

July 25, 2025

PROJECT NAME: HIS HOUSE FOR HER

PROJECT NUMBER: 2025040018

APPLICATION: MAJOR SITE PLAN #32698

- 1 DEPARTMENT: ENGDRN - STORMWATER REVIEW  
REVIEW ITEM: 6.13.2.A(12)/6.12.5 - Stormwater Details, Cross Sections, References  
STATUS OF REVIEW: INFO  
REMARKS: This criteria to be reviewed with resubmittal.
- 2 DEPARTMENT: ENGDRN - STORMWATER REVIEW  
REVIEW ITEM: 6.13.2.B(8) - Calculation & Plan Consistency  
STATUS OF REVIEW: INFO  
REMARKS: This criteria to be reviewed with resubmittal.
- 3 DEPARTMENT: ENGDRN - STORMWATER REVIEW  
REVIEW ITEM: 6.13.10.B - Copy of NPDES Permit or NOI  
STATUS OF REVIEW: INFO  
REMARKS: Please provide a copy of the NPDES permit or NOI prior to construction.
- 4 DEPARTMENT: ENGDRN - STORMWATER REVIEW  
REVIEW ITEM: Copy of District Permit (County Interest)  
STATUS OF REVIEW: INFO  
REMARKS: Please provide a copy of the District permit prior to construction.
- 5 DEPARTMENT: ENGDRN - STORMWATER REVIEW  
REVIEW ITEM: Additional Stormwater comments  
STATUS OF REVIEW: INFO  
REMARKS: 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](mailto:kevin.vickers@marionfl.org).
- 6 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW  
REVIEW ITEM: 2.12.4.K - List of approved waivers, their conditions, and the date of approval  
STATUS OF REVIEW: INFO  
REMARKS: 4/9/25-add waivers if requested in future
- 7 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW  
REVIEW ITEM: Additional Development Review Comments  
STATUS OF REVIEW: INFO  
REMARKS: After approval, plans will be electronically stamped by the County. The applicant will receive an email indicating that approved plans are available for download and are located in the ePlans project Approved folder. For Development Review submittals, with the exception of Final Plats and Minor Site Plans, applicants are required to print, obtain required signatures, and sign and seal two 24"x 36" sets of the electronically stamped approved plan and deliver them to the Office of County Engineer, Development Review Section, located at 412 SE 25th Avenue Ocala, FL 34471. Upon receipt, a development order will be issued. Until such time as that development order is issued, the project does not have final approval and construction, if applicable, shall not commence. For plans requiring As-Builts, As-Builts and associated documentation shall be submitted on paper in accordance with current county requirements.
- 8 DEPARTMENT: UTIL - MARION COUNTY UTILITIES  
REVIEW ITEM: Marion County Utilities Contact Information

STATUS OF REVIEW: INFO

REMARKS: 01 - Remove Marion County Utilities from cover page. MCU will not be servicing the property.

9 DEPARTMENT: UTIL - MARION COUNTY UTILITIES

REVIEW ITEM: 6.14.2.A(1) - Public water service area/provider

STATUS OF REVIEW: INFO

REMARKS: Please defer to the Department of Health in Marion County.

10 DEPARTMENT: UTIL - MARION COUNTY UTILITIES

REVIEW ITEM: 6.14.2.A(1) - Public sewer service area/provider

STATUS OF REVIEW: INFO

REMARKS: Please defer to the Department of Health in Marion County.

11 DEPARTMENT: UTIL - MARION COUNTY UTILITIES

REVIEW ITEM: 6.14.2.A - Water Connection Requirements

STATUS OF REVIEW: INFO

REMARKS: Please defer to the Department of Health (DOH) for this request. The nearest Marion County Utilities (MCU) water line is located over 3,500 feet away at Cedar Trace and Midway Road. The connection distance for this project is 1,920 feet, placing the parcel outside the allowable connection range.

12 DEPARTMENT: UTIL - MARION COUNTY UTILITIES

REVIEW ITEM: 6.14.2.A - Sewer Connection Requirements

STATUS OF REVIEW: INFO

REMARKS: Please defer this request to the Department of Health (DOH). The nearest Marion County Utilities (MCU) sewer line is located over 4,200 feet away at the intersection of Maricamp Road and Midway Road. The connection distance for this project is 2,220 feet, which places the parcel outside the allowable connection range. Please note: Sections of Silver Springs Shores is part of the ARPA Septic to Sewer Grant Program. Marion County Sewer is being extended into the area, creating shorter connections available. Future development on this parcel may require connecting to Marion County Utilities. MCU will review future site plans for connection requirements.

13 DEPARTMENT: UTIL - MARION COUNTY UTILITIES

REVIEW ITEM: 6.14.3.B - Springs Protection Zone

STATUS OF REVIEW: INFO

REMARKS: Parcel is located within the Primary Springs Protection Zone. The Department of Health will assist with requirements for the proposed onsite waste system.

14 DEPARTMENT: UTIL - MARION COUNTY UTILITIES

REVIEW ITEM: Additional Utilities comments

STATUS OF REVIEW: INFO

REMARKS: For any questions regarding this review, please contact Heather Proctor, Utilities Development Review Officer, at [Heather.Proctor@marionfl.org](mailto:Heather.Proctor@marionfl.org) or by phone at (352) 438-2896.

15 DEPARTMENT: DOH - ENVIRONMENTAL HEALTH

REVIEW ITEM: DEP Water Approval

STATUS OF REVIEW: INFO

REMARKS: May need to transfer water system regulation over to DEP depending on proposed usage of the system. Need to know how many days a year the property will be used and by how many people.

16 DEPARTMENT: DOH - ENVIRONMENTAL HEALTH

REVIEW ITEM: Operating Permit Required

STATUS OF REVIEW: INFO

REMARKS: If food prep at facilities than commercial operating permit may be required for the septic system through DEP.

Currently under Limited Use Water System permit 42-57-04638.

17 DEPARTMENT: DOH - ENVIRONMENTAL HEALTH

REVIEW ITEM: 2.12.6 - Location of septic systems & wells

STATUS OF REVIEW: INFO

REMARKS: Septic systems must be at least 100' from public use well

18 DEPARTMENT: DOH - ENVIRONMENTAL HEALTH

REVIEW ITEM: Additional Health comments

STATUS OF REVIEW: INFO

REMARKS: Need septic permit through the Department of Environmental Protection.

EHInfoMarion@FLHealth.gov

Protect all existing septic systems and wells during all phases of construction.

19 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW

REVIEW ITEM: 2.12.16/6.5 - [EALS or EALS-ER provided?]

STATUS OF REVIEW: INFO

REMARKS: EALS information sent to FWC on 4/22/25 - KB

20 DEPARTMENT: 911 - 911 MANAGEMENT

REVIEW ITEM: Additional 911 comments

STATUS OF REVIEW: INFO

REMARKS: Please be aware existing addresses may have to change due to new buildings being added.

21 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION

REVIEW ITEM: 6.8.9 - Service and equipment areas

STATUS OF REVIEW: INFO

REMARKS: Dwf Walter's viburnum may not achieve the required six feet in three years.

22 DEPARTMENT: ENRAA - ACQ AGENT ENG ROW

REVIEW ITEM: Major Site Plan

STATUS OF REVIEW: INFO

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]."

23 DEPARTMENT: ENGDRN - STORMWATER REVIEW

REVIEW ITEM: 2.12.38 - Stormwater Maintenance Entity

STATUS OF REVIEW: NO

REMARKS: Please add the name of the individual who will sign the Owner's Certification to the signature line. The individual signing the certification needs to be an agent or member of the entity that will own and maintain the stormwater system, or an authorized signatory of that entity. If signatory is not an agent or member, a letter authorizing a different individual needs to be submitted with the signed documents. The authorization letter must be signed by and agent/officer of owner. Sunbiz will be used to verify agents and/or officers.

24 DEPARTMENT: ENGDRN - STORMWATER REVIEW

REVIEW ITEM: 6.13.7 - Geotechnical Criteria

STATUS OF REVIEW: NO

REMARKS: (1) LDC requires that borings extend a minimum of 10' below the bottom of the proposed ponds. (2) Please show boring locations on the plans.

25 DEPARTMENT: ENGDRN - STORMWATER REVIEW

REVIEW ITEM: 6.13.2 A(1)/(2) - Contributing Basins/Tc

STATUS OF REVIEW: NO

REMARKS: See comment under "6.13.2.B(4) - Hydrologic Analysis"

26 DEPARTMENT: ENGDRN - STORMWATER REVIEW

REVIEW ITEM: 6.13.2.B(1)/(2) - Runoff Analysis/ Tc Calculations

STATUS OF REVIEW: NO

REMARKS: See comment under "6.13.2.B(4) - Hydrologic Analysis"

- 27 DEPARTMENT: ENGDRN - STORMWATER REVIEW  
REVIEW ITEM: 6.13.2.A(3) - Retention/Detention Area Design Parameters  
STATUS OF REVIEW: NO  
REMARKS: (1) Please add DRA cross sections, to scale, along the width and length of each pond, showing the design high water elevation, estimated seasonal high-water elevation, pond top elevation, pond bottom elevation, side slope steepness, maintenance berm width, sod stabilization of the pond side slopes, and appropriate vegetative cover on the pond bottom. A typical cross section can be used instead when sufficient information is shown on the plan view which minimally includes pond width and length call outs as measured at the pond's top and bottom elevations (2) Please add the following note with the pond cross section: "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." (3) Add coordinates or dimensions to the major pond components (changes in alignment, corners, etc) for constructability.
- 28 DEPARTMENT: ENGDRN - STORMWATER REVIEW  
REVIEW ITEM: 6.13.3 - Type of Stormwater Facility Criteria  
STATUS OF REVIEW: NO  
REMARKS: Retention/detention areas serving commercial lots shall be designed with a minimum berm width of 5 feet stabilized at a maximum of six percent grade maximum around the entire perimeter of the facility.
- 29 DEPARTMENT: ENGDRN - STORMWATER REVIEW  
REVIEW ITEM: 6.13.4 - Stormwater Quantity Criteria  
STATUS OF REVIEW: NO  
REMARKS: See comment under "6.13.2.B(4) - Hydrologic Analysis"
- 30 DEPARTMENT: ENGDRN - STORMWATER REVIEW  
REVIEW ITEM: 6.13.2.B(4) - Hydrologic Analysis  
STATUS OF REVIEW: NO  
REMARKS: (1) This project site has multiple flood prone areas shared with adjacent properties. One is in the location of the proposed DRA. The other is in the southwest section of the property. Both of these flood prone areas have proposed impervious draining to them and therefore both will need to be modeled for impact. Since the project affects flood prone areas, the minimum rainfall depth to be utilized in the analysis is 11.5", which was used in the development of the flood prone areas. (2) Please clarify which category description the DRA area was included in for the runoff coefficient calculations. We typically see these areas categorized with impervious with CN = 98 at a minimum. (3) DRAs are required to maintain 6" of freeboard during the design storm. Adequate freeboard does not appear to be provided in proposed DRA. (4) Please submit a DRA recovery analysis for review. Dry DRAs are required to fully recover within 14 days after the design storm. If they do not, the DRA must be designed to hold an additional design storm post-pre volume.
- 31 DEPARTMENT: ENGDRN - STORMWATER REVIEW  
REVIEW ITEM: 6.13.4.C - Discharge Conditions  
STATUS OF REVIEW: NO  
REMARKS: See comment under "6.13.2.B(4) - Hydrologic Analysis"
- 32 DEPARTMENT: ENGDRN - STORMWATER REVIEW  
REVIEW ITEM: 6.13.2.B(6) - Freeboard  
STATUS OF REVIEW: NO  
REMARKS: See comment under "6.13.2.B(4) - Hydrologic Analysis"
- 33 DEPARTMENT: ENGDRN - STORMWATER REVIEW  
REVIEW ITEM: 6.13.4.D - Recovery Analysis  
STATUS OF REVIEW: NO



REMARKS: See comment under "6.13.2.B(4) - Hydrologic Analysis"

34 DEPARTMENT: ENGDRN - STORMWATER REVIEW

REVIEW ITEM: 6.13.6 - Stormwater Quality Criteria

STATUS OF REVIEW: NO

REMARKS: Please indicate the proposed DRA stabilization method on the DRA cross section. DRAs greater than 4' deep require the bottom to be sodded in addition to the side slopes. A waiver to sodding may be pursued if desired. If the waiver is pursued and granted, it will come with the condition that establishment will need to be in compliance with FDOT Standard Specification section 570.

35 DEPARTMENT: ENGDRN - STORMWATER REVIEW

REVIEW ITEM: 6.13.6.C - Best Management Practices

STATUS OF REVIEW: NO

REMARKS: Please add a karst repair detail to the plan set. If you need an example, please contact the reviewer.

36 DEPARTMENT: ENGDRN - STORMWATER REVIEW

REVIEW ITEM: 6.10 - Karst Topography and High Recharge Areas

STATUS OF REVIEW: NO

REMARKS: Please provide a signed & sealed Karst analysis.

37 DEPARTMENT: ENGDRN - STORMWATER REVIEW

REVIEW ITEM: 6.13.12 - Operation and Maintenance

STATUS OF REVIEW: NO

REMARKS: Please submit a signed O&M. The individual signing the certification needs to be an agent or member of the entity that will own and maintain the stormwater system, or an authorized signatory of that entity. If signatory is not an agent or member, a letter authorizing a different individual needs to be submitted with the signed documents. The authorization letter must be signed by an agent/officer of owner. Sunbiz will be used to verify agents and/or officers.

38 DEPARTMENT: ENGDRN - STORMWATER REVIEW

REVIEW ITEM: Please provide a final signed and sealed hard copy signature page with references to the stormwater analysis or final hard copy of the full stormwater analysis.

STATUS OF REVIEW: NO

REMARKS: After all stormwater comments are resolved, please upload a digitally signed and sealed report. A hard copy signed and sealed report can be submitted if desired.

39 DEPARTMENT: ENGTRF - TRAFFIC REVIEW

REVIEW ITEM: 6.11.9.C - Pavement marking

STATUS OF REVIEW: NO

REMARKS: 7/17/25 - Drive aisle for parking in the grass area is also expected to be 24'. Please update plans or request a DRC waiver to this requirement if needed.

4/22/25 - 1) Parking length reserved in the grass areas is shown as insufficient - 18' would be required for each side of the proposed wheel stops. 2) Per Table 6.11-7 within LDC 6.11.8, the aisle width adjoining the parking needs to be 24' instead of 20' as shown. 3) INFO: Drive aisle width of 15' is insufficient for two-way traffic and must be managed accordingly.

40 DEPARTMENT: ENGTRF - TRAFFIC REVIEW

REVIEW ITEM: 6.12.12 - Sidewalks

STATUS OF REVIEW: NO

REMARKS: 7/17/25 - Applicant indicates intent to seek a DRC waiver to sidewalk requirements - waiver or plans showing sidewalks along Pine Rd. is needed.

4/22/25 - Sidewalks are required along Pine Rd. Staff supports a DRC waiver for fee-in-lieu of construction. If approved, fee comes out to \$26,875.00.

41 DEPARTMENT: DOH - ENVIRONMENTAL HEALTH

REVIEW ITEM: Total Flow

STATUS OF REVIEW: NO

REMARKS: Need Department of Environmental Protection septic permit to determine the total estimated flow.

42 DEPARTMENT: FRMSH - FIRE MARSHAL REVIEW

REVIEW ITEM: 6.18.2 - Fire Flow/Fire Hydrant

STATUS OF REVIEW: NO

REMARKS: When providing the distance from the hydrant to the closest corner of building the measurement is required to be taken by a stabilized roadway from the fire department water supply to the building.

43 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW

REVIEW ITEM: 2.12.4.L(2)/3.2.3 - Use Consistent with FLU Designation?

STATUS OF REVIEW: NO

REMARKS: 7/24/25 - Revise Sheet 05 Site Plan to correctly state the site's zoning status as follows: "ZONING: R-1, Special Use Permit 22-R-089, Zoning Case No. 220209SU"

NOTE: The Special Use Permit (SUP) provided for the development of a specific series of uses with development conditions. This plan does not conform to those conditions; for instance, the proposed residential structures exceed the 3,500 SF maximum size limitation established by SUP Condition #4. The plan requires revisions to comply with the established and approved Special Use Permit. Please see the copy of the Special Use Permit 22-R-089 that has been uploaded into the Supplemental documents folder for this application request.

44 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW

REVIEW ITEM: 3.2.3/6.6/5.2.5/flood - RESIDENTIAL - Complies with Min/Max Density?

STATUS OF REVIEW: NO

REMARKS: 7/24/25 - The plan does not state the number occupants and staff for the residential structures in order to confirm conformance with the approved SUP established that the facility would comprise "six (6) residential buildings to house a maximum of nine (9) women in each residence (8 residents and 1 supervisor), one (1) administration building; and use the existing buildings for supportive services (church and multi-use building." The plan does not state the number of residential structure occupants and the total number of occupants (limited to 54 unrelated residents by SUP Condition #3), to verify compliance with the SUP and enable appropriate assessment of the site's supporting design requirements. (Refer to remark regarding parking below.)

The plan must be revised to state the project's occupancy and staffing in a manner that demonstrates and confirms the SUP's approval and conditions - the general reference to "congregate care units" is insufficient as it does not identify the number of occupants which is a specific limitation.

45 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW

REVIEW ITEM: 2.12.5/1.8.2.A - Concurrency/Traffic - Study/Capacity Available?

STATUS OF REVIEW: NO

REMARKS: 7/24/25 - The plan now references use of "congregate care" as the traffic generation basis; however, this facility received SUP approval based on specific occupancy formats and numbers, and the plan must provide sufficient detail to reflect that.

Further, the plan previously included a notation that resident "individuals in the program are not allowed vehicles until graduation" and that note is no longer included on the plan cover sheet. Please explain the basis for deleting this notation - how/what/has any factor or criteria related to this previously anticipated

nature changed?

PRIOR COMMENT: Notes on cover page state individuals in the program aren't allowed vehicles and will not generate additional traffic.

46 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW

REVIEW ITEM: 2.12.5/1.8.2.F - Is Concurrency Approval or Deferral Elected?

STATUS OF REVIEW: NO

REMARKS: 7/24/25 - There appears to be some confusion regarding the required concurrency note - it does not particularly relate to MCU. Compliance requires placement of the following note regarding concurrency deferral on the plan Cover Sheet (listed below for reference), or if deferral is not elected, the project's capacity reservation fee must be paid within 15 working days following DRC approval of the major site plan. CONCURRENCY DEFERRAL NOTE FOR PLACEMENT ON SITE PLAN COVER SHEET: "This proposed project has not been granted concurrency approval and/or granted and/or reserved any public facility capacities. Future rights to develop the property 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, Building Permit review."

PRIOR COMMENT: Notation on concurrency must be provided on cover page.

47 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW

REVIEW ITEM: Additional Planning Items:

STATUS OF REVIEW: NO

REMARKS: 7/24/25 - SUP Condition #7, as per the SUP conceptual plan, requires that a 30' wide (deep) natural vegetation landscaped buffer zone will be used as the buffers to the north, east, and west. The site plan sheet and landscape sheet must reflect/illustrate this requirement; for illustration, as a limited development area is indicated, but compliance is required, the plan must show the buffer along the boundaries on the more detailed site and landscape plan sheets, but an additional inset diagram must also be provided reflecting/showing that the 30' buffer will be provided around the full extent of the site, consistent with the SUP condition.

48 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION

REVIEW ITEM: 6.8.6 - Buffers

STATUS OF REVIEW: NO

REMARKS: Type C Buffer will be required along Pine Rd. please show on plan

49 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION

REVIEW ITEM: 6.9.2 - Irrigation plan requirements (details, legend, notes)

STATUS OF REVIEW: NO

REMARKS: Provide irrigation plan for the buffer along Pine Rd

50 DEPARTMENT: ZONE - ZONING DEPARTMENT

REVIEW ITEM: 2.12.23/4.2 -Setbacks, dimensions for all improvements, and easements

STATUS OF REVIEW: NO

REMARKS: 7/17 Review: Provide a site data table on the cover sheet / site plan that shows the R-1 setbacks and max building height.

On the site plan, provide labels and dimensions of setbacks within the project area.

Front: 25'

Rear: 25'

Side: 8'

Height Max: 40'



51 DEPARTMENT: ZONE - ZONING DEPARTMENT

REVIEW ITEM: 2.12.24 - Landscape requirements/6.8.6 - Buffering

STATUS OF REVIEW: NO

REMARKS: 7/17 Review: Type C buffer is required by code. Show on the site plan and landscape plan. Any waiver request relating to buffers will be automatically denied during the DRC meeting and sent to the County Commissioners for their consideration.

Initial review: include buffers

52 DEPARTMENT: ZONE - ZONING DEPARTMENT

REVIEW ITEM: 2.12.4.L(7) - List and describe land use including floor area of particular use (example: office, warehouse, storage or assembly) these descriptions are often found in the summary of parking requirements but should be clearly shown on plan

STATUS OF REVIEW: NO

REMARKS: 7/17: List the existing uses and proposed uses as stated in Section 1 and Section 2 of the approved SUP resolution 22-R-089 (see supplemental folder).

53 DEPARTMENT: ZONE - ZONING DEPARTMENT

REVIEW ITEM: Additional Zoning comments

STATUS OF REVIEW: NO

REMARKS: 7/17 Review: Add reference to the approved SUP case number 220209SU and Resolution number 22-R-089. Place on cover sheet and site plan sheet.



**Marion County  
Board of County Commissioners**

**AR 32698**

**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**

Date: 7/15/25 Parcel Number(s): Portion of 9009-0000-05 Permit Number: 32698

**A. PROJECT INFORMATION:** Fill in below as applicable:

Project Name: His House for Her Commercial ☒ Residential ☐  
Subdivision Name (if applicable): \_\_\_\_\_  
Unit \_\_\_\_\_ Block \_\_\_\_\_ Lot \_\_\_\_\_ Tract \_\_\_\_\_

**B. PROPERTY OWNER'S AUTHORIZATION:** The property owner's signature authorizes the applicant to act on the owner's behalf for this waiver request. The signature may be obtained by email, fax, scan, a letter from the property owner, or original signature below.

Name (print): His House for Her, Inc.  
Signature: Genev Arnett  
Mailing Address: 3937 SE 39th Cir City: Ocala  
State: FL Zip Code: 34480 Phone # 352-748-3126  
Email address: permitting@cfb-inc.com

**C. APPLICANT INFORMATION:** The applicant will be the point of contact during this waiver process and will receive all correspondence.

Firm Name (if applicable): His House for Her, Inc. Contact Name: \_\_\_\_\_  
Mailing Address: 3937 SE 39th Cir City: Ocala  
State: FL Zip Code: 34480 Phone # 352-748-3126  
Email address: permitting@cfb-inc.com

**D. WAIVER INFORMATION:**

Section & Title of Code (be specific): 6.12.12 - Sidewalks  
Reason/Justification for Request (be specific): Considering that there is no sidewalk infrastructure along this side of Pine Road, but an existing sidewalk across the street, we believe that an isolated segment of sidewalk at this location would not contribute to a meaningful pedestrian network at this time. We would also like to request a waiver to construction of the sidewalks, and to the fee-in-lieu of construction. His House for Her is a nonprofit organization serving women in the community, and the construction budget is limited.

**DEVELOPMENT REVIEW USE:**

Received By: email Date Processed: 7/25/2025 Project # 2025040018 AR # 32698

**ZONING USE:** Parcel of record: Yes ☐ No ☐ Eligible to apply for Family Division: Yes ☐ No ☐  
Zoned: \_\_\_\_\_ ESOZ: \_\_\_\_\_ P.O.M. \_\_\_\_\_ Land Use: \_\_\_\_\_ Plat Vacation Required: Yes ☐ No ☐  
Date Reviewed: \_\_\_\_\_ Verified by (print & initial): \_\_\_\_\_



## 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

Section & Title of Code (be specific) Freeboard Requirement [Sec. 6.13.2.B.(6)].

Reason/Justification for Request (be specific): Per discussion with Kevin Vickers, a waiver to the freeboard requirement would be supported so long as the pond top of bank is below the elevation at the property line and the floodplain is entirely contained on site. The updated plans and drainage report show that our pond top of bank is below the lowest elevation at the property line, and that the floodplain is entirely contained on site within the pond in the post-development condition.

Section & Title of Code (be specific) Sec. 6.8.6 - Buffers

Reason/Justification for Request (be specific): A waiver is requested to use a Modified Type C Landscape Buffer along Pine Ave due to the existing trees and natural character of this residential frontage. Native plantings are proposed in the gaps between the trees to provide landscape screening and buffering of driveways, parking areas, and structures. Existing, expansive open areas are preserved as is with no screening proposed.

Section & Title of Code (be specific) \_\_\_\_\_

Reason/Justification for Request (be specific): \_\_\_\_\_

Section & Title of Code (be specific) \_\_\_\_\_

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Section & Title of Code (be specific) \_\_\_\_\_

Reason/Justification for Request (be specific): \_\_\_\_\_

Section & Title of Code (be specific) \_\_\_\_\_

Reason/Justification for Request (be specific): \_\_\_\_\_

AGENCY	PERMIT #	SUBMITTED	STATUS
MARION COUNTY	2301	2023-04-05	IN REVIEW
SURVAIL	2301111-1	2023-04-05	IN REVIEW

DATE	REVISIONS	BY

# MAJOR SITE PLAN FOR HIS HOUSE FOR HER

## LEGAL DESCRIPTION

TRACT H, SILVER SPRINGS SHORES UNIT NO. 8, AS PER PLAT THEREOF RECORDED IN PLAT BOOK J, PAGE(S) 83 THROUGH 85, PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

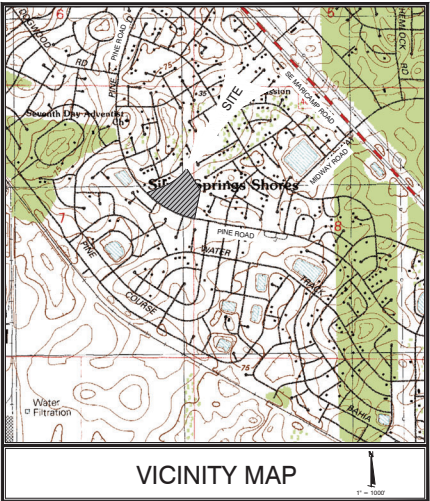
## SITE DATA

RESIDENTIAL AREA = 198,199 SQ. FT. (4.55 AC) 45.14%  
RETENTION POND AREA = 24,629 SQ. FT. (0.57 AC) 5.95%  
TOTAL IMPERVIOUS AREA = 233,827 SQ. FT. (5.12 AC) 58.79%  
OPEN AREA = 219,081 SQ. FT. (4.98 AC) 49.21%  
PROPERTY AREA = 428,384 SQ. FT. (9.78 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
CONGREGATE CARE FACILITY	5 UNITS	11	2	1	1	3	2	1

NOTE: TRIP GENERATION WAS DERIVED USING THE TRIP GENERATION MANUAL (11TH ED.)  
CONGREGATE CARE FACILITY (PER LDC 2005)  
INDEPENDENT VARIABLE X = NUMBER OF UNITS



## VICINITY MAP

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

NOTE: 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	= 13,786 SQ. FT. (0.31 AC) 3.2%
EXISTING BUILDINGS	= 8,748 SQ. FT. (0.20 AC) 2.0%
PROPOSED CONCRETE	= 1,108 SQ. FT. (0.04 AC) 0.3%
EXISTING CONCRETE	= 4,848 SQ. FT. (0.11 AC) 1.1%
TOTAL IMPERVIOUS AREA	= 20,690 SQ. FT. (0.47 AC) 4.8%
OPEN AREA	= 207,694 SQ. FT. (4.77 AC) 49.2%
TOTAL SITE AREA	= 428,384 SQ. FT. (9.78 AC) 100%

## 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 NOTED.

## OWNER CERTIFICATION

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

## PROJECT TEAM

OWNER/CLIENTS:  
HIS HOUSE FOR HER, INC.  
1411 PINE RD  
OCALA, FL 34472  
RENE ARNETT, FOUNDER  
(850) 547-4877

ENGINEER:  
CLYMER FARNER BARLEY, INC.  
7413 ALFORD AVENUE  
MIDDLETON, FL 34450  
TYLER D. COUNTS, P.E.  
FL LIC. NO. 69091  
(850) 748-3128

## UTILITY CONTACTS

WATER AND SEWER:  
WATER: EXISTING WELL  
SEWER: EXISTING SEPTIC TANK

## POWERS

DUKE ENERGY  
4308 RE MANGAMP RD  
OCALA, FL 34480  
STACIO BERTHOLD  
(850) 730-6104  
TELEPHONE/CABLE:  
CENTURYLINK  
2608 NW 10TH STREET  
OCALA, FL 34475  
(850) 358-1152

SURVEYOR:  
CLYMER FARNER BARLEY SURVEYING, LLC  
7413 ALFORD AVENUE  
MIDDLETON, FL 34450  
JAMES A. BLAIR, PSM  
FL REG. NO. 8917  
(850) 748-3128

GAS:  
TECO - PEOPLE'S GAS  
316 SW 30RD AVE  
OCALA, FL 34414  
SEBASTIAN LEON  
(813) 235-1155

SOLID WASTE COLLECTION:  
MARION COUNTY APPROVED FRANCHISE



HIS HOUSE FOR HER

[illegible]

1 SITE PAVING AND DRAINAGE MAINTENANCE AND CONSTRUCTION SHALL CONFORM TO DOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITIONS, INsofar AS THEY APPLY to THEIR DESIGN, MATERIALS, 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. DURING MONUMENTATION SHALL BE RESTORED BY A LOCAL LICENSED LAND SURVEYOR SELECTED BY THE ENGINEER.

3 DURING CONSTRUCTION, THE CONTRACTOR SHALL TAKE ALL REASONABLE MEASURES TO INSURE AGAINST POLLUTING, BURNING, OR DISTURBING TO SUCH AN EXTENT AS TO CAUSE AN INCREASE IN TURBIDITY TO THE FLOW OF WATER OR OF THE OUTFLOW OF WATER FROM THE CONSTRUCTION SITE. THE CONTRACTOR SHALL PERMIT RESTORATION RELATED TO SUCH MEASURES. ANY MEASURES SHOWN ON DETAILED IN THE ATTACHED DRAWINGS SHALL BE MAINTAINED AND PROTECTED FROM THE CONSTRUCTION SITE FROM THE NEARBY RESIDENTS TO IMPLEMENT ANY NECESSARY PRECAUTION 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). CONTRACTORS AND SUBCONTRACTORS ARE REQUIRED TO FILE WITH THE STATE OF FLORIDA A NOTICE OF INTENT TO THE GENERING PERMIT FOR STORMWATER DISCHARGE FROM CONSTRUCTION ACTIVITIES THAT DISTURB ONE OR MORE ACRES OF LAND. IF THE CONTRACTOR IS NOT A REGISTERED PARTICIPANT IN THE NPDES PROGRAM, THE CONTRACTOR SHALL OBTAIN A PARTICIPANT STATUS FROM THE STATE OF FLORIDA TO DOFF 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 PLAIN GRADING AND PRIOR TO GRABBING THE SLOPES. CONTRACTOR MUST SUBMIT AS-BUILT DIMENSIONS PRIOR TO GRABBING. IF ANY MODIFICATIONS ARE NEEDED, ADJUSTMENTS AS-BUILT MUST BE FURNISHED.

6 GEOLOGICAL SERVICES HAVE BEEN PROVIDED DIRECTLY BY THE OWNER. GEOLOGICAL RECOMMENDATIONS ARE NOT THE RESPONSIBILITY OF CLIMBER PAVEN BAKER, INC. (CPB). CPB ASSUMES NO RESPONSIBILITY FOR THE CORRECTNESS OF ANY INFORMATION OR ACCURACY OF ANY OF THE INFORMATION.

7 ELEVATIONS OF GRAZED AREAS ARE GIVEN AT FINISHED GRADE (TOP OF SOIL OR BEDDED SURFACE).

8 ALL DIMENSIONS SHOWN ON A EDGE OF PAYMENT UNLESS INDICATED OTHERWISE.

9 PIPE LINES SHOWN REPRESENT STATIONS BETWEEN CENTRILINES OF GRADE STRUCTURE AND PROPERTY BOUNDARIES. FOR ALL OTHER PIPE LINES, BIDDERS SHALL PROVIDE FOR PIPE LENGTHS WHEN BIDDING PIPE.

10 ALL OFF-PIPE 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 FLOW.

12 CONTRACTOR SHALL RESPECT THE GEOLOGICAL TESTING LABORATORY PERFORMING CONSTRUCTION TESTING. CONTRACTOR SHALL COOPERATE WITH THE TESTING LABORATORY IN THE OBTAINING AND RECEIPT OF COPIES OF GEOLOGICAL REPORTS BY CPB IN ANY WAY OR LOCATES CPB TO TRY REVIEW. CONTRACTOR SHALL PROVIDE REMEDIATION AS REQUIRED.

13 DURING CONSTRUCTION, THE GEOLOGICAL ENGINEER PERFORMING TESTING SHALL MONITOR GROUNDWATER CONDITIONS AND PROVIDE RECOMMENDATIONS FOR ADDITIONAL ROADWAY UNDERDRAINAGE AND DRAINAGE SHALL BE MAINTAINED.

14 PRIOR TO CONSTRUCTION, CONTRACTOR SHALL FIELD STAKE AND PROTECT CONSERVATION AREA LIMITS. OWNER RESERVES THE RIGHT TO CHECK THE STAKES AND PROTECTIONS AND REQUIRE IT TO BE CORRECTED IF NECESSARY. PROTECTIONS SHALL REMAIN IN PLACE UNTIL ADJACENT CONSTRUCTION IS COMPLETED.

15 NO WATER VOLUME BODIES, PORTIONS OF MANHOLES OR OTHER APERTURES RELATING TO ANY UNDERGROUND UTILITIES SHALL BE LOCATED IN ANY PORTION OF ANY TYPE OF CURB. ADVISE ENGINEER IMMEDIATELY BY TELEPHONE UPON ANY SUCH DISCOVERY.

16 CONTRACTOR IS RESPONSIBLE FOR GRADING ALL PAYMENTS TO DRAIN PROPOSED INTERSECTIONS SHALL BE PLACED TO PROVIDE A SMOOTH DRIVING SURFACE WHILE MAINTAINING PROTECTIVE GRADED AREAS OF DRAINAGE. CONTRACTOR SHALL MAINTAIN PROTECTIVE GRADED AREAS OF DRAINAGE PRIOR TO PLACEMENT OF CURBS OR PAVEMENT, SO THAT RECOMMENDATIONS FOR CORRECTION MAY BE OBTAINED.

17 CONTRACTOR SHALL COORDINATE WITH THE ENGINEER FOR PRELIMINARY INSPECTION PRIOR TO ANY SIDEWALK AND/or RAMP CONSTRUCTION. IF IT IS THE ENGINEER'S RESPONSIBILITY TO ENGINEER THAT ALL SIDEWALKS AND RAMP SHALL BE CONSTRUCTED TO MEET ALL FEDERAL, STATE AND LOCAL CROSS SLOPES ARE IN CONFORMANCE WITH LOCAL, STATE AND FEDERAL, A.D.A. STANDARDS.

18 ALL DISTURBED PLANT AND PRIVATE RIGHTS OF WAY SHALL BE RESTORED. SOO SHALL BE REPLACED FROM THE EXISTING GRADE OF PAVEMENT TO RIGHT-OF-WAY AND ALL AREAS SHALL MATCH EXISTING PRECONSTRUCTION CONDITIONS.

19 CONTRACTOR SHALL NOT CONTRACT, STABILIZE, OR CONSTRUCT BARE SPACES WITH LANDSCAPE ISLANDS, TRACTS, OR MEDIAN. WHERE SUCH TREATMENT DOES OCCUR, IT SHALL BE REMOVED AND REPLACED WITH A SUITABLE PLANT SPECIES.

20 CONTRACTOR SHALL REMOVE ALL UNDESIRABLE SOILS IN CONSTRUCTION AREAS AND BE REPLIED. ENGINEER RESERVES THE RIGHT TO REQUIRE REMEDIAL WORK.

21 ENGINEER RESERVES THE RIGHT TO WITHHOLD APPROVAL OF PAYMENT FOR ANY ROADWORK WHICH DOES NOT COMPLY WITH A FULLY DETERMINED GEOLOGICAL ENGINEER'S RECOMMENDATIONS TO CONFORM TO PROJECT SPECIFICATIONS.

22 SITE PROJECT SHALL GRADE ANY UTILITY AREAS, AS SHOWN OR NOTED ON THE PLAN OR CONTRACT DOCUMENTS, PRIOR TO A FULLY DETERMINED GEOLOGICAL ENGINEER'S RECOMMENDATIONS TO CONFORM TO PROJECT SPECIFICATIONS.

23 CONTRACTOR SHALL STABILIZE AND PROTECT ALL WALL, UTILITY, AND OTHER SECTION, PLAINES BID SECTION, ETC. STRUCTURES THROUGHOUT THE PROJECT. UNTIL THE POND SLOPES ARE STABILIZED AND ACCEPTED BY OWNER.

24 CONTRACTOR/BIDDER SHALL OBSERVE OFFICIALS FOR PROTECTION CROSSING ROADWAY. REMOVAL AND REPAIR OF OBSTRUCTIONS AND FOR EXCESSIVE CROSSING REQUIREMENTS WHICH SHALL BE REQUIRED TO BE THE BID AND IN THE ATTACHED DRAWINGS.

25 OVER EXCAVATION OF RETENTION BASINS SHALL NOT BE ALLOWED. UNLESS SPECIFICALLY AUTHORIZED BY THE ENGINEER. EXCESSIVE EXCAVATION FOR EXCESSIVE CROSSING REQUIREMENTS WHICH SHALL BE REQUIRED TO BE THE BID AND IN THE ATTACHED DRAWINGS.

26 CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF A GEOLOGICAL CONSULTANT TO PROVIDE FIELD PERMITS. TESTS TO INCREASE THE STORMWATER POND WALL FUNCTION AS DESIGNED AND REQUIRED BY THE LOCAL JURISDICTION. THE CONSULTANT SHALL BE SELECTED BY THE OWNER AND THE ENGINEER OF RECORD FOR REVIEW AND APPROVAL PRIOR TO THE COMPLETION OF THE CONSTRUCTION.

27 SEE GEOLOGICAL RECORD FOR OWNER FOR FUNDATION UNDERPINNING AND BACKFILL.

1. STORM DRAIN SHALL BE INSTALLED IN ACCORDANCE WITH FOOT-PRINTED MATERIALS, PVC JOINTS SHALL BE WASTED PER FDOT CODE 408-61.
2. ALL STORM DRAIN SHALL BE IN CONFORMANCE WITH FOOT STANDARD RISE DRAINING 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. DRAINER.
4. ALL TYPE "C" STRUCTURE BOTTOMS SHALL BE ROUND UNLESS OTHERWISE SPECIFIED AND SHALL HAVE A 18" FT. DRAINER.
5. ANY WELLS ENCOUNTERED DURING CONSTRUCTION NOT IDENTIFIED IN THIS PLAN WILL BE ABANDONED. ALL FLOODING WATERED WELL CONSTRUCTION IN ACCORDANCE WITH RULE 405-3.37-01, F.A.C.
6. PROTECT ALL EXISTING UTILITIES AND STRUCTURES IN ACCORDANCE WITH THE FLORIDA WULFORD CONSERVATION COMMITMENT TO DEVELOPMENT.
7. CONTRACTOR SHALL COORDINATE WITH ENGINEER FOR INSPECTION OF STORM SEWERS PRIOR TO PAIDING OFF. ALL STORM SEWERS SHALL BE INSPECTED AND APPROVED BY THE ENGINEER. FURTHER TESTING WITH MANDIBLES OR VIDEO TAPES OF PIPES MAY BE REQUIRED BY ENGINEER.
8. PAVING MATERIALS SHALL CONFORM WITH FOOT STANDARD SPECIFICATIONS LATEST EDITION.
9. UNDERDRAIN SHALL BE HEAVY DUTY CORRUGATED POLYETHYLENE PIPE WITH FACTORY INSTALLED BARS MANUFACTURED BY ADVANCE DRAINAGE SYSTEMS AGS, OR APPROVED EQUIV.
10. UNDERDRAINAGE PIPE SHALL BE PVC PER ASTM D3338 OR BARS WITH ELASTICOMER JOINTS, NON-PERFORATED.
11. FILL PLACEMENT AND SPECIFICATIONS SHALL CONFORM TO THE RECOMMENDATIONS OF THE PROJECTS GEOLOGICAL CONSULTANT.
12. CONTRACTOR SHALL PROVIDE FOR POSITIVE DRAINAGE FROM SUBGRADE THROUGH FINAL LIFT OF ASPHALT PAVING BASES SHALL BE FULFILLED IN ACCORDANCE WITH FOOT STANDARD RISE 405-405.2 TEMPORARY DRAINAGE FOR SUBGRADE AND BASE. AS NOTED IN THE WDL, BEING CONSIDERED AS THE PRICE OF THE PROJECT.
13. SOIL TESTING DRAINAGE SHALL BE PROVIDED FOR THE PAVEMENT CONSTRUCTION, AFTER PLACEMENT AND FIELD COMPACTION, THE HEARING SURFACE SHALL BE TESTED TO EVALUATION MATERIAL.
14. THE PERFORMER SHALL BE RESPONSIBLE FOR THE DRAINAGE AND NON-ABANDON OF MATERIALS. SPECIFIC SHALL BE DETERMINED BY THE GEOLOGICAL CONSULTANT. THE CREDIT TO PAVEMENT SHALL GENERATE THE

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.

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:

- [illegible]



CLYMER FARNER BARLEY, INC.  
7413 ALFORD AVENUE  
MIDDLETON, FL 34762  
TYLER D. COUNTS, PE  
FL LIC. NO. 99025  
(352) 748-3126



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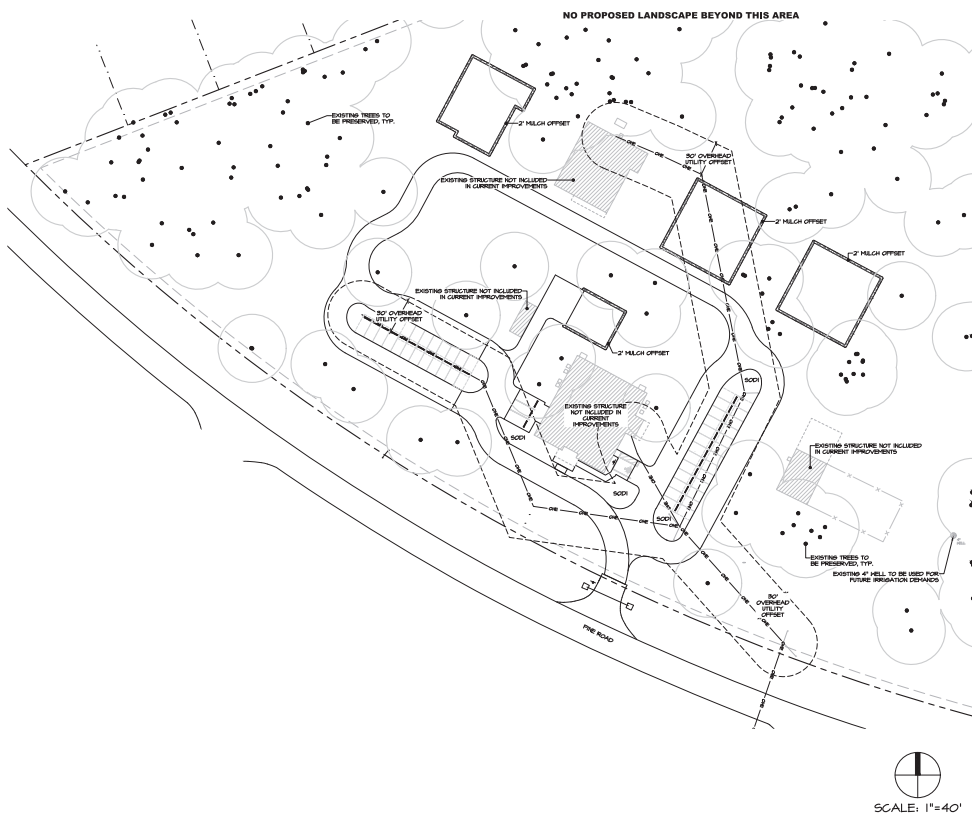












SCALE: 1"=40'

## LANDSCAPE CALCULATIONS

SITE/NO. OBJECT AREA = REFER TO CIVE. IS. AND. 12 T3

SITE/PROJECT AREA - REFER TO CIVIL PLANS: 12.72 AC (134,060 SF)

LANDSCAPE AREA: 0.34 AC (469,434 SF) (BTN) SEE DIAGRAM SHEET L-1

THIS SITE IS NOT LOCATED WITHIN THE URBAN GROWTH BOUNDARY.  
THIS SITE IS LOCATED WITHIN THE PRIMARY SILVER SPRINGS PROTECTION

### TREE REMOVAL/PRESERVATION

**NO TREE MITIGATION REQUIRED -**

### SHADE TREE REQUIREMENT

SHADE TREES REQUIRED: 12.12 AC (354)  
EXISTING SHADE TREES TO REMAIN: 21

TOTAL SHADE TREES PROVIDED: 216

LANDSCAPE BUFFER REQUIREMENTS

NORTH BOUNDARY - NO BUFFER PROPOSED

EAST BOUNDARY - NO BUFFER PROPOSED

WELL BOUNDARY - NO BUFFER ENCLOSED  
SOLID BOUNDARY - NO BUFFER ENCLOSED

[www.bentley.com](http://www.bentley.com)

MARION COUNTY LANDSCAPE

## MARION COUNTY LANDSCAPE REQUIREMENTS:

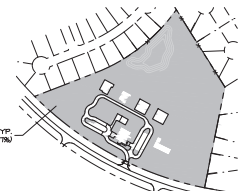
- Upon completion of the installation, the contractor shall request an inspection by the design professional. A Landscape Professional shall be required to inspect the work and certify that the work complies with the design. The GC shall provide a copy of the GC's Landscape Analysis report to the Issuance of Certificate of Occupancy per Section 8.0.2 of the LRM.
- 3 Landscape Installation and maintenance shall be in accordance with Section 8.0.2 of the LRM.
- a Landscape Installation professionals performing work for the site within the unencorporated areas of Harlan County shall be required to adhere to the following standards as set forth by the State of Oregon:
  - b Landscape maintenance professionals performing work for any line within the unencorporated areas of Harlan County shall be required to adhere to the following standards as set forth by the State of Oregon:
  - c Any person providing services for line regarding any type of landscape maintenance that includes the application of fertilizers, pesticides, herbicides, or other chemicals shall be required to adhere to the following standards:
- As a prerequisite plan shall be provided prior to the start of a development order or building permit. All irrigation systems, including controllers shall comply with the design standards of the Harlan County Land Development Code Chapter 4.06, Section 4.06.010. The irrigation system shall be designed to meet the minimum standards of the Harlan County Land Development Code Chapter 4.06, Section 4.06.010.

### PLANT SCHEDULE

Note: Plant quantities are provided as a guide only. The contractor shall confirm total quantities as reflected by the plan. All sizes given are minimums unless otherwise noted. Every component of spec shall be met.

<u>Key</u>	<u>Qty</u>	<u>Plant Name</u>	<u>Size and Spacing</u>	<u>Maintenance</u>
MILCH		Pine Straw - (MILCH)	8" depth	Refresh annually, or as needed
SODI		Argentine Bahia Paspalum notatum 'Argentine' - (SODI)	Pallet	Unirrigated

IT SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO PROVIDE TEMPORARY IRRIGATION TO UNIRRIGATED BANIA INSTALLED AS PART OF THIS CONTRACT, UNTIL ESTABLISHMENT OR TURNOVER, WHICHEVER OCCURS EARLIER.



LANDSCAPE AREA DIAGRAM  
NOT TO SCALE

[illegible]

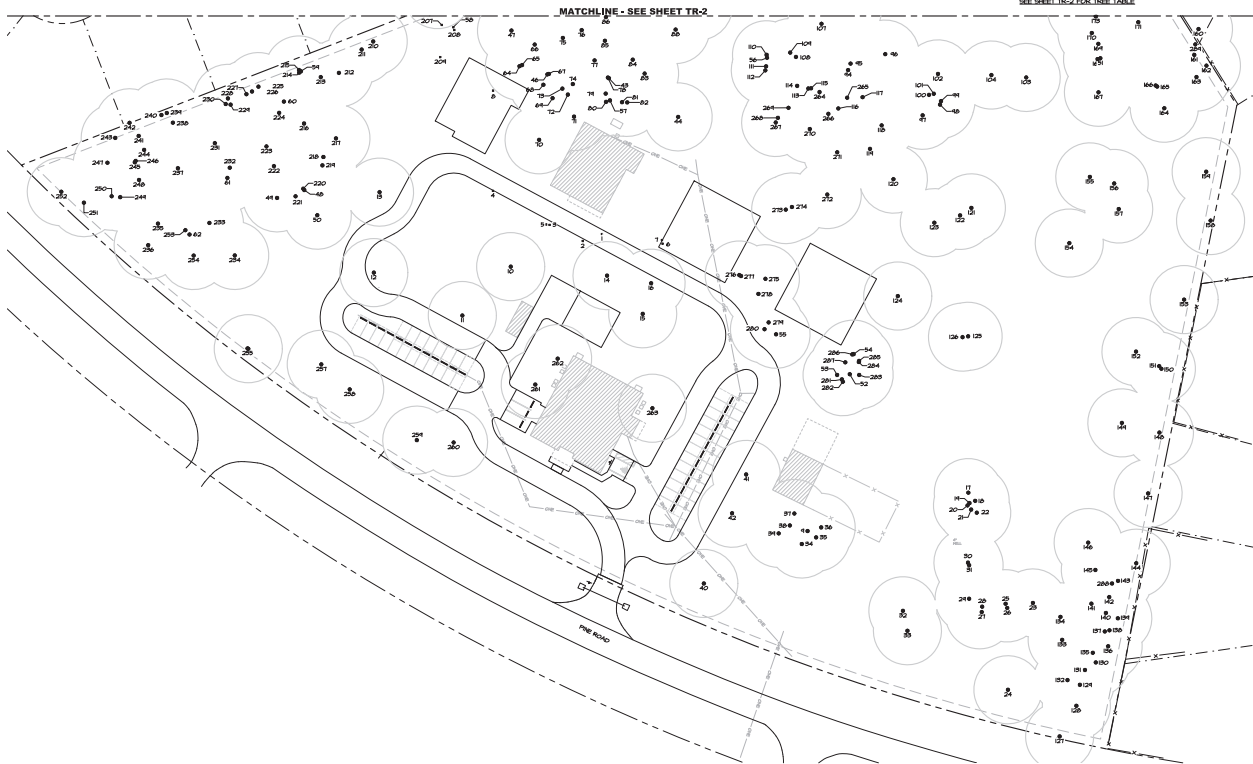
**MPA** Michael Pape  
& Associates, PA  
LAND PLANNING • SITE DESIGN • LANDSCAPE ARCHITECTURE  
2351 SE 17th Street, Ocala, FL 352.351.3500 • www.MPA-LA.com

THIS HOUSE FOR HER APARTMENTS  
MARION COUNTY, FLORIDA  
LANDSCAPE PLAN

DATE 03-17-25  
 IN BY JRT  
 RD. BY SMS  
 SHEET 1 OF 1

L-1

THIS DOCUMENT IS THE PROPERTY OF MPA & ASSOCIATES, PA. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF MPA & ASSOCIATES, PA.



#### TREE CALCULATIONS

Based on site survey data provided by Clyner Farmer Borley

NOTES:  
Existing trees have been evaluated by MPA ISA Certified Arborist  
William Landon PLSM and Landscape Architect Suzanne Stancil  
PLA LAM000002 and have been categorized as viable or  
non-viable. Viable trees are healthy and thriving. Non-viable trees  
include designated insect/pest-infested species, and trees that are  
damaged or in decline, and which require removal for protection of  
the public health, safety, and welfare. Non-viable trees are not  
included in replacement calculations.

SITE AREA - REFER TO CIVIL PLANS: 12.72 AC (54,400 SF)

EXISTING DBH PREDEVELOPMENT = 6,091' (40' PER ACRE)

DBH TO BE REMOVED = 251'

DBH TO BE PRESERVED = 5,840' (40' PER ACRE)

NO MITIGATION REQUIRED DUE TO PRESERVATION OF 100% DBH PER ACRE

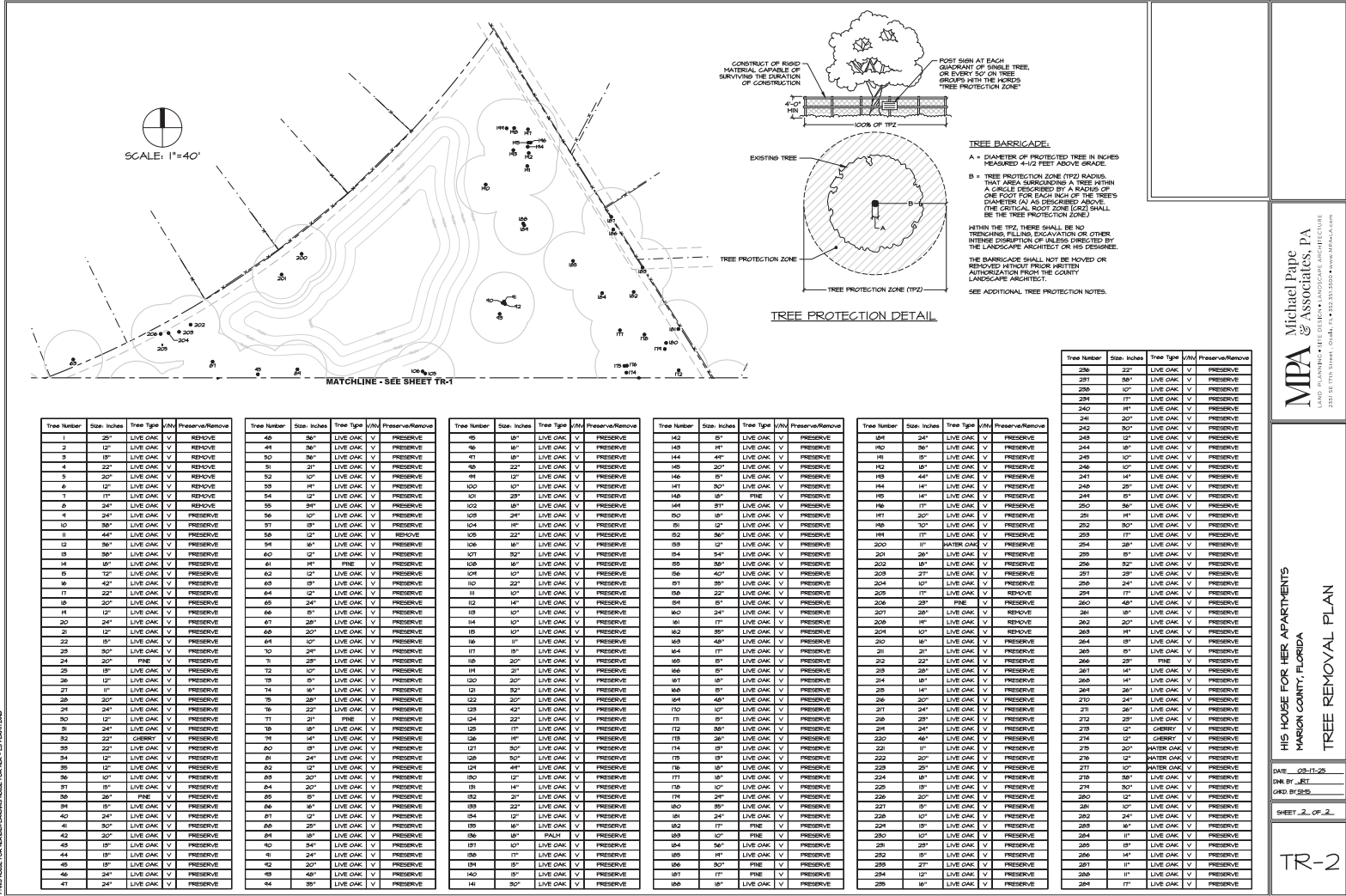
SEE SHEET TR-2 FOR TREE TABLE

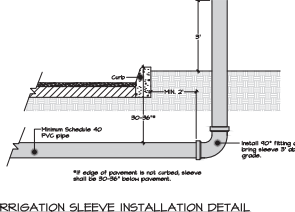
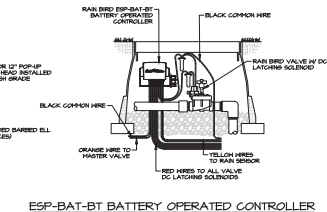
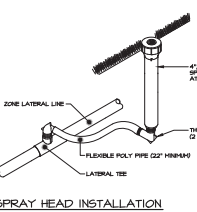
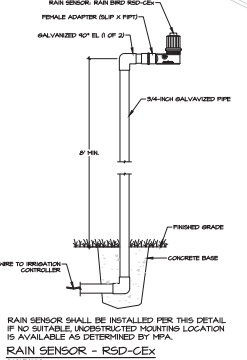
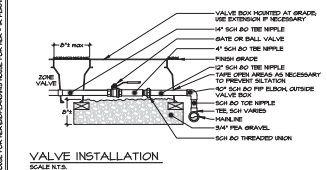
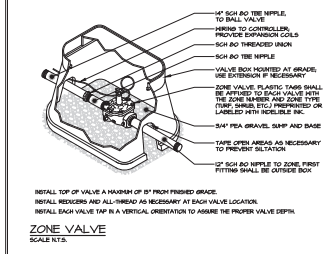
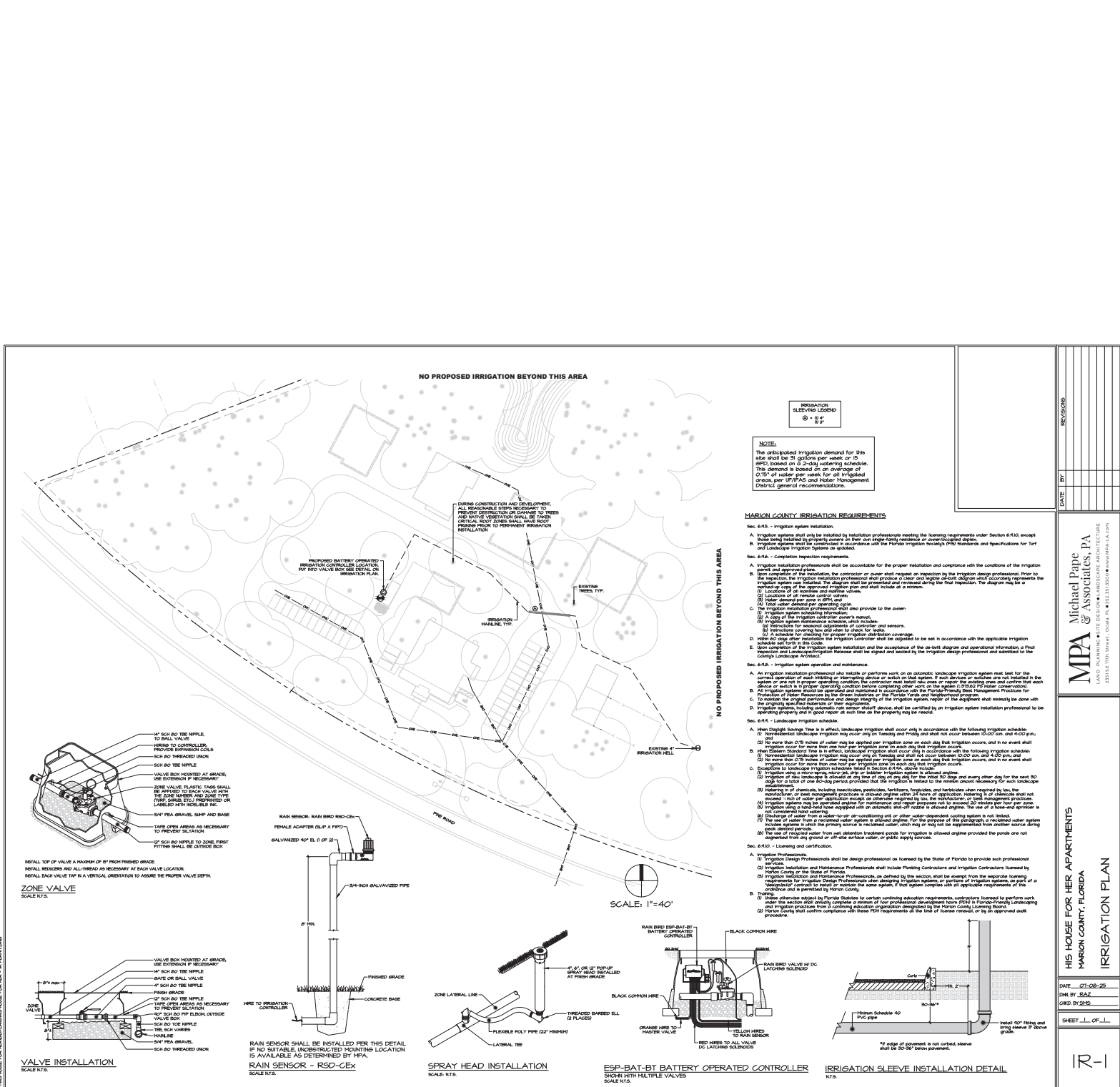
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230 SE 27th Street, Suite 11 • Fort Lauderdale, FL 33301 • www.mpa-pa.com

HIS HOUSE FOR HER APARTMENTS  
MARION COUNTY, FLORIDA  
TREE REMOVAL PLAN

DATE: 02-11-25  
DRAWN BY: JRT  
CHECKED BY: JRT  
SHEET: 1 OF 2

TR-1





IRIGATION SLEEVES LEGEND  
1/2" = 1/2"  
3/4" = 3/4"

NOTE:  
The anticipated irrigation demand for this site shall be 31 gallons per week or 15 GPD based on a 2-3 day watering schedule. This demand is based on an overage of 0.75" of water per week for all irrigated areas, per UFVAFS and Irrigation Management District general recommendations.

MARION COUNTY IRRIGATION REQUIREMENTS

Sec. 6-4.3 - Irrigation system installation.

A. Irrigation systems shall only be installed by irrigation professionals meeting the licensing requirements under Section 6-4.10, except those being installed by property owners on their own single-family residence or owner-occupied duplex.

B. Irrigation systems shall be installed in accordance with the Florida Irrigation Systems (FIS) Standards and Specifications for Turf and Landscape Irrigation Systems as updated.

Sec. 6-4.4 - Completion inspection requirements.

A. The irrigation professional shall be responsible for the proper installation and compliance with the conditions of the irrigation system and equipment.

B. Upon completion of the installation, the contractor or owner shall request an inspection by the irrigation design professional. Prior to the inspection, the irrigation professional shall produce a clear and legible as-built diagram that accurately represents the irrigation system as installed. The diagram shall be presented and reviewed during the final inspection. The diagram may be a hard copy or a digital file in PDF format, and shall include the following:

(1) Location of the irrigation system components.

(2) Location of the zone control valves.

(3) Major amount of water per zone and per cycle.

(4) Location of the irrigation system components.

(5) Location of the irrigation system components.

(6) Location of the irrigation system components.

(7) Location of the irrigation system components.

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DATE: 07-08-20  
DRAWN BY: SAJ  
CHECKED BY: JMS

MPA  
Michael Pape  
& Associates, PA  
LAND PLANNING & DESIGN • LANDSCAPE ARCHITECTURE  
2315 E. 17th St., Suite 100 • Ocala, FL 34471 • 352.233.0000 • www.mpa-la.com

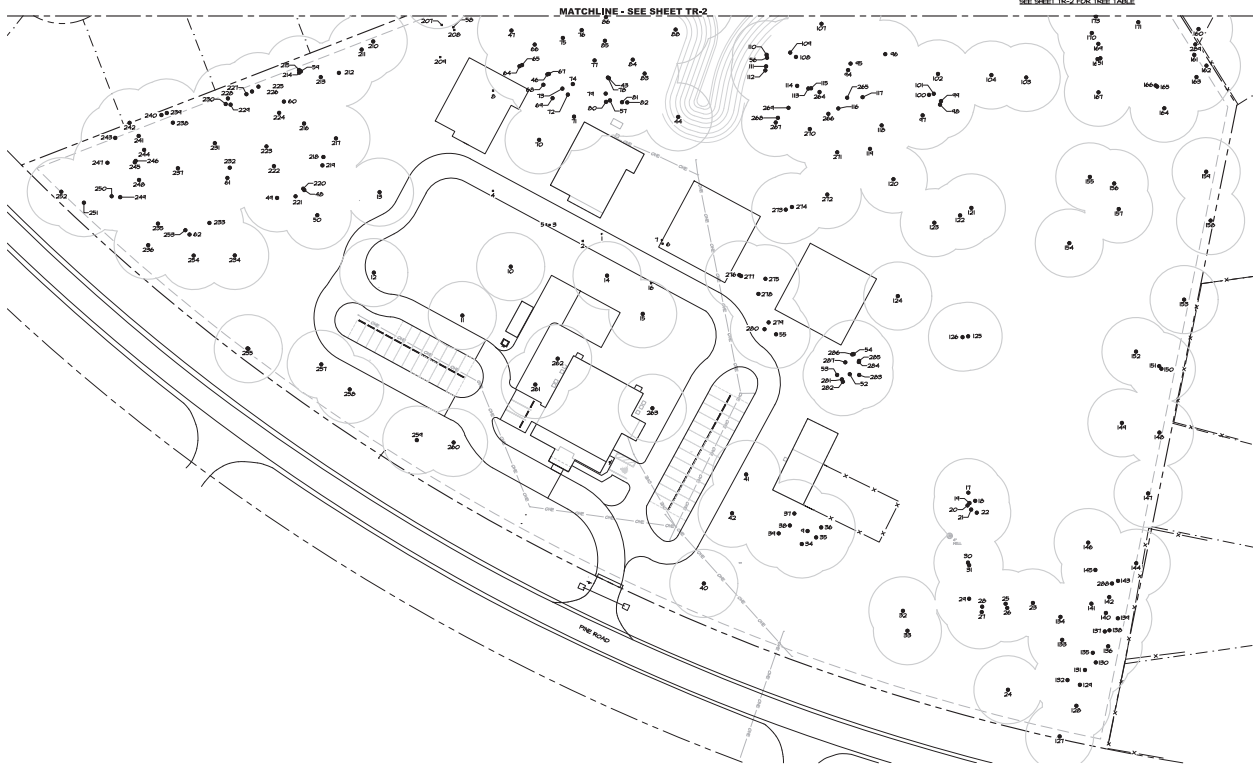
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THIS HOUSE FOR HER APARTMENTS HOUSE FOR HER - L.A. PERMITTING



#### TREE CALCULATIONS

Based on site survey data provided by Clyner Farmer Borley

NOTES:  
Existing trees have been evaluated by MPA ISA Certified Arborist  
William Landon PLSM and Landscape Architect Suzanne Stancil  
PLA LAM000002 and have been categorized as viable or  
non-viable. Viable trees are healthy and thriving. Non-viable trees  
include designated insect/pest-infested species, and trees that are  
damaged or in decline, and which require removal for protection of  
the public health, safety, and welfare. Non-viable trees are not  
included in replacement calculations.

SITE AREA - REFER TO CIVIL PLANS: 12.72 AC (544,640 SF)

EXISTING DBH PREDEVELOPMENT = 6,091' (480' PER ACRE)

DBH TO BE REMOVED = 215'

DBH TO BE PRESERVED = 5,876' (464' PER ACRE)

NO MITIGATION REQUIRED DUE TO PRESERVATION OF 100% DBH PER ACRE

SEE SHEET TR-2 FOR TREE TABLE

**MPA** Michael Pape  
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LAND PLANNING • SITE DESIGN • LANDSCAPE ARCHITECTURE  
230 SE 17th Street, Suite 11 • Fort Lauderdale, FL 33316 • www.mpa-pa.com

HIS HOUSE FOR HER APARTMENTS  
MARION COUNTY, FLORIDA  
TREE REMOVAL PLAN

DATE: 07-08-20

DWG BY: JRT

CHECKED BY: JRT

SHEET: 1 OF 2

TR-1

