



SUBMITTAL SUMMARY REPORT

MajorSite-000762-2026

PLAN NAME:	441 Modular Home Dealership	LOCATION:	0
APPLICATION DATE:	05/12/2026	PARCEL:	36943-000-00
DESCRIPTION:	441 Modular Home Dealership - Major Site Plan		

CONTACTS	NAME	COMPANY
Applicant	Tillman Associates	Tillman & Associates Engineering, LLC
Applicant	Tillman Associates	Tillman & Associates Engineering, LLC
Engineer of Record	Robert Quinney	

SUBMITTAL	STARTED	DUE	COMPLETE	STATUS
OCE: Plan Review (DR) v.1	05/14/2026	05/29/2026	06/01/2026	Requires Re-submit
OCE: Plan Review (DR) v.2				Not Received

SUBMITTAL DETAILS

OCE: Plan Review (DR) v.1

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
911 Management (DR) (911 Management)	Janet Warbach	05/29/2026	05/20/2026	Requires Re-submit
Corrections	Additional 911 Comments (Not Resolved) - Corrective Action: Sheet 16.01 the official 911 designation is S US HWY 441 (quadrant of "S" is missing from label of US HWY 441). Also, Sheet 1 - Aerial Map has S US HWY 441 incorrectly labeled as US 27/US 301/US 441 and SE 92nd Place Rd incorrectly labeled as SE 92nd PL/BLVW BYPS. - Incorrect Road Name Label			
Environmental Health (Plans) (Environmental Health)	Evan Searcy	05/29/2026	05/29/2026	Approved
Fire Marshal (Plans) (Fire)	Jonathan Kenning	05/29/2026	05/14/2026	Requires Re-submit
Comments	1) The fire hydrants are currently shown downstream of the double check detector assembly, which is not permitted. Fire hydrants shall be connected upstream of any backflow prevention devices to ensure adequate and reliable fire flow. In accordance with NFPA 24, Section 7.3.6, no devices such as check valves, detector check valves, or backflow prevention valves shall be installed in the piping between the fire hydrant and the supply source.			
Growth Services Planning & Zoning (DR) (GS Planning and Zoning)	Erik Kramer	05/29/2026	05/29/2026	Requires Re-submit
Corrections	2.12.4/6.11.8 - Parking (Not Resolved) - Corrective Action: This proposed use qualifies as a "MODEL HOME SALES LOT OR MODEL HOME COMPLEX" based on the following definition contained in the County's land development code: "Model homes designed in a cluster to create a sales facility." Accordingly, applicant will need to demonstrate compliance with LDC Section 4.3.13.A. - 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.			
Corrections	Additional Growth Services Comments (Not Resolved) - Corrective Action: Staff could not locate labels for garbage collection area or outdoor AC components. Indicate where these would be and provide screening/landscaping per Sec. 6.8.9. - Service and equipment areas, sub-sections B and D. - Additional Growth Services Comments			
Corrections	2.12.5/1.8.2.F - Concurrency Deferral Statement (Not Resolved) - Corrective Action: Staff could not locate the concurrency statement on the cover sheet. Provide the concurrency statement on the cover sheet if deferring to the building permitting stage. - 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	2.12.4.L & Article 5 - Overlay zones (Not Resolved) - Corrective Action: Note on cover sheet says secondary springs zone. This property is in the primary springs zone. Correct note. - 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.			

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Growth Services Planning & Zoning (DR) (GS Planning and Zoning)	Erik Kramer	05/29/2026	05/29/2026	Requires Re-submit
Corrections	2.12.24 - Landscape requirements/6.8.6 - Buffering (Not Resolved) - Corrective Action: (1) A 15' C-Type buffer is required to the adjacent railroad ROW. Applicant currently labels it as a D-Type. Existing vegetation may be used as determined by the County's landscape review. Any gaps would need to be filled in. (2) A 15' D-Type buffer with a wall is required to the adjacent A-1 zoned property. Staff recognizes the applicant's note that a waiver to buffer wall requirement will be sought. Only trees located on the subject property can count toward buffer planting requirements. Consider reaching out to OCE property management about the possibility of abrogating the unpaved portion of ROW between the subject property and B-4/A-1 property owned by FABRICATORE ALEXANDER. Abrogating could provide the subject property with additional existing trees to count towards buffer requirements and provide more buffer trees to meet the intent of buffer wall screening for the applicant's waiver. Waiver requests to buffer wall requirements will need final approval from the Board of County Commissioners. Applicant will need to demonstrate alternative buffering that meets the intent of the wall (visual obstruction, sound barrier). Vegetation located off-site from the subject property will not count towards meeting the intent of the buffer wall. A tree survey demonstrating which trees are located on the subject property and which are located off-site (within ~10-20 feet) will be critical. - 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	4.4 - Show proposed signs to meet LDC Sec 4.4 (Not Resolved) - Corrective Action: Label sign setback from front property line. - 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	2.12.27 - Location & screening of outside storage (Not Resolved) - Corrective Action: Indicate if there will be an outdoor storage area for items/equipment/goods other than the model homes for sale. If there is, show the location with dimensions and demonstrate compliance with Sec. 4.2.21.D.(2)(a). - 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	2.12.19 - Dimension & location of site improvement (Not Resolved) - Corrective Action: Label dimensions of porch. - 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 - Waivers (Requested & Approved) (Not Resolved) - Corrective Action: Applicant indicated that a buffer waiver will be requested. This is a courtesy correction that will be resolved in second round review. Be sure to add any approved waivers to the cover sheet with code section being waived, description of waiver request, date of approval, and waiver plan reference number. - 2.12 - Waivers (Requested & Approved): List of all requested and approved waivers, conditions, and the date of approval.			
Corrections	2.12 - Site coverage (Not Resolved) - Corrective Action: Staff could not locate a site coverage breakdown on the cover, geometry, or drainage sheets. Provide a breakdown and specify which sheet the breakdown is located. Include modular home pads as impervious surface. - 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.			
Comments	If you have any questions or concerns regarding this Growth Services review, please contact me at erik.kramer@marionfl.org or 352-438-2604			
Landscape (Plans) (Parks and Recreation)	Susan Heyen	05/29/2026	05/29/2026	Requires Re-submit
Comments	1. Please clarify the status of trees not in a clouded area, will they remain or be removed? 2. Any trees over 30" DBH should be assessed for condition to determine mitigation requirements. Please submit signed and sealed Landscape, irrigation and photometric plans for review			
OCE Design (Plans) (Office of the County Engineer)	Gerald Koch	05/29/2026	05/28/2026	Approved

SUBMITTAL SUMMARY REPORT (MajorSite-000762-2026)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
OCE Property Management (Plans) (Office of the County Engineer)	Delenie Roman	05/29/2026	05/29/2026	Requires Re-submit
<i>Comments</i> Map -- Good/Sunbiz checked. Property Owner certification does not match property appraiser's information. Please update Owner's Certification or in the alternative show new ownership documentation/Provide documentation of owner authorization. Please ensure that signer's authority documents are uploaded at time of correction. 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]." - DR 5/29/26				
OCE Stormwater (Permits & Plans) (Office of the County Engineer)	Alexander Turnipseed	05/29/2026	05/18/2026	Requires Re-submit
<i>Corrections</i>	7.1.3.B. - Drainage Construction Specifications (Not Resolved) - Info: Alternative pipe material request is being processed. Proposed plans identify all pipes as RCP. Is the intent behind the request to give the contractor the option to use HDPE & PP?			
<i>Corrections</i>	6.13.4.D - Recovery Analysis (Not Resolved) - See Comment under "6.13.2.B(4) ☐ Hydrologic Analysis"			
<i>Corrections</i>	Additional Stormwater comments (Not Resolved) - (1) Please provide a copy of the NPDES permit or NOI as well as the district permit prior to construction. (2) If you have questions or would like to discuss the stormwater review comments, please contact Alexander Turnipseed at (352) 671-8376 or at alexander.turnipseed@marionfl.org.			
<i>Corrections</i>	6.13.2.B(4) - Hydrologic Analysis (Not Resolved) - None of the Kv values in the geotech report exceed 3.6. Why is 7 fpd being used in the calculations?			
<i>Corrections</i>	6.13.12 - Operation and Maintenance (Not Resolved) - 6.13.12 - Operation and Maintenance: Provide an O&M manual detailing the steps for operating and maintaining the proposed private system of DRAs, pipes, inlets, swales, etc. Manual shall be signed by Owner and owner's certification statement shall be on the manual. Owner's certification statement: "I hereby certify that I, my successors, and assigns shall perpetually operate and maintain the stormwater management and associated elements in accordance with the specifications shown herein and on the approved plan".			
<i>Corrections</i>	6.13.4 - Stormwater Quantity Criteria (Not Resolved) - See Comment under "6.13.2.B(4) ☐ Hydrologic Analysis"			
<i>Corrections</i>	6.13.2.B(6) - Freeboard (Not Resolved) - See Comment under "6.13.2.B(4) ☐ Hydrologic Analysis"			
<i>Corrections</i>	Final signed and sealed hard copy signature page (Not Resolved) - After all stormwater comments are resolved, please upload a scanned copy of the digitally signed and sealed certification page of the stormwater report. Alternatively, a hard copy can be submitted. If you choose to submit a hard copy, you only need to submit the certification page of the report. A full report is not necessary. However, full reports are accepted if desired.			
<i>Corrections</i>	6.13.2.B(8) - Calculation & Plan Consistency (Not Resolved) - Info: This item will be reviewed upon resubmittal			
<i>Corrections</i>	6.13.6 - Stormwater Quality Criteria (Not Resolved) - See Comment under "6.13.2.B(4) ☐ Hydrologic Analysis"			
<i>Corrections</i>	6.13.4.C - Discharge Conditions (Not Resolved) - See Comment under "6.13.2.B(4) ☐ Hydrologic Analysis"			
OCE Survey (Plans) (Office of the County Engineer)	Theresa Smail	05/29/2026	05/28/2026	Approved

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ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
OCE Traffic (Permits & Plans) (Office of the County Engineer)	Chris Zeigler	05/29/2026	05/17/2026	Requires Re-submit
Corrections	6.12.12 - Sidewalks (Not Resolved) - Corrective Action: Sidewalk is required along US 441. Staff supports payment of a fee in-lieu of sidewalk construction. The Development Review Committee must approve the payment of a fee through the waiver process. If approved by the DRC, the fee comes out to \$19,337.50 and must be paid prior to plan approval - 6.12.12 - Sidewalks: Show sidewalk on the plans as required in section 6.12.12.			
Corrections	6.11.5 - Driveway access (Not Resolved) - Corrective Action: The driveway does not meet spacing requirements. Staff will support a deviation to the spacing requirements subject to either locating the driveway half-way between the two existing driveways on the neighboring properties or providing verification from FDOT that they are willing to issue a permit for the driveway in the location as proposed. - 6.11.5 - Driveway access: The driveways must meet the requirements of section 6.11.5.			
Corrections	6.11.4.B - Cross access (Not Resolved) - Corrective Action: 1. Provide the executed cross access easement. The easement template can be obtained by contacting the Development Review Office at 352-671-8686 or developmentreview@marionfl.org. The executed easement and recording fees must be provided to the Development Review Office prior to plan approval. 2. The easement is required to be paved. Staff supports a deviation from the paving requirement subject to providing a paving covenant. The covenant template can be obtained from the Development Review Office and the executed covenant and recording fees must be provided to the Development Review Office prior to plan approval. - 6.11.4.B - Cross access: Provide a 24' wide paved cross access easement as specified in 6.11.4.B			
Utilities (OCE Plans) (Utilities)	Heather Proctor	05/29/2026	05/27/2026	Requires Re-submit
Corrections	Parcel numbers match project area (Resolved) - Correct parcel number and project area			
Corrections	MCU Contact Info on Project Cover Sheet (Not Resolved) - Corrective Action: Confirm with the City of Belleview that the contact information on the cover sheet is correct for their department.			
Corrections	6.14.2.A(1) - Letter from utility provider (Not Resolved) - Corrective Action: Parcel is within the City of Belleview Service Area. A letter from the City of Belleview stating service availability and connection requirements shall be submitted prior to building permit issuance. Insure the City of Belleview has seen and approved utility connections, as they are not part of MCU's review process. - 6.14.2.A(1) - Letter from utility provider: Letter of availability and capacity from service area's utility provider, including map of water and sewer mains with distances shown to determine if connection is required.			
Comments	The project is located within the City of Belleview utility service area. A letter from the utility provider stating that utility service availability and capacity exist, and confirming that the plans have been reviewed, is required before Marion County Utilities can approve the plans.			
eREVIEW SESSION FILES:				
1- AerialMap.pdf 2- QuadMap.pdf 3- NWImap.pdf 4- FEMAMap.pdf 441 Modular Home Dealership 2026.05.12.pdf 5- SoilsMap.pdf Deed.pdf EcologicalAssessmentReport_M&A_2026-02-04.pdf Geological Assessment Report - Karst_26-11029.01.1.pdf Geotechnical Assessment Report_26-11029.01.2.pdf LeaseToOwnWithOption.pdf Master Utility Report_SS-RQ.pdf MC Submittal Letter _ Major Site Plan.pdf MCPA Property Record Card.pdf PropertyOfferLetter.pdf Stormwater Management Report_SS-RQ_2026-04-24.pdf Sunbiz - J&J Homes and Services, Inc.pdf Sunbiz - Solarium Properties, LLC.pdf Survey_441ModularHomeDealership_2026-03-25.pdf Use of Optional Pipe Material Request letter.pdf				
REVIEWER	MARKUP	DATE/TIME	FILE NAME	PG #
Chris Zeigler	801'-6"	05/17/2026 9:37	PM441 Modular Home Dealership 2026.05.12.pdf	4
Janet W	Official 911 designation is S US HWY 441 (quadrant of "S" is missing.	05/18/2026 11:39	AM441 Modular Home Dealership 2026.05.12.pdf	23
Alexander	None of the borings show a Kv higher than 3.6	05/18/2026 1:13	PMStormwater Management Report_SS-RQ_2026-04-24.pdf	26
Janet W	Should be S US HWY 441	05/20/2026 9:57	AM1- AerialMap.pdf	1
Janet W	Should be SE 92nd Place Rd	05/20/2026 9:59	AM1- AerialMap.pdf	1



**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

Development Review Committee Waiver Request Form

Per Section 2.10.1. of the Land Development Code: The Development Review Committee (DRC) may waive certain code requirements when not applicable to the proposed type of development or where alternative standards may promote flexibility, economical flexibility, and environmental soundness in layout and design.

Waiver requests and required documentation may be submitted through Civic Access. Waiver requests will not be processed without required information and applicable fees paid. Please be specific with all entries below.

Section Number & Title of Code:

6.11.5. - Driveway access

Section Details from Code:

C.(1) The minimum allowed distance between a commercial driveway and the nearest intersecting driveway shall be 660 feet for a roadway speed limit over 45 mph based on Table 6.11-2.

Reason/Justification for Request:

The driveway does not meet spacing requirements. Applicant has documentation from FDOT noting they are willing to issue a permit for the driveway in the location as proposed and requests a waiver to this section of code for driveway spacing.

Section Number & Title of Code:

6.12.12. - Sidewalks

Section Details from Code:

A. Sidewalks shall be provided in the Urban Area, Rural Activity Centers, and Specialized Commerce Districts along arterial, collector, and major local streets where these streets adjoin the project...

D. ...the developer may pay a sidewalk fee to the County in an amount necessary to complete construction. This amount shall be determined by the project engineer and approved by the County with payment required prior to final plan approval.

Reason/Justification for Request:

FDOT has written that they have no future plans for further development on the eastern side of the highway. A shared-use path (Project number 439238-2) is in the plans on the western side of the highway and construction funding is proposed for 2027. Applicant understood the DOT Shared Use Path project covers the intent of County long range planning; therefore, a waiver is requested to any requirement of a sidewalk or payment of a fee in-lieu of sidewalk construction.

Section Number & Title of Code:

6.12.12. - Sidewalks

Section Details from Code:

D. ...the developer may pay a sidewalk fee to the County in an amount necessary to complete construction. This amount shall be determined by the project engineer and approved by the County with payment required prior to final plan approval.

Reason/Justification for Request:

Contingent Waiver

FDOT has written that they have a shared-use path (Project number 439238-2) in the plans on the western side of the highway and construction funding is proposed for 2027. Applicant understood the DOT Shared Use Path project covers the intent of County long range planning; therefore, a waiver is requested to construct a sidewalk sidewalk with this project and pay a fee in-lieu of sidewalk construction. Project Engineer and County to coordinate after waiver approval on required fee.

Section Number & Title of Code:

2.18.4.C - Construction, completion, and close out

Section Details from Code:

Reason/Justification for Request:

Request to commence construction prior to plan approval and approve early site work permit at the Developer's risk including removal of trees as presented to County Landscape Department and maintaining no less than 100" per acre of existing viable trees 10" + DBH.

Section Number & Title of Code:

Sec. 6.8.6.K.(3) - (C-Type Buffer West)

Section Details from Code:

K.(3) C-Type buffer shall consist of a 15-foot wide landscape strip without a buffer wall. The buffer shall contain at least two shade trees and three accent/ornamental trees for every 100 lineal feet or fractional part thereof. Shrubs and groundcovers, excluding turfgrass, shall comprise at least 50 percent of the required buffer and form a layered landscape screen with a minimum height of three feet achieved within one year.

Sec. 6.8.3.D. Trees shall not be located in areas that will cause conflict with overhead or underground utilities. Large trees shall not be located within 30 feet of power lines. Alternative design strategies may be approved by the County's Landscape Architect when conflicts with existing utilities cannot be avoided.

Reason/Justification for Request:

Request to replace the overhead utility impacted Type C Buffer shade tree requirement with accent trees along HWY 441 R/W.

Section Number & Title of Code:

Sec. 6.8.6.K.(3) - (C-Type Buffer North and East)

Section Details from Code:

K.(3) C-Type buffer shall consist of a 15-foot wide landscape strip without a buffer wall. The buffer shall contain at least two shade trees and three accent/ornamental trees for every 100 lineal feet or fractional part thereof. Shrubs and groundcovers, excluding turfgrass, shall comprise at least 50 percent of the required buffer and form a layered landscape screen with a minimum height of three feet achieved within one year.

Reason/Justification for Request:

North and East sides of subject parcel are against heavily wooded ROW (County ROW to North and Railroad to East). Requesting waiver to C-Type buffer requirement for shrubs and groundcovers at north and east buffers.

Section Number & Title of Code:

Sec. 4.3.13. - Model home sales lot or model home complex

Section Details from Code:

A. This commercial development shall provide a paved parking lot with five parking spaces per model home. One parking space for the handicapped per model home or complex is required. The unit(s) must be handicapped accessible, have all utilities including telephone installed and shall be fully functional as a commercial development.

Section 6.11.8.E. All off-street parking areas shall be paved for all developments, except as listed below. The following uses may use grass parking except for employee and disabled permit parking spaces which must be paved. The perimeter of a grass parking lot shall be delineated with railroad ties, wheel stops, or other means as may be approved by the County Engineer or his designee. (6) Sales and leasing of new and used manufactured homes.

Reason/Justification for Request:

Applicant does not believe Section 4.3.13 "Model home sales lot or model home complex" is applicable to this project and finds the code to be in conflict with section 6.11.8.E for parking if it were applicable. Further, comparable sites recognized as "mobile home sales" businesses in the County and around the nation do not require parking as much as 4.3.13.A suggests. Applicant has provided Staff supporting evidence of comparable sites parking counts for both paved and grass which demonstrate this project is well within appropriate parking needs. Waiver is requested to Code Sec. 4.3.13. for this project and to provide parking counts based on Sec. 6.11.8. - Parking requirements Table 6.11-5 for office and storage areas.

Section Number & Title of Code:

Sec. 6.11.4.B.(1) - Access management

Section Details from Code:

B.Cross Access (Parallel Access).

(1)Cross access is required to reduce the use of the public street system, provide for movement between adjacent and complementary land uses, limit access to Arterial and Collector roads, and minimize full median openings. Cross access shall be shown on the plans and shall be established through a public easement.

Reason/Justification for Request:

Due to the uncertainty surrounding the future development of the SE 92nd Place Road corridor and adjacent properties, the Applicant requests approval to satisfy the intent of the Code by recording a covenant running with the land. The covenant shall bind the subject property to grant and record cross-access and/or parallel access easements to adjacent properties when such easements become necessary within 180 days as a result of future development of complementary adjoining parcels, as determined during their applicable development review process.

The Applicant further requests that, all costs associated with the design, surveying, engineering, permitting, construction, recording, and related improvements necessary to establish the easement shall be the responsibility of the developing adjacent parcel(s), unless a licensed traffic engineer and transportation planner determines that the proposed development generates complementary traffic patterns such that the subject property receives a proportional transportation benefit. In such case, costs may be allocated in a manner consistent with the proportional benefit received, as determined by the reviewing authority.

Section Number & Title of Code:

Sec. 6.11.4.B.(1) - Access management

Section Details from Code:

Contingent Time-Deferral For Recording Easement Waiver Request:

B. Cross Access (Parallel Access).

(1) Cross access is required to reduce the use of the public street system, provide for movement between adjacent and complementary land uses, limit access to Arterial and Collector roads, and minimize full median openings. Cross access shall be shown on the plans and shall be established through a public easement.

Reason/Justification for Request:

Contingent:

The applicant, operating under a lease-to-own agreement, requests time beyond Major Site Plan approval for all legal records to be prepared in his company's name. Documentation of an executed cross access easement, along with associated recording fees, are requested to be deferred until the conclusion of construction, to be secured as a condition of Site Certification and/or final Building Inspection, whichever occurs first.

Section Number & Title of Code:

Sec. 6.11.4.B.(2) - Access management

Section Details from Code:

Contingent Construction Time-Deferral Waiver Request:

B.Cross Access (Parallel Access).

(2) Cross access shall be provided and constructed for all commercial, industrial, and multi-family residential development on arterial and collector roads unless it is determined by the County Engineer to not be practical or reasonable due to adjacent features, specific type of development, or the potential development of the adjacent property.

Reason/Justification for Request:

Per signed covenant, the applicant requests approval to defer construction of the proposed cross-parallel access easement fronting U.S. Highway 441 until such time as it is required in conjunction with future permitted development of adjacent parcels.

Section Number & Title of Code:

Section Details from Code:

Reason/Justification for Request:

Section Number & Title of Code:

Section Details from Code:

Reason/Justification for Request:

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Section Number & Title of Code:

Section Details from Code:

Reason/Justification for Request:

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Section Number & Title of Code:

Section Details from Code:

Reason/Justification for Request:



Marion County Board of County Commissioners

Office of the County Engineer

412 SE 25th Ave.
Ocala, FL 34471
Phone: 352-671-8686

July 9, 2026

Robert Quinney, P.E.
Tillman and Associates Engineering
1720 SE 16th Avenue, Bldg. 100
Ocala, FL 34471

RE: 441 Modular Home Dealership – MajorSite-000762-2026 – Cross Access Deviation

This letter serves as review of a deviation request from LDC Section 6.11.4.B(2) which states:

Cross access shall be provided and constructed for all commercial, industrial, and multi-family residential development on arterial and collector roads unless it is determined by the County Engineer to not be practical or reasonable due to adjacent features, specific type of development, or the potential development of the adjacent property.

Applicant requests:

Applicant requests to only provide a cross access easement to the southern property line and not to the northern property line and to defer paving the easement.

Staff comments are:

A 24' wide paved public cross access easement is required from the northern property line to the southern property line along US 441.

Review of this request is complete as follows:

☐ Approved ☒ Approved with Conditions ☐ Disapproved

Conditions/Comments:

A public cross access easement must be provided from the northern property line to the southern property line.

The paving of the easement may be deferred subject to providing a paving covenant in the form approved by the County.

Sincerely,

Steven Cohoon, P.E.
County Engineer

Disclaimer: Multiple points of access and types of access (full access, directional access, right-in-right-out, etc.) are not a property right. Marion County maintains the right to remove, revise, alter or restrict any access points in accordance with Florida Statutes and the Marion County Land Development Code as deemed necessary.

Record and Return to:

Marion County Office of the County Engineer
Development Review
412 SE 25th Avenue
Ocala, FL 34471

This Document Prepared By:

G + J Homes, Justin LaRocca
6330 Old Kings Rd
Jacksonville, FL 32254

Parcel ID #: 36943-000-00

Owner: Solarium Properties

Project Name: 441 Modular Home Dealership

COVENANT FOR PAVING PARALLEL ACCESS ROAD (LIMITED LIABILITY COMPANY)

The above referenced owner of the named development does hereby acknowledge the requirements of Section 6.11.4.B of the Marion County Land Development Code to construct and pave a parallel access road to provide access to adjacent parcels to this development. The owner in consideration of the County's agreement to delay the requirement to pave a parallel access road, does hereby covenant to the Board of County Commissioners of Marion County, Florida that the owner, its successors, heirs or assigns shall be responsible for the total cost of paving a parallel access road within 180 days of written notification from the Marion County Administrator that paved access to the adjoining parcels is necessary. The owner does hereby agree to indemnify, defend and save harmless Marion County, Florida from any liability or cost that may result from the owner's failure to construct a parallel access road within the time specified, including attorney's fees and other costs. The owner shall be responsible for the costs of recording this covenant for paving parallel access in the public records of Marion County, Florida.

Solarium Properties LLC
Name of Limited Liability Company

a _____ Limited
State Liability Company

Attest: Michael Solari
Signature
Its MDR
Title

By: Michael Solari
Signature
Name: Michael Solari
Print Name
Its MDR
Title

Address of Grantor:

515 Seagate Dr
Delray Beach FL 33483
City, State, and Zip Code

BENCHMARKS:

1/4" IRON ROD & CAP (PBM 1137)
N.172641.444
E.18751.117

IRON ROD & CAP (1/8 NOID)
N.172641.8107
E.18751.1137

IRON ROD & CAP (1/2 NOID)
N.172641.4757
E.18751.1257

IRON ROD & CAP (1/8 NOID)
N.172641.8107
E.18751.1137

CONTROL POINT
SET IRON ROD & CAP (1/8 LIDNO WTT)
NORTHING = 172641.875
EASTING = 18751.1137
ELEVATION = 94.87

CONTROL POINT
SET IRON ROD & CAP (1/8 LIDNO WTT)
NORTHING = 172641.450
EASTING = 18751.1137
ELEVATION = 94.87

NOTES:

- ALL CONSTRUCTION COVERED BY THESE PLANS SHALL COMPLY WITH THE MATERIAL REQUIREMENTS AND QUALITY CONTROL STANDARDS CONTAINED IN THE MARION COUNTY LAND DEVELOPMENT CODE AND THE MARION COUNTY UTILITY MANUAL AS APPLICABLE.
- RIGHT-OF-WAY DISTANCE AT DRIVEWAYS COMPLIES WITH FDOT REQUIREMENTS.
- THIS PROPERTY APPEARS TO BE IN A ZONE "X" (AREA OF MEDIAL FLOOD HAZARD, HOWEVER, NO FLOOD HAZARDS ARE SHOWN ON LATEST FEMA FIRM PANEL, UNLESS NOTED FOR THIS PROPERTY).
- ALL UTILITIES UNDER EXISTING OR PROPOSED PAVEMENT SHALL BE SLEEVED IN ACCORDANCE WITH SECTION 8.2A OF THE MARION COUNTY LAND DEVELOPMENT CODE CRITERIA.
- THIS PROJECT IS LOCATED IN THE SECONDARY SPURRING PROTECTION ZONE.
- FIELD SURVEY DATE: 01/21/2024.
- VERTICAL DATUM IS BASED ON NATIONAL GEODETIC SURVEY CONTROL POINT 9618 H 401 WITH AN ELEVATION OF 764.7 NAVD-83.
- 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.
- BOUNDARY AND STATE PLANE COORDINATES DEPICTED HEREON ARE GRID, WEST FLORIDA ZONE, NAD-83 (GCR96) EPOCH=2011.000, BASED ON TREMBLE VERTICAL REFERENCE STATION NETWORK.
- ALL TREES 10" DBH AND LARGER SHALL BE LOCATED AND SHOWN ON THE DEFERRED LANDSCAPE PLAN.
- PROJECT IS OUTSIDE OF THE ES&O.
- ORIENTATION FOR THE IMPROVEMENTS SHOWN HEREON SHOULD NOT BE USED TO RECONSTRUCT BOUNDARY LINES.

LEGAL DESCRIPTION

PER WARRANTY DEED AS RECORDED IN OFFICIAL RECORDS BOOK 589, PAGE 196 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

COMMENCE AT THE NORTHWEST CORNER OF SECTION 21, TOWNSHIP 16 SOUTH, RANGE 22 EAST, MARION COUNTY, FLORIDA, THENCE RUN S89°00'00" W, ALONG THE NORTH BOUNDARY OF SAID SECTION 21, A DISTANCE OF 104.19 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 40, SAID POINT ALSO BEING THE POINT OF BEGINNING, THENCE CONTINUE S89°00'00" W, ALONG SAID NORTH BOUNDARY OF SECTION 21, A DISTANCE OF 80.19 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF THE SEABOARD COASTLINE RAILROAD, SAID POINT ALSO BEING ON THE ARC OF A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 1968.0 FEET AND A CENTRAL ANGLE OF 37°00'00", THENCE RUN WESTERLY ALONG SAID ARC OF SAID CURVE AN ARC DISTANCE OF 78.11 FEET TO THE POINT OF TANGENCY OF SAID CURVE, THENCE RUN S44°00'00" W, ALONG SAID WESTERLY RIGHT-OF-WAY LINE A DISTANCE OF 144.0 FEET, THENCE RUN S49°00'00" W, A DISTANCE OF 107.0 FEET, THENCE RUN N00°00'00" W, A DISTANCE OF 10.0 FEET, THENCE RUN S 27°00'00" W, A DISTANCE OF 80.19 FEET TO A POINT ON THE SEABOARD COASTLINE RAILROAD, THENCE RUN S27°00'00" W, ALONG SAID WESTERLY RIGHT-OF-WAY LINE A DISTANCE OF 80.19 FEET TO THE POINT OF BEGINNING.

APPLICANT/OWNER'S REPRESENTATIVE:

J & J HOMES AND SERVICES, INC.
JUSTUS LARICCA, CEO
6109 OLD KINGS RD NORTH
JACKSONVILLE, FL 32254
PH: (904) 475-2862

CIVIL ENGINEER:

TILLMAN & ASSOCIATES ENGINEERING, LLC
ROBERT J. QUINNEY, P.E.
1728 S.E. 186 AVENUE, BLDG. 100
OCALA, FLORIDA 34711
PH: (352) 357-4500

ENVIRONMENTAL CONSULTANT:

MODICA & ASSOCIATES, INC.
ELAINA IMBRIUGLIA, PRESIDENT
30 MOREAU ROAD
CLERMONT, FL 34715
PH: (352) 394-2060

UTILITY COMPANIES:

WATER
SEWER
ELECTRIC
FIBER/TELEPHONE
TELECOMMUNICATIONS
GAS

CITY OF BELLEVUE
PRIVATE OWNER
DUKE ENERGY
DIGITAL COMMUNICATION MEDIA
AT&T
TECO

L.R. "BOB" TITTERINGTON, P.E. 102-24-701 EXT. 2110
FLORIDIANEWS/CONSTRUCTION/LAKEMARY/BOUCE-ENERGY.COM
JOSUE SANTIAGO, (352) 751-4657
GREG JACOBSON, (813) 445-4611 | CRAIG PETRIE, (407) 571-6800
CHRISTIE REYNOLDS, (352) 465-4498

SURVEYOR:

R.M. BARRINEAU & ASSOCIATES, INC.
TRAVIS F. BARRINEAU, PSM
1309 S.E. 186 LOOP, SUITE #103
OCALA, FLORIDA 34711
PH: (352) 622-3133

GEOTECHNICAL CONSULTANT:

GEOTECH, INC.
CRAIG HAMPT, P.E.
1036 S.E. 3RD AVENUE
OCALA, FLORIDA 34711
PH: (352) 694-7711



MAJOR SITE PLAN

441 MODULAR HOME DEALERSHIP

SECTION 23, TOWNSHIP 16 SOUTH RANGE 22 EAST MARION COUNTY, FLORIDA

THIS SITE CONTAINS:
PARCEL # 56943-000-00
PROJECT AREA ~ 21.16 ± ACRES
EXISTING IMPERVIOUS ~ 0.00 AC.
PROPOSED IMPERVIOUS ~ 2.25 AC. (99 1/4 ± S.F.) 10.75%
DESIGN SPEED = 55 MPH (S HWY 441)
POSTED SPEED = 55 MPH (S HWY 441)
AVERAGE DAILY TRIPS (ITE 842) = 220
AM PEAK PERIOD TRIPS (ITE 842) = 20
AM PEAK PERIOD TRIPS (ITE 842) = 34
SOURCE: ITE TRIP GENERATION MANUAL, 12th EDITION

INDEX OF SHEETS

01.01	COVER
02.01	GENERAL NOTES
03.01	ABEILL PHOTOGRAPH
04.01	COMMITTEE PLAN
05.01	MATTE DRAINAGE PLAN
06.01	GRADING & DRAINAGE PLAN
07.01	DATA DETAILS
08.01	MATTE UTILITY PLAN
09.01	UTILITY PLAN & PROFILES
10.01	STANDARD DETAILS
11.01	POTABLE WATER DISTRIBUTION DETAILS
12.01	SEWAGE DETAILS
13.01	SANITARY DETAILS
14.01	EROSION CONTROL PLAN
15.01	DRIVEWAY PLAN & PROFILE
16.01	SOIL BORING LOGS
17.01	1:2 BOUNDARY AND TOPOGRAPHY SURVEY (PREPARED BY R.M. BARRINEAU & ASSOCIATES, INC.)

OWNER'S SIGNATURE

I HEREBY CERTIFY THAT MY SUCCESSORS AND AGENTS SHALL PERPETUALLY MAINTAIN THE IMPROVEMENTS AS SHOWN ON THIS PLAN.

JUSTUS LARICCA, CEO

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE SURVEY REPRESENTED HEREON IS IN ACCORDANCE WITH ALL APPLICABLE REQUIREMENTS OF THE MARION COUNTY LAND DEVELOPMENT CODE (LDC), AND MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS.

TRAVIS F. BARRINEAU, PSM
PROFESSIONAL SURVEYOR AND MAPPER
REGISTRATION NO. 4887
STATE OF FLORIDA

ENGINEER'S CERTIFICATE

I HEREBY CERTIFY THAT THESE PLANS AND CALCULATIONS WERE COMPLETED IN ACCORDANCE WITH ALL APPLICABLE REQUIREMENTS OF THE MARION COUNTY LAND DEVELOPMENT CODE (LDC), EXCEPT AS NOTED.

ROBERT J. QUINNEY, P.E.
LICENSED ENGINEER NO. 8481
STATE OF FLORIDA

Tillman & Associates
ENGINEERING, LLC
CIVIL ENGINEERING - MARINE - LANDSCAPE ARCHITECTURE - ENVIRONMENTAL
1720 SE 18th Ave Bldg 100, Ocala, FL 34711
OFFICE: (352) 387-4540 Fax: (352) 387-4545

REVISIONS

DATE

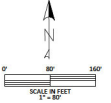
441 MODULAR HOME DEALERSHIP
MAJOR SITE PLAN
MARION COUNTY, FLORIDA

COVER (COUNTY)

DATE: 01/21/2024
DRAWN BY:
CHECK BY:
JOB NO.: 24-0158

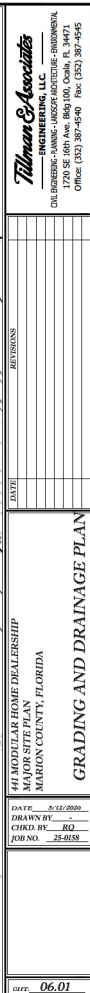
DATE: 01.01

NOT VALID UNLESS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER



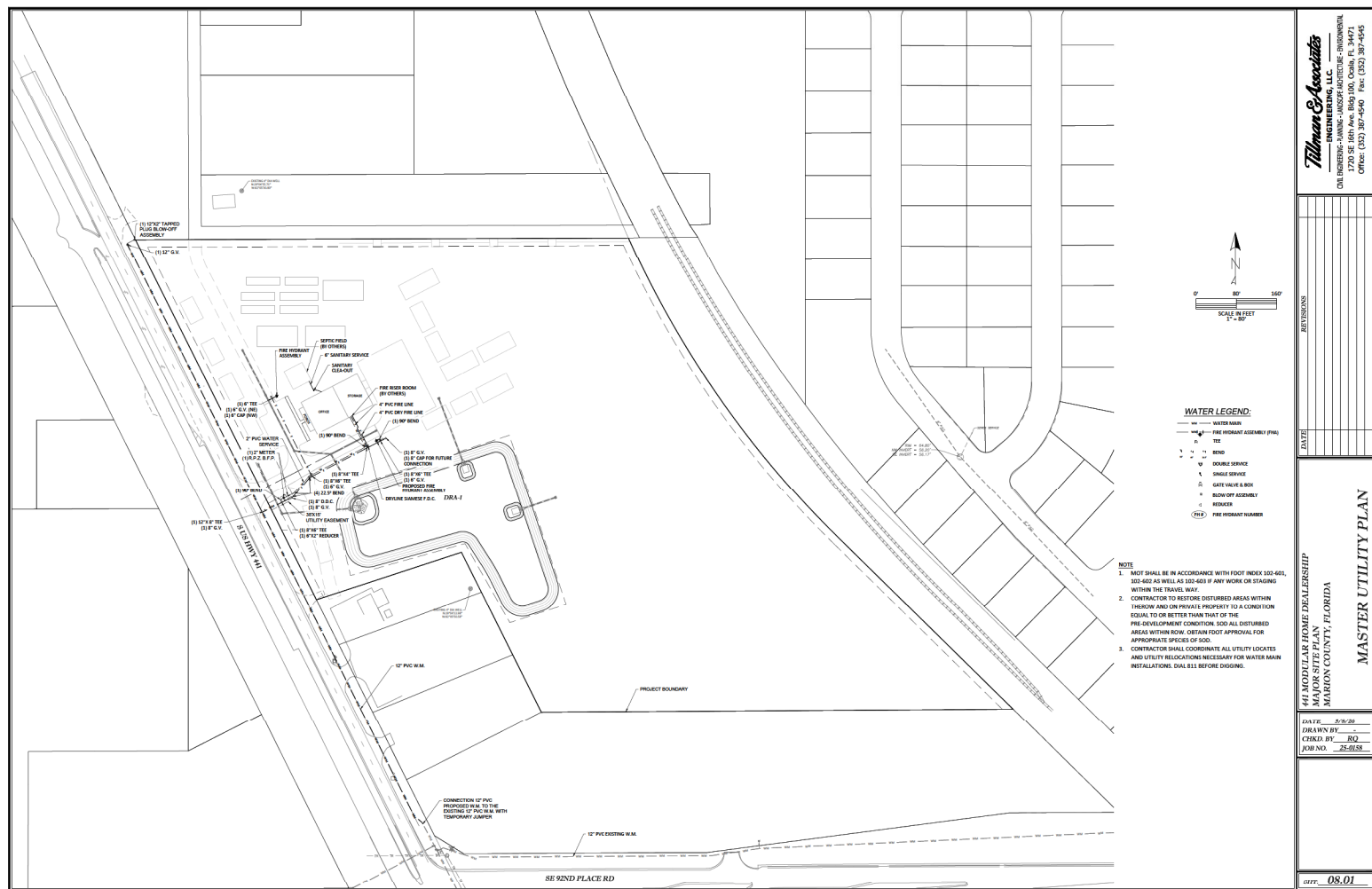
Tilman Associates ENGINEERING, LLC CIVIL ENGINEERING - PLANNING - LANDSCAPE ARCHITECTURE - SURVEYING 1720 SE 10th Ave. Bldg 100, Ocala, FL 34471 OFFICE: (352) 387-4545 Fax: (352) 387-4545	
DATE:	
BY:	
REVISIONS:	
441 MONROE AVE. HOME DEPARTMENT MAJOR SITE PLAN MARION COUNTY, FLORIDA	
DATE:	8-7-20
DRAWN BY:	
CHECKED BY:	
JOB NO.	25-0158
REV.	03.01

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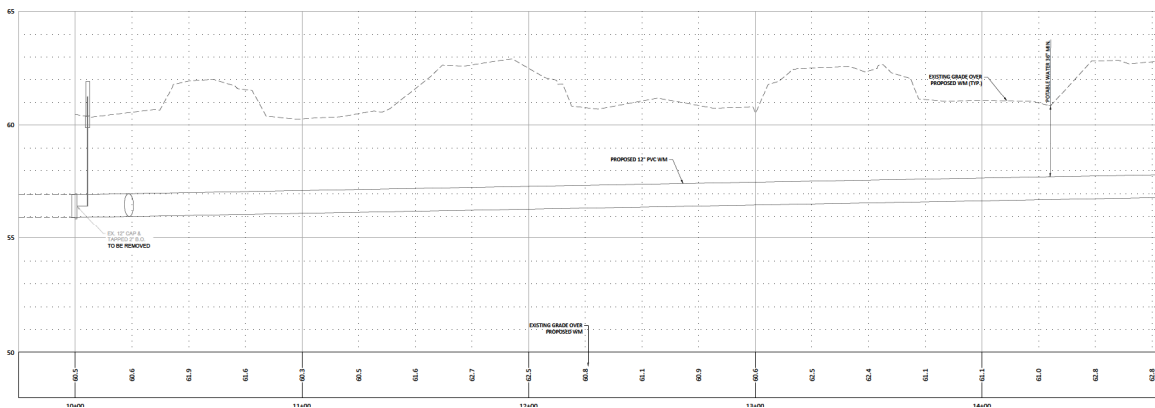
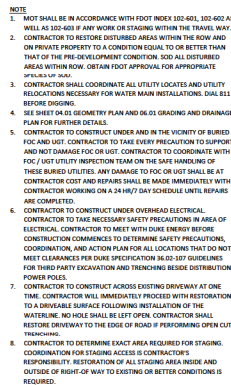


NOT VALID UNLESS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER





NOT VALID UNLESS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER



NOT VALID UNLESS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER

Tillman & Associates
ENGINEERING, LLC
LANDSCAPE ARCHITECTURE - ENVIRONMENTAL
1720 SE 16th Ave. Bldg 100, Ocala, FL 34471
352/349-1111

REVISIONS

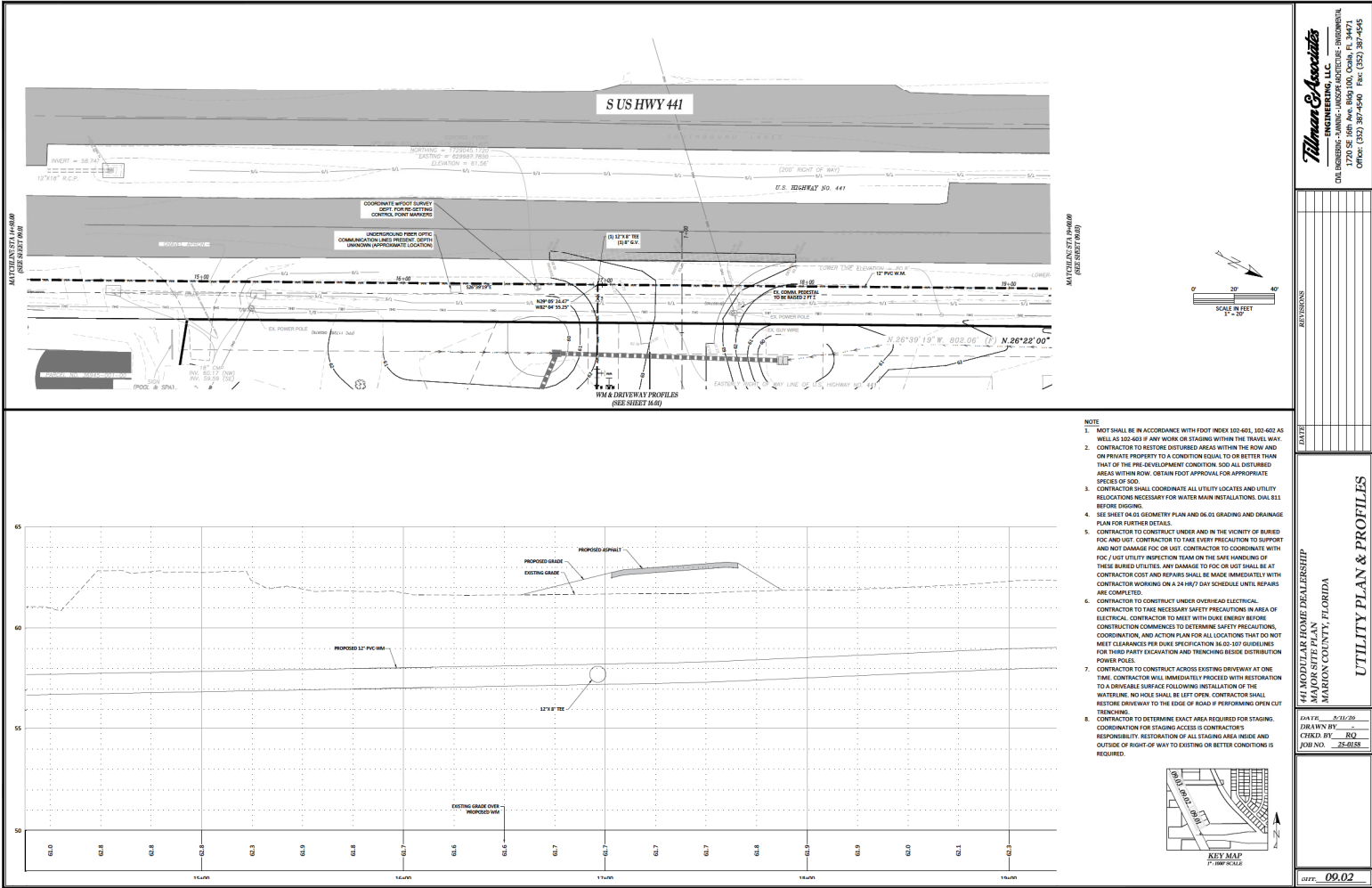
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441 MODULAR HOME DEALERSHIP
MAJOR SITE PLAN
MARION COUNTY, FLORIDA

UTILITY PLAN & PROFILES

DATE 5/11/20
DRAWN BY -
CHKD. BY RQ
JOB NO. 25-015

09.01



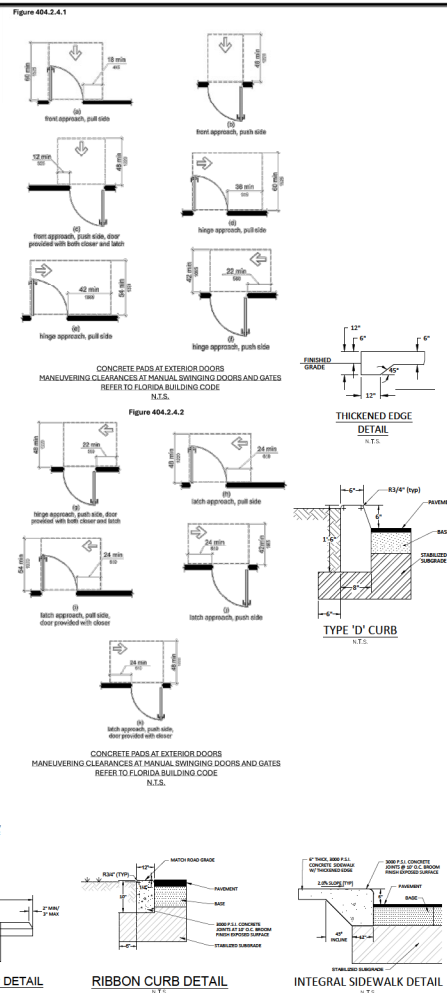
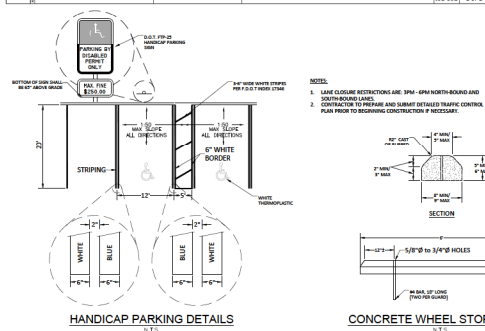
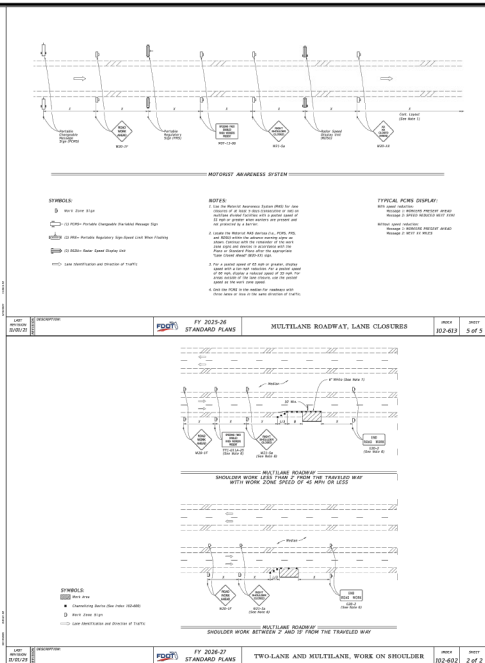
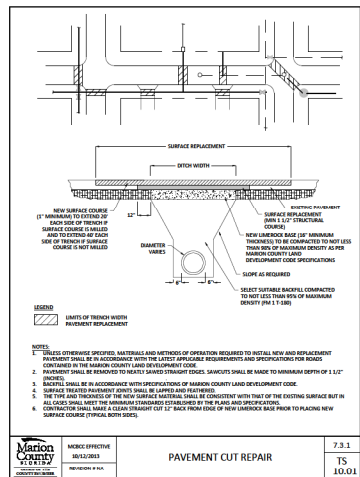
- NOTE
1. NOT SHALL BE IN ACCORDANCE WITH FOOT INDEX 102-401, 102-402 AS WELL AS 102-403 IF ANY WORK OR STAGING WITHIN THE TRAVEL WAY.
 2. CONTRACTOR TO RESTORE DISTURBED AREAS WITHIN THE ROW AND ON PRIVATE PROPERTY TO A CONDITION EQUAL TO OR BETTER THAN THAT OF THE PRE-DEVELOPMENT CONDITION. SOO ALL DISTURBED AREAS WITHIN ROW. OBTAIN FOOT APPROVAL FOR APPROPRIATE SPECIES OF SOO.
 3. CONTRACTOR SHALL COORDINATE ALL UTILITY LOCATES AND UTILITY RELOCATIONS NECESSARY FOR WATER MAIN INSTALLATIONS. DIAL #11 BEFORE DIGGING.
 4. SEE SHEET 04.01 GEOMETRY PLAN AND 04.01 GRADINGS AND DRAINAGE PLAN FOR FURTHER DETAIL.
 5. CONTRACTOR TO CONSTRUCT UNDER AND IN THE VICINITY OF BURIED FOC AND UTILITY. CONTRACTOR TO TAKE EVERY PRECAUTION TO SUPPORT AND NOT DAMAGE FOC OR UTILITY. CONTRACTOR TO COORDINATE WITH FOC / UTILITY INSPECTION TEAM ON THE SAFE HANDLING OF THESE BURIED UTILITIES. ANY DAMAGE TO FOC OR UTILITY SHALL BE AT CONTRACTOR COST AND REPAIRS SHALL BE MADE IMMEDIATELY WITH CONTRACTOR WORKING ON A 24 HR/7 DAY SCHEDULE UNTIL REPAIRS ARE COMPLETED.
 6. CONTRACTOR TO CONSTRUCT UNDER OVERHEAD ELECTRICAL. CONTRACTOR TO TAKE NECESSARY SAFETY PRECAUTIONS IN AREA OF ELECTRICAL. CONTRACTOR TO MEET WITH DUKE ENERGY BEFORE CONSTRUCTION COMMENCES TO DETERMINE SAFETY PRECAUTIONS, COORDINATION, AND ACTION PLAN FOR ALL LOCATIONS THAT DO NOT MEET CLEARANCES PER DUKE SPECIFICATION 16.02-167 GUIDELINES FOR THIRD PARTY EXCAVATION AND TRENCHING BESIDE DISTRIBUTION POWER POLES.
 7. CONTRACTOR TO CONSTRUCT ACROSS EXISTING DRIVEWAY AT ONE TIME. CONTRACTOR WILL IMMEDIATELY PROCEED WITH RESTORATION TO A DRIVEABLE SURFACE FOLLOWING INSTALLATION OF THE WATERLINE. NO HOLE SHALL BE LEFT OPEN. CONTRACTOR SHALL RESTORE DRIVEWAY TO THE EDGE OF ROAD IF PERFORMING OPEN CUT TRENCHING.
 8. CONTRACTOR TO DETERMINE EXACT AREA REQUIRED FOR STAGING. COORDINATION FOR STAGING ACCESS IS CONTRACTOR'S RESPONSIBILITY. RESTORATION OF ALL STAGING AREA INSIDE AND OUTSIDE OF RIGHT-OF-WAY TO EXISTING OR BETTER CONDITIONS IS REQUIRED.



Thuman Associates ENGINEERING, LLC ONE INDIAN LANE - MARION COUNTY, FLORIDA 32003 OFFICE: (352) 387-5500 FAX: (352) 387-5505	
DESIGNED BY	DATE
DRAWN BY	DATE
CHECKED BY	DATE
INCH NO.	DATE
UTILITY PLAN & PROFILES	
MARION COUNTY, FLORIDA	
DATE: 09/02/20	
DRAWN BY: [Signature]	
CHECKED BY: [Signature]	
INCH NO.: 25-0020	
DATE: 09.02	

NOT VALID UNLESS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER





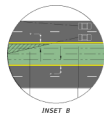
The diagram illustrates the cross-section of a 4-lane divided highway. Key components and labels include:

- Crossroad**: The vertical road intersecting the main highway.
- See INSET A**: A reference to a detailed inset showing the crossroad's cross-section.
- See INSET B**: A reference to a detailed inset showing the median's cross-section.
- Limit of Clear Right**: The boundary of the clear right-of-way on the left side.
- Limit of Clear Left**: The boundary of the clear right-of-way on the right side.
- Limit of Median (See INSET B)**: The boundary of the median on the right side.
- Geometric Parameters**:
 - W : Total width of the highway.
 - W_1 : Width of the left travel lane.
 - W_2 : Width of the right travel lane.
 - W_3 : Width of the median.
 - W_4 : Width of the right-of-way shoulder on the right side.

4-LANE DIVIDED

Median 35° or Less				
Design speed (mph)	d (ft.)	d_L (ft.)	d_r (ft.)	d_m (ft.)
≤ 25	575	365	500	452
30	625	425	520	520
35	720	510	540	605
40	820	580	560	690
45	925	655	580	780
50	1025	725	600	860
55	1170	800	620	965
60	1235	870	640	1030
65	1335	945	660	1120
70	1440	1020	680	1235

Combined Vehicles



* Liberal Offset For Restricted Conditions
Clear Zone For Unrestricted Conditions

1. SEE FIGURE 212.11.1 FOR ORIGIN OF CLEAR SIGHT LINE ON THE MINOR ROAD.
2. VALUES SHOWN IN THE TABLES ARE THE GOVERNING (CONTROLLING) SIGHT DISTANCES CALCULATED BASED ON "AASHTO CASE B - INTERSECTION WITH STOP CONTROL ON THE MINOR ROAD".

SIGHT DISTANCES (d) & (d_s) AND RELATED DISTANCES (d_L , d_T , d_{35} & d_{75}) (FEET)

LEGEND

LEGEND

 Areas Free Of Sight Obstructions

NOT TO SCALE

EXHIBIT 212-6
01/01/2025

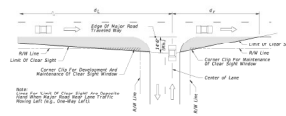


FIGURE 212.11.1
(FLORIDA GREENBOOK)
NTS

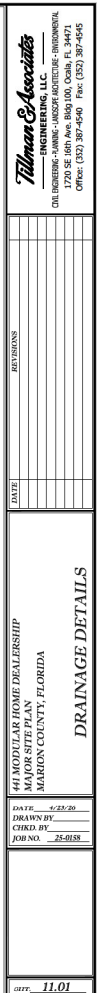
Tillman & Associates
—ENGINEERING, LLC—
CIVIL ENGINEERING • PLANNING • LANDSCAPE ARCHITECTURE • ENVIRONMENTAL
1720 SE 16th Ave. Bldg 100, Ocala, FL 34471
Office: (352) 387-4540 Fax: (352) 387-4545

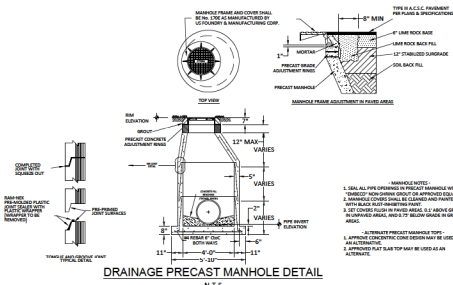
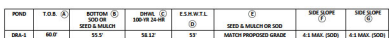
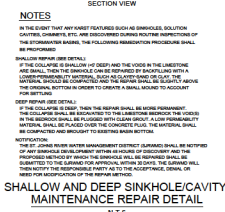
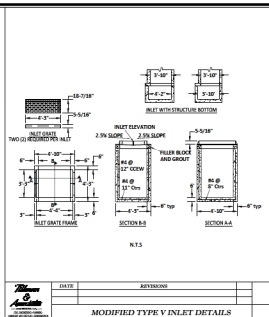
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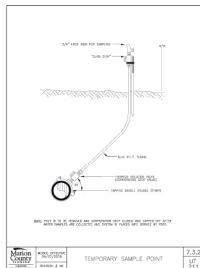
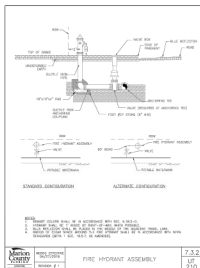
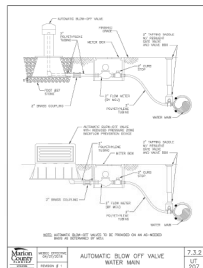
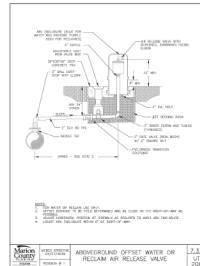
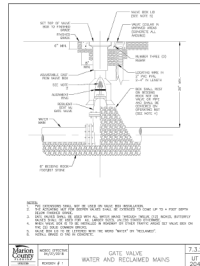
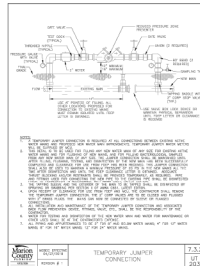
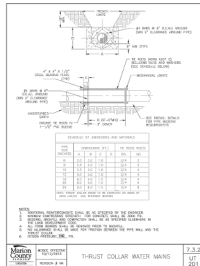
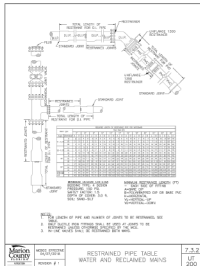
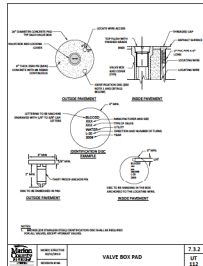
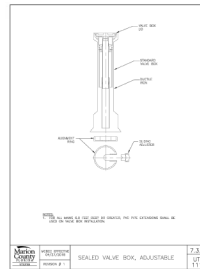
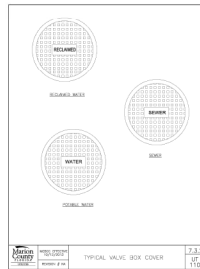
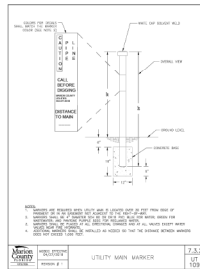
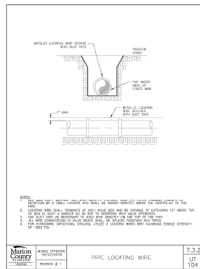
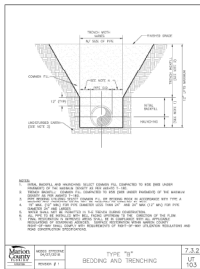
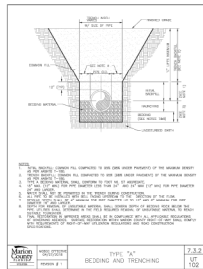
441 MODULAR HOME DEALERSHIP
MAJOR SITE PLAN
MARION COUNTY, FLORIDA

DATE 3/23/20
DRAWN BY _____
CHKD. BY _____
JOB NO. 25-0158

OUT. 10.03







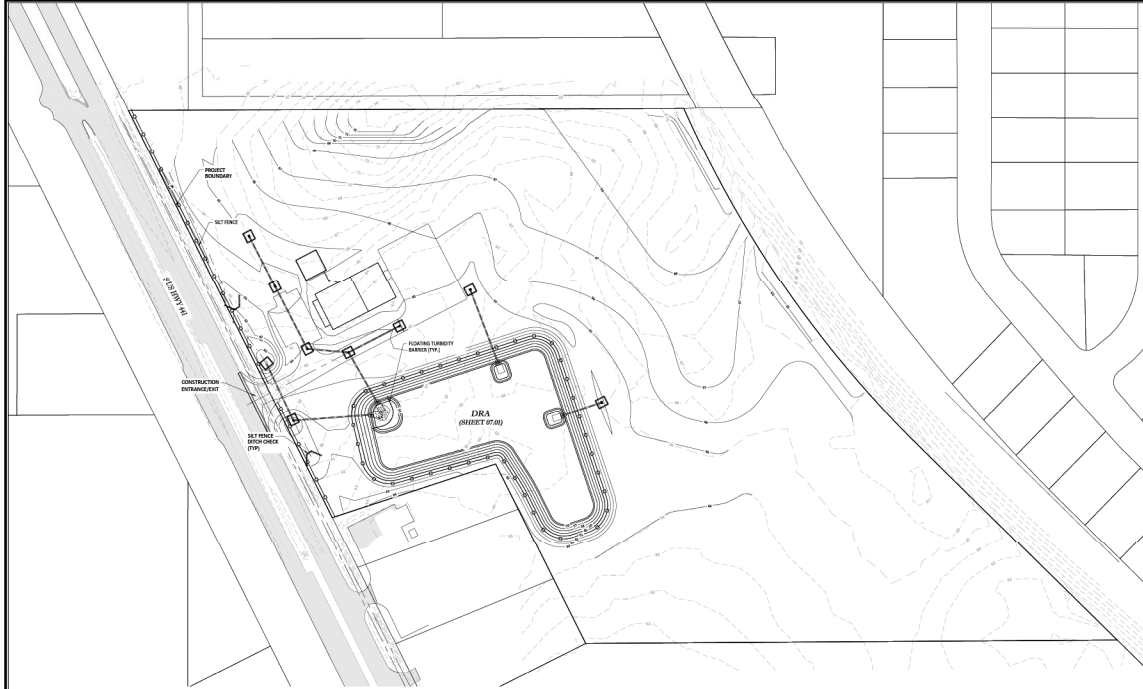
Timmen & Associates
ENGINEERING, LLC
CIVIL ENGINEERING • PLUMBING • MECHANICAL • ELECTRICAL • ENVIRONMENTAL
1720 DE MOIN AVE. SUITE 100, OMAHA, NE 68102
PHONE: (402) 387-4545 FAX: (402) 387-4546

REVISIONS DATE	4414 MONROE AVE. SUITE 100 OMAHA, NE 68102 402.387.4545 402.387.4546 402.387.4547 402.387.4548 402.387.4549 402.387.4550 402.387.4551 402.387.4552 402.387.4553 402.387.4554 402.387.4555 402.387.4556 402.387.4557 402.387.4558 402.387.4559 402.387.4560 402.387.4561 402.387.4562 402.387.4563 402.387.4564 402.387.4565 402.387.4566 402.387.4567 402.387.4568 402.387.4569 402.387.4570 402.387.4571 402.387.4572 402.387.4573 402.387.4574 402.387.4575 402.387.4576 402.387.4577 402.387.4578 402.387.4579 402.387.4580 402.387.4581 402.387.4582 402.387.4583 402.387.4584 402.387.4585 402.387.4586 402.387.4587 402.387.4588 402.387.4589 402.387.4590 402.387.4591 402.387.4592 402.387.4593 402.387.4594 402.387.4595 402.387.4596 402.387.4597 402.387.4598 402.387.4599 402.387.4600
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POTABLE WATER
DISTRIBUTION DETAILS

DATE: 3/22/20
DRAWN BY:
CHECKED BY:
JOB NO. 22-0028

REV. 12.01



EROSION CONTROL LEGEND

— PROPOSED SOD FENCE
[] SLOTTED PROTECTION (TYP.) (SEE DETAILS)
— TURBIDITY BARRIER (TYP.)
— SILT FENCE OR RAY BALE DETENTION CHECK

GENERAL 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. THE EROSION AND SEDIMENT CONTROL MEASURES SHOWN ON THIS PLAN ARE TO BE INSTALLED AT THE BEGINNING OF CONSTRUCTION OR AS REQUIRED BY THE ENGINEER. EROSION CONTROL MEASURES MAY BE REMOVED AFTER INSPECTION AND APPROVAL BY THE ENGINEER. CONSTRUCTION IS TO BE INSTALLED AS DETERMINED BY THE ENGINEER.
3. PERMANENT EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED AT THE EARLIEST PRACTICAL TIME AFTER THE EROSION AND SEDIMENT CONTROL MEASURES HAVE BEEN INSTALLED. THE EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PHASE. PERMANENT MEASURES SHALL NOT BE CONSIDERED FOR EROSION CONTROL MEASURES.
4. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE COORDINATED WITH PERMANENT MEASURES TO ALLOW ECONOMIC, EFFECTIVE AND CONTINUOUS CONTROL THROUGHOUT THE CONSTRUCTION PHASE. PERMANENT MEASURES SHALL NOT BE CONSIDERED FOR EROSION CONTROL MEASURES.
5. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED TO PREVENT 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 SEDIMENT REACHES APPROXIMATELY FIVE INCHES ABOVE THE SURFACE OF THE BARRIER.
8. MATERIAL FROM SEDIMENT TRAPS SHALL NOT BE STOCKPILED OR DISPOSED OF IN A MANNER WHICH HARMES THEM. RASKS ACCEPTABLE TO BEING WASHED INTO ANY WATERSOURCE BY WINDUP OR HAND WASH.
9. ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE BARRIERS ARE NO LONGER REQUIRED SHALL BE DECEDED TO CONFORM TO THE EXISTING GRADE, PROPOSED AND DESIGN.
10. SILT FENCE TO BE PAID FOR UNDER THE CONTRACT UNIT PRICE FOR STAGED SOD FENCE (SF).
11. ALL RULES TO BE PROTECTED BY DETAILS AS OUTLINED IN P.D.S.T. EROSION SEDIMENT CONTROL MANUAL (LATEST EDITION).
12. CONTRACTOR MUST MAINTAIN POSITIVE DRAINAGE AT ALL TIMES DURING THE COURSE OF THE CONSTRUCTION WORK.
13. CONTRACTOR MUST MAINTAIN POSITIVE DRAINAGE AT ALL TIMES DURING THE COURSE OF THE CONSTRUCTION WORK AND SEDIMENT CONTROL WORK AND MAKE NECESSARY CHANGES BASED ON THE AGENCY'S GUIDANCE/DIRECTION AT NO ADDITIONAL COST TO THE OWNER.
14. 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 OTHER ADDITIONAL OR EXCESSIVE EROSION CONTROL MEASURES TO BE IMPLEMENTED. THE CONTRACTOR IS DIRECTED TO FOLLOW STANDARD BEST MANAGEMENT PRACTICES IN IMPLEMENTING A SUCCESSFUL EROSION CONTROL PLAN.
15. ALL DISTURBED AREAS TO BE SOLODED OR SEEDED AND MULCHED WITHIN 7 DAYS AFTER FINAL GRADING.

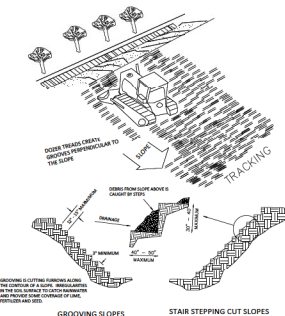
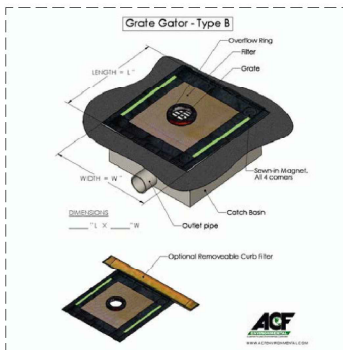
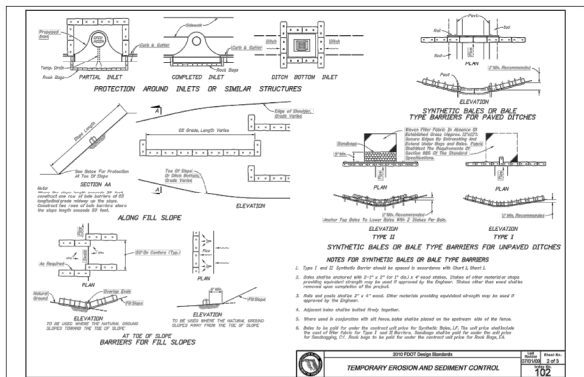
Tilman & Associates
ENGINEERING, LLC
CIVIL ENGINEERING - LANDSCAPE ARCHITECTURE - SURVEYING
1720 SE 10th Ave, Suite 100, Ocala, FL 34471
OFFICE: (352) 387-4540 FAX: (352) 387-4545

DATE	REV
01/15/20	14.01

PROJECT: MARION COUNTY, FLORIDA
MAJOR SITE PLAN
EROSION CONTROL PLAN

DATE: 01/15/20
DRAWN BY: [blank]
CHECKED BY: [blank]
JOB NO.: 22-0058

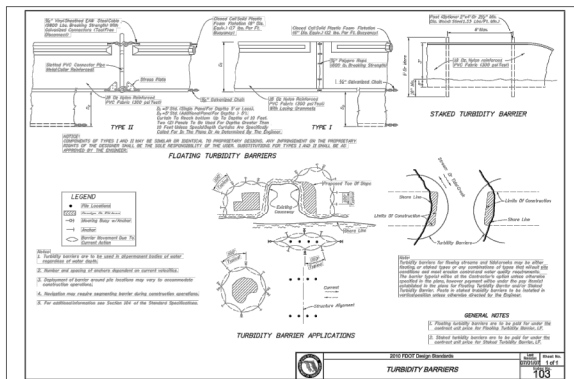
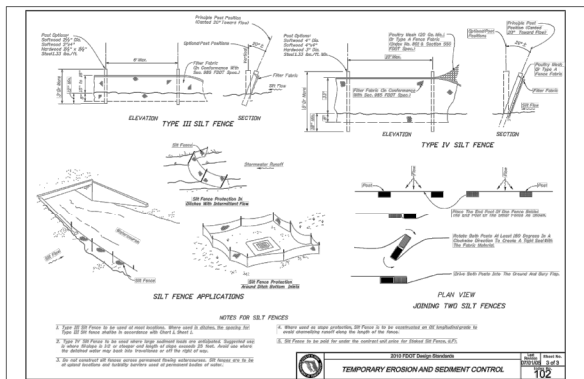
REV: 14.01



FILL SLOPE TREATMENT SURFACE ROUGHENING

GRAVEL CONSTRUCTION ENTRANCE

1. THE EROSION CONTROL MEASURES SHOWN ON THIS PLAN ARE, IN THE OPINION OF THE ENGINEER, THE MINIMUM THAT MAY BE REQUIRED. ACTUAL ROAD CONDITIONS MAY REQUIRE OTHER MEASURES OR REDUCED PROTECTION MEASURES TO BE SUBMITTED. THE CONSTRUCTION IS DIRECTED TO FOLLOW THE EROSION CONTROL MEASURES TO BE SUBMITTED. THE CONSTRUCTION IS DIRECTED TO FOLLOW THE EROSION CONTROL MEASURES TO BE SUBMITTED.
2. ALL DISTURBED AREAS TO BE GRADED OR SEEDS AND MULCHED WITHIN 7 DAYS AFTER FINAL GRADING.



William Associates
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CIVIL ENGINEERING - MARINE - LANDSCAPE ARCHITECTURE - SURVEILLANCE
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OFFICE: (352) 367-5400 FAX: (352) 367-5405

DATE: 10/1/2011
DRAWN BY: [blank]
CHECKED BY: [blank]
JOB NO. 102

114 NEWBY RD. SEVEN DEERLANDS
MAJOR SITE PLAN
MARION COUNTY, FLORIDA
EROSION CONTROL PLAN

DATE: 8/15/2011
DRAWN BY: [blank]
CHECKED BY: [blank]
JOB NO. 25-0028

DATE: 10/2/2011

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—ENGINEERING, LLC—
CIVIL ENGINEERING • PLANNING • LANDSCAPE ARCHITECTURE • ENVIRONMENTAL
1720 SE 16th Ave, Bldg 100, Ocala, FL 34471
Office: (352) 387-4540 Fax: (352) 387-4545
CERTIFICATE OF AUTHORIZATION #26756



[illegible]

Log of Benthoside, 0-12

Project Name: FISH RESEARCH FACILITY, 1984, 1984-00-00

Project No. 19-000-01

Location: 200' NORTH OF FISH RESEARCH FACILITY

Project Date: 19/01/2019

Date: 19/01/2019

Project No. 19-000-01

Depth (m)	Description	Depth (m)	Notes
0	Surface	0	
1	1.00-1.25m (1.00-1.25m)	1	
2	2.00-2.25m (2.00-2.25m)	2	
3	3.00-3.25m (3.00-3.25m)	3	
4	4.00-4.25m (4.00-4.25m)	4	
5	5.00-5.25m (5.00-5.25m)	5	
6	6.00-6.25m (6.00-6.25m)	6	
7	7.00-7.25m (7.00-7.25m)	7	
8	8.00-8.25m (8.00-8.25m)	8	
9	9.00-9.25m (9.00-9.25m)	9	
10	10.00-10.25m (10.00-10.25m)	10	
11	11.00-11.25m (11.00-11.25m)	11	
12	12.00-12.25m (12.00-12.25m)	12	

Revision: Project No. 19-000-01

19/01/2019, 19/01/2019

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Order No. 19-000-01

19/01/2019, 19/01/2019

Log of Benthic Forams

Project: FRODO-1006 HUBBARDSPRING FANDED LOG, GUNAWAY

Survey Location: 282.000000 Lat, 150.000000 Lon

Depth: 21.00 - 22.000000 Meters (66 - 72.000000 Feet)

Project No.: 282-000000

Exp. No.: 282-000000

Station: 282-000000 (282)

Depth (m)

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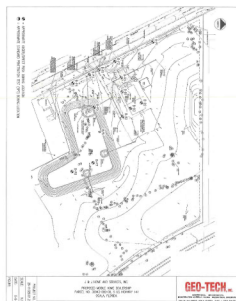
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Engineering - Planning
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Office: (352) 387-4540 Fax: (352) 387-4545

REVISIONS

DATE _____

441 MODULAR HOME DEALERSHIP

Dr.
Dr.
CE
JO

[illegible]

SOIL BORING LOGS

15-0158

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