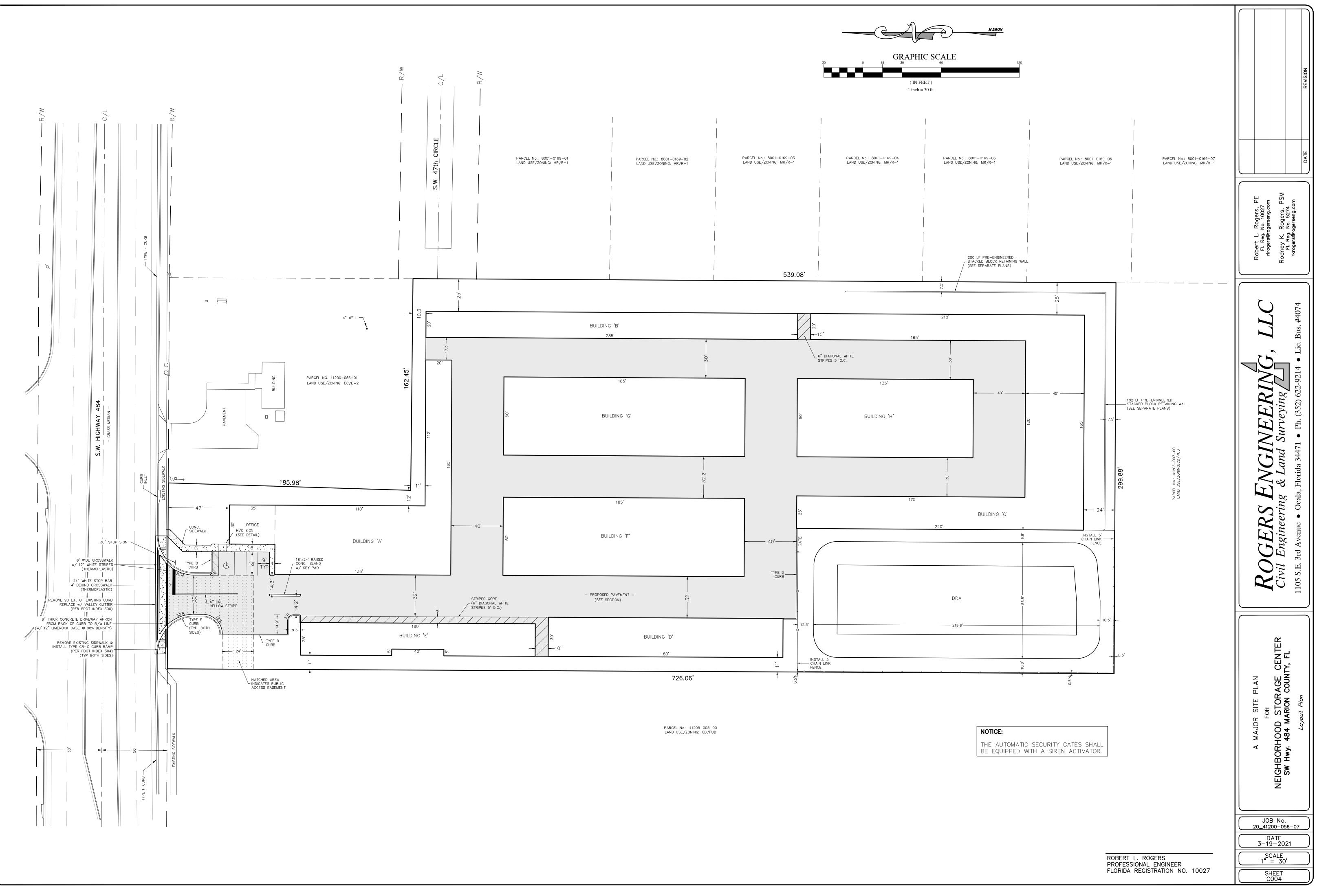


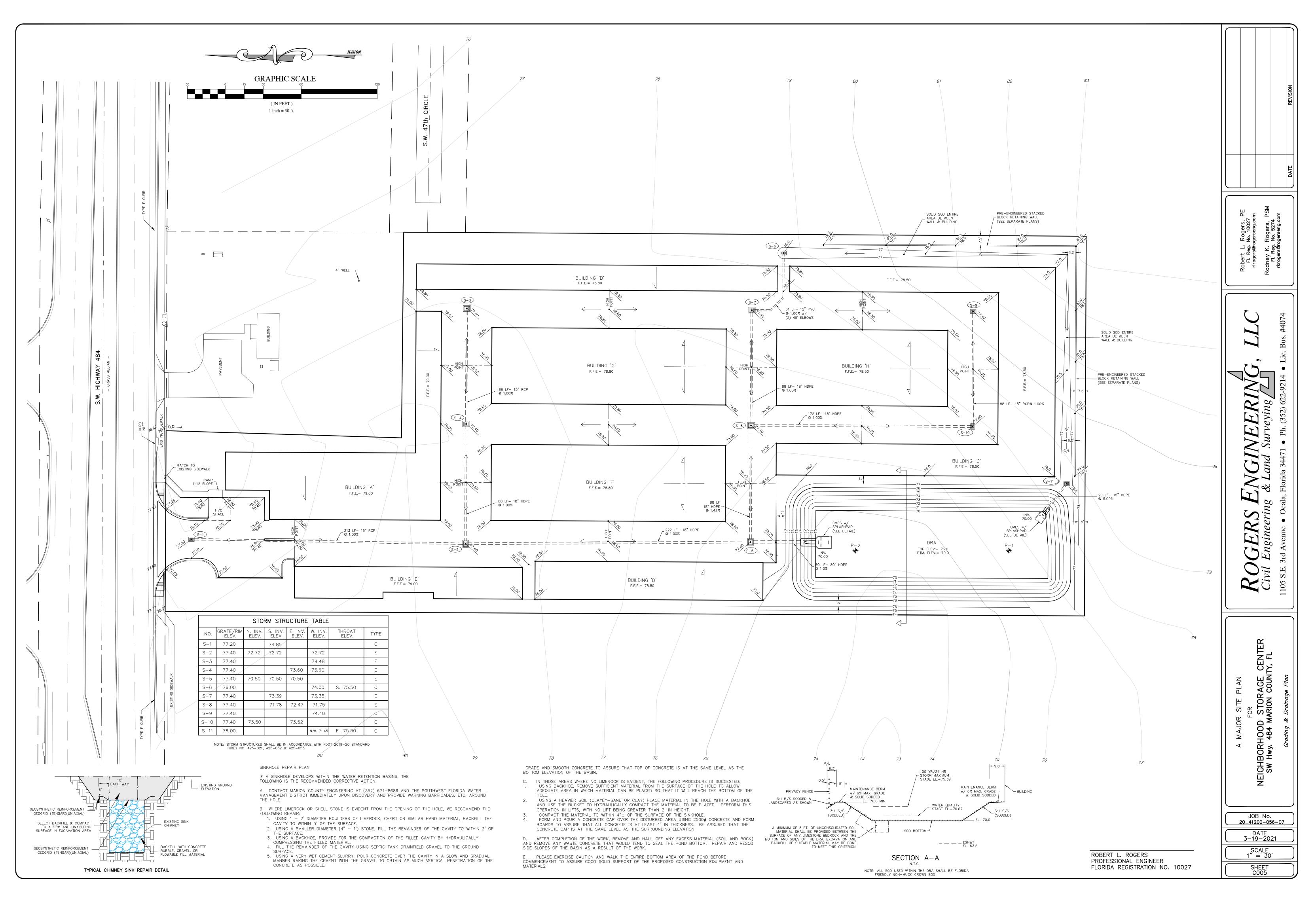
REGISTRATION NO. 5274

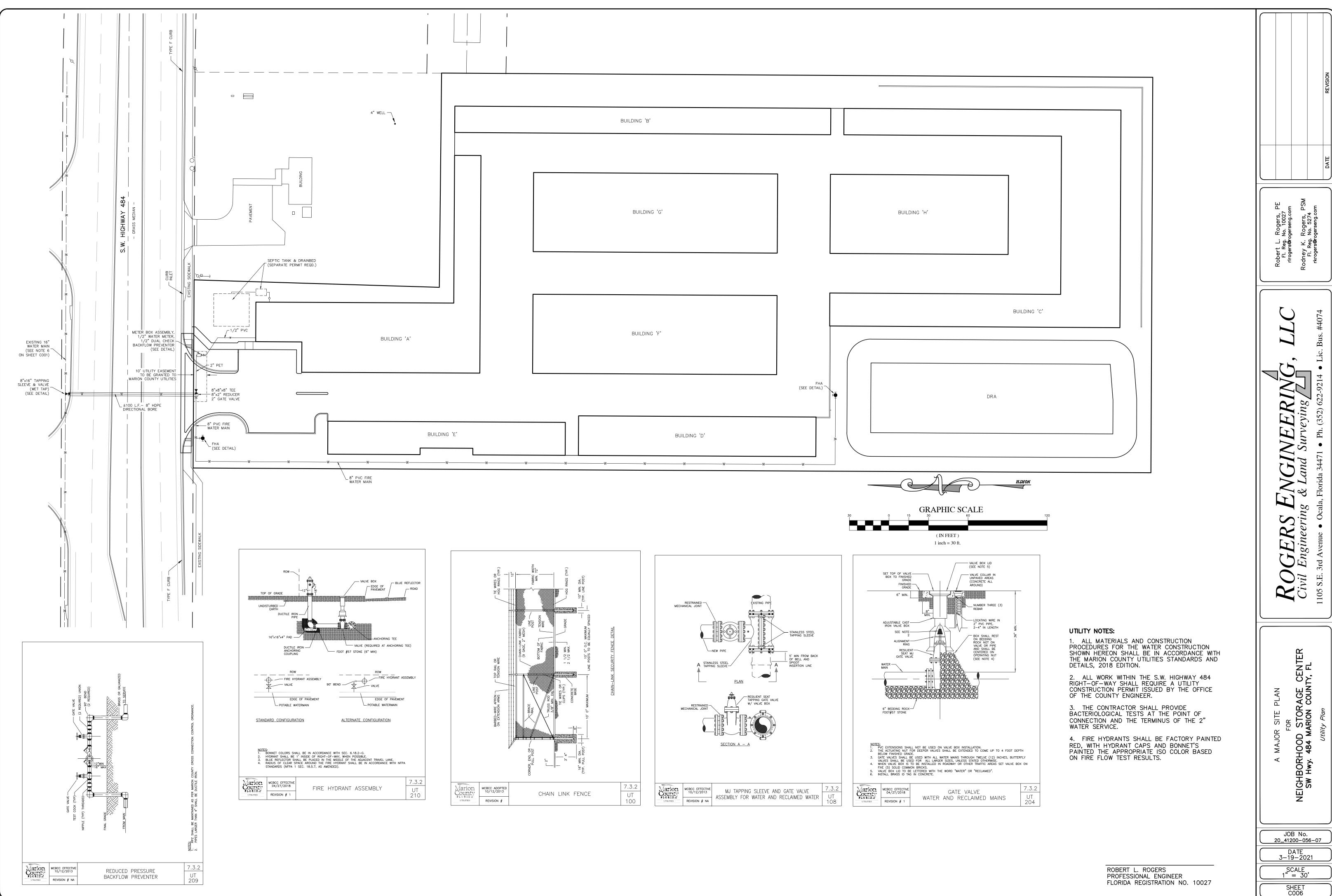
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STATE OF FLORIDA

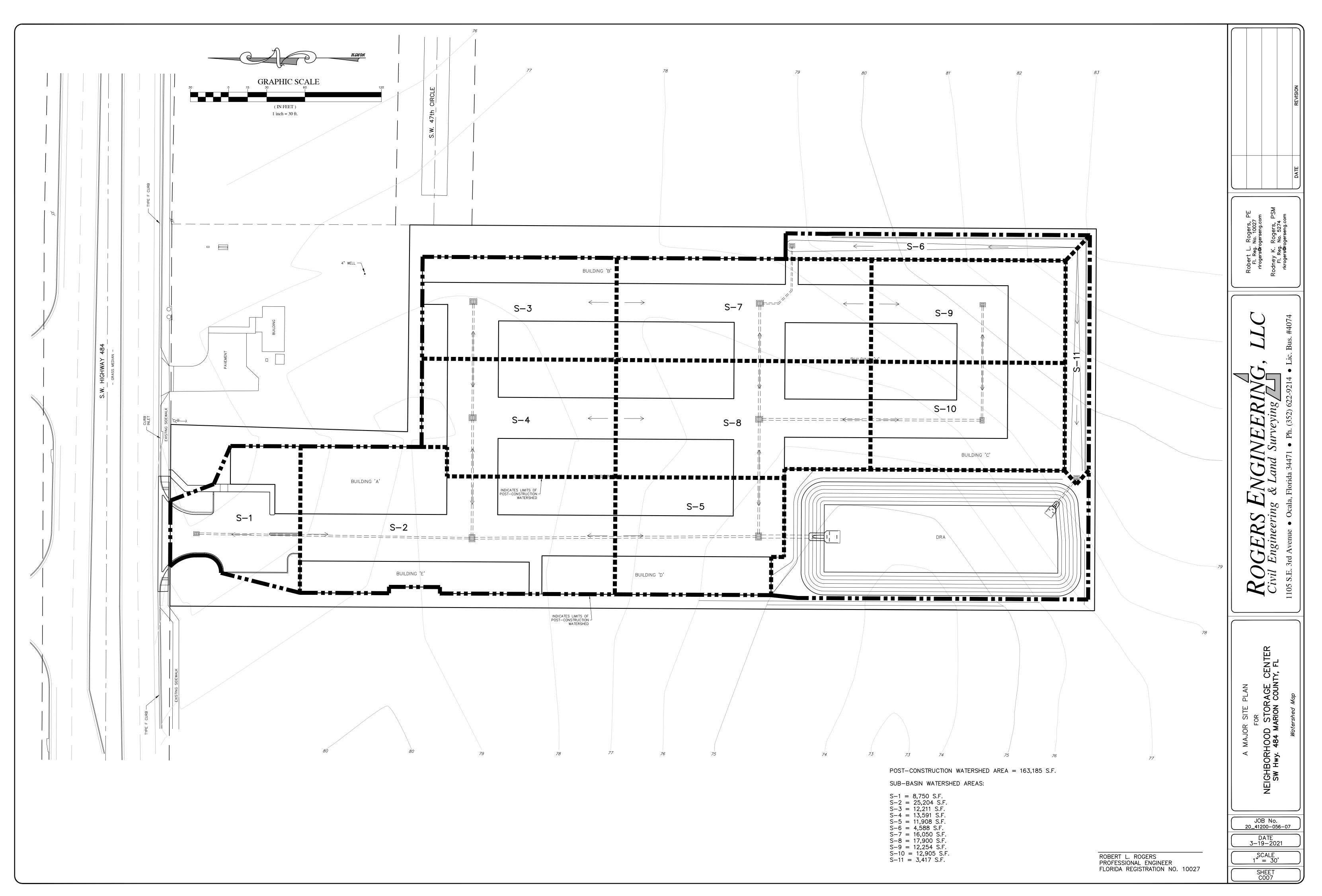


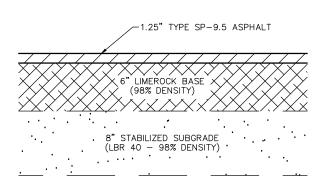




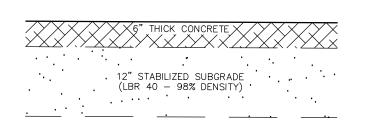


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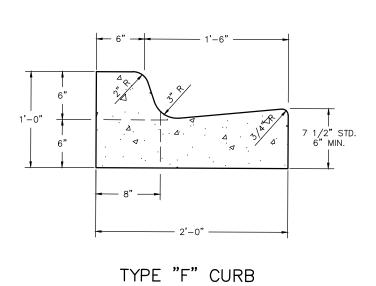


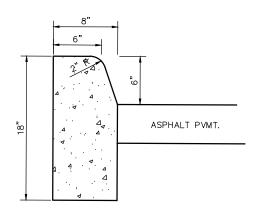


ON-SITE PAVEMENT SECTION



DRIVEWAY PAVEMENT SECTION

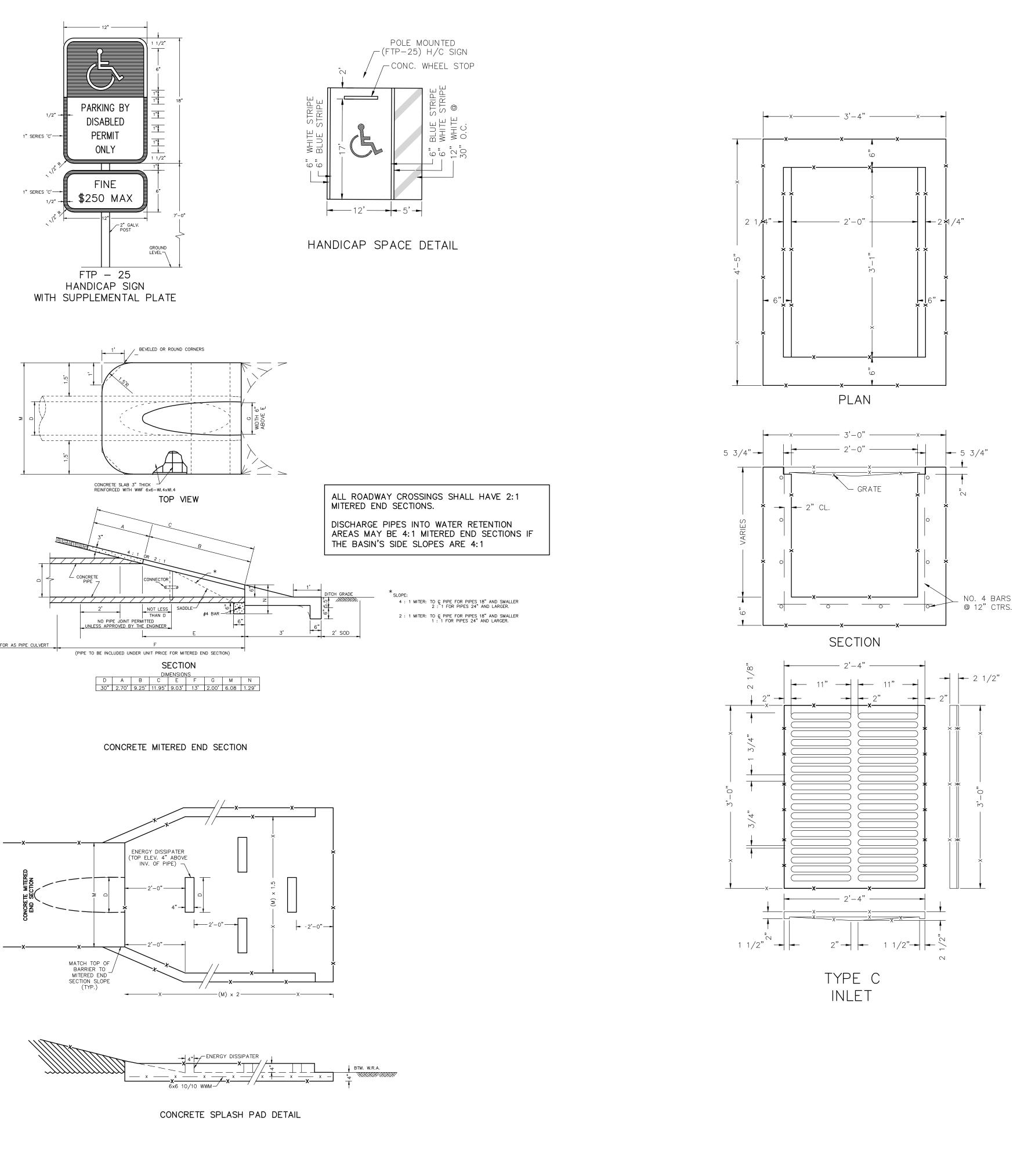


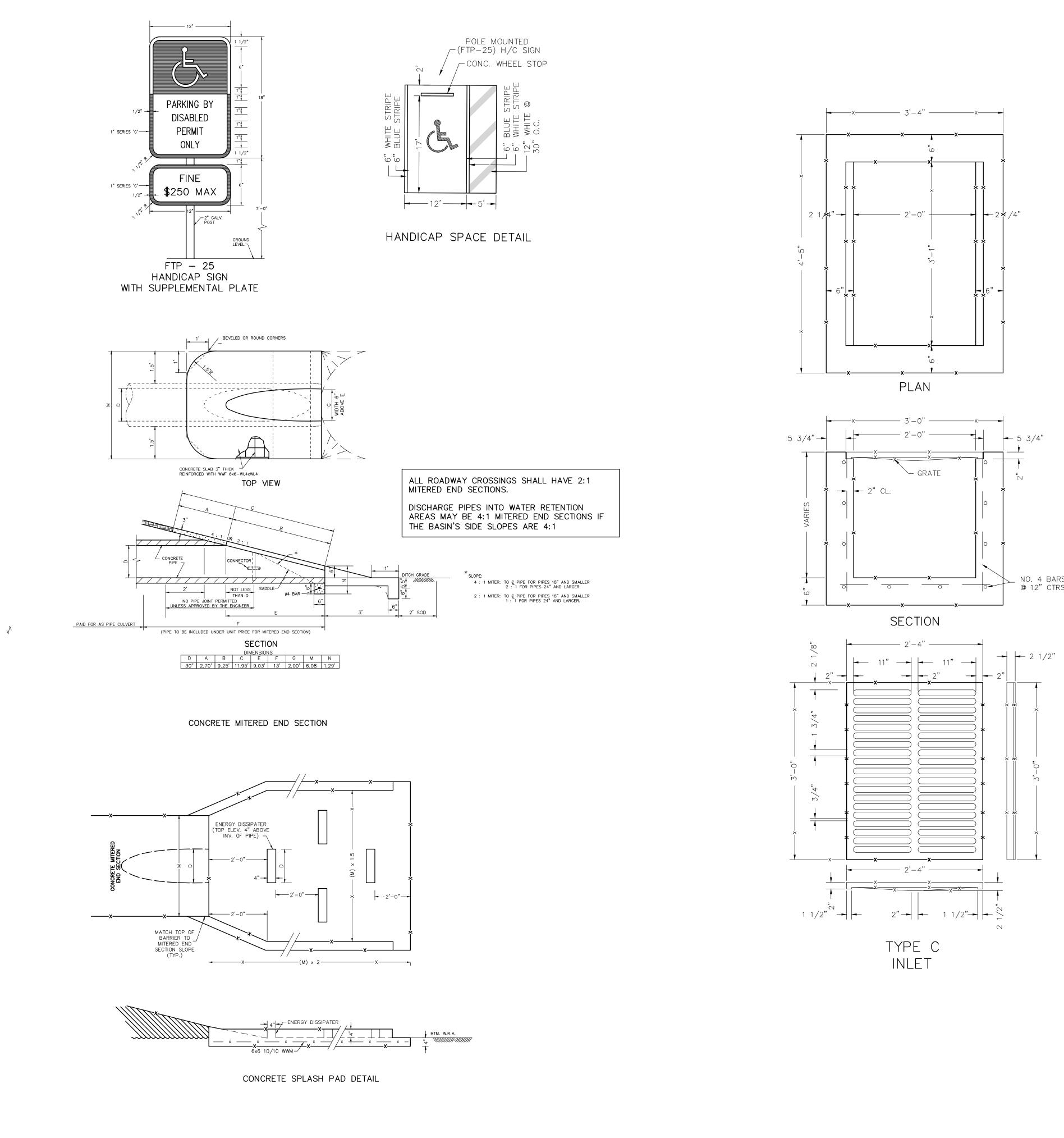


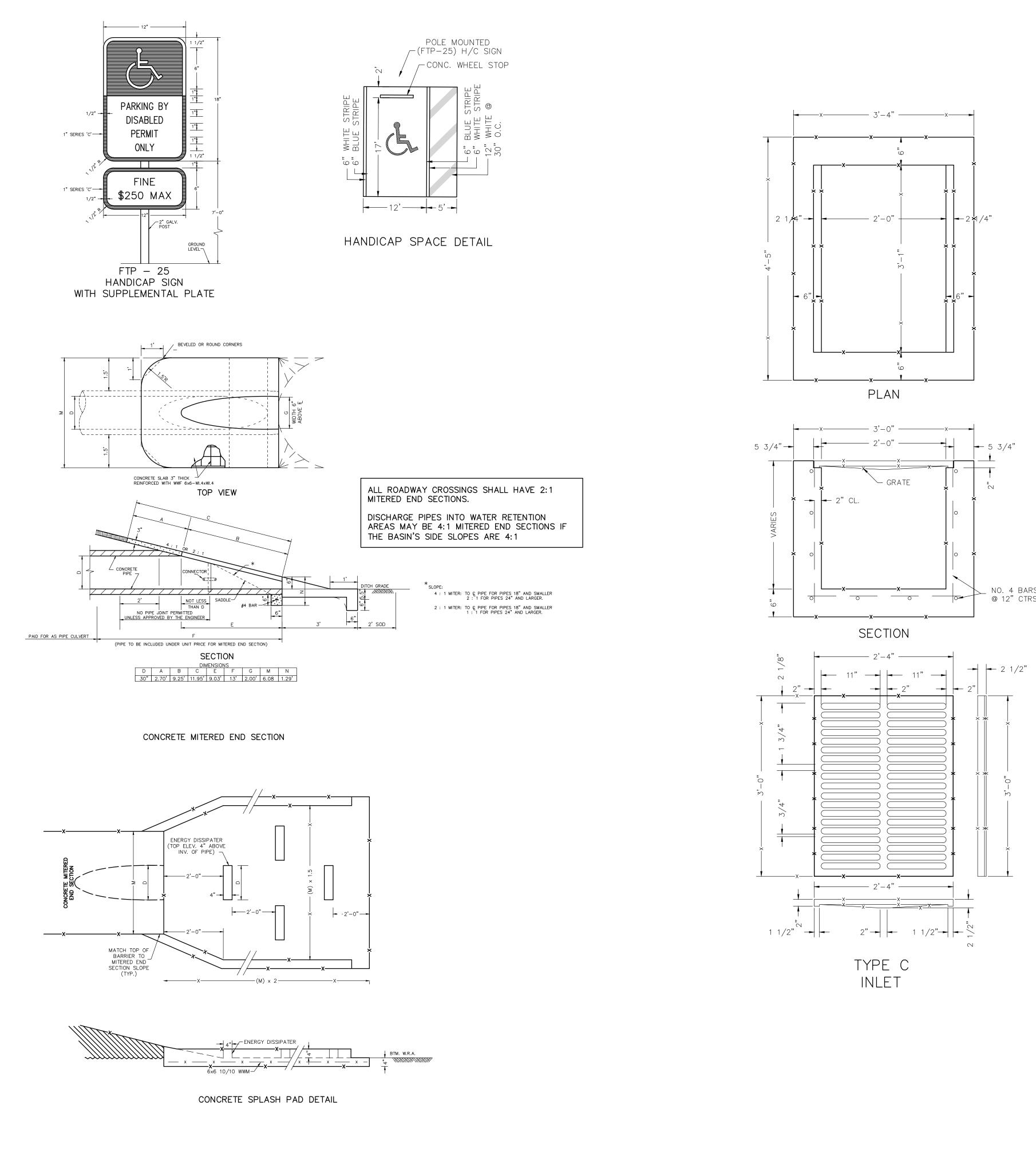
TYPE "D" CURB

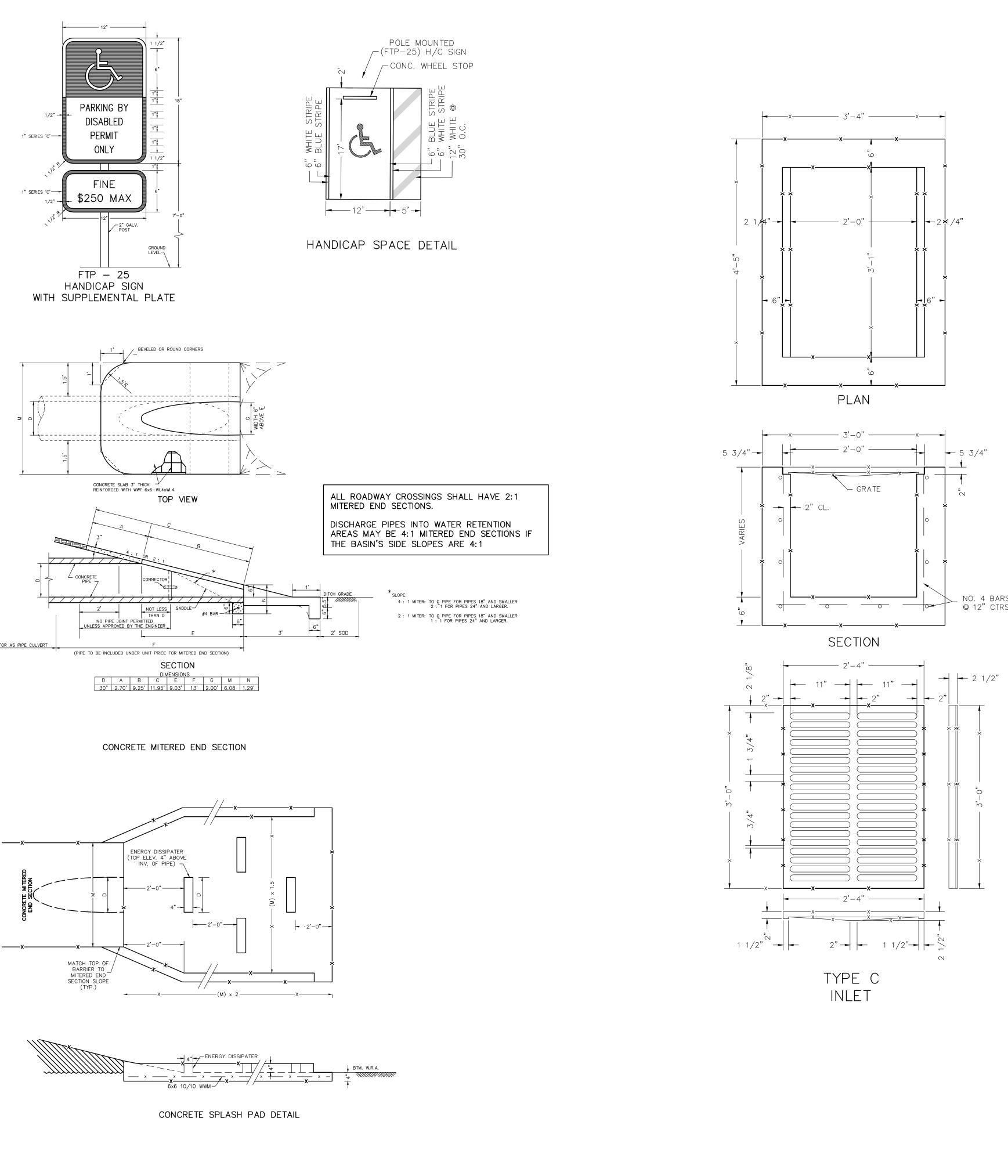
1/2"

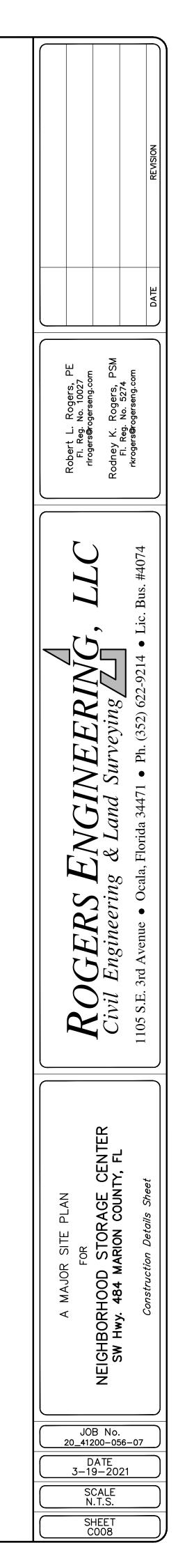
1" SERIES 'C'—



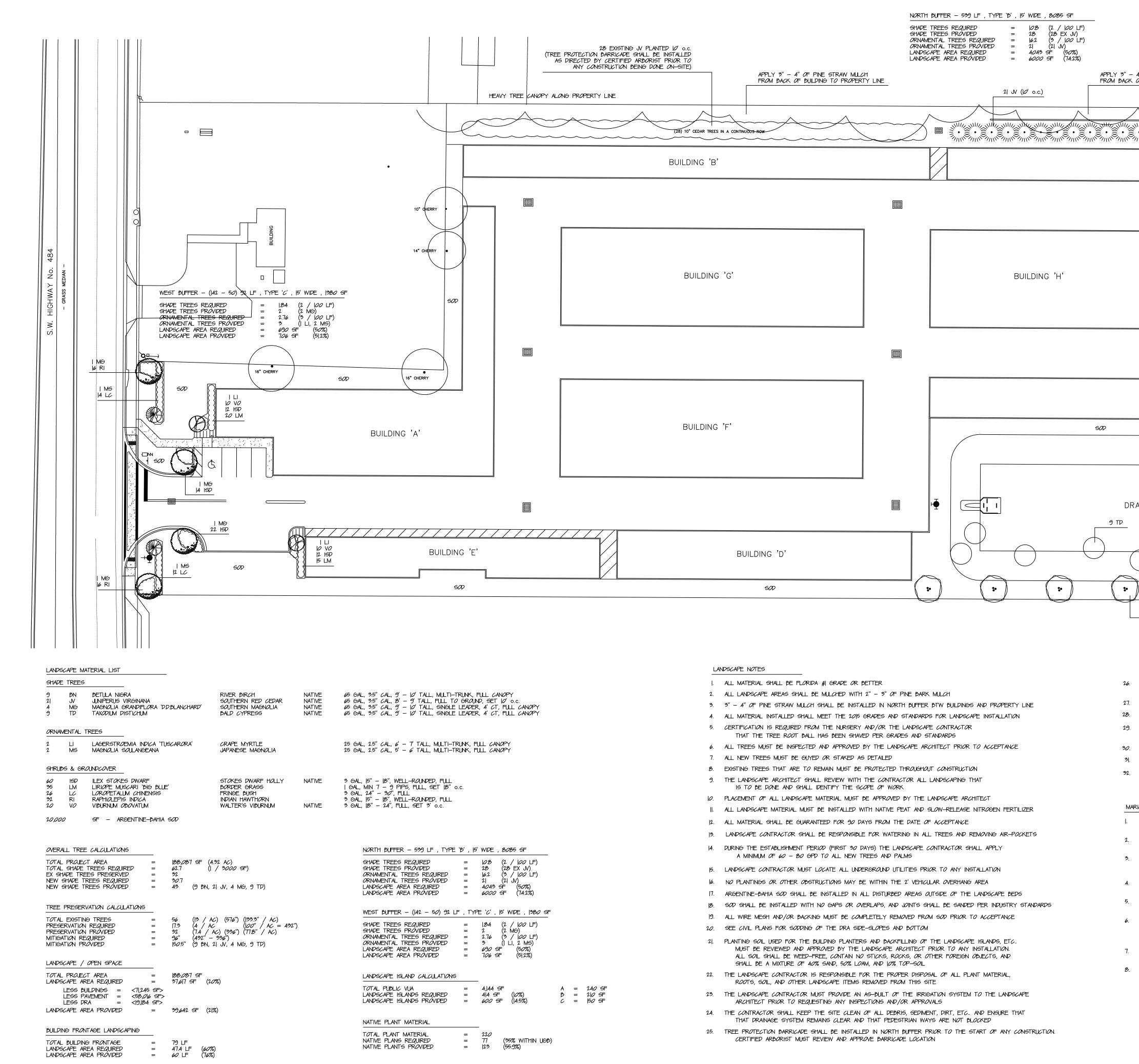






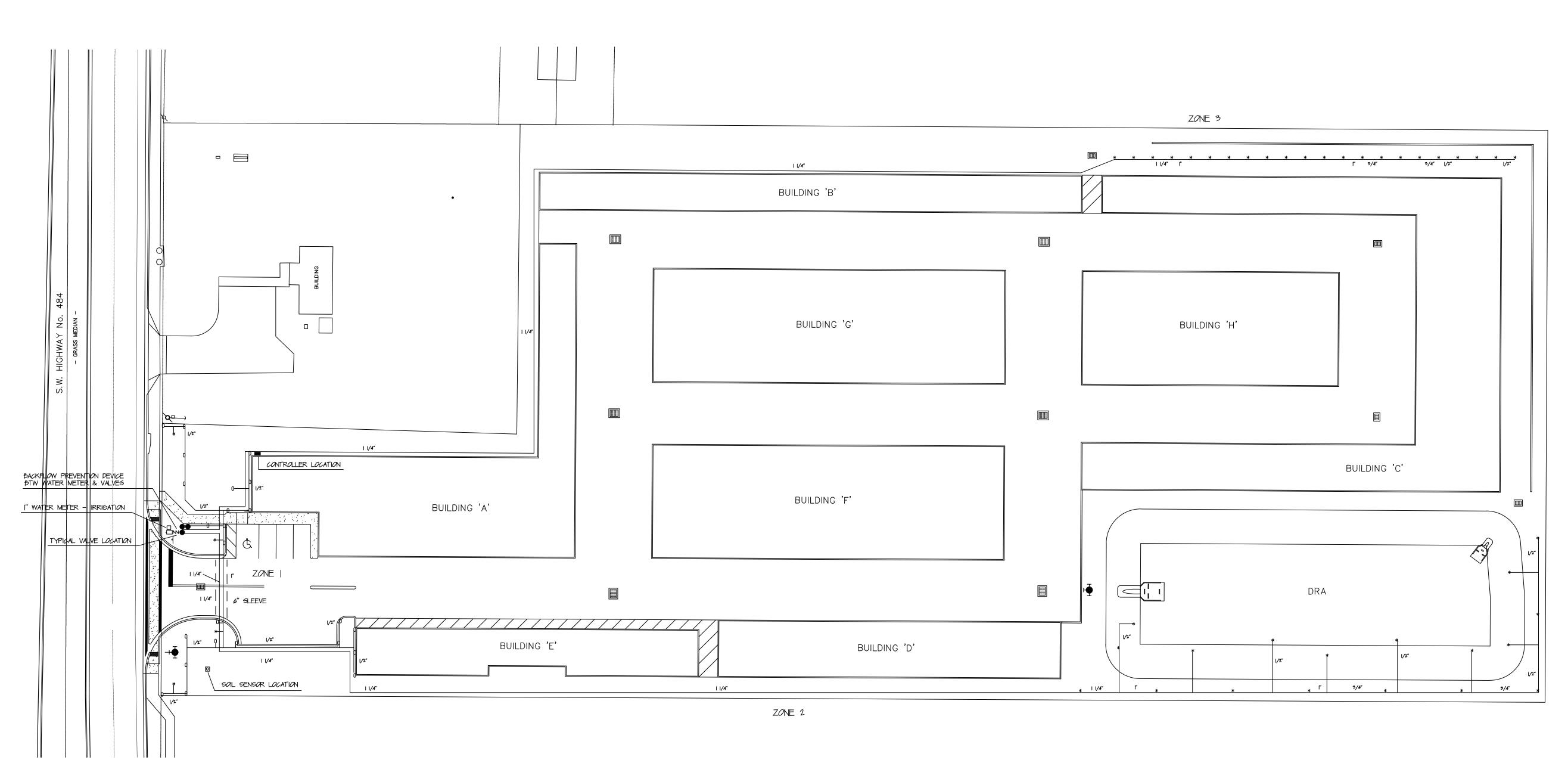


ROBERT L. ROGERS PROFESSIONAL ENGINEER FLORIDA REGISTRATION NO. 10027



	.	ALL MATERIAL SHALL BE FLORIDA #1 GRADE OR BETTER
	2.	ALL LANDSCAPE AREAS SHALL BE MULCHED WITH 2" - 3" OF PINE BARK MULCH
	3.	3" – 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 GUYED 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
	0.	PLACEMENT OF ALL LANDSCAPE MATERIAL MUST BE APPROVED BY THE LANDSCAPE ARCHITECT
	.	ALL LANDSCAPE MATERIAL MUST BE INSTALLED WITH NATIVE PEAT AND SLOW-RELEASE NITROGEN FERTILIZER
	2.	ALL MATERIAL SHALL BE GUARANTEED FOR 90 DAYS FROM THE DATE OF ACCEPTANCE
	3.	LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING IN ALL TREES AND REMOVING AIR-POCKETS
_	<b> 4</b> .	DURING THE ESTABLISHMENT PERIOD (FIRST 30 DAYS) THE LANDSCAPE CONTRACTOR SHALL APPLY A MINIMUM OF 60 - 80 GPD TO ALL NEW TREES AND PALMS
	<b>15</b> .	LANDSCAPE CONTRACTOR MUST LOCATE ALL UNDERGROUND UTILITIES PRIOR TO ANY INSTALLATION
	6.	NO PLANTINGS OR OTHER OBSTRUCTIONS MAY BE WITHIN THE 2' VEHICULAR OVERHANG AREA
	17.	ARGENTINE-BAHIA SOD SHALL BE INSTALLED IN ALL DISTURBED AREAS OUTSIDE OF THE LANDSCAPE BEDS
	8.	500 SHALL BE INSTALLED WITH NO GAPS OR OVERLAPS, AND JOINTS SHALL BE SANDED PER INDUSTRY STANDARDS
ôF	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
	2 .	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
A = 240 SF B = 210 SF C = 150 SF	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
<del>3</del> 8)	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

				BY
4" OF PINE STRAW MULCH OF BUILDING TO PROPERTY LINE				NOIT
HEAVY TREE CANOPY ALONG PROPERTY LINE				DESCRIPTION
				NTE
				NO. DA
50		2 / 6		PG.
		DA TE:	DRAWING NO.: VIEW NAME:	FB.
BUILDING 'C'		RAK	= 30	
		<b>DRAWN ВY:</b>	SCALE:	JOB NO.:
A 		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
DO NOT PLANT NEW TREES TOO DEEP. UNCOVER THE TRI AT OR ABOVE THE SURROUNDING SOIL LEVEL REMOVE ANY TREE WRAP FROM AROUND THE TRUNK OF I ALL NEW TREES AND SHRUBS MUST MEET THE 'AMERICAN LANDSCAPE ARCHITECT MAY REQUIRE PRUNING OF NEW T THAT THE TREES NEED A SINGLE DOMINANT LEADER ALL PLANT MATERIAL MUST MEET ALL OF THE SIZE SPEC HAVING THE LANDSCAPE ARCHITECT APPROVAL OF PLANT	NEW TREES TO BE INSTALLED N STANDARDS FOR NURSERY STOCK' (ANSI 260.1) REES AFTER INSTALLATION IF IT IS DETERMINED ESTABLISHED OR CLUSTER BRANCHES REMOVED VIFICATIONS, NOT JUST THE CONTAINER SIZE			
ALL SIZE SPECIFICATIONS SHOWN ON THE MATERIAL LIST OTHERWISE NOTED. MEASUREMENT SHALL BE AS PER RION COUNTY NOTES TREE PROTECTION SHALL CONTINUE DURING THE COURSE	ARE FOR THE HEIGHT OF THE MATERIAL UNLESS & THE CURRENT INDUSTRY GRADES AND STANDARDS OF CONSTRUCTION. ALL REQUIREMENTS OUTLINED	S III	ENTER	RIDA
IN SECTION 6.7.3 E SHALL BE COMPLIED WITH BY A ALL REQUIREMENTS OUTLINED IN SECTION 6.7.9 SHALL BE TREES REQUIRED ON THIS SITE BY THIS CONSTRUCT THE PRELIMINARY AND FINAL INSPECTIONS AS OUTLINED IN NO CERTIFICATE OF OCCUPANCY OR CERTIFICATION O INSPECTIONS HAVE BEEN COMPLETED AND APPROVAL NOTES HAVE BEEN SHOWN REGARDING LICENSING (68.15, MAINTENANCE (68.13, 69.6) FERTILIZED LICE (68.4)	COMPLIED WITH FOR ANY REPLACEMENT 10N 9 SECTION 6.7.12 SHALL BE COMPLIED WITH. 17 COMPLETION SHALL BE ISSUED UNTIL THESE GRANTED 6.9.10), TREE PROTECTION (6.7.3 E),	N & NOTE	7RADE CI 7 484	
<ul> <li>MAINTENANCE (68.13, 6.98), FERTILIZER USE (68.4), A</li> <li>ALL REQUIREMENTS AUTLINED IN SECTION 68.4 REGARDING CHEMICALS SHALL BE COMPLIED WITH BY THE OWNER</li> <li>UPON COMPLETION OF THE INSTALLATION, THE CONTRACTOR DESIGN PROFESSIONAL. A LANDSCAPE AND IRRIGATION BY THE DESIGN PROFESSIONAL AND SUBMITTED TO TO TO TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY</li> <li>ALL REQUIREMENTS AUTLINED IN SECTION 68.15 REGARDING COMPLIED WITH BY THE OWNER AND/OR OTHER MAINTENANCE LICENSING AND CERTIFICATION SHALL B</li> </ul>	5 FERTILIZER AND OTHER LANDSCAPE R AND/OR OTHER LANDSCAPE PROFESSIONALS OR SHALL REQUEST AN INSPECTION BY THE N AS-BUILT SERTIFICATION SHALL BE SIGNED AND SEALED THE MARION COUNTY LANDSCAPE ARCHITECT PRIOR G LANDSCAPE MAINTENANCE SHALL BE NTENANCE PROFESSIONALS G LANDSCAPE INSTALLATION AND	NDSCAPE PLAN	PORHOOD STC	ION CO
	ALE $1'' = 30'$	LA	NEIGH	MAR
	CHARD A KESSELRING JR., PLA, ASLA NDSCAPE ARCHITECT , STATE DF FLDRIDA #858	SHEET	L <u>00 </u> of	



IRR	IGATION LEGEND	IRRIGATION	Z <i>O</i> N
0	HUNTER MP 1000 SERIES SPRAY HEADS	<i></i>	=
*	HUNTER PCB SERIES BUBBLER HEADS FOR TREES	<i>Z0</i> NE 2	=
			_

I "WATER METER - IRRIGATION USE ONLY

SOIL SENSOR LOCATION

MUNTER X-CORE 4-STATION CONTROLLER

● 2" NELSON VALVES IN WATER-RESISTENT BOXES

 $\equiv$   $\equiv$  SLEEVING - SCH. 40 P.V.C.

#### IRRIGATION NOTES

- MINOR CHANGES MAY BE MADE IN THIS LAYOUT WITH APPROVAL BY THE LANDSCAPE ARCHITECT Ι.
- 2. ALL HEAD LOCATIONS MUST BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO ANY INSTALLATION
- 3. HEADS SHALL BE 1/4, 1/2, OR FULL CIRCLE AS EACH LOCATION REQUIRES
- 4. SPRAYS PATTERNS SHALL BE SET TO MINIMIZE SPRAY ONTO ADJACENT WALKS, DRIVES, AND BUILDINGS
- 5. IRRIGATION SYSTEM SHALL BE CONNECTED TO A NEW I" WATER METER IRRIGATION USE ONLY
- 6. 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
- 7. THE CONTROLLER SHALL BE LOCATED IN THE GENERAL AREA SHOWN AND SHALL BE MOUNTED
- AS APPROVED BY THE LANDSCAPE ARCHITECT IN A LOCKABLE CASE. 8. THE OWNER WILL PROVIDE AN ELECTRICAL OUTLET IN THE CONTROLLER AREA
- 9. ALL VALVES SHALL BE INSTALLED IN WATER-RESISTENT BOXES
- 10. ALL SLEEVING MUST BE INSTALLED PRIOR TO THE LIMEROCKING OF THE PAVED AREAS
- II. ALL SLEEVING SHALL BE SCH. 40 P.V.C. AND INSTALLED A MINIMUM OF 18" DEEP
- 12. ALL FEEDER LINES SHALL BE INSTALLED A MINIMUM OF 12" DEEP
- 13. RAINBIRD 'RAINCHECK' DEVICE SHALL BE INSTALLED TO MINIMIZE IRRIGATION DURING SUFFICIENT RAINFALL (RSD SERIES). IN ADDITION, AN ACCLIMA TDT SENSOR WITH SCX CONTROL MONITOR MUST BE INSTALLED AS LOCATED BY THE LANDSCAPE ARCHITECT FOR PROPER IRRIGATION AMOUNTS
- 14. THE ENTIRE SYSTEM MUST BE OPERATIONAL, REVIEWED, AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO FINAL ACCEPTANCE
- 15. THE CONTRACTOR SHALL RETURN WITHIN THE FIRST 30 DAYS TO ADJUST THE SYSTEM
- AS NECESSARY AND DIRECTED BY THE LANDSCAPE ARCHITECT
- 16. ALL LABOR AND MATERIALS SHALL BE GUARANTEED FOR I YEAR FOR FINAL ACCEPTANCE
- 17. THE CONTRACTOR MUST PROVIDE AN AS-BUILT DRAWING TO THE LANDSCAPE ARCHITECT PRIOR TO FINAL ACCEPTANCE
- 13. BACKFLOW PREVENTION DEVICE SHALL BE INSTALLED BETWEEN THE NEW METER AND THE VALVES
- 19. SLEEVES MUST BE INSTALLED IN ALL AREAS WHERE IRRIGATION PIPING IS INSTALLED UNDER PAVEMENT
- 20. 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 QUANITY FOR THE DESIGNED COVERAGE
- 21. CONTRACTOR SHALL CONSULT WITH BOTH OWNER AND THE LANDSCAPE ARCHITECT FOR THE TIMING OF THE SYSTEM, BASED ON CURRENT WATER RESTRICTIONS
- 22. 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
- 23. 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

7NE DATA 13.2 GPM

- 18.0 GPM
- ZONE 3 = 2|OOPM

- 32. ALL IRRIGATION HEADS SHALL BE LOW-VOLUMN, MIRCO-IRRIGATION TO MINIMIZE WATER CONSUMPTION 33. SET RUN TIMES FOR THE SYSTEM PER RECOMMENDATIONS BY IFAS @ EDIS/IFAS.UFLEDU/AE220 34. ON HEADS LOCATED BELOW THE VALVE LOCATIONS, INSURE CHECK VALVES ARE INSTALLED AT THE HEAD 35. ALL VALVES SHALL HAVE A FACTORY-INSTALLED FILTER SENTRY AND VERIFIED BY CONTRACTOR 38. ALL IRRIGATION INSTALLATION SHALL MEET 2015 GRADES AND STANDARDS
- 37. NO IRRIGATION HEADS SHALL BE INSTALLED ON RISERS UNLESS SPECIFICALLY NOTED AND DETAILED 38. ALL AS-BUILTS, VERIFICATIONS, ETC.. MUST BE SUBMITTED PRIOR TO FINAL INSPECTION AND ACCEPTANCE 38. BUBBLERS AT ALL TREES AND PALMS SHALL BE STAKED AT THEIR PROPER LOCATIONS

MARION COUNTY NOTES

- I. 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 6.9.6 SHALL BE COMPLIED WITH BY THE IRRIGATION INSTALLATION PROFESSIONALS
- 2. ALL REQUIREMENTS IN SECTION 6.9.8 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
- 3. ALL REQUIREMENTS OUTLINED IN SECTION 6.9.9 REGARDING THE IRRIGATION SCHEDULING SHALL BE COMPLIED WITH BY THE IRRIGATION INSTALLATION PROFESSIONALS
- 4. ALL REQUIREMENTS OUTLINED IN SECTION 6.9.10 REGARDING LICENSING AND CERTIFICATION OF THE IRRIGATION INSTALLATION AND MAINTENANCE PROFESSIONALS SHALL BE COMPLIED WITH
- 5. NOTES HAVE BEEN SHOWN REGARDING CLOSE-OUT REQUIREMENTS (6.9.6) WATERING INSTALLATION (6.9.9) AND INSTALLATION LICENSING REQUIREMENTS (6.9.10)

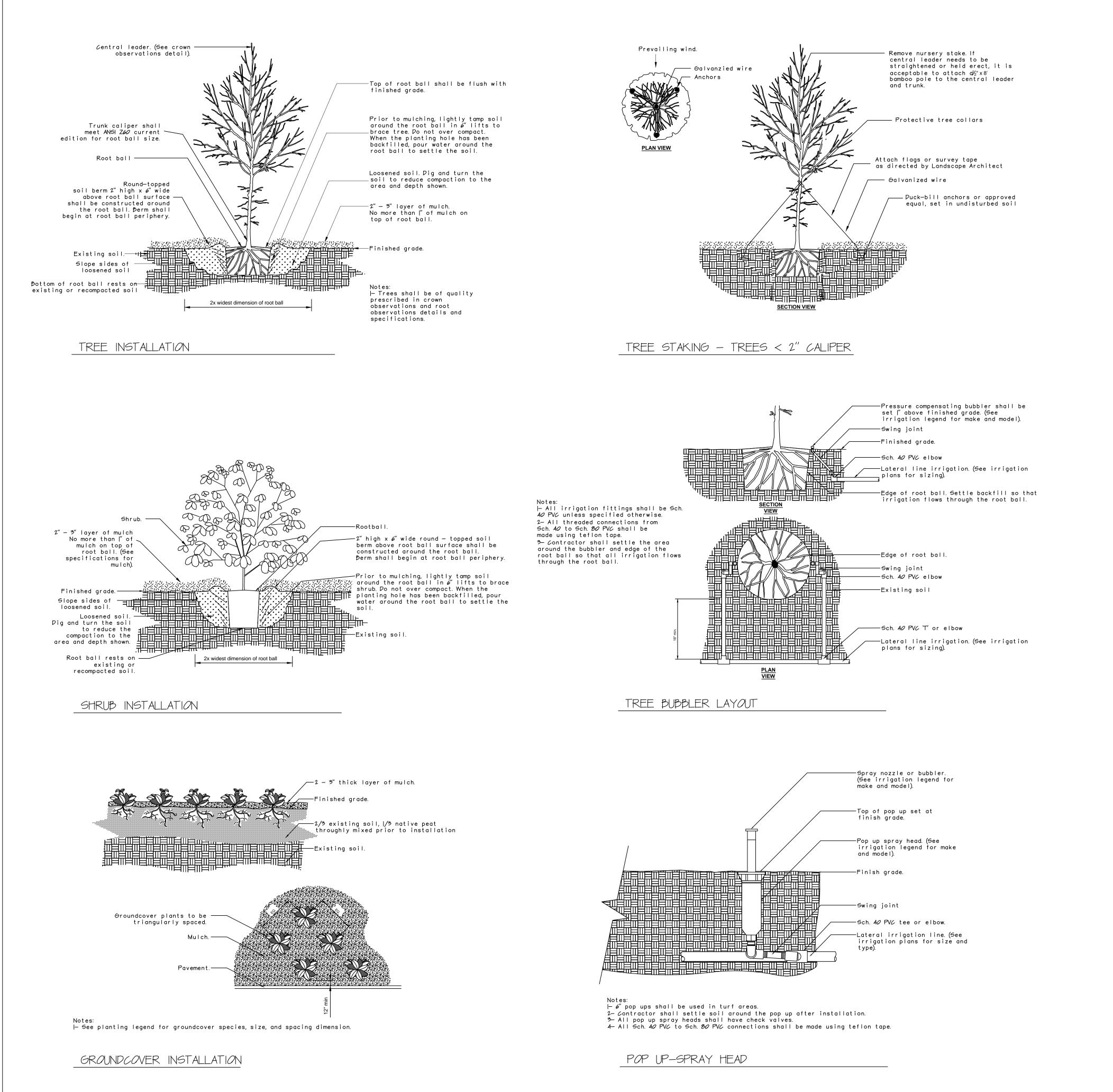
SCALE 1" = 30'

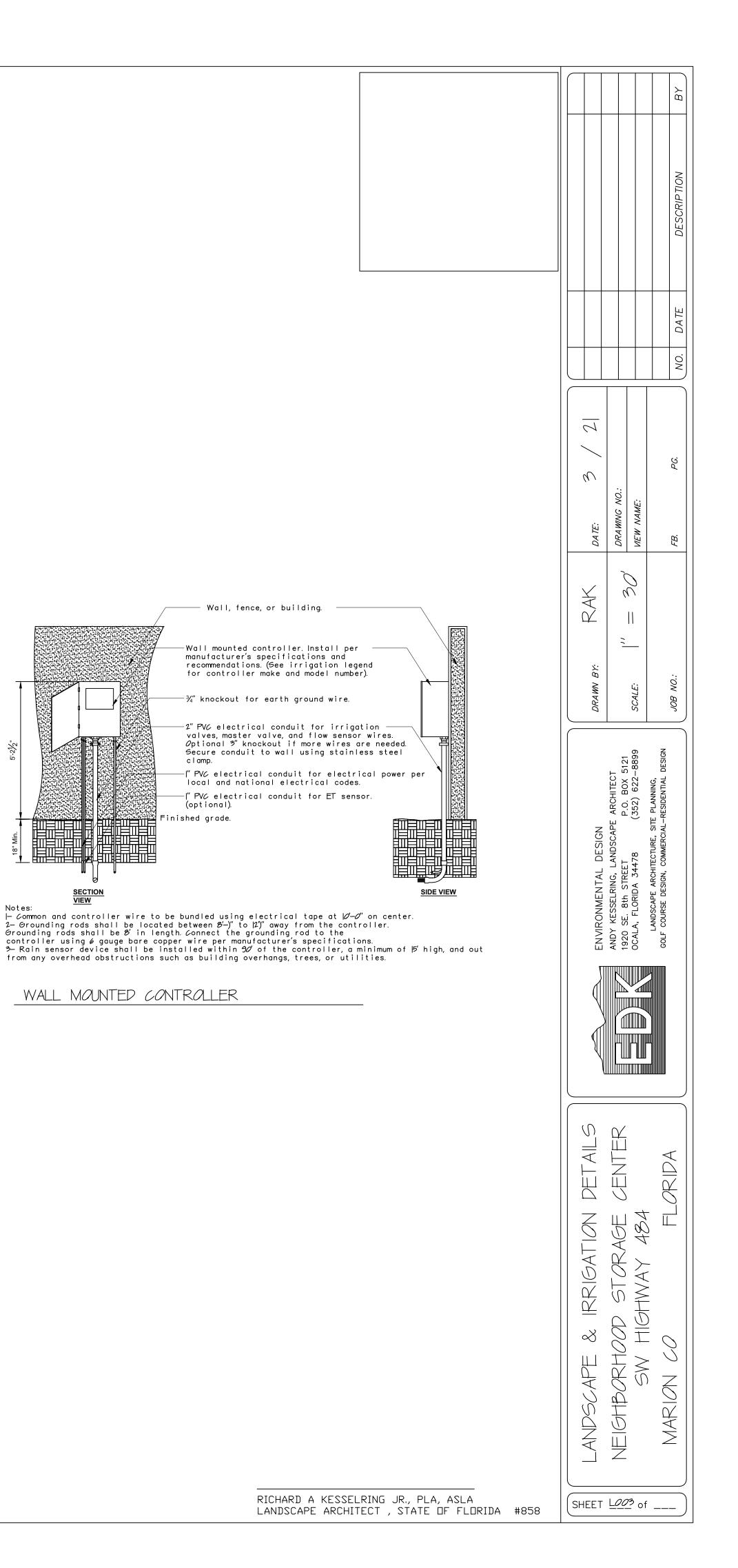
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		DESCRIP TION
		NO. DATE
DATE: 3 / 2	DRAWING NO.: VIEW NAME:	FB. PG.
BY: RAK	- '06 = ''	
DRAWN BY:	E ARCHITECT P.O. BOX 5121 (352) 622–8899 <i>SCALE:</i>	TE PLANNING, RESIDENTIAL DESIGN JOB NO.:
ENVIRONMENTAL DESIGN	ANDY KESSELRING, LANDSCAPE ARCHITECT 1920 SE. 8th STREET P.O. BOX 51 OCALA, FLORIDA 34478 (352) 622–8	LANDSCAPE ARCHITECTURE, SITE PLANNING, GOLF COURSE DESIGN, COMMERCIAL-RESIDENTIAL DESIGN
ON PLAN & NOTES	OOD STORAGE CENTER HIGHWAY 484	FLORIDA
IRRIGATION PL	NEIGHBORHOOD S SW HIGHW	MARION CO

SHEET LOOL of

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







### Marion County

**Development Review Committee** 

Agenda Item

File No.: 2021-3018

Agenda Date: 5/3/2021

Agenda No.: 6.13.

SUBJECT: ON TOP OF THE WORLD ROAN HILLS AMENITY AREA - MAJOR SITE PLAN 5211 SW 80TH AVE OCALA Project #2021030089 #26508 Parcel #35300-000-30 Tillman & Associates Engineering Initial comments review. Applicant met with staff on April 29, 2021. APRIL 20, 2021

SUBJECT: **INITIAL COMMENTS LETTER** PROJECT NAME: ON TOP OF THE WORLD ROAN HILLS AMENITY AREA PROJECT #2021030089 APPLICATION: MAJOR SITE PLAN #26508

#### Met with staff 4/29/21. DRC 5/3/21.

- 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 modification prior to construction.
- 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
- 3. 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.
- DEPARTMENT: LSCAPE LANDSCAPE DESIGN AND IRRIGATION REVIEW ITEM: Additional Landscape comments STATUS OF REVIEW: ENGINEER ACKNOWLEDGED INFO COMMENT REMARKS: Tree Mitigation, Landscape, Irrigation and Outdoor Lighting plans not included with this submittal
- DEPARTMENT: ZONE ZONING DEPARTMENT REVIEW ITEM: 2.12.24 - Landscape requirements/6.8.6 - Buffering STATUS OF REVIEW: ENGINEER ACKNOWLEDGED INFO COMMENT REMARKS: Current Landscape Plans for Calesa Township Roan Hills Phase 1, AR 26163, under review. Defer to LSCAPE for this specific project.
- DEPARTMENT: ENGDRN STORMWATER REVIEW REVIEW ITEM: 2.12.4.L(9)(b) - Data Block (Impervious Area) STATUS OF REVIEW: ENGINEER WILL COMPLY REMARKS: It appears the proposed impervious coverage is 0.75 acres based on the Amenity Center calculations.

- DEPARTMENT: ENGDRN STORMWATER REVIEW REVIEW ITEM: 6.13.2.B(4) - Hydrologic Analysis STATUS OF REVIEW: ENGINEER WILL COMPLY REMARKS: The stage-area of the ponds is different than the original permit. Is the as-built stage-area being used?
- DEPARTMENT: ENGDRN STORMWATER REVIEW REVIEW ITEM: 6.13.2.B(5) - Hydraulic Analysis
   STATUS OF REVIEW: ENGINEER WILL COMPLY REMARKS: 1) The HGL did not populate in the drainage calculations. Please update pipe calculations. 2) It appears YD-11 to YD-14 are tied into existing inlet 5-33 which drain to pond ET-4. Please demonstrate the proposed flow to 5-33 is consistent with the original plan.
- 9. 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: Minimum pipe size 18". Support of the waiver is subject to the supporting hydraulic calculations.

#### 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 for use of 12 inch and 15 inch RCP pipe. Stormwater conveyance calculations will be provided with the next submittal.

- DEPARTMENT: ENGDRN STORMWATER REVIEW REVIEW ITEM: 6.13.2.A(5) - Existing/Proposed Stormwater Structures STATUS OF REVIEW: ENGINEER WILL COMPLY REMARKS: Please provide a detail or a reference to a detail for the proposed yard drains.
- 11. 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.
- 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
- 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 - Add type of application to title block on all sheets

- DEPARTMENT: ENGIN DEVELOPMENT REVIEW REVIEW ITEM: Legal Documents
   STATUS OF REVIEW: ENGINEER WILL COMPLY REMARKS: 4/20/21 - Legal description on cover sheet:
   Insert book & page of recorded plat
   "Hills" is misspelled
- 15. DEPARTMENT: FRMSH FIRE MARSHAL REVIEW REVIEW ITEM: NFPA 1 Chapter 18.2.3 - Fire Dept Access Roads STATUS OF REVIEW: ENGINEER WILL COMPLY REMARKS: Please ensure the site plan meets the minimum requirements per NFPA 1 Chapter 18 for fire department access. The fire department access road will need to be within 50 feet of the access door. Per 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.
- 16. DEPARTMENT: LUCURR LAND USE CURRENT REVIEW REVIEW ITEM: 2.12.4.L(2,3, & 5)/6.3.1C(15)(g) - DRI/FQD Compliance Note? STATUS OF REVIEW: ENGINEER WILL COMPLY REMARKS: Revise the plan to add the following advisory note to the cover page: "DEVELOPMENT OF THE PROPERTY AS SHOWN ON THIS SITE PLAN IS SUBJECT TO THE TERMS AND CONDITIONS OF THE CIRCLE SQUARE WOODS SUBDIVISION VESTED DRI PURSUANT TO CHAPTER 380.06, FS, AND ITS CORRESPONDING VESTED RIGHTS DETERMINATIONS, AS MAY BE AMENDED FROM TIME TO TIME, INCLUDING PROVISIONS REGARDING THE CONCURRENCY OF PUBLIC FACILITIES AND ELIGIBLE LAND USES."
- 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: No bench marks shown on site.
- 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.
- 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: No control points shown on site.
- 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.

- 21. 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 provide.
- 22. DEPARTMENT: LSCAPE LANDSCAPE DESIGN AND IRRIGATION REVIEW ITEM: 2.12.18 - All trees 10" DBH and larger **STATUS OF REVIEW: ENGINEER WILL COMPLY** REMARKS:
- 23. DEPARTMENT: LSCAPE LANDSCAPE DESIGN AND IRRIGATION REVIEW ITEM: 6.7.3 - Tree protection STATUS OF REVIEW: ENGINEER WILL COMPLY REMARKS:
- 24. DEPARTMENT: LSCAPE LANDSCAPE DESIGN AND IRRIGATION REVIEW ITEM: 6.7.4 - Shade tree requirements **STATUS OF REVIEW: ENGINEER WILL COMPLY** REMARKS:
- 25. DEPARTMENT: LSCAPE LANDSCAPE DESIGN AND IRRIGATION REVIEW ITEM: 6.7.6 - Tree removal submittal requirements STATUS OF REVIEW: ENGINEER WILL COMPLY REMARKS:
- 26. DEPARTMENT: LSCAPE LANDSCAPE DESIGN AND IRRIGATION REVIEW ITEM: 6.7.8 - Protected tree replacement requirements **STATUS OF REVIEW: ENGINEER WILL COMPLY** REMARKS:
- 27. DEPARTMENT: LSCAPE LANDSCAPE DESIGN AND IRRIGATION REVIEW ITEM: 6.7.9 - Replacement trees; general requirements STATUS OF REVIEW: ENGINEER WILL COMPLY REMARKS:
- 28. 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:
- 29. DEPARTMENT: LSCAPE LANDSCAPE DESIGN AND IRRIGATION REVIEW ITEM: 6.8.3 - Landscape design standards **STATUS OF REVIEW: ENGINEER WILL COMPLY** REMARKS:
- DEPARTMENT: LSCAPE LANDSCAPE DESIGN AND IRRIGATION REVIEW ITEM: 6.8.5 - Landscape area requirements for residential and mixed use developments
   STATUS OF REVIEW: ENGINEER WILL COMPLY REMARKS:

- 31. DEPARTMENT: LSCAPE LANDSCAPE DESIGN AND IRRIGATION REVIEW ITEM: 6.8.6 - Buffers STATUS OF REVIEW: ENGINEER WILL COMPLY REMARKS:
- 32. DEPARTMENT: LSCAPE LANDSCAPE DESIGN AND IRRIGATION REVIEW ITEM: 6.8.7 - Parking areas and vehicular use areas **STATUS OF REVIEW: ENGINEER WILL COMPLY** REMARKS:
- 33. DEPARTMENT: LSCAPE LANDSCAPE DESIGN AND IRRIGATION REVIEW ITEM: 6.8.8 - Building landscaping STATUS OF REVIEW: ENGINEER WILL COMPLY REMARKS:
- 34. DEPARTMENT: LSCAPE LANDSCAPE DESIGN AND IRRIGATION REVIEW ITEM: 6.8.9 - Service and equipment areas **STATUS OF REVIEW: ENGINEER WILL COMPLY** REMARKS:
- 35. DEPARTMENT: LSCAPE LANDSCAPE DESIGN AND IRRIGATION REVIEW ITEM: 6.13.3.D(4) - Landscaping of private stormwater management facilities STATUS OF REVIEW: ENGINEER WILL COMPLY REMARKS:
- 36. DEPARTMENT: LSCAPE LANDSCAPE DESIGN AND IRRIGATION REVIEW ITEM: 6.8.10 - General planting requirements (specifications) STATUS OF REVIEW: ENGINEER WILL COMPLY REMARKS:
- 37. DEPARTMENT: LSCAPE LANDSCAPE DESIGN AND IRRIGATION REVIEW ITEM: 6.8.11 - Landscape installation STATUS OF REVIEW: ENGINEER WILL COMPLY REMARKS:
- 38. DEPARTMENT: LSCAPE LANDSCAPE DESIGN AND IRRIGATION REVIEW ITEM: 6.8.12 - Landscape completion inspection requirements STATUS OF REVIEW: ENGINEER WILL COMPLY REMARKS:
- 39. DEPARTMENT: LSCAPE LANDSCAPE DESIGN AND IRRIGATION REVIEW ITEM: 6.9.2 - Irrigation plan requirements (details, legend, notes) STATUS OF REVIEW: ENGINEER WILL COMPLY REMARKS:
- 40. DEPARTMENT: LSCAPE LANDSCAPE DESIGN AND IRRIGATION REVIEW ITEM: 6.9.3 - Irrigation design standards **STATUS OF REVIEW: ENGINEER WILL COMPLY** REMARKS:

- 41. DEPARTMENT: LSCAPE LANDSCAPE DESIGN AND IRRIGATION REVIEW ITEM: 6.9.5 - Irrigation system installation **STATUS OF REVIEW: ENGINEER WILL COMPLY** REMARKS:
- 42. DEPARTMENT: LSCAPE LANDSCAPE DESIGN AND IRRIGATION REVIEW ITEM: 6.9.6 - Completion inspection requirements **STATUS OF REVIEW: ENGINEER WILL COMPLY** REMARKS:
- 43. DEPARTMENT: LSCAPE LANDSCAPE DESIGN AND IRRIGATION REVIEW ITEM: 6.19.3 - Outdoor lighting plan requirements STATUS OF REVIEW: ENGINEER WILL COMPLY REMARKS:
- 44. DEPARTMENT: LSCAPE LANDSCAPE DESIGN AND IRRIGATION REVIEW ITEM: 6.19.4 - Exterior lighting design standards **STATUS OF REVIEW: ENGINEER WILL COMPLY** REMARKS:

45. DEPARTMENT: ZONE - ZONING DEPARTMENT REVIEW ITEM: 2.12.32/6.5.4 - Modified environmental assessment or exemption if information is available to the county to indicate no habitat or existence of endangered species or vegetation STATUS OF REVIEW: ENGINEER WILL COMPLY REMARKS: Assessment by BDA, March 23, 2018, shows location of gopher tortoise burrows in Exhibit 6. Some of these burrows correspond with project area and construction access route. What is the status for these burrows? Was an FWC permit obtained? If so, please provide a copy to Zoning.

46. 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 WILL COMPLY

REMARKS: Are any signs directing traffic to amenity center proposed? Is this center for residents of Roan Hills only or will general public be allowed?



#### 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:
 4/29/2021 mm/dd/yyyy
 Parcel Number(s):
 35300-000-30
 Permit Number:
 AR #26508

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

Project Name: Roan Hills Amenity Area	_Commercial 🗹 or Residential 🗆
Subdivision Name (if applicable):	
UnitBlockLot	

**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): Colen Built Development LLC							
Property Owner's Signa	Property Owner's Signature:						
Property Owner's Mailing Address: 8445 SW 80th Street							
City: Ocala	State:F	L_Zip Code:_	34481	Phone # <u>352-854-0805</u>			

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

Firm Name (if applicable): Tillman & Associates En	gineering, LLC	Contact	Name:	Je	ffrey McPhe	erson
Mailing Address: 1720 SE 16th Ave, Bldg 100	City:	Ocala	State:	FL	_Zip Code:	34471
Phone # 352-387-4540	Alternate	Phone #				
Email address: permits@tillmaneng.com						

#### **D. WAIVER INFORMATION:**

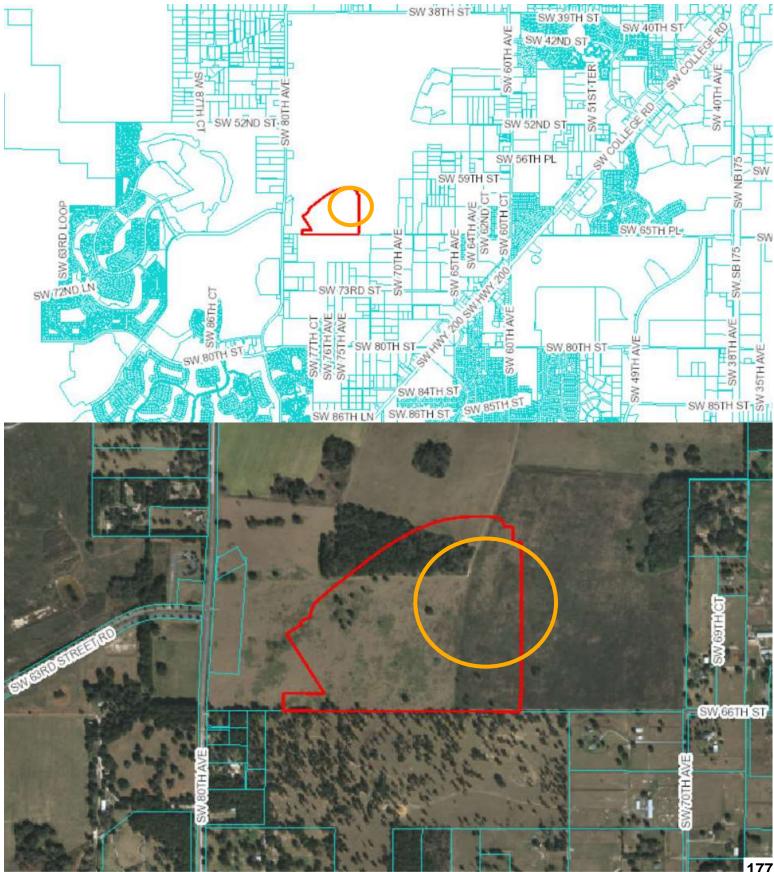
Section & Title of Code:	6.13.8.B(7) - Minimum Pipe Size
Reason/Justification for Waiver Request:	
Requesting a waiver for the use of 12"	& 15" RCP pipe. Stormwater conveyance calculations
will be provided with the next submitta	

DEVELOPMEN Received By:	T REVIEW USE Date	Project #	AR #
ZONING USE: Zoned: Land Use:		 Eligible to apply f	for Family Division: Yes □ No □ _ Must Vacate Plat: Yes □ No □

Revised 5/2017

**Empowering Marion for Success** 

#### ON TOP OF THE WORLD ROAN HILLS AMENITY AREA - MAJOR SITE PLAN 5211 SW 80TH AVE OCALA Project #2021030089 #26508 Parcel #35300-000-30 TILLMAN & ASSOCIATES ENGINEERING



#### PERMITS:

- MARION COUNTY MAJOR SITE PLAN #\_\_\_\_\_ (APPROVED
- (APPROVED S.W.F.W.M.D. - E.R.P. -\_\_\_ -DSGP (APPROVED

-DWC/CG (APPROVED

all 48 Hours

-800-432-4

pefore you dig\_

unshine State One Call of Florida,

- FDEP POTABLE WATER # FDEP - SANITARY SEWER - #
- 5. FDEP NPDES (By Others)





APPROVED WAIVERS

HORIZONTAL CONTROL:

THE FLORIDA STATE PLANE COORDINATES SHOWN HEREON ARE NORTH AMERICAN DATUM OF 1983 (1990 ADJUSTMENT). FLORIDA WEST ZONE AS DERIVED FROM GPS STATIC SURVEY AND TRADITIONAL TRAVERSE METHODS AND ESTABLISHED FROM MARION COUNTY, FLORIDA CONTROL MONUMENTS "AR1852" AND "VO86", PURSUANT TO SECTION 177.151, FLORIDA STATUTES.

THE NORTHWEST CORNER OF SECTION 12, TOWNSHIP 16 SOUTH, RANGE 20 EAST, MARION COUNTY, FLORIDA - FOUND 4" X 4" CONCRETE MONUMENT WITH NAIL & DISK STAMPED 1 2 11 12. NORTHING: 1740427.4009 FEET EASTING: 570381.5670 FEET LATITUDE: 29°07'16.02210" N LONGITUDE: 82°16'07.23060" W CONVERGENCE: -00°07'50.7" SCALE: 0.99994961

FOUND STAINLESS STEEL ROD STAMPED VO86 1990 NORTHING: 1745775.8082 FEET EASTING: 543817.8667 FEET LATITUDE: 29°08'08.27974" N LONGITUDE: 82°21'06.91361" W CONVERGENCE: -00°10'16.8" SCALE: 0.99995564

*OWNER/DEVELOPER:* COLEN BUILT DEVELOPMENT, L.L.C. CONTACT: KENNETH D. COLEN, PRESIDENT 8445 SW 80th STREET OCALA, FLORIDA 34481-9607 PHONE (352) 854-0805

LEGAL DESCRIPTION:

TRACT "F", OF CALESA TOWNSHIP ROAN HILSS PHASE 1 AS RECORDED IN PLAT BOOK \_\_\_\_, PAGES\_\_\_\_ OF THE PUBLIC RECORS OF MARIO COUNTY, FLORIDA.

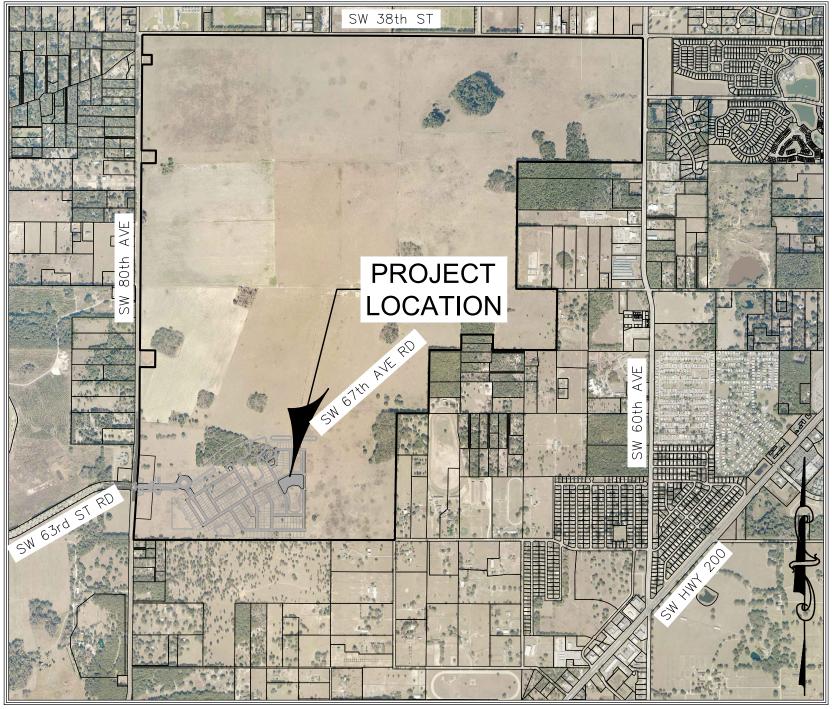
CIVIL ENGINEER: TILLMAN AND ASSOCIATES ENGINEERING, L.L.C. JEFFREY McPHERSON, P.E. 1720 SE 16th AVE. BLDG. 100 OCALA, FLORIDA 34471 PHONE (352) 387-4540

NOT VALID UNLESS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER

# MAJOR SITE PLAN for COLEN BUILT DEVELOPMENT, L ROANHILLS AMENITYAREA 01.01

## SECTION 6, TOWNSHIP 16, SOUTH, RANGE 21 EAST MARION COUNTY, FLORIDA

THIS SITE CONTAINS: TOTAL PROJECT ACRES = 2.9MILES OF ROADWAY = 0PROPOSED IMPERVIOUS AREA = 1.0 AC. (43,391sf) MARION COUNTY PARCEL # 35300-000-30 LANDUSE: CSW VDRI - HIGH RESIDENTIAL ZONING: PUD



## VICINITY MAP SCALE: 1" =2000'

#### Utility Companies

Water	BL
Sewer	BL
Electric	SE
Cable/Phone/Internet	Dig
Natural Gas	TE

LCCDD LCCDD ECO igital Communication Media 👘 Jorge Santiago, (352) 873-4817 ECO

Bryan Schmalz, (352) 414-5454 EXT. 4105 Bryan Schmalz, (352) 414-5454 EXT. 4105 Jerry Bolduc, (352) 569-9633 Bruce Stout, (352) 401-3417

SURVEYOR: JCH CONSULTING GROUP, INC. CHRISTOPHER J. HOWSON, P.S.M., CFM 426 SW 15TH STREET OCALA, FLORIDA 34471 PHONE (352) 405-1482/FAX(888) 272-8335

GEOTECHNICAL CONSULTANT: GEO-TECH, INC. CONTACT: JONNY HEATH 1016 S.E. 3RD AVENUE OCALA, FLORIDA 34471 PHONE (352) 694-7711

### IN

NOTES:

- 1. ALL CONSTRUCTION QUALITY CONTROL BLCCDD UTILITY MA
- 2. ACCORDING TO THE COMMUNITY MAP NO DESCRIBED HEREON
- 3. THIS PROJECT IS LOC
- VERTICAL DATUM IS TRAVERSE" APPROX BENCHMARK IS LOCA THE CONSTRUCTION (DATUM NGVD 1929).
- 5. NO CHANGE TO THE TO AND APPROVAL B
- 6. SIGHT DISTANCE AT

#### OWNER'S SIGNA

I CERTIFY THAT I, MY AS SHOWN WITHIN TH

KENNETH D. COLEN, P COLEN BUILT DEVELOP

#### ENGINEER CER

I HEREBY CERTIFY TH ACCORDANCE WITH A LAND DEVELOPMENT

> JEFFREY McPHERSON, Registered Engineer No. 69 STATE OF FLORIDA

#### SURVEYOR'S CH

I HEREBY CERTIFY TH WITH ALL APPLICABL TECHNICAL STANDAR SURVEYORS AND MAP

CHRISTOPHER J. HOWSO JCH CONSULTING GROU Registered Land Surveyor N STATE OF FLORIDA

Index of sheets		Tillman G Associates         ENGINEERING, LC.         ENGINEERING, LANDSCAPE ARCHITECTURE - ENVIRONMENTAL         CIVIL ENGINEERING - PLANNING - LANDSCAPE ARCHITECTURE - ENVIRONMENTAL         1720 SE 16th Ave. Bldg 100, Ocala, FL 34471         Office: (352) 387-4540       Fax: (352) 387-4545         Office: (352) 387-4540       Fax: (352) 387-4545         CEXTIFICATE OF AUTHORIZATION #26756
11 VID LAXOTDITINE TO01.01COVER02.01GENERAL NOTES03.01AERIAL PHOTOGRAPH04.01GEOMETRY PLAN05.01GRADING PLAN06.01UTILITY PLAN07.01POTABLE WATER DISTRIBUTION DETAILS08.01SANITARY SEWER DETAILS09.01ROADWAY AND PAVEMENT DETAILS10.01DRAINAGE DETAILS11.01EROSION CONTROL PLAN & DETAILS11.01PHOTOMETRIC PLAN11.1PLAT OF TOPOGRAPHIC SURVEY (PREPARED BY JCH CONSULTING GROUP,		REVISIONS
JCTION COVERED BY THESE PLANS SHALL COMPLY WITH THE MA ITROL STANDARDS CONTAINED IN THE MARION COUNTY LAND D. JITY MANUAL AS APPLICABLE. FO THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURAN MAP NO. 12083C0701E, MARION COUNTY, FLORIDA, DATE APRIL 19, 20 EREON LIES IN FLOODS ZONE "X" AN AREA OF MINIMAL FLOOD H. T IS LOCATED IN THE SECONDARY SPRINGS PROTECTION ZONE. TUM IS BASED ON FOUND 5/8" IRON ROD WITH A PLASTIC CAP STA. PPROXIMATELY 0.35 MILES NORTH STATE ROAD 200 ON THE WEST IS LOCATED IN THE NORTHWEST CORNER OF THE INTERSECTION UCTION ENTRANCE FOR "ON TOP OF THE WORLD, COMMUNITIES, D 1929). TO CONVERT TO NAVD 1988, SUBTRACT 0.96 FEET. TO THE WORK AS SHOWN ON THE APPROVED PLANS SHALL BE MAL OVAL BY THE OFFICE OF THE COUNTY ENGINEER.	EVELOPMENT CODE AND THE NCE RATE MAP (FIRM), 017. THE PROPERTY AZARD. MPED "WOOLPERT SIDE OF S.W. 80TH AVENUE. NOF S.W. 80TH AVENUE AND INC.", ELEVATION = 69.272	
NCE AT DRIVEWAYS COMPLIES WITH FDOT REQUIREMENTS. <u>IGNATURE</u> F 1, MY SUCCESSORS AND ASSIGNS SHALL PERPETUALLY MA HIN THESE PLANS. <u>OLEN, PRESIDENT</u> <u>3VELOPMENT, L.L.C.</u> <u>CERTIFICATION</u>	INTAIN THE IMPROVEMENTS	ROAN HILLS AMENITY AREA COLEN BUILT DEVELOPMENT, L.L.C. MARION COUNTY FLORIDA COVER
IFY THAT THESE PLANS AND CALCULATIONS WERE COMPLE VITH ALL APPLICABLE REQUIREMENTS OF THE MARION CO PMENT CODE (LDC), EXCEPT AS WAIVED.		DATE       03-29-21         DRAWN BY       HB         CHKD. BY       JMM         JOB NO.       20-6103
er No. 69905 JORIDA R'S CERTIFICATE TFY THAT THE SURVEY REPRESENTED HEREON IS IN ACCOU JCABLE REQUIREMENTS OF THE LDC AND MEETS THE MINI ANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROF D MAPPERS.	IMUM	
NG GROUP, INC. urveyor No. 6553 FLORIDA		SHT. 01.01

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#### GENERAL NOTES

- THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFICATION OF SIZE AND LOCATION OF ALL EXISTING UTILITIES AND RFI ATED CONSTRUCTION PRIOR TO COMMENCEMENT OR WORK CONTRACTOR SHALL CONTACT SUNSHINE STATE ONE CALL OF FLORIDA, INC. AT 1-800-432-4770, IN ACCORDANCE WITH CHAPTER 556, FLORIDA STATUTES.
- 2. ALL CONSTRUCTION TO BE IN ACCORDANCE WITH THE LATEST STANDARDS OF MARION COUNTY AND FDOT. 3. PAVEMENT STRIPING TO BE IN ACCORDANCE WITH MARION COUNTY SPECIFICATIONS AND WITH THE FLORIDA D.O.T. ROADWAY & TRAFFIC STANDARDS, INDEX 17346.
- 4. ALL TRAFFIC CONTROL SIGNS SHALL BE IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES. WHERE MUCK OR OTHER ORGANIC MATERIAL IS FOUND, IT SHALL BE REMOVED AND REPLACED BY GOOD QUALITY BACKFILL MATERIAL OBTAINED FROM THE GRADING OPERATIONS OR OTHER SOURCE APPROVED BY THE ENGINEER. THE ORGANIC MATERIAL SHALL BE THEN USED AS TOP DRESSING WHEN MIXED WITH CLEAN SANDY SOIL.
- 6. ALL FINISHED GRADES AND ELEVATIONS ARE AS DENOTED BY THE APPLICABLE LEGEND.
- 7. AS PART OF THE CLEARING AND GRUBBING OPERATION, THE CONTRACTOR IS TO REMOVE EXISTING FACILITIES AND / OR FENCING FROM THE SITE AS SHOWN ON PLANS. 8. THE CONTRACTOR SHALL NOTIFY BLCCDD ENGINEERING DIVISION AND TILLMAN AND ASSOCIATES ENGINEERING. LLC AT
- LEAST ONE WEEK BEFORE COMMENCEMENT OF ANY CONSTRUCTION. CONTRACTOR SHALL OBTAIN A MARION COUNTY R/W PERMIT PRIOR TO COMMENCING WORK WITHIN MARION COUNTY R/W's. 9 A MINIMUM SEPARATION OF 1.5 FEFT BETWEEN THE LIMEROCK BASE AND THE HIGHEST GROUNDWATER ELEVATION SHALL
- BE MAINTAINED WITHIN THE RIGHT-OF-WAY. CONTRACTOR TO NOTIFY ENGINEER IF 1.5 FEET OF SEPARATION IS NOT ACHIEVED.
- 10. A PRE-CONSTRUCTION MEETING IS REQUIRED PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- 11. PER SECTION 82-371. CODE OF ORDINANCES: FOR ANY WORK WITHIN PUBLIC RIGHT OF WAYS, A RIGHT OF WAY UTILIZATION PERMIT MUST BE OBTAINED FROM THE ENGINEERING DEPARTMENT A MINIMUM OF 48 HOURS PRIOR TO THE START OF CONSTRUCTION
- 12. THE CONTRACTOR SHALL SUBMIT THREE (3) SETS OF STANDARD SHOP DRAWINGS AND MANUFACTURER'S CATALOGS WITH THE MODEL NUMBER OR TYPE OF THE ITEM ENCIRCLED OR OTHERWISE DESIGNATED. THE SUBMITTALS SHALL BEAR THE APPROVAL OF THE UNDERGROUND UTILITY CONTRACTOR. ALL UTILITY SHOP DRAWINGS AND MANUFACTURER'S CATALOGS SHALL BE APPROVED BY THE ENGINEER OF RECORD AND BLCCDD PRIOR TO CONSTRUCTION.
- 13. THE CONTRACTOR SHALL SUBMIT THREE (3) SETS OF COMPLETE DETAILED SHOP DRAWINGS FOR ALL SANITARY MANHOLES, WET WELLS, OTHER CASTINGS, AND PUMPS. THE SUBMITTALS SHALL BEAR THE APPROVAL OF THE UNDERGROUND UTILITY CONTRACTOR ON EACH SHEET. A COMPLETE SET OF THE LIFT STATION ELECTRICAL SHOP DRAWINGS IS ALSO REQUIRED IF APPLICABLE. ALL UTILITY SHOP DRAWINGS SHALL BE APPROVED BY THE ENGINEER OF RECORD AND BLCCDD PRIOR TO CONSTRUCTION. 14. CONTRACTOR TO DIG OUT ALL LIMEROCK IN ISLANDS.

#### PAVING AND DRAINAGE NOTES

- PIPE LENGTHS SHOWN REPRESENT SCALED DISTANCE BETWEEN CENTERLINES OF DRAINAGE STRUCTURES.
- ALL PAVEMENT RETURN RADII SHALL BE 28' AND MEASURED FROM THE INTERFACE OF THE CONCRETE CURB AND PAVEMENT SURFACE UNLESS OTHERWISE NOTED
- DITCH BOTTOM AND CONTROL STRUCTURE INLET GRATES SHALL BE SECURED WITH CHAIN AND EYEBOLT.
- 4. FIVE (5) FEET OF SOD IS REQUIRED AROUND ALL DITCH BOTTOM INLETS, MANHOLES, HEADWALLS AND MITERED END SECTIONS. TOP ELEVATIONS OF MANHOLES IN GRASSED AREAS SHALL BE LOCATED AT FINISHED GRADE ELEVATION.
- AS AN ALTERNATIVE, CONTRACTOR MAY USE ALTERNATIVE PIPE MATERIALS IN LIEU OF RCP. HOWEVER, CONTRACTOR MUST RECEIVE APPROVAL OF ALTERNATIVE PIPE MATERIALS IN WRITING BY MARION COUNTY AND TILLMAN & ASSOCIATES ENGINEERING, LLC PRIOR TO CONSTRUCTION.
- TOP SOIL WHICH HAS BEEN STRIPPED AND STOCK PILED DURING THE COURSE OF CONSTRUCTION SHALL BE REDISTRIBUTED ON ALL REGRADED SURFACES SO AS TO PROVIDE AT LEAST FOUR INCHES OF EVEN COVER TO ALL DISTURBED AREAS OF THE DEVELOPMENT AND SHALL BE STABILIZED BY SEEDING OR PLANTING
- ALL DISTURBED AREAS WITH SLOPES UP TO 6:1 SHALL BE SEEDED AND MULCHED. SLOPES STEEPER THAN 6:1 SHALL BE SODDED AND SLOPES 3:1 OR STEEPER SHALL HAVE THE SOD PEGGED.
- 9. SEE TABLE 2.0 FOR REQUIRED STORM PIPE COVER BENEATH AN UNPAVED SECTION.
- 10. SEE TABLE 3.0 FOR REQUIRED STORM PIPE COVER BENEATH RIGID PAVEMENT.
- SEE TABLE 4.0 FOR REQUIRED STORM PIPE COVER BENEATH FLEXIBLE PAVEMENT
- THE TABULATED VALUES ARE RECOMMENDED MINIMUM DIMENSIONS TO WITHSTAND ANTICIPATED HIGHWAY TRAFFIC LOADS. ADDITIONAL COVER MAY BE REQUIRED TO SUPPORT CONSTRUCTION EQUIPMENT LOADS OR HIGHWAY TRAFFIC LOADS BEFORE PAVEMENT IS COMPLETED. SOME SIZE THICKNESS COMBINATIONS MAY REQUIRE MINIMUM COVER GREATER THAN THOSE LISTED ABOVE SEE FOOT INDEX 205 SHEETS 1-6
- 13. ALL RCP STORM WATER PIPE SHALL MEET THE COVER & CLASS CRITERIA AS OUTLINED IN FDOT INDEX 205.
- 14. ALL STORM PIPE JOINTS SHALL BE WRAPPED AS SPECIFIED IN FDOT INDEX 280.
- 15 THE LAST FOOT OF STORM WATER POND SHALL NOT BE EXCAVATED UNTIL ALL DISTURBED AREAS ARE STABILIZED 16. ANY FILL MATERIAL MUST BE APPROVED BY ENGINEER IN WRITING PRIOR TO PLACEMENT.
- SIGNIFICANT CARE MUST BE TAKEN WHEN GRADING RETENTION PONDS TO ENSURE THAT POND BOTTOMS DO NOT BECOME COMPACTED DURING CONSTRUCTION OR SEALED BY CONSTRUCTION SEDIMENT. IF SEDIMENTATION OR COMPACTION OF A POND BOTTOM OCCURS, IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RESTORE THE DESIGN HYDRAULIC CONDUCTIVITY

#### SANITARY SEWER NOTES

- ALL MATERIALS AND CONSTRUCTION SHALL BE IN COMPLIANCE WITH THE MARION COUNTY MANUAL OF STANDARD SPECIFICATIONS FOR WASTEWATER CONSTRUCTION.
- ALL SANITARY SEWER CONSTRUCTION AND MATERIALS TO BE OWNED AND MAINTAINED BY B.L.C.C.D.D.
- ALL MANHOLES SHALL BE 4 FT. INSIDE DIAMETER

12. LEAKAGE TEST ARE SPECIFIED REQUIRING THAT

ABOVE THE WATER MAIN.

- PIPE LENGTHS SHOWN REPRESENT SCALED DISTANCES BETWEEN MANHOLE CENTERLINE.
- 5. ALL SANITARY SERVICE LATERALS SHALL BE 6 INCH DIAMETER, UNLESS SPECIFIED OTHERWISE ON PLANS
- INVERTS OF SANITARY SERVICE LATERALS AT THEIR CONNECTION TO SANITARY MANHOLES SHALL BE NO MORE THAN ONE (1) FOOT ABOVE THE MANHOLE INVERT MINIMUM AS BUILT 8" PVC SEWER LINE SLOPE WILL BE 0.40% MINIMUM SLOPE OR WILL BE RELAID BY CONTRACTOR TO
- MEET THE MINIMUM SLOPE REQUIREMENT AT NO ADDITIONAL COST. MARK LATERALS WITH 4" X 4" X 8' PT POST PAINTED GREEN ON END.
- PIPE MATERIAL IS ASTM D3034, SDR-26 UNLESS OTHERWISE NOTED
- 10. A MINIMUM 1.04% SLOPE SHALL BE MAINTAINED ON THE SANITARY SEWER SERVICE LATERALS. AT NO TIME SHALL A SANITARY SEWER LATERAL HAVE A SLOPE OF 15% OR GREATER.
- SANITARY SEWER GRAVITY MAINS ARE TO BE UPGRADED IN MATERIAL TO WATER MAIN STANDARDS AND HYDROSTATICALLY PRESSURE TESTED WITH WATER TO ENSURE JOINT TIGHTNESS IF EITHER OF THE HORIZONTAL OR VERTICAL MINIMUM REQUIRED CLEARANCE FROM A WATER MAIN CANNOT BE MAINTAINED OR IF THE SEWER MAIN IS ABOVE THE WATER MAIN. UPGRADE TO MATERIAL CANNOT BE MADE WITHOUT PRIOR APPROVAL FROM FDEP.
- A) THE LEAKAGE EXFILTRATION OR INFILTRATION DOES NOT EXCEED 200 GALLONS PER INCH OF PIPE DIAMETER PER MILE PER DAY FOR ANY SECTION OF THE SYSTEM. B) EXFILTRATION OR INFILTRATION TESTS BE PERFORMED WITH A MINIMUM POSITIVE HEAD OF 2 FEET C) AIR TESTS, AS MINIMUM, CONFORM TO THE TEST PROCEDURE DESCRIBED IN ASTM C-924 FOR CONCRETE PIPE.
- ASTM F-1417 FOR PLASTIC PIPE AND FOR OTHER MATERIALS APPROPRIATE TEST PROCEDURES, AIR TESTING, IF SPECIFIED FOR CONCRETE SEWER MANHOLES, CONFORMS TO THE TEST PROCEDURES DESCRIBED IN ASTM C-1244. DEFLECTION TESTS SHALL BE PERFORMED IN ACCORDANCE WITH THE RECOMMENDED STANDARDS FOR WASTEWATER FACILITIES, CHAPTER 33.85, FOR ALL GRAVITY SANITARY SEWER LINES. TESTING IS REQUIRED AFTER THE FINAL BACKFILL HAS BEEN IN PLACE AT LEAST 30 DAYS TO PERMIT STABILIZATION OF THE SOIL-PIPE SYSTEM TESTING REQUIREMENTS
- 1) NO PIPE SHALL EXCEED A DEFLECTION OF 5% 2) USING A RIGID BALL OR MANDREL FOR THE PIPE DEFLECTION TESTS WITH A DIAMETER NOT LESS THAN 95% OF THE BASE INSIDE DIAMETER OR AVERAGE INSIDE DIAMETER OF THE PIPE. DEPENDING ON WHICH IS SPECIFIED IN THE ASTM SPECIFICATION, INCLUDING THE APPENDIX, TO WHICH THE PIPE IS MANUFACTURED.
- 3) PERFORMING THE TEST WITHOUT MECHANICAL PULLING DEVICES. 14. TESTING OF THE SEWAGE COLLECTION SYSTEM IS AS FOLLOWS:
- A. ALL GRAVITY SEWER MAINS REQUIRE LOW PRESSURE AIR TESTING IN ACCORDANCE WITH THE LATEST UNI-BELL STANDARD FOR LOW PRESSURE AIR TESTS. AIR TEST, AS A MINIMUM, SHALL CONFORM TO THE TEST PROCEDURES DESCRIBED IN ASTM SPECIFICATIONS, ASTM F1417 FOR PLASTIC PIPE.
- B. ALL SEWER MAINS SHALL BE LAMPED BY IN THE PRESENCE OF A <u>B.L.C.C.D.D.</u> REPRESENTATIVE.
- C. ALL MANHOLES SHALL BE INSPECTED FOR INFILTRATION, ALIGNMENT, FLOW CHANNEL CONSTRUCTION AND COAL TAR EPOXY PAINT THROUGHOU
- D. DEFLECTION TEST ARE REQUIRED FOR ALL FLEXIBLE PIPE EXCLUDING FORCE MAINS. TESTS SHALL BE PERFORMED WITHOUT MECHANICAL PULLING DEVICES.
- SANITARY SEWER SERVICES SHALL BE INSTALLED 10' FROM BACK OF CURB. 16. SANITARY SEWER GRAVITY MAINS ARE TO BE UPGRADED IN MATERIAL TO WATER MAIN STANDARDS AND HYDROSTATICALLY PRESSURE TESTED WITH WATER TO ENSURE JOINT TIGHTNESS IF EITHER OF THE HORIZONTAL OR VERTICAL MINIMUM REQUIRED CLEARANCE FROM A WATER MAIN CANNOT BE MAINTAINED OR IF THE SEWER MAIN IS

#### WATER MAIN CONSTRUCTION NOTES

- 1. ALL CONSTRUCTION AND MATERIALS SHALL BE IN COMPLIANCE WITH AWWA STANDARDS AS WELL AS THE MARION COUNTY MANUAL OF STANDARDS AND SPECIFICATIONS FOR WATER MAIN CONSTRUCTION.
- 2. ALL WATER MAIN CONSTRUCTION AND MATERIALS TO BE OWNED AND MAINTAINED BY B.L.C.C.D.D.
- 3. SEPARATION REQUIREMENTS (SEE TABLE 1.0-UTILITY SEPARATIONS)
- 2.1. HORIZONTAL SEPARATION BETWEEN UNDERGROUND WATER MAINS. SANITARY OR STORM SEWERS WASTEWATER OR STORM WATER FORCE MAINS, RECLAIMED WATER PIPELINES AND ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEMS: 2.1.1. NEW OR RELOCATED UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT
- LEAST 3' BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED STORM SEWER, STORM WATER FORCE MAIN OR PIPELINE CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.
- 2.1.2. NEW OR RELOCATED UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST 3' AND PREFERABLY 10' BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED VACUUM-TYPE SANITARY SEWER.
- 2.1.3. NEW OR RELOCATED UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST 6' AND PREFERABLY 10' BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED GRAVITY OR PRESSURE-TYPE SANITARY SEWER, WASTEWATER FORCE MAIN OR PIPELINE CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610 F.A.C.. THE MINIMUM HORIZONTAL SEPARATION DISTANCE BETWEEN WATER MAINS AND GRAVITY-TYPE SANITARY SEWERS SHALL BE REDUCED TO 3' WHERE THE BOTTOM OF THE WATER MAIN IS LAID AT LEAST 6" ABOVE THE TOP OF THE SEWER.
- 2.2. VERTICAL SEPARATION BETWEEN UNDERGROUND WATER MAINS AND SANITARY OR STORM SEWERS. VASTEWATER OR STORM WATER FORCE MAINS OR RECLAIMED WATER PIPELINES:
- 2.2.1. NEW OR RELOCATED UNDERGROUND WATER MAINS CROSSING ANY GRAVITY OR VACUUM-TYPE SANITARY SEWER PIPE SHALL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST 6" AND PREFERABLY 12" ABOVE OR AT LEAST 12" BELOW THE OUTSIDE OF THE OTHER PIPE. IT IS PREFERABLE TO LAY THE WATER MAIN ABOVE THE OTHER PIPELINE
- 2.2.2. NEW OR RELOCATED UNDERGROUND WATER MAINS CROSSING ANY EXISTING OR PROPOSED PRESSURE-TYPE SANITARY SEWER. WASTEWATER OR STORM WATER FORCE MAIN OR PIPELINE CONVEYING RECLAIMED WATER SHALL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST 12" ABOVE OR BELOW THE OUTSIDE OF THE OTHER PIPELINE. IT IS PREFERABLE TO LAY THE WATER MAIN ABOVE THE OTHER PIPELINE
- 2.2.3. AT THE UTILITY CROSSINGS DESCRIBED IN THE ABOVE PARAGRAPHS, ONE FULL LENGTH OF WATER MAIN PIPE SHALL BE CENTERED ABOVE OR BELOW THE OTHER PIPELINE SO THE WATER MAIN JOINTS WILL BE AS EAR AS POSSIBLE FROM THE OTHER PIPELINE, ALTERNATIVELY, AT SUCH CROSSINGS, THE PIPES SHALL BE ARRANGED SO THAT ALL WATER MAIN JOINTS ARE AT LEAST 3' FROM ALL JOINTS IN VACUUM-TYPE SANITARY SEWERS. STORM SEWERS, STORM WATER FORCE MAINS OR PIPELINES CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C., AND AT LEAST 6' FROM ALL JOINTS IN GRAVITY OR PRESSURE-TYPE SANITARY SEWERS, WASTEWATER FORCE MAINS, OR PIPELINES CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.,
- 2.3. NO WATER MAIN SHALL PASS THROUGH OR COME INTO CONTACT WITH ANY PART OF A SANITARY SEWER MANHOLE OR A STORM SEWER MANHOLE
- NEW OR RELOCATED FIRE HYDRANTS WITH UNDERGROUND DRAINS SHALL BE LOCATED SO THAT THE DRAINS ARE AT LEAST 3' FROM ANY EXISTING OR PROPOSED STORM SEWER, STORM WATER FORCE MAIN OR PIPELINE CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C., AT LEAST 3' BUT PREFERABLY 10' FROM ANY EXISTING OR PROPOSED GRAVITY OR PRESSURE-TYPE SANITARY SEWER, WASTEWATER FORCE MAIN OR PIPELINE CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C. AND AT LEAST 10' FROM ANY EXISTING OR PROPOSED ON-SITE SEWAGE TREATMENT OR DISPOSAL SYSTEM AS DEFINED IN SECTION 381.0065(2), F.S. AND RULE 64E-6.002, F.A.C..
- 2.5. EXCEPTIONS / MITIGATION ADHERENCE TO THE ABOVE CONSTRAINTS AND SEPARATIONS IN THE ABOVE ITEMS SHALL BE COMPLIED WITHOUT EXCEPTION. IF FOR SOME REASON WHERE IT IS NOT TECHNICALLY FEASIBLE OR ECONOMICALLY SENSIBLE THAT THE ABOVE ITEMS CANNOT BE COMPLIED WITH, CONTRACTOR IS TO STOP WORK AND NOTIFY THE ENGINEER OF RECORD FOR THE APPROPRIATE SOLUTION. THE SOLUTION WILL BE SUBMITTED TO THE DEPARTMENT OF ENVIRONMENTAL PROTECTION FOR APPROVAL PRIOR TO WORK COMMENCEMENT
- 4. PIPE LENGTHS SHOWN REPRESENT SCALED DISTANCES BETWEEN FITTINGS OF BRANCHES AND MAINS.
- 5. DEFLECTIONS AT PIPE JOINTS SHALL NOT EXCEED THOSE RECOMMENDED BY THE PIPE MANUFACTURER.
- 6. ALL VALVES SHALL BE EQUIPPED WITH AN ADJUSTABLE CAST IRON VALVE BOX WITH COVER, WITH THREADED EXTENSION WHERE NEEDED.
- 7. ALL PUBLIC WATER SYSTEMS COMPONENTS, EXCLUDING FIRE HYDRANTS, THAT SHALL BE INSTALLED UNDER THIS PROJECT, AND THAT SHALL COME INTO CONTACT WITH DRINKING WATER SHALL CONFORM TO NSF INTERNATIONAL STANDARD 61 AND SHALL BE MARKED WITH NSF SEAL OF APPROVAL.
- 8. ALL PIPE AND PIPE FITTINGS INSTALLED UNDER THIS PROJECT SHALL BE COLOR CODED MARKED IN ACCORDANCE WITH SUBPARAGRAPH 62-555.320(21)(b)3, F.A.C., USING BLUE AS A PREDOMINANT COLOR. ALL DUCTILE IRON WATER MAINS SHALL BE MARKED WITH A CONTINUOUS STRIPE LOCATED WITHIN THE TOP 90 DEGREES OF THE PIPE. SAID STRIPE SHALL BE A MINIMUM 2 INCHES IN WIDTH AND SHALL BE BLUE IN COLOR IF PAINT IS USED INSTEAD OF TAPE BACKFILL SHALL NOT BE PLACED FOR 30 MINUTES FOLLOWING PAINT APPLICATION. FOR PIPE WITH AN INTERNAL DIAMETER OF 24" OR GREATER, TAPE OR PAINT SHALL BE APPLIED IN CONTINUOUS LINES A LONG EACH SIDE OF THE PIPE AS WELL AS A LONG THE TOP OF THE PIPE
- 9. ALL NON-METALLIC WATER MAINS SHALL BE INSTALLED WITH A CONTINUOUS. INSULATED 10 GAUGE COPPER WIRE INSTALLED DIRECTLY ON TOP OF THE PIPE FOR LOCATION PURPOSES. SEE STANDARD DRAWINGS. IN ADDITION, ALL PVC WATER MAINS SHALL BE A SOLID BLUE COLOR.
- 10. MARK DRINKING WATER SERVICES WITH 4" x 4" x 8' PT POST PAINTED BLUE ON END. 11. PIPE MATERIALS: ALL PIPES. PIPE FITTINGS. PIPE JOINT PACKING AND JOINTING MATERIALS, VALVES, FIRE HYDRANTS,
- AND METERS INSTALLED UNDER THIS PROJECT SHALL CONFORM TO APPLICABLE AWWA STANDARDS. A. PVC WATER MAINS SHALL BE IN ACCORDANCE WITH AWWA C900-16, LATEST EDITION AND SHALL BE DR18. PVC PIPES LESS THAN 4 INCHES ARE NOT ALLOWED IN MARION COUNTY. IN OTHER JURISDICTIONS, THEY SHALL BE IN ACCORDANCE WITH ASTM D1785 (SCHEDULE 40, 80, 120) OR ASTM D2241 SDR 21. MINIMUM WORKING PRESSURE FOR ALL PVC SHALL BE 150 PSI. ALL PVC PIPE SHALL HAVE THE SAME O.D. AS DUCTILE IRON PIPE. PVC PIPE JOINTS
- SHALL BE IN ACCORDANCE WITH ASTM D3139 AND AWWA STANDARDS. B. DUCTILE IRON PIPE SHALL CONFORM TO ANSI A21.51/AWWA C151 AND SHALL BE A MINIMUM OF CLASS 50. DUCTILE IRON JOINTS SHALL BE IN ACCORDANCE WITH ANSI A21.11 AND AWWA C111 ALL SERVICES SHALL BE POLYETHYLENE TUBING, CLASS 160 AND SHALL BE IN ACCORDANCE WITH AWWA C901.
- 12. WATER MAIN CONNECTION SHALL BE MADE UNDER THE SUPERVISION OF THE <u>BLCCDD</u>. ALL VALVES SHALL BE OPERATED BY <u>BLCCDD</u> PERSONNEL ONLY. WATER MAINS ARE TO BE DISINFECTED PER ANSIWWA C651-92 AND MARION COUNTY LAND DEVELOPMENT CODE OF STANDARDS AND SPECIFICATIONS FOR WASTEWATER AND WATER MAIN CONSTRUCTION SECTION 51.6 WHICH INCLUDES A FULL FLUSH.
- 13. ALL VALVES SHALL BE LOCATED IN NON PAVED AREAS. UNLESS SPECIFIED ON PLANS.
- 14. FIRE HYDRANT LEADS SHALL HAVE A MINIMUM INSIDE DIAMETER OF 6" AND SHALL INCLUDE AN AUXILIARY VALVE. 15. IF AGGRESSIVE SOIL CONDITIONS ARE FOUND DURING CONSTRUCTION, WATER MAINS SHALL BE PROTECTED
- THROUGH THE USE OF CORROSION RESISTANT MATERIALS, THROUGH ENCASEMENT OF THE WATER MAINS IN POLYETHYLENE, OR THROUGH PROVISION OF CATHODIC PROTECTION.
- 16. ALL PIPE AND PIPE FITTINGS INSTALLED UNDER THIS PROJECT SHALL BE "LEAD FREE" AS DEFINED IN THE LATEST VERSION OF THE SAFE WATER DRINKING AC
- 17. WHERE NEW OR ALTERED DEAD-END WATER MAINS INCLUDED IN THIS PROJECT CANNOT BE AVOIDED. THEY SHALL BE PROVIDED WITH A FIRE FLUSHING HYDRANT OR BLOW-OFF FOR FLUSHING PURPOSES
- 18. ALL FIRE HYDRANTS THAT WILL BE INSTALLED UNDER THIS PROJECT SHALL BE LOCATED AT LEAST THREE FEET FROM ANY EXISTING OR PROPOSED STORM SEWER, STORM WATER FORCE MAIN, PIPELINE CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C., OR VACUUM - TYPE SANITARY SEWER; AT LEAST SIX FEET FROM ANY EXISTING OR PROPOSED GRAVITY - OR PRESSURE - TYPE SANITARY SEWER, WASTEWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.
- 19. PROPOSED FIRE HYDRANTS CONNECTED TO THE POTABLE WATER MAIN, FOR THIS PROJECT, SHALL BE PAINTED PER NFPA AND AWWA STANDARDS. FIRE HYDRANTS CONNECTED TO THE DESIGNATED FIRE LINE SHALL BE PAINTED PER JURISDICTION.
- 20. ALL PIPE AND PIPE FITTINGS INSTALLED UNDER THIS PROJECT WILL BE COLOR CODED OR MARKED IN ACCORDANCE WITH SUBPARAGRAPH 62-555.320(21)(b)3,F.A.C, USING BLUE AS A PREDOMINANT COLOR. (UNDERGROUND PLASTIC PIPE WILL BE SOLID-WALL BLUE PIPE, WILL HAVE A CO-EXTRUDED BLUE EXTERNAL SKIN, OR WILL BE WHITE OR BLACK PIPE WITH BLUE STRIPES INCORPORATED INTO, OR APPLIED TO, THE PIPE WALL; AND UNDERGROUND METAL OR CONCRETE PIPE WILL HAVE BLUE STRIPED APPLIED TO THE PIPE WALL. PIPE STRIPED DURING MANUFACTURING OF THE PIPE WILL HAVE CONTINUOUS STRIPES THAT RUN PARALLEL TO THE AXIS OF THE PIPE, THAT ARE LOCATED AT NO GREATER THAN 90-DEGREE INTERVALS AROUND THE PIPE. AND THAT WILL REMAIN INTACT DURING AND AFTER INSTALLATION OF THE PIPE. IF TAPE OR PAINT IS USED TO STRIPE PIPE DURING INSTALLATION OF THE PIPE, THE TAPE OR PAINT WILL BE APPLIED IN A CONTINUOUS LINE THAT RUNS PARALLEL TO THE AXIS OF THE PIPE AND THAT IS LOCATED ALONG THE TOP OF THE PIPE; FOR PIPE WITH AN INTERNAL DIAMETER OF 24 INCHES OR GREATER, TAPE OR PAINT WILL BE APPLIED IN CONTINUOUS LINES ALONG EACH SIDE OF THE PIPE AS WELL AS ALONG THE TOP OF THE PIPE. ABOVEGROUND PIPE WILL BE PAINTED BLUE OR WILL BE COLOR CODED OR MARKED LIKE UNDERGROUND PIPE.) [FAC 62-555.320(21)(b)3]
- 21. THE OPEN END OF THE AIR RELIEF PIPE FROM ALL AUTOMATIC AIR RELIEF VALVES WILL BE EXTENDED TO AT LEAST ONE FOOT ABOVE GRADE AND WILL BE PROVIDED WITH A SCREENED, DOWNWARD-FACING ELBOW. [FAC 62-555.320(21)(b)3, AND RSWW 8.4.2]
- 22. A CONTINUOUS AND UNIFORM BEDDING WILL BE PROVIDED IN TRENCHES FOR UNDERGROUND PIPE: BACKFILL MATERIAL WILL BE TAMPED IN LAYERS AROUND UNDERGROUND PIPE TO ADEQUATELY SUPPORT AND PROTECT THE PIPE; AND UNSUITABLY SIZED STONES (AS DESCRIBED IN APPLICABLE AWWA STANDARDS OR MANUFACTURERS RECOMMENDED INSTALLATION PROCEDURES) FOUND IN TRENCHES WILL BE REMOVED FOR A DEPTH OF AT LEAST SIX INCHES BELOW THE BOTTOM OF UNDERGROUND PIPE. [FAC 62-555.320(21)(b)3, AND RSWW 8.5.2]
- 23. ALL WATER MAIN TEES, BENDS, PLUGS, AND HYDRANTS WILL BE PROVIDED WITH THRUST BLOCKS OR RESTRAINED JOINTS TO PREVENT MOVEMENT. [FAC 62-555.320(21)(b)3, AND RSWW 8.5.4] 24. NEW OR ALTERED WATER MAIN INSTALLATION AND PRESSURE AND LEAKAGE TESTING, SHALL BE PROVIDED IN ACCORDANCE WITH APPLICABLE AWWA STANDARDS. PVC WATER MAIN INSTALLATION AND TESTING SHALL CONFORM
- 25. NEW OR ALTERED WATERMAINS, INCLUDING FIRE HYDRANT LEADS AND SERVICE LINES THAT WILL BE UNDER THE CONTROL OF A PUBLIC WATER SYSTEM AND THAT HAVE AN INSIDE DIAMETER OF THREE INCHES OR GREATER, SHALL BE DISINFECTED AND BACTERIOLOGICALLY TESTED IN ACCORDANCE WITH AWWA C651.

TO AWWA C605. DUCTILE IRON WATER MAIN INSTALLATION AND TESTING SHALL CONFORM TO AWWA C600.

- 26. THE MINIMUM COVER TO BE PROVIDED OVER POTABLE WATER LINES SHALL BE 3'. RSWW 8.7.3
- 27. WATER SERVICES SHALL BE INSTALLED 10' FROM BACK OF CURB.

#### FORCE MAIN NOTES

- ALL CONSTRUCTION AND MATERIALS SHALL BE IN COMPLIANCE WITH THE MARION COUNTY MANUAL OF STANDARDS AND SPECIFICATIONS FOR FORCE MAIN CONSTRUCTION. 2. ALL FORCE MAIN CONSTRUCTION AND MATERIALS TO BE OWNED AND MAINTAINED BY B.L.C.C.D.D.
- 3. PIPE LENGTHS SHOWN IN REPRESENT SCALED DISTANCES BETWEEN FITTINGS OF BRANCHES AND MAINS.
- 4. DEFLECTIONS AT PIPE JOINTS SHALL NOT EXCEED THOSE RECOMMENDED BY THE PIPE MANUFACTURER
- 5. VALVES SHALL BE EQUIPPED WITH AN ADJUSTABLE CAST IRON VALVE BOX WITH COVER, WITH THREADED EXTENSIONS WHERE NEEDED, UNLESS OTHERWISE NOTED.
- 6. ALL PVC FORCE MAIN SHALL BE AS SPECIFIED IN THE CONTRACT DOCUMENTS, MARKED WITH THE SEAL OF APPROVAL OF THE NATIONAL SANITATION FOUNDATION (NSF).
- ALL NON-METALLIC FORCE MAINS SHALL BE INSTALLED WITH A CONTINUOUS, INSULATED 10 GAUGE COPPER WIRE INSTALLED DIRECTLY ON TOP OF THE PIPE FOR LOCATION PURPOSES. SEE STANDARD DRAWINGS. IN ADDITION, ALL PVC FORCE MAINS SHALL BE EITHER A SOLID GREEN COLOR OR WHITE WITH GREEN LETTERING. ALL LETTERING SHALL APPEAR LEGIBLY ON PIPE AND SHALL RUN THE ENTIRE LENGTH OF THE PIPE. LETTERING SHALL READ AS IS ACCEPTABLE FOR THE INTENDED USE.
- HYDROSTATIC & LEAKAGE TESTING OF THE FORCE MAIN SHALL BE DONE IN ACCORDANCE WITH THE AWWA STANDARDS. HYDROSTATIC TESTING TO BE DONE IN ACCORDANCE WITH AWWA C-600. PIPE MATERIALS
- PVC FORCE MAINS SHALL BE IN ACCORDANCE WITH AWWA C900-16, LATEST EDITION AND SHALL BE DR25. THE PVC SHALL HAVE A MINIMUM WORKING PRESSURE OF 100 PSI AND SHALL HAVE A DIMENSION RATIO (DR) OF 25 UNLESS OTHERWISE NOTED. PIPE SHALL BE THE SAME O.D. AS DUCTILE IRON PIPE. PVC JOINT - SHALL BE IN ACCORDANCE WITH ASTM D3139. DUCTILE IRON JOINT - SHALL BE IN ACCORDANCE WITH ANSI A21.11 AND AWWA C111
- 10. AIR RELEASE VALVES SHALL BE REQUIRED AT ALL HIGH POINTS IN THE PROPOSED FORCE MAIN, AS SHOWN ON PLANS. HIGH POINTS IN THE FORCE MAIN ARE DEFINED AS A CHANGE IN ELEVATION TWICE THE DIAMETER OF THE
- 11. ALL FORCE MAINS TO BE CONSTRUCTED WITH A MINIMUM OF 3' FEET OF COVER.
- 12. TESTING OF THE SEWAGE COLLECTION SYSTEM IS AS FOLLOWS:
- A. HYDRO-STATIC TESTS CONSISTING OF A HYDROSTATIC PRESSURE TEST AND HYDROSTATIC LEAKAGE TEST SHALL BE CONDUCTED ON ALL NEWLY INSTALLED SEWER FORCE MAIN SYSTEM PRESSURE PIPES AND APPURTENANCES IN ACCORDANCE WITH AWWA C600 OR M23 AS APPLICABLE. THE PRESSURE SHALL BE 100 PSI FOR TWO (2) HOURS

#### FIRE DEPARTMENT

- 1. THE STRUCTURES BEING CONSTRUCTED ON THE PROPERTY WILL BE CONSTRUCTED UNDER THE 6TH EDITION OF FLORIDA FIRE PREVENTION CODE.
- PER MARION COUNTY CRITERIA: FIRE HYDRANTS MUST BE LOCATED SO AS NOT TO REQUIRE THE LAYING OF MORE THAN FOUR-HUNDRED (400) FEET OF HOSE CONNECTED TO SUCH HYDRANT, ALONG THE NEAREST PUBLIC RIGHT-OF-WAY, TO THE CENTER OF ANY BUILDABLE LOT OR PARCEL IN THE DEVELOPMENT.
- ANY NEW HYDRANTS MUST BE ABLE TO SUPPLY 1000 G.P.M. OF WATER AT 20 P.S.I. AT ANY TIME OF THE DAY. ANY NEW HYDRANTS SHALL BE TESTED BY THE CONTRACTOR IN THE PRESENCE OF THE FIRE DEPARTMENT PRIOR TO APPROVAL OF THE FIRE HYDRANTS BY THE FIRE DEPARTMENT.(6TH EDITION OF FLORIDA FIRE PREVENTION CODE
- 4. EACH NEW FIRE HYDRANT SHALL BE CLOW MEDALLION WITH TOPS AND BONNETS POWDER COATED FROM FACTORY, SAFETY BLUE WHERE UNDERGROUND WATER MAINS AND HYDRANTS ARE TO BE PROVIDED, THEY SHALL BE INSTALLED,
- COMPLETED, AND IN SERVICE PRIOR TO CONSTRUCTION WORK. (6TH EDITION OF FLORIDA FIRE PREVENTION CODE) THE ACCESS ROADS SHALL REMAIN CLEAR OF VEHICULAR OBSTRUCTIONS TO ALLOW ACCESS OF FIRE
- DEPARTMENT UNITS WHILE THE BUILDINGS ARE BEING CONSTRUCTED. (6TH EDITION OF FLORIDA FIRE PREVENTION CODE) 7. IF LAND CLEARING OPERATIONS REQUIRE BURNING, A BURN PERMIT MUST BE OBTAINED FROM THE
- DEPARTMENT OF FORESTRY PRIOR TO BURNING ANY MATERIAL 8. ANY NEW FIRE HYDRANT INSTALLED MUST BE FLOWED & PAINTED BY CONTRACTOR PER NFPA 291.

#### REUSE NOTES

- 1. ALL IRRIGATION, REUSE AND EFFLUENT REUSE PIPING TO BE OWNED AND MAINTAINED BY B.L.C.C.D.D. SHALL BE A SOLID PURPLE COLOR. PVC REUSE AND EFFLUENT REUSE MAINS SHALL BE IN ACCORDANCE WITH AWWA C-900-16, LATEST EDITION
- & SHALL BE DR 18. ALL COUPLINGS, CLEANING COMPOUNDS, SOLVENTS, LUBRICANTS, AND PIPE PREPARATION, FOR LAYING SHALL BE IN ACCORDANCE WITH THE PIPE MANUFACTURERS LATEST RECOMMENDATIONS.
- 3. DEPTH OF REUSE AND EFFLUENT REUSE LINES TO BE 36" BELOW FINISHED GRADE. 4. REUSE AND EFFLUENT REUSE MAINS TO BE LOCATED 5' FROM BACK OF CURB OR EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
- ALL REUSE AND EFFLUENT REUSE MAINS UNDER PAVEMENT SHALL BE DUCTILE IRON PIPE AND SHALL EXTEND 5' BEYOND THE EDGE OF PAVEMENT OR BACK OF CURB.
- ALL IRRIGATION SLEEVING UNDER PAVEMENT SHALL EXTEND 5' BEYOND THE EDGE OF PAVEMENT OR BACK
- 7. ALL NON-METALLIC REUSE MAINS SHALL BE INSTALLED WITH A CONTINUOUS. INSULATED 10 GAUGE COPPER WIRE INSTALLED DIRECTLY ON TOP OF THE PIPE FOR LOCATION PURPOSES. SEE STANDARD DRAWINGS. IN ADDITION, ALL PVC REUSE MAINS SHALL BE A SOLID PURPLE COLOR.

#### EROSION CONTROL NOTES

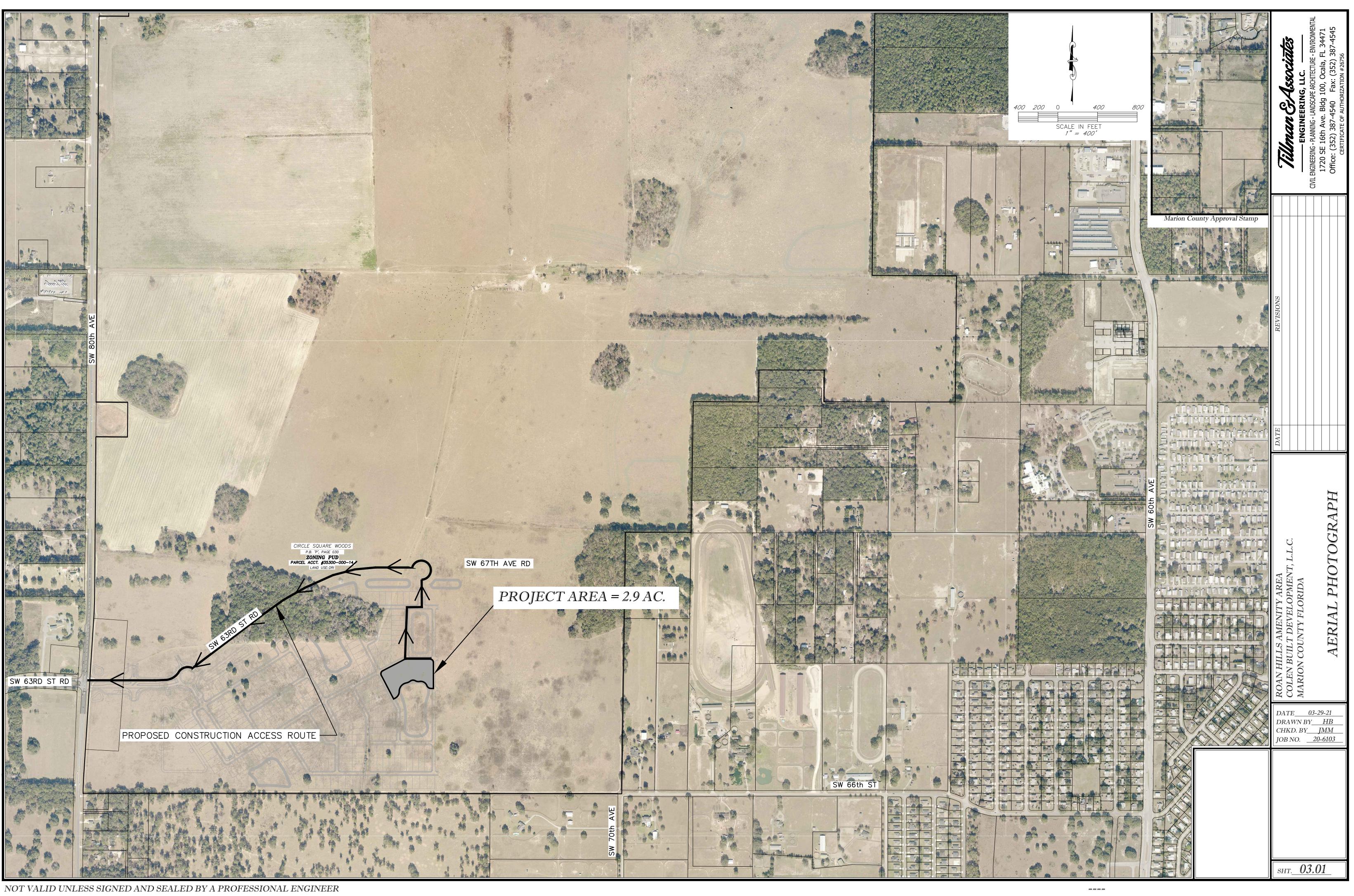
- DURING CONSTRUCTION, THE CONTRACTORS SHALL TAKE ALL REASONABLE MEASURES TO INSURE AGAINST POLLUTING. SILTING OR DISTURBING TO SUCH AN EXTENT AS TO CAUSE AN INCREASE IN TURBIDITY TO THE EXISTING SURFACE WATERS. SUCH MEASURES SHALL BE APPROVED BY THE PROJECT ENGINEER AND MAY INCLUDE, BUT NOT LIMITED TO, CONSTRUCTION OF TEMPORARY EROSION CONTROL STRUCTURES SUCH AS SEDIMENT BASINS, SEDIMENT CHECKS, OR SILT BARRIERS.
- 2. CONTRACTOR IS RESPONSIBLE TO COMPLY WITH ALL EROSION CONTROL MEASURES AS SHOWN ON THE EROSION CONTROL PLAN.
- 3. SODDING OF DETENTION PONDS SHOULD BE ACCOMPLISHED WITHIN 14 DAYS OF POND GRADING TO MINIMIZE EROSION POTENTIA
- 4. AT A MINIMUM, THE RETENTION/DETENTION STORAGE AREA MUST BE EXCAVATED WITHIN ONE FOOT PRIOR TO BUILDING CONSTRUCTION OR PLACEMENT OF IMPERVIOUS SURFACE WITHIN THE AREA TO BE SERVED BY THOSE FACILITIES, TO PREVENT REDUCTION IN STORAGE VOLUME AND PERCOLATION RATES, ALL ACCUMULATED SEDIMENT MUST BE REMOVED FROM THE STORAGE AREA PRIOR TO FINAL GRADING AND STABILIZATION.
- IF DURING CONSTRUCTION, THE PROPOSED EROSION SYSTEM DOES NOT PERFORM SATISFACTORILY, ALTERNATIVES AND ADDITIONAL METHODS OF PROTECTION SHALL BE IMPLEMENTED BY THE CONTRACTOR IN ORDER TO COMPLY WITH S.W.F.W.M.D. AND MARION COUNTY EROSION CONTROL COSTS INCLUDING ANY COSTS ASSOCIATED WITH COMPLIANCE ISSUES AND ENFORCEMENT ACTIONS.
- 6. A 2' STRIP OF SOD SHALL BE PLACED BEHIND BACK OF CURB.
- 7. ALL SODDED AND/OR SEEDED AREAS MUST BE WATERED AS NECESSARY DURING CONSTRUCTION AND 2 MONTHS AFTER COMPLETION OF CONSTRUCTION IN ORDER TO ENSURE STABILIZATION AND SURVIVAL.

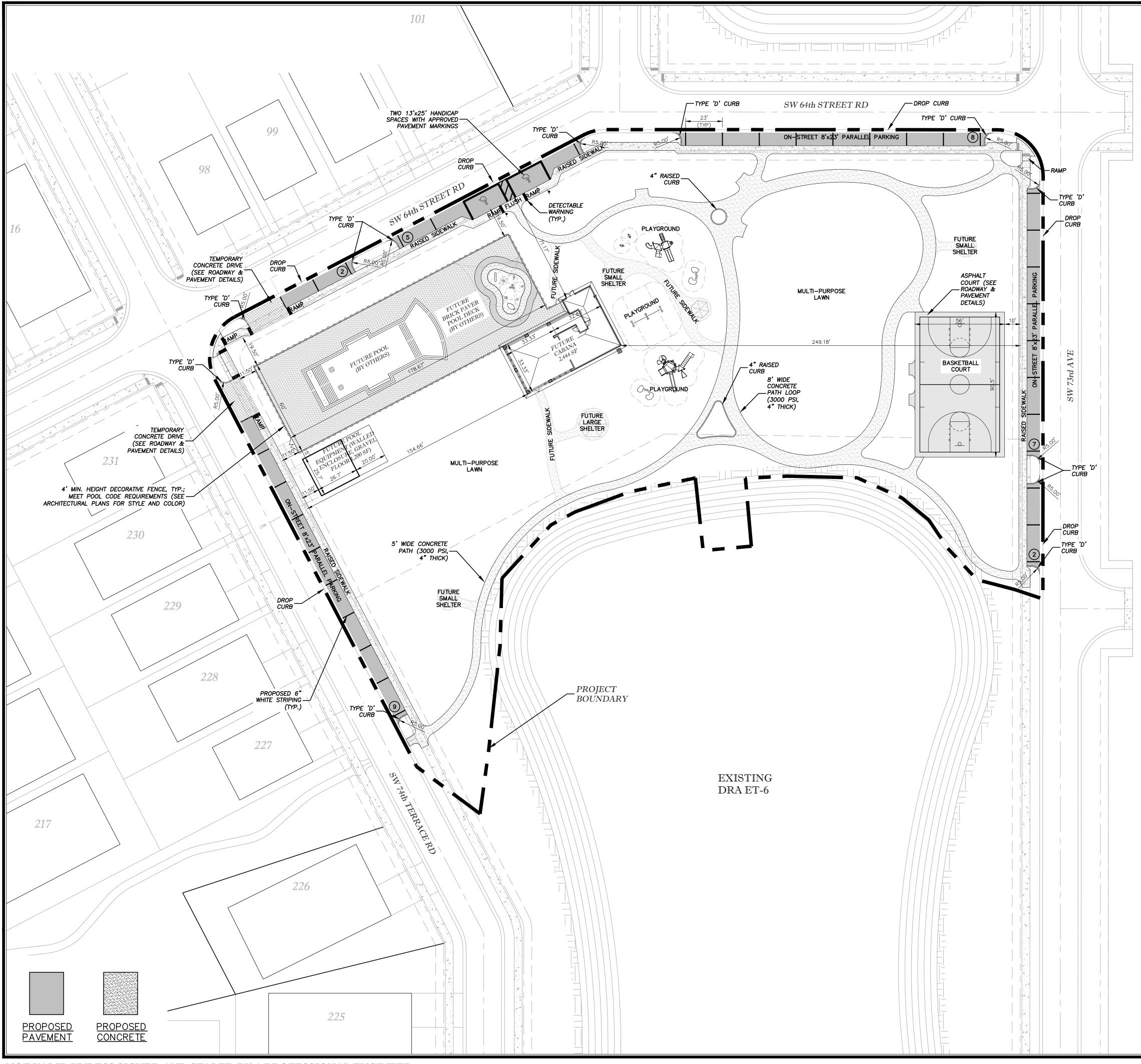
OTHER PIPE	HORIZONTAL SEPARATION	CROSSINGS (1)	JOINT SPACING @ CROSS (FULL JOINT CENTERE
STORM SEWER, STORMWATER FORCE MAIN, RECLAIMED WATER (2)	Water Main 3 ft. minimum	Water Main 12 inches is the minimum, except for storm sewer, then 6 inches is the minimum and 12 inches is preferred	ALTERNATE 3 FT. MINIMUN
VACUUM SANITARY SEWER	Water Main 10 ft. preferred 3 ft. minimum	Water Main 12 inches is preferred 6 inches minimum	ALTERNATE 3 FT. MINIMUN
GRAVITY OR PRESSURE SANITARY SEWER, SANITARY SEWER FORCE MAIN, RECLAIMED WATER (2)	Water Main 10 ft. preferred 6 ft. minimum (3)	Water Main 12 inches is the minimum, except for gravity sewer, then 6 inches is the minimum and 12 inches is preferred	ALTERNATE 6 FT. MINIMUN
ON-SITE SEWAGE TREATMENT & DISPOSAL SYSTEM	10 ft. minimum		_

- SEPARATION IS 12 INCHES RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C 3. 3 FT. FOR GRAVITY SANITARY SEWER WHERE THE BOTTOM OF THE WATER MAIN IS LAID AT LEAST 6 INCHES ABOVE THE TOP OF THE GRAVITY SANITARY SEWER
- 4. RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C
- Disclaimer This document is provided for your convenience only. Please refer to F.A.C. Rule 62-555.314 for additional construction requirements

#### AS-B

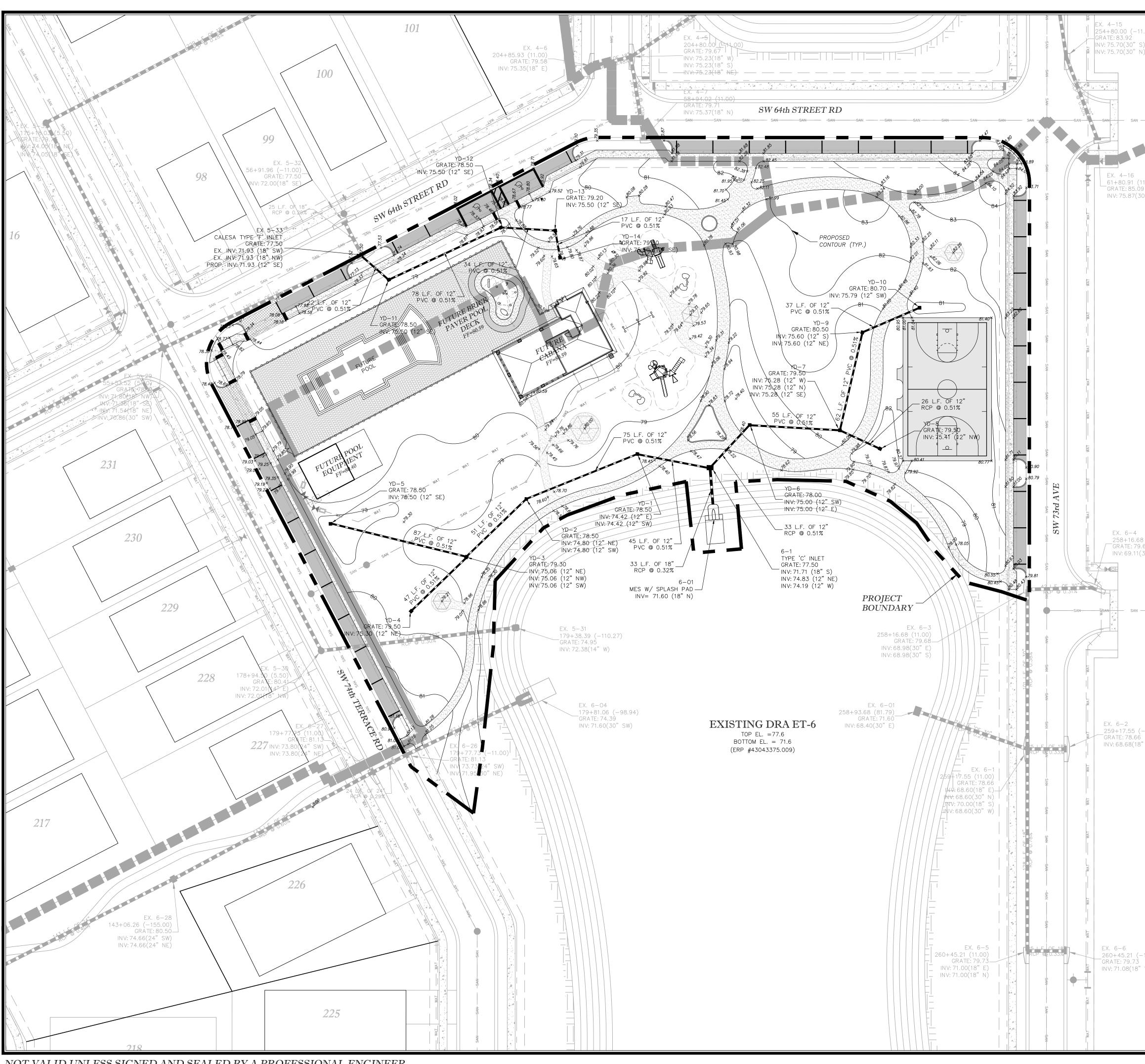
S-BUILT NOTES		CLEARANCES			MENTAL 71 45	
THE CONTRACTOR SHALL SUBMIT A CERTIFIED SET OF RECORD DRAWINGS TO THE ENGINEER, THE CONTRACTOR SHALL BE RESPONSIBLE FOR RECORDING INFORMATION ON THE APPROVED PLANS CONCURRENTLY WITH CONSTRUCTION PROGRESS. RECORD DRAWINGS SUBMITTED TO THE ENGINEER AS PART OF THE PROJECT ACCEPTANCE SHALL COMPLY WITH THE FOLLOWING REQUIREMENTS.		THE CONTRACTOR SHALL NOTIFY THE ENGINEER IN WRITING 90 DAYS PRIOR TO THE ANTICIPATED COMPLETION OF CONSTRUCTION AND/OR CERTIFICATION OF COMPLETION APPROVAL DATE.			<b>JUES</b> E - ENVIRONMENTAI FL 34471 387-4545 56	
A. DRAWINGS SHALL BE LEGIBLY MARKED TO RECORD ACTUAL CONSTRUCTION.		<ol> <li>THE CONTRACTOR SHALL PROVIDE THE END SIGNED AND SEALED AS-BUILTS OF ALL UTIL IMPROVEMENTS, PRESSURE TESTS, BACTER</li> </ol>	ITY		<b>C. C. C.</b> ECTURE (352) (352) (4 #2675)	
B. DRAWINGS SHALL SHOW ACTUAL LOCATION OF ALL UNDERGROUND AND ABOVE GROUND STORM DRAINAGE, WATER, REUSE AND WASTEWATER PIPING AND RELATED APPURTENANCES. ALL PIPING LOCATIONS INCLUDING HORIZONTAL AND VERTICAL LOCATIONS OF UTILITIES AND APPURTENANCES SHALL BE CLEARLY SHOWN AND REFERENCED TO PERMANENT SURFACE IMPROVEMENTS. DRAWINGS SHALL ALSO SHOW ACTUAL INSTALLED PIPE MATERIAL, CLASS, ETC.		IMPROVEMENTS, PRESSURE TESTS, BACTERIOLOGICAL TESTS, AND ANY OTHER INFORMATION NECESSARY FOR THE CLEARANCE APPROVALS WITH <u>F.D.E.P.</u> AND THE LOCAL UTILITY PROVIDER. THIS INFORMATION SHALL BE PROVIDED TO THE ENGINEER 60 DAYS PRIOR TO THE ANTICIPATED COMPLETION OF CONSTRUCTION AND/OR CERTIFICATION OF COMPLETION APPROVAL DATE.			t, LLG ARCHIT ARCHIT DO, O DO, O ZATION	
C. DRAWINGS SHALL CLEARLY SHOW ALL FI INCLUDING CHANGES MADE BY FIELD OR	IELD CHANGES OF DIMENSION A RDER OR BY CHANGE ORDER.		3. THE CONTRACTOR SHALL PROVIDE THE END SIGNED AND SEALED AS-BUILTS OF ALL STO IMPROVEMENTS AND ANY OTHER INFORMAT	RM WATER SYSTEM ION NECESSARY		EERI LIANDSC Bldg 4540
<ul> <li>D. DRAWINGS SHALL CLEARLY SHOW ALL DE BUT CONSTRUCTED IN THE FIELD. ALL EC CLEARLY SHOWN.</li> <li>E. LOCATION OF ALL INLETS AND MANHOLES</li> </ul>	QUIPMENT AND PIPING RELOCA	TION SHALL BE	FOR THE CLEARANCE APPROVALS WITH <u>S.M</u> LOCAL UTILITY PROVIDER. THIS INFORMATIC PROVIDED TO THE ENGINEER 60 DAYS PRIOF ANTICIPATED COMPLETION OF CONSTRUCTI CERTIFICATION OF COMPLETION APPROVAL	DN SHALL BE R TO THE ON AND/OR		IGIN IGIN MNNING MNNING th Av () 387
BE SHOWN. ALL VALVES SHALL BE REFER THREE PERMANENT POINTS. F. DIMENSIONS BETWEEN ALL INLETS AND M	RENCED FROM AT LEAST TWO P	REFERABLY AND SHOWN. THE	CERTIFICATION OF COMPLETION AFFROVAL	DATE.		
INVERTS AND GRADE ELEVATIONS OF ALL MANHOLES SHALL BE SHOWN. G. CONTRACTOR SHALL PROVIDE AS-BUILT S	SURVEY FOR POND GRADING. S	SPOT ELEVATIONS				L ENGINEERING 1720 SE Office: (3
SHALL BE TAKEN AT TOP OF BANK, POND INTERVALS. H. DRAWINGS SHALL CLEARLY INDICATE VEF WATER MAIN AND STORM DRAINAGE/SAN	RTICAL AND HORIZONTAL SEPAI	RATION BETWEEN				CIVI
OF CROSSING IN ACCORDANCE WITH FDE I. WHERE THE WATER MAIN CROSSES OTHE MAIN AND RECLAIMED WATER), THE CERT INDICATE THE CONSTRUCTED ELEVATION SEPARATION BETWEEN THE WATER MAIN	EP CRITERIA. ER UTILITIES (STORM, GRAVITY TIFIED AS-BUILT DRAWINGS SHA NS IN SUCH A WAY THAT THE VE	SEWER, FORCE ALL CLEARLY ERTICAL	TABLE 3.0 -STORM PIPE COVER (RIGID PAVEMENT)		Marion County Approval S	tamp
ENGINEER. FAILURE TO PROVIDE THIS INF EXCAVATING AND SURVEYING THE UTILIT J. WHERE THE WATER MAIN CROSSES OTHE	TIES AT NO ADDITIONAL COST TO	O THE OWNER.	RIGID P/ (DOWELED JOINTS AND GOOD CC	AVEMENT NDITION) —		
MAIN AND RECLAIMED WATER), THE CERT INDICATED THE LOCATIONS OF PIPE JOIN THE PIPE IS CENTERED AT ALL THE CROS WILL RESULT IN THE CONTRACTOR EXCA	TIFIED AS-BUILT DRAWINGS SHA ITS IN SUCH A MANNER AS TO D SSING. FAILURE TO PROVIDE TH	ALL CLEARLY DEMONSTRATE IS INFORMATION	<u>ξ</u>			
ADDITIONAL COST TO THE OWNER. EACH SHEET OF THE PLANS SHALL BE SIGNED, S WITH A NOTE READING "THESE AS-BUILT DRAWII						
IMPROVEMENTS AS CONSTRUCTED". AUTOCAD AS-BUILT LAYERS WILL BE REQUIRED LAYERS:	TO BE FORMATTED WITH THE F	OLLOWING				SN(
VATER SYSTEM VALVES (MAIN VALVES - PLUG, etc)			PIPE TYPE/SIZE & SHAPE	MINIMUM COVER		REVISIONS
CONTROL VALVES (ARV's, PRV's, etc) FITTINGS			CONCRETE * ROUND & ELLIPTICAL	9"		REV
HYDRANTS WATER SERVICE (SIZES: 3/4", 1', 1-1/2", 2', etc/M/ WATER MAIN (SIZES: 3/4", 1', 1-1/2", 2", etc/MATE			CORRUGATED STEEL *			
			15"-72" ROUND & ARCH EQUIVALENT 78" & LARGER ROUND AND ARCH EQUIVALENT	9" 15"		
CLEAN OUTS SYSTEM VALVES (MAIN VALVES - PLUG, etc) CONTROL VALVES (ARV's, PRV's, etc)			CORRUGATED ALUMINUM			
FITTINGS MANHOLES (INVERT ELEVATIONS, RIM ELEVATIO SEWER LATERALS (SIZES: 3/4", 1', 1-1/2", 2", etc/			15" - 72" ROUND AND ARCH EQUIVALENT	9"		
GRAVITY SEWER MAIN (SIZES: 3/4", 1', 1-1/2", 2", etc/ GRAVITY SEWER MAIN (SIZES: 3/4", 1', 1-1/2", 2", et FORCE MAINS (SIZES: 3/4", 1', 1-1/2", 2", etc/MATI	etc/MATERIAL, etc)		78" - 102" ROUND AND ARCH EQUIVALENT 108" & LARGER ROUND	15"		
AS-BUILTS SHALL CONFORM TO THE REQUIREME DEVELOPMENT DISTRICT UNIFORM EXTENSION F		TER COMMUNITY				
			15" - 48" ROUND POLYVINYL CHLORIDE	9"		
			15" - 48" ROUND	9"		TE
TABLE 2.0 - STORM PIF	PE COVER (UNF	PAVED)	*FOR PIPE CLASS "S" WITH DIAMETERS OF 12" TO 3 THE MINIMUM HEIGHT OF FILL IS 3'.	0",		
UNPAVED	,		TABLE 4.0 -STORM PIP (FLEXIBLE PAVEM			
			FLEXIBLE PAVEMENT OR RI PAVEMENT [ JOINTS NOT DOWELED POOR CONDITION (FRACTURE	OR		
MINIMU						S
			воттом /	M COVER		E
			OF BASE			
PIPE TYPE/SIZE & SHAPE	COMMERCIAL NON	N-COMMERCIAL				N I
CONCRETE *			PIPE TYPE/SIZE & SHAPE	MINIMUM COVER		L VT,
ROUND & ELLIPTICAL CORRUGATED STEEL	12"	3"	CONCRETE *			AREA PMEN RIDA
12" - 30" ROUND	18" [15"]	12" [12"]	ROUND & ELLIPTICAL	7"		
36"- 48" ROUND 54" - 72" ROUND		2" (12") [12"] 5" (12") [12"]	CORRUGATED STEEL * 12"-30" ROUND	12" [12"]		EVELO
78" - 96" ROUND	(18") [27"]	(12") [12"]	36"-48" ROUND	18" (12") [15"]		
102" & LARGER ROUND 15" - 30" ARCH EQUIVALENT	24" [33"] 18" [18"]	18" [21"] 12" [12"]	54"-72" ROUND 78"-96" ROUND	21" (15") [18"] (18") [27"]		LLS AMI UILT DH COUNT'
36" - 48" ARCH EQUIVALENT	24" (12") [21"] 18	3" (12") [15"]	102 & LARGER ROUND 15"-30" ARCH EQUIVALENT	(24") [33"] 18" [18"]		COL
54" - 72" ARCH EQUIVALENT 78" - 96" ARCH EQUIVALENT		4" (12") [18"] (18") [21"]	36"-48" ARCH EQUIVALENT	24" (12") [18"]		
102" & LARGER ARCH EQUIVALENT	(30")	(24")	54"-72" ARCH EQUIVALENT 78"-96" ARCH EQUIVALENT	27" (15") [24"] (18") [30"]		LEN I
CORRUGATED ALUMINUM			102" & LARGER ARCH EQUIVALENT	(18)[30]		ROAN HI COLEN E MARION
12" - 24" ROUND 30" - 48" ROUND	21" [21"] 24" (18") [21"] 18	15" [15"] 3" (12") [15"]		45111400		K C K
54" - 72" ROUND	30" (24") [27"] 24	4" (18") [21"]	12"-24" ROUND 30"-48" ROUND	15" [12"] 18" (12") [18"]		DATE03-29-21
78" - 102" ROUND 108" & LARGER ROUND	(30") [33"] 36"	(24") [27"] 30"	54"-72" ROUND 78"-102" ROUND	24" (18") [24"] (24") [30"]		DRAWN BY <u>HB</u> CHKD. BY <u>J</u> MM
15" - 24" ARCH EQUIVALENT	27" [24"]	24" [21"]	108" & LARGER	(30")		JOB NO. <u>20-6103</u>
30" - 48" ARCH EQUIVALENT 54" - 72" ARCH EQUIVALENT		7" (15") [21"] )" (18") [24"]	15"-24" ARCH EQUIVALENT 30"-48" ARCH EQUIVALENT	24" [21"] 27" (15") [24"]		
78" - 90" ARCH EQUIVALENT		(24") [30"]	54"-72" ARCH EQUIVALENT	30" (18") [27"]		
96" - 102" ARCH EQUIVALENT	(36")	(30")	78"-90" ARCH EQUIVALENT 96"-102" ARCH EQUIVALENT	(24") [30"]		
CORRUGATED POLYETHYLENE	21"	15"	CORRUGATED POLYETHYLENE			
15" - 48" ROUND POLYVINYL CHLORIDE	21"	15"	15" - 30" ROUND	15"		
15" - 48" ROUND	21"	15"				
VALUES SHOWN IN PARENTHESIS ( ) ARE FOR 3	 3" X 1" CORRUGATIONS WHICH I	MUST BE	15" - 30" ROUND VALUES SHOWN IN PARENTHESIS ( ) ARE FOR 3" X			
SPECIFIED TO UTILIZE THE LESSER COVER. VALUES SHOWN IN BRACKETS [] APPLY TO TYP SPECIFIED TO UTILIZE THE LESSER COVER.		I MUST BE	WHICH MUST BE SPECIFIED TO UTILIZE THE LESSE VALUES SHOWN IN BRACKETS [] APPLY TO TYPE 1 WHICH MUST BE SPECIFIED TO UTILIZE THE LESSE	-R (SPIRAL RIB) PIPE R COVER.		
*FOR PIPE CLASS "S" WITH DIAMETERS OF 12" TO THE MINIMUM HEIGHT OF FILL IS 3'.	O 30",		*FOR PIPE CLASS "S" WITH DIAMETERS OF 12" TO 3 THE MINIMUM HEIGHT OF FILL IS 3'.			
						SHT. 02.01





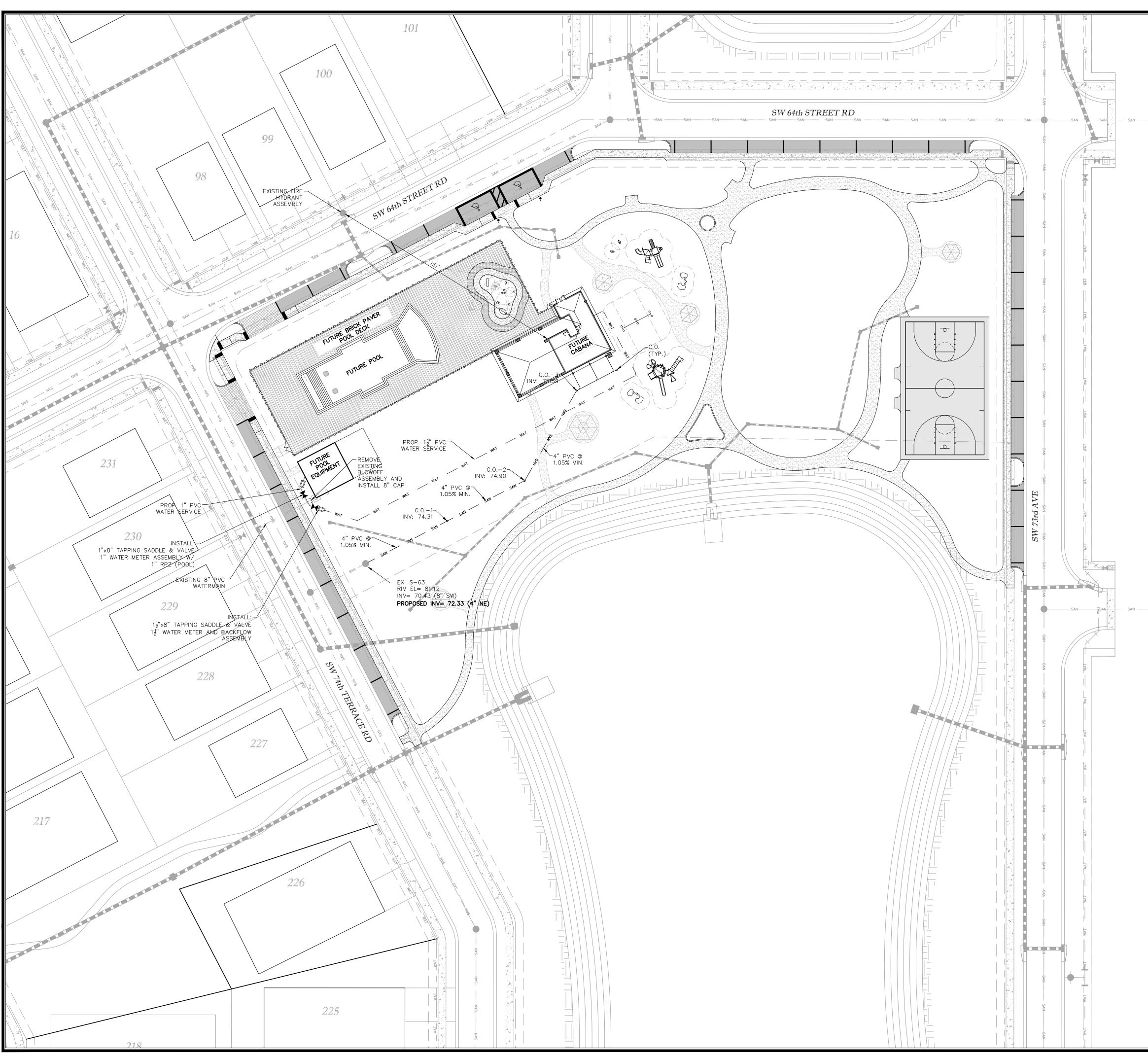
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	CINIL ENGINEERING       Contraction         ENGINEERING       ENGINEERING, LLC.         ENGINEERING       ENGINEERING, LANDSCAFE ARCHITECTURE - EWIRONMENTAL         CIVIL ENGINEERING       PLANNING - LANDSCAFE ARCHITECTURE - EWIRONMENTAL         CIVIL ENGINE       PLANNING - LANDSCAFE ARCHITECTURE - EWIRONMENTAL         CIVIL ENGINE       PLANE         CIVIL
SITE DATA PARCEL NUMBER: 35300-000-30 PROJECT AREA: 123,555 S.F. (2.84 AC.) ZONING: PUD EXISTING USE: AG FUTURE LAND USE: OTOW DRI PROPOSED USE: COMMUNITY CENTER ELECTRIC BY: SECO POTABLE WATER BY: BLCCDD IRRIGATION BY: BLCCDD FIRE BY: MARION COUNTY FIRE DEPARTMENT SANITARY SEWER BY: BLCCDD FILEPHONE BY: DIGITAL COMMUNICATION MEDIA SOLID WASTE: TO BE DETERMINED BUILDING HEIGHT: MAXIMUM HEIGHT = 40' PROPOSED HEIGHT = TBD	DATE     REVISIONS       Image: Constraint of the second se
Bulling FLOR AREAS: (1 STORY CABANA) CABANA = 2,444 SF POOL EQUIPMENT ROOM = 1,200 SF (3,644 SF / 123,555 SF) FLOOR AREA RATIO = 3.0% PARKING REQUIRED: BASED ON I.T.E. PARKING GENERATION MANUAL (4TH EDITION) FOR RECREATIONAL COMMUNITY CENTER (CODE #495) 3.2 SPACES/1000 S.F. 3.2 x 2.4 = 7.7 TOTAL PARKING SPACE REQUIRED = 8 SPACES PARKING PROVIDED: PROPOSED 8' x 23' SPACES = 31 PROPOSED 6' x 23' SPACES = 31 PROPOSED 6' x 23' SPACES = 31 PROPOSED 8' x 23' SPACES = 2 TOTAL PROVIDED PARKING = 35 FUTURE 8' x 23' SPACES = 2 MINIMUM BUILDING SETBACKS PER PUD TABLE 1: 20 FT FROM FRONT 10 FT FROM SIDE 10 FT FROM REAR PROPOSED DASKETBALL COURT = 5,128 S.F. PROPOSED PARKING = 7,164 S.F. PROPOSED PARKING = 7,164 S.F. PROPOSED PARKING = 16,654 S.F. FUTURE POOL DECK, CABANA, & = 14,445 S.F. POOL DECK TOTAL PROJECT IMPERVIOUS AREA = 43,391 S.F. / 1.0 AC. (35.1%) TOTAL ONSITE OPEN SPACE = 20%	ROAN HILLS AMENITY AREA ROAN HILLS AMENITY AREA COLEN BUILT DEVELOPMENT, L.L.C. MARION COUNTY FLORIDA MARION COUNTY FLORIDA GEOMETRY PLAN DATE 03-29-51 DWW DO NO 70-6103
30  15  0  30  60 $40  40  40  40  40  40  40  40$	SHT04.01



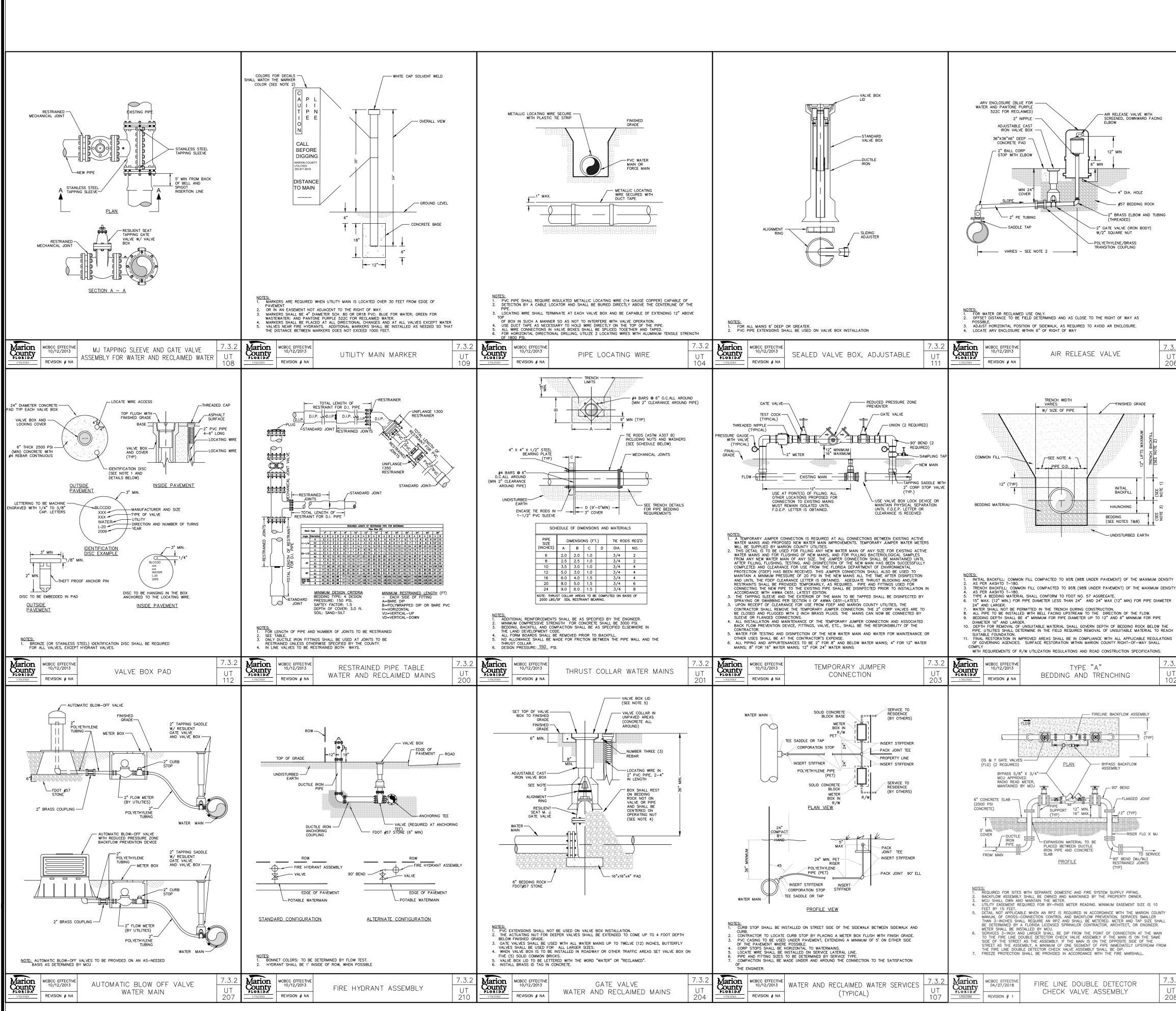
NOT VALID UNLESS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER

11.00) S) N) SAN (11.00) 99 30" N)		Contraction       Contraction         Contraction       Contraction         Engineering       Contraction         Contraction       Contraction         Contraction       Contraction         Contraction       Contraction         Contraction       Contraction         Contraction       Contraction         Contraction       252         Contraction       26756
	Marion County Approval S	Stamp
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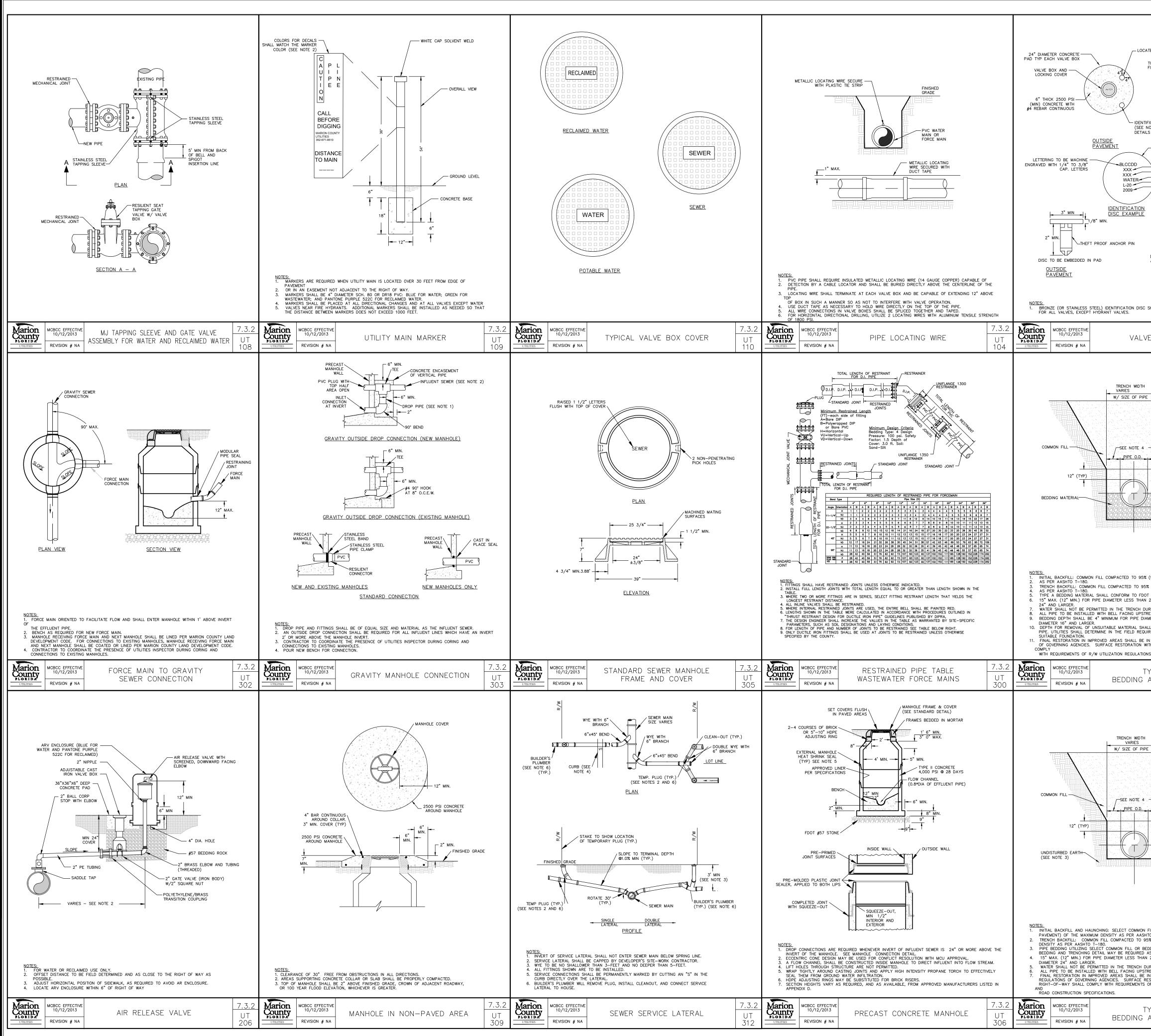
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- SAN]			Tillman & Associates	CIVIL ENGINEERING - PLANNING - LANDSCAPE ARCHITECTURE - ENVIRONMENTAL 1720 SE 16th Ave. Bidg 100, Ocala, FL 34471 Office: (352) 387-4540 Fax: (352) 387-4545 CERTIFICATE OF AUTHORIZATION #26756
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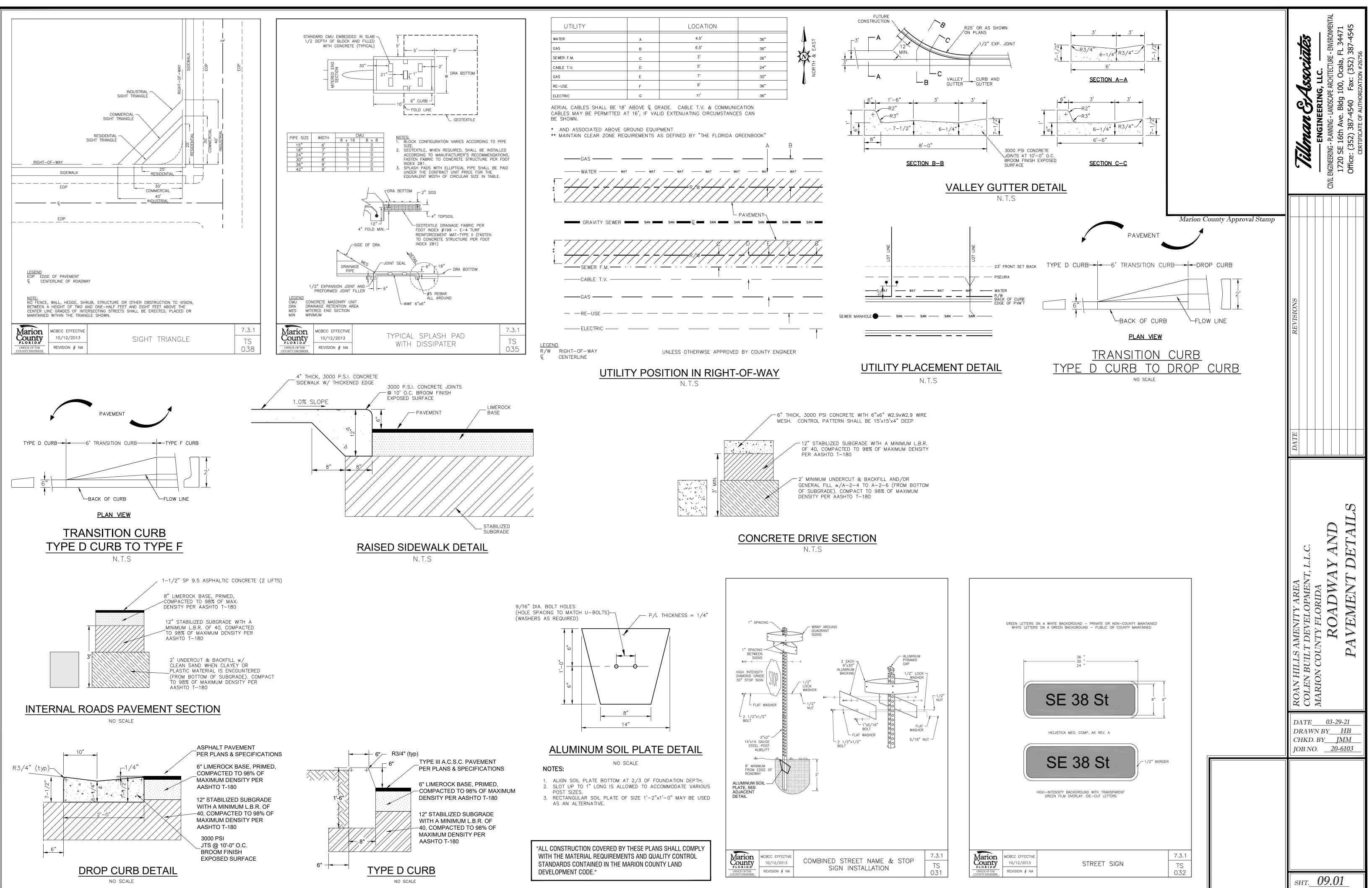
			Tillman Case       Sociates         ENGINEERING, LLC.       ENGINEERING, LLC.         ENGINEERING - PLANNING - LANDSCAPE ARCHITECTURE - ENVIRONMENTAL       1720 SE 16th Ave. Bldg 100, Ocala, FL 34471         1720 SE 16th Ave. Bldg 100, Ocala, FL 34471       0ffice: (352) 387-4540         Office: (352) 387-4540       Fax: (352) 387-4545         CRTIFICATE OF AUTHORIZATION #26756
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7. <u>3.2</u> UT 206	MCBCC EFFECTIVE 10/12/2013     TYPICAL VALVE BOX COVER     7.3.2       UTILITIES     REVISION # NA     UT		REVISIONS
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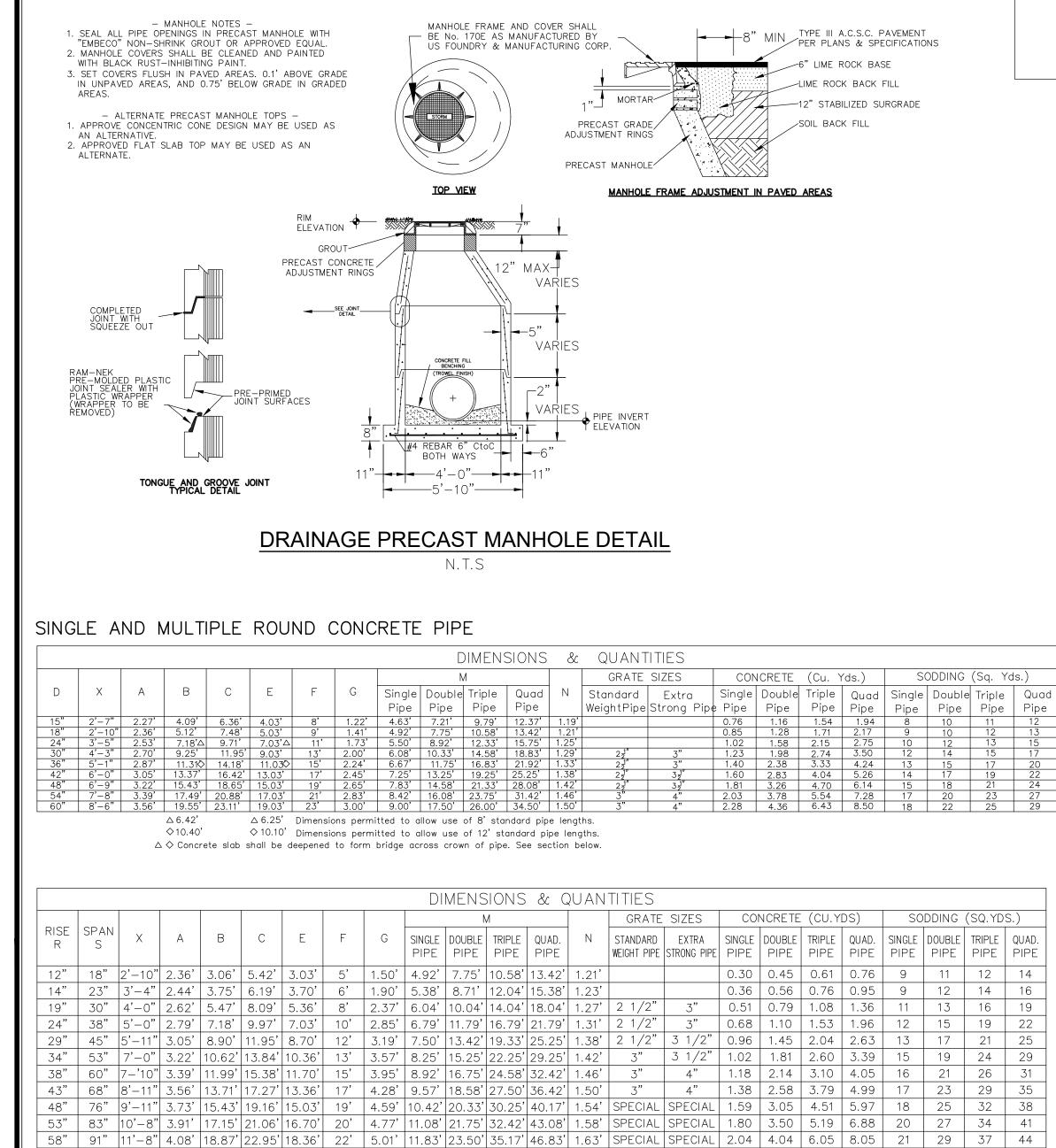
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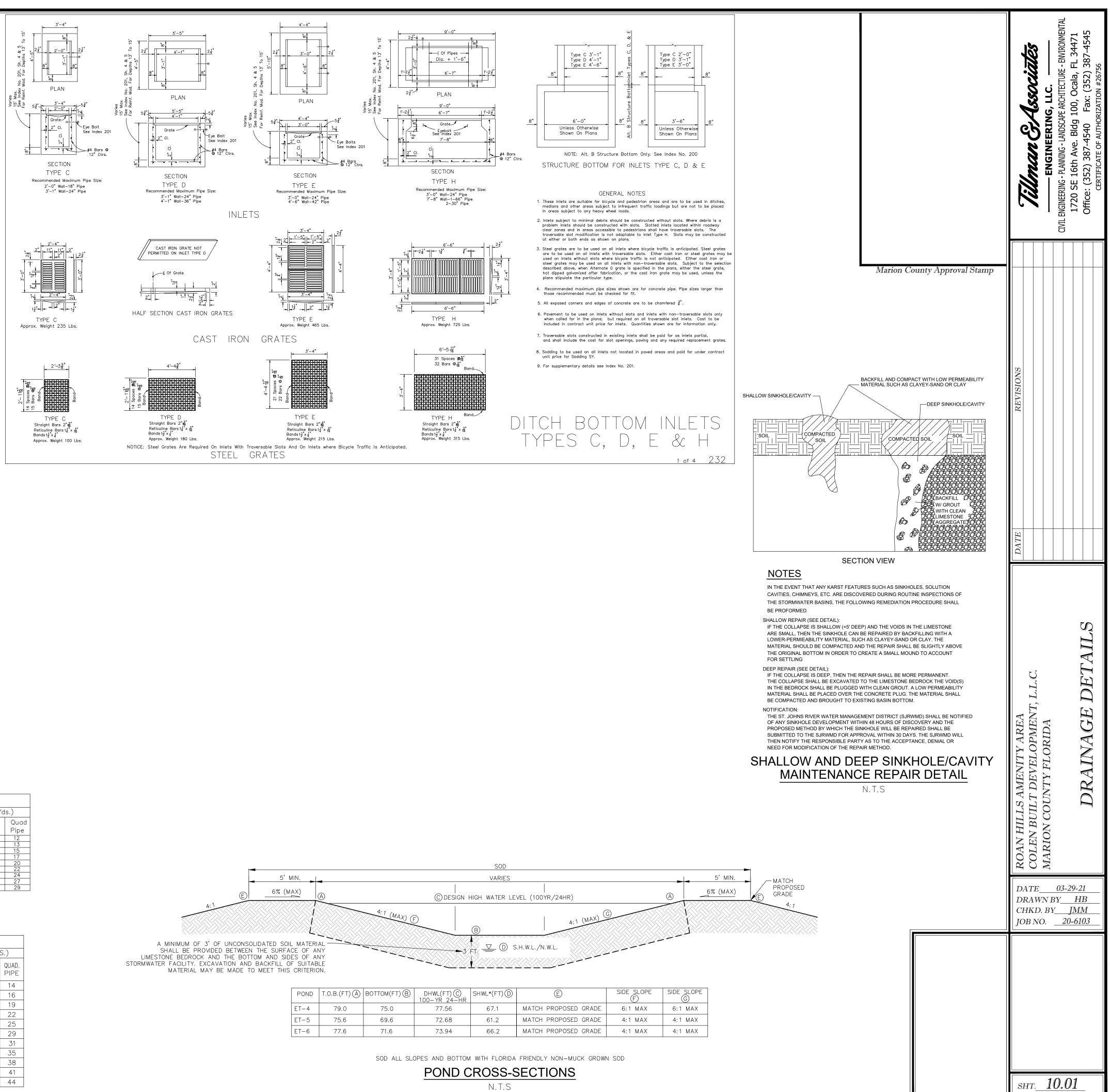
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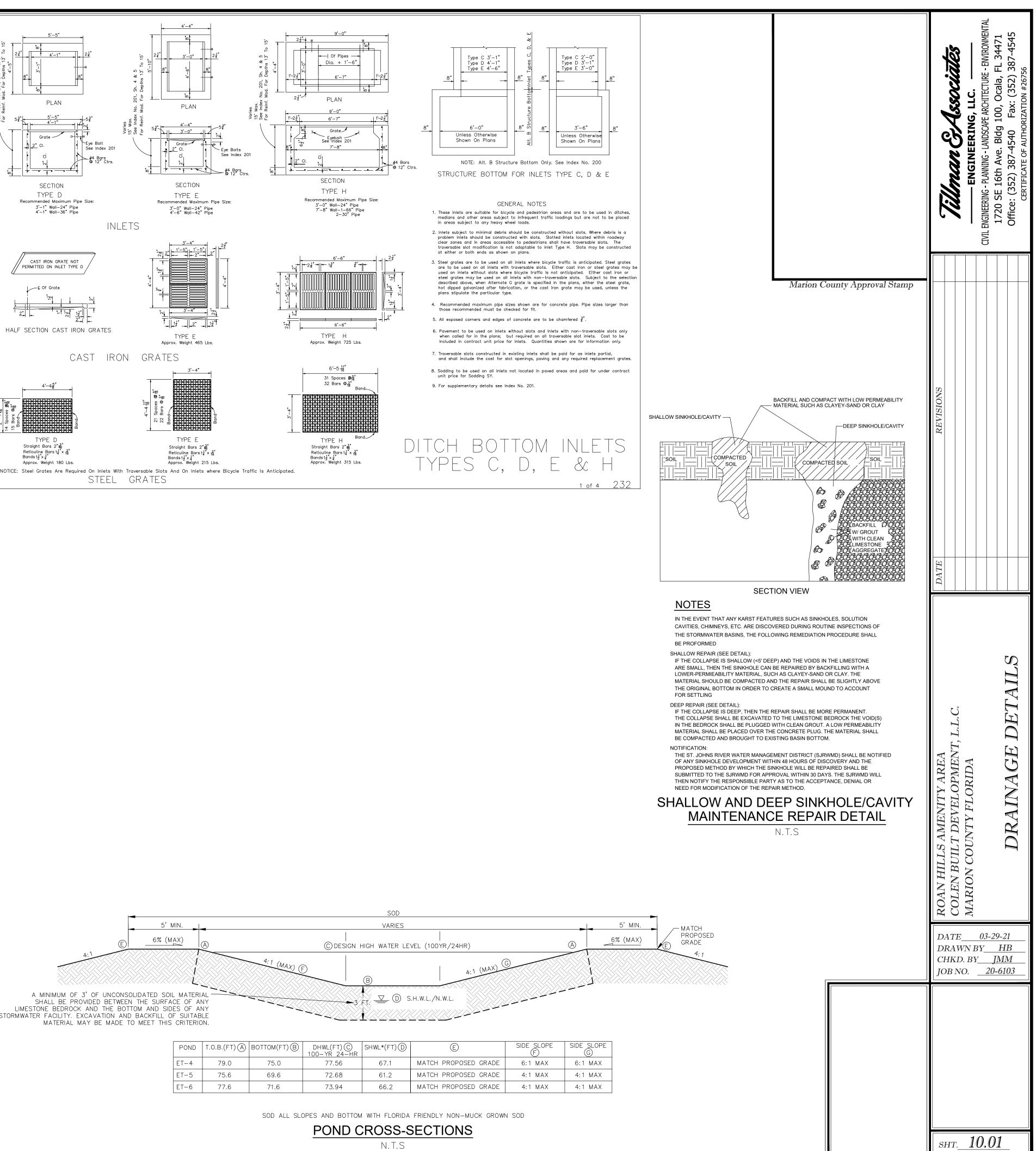
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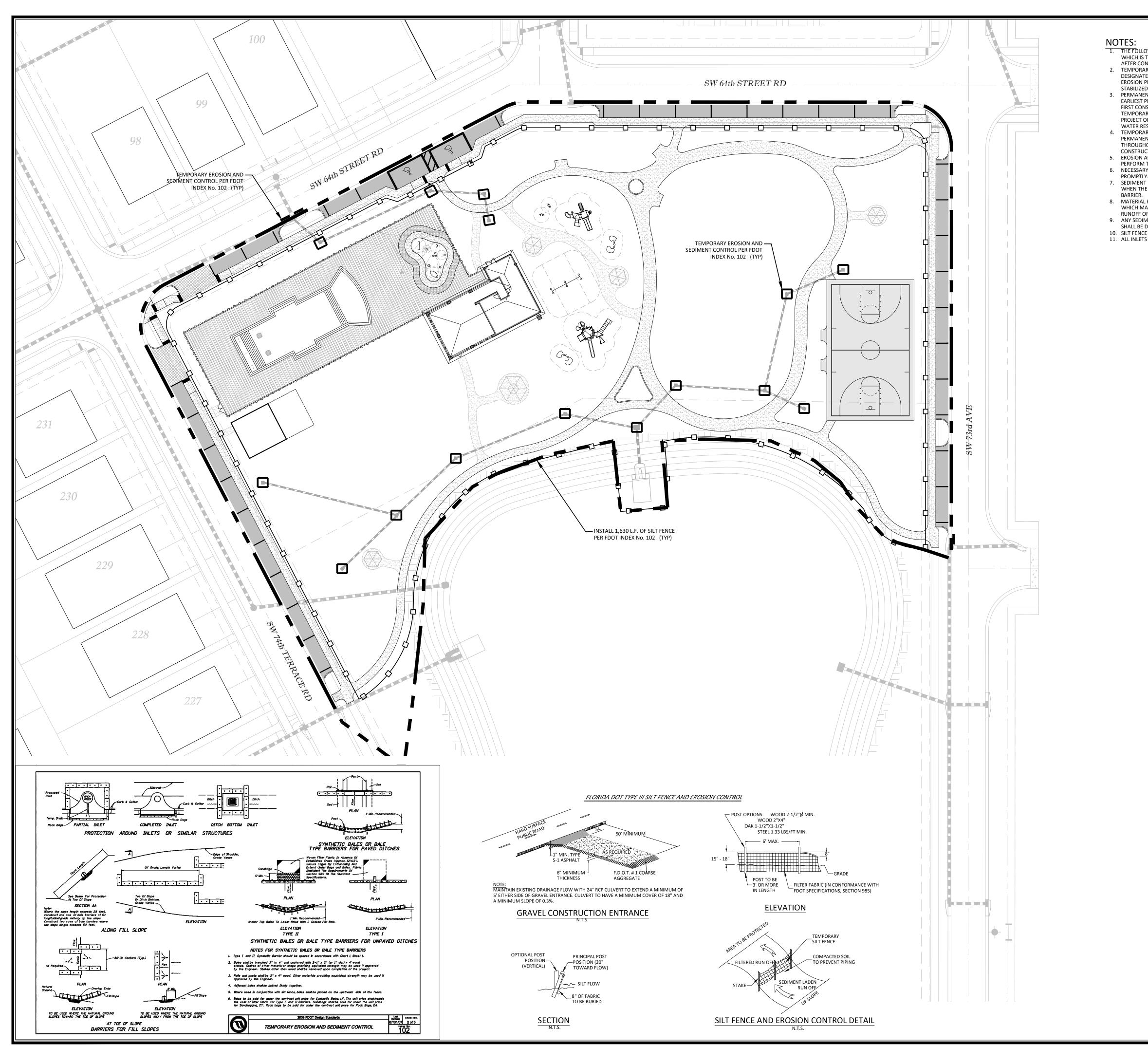


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ET-6	77.6	71.6	73.94	66.2	MATCH PROPOSED GRADE



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 THE FOLLOWING LIST REPRESENTS A BASIC EROSION AND SEDIMENT CONTROL PROGRAM WHICH IS TO BE IMPLEMENTED TO HELP PREVENT OFF SITE SEDIMENTATION DURING AND AFTER CONSTRUCTION OF THE PROJECT.
 TEMPORARY EROSION CONTROL TO BE UTILIZED DURING CONSTRUCTION AT AREAS DESIGNATED BY THE ENGINEER OR AREAS ON SITE WHERE UNSTABILIZED GRADES MAY CAUSE EROSION PROBLEMS. EROSION CONTROL MAY BE REMOVED AFTER UPSLOPE AREA HAS BEEN STABILIZED BY SOD, OR COMPACTED AS DETERMINED BY THE OWNER.
 PERMANENT EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED AT THE FIRST CONSTRUCTION ACTIVITIES SHOULD BE THE PLACEMENT OF PERMANENT AND TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES AROUND THE PERIMETER OF THE PROJECT OR THE INITIAL WORK AREA TO PROTECT THE PROJECT, ADJACENT PROPERTIES AND WATER RESOURCES.
 TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE COORDINATED WITH PERMANENT MEASURES TO ASSURE ECONOMICAL, EFFECTIVE AND CONTINUOUS CONTROL

THROUGHOUT THE CONSTRUCTION PHASE. TEMPORARY MEASURES SHALL NOT BE CONSTRUCTED FOR EXPEDIENCY IN LIEU OF PERMANENT MEASURES.
EROSION AND SEDIMENT CONTROL MEASURES SHALL BE ADEQUATELY MAINTAINED TO PERFORM THEIR INTENDED FUNCTION DURING CONSTRUCTION OF THE PROJECT.
NECESSARY REPAIRS TO BARRIERS OR REPLACEMENT OF BARRIERS SHALL BE ACCOMPLISHED

PROMPTLY.
SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH RAINFALL. THEY MUST BE REMOVED WHEN THE LEVEL OF DEPOSITION REACHES APPROXIMATELY ONE HALF THE HEIGHT OF THE BARRIER.

 MATERIAL FROM SEDIMENT TRAPS SHALL NOT BE STOCKPILED OR DISPOSED OF IN A MANNER WHICH MAKES THEM READILY SUSCEPTIBLE TO BEING WASHED INTO ANY WATERCOURSE BY RUNOFF OR HIGH WATER.
 ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE BARRIERS ARE NO LONGER REQUIRED

SHALL BE DRESSED TO CONFORM TO THE EXISTING GRADE, PREPARED AND SEEDED.
SILT FENCE TO BE PAID FOR UNDER THE CONTRACT UNIT PRICE FOR STAKED SILT FENCE (LF).
ALL INLETS TO BE PROTECTED BY DETAILS AS OUTLINED IN F.D.O.T. 2008 INDEX NO. 102

	CINIL ENGINEERING, LLC.         ENGINEERING, LLC.         ENGINEERING, LLC.         CIVIL ENGINEERING - PLANNING - LANDSCAPE ARCHITECTURE - ENVIRONMENTAL         1720 SE 16th Ave. Bldg 100, Ocala, FL 34471         Office: (352) 387-4540       Fax: (352) 387-4545         Office: (352) 387-4540       Fax: (352) 387-4545         CERTIFICATE OF AUTHORIZATION #26756
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	PLAN       ROAN HILLS AMENITY AREA         ROAN HILLS AMENITY AREA         COLEN BUILT DEVELOPMENT, L.L.C.         MARION COUNTY FLORIDA         BARION COUNTY FLORIDA         PLAN & DETAILS         PLAN & DETAILS
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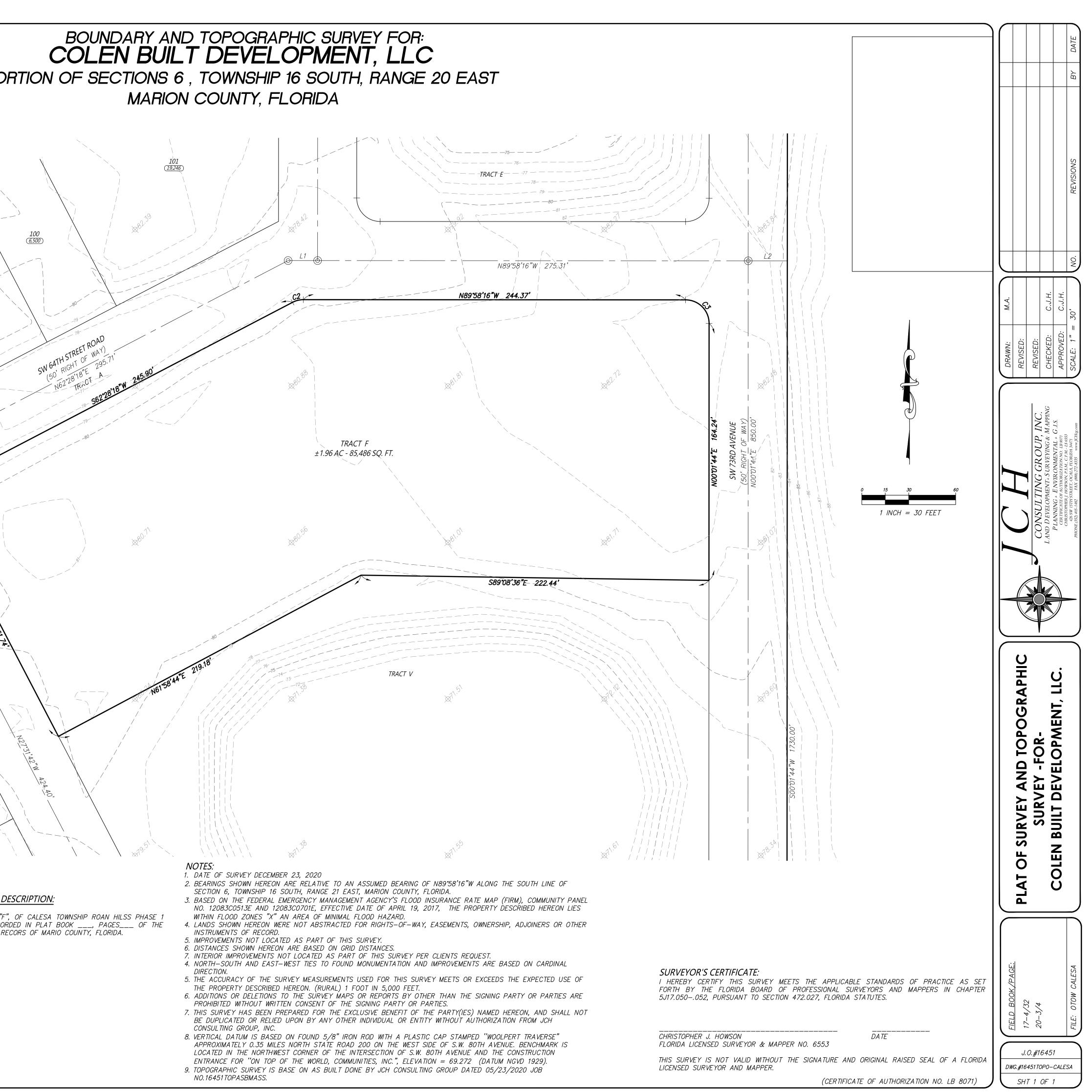
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# Marion County

**Development Review Committee** 

Agenda Item

File No.: 2021-3019

Agenda Date: 5/3/2021

Agenda No.: 6.14.

SUBJECT: FREEDOM CROSSING AMENITIES AREA - MAJOR SITE PLAN 9251 SW 60TH AVE OCALA Project #2021030038 #26421 Parcel #35699-006-00 Tillman & Associates Engineering Initial comments review. Applicant did not meet with staff. APRIL 1, 2021

SUBJECT: **INITIAL COMMENTS LETTER** PROJECT NAME: FREEDOM CROSSING AMENITIES AREA PROJECT #2021030038 APPLICATION: MAJOR SITE PLAN #26421

#### Did not meet with staff. DRC 05/03/21.

- DEPARTMENT: ENGDRN STORMWATER REVIEW REVIEW ITEM: Copy of District Permit (County Interest) STATUS OF REVIEW: INFO REMARKS: Please provide a copy of the District permit modification.
- DEPARTMENT: ENGIN DEVELOPMENT REVIEW REVIEW ITEM: 2.12.4.K - List of approved waivers, their conditions, and the date of approval STATUS OF REVIEW: INFO REMARKS: 4/1/21 - Add waivers if requested in the future
- DEPARTMENT: ENGIN DEVELOPMENT REVIEW REVIEW ITEM: Additional Development Review Comments STATUS OF REVIEW: INFO REMARKS: After approval, plans will be electronically stamped by the County. The applicant will

receive an email indicating that approved plans are available for download and are located in the ePlans project Approved folder. For Development Review submittals, with the exception of Final Plats and Minor Site Plans, applicants are required to print, obtain required signatures, and sign and seal two 24"x 36" sets of the electronically stamped approved plan and deliver them to the Office of County Engineer, Development Review Section, located at 412 SE 25th Avenue Ocala, FL 34471. Upon receipt, a development order will be issued. Until such time as that development order is issued, the project does not have final approval and construction, if applicable, shall not commence. For plans requiring As-Builts, As-Builts and associated documentation shall be submitted on paper in accordance with current county requirements.

- DEPARTMENT: UTIL MARION COUNTY UTILITIES REVIEW ITEM: Parcel numbers identified in project match proposed site plan layout STATUS OF REVIEW: INFO REMARKS: Project area is within master PA#; will be reviewed during building permit phase.
- DEPARTMENT: UTIL MARION COUNTY UTILITIES REVIEW ITEM: 6.14.2.C - Industrial Pretreatment STATUS OF REVIEW: INFO REMARKS: Pool runoff may not drain in to sanitary sewer.
- 6. 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: INFO REMARKS: Capital charges for water and sewer will be due at time of permitting. In order to calculate the total capital charges, the Capital Charge Determination form must be submitted along with an interior floorplan identifying all restroom facilities, tables & chairs (seating

capacity). Allow up to 10 working days for this to be calculated.

- 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: INFO REMARKS:
- DEPARTMENT: ZONE ZONING DEPARTMENT REVIEW ITEM: 2.12.24 - Landscape requirements/6.8.6 - Buffering STATUS OF REVIEW: INFO REMARKS: Buffering requirement to conform with approved PUD development standards (181015Z).
- DEPARTMENT: ENGDRN STORMWATER REVIEW REVIEW ITEM: 6.13.2.B(5) - Hydraulic Analysis STATUS OF REVIEW: NO REMARKS: A few of the 8" yard drain lines were left out of the analysis. Please verify the drainage was accounted for at the next downstream inlet.
- 10. 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: Minimum pipe size 18". Waiver will be supported with supporting calculations.

#### 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 provide smaller pipe sizes for conveying roof drain/yard drain and parking lot runoff to standard conveyance system to minimize utility conflicts.

- DEPARTMENT: ENGDRN STORMWATER REVIEW REVIEW ITEM: 6.13.2.A(5) - Existing/Proposed Stormwater Structures STATUS OF REVIEW: NO REMARKS: 1) Please provide specify the type of yard drain and grate to be used. Provide a detail or a reference to a detail. 2) Please specify trench drain to be used. Provide a detail or reference to a detail.
- DEPARTMENT: ENGDRN STORMWATER REVIEW REVIEW ITEM: 6.13.2.A(7) - Existing/Proposed Stormwater Swales STATUS OF REVIEW: NO REMARKS: Please provide a typical swale detail for the swales shown on plan. Please show as sodded.
- DEPARTMENT: ENGDRN STORMWATER REVIEW REVIEW ITEM: 6.13.2.A(12)/6.12.5 - Stormwater Details, Cross Sections, References STATUS OF REVIEW: NO REMARKS: It appears Detail Sheet 12.01 was not uploaded. Please upload.

14. DEPARTMENT: ENGDRN - STORMWATER REVIEW

REVIEW ITEM: Please provide a final signed and sealed hard copy signature page with references to the stormwater analysis or final hard copy of the full stormwater analysis. STATUS OF REVIEW: NO

REMARKS: 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.

15. DEPARTMENT: ENGTRF - TRAFFIC REVIEW

REVIEW ITEM: 6.11.5 - Driveway access

#### STATUS OF REVIEW: WAIVER REQUESTED.

REMARKS: 03/15/21 - The driveway does not meet spacing criteria from the intersection. Staff supports a waiver.

#### LDC 6.11.5.C(1) - Driveway Spacing

CODE states the minimum allowed distance between a commercial driveway and the nearest intersecting roadway or driveway shall be as shown in Table 6.11-2 and 6.11-3. APPLICANT requests waiver to provide a driveway that does not meet spacing criteria from intersection. Proposed driveway location was placed to avoid storm conflict and central access to parking area.

 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW REVIEW ITEM: 2.21.2.B - Major Site Plan fee of \$250.00 + (\$5.00 x total site acreage) made payable to Marion County BCC STATUS OF REVIEW: NO REMARKS: 4/1/21 - Due with resubmittal

 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW REVIEW ITEM: 2.12.4.B - Project name centered at top of front page STATUS OF REVIEW: NO REMARKS: 4/1/21 - Clarify project name: Title block calls it "Armstrong" Freedom Crossings etc...but title at top of cover sheet does not include "Armstrong"

18. DEPARTMENT: UTIL - MARION COUNTY UTILITIES REVIEW ITEM: 6.14.2.C.2(e) - Grease Trap, FOG Worksheet STATUS OF REVIEW: NO REMARKS: Grease trap on Legend 07.01 but don't see location of unit on sheet? Confirm with Kathy Holley, MCU Pretreatment Coordinator any grease trap requirement or other industrial pretreatment issues as a result of the pool or banquet area. Include response with resubmittal. Ms. Holley can be reached at Kathleen.Holley@MarionFL.org or 352-470-6633. A copy of the required FOG Worksheet can be obtained at MCU's webpage or by contacting Carrie or Kathy by email.

19. DEPARTMENT: UTIL - MARION COUNTY UTILITIES REVIEW ITEM: 6.14.7 - Construction Inspection - PLAN NOTE: STATUS OF REVIEW: NO REMARKS: \*\*REVISION/STAFF UPDATE only\*\* Utility Installation projects shall be inspected by MCUD. A pre-construction meeting is to be organized no later than 72 hours in advance of scheduled construction with MCUD Construction Officer Mark Rudowske at MarkRudowske@MarionFL.org; failure to conduct a pre-con may result in a stop-work order.  DEPARTMENT: UTIL - MARION COUNTY UTILITIES REVIEW ITEM: 6.15.6.D - Meter Location STATUS OF REVIEW: NO REMARKS: 1. Water meter is typically at property line, but considering close proximity to main, either (a) abandon existing water meter location and move the new water meter there or (b) straighten up service; the bend is not acceptable as shown (see changemarks on sheet 7.01 in eplans)

2. shows a 1" "corp stop" at the meter connection. This needs to be a 1" PJ x 1" MN "curb stop" that has the ability to be locked.

- 21. DEPARTMENT: UTIL MARION COUNTY UTILITIES REVIEW ITEM: 6.15.6.E - Meter Easements STATUS OF REVIEW: NO REMARKS: Will require meter easement; refer to Code and show on plan
- 22. DEPARTMENT: UTIL MARION COUNTY UTILITIES REVIEW ITEM: Utilities Plan Review Fee per Resolution 15-R-583 - payable to Marion County Utilities STATUS OF REVIEW: NO REMARKS: \$130 - this amount will not change even if there are additional comments to be resolved and should be submitted with next plan to expedite approval,
- 23. DEPARTMENT: UTIL MARION COUNTY UTILITIES REVIEW ITEM: Additional Utilities comments STATUS OF REVIEW: NO REMARKS: EoR to confirm with Marion County DOH that non-potable water is acceptable for supply water to a public access pool. MCU understands potable water is required for supply to any public access pool in Marion County.
- 24. DEPARTMENT: LUCURR LAND USE CURRENT REVIEW REVIEW ITEM: 2.12.4.L(3) - All applicable Developer's Agreements listed? STATUS OF REVIEW: NO REMARKS: Revise the Cover Sheet to add the following note: "Development Agreement(s): OR Bk/Pg 5163/1026 and 7309/347-384"
- 25. DEPARTMENT: 911 911 MANAGEMENT REVIEW ITEM: Additional 911 comments STATUS OF REVIEW: NO REMARKS: The title bar has Freedom misspelled as Freedon on every sheet. Sheet 04.01 the parcel number is incorrect under the Site Data. It should be 35699-006-00 not 35625-000-00.
- 26. 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: NO REMARKS: Please provide.
- 27. 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: NO REMARKS: Please provide.

- DEPARTMENT: ENGSUR SURVEY REVIEW REVIEW ITEM: 6.4.7.D - The location of the existing one percent (100-year) flood plain as shown on FEMA FIRM, with zone, elevation, and vertical datum noted STATUS OF REVIEW: NO REMARKS: Please provide flood plain information on survey.
- DEPARTMENT: ENGSUR SURVEY REVIEW REVIEW ITEM: 6.4.7.D - A note shall appear on the construction plans detailing source and survey field methods used to obtain and delineate the flood plain line shown STATUS OF REVIEW: NO REMARKS: Please provide.
- 30. DEPARTMENT: ENGSUR SURVEY REVIEW REVIEW ITEM: 2.12.8 - Provide current boundary and topographic survey less than one year old STATUS OF REVIEW: WAIVER REQUESTED REMARKS: Please update survey.

#### LDC 2.12.8 - Boundary and Topographic Survey

CODE states to provide a current boundary and topographic survey less than one year old, (one foot contour intervals extending 100 feet beyond the project boundary) based upon accepted vertical datum.

APPLICANT requests waiver to use survey provided with the residential development. The project has been under construction and the amenity area has been graded and pad ready per design plans.

- 31. DEPARTMENT: LSCAPE LANDSCAPE DESIGN AND IRRIGATION REVIEW ITEM: 6.7.4 - Shade tree requirements STATUS OF REVIEW: NO REMARKS: Provide shade tree calculations
- 32. DEPARTMENT: LSCAPE LANDSCAPE DESIGN AND IRRIGATION REVIEW ITEM: 6.8.2 - Landscape plan requirements (details, schedule, calculations, notes) STATUS OF REVIEW: NO REMARKS: Please submit Landscape and Irrigation plans
- 33. DEPARTMENT: LSCAPE LANDSCAPE DESIGN AND IRRIGATION REVIEW ITEM: 6.8.3 - Landscape design standards STATUS OF REVIEW: NO REMARKS: Please submit Landscape and Irrigation plans
- 34. DEPARTMENT: LSCAPE LANDSCAPE DESIGN AND IRRIGATION REVIEW ITEM: 6.8.4 - Landscape area requirements for non-residential development STATUS OF REVIEW: NO REMARKS: Please submit Landscape and Irrigation plans
- 35. DEPARTMENT: LSCAPE LANDSCAPE DESIGN AND IRRIGATION REVIEW ITEM: 6.8.6 - Buffers STATUS OF REVIEW: NO REMARKS: Please submit Landscape and Irrigation plans

- 36. DEPARTMENT: LSCAPE LANDSCAPE DESIGN AND IRRIGATION REVIEW ITEM: 6.8.7 - Parking areas and vehicular use areas STATUS OF REVIEW: NO REMARKS: Please submit Landscape and Irrigation plans
- 37. DEPARTMENT: LSCAPE LANDSCAPE DESIGN AND IRRIGATION REVIEW ITEM: 6.8.8 - Building landscaping STATUS OF REVIEW: NO REMARKS: Please submit Landscape and Irrigation plans
- 38. DEPARTMENT: LSCAPE LANDSCAPE DESIGN AND IRRIGATION REVIEW ITEM: 6.8.9 - Service and equipment areas STATUS OF REVIEW: NO REMARKS: Please submit Landscape and Irrigation plans
- DEPARTMENT: LSCAPE LANDSCAPE DESIGN AND IRRIGATION REVIEW ITEM: 6.8.10 - General planting requirements (specifications) STATUS OF REVIEW: NO REMARKS: Please submit Landscape and Irrigation plans
- 40. DEPARTMENT: LSCAPE LANDSCAPE DESIGN AND IRRIGATION REVIEW ITEM: 6.8.11 - Landscape installation STATUS OF REVIEW: NO REMARKS: Please submit Landscape and Irrigation plans
- 41. DEPARTMENT: LSCAPE LANDSCAPE DESIGN AND IRRIGATION REVIEW ITEM: 6.8.12 - Landscape completion inspection requirements STATUS OF REVIEW: NO REMARKS: Please submit Landscape and Irrigation plans
- 42. DEPARTMENT: LSCAPE LANDSCAPE DESIGN AND IRRIGATION REVIEW ITEM: 6.9.2 - Irrigation plan requirements (details, legend, notes) STATUS OF REVIEW: NO REMARKS: Please submit Landscape and Irrigation plans
- 43. DEPARTMENT: LSCAPE LANDSCAPE DESIGN AND IRRIGATION REVIEW ITEM: 6.9.3 - Irrigation design standards STATUS OF REVIEW: NO REMARKS: Please submit Landscape and Irrigation plans
- 44. DEPARTMENT: LSCAPE LANDSCAPE DESIGN AND IRRIGATION REVIEW ITEM: 6.9.5 - Irrigation system installation STATUS OF REVIEW: NO REMARKS: Please submit Landscape and Irrigation plans
- 45. DEPARTMENT: LSCAPE LANDSCAPE DESIGN AND IRRIGATION REVIEW ITEM: 6.9.6 - Completion inspection requirements STATUS OF REVIEW: NO REMARKS: Please submit Landscape and Irrigation plans

- 46. DEPARTMENT: LSCAPE LANDSCAPE DESIGN AND IRRIGATION REVIEW ITEM: 6.19.3 - Outdoor lighting plan requirements STATUS OF REVIEW: NO REMARKS: Will there be outdoor lighting? If so, a photometric plan is required
- 47. DEPARTMENT: LSCAPE LANDSCAPE DESIGN AND IRRIGATION REVIEW ITEM: 6.19.4 - Exterior lighting design standards STATUS OF REVIEW: NO REMARKS:
- DEPARTMENT: ZONE ZONING DEPARTMENT REVIEW ITEM: Additional Zoning comments STATUS OF REVIEW: NO REMARKS: Amenities shown do match PUD development standards to include a BBQ area and picnic/seating area.



#### 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:
 04/28/2021
 Parcel Number(s):
 35699-006-00
 Permit Number:
 AR# 26421

 mm/dd/yyyy
 12672-000-00, 13668-000-02, 12674-001-03, 12673-00008, 12673-00009
 Permit Number:
 AR# 26421

A. PROJECT INFORMATION: Fill in below as applicable:

Project Nam	e: Armstrong F	reedo	m Crossing Amenit	ties Area	Commercial 🗹 or Residential 🗖
Subdivision	Name (if applicab	le): Fre	edom Crossing		_
Unit	Block	Lot	0		

**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): Freedom Crossing LLC							
Property (	Property Owner's Signature:						
Property Owner's Mailing Address: 1415 SW 17th Street							
City:	Ocala					_Phone # <u>(352) 624-0120</u>	

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

Firm Name (if applicable): Tillman & Associates Eng	gineering, L	LC Contact	Name:				
Mailing Address: 1720 SE 16th Ave, Bldg 100	City:	Ocala	State:	FL	_Zip Code:	34471	
Phone # 352-387-4540	Altern	ate Phone #			-		
Email address: permits@tillmaneng.com							

#### **D. WAIVER INFORMATION:**

Section & Title of Code: Comment #10 - 6.13.8.B(7) - Minimum Pipe Size Reason/Justification for Waiver Request: Request to provide smaller pipe sizes for conveying roof drain/yard drain and parking lot runoff to standard conveyance system to minimize utility conflicts.

DEVELOPMEN	T REVIEW USE	•		
Received By:	Date	Processed:	Project #	AR #
ZONING USE: Zoned: Land Use:	Parcel of record: ESOZ: Date:	Yes □ No □ P.O.M	Eligible to apply f	for Family Division: Yes □ No □ Must Vacate Plat: Yes □ No □

Revised 5/2017

**Empowering Marion for Success** 



#### 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: Comment #15 - 6.11.5 - Driveway access Reason/Justification for Waiver Request: Request to provide driveway that does not meet spacing criteria from intersection. Proposed driveway location was placed to avoid storm conflict and central access to parking area.

Section & Title of Code: Comment #30 - 2.12.8 - Current Boundary and Topo Survey Reason/Justification for Waiver Request: Request to use survey provided with residential development. Project has been under construction and amenity area has been graded pad ready per design plans.

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

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

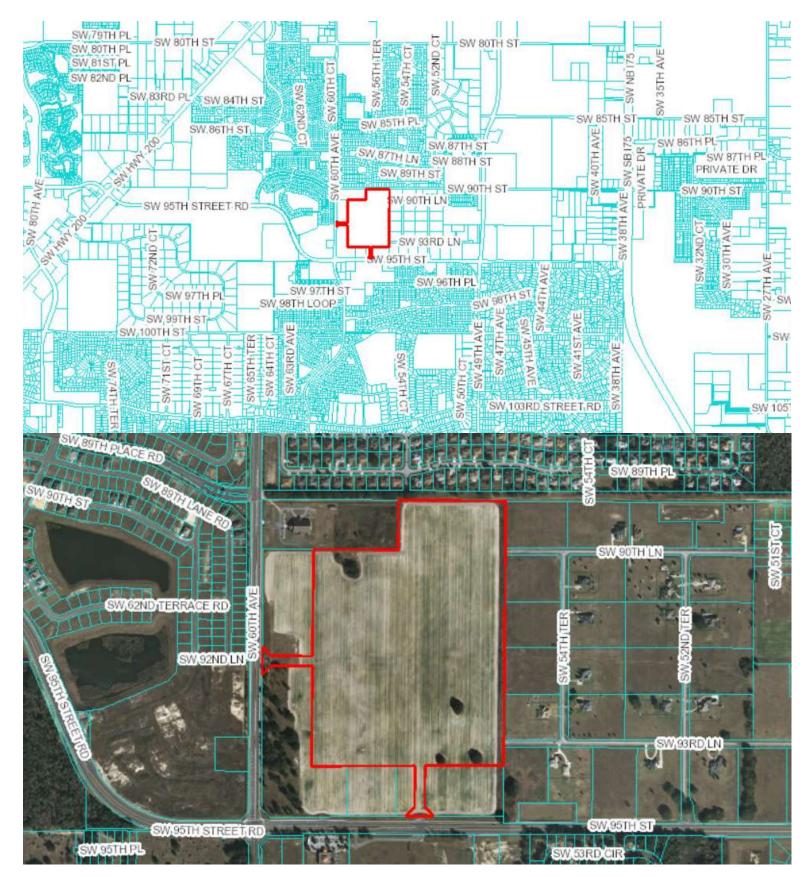
Section & Title of Code: Reason/Justification for Waiver Request:

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

Revised 7/2017

**Empowering Marion for Success** 

#### FREEDOM CROSSING AMENITIES AREA - MAJOR SITE PLAN 9251 SW 60TH AVE OCALA Project #2021030038 #26421 Parcel #35699-006-00 TILLMAN & ASSOCIATES ENGINEERING



WATER/SEWER ELECTRIC CABLE/PHONE/INTERNET

MARION COUNTY UTILITIES BOB TITTERINGTON SUMTER ELEC. COOP. INC TRACEY COTTRELL CHARTER COMMUNICATIONS JOHN WOLSKI CENTURY LINK COX CABLE

KIRBY SMITH IOHN WOLSKI 352-307-6000 352-569-9831 352-330-2909 352-326-1722 352-330-2909

PERMITS: 1. S.W.F.W.M.D. - E.R.P. - PENDING

APPROVED WAIVERS

ECTION: -

'ERTICAL DATUM AND STATE PLANE COORDINATES BASED ON CITY OF OCALA ENGINEERING EPARTMENT GPS CONTROL POINT COED 0013, ELEVATION = 84.75' (NAVD 1988

NOTES

- ALL CONSTRUCTION COVERED BY THESE PLANS SHALL COMPLY WITH THE MATERIAL REQUIREMENTS AND QUALITY CONTROL STANDARDS CONTAINED IN THE MARION COUNTY LAND DEVELOPMENT CODE AND THE MARION COUNTY UTILITY MANUAL AS APPLICABLE
- THE SURVEYED LANDS DEPICTED HEREIN LIE WITHIN FLOOD ZONE "X" AN AREA OF MINIMAL FLOODING, BASED ON GRAPHIC INTERPRETATION OF THE FLOOD INSURANCE RATE MAP, FOUND IN COMMUNITY PANEL NUMBER 12083C 0704 E, EFFECTIVE APRIL 19, 2017.
- THIS PROJECT IS LOCATED IN THE SILVER SPRINGS SECONDARY SPRINGS PROTECTION ZONE
- ALL UTILITIES UNDER EXISTING OR PROPOSED PAVEMENT SHALL BE SLEEVED IN ACCORDANCE WITH SECTION B.2.6a OF THE MARION COUNTY LAND DEVELOPMENT CODI
- SIGHT DISTANCE AT DRIVEWAYS COMPLIES WITH FDOT REOUIREMEN
- VERTICAL DATUM AND STATE PLANE COORDINATES BASED ON CITY OF OCALA ENGINEERING DEPARTMENTS GPS CONTROL POINT COED 0013. ELEVATION = 84.75" (NAVD 1988) DESIGN SPEED = 30 M.P.H. TO BE POSTED AT 25 M.P.H. EXCEPT FOR CURVES WITH RADII LESS THAN 100
- THIS PROPOSED PROJECT HAS NOT BEEN GRANTED CONCURRENCY APPROVAL AND/OR GRANTED AND/OR RESERVED ANY PUBLIC FACILITY CAPACITIES. FUTURE RIGHTS T DEVELOP THE PROPERTY ARE SUBJECT TO A DEFERRED CONCURRENCY DETERMINATION, AND FINAL APPROVAL TO DEVELOP THE PROPERTY HAS NOT BEEN OBTAINED. TH COMPLETION OF CONCURRENCY REVIEW AND/OR APPROVAL HAS BEEN DEFERRED TO LATER DEVELOPMENT REVIEW STAGES. SUCH AS. BUT NOT LIMITED TO IMPROVEMEN PLAN. FINAL PLAT. OR BUILDING PERMIT REVIEW
- 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.

## BASIS OF BEARING

EARINGS ARE ASSUMED BASED ON THE WEST BOUNDARY OF THE N.W. 1/4 OF SECTION 21, TOWNSHIP 16 SOUTH, RANGE 21 EAST, AS BEING S.00°32′01"W

PER TITILE COMMITMENT NO. 2076-4035364, ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, FOR GRAY, ACKERMAN, AND HAINES, P.A., ISSUING OFFICE FILE NO 18-2142, BEARING A COMMIMENT DATE OF JUNE 13TH, 2018.

A PORTION OF THE N.W. 1/4 OF SECTION 21, TOWNSHIP 16 SOUTH. RANGE 21 EAST. MARION COUNTY. FLORIDA BEING MORE PARTICULARLY DESCRIPED AS FOLLOWS

RESIDENTIAL TRACT

OMMENCE AT THE N.W. CORNER OF SAID SECTION 21: THENCE ALONG THE WEST BOUNDARY OF SAID SECTION 21. S.00'32'01''W., A DISTANCE OF 439.90 FEET THENC WEST BOUNDARY S.89'41'32"E,' A DISTANCE OF 55.00 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF S.W. 60TH AVENUE (RIGHT OF WAY WIDTH VARI NID POINT ALSO BEING THE S.W. CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3148, PAGE 164 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCI EPARTING THE EAST RIGHT OF WAY LINE OF S.W. 60TH AVENUE. ALONG THE SOUTH BOUNDARY OF SAID LANDS, S.89'41'32"E., A DISTANCE OF 400 FEET TO THE POINT OF BEGINNING. THENCE CONTINUE ALONG SAID SOUTH BOUNDARY, S.89'41'32"E., A DISTANCE OF 673.72 FEET TO THE S.E. CORNER OF SID LANDS: THENCE DEPARTING THE SOUTH 30 UNDARY OF SAID LANDS. ALONG THE EAST BOUNDARY OF SAID LANDS. ALONG SAID SOUTH RIGHT OF WAY LINE, S.89'42'34")E., A DISTANCE OF 843.23 FEET TO THE N.W. ORNER OF BRADFORD FARMS AS RECORDED IN PLAT BOOK 7. PAGES 193 AND 194 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA THENCE DEPARTING THE SOUTH IGHT OF WAY LINE OF S.W. 90TH STREET, ALONG THE WEST BOUNDARY OF SAID BRADFORD FARMS, S. 00'31'58"W., A DISTANCE OF 2111.16 FEET; THENCE DEPARTING SAID WEST BOUNDARY, S.89'42'46"W., A DISTANCE OF 1517.28 FEET: THENCE N.00'3201"F., ADISTANCE OF 1726 FEET TO THE POINT OF BEGINNING

ENTRANCE TRACT I A PORTION OF THE N.W.  $rac{1}{4}$  OF SECTION 21 TOWNSHIP 16 SOUTH RANGE 21 EAST , MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS

OMMENCE AT THE N.W. CORNER OF SAID SECTION 21: THENCE ALONG THE WEST BOUNDARY OF SAID SECTION 21. S (0)'32'01''W. A DISTANCE OF 1232 13 FEET: THENCE EPARTING SAID WEST BOUNDARY, S.89'41'28"E., A DISTANCE OF 55.00 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF S.W. 60TH AVENUE (RIGHT OF WAY WIDTH VARIES), AID POINT ALSO BEING THE POINT OF BEGINNING. THENCE S.44'52'36"E., A DISTANCE OF 99.81 FEET; THENCE S.89'41'28" A DISTANCE OF 328.92 FEET; THENCE S.00'32'01"W., A DISTANCE OF 50.00 FEET; THENCE N.89'41'28"W., A DISTANCE OF 331.01 FEET; THENCE S.45'08'59"W., A DISTANCE OF DESCRIPTION:

8-2142. BEARING A COMMITMENT DATE OF JUNE 13, 2018. (RESIDENTIAL TRACT)

#### A PORTION OF THE N W 1/4 OF SECTION 21 TOWNSHIP 16 SOUTH RANGE 21 EAST MARION COUNTY FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS

OMMENCE AT THE N.W. CORNER OF SAID SECTION 21; THENCE ALONG THE WEST BOUNDARY OF SAID SECTION 21, S.00°32'01"W., A DISTANCE OF 439.90 FEET; THENCE DEPARTING SAID WEST BOUNDARY. S.89°41'32"E... A DISTANCE OF 55.00 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF S.W. 60TH AVENUE (RIGHT OF WAY WIDTH VARIES). SAID POINT ALSO BEING THE S.W. CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3148. PAGE 164 OF THE PUBLIC RECORDS OF MARION COUNTY LORIDA: THENCE DEPARTING THE EAST RIGHT OF WAY LINE OF S.W. 60TH AVENUE, ALONG THE SOUTH BOUNDARY OF SAID LANDS, S 89°41'32"E, A DISTANCE OF 400.00 FEE. O THE POINT OF BEGINNING. THENCE CONTINUE ALONG SAID SOUTH BOUNDARY, S.89°41'32"E., A DISTANCE OF 673.72 FEET TO THE S.E. CORNER OF SAID LANDS; THENCE DEPARTING THE SOUTH BOUNDARY OF SAID LANDS, ALONG THE EAST BOUNDARY OF SAID LANDS, N.00°33'22"E., A DISTANCE OF 400.05 FEET TO THE N.E. CORNER OF SAID ANDS AND A POINT ON THE SOUTH RIGHT OF WAY LINE OF S.W. 90TH STREET (80' RIGHT OF WAY)(NOT OPEN); THENCE DEPARTING THE EAST BOUNDARY OF SAID LANDS, LONG SAID SOUTH RIGHT OF WAY LINE. S.89°42'34"E., A DISTANCE OF 843.23 FEET TO THE N.W. CORNER OF BRADFORD FARMS AS RECORDED IN PLAT BOOK 7. PAGES 193 AND 194 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA: THENCE DEPARTING THE SOUTH RIGHT OF WAY LINE OF S.W. 90TH STREET, ALONG THE WEST BOUNDARY OF AID BRADFORD FARMS, S.00°31'58"W., A DISTANCE OF 2111.16 FEET; THENCE DEPARTING SAID WEST BOUNDARY, S.89°42'46"W., A DISTANCE OF 1517.28 FEET; THENCE N.00°32'01"E.,

## (ENTRANCE TRACT 1)

DISTANCE OF 1726.61 FEET TO THE POINT OF BEGINNIN

A PORTION OF THE N.W. 1/4 OF SECTION 21, TOWNSHIP 16 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE N.W. CORNER OF SAID SECTION 21: THENCE ALONG THE WEST BOUNDARY OF SAID SECTION 21, S.00°32'01"W., A DISTANCE OF 1232.13 FEET; THENCE EPARTING SAID WEST BOUNDARY, S.89°41'28"E., A DISTANCE OF 55.00 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF S.W. 60TH AVENUE (RIGHT OF WAY WIDTH ARIES), SAID POINT ALSO BEING THE POINT OF BEGINNING. THENCE S.44°52'36"E., A DISTANCE OF 99.81 FEET; THENCE S.89°41'28"E., A DISTANCE OF 328.92 FEET; THENCE S 00932/01/WW A DISTANCE OF 50 00 FEET: THENCE N 89941/28/WW A DISTANCE OF 331 01 FEET: THENCE S 45908/59/WW A DISTANCE OF 98 22 FEET TO A POINT ON THE AFOREMENTIONED EAST RIGHT OF WAY LINE OF S.W. 60TH AVENUE: THENCE ALONG SAID EAST RIGHT OF WAY LINE. N.00°32'01"E., A DISTANCE OF 190.00 FEET TO THE POINT OF BEGINNING

#### TOGETHER WITH A 20 FOOT LANDSCAPE BUFFER AND UTILITY EASEMENT DESCRIBED AS FOLLOWS:

OMMENCE AT THE N.W. CORNER OF SAID SECTION 21; THENCE ALONG THE WEST BOUNDARY OF SAID SECTION 21, S.00°32'01"W., A DISTANCE OF 1232.13 FEET; THENCE EPARTING SAID WEST BOUNDARY, S.89°41'28"E., A DISTANCE OF 55.00 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF S.W. 60TH AVENUE (RIGHT OF WAY WIDTH /ARIES). SAID POINT ALSO BEING THE POINT OF BEGINNING. THENCE ALONG SAID EAST RIGHT OF WAY LINE. N.00°32′01"E., A DISTANCE OF 28.08 FEET: THENCE DEPARTING AID EAST RIGHT OF WAY LINE, S.44°52'36"E, A DISTANCE OF 111.28 FEET: THENCE S.89°41'28"E, A DISTANCE OF 320.75 FEET: THENCE S.00°32'01"W., A DISTANCE OF 20.00 FEET: `HENCE N.89°41'28"W., A DISTANCE OF 328.92 FEET: THENCE N.44°52'36"W., A DISTANCE OF 99.81 FEET TO THE POINT OF BEGINNING

TOGETHER WITH A 20 FOOT LANDSCAPE BUFFER AND UTILITY EASEMENT DESCRIBED AS FOLLOWS:

OMMENCE AT THE N.W. CORNER OF SAID SECTION 21; THENCE ALONG THE WEST BOUNDARY OF SAID SECTION 21, S.00°32'01"W., A DISTANCE OF 1232.13 FEET; THENCE EPARTING SAID WEST BOUNDARY, S.89°41′28″E., A DISTANCE OF 55.00 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF S.W. 60TH AVENUE (RIGHT OF WAY WIDTH 'ARIES); THENCE ALONG SAID EAST RIGHT OF WAY LINE, S.00°32'01"W., A DISTANCE OF 190.00 FEET TO THE POINT OF BEGINNING. THENCE DEPARTING SAID EAST RIGHT OF WAY LINE, N.45°08'59"E., A DISTANCE OF 98.22 FEET; THENCE S.89°41'28"E., A DISTANCE OF 331.01 FEET; THENCE S.00°32'01"W., A DISTANCE OF 20.00 FEET; THENCE N.89°41'28"W., A DISTANCE OF 322.69 FEET: THENCE S.45°08'59"W., A DISTANCE OF 110.18 FEET TO A POINT ON AFOREMENTIONED EAST RIGHT OF WAY LINE OF S.W. 60TH AVENUE: THENCH ALONG SAID EAST RIGHT OF WAY LINE, N.00°32′01″E., A DISTANCE OF 28.48 FEET TO THE POINT OF BEGINNING.

#### DESCRIPTION: AS SURVEYED (ENTRANCE TRACT 2)

A PORTION OF THE N.W. 1/4 OF SECTION 21, TOWNSHIP 16 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE N.W. CORNER OF SAID SECTION 21: THENCE ALONG THE WEST BOUNDARY OF SAID SECTION 21. S.00°32'01"W., A DISTANCE OF 40.19 FEET: THENCE DEPARTING SAID WEST BOUNDARY, S.89º42'34"E., A DISTANCE OF 55.00 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF S.W. 60TH AVENUE (RIGHT OF WAY WIDTH ARIES). THENCE ALONG SAID EAST RIGHT OF WAY LINE., S.00°32'01"W., A DISTANCE OF 2458,24 FEET: THENCE CONTINUE ALONG SAID EAST RIGHT OF WAY LINE., S.44°35'58"E., A DISTANCE OF 101.02 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF S.W. 95TH STREET (RIGHT OF WAY WIDTH VARIES); THENCE DEPARTING THE EAST RIGHT OF VAY LINE OF S.W. 60TH AVENUE, ALONG THE NORTH RIGHT OF WAY LINE OF S.W. 95TH STREET, N.89°42'46"E., A DISTANCE OF 1099.62 FEET TO THE POINT OF BEGINNING

THENCE DEPARTING SAID NORTH RIGHT OF WAY LINE, N.45007'24''E., A DISTANCE OF 98.91 FEET: THENCE N.00°31'58''E., A DISTANCE OF 330.60 FEET: THENCE N.89°42'46''E., A DISTANCE OF 50.00 FEET: THENCE S.00°31'58"W., A DISTANCE OF 330.60 FEET: THENCE S.45°20'20"E., A DISTANCE OF 98.28 FEET TO A POINT ON THE AFOREMENTIONED NORTH IGHT OF WAY LINE OF S.W. 95TH STREET; THENCE ALONG SAID NORTH RIGHT OF WAY LINE, S.89°42'46"W., A DISTANCE OF 190.00 FEET TO THE POINT OF BEGINNING. SAID ANDS CONTAINING 0.57 ACRES, MORE OR LESS.

TOGETHER WITH A 20 FOOT LANDSCAPE BUFFER AND UTILITY EASEMENT DESCRIBED AS FOLLOWS:

OMMENCE AT THE N.W. CORNER OF SAID SECTION 21; THENCE ALONG THE WEST BOUNDARY OF SAID SECTION 21, S.00°32'01"W., A DISTANCE OF 40.19 FEET; THENCE DEPARTING SAID WEST BOUNDARY, S.89°42'34"E., A DISTANCE OF 55.00 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF S.W. 60TH AVENUE (RIGHT OF WAY WIDTH VARIES). THENCE ALONG SAID EAST RIGHT OF WAY LINE. S.00°32′01"W., A DISTANCE OF 2458,24 FEET: THENCE CONTINUE ALONG SAID EAST RIGHT OF WAY LINE., S.44°35′58"E., A DISTANCE OF 101.02 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF S.W. 95TH STREET (RIGHT OF WAY WIDTH VARIES); THENCE DEPARTING THE EAST RIGHT OF VAY LINE OF S.W. 60TH AVENUE, ALONG THE NORTH RIGHT OF WAY LINE OF S.W. 95TH STREET, N.89°42'46"E., A DISTANCE OF 1071.13 FEET TO THE POINT OF BEGINNING. HENCE DEPARTING SAID NORTH RIGHT OF WAY LINE, N.45°07'24"E., A DISTANCE OF 110.99 FEET; THENCE N.60°31'58"E., A DISTANCE OF 322.11 FEET; THENCE N.89°42'46"E., A DISTANCE OF 20.00 FEET; THENCE S.00°31'58"W., A DISTANCE OF 330.60 FEET; THENCE S.45°07'24"W., A DISTANCE OF 98.91 FEET TO A POINT ON THE AFOREMENTIONED NORTH RIGHT OF WAY LINE OF S.W. 95TH STREET; THENCE ALONG SAID NORTH RIGHT OF WAY LINE, S.89°42'46"W., A DISTANCE OF 28.49 FEET TO THE POINT OF BEGINNING.

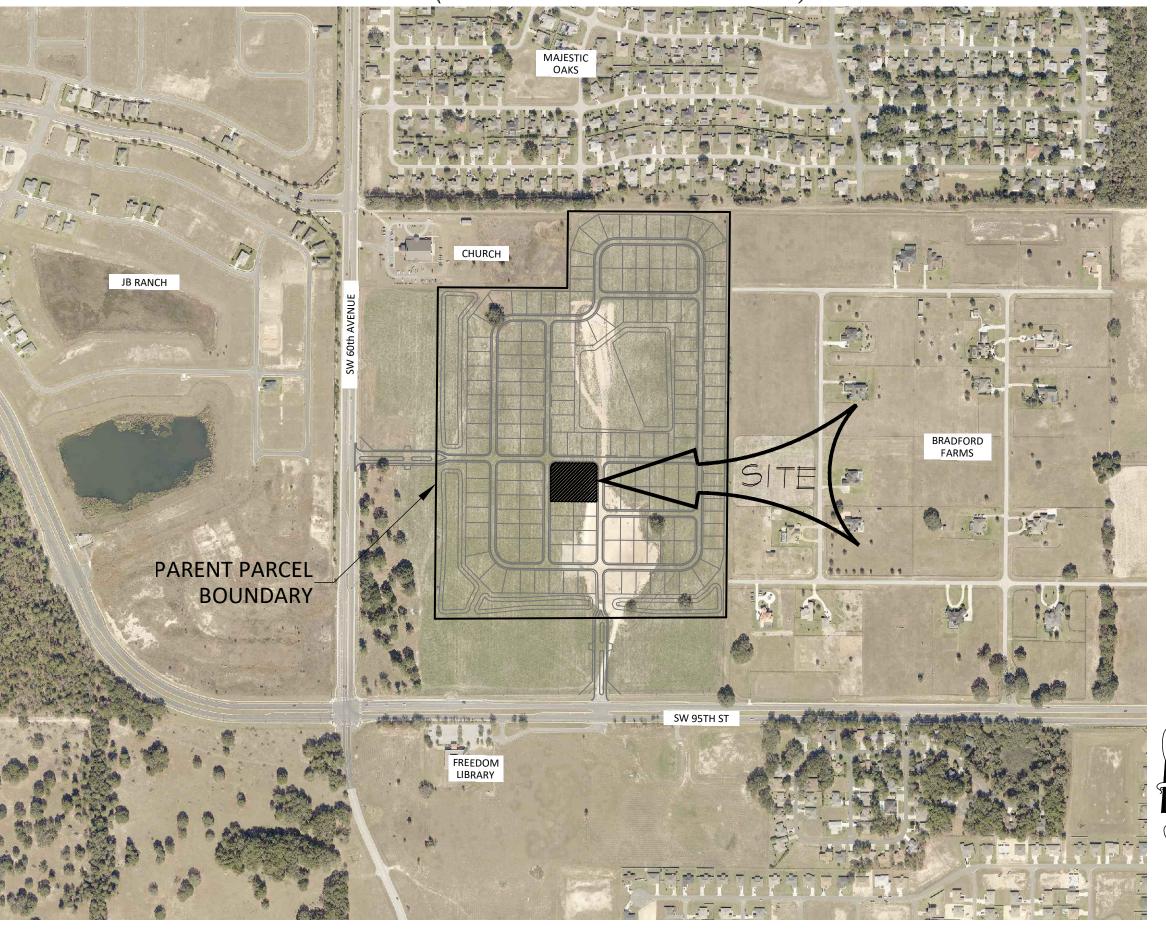
## OGETHER WITH A 20 FOOT LANDSCAPE BUFFER AND UTILITY EASEMENT DESCRIBED AS FOLLOWS:

OMMENCE AT THE N.W. CORNER OF SAID SECTION 21: THENCE ALONG THE WEST BOUNDARY OF SAID SECTION 21. S.00°32'01"W., A DISTANCE OF 40.19 FEET: THENCE DEPARTING SAID WEST BOUNDARY, S.89°42'34"E., A DISTANCE OF 55.00 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF S.W. 60TH AVENUE (RIGHT OF WAY WIDTH /ARIES), THENCE ALONG SAID EAST RIGHT OF WAY LINE, S.00°32'01"W., A DISTANCE OF 2458.24 FEET; THENCE CONTINUE ALONG SAID EAST RIGHT OF WAY LINE, S.44°35'58"E., A DISTANCE OF 101.02 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF S.W. 95TH STREET (RIGHT OF WAY WIDTH VARIES); THENCE DEPARTING THE EAST RIGHT OF VAY LINE OF S.W. 60TH AVENUE, ALONG THE NORTH RIGHT OF WAY LINE OF S.W. 95TH STREET, N.89°42'46"E., A DISTANCE OF 1289.62 FEET TO THE POINT OF BEGINNING. THENCE DEPARTING SAID NORTH RIGHT OF WAY LINE, N.45°20'20"W., A DISTANCE OF 98.28 FEET: THENCE N.00°31'58"E., A DISTANCE OF 330.60 FEET: THENCE N.89°42'46"E., A DISTANCE OF 20.00 FEET: THENCE S.00°31'58"W., A DISTANCE OF 322.42 FEET: THENCE S.45°20'20"E., A DISTANCE OF 109.86 FEET TO A POINT ON THE AFOREMENTIONED NORTH IGHT OF WAY LINE OF S.W. 95TH STREET; THENCE ALONG SAID NORTH RIGHT OF WAY LINE, S.89°42'46"W., A DISTANCE OF 28.31 FEET TO THE POINT OF BEGINNING.

# MAJOR SITE PLAN FOR FREEDOM CROSSINGS AMENITIES AREA

# SECTION 21, TOWNSHIP 16 SOUTH, RANGE 21 EAST MARION COUNTY, FLORIDA

THIS SITE CONTAINS: RESIDENTIAL LOTS = N/ATOTAL PROJECT ACRES = 1.10 ACRESTOTAL ON-SITE PROPOSED IMPERVIOUS AREA = 0.66 ACRES (60%) MILES OF ROADWAY = N/APARCEL # 35699-006-00 LAND USE: FLU - HIGH DENSITY RESIDENTIAL AND COMMERCIAL ZONING - PUD (ZONING APPLICATION 20181015Z)



## SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE SURVEY REPRESENTED HEREON IS IN ACCORDANCE WITH ALL APPLICABLE REQUIREMENTS OF THE LDC AND MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS

TRAVIS P. BARRINEAU of R.M. BARRINEAU & ASSOCIATES INC Registered Land Surveyor No. 6897 STATE OF FLORIDA

OWNER'S SIGNATURE

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

CHRIS ARMSTRONG

ENGINEER CERTIFICATION

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

VICINITY MAP

1'' = 500'

**OWNER/DEVELOPER:** FREEDOM CROSSINGS LLC CHRIS ARMSTRONG 1415 SW 17th STREET OCALA, FLORIDA 34471 PHONE: (352) 624-0120

TIMOTHY BROOKER Jr., P.E. Registered Engineer No. 79259 STATE OF FLORIDA



# **Know what's Delov Call before you dia**



IMPROVEMENT PLAN MARION COUNTY PROJECT NO. 2009080022 MARION COUNTY APPLICATION NO. 23224 DATE APPROVED: PENDING

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## **BOUNDARY & TOPOGRAPHIC SURVEY** (PREPARED BY R.M. BARRINEAU & ASSOCIATES)

CIVIL ENGINEER: TILLMAN AND ASSOCIATES ENGINEERING, LLC TIMOTHY BROOKER JR., P.E. 1720 SE 16th AVE. BLDG. 100 OCALA, FLORIDA 34471 PH: (352) 387-4540

SURVEYOR: R.M. BARRINEAU AND ASSOCIATES PROFFESSIONAL SURVEYORS AND MAPPERS 1309 S.E. 25TH LOOP SUITE 103 OCALA, FLORIDA 34471 *PH: (352) 622-3133* 

 $\Pi$ EDON CR O OMAJOR SI ARMSTR( MARION DATE 1/29/21 DRAWN BY MR CHKD. BY TB JOB NO. <u>19-50</u>08

NOT VALID UNLESS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER

SHT. 01.01

#### **GENERAL NOTES**

- THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFICATION OF SIZE AND LOCATION OF ALL EXISTING UTILITIES AND RELATED CONSTRUCTION PRIOR TO COMMENCEMENT OR WORK.CONTRACTOR SHALL CONTACT SUNSHINE STATE ONE CALL OF FLORIDA, INC. AT 1-800-432-4770, IN ACCORDANCE WITH CHAPTER 556, FLORIDA STATUTES.
- ALL CONSTRUCTION TO BE IN ACCORDANCE WITH THE LATEST STANDARDS OF MARION COUNTY AND FDOT.
- PAVEMENT STRIPING TO BE IN ACCORDANCE WITH MARION COUNTY SPECIFICATIONS AND WITH THE FLORIDA D.O.T. ROADWAY & TRAFFIC STANDARDS, INDEX 17346. ALL TRAFFIC CONTROL SIGNS SHALL BE IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
- WHERE MUCK OR OTHER ORGANIC MATERIAL IS FOUND, IT SHALL BE REMOVED AND REPLACED BY GOOD QUALITY BACKFILL MATERIAL OBTAINED FROM THE GRADING OPERATIONS OR OTHER SOURCE APPROVED BY THE ENGINEER. THE ORGANIC MATERIAL SHALL BE THEN USED AS TOP DRESSING WHEN MIXED WITH CLEAN SANDY SOIL.
- ALL FINISHED GRADES AND ELEVATIONS ARE AS DENOTED BY THE APPLICABLE LEGEND.
- AS PART OF THE CLEARING AND GRUBBING OPERATION. THE CONTRACTOR IS TO REMOVE EXISTING FACILITIES AND / OR FENCING FROM THE SITE AS SHOWN ON PLANS THE CONTRACTOR SHALL NOTIFY MARION COUNTY ENGINEERING DIVISION AND TILLMAN AND ASSOCIATES ENGINEERING, LLC AT
- LEAST ONE WEEK BEFORE COMMENCEMENT OF ANY CONSTRUCTION. CONTRACTOR SHALL OBTAIN A MARION COUNTY R/W PERMIT PRIOR TO COMMENCING WORK WITHIN MARION COUNTY R/W's.
- A MINIMUM SEPARATION OF 1.5 FEET BETWEEN THE LIMEROCK BASE AND THE HIGHEST GROUNDWATER ELEVATION SHALL BE MAINTAINED WITHIN THE RIGHT-OF-WAY. CONTRACTOR TO NOTIFY ENGINEER IF 1.5 FEET OF SEPARATION IS NOT ACHIEVED.
- 10. A PRE-CONSTRUCTION MEETING IS REQUIRED PRIOR TO COMMENCEMENT OF CONSTRUCTION.

EASTING COORDINATES FOR ALL ITEMS UNDER WATER AND WASTEWATER COMPONENTS

- 11. PER SECTION 82-371. CODE OF ORDINANCES: FOR ANY WORK WITHIN PUBLIC RIGHT OF WAYS. A RIGHT OF WAY UTILIZATION PERMIT MUST BE OBTAINED FROM THE ENGINEERING DEPARTMENT A MINIMUM OF 48 HOURS PRIOR TO THE START OF CONSTRUCTION. 2. THE CONTRACTOR SHALL SUBMIT THREE (3) SETS OF STANDARD SHOP DRAWINGS AND MANUFACTURER'S CATALOGS WITH THE MODEL NUMBER OR TYPE OF THE ITEM ENCIRCLED OR OTHERWISE DESIGNATED. THE SUBMITTALS SHALL BEAR THE APPROVAL OF
- THE UNDERGROUND UTILITY CONTRACTOR. ALL UTILITY SHOP DRAWINGS AND MANUFACTURER'S CATALOGS SHALL BE APPROVED BY THE ENGINEER OF RECORD AND MARION COUNTY PRIOR TO CONSTRUCTION. 13. ALL AS-BUILTS SHALL COMPLY WITH THE CURRENT LDC, SECTION 6.14.8 AND RETURNED IN NAD83 W. FORMAT WITH NORTHING AND

#### PAVING AND DRAINAGE NOTES

PRIOR TO CONSTRUCTION.

PIPE LENGTHS SHOWN REPRESENT SCALED DISTANCE BETWEEN CENTERLINES OF DRAINAGE STRUCTURES.

TOP ELEVATIONS OF MANHOLES IN GRASSED AREAS SHALL BE LOCATED AT FINISHED GRADE ELEVATION.

- ALL PAVEMENT RETURN RADII SHALL BE 28' AND MEASURED FROM THE INTERFACE OF THE CONCRETE CURB AND PAVEMENT SURFACE UNLESS OTHERWISE NOTED.
- DITCH BOTTOM AND CONTROL STRUCTURE INLET GRATES SHALL BE SECURED WITH CHAIN AND EYEBOLT.
- 4. FIVE (5) FEET OF SOD IS REQUIRED AROUND ALL DITCH BOTTOM INLETS, MANHOLES, HEADWALLS AND MITERED END SECTIONS.
- AS AN ALTERNATIVE, CONTRACTOR MAY USE ALTERNATIVE PIPE MATERIALS IN LIEU OF RCP. HOWEVER, CONTRACTOR MUST RECEIVE APPROVAL OF ALTERNATIVE PIPE MATERIALS IN WRITING BY MARION COUNTY AND TILLMAN & ASSOCIATES ENGINEERING, LLC
- TOP SOIL WHICH HAS BEEN STRIPPED AND STOCK PILED DURING THE COURSE OF CONSTRUCTION SHALL BE REDISTRIBUTED ON ALL REGRADED SURFACES SO AS TO PROVIDE AT LEAST FOUR INCHES OF EVEN COVER TO ALL DISTURBED AREAS OF THE DEVELOPMENT
- ALL DISTURBED AREAS WITH SLOPES UP TO 6:1 SHALL BE SEEDED AND MULCHED. SLOPES STEEPER THAN 6:1 SHALL BE SODDED AND SLOPES 3:1 OR STEEPER SHALL HAVE THE SOD PEGGED.
- SEE TABLE 2.0 FOR REQUIRED STORM PIPE COVER BENEATH AN UNPAVED SECTION.

AND SHALL BE STABILIZED BY SEEDING OR PLANTING

- 10. SEE TABLE 3.0 FOR REQUIRED STORM PIPE COVER BENEATH RIGID PAVEMENT.
- 11. SEE TABLE 4.0 FOR REQUIRED STORM PIPE COVER BENEATH FLEXIBLE PAVEMENT
- THE TABULATED VALUES ARE RECOMMENDED MINIMUM DIMENSIONS TO WITHSTAND ANTICIPATED HIGHWAY TRAFFIC LOADS. ADDITIONAL COVER MAY BE REQUIRED TO SUPPORT CONSTRUCTION EQUIPMENT LOADS OR HIGHWAY TRAFFIC LOADS BEFORE PAVEMENT IS COMPLETED. SOME SIZE THICKNESS COMBINATIONS MAY REQUIRE MINIMUM COVER GREATER THAN THOSE LISTED ABOVE. SEE FDOT INDEX 205, SHEETS 1-6.
- 13. ALL RCP STORM WATER PIPE SHALL MEET THE COVER & CLASS CRITERIA AS OUTLINED IN FDOT INDEX 205.
- 14. ALL STORM PIPE JOINTS SHALL BE WRAPPED AS SPECIFIED IN FDOT INDEX 280.
- 15. THE LAST FOOT OF STORM WATER POND SHALL NOT BE EXCAVATED UNTIL ALL DISTURBED AREAS ARE STABILIZED.
- 16. ANY FILL MATERIAL MUST BE APPROVED BY ENGINEER IN WRITING PRIOR TO PLACEMENT. SIGNIFICANT CARE MUST BE TAKEN WHEN GRADING RETENTION PONDS TO ENSURE THAT POND BOTTOMS DO NOT BECOME COMPACTED DURING CONSTRUCTION OR SEALED BY CONSTRUCTION SEDIMENT. IF SEDIMENTATION OR COMPACTION OF A POND

BOTTOM OCCURS. IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RESTORE THE DESIGN HYDRAULIC CONDUCTIVITY.

#### SANITARY SEWER NOTES

- ALL MATERIALS AND CONSTRUCTION SHALL BE IN COMPLIANCE WITH THE MARION COUNTY MANUAL OF STANDARD SPECIFICATIONS FOR WASTEWATER CONSTRUCTION.
- ALL SANITARY SEWER CONSTRUCTION AND MATERIALS WITHIN R/W OR EASEMENT TO BE OWNED AND MAINTAINED BY MARION COUNTY UTILITIES.
- ALL MANHOLES SHALL BE 4 FT. INSIDE DIAMETER.
- PIPE LENGTHS SHOWN REPRESENT SCALED DISTANCES BETWEEN MANHOLE CENTERLINE.
- ALL SANITARY SERVICE LATERALS SHALL BE 6 INCH DIAMETER, UNLESS SPECIFIED OTHERWISE ON PLANS.
- INVERTS OF SANITARY SERVICE LATERALS AT THEIR CONNECTION TO SANITARY MANHOLES SHALL BE NO MORE THAN ONE (1) FOOT ABOVE THE MANHOLE INVERT MINIMUM AS BUILT 8" PVC SEWER LINE SLOPE WILL BE 0.40% MINIMUM SLOPE OR WILL BE RELAID BY CONTRACTOR TO
- MEET THE MINIMUM SLOPE REQUIREMENT AT NO ADDITIONAL COST MARK LATERALS WITH 4" X 4" X 8' PT POST PAINTED GREEN ON END
- PIPE MATERIAL IS ASTM D3034, SDR-26 UNLESS OTHERWISE NOTED.
- 10. A MINIMUM 1.04% SLOPE SHALL BE MAINTAINED ON THE SANITARY SEWER SERVICE LATERALS. AT NO TIME SHALL A SANITARY SEWER LATERAL HAVE A SLOPE OF 15% OR GREATER.
- SANITARY SEWER GRAVITY MAINS ARE TO BE UPGRADED IN MATERIAL TO WATER MAIN STANDARDS AND HYDROSTATICALLY PRESSURE TESTED WITH WATER TO ENSURE JOINT TIGHTNESS IF EITHER OF THE HORIZONTAL OR VERTICAL MINIMUM REQUIRED CLEARANCE FROM A WATER MAIN CANNOT BE MAINTAINED OR IF THE SEWER MAIN IS ABOVE THE WATER MAIN. UPGRADE TO MATERIAL CANNOT BE MADE WITHOUT PRIOR APPROVAL FROM FDEP.
- LEAKAGE TEST ARE SPECIFIED REQUIRING THAT
- THE LEAKAGE EXFILTRATION OR INFILTRATION DOES NOT EXCEED 200 GALLONS PER INCH OF PIPE DIAMETER PER MILE PER DAY FOR ANY SECTION OF THE SYSTEM. B) EXEL TRATION OR INFILITRATION TESTS BE PERFORMED WITH A MINIMUM POSITIVE HEAD OF 2 FEET AIR TESTS, AS MINIMUM, CONFORM TO THE TEST PROCEDURE DESCRIBED IN ASTM C-924 FOR CONCRETE PIPE ASTM F-1417 FOR PLASTIC PIPE AND FOR OTHER MATERIALS APPROPRIATE TEST PROCEDURES, AIR TESTING, IF
- SPECIFIED FOR CONCRETE SEWER MANHOLES, CONFORMS TO THE TEST PROCEDURES DESCRIBED IN ASTM C-1244. DEFLECTION TESTS SHALL BE PERFORMED IN ACCORDANCE WITH THE RECOMMENDED STANDARDS FOR WASTEWATER FACILITIES, CHAPTER 33.85, FOR ALL GRAVITY SANITARY SEWER LINES. TESTING IS REQUIRED AFTER THE FINAL BACKFILL
- HAS BEEN IN PLACE AT LEAST 30 DAYS TO PERMIT STABILIZATION OF THE SOIL-PIPE SYSTEM. TESTING REQUIREMENTS
- 1) NO PIPE SHALL EXCEED A DEFLECTION OF 5%. USING A RIGID BALL OR MANDREL FOR THE PIPE DEFLECTION TESTS WITH A DIAMETER NOT LESS THAN 95% OF THE BASE INSIDE DIAMETER OR AVERAGE INSIDE DIAMETER OF THE PIPE, DEPENDING ON WHICH IS SPECIFIED IN THE ASTM SPECIFICATION, INCLUDING THE APPENDIX, TO WHICH THE PIPE IS MANUFACTURED. PERFORMING THE TEST WITHOUT MECHANICAL PULLING DEVICES.
- TESTING OF THE SEWAGE COLLECTION SYSTEM IS AS FOLLOWS:
- ALL GRAVITY SEWER MAINS REQUIRE LOW PRESSURE AIR TESTING IN ACCORDANCE WITH THE LATEST UNI-BELL STANDARD FOR LOW PRESSURE AIR TESTS. AIR TEST, AS A MINIMUM, SHALL CONFORM TO THE TEST PROCEDURES DESCRIBED IN ASTM SPECIFICATIONS, ASTM F1417 FOR PLASTIC PIPE.
- B. ALL SEWER MAINS SHALL BE LAMPED BY IN THE PRESENCE OF A MARION COUNTY REPRESENTATIVE.
- C. ALL MANHOLES SHALL BE INSPECTED FOR INFILTRATION, ALIGNMENT, FLOW CHANNEL CONSTRUCTION AND COAL TAR EPOXY PAINT THROUGHOUT. HYDRO-STATIC TESTS CONSISTING OF A HYDROSTATIC PRESSURE TEST AND HYDROSTATIC LEAKAGE TEST SHALL BE
- CONDUCTED ON ALL NEWLY INSTALLED SEWER FORCE MAIN SYSTEM PRESSURE PIPES AND APPURTENANCES IN ACCORDANCE WITH AWWA C600 OR M23 AS APPLICABLE. THE PRESSURE SHALL BE 150 PSI FOR TWO (2) HOURS. DEFLECTION TEST ARE REQUIRED FOR ALL FLEXIBLE PIPE EXCLUDING FORCE MAINS. TESTS SHALL BE PERFORMED
- WITHOUT MECHANICAL PULLING DEVICES. D MEASURED FROM THE INTERFACE TO THE CONCRETE CURB AND PAVEMENT SURFACE UNLESS OTHERWISE NOTED. 15. SANITARY SEWER SERVICES SHALL BE INSTALLED 10' FROM BACK OF CURB.
- THE CONTRACTOR SHALL SUBMIT THREE (3) SETS OF COMPLETE DETAILED SHOP DRAWINGS FOR ALL SANITARY MANHOLES. WE WELLS, OTHER CASTINGS, AND PUMPS. THE SUBMITTALS SHALL BEAR THE APPROVAL OF THE UNDERGROUND UTILITY CONTRACTOR ON EACH SHEET. A COMPLETE SET OF THE LIFT STATION ELECTRICAL SHOP DRAWINGS IS ALSO REQUIRED IF APPLICABLE. ALL UTILITY SHOP DRAWINGS SHALL BE APPROVED BY THE ENGINEER OF RECORD AND MARION COUNTY PRIOR TO CONSTRUCTION.

- WATER MAIN CONSTRUCTION NOTES
- ALL CONSTRUCTION AND MATERIALS SHALL BE IN COMPLIANCE WITH AWWA STANDARDS AS WELL AS THE MARION COUNTY MANUAL OF STANDARDS AND SPECIFICATIONS FOR WATER MAIN CONSTRUCTION.
- 2. ALL WATER MAIN CONSTRUCTION AND MATERIALS WITHIN R/W OR EASEMENT TO BE OWNED AND MAINTAINED BY MARION COUNTY UTILITIES.
- 3. SEPARATION REQUIREMENTS (SEE TABLE 1.0-UTILITY SEPARATIONS)
- 2.1. HORIZONTAL SEPARATION BETWEEN UNDERGROUND WATER MAINS, SANITARY OR STORM SEWERS, WASTEWATER OR STORM WATER FORCE MAINS. RECLAIMED WATER PIPELINES AND ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEMS:
- 2.1.1. NEW OR RELOCATED UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST 3' BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED STORM SEWER, STORM WATER FORCE MAIN OR PIPELINE CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610. F.A.C.
- 2.1.2. NEW OR RELOCATED UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST 3' AND PREFERABLY 10' BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED VACUUM-TYPE SANITARY SEWER.
- 2.1.3. NEW OR RELOCATED UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT I FAST 6' AND PREFERABLY 10' BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED GRAVITY OR PRESSURE-TYPE SANITARY SEWER. WASTEWATER FORCE MAIN OR PIPELINE CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610 F.A.C.. THE MINIMUM HORIZONTAL SEPARATION DISTANCE BETWEEN WATER MAINS AND GRAVITY-TYPE SANITARY SEWERS SHALL BE
- REDUCED TO 3' WHERE THE BOTTOM OF THE WATER MAIN IS LAID AT LEAST 6" ABOVE THE TOP OF THE SEWER 2.2. VERTICAL SEPARATION BETWEEN UNDERGROUND WATER MAINS AND SANITARY OR STORM SEWERS. WASTEWATER OR STORM WATER FORCE MAINS OR RECLAIMED WATER PIPELINES:
- 2.2.1. NEW OR RELOCATED UNDERGROUND WATER MAINS CROSSING ANY GRAVITY OR VACUUM-TYPE SANITARY SEWER PIPE SHALL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST 6" AND PREFERABLY 12" ABOVE OR AT LEAST 12" BELOW THE OUTSIDE OF THE OTHER PIPE. IT IS PREFERABLE TO LAY THE WATER MAIN ABOVE THE OTHER PIPELINE
- 2.2.2. NEW OR RELOCATED UNDERGROUND WATER MAINS CROSSING ANY EXISTING OR PROPOSED PRESSURE-TYPE SANITARY SEWER, WASTEWATER OR STORM WATER FORCE MAIN OR PIPELINE CONVEYING RECLAIMED WATER SHALL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST 12" ABOVE OR BELOW THE OUTSIDE OF THE OTHER PIPELINE. IT IS PREFERABLE TO LAY THE WATER MAIN ABOVE THE OTHER PIPELINE
- 2.2.3. AT THE UTILITY CROSSINGS DESCRIBED IN THE ABOVE PARAGRAPHS, ONE FULL LENGTH OF WATER MAIN PIPE SHALL BE CENTERED ABOVE OR BELOW THE OTHER PIPELINE SO THE WATER MAIN JOINTS WILL BE AS FAR AS POSSIBLE FROM THE OTHER PIPELINE. ALTERNATIVELY. AT SUCH CROSSINGS. THE PIPES SHALL BE ARRANGED SO THAT ALL WATER MAIN JOINTS ARE AT LEAST 3' FROM ALL JOINTS IN VACUUM-TYPE SANITARY SEWERS. STORM SEWERS, STORM WATER FORCE MAINS OR PIPELINES CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C., AND AT LEAST 6' FROM ALL JOINTS IN GRAVITY OR PRESSURE-TYPE
- SANITARY SEWERS, WASTEWATER FORCE MAINS, OR PIPELINES CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.. 2.3. NO WATER MAIN SHALL PASS THROUGH OR COME INTO CONTACT WITH ANY PART OF A SANITARY SEWER MANHOLE OR A STORM SEWER MANHOLE.
- 2.4. NEW OR RELOCATED FIRE HYDRANTS WITH UNDERGROUND DRAINS SHALL BE LOCATED SO THAT THE DRAINS ARE AT LEAST 3' FROM ANY FXISTING OR PROPOSED STORM SEWER, STORM WATER FORCE MAIN OR PIPELINE CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610. F.A.C., AT LEAST 3' BUT PREFERABLY 10' FROM ANY EXISTING OR PROPOSED GRAVITY OR PRESSURE-TYPE SANITARY SEWER, WASTEWATER FORCE MAIN OR PIPELINE CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C. AND AT LEAST 10' FROM ANY EXISTING OR PROPOSED ON-SITE SEWAGE TREATMENT OR DISPOSAL SYSTEM AS DEFINED IN SECTION 381.0065(2), F.S. AND RULE 64E-6.002, F.A.C..
- 2.5. EXCEPTIONS / MITIGATION: ADHERENCE TO THE ABOVE CONSTRAINTS AND SEPARATIONS IN THE ABOVE ITEMS SHALL BE COMPLIED WITHOUT EXCEPTION. IF FOR SOME REASON WHERE IT IS NOT TECHNICALLY FEASIBLE OR ECONOMICALLY SENSIBLE THAT THE ABOVE ITEMS CANNOT BE COMPLIED WITH. CONTRACTOR IS TO STOP WORK AND NOTIFY THE ENGINEER OF RECORD FOR THE APPROPRIATE SOLUTION. THE SOLUTION WILL BE SUBMITTED TO THE DEPARTMENT OF ENVIRONMENTAL PROTECTION FOR APPROVAL PRIOR TO WORK COMMENCEMENT
- 4. PIPE LENGTHS SHOWN REPRESENT SCALED DISTANCES BETWEEN FITTINGS OF BRANCHES AND MAINS.
- 5. DEFLECTIONS AT PIPE JOINTS SHALL NOT EXCEED THOSE RECOMMENDED BY THE PIPE MANUFACTURER.
- 6. ALL GATE VALVES SHALL BE EQUIPPED WITH AN ADJUSTABLE CAST IRON VALVE BOX WITH COVER, WITH THREADED EXTENSION WHERE NEEDED.
- 7. ALL PUBLIC WATER SYSTEMS COMPONENTS, EXCLUDING FIRE HYDRANTS, THAT SHALL BE INSTALLED UNDER THIS PROJECT, AND THAT SHALL COME INTO CONTACT WITH DRINKING WATER SHALL CONFORM TO NSF INTERNATIONAL STANDARD 61 AND SHALL BE MARKED WITH NSF SEAL OF APPROVAL.
- 8. ALL PIPE AND PIPE FITTINGS INSTALLED UNDER THIS PROJECT SHALL BE COLOR CODED MARKED IN ACCORDANCE WITH SUBPARAGRAPH 62-555.320(21)(b)3, F.A.C., USING BLUE AS A PREDOMINANT COLOR. ALL DUCTILE IRON WATER MAINS SHALL BE MARKED WITH A CONTINUOUS STRIPE LOCATED WITHIN THE TOP 90 DEGREES OF THE PIPE. SAID STRIPE SHALL BE A MINIMUM 2 INCHES IN WIDTH AND SHALL BE BLUE IN COLOR IF PAINT IS USED INSTEAD OF TAPE. BACKFILL SHALL NOT BE PLACED FOR 30 MINI ITES FOLLOWING PAINT APPLICATION. FOR PIPE WITH AN INTERNAL DIAMETER OF 24" OR GREATER, TAPE OR PAINT SHALL BE APPLIED IN CONTINUOUS LINES A LONG EACH SIDE OF THE PIPE AS WELL AS A LONG THE TOP OF THE PIPE.
- 9. ALL NON-METALLIC WATER MAINS SHALL BE INSTALLED WITH A CONTINUOUS, INSULATED 14 GAUGE COPPER WIRE INSTALLED DIRECTLY ON TOP OF THE PIPE FOR LOCATION PURPOSES. SEE STANDARD DRAWINGS. IN ADDITION, ALL PVC WATER MAINS SHALL BE A SOLID BLUE COLOR.
- 10. MARK DRINKING WATER SERVICES WITH 4" x 4" x 8' PT POST PAINTED BLUE ON END
- METERS INSTALLED UNDER THIS PROJECT SHALL CONFORM TO APPLICABLE AWWA STANDARD A PVC WATER MAINS 4 INCHES TO 12 INCHES SHALL BE IN ACCORDANCE WITH AWWA (900, LATEST EDITION AND SHALL BE DR18. PVC WATER MAINS 14 INCHES TO 36 INCHES SHALL BE IN ACCORDANCE WITH AWWA C905, LATEST EDITION AND SHALI BE DR18. PVC PIPES LESS THAN 4 INCHES ARE NOT ALLOWED IN MARION COUNTY. IN OTHER JURISDICTIONS, THEY SHALL BE N ACCORDANCE WITH ASTM D1785 (SCHEDULE 40, 80, 120) OR ASTM D2241 SDR 21. MINIMUM WORKING PRESSURE FOR ALL PVC SHALL BE 150 PSI. ALL PVC PIPE SHALL HAVE THE SAME O.D. AS DUCTILE IRON PIPE. PVC PIPE JOINTS SHALL BE IN ΔΟΟΟΡΟΔΝΟΕ WITH ΔΩΤΜ Π3139 ΔΝΠ ΔW/W/Δ STANDARDS B. DUCTILE IRON PIPE SHALL CONFORM TO ANSI A21.51/AWWA C151 AND SHALL BE A MINIMUM OF CLASS 50. DUCTILE IRON
- JOINTS SHALL BE IN ACCORDANCE WITH ANSI A21.11 AND AWWA C111. C. ALL SERVICES SHALL BE POLYETHYLENE TUBING, CLASS 160 AND SHALL BE IN ACCORDANCE WITH AWWA C901 12. WATER MAIN CONNECTION SHALL BE MADE UNDER THE SUPERVISION OF THE MARION COUNTY . ALL VALVES SHALL BE OPERATED BY MARION COUNTY PERSONNEL ONLY. WATER MAINS ARE TO BE DISINFECTED PER ANSIWWA C651-92 AND MARION
- COUNTY LAND DEVELOPMENT CODE OF STANDARDS AND SPECIFICATIONS FOR WASTEWATER AND WATER MAIN CONSTRUCTION SECTION 51.6 WHICH INCLUDES A FULL FLUSH. 13. ALL VALVES SHALL BE LOCATED IN NON PAVED AREAS, UNLESS SPECIFIED ON PLANS.
- 14. FIRE HYDRANT LEADS SHALL HAVE A MINIMUM INSIDE DIAMETER OF 6" AND SHALL INCLUDE AN AUXILIARY VALVE.
- 15. IF AGGRESSIVE SOIL CONDITIONS ARE FOUND DURING CONSTRUCTION, WATER MAINS SHALL BE PROTECTED THROUGH THE USE OF CORROSION RESISTANT MATERIALS. THROUGH ENCASEMENT OF THE WATER MAINS IN POLYETHYLENE. OR THROUGH PROVISION OF CATHODIC PROTECTION
- 16. ALL PIPE AND PIPE FITTINGS INSTALLED UNDER THIS PROJECT SHAL BE "LEAD FREE" AS DEFINED IN THE LATEST VERSION OF THE SAFE WATER DRINKING ACT.
- 17. WHERE NEW OR ALTERED DEAD-END WATER MAINS INCLUDED IN THIS PROJECT CANNOT BE AVOIDED, THEY SHALL BE PROVIDED WITH A FIRE FLUSHING HYDRANT OR BLOW-OFF FOR FLUSHING PURPOSES.
- 18. ALL FIRE HYDRANTS THAT WILL BE INSTALLED UNDER THIS PROJECT SHALL BE LOCATED AT LEAST THREE FEET FROM ANY EXISTING OR PROPOSED STORM SEWER, STORM WATER FORCE MAIN, PIPELINE CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C., OR VACUUM - TYPE SANITARY SEWER; AT LEAST SIX FEET FROM ANY EXISTING OR PROPOSED GRAVITY - OR PRESSURE - TYPE SANITARY SEWER, WASTEWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.
- 19. PROPOSED FIRE HYDRANTS CONNECTED TO THE POTABLE WATER MAIN, FOR THIS PROJECT, SHALL BE PAINTED PER NFPA AND WWA STANDARDS. FIRE HYDRANTS CONNECTED TO THE DESIGNATED FIRE LINE SHALL BE PAINTED PER JURISDICTION.
- 20. ALL PIPE AND PIPE FITTINGS INSTALLED UNDER THIS PROJECT WILL BE COLOR CODED OR MARKED IN ACCORDANCE WITH SUBPARAGRAPH 62-555.320(21)(b)3.F.A.C. USING BLUE AS A PREDOMINANT COLOR. (UNDERGROUND PLASTIC PIPE WILL BE SOLID-WALL BLUE PIPE. WILL HAVE A CO-EXTRUDED BLUE EXTERNAL SKIN. OR WILL BE WHITE OR BLACK PIPE WITH BLUE STRIPES INCORPORATED INTO, OR APPLIED TO, THE PIPE WALL, AND UNDERGROUND METAL OR CONCRETE PIPE WILL HAVE BLUE STRIPED APPLIED TO THE PIPE WALL. PIPE STRIPED DURING MANUFACTURING OF THE PIPE WILL HAVE CONTINUOUS STRIPES THAT RUI PARALLEL TO THE AXIS OF THE PIPE, THAT ARE LOCATED AT NO GREATER THAN 90-DEGREE INTERVALS AROUND THE PIPE, AND THAT WILL REMAIN INTACT DURING AND AFTER INSTALLATION OF THE PIPE. IF TAPE OR PAINT IS USED TO STRIPE PIPE DURING INSTALLATION OF THE PIPE, THE TAPE OR PAINT WILL BE APPLIED IN A CONTINUOUS LINE THAT RUNS PARALLEL TO THE AXIS OF THE PIPE AND THAT IS LOCATED ALONG THE TOP OF THE PIPE; FOR PIPE WITH AN INTERNAL DIAMETER OF 24 INCHES OR GREATER, TAPE OR PAINT WILL BE APPLIED IN CONTINUOUS LINES ALONG EACH SIDE OF THE PIPE AS WELL AS ALONG THE TOP OF THE PIPE. ABOVEGROUND PIPE WILL BE PAINTED BLUE OR WILL BE COLOR CODED OR MARKED LIKE UNDERGROUND PIPE.) [FAC
- 21. THE OPEN END OF THE AIR RELIEF PIPE FROM ALL AUTOMATIC AIR RELIEF VALVES WILL BE EXTENDED TO AT LEAST ONE FOOT ABOVE GRADE AND WILL BE PROVIDED WITH A SCREENED, DOWNWARD-FACING ELBOW. [FAC 62-555.320(21)(b)3, AND RSWW

62-555.320(21)(b)3]

8.4.21

- 22. A CONTINUOUS AND UNIFORM BEDDING WILL BE PROVIDED IN TRENCHES FOR UNDERGROUND PIPE; BACKFILL MATERIAL WILL BE TAMPED IN LAYERS AROUND UNDERGROUND PIPE TO ADEQUATELY SUPPORT AND PROTECT THE PIPE; AND UNSUITABLY SIZED STONES (AS DESCRIBED IN APPLICABLE AWWA STANDARDS OR MANUFACTURERS' RECOMMENDED INSTALLATION PROCEDURES) FOUND IN TRENCHES WILL BE REMOVED FOR A DEPTH OF AT LEAST SIX INCHES BELOW THE BOTTOM OF UNDERGROUND PIPE. [FAC 62-555.320(21)(b)3, AND RSWW 8.5.2]
- 23. ALL WATER MAIN TEES, BENDS, PLUGS, AND HYDRANTS WILL BE PROVIDED WITH THRUST BLOCKS OR RESTRAINED JOINTS TO PREVENT MOVEMENT. [FAC 62-555.320(21)(b)3, AND RSWW 8.5.4]
- 24. NEW OR ALTERED WATER MAIN INSTALLATION AND PRESSURE AND LEAKAGE TESTING, SHALL BE PROVIDED IN ACCORDANCE WITH APPLICABLE AWWA STANDARDS. PVC WATER MAIN INSTALLATION AND TESTING SHALL CONFORM TO AWWA C605. DUCTILE IRON WATER MAIN INSTALLATION AND TESTING SHALL CONFORM TO AWWA C600.
- 25. NEW OR ALTERED WATERMAINS, INCLUDING FIRE HYDRANT LEADS AND SERVICE LINES THAT WILL BE UNDER THE CONTROL OF A PUBLIC WATER SYSTEM AND THAT HAVE AN INSIDE DIAMETER OF THREE INCHES OR GREATER, SHALL BE DISINFECTED AND BACTERIOLOGICALLY TESTED IN ACCORDANCE WITH AWWA C651.
- 26. THE MINIMUM COVER TO BE PROVIDED OVER POTABLE WATER LINES SHALL BE 3'. RSWW 8.7.3 27. WATER SERVICES SHALL BE INSTALLED 10' FROM BACK OF CURB.

S:\Marion County\Armstrong Freedom Crossing Amenities\CIVIL\CONSTRUCTION\02 General Notes 19-5008.dwg, 01, 1/29/2021 2:59:28 PM, 1:1

- 11. PIPE MATERIALS: ALL PIPES, PIPE FITTINGS, PIPE JOINT PACKING AND JOINTING MATERIALS, VALVES, FIRE HYDRANTS, AND

## **AS-BUILT NOTES**

#### THE CONTRACTOR SHALL SUBMIT A CERTIFIED SET OF RECORD DRAWINGS TO THE ENGINEER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RECORDING INFORMATION ON THE APPROVED PLANS CONCURRENTLY WITH CONSTRUCTION PROGRESS. RECORD DRAWINGS SUBMITTED TO THE ENGINEER AS PART OF THE PROJECT ACCEPTANCE SHALL COMPLY WITH THE FOLLOWING REQUIREMENTS.

- A. DRAWINGS SHALL BE LEGIBLY MARKED TO RECORD ACTUAL CONSTRUCTION. B. DRAWINGS SHALL SHOW ACTUAL LOCATION OF ALL UNDERGROUND AND ABOVE GROUND STORM DRAINAGE, WATER, REUSE AND WASTEWATER PIPING AND RELATED APPURTENANCES. ALL PIPING LOCATIONS INCLUDING HORIZONTAL AND VERTICAL LOCATIONS OF UTILITIES AND APPLIBTENANCES SHALL BE CLEARLY SHOWN AND REFERENCED TO PERMANENT SURFACE IMPROVEMENTS. DRAWINGS SHALL ALSO SHOW ACTUAL INSTALLED PIPE MATERIAL, CLASS, ETC.
- C. DRAWINGS SHALL CLEARLY SHOW ALL FIELD CHANGES OF DIMENSION AND DETAIL INCLUDING CHANGES MADE BY FIELD ORDER OR BY CHANGE ORDER. DRAWINGS SHALL CLEARLY SHOW ALL DETAILS NOT ON ORIGINAL CONTRACT DRAWINGS,
- BUT CONSTRUCTED IN THE FIELD. ALL EQUIPMENT AND PIPING RELOCATION SHALL BE CLEARLY SHOWN.
- E. LOCATION OF ALL INLETS AND MANHOLES, HYDRANTS, VALVES AND VALVE BOXES SHALL BE SHOWN. ALL VALVES SHALL BE REFERENCED FROM AT LEAST TWO PREFERABLY HREE PERMANENT POINTS
- F. DIMENSIONS BETWEEN ALL INLETS AND MANHOLES SHALL BE VERIFIED AND SHOWN. THE INVERTS AND GRADE ELEVATIONS OF ALL INLETS, CONTROL STRUCTURES AND
- MANHOLES SHALL BE SHOWN. G. CONTRACTOR SHALL PROVIDE AS-BUILT SURVEY FOR POND GRADING. SPOT ELEVATIONS SHALL BE TAKEN AT TOP OF BANK, POND BOTTOM, AND ALL GRADE BREAKS AT 50' INTERVALS.
- H. DRAWINGS SHALL CLEARLY INDICATE VERTICAL AND HORIZONTAL SEPARATION BETWEEN WATER MAIN AND STORM DRAINAGE/SANITARY SEWER/RECLAIM WATER MAINS AT POINTS OF CROSSING IN ACCORDANCE WITH FDEP CRITERIA
- WHERE THE WATER MAIN CROSSES OTHER UTILITIES (STORM, GRAVITY SEWER, FORCE MAIN AND RECLAIMED WATER). THE CERTIFIED AS-BUILT DRAWINGS SHALL CLEARLY INDICATE THE CONSTRUCTED ELEVATIONS IN SUCH A WAY THAT THE VERTICAL SEPARATION BETWEEN THE WATER MAIN AND OTHER UTILITIES MAY BE VERIFIED BY THE ENGINEER. FAILURE TO PROVIDE THIS INFORMATION WILL RESULT IN THE CONTRACTOR EXCAVATING AND SURVEYING THE UTILITIES AT NO ADDITIONAL COST TO THE OWNER.
- WHERE THE WATER MAIN CROSSES OTHER UTILITIES (STORM, GRAVITY SEWER, FORCE MAIN AND RECLAIMED WATER), THE CERTIFIED AS-BUILT DRAWINGS SHALL CLEARLY INDICATED THE LOCATIONS OF PIPE JOINTS IN SLICH A MANNER AS TO DEMONSTRATE THE PIPE IS CENTERED AT ALL THE CROSSING. FAILURE TO PROVIDE THIS INFORMATION WILL RESULT IN THE CONTRACTOR EXCAVATING AND SURVEYING THE UTILITIES AT NO ADDITIONAL COST TO THE OWNER
- FACH SHEFT OF THE PLANS SHALL BE SIGNED, SEALED AND DATED BY REGISTERED SURVEYOR WITH A NOTE READING "THESE AS-BUILT DRAWINGS ACCURATELY DEPICT THE ACTUAL IMPROVEMENTS AS CONSTRUCTED"

# CLEARANCES

- 1. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IN WRITING 90 DAYS PRIOR TO THE ANTICIPATED COMPLETION OF CONSTRUCTION AND/OR CERTIFICATION OF COMPLETION APPROVAL DATE.
- 2. THE CONTRACTOR SHALL PROVIDE THE ENGINEER WITH SIGNED AND SEALED AS-BUILTS OF ALL UTILITY IMPROVEMENTS, PRESSURE TESTS, BACTERIOLOGICAL TESTS, AND ANY OTHER INFORMATION NECESSARY FOR THE CLEARANCE APPROVALS WITH F.D.E.P. AND THE LOCAL UTILITY PROVIDER. THIS INFORMATION SHALL BE PROVIDED TO THE ENGINEER 60 DAYS PRIOR TO THE ANTICIPATED COMPLETION OF CONSTRUCTION AND/OR CERTIFICATION OF COMPLETION APPROVAL DATE.
- 3. THE CONTRACTOR SHALL PROVIDE THE ENGINEER WITH SIGNED AND SEALED AS-BUILTS OF ALL STORM WATER SYSTEM IMPROVEMENTS AND ANY OTHER INFORMATION NECESSARY FOR THE CLEARANCE APPROVALS WITH S.W.F.W.M.D. AND THE LOCAL UTILITY PROVIDER. THIS INFORMATION SHALL BE PROVIDED TO THE ENGINEER 60 DAYS PRIOR TO THE ANTICIPATED COMPLETION OF CONSTRUCTION AND/OR CERTIFICATION OF COMPLETION APPROVAL DATE.

# REUSE NOTES

- 1. ALL IRRIGATION, REUSE AND EFFLUENT REUSE PIPING TO BE OWNED AND MAINTAINED BY MARION COUNTY SHALL BE A SOLID PURPLE COLOR. REUSE AND EFFLUENT REUSE MAINS SHALL BE PVC CONFORMING TO AWWA C-900, DR 18 FOR PIPE SIZES 4"-12".
- pipes 14" & LARGER SHALL BE AWWA C-905, DR 18. ALL COUPLINGS, CLEANING COMPOUNDS, SOLVENTS, LUBRICANTS, AND PIPE PREPARATION, FOR LAYING SHALL BE IN ACCORDANCE WITH THE PIPE MANUFACTURERS LATEST RECOMMENDATIONS
- 3. DEPTH OF REUSE AND FEELUENT REUSE LINES TO BE 36" BELOW FINISHED GRADE.
- 4. REUSE AND EFFLUENT REUSE MAINS TO BE LOCATED 5' FROM BACK OF CURB OR EDGE OF PAVEMENT UNLESS
- 5. ALL REUSE AND EFFLUENT REUSE MAINS UNDER PAVEMENT SHALL BE DUCTILE IRON PIPE AND SHALL EXTEND 5' BEYOND THE EDGE OF PAVEMENT OR BACK OF CURB.
- 6. ALL IRRIGATION SLEEVING UNDER PAVEMENT SHALL EXTEND 5' BEYOND THE EDGE OF PAVEMENT OR BACK OF CURB.

## EROSION CONTROL NOTES

- 1. DURING CONSTRUCTION, THE CONTRACTORS SHALL TAKE ALL REASONABLE MEASURES TO INSURE AGAINST POLLUTING, SILTING OR DISTURBING TO SUCH AN EXTENT AS TO CAUSE AN INCREASE IN TURBIDITY TO THE EXISTING SURFACE WATERS, SUCH MEASURES SHALL BE APPROVED BY THE PROJECT ENGINEER AND MAY INCLUDE, BUT NOT LIMITED TO, CONSTRUCTION OF TEMPORARY EROSION CONTROL STRUCTURES SUCH AS SEDIMENT BASINS, SEDIMENT CHECKS, OR SILT BARRIERS
- 2. CONTRACTOR IS RESPONSIBLE TO COMPLY WITH ALL EROSION CONTROL MEASURES AS SHOWN ON THE EROSION CONTROL PLAN.
- 3. SODDING OF DETENTION PONDS SHOULD BE ACCOMPLISHED WITHIN 14 DAYS OF POND GRADING TO MINIMIZE **EROSION POTENTIAL.**
- 4. AT A MINIMUM, THE RETENTION/DETENTION STORAGE AREA MUST BE EXCAVATED WITHIN ONE FOOT PRIOR TO BUILDING CONSTRUCTION OR PLACEMENT OF IMPERVIOUS SURFACE WITHIN THE AREA TO BE SERVED BY THOSE FACILITIES. TO PREVENT REDUCTION IN STORAGE VOLUME AND PERCOLATION RATES. ALL ACCUMULATED SEDIMENT MUST BE REMOVED FROM THE STORAGE AREA PRIOR TO FINAL GRADING AND STABILIZATION.
- 5. IF DURING CONSTRUCTION, THE PROPOSED EROSION SYSTEM DOES NOT PERFORM SATISFACTORILY, ALTERNATIVES AND ADDITIONAL METHODS OF PROTECTION SHALL BE IMPLEMENTED BY THE CONTRACTOR IN ORDER TO COMPLY WITH S.W.F.W.M.D. AND MARION COUNTY EROSION CONTROL COSTS INCLUDING ANY COSTS ASSOCIATED WITH COMPLIANCE ISSUES AND ENFORCEMENT ACTIONS.
- A 2' STRIP OF SOD SHALL BE PLACED BEHIND BACK OF CURB.
- ALL SODDED AND/OR SEEDED AREAS MUST BE WATERED AS NECESSARY DURING CONSTRUCTION AND 2 MONTHS AFTER COMPLETION OF CONSTRUCTION IN ORDER TO ENSURE STABILIZATION AND SURVIVAL.

#### LOCATION OF PUBLIC WATER SYSTEM MAINS IN ACCORDANCE WITH F.A.C. RULE 62-555.314 JOINT SPACING @ CROSSINGS OTHER PIPE HORIZONTAL SEPARATION

			(FULL JOINT CENTERED)
STORM SEWER, STORMWATER FORCE MAIN, RECLAIMED WATER (2)	3 ft. minimum	Water Main 12 inches is the minimum, except for storm sewer, then 6 inches is the minimum and 12 inches is preferred	ALTERNATE 3 FT. MINIMUM
VACUUM SANITARY SEWER	Water Main 10 ft. preferred 3 ft. minimum	Water Main 12 inches is preferred 6 inches minimum	ALTERNATE 3 FT. MINIMUM
GRAVITY OR PRESSURE SANITARY SEWER, SANITARY SEWER FORCE MAIN, RECLAIMED WATER (2)	Water Main 10 ft. preferred 6 ft. minimum (3)	Water Main 12 inches is the minimum, except for gravity sewer, then 6 inches is the minimum and 12 inches is preferred	ALTERNATE 6 FT. MINIMUM
ON-SITE SEWAGE TREATMENT & DISPOSAL SYSTEM	10 ft. minimum	_	_

3. 3 FT. FOR GRAVITY SANITARY SEWER WHERE THE BOTTOM OF THE WATER MAIN IS LAID AT LEAST 6 INCHES ABOVE THE TOP OF THE GRAVITY SANITARY SEWER. 4. RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.

# TABLE 2.0 - STORM PIPE COVER (UNPAVED)

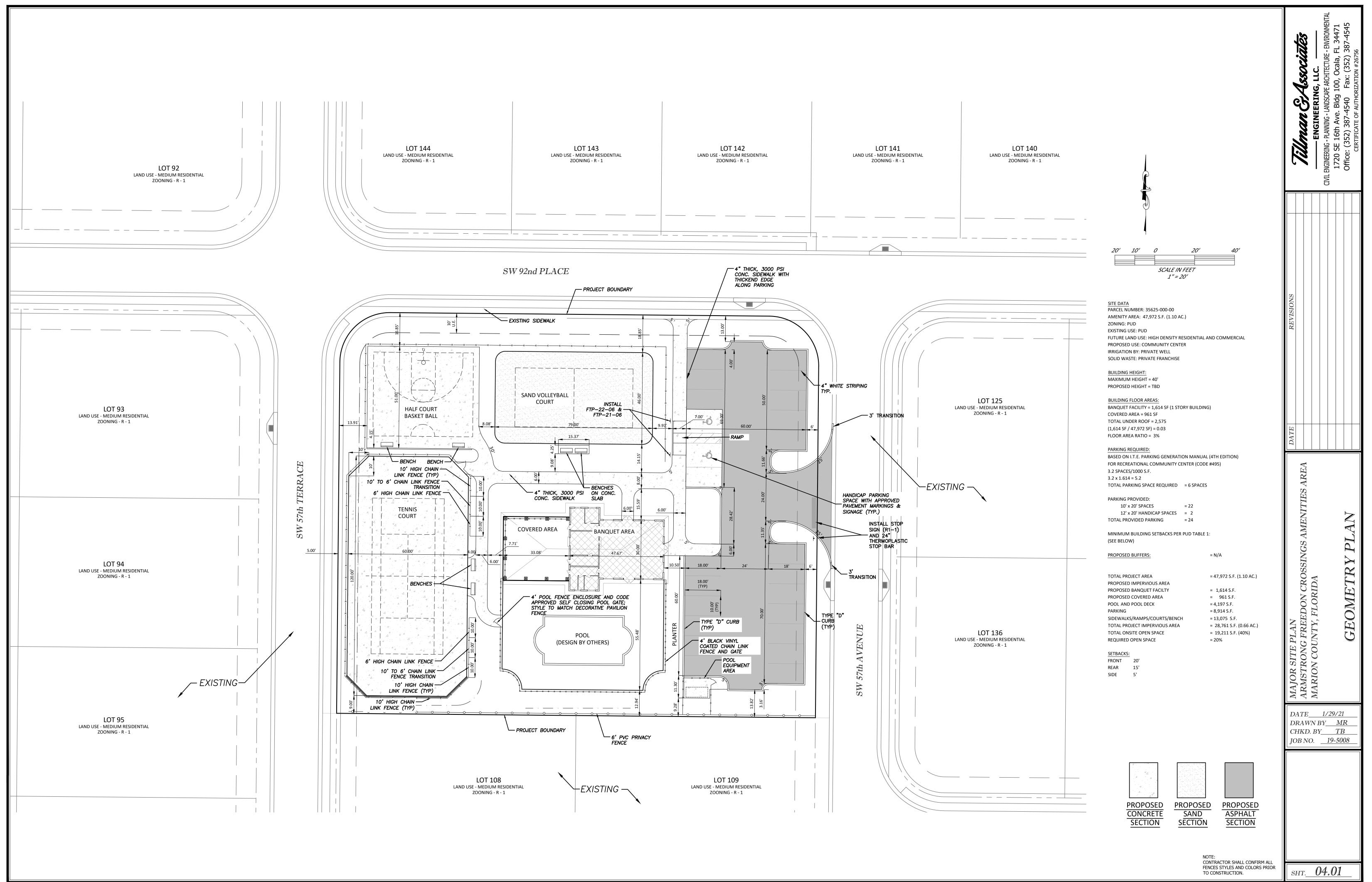
UNPAVE		
MINIM		
	))	
	//	
PIPE TYPE/SIZE & SHAPE	COMMERCIAL	NON-COMMERCIAL
CONCRETE *		
ROUND & ELLIPTICAL	12"	3"
CORRUGATED STEEL		
12" - 30" ROUND	18" [15"]	12" [12"]
36"- 48" ROUND	18" (12") [15"]	12" (12") [12"]
54" - 72" ROUND	18" (12") [15"]	15" (12") [12"]
78" - 96" ROUND	(18") [27"]	(12") [12"]
102" & LARGER ROUND	24" [33"]	18" [21"]
15" - 30" ARCH EQUIVALENT	18" [18"]	12" [12"]
36" - 48" ARCH EQUIVALENT	24" (12") [21"]	18" (12") [15"]
54" - 72" ARCH EQUIVALENT	30" (18") [24"]	24" (12") [18"]
78" - 96" ARCH EQUIVALENT	(24") [27"]	(18") [21"]
102" & LARGER ARCH EQUIVALENT	(30")	(24")
CORRUGATED ALUMINUM		
12" - 24" ROUND	21" [21"]	15" [15"]
30" - 48" ROUND	24" (18") [21"]	18" (12") [15"]
54" - 72" ROUND	30" (24") [27"]	24" (18") [21"]
78" - 102" ROUND	(30") [33"]	(24") [27"]
108" & LARGER ROUND	36"	30"
15" - 24" ARCH EQUIVALENT	27" [24"]	24" [21"]
30" - 48" ARCH EQUIVALENT	33" (21") [27"]	27" (15") [21"]
54" - 72" ARCH EQUIVALENT	36" (24") [30"]	30" (18") [24"]
78" - 90" ARCH EQUIVALENT	(30") [36"]	(24") [30"]
96" - 102" ARCH EQUIVALENT	(36")	(30")
CORRUGATED POLYETHYLENE		
15" - 48" ROUND	21"	15"
POLYVINYL CHLORIDE		
15" - 48" ROUND	21"	15"
VALUES SHOWN IN PARENTHESIS ( ) ARE FOR 3" X		 I MUST BE
SPECIFIED TO UTILIZE THE LESSER COVER. VALUES SHOWN IN BRACKETS [] APPLY TO TYPE 1 SPECIFIED TO UTILIZE THE LESSER COVER.		
*FOR PIPE CLASS "S" WITH DIAMETERS OF 12" TO THE MINIMUM HEIGHT OF FILL IS 3'.	30",	

THE MINIMUM HEIGHT OF FILL IS 3'.

			Offlice: (352) 387-4540 Fax: (352) 387-4545
TABLE 3.0 -STORM PIP (RIGID PAVEMEN			
(DOWELED JOINTS AND GOOD CO	AVEMENT INDITION)	SNOI	
PIPE TYPE/SIZE & SHAPE	MINIMUM COVER	REVISIONS	
CONCRETE * ROUND & ELLIPTICAL	9"		
CORRUGATED STEEL * 15"-72" ROUND & ARCH EQUIVALENT	9"		
78" & LARGER ROUND AND ARCH EQUIVALENT	15"		
15" - 72" ROUND AND ARCH EQUIVALENT	9"		
78" - 102" ROUND AND ARCH EQUIVALENT 108" & LARGER ROUND	15" 18"		
CORRUGATED POLYETHYLENE			
15" - 48" ROUND POLYVINYL CHLORIDE	9"	ATE	
15" - 48" ROUND	9"		
FLEXIBLE PAVEME	MENT [ POOR JRED) ]	S AMENITIES	<b>JTFS</b>
JOINTS NOT DOWELED OR CONDITION (FRACTU BOTTOM OF BASE PIPE TYPE/SIZE & SHAPE CONCRETE * ROUND & ELLIPTICAL	M COVER	3DON CROSSING FLORIDA	NERAL NO
JOINTS NOT DOWELED OR CONDITION (FRACTU BOTTOM OF BASE PIPE TYPE/SIZE & SHAPE CONCRETE *	M COVER	AN TY, FLORIDA	ENERAL, NO
JOINTS NOT DOWELED OR CONDITION (FRACTU BOTTOM OF BASE PIPE TYPE/SIZE & SHAPE CONCRETE * ROUND & ELLIPTICAL CORRUGATED STEEL * 12"-30" ROUND 36"-48" ROUND	M COVER MINIMUM COVER 7" 12" [12"] 18" (12") [15"]	PLAN FREEDON CRC NTY, FLORIDA	ENERAL, NO
JOINTS NOT DOWELED OR CONDITION (FRACTU BOTTOM OF BASE PIPE TYPE/SIZE & SHAPE CONCRETE * ROUND & ELLIPTICAL CORRUGATED STEEL * 12"-30" ROUND	M COVER MINIMUM COVER 7" 12" [12"]	ITE P ONG	ENERAL NO
JOINTS NOT DOWELED OR CONDITION (FRACTU BOTTOM OF BASE PIPE TYPE/SIZE & SHAPE CONCRETE * ROUND & ELLIPTICAL CORRUGATED STEEL * 12"-30" ROUND 36"-48" ROUND 54"-72" ROUND	M COVER MINIMUM COVER 7" 12" [12"] 18" (12") [15"] 21" (15") [18"]	SITE P RONG	ENERAL NO
JOINTS NOT DOWELED OR CONDITION (FRACTU BOTTOM OF BASE PIPE TYPE/SIZE & SHAPE CONCRETE * ROUND & ELLIPTICAL CORRUGATED STEEL * 12"-30" ROUND 36"-48" ROUND 54"-72" ROUND 78"-96" ROUND 102 & LARGER ROUND 15"-30" ARCH EQUIVALENT 36"-48" ARCH EQUIVALENT	M COVER MINIMUM COVER 7" 12" [12"] 18" (12") [15"] 21" (15") [18"] (18") [27"] (24") [33"] 18" [18"] 24" (12") [18"]	JOR SITE P MSTRONG	ENERAL NO
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JOINTS NOT DOWELED OR CONDITION (FRACTU BOTTOM OF BASE PIPE TYPE/SIZE & SHAPE CONCRETE * ROUND & ELLIPTICAL CORRUGATED STEEL * 12"-30" ROUND 36"-48" ROUND 36"-48" ROUND 36"-48" ROUND 102 & LARGER ROUND 102 & LARGER ROUND 15"-30" ARCH EQUIVALENT 36"-48" ARCH EQUIVALENT 54"-72" ARCH EQUIVALENT 78"-96" ARCH EQUIVALENT 102" & LARGER ARCH EQUIVALENT	M COVER MINIMUM COVER 7" 12" [12"] 18" (12") [15"] 21" (15") [18"] (18") [27"] (24") [33"] 18" [18"] 24" (12") [18"] 24" (12") [18"] 27" (15") [24"]	MAJOR SITE P ARMSTRONG MARION COUL	GENERAL NO
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JOINTS NOT DOWELED OR CONDITION (FRACTU BOTTOM OF BASE PIPE TYPE/SIZE & SHAPE CONCRETE * ROUND & ELLIPTICAL CORRUGATED STEEL * 12"-30" ROUND 36"-48" ROUND 36"-48" ROUND 36"-48" ROUND 102 & LARGER ROUND 102 & LARGER ROUND 15"-30" ARCH EQUIVALENT 36"-48" ARCH EQUIVALENT 36"-48" ARCH EQUIVALENT 78"-96" ARCH EQUIVALENT 102" & LARGER ARCH EQUIVALENT 102" & LARGER ARCH EQUIVALENT 102" & LARGER ARCH EQUIVALENT 102" & LARGER ARCH EQUIVALENT 30"-48" ROUND 30"-48" ROUND 30"-48" ROUND 54"-72" ROUND 108" & LARGER 15"-24" ARCH EQUIVALENT 30"-48" ARCH EQUIVALENT 30"-48" ARCH EQUIVALENT 30"-48" ARCH EQUIVALENT 30"-48" ARCH EQUIVALENT 30"-48" ARCH EQUIVALENT 54"-72" ARCH EQUIVALENT 30"-48" ARCH EQUIVALENT 30"-48" ARCH EQUIVALENT 30"-48" ARCH EQUIVALENT 30"-48" ARCH EQUIVALENT 54"-72" ARCH EQUIVALENT 30"-48" ARCH EQUIVALENT 30"-48" ARCH EQUIVALENT 54"-72" ARCH EQUIVALENT 30"-48" ARCH EQUIVALENT	M COVER MINIMUM COVER 7" 12" [12"] 18" (12") [15"] 21" (15") [18"] (18") [27"] (24") [33"] 18" [18"] 24" (12") [18"] 24" (12") [18"] 24" (12") [24"] (18") [30"] (24") 15" [12"] 18" (12") [18"] 24" (18") [24"] (24") [30"] (24") [30"] (24") [30"] (24" (18") [24"] (24" (18") [24"] (24" (18") [24"] (24" (18") [24"] (24" (18") [24"] (30") 24" [21"] 27" (15") [24"] 30" (18") [27"] (24") [30"] (30") 15" 0RRUGATIONS	DATE UATE DATE MARSTRONG DATE DRAMN BA MI CHKD. BA  TB	CENERAL NO
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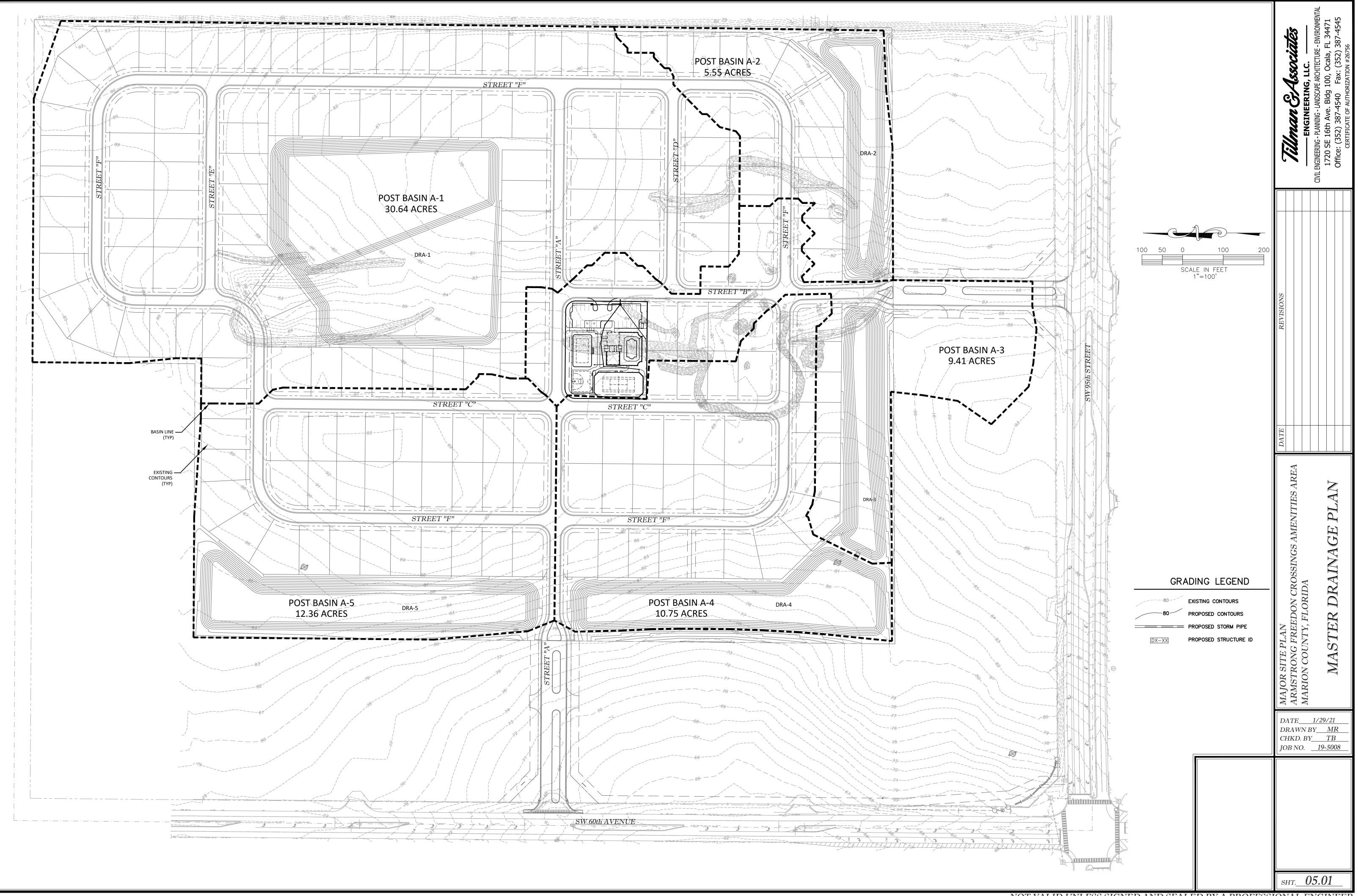
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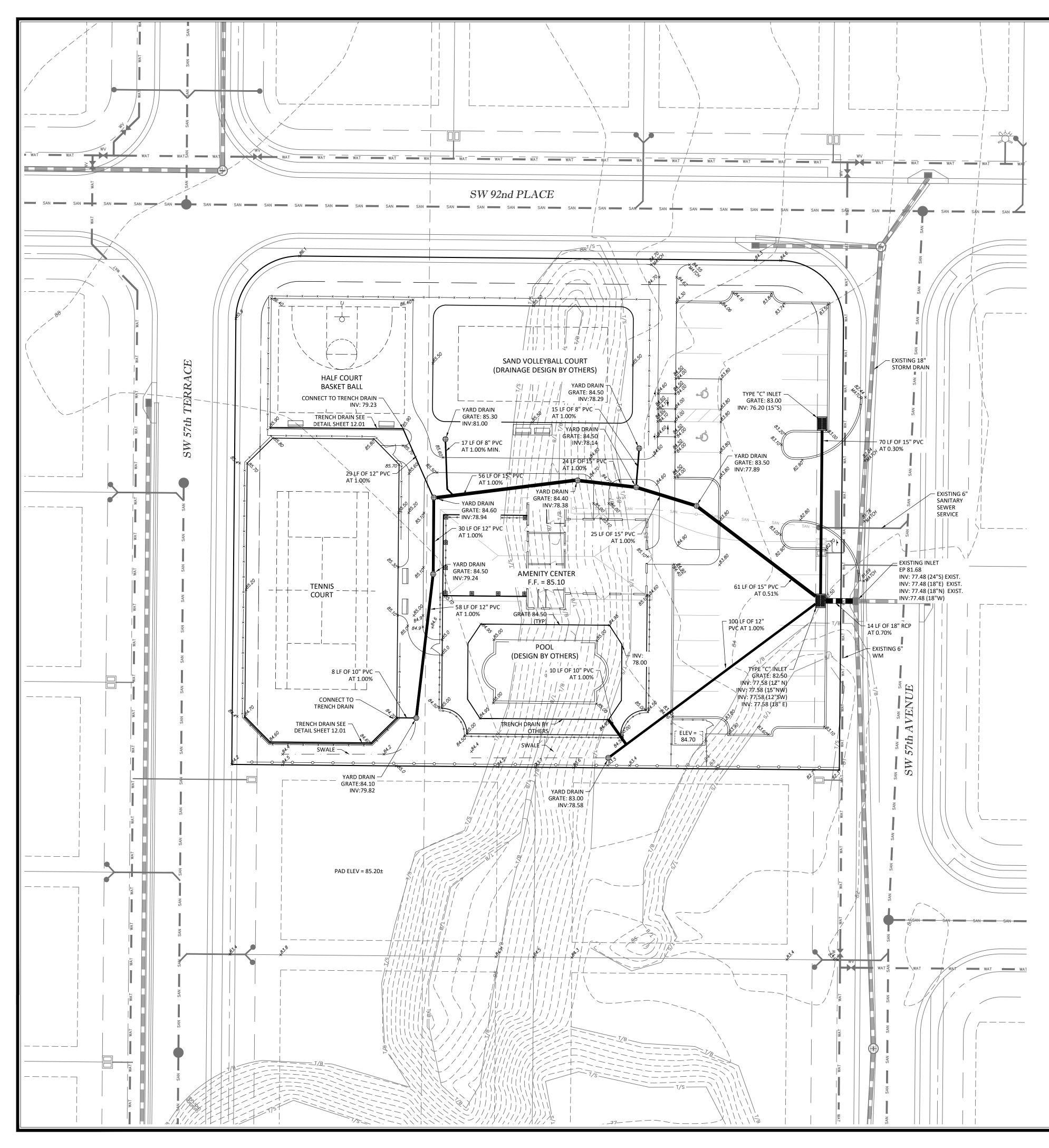
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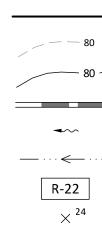
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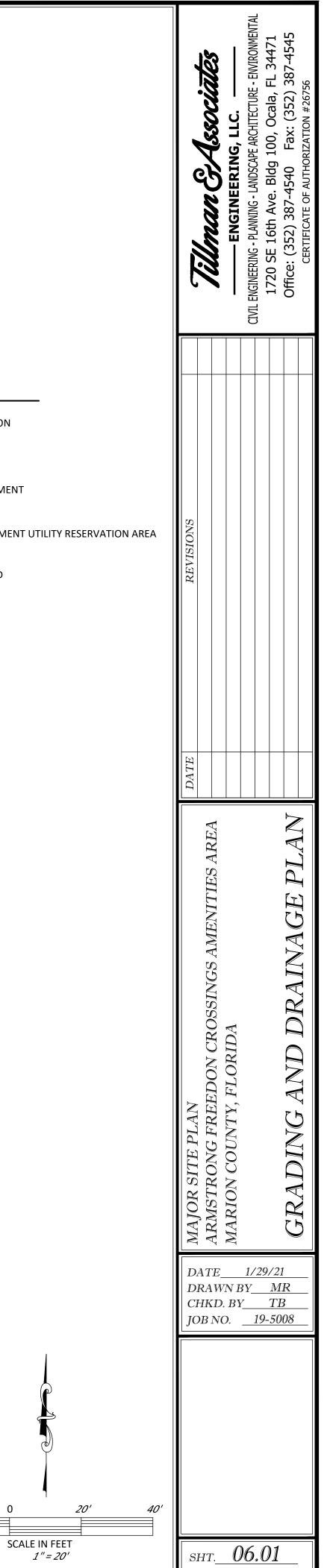
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95.40 95.5

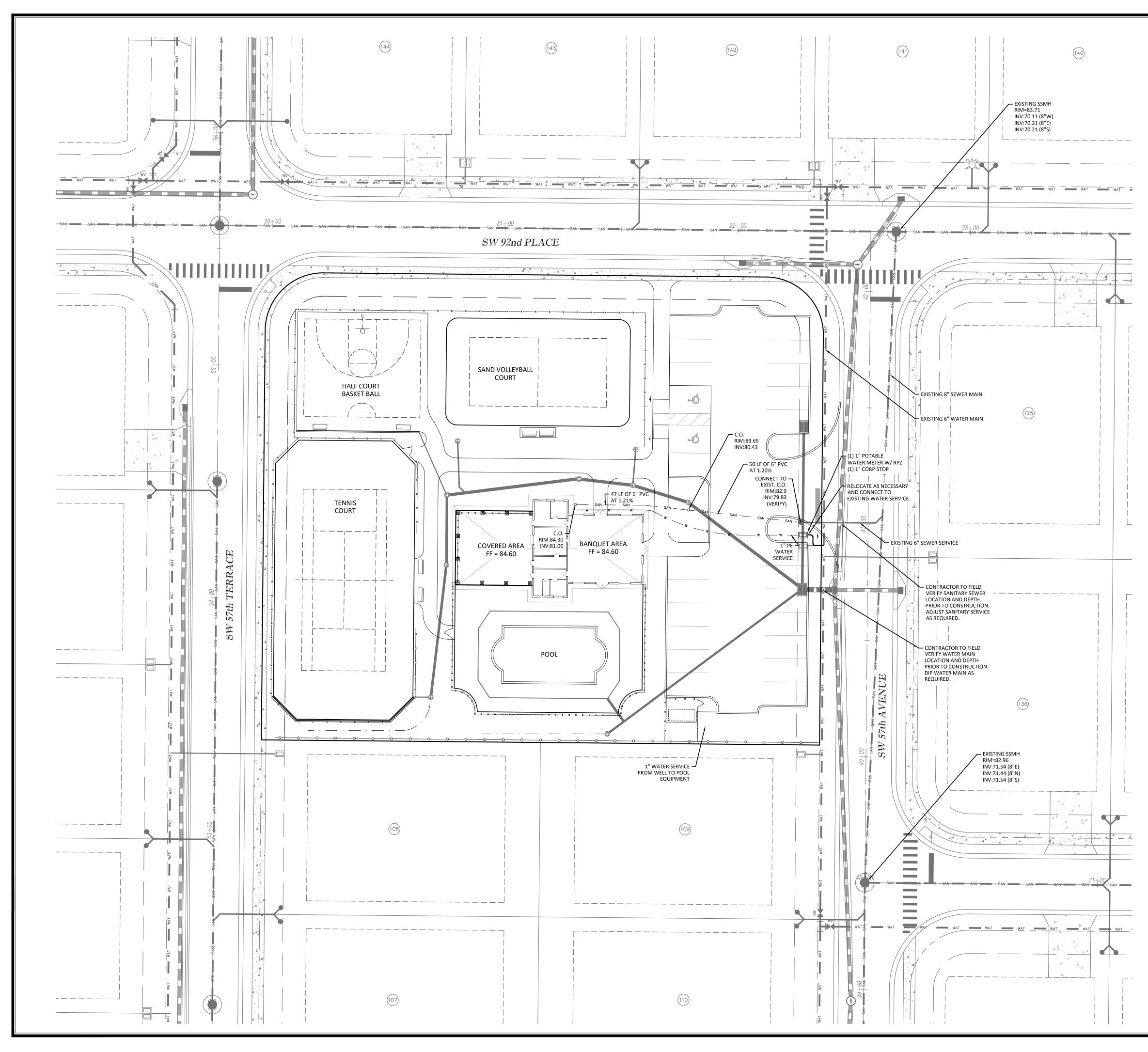
NOTES:

	GRADING LI	EGEND	
)	EXISTING CONTOURS	F.F.	FINISH FLOOR ELEVATION
) —	PROPOSED CONTOURS	D.E.	DRAINAGE EASEMENT
	PROPOSED STORM PIPE	U.E.	UTILITY EASEMENT
	PROPOSED FLOW DIRECTION	I.E.E.	INGRESS/EGRESS EASEMENT
· ·	PROPOSED SWALE BOTTOM	L.B.	LANDSCAPE BUFFER
	PROPOSED STRUCTURE ID	P.S.E.U.R.A.	PRIVATE SPECIFIC EASEMENT UTILITY RESERVATION AREA
	POND CONSTRUCTION POINTS		
	PROPOSED SEWER MANHOLE	EX. R-22	EXISTING STRUCTURE ID
	PROPOSED SPOT ELEVATION		
Í	TOP OF CURB ELEVATION EDGE OF PAVEMENT ELEVATION		

1. ALL ACCESSIBLE ROUTES SHALL HAVE A MAXIMUM LONGITUDINAL SLOPE OF 5% AND A MAXIMUM CROSS SLOPE OF 2%



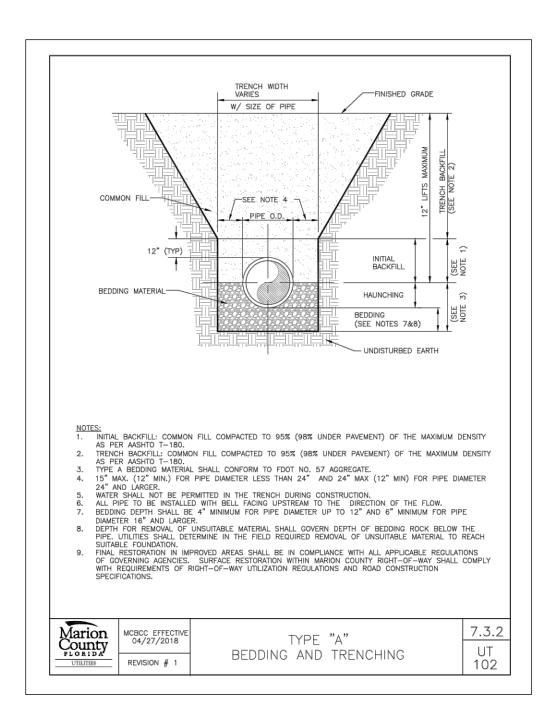
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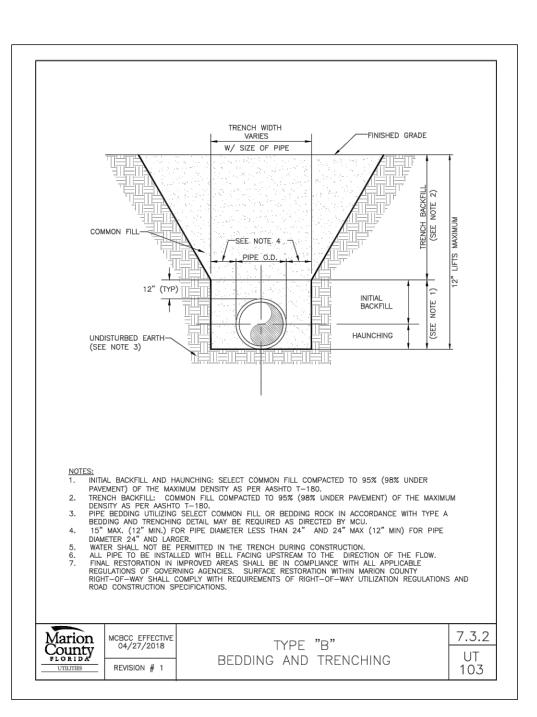


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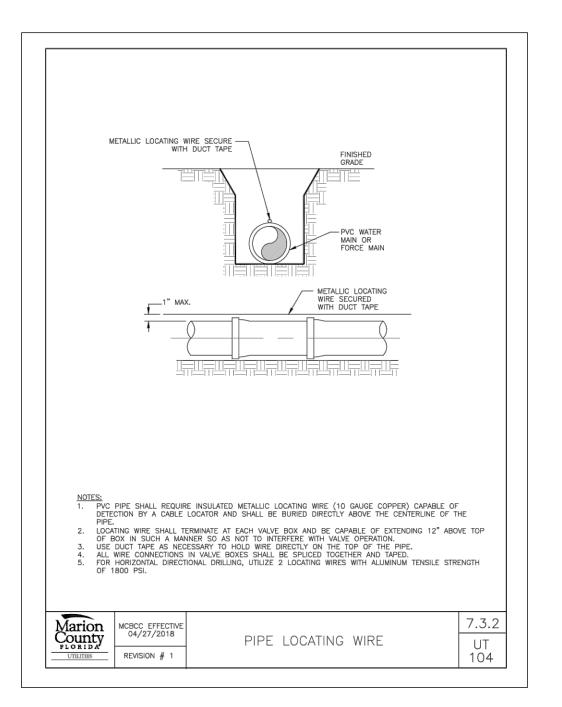
		Circle of anti-action       Circle of anti-action         ENGINEERING       ENGINEERING, LIC.         ENGINEERING       ENGINEERING, LIC.         CIVIL ENGINEERING       ENGINEERING, LANDSCAPE ARCHITECTURE - ENVIRONMENTAL         1720 SE 16th Ave. Bldg 100, Ocala, FL 34471       Office: (352) 387-4540         Office: (352) 387-4540       Fax: (352) 387-4545         CERTIFICATE OF AUTHORIZATION #26756
SAN WAT SAN WAT SAN WAT SAN O S-10 O S-10 O O O O O O O O O O O O O O O O O O O	<ul> <li>20' 10' 0 20' 40'</li> <li>SCALE IN FEET SCALE IN FEET J"= 20'</li> <li>UTILITY LEGEND</li> <li>EXISTING SANITARY MAIN</li> <li>EXISTING WATER MAIN</li> <li>PROPOSED SANITARY MAIN</li> <li>PROPOSED SANITARY MAIN</li> <li>GATE VALVE</li> <li>REDUCER</li> <li>WATER METER</li> <li>BACKFLOW PREVENTER</li> <li>CLEANOUT</li> <li>SANITARY MANHOLE</li> <li>PROPOSED SITE LIGHTING (SEE SLEEVING PLAN)</li> </ul>	DATE       REVISIONS         Image: Image
2. CONTRA 3. UTILITIE 4. UTILITY MEETIN ALEJANI REACHE	GREASE TRAP FIRE HYDRANT ASSEMBLY FIRE DEPARTMENT CONNECTION BACTERIOLOGICAL SAMPLE POINT BUILTS SHALL COMPLY WITH THE CURRENT LDC, SECTION 6.14.8. CATOR TO FIELD VERIFY ALL UTILITY LOCATIONS AND DEPTHS. SIN PROPOSED EASEMENT TO BE TRANSFERRED TO MARION COUNTY UTILITIES. INSTALLATION PROJECTS SHALL BE INSPECTED BY MCUD. A PRE-CONSTRUCTION GIS TO BE ORGANIZED WITH THE MCUD CONSTRUCTION PROJECT MANAGER, DRO RAD, 72 HOURS PRIOR TO START OF CONSTRUCTION. MR. RAD CAN BE D AT (352) 307-6012 OR Alejandro. Rad@marioncountyfl.org LL AND IRRIGATION TO BE PROVIDED BY 4" WELL.	MAJOR SITE PLAN ARMSTRONG FREEDON CROSSINGS AMENITIES AREA MARION COUNTY, FLORIDA UTILITY PLAN
	OT VALID UNLESS SIGNED AND SEALED BY A PROFE	DATE <u>1/29/21</u> DRAWN BY <u>MR</u> CHKD. BY <u>TB</u> JOB NO. <u>19-5008</u>

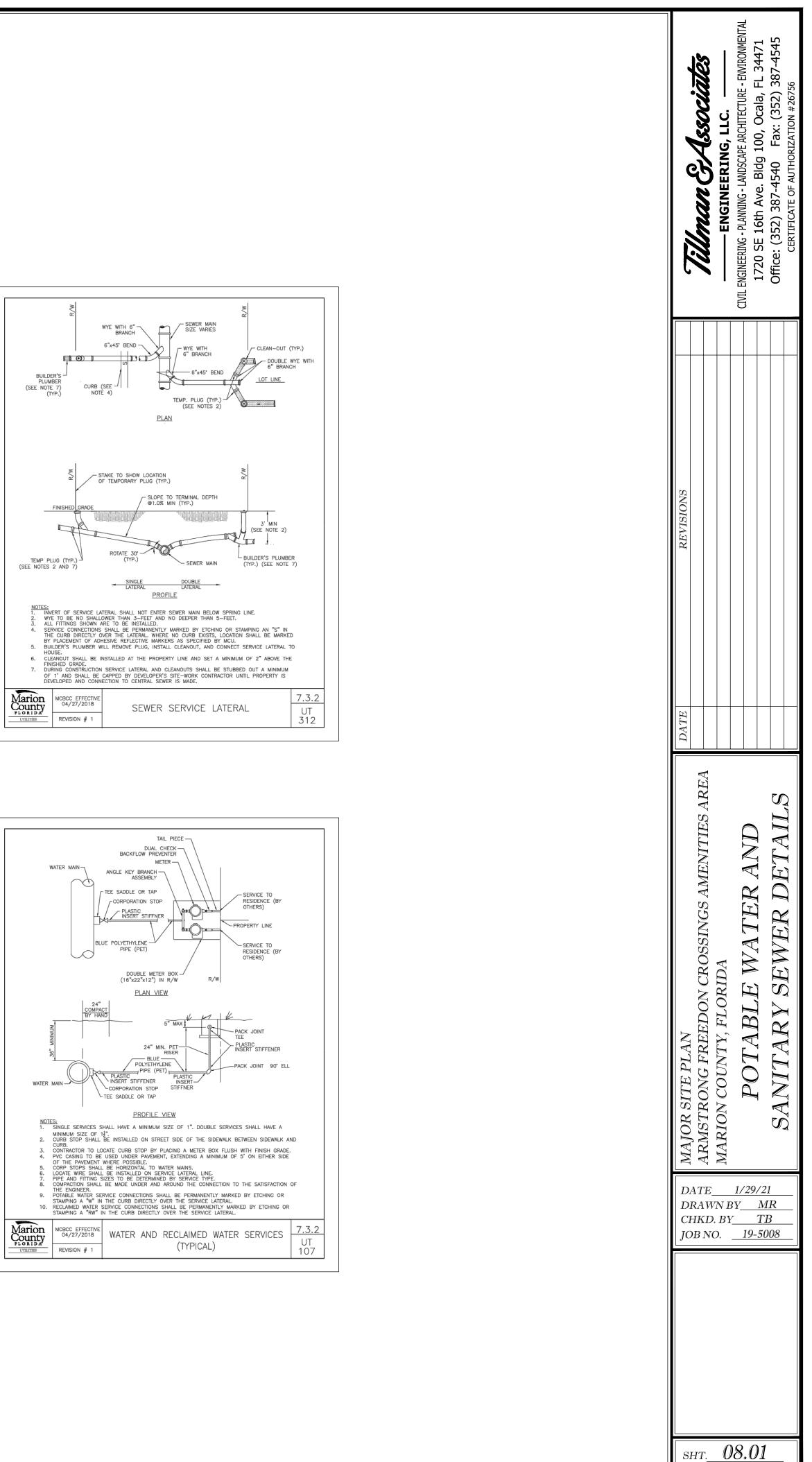
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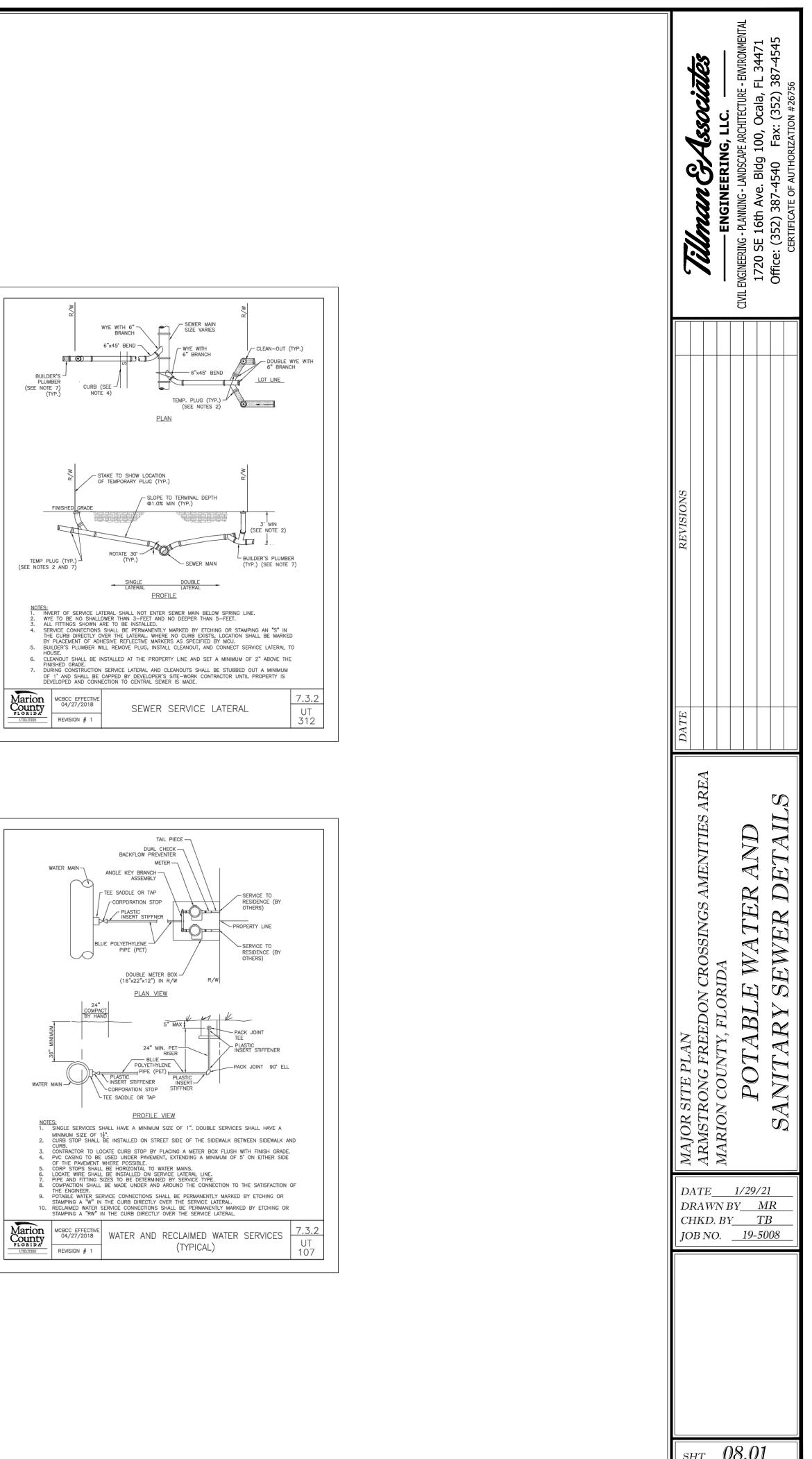


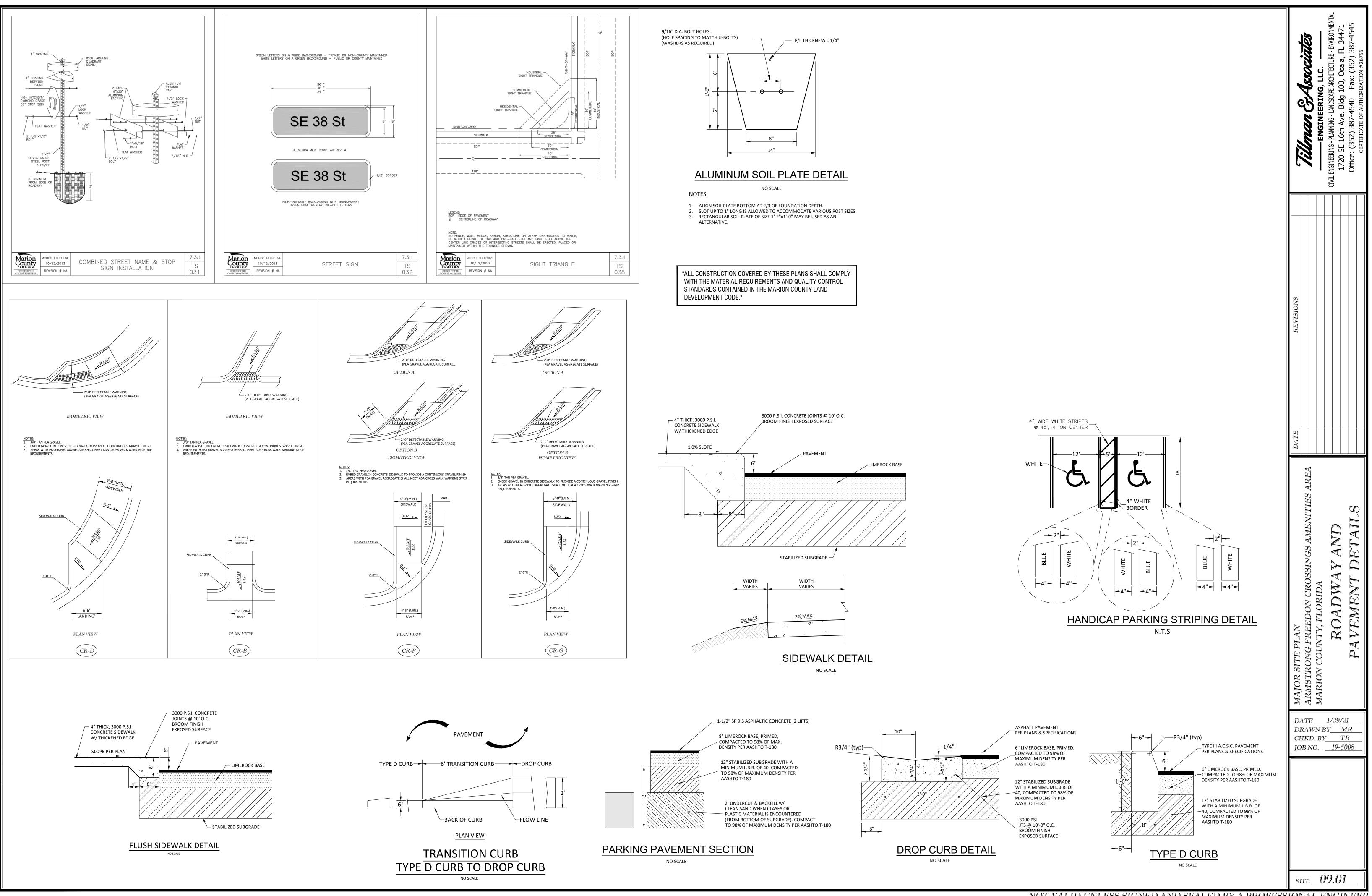


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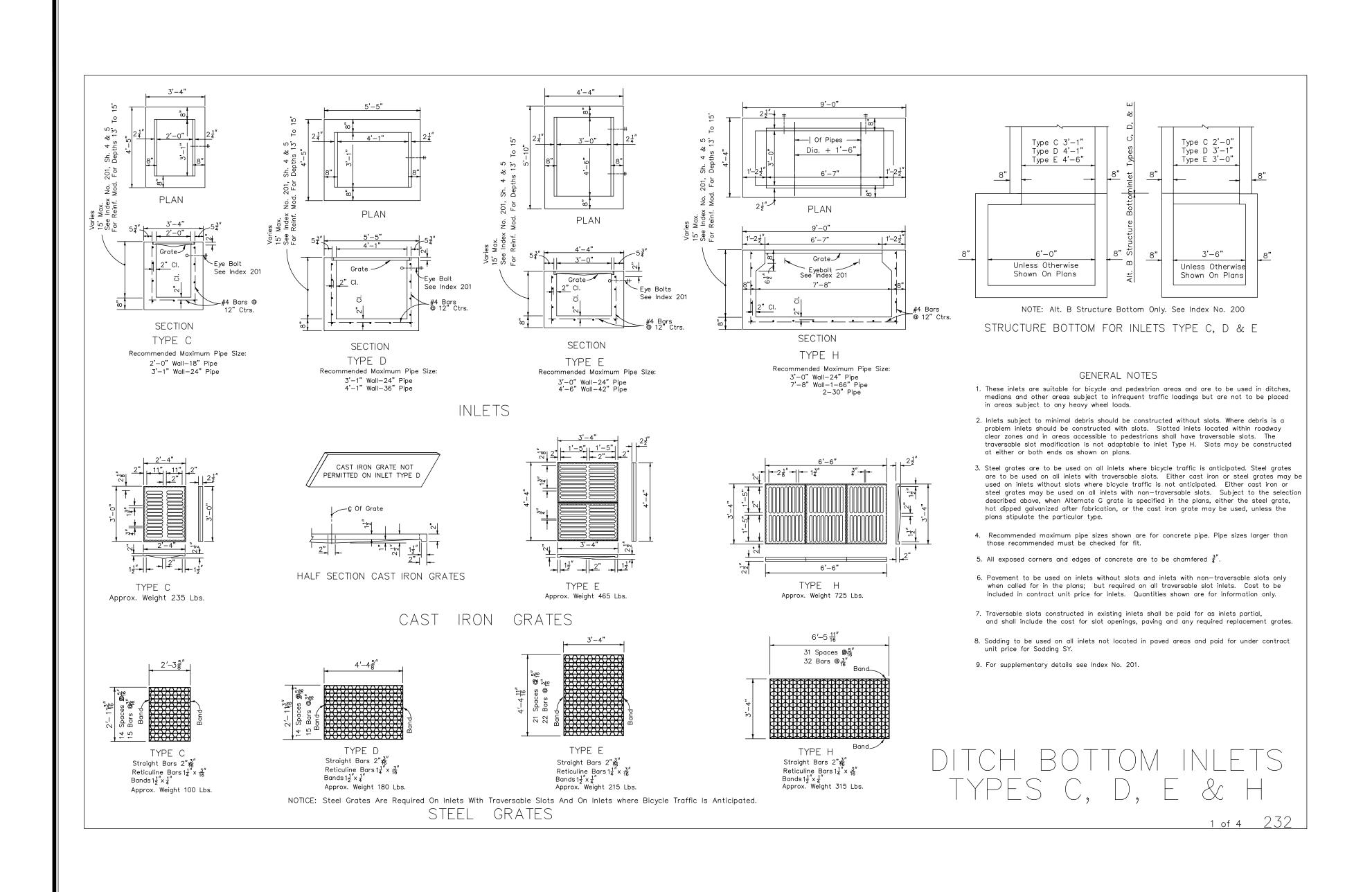








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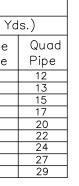


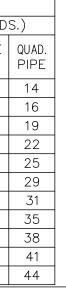
## SINGLE AND MULTIPLE ROUND CONCRETE PIPE

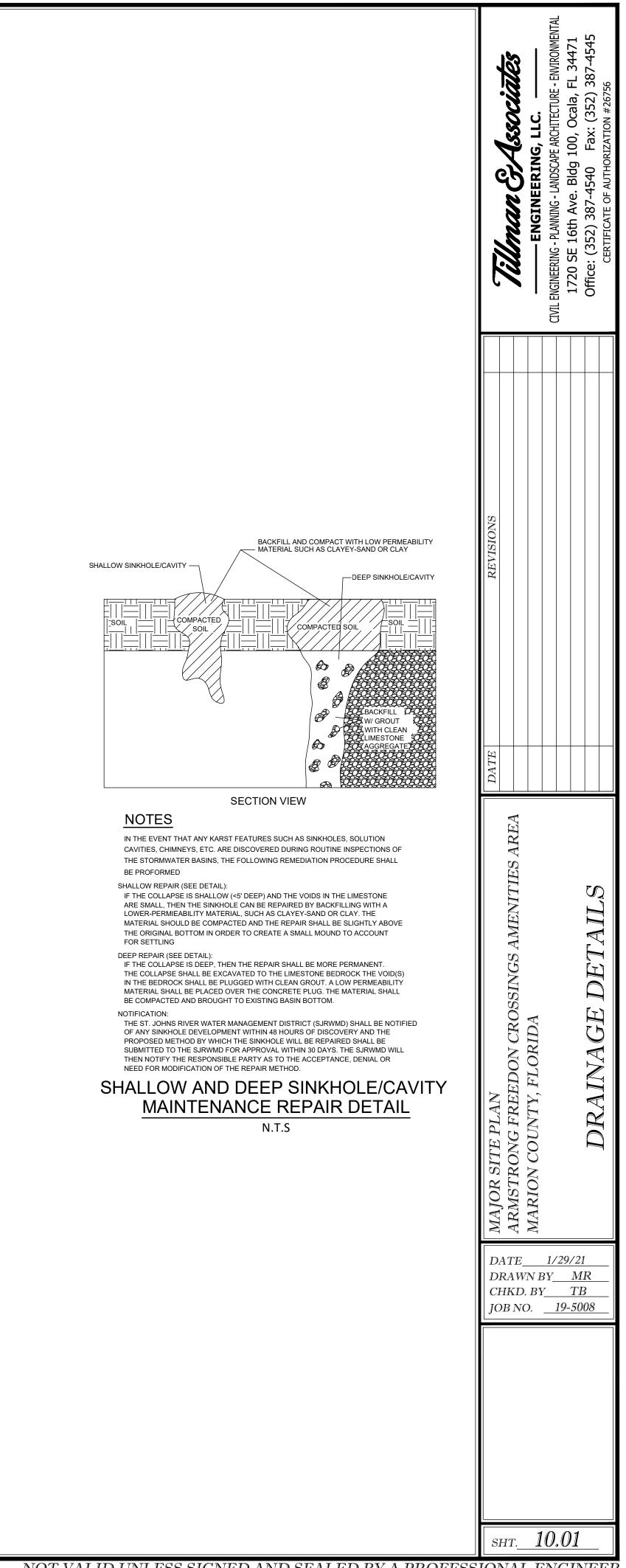
									Γ	DIMEN	SIONS	&	QUAN	TITIES							
									١	N			GRATE	SIZES	CO	NCRETE	(Cu. )	ŕds.)	S	ODDING	(Sq. Yd
D	X	А	В	С	Е	F	G	Single	Double	Triple	Quad	N	Standard	Extra	Single	Double	Triple	Quad	Single	Double	Triple
								Pipe	Pipe	Pipe	Pipe		WeightPipe	Strong Pipe	e Pipe	Pipe	Pipe	Pipe	Pipe	Pipe	Pipe
15"	2'-7"	2.27'	4.09'	6.36'	4.03'	8'	1.22'	4.63'	7.21'	9.79'	12.37'	1.19'			0.76	1.16	1.54	1.94	8	10	11
18"	2'-10"	2.36'	5.12'	7.48'	5.03'	9'	1.41'	4.92'	7.75'	10.58'	13.42'	1.21'			0.85	1.28	1.71	2.17	9	10	12
24"	3'-5"	2.53'	7.18'∆	9.71'	7.03'∆	11'	1.73'	5.50'	8.92'	12.33'	15.75'	1.25'			1.02	1.58	2.15	2.75	10	12	13
30"	4'-3"	2.70 <b>'</b>	9.25'	11.95'	9.03'	13'	2.00'	6.08'	10.33'	14.58'	18.83'	1.29'	2 <u>1</u> ″	3"	1.23	1.98	2.74	3.50	12	14	15
36"	5'-1"	2.87'	11.31�		11.030	15'	2.24'	6.67'	11.75'	16.83'	21.92'	1.33'	2 <u>1</u> "	3"	1.40	2.38	3.33	4.24	13	15	17
42"	6'-0"	3.05'	13.37'	16.42'	13.03'	17'	2.45'	7.25'	13.25'	19.25'	25.25'	1.38'	2 <u>1</u> ″	$3\frac{1}{2}$	1.60	2.83	4.04	5.26	14	17	19
48"	6'-9"	3.22'	15.43'	18.65'	15.03'	19'	2.65'	7.83'	14.58'	21.33'	28.08'	1.42'	2 <u>1</u> "	$3\frac{1}{2}$	1.81	3.26	4.70	6.14	15	18	21
54"	7'-8"	3.39'	17.49'	20.88'	17.03'	21'	2.83'	8.42'	16.08'	23.75'	31.42'	1.46'	3"	4"	2.03	3.78	5.54	7.28	17	20	23
60"	8'-6"	3.56'	19.55'	23.11'	19.03'	23'	3.00'	9.00'	17.50'	26.00'	34.50'	1.50'	3"	4"	2.28	4.36	6.43	8.50	18	22	25
			△6.42'		△ 6.25'	Dimensio	ons permi	itted to c	Illow use	of 8' sto	indard pip	e lengt	hs.								
			◇10.40'		◇10.10'	Dimensio	ons permi	itted to c	llow use	of 12' st	andard pi	ipe lend	iths.								
		Δ	♦ Concre	te slab s																	
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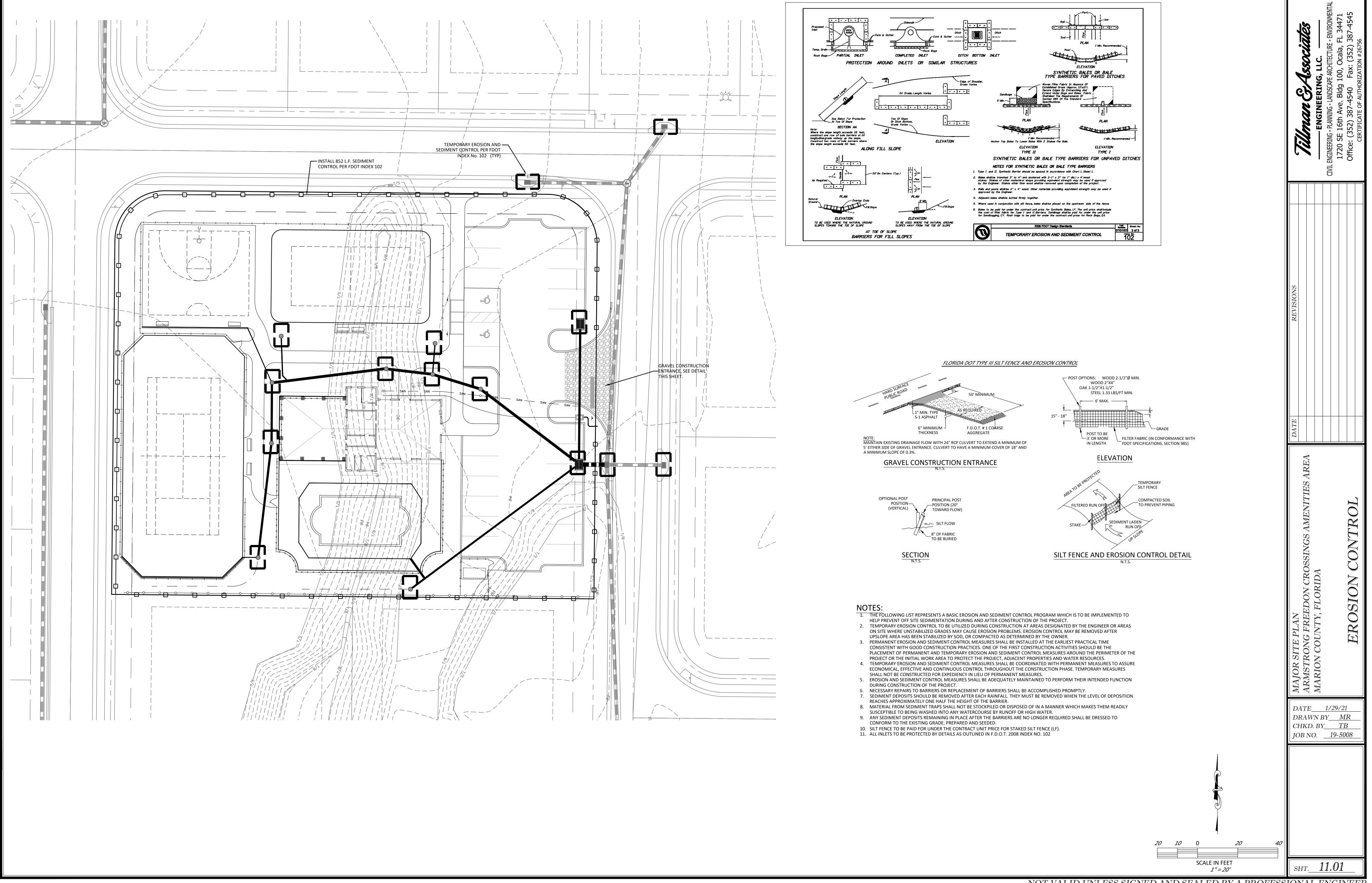
	DIMENSIONS & QUANTITIES																					
										١	N			GRATE	SIZES	CO	NCRETE	(CU.Y	ƊS)	SC	DDING	(SQ.YD
RISE R	SPAN S	X	A	В	С	E	F	G	SINGLE PIPE	DOUBLE PIPE	TRIPLE PIPE	QUAD. PIPE	Ν	STANDARD WEIGHT PIPE	EXTRA STRONG PIPE	SINGLE PIPE	DOUBLE PIPE	TRIPLE PIPE	QUAD. PIPE	SINGLE PIPE	DOUBLE PIPE	TRIPLE PIPE
12"	18"	2'-10"	2.36'	3.06'	5.42'	3.03'	5'	1.50'	4.92'	7.75'	10.58'	13.42'	1.21'			0.30	0.45	0.61	0.76	9	11	12
14"	23"	3'-4"	2.44'	3.75'	6.19'	3.70'	6'	1.90'	5.38'	8.71'	12.04'	15.38'	1.23'			0.36	0.56	0.76	0.95	9	12	14
19"	30"	4'-0"	2.62'	5.47'	8.09'	5.36'	8'	2.37'	6.04'	10.04'	14.04'	18.04'	1.27'	2 1/2"	3"	0.51	0.79	1.08	1.36	11	13	16
24"	38"	5'-0"	2.79'	7.18'	9.97'	7.03'	10'	2.85'	6.79'	11.79'	16.79'	21.79'	1.31'	2 1/2"	3"	0.68	1.10	1.53	1.96	12	15	19
29"	45"	5'-11"	3.05'	8.90'	11.95'	8.70'	12'	3.19'	7.50'	13.42'	19.33'	25.25'	1.38'	2 1/2"	3 1/2"	0.96	1.45	2.04	2.63	13	17	21
34"	53"	7'-0"	3.22'	10.62'	13.84'	10.36'	13'	3.57'	8.25'	15.25'	22.25'	29.25'	1.42'	3"	3 1/2"	1.02	1.81	2.60	3.39	15	19	24
38"	60"	7-'10"	3.39'	11.99'	15.38'	11.70'	15'	3.95'	8.92'	16.75'	24.58'	32.42'	1.46'	3"	4"	1.18	2.14	3.10	4.05	16	21	26
43"	68"	8'-11"	3.56'	13.71'	17.27'	13.36'	17'	4.28'	9.57'	18.58'	27.50'	36.42'	1.50'	3"	4"	1.38	2.58	3.79	4.99	17	23	29
48"	76"	9'-11"	3.73'	15.43'	19.16'	15.03'	19'	4.59'	10.42'	20.33'	30.25'	40.17'	1.54'	SPECIAL	SPECIAL	1.59	3.05	4.51	5.97	18	25	32
53"	83"	10'-8"	3.91'	17.15'	21.06'	16.70'	20'	4.77'	11.08'	21.75'	32.42'	43.08'	1.58'	SPECIAL	SPECIAL	1.80	3.50	5.19	6.88	20	27	34
58"	91"	11'-8"	4.08'	18.87'	22.95'	18.36'	22'	5.01'	11.83'	23.50'	35.17'	46.83'	1.63'	SPECIAL	SPECIAL	2.04	4.04	6.05	8.05	21	29	37

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### DESCRIPTION: (AS FURNISHED)

PER TITLE COMMITMENT NO. 2076-4035364, ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, FOR GRAY, ACKERMAN AND HAINES, P.A., ISSUING OFFICE FILE NO. 18-2142, BEARING A COMMITMENT DATE OF JUNE 13, 2018.

#### (RESIDENTIAL TRACT)

A PORTION OF THE N.W. 1/4 OF SECTION 21, TOWNSHIP 16 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE N.W. CORNER OF SAID SECTION 21; THENCE ALONG THE WEST BOUNDARY OF SAID SECTION 21, S.00°32'01"W., A DISTANCE OF 439.90 FEET; THENCE DEPARTING SAID WEST BOUNDARY, S.89°41'32"E., A DISTANCE OF 55.00 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF S.W. 60TH AVENUE (RIGHT OF WAY WIDTH VARIES), SAID POINT ALSO BEING THE S.W. CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3148, PAGE 164 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE DEPARTING THE EAST RIGHT OF WAY LINE OF S.W. 60TH AVENUE, ALONG THE SOUTH BOUNDARY OF SAID LANDS, S.89°41'32"E., A DISTANCE OF 400.00 FEET TO THE POINT OF BEGINNING. THENCE CONTINUE ALONG SAID SOUTH BOUNDARY, S.89'41'32"E., A DISTANCE OF 673.72 FEET TO THE S.E. CORNER OF SAID LANDS; THENCE DEPARTING THE SOUTH BOUNDARY OF SAID LANDS, ALONG THE EAST BOUNDARY OF SAID LANDS, N.00°33'22"E., A DISTANCE OF 400.05 FEET TO THE N.E. CORNER OF SAID LANDS AND A POINT ON THE SOUTH RIGHT OF WAY LINE OF S.W. 90TH STREET (80' RIGHT OF WAY)(NOT OPEN); THENCE DEPARTING THE EAST BOUNDARY OF SAID LANDS, ALONG SAID SOUTH RIGHT OF WAY LINE, S.89°42'34"E., A DISTANCE OF 843.23 FEET TO THE N.W. CORNER OF BRADFORD FARMS AS RECORDED IN PLAT BOOK 7, PAGES 193 AND 194 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE DEPARTING THE SOUTH RIGHT OF WAY LINE OF S.W. 90TH STREET, ALONG THE WEST BOUNDARY OF SAID BRADFORD FARMS, S.00°31'58"W., A DISTANCE OF 2111.16 FEET; THENCE DEPARTING SAID WEST BOUNDARY, S.89°42'46"W., A DISTANCE OF 1517.28 FEET; THENCE N.00°32'01"E., A DISTANCE OF 1726.61 FEET TO THE POINT OF BEGINNING.

#### (ENTRANCE TRACT 1)

A PORTION OF THE N.W. 1/4 OF SECTION 21, TOWNSHIP 16 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE N.W. CORNER OF SAID SECTION 21; THENCE ALONG THE WEST BOUNDARY OF SAID SECTION 21, S.00°32'01"W., A DISTANCE OF 1232.13 FEET; THENCE DEPARTING SAID WEST BOUNDARY, S.89°41'28"E., A DISTANCE OF 55.00 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF S.W. 60TH AVENUE (RIGHT OF WAY WIDTH VARIES), SAID POINT ALSO BEING THE POINT OF BEGINNING. THENCE S.44°52'36"E., A DISTANCE OF 99.81 FEET; THENCE S.89°41'28"E., A DISTANCE OF 328.92 FEET; THENCE S.00°32'01"W., A DISTANCE OF 50.00 FEET; THENCE N.89°41'28"W., A DISTANCE OF 331.01 FEET; THENCE S.45°08'59"W., A DISTANCE OF 98.22 FEET TO A POINT ON THE AFOREMENTIONED EAST RIGHT OF WAY LINE OF S.W. 60TH AVENUE; THENCE ALONG SAID EAST RIGHT OF WAY LINE, N.00°32'01"E., A DISTANCE OF 190.00 FEET TO THE POINT OF BEGINNING

TOGETHER WITH A 20 FOOT LANDSCAPE BUFFER AND UTILITY EASEMENT DESCRIBED AS FOLLOWS:

COMMENCE AT THE N.W. CORNER OF SAID SECTION 21; THENCE ALONG THE WEST BOUNDARY OF SAID SECTION 21, S.00°32'01"W., A DISTANCE OF 1232.13 FEET; THENCE DEPARTING SAID WEST BOUNDARY, S.89°41'28"E., A DISTANCE OF 55.00 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF S.W. 60TH AVENUE (RIGHT OF WAY WIDTH VARIES), SAID POINT ALSO BEING THE POINT OF BEGINNING. THENCE ALONG SAID EAST RIGHT OF WAY LINE, N.00°32'01"E., A DISTANCE OF 28.08 FEET; THENCE DEPARTING SAID EAST RIGHT OF WAY LINE, S.44°52'36"E., A DISTANCE OF 111.28 FEET; THENCE S.89°41'28"E., A DISTANCE OF 320.75 FEET; THENCE S.00°32'01"W., A DISTANCE OF 20.00 FEET; THENCE N.89°41'28"W., A DISTANCE OF 328.92 FEET; THENCE N.44°52'36"W., A DISTANCE OF 99.81 FEET TO THE POINT OF BEGINNING.

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#### (ENTRANCE TRACT 2)

A PORTION OF THE N.W. 1/4 OF SECTION 21, TOWNSHIP 16 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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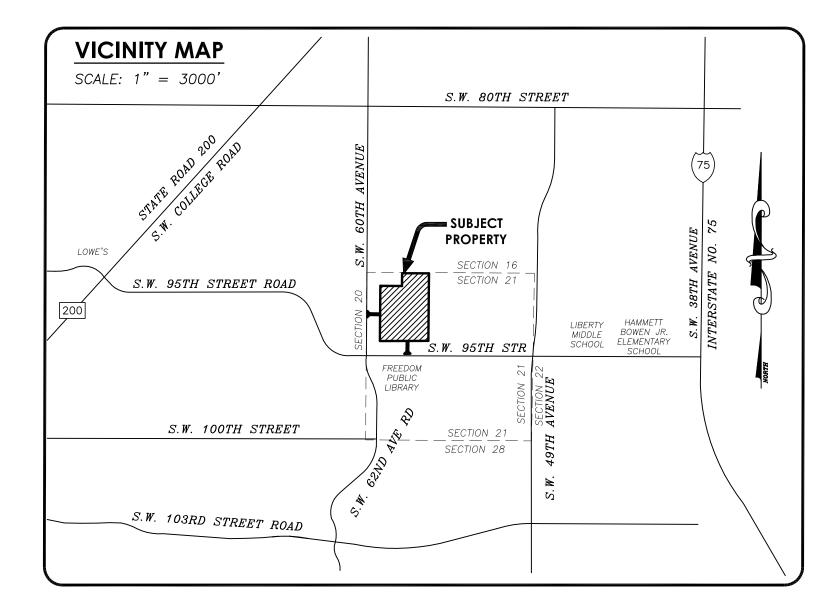
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# SECTION 21, TOWNSHIP 16 SOUTH, RANGE 21 EAST **MARION COUNTY, FLORIDA**



- **CERTIFIED TO:**
- 1. CHRIS ARMSTRONG
- 2. GRAY, ACKERMAN AND HAINES, P.A.
- 3. FIRST AMERICAN TITLE INSURANCE COMPANY 4. GILLIGAN, GOODING, FRANJOLA & BATSEL, P.A.
  - **STATE PLANE COORDINATES:**

POINT	NORTHING	EASTING	SCALE FACTOR
COED 0013	1735050.441	588972.398	0.999946351
$\langle A \rangle$	1729367.9033	586404.3887	0.999946754
$\langle B \rangle$	1729362.2985	587478.0946	0.999946583
$\langle C \rangle$	1729762.3335	587481.9145	0.999946583
	1729758.1913	588325.1303	0.999946451
E	1727247.0932	588302.1801	0.999946454

SEE SHEET 2 OF 2 FOR SURVEY DRAWING

**LEGEND** UNLESS OTHERWISE NOTED

- = CENTERLINE OF RIGHT OF WAY
- O.R. = OFFICIAL RECORDS OF MARION COUNTY
- $\langle \overline{A} \rangle$  = STATE PLANE COORDINATE
- = FOUND 5/8" IRON ROD & CAP
- = SET SPIKE (TEMPORARY PROPERTY CORNER) 0
- = FOUND 4"  $\times$  4" CONCRETE MONUMENT = SET 4" x 4" CONCRETE MONUMENT – LB 5091
- = FOUND NAIL & DISC = FIELD MEASUREMENT = PER PROVIDED TITLE COMMITMENT = DEED DIMENSION = CALCULATED DIMENSION (C) = DRAINAGE MANHOLE = STORM DRAINAGE GRATE = CURB INLET GRATE ШП = SANITARY MANHOLE = SANITARY CLEANOUT = SEWER VALVE  $\blacktriangleright$ = WOOD POWER POLE
- -Q-= METAL LIGHT POLE
- = CONCRETE POWER POLE = ELECTRIC TRANSFORMER ET = ELECTRIC BOX = GUY ANCHOR = TELEPHONE BOX = CABLE BOX
- = FIBER OPTIC CABLE MARKER = FIRE HYDRANT Ŭ, = WATER VALVE  $\mathbf{M}$
- *= WATER METER*  $\implies$  = BACKFLOW PREVENTOR = IRRIGATION CONTROL VALVE
- W = WELL = FIRE DEPARTMENT CONNECTION
- (FD) = GAS VALVE  $\bowtie$
- $\rightarrow$  = SIGN
- TR = TRAFFIC SIGNAL CONTROL BOX  $\hat{\Box}$  = CONCRETE TRAFFIC SIGNAL BOX
- ++ = TRAFFIC SIGNALIZATION MAST ARM P.V.C. = POLYVINYL CHLORIDE
- r.c.p. = REINFORCED CONCRETE PIPE
- C.M.P. = CORRUGATED METAL PIPEH.D.P.E. = HIGH DENSITY POLYETHYLENE
- $----_{A/E}$  = AERIAL ELECTRIC --- TR --- = OVERHEAD TRAFFIC SIGNALIZATION  $--- \tau --- = UNDERGROUND TELEPHONE LINE$
- ---- w --- = UNDERGROUND WATER LINE---- G ---- = UNDERGROUND GAS LINE
- -- san -- = UNDERGROUND SANITARY SEWER LINE
- $--- \epsilon --- = UNDERGROUND ELECTRIC$
- $-\sqrt{-}$  = BROKEN LINE; NOT DRAWN TO SCALE = DENOTES CONCRETE
- = DENOTES ASPHALT

**DESCRIPTION:** (AS SURVEYED) (ENTRANCE TRACT 2)

A PORTION OF THE N.W. 1/4 OF SECTION 21, TOWNSHIP 16 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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TOGETHER WITH A 20 FOOT LANDSCAPE BUFFER AND UTILITY EASEMENT DESCRIBED AS FOLLOWS:

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- 1. DATE OF FIELD SURVEY: AUGUST 31. 2018
- 3. UNLESS OTHERWISE SHOWN, UNDERGROUND IMPROVEMENTS NOT LOCATED
- 4. PUBLIC RECORDS NOT SEARCHED BY R.M. BARRINEAU & ASSOCIATES, INC.
- EAST AS BEING S.00°32'01"W.
- $COED \ 0013, \ ELEVATION = 84.75' (NAVD \ 1988)$ 7. ORIENTATION FOR THE IMPROVEMENTS SHOWN HEREON SHOULD NOT BE USED TO RECONSTRUCT BOUNDARY LINES.
- CONSENT OF THE SIGNING PARTY OR PARTIES.
- ASSOCIATES, INC. STREET AND DOES NOT LIE WITHIN SUBJECT PROPERTY.

- S.W. 95TH STREET AND DOES NOT LIE WITHIN SUBJECT PROPERTY.

- 90TH STREET AND DOES NOT LIE WITHIN SUBJECT PROPERTY.
- OTHERWISE NOTED.

## SHEET 1 OF 2 ONE IS NOT COMPLETE WITHOUT THE OTHER

TRAVIS

# 2. SUBJECT TO RIGHTS OF WAY, RESTRICTIONS, EASEMENTS AND RESERVATIONS OF RECORD.

5. BEARINGS ARE ASSUMED BASED ON THE WEST BOUNDARY OF THE N.W. 1/4 OF SECTION 21, TOWNSHIP 16 SOUTH, RANGE 21

6. VERTICAL DATUM AND STATE PLANE COORDINATES BASED ON CITY OF OCALA ENGINEERING DEPARTMENT GPS CONTROL POINT

8. ADDITIONS OR DELETIONS TO SURVEY MAPS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN 9. THIS SURVEY DEPICTS THE PROPERTY AS IT EXISTED ON THE SURVEY DATE, NOT NECESSARILY THE SIGNATURE DATE.

10. THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE BENEFIT OF THE PARTY(IES) NAMED HEREON, AND SHALL NOT BE DUPLICATED OR RELIED UPON BY ANY OTHER INDIVIDUAL OR ENTITY WITHOUT AUTHORIZATION FROM R.M. BARRINEAU &

11. RIGHT OF WAY DEED AS RECORDED IN DEED BOOK 309, PAGE 308 LIES WITHIN THE ADJACENT RIGHT OF WAY OF S.W. 95TH 12. RIGHT OF WAY DEED AS RECORDED IN DEED BOOK 347, PAGE 555 LIES WITHIN THE ADJACENT RIGHT OF WAY OF S.W. 95TH STREET AND DOES NOT LIE WITHIN SUBJECT PROPERTY.

13. RIGHT OF WAY DEED AS RECORDED IN OFFICIAL RECORDS BOOK 2337, PAGE 861 LIES WITHIN THE ADJACENT RIGHTS OF WAY OF S.W. 95TH STREET AND S.W. 60TH AVENUE AND DOES NOT LIE WITHIN SUBJECT PROPERTY. 14. SPECIAL WARRANTY DEED AS RECORDED IN OFFICIAL RECORDS BOOK 4719, PAGE 1331 LIES WITHIN THE ADJACENT RIGHTS OF WAY OF S.W. 95TH STREET AND S.W. 60TH AVENUE AND DOES NOT LIE WITHIN SUBJECT PROPERTY. 15. SPECIAL WARRANTY DEED AS RECORDED IN OFFICIAL RECORDS BOOK 4719, PAGE 1334 LIES WITHIN THE ADJACENT RIGHTS OF WAY OF S.W. 60TH AVENUE AND S.W. 90TH STREET AND DOES NOT LIE WITHIN SUBJECT PROPERTY. 16. ROAD AFFIDAVIT AS RECORDED IN OFFICIAL RECORDS BOOK 1760, PAGE 1938 LIES WITHIN THE ADJACENT RIGHT OF WAY OF 17. CABLE TELEVISION AGREEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 2696, PAGE 1518 AFFECTS SUBJECT PROPERTY, IS BLANKET IN NATURE, CONTAINING NO SPECIFIC LOCATION AND IS NOT DEPICTED HEREIN. 18. RIGHT OF WAY EASEMENT TO SUMTER ELECTRIC COOPERATIVE, INC. AS RECORDED IN OFFICIAL RECORDS BOOK 2751, PAGE 1629 LIES WITHIN THE ADJACENT RIGHT OF WAY OF S.W. 60TH AVENUE AND DOES NOT LIE WITHIN SUBJECT PROPERTY. 19. RIGHT OF WAY EASEMENT TO SUMTER ELECTRIC COOPERATIVE, INC. AS RECORDED IN OFFICIAL RECORDS BOOK 5528, PAGE 1127 AFFECTS SUBJECT PROPERTY AND IS DEPICTED HEREIN. 20. EASEMENT TO MARION COUNTY FOR INGRESS, EGRESS, DRAINAGE, WATER, GAS, ELECTRICITY, SEWAGE AND ALL OTHER UTILITY

PURPOSES AS RECORDED IN OFFICIAL RECORDS BOOK 3826, PAGE 81 LIES WITHIN THE ADJACENT RIGHT OF WAY OF S.W. 21. ENTRANCE TRACT 2 "AS SURVEYED" DESCRIPTION HAS BEEN NEWLY AUTHORED BY THE UNDERSIGNED TO REFLECT THE NEW

LOCATION OF SAID TRACT, CENTERED ON EXISTING ASPHALT APRON (SAID ENTRANCE TRACT AND ADJACENT LANDSCAPE BUFFERS MOVED S.89°42'46"W., A DISTANCE OF 18.53 FEET ALONG THE NORTH RIGHT OF WAY S.W. 95TH STREET). 22. BEARINGS AND DISTANCES SHOWN HEREIN ARE FIELD MEASUREMENTS AND MATCH PROVIDED TITLE COMMITMENT, ÚNLESS

## SURVEYOR'S CERTIFICATION:

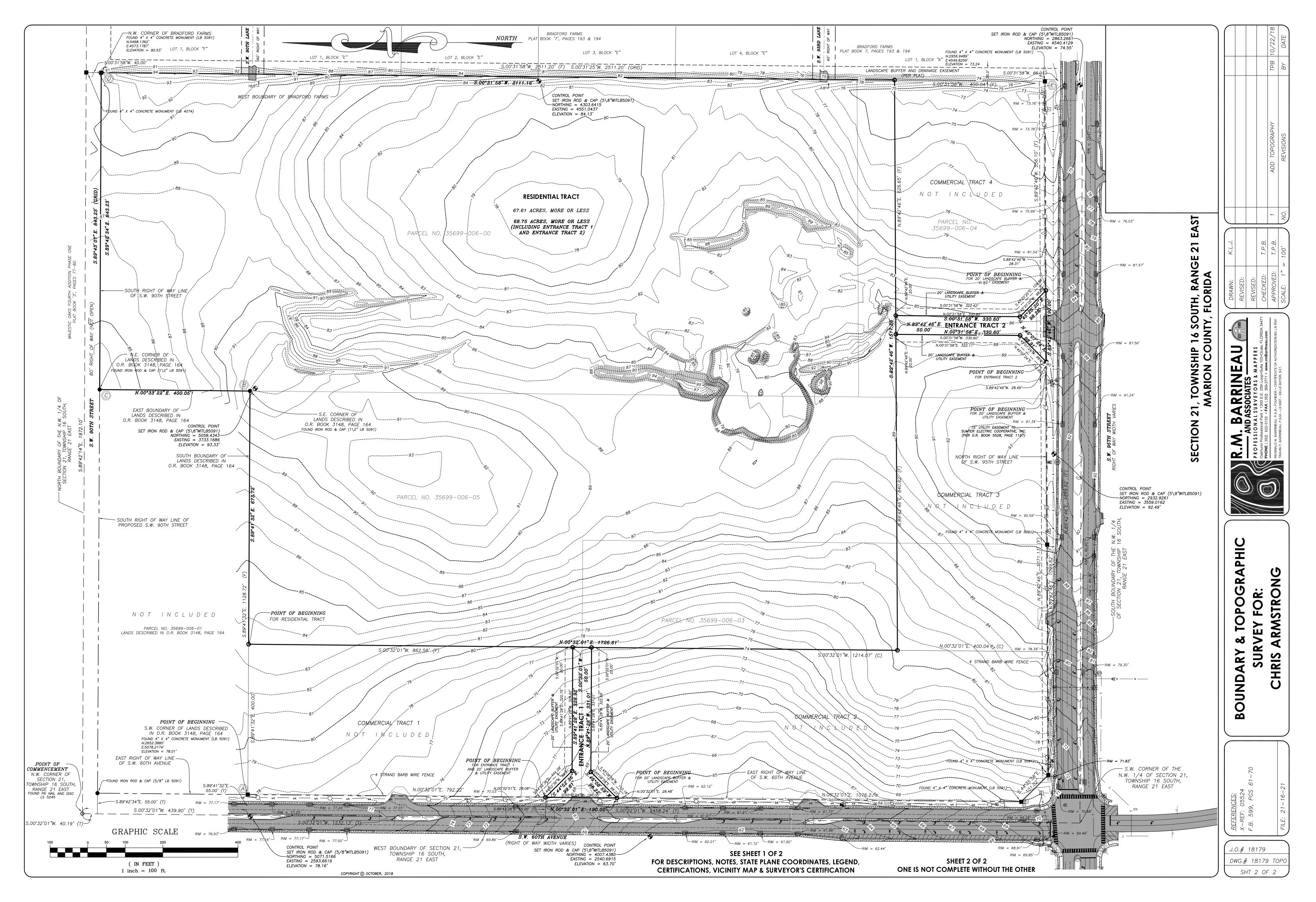
I HEREBY CERTIFY THAT THE SURVEY REPRESENTED HEREON MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17.050-052, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

IGNATURE DATE	TRAVIS P. BARRINEAU, P.S.M. – LS 6897
/IS@RMBARRINEAU.COM	OF R.M. BARRINEAU & ASSOCIATES, INC. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

						_
				DRAWN:	K.L.J.	
BOI	JNDARY & TOPOGRAPHIC	ALM. DAKKINEAU		REVISED:		
PGS 61-70		PROFESSIONAL SURVEYORS & MAPPERS	S MAPPERS	REVISED:		
	SURVET FOR:	Dakhurst Professional Park + 1309 S.E. 25th Loop+Suite 103+Ocala, FLORIDA 34471 PHONE (352) 622-3133 + FAX (352) 369-3771 + www.rmBarrineau.com	.oop+Suite 103+Ocala, FLORIDA 34471 771 + www.rmBarrIneau.com	CHECKED:	Т.Р.В.	
		REGINALD M. BARRINEAU, P.S.M. FOUNDER + CERT	M. BARRINEAU, P.S.M FOUNDER + CERTIFICATE OF AUTHORIZATION NO. LB 5091	APPROVED:	Т.Р.В.	1



SHT 1 OF 2





# Marion County

**Development Review Committee** 

Agenda Item

File No.: 2021-3020

Agenda Date: 5/3/2021

Agenda No.: 6.15.

#### SUBJECT:

GOLDEN OCALA WORLD EQUESTRIAN CENTER COMMERCIAL BUILDINGS & FUEL ISLAND (REVISION TO #25526) - MAJOR SITE PLAN 8120 NW 21ST ST OCALA

Project #2020090059 #26451 Parcels #21068-000-01, 21068-001-02, & 21068-000-03 Tillman & Associates Engineering

Initial comments review. Requested waivers were tabled by DRC on April 26, 2021. Applicant met with staff on April 29, 2021.

SUBJECT: INITIAL COMMENTS LETTER PROJECT NAME: GOLDEN OCALA WORLD EQUESTRIAN CENTER COMMERCIAL BUILDINGS & FUEL ISLAND (REVISION TO #25526) PROJECT #2020090059 APPLICATION: MAJOR SITE PLAN REVISION #26451

#### DRC 4/26/21. Met with staff 04/26/21.

- 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 modification prior to construction.
- DEPARTMENT: ENGDRN STORMWATER REVIEW REVIEW ITEM: Additional Stormwater comments STATUS OF REVIEW: INFO REMARKS: Revised plan sheet includes two new ponds associated with the addition of a new trash compactor site.
- 3. DEPARTMENT: ENGIN DEVELOPMENT REVIEW REVIEW ITEM: Additional Development Review Comments STATUS OF REVIEW: INFO

REMARKS: After approval, plans will be electronically stamped by the County. The applicant will receive an email indicating that approved plans are available for download and are located in the ePlans project Approved folder. For Development Review submittals, with the exception of Final Plats and Minor Site Plans, applicants are required to print, obtain required signatures, and sign and seal two 24"x 36" sets of the electronically stamped approved plan and deliver them to the Office of County Engineer, Development Review Section, located at 412 SE 25th Avenue Ocala, FL 34471. Upon receipt, a development order will be issued. Until such time as that development order is issued, the project does not have final approval and construction, if applicable, shall not commence. For plans requiring As-Builts, As-Builts and associated documentation shall be submitted on paper in accordance with current county requirements.

- 4. DEPARTMENT: LUCURR LAND USE CURRENT REVIEW REVIEW ITEM: Additional Planning Items: STATUS OF REVIEW: INFO REMARKS: Staff understands this is a "sheet revision" to a larger plan; however parcel configurations in the area also need to be resolved as the small DRA to the west of the compactor pad appears to be property (PID# 21068-001-02) that is separate from the property where the compactor will be located (21086-000-01).
- DEPARTMENT: LSCAPE LANDSCAPE DESIGN AND IRRIGATION REVIEW ITEM: Additional Landscape comments STATUS OF REVIEW: INFO REMARKS: Previously approved to utilized "blanket" waiver for Landscape, Irrigation and Photometric deferral to 8/31/21

- DEPARTMENT: ZONE ZONING DEPARTMENT REVIEW ITEM: Additional Zoning comments STATUS OF REVIEW: INFO REMARKS: This review is for new sheet 05.04, Site Grading for new fuel tanks. Above items with N/A's reflect original approval for AR 25526, it not being necessary to comment on same items again.
- DEPARTMENT: ENGDRN STORMWATER REVIEW REVIEW ITEM: 6.13.2.C - Geotechnical Investigation Report STATUS OF REVIEW: NO REMARKS: Please provide a copy of the geotech report that includes borings B-5 and B-6. Existing pond (2017) in the location of Pond 2 appears to consistently be holding water in aerials back to 1994. Is Pond 2 intended to function as a dry pond?
- DEPARTMENT: ENGDRN STORMWATER REVIEW REVIEW ITEM: 6.13.2.A(3) - Retention/Detention Area Design Parameters STATUS OF REVIEW: NO REMARKS: Please show new Pond 1&2 with sodded sides and bottoms.
- DEPARTMENT: ENGDRN STORMWATER REVIEW REVIEW ITEM: 6.13.2.B(4) - Hydrologic Analysis STATUS OF REVIEW: NO REMARKS: It is understood the new ponds are size for two 100 year storms, no perc, plus flood compensation. Please see Geotech comments regarding pond holding water historically.
- 10. DEPARTMENT: ENGDRN STORMWATER REVIEW REVIEW ITEM: Please provide a final signed and sealed hard copy signature page with references to the stormwater analysis or final hard copy of the full stormwater analysis. STATUS OF REVIEW: NO REMARKS: 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.
- DEPARTMENT: ENGIN DEVELOPMENT REVIEW REVIEW ITEM: 2.1.7.A - \$100 Revision fee payable to Marion County BCC STATUS OF REVIEW: NO REMARKS: 4/20/21 - Due with resubmittal
- DEPARTMENT: ZONE ZONING DEPARTMENT REVIEW ITEM: 2.12.32 - Show 100yr flood zone
   STATUS OF REVIEW: WAIVER REQUESTED. FURTHER DISCUSSION REQUIRED REMARKS: Proposed grading will alter Special Flood Hazard Area. Per LDC Sections 6.13.5.D and 5.3.3 (3) require applicant to file a map amendment with FEMA.

#### LDC 6.13.5.D - Flood Plain and Protection & 5.3.3(2) - SFHA Map Amendment

CODE states when proposed improvements associated with mass grading plans, major site plans or improvement plans encroach into a flood hazard zone, it shall be necessary for the applicant to file a map amendment or revision with FEMA.

APPLICANT requests waiver to defer map amendment with FEMA until a larger development plan comes forward for adjacent vacant land. At that time, additional floodplain impacts will occur that will require FEMA map amendments, too. Prior lined pond behind the existing building is filled. The basin area is cut off by existing pond (ex. flood elevation lowered).

### Motion by Tracy Straub to table until next Monday, seconded by Mary Elizabeth Burgess

Motion carried 5-0

#### ADDITIONAL WAIVER REQUESTED:

#### LDC 2.21.1.A - Major Site Plan

CODE states a Major Site Plan shall be submitted for review and approval prior to issuance of a Building Permit or prior to the construction of site improvements when proposed improvements exceed any thresholds identified in the code.

APPLICANT requests waiver to start construction of trash compactor, its concrete pad, and access prior to major site plan approval, at owner's own risk. Discharge point is floodplain at a natural onsite low that is completely isolated and wholly owned by the property owner.

#### DRC 4/26/21:

# Motion by Tracy Straub to table the waiver for the Major Site Plan, seconded by Mary Elizabeth Burgess

Motion carried 5-0



## 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: Parcel Number(s): 21068-000-01; 21068-001-02; 21068- Permit Number: AR 26451 12672-000-00, 13668-000-02, 12674-001-03, 12673-00008, 12673-00009

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

**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)	: Equestri	an Op	perations, L	LC c/o R	alph L. Roberts, Sr., CEO						
Property	Owner's Signature:	BX~	Den	ento		alph L. Roberts, Sr., CEO						
	Property Owner's Mailing Address: 600 Gillam Road											
City:	Wilmington	State:	OH	_Zip Code:	45177	Phone # <u>352-402-4368</u>						

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

Firm Name (if applicable): Tillman & Associates English	gineering, L	LC Contact	Name:			
Mailing Address: 1720 SE 16th Ave, Bldg 100	City:			FL	_Zip Code:_	34471
Phone # 352-387-4540	Altern	ate Phone #				
Email address: permits@tillmaneng.com						

#### **D. WAIVER INFORMATION:**

 Section & Title of Code:
 2.21.1.A - Major Site Plan

 Reason/Justification for Waiver Request:
 Request waiver to start construction of trash compactor

 and its concrete pad and access prior to major site plan approval, at owner's own risk.

 Discharge point is floodplain at a natural on-site low that is completely isolated and wholly

 owned by the property owner.

DEVELOPMEN	NT REVIEW USI	E:		
Received By:_	Date	Processed:	Project #	AR #
	Parcel of record:			Family Division: Yes 🗆 No 🗆
Zoned:	ESOZ:	P.O.M	1	Must Vacate Plat: Yes 🗆 No 🗆
Land Use:	Date:		Verified by:	

Revised 5/2017

**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:
 6.13.5.D and 5.3.3 (2) - SFHA Map Amendment

 Reason/Justification for Waiver Request:
 Prior lined pond behind existing building filled.

 Waiver is requested to defer map amendment with FEMA until larger development plan comes

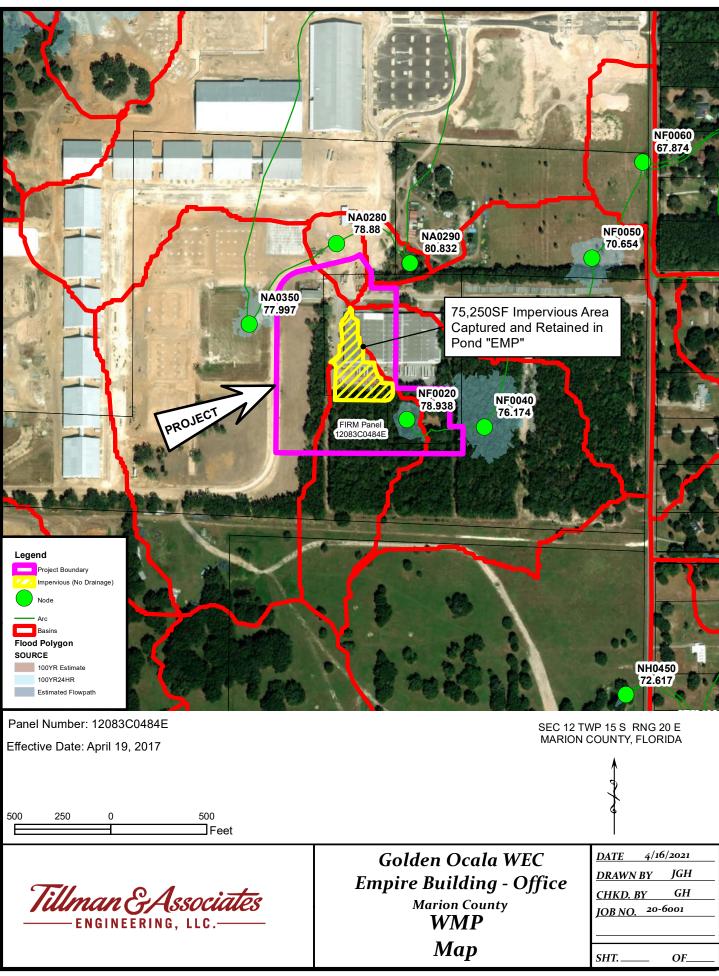
 forward for adjacent vacant land. At that time additional, floodplain impacts will occur that will

 require FEMA map amendments too.
 Basin area is cut off by existing Pond. Ex.Flood elev. lowered

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

Revised 7/2017

Empowering Marion for Success



**RESPONSE TO INITIAL COMMENTS LETTER** 

Tillman&Associates – ENGINEERING, LLC.–

Via: Electronic

March 1, 2021

Carla Sansone Marion County Office of the County Engineer 412 SE 25<sup>th</sup> Ave Ocala, FL 34471

RE: WAIVER APPLICATION Project Name: GOLDEN OCALA WORLD EQUESTRIAN CENTER COMMERCIAL BUILDINGS & FUEL ISLAND (REVISION TO #25526) Project #: 2020090059

Dear Ms. Sansone,

Enclosed please find the following items for the above-mentioned project:

• Waiver Application

Please find the following responses for comment letter dated April 20, 2021:

 DEPARTMENT: ENGDRN - STORMWATER REVIEW REVIEW ITEM: Copy of District Permit (County Interest) STATUS OF REVIEW: INFO REMARKS: Please provide a copy of the District permit modification prior to construction.

#### **RESPONSE:** Acknowledge

 DEPARTMENT: ENGDRN - STORMWATER REVIEW REVIEW ITEM: Additional Stormwater comments STATUS OF REVIEW: INFO REMARKS: Revised plan sheet includes two new ponds associated with the addition of a new trash compactor site.

#### **RESPONSE:** Acknowledge

'Jillman&Associates

 ENGINEERING, LLC.
 3. DEPARTMENT: ENGIN - DEVELOPMENT REVIEW REVIEW ITEM: Additional Development Review Comments STATUS OF REVIEW: INFO

REMARKS: After approval, plans will be electronically stamped by the County. The applicant will receive an email indicating that approved plans are available for download and are located in the ePlans project Approved folder. For Development Review submittals, with the exception of Final Plats and Minor Site Plans, applicants are required to print, obtain required signatures, and sign and seal two 24"x 36" sets of the electronically stamped approved plan and deliver them to the Office of County Engineer, Development Review Section, located at 412 SE 25th Avenue Ocala, FL 34471. Upon receipt, a development order will be issued. Until such time as that development order is issued, the project does not have final approval and construction, if applicable, shall not commence. For plans requiring As-Builts, As-Builts and associated documentation shall be submitted on paper in accordance with current county requirements.

#### **RESPONSE:** Acknowledge

4. DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW REVIEW ITEM: Additional Planning Items: STATUS OF REVIEW: INFO REMARKS: Staff understands this is a "sheet revision" to a larger plan; however, parcel configurations in the area also need to be resolved as the small DRA to the west of the

configurations in the area also need to be resolved as the small DRA to the west of the compactor pad appears to be property (PID# 21068-001-02) that is separate from the property where the compactor will be located (21086-000-01).

#### **RESPONSE:** Acknowledge

 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION REVIEW ITEM: Additional Landscape comments STATUS OF REVIEW: INFO REMARKS: Previously approved to utilized "blanket" waiver for Landscape, Irrigation and Photometric deferral to 8/31/21

#### **RESPONSE:** Acknowledge

Tillman & Associates — E N G I N E E R I N G , L L C.-

6. DEPARTMENT: ZONE - ZONING DEPARTMENT REVIEW ITEM: Additional Zoning comments STATUS OF REVIEW: INFO REMARKS: This review is for new sheet 05.04, Site Grading for new fuel tanks. Above items with N/A's reflect original approval for AR 25526, it not being necessary to comment on same items again.

#### **RESPONSE:** Acknowledge

 DEPARTMENT: ENGDRN - STORMWATER REVIEW REVIEW ITEM: 6.13.2.C - Geotechnical Investigation Report STATUS OF REVIEW: NO REMARKS: Please provide a copy of the geotech report that includes borings B-5 and B-6. Existing pond (2017) in the location of Pond 2 appears to consistently be holding water in aerials back to 1994. Is Pond 2 intended to function as a dry pond?

#### **RESPONSE:** Comply.

 DEPARTMENT: ENGDRN - STORMWATER REVIEW REVIEW ITEM: 6.13.2.A(3) - Retention/Detention Area Design Parameters STATUS OF REVIEW: NO REMARKS: Please show new Pond 1&2 with sodded sides and bottoms.

#### **RESPONSE:** Comply.

 DEPARTMENT: ENGDRN - STORMWATER REVIEW REVIEW ITEM: 6.13.2.B(4) - Hydrologic Analysis STATUS OF REVIEW: NO REMARKS: It is understood the new ponds are size for two 100 year storms, no perc, plus flood compensation. Please see Geotech comments regarding pond holding water historically.

#### **RESPONSE:** Comply.

Tillman & Associates – ENGINEERING, LLC.-

10. DEPARTMENT: ENGDRN - STORMWATER REVIEW REVIEW ITEM: Please provide a final signed and sealed hard copy signature page with references to the stormwater analysis or final hard copy of the full stormwater analysis. STATUS OF REVIEW: NO REMARKS: 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.

#### **RESPONSE:** Comply.

11. DEPARTMENT: ENGIN - DEVELOPMENT REVIEW
 REVIEW ITEM: 2.1.7.A - \$100 Revision fee payable to Marion County BCC
 STATUS OF REVIEW: NO
 REMARKS: 4/20/21 - Due with resubmittal

#### **RESPONSE:** Comply. Fees will be paid under separate cover

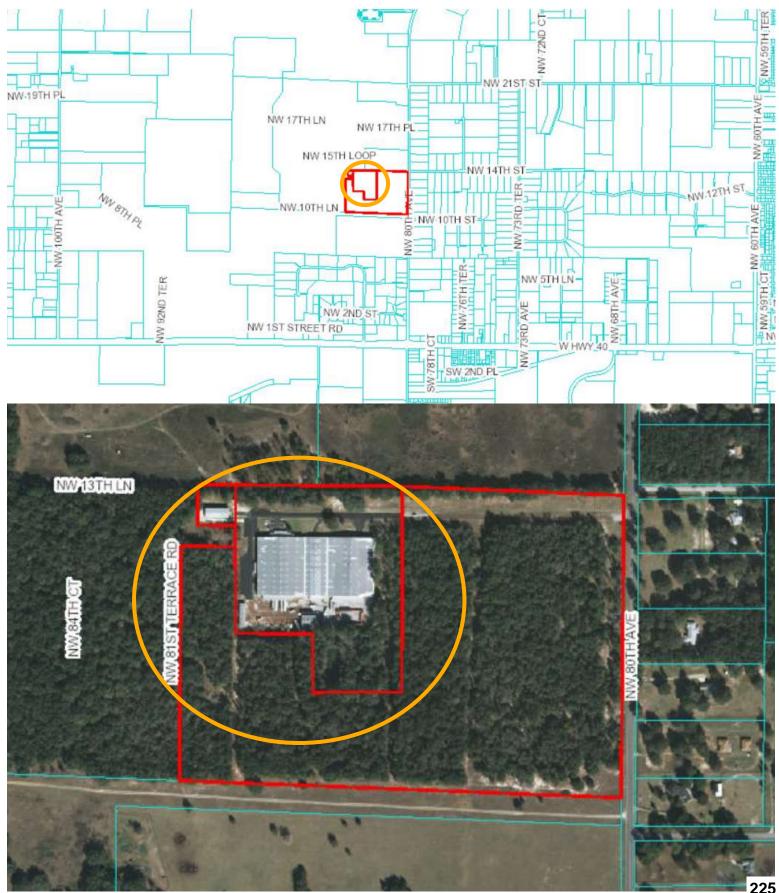
12. DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: 2.12.32 - Show 100yr flood zone
STATUS OF REVIEW: NO
REMARKS: Proposed grading will alter Special Flood Hazard Area. Per LDC Sections
6.13.5.D and 5.3.3 (3) require applicant to file a map amendment with FEMA.

**RESPONSE: Waiver is requested to defer map amendment with FEMA until larger development plan comes forward for adjacent vacant land. At that time additional, floodplain impacts will occur that will require FEMA Map amendments** 

Under current proposed condition, floodplains in and around project area are isolated within land wholly owned by the applicant. Existing stormwater pond "EMP" cuts off significant contributing area to the shallow <1-ft depth floodplain just east of trash compactor. Flood elevation is shallow floodplain will be lowered due to pond "EMP" retention volume of 100-year storm.

Historically, existing pond for Empire Warehouse building is also the floodplain to be impacted shows as holding water in 2017 aerial was lined. Pond had dual purpose for fire protection with dry fire. Building is being converted to central water and sewer with conventional fire sprinkler system.

#### GOLDEN OCALA WEC COMMERCIAL BUILDINGS & FUEL ISLAND (REVISION TO #25526) - MAJOR SITE PLAN 8120 NW 21ST ST OCALA Project #2020090059 #26451 Parcels #21068-000-01, 21068-001-02 & 21068-000-03 TILLMAN & ASSOCIATES ENGINEERING



# FLOODPLAIN AREA & STAGE-STORAGE VOLUME

chage chorage volume (g no.b. volume active	Stage-Storage Volume @ T.O.B.	79.00	=	0.802	ac-ft	
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Stage	Area	Stor. Vol.	
(ft)	(ac)	(ac-ft)	
77.00	0.32	0.000	втм
78.00	0.40	0.361	
79.00	0.48	0.802	гов

# POND 1 AREA & STAGE-STORAGE VOLUME

#### Stage-Storage Volume @ T.O.B. 82.00 = 0.289 ac-ft

Stage	Area	Stor. Vol	
(ft)	(ac)	(ac-ft)	
79.00	0.05	0.000	BTM
80.00	0.07	0.062	
81.00	0.11	0.154	
82.00	0.16	0.289	TOB

# POND 2 AREA & STAGE-STORAGE VOLUME

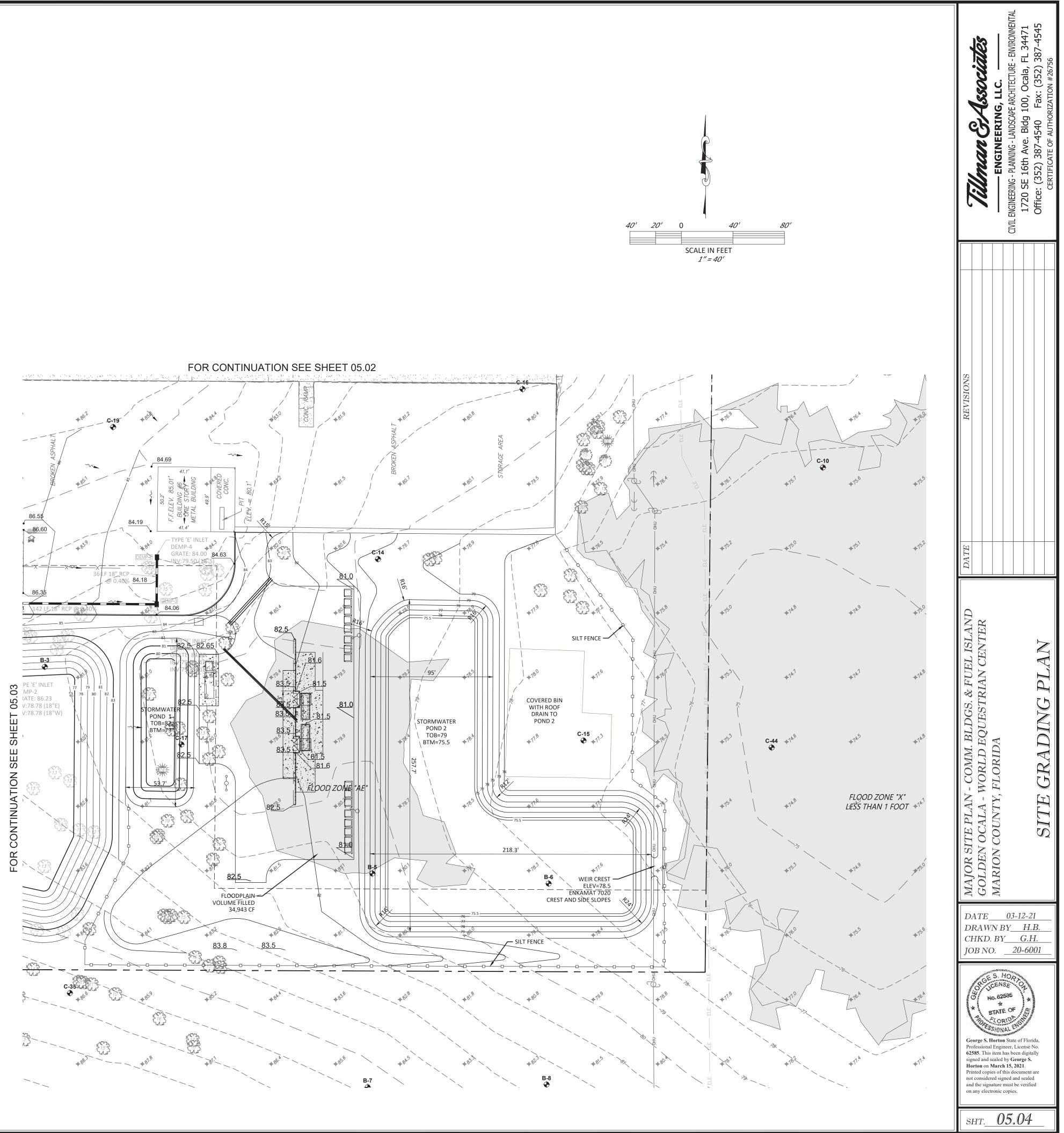
age-Storage	e Volume @	р <b>Т.О.В</b> .	79.00	=	2.426	ac-ft
	Stage (ft)	Area (ac)			Stor. Vol (ac-ft)	•
	75.50	0.56			0.000	BTM
	76.00	0.60			0.289	
	77.00	0.67			0.923	

76.00	0.60	0.289	
77.00	0.67	0.923	
78.00	0.75	1.635	
79.00	0.83	2.426	TOB

## 33,568 SF

New Impervious Area =	33,568 SF
Rainfall Intensity =	11 inches
Number of 100-Year Storms Retained =	2
Total Rainfall Volume =	1.413 ac-ft
Floodplain Comensation Volume =	.802 ac-ft
Pond Volume Needed =	2.215 ac-ft
Pond Volume Provided =	2.715 ac-ft

Sta



NOT VALID UNLESS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER