

DATUM NOTE:

CONTROL BENCHMARK:
DESCRIBED BY NATIONAL GEODETIC SURVEY 1994 (RLT)
THE MARK IS IN OCALA NEAR THE INTERSECTION OF SW 27TH AVENUE AND SW 20TH STREET IN SECTION 23, TOWNSHIP 15 SOUTH, RANGE 21 EAST. LOCATED 57.1 FT (17.4 M) NORTHWEST OF A POWER POLE.
NUMBER L102 654, 38.9 FT (11.9 M) NORTH OF THE APPROXIMATE CENTERLINE OF SW 20TH STREET, 9.7 FT (3.0 M) SOUTH OF A FENCE POST AND 1.2 FT (0.4 M) SOUTH OF A CARSONITE WITNESS POST. EL.: 73.47' (NAVD88)

TBM #1:
STATION IS A NAIL AND DISK STAMPED "EBI LB-7652" LOCATED 64' NORTHWEST OF THE SOUTHEAST CORNER OF SUBJECT PARCEL. EL.: 70.82' (NAVD88)

TBM #2:
STATION IS A NAIL AND DISK STAMPED "EBI LB-7652" LOCATED 91.3' SOUTHWEST OF THE NORTHEAST CORNER OF SUBJECT PARCEL. EL.: 71.12' (NAVD88)

DESIGNATION "J 427"
PERMANENT IDENTIFIED "PID AB5174"

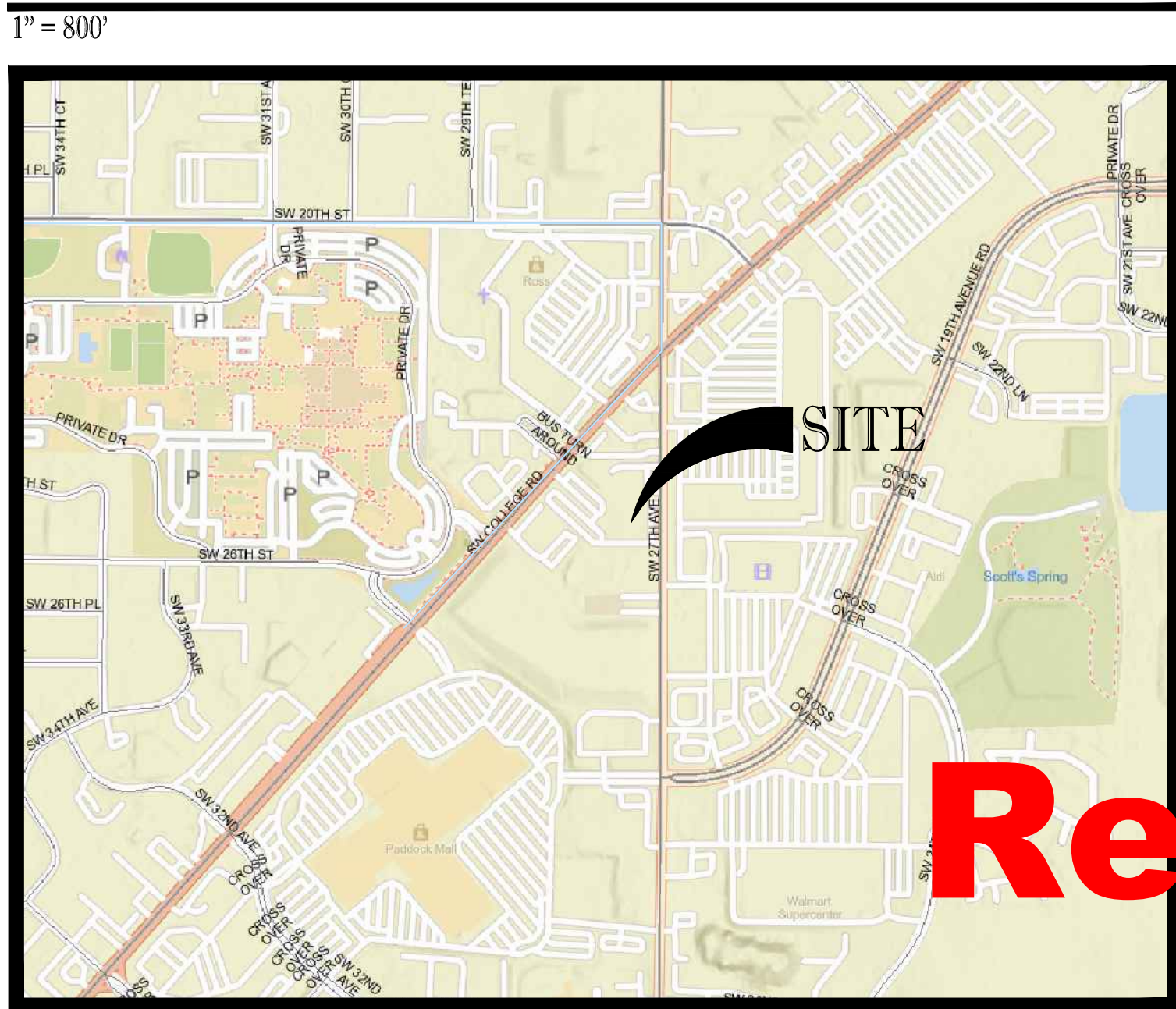
FEMA NOTE:

THIS PROPERTY APPEARS TO BE LOCATED IN FLOOD ZONE 'X' ACCORDING TO FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY NUMBER 120330, PANEL NUMBER 0516, SUFFIX E, EFFECTIVE 4/19/2017, FOR OCALA, FLORIDA

WETLANDS NOTE:

NO WETLANDS EXIST ON-SITE.

VICINITY \ AERIAL MAP



LOCATION MAP



DO NOT USE
See Revision
Received 05/02/22 ADD #1



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TAMPA, FLORIDA 33609 FX: (813) 379-4040
www.ThomasEngineeringGroup.com

PROJECT CONTACTS:

DEVELOPER
PERIMETER DEVELOPMENT, LLC
400 PERIMETER CENTER TERRACE
SUITE 800
ATLANTA, GA 30346

OWNER
RTG OCALA PROPERTIES LLC
11540 US HWY 92 E
SEFFNER, FL 33584-7346

ARCHITECT
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MARK BROMEIER
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FORT LAUDERDALE, FLORIDA 33309
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EBI SURVEYING, INC.
8415 SUNSTATE STREET
TAMPA, FL 33634
JOHN KENNETH CARR, PSM
(813) 886-6080
KCARR@EBISURVEY.COM

UTILITY CONTACTS:

WATER & SEWER
CITY OF OCALA
2100 NE 30TH AVE., BLDG. B
OCALA, FL 34470
(352) 351-6772

ELECTRIC
OCALA ELECTRIC UTILITY
1805 NE 30 AVE
OCALA, FL 34470
PAUL SOOKDEO
(352) 351-6620

TELEPHONE
CENTURY LINK
319 SE BROADWAY ST.
OCALA, FL 34471
ANTHONY ANDERSON
(352) 368-3392

LEGAL DESCRIPTION

LEGAL DESCRIPTION: (PER SURVEY)
PARCEL 1:

BEGINNING AT A POINT ON THE EAST RIGHT OF WAY LINE OF THE 100 FOOT RIGHT OF WAY OF STATE ROAD NO. 200 (FORMERLY STATE ROAD NO. 74) WHICH IS SOUTH 41°31' WEST 310.00 FEET FROM THE INTERSECTION OF THE NORTH BOUNDARY LINE OF SECTION 26, TOWNSHIP 15 SOUTH, RANGE 21 EAST, WITH THE EAST RIGHT OF WAY LINE OF STATE ROAD NO. 200, THENCE NORTH 41°31' EAST ALONG THE EAST RIGHT OF WAY LINE OF SAID HIGHWAY 175.00 FEET, THENCE SOUTH 48°29' EAST, 286.63 FEET, THENCE SOUTH 20°35' WEST, 187.37 FEET, THENCE NORTH 48°29' WEST, 353.57 FEET TO THE POINT OF BEGINNING, ALL BEING SITUATED IN MARION COUNTY, FLORIDA.

AND

BEGINNING AT THE INTERSECTION OF THE NORTH BOUNDARY LINE OF SECTION 26, TOWNSHIP 15 SOUTH, RANGE 21 EAST, WITH THE EAST RIGHT OF WAY LINE OF THE 100 FOOT RIGHT OF WAY OF STATE ROAD #74, THENCE RUNNING SOUTH 41°31' WEST ALONG THE EAST RIGHT OF WAY LINE OF SAID HIGHWAY, 135 FEET, THENCE SOUTH 48°29' EAST, 286.63 FEET, THENCE NORTH 20°35' EAST, 309.12 FEET TO THE NORTH BOUNDARY LINE OF SECTION 26, TOWNSHIP 15 SOUTH, RANGE 21 EAST; THENCE NORTH 89°34' WEST ALONG THE NORTH BOUNDARY OF SAID SECTION 233.67 FEET TO THE POINT OF BEGINNING ALL BEING SITUATED IN MARION COUNTY, FLORIDA.

PARCEL 2:

BEGINNING AT A POINT 203 FEET SOUTH AND 33 FEET WEST OF THE NORTHEAST CORNER OF SECTION 26, TOWNSHIP 15 SOUTH, RANGE 21 EAST THIS POINT BEING ON THE WEST RIGHT OF WAY LINE OF THE SHADY GROVE HIGHWAY; THENCE RUNNING SOUTH 299 FEET ALONG THE WEST LINE OF SAID HIGHWAY; THENCE WEST 422.91 FEET; THENCE NORTH 20°35' EAST, 319.43 FEET; THENCE EAST 310.57 FEET TO THE POINT OF BEGINNING, ALL BEING SITUATED IN MARION COUNTY, FLORIDA, LESS AND EXCEPT THAT PORTION TAKEN BY ORDER OF TAKING, FILED JANUARY 21, 1992 AND RECORDED IN OFFICIAL RECORDS BOOK 1799, PAGE 950.

TOGETHER WITH:

PARCEL 3:

BEGINNING AT A POINT ON THE EAST RIGHT-OF-WAY LINE OF STATE ROAD 200 (A 100 FOOT RIGHT-OF-WAY, FORMERLY STATE ROAD 74) WHICH IS S. 41°31' W. 310.00 FEET FROM THE INTERSECTION OF THE NORTH BOUNDARY OF SECTION 26, TOWNSHIP 15 SOUTH, RANGE 21 EAST WITH THE EAST RIGHT-OF-WAY LINE OF STATE ROAD 200; (1) THENCE S. 41°31' W. ALONG THE EAST RIGHT-OF-WAY LINE OF SAID HIGHWAY 284.00 FEET; (2) THENCE DEPARTING SAID RIGHT-OF-WAY LINE S. 48°29' E. 454.56 FEET; (3) THENCE N. 20°35' E. 282.66 FEET; (4) THENCE N. 48°29' W. 353.57 FEET TO THE POINT OF BEGINNING, CONTAINING 2.45 ACRES, MORE OR LESS.

FINAL SITE PLAN FOR:
ROOMS TO GO EXPANSION
2800 & 2832 S.W. COLLEGE ROAD
CITY OF OCALA, MARION COUNTY, FLORIDA
SECTIONS 26, TOWNSHIP 15 SOUTH, RANGE 21 EAST

SHEET INDEX

COVER SHEET	C-1
GENERAL NOTES	C-2
DEMOLITION PLAN	C-3
SEDIMENT AND EROSION CONTROL PLAN	C-4
SITE PLAN	C-5
PAVING, GRADING AND DRAINAGE PLAN	C-6
UTILITY PLAN	C-7
CITY OF OCALA DETAILS	C-8 - C-10
SITE DETAILS	C-11
CROSS SECTIONS	C-12
VEHICLE MOVEMENT PLAN	C-13
FDOT - MOT DETAILS	C-14
PHOTOMETRICS PLAN AND DETAILS	EO.2 - EO.3
TREE DISPOSITION PLAN	L-1
LANDSCAPE PLAN	L-2
LANDSCAPE DETAILS & GENERAL NOTES	L-3
IRRIGATION PLAN	L-4
IRRIGATION SCHEDULES	L-5
IRRIGATION DETAILS	L-6
ALTA/ACSM BOUNDARY AND TOPOGRAPHIC SURVEY	1 OF 3

CITY OF OCALA GENERAL NOTES:

1. ALL STORMWATER MANAGEMENT SYSTEMS SHALL BE COMPLETE PRIOR TO THE CONSTRUCTION OF IMPERVIOUS AREAS.

PRE-CONSTRUCTION NOTES:

- NO SITE WORK SHALL BE CONDUCTED PRIOR TO OBTAINING A SITE PERMIT FROM THE CITY. CALL THE CITY GROWTH MANAGEMENT DEPARTMENT AT (352) 629-8421 TO SCHEDULE THE PRE-CONSTRUCTION MEETING WHICH MUST BE HELD BEFORE INSTALLING ANY REQUIRED EROSION CONTROL OR OBTAINING ANY SITE PERMITS.
- AN FOOT REPRESENTATIVE SHOULD BE PRESENT DURING PRE CONSTRUCTION MEETING.

STATEMENT FOR MAINTENANCE OF IMPROVEMENTS

I HEREBY CERTIFY THAT I, MY SUCCESSORS AND ASSIGNS SHALL PERPETUALLY MAINTAIN THE IMPROVEMENTS AS SHOWN ON THE APPROVED SITE PLAN INCLUDING BUT NOT LIMITED TO THE PROPOSED STORM SYSTEM CONTAINED HERE IN.

SIGNATURE OF THE SITE DEVELOPER

DATE



REVISIONS			
REV	DATE	COMMENT	BY
1	12/20/21	REV PER CITY COMM. DATED 9/29/21	CTD
2	12/20/21	REV PER FOOT DRAIN COMM. DATED 10/21/21	CTD
3	12/29/21	REV PER FOOT ACCESS COMM. DATED 11/04/21	CTD
4	02/16/22	REV PER CITY COMM. DATED 1/5/22	CTD
5	04/08/22	REV PER FOOT DRAIN COMM. DATED 1/11/22	CTD
6	04/08/22	REV PER FOOT ACCESS COMM. DATED 1/14/22	CTD
7	04/15/22	REV PER CITY COMM. DATED 4/14/22	CTD



BID SET
04/20/2022

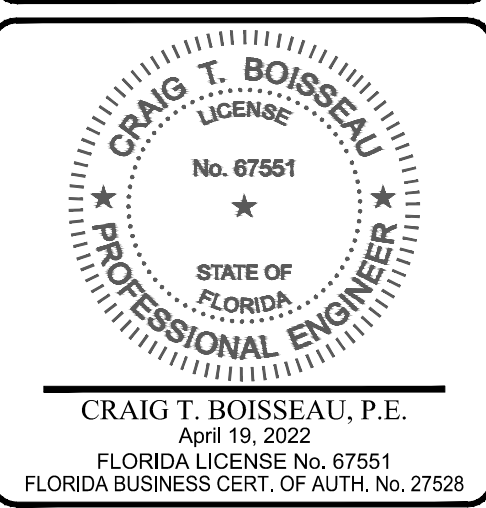
PROJECT No.: FT200034
DRAWN BY: AAM
CHECKED BY: EMM
DATE: 03/17/2021
SCALE: AS NOTED
CAD I.D.: FT200034-COVER SHEET

PROJECT:
ROOMS TO GO
S.W. COLLEGE ROAD
S.E. 27th AVE
FOR
PERIMETER
DEVELOPMENT, LLC

2800 & 2832 COLLEGE ROAD
CITY OF OCALA
MARION COUNTY, FLORIDA



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SHEET TITLE:
COVER SHEET

SHEET NUMBER:
C-1
OF