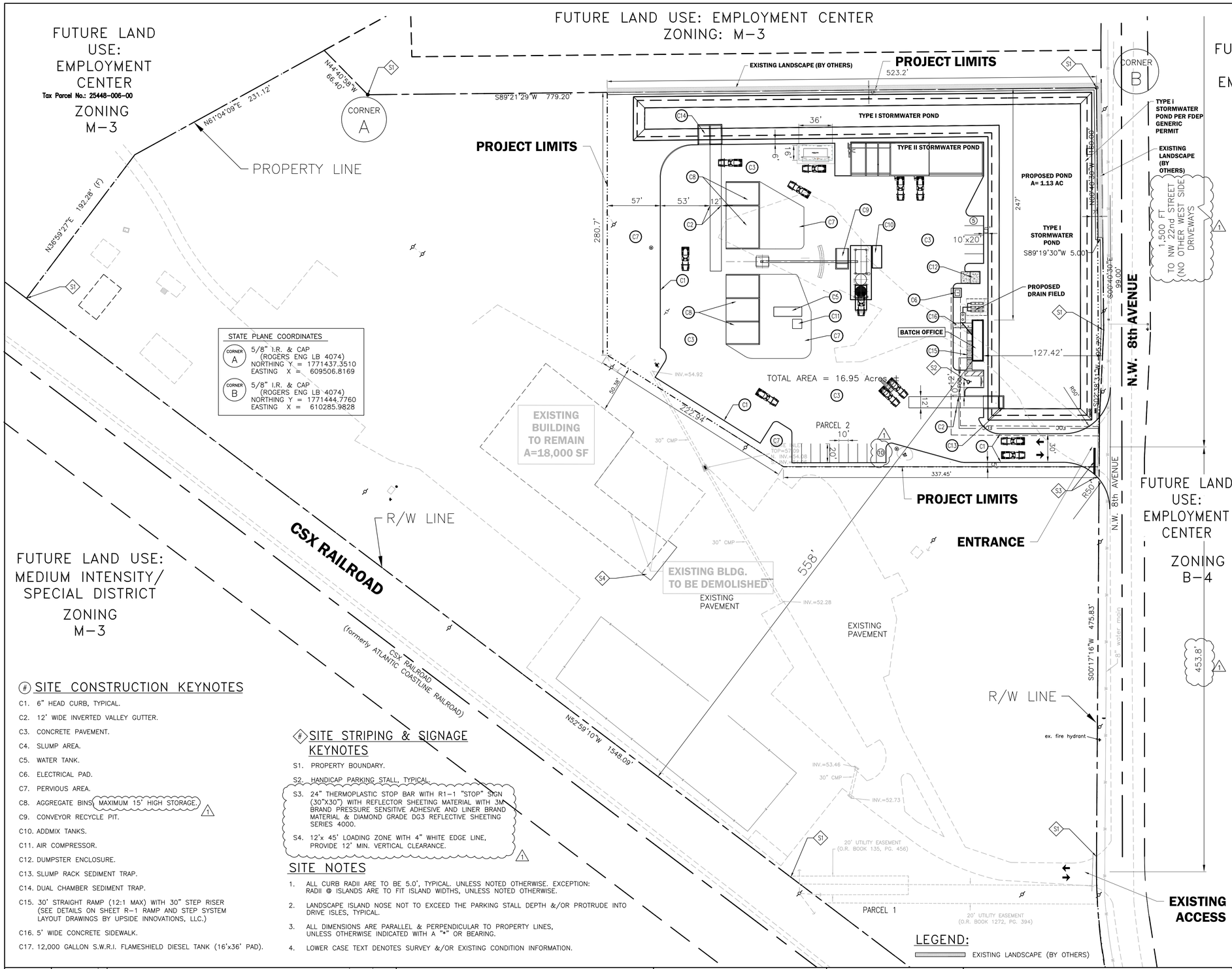

STATE PLANE COORDINATES

CORNER A	5/8" I.R. & CAP (ROGERS ENG LB 4074) NORTHING Y = 1771437.3510 EASTING X = 609506.8169
CORNER B	5/8" I.R. & CAP (ROGERS ENG LB 4074) NORTHING Y = 1771444.7760 EASTING X = 610285.9828

SITE CONSTRUCTION KEYNOTES

C1. 6" HEAD CURB, TYPICAL.
C2. 12' WIDE INVERTED VALLEY GUTTER.
C3. CONCRETE PAVEMENT.
C4. SLUMP AREA.
C5. WATER TANK.
C6. ELECTRICAL PAD.
C7. PERVIOUS AREA.
C8. AGGREGATE BINS MAXIMUM 15' HIGH STORAGE. 1
C9. CONVEYOR RECYCLE PIT.
C10. ADDMIX TANKS.
C11. AIR COMPRESSOR.
C12. DUMPSTER ENCLOSURE.
C13. SLUMP RACK SEDIMENT TRAP.
C14. DUAL CHAMBER SEDIMENT TRAP.
C15. 30' STRAIGHT RAMP (12:1 MAX) WITH 30" STEP RISER (SEE DETAILS ON SHEET R-1 RAMP AND STEP SYSTEM LAYOUT DRAWINGS BY UPSIDE INNOVATIONS, LLC.)
C16. 5' WIDE CONCRETE SIDEWALK.
C17. 12,000 GALLON S.W.R.I. FLAMESHIELD DIESEL TANK (16'x36' PAD).

SITE STRIPING & SIGNAGE KEYNOTES

S1. PROPERTY BOUNDARY.
S2. HANDICAP PARKING STALL, TYPICAL.
S3. 24" THERMOPLASTIC STOP BAR WITH R1-1 "STOP" SIGN (30"X30") WITH REFLECTOR SHEETING MATERIAL WITH 3M BRAND PRESSURE SENSITIVE ADHESIVE AND LINER BRAND MATERIAL & DIAMOND GRADE DG3 REFLECTIVE SHEETING SERIES 4000. 1
S4. 12'x 45' LOADING ZONE WITH 4" WHITE EDGE LINE, PROVIDE 12' MIN. VERTICAL CLEARANCE.

SITE NOTES

1. ALL CURB RADII ARE TO BE 5.0', TYPICAL. UNLESS NOTED OTHERWISE. EXCEPTION: RADII @ ISLANDS ARE TO FIT ISLAND WIDTHS, UNLESS NOTED OTHERWISE.
2. LANDSCAPE ISLAND NOSE NOT TO EXCEED THE PARKING STALL DEPTH &/OR PROTRUDE INTO DRIVE ISLES, TYPICAL.
3. ALL DIMENSIONS ARE PARALLEL & PERPENDICULAR TO PROPERTY LINES, UNLESS OTHERWISE INDICATED WITH A "*" OR BEARING.
4. LOWER CASE TEXT DENOTES SURVEY &/OR EXISTING CONDITION INFORMATION.

REVIEWED
For Code Compliance
City of Ocala Growth Management
SPL23-45302-Ocala Batching Plant 10/24/23

GRAPHIC SCALE
1" = 50'

SITE DATA

PROPERTY LOCATION: 1700 NW. 8th AVE. OCALA, FL. 34475
PARCEL No.: 25448-000-00

PROPERTY FUTURE LAND USE DESIGNATION: EC
PROPERTY ZONING: M-3 (HEAVY INDUSTRIAL)

EXISTING USE: INDUSTRIAL, OUTDOOR STORAGE & OFFICE
PROPOSED USE: BATCHING PLANT
OVERALL SITE AREA: 16.95± ACRES
PROJECT AREA: 4.61± ACRES

NEW BUILDING (OFFICE): (12'X44') 528 S.F.
PROPOSED GROSS FLOOR AREA: 528 S.F.

ALLOWABLE FLOOR AREA: 0.75
PROPOSED FLOOR AREA: 0.03

BUILDING SETBACKS (REQUIRED)		BUILDING SETBACKS (PROPOSED)	
FRONT	40'	FRONT	127.42'
SIDE	25'	SIDE	558'
SIDE	25'	SIDE	244'
REAR	25'	REAR	937'

MAXIMUM ALLOWABLE BUILDING HEIGHT
150 FT

BUILDING HEIGHT PROPOSED
78 FT MIXING TOWER
14 FT OFFICE

BUILDING CONSTRUCTION TYPE
II B

BUFFER YARDS

PROPOSED USE	REQUIRED BUFFER	PROPOSED BUFFER
FRONT	5'	7'
SIDE	5'	5'
SIDE	5'	>5'
REAR	5'	5'

PARKING

PARKING REQUIRED
OFFICE 528 S.F. x (1 SPACE PER 300 S.F.) 2 SPACES
TOTAL PARKING REQUIRED 2 SPACES
SPACES REQUIRED TO BE RESERVED FOR HANDICAP 1 SPACE

PARKING PROVIDED
STANDARD PARKING SPACES 15 SPACES
HANDICAP PARKING 1 SPACE
TOTAL PARKING PROVIDED 16 SPACES 1

SITE AREA CALCULATIONS

	(PROPOSED)		
BUILDING FOOTPRINT	528 S.F.		
NEW CONCRETE PAVING AREA	110,262 S.F.		
TOTAL IMPERVIOUS AREA	110,790 S.F.	2.55 AC.	55.32 %
PERVIOUS AREA	90,070 S.F.	2.06 AC.	44.68 %
TOTAL SITE AREA	200,767 S.F.	4.61 AC.	100.00 %

MAXIMUM IMPERVIOUS COVER ALLOWED 80 %
IMPERVIOUS COVER PROPOSED 55 %

FLOOD ZONE

FLOOD ZONE X & AE (EL. 57.3 & EL. 59.0) PER FEMA F.I.R.M. PANEL 120330 509D DATED: 08/28/2008.

SOILS

No. 67 - SPARR-URBAN LAND COMPLEX, HSG TYPE 'A'.

WETLAND STATEMENT

THERE ARE NO JURISDICTIONAL WETLANDS WITHIN THE PROJECT SITE.

HAZARDOUS MATERIALS STATEMENT

DURING CONSTRUCTION, WHEN COMBUSTIBLES ARE BROUGHT ONTO THE SITE IN SUCH QU DEEMED HAZARDOUS BY THE FIRE OFFICIAL, ACCESS ROADS & A SUITABLE TEMPORARY SUPPLY OF WATER ACCEPTABLE TO THE FIRE DEPARTMENT SHALL BE PROVIDED & MAINTAINED.

OPEN SPACE

MINIMUM OPEN SPACE REQUIRED (20% X 4.59 AC = 0.92 AC)
OPEN SPACE PROVIDED
LANDSCAPE AREA/ GRASS AREA (40,401 sf = 0.93 AC)
(EXCLUDES POND AREA)

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY WILLIAM R. HOCKENSMITH ON THE DATE ADJACENT TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.
FLORIDA ENGINEERING GROUP, INC. 5127 S. ORANGE AVE. SUITE 200 ORLANDO, FL 32809 CERTIFICATE OF AUTHORIZATION EB-0000690
WILLIAM R. HOCKENSMITH, P.E. 35340

Digitally signed by William R Hockensmith
DN: c=US, o=FLORIDA ENGINEERING GROUP INC., cn=William R Hockensmith, dnQualifier=A01410C000001845 9C69F660000043C, cn=William R Hockensmith
Date: 2023.10.17 13:28:42 -04'00'

DATE	REVISIONS	BY	CHECKED
8/30/2023	1 REVISED PER CITY COMMENTS DATED 08/23/2023	VP	JAA
10/16/2023	2 REVISED PER CITY COMMENTS DATED 09/22/2023	VP	JAA

READY CONCRETE MIX PLANT
CONSTRUCTION PLANS
CITY OF OCALA, FL

FEG FLORIDA ENGINEERING GROUP
Engineering the Future

5127 S. Orange Avenue, Suite 200
Orlando, FL 32809
Phone: 407-895-0324
Fax: 407-895-0325
www.feg-inc.us

BATCH PLANT SITE GEOMETRY PLAN

DESIGNED BY	DRAWN BY	CHECKED BY	APPROVED BY
JAA	VP	JAA	JAA

PROJECT NO. 23-014
SCALE 1" = 50' 1
DATE JULY 21, 2023
SHEET NO. C-6
SHEET 6 OF 28

FLORIDA ENGINEERING GROUP, INC. CERTIFICATE NO. EB0000690 No 45128 STATE OF FLORIDA PROFESSIONAL ENGINEER

THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY (ENGINEER), P.E. ON (DATE) USING A DIGITAL SIGNATURE.
PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

23-014_SiteGeometryPlan.dwg