City of Ocala
Community Redevelopment Agency
201 SE 3rd Street, Ocala, FL 34471

MEMORANDUM

DATE July 18, 2024

TO: West Ocala CRA Advisory Committee

FROM: Roberto Ellis, Economic Development Manager

RE: New Construction Incentive Program

CRA24-45744 – 1700 NW 8th Avenue

The New Construction Incentive Program was created to support commercial and residential multifamily projects that have the potential for catalytic impact in the CRA subarea. Railyard One LLC (Applicant) will be demolishing an old structure and constructing a new 10,855 S.F. warehouse and office building with associated outdoor storage, parking, landscape and stormwater ponds. The subject site is located at 1700 NW 8th Avenue (25448-000-00). The cost of the project is estimated to be $2,548,513; this includes sitework, building construction, furnishing, finishing and equipment. On average, there will be $20 million worth of various construction equipment stored on site, including but not limited to dozers, loaders, generators and lifts. The current project is the first phase of two-part development on the 17-acre property. When complete, the project will result in an increase in ad valorem tax revenue and provide jobs for the community. The project team has completed successful projects, developing various large commercial projects. The Grant Review Committee (GRC) met on July 9, 2024. Following an evaluation of the application and site conditions, the GRC recommended moving forward with approval of the application.

The Advisory Committee may recommend an incentive amount up to 10% ($254,851) of the total project costs; the applicant is requesting the maximum grant available. The final grant amount will be budgeted and distributed over three fiscal years. The Applicant has provided all the required documentation to demonstrate eligibility for the incentive. If approved, the project is scheduled to be completed by May 2025. The packet details the project schedule, cost breakdown, funding, and qualifications. Staff recommends granting approval, contingent upon the discussion and decision of the CRA Advisory Committee and the CRA Board.

Attached - Application form, drawings and photographs of existing conditions.

CRA24-45744 - Railyard One LLC Mike Stuart

Project Details

Project Name
CRA24-45744

Description
NEW CONSTRUCTION CONSISTING OF A 10,855 SF WAREHOUSE AND OFFICE BUILDING, WITH ASSOCIATED OUTSIDE STORAGE, PARKING, LANDSCAPE & STORMWATER PONDS.

Applicant Type
Developer

Applicant Name
Mike Stuart

Parcels

Parcel ID
25448-000-00

Address
1700 NW 8TH AVE, MARION, OCALA, FL, 34471

Business Profile

Business Name
Railyard One LLC

Phone
4074486826

Email
mdstuart30@gmail.com

Physical Address
1700 NW 8th Avenue, Ocala, FL, 34475

Mailing Address
122 S Bumby Avenue, #9A

Years In Business
No Information Entered

Relationship To City

Relationship To City - Intention
New Construction

Funding Request

Description
Reimbursement

Eligible Costs Total
$2,548,513.00

Total Estimated Project Cost
$2,980,000.00

Total Funding Amount Requested
$254,851.00

Timeline

Phase 1 Name
Grant Review Committee- Site Visit (Tentative 10:45 AM)

Phase 1 Date
July 8, 2024

Phase 2 Name
Contruction Schedule

Phase 2 Date
November 30, 2024

KPI Compliance

Title	KPI Type	Recurrence Type	Compliance Status

No Data

Developer Info

Applicant / Primary Contact Information

Applicant Type
Developer

Name
Mike Stuart

Business Profile

Business Name
Railyard One LLC

Phone
4074486826

Email
mdstuart30@gmail.com

Physical Address
1700 NW 8th Avenue, Ocala, FL 34475

Mailing Address
122 S Bumby Avenue, #9A, Orlando, FL 32803

Years In Business
N/A

Relationship To City

Intention
New Construction

Property Information

Proposed Changes

Proposed Square footage
10855

Estimated Future Assessed Value
$4,500,000.00

Proposed Zoning Change
PROPOSED ZONING MAY BE REQUIRED

Public Improvements
No Information Entered

Parcels

1700 NW 8TH AVE

Parcel ID
25448-000-00

Address
1700 NW 8TH AVE

Current Key Details
Last Assessment:9/15/2023 - $705,654.00

Exterior Construction Activities
Exterior - Utility Improvements
Exterior - ADA Accessibility
Exterior - Lighting
Exterior - Greenspace / Placemaking
Exterior - Facade - Awning or Signage
Exterior - Facade - Windows
Exterior – Door/Entry Replacement
Exterior - Other
Exterior - Roofing

Exterior - Landscaping
Exterior - Facade - Paint

Interior Construction Activities
Interior - ADA Accessibility
Interior - Other
Interior - Plumbing
Interior - Flooring
Interior - Electrical
Interior - Sprinkler
Interior - HVAC

Structural Construction Activities
Structural - Foundation
Structural - Square Footage - Addition
Structural - Demolition
Structural - Load Bearing Support

Eligible Costs

Structural Group Building

No Information Entered

Painting - As part of a major renovation project	$0.00
Metal Awnings	$0.00
Doors / Windows - As a part of a major restoration project	$0.00
Signage - As part of a major renovation project	$0.00
Structural	$2,548,513.00
HVAC, Plumbing, Electric	$0.00
Improvements to meet Building & Fire Codes for Accessibility, Fire Protection and Life Safety	$0.00
Conversion of upper floor space to residential	$0.00
Equipment/Machine	$0.00
Sub Total	**$2,548,513.00**

Land

No Information Entered

Other	$0.00
Site Plan	$0.00
Sub Total	**$0.00**

Financial Details

Fund Request

Fund Request	Reimbursement
Eligible Costs Total	$2,548,513.00
Total Estimated Project Cost	$2,980,000.00
Total Funding Amount Requested	$230,000.00
Up Front Funding Amount Requested	Not Specified
Pay Go Funding Amount Requested	**Not Specified**

Loans / Financing

Bank Loan	$2,380,006.00
Bond	
Sub Total	**$2,380,006.00**

Additional Notes / Comments

Equity

Private Equity	$600,000.00
Savings	
Sub Total	**$600,000.00**

Additional Notes / Comments

Other

Grants	$254,851.00

Donations

Sub Total	**$254,851.00**

Additional Notes / Comments

Estimated Timeline

July 8, 2024

Grant Review Committee- Site Visit (Tentative 10:45 AM)
Site visit.

Responsible Party
Governing Body

November 30, 2024

Contruction Schedule
The project is expcted to take 3-4 months to permit and 10-12 months to complete. Once we secure our financing and finalize the overall funding we intend to start construction ASAP. A more detailed project timeline will be provided in the coming weeks.

Responsible Party
Developer

Parties

Contractor

Business Name
A.D. Owens Construction

Business EIN
No Information Entered

Contact Name
Andrew Owens

Address
,

Phone Number
4072286485

Contractor

Business Name
The Hagedorn Group

Business EIN

Contact Name

Address

Questions

1. Customers

Ans. 500

2. Jobs

Ans. 30

3. Sale/Rent

Ans. +/- $30,000 per month in rent with over $25,000,000 worth of equipment being stored on the property at any given time.

Timeline

Contruction Schedule

Date
09/02/2024

Description
The project is expcted to take 3-4 months to permit and 10-12 months to complete. Once we secure our financing and finalize the overall funding we intend to start construction ASAP. A more detailed project timeline will be provided in the coming weeks.

Parties

Contractor

Business Name
A.D. Owens Construction

EIN
No information entered

First Name
Andrew

Last Name
Owens

Craig Hagedorn ,

Phone Number
4073668488

Property Owner

Business Name
Railyard One LLC

Business EIN
No Information Entered

Contact Name
Mike Stuart

Address
1700 NW 8th Avenue Ocala, FL 34475

Phone Number
4074486826

Party Description

Please note that we are still finalizing the funding and contractor selection process.

Declarations

Is any owner of the business and / or land / building, or any tenant, or any of the project developers an elected official or appointed official or related to an elected official or appointed official, or routinely contracts to provide goods or services to the governing body?
False

elected official or appointed official or related to an elected official or appointed official, or routinely contracts to provide goods or services to the governing body

Applicant Answer: No

Relationship: No information entered
Applicant Explanation: No information entered

Declarations

In my role as the Property Owner/Developer/ business owner/authorized representative of the property, I have read and understand the terms and conditions of the Program and agree to the general conditions and terms outlined in the application process and guidelines of the Program. Under penalty of perjury, the undersigned states the forgoing statements are true and correct. The undersigned also acknowledges that any person, firm, corporation or entity intentionally submitting false information in an attempt to qualify for award preference will be subject to a (1) year program suspension, and possibly up to a three (3) year program debarment.

Applicant Answer: Yes

All property taxes related to the property are paid and up to date.

Applicant Answer: Yes

There is no active City code enforcement case on the property.

Applicant Answer: Yes

General Conditions It is expressly understood and agreed that the applicant shall be solely responsible for all safety conditions and compliance with all safety regulations, building codes, ordinances, and other applicable regulations. It is expressly understood and agreed that the applicant will not seek to hold the City of Ocala, the Grant Review Committee (Committee) and/or its agents, employees, board members, officers and/or directors liable for any property damage, personal injury, or other loss relating in any way to the Program. It is expressly understood and agreed that the applicant will hold harmless the City, its agents, officers, employees and attorneys for all costs incurred in additional investigation or study of, or for supplementing, redrafting, revising, or amending any document (such as an Environmental Impact Report, specific plan, or general plan amendment) if made necessary by said proceeding and if the applicant desires to pursue such approvals and/or clearances, after initiation of the proceeding, which are conditioned on the approval of these documents. The applicant authorizes the City of Ocala to promote any approved project including but not limited to displaying a sign at the site, during and after construction, and using photographs and descriptions of the project in City of Ocala materials and press releases. If the applicant fails to perform the work approved by the Committee, the City reserves the right to cancel the grant. The applicant also understands that any work started/completed before the application is approved by the Committee is done at their own risk, and that such work will jeopardize their grant award. Completion of this application by the applicant DOES NOT guarantee that grant monies will be awarded to the applicant.

Applicant Answer: Yes

Documentation Collection

Property Owner Affidavit

Questions

1. Explain the purpose of and need for the proposed improvements.

Ans. The purpose is to revitalize a previously abandoned property by making improvements to provide a new facility for a national user. The project will create dozens of short and long term jobs as well as significant tax revenues for the City of Ocala. High interest rates and rising costs have made it very difficult to successfully fund the proposed project. This grant will bridge the gap between cost and available funds to construct the project.

2. Name

Ans.

Documents

1. Name: RECORDED DEED_Railyard One LLC.pdf **Uploaded Date:** 6/13/2024 3:40:51 PM

2. Name: 2024-06-06_1700 NW 8th Avenue Site Plans.pdf **Uploaded Date:** 6/13/2024 4:06:29 PM

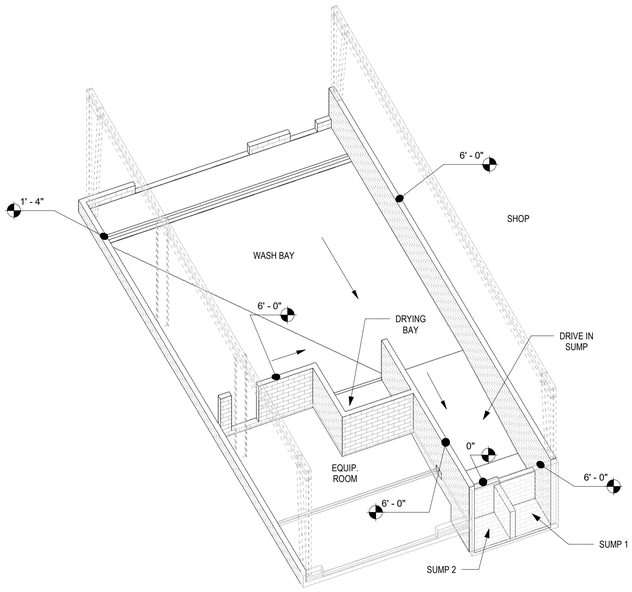
3. Name: THG Ocala Proposal.pdf **Uploaded Date:** 6/13/2024 4:07:02 PM

4. Name: AD Owens Ocala Proposal.pdf **Uploaded Date:** 6/13/2024 4:07:51 PM

5. Name: Architectural Floor Plan and Prelim Bldg. Elevations.pdf

Uploaded Date: 6/13/2024 4:09:51 PM

Name: Mike Stuart
Date: 06/13/2024



2 A201 WASH BAY STEM WALLS AXONOMETRY

BUILDING SHED ENCLOSURE IS TO BE POVIDED BY THE CONTRACTOR AS PART OF A SEPARATE PACKAGE. NOT ASSOCIATED WITH THESE ARCHITECTURAL SEALED DRAWINGS.

THIS IS SHOWN FOR REFERENCE ONLY TO ILLUSTRATE GENERAL INTENT. COORDINATE ALL REQUIREMENTS WITH THE OWNER AND BUILDING PROVIDER. ENSURE ALL FRAMING IS PROVIDED FOR PROPER INSTALLATION OF ANY SYSTEM, DOORS, ETC. PROVIDER IS RESPONSIBLE FOR ALL ENGINEERING ASSOCIATED WITH THE BUILDING, ITS CONNECTION TO THE FOUNDATION AND ALL COORDINATION NEEDED TO COMPLY WITH ALL LOCALLY ADOPTED CODES, ORDINANCES, REQUIREMENTS, ETC.

EQUIPMENT SHOWN FOR REFERENCE ONLY - PROVIDED AND INSTALLED BY VENDOR - REFERENCE MEP DRAWINGS FOR EQUIPMENT UTILITIES NEEDS

LIFE SAFETY SUMMARY

OCCUPANT LOAD

"F", FACTORY PER 7TH ED. 2020 FBC

INDUSTRIAL OCCUPANCY
1,512 S.F. (INDUSTRIAL USE AT 1 PER 100 S.F.)= 15.12 OCCUPANTS

MEANS OF EGRESS (PER FLORIDA BUILDING CODE, 7TH ED. 2020)

FACTORY (GROUP "F" OCCUPANCY)
MAXIMUM ALLOWABLE TRAVEL DISTANCE = 200 FT. (NON-SPRINKLERED)
MAXIMUM PROVIDED TRAVEL DISTANCE = 34' - 1"

MAXIMUM ALLOWABLE DEAD END CORRIDOR LENGTH = 50'

COMMON PATH OF TRAVEL NOT TO EXCEED = 75'
MAXIMUM PROVIDED COMMON PATH OF TRAVEL = 0'-0"

MINIMUM CLEAR OPENING OF EXIT DOORS.

FIRST FLOOR
EGRESS WIDTH PER PERSON SERVED = .2 IN.
.2 INCHES x 15.12 3.024 REQUIRED (528 IN. PROVIDED)

EXITS REQUIRED: 1
EXITS PROVIDED: 4

MINIMUM ALLOWABLE CORRIDOR WITH = 44 IN. PER CHAPTER 10 2020 FBC

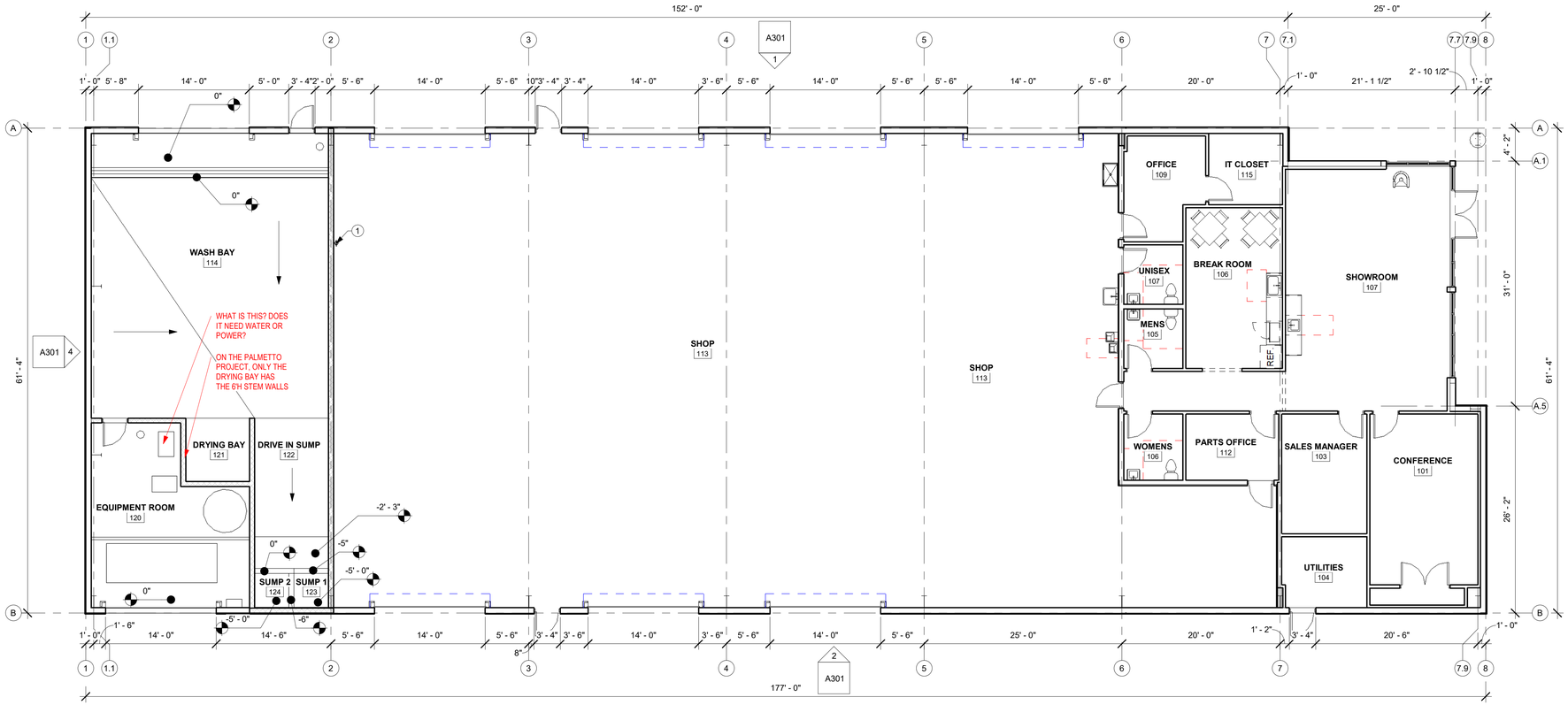
TOTAL TRAVEL DISTANCE
(COMMON PATH OF TRAVEL)

GENERAL NOTES

A. ALL DIMENSIONS ARE FROM FACE OF FINISH WALL TO FACE OF WALL OR FINISH WALL UNLESS NOTED OR SHOWN OTHERWISE. ANY DIMENSIONS NOT SHOWN OR DEEMED QUESTIONABLE ARE TO BE VERIFIED BY ARCHITECT. DO NOT SCALE DRAWINGS.
B. PROVIDE WOOD BLOCKING SUPPORTS AS REQUIRED FOR ALL SURFACE MOUNTED ITEMS.
C. COORDINATE WORK OF THIS TRADE WITH OTHER TRADES.
D. NEW DOOR AND FRAME NUMBERS CORRESPOND TO ROOM NUMBERS. WHERE MORE THAN ONE DOOR OCCURS IN A ROOM, "A" SUFFIX HAS BEEN ADDED (I.E. 100A).
E. PROVIDE MISCELLANEOUS METAL SUPPORT FOR ALL CEILING SUSPENDED ITEMS.
F. APPLY SEALANT AT ALL JUNCTURES BETWEEN DIFFERENT MATERIALS (I.E. STOREFRONT AND GYPSUM BOARD).
G. APPLY SEALANT AT ALL PLUMBING FIXTURES AT JUNCTURE WITH WALL.
H. APPLY SEALANT AT ALL COUNTERTOPS AND BACK SPLASHES AT JUNCTURE WITH WALL.
I. ALL STEEL STUDS ARE TO BE BRACED ACCORDING TO MANUFACTURER'S LIMITING HEIGHT L/240.
J. ALL INTERIOR WALLS SHALL BE MARKED IN PLACE PRIOR TO FRAMING FOR ARCHITECT TO REVIEW.
K. ALL DOORS MUST BE INSTALLED WITH AT LEAST THE MINIMUM MANEUVERING CLEARANCE AT THE DOOR APPROACH PER THE MOST CURRENT AMERICANS WITH DISABILITIES ACT AND FLORIDA BUILDING CODE.
L. FLOOR SHALL BE CLEANED, SMOOTH AND LEVEL FOR INSTALLATION OF NEW FLOOR FINISHES AS SHOWN.
M. ALL FURNITURE & WORK STATIONS PROVIDED & INSTALLED BY TENANT.
N. PROVIDE GYPSUM BOARD, FURRING, AND INSULATION ON EXTERIOR WALL IN ALL CONDITIONED SPACE AS NECESSARY.
O. FIRE EXTINGUISHERS SHOWN IN ASSUMED LOCATIONS. CONTRACTOR TO COORDINATE NUMBER, TYPE & LOCATION REQUIRED PER CODE AND CONFIRM WITH LOCAL FIRE MARSHALL.
P. PROVIDE SEALED PENETRATIONS INTO BUILDING FOR CABLE, TV & TELEPHONE. COORDINATE WITH OWNER.

PLAN NOTES

KEY	DESCRIPTION
1	SURFACE MOUNTED FIRE EXTINGUISHER CABINET AND FIRE EXTINGUISHER. MOUNT TOP AT +54" A.F.F. FIRE EXTINGUISHER TO HAVE MIN. RATING OF 2A10BC FOR EVERY 3000 SQ.FT. OF FLOOR AREA. TRAVEL DISTANCE TO AN EXTINGUISHER SHALL NOT EXCEED 75 FEET. ALL EXTINGUISHERS SHALL BE CONSPICUOUSLY LOCATED AND READILY ACCESSIBLE. THE TOP OF THE EXTINGUISHER SHALL NOT BE MORE THAN 5'-0" ABOVE THE FLOOR AND THE BOTTOM OF THE EXTINGUISHER SHALL NOT BE LESS THAN 4" ABOVE THE FLOOR.
2	6" DIA. CONCRETE FILLED PIPE BOLLARD 4'-0" TALL W/ ROUNDED CAP AND PAINTED SAFETY YELLOW. SEE DETAIL 5/A201.
3	METAL GRATE FLOORING ABOVE; FLUSH WITH T.O. STEM WALL.
4	42" HIGH GUARDRAIL.
5	12" HIGH SLOT; REFER TO AXON DIAGRAM.
6	ELECTRICAL PANEL LOCATION. SEE ELECTRICAL DRAWINGS.
7	DAYLIGHTING FLOOR DRAIN, SEE STRUCTURAL DRAWINGS.



REFERENCE STRUCTURAL DRAWINGS FOR STEM WALL, SLAB AND FOUNDATION REINFORCEMENT AND DESIGN

1 A201 **OVERALL FLOOR PLAN**
SCALE: 1/8" = 1'-0"

N

EXTERIOR OH DOOR SCHEDULE			
MARK	WIDTH	HEIGHT	DESCRIPTION
A	14' - 0"	16' - 0"	MANUALLY OPERATED COILING OVERHEAD DOOR, MODEL 977WL BY TRAC-RITE DOOR INC. SUBSTITUTIONS TO BE APPROVED BY OWNER. PROVIDE PREMANUFACTURED WALL OR FLOOR MOUNTED TRACK PROTECTION AS REQUIRED. GC TO ENSURE MIN. CLEARANCES ARE MET. FLORIDA PRODUCT APPROVAL: FL12111-R9

OWNER:
RAILYARD ONE, LLC
122 S. BUMBY AVE. #9A
ORLANDO, FL 32803

ARCHITECTURE
135 W Central Blvd., Suite 400
Orlando, Florida 32801
TEL: 407.363.6136
AR91246

© Copyright 2024

Project:
WAREHOUSE AND OFFICE SPACE
1700 NW 8TH AVENUE
OCALA, FL 34475

Scope Drawings:
These drawings indicate the general scope of the project in terms of architectural design concept, the dimensions of the building, the major architectural elements and the type of structural, mechanical and electrical systems.

The drawings do not necessarily indicate or describe all work required for full performance and completion of the requirements of the contract.

On the basis of the general scope indicated or described, the trade contractors shall furnish all items required for the proper execution and completion of the work.

Drawing Title:
FLOOR PLANS AND DETAILS

Revisions:

Issue Date	Drawn By	Checked By
08/11/23	MS	CMS

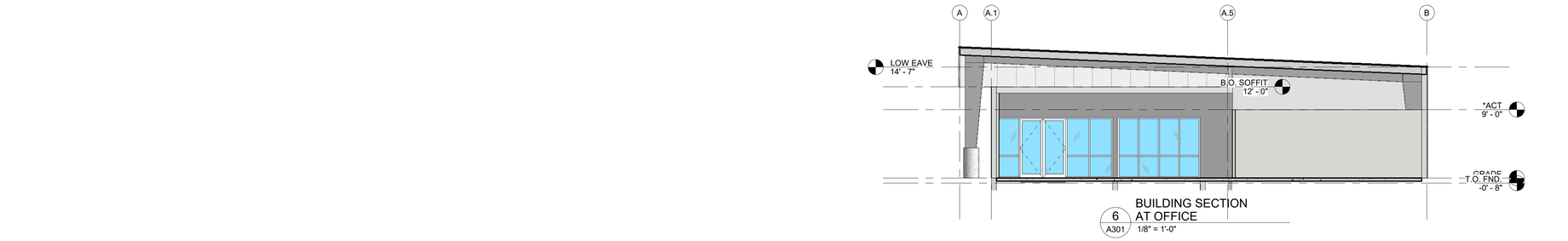
Certified By:
STATE OF FLORIDA
CLARK M. STRANAHAN
REGISTERED ARCHITECT
AR91246

Electronic Signature:

This drawing has been electronically signed and sealed on the date shown in the seal, 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.

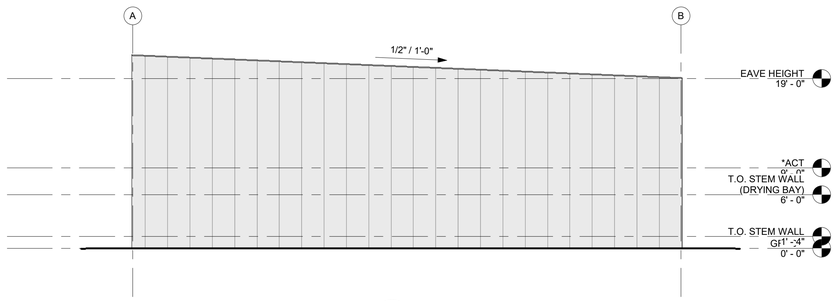
Drawing Number:
A201

Job Number:
24069

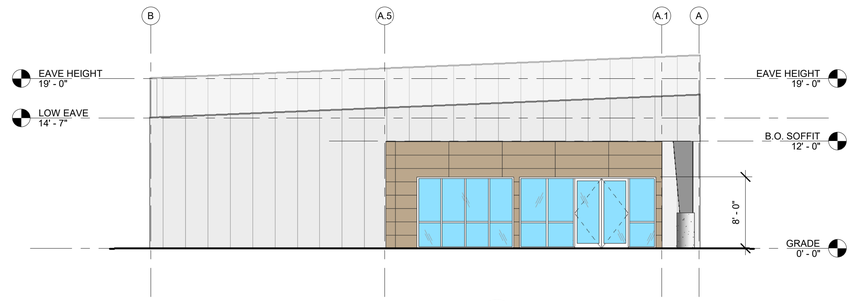


6 A301 BUILDING SECTION AT OFFICE
1/8" = 1'-0"

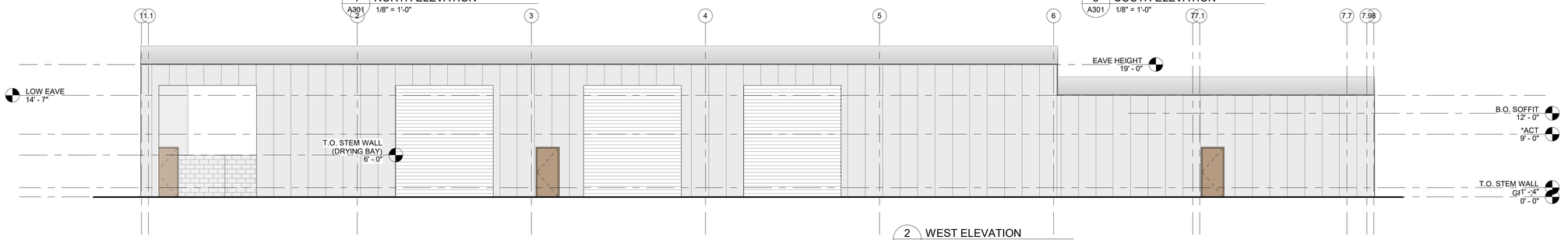
5 A301 LONGITUDINAL BUILDING SECTION
1/8" = 1'-0"



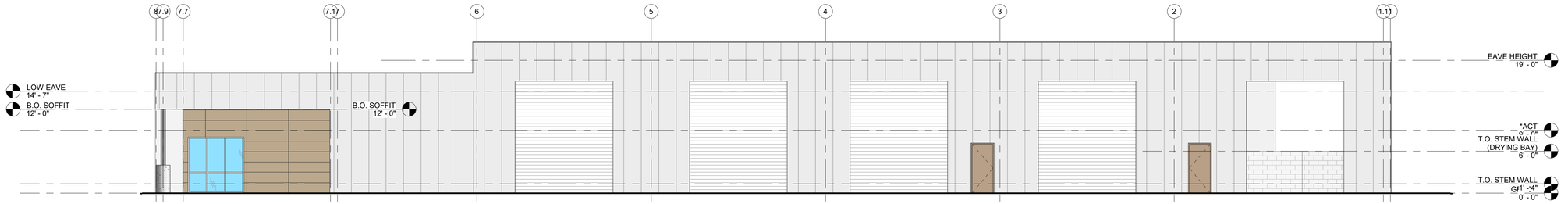
4 A301 NORTH ELEVATION
1/8" = 1'-0"



3 A301 SOUTH ELEVATION
1/8" = 1'-0"



2 A301 WEST ELEVATION
1/8" = 1'-0"



1 A301 EAST ELEVATION
1/8" = 1'-0"

GENERAL NOTES

A. ALL DIMENSIONS ARE FROM FACE OF FINISH WALL TO FACE OF WALL OR FINISH WALL UNLESS NOTED OR SHOWN OTHERWISE. ANY DIMENSIONS NOT SHOWN OR DEEMED QUESTIONABLE ARE TO BE VERIFIED BY ARCHITECT. DO NOT SCALE DRAWINGS.
B. PROVIDE WOOD BLOCKING SUPPORTS AS REQUIRED FOR ALL SURFACE MOUNTED ITEMS.
C. COORDINATE WORK OF THIS TRADE WITH OTHER TRADES.
D. NEW DOOR AND FRAME NUMBERS CORRESPOND TO ROOM NUMBERS. WHERE MORE THAN ONE DOOR OCCURS IN A ROOM, 'A' SUFFIX HAS BEEN ADDED (I.E. 100A).
E. PROVIDE MISCELLANEOUS METAL SUPPORT FOR ALL CEILING SUSPENDED ITEMS.
F. APPLY SEALANT AT ALL JUNCTURES BETWEEN DIFFERENT MATERIALS (I.E. STOREFRONT AND GYPSUM BOARD).
G. APPLY SEALANT AT ALL PLUMBING FIXTURES AT JUNCTURE WITH WALL.
H. APPLY SEALANT AT ALL COUNTERTOPS AND BACK SPLASHES AT JUNCTURE WITH WALL.
I. ALL STEEL STUDS ARE TO BE BRACED ACCORDING TO MANUFACTURER'S LIMITING HEIGHT L/240.
J. ALL INTERIOR WALLS SHALL BE MARKED IN PLACE PRIOR TO FRAMING FOR ARCHITECT TO REVIEW.
K. ALL DOORS MUST BE INSTALLED WITH AT LEAST THE MINIMUM MANEUVERING CLEARANCE AT THE DOOR APPROACH PER THE MOST CURRENT AMERICANS WITH DISABILITIES ACT AND FLORIDA BUILDING CODE.
L. FLOOR SHALL BE CLEANED, SMOOTH AND LEVEL FOR INSTALLATION OF NEW FLOOR FINISHES AS SHOWN.
M. ALL FURNITURE & WORK STATIONS PROVIDED & INSTALLED BY TENANT.
N. PROVIDE GYPSUM BOARD, FURRING, AND INSULATION ON EXTERIOR WALL IN ALL CONDITIONED SPACE AS NECESSARY.
O. FIRE EXTINGUISHERS SHOWN IN ASSUMED LOCATIONS. CONTRACTOR TO COORDINATE NUMBER, TYPE & LOCATION REQUIRED PER CODE AND CONFIRM WITH LOCAL FIRE MARSHALL.
P. PROVIDE SEALED PENETRATIONS INTO BUILDING FOR CABLE, TV & TELEPHONE. COORDINATE WITH OWNER.

PLAN NOTES

KEY	DESCRIPTION
1	SURFACE MOUNTED FIRE EXTINGUISHER CABINET AND FIRE EXTINGUISHER. MOUNT TOP AT +54" A.F.F. FIRE EXTINGUISHER TO HAVE MIN. RATING OF 2A10BC FOR EVERY 3000 SQ.FT. OF FLOOR AREA. TRAVEL DISTANCE TO AN EXTINGUISHER SHALL NOT EXCEED 75 FEET. ALL EXTINGUISHERS SHALL BE CONSPICUOUSLY LOCATED AND READILY ACCESSIBLE. THE TOP OF THE EXTINGUISHER SHALL NOT BE MORE THAN 5'-0" ABOVE THE FLOOR AND THE BOTTOM OF THE EXTINGUISHER SHALL NOT BE LESS THAN 4" ABOVE THE FLOOR.
2	6" DIA. CONCRETE FILLED PIPE BOLLARD 4'-0" TALL W/ ROUNDED CAP AND PAINTED SAFETY YELLOW. SEE DETAIL 5/A201.
3	METAL GRATE FLOORING ABOVE; FLUSH WITH T.O. STEM WALL.
4	42" HIGH GUARDRAIL.
5	12" HIGH SLOT; REFER TO AXON DIAGRAM.
6	ELECTRICAL PANEL LOCATION. SEE ELECTRICAL DRAWINGS.
7	DAYLIGHTING FLOOR DRAIN, SEE STRUCTURAL DRAWINGS.

OWNER:

RAILYARD ONE, LLC

122 S. BUMBY AVE. #9A
ORLANDO, FL 32803

C4 ARCHITECTURE
135 W Central Blvd., Suite 400
Orlando, Florida 32801
TEL: 407.363.6136
AR91246

© Copyright 2024

Project:

WAREHOUSE AND OFFICE SPACE

1700 NW 8TH AVENUE
OCALA, FL 34475

Scope Drawings:
These drawings indicate the general scope of the project in terms of architectural design concept, the dimensions of the building, the major architectural elements and the type of structural, mechanical and electrical systems.

The drawings do not necessarily indicate or describe all work required for full perfomance and completion of the requirements of the contract.

On the basis of the general scope indicated or described, the trade contractors shall furnish all items required for the proper execution and completion of the work.

Drawing Title:
EXTERIOR ELEVATIONS, BUILDING SECTIONS AND NOTES

Revisions:

Issue Date	Drawn By	Checked By
08/11/23	MS	CMS

Certified By:

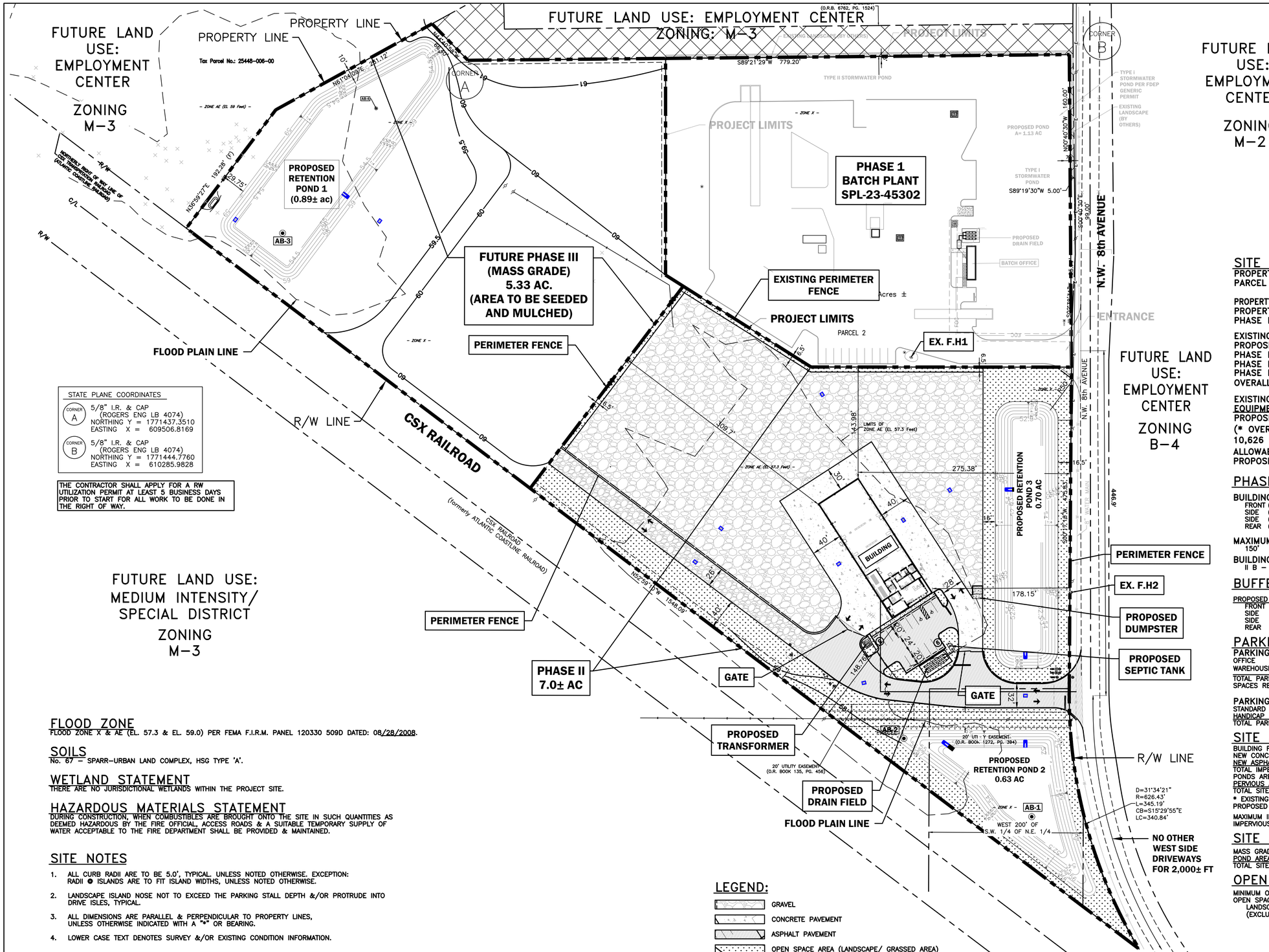
STATE OF FLORIDA
CLARK M. STRANAHAN
REGISTERED ARCHITECT
AR91246

Electronic Signature:

This drawing has been electronically signed and sealed on the date shown in the seal, 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.

Drawing Number:
A301

Job Number:
24069



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
PHASE II (EQUIPMENT RENTAL)	M-3 (BEING REZONED TO M-2)
EXISTING USE:	INDUSTRIAL & BATCHING PLANT
PROPOSED USE (PHASE II):	EQUIPMENT RENTAL
PHASE I (BATCH PLANT SITE)(UNDER CONSTRUCTION):	4.62± ACRES
PHASE II (EQUIPMENT RENTAL SITE):	7.00± ACRES
PHASE III (MASS GRADED):	5.33± ACRES
OVERALL SITE AREA:	16.95± ACRES
EXISTING BATCH BUILDING (OFFICE):	528 S.F.
EQUIPMENT RENTAL BUILDING (WAREHOUSE/OFFICE):	10,855 S.F.(*)
PROPOSED GROSS FLOOR AREA:	11,383 S.F.

(* OVERALL BUILDING AREA IS 10,855 SF WITH 225 SF OF CANOPY AND 10,626 SF OF OFFICE/ WAREHOUSE)

ALLOWABLE FLOOR AREA:	0.75
PROPOSED FLOOR AREA (EQUIPMENT RENTAL–PHASE II):	0.034

PHASE II – EQUIPMENT RENTAL

BUILDING SETBACKS (REQUIRED)		BUILDING SETBACKS (PROPOSED)	
FRONT (EAST)	40'	FRONT (EAST)	178'
SIDE (NORTH)	25'	SIDE (NORTH)	>25'
SIDE (SOUTH)	25'	SIDE (SOUTH)	148.76'
REAR (WEST)	25'	REAR (WEST)	>25'

MAXIMUM ALLOWABLE BUILDING HEIGHT	BUILDING HEIGHT PROPOSED
150'	26'

BUILDING CONSTRUCTION TYPE
II B – SPRINKLERED

BUFFER YARDS

PROPOSED USE	REQUIRED BUFFER	PROPOSED BUFFER
FRONT	5'	10'
SIDE	5'	6.5'
SIDE	5'	6.5'
REAR	5'	6.5'

PARKING (PHASE II)

PARKING REQUIRED

OFFICE	2,170 S.F.	x (1 SPACE	PER	300 S.F.)	7 SPACES
WAREHOUSE	8,456 S.F.	x (1 SPACE	PER	1,000 S.F.)	8 SPACES
TOTAL PARKING REQUIRED					15 SPACES
SPACES REQUIRED TO BE RESERVED FOR HANDICAP					1 SPACE

PARKING PROVIDED

STANDARD PARKING SPACES	13 SPACES
HANDICAP PARKING	2 SPACES
TOTAL PARKING PROVIDED	15 SPACES

SITE AREA CALCULATIONS

	PHASE II		
BUILDING FOOTPRINT	10,626 S.F.		
NEW CONCRETE PAVING AREA	38,989 S.F.		
NEW ASPHALT PAVEMENT AREA	5,962 S.F.		
TOTAL IMPERVIOUS AREA	55,577 S.F.	1.28 AC.	18.29 %
PONDS AREA	58,481 S.F.	1.34 AC.	19.14 %
PERVIOUS AREA	190,949 S.F.	4.38 AC.	62.57 %
TOTAL SITE AREA	305,007 S.F.	7.00 AC.	100.00 %

* EXISTING PAVEMENT AND BUILDINGS AREAS REMOVED ARE 3.85 AC, WHICH IS GREATER THAN PROPOSED IMPERVIOUS AREA.

MAXIMUM IMPERVIOUS COVER ALLOWED	80 %
IMPERVIOUS COVER PROPOSED	18 %

SITE AREA CALCULATIONS

	PHASE III		
MASS GRADED AREA	193,619 S.F.	4.44 AC.	83.40 %
POND AREA	38,706 S.F.	0.89 AC.	16.60 %
TOTAL SITE AREA	232,325 S.F.	5.33 AC.	100.00 %

OPEN SPACE

	PHASE II	
MINIMUM OPEN SPACE REQUIRED	(20% X 7.0 AC = 1.40 AC)	20 %
OPEN SPACE PROVIDED		
LANDSCAPE AREA/ GRASS AREA (EXCLUDES POND AREAS)	(68,174 sf = 1.57 AC)	22 %

FUTURE LAND USE: MEDIUM INTENSITY/ SPECIAL DISTRICT
ZONING M-3

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 QUANTITIES AS DEEMED HAZARDOUS BY THE FIRE OFFICIAL, ACCESS ROADS & A SUITABLE TEMPORARY SUPPLY OF WATER ACCEPTABLE TO THE FIRE DEPARTMENT SHALL BE PROVIDED & MAINTAINED.

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.

LEGEND:

- GRAVEL
- CONCRETE PAVEMENT
- ASPHALT PAVEMENT
- OPEN SPACE AREA (LANDSCAPE/ GRASSED AREA)

DATE	REVISIONS	BY	CHECKED

EQUIPMENTSHARE OCALA
CONSTRUCTION PLANS
1700 NW. 8th AVE.
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

OVERALL MASTER SITE PLAN

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

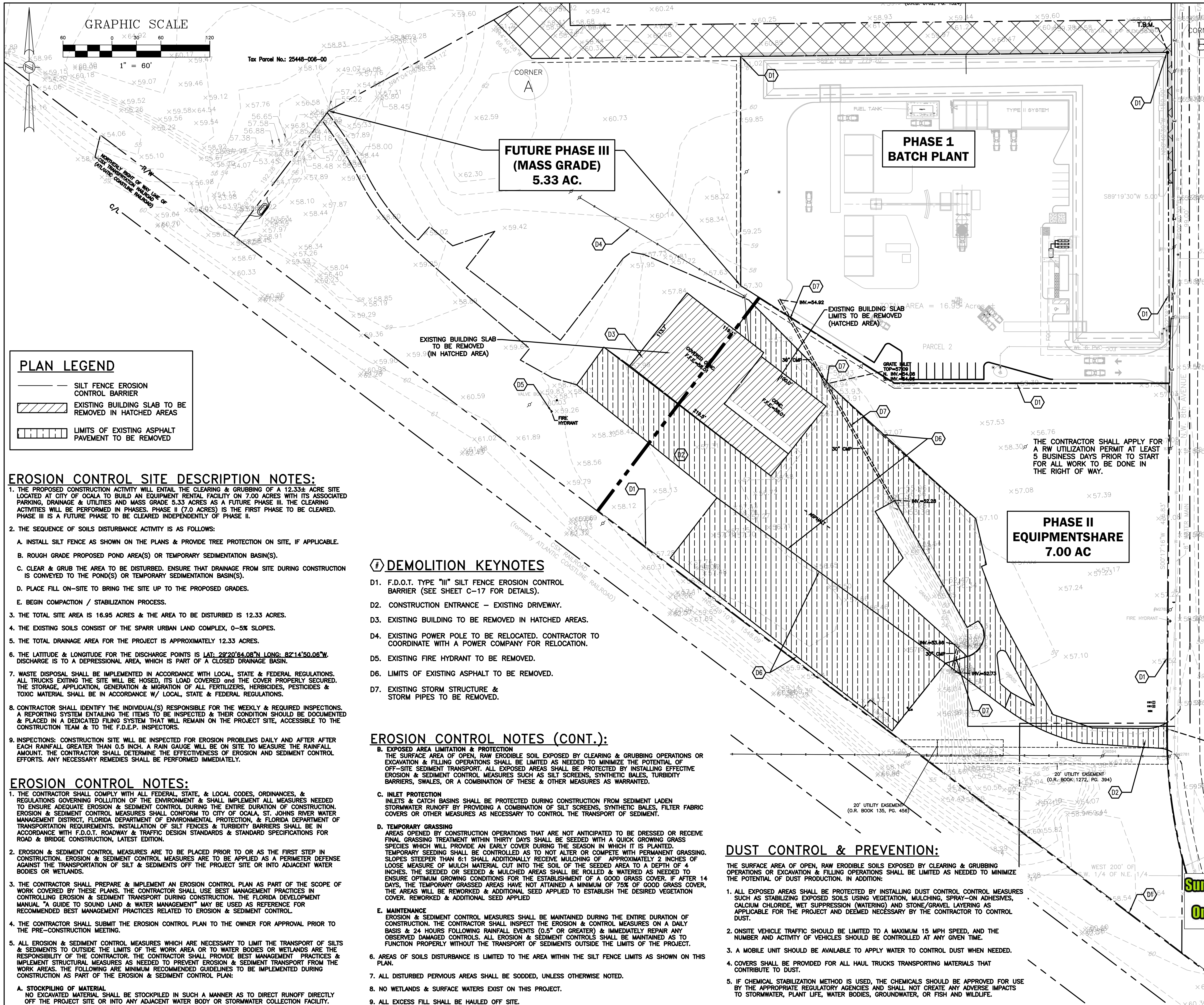
PROJECT NO. 24-015
SCALE 1" = 60'
DATE MAY 31st, 2024
SHEET NO. C-6
SHEET 6 OF 20

FLORIDA ENGINEERING GROUP, INC. CERTIFICATE No. 00005808
No 45128
STATE OF FLORIDA
JOHN A. ARNOLD
PROFESSIONAL ENGINEER
COPYRIGHT ©2024

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.

24-015_OverallSitePlan-ES-FrontRotate-2.dwg



PLAN LEGEND

- SILT FENCE EROSION CONTROL BARRIER
- EXISTING BUILDING SLAB TO BE REMOVED IN HATCHED AREAS
- LIMITS OF EXISTING ASPHALT PAVEMENT TO BE REMOVED

EROSION CONTROL SITE DESCRIPTION NOTES:

1. THE PROPOSED CONSTRUCTION ACTIVITY WILL ENTAIL THE CLEARING & GRUBBING OF A 12.33± ACRE SITE LOCATED AT CITY OF OCALA TO BUILD AN EQUIPMENT RENTAL FACILITY ON 7.00 ACRES WITH ITS ASSOCIATED PARKING, DRAINAGE & UTILITIES AND MASS GRADE 5.33 ACRES AS A FUTURE PHASE III. THE CLEARING ACTIVITIES WILL BE PERFORMED IN PHASES. PHASE II (7.0 ACRES) IS THE FIRST PHASE TO BE CLEARED. PHASE III IS A FUTURE PHASE TO BE CLEARED INDEPENDENTLY OF PHASE II.
2. THE SEQUENCE OF SOILS DISTURBANCE ACTIVITY IS AS FOLLOWS:
   A. INSTALL SILT FENCE AS SHOWN ON THE PLANS & PROVIDE TREE PROTECTION ON SITE, IF APPLICABLE.
   B. ROUGH GRADE PROPOSED POND AREA(S) OR TEMPORARY SEDIMENTATION BASIN(S).
   C. CLEAR & GRUB THE AREA TO BE DISTURBED. ENSURE THAT DRAINAGE FROM SITE DURING CONSTRUCTION IS CONVEYED TO THE POND(S) OR TEMPORARY SEDIMENTATION BASIN(S).
   D. PLACE FILL ON-SITE TO BRING THE SITE UP TO THE PROPOSED GRADES.
   E. BEGIN COMPACTION / STABILIZATION PROCESS.
3. THE TOTAL SITE AREA IS 16.95 ACRES & THE AREA TO BE DISTURBED IS 12.33 ACRES.
4. THE EXISTING SOILS CONSIST OF THE SPARR URBAN LAND COMPLEX, 0-5% SLOPES.
5. THE TOTAL DRAINAGE AREA FOR THE PROJECT IS APPROXIMATELY 12.33 ACRES.
6. THE LATITUDE & LONGITUDE FOR THE DISCHARGE POINTS IS LAT: 29°20'64.08"N LONG: 82°14'50.06"W. DISCHARGE IS TO A DEPRESSIONAL AREA, WHICH IS PART OF A CLOSED DRAINAGE BASIN.
7. WASTE DISPOSAL SHALL BE IMPLEMENTED IN ACCORDANCE WITH LOCAL, STATE & FEDERAL REGULATIONS. ALL TRUCKS EXITING THE SITE WILL BE HOSED, ITS LOAD COVERED and THE COVER PROPERLY SECURED. THE STORAGE, APPLICATION, GENERATION & MIGRATION OF ALL FERTILIZERS, HERBICIDES, PESTICIDES & TOXIC MATERIAL SHALL BE IN ACCORDANCE W/ LOCAL, STATE & FEDERAL REGULATIONS.
8. CONTRACTOR SHALL IDENTIFY THE INDIVIDUAL(S) RESPONSIBLE FOR THE WEEKLY & REQUIRED INSPECTIONS. A REPORTING SYSTEM ENTAILING THE ITEMS TO BE INSPECTED & THEIR CONDITION SHOULD BE DOCUMENTED & PLACED IN A DEDICATED FILING SYSTEM THAT WILL REMAIN ON THE PROJECT SITE, ACCESSIBLE TO THE CONSTRUCTION TEAM & TO THE F.D.E.P. INSPECTORS.
9. INSPECTIONS: CONSTRUCTION SITE WILL BE INSPECTED FOR EROSION PROBLEMS DAILY AND AFTER AFTER EACH RAINFALL GREATER THAN 0.5 INCH. A RAIN GAUGE WILL BE ON SITE TO MEASURE THE RAINFALL AMOUNT. THE CONTRACTOR SHALL DETERMINE THE EFFECTIVENESS OF EROSION AND SEDIMENT CONTROL EFFORTS. ANY NECESSARY REMEDIES SHALL BE PERFORMED IMMEDIATELY.

EROSION CONTROL NOTES:

1. THE CONTRACTOR SHALL COMPLY WITH ALL FEDERAL, STATE, & LOCAL CODES, ORDINANCES, & REGULATIONS GOVERNING POLLUTION OF THE ENVIRONMENT & SHALL IMPLEMENT ALL MEASURES NEEDED TO ENSURE ADEQUATE EROSION & SEDIMENT CONTROL DURING THE ENTIRE DURATION OF CONSTRUCTION. EROSION & SEDIMENT CONTROL MEASURES SHALL CONFORM TO CITY OF OCALA, ST. JOHNS RIVER WATER MANAGEMENT DISTRICT, FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION, & FLORIDA DEPARTMENT OF TRANSPORTATION REQUIREMENTS. INSTALLATION OF SILT FENCES & TURBIDITY BARRIERS SHALL BE IN ACCORDANCE WITH F.D.O.T. ROADWAY & TRAFFIC DESIGN STANDARDS & STANDARD SPECIFICATIONS FOR ROAD & BRIDGE CONSTRUCTION, LATEST EDITION.
2. EROSION & SEDIMENT CONTROL MEASURES ARE TO BE PLACED PRIOR TO OR AS THE FIRST STEP IN CONSTRUCTION. EROSION & SEDIMENT CONTROL MEASURES ARE TO BE APPLIED AS A PERIMETER DEFENSE AGAINST THE TRANSPORTATION OF SILT & SEDIMENTS OFF THE PROJECT SITE OR INTO ADJACENT WATER BODIES OR WETLANDS.
3. THE CONTRACTOR SHALL PREPARE & IMPLEMENT AN EROSION CONTROL PLAN AS PART OF THE SCOPE OF WORK COVERED BY THESE PLANS. THE CONTRACTOR SHALL USE BEST MANAGEMENT PRACTICES IN CONTROLLING EROSION & SEDIMENT TRANSPORT DURING CONSTRUCTION. THE FLORIDA DEVELOPMENT MANUAL "A GUIDE TO SOUND LAND & WATER MANAGEMENT" MAY BE USED AS REFERENCE FOR RECOMMENDED BEST MANAGEMENT PRACTICES RELATED TO EROSION & SEDIMENT CONTROL.
4. THE CONTRACTOR SHALL SUBMIT THE EROSION CONTROL PLAN TO THE OWNER FOR APPROVAL PRIOR TO THE PRE-CONSTRUCTION MEETING.
5. ALL EROSION & SEDIMENT CONTROL MEASURES WHICH ARE NECESSARY TO LIMIT THE TRANSPORT OF SILTS & SEDIMENTS TO OUTSIDE THE LIMITS OF THE WORK AREA OR TO WATER BODIES OR WETLANDS ARE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL PROVIDE BEST MANAGEMENT PRACTICES & IMPLEMENT STRUCTURAL MEASURES AS NEEDED TO PREVENT EROSION & SEDIMENT TRANSPORT FROM THE WORK AREAS. THE FOLLOWING ARE MINIMUM RECOMMENDED GUIDELINES TO BE IMPLEMENTED DURING CONSTRUCTION AS PART OF THE EROSION & SEDIMENT CONTROL PLAN:
   A. **STOCKPILING OF MATERIAL**
   NO EXCAVATED MATERIAL SHALL BE STOCKPILED IN SUCH A MANNER AS TO DIRECT RUNOFF DIRECTLY OFF THE PROJECT SITE OR INTO ANY ADJACENT WATER BODY OR STORMWATER COLLECTION FACILITY.

⟨#⟩ DEMOLITION KEYNOTES

D1. F.D.O.T. TYPE "III" SILT FENCE EROSION CONTROL BARRIER (SEE SHEET C-17 FOR DETAILS).
D2. CONSTRUCTION ENTRANCE – EXISTING DRIVEWAY.
D3. EXISTING BUILDING TO BE REMOVED IN HATCHED AREAS.
D4. EXISTING POWER POLE TO BE RELOCATED. CONTRACTOR TO COORDINATE WITH A POWER COMPANY FOR RELOCATION.
D5. EXISTING FIRE HYDRANT TO BE REMOVED.
D6. LIMITS OF EXISTING ASPHALT TO BE REMOVED.
D7. EXISTING STORM STRUCTURE & STORM PIPES TO BE REMOVED.

EROSION CONTROL NOTES (CONT.):

B. **EXPOSED AREA LIMITATION & PROTECTION**
THE SURFACE AREA OF OPEN, RAW ERODIBLE SOIL EXPOSED BY CLEARING & GRUBBING OPERATIONS OR EXCAVATION & FILLING OPERATIONS SHALL BE LIMITED AS NEEDED TO MINIMIZE THE POTENTIAL OF OFF-SITE SEDIMENT TRANSPORT. ALL EXPOSED AREAS SHALL BE PROTECTED BY INSTALLING EFFECTIVE EROSION & SEDIMENT CONTROL MEASURES SUCH AS SILT SCREENS, SYNTHETIC BALES, TURBIDITY BARRIERS, SWALES, OR A COMBINATION OF THESE & OTHER MEASURES AS WARRANTED.

C. **INLET PROTECTION**
INLETS & CATCH BASINS SHALL BE PROTECTED DURING CONSTRUCTION FROM SEDIMENT LADEN STORMWATER RUNOFF BY PROVIDING A COMBINATION OF SILT SCREENS, SYNTHETIC BALES, FILTER FABRIC COVERS OR OTHER MEASURES AS NECESSARY TO CONTROL THE TRANSPORT OF SEDIMENT.

D. **TEMPORARY GRASSING**
AREAS OPENED BY CONSTRUCTION OPERATIONS THAT ARE NOT ANTICIPATED TO BE DRESSED OR RECEIVE FINAL GRASSING TREATMENT WITHIN THIRTY DAYS SHALL BE SEEDED WITH A QUICK GROWING GRASS SPECIES WHICH WILL PROVIDE AN EARLY COVER DURING THE SEASON IN WHICH IT IS PLANTED. TEMPORARY SEEDING SHALL BE CONTROLLED AS TO NOT ALTER OR COMPETE WITH PERMANENT GRASSING. SLOPES STEEPER THAN 6:1 SHALL ADDITIONALLY RECEIVE MULCHING OF APPROXIMATELY 2 INCHES OF LOOSE MEASURE OF MULCH MATERIAL CUT INTO THE SOIL OF THE SEEDED AREA TO A DEPTH OF 4 INCHES. THE SEEDED OR SEEDED & MULCHED AREAS SHALL BE ROLLED & WATERED AS NEEDED TO ENSURE OPTIMUM GROWING CONDITIONS FOR THE ESTABLISHMENT OF A GOOD GRASS COVER. IF AFTER 14 DAYS, THE TEMPORARY GRASSED AREAS HAVE NOT ATTAINED A MINIMUM OF 75% OF GOOD GRASS COVER, THE AREAS WILL BE REWORKED & ADDITIONAL SEED APPLIED TO ESTABLISH THE DESIRED VEGETATION COVER. REWORKED & ADDITIONAL SEED APPLIED

E. **MAINTENANCE**
EROSION & SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED DURING THE ENTIRE DURATION OF CONSTRUCTION. THE CONTRACTOR SHALL INSPECT THE EROSION & CONTROL MEASURES ON A DAILY BASIS & 24 HOURS FOLLOWING RAINFALL EVENTS (0.5" OR GREATER) & IMMEDIATELY REPAIR ANY OBSERVED DAMAGED CONTROLS. ALL EROSION & SEDIMENT CONTROLS SHALL BE MAINTAINED AS TO FUNCTION PROPERLY WITHOUT THE TRANSPORT OF SEDIMENTS OUTSIDE THE LIMITS OF THE PROJECT.

6. AREAS OF SOILS DISTURBANCE IS LIMITED TO THE AREA WITHIN THE SILT FENCE LIMITS AS SHOWN ON THIS PLAN.
7. ALL DISTURBED PERVIOUS AREAS SHALL BE SODDED, UNLESS OTHERWISE NOTED.
8. NO WETLANDS & SURFACE WATERS EXIST ON THIS PROJECT.
9. ALL EXCESS FILL SHALL BE HAULED OFF SITE.

DUST CONTROL & PREVENTION:

THE SURFACE AREA OF OPEN, RAW ERODIBLE SOILS EXPOSED BY CLEARING & GRUBBING OPERATIONS OR EXCAVATION & FILLING OPERATIONS SHALL BE LIMITED AS NEEDED TO MINIMIZE THE POTENTIAL OF DUST PRODUCTION. IN ADDITION:

1. ALL EXPOSED AREAS SHALL BE PROTECTED BY INSTALLING DUST CONTROL CONTROL MEASURES SUCH AS STABILIZING EXPOSED SOILS USING VEGETATION, MULCHING, SPRAY-ON ADHESIVES, CALCIUM CHLORIDE, WET SUPPRESSION (WATERING) AND STONE/GRAVEL LAYERING AS APPLICABLE FOR THE PROJECT AND DEEMED NECESSARY BY THE CONTRACTOR TO CONTROL DUST.
2. ONSITE VEHICLE TRAFFIC SHOULD BE LIMITED TO A MAXIMUM 15 MPH SPEED, AND THE NUMBER AND ACTIVITY OF VEHICLES SHOULD BE CONTROLLED AT ANY GIVEN TIME.
3. A MOBILE UNIT SHOULD BE AVAILABLE TO APPLY WATER TO CONTROL DUST WHEN NEEDED.
4. COVERS SHALL BE PROVIDED FOR ALL HAUL TRUCKS TRANSPORTING MATERIALS THAT CONTRIBUTE TO DUST.
5. IF CHEMICAL STABILIZATION METHOD IS USED, THE CHEMICALS SHOULD BE APPROVED FOR USE BY THE APPROPRIATE REGULATORY AGENCIES AND SHALL NOT CREATE ANY ADVERSE IMPACTS TO STORMWATER, PLANT LIFE, WATER BODIES, GROUNDWATER, OR FISH AND WILDLIFE.

DEMOLITION NOTES

1. THE LOCATIONS, ELEVATIONS, & DIMENSIONS OF EXISTING UTILITIES & OTHER FEATURES ARE SHOWN ON THE PLANS ACCORDING TO THE BEST INFORMATION AVAILABLE AT THE TIME OF PLAN PREPARATION. THE CONTRACTOR SHALL VERIFY THE LOCATIONS, ELEVATIONS, & DIMENSIONS OF ALL EXISTING UTILITIES & OTHER FEATURES AFFECTING THE WORK PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY FEG OF ANY DISCREPANCIES WHICH MAY AFFECT THE PROPOSED WORK.
2. THE CONTRACTOR SHALL LOCATE ALL UNDERGROUND UTILITIES BEFORE EXCAVATION.
3. THE CONTRACTOR SHALL, PRIOR TO INITIATION OF ANY SITE CLEARING OR OTHER CONSTRUCTION ACTIVITIES, INSTALL SILT SCREENS DOWNSTREAM OF ALL AREAS WHICH HAVE POTENTIAL OF EROSION OR SEDIMENT TRANSPORT OFFSITE OR TO WATER BODIES. THE CONTRACTOR SHALL IMPLEMENT OTHER STRUCTURAL EROSION CONTROL MEASURES IF REQUIRED TO PREVENT SEDIMENT TRANSPORT TO OFF-SITE AREAS & WATER BODIES.
4. ALL TRASH, DEBRIS, & OTHER MATERIAL REMOVED FROM THE SITE SHALL BE PROPERLY DISPOSED OF BY THE CONTRACTOR IN ACCORDANCE WITH ALL LOCAL, STATE, & FEDERAL REGULATIONS.
5. ANY EXCAVATED TRENCHES ARE TO BE BACKFILLED WITH CLEAN SAND COMPACTED TO AT LEAST 95% OF THE MODIFIED PROCTOR MAXIMUM DRY DENSITY VALUE (AASHTO T-180). REFER TO GEOTECHNICAL REPORT FOR SPECIFIC COMPACTION REQUIREMENTS UNDER BUILDING & OTHER STRUCTURES.
6. ALL EXISTING CONCRETE TO BE REMOVED SHALL BE SAWCUT & REMOVED @ THE FIRST AVAILABLE GOOD JOINT & REPLACED TO MATCH EXISTING.
7. THE CONTRACTOR SHALL CONTACT THE GAS UTILITY FOR LOCATION BEFORE EXCAVATION. CHAPTER 17-153 F.S. REQUIRES THAT AN EXCAVATOR NOTIFIES ALL GAS UTILITIES AT LEAST TWO DAYS PRIOR TO EXCAVATING. ALSO CALL 1-800-432-4770 FOR SUNSHINE LOCATES. F.S. 556.101 THROUGH 111.
8. CONTRACTOR TO PROVIDE TREE PROTECTION AROUND TREES TO REMAIN AS REQUIRED BY THE LOCAL JURISDICTION.
9. NO EXCAVATING MATERIAL SHALL BE STOCKPILED IN A MANNER AS TO DIRECT RUNOFF DIRECTLY OFF THE PROJECT SITE OR INTO ANY ADJACENT WATER BODY OR STORMWATER COLLECTION FACILITY.

SOIL TRACKING PREVENTION

1. A SOIL TRACKING PREVENTION DEVICE (STPD) SHALL BE CONSTRUCTED AT THE LOCATION SHOWN ON THE PLANS. TRAFFIC FROM UNSTABILIZED AREAS OF CONSTRUCTION SHALL BE DIRECTED THRU THE STPD BARRIER. FLAGGING OR OTHER POSITIVE MEANS SHALL BE USED AS REQUIRED TO LIMIT & DIRECT VEHICULAR EGRESS ACROSS THE STPD.
2. THE CONTRACTOR MAY PROPOSE AN ALTERNATIVE TECHNIQUE TO MINIMIZE OFFSITE TRACKING OF SEDIMENT. THE ALTERNATIVE MUST BE REVIEWED & APPROVED BY THE ENGINEER &/OR CITY OF OCALA PRIOR TO ITS USE.
3. ALL MATERIALS SPILLED, DROPPED, OR TRACKED ONTO PUBLIC ROADS (INCLUDING THE STPD AGGREGATE & CONSTRUCTION MUD) SHALL BE REMOVED DAILY, OR MORE FREQUENTLY IF SO DIRECTED BY THE ENGINEER &/OR CITY OF OCALA.
4. AGGREGATES SHALL BE AS DESCRIBED IN SECTION 901 EXCLUDING 901-2.3. AGGREGATES SHALL BE FDOT SIZE #1. IF THIS SIZE IS NOT AVAILABLE, THE NEXT AVAILABLE SMALLER SIZE AGGREGATE MAY BE SUBSTITUTED WITH THE APPROVAL OF THE ENGINEER. SIZES CONTAINING EXCESSIVE SMALL AGGREGATE WILL TRACK OFF THE PROJECT & ARE UNSUITABLE.
5. THE STPD SHALL BE MAINTAINED IN A CONDITION THAT WILL ALLOW IT TO PERFORM ITS FUNCTION. TO PREVENT OFFSITE TRACKING, THE STPD SHALL BE RINSED (DAILY WHEN IN USE) TO MOVE ACCUMULATED MUD DOWNWARD THRU THE STONE. ADDITIONAL STABILIZATION OF THE VEHICULAR ROUTE LEADING TO THE STPD MAY BE REQUIRED TO LIMIT THE MUD TRACKED.

EROSION CONTROLS FOR NON STORMWATER DISCHARGES:

A) WASTE DISPOSAL:

WASTE MATERIAL:
ALL WASTE MATERIAL WILL BE COLLECTED AND STORED IN A METAL DUMPSTER WHICH WILL BE MAINTAINED BY A LICENSED SOLID WASTE MANAGEMENT COMPANY IN CITY OF OCALA. THE DUMPSTER WILL MEET ALL LOCAL, STATE AND FEDERAL REGULATIONS. ALL TRASH AND CONSTRUCTION DEBRIS FROM THE SITE WILL BE DEPOSITED IN THE DUMPSTER. THE DUMPSTER WILL BE EMPTIED AS OFTEN AS NECESSARY TO NOT CAUSE ON-SITE DISPOSAL OF WASTE. THE TRASH WILL BE HAULED TO AN APPROVED CITY OF OCALA LANDFILL. NO CONSTRUCTION WASTE WILL BE BURIED ONSITE. ALL PERSONNEL WILL BE INSTRUCTED REGARDING THE CORRECT PROCEDURE FOR WASTE DISPOSAL. NOTICES STATING THESE PRACTICES WILL BE POSTED AT THE SUPERINTENDENT CONSTRUCTION TRAILER. THE INDIVIDUAL RESPONSIBLE FOR MANAGING THIS TASK WILL BE IDENTIFIED BY THE CONTRACTOR.

HAZARDOUS WASTE:
ALL HAZARDOUS WASTE MATERIALS WILL BE DISPOSED OF IN ACCORDANCE WITH THE APPLICABLE LOCAL, STATE & FEDERAL REGULATIONS. ALL PERSONNEL WILL BE INSTRUCTED REGARDING THE CORRECT PROCEDURE FOR HAZARDOUS WASTE DISPOSAL. NOTICES STATING THESE PRACTICES WILL BE POSTED AT THE SUPERINTENDENT CONSTRUCTION TRAILER. THE INDIVIDUAL RESPONSIBLE FOR MANAGING THIS TASK WILL BE IDENTIFIED BY THE CONTRACTOR.

SANITARY WASTE:
ALL SANITARY WASTE WILL BE COLLECTED FROM THE PORTABLE UNITS A MINIMUM OF THREE TIMES PER WEEK BY A LICENSED SANITARY WASTE MANAGEMENT CONTRACTOR AS REQUIRED BY LOCAL REGULATION.

B) OFFSITE VEHICLE TRACKING:

THE PAVED STREET ADJACENT TO THE SITE ENTRANCE WILL BE SWEPT DAILY TO REMOVE ANY EXCESS MUD, DIRT OR ROCK TRACKED FROM THE SITE. DUMP TRUCKS HAULING MATERIAL FROM THE CONSTRUCTION SITE WILL BE COVERED WITH A TARPAULIN.

NPDES NOTE

A NOTICE OF INTENT TO USE GENERIC PERMIT FOR STORMWATER NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NDPES) IS REQUIRED FOR THE PROJECT. UNLESS OBTAINED BY THE OWNER, THE CONTRACTOR SHALL APPLY AND OBTAIN A NOI NPDES PRIOR TO START OF CONSTRUCTION ACTIVITIES.

SWEEPING OF PAVED SURFACES NOTE

CONTRACTOR SHALL PERIODICALLY SWEEP EXISTING ON-SITE PAVED SURFACES AS WELL AS ALL ABUTTING CITY STREETS, COUNTY ROADS, AND STATE HIGHWAYS (AS APPROPRIATE FOR THE PARTICULAR PROJECT) TO KEEP THOSE SURFACES IN A SUBSTANTIALLY SEDIMENT-FREE CONDITION. SWEEPING SHALL BE DONE ON A PERIODIC, AS-NEEDED BASIS THROUGHOUT THE WORK WEEK INCLUDING, MOST IMPORTANTLY, AFTER EVERY RAIN EVENT AND EVERY FRIDAY AFTERNOON PRIOR TO CEASING WORK FOR THE WEEK.

NOTE:

ALL MATERIALS, MACHINERY AND VEHICLES SHALL BE STORED ON-SITE IN AN ORDERLY ORGANIZED FASHION.

CONTROL AND DISPOSAL OF WASTES NOTE

CONTRACTOR SHALL DEVELOP AND IMPLEMENT A PLAN TO ASSURE THAT ALL WASTE, SUCH AS DISCARDED BUILDING MATERIALS, CONCRETE TRUCK WASH-OUT, CHEMICALS, LITTER AND SANITARY WASTE, ARE PROPERLY CONTROLLED WHILE ON-SITE AND TRANSPORTED AND DISPOSED OF (OFF-SITE) IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS. NO WASTE MATERIALS OF ANY KIND ARE PERMITTED TO BE BURIED ON-SITE OR DISCHARGED TO SURFACE WATERS OF THE STATE OR TO THE CITY STORM WATER SYSTEM.

DATE	REVISIONS	BY	CHECKED

EQUIPMENTSHARE OCALA
CONSTRUCTION PLANS
1700 NW. 8th AVE.
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

SITE DEMOLITION AND STORMWATER POLLUTION PREVENTION PLAN

PROJECT NO.	SCALE	DATE	SHEET NO.
24-015	1" = 60'	MAY 31st, 2024	C-5 (SHEET 5 OF 20)

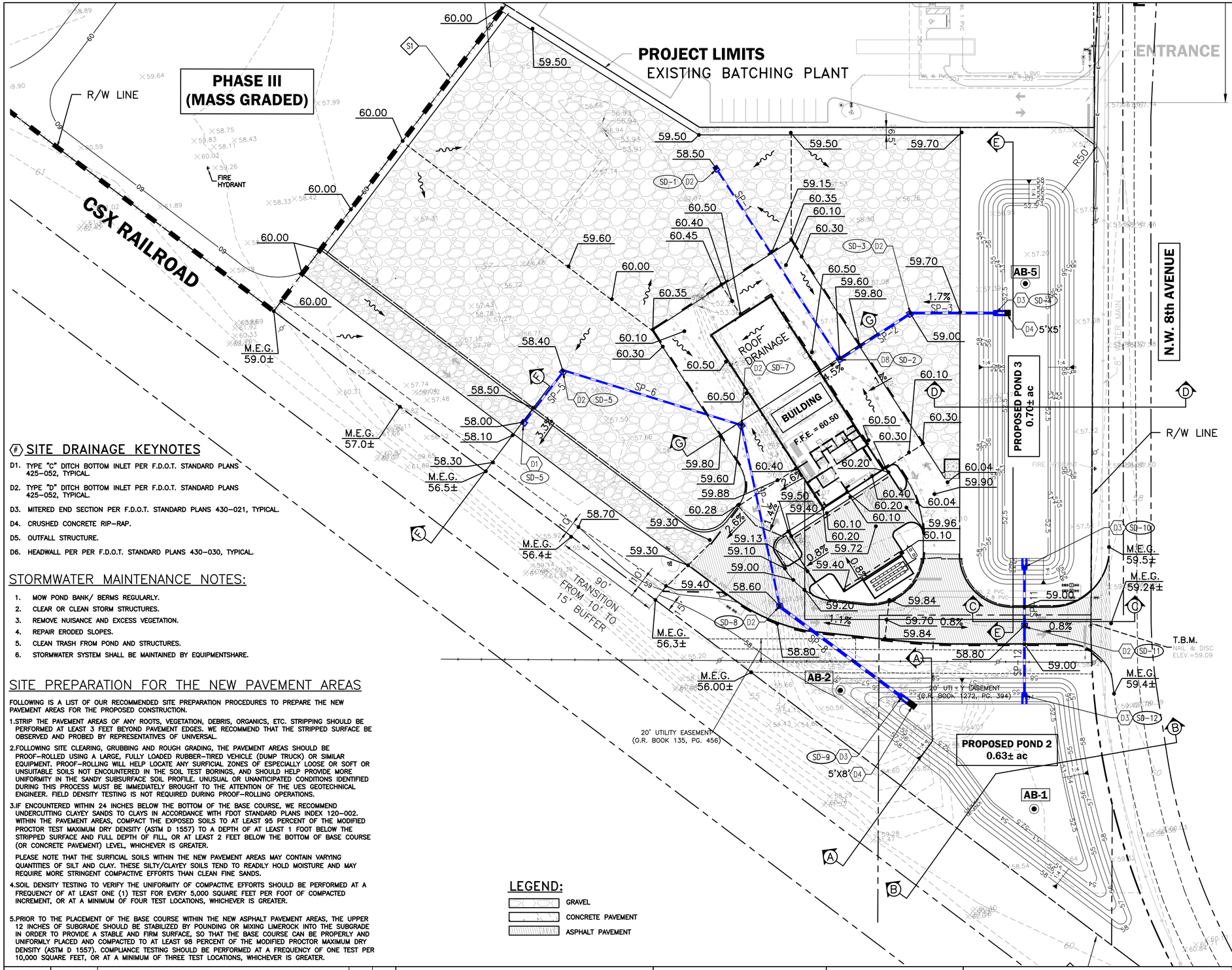
DESIGNED BY	DRAWN BY	CHECKED BY	APPROVED BY
JAA	VP	JAA	JAA

FLORIDA ENGINEERING GROUP, INC.
CERTIFICATE No. EB-0006595
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.

24-015_DemolitionPlan.dwg



SITE DRAINAGE KEYNOTES

D1. TYPE "C" DITCH BOTTOM INLET PER F.D.O.T. STANDARD PLANS 425-052, TYPICAL.

D2. TYPE "D" DITCH BOTTOM INLET PER F.D.O.T. STANDARD PLANS 425-052, TYPICAL.

D3. MITERED END SECTION PER F.D.O.T. STANDARD PLANS 430-021, TYPICAL.

D4. CRUSHED CONCRETE RIP-RAP.

D5. OUTFALL STRUCTURE.

D6. HEADWALL PER PER F.D.O.T. STANDARD PLANS 430-030, TYPICAL.

STORMWATER MAINTENANCE NOTES:

1. MOW POND BANK/ BERMS REGULARLY.
2. CLEAR OR CLEAN STORM STRUCTURES.
3. REMOVE NUISANCE AND EXCESS VEGETATION.
4. REPAIR ERODED SLOPES.
5. CLEAN TRASH FROM POND AND STRUCTURES.
6. STORMWATER SYSTEM SHALL BE MAINTAINED BY EQUIPMENTSHARE.

SITE PREPARATION FOR THE NEW PAVEMENT AREAS

FOLLOWING IS A LIST OF OUR RECOMMENDED SITE PREPARATION PROCEDURES TO PREPARE THE NEW PAVEMENT AREAS FOR THE PROPOSED CONSTRUCTION.

1. STRIP THE PAVEMENT AREAS OF ANY ROOTS, VEGETATION, DEBRIS, ORGANICS, ETC. STRIPPING SHOULD BE PERFORMED AT LEAST 3 FEET BEYOND PAVEMENT EDGES. WE RECOMMEND THAT THE STRIPPED SURFACE BE OBSERVED AND PROBED BY REPRESENTATIVES OF UNIVERSAL.

2. FOLLOWING SITE CLEARING, GRUBBING AND ROUGH GRADING, THE PAVEMENT AREAS SHOULD BE PROOF-ROLLED USING A LARGE, FULLY LOADED RUBBER-TIRED VEHICLE (DUMP TRUCK) OR SIMILAR EQUIPMENT. PROOF-ROLLING WILL HELP LOCATE ANY SURFICIAL ZONES OF ESPECIALLY LOOSE OR SOFT OR UNSUITABLE SOILS NOT ENCOUNTERED IN THE SOIL TEST BORINGS, AND SHOULD HELP PROVIDE MORE UNIFORMITY IN THE SANDY SUBSURFACE SOIL PROFILE. UNUSUAL OR UNANTICIPATED CONDITIONS IDENTIFIED DURING THIS PROCESS MUST BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE UES GEOTECHNICAL ENGINEER. FIELD DENSITY TESTING IS NOT REQUIRED DURING PROOF-ROLLING OPERATIONS.

3. IF ENCOUNTERED WITHIN 24 INCHES BELOW THE BOTTOM OF THE BASE COURSE, WE RECOMMEND UNDERCUTTING CLAYEY SANDS TO CLAYS IN ACCORDANCE WITH FDOT STANDARD PLANS INDEX 120-002. WITHIN THE PAVEMENT AREAS, COMPACT THE EXPOSED SOILS TO AT LEAST 95 PERCENT OF THE MODIFIED PROCTOR TEST MAXIMUM DRY DENSITY (ASTM D 1557) TO A DEPTH OF AT LEAST 1 FOOT BELOW THE STRIPPED SURFACE AND FULL DEPTH OF FILL, OR AT LEAST 2 FEET BELOW THE BOTTOM OF BASE COURSE (OR CONCRETE PAVEMENT) LEVEL, WHICHEVER IS GREATER.

   PLEASE NOTE THAT THE SURFICIAL SOILS WITHIN THE NEW PAVEMENT AREAS MAY CONTAIN VARYING QUANTITIES OF SILT AND CLAY. THESE SILTY/CLAYEY SOILS TEND TO READILY HOLD MOISTURE AND MAY REQUIRE MORE STRINGENT COMPACTIVE EFFORTS THAN CLEAN FINE SANDS.

4. SOIL DENSITY TESTING TO VERIFY THE UNIFORMITY OF COMPACTIVE EFFORTS SHOULD BE PERFORMED AT A FREQUENCY OF AT LEAST ONE (1) TEST FOR EVERY 5,000 SQUARE FEET PER FOOT OF COMPACTED INCREMENT, OR AT A MINIMUM OF FOUR TEST LOCATIONS, WHICHEVER IS GREATER.

5. PRIOR TO THE PLACEMENT OF THE BASE COURSE WITHIN THE NEW ASPHALT PAVEMENT AREAS, THE UPPER 12 INCHES OF SUBGRADE SHOULD BE STABILIZED BY POUNDING OR MIXING LIMEROCK INTO THE SUBGRADE IN ORDER TO PROVIDE A STABLE AND FIRM SURFACE, SO THAT THE BASE COURSE CAN BE PROPERLY AND UNIFORMLY PLACED AND COMPACTED TO AT LEAST 98 PERCENT OF THE MODIFIED PROCTOR MAXIMUM DRY DENSITY (ASTM D 1557). COMPLIANCE TESTING SHOULD BE PERFORMED AT A FREQUENCY OF ONE TEST PER 10,000 SQUARE FEET, OR AT A MINIMUM OF THREE TEST LOCATIONS, WHICHEVER IS GREATER.

LEGEND:

- GRAVEL
- CONCRETE PAVEMENT
- ASPHALT PAVEMENT

CONCRETE CONSTRUCTION NOTES

1. CONCRETE PRE-CONSTRUCTION MEETING
   - A. THE CONCRETE CONTRACTOR ALONG WITH THE CONCRETE PRODUCER MAY REQUEST THROUGH THE GENERAL CONTRACTOR FOR A PRE-CONSTRUCTION MEETING PRIOR TO CONCRETE PLACEMENT.
   - B. ATTENDEE: CONCRETE CONTRACTOR, CONCRETE PRODUCER, GENERAL CONTRACTOR, OWNER OR OWNER'S REPRESENTATIVE(S), ENGINEER OF RECORD, ARCHITECT, SITE CONTRACTOR, GEOTECHNICAL REPRESENTATIVE(S), ETC.
   - C. AGENDA: INCLUDE BUT NOT LIMITED TO THE FOLLOWINGS; (CONTRACTOR MAY CONTACT THE FLORIDA CONCRETE & PRODUCTS ASSOCIATION FOR PRE-CONSTRUCTION MEETING CHECK LISTS)
     - i. MIXTURE(S) APPROVAL
     - ii. CONCRETE TESTING: TYPE, LOCATION OF SAMPLINGS, ETC.
     - iii. CONCRETE DELIVERY: QUANTITY/HR, PUMP, CONVEYOR, ETC.
     - iv. PLACEMENT: METHOD, QUANTITY/DAY, STAGING & CLEAN OUT LOCATION, ETC.
     - v. FINISHING: CURING, JOINTING, ETC.

2. JOINTS FOR CONCRETE SLABS
   - A. GENERAL – A JOINTING PLAN FOR THE ENTIRE PAVING AREA SHALL BE PREPARED BY THE CONCRETE CONTRACTOR & SUBMITTED TO THE ENGINEER OF RECORD (EOR) 2 WEEKS PRIOR TO PLACEMENT OF CONCRETE FOR THE EOR APPROVAL. THE CONTRACTOR MAY ALSO CONTACT THE FLORIDA CONCRETE & PRODUCTS ASSOCIATION (FC&PA) FOR TECHNICAL RESOURCES AND ASSISTANT.
     - i. A SQUARE JOINTING PATTERN IS REQUIRED WHERE POSSIBLE. IF NECESSARY, RECTANGULAR PANELS CAN BE USED IF THE LONG DIMENSION IS NO MORE THAN 1.5 TIMES THE SHORT (e.g. 8' x 12'). JOINT SPACING SHALL NOT EXCEED THE FOLLOWING: 10 FEET IN A 4" THICK SLAB, 12 FEET IN A 5" THICK SLAB OR 15 FEET IN SLAB WITH THICKNESS OF 6" OR GREATER.
     - ii. BOX OUT AREA AROUND MANHOLES, CATCH BASINS, DRAINAGE STRUCTURES & OTHER BUILT-IN STRUCTURES WITHIN THE PAVING AREA SHALL BE CIRCULAR WHERE POSSIBLE. A MINIMUM OFFSET OF 12" FROM ANY EDGE OF THE STRUCTURE. OBTAIN A COPY OF THE FC&PA STANDARD DETAILS FOR REFERENCE. CONSTRUCTION & CONTROL JOINTS SHALL BE CONTINUOUS THROUGH ADJACENT LANES & EXTEND THROUGH INTEGRAL CURB. JOINTS CAN BE TERMINATED & OFFSET AT ISOLATION JOINTS. WHERE JOINTS INTERFACE ANY RADIUS OR CURVATURE, OFFSET A MINIMUM OF 12" FROM EDGE OF PAVEMENT AND FORM JOINT 90 DEGREE TO EDGE OF PAVEMENT TO AVOID ACUTE ANGLE OR SMALL WEDGES OF CONCRETE AT CURVATURES. OBTAIN A COPY OF THE FC&PA STANDARD DETAILS FOR REFERENCE.
   - B. CONSTRUCTION JOINTS – A CONSTRUCTION JOINT SEPARATES ONE DAY PLACEMENT TO THE NEXT DAY PLACEMENT. A CONSTRUCTION JOINT SHALL BE A MINIMUM OF 5 FEET FROM ANY ADJACENT CONTROL JOINT. NEXT DAY PLACEMENT SHALL BUTT UP TO THE EXISTING PAVEMENT AS A COLD JOINT. THE CONSTRUCTION JOINT MAY BE HAND-TOOLED WITH MAXIMUM 0.25" RADIUS AT THE EDGE OF THE JOINT.CONTROL JOINTS FROM BOTH PLACEMENT AREAS SHALL MATCH AND BE CONTINUOUS ACROSS THE CONSTRUCTION JOINT.
   - C. CONTROL/CONTRACTION JOINTS – CONTROL JOINTS ARE JOINTS WITHIN THE PAVING AREA FORMED THROUGH TOOLING OR SAW CUTTING. CONTROL JOINTS ESTABLISH WEAK PLANES TO RELIEVE STRESSES DUE TO SHRINKAGE OR TEMPERATURE CHANGE. INSTALL CONTROL JOINTS WITHIN 12 HRS FROM THE TIME THE CONCRETE HITS THE GROUND OR OBTAIN IN WRITING APPROVAL FROM THE EOR BEYOND THE 12-HR TIME LIMIT.
     - i. EARLY-ENTRY SAW CUTTING METHOD: CUT JOINT TO A MINIMUM OF 1" DEEP FOR PAVEMENT THICKNESS UP TO 8". CUTTING OF JOINT SHALL NOT CAUSE RAVELING TO THE EDGES OR DEFORMATION OF THE SURFACE DUE TO EQUIPMENT OR WORKER.
     - ii. OTHER METHODS: INSTALL JOINT TO A MINIMUM OF 1/3 OF PAVEMENT DEPTH. FINISH EDGES WITH 0.25" RADIUS. OPERATION SHALL NOT CAUSE ANY DEFORMATION OF THE SURFACE.
   - D. ISOLATION JOINTS – THESE JOINTS USE ISOLATION MATERIALS TO PREVENT FRESH CONCRETE FROM BONDING TO HARDENED CONCRETE SUCH AS, BUT NOT LIMITED TO, BUILDING FOUNDATIONS, SIDEWALKS, DRAINAGE STRUCTURES, LIGHTING & SIGNAGE BASES, RETAINING WALLS, CURBS, ETC. THE ISOLATION MATERIAL SHALL EXTEND THE FULL-DEPTH OF THE FRESH CONCRETE THICKNESS. FROM ONE DAY PLACEMENT TO THE NEXT, WHERE JOINTS ARE MATCHED, ISOLATION MATERIAL IS NOT NECESSARY. (E.G. ONE LANE PAVING TO THE NEXT, INTEGRAL CURBS)
   - E. ISOLATION JOINTS BETWEEN SLABS AT SOME GRADE SHALL BE FORMED WITH 0.25 INCH THICK NEOPRENE OR 0.50 INCH THICK ASPHALT IMPREGNATED FIBER FILLER WITH HYDORCARBON RESISTANT ELASTOMERIC FILL MATERIAL AS SEALER. ALL EDGES TO BE HAND TOOLED WITH MAXIMUM 0.50 INCH RADIUS.
   - F. A SATISFACTORY ISOLATION JOINT CAN BE FORMED AT METAL BUILDING CURBS BY PLACING A STRIP OF CURING PAPER AGAINST THE METAL FORM & THEN PLACING THE FRESH CONCRETE AGAINST THE PAPER. THE EDGES OF THE SLAB SHALL BE HAND TOOLED WITH MAXIMUM 0.50 INCH RADIUS.
3. JOINTS SEALANT – A JOINT SEALING PLAN FOR THE AFFECTED AREA SHALL BE PREPARED BY THE CONCRETE CONTRACTOR & SUBMITTED TO THE EOR, ALONG WITH THE JOINTING PLAN, 2 WEEKS PRIOR TO PLACEMENT OF CONCRETE FOR THE EOR APPROVAL. NOT ALL JOINT WILL BE REQUIRED SEALING, THE CONCRETE CONTRACTOR IS TO RECOMMEND THE NECESSARY LOCATION AND TO PROVIDE SUPPORTING DOCUMENTATION FOR NON-SEALING AREAS. USE A POLYURETHANE SEALANT (TREMCO THC-900/THC-901 MULTI-COMPOUND)COMPOUND OR EQUIVALENT. THE CONCRETE CONTRACTOR IS TO SUBMIT SEALANT TYPE AND MANUFACTURER INFORMATION TO THE EOR FOR APPROVAL WHEN "EQUIVALENT" IS USE. JOINTS SHALL BE PREPARED BY FOLLOWING MANUFACTURER'S RECOMMENDATIONS PRIOR TO SEALING.

LANDSCAPE AREAS

IN THE EVENT THAT LANDSCAPE AREAS ADJACENT TO THE PAVEMENTS INCLUDE LARGE MOUNDS (>1 FOOT) OF POORLY DRAINING ORGANIC TOPSOILS OR SILTY/CLAYEY SANDS, OR THE PAVEMENT IS CONSTRUCTED BELOW SURROUNDING GRADE, WE RECOMMEND THAT LANDSCAPE DRAINS BE PROVIDED TO PROTECT THE ROADWAY AGAINST ADVERSE EFFECTS FROM OVER-IRRIGATION AND EXCESS RAINFALL. POORLY DRAINING ORGANIC, SILTY, AND CLAYEY MATERIAL CAUSES THE IRRIGATION AND RAINWATER TO PERCH AND MIGRATE LATERALLY INTO THE PAVEMENT COMPONENTS, WHICH EVENTUALLY COMPROMISES THE INTEGRITY OF THE PAVEMENT SECTION.

DATE	REVISIONS	BY	CHECKED

EQUIPMENTSHARE OCALA
CONSTRUCTION PLANS
1700 NW. 8th AVE.
CITY OF OCALA, FL

FEG FLORIDA ENGINEERING GROUP
Engineering the Future

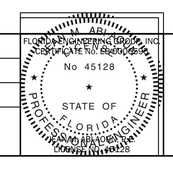
5127 S. Orange Avenue, Suite 200
Orlando, FL 32809
Phone: 407-895-0324
Fax: 407-895-0325

www.feg-inc.us

PHASE II - SITE PAVING, GRADING AND DRAINAGE PLAN

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

PROJECT NO. 24-015
SCALE 1" = 40'
DATE MAY 31st, 2024
SHEET NO. C-9
SHEET 9 OF 20



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.

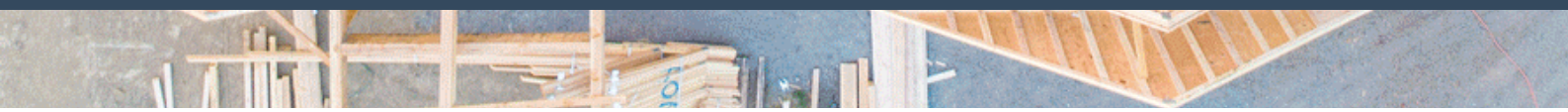
24-015_SitePGDPlan.dwg

Proposal
Reference: Q1028

EquipmentShare Ocala - Version GT

1700 NW 8th Ave Ocala Florida 34475

Jun 10 2024



THE HAGEDORN GROUP

Quoted Items

Quoted items represents a break down of the quote for your project. If you have any questions about any item, please feel free to contact us.

Gen. Cond. / Mgmt. / Insur.	**$178,752.00**
Temp. Utilities	**$4,816.00**
Dumpsters / Trash Removal / Cleaning	**$15,120.00**
Site Work	**$694,624.00**
Fencing	**$56,000.00**
Landscaping	**$61,600.00**
Irrigation	**$16,800.00**
Concrete	**$168,000.00**
Concrete Driveway	**$172,480.00**
Metals	**$297,920.00**

Cabinetry	$5,040.00
Insulation	$6,496.00
Windows and Doors	$147,896.00
Siding	$34,442.24
Metal Framing & Drywall	$60,166.40
Flooring	$19,353.60
Painting	$17,773.28
Acoustical Ceiling System	$13,436.64
Plumbing	$84,000.00
HVAC	$89,600.00
Fire Sprinkler	$56,000.00
Electrical	$348,196.80

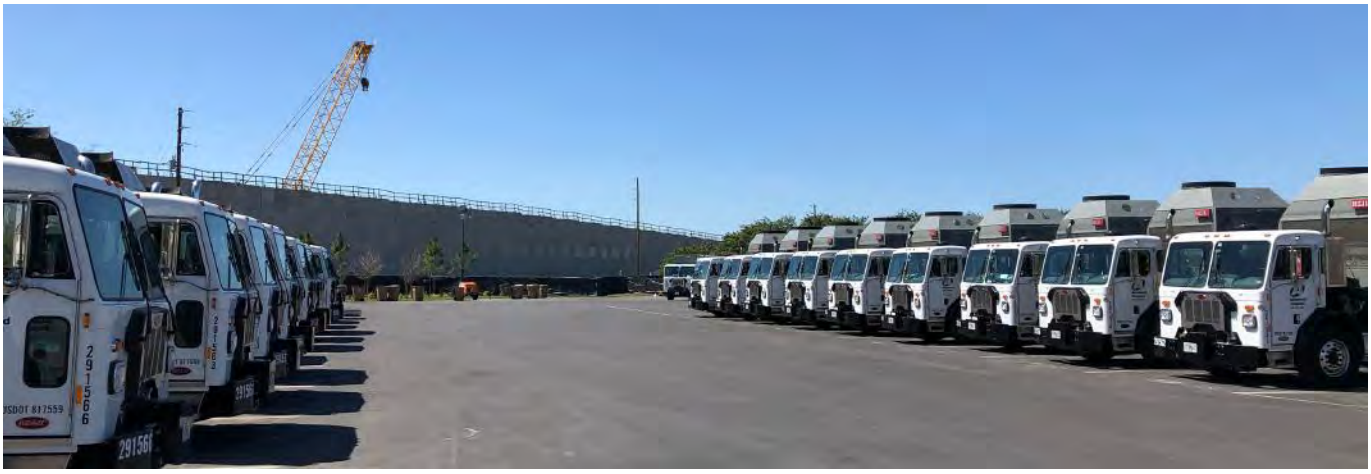
Quote Summary

Quoted items represents a break down of the quote of your project.If you have any questions about any item, please feel free to contact us.

Sub Total:	$2,548,512.96
Tax:	$0.00
Incl. Tax:	**$2,548,512.96**

#	Task Name	Start	Duration
1	Site Work	10/1/24	117
1	Mobilization	10/1/24	5
1	Building Demolition	10/8/24	10
1	Strip & Clean Site	10/22/24	12
1	Retention Pond Grading	11/7/24	14
1	Storm Sewer System	11/7/24	15
1	Underground Fire Line	11/13/24	5
1	Underground Water Main	11/15/24	4
1	Building Pad Grading	11/7/24	10
1	Site Grading	11/21/24	10
1	Concrete Curbing	2/6/25	5
1	Sub Base Installation	2/13/25	5
1	Concrete Paving & Walks	2/20/25	10
1	Asphalt Paving	3/6/25	5
2	Concrete Building Slab	11/21/24	23
2	Excavate Footings	11/21/24	5
2	Underground Plumbing (sla	11/28/24	4
2	Underground Electrical (slal	12/4/24	4
2	Rebar Installation	12/10/24	5
2	Encased Electrode Groundi	12/17/24	2
2	Place & Finish Concrete Sla	12/19/24	3
3	PEMB Erection	12/24/24	37
3	Structural Steel Frame	12/24/24	10
3	Exterior Wall Panels	1/7/25	12
3	Roof Panel System	1/23/25	15
4	Exterior Doors & Windows	2/13/25	6
4	Roll-up Door Installation	2/13/25	6
4	Storefront Glass Installation	2/13/25	5
5	Exterior Decorative Siding	2/20/25	5
6	Interior Wall Framing	2/13/25	7
7	HVAC Rough-in	2/24/25	8
7	Air Handler Installation	2/24/25	3
7	Ductwork Installation	2/27/25	5
8	Plumbing Wall Rough-in	3/6/25	5
9	Fire Sprinkler Piping	3/4/25	10
10	Electrical Wall Rough-in	3/13/25	10
11	Insulation Installation	3/27/25	4
12	Drywall Hang & Finish	4/2/25	15
13	Paint Interior Walls	4/23/25	4
14	Acoustical Ceiling Grid Insta	4/29/25	3
15	Flooring Installation	5/2/25	5
16	Cabinetry Installation	5/9/25	2
17	Interior Doors Installation	5/13/25	2
18	HVAC Trim	5/15/25	4
19	Plumbing Trim	5/14/25	5
20	Electrical Trim	5/15/25	6
21	Acoustical Ceiling Tiles	5/23/25	2
22	Irrigation System Installatior	3/20/25	7
23	Landscaping & Sod	4/21/25	10
24	Final Inspections	5/26/25	8

ADVANCED WAREHOUSE



PROJECT SPECS

This project is located on Pug Mill Road in Kissimmee, FL. The development was comprised of a 11ksf vertical build to suit on 4 acres for Advanced Disposal Services. The warehouse building is 26' clear, with 5 service bays and 1,800SF of office space. Permits and entitlements were obtained in 4 months and the facility was constructed in 6 months. Delivered in December 2019.

11K SF	4 AC	$1.2MM	6
TOTAL BUILDING AREA	SITE SIZE	TOTAL PROJECT COST	CONSTRUCTION TIME (MONTHS)

CUBESMART STORAGE

PROJECT SPECS

This project is located just off SR408 on Dean Road in Orlando, FL. The development was comprised of a 100ksf vertical build on a 5 acre land site. The building is 3-story climate controlled self-storage facility with exterior drive up non-climate units. Permits and entitlements were obtained in 5 months and the facility was constructed in 10 months. Delivered in March 2019.

100K SF	5 AC	$10MM	10
TOTAL BUILDING AREA	SITE SIZE	TOTAL PROJECT COST	CONSTRUCTION TIME (MONTHS)

MY RV STORAGE

PROJECT SPECS

This project is located on SR44 in Wildwood, FL; just west of the Villages. The development was comprised of a 100ksf vertical build on a 10 acre land site. The buildings are covered metal structures equipped with 15-30AMP power at each space alomng with a 2 storay office residence for an onsite manager. Permits and entitlements were obtained in 4 months and the facility was constructed in 10.5 months. Delivered in July 2019.

103K SF	10 AC	$3.2MM	10.5
TOTAL BUILDING AREA	SITE SIZE	TOTAL PROJECT COST	CONSTRUCTION TIME (MONTHS)

AIR COMMERCE PARK

PROJECT SPECS

This project is located off Tradeport Drive in Orlando, FL. The industrial planned development is comprised of 3MM SF of industrial warehouse buildings which traverse 240 acres. Founded in 2015, the project is now on its 4th pahse. Phases 1 through 3 are complete and include 4-cross dock buildings totaling 1.6MM+ SF on ~ 150 acres. Major tenants include Mattress Firm, Sherwood and Amazon. **Delivered to date: Phase 1 (2017) // Phase 2 (2018) // Phase 3 (2019) // Phase 4-5 (TBD)**

3MM SF	240 ACRES	$200MM	~14 EACH PHASE
TOTAL BUILDING AREA	SITE SIZE	TOTAL PROJECT COST (TO DATE)	CONSTRUCTION TIME (MONTHS)