SUBMITTAL SUMMARY REPORT
32698

PLAN NAME:	HIS HOUSE FOR HER	**LOCATION:**	1469 PINE RD OCALA,
APPLICATION DATE:	04/07/2025	**PARCEL:**	9009-0000-05
DESCRIPTION:			

CONTACTS	NAME	COMPANY
Applicant	Lee Clymer	Clymer Farney Barley, Inc.
Applicant	Lee Clymer	Clymer Farney Barley, Inc.
Engineer of Record	Lee Clymer	Clymer Farney Barley, Inc.
Engineer of Record	Lee Clymer	Clymer Farney Barley, Inc.

SUBMITTAL	STARTED	DUE	COMPLETE	STATUS
OCE: Plan Review (DR) v.	10/31/2025	11/07/2025	12/23/2025	Requires Re-submit
OCE: Plan Review (DR) v.	01/08/2026	01/15/2026	02/23/2026	Approved

SUBMITTAL DETAILS

OCE: Plan Review (DR) v.1

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
911 Management (DR) (911 Management)		11/07/2025	12/05/2025	Approved
Environmental Health (Plans) (Environmental Health)	Evan Searcy	11/07/2025	12/23/2025	Approved
Comments	Proposed increase will require transfer of limited use water system to DEP. Contact Evan.Searcy@flhealth.gov to begin the process.			
Fire Marshal (Plans) (Fire)	Jonathan Kenning	11/07/2025	12/02/2025	Deny
Comments	Per NFPA 1 Chapter 18.5.3 the maximum distance to a fire hydrant from the closest point on the building shall not exceed 400 feet. A new hydrant shall need to be provided based on the distances provided.			
Growth Services Planning & Zoning (DR) (GS Planning and Zoning)	Erik Kramer	11/07/2025	11/19/2025	Informational
Comments	LUCURR and ZONING reviews were approved in ePlans/CD Plus. EPL Growth Services Planning & Zoning review combines those reviews. Staff maintains those approvals.			
Corrections	4.4 - Show proposed signs to meet LDC Sec 4.4 (Resolved) - 4.4 - Show proposed signs to meet LDC Sec 4.4: If sign(s) is proposed on site, show proposed sign's location and design. The signs shall comply with LDC Sec. 4.4. A master sign plan and/or permit may be required.			
Corrections	2.12.32 - 100yr flood zone and flood prone areas (Resolved) - 2.12.32 - 100yr flood zone and flood prone areas: Show existing one percent (100-year) FEMA flood plain on plan with zone elevation and vertical datum noted; water line of lakes, wetlands, rivers, streams and canals; and other manmade or natural features. A note shall be provided detailing source and survey field methods used to obtain and verify data field methods of delineation of all lines shown.			
Corrections	2.12.9 - Existing, proposed & adjacent ROWs (Resolved) - 2.12.9 - Existing, proposed & adjacent ROWs: Show name, location and dimensions of any existing, proposed, and adjacent streets, including all rights-of-way serving the project on plan.			
Corrections	2.12 - Owner and applicant name (Resolved) - 2.12 - Owner and applicant name: Show name, address, phone number, and signature of the owner and applicant on the cover sheet.			
Corrections	2.12.4.L & Article 5 - Overlay zones (Resolved) - 2.12.4.L & Article 5 - Overlay zones: Provide a statement showing all applicable overlay zones on the subject properties such as Airport Overlay Zones (AOZ), Environmentally Sensitive Overlay Zone (ESOZ), Floodplain, Springs Protection Overlay Zone (SPOZ), Military Operating Area (MOA), Scenic Roads Area (SRA), Wellhead/Wellfield Protection Area (WHPA), Silver Springs Community Redevelopment Area (SSCRA), and CR 475A Visual Enhancement Gateway Development Overlay, etc. Refer to LDC Article 5 - OVERLAY ZONES AND SPECIAL AREAS.			
Corrections	2.12 - Variances (Resolved) - 2.12 - Variances: List of approved Variance, case numbers, conditions, and the date of approval.			
Corrections	2.12 - Land Use Designation-subject property (Resolved) - 2.12 - Land Use Designation-subject property: Show existing land use designation the subject property.			
Corrections	2.12 - Site coverage (Resolved) - 2.12 - Site coverage: Provide list of site coverage in square footage, acreage, and percentage. Including existing and proposed building coverage by intended use with gross floor area, leasable/interior area, existing and proposed gross impervious area.			
Corrections	3.2.3/6.6/5.2.5 - RESIDENTIAL - Min/Max Density (Resolved) - 3.2.3/6.6/5.2.5 - RESIDENTIAL - Min/Max Density: For residential project, show maximum and minimum allowable density, and proposed density.			
Corrections	2.12 - Special Use Permits (Resolved) - 2.12 - Special Use Permits: List of all approved special use permits, case number, conditions, and the date of approval.			
Corrections	2.12.4/6.11.8 - Parking (Resolved) - 2.12.4/6.11.8 - Parking: Provide number and calculation of required and proposed parking spaces in table format, per LDC Sec. 6.11.8. - Parking requirements.			

SUBMITTAL SUMMARY REPORT (32698)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
Growth Services Planning & Zoning (DR) (GS Planning and Zoning)	Erik Kramer	11/07/2025	11/19/2025	Informational

Corrections	2.12 - Parcel number (Resolved) - 2.12 - Parcel number: Show parcel numbers on the cover sheet.
Corrections	2.12 - Lot area & lot width (Resolved) - 2.12 - Lot area & lot width: Provide required lot area and lot width in the site data table. Show proposed lot area and lot width of all lots in the site data table and on the plan.
Corrections	2.12 - Rezoning (Resolved) - 2.12 - Rezoning: List of approved Rezoning, case numbers, conditions, and the date of approval.
Corrections	2.12/3.2.3 - Land Use Consistency (Resolved) - 2.12/3.2.3 - Land Use Consistency: Provide a list of existing and proposed uses. Provide list of area in square footage/acreage for each existing and proposed uses. Verify if existing and proposed uses are allowed under land use designation and zoning classification.
Corrections	2.12.10 - Easement (Resolved) - 2.12.10 - Easement: Show existing and proposed easements on plan, and provide description of each easement.
Corrections	2.12.4.L - DRI/FQD Compliance Note (Resolved) - 2.12.4.L - DRI/FQD Compliance Note?: Revise the plan to add the following advisory note: "DEVELOPMENT OF THE PROPERTY AS SHOWN ON THIS [SITE PLAN/SUBDIVISION PLAT] IS SUBJECT TO THE TERMS AND CONDITIONS OF THE [PROJECT NAME DRI/FQD] DEVELOPMENT ORDER, AS MAY BE AMENDED FROM TIME TO TIME, INCLUDING PROVISIONS REGARDING THE CONCURRENCY OF PUBLIC FACILITIES.
Corrections	3.2.3 - NON-RESIDENTIAL - Complies with FAR (Resolved) - 3.2.3 - NON-RESIDENTIAL - Complies with FAR: For non-residential project, show maximum allowable Floor Area Ratio (FAR) and proposed FAR.
Corrections	2.12.4/6.11.7 - Loading area (Resolved) - 2.12.4/6.11.7 - Loading area: Show proposed loading areas on plan, per Sec. 6.11.7. - Loading areas.
Corrections	2.12/4.2 - Lot setback (Resolved) - 2.12/4.2 - Lot setback: Provide required setback and proposed setback in the site data table and show them on the plan.
Corrections	6.5 & 6.6 - Habitat Preservation/Mitigation (Resolved) - 6.5 & 6.6 - Habitat Preservation/Mitigation: Refer to LDC Sec. 6.6 for requirements and design standards if the site contains open water, wetland, listed species, native habitat vegetation, and/or natural open space. When a proposed development or land clearing site is found to include listed species, the application shall identify species and habitat protection as on-site or off-site. The selected option shall be a condition of approval and shall be completed at time of final inspection.
Corrections	2.12.22 - Tracts (Resolved) - 2.12.22 - Tracts : Show existing and proposed tracts on plan, and provide description of each tract.
Corrections	2.12 - Waivers (Requested & Approved) (Resolved) - 2.12 - Waivers (Requested & Approved): List of all requested and approved waivers, conditions, and the date of approval.
Corrections	2.12.23 - Building lot typicals (Resolved) - 2.12.23 - Building lot typicals: Show building lot typicals (primary and accessory structures) in table format and illustration.
Corrections	2.12.5/1.8.2.D - Traffic Concurrency Evaluation? (Resolved) - 2.12.5/1.8.2.D - Traffic Concurrency Evaluation?: In order to propose alternative solutions to addressing the lack of roadway capacity, a traffic study will be required and a traffic methodology must be submitted for review and approval prior to the traffic study being completed. Please contact OCE-Traffic Review for further information on completing the necessary methodology and study.
Corrections	2.12.6 - Location of water and sewer (Resolved) - 2.12.6 - Location of water and sewer: Show location of septic systems and wells. Locations shall be outside setback and clearance.
Corrections	2.12.19 - Dimension & location of site improvement (Resolved) - 2.12.19 - Dimension & location of site improvement: Provide dimensions and location of all existing site improvements; dimensions and location for all proposed site improvements.
Corrections	2.12.5/1.8.2.F - Concurrency Deferral Statement (Resolved) - 2.12.5/1.8.2.F - Concurrency Deferral Statement: Please provide a concurrency statement on the cover sheet according to LDC Sec. 1.8.2 (F) - Concurrency Deferral. An owner may elect to defer required concurrency review and approval for a development application identified in Section 1.8.2.A to a subsequent development application review stage by executing the following "Concurrency Deferral Statement" on the development application plan, or in a separate sworn and notarized affidavit, a copy of which shall be provided to Growth Services and the original shall be recorded in Marion County's Public Records, as applicable: "This project has not been granted concurrency approval and/or granted and/or reserved any public facility capacities. Future rights to develop the resulting property(ies) 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, [list subsequent applications expected pursuant to Section 1.8.2.C as applicable]."
Corrections	2.12.5/1.8.2.A - Traffic Capacity Available (Resolved) - 2.12.5/1.8.2.A - Traffic Capacity Available?: The adjoining roadway(s) are currently identified as exceeding their acceptable Level of Service, as such they are not eligible for further development unless and until sufficient capacity is demonstrated to be available or alternative approaches for the proposed development are proposed for consideration and potential approval (e.g., proportionate share, etc.).
Corrections	Additional Growth Services Comments (Resolved) - Additional Growth Services Comments
Corrections	2.12 - Zoning Classification-subject property (Resolved) - 2.12 - Zoning Classification-subject property: Show existing zoning classification on the subject property.
Corrections	2.12.20 - Phases of development (Resolved) - 2.12.20 - Phases of development: Show all phases of development on plan. Improvements must be in place to support each phase of development at time of phase completion.
Corrections	2.12/2.12.21 - Open space and natural areas (Resolved) - 2.12/2.12.21 - Open space and natural areas: Provide list of open space and natural areas in square footage, acreage, and percentage. Including existing and proposed natural open space, improved open space, open water, wetland, and preserved natural areas. Also show them on the plan.
Corrections	2.12 - Land Use Designation-adjacent properties (Resolved) - 2.12 - Land Use Designation-adjacent properties: Show existing land use designation on the adjacent properties.
Corrections	2.12.10 - Easement or land reservation (Resolved) - 2.12.10 - Easement or land reservation: Show any known existing or proposed easement or land reservation
Corrections	2.12.24 - Landscape requirements/6.8.6 - Buffering (Resolved) - 2.12.24 - Landscape requirements/6.8.6 - Buffering: Show buffer types, locations, and dimensions of required buffering on plan. Show buffer descriptions and illustrations of each proposed buffer (including longitudinal and transverse cross-sections)
Corrections	2.12/4.2 - Building height (Resolved) - 2.12/4.2 - Building height: Show building height (primary and accessory structures) in the site data table.
Corrections	2.12.16/6.5 - EALS or Exemption provided (Resolved) - 2.12.16/6.5 - EALS or Exemption provided?: Provide Environmental Assessment of Listed Species (EALS) or submit an Exemption (EALS-ER). Copy of the EALS/EALS-ER will be forwarded to review agency for comments. Refer to LDC Sec. 6.5 for submittal requirements and review procedures.

SUBMITTAL SUMMARY REPORT (32698)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
Growth Services Planning & Zoning (DR) (GS Planning and Zoning)	Erik Kramer	11/07/2025	11/19/2025	Informational

Corrections 2.12.27 - Location & screening of outside storage (Resolved) - 2.12.27 - Location & screening of outside storage: Provide a statement indicating any outside storage area is proposed. If applicable, show location of outside storage areas on plan. Check special requirements under zoning code sections.

Corrections 2.12.4/6.11.6 - Construction access (Resolved) - 2.12.4/6.11.6 - Construction access: Show proposed construction access and route on plan, per Sec. 6.11.6. - Construction access/route,.

Corrections 2.1.3 - Order of plan approval and consistency (Resolved) - 2.1.3 - Order of plan approval and consistency: The plans shall be consistent with approved PUD/Master Plan/Final Plat. Plans listed below may be reviewed concurrently, but must be approved in the order listed below, when applicable and when the proper land use and zoning are in place: A.Master Plan. B.Preliminary Plat. C.Improvement Plan. D.Final Plat. E.Major Site Plan. However, a Major Site Plan can be substituted for the Improvement Plan and can be approved before approval of the Final Plat in cases when the infrastructure improvements supporting the plat are proposed as part of the Major Site Plan application.

Corrections 2.12 - Zoning Classification-adjacent properties (Resolved) - 2.12 - Zoning Classification-adjacent properties: Show existing zoning classification on the adjacent properties.

Corrections 3.3.3 - Comply w Approved Hamlet Plan? (Resolved) - 3.3.3 - Comply w Approved Hamlet Plan?: For approved Hamlet Plan, provide required information on plan per LDC 3.3.3. See sub-checklist items.

Landscape (Plans) (Parks and Recreation)	Susan Heyen	11/07/2025	11/19/2025	Approved
OCE Design (Plans) (Office of the County Engineer)		11/07/2025	12/16/2025	Approved
OCE Property Management (Plans) (Office of the County Engineer)	Elizabeth Woods	11/07/2025	11/26/2025	Informational

Comments Verified owner with Sun Biz and checked project list. 4-9-25 HR//EMW 11.26.25
IF APPLICABLE:
Sec. 2.18.1.I - Show connections to other phases.
Sec.2.19.2.H – Legal Documents
Legal documents such as Declaration of Covenants and Restrictions, By-Laws, Articles of Incorporation, ordinances, resolutions, etc.
Sec. 6.3.1.B.1 – Required Right of Way Dedication (select as appropriate)
For Public Streets. "[All streets and rights-of-way shown on this plat or name specifically if less than all] are hereby dedicated for the use and benefit of the public."
Sec. 6.3.1.B.2 – Required Right of Way Dedication
For Non-Public Streets. "[All streets and rights-of-way shown on this plat or name specifically if less than all] are hereby dedicated privately to the [entity name]. All public authorities and their personnel providing services to the subdivision are granted an easement for access. The Board of County Commissioners of Marion County, Florida, shall have no responsibility, duty, or liability whatsoever regarding such streets. Marion County is granted an easement 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 at risk."
Sec. 6.3.1.D.3 - Cross Access Easements
For Cross Access Easements. "All parallel access easements shown on this plat are hereby dedicated for the use and benefit of the public, and maintenance of said easements is the responsibility of [entity name]."
Sec. 6.3.1.C.1 - Utility Easements (select as appropriate)
"[All utility easements shown or noted or name specifically if less than all] are dedicated [private or to the public] for the construction, installation, maintenance, and operation of utilities by any utility provider."
Sec. 6.3.1.C.2 – Utility Easements
"[All utility tracts or identify each tract as appropriate] as shown are dedicated [private or to the public] for the construction and maintenance of such facilities."
Sec.6.3.1.D(c)(1)(2)(3) - Stormwater easements and facilities, select as appropriate:
1. "[All stormwater and drainage easements as shown or noted or name specifically if less than all] are dedicated [private or to the public] for the construction and maintenance of such facilities."
2. "[All stormwater management tracts or identify each tract as appropriate] as shown are dedicated [private or to the public] for the construction and maintenance of such facilities."
3. When any stormwater easement and/or management tract is not dedicated to the public or Marion County directly, the following statement shall be added to the dedication language: "Marion County is granted the right to perform emergency maintenance on the [stormwater easement and/or management tract, complete accordingly] 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 at risk."
Sec.6.3.1.D(f) –
If a Conservation Easement is required the following shall be provided: "A conservation easement [as shown or on tract and identify the tract, complete accordingly] is dedicated to [the Board of County Commissioners of Marion County, Florida or entity name, if not Marion County] for the purpose of preservation of [listed species, habitat, Karst feature and/or native vegetation, complete accordingly]."

OCE Stormwater (Permits & Plans) (Office of the County Engineer)	Kevin Vickers	11/07/2025	11/25/2025	Approved
OCE Survey (Plans) (Office of the County Engineer)	Theresa Smail	11/07/2025	12/01/2025	Approved
OCE Traffic (Permits & Plans) (Office of the County Engineer)	Chris Zeigler	11/07/2025	11/21/2025	Approved
Utilities (OCE Plans) (Utilities)		11/07/2025	11/25/2025	Approved

Comments The site is currently served by a private well and septic. Based on ERC calculations, this site will remain on well and septic.

OCE: Plan Review (DR) v.2

SUBMITTAL SUMMARY REPORT (32698)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
911 Management (DR) (911 Management)	Kristie Wright	01/15/2026	01/12/2026	Approved
Environmental Health (Plans) (Environmental Health)	Evan Searcy	01/15/2026	01/20/2026	Approved
Fire Marshal (Plans) (Fire)	Jonathan Kenning	01/15/2026	01/29/2026	Approved
Growth Services Planning & Zoning (DR) (GS Planning and Zoning)	Erik Kramer	01/15/2026	01/13/2026	Approved

Comments Currently permitted as a limited use water system. This will need to be transferred to DEP as a regulated water system due to the increase in demand. Please reach out to David.Horne@FLHealth.gov to get more information.

Protect the existing well during all phases of demolition and construction.

Corrections 2.12 - Special Use Permits (Resolved) - 2.12 - Special Use Permits: List of all approved special use permits, case number, conditions, and the date of approval.

Corrections 2.12 - Lot area & lot width (Resolved) - 2.12 - Lot area & lot width: Provide required lot area and lot width in the site data table. Show proposed lot area and lot width of all lots in the site data table and on the plan.

Corrections 2.12.20 - Phases of development (Resolved) - 2.12.20 - Phases of development: Show all phases of development on plan. Improvements must be in place to support each phase of development at time of phase completion.

Corrections Additional Growth Services Comments (Resolved) - Additional Growth Services Comments

Corrections 2.12 - Land Use Designation-adjacent properties (Resolved) - 2.12 - Land Use Designation-adjacent properties: Show existing land use designation on the adjacent properties.

Corrections 2.12.32 - 100yr flood zone and flood prone areas (Resolved) - 2.12.32 - 100yr flood zone and flood prone areas: Show existing one percent (100-year) FEMA flood plain on plan with zone elevation and vertical datum noted; water line of lakes, wetlands, rivers, streams and canals; and other manmade or natural features. A note shall be provided detailing source and survey field methods used to obtain and verify data field methods of delineation of all lines shown.

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"DEVELOPMENT OF THE PROPERTY AS SHOWN ON THIS [SITE PLAN/SUBDIVISION PLAT] IS SUBJECT TO THE TERMS AND CONDITIONS OF THE [PROJECT NAME DRI/FQD] DEVELOPMENT ORDER, AS MAY BE AMENDED FROM TIME TO TIME, INCLUDING PROVISIONS REGARDING THE CONCURRENCY OF PUBLIC FACILITIES.

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ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
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Corrections 6.5 & 6.6 - Habitat Preservation/Mitigation (Resolved) - 6.5 & 6.6 - Habitat Preservation/Mitigation: Refer to LDC Sec. 6.6 for requirements and design standards if the site contains open water, wetland, listed species, native habitat vegetation, and/or natural open space. When a proposed development or land clearing site is found to include listed species, the application shall identify species and habitat protection as on-site or off-site. The selected option shall be a condition of approval and shall be completed at time of final inspection.

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Corrections 2.12 - Owner and applicant name (Resolved) - 2.12 - Owner and applicant name: Show name, address, phone number, and signature of the owner and applicant on the cover sheet.

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Corrections 2.12.16/6.5 - EALS or Exemption provided (Resolved) - 2.12.16/6.5 - EALS or Exemption provided?: Provide Environmental Assessment of Listed Species (EALS) or submit an Exemption (EALS-ER). Copy of the EALS/EALS-ER will be forwarded to review agency for comments. Refer to LDC Sec. 6.5 for submittal requirements and review procedures.

Corrections 2.12/4.2 - Lot setback (Resolved) - 2.12/4.2 - Lot setback: Provide required setback and proposed setback in the site data table and show them on the plan.

Corrections 2.12 - Site coverage (Resolved) - 2.12 - Site coverage: Provide list of site coverage in square footage, acreage, and percentage. Including existing and proposed building coverage by intended use with gross floor area, leasable/interior area, existing and proposed gross impervious area.

Corrections 2.12.5/1.8.2.D - Traffic Concurrency Evaluation? (Resolved) - 2.12.5/1.8.2.D - Traffic Concurrency Evaluation?: In order to propose alternative solutions to addressing the lack of roadway capacity, a traffic study will be required and a traffic methodology must be submitted for review and approval prior to the traffic study being completed. Please contact OCE-Traffic Review for further information on completing the necessary methodology and study.

Corrections 2.12 - Zoning Classification-subject property (Resolved) - 2.12 - Zoning Classification-subject property: Show existing zoning classification on the subject property.

Corrections 2.12.4.L & Article 5 - Overlay zones (Resolved) - 2.12.4.L & Article 5 - Overlay zones: Provide a statement showing all applicable overlay zones on the subject properties such as Airport Overlay Zones (AOZ), Environmentally Sensitive Overlay Zone (ESOZ), Floodplain, Springs Protection Overlay Zone (SPOZ), Military Operating Area (MOA), Scenic Roads Area (SRA), Wellhead/Wellfield Protection Area (WHPA), Silver Springs Community Redevelopment Area (SSCRA), and CR 475A Visual Enhancement Gateway Development Overlay, etc. Refer to LDC Article 5 - OVERLAY ZONES AND SPECIAL AREAS.

Landscape (Plans) (Parks and Recreation)	Susan Heyen	01/15/2026	01/15/2026	Approved
OCE Design (Plans) (Office of the County Engineer)	Gerald Koch	01/15/2026	02/23/2026	Approved

SUBMITTAL SUMMARY REPORT (32698)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
OCE Property Management (Plans) (Office of the County Engineer)	Elizabeth Woods	01/15/2026	01/15/2026	Informational

Comments

REMARKS: Verified owner with Sun Bizz and checked project list. 4-9-25 HR
IF APPLICABLE:
Sec. 2.18.1.I - Show connections to other phases.
Sec.2.19.2.H – Legal Documents
Legal documents such as Declaration of Covenants and Restrictions, By-Laws, Articles of Incorporation, ordinances, resolutions, etc.
Sec. 6.3.1.B.1 – Required Right of Way Dedication (select as appropriate)
For Public Streets. "[All streets and rights-of-way shown on this plat or name specifically if less than all] are hereby dedicated for the use and benefit of the public."
Sec. 6.3.1.B.2 – Required Right of Way Dedication
For Non-Public Streets. "[All streets and rights-of-way shown on this plat or name specifically if less than all] are hereby dedicated privately to the [entity name]. All public authorities and their personnel providing services to the subdivision are granted an easement for access. The Board of County Commissioners of Marion County, Florida, shall have no responsibility, duty, or liability whatsoever regarding such streets. Marion County is granted an easement 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 at risk."
Sec. 6.3.1.D.3 - Cross Access Easements
For Cross Access Easements. "All parallel access easements shown on this plat are hereby dedicated for the use and benefit of the public, and maintenance of said easements is the responsibility of [entity name]."
Sec. 6.3.1.C.1 - Utility Easements (select as appropriate)
"[All utility easements shown or noted or name specifically if less than all] are dedicated [private or to the public] for the construction, installation, maintenance, and operation of utilities by any utility provider."
Sec. 6.3.1.C.2 – Utility Easements
"[All utility tracts or identify each tract as appropriate] as shown are dedicated [private or to the public] for the construction and maintenance of such facilities."
Sec.6.3.1.D(c)(1)(2)(3) - Stormwater easements and facilities, select as appropriate:
1. "[All stormwater and drainage easements as shown or noted or name specifically if less than all] are dedicated [private or to the public] for the construction and maintenance of such facilities."
2. "[All stormwater management tracts or identify each tract as appropriate] as shown are dedicated [private or to the public] for the construction and maintenance of such facilities."
3. When any stormwater easement and/or management tract is not dedicated to the public or Marion County directly, the following statement shall be added to the dedication language: "Marion County is granted the right to perform emergency maintenance on the [stormwater easement and/or management tract, complete accordingly] 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 at risk."
Sec.6.3.1.D(f) –
If a Conservation Easement is required the following shall be provided: "A conservation easement [as shown or on tract and identify the tract, complete accordingly] is dedicated to [the Board of County Commissioners of Marion County, Florida or entity name, if not Marion County] for the purpose of preservation of [listed species, habitat, Karst feature and/or native vegetation, complete accordingly]."

OCE Stormwater (Permits & Plans) (Office of the County Engineer)	Kevin Vickers	01/15/2026	01/09/2026	Approved

Recommendations 6.13.10.B Copy of NPDES Permit or NOI - Please provide a copy of the NPDES permit or NOI prior to construction.

Recommendations Additional Stormwater comments - If you have questions or would like to discuss the stormwater review comments, please contact Kevin Vickers, PE at 352-671-8695 or kevin.vickers@marionfl.org.

Recommendations Copy of District Permit (County Interest) - Please provide a copy of the District permit prior to construction.

OCE Survey (Plans) (Office of the County Engineer)	Theresa Smail	01/15/2026	01/12/2026	Approved
OCE Traffic (Permits & Plans) (Office of the County Engineer)	Chris Zeigler	01/15/2026	02/23/2026	Approved
Utilities (OCE Plans) (Utilities)	Heather Proctor	01/15/2026	01/14/2026	Approved

Comments

The project is within the Marion County Utilities service area and is currently served by private well and septic. Public water and sewer infrastructure is currently 3,600 feet from the site. Based on the ERC calculations, the site is currently outside of connection distance. Any future development will require a re-evaluation of connection distance at the time of review. The Silver Springs ARPA Program is extending water and sewer infrastructure closer to the site.

The parcel is located within the Primary Springs Protection Zone and outside of the Urban Growth Boundary.

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

AR #32698

DEVELOPMENT REVIEW PLAN APPLICATION

Date:_____

A. PROJECT INFORMATION:

Project Name: His House For Her
Parcel Number(s): Portion of 9009-0000-05
Section 7 Township 16S Range 23E Land Use 71 - Improved Church Zoning Classification 71 - Improved Church
Commercial ☐ Residential ☐ Industrial ☐ Institutional ☐ Mixed Use ☐ Other 71 - Improved Church
Type of Plan: MAJOR SITE PLAN
Property Acreage 12.73 Number of Lots 0 Miles of Roads 0.218
Location of Property with Crossroads Pine Rd
Additional information regarding this submittal: Major Site plan approval for a portion of 9009-0000-05

B. CONTACT INFORMATION *(Check the appropriate box indicating the point for contact for this project. Add all emails to receive correspondence during this plan review.)*

☑ **Engineer:**
Firm Name: Clymer Farner Barley, Inc Contact Name: Tyler Counts
Mailing Address: 4450 NE 83rd Road City: Wildwood State: FL Zip Code: 34785
Phone # 352-748-3126 Alternate Phone #_____
Email(s) for contact via ePlans: permitting@cfb-inc.com

☐ **Surveyor:**
Firm Name:_____ Contact Name:_____
Mailing Address:_____ City:_____ State:_____ Zip Code:_____
Phone #_____ Alternate Phone #_____
Email(s) for contact via ePlans:_____

Property Owner:
Owner: His House For Her Inc Contact Name: Renee Arnett
Mailing Address: 3937 SE 39th Cir City: Ocala State: FL Zip Code: 34480
Phone # 352-895-5037 Alternate Phone #_____
Email address: renee@hishouseforher.org

Developer:
Developer:_____ Contact Name:_____
Mailing Address:_____ City:_____ State:_____ Zip Code:_____
Phone #_____ Alternate Phone #_____
Email address:_____

Revised 6/2021

AGENCY	PERMIT #	SUBMITTED	STATUS
MARION COUNTY	32698	2025-04-04	IN REVIEW
SJRWMD	2341111-1	2025-04-04	IN REVIEW
SPECIAL USE PERMIT	CASE 2202095U	2022-03-15	APPROVED
	RESOLUTION 22-R-089		

DATE	REVISIONS	BY
10-22-25	COUNTY RAI #2	MJF
01-07-26	COUNTY RAI #3	CPS

LIST OF APPROVED WAIVERS

LDC 6.12.12.D - SIDEWALKS - APPROVED 2025-09-18
LDC 6.13.2.B.(6) - MINIMUM REQUIREMENTS: FREEBOARD - APPROVED 2025-09-15
LDC 6.8.6.J - BUFFERS - APPROVED 2025-09-15

MAJOR SITE PLAN
FOR
HIS HOUSE FOR HER

LEGAL DESCRIPTION

TRACT H, SILVER SPRINGS SHORES UNIT NO. 9, AS PER PLAT THEREOF RECORDED IN PLAT BOOK J, PAGE(S) 83 THROUGH 93, PUBLIC RECORDS OF MARION COUNTY, FLORIDA

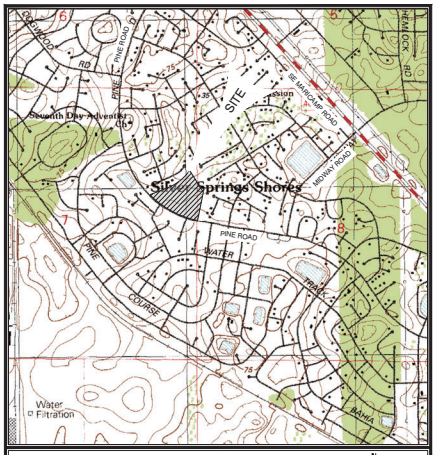
SITE DATA

RESIDENTIAL AREA	= 199,199 SQ. FT. (4.55 AC.) 45.14%
RETENTION POND AREA	= 24,829 SQ. FT. (0.57 AC.) 5.65%
TOTAL IMPERVIOUS AREA	= 223,027 SQ. FT. (5.12 AC.) 50.79%
OPEN AREA	= 216,057 SQ. FT. (4.96 AC.) 49.21%
PROPERTY AREA	= 439,084 SQ. FT. (10.08 AC.) 100%

TRAFFIC IMPACT SUMMARY

LAND USE	INTENSITY	DAILY TRIPS	AM PEAK HOUR OF ADJACENT STREET TRAFFIC			PM PEAK HOUR OF ADJACENT STREET TRAFFIC		
			TOTAL	IN	OUT	TOTAL	IN	OUT
SINGLE-FAMILY DETACHED HOUSING	1 DWELLING UNIT	9	1	0	1	1	1	0
MULTIFAMILY HOUSING (LOW-RISE)	8 DWELLING UNITS	54	3	1	2	4	3	1
	TOTAL	**63**	**4**	**1**	**3**	**5**	**4**	**1**

NOTE 1: TRIP GENERATION WAS DERIVED USING THE ITE TRIP GENERATION MANUAL (11TH ED).
SINGLE-FAMILY DETACHED HOUSING [ITE LUC 210]
MULTIFAMILY HOUSING (LOW-RISE) [ITE LUC 220]
INDEPENDENT VARIABLE X = NUMBER OF UNITS



VICINITY MAP

1" = 1000'

SUBJECT LIES WITHIN THE PRIMARY SPRINGS PROTECTION ZONE
SECTION 7 & 8; TOWNSHIP 16 SOUTH; RANGE 23 EAST
MARION COUNTY, FLORIDA
VERTICAL DATUM - NAVD 1988
PARCEL ID: 9009-0000-05
FLU: HIGH RESIDENTIAL
FEMA FLOOD ZONE: X

SHEET INDEX

Sheet Number	Sheet Title
01	COVER
02	GENERAL NOTES
03	AERIAL
04	DEMOLITION PLAN
05	SITE PLAN
06	GRADING PLAN
EC-1	EROSION CONTROL PLAN

CONCURRENCY DEFERRAL STATEMENT

THIS PROJECT HAS NOT BEEN GRANTED CONCURRENCY APPROVAL AND/OR GRANTED AND/OR RESERVED ANY PUBLIC FACILITY CAPACITIES. FUTURE RIGHTS TO DEVELOP THE RESULTING PROPERTY(IES) 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, IMPROVEMENT PLAN AND/OR BUILDING PERMIT REVIEW.

NOTE:
1. 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.

AREAS FOR TOTAL SITE (BASED ON FOOTPRINT, NOT INTERIOR SQ. FOOTAGE)

PROPOSED BUILDINGS	=	10,709 SQ. FT. (0.31 AC.) 2.5%
EXISTING BUILDINGS	=	8,719 SQ. FT. (0.20 AC.) 1.9%
PROPOSED CONCRETE	=	1,799 SQ. FT. (0.04 AC.) 0.3%
PROPOSED MULCH	=	6,166 SQ. FT. (0.14 AC.) 1.3%
TOTAL IMPERVIOUS AREA	=	30,938 SQ. FT. (0.69 AC.) 7.1%
OPEN AREA	=	408,146 SQ. FT. (10.69 AC.) 94.9%
PROJECT AREA	=	439,084 SQ. FT. (10.10 AC.) 100.0%

LICENSED DESIGN PROFESSIONAL CERTIFICATION:

I, RENE ARNETT, 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.

X_____

OWNER'S CERTIFICATION:

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

X_____

PROJECT TEAM

OWNER/DEVELOPER:
HIS HOUSE FOR HER, INC.
1471 PINE RD
OCALA, FL 34472
RENEE ARNETT, FOUNDER
(352) 547-4817

ENGINEER:
CLYMER FARNER BARLEY, INC.
7413 ALFORD AVENUE
MIDDLETON, FL 34762
TYLER D. COUNTS, P.E.
FL. LIC. NO. 99025
(352) 748-3128

SURVEYOR
CLYMER FARNER BARLEY SURVEYING , LLC
7413 ALFORD AVENUE
MIDDLETON, FL 34762
JAMES H. BLAIR, PSM
FL. REG. NO. 6917
(352) 748-3128

UTILITY CONTACTS

WATER AND SEWER:
WATER: EXISTING WELL

SEWER: EXISTING SEPTIC TANK

POWER:
DUKE ENERGY
4309 SE MARICAMP RD
OCALA, FL 34480
STACI BERTRAND
(800) 700-8744

TELEPHONE / CABLE:
CENTURYLINK
2626 NW 35TH STREET
OCALA, FL 34475
(352) 395-1722

GAS:
TECO - PEOPLE'S GAS
316 SW 33RD AVE
OCALA, FL 34474
SEBASTIAN LEON
(813) 228-1259

SOLID WASTE COLLECTION:
MARION COUNTY APPROVED FRANCHISE

CALL 48 HOURS BEFORE YOU DIG IN FLORIDA
IT'S THE LAW!
1-800-432-4770
SUNSHINE STATE ONE CALL OF FLORIDA, INC.

CFB | CLYMER FARNER BARLEY
CLYMER FARNER BARLEY, Inc.
7413 ALFORD AVE, MIDDLETON, FL 34762
(352) 748-3128

HIS HOUSE FOR HER

GENERAL NOTES:

1. THESE GENERAL NOTES APPLY TO ALL WORK IN THIS SET OF DRAWINGS
2. THE APPLICANT (HIS HOUSE FOR HER, INC.) WILL OWN AND MAINTAIN THE IMPROVEMENTS ON SAID PARCEL PER LEGAL DESCRIPTION
3. THIS PARCEL IS LOCATED WITHIN "MARION COUNTY"
4. THE STANDARD DETAILS FOR THIS PROJECT SHALL BE FOUND IN:
   - MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) (LATEST EDITION)
   - FDOT STANDARD PLANS FOR ROAD CONSTRUCTION
   - MARION COUNTY LAND DEVELOPMENT REGULATIONS
   - MARION COUNTY STANDARD SPECIFICATIONS
5. ALL SIGNAGE, PAVEMENT MARKING, AND TRAFFIC CONTROL DEVICES SHALL BE IN ACCORDANCE WITH FHWA "MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS" AND LOCAL REGULATORY SIGNS (STOP, ETC.) SHALL BE IN PLACE PRIOR TO FINAL INSPECTION OF PAVING IMPROVEMENTS.
6. CONTRACTOR SHALL REVIEW ALL PERMITS PRIOR TO CONSTRUCTION FOR ANY CHANGES TO THE DESIGN INCLUDED THEREIN. NOTIFY ENGINEER/OWNER OF ANY REQUIRED CHANGES PRIOR TO CONSTRUCTION.
7. THE CONTRACTOR(S) SHALL ENSURE THAT ALL REQUIRED PERMITS ARE OBTAINED AND ARE IN HAND AT THE JOB SITE PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. CONTRACTOR SHALL ABIDE BY ALL CONDITIONS CONTAINED THEREIN. PERMITS INCLUDED (BUT NOT NECESSARILY LIMITED TO) ARE:
   - MARION COUNTY
   - WATER MANAGEMENT DISTRICT ENVIRONMENTAL RESOURCE PERMIT (ERP)
   - FDEP WATER AND SEWER
   - LOCAL UNDERGROUND UTILITIES
   - FDEP NPDES STORMWATER
9. ALL MATERIALS, MACHINERY, AND VEHICLES SHALL BE STORED ON-SITE IN AN ORDERLY ORGANIZED FASHION.
10. CONTRACTOR SHALL NOTIFY ALL APPROPRIATE UTILITY COMPANIES OF PROPOSED START OF WORK IN ACCORDANCE WITH THEIR STANDARD REQUIREMENTS; INCLUDING BUT NOT LIMITED TO WATER, SEWER, POWER, TELEPHONE, GAS AND CABLE TV COMPANIES.
11. PRIOR TO COMMENCEMENT, CONTRACTOR SHALL PROVIDE THE OWNER AND THE ENGINEER WITH CONSTRUCTION SCHEDULE FOR VARIOUS SITE WORK ELEMENTS.
12. CONTRACTOR SHALL FURNISH THE ENGINEER/OWNER WITH ACCURATE SURVEY RECORD DRAWINGS SHOWING AS-CONSTRUCTED HORIZONTAL AND VERTICAL DIMENSIONING OF THE WORK. ALL INFORMATION WHICH IS UNCHANGED AND CURRENT SHALL BE NOTED BY CHECKING OFF OR CIRCLING. ALL REVISED INFORMATION SHALL BE CROSSED THROUGH AND NEW DATA ADDED.
13. AT THE BEGINNING OF CONSTRUCTION, CONTRACTOR SHALL FIELD VERIFY HORIZONTAL AND VERTICAL LOCATIONS OF ALL EXISTING UTILITIES CRITICAL TO COMPLETING THE PROJECT (INCLUDING WATER, SEWER, POWER, TELEPHONE, GAS, AND CABLE TV) AND SHALL EVALUATE POTENTIAL CONFLICTS. ALL SUCH CONFLICTS SHALL BE REPORTED TO ENGINEER/OWNER IMMEDIATELY UPON DISCOVERY.
14. THE LOCATIONS OF EXISTING UTILITIES AND STORM DRAINAGE SHOWN ON THE PLANS HAVE BEEN DETERMINED FROM THE BEST INFORMATION AVAILABLE AND ARE GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. ENGINEER ASSUMES NO RESPONSIBILITY FOR INACCURACY. PRIOR TO THE START OF ANY CONSTRUCTION ACTIVITY, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO MAKE ARRANGEMENTS FOR FIELD LOCATIONS AND FOR ANY RELOCATIONS OF THE VARIOUS EXISTING UTILITIES WITH THE UTILITY OWNERS, WHICH SHALL BE DONE IN A TIMELY FASHION TO MINIMIZE THE IMPACT ON THE CONSTRUCTION SCHEDULE. ANY DELAY OR INCONVENIENCE CAUSED BY THE RELOCATION OF THE VARIOUS UTILITIES SHALL BE INCIDENTAL TO THE CONTRACT AND NO EXTRA COMPENSATION WILL BE ALLOWED.
15. ANY DIFFERING SITE CONDITION FROM THAT WHICH IS REPRESENTED HEREIN, WHETHER ABOVE, ON, OR BELOW THE SURFACE OF THE GROUND, SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ENGINEER AND OWNER IN WRITING PRIOR TO CONSTRUCTION IN THE AREA IMPACTED BY THE CONFLICT. NO CLAIM FOR EXPENSES INCURRED BY THE CONTRACTOR DUE TO DIFFERING SITE CONDITIONS WILL BE ALLOWED IF THE CONTRACTOR FAILS TO PROVIDE THE REQUIRED WRITTEN NOTIFICATION OF SUCH CONDITIONS FOR REVIEW BY THE ENGINEER AND OWNER.
16. ALL RECOMMENDATIONS AND REQUIREMENTS OF INSPECTION PERSONNEL OTHER THAN OWNER'S SHALL BE REPORTED TO ENGINEER/OWNER PRIOR TO IMPLEMENTATION. COMPENSATION WILL NOT BE ALLOWED FOR WORK WHICH IS NOT AUTHORIZED BY ENGINEER/OWNER.
17. ALL WORK SHALL BE OPEN TO AND SUBJECT TO INSPECTION BY AUTHORIZED PERSONNEL OF THE LOCAL JURISDICTION, OWNER, INVOLVED UTILITY COMPANIES, PROJECT ENGINEER AND REGULATORY AGENCIES.
18. CONTRACTOR SHALL STAKE ALL IMPROVEMENTS USING THE INFORMATION PROVIDED IN THESE PLANS. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO COMPLETELY STAKE AND CHECK ALL IMPROVEMENTS TO ENSURE ADEQUATE POSITIONING, BOTH HORIZONTAL AND VERTICAL, PRIOR TO THE INSTALLATION OF ANY IMPROVEMENT.
19. CONTRACTOR SHALL CONFIRM COMPATIBILITY OF PIPE SLOPES AND INVERTS DURING SHOP DRAWING AND MATERIALS ORDERING PHASE OF PROJECT AND ADVISE ENGINEER OF ANY DISCREPANCIES.
20. NO EXISTING MATERIAL SHALL BE USED IN NEW CONSTRUCTION UNLESS APPROVED DURING THE SHOP DRAWING APPROVAL PROCESS.
21. CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR ENGINEER APPROVAL PRIOR TO PROCUREMENT OF MATERIALS.
22. CONTRACTOR TO SUBMIT COPIES OF ALL TESTING REPORTS TO THE OWNER AND ENGINEER FOR ACCEPTANCE AND CERTIFICATIONS.
23. CONTRACTOR TO PRESERVE ALL MONITORING WELLS IDENTIFIED ONSITE.
24. CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING PROPER TRAFFIC MAINTENANCE AND CONTROLS IN ACCORDANCE WITH REGULATORY STANDARDS. WHERE A TRAFFIC MAINTENANCE PLAN REQUIRED IT SHALL BE PREPARED BY AN FDOT CERTIFIED DESIGNER AND SUBMITTED BY CONTRACTOR FOR APPROVAL BY OWNER, ENGINEER, AND CITY OR COUNTY.
25. IT IS THE CONTRACTOR'S RESPONSIBILITY TO SECURE THE PROJECT SITE DURING CONSTRUCTION. TO PREVENT TRESPASSING OF UNAUTHORIZED PEDESTRIANS AND/OR VEHICLES IN ALL WORK AREAS. THE CONTRACTOR SHALL POST SIGNS, CONSTRUCT BARRIERS, OR IMPLEMENT OTHER METHODS NECESSARY TO CONTROL ACCESS. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR TRESPASSING ON THE CONSTRUCTION SITE OR DAMAGES TO ANY WORK RELATED THERETO.
26. CONTRACTOR SHALL PROTECT ALL ADJACENT WETLANDS, WATERBODIES, AND PROPERTIES FROM DAMAGE BY SEDIMENTATION OR OTHER POTENTIAL CONSTRUCTION RELATED CAUSES.
27. CONTRACTOR SHALL BE EXTREMELY CAUTIOUS WHEN WORKING NEAR TREES WHICH ARE TO BE SAVED, WHETHER SHOWN IN THE PLANS OR DESIGNATED IN THE FIELD. CONTRACTOR SHALL BECOME FAMILIAR WITH AND CONFORM WITH ALL TREE PROTECTION/PRESERVATION PROVISIONS OF THE CONTRACT DOCUMENTS AND LOCAL GOVERNMENT.
28. ALL FDOT DESIGN INDICES ARE HEREBY INCORPORATED AS PLAN REFERENCES HEREIN. CONTRACTOR IS RESPONSIBLE FOR OBTAINING COMPLETE COPIES OF ALL APPLICABLE INDEX DRAWINGS AND CONSTRUCTING ALL WORKS IN CONFORMANCE WITH THE FDOT DESIGN STANDARDS, LATEST EDITION.

PAVING, GRADING & DRAINAGE NOTES:

1. SITE PAVING AND DRAINAGE MATERIALS AND CONSTRUCTION SHALL CONFORM TO FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITIONS, INSOFAR AS THEY APPLY TO THESE DESIGNS HEREIN, AND THE LOCAL JURISDICTION REGULATIONS AND SPECIFICATIONS. WHERE SUCH SPECIFICATIONS DIFFER, THE MORE STRINGENT SHALL APPLY, SUBJECT TO DETERMINATION OF THE ENGINEER.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING SURVEY MONUMENTATION. DISTURBED MONUMENTATION SHALL BE RESTORED BY A FLORIDA-LICENSED LAND SURVEYOR SELECTED BY THE OWNER AT CONTRACTOR'S EXPENSE.
3. DURING CONSTRUCTION, THE CONTRACTOR SHALL TAKE ALL REASONABLE MEASURES TO ENSURE AGAINST POLLUTING, SILTING, OR DISTURBING TO SUCH AN EXTENT AS TO CAUSE AN INCREASE IN TURBIDITY TO THE EXISTING ONSITE AND OFFSITE DRAINAGE SYSTEM. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH ALL PERMIT REQUIREMENTS RELATED TO SUCH MEASURES. ANY MEASURES SHOWN OR DETAILED IN THESE DRAWINGS SHALL BE CONSIDERED MINIMUMS AND SHALL NOT ALLEVIATE CONTRACTOR FROM THE RESPONSIBILITY TO IMPLEMENT ANY MEASURES NECESSARY TO PROVIDE PROTECTION.
4. THE UNITED STATES ENVIRONMENTAL PROTECTION AGENCY HAS AUTHORIZED THE STATE OF FLORIDA TO ADMINISTER THE NATIONAL POLLUTANTS DISCHARGE ELIMINATION SYSTEM (NPDES). CONTRACTOR IS ADVISED THAT OPERATORS ARE REQUIRED TO FILE WITH FDEP, A NOTICE OF INTENT TO USE THE GENERIC PERMIT FOR STORMWATER DISCHARGE FROM CONSTRUCTION ACTIVITIES THAT DISTURB ONE OR MORE ACRES OF LAND. IT IS THE CONTRACTOR'S RESPONSIBILITY TO SUBMIT THE NOTICE OF INTENT (NOI) TO FDEP WITH A COPY TO THE OWNER AND THE ENGINEER AT LEAST 48 HOURS BEFORE INITIATING CONSTRUCTION.
5. CONTRACTOR SHALL PROVIDE ACCURATE AS-BUILT DIMENSIONS AND ELEVATIONS OF THE STORMWATER MANAGEMENT AREAS AFTER FINAL GRADING AND PRIOR TO GRASSING THE SLOPES. CONTRACTOR MUST OBTAIN ENGINEER'S APPROVAL PRIOR TO GRASSING. IF ANY MODIFICATIONS ARE NEEDED, ADDITIONAL AS-BUILTS MUST BE FURNISHED.
6. GEOTECHNICAL SERVICES HAVE BEEN PROVIDED DIRECTLY TO THE OWNER. GEOTECHNICAL RECOMMENDATIONS ARE NOT THE RESPONSIBILITY OF CLYMER FARNER BARLEY, INC. (CFB). CFB ASSUMES NO RESPONSIBILITY FOR THE CORRECTNESS, COMPLETENESS, OR ACCURACY OF GEOTECHNICAL INFORMATION.
7. ELEVATIONS OF GRASSED AREAS ARE GIVEN AT FINISHED GRADE (TOP OF SOD OR SEEDED SURFACE).
8. ALL DIMENSIONS SHOWN ARE TO EDGE OF PAVEMENT UNLESS INDICATED OTHERWISE.
9. PIPE LENGTHS SHOWN REPRESENT DISTANCES BETWEEN CENTERLINES OF DRAINAGE STRUCTURE AND FROM INVERTS OF ENDWALLS AND/OR PIPE ENDS. BIDDERS SHALL ADJUST FOR PIPE LENGTHS WHEN BIDDING PIPE ENDS.
10. ALL OFF-SITE DISTURBED AREAS SHALL BE RESTORED TO PRE-CONSTRUCTION CONDITION, OR BETTER.
11. CONTRACTOR IS RESPONSIBLE FOR IDENTIFYING AND DISPOSING OF ALL WASTE MATERIALS CONSISTENT WITH ALL RULES AND REGULATIONS APPLICABLE TO THE SPECIFIC MATERIAL FOUND.
12. CONTRACTOR SHALL INSTRUCT THE GEOTECHNICAL TESTING LABORATORY PERFORMING CONSTRUCTION TESTING TO PROVIDE CFB WITH COPIES OF ALL SITE-WORK TEST REPORTS AS THEY ARE GENERATED. RECEIPT OF COPIES OF GEOTECHNICAL REPORTS BY CFB IN NO WAY OBLIGATES CFB TO ANY REVIEW, COMMENTS OR ACTIONS REGARDING THE WORK.
13. DURING CONSTRUCTION, THE GEOTECHNICAL ENGINEER PERFORMING TESTING SHALL MONITOR GROUNDWATER CONDITIONS AND PROVIDE RECOMMENDATIONS FOR ADDITIONAL ROADWAY UNDERDRAINS AS NEEDED. ENGINEER SHALL BE NOTIFIED OF ANY SUCH RECOMMENDATIONS.
14. PRIOR TO CONSTRUCTION, CONTRACTOR SHALL FIELD STAKE AND PROTECT CONSERVATION AREA LIMITS. OWNER RESERVES THE RIGHT TO CHECK THE STAKING AND PROTECTIONS AND REQUIRE IT TO BE RELOCATED IF NECESSARY. PROTECTIONS SHALL REMAIN IN PLACE UNTIL ADJACENT CONSTRUCTION IS COMPLETE.
15. NO WATER VALVE BOXES, METERS, PORTIONS OF MANHOLES, OR OTHER APPURTENANCES RELATING TO ANY UNDERGROUND UTILITIES SHALL BE LOCATED IN ANY PORTION OF ANY TYPE OF CURB. ADVISE ENGINEER IMMEDIATELY UPON DISCOVERY OF A POTENTIAL CONFLICT.
16. CONTRACTOR IS RESPONSIBLE FOR GRADING ALL PAVEMENTS TO DRAIN POSITIVELY. INTERSECTIONS SHALL BE TRANSITIONED TO PROVIDE A SMOOTH DRIVING SURFACE WHILE MAINTAINING POSITIVE DRAINAGE. SHOULD AREAS OF POOR DRAINAGE BE OBSERVED, CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO PLACEMENT OF CURBS OR PAVEMENT, SO THAT RECOMMENDATIONS FOR CORRECTION MAY BE MADE.
17. CONTRACTOR SHALL COORDINATE WITH ENGINEER FOR PRE-POUR INSPECTION PRIOR TO ANY SIDEWALK AND/OR RAMP CONCRETE POURS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT ALL RAMP TEXTURED SURFACES AND SIDEWALK LONGITUDINAL AND CROSS SLOPES ARE IN CONFORMANCE WITH LOCAL, STATE AND FEDERAL A.D.A. STANDARDS.
18. ALL DISTURBED PUBLIC AND PRIVATE RIGHTS OF WAY SHALL BE RESTORED. SOD SHALL BE REPLACED FROM BACK OF CURB OR EDGE OF PAVEMENT TO RIGHT-OF-WAY AND ALL AREAS SHALL MATCH OR EXCEED PRECONSTRUCTION CONDITIONS.
19. CONTRACTOR SHALL NOT COMPACT, STABILIZE, OR CONSTRUCT BASE COURSE WITHIN LANDSCAPE ISLANDS, TRACTS, OR MEDIANS. WHERE SUCH TREATMENT DOES OCCUR, IT SHALL BE REMOVED AND REPLACED WITH SUITABLE PLANTING SOILS ACCEPTABLE TO OWNER'S LANDSCAPE ARCHITECT.
20. CONTRACTOR SHALL REMOVE ALL UNSUITABLE SOILS IN CONSTRUCTION AREAS AND AREAS TO BE FILLED. REFER TO GEOTECHNICAL REPORT FOR REQUIREMENTS.
21. ENGINEER RESERVES THE RIGHT TO WITHHOLD APPROVALS FOR PAYMENT FOR ANY ROADWORK WHICH HAS NOT BEEN TESTED BY A FLORIDA-REGISTERED GEOTECHNICAL ENGINEER AND REPORTED TO CONFORM TO PROJECT SPECIFICATIONS.
22. SITE CONTRACTOR SHALL GRADE ANY UTILITY EASEMENTS, AS SHOWN OR NOTED ON THE PLAT OR CONSTRUCTION DRAWINGS, ADJACENT TO THE RIGHT-OF-WAY LINE TO FINAL DESIGN GRADE.
23. CONTRACTOR SHALL STABILIZE AND PROTECT ALL END WALL, MITERED END SECTION, FLARED END SECTION, ETC. STRUCTURES THROUGHOUT THE PROJECT UNTIL THE POND SLOPES ARE STABILIZED AND ACCEPTED BY OWNER.
24. CONTRACTOR/BIDDER SHALL OBSERVE OFFSITE ROADWAYS FOR FRICTION COURSE REMOVAL AND RESTORATION REQUIREMENTS AND FOR LEVELING COURSE REQUIREMENTS WHICH SHALL BE INCLUDED IN THE BID AND IN THE WORK.
25. OVER-EXCAVATION OF RETENTION BASINS SHALL NOT BE ALLOWED UNLESS TEMPORARILY AUTHORIZED BY ENGINEER/OWNER. SHOULD UNAUTHORIZED OVER-EXCAVATION OCCUR, IT SHALL BE BACKFILLED, REGRADED, RESODDED, AND OR RESEEDED AS REQUIRED BY OWNER AT CONTRACTOR'S EXPENSE TO OWNER'S SPECIFICATIONS.
26. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION A GEOTECHNICAL CONSULTANT TO PROVIDE FIELD PERMEABILITY TESTS TO ENSURE THE STORMWATER PONDS WILL FUNCTION AS DESIGNED AND MEET THE DESIRED INFILTRATION RATES. THE REPORT SHALL BE FORWARDED TO THE OWNER AND THE ENGINEER OF RECORD FOR REVIEW AND APPROVAL PRIOR TO THE COMPLETION OF THE POND CONSTRUCTION.
27. SEE GEOTECHNICAL REPORT PROVIDED TO OWNER FOR FOUNDATION UNDERCUTTING AND BACKFILL SPECIFICATIONS IN AND AROUND BUILDING.

PAVING, GRADING & DRAINAGE MATERIAL SPECIFICATIONS:

1. STORM DRAINS SHALL BE CONSTRUCTED WITH FDOT-APPROVED MATERIALS. PIPE JOINTS SHALL BE WRAPPED PER FDOT INDEX 430-001.
2. ALL STORM STRUCTURES SHALL BE IN CONFORMANCE WITH FDOT STANDARD INDEX DRAWINGS. GRATES SHALL BE CAST IRON UNLESS OTHERWISE SPECIFIED OR APPROVED.
3. ALL TYPE "P" STRUCTURE BOTTOMS SHALL BE ROUND UNLESS OTHERWISE SPECIFIED AND SHALL HAVE A 4 FT. DIAMETER.
4. ALL TYPE "J" STRUCTURE BOTTOMS SHALL BE ROUND UNLESS OTHERWISE SPECIFIED AND SHALL HAVE AN 8 FT. DIAMETER
5. ANY WELLS ENCOUNTERED DURING CONSTRUCTION NOT IDENTIFIED IN THIS PLAN WILL BE ABANDONED BY A FLORIDA LICENSED WATER WELL CONTRACTOR IN ACCORDANCE WITH RULE 40D-3.531 (2), F.A.C.
6. PROTECTED WILDLIFE SHALL BE RELOCATED IN ACCORDANCE WITH THE FLORIDA WILDLIFE CONSERVATION COMMISSION PRIOR TO DEVELOPMENT.
7. CONTRACTOR SHALL COORDINATE WITH ENGINEER FOR INSPECTION OF STORM SEWERS PRIOR TO PAVING. CONTRACTOR SHALL PROVIDE EQUIPMENT FOR LAMPING INSPECTION BY ENGINEER. FURTHER TESTING WITH MANDRELS OR VIDEO TAPING OF PIPES MAY BE REQUIRED BY ENGINEER.
8. PAVING MATERIALS SHALL CONFORM WITH FDOT STANDARD SPECIFICATIONS LATEST EDITION.
9. UNDERDRAIN SHALL BE HEAVY-DUTY CORRUGATED POLYETHYLENE PIPE WITH FACTORY INSTALLED FABRIC AS MANUFACTURED BY ADVANCE DRAINAGE SYSTEMS (ADS), OR APPROVED EQUAL.
10. UNDERDRAIN DISCHARGE PIPE SHALL BE PVC PER ASTM D3034 SDR 35 WITH ELASTOMERIC JOINTS, NON-PERFORATED.
11. FILL PLACEMENT AND SPECIFICATIONS SHALL CONFORM TO THE RECOMMENDATIONS OF THE PROJECT'S GEOTECHNICAL CONSULTANT.
12. CONTRACTOR SHALL PROVIDE FOR POSITIVE DRAINAGE FROM SUBGRADE THROUGH FINAL LIFT OF ASPHALT. STRUCTURE BASES SHALL BE FABRICATED IN ACCORDANCE WITH FDOT STANDARD INDEX 425-00. TEMPORARY DRAINS FOR SUBGRADE AND BASE, AS NOTED IN THE INDEX, WILL BE CONSIDERED INCIDENTAL TO THE PRICE OF THE STRUCTURE.
13. SOIL TESTING RESULTS SHALL BE PROVIDED FOR THE PAVEMENT CONSTRUCTION. AFTER PLACEMENT AND FIELD COMPACTION, THE WEARING SURFACE SHALL BE CORED TO EVALUATION MATERIAL THICKNESS AND TO PERFORM LABORATORY DENSITIES. THE LOCATION AND NUMBER OF SAMPLE CORES SHALL BE DETERMINED BY THE GEOTECHNICAL CONSULTANT. THE TESTING REPORT SHALL DENOTE THE TEST LOCATIONS.

STORMWATER NOTES:

1. STORMWATER RETENTION/DETENTION SYSTEMS SHALL NOT BE CONSTRUCTED WITHIN 100' OF AN EXISTING PUBLIC WATER SUPPLY WELL, AND NOT CONSTRUCTED WITHIN 75' OF AN EXISTING PRIVATE DRINKING WATER WELL.

AMERICANS WITH DISABILITIES ACT NOTES:

THE CONTRACTOR & OWNER WILL BE HELD ACCOUNTABLE DURING THE CONSTRUCTION FOR ALL SITE IMPROVEMENTS. COMPLIANCE WITH SECTION 553.503 FLORIDA STATUTES (FS), AND THE 8TH EDITION (2023 FLORIDA ACCESSIBILITY CODE) FOR BUILDING CONSTRUCTION (FACBC), IS MANDATORY. IF INCORRECT AT FINAL INSPECTION, CONTRACTOR WILL BE REQUIRED TO MODIFY CONSTRUCTION TO COMPLY WITH FS AND FACBC. THE FOLLOWING ITEMS TAKE PRECEDENCE AND SUPERSEDE OTHER SITE DETAILS ON DRAWINGS:

1. ACCESSIBLE PARKING SPACE SHALL BE LOCATED ON AN ACCESSIBLE ROUTE NO LESS THAN 44" WIDE SO THAT USERS WILL NOT BE COMPELLED TO WALK OR WHEEL BEHIND PARKED VEHICLES EXCEPT BEHIND HIS OR HER OWN VEHICLE. §208.1 AND §502.3, FACBC AND FS 553.5041.
2. ACCESSIBLE PARKING SPACES AND ACCESS AISLES SERVING A PARTICULAR BUILDING SHALL BE LOCATED ON THE SHORTEST ACCESSIBLE ROUTE FROM THE ACCESSIBLE (H/C) PARKING TO AN ACCESSIBLE ENTRANCE. §208.3.1, FACBC AND FS 553.5041 (5)(B).
3. ACCESSIBLE PARKING SPACES SHALL BE 12' WIDE, AND OUTLINES WITH BLUE PAINT. §502.2 AND §502.6, FACBC.
4. ACCESS AISLES REQUIRED ADJACENT TO PARKING SPACES SHALL BE 5' WIDE WITH DIAGONAL STRIPING. §502., FACBC
5. PARKING SPACES AND ACCESS AISLES SHALL BE LEVEL (NOT TO EXCEED 1:48) ON A STABLE, FIRM AND SLIP RESISTANT SURFACE. RE: §302.1 AND §502.3, FACBC
6. ACCESSIBLE PARKING SIGNS SHALL BE FDOT APPROVED AND SHALL READ "PARKING BY DISABLED PERMIT ONLY" AND SHALL INDICATE A $250 FINE FOR ILLEGAL USE. INSTALL SIGNS A MINIMUM 60" (INCHES) FROM THE GROUND TO THE BOTTOM OF THE SIGN(S). RE: §502.6, FACBC AND FS 553.5041.
7. CURB RAMPS SHALL NOT EXCEED 1:12 SLOPE, AND CURB RAMP FLARES SHALL NOT EXCEED 1:10 SLOPE. CURB RAMPS AND FLARED SIDES SHALL NOT ENCROACH UPON PARKING SPACES, ACCESS AISLES, OR VEHICULAR TRAFFIC LANES. THE COUNTER SLOPE OF ADJACENT ROAD SURFACES AND GUTTERS SHALL NOT EXCEED 1:20. RE: §405.2, §406.2 AND §6, FACBC
8. A LANDING WITH A MINIMUM CLEAR LENGTH OF 36" SHALL BE LOCATED AT THE TOP SIDE OF EACH CURB RAMP WITH A CLEAR WIDTH AT LEAST AS WIDE AS THE CURB RAMP. (EXCLUDING FLARED SIDES) LEADING TO IT. EXCEPTION: FOR ALTERATIONS, WHERE THERE IS NO LANDING, CURB RAMP FLARES SHALL BE PROVIDED, AND SHALL NOT BE STEEPER THAN 1:12 SLOPE. RE: §406, FACBC
9. ALL RAMPS WITH A RISE GREATER THAN 6" SHALL PROVIDE EDGE PROTECTION COMPLYING WITH §405.9 FACBC. RAMPS SHALL HAVE A 60" MIN LEVEL LANDINGS AT THE TOP AND BOTTOM. RE: §405.7, FACBC
10. ALL RAMPS WITH A RISE GREATER THAN 6" SHALL HAVE HANDRAILS ON BOTH SIDES WITH 12" HORIZONTAL EXTENSIONS AT THE TOP AND BOTTOM OF THE RAMP. RE: §1010.9 FBC-B (FLORIDA BUILDING CODE - BUILDING) AND §505.10 FACBC
11. ACCESSIBLE ROUTES TO "MAIN ENTRY" FROM AN ACCESSIBLE PARKING SPACE, AND FROM THE "PUBLIC WAY", SHALL NOT EXCEED 1:20 SLOPE (UNLESS RAMPS AND HANDRAILS ARE PROVIDED) WITH CROSS SLOPE NOT IN EXCESS OF 1:48. RE: §206, §402 AND §403., FACBC.
12. CONNECT BUILDINGS WITHIN THE SAME SITE WITH AN ACCESSIBLE ROUTE WHICH SHALL NOT EXCEED 1:20 SLOPES (UNLESS RAMPS AND HANDRAILS ARE PROVIDED) AND A MAXIMUM CROSS SLOPE OF 1:48. RE: §206, FACBC.
    * EXCEPTION: AN ACCESSIBLE ROUTE SHALL NOT BE REQUIRED BETWEEN ACCESSIBLE BUILDINGS, ACCESSIBLE FACILITIES, ACCESSIBLE ELEMENTS, AND ACCESSIBLE SPACES IF THE ONLY MEANS OF ACCESS BETWEEN THEM IS A VEHICULAR WAY NOT PROVIDING PEDESTRIAN ACCESS. RE: §206.2.2, FACBC

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REVISIONS	DATE	BY

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CLYMER FARNER BARLEY, Inc.
7413 ALFORD AVE. MIDDLETON, FL 34762
CIVIL ENGINEERS
CONSULTANTS

HIS HOUSE FOR HER
MAJOR SITE PLAN
MARION COUNTY, FL

GENERAL NOTES

SAVE DATE	6/27/2025
DRAWN BY	SCS
CHECKED BY	TDC
PROJECT #	E20017.0000
FILE NAME	

SHEET NUMBER 02

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DATE	REVISIONS	BY
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MARION COUNTY, FL

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PROJECT #	E22017.0000
FILE NAME	

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HIS HOUSE FOR HER
MAJOR SITE PLAN
MARION COUNTY, FL
DEMOLITION PLAN

SAVE DATE	7/17/2025
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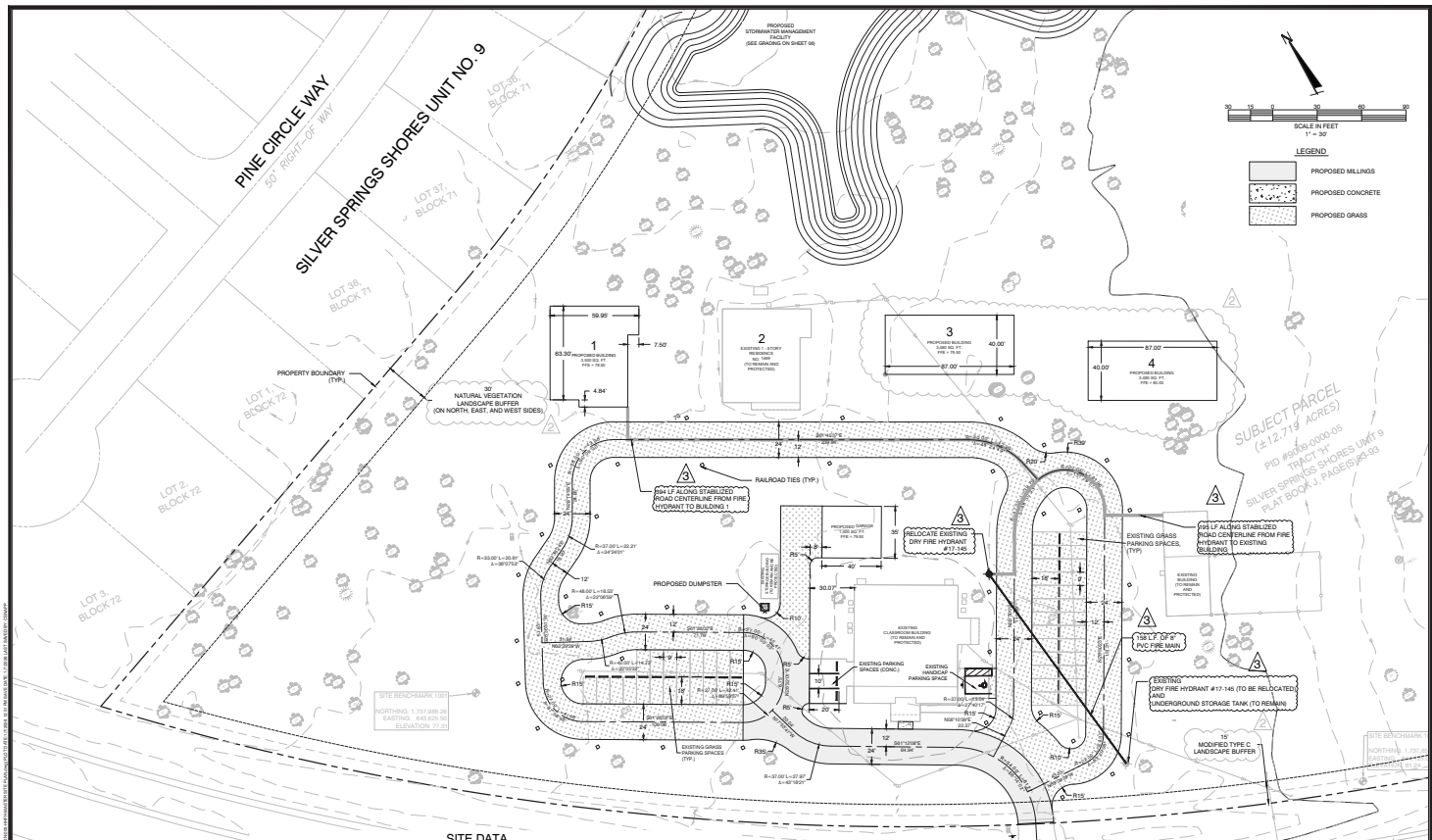
CHECKED BY	TDC
PROJECT #	E3201.0000
FILE NAME	

SHEET NUMBER 04



SITE DATA

1. PROJECT AREA = 12.72 AC. (554,060 SQ. FT.)
2. ZONING: R-1
3. LAND USE: HIGH RESIDENTIAL
4. PARCEL ID: 9000-0000-05
5. PARKING DATA:
   REQUIRED PARKING:
   BIBLE STUDY CLASSROOM: 1 SPACE PER 3 SEATS = 17 SPACES
   FOUR (4) BUILDINGS FOR HOUSING: 1 SPACE PER 3 BEDS AND 0.5 SPACES PER EMPLOYEE = 14 SPACES
   TOTAL PARKING REQUIRED: 31 SPACES

   STANDARD PARKING SPACES (PROVIDED):
   9' X 20' = 46
   GRASS PARKING SPACES (PROVIDED):
   9' X 20' = 46
   HANDICAP PARKING SPACES (PROVIDED):
   12' X 20' = 1 (PROJECT IS EXEMPT FROM TITLE III OF ADA)
6. PERMITTING AGENCIES:
   -MARION COUNTY
   -SJRWMD
7. AREAS FOR TOTAL SITE (BASED ON FOOTPRINT, NOT INTERIOR SQ. FOOTAGE):

PROPOSED BUILDINGS	= 11,860 SQ. FT. (0.27 AC.) 2.1%
EXISTING BUILDINGS	= 8,719 SQ. FT. (0.20 AC.) 1.6%
PROPOSED CONCRETE	= 1,736 SQ. FT. (0.04 AC.) 0.3%
PROPOSED MILLINGS	= 7,091 SQ. FT. (0.16 AC.) 1.3%
TOTAL IMPERVIOUS AREA	= 29,366 SQ. FT. (0.67 AC.) 5.3%
OPEN AREA	= 524,694 SQ. FT. (12.05 AC.) 94.7%
PROPERTY AREA	= 554,060 SQ. FT. (12.72 AC.) 100%

8. PER FIRM MAP 12083C0150D, DATED 08-27-2008, THIS SITE IS CONSIDERED TO BE IN ZONE "X"
9. ALL PROPOSED DEVELOPMENT WILL BE COMPLETED IN A SINGLE PHASE.
10. SETBACKS: FRONT: 20' REAR: 25 SIDE: 9'
11. MAXIMUM BUILDING HEIGHT : 40'
12. SPECIAL USE PERMIT: CASE #2002056U RESOLUTION #22-R-089
13. EXISTING USE: CHURCH AND MULTI-USE BUILDING
    PROPOSED USE: CHURCH AND MULTI-USE BUILDING ADDITION TO 6 SINGLE FAMILY RESIDENTIAL HOMES TO HOUSE 9 PEOPLE EACH (8 RESIDENTS AND 1 SUPERVISOR)

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01.07.08	CO.SITI 104 # 3	CFB

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HIS HOUSE FOR HER
MAJOR SITE PLAN
MARION COUNTY, FL

SITE PLAN

SAVE DATE	1/7/2026
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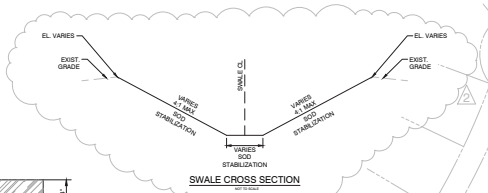
PROJECT #	E2017.0030
FILE NAME	

SHEET NUMBER 05

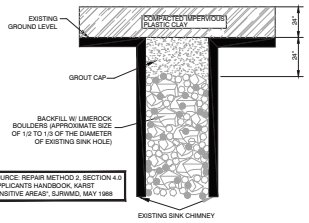
LEGEND

- EXISTING CONTOUR LINE
- PROPOSED CONTOUR LINE
- PROPOSED GRADE BREAK
- PROPOSED PAVEMENT ELEVATION
- PROPOSED TOP OF CURB ELEVATION
- PROPOSED PAVEMENT ELEVATION
- EXISTING ELEVATION
- DIRECTION OF DRAINAGE



SWALE CROSS SECTION

NOT TO SCALE



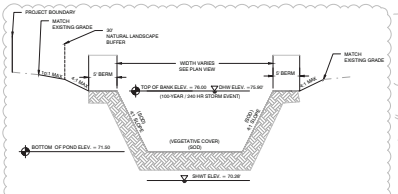
SOURCE: REPAIR METHOD 2, SECTION 4.0 "APPLICANTS HANDBOOK, KARST SENSITIVE AREAS", SJRWMD, MAY 1989

TYPICAL SINK CHIMNEY REPAIR DETAIL

N.T.S.

NOTES:
1. IF SINKHOLE ACTIVITY OCCURS, CONTRATOR SHALL CONTACT THE ST. JOHN'S RIVER WATER MANAGEMENT DISTRICT PRIOR TO REPAIR.
2. LIMESTONE OUTCROPS MUST BE EXCAVATED A MINIMUM OF 3' BELOW THE BASIN BOTTOM, AND 3' WIDER THAN THE CHIMNEY.
3. CHIMNEY SHALL BE BACKFILLED ACCORDING TO DETAIL AFTER OUTCROP EXCAVATION IS COMPLETE.
4. IF LIMESTONE IS ENCOUNTERED, THE CONTRACTOR SHALL OVEREXCAVATE THE POND BOTTOM AND REPLACE WITH A MINIMUM OF 2' OF CH CLAY TO PREVENT BREECH OF THE AQUITARD.
5.ALL POND BOTTOMS TO BE SCARIFIED THREE TO SIX INCHES BELOW GRADE AFTER CONSTRUCTION TO HELP REDUCE COMPACTION THAT MAY HAVE OCCURED.

2

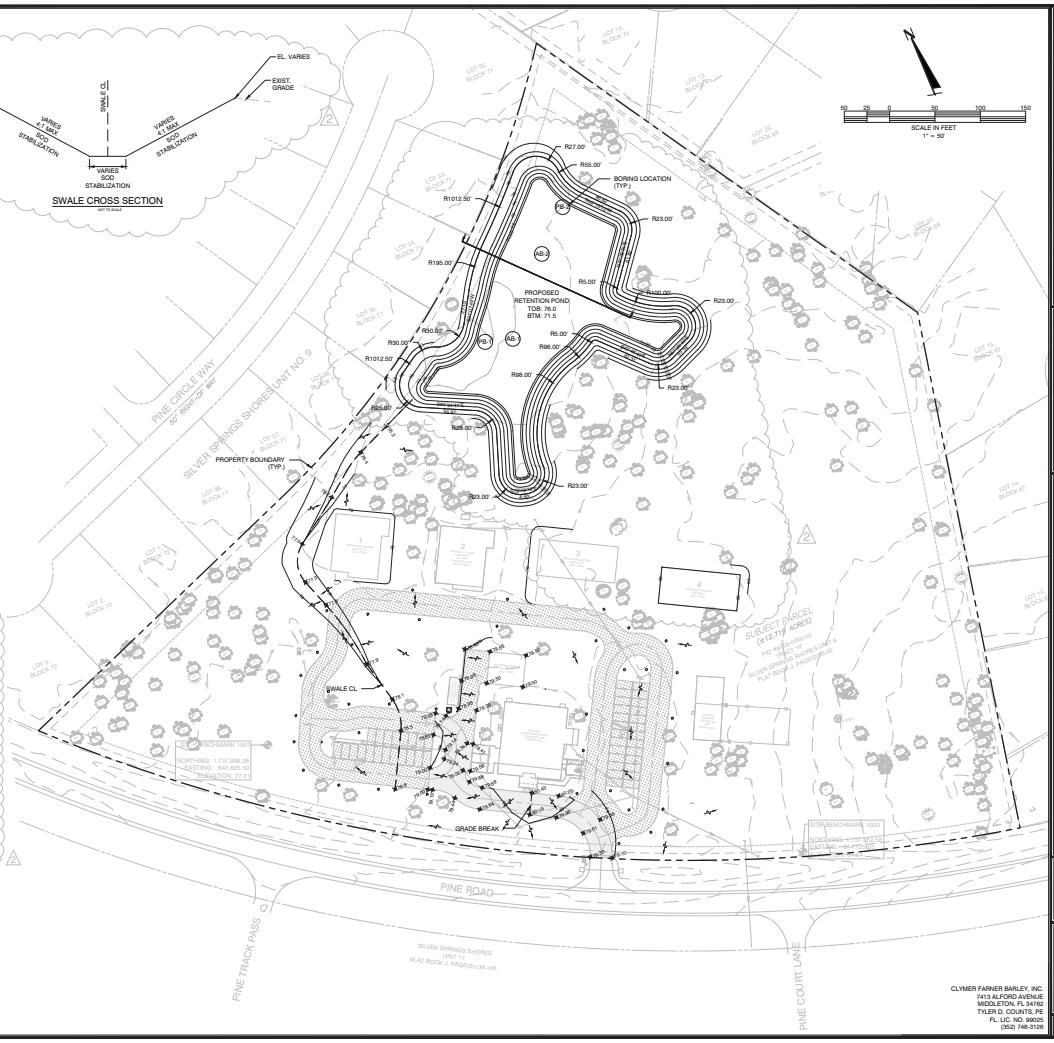


TYPICAL DRY STORMWATER MANAGEMENT FACILITY CROSS SECTION A-A

N.T.S.

NOTE: A minimum of three feet of unconsolidated soil material shall be provided between the surface of any limestone bedrock and the bottom and sides of any stormwater facility

2



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GRADING PLAN

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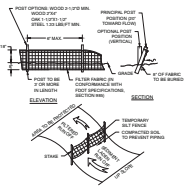

FLORIDA DOT TYPE III SILT FENCE AND EROSION CONTROL

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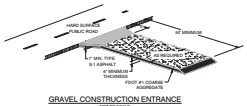


GRAVEL CONSTRUCTION ENTRANCE

NOT TO SCALE

NOTES:

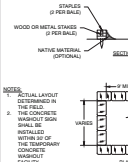
1. THE FOLLOWING LIST REPRESENTS A BASIC EROSION AND SEDIMENT CONTROL PROGRAM, WHICH IS TO BE IMPLEMENTED TO HELP PREVENT OFF-SITE SEDIMENTATION DURING AND AFTER CONSTRUCTION OF THE PROJECT.
2. TEMPORARY EROSION CONTROL TO BE UTILIZED DURING CONSTRUCTION AT AREAS DESIGNATED BY THE ENGINEER OR AREAS ON-SITE 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.
3. PERMANENT EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED AT THE EARLIEST PRACTICAL TIME, CONSISTENT WITH GOOD CONSTRUCTION PRACTICES. ONE OF THE FIRST CONSTRUCTION ACTIVITIES SHOULD BE THE PLACEMENT OF PERMANENT AND TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES AROUND THE PERIMETER OF THE PROJECT TO PROTECT THE WORK AREA TO PROTECT THE PROJECT, ALLIAGENT PROPERTIES, AND WATER RESOURCES.
4. 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.
5. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE ADEQUATELY MAINTAINED TO PERFORM THEIR INTENDED FUNCTION DURING CONSTRUCTION OF THE PROJECT.
6. NECESSARY REPAIRS TO BARRIERS OR REPLACEMENT OF BARRIERS SHALL BE ACCOMPLISHED PROMPTLY.
7. 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.
8. 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.
9. 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.
10. SILT FENCE TO BE PAID FOR UNDER THE CONTRACT UNIT PRICE FOR STAKED SILT FENCE (LF).
11. SILT FENCE TO REMAIN IN PLACE UNTIL FINISH GRADING FOR THE LANDSCAPING IS UNDER WAY.
12. THE EROSION CONTROL MEASURES SHOWN ON THIS PLAN ARE, IN THE OPINION OF THE ENGINEER, THE MINIMUM THAT MAY BE REQUIRED. ACTUAL FIELD CONDITIONS MAY REQUIRE EITHER ADDITIONAL OR REDUCED EROSION CONTROL MEASURES TO BE IMPLEMENTED. THE CONTRACTOR IS DIRECTED TO FOLLOW STANDARD BEST MANAGEMENT PRACTICES IN IMPLEMENTING SUCCESSFUL EROSION CONTROL PLAN.

INDIVIDUAL OR CONTINUOUS BARRICADE TO BE CONSTRUCTED OF 2X4 LUMBER, 4' HT. TO PROTECT EXISTING TREES TO REMAIN. DURING CLEARING OF TREES AND UNDERBRUSH TO BE REMOVED, LOCATE BARRIER AT DRIP LINE OR AS CLOSE AS POSSIBLE.

TREE PROTECTION

NOT TO SCALE

NOTE:
COORDINATE SITE EXCAVATION AROUND EXISTING TREES. PROVIDE TREE PROTECTION AROUND ALL EXIST. TREES TO REMAIN IN PROJECT AREA. PRUNING OF TREE LIMBS TO BE COORDINATED WITH LANDSCAPE ARCHITECT AND OWNER.



CONCRETE & STUCCO WASTE MANAGEMENT

NOT TO SCALE

CONCRETE WASHOUT SIGN

STAPLE

NOTES:
1. ACTUAL LAYOUT DETERMINED IN THE FIELD.
2. THE CONCRETE WASHOUT SIGN SHALL BE INSTALLED WITHIN 30' OF THE TEMPORARY CONCRETE WASHOUT FACILITY.

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10-20-25	COUNTY FILM #2	MJP

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HIS HOUSE FOR HER MAJOR SITE PLAN MARION COUNTY, FL
EROSION CONTROL PLAN

SAVE DATE	1/6/2026
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CHECKED BY	TDC
PROJECT #	E22017.0000
FILE NAME	E22017.0000_HIS HOUSE FOR HER MAJOR SITE PLAN_EROSION CONTROL PLAN.DWG

SHEET NUMBER EC-1

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