

CONCEPTUAL PLAN OF: MARICAMP MARKETPLACE

SECTION 27, TOWNSHIP 15S, RANGE 22E

PROJECT DIRECTORY

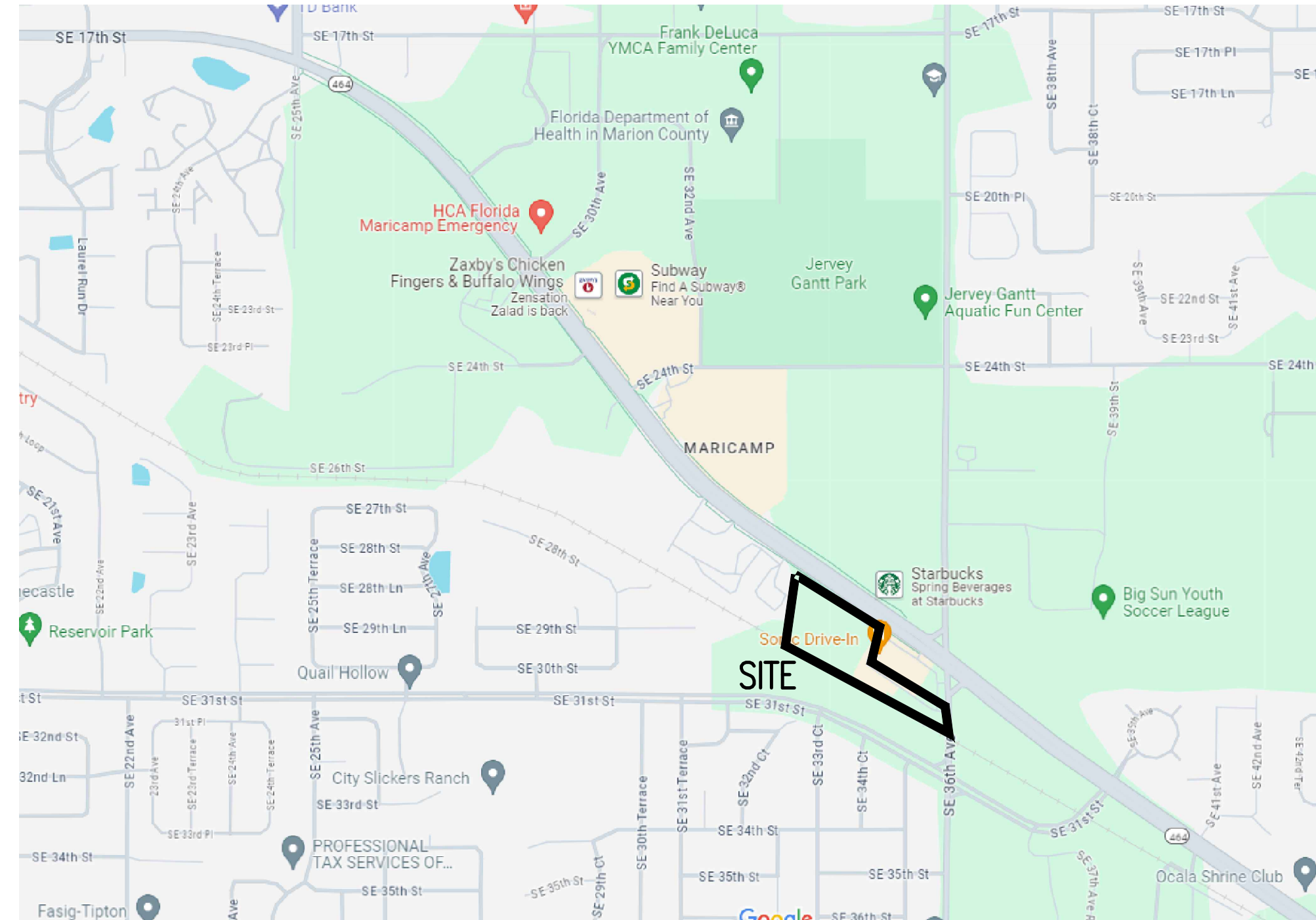
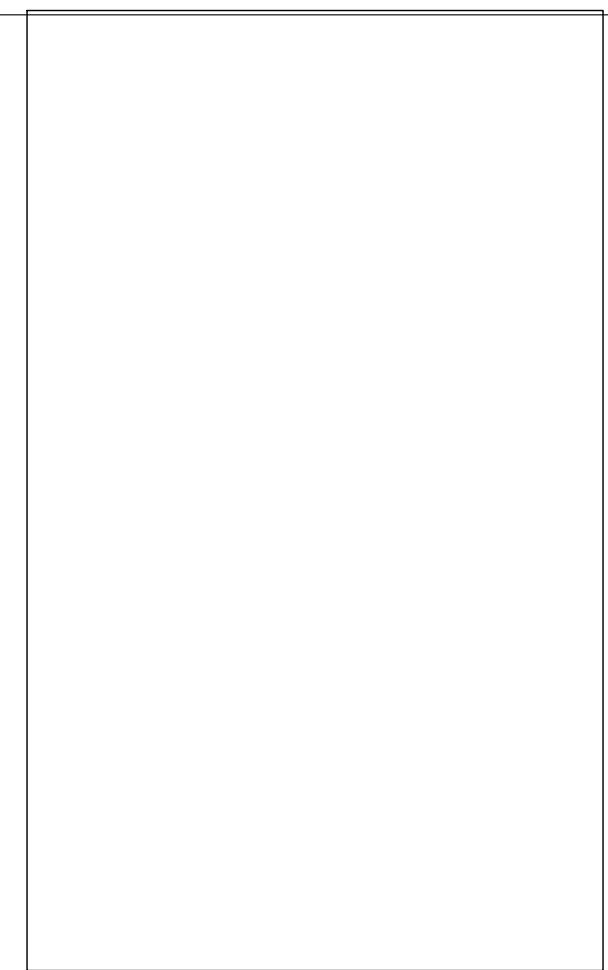
OWNER: J&G CEDAR SHORES 6 LLC
3535 W SOUTHERN ST
LECANTO, FLORIDA 34461

DEVELOPER: MARICAMP MARKETPLACE HOLDINGS, LLC
603 EAST FORT KING STREET
OCALA FLORIDA 34471

ENGINEER: AMERICAN CIVIL ENGINEERING CO.
207 N. MOSS ROAD, SUITE 211
WINTER SPRINGS, FLORIDA 32708
JOHNNY HERBERT IV, P.E., JOHNNY@AMERICANCIVILENGINEERING.COM
CELL 407-376-1777 , OFFICE 407-327-7700,

SURVEYOR: CFB SURVEYING
406 E SILVER SPRINGS BLVD, SUITE 200
OCALA, FLORIDA 34470
(352) 913-2360 OFFICE

GEOTECHNICAL ENGINEERING: GEO-TECH, INC
1016 S.E. 3RD AVE
OCALA, FLORIDA 34471
(352) 694-7711 OFFICE



NORTH
1"=1000'

VICINITY MAP

PARCEL ID: 29850-000-57 & 29850-004-02

LEGAL DESCRIPTION

PARCEL 1:
A PORTION OF SECTION 27, TOWNSHIP 15 SOUTH, RANGE 22 EAST, CITY OF OCALA, MARION COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHERLY MOST CORNER OF LOT 1, JOINER'S MARICAMP CORNER, AS PER PLAT THEREOF RECORDED IN PLAT BOOK "7", PAGE 141, PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE RUN S. 34' 44' 10" W., ALONG THE WESTERLY BOUNDARY LINE OF SAID LOT 1, 69.00 FEET TO THE SOUTHEASTERLY CORNER OF TRACT "A" OF SAID JOINER'S MARICAMP CORNER SUBDIVISION AND THE POINT OF BEGINNING; THENCE RUN S. 34' 44' 08" W., ALONG THE WESTERLY BOUNDARY LINE OF SAID LOT 1 AND THE WESTERLY BOUNDARY LINE OF TRACT "B" OF SAID JOINER'S MARICAMP CORNER SUBDIVISION, 350.23 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF SEABOARD COASTLINE RAILROAD TRACKS (120 FOOT RIGHT OF WAY); THENCE RUN N. 59' 51' 37" W., ALONG SAID NORTHERLY RIGHT OF WAY LINE, 624.34 FEET; THENCE RUN N. 00' 06' 43" E., 570.25 FEET TO A POINT ON THE SOUTHWESTERLY RIGHT OF WAY LINE OF STATE ROAD NO.464 (200 FOOT RIGHT OF WAY); THENCE RUN S. 55' 15' 50" E., ALONG SAID SOUTHWESTERLY RIGHT OF WAY, 583.30 FEET TO THE NORTHERLY MOST CORNER OF SAID TRACT "A"; THENCE RUN S. 34' 44' 10" W., 69.00 FEET TO THE SOUTHWESTERLY CORNER OF SAID TRACT "A"; THENCE RUN S. 55' 15' 50" E., 363.04 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT:

A PORTION OF SECTION 27, TOWNSHIP 15 SOUTH, RANGE 22 EAST, CITY OF OCALA, MARION COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHERLY MOST CORNER OF LOT 1, JOINER'S MARICAMP CORNER, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK "7", PAGE 141, PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE RUN S. 34' 44' 10" W., ALONG THE WESTERLY BOUNDARY LINE OF SAID LOT 1, 69.00 FEET TO THE SOUTHEASTERLY CORNER OF TRACT "A" OF SAID JOINER'S MARICAMP CORNER SUBDIVISION AND THE POINT OF BEGINNING; THENCE RUN S. 34' 44' 08" W., ALONG THE WESTERLY BOUNDARY LINE OF SAID LOT 1, 202.31 FEET; THENCE RUN N. 61' 07' 41" W., 141.16 FEET; THENCE RUN N. 34' 44' 08" E., 216.74 FEET TO A POINT ON THE SOUTHWESTERLY BOUNDARY LINE OF SAID TRACT "A"; THENCE RUN S. 55'15' 50" E., 140.42 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

TRACT "B", JOINER'S MARICAMP CORNER, ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 7, PAGE 141, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

UTILITY COMPANIES

SANITARY SEWER: CITY OF OCALA
(352) 629-2489

WATER DISTRIBUTION: CITY OF OCALA
(352) 629-2489

ELECTRICAL POWER: OCALA ELECTRICAL
(352) 629-2489

TELEPHONE: CENTURY LINK
(407) 413-8806

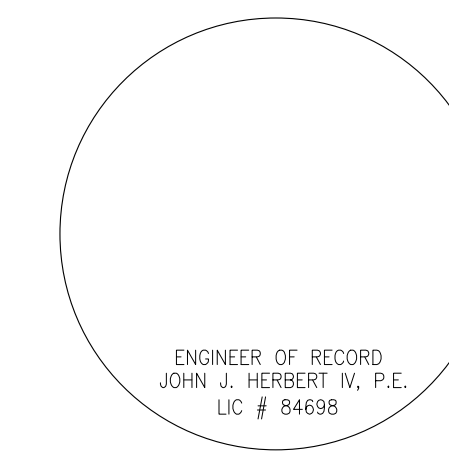
FIRE/POLICE: CITY OF OCALA
(352) 401-6916

GARBAGE: CITY OF OCALA
(352) 351-6697

PLANS ISSUED FOR:	DATE
CONCEPTUAL PLAN REVIEW	7/2/24

INDEX OF SHEETS

SHEET	DESCRIPTION
C001.0	COVER SHEET
C002.0	GENERAL NOTES
C003.0	(UNUSED)
C004.0	SITE PLAN
C005.0	UTILITY SITE PLAN
C006.0	GRADING PLAN
C007.0	DETAIL SHEET I
S001.0	SURVEY BOUNDARY & TOPO



AMERICAN CIVIL ENGINEERING CO.
207 N. MOSS ROAD, SUITE 211 WINTER SPRINGS, FLORIDA 32708
(407) 327-7700

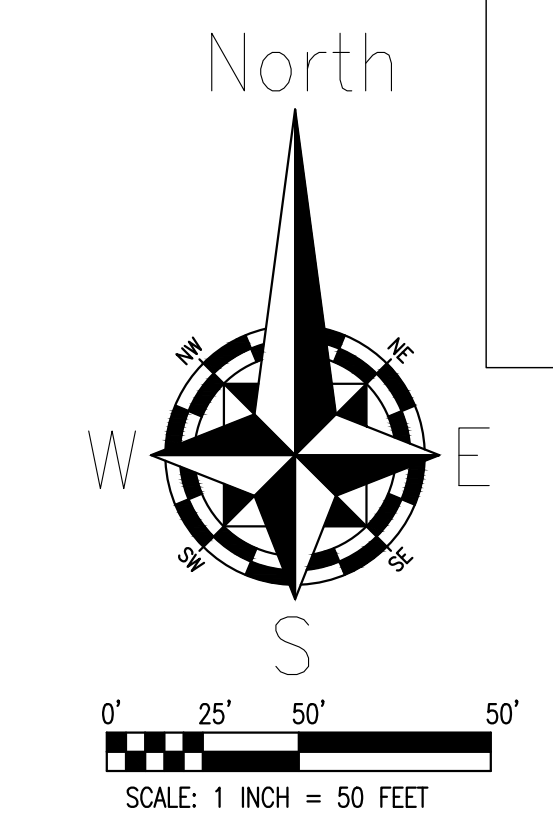
PLAN DATE: 7/2/2024
CERT. OF AUTHORIZATION NO. 8729

SITE BENCHMARK 1022
 5/8 CFB CONTROL LB8498
 NORTHING: 1,754,396.61
 EASTING: 627,276.41
 ELEVATION: 71.66

SITE BENCHMARK 1001
 NGS 0427
 NORTHING: 1,754,247.78
 EASTING: 627,796.39
 ELEVATION: 71.22

SITE BENCHMARK 1000
 IRCS 5/8 CFB CONTROL LB8498
 NORTHING: 1,753,337.54
 EASTING: 628,480.31
 ELEVATION: 71.65

- DEVELOPMENT INFORMATION
- PROJECT NAME: MARICAMP MARKETPLACE
 - TAX ID NUMBER: 29850-000-57 & 29850-004-02
 - TOTAL DEVELOPMENT AREA: 9.244 AC
 - EXISTING USE: STORMPOND & UNCLEARED UNDEVELOPED
 - PROPOSED USE: COMMERCIAL
 - EXISTING LAND USE: COMMERCIAL
 - EXISTING ZONING: B-2 COMMUNITY BUSINESS DISTRICT
 - MAXIMUM IMPERVIOUS SURFACE RATIO: 70%
 - MAX. BUILDING HEIGHT:
 - THIS SITE DOES NOT CONTAIN ANY WETLANDS, FLOODPLAINS AE 69.9 (BOTTOM OF MAN-MADE PONDS) 12083C0537D
 - 16" WATER & 10" GRAVITY SEWER SERVICE AVAILABLE
 - THIS PROJECT WILL BE CONSTRUCTED IN ONE (1) PHASE, WITH LOTS DEVELOPED SEPARATELY
 - NO RECLAIM WATER AVAILABLE, ALL IRRIGATION VIA WELL
 - ON-SITE SOILS CONSISTS OF #35 POMELLO-URBAN & #45 SMYRNA FINE SAND - URBAN - HYDRAULIC GROUP A
 - DRAINAGE DESIGN TO MEET CITY OF OCALA AND SJRWMD REQUIREMENTS.
 - COMMERCIAL SOLID WASTE IMPACT FEE SHALL BE CALCULATED, DUE AND PAYABLE WITHIN 30 DAYS OF PERMANENT ELECTRIC SERVICE



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 ENGINEER: JOHN J. HERBERT, N. P. E.
 CHECKED BY: TOM SACKETT, P. E.
 TECHNICIAN: J. W. H.
 PROJECT NO. 22190

NO.	DATE	REVISIONS

AMERICAN CIVIL ENGINEERING CO.
 207 N. MOSS RD., SUITE 211, WINTER SPRINGS, FLA. 32708
 (407) 327-7700

cert. of authorization number 8729

MASTER PLAN
MARICAMP MARKETPLACE
 TBD SE MARICAMP Ocala, Florida 34472

JOHN J. HERBERT, N. P. E.
 LIC # 84698

7/2/2024
 MASTER PLAN
 PROJECT NO. 22190

C004.0

DEVELOPMENT AREA DATA:

LOT 1	43,996 SF	7.6%	(1.010 AC)
LOT 2	48,351 SF	8.4%	(1.110 AC)
LOT 3	50,834 SF	8.8%	(1.167 AC)
LOT 4	21,780 SF	3.8%	(0.500 AC)
EXISTING SONIC	54,444 SF	9.5%	(1.250 AC)
EXISTING WALGREENS	72,363 SF	12.6%	(1.661 AC)
EXISTING FUEL STATION	45,895 SF	8.0%	(1.054 AC)
TRACT A (STORM PONDS)	237,695 SF	41.3%	(5.457 AC)
TOTAL AREA	575,358 SF	100%	(13.208 AC)
TOTAL AREA (LESS EXISTING)	402,656 SF	70%	(9.244 AC)

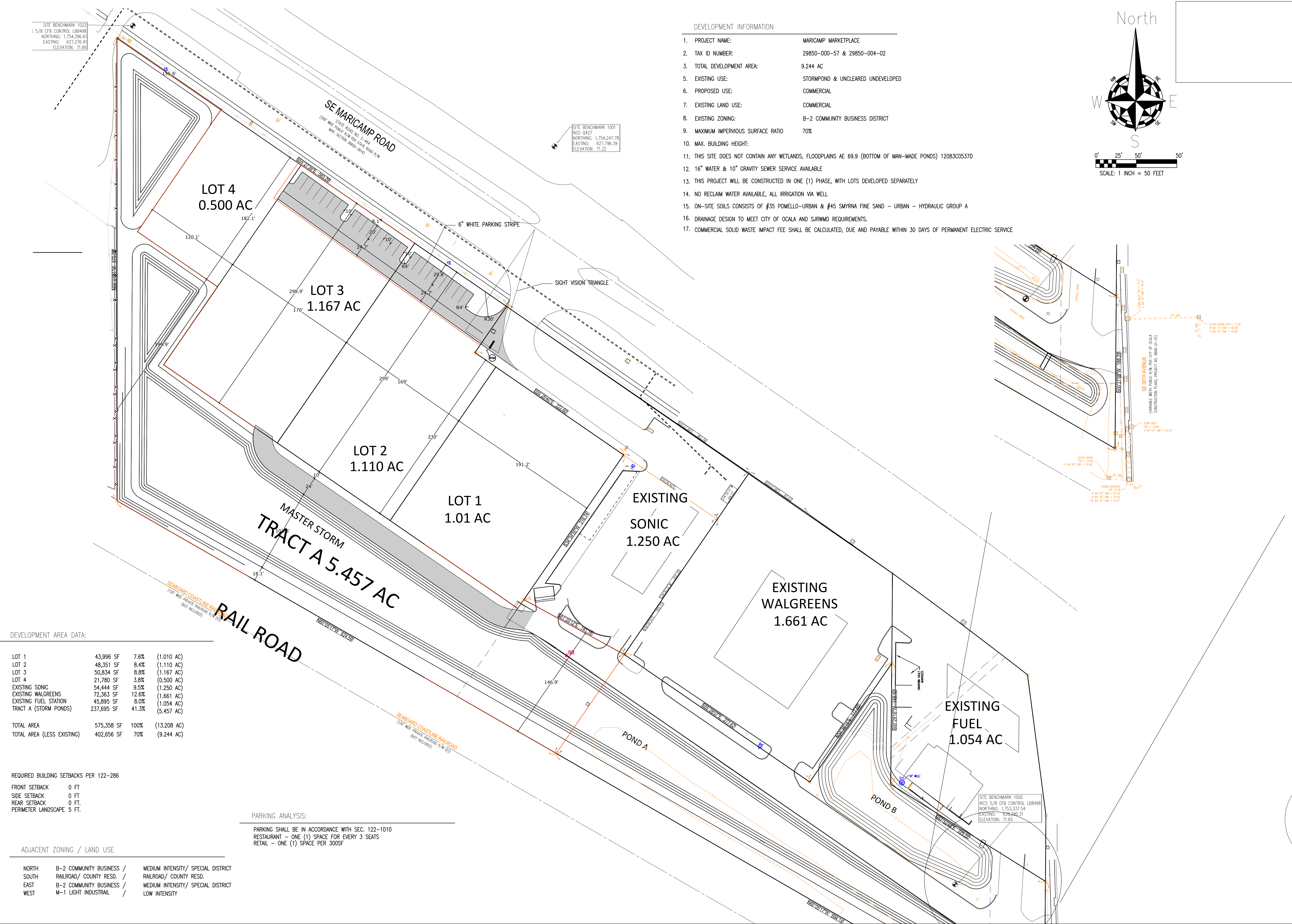
REQUIRED BUILDING SETBACKS PER 122-286
 FRONT SETBACK 0 FT
 SIDE SETBACK 0 FT
 REAR SETBACK 0 FT
 PERIMETER LANDSCAPE 5 FT.

PARKING ANALYSIS:

PARKING SHALL BE IN ACCORDANCE WITH SEC. 122-1010
 RESTAURANT - ONE (1) SPACE FOR EVERY 3 SEATS
 RETAIL - ONE (1) SPACE PER 300SF

ADJACENT ZONING / LAND USE

NORTH	B-2 COMMUNITY BUSINESS /	MEDIUM INTENSITY/ SPECIAL DISTRICT
SOUTH	RAILROAD/ COUNTY RESD. /	RAILROAD/ COUNTY RESD.
EAST	B-2 COMMUNITY BUSINESS /	MEDIUM INTENSITY/ SPECIAL DISTRICT
WEST	M-1 LIGHT INDUSTRIAL /	LOW INTENSITY



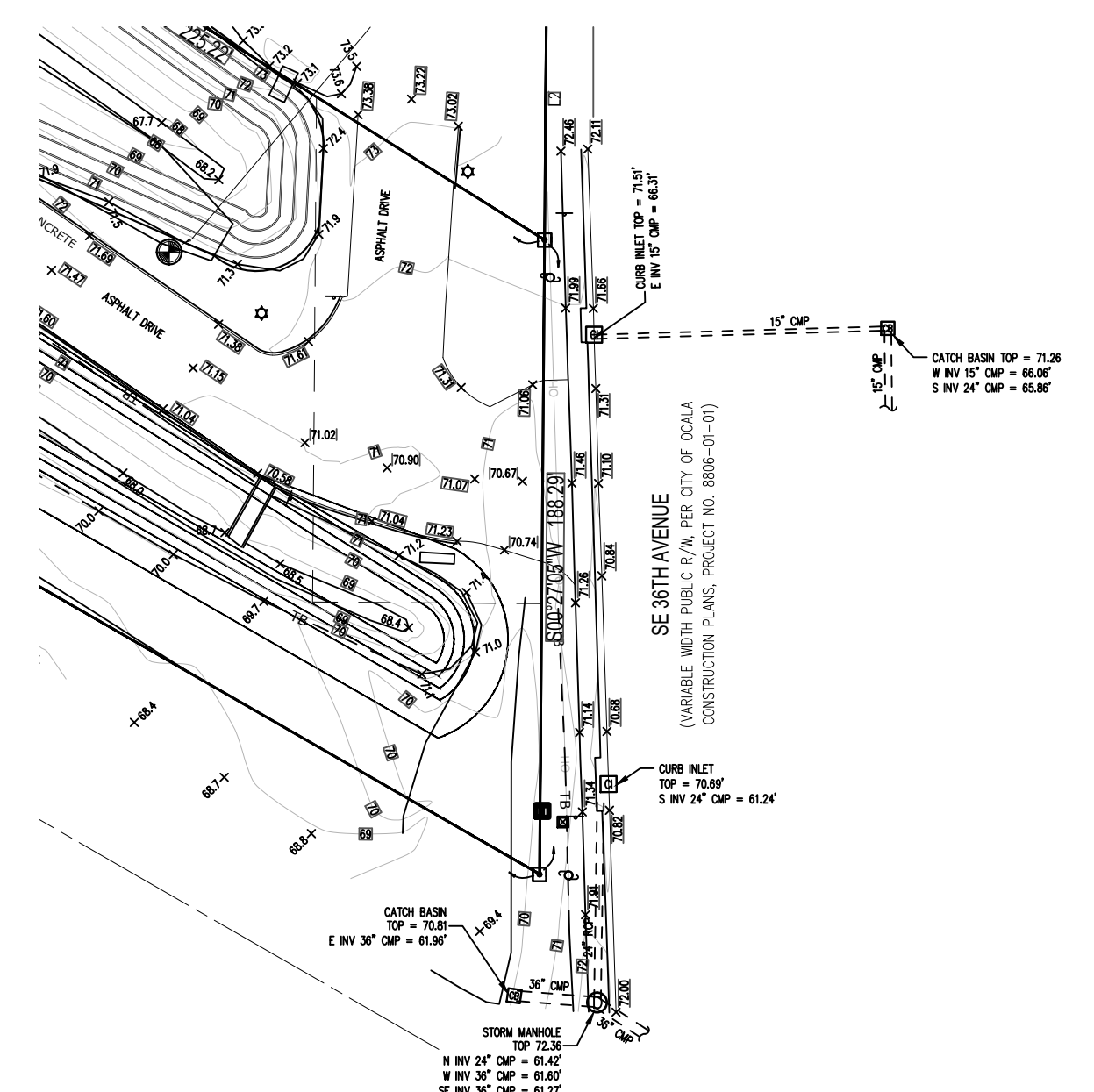
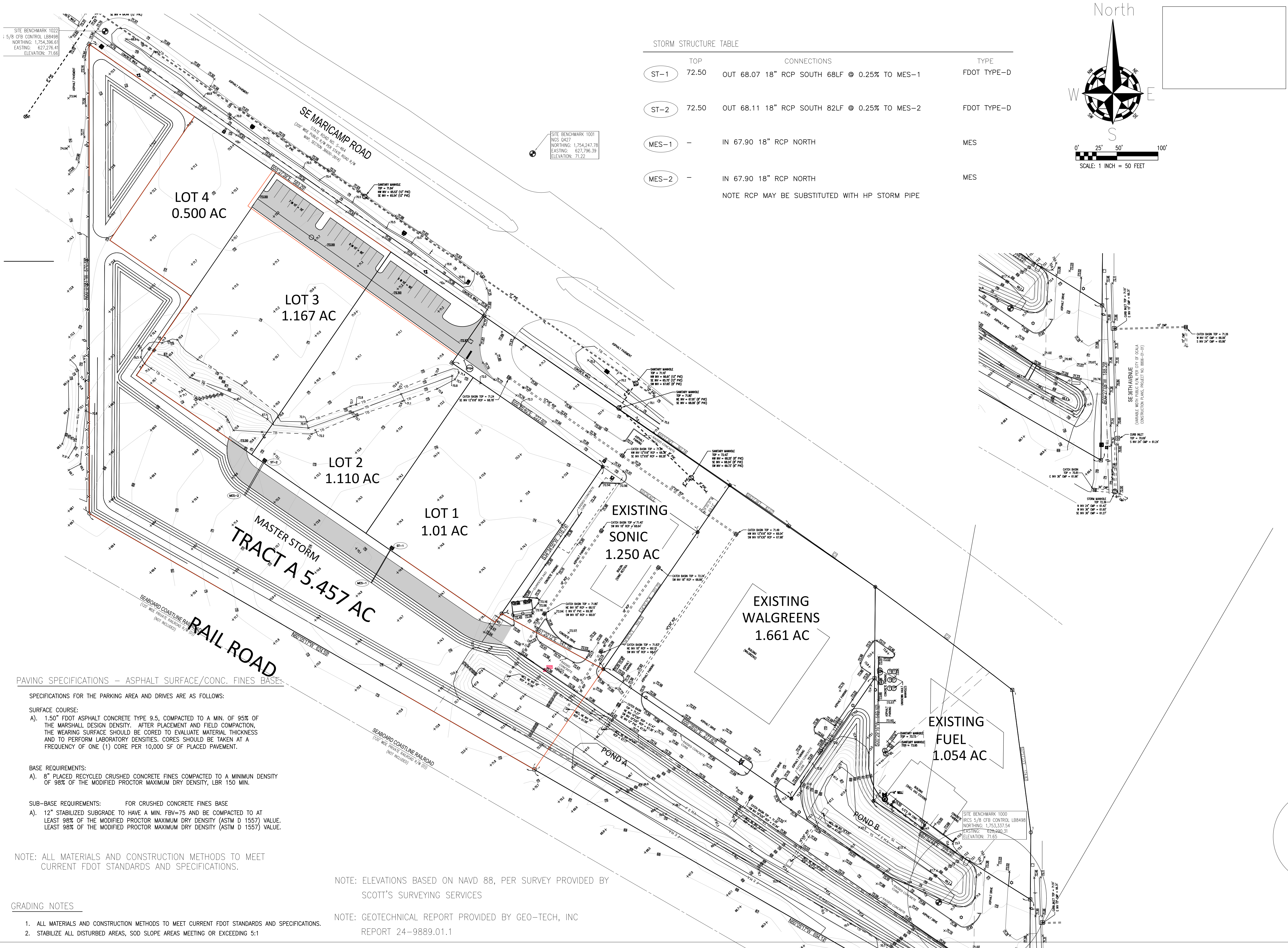
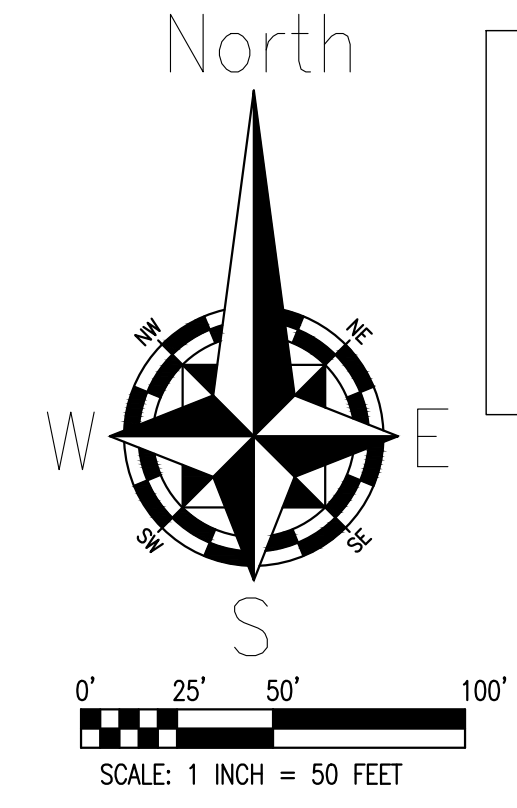
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TOP	CONNECTIONS	TYPE
ST-1	72.50 OUT 68.07 18" RCP SOUTH 68LF @ 0.25% TO MES-1	FDOT TYPE-D
ST-2	72.50 OUT 68.11 18" RCP SOUTH 82LF @ 0.25% TO MES-2	FDOT TYPE-D
MES-1	- IN 67.90 18" RCP NORTH	MES
MES-2	- IN 67.90 18" RCP NORTH	MES

NOTE RCP MAY BE SUBSTITUTED WITH HP STORM PIPE



PAVING SPECIFICATIONS – ASPHALT SURFACE/CONC. FINES BASE:

- SPECIFICATIONS FOR THE PARKING AREA AND DRIVES ARE AS FOLLOWS:
- SURFACE COURSE:**
- A). 1.50" FDOT ASPHALT CONCRETE TYPE 9.5, COMPACTED TO A MIN. OF 95% OF THE MARSHALL DESIGN DENSITY. AFTER PLACEMENT AND FIELD COMPACTION, THE WEARING SURFACE SHOULD BE CORED TO EVALUATE MATERIAL THICKNESS AND TO PERFORM LABORATORY DENSITIES. CORES SHOULD BE TAKEN AT A FREQUENCY OF ONE (1) CORE PER 10,000 SF OF PLACED PAVEMENT.
- BASE REQUIREMENTS:**
- A). 8" PLACED RECYCLED CRUSHED CONCRETE FINES COMPACTED TO A MINIMUM DENSITY OF 98% OF THE MODIFIED PROCTOR MAXIMUM DRY DENSITY, LBR 150 MIN.
- SUB-BASE REQUIREMENTS:** FOR CRUSHED CONCRETE FINES BASE
- A). 12" STABILIZED SUBGRADE TO HAVE A MIN. FBV=75 AND BE COMPACTED TO AT LEAST 98% OF THE MODIFIED PROCTOR MAXIMUM DRY DENSITY (ASTM D 1557) VALUE. LEAST 98% OF THE MODIFIED PROCTOR MAXIMUM DRY DENSITY (ASTM D 1557) VALUE.

NOTE: ALL MATERIALS AND CONSTRUCTION METHODS TO MEET CURRENT FDOT STANDARDS AND SPECIFICATIONS.

GRADING NOTES

1. ALL MATERIALS AND CONSTRUCTION METHODS TO MEET CURRENT FDOT STANDARDS AND SPECIFICATIONS.
2. STABILIZE ALL DISTURBED AREAS, SOD SLOPE AREAS MEETING OR EXCEEDING 5:1

NOTE: ELEVATIONS BASED ON NAVD 88, PER SURVEY PROVIDED BY SCOTT'S SURVEYING SERVICES

NOTE: GEOTECHNICAL REPORT PROVIDED BY GEO-TECH, INC REPORT 24-9889.01.1

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GRADING PLAN

MARICAMP MARKETPLACE

TBD SE MARICAMP Ocala, Florida 34472

7/2/2024
 GRADING PLAN
 PROJECT NO. 22190

C005.0

JOHN J. HERBERT, N. P.E.
 LIC # 84698

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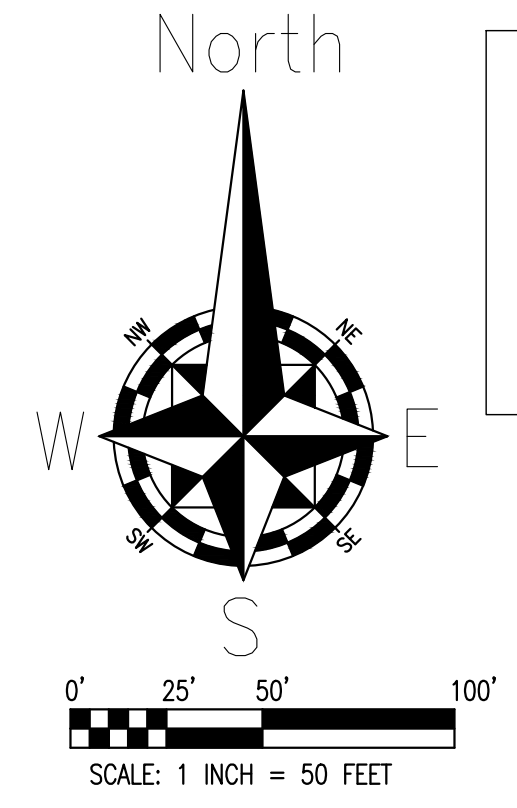
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12" GRAVITY SEWER & 16" WATER SERVICE TO BE REACHED AT TIME OF PERMITTING EACH LOT TO AVOID SITE SPECIFIC PLACEMENT ISSUES

FIRE DEPARTMENT NOTES

1. FIRE DEPARTMENT ACCESS ROADS PROVIDED AT THE START OF A PROJECT AND SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION. (NFPA 1, 16.1.4).
2. A SECOND ENTRANCE/EXIT MIGHT BE REQUIRED PER AHJ IF THE RESPONSE TIME FOR EMERGENCY IS EXCEEDED PER NFPA 1, SECTION 18.2.3.3 MULTIPLE ACCESS ROADS.
3. A WATER SUPPLY FOR FIRE PROTECTION, EITHER TEMPORARY OR PERMANENT, SHALL BE MADE AVAILABLE AS SOON AS COMBUSTIBLE MATERIAL ACCUMULATES. THIS APPLIES TO BOTH COMMERCIAL AND RESIDENTIAL DEVELOPMENTS. (NFPA 1, 16.4.3.1).
4. WHERE UNDERGROUND WATER MAINS AND HYDRANTS ARE TO BE PROVIDED, THEY SHALL BE INSTALLED, COMPLETED, AND IN SERVICE PRIOR TO CONSTRUCTION WORK. (NFPA 1, 16.4.3.1.3).
5. FIRE FLOW TESTING SHALL BE PERFORMED IN ACCORDANCE WITH NFPA 291, RECOMMENDED PRACTICE FOR FIRE FLOW TESTING.
6. A 36 IN. CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF FIRE HYDRANTS AND A CLEAR SPACE OF NOT LESS THAN 60 IN. (1524 MM) SHALL BE PROVIDED IN FRONT OF EACH HYDRANT CONNECTION HAVING A DIAMETER GREATER THAN 212 IN. NFPA 1, 18.5.7.
7. HYDRANT SHALL BE MARKED WITH A BLUE REFLECTOR THAT IS PLACED 6 IN THE ROADWAY IN ACCORDANCE WITH NFPA 1, CHAPTER 18.5.10.
8. ACCESS TO GATED SUBDIVISIONS OR DEVELOPMENTS SHALL PROVIDE FIRE DEPARTMENT ACCESS THROUGH AN APPROVED SOS AND CITY OF Ocala KNOX KEY SWITCH. NFPA 1, 18.2.2.2.



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 TECHNICIAN: J. H.H.
 PROJECT NO. 22190

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 207 N. MOSS RD., SUITE 211, WINTER SPRINGS, FLA 32708
 (407) 327-7700

cert. of authorization number 8729

UTILITY PLAN

MARICAMP MARKETPLACE

TBD SE MARICAMP Ocala, Florida 34472

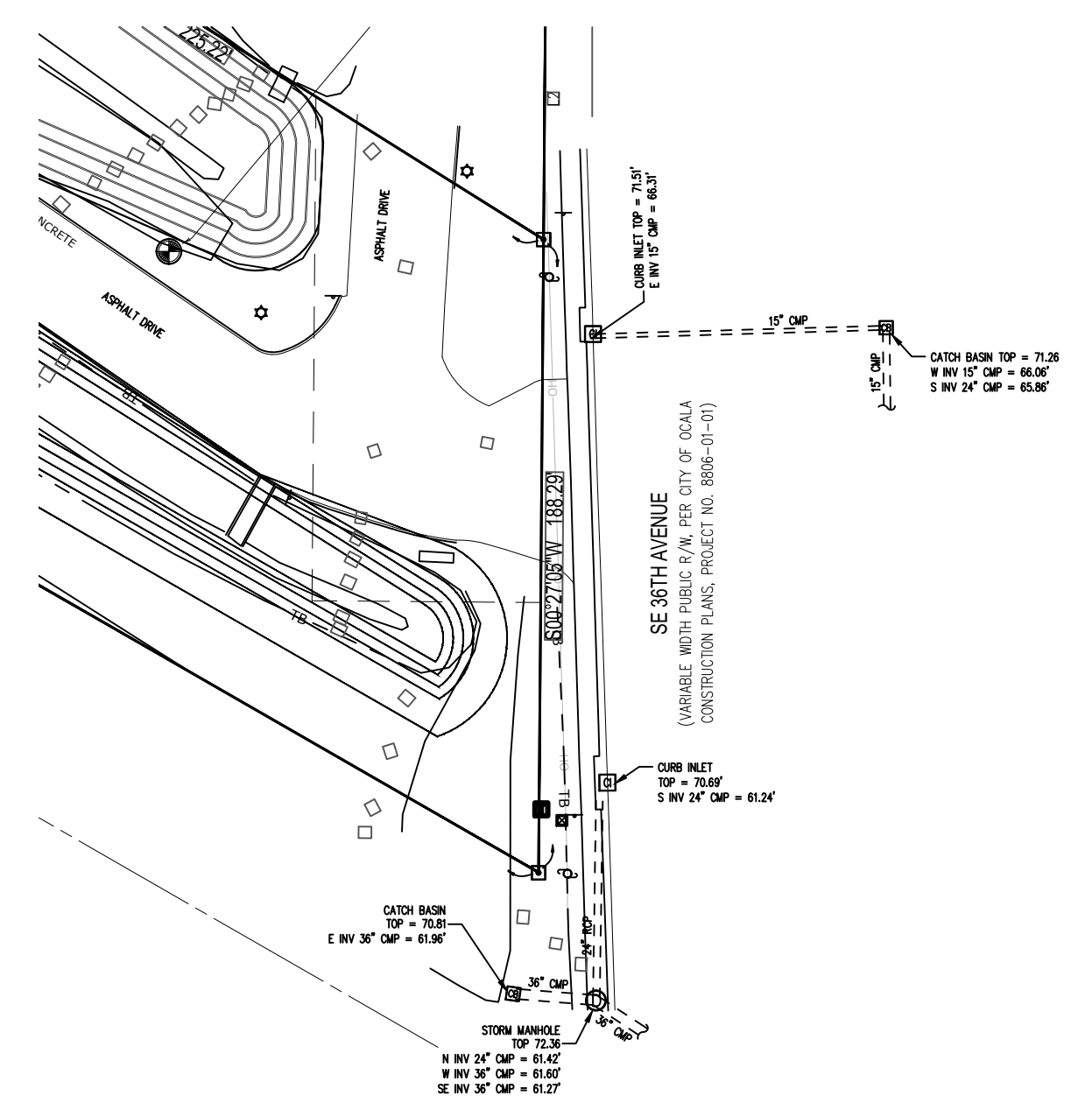
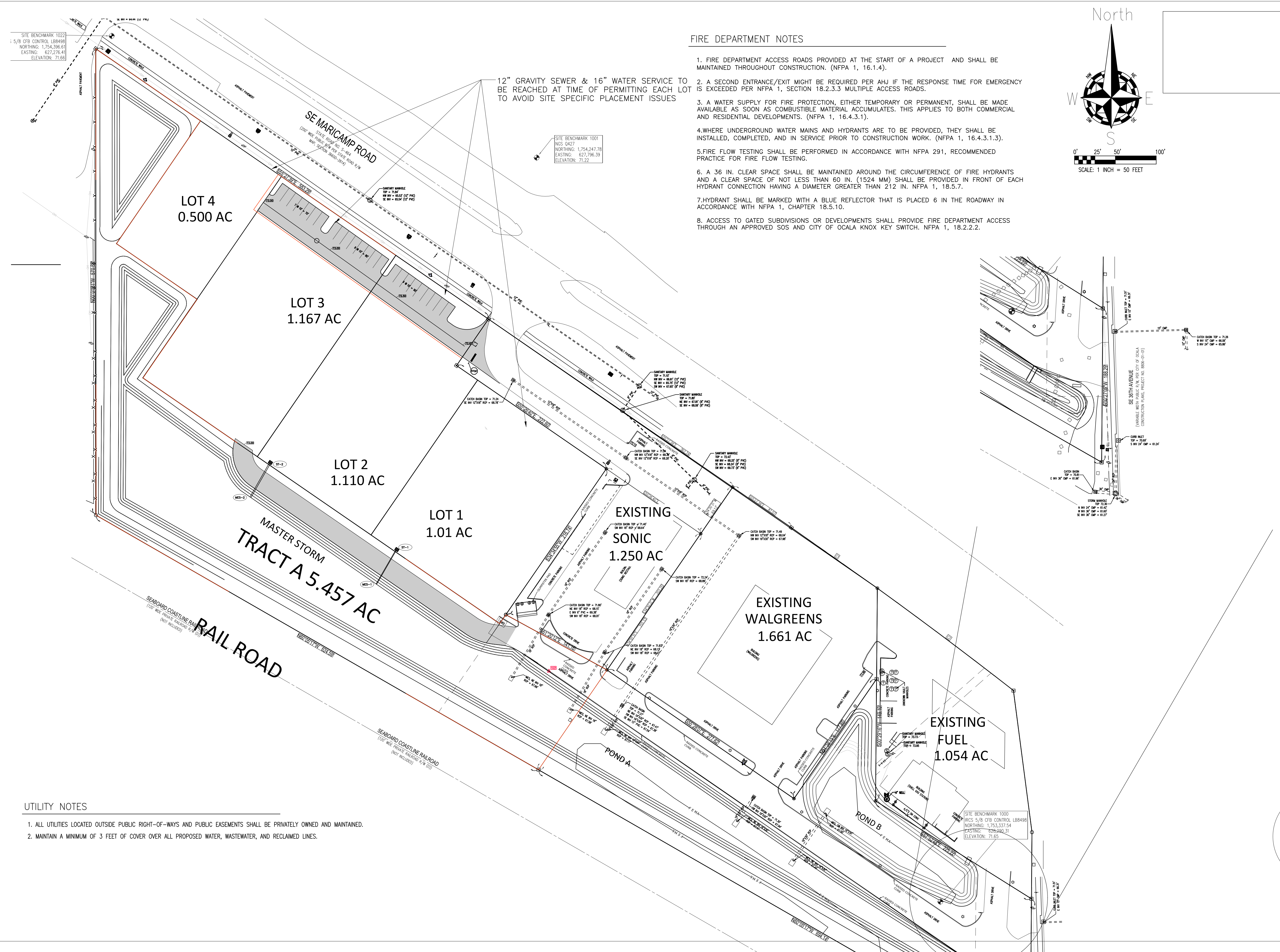
JOHN J. HERBERT, N. P. E.
 LIC # 84698

7/2/2024
 UTILITY PLAN
 PROJECT NO. 22190

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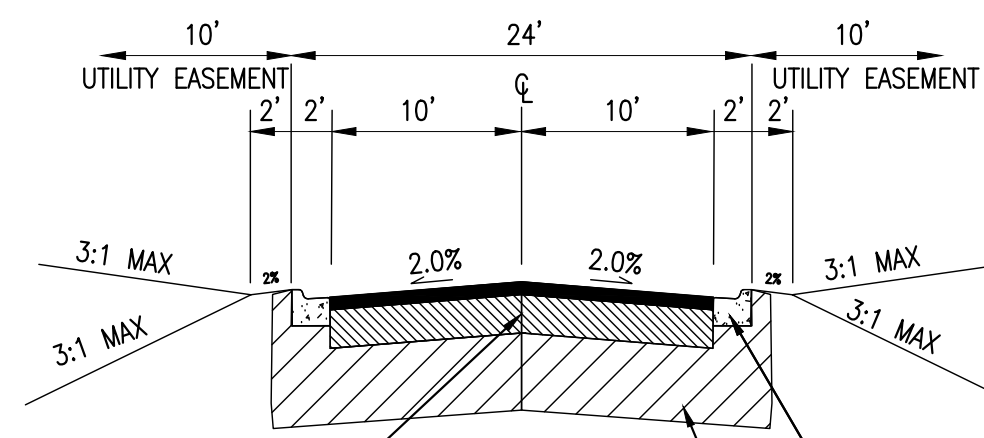
UTILITY NOTES

1. ALL UTILITIES LOCATED OUTSIDE PUBLIC RIGHT-OF-WAYS AND PUBLIC EASEMENTS SHALL BE PRIVATELY OWNED AND MAINTAINED.
2. MAINTAIN A MINIMUM OF 3 FEET OF COVER OVER ALL PROPOSED WATER, WASTEWATER, AND RECLAIMED LINES.



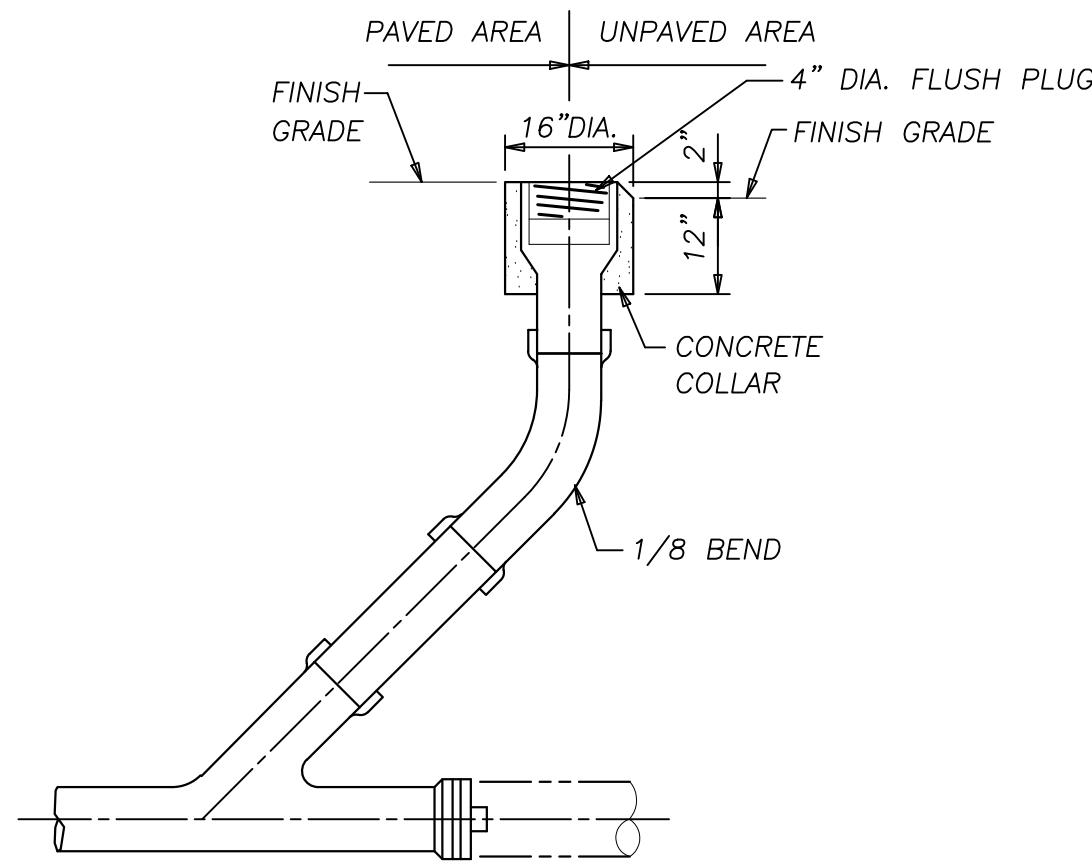
MADE IN USA

REQUIRED PAVEMENT STRUCTURAL DESIGN NUMBER = 2.98
 PROVIDED = 3.61
 2" TYPES 5 PAVEMENT x 0.44 = .88
 8.5" LIMEROCK BASE x .18 = 1.53
 12" STABILIZED SUBBASE x .10 = 1.20

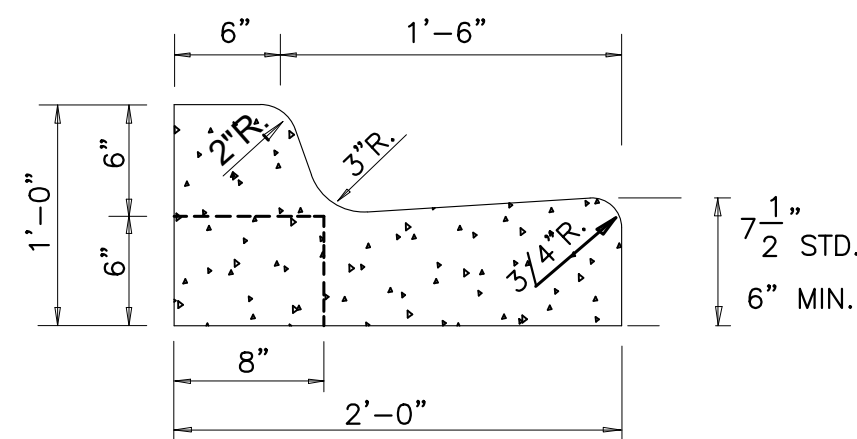


PAVEMENT SECTION TO BE 2.0" OF SP 9.5 WITH 8.5" LIMEROCK (LBR 100) COMPACTED TO 98% MAX DENSITY PER AASHTO T-180. CONTRACTOR TO PROVIDE LBR TESTING RESULTS TO CITY FOR VERIFICATION. CONTRACTOR TO LAY ASPHALT IN TWO 1.0" LIFTS.

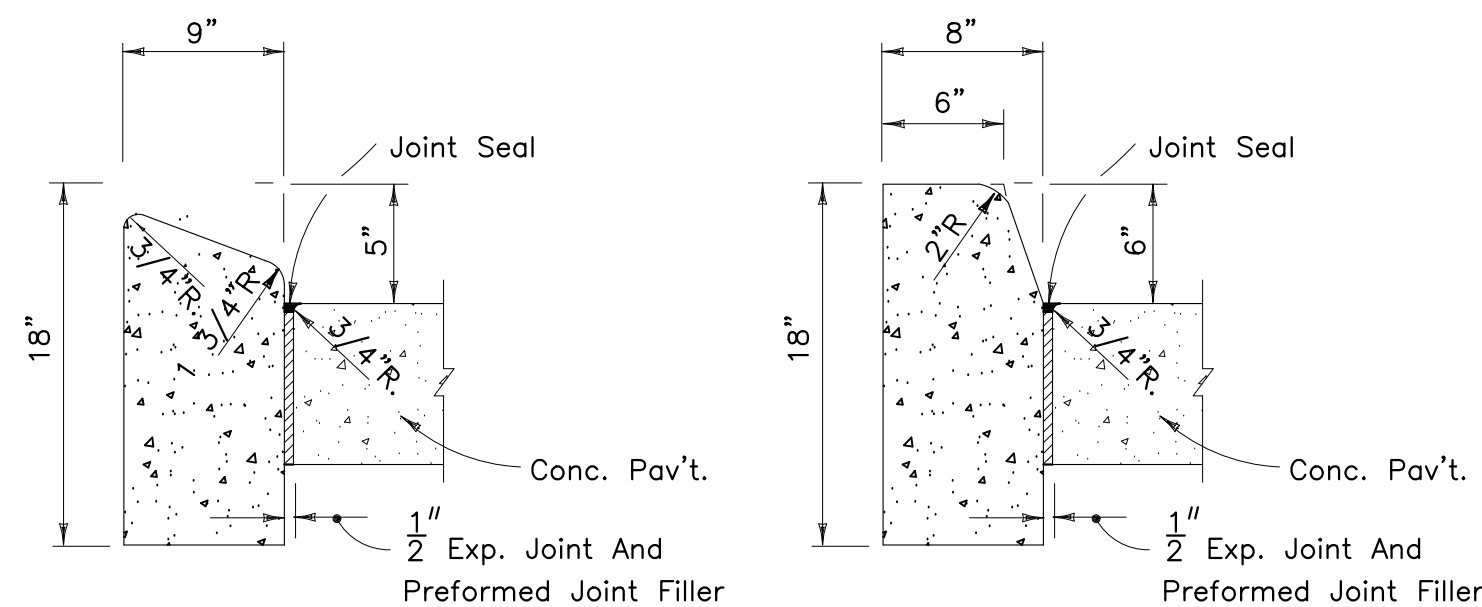
STABILIZE BEFORE THE FINAL PAVING COURSE. ARGENTINE BAHIA GRASS SEED. IN AREAS WHERE EROSION AND/OR GROWING CONDITIONS MAY BE A PROBLEM AND FOR A MINIMUM OF TWO FEET AROUND ALL STRUCTURES AND THE BACK OF ALL CURBS, SOLID SOD (ARGENTINE BAHIA) SHALL BE INSTALLED. THE DEVELOPER SHALL MAINTAIN THE GRASS, INCLUDING WATERING AND MOWING UNTIL A GOOD STAND OF GRASS IS ESTABLISHED AND THE PROJECT IS ACCEPTED. IT IS THE INTENT OF THIS DOCUMENT THAT AREAS TO BE GRASSED HAVE A GROWING STAND OF GRASS FOR A PERIOD OF AT LEAST ONE YEAR. AFTER COMPLETION/ACCEPTANCE OF THE PROJECT, ALL GRASSED AREAS SHALL BE MOWED AT LEAST ONCE PRIOR TO ACCEPTANCE OF THE PROJECT.



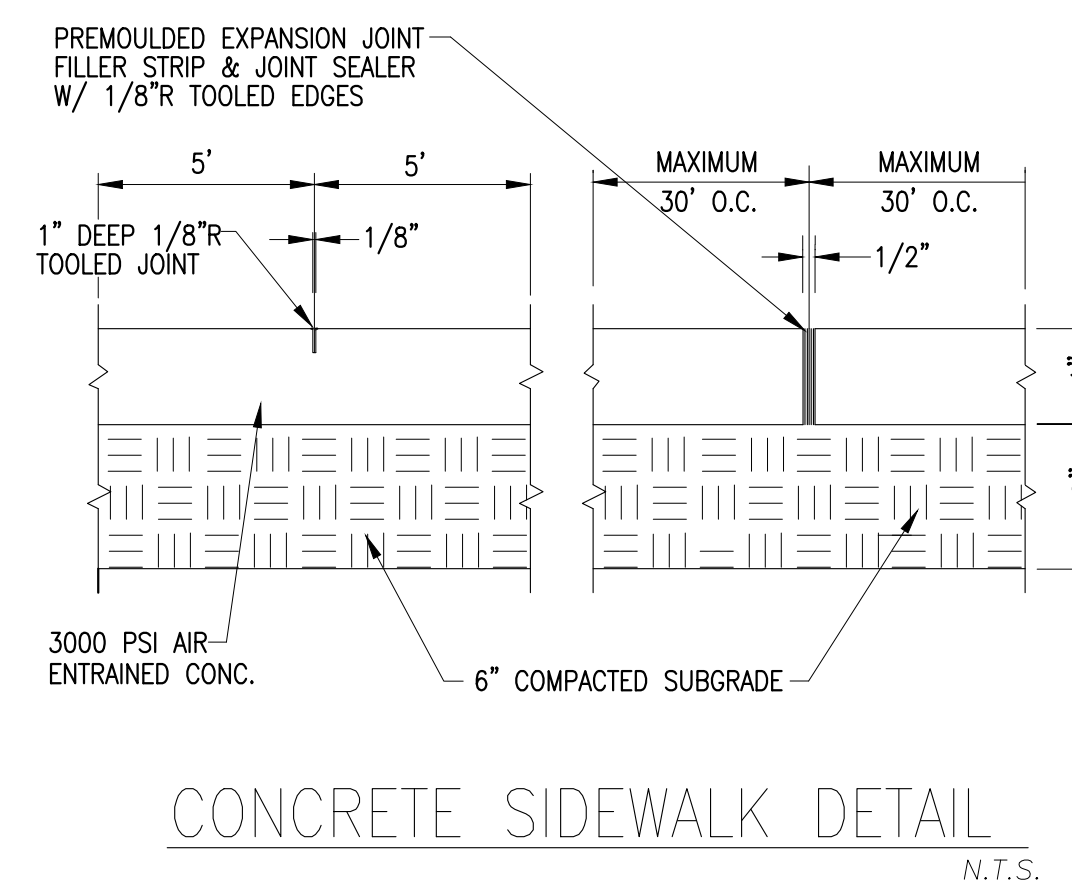
TYPICAL STORM DRAIN CLEANOUT DETAIL
 NTS



TYPE F



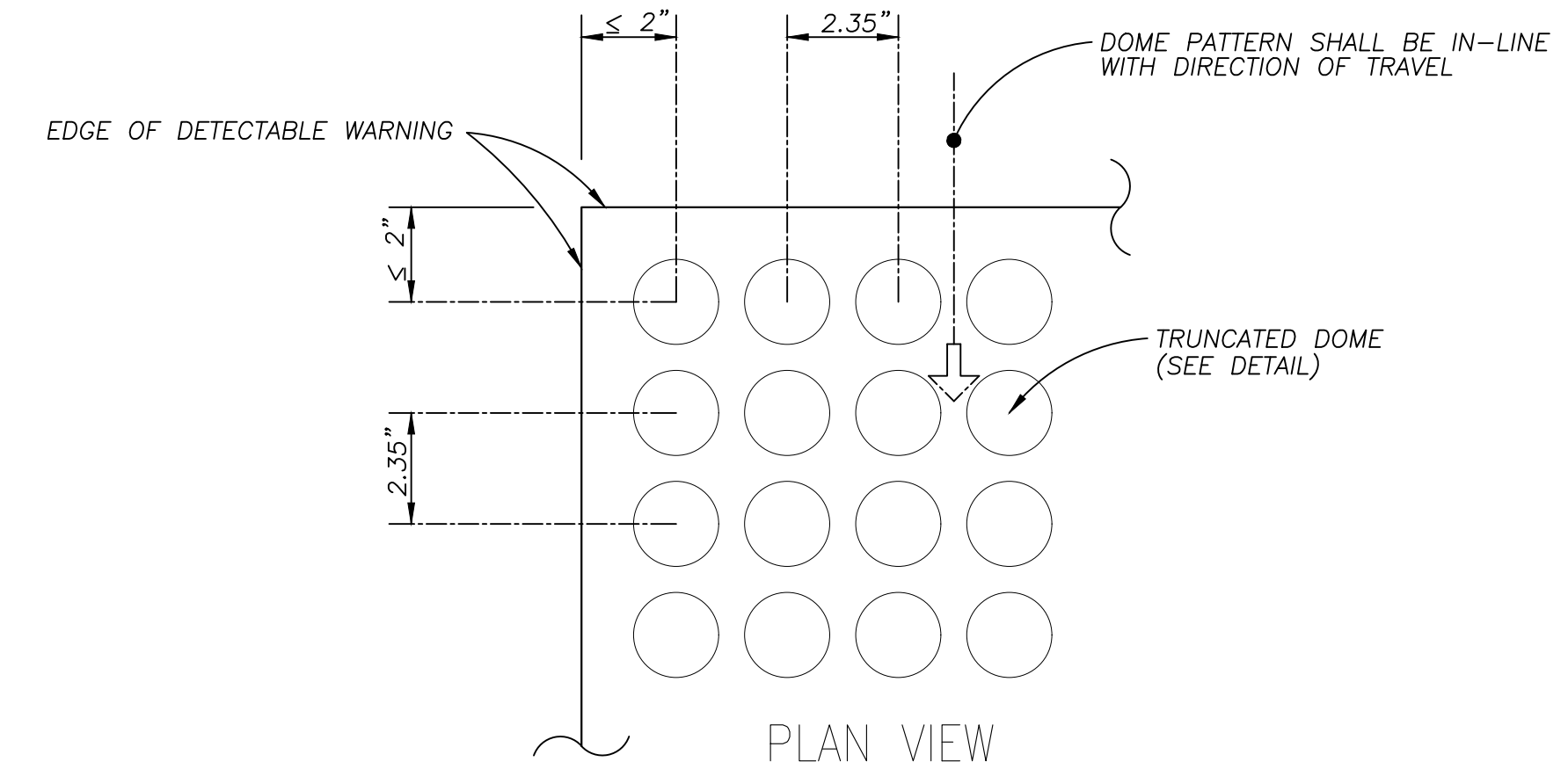
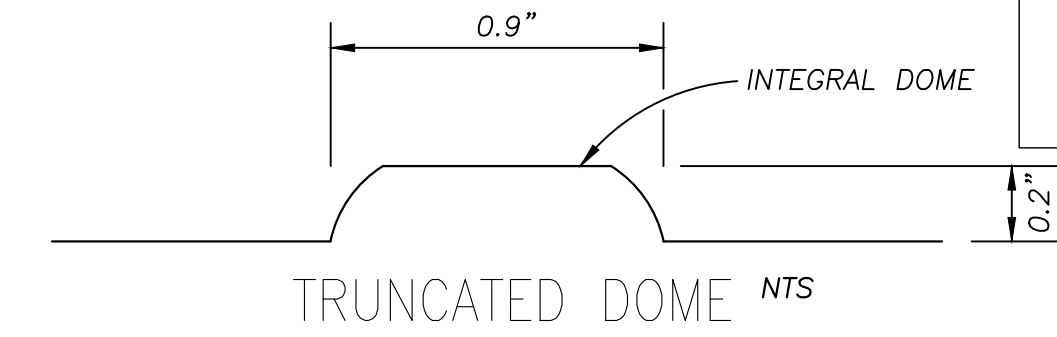
CURB DETAILS
 FDOT INDEX 520-001



CONCRETE SIDEWALK DETAIL
 N.T.S.

NOTES:

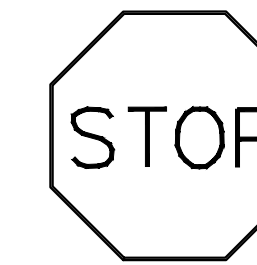
1. A THICKENED EDGE SHALL BE PROVIDED BETWEEN SIDEWALK AND DRIVEWAYS OR PARKING LOT.
2. SLOPE CONC. SIDEWALKS AWAY FROM BUILDINGS TO PROVIDE POSITIVE DRAINAGE.
3. PROVIDE 1% CROSS SLOPE ON CONC. WALKS TYP.
4. PROVIDE CONTROL JOINTS @ INTERVALS EQUAL TO SIDEWALK WIDTH (W).
5. PROVIDE PREMOLDED EXPANSION JOINT WHERE CONC. WALK ABUTS BLDG., POLES, AND OTHER CONC. WALKS.



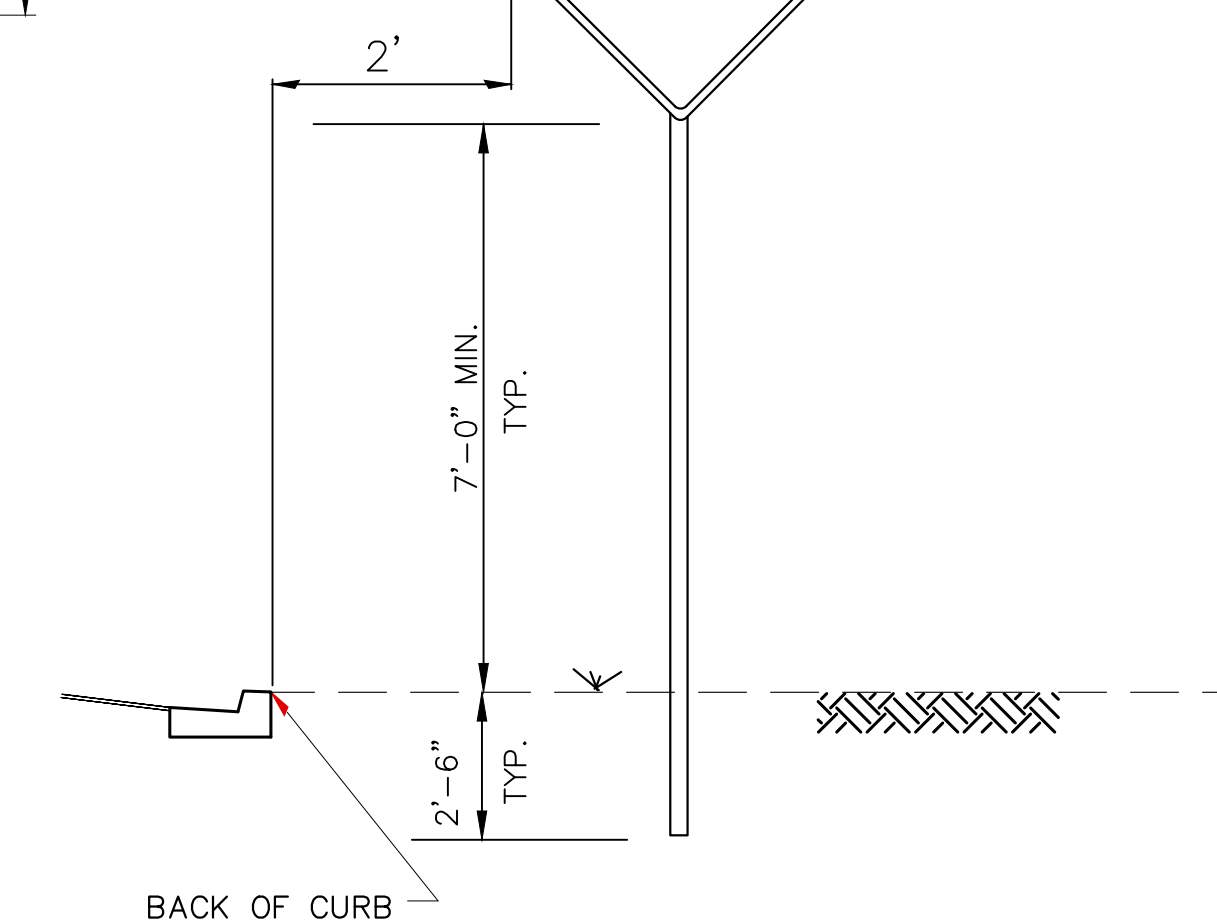
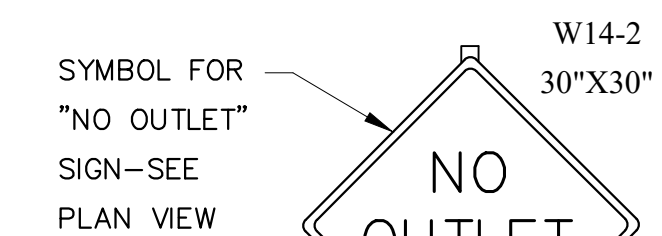
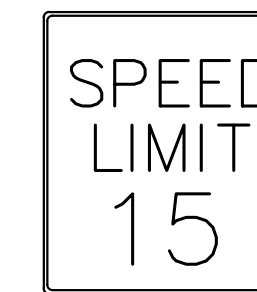
ALL SIDEWALK CURB RAMPS SHALL HAVE DETECTABLE WARNING SURFACES THAT EXTEND THE FULL WIDTH OF THE RAMP AND IN THE DIRECTION OF TRAVEL 24 INCHES (610 mm) FROM THE BACK OF CURB.

CURB RAMP DETECTABLE WARNING
 FDOT INDEX 522-002
 NTS

R1-1
 30"X30"



R2-1
 24"X30"



TRAFFIC SIGN DETAILS

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